

The AMDOR Residence

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 2x6s AT 16" ON CENTER UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS SHALL BE 2x4s 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/ MFGR'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 R702.3.5.1.
- PAINT ALL EXPOSED GALVANIZED METAL. DO NOT PAINT ALUMINUM 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, NEGOT 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 DETAILED.
- 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 HERE-IN 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 FILLING AS DEEMED NECESSARY BY FINISH SUB-CONTRACTOR. SHOULD SURFACE NOT BE ADEQUATE, NOTIFY THE CONTRACTOR IN WRITING OR ASSUME ALL LIABILITY FOR FINISHING RESULTS.

ZONING INFORMATION

CURRENT ZONING: PLANNED UNIT DEVELOPMENT

CODE TABLE

PLANS SHALL CONFORM WITH ALL CURRENT GOVERNING CODES (INCLUDED BUT NOT LIMITED TO) -

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

PROJECT TEAM

DESIGNER:
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office@lei-eng.com

NOTES:

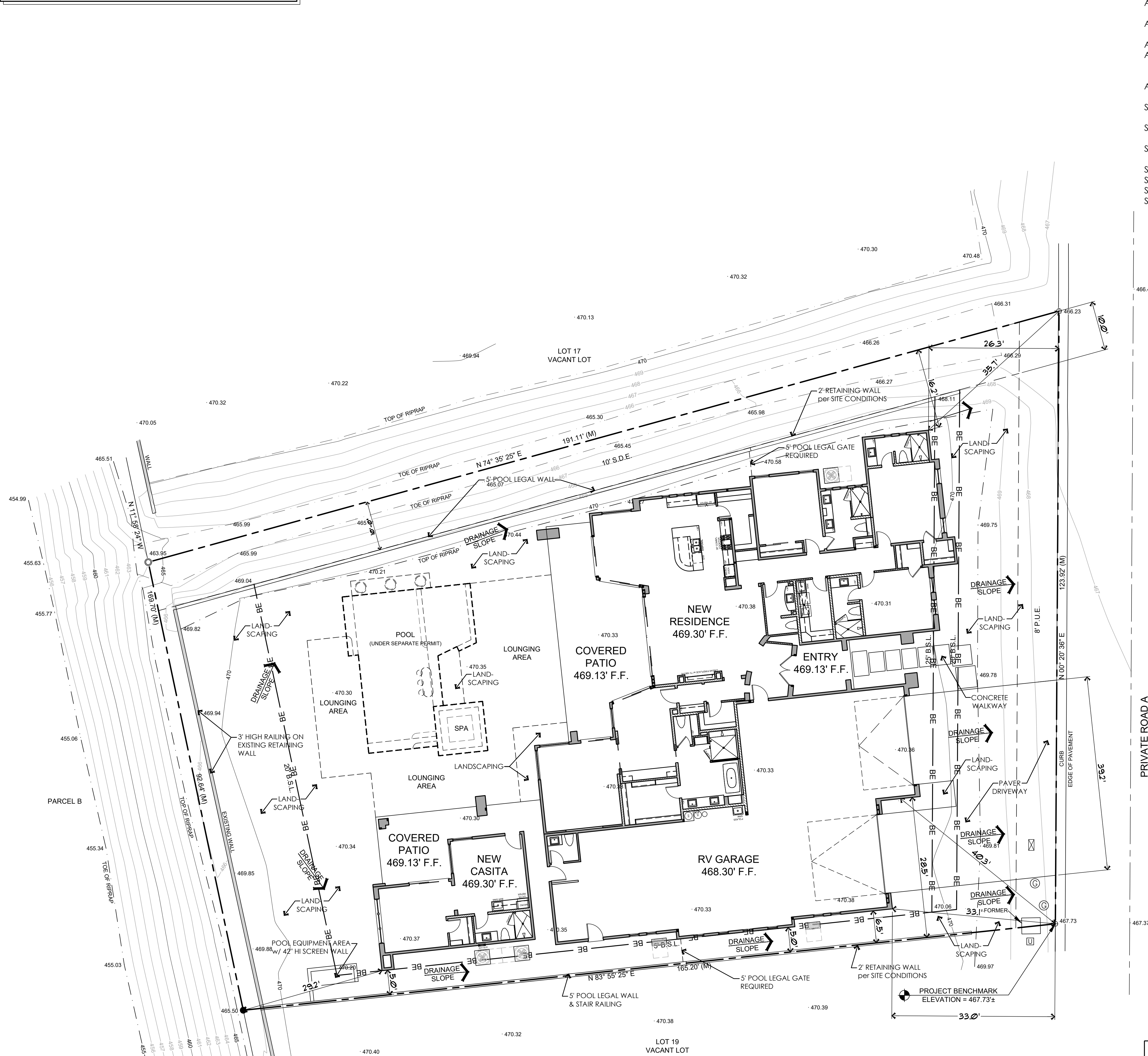
- ENTIRE STRUCTURE, EXCEPT ROOF OVERHANG, IS TO BE LOCATED WITHING THE BUILDING ENVELOPE (BE).
- VERIFY FOR LOCATION OF ALL ON-SITE UTILITIES INCLUDING SEWER & NATURAL GAS and CONNECT TO SAME.
- COMPACTION TESTS SHALL BE PERFORMED BY A LICENSED SURVEY COMPANY. SITE RETENTION SHALL BE A 2:1 MAXIMUM SLOPE 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.
- PER IRC R401.3 Drainage.

Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet of the building foundation shall be sloped not less than 2 percent away from the building.

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

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ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

NOTE:

STRUCTURAL ELEMENTS of the FOLLOWING PLANS SHALL CONFORM w/ 2018 INTERNATIONAL BUILDING CODE and ALL CURRENT GOVERNING CODES.

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

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CONTRACTOR:

ADVANCED
CONSTRUCTION CO., INC.
ADVANCED HOMES, INC.

PROJECT:

AMDOR RESIDENCE
1601 Sailing Hawks Drive #118
APN # 115-40-018

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DESIGN REVIEW PACKAGE
SITE PLAN

REVISIONS:

SCALE: 1" = 1'-0"

JOB #: 2024-12

DRAWN: S.L.Z./S.L.Z.

CHECKED: S.L.Z.

DATE: 14 OCT 2024

SHEET

S1.1

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SQUARE FOOTAGE	
MAIN RESIDENCE	3,450 SQ. FT.
CASITA	969 SQ. FT.
TOTAL LIVABLE AREA	4,419 SQ. FT.
GARAGES	
COVERED ENTRY	110 SQ. FT.
COVERED PATIO	570 SQ. FT.
CASITA PATIO & BREEZEWAY	370 SQ. FT.
TOTAL UNDER ROOF	1,441 SQ. FT.

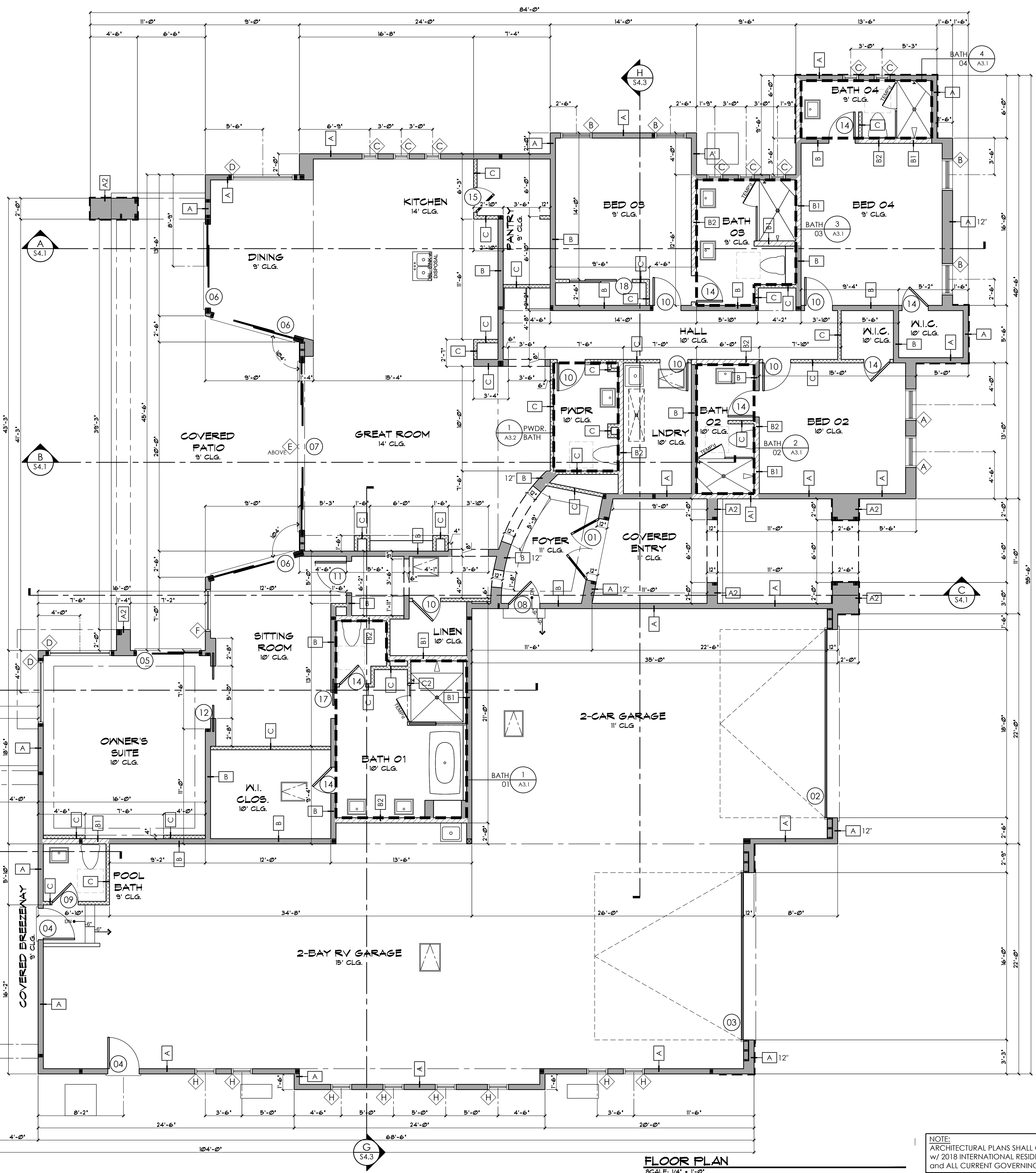
- DOOR TAG
REFER TO SHEET A3.3 FOR ADDITIONAL
INFORMATION
- WINDOW TAG
REFER TO SHEET A3.4 FOR ADDITIONAL
INFORMATION

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 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.

WALL TYPE LEGEND	
FRAME TO WIDTH SPECIFIED OR NOTED	
A	2x6 FULLY INSULATED EXTERIOR WALL w/ STUCCO on EXTERIOR; 3/4" THK. TYPE 'X' GYP. BOARD at INTERIOR SIDE
A1	2x6 FULLY INSULATED EXTERIOR WALL w/ STUCCO at EXTERIOR; 3/4" THK. CEMENT BOARD at WET SIDE
A2	2x6 WOOD FRAMED EXTERIOR COLUMN w/ STUCCO
B	2x6 FULLY INSULATED INTERIOR WALL w/ 3/4" THK. TYPE 'X' GYP. BOARD on BOTH SIDES
B1	2x6 FULLY INSULATED INTERIOR WALL w/ 3/4" THK. TYPE 'X' GYP. BOARD at INTERIOR SIDE; 3/4" THK. CEMENT BOARD at WET SIDE
B2	2x6 FULLY INSULATED INTERIOR WALL w/ 3/4" THK. MOISTURE RESISTANT GYP. BOARD at WET SIDE
C	2x4 FULLY INSULATED INTERIOR BD. at BOTH SIDES
C1	2x4 FULLY INSULATED INTERIOR WALL w/ 3/4" THK. TYPE 'X' GYP. BD. at INTERIOR SIDE; 3/4" THK. MOISTURE RESISTANT GYP. BOARD at WET SIDE
C2	2x4 FULLY INSULATED INTERIOR WALL w/ 3/4" THK. TYPE 'X' GYP. BD. at INT. SIDE; 3/4" THK. CEMENT BOARD at WET SIDE
C3	2x4 FULLY INSULATED INTERIOR WALL w/ 3/4" THK. CEMENT BOARD on ALL SIDES



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

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

zettel group inc.
CUSTOM DESIGN AND PLANNING

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CONTRACTOR:
ADVANCED CONSTRUCTION CO., INC.
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PROJECT:
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REVISIONS:

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2	
3	
4	

SCALE: 1/4" = 1'-0"
DRAWN: S.L.Z./S.L.Z.
DATE: 20 DECEMBER 2024
SHEET

JOB #: 2024-12
CHECKED: S.L.Z.
20 DECEMBER 2024

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SQUARE FOOTAGE

MAIN RESIDENCE	3,450 SQ. FT.
CASITA	563 SQ. FT.
TOTAL LIVABLE AREA	4,013 SQ. FT.
GARAGES	2,314 SQ. FT.
COVERED ENTRY	102 SQ. FT.
COVERED PATIO	510 SQ. FT.
CASITA PATIO & BREEZEWAY	318 SQ. FT.
TOTAL UNDER ROOF	1,441 SQ. FT.

MECHANICAL NOTES:

IRC Section M1411.6:

Refrigerant circuit access ports located outdoors shall be fitted with locking-type tamper-resistant caps.

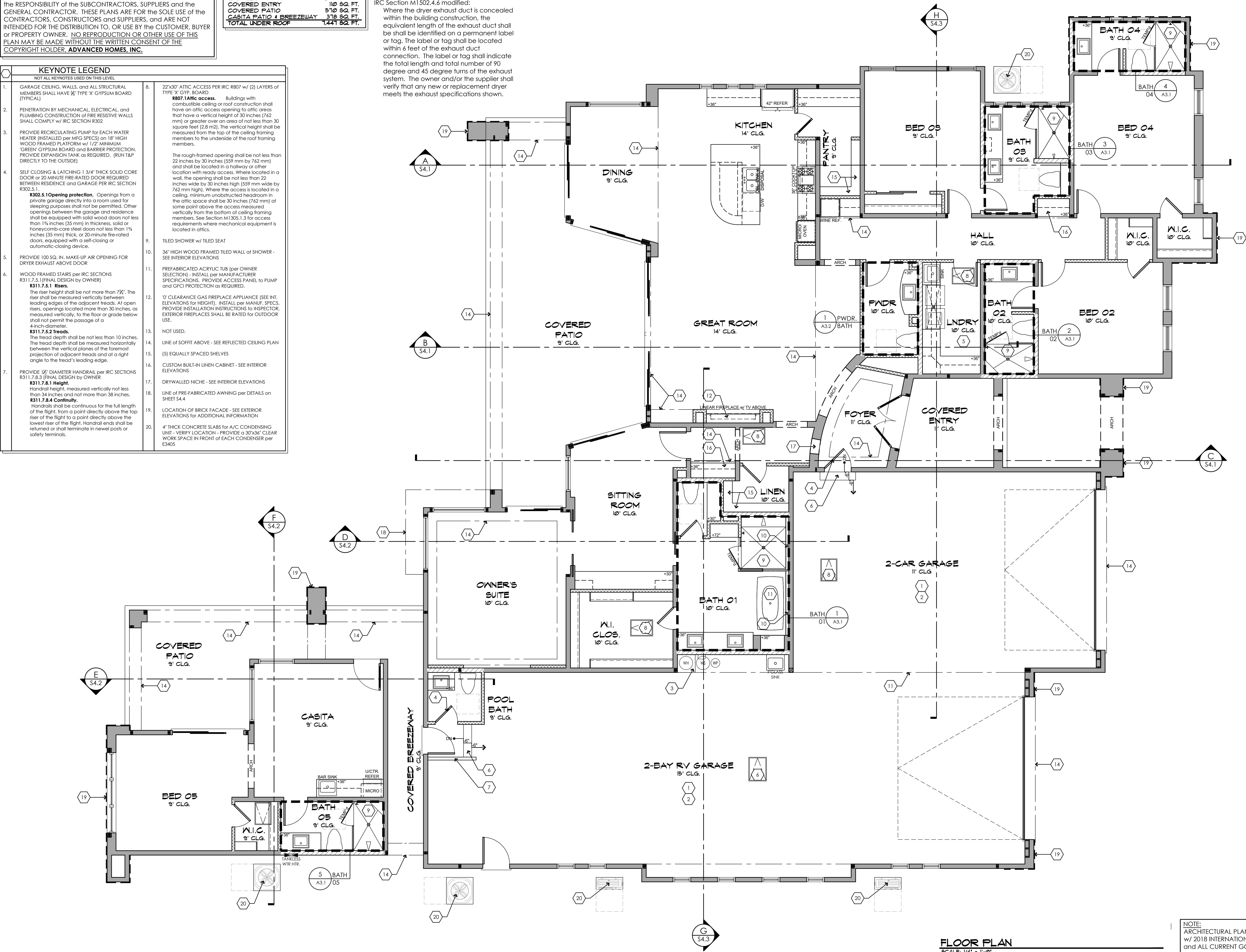
IRC Section M1502.4.6 modified:

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.

KEYNOTE LEGEND

NOT ALL KEYNOTES USED ON THIS LEVEL

- GARAGE CEILING, WALLS, and ALL STRUCTURAL MEMBERS SHALL HAVE 5/8" TYPE 'X' GYPSUM BOARD (TYPICAL)
- PENETRATION BY MECHANICAL, ELECTRICAL, and PLUMBING CONSTRUCTION OF FIRE RESISTIVE WALLS SHALL COMPLY w/ IRC SECTION R302
- 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)
- 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.
R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 1/4 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1 1/4 inches (35 mm) thick, or 20-minute fire-rated doors, equipped with a self-closing or automatic-closing device.
- PROVIDE 100 SQ. IN. MAKE-UP AIR OPENING FOR DRYER EXHAUST ABOVE DOOR
- WOOD FRAMED STAIRS per IRC SECTIONS R311.7.5.1 (FINAL DESIGN BY OWNER)
R311.7.5.1 Risers. The riser height shall be not more than 7 1/2". The riser shall be measured vertically between leading edges of the adjacent treads. At open risers, openings located more than 30 inches, as measured vertically, to the floor or grade below shall not permit the passage of a 4-inch-diameter.
R311.7.5.2 Treads. The tread depth shall be not less than 10 inches. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge.
- PROVIDE 1/2" DIAMETER HANDRAIL per IRC SECTIONS R311.7.8.3 (FINAL DESIGN BY OWNER)
R311.7.8.1 Height. Handrail height, measured vertically not less than 34 inches and not more than 38 inches.
R311.7.8.4 Continuity. Handrails shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals.
- 22'x30" ATTIC ACCESS PER IRC R807 w/ (2) LAYERS OF TYPE 'X' GYP. BOARD
R807.1 Attic access. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that have a vertical height of 30 inches (762 mm) or greater over an area of not less than 30 square feet (2.8 m²). The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members.
The rough-framed opening shall be not less than 22 inches by 30 inches (559 mm by 762 mm) and shall be located in a hallway or other location with ready access. Where located in a wall, the opening shall be not less than 22 inches wide by 30 inches high (559 mm wide by 762 mm high). Where the access is located in a ceiling, minimum unobstructed headroom in the attic space shall be 30 inches (762 mm) at some point above the access measured vertically from the bottom of ceiling framing members. See Section M1305.1.3 for access requirements where mechanical equipment is located in attics.
- TILED SHOWER w/ TILED SEAT
- 36" HIGH WOOD FRAMED TILED WALL OF SHOWER - SEE INTERIOR ELEVATIONS
- PREFABRICATED ACRYLIC TUB (per OWNER SELECTION) - INSTALL per MANUFACTURER SPECIFICATIONS. PROVIDE ACCESS PANEL TO PUMP and GFCI PROTECTION as REQUIRED.
- 0' 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.
- NOT USED.
- LINE OF SOFFIT ABOVE - SEE REFLECTED CEILING PLAN
- (5) EQUALLY SPACED SHELVES
- CUSTOM BUILT-IN LINEN CABINET - SEE INTERIOR ELEVATIONS
- DRYWALLED NICHE - SEE INTERIOR ELEVATIONS
- LINE OF PRE-FABRICATED AWNING per DETAILS on SHEET S4.4
- LOCATION OF BRICK FACADE - SEE EXTERIOR ELEVATIONS for ADDITIONAL INFORMATION
- 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



FLOOR PLAN

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

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

CONTRACTOR:

ADVANCED
CONSTRUCTION CO., INC.
ADVANCED HOMES, INC.

GENERAL ENGINEERING A-108880
COMMERCIAL B-01-104788
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Phone (928) 855-6370
E-Mail info@advancedaz.com
Web www.advancedhomesinc.com

PROJECT:

AMDOR RESIDENCE
1601 Sailing Hawks Drive #118
APN # 115-40-018

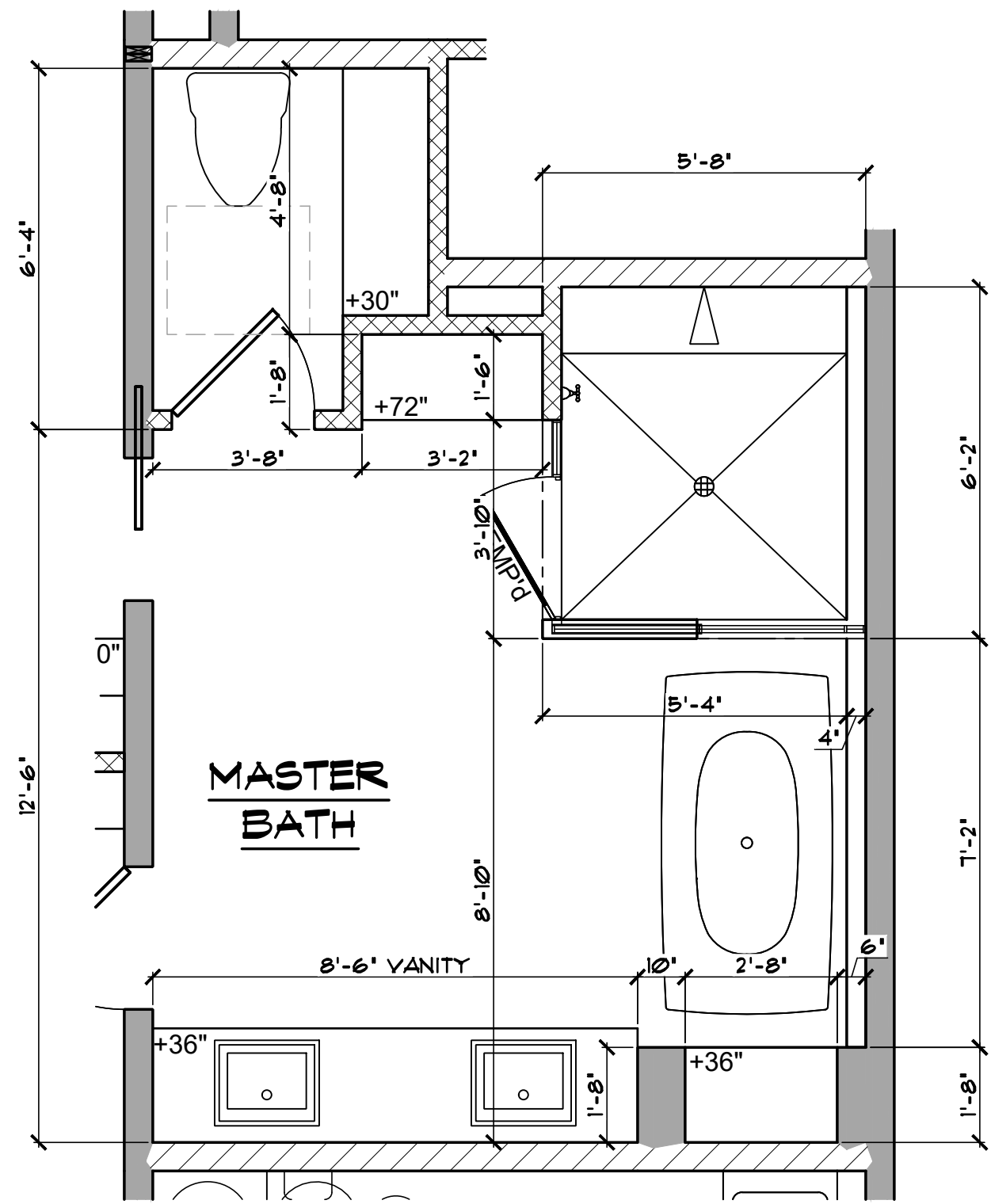
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REVISIONS:

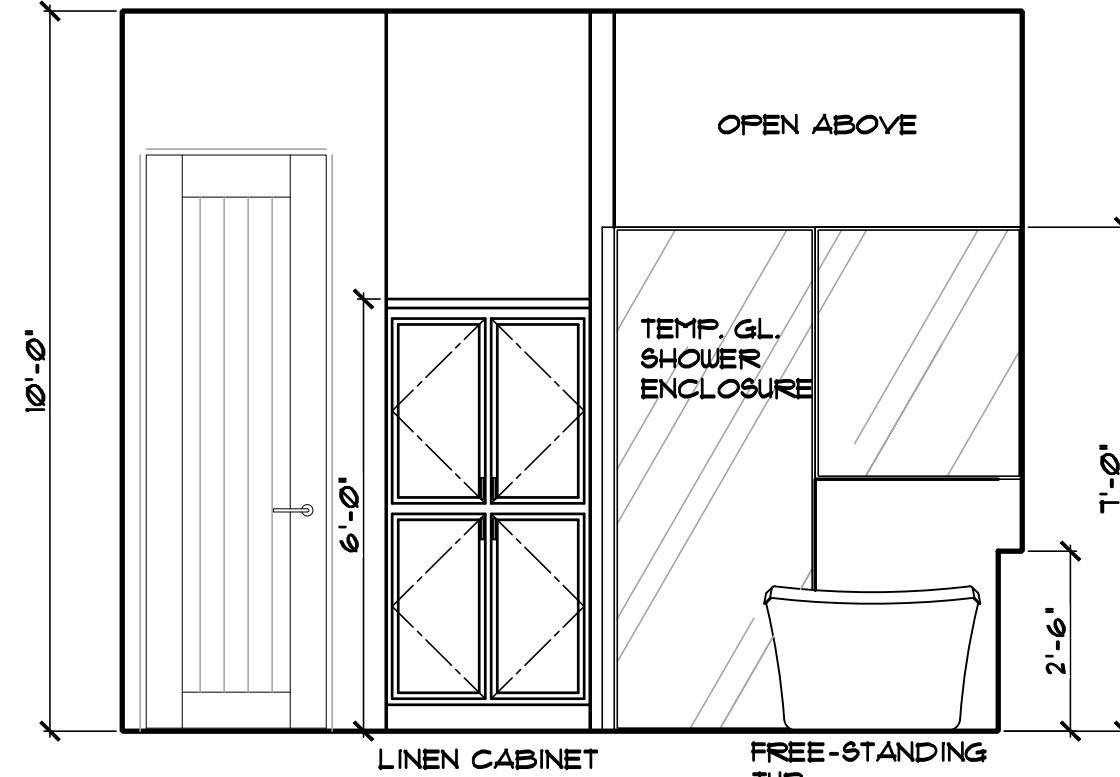
SCALE: 1/4" = 1'-0"
DRAWN: S.L.Z./S.L.Z.
DATE: 20 DECEMBER 2024
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JOB #: 2024-12
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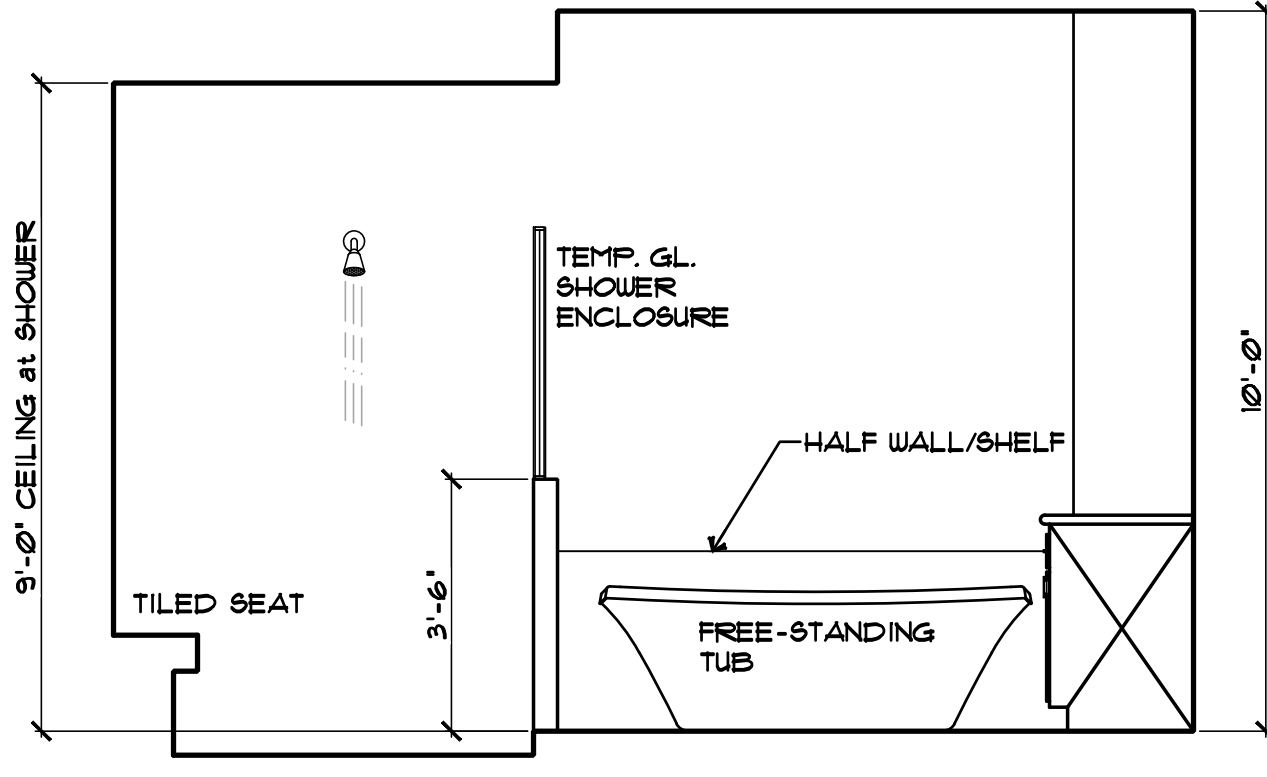
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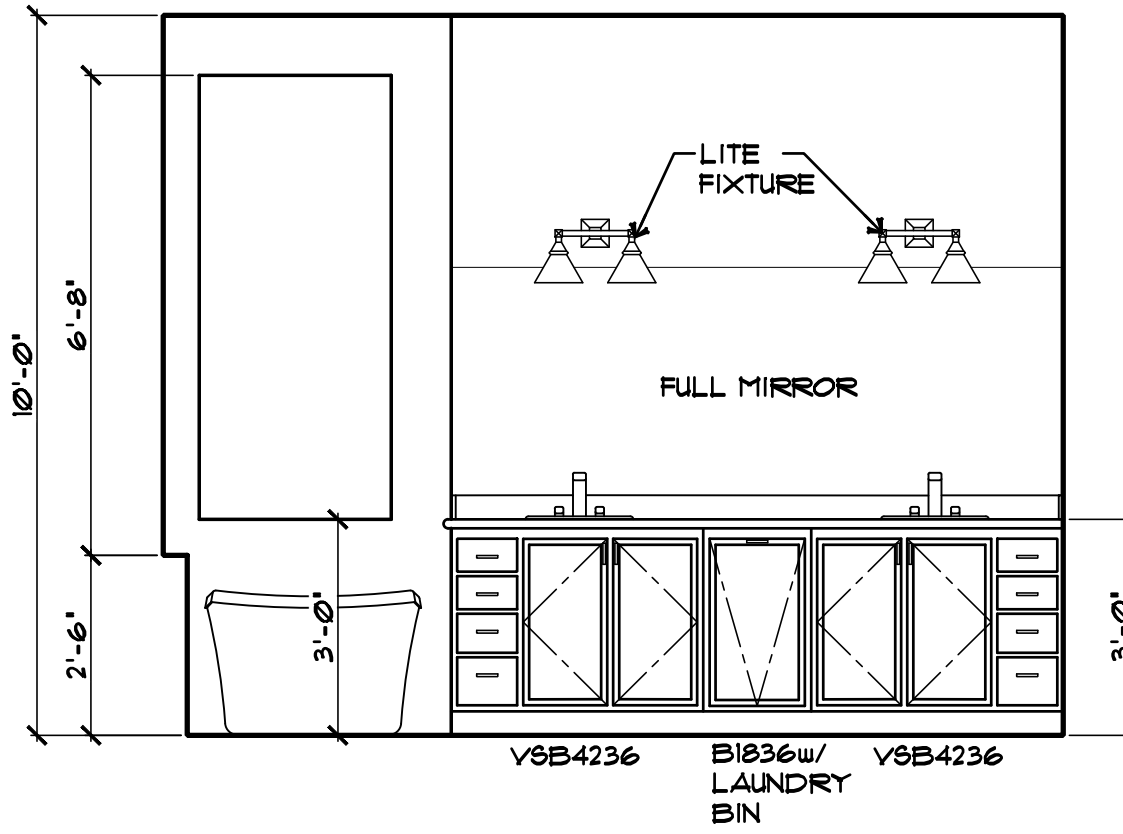
1 ENLARGED FLOOR PLAN - MASTER BATH
SCALE: 3/8" = 1'-0"



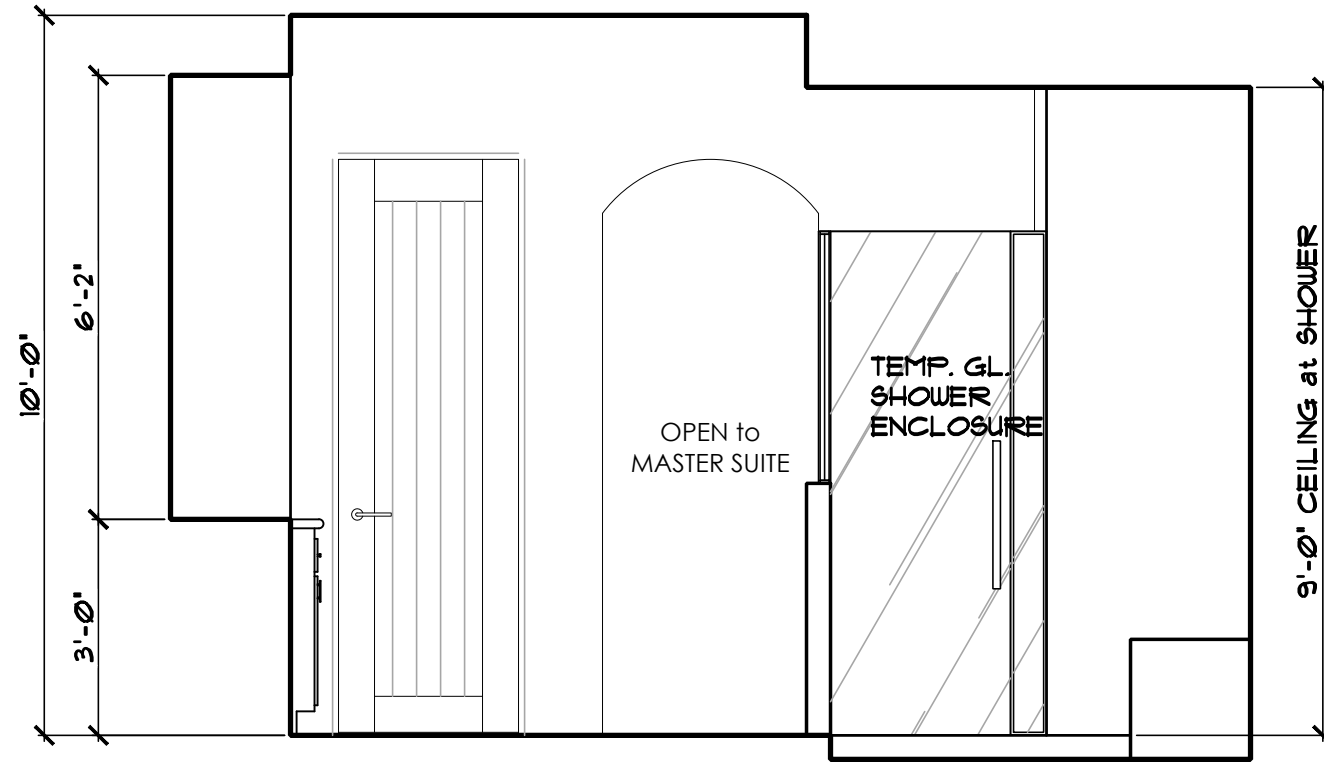
A MASTER BATH



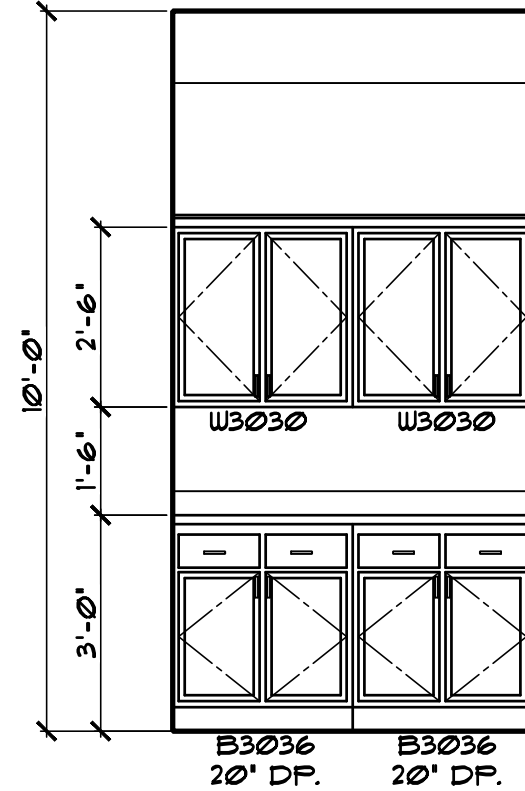
B MASTER BATH



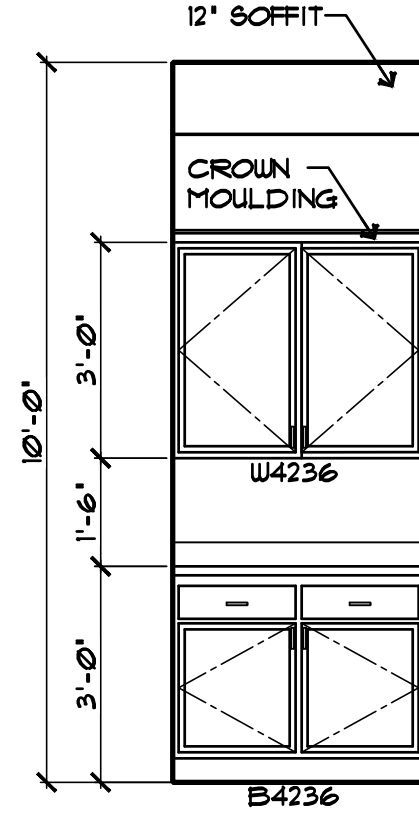
C MASTER BATH VANITY



D MASTER BATH/MASTER SHOWER



D M. HALL LINEN



A HALL LINEN

WALL LEGEND	
	2x6 WOOD STUDS w/ STONE VENEER (SEE EXTERIOR ELEVATIONS for LOCATION) SPACING per STRUCTL. CALCS.
	2x4 WOOD STUDS at 16" O.C.
	2x6 WOOD STUDS at 16" O.C. w/ 3/4" THK. TYPE 'X' WATER RESISTENT GYPSUM BOARD on ONE SIDE (PLUMBING WALL)

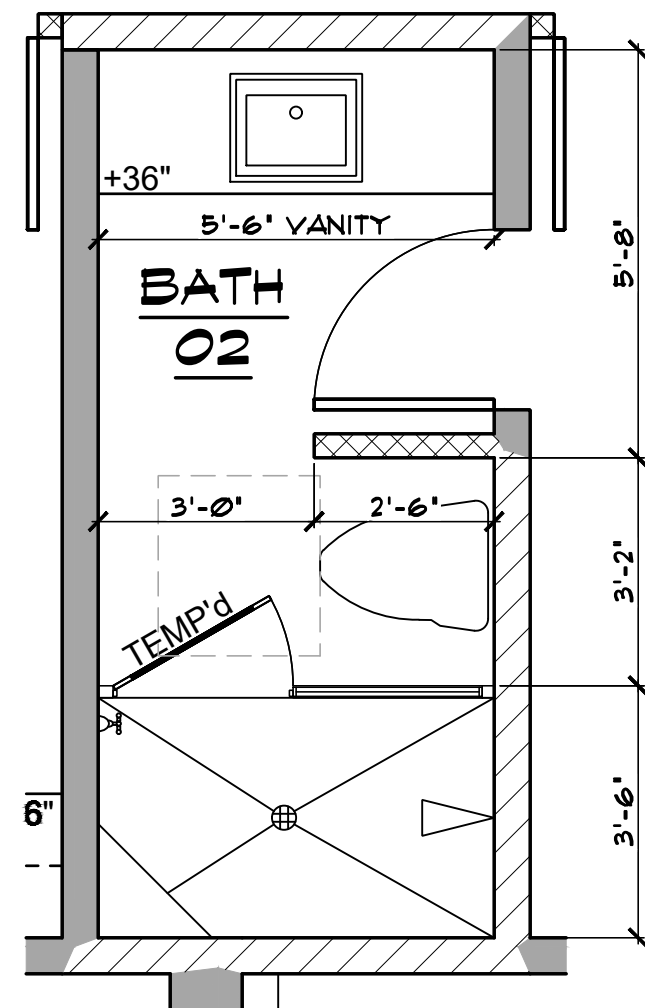
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ADVANCED
CONSTRUCTION CO., INC.

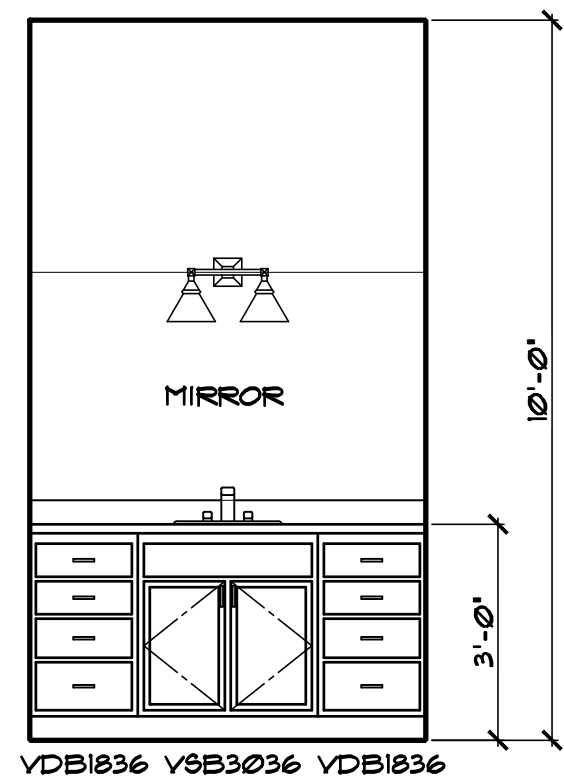
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RESIDENTIAL B-61942
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www.zettelgroup.com

zettel
group inc.

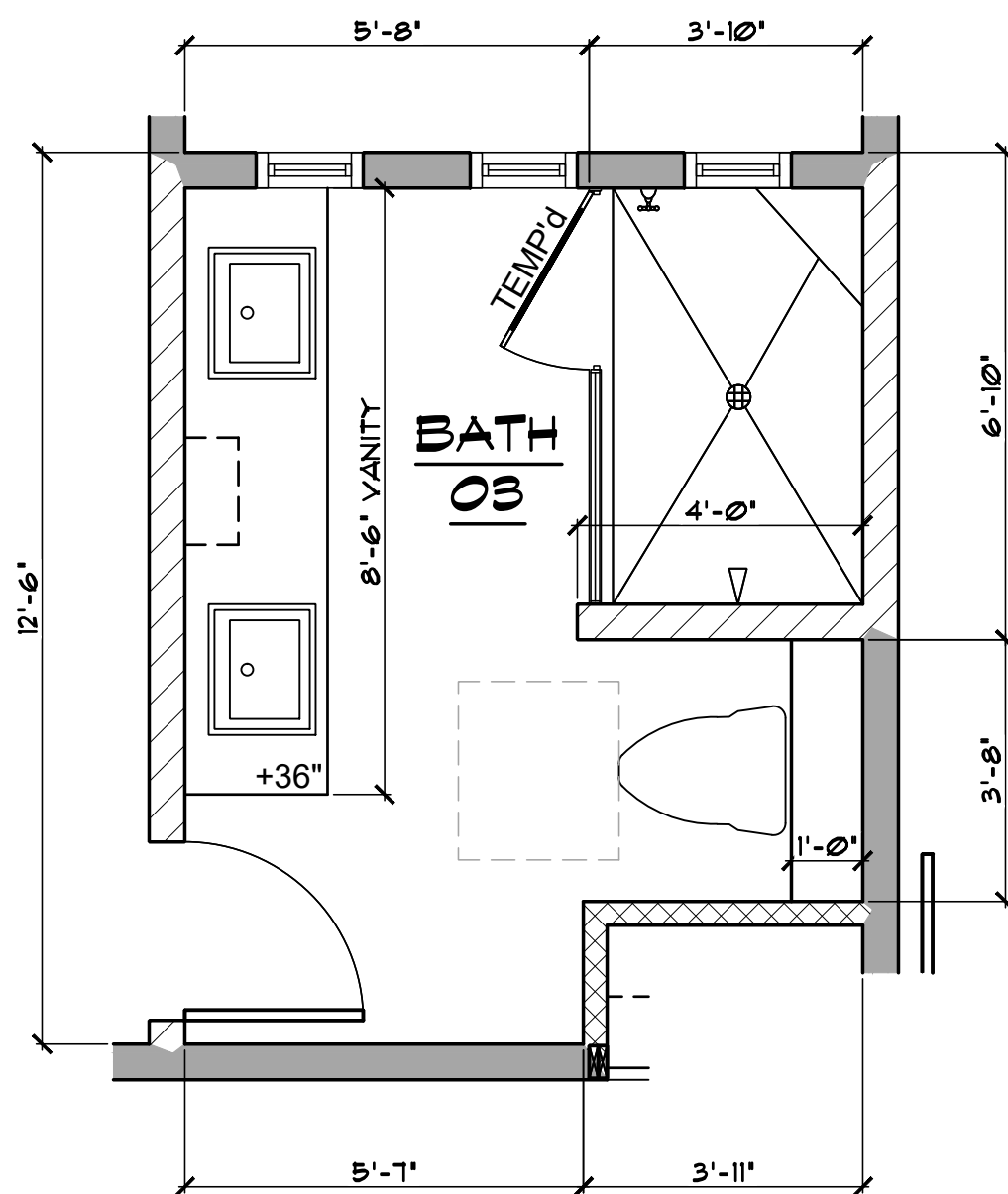
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Ph (928) 453-3910
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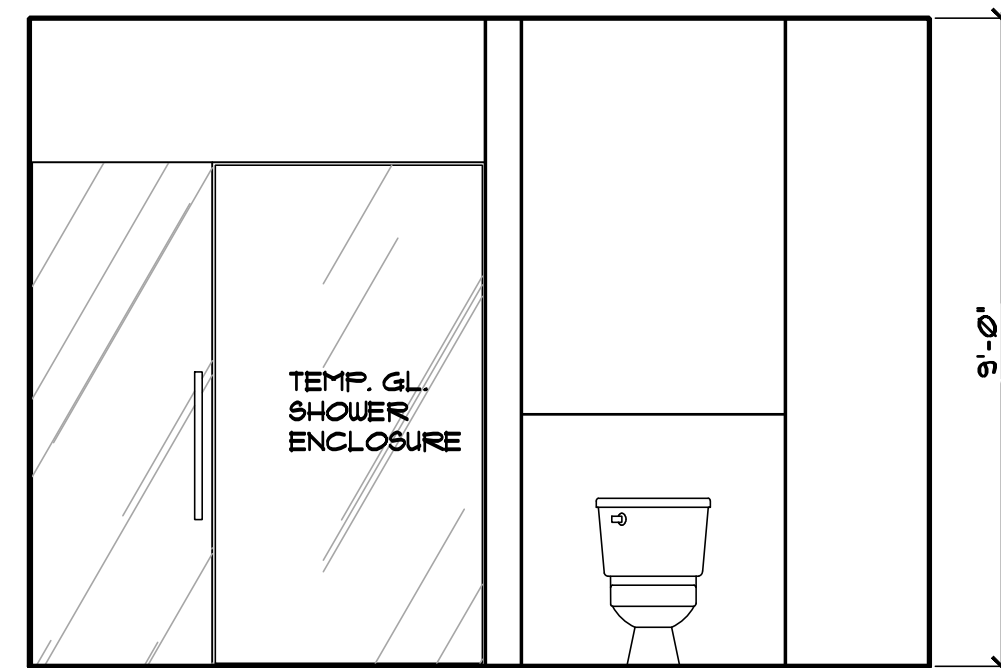
2 ENLARGED FLOOR PLAN - BATH 02
SCALE: 3/8" = 1'-0"



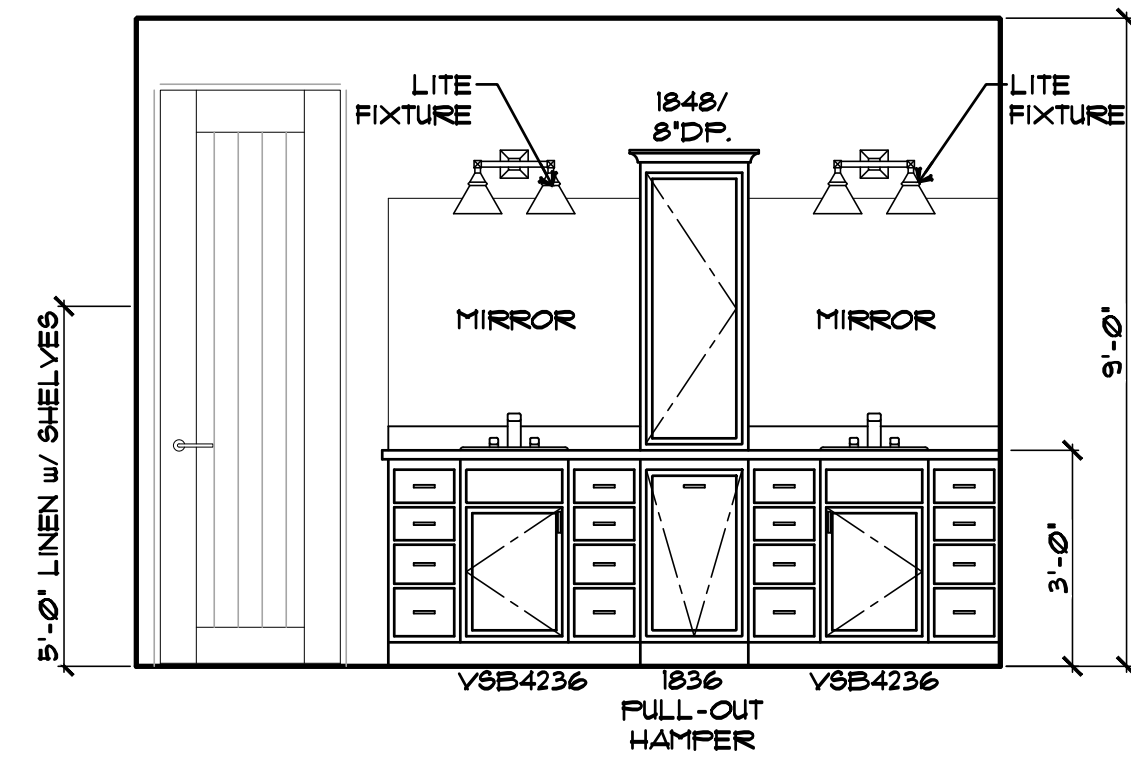
A BATH 02



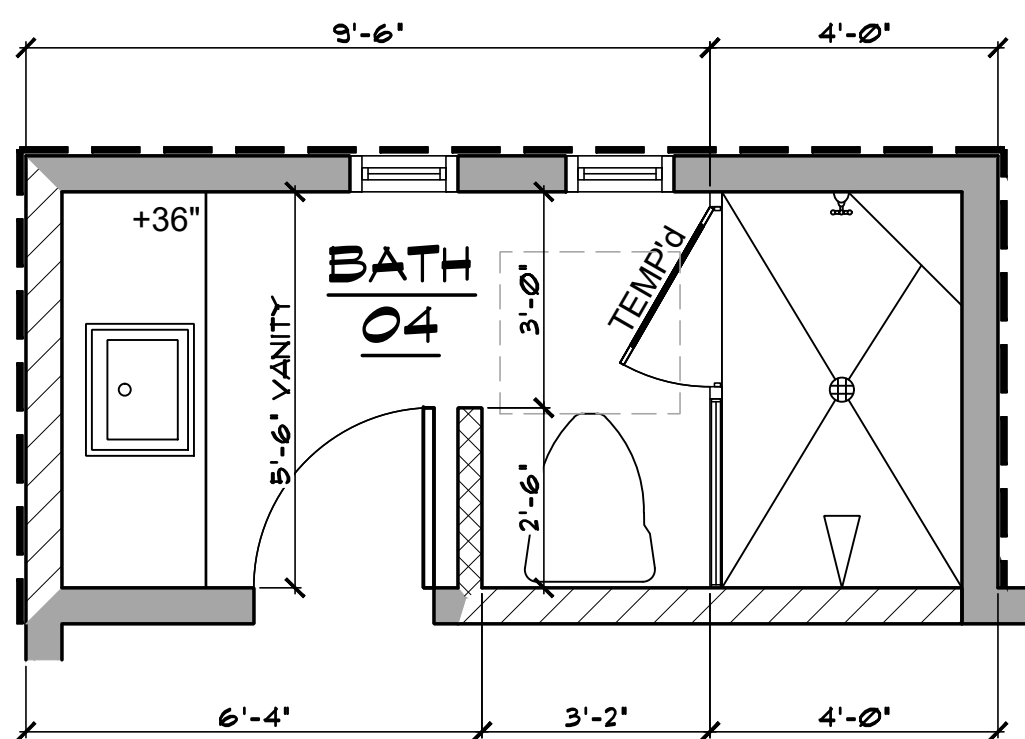
3 ENLARGED FLOOR PLAN - BATH 03
SCALE: 3/8" = 1'-0"



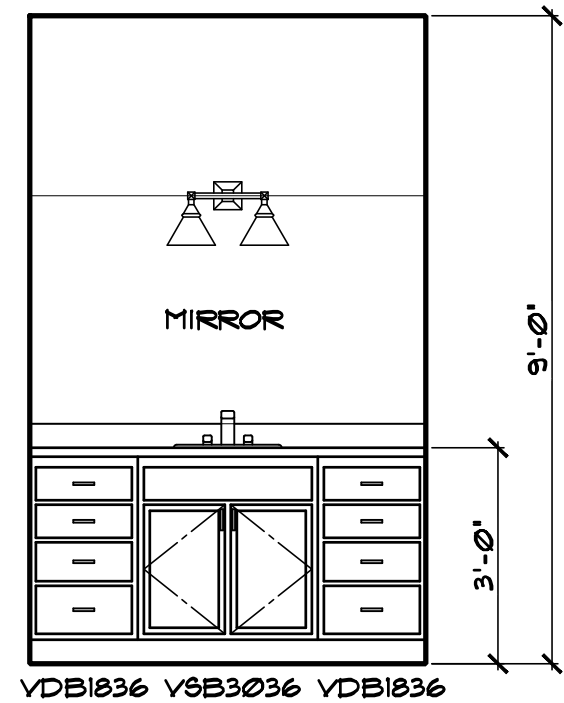
B HALL BATH



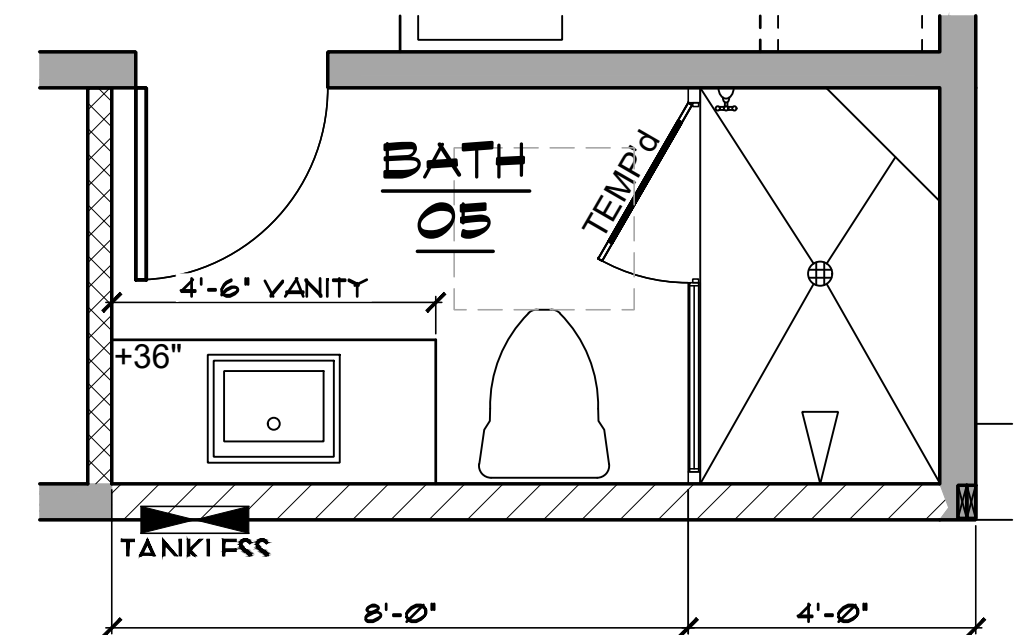
D HALL BATH VANITY



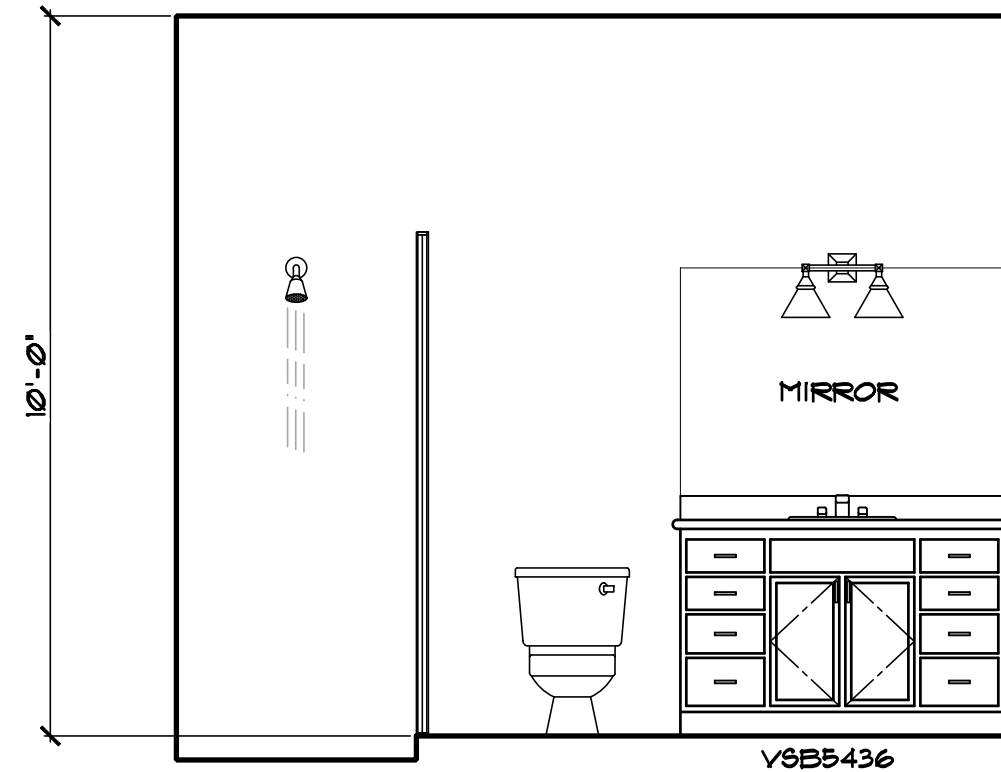
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SCALE: 3/8" = 1'-0"



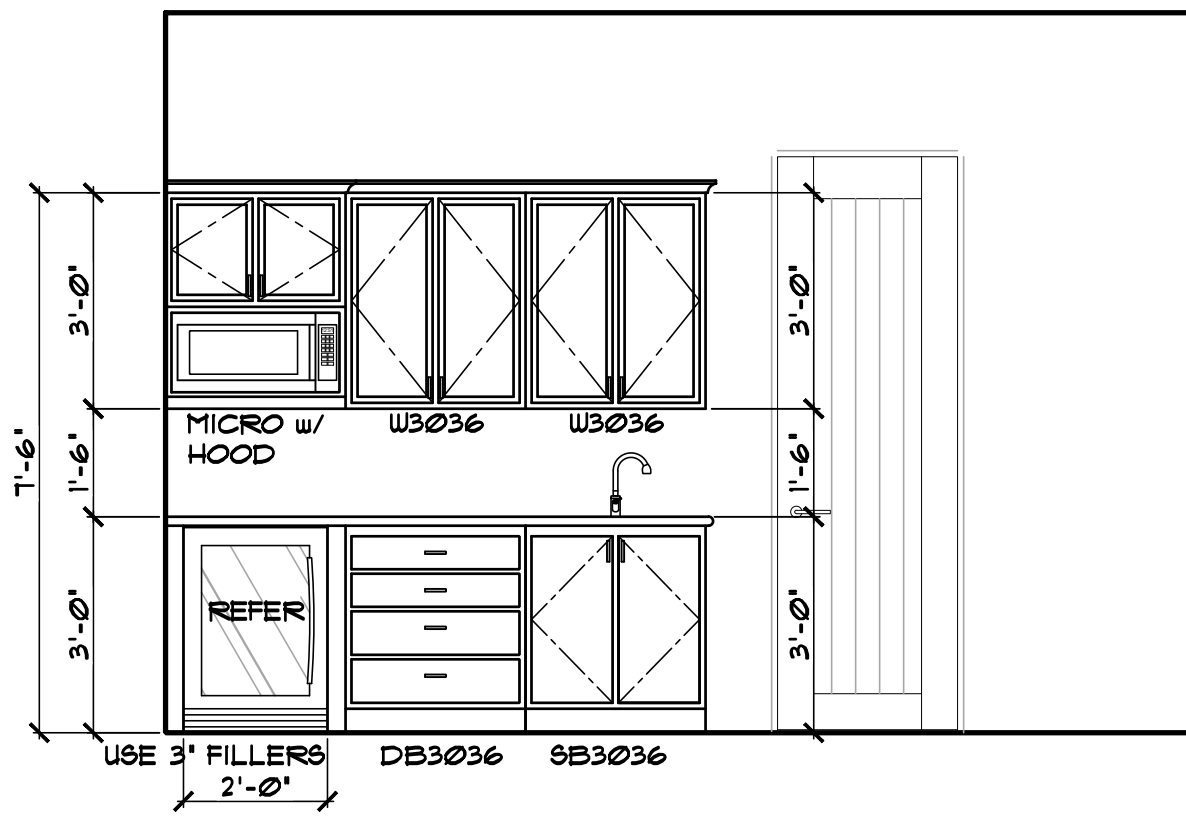
D BATH 04



5 ENLARGED FLOOR PLAN - BATH 05
SCALE: 3/8" = 1'-0"



C CASITA BATH



C CASITA WET BAR

NOTE:
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w/ 2012 INTERNATIONAL RESIDENTIAL CODE
and ALL CURRENT GOVERNING CODES.

PROJECT:

AMDOR RESIDENCE
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APN # 115-40-018

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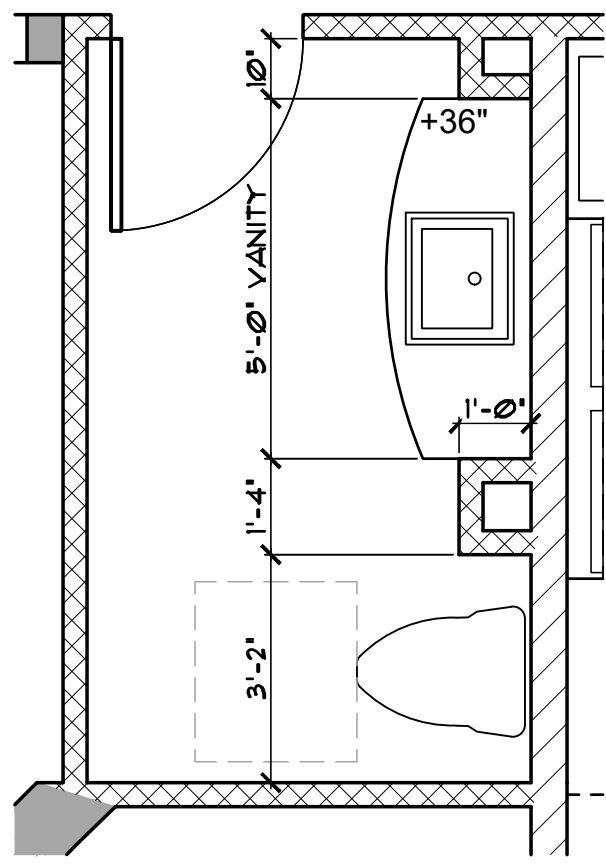
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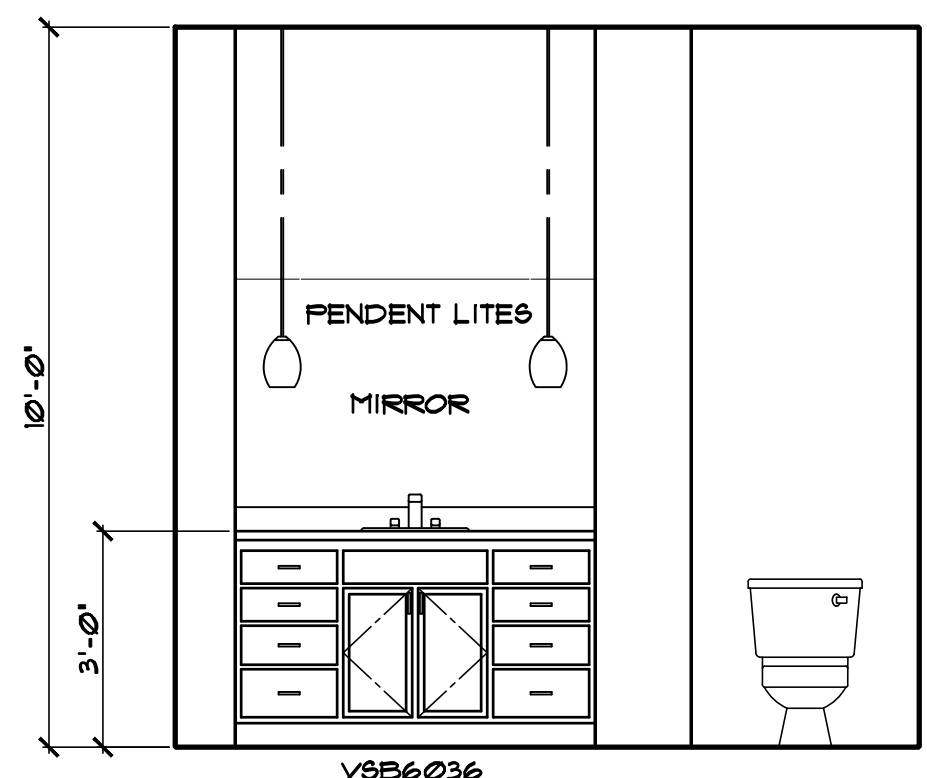
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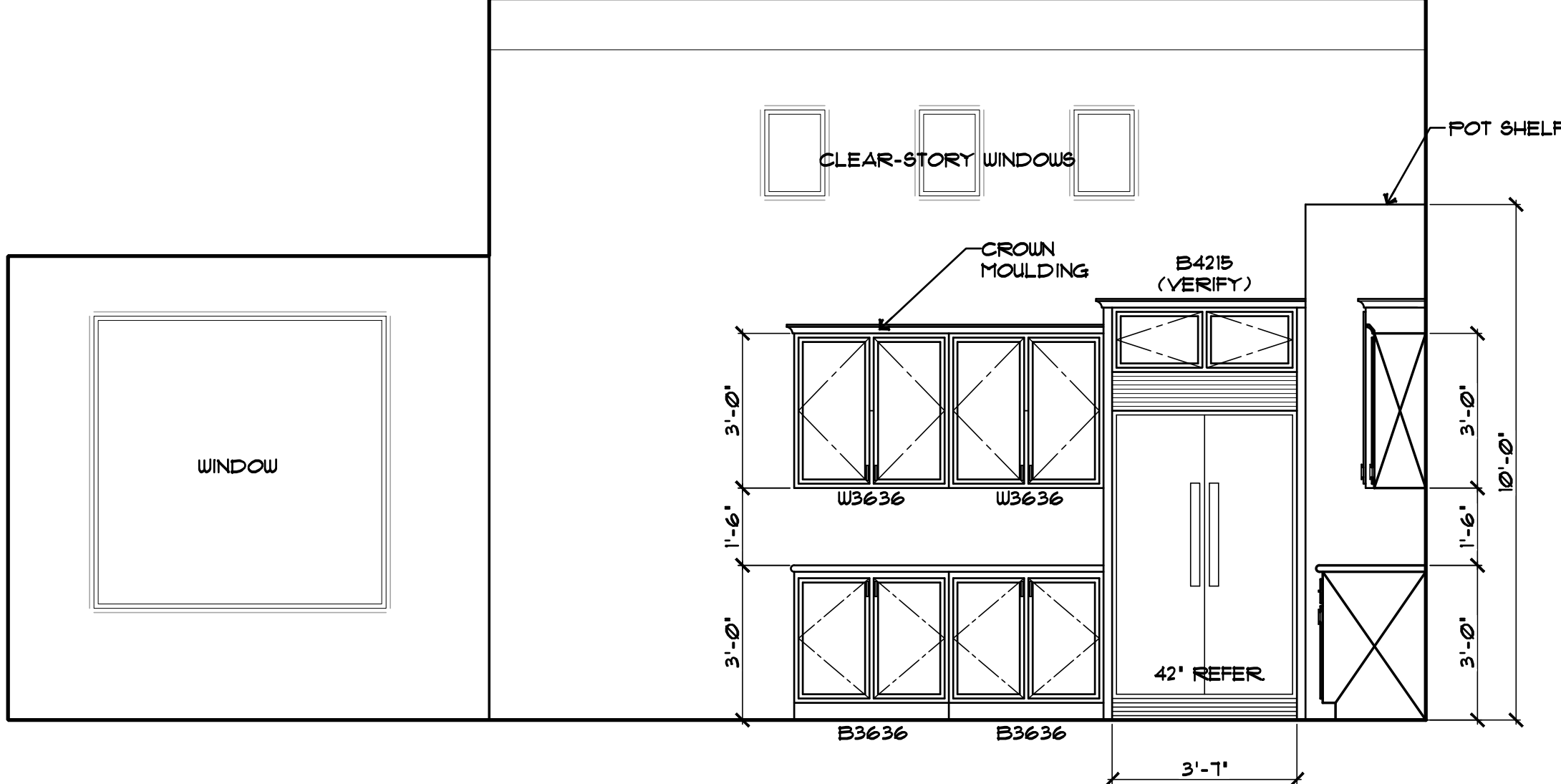
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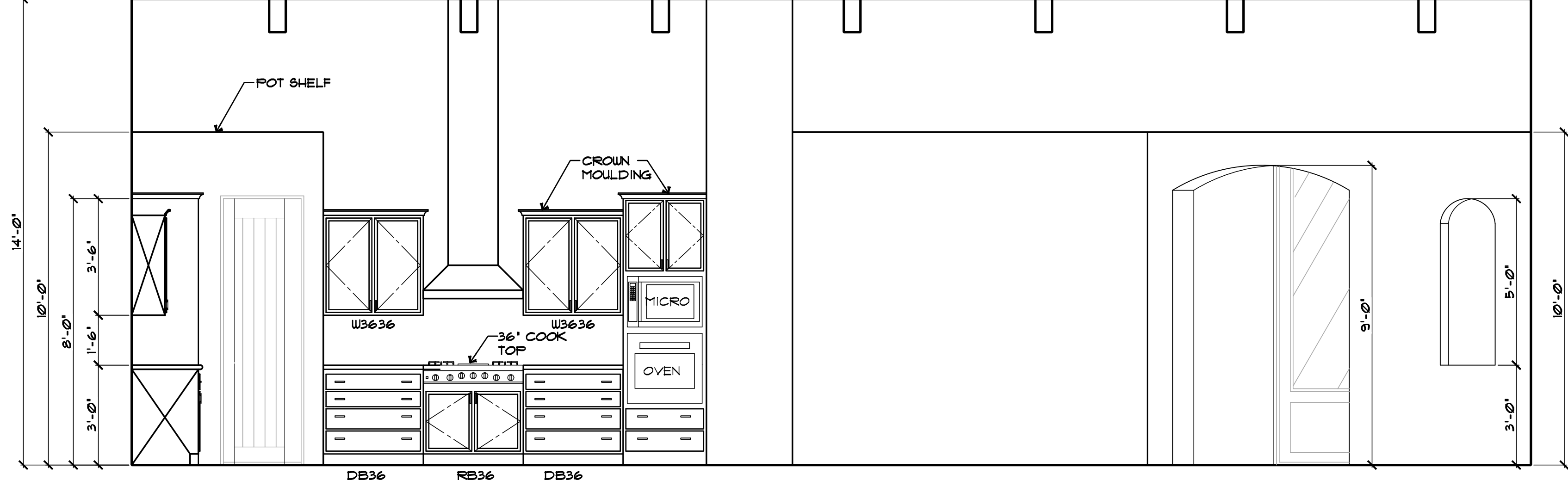
1 ENLARGED FLOOR
PLAN - POWDER BATH
SCALE: 3/8" = 1'-0"



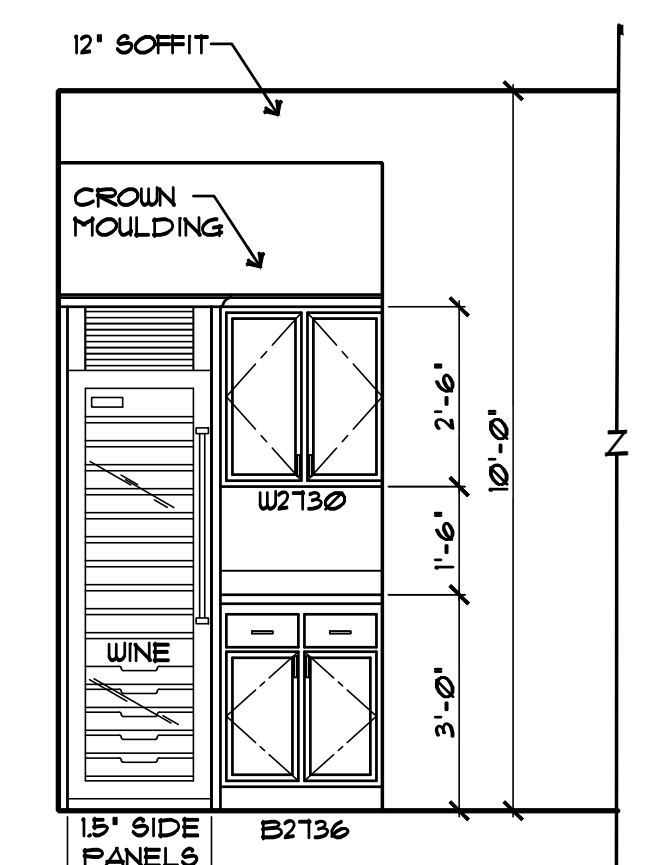
B POWDER BATH



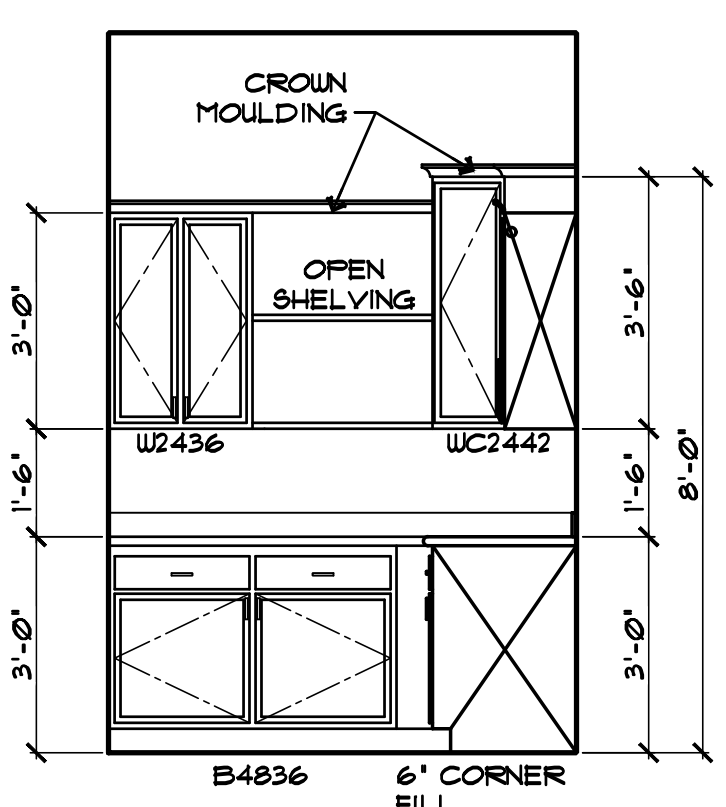
A KITCHEN and DINING ROOM



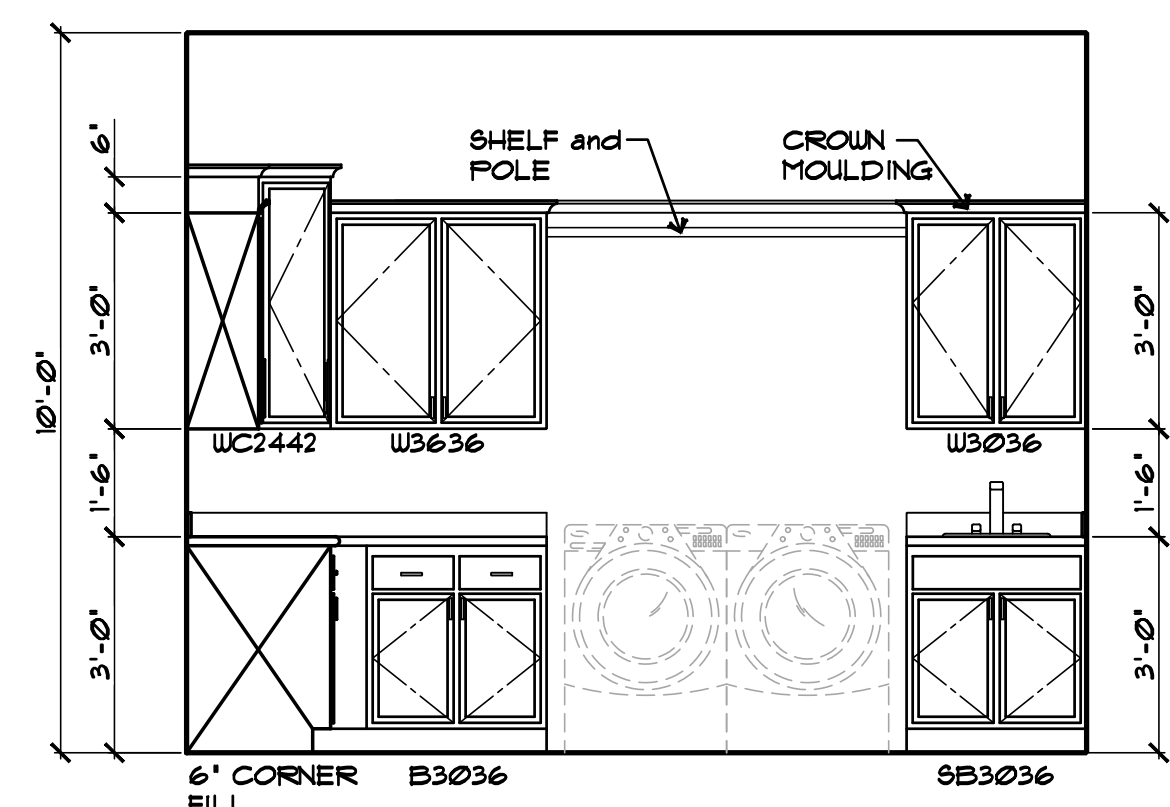
B GREAT ROOM and KITCHEN



D HALL WINE BAR (OPT'L)



C LAUNDRY



D LAUNDRY

WALL LEGEND	
	2x6 WOOD STUDS w/ STONE VENEER (SEE EXTERIOR ELEVATIONS for LOCATION) SPACING per STRUCTL CALCS.
	2x4 WOOD STUDS at 16" O.C.
	2x6 WOOD STUDS at 16" O.C. w/ 5/8" THK. TYPE "X" WATER RESISTENT GYPSUM BOARD on ONE SIDE (PLUMBING WALL)

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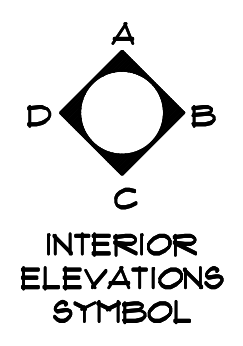
◆ ENLARGED FLOOR PLANS
◆ and INTERIOR ELEVATIONS

REVISIONS:	
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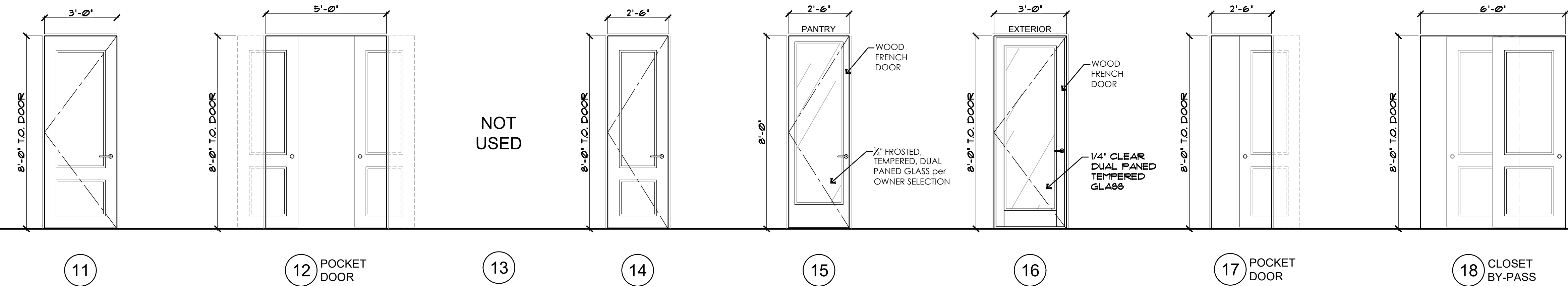
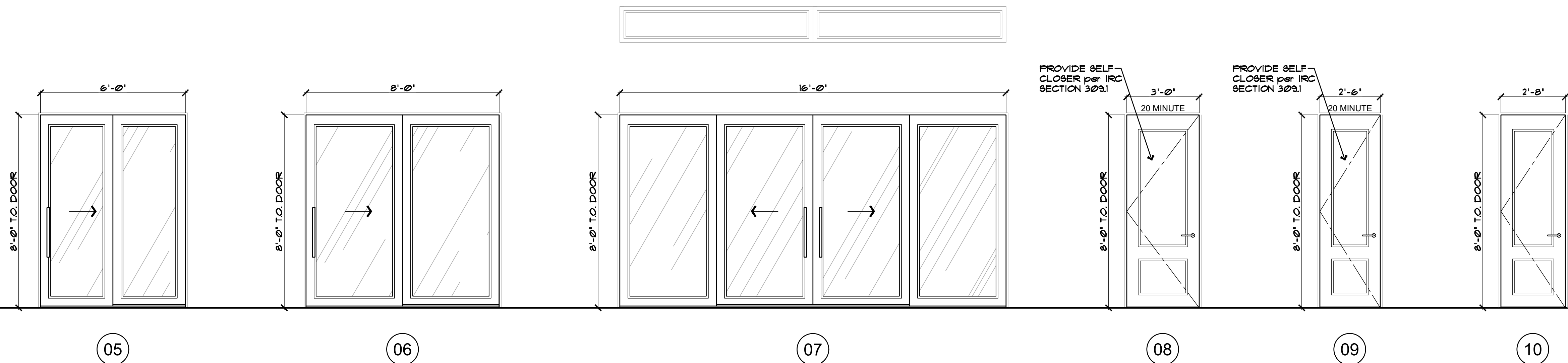
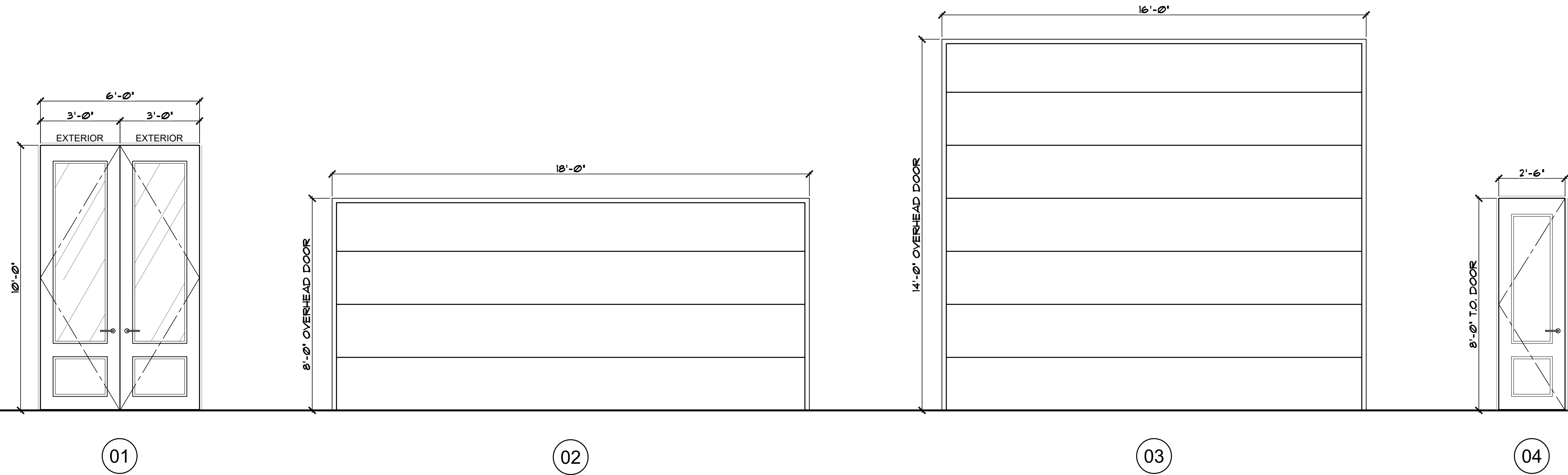
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DRAWN: S.L.Z./S.L.Z.	CHECKED: S.L.Z.
DATE: 20 DECEMBER 2024	

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DOOR NOTES:

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

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COMMERCIAL B-01-104788
RESIDENTIAL B-01942
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www.advancedhomesinc.com

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CONSTRUCTION CO., INC.
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PROJECT:
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APN # 115-40-018

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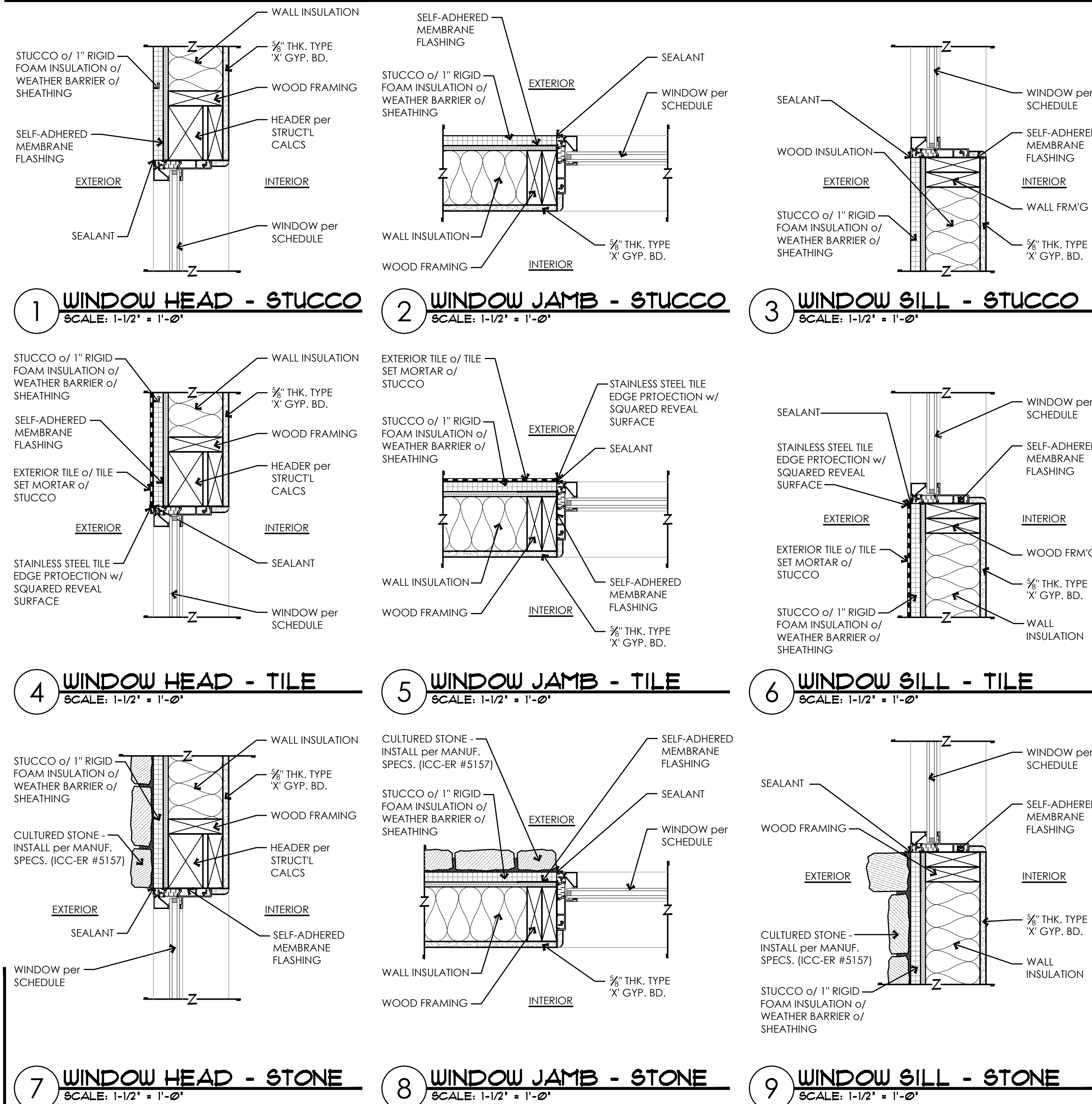
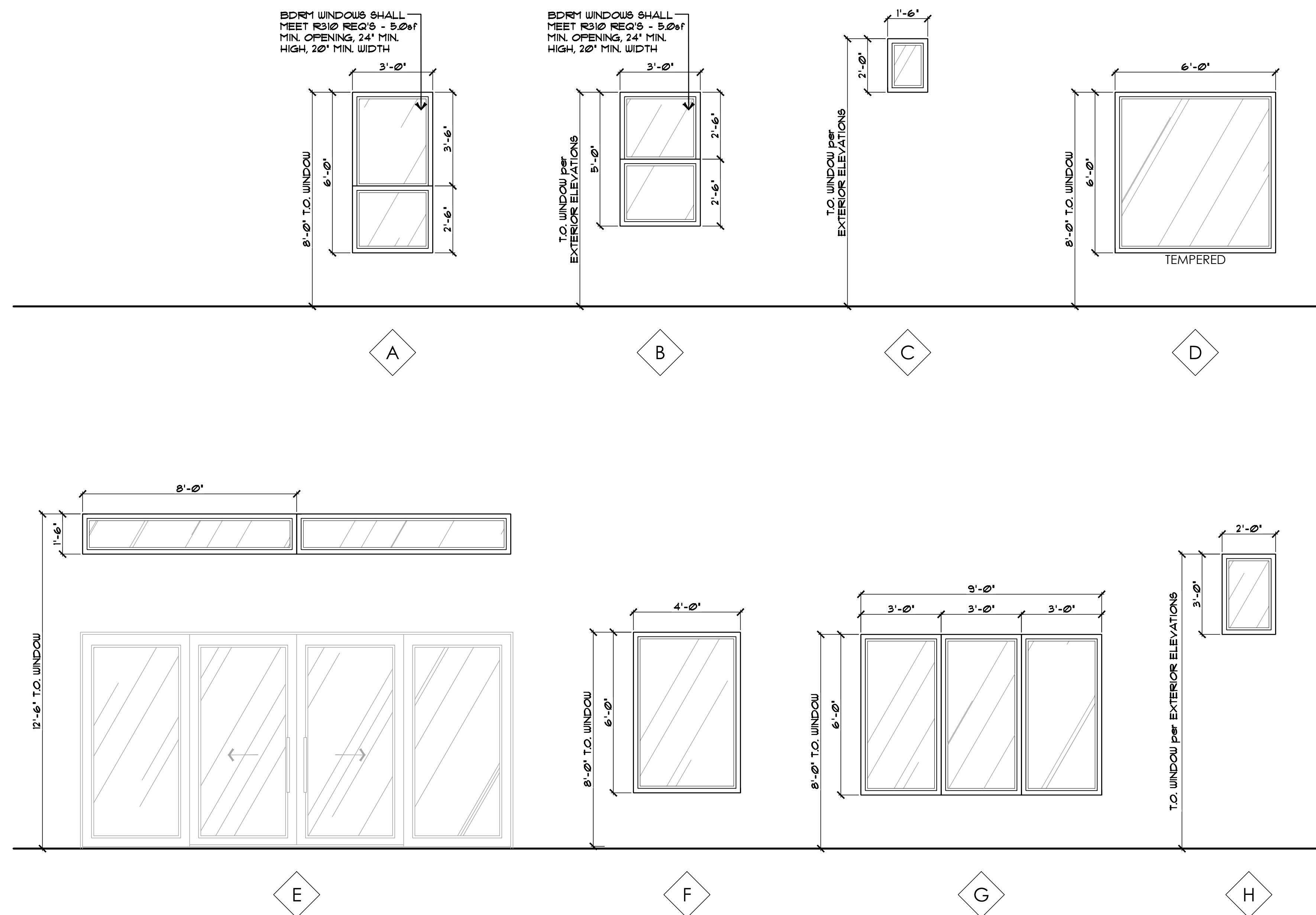
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WINDOW NOTES:

1. ALL GLASS SHALL BE DUO-GLAZED BRONZE TINT w/ 1/2" AIRSPACE SEPARATION ON BRONZE FINISH ALUMINUM FRAMES (UNLESS NOTED OTHERWISE).
2. ALL GLASS DOORS SHALL HAVE TEMPERED SAFETY GLAZING GLASS. TYPE AND THICKNESS TO COMPLY w/ IRC SECTION R308.4.
3. ALL WINDOWS OR GLAZING WITHIN 24" of a DOOR MUST BE TEMPERED.
4. SHOWER DOOR AND GLASS ENCLOSURES MUST BE TEMPERED.
5. ALL WINDOWS WITHIN SHOWERS and TUB AREAS MUST COMPLY w/ IRC SECTION R308.4 and R308.9.
6. GLASS BLOCK SHALL BE INSTALLED per IRC R610.

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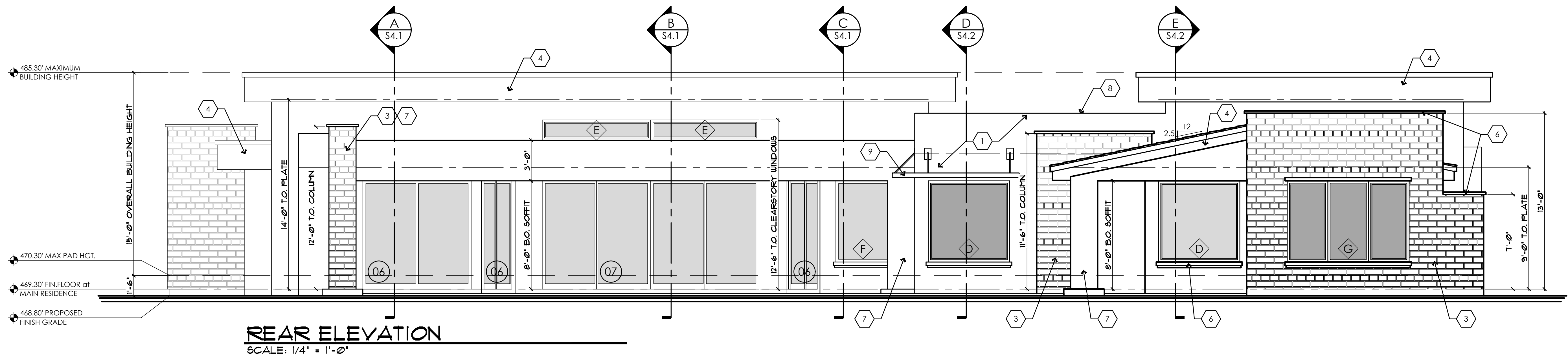
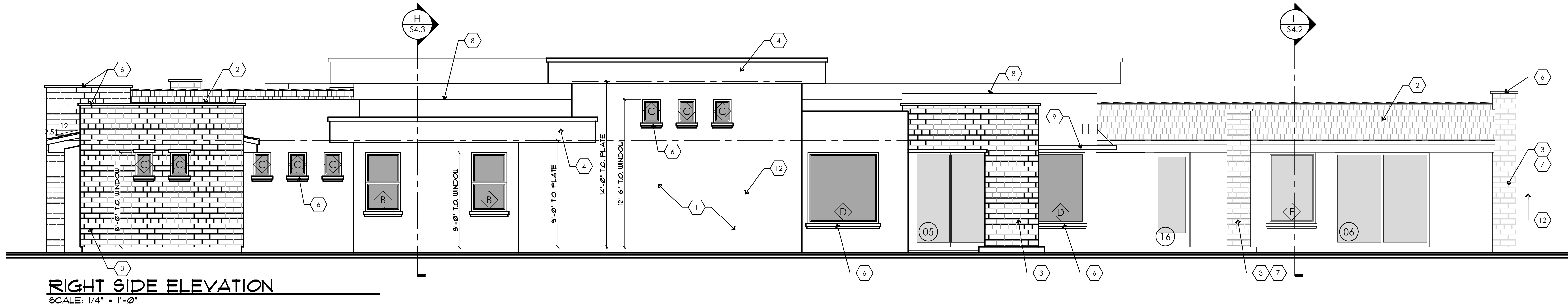
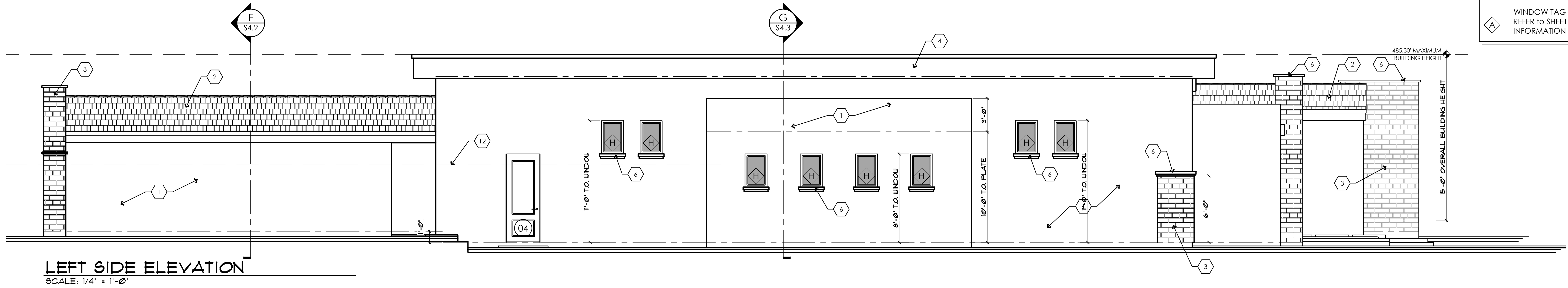
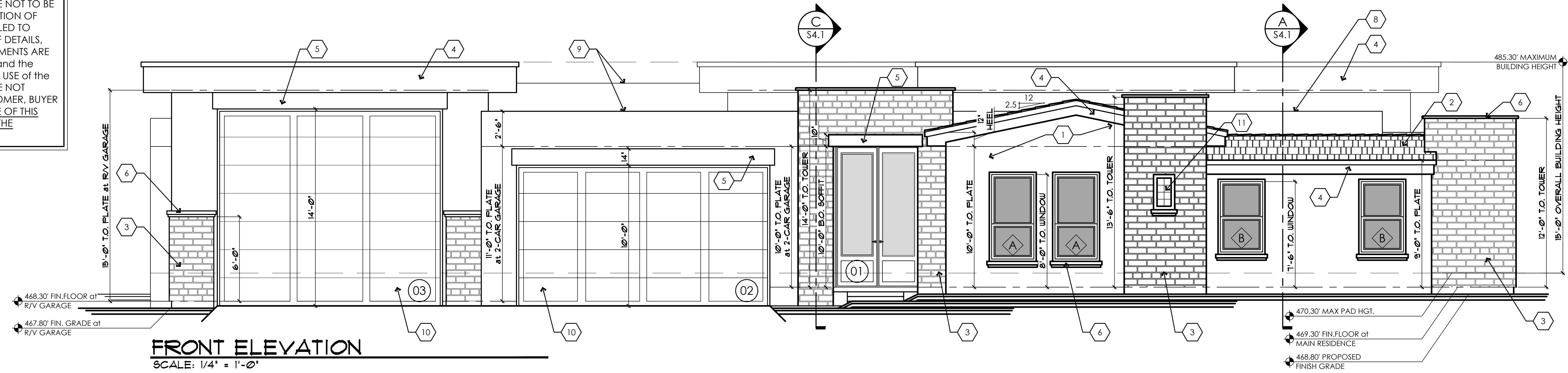
◆ DIMENSIONS, STRUCTURAL LUMBER SIZES AND OTHER DETAILS ARE BE RESPONSIBLE FOR SAME. ◆

◆ WINDOW DETAILS and NOTES ◆

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KEYNOTE LEGEND	
NOTE: NOT ALL KEYNOTES USED ON THIS SHEET	
1.	DASH FINISH STUCCO (COLOR per OWNER SELECTION) - INSTALL per MANUF. SPECS (ICC-ER #1194) - USE 90 DEGREE CORNER CHANNEL for ALL EXTERIOR STUCCO CORNERS
2.	CONCRETE ROOF TILE (ICC-ER #1215) or TWO LAYERS of 30lb FELT or SHEATHING or PRE-MFG'd ROOF TRUSSES at 24" O.C.
3.	BRICK VENEER per OWNER SELECTION - ICC-ER #4147 - INSTALL per MANUF. SPECS. - REFER TO DETAIL on THIS SHEET.
4.	WOOD FRAMED and STUCCO WRAPPED FASCIA
5.	WOOD FRAMED and STUCCO WRAPPED BOX SOFFIT
6.	WOOD FRAMED and STUCCO WRAPPED TRIM
7.	WOOD FRAMED and STUCCO WRAPPED COLUMN
8.	WOOD FRAMED and STUCCO WRAPPED PARAPET WALL
9.	PRE-FABRICATED POWDER-COATED STEEL AWNING (FINAL DESIGN per OWNER SELECTION)
10.	INSULATED OVERHEAD SECTIONAL GARAGE DOOR
11.	DECORATIVE TILE (FINAL DESIGN per OWNER SELECTION)
12.	LINE OF PRIVACY WALL per DESIGN GUIDELINES
01	DOOR TAG REFER TO SHEET A3.2 for ADDITIONAL INFORMATION
A	WINDOW TAG REFER TO SHEET A3.3 for ADDITIONAL INFORMATION

CONTRACTOR:

ADVANCED
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ADVANCED HOMES, INC.

PROJECT:

AMDR RESIDENCE
1601 Sailing Hawks Drive #118
APN # 115-40-018

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DESIGN REVIEW PACKAGE
EXTERIOR ELEVATIONS

REVISIONS:

1	
2	
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4	

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EXTERIOR BRICK FACADE
INSTALLATION DETAIL
NOT TO SCALE

NOTE:
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SHEATHING per PLAN
RIGID INSULATION
FIRE BLK'G AS REQUIRED
PAPER BACKED LATH
2x STUD WALL per PLAN
SCRATCH COAT
GYP. BOARD per PLAN
GROUT JOINT
INSULATION (WHERE OCCURS)
SETTING BED
EXTERIOR BRICK FACADE

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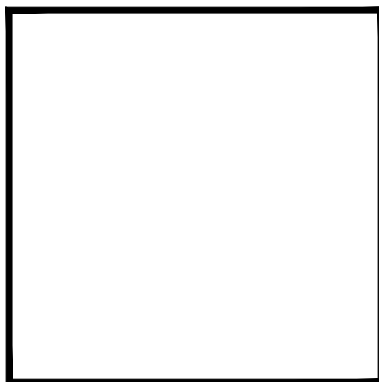
ELECTRICAL SYMBOL LEGEND	
NOT ALL SYMBOLS MAY BE USED	
	SURFACE MOUNTED CEILING LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	RECESSED CAN LIGHT FIXTURE
	MINI RECESSED CAN LIGHT FIXTURE
	1'x4' SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
	VAPOR PROOF RECESSED LIGHT FIXTURE
	EXHAUST FAN - 50 CFM MIN - VENTED TO OUTSIDE
	EXHAUST FAN - 50 CFM MIN - VENTED TO OUTSIDE VAPOR PROOF LENSE & OFF 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

2018 INT'L RESIDENTIAL CODE REQUIREMENTS:
N1104.1 (R404.1) Lighting equipment (Mandatory).
Not less than 90 percent of the permanently installed lighting fixtures shall contain only high-efficacy lamps.

NOTE:
REFER to SHEET A6.4 for
ADDITIONAL ELECTRICAL,
MECHANICAL and PLUMBING
REQUIREMENTS

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



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CUSTOM DESIGN AND PLANNING

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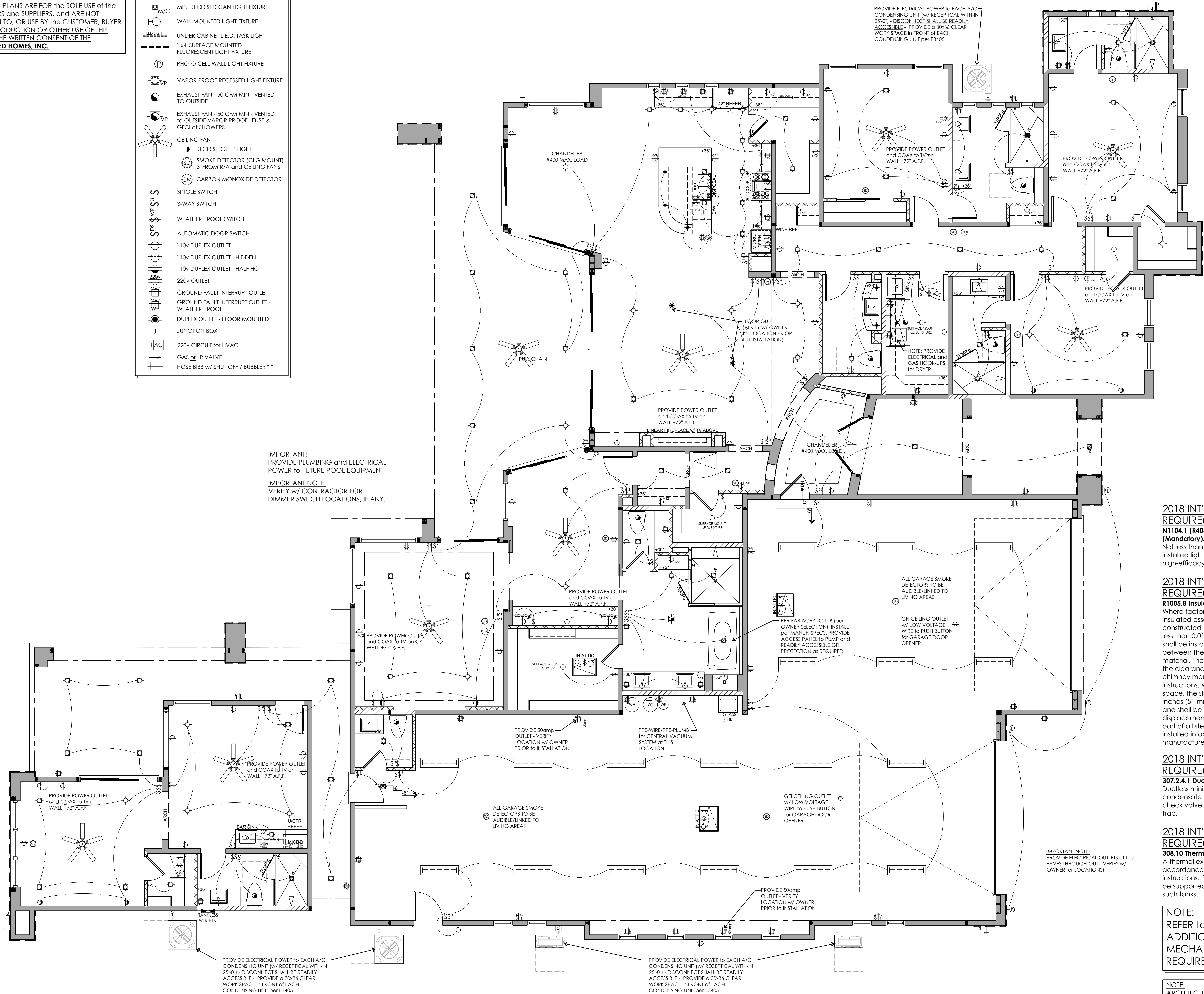
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ELECTRICAL SYMBOL LEGEND

NOT ALL SYMBOLS MAY BE USED

- SURFACE MOUNTED CEILING LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- RECESSED CAN LIGHT FIXTURE
- MINI RECESSED CAN LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- UNDER CABINET L.E.D. TASK LIGHT
- 1x4 SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
- PHOTO CELL WALL 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 & GFCI at SHOWERS
- CEILING FAN
 - RECESSED STEP LIGHT
- SMOKE DETECTOR (CLG-MOUNT) 3' FROM R/A and CEILING FANS
- CARBON MONOXIDE DETECTOR
- SINGLE SWITCH
- 3-WAY SWITCH
- WEATHER PROOF SWITCH
- AUTOMATIC DOOR SWITCH
- 110v DUPLEX OUTLET
- 110v DUPLEX OUTLET - HIDDEN
- 110v DUPLEX OUTLET - HALF HOT
- 220v OUTLET
- GROUND FAULT INTERRUPT OUTLET
- GROUND FAULT INTERRUPT OUTLET - WEATHER PROOF
- DUPLEX OUTLET - FLOOR MOUNTED
- JUNCTION BOX
- 220v CIRCUIT for HVAC
- GAS or LP VALVE
- HOSE BIBB w/ SHUT OFF / BUBBLER "T"



PROVIDE ELECTRICAL POWER TO EACH A/C
CONDENSING UNIT (w/ RECEPTICAL WITH-IN
25'-0") - DISCONNECT SHALL BE READILY
ACCESSIBLE - PROVIDE a 30x36 CLEAR
WORK SPACE in FRONT of EACH
CONDENSING UNIT per E3405

PROVIDE POWER OUTLET
and COAX to TV on
WALL +7'2" A.F.F.

PROVIDE POWER OUTLET
and COAX to TV on
WALL +7'2" A.F.F.

PROVIDE POWER OUTLET
and COAX to TV on
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PROVIDE POWER OUTLET
and COAX to TV on
WALL +7'2" A.F.F.

IMPORTANT!
PROVIDE PLUMBING and ELECTRICAL
POWER TO FUTURE POOL EQUIPMENT

IMPORTANT NOTE!
VERIFY w/ CONTRACTOR FOR
DIMMER SWITCH LOCATIONS, IF ANY.

2018 INT'L RESIDENTIAL CODE REQUIREMENTS:
N1104.1 (R404.1) Lighting equipment (Mandatory).
Not less than 90 percent of the permanently installed lighting fixtures shall contain only high-efficacy lamps.

2018 INT'L RESIDENTIAL CODE REQUIREMENTS:
R1005.8 Insulation shield.
Where factory-built chimneys pass through insulated assemblies, an insulation shield constructed of steel having a thickness of not less than 0.0187 inch (0.4712 mm) (No. 26 gage) shall be installed to provide clearance between the chimney and the insulation material. The clearance shall be not less than the clearance to combustibles specified by the chimney manufacturer's installation instructions. Where chimneys pass through attic space, the shield shall terminate not less than 2 inches (51 mm) above the insulation materials and shall be secured in place to prevent displacement. Insulation shields provided as part of a listed chimney system shall be installed in accordance with the manufacturer's installation instructions.

2018 INT'L MECHANICAL CODE REQUIREMENTS:
307.2.4.1 Ductless mini-split system traps.
Ductless mini-split equipment that produces condensate shall be provided with an inline check valve located in the drain line, or a trap.

2018 INT'L PLUMBING CODE REQUIREMENTS:
308.10 Thermal expansion tanks.
A thermal expansion tank shall be supported in accordance with the manufacturer's instructions. Thermal expansion tanks shall not be supported by the piping that connects to such tanks.

NOTE:
REFER TO SHEET A6.3 for
ADDITIONAL ELECTRICAL,
MECHANICAL and PLUMBING
REQUIREMENTS

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

ELECTRICAL PLAN

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

CONTRACTOR:

ADVANCED
CONSTRUCTION CO., INC.
ADVANCED HOMES, INC.

GENERAL ENGINEERING A-108980
COMMERCIAL B-01-104788
RESIDENTIAL B-01-1942
Phone (928) 855-6370 ... E-Mail info@advancedaz.com ... Web www.advancedhomesinc.com

PROJECT:

AMDOR RESIDENCE
1601 Sailing Hawks Drive #118
APN # 115-40-018

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REVISIONS:

1	
2	
3	

SCALE: 1/4" = 1'-0"
DRAWN: S.L.Z.
DATE: 29 JANUARY 2025
SHEET

JOB #: 2024-12
CHECKED: S.L.Z.

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2018 IRC MECHANICAL REQUIREMENTS:

M1411.8 Locking access port caps.

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

M1502.3 Duct termination.

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

M1502.3.1 Exhaust termination outlet and passageway size.

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

M1502.4.2 Duct installation.

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

M1502.4.6 Length identification.

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

M1503.6 Makeup air required.

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

2018 INT'L PLUMBING CODE REQUIREMENTS:

308.10 Thermal expansion tanks.

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

2018 INT'L MECHANICAL CODE REQUIREMENTS:

307.2.4.1 Ductless mini-split system traps.

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

2018 INT'L RESIDENTIAL CODE REQUIREMENTS:

R1005.8 Insulation shield.

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

2018 INT'L RESIDENTIAL CODE REQUIREMENTS:

N1104.1 (R404.1) Lighting equipment (Mandatory).

Not less than 90 percent of the permanently installed lighting fixtures shall contain only high-efficacy lamps.

2018 INT'L RESIDENTIAL CODE REQUIREMENTS:

R702.3.7 Water-resistant gypsum backing board.

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

R702.3.7.1 Limitations.

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

R702.4.2 Backer boards.

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

2018 IRC ELECTRICAL REQUIREMENTS:

E3703.5 Garage branch circuits.

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

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

E3902.8 Bathtub or shower stall receptacles.

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

E3902.9 Laundry areas.

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

E3902.10 Kitchen dishwasher branch circuit.

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

E3902.16 Arc-fault circuit-interrupter protection.

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

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

Exception: AFCI protection is not required for an individual branch circuit supplying only a fire alarm system where the branch circuit is wired with metal outlet and junction boxes and RMC, IMC, EMT or steel-sheathed armored cable Type AC or Type MC meeting the requirements of Section E3908.8.

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

E4001.11.1Faceplate grounding.

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

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

E4002.14 Tamper-resistant receptacles.

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

- Exception: Receptacles in the following locations shall not be required to be tamper resistant:
- Receptacles located more than 5.5 feet (1.676 mm) above the floor.
 - Receptacles that are part of a luminaire or appliance.
 - A single receptacle for a single appliance or a duplex receptacle for two appliances where such receptacles are located in spaces dedicated for the appliances served and, under conditions of normal use, the appliances are not easily moved from one place to another. The appliances shall be cord-and-plug-connected to such receptacles in accordance with Section E3909.4. [406.12(A) Exception]

GENERAL ELECTRICAL NOTES:

- Electrical plan is strictly diagrammatic. Contractor to obtain engineering when requested by local building officials. all work must conform to the latest IBC, IRC, plumbing, mechanical and electrical codes.
- Provide electrical service w/ 26' copper ground embedment w/ 2" concrete cover. Provide water bond near bottom of footing (MIN. 4" W.G.)
- Provide electrical service to HVAC unit(s). Verify location w/ contractor.
- Pre-wire all ceiling fans as shown.
- Plumb for natural gas (if used) for water heater. Raise fixture 18" from floor and provide vehicle barrier.
- Smoke detector to be placed 3'-0" MIN. from return air, A/C vents and ceiling fans.
- Verify w/ owner and/or contractor for:
 - Preferred locations for T.V. and phone outlets.
 - Any changes to the electrical layout.
- Verify w/ owner and/or contractor for any additional amenities.
- Provide switched outlets along perimeter of roof line for Christmas lights.
- Provide GFCI protection and bonding of metal parts at all vapor proof light fixtures.

R314.3 Smoke Alarm Location.

Smoke alarms shall be installed in the following locations:

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

R314.3.1Installation near cooking appliances.

Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section R314.3.

- Ionization smoke alarms shall not be installed less than 20 feet (6096 mm) horizontally from a permanently installed cooking appliance.
- Ionization smoke alarms with an alarm-silencing switch shall not be installed less than 10 feet (3048 mm) horizontally from a permanently installed cooking appliance.
- Photoelectric smoke alarms shall not be installed less than 6 feet (1828 mm) horizontally from a permanently installed cooking appliance.

R314.5 Combination alarms.

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

R315.1 General.

Carbon monoxide alarms shall comply with Section R315.

R315.1.1 Listings.

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

R315.2 Where required.

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

R315.2.1 New construction.

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

- The dwelling unit contains a fuel-fired appliance.
- The dwelling unit has an attached garage with an opening that communicates with the dwelling unit.

R315.3 Location.

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

R315.4 Combination alarms.

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

2017 NAT'L ELECTRICAL CODE REQUIREMENTS:

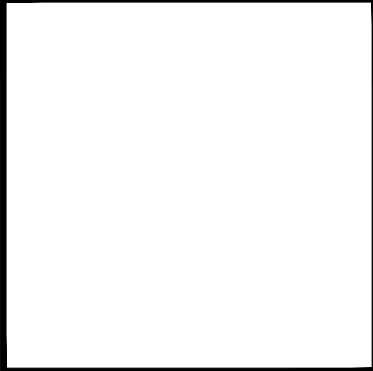
406.12 Tamper-resistant receptacles.

All 15- and 20-ampere, 125- and 250-volt non-locking-type receptacles in the areas specified in 406.129(1) - (7) shall be listed tamper-resistant receptacles.

- Dwelling units in all areas specified in 210.52 and 550.13
- Guest rooms and guest suites of hotels and motels
- Child care facilities
- Preschools and elementary education facilities
- Business offices, corridors, waiting rooms, and the like in clinics, medical and dental offices and outpatient facilities.
- Subset if assembly occupancies described in 518.2, to include places of waiting transportation, gymnasiums, skating rinks and auditoriums.
- Dormitories

(Note: Items 4 through 7 are new requirements for tamper-resistant receptacles.)

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



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ADVANCED
CONSTRUCTION CO., INC.
ADVANCED HOMES, INC.

CONTRACTOR:

PROJECT:
AMDOR RESIDENCE
1601 Sailing Hawks Drive # 118
APN # 115-40-018

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SCALE: NO SCALE	JOB #: 2024-12
DRAWN: S.L.Z.	CHECKED: S.L.Z.
DATE: 29 JANUARY 2025	
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OPTION:

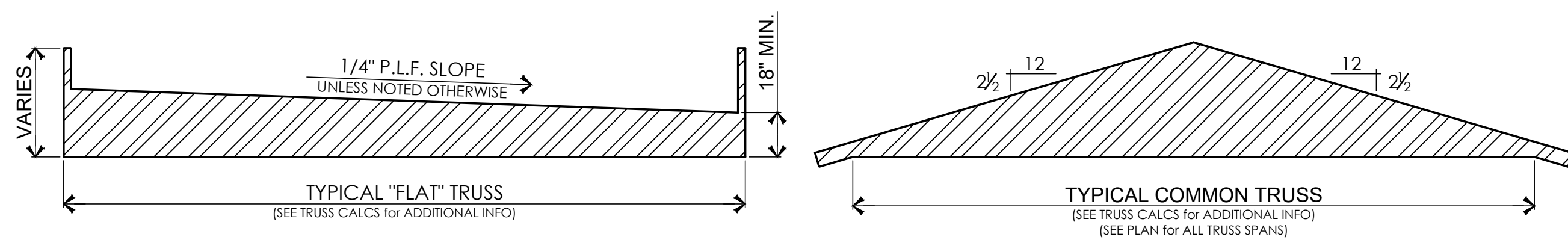
R806.5 Unvented attic and unvented enclosed rafter assemblies. Unvented attics and unvented enclosed roof framing assemblies created by ceilings that are applied directly to the underside of the roof framing members and structural roof sheathing applied directly to the top of the roof framing members/rafters, shall be permitted where all the following conditions are met:

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

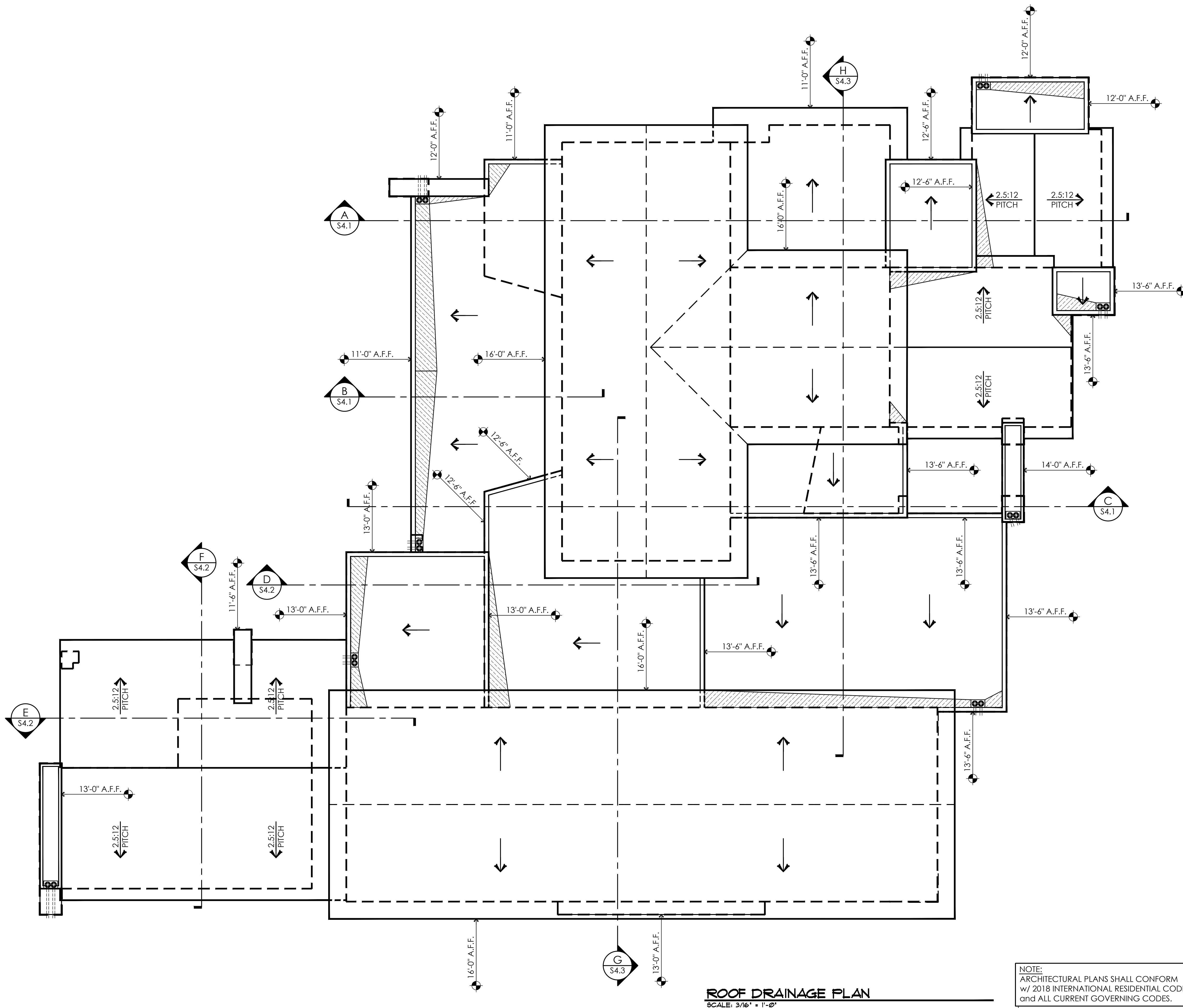
TABLE R806.5 INSULATION for CONDENSATION CONTROL

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

- Contributes to but does not supersede the requirements in Section N1102.
- Alternatively, sufficient continuous insulation shall be installed directly above the structural roof sheathing to maintain the monthly average temperature of the underside of the structural roof sheathing above 45°F (7°C). For calculation purposes, an interior air temperature of 68°F (20°C) is assumed and the exterior air temperature is assumed to be the monthly average outside air temperature of the three coldest months.



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:
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Footing Schedule										
Designation	Length	Width	Depth	Lengthwise Reinforcement			Crosswise Reinforcement			Capacity
				Qty.	Size	Spacing	Qty.	Size	Spacing	
FT1A	Cont.	12"	20"	2	#4	Cont.	EQ.	-	-	1250 PLF
FT1B	Cont.	12"	14"	2	#4	Cont.	EQ.	-	-	1288 PLF
FT1C	Cont.	12"	30"	4	#4	Cont.	EQ.	-	-	1125 PLF
FT1D	Cont.	18"	20"	4	#4	Cont.	EQ.	-	-	1875 PLF
FT1E	Cont.	30"	20"	6	#4	Cont.	EQ.	-	#4 24"	3125 PLF
FT1F	Cont.	24"	14"	8	#4	Cont.	EQ.	-	-	-
FT1G	Cont.	24"	14"	12	#4	Cont.	EQ.	-	-	-
FT1H	Cont.	30"	18"	8	#5	Cont.	EQ.	-	-	-
FT2	Cont.	12"	18"	2	#4	Cont.	EQ.	-	-	1300 PLF
FT3	24"	24"	12"	3	#4	18"	EQ.	3	#4 18"	EQ. 5400 LBS
FT4	30"	30"	12"	4	#4	24"	EQ.	4	#4 24"	EQ. 8438 LBS
FT5	36"	36"	12"	4	#4	30"	EQ.	4	#4 30"	EQ. 12150 LBS
FT6	42"	42"	12"	5	#4	36"	EQ.	5	#4 36"	EQ. 16538 LBS
FT7	48"	48"	12"	6	#4	42"	EQ.	6	#4 42"	EQ. 21600 LBS
FT8	60"	36"	12"	4	#4	48"	EQ.	7	#4 30"	EQ. 21750 LBS

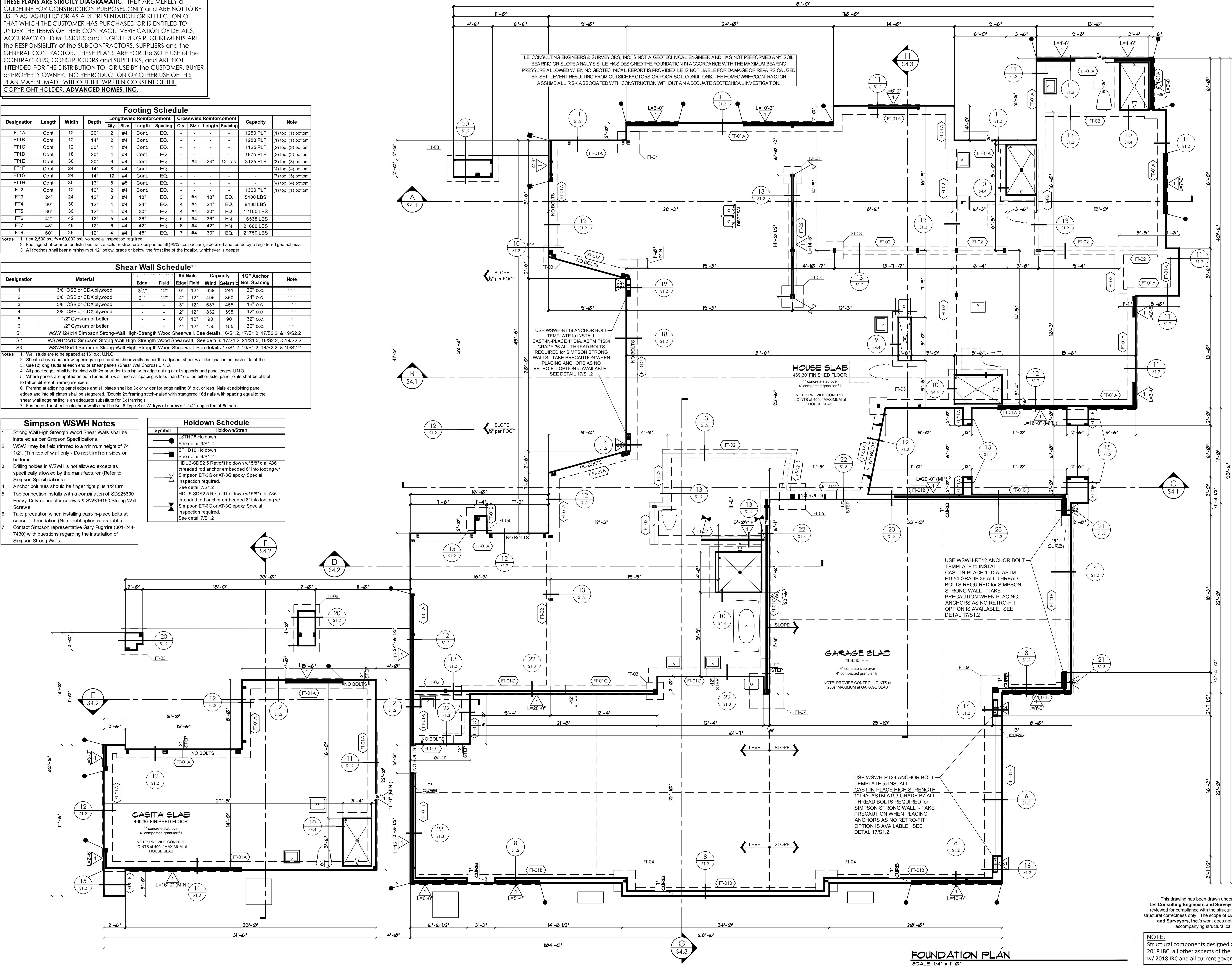
Notes: 1. F₁ = 2,500 psi; F_y = 60,000 psi. No special inspection required.
2. Footings shall bear on undisturbed native soils or structural compacted fill (95% compaction), specified and tested by a registered geotechnical engineer.
3. All footings shall bear a minimum of 12" below grade or below the frost line of the locality, whichever is deeper.

Shear Wall Schedule ^{1,3}										
Designation	Material	Edge		Field		8d Nails		Capacity		1/2" Anchor Bolt Spacing
		Edge	Field	Edge	Field	Edge	Field	Wind	Seismic	
1	3/8" OSB or CDX plywood	3 1/2"	12"	6"	12"	339	241	32"	o.c.	-
2	3/8" OSB or CDX plywood	2 5/8"	12"	4"	12"	495	350	24"	o.c.	-
3	3/8" OSB or CDX plywood	-	-	3"	12"	637	455	16"	o.c.	-
4	3/8" OSB or CDX plywood	-	-	2"	12"	832	595	12"	o.c.	-
5	1/2" Gypsum or better	-	-	6"	12"	90	90	32"	o.c.	-
6	1/2" Gypsum or better	-	-	4"	12"	155	155	32"	o.c.	-
S1	WSWH24x14 Simpson Strong-Wall High-Strength Wood Shearwall. See details 16/S1.2, 17/S1.2, 17/S2.2, & 19/S2.2									
S2	WSWH12x10 Simpson Strong-Wall High-Strength Wood Shearwall. See details 17/S1.2, 21/S1.3, 16/S2.2, & 19/S2.2									
S3	WSWH16x13 Simpson Strong-Wall High-Strength Wood Shearwall. See details 17/S1.2, 19/S1.2, 16/S2.2, & 19/S2.2									

Notes: 1. Wall studs are to be spaced at 16" o.c. U.N.C.
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.C.
4. All panel edges shall be blocked with 2x or wider framing with edge nailing at all supports and panel edges U.N.C.
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 3x framing notch-nailed with staggered 16d nails with spacing equal to the shear wall edge nailing is an adequate substitute for 3x framing.)
7. Fasteners for shear wall shear walls shall be No. 6 Type S or W drywall screws 1-1/4" long in lieu of 8d nails.

- Simpson WSWH Notes**
- Strong Wall High-Strength Wood Shear Walls shall be installed as per Simpson Specifications.
 - WSWH may be field trimmed to a minimum height of 74 1/2". (Trim top of wall only - Do not trim from sides or bottom)
 - 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 Strong Wall Screws
 - Take precaution when installing cast-in-place bolts at concrete foundation (No retrofit option is available). Contact Simpson representative Gary Rymer (801-244-7430) with questions regarding the installation of Simpson Strong Walls.

Holdown Schedule	
Symbol	Holdown/Strap
●	LS1HD8 Holdown See detail 9/S1.2
■	STHD10 Holdown See detail 9/S1.2
—	HOU2-SDS2.5 Retrofit holdown w/ 5/8" dia. A36 threaded rod anchor embedded 6" into footing w/ Simpson ET-3G or AT-3G epoxy. Special inspection required. See detail 7/S1.2
—	HOU5-SDS2.5 Retrofit holdown w/ 5/8" dia. A36 threaded rod anchor embedded 8" into footing w/ Simpson ET-3G or AT-3G epoxy. Special inspection required. See detail 7/S1.2



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RESIDENTIAL B-01942

Phone (928)855-6370 ... E-Mail info@advancedaz.com ... Web www.advancedhomesinc.com

ADVANCED CONSTRUCTION CO., INC.
ADVANCED HOMES, INC.

CONTRACTOR:

PROJECT:

AMDOR RESIDENCE
1601 Sailing Hawks Drive #118
APN # 115-40-018

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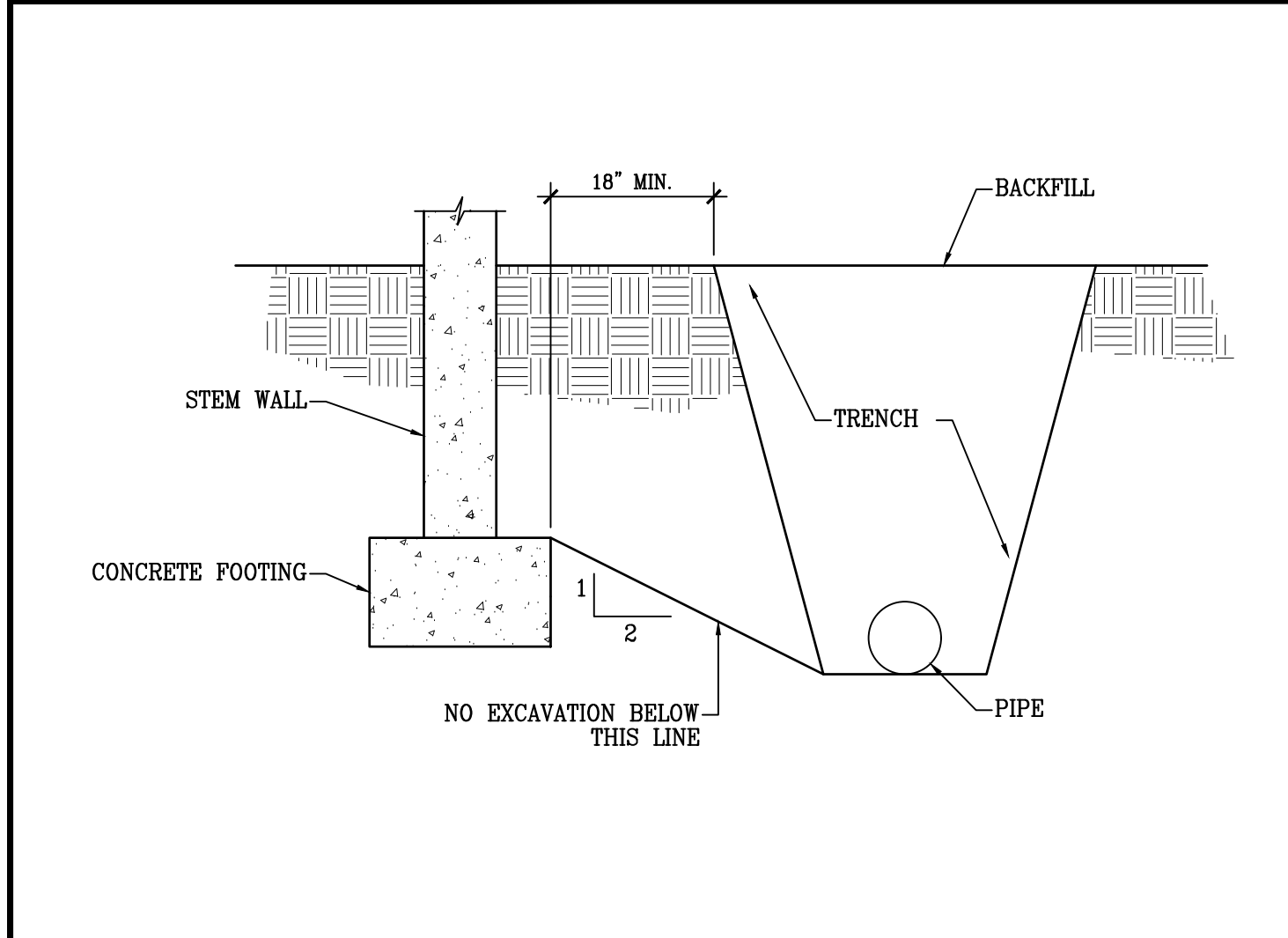
1		
2		
3		

SCALE: 1/4" = 1'-0"
JOB #: 2024-12
DRAWN: S1.2
CHECKED: LEI ENGINEER
DATE: 20 DECEMBER 2024
SHEET

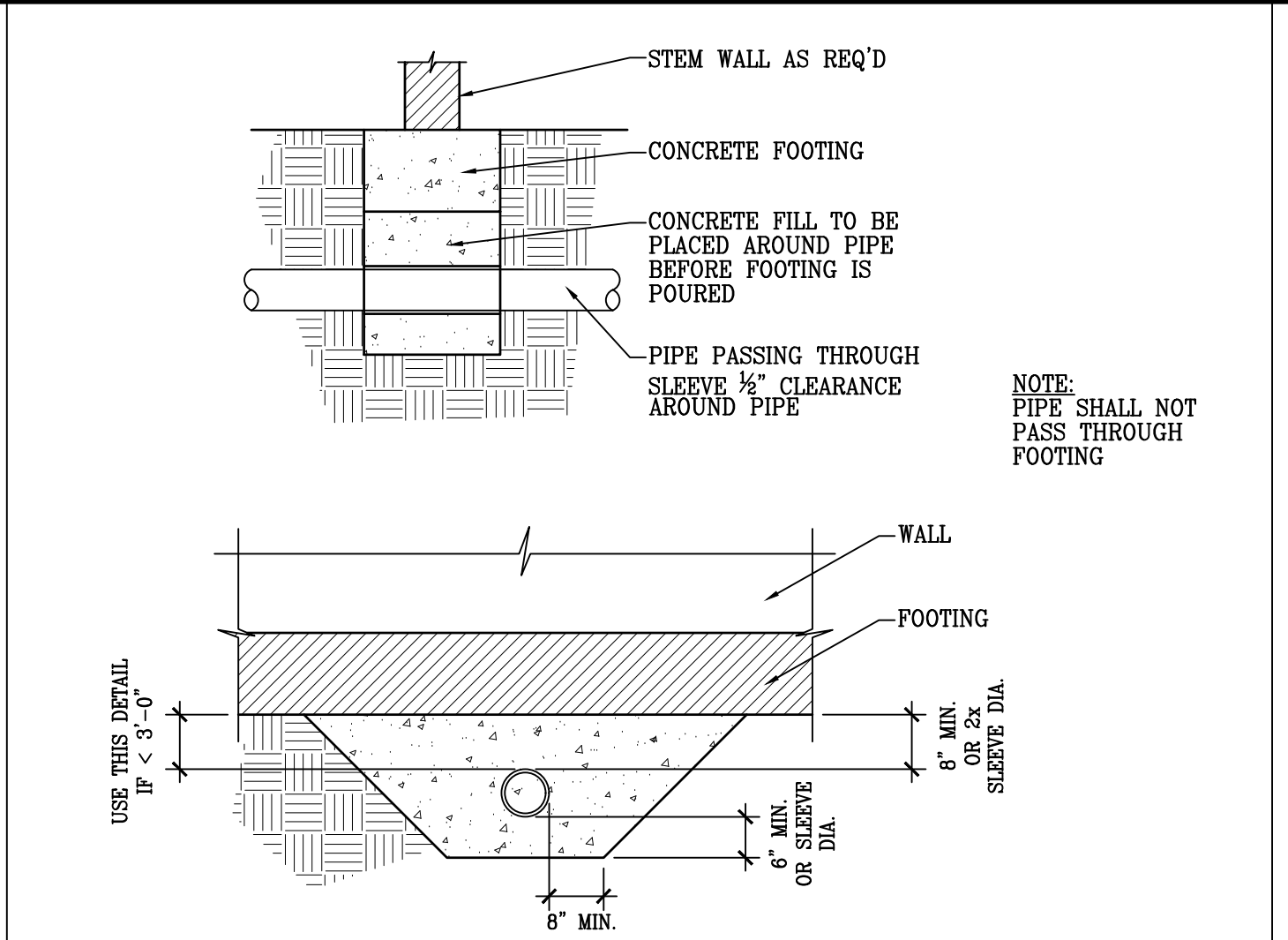
This drawing has been drawn under the guidance of LEI Consulting Engineers and Surveyors, Inc. and has been reviewed for compliance with the structural calculations and for structural correctness only. The scope of LEI Consulting Engineers and Surveyors, Inc.'s work does not exceed that of the accompanying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

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

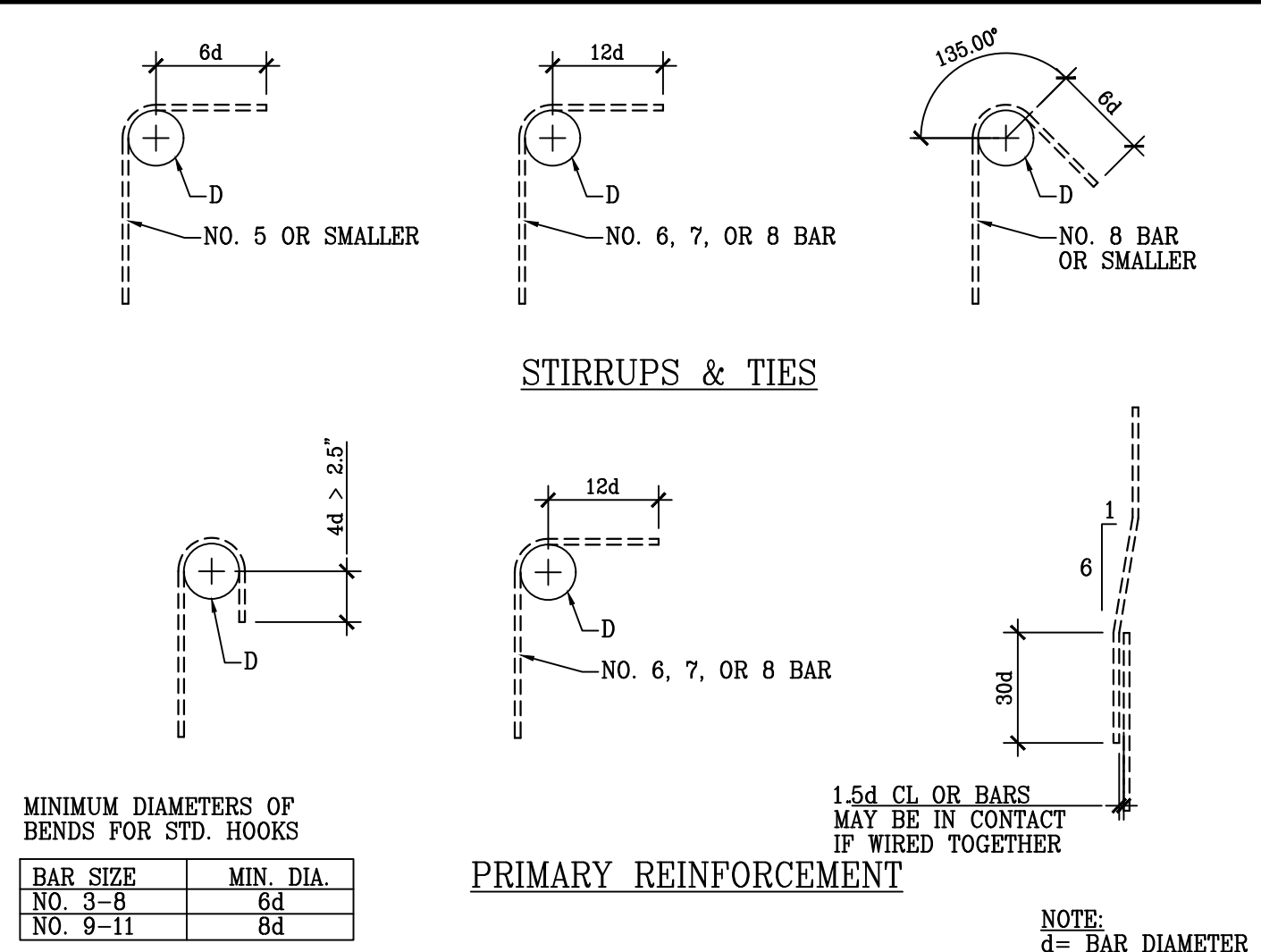
S1.1
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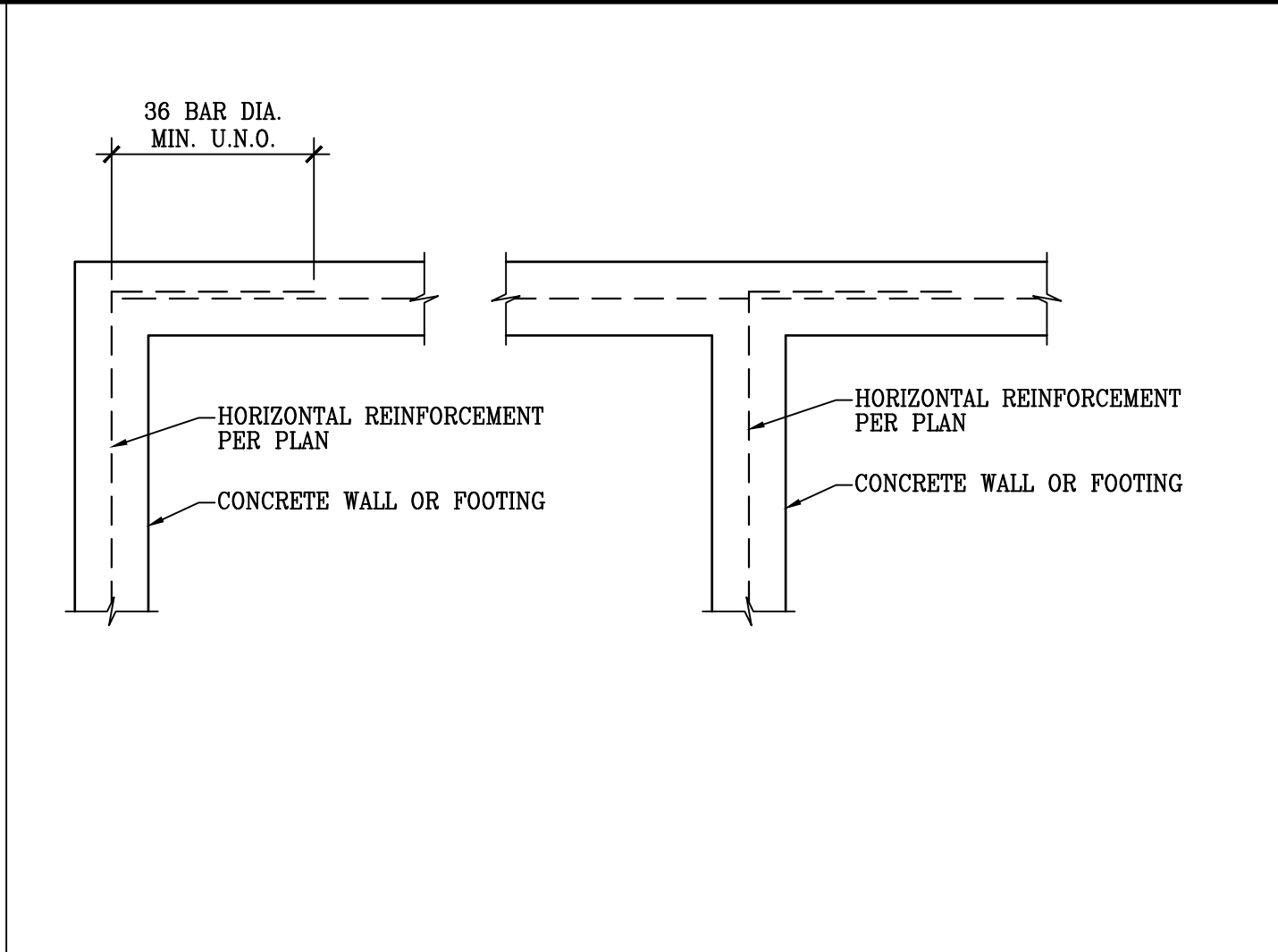
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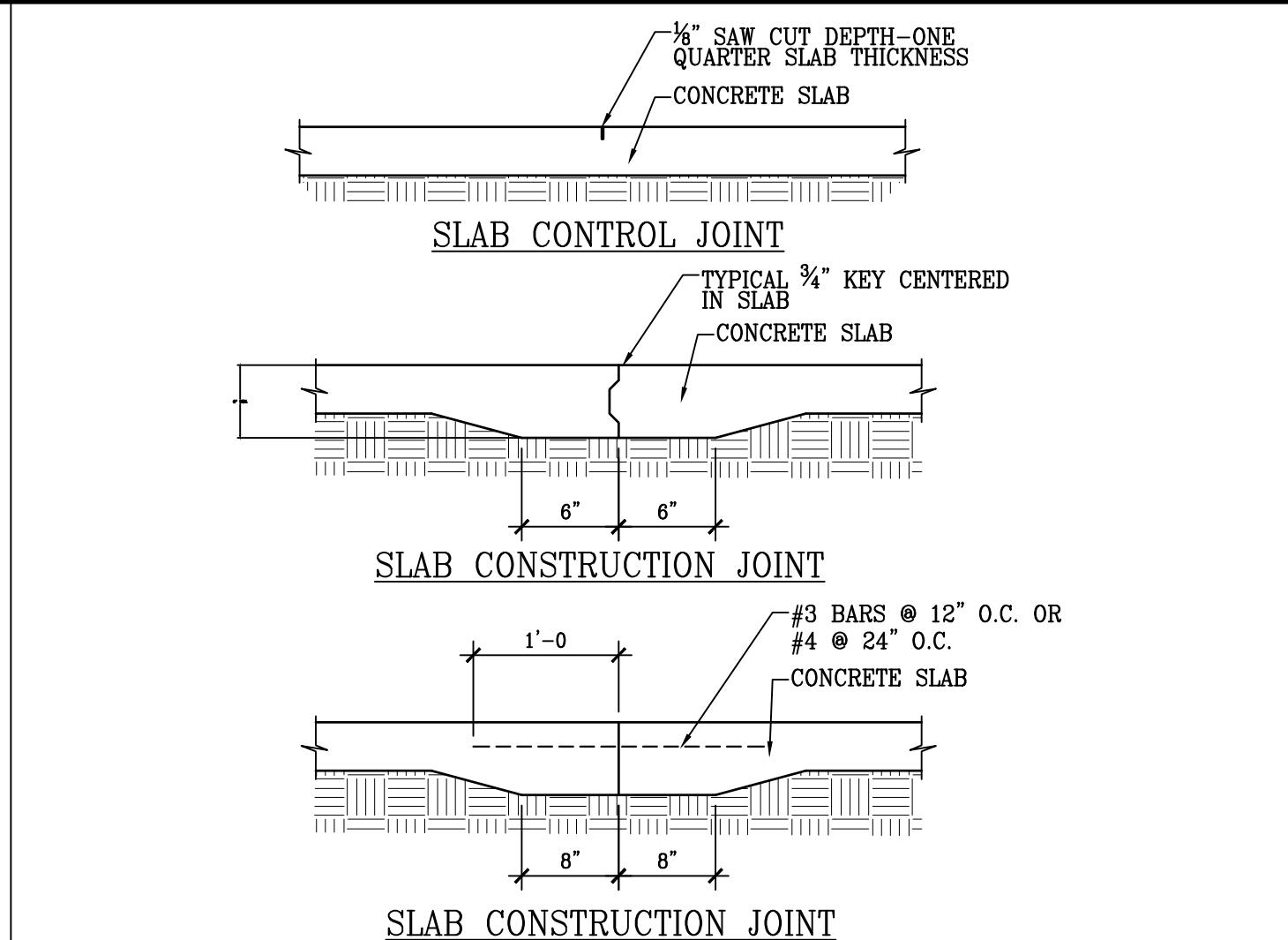
2 PIPE PASSING UNDER CONT. CONC. FOOTING TYP.



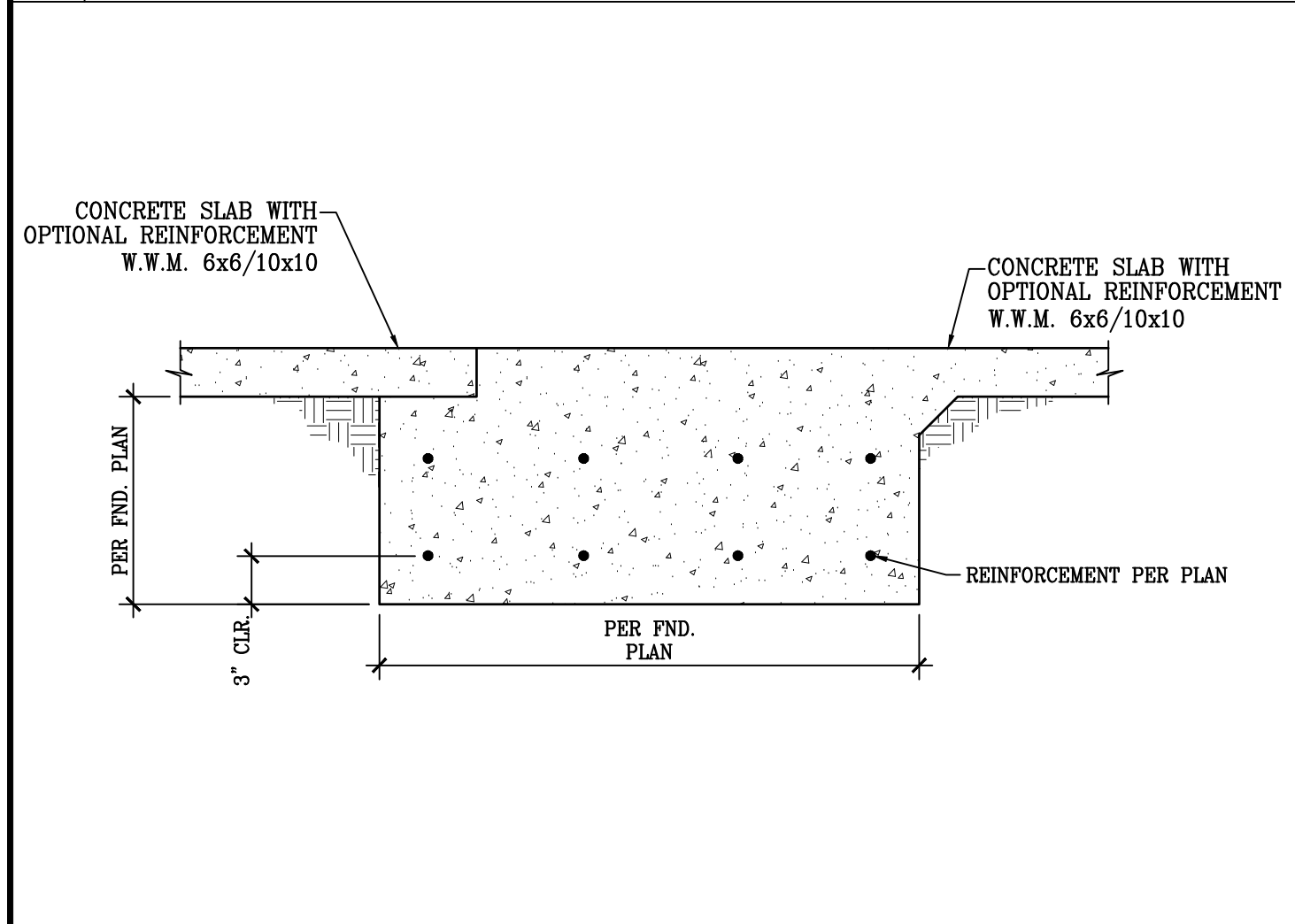
3 STANDARD BAR BENDING DETAIL



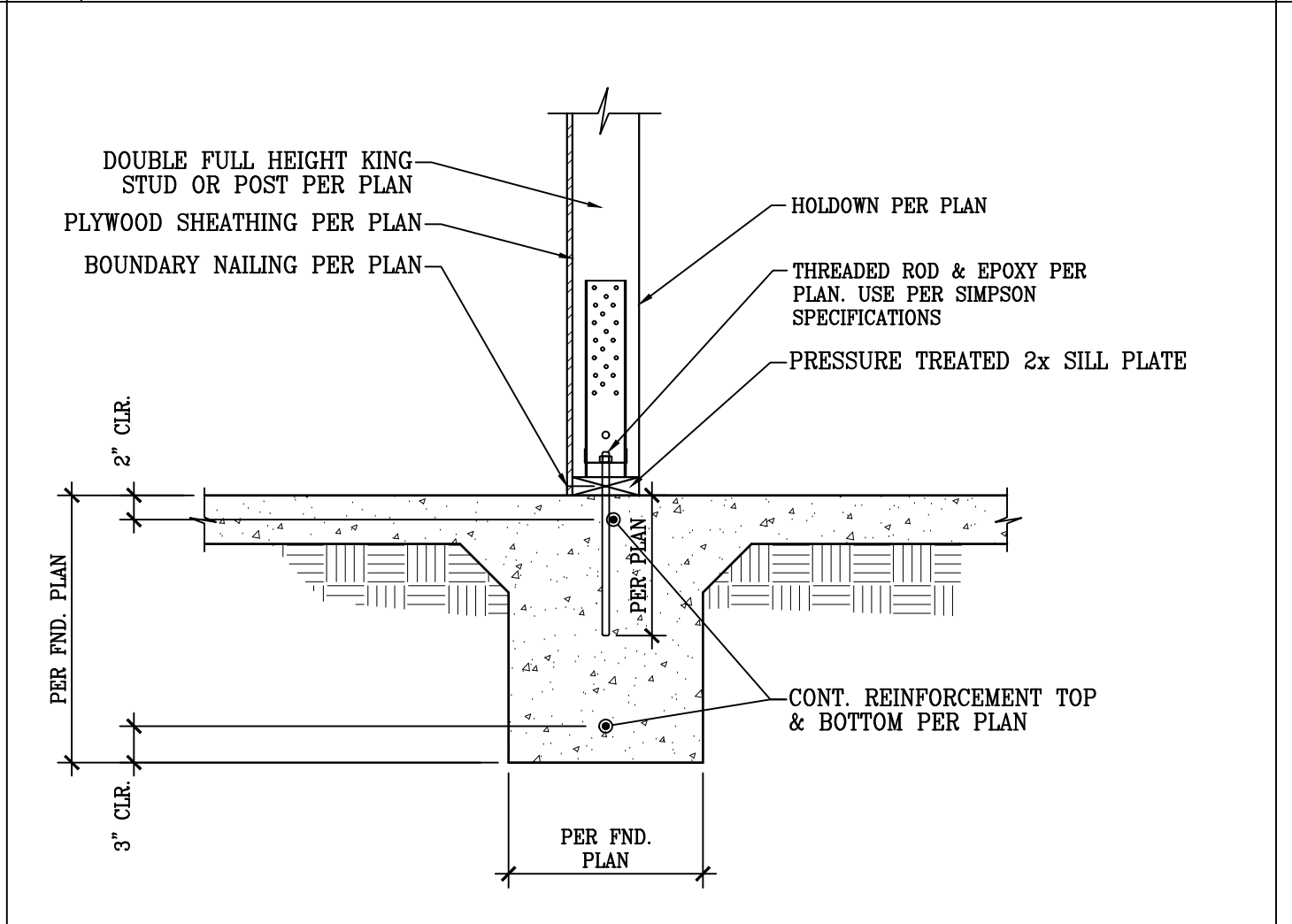
4 CONC. FOOTING CORNER & INTERSECTION REINF.



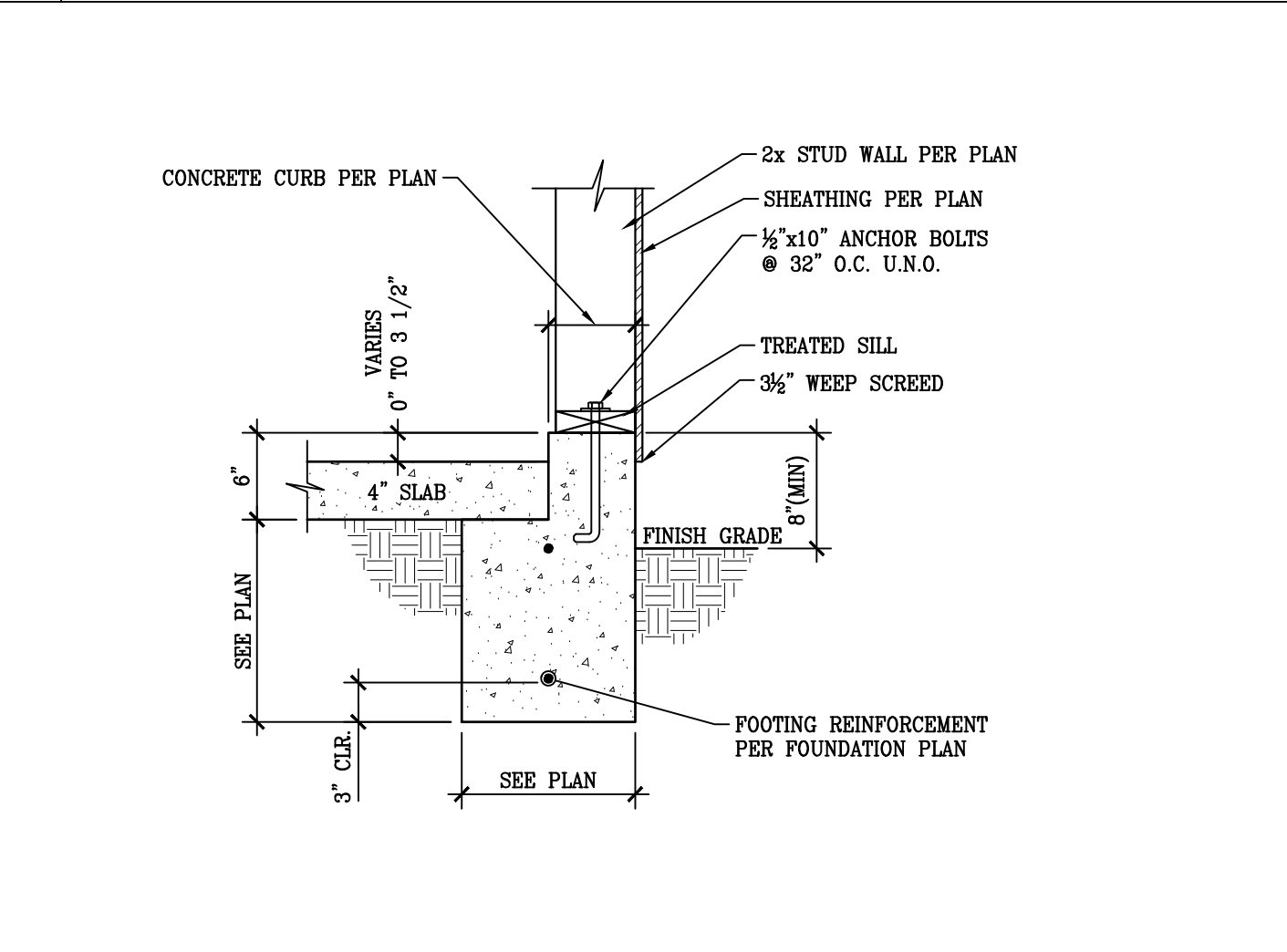
5 CONCRETE SLAB CONTROL JOINTS TYPICAL



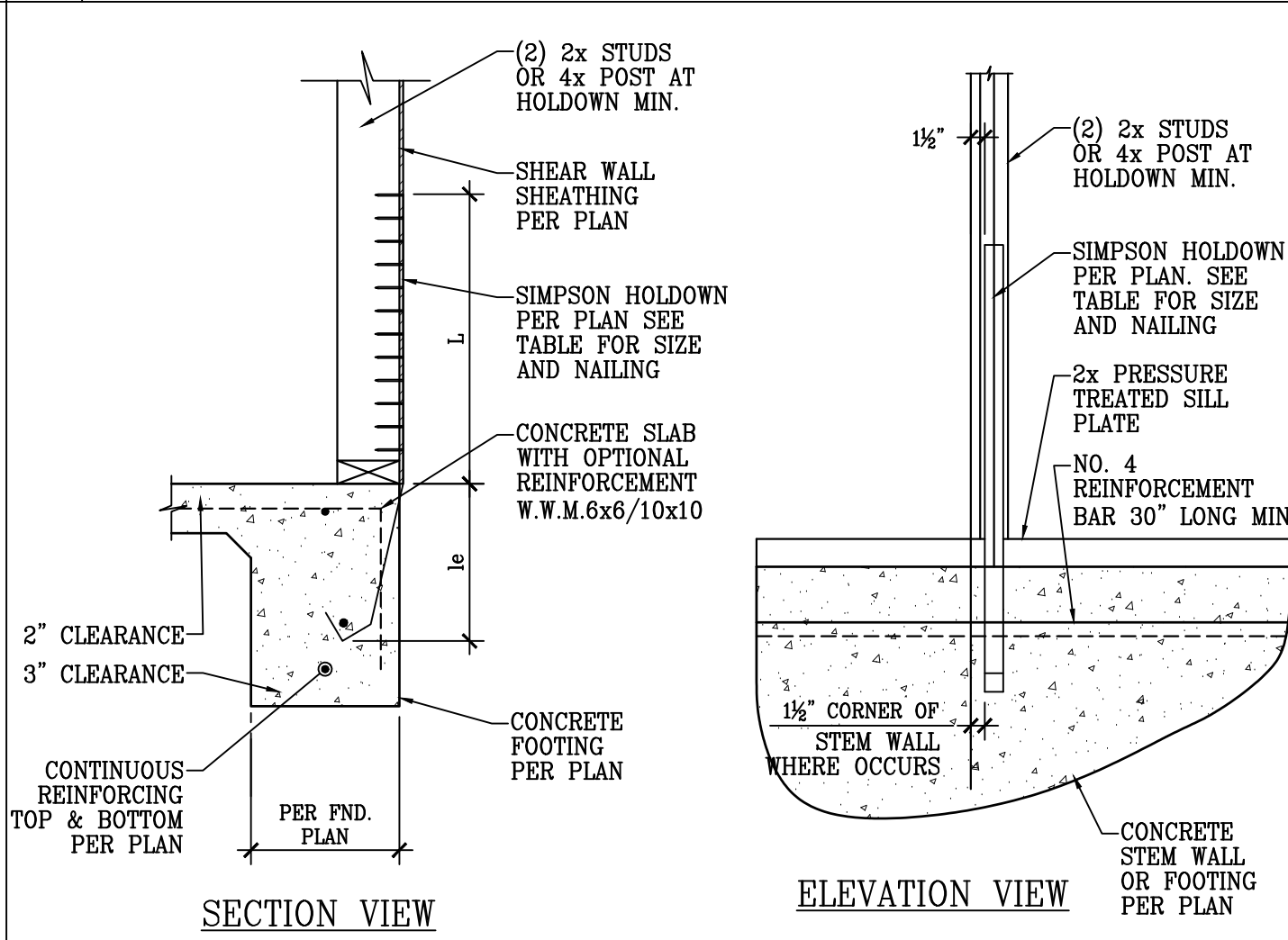
6 CONT. CONC. FOOTING @ GARAGE FRONT DOOR



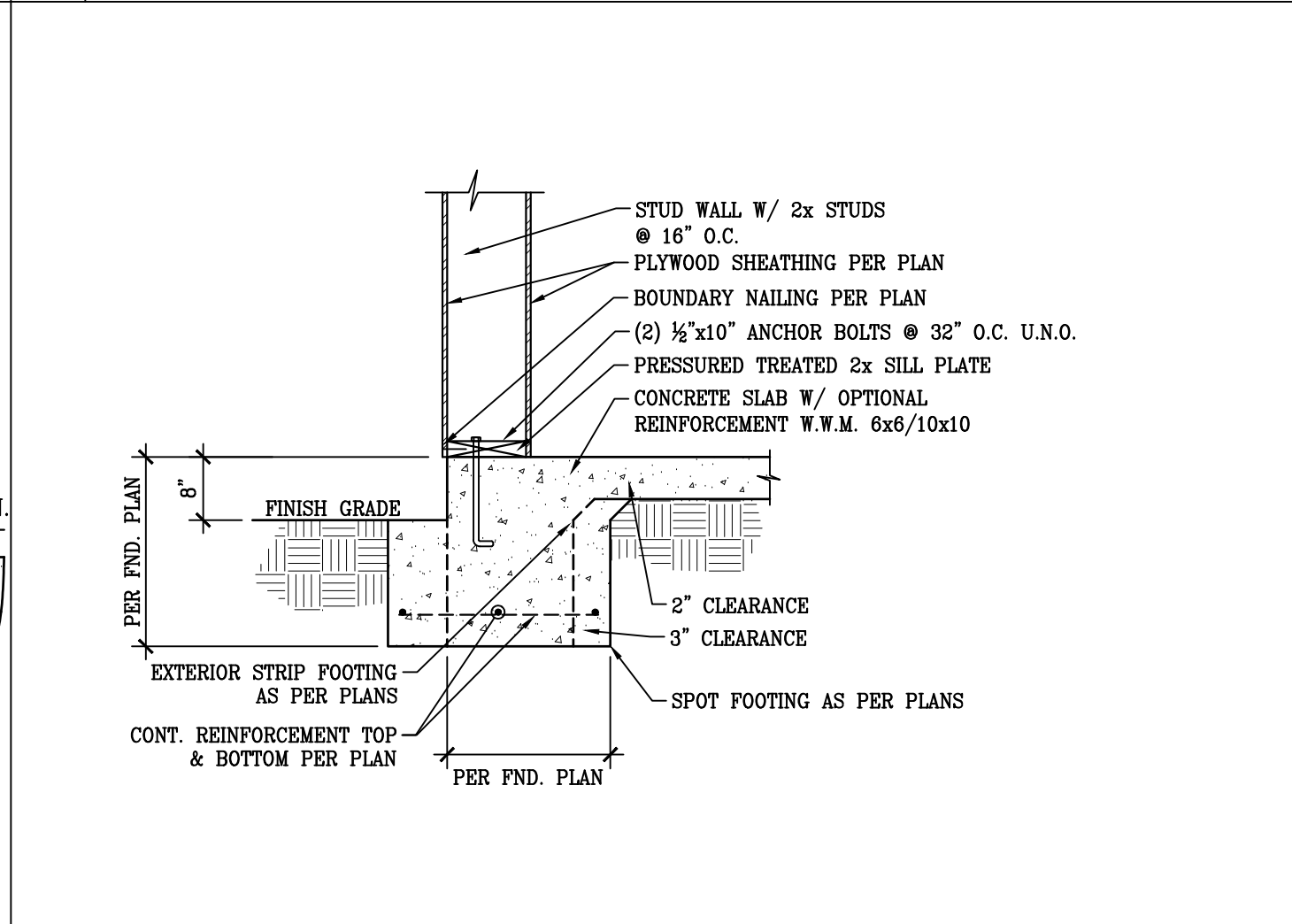
7 RETROFIT HOLDOWN



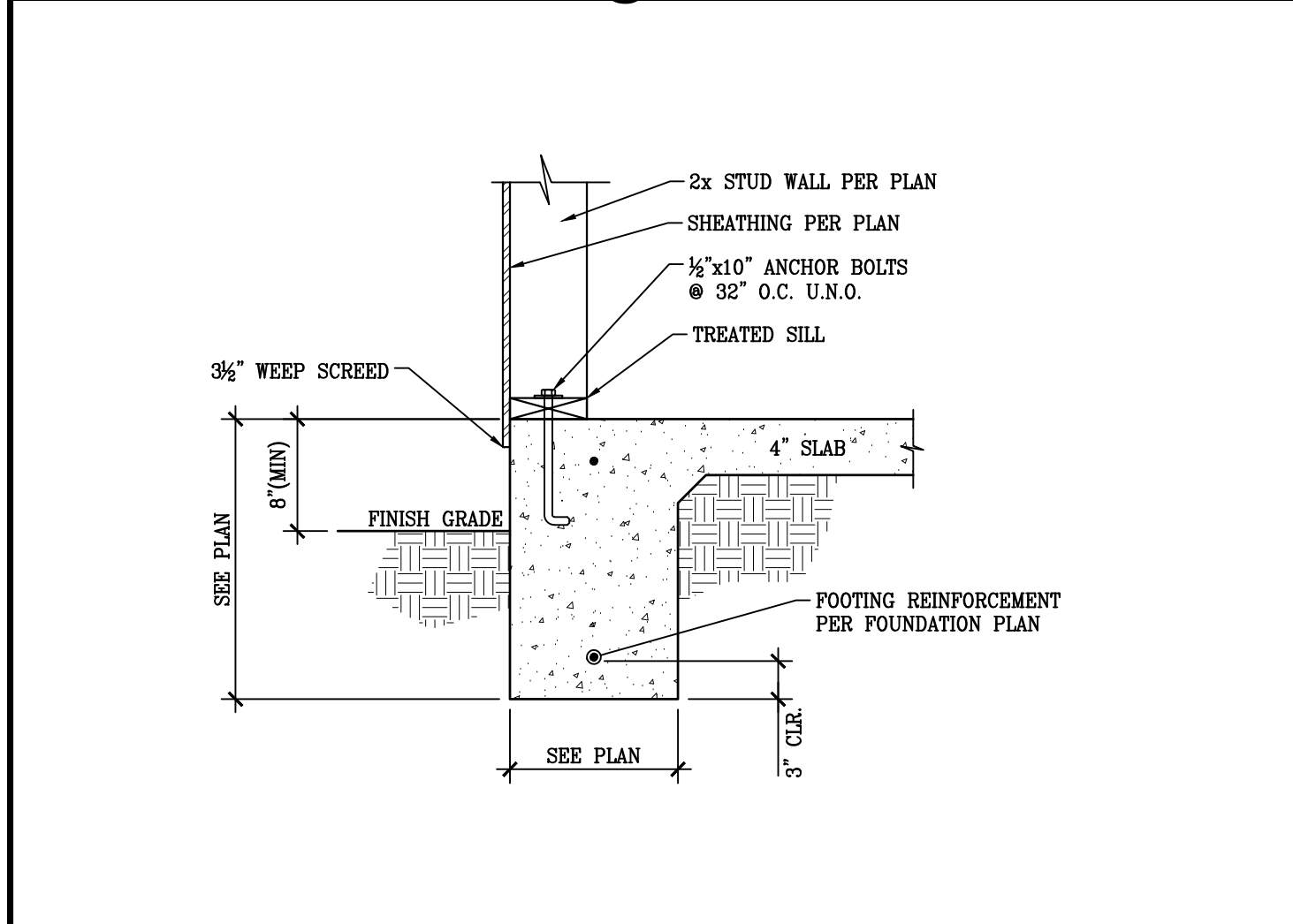
8 6" STEM WALL



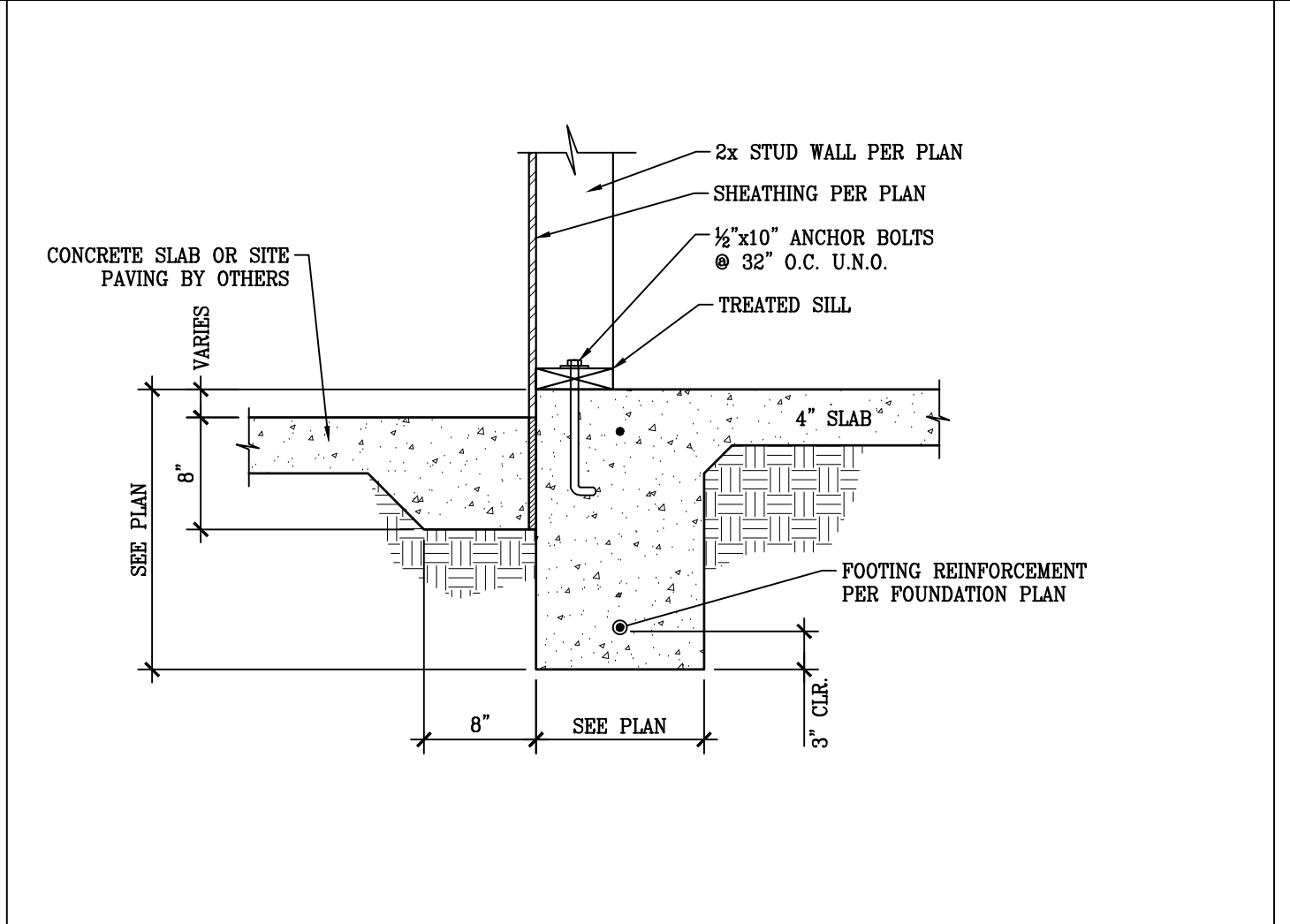
9 SIMPSON HOLDOWN STRAP CONNECTION TYP.



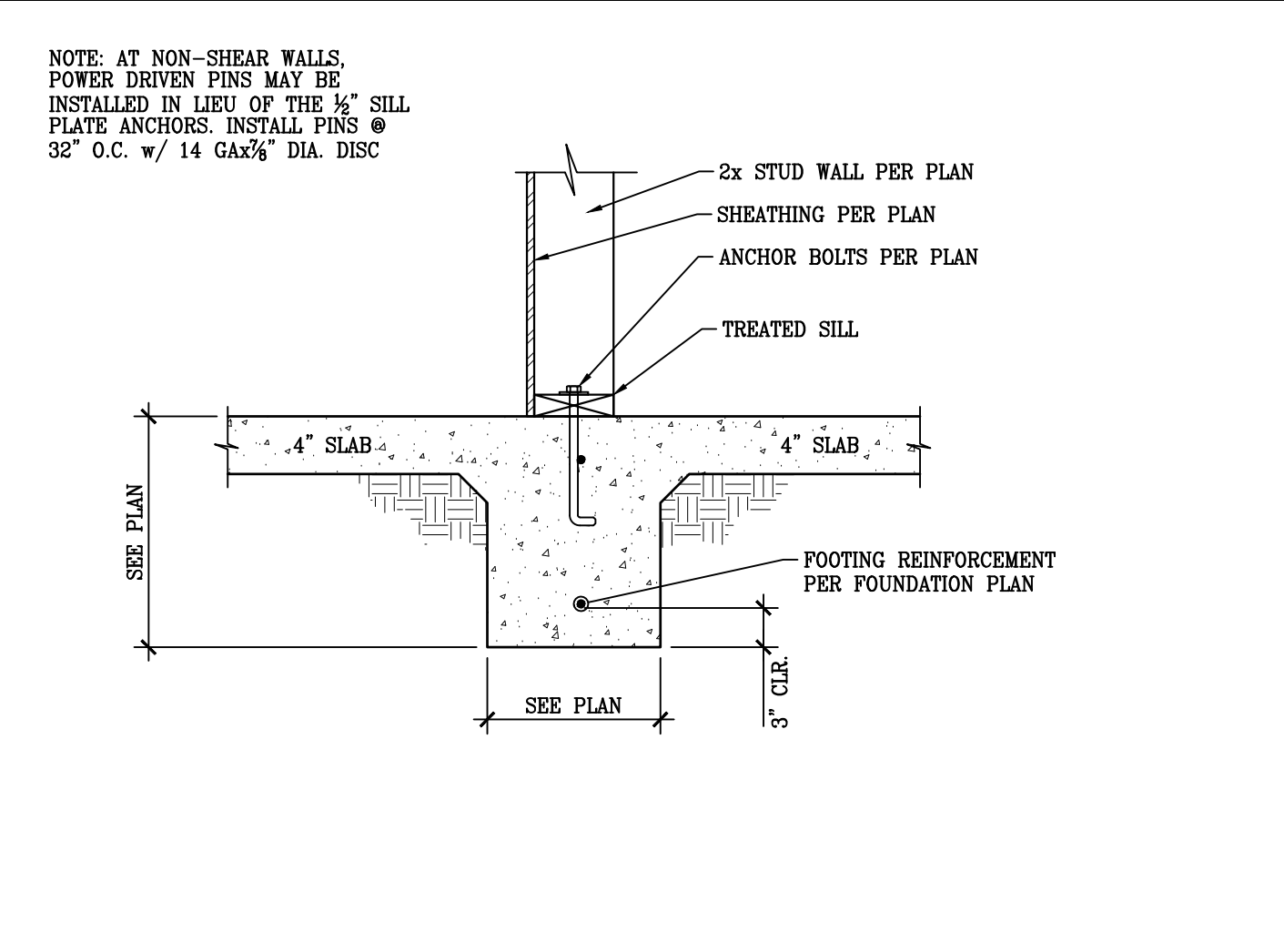
10 PIER & COLUMN



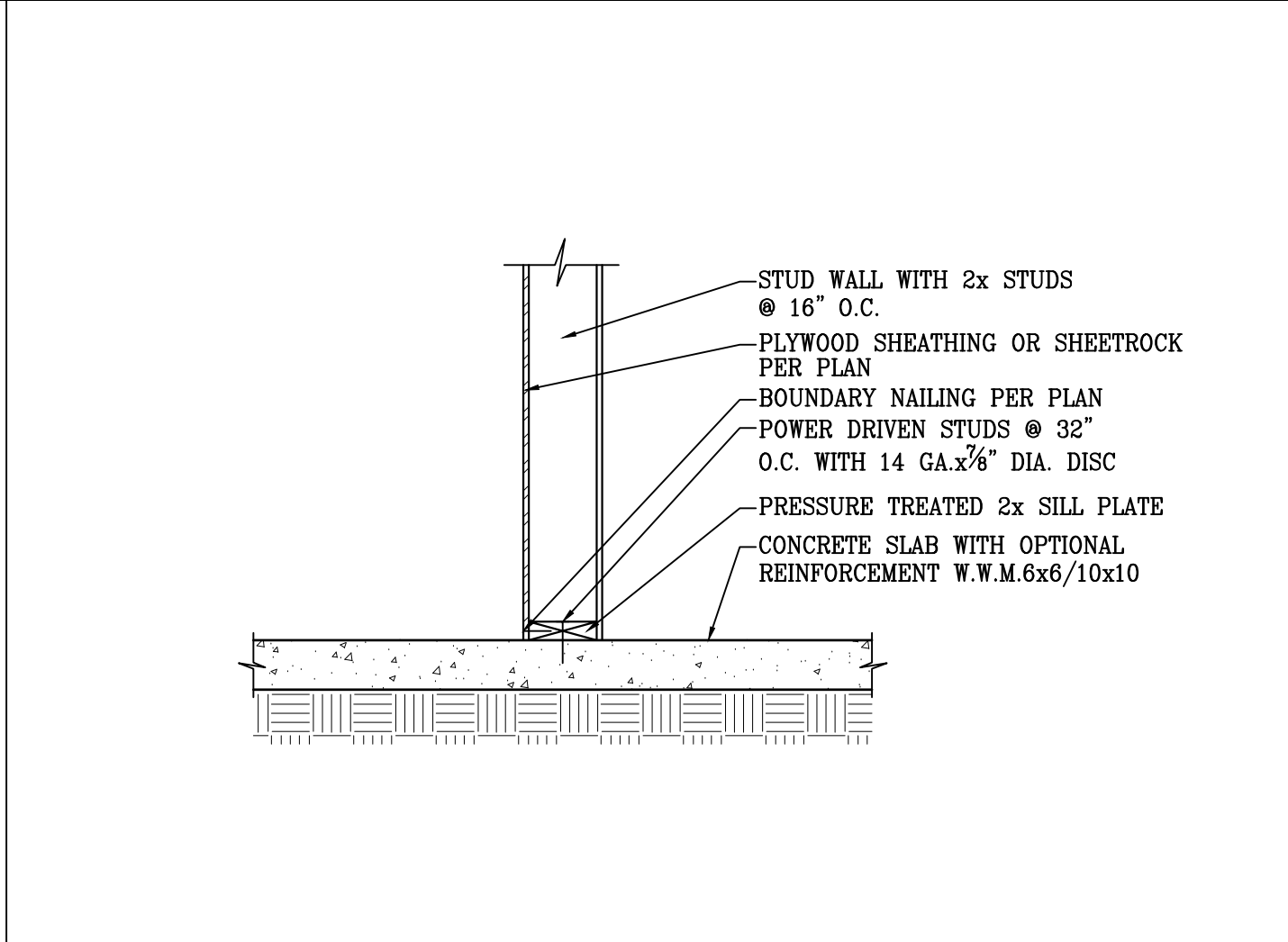
11 CONT. CONCRETE FOOTING FOR EXT. STUD WALL



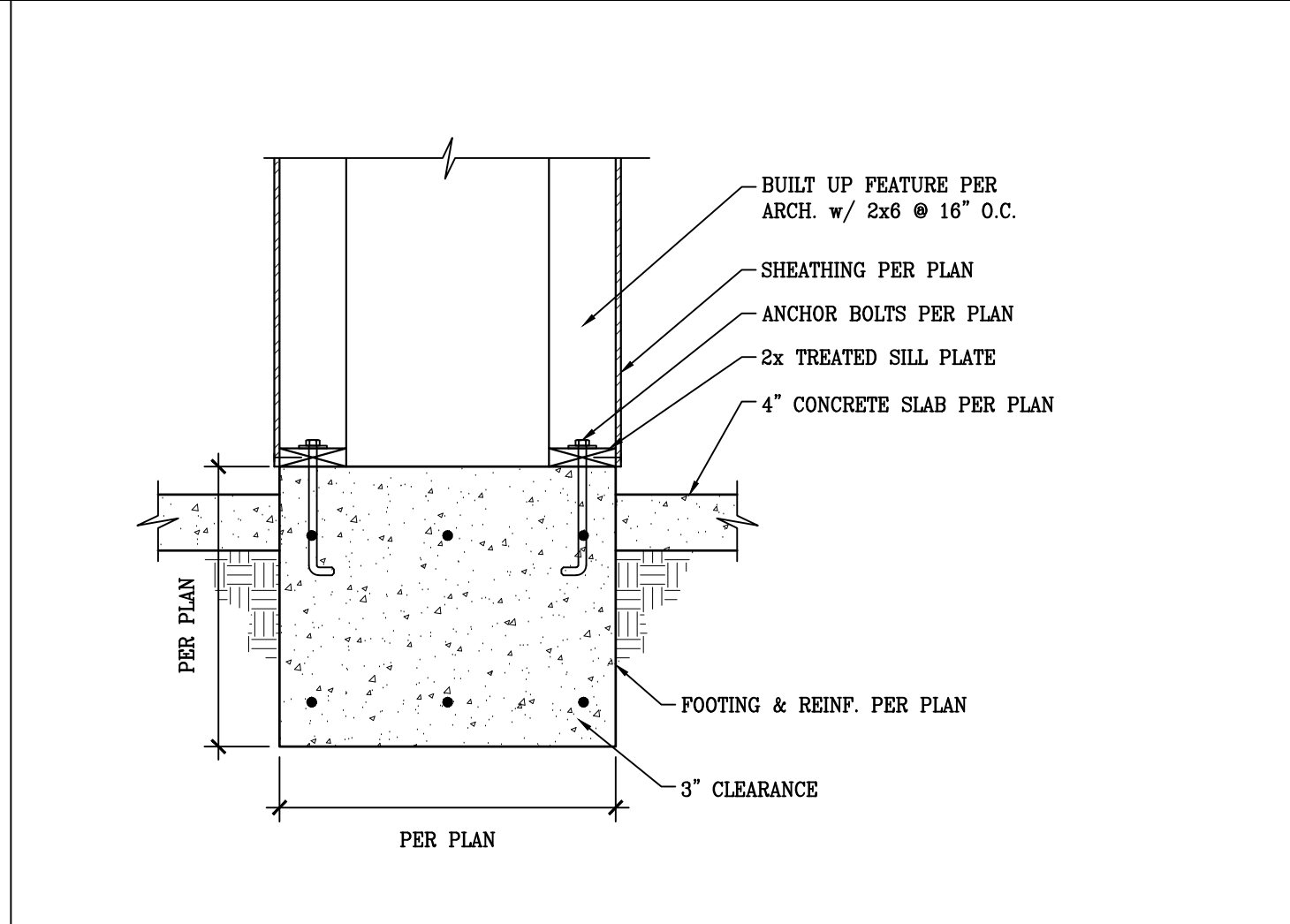
12 CONT. CONCRETE FOOTING ADJACENT TO CONC. SLAB



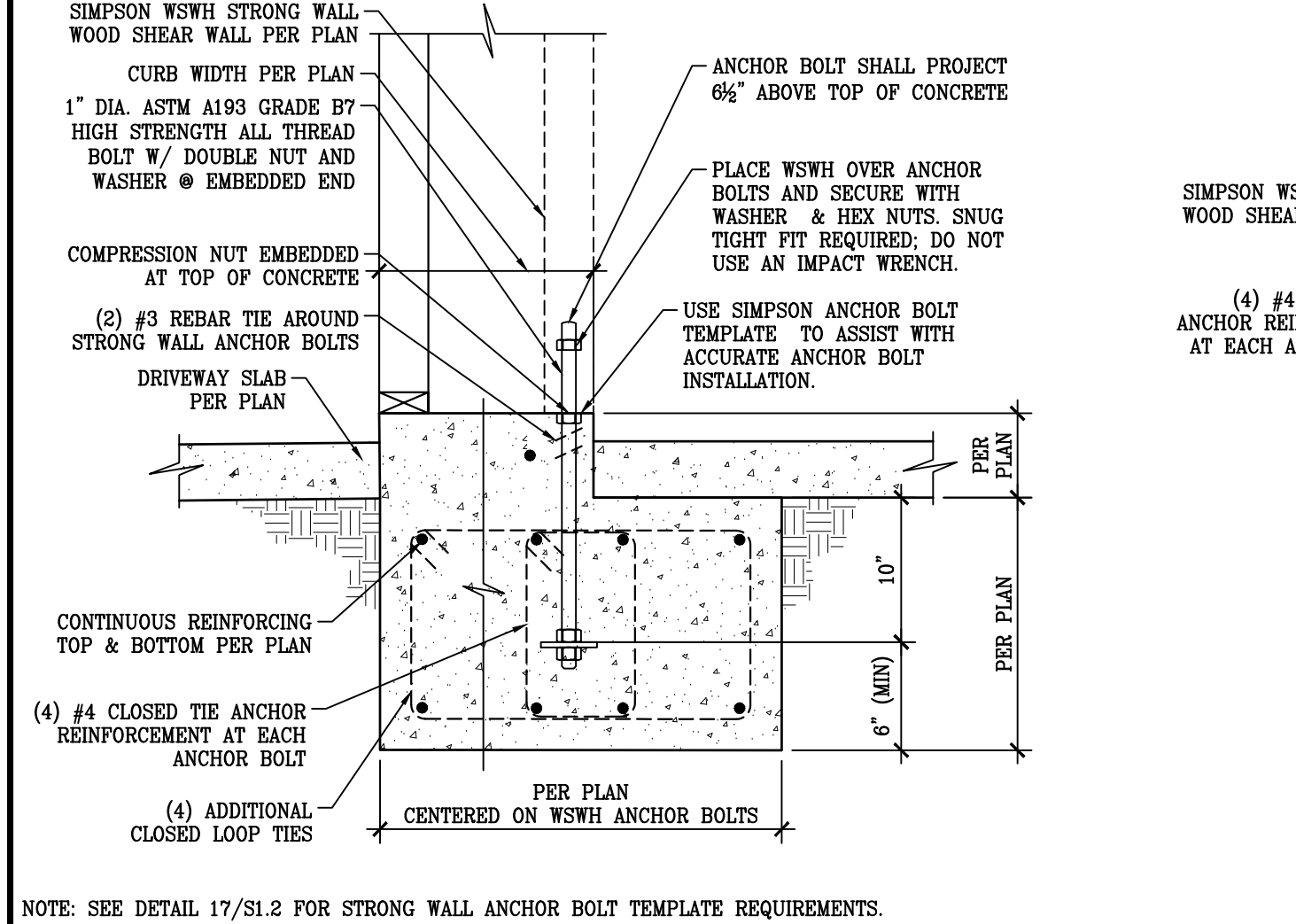
13 CONT. CONC. FOOTING FOR INT. BEARING STUD WALL



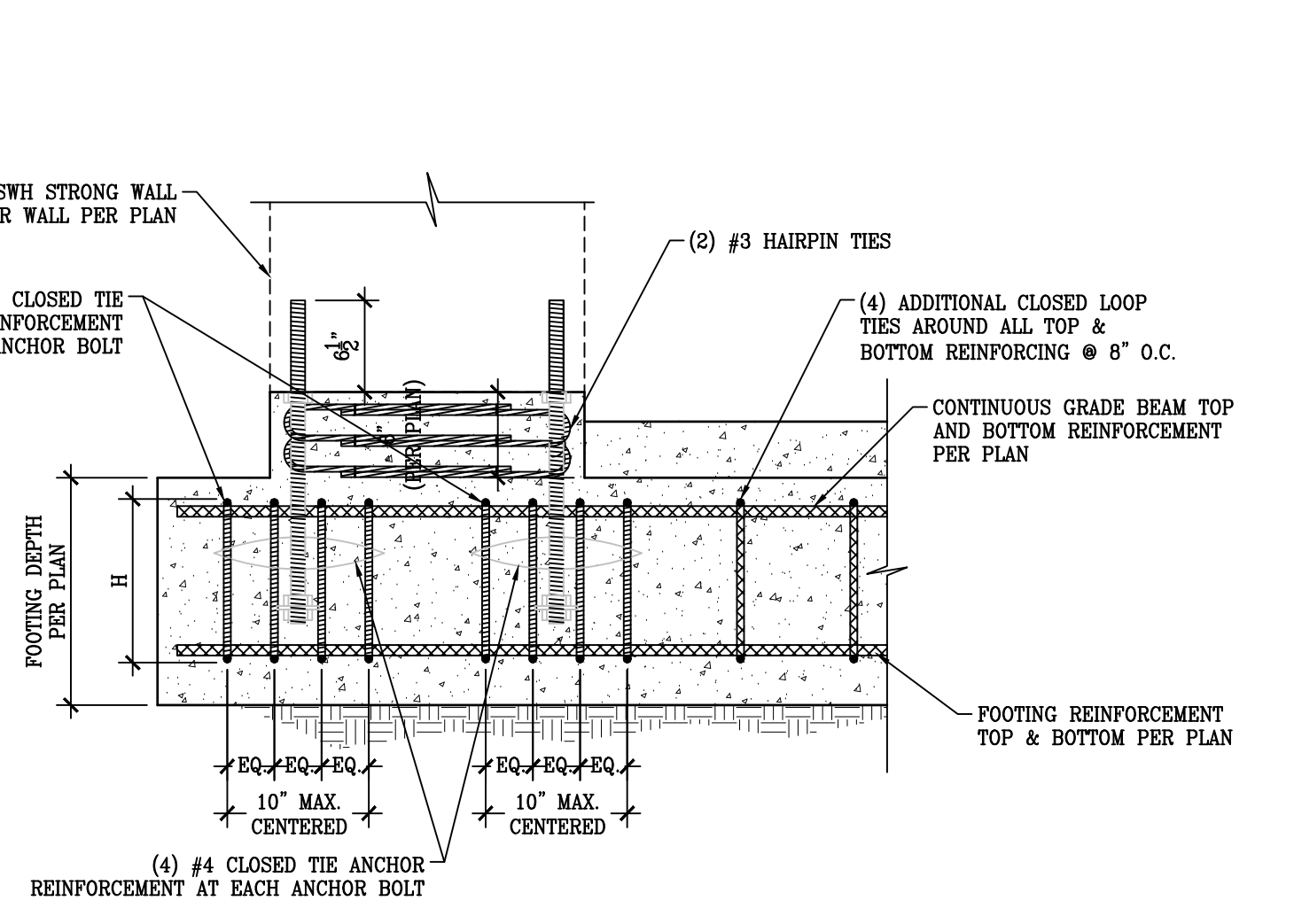
14 NON-BEARING INT. STUD WALL TO CONC. SLAB CONN.



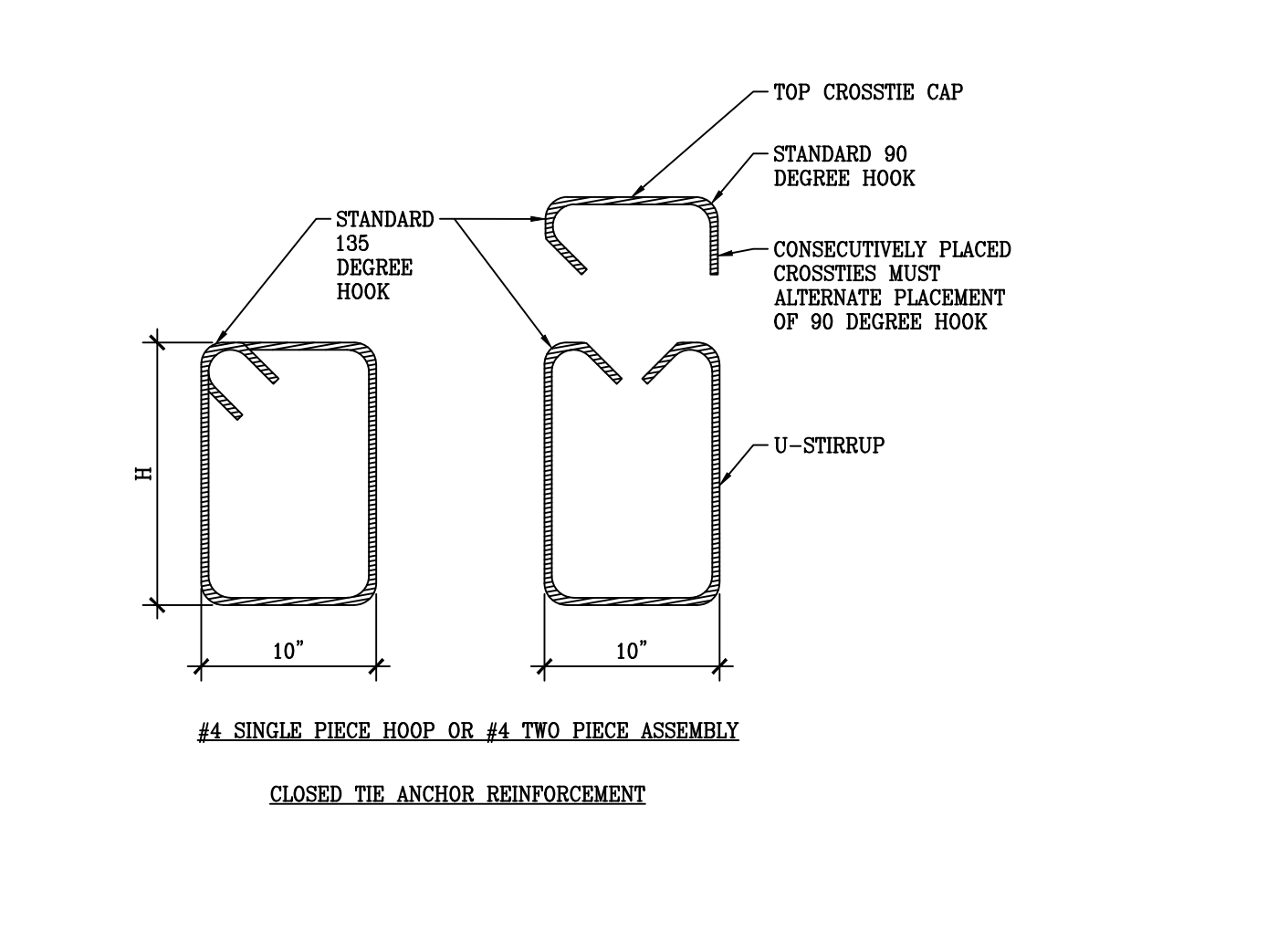
15 CONT. CONC. FTG FOR EXTERIOR DBL STUD WALL



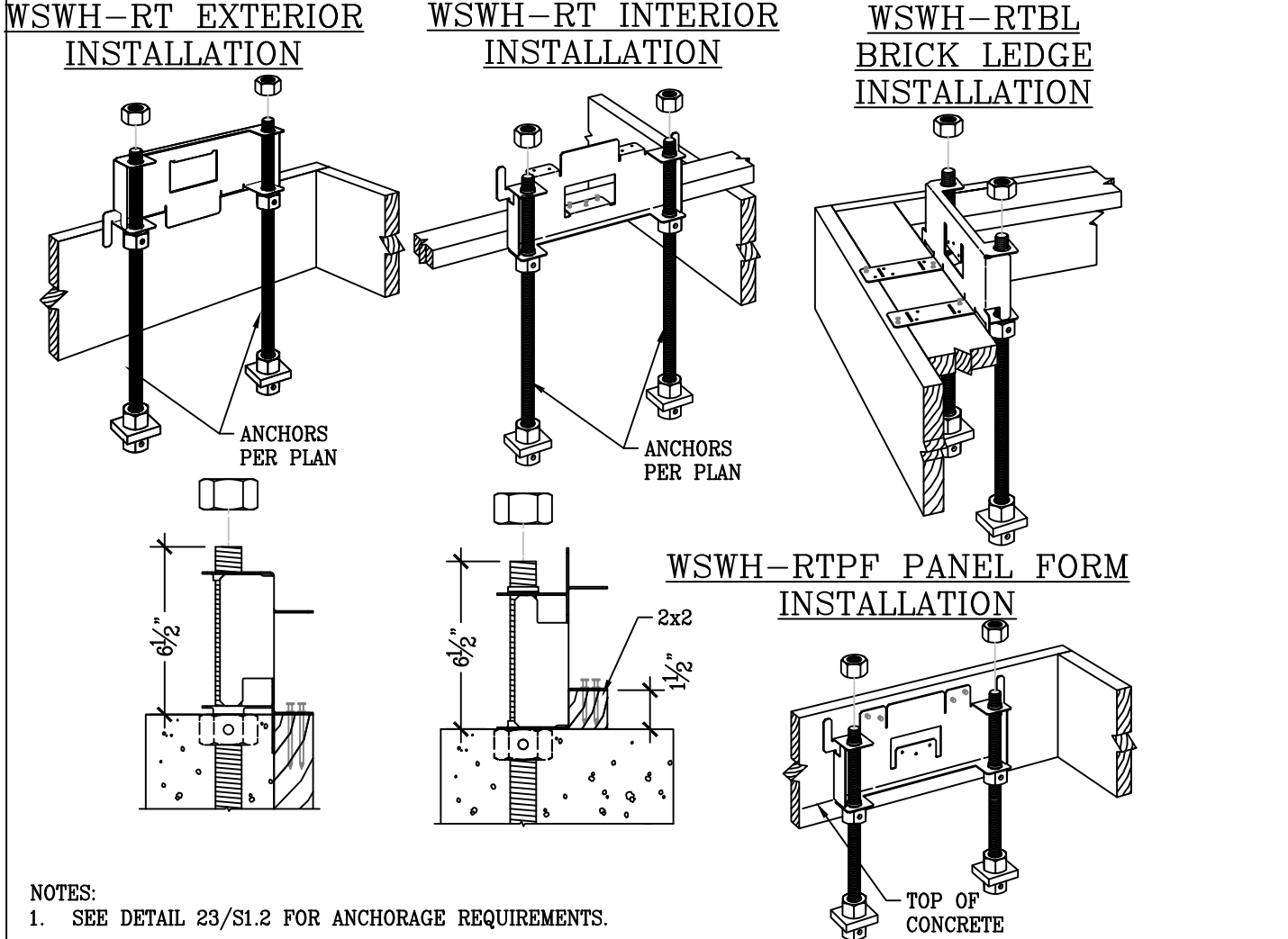
16 WSWH AT CONCRETE CURB & FOOTING



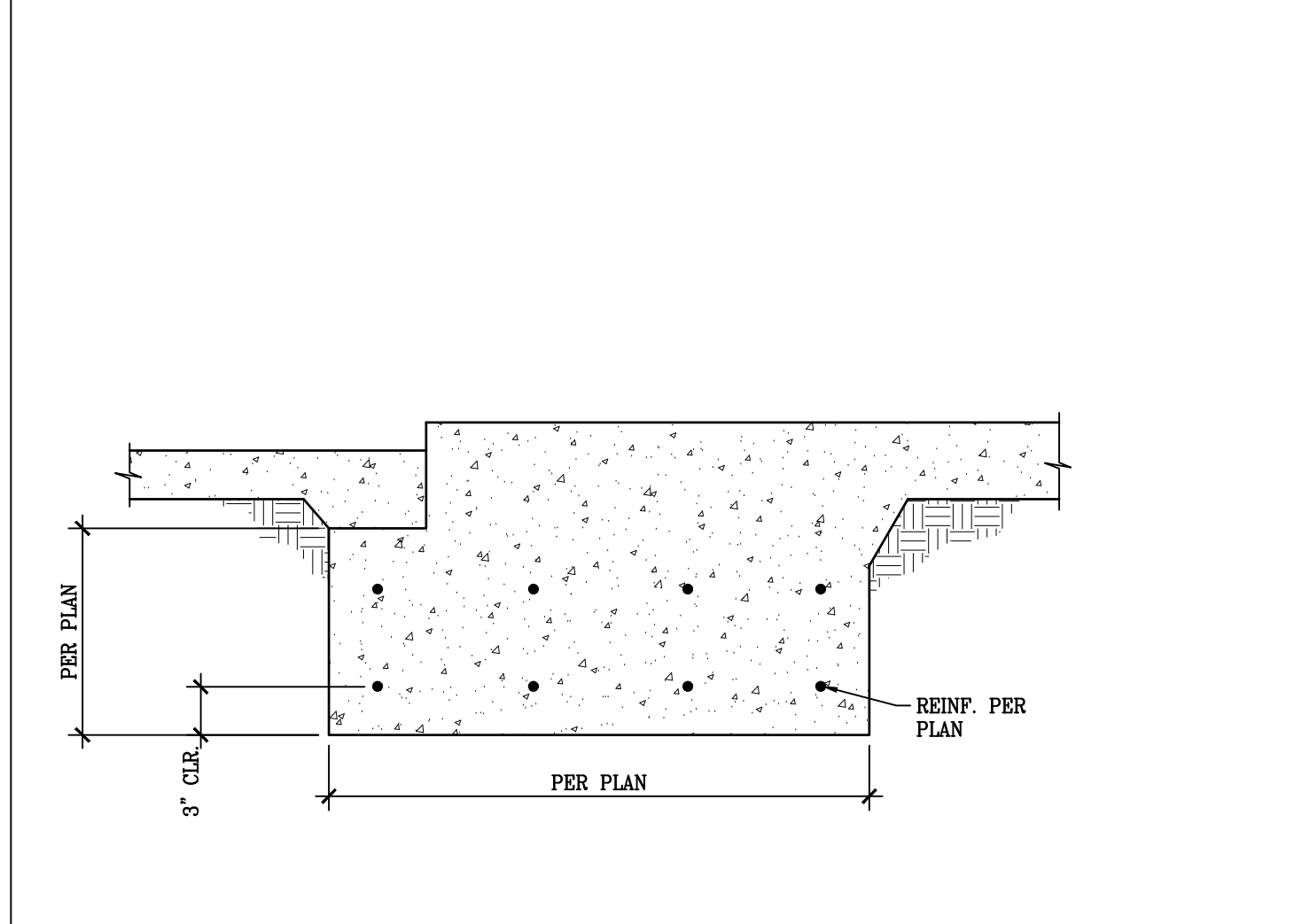
17 WSWH TEMPLATE



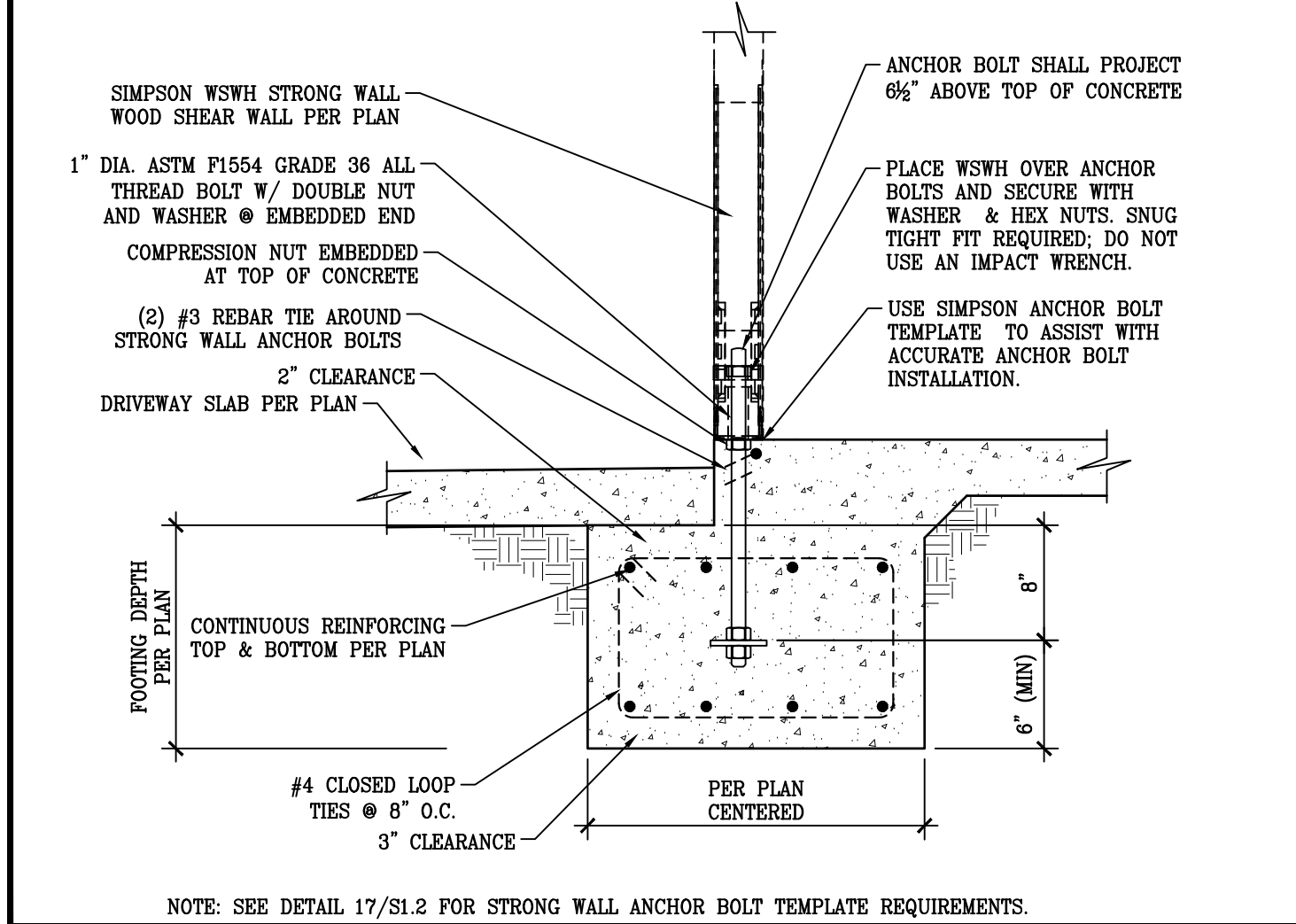
18 COMBINED FOOTING & SLAB STEP



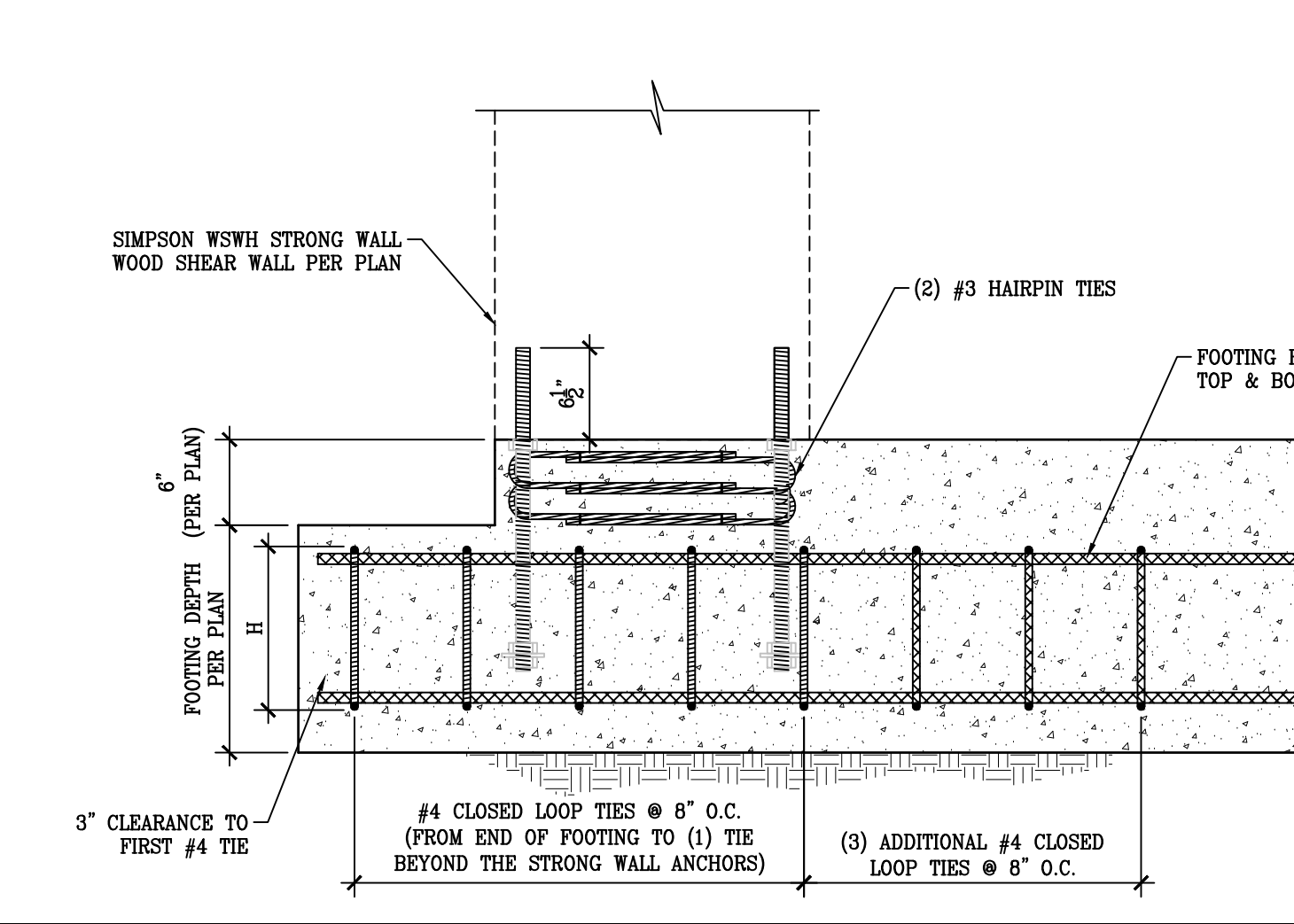
19 WSWH AT MONOLITHIC FOOTING



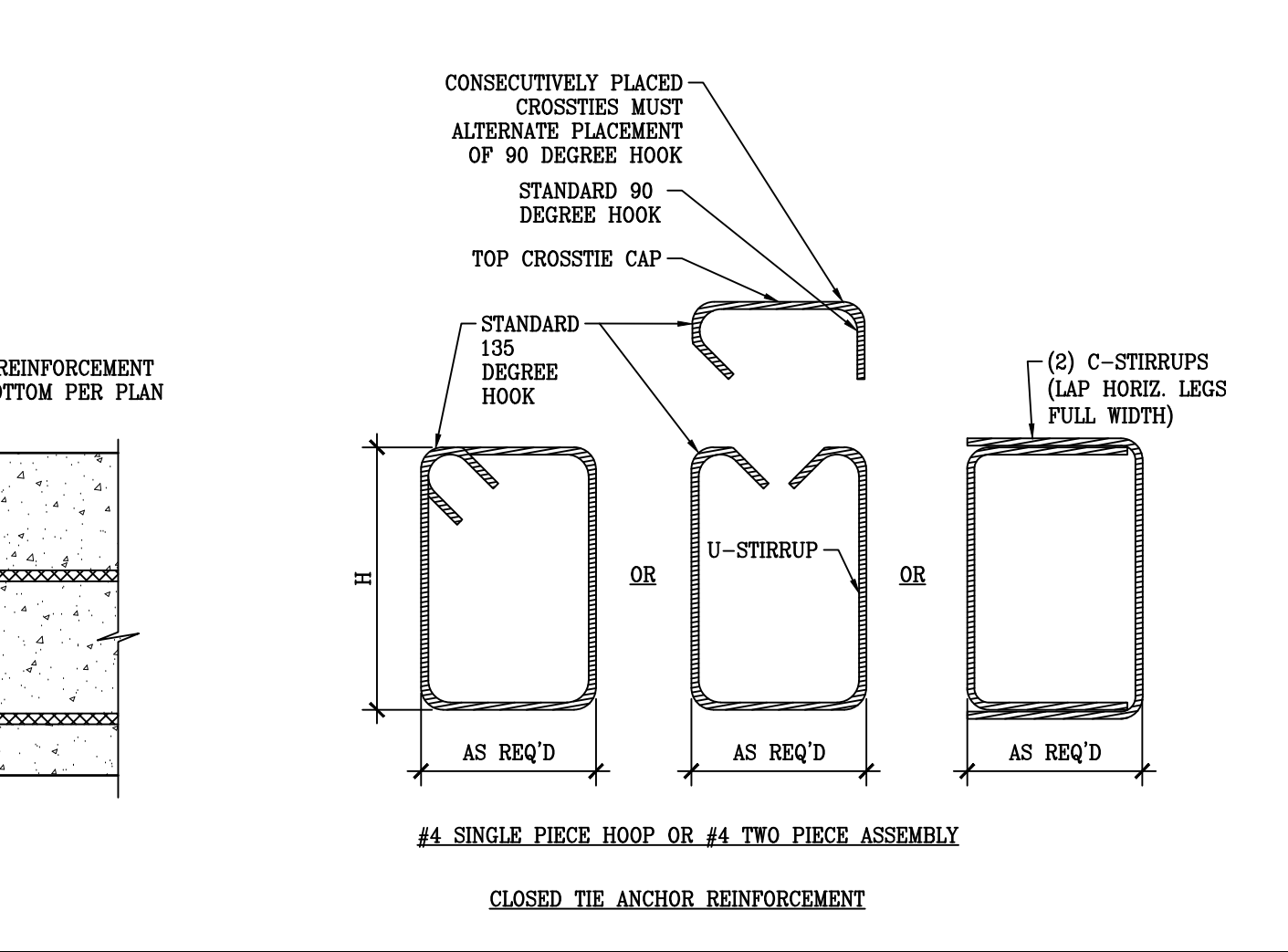
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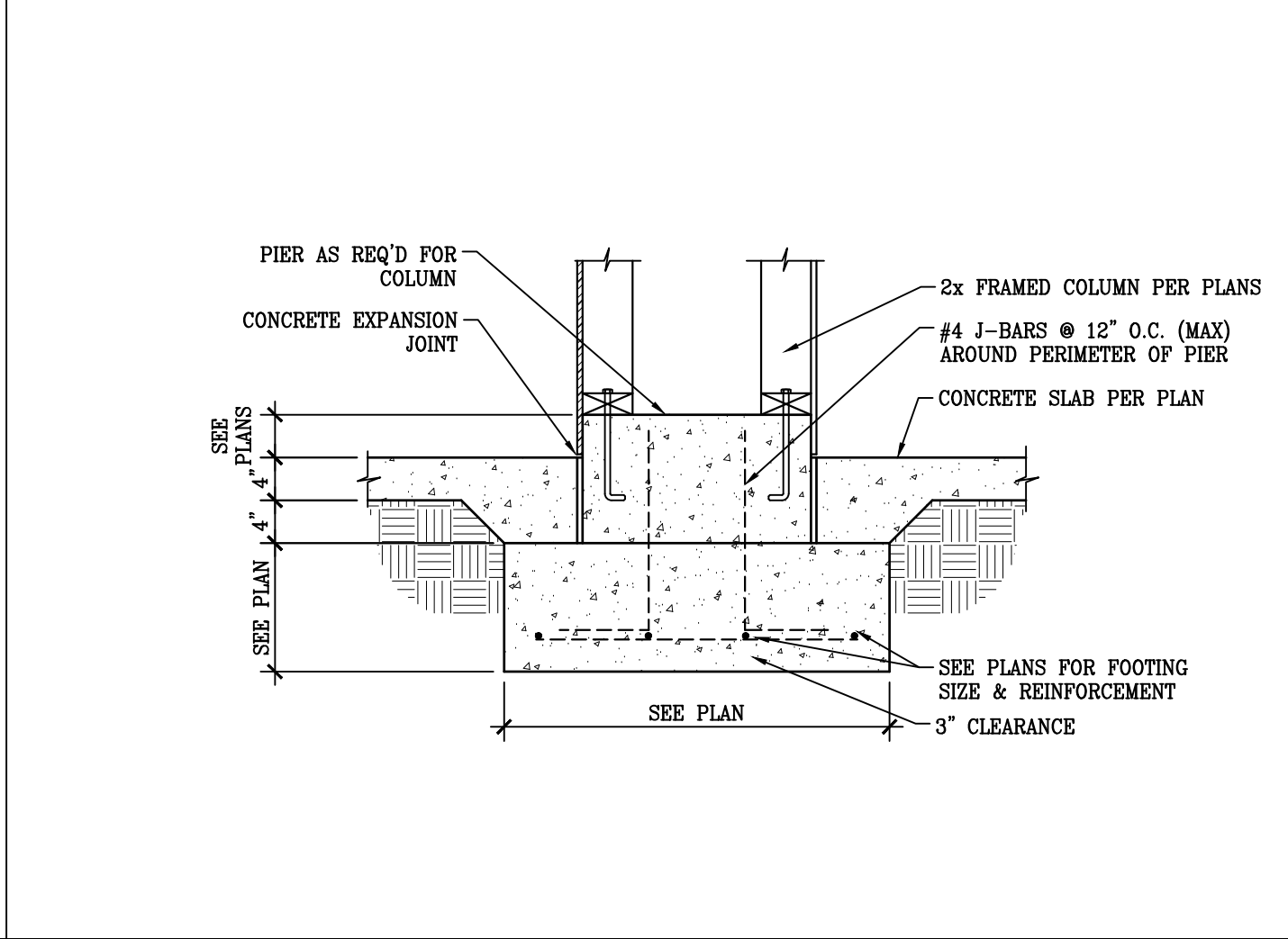
21 WSWH AT MONOLITHIC FOOTING



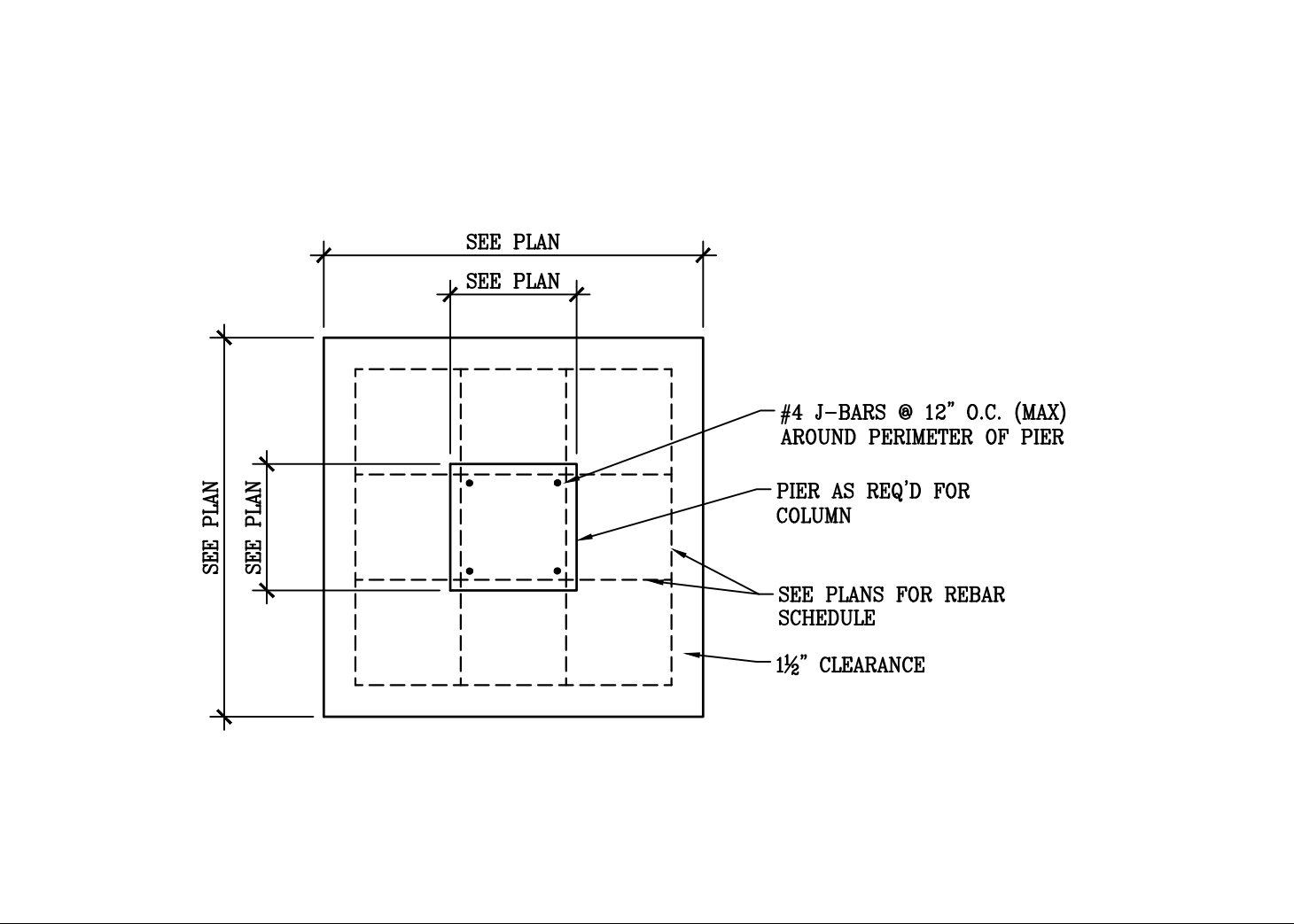
22 WSWH AT MONOLITHIC FOOTING



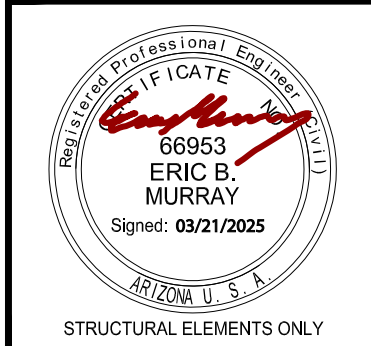
23 WSWH AT MONOLITHIC FOOTING



24 WSWH AT MONOLITHIC FOOTING



25 WSWH AT MONOLITHIC FOOTING



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PROJECT:
The AMDOR Residence
1601 Sailing Hawks Drive #118
APN # 115-40-018

REVISIONS:

SCALE: N.T.S.	JOB #: 2025-2039
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DATE: 25 FEB 2025	SHEET: S1.2
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21 WSWH AT CONCRETE CURB & FOOTING			22 CONT. CONCRETE FOOTING ADJACENT TO CONC. SLAB	23 FOOTING w/ TALL STEM
24 NOT USED	25 NOT USED	26 NOT USED	27 NOT USED	28 NOT USED
29 NOT USED	30 NOT USED	31 NOT USED	32 NOT USED	33 NOT USED
34 NOT USED	35 NOT USED	36 NOT USED	37 NOT USED	38 NOT USED
39 NOT USED	40 NOT USED	41 NOT USED	42 NOT USED	43 NOT USED

Professional Engineer
State of California
No. 60953
ERIC B. MURRAY
Signed: 09/21/2025
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◆ STRUCTURAL
◆ DETAILS

REVISIONS:

△

△

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N.T.S.

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Framing Notes

- Plans are not complete without the structural calculations. Refer to sheet S2.6 for the general structural notes.
- Roof sheathing to be APA rated 7/16" OSB or CDX plywood w/ 8d nails at 6" o.c. edge, 12" o.c. field.
- Floor sheathing to be APA rated 3/4" T&G w/ 10d nails or Simpson WSN12LS #8 wood screws at 6" o.c. edge, 12" o.c. field.
- Exterior stud walls (including garage walls) to be 2x6 at 16" o.c. U.N.O.
- Use (12) 16d nails between top plate splice points on all exterior and shear walls. Provide a 4'-0" minimum lap.
- Install all Simpson hardware per manufacturer's specifications.
- Holdown ns shall be installed on (2) full height king studs (minimum).
- Ceiling joists to be 2x12 DF-L#2 at 16" o.c. U.N.O.
- Overbuild roof rafters to be 2x6 DF-L #2 at 24" o.c. U.N.O.
- Provide 2x squash blocking at floor framing to match dimensions of post above.
- All details shall apply in all similar situations.
- All lumber not permanently protected from the elements shall be preservative treated or of a decay resistant species. Contact LEI Engineers and Surveyors, Inc. if a different species is to be used.

Post Schedule

Designation	Post Size
P1	(1) 2x
P2	(2) 2x
P3	(3) 2x
P4	(4) 2x
P5	(5) 2x
P6	6x6
P7	5 1/4"x5 1/4" Parallel Post

- Notes:
- Posts indicate number of trimmer studs when specified at headers. All other post designations refer to full height king studs U.N.O.
 - Install (1) trimmer stud and (1) king stud each side of each opening U.N.O.
 - Install (2) trimmer studs each side of openings greater than 6'-0" U.N.O.
 - Install (2) king studs each side of openings greater than 8'-0" U.N.O.
 - 2x built-up posts shall be the same width of the wall in which they are framed U.N.O.
 - Nail each ply of 2x built-up posts w/ 16d nails @ 6" o.c. staggered U.N.O.
 - Posts that are not framed within a stud wall shall be braced w/ BC or AC post cap and PB or ABA post base U.N.O.

Simpson WSWH Notes

- Strong Wall High Strength Wood Shear Walls shall be installed as per Simpson Specifications.
- WSWH may be field trimmed to a minimum height of 74 1/2". (Trim top of wall only - Do not trim from sides or bottom)
- 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 w/ 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

Beam Schedule

Design.	Qty.	Size	Type
RB1	1	6 x 12	DF-L#2
RB2	1	4 x 12	DF-L#2
RB3	1	4 x 6	DF-L#2
RB4	1	6 x 8	DF-L#2
RB5	1	4 x 6	DF-L#2
RB6	1	6 x 8	DF-L#2
RB7	1	6 x 10	DF-L#2
RB8	1	4 x 8	DF-L#2
RB9	1	6 x 12	DF-L#2
RB10	1	5 1/8" x 12"	Glulam
RB11	1	6 x 12	DF-L#2
RB12	1	6 3/4" x 30"	Glulam
RB13	1	5 1/8" x 16 1/2"	Glulam
RB14	1	5 1/8" x 16 1/2"	Glulam
RB15	1	5 1/8" x 13 1/2"	Glulam
RB16	1	5 1/8" x 24"	Glulam
RB17	1	5 1/8" x 21"	Glulam
RB18	1	5 1/8" x 10 1/2"	Glulam
RB19	1	6 x 8	DF-L#2
RB20	1	4 x 12	DF-L#2
RB21	1	6 x 10	DF-L#2

Hanger Schedule

Designation	Hanger
H-01	LUS24
H-02	TJC37
H-03	LTHJA26
H-04	LUS26
H-05	MUS26
H-06	HUC5,125/13.5
H-07	MU612 (MAX NAILING)
H-08	LUS210

Ledger Schedule

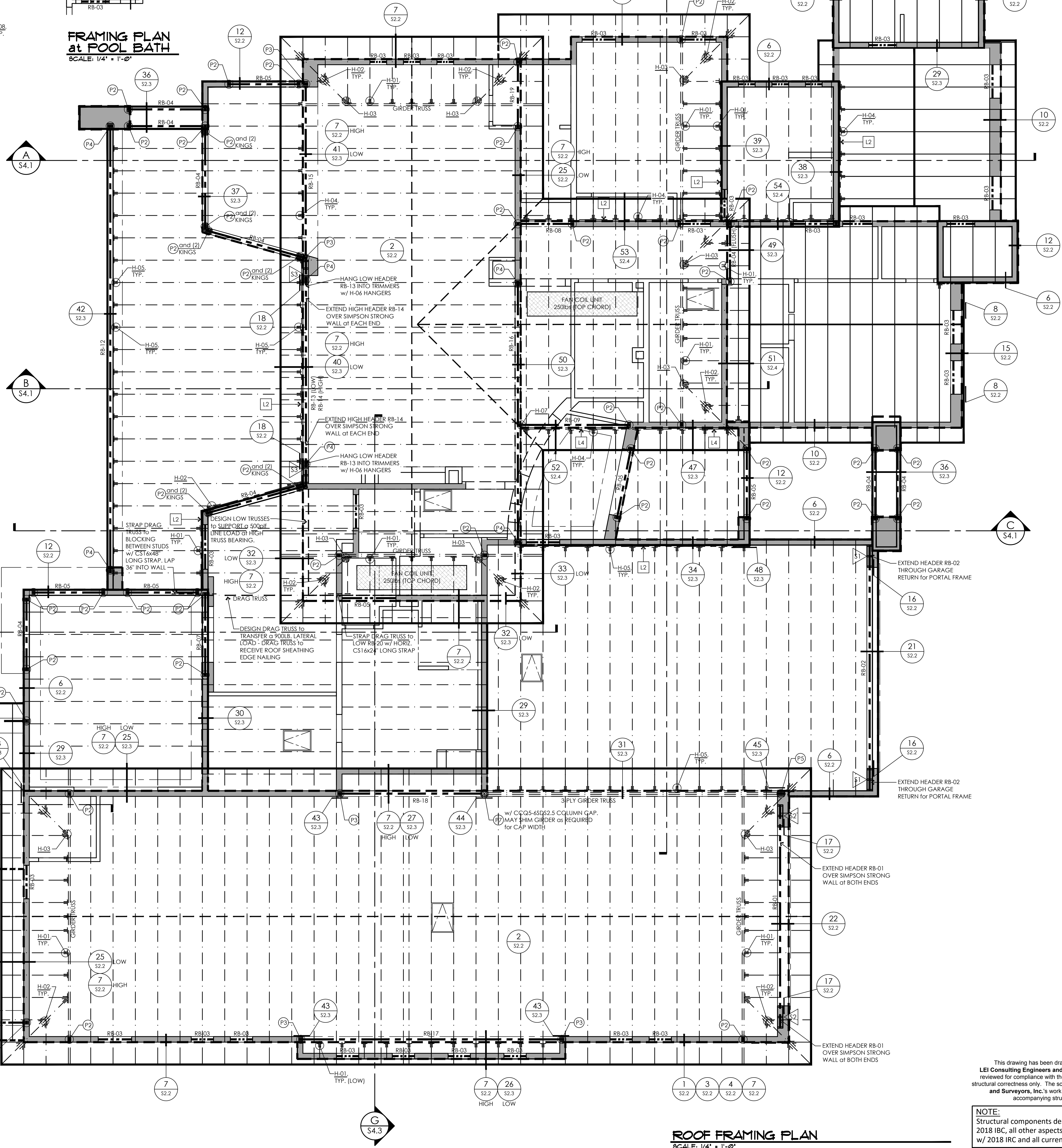
Designation	Ledger
L1	2x12 DF-L#2 ledger w/ (2) SDWS22400DB wood screws @ 16" o.c. into studs
L2	2x6 DF-L#2 ledger w/ (2) SDWS22500DB wood screws @ 16" o.c. into studs
L3	2x6 DF-L#2 ledger w/ (2) 16d nails @ each stud (16" o.c.)
L4	2x8 DF-L#2 ledger w/ (2) SDWS22500DB wood screws @ 24" o.c. into truss heels

FRAMING PLAN at HYAC SPACE

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

FRAMING PLAN at POOL BATH

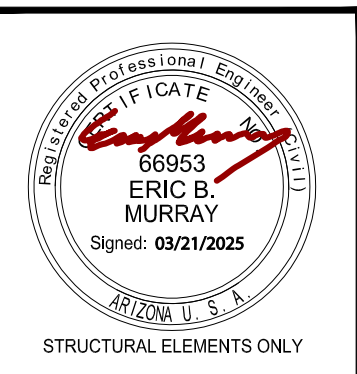
SCALE: 1/4" = 1'-0"



ROOF FRAMING PLAN

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

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



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RESIDENTIAL B-01942
Phone (928) 855-6370
E-Mail info@advancedaz.com
www.advancedhomesinc.com

ADVANCED
CONSTRUCTION CO., INC.
ADVANCED HOMES, INC.

PROJECT:
AMDOR RESIDENCE
1601 Sailing Hawks Drive #118
APN # 115-40-018

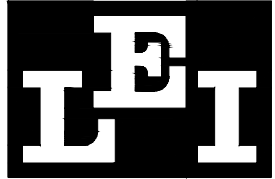
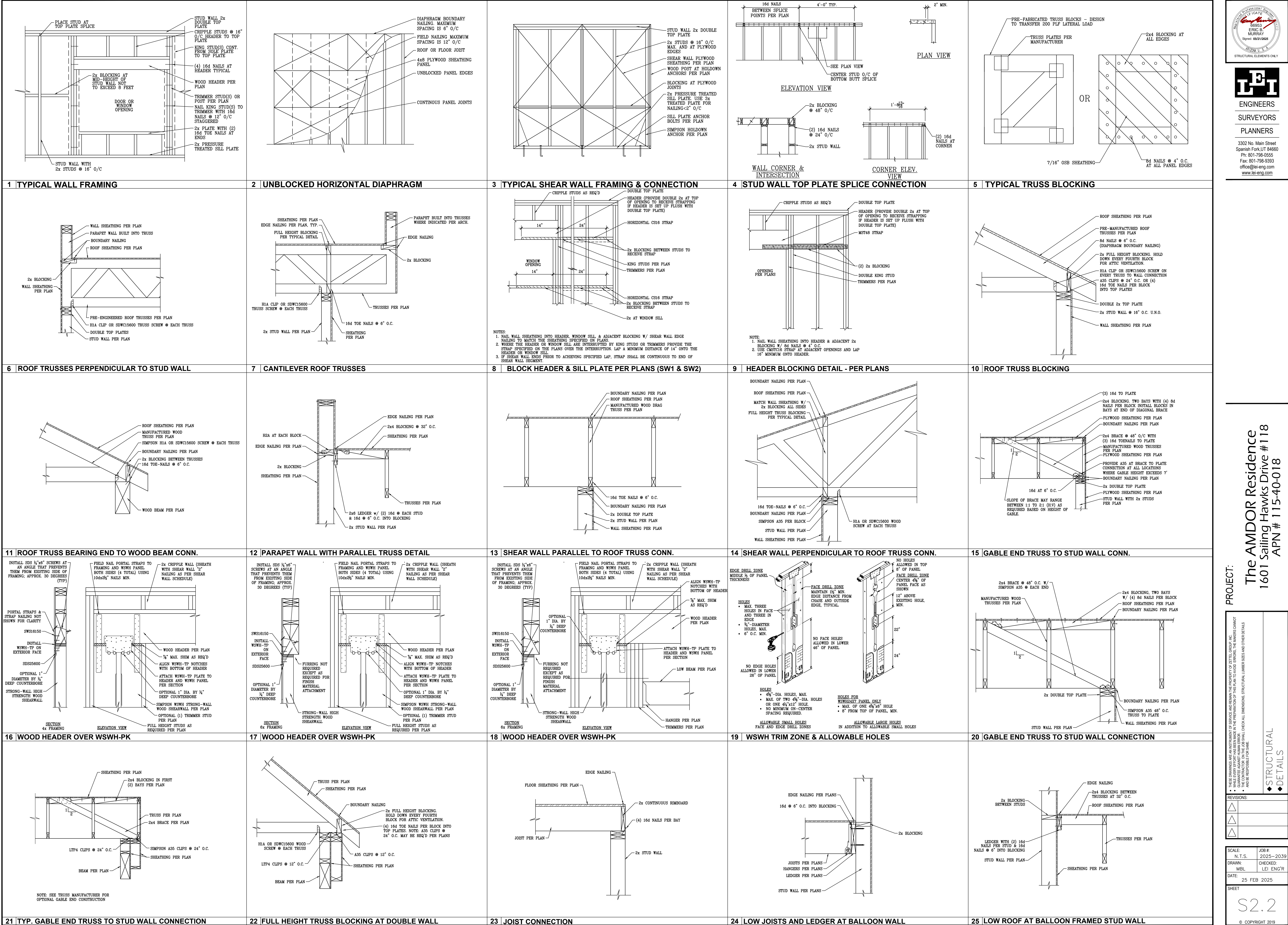
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SCALE: 1/4" = 1'-0"
JOB #: 2024-12
DRAWN: E.L.Z.
CHECKED: LEI ENG'R
DATE: 20 DECEMBER 2024
SHEET

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ENGINEERS
SURVEYORS
PLANNERS

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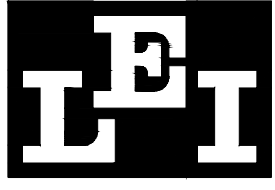
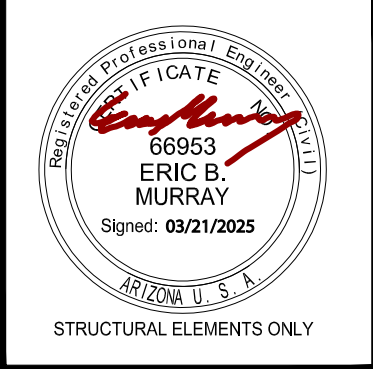
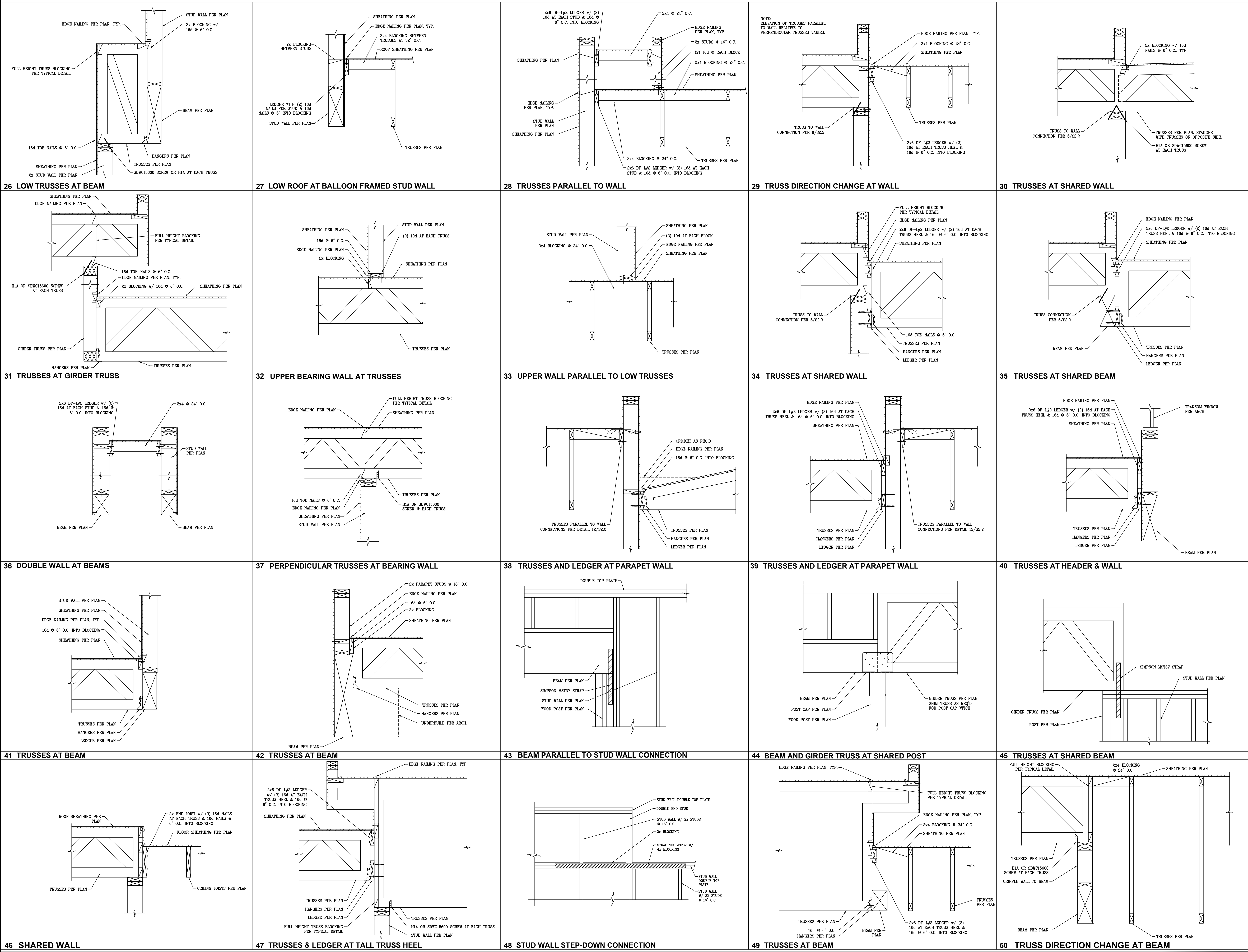
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The AMDOR Residence
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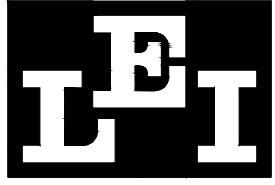
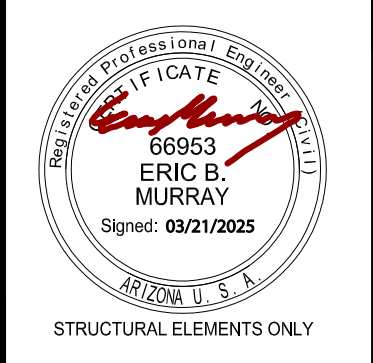
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N.T.S.	2025-2039
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51 TRUSSES AT WALL	52 TRUSSES & LEDGER AT TALL TRUSS HEEL	53 TRUSSES AT WALL	54 TRUSSES AT SHARED WALL	55
56	57	58	59	60
61	62	63	64	65
66	67	68	69	70
71	72	73	74	75



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◆ STRUCTURAL	◆ NOTES
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SCALE:	JOB #:
N.T.S.	2025-2039
DRAWN:	CHECKED:
MBL	LEI ENGR
DATE:	25 FEB 2025
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BASIS OF DESIGN

1. GOVERNING BUILDING CODE	2018 IRC
2. GRAVITY DESIGN:	
ROOF DEAD LOAD (TILE)	25 PSF
ROOF DEAD LOAD (SHINGLES, METAL, MEMBRANE)	20 PSF
ROOF LIVE LOAD	20 PSF
UNINHABITABLE ATTIC LIVE LOAD	20 PSF
3. SEISMIC DESIGN:	
LATERAL SYSTEM	SHEAR WALL
ZONE	1
$S_a=0.190$ $S_{a1}=0.113$ $S_{m1}=0.203$ $S_{m2}=0.113$ $R=5.5$	1.0
SITE CLASS (ASSUMED)	D
RISK CATEGORY	II
4. WIND DESIGN:	
BASIC WIND SPEED	99 MPH
EXPOSURE	C
5. SOILS:	
SOIL BEARING PRESSURE (ASSUMED PER 2018 IBC 1806.2)	1500 PSF

GENERAL

1. THE GENERAL CONTRACTOR SHALL:

- BECOME FAMILIAR WITH ALL PORTIONS OF THE CONTRACT DOCUMENTS AND INSURE THAT ALL SUBCONTRACTORS ARE FAMILIAR WITH THESE PORTIONS PERTAINING TO THEIR AREA OF WORK. NO DEVIATIONS WILL BE ALLOWED UNLESS ASKED UPON BY ALL PARTIES IN WRITING PRIOR TO CONSTRUCTION OR FABRICATION.
- VERIFY ALL DIMENSIONS AND ELEVATIONS. COORDINATE ALL DOORS, WINDOWS, NON-BEARING INTERIOR AND EXTERIOR WALLS, ELEVATIONS, SLOPES, STAIRS, CURBS, BARRS, REGRESS, DEPRESSIONS, BALUNES, WATERPROOFING, FINISHES, CHAMFERS, KERFS, ETC.
- 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.
- COORDINATE ALL WORK BETWEEN THE VARIOUS TRADES AND SUBCONTRACTORS. REPORT ANY MODIFICATIONS TO THE STRUCTURAL PORTION OF THE BUILDING BY OTHER TRADES TO THE ARCHITECT AND STRUCTURAL ENGINEER.
- BE RESPONSIBLE FOR SAFETY AND PROTECTION IN AND AROUND THE JOB SITE AND/OR ADJACENT PROPERTIES.

2. CONTRACT DOCUMENTS:

- REFER TO THE SPECIFICATIONS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE DRAWINGS.
- DETAILS, SECTIONS AND NOTES SHOWN ON THE STRUCTURAL DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO ALL SIMILAR STRUCTURES ELSEWHERE, UNLESS NOTED OR SHOWN OTHERWISE.
- THE CONTRACT DOCUMENTS SHALL TAKE PRECEDENCE OVER SHOP DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
- INFORMATION ON DRAWINGS INDICATING EXISTING CONDITIONS IS BASED ON BEST PRESENT KNOWLEDGE, BUT MAY NOT BE ENTIRELY ACCURATE AND MUST BE FIELD VERIFIED.

3. BUILDING CODE COMPLIANCE:

- INSPECTION, TESTING, CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE GOVERNING BUILDING CODE AND STANDARDS. ASTM AND IRC DESIGNATIONS SHALL BE AS ADDED TO LATEST DATE UNLESS NOTED OTHERWISE.
- COORDINATION:

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

- CONSTRUCTION SEQUENCE, SHORING, AND BRACING REQUIREMENTS:
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE METHOD, MEANS, AND SEQUENCE OF ALL STRUCTURAL ERECTION EXCEPT WHEN SPECIFICALLY NOTED OTHERWISE. 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.

- SHORING AND SUPPORTING FROM WORK FOR SUPPORTED CONCRETE OR MASONRY MATERIAL SHALL REMAIN IN PLACE AND SHALL NOT BE REMOVED UNTIL THE STRUCTURAL MEMBERS HAVE ACQUIRED SUFFICIENT STRENGTH TO FULLY 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. BE REMOVED SHALL BE IMMEDIATELY INSTALLED UPON REMOVAL OF SUCH FORMS AND SHALL REMAIN IN PLACE UNTIL 28 DAYS AFTER PLACING OF MATERIAL OR UNTIL MATERIAL HAS REACHED ITS 28 DAY DESIGN STRENGTH. WHENEVER IS LONGER, DO NOT REMOVE LARGE AREAS OF SHORING BEFORE STARTING RE-SHORING PROCEDURES.
- NON-BEARING INTERIOR WALLS SHALL BE ADEQUATELY BRACED TO THE STRUCTURE ABOVE WITH ALLOWANCE FOR DEFLECTION OF THE STRUCTURE ABOVE AND/OR BELOW.
- 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.

- OMISSIONS AND/OR CONFLICTS:
- IN CASE OF CONFLICT IN THE STRUCTURAL WORK, THE MOST PRECEDENT REQUIREMENTS AS DIRECTED BY THE ARCHITECT AND STRUCTURAL ENGINEER, SHALL BE IMPLEMENTED AT NO ADDITIONAL COST TO THE OWNER.

- MISCELLANEOUS:
- DURING AND AFTER CONSTRUCTION, THE CONTRACTOR AND/OR OWNER SHALL KEEP THE LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN.
- OBSERVATION VISITS TO THE SITE BY REPRESENTATIVES OF THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHALL NOT BE CONSIDERED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.

- 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 WORK:
 - REINFORCING STEEL SHOP DRAWINGS.
 - FRAMING TRUSS DRAWINGS.
- THESE SUBMITTALS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF LICENSE OF THE ENGINEER OF RECORD.
- A MINIMUM OF TWO WEEKS SHALL BE ALLOWED FOR THE REVIEW OF ALL SUBMITTALS BY THE ARCHITECT AND STRUCTURAL ENGINEER.
- 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.

SITE PREPARATION

- REQUIREMENTS:
- DO NOT PLACE FOOTINGS OR FOUNDATIONS ON DISTURBED SOILS, UNCOMPACTED FILL, DEBRIS, FROZEN SOIL, OR IN FOUNDED WATER.
- ALL UNSUITABLE SOILS AND VEGETATION, SUCH AS TOXIC, ORGANIC SOILS, UNCOMPACTED FILL, DISTURBED NATIVE SOILS, AND OTHER DESTRUCTIVE MATERIALS, SHALL BE REMOVED FROM BELOW FOOTINGS, FOUNDATIONS, AND FLOOR SLABS.

CONCRETE

1. CODES AND STANDARDS:

- CONCRETE WORK SHALL COMPLY WITH THE AMERICAN CONCRETE INSTITUTE (ACI) EDITIONS OF:
 - ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
 - ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
 - ACI 347, "RECOMMENDED PRACTICE FOR CONCRETE FORM WORK".
- MATERIALS:

- CEMENT SHALL CONFORM TO ASTM C150, TYPE II, PORTLAND CEMENT.
- BLAND ROCK AGGREGATE SHALL CONFORM TO ASTM C33. LIGHTWEIGHT AGGREGATE SHALL CONFORM TO ASTM C330.
- WATER SHALL BE POTABLE.
- AIR ENTRAINMENT SHALL CONFORM TO ASTM C260.
- FLY ASH SHALL CONFORM TO ASTM C618.
- CAUTION CHLORIDE SHALL NOT BE USED.

- MIX DESIGNS:
- ONLY ONE TYPE OF CONCRETE SHALL BE PLACED AT THE SITE AT ANY ONE TIME.
- A MIX DESIGN THAT PRODUCES THE LOWEST SLUMP COMPATIBLE WITH PROPER PLACEMENT SHALL BE USED, 4" MAXIMUM.
- 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 ENTRAINMENT (%)	MIN. CEMENT PER YARD (LBS)
FOOTINGS:	2500	0.50	145	0-0 5/4"	3 ±-1	517
FOUNDATION WALLS:	2500	0.45	145	0-0 5/4"	3 ±-1	564
SLAB ON GRADE:						
INTERIOR:	2500	0.45	145	0-0 5/4"	3 ±-1	564
EXTERIOR:	2500	0.45	145	0-0 5/4"	6 ±-1	564
SLABS ON DECK:						
1.7. WT.:	2500	0.53	110	0-0 5/4"	6 ±-1	564
COLUMNS:	2500	0.45	145	0-0 5/4"	3 ±-1	564
BEAMS:	2500	0.45	145	0-0 5/4"	3 ±-1	564

- 1.7. WT. CONCRETE SHALL HAVE A MIN. SPLITTING TENSILE STRENGTH OF 450 PSI.

- LIMIT FLY ASH TO 15% OF THE TOTAL CEMENTITIOUS MATERIAL.
- PRE GRAY, AGGREGATE AND/OR PLASTICIZER MAY BE USED IN CONCRETE AREAS WHEN REQUIRED TO PROPERLY FILL ALL JOINTS AND/OR FOR WORKABILITY. (CONTRACTOR'S OPTION).

4. CONSTRUCTION:

- CONCRETE SHALL BE PROPERLY VIBRATED DURING PLACEMENT.
- PRIOR TO PLACING CONCRETE, CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF OPENINGS, BLOCK OUTS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, IMBEDS, DOWELS, ETC. ANCHOR BOLTS AND DOWELS SHALL BE PLACED PRIOR TO CASTING CONCRETE.
- CONSTRUCTION JOINTS AND BULKHEADS SHALL BE FORMED WITH A KEY WAY. ALL CONTACT SURFACES, NEW OR EXISTING, AND CONSTRUCTION JOINTS SHALL BE INTENTIONALLY ROUGHENED PRIOR TO CASTING ADJACENT POUR.
- OPENINGS IN FLOORS AND/OR WALLS SHALL HAVE ADDITIONAL REINFORCING AROUND ALL SIDES OF THE OPENING. REINFORCING 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 2#10 WITH A STANDARD FLOOR. ALSO PROVIDE 2-#5 x 4"-0" DIAGONAL BARS AT EACH CORNER OF EACH OPENING.
- NO PENETRATION SHALL BE ALLOWED THROUGH ANY CONCRETE BEAM, JOINT, 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:

- FOOTINGS SHALL BEAR ON PROPERLY PREPARED MATERIAL. SEE THE SITE PREPARATION NOTES.
- FOOTINGS SHALL BE CENTERED BELOW THE WALL AND/OR COLUMN ABOVE, TYPICAL UNLESS NOTED OTHERWISE.
- EXTERIOR FOOTINGS SHALL BEAR BELOW THE EFFECTS OF FROST.
- PROVIDE 24 REVELED KEY WAYS IN ALL CONTINUOUS WALL FOOTINGS.
- STAGGER FOOTING CONSTRUCTION JOINTS FROM WALL CONSTRUCTION JOINTS ABOVE BY AT LEAST 6 FEET.
- REINFORCING IN CONTINUOUS FOOTINGS SHALL BE CONTINUOUS AT CORNERS AND/OR INTERSECTIONS BY PROVIDING PROPER LAP LENGTHS AND/OR CORNER BARS.
- NO PENETRATIONS SHALL BE ALLOWED THROUGH ANY CONCRETE BEAM, JOINT, 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.
- BRACING SURFACES FOR FOOTINGS WHICH ARE, OR BECOME, UNDERMINED DURING CONSTRUCTION, BE BACKFILLED WITH A LEAN-MIX CONCRETE (1000 PSI MIN.).

- SLABS ON GRADE:
- INTERIOR SLABS ON GRADE SHALL BE A MINIMUM OF 4 INCHES THICK. SHALL BEAR ON A 4 INCH MINIMUM LAYER OF FRESH-DRAINING GRAVEL, AND SHALL BE REINFORCED WITH #4 BARS AT 24" O.C. BOTH WAYS, TYPICAL, UNLESS NOTED OTHERWISE. PROVIDE CHAINS WITH SAND PLATES FOR PROPER PLACEMENT.
- 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 TO ROUGHLY SQUARE WHOSE SIDES SHALL NOT EXCEED 15 FEET IN EITHER DIRECTION.
- SEE ARCHITECTURAL FOR EXTERIOR SLABS ON GRADE, TYPICAL, UNLESS NOTED OTHERWISE.

MASONRY VENEER ANCHOR TIES

1. PROVIDES:

- MASONRY VENEER ANCHOR TIES SHALL BE ONE OF THE FOLLOWING:
 - POWITAL ANCHORS.
 - IX-10 SEISMIC CLIP INTERLOCK SYSTEM BY HORMANN & BARBARO.
 - ARCHITECT AND STRUCTURAL ENGINEER APPROVED TWO PIECE ADJUSTABLE RUDY-DIFFED GALVANIZED TIES.

2. INSTALLATION:

- MAXIMUM SPACING SHALL BE 16" O.C. HORIZONTAL AND VERTICAL.
- PROVIDE CONTINUOUS HORIZONTAL GALVANIZED #6 WIRE IN CENTER THIRD OF MORTAR JOINTS AT 16" O.C. ENGAGE #6 WIRE WITH ALL ANCHOR TIES.
- CONSTRUCTION JOINTS IN MASONRY VENEER WALLS SHALL BE SPACED AS PER THE ARCHITECTURAL DRAWINGS, AND SHALL BE SPACED AT A MAXIMUM OF 16" O.C. FOR MASONRY BLOCK VENEER.

REINFORCING STEEL

1. CODES AND STANDARDS:

- REINFORCING STEEL SHALL COMPLY WITH:
 - AMERICAN CONCRETE INSTITUTE BUILDING CODE & COMMENTARY ACI 318.
 - AMERICAN CONCRETE INSTITUTE "DETAILING MANUAL", ACI 315 (OR SP-46).
- MATERIALS:

- REINFORCING STEEL SHALL BE NEW STOCK DEFORMED BARS AND SHALL CONFORM TO ASTM A618, GRADE 60, WITH A DESIGN YIELD STRENGTH OF 60,000 PSI, EXCEPT AS NOTED BELOW.
- DOWELS TO BE BENT IN THE FIELD DURING CONSTRUCTION SHALL BE ASTM A618, GRADE 40 OR ASTM A706, GRADE 60, "LOW-ALLOY STEEL".
- REINFORCING TO BE WELDED SHALL BE ASTM A706, GRADE 60, "LOW-ALLOY STEEL".
- MASONRY JOINT REINFORCING SHALL BE MANUFACTURED FROM WIRE WHICH CONFORMS TO ASTM A82.

3. CONSTRUCTION:

- REINFORCING SHALL BE DETAILED, BOLSTERED, AND SUPPORTED PER ACI 315.
- REINFORCING STEEL SHALL BE FREE OF LOOSE, PLAY RUST, SCALE, GREASE, OIL, MUD, AND OTHER MATERIALS WHICH MIGHT AFFECT OR IMPAIR BOND.
- REINFORCING SHALL BE CONTINUOUS IN WALLS, BEAMS, COLUMNS, SLABS, FOOTINGS, ETC.
- 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 II SPlice. BRACKETED 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 QUARTERS.
- 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 OR-BEND OR RE-BEND A PREVIOUSLY BENT BAR.
- 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"
 - CONCRETE EXPOSED TO EARTH OR WEATHER: #6 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
- REINFORCING STEEL IN MASONRY SHALL BE PLACED PRIOR TO GROUTING AND SHALL BE PLACED, POSITIONED, AND LOCATED ACCORDING TO THE STRUCTURAL DRAWINGS. IT SHALL BE SECURED AGAINST DISPLACEMENT AT INTERVALS NOT TO EXCEED 200 BAR DIAMETERS OR TEN FEET.
- NO REINFORCING STEEL SHALL BE WELDED UNLESS SPECIFICALLY NOTED AS SUCH. USE BRONZ ELECTRODES AND ASTM A706 REINFORCING COMPLY WITH AWS REQUIREMENTS.
- EPOXY COATED REINFORCING BARS SHALL BE USED WHEN SPECIFICALLY NOTED. INCREASE LAP SPlice LENGTHS AS REQUIRED BY THE IRC.

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4. CONSTRUCTION:

- CONCRETE SHALL BE PROPERLY VIBRATED DURING PLACEMENT.
- PRIOR TO PLACING CONCRETE, CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF OPENINGS, BLOCK OUTS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, IMBEDS, DOWELS, ETC. ANCHOR BOLTS AND DOWELS SHALL BE PLACED PRIOR TO CASTING CONCRETE.
- CONSTRUCTION JOINTS AND BULKHEADS SHALL BE FORMED WITH A KEY WAY. ALL CONTACT SURFACES, NEW OR EXISTING, AND CONSTRUCTION JOINTS SHALL BE INTENTIONALLY ROUGHENED PRIOR TO CASTING ADJACENT POUR.
- OPENINGS IN FLOORS AND/OR WALLS SHALL HAVE ADDITIONAL REINFORCING AROUND ALL SIDES OF THE OPENING. REINFORCING 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 2#10 WITH A STANDARD FLOOR. ALSO PROVIDE 2-#5 x 4"-0" DIAGONAL BARS AT EACH CORNER OF EACH OPENING.
- NO PENETRATION SHALL BE ALLOWED THROUGH ANY CONCRETE BEAM, JOINT, 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.

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

- CONSTRUCTION SEQUENCE, SHORING, AND BRACING REQUIREMENTS:
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE METHOD, MEANS, AND SEQUENCE OF ALL STRUCTURAL ERECTION EXCEPT WHEN SPECIFICALLY NOTED OTHERWISE. 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.

- SHORING AND SUPPORTING FROM WORK FOR SUPPORTED CONCRETE OR MASONRY MATERIAL SHALL REMAIN IN PLACE AND SHALL NOT BE REMOVED UNTIL THE STRUCTURAL MEMBERS HAVE ACQUIRED SUFFICIENT STRENGTH TO FULLY 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. BE REMOVED SHALL BE IMMEDIATELY INSTALLED UPON REMOVAL OF SUCH FORMS AND SHALL REMAIN IN PLACE UNTIL 28 DAYS AFTER PLACING OF MATERIAL OR UNTIL MATERIAL HAS REACHED ITS 28 DAY DESIGN STRENGTH. WHENEVER IS LONGER, DO NOT REMOVE LARGE AREAS OF SHORING BEFORE STARTING RE-SHORING PROCEDURES.
- NON-BEARING INTERIOR WALLS SHALL BE ADEQUATELY BRACED TO THE STRUCTURE ABOVE WITH ALLOWANCE FOR DEFLECTION OF THE STRUCTURE ABOVE AND/OR BELOW.
- 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.

- OMISSIONS AND/OR CONFLICTS:
- IN CASE OF CONFLICT IN THE STRUCTURAL WORK, THE MOST PRECEDENT REQUIREMENTS AS DIRECTED BY THE ARCHITECT AND STRUCTURAL ENGINEER, SHALL BE IMPLEMENTED AT NO ADDITIONAL COST TO THE OWNER.

- MISCELLANEOUS:
- DURING AND AFTER CONSTRUCTION, THE CONTRACTOR AND/OR OWNER SHALL KEEP THE LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN.
- OBSERVATION VISITS TO THE SITE BY REPRESENTATIVES OF THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHALL NOT BE CONSIDERED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.

- 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 WORK:
 - REINFORCING STEEL SHOP DRAWINGS.
 - FRAMING TRUSS DRAWINGS.
- THESE SUBMITTALS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF LICENSE OF THE ENGINEER OF RECORD.
- A MINIMUM OF TWO WEEKS SHALL BE ALLOWED FOR THE REVIEW OF ALL SUBMITTALS BY THE ARCHITECT AND STRUCTURAL ENGINEER.
- 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.

- CONSTRUCTION:
- DO NOT PLACE FOOTINGS OR FOUNDATIONS ON DISTURBED SOILS, UNCOMPACTED FILL, DEBRIS, FROZEN SOIL, OR IN FOUNDED WATER.
- ALL UNSUITABLE SOILS AND VEGETATION, SUCH AS TOXIC, ORGANIC SOILS, UNCOMPACTED FILL, DISTURBED NATIVE SOILS, AND OTHER DESTRUCTIVE MATERIALS, SHALL BE REMOVED FROM BELOW FOOTINGS, FOUNDATIONS, AND FLOOR SLABS.

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- VERIFY ALL BEAM SIZES WITH ENGINEERING SPECIFICATIONS.
- ALL BEAMS AND HEADERS OVER 48" SHALL BE SUPPORTED BY DOUBLE TIMBERS UNLESS NOTED OTHERWISE.
- TRUSS MANUFACTURER SHALL PROVIDE ENGINEERING SPECS FOR ALL TRUSSES.
- USE 7/16" O.S.B. OR CDX PLYWOOD SHEATHING WITH 64 NAILS @ 6" O.C. AT EDGES OF ROOF OR NAILS @ 4" O.C. AT GABLE ENDS. SPACE NAILS 12" O.C. ON INTERMEDIATE MEMBERS. STAGGER SHEATHING JOINTS. 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 II SPlice. BRACKETED 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 QUARTERS.
- 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 OR-BEND OR RE-BEND A PREVIOUSLY BENT BAR.
- 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"
 - CONCRETE EXPOSED TO EARTH OR WEATHER: #6 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
- REINFORCING STEEL IN MASONRY SHALL BE PLACED PRIOR TO GROUTING AND SHALL BE PLACED, POSITIONED, AND LOCATED ACCORDING TO THE STRUCTURAL DRAWINGS. IT SHALL BE SECURED AGAINST DISPLACEMENT AT INTERVALS NOT TO EXCEED 200 BAR DIAMETERS OR TEN FEET.
- NO REINFORCING STEEL SHALL BE WELDED UNLESS SPECIFICALLY NOTED AS SUCH. USE BRONZ ELECTRODES AND ASTM A706 REINFORCING COMPLY WITH AWS REQUIREMENTS.
- EPOXY COATED REINFORCING BARS SHALL BE USED WHEN SPECIFICALLY NOTED. INCREASE LAP SPlice LENGTHS AS REQUIRED BY THE IRC.

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4. CONSTRUCTION:

- CONCRETE SHALL BE PROPERLY VIBRATED DURING PLACEMENT.
- PRIOR TO PLACING CONCRETE, CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF OPENINGS, BLOCK OUTS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, IMBEDS, DOWELS, ETC. ANCHOR BOLTS AND DOWELS SHALL BE PLACED PRIOR TO CASTING CONCRETE.
- CONSTRUCTION JOINTS AND BULKHEADS SHALL BE FORMED WITH A KEY WAY. ALL CONTACT SURFACES, NEW OR EXISTING, AND CONSTRUCTION JOINTS SHALL BE INTENTIONALLY ROUGHENED PRIOR TO CASTING ADJACENT POUR.
- OPENINGS IN FLOORS AND/OR WALLS SHALL HAVE ADDITIONAL REINFORCING AROUND ALL SIDES OF THE OPENING. REINFORCING 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 2#10 WITH A STANDARD FLOOR. ALSO PROVIDE 2-#5 x 4"-0" DIAGONAL BARS AT EACH CORNER OF EACH OPENING.
- NO PENETRATION SHALL BE ALLOWED THROUGH ANY CONCRETE BEAM, JOINT, 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.

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

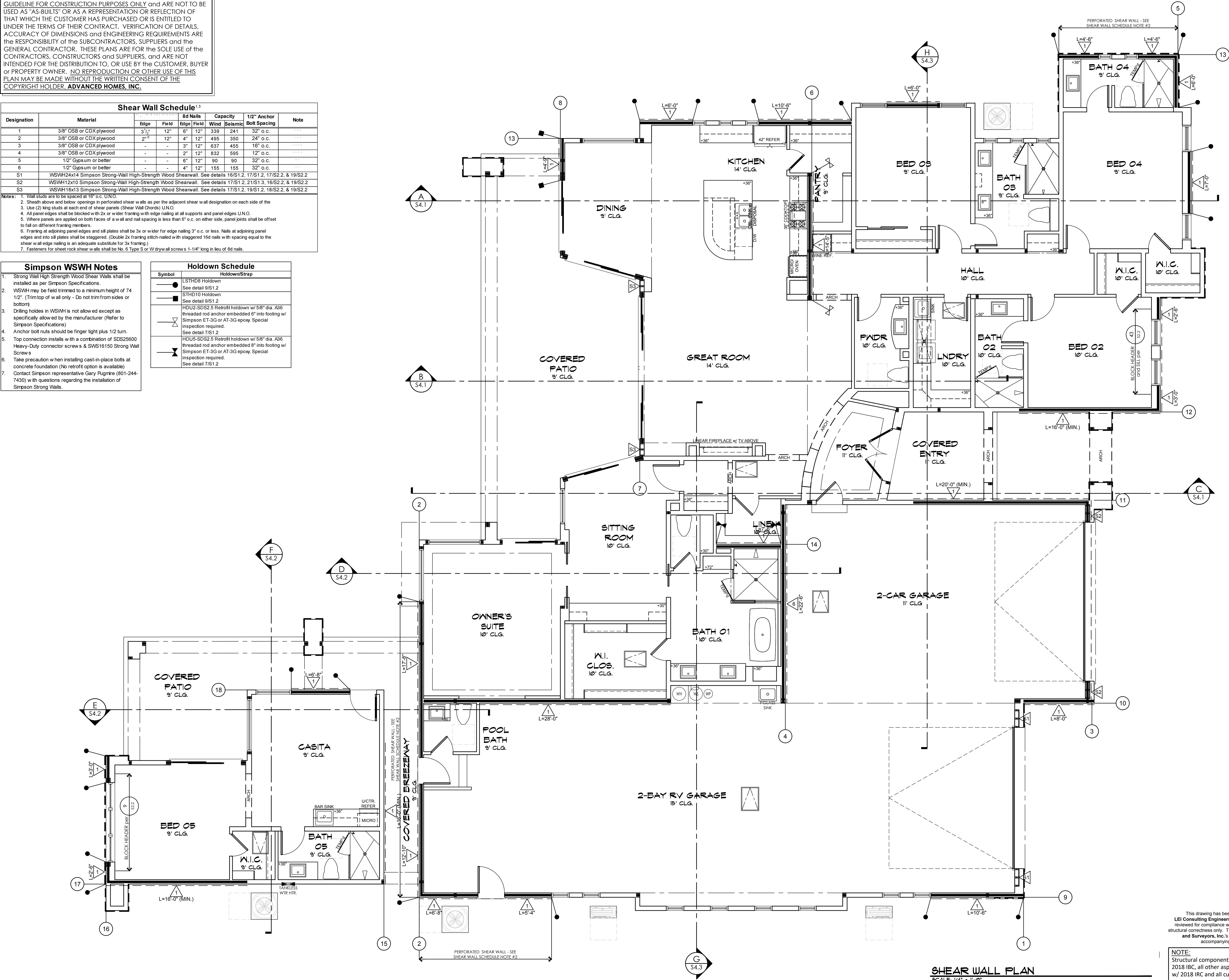
- CONSTRUCTION SEQUENCE, SHORING, AND BRACING REQUIREMENTS:
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NOTE:
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Shear Wall Schedule ^{1,3}										
Designation	Material	8d Nails		Capacity		1/2" Anchor Bolt Spacing	Note			
		Edge	Field	Edge	Field					
1	3/8" OSB or CDX plywood	3 1/2"	12"	6"	12"	339	241	32" o.c.		
2	3/8" OSB or CDX plywood	2'-6"	12"	4"	12"	495	350	24" o.c.		
3	3/8" OSB or CDX plywood	-	-	3"	12"	637	455	16" o.c.		
4	3/8" OSB or CDX plywood	-	-	2"	12"	832	595	12" o.c.		
5	1/2" Gypsum or better	-	-	6"	12"	90	90	32" o.c.		
6	1/2" Gypsum or better	-	-	4"	12"	155	155	32" o.c.		
S1	WSWH24x14 Simpson Strong-Wall High-Strength Wood Shearwall. See details 16/S1.2, 17/S1.2, 17/S2.2, & 19/S2.2									
S2	WSWH12x10 Simpson Strong-Wall High-Strength Wood Shearwall. See details 17/S1.2, 21/S1.3, 16/S2.2, & 19/S2.2									
S3	WSWH16x13 Simpson Strong-Wall High-Strength Wood Shearwall. See details 17/S1.2, 19/S1.2, 18/S2.2, & 19/S2.2									
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										
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 attach-nails at 18" 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 1-1/4" long in lieu of 8d nails.										

- Simpson WSWH Notes**
- Strong Wall High-Strength Wood Shear Walls shall be installed as per Simpson Specifications.
 - WSWH may be field-trimmed to a minimum height of 74 1/2". (Trim top of wall only - Do not trim from sides or bottom)
 - 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 Strong Wall Screws
 - Take precaution when installing cast-in-place bolts at concrete foundation (No retrofit option is available). Contact Simpson representative Gary Rygnre (801-244-7430) with questions regarding the installation of Simpson Strong Walls.

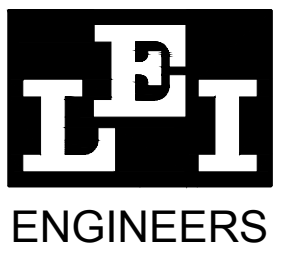
Holdown Schedule	
Symbol	Holdown/Strap
●	LSTHD8 Holdown
○	See detail 9/S1.2
■	STHD10 Holdown
□	See detail 9/S1.2
⌵	HOU2-SDS2.5 Retrofit holdown w/ 5/8" dia. A36 threaded rod anchor embedded 6" into footing w/ Simpson ET-3G or AT-3G epoxy. Special inspection required. See detail 7/S1.2
⌵	HOU5-SDS2.5 Retrofit holdown w/ 5/8" dia. A36 threaded rod anchor embedded 8" into footing w/ Simpson ET-3G or AT-3G epoxy. Special inspection required. See detail 7/S1.2



SHEAR WALL PLAN
SCALE: 1/4" = 1'-0"

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

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



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CONTRACTOR:



PROJECT:

AMDOR RESIDENCE
1601 Sailing Hawks Drive #118
APN # 115-40-018

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REVISIONS:

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2	
3	
4	

SCALE: 1/4" = 1'-0"
DRAWN: S.J.Z.
DATE: 20 DECEMBER 2024

JOB #: 2024-12
CHECKED: LEI ENGR

◆ SHEAR WALL PLAN

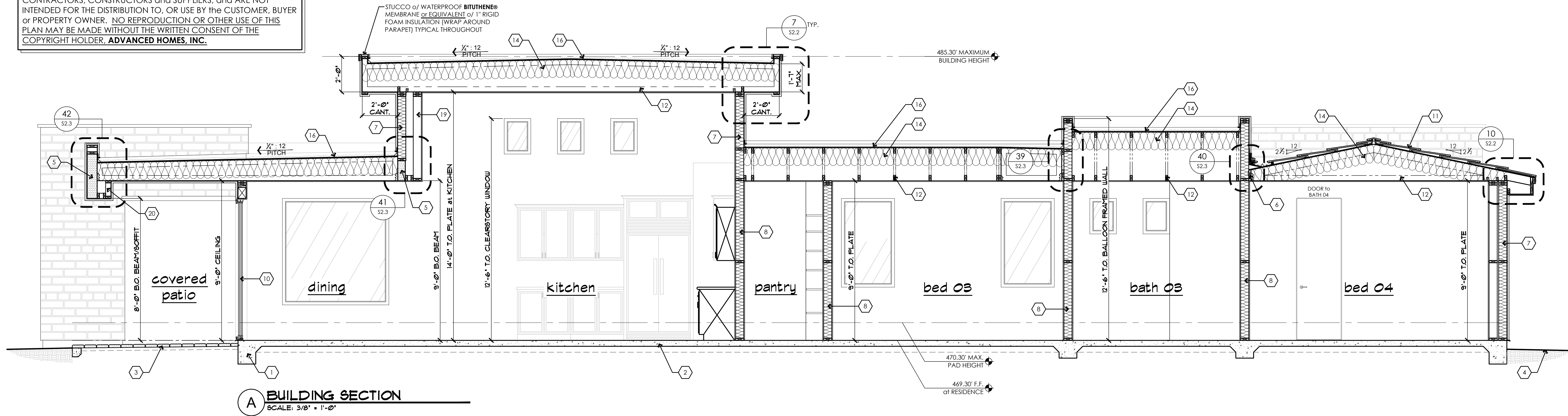
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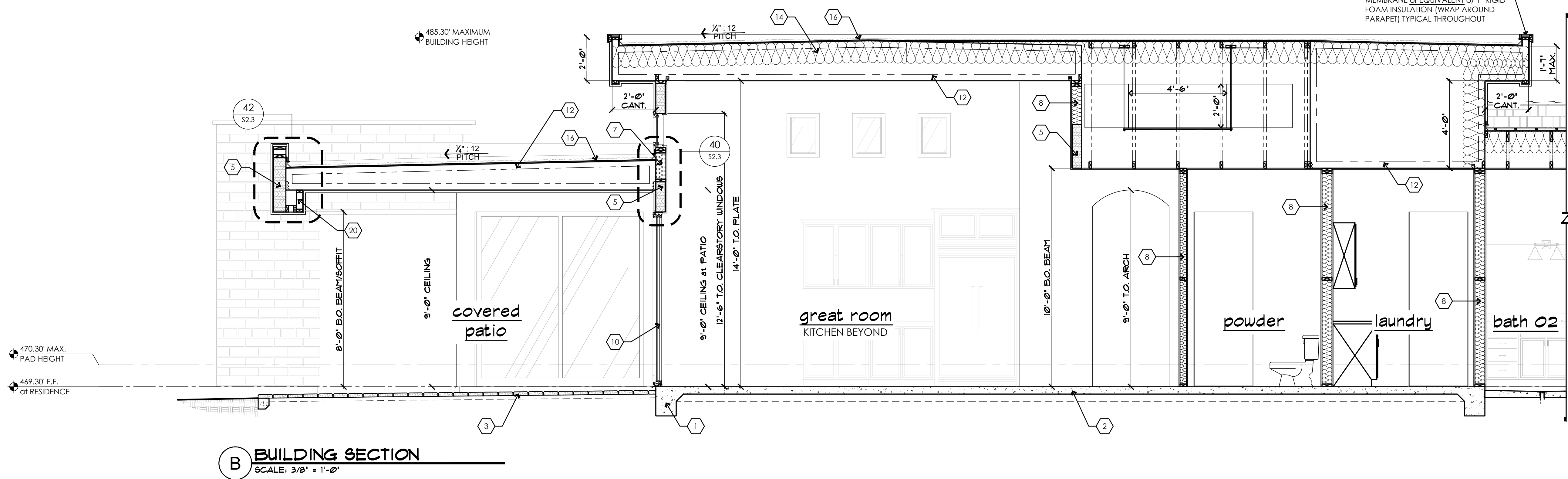
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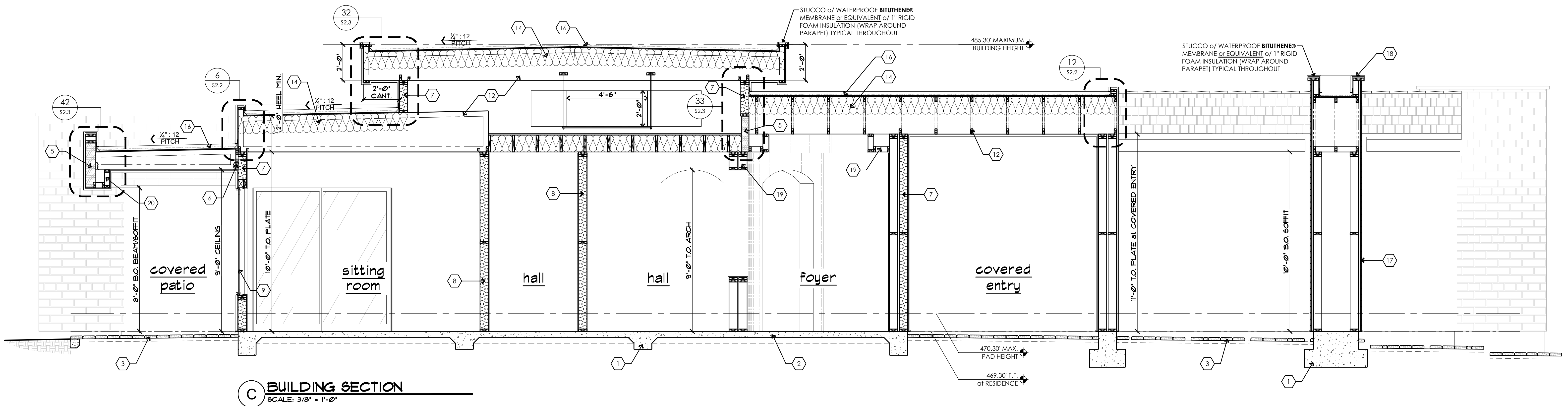
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A BUILDING SECTION
SCALE: 3/8" = 1'-0"



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



C BUILDING SECTION
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KEYNOTE LEGEND	
NOTE: NOT ALL KEYNOTES USED ON THIS SHEET	
FOUNDATION:	
1.	CONCRETE FOOTING per STRUCT. DRAWINGS
2.	CONCRETE SLAB OVER APPROVED COMPACTED SOIL per STRUCTURAL DRAWINGS
3.	CONCRETE PAVERS/CONCRETE FLATWORK per OWNER SELECTION - SLOPE AWAY FROM STRUCTURE
4.	FINISH GRADE - SLOPE AWAY FROM STRUCTURE
WALL CONSTRUCTION:	
5.	BEAM/HEADER per STRUCTURAL CALCS
6.	LEDGER STRIP per STRUCTURAL CALCS
7.	R20 MINIMUM EXTERIOR WALL INSULATION
8.	R11 MINIMUM SOUND BATS at ALL INTERIOR WALLS. TYPICAL
9.	DUAL GLAZE WINDOW per WINDOW SCHEDULE
10.	DOOR per DOOR SCHEDULE
FLOOR / ROOF CONSTRUCTION:	
11.	FLAT CONCRETE ROOF TILE (ICC-ER ESR 1215) or TWO LAYERS of 30lb FELT or APA-RATED SHEATHING (per STRUCTURAL CALCS)
12.	PREFABRICATED ROOF TRUSSES at 24" ON CENTER UNLESS NOTED OTHERWISE
13.	NOT USED.
14.	R38 MINIMUM ROOF INSULATION
15.	DRAINAGE CRICKET per PLAN w/ FLASHING as REQUIRED. TYPICAL WHERE SHOWN
16.	DURO-LAST (or APPROVED EQUAL) ROOFING or 2-LAYERS of 30 LB FELT or SHEATHING or PRE-MFG'd ROOF TRUSSES at 24" ON CENTER
FINISH CONSTRUCTION:	
17.	BRICK VENEER per OWNER SELECTION - ICC-ER #4147 - INSTALL per MANUF. SPECS
18.	WOOD FRAMED and STUCCO WRAPPED TRIM at TOP of BRICK VENEER
19.	WOOD FRAMED and 1/2" TYPE 'X' DRYWALL WRAPPED INTERIOR SOFFIT - SEE INTERIOR ELEVATIONS
20.	WOOD FRAMED and STUCCO WRAPPED EXTERIOR SOFFIT - SEE EXTERIOR ELEVATIONS

2018 INT'L RESIDENTIAL CODE REQUIREMENTS:
R702.3.7 Water-resistant gypsum backing board.
Gypsum board used as the base or backer for adhesive application of ceramic tile or other required nonabsorbent finish material shall conform to ASTM C1178, C1278 or C1396. Use of water-resistant gypsum backing board shall be permitted on ceilings. Water-resistant gypsum board shall not be installed over a Class I or II vapor retarder in a shower or tub compartment. Cut or exposed edges, including those at wall intersections, shall be sealed as recommended by the manufacturer.

R702.3.7.1 Limitations.
Water-resistant gypsum backing board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity.

R702.4.2 Backer boards.
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CONTRACTOR:

ADVANCED CONSTRUCTION CO., INC.
ADVANCED HOMES, INC.

PROJECT:

AMDOR RESIDENCE
1601 Sailing Hawks Drive #118
APN # 115-40-018

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• THE ARCHITECT SHALL CHECK ALL DIMENSIONS, STRUCTURAL LUMBER SIZES AND OTHER DETAILS AND BE RESPONSIBLE FOR SAME.

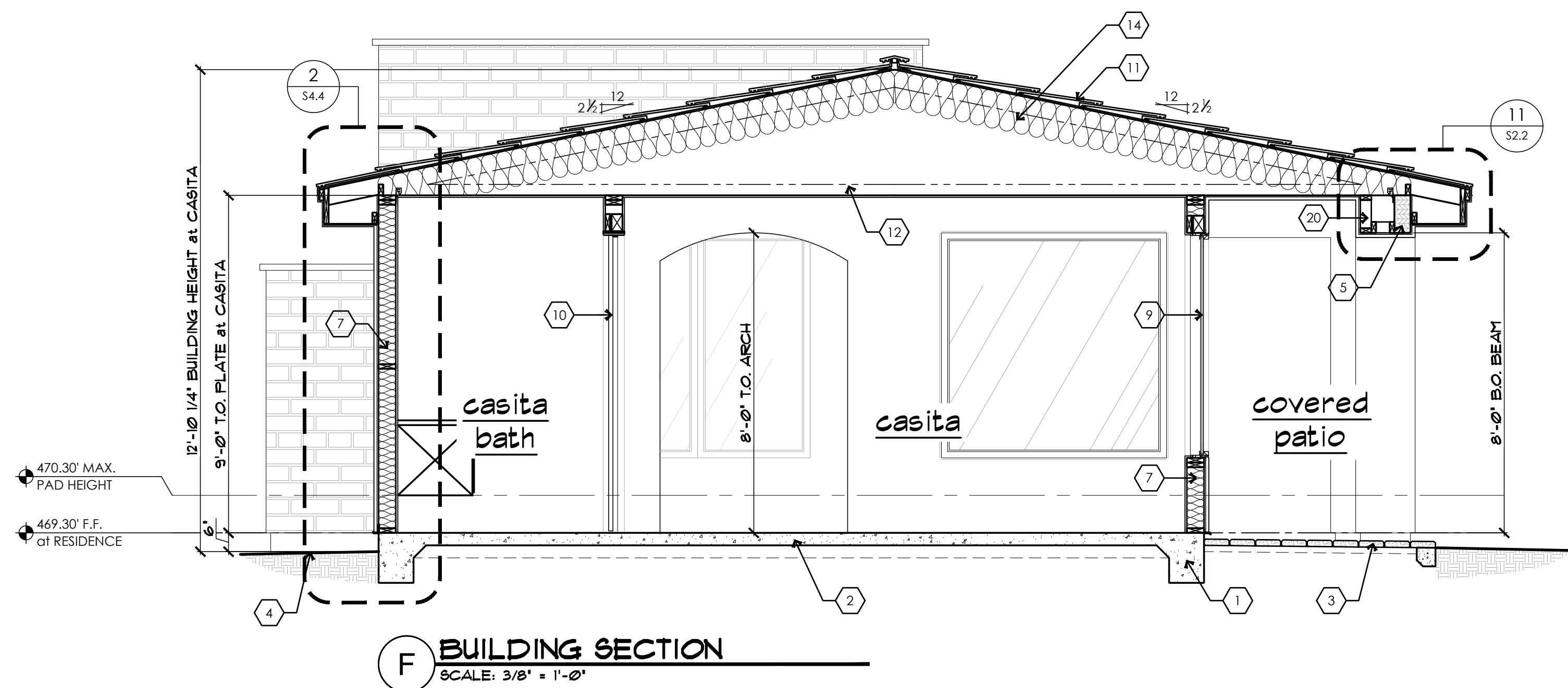
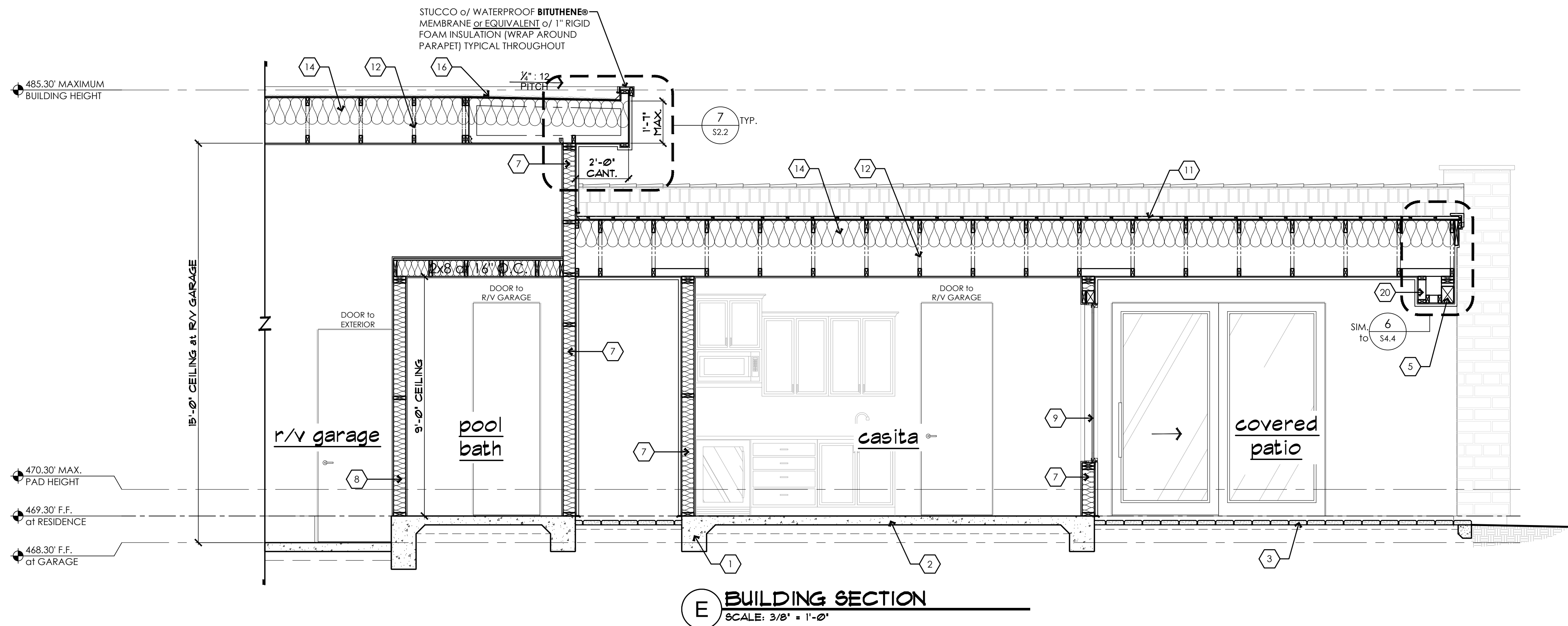
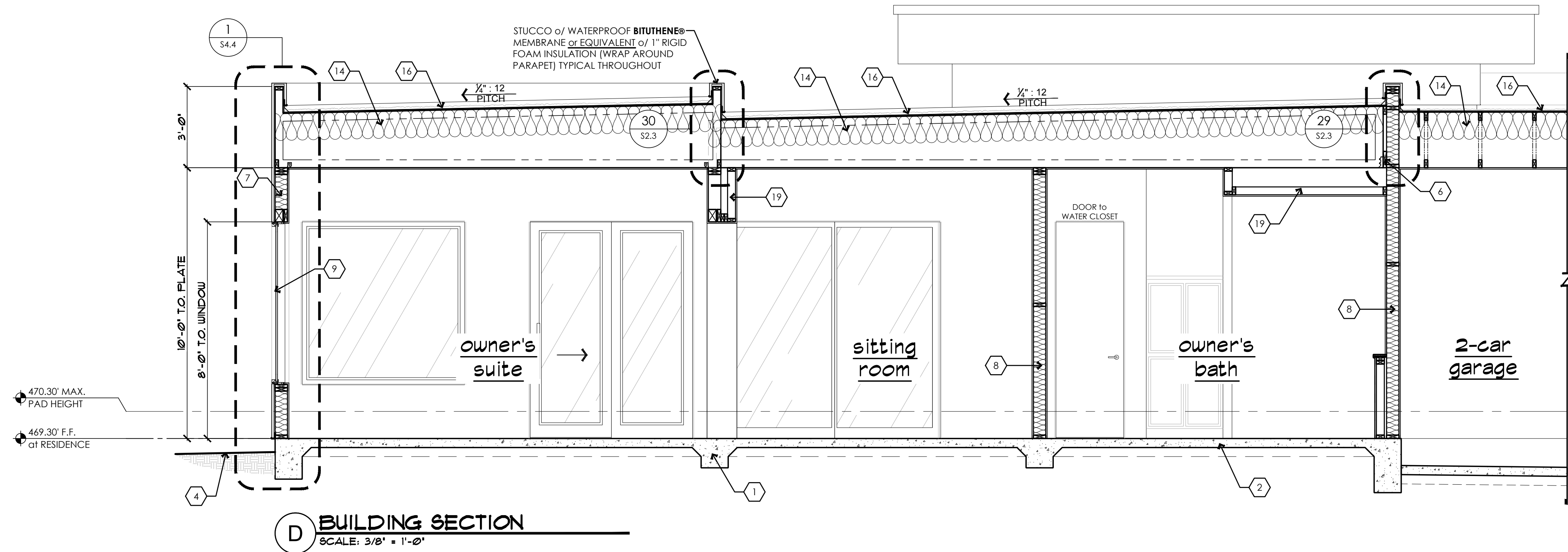
REVISIONS:	
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DRAWN: S.I.Z.	CHECKED: LEI ENG'R
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KEYNOTE LEGEND	
NOTE: NOT ALL KEYNOTES USED ON THIS SHEET	
FOUNDATION:	
1.	CONCRETE FOOTING per STRUCTL DRAWINGS
2.	CONCRETE SLAB OVER APPROVED COMPACTED SOIL per STRUCTURAL DRAWINGS
3.	CONCRETE PAVERS/CONCRETE FLATWORK per OWNER SELECTION - SLOPE AWAY FROM STRUCTURE
4.	FINISH GRADE - SLOPE AWAY FROM STRUCTURE
WALL CONSTRUCTION:	
5.	BEAM/HEADER per STRUCTURAL CALC'S
6.	LEDGER STRIP per STRUCTURAL CALC'S
7.	R20 MINIMUM EXTERIOR WALL INSULATION
8.	R11 MINIMUM SOUND BATTS at ALL INTERIOR WALLS. TYPICAL
9.	DUAL GLAZE WINDOW per WINDOW SCHEDULE
10.	DOOR per DOOR SCHEDULE
FLOOR / ROOF CONSTRUCTION:	
11.	FLAT CONCRETE ROOF TILE (ICC-ER ESR 1215) or TWO LAYERS of 30lb FELT or APA-RATED SHEATHING (per STRUCTURAL CALC'S)
12.	PREFABRICATED ROOF TRUSSES at 24" ON CENTER UNLESS NOTED OTHERWISE
13.	NOT USED.
14.	R38 MINIMUM ROOF INSULATION
15.	DRAINAGE CRICKET per PLAN w/ FLASHING as REQUIRED. TYPICAL WHERE SHOWN
16.	DURO-LAST (or APPROVED EQUAL) ROOFING or 2-LAYERS of 30 LB FELT or SHEATHING or PRE-MFG'd ROOF TRUSSES at 24" ON CENTER
FINISH CONSTRUCTION:	
17.	BRICK VENEER per OWNER SELECTION - ICC-ER #4147 - INSTALL per MANUF. SPECS
18.	WOOD FRAMED and STUCCO WRAPPED TRIM at TOP of BRICK VENEER
19.	WOOD FRAMED and 5/8" TYPE 'X' DRYWALL WRAPPED INTERIOR SOFFIT - SEE INTERIOR ELEVATIONS
20.	WOOD FRAMED and STUCCO WRAPPED EXTERIOR SOFFIT - SEE EXTERIOR ELEVATIONS

2018 INT'L RESIDENTIAL CODE REQUIREMENTS:
R702.3.7 Water-resistant gypsum backing board.
Gypsum board used as the base or backer for adhesive application of ceramic tile or other required nonabsorbent finish material shall conform to ASTM C1178, C1278 or C1396. Use of water-resistant gypsum backing board shall be permitted on ceilings. Water-resistant gypsum board shall not be installed over a Class I or II vapor retarder in a shower or tub compartment. Cut or exposed edges, including those at wall intersections, shall be sealed as recommended by the manufacturer.

R702.3.7.1 Limitations.
Water-resistant gypsum backing board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity.

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

CONTRACTOR:

PROJECT:

AMDOR RESIDENCE
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APN # 115-40-018

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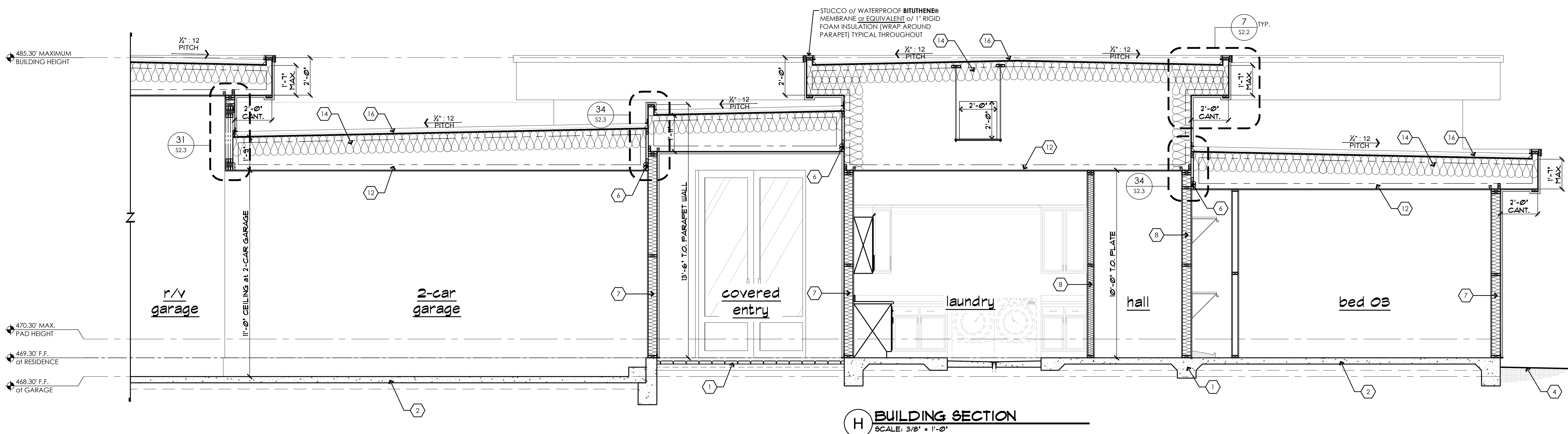
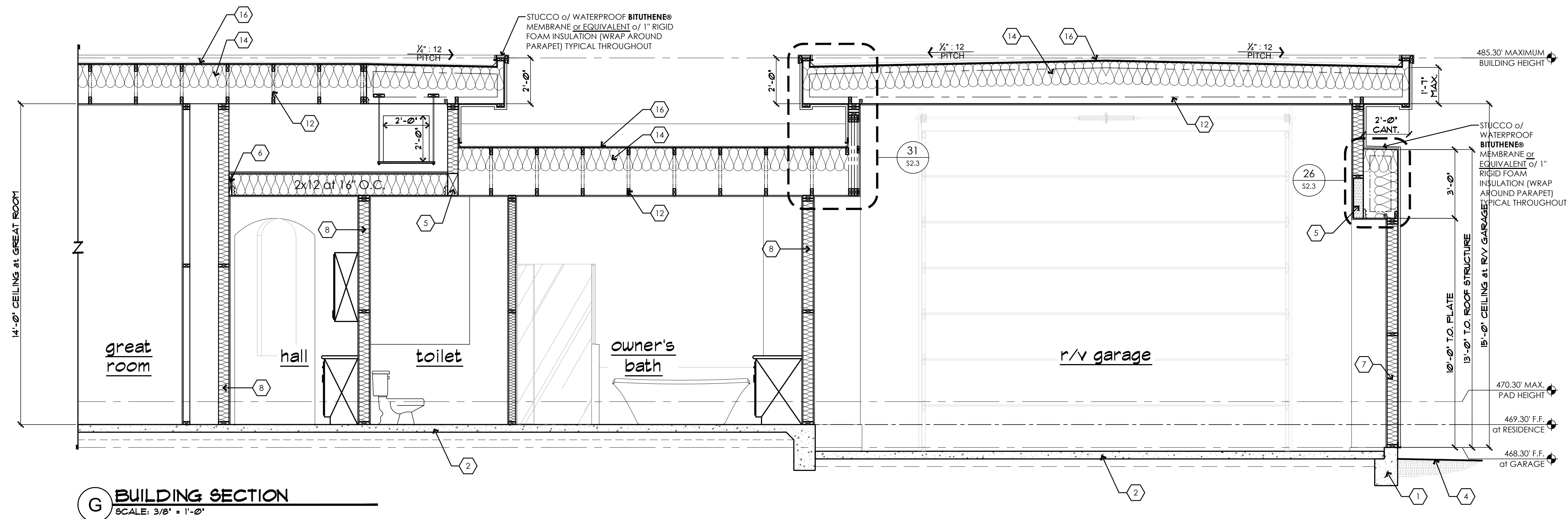
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DRAWN: S.I.Z.	CHECKED: LEI ENG'R
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KEYNOTE LEGEND

NOTE: NOT ALL KEYNOTES USED ON THIS SHEET

FOUNDATION:

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3. CONCRETE PAVERS/CONCRETE FLATWORK per OWNER
SELECTION - SLOPE AWAY FROM STRUCTURE
4. FINISH GRADE - SLOPE AWAY FROM STRUCTURE

WALL CONSTRUCTION:

- | | |
|-----|--|
| 5. | BEAM/HEADER per STRUCTURAL CALCS |
| 6. | LEDGER STRIP per STRUCTURAL CALCS |
| 7. | R20 <u>MINIMUM</u> EXTERIOR WALL INSULATION |
| 8. | R11 <u>MINIMUM</u> SOUND BATTS at ALL INTERIOR WALLS,
TYPICAL |
| 9. | DUAL GLAZE WINDOW per WINDOW SCHEDULE |
| 10. | DOOR per DOOR SCHEDULE |

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11. FLAT CONCRETE ROOF TILE (ICC-ER ESR 1215) o/ TWO LAYERS of 30 LB FELT o/ APA-RATED SHEATHING (per STRUCTURAL CALCS)
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13. NOT USED.
14. **R38 MINIMUM** ROOF INSULATION
15. DRAINAGE CRICKET per PLAN w/ FLASHING as REQUIRED, TYPICAL WHERE SHOWN
16. DURO-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. BRICK VENEER per OWNER SELECTION - ICC-ER #4147 -
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18. WOOD FRAMED and STUCCO WRAPPED TRIM at TOP of
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nchedhomesinc.com ... Web

CONTRACTOR:






PROJECT:

AMDOR RESIDENCE
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APN # 115-40-018

◆ BUILDING SECTIONS

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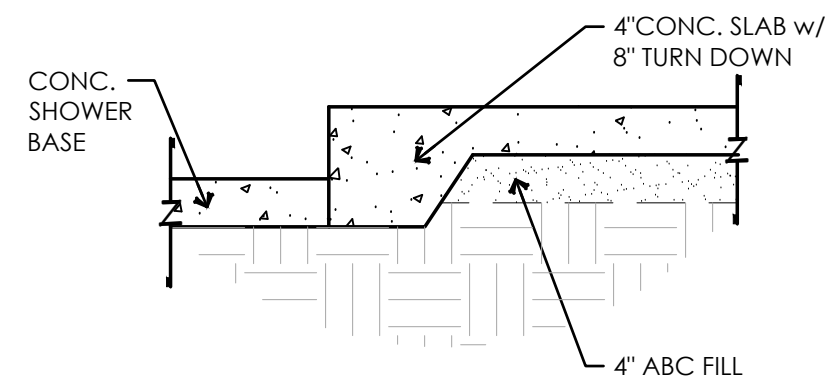
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DRAWN: S.I.Z.	CHECKED: LEI ENG
DATE: 20 DECEMBER 2024	
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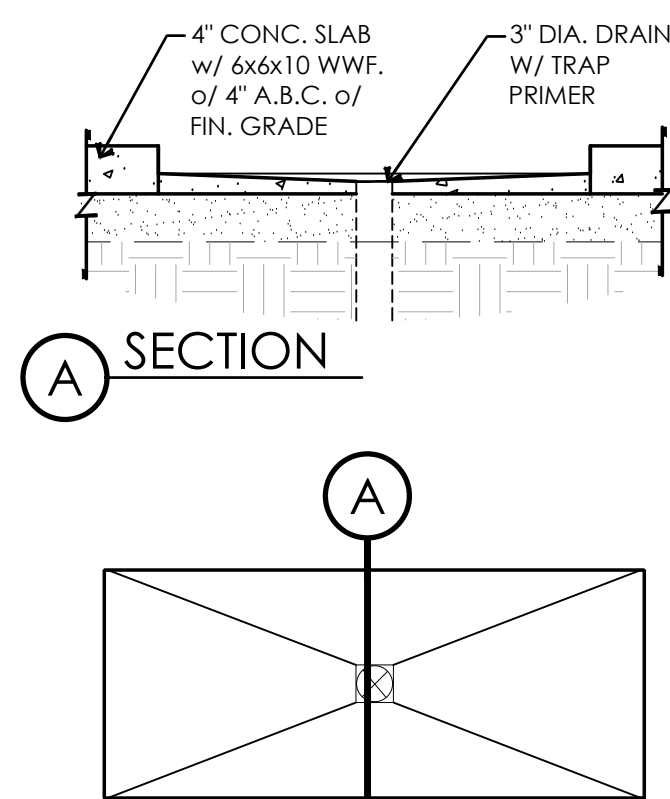
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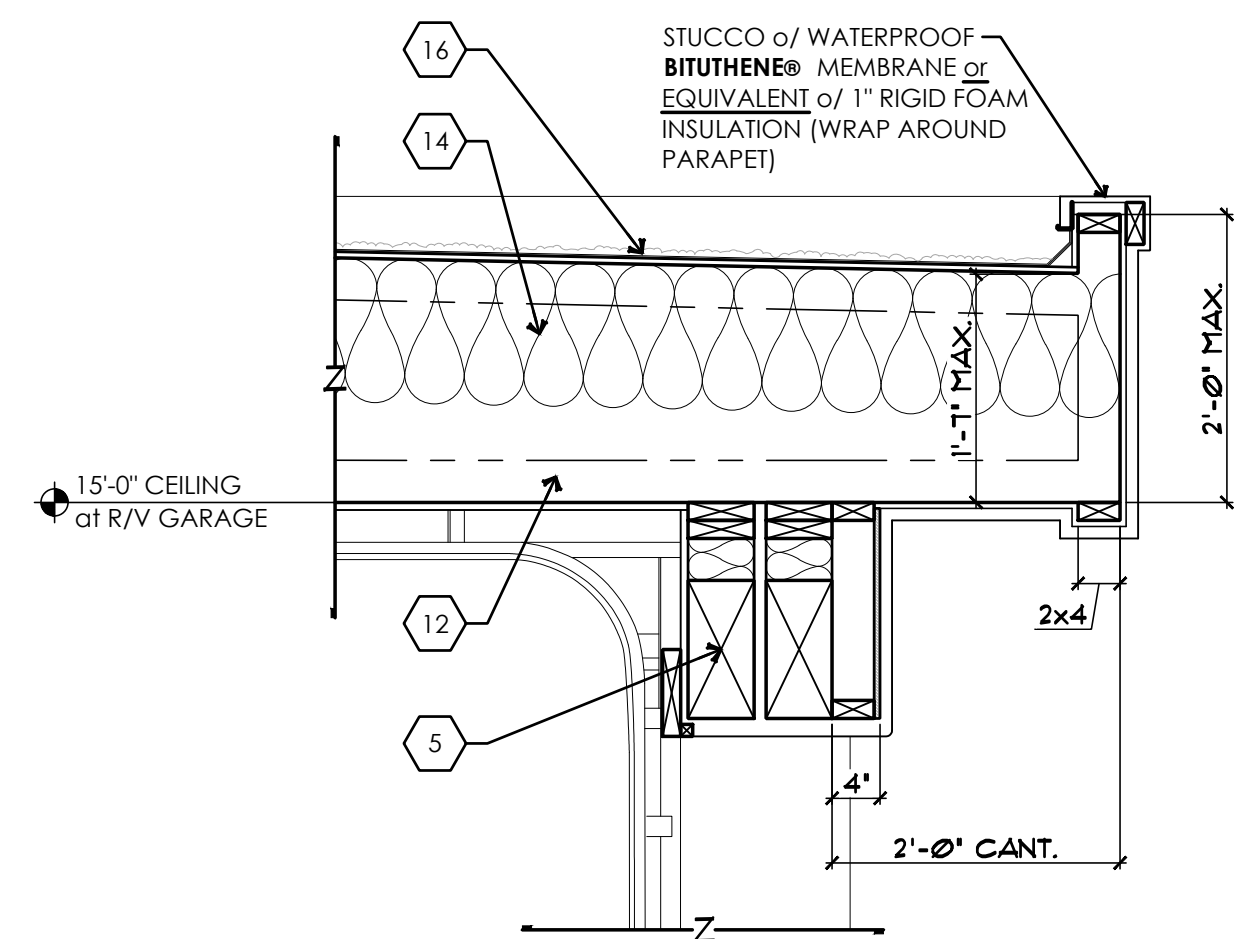
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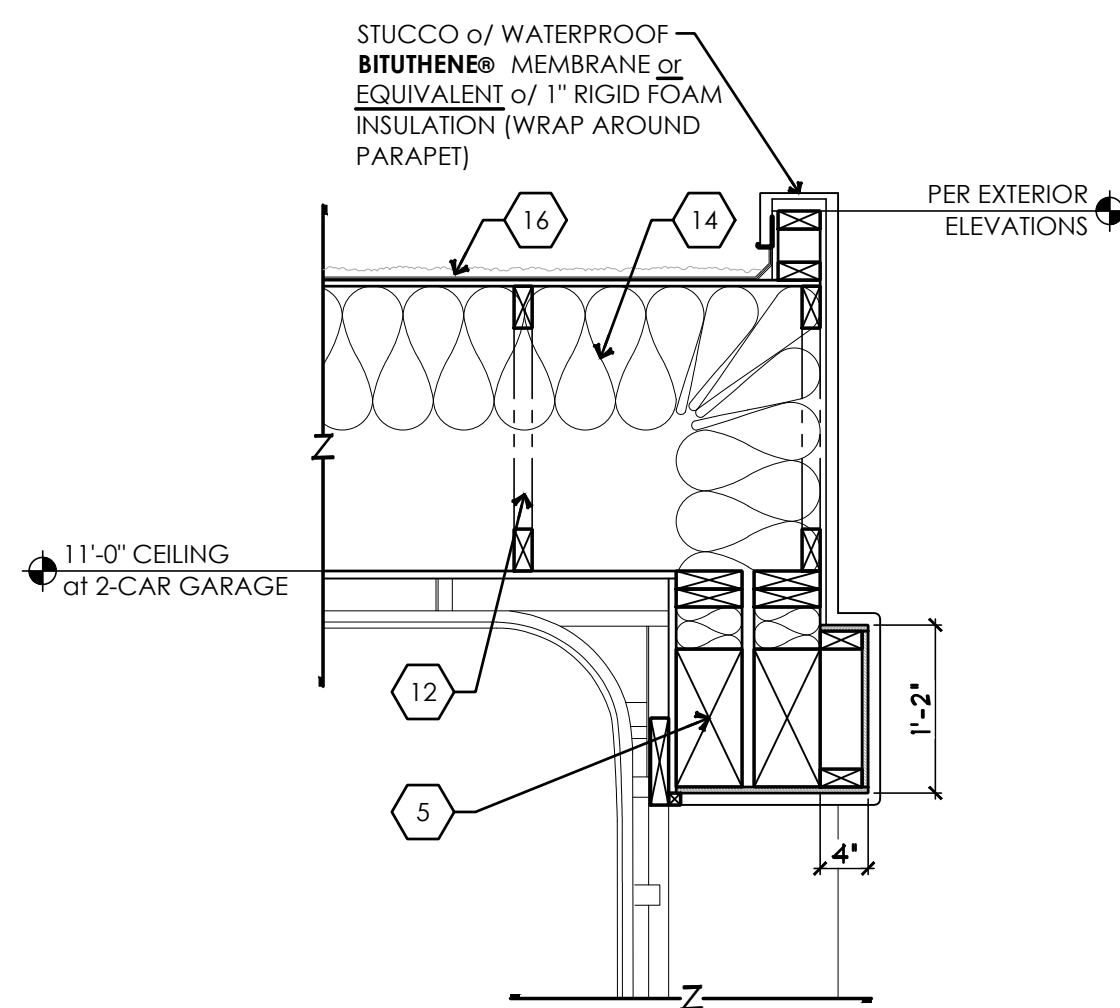
10 DEPRESSED SHOWER DETAIL
NOT TO SCALE



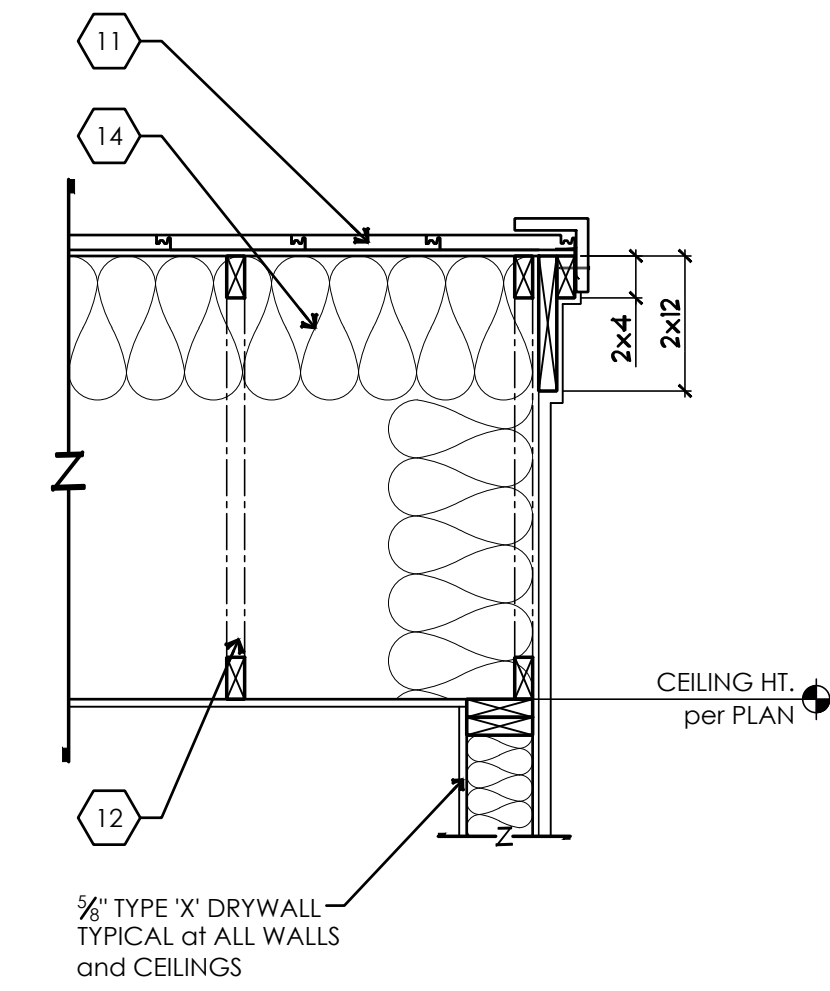
9 WASHER/DRYER DRAIN TRENCH
NOT TO SCALE



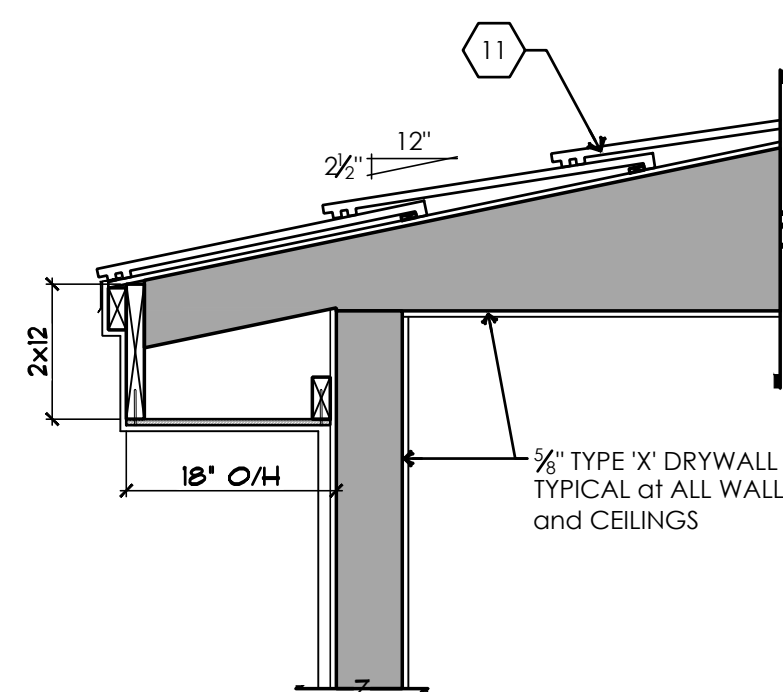
8 DETAIL at R/V GARAGE
SCALE: 3/4" = 1'-0"



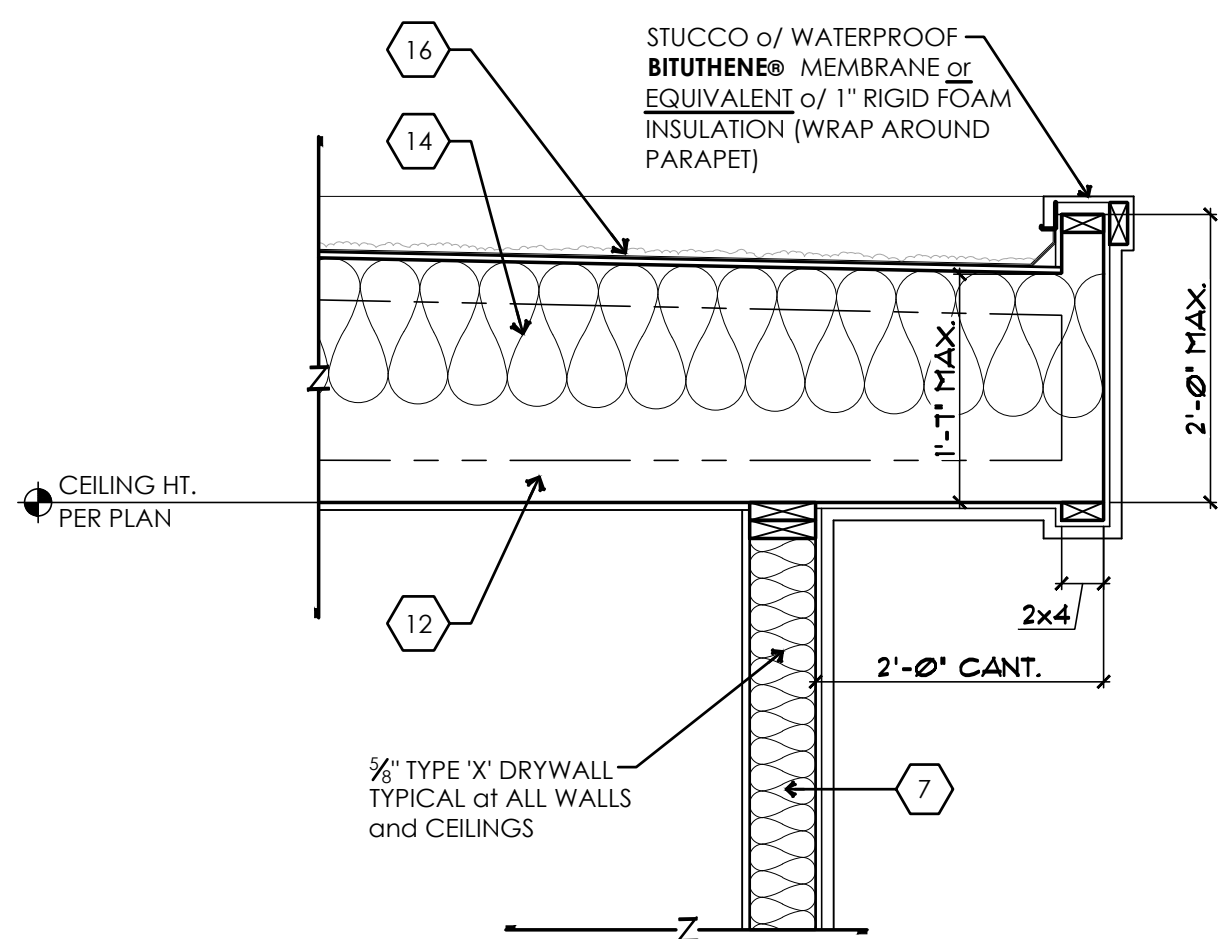
7 DETAIL at 2-CAR GARAGE
SCALE: 3/4" = 1'-0"



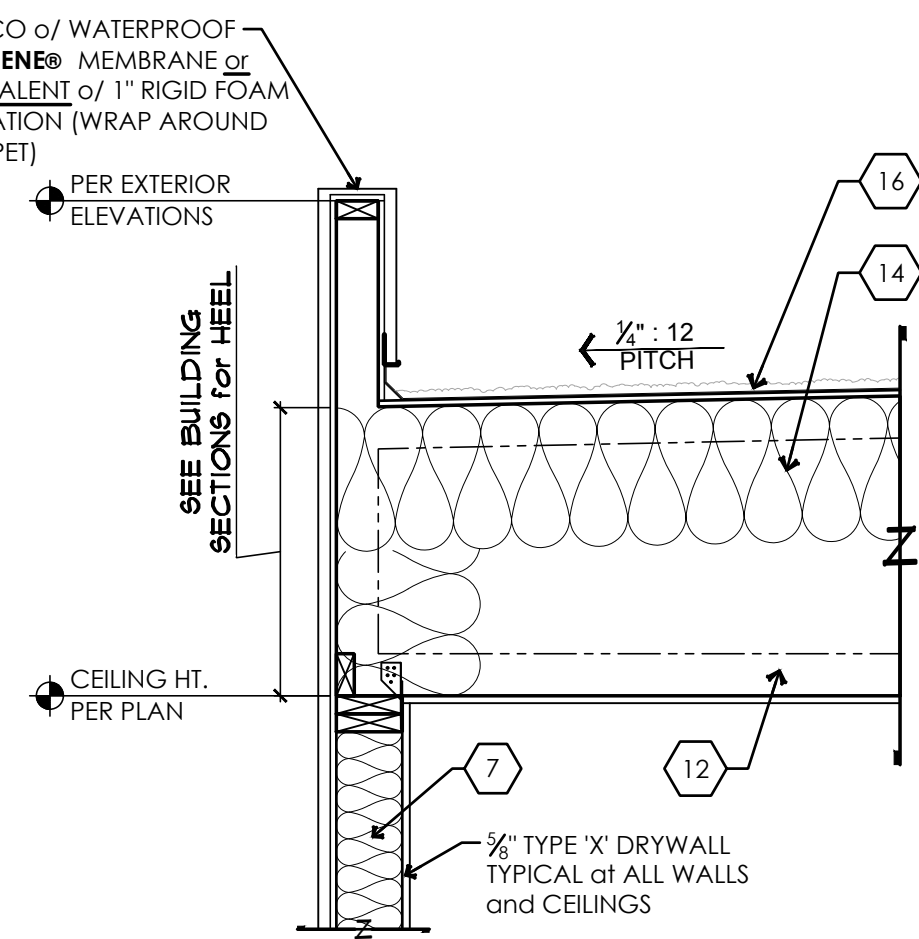
6 DETAIL at TYPICAL GABLE END
SCALE: 3/4" = 1'-0"



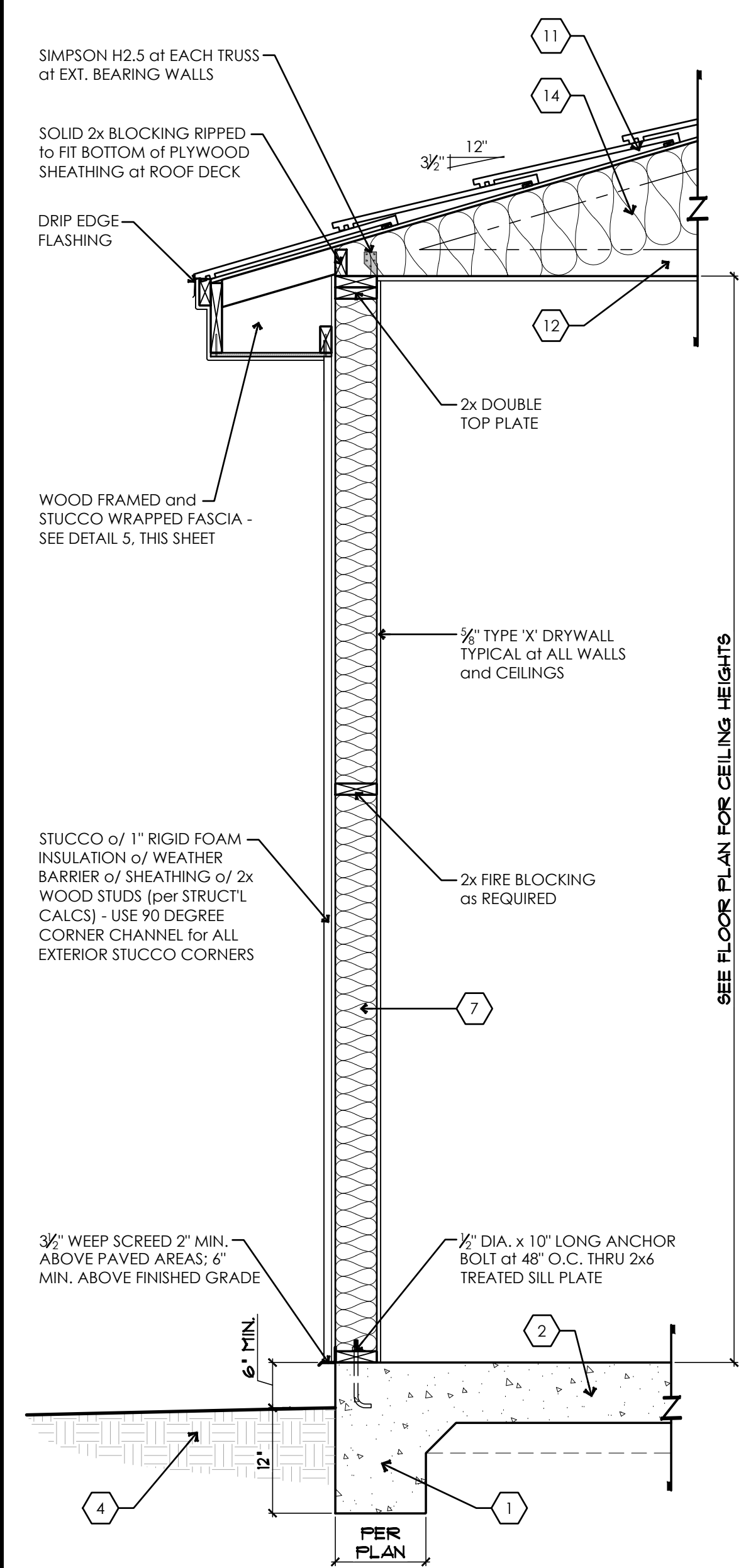
5 DETAIL at TYPICAL
STUCCO FASCIA w/ TILE ROOFING
SCALE: 3/4" = 1'-0"



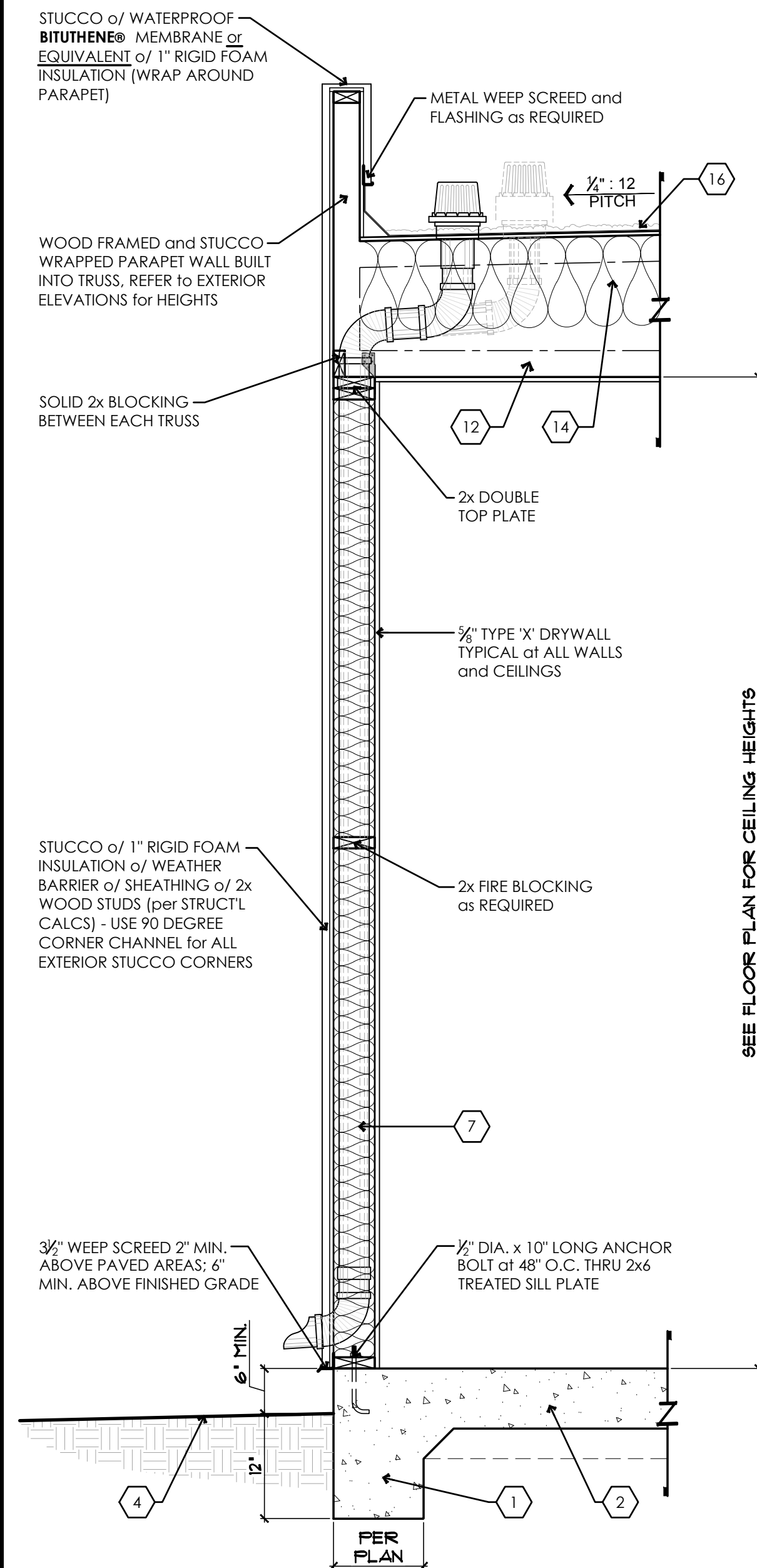
4 DETAIL at TYP. CANTILEVER
SCALE: 3/4" = 1'-0"



3 DETAIL at PARAPET WALL
SCALE: 3/4" = 1'-0"



2 TYPICAL SINGLE STORY WALL
SCALE: 3/4" = 1'-0"



1 TYP. SINGLE STORY PARAPET WALL
SCALE: 3/4" = 1'-0"

KEYNOTE LEGEND

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WALL CONSTRUCTION

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6. LEDGER STRIP per STRUCTURAL CALCS
7. R20 MINIMUM EXTERIOR WALL INSULATION
8. R11 MINIMUM SOUND BATTS of ALL INTERIOR WALLS.
TYPICAL
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FINISH CONSTRUCTION


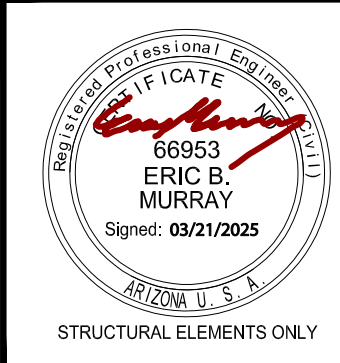
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PROJECT:

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SEPARATION OF THIS PLAN TO AVOID ERRORS
AN ERROR.
L DIMENSIONS, STRUCTURAL LUMBER SIZES
ME

- ◆
- ◆ ARCHITECTURAL DETAILS

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