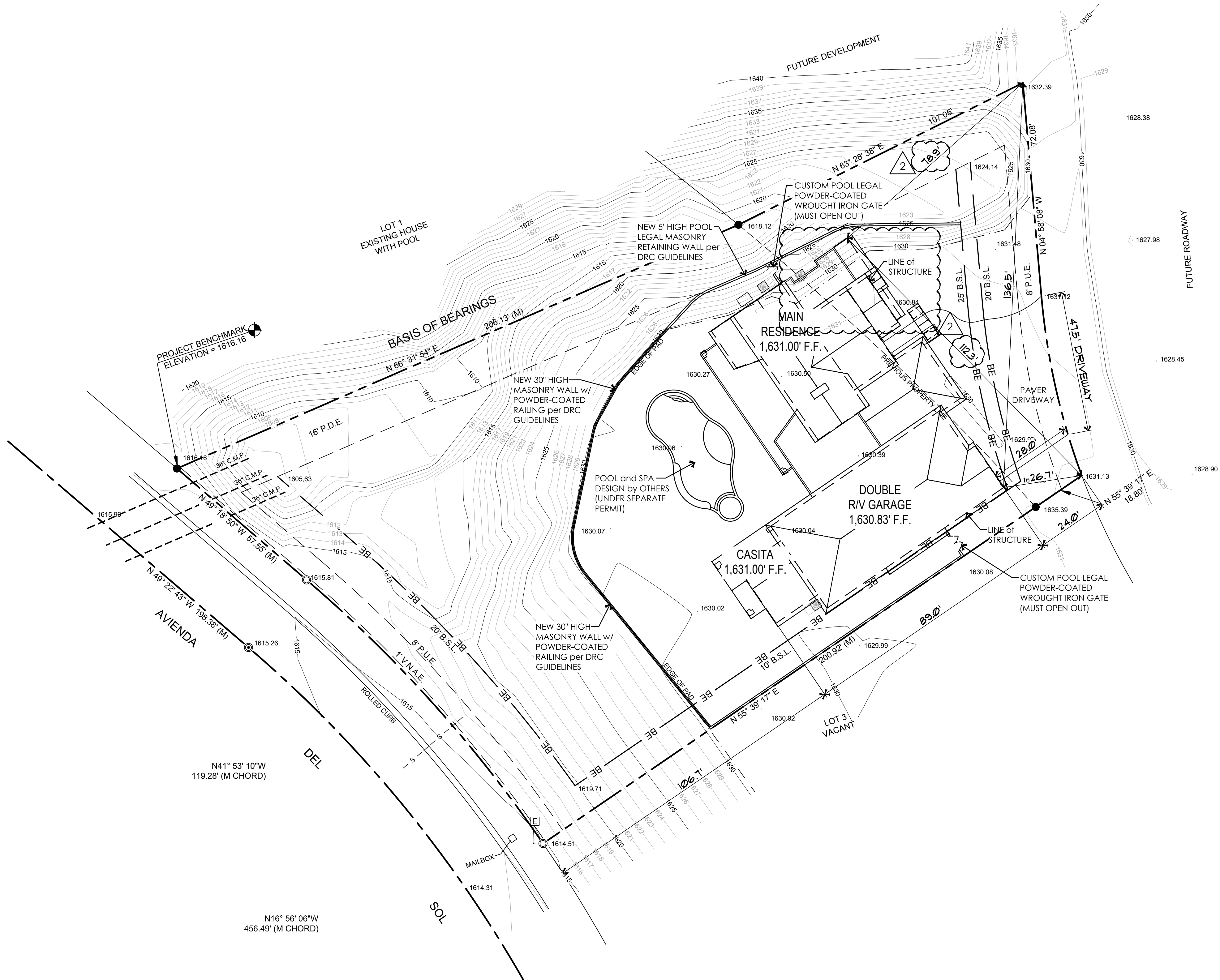


LA MISIÓN - ENCLAVES MODEL

GENERAL NOTES

- 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 ENTITY.
- 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.
- FIBER-CEMENT, FIBER-MAT REINFORCED CEMENTITIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS or FIBER-REINFORCED GYPSUM BACKERS SHALL BE INSTALLED IN ACCORDANCE w/ MFG's RECOMMENDATIONS at ALL TUB and SHOWER AREAS and WALL PANELS in SHOWER AREAS per IRC R702.4.2.
- 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 R702.3.8.1.
- PAINT ALL EXPOSED GALVANIZED METAL. DO NOT PAINT ALUMINIUM MATERIALS.
- PROVIDE TERMITE TREATMENT AT BUILDING AREA. APPLICATOR SHALL PROVIDE A MINIMUM FIVE YEAR GUARANTEE.
- BUILT-UP ROOFING SHALL BE A 20-YEAR BONDABLE 4-PLY FIBERGLASS ROOF w/ SHEET, CLASS "B" ROOF.
- ALL GLASS SHALL BE DUAL-GLAZED w/ BRONZE TINT UNLESS NOTED OTHERWISE. VERIFY COLOR OF FRAMES w/ OWNER PRIOR TO CONSTRUCTION AND INSTALLATION.
- 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.
- THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL CAREFULLY AND THOROUGHLY EXAMINE THE PROJECT 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.
- 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.
- 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.
- 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 DETAILLED.
- DUE TO REPROGRAPHIC PROCESSES THESE PLANS MAY NOT BE TO SCALE, ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE FROM PLANS, SECTIONS, ELEVATIONS AND DETAILS.
- THE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND FIRE SPRINKLER (IF APPLICABLE) ARE SUPPLEMENTAL TO THE ARCHITECTURAL DRAWINGS. SHOULD THERE BE ANY DISCREPANCIES BETWEEN THE VARIOUS DRAWINGS IT SHALL BE BROUGHT TO THE DESIGNER'S ATTENTION FOR CLARIFICATION.
- 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.
- 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.
- 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 HEALTH ACT.
- CONTRACTOR AND ALL SUB-CONTRACTORS SHALL GUARANTEE ALL WORK AGAINST FAULTY INSTALLATION AND/OR MATERIALS FOR A PERIOD OF NO LESS THAN ONE YEAR.
- ALL PARTIES USING THESE PLANS, PRINTS AND COPIES, ETC. REALIZE THAT THESE DOCUMENTS 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.
- ALL IDEAS, ARRANGEMENT AND DESIGNS ARE THE PROPERTY OF THE DESIGNER AND ARE PROTECTED BY COPYRIGHT LAWS OF THE UNITED STATES.
- 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 HEREIN TO THE ACCEPTABLE STANDARDS OF THE DESIGNER AND THE ORIGINAL SUB-CONTRACTOR RESPONSIBLE FOR THE INITIAL WORK.
- 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.
- ALL FINISH TRADES ARE TO VERIFY CONDITION OF SURFACE TO BE ADEQUATE FOR INTENDED APPLICATION OR MAY BE MADE SUITABLE THROUGH SANDING OR FILING AS DEEMED NECESSARY BY FINISH SUB-CONTRACTOR. SHOULD SURFACE NOT BE ADEQUATE, NOTIFY THE CONTRACTOR IN WRITING OR ASSUME ALL LIABILITY FOR FINISHING RESULTS.



ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

SHEET INDEX

- | | |
|------|--|
| A1.1 | GENERAL NOTES, SHEET INDEX and ARCHITECTURAL SITE PLAN |
| A2.1 | FLOOR PLAN |
| A2.2 | REFLECTED CEILING PLAN |
| A3.1 | ENLARGED FLOOR PLANS and INTERIOR ELEVATIONS |
| A3.2 | DOOR & WINDOW DETAILS and NOTES |
| A4.1 | EXTERIOR ELEVATIONS |
| A5.1 | ELECTRICAL PLAN |
| A6.1 | ROOF DRAINAGE PLAN |
| A7.1 | PLUMBING FIXTURE LOCATION PLAN |
| S1.1 | FOUNDATION PLAN |
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| S2.1 | ROOF FRAMING PLAN |
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| S3.1 | SHEAR WALL PLAN |
| S4.1 | BUILDING SECTIONS |
| S4.2 | BUILDING SECTIONS |
| S4.3 | BUILDING SECTIONS and ARCHITECTURAL DETAILS |

ALL SEDIMENT and EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.

NOTES:

- ENTIRE STRUCTURE, EXCEPT ROOF OVERHANG, IS TO BE LOCATED WITHING THE BUILDING ENVELOPE (BE).
- 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/ 2012 INTERNATIONAL BUILDING CODE and ALL CURRENT GOVERNING CODES.
- ARCHITECTURAL ELEMENTS of the FOLLOWING PLANS SHALL CONFORM w/ 2012 INTERNATIONAL RESIDENTIAL CODE and ALL CURRENT GOVERNING CODES.

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PROJECT:

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Lake Havasu City, AZ

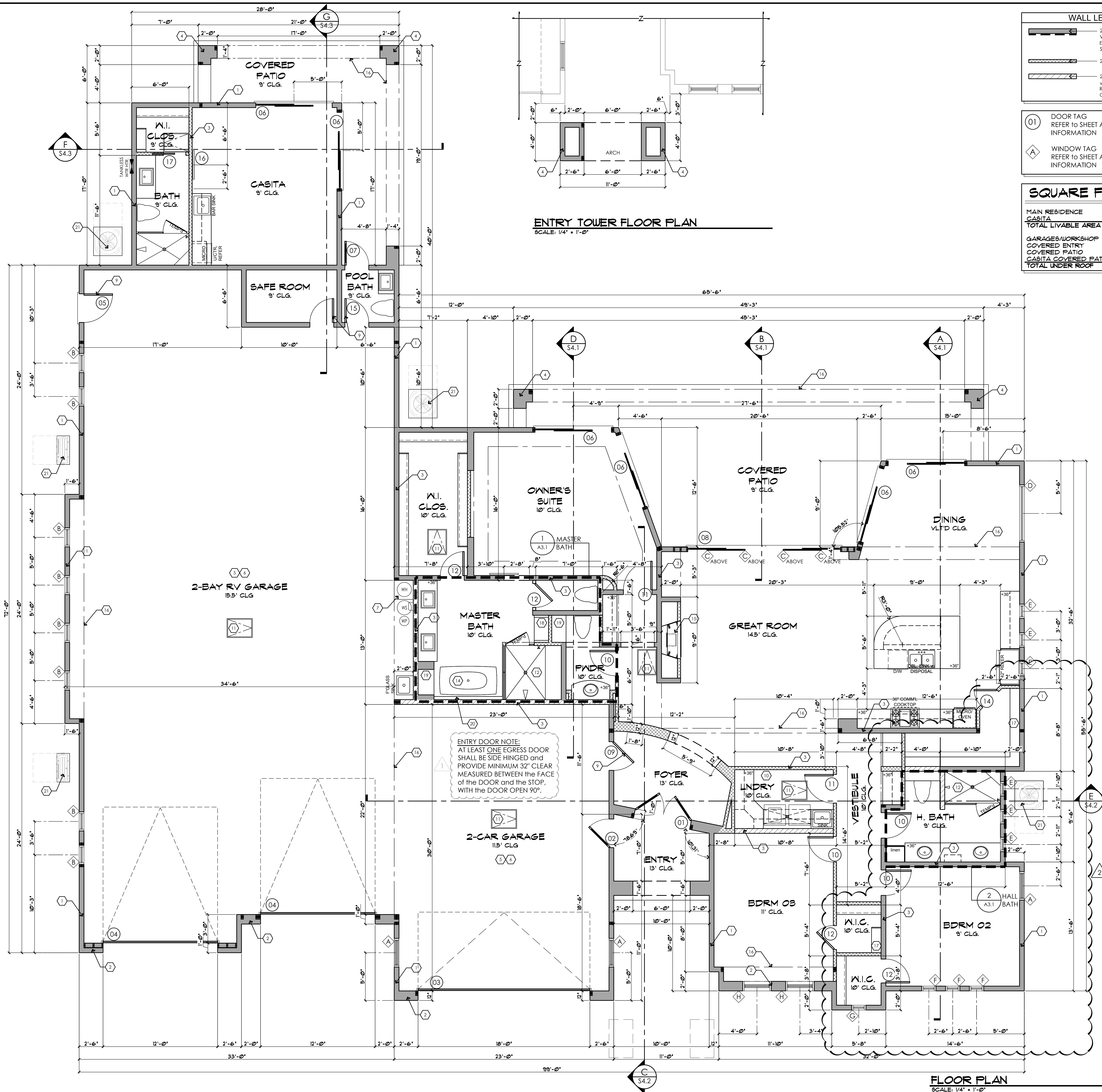
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DATE: 03 FEBRUARY 2020	
SHEET	

A1.1

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ENTRY TOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

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

WALL LEGEND	
	2x6 WOOD STUDS w/ STONE VENEER (SEE EXTERIOR ELEVATIONS FOR LOCATION) SPACING per STRUCTL. CALCS.
	2x6 WOOD STUDS at 16" O.C.
	WOOD FRAMED and STUCCO WRAPPED COLUMN - SEE EXTERIOR ELEVATIONS

	DOOR TAG REFER TO SHEET A3.2 for ADDITIONAL INFORMATION
	WINDOW TAG REFER TO SHEET A3.2 for ADDITIONAL INFORMATION

SQUARE FOOTAGE	
MAIN RESIDENCE	2,521 SQ. FT.
CASITA	274 SQ. FT.
TOTAL LIVABLE AREA	2,795 SQ. FT.
GARAGES/WORKSHOP	3,106 SQ. FT.
COVERED ENTRY	15 SQ. FT.
COVERED PATIO	539 SQ. FT.
CASITA COVERED PATIO	229 SQ. FT.
TOTAL UNDER ROOF	6,644 SQ. FT.

KEYNOTE LEGEND	
NOT ALL KEYNOTES USED ON THIS LEVEL	
1.	FULLY INSULATED EXTERIOR STUD WALL per WALL LEGEND
2.	12" THICK WOOD FRAMED WALL per WALL LEGEND
3.	FULLY SOUND INSULATED INTERIOR WALL
4.	WOOD FRAMED and STUCCO WRAPPED COLUMN - SEE EXTERIOR ELEVATIONS
5.	GARAGE CEILING, WALLS, and ALL STRUCTURAL MEMBERS SHALL HAVE 5/8" TYPE 'X' GYPSUM BOARD (TYPICAL)
6.	PENETRATION BY MECHANICAL, ELECTRICAL, and PLUMBING CONSTRUCTION OF FIRE RESISTIVE WALLS SHALL COMPLY w/ IRC SECTION R302
7.	PROVIDE RECIRCULATING PUMP for EACH WATER HEATER (INSTALLED per MFG SPECS) on 18" HIGH WOOD FRAMED PLATFORM w/ 1/2" MINIMUM 'GREEN' GYPSUM BOARD and BARRIER PROTECTION. PROVIDE EXPANSION TANK as REQUIRED. (RUN T&P DIRECTLY TO THE OUTSIDE)
8.	NOT USED.
9.	SELF CLOSING & LATCHING 1 3/4" THICK SOLID CORE DOOR or 20 MINUTE FIRE-RATED DOOR REQUIRED BETWEEN RESIDENCE and GARAGE PER IRC SECTION R302.5.1.
10.	PROVIDE 100 SQ. IN. MAKE-UP AIR OPENING FOR DRYER EXHAUST ABOVE DOOR
11.	22"x30" ATTIC ACCESS PER IRC R807 w/ (2) LAYERS of TYPE 'X' GYP. BOARD
12.	TILED SHOWER WITH TILED SEAT
13.	NOT USED.
14.	PREFABRICATED ACRYLIC TUB (per OWNER SELECTION) - INSTALL per MANUFACTURER SPECIFICATIONS. PROVIDE ACCESS PANEL to PUMP and GFI PROTECTION as REQUIRED.
15.	10' CLEARANCE GAS FIREPLACE APPLIANCE (SEE INT. ELEVATIONS for HEIGHT). INSTALL per MANUF. SPECS. PROVIDE INSTALLATION INSTRUCTIONS to INSPECTOR. EXTERIOR FIREPLACES SHALL BE RATED for OUTDOOR USE.
16.	LINE of SOFFIT ABOVE - SEE REFLECTED CEILING PLAN
17.	(5) EQUALLY SPACED SHELVES
18.	60" HIGH CUSTOM BUILT-IN LINEN CABINET - SEE INTERIOR ELEVATIONS
19.	42" HIGH DRYWALLED NICHE
20.	42" HIGH PONY WALL
21.	4" THICK CONCRETE SLABS for A/C CONDENSING UNIT - VERIFY LOCATION - PROVIDE a 30"x36" CLEAR WORK SPACE IN FRONT of EACH CONDENSER per E3405

MECHANICAL NOTES:

IRC Section M1411.6:
Refrigerant circuit access ports located outdoors shall be fitted with locking-type tamper-resistant caps.

IRC Section M1502.4.6 modified:
Where the dryer exhaust duct is concealed within the building construction, 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 of the exhaust duct connection. The label or tag shall indicate the total length and total number of 90 degree and 45 degree turns of the exhaust system. The owner and/or the supplier shall verify that any new or replacement dryer meets the exhaust specifications shown.

NOTE:
ARCHITECTURAL PLANS SHALL CONFORM w/ 2012 INTERNATIONAL RESIDENTIAL CODE and ALL CURRENT GOVERNING CODES.

CONTRACTOR:

PROJECT:

LA MISIÓN - ENCLAVES MODEL
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Lake Havasu City, AZ

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CONSTRUCTION CO., INC.
ADVANCED HOMES, INC.

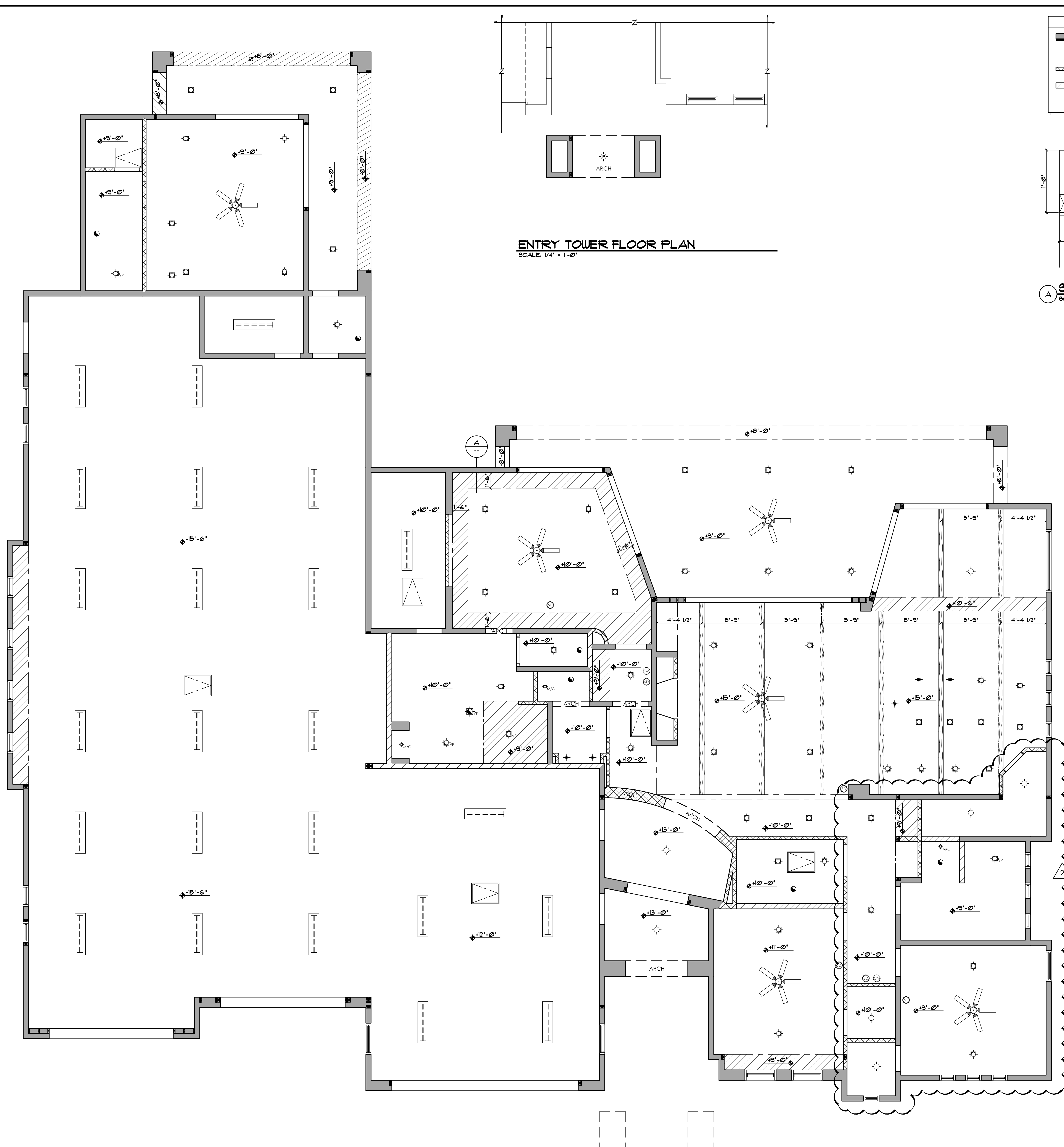
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WALL LEGEND	
	2x4 WOOD STUDS w/ STONE VENEER (SEE EXTERIOR ELEVATIONS for LOCATION) SPACING per STRUCT'L CALCS.
	2x4 WOOD STUDS at 16" O.C.
	2x4 WOOD STUDS at 16" O.C. w/ 5/8" THK. TYPE 'X' WATER RESISTENT GYPSUM BOARD on ONE SIDE (PLUMBING WALL)

ELECTRICAL SYMBOL LEGEND	
NOT ALL SYMBOLS MAY BE USED	
	SURFACE MOUNTED CEILING LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	RECESSED CAN LIGHT FIXTURE
	MINI RECESSED CAN LIGHT FIXTURE
	1'x4' SURFACE MOUNTED 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

MECHANICAL NOTES:

IRC Section M1411.6:
Refrigerant circuit access ports located outdoors shall be fitted with locking-type tamper-resistant caps.

IRC Section M1502.4.6 modified:
Where the dryer exhaust duct is concealed within the building construction, 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 of the exhaust duct connection. The label or tag shall indicate the total length and total number of 90 degree and 45 degree turns of the exhaust system. The owner and/or the supplier shall verify that any new or replacement dryer meets the exhaust specifications shown.

SOFFIT at MASTER SUITE
SCALE: 1 1/2" = 1'-0"

ENTRY TOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

ENTRY TOWER REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

NOTE:
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CONTRACTOR:

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PROJECT:
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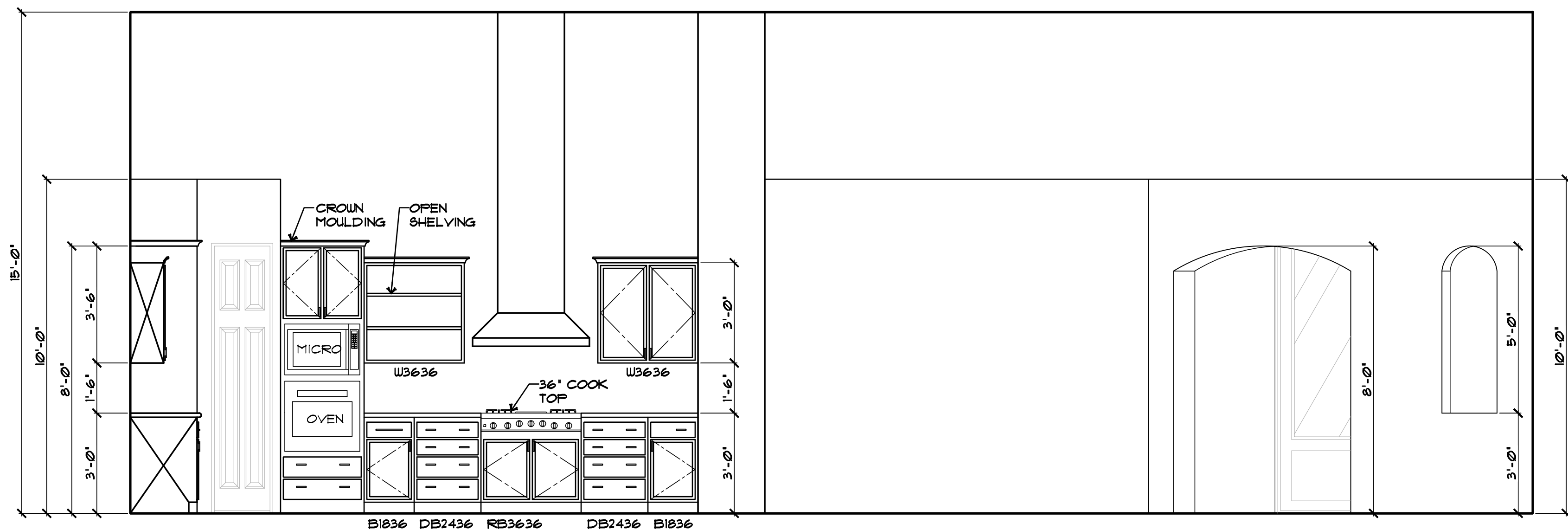
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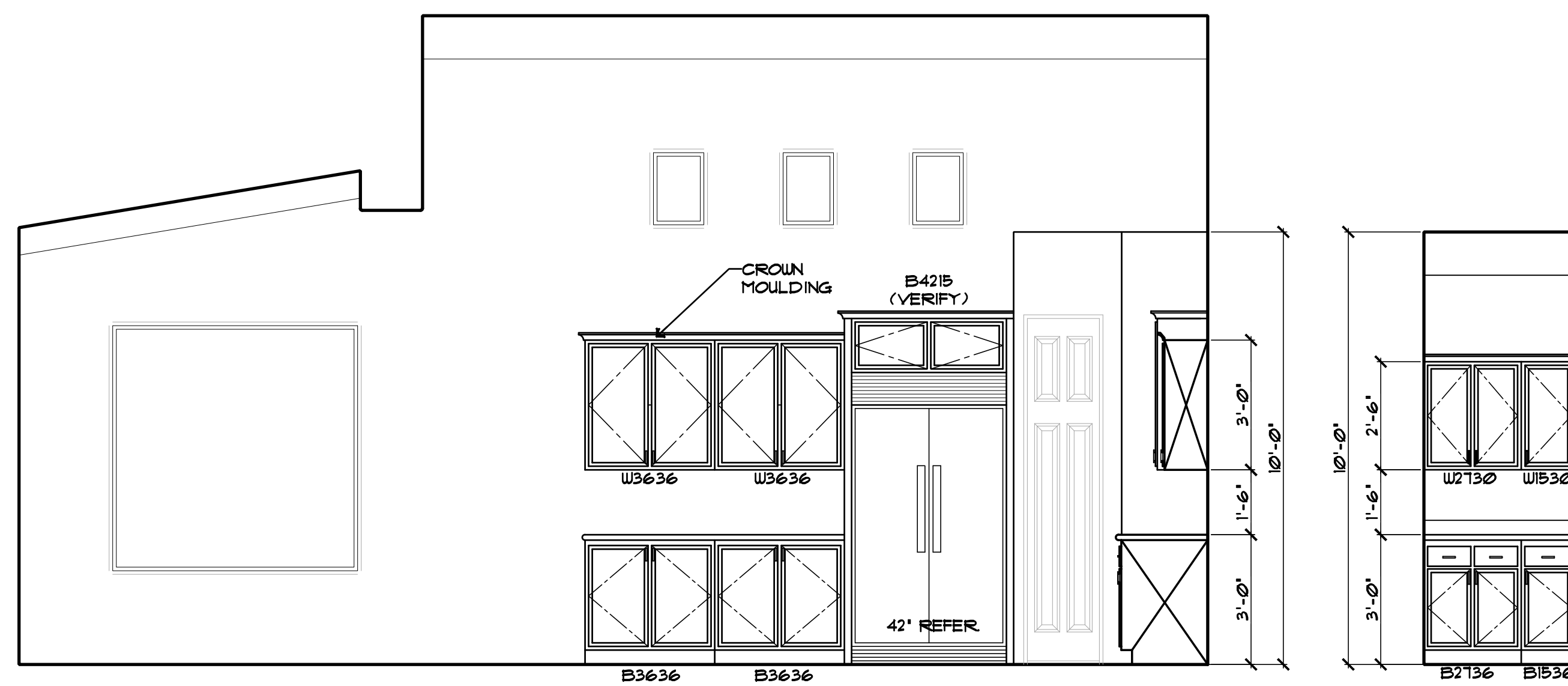
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C GREAT ROOM and KITCHEN

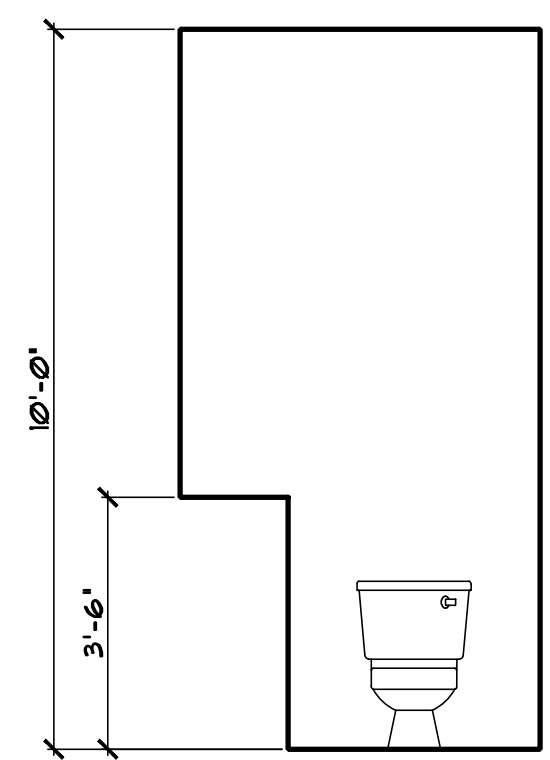


B KITCHEN and DINING ROOM

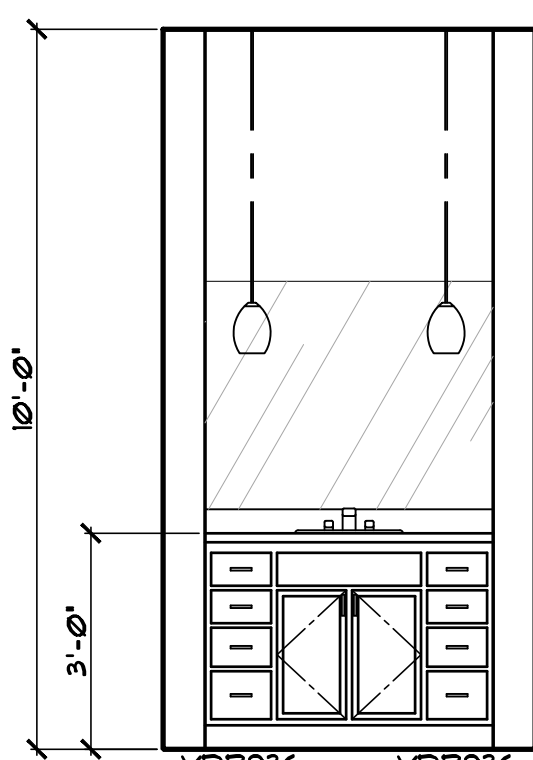
D HALL LINEN

WALL LEGEND

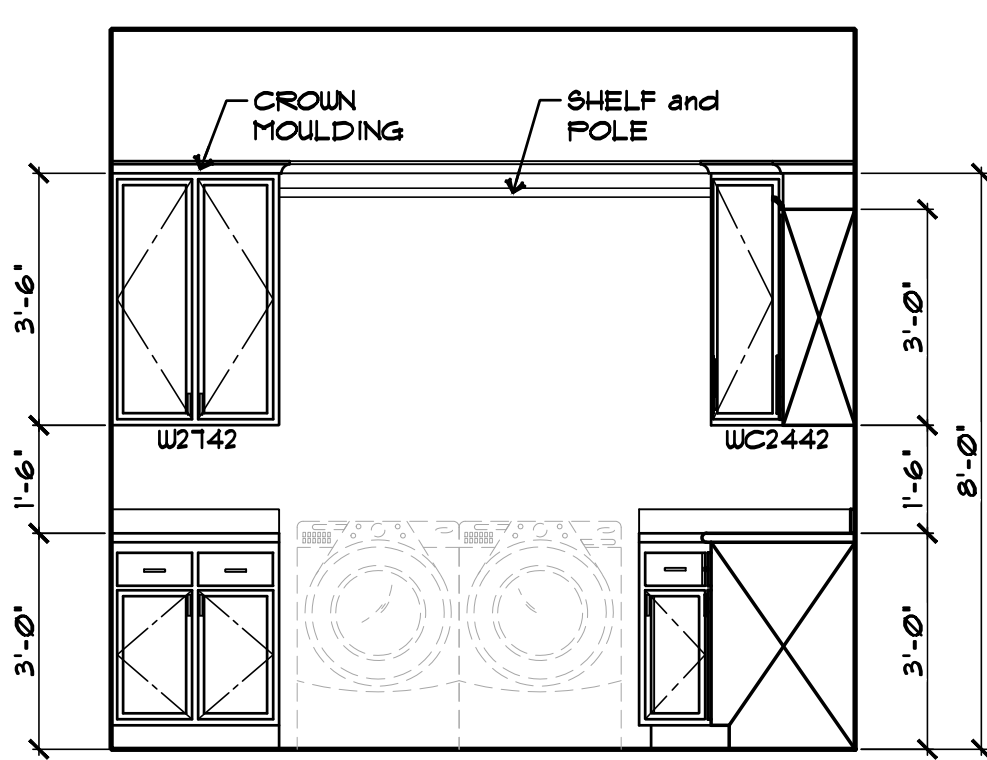
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	2x4 WOOD STUDS at 16" O.C.
	5/8" THK. TYPE 'X' WATER RESISTANT GYPSUM BOARD on ONE SIDE (PLUMBING WALL)



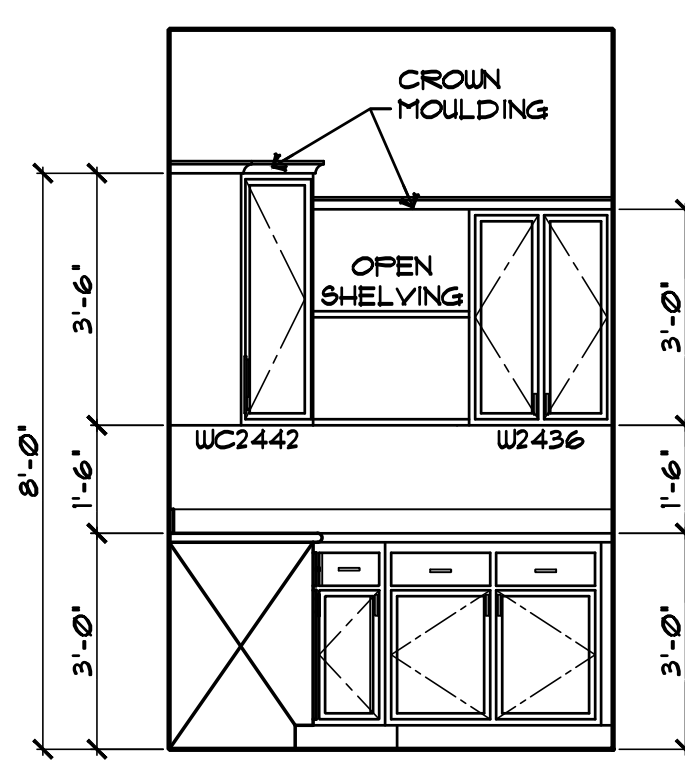
A POWDER BATH



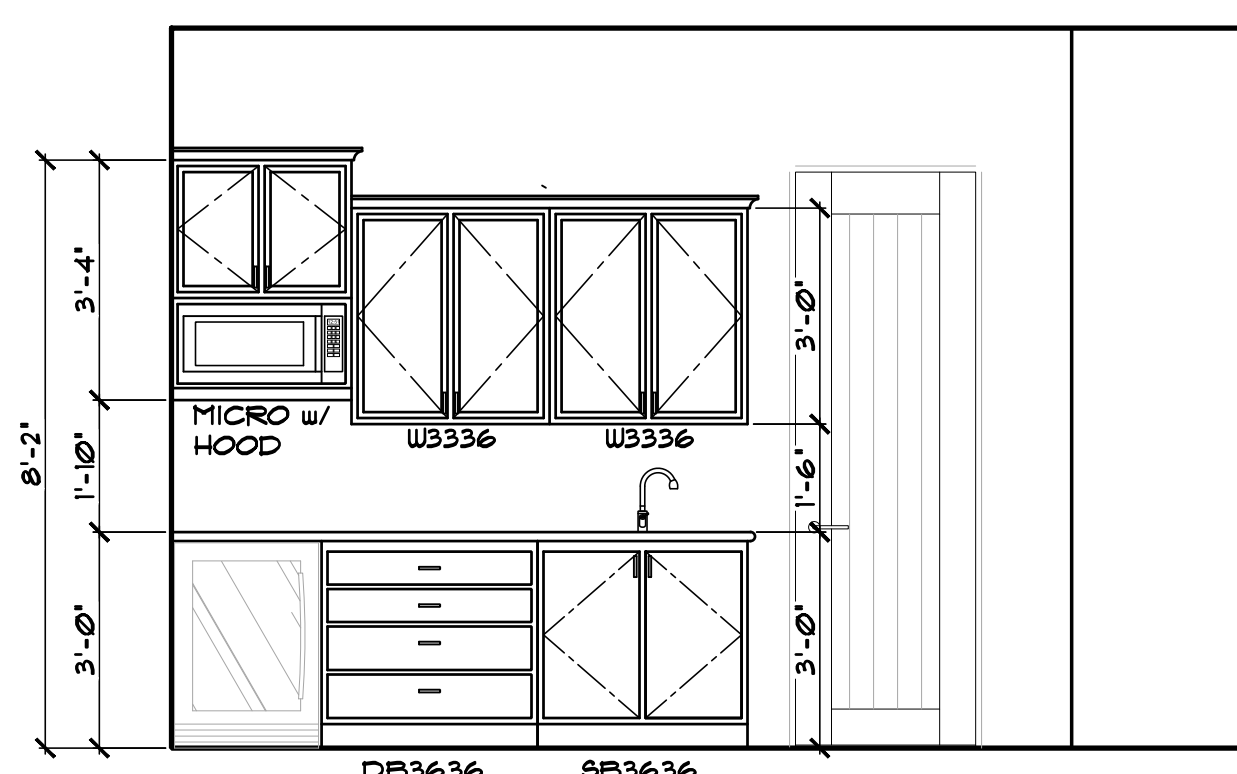
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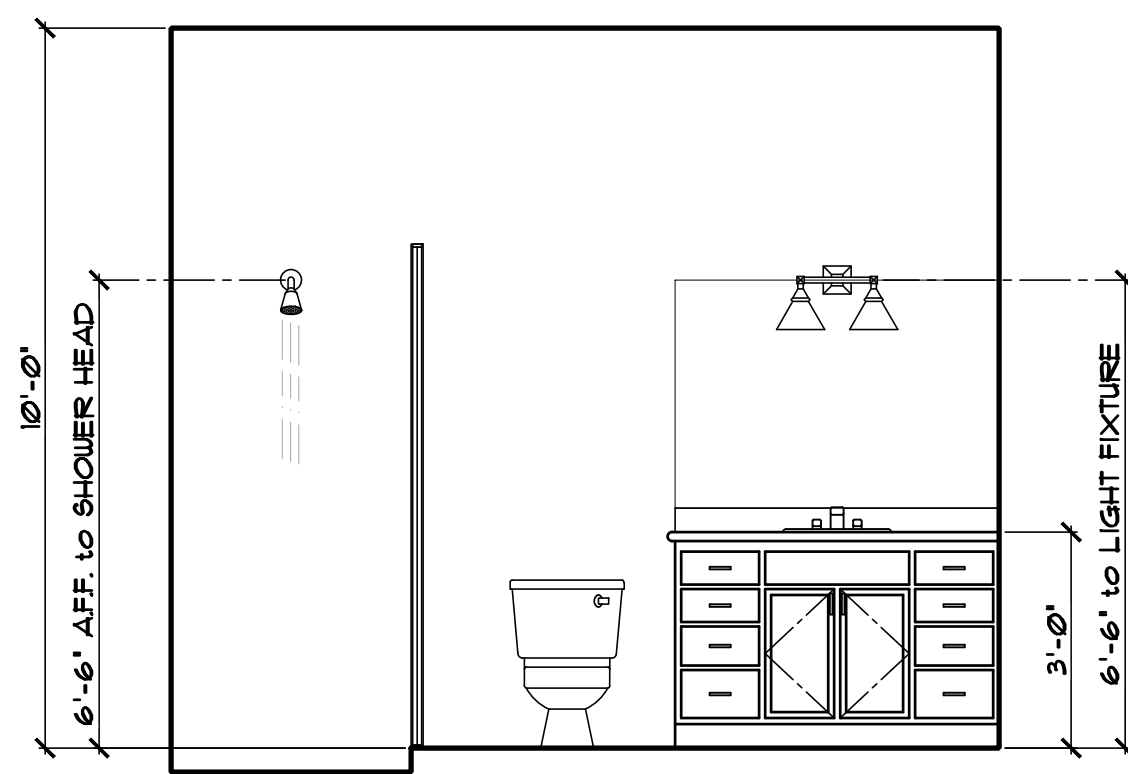
C LAUNDRY



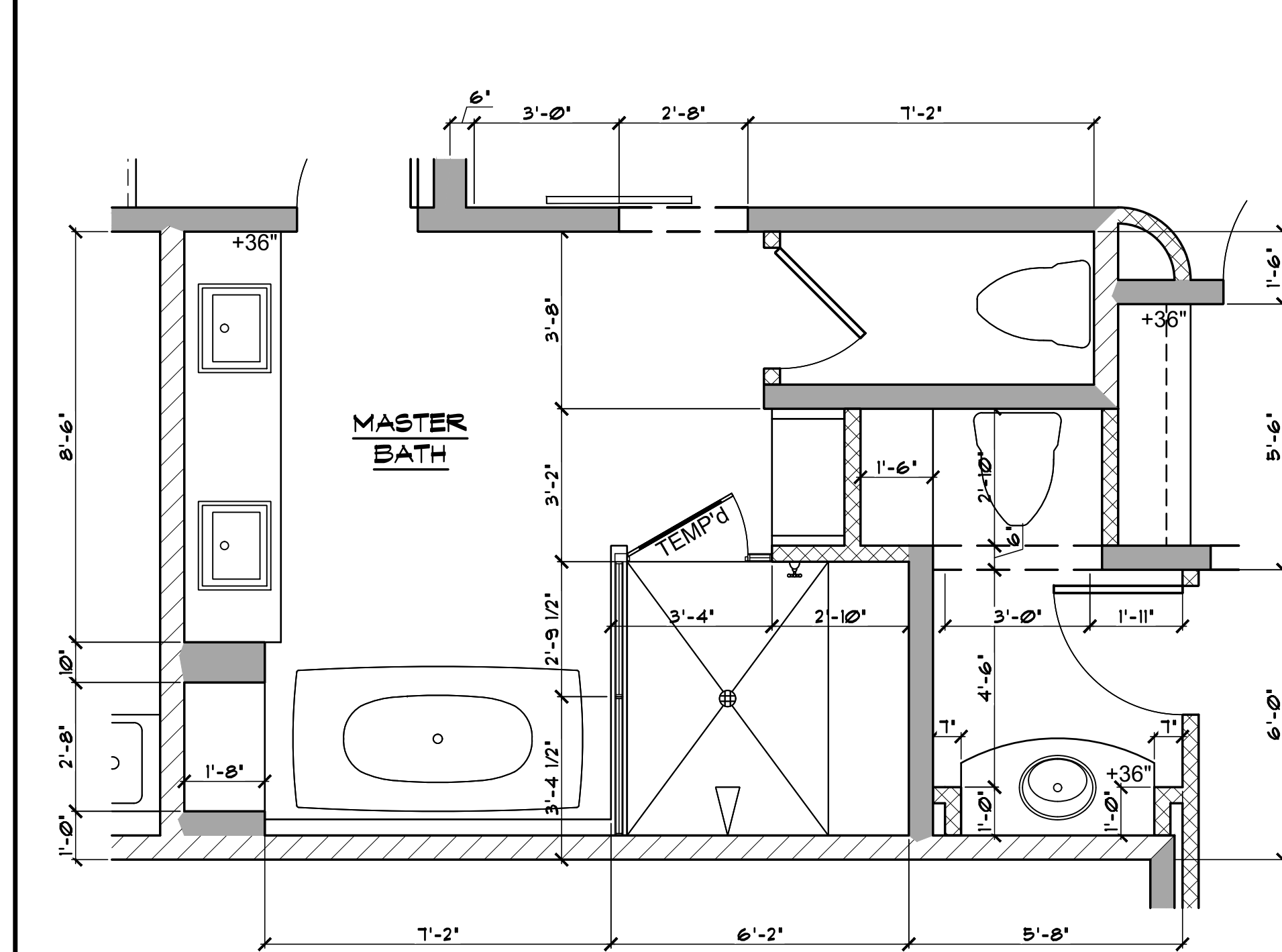
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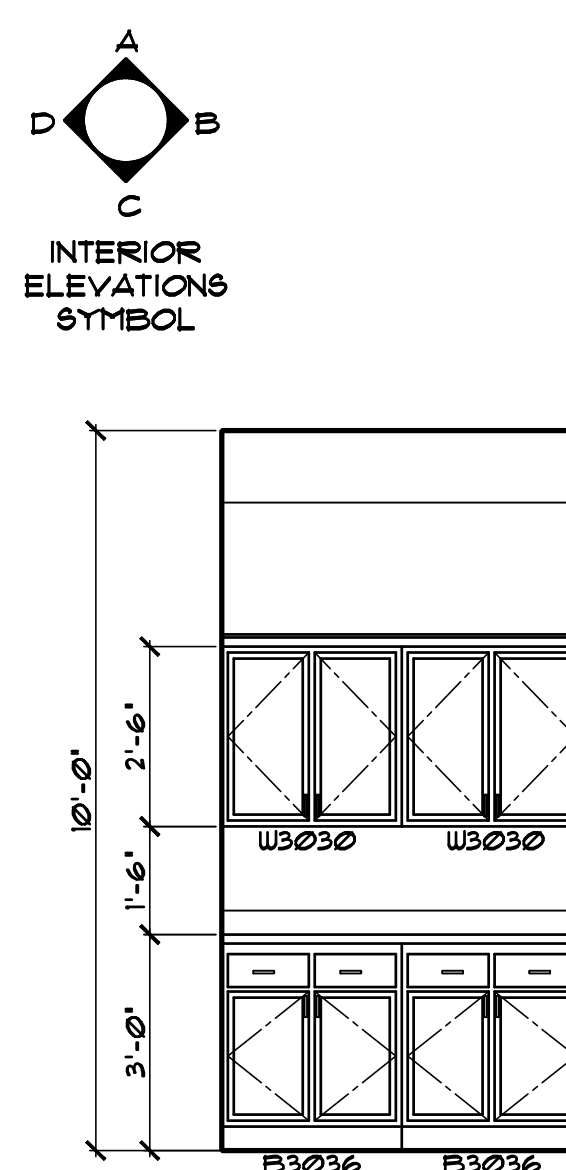
D CASITA WET BAR



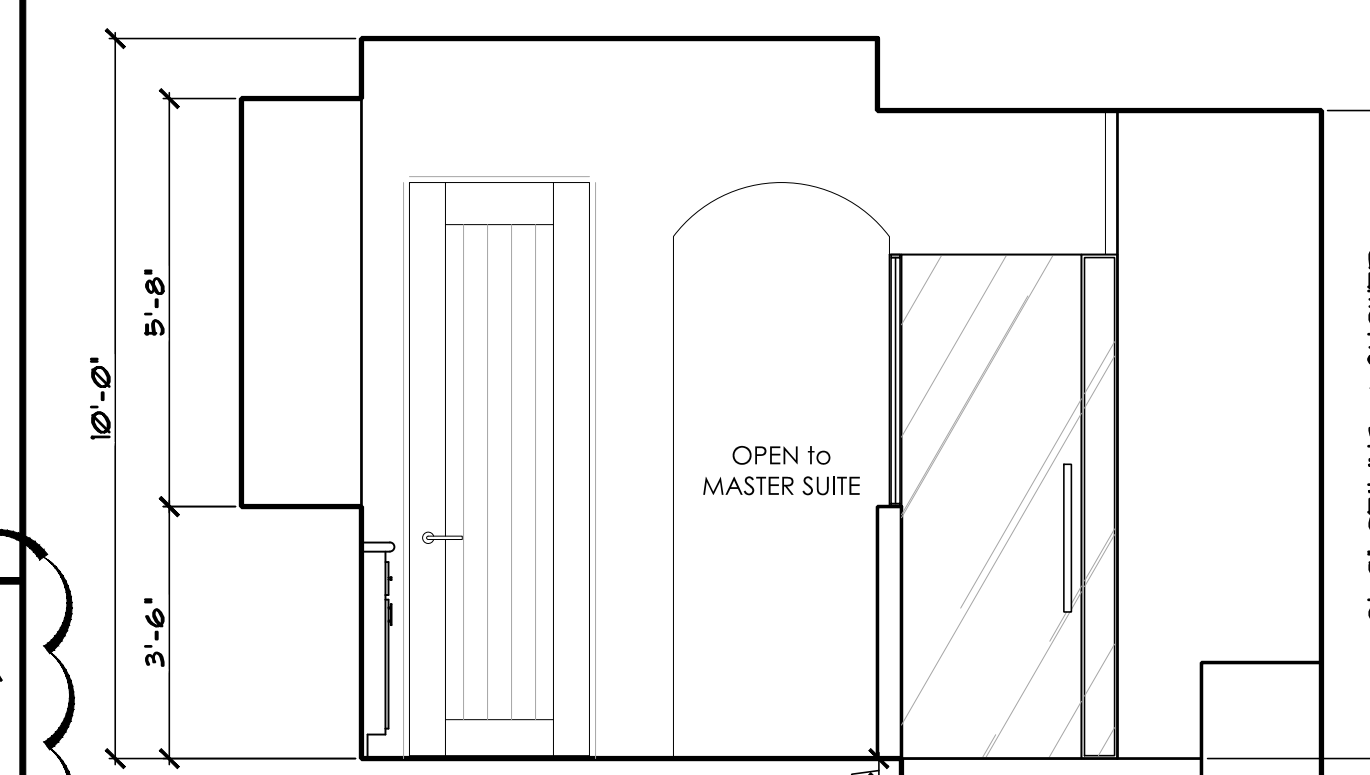
D CASITA BATH



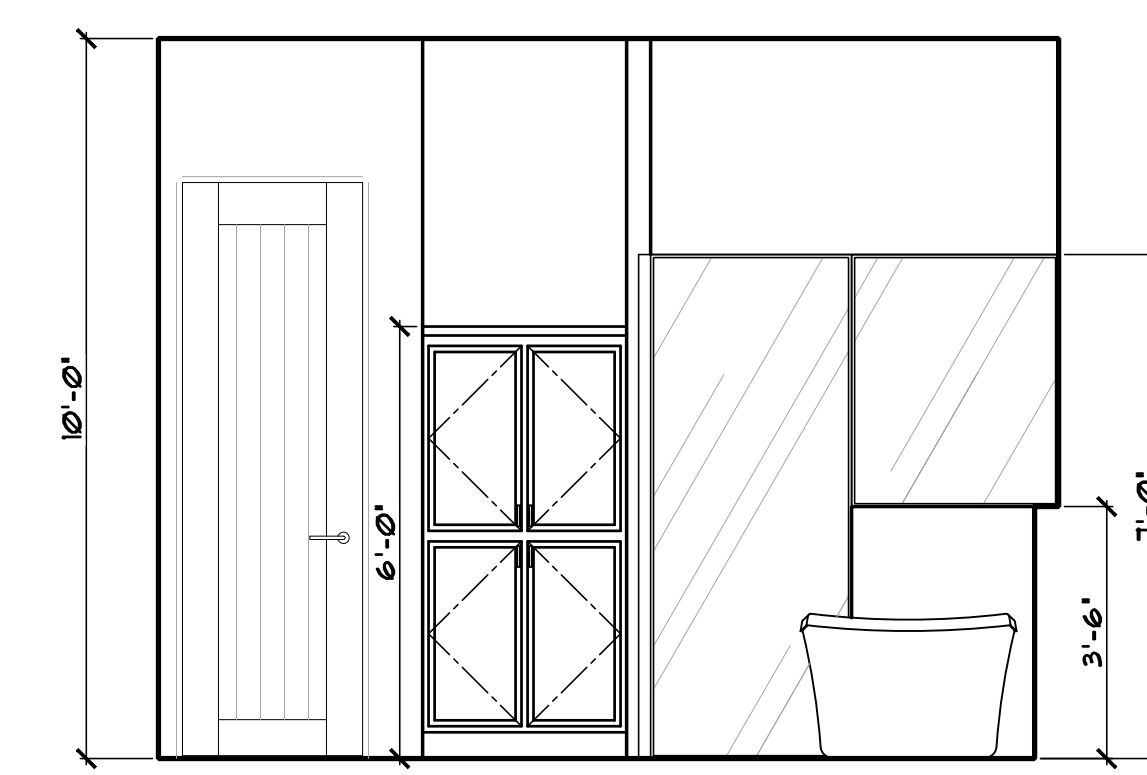
1 ENLARGED FLOOR PLAN - MASTER BATH
SCALE: 3/8" = 1'-0"



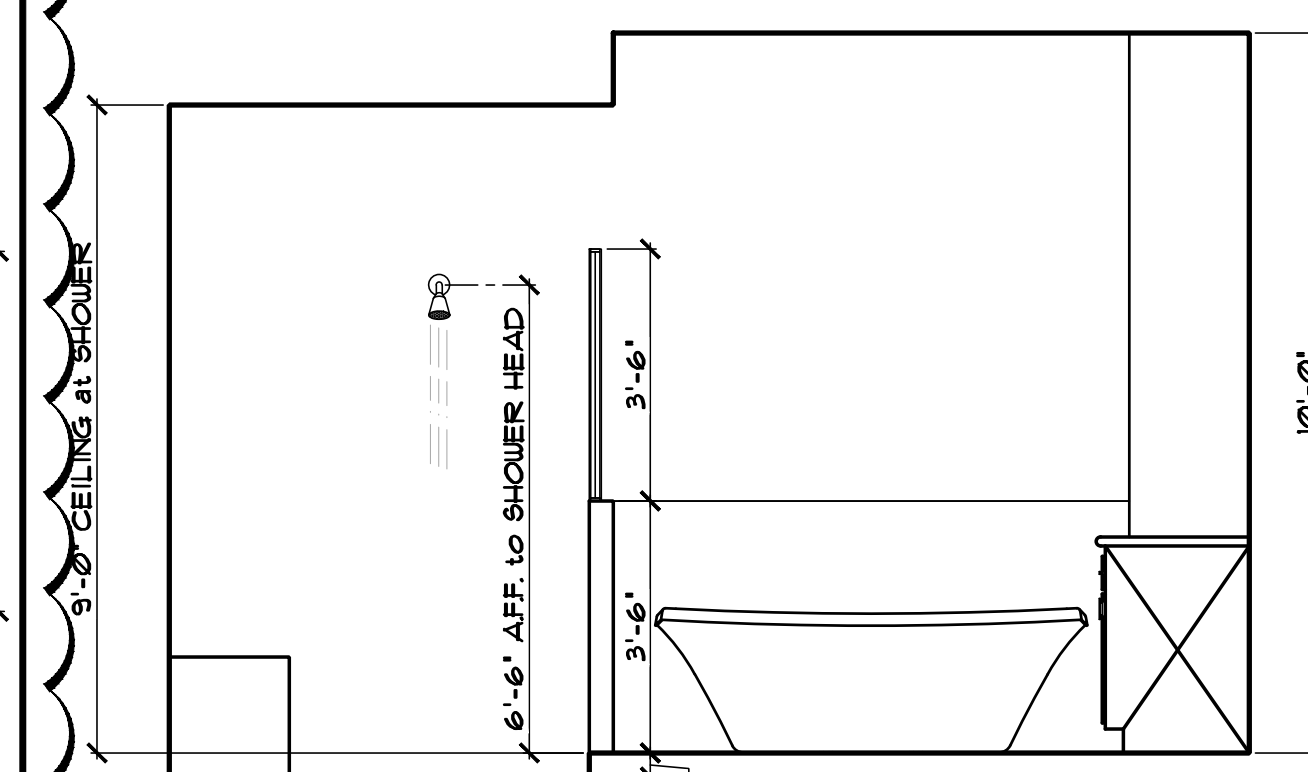
D MASTER LINEN



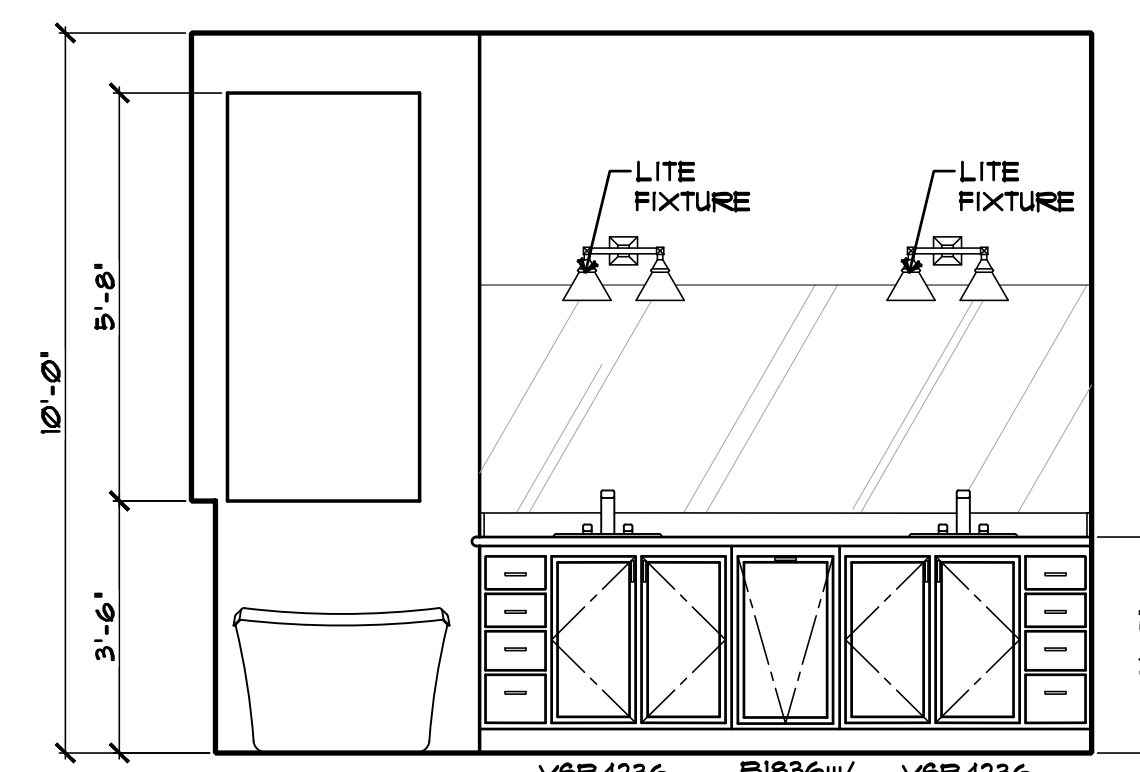
A MASTER BATH/MASTER SHOWER



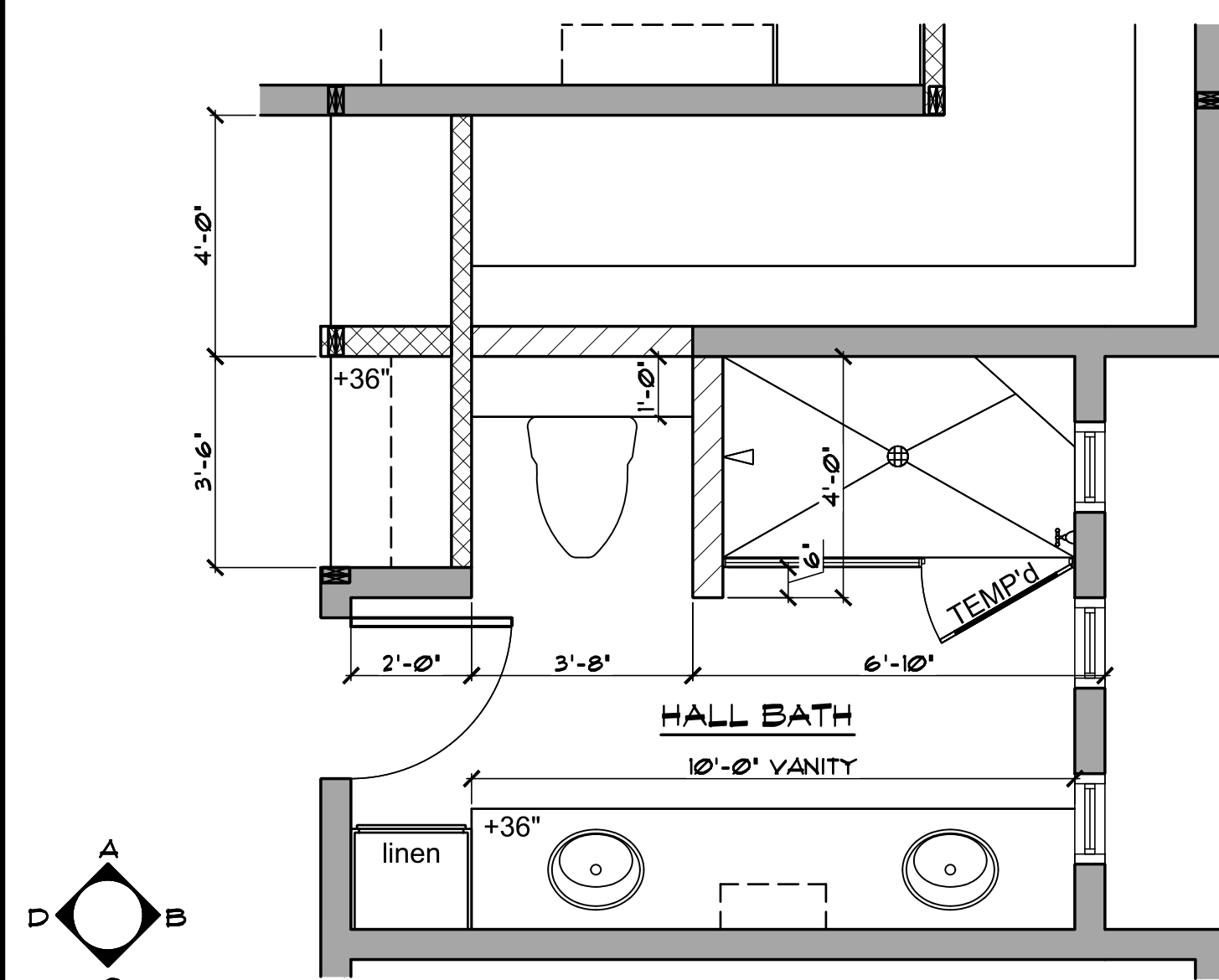
B MASTER BATH



B MASTER BATH



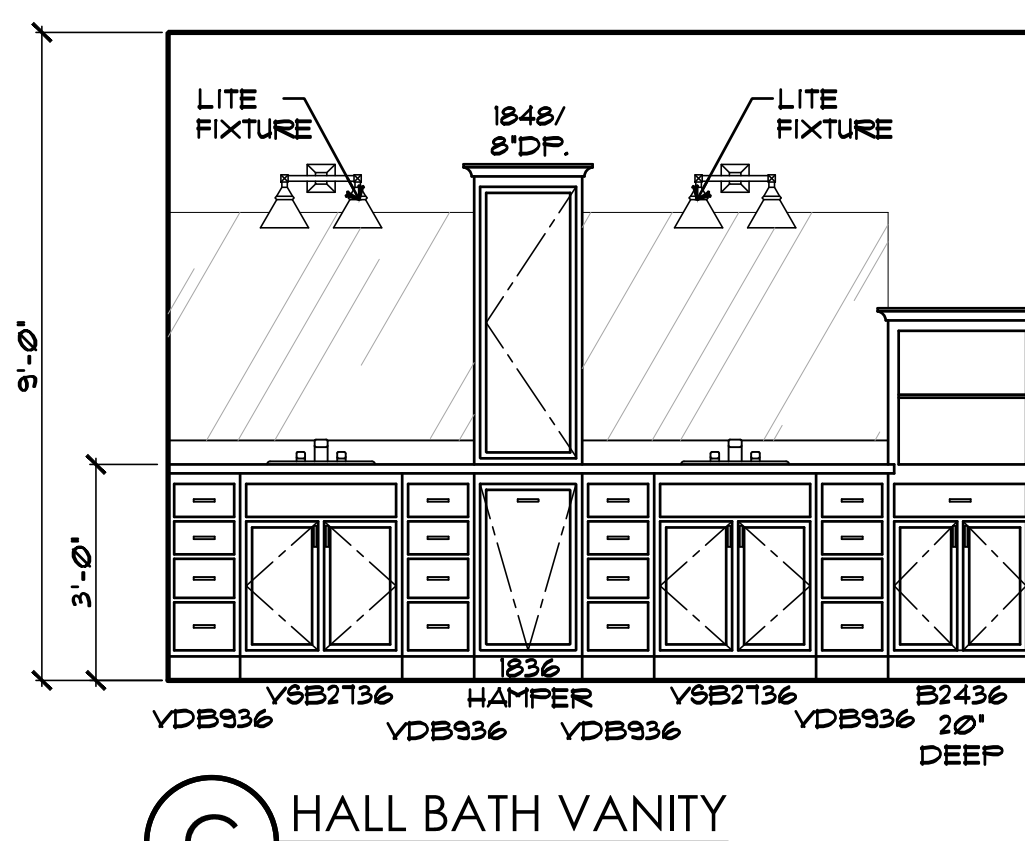
D MASTER BATH VANITY



2 ENLARGED FLOOR PLAN - HALL BATH
SCALE: 3/8" = 1'-0"



A HALL BATH



C HALL BATH VANITY

NOTE:
ARCHITECTURAL PLANS SHALL CONFORM
w/ 2012 INTERNATIONAL RESIDENTIAL CODE
and ALL CURRENT GOVERNING CODES.

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PROJECT:

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DRAWN	5.1.2
CHECKED	5.1.2
DATE	09 MAY 2019

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5"

WOOD FRENCH DOOR

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KEYNOTE LEGEND	
NOTE: NOT ALL KEYNOTES USED ON THIS SHEET	
1.	SAND FINISH STUCCO - INSTALL per MANUF. SPECS (ICC-ER #1194)
2.	TILE - INSTALL per MANUF. SPECS (ICC-ER #1215)
3.	WOOD FRAMED and STUCCO WRAPPED FASCIA - REFER to DETAIL 2, SHEET S4.3
4.	WOOD FRAMED and STUCCO WRAPPED PARAPET WALL - REFER to DETAIL 3, SHEET S4.3
5.	WOOD FRAMED and STUCCO WRAPPED BOX COLUMN
6.	WOOD FRAMED and STUCCO WRAPPED TRIM at WINDOW SILL - SEE DETAIL 7, SHEET S4.3
7.	OVERHEAD INSULATED SECTIONAL DOOR
8.	WOOD FRAMED and STUCCO WRAPPED CHIMNEY w/ APPROVED SPARK ARRESTOR SHALL BE 2'-0" ABOVE THE HIGHEST POINT WITHIN a 10'-0" RADIUS (MUST BE UL LISTED)
9.	STUCCO WRAPPED FOAM MOULDING - REFER to DETAIL 6, SHEET S4.3
10.	WOOD FRAMED and STUCCO WRAPPED BOX SOFFIT - SEE DETAIL 8, SHEET S4.3
11.	WOOD FRAMED and STUCCO WRAPPED CURVED FASCIA - SEE DETAIL 9, SHEET S4.3

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

REFER to BUILDING SECTIONS for
ADDITIONAL PLATE / CEILING
HEIGHT INFORMATION

NOTE:
ARCHITECTURAL PLANS SHALL CONFORM
w/ 2012 INTERNATIONAL RESIDENTIAL CODE
and ALL CURRENT GOVERNING CODES.

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CONTRACTOR:
ADVANCED CONSTRUCTION CO., INC.
ADVANCED HOMES, INC.

PROJECT:
LA MISIÓN - ENCLAVES MODEL
3045 Camino De La Enclave / T: 2373 / L: 2A
Lake Havasu City, AZ

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REVISIONS	DATE	BY	REVISION
1	17 AUGUST 2021	CITY	REVS
2	17 SEPT 2021	OWNER	REVS

SCALE: 1/4" = 1'-0"	JOB #: 2021-11
DRAWN: S.L.Z.	CHECKED: S.L.Z.
DATE: 01 APRIL 2021	
SHEET	

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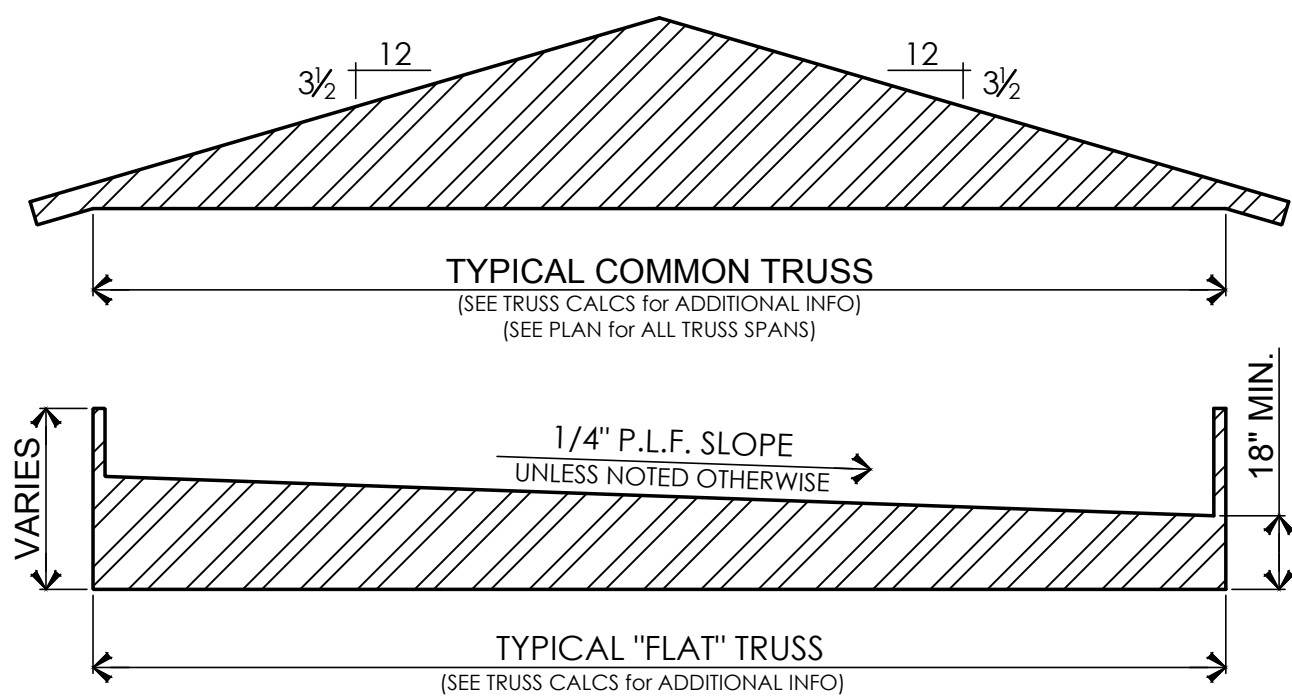
OPTION:
Per 2012 IRC SECTION R806.5 Unvented attic and unvented enclosed rafter assemblies.

Unvented attic assemblies (spaces between the ceiling joists of the top story and the roof rafters) and unvented enclosed rafter assemblies (spaces between ceilings that are applied directly to the underside of roof framing members/rafters and the structural roof sheathing at the top of the roof framing members/rafters) shall be permitted if all the following conditions are met:

- The unvented attic space is completely contained within the building thermal envelope.
- No interior Class I vapor retarders are installed on the ceiling side (attic floor) of the unvented attic assembly or on the ceiling side of the unvented enclosed rafter assembly.
- Where wood shingles or shakes are used, a minimum 1/4-inch (6 mm) vented air space separates the shingles or shakes and the roofing underlayment above the structural sheathing.
- In Climate Zones 5, 6, 7 and 8, any air-impermeable insulation shall be a Class II vapor retarder, or shall have a Class III vapor retarder coating or covering in direct contact with the underside of the insulation.
- Either Items 5.1, 5.2 or 5.3 shall be met, depending on the air permeability of the insulation directly under the structural roof sheathing.
 - Air-impermeable insulation only. Insulation shall be applied in direct contact with the underside of the structural roof sheathing.
 - Air-permeable insulation only. In addition to the air-permeable insulation installed directly below the structural sheathing, rigid board or sheet insulation shall be installed directly above the structural roof sheathing as specified in Table R806.5 for condensation control.
 - Air-impermeable and air-permeable insulation. The air-impermeable insulation shall be applied in direct contact with the underside of the structural roof sheathing as specified in Table R806.5 for condensation control. The air-permeable insulation shall be installed directly under the air-impermeable insulation.
- 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

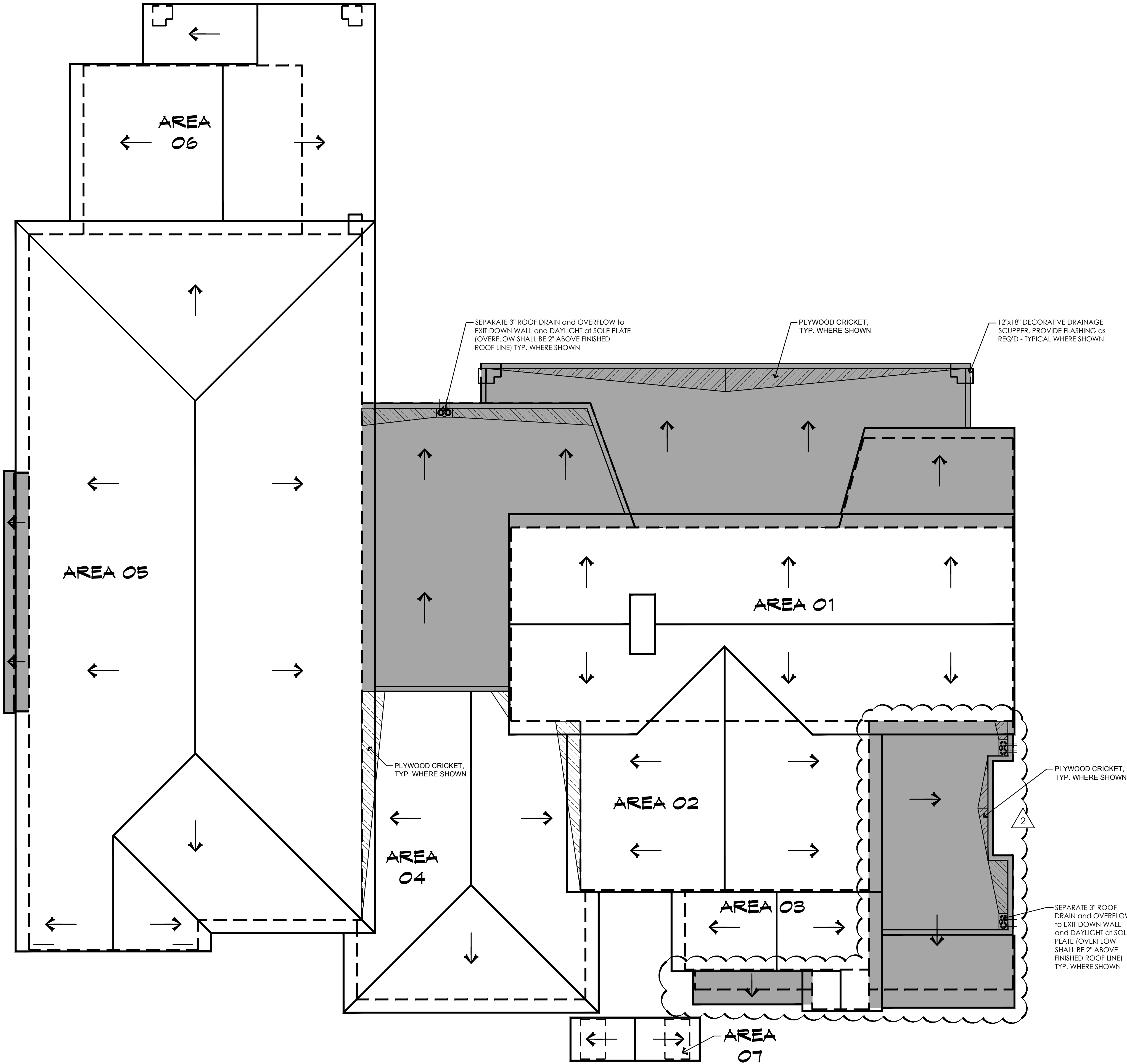
CLIMATE ZONE	MINIMUM RIGID BOARD on AIR-IMPERMEABLE INSULATION R-VALUE ^a
2B and 3B tile roof only	0 (none required)
1, 2A, 2B, 3A, 3B, 3C	R-5
4C	R-10
4A, 4B	R-15
5	R-20
6	R-25
7	R-30
8	R-35



- TRUSS NOTES:
- 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.

NOTE:
SHADED AREAS REPRESENT ATTIC SPACES w/
FULL INSULATION as ALLOWED per IRC R806.5.

ROOF VENT CALCULATIONS					
AREA 01					
985 SF /	300	=	3.28 SF		
4 SF x	144	=	578 SQ. INCHES		
720 SQ IN /	2	=	360 SQ. INCHES	UPPER ATTIC	LOWER ATTIC
(4) CHAIGN TLE VENTS = 360 SQ. INCHES					
20'-0" RIDGE VENT = 360 SQ. INCHES					
TOTAL VENTING PROVIDED = 720 SQ. INCHES					
AREA 02					
493 SF /	300	=	1.64 SF		
2 SF x	144	=	288 SQ. INCHES		
288 SQ IN /	2	=	144 SQ. INCHES	UPPER ATTIC	LOWER ATTIC
(2) CHAIGN TLE VENTS = 180 SQ. INCHES					
10'-0" RIDGE VENT = 180 SQ. INCHES					
TOTAL VENTING PROVIDED = 360 SQ. INCHES					
AREA 03					
148 SF /	150	=	0.99 SF		
1 SF x	144	=	144 SQ. INCHES		
(2) CHAIGN TLE VENTS = 180 SQ. INCHES					
5'-0" RIDGE VENT = 90 SQ. INCHES					
TOTAL VENTING PROVIDED = 270 SQ. INCHES					
AREA 04					
671 SF /	300	=	2.24 SF		
3 SF x	144	=	432 SQ. INCHES		
432 SQ IN /	2	=	216 SQ. INCHES	UPPER ATTIC	LOWER ATTIC
(3) CHAIGN TLE VENTS = 270 SQ. INCHES					
15'-0" RIDGE VENT = 270 SQ. INCHES					
TOTAL VENTING PROVIDED = 540 SQ. INCHES					
AREA 05					
2352 SF /	300	=	7.87 SF		
8 SF x	144	=	1152 SQ. INCHES		
1152 SQ IN /	2	=	576 SQ. INCHES	UPPER ATTIC	LOWER ATTIC
(7) CHAIGN TLE VENTS = 630 SQ. INCHES					
35'-0" RIDGE VENT = 630 SQ. INCHES					
TOTAL VENTING PROVIDED = 1260 SQ. INCHES					
AREA 06					
602 SF /	300	=	2.01 SF		
2 SF x	144	=	288 SQ. INCHES		
288 SQ IN /	2	=	144 SQ. INCHES	UPPER ATTIC	LOWER ATTIC
(2) CHAIGN TLE VENTS = 180 SQ. INCHES					
10'-0" RIDGE VENT = 180 SQ. INCHES					
TOTAL VENTING PROVIDED = 360 SQ. INCHES					
AREA 07					
44 SF /	150	=	0.29 SF		
1 SF x	144	=	144 SQ. INCHES		
(2) CHAIGN TLE VENTS = 180 SQ. INCHES					
TOTAL VENTING PROVIDED = 180 SQ. INCHES					
LOWER ATTIC VENTS SHALL BE NO HIGHER THAN 3'-0" ABOVE TOP PLATE					



ROOF DRAINAGE PLAN
SCALE: 3/16" = 1'-0"

NOTE:
ARCHITECTURAL PLANS SHALL CONFORM
w/ 2012 INTERNATIONAL RESIDENTIAL CODE
and ALL CURRENT GOVERNING CODES.

CONTRACTOR:

PROJECT:

LA MISIÓN - ENCLAVES MODEL
3045 Camino De La Enclave / T: 2373 / L: 2A
Lake Havasu City, AZ

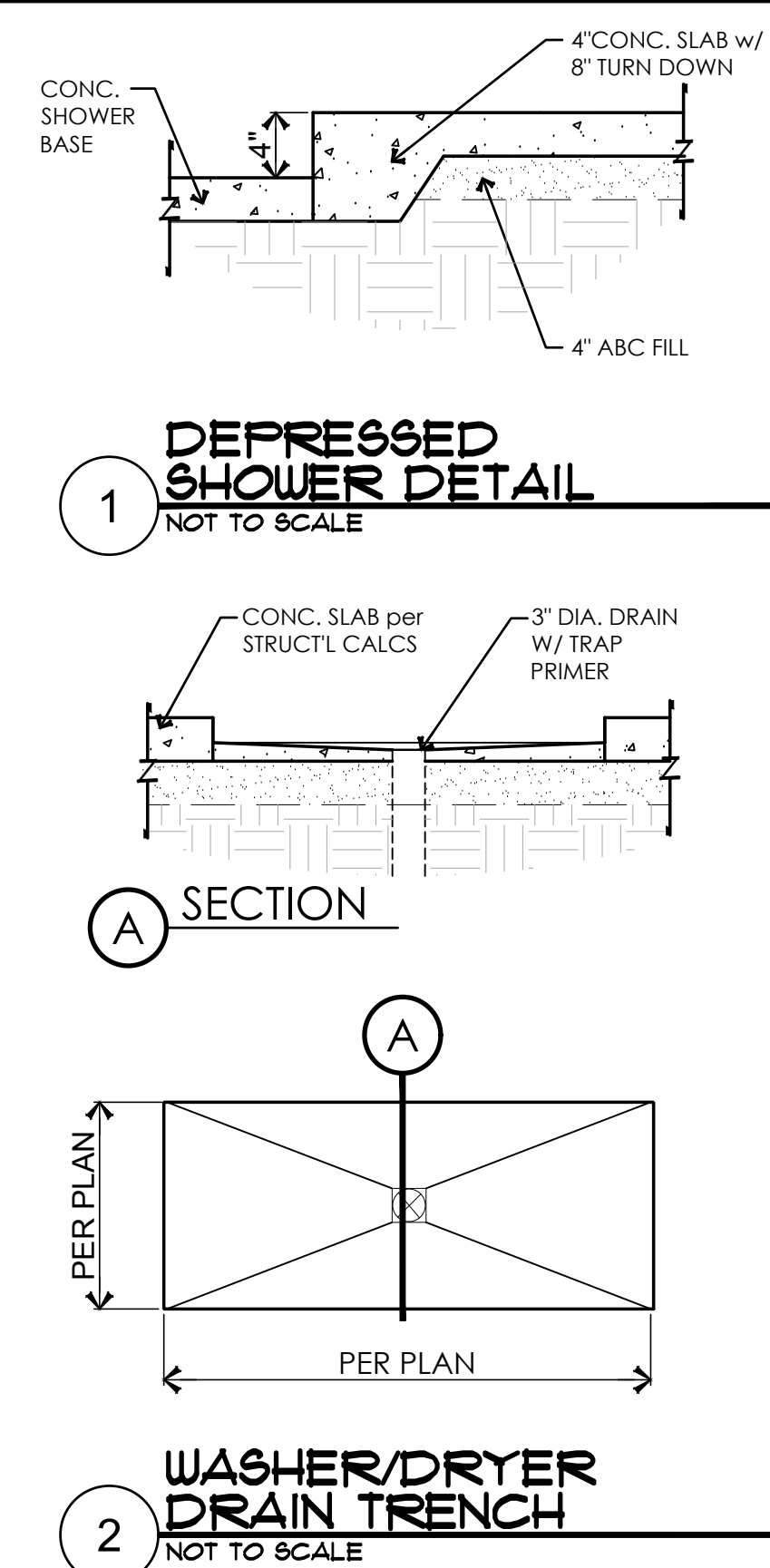
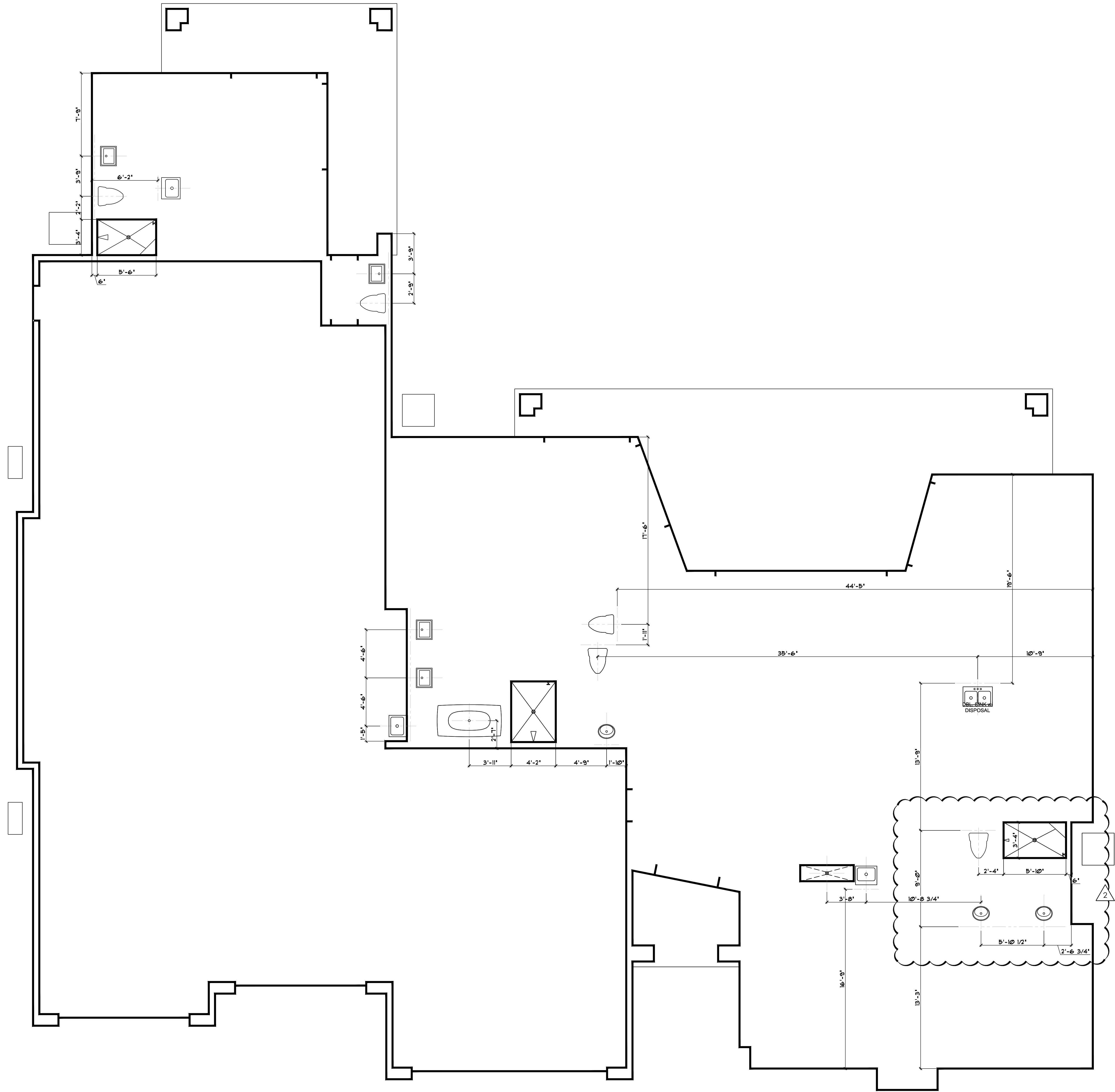
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◆ ROOF DRAINAGE PLAN
◆ and VENTILATION CALCS

REVISIONS	
177 AUGUST 2021 CITY REVS	
17 SEPT 2021 OWNER REVS	

SCALE: 3/16" = 1'-0"	JOB #: 2021-11
DRAWN: S.L.Z./S.L.Z.	CHECKED: S.L.Z.
DATE: 01 APRIL 2021	

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NOTE:
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PLUMBING FIXTURE LOCATION PLAN
SCALE: 1/4" = 1'-0"

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◆ PLUMBING FIXTURE LOCATION PLAN	
REVISIONS:	
17 AUGUST 2021 CITY REVS	
17 SEPT 2021 OWNER REVS	
SCALE: 1/4" = 1'-0"	
JOB #:	2021-11
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PROJECT:
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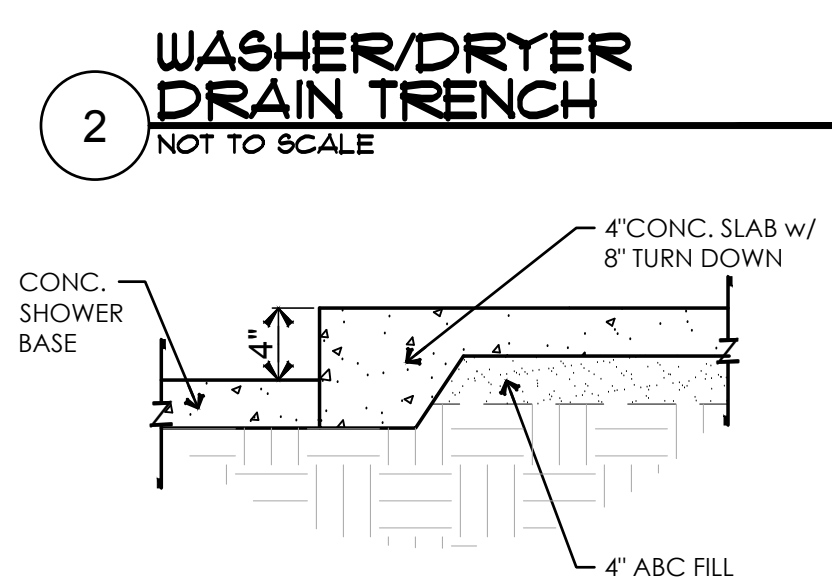
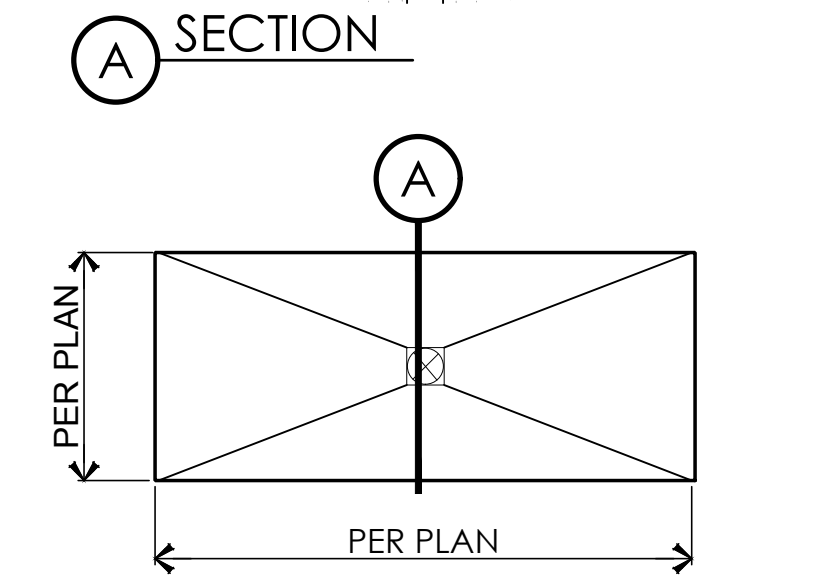
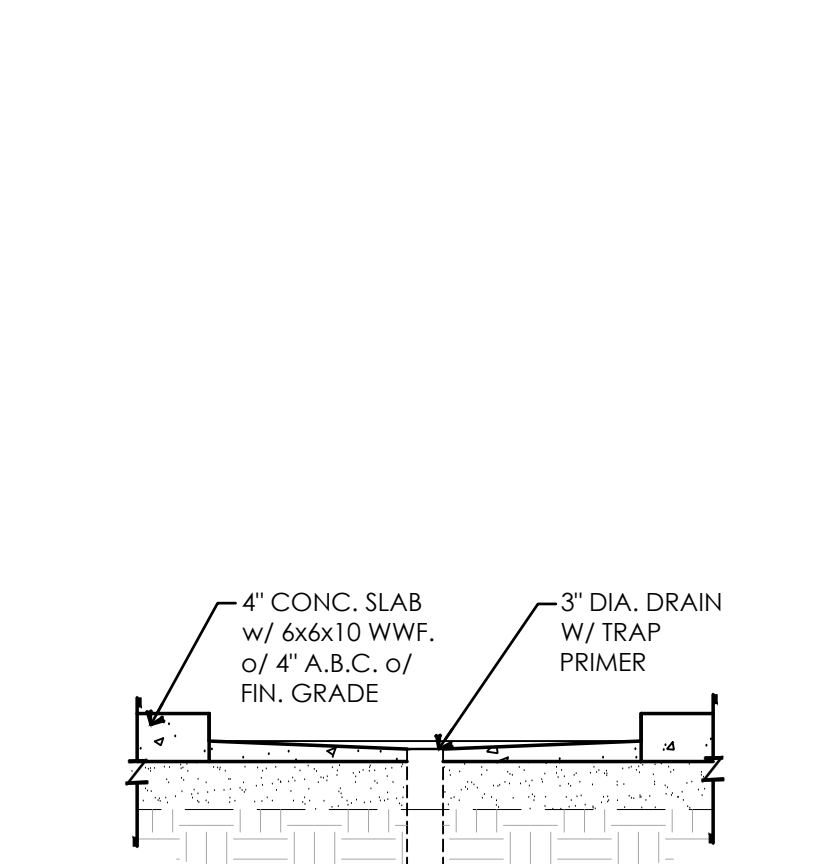
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FOUNDATION NOTES:

- PLANS ARE NOT COMPLETE WITHOUT THE STRUCTURAL CALCULATIONS.
- REFER TO THE STRUCTURAL CALCULATIONS FOR THE GENERAL STRUCTURAL NOTES.
- FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOILS or STRUCTURAL COMPACTED FILL (95% COMPACTIONS), SPECIFIED AND TESTED BY A REGISTERED ENGINEER.
- $f_c = 2,500$ psi
- $F_y = 60,000$ psi
- PROVIDE $\frac{5}{8}$ " DIAMETER x 7" EMBEDMENT J-BOLTS at 32" O.C. MINIMUM WITH 3x3x $\frac{1}{4}$ " PLATE WASHERS UNLESS NOTED OTHERWISE.
- CONCRETE CONTRACTOR TO COORDINATE PLACEMENT OF COPPER GROUND WIRE w/ ELECTRICAL CONTRACTOR AT SPECIFIED LOCATION.
- PLANS ARE STRICTLY DIAGRAMMATIC; ENGINEERING AND DIMENSIONS ARE THE RESPONSIBILITY OF THE SUB-CONTRACTOR IN ACCORDANCE WITH THE CURRENT IBC, NEC, and LOCAL REQUIREMENTS.
- USE TYPE V - SULFATE RESISTANT CEMENT.
- VERIFY FOR LOCATION AND SIZE OF CONCRETE PAD FOR A/C EQUIPMENT WHERE APPLICABLE.

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" (trimtop of wall only - Do not trim from sides or bottom)
- Drilling holes in WSWH is not allowed except as specifically allowed by 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 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) w/ questions regarding the installation of Simpson Strong Walls.



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 2012 IRC, all other aspects of the plans shall conform w/ 2012 IRC and all current governing codes

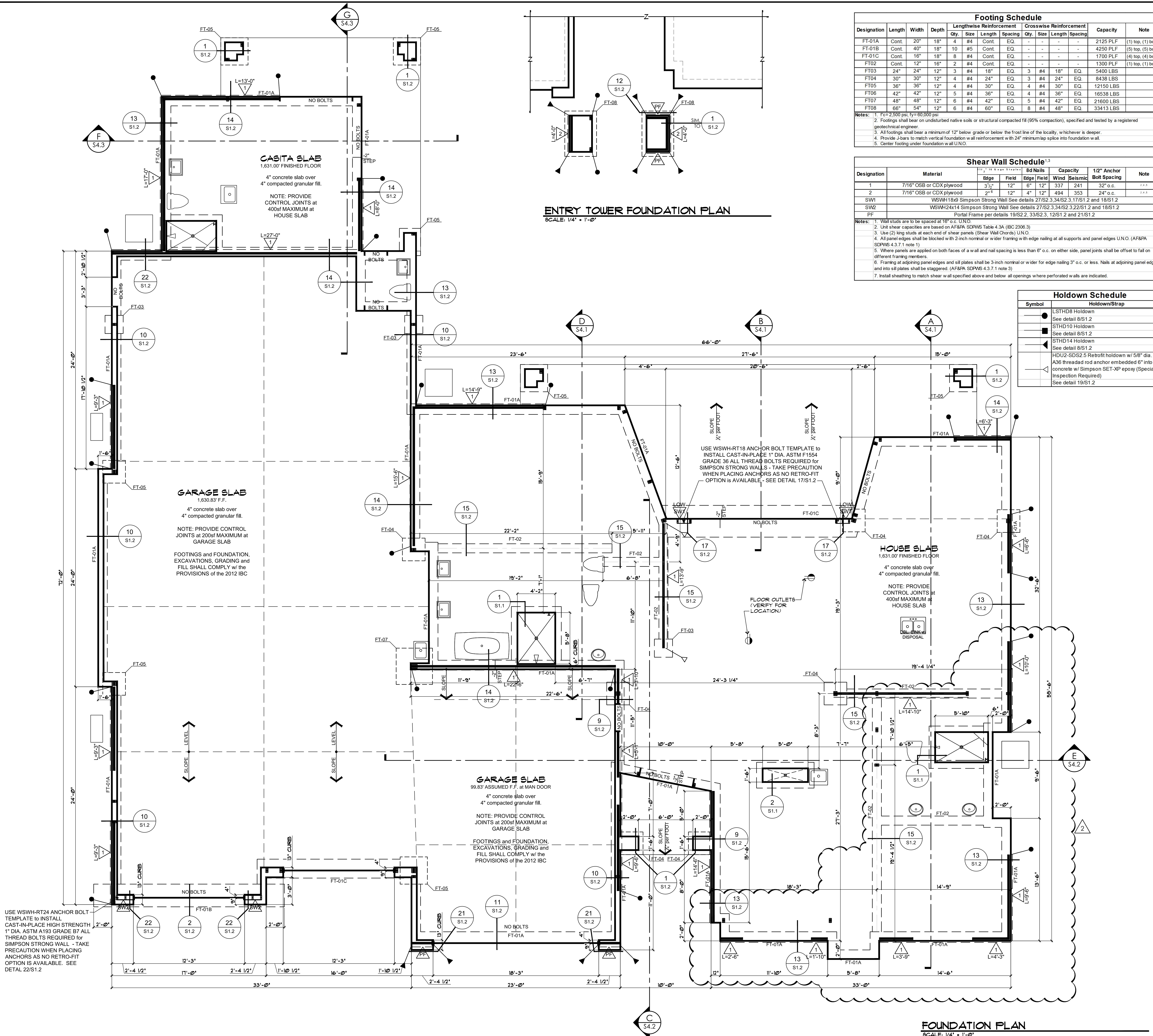
Footing Schedule											
Designation	Length	Width	Depth	Lengthwise Reinforcement		Crosswise Reinforcement		Capacity		Note	
				Qty.	Size	Length	Spacing	Qty.	Size	Length	Spacing
FT-01A	Cont.	20"	18"	4	#4	Cont.	EQ.	-	-	2125 PLF	(1) top, (1) bott
FT-01B	Cont.	40"	18"	10	#5	Cont.	EQ.	-	-	4250 PLF	(5) top, (5) bott
FT-01C	Cont.	16"	18"	8	#4	Cont.	EQ.	-	-	1700 PLF	(4) top, (4) bott
FT-02	Cont.	12"	16"	2	#4	Cont.	EQ.	-	-	1300 PLF	(1) top, (1) bott
FT-03	24"	24"	12"	3	#4	18"	EQ.	3	#4	18"	EQ.
FT-04	30"	30"	12"	4	#4	24"	EQ.	3	#4	24"	EQ.
FT-05	36"	36"	12"	4	#4	30"	EQ.	4	#4	30"	EQ.
FT-06	42"	42"	12"	5	#4	36"	EQ.	4	#4	36"	EQ.
FT-07	48"	48"	12"	6	#4	42"	EQ.	5	#4	42"	EQ.
FT-08	60"	60"	12"	6	#4	60"	EQ.	8	#4	48"	EQ.

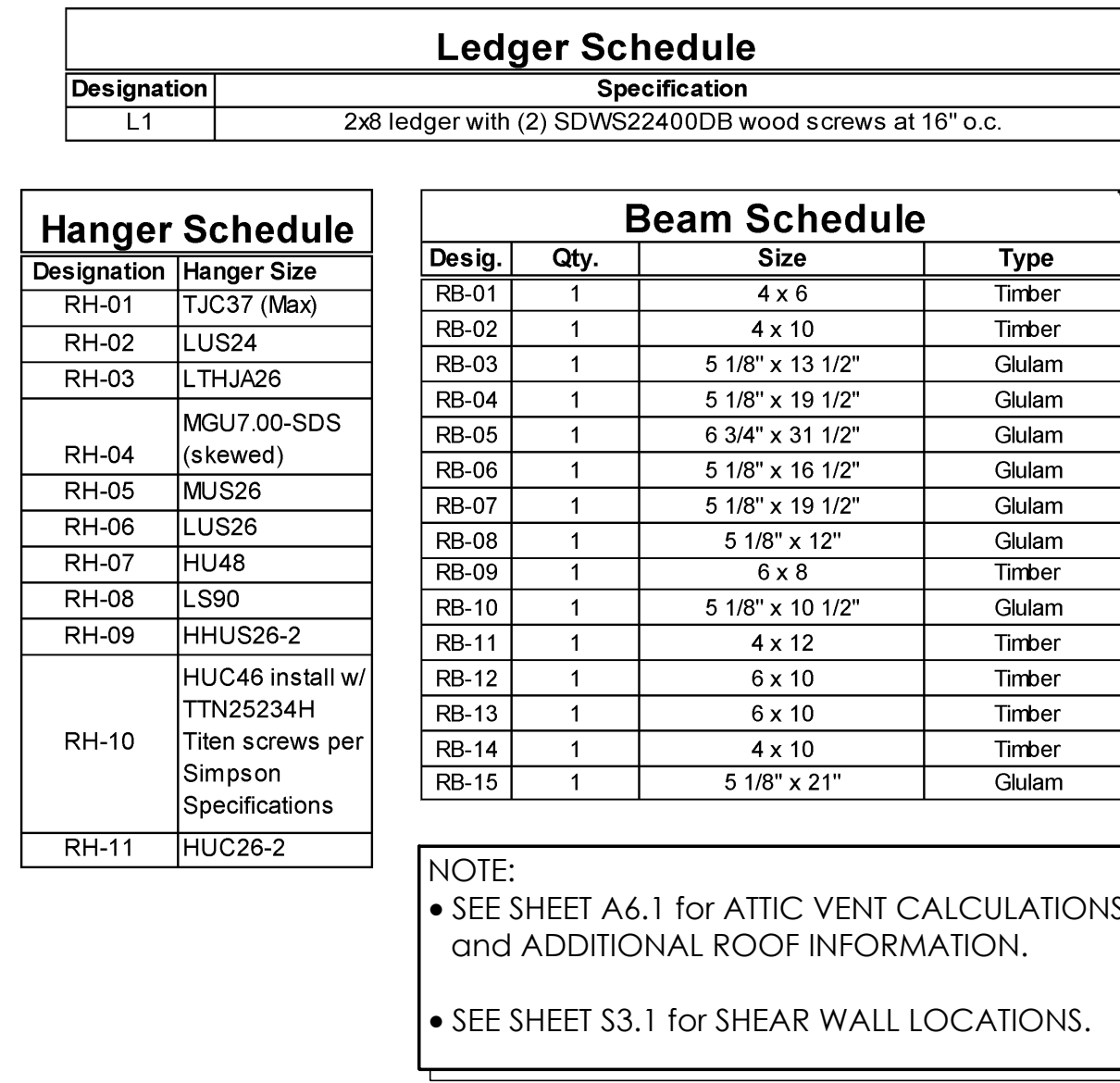
Shear Wall Schedule ^{1,3}											
Designation	Material		8d Nails		Capacity		1/2" Anchor Bolt Spacing		Note		
	Edge	Field	Edge	Field	Wind	Seismic					
1	7/16" OSB or CDX plywood	3 1/2"	12"	6"	12"	337	241	32"	o.c.	2,4,5	
2	7/16" OSB or CDX plywood	2"x6"	12"	4"	12"	494	353	24"	o.c.	2,4,5	
SW1	WSWH 18x9 Simpson Strong Wall See details 27/S2.3, 34/S2.3, 17/S1.2 and 18/S1.2										
SW2	WSWH 24x14 Simpson Strong Wall See details 27/S2.3, 34/S2.3, 22/S1.2 and 18/S1.2										
PF	Portal Frame per details 19/S2.2, 33/S1.2 and 21/S1.2										

Holdown Schedule	
Symbol	Holdown/Strap
●	LSTD8 Holdown
○	See detail 8/S1.2
■	STHD10 Holdown
□	See detail 8/S1.2
▲	STHD14 Holdown
△	See detail 8/S1.2
▽	HOU2-SDS2.5 Retrofit holdown w/ 5/8" dia. A36 threaded rod anchor embedded 6" into concrete w/ Simpson SET-XP epoxy (Special Inspection Required)
◇	See detail 19/S1.2

ENTRY TOWER FOUNDATION PLAN

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





Framing Notes

1. Plans are not complete without the structural calculations.
2. Refer to the structural calculations for the general structural notes.
3. 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. Floor sheathing to be APA rated 3/4" T&G w ith 10d nails or Simpson WSNLT12L #8 w ood screws at 6" o.c. edge, 12" o.c. field.
4. Exterior stud w alls to be 2x6 (HF stud grade) at 16" o.c. U.O.
5. Use (14) 16d nails between top plate splice points on all exterior and shear w alls. Provide a 4'-0" minimum lap splice.
6. Install all Simpson hardware as per manufacturer's specifications.
7. Holdowns shall be installed on (2) full height king studs (minimum).
8. Overboard roof rafters to be 2x6 DF-L #2 at 24" o.c. U.O.
9. All details shall apply in all similar situations.
10. All lumber not permanently protected from the elements shall be preservative treated or of a decay resistant species. Contact L/E Engineers and Surveyors, Inc. if a different species is to be used.

Simpson WSWH Notes	
1.	Strong wall high strength wood shear walls shall be installed as per Simpson specifications
2.	WSWH may be field trimmed to a minimum height of 74 1/2" (trim top of wall only - Do not trim from sides or bottom)
3.	Drilling holes in WSWH is not allowed except as specifically allowed by Manufacturer (Refer to Simpson specifications)
4.	Anchor bolt nuts should be finger tight plus 1/2 turn.
5.	Top connection installs w/ a combination of SDS25600 Heavy-Duty Connector screws & SWS16150 Strong Wall screws
6.	Take precaution when installing cast-in-place bolts at concrete foundation (no retrofit option is available)
7.	Contact Simpson representative Gary Pugmire (801-244-7430) w/ th questions regarding the installation of Simpson Strong Walls.

Post Schedule	
Designation	Post Size
P1	(1) 2x
P2	(2) 2x
P3	(3) 2x
P4	(4) 2x
P5	(5) 2x
P6	4x4
P7	6x6
Notes: <ol style="list-style-type: none"> 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. 5. 2x built-up posts shall be the same w/dith 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 w/ wall shall be braced w/ BC or AC post cap and PC or ABA post base U.N.O. 	

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 2012 IBC, all other aspects of the plans shall conform w/ 2012 IRC and all current governing codes

BASIS OF DESIGN

1. GOVERNING BUILDING CODE.....	2012 IBC
2. GRAVITY DESIGN:	
DEAD LOAD.....	
ROOF (TILE, BUILT-UP).....	25 PSF
ROOF (SINGLES, METAL, MEMBRANE).....	15 PSF
FLOOR.....	20 PSF
ROOF LIVE LOAD.....	20 PSF
FLOOR LIVE LOAD.....	40 PSF
3. SEISMIC DESIGN:	
LATERAL FORCE RESISTING SYSTEM.....	WOOD SHEAR WALLS, R = 6.5
PORTION OF SNOW LOAD INCLUDED.....	00%
SEISMIC DESIGN CATEGORY (Ss = 0.304 S1 = 0.09).....	C
1. SOIL TYPE CLASS.....	1.0
ANALYSIS PROCEDURE.....	SIMPLIFIED
4. WIND DESIGN:	
BASIC WIND SPEED.....	115 MPH
EXPOSURE.....	C
5. SOILS:	
SOIL BEARING PRESSURE.....	1500 PSF

GENERAL

1. THE GENERAL CONTRACTOR SHALL:
- A. BECOME FAMILIAR WITH ALL PORTIONS OF THE CONTRACT DOCUMENTS AND INSURE THAT ALL SUBSTRUCTURES 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, SLABS, STAIRS, CURBS, DRAINS, KERBSSES, DEPRESSIONS, RAILINGS, WATERPROOFING, FINISHES, CHAMBERS, KERBS, 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 SUBSTRUCTURERS. 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.
2. CONTRACT DOCUMENTS:
- A. REFERS TO THE SPECIFICATIONS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES ON 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.
- D. INFORMATION ON DRAWINGS INDICATING EXISTING CONDITIONS IS BASED ON BEST PRESENT KNOWLEDGE, BUT MAY NOT BE ENTIRELY ACCURATE AND MUST BE FIELD VERIFIED.
3. BUILDING CODE COMPLIANCE:
- A. INSPECTION, TESTING, CONSTRUCTION, WORKSMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE GOVERNING BUILDING CODE AND STANDARDS ASTM AND IRC DESIGNATIONS SHALL BE AS ASKED TO LATEST DATE UNLESS NOTED OTHERWISE.
4. COORDINATION:
- 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.
- B. 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. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING AS HIS METHOD OF ERECTION REQUIRES TO PROVIDE ADEQUATE VERTICAL AND LATERAL SUPPORT DURING ERECTION. THIS SHORING AND BRACING SHALL REMAIN IN PLACE UNTIL ALL PERMANENT MEMBERS ARE PLACED AND ALL FINAL CONNECTIONS ARE COMPLETED, INCLUDING ALL ROOF AND FLOOR ATTACHMENTS.
- B. SHORING AND SUPPORTING FORM WORK FOR SUSPENDED CONCRETE OR MASONRY MATERIAL SHALL REMAIN IN PLACE AND SHALL NOT BE REMOVED UNTIL THE STRUCTURE IS FULLY CURED. SUFFICIENT STRENGTH TO SAFELY SUPPORT THEIR OWN WEIGHT AND ANY ADDITIONAL CONSTRUCTION, STORAGE, AND/OR OTHER LOADS TO WHICH THEY MAY BE SUBJECTED. IN NO CASE SHALL THEY BE REMOVED PRIOR TO 7 DAYS. RE-SHORING SHALL BE IMMEDIATELY INSTALLED UPON REMOVAL OF 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 LONGER. DO NOT REMOVE LARGES DESS OF SHORING BEFORE STARTING RE-SHORING PROCEDURES.
- C. NON-BEARING INTERIOR WALLS SHALL BE ADEQUATELY BRACED TO THE STRUCTURE ABOVE WITH ALLOWANCE FOR DEFLECTION OF THE STRUCTURE ABOVE AND/OR BELOW.
- 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 OTHERWISE.
6. OMISSIONS AND/OR CONFLICTS:
- A. OMISSIONS IN AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS 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 STRINGENT REQUIREMENTS, AS DIRECTED BY THE ARCHITECT AND STRUCTURAL ENGINEER, SHALL BE IMPLEMENTED AT NO ADDITIONAL COST TO THE OWNER.
7. MISCELLANEOUS:
- A. DURING AND AFTER CONSTRUCTION, THE CONTRACTOR AND/OR OWNER SHALL KEEP THE LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN.
- 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.
8. SUBMITTALS:
- 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 WORK.
- REINFORCING STEEL SHOP DRAWINGS.
STRUCTURAL STEEL SHOP DRAWINGS.
ENGINEERED TRUSS DRAWINGS.
- * THESE SUBMITTALS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF LICENSEURE OF THE ENGINEER OF RECORD.
- B. A MINIMUM OF TWO WEEKS MUST 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. REASONS FOR THE REQUEST AND COST DIFFERENTIALS SHALL BE INCLUDED IN THE REQUESTS. SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED IN WRITING BY THE ARCHITECT AND STRUCTURAL ENGINEER.

1. MATERIALS:
- 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. ARE INTERMEDIATELY SHALL CONFORM TO ASTM C260.
- E. FLY ASH SHALL CONFORM TO ASTM C914.
- F. CALCIUM CHLORIDE SHALL NOT BE USED.
3. MIX DESIGNS:
- A. ONLY ONE TYPE OF CONCRETE SHALL BE PLACED AT THE SITE AT ANY GIVEN TIME.
- B. A MIX DESIGN THAT PRODUCES THE LOWEST SLUMP COMPATIBLE WITH PROPER PLACEMENT SHALL BE USED. 4" MAXIMUM.
- C. CONCRETE MIXES SHALL CONFORM TO THE FOLLOWING:
- | TYPE OF MEMBER | MINIMUM STRENGTH AT 28 DAYS (PSI) | MAX. W/C (RATIO) | MAX. DRY WEIGHT (PCF) | MAX. AGGREGATE SIZE (INCHES) | AIR ENTRAINMENT (%) | MIN. CEMENT PER YD. (LBS) |
|---|-----------------------------------|------------------|-----------------------|------------------------------|---------------------|---------------------------|
| FOOTINGS: | | | | | | |
| FOUNDATION WALLS: | 2500 | 0.50 | 145 | 3/4" | 3 +/- 1 | 517 |
| | 2500 | 0.45 | 145 | 3/4" | 3 +/- 1 | 564 |
| SLABS ON GRADE: | | | | | | |
| INTERIOR | 2500 | 0.45 | 145 | 3/4" | 3 +/- 1 | 564 |
| EXTERIOR | 2500 | 0.45 | 145 | 3/4" | 6 +/- 1 | 564 |
| SLABS ON DECK: | | | | | | |
| LT. WT. * | 2500 | 0.53 | 110 | 3/4" | 6 +/- 1 | 564 |
| COLUMNS: | 2500 | 0.45 | 145 | 3/4" | 3 +/- 1 | 564 |
| BEAMS: | 2500 | 0.45 | 145 | 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. FILL GRAVEL, AGGREGATE AND/OR PLASTICIZER MAY BE USED IN CONCRETE AREAS WHEN REQUIRED TO THOROUGHLY FILL ALL Voids AND/OR FOR WORKABILITY. (CONTRACTOR'S OPTION).
4. CONSTRUCTION:
- A. CONCRETE SHALL BE PROPERLY VIBRATED DURING PLACEMENT.
- B. PRIOR TO PLACING CONCRETE, CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF OPENINGS, BLACK OUTS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERS, IMBESIS, DOWNLS, ETC. ANCHOR BOLTS AND DOWELS SHALL BE PLACED PRIOR TO CASTING CONCRETE.
- C. CONSTRUCTION JOINTS AND BOLDBLADS SHALL BE FORMED WITH A KEY WAY. ALL CONTACT SURFACES, NEW OR EXISTING, AT CONSTRUCTION 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 RUN 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.
5. FOOTINGS:
- 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 REVEYED KEY WAY 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 AND/OR CORNER BARS.
- 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 AS REQUIRED.
- H. BEARING SURFACES FOR FOOTINGS WHICH ARE, OR BECOME, UNDERMINED DURING CONSTRUCTION SHALL BE BACKFILLED WITH A LEAN-MIX CONCRETE (1000 PSI MIN.).
6. SLABS ON GRADE:
- 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 @ 24" O.C. BOTH WAYS, TYPICAL UNLESS NOTED OTHERWISE. PROVIDE CHAIRS WITH DOWELS 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 CONSTRUCTION (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.

REINFORCING STEEL

1. CODES AND STANDARDS:
- A. REINFORCING STEEL SHALL COMPLY WITH:
- I. AMERICAN CONCRETE INSTITUTE BUILDING CODE & COMMENTARY ACI 318.
- II. AMERICAN CONCRETE INSTITUTE "DETAILING MANUAL", ACI 315 (OR SF-60).
2. MATERIALS:
- 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 WIRE WHICH CONFORMS TO ASTM A82.
3. CONSTRUCTION:
- A. REINFORCING SHALL BE DETAILED, BOLSTERED, AND SUPPORTED PER ACI 315.
- B. REINFORCING STEEL SHALL BE FREE OF LOOSE, FLAKY RUST, SCALE, GREASE, OIL, DIRT, AND OTHER MATERIALS WHICH MIGHT AFFECT OR IMPAIR BOND.
- C. REINFORCING SHALL BE CONTINUOUS IN WALLS, BEAMS, COLUMNS, SLABS, FOOTINGS, ETC.
- 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 IN 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 BENT BAR.
- 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..... | 3" |
|---|--------|
| #5 AND LARGER..... | 2" |
| #5 AND SMALLER..... | 1 1/2" |
| CONCRETE NOT EXPOSED TO EARTH OR WEATHER: | |
| SLABS AND WALLS, #11 AND SMALLER..... | 3/4" |
| BEAMS AND COLUMNS, MAIN REINFORCING OR TIES..... | 1 1/2" |
- SLABS ON GRADE..... CENTER OF SLAB
- C. 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 300 BAR DIAMETERS OR TEN FEET.
- H. NO REINFORCING STEEL SHALL BE WELDED UNLESS SPECIFICALLY NOTED AS SUCH. USE BROCK ELECTRODES AND ASTM A706 REINFORCING. COMPLY WITH AISC REQUIREMENTS.
- I. EPOXY COATED REINFORCING BARS SHALL BE USED WHEN SPECIFICALLY NOTED. INCREASE LAP SPLICE LENGTHS AS REQUIRED BY THE IRC.

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 COMMENTARY.
- II. AISC "CODE OF STANDARD PRACTICE" EXCLUDING SECTIONS 1.5.1, 3.3 (1ST SENTENCE), 4.5, 7.5.4, AND 7.11.5.
- III. AMERICAN WELDING SOCIETY (AWS) "STRUCTURAL WELDING CODE", EXCLUDING ITEMS CONFLICTING WITH AISC REQUIREMENTS.
2. MATERIALS:
- A. STRUCTURAL STEEL SHAPES SHALL CONFORM TO ASTM A572 GRADE 50 ENHANCED STEEL. STRUCTURAL STEEL PLATES SHALL CONFORM TO ASTM A572.
- B. STRUCTURAL TUBE STEEL SHALL CONFORM TO ASTM A450, 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.
- E. WELDED ANCHOR STUDS AND DEFORMED BAR ANCHORS SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS.
3. CONSTRUCTION:
- A. FABRICATION SHALL BE DONE IN AN APPROVED FABRICATOR'S SHOP.
- B. CAMBER IN BEAMS SHALL BE AS INDICATED ON PLANS.
- C. PROVIDE A SHOP COAT OF PAINT ON ALL STEEL ITEMS, EXCEPT AT AREAS OF WELDING AND/OR BOLTING.
- D. USE HIGH STRENGTH (6000 PSI MINIMUM AT 28 DAYS), NON-SHRINK, LAQUID EPOXY GROUT BENEATH ALL STEEL BASE PLATES AND BEARING PLATES. MIX GROUT WITH SAND OR FILL GRAVEL AS RECOMMENDED BY THE MANUFACTURER. PLACE GROUT AS SOON AS STEEL MEMBER HAS BEEN PROPERLY POSITIONED AND ALIGNED.
- E. WHERE STRUCTURAL STEEL WIRE PLANGE, PIPE, OR TUBE SECTIONS ARE EMBEDDED IN CONCRETE OR MASONRY AND REINFORCING BARS BUTT TO IT, DEFORMED BAR ANCHORS OR REINFORCING BARS WITH THE SAME SIZE AND SPACING AS THE ADJACENT REINFORCING BARS, 48 BAR DIAMETERS LONG, SHALL BE WELDED TO THE STRUCTURAL STEEL. THE MANUFACTURER'S WELDING PROCEDURES SHALL BE ADHERED TO.
4. BOLTED CONNECTIONS:
- A. BOLTS SHALL BE 3/4" DIAMETER, UNLESS NOTED OTHERWISE.
- B. BOLT SHALL BE BEARING TYPE CONNECTIONS UNLESS NOTED OTHERWISE.
- 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 THREE (3) RADIAL LINES.
- D. ALL OTHER BOLTED CONNECTIONS SHALL BE MADE WITH BOLTS AND NUTS CONFORMING TO ASTM A307 UNLESS NOTED OTHERWISE, INCLUDING ANCHOR BOLTS.
- E. BOLTED CONNECTIONS SHALL BE TIGHTENED AND SHALL HAVE WASHERS AS REQUIRED BY AISC UNLESS NOTED OTHERWISE.
- F. ENLARGING OF HOLES SHALL BE ACCOMPLISHED BY MEANS OF BRAMING. DO NOT USE A TORCH ON ANY BOLT HOLES.
5. WELDED CONNECTIONS:
- A. WELDED CONNECTIONS SHALL BE MADE USING LOW HYDROGEN MATCHING FILLET METAL ELECTRODES, UNLESS NOTED OTHERWISE.
- B. WELDERS SHALL BE CURRENTLY CERTIFIED ACCORDING TO AWS WITHIN THE LAST 12 MONTHS. ALL WELDING PROCEDURES SHALL BE PRE-QUALIFIED. WELDERS SHALL FOLLOW WELDING PROCEDURES.
- C. WELDING AND GAS CUTTING SHALL BE DONE PER AWS.
- D. WELDS SHALL HAVE THE SLAG REMOVED.

MASONRY VENEER ANCHOR TIES

1. PRODUCTS:
- A. MASONRY VENEER ANCHOR TIES SHALL BE ONE OF THE FOLLOWING:
- I. DOVETAIL ANCHORS.
- II. 10-X10 SEISMIC CLIP INTERLOCK SYSTEM BY HOHMANN & BARNARD.
- III. ARCHITECT AND STRUCTURAL ENGINEER APPROVED TWO PICEE ADJUSTABLE HOT-DIPPED GALVANIZED TIES.
2. INSTALLATION:
- A. MAXIMUM SPACING SHALL BE 16" O.C. HORIZONTAL AND VERTICAL.
- B. PROVIDE CONTINUOUS HORIZONTAL GALVANIZED #9 WIRE IN CENTER THIRD OF MORTAR JOINTS AT 16" O.C. ENGAGE #9 WIRE WITH ALL ANCHOR TIES.
- 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.

GENERAL FRAMING NOTES

1. ALL JOISTS, RAFTERS, POSTS AND HEADERS SHALL BE DOUGLAS FIR LARCH NO.2 OR EQUAL U.N.O. IF 7"X3 OR EQUAL ARE USED, THEY MUST BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS, ALSO PROVIDE BRACING @ 6' O.C. FOR FLOOR JOISTS.
2. ALL JOISTS AND RAFTERS SHALL HAVE SOLID BLOCKING AT THEIR BEARING POINTS. ROOF JOISTS TO HAVE HURRICANE CLIPS AT 24" O.C. MIN.
3. ALL WOOD/LUMBER PLACED ONTO CONCRETE SHALL BE PRESSURE TREATED OR REDWOOD.
4. ALL WOOD CONNECTIONS MUST CARRY THE CAPACITY OF THE MEMBER. CONTRACTOR IS RESPONSIBLE FOR CONNECTIONS. IF OTHER THAN STANDARD CONNECTIONS ARE REQUIRED, SEE PROJECT ENGINEER FOR ADDITIONAL ASSISTANCE. USE SIMPSON OR EQUAL CONNECTIONS FOR WOOD TO WOOD.
5. 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.
6. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 3/8" THICK EXP 1 SHEATHING OR EQUAL WITH 84 NAILS @ 6" O.C. EDGES AND @ 12" O.C. IN THE FIELD - BLOCKED, UNLESS OTHERWISE NOTED.
7. ALL FLOOR SHEATHING TO BE 3/4" THICK T&G SHEATHING BLOCKED AND 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 TIMBERS UNLESS NOTED OTHERWISE.
10. TRUSS MANUFACTURER SHALL PROVIDE ENGINEERING SPECS. FOR ALL TRUSSES.
11. USE 7/16" O.S.B. OR CDX PLYWOOD SHEATHING WITH 84 NAILS @ 6" O.C. AT EDGES OF ROOF 10d NAILS @ 4" O.C. AT GABLE ENDS. SPACE NAILS 12" O.C. AT INTERMEDIATE MEMBERS. STAGGER SHEATHING JOINTS. PLYWOOD PERP. TO RAFTERS AND TRUSSES.
12. SOLID BLOCK BETWEEN TRUSSES. HOLD DOWN EVERY 3RD BLOCK FOR ATTC VENTILATION.
13. ALL OVER FRAME AREAS TO HAVE FULL ROOF SHEATHING BELOW.
14. PROVIDE SQUARE BRACING AT 8m JOIST BELOW ALL POSTS FROM ROOF, HEADERS OR BEAM POINT LOADS.
15. PROVIDE DOUBLE FLOOR JOISTS BELOW ALL PARALLEL BEARING WALLS.
16. ALL FRAMING LUMBER SHALL BE HEM FIR OR BETTER UNLESS A HIGHER GRADE IS NOTED OTHERWISE.
17. GUSPLAM BEAMS SHALL BE 24F-V4 DF/DF FOR SINGLE SPANS AND 24F-V6 DF/DF FOR MULTIPLE SPANS, AND CANTILEVERED SPANS.
18. NO REINFORCING STEEL SHALL BE WELDED UNLESS SPECIFICALLY NOTED AS SUCH. USE BROCK ELECTRODES AND ASTM A706 REINFORCING. COMPLY WITH AISC REQUIREMENTS.
- I. EPOXY COATED REINFORCING BARS SHALL BE USED WHEN SPECIFICALLY NOTED. INCREASE LAP SPLICE LENGTHS AS REQUIRED BY THE IRC.

18. ALL RAFTERS AND JOISTS OVER THREE FEET LONG SHALL BE HANGEROED IF NOT SUPPORTED BY BOTTOM BRACING. ALL HANGERS AND OTHER WOOD CONNECTIONS MUST BE DESIGNED TO CARRY THE CAPACITY OF THE MEMBER THAT THEY ARE SUPPORTING.
19. FRAMING CONNECTIONS NOTED ON THE DRAWINGS ARE SIMPSON STRONOTITE OR EQUAL. INSTALL WITH THE CATALOG DESIGNATED CONNECTOR IN EACH HOLE.
20. 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 50%-75% OF THE SHANK DIAMETER. IF 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.
23. 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 SHEATHING SCHEDULE.
25. ALL OVER BUILT ROOF RAFTERS SHALL BE BRACED VERTICALLY TO THE TRUSSES BELOW AT 8'-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 45' LAP SPICE.
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 PIERSTALS PROJECTING ABOVE FLOORS UNLESS APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD IS USED. THE PIERSTALS SHALL PROJECT AT LEAST 6" ABOVE EXPOSED BATHI AND AT LEAST 1' ABOVE SUCH FLOORS.
29. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE IRC, AND LOCAL ORDINANCES.
30. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING CONSTRUCTION.

WOOD TRUSS NOTES

1. BOTTOM CHORDS OF TRUSSES, ACTING AS CEILING MEMBERS MUST BE ABLE TO SUPPORT A 10 PSF LIVE LOAD PER 2006 IRC 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.
3. THE TRUSSES SHALL BE DESIGNED TO CARRY ANY ADDITIONAL LOADS DUE TO MECHANICAL UNITS, ROOF DOORS, ROOF OVERBUILDS, ETC.
4. THE TRUSSES SHALL ALSO BE DESIGNED PER THE 2006 IRC, AND LOCAL ORDINANCES.
5. ALL MEMBERS SHALL BE DESIGNED FOR COMBINED STRESSES, BASED ON THE WORST LOADING CONDITION.
6. THE TRUSS MANUFACTURER SHALL INDICATE PROPER BRACING OF COMPRESSION CHORD MEMBERS @ 6'-0" LONG (OR LONGER), AS WELL AS BRACING FOR TRUSS ERECTION.
7. ALL DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE TRUSSES PER THE TRUSS MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS. NO WEE 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 THE TRUSSES. TRUSS PLANT SHALL PROVIDE LICENSED ENGINEERED PLAN, (CONTRACTOR TO VERIFY TRUSS LAYOUT IS CONSISTENT WITH THESE PLANS. ENGINEER SHOULD BE NOTIFIED OF ANY DEVIATION).
10. FABRICATION OF TRUSSES SHALL BE AS APPROVED BY ICBO EXCEPT THAT THIS SPECIFICATION SHALL GOVERN WHEN IT EXCEEDS ICBO REQUIREMENTS.
11. FABRICATE TRUSSES FROM APPROVED SHOP DRAWINGS.
12. FABRICATE TRUSSES IN JOIS WITH MEMBERS ACCURATELY CUT TO PROVIDE GOOD BEARING AT JOINTS. JOINTS SHALL BE ACCEPTABLE IF THE AVERAGE OPENING BETWEEN ENDS OF MEMBERS IMMEDIATELY AFTER FABRICATION IS LESS THAN 1/16". EXCEPT THAT TRUSS COMPRESSION CHORD JOINTS AT SPLICES AND ROOF SIDES SHALL HAVE FULL CONTACT BETWEEN MEMBERS.
13. EACH CHORD SECTION SHALL BE INVOLVED IN TWO PANEL POINTS BEFORE BEING SPLICED.
14. PROVIDE 1/8" CAMBER FOR EACH 6 FEET OF TRUSS UNLESS OTHERWISE INDICATED.
15. TRUSS FABRICATORS USING METAL PLATES SHALL HAVE PLANT INSPECTED FOUR TIMES PER YEAR BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH VPI REGULATIONS AND COPIES OF INSPECTIONS MADE AVAILABLE TO OWNER UPON REQUEST.

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 INTERMEDIATE SUPPORTS EXCEPT 6 INCHES (152mm) AT ALL SUPPORTS WHERE SPANS ARE 16 INCHES (406mm) OR LONGER.
3. NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING.
4. COMMON OR DEFORMED SHANK.
5. DEFORMED SHANK.
6. CORROSION-RESISTANT STUDS OR CASING NAILS.
7. PARTNERS SPACED @ 12 INCHES (305mm) ON CENTER AT EXTERIOR EDGES AND 6 INCHES (152mm) ON CENTER AT INTERMEDIATE SUPPORTS.
8. CORROSION-RESISTANT SCOTING 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) LENGTH FOR 25/32 INCH (30mm) SHEATHING.
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 FOR 25/32 INCH (30mm) SHEATHING.
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 NAILS SPACED @ 6 INCHES (152mm) ON PANEL EDGES, 12 INCHES (305mm) AT INTERMEDIATE SUPPORTS.
11. PANEL SUPPORTS AT 24 INCHES (610mm). CASING OR FINISH NAILS SPACED @ 6 INCHES (152mm) ON PANEL EDGES, 12 INCHES (305mm) AT INTERMEDIATE SUPPORTS.

SPECIAL INSPECTION

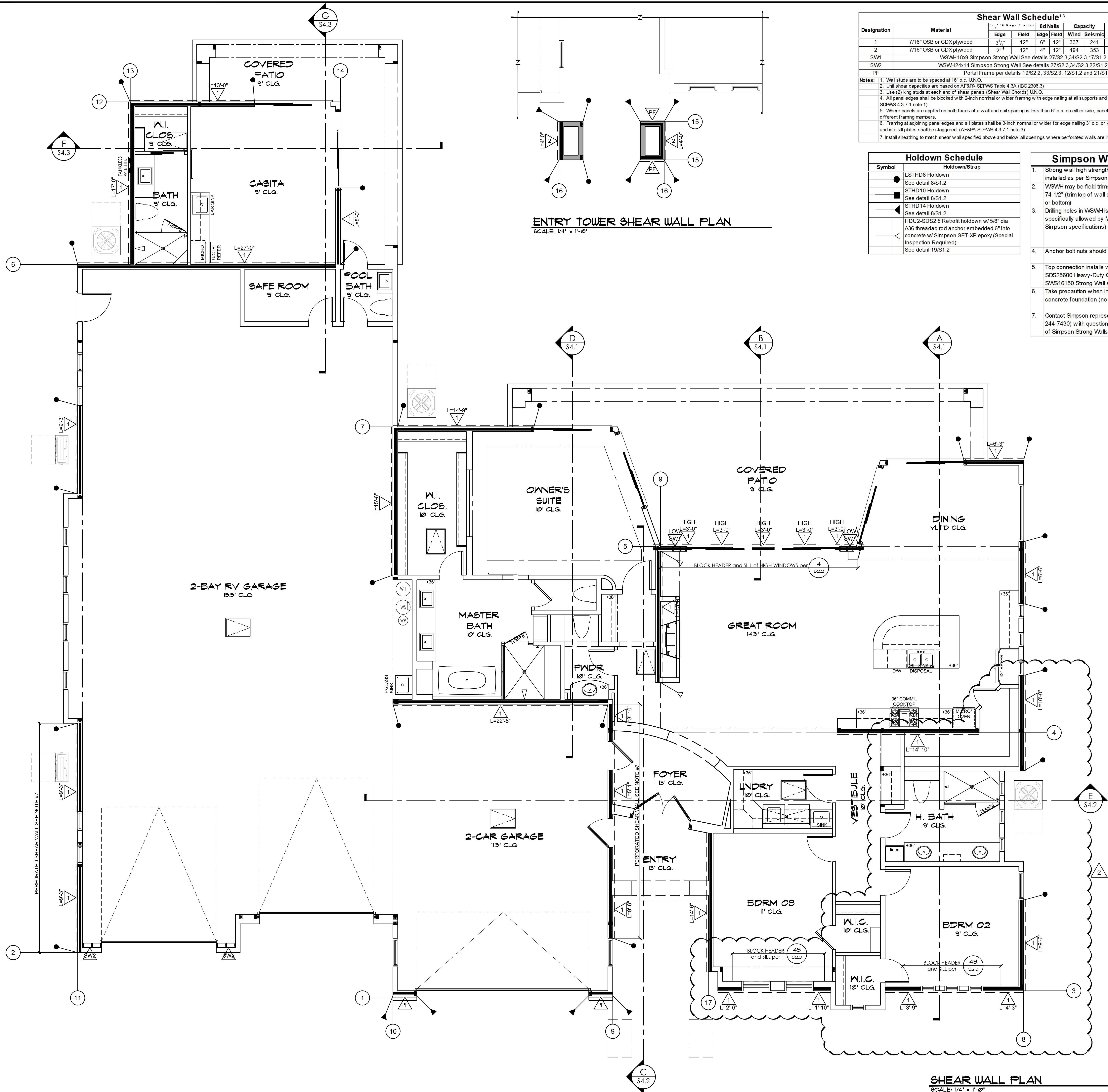
1. SPECIAL INSPECTION SHALL BE REQUIRED FOR THE FOLLOWING ITEMS PER CHAPTER 17 OF THE IRC:
- A. CONSTRUCTION OF THE EPOXY BOLTS PER MANUFACTURER'S SPECIFICATIONS.
- B. FIELD WELDING AT STRUCTURAL STEEL.

MINIMUM NAILING SCHEDULE

CONNECTION	NAILING
1. JOIST TO SILL OR GIRDER, TORNAIL	(3) 8d
2. BRIDGING TO JOIST, TORNAIL, 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, HIND AND FACE NAIL	(2) 16d
6. SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	16d @ 16" (406mm) O.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, TORNAIL 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.
23. BUILT-UP CORNER STUDS	(3) 16d
11. BRACING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TORNAIL	(3) 8d
12. 8m JOIST TO TOP PLATE, TORNAIL	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, TORNAIL	(3) 8d
16. CONTINUOUS HEADER TO STUD, TORNAIL	(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, TORNAIL	(3) 16d
20. 1" (25mm) BRACE TO EACH STUD AND PLATE, FACE NAIL	(2) 8d
21. 1"x6" (25mm x 203 mm) SHEATHING TO EACH STUD BEARING, FACE NAIL	(2) 8d
22. WIDER THAN 1"x6" (25mm x 203mm) SHEATHING TO EACH BEARING, FACE NAIL	(3) 8d
23. BUILT-UP CORNER STUDS	16d @ 24" (610mm) O.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
10/32" - 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
3/4" (19mm) AND LESS	6d 5
1 1/8" - 1 1/4" (29mm-32mm)	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 6d 8 No. 16 GA 9
25/32" (20mm)	No. 11 GA 6d 8 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 INTERMEDIATE SUPPORTS EXCEPT 6 INCHES (152mm) AT ALL SUPPORTS WHERE SPANS ARE 16 INCHES (406mm) OR LONGER.
3. NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING.
4. COMMON OR DEFORMED SHANK.
5. DEFORMED SHANK.
6. CORROSION-RESISTANT STUDS OR CASING NAILS.
7. PARTNERS SPACED @ 12 INCHES (305mm) ON CENTER AT EXTERIOR EDGES AND 6 INCHES (152mm) ON CENTER AT INTERMEDIATE SUPPORTS.
8. CORROSION-RESISTANT SCOTING 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) LENGTH FOR 25/32 INCH (30mm) SHEATHING.
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LEI CONSULTING ENGINEERS AND SURVEYORS, INC. IS NOT A GEOTECHNICAL ENGINEER AND HAS NOT PERFORMED ANY SOIL BEARING OR SLOPE ANALYSIS. LEI HAS DESIGNED THE FOUNDATION IN ACCORDANCE WITH THE MAXIMUM BEARING PRESSURE ALLOWED WHEN NO GEOTECHNICAL REPORT IS PROVIDED. LE



Shear Wall Schedule ^{1,3}							
Designation	Material	Ed Nails		Capacity		1/2" Anchor Bolt Spacing	Note
		Edge	Field	Edge	Field		
1	7/16" OSB or CDX plywood	3 1/2"	12"	6"	12"	337	241
2	7/16" OSB or CDX plywood	2 5/8"	12"	4"	12"	494	353
SW1	WSWH18x9 Simpson Strong Wall See details 27/S2.3.34/S2.3.17/S1.2 and 18/S1.2						
SW2	WSWH24x14 Simpson Strong Wall See details 27/S2.3.34/S2.3.22/S1.2 and 18/S1.2						
PF	Portal Frame per details 19/S2.2.33/S2.3.12/S1.2 and 21/S1.2						
Notes: 1. Wall studs are to be spaced at 16" o.c. U.N.O. 2. Unit shear capacities are based on AF&PA SDPM5 Table 4.3A (IBC 2306.3). 3. Use (2) king studs at each end of shear panels (Shear Wall Chords) U.N.O. 4. All panel edges shall be blocked with 2-inch nominal or wider framing with edge nailing at all supports and panel edges U.N.O. (AF&PA SDPM5 4.3.7.1 note 1). 5. Where panels are applied on both faces of a wall and nail spacing is less than 6" o.c. on either side, panel joints shall be offset to fall on different framing members. 6. Framing at adjoining panel edges and sill plates shall be 3-inch nominal or wider for edge nailing 3" o.c. or less. Nails at adjoining panel edges and into sill plates shall be staggered. (AF&PA SDPM5 4.3.7.1 note 3). 7. Install sheathing to match shear wall specified above and below all openings where perforated walls are indicated.							

Holdown Schedule	
Symbol	Holdown/Strap
●	LSTHD8 Holdown
○	See detail 8/S1.2
■	STHD10 Holdown
□	See detail 8/S1.2
▲	STHD14 Holdown
▼	See detail 8/S1.2
—	HDU2-SDS2.5 Retrofit holdown w/ 5/8" dia. A36 threaded rod anchor embedded 6" into concrete w/ Simpson SET-XP epoxy (Special Inspection Required)
—	See detail 19/S1.2

Simpson WSWH Notes	
1.	Strong wall high strength wood shear walls shall be installed as per Simpson specifications
2.	WSWH may be field trimmed to a minimum height of 74 1/2" (trim top of wall only - Do not trim from sides or bottom)
3.	Drilling holes in WSWH is not allowed except as specifically allowed by Manufacturer (Refer to Simpson specifications)
4.	Anchor bolt nuts should be finger tight plus 1/2 turn.
5.	Top connection installs with a combination of SDS25600 Heavy-Duty Connector screws & SWS16150 Strong Wall screws
6.	Take precaution when installing cast-in-place bolts at concrete foundation (no retrofit option is available)
7.	Contact Simpson representative Gary Pugmire (801-244-7430) with questions regarding the installation of Simpson Strong Walls.

- GENERAL SHEARWALL NOTES:
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.

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CONTRACTOR:

PROJECT:

LA MISIÓN - ENCLAVES MODEL
3045 Camino De La Enclave / T: 2373 / L: 2A
Lake Havasu City, AZ

REVISIONS:

17 AUGUST 2021	CITY REVS
17 SEPT 2021	OWNER REVS

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

DRAWN: S.L.Z.

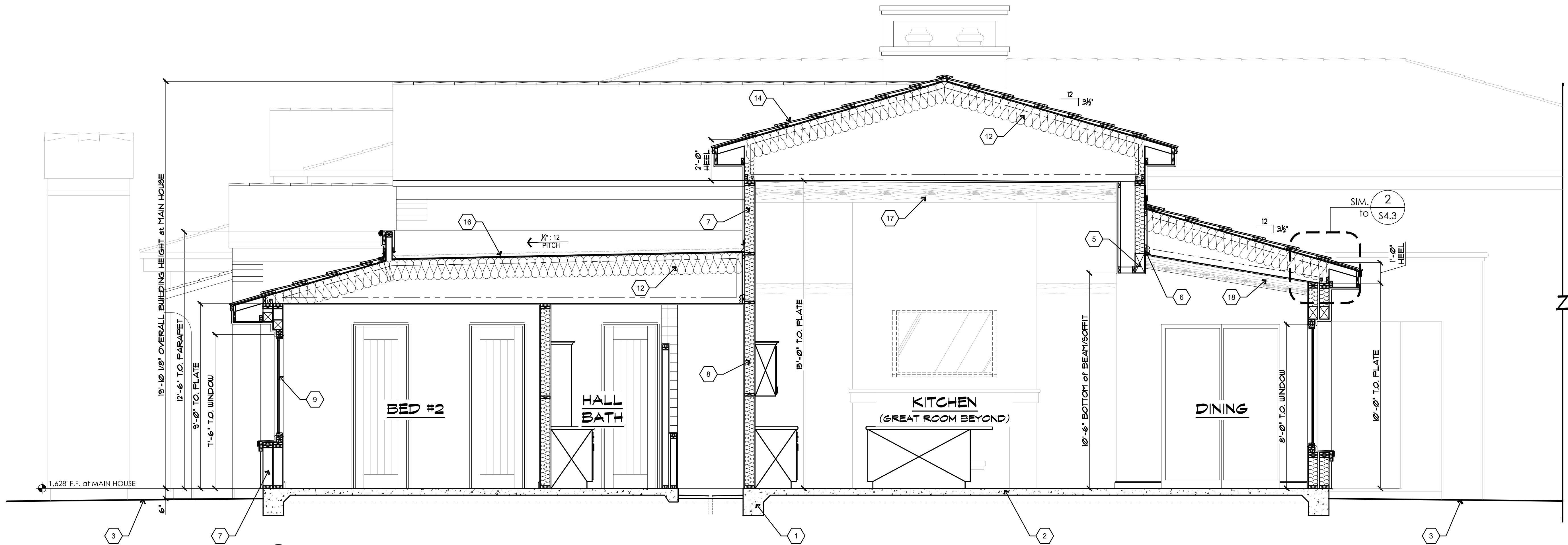
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DATE: 01 APRIL 2021

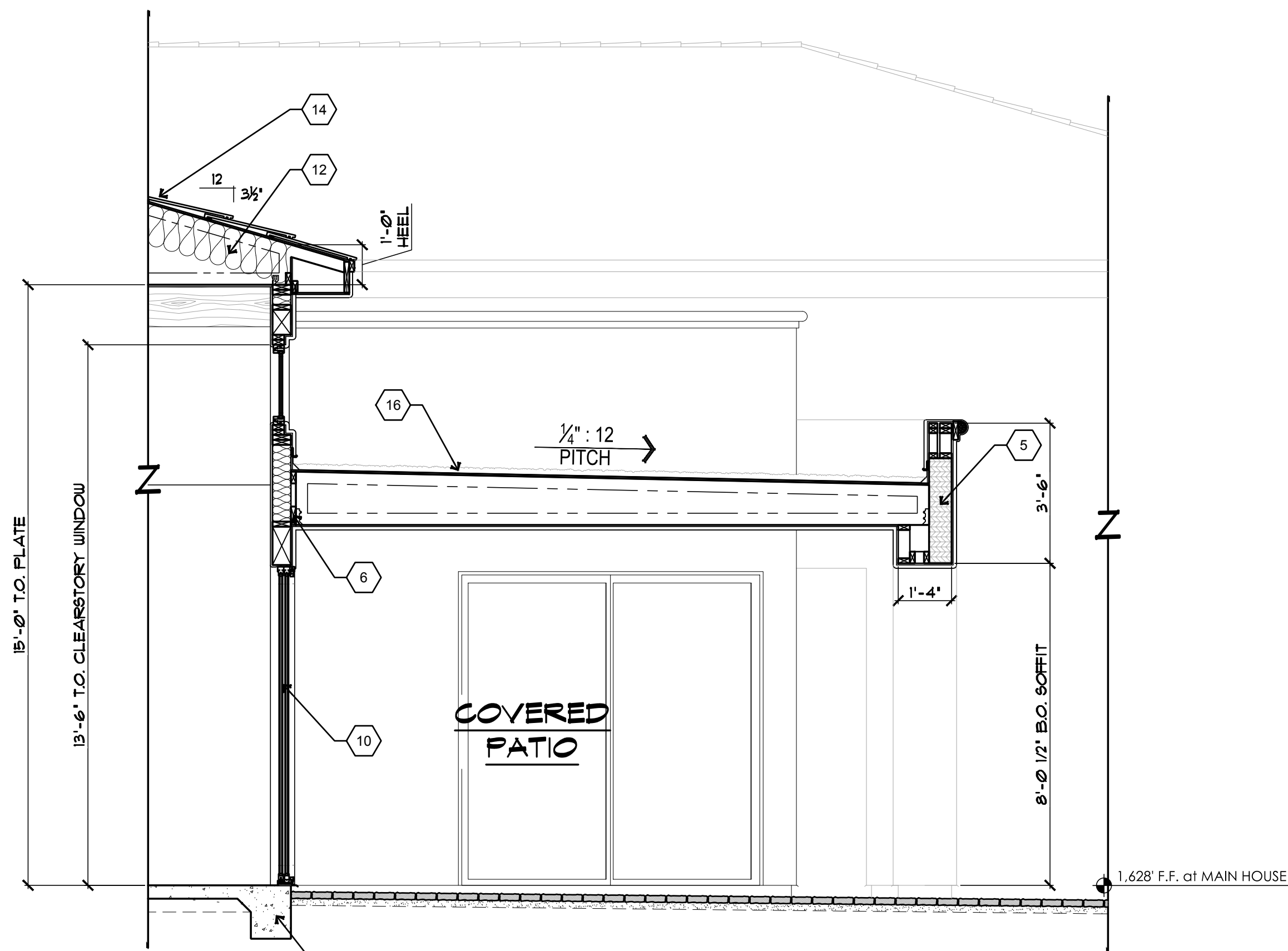
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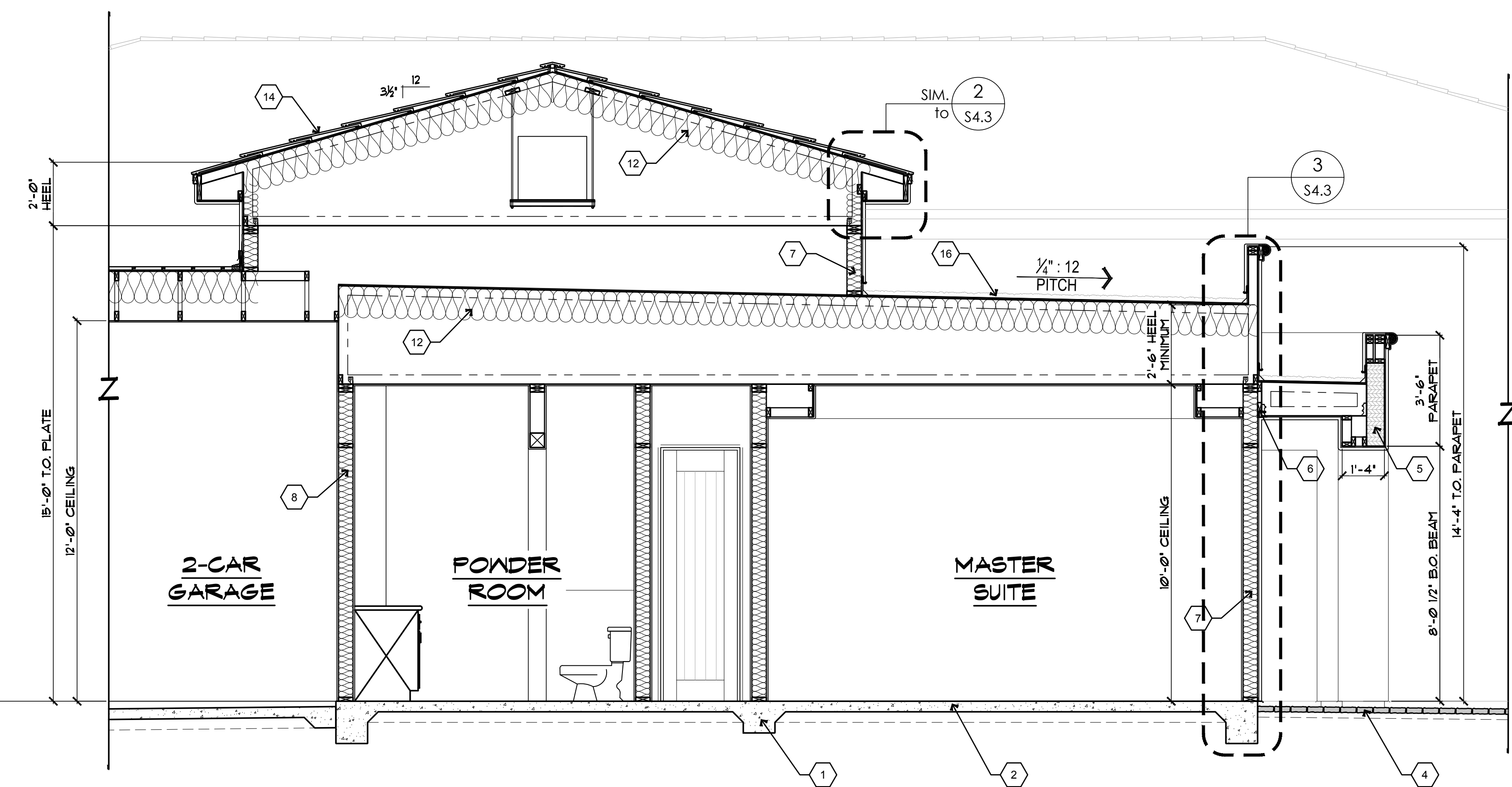
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A BUILDING SECTION
SCALE: 3/8" = 1'-0"



B BUILDING SECTION
SCALE: 3/8" = 1'-0"



D BUILDING SECTION
SCALE: 3/8" = 1'-0"

KEYNOTE LEGEND	
NOTE: NOT ALL KEYNOTES USED ON THIS SHEET	
FOUNDATION:	
1.	CONCRETE FOOTING per STRUCT'L CALCS
2.	CONCRETE SLAB OVER APPROVED COMPACTED SOIL per STRUCTURAL CALCS
3.	FINISH GRADE - SLOPE AWAY FROM STRUCTURE
4.	CONCRETE PAVERS per OWNER SELECTION - SLOPE AWAY FROM STRUCTURE
WALL CONSTRUCTION:	
5.	BEAM/HEADER per STRUCTURAL CALCS
6.	LEDGER STRIP per STRUCTURAL CALCS
7.	R19 MINIMUM EXTERIOR WALL INSULATION
8.	R11 MINIMUM SOUND BATTS of ALL INTERIOR WALLS. TYPICAL
9.	DUAL GLAZE WINDOW per WINDOW SCHEDULE
10.	DOOR per DOOR SCHEDULE
FLOOR / ROOF CONSTRUCTION:	
11.	PREFABRICATED ROOF TRUSSES - INSTALL per STRUCTURAL CALCS. SPACING per PLANS
12.	R38 MINIMUM ROOF INSULATION
13.	NOT USED.
14.	CONCRETE ROOF TILE (ICC-ER #1215) o/ TWO LAYERS of 30lb FELT o/ APA-RATED SHEATHING (per STRUCTURAL CALCS) o/ PREFABRICATED ROOF TRUSSES
15.	DRAINAGE CRICKET per PLAN w/ FLASHING as REQUIRED. TYPICAL WHERE SHOWN
16.	DIKRO-LAST (or APPROVED EQUAL) ROOFING o/ 2-LAYERS of 30 LB FELT o/ SHEATHING o/ PRE-MFG'd ROOF TRUSSES at 24" ON CENTER
FINISH CONSTRUCTION:	
17.	8x12 NON-STRUCTURAL BEAM - SPACING per REFLECTED CEILING PLAN - COLOR per OWNER SELECTION
18.	8x8 NON-STRUCTURAL BEAM - SPACING per REFLECTED CEILING PLAN - COLOR per OWNER SELECTION



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REVISIONS	
17	AUGUST 2021
CITY	REVS

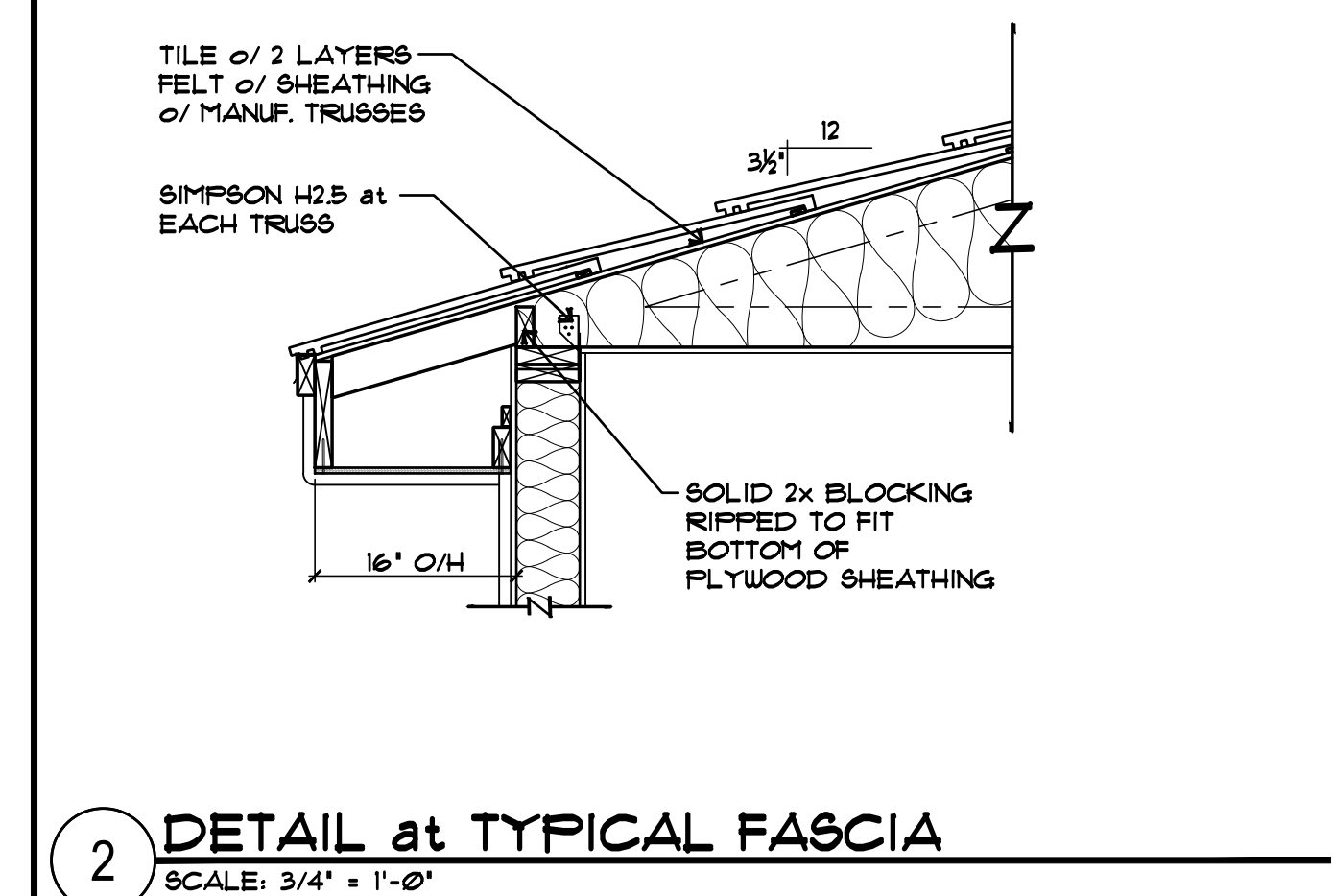
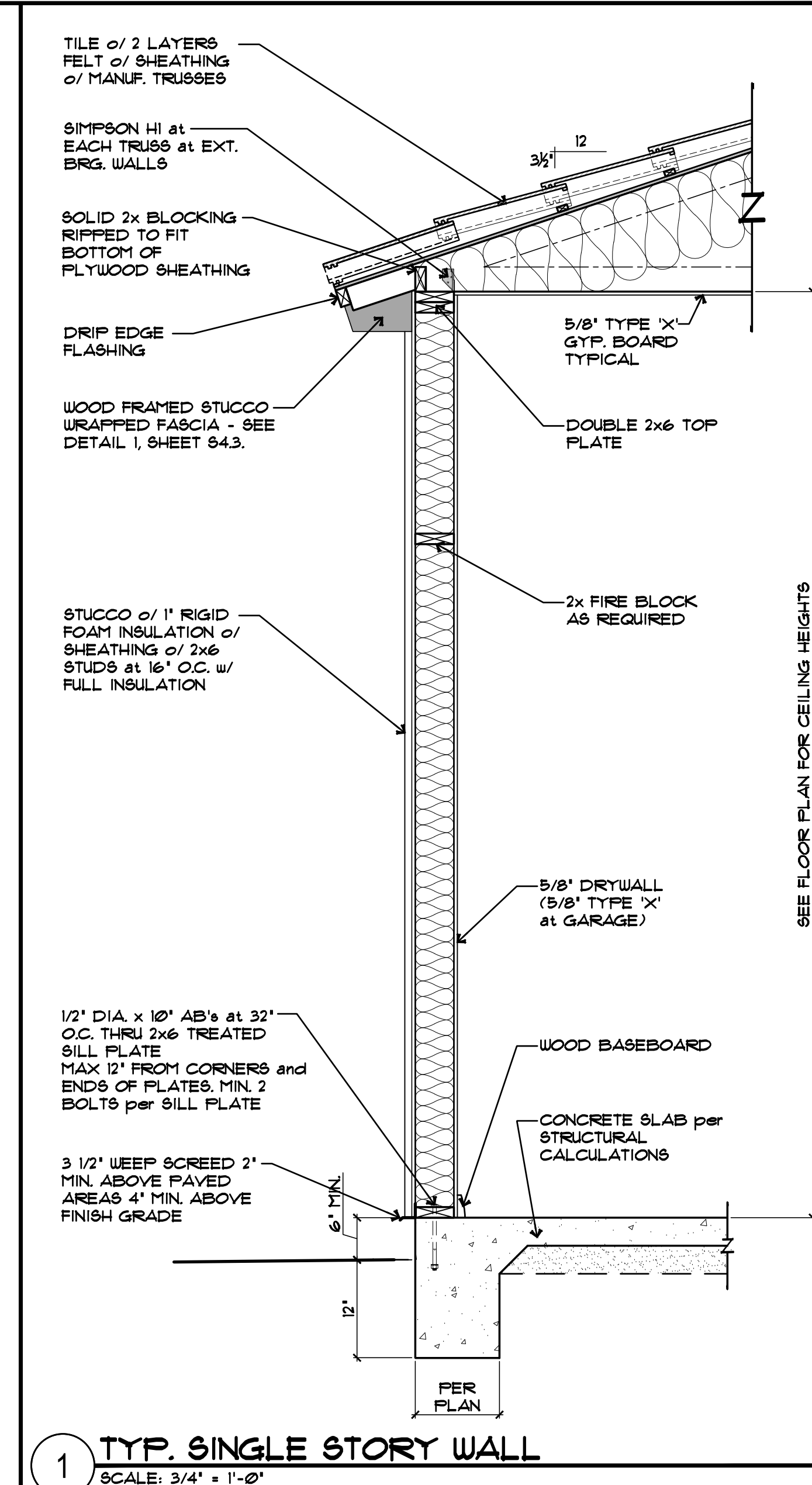
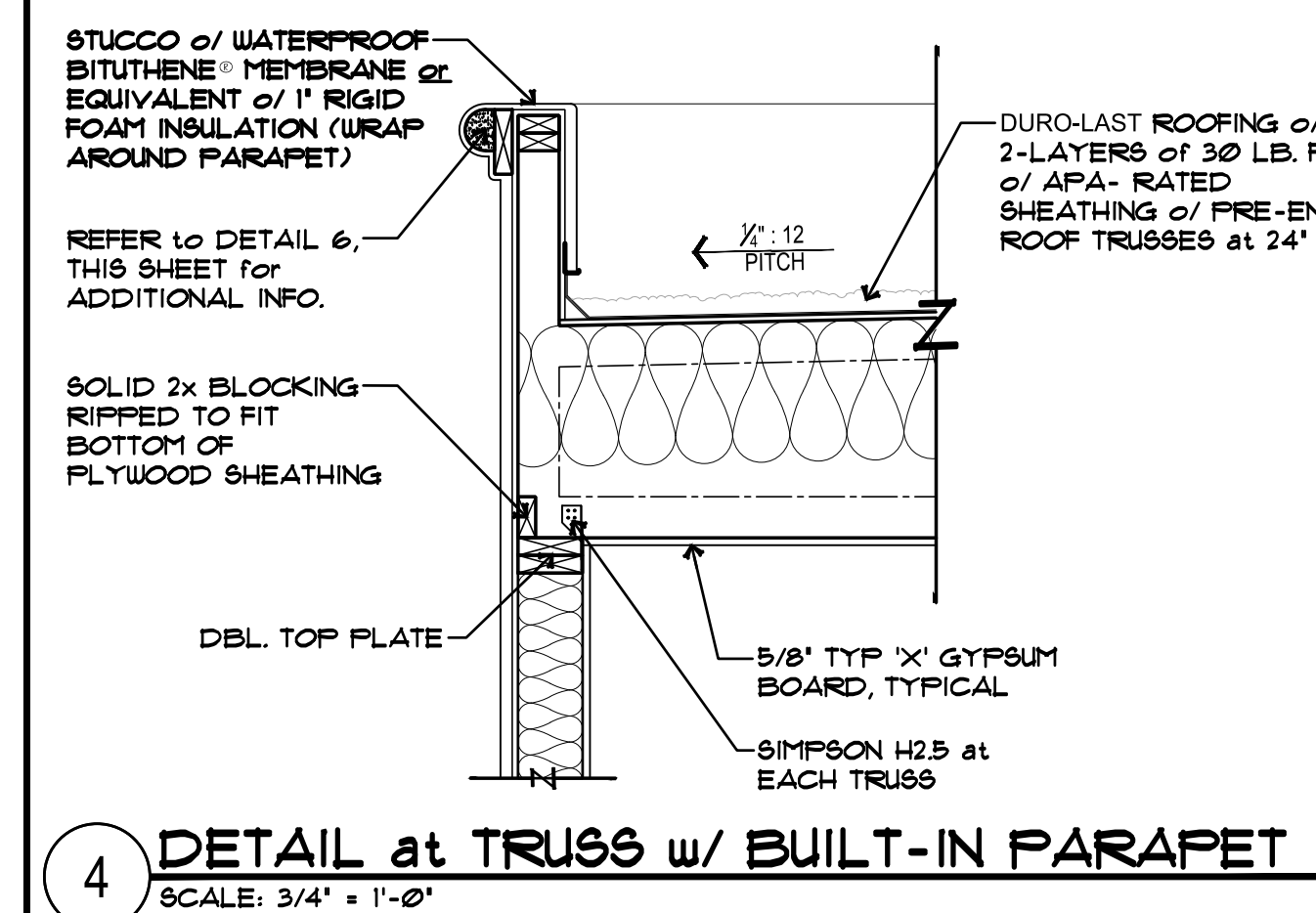
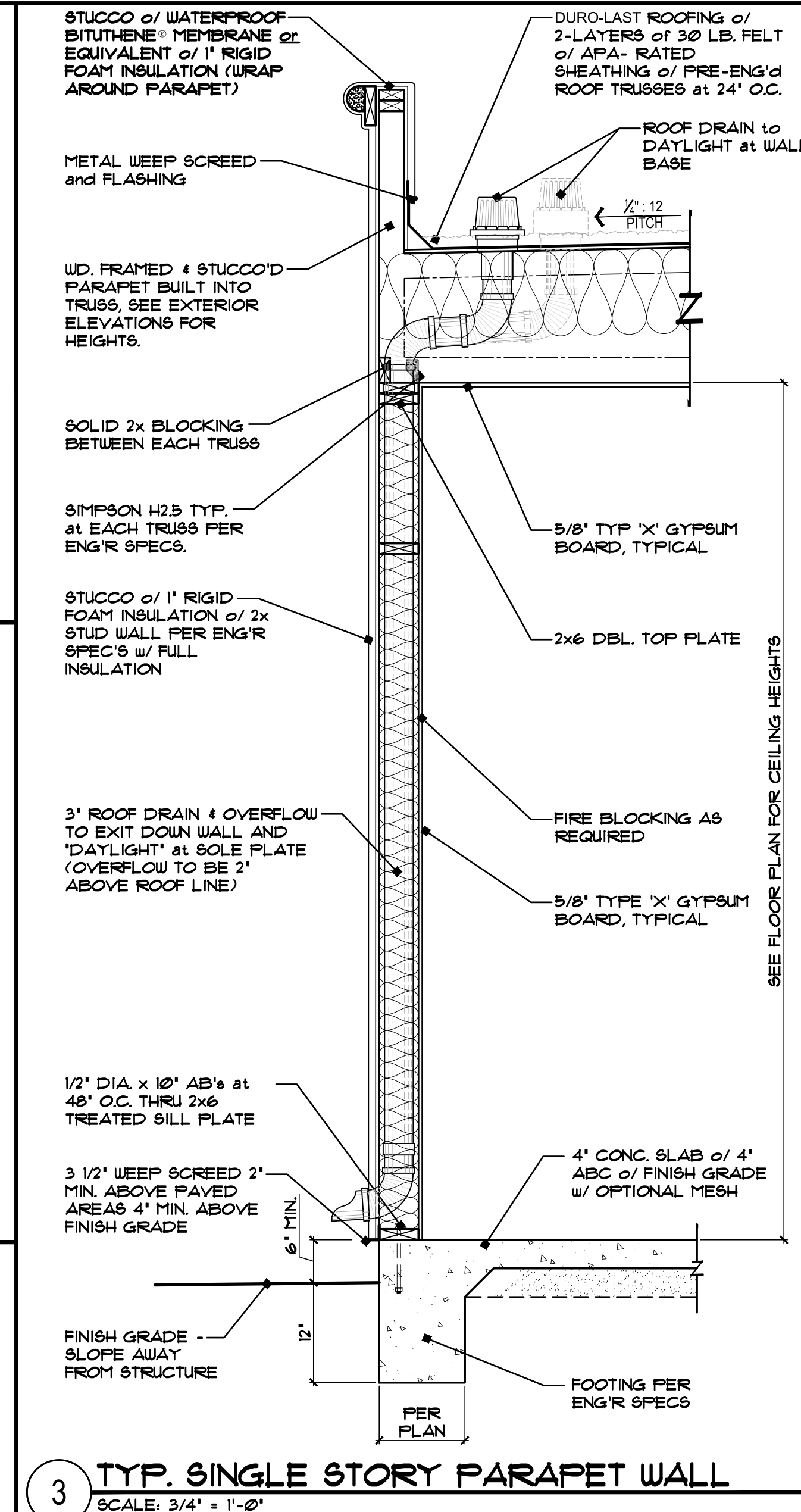
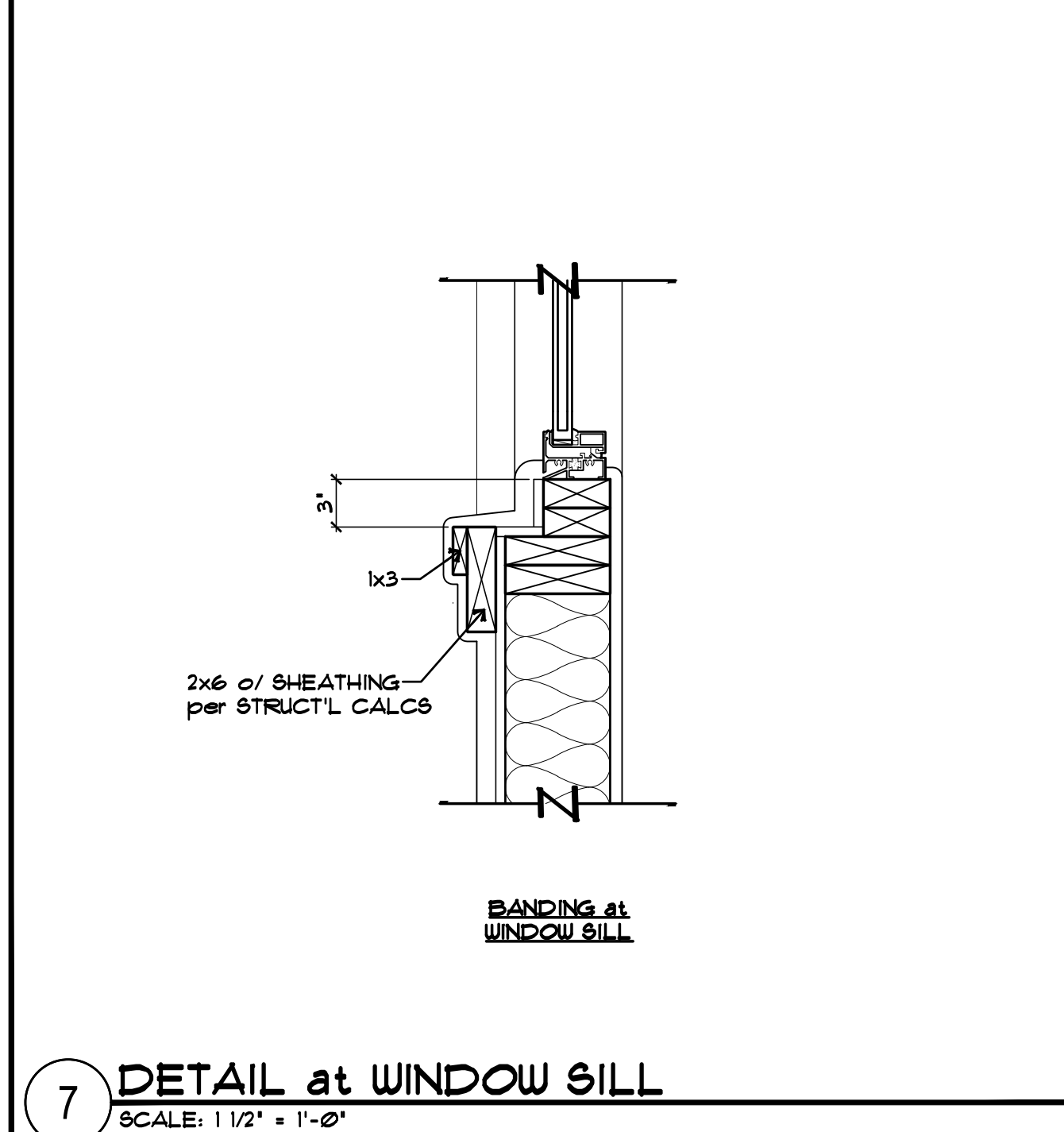
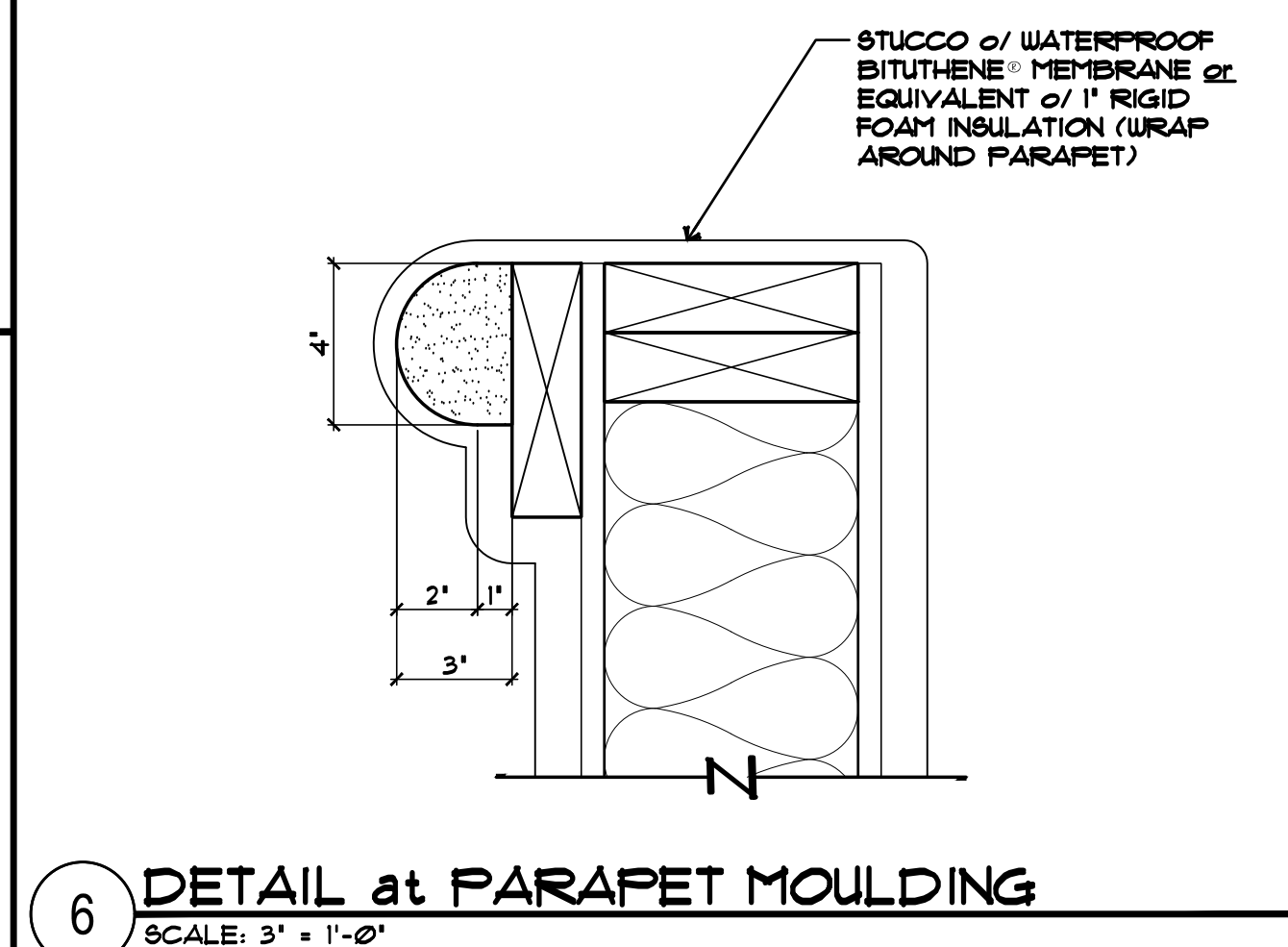
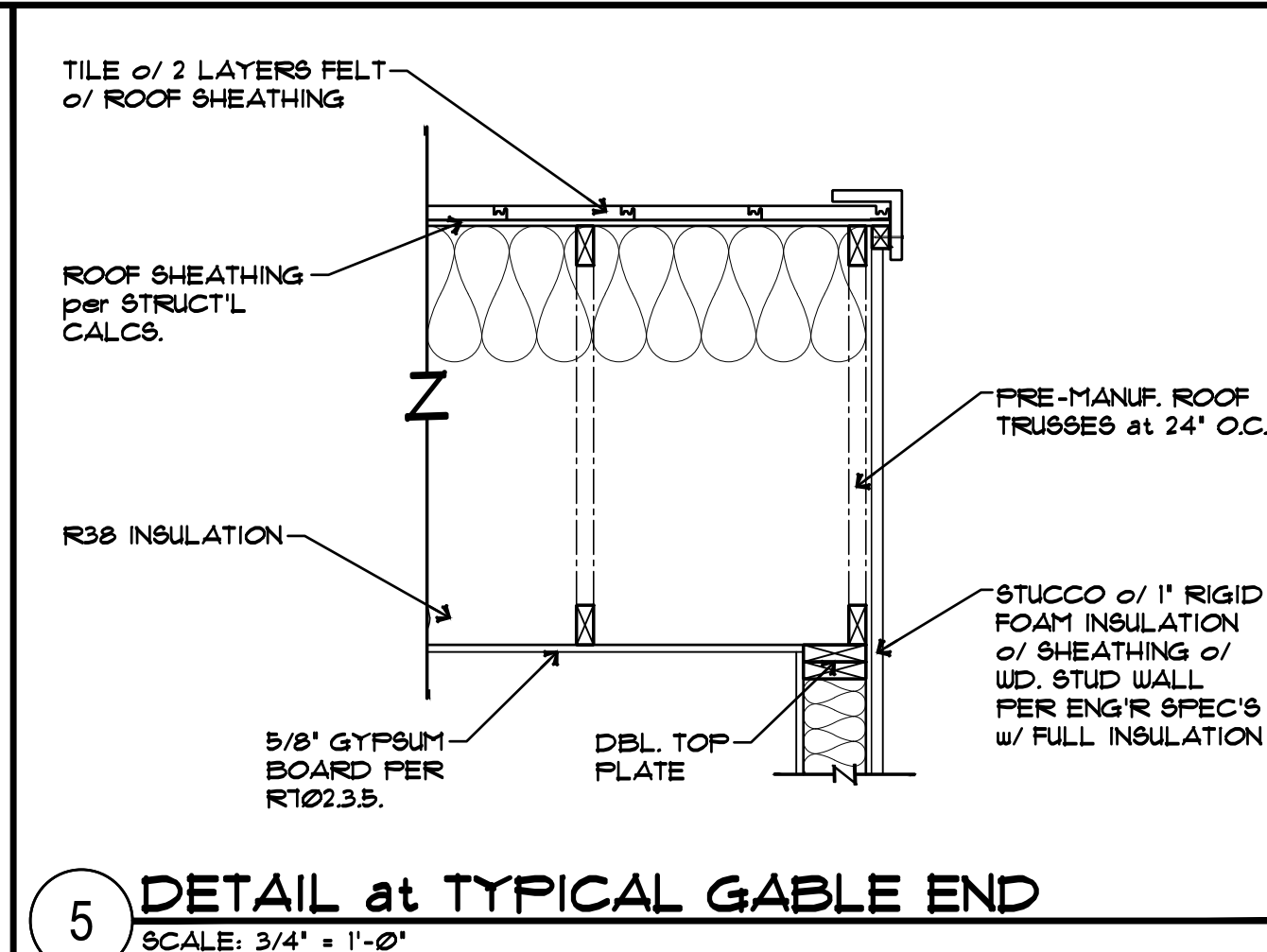
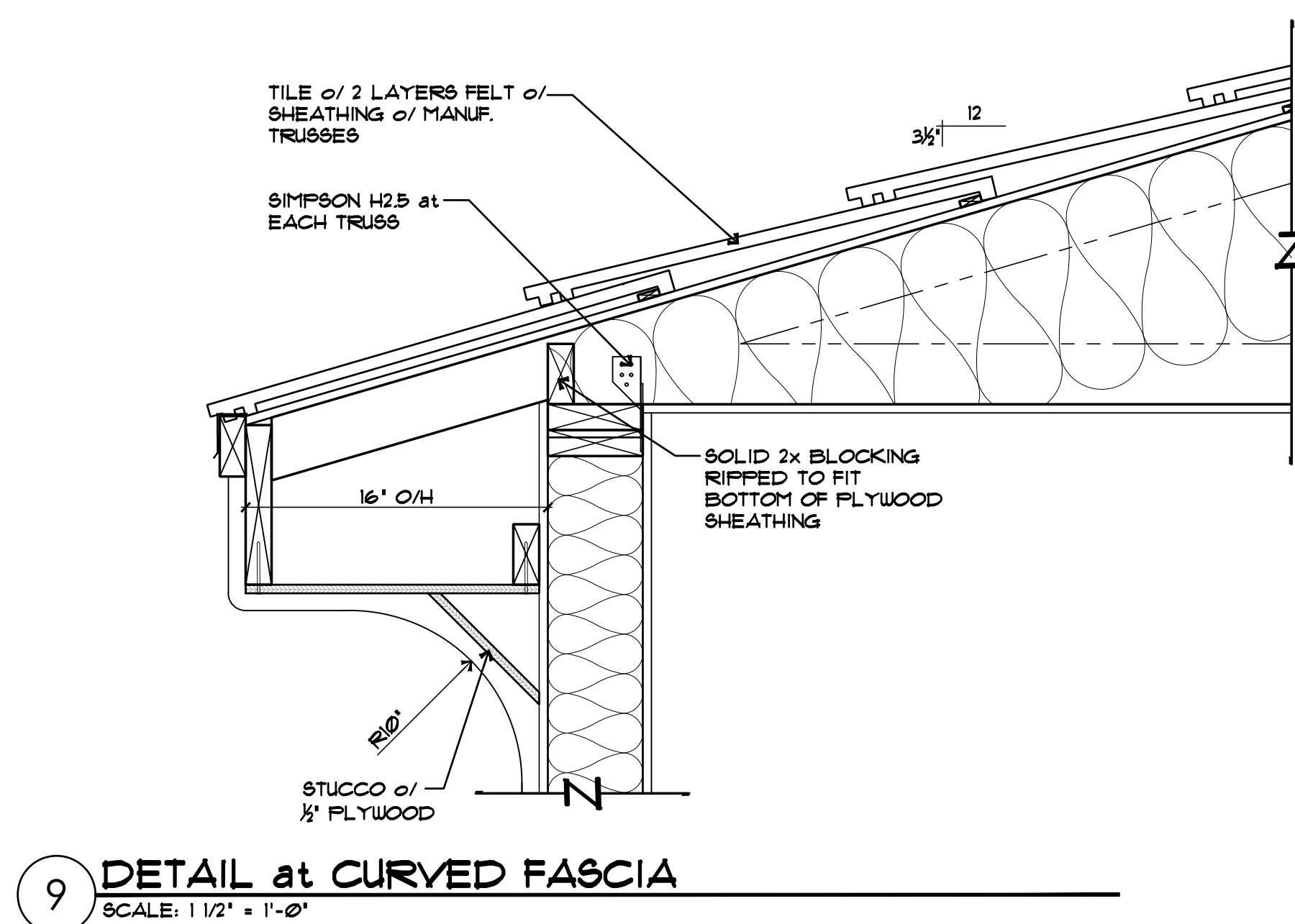
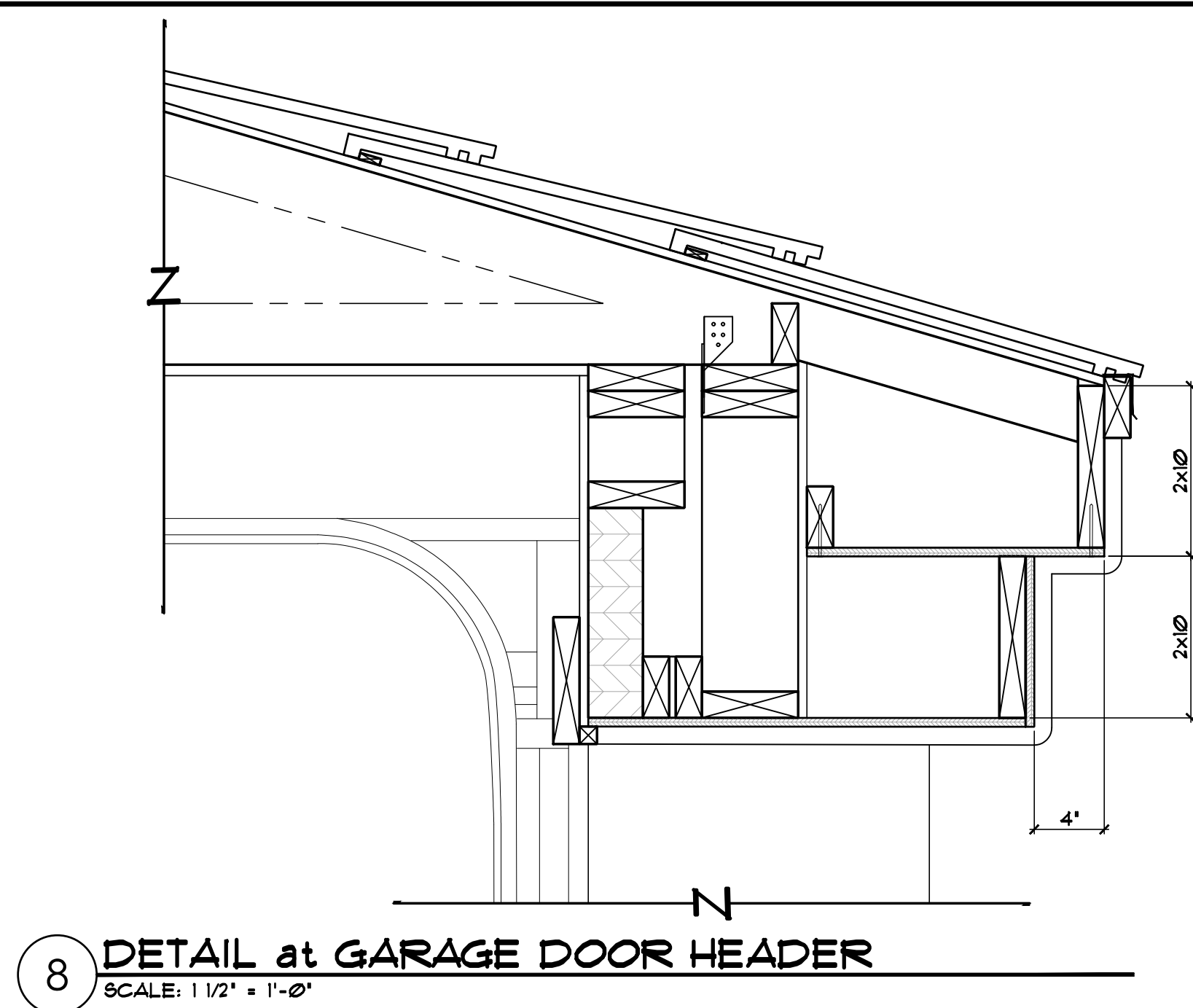
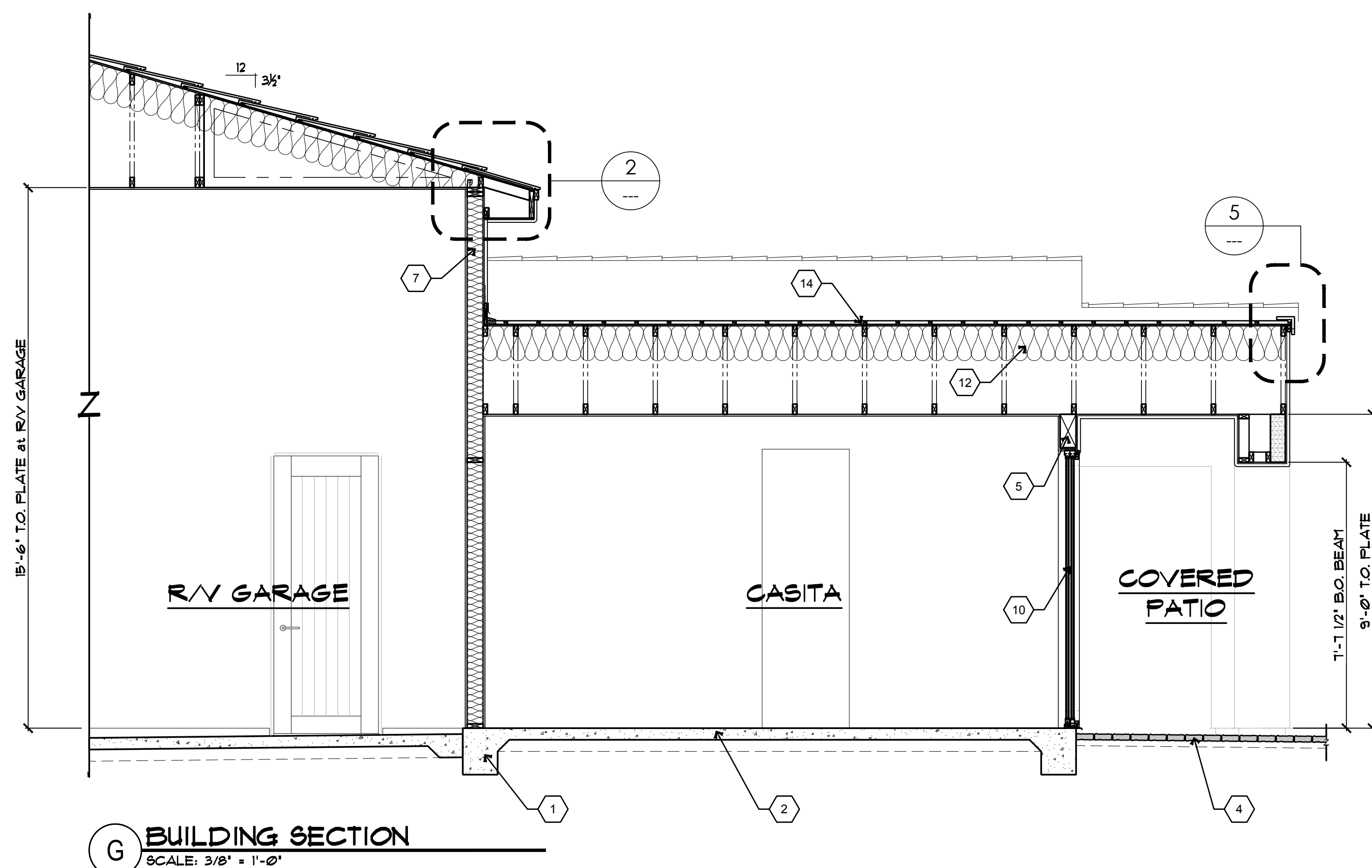
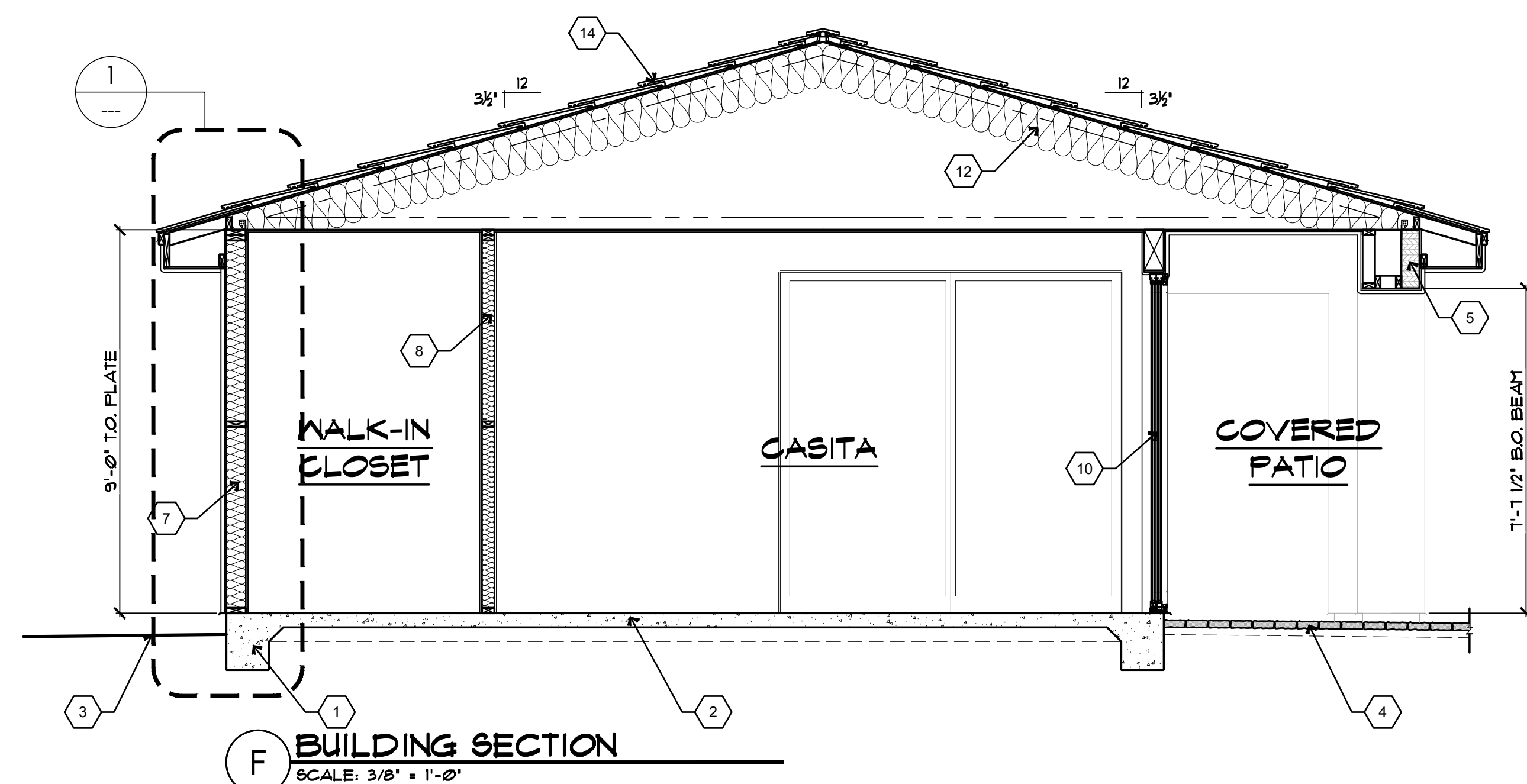
SCALE:	JOB #:
3/8" = 1'-0"	2019-08
DRAWN:	CHECKED:
S.J.Z.	LEI ENG'R
DATE:	09 MAY 2019
SHEET	

S4.1

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This drawing has been drawn under the guidance of
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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
2012 IRC, all other aspects of the plans shall conform
w/ 2012 IRC and all current governing codes



<div style="display: flex; align-items: center;"> <h2 style="margin: 0;">KEYNOTE LEGEND</h2> </div>	
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14.	CONCRETE ROOF TILE (ICC-ER # 1215) o/ TWO LAYERS of 30lb FELT o/ APA-RATED SHEATHING (per STRUCTURAL CALCS) o/ PREFABRICATED ROOF TRUSSES
15.	DRAINAGE CRICKET per PLAN w/ FLASHING as REQUIRED TYPICAL WHERE SHOWN
16.	DURO-LAST (or APPROVED EQUAL) ROOFING o/ 2-LAYER of 30-LB FELT o/ SHEATHING o/ PRE-MFG'd ROOF TRUSSES at 24" ON CENTER
<u>FINISH CONSTRUCTION:</u>	
17.	8x12 NON-STRUCTURAL BEAM - SPACING per REFLECTED CEILING PLAN - COLOR per OWNER SELECTION
18.	8x8 NON-STRUCTURAL BEAM - SPACING per REFLECTED CEILING PLAN - COLOR per OWNER SELECTION