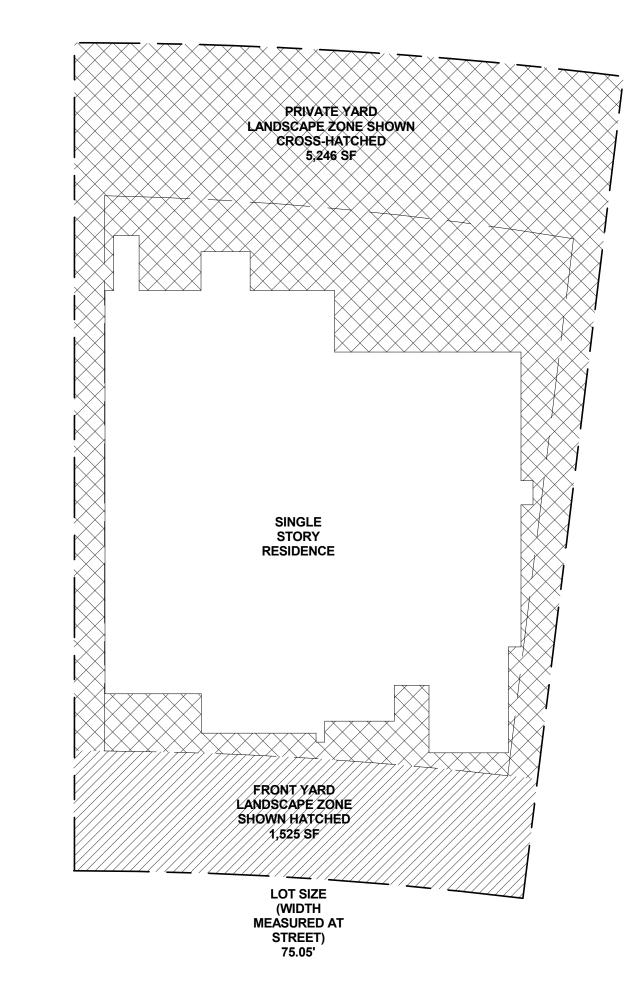
1 FLOOR PLAN - LEVEL 1 SITE REVIEW 1/8" = 1'-0"



KEYNOTE LEGEND

1	OUTLINE OF BUILDING PROFILE/CANOPY ABOVE, SEE ROOF PLAN.
2	PROVIDE PRIMARY AND SECONDARY SCUPPER AT ALL FLAT ROOFS OR THROUGH WALL TRANSFER SCUPPER BETWEEN HIGH AND LOW ROOFS.
3	PROVIDE CEILING ACCESS PANEL SERVING MECHANICAL UNIT ABOVE.
5	SKYLIGHT ABOVE.
6	CONCRETE SITE PAVING. LIGHT BROWN FINISH WITH 48" SAWCUT CONTROL JOINTS. SEE SITE PLAN FOR SCORING PATTERN.

HOA DESIGN CRITERIA NOTES:

Lanscape lighting is allowed and encouraged in Riviera subject to the following

- All landscape lighting in the front yard or otherwise Visible from Neighboring properties, including solar powered lighting, shall be approved by the DRC All landscape lights located in a front yard (or in a side yard facing a street)
- shall be subject to wattage limitations noted above under "Exterior Lighting." Fixtures shall be constructed of a durable material such as aluminum. Landscape lighting must be controlled with an electric clock or photo-cell All lighting sources must be shielded from view. Shielded up-lighting to accent trees or major plans is permitted and encouraged. All wiring for light fixtures must be buried below grade per the manufacturer's
- Controller equipment must be located in a discrete location or screended from view from the street or adjacent property.

 Colored light bulbs, lens or reflectectors are not permitted. Rope lingts are not allowed as landscape lighting. "Mini Light Strings" like those commonly used for Christmas and holiday decorations are note allowed as landscape lighting. (except as allowed for

If landscape lighting is installed according to these requirements and

String lights, strand lights, "festival lights", "party lights" or other lights that are attached to continuous strands must be approved by DRC prior to installation and sgall be subject to the following design criteria:

Holiday and Seasonal Temporary Lighting).

Appendix "N" DRC approval is required.

BOULDERS: 1. The use of boulders in the Front Yard Zone is allowed only in the Transition

- Landscape Theme and the Desert Landscape Theme. Natural-looking boulders are allowed in the Front Yard Zone. The use of boulders or other rock features in the Front Yard Zone may be allowed if approved by the DRC and subject to the following critieria: Boulders must be "surface select" granite boulders.

 If significant scarring of the boulder is present, the boulders should be placed
- to hide scarring or treated with a man-made desert varnish product such as Boulders shall be installed in natural appearing manner and arrangements. Boulders must be buried approximately 1/3 below grade. Boulders must be itegrated within the landscape including other boulder, berming or landscape materials such as plants, decomposed granite and contouring. Boulders may not be stacked. Boulders may not be placed in unnatural arrangements,

geometric patterns or arbitrary configurations. CACTI:Cacti are allowed and encouraged in the Front Yard.

DECOMPOSED GRANITE:

Decomposed granite, in an approved color, must be used in all landscape areas. Decomposed granite shall be applied to a minimum thickness of two (2) inches over the landscape area. A pre-emergent herbicide is required beneath all decomposed granite. Plastic sheeting or plastic weed barrier under the decomposed granite is note allowed. Organic mulches are not allowed in the Front yard zone.

Decomposed granite shall be "Riviera Brown" White, green, brick red and/or other colors of decomposed gramite are prohibited unless otherwise approved by the DRC. Decomposed granite shall be 3/4" minus screened in gradation. Larger decomposed granite is not allowed in the Front Yard Zone or any exposed yard that is not behind a

PLANT LEGEND	
LOT AREA: 11,509 SF BUILDING ENVELOPE: 4,373 SF PROPOSED GARAGE: 2,827 SF PROPOSED GARAGE: 1,887 SF HARDSCAPE ELEMENTS: SPA: 43 SF DRIVEWAYS / WALKWAYS / PATIOS: 5,888 SF LANDSCAPE AREAS: FRONT YARD LANDSCAPE ZONE: 1,525 SF PRIVATE LANDSCAPE ZONE: 5,246 SF NATIVE LANDSCAPE ZONE: NA	
CALCULATION BASED ON FRONT YARD LANDSCAPE ZONE	
THE MIN, DENSITY OF PLANTING IN THE FRONT YARD ZONE SHALL BE ONE (1) PLANT PER TWENTY-FIVE (25) SQUARE FEET OF PLANTING OR LANDSCAPBLE AREA, NOT INCLUDING TREES.	THE MIN. DENSITY OF TREE PLANTING IN THE FRONT YARD ZONE SHALL BE CALCULATED BASED ON LOT SIZE (WIDTH MEASURED AT STREET).
AREA: 1,525 SF DENSITY: 1,525 / 25 = 61	WIDTH: 75'-0" DENSITY: 51 FEET TO 100 LESS = 2
PLANTS REQ.: 61 PLANTS PROV.: 61	TREES REQ.: 2 TREES PROV.: 2

15 GAL. SHRU	JBS						
SYMBOLS	BOTANICAL NAME	COMMON NAME	FRONT YARD LANDSCAPE ZONE	PRIVATE LANDSCAPE ZONE	NATURAL LANDSCAPE ZONE	SIZE	
	FOUQUIERIA SPLENDENS	OCOTILLO	2	0	0	15 GAL.	
						TOTAL:	
3 GAL. SHRUE	38						
SYMBOLS	BOTANICAL NAME	COMMON NAME	FRONT YARD LANDSCAPE ZONE	PRIVATE LANDSCAPE ZONE	NATURAL LANDSCAPE ZONE	SIZE	
	LANTANA	LANTANA	2	0	Ō	3 GAL.	
£3	DASYLIRION WHEELERI	DESERT SPOON	7	0	0	3 GAL.	
	OPINTIA	PRICKLY PEAR	7	0	0	3 GAL.	
						TOTAL:	
CACTI / ACCE	ENTS						
SYMBOLS	BOTANICAL NAME	COMMON NAME	FRONT YARD LANDSCAPE ZONE	PRIVATE LANDSCAPE ZONE	NATURAL LANDSCAPE ZONE	SIZE	
*	PILOSOCERUES PACHYCALDUS	BLUE TORCH CACTUS	1	0	0	3 GAL.	
*	STETSONIA CORYNE	TOOTHPICK CACTUS	2	0	0	24"	
	ECHINOCACTUS	BARREL CACTUS	17	0	0	3 GAL.	
-	GRANITE BOULDER	36" (APPROX. 1 TON)	3				
						TOTAL:	

SYMBOLS	MATERIAL	COLOR / TYPE	FRONT YARD LANDSCAPE ZONE	PRIVATE LANDSCAPE ZONE	NATURAL LANDSCAPE ZONE	AREA	SIZE
	CONCRETE -LIGHT BROOM FINISH, 48" SQUARE CONTROL JOINTS, SEE PLAN	NATURAL CONCRETE,	150 SF	1,764 SF	0	1,914 SF	4" THICK SLAB
	CONCRETE, SMOOTH FINISH	NATURAL CONCRETE	1,121 SF	0	0	1,030 SF	4" THICK SLAB
	DECOMPOSED GRANITE	RIVIERA BROWN	564 SF	988 SF	0	1,552 SF	3/4" MINUS
	NATURAL GRADE	NA	151 SF	1,392 SF	0	1,543 SF	NA
	BRICK (SPA WALLS)	DARK GREY / BROWN	0	63 SF	0	63 SF	NA
					TOTAL:	6,102 SF	

2 LANDSCAPE NOTES AND SCHEDULE 1/8" = 1'-0"

PREPARED FOR

PAT AND ROBERT GARZA RIVIERA RIDGE COURT LAKE HAVASU, AZ

LOREN DESIGN 514 W 5TH STREET SAN DIMAS, CA 91773

DATE DRAWING ISSUANCE 01.05.23 HOA AND BLDG DEPT PACKAGE 02.05.23 HOA AND BLDG DEPT PACKAGE

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PROJECT: Project Name PROJECT NO: 2108

DATE: 02/05/2023 SHEET TITLE: SITE PLAN AND DIAGRAMS

SHEET NUMBER: A100

GARZA RESIDENCE DESIGN REVIEW AND BUILDING DEPARTMENT SUBMISSION

PAT AND ROBERT GARZA RIVIERA RIDGE COURT LAKE HAVASU, AZ

GENERAL FLOOR PLAN NOTES

AS LOCALLY AMENDED, AND IS SUBJECT TO FIELD INSPECTION TO VERIFY

3. R602.3.2 FRAMING DETAILS JOINT TOP PLATE OFFSET 24" MIN.

INTERNATIONAL MECHANICAL CODE.

5-1/2" WIDE, U.N.O.

REQUIREMENTS.

ALL CONTRUCTION MUST COMPLY WITH THE CURRENT CODES LISTED BELOW,

COMPLIANCE 2018 INTERNATIONAL RESIDENTIAL CODE, 2018 INTERNATIONAL BUILDING

CODE, 2018 INTERNATIONAL PLUMBING CODE, 2017 NATIONAL ELECTRIC CODE, 2018

THE APPROPRIATE IDENTIFYING MARK OF AN APPORVED INSPECTION AGENCY & OR LUMBER GRADING AGENCY. 2X JOIST & RAFTERS USE STUD GRADE OR BETTER U.N.O. BEAMS & HEADERS USE #2 OR BETTER, PLATES BLOCKING & STUDS USE STUD GRADE ALL HEADERS, JOIST & RAFTERS SHALL BE PLACED ON EDGE WITH CROWNS UP.

4. INTERIOR & GARAGE WALLS ARE 3-1/2" WIDE. EXTERIOR HOUSE WALLS ARE

6. 12" MIN. WEATHER PROTECTION REQUIRED W/ SOFFIT BOARD OUT SIDE CLG.

8. ALL PLUMBING, ELECTRICAL, MECHANICAL, EXHAUST FANS AND DUCTS PENETRATING FIRE-RESISTIVE CONSTRUCTION MUST BE IN ACCORDANCE IRC R302.4

9. USE STC. TIE DOWNS FOR INTERIOR WALLS ROOF TRUSSES.

11. SKYLIGHTS TO BE INSTALLED PER I.R.C. R308.6 & ICC 4063.

END TRUSS ALT. VAPOR BARRIER PYROKURE FILE # 3783 VOL.1 SEC. L.

10. PROVIDE ROOF VENTING PER I.R.C. R806

13. PROVIDE TRUSS CALC. @ H/AC UNIT BEARING

FRONTING THE DWELLING.

SELF CLOSING. PER I.R.C. R302.5.1.

SHALL BE 30". PER I.R.C. R807.1.

CONCRETE PAD.

PER I.R.C. R302.5.1.

7. ALL AUTOMATIC GARAGE DOOR OPENERS ARE TO COMPLY WITH FEDERAL BILL

12. GABLE END TRUSS TO HAVE VERTICAL BRACING UNDER EACH LOOK-OUT. GABLE

14. PROVIDE BEARING POST UNDER ALL GIRDERS, BEAMS, & HEADERS PER CODE.

15. WALL CONSTRUCTION I.R.C. CHAPTER 6 USE NAILING TABLE R602.3(1)

16. PROVIDE FIRE STOPPING & DRAFT STOPS PER I.R.C. R302.11 & R302.12

17. PROVIDE POST OFFICE-APPROVED ADDRESS NUMBERS ON THE DWELLING. ADDRESS SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD

18. EXHAUST AIR FROM BATHROOMS, TOILET ROOMS AND KITCHENS SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREAS INSIDE THE BUILDING

19. FIRE SEPARATION COMMON WALLS TO HOUSE & GARAGE (A) WALLS TO ROOF OR SHEATHING OR (B) ALL GARAGE SUPPORTING WALLS & CEILING USE 5/8" OR 1/2" SAG RESISTANT DRYWALL. I.R.C. R302.6 @ GARAGE USE DBL 5/8" TYP.. (X) @ A/A LID.

20. HOUSE / GARAGE MIN. 1-3/8" SOLID WOOD DOOR OR 20 MIN. FIRE-RATED DOOR,

23. BACK DRAFT DAMPER REQUIRED IN EXHAUST DUCT TERMINATION. I.R.C. M1502.3

25. ACCESS TO WATER CLOSET SHALL BE 21" CLEAR SPACE. PER TABLE I.R.C. R307.1

26. WHERE THE ATTIC ACCESS IS LOCATED IN A CEILING, MIN UNOBSTRUCTED AREA

29. EXTERIOR MAN DOOR TO A MAX. 1-1/2" FROM TOP OF THRESHOLD ADJACENT TO

30. PER TABLE I.R.C. R307.1/P2705.1 THE CENTERLINE OF WATER CLOSET SINKS OR BIDETS SHALL NOT BE LESS THAN 15" FROM THE ADJACENT WALLS OR PARTITIONS OR NOT LESS THAN 15" FROM THE CENTERLINE OF A BIDET TO THE OUTERMOST RIM OF AN

ADJACENT WATER CLOSET. THERE SHALL BE AT LEAST 21" CLEARANCE IN FRONT OF THE WATER CLOSET, BIDET OR LAVATORY TO ANY WALL, FIXTURE OR DOOR.

31. MATERIALS USED AS BACKERS FOR WALL TILE IN TUBE AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE OF MATERIALS LISTED IN IRC TABLE

32. IRC R311.2 AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A

SQUARE FOOTAGE

ROOM SQUARE FOOTAGE

LIVING 2,827 SF

COVERED PATIO

UNDER ROOF

TOTAL 5,582 SF

KEYNOTE LEGEND

MINIMUM CLEAR WIDTH OF 32" (813 MM) WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 rad). THE MINIMUM CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78" (1981MM) IN.

OUTLINE OF BUILDING PROFILE/CANOPY

SCUPPER AT ALL FLAT ROOFS OR THROUGH WALL TRANSFER SCUPPER BETWEEN HIGH

PROVIDE CEILING ACCESS PANEL SERVING

CONCRETE SITE PAVING. LIGHT BROWN FINISH WITH 48" SAWCUT CONTROL JOINTS. SEE SITE PLAN FOR SCORING PATTERN.

PROVIDE PRIMARY AND SECONDARY

ABOVE, SEE ROOF PLAN.

MECHANICAL UNIT ABOVE.

AND LOW ROOFS.

SKYLIGHT ABOVE.

28. I.R.C. R302.5.2 DUCT PENETRATION: DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OTHER OPENINGS INTO THE

21. WATER HEATER & EXPANSION TANK PRESSURE RELIEF I.R.C. P2804.3

22. APPLIANCE PROTECTION FOR IMPACT. I.R.C. M1307.3.1.

24. CLOTHES DRYER EXHAUST. I.R.C. M1307.3.1.

5. ALL PLUMBING FIXTURES TO COMPLY WITH WATER CONSERVATION

LOREN DESIGN 514 W 5TH STREET

SAN DIMAS, CA 91773

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PROJECT:

Project Name PROJECT NO: 2108

DATE: 02/05/2023 SHEET TITLE: FLOOR PLAN - LEVEL 1

SHEET NUMBER: A110

GARZA RESIDENCE DESIGN REVIEW AND BUILDING DEPARTMENT SUBMISSION

PAT AND ROBERT GARZA RIVIERA RIDGE COURT LAKE HAVASU, AZ

LOREN DESIGN 514 W 5TH STREET SAN DIMAS, CA 91773

DATE DRAWING ISSUANCE 01.05.23 HOA AND BLDG DEPT PACKAGE 02.05.23 HOA AND BLDG DEPT PACKAGE

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PROJECT:

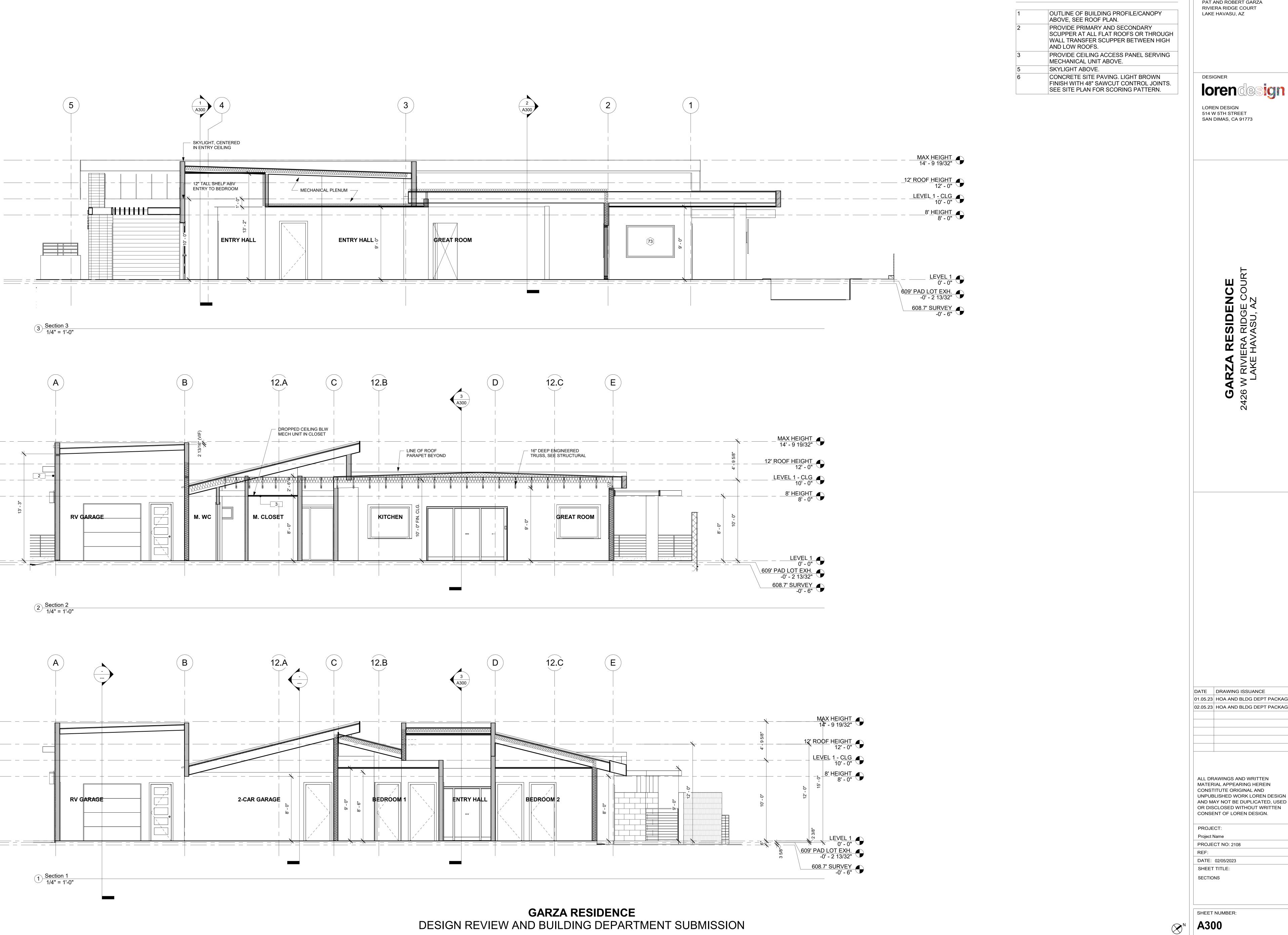
Project Name PROJECT NO: 2108

REF: DATE: 02/05/2023 SHEET TITLE: **ELEVATIONS**

SHEET NUMBER:

GARZA RESIDENCE DESIGN REVIEW AND BUILDING DEPARTMENT SUBMISSION

PAT AND ROBERT GARZA RIVIERA RIDGE COURT LAKE HAVASU, AZ



KEYNOTE LEGEND

PAT AND ROBERT GARZA RIVIERA RIDGE COURT

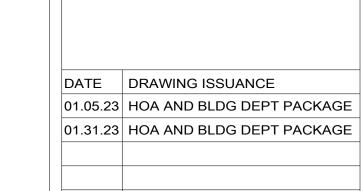
514 W 5TH STREET

DATE DRAWING ISSUANCE 01.05.23 HOA AND BLDG DEPT PACKAGE 02.05.23 HOA AND BLDG DEPT PACKAGE

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A300



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PROJECT: Project Name

PROJECT NO: 2108

DATE: 01/31/2023 SHEET TITLE: EXTERIOR RENDEINGS

SHEET NUMBER: A400

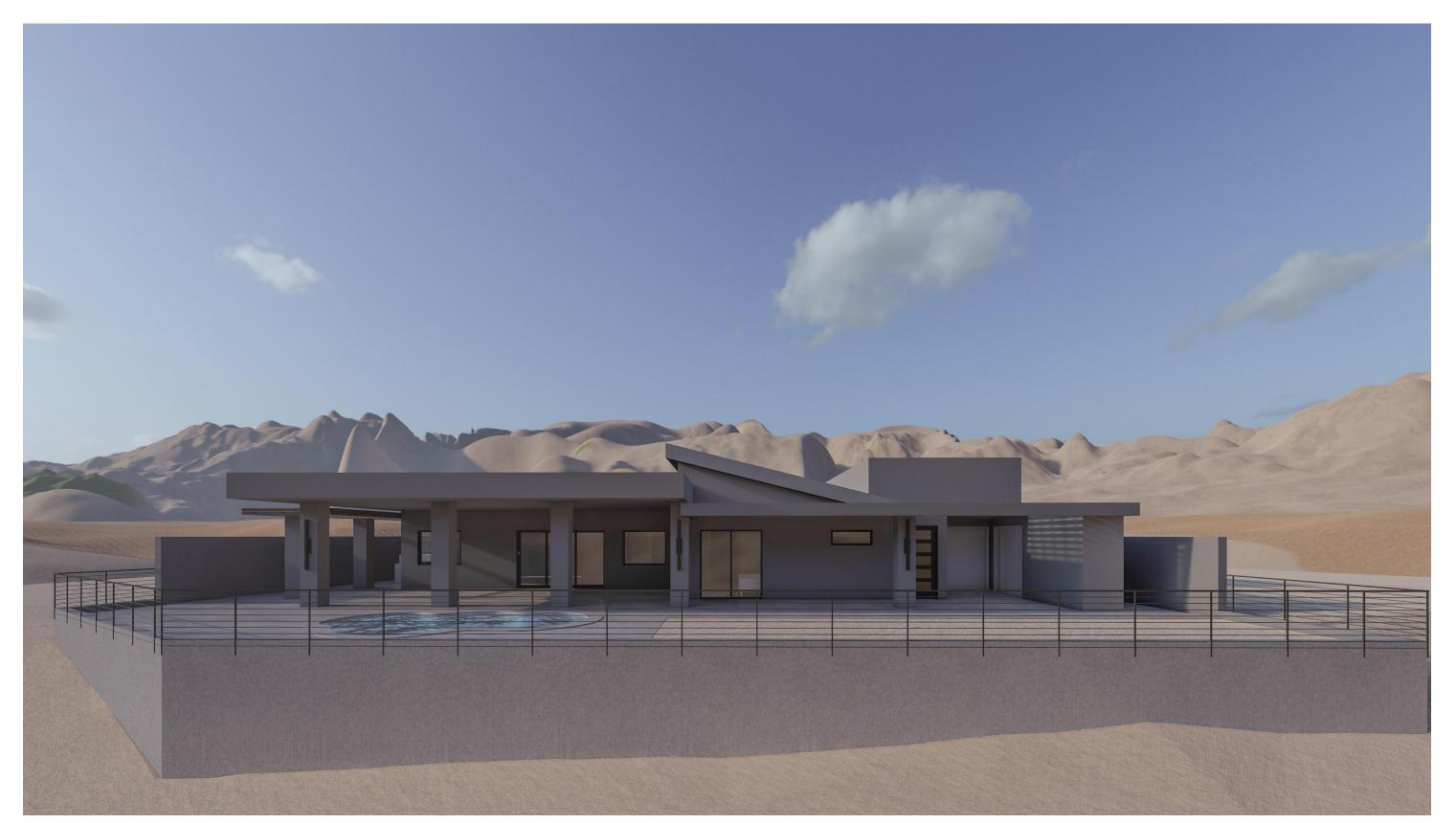
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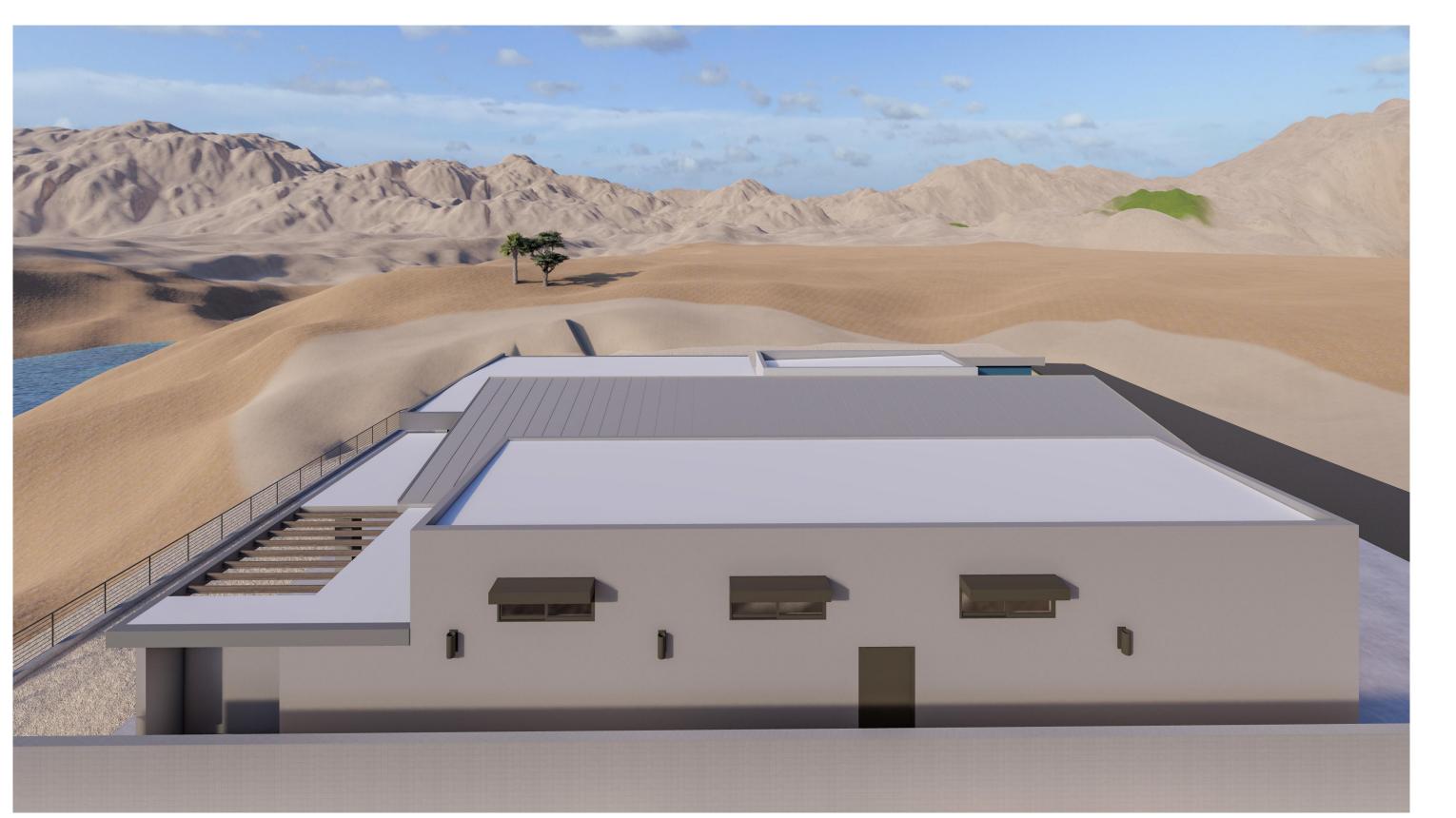












GARZA RESIDENCE DESIGN REVIEW AND BUILDING DEPARTMENT SUBMISSION

PH	WATTS PER PH
Α	5515
В	5485

	SEMI-FLUSH / 1PH 3W	I/UG	Р	ANE	L#:	PC	OOL F	PANEL			MAIN BREAKER BUS		
WA ⁻	TTS		CIR	S	BKRS	РНА	SES	BKRS		CIR		WAT	TS
А	В	ITEM	#	POLE	SIZE	A	В	SIZE	POLES	#	ITEM	А	В
745		POOL PUMP	1	2	15				2	2	POOL HEATER	1260	
	745	POOL PUMP	3	2	15				2	4	POOL HEATER		1260
30		POOL LIGHT	5	1	15				1	6	GARAGE AC	3480	
			7	1					2	8	GARAGE AC		3480
			9	2					2	10			
			11	2					2	12			
775	745											4740	4740

	SEMI-FLUSH / 1PH 3W	I/UG	P.	ANE	EL#:	PC	OOL F	ANEL			MAIN BREAKER BUS	.,,,	-
WA	TTS		CIR	S	BKRS	PHA	SES	BKRS		CIR		WA ⁻	ГТS
А	В	ITEM	#	POLE	SIZE	A	В	SIZE	POLES	#	ITEM	А	В
745		POOL PUMP	1	2	15				2	2	POOL HEATER	1260	
	745	POOL PUMP	3	2	15				2	4	POOL HEATER		1260
30		POOL LIGHT	5	1	15				1	6	GARAGE AC	3480	
			7	1					2	8	GARAGE AC		3480
			9	2					2	10			
			11	2					2	12			
775	745		•		•			•				4740	4740

PANEL #: "A" METER MAIN

| 있 | SIZE | A | B | SIZE | 및

5 | 1 | 20

| 7 | 1 | 20 |

9 2 30

11 2 30

| 13 | 1 | 20

| 15 | 1 | 20 |

17 | 2 | 30 |

19 2 30

21 2 60

23 2 60

31 33 35

37

39 |

41

PANEL#: B

3 2 40

7 | 1 | 20

| 9 | 1 | 20

| 11 | 1 | 20

| 13 | 1 | 20

15 | 1 | 20

27 2 20

29 2 20

31 1 20

33 2 15

35 2 15

GREAT ROOM & PATIO LIGHTS | 25 | 1 | 20 | | | 20 | 2 | 26 |

37

41

39

SIZE A B

125 2 4

50 2 8

50 2 10

20 | 2 | 12

20 | 2 | 14

30 | 2 | 16

30 | 2 | 18

15 | 1 | 20 |

20 | 2 | 22

20 2 24

WATTS PER PH 53656 56114

36

| 38 |

40

42

20 | 1 | 2

20 | 1 | 4 |

20 | 1 | 6

20 | 1 | 8 |

| 20 | 1 | 14 |

| 20 | 1 | 16 |

20 | 1 | 20

20 | 1 | 22 |

20 | 1 | 24 |

20 2 28

20 | 1 | 32 |

| 15 | 2 | 36 |

WATTS PER

A **22665** B **25101**

38

42

40

| | 15 | 2 | 34

MOUNTING: SEMI-FLUSH/UG

4320

696

2520

960

3120

3480

15096

ITEM

MB & GREAT ROOM AC HP-1

GD OPENER#1

GD OPENER #2

WATER HEATER

WATER HEATER

WASHER GARAGE

WASHER LAUNDRY ROOM

DRYER LAUNDRY ROOM

DRYER LAUNDRY ROOM

GUEST ROOMS HP-2

GUEST ROOMS AC HP-2

ITEM

WALL OVEN

WALL OVEN

BEDROOM #2 OUTLETS (8)

PANTRY OUTLETS (3)

ENTRY BAR OUTLETS (3)

GARBAGE DISPOSAL

DISH WASHER

TRASH COMPACTOR

RANGE

RANGE

MB FAN COIL POWER

MB FAN COIL POWER

PANTRY OUTLETS (2)

GREAT ROOM FAN COIL

GREAT ROOM FAN COIL

GUEST TOILET GFI PROTECTED | 5 | 1 | 20

KITCHEN ISLAND OUTLETS (2) | 19 | 1 | 20

MB & GREAT ROOM AC HP-1 | 1 | 2 | 60

120/208V 1PH 3W

WATTS

4320

696

2520

960

3120

3480

15096

MOUNTING: FLUSH

120/208V 1PH 3W

WATTS

4800

1260

1200

1100

800

4800

400

1035

16430

4800

540

600

840

864

4800

1000

1035

1035

15514

	SEMI-FLUSH 1PH 3W	l/UG	P	ANE	L#:	PC	OOL F	PANEL			MAIN BREAKER BUS		
WA	TTS		CIR	CO .	BKRS	РНА	SES	BKRS		CIR		WA	TS
А	В	ITEM	#	POLE	SIZE	Α	В	SIZE	POLES	#	ITEM	А	В
745		POOL PUMP	1	2	15				2	2	POOL HEATER	1260	
	745	POOL PUMP	3	2	15				2	4	POOL HEATER		1260
30		POOL LIGHT	5	1	15				1	6	GARAGE AC	3480	
			7	1					2	8	GARAGE AC		3480
			9	2					2	10			
			11	2					2	12			
775	745		_									4740	4740

O	WALL FIXTURE								
)	DOWNLIGHT AS NOTED ON SCHEDULE								
)	J-BOX FOR PENDANT FIXTURE								
)_	ATTIC SPACE LIGHT								
Ц,	METER MAIN PNL								
\overline{T}	SUBPANEL								
-	WEATHER PROOF DISCONNECT SIZE NOTE								
	702.0								

MAIN BREAKER YES

ITEM

PANEL B

PANEL B

GARAGE OUTLETS

POOL PANEL

POOL PANEL

PATIO HEATER

PATIO HEATER

DRYER GARAGE

DRYER GARAGE

PATIO HEATER

PATIO HEATER

ITEM

MICROWAVE OVEN

MASTER BATH GFIs (3)

GARAGE LIGHTS

BEDROOM #3 OUTLETS (9)

BEDROOM #1 OUTLETS (9)

REFRIG/COUNTER OUTLETS

KIT COUNTER OUTLETS (3)

LAUNDRY OUTLETS (3)

GREAT ROOM OUTLETS (7)

BR #1 & ENTRY EXT LIGHTS

BDR #1 FAN COIL

BDR #1 FAN COIL

ICE MACHINE

BDR #2 FAN COIL

BDR #2 FAN COIL

BDR #3 FAN COIL

BDR #3 FAN COIL

15 1 30 EQUIP. SPACE EXHAUST FAN 450

STOVE COUNTER OUTLETS (4) 720

20 | 1 | 12 | MASTER BEDROOM OUTLETS (8)

GARAGE EXHAUST FAN

BUS 400

22665

1260

5515

3000

3120

3000

38560

BUSS/ CIRCUITS 200

FEEDERS SIZE: (3) #1THHN W/(1) #6 GRD

950

500

1000

437

437

437

7151

WATTS

25101

5485

4000

3000

432

3000

41018

42

540

1620

1440

800

360

800

437

1800

437

437

8671

WATTS

	ELECTRICAL LEGEND							
SYMBOL	ITEM	CONTRACTOR	OWNER					
<u>Q</u>	DUPLEX OUTLET	Х						
	DOUBLE DUPLEX	Х						
0	POWER OUTLET SIZE AS NOTED	Х						
***	SPLIT OUTLET	Х						
₩P	GFI OUTLET W/ WP COVER	Х						
::(:)::	FLOOR OUTLET	Х						
0	J-BOX	Х						
\$	1 POLE SWITCH	Х						
\$ wp	SWITCH W/ WP COVER	Х						
\$ ₃	3 WAY SWITCH	Х						
\$□	DIMMER SWITCH	Х						
\$4	4 WAY SWITCH	Х						
V D	DATA OUTLET HGT AS NOTED	Х						
	LED LOW BAY FIXTURES		Х					
⊢ O	WALL FIXTURE		Х					
0	DOWNLIGHT AS NOTED ON SCHEDULE	Х						
P	J-BOX FOR PENDANT FIXTURE	Х						
<u>-</u> Ф_	ATTIC SPACE LIGHT							
	METER MAIN PNL	Х						
	SUBPANEL	Х						
	WEATHER PROOF DISCONNECT SIZE NOTED	Х						

EXTERIOR

FOUNDATION

(TOP VIEW)

(END VIEW)

NOTE:

SLEEVES, HOLES, ETC.

GRADE (5)

20 FT. OR MORE #4 REINFORCING

WIRE (OR LARGER). (SEE N.E.C.)

STEEL, OR 3/4 IN. RIGID METALLIC CONDUIT OR NO. 4 BARE COPPER

	FIXTURE SCHEDULE								
I.D	LOCATION	MANUFACTURE	MFG.#	VOLTS	WATTS	LAMP TYPE	LUMENS	TRIM #	MTG
F-1	LIVING ROOM	HALO	H750ICAT	120	9.8	LED	900	RSQ6	1
F-2	GARAGE	HALO/ FEIT	H750ICAT	120	10.2	LED	925	LEDR56B/927CA/MP/6	1
F-3	GARAGE	LITHONIA	CPHB 7LM 120 40K CPSBW	120	49	LED	7493	NA	5
F-4	ENTRY	ONWER SU	JPPLIED CHANDLIER	120					2
F-5	EXTERIOR FRONT	ONWER SU	JPPLIED CHANDLIER	120					4
F-6	EXTERIOR REAR	ONWER SU	JPPLIED CHANDLIER	120					4

MOUNTING TYPE

CONCRETE ENCASED ELECTRODE (UFER GROUND)ENCASED

- APPROX. 2"

(1) SERVICE DISCONNECT

IF NEUTRAL BUS IS INSULATED FROM 2 THE ENCLOSURE INSTALL A BONDING

JUMPER OR SCREW, PER N.E.C.

MATERIAL AND PROTECTION OF THE

GROUND CLAMP. (SEE N.E.C.)

(8) GROUND ELECTRODE (SEE N.E.C.)

EXTERIOR CONCRETE FOUNDATION

(SIDE VIEW)

SEE N.E.C. FOR TYPE AND SIZE OF

GROUNDING ELECTRODE CONDUCTOR.

(SEE N.E.C. FOR INSTALLATION AND SIZE)

GROUND ELECTRODE SHALL BE TERMINATED IN A DRY LOCATION IF RE-BAR USED.

GROUNDING ELECTRODE WITH APPROVED

(5) CONNECTION TO ELECTRODE. CONNECT GROUNDING ELECTRODE CONDUCTOR TO

APPROVED SYSTEM GROUND CLAMPS SHALL BE ACCESSIBLE (SEE N.E.C.)

BOND TO INTERIOR METALLIC COLD WATER PIPING SYSTEMS PER N.E.C.

1 GYP. BD RECESSED

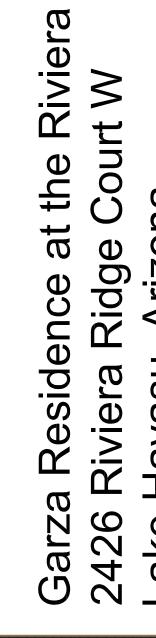
2 PENDANT

3 SURFACE

5 CHAIN

4 WALL MOUNT

Custom
REVISIONS: - HOA 3RD SUBMITTAL - 2/6/2
PROJECT:

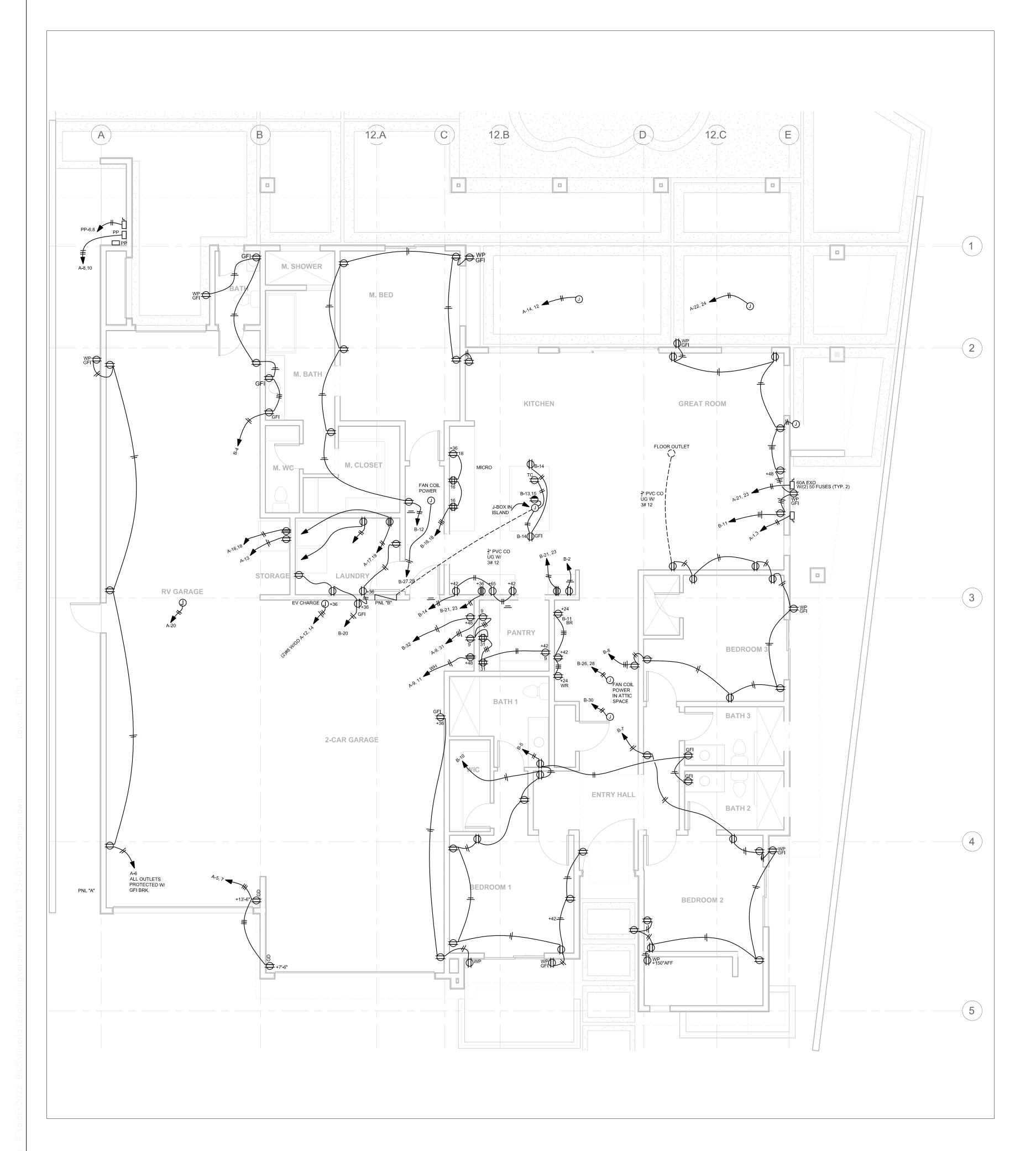




DRAWN:	ZV
CHECKED:	_
DATE:	6 FEBRUARY, 2023
PROJECT NO.:	-
SHEET TITLE:	

ELECTRICAL/POWER NOTES & SCHEDULES

SHEET NO.: E100



POWER FLOOR PLAN

3₁₆" = 1'-0"

GENERAL ELECTRICAL NOTES

- 1. City adopted codes: 2018 International Building Code, 2018 International Residential Code, 2017 NEC
- 2. Installation shall comply with all national, State and Local codes as noted above.
- Owner to participate in a "box walk" with electrical contractor prior to installation of and boxes and or wiring. It is the contractor's responsibility to provide 2 weeks' notice to owners for coordination walk.
- 4. Contractor to provide for all electrical inspections
- 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'-0" (1829 mm) of the outside edge of a bathtub or shower stall shall have ground-fault circuit-interrupter protection for personnel.
- E3902.10 Kitchen dishwasher branch circuit: Ground-fault circuit-interrupter protection shall be provided for outlets that supply dishwashers in dwelling unit locations.
- 8. All current carrying conductors shall be copper unless otherwise noted.
- 9. 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.
- 10. All current carrying conductors shall be copper unless otherwise noted.
- 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, recreation rooms, closets, hallways, laundry areas, and similar rooms or areas shall be protected by any of the following: See code for listing. (Note: Arc-fault protection is now required for circuits in kitchens and laundry areas.)
- 12. All current carrying conductors shall be copper unless otherwise noted.
- 13. Wiring shall be properly supported as per the NEC.
- 14. Electrical contractor is to coordinate all wiring and devices with the other disciplines to prevent clash.
- 15. Telephon and data outlets shall match the height of the electrical outlets unlees otherwise noted
- 16. Switches to mounted at 42" AFF unless otherwisw noted
- 17. Panels shall have type written schedule.

	ELECTRICAL LEGEND		
SYMBOL	ITEM	CONTRACTOR	OWNER
<u>Q</u>	DUPLEX OUTLET	Х	
	DOUBLE DUPLEX	Х	
1	POWER OUTLET SIZE AS NOTED	Х	
*	SPLIT OUTLET	Χ	
₩P	GFI OUTLET W/ WP COVER	Χ	
::(;):	FLOOR OUTLET	Х	
0	J-BOX	Х	
\$	1 POLE SWITCH	Х	
\$wp	SWITCH W/ WP COVER	Х	
\$ 3	3 WAY SWITCH	Х	
\$ D	DIMMER SWITCH	Х	
\$4	4 WAY SWITCH	Х	
D	DATA OUTLET HGT AS NOTED	Х	
	LED LOW BAY FIXTURES		Х
⊢O	WALL FIXTURE		Х
0	DOWNLIGHT AS NOTED ON SCHEDULE	Х	
P	J-BOX FOR PENDANT FIXTURE	Х	
<u>-</u> Ф_	ATTIC SPACE LIGHT		
	METER MAIN PNL	Х	
	SUBPANEL	Х	
	WEATHER PROOF DISCONNECT SIZE NOTED	Х	



HEVISIONS:

- HOA 3RD SUBMITTAL - 2/6/23

PROJECT:

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Garza Residence at the Rivier 2426 Riviera Ridge Court W



DRAWN: ZV

CHECKED: —

DATE: 6 FEBRUARY, 2023

PROJECT NO.: —

POWER FLOOR PLAN

E101.1





GENERAL ELECTRICAL NOTES

- 1. City adopted codes: 2018 International Building Code, 2018 International Residential Code, 2017 NEC
- 2. Installation shall comply with all national, State and Local codes as noted above.
- Owner to participate in a "box walk" with electrical contractor prior to installation of and boxes and or wiring. It is the contractor's responsibility to provide 2 weeks' notice to owners for coordination walk.
- 4. Contractor to provide for all electrical inspections
- 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.
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- 14. Electrical contractor is to coordinate all wiring and devices with the other disciplines to prevent clash.
- 15. Telephon and data outlets shall match the height of the electrical outlets unlees otherwise noted
- 16. Switches to mounted at 42" AFF unless otherwisw noted
- 17. Panels shall have type written schedule.

ELECTRICAL LEGEND					
SYMBOL	ITEM	CONTRACTOR	OWNER		
<u>Q</u>	DUPLEX OUTLET	Х			
#	DOUBLE DUPLEX	Х			
Q	POWER OUTLET SIZE AS NOTED	X			
*	SPLIT OUTLET	X			
O WP	GFI OUTLET W/ WP COVER	Χ			
:(:):	FLOOR OUTLET	Х			
0	J-BOX	Х			
\$	1 POLE SWITCH	Х			
\$ wp	SWITCH W/ WP COVER	Х			
\$ 3	3 WAY SWITCH	Х			
\$ D	DIMMER SWITCH	Х			
\$4	4 WAY SWITCH	Х			
	DATA OUTLET HGT AS NOTED	Х			
	LED LOW BAY FIXTURES		Х		
HO.	WALL FIXTURE		Х		
0	DOWNLIGHT AS NOTED ON SCHEDULE	Х			
P	J-BOX FOR PENDANT FIXTURE	Х			
<u>-Ò-</u>	ATTIC SPACE LIGHT				
	METER MAIN PNL	Х			
	SUBPANEL	Х			
	WEATHER PROOF DISCONNECT SIZE NOTED	Х			



REVISIONS:

- HOA 3RD SUBMITTAL - 2/6/23

PROJECT:

PROJECT:

sarza Residence at the Rivier 426 Riviera Ridge Court W ake Havasu, Arizona



DRAWN: ZV

CHECKED:
DATE: 3 FEBRUARY, 2023

PROJECT NO.:
SHEET TITLE:

LIGHTING FLOOR PLAN

SHEET NO.:
E101

AIR BALANCE SCI	HEDULE	
MASTER BEDROOM 1000 CFM	AD#	CFM
LAUNDRY ROOM	1	135
CORRIDOR	2	100
CLOSET	3	75
TOILET	4	40
BATHROOM	5	125
BATHROOM	6	125
BEDROOM	7	200
BEDROOM	8	200
TO	OTAL CFM	1000
GREAT RM 1200 CFM	AD#	CFM
ENTRY	1	225
GREAT ROOM	2	225
GREAT ROOM	3	225
GREAT ROOM	4	225
GREAT ROOM	5	225
ENTRY TOILET	6	75
TO	OTAL CFM	1200
BEDROOM #1 400 CFM	AD#	CFM
BEDROOM	1	225
CLOSET	2	100
TOILET	3	75
TO	OTAL CFM	400
BEDROOM #2 395 CFM	AD#	CFM
CLOSET	1	100
BEDROOM	2	220
TOILET	3	75
TO	OTAL CFM	395
BEDROOM #2 395 CFM	AD#	CFM
BEDROOM	1	395

	EXHAUST FAN SCHEDULE							
MARK	LOCATION	MFG	MODEL #	CFM	LIGHT	VOLTS	NOTES	
EF-1	BEDROOM #1	BROAN	AERN80LK	80	LED	120		
EF-2	BEDROOM #2	BROAN	AERN80LK	80	LED	120		
EF-3	BEDROOM #3	BROAN	AERN80LK	80	LED	120		
EF-4	MASTER TOILET	BROAN	AERN80LK	80	LED	120		
EF-5	MASTER SHOWER	BROAN	AERN80LK	80	LED	120		
EF-6	HAVC EQUIP RM ROOF	QUIETCOOL	AFR SMT ES-2.0	2116	NONE	120		
EF-7	RV GARAGE ROOF	QUIETCOOL	AFR SMT ES-2.1	2117	NONE	121		
EF-8	RV TOILET	BROAN	AERN80LK	80	LED	120		

AIR DISTRIBUTION SCHEDULE								
MARK	LOCATION	MFG	MODEL #	SIZE	NECK SIZE	BORDER	MTG.	
S-1	LIVING AREA	TITUS	MCD-6	12X12	10	6	GYP CLG	
S-2	ENTRY CORRIDOR	TITUS	MCD-6	12X12	10	6	GYP CLG	
S-3	ENTRY TOILET	TITUS	MCD-7	6x6	6	6	GYP CLG	
S-4	BEDROOM #1	TITUS	MCD-6	12x12	10	6	GYP CLG	
S-5	BEDROOM #1 TOILET	TITUS	MCD-6	6x6	6	6	GYP CLG	
S-6	BEDROOM CLOSET	TITUS	MCD-6	8x8	6	6	GYP CLG	
S-7	BEDROOM #2	TITUS	MCD-6	10X10	8	6	GYP CLG	
S-8	BEDROOM #2 CLOSET	TITUS	MCD-6	8x8	7	6	GYP CLG	
S-9	BEDROOM #2 TOILET	TITUS	MCD-7	6x6	6	6	GYP CLG	
S-10	BEDROOM #3	TITUS	MCD-6	10X10	8	6	GYP CLG	
S-11	MASTER BEDROOM	TITUS	MCD-6	12X12	8	6	GYP CLG	
S-12	MASTER BEDROOM	TITUS	MCD-6	12X12	8	6	GYP CLG	
S-13	MASTER BATH	TITUS	MCD-6	8x8	6	6	GYP CLG	
S-14	MASTER CLOSET	TITUS	MCD-6	10x10	7	6	GYP CLG	
S-15	MASTER TOILET	TITUS	MCD-6	6x6	6	6	GYP CLG	
S-16	GARAGE CORRIDOR	TITUS	MCD-6	10x10	7	6	GYP CLG	
S-17	LAUNDRYROOM	TITUS	MCD-6	10x10	7	6	GYP CLG	
R-1	BEDROOM#1	TITUS	350RLF-1	14x14	12	6	GYP CLG	
R-2	BEDROOM#2	TITUS	350RLF-1	14x14	10	6	GYP CLG	
R-3	BEDROOM#3	TITUS	350RLF-1	14x14	10	6	GYP CLG	
R-5	GREATROOM ENTRY	TITUS	350RLF-1	24x24	16	6	GYP CLG	
R-6	MASTER CLOSET	TITUS	350RLF-1	20x20	14	6	GYP WALL	

MARK	ITEM	LOCATION	MFG	M#	SIZE	QTY	NOTES
RV-1	MB SHOWER FAN SIDEWALL VUYBVY		VUYBVY	GREY	4"	1	STAINLESS
RV-2	MB TOILET EXHAUST	SIDEWALL	VUYBVY	GREY	4"	1	STEEL, NO
RV-3	DRYER VENTS SIDEWALL VUYBVY		GREY	4"	2	SCREEN IN	
RV-4	BEDROOM #1 TOILET EX.	SIDEWALL	VUYBVY	GREY	4"	1	DRYER VENTS
RV-5	BEDROOM #2 TOILET EX.	FLAT ROOF	KEPA	KV-6	6"	1	COMBINE DUCTS
KV-0	BEDROOM #2 TOILET EX.	SIDEWALL] KEFA		0	'	TO (1) VENT
RV-6	KITCHEN HOOD	FLAT ROOF	KEPA	KV-6	6"	1	
RV-7	EQUIP RM EXHAUST	POP-UP FLAT ROOF	SEE MECH SCH	N/A		1	
RV-8	GARAGE EXHAUST	RV FLAT ROOF	SEE MECH SCH	N/A		1	



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1 - HOA 3RD SUBMITTAL - 2/6/23

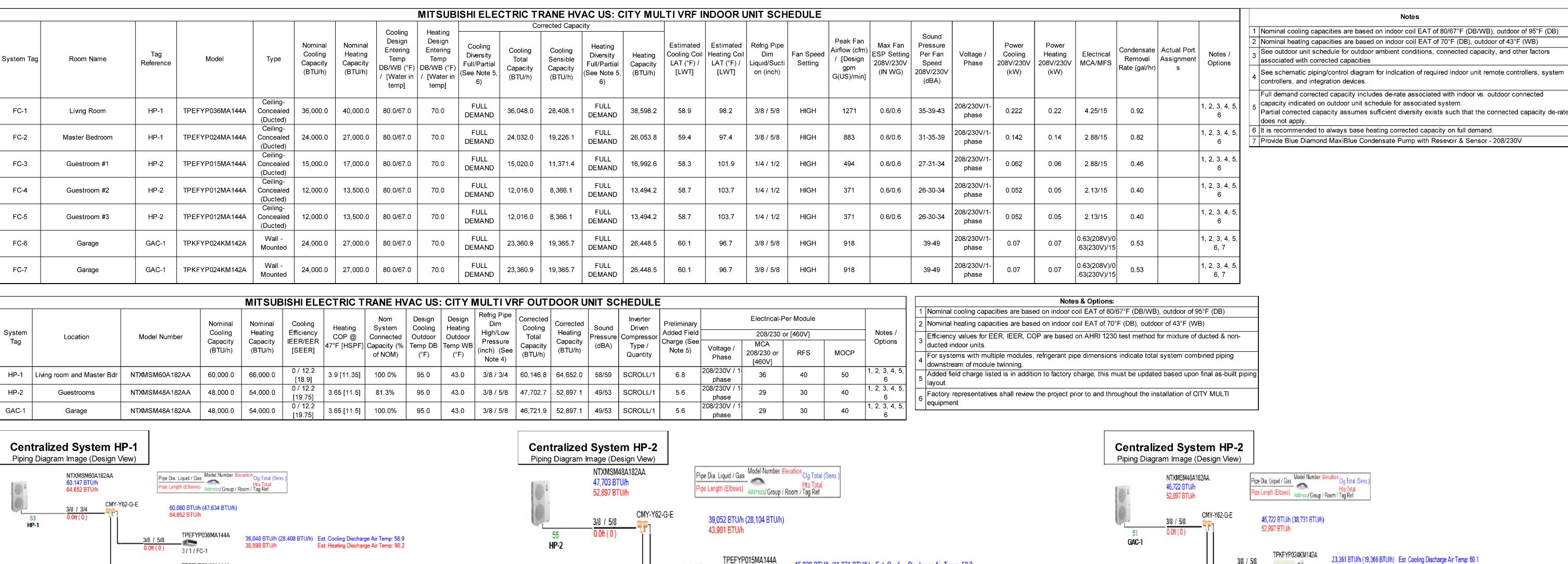
Garza Residence at 2426 Riviera Ridge (Lake Havasu, Arizon



Z.V CHECKED: DATE: 3 FEBRUARY, 2023 PROJECT NO.: -SHEET TITLE:

MECHANICAL HVAC SCHEDULE AND DETAILS

SHEET NO.: M100.1



24,032 BTU/h (19,226 BTU/h) Est. Cooling Discharge Air Temp: 59.4

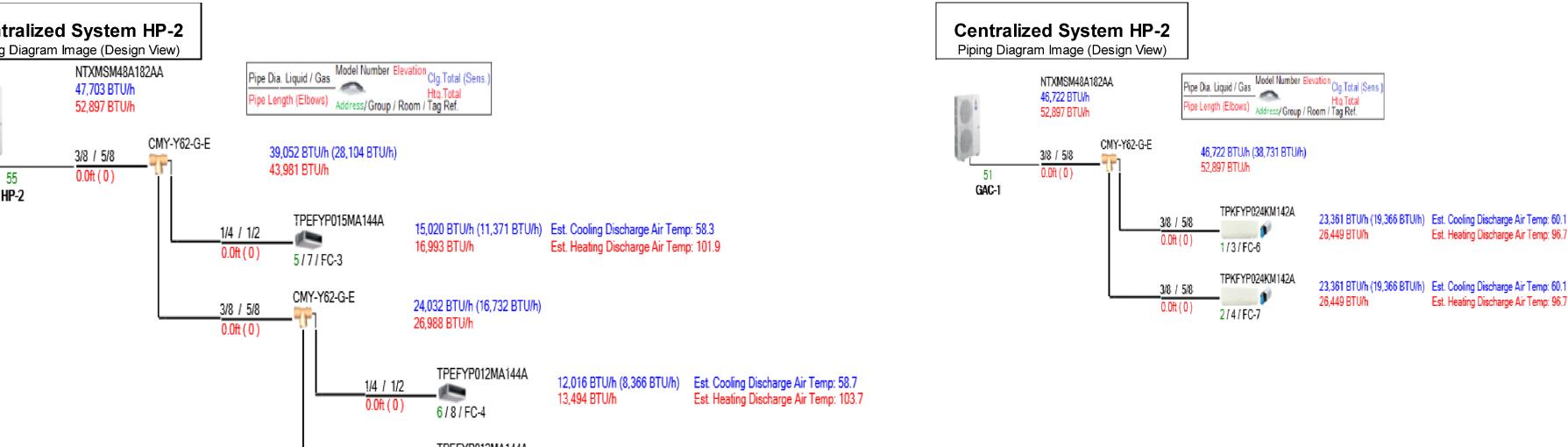
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ACCESS

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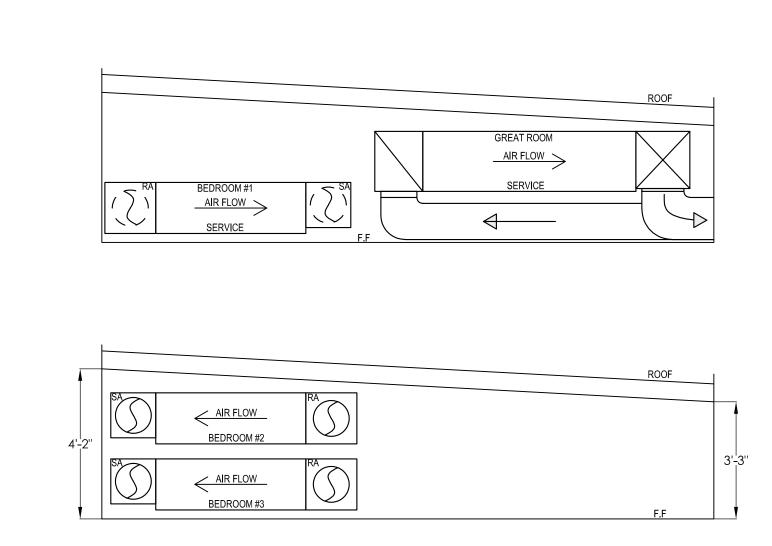
EQUIPMENT ROOM DETAIL

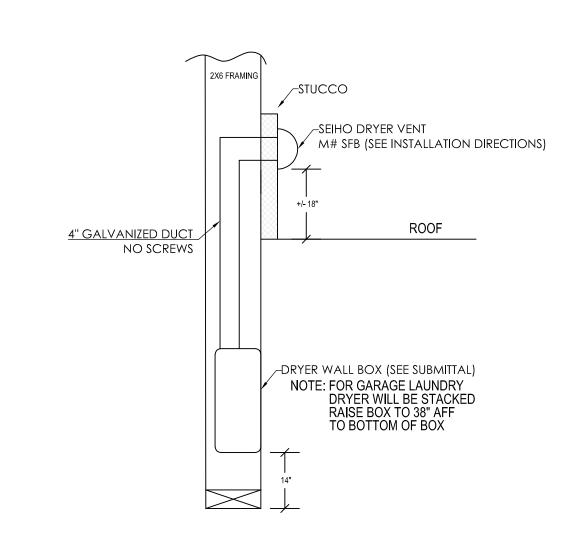
Est. Heating Discharge Air Temp: 97.4



12,016 BTU/h (8,366 BTU/h) Est. Cooling Discharge Air Temp: 58.7

Est. Heating Discharge Air Temp: 103.7





DRYER VENT DETAIL

NTS

Est. Heating Discharge Air Temp: 96.7

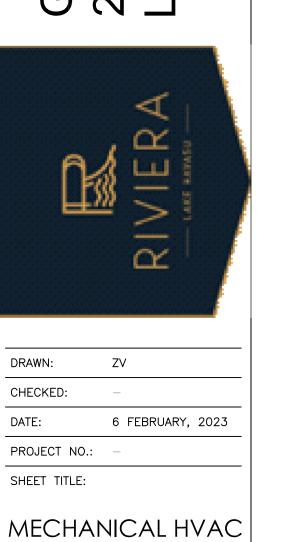
Riviera Court the क Riviera Ridge Residence Garza 2426 F



REVISIONS: 1 - HOA 3RD SUBMITTAL - 2/6/23

PROJECT:

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SCHEDULE AND DETAILS

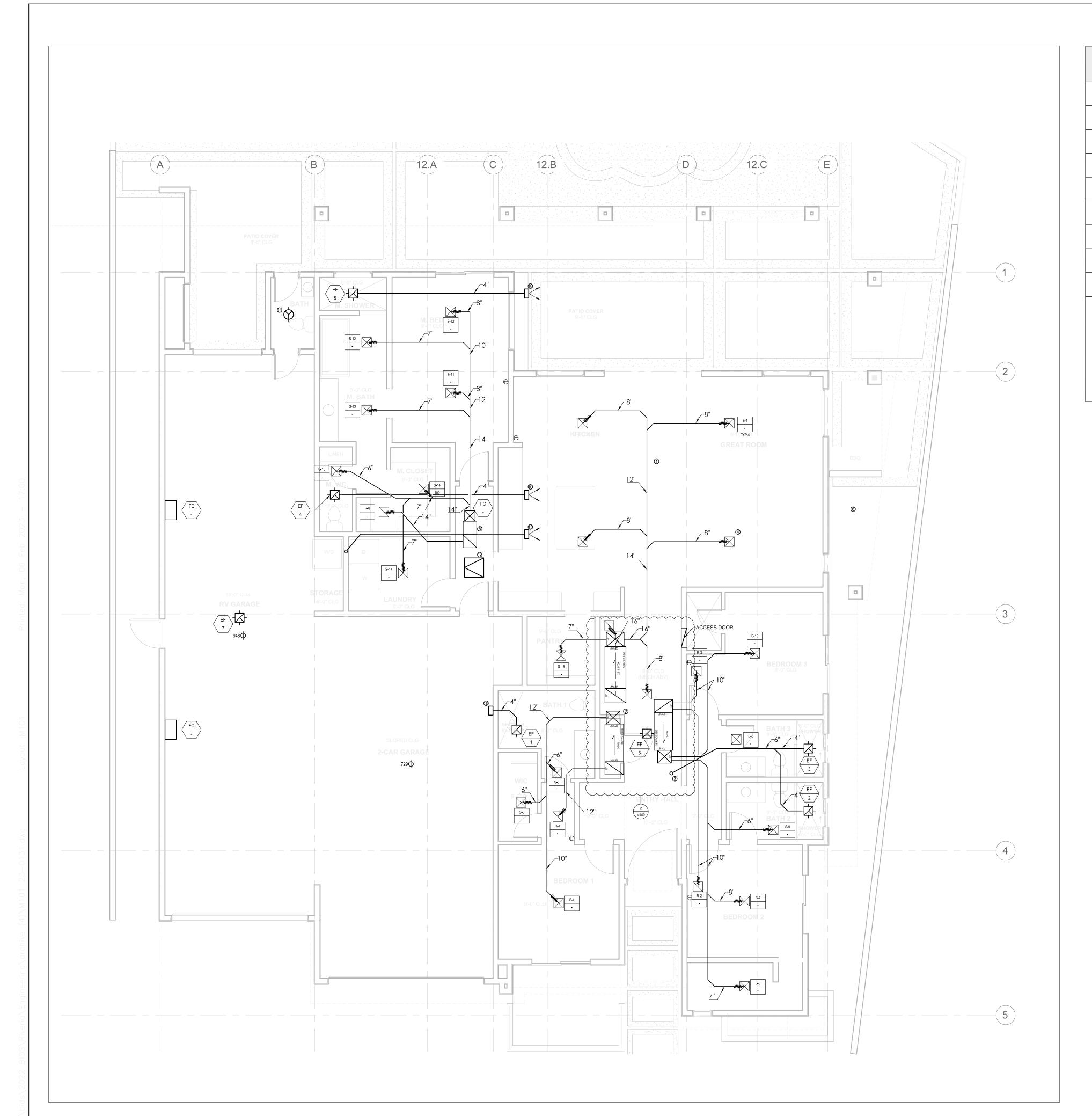
M100

SHEET NO.:

 $\frac{3}{8}$ " = 1'-0"

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− ♣ 7/9/FC-5





GENERAL NOTES

1. Code reference, 2018 International Mechanical Code.

MECHANICAL LEGEND

SYMBOL

1

DESCRIPTION

SUPPLY DIFFUSER

RETURN DIFFUSER

EXHAUST FAN

THERMOSTAT

MD MANUAL VOLUME DAMPER

WALL MOUNTED DUCTLESS FC

FAN COIL

EQUIPMENT TYPE-

UNIT NUMBER-

DETAIL NUMBER-

SHEET NUMBER

MECHANICAL-KEYNOTE

- 2. Mechanical systems shall comply with State and Local mechanical codes.
- Mechanical contractor is responsible to coordinate all work with other disciplines on the project.
- 4. Mechanical contractor shall keep a record set of drawing of the installed system.
- Install equipment and materials to provide required access for servicing and maintenance. Coordinate the final location of concealed equipment and devices requiring access with final
- 6. Verify all dimensions by field measurements. Arrange for chases, slots, and openings in other building components to allow for mechanical
- Coordinate the installation of required supporting devices and sleeves to be set in poured in
- place concrete and other structural components, as they are constructed. Sequence, coordination, and integrate installations of mechanical materials and equipment for
- efficient flow of the Work. Give particular attention to large equipment requiring positioning prior
- Coordinate the cutting and patching of building components to accommodate the installation of mechanical equipment and materials.
- Where mounting heights are not detailed or dimensioned, install mechanical services and overhead equipment to provide the maximum headroom possible.
- Install mechanical equipment to facilitate maintenance and repair or replacement of equipment 12. components. As much as practical, connect equipment for ease of disconnecting, with minimum of interference with other installations.
- Coordinate the installation of mechanical materials and equipment above ceilings with suspension system, light fixtures, and other installations.
- Coordinate connection of mechanical systems with exterior underground and overhead utilities 14. and services. Comply with requirements of governing regulations, franchised service companies, and controlling agencies. Provide required connection for each service.
- Comply with SMACNA's "HVAC Duct Construction Standards, Metal and Flexible" for fabrication and installation of metal and flexible ductwork.
- 307.2.4.1 Ductless mini-split system traps: Ductless mini-split equipment that produces condensate shall be provided with backflow prevention device if pumping is required.

INSULATION NOTES

- 1. All new duct insulation shall be a minimum of R-6.
- General: Install insulation products in accordance with manufacturer's written instructions, and in 2. accordance with recognized industry practices to ensure that insulation serves its indented
- Install insulation materials with smooth and even surfaces.
- Clean and dry ductwork prior to insulating. Butt insulation joints firmly together to ensure complete and tight fit over surfaces to be covered.
- Maintain integrity of vapor barrier on ductwork insulation, and protect it to prevent puncture and
- Extend ductwork insulation without interruption through walls, floors and similar ductwork penetrations, except where otherwise indicated.

REFERIGERANT PIPING NOTES

- Installation of refrigeration copper tubing shall comply with the latest applicable building codes for the local jurisdiction.
- 2. Copper tubing and or line sets shall be the grade for use in refrigeration applications.
- All refrigeration piping shall be insulated with minimum 1" Armaflex or equal insulation. Installer
- shall ensure that all exposed copper is properly covered and sealed to prevent condensation. Refrigeration copper piping shall be purged with nitrogen while being soldered to prevent interior
- oxidation and contamination.
- Refrigeration piping, while under construction, shall be sealed to prevent contaminates from
- Entire system shall be pressurized, with nitrogen, to 3 time the rated pressure for a period of 24 hour to ensure no leaks are present, there shall be no deviation from initial pressure charge within the 24-hour period and initial charge shall be maintained until system is triple evacuated.
- Triple evacuation method of the refrigeration piping system down to between 1,000 and 2,000 microns, then a small amount of nitrogen shall be introduced into the system. The gas is then purged, and this process is repeated two additional times prior to charging with freon.
- 8. Thermostat location to be verified with owner.

DRYER NOTES

- 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, such cavities shall allow the 2. 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 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 & M1502.4.5.3.)
- M1503.6 Makeup air required. Where one or more gas, liquid, or sold 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 rate. Such makeup air systems shall be equipped with no fewer than one damper complying with Section M1503.6.2. (Note: Make-up air for exhaust systems in excess of 400 CFM is no longer required unless natural draft appliances are provided in the residence.)

MECHANICAL NOTES

- (1) INSTALL DUCTING WITHIN THE JOIST SPACE.
- HANG FAN COILS FROM STRUCTURE ABOVE.
- ③ VENT TOILET FAN UTR ABOVE EQUIPMENT ROOM AS NOTED.
- (4) CORRIDNATE WITH FRAMER ALL SUPPORTS REQUIRED FOR INSTALLATION.
- (5) MOUNT MB VERTICAL FAN COIL ON AIR TIGHT PLENUM. PROVIDE OPENING IN WALL TO ACCEPT FILTER GRILLE.
- INSTALL CONDENSATE PIPING WITH PROPER TRAP AND EXTEND THROUGH CEILING OF BEDRROOMS AND DOWN
- WALL AND DRAIN TO LANDSCAPING. PIPNING SHALL BE SIZED FOR THREE UNIT. PIPING TO BE IN COPPER TYPE "M".
- 7 VRF CONDENSING UNIT: INSTALL REFRIGERANT PIPIING UP WALL INTO ATTIC SPACE TO FC EQUIPMENT ROOM. (8) INSTALL BRANCH CONTROLLER IN FC EQUIPMENT ROOM.
- GARAGE CONDENSING UNIT: ROUTE REFRIGERANT LINE INTO WALL AND EXTEND TO WFCs INSTALL CONDENSATE
- $^{(9)}$ PIPING DOWN WALL AND DRAIN TO LANDSCAPING, PIPING TO BE COPPER TYPE "M".
- (10) DUCT TOILET EXHAUST TO SIDEWALL ON PITCHED ROOF.
- (1) 24X24 MOONLITE MOLD ACCESS DOOR
- DRYER VENT TERMINATE AT SIDEWALL OF PITCHED ROOF. REFER TO DRYER DUCT NOTES ON THIS PAGE. DUCT TO BE GALVANIZED W/ NO SCREWS, FOIL TAPE JOINTS



1 - HOA 3RD SUBMITTAL - 2/6/23

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Ridge Residence Garza 2426



CHECKED: DATE: 3 FEBRUARY, 2023

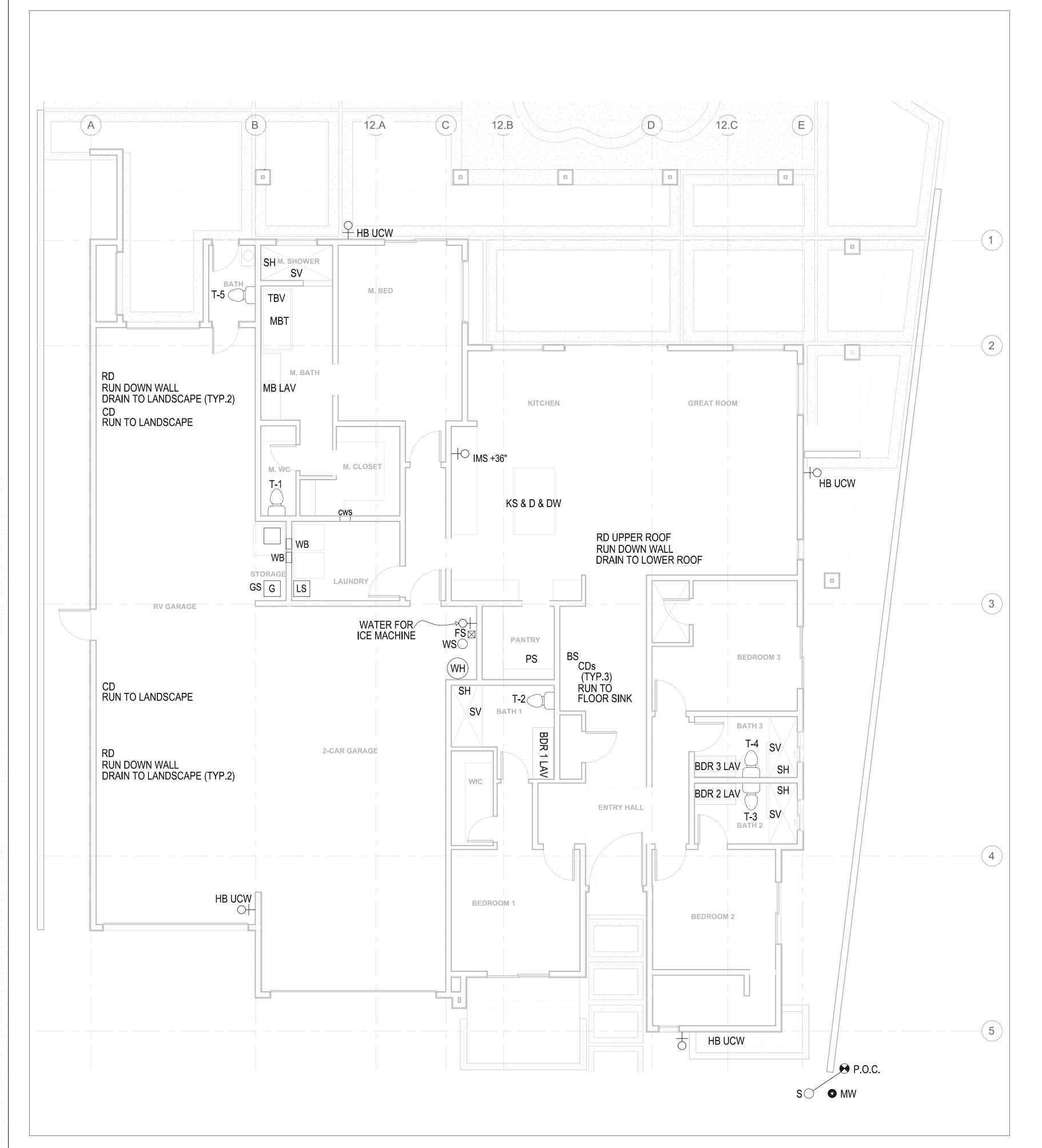
PROJECT NO.:

SHEET TITLE:

MECHANICAL FLOOR PLAN

SHEET NO.: M101

MECHANICAL FLOOR PLAN



ADDITION DE CODEC AND AUTUC

PLUMBING GENERAL NOTES

- 1. ALL PLUMBING INSTALLATION SHALL CONFORM WITH ALL APPLICABLE CODES AND AUTHORITIES HAVE JURISDICTATION.
- 2. PLUMBING CONTRACTOR TO COORDINATE HIS/OR HER WORK WITH ALL OTHER CONTRACTORS.
- 3. PLUMBING CONTRACTOR TO VISIT SITE AND VERIFY POINTS OF CONNECTION FOR SEWER AND WATER
- 4. PLUMBING CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, BACKFILLING AND COMPACTION FOR THEIR WORK.
- THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL THE PLUMBING SYSTEM COMPLETE WITH ALL EQUIPMENT, PIPING, VALVES INSULATION, HANGERS AND TRIMS AS REQUIRED FOR A COMPLETE INSTALLATION.
- ALL MATERIAL AND WORKMANSHIP PROVIDED BY THIS CONTRACTOR SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION.
- 7. PLUMBING CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PROPOSED INSTALLATION.
- 8. AN APPROVED PRESSURE REDUCING STATION WITH BACKFLOW PREVENTION DEVICE SHALL BE PROVIDED ON MAIN WATER SUPPLY LINE.
- 9. HOSE BIBS SHALL BE PROVIDED WITH BACKFLOW PREVENTERS.
- 10. PLUMBING CONTRACTOR TO SUBMIT FOR APPROVAL ALL PIPING AND PLUMBING DEVICES PROVIDED UNDER HIS/OR HERS CONTRACT.
- 11. ALL DOMESTIC WATER SUPPLY LINES SHALL BE FLUSHED AND SANITIZED PRIOR TO THE TURN OVER TO THE OWNER.
- 12. PLUMBING CONTRACTOR IS RESPONSIBLE FOR ALL CONDENSATE PIPING.
- 13. OWNER SUPPLIED PLUMBING FIXTURES AND DEVICES SHAL BE INSTALLED BY THIS CONTRACTOR.
- 14. ALL ROOF DRAINS TO BE PROVIDED UNDER THIS CONTRACT.
- 15. PROTECTION OF ALL INSTALLED MATERIAL AND EQUIPMENT IS THE RESPONSIBILITY OF THIS CONTRACTOR UNTIL TURN OVER TO OWNERSHIP.
- ALL SANITARY SEWER PIPING 3" AND LARGER SHALL HAVE A SLOPE NOT LESS THAN 1% OR 1/8" PER FOOT UNLESS OTHERWISE NOTED. ALL SANITARY PIPING 2" AND SMALLER SHALL HAVE A SLOPE OF NOT LESS THAN 2% OR A 1/4" PER FOOT UNLESS OTHERWISE NOTED.
- 17. ALL SEWER CLEAN-OUTS SHALL BE THE SAME SIZE AS THE PIPE THEY SERVE.
- 18. WATER HEATERS SHALL BE EQUIPPED WITH THERMAL AND PRESSURE RELIEF VALVES.
- 19. WATER HEATERS SHALL PROPERLY SECURED TO STRUCTURE.

	PLUMBING SCHEDULE							
MARK	ITEM	MFG	MODEL#	BY				
T-1	MB TOILET			CONTRACTOR				
T-2	BDR #1 TOILET			CONTRACTOR				
T-3	BDR #2 TOILET			CONTRACTOR				
T-4	BDR #3 TOILET			CONTRACTOR				
T-5	OUTDOOR TOILET			CONTRACTOR				
KS	KITCHEN SINK			OWNER				
KSF	KITCHEN SINK FAUCET			OWNER				
D	DISPOSER	INSINKERATOR	Evolution Select Lift & Latch Quiet Series 5/8 HP	OWNER				
SV-1	SHOWER VALVE			OWNER				
SV-2	SHOWER VALVE			OWNER				
SV-3	SHOWER VALVE			OWNER				
MB LAV	LAV FAUCET			OWNER				
BDR-1 LAV	LAV FAUCET			OWNER				
BDR-2 LAV	LAV FAUCET			OWNER				
BDR-3 LAV	LAV FAUCET			OWNER				
ODR LAV	LAV FAUCET			OWNER				
MBT	MB TUB			OWNER				
TBV	TUB VALVE			OWNER				
WH	WATER HEATER	RHEEM	PROPH65 T2 RH375-SO	OWNER				
WS	WATER SOFTENER	Harmony	Series 64,000 Grain Electronic Metered Water Softener with Sediment and Carbon Pre-Filter	OWNER				
GS	GARAGE SINK	TRINITY	18"X16" FREE STANDING SS SINK W/	OWNER				
LS	LAUNDRYSINK	TRINITY	PULLOUT FAUCET	OWNER				

	PLUMBING LEGEND
НВ	HOSE BIB
WB	TECHTITE WASHER BOX
WS	WATER SOFTNER
WH	WATER HEATER
CD	CONDENSATE DRAIN
RD	ROOF DRAIN
RDDW	ROOF DRAIN DRYWELL
UCW	UNCONDITIONED COLD WATER
SV	SHOWER VALVE
SH	SHOWER HEAD
TBV	TUB VALVE
KS	KITCHEN SINK
BS	BAR SINK
FS	FLOOR SINK
IMS	ICE MAKER SUPPLY
LS	LAUNDRYSINK
IMS	GARAGE SINK
PS	PANTRY SINK
FD	FLOOR DRAIN
MW	MAIN WATER SUPPLY
POC	POINT OF CONNECTION
S	SEWER

PLUMBING INSTALLATION NOTES

CONTRACTOR

- 1 CODE REFERENCE, 2018 INTERNATIONAL PLUMBING CODE (IPC):
- THERMAL EXPANSION TANKS. A THERMAL EXPANSION TANK SHALL BE SUPPORTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THERMAL EXPANSION TANKS SHALL

12X12 PVC FLOOR SINK

- NOT BE SUPPORTED BY THE PIPING THAT CONNECTS TO SUCH TANKS.
- 3 WATER HEATERS SHALL BE EQUIPPED WITH THERMAL & PRESSURE RELIEF VALVES.
- 4 CONDENSATE PIPING TO FLOOR SINK.

PROFLOOR

- 5 POTABLE WATER FEEDING THE EXTERIOR HOSE BIBS SHALL BE NON-CONDITIONED WATER.
- 6 PROVIDE FLOOR SINK FOR WATER SOFTENER, ICE MACHINE AND WATER HEATER RELIEF VALVE.
- 7 SHOWER VALVES ARE TO BE MOUNTED ON SHOWER ENTR'ACTE WALL.
- FRONT AND REAR OF RESIDENCE HOSE BIB MAIN FEED SHALL BE EQUIPPED WITH A ¾ TAKE OFF
- WITH BALL VALVE FOR FUTURE SPRINKLER SYSTEM.
- 9 ALL SEWER VENTS SHALL TERMINATE IN THE FLAT ROOF, NO PENETRATIONS IN METAL ROOFS.
- 10 CONDENSATE DRAIN FROM WALL HUNG UNITS TO LANDSCAPE.



REVISIONS:

1 - HOA 3RD SUBMITTAL - 2/6/23

PROJECT:

PROJECT

Residence at the Rivie Riviera Ridge Court W



DRAWN: ZV

CHECKED: —

DATE: 6 FEBRUARY, 2023

PLUMBING FLOOR

PLAN

P101

PROJECT NO.:

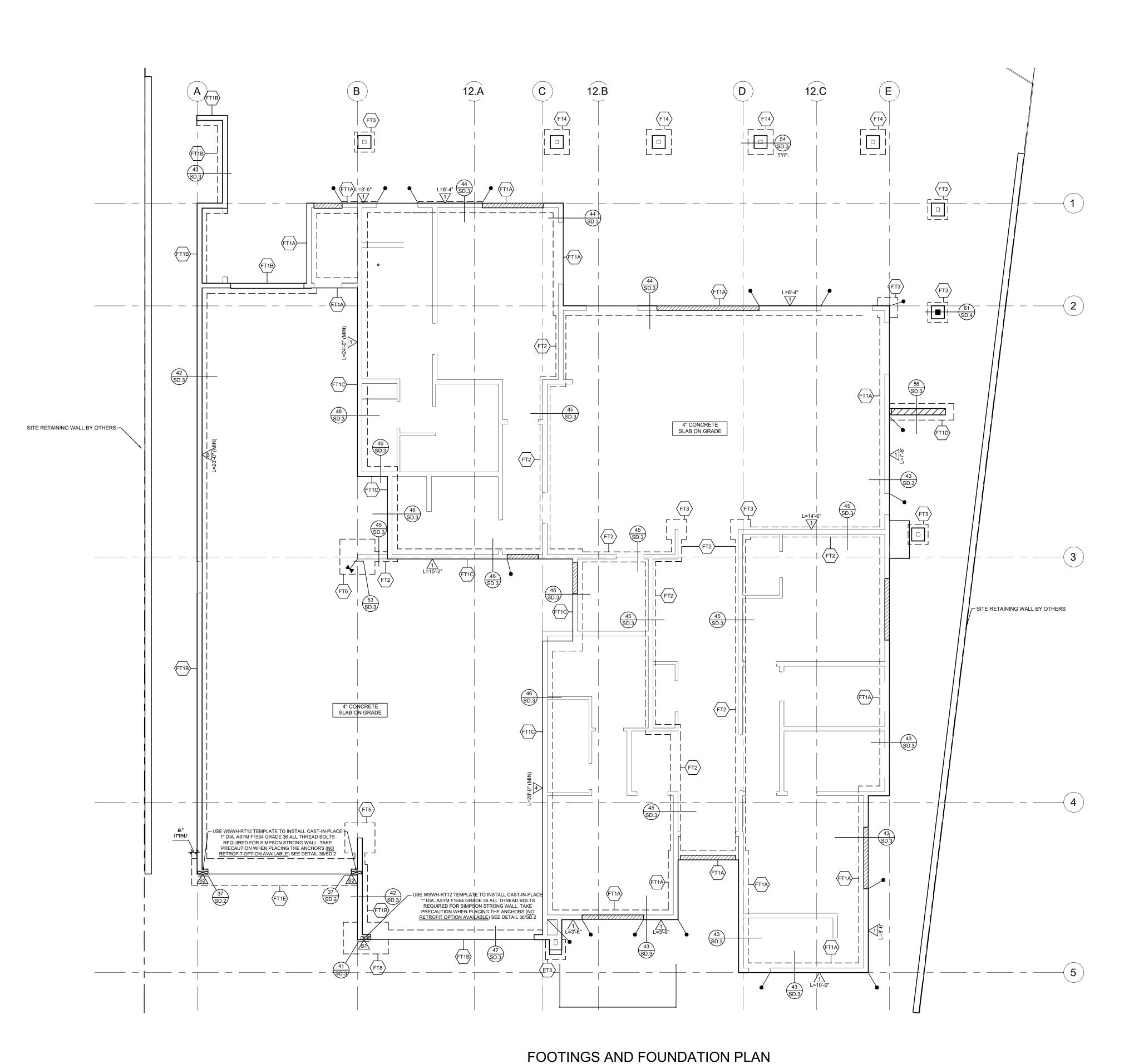
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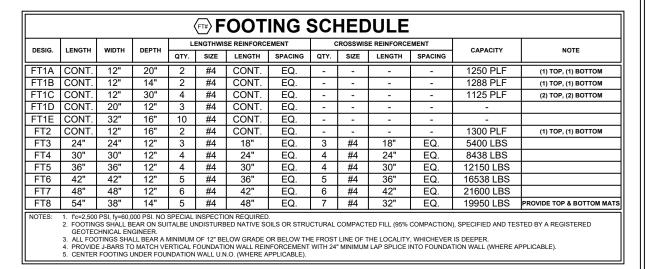
3" = 1'-0"

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FLOOR SINK

PLUMBING FLOOR PLAN



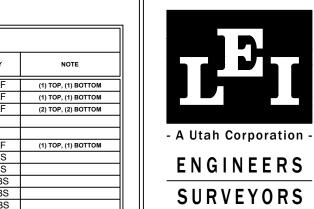


LEI CONSULTING ENGINEERS AND SURVEYORS, INC. IS NOT A GEOTECHNICAL ENGINEER AND HAS NOT PERFORMED ANY SOIL BEARING OR SLOPE ANALYSIS. LEI HAS DESIGNED THE FOUNDATION IN ACCORDANCE WITH THE MAXIMUM BEARING PRESSURE ALLOWED WHEN NO GEOTECHNICAL REPORT IS PROVIDED. LEI IS NOT LIABLE FOR DAMAGE OR REPAIRS CAUSED BY SETTLEMENT RESULTING FROM OUTSIDE FACTORS OR POOR SOIL CONDITIONS. THE HOMEOWNER/CONTRACTOR ASSUME ALL RISK ASSOCIATED WITH CONSTRUCTION WITHOUT AN ADEQUATE GEOTECHNICAL INVESTIGATION.

DESIG. MATERIAL 8d NAILS 1½" 16 GAGE STAPLES ½" ANCHOR BOLT				½" ANCHOR BOLT	OR BOLT CAPACITY		NOTE		
DESIG.	MATERIAL	EDGE	FIELD	EDGE	FIELD	SPACING	WIND	SEISMIC	INOIL
1	%" OSB OR CDX PLYWOOD	6"	12"	3½"	12"	32" O.C.	339	241	2,4,5
2	¾" OSB OR CDX PLYWOOD	4"	12"	2" ⁶	12"	24" O.C.	495	350	2,4,5
3	½" GYPSUM OR BETTER	6"	12"	-	-	32" O.C.	90	90	4,7
4	½" GYPSUM OR BETTER	4"	12"	-	-	32" O.C.	155	155	4,7
S1	SIMPSON WSWH12X8 HIGH-STRENGTH WOO	D SHE	AR WA	LL - SEE I	DETAILS	34/SD.2, 35/SI	D.2, 36/S	SD.2, & 41/	SD.3
S2	SIMPSON WSWH12X12 HIGH-STRENGTH WO	OD SHE	AR WA	LL - SEE	DETAILS	34/SD.2, 35/S	D.2, 36/	SD.2, & 37	/SD.2
NOTES: 1. WALL STUDS ARE TO BE SPACED AT 16" O.C. U.N.O. 2. SHEATH ABOVE AND BELOW OPENINGS IN PERFORATED SHEAR WALLS AS PER THE ADJACENT SHEAR WALL DESIGNATION ON EACH SIDE OF THE OPENING. 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 2x OR WIDER FRAMING WITH EDGE NAILING AT ALL SUPPORTS AND PANEL EDGES U.N.O. 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 3x OR WIDER FOR EDGE NAILING 3" O.C. OR LESS. NAILS AT ADJOINING PANEL EDGES AND INTO SILL PLATES SHALL BE STAGGERED. (DOUBLE 2x FRAMING STITCH-NAILED WITH STAGGERED 16d NAILS WITH SPACING EQUAL TO THE SHEAR WALL EDGE NAILING IS AN ADEQUATE SUBSTITUTE FOR 3x FRAMING.)									

S	IMPSON WSWH NOTES	F	łC	LDOWN SCHEDULE
1	STRONG WALL HIGH STRENGTH WOOD	SYMBO		HOLDOWN/STRAP
•	SHEAR WALLS SHALL BE INSTALLED AS			LSTHD8 HOLDOWN
	PER SIMPSON SPECIFICATIONS.		•	SEE DETAIL 15/SD.1
2.	WSWH MAY BE FIELD TRIMMED TO A		F	HDU2-SDS2.5 RETROFIT HOLDOWN w/ %" DIA
	MINIMUM HEIGHT OF 741/2". (TRIM TOP OF			A36 THREADED ROD ANCHOR EMBEDDED 6"
	WALL ONLY - DO NOT TRIM FROM SIDES OR		(NTO FOOTING w/ SIMPSON SET-XP EPOXY.
	BOTTOM.	1	• ((SPECIAL INSPECTION REQUIRED)
3.	DRILLING HOLES IN WSWH IS NOT		1	SEE DETAIL 59/SD.4
	ALLOWED EXCEPT AS SPECIFICALLY		_	
	ALLOWED BY THE MANUFACTURER.			
	(REFER TO SIMPSON SPECIFICATIONS)			
4.				
_	TIGHT PLUS 1/2 TURN.			
ο.	TOP CONNECTION INSTALLS WITH A			
	COMBINATION OF SDS25600 HEAVY-DUTY			
	CONNECTOR SCREWS & SWS16150 STRONG-WALL SCREWS.			
6.	TAKE PRECAUTION WHEN INSTALLING			
٥.	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



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FOOTING & FOUNDATION PI

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DIMENSIONS WITH THE CURRENT
ARCHITECTURAL PLANS PRIOR TO

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2022-2291

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CHECKED BY:
EBM

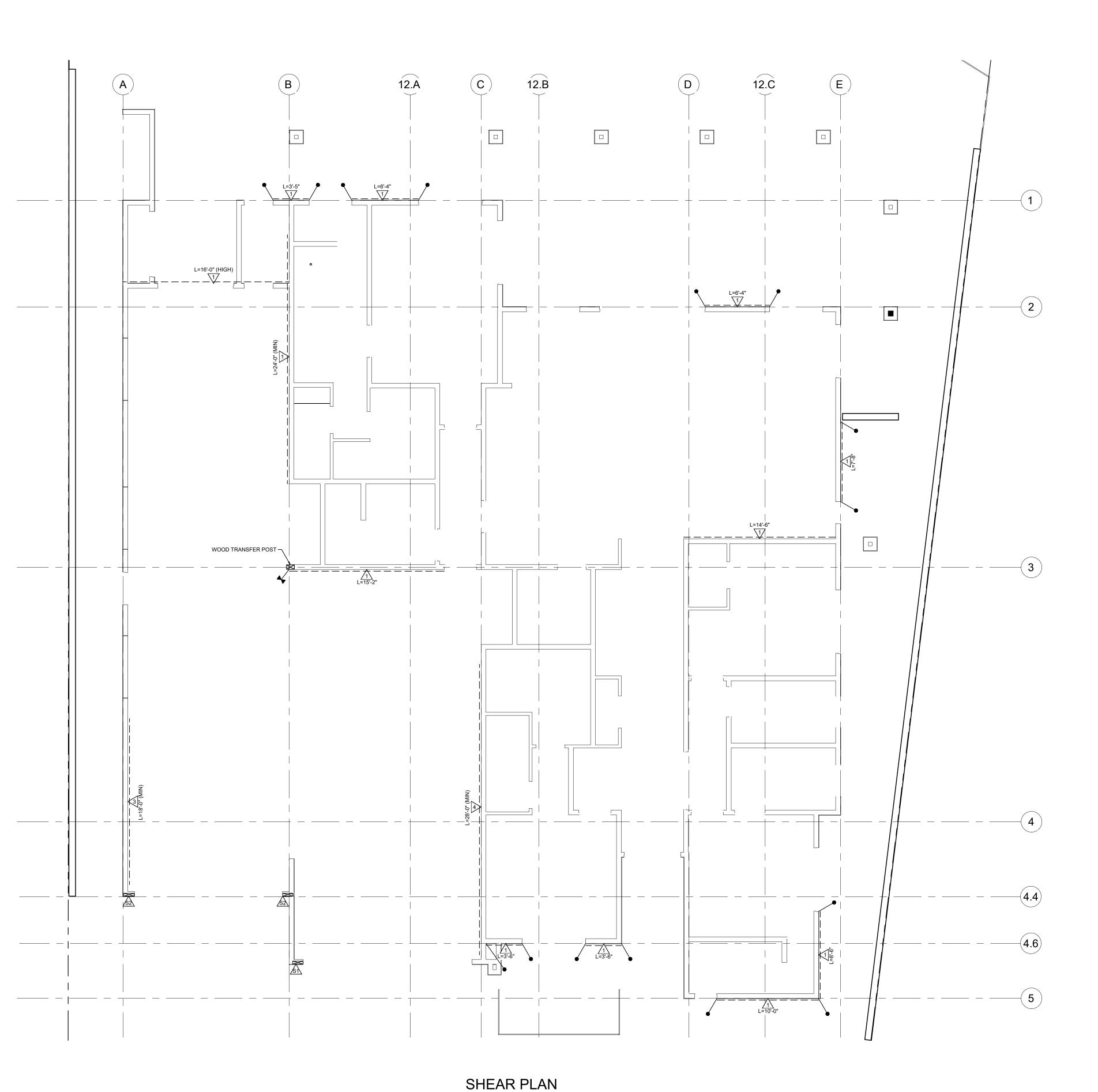
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DATE:

2/10/2023

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SHEAR WALL SCHEDULE | Note |

S1 SIMPSON WSWH12X8 HIGH-STRENGTH WOOD SHEAR WALL - SEE DETAILS 34/SD.2, 35/SD.2, 36/SD.2, & 41/SD.3
S2 SIMPSON WSWH12X12 HIGH-STRENGTH WOOD SHEAR WALL - SEE DETAILS 34/SD.2, 35/SD.2, 36/SD.2, & 37/SD.2

IOTES: 1. WALL STUDS ARE TO BE SPACED AT 16" O.C. U.N.O.
2. SHEATH ABOVE AND BELOW OPENINGS IN PERFORATED SHEAR WALLS AS PER THE ADJACENT SHEAR WALL DESIGNATION ON EACH SIDE OF THE OPENING.
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 XO RWIDER FRAMING WITH EDGE NALING AT ALL SUPPORTS AND PANEL EDGES U.N.O.
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 3X OR WIDER FOR EDGE NALING 3" O.C. OR LESS. NAILS AT ADJOINING PANEL EDGES AND INTO SILL PLATES SHALL BE STAGGERED. (DOUBLE 2x FRAMING SITCH-NAILED WITH STAGGERED 16d NAILS WITH SPACING EQUAL TO THE SHEAR WALL EDGE NAILING IS AN ADEQUATE SUBSTITUTE FOR 3x FRAMING.)
7. FASTENERS FOR SHEET ROCK SHEAR WALLS SHALL BE NO. 6 TYPE S OR W DRYWALL SCREWS 1½" LONG IN LIEU OF 8d NAILS.

SIMPSON WSWH NOTES

- SHEAR WALLS SHALL BE INSTALLED AS PER SIMPSON SPECIFICATIONS.

 WSWH MAY BE FIELD TRIMMED TO A MINIMUM HEIGHT OF 74½". (TRIM TOP OF WALL ONLY - DO NOT TRIM FROM SIDES OR
- DRILLING HOLES 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

CONTACT SIMPSON REPRESENTATIVE GARY PUGMIRE (801-244-7430) WITH QUESTIONS REGARDING THE INSTALLATION OF SIMPSON STRONG

STRONG-WALL SCREWS.

TAKE PRECAUTION WHEN INSTALLING
CAST-IN-PLACE BOLTS AT CONCRETE
FOUNDATION (NO RETROFIT OPTION IS AVAILABLE)

WALLS.

HOLDOWN SCHEDULE

SYMBOL HOLDOWN/STRAP

LSTHD8 HOLDOWN
SEE DETAIL 15/SD.1

HDU2-SDS2.5 RETROFIT HOLDOWN w/ 5%" DIA.
A36 THREADED ROD ANCHOR EMBEDDED 6" INTO FOOTING W SIMPSON SET-XP EPOXY.
(SPECIAL INSPECTION REQUIRED)
SEE DETAIL 59/SD.4

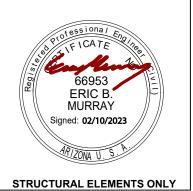


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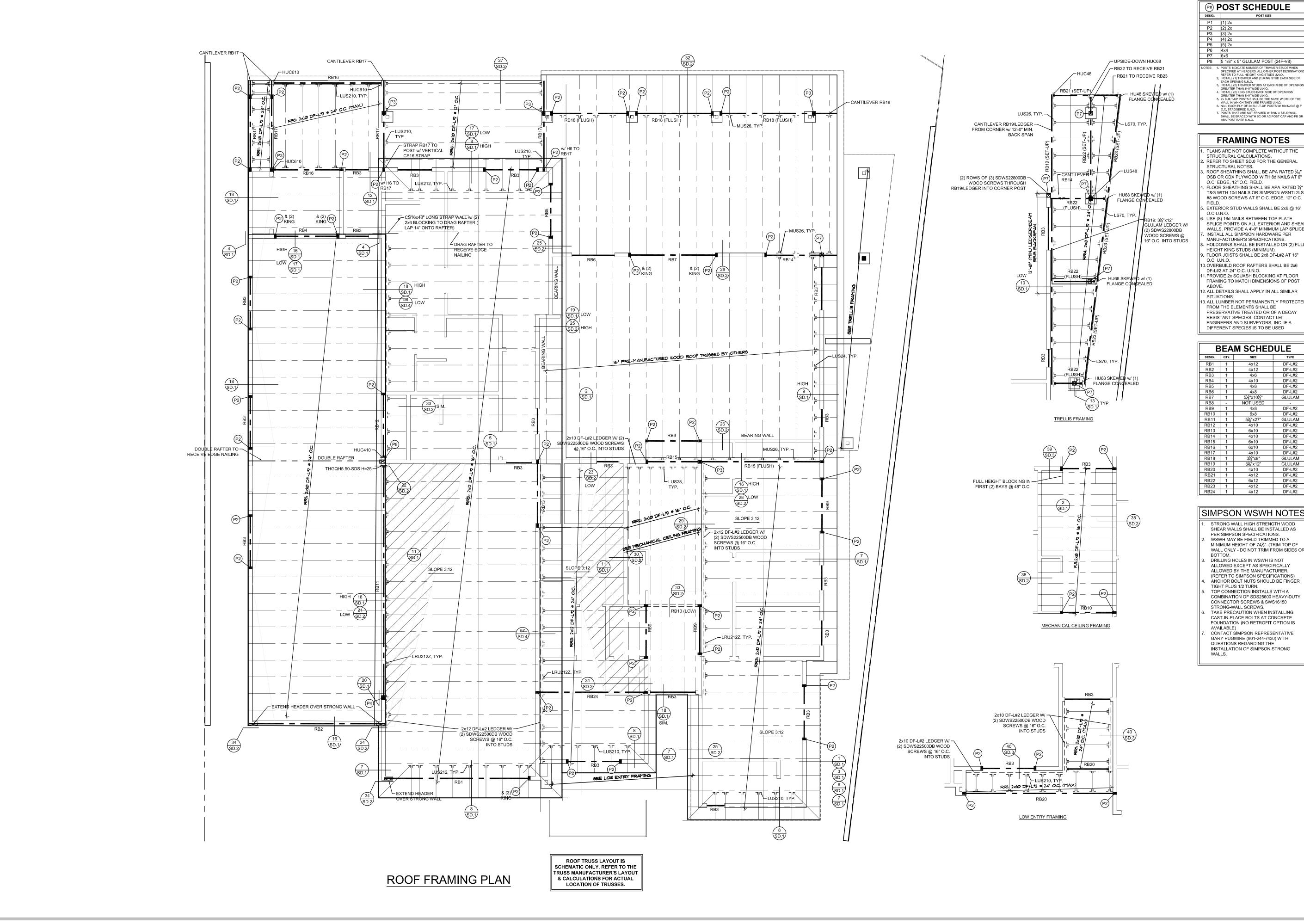
DIMENSIONS SHOWN ON THE STRUCTURAL PLANS ARE FOR CONVENIENCE ONLY. VERIFY ALL DIMENSIONS WITH THE CURRENT ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.

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LEI PROJECT #: 2022-2291 CHECKED BY: **EBM**

SCALE: ³⁄₁₆"=1'-0" DATE: 2/10/2023

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- . PLANS ARE NOT COMPLETE WITHOUT THE 2. REFER TO SHEET SD.0 FOR THE GENERAL STRUCTURAL NOTES.

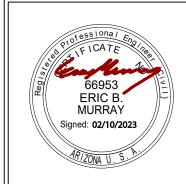
 3. ROOF SHEATHING SHALL BE APA RATED 7/6"
- OSB OR CDX PLYWOOD WITH 8d NAILS AT 6" I. FLOOR SHEATHING SHALL BE APA RATED $rac{3}{4}$ " T&G WITH 10d NAILS OR SIMPSON WSNTL2LS #8 WOOD SCREWS AT 6" O.C. EDGE, 12" O.C.
- 6. USE (8) 16d NAILS BETWEEN TOP PLATE SPLICE POINTS ON ALL EXTERIOR AND SHEAR WALLS. PROVIDE A 4'-0" MINIMUM LAP SPLICE. 7. INSTALL ALL SIMPSON HARDWARE PER MANUFACTURER'S SPECIFICATIONS. 3. HOLDOWNS SHALL BE INSTALLED ON (2) FULL
- 9. FLOOR JOISTS SHALL BE 2x8 DF-L#2 AT 16" 10. OVERBUILD ROOF RAFTERS SHALL BE 2x6
- 12. ALL DETAILS SHALL APPLY IN ALL SIMILAR 13. ALL LUMBER NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SHALL BE
 PRESERVATIVE TREATED OR OF A DECAY

BEAM SCHEDULE			
DESIG.	QTY.	SIZE	TYPE
RB1	1	4x12	DF-L#2
RB2	1	4x12	DF-L#2
RB3	1	4x6	DF-L#2
RB4	1	4x10	DF-L#2
RB5	1	4x8	DF-L#2
RB6	1	4x8	DF-L#2
RB7	1	5½"x10½"	GLULAM
RB8	-	NOT USED	-
RB9	1	4x8	DF-L#2
RB10	1	6x8	DF-L#2
RB11	1	5½"x27"	GLULAM
RB12	1	4x10	DF-L#2
RB13	1	6x10	DF-L#2
RB14	1	4x10	DF-L#2
RB15	1	6x10	DF-L#2
RB16	1	6x10	DF-L#2
RB17	1	4x10	DF-L#2
RB18	1	3½"x9"	GLULAM
RB19	1	3½"x12"	GLULAM
RB20	1	4x10	DF-L#2
RB21	1	4x12	DF-L#2
RB22	1	6x12	DF-L#2
RB23	1	4x12	DF-L#2
RB24	1	4x12	DF-L#2

SIMPSON WSWH NOTES

- SHEAR WALLS SHALL BE INSTALLED AS WSWH MAY BE FIELD TRIMMED TO A MINIMUM HEIGHT OF 741/2". (TRIM TOP OF WALL ONLY - DO NOT TRIM FROM SIDES OR
- ALLOWED BY THE MANUFACTURER. TIGHT PLUS 1/2 TURN. TOP CONNECTION INSTALLS WITH A
- CONNECTOR SCREWS & SWS16150 TAKE PRECAUTION WHEN INSTALLING CAST-IN-PLACE BOLTS AT CONCRETE FOUNDATION (NO RETROFIT OPTION IS CONTACT SIMPSON REPRESENTATIVE

ENGINEERS SURVEYORS PLANNERS



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Spanish Fork, UT 84660

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STRUCTURAL ELEMENTS ONLY

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RD

BEAM SCHEDULE				
DESIG.	QTY.	SIZE	TYPE	
RB1	1	4x12	DF-L#2	
RB2	1	4x12	DF-L#2	
RB3	1	4x6	DF-L#2	
RB4	1	4x10	DF-L#2	
RB5	1	4x8	DF-L#2	
RB6	1	4x8	DF-L#2	
RB7	1	5%"x10½"	GLULAM	
RB8	-	NOT USED	=	
RB9	1	4x8	DF-L#2	
RB10	1	6x8	DF-L#2	
RB11	1	51/8"x27"	GLULAM	
RB12	1	4x10	DF-L#2	
RB13	1	6x10	DF-L#2	
RB14	1	4x10	DF-L#2	
RB15	1	6x10	DF-L#2	
RB16	1	6x10	DF-L#2	
RB17	1	4x10	DF-L#2	
RB18	1	3⅓"x9"	GLULAM	
RB19	1	31/8"x12"	GLULAM	
RB20	1	4x10	DF-L#2	
RB21	1	4x12	DF-L#2	
RB22	1	6x12	DF-L#2	
RB23	1	4x12	DF-L#2	
RB24	1	4x12	DF-L#2	

- (REFER TO SIMPSON SPECIFICATIONS) ANCHOR BOLT NUTS SHOULD BE FINGER COMBINATION OF SDS25600 HEAVY-DUTY
- GARY PUGMIRE (801-244-7430) WITH QUESTIONS REGARDING THE INSTALLATION OF SIMPSON STRONG

DIMENSIONS SHOWN ON THE
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LEI PROJECT #: 2022-2291 DRAWN BY: CHECKED BY: **EBM** SCALE: $\frac{3}{16}$ "=1'-0" DATE: 2/10/2023

BASIS OF DESIGN 1. GOVERNING BUILDING CODE . 2018 IBC ROOF DEAD LOAD (TILE) ROOF DEAD LOAD (SHINGLES, METAL, MEMBRANE) .. FLOOR DEAD LOAD 15 PSF FLOOR LIVE LOAD 40 PSF ROOF LIVE LOAD 20 PSF 3. SEISMIC DESIGN: LATERAL SYSTEM SHEAR WALL $S_1 = 0.112$ $S_{DS} = 0.198$ $S_{D1} = 0.177$ S_e=0.186 R=6.5 SITE CLASS (ASSUMED) RISK CATEGORY ... 4. WIND DESIGN: BASIC WIND SPEED EXPOSURE

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.

SOIL BEARING PRESSURE (ASSUMED PER 2018 IBC 1806.2) 1500 PSF

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

E. BE RESPONSIBLE FOR SAFETY AND PROTECTION IN AND AROUND THE JOB SITE AND/OR ADJACENT PROPERTIES. 2. CONTRACT DOCUMENTS:

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.

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, 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.

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. HE SHALL PROVIDE MPORARY 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 STRUCTURAL MEMBERS HAVE ACQUIRED SUFFICIENT STRENGTH STORAGE, AND/OR OTHER LOADS TO WHICH THEY MAY BE SUBJECTED. I 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 LONGER. 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 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

OMISSIONS AND/OR CONFLICTS 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 INVOLVE

B. IN CASE OF CONFLICTS IN THE STRUCTURAL WORK, THE MOST STRINGENT REQUIREMENTS, AS DIRECTED BY THE ARCHITECT AND 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

B. OBSERVATION VISITS TO THE SITE BY REPRESENTATIVES OF THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHALL NOT BE CONSTRUED AS

8. SUBMITTALS: 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

STRUCTURAL STEEL SHOP DRAWINGS. ENGINEERED TRUSS DRAWINGS.

* THESE SUBMITTALS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER 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 ARCHITECT AND STRUCTURAL ENGINEER.

SITE PREPARATION

A. DO NOT PLACE FOOTINGS OR FOUNDATIONS ON DISTURBED SOILS, UNDOCUMENTED FILL, DEBRIS, FROZEN SOIL, OR IN PONDED WATER.

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.

CONCRETE

1. CODES AND STANDARDS:

A. CONCRETE WORK SHALL COMPLY WITH THE AMERICAN CONCRETE

INSTITUTE (ACI) EDITIONS OF: I. 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".

2. 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.

D. AIR ENTERTAINMENT SHALL CONFORM TO ASTM C260.

E. FLY ASH SHALL CONFORM TO ASTM C618. 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

PROPER PLACEMENT SHALL BE USED, 4" MAXIMUM. C. CONCRETE MIXES SHALL CONFORM TO THE FOLLOWING:

TYPE OF CONCRETE MEMBER	MINIMUM STRENGTH AT 28 DAYS (PSI)	MAX. W/C (RATIO)	DRY WEIGHT (PCF)	MAX AGGREGATE SIZE (INCHES)	AIR ENTRAIN- MENT (%)	MIN. CEMEN PER YARD (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:						
LT. WT.*	2500	0.53	110	0'-0 3/4"	6 ±-1	564
COLUMNS:	2500	0.45	145	0'-0 3/4"	3 ±-1	564
BEAMS:	2500	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 ONGESTED AREAS WHEN REQUIRED TO PROPERLY 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 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 CONSTRUCTION JOINTS SHALL BE INTENTIONALLY ROUGHENED PRIOR

D. OPENINGS IN FLOORS AND/OR WALLS SHALL HAVE ADDITIONAL EINFORCING AROUND ALL SIDES OF THE OPENING EQUIVALENT T THE BARS CUT BY THE OPENING WITH HALF ON EACH SIDE OF TH 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 TANDARD HOOK. ALSO PROVIDE 2-#5 x 4'-0" DIAGONAL BARS AT EACH

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. 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

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

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

JOINTS ABOVE BY AT LEAST 6 FEET.

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

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. B. PROVIDE CONTINUOUS HORIZONTAL GALVANIZED #9 WIRE IN 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

REINFORCING STEEL

 CODES AND STANDARDS: 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".

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.

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 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.... #5 AND SMALLER..... CONCRETE NOT EXPOSED TO EARTH OR WEATHER: BEAMS AND COLUMNS, MAIN REINFORCING OR TIES...... 1 1/2" SLABS ON GRADE...... CENTER OF SLAB G. REINFORCING STEEL IN MASONRY SHALL BE PLACED PRIOR TO GROUTING AND SHALL BE PLACED, POSITIONED, AND LOCATED

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.

ACCORDING TO THE STRUCTURAL DRAWINGS. IT SHALL BE SECURED

AGAINST DISPLACEMENT AT INTERVALS NOT TO EXCEED 200 BAR

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. 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 A36.

B. 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. E. WELDED ANCHOR STUDS AND DEFORMED BAR ANCHORS SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS

A. FABRICATION SHALL BE DONE IN AN APPROVED FABRICATOR'S 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 (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 Grout as soon as steel member has been properly POSITIONED AND ALIGNED.

. WHERE STRUCTURAL STEEL WIDE FLANGE, PIPE, OR TUBE SECTIONS ARE EMBEDDED IN CONCRETE OR MASONRY AND REINFORCING BARS BUTT TO IT, DEFORMED BAR ANCHORS OR FORCING 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.

4. BOLTED CONNECTIONS: 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

THERWISE. BOLTS SHALL CARRY THE IDENTIFYING MARK OF OTHERWISE, INCLUDING ANCHOR BOLTS.

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

ENLARGING OF HOLES SHALL BE ACCOMPLISHED BY MEANS 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 1. ALL JOISTS, RAFTERS, POSTS AND HEADERS SHALL BE DOUGLAS FIR LARCH NO.2 OR EQUAL U.N.O. IF TJI'S OR EQUAL ARE USED, THEY MUST BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS ND 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 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

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 8d NAILS @ 6" O.C. EDGES AND @ 12" 7. ALL FLOOR SHEATHING TO BE 3/4" THICK T&G SHEATHING GLUED AND NAILED WITH 10d COMMON NAILS OR EQUAL ⊕ 6" O.C. EDGES AND ⊕ 10" 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

ALL TRUSSES. 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 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 16. ALL FRAMING LUMBER SHALL BE HEM FIR OR BETTER UNLESS A HIGHER GRADE IS NOTED OTHERWISE.

17. 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

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 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 THE PEDESTALS SHALL PROJECT AT LEAST 6" ABOVE EXPOSED EARTH

29. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE IBC, AND LOCAL ORDINANCES. 30. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR

WOOD TRUSS NOTES

AND AT LEAST 1" ABOVE SUCH FLOORS.

TO STARTING CONSTRUCTION.

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.

3. 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.

ALL MEMBERS SHALL BE DESIGNED FOR COMBINED STRESSES, BASED ON 6. THE TRUSS MANUFACTURER SHALL INDICATE PROPER BRACING OF OMPRESSION CHORD MEMBERS @ 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 TRUSSES 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 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 TPI EXCEPT THAT THIS SPECIFICATION SHALL GOVERN WHEN IT EXCEEDS TPI REQUIREMENTS. 11. FABRICATE TRUSSES FROM APPROVED SHOP DRAWINGS.

2. FABRICATE TRUSSES IN JIGS 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 RIDGES SHALL HAVE FULL CONTACT BETWEEN MEMBERS.

13. EACH CHORD SECTION SHALL BE INVOLVED IN TWO PANEL POINTS BEFORE 14. PROVIDE 1/8" CAMBER FOR EACH 6 FEET OF TRUSS UNLESS OTHERWISE 15. TRUSS FABRICATORS USING METAL PLATES SHALL HAVE PLANT INSPECTED FOUR TIMES PER YEAR BY AN INDEPENDENT TESTING LABORATORY IN

MASONRY

1. CODES AND STANDARDS A. MASONRY WORK SHALL COMPLY WITH THE AMERICAN CONCRETE INSTITUTE (ACI) 530, "BUILDING CODE REQUIREMENTS FOR MASONRY

ACCORDANCE WITH TPI REGULATIONS AND COPIES OF INSPECTIONS MADE

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)

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 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. NO ADDITIVES ARE ALLOWED.

C. 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 EVERY DIRECTION. ALL MEASUREMENTS ARE PARTS BY VOLUME. DO NOT

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 JOB SITE.

B. FACE SHELLS SHALL BE FULLY BEDDED. 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 G. GROUT SHALL BE CONSOLIDATED BY MECHANICAL VIBRATION DURING PLACING AND RECONSOLIDATED AFTER EXCESS MOISTURE

ETC. AND AS OTHERWISE SPECIFIED SHALL BE GROUTED SOLID. ALL CELLS WHICH ARE TO BE GROUTED SHALL BE CLEAN AND FREE FROM DELETERIOUS MATERIALS. I. GROUT SOLID AROUND ALL JOIST AND BEAM ENDS, TYPICAL

UNLESS NOTED OTHERWISE. J. HOLES FOR BOLTS IN MASONRY FACE OR END SHELLS SHALL 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 BEAM, COLUMN, PIER, OR JAMB WITHOUT THE ARCHITECT'S AND

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.

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.

C. MASONRY WALLS SHALL BE REINFORCED AS FOLLOWS, UNLESS

NOTED OTHERWISE.

THICKNESS REINFORCING REINFORCING 1-#4 **@** 32" 0.C. 1-#4 **⊕** 48" 0.C. 1-#5 **●** 32" 0.C. 2-#3 **●** 48" 0.C. 1-#5 **②** 32" 0.C. 2-#4 @ 48" O.C. 1-#6 **@** 32" 0.C. 2-#4 **@** 48" 0.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 REINFORCING REQUIREMENTS. D. 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. G. PROVIDE CORNER BARS AT ALL INTERSECTIONS AND CORNERS. USE SAME SIZE BAR AND SPACING AS THE HORIZONTAL REINFORCING. I. 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. J. 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, UNLESS NOTED OTHERWISE. VERTICAL BARS SHALL EXTEND THE FULL EXTEND A MINIMUM OF 24 INCHES BEYOND THE EDGES OF THE OPENING

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

L. CONSTRUCTION JOINTS IN REINFORCED MASONRY WALLS SHALL NOT OCCUR AT THE EDGE OF BEAM SUPPORTS AND SHALL BE M. 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

B. REINFORCING IN THE MASONRY BEAM SCHEDULE IS AN ADDITION TO STANDARD WALL REINFORCING. C. 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

E. VERTICAL REINFORCING BARS SHALL HOOK AROUND THE BOTTOM EINFORCING BARS. THEY SHALL ALSO HOOK AROUND THE TOP HORIZONTAL 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. FOR OPENINGS NOT SHOWN, USE SIMILAR BEAM AS SHOWN IN HAT WALL OR TYPE OF WALL FOR SIMILAR OPENINGS. VERIFY H. USE THE FOLLOWING MASONRY BEAM SIZES FOR OPENINGS IN

NON-BEARING MASONRY WALLS: (inches) (INCHES) SAME AS WALL UP TO 8'-0" SAME AS WALL 2 #5 TOP & BOTTOM UP TO 10'-0" SAME AS WALL 2 #5 TOP & BOTTOM FOR WIDER OPENINGS CONTACT THE STRUCTURAL ENGINEER. SEE THE MASONRY BEAM SCHEDULE FOR ADDITIONAL INFORMATION.

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

C. FIELD WELDING OF STRUCTURAL STEEL

SPECIAL INSPECTION 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)

MINIMUM NAILING SCHEDULE NAILING CONNECTION 1. JOIST TO SILL OR GIRDER, TOENAIL 2. BRIDGING TO JOIST, TOENAIL EACH END (2) 8d 3. 1"x6" (25mm x 152mm) SUB FLOOR OR LESS TO EACH JOIST, FACE NAIL (3) 8d 4. WIDER 1"x6" (25mm x 152mm) SUB FLOOR TO EACH JOIST, FACE NAIL 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 9 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, TOENAIL OR (2) 16d, END NAIL 9. DOUBLE STUDS, FACE NAIL 16d **24"** (610mm) 0.C. 10. DOUBLE TOP PLATES, TYPICAL FACE NAIL 16d **9** 16" (406mm) 0.C. DOUBLE TOP PLATES, LAP SPLICE 11. BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOENAIL (3) 8d 12. RIM JOIST TO TOP PLATE, TOENAIL 8d @ 6" (152mm) 0.C. 13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL 14. CONTINUOUS HEADER. TWO PIECES 6d **9** 16" (406mm) O.C. ALONG EACH EDGE 15. CEILING JOIST TO PLATE, TOENAIL 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 20. 1" (25mm) BRACE TO EACH STUD AND PLATE, FACE NAIL 21. 1"x8" (25mm x 203 mm) SHEATHING OR LESS TO EACH BEARING, FACE NAIL 22. WIDER THAN 1"x8" (25mm x 203mm) SHEATHING TO EACH BEARING, FACE NAIL 23. BUILT-UP CORNER STUDS 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 19/32" - 3/4" (15mm-19mm) 8d ⁴ OR 6d 7/8" - 1" (22mm-25mm) 10d 4 OR 8d 1 1/8" - 1 1/4" (29mm-32mm) COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING) 3/4" (19mm) AND LESS 7/8" - 1" (22mm - 25mm)1 1/8" - 1 1/4" (29mm-32mm 27. PANEL SIDING (TO FRAMING) 1/2" (12.7mm) OR LESS 5/8" (16mm) 28. FIBERBOARD SHEATHING: 7 1/2" (12.7mm) No. 11 GA ⁴6d No. 16 GA 25/32" (20mm) No. 11 GA ⁴8d No. 16 GA 29. INTERIOR PANELING 1/4" (6.4mm) 6d 11 3/8" (9.5mm)

OMMON OR BOX NAILS MAY B	BE USED EXCEPT WHERE OTHERWISE STATED.			
AILS SPACED AT 6 INCHES (1	152mm) ON CENTER AT EDGES, 12 INCHES (30	5mm) AT INTERMEDIATE SUPPORTS	EXCEPT 6 INCHES (152mm)	AT ALL SUPPORTS WHERE SPANS ARE
B INCHES (1219mm) OR MORI	E. FOR NAILING OF WOOD STRUCTURAL PANEI	AND PARTICLEBOARD DIAPHRAGMS	AND SHEAR WALLS, REFER TO	SECTION 2305
AILS FOR WALL SHEATHING M	IAY BE COMMON, BOX OR CASING.			

3. COMMON OR DEFORMED SHANK 5. DEFORMED SHANK.

CORROSION—RESISTANT SIDING OR CASING NAILS. 7. FASTENERS SPACED 3 INCHES (76mm) ON CENTER AT EXTERIOR EDGES AND 6 INCHES (152mm) ON CENTER AT INTERMEDIATE SUPPORTS.

3. 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) 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 (20mm) 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.



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DIMENSIONS SHOWN ON THE STRUCTURAL PLANS ARE FOR CONVENIENCE ONLY. VERIFY ALL DIMENSIONS WITH THE CURRENT ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.

DESCRIPTION

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