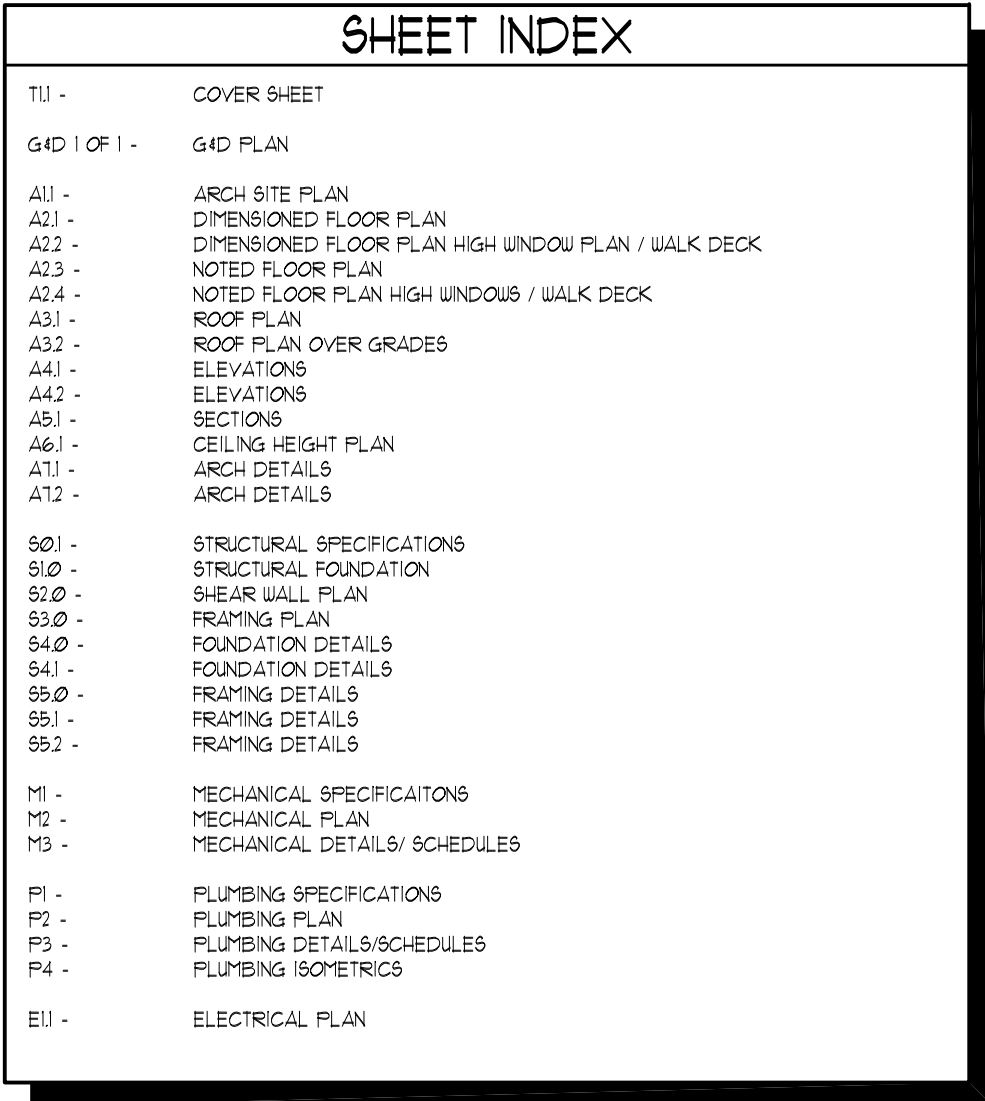


REVISIONS DESIGNER Illini Design Group 10522 West Illini Street Tolleson, Arizona 85353 602-920-4031 marvinlunt@hotmail.com BUILDER	
OWNER Custom Residence The Enclaves Lot 20 APN: 113-36-020 Lake Havasu, Arizona 86406	Project # - 21063 Plot Date - 8/10/22
SHEET NAME COVER SHEET T1.1	



DEVELOPER
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10602 WEST LINN ST
TOLSON, ARIZONA 85353
602-910-4001

CIVIL ENGINEER
RIS DEVELOPMENT SERVICES, LLC
714C N.W. 11
1613 NORTH RILEY ROAD
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STRUCTURAL
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MICHAEL DONOHUE, PE
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435-644-1053

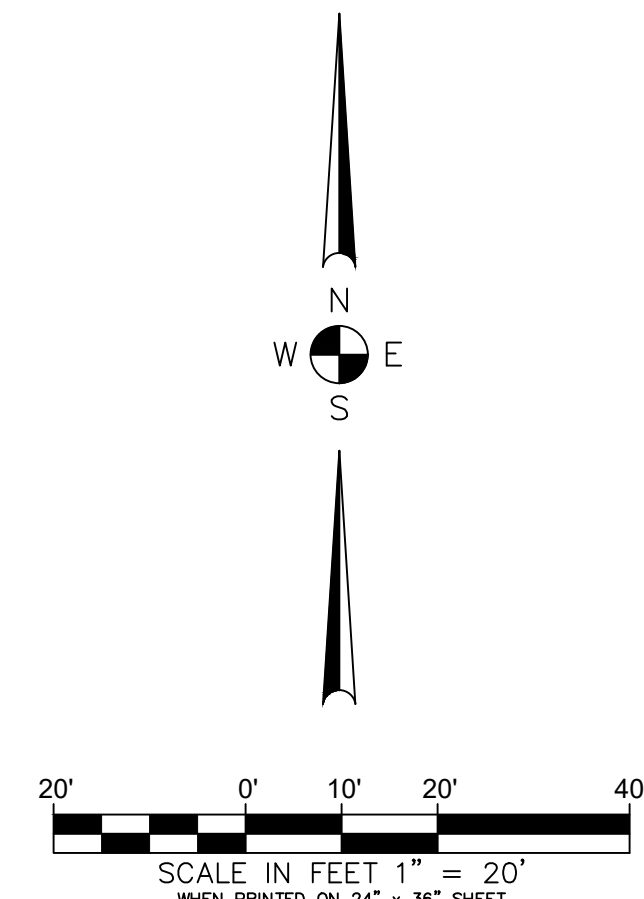
MECHANICAL & PLUMBING
FRANK VALENTI ASSOCIATES
FRANK GUENDO
1848 NORTH CENTRAL AVE
SUITE 212
PO BOX 1, ARIZONA 85010
602-338-3346

1. STRUCTURE ELEVATION & GRADING	2. CONCRETE	3. FINISH ALLOWANCES
• CLEAR EXCAVATE BACKFILL COMPACT AND GRADE SITE AS INDICATED IN THE DRAWINGS AND AS NEEDED TO SUPPORT BUILDING SURVEY AND TO ACHIEVE SITE DRAINAGE. • LAYOUT PRE-EXISTING POINTS PROVIDED BY ENGINEER/SURVEYOR. • PROTECT ALL NATURAL DESERT AND IDENTIFIED PLANTS. • PROTECT STREET, CURB AND PROPERTY OF OTHERS. • PROVIDE PRE-CAST CONCRETE DRAINAGE DITCHES AND DRAINAGE TIE AREAS SHALL BE WORKED IN (6" X 6" INCH INCREMENTS) AND THEN COMPACTED. • NO ADDED-COST HARD DIG WORK SHALL PROCEED WITHOUT WRITTEN AUTHORITY OF OWNER. • DRIVEWAY GRADES SHALL BE FINAL AT ROUGH GRADE COMPLETION.	HYAC • PROVIDE ALL MECHANICAL SYSTEMS AS INDICATED ON DRAWINGS AND AS NEEDED TO PROVIDE FOR A COMPLETE AND OPERABLE INSTALLATION, INCLUDING, BUT NOT LIMITED TO: • AIR CONDITIONING (COOLING SYSTEM) ELECTRIC WITH SEER-13.0 OR BETTER. • HEATING AND VENTILATION SYSTEM - ELECTRIC - HEAT PUMPS. • ALL TRIM TO BE WHITE UNLESS OTHERWISE NOTED. • LOCATE AIR HANDLER FILTER FOR EASY ACCESS. INSTALL FILTERS AT BEGINNING OF CONSTRUCTION AND REPLACE FILTERS AT COMPLETION. FIRE SMOKE/SMELL SYSTEMS • CONFIRM HEAD LAYOUT WITH OWNER PRIOR TO INSTALLATION AND COORDINATE WITH BEAMS/OFFERS/LIGHTS. • INSTALL BROWN TRIM AT ALL WOOD OR BEAM LOCATIONS. INSULATION • PROVIDE MECHANICAL INSULATION OF ENTIRE ENVELOPE OF BUILDING, INCLUDING GARAGES, MECHANICAL ROOMS AND STORAGE AREAS. • PROVIDE THERMAL INSULATION BETWEEN AIR CONDITIONED SPACES, NON-AIR CONDITIONED SPACES AND AROUND ALL LINE ROOFED PER PLAN. • PROVIDE SOUND INSULATION AROUND BATHS IN BETWEEN BEDROOMS AND LIVING SPACES. • INSULATE WALLS WITH R-19; ROOFS WITH R-30 MIN. • INCLUDE OPTION PRIOR TO START OF WORK TO INSULATE BETWEEN THE FLOORS. • INSULATE ROOF DRAINS FOR SOUND CONTROL. DRYWALL • PROVIDE COMPLETE GYP-SUM DRYWALL INTERIOR WALL SYSTEM WITH 85% SMOOTH SURFACE FINISH. • INSTALL 5/8" DRYWALL USE SCREWS ONLY - NO NAILS, TAPE AND SAND JOINTS AND CORNERS SMOOTH. • NO CORNER BEAD ON OUTSIDE CORNER IS 1/8" RADIUS UNLESS OTHERWISE NOTED. • KIDS CORNERS ARE SQUARE UNLESS OTHERWISE NOTED. • INSTALL CERTAIN BOARD OR DENSE SHEET TO ALL APPLICABLE AREAS. • DRYWALL MUST BE SMOOTH TO WITHIN A 1/8" OF THE SLAB AT NON-BASEBOARD AREAS. DRYWALL CONTRACTOR TO VERIFY AREAS WITH OR WITHOUT BASEBOARDING WITH OWNER. BASEBOARD • ROOF VALLEY AND FLASHING TO BE PAINTED METAL. FOAM ROOFING • VERIFY I.R.V. REQUIREMENTS PRIOR TO FINAL COAT. • ROOFER TO VERIFY PLACEMENT OF SOLAR CONNECTIONS FOR PANELS AND POWER FLOOR TO APPLYING ROOFING. STUCK/DONOR • INSTALL WESTERN ONE-KOAT SYSTEM OR EQUIVALENT OVER 1" EXPANDED POLY-ETHYLENE FOAM BOARD AND WIRE MESH LATH. • STUCCO INSTALLATION SHALL BE "SAND FINISH" UNLESS OTHERWISE NOTED. • FINISH COAT TO BE COLORED SYNTHETIC ELASTOMERIC AND SHALL BE USED ON THE STRUCTURE ONLY WHILE SYNTHETIC ACRYLIC SHALL BE USED ON ALL SITE WALLS, BBQ FIREPLACE, AND FIREPLACE(S). • KEEP SCREED TO BE VISIBLE AT THE BOTTOM OF ALL STRUCTURAL WALLS. PANT & LATH • PROCEDURE FOR INTERIOR WALLS IS: 1. PRIME COAT. 2. DRYWALL TOUCH-UP. 3. ONE FINISH COAT. 4. SPRAY AND ROLL CEILINGS WITH FINAL COAT. • WALLS SHALL BE PAINTED USING (2) TWO COATS OF DANN EDWARDS ULTRABOND OR EQUAL QUALITY THAT BE USABLE. • STAINED MATERIALS MUST BE ONE COAT OF SANDING SEALER, ONE COAT OF OIL BASED STAIN AND ONE COAT OF LACQUER. • EXTERIOR STUCCO SHALL BE STAINED NOT FINISHED. • PAINT ALL EXTERIOR METAL (FUEL, MECHANICAL DOORS, CHIMNEY CAPS IF APPLICABLE, ETC.) TO MATCH STUCCO COLOR. • ALL TRIMS AROUND RECESSED CANS TO BE PAINTED THE BODY COLOR OF FINISH. • PAINT ALL INTERIORS OF CHIMNEY CAPS, VENTS AND RETURN-AIR FLAT BLACK. • GULLY ALL EXTERIOR WINDOWS AND DOORS AFTER STUCCO IS APPLIED (COLORED TO MATCH). • PAINT UNDERSIDE OF COUNTERTOP OVERHANGS FLAT BLACK. • GARAGE DOORS TO BE FINISHED PER OWNER WITH ELECTRICITY. • INTERIOR PAINT TO INCLUDE A MAXIMUM OF (2) TWO COLORS. FINISH ALLOWANCES EXTERIOR HARDWARE • CONTRACTOR WILL COMPACT +/- 3" OF SAND OR QUARTER INCH BEFORE LAYING PAVING. • CONTRACTOR WILL ADJUST GRADE AS NEEDED FOR PROPER DRAINAGE. • ANY CHANGE IN LAY OUT OR COLOR OF PAVING WILL BE RESPONSIBILITY FOR CUSTOMER. • LANDSCAPING CONTRACTOR TO PROVIDE DRAINS, DRAIN PIPES, CONDUITS FOR IRRIGATION OR LIGHTING WIRING, AND LAYOUT WORK REQUESTED BY OWNER AT INTEREST POINTS DURING PROJECT CONSTRUCTION. • LANDSCAPE CONTRACTOR SHALL PROVIDE AN ORIENTATION LAYOUT THROUGH FOR OWNER AT OCCUPANCY. LANDSCAPING SALVAGE • PLANT PLANTS MARKED ARE TO BE MOVED TO TEMPORARY NURSERY AREA. • SALVAGE CONTRACTOR TO SUPPLY WATER LINES AND AUTOMATIC WATER SYSTEM TO SALVAGED PLANTS FOR DURATION OF CONSTRUCTION PROJECT. • SALVAGE CONTRACTOR TO PROVIDE WRITING AND VERBALLY FOR CUSTOMER. • LANDSCAPING CONTRACTOR TO PROVIDE DRAINS, DRAIN PIPES, CONDUITS FOR IRRIGATION OR LIGHTING WIRING, AND LAYOUT WORK REQUESTED BY OWNER AT INTEREST POINTS DURING PROJECT CONSTRUCTION. • LANDSCAPE CONTRACTOR SHALL PROVIDE AN ORIENTATION LAYOUT THROUGH FOR OWNER AT OCCUPANCY. PLUMBING FIXTURES • OWNER SHALL MAKE SELECTIONS AS SCHEDULED ON SELECTION FORMS. • ITEMS SELECTED SHALL BE PRICED, FURNISHED AND INSTALLED BY PLUMBING CONTRACTOR. WINDOWS/EXTERIOR DOORS • ALUMINUM WINDOW AND DOOR SYSTEM BY WESTERN INSULATED GLASS, PARADIM, OR APPROVED EQUAL PER OWNER.	• WOOD WINDOW AND DOOR SYSTEM BY JELD-UEN, SIERRA PACIFIC, APPROVED EQUAL PER OWNER. • PROVIDE GLAZING WITH ALL WINDOWS AND DOORS. • INSTALL WINDOW AND DOORS SYSTEMS STRAIGHT, FLUME AND LEVEL WITHOUT TWISTING. • FURNISH & INSTALL MATCHING ALUMINUM BREAK METAL AND FLASHING WHERE NEEDED. • PROVIDE SCREENS FOR ALL OPERABLE WINDOWS. • SMALLER OR MANUFACTURER SHALL RETURN PRIOR TO CLOSE OF HOUSE TO INSTALL SCREENS, HARDWARE AND MAKE FINAL ADJUSTMENTS. TILE • ANY SLAB PREPARATION AND SUBSTRATE FOR WOOD FLOORS WILL BE CHARGED TO FINISH ALLOWANCE. • WOOD FLOOR CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND INSTALLING A SHOE MOULD OR QUARTER ROUND AT ALL AREAS NECESSARY TO FILL REQUIRED GAP. • FLOOR MATS BE APPROVED BY CUSTOMER BEFORE STAIN IS APPLIED. APPLIANCES • ALL APPLIANCES SHALL INCLUDE INSTALLATION. • INSTALL TRIM KITS FOR APPLIANCES IF REQUIRED. • INSTALLER IS REQUIRED FOR INSTALLATION OF THE APPLIANCES SHALL BE INCLUDED. • INCLUDE BACK GUARD WITH COOKTOP AND RANGE/ CONVECT SELECTION WITH OWNER. • GAS ENCLOSURES SHALL INCLUDE PAINT GRADE ACCESS DOORS. • ANY APPLIANCES SHALL BE SHOWN ON PLANS WITH CORRECT HOOD-UPS. • AIR BUTCHES AT DISPOSAL LOCATIONS. • GAS WATER ELECTRICAL CHANGES SHALL BE CHARGED TO FINISH ALLOWANCE. CABINETS • PROVIDE CABINET DRAWINGS AT SLAB COMPLETION. • A SAMPLE OF EACH CABINET FINISH SHALL BE PROVIDED AND APPROVED PRIOR TO START OF PRODUCTION. • VERIFY ALL FIELD MEASUREMENTS INCLUDING BUT NOT LIMITED TO: ROUGH OPENING DIMENSIONS, BENCH MARKS, GRID OVERLAYS AND FLOOR SOURCE LOCATIONS. • VERIFY PLUMBING AND APPLIANCE LIST WITH OWNER, VERIFY LOCATIONS OF EACH ITEM. SEE SELECTIONS AND CUT SHEETS. • CONFIRM WITH OWNER IF THE OVERLAYS, DISCREPANCY FRONTS WILL BE USING MANUFACTURER HANDLES OR MATCHING CABINET HARDWARE. • COORDINATE WITH APPLIANCE, PLUMBING FIXTURE AND ELECTRICAL/MECHANICAL INSTALLATIONS. • VERIFY ALL COUNTERTOP EDGE DETAILS AND THICKNESSES THAT MAY INTERFERE WITH DOOR AND DRAWER OPERATION. • ALLOW FOR WASHERS ON THE LEFT AND RIGHTERS ON THE RIGHT, UNLESS OTHERWISE STATED. • A 60" OPENING MUST BE LEFT FOR THE WASHERS AND DRYER. STONE • REAL STONE CAN BE START AT THE FOOTINGS OR ANGLE IRON SUPPORTS MUST BE USED. STONE MUST BE USED BELOW GRADE. • FAUX STONE MUST APPEAR TO BE STRUCTURAL. • A SAMPLE MUST MUST BE DONE PRIOR TO START OF JOB FOR APPROVAL BY OWNER. • INCLUDE STONE LITTELS IF NEEDED IN PRICE. • ALL SILLS AND CAP STONES SHALL BE INCLUDED PER PLAN. DOORS • 3" TO 4" DOOR CASING TO BE PROVIDED. • DOOR JAMBS TO BE WOOD UNLESS NOTED OTHERWISE. • ENSURE THERE WILL BE 1/4" GAP AFF AT ALL INTERIOR DOORS. • CONFORM TO ALL POOL BARRIER CODES IN THE GOVERNING MUNICIPALITY INCLUDING HARDWARE BORING HEIGHTS AND SPRING LOADED HINGES. • MECHANICAL DOORS TO BE METAL. • PROVIDE OVERHEAD UPWARD MOVING, STEEL SECTIONAL GARAGE DOORS WITH ELECTRIC OPENERS & KEY PAD. LOW VOLTAGE • PROVIDE COMPLETE PRE-WIRE PROPOSAL FOR PHONE, TV, SOUND SYSTEM, ALARM SYSTEM, POOL, ALARM, AND WATERBUBS. • CUSTOMER SHALL SELECT SYSTEM AND COMPANIONATE ALL REQUIREMENTS NECESSARY FOR INSTALLATION CONTRACTOR. • EQUIPMENT SHALL NOT BE INSTALLED UNTIL OCCUPANCY DATE. • LOW VOLTAGE CONTRACTOR IS RESPONSIBLE FOR COOLING OF SYSTEMS AS REQUIRED IN ALL LOCATIONS. • INSTALL WATERBUBS AT ALL PLUMBING LOCATIONS. • LOW VOLTAGE TRIM SHALL BE WHITE UNLESS OTHERWISE NOTED. • PROVIDE ALLOWANCE FOR CAMERA SYSTEM. GRANITE • ALL SINKS THAT ARE CAPABLE OF BEING "DROP-IN" MOUNT SHALL BE INSTALLED IN THAT MANNER IN LIEU OF UNDERMOUNT, UNLESS SPECIFIED BY OWNER. GATES • MECHANICAL AREA GATES SHALL BE METAL FRAMES WITH TREE SLATS OR EQUAL. INTERIOR TRIM • ALL TRIM ITEMS ARE SPECIAL AND WILL BE SELECTED BY CUSTOMER. • CONFIRM WOOD SPECIES, AREAS INCLUDED AND PROFILE APPROVAL WITH OWNER. • WALL BUSHIPS TO MATCH DOOR HARDWARE FINISH. CLOSET SYSTEMS • CLOSET SYSTEMS SHALL INCLUDE PANTRIES, LINEN CLOSET AND SHELVEYS/RODS IN CLOSETS.

- INTERNATIONAL BUILDING CODE, 2018 EDITION
- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION
- NATIONAL ELECTRICAL CODE, 2011 EDITION
- INTERNATIONAL PLUMBING CODE, 2018 EDITION
- INTERNATIONAL FIRE CODE, 2018 EDITION
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION

AUTOMATIC FIRE SPRINKLER SYSTEM
SOLAR SYSTEM

1. CONTACT ARIZONA ONE CALL AT (800) STAKE-IT OR 811 PRIOR TO START OF ANY EXCAVATION FOR LOCATIONS OF BURIED UTILITIES. THE LOCATIONS OF ANY AND ALL UNDERGROUND UTILITIES SHOWN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MAN-HOLES, INLETS, AS-BUILT MAPS, AND MARKS MADE ON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY BE UNDERGROUND UTILITIES, WHETHER IN SERVICE OR ABANDONED, FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH THE ABOVE GROUND EVIDENCE WAS NOT OBSERVED. FURTHERMORE, THE UTILITIES MAY NOT BE IN THE EXACT LOCATIONS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND ELEVATIONS OF UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF CONSTRUCTION. ANY AND ALL DAMAGES THAT MAY OCCUR FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OR VARIANCES TO THE PLANS ARE FOUND.
2. SEE ARCHITECTURAL/FOUNDATION CONSTRUCTION PLANS FOR ALL ACTUAL BUILDING DIMENSIONS. DIMENSIONS SHOWN ON CIVIL SITE PLAN ARE APPROXIMATE.
3. ALL TOP OF WALL AND BOTTOM OF WALL GRADES ARE TAKEN FROM ARCHITECTURAL SITE PLAN. SEE SHEET A1.1 FOR ELEVATIONS.



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Scale:	1" = 20'
Date:	AUG 2022
Drawn By:	MFH
Project Number:	2022 - 33

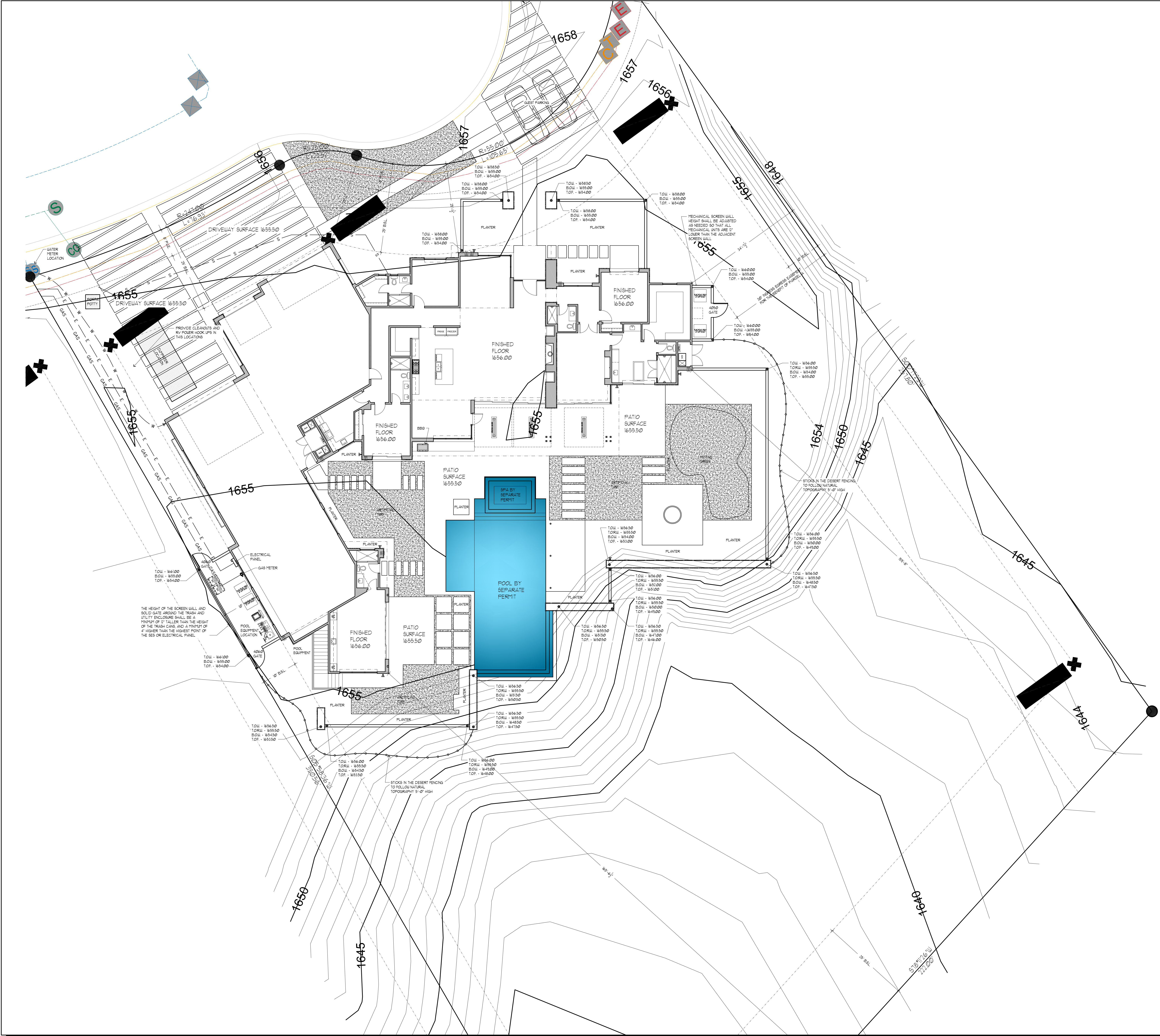
Sheet Title:

DETAILED
DRAINAGE
PLAN

Sheet Number:

C1

1 of 1



BUILDING CODES

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES

- INTERNATIONAL FIRE CODE, 2018 EDITION
- INTERNATIONAL BUILDING CODE, 2018 EDITION
- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION
- NATIONAL ELECTRICAL CODE, 2011 EDITION
- INTERNATIONAL PLUMBING CODE, 2018 EDITION
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION
- INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION

GRADING NOTE

1. ALL GRADING SHALL BE SOFT, ROUNDED AND ORGANIC. NO "MAN MADE SLOPES" AND NO "ENGINEERED SLOPES". MAN MADE GRADES MUST BE SOFTLY TRANSITIONED TO NATURAL GRADES WITH NO "BREAK POINT" OR DEMARCATION BETWEEN NEW AND EXISTING GRADES. THE SIMPLE TEST IS THAT THE GRADING MUST TRULY LOOK NATURAL. IT MAY NOT LOOK "MAN MADE" IN ANY WAY.

WALL LEGEND

T.V.F. - TOP OF VIEW FENCE
T.O.W. - TOP OF WALL
B.O.W. - BOTTOM OF WALL
T.O.R.W. - TOP OF RETAINING WALL
T.O.F. - TOP OF FOOTING
T.O.S. - TOP OF STEM

DEFERRED SUBMITTALS

AUTOMATIC FIRE SPRINKLERS
REFRIGERATED WOOD TRUSSES

LOT AREA

LOT AREA - 56,121 SF. OR 1.288 ACRES

SITE NOTES

1. ALL EQUIPMENT SHALL BE SCREENED BY WALL THAT IS A MINIMUM OF 12" HIGHER THAN THE EQUIPMENT IT IS SCREENING. CONTRACTOR SHALL VERIFY COMPLIANCE DURING CONSTRUCTION.

2. DRAINAGE OPENINGS, DRAINAGE OUTLETS OR WEEP HOLES IN RETAINING WALLS SHALL OUTLET NO HIGHER THAN 4" ABOVE THE ADJACENT FINISHED GRADE ON THE EXTERIOR FACE OF THE WALL.

REVISIONS

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BUILDER

OWNER

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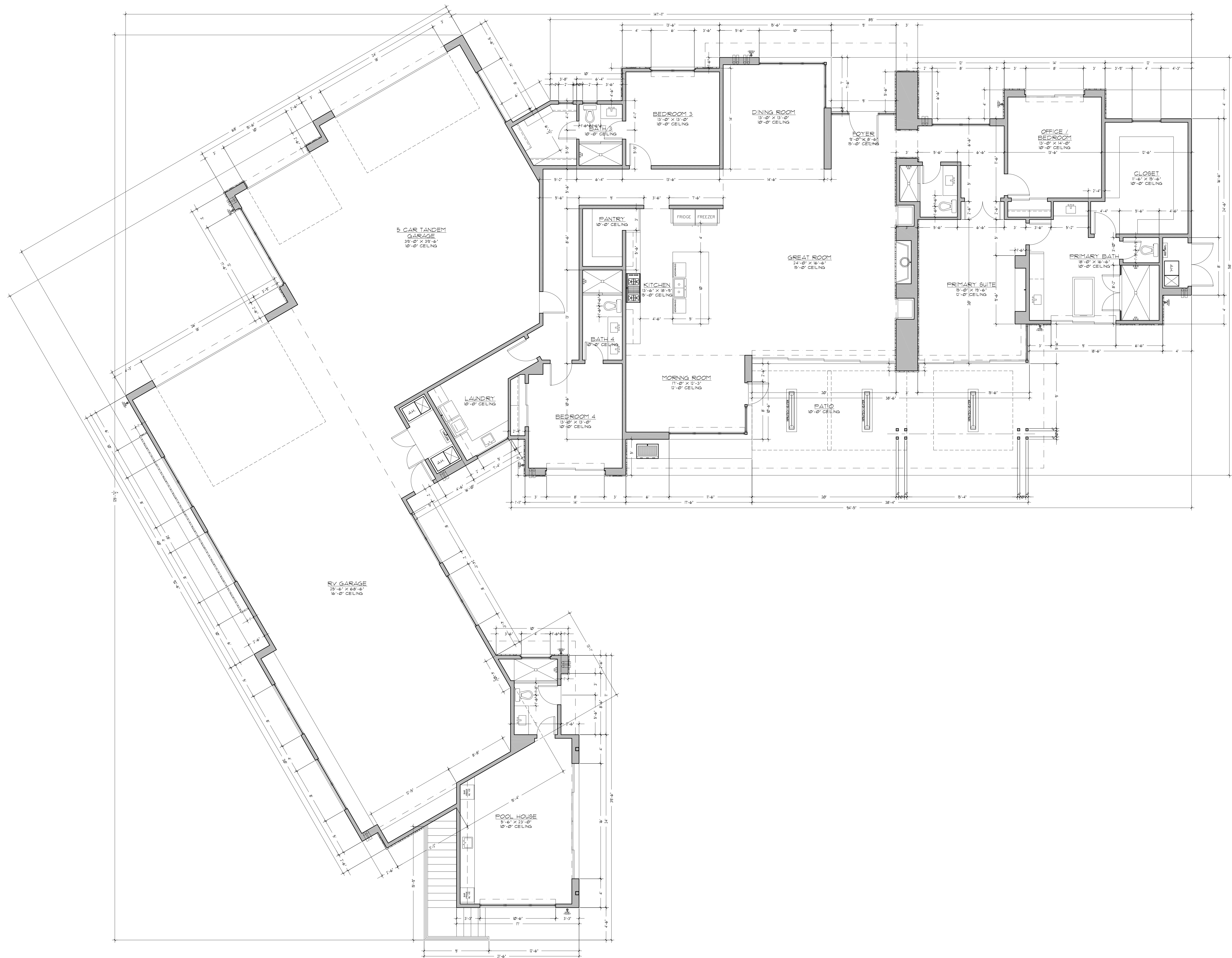
Project # - 21063

Plot Date - 8/10/22

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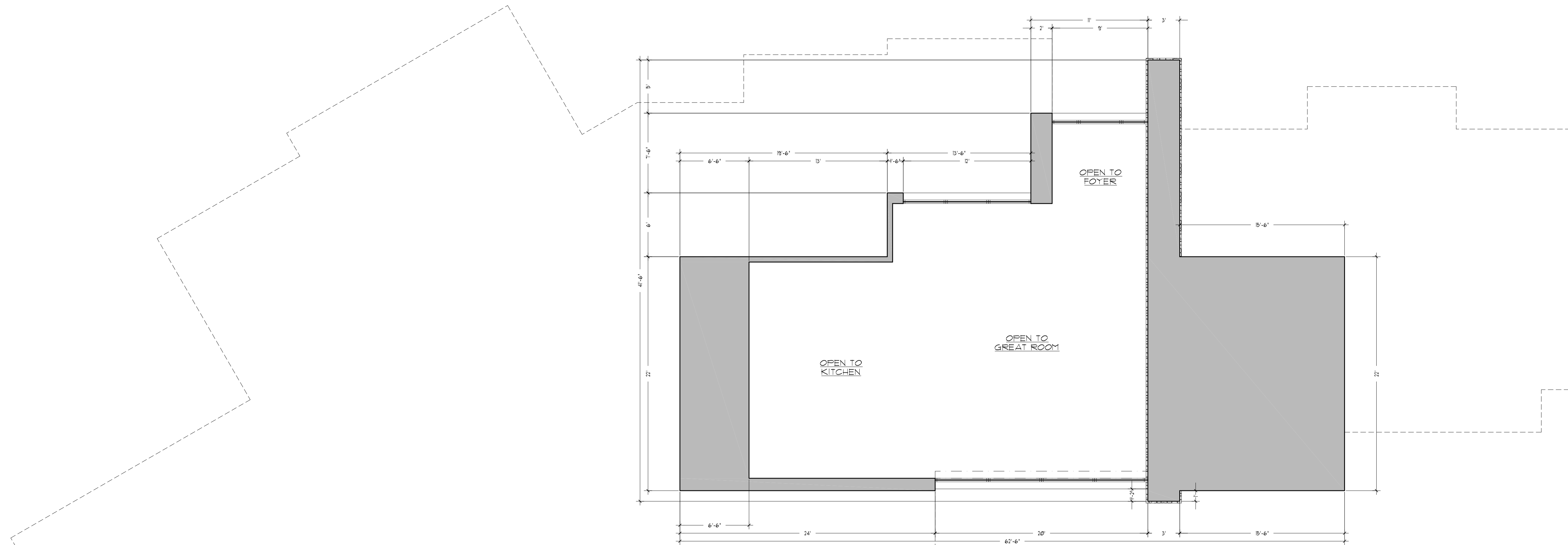
SITE PLAN

A1.1



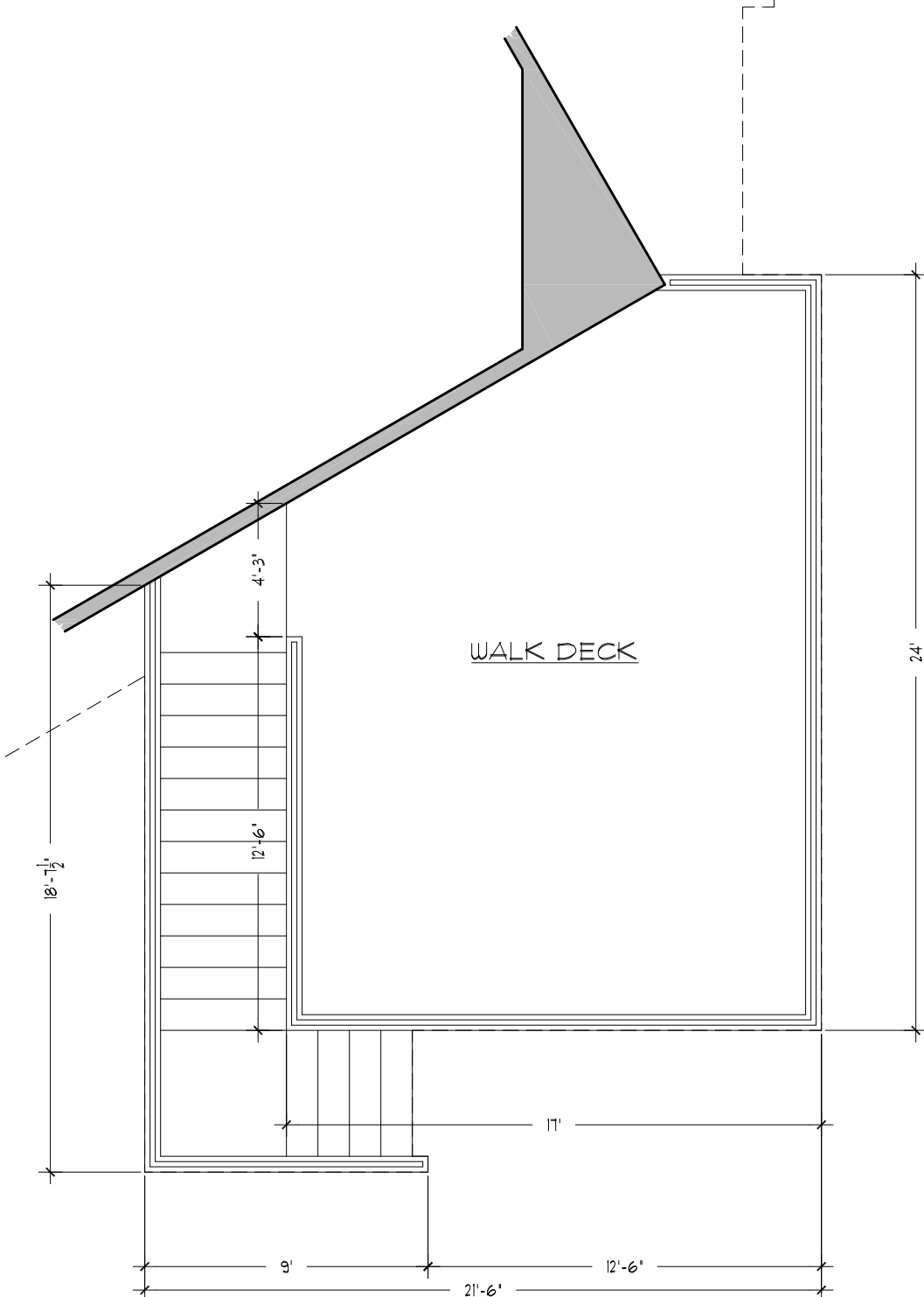
DIMENSIONED FLOOR PLAN
SCALE: 3/16" = 1'-0"

REVISIONS
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Ilini Design Group 10522 West Illini Street Tolleson, Arizona 85353 602-920-4031 marvinlunt@hotmail.com
BUILDER
OWNER
Custom Residence The Enclaves Lot 20 APN: 113-36-020 Lake Havasu, Arizona 86406
Project # - 21063
Plot Date - 8/10/22
SHEET NAME
FLOOR PLAN
A2.1



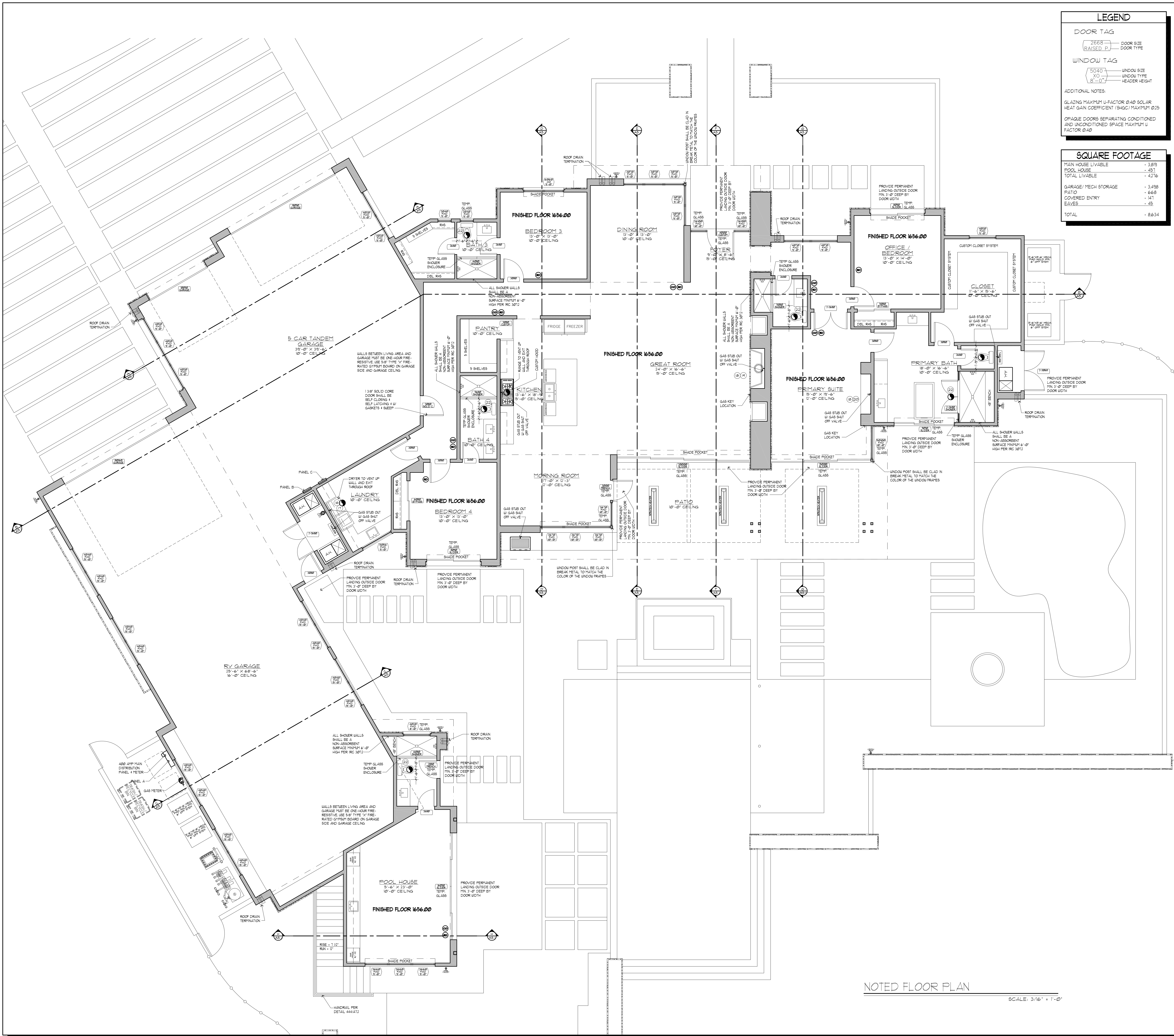
DIMENSIONED HIGH WINDOW PLAN

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



DIMENSIONED WALK DECK PLAN

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



LEGEND

DOOR TAG
2668 RAISED P DOOR SIZE DOOR TYPE

WINDOW TAG
5040 X 0 WINDOW SIZE WINDOW TYPE HEADER HEIGHT

ADDITIONAL NOTES:
GLAZING MAXIMUM U-FACTOR 0.40 SOLAR HEAT GAIN COEFFICIENT (SHGC) MAXIMUM 0.75
OPAQUE DOORS SEPARATING CONDITIONED AND UNCONDITIONED SPACE MAXIMUM U-FACTOR 0.40

SQUARE FOOTAGE

MAIN HOUSE LIVABLE	- 3,819
POOL HOUSE	- 451
TOTAL LIVABLE	- 4,270
GARAGE / MECH STORAGE	- 3,438
COVERED ENTRY	- 141
EAVES	- 45
TOTAL	- 8,634

- FLOOR PLAN NOTES / KEYED NOTES**
- GYPSUM BACKER BD FOR ADHESIVE APPLICATIONS OF CERAMIC TILE OR OTHER NON-ABSORBANT FINISH MATERIAL SHALL CONFORM WITH ASTM C630 OR C718 1/2" MR GYPSUM BD SHALL BE PERMITTED AT CEILING WITH FRAMING MEMBERS SPACED AT 12" CTS, AND 5/8" WHERE FRAMING MEMBERS ARE SPACED AT 16" CTS MR GYPSUM BD SHALL NOT BE INSTALLED OVER A VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT ALL CUT OR EXPOSED EDGES INCLUDING THOSE AT WALL INTERSECTIONS SHALL BE SEALED AS RECOMMENDED BY THE MFR MR GYPSUM BD TO BE INSTALLED IN BATHROOMS KITCHEN LAUNDRY ROOM AND GARAGE TYP
 - UNLESS NOTED OR DIMENSIONED OTHERWISE ON THE PLANS OR ELEVATIONS THE BOTTOM OF ALL DOOR AND WINDOW HEADERS TO BE 3/8 3/4" ABOVE FLOOR SLAB
 - PROVIDE SOLID WOOD BLOCKING IN WALLS FOR PROPER INSTALLATION OF ALL CABINETS TOILET BATH SHELF STANDARDS MIRRORS WALL MOUNTED ITEMS ETC
 - SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBANT SURFACE TO A HEIGHT OF NOT LESS THAN 6' ABOVE FLOOR PER IRC R307.2
 - SHOWER ENCLOSURES SHALL HAVE MINIMUM FINISHED INTERIOR DIMENSION OF 30" EACH WAY PER IRC R 307.1
 - ALL SHOWER GLASS ENCLOSURES SHALL BE TEMPERED PER IRC R308.4.5
 - A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL NEAR FURNACE OR IN UTILITY BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL THE CERTIFICATE SHALL LIST THE PRE-DOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING ROOF WALLS FOUNDATION AND DUCTS OUTSIDE THE CONDITIONED SPACES U-FACTORS FOR FENESTRATION AND THE SOLAR HEAT GAIN COEFFICIENT OF FENESTRATION AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING PER IRC N107.16
 - ACCESS DOORS FROM CONDITIONED SPACES TO UN-CONDITIONED SPACES SHALL BE LEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES PER IRC N107.24
 - DUELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT TO EXCEED 5 AIR CHANGES PER HOUR IN ZONES 1 AND 2 TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES WG 150 FASCAL 5/ PER IRC N107.42
 - WHERE THE PRIMARY HEATING SYSTEM IS FORCED AIR FURNACE AT LEAST ONE THERMOSTAT PER DUELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURES THROUGHOUT THE DAY THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70 DEGREES AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78 DEGREES PER IRC N103.11
 - AIR DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING POST CONSTRUCTION TEST OR ROUGH-IN TEST
 - A MINIMUM OF 80% OF THE LAMPS IN THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS PER IRC N104.4
 - THE MAX HEIGHT AT BOTTOM OF THE OPERABLE SASH FOR ALL BEDROOM EGRESS WINDOWS SHALL NOT BE MORE THAN 44" MEASURED FROM FINISH FLOOR TO THE CLEAR OPENING PER IRC R301
 - APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN GARAGES IN THE CONTEXT OF THIS SECTION A SOURCE OF IGNITION COULD BE A PILOT FLAME BURNER BURNER IGNITER OR ELECTRICAL COMPONENT CAPABLE OF PRODUCING A SPARK, IRC SECTION M1007.3
 - WHERE A STORAGE TANK TYPE WATER HEATER IS INSTALLED IN A LOCATION WHERE WATER LEAKAGE FROM THE TANK WILL CAUSE DAMAGE THE TANK SHALL BE INSTALLED IN A GALVANIZED STEEL PAN HAVING A MATERIAL THICKNESS OF NOT LESS THAN 24 GAUGE OR OTHER APPROVED PAN FOR SUCH USE LISTED PANS SHALL COVER WITH CSA LC2. THE PAN SHALL NOT BE LESS THAN 15 INCHES DEEP AND SHALL BE DRAINED BY AN INDIRECT WASTE PIPE OF NOT LESS THAN 1.5 INCH DIAMETER THE PAN DRAIN SHALL EXTEND FULL-SIZE AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR SHALL EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE NOT LESS THAN 6 INCHES AND NOT MORE THAN 24 INCHES ABOVE THE ADJACENT GROUND SURFACE IRC SECTION P1007.5
 - PROVIDE A 4 INCH DIAMETER MOISTURE EXHAUST VENT FOR CLOTHES DRYER OR AS REQUIRED BY THE CLOTHES DRYER'S LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS PROVIDED THAT IT IS TO BE PRESENTED PRIOR TO CONSTRUCTION IRC SECTION M1007.4.1 G24395
 - THE CLOTHES DRYER EXHAUST DUCT SHALL BE AT LEAST THE DIAMETER OF THE APPLIANCE OUTLET AND SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING IT SHALL NOT EXCEED 35'-0" FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL WITH REDUCTIONS FOR BENDS THE DUCT SHALL TERMINATE NOT LESS THAN 3'-0" FROM PROPERTY LINE IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS IRC M1007.3 M1007.4.1 G24395.3
 - PROVIDE A PERMANENTLY INSTALLED APPROVED DECORATIVE APPLIANCE/ GAS LOG SET FIREPLACE DAMPER OPENING SHALL COMPLY WITH THE LISTED DECORATIVE APPLIANCE MANUFACTURER'S INSTALLATION INSTRUCTIONS DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF CHIMNEYS OF FACTORY BUILT FIREPLACES EXCEPT WHERE LISTED AND LABELED FOR SUCH USE
 - 60" ISOKERN FIREPLACE, EARTHCORE INDUSTRIES ICC ESR-236
 - 12" ISOKERN FIREPLACE, EARTHCORE INDUSTRIES ICC ESR-236
 - SOLAR ENERGY SYSTEMS MUST BE PROVIDED WITH ACCESS AREAS AND PATHWAYS SEE ROOF PLAN FOR THERMAL ENVELOPE AND SECTIONS
 - EXHAUST FANS IN BATHROOMS WITH A SHOWER TUB SHALL BE PROVIDED WITH A DELAY TIMER OR EXHAUST HUMIDITY/CONDENSATION CONTROL SENSOR EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS (K3003.3)

REVISIONS

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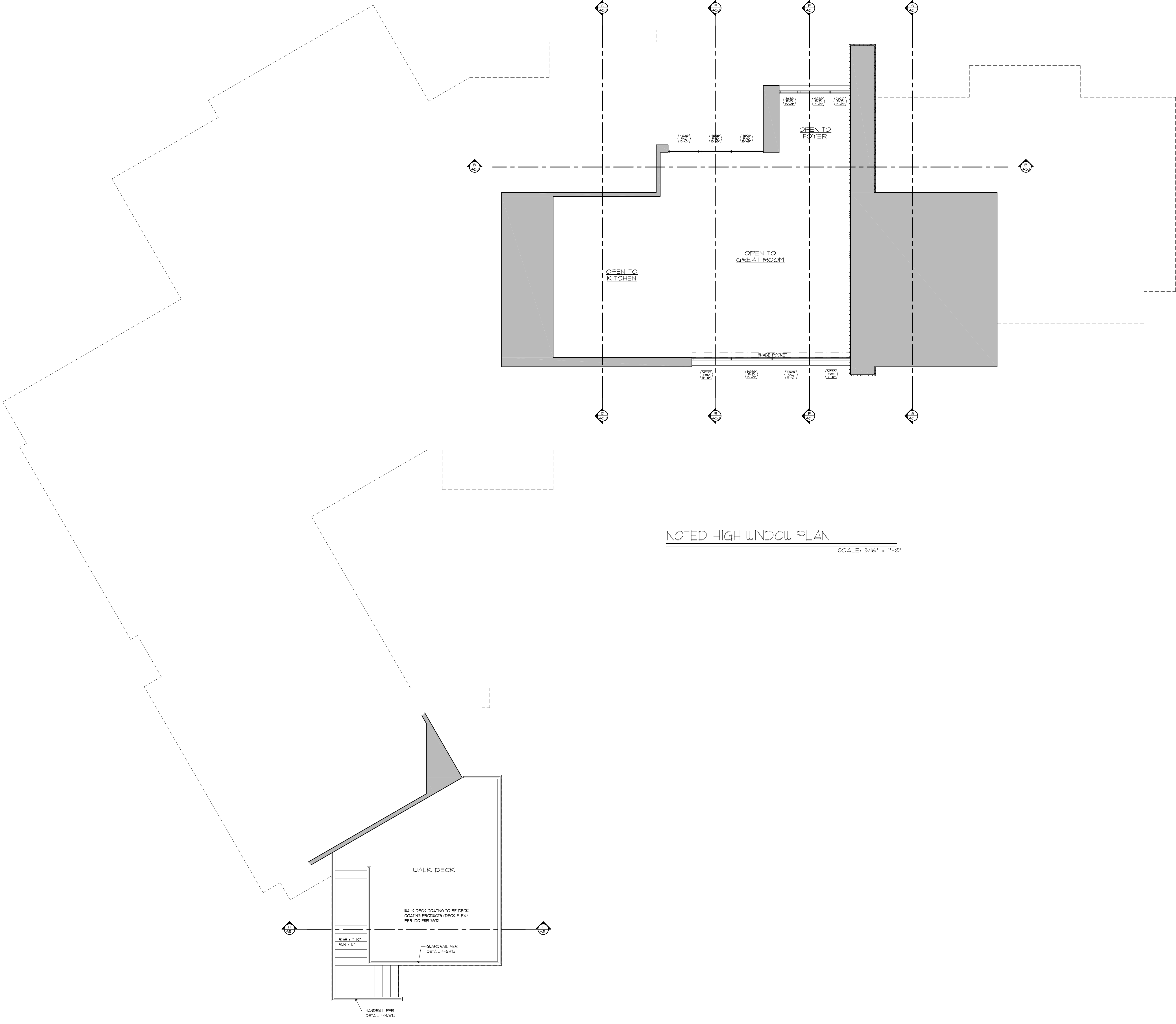
Project # - 21063

Plot Date - 8/10/22

SHEET NAME
FLOOR PLAN

A2.3

NOTED FLOOR PLAN
SCALE: 3/16" = 1'-0"



LEGEND

DOOR TAG

2668 RAISED P DOOR SIZE DOOR TYPE

WINDOW TAG

5040 X 0 WINDOW SIZE WINDOW TYPE HEADER HEIGHT

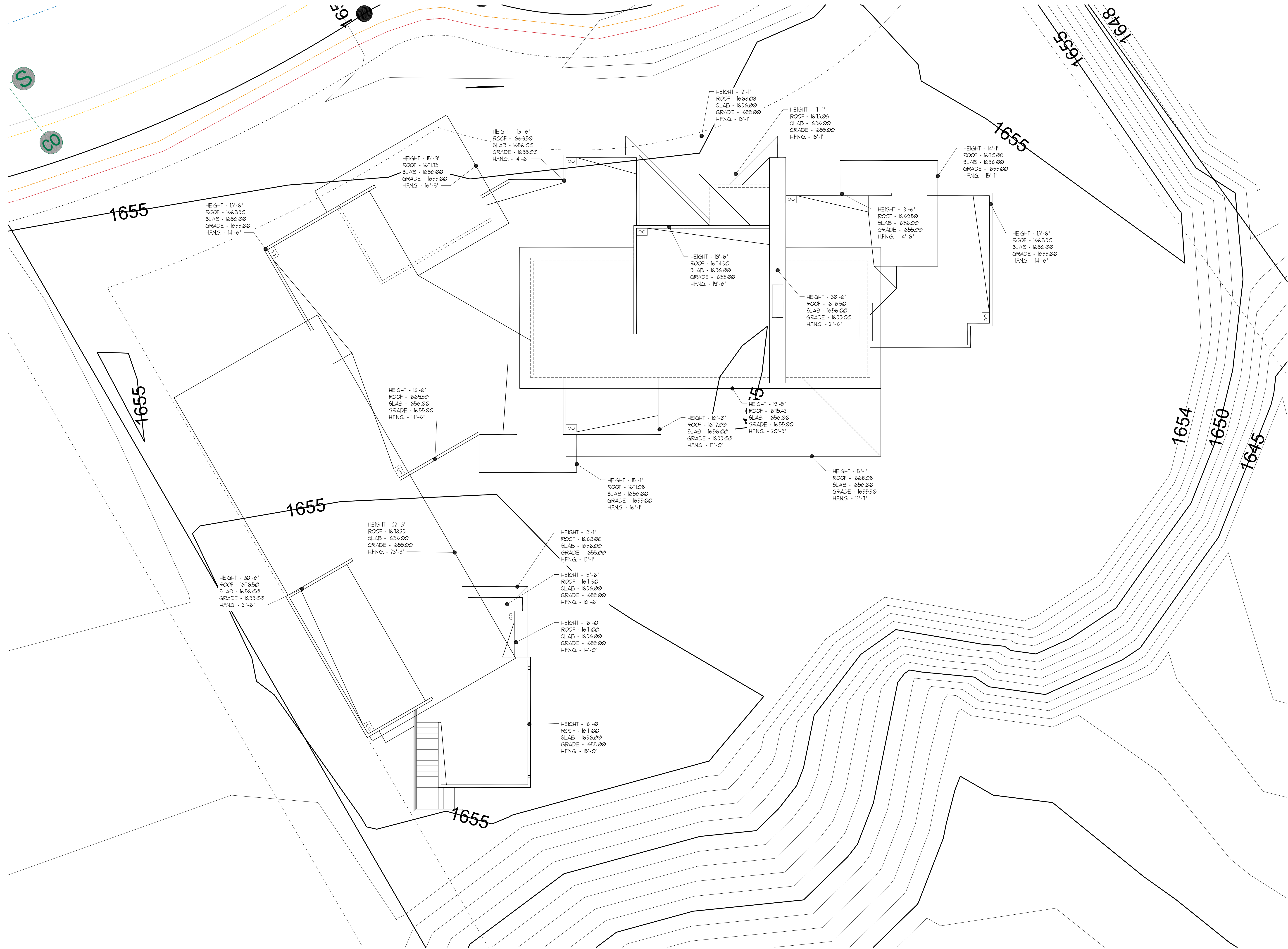
ADDITIONAL NOTES:

GLAZING MAXIMUM U-FACTOR 0.40 SOLAR HEAT GAIN COEFFICIENT (SHGC) MAXIMUM 0.25

OPAQUE DOORS SEPARATING CONDITIONED AND UNCONDITIONED SPACE MAXIMUM U-FACTOR 0.40

- FLOOR PLAN NOTES / KEYED NOTES**
- GYPSUM BACKER BD FOR ADHESIVE APPLICATIONS OF CERAMIC TILE OR OTHER NON-ABSORBANT FINISH MATERIAL SHALL CONFORM WITH ASTM C630 OR C718 1/2" MR GYPSUM BD SHALL BE PERMITTED AT CEILING WITH FRAMING MEMBERS SPACED AT 12" CTS, AND 5/8" WHERE FRAMING MEMBERS ARE SPACED AT 16" CTS MR GYPSUM BD SHALL NOT BE INSTALLED OVER A VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT ALL CUT OR EXPOSED EDGES INCLUDING THOSE AT WALL INTERSECTIONS SHALL BE SEALED AS RECOMMENDED BY THE MFR MR GYPSUM BD TO BE INSTALLED IN BATHROOMS KITCHEN LAUNDRY ROOM AND GARAGE, TYP
 - UNLESS NOTED OR DIMENSIONED OTHERWISE ON THE PLANS OR ELEVATIONS, THE BOTTOM OF ALL DOOR AND WINDOW HEADERS TO BE 36 3/4" ABOVE FLOOR SLAB
 - PROVIDE SOLID WOOD BLOCKING IN WALLS FOR PROPER INSTALLATION OF ALL CABINETS, TOILET BAR SHELF STANDARDS, MIRRORS, WALL MOUNTED ITEMS, ETC
 - SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBANT SURFACE TO A HEIGHT OR NOT LESS THAN 6' ABOVE FLOOR PER IRC R307.2
 - SHOWER ENCLOSURES SHALL HAVE MINIMUM FINISHED INTERIOR DIMENSION OF 30" EACH WAY PER IRC R 307.1
 - ALL SHOWER GLASS ENCLOSURES SHALL BE TEMPERED PER IRC R308.4.5
 - A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL, NEAR FURNACE OR IN UTILITY BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL. THE CERTIFICATE SHALL LIST THE PRE-DOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION AND DUCTS OUTSIDE THE CONDITIONED SPACES, U-FACTORS FOR PENETRATION AND THE SOLAR HEAT GAIN COEFFICIENT OF PENETRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING PER IRC N107.16
 - ACCESS DOORS FROM CONDITIONED SPACES TO UN-CONDITIONED SPACES SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES PER IRC N107.24
 - DUELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT TO EXCEED 5 AIR CHANGES PER HOUR IN ZONES 1 AND 2 TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES WG (50 FASCAL/S) PER IRC N107.40
 - WHERE THE PRIMARY HEATING SYSTEM IS FORCED AIR FURNACE, AT LEAST ONE THERMOSTAT PER DUELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURES THROUGHOUT THE DAY. THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70 DEGREES AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78 DEGREES PER IRC N103.11
 - AIR DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING, POST CONSTRUCTION TEST OR ROUGH-IN TEST
 - A MINIMUM OF 90% OF THE LAMPS IN THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS PER IRC N104.4
 - THE MAX HEIGHT AT BOTTOM OF THE OPERABLE SASH FOR ALL BEDROOM EGRESS WINDOWS SHALL NOT BE MORE THAN 44" MEASURED FROM FINISH FLOOR TO THE CLEAR OPENING PER IRC R307
 - APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN GARAGES. IN THE CONTEXT OF THIS SECTION, A SOURCE OF IGNITION COULD BE A PILOT FLAME, BURNER, BURNER IGNITER OR ELECTRICAL COMPONENT CAPABLE OF PRODUCING A SPARK, IRC SECTION M107.3
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 - PROVIDE A 4 INCH DIAMETER MOISTURE EXHAUST VENT FOR CLOTHES DRYER OR AS REQUIRED BY THE CLOTHES DRYER'S LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS PROVIDED THAT IS TO BE PRESENTED PRIOR TO CONSTRUCTION. IRC SECTION M107.4.1 G24395
 - THE CLOTHES DRYER EXHAUST DUCT SHALL BE AT LEAST THE DIAMETER OF THE APPLIANCE OUTLET AND SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. IT SHALL NOT EXCEED 35'-0" FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL WITH REDUCTIONS FOR BENDS. THE DUCT SHALL TERMINATE NOT LESS THAN 3'-0" FROM PROPERTY LINE IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS. IRC M107.3, M107.4.1, G24395.5
 - PROVIDE A PERMANENTLY INSTALLED APPROVED DECORATIVE APPLIANCE/GAS LOG SET FIREPLACE DAMPER OPENING SHALL COMPLY WITH THE LISTED DECORATIVE APPLIANCE MANUFACTURER'S INSTALLATION INSTRUCTIONS. DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF CHIMNEYS OF FACTORY-BUILT FIREPLACES EXCEPT WHERE LISTED AND LABELED FOR SUCH USE
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OWNER	
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Project # - 21063	
Plot Date - 8/10/22	
SHEET NAME	
FLOOR PLAN	
A2.4	



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

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Project # - 21063
Plot Date - 8/10/22
SHEET NAME
ROOF PLAN
A3.2

BUILDING COLORS

- EXTERIOR PAINT - 501031 MEGA GREIGE LRV 31
- WINDOWS - WESTERN WINDOWS SYSTEM - ALUMINUM CLAD BRONZE
- FASCIA - 0011 OLD COUNTRY MILLWORK BLACK ORE MATTE
- STONE - GRIS CANERA FLAT LAID
- PAVERS - CONCRETE PAVERS RIO BLEND IN GREY BROWN
- ALL EXTERIOR SOFFITS / OVERHANGS SHALL BE PAINTED TO MATCH THE BODY COLORS
- GARAGE DOOR - WAYNE DALTON CONTEMPORARY STEEL PANEL BENJAMIN MOORE CHEATING HEARTS 1611

STONE NOTE

1. STONE/MASONRY:
 - a. STONE AND MASONRY MAY NOT TERMINATE ON AN EXTERIOR CORNER. STONE MUST WRAP AN EXTERIOR CORNER AND TERMINATE AT AN INTERIOR CORNER. INCLUDING AT DOOR AND WINDOW OPENINGS. STONE PIECES USED ON EXTERIOR CORNERS SHALL BE A MINIMUM IN EACH OF THE HORIZONTAL DIMENSIONS IN ORDER TO GIVE THE APPEARANCE OF DIMENSIONAL STONE.
 - b. STONE CAPS, SILLS OR LEDGES SHALL BE AT LEAST 2" THICK. NO THIN EDGES MAY BE EXPOSED ON A CAP, SILL, OR LEDGE. THIN STONE EDGES MAY NOT BE EXPOSED ON A CORNER.
 - c. FOR WINDOWS, DOORS AND OPENINGS IN A WALL CLAD IN STONE, A VISUAL, HEADER, INTEL, OR OTHER VISUAL SUPPORT MUST BE PROVIDED THAT APPEARS TO VISUALLY SUPPORT THE STONE OVER THE OPENING. STONE MAY NOT APPEAR TO "FLOAT" OVER THE OPENING.
2. SCUPPERS: SCUPPERS MUST HAVE SOME DIMENSION, THICKNESS OR DETAIL, TYPICALLY BEING AT LEAST 1" THICK. SIMPLE SHEET METAL SCUPPERS THAT POKE OUT OF THE PARAPET ARE NOT ACCEPTABLE. WOOD, POLYURETHANE, PRECAST CONCRETE AND OTHER DECORATIVE SCUPPERS THAT ARE APPROPRIATE TO THE ARCHITECTURAL STYLE OF THE HOME ARE ACCEPTABLE. THE TOP OF THE SCUPPER MUST BE A MINIMUM OF 6" LOWER THAN THE TOP OF THE PARAPET. ACCURATELY SHOW THE LOCATIONS OF ALL SCUPPER ON THE HOME. THE SCUPPER SHALL BE PLACED FOR BALANCE AND ORDER. RANDOM OR DISORDERLY SCUPPER LOCATIONS WILL NOT BE ACCEPTABLE. SCUPPERS MUST BE INSTALLED TRUE, PLUMB, LEVEL, SQUARE, NEAT AND PRECISE. NO BENT, ANGLED, CROOKED, SLOPPY OR SKEWED SCUPPERS WILL BE ACCEPTABLE. SHOW.
3. ROOF DRAINS: ROOF DRAIN OUTLETS SHALL OUTLET NO HIGHER THAN 4" ABOVE THE ADJACENT FINISHED GRADE ON THE EXTERIOR FACE OF THE WALL. THIS REQUIREMENT OFTEN REQUIRES CAREFULLY COORDINATION DURING CONSTRUCTION TO EXTEND THE ROOF DRAIN OUTLET PIPES PAST THE TOP OF THE FOUNDATION WALL IN ORDER TO OUTLET NO HIGHER THAN 4" ABOVE THE FINISHED GRADE.

SOUTHWEST ELEVATION

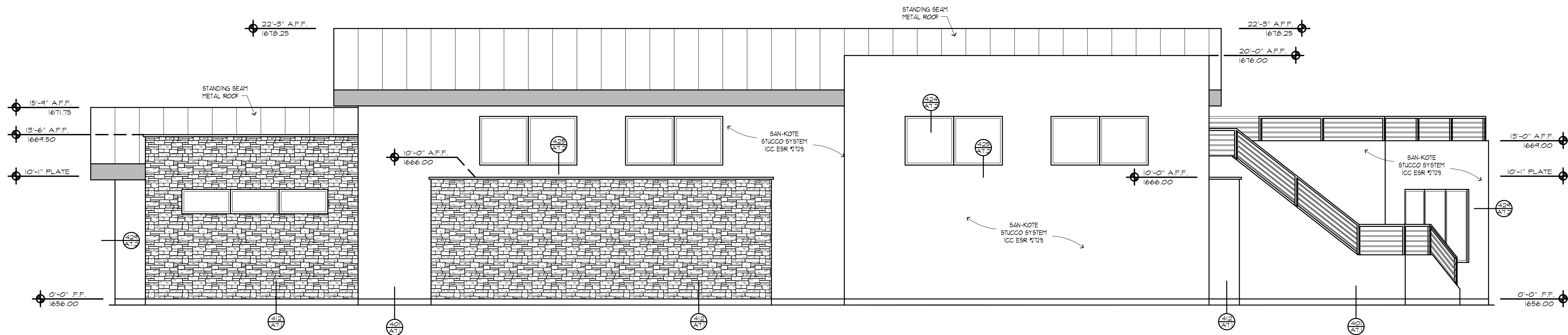
SCALE: 3/16" = 1'-0"

SOUTHEAST ELEVATION

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

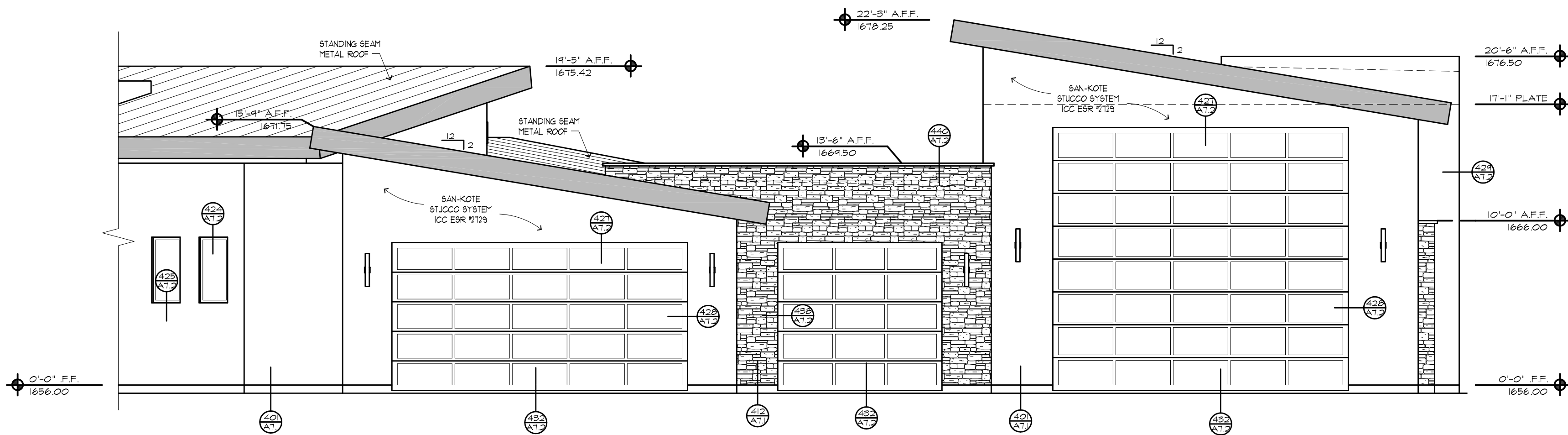
NORTHEAST ELEVATION

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



WEST ELEVATION

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



NORTH ELEVATION

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

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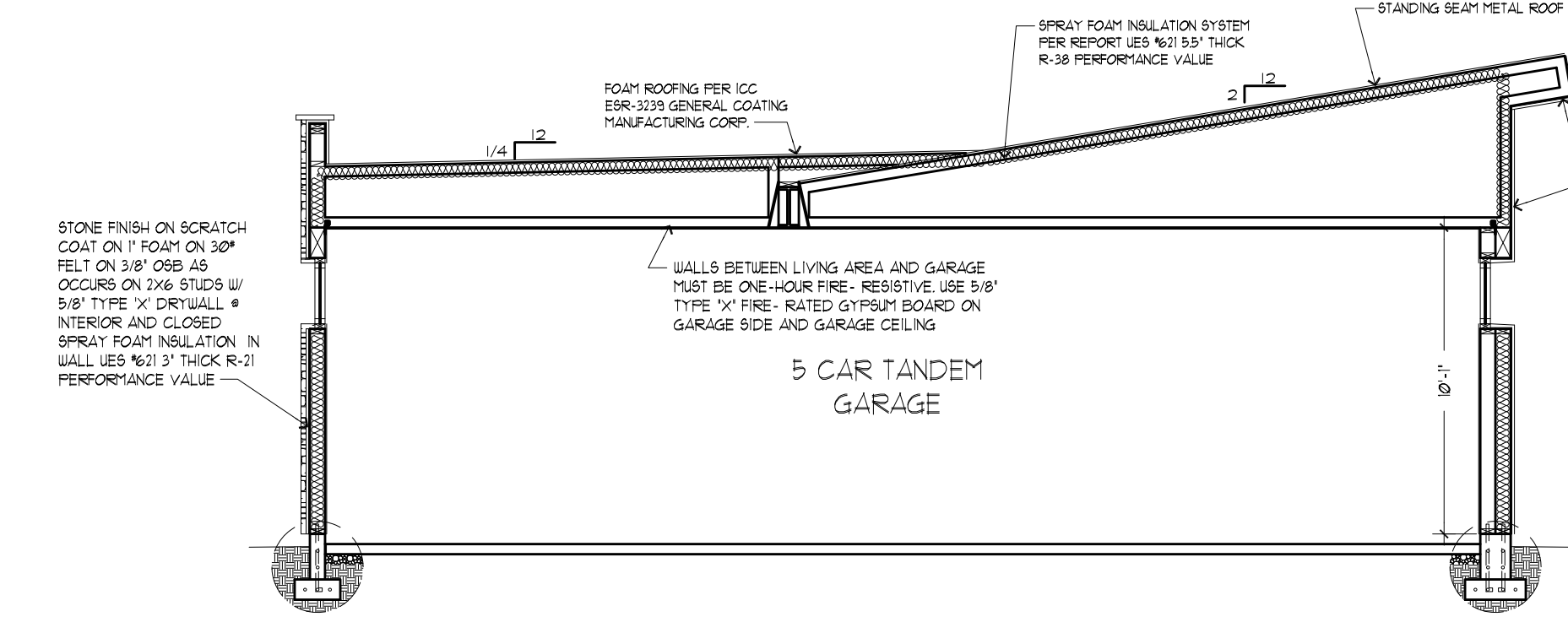
Project # - 21063

Plot Date - 8/10/22

SHEET NAME

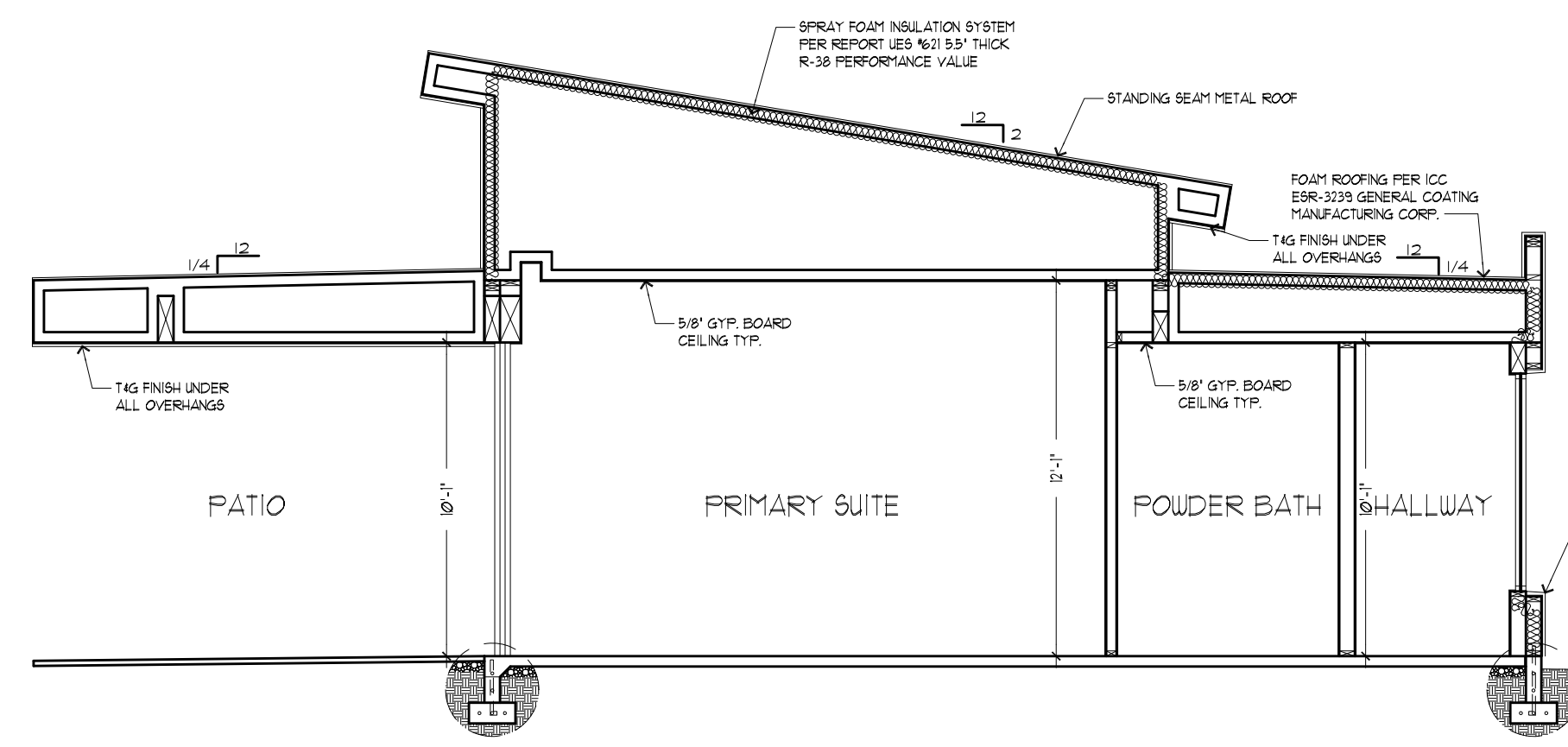
ELEVATIONS

A4.2



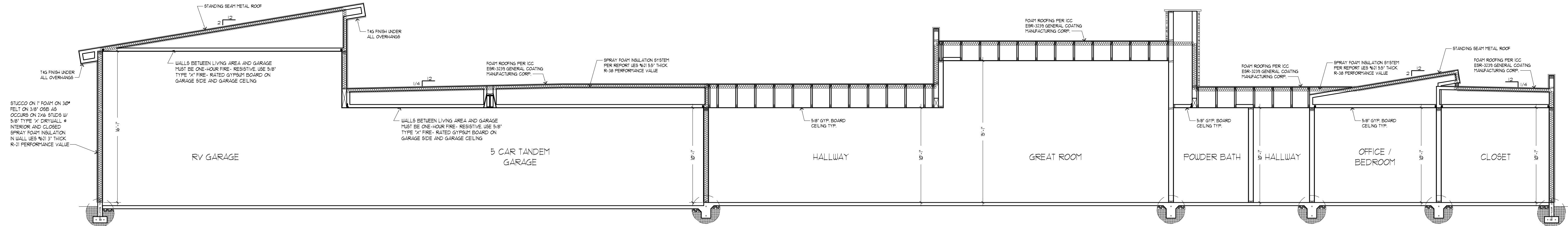
SECTION A

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



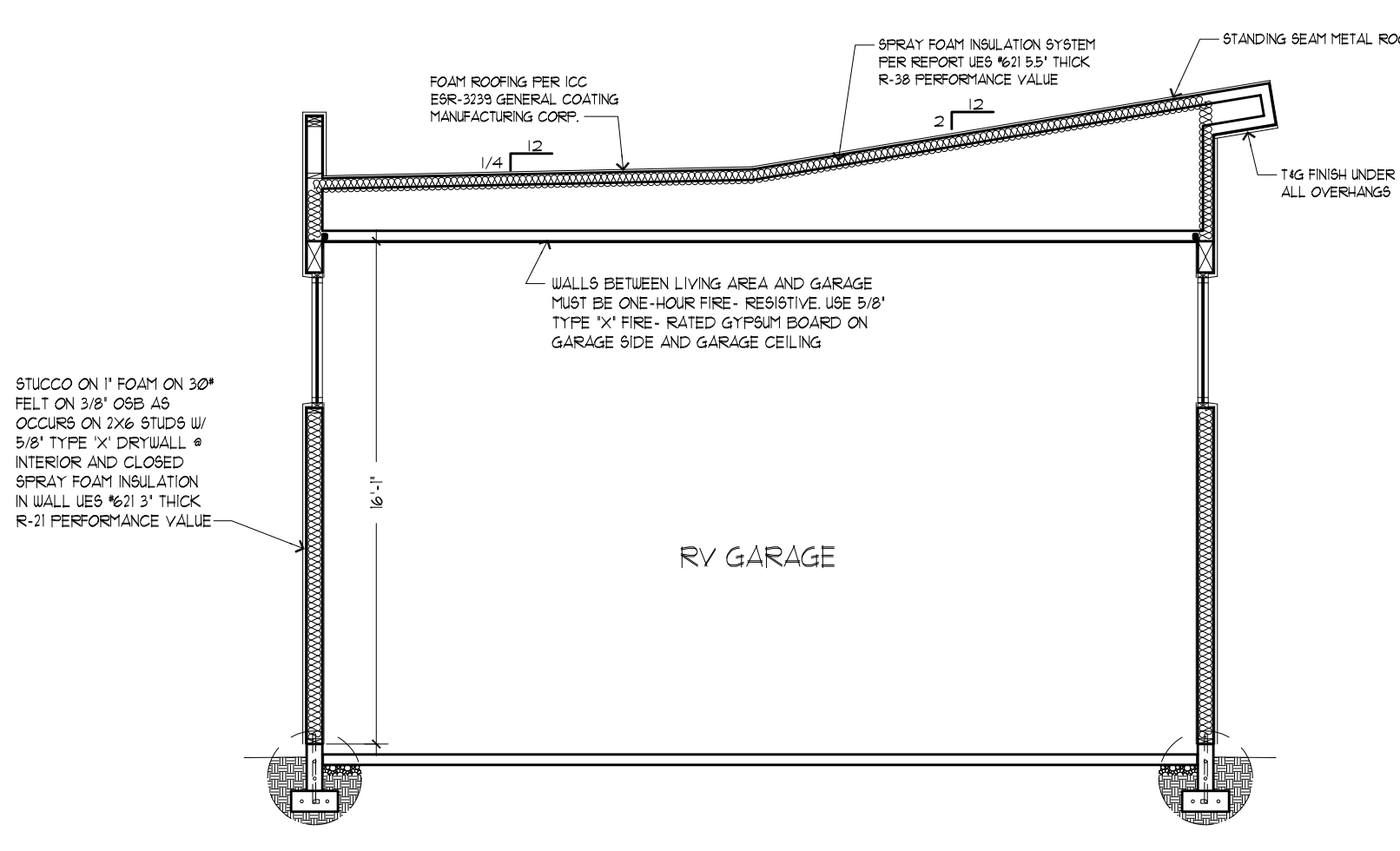
SECTION G

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



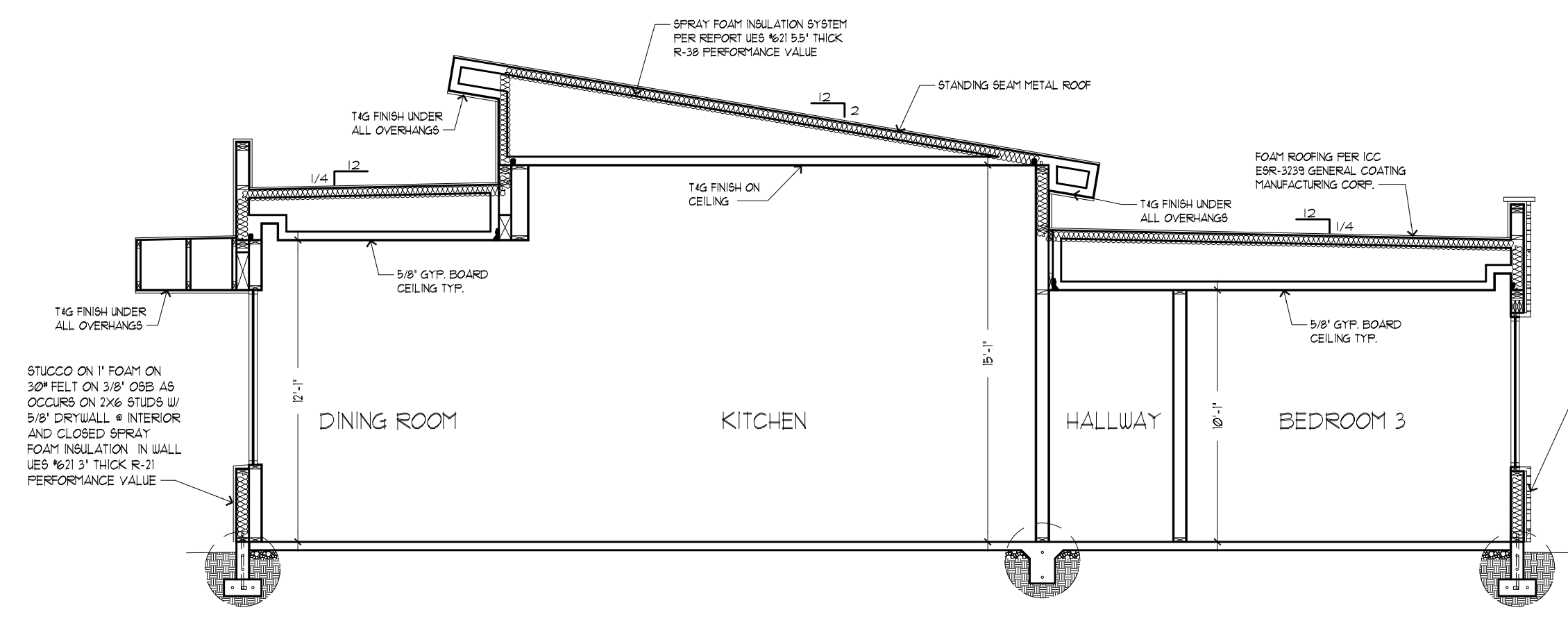
SECTION B

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



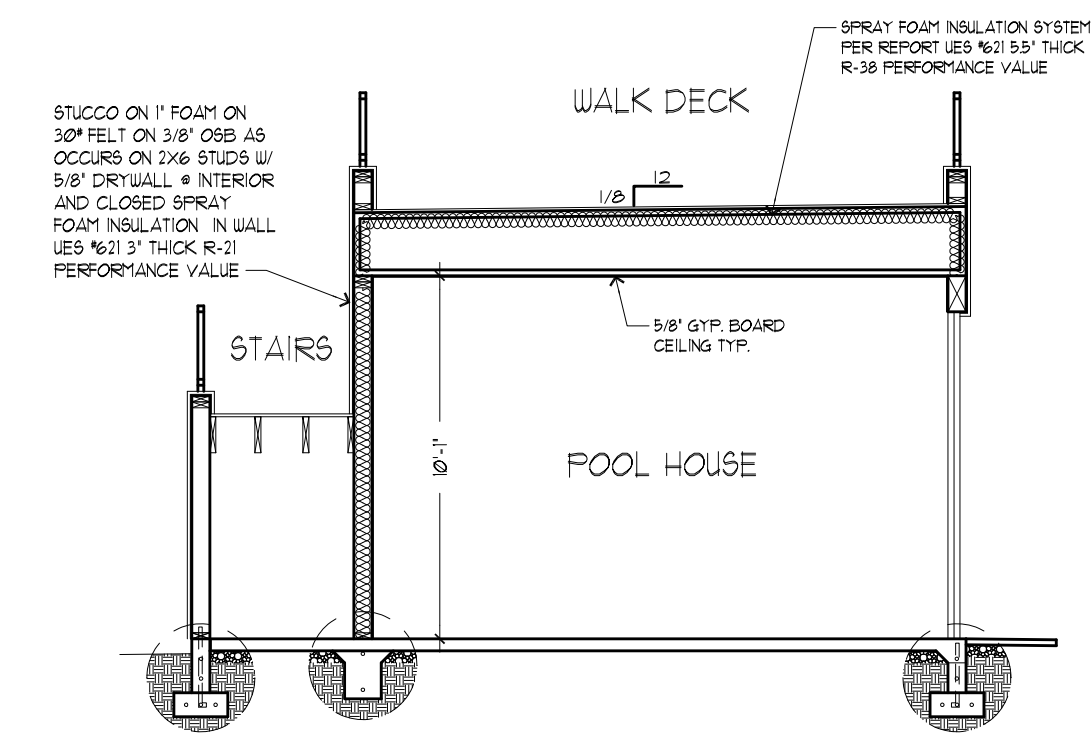
SECTION C

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



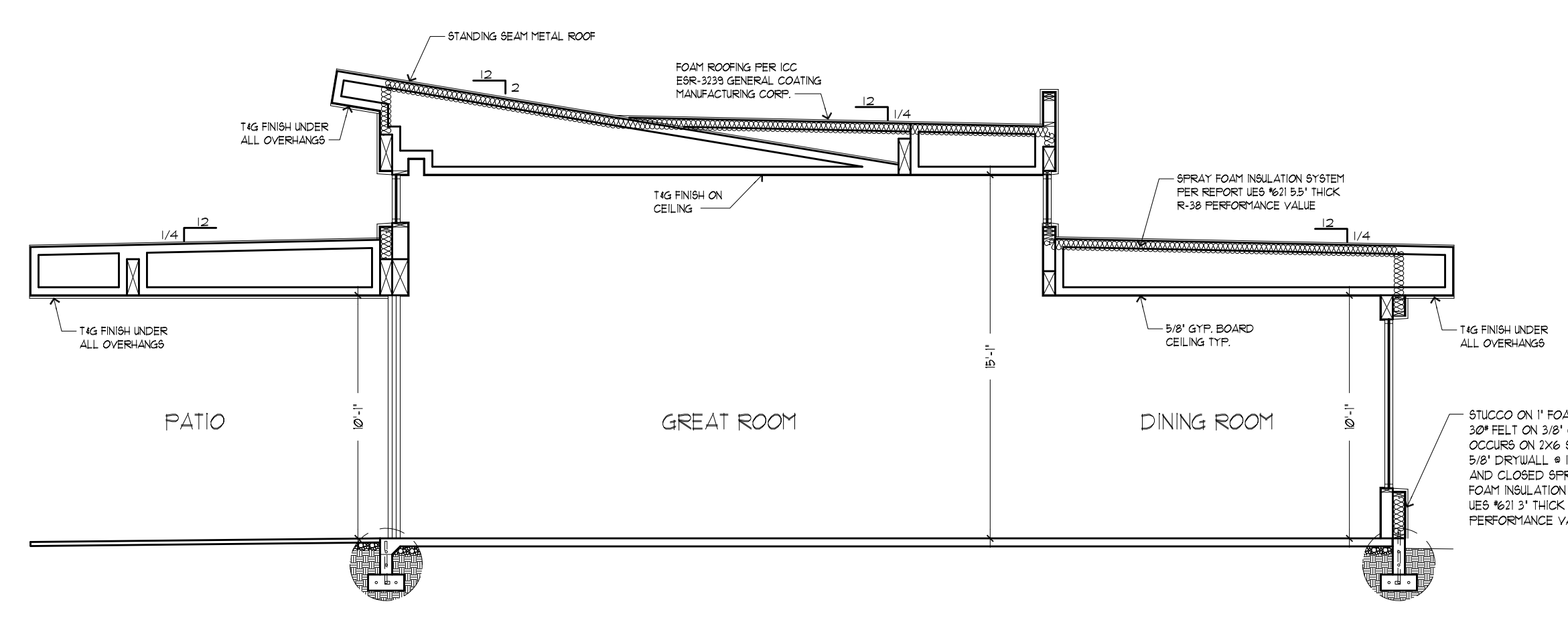
SECTION D

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



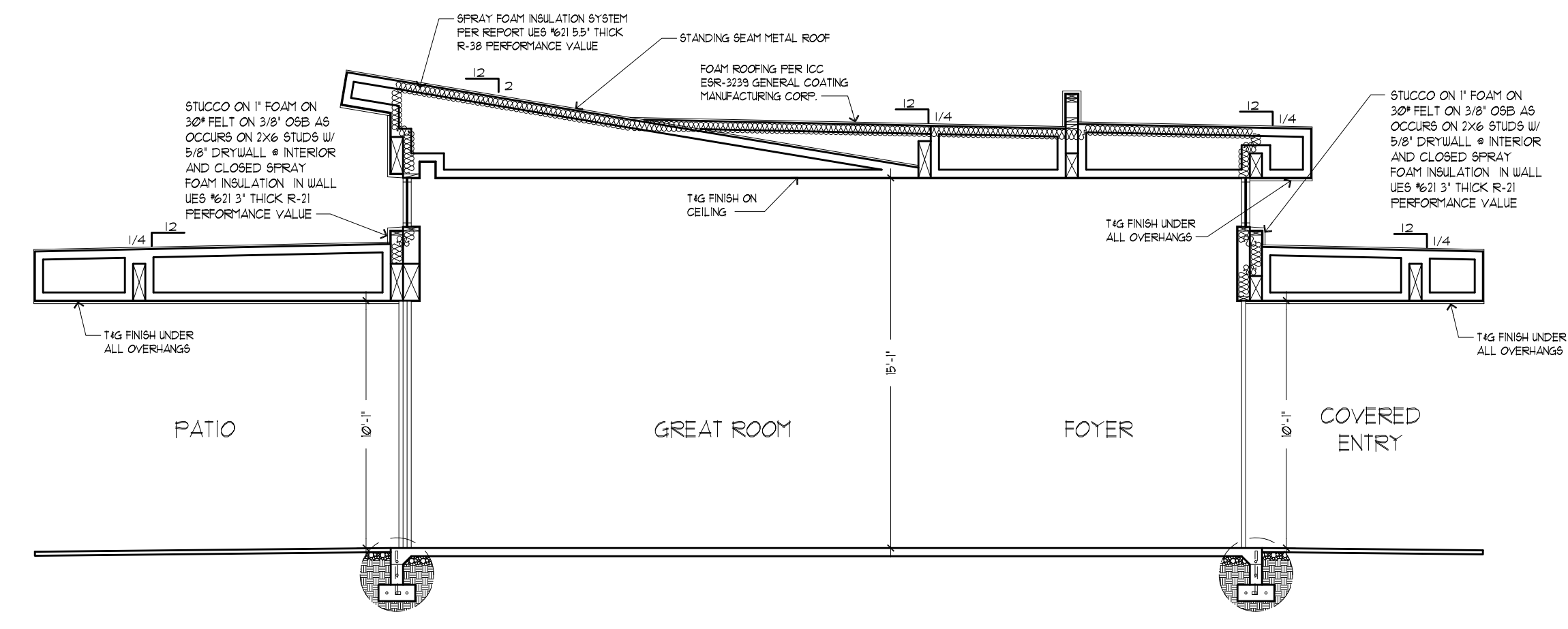
SECTION H

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



SECTION E

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



SECTION F

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

SECTION NOTES

1. 2X SOLID BLOCKING AT ALL HIPPS AND RIDGES
- FIRE BLOCKING**
- A. AT CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS, AND AT MAXIMUM 10 FT INTERVALS BOTH VERTICAL AND HORIZONTAL.
- B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROPPED CEILINGS, COVE CEILINGS, AND TOPS OF FRAMED COLUMNS.
- C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
- D. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS USE NON-COMBUSTIBLE MATERIALS.
- E. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS.
- F. WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND CONTROL SHALL HAVE FIRE BLOCKS OF MINERAL FIBER OR GLASS FIBER OR OTHER APPROVED NONRIGID MATERIAL.
- G. THE INTEGRITY OF ALL FIRE BLOCKING AND DRAFT STOPS SHALL BE MAINTAINED.

CEILING FUR-DOWN SCHEDULE

SIZE	SPACING	MAX. SPAN
2x4	12" O.C.	11'-11"
	16" O.C.	10'-6"
	24" O.C.	9'-2"
2x6	12" O.C.	18'-2"
	16" O.C.	16'-6"
	24" O.C.	14'-5"
2x8	12" O.C.	24'-0"
	16" O.C.	21'-5"
	24" O.C.	18'-6"
2x10	12" O.C.	26'-0"
	16" O.C.	26'-0"
	24" O.C.	22'-11"

NOTE:
EXTERIOR SOFFIT GYP. BOARD
TEXTURED AND PAINTED

BOTTOM CHORDS OF ALL TRUSSES TO
HAVE RIGID CEILING APPLIED OR
SHALL BE BRACED AS PER TRUSS
CALCS. "BOTTOM CHORD" NOTES.

IF BATT INSULATION IS USED IN LIEU
OF SPRAY FOAM INSULATION RAISED
TRUSS HEELS SHALL BE USED SO
INSULATION WILL SET ON TOP PLATES

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Lake Havasu, Arizona 86406

Project # - 21063

Plot Date - 8/10/22

SHEET NAME

SECTIONS

A5.1



CEILING HEIGHT PLAN
SCALE: 3/16" = 1'-0"

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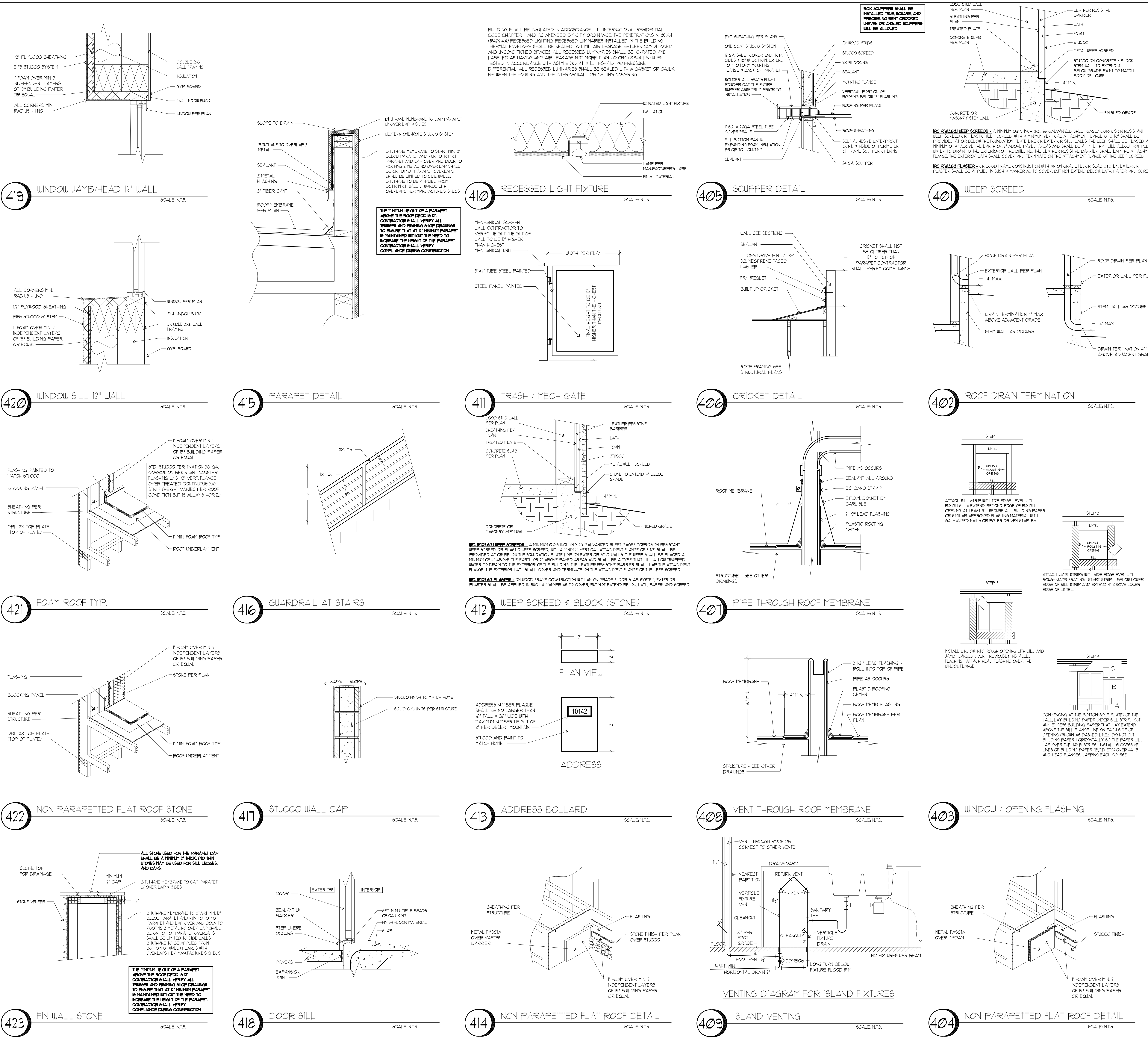
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SHEET NAME

CEILING HEIGHTS

A6.1



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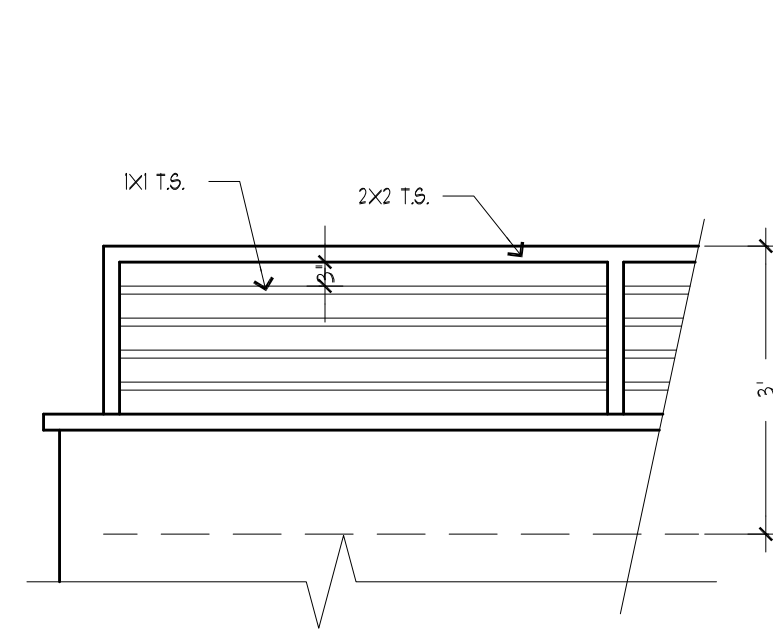
Project # - 21063
Plot Date - 8/10/22

SHEET NAME
ARCH DETAILS
A7.1

446

GUARD RAIL & WALK DECK

SCALE: N.T.S.

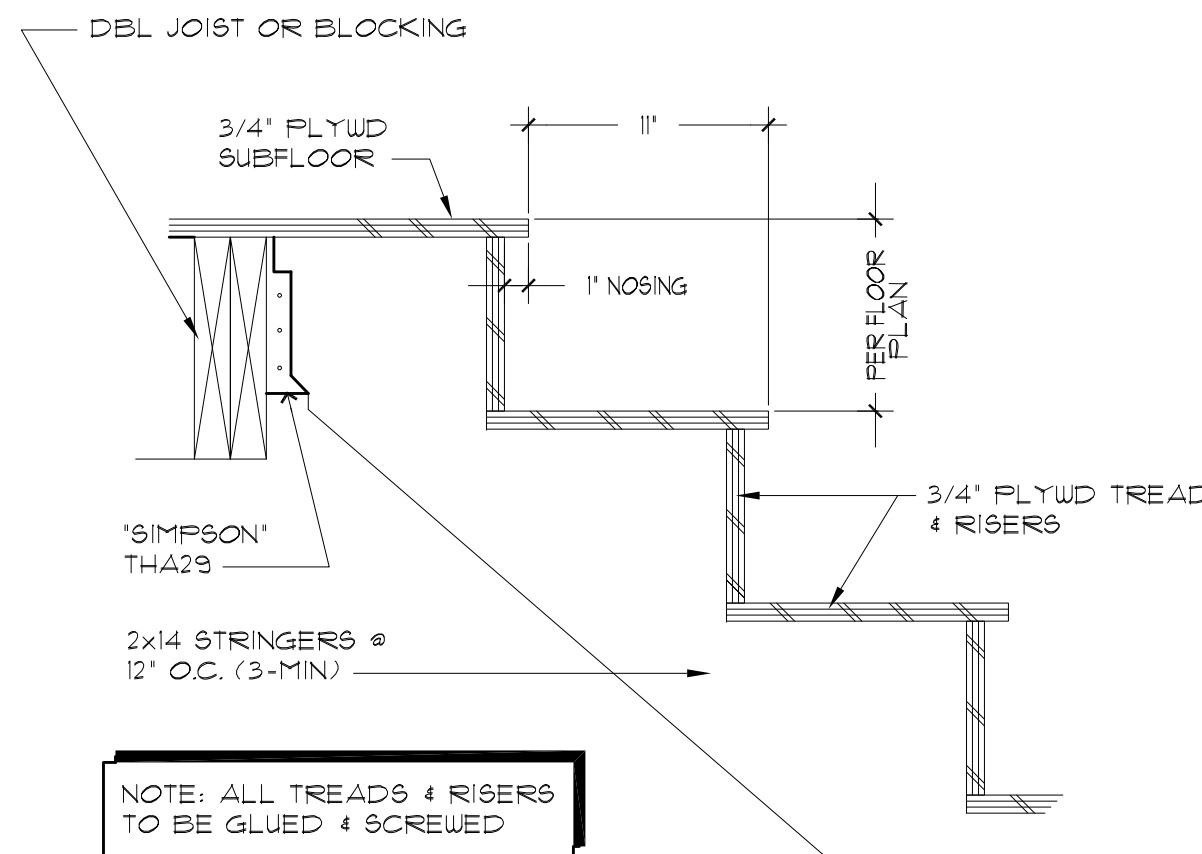


1. THE TOP OF THE GUARDRAIL SHALL BE A MINIMUM 36 INCHES ABOVE WALK-DECK FINISHED FLOOR.
2. OPENINGS IN THE BARRIER SHALL NOT ALLOW PASSAGE OF A 4" DIAMETER SPHERE.

442

TOP OF STAIR DETAIL

SCALE: N.T.S.

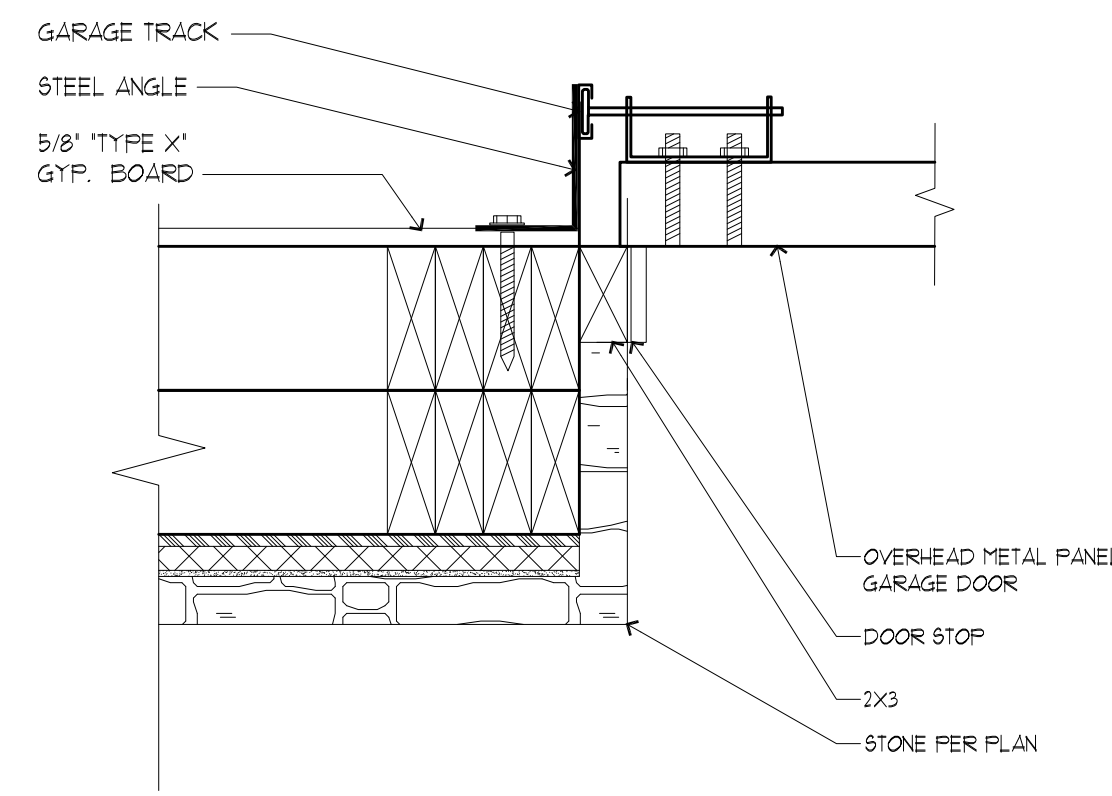


NOTE: ALL TREADS & RISERS TO BE GLUED & SCREWED

438

GARAGE DOOR HEADER STONE

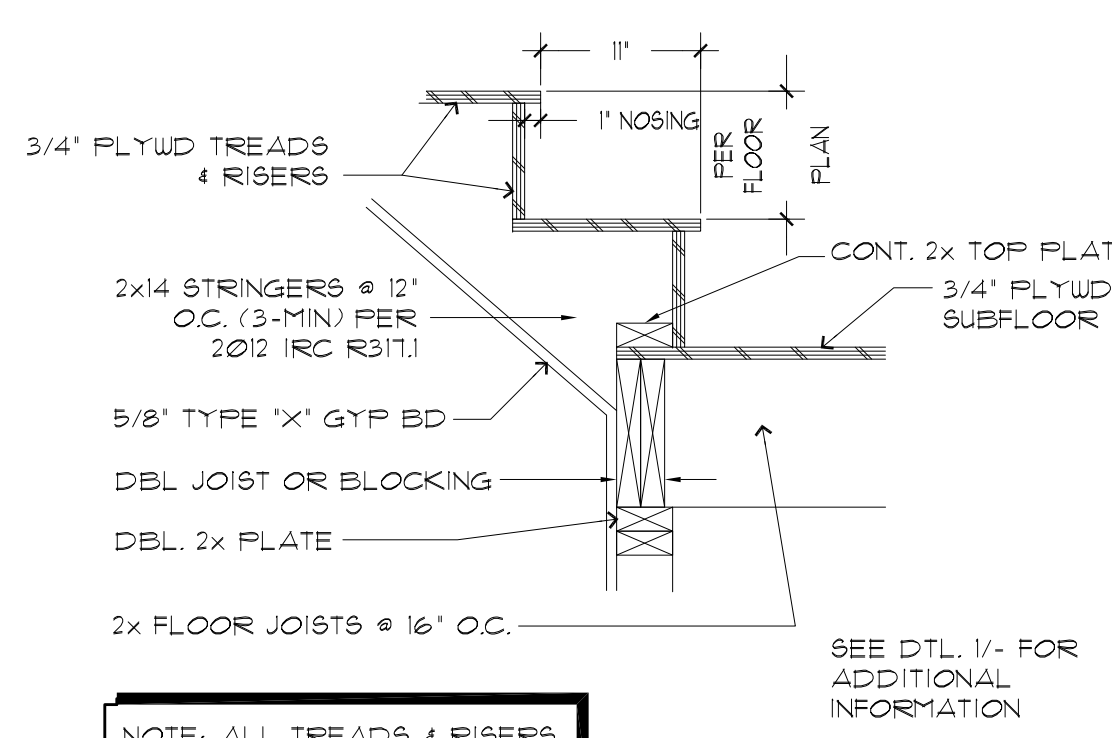
SCALE: N.T.S.



439

STAIR LANDING DETAIL

SCALE: N.T.S.

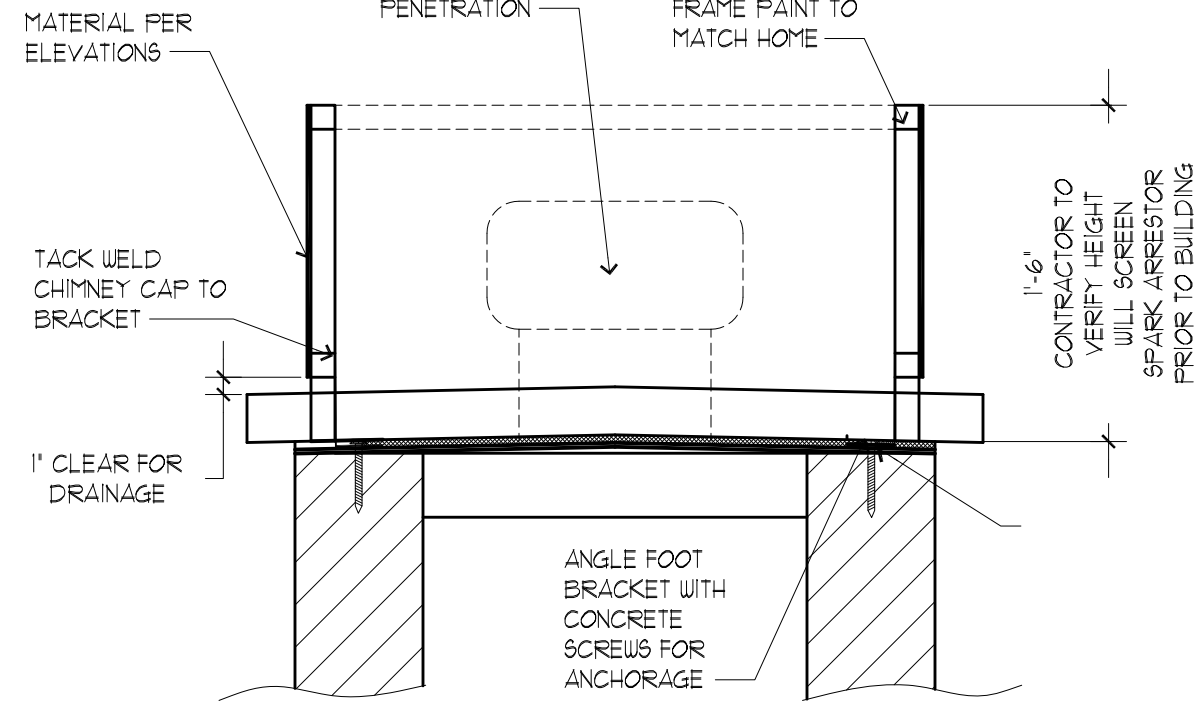


NOTE: ALL TREADS & RISERS TO BE GLUED & SCREWED

434

FIRE PLACE CAP

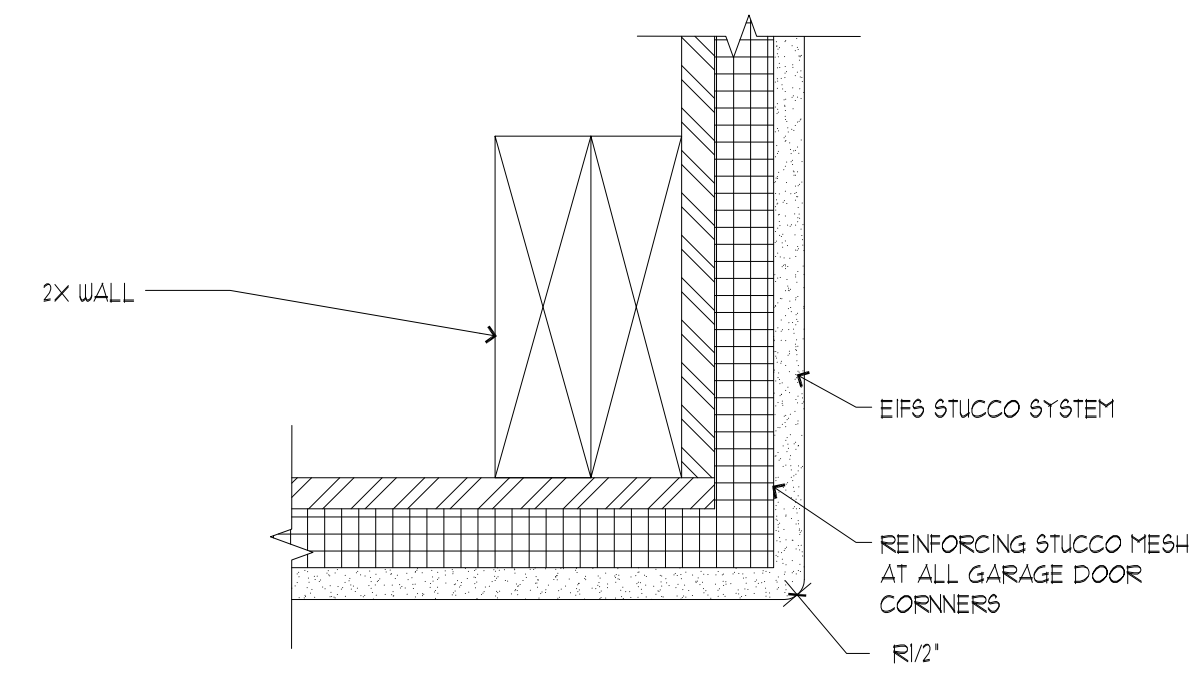
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429

TYP. STUCCO CORNER

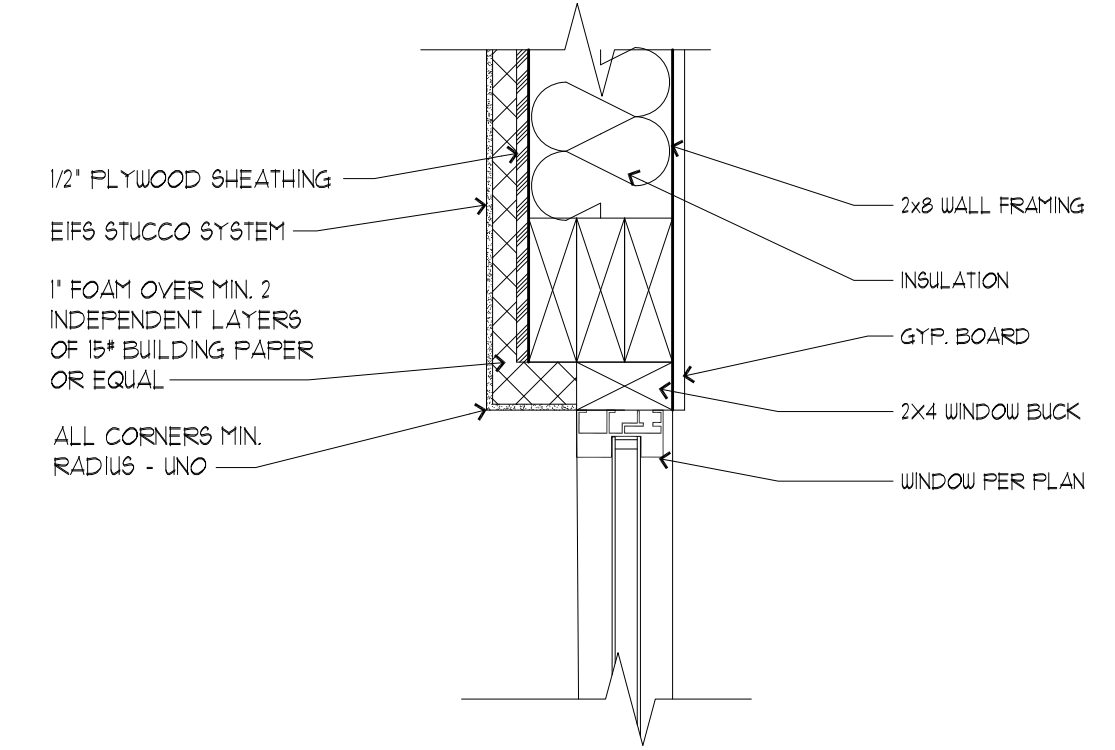
SCALE: N.T.S.



424

WINDOW JAMB/HEAD 6" WALL

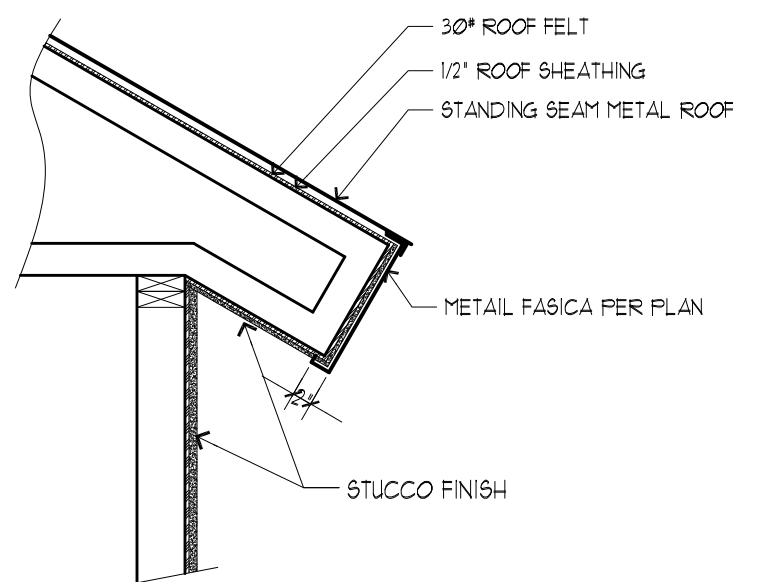
SCALE: N.T.S.



441

FASCIA AT PITCHED ROOF

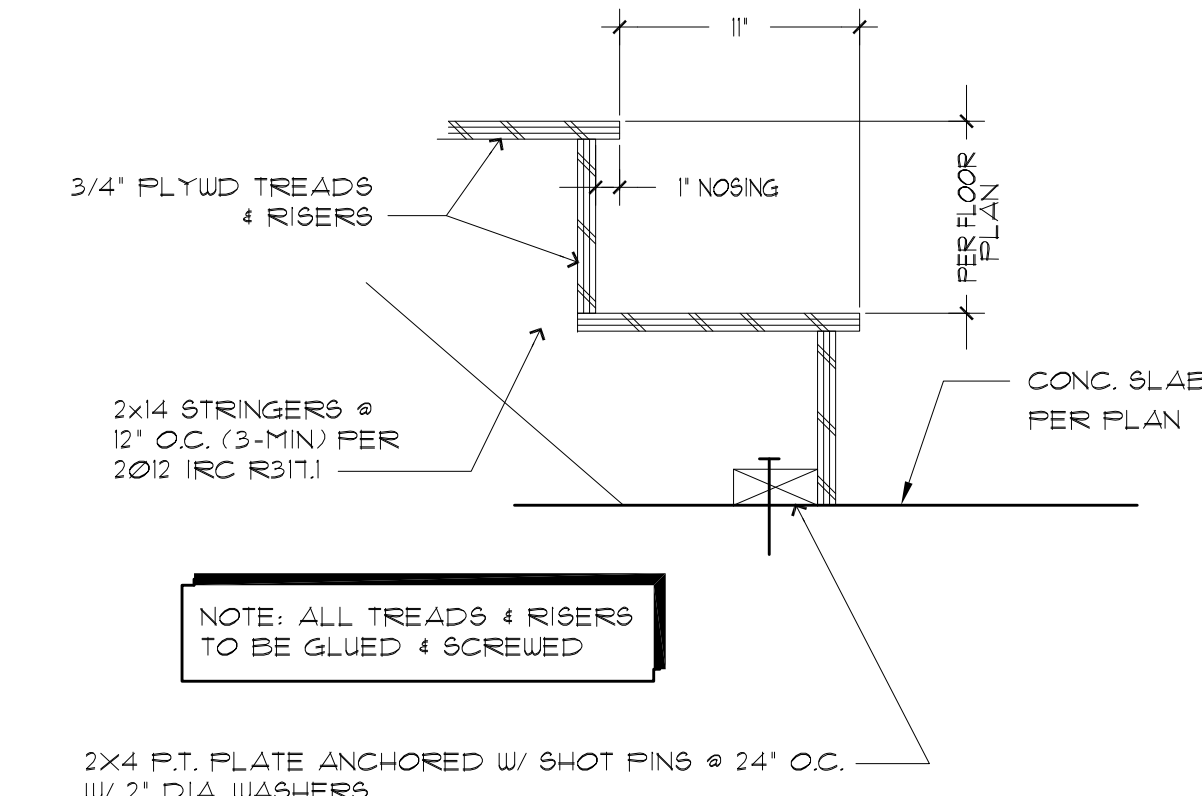
SCALE: N.T.S.



443

STAIR @ CONC. SLAB

SCALE: N.T.S.

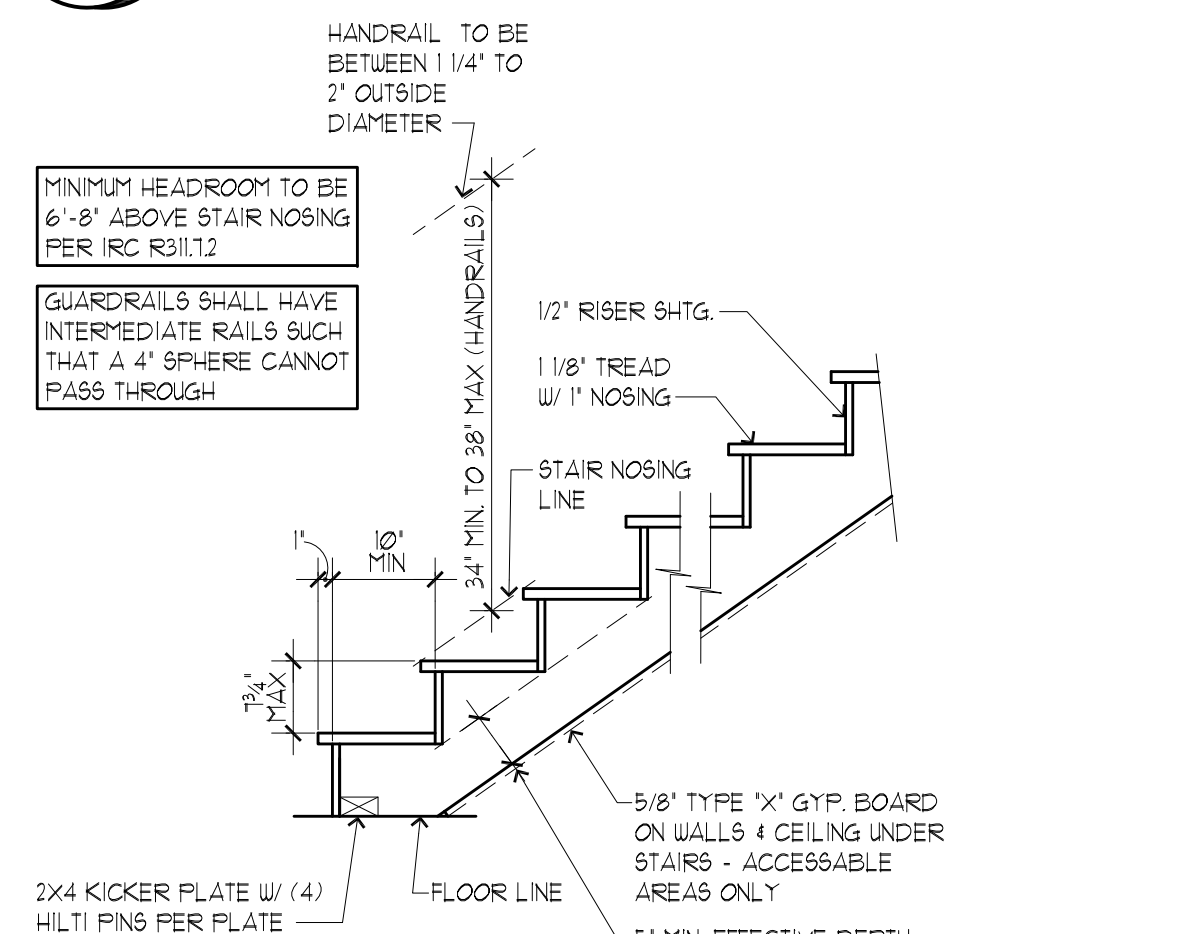


NOTE: ALL TREADS & RISERS TO BE GLUED & SCREWED

444

STAIR / HANDRAIL DETAIL

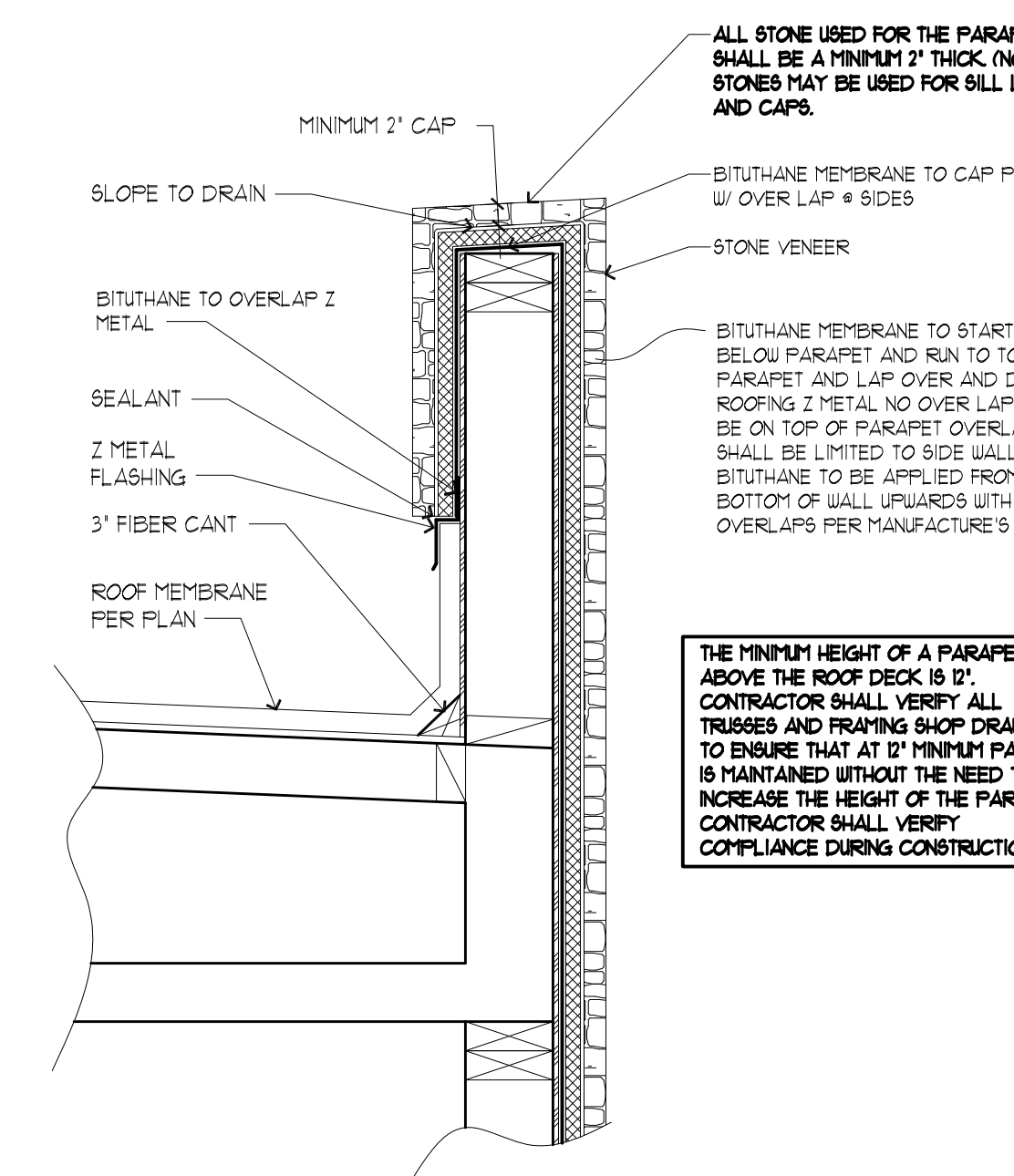
SCALE: N.T.S.



435

ROOF DRAIN

SCALE: N.T.S.

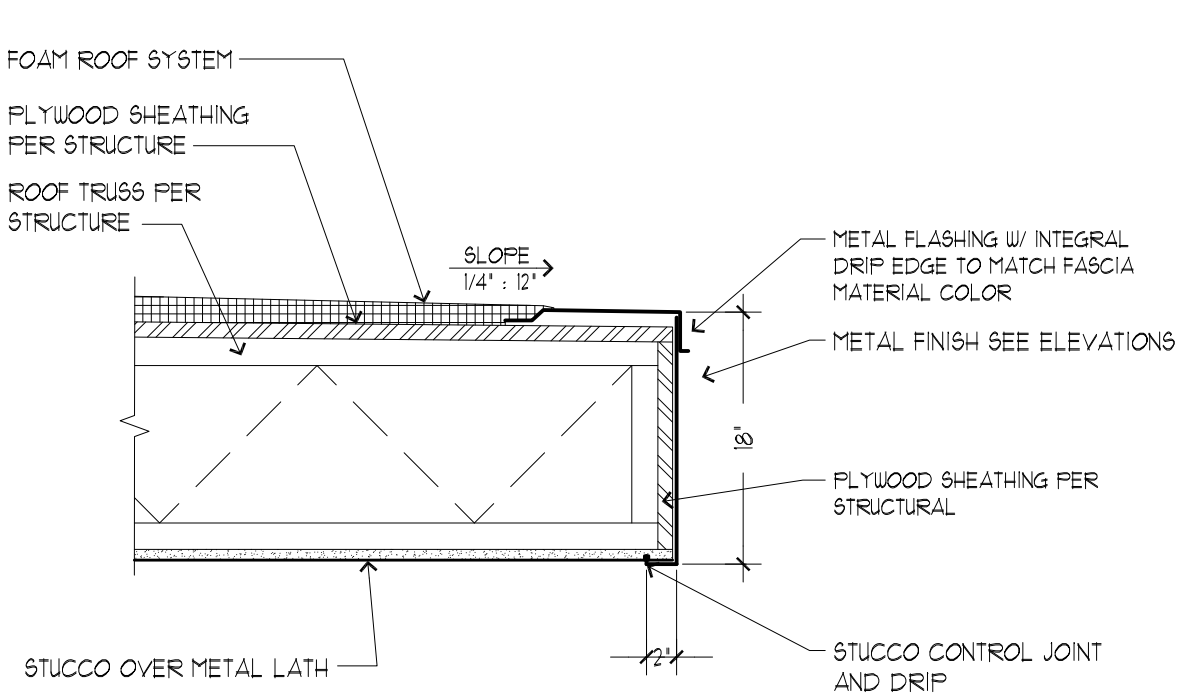


THE MINIMUM HEIGHT OF A PARAPET ABOVE THE ROOF DECK IS 12". CONTRACTOR SHALL VERIFY ALL TRUSSES AND FRAMING SHOP DRAWINGS TO ENSURE THAT AT 12" MINIMUM PARAPET IS MAINTAINED WITHOUT THE NEED TO INCREASE THE HEIGHT OF THE PARAPET. CONTRACTOR SHALL VERIFY COMPLIANCE DURING CONSTRUCTION

436

FASCIA DETAIL

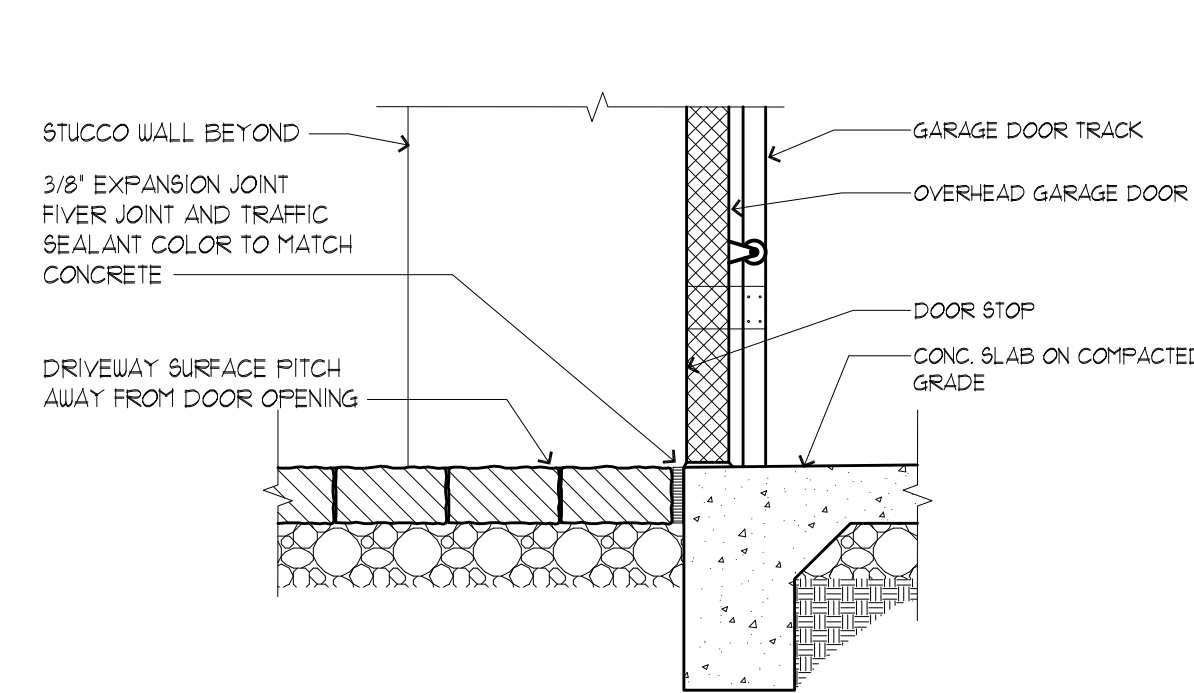
SCALE: N.T.S.



431

GLIDING DOOR TRACK SYSTEM

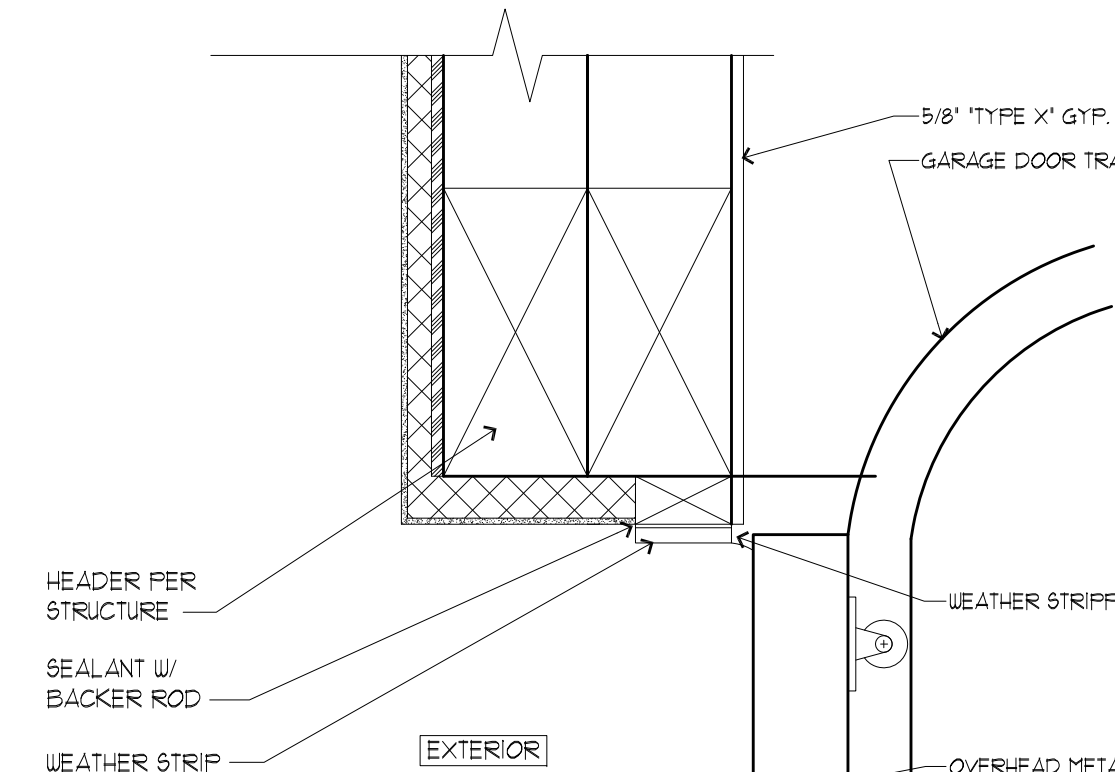
SCALE: N.T.S.



426

DOOR JAMB/HEAD AT WALL

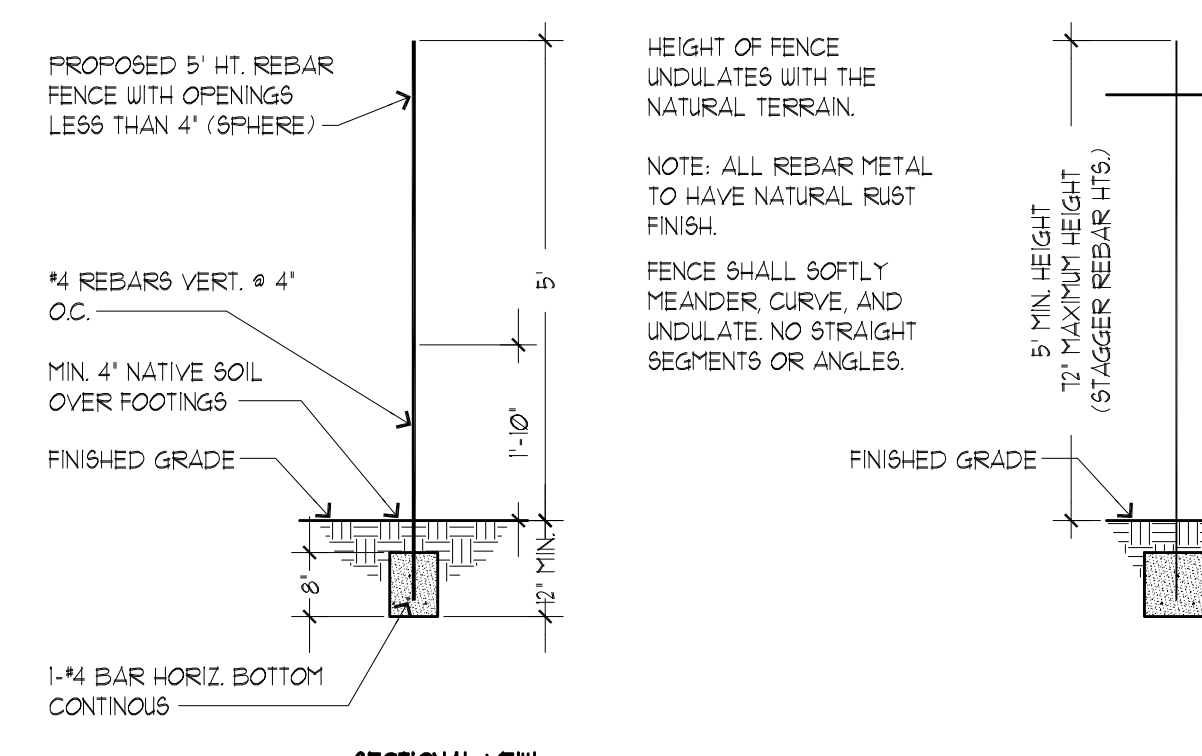
SCALE: N.T.S.



445

STAIR LANDING DETAIL

SCALE: N.T.S.

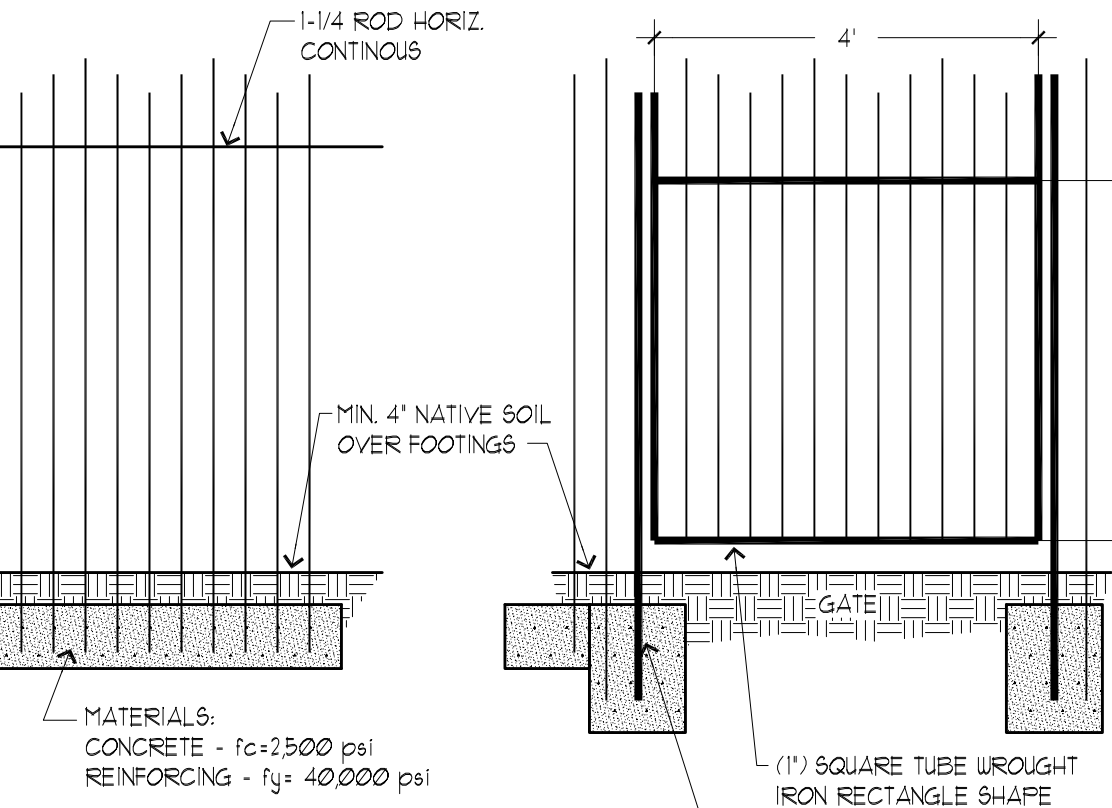


NOTE: ALL TREADS & RISERS TO BE GLUED & SCREWED

440

PARAPET DETAIL

SCALE: N.T.S.



437

NOT USED

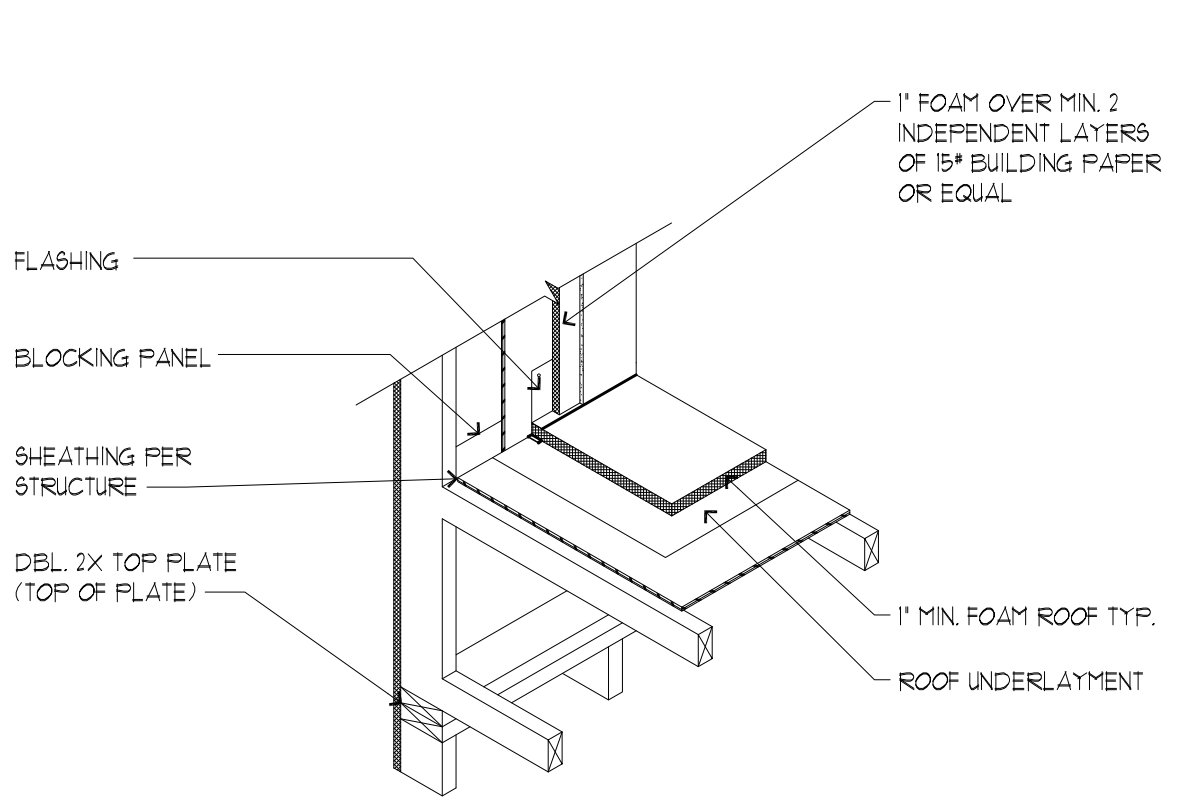
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432

SLAB AT GARAGE DOOR

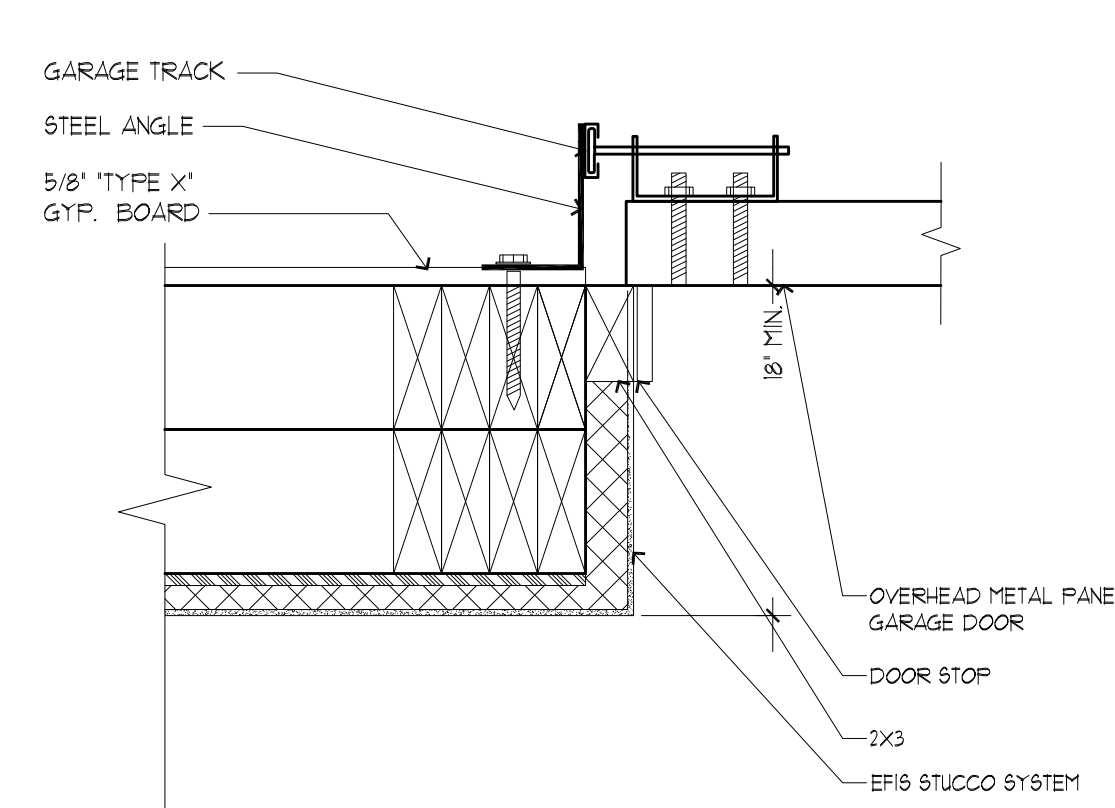
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427

GARAGE DOOR HEADER

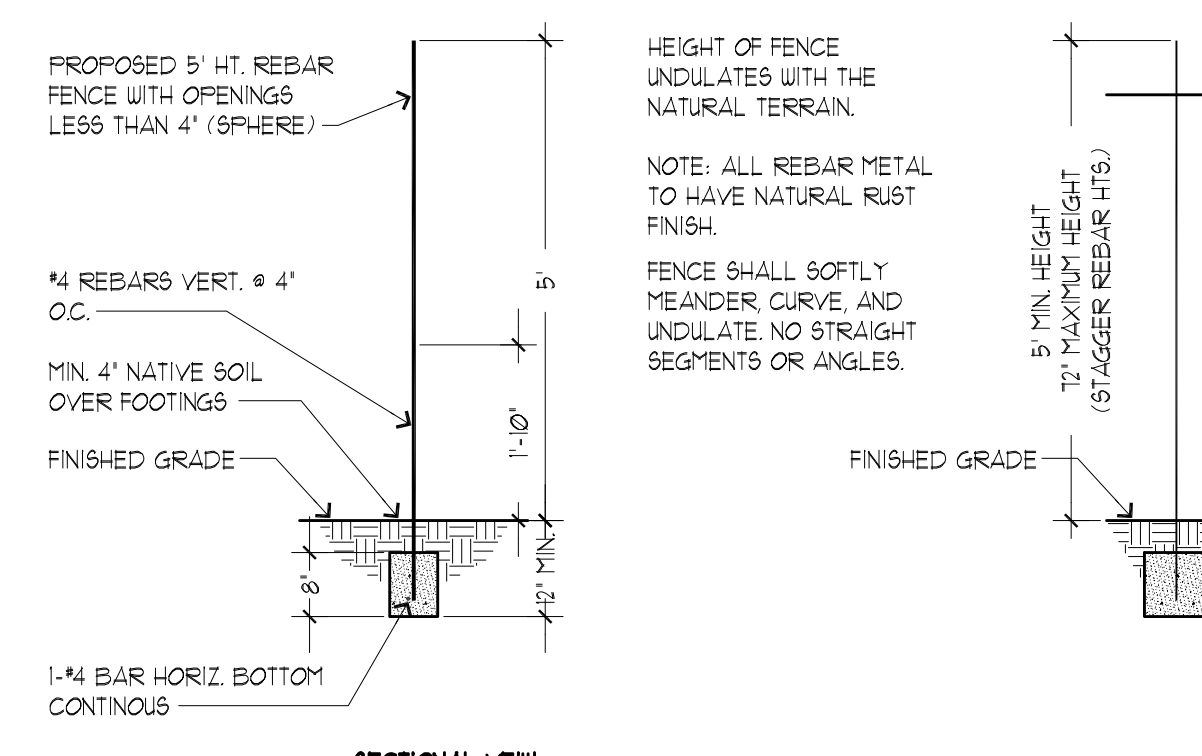
SCALE: N.T.S.



441

'STICKS IN THE DESERT' FENCE DETAILS

SCALE: N.T.S.



430

GLIDING DOOR HEAD/JAMB

SCALE: N.T.S.



433

NON PARAPETTED FLAT ROOF DETAIL

SCALE: N.T.S.



428

GARAGE DOOR STUCCO WALL

SCALE: N.T.S.



REVISIONS

DESIGNER

BUILDER

OWNER

Custom Residence
The Enclaves Lot 20
APN: 113-36-020
Lake Havasu, Arizona 86406

Project # - 21063

Plot Date - 8/10/22

SHEET NAME

ARCH DETAILS

A7.2

FOUNDATION PLAN NOTES:

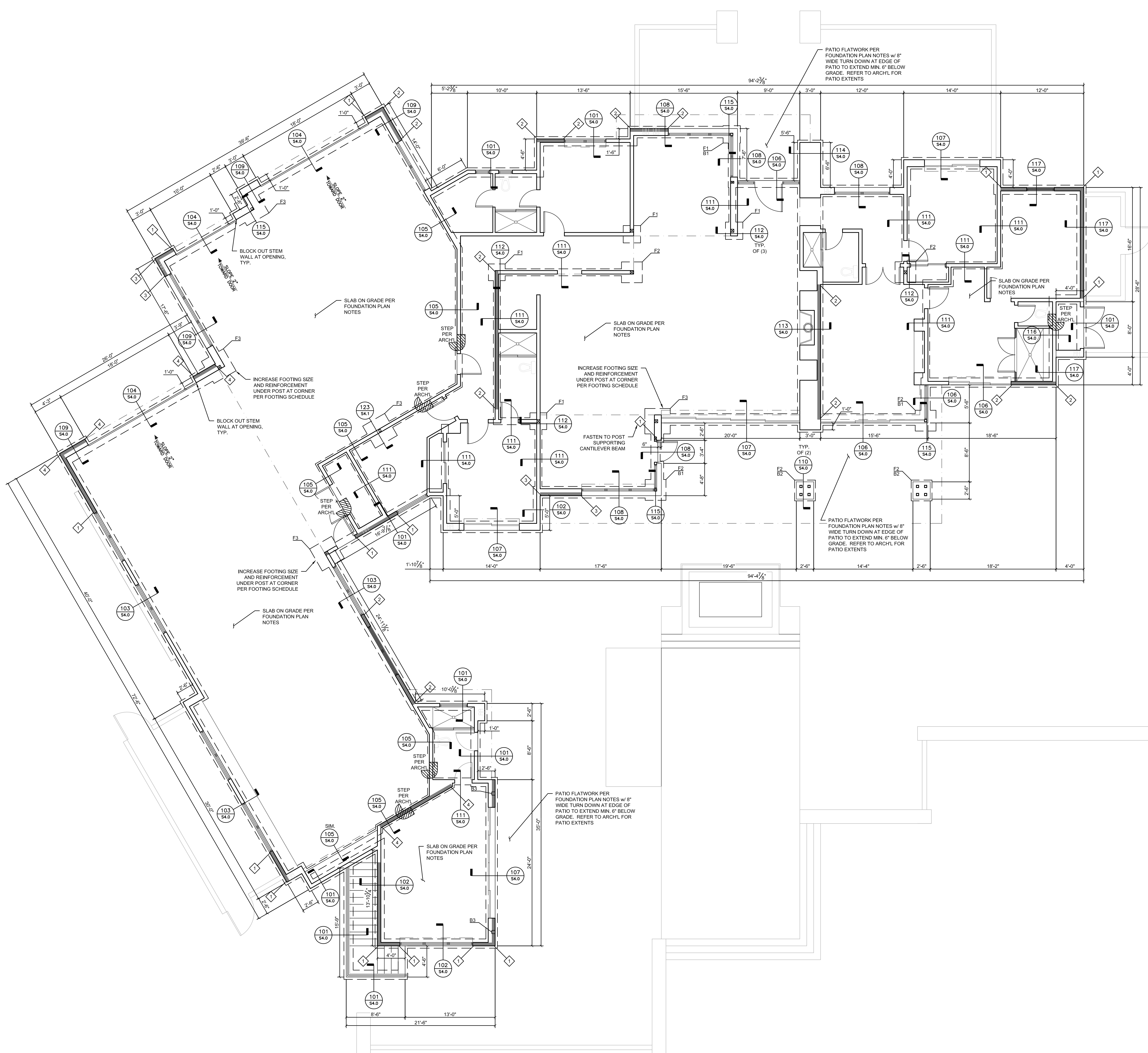
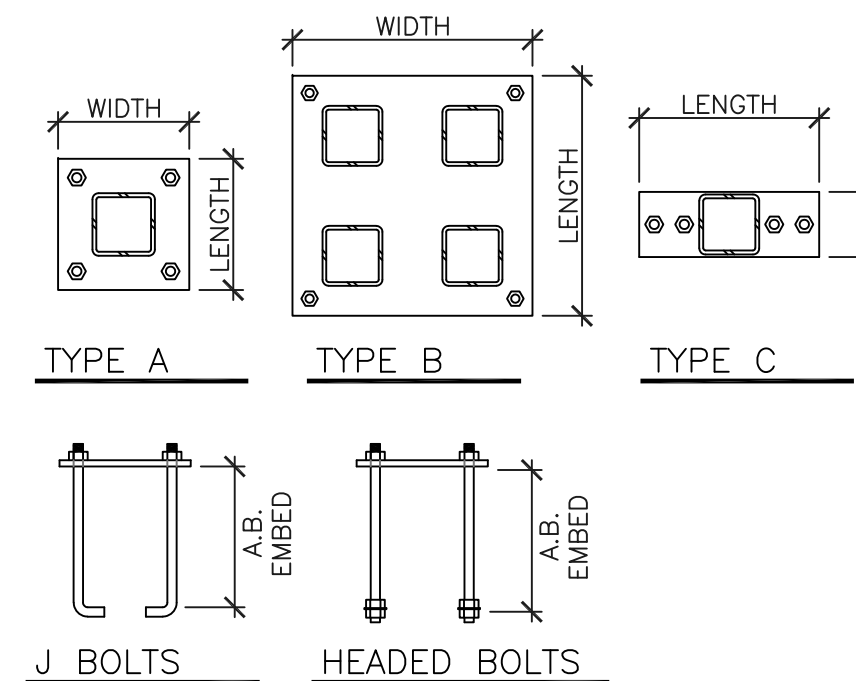
1. TYP. MINIMUM EXTERIOR FOOTING EMBEDMENT SHALL BE 18" UNLESS NOTED OTHERWISE ON PLANS OR DETAILS.
2. REFER TO STRUCTURAL SPECIFICATIONS FOR ALL PAD GRADING AND PREPARATION AS WELL AS COMPACTION REQUIREMENTS.
3. TYP. SLAB SHALL BE 4" THICK AND REINFORCEMENT SHALL BE #3 BARS AT 24" o.c. EACH WAY CENTERED IN SLAB THICKNESS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS. WELDED WIRE MESH PER STRUCTURAL SPECIFICATIONS MAY BE USED IN LIEU OF REBAR REINFORCEMENT.
4. ALL CONCRETE SHALL BE TYPE V CONCRETE AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
5. CONTRACTOR TO VERIFY LOCATION OF ALL ANCHOR BOLTS, HOLDOWN ANCHORS, INSERTS, PLUMBING, ETC... PRIOR TO PLACING CONCRETE.
6. VERIFY ALL DIMENSIONS w/ ARCH'L DRAWINGS PRIOR TO PLACING CONCRETE.
7. CLEAR BUILDING PAD OF ALL LOOSE DEBRIS, SHRUBS, ORGANIC MATERIAL, ETC... PRIOR TO PLACEMENT OF CONCRETE.
8. PROVIDE ABU TYPE POST BASE TO MATCH POST DIMENSIONS AT ALL WOOD POSTS UNLESS NOTED OTHERWISE ON PLAN.
9. REFER TO FOOTING SCHEDULE FOR FOOTING SIZE AND REINFORCEMENT. FOOTINGS REFERENCED ON PLAN AS FOLLOW: F1, F2, F3,....
10. REFER TO BASEPLATE SCHEDULE FOR BASEPLATE AND ANCHOR BOLTS SIZES, THICKNESSES, ETC... BASEPLATES REFERENCED ON PLAN AS B1, B2, B3,....
11. ALL WOOD IN CONTACT w/ CONCRETE (I.E. LEDGERS, NAILERS, ETC...) SHALL BE PRESSURE TREATED OR PROVIDE APPROVED VAPOR BARRIER BETWEEN WOOD AND CONCRETE.
12. HOLDOWN ANCHORS AND ANCHOR BOLTS MAY BE POST INSTALLED WITH SIMPSON SET-3G EPOXY USING EMBED DEPTH AND ANCHOR BOLT SIZE AS LISTED FOR STANDARD INSTALLATION.
13. PROVIDE 1/2" DIA. x 10" ANCHOR BOLTS AT 48" o.c. AT ALL EXTERIOR AND BEARING WALLS TYP., U.N.O. ON PLANS OR SHEAR/BRACED WALL SCHEDULE ON FRAMING PLAN. MIN. (2) ANCHOR BOLTS PER PLATE. INSTALL MIN. 12" FROM CORNERS AND END OF PLATES. INSTALL ANCHOR BOLTS w/ 3"x3" PLATE WASHERS.
14. REFER TO FRAMING PLAN FOR LOCATION AND LENGTH OF ALL BRACED WALLS AND BOTTOM PLATE ANCHOR BOLTING REQUIREMENTS.
15. SHEAR/BRACED WALL HOLDOWNS SHALL BE MARKED ON PLAN AS FOLLOWS. HOLDOWNS SHALL BE FASTENED TO END STUDS OF SHEAR WALL. FOLLOW ALL MFR. REQUIREMENTS FOR INSTALLATION OF HOLDOWNS:

- 1 SIMPSON STD10 or HTT4 HOLDOWN w/ 3/8" DIA. ALL-THREAD w/ MIN. 12" EMBED INTO TOP OF FOUNDATION WALL (CENTER IN WALL THICKNESS) OR 8" EMBED INTO FOOTING w/ DOUBLE HEAVY HEX NUT AND WASHER ON END (INSTALL PER MFR. RECOMMENDATIONS)
 - 2 SIMPSON STD14 or HTT4 HOLDOWN w/ 3/8" DIA. ALL-THREAD w/ MIN. 12" EMBED INTO TOP OF FOUNDATION WALL (CENTER IN WALL THICKNESS) OR 8" EMBED INTO FOOTING w/ DOUBLE HEAVY HEX NUT AND WASHER ON END (INSTALL PER MFR. RECOMMENDATIONS)
 - 3 HDU5 HOLDOWN w/ 3/8" DIA. ALL-THREAD w/ MIN. 14" EMBED INTO TOP OF FOUNDATION WALL (CENTER IN WALL THICKNESS) OR 10" EMBED INTO FOOTING w/ DOUBLE HEAVY HEX NUT AND WASHER ON END (INSTALL PER MFR. RECOMMENDATIONS)
 - 4 HHQ14 HOLDOWN w/ 1" DIA. ALL-THREAD w/ MIN. 20" EMBED INTO TOP OF FOUNDATION WALL (CENTER IN WALL THICKNESS) OR 12" EMBED INTO FOOTING w/ DOUBLE HEAVY HEX NUT AND WASHER ON END (INSTALL PER MFR. RECOMMENDATIONS)
- 1 DENOTES SHEAR/BRACED WALL AND REQ'D HOLDOWNS AS OCCUR

FOOTING SCHEDULE			
FOOTING LABEL	FOOTING LENGTH/WIDTH	FOOTING THICKNESS	REQ'D REINFORCING
F1	2'-5" x 2'-5" SQ.	PER DETAIL	(4) #4 BARS E.W. BOTTOM
F2	3'-0" x 3'-0" SQ.	PER DETAIL	(4) #4 BARS E.W. BOTTOM
F3	3'-8" x 3'-8" SQ.	PER DETAIL	(5) #4 BARS E.W. BOTTOM

BASEPLATE SCHEDULE				
B.P. LABEL	B.P. TYPE	B.P. LENGTH/WIDTH	B.P. THICKNESS	ANCHOR BOLTS
B1	A	10" x 10"	1/2"	(4) 3/8" DIA. A.B.
B2	B	24" x 24"	1/2"	(4) 3/8" DIA. A.B.
B3	C	6 1/2" x 18"	3/4"	(4) 3/4" DIA. A.B.

- ALL EDGE DISTANCE, END DISTANCE, AND BOLT SPACINGS SHALL BE PER MINIMUM AISC SPECIFICATIONS.
- ALL BOLT EMBED DEPTHS ARE TO BE MEASURED FROM TOP OF CONCRETE.
- ALL COLUMNS SHALL BE CONTINUOUS WELDED TO BASEPLATE w/ MIN. 3/8" FILLET WELD.
- EPOXY USED FOR EPOXY ANCHORS SHALL BE SIMPSON SET EPOXY OR APPROVED ALTERNATE AND SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATION.





460 E. 300 SOUTH
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SHEAR WALL PLAN

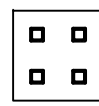
APN: 113-36-020
LAKE HAVASU, AZ. 86

1. REFER TO SHEAR/BRACED WALL SCHEDULE FOR MINIMUM SHEAR REQUIREMENTS. IT IS
 OPTIONAL TO SHEATH ALL OTHER EXTERIOR WOOD FRAMED WALLS, BUT WHERE
 EXISTING EXTERIOR WALLS ARE SHEATHED WITH 1/2" O.N.O. OR 1/2" O.N.O. SHEATH
 W/ MINIMUM 3/8" SHEATHING W/ NAILS OR STAPLES PER THE I.R.C., U.N.O. ON PLAN
 OR DETAILS. ENSURE ALL EXTERIOR BEARING WALL STUDS ARE BRACED WITH
 FASTENERS FROM GYPBOARD AND/OR STUCCO LATH WHERE NO SHEATHING OCCURS
2. TYP. FLOOR SHEATHING SHALL BE 3/4" THICK T & G PLYWOOD OR O.S.B. APA RATED
 STRUCTURAL GRADE 1 GLUED AND FASTENED W/ 10g RING SHANK NAILS AT 6" o.c.
 EDGES AND 12" o.c. FIELD U.N.O. ON PLANS OR DETAILS. TYP. ROOF SHEATHING
 SHALL BE 15/32" THICK PLYWOOD OR O.S.B. APA RATED STRUCTURAL GRADE 1 W/ 8c
 NAILS AT 6" o.c. EDGES AND 12" o.c. FIELD U.N.O. ON PLANS OR DETAILS
3. PROVIDE 1/2" DIA. X 10" ANCHOR BOLTS AT 48" o.c. AT ALL EXTERIOR AND
 BEARING WALLS TYP., U.N.O. ON PLANS OR SHEAR/BRACED WALL SCHEDULE ON
 BEARING WALLS AND ANCHOR BOLTS SHALL BE INSTALLED WITH PLATE FROM
 CORNERS AND END OF PLATES. INSTALL ANCHOR BOLTS W/ 3"x3"x0.229" PLATE
 WASHERS
4. HOLDUP ANCHORS AND ANCHOR BOLTS MAY BE POST INSTALLED WITH SIMPSON
 SET-3 EPOXY USING EMBED DEPTH AND ANCHOR BOLT SIZE AS LISTED FOR
 STANDARD INSTALLATION
5. REFER TO FRAMING PLAN FOR LOCATION AND LENGTH OF ALL BRACED WALLS AND
 BOTTOM PLATE ANCHOR BOLDING REQUIREMENTS
6. SHEAR/BRACED WALL HOLDINGS SHALL BE MARKED ON PLAN AS FOLLOWS.
 HOLDINGS SHALL BE FASTENED TO END STUDS OF SHEAR WALL. FOLLOW ALL
 MFR. REQUIREMENTS FOR INSTALLATION OF HOLDOWNS:

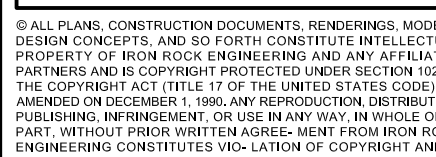
-

1. REFER TO PLAN FOR MINIMUM LENGTH AND LOCATION OF SHEAR/BRACED WALLS
2. MIN. (2) FULL HEIGHT STUDS REQUIRED AT EACH END OF SHEAR WALLS w/ HOLDOWNS. ONLY (1) REQ'D AT SHEAR/BRACED WALLS WITHOUT HOLDOWNS
3. BLOCK AND EDGE NAIL ALL SHEATHING PANEL EDGES w/ SOLID 2x BLOCKING
4. REFER TO FOUNDATION PLAN FOR SHEAR WALL HOLDOWN TYPE AND LOCATION AS OCCUR
5. SHEAR WALLS SHALL BE BEARING WALLS UNLESS NOTED OTHERWISE ON PLAN
6. ** DESIGNATION NEXT TO SHEAR WALL LABEL IN TABLE INDICATES ALL PERIMETER FRAMING MEMBERS INCLUDING TOP PLATE, BOTTOM PLATE, END KING STUDS, AND PANEL EDGE BLOCKING SHALL BE FRAMED w/ MIN. 4x FRAMING MEMBERS. INSTALL FASTENERS PER SCHEDULE ALONG EA. FRAMING MEMBER

 DENOTES SHEAR/BRACED WALL
BW# (LENGTH)



REV#:	DATE:	DESCRIPTION:
-------	-------	--------------



S2.0

FRAMING SCHEDULE:
(A) PRE-MANUFACTURED OPEN WEB ROOF TRUSSES AT 24" o.c. MAX. PER TRUSS MFR. SPECIFICATION. REFER TO ARCH'L CROSS SECTION FOR TRUSS PROFILE.
(B) PRE-MANUFACTURED OPEN WEB DECK TRUSSES AT 16" o.c. MAX. PER TRUSS MFR. SPECIFICATION. REFER TO ARCH'L CROSS SECTION FOR TRUSS PROFILE.

FRAMING PLAN NOTES:

- REFER TO PLANS AND DETAILS FOR ALL NAILING REQUIREMENTS. WHERE NAILING IS NOT SPECIFIED ON DRAWINGS, REFER TO TABLE R602.3(1) OF THE 2018 IRC FOR MINIMUM NAILING REQUIREMENTS.
- EXTERIOR WALL FRAMING SHALL BE 2x6 STUDS AT 16" o.c. MAX. U.N.O. ON PLAN. INTERIOR WALLS SHALL BE MIN. 2x4 STUDS AT 16" o.c. MAX. U.N.O. ON PLANS. REFER TO ARCH'L DRAWINGS FOR REQ'D 2x6 INTERIOR PLUMBING WALLS.
- PROVIDE MIN. (1) TRIMMER STUD AND (1) KING STUD AT EACH END OF EACH WOOD HEADER U.N.O. ON PLAN. PROVIDE MIN. (1) TRIMMER STUD AT EACH INTERIOR BEARING LOCATION AT CONTINUOUS BEAM, U.N.O. ON PLAN.
- PROVIDE CONTINUOUS DOUBLE TOP PLATE AT ALL WOOD FRAMED BEARING WALLS. WHERE TOP PLATE CANNOT BE RUN CONTINUOUS OVER HEADER, STRAP HEADER TO TOP PLATE w/ CS16x32" w/ (28) 8d EA. END OF HEADER.
- REFER TO TYPICAL DETAIL D1/S3.0 FOR HEADER TO KING STUD/POST CONNECTION.
- REFER TO SHEAR/BRACED WALL SCHEDULE FOR MINIMUM SHEAR REQUIREMENTS. IT IS OPTIONAL TO SHEATH ALL OTHER EXTERIOR WOOD FRAMED WALLS, BUT WHERE EXTERIOR WALLS ARE SHEATHED BEYOND WHERE SHEAR WALLS ARE SPECIFIED SHEATH w/ MINIMUM 3/8" SHEATHING w/ NAILS OR STAPLES PER THE I.R.C., U.N.O. ON PLAN OR DETAILS. ENSURE ALL EXTERIOR BEARING WALL STUDS ARE BRACED WITH FASTENERS FROM GYPBOARD AND/OR STUCCO LATH WHERE NO SHEATHING OCCURS.
- TYP. FLOOR SHEATHING SHALL BE 3/4" THICK T & G PLYWOOD OR O.S.B. APA RATED STRUCTURAL GRADE 1 GLUED AND FASTENED w/ 10d RING SHANK NAILS AT 6" o.c. EDGES AND 12" o.c. FIELD U.N.O. ON PLANS OR DETAILS. TYP. ROOF SHEATHING SHALL BE 15/32" THICK PLYWOOD OR O.S.B. APA RATED STRUCTURAL GRADE 1 w/ 8d NAILS AT 6" o.c. EDGES AND 12" o.c. FIELD U.N.O. ON PLANS OR DETAILS.
- CLIP EVERY TRUSS OR RAFTER TO TOP PLATE OR NAILER w/ H2.5A or H1 CLIP UNLESS ALTERNATE HARDWARE NOTED ON PLANS OR DETAILS.
- ALL HARDWARE SHALL BE SIMPSON STRONG TIE OR APPROVED EQUAL CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH MFR'S WRITTEN INSTRUCTIONS USING THE TYPE, SIZE AND NUMBER OF FASTENERS SPECIFIED FOR EACH CONNECTOR.
- STRUCTURAL FRAMING MEMBERS SHALL NOT BE NOTCHED, DRILLED OR OTHERWISE ALTERED WITHOUT WRITTEN PERMISSION OF THE STRUCTURAL ENGINEER.
- PROVIDE MINIMUM (2) 2x6 STUDS FASTENED TOGETHER BENEATH EA. GIRDER TRUSS OR INTERIOR BEAM AT BEARING UNLESS NOTED OTHERWISE ON PLAN.
- FASTEN BEAM TO SUPPORTING FRAMING w/ A35 CLIP EA. FACE OF BEAM w/ (12) #6 SCREWS OR WITH A35 CLIP ONE FACE OF BEAM w/ SCREWS AS NOTED AND (3) 16d TOENAILS OPPOSITE FACE, TYP. U.N.O. ON FRAMING PLAN OR DETAILS.
- SHEAR PANEL BLOCKING CONSTRUCTION AS NOTED ON PLAN SHALL CONSIST OF 2x4 MEMBERS ON ALL (4) SIDES OF PANEL SHEATHED w/ MIN. 3/8" THICK OSB OR PLYWOOD SHEATHING w/ 8d EDGE NAILING AT 6" o.c. MAX. AROUND PERIMETER.
- REFER TO PRE-FAB TRUSS HANGER SCHEDULE ON SHEET S0.1 FOR HANGERS AT ALL TRUSS TO TRUSS OR TRUSS TO BEAM CONNECTIONS. U.N.O. ON PLAN OR DETAILS.
- WHERE DRAG TRUSSES ARE CALLED FOR ON FRAMING PLAN, ROOF SHEATHING SHALL BE BOUNDARY FASTENED ALONG DRAG TRUSSES w/ MIN. 8d AT 6" o.c. MAX. AROUND PERIMETER. (2) ROWS OF BOUNDARY FASTENERS SHALL BE PROVIDED AT INTERIOR DRAG TRUSSES.
- WHERE DRAG TRUSSES ARE CALLED FOR ON FRAMING PLAN, ROOF SHEATHING SHALL BE BOUNDARY FASTENED ALONG DRAG TRUSSES w/ MIN. 8d AT 6" o.c. MAX. AROUND PERIMETER. (2) ROWS OF BOUNDARY FASTENERS SHALL BE PROVIDED AT INTERIOR DRAG TRUSSES.
- "D=" DENOTES TRUSS SHALL BE DESIGNED BY TRUSS DESIGNER FOR DRAG LOAD AS SPECIFIED ON PLAN (I.E. D=1000#). BOUNDARY FASTEN ROOF SHEATHING ALONG DRAG TRUSS w/ 8d AT 6" o.c.

XXXXXXXX INTERIOR BEARING WALL

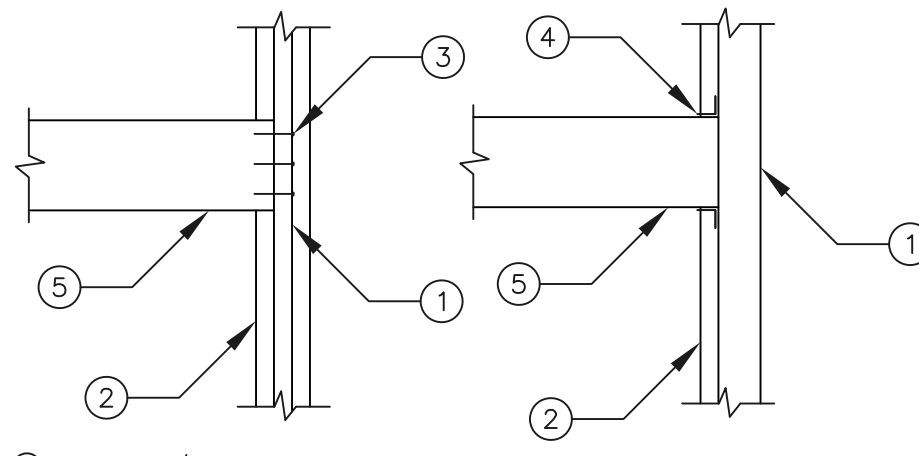
////// DENOTES ROOF OVERBUILD

SHEAR/BRACED WALL SCHEDULE			
SHEAR/BRACED WALL	MIN. SHEATHING THICKNESS	SHEATHING NAILING	BOTTOM PLATE NAILING/ANCHOR BOLTS
BW1	3/8"	8d AT 6" o.c. EDGES, 12" o.c. FIELD	1/2" DIA. x 10" A.B. AT 32" o.c.
BW2	3/8"	8d AT 4" o.c. EDGES, 12" o.c. FIELD	1/2" DIA. x 10" A.B. AT 24" o.c.
BW3	3/8"	8d AT 3" o.c. EDGES, 12" o.c. FIELD	1/2" DIA. x 10" A.B. AT 16" o.c.
BW4**	15/32"	8d AT 2" o.c. EDGES, 12" o.c. FIELD	5/8" DIA. x 10" A.B. AT 12" o.c.

SHEAR/BRACED WALL NOTES:

- REFER TO PLAN FOR MINIMUM LENGTH AND LOCATION OF SHEAR/BRACED WALLS.
- MIN. (2) FULL HEIGHT STUDS REQUIRED AT EACH END OF SHEAR WALLS w/ HOLDOWNS. ONLY (1) REQ'D AT SHEAR/BRACED WALLS WITHOUT HOLDOWNS.
- BLOCK AND EDGE NAIL ALL SHEATHING PANEL EDGES w/ SOLID 2x BLOCKING.
- REFER TO FOUNDATION PLAN FOR SHEAR WALL HOLDOWN TYPE AND LOCATION AS OCCUR.
- SHEAR WALLS SHALL BE BEARING WALLS UNLESS NOTED OTHERWISE ON PLAN.
- ** DESIGNATION NEXT TO SHEAR WALL LABEL IN TABLE INDICATES ALL PERIMETER FRAMING MEMBERS INCLUDING TOP PLATE, BOTTOM PLATE, END/KING STUDS, AND PANEL EDGE BLOCKING SHALL BE FRAMED w/ MIN. 4x FRAMING MEMBERS. INSTALL FASTENERS PER SCHEDULE ALONG EA. FRAMING MEMBER.

■ BW# (LENGTH) DENOTES SHEAR/BRACED WALL

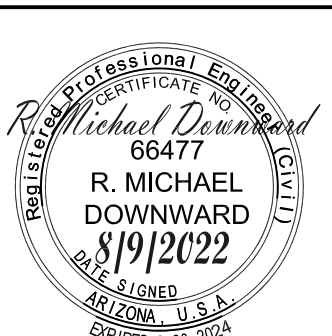


- (1) KING STUDS/POST PER PLAN
- (2) TRIMMER STUD
- (3) 16d FROM KING STUD TO HEADER
- (4) A35 CLIP FROM HEADER TO KING STUD. CLIP MAY BE INSTALLED EITHER ON TOP OR BOTTOM OF HEADER
- (5) HEADER PER PLAN

D1 HEADER AT KING STUD/POST
N.T.S.

INITIAL SUBMITTAL: 8/9/2022

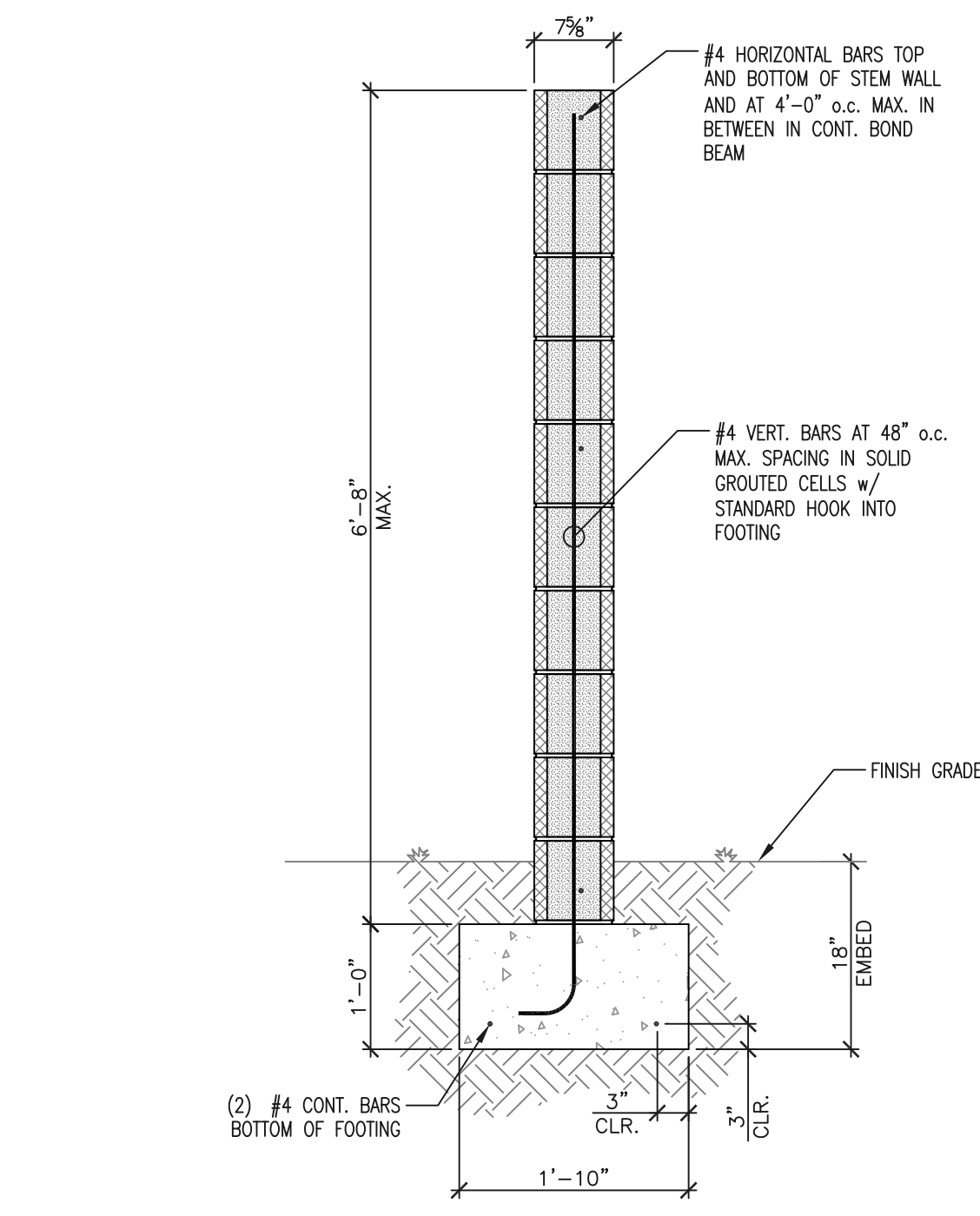
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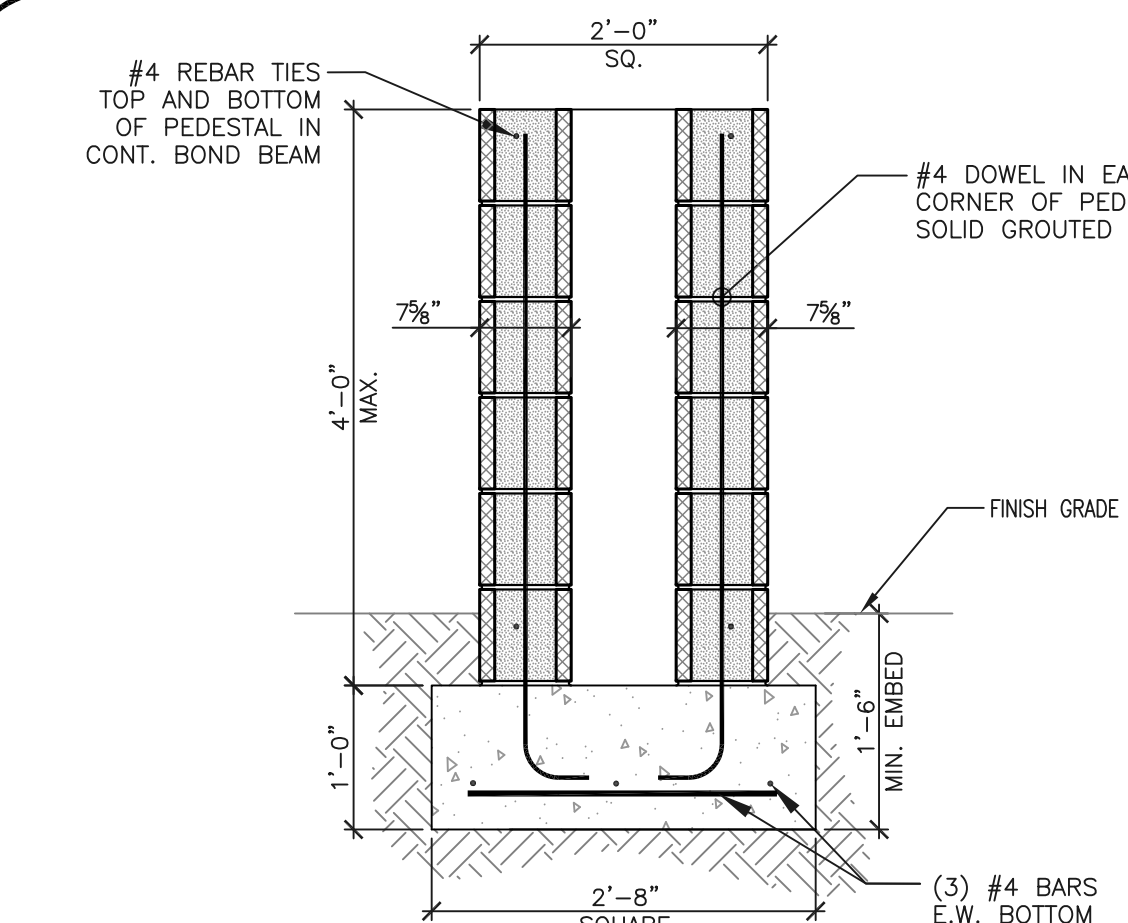
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DRAWN BY: RMD
SCALE: 3/16"=1'-0"
SHEET:

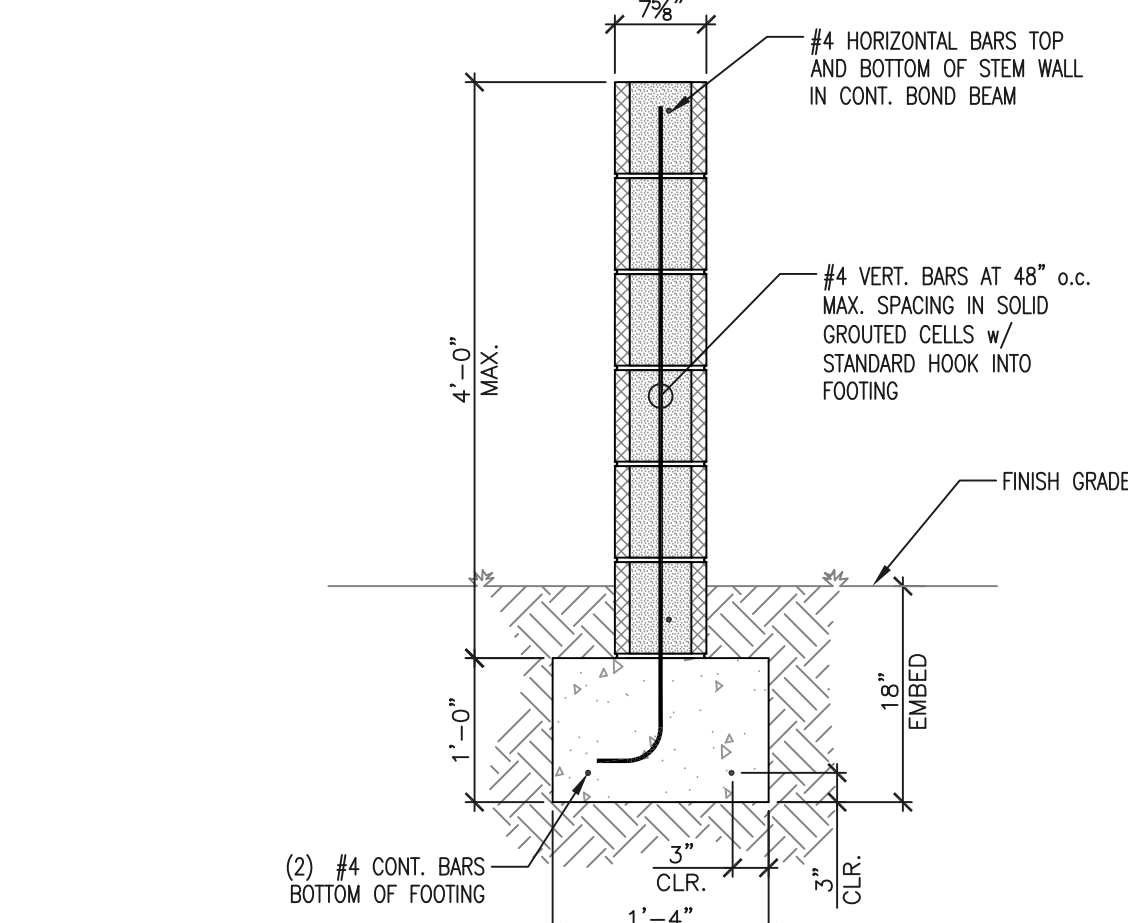
S3.0



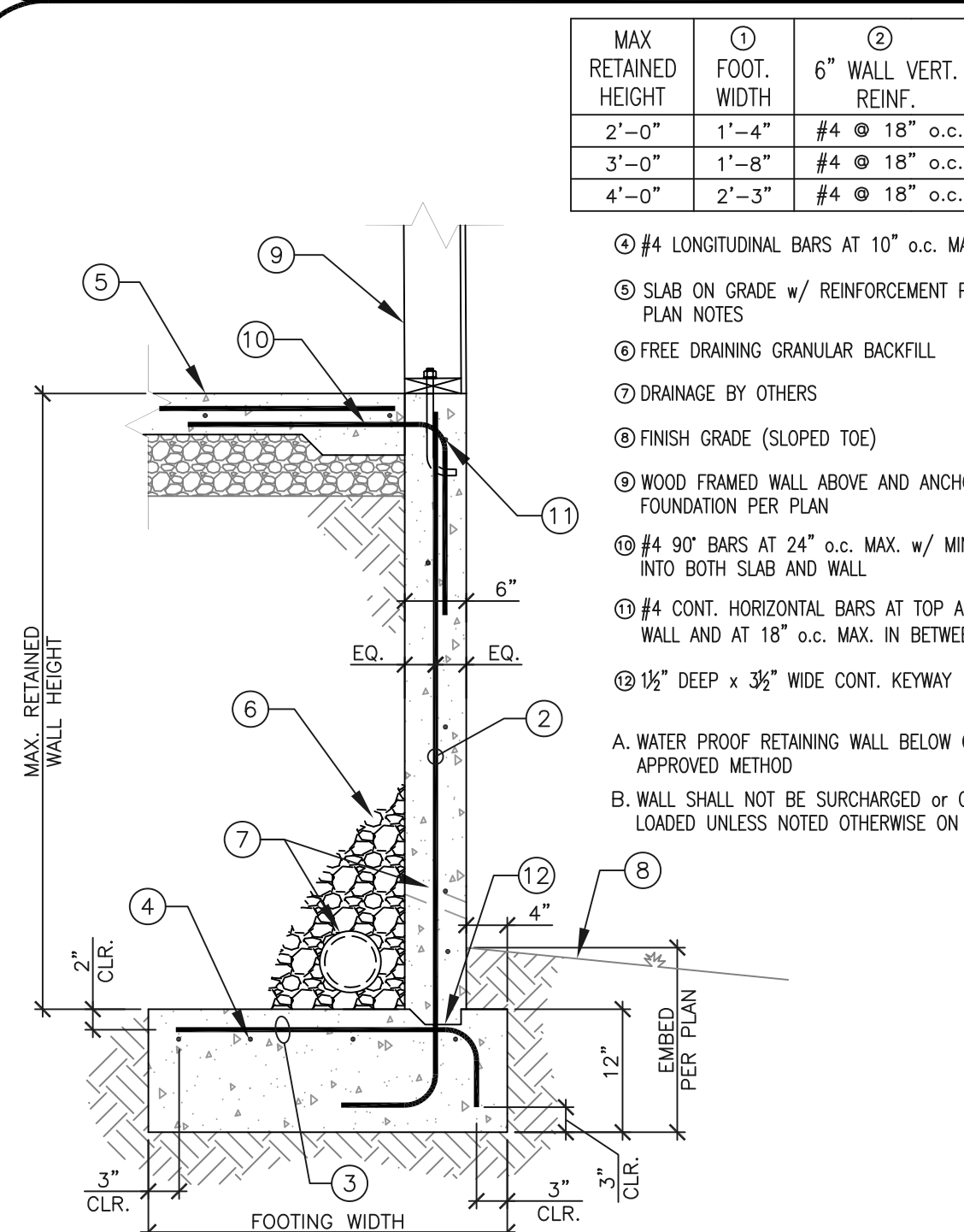
120 6'-0" MAX. HEIGHT CMU SCREEN WALL
N.T.S.



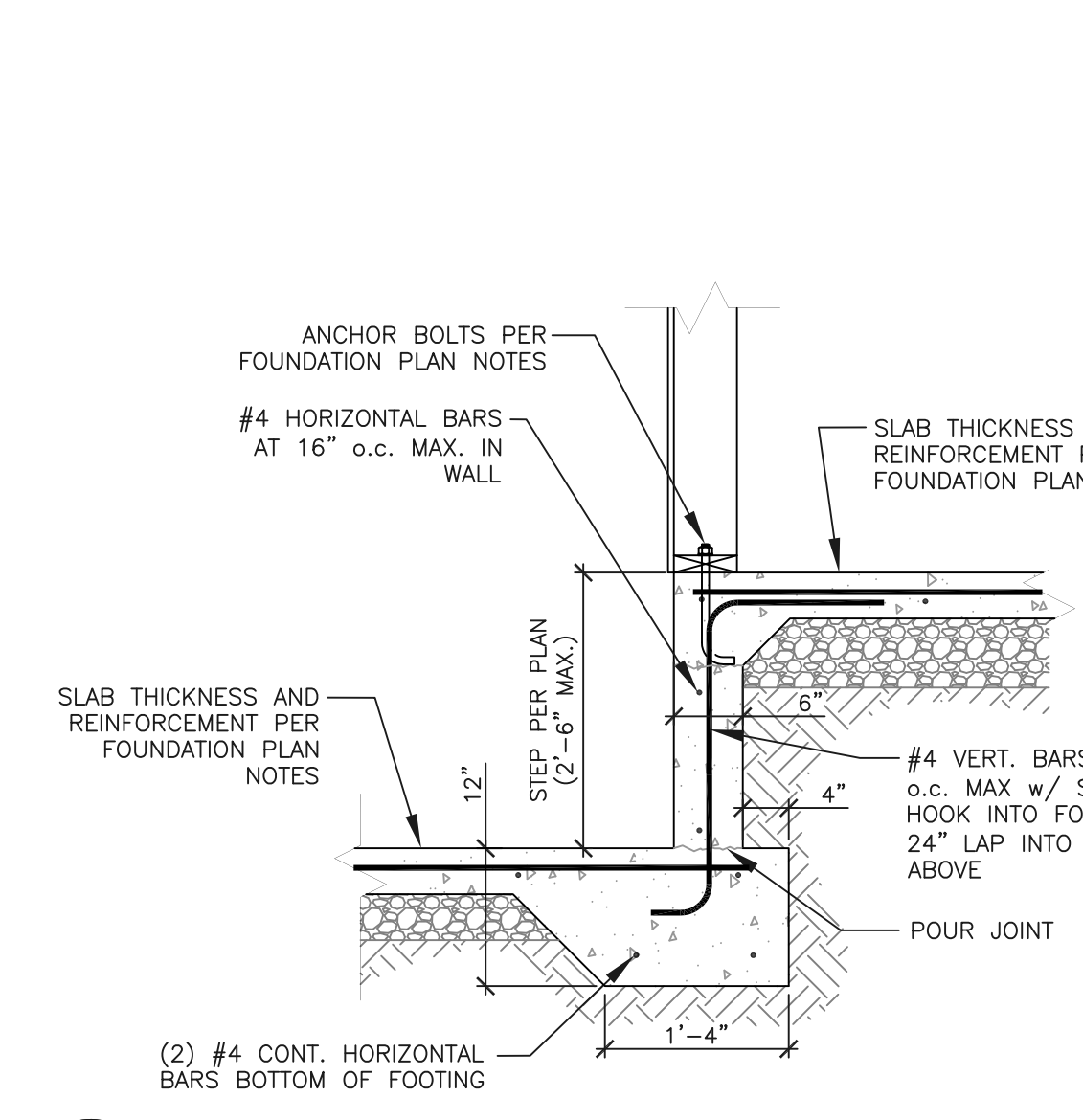
119 CMU PEDESTAL AT FENCE
N.T.S.



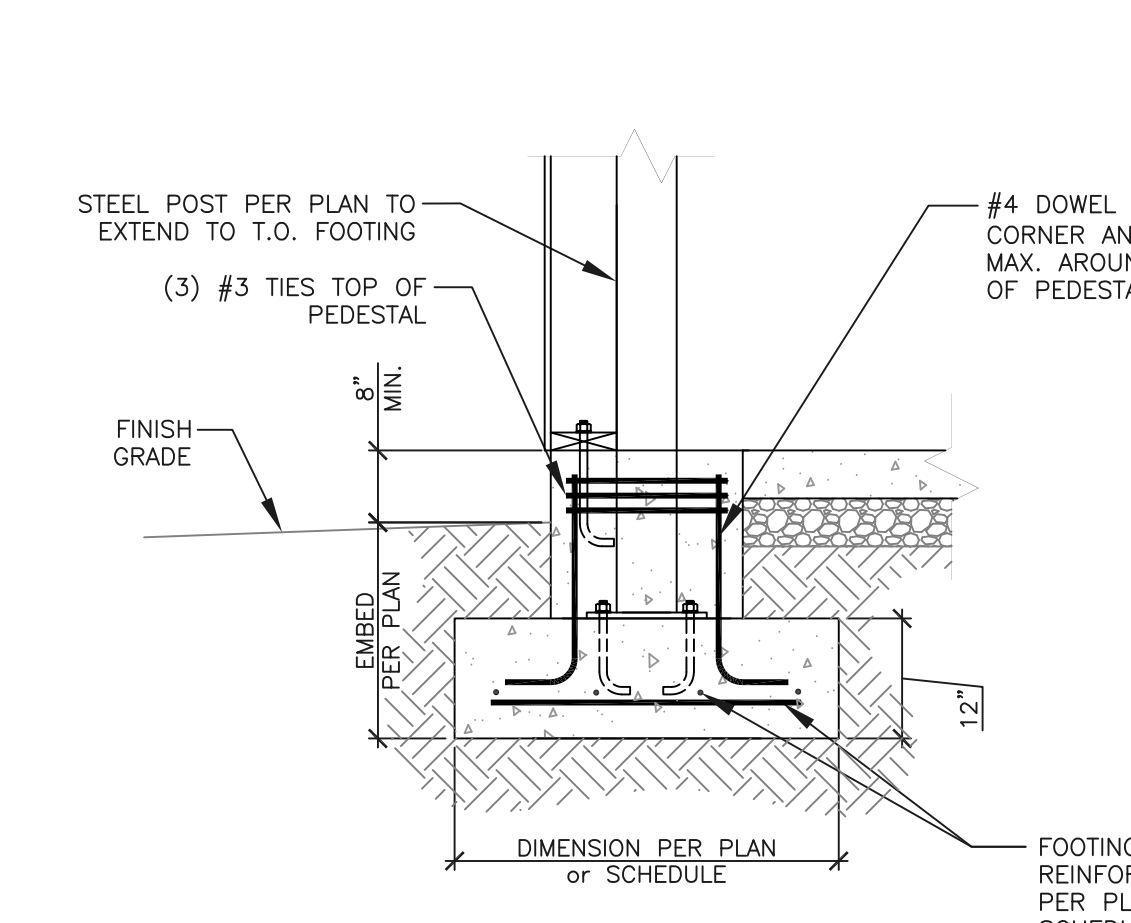
118 3'-6" MAX. HEIGHT CMU SCREEN WALL
N.T.S.



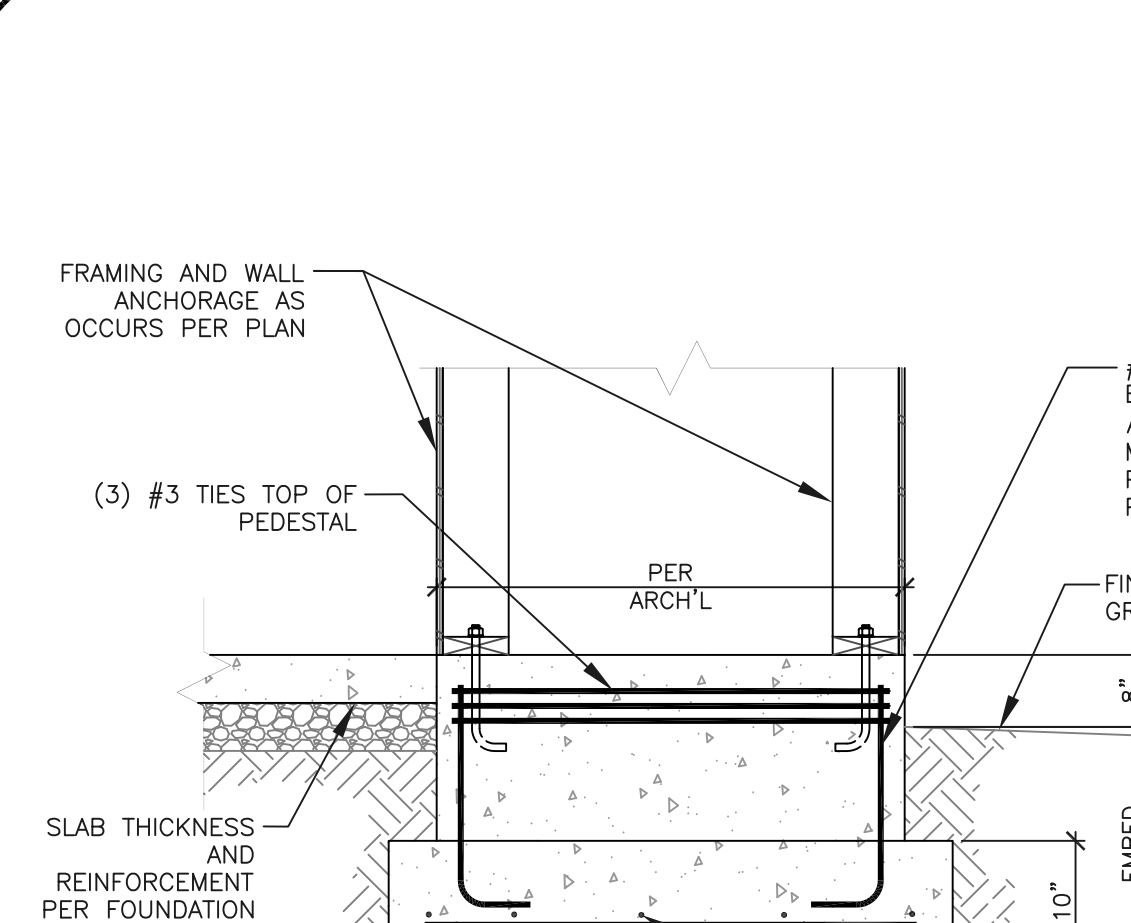
117 CONCRETE FOUNDATION WALL AT FOOTING
N.T.S.



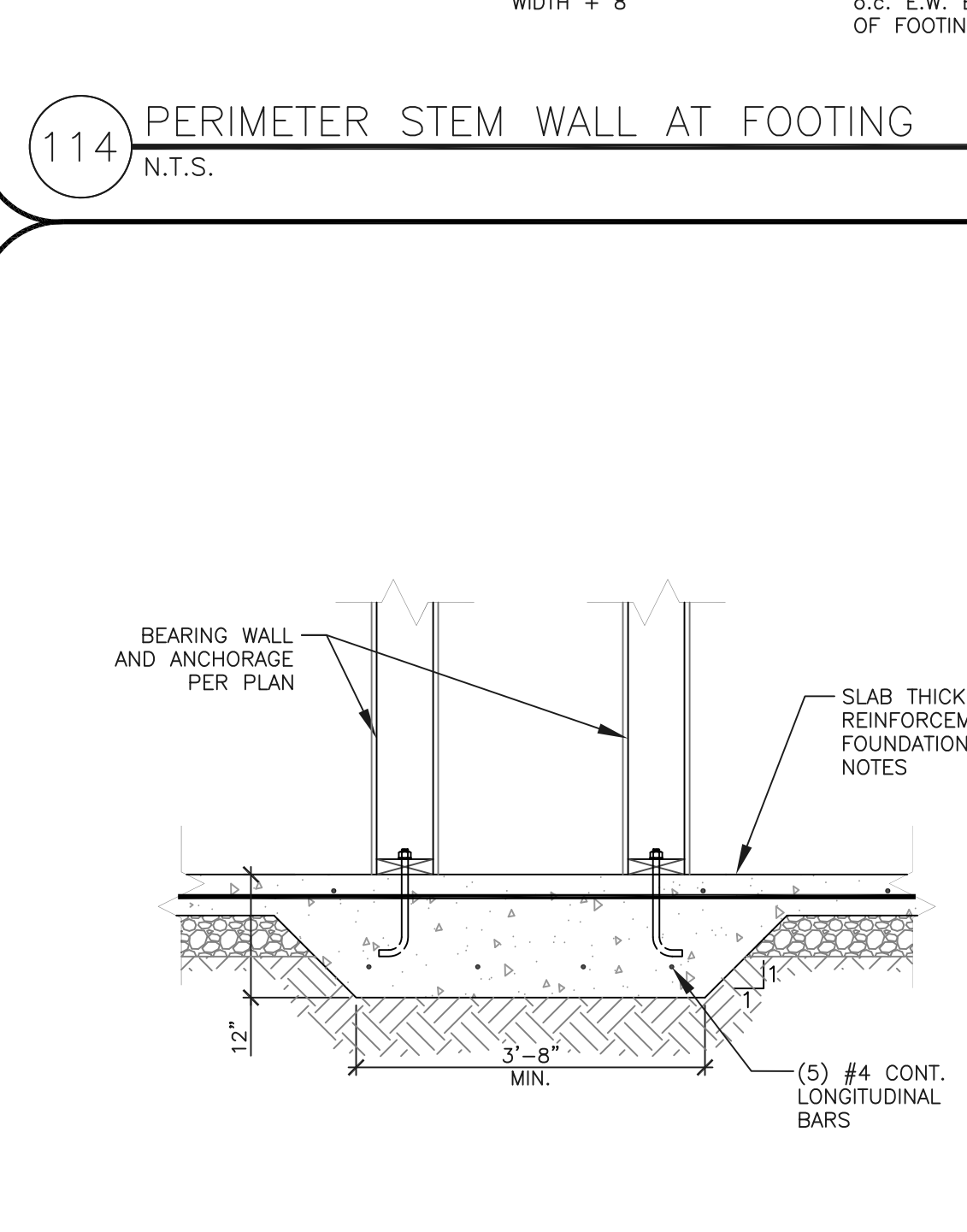
116 STEP IN SLAB AT FOOTING
N.T.S.



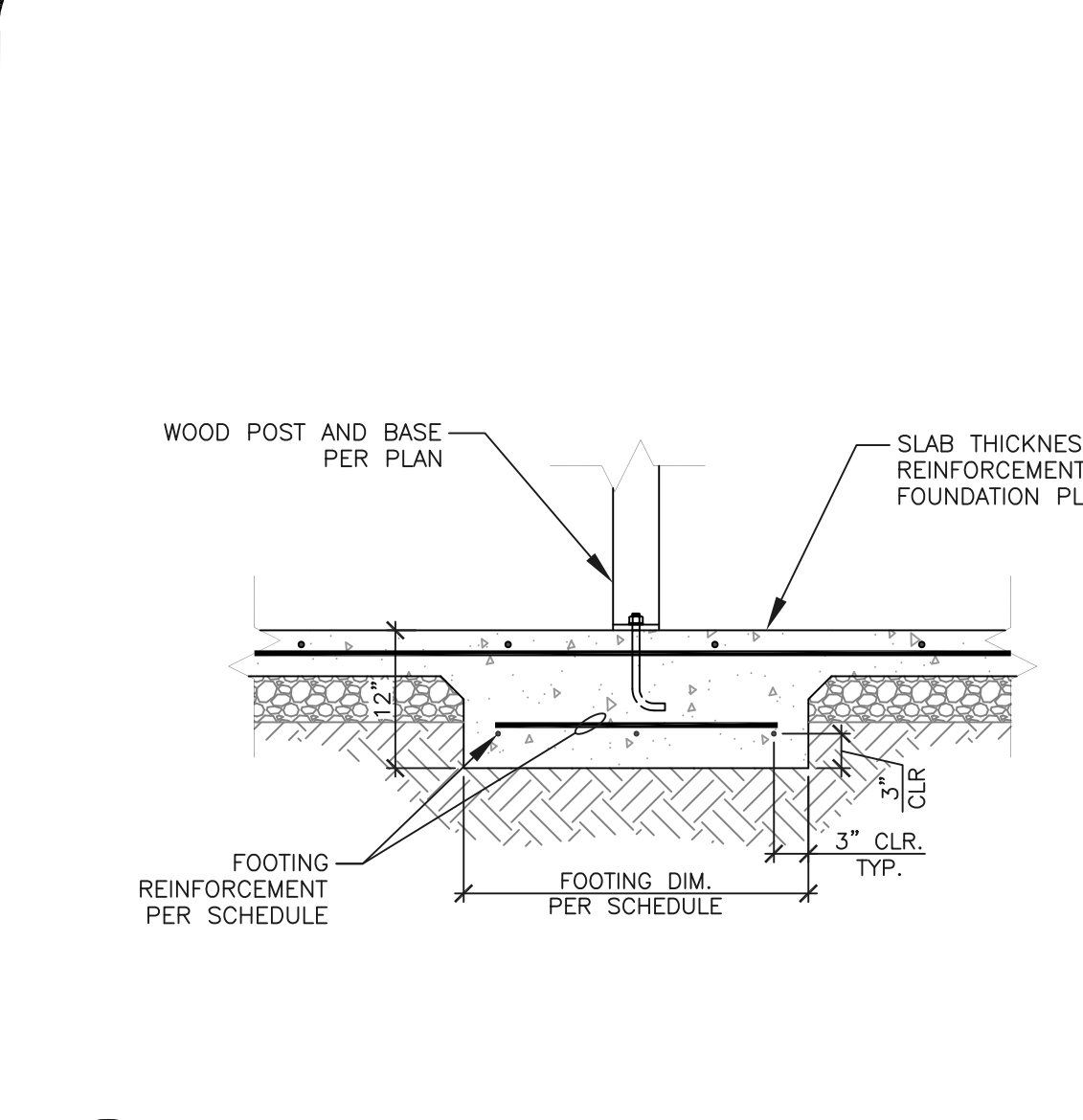
115 STEEL COLUMN AT FOOTING
N.T.S.



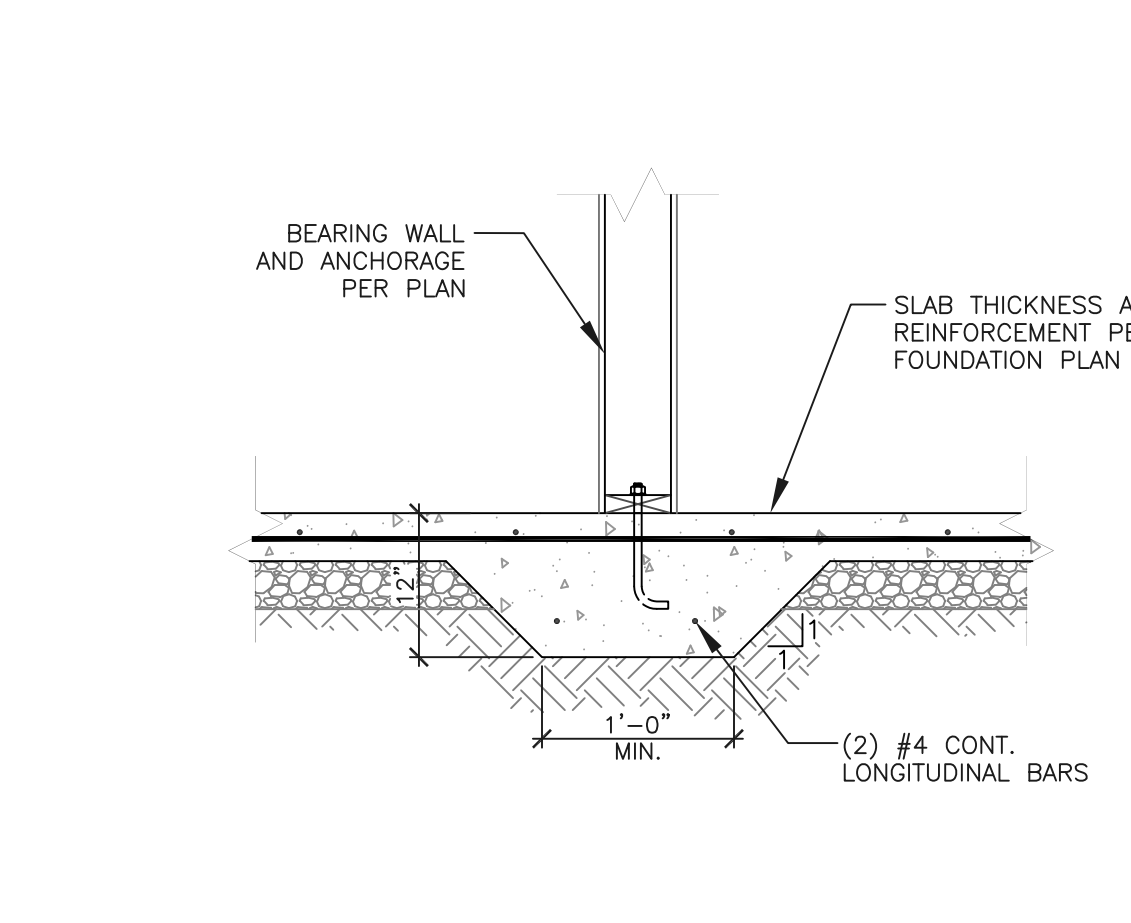
114 PERIMETER STEM WALL AT FOOTING
N.T.S.



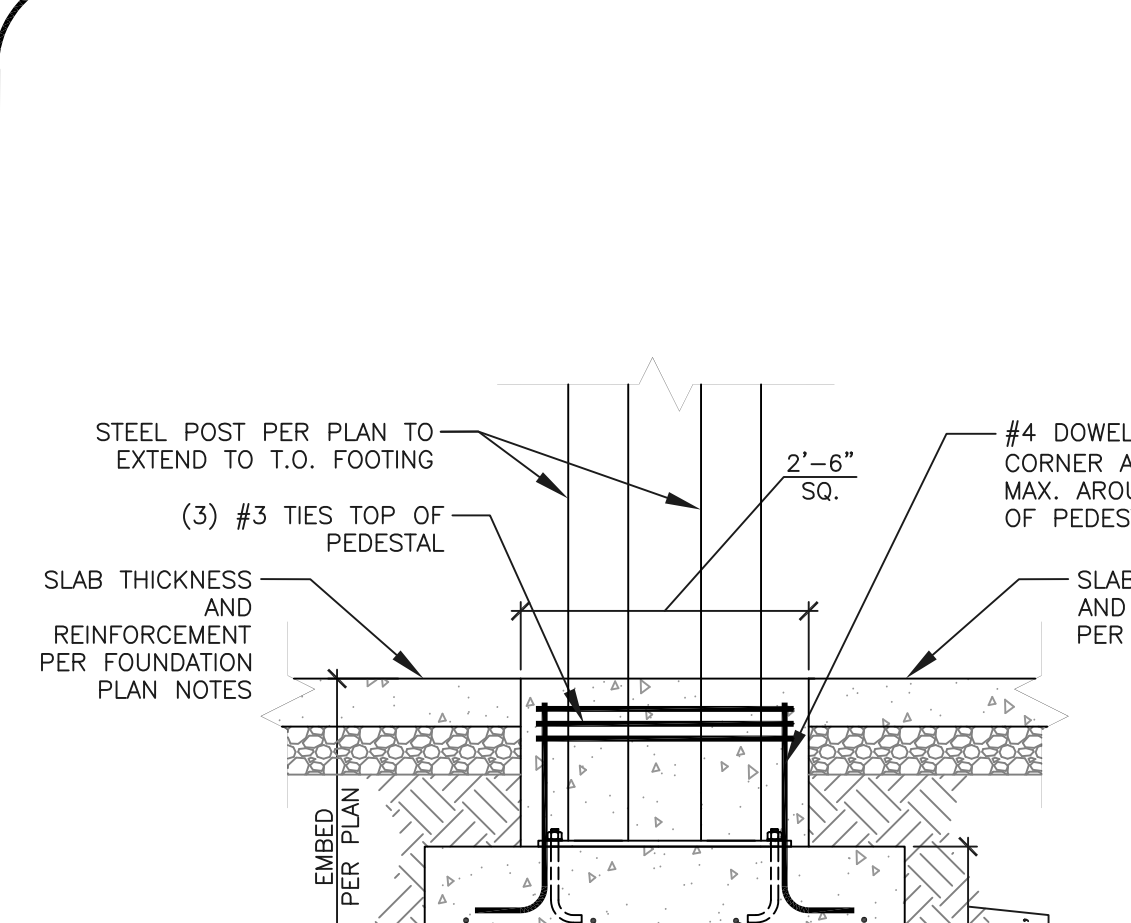
113 TYP. CONT. THICKENED SLAB FOOTING
N.T.S.



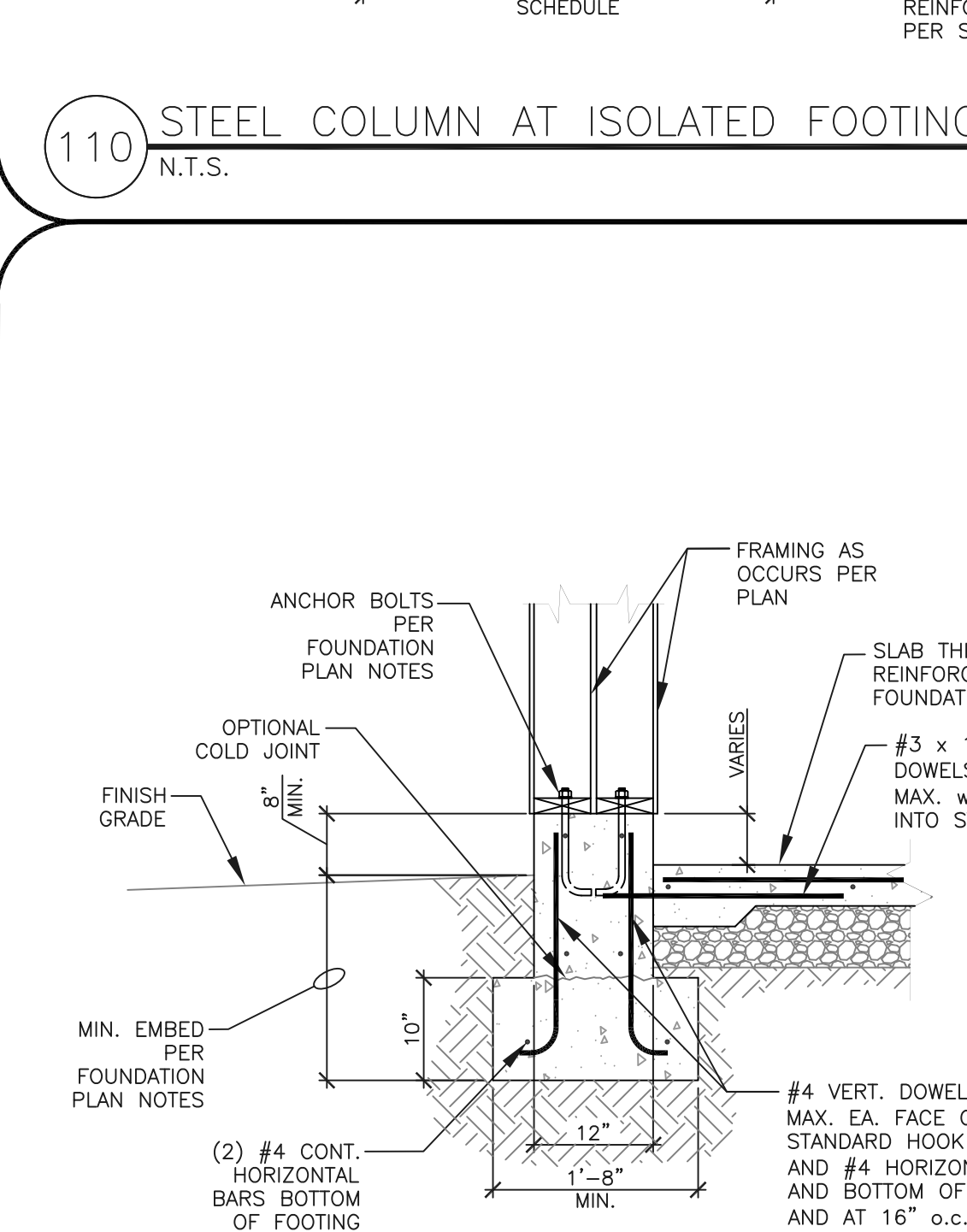
112 TYP. THICKENED SLAB FOOTING
N.T.S.



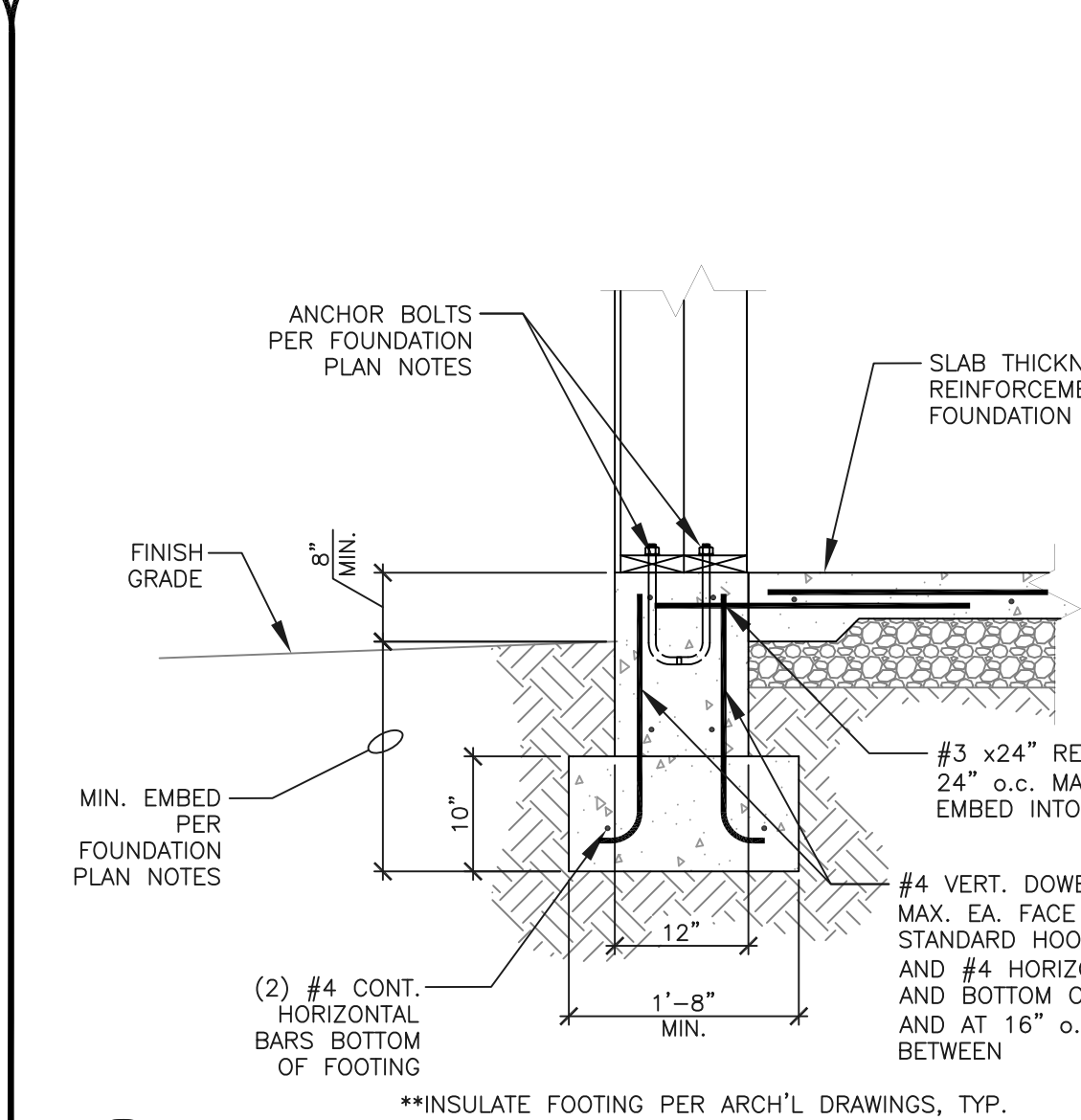
111 TYP. CONT. THICKENED SLAB FOOTING
N.T.S.



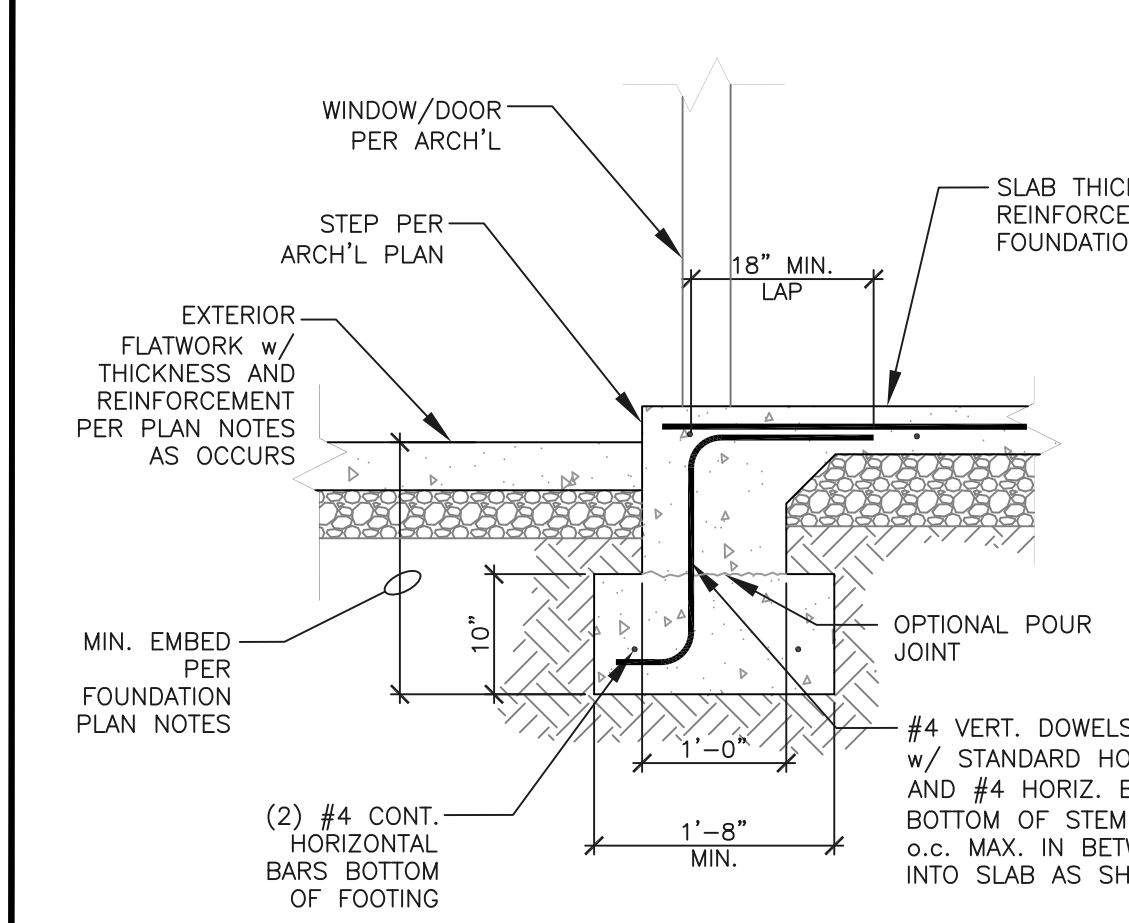
110 STEEL COLUMN AT ISOLATED FOOTING
N.T.S.



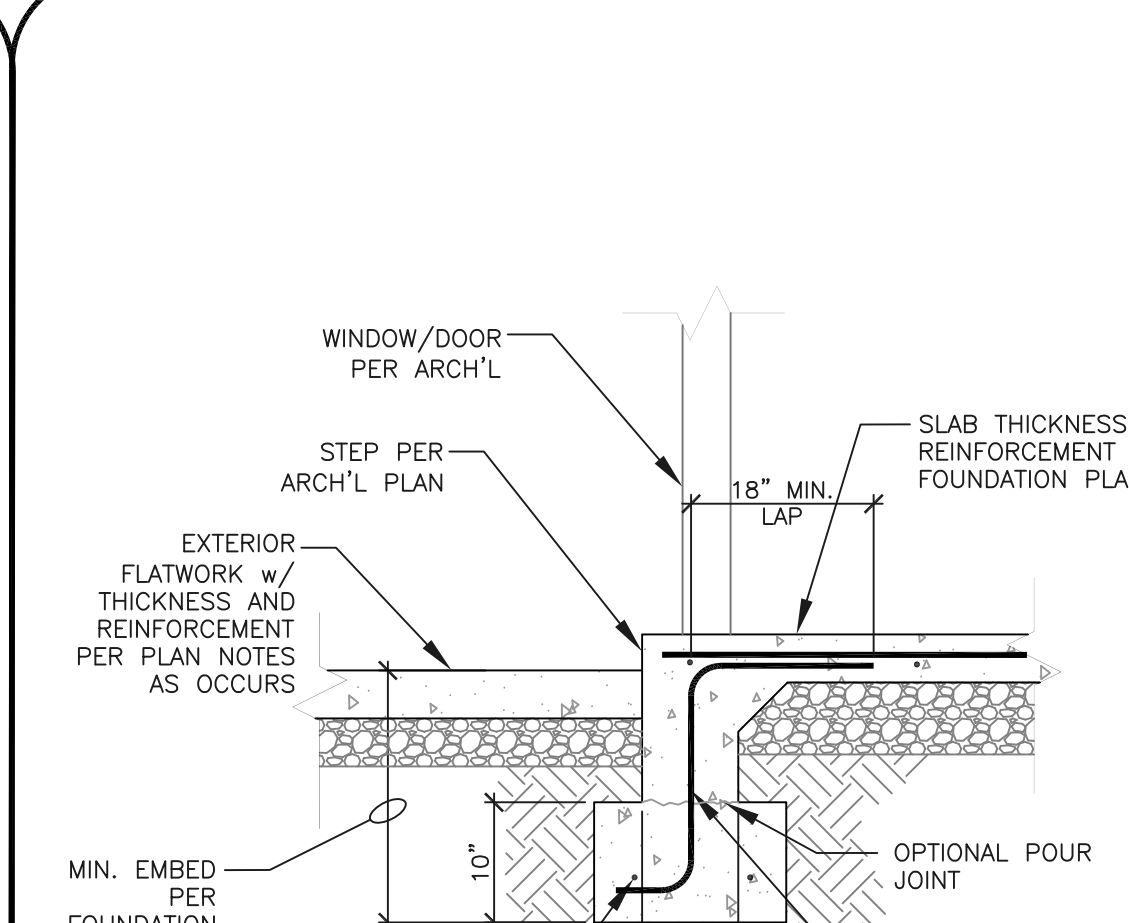
109 STEM WALL AT FOOTING
N.T.S.



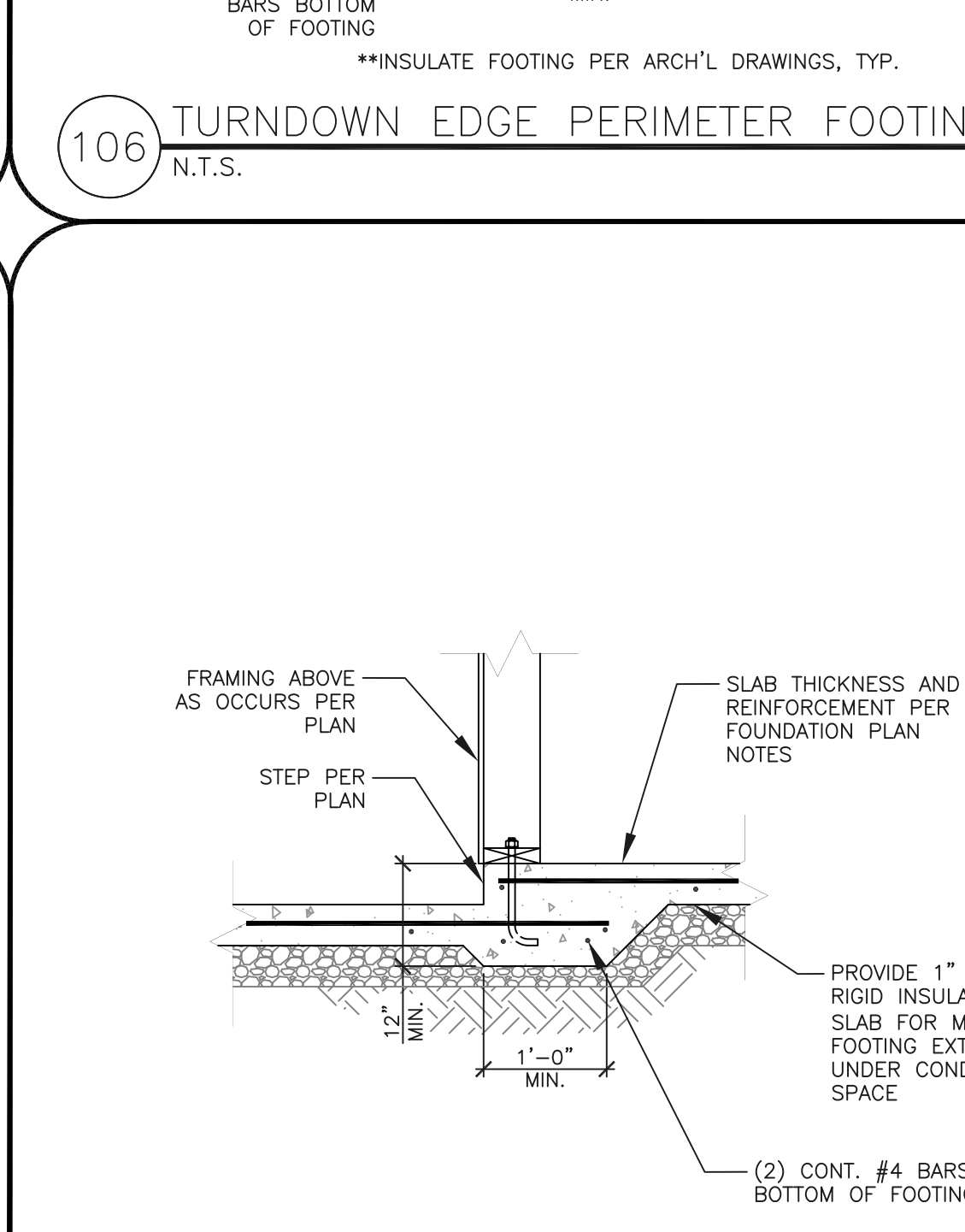
108 PERIMETER FOOTING w/ CONCRETE STEM WALL
N.T.S.



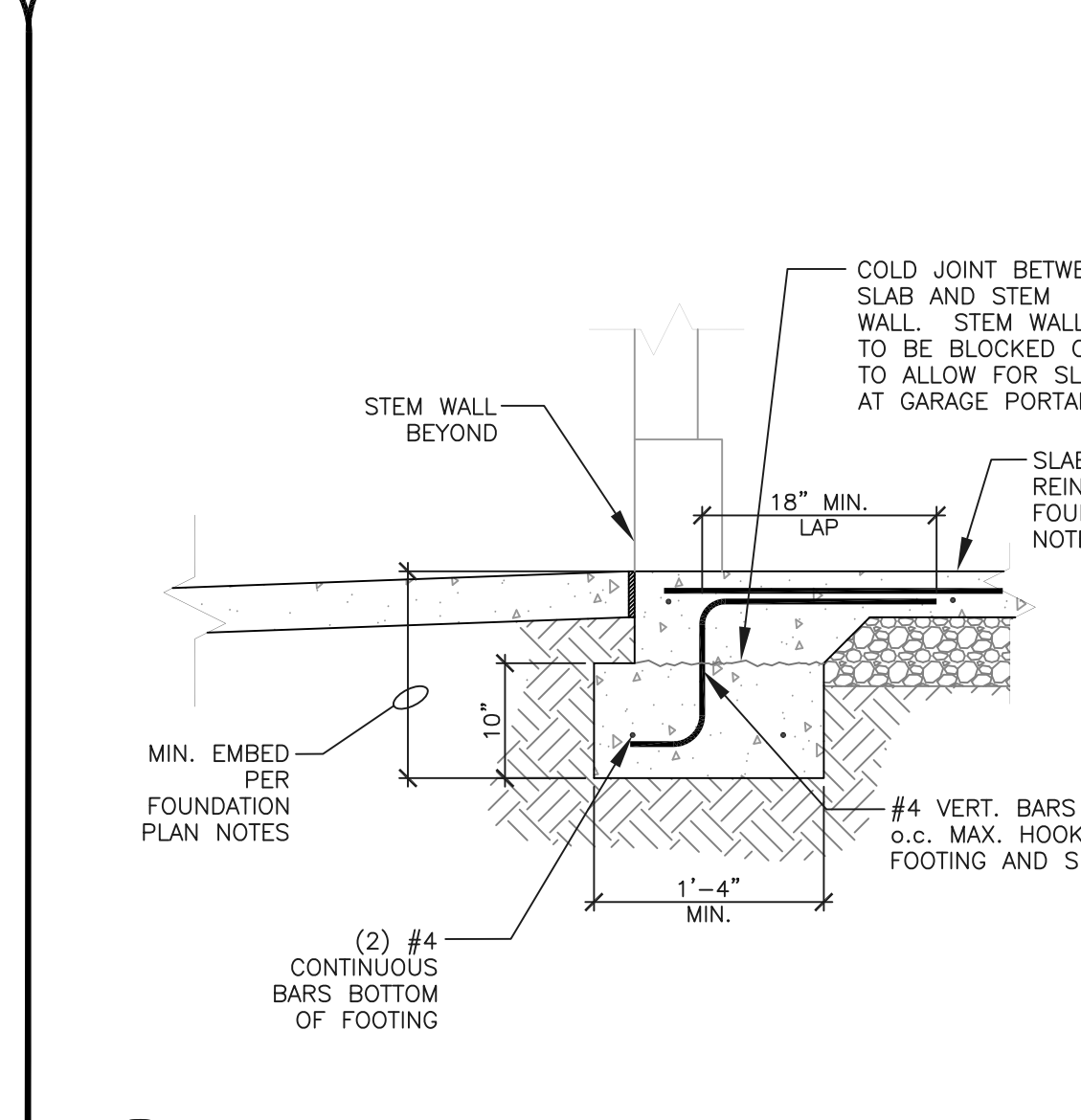
107 TURNDOWN EDGE PERIMETER FOOTING
N.T.S.



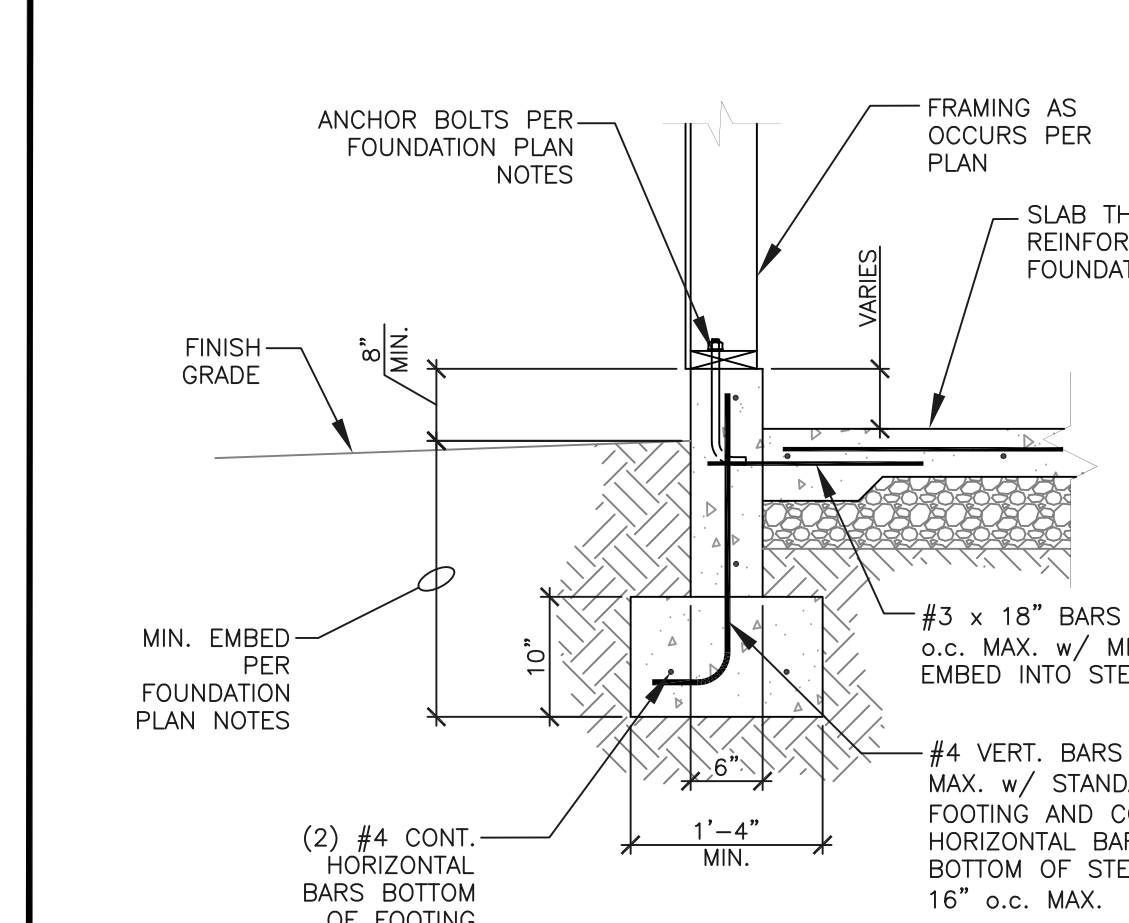
106 TURNDOWN EDGE PERIMETER FOOTING
N.T.S.



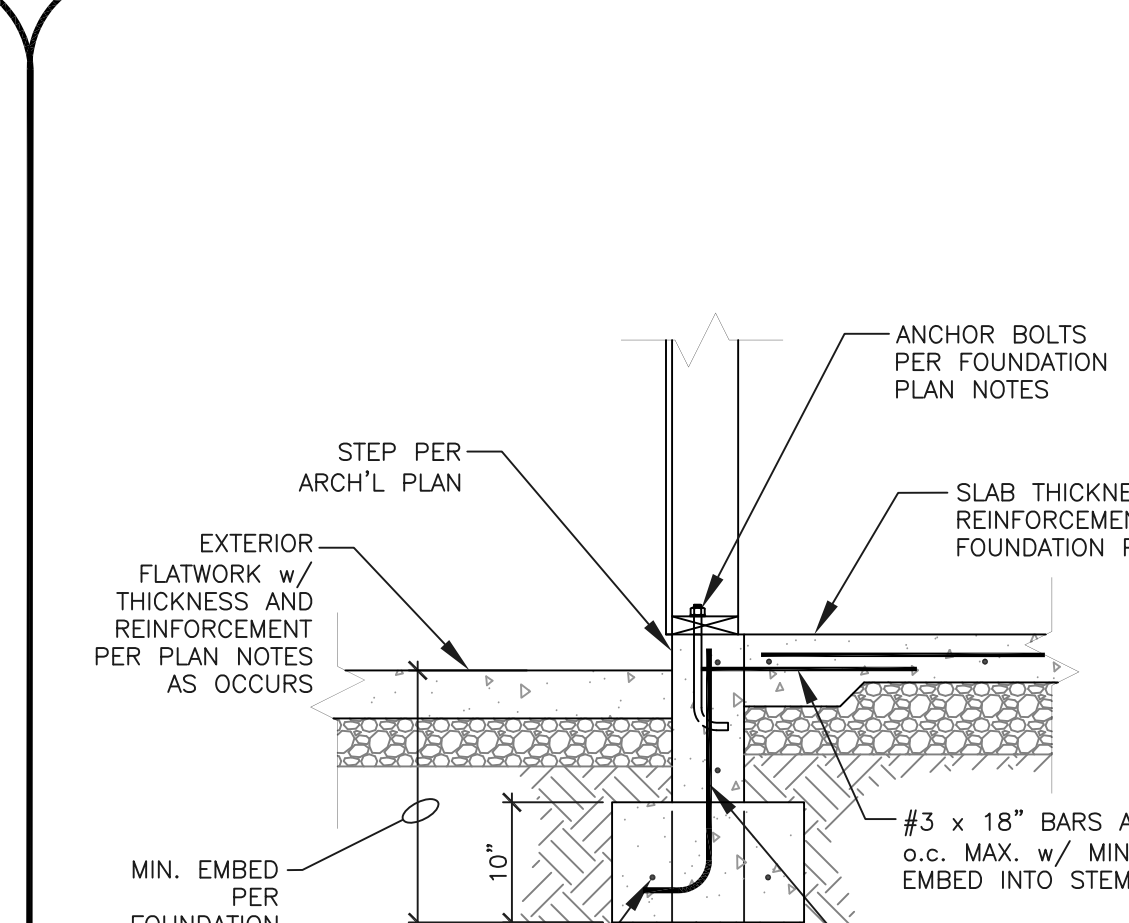
105 TYP. FOOTING AT STEP IN SLAB
N.T.S.



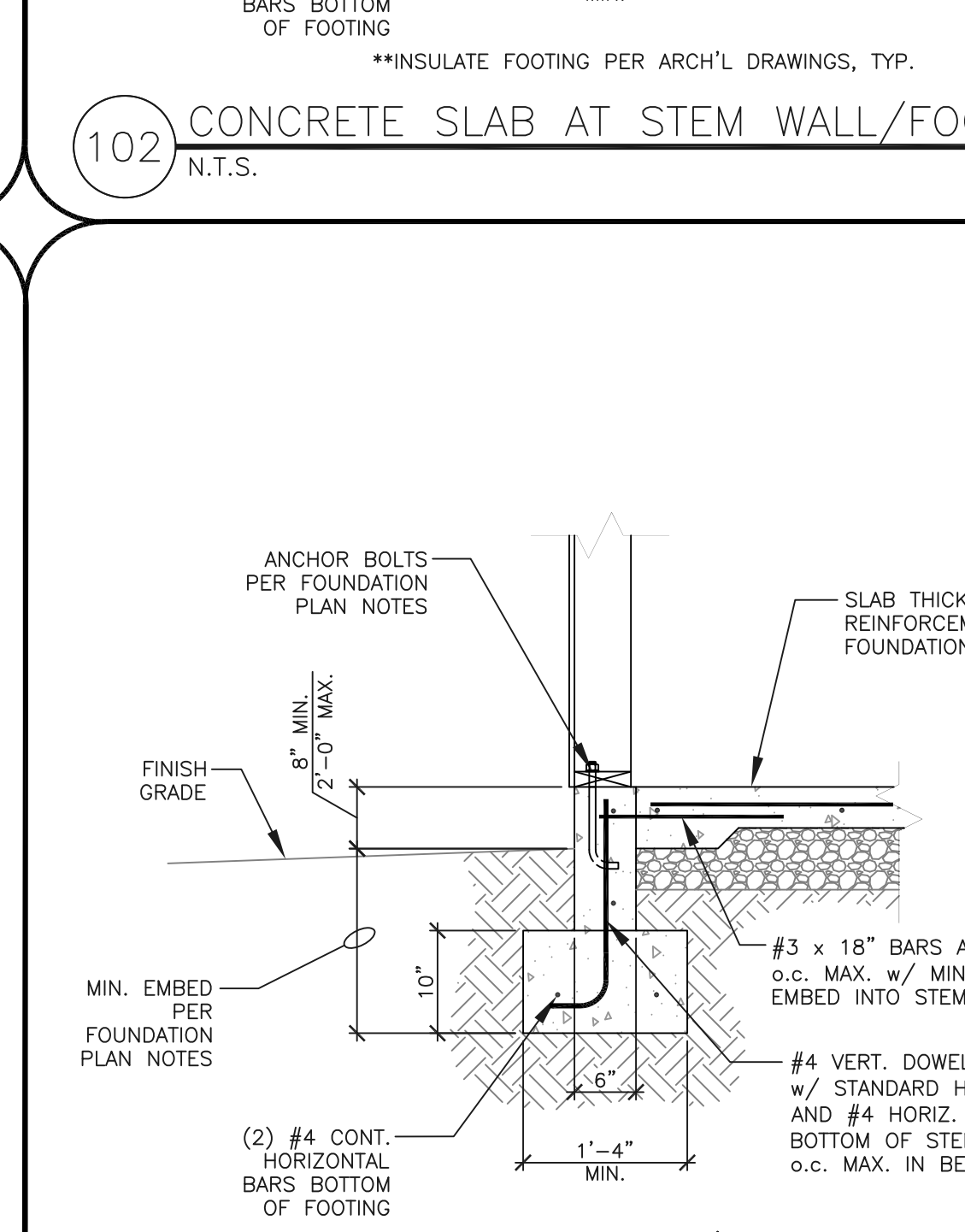
104 TYP. FOOTING AT GARAGE PORTAL
N.T.S.



103 CONCRETE SLAB AT STEM WALL/FOOTING
N.T.S.



102 CONCRETE SLAB AT STEM WALL/FOOTING
N.T.S.



101 CONCRETE SLAB AT STEM WALL/FOOTING
N.T.S.



IRON ROCK GROUP

Building on Solid Foundations

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THE ENCLAVES LOT 20 STRUCTURAL

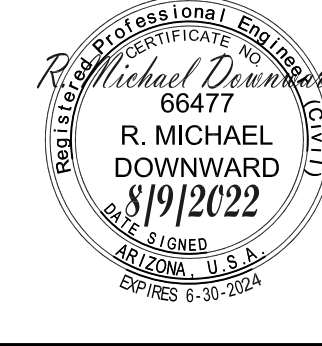
FOUNDATION DETAILS

APN: 113-36-020
LAKE HAVASU, AZ. 86406

INITIAL SUBMITTAL: 8/9/2022

DESCRIPTION:

REV# DATE:



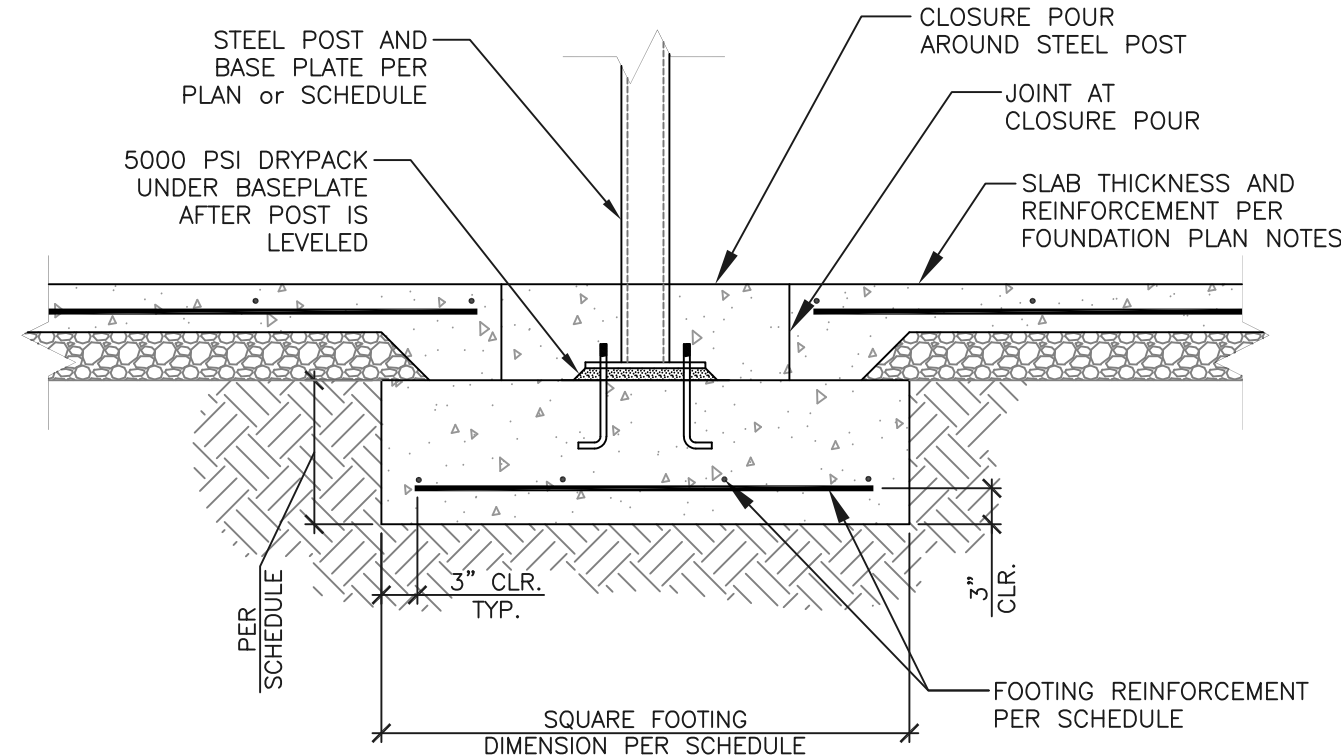
R. MICHAEL DOWNWARD
8/9/2022
Professional Engineer
License No. 66471
State of Utah

DRAWN BY: RMD

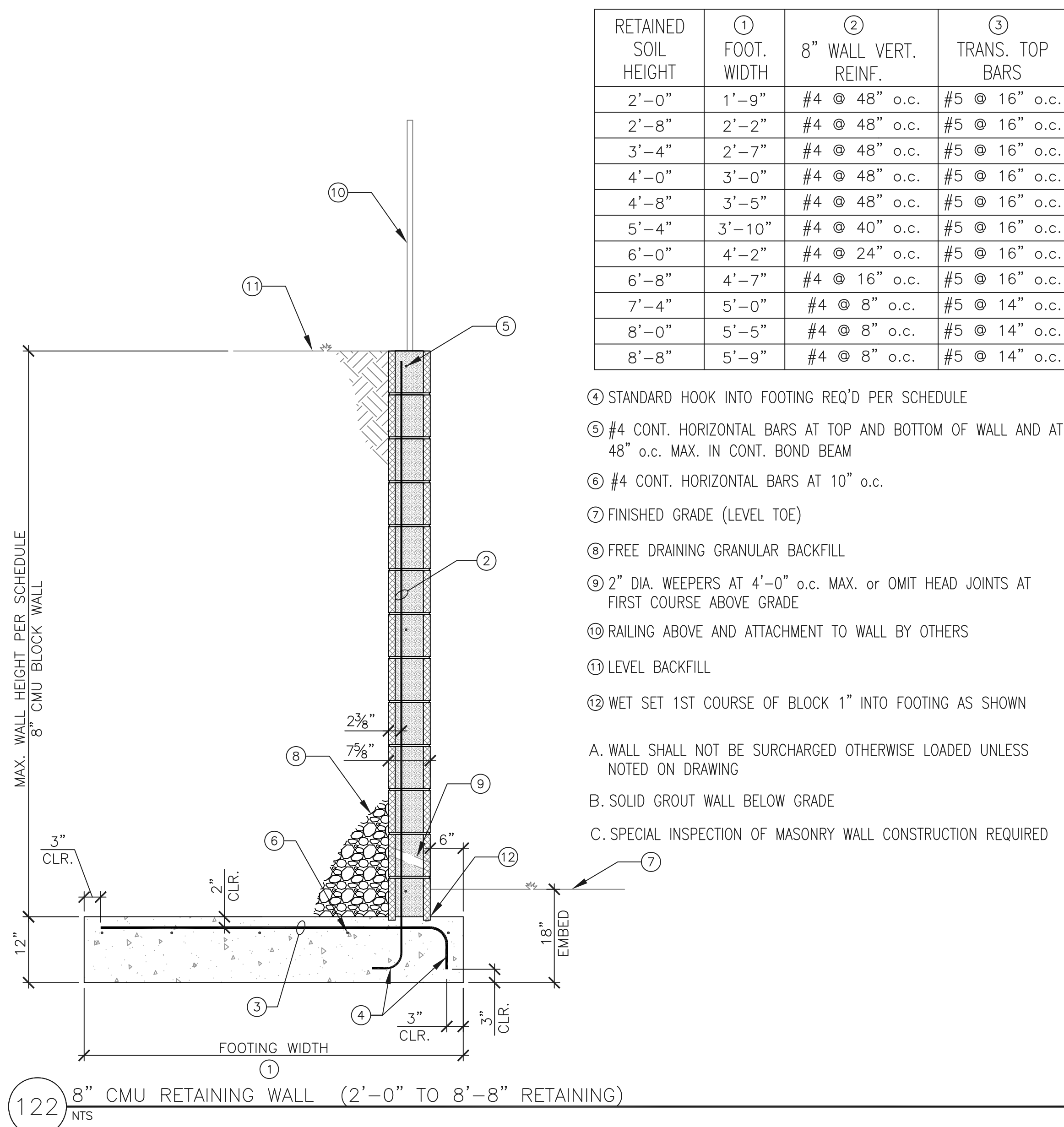
SCALE: NTS

SHEET:

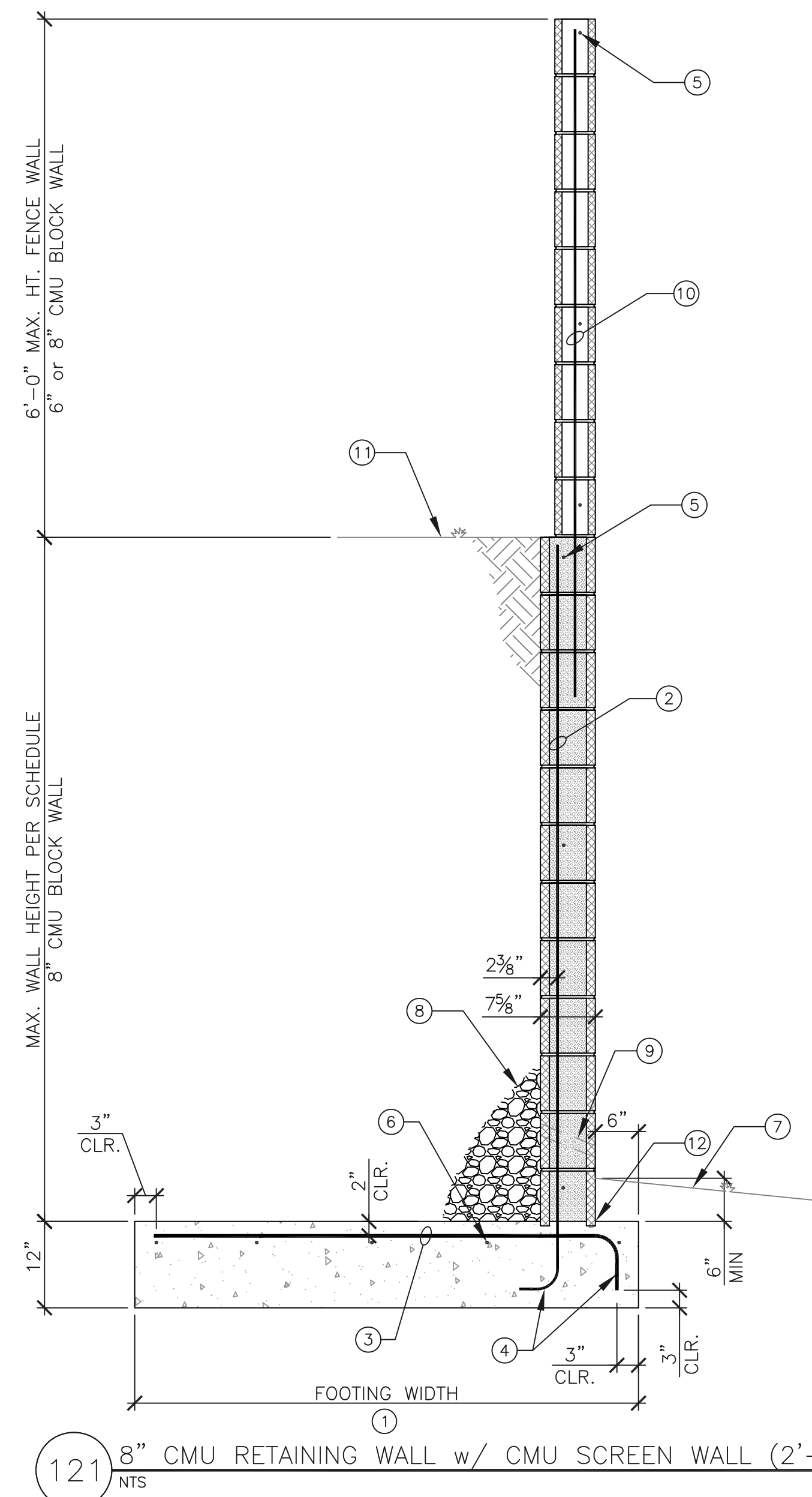
S4.0



123 STEEL POST AT FOOTING
N.T.S.

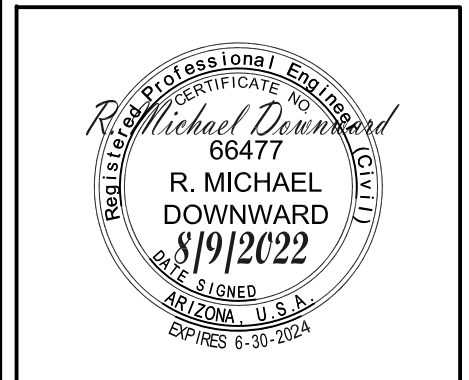


122 8" CMU RETAINING WALL (2'-0" TO 8'-8" RETAINING)
N.T.S.



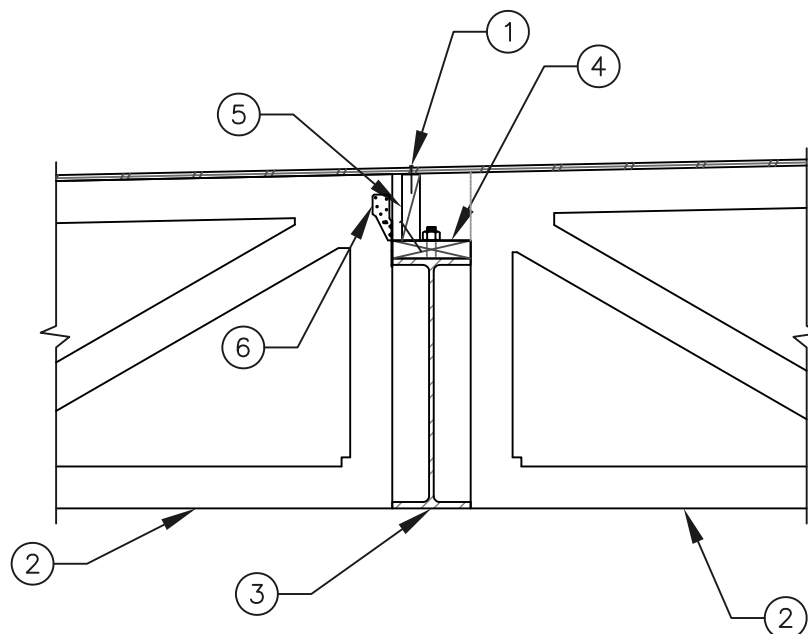
121 8" CMU RETAINING WALL w/ CMU SCREEN WALL (2'-0" TO 8'-0" RETAINING)
N.T.S.

INITIAL SUBMITTAL: 8/9/2022
REV#: DATE: DESCRIPTION:



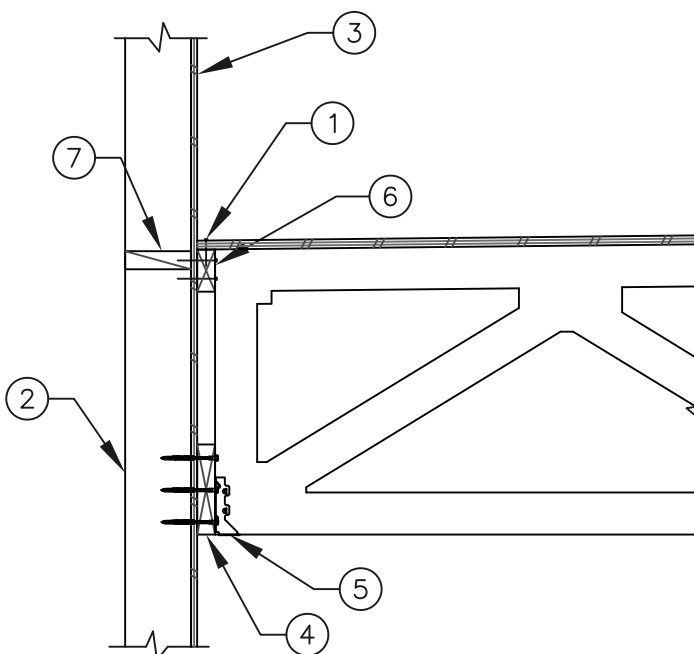
ALL PLANS, SPECIFICATIONS, DOCUMENTS, REVISIONS, RECORDS, CORRECTIONS, AND ANY OTHER DOCUMENTS PERTAINING TO THIS PROJECT ARE THE PROPERTY OF IRON ROCK ENGINEERS AND ANY REPRODUCTION OR DISTRIBUTION OF ANY PART OF THIS PROJECT WITHOUT THE WRITTEN PERMISSION OF IRON ROCK ENGINEERS IS PROHIBITED. IRON ROCK ENGINEERS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. IRON ROCK ENGINEERS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. IRON ROCK ENGINEERS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT.

DRAWN BY: RMD
SCALE: NTS
SHEET:



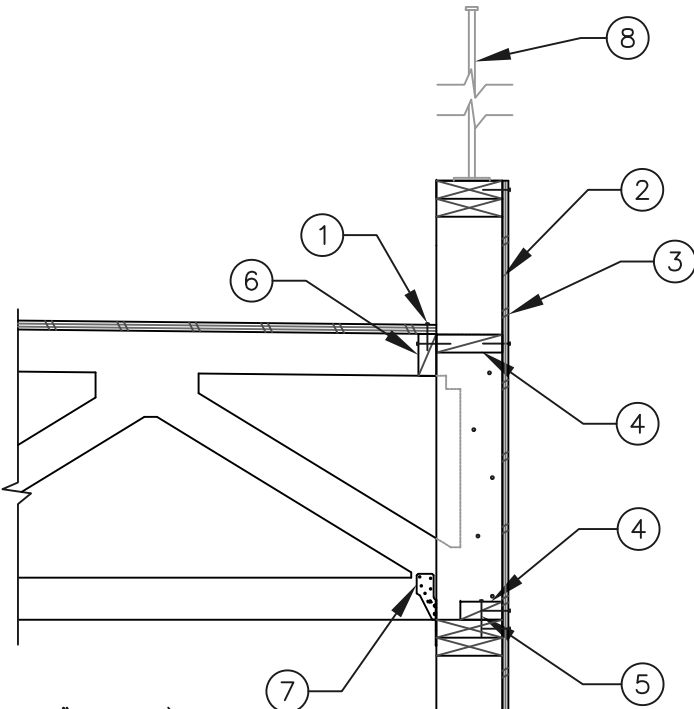
1. BOUNDARY FASTENERS (8d AT 6" o.c. MAX.)
2. TOP CHORD BEARING TRUSS PER TRUSS MANUFACTURER SPECIFICATION
3. STEEL BEAM PER FRAMING PLAN SPECIFICATION
4. 2x CONT. NAILER RIPPED TO MATCH WIDTH OF STEEL BEAM FLANGE. FASTENED TO STEEL BEAM w/ $\frac{3}{8}$ " DIA. AUTOMATIC WELDED THREADED STUDS AT 24" o.c. MAX.
5. 2x UPRIGHT BLOCKING BETWEEN TRUSSES FASTENED ALONG NAILER w/ 16d TOENAILS AT 6" o.c. MAX.
6. CLIP EA TRUSS TO NAILER w/ H2.5A or H1 CLIP

220 ROOF FRAMING AT FLUSH STEEL BEAM
N.T.S.



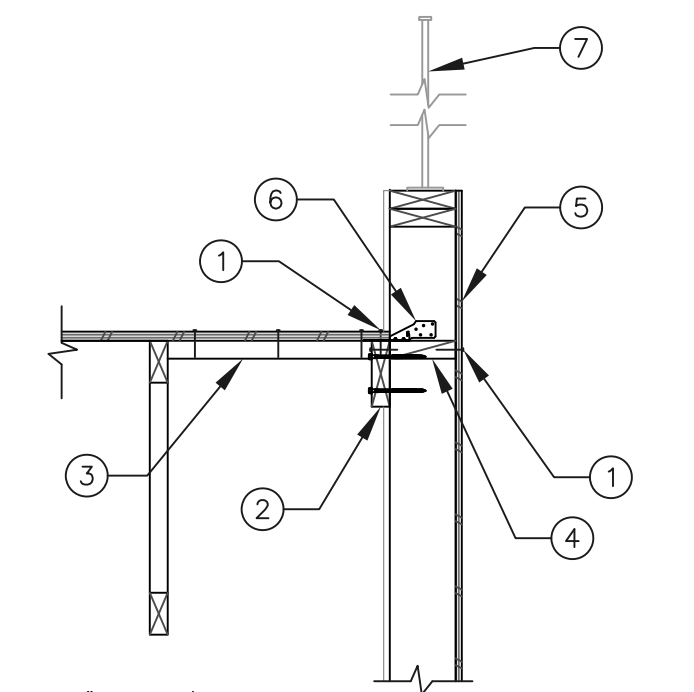
1. BOUNDARY FASTENERS (10d AT 6" o.c. MAX.)
2. BALLOON FRAMED STUD WALL
3. WALL SHEATHING AND NAILING PER FRAMING PLAN SPECIFICATION
4. 2x10 CONT. LEDGER FASTENED TO EA. STUD w/ (3) $\text{SDS}\frac{3}{8}\times\frac{1}{2}$ " SCREWS AT 16" o.c. MAX. SPACING
5. U210 SKEWED HANGER INSTALLED PER MFR. SPECIFICATION
6. CONT. 2x4 LEDGER w/ (2) 16d AT TO EA. STUD AND 16d AT 8" o.c. ALONG ADJACENT BLOCKING
7. 2x SOLID BLOCKING TO FIT SNUG BETWEEN STUDS AT HEIGHT OF ADJACENT LEDGER

219 DECK FRAMING AT BALLOON FRAMED WALLS
N.T.S.



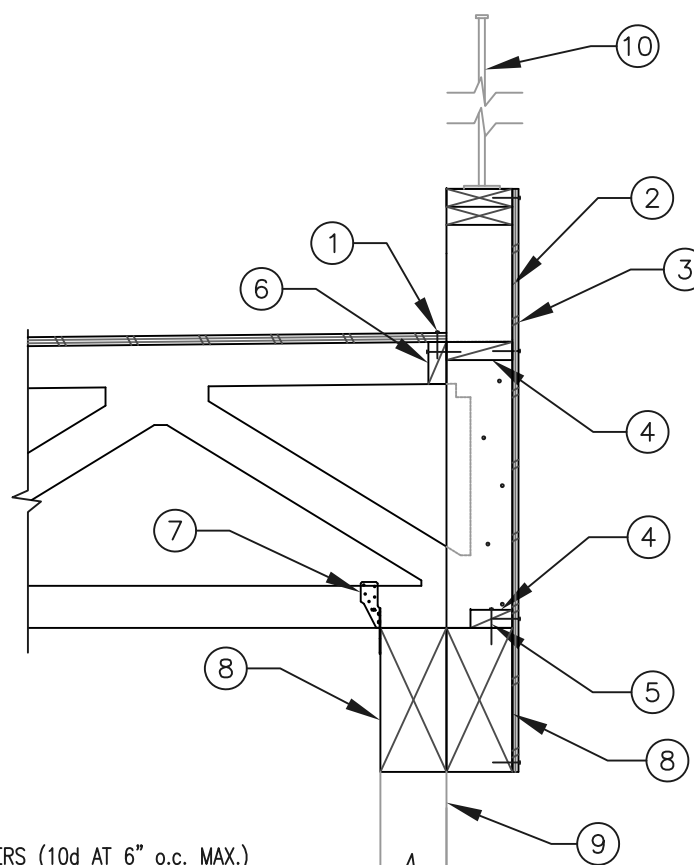
1. BOUNDARY FASTENERS (10d AT 6" o.c. MAX.)
2. 2x6 VERT. MEMBER EA. TRUSS TO FORM PARAPET FASTENED TO TRUSS WEB MEMBER w/ 16d AT 4" o.c. STAGGERED. PARAPET MAY BE BUILT INTO TRUSS IN LIEU OF 2x VERT. MEMBER
3. MIN. $\frac{3}{8}$ " SHEATHING w/ 8d AT 6" o.c. EDGES AND ALONG BLOCKING AND 12" o.c. FIELD. EXTEND TO UNDERSIDE OF BEAM
4. 2x SOLID BLOCKING BETWEEN TRUSSES. FASTEN SHEATHING ALONG BLOCKING w/ 8d AT 6" o.c. MAX.
5. 16d AT 8" o.c. STAGGERED
6. 2x SOLID UPRIGHT BLOCKING w/ 16d AT 6" o.c. TO ADJACENT BLOCK IN WALL
7. CLIP EA TRUSS TO TOP PLATE/BEAM w/ H2.5A or H1 CLIP. CLIP EA. ORDER TRUSS TO TOP PLATE/BEAM w/ (2) H2.5A CLIPS, U.N.O. ON PLAN

218 DECK FRAMING AT STUD WALL
N.T.S.



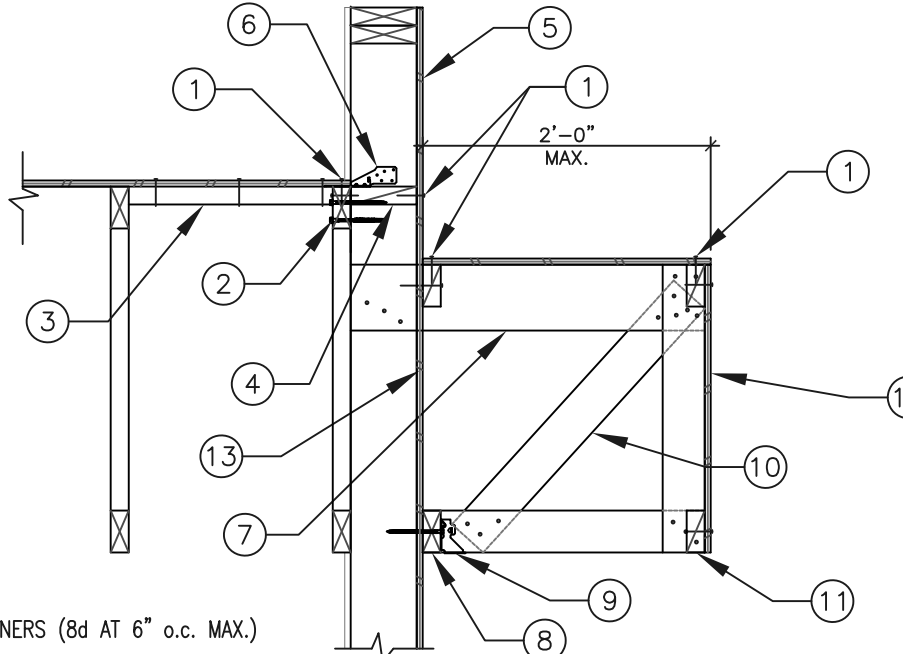
1. BOUNDARY FASTENERS (10d AT 6" o.c. MAX.)
2. 2x6 CONT. LEDGER FASTENED TO EA. STUD w/ (2) $\text{SDS}\frac{3}{8}\times\frac{1}{2}$ " SCREWS AND ALONG ADJACENT BLOCKING w/ 16d AT 8" o.c. MAX.
3. 2x SOLID BLOCKING AT 24" o.c. MAX. INSTALLED AT PANEL JOINTS. FASTEN ROOF SHEATHING ALONG BLOCKING w/ 8d AT 6" o.c. EA. BLOCK
4. 2x SOLID UPRIGHT BLOCKING w/ 16d AT 6" o.c. TO ADJACENT BLOCK IN WALL
5. CLIP EA TRUSS TO TOP PLATE/BEAM w/ H2.5A or H1 CLIP. CLIP EA. ORDER TRUSS TO TOP PLATE/BEAM w/ (2) H2.5A CLIPS, U.N.O. ON PLAN
6. 3/8" THICK STEEL POST CAP. WELD CONTINUOUSLY TO COLUMN w/ $\frac{3}{16}$ " FILLET
7. NAILING AND ATTACHMENT TO FRAMING BY OTHERS

217 DECK FRAMING PARALLEL TO STUD WALL
N.T.S.



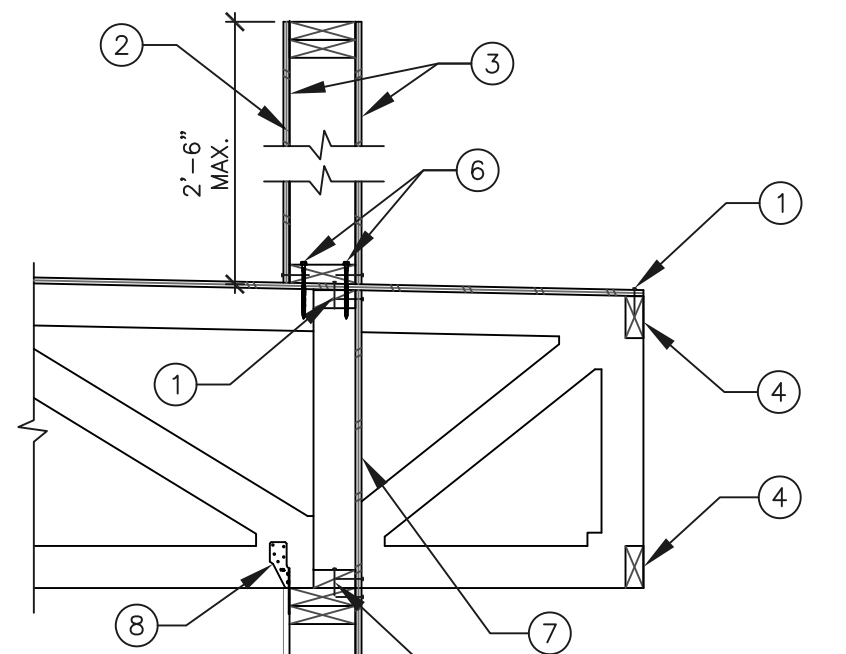
1. BOUNDARY FASTENERS (10d AT 6" o.c. MAX.)
2. 2x6 VERT. MEMBER EA. TRUSS TO FORM PARAPET FASTENED TO TRUSS WEB MEMBER w/ 16d AT 4" o.c. STAGGERED. PARAPET MAY BE BUILT INTO TRUSS IN LIEU OF 2x VERT. MEMBER
3. MIN. $\frac{3}{8}$ " SHEATHING w/ 8d AT 6" o.c. EDGES AND ALONG BLOCKING AND 12" o.c. FIELD. EXTEND TO UNDERSIDE OF BEAM
4. 2x SOLID BLOCKING BETWEEN TRUSSES. FASTEN SHEATHING ALONG BLOCKING w/ 8d AT 6" o.c. MAX.
5. 16d AT 8" o.c. STAGGERED
6. 2x SOLID UPRIGHT BLOCKING w/ 16d AT 6" o.c. TO ADJACENT BLOCK IN WALL
7. CLIP EA TRUSS TO TOP PLATE/BEAM w/ H2.5A or H1 CLIP. CLIP EA. ORDER TRUSS TO TOP PLATE/BEAM w/ (2) H2.5A CLIPS, U.N.O. ON PLAN
8. BEAM/HEADER PER FRAMING PLAN SPECIFICATION
9. RAILING/DOORS AND ATTACHMENT TO FRAMING BY OTHERS

216 DECK FRAMING AT BEAM(S)
N.T.S.



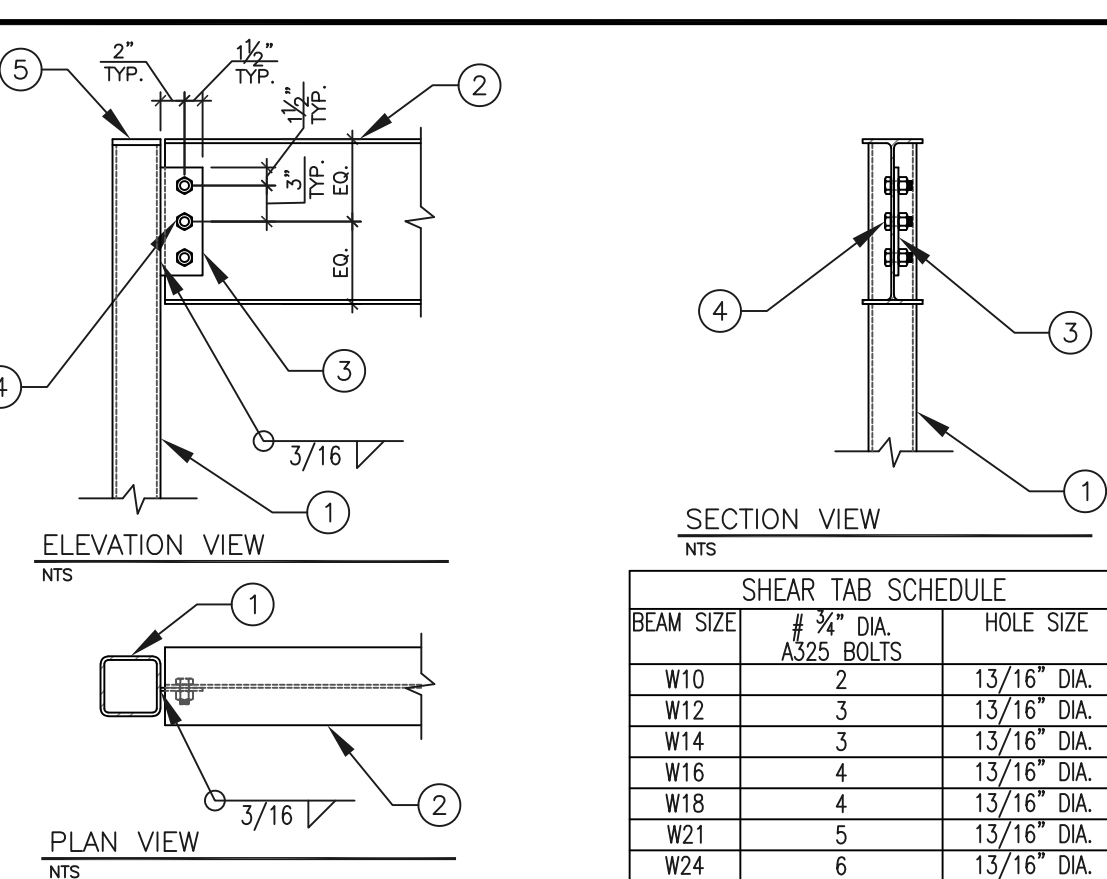
1. BOUNDARY FASTENERS (8d AT 6" o.c. MAX.)
2. FASTEN TRUSS TOP CHORD TO EA. STUD w/ (2) $\text{SDS}\frac{3}{8}\times\frac{1}{2}$ " SCREWS AND ALONG ADJACENT BLOCKING w/ 16d AT 8" o.c. MAX.
3. 2x6 BLOCKING AT 32" o.c. MAX. FASTEN ROOF SHEATHING ALONG BLOCKING w/ (3) 8d EA. BLOCK
4. 2x SOLID BLOCKING TO FIT SNUG BETWEEN STUDS AT HEIGHT OF ADJACENT LEDGER
5. 16d AT 8" o.c. STAGGERED
6. 2x6 MEMBER AT 32" o.c. MAX. NOTCHED TO FIT AROUND WALL TOP PLATE AND FASTENED TO STUD w/ (3) 16d
7. 2x4 CONT. LEDGER w/ $\text{SDS}\frac{3}{8}\times\frac{1}{2}$ " SCREWS AT 16" o.c. MAX. TO STUDS IN STUD WALL
8. LUS24 HANGER AT 2x4 MEMBER (SPACED 32" o.c. MAX.)
9. 2x4 KICKER AT 32" o.c. MAX. FASTENED TO 2x MEMBERS TOP AND BOTTOM w/ (3) 16d
10. 2x4 BLOCKING TOP AND BOTTOM BETWEEN ADJACENT FRAMING MEMBERS
11. $\frac{3}{8}$ " MIN. SHEATHING w/ 8d AT 6" o.c. EDGES AND 12" o.c. FIELD
12. 2x SOLID UPRIGHT BLOCKING w/ 16d AT 6" o.c. TO ADJACENT BLOCK IN WALL
13. 2x SOLID BLOCKING TO FIT SNUG BETWEEN STUDS AT HEIGHT OF ADJACENT LEDGER

215 ROOF FRAMING AT STUD WALL
N.T.S.



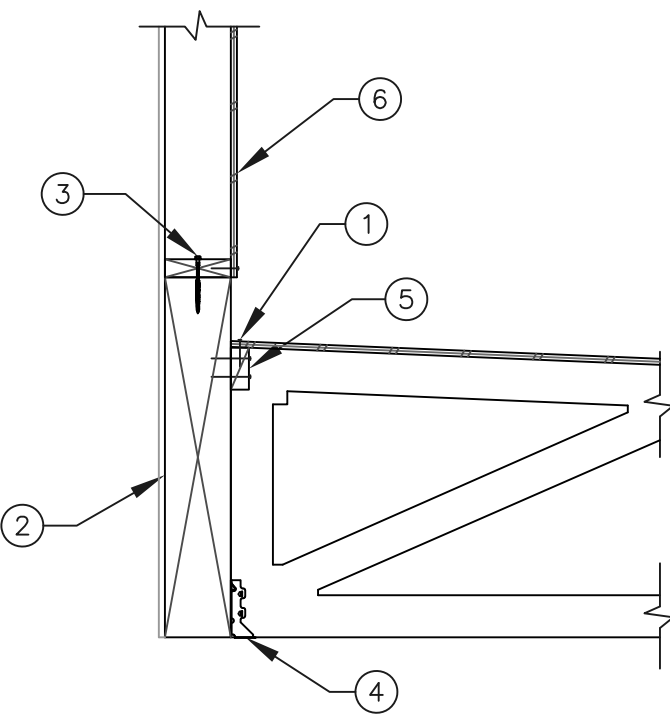
1. BOUNDARY FASTENERS (8d AT 6" o.c. MAX.)
2. 2x6 FRAMED PARAPET WALL w/ STUDS AT 16" o.c. MAX.
3. SHEATHE BOTH FACES OF PARAPET WALL w/ MIN. $\frac{3}{8}$ " SHEATHING w/ 8d AT 6" o.c. EDGES AND 12" o.c. FIELD
4. 2x4 CONT. RIBBON TOP AND BOTTOM OF TRUSS. TRUSS MFR. TO DESIGN TRUSS w/ NOTCH TO ACCEPT 2x4 RIBBON
5. 16d AT 8" o.c. STAGGERED
6. FASTEN PARAPET WALL BOTTOM PLATE TO EA. TRUSS w/ (2) $\text{SDS}\frac{3}{8}\times\frac{1}{2}$ " SCREWS (24" o.c. MAX.). INSTALL $\frac{3}{4}$ " FROM EA. EDGE OF PLATE
7. SHEAR PANEL BLOCKING PER FRAMING PLAN NOTES OR TRUSS BLOCKING BETWEEN TRUSSES AT BEARING

214 CANTILEVERED ROOF TRUSSES AT STUD WALL
N.T.S.



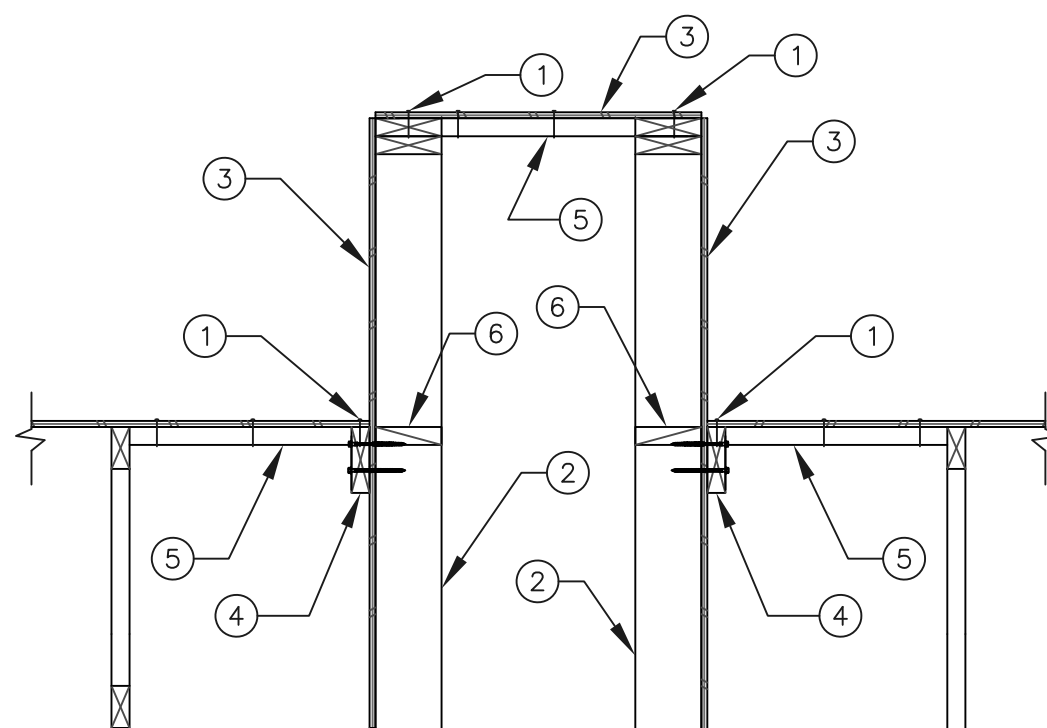
1. STEEL COLUMN PER FRAMING PLAN
2. STEEL BEAM PER FRAMING PLAN TO BE CENTERED ON STEEL COLUMN WIDTH U.N.O. ON PLAN
3. $\frac{3}{8}$ " THICK STEEL (A36) SHEAR TAB OFFSET ON STEEL COLUMN AS REQ'D FOR BEAM WEB
4. $\frac{3}{4}$ " DIA. A325N BOLTS. REFER TO SCHEDULE FOR COUNT
5. $\frac{3}{8}$ " THICK STEEL POST CAP. WELD CONTINUOUSLY TO COLUMN w/ $\frac{3}{16}$ " FILLET

213 TYP. STEEL BEAM AT STEEL COLUMN
N.T.S.



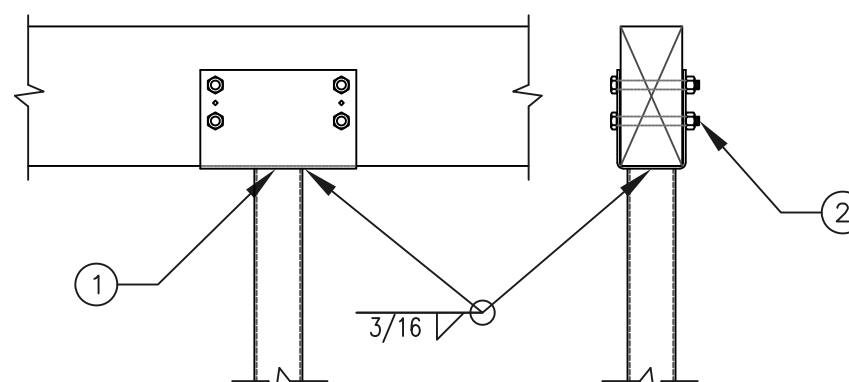
1. BOUNDARY FASTENERS (10d AT 6" o.c. FLOOR or 8d AT 6" o.c. ROOF)
2. FLUSH BEAM PER FRAMING PLAN SPECIFICATION
3. FASTEN BOTTOM PLATE TO BEAM BELOW w/ $\text{SDS}\frac{3}{8}\times\frac{1}{2}$ " SCREWS AT 12" o.c. MAX. SPACING
4. LUS210 HANGER INSTALLED PER MFR. SPECIFICATION
5. 2x BLOCKING TO FIT SNUG BETWEEN TRUSS TOP CHORDS FASTENED ALONG ADJACENT BEAM w/ 16d AT 6" o.c. STAGGERED
6. MIN. $\frac{3}{8}$ " SHEATHING w/ 8d AT 6" o.c. EDGES AND ALONG BLOCKING AND 12" o.c. FIELD

212 ROOF FRAMING AT FLUSH BEAM
N.T.S.



1. BOUNDARY FASTENERS (8d AT 6" o.c. MAX.)
2. STUD WALL TO BE FRAMED CONT. TO TOP OF PARAPET
3. WALL SHEATHING AND NAILING PER FRAMING PLAN SPECIFICATION
4. 2x6 CONT. LEDGER FASTENED TO EA. STUD w/ (2) $\text{SDS}\frac{3}{8}\times\frac{1}{2}$ " SCREWS AT 16" o.c. MAX. SPACING
5. 2x6 BLOCKING AT 24" o.c. MAX. FASTEN SHEATHING ALONG BLOCKING w/ 8d AT 6" o.c. MAX.
6. 2x SOLID BLOCKING TO FIT SNUG BETWEEN STUDS AT HEIGHT OF ADJACENT LEDGER

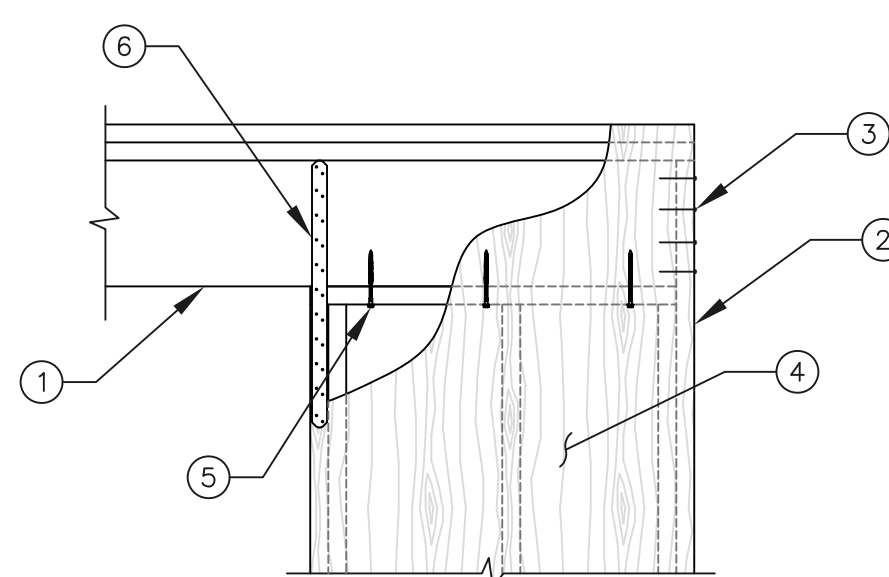
211 ROOF FRAMING AT BALLOON FRAMED WALLS
N.T.S.



1. SIMPSON OC TYPE POST CAP TO MATCH BEAM WIDTH w/ LEGS REMOVED TO ALLOW WELDING TO STEEL COLUMN
2. (4) $\frac{3}{4}$ " DIA. A307 BOLTS

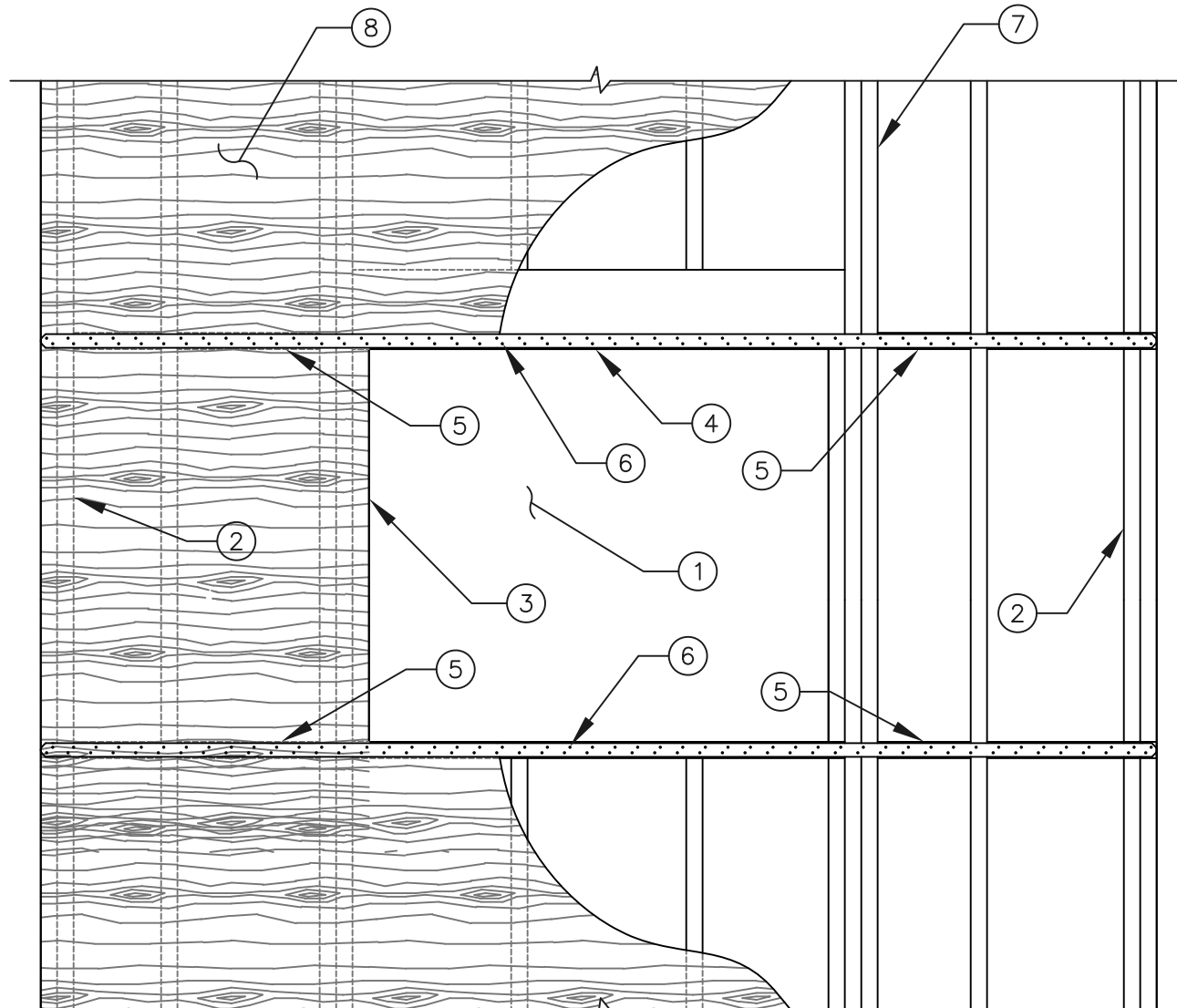
*FRAMING ABOVE NOT SHOWN FOR CLARITY

210 WOOD BEAM AT STEEL COLUMN
N.T.S.



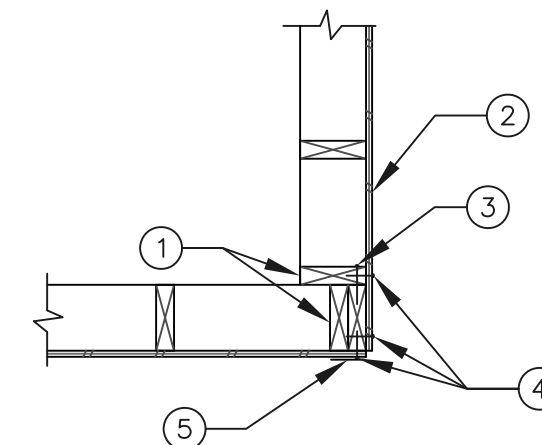
1. GARAGE PORTAL HEADER PER FRAMING PLAN SPECIFICATION TO EXTEND OVER SHEAR WALL PIER TO KING STUD AT END OF WALL AS SHOWN
2. KING STUD TO EXTEND PAST HEADER TO WALL TOP PLATE
3. FASTEN KING STUD TO END OF GARAGE PORTAL HEADER w/ MIN. (8) 16d STAGGERED
4. SHEAR WALL SHEATHING AND NAILING PER FRAMING PLAN SPECIFICATION. SHEATHING TO EXTEND OVER HEADER TO WALL DOUBLE TOP PLATE. BOUNDARY FASTEN SHEATHING ALONG SHEAR WALL TOP PLATE AT UNDERSIDE OF HEADER
5. FASTEN SHEAR WALL TOP PLATE TO UNDERSIDE OF GARAGE PORTAL HEADER w/ $\text{SDS}\frac{3}{8}\times\frac{1}{2}$ " SCREWS AT 8" o.c. MAX.
6. CS16 STRAP TO EXTEND ONTO GARAGE PORTAL HEADER TO TOP OF HEADER AND ONTO SHEAR WALL END STUDS BELOW w/ MIN. (10) 8d EA. END. INSTALL STRAP OVER SHEATHING

209 GARAGE PORTAL SHEAR WALL
N.T.S.



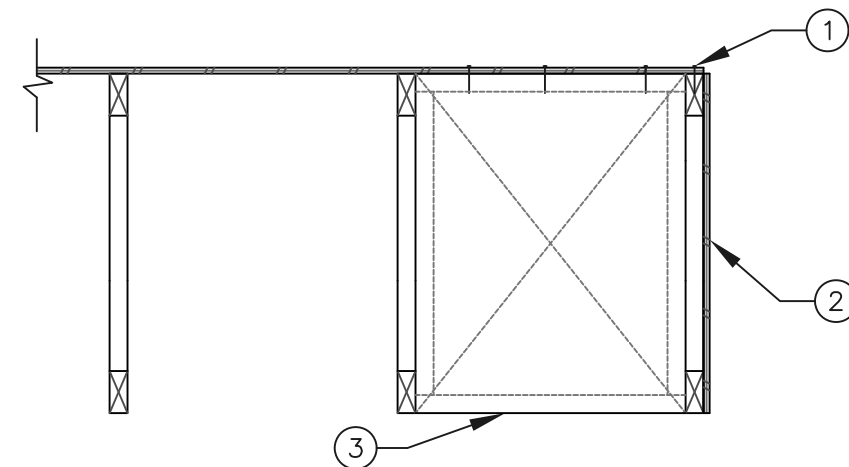
1. WALL OPENING IN SHEAR WALL
2. SHEAR WALL PIER END STUDS (MIN. (2) END STUDS REQ'D U.N.O. ON PLAN OR SHEAR WALL SCHEDULE
3. TRIMMER STUD(S) PER PLAN
4. WOOD HEADER IN WALL PER FRAMING PLAN
5. 2x BLOCKING FLUSH w/ TOP AND BOTTOM OF WALL OPENING TO EXTEND CONT. TO END OF SHEAR WALL PIER (WHERE TWO STRAP ARE SPECIFIED ON PLAN, (2) ROWS OF BLOCKING SHALL BE INSTALLED AT TOP AND BOTTOM OF OPENING)
6. CONT. CS16 STRAP (UNLESS OTHERWISE SPECIFIED ON PLAN) TOP AND BOTTOM OF WALL OPENING w/ (2) 8d AT $\frac{1}{2}$ " o.c. EA. STRAP TO BE INSTALLED OVER SHEAR WALL SHEATHING AND BLOCKING/HEADER. EXTEND STRAP TO END OF SHEAR WALL PIER EA. SIDE OF OPENING
7. (2) KING STUD, TYP. ADJACENT TO WALL OPENING
8. SHEAR WALL SHEATHING AND NAILING PER SHEAR WALL SCHEDULE. APPLY TO WALL CONT. AT PIERS AND OVER OPENING IN WALL

208 TYP. PERFORATED SHEAR WALL AT WALL OPENING
N.T.S.



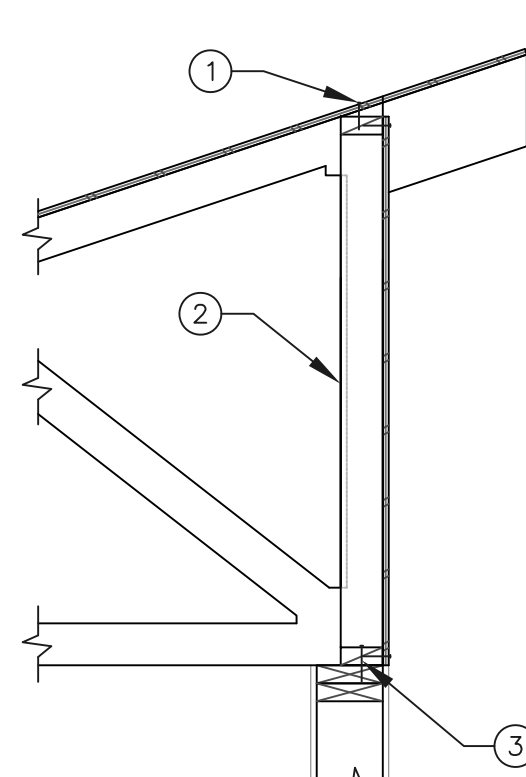
1. SHEAR/BRACED WALL END STUDS AT CORNER
2. SHEAR WALL SHEATHING PER SHEAR/BRACED WALL SCHEDULE
3. 16d AT 8" o.c. MAX. STAGGERED
4. SHEAR WALL EDGE NAILING PER BRACED/SHEAR WALL SCHEDULE
5. SHEAR WALL HOLDOWN PER FOUNDATION PLAN

207 SHARED HOLDOWN AT CORNER
N.T.S.



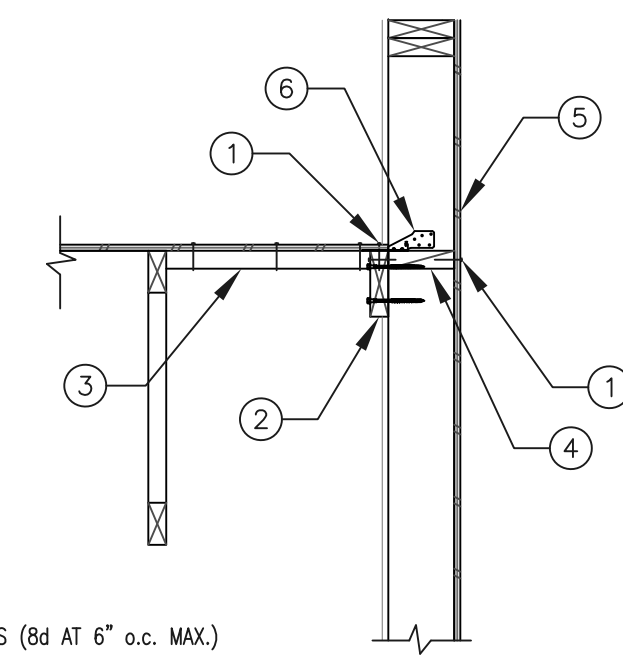
1. BOUNDARY FASTENERS (8d AT 6" o.c. MAX.)
2. SHEATHE FACE OF SOFFIT w/ MIN. $\frac{3}{8}$ " SHEATHING w/ 8d AT 6" o.c. EDGES
3. SHEAR PANEL BLOCKING PER FRAMING PLAN NOTES AT 48" o.c. MAX. SPACING. FASTEN ROOF FRAMING ALONG BLOCKING w/ 8d AT 6" o.c. MAX. SPACING

206 SOFFIT FRAMING AT GABLE END
N.T.S.



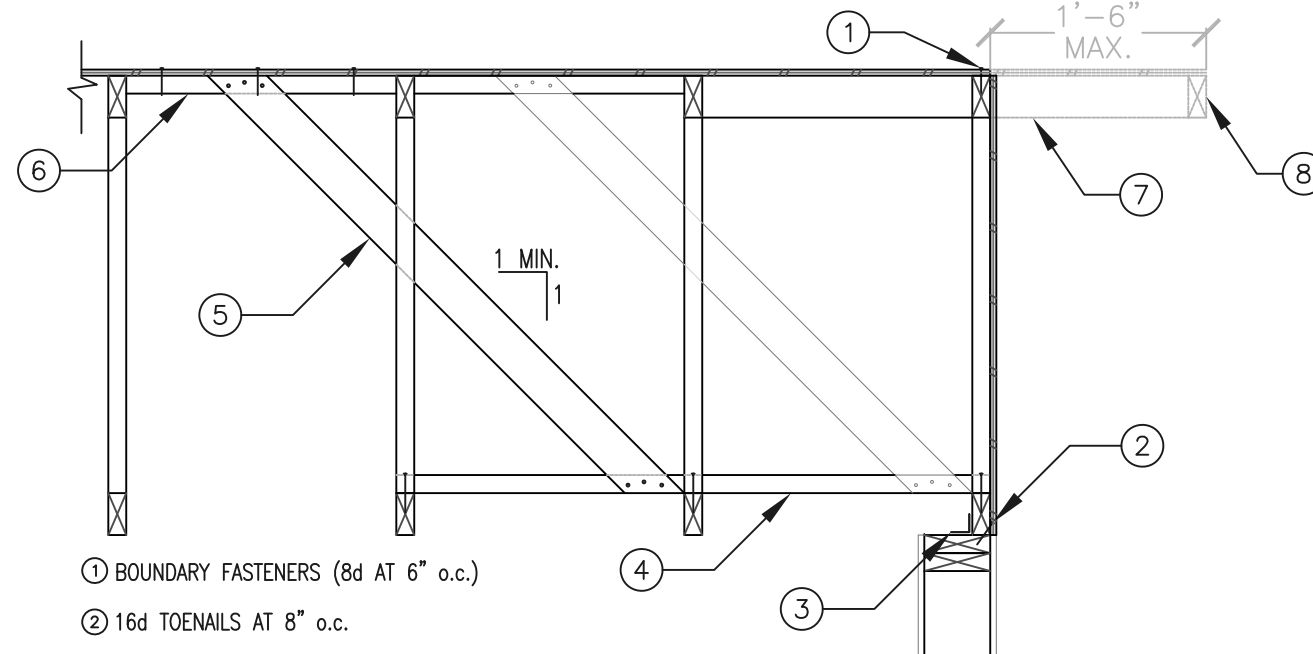
1. BOUNDARY FASTENERS (8d AT 6" o.c.)
2. 2x SOLID BLOCKING w/ (3) 16d TOENAILS PER BLOCK
3. A35 CLIP AND SPACING WHERE NOTED PER PLAN

205 ROOF TRUSS AT STUD WALL
N.T.S.



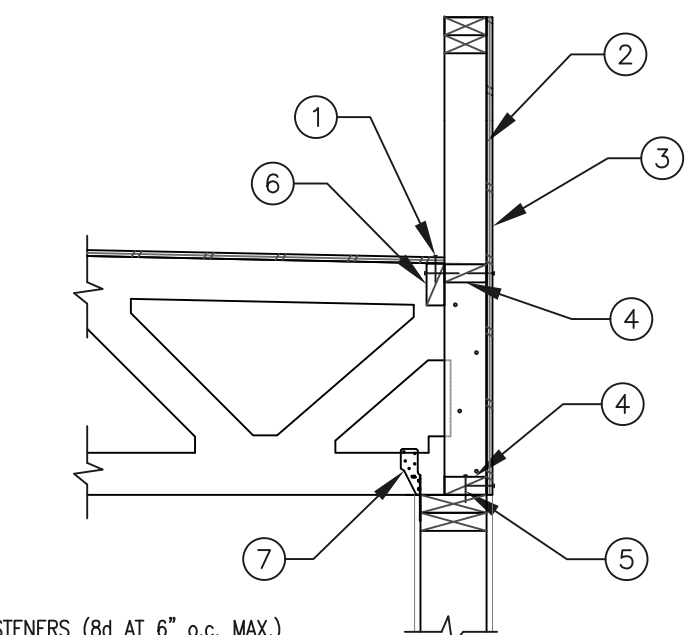
1. BOUNDARY FASTENERS (8d AT 6" o.c. MAX.)
2. 2x6 CONT. LEDGER FASTENED TO EA. STUD w/ (2) $\text{SDS}\frac{3}{8}\times\frac{1}{2}$ " SCREWS AND ALONG ADJACENT BLOCKING w/ 16d AT 8" o.c. MAX.
3. 2x SOLID BLOCKING AT 24" o.c. MAX. INSTALLED AT PANEL JOINTS. FASTEN ROOF SHEATHING ALONG BLOCKING w/ 8d AT 6" o.c. EA. BLOCK
4. MIN. $\frac{3}{8}$ " SHEATHING w/ 8d AT 6" o.c. EDGES AND 12" o.c. FIELD or PER SHEAR WALL SCHEDULE WHERE SHEAR WALL OCCURS, WHICHEVER IS MORE STRINGENT
5. FASTEN STUD WALL TO BLOCKING w/ H8 CLIP AT 48" o.c. MAX.
6. 16d AT 8" o.c. STAGGERED

204 ROOF FRAMING PARALLEL TO STUD WALL
N.T.S.



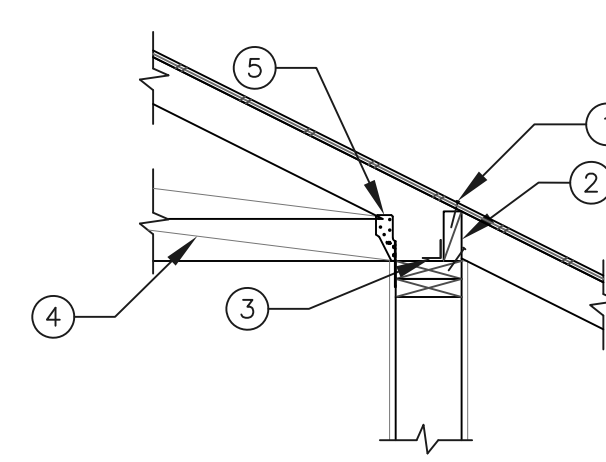
1. BOUNDARY FASTENERS (8d AT 6" o.c.)
2. 16d TOENAILS AT 8" o.c.
3. A35 CLIP AND SPACING WHERE NOTED PER PLAN
4. CONT. 2x4 MEMBER AT 48" o.c. MAX. TO EXTEND MIN (2) TRUSS BAYS w/ (2) 16d EACH PERPENDICULAR TRUSS CHORD
5. 2x4 KICKER AT 48" o.c. MAX. w/ (3) 16d AT TOP AND BOTTOM CHORD. MAY BE INSTALLED IN FIRST TRUSS BAY AS SHOWN
6. 2x SOLID BLOCKING TO MATCH SPACING OF KICKERS. BOUNDARY FASTEN ALONG BLOCKING
7. 2x4 UPRIGHT OUTRIGGER AT 24" o.c. MAX. AT EAVE AS OCCURS. EXTEND BACK INTO ROOF (1) TRUSS BAY w/ EQUAL NOTCH LET INTO END TRUSS TOP CHORD AND OUTRIGGER

203 END TRUSS AT STUD WALL
N.T.S.



1. BOUNDARY FASTENERS (8d AT 6" o.c. MAX.)
2. 2x6 VERT. MEMBER EA. TRUSS TO FORM PARAPET FASTENED TO TRUSS WEB MEMBER w/ 16d AT 6" o.c. STAGGERED. PARAPET MAY BE BUILT INTO TRUSS IN LIEU OF 2x VERT. MEMBER
3. MIN. $\frac{3}{8}$ " SHEATHING w/ 8d AT 6" o.c. EDGES AND ALONG BLOCKING AND 12" o.c. FIELD
4. 2x SOLID BLOCKING BETWEEN TRUSSES. FASTEN SHEATHING ALONG BLOCKING w/ 8d AT 6" o.c. MAX.
5. 16d AT 8" o.c. STAGGERED
6. 2x SOLID UPRIGHT BLOCKING w/ 16d AT 6" o.c. TO ADJACENT BLOCK IN WALL
7. CLIP EA TRUSS TO TOP PLATE w/ H2.5A or H1 CLIP. CLIP EA. ORDER TRUSS TO TOP PLATE w/ (2) H2.5A CLIPS, U.N.O. ON PLAN

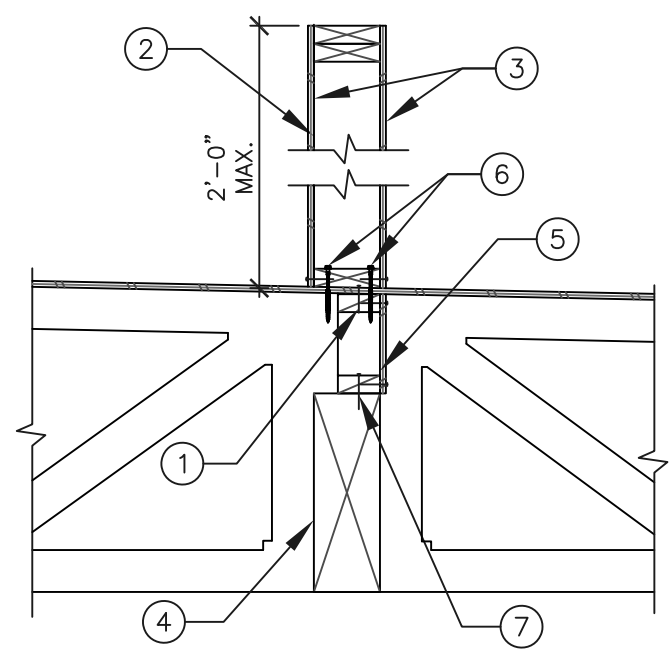
202 FLAT ROOF TRUSS AT STUD WALL
N.T.S.



1. BOUNDARY FASTENERS (8d AT 6" o.c.)
2. 2x SOLID BLOCKING w/ (3) 16d TOENAILS PER BLOCK
3. A35 CLIP AND SPACING WHERE NOTED PER PLAN
4. VAULTED TRUSS BOTTOM CHORD AS OCCURS PER PLAN
5. CLIP EA TRUSS TO TOP PLATE w/ H2.5A or H1 CLIP. CLIP EA. ORDER TRUSS TO TOP PLATE w/ (2) H2.5A CLIPS, U.N.O. ON PLAN

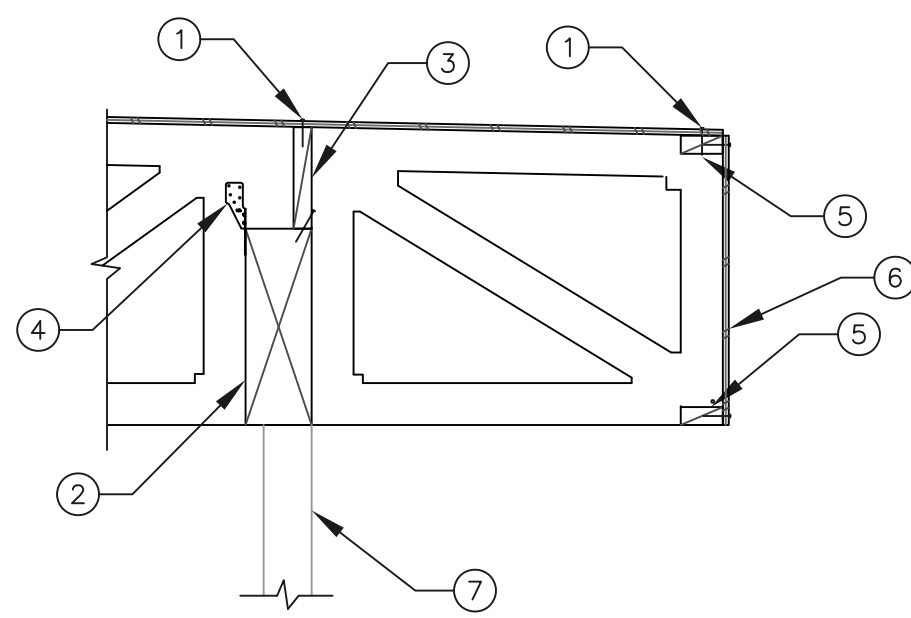
A. SHEAR PANEL BLOCKING MAY BE USED AS ALTERNATE TO SOLID BLOCKING WHERE HIGH-HEELED TRUSS OCCURS

201 TRUSS AT STUD WALL
N.T.S.



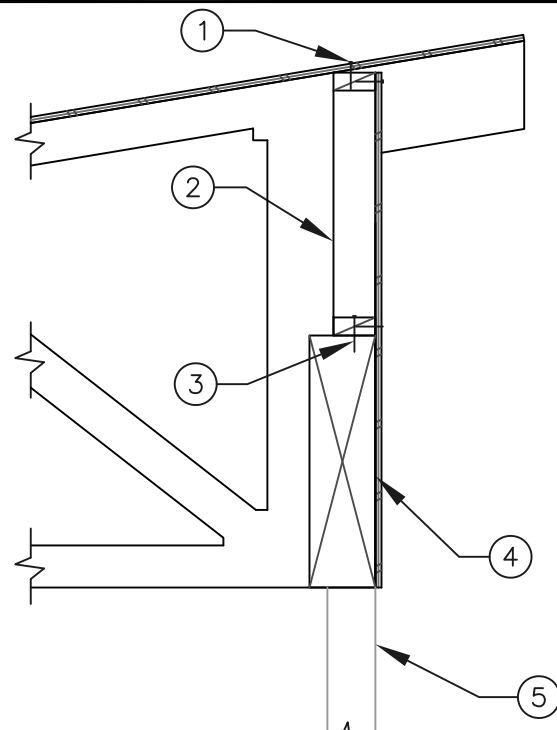
- ① BOUNDARY FASTENERS (8d AT 6" o.c. MAX.)
- ② 2x6 FRAMED PARAPET WALL w/ STUDS AT 16" o.c. MAX.
- ③ SHEATH BOTH FACES OF PARAPET WALL w/ MIN. 3/8" SHEATHING w/ 8d AT 6" o.c. EDGES AND 12" o.c. FIELD
- ④ TRUSS DESIGNER TO DESIGN TRUSS w/ POCKET TO ACCEPT FLUSH BEAM/HEADER
- ⑤ SHEAR PANEL BLOCKING PER FRAMING PLAN NOTES or TRUSS BLOCKING BETWEEN TRUSSES AT BEARING
- ⑥ FASTEN PARAPET WALL BOTTOM PLATE TO EA. TRUSS w/ (2) SD3x4x4x2" SCREWS (24" o.c. MAX.). INSTALL 3/4" FROM EA. EDGE OF PLATE
- ⑦ 16d AT 8" o.c. MAX.

240 ROOF TRUSSES AT FLUSH BEAM
N.T.S.



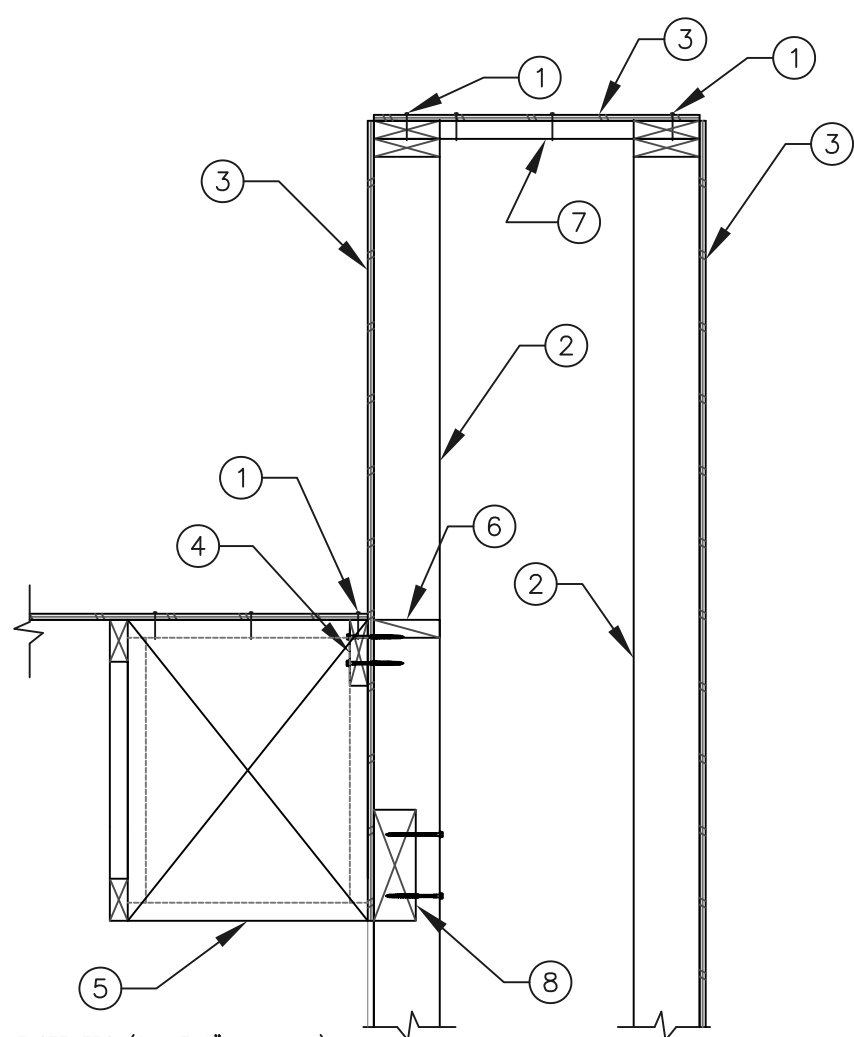
- ① BOUNDARY FASTENERS (8d AT 6" o.c. MAX.)
- ② TRUSS DESIGNER TO DESIGN TRUSS w/ POCKET TO ACCEPT FLUSH BEAM
- ③ 2x UPRIGHT BLOCKING BETWEEN TRUSSES AT BEARING FASTENED ALONG BEAM BELOW w/ 16d TOENAILS AT 8" o.c. MAX.
- ④ CLIP EA. TRUSS TO BEAM w/ H2.5A or H1 CLIP. CLIP EA. ORDER TRUSS TO BEAM w/ (2) H2.5A CLIPS, U.N.O. ON PLAN
- ⑤ 2x SOLID BLOCKING BETWEEN TRUSSES. FASTEN SHEATHING ALONG BLOCKING w/ 8d AT 6" o.c. MAX.
- ⑥ MIN. 3/8" SHEATHING w/ 8d AT 6" o.c. EDGES AND ALONG BLOCKING AND 12" o.c. FIELD
- ⑦ WINDOW/DOORS AND ATTACHMENT TO FRAMING BY OTHERS

239 CANTILEVERED ROOF TRUSS AT FLUSH BEAM
N.T.S.



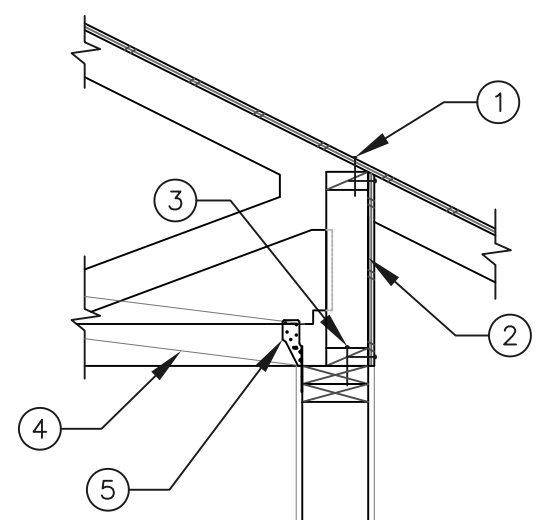
- ① BOUNDARY FASTENERS (8d AT 6" o.c.)
- ② SHEAR PANEL BLOCKING BETWEEN TRUSSES AT BEARING PER FRAMING PLAN NOTES
- ③ 16d AT 8" o.c. MAX.
- ④ FLUSH BEAM PER FRAMING PLAN SPECIFICATION
- ⑤ WINDOW/DOORS AND ATTACHMENT TO FRAMING BY OTHERS

238 ROOF TRUSS AT FLUSH BEAM
N.T.S.



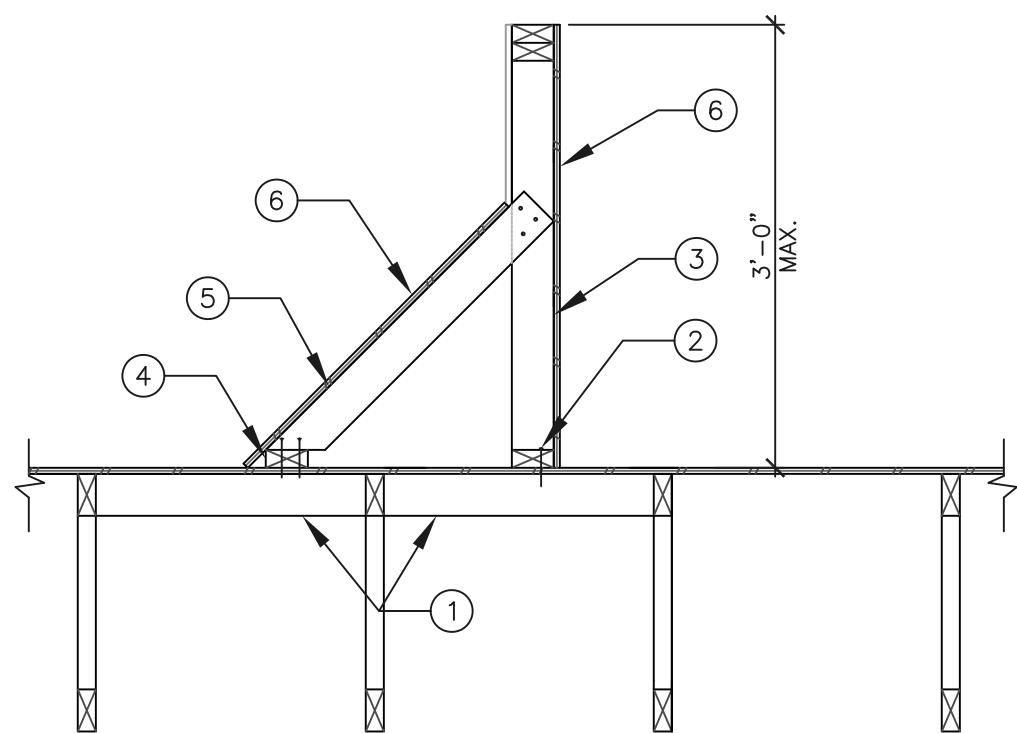
- ① BOUNDARY FASTENERS (8d AT 6" o.c. MAX.)
- ② STUD WALL TO BE FRAMED CONT. TO TOP OF PARAPET
- ③ WALL SHEATHING AND NAULING PER FRAMING PLAN SPECIFICATION
- ④ 2x6 CONT. LEDGER FASTENED TO EA. STUD w/ (2) SD3x4x4x2" SCREWS AT 16" o.c. MAX. SPACING
- ⑤ SHEAR PANEL BLOCKING PER FRAMING PLAN NOTES AT 32" o.c. MAX. FASTEN ROOF SHEATHING ALONG PANEL BLOCKING w/ 8d AT 6" o.c. MAX.
- ⑥ 2x SOLID BLOCKING TO FIT SNUG BETWEEN STUDS AT HEIGHT OF ADJACENT LEDGER
- ⑦ 2x6 BLOCKING AT 24" o.c. MAX. FASTEN SHEATHING ALONG BLOCKING w/ 8d AT 6" o.c. MAX.
- ⑧ CANTILEVER BEAM PER ROOF FRAMING PLAN SPECIFICATION NOTCHED INTO STUDS 3/4". FASTEN EA. STUD TO BEAM w/ (2) SD3x4x4x2" SCREWS

237 ROOF FRAMING AT BALLOON FRAMED WALLS
N.T.S.



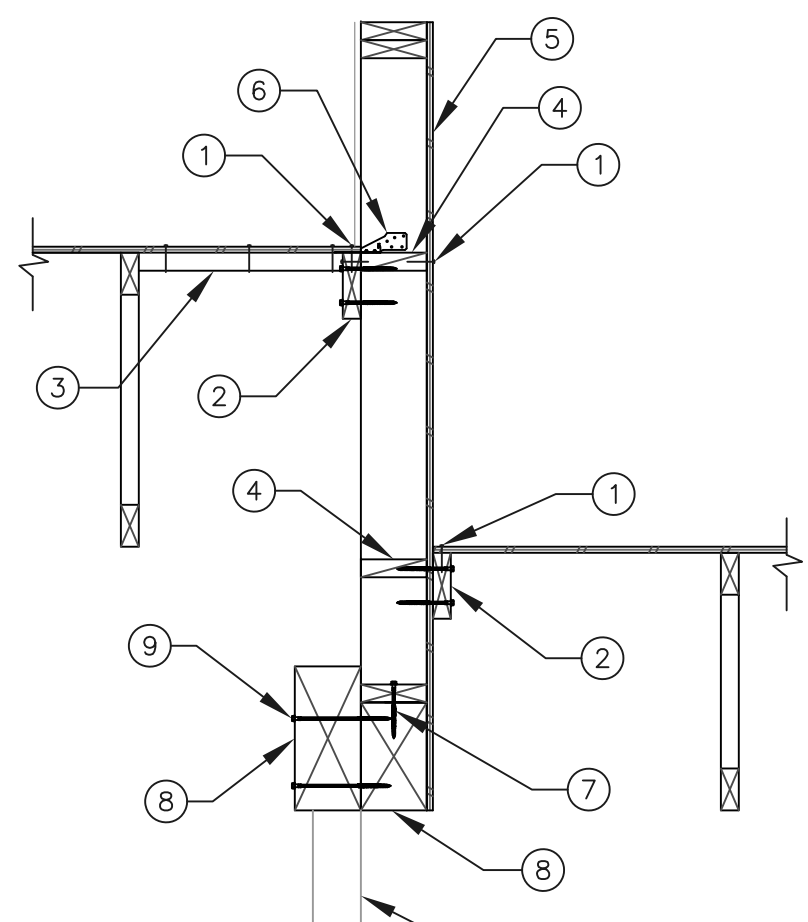
- ① BOUNDARY FASTENERS (8d AT 6" o.c.)
- ② SHEAR PANEL BLOCKING PER FRAMING PLAN NOTES
- ③ 16d AT 8" o.c. MAX.
- ④ VAULTED TRUSS BOTTOM CHORD AS OCCURS PER PLAN
- ⑤ CLIP EA. TRUSS TO TOP PLATE w/ H2.5A or H1 CLIP. CLIP EA. ORDER TRUSS TO TOP PLATE w/ (2) H2.5A CLIPS, U.N.O. ON PLAN

236 HIGH-HEELED TRUSS AT STUD WALL
N.T.S.



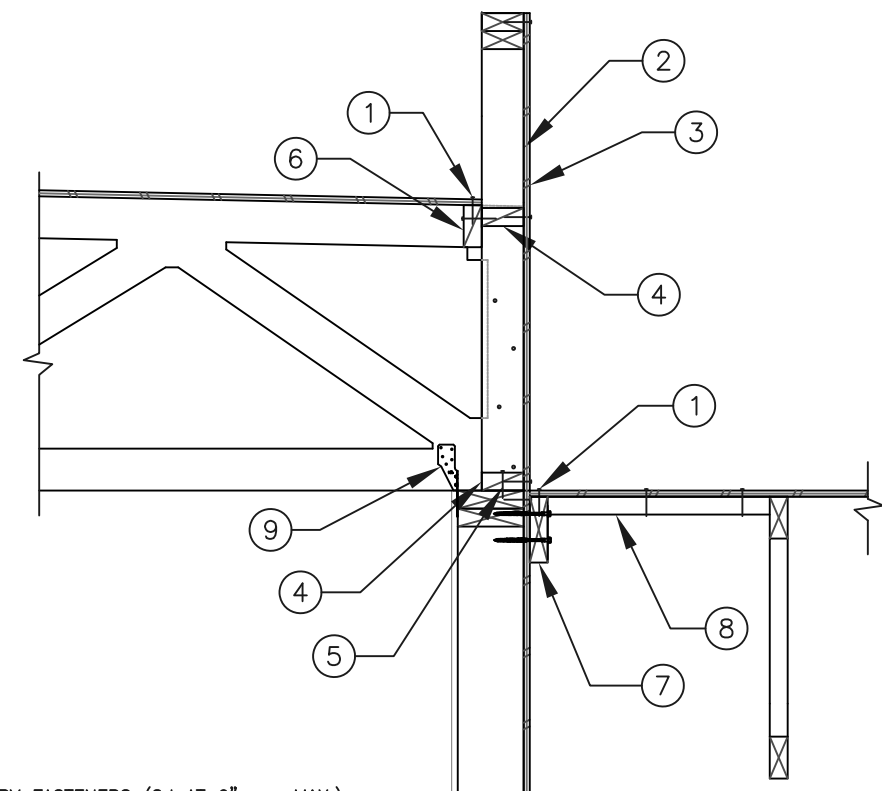
- ① 2x4 BLOCKING AT 24" o.c. MAX. w/ (3) 16d EA. END TO TRUSS TOP CHORDS
- ② (3) 16d NAILS TO EA. BLOCK
- ③ 2x4 STUDS AT 24" o.c. MAX. AT PARAPET WALL
- ④ CONT. 2x4 MEMBER w/ (3) 16d TO EA. ADJACENT BLOCK
- ⑤ 2x4 KICKER AT 24" o.c. MAX. w/ (3) 16d TOP AND BOTTOM
- ⑥ 3/8" MIN. PLYWOOD SHEATHING w/ 8d AT 6" o.c. EDGES AND 12" o.c. FIELD

235 PARAPET AT ROOF FRAMING
N.T.S.



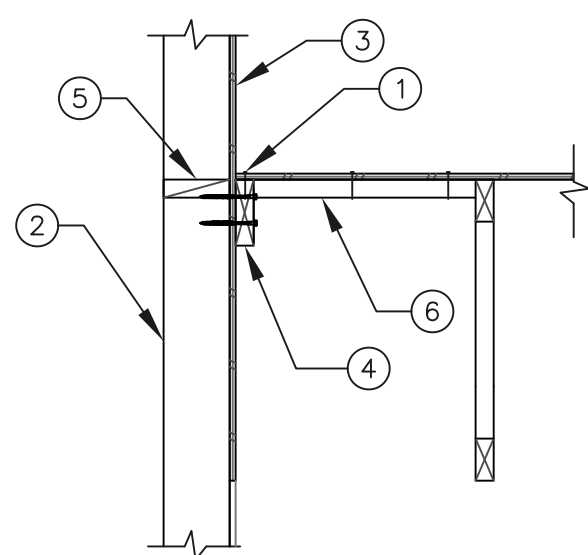
- ① BOUNDARY FASTENERS (8d AT 6" o.c. MAX.)
- ② 2x6 CONT. LEDGER FASTENED TO EA. STUD w/ (2) SD3x4x4x2" SCREWS AND ALONG ADJACENT BLOCKING w/ 16d AT 8" o.c. MAX.
- ③ 2x6 BLOCKING AT 24" o.c. MAX. FASTEN ROOF SHEATHING ALONG BLOCKING w/ (3) 8d EA. BLOCK
- ④ 2x SOLID BLOCKING TO FIT SNUG BETWEEN STUDS AT HEIGHT OF ADJACENT LEDGER
- ⑤ MIN. 3/8" SHEATHING w/ 8d AT 6" o.c. EDGES AND 12" o.c. FIELD or PER SHEAR WALL SCHEDULE WHERE SHEAR WALL OCCURS, WHICHEVER IS MORE STRINGENT
- ⑥ FASTEN STUD WALL TO BLOCKING w/ HB CLIP AT 32" o.c. MAX.
- ⑦ CONT. BOTTOM PLATE FASTENED TO TOP OF BEAM w/ SD3x4x4x2" SCREWS AT 12" o.c. STAGGERED
- ⑧ BEAM PER FRAMING PLAN SPECIFICATION
- ⑨ FASTEN BEAM TO BEAM w/ (2) 1/2" x 8" TIMBERLOK SCREWS AT 16" o.c. MAX. SPACING
- ⑩ WINDOW/DOORS AND ATTACHMENT TO FRAMING BY OTHERS

234 ROOF FRAMING AT BEAM(S)
N.T.S.



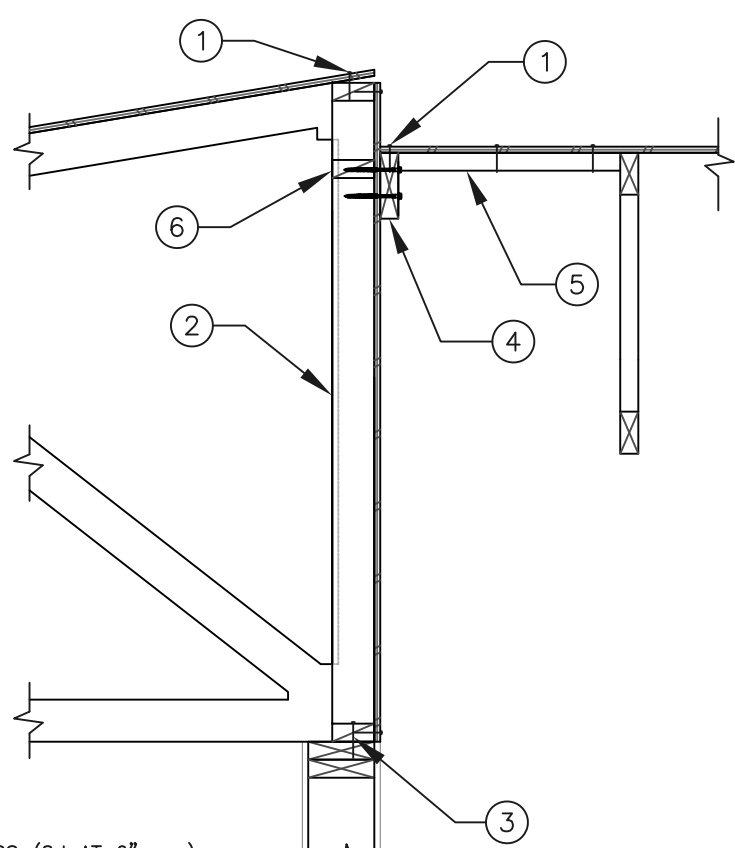
- ① BOUNDARY FASTENERS (8d AT 6" o.c. MAX.)
- ② 2x VERT. MEMBER EA. TRUSS TO FORM PARAPET FASTENED TO TRUSS WEB MEMBER w/ 16d AT 6" o.c. STAGGERED. PARAPET MAY BE BUILT INTO TRUSS IN LIEU OF 2x VERT. MEMBER
- ③ MIN. 3/8" SHEATHING w/ 8d AT 6" o.c. EDGES AND ALONG BLOCKING AND 12" o.c. FIELD
- ④ 2x SOLID BLOCKING BETWEEN TRUSSES. FASTEN SHEATHING ALONG BLOCKING w/ 8d AT 6" o.c. MAX.
- ⑤ 16d AT 8" o.c. STAGGERED
- ⑥ 2x SOLID UPRIGHT BLOCKING w/ 16d AT 6" o.c. TO ADJACENT BLOCK IN WALL
- ⑦ 2x6 CONT. LEDGER FASTENED TO EA. STUD w/ (2) SD3x4x4x2" SCREWS AT 16" o.c. MAX. SPACING
- ⑧ 2x6 BLOCKING AT 24" o.c. MAX. FASTENED TO ADJACENT FRAMING AT EA. END w/ (3) 16d. FASTEN SHEATHING ALONG BLOCKING w/ 8d AT 6" o.c. MAX.
- ⑨ CLIP EA. TRUSS TO TOP PLATE w/ H2.5A or H1 CLIP. CLIP EA. ORDER TRUSS TO TOP PLATE w/ (2) H2.5A CLIPS, U.N.O. ON PLAN

233 STEPPED ROOF FRAMING AT STUD WALL
N.T.S.



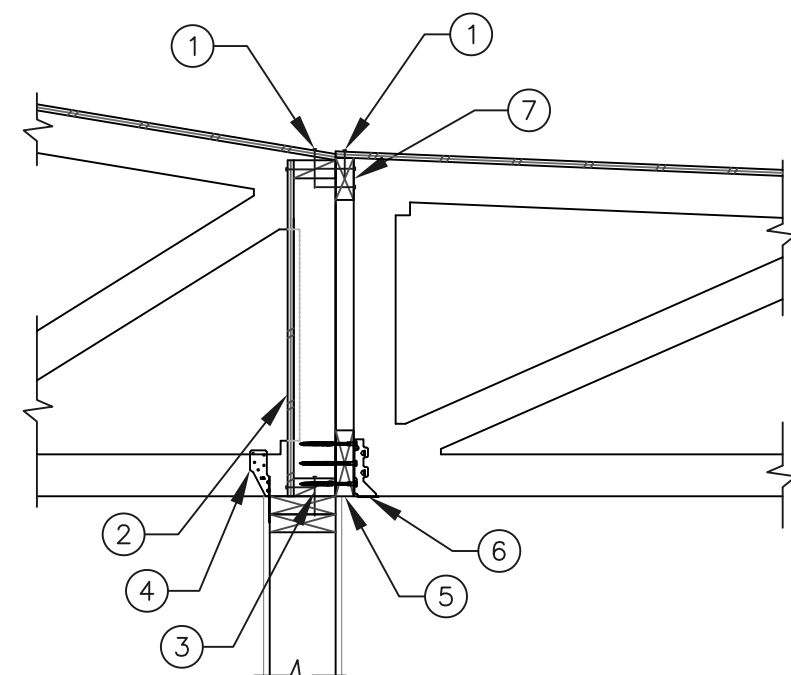
- ① BOUNDARY FASTENERS (8d AT 6" o.c. MAX.)
- ② STUD WALL TO BE FRAMED CONT. TO UPPER ROOF FRAMING
- ③ WALL SHEATHING AND NAULING PER FRAMING PLAN SPECIFICATION. MAY BE INSTALLED ON EITHER SIDE OF WALL
- ④ 2x6 CONT. LEDGER FASTENED TO EA. STUD w/ (3) SD3x4x4x2" SCREWS AT 16" o.c. MAX. SPACING
- ⑤ 2x SOLID BLOCKING TO FIT SNUG BETWEEN STUDS AT HEIGHT OF ADJACENT LEDGER
- ⑥ 2x6 BLOCKING AT 32" o.c. MAX. FASTENED TO ADJACENT FRAMING AT EA. END w/ (3) 16d. FASTEN SHEATHING ALONG BLOCKING w/ 8d AT 6" o.c. MAX.

232 ROOF FRAMING AT BALLOON FRAMED WALL
N.T.S.



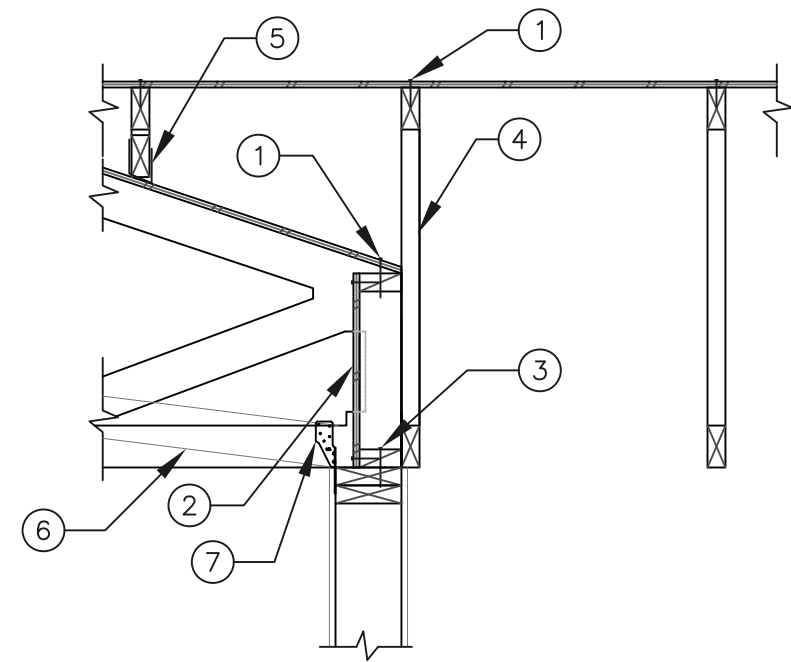
- ① BOUNDARY FASTENERS (8d AT 6" o.c.)
- ② SHEAR PANEL BLOCKING BETWEEN TRUSSES AT BEARING PER FRAMING PLAN NOTES
- ③ 16d AT 8" o.c. MAX.
- ④ 2x6 CONT. LEDGER w/ (2) SD3x4x4x2" SCREWS AT 24" o.c. MAX. SPACING
- ⑤ 2x6 BLOCKING AT 24" o.c. MAX. FASTENED TO ADJACENT FRAMING AT EA. END w/ (3) 16d. FASTEN SHEATHING ALONG BLOCKING w/ 8d AT 6" o.c. MAX.
- ⑥ 2x SOLID BLOCKING TO FIT SNUG BETWEEN TRUSSES AT HEIGHT OF ADJACENT LEDGER

231 ROOF FRAMING AT STUD WALL
N.T.S.



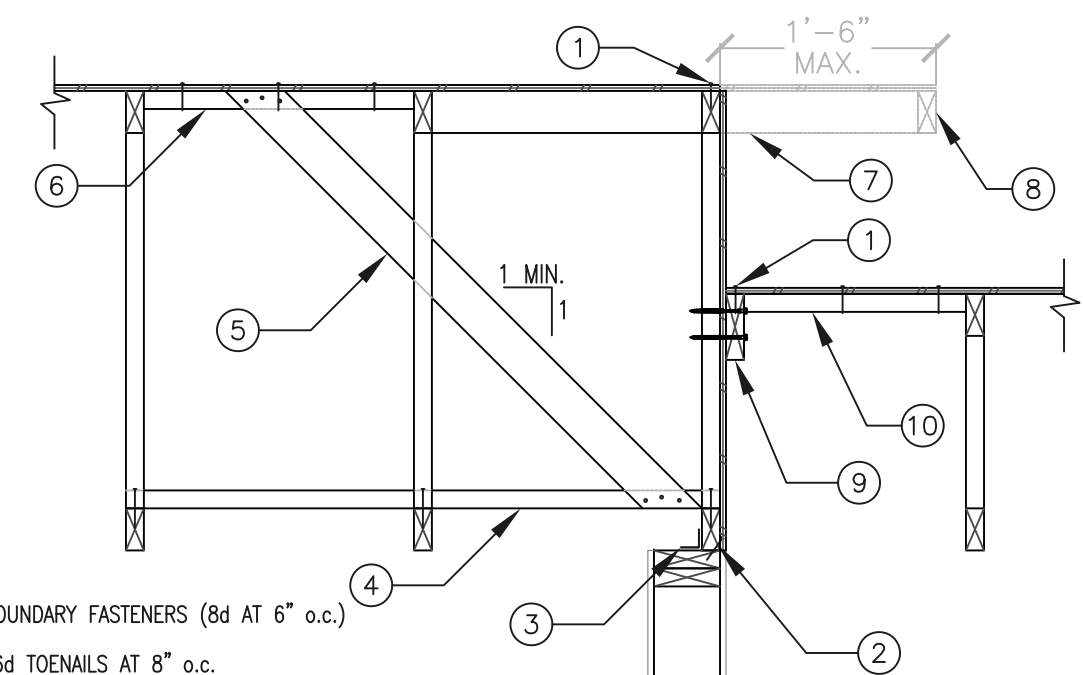
- ① BOUNDARY FASTENERS (8d AT 6" o.c.)
- ② SHEAR PANEL BLOCKING PER FRAMING PLAN NOTES
- ③ 16d AT 8" o.c. MAX.
- ④ CLIP EA. TRUSS TO TOP PLATE w/ H2.5A or H1 CLIP. CLIP EA. ORDER TRUSS TO TOP PLATE w/ (2) H2.5A CLIPS, U.N.O. ON PLAN
- ⑤ 2x6 CONT. LEDGER FASTENED TO EA. STUD w/ (3) SD3x4x4x2" SCREWS AT 16" o.c. MAX. SPACING
- ⑥ LUS28 HANGER INSTALLED PER MFR. SPECIFICATION
- ⑦ CONT. 2x4 LEDGER w/ (2) 16d AT 24" o.c. MAX. TO TRUSSES AND 16d AT 8" o.c. ALONG ADJACENT BLOCKING

230 ROOF FRAMING AT STUD WALL
N.T.S.



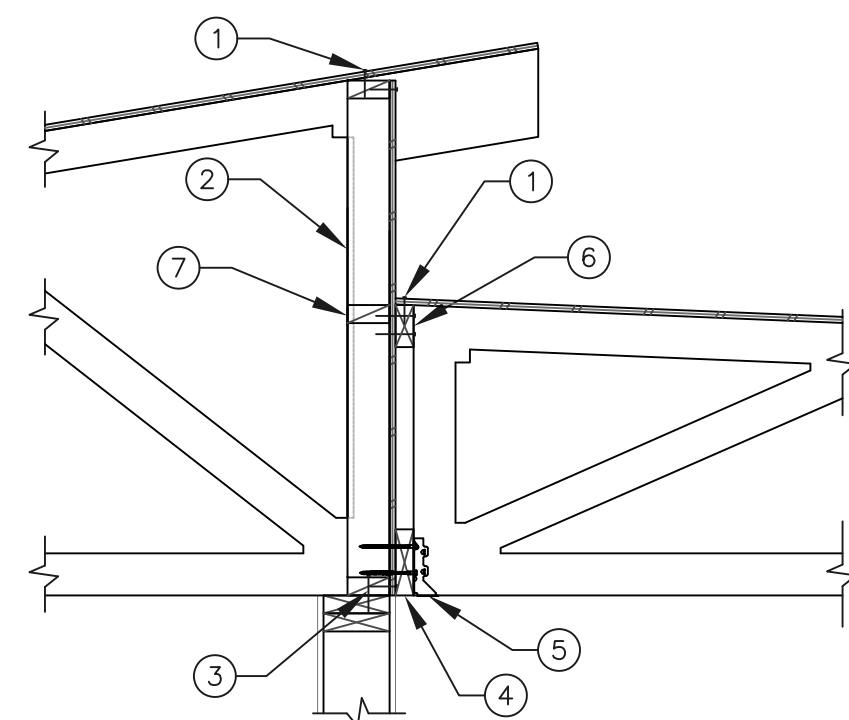
- ① BOUNDARY FASTENERS (8d AT 6" o.c.)
- ② SHEAR PANEL BLOCKING PER FRAMING PLAN NOTES
- ③ 16d AT 8" o.c. MAX.
- ④ DRAG TRUSS AS OCCURS PER PLAN
- ⑤ SIMPSON VIC2 CLIP FROM OVERBUILD TRUSS TO EACH PERPENDICULAR ROOF TRUSS
- ⑥ 2x6 BLOCKING AT 24" o.c. MAX. FASTENED TO ADJACENT FRAMING AT EA. END w/ (3) 16d. FASTEN SHEATHING ALONG BLOCKING w/ 8d AT 6" o.c. MAX.
- ⑦ CLIP EA. TRUSS TO TOP PLATE w/ H2.5A or H1 CLIP. CLIP EA. ORDER TRUSS TO TOP PLATE w/ (2) H2.5A CLIPS, U.N.O. ON PLAN

229 OVERBUILD FRAMING AT STUD WALL
N.T.S.



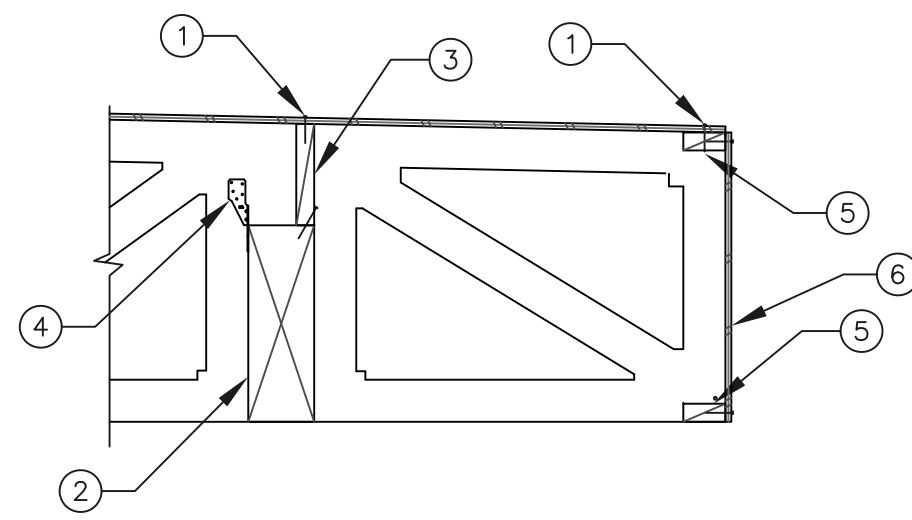
- ① BOUNDARY FASTENERS (8d AT 6" o.c.)
- ② 16d TOENAILS AT 8" o.c.
- ③ A35 CLIP AND SPACING WHERE NOTED PER PLAN
- ④ CONT. 2x4 MEMBER AT 48" o.c. MAX. TO EXTEND MIN (2) TRUSS BAYS w/ (2) 16d EACH PERPENDICULAR TRUSS CHORD
- ⑤ 2x4 KICKER AT 48" o.c. MAX. w/ (3) 16d AT TOP AND BOTTOM CHORD. MAY BE INSTALLED IN FIRST TRUSS BAY AS SHOWN
- ⑥ 2x SOLID BLOCKING TO MATCH SPACING OF KICKERS. BOUNDARY FASTEN ALONG BLOCKING
- ⑦ 2x4 UPRIGHT OUTRIGGER AT 24" o.c. MAX. AT EAVE AS OCCURS. EXTEND BACK INTO ROOF (1) TRUSS BAY w/ EQUAL NOTCH LET INTO END TRUSS TOP CHORD AND OUTRIGGER
- ⑧ CONT. 2x MEMBER AT EAVE AS OCCURS. FASTEN TO EACH OUTRIGGER w/ (2) 16d
- ⑨ 2x6 CONT. LEDGER FASTENED TO TRUSS WEB MEMBERS w/ (3) SD3x4x4x2" SCREWS AT 32" o.c. MAX. SPACING
- ⑩ 2x6 BLOCKING AT 32" o.c. MAX. FASTENED TO ADJACENT FRAMING AT EA. END w/ (3) 16d. FASTEN SHEATHING ALONG BLOCKING w/ 8d AT 6" o.c. MAX.

228 END TRUSS AT STUD WALL
N.T.S.



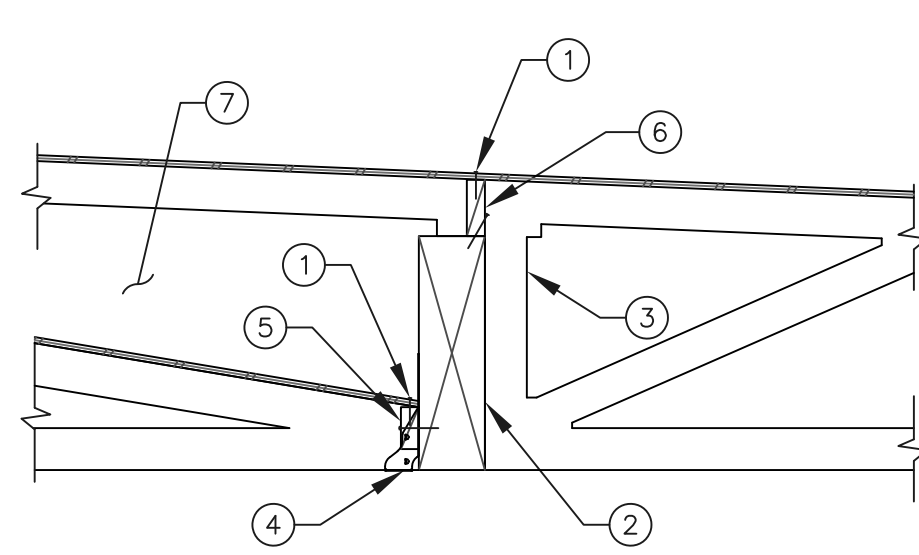
- ① BOUNDARY FASTENERS (8d AT 6" o.c.)
- ② SHEAR PANEL BLOCKING BETWEEN TRUSSES AT BEARING PER FRAMING PLAN NOTES
- ③ 16d AT 8" o.c. MAX.
- ④ 2x6 CONT. LEDGER w/ (3) SD3x4x4x2" SCREWS AT 16" o.c. MAX. SPACING
- ⑤ LUS26 HANGER INSTALLED PER MFR. SPECIFICATION
- ⑥ CONT. 2x4 LEDGER w/ (2) 16d TO EA. STUD AND 16d AT 8" o.c. ALONG ADJACENT BLOCKING
- ⑦ 2x SOLID BLOCKING TO FIT SNUG BETWEEN TRUSSES AT HEIGHT OF ADJACENT LEDGER

227 ROOF TRUSS AT STUD WALL
N.T.S.



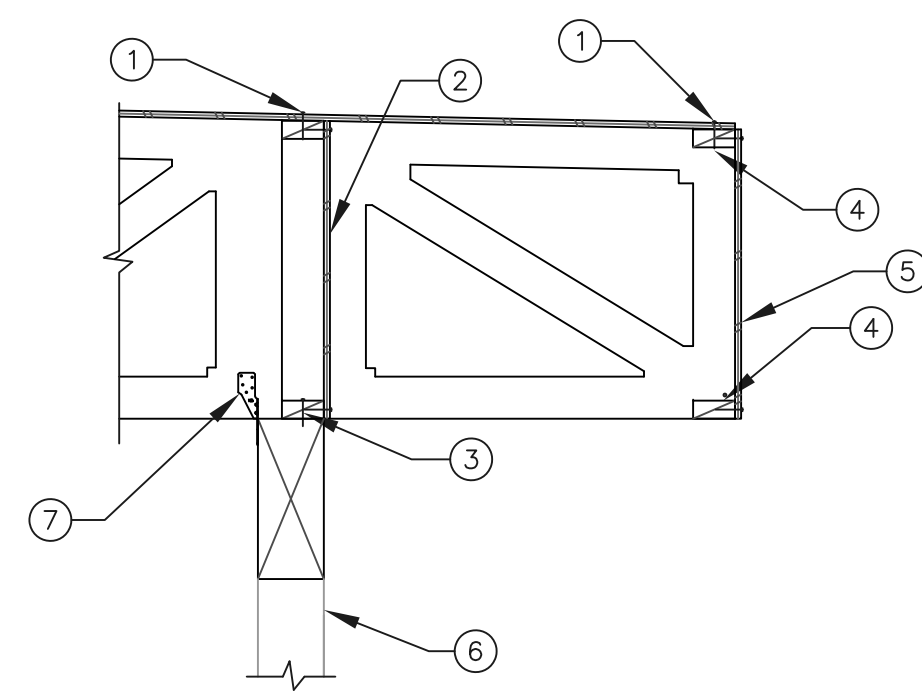
- ① BOUNDARY FASTENERS (8d AT 6" o.c. MAX.)
- ② TRUSS DESIGNER TO DESIGN TRUSS w/ POCKET TO ACCEPT FLUSH BEAM
- ③ 2x UPRIGHT BLOCKING BETWEEN TRUSSES AT BEARING FASTENED ALONG BEAM BELOW w/ 16d TOENAILS AT 8" o.c. MAX.
- ④ CLIP EA. TRUSS TO BEAM w/ H2.5A or H1 CLIP. CLIP EA. ORDER TRUSS TO BEAM w/ (2) H2.5A CLIPS, U.N.O. ON PLAN
- ⑤ 2x SOLID BLOCKING BETWEEN TRUSSES. FASTEN SHEATHING ALONG BLOCKING w/ 8d AT 6" o.c. MAX.
- ⑥ MIN. 3/8" SHEATHING w/ 8d AT 6" o.c. EDGES AND ALONG BLOCKING AND 12" o.c. FIELD
- ⑦ CONT. BOTTOM PLATE FASTENED TO TOP OF BEAM w/ SD3x4x4x2" SCREWS AT 12" o.c. STAGGERED

226 CANTILEVERED ROOF TRUSS AT FLUSH BEAM
N.T.S.



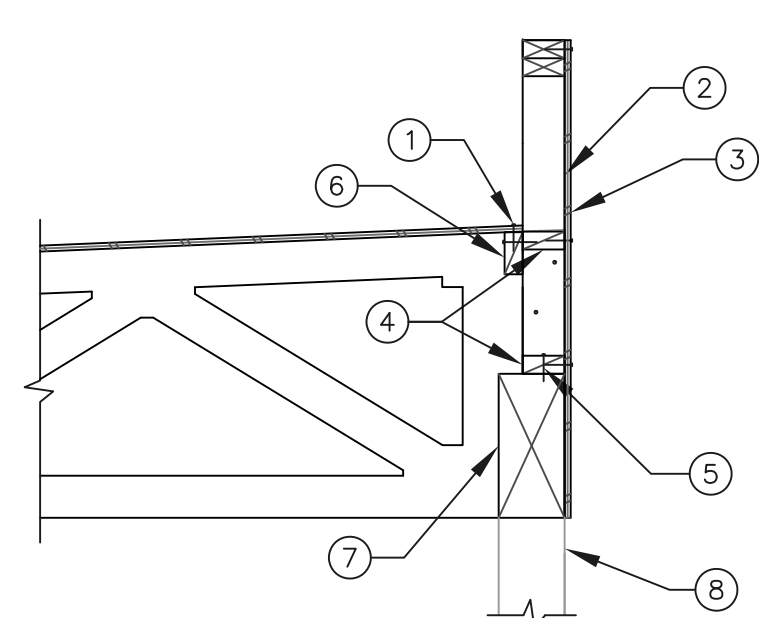
- ① BOUNDARY FASTENERS (10d AT 6" o.c. FLOOR or 8d AT 6" o.c. ROOF)
- ② FLUSH BEAM PER FRAMING PLAN SPECIFICATION
- ③ TOP CHORD BEARING TRUSS PER TRUSS MANUFACTURER SPECIFICATION
- ④ TH429 HANGER INSTALLED PER MFR. SPECIFICATION
- ⑤ 2x BLOCKING TO FIT SNUG BETWEEN TRUSSES FASTENED ALONG ADJACENT BEAM w/ 16d AT 6" o.c. STAGGERED
- ⑥ 2x UPRIGHT BLOCKING BETWEEN TRUSSES AT BEARING FASTENED ALONG BEAM BELOW w/ 16d TOENAILS AT 8" o.c. MAX.
- ⑦ OVERBUILD FRAMING

225 ROOF FRAMING AT FLUSH BEAM
N.T.S.



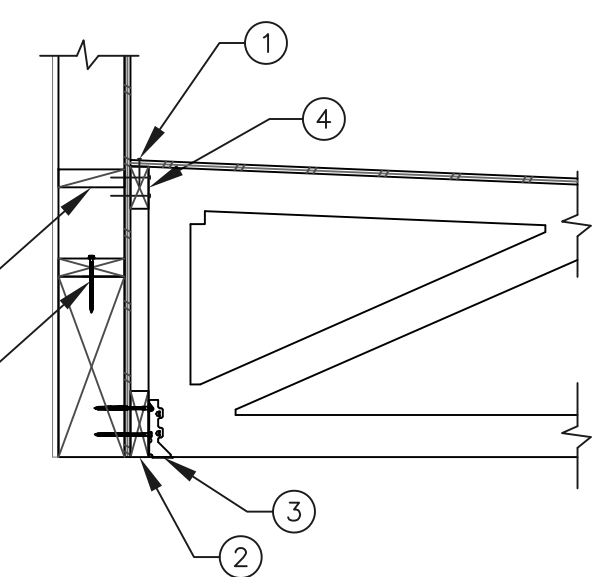
- ① BOUNDARY FASTENERS (8d AT 6" o.c. MAX.)
- ② SHEAR PANEL BLOCKING PER FRAMING PLAN NOTES or TRUSS BLOCKING BETWEEN TRUSSES AT BEARING
- ③ 16d AT 8" o.c. STAGGERED
- ④ 2x SOLID BLOCKING BETWEEN TRUSSES. FASTEN SHEATHING ALONG BLOCKING w/ 8d AT 6" o.c. MAX.
- ⑤ MIN. 3/8" SHEATHING w/ 8d AT 6" o.c. EDGES AND ALONG BLOCKING AND 12" o.c. FIELD
- ⑥ WINDOW/DOORS AND ATTACHMENT TO FRAMING BY OTHERS
- ⑦ CLIP EA. TRUSS TO BEAM w/ H2.5A or H1 CLIP

224 CANT. ROOF TRUSS AT DROPPED BEAM
N.T.S.



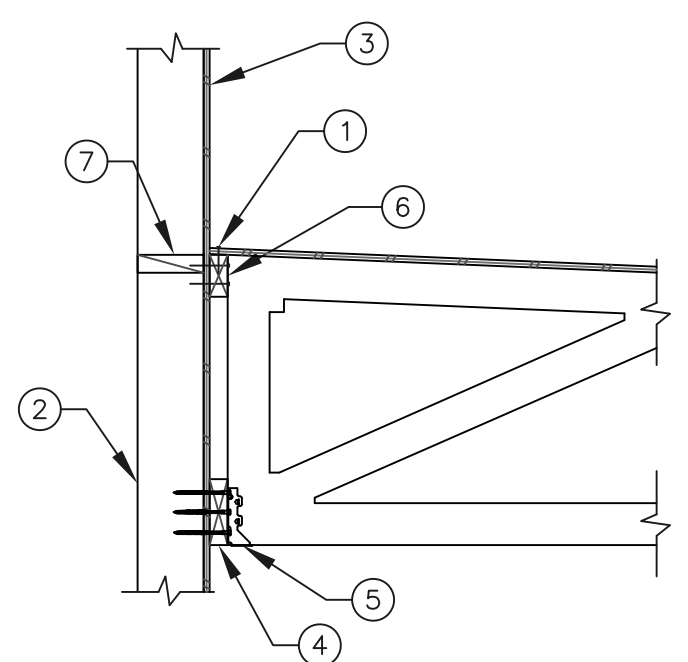
- ① BOUNDARY FASTENERS (8d AT 6" o.c. MAX.)
- ② 2x VERT. MEMBER EA. TRUSS TO FORM PARAPET FASTENED TO TRUSS WEB MEMBER w/ (2) SD3x4x4x2" SCREWS TO TRUSS BOTTOM OF TRUSS AND (2) SD3x4x4x2" SCREWS TO TOP OF TRUSS. PARAPET MAY BE BUILT INTO TRUSS IN LIEU OF 2x VERT. MEMBER
- ③ MIN. 3/8" SHEATHING w/ 8d AT 6" o.c. EDGES AND ALONG BLOCKING AND 12" o.c. FIELD
- ④ 2x SOLID BLOCKING BETWEEN TRUSSES. FASTEN SHEATHING ALONG BLOCKING w/ 8d AT 6" o.c. MAX.
- ⑤ 16d AT 8" o.c. STAGGERED
- ⑥ 2x SOLID UPRIGHT BLOCKING w/ 16d AT 6" o.c. TO ADJACENT BLOCK IN WALL
- ⑦ TRUSS DESIGNER TO DESIGN TRUSS w/ POCKET AS SHOWN TO FIT AROUND CANTILEVER BEAM
- ⑧ WINDOW/DOORS AND ATTACHMENT TO FRAMING BY OTHERS

223 ROOF FRAMING AT FLUSH BEAM
N.T.S.



- ① BOUNDARY FASTENERS (8d AT 6" o.c. MAX.)
- ② 2x6 CONT. LEDGER w/ (3) SD3x4x4x2" SCREWS AT 16" o.c. MAX. SPACING
- ③ LUS28 HANGER INSTALLED PER MFR. SPECIFICATION
- ④ CONT. 2x4 LEDGER w/ (2) 16d TO EA. STUD AND 16d AT 8" o.c. ALONG ADJACENT BLOCKING
- ⑤ 2x SOLID BLOCKING TO FIT SNUG BETWEEN STUDS AT HEIGHT OF ADJACENT LEDGER
- ⑥ CONT. BOTTOM PLATE FASTENED TO TOP OF BEAM w/ SD3x4x4x2" SCREWS AT 12" o.c. STAGGERED

222 LOW ROOF AT FLUSH BEAM
N.T.S.



- ① BOUNDARY FASTENERS (8d AT 6" o.c. MAX.)
- ② BALLOON FRAMED STUD WALL
- ③ WALL SHEATHING AND NAULING PER FRAMING PLAN SPECIFICATION
- ④ 2x6 CONT. LEDGER FASTENED TO EA. STUD w/ (3) SD3x4x4x2" SCREWS AT 16" o.c. MAX. SPACING
- ⑤ LUS28 HANGER INSTALLED PER MFR. SPECIFICATION
- ⑥ CONT. 2x4 LEDGER w/ (2) 16d TO EA. STUD AND 16d AT 8" o.c. ALONG ADJACENT BLOCKING
- ⑦ 2x SOLID BLOCKING TO FIT SNUG BETWEEN STUDS AT HEIGHT OF ADJACENT LEDGER

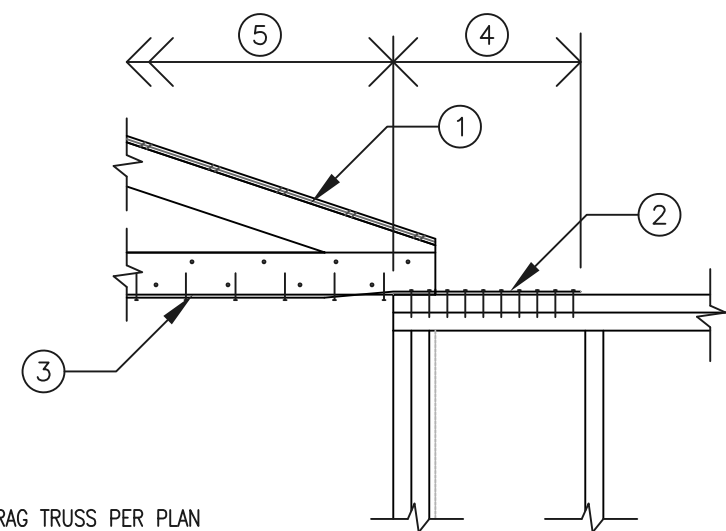
221 ROOF FRAMING AT BALLOON FRAMED WALLS
N.T.S.

460 E. 300 SOUTH
KANAB, UTAH 84741
435-644-2031
www.ironrockeng.com

THE ENCLAVES LOT 20 STRUCTURAL

FRAMING DETAILS

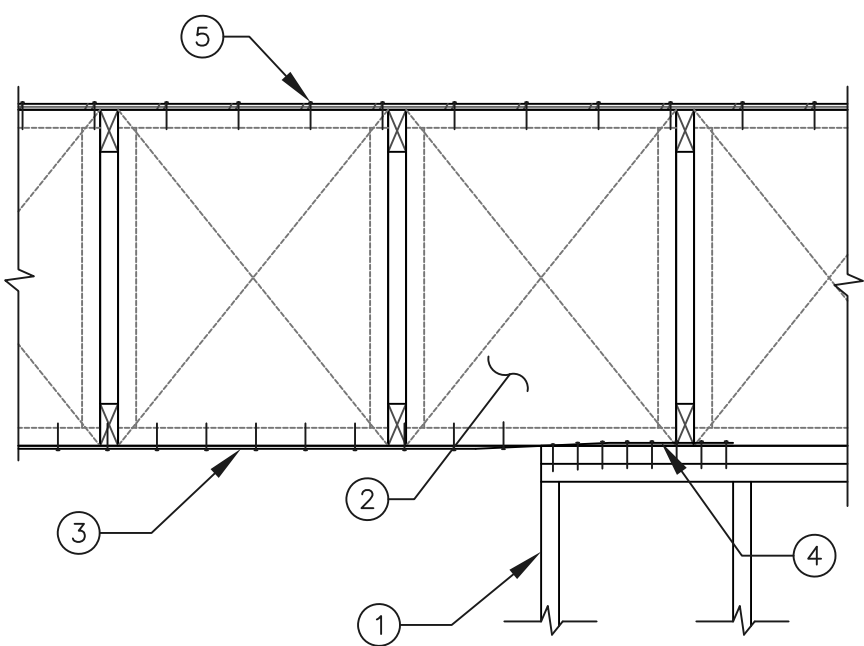
APN: 113-36-020
LAKE HAVASU, AZ. 86



- ① DRAG TRUSS PER PLAN
- ② STRAP PER PLAN. WHERE NO STRAP NOTED ON PLAN, USE SIMPSON CS16
- ③ CONT. 2x MEMBER OR SOLID 2x BLOCKING TO ACCEPT STRAP w/ LENGTH AND NAILING PER TABLE BELOW. (2) ROW BLOCKING REQUIRED FOR (2) STRAPS AS OCCURS. BLOCKING SHALL FIT SNUG BETWEEN TRUSSES AS OCCURS
- ④ STRAP END LENGTH AND NAILING PER TABLE
- ⑤ STRAP TO EXTEND FULL LENGTH OF BLOCKING w/ NAILING PER TABLE

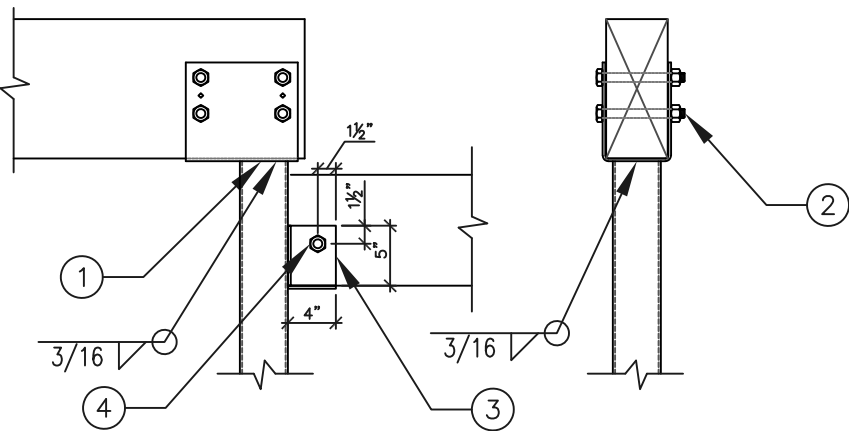
SIMPSON STRAP	END LENGTH & NAILING	STRAP NAILING	1ST ROW BLOCKING LENGTH & NAILING	2ND ROW BLOCKING LENGTH & NAILING
CS16	14" w/ (13) 8d	(2) 8d AT 4 1/8" o.c.	36" w/ 16d AT 3" o.c.	---
CS14	16" w/ (15) 10d	(2) 10d AT 4 1/8" o.c.	60" w/ 16d AT 3" o.c.	---
CS16	14" w/ (13) 8d EA STRAP	(2) 8d AT 4 1/8" o.c. EA STRAP	80" w/ 16d AT 3" o.c. STRAPPED	80" w/ 16d AT 6" o.c. STRAPPED

244 DRAG STRAP AT STUD WALL
N.T.S.



- ① END OF STUD WALL
- ② SHEAR PANEL BLOCKING PER FRAMING PLAN NOTES BETWEEN TRUSSES FOR LENGTH SPECIFIED PER FRAMING PLAN
- ③ CONT. C514 STRAP W/ (2) 10d AT 4½" o.c. TO PANEL BLOCKING. STRAP LENGTH TO MATCH BLOCKING LENGTH AS SPECIFIED PER FRAMING PLAN
- ④ LAP STRAP BACK ONTO WALL TOP PLATE BEYOND MIN. 18" w/ (16) 10d TO PLATE
- ⑤ FASTEN SHEATHING ALONG BLOCKING W/ 8d AT 6" o.c. MAX. U.N.O. ON FRAMING PLAN

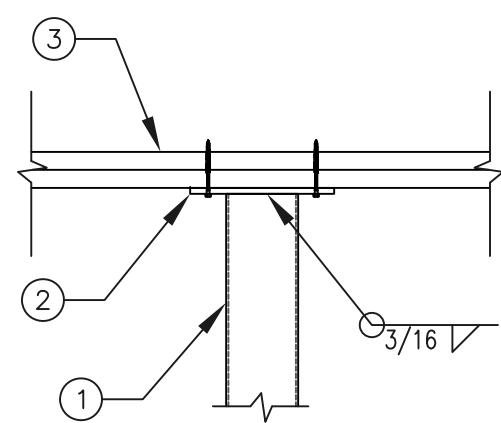
243 DRAG STRAP AT STUD WALL
N.T.S.



- ① SIMPSON CC TYPE POST CAP TO MATCH BEAM WIDTH w/ LEGS REMOVED TO ALLOW WELDING TO STEEL COLUMN
- ② (4) $\frac{3}{4}$ " DIA. A307 BOLTS
- ③ STEEL BUCKET FORMED FROM $\frac{1}{4}$ " THICK STEEL PLATE w/ WIDTH TO MATCH WIDTH OF BEAM. CONT. WELD TO STEEL POST
- ④ $\frac{3}{4}$ " DIA. THRU BOLT

*FRAMING ABOVE NOT SHOWN FOR CLARITY

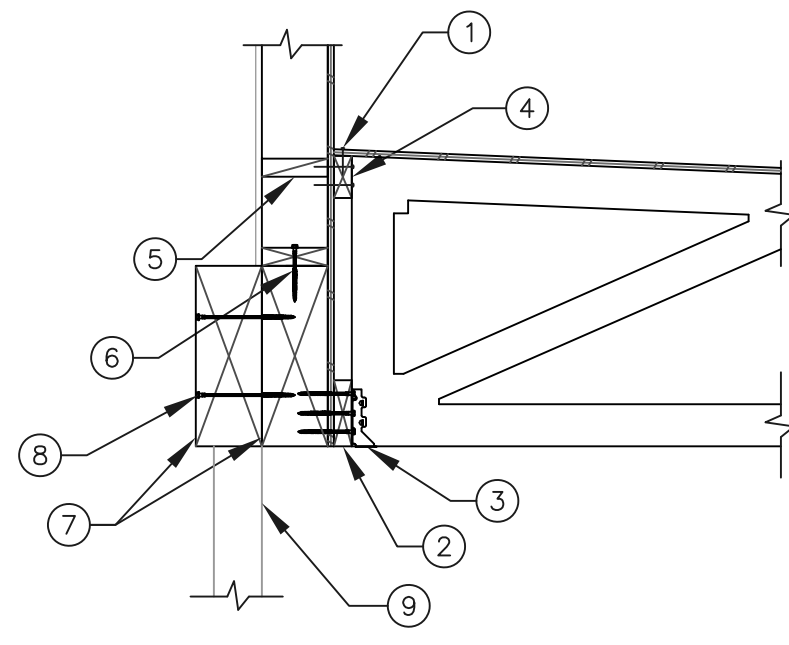
242 WOOD BEAM(S) AT STEEL COLUMN
N.T.S.



- ① STEEL POST PER FRAMING PLAN SPECIFICATION
- ② 1/2" THICK x 6" WIDE x 12" LONG STEEL PLATE CAP FASTENED TO UNDERSIDE OF WALL TOP PLATE w/ (4) SDS 3/4"x4 1/2" SCREWS IN PREDRILLED HOLES
- ③ WALL DOUBLE TOP PLATE

*FRAMING ABOVE NOT SHOWN FOR CLARITY

245 STEEL COLUMN AT TOP PLATE
N.T.S.



- ② BOUNDARY FASTENERS [8d @ 6" o.c. MAX.]
- ③ 2x10 CONT. LEDGER w/ (3) SUGS®x45" SCREWS AT 16" o.c. MAX. SPACING
- ④ LUS28 HANGER INSTALLED PER. SPECIFICATION
- ⑤ CONT. 2x4 LEDGER w/ (2) 16d to EA STUD AND 16d AT 8" o.c. ALONG ADJACENT BLOCKING
- ⑥ 2x SOLID BLOCKING TO FIT SNUG BETWEEN STUDS AT HEIGHT OF ADJACENT LEDGER
- ⑦ CONT. BOTTOM PLATE FASTENED TO TOP OF BEAM w/ SUGS®x45" SCREWS AT 12" o.c. STAGGERED
- ⑧ BEAM PER FRAMING PLAN SPECIFICATION
- ⑨ FASTEN BEAM TO LEDGER w/ (2) 3" x 8" TIMBERLOK SCREWS AT 16" o.c. MAX. SPACING
- ⑩ WINDOW/DOORS AND ATTACHMENT TO FRAMING BY OTHERS

LOW ROOF AT FLUSH BEAM
N.T.S.

INITIAL SUBMITTAL:	8/9/2022
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REV#:	DATE:	DESCRIPTION:
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DRAWN BY: RMD

SCALE: NTS

SHEET:

S5.2

SPECIFICATIONS

GENERAL

1. THE CONTRACTOR SHALL PROVIDE THE WORK SHOWN ON THE DRAWINGS AND SPECIFIED FOR THEIR INDIVIDUAL SECTIONS OF WORK. THE WORD "WORK" SHALL MEAN ALL LABOR, TRANSPORTATION, MATERIAL, EQUIPMENT, TOOLS, INSTALLATION, SUPERVISION, AND ANY OTHER INCIDENTAL ITEMS OR SERVICES OBVIOUSLY NECESSARY FOR THE PROPER INSTALLATION AND OPERATION OF THE COMPLETE SYSTEMS, WHICH SHALL BE PROVIDED WHETHER OR NOT SPECIFICALLY MENTIONED OR SHOWN.
2. ALL GENERAL CONDITIONS, SPECIAL REQUIREMENTS OR GENERAL REQUIREMENTS OF THE GENERAL CONSTRUCTION SPECIFICATION ARE PART OF THIS SPECIFICATION AND HAVE THE SAME FORCE AND EFFECT AS IF PRINTED HERE IN FULL.
3. THE WORD "PROVIDE" SHALL MEAN FURNISH AND INSTALL, MAKE ALL FINAL CONNECTIONS, AND LEAVE IN AN APPROVED OPERATING CONDITION.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE APPLICABLE BUILDING, MECHANICAL, PLUMBING, AND ELECTRICAL CODES, AND FEDERAL, STATE, AND LOCAL REGULATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING: WORKMEN'S IDENTIFICATION AND SAFETY, FIRE PROTECTION, CONTRACTOR'S LIABILITY INSURANCE, SAFETY BARRICADES, WARNING SIGNS, AND TRASH REMOVAL.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING ALL FEES AND OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR THE WORK.
7. THE CONTRACTOR SHALL CAREFULLY EXAMINE ALL DRAWINGS FOR THE BUILDING, AND FOR OTHER TRADES, AND SHALL COORDINATE THE WORK WITH ALL OTHER TRADES, INCLUDING, BUT NOT LIMITED TO, THE CONSTRUCTION DOCUMENTS, SHOP DRAWINGS, ETC. FOR ALL GENERAL CONSTRUCTION, STRUCTURAL, MECHANICAL, AND ELECTRICAL AND SPECIALTY CONTRACTOR WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF MATERIAL INTO THE BUILDING AS PLANNED, WITHOUT INTERFERENCE WITH OTHER WORK, AND SHALL MAKE REASONABLE MODIFICATIONS IN THE LAYOUT AS NEEDED TO PREVENT CONFLICT WITH OTHER TRADES, TO PROVIDE ACCESS AND FOR THE PROPER EXECUTION OF THE WORK.
8. DRAWINGS ARE DIAGRAMMATIC, SMALL SCALE, AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND WORK INCLUDED. CERTAIN COMPONENTS, APPURTENANCES, AND RELATED SPECIALTIES ARE NOT SHOWN, AND SHALL BE PROVIDED. IT IS THE INTENT OF THE DRAWING AND SPECIFICATIONS TO CALL FOR FINISHED WORK, TESTED AND READY FOR OPERATION. DO NOT SCALE DRAWINGS. ARRANGEMENT OF EQUIPMENT AND ROUTING OF PIPES AND DUCTWORK, ETC. INDICATED ON DRAWINGS MAY REQUIRE MODIFICATION DUE TO UNFORESEEN CONDITIONS AND REQUIRED ON SITE REVISIONS DURING CONSTRUCTION. (SEE ALSO "BIDDING")
9. ALL WORK REQUIRED FOR IDENTICAL ITEMS SHOWN ON THE DRAWINGS SHALL BE PROVIDED ALTHOUGH EACH SPECIFIC IDENTICAL ITEM MAY NOT BE SHOWN IN DETAIL- OR CALLED OUT.
10. THE CONTRACTOR SHALL PROVIDE (5) COPIES OF SUBMITTALS AT ONE TIME, BOUND IN A NEAT & ORDERLY MANNER. PARTIAL OR UNMARKED SUBMITTALS WILL NOT BE ACCEPTED. SUBMITTALS SHALL INCLUDE ALL EQUIPMENT, MATERIALS, AND DEVICES FOR REVIEW BY THE ENGINEER. WORK SHALL NOT START UNTIL ALL REVIEWS HAVE BEEN COMPLETED AND THE ITEMS TO BE PROVIDED ARE ACCEPTABLE. ALL MATERIALS AND EQUIPMENT SHALL BE COMMONLY USED ACCEPTABLE GRADES IN THE CONSTRUCTION INDUSTRY AND SHALL BEAR THE "U.L.", ASME, AMCA, OR OTHER LABEL WHEN APPLICABLE.
11. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUPPLY THE ARCHITECT WITH COMPLETE SETS OF AS-BUILT DOCUMENTS ACCURATELY SHOWING THE MATERIALS AND EQUIPMENT AS INSTALLED.
12. ALL MATERIALS AND WORKMANSHIP TO BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. REFRIGERATION COMPRESSORS SHALL BE GUARANTEED FOR A MINIMUM OF FIVE YEARS FROM DATE OF OWNER'S ACCEPTANCE. IN ADDITION, THE CONTRACTOR SHALL GUARANTEE THAT THE INSTALLATION, WHEN OPERATED IN ACCORDANCE WITH THE CONTRACTOR'S INSTRUCTIONS, WILL DEVELOP CAPACITY AND CHARACTERISTICS INDICATED OR SPECIFIED AND WILL FULFILL EACH AND EVERY REQUIREMENT OF THE DRAWINGS AND SPECIFICATIONS, AND SHOULD THE INSTALLATION IN ANY WAY FAIL TO DO SO, THE CONTRACTOR WILL, WITHOUT DELAY AND WITHOUT COST TO THE OWNER, PROVIDE WHATEVER ADDITIONAL EQUIPMENT, MATERIAL, AND LABOR IS NECESSARY TO CORRECT THE FAULT AND COMPLY WITH THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS.
13. CONTRACTOR SHALL CHECK AND VERIFY ALL SIZES, DIMENSIONS, AND CONDITIONS BEFORE STARTING ANY WORK. ANY DEVIATIONS OR PROBLEMS SHALL BE TRANSMITTED TO THE ENGINEER FOR REVIEW.

14. PROVIDE BASE AND COUNTER FLASHING FOR ITEMS PENETRATING THE ROOF- COORDINATE WITH ARCHITECTURAL REQUIREMENTS.
15. CONTRACTOR TO FURNISH AND INSTALL ALL STARTERS, WIRING, CONTROLS, DEVICES AND ALL CONDUIT, FOR A COMPLETE AND OPERABLE SYSTEM.
16. ALL WORK SHOWN IS NEW, UNLESS NOTED AS EXISTING.
17. MAINTAIN OCCUPANCY AND FIREWALL SEPARATION INTEGRITY AS REQUIRED. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS OF ALL OCCUPANCY/FIREWALL SEPARATIONS AND SPECIFIC DETAILS FOR CONSTRUCTION. PROVIDE ALL NECESSARY FIRE DAMPERS, ACCESS DOORS, AND CAULKING, ETC. FOR APPROVED INSTALLATION.
- BIDDING
1. SUBMISSION OF A BID PROPOSAL, DIRECTLY OR INDIRECTLY BY THE CONTRACTOR FOR THIS WORK, SHALL IMPLY THAT THE BIDDER HAS EXAMINED THE JOB SITE AND UNDERSTANDS THE CONDITIONS THAT MAY AFFECT THE PERFORMANCE OF THE WORK. CONTRACTOR IS EXPECTED TO CONTACT ARCHITECT FOR ANY PARTICULAR PROBLEMS AND CLEAR UP ANY POSSIBLE MISUNDERSTANDING BEFORE BID IS SUBMITTED. NO CONSIDERATION OR ALLOWANCE WILL BE GRANTED FOR ANY ALLEGED MISUNDERSTANDING OF THE CONTRACT DOCUMENTS AND THE WORK TO BE ACCOMPLISHED.
2. BASE PROPOSAL ON MANUFACTURERS NAMED, UNLESS "OR EQUAL" IS INDICATED.
- EXECUTION
1. THE CONTRACTOR SHALL PROVIDE ALL SLEEVES, OPENINGS, CUTTING, AND PATCHING NECESSARY FOR THE INSTALLATION OF THE WORK. CUTTING AND PATCHING SHALL BE DONE BY WORKMEN SKILLED IN THE TRADES REQUIRED AND PAID BY THE CONTRACTOR REQUIRING THE WORK COMPLETE.
2. THE CONTRACTOR SHALL PROVIDE ALL RIGGING, HANDLING OF MATERIALS AND EQUIPMENT, AND THE NECESSARY PROTECTION FOR MATERIALS AND EQUIPMENT.
3. TOOLS AND EQUIPMENT WILL BE STORED IN OWNER DESIGNATED AREAS ONLY.
4. THE CONTRACTOR WILL PROTECT THE WORK AND MATERIAL AGAINST DIRT, THEFT, INJURY, OR DAMAGE UNTIL ACCEPTED BY OWNER. ALL WORK SHALL BE TURNED OVER TO OWNER CLEAN AND IN PERFECT CONDITION, READY FOR SATISFACTORY SERVICE.
5. PIPES AND/OR CONDUITS PASSING THROUGH WALL, FLOORS, AND PARTITIONS SHALL BE PROVIDED WITH SLEEVES, EXCEPT AS PROHIBITED BY U.L. LISTING. SLEEVES PASSING THROUGH WATER PROOFING OR DAMP PROOFING SHALL BE WATER TIGHT. PENETRATIONS THROUGH FIRE RATED CONSTRUCTION SHALL BE FIRE PROOFED WITH MATERIAL APPROVED AND AS DEFINED FOR THE RATING OF THE STRUCTURE AND U.L. LISTED.
6. EACH CONTRACTOR SHALL PROVIDE ALL FOUNDATIONS, HANGERS, AND SUPPORTS FOR ALL EQUIPMENT SUPPLIED AND/OR INSTALLED UNDER THEIR WORK. ANY EQUIPMENT WITH MOVING PARTS SHALL BE PROVIDED WITH VIBRATION ISOLATION.
7. ALL EQUIPMENT SHALL BE PROVIDED WITH FACTORY FINISH. ALL REQUIRED PAINTING WILL BE PERFORMED UNDER THE GENERAL CONSTRUCTION SECTION OF THE SPECIFICATIONS
8. WHERE PIPES OR CONDUITS PASS THROUGH WALLS, FLOORS, OR CEILINGS IN FINISHED AREAS, THEY SHALL BE FURNISHED WITH CHROME PLATED ESCUTCHEON PLATES.
9. AT THE CONCLUSION OF THE JOB, EACH PIECE OF EQUIPMENT, VALVE, SWITCH, STARTER, PANEL, PIPE LINE, CONDUIT, ETC., SHALL BE CLEARLY IDENTIFIED WHETHER EXPOSED OR CONCEALED, COVERED OR UNCOVERED, IN ACCORDANCE WITH OSHA AND ANSI REGULATIONS. IDENTIFY PIPES NEAR EACH VALVE WITH "BRANDY-PERMA CODE PIPE TAPE" OR T. & B. WESTLINE "TEL-A-PIPE" INDICATING DIRECTION OF FLOW, SERVICE ZONE, AND SIZE. TAPE SHALL BE APPLIED TO PIPE, CONDUIT, OR COVERING VALVES, CONTROLS, AND DAMPERS SHALL BE IDENTIFIED BY 2-INCH LACQUERED BRASS TAGS WITH STAMPED LETTERS FASTENED WITH "S" HOOKS OR CHAINS. EQUIPMENT IS TO BE IDENTIFIED AS TO FUNCTION AND PURPOSE BY MEANS OF PERMANENTLY ATTACHED LAMINATED PHENOLIC NAMEPLATES WITH BEVELED EDGES AND WHITE LETTERS ON BLACK BACKGROUND.
10. AT THE CONCLUSION OF THE WORK, ALL EQUIPMENT AND SYSTEMS SHALL BE CAREFULLY BALANCED, ADJUSTED, AND TESTED TO PROVIDE BALANCED, QUIET-OPERATING, STABLE AND SAFE SYSTEMS. DEMONSTRATE OPERATION OF ALL SYSTEMS TO THE OWNER'S DESIGNATED REPRESENTATIVE.

RESIDENTIAL HVAC

PRODUCTS

1. PIPE INSULATION: ALL REFRIGERANT PIPING, EXCEPT HIGH PRESSURE LIQUID LINES, SHALL BE INSULATED WITH 5/8" THICK CLOSED CELL ELASTOMERIC FOAM, ARMAFLEX OR EQUAL.
2. ALL DUCTWORK AND FITTINGS TO BE IN ACCORDANCE WITH THE LATEST ISSUE OF THE SMACNA MANUAL ENTITLED "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE". SUPPLY AIR AND RETURN AIR DUCTWORK SHALL BE GALVANIZED METAL EXCEPT WHERE OTHERWISE INDICATED. ALL ELBOWS SHALL BE FULL INSIDE RADIUS THROAT. WHERE SQUARE ELBOWS ARE REQUIRED DUE TO CONSTRUCTION LIMITS, ELBOWS SHALL BE FITTED WITH DOUBLE-FACED TURNING VANES. KITCHEN HOOD EXHAUST DUCTWORK SHALL BE WITHOUT TURNING VANES AND CONSTRUCTED PER NFPA 96 (INCLUDING ENCLOSURE).
3. PROVIDE BALANCING DAMPERS AT EACH SUPPLY AIR CONNECTING TO MAIN DUCTS, AND WHEREVER NECESSARY TO FACILITATE AIR BALANCING OF THE DUCT SYSTEM. PROVIDE OPPOSED BLADE DAMPERS AT EACH DISCHARGE TERMINAL.
4. SEAL ALL DUCT PENETRATIONS THROUGH WALLS, FLOORS, AND ROOF. SEAL ALL TRANSVERSE DUCT SEAMS WITH APPROVED MASTIC. DUCT TAPES SHALL NOT BE ALLOWED FOR RIGID DUCTWORK.
5. ALL DUCTWORK SIZES SHOWN ARE FREE AREA INSIDE DIMENSIONS. ALL ROUND SUPPLY AND RETURN DUCTWORK SHALL BE INSULATED WITH FOIL FACED, MINIMUM R-8, LOW DENSITY DUCT WRAP. EXHAUST DUCTWORK SHALL BE UNINSULATED. DUCTWORK INTERIOR BEHIND DEVICES SHALL BE PAINTED FLAT BLACK.
6. LINE ALL RECTANGULAR DUCTWORK AND RETURN & SUPPLY FLENUMS WITH 1" THICK, 1-1/2# DENSITY DUCT LINER. LINING SHALL BE APPLIED TO DUCTWORK WITH FIRE RESISTIVE ADHESIVES, FOSTER 85-10 OR EQUAL, AND COPPER OR CADMIUM PLATED MECHANICAL FASTENERS, GRAHAM, OMARK, OR EQUAL.
7. FLEXIBLE DUCTWORK, WHERE INDICATED ON THE DRAWINGS, SHALL BE INSULATED WITH PLASTIC VAPOR BARRIER AT INTERIOR AND EXTERIOR. STEEL WIRE COIL REINFORCED JOINTS SHALL BE BAND-CLAMPED AND TAPE SEALED TO MAINTAIN INTEGRITY OF VAPOR BARRIER. FLEXIBLE DUCT RUNS SHALL BE LIMITED TO 10' OF FLEX DUCT EACH RUNOUT. INSTALLATION SHALL BE SUPPORTED TO ELIMINATE SAGS.
8. BALANCE ALL EQUIPMENT, DIFFUSERS, AND GRILLES TO OBTAIN THE AIR QUANTITIES AS SHOWN ON PLANS. CONTRACTOR SHALL PROVIDE (5) FIVE BOUND COPIES OF TEST AND BALANCE REPORT WITH FORMS CONTAINING INFORMATION INDICATED IN SCHEDULES. SUBMIT REPORT TO ARCHITECT/ENGINEER FOR REVIEW PRIOR TO PROJECT CLOSEOUT. TEST (1) ONE UNIT OF EACH TYPE.
9. PROVIDE FLEXIBLE DUCT CONNECTORS ON INLET AND OUTLET OF ALL AIR MOVING EQUIPMENT, INCLUDING EXHAUST FANS AND FAN COIL UNITS.
10. REFER TO DRAWING SCHEDULE(S) FOR EQUIPMENT REQUIREMENTS.

HVAC LEGEND - DRY		
ABBR.	SYMBOL	DESCRIPTION
SA		SUPPLY AIR (CEILING)
SA		SUPPLY AIR (SIDE WALL)
RA, EA		RETURN AIR, EXHAUST AIR
OA		OUTSIDE AIR
		DUCT SECTION POSITIVE PRESSURE - FIRST SIZE IS TOP
		DUCT SECTION NEGATIVE PRESSURE - FIRST SIZE IS TOP
		ROOF INTAKE VENTILATOR
		ROOF EXHAUST FAN
		CEILING EXHAUST FAN
		RIGID DUCT
FLEX		FLEXIBLE DUCT
		ROUND DUCT - DOWN
		ROUND DUCT - UP
		TERMINAL UNIT
		UNIT HEATER
RS		REFRIGERANT SUCTION PIPING
RL		REFRIGERANT LIQUID PIPING
VD		MANUAL VOLUME DAMPER
AVD		AUTOMATIC VOLUME DAMPER
CFM		CUBIC FEET PER MINUTE
FD		FIRE DAMPER
SD		FIRE AND SMOKE DAMPER
T-STAT		THERMOSTAT
DMSD		SMOKE DETECTOR (DUCT MOUNTED)
OAD		OUTSIDE AIR DAMPER (OPPOSED BLADE)
RAD		RETURN AIR DAMPER (OPPOSED BLADE)
EAD		EXHAUST AIR DAMPER (OPPOSED BLADE)
BCD		BACKDRAFT DAMPER
CD		CEILING DIFFUSER WITHOUT OBD
G		GRILLE
BU		SIDEWALL LINEAR DIFFUSER
LD		LINEAR DIFFUSER
R		REGISTER WITH OBD
TG		TRANSFER GRILLE
DG		DOOR GRILLE
UG		UNDERCUT
EAT/LAT		ENTERING, LEAVING AIR TEMPERATURE
WB,DB		WET, DRY BULB TEMPERATURE
RFM		FEET PER MINUTE
WUC		INCHES OF WATER COLUMN
TSP		TOTAL STATIC PRESSURE
ΔP		PRESSURE DROP, PRESSURE DIFFERENCE

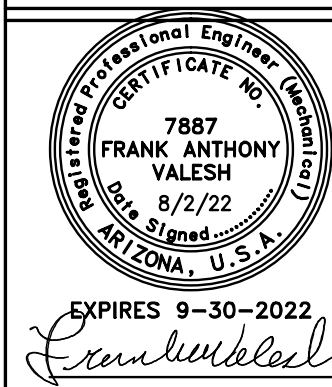
REVISIONS

DESIGNER

BUILDER

OWNER

Custom Residence
The Enclaves Lot 20
APN: 113-36-020
Lake Havasu, Arizona 86406



Project # - 21063

Plot Date - 5/24/22

M&P-22036

SHEET NAME

SPECIFICATIONS

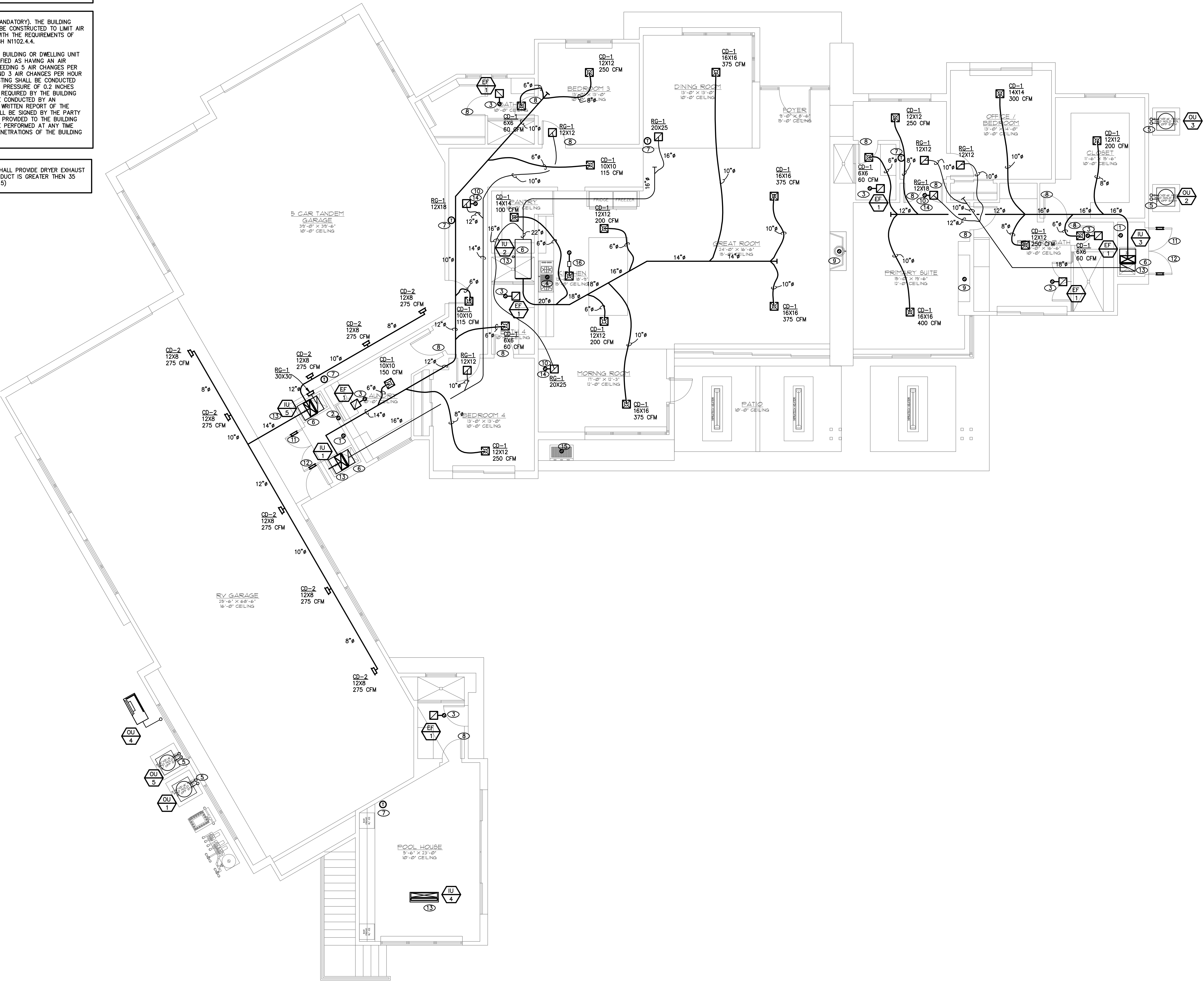
M1

NOTE
MECHANICAL CONTRACTOR SHALL PROVIDE WHOLE HOUSE
MECHANICAL VENTILATION SYSTEM AS REQUIRED IRC
SECTION M1507, AND TABLE 1507.3.3(2).

NOTE
N1102.4 - AIR LEAKAGE (MANDATORY). THE BUILDING
THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR
LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF
SECTIONS N1102.4.1 THROUGH N1102.4.4.

N1102.4.1.2 - TESTING. THE BUILDING OR DWELLING UNIT
SHALL BE TESTED AND VERIFIED AS HAVING AN AIR
LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER
HOUR IN ZONE 1 AND 2, AND 3 AIR CHANGES PER HOUR
IN ZONE 3 THROUGH 6. TESTING SHALL BE CONDUCTED
WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES
W.G. (50 PASCALES), WHERE REQUIRED BY THE BUILDING
OFFICIAL. TESTING SHALL BE CONDUCTED BY AN
APPROVED THIRD PARTY. A WRITTEN REPORT OF THE
RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY
CONDUCTING THE TEST AND PROVIDED TO THE BUILDING
OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME
AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING
THERMAL ENVELOPE.

NOTE
MECHANICAL CONTRACTOR SHALL PROVIDE DRYER EXHAUST
LABEL AS REQUIRED IF THE DUCT IS GREATER THEN 35
FEET (M1502.4.6 & G2439.7.5)



KEY NOTES

- COORDINATE WITH PLUMBING CONTRACTOR WITH CLASS B FLUE FOR WATER HEATER.
- ROUTE DRYER EXHAUST DUCT UP THRU ROOF TO APPROVED ROOF CAP.
- MECH. CONTRACTOR SHALL PROVIDE FULL SIZE EXHAUST DUCT UP TO ROOF APPROVED ROOF CAP.
- COORDINATE WITH ARCHITECT WITH SIZE OF KITCHEN HOOD EXHAUST. ROUTE OVER TO CHASSE AND ROUTE VENT DIRECT TO OUT SIDE. DOMESTIC COOKING EXHAUST SHALL COMPLY WITH IRC M1503. EXHAUST SYSTEM CAPABLE OF EXHAUSTING IN EXCESS OF 400 CFM SHALL BE MECHANICALLY OR PASSIVELY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE (M1503.6)
- MECHANICAL CONTRACTOR SHALL ROUTE REFRIGERANT LINES UP IN EXTERIOR WALL TO ATTIC SPACE AND OVER TO UNIT. INSTALL AND SIZE THE REFRIGERANT LINE PER THE MANUFACTURES PUBLISHED INSTRUCTIONS. INSULATE VAPOR LINE WITH 3/4" WALL PRE FORMED INSULATION EQUAL TO ARMAFLEX. COVER ALL INSULATION EXPOSED TO THE WEATHER WITH A ALUMINUM WEATHER JACKET
- SUPPLY RISER-SIZE TO MATCH UNIT CONNECTION-PROVIDE FLEX CONN.
- PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT-MOUNT WITHIN 48"-54" A.F.F.
- UNDER CUT DOOR 1".
- R1006 EXTERIOR AIR SUPPLY. INDOOR FIREPLACES SHALL BE EQUIPPED WITH AN EXTERIOR AIR SUPPLY TO ASSURE PROPER FUEL COMBUSTION, COMBUSTION AIR DUCT AND AIR IN TAKE SHALL NOT BE LOCATED AT AN ELEVATION HIGHER THAN THE FIREBOX.
- MECHANICAL CONTRACTOR SHALL PROVIDED GREENHECK GRAVITY VENTILATORS MODEL NUMBER GR51-10.
- MECH. CONTRACTOR SHALL PROVIDE A 8X6 GRILLE WITH 20 QSN FREE AREA. INSTALL ONE AT 12" FROM THE BOTTOM OF DOOR.
- MECH. CONTRACTOR SHALL PROVIDE A 8X6 GRILLE WITH 20 QSN FREE AREA. INSTALL ONE AT 12" FROM THE TOP OF DOOR.
- CONTRACTOR SHALL FIELD ROUTE 3/4" "M" COPPER DRAIN LINE TO DAY LIGHT. SLOPE 1/8" PER FOOT.
- MECHANICAL CONTRACTOR SHALL SET OUT SIDE AIR DAMPER TO ADMIT 30 CFM.
- OUTDOOR FIREPLACES FLUE SHALL BE BE INSTALLED PER MANUFACTURES REQUIREMENTS.
- MECHANICAL CONTRACTOR SHALL REFER TO DETAIL 8/M3 FOR MAKE UP AIR TO HOOD RANGE. MECHANICAL CONTRACTOR COORDINATE WITH KEY NOTE 4 IF SYSTEM IS REQUIRED.

GENERAL NOTES

- PRIOR TO ANY TENANT OR BUILDING CONSTRUCTION, THE MECHANICAL CONTRACTOR SHALL VISIT THE SITE TO IDENTIFY ANY CONFLICTS WITH THE EXISTING CONDITIONS OR NEW DESIGN WORK SHOWN ON THESE DRAWINGS, AND ANY DIFFICULTIES WITH EXISTING CONDITIONS NOTED AND INCLUDED IN THIS BID.
- COORDINATE ALL SYSTEMS WITH OTHER TRADES TO MINIMIZE INTERFERENCES.
- ALL DUCTWORK IS TO BE INSTALLED IN ACCORDANCE WITH SMACNA STANDARDS, AND EXISTING BUILDING STANDARDS.
- RUN ALL DUCTWORK AS CLOSE TO STRUCTURAL MEMBERS AS POSSIBLE TO ALLOW FOR MAXIMUM FLEXIBILITY IN TENANT IMPROVEMENT DESIGN.
- NEW SUPPLY DUCT SYSTEM SHALL BE FABRICATED FROM GALVANIZED METAL PER SMACNA STANDARDS OR FIBERGLASS DUCT BOARD AS MANUFACTURED BY "MANVILLE", UNLESS NOTED OTHERWISE. JOINTS TO BE SEALED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTION.
- NEW FLEXIBLE DUCT TO EQUAL TO "THERMAFLEX M-KC" AND SHALL BE A FACTORY FABRICATED ASSEMBLY COMPOSED OF: AN INNER DUCT OF WOVEN AND COATED FIBERGLASS PROVIDING AND AIR SEAL AND BONDED PERMANENTLY TO CORROSION RESISTANT COATED STEEL WIRE. A 1" THICK FIBERGLASS INSULATING BLANKET R-8 MIN. R VALVE AND LOW PERMEABILITY OUTER VAPOR BARRIER OF FIBERGLASS REINFORCED METALIZED FILM LAMINATE HAVING INTEGRAL BRASS HANGER GROMMETS. MAXIMUM DUCT LENGTHS TO BE 8' - 0". FLEXIBLE DUCTS SHALL BE SUPPORTED EVERY FOUR (4) FEET. TURNS IN THE FLEX DUCT SHALL HAVE A MINIMUM TURNING THROAT RADIUS OF 1.5 X INTERNAL DUCT DIAMETER.
- FLEXIBLE DUCT BRANCH CONNECTIONS TO BE MADE WITH FACTORY FABRICATED BELL MOUTH SPIN-IN FITTINGS WITH LOCKING INTEGRAL BUTTERFLY DAMPER.
- IN ACCORDANCE WITH THE I.M.C., ALL NEW FACTORY MADE AIR DUCTS SHALL BE APPROVED CLASS 1.
- PATCH ALL SURFACES DAMAGED BY THIS REMODEL TO MATCH REMODELED
- COORDINATE DIFFUSERS AND GRILLES WITH ARCHITECTURAL REFLECTED CEILING PLAN.
- CONTRACTOR IS TO MAKE ARRANGEMENTS WITH ANY EXISTING TENANTS, PRIOR TO CONSTRUCTION, FOR ALLOWABLE CONSTRUCTION TIMES.
- THERMOSTAT/TEMPERATURE SENSOR MOUNTING HEIGHT TO BE 48" AFF.
- ALL NEW INSULATION AND INSULATION ADHESIVE SHALL COMPLY WITH NFPA-90A REQUIREMENTS FOR 25 OR LESS FLAME SPREAD RATING AND 50 OR LESS SMOKE SPREAD.
- ALL NEW DUCT SIZES INDICATE CLEAR INSIDE FREE AREA DIMENSIONS.
- UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL CAP AND SEAL ALL OPENING WHERE EXISTING DUCTWORK HAVE BEEN REMOVED.
- THE DRAWINGS ARE GENERALLY DIAGRAMMATIC, AND ARE INTENDED TO CONVEY SCOPE OF WORK AND TO INDICATE GENERAL ARRANGEMENT OF EQUIPMENT, DUCTS AND PIPING. THE DRAWINGS ARE NOT INTENDED TO SHOW EVERY OFFSET OR FITTINGS OR STRUCTURAL DIFFICULTY THAT MAY BE ENCOUNTERED DURING INSTALLATION OF WORK. DO NOT SCALE DRAWINGS. THE LOCATION OF ALL DUCTWORK, PIPING, EQUIPMENT AND RELATED ITEMS SHALL BE VERIFIED IN THE FIELD PRIOR TO FABRICATION.
- ALL MATERIALS EXPOSED WITHIN DUCTS OR PLENUMS SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THEN 25 AND A SMOKE-DEVELOPED RATING OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH THE TEST FOR SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS, (MFC 602.2.1.1).

HVAC FLOOR PLAN

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

REVISIONS

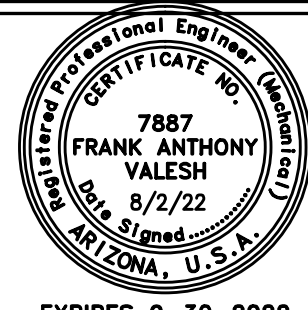
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Project # - 21063

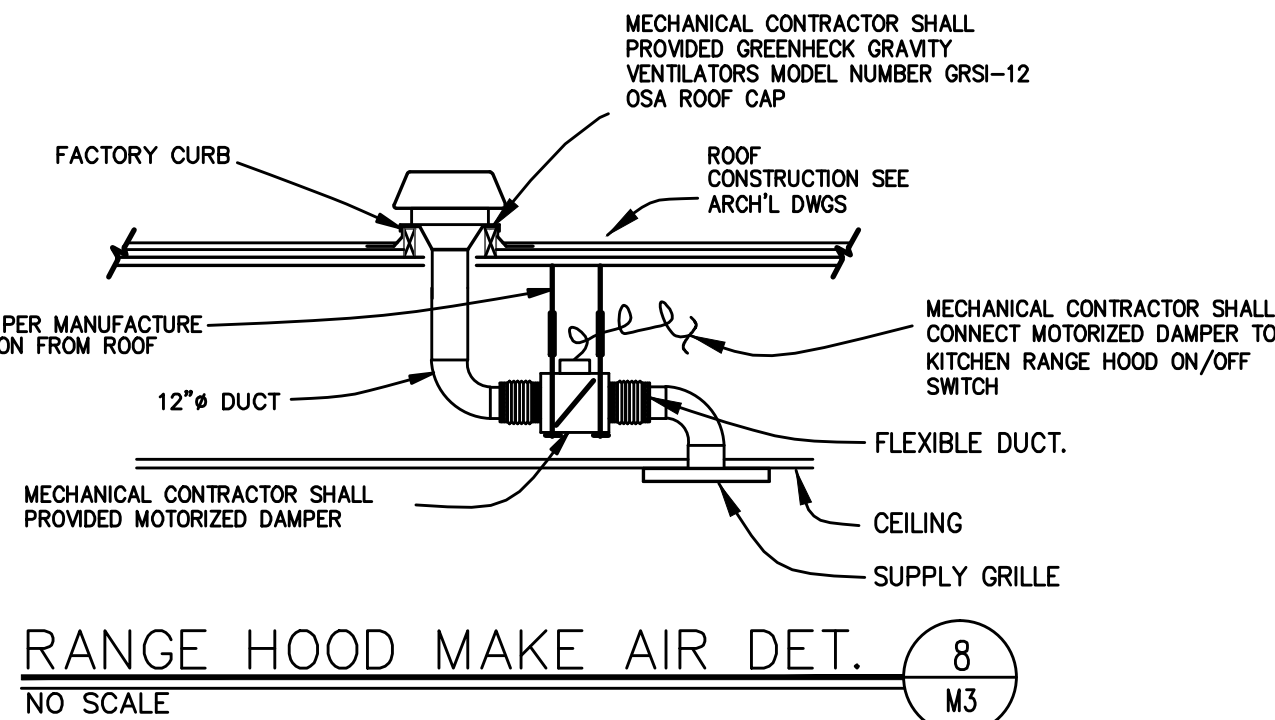
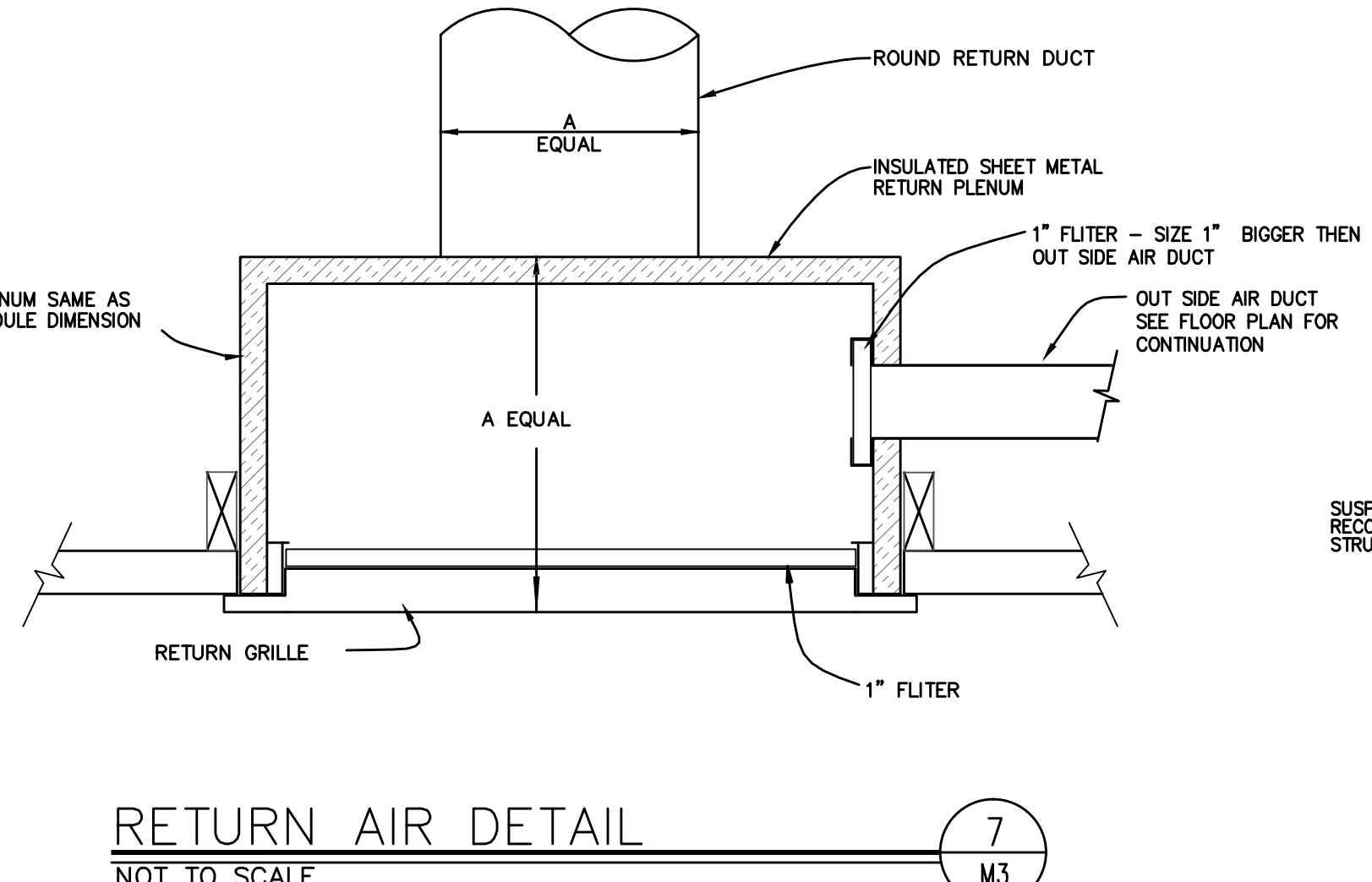
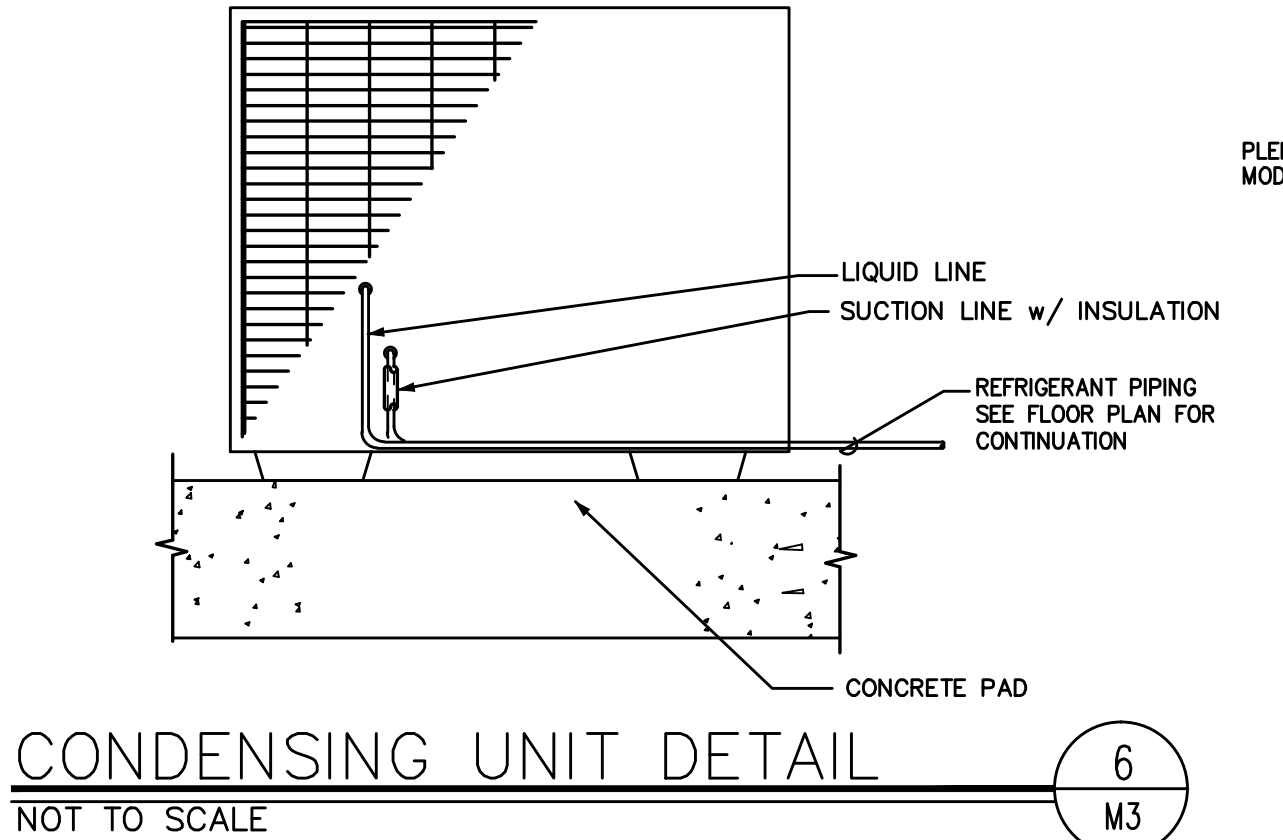
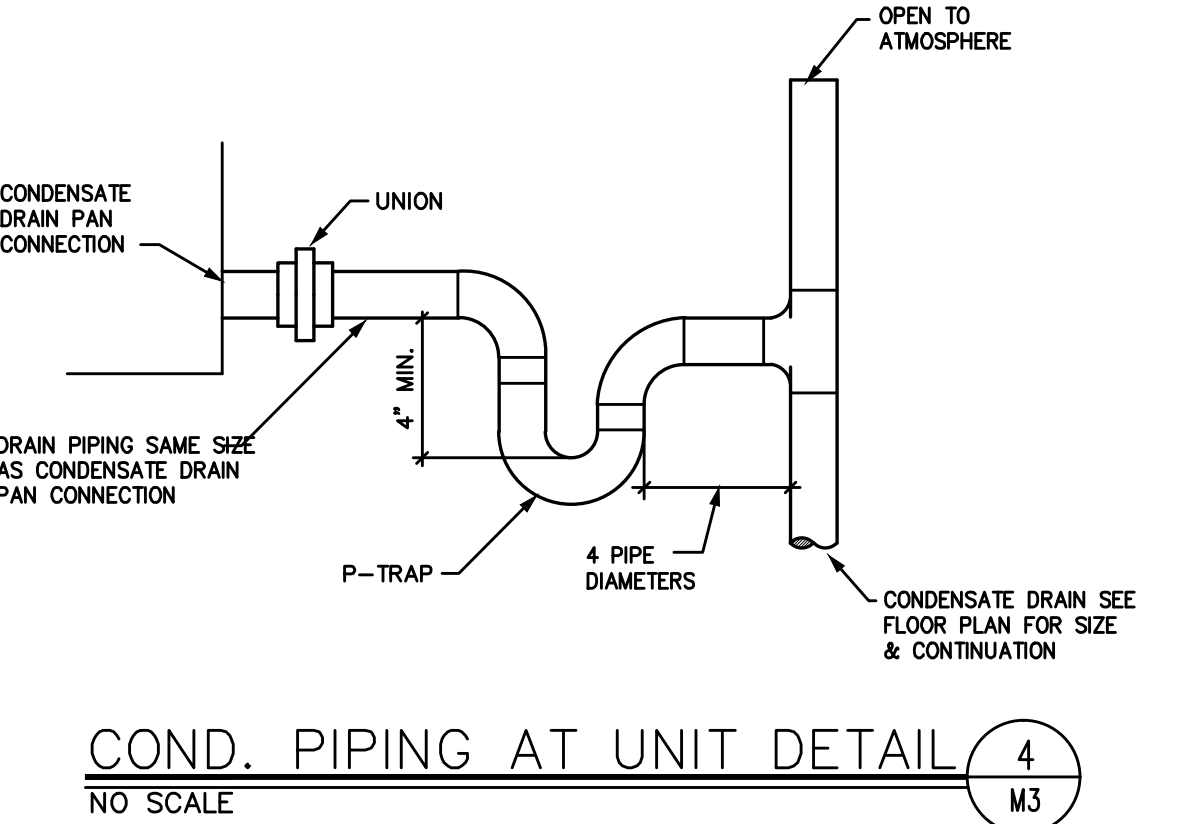
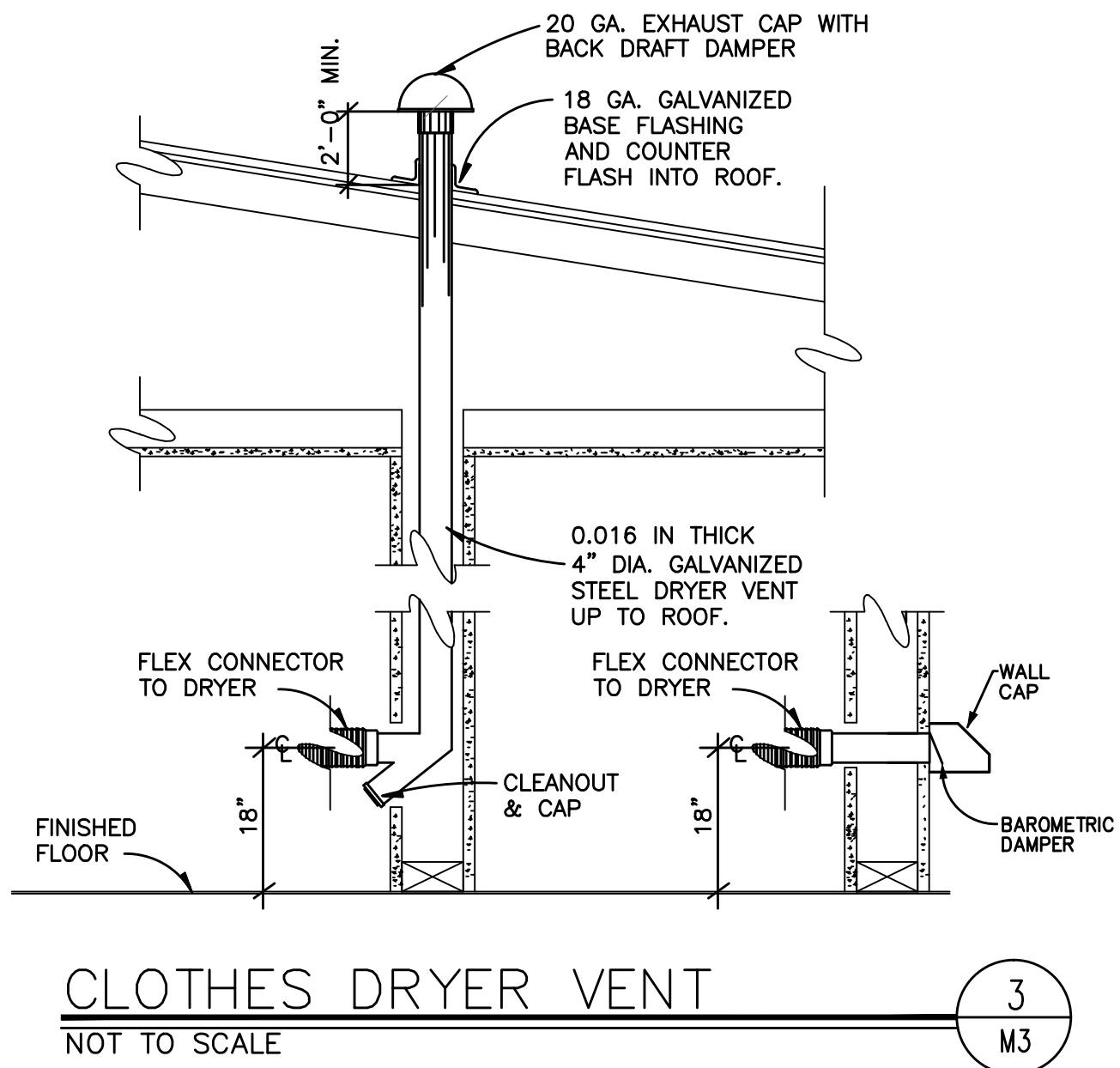
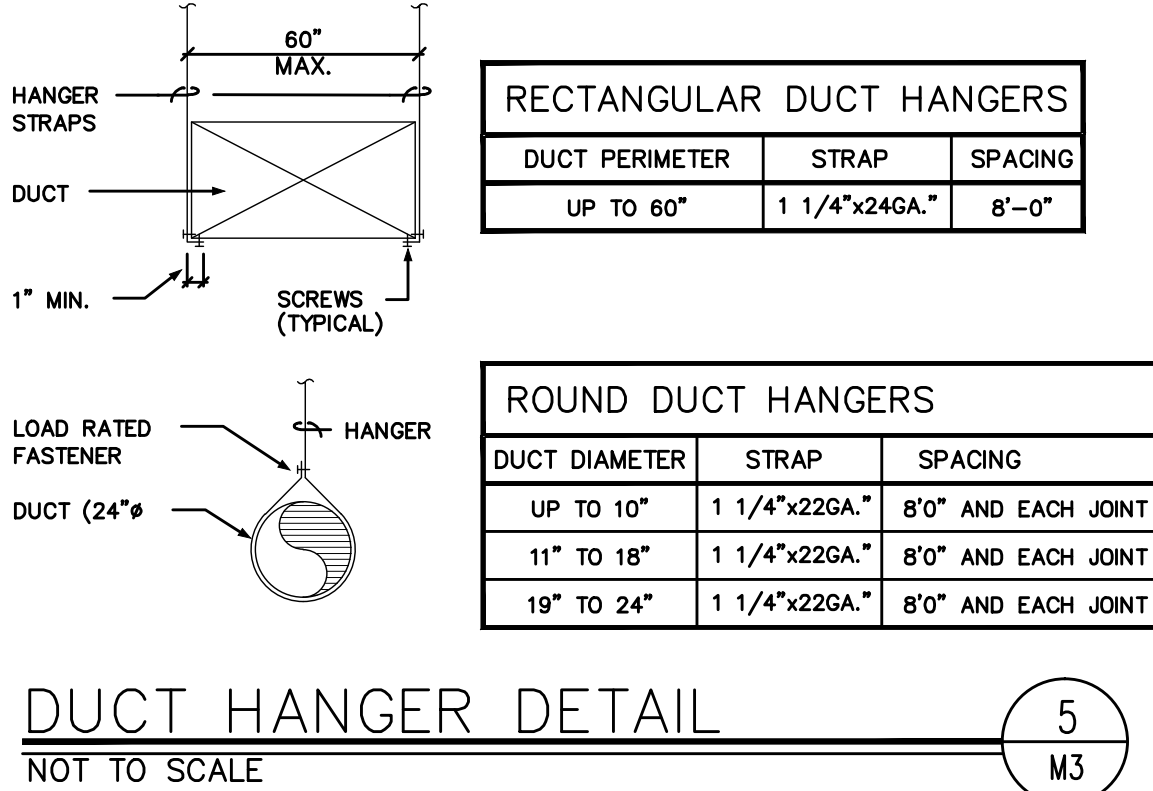
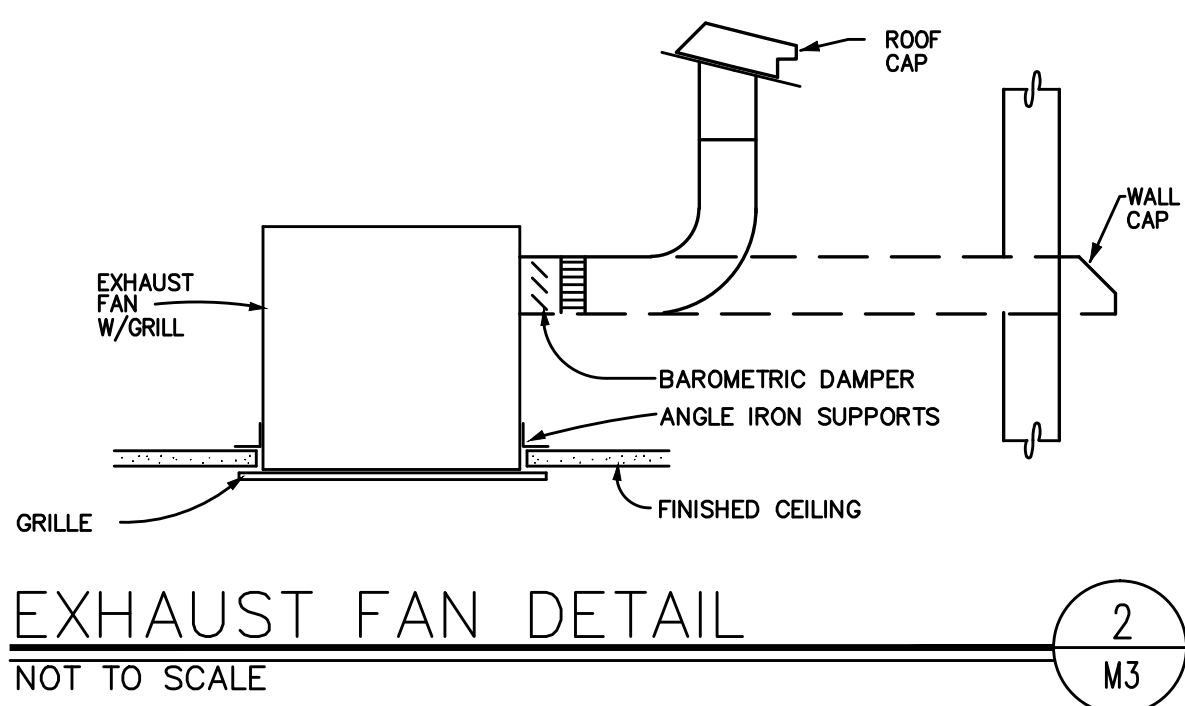
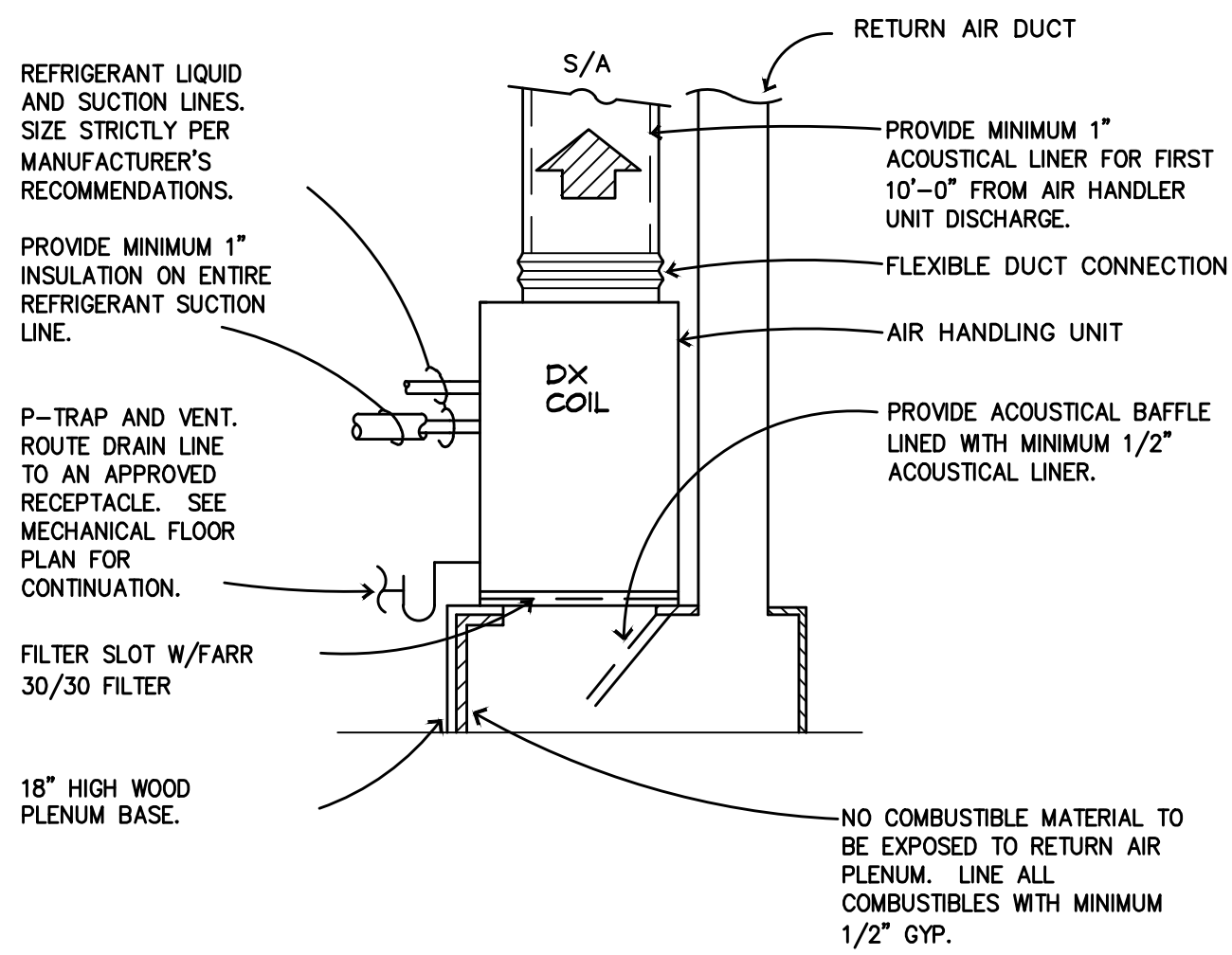
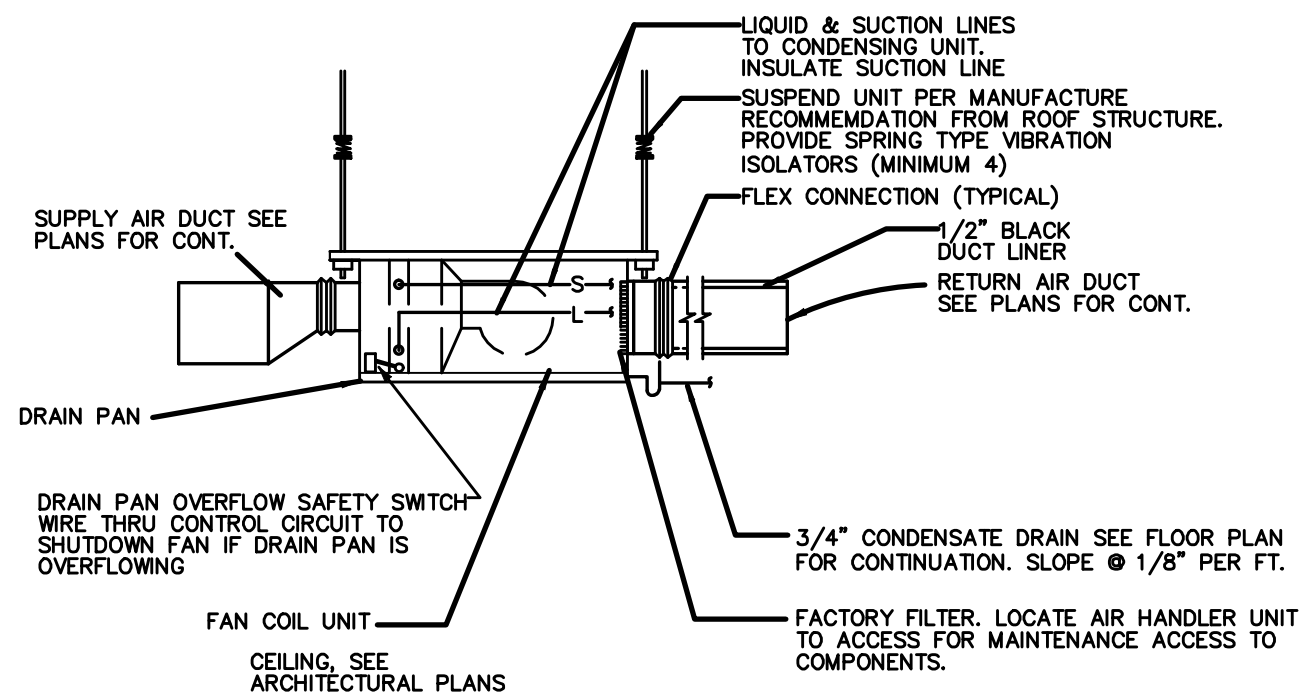
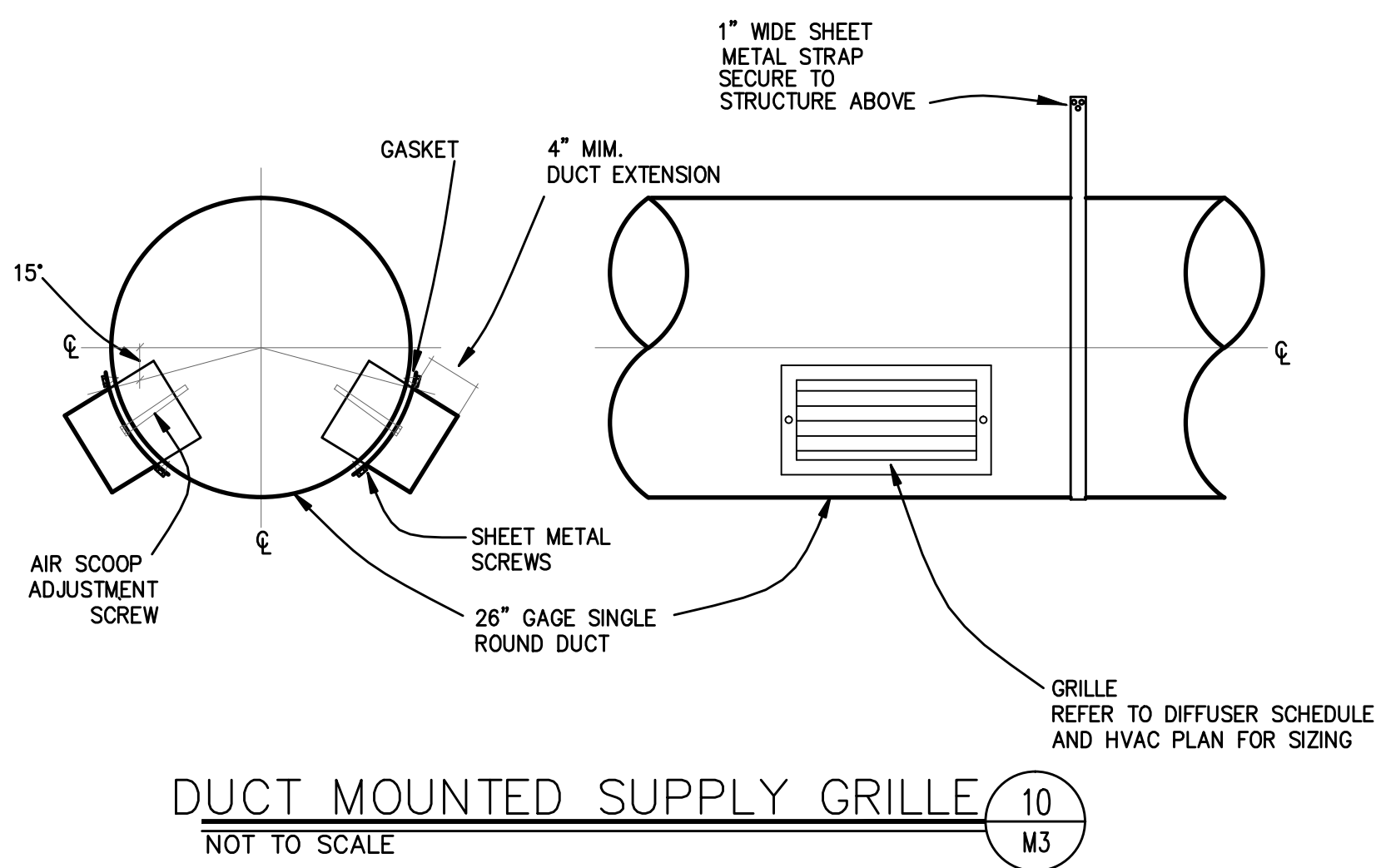
Plot Date - 5/24/22

M&P-22036

SHEET NAME

FLOOR PLAN

M2



SPLIT SYSTEM HEAT PUMP UNIT SCHEDULE																										
INDOOR UNIT													OUTDOOR UNIT													
U#	MANUFACTURER AND MODEL NO.	AREA SERVED	SUPPLY AIRFLOW (CFM)	OUTSIDE AIRFLOW (CFM)	RETURN AIRFLOW (CFM)	S.P. (IN WC)	ELECTRICAL FLA (A)	MOTOR HP	MCA	V-φ-Hz	OPERATIONAL WEIGHT (LBS)	INDOOR UNIT REMARKS	OU#	MANUFACTURER AND MODEL NO.	INDOOR UNIT SERVED	TOTAL COOLING (MBH)	SEN COOLING (MBH)	TOTAL HEATING (MBH)	AMB AIR/DB-WB (°F)	ELECTRICAL FLA (A)	MCA	COMP (KW)	V-φ-Hz	SEER	OPERATIONAL WEIGHT (LBS)	OUTDOOR UNIT REMARKS
1	DAY & NIGHT FEM4X30		1000	—	—	.4	2.8	1/3	3.5	208/230-1-60	122		1	DAY & NIGHT N4H430GKG	IU-1	23.41	20.56	20.59	125-67	14.9	18.3	13.5	208/230-1-60	14	144	
2	DAY & NIGHT FEM4X61		2200	—	—	.4	6.0	3/4	7.5	208/230-1-60	175		2	DAY & NIGHT N4H460GKG	IU-2	45.03	43.74	48.9	125-67	20.6	25.2	19.0	208/230-1-60	14	212	
3	DAY & NIGHT FEM4X48		1600	—	—	.5	6.0	3/4	7.5	208/240-1-60	157		3	DAY & NIGHT N4H448GKG	IU-3	40.86	24.79	37.55	125-67	11.84	14.5	10.44	208/240-1-60	14	197	
4	MITSUBISHI MLZ-KP24NA-U1		800	—	—	.25	POWERED BY OUTDOOR UNIT	—	—	—	35		4	MITSUBISHI SUZ-KA24NA2.1H	IU-41	19.9	16.9	19.9	125-67	—	14.0	—	208/240-1-60	22	125	
5	DAY & NIGHT FEM4X61		2200	—	—	.4	6.0	3/4	7.5	208/230-1-60	175		5	DAY & NIGHT N4H460GKG	IU-5	45.03	43.74	48.9	125-67	20.6	25.2	19.0	208/230-1-60	14	212	
1. UNITS SHALL BE AS MANUFACTURED BY: TRANE, CARRIER, RUUD, BRYANT, YORK, DAY & NIGHT																										
2. UNITS ARE SIZED FOR 107°F SUMMER AMBIENT TEMPERATURE, 32°F WINTER TEMPERATURE.																										
3. COOLING CAPACITY, MINIMUM HEAT CAPACITY AND CFM ARE MINIMUM OUTPUT REQUIRED. ALL UNITS SHALL HAVE NO LESS THEN 98% OF THESE CAPACITIES. COOLING CAPACITY IS GROSS COIL CAPACITY REQUIRED (FAN HEAT NOT DEDUCTED).																										
4. PROVIDE FAN COIL UNIT WITH FILTER AND FILTER RACK SIZED AT 500 FPM VELOCITY.																										
5. PROVIDE WITH PROGRAMMABLE THERMOSTAT.																										
6. PROVIDE WITH LOW AMBIENT OPERATION TO: 32°F.																										
7. ALL DX SPLIT SYSTEM FAN COIL WITH REMOTE CONDENSING UNIT WITH REFRIGERATOR LINES EXTENDING OVER "50" FT. IN LENGTH TO HAVE HARD START KIT, CRANK CASE HEATER, TIME GUARD, AND LIQUID SOLENOID VALVE AT CONDENSER. INSTALL AND ADJUST REFRIG. AND OIL CHARGE PER MFR'S RECOMMENDATIONS.																										
8. PROVIDE CONDENSATE PUMP: LITTLE GIANT MODEL EC-400, 115V, 0.24 AMPS, 19 WATTS, APPROXIMATE WEIGHT - 1.17 LBS.																										
9. CONTRACTOR SHALL COORDINATE WITH MANUFACTURE FOR INSTALLING REQUIREMENTS																										

EXHAUST FAN SCHEDULE													
EF #	MANUFACTURER AND MODEL NO.	AREA SERVED	TYPE	AIR QUANTITY (CFM)	S.P. (IN WC)	MOTOR			FAN (RPM)	SONES	OPERATIONAL WEIGHT (LBS.)	REMARKS	
						HP	V-φ-Hz	FLA (A)					
1	BROAN XB110	—	CEILING	110	.25	7.7 WATTS	115—1-60	0.2	—	0.3	13	PROVIDE SEPARATELY SWITCHED FOR FAN PROVIDE WITH FACTORY ROOF CAP	

NOTE: EXHAUST FANS IN BATHROOMS WITH A SHOWER OR TUB SHALL PROVIDED WITH A DELAY TIMER OR HUMIDITY/CONDENATION CONTROL SENOR. EXHAUST FAN SHALL BE SWITCHED SEPARATELY FROM LIGHT SYSTEM (R303.3)

DIFFUSER, REGISTER, AND GRILLE SCHEDULE						
MARK	MANUFACTURER AND MODEL NO.	TYPE	FRAME	OBD	FINISH	REMARKS
CD-1	HART AND COOLEY MODEL 684	ALUMINUM	SURFACE	YES	FACTORY WHITE	1
CD-2	HART AND COOLEY MODEL 684	ALUMINUM	SURFACE	YES	FACTORY WHITE	1
RG-1	HART AND COOLEY MODEL 673FIL-FILTER GRILLE	ALUMINUM	SURFACE	NO	FACTORY WHITE	1
1. COORDINATE WITH GENERAL CONTRACTOR AND CEILING SUPPLIER. PROVIDE MOUNTING HARDWARE, PLENUMS AND SQUARE TO ROUND TRANSITION AS REQUIRED. SEE DRAWINGS FOR NECK SIZES.						

REVISIONS

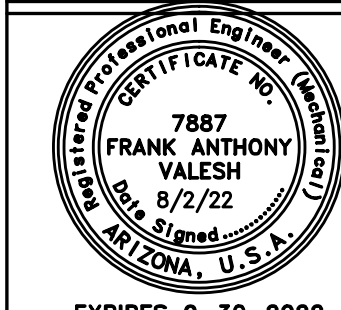
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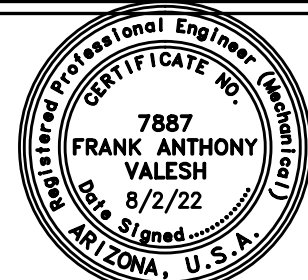
Plot Date - 5/24/22

M&P-22036

SHEET NAME

SCHEDULE

M3



Project # - 21063

Plot Date - 5/24/22

M&P-22036

SHEET NAME

SCHEDULE

P1

SPECIFICATIONS

GENERAL

- THE CONTRACTOR SHALL PROVIDE THE WORK SHOWN ON THE DRAWINGS AND SPECIFIED FOR THEIR INDIVIDUAL SECTIONS OF WORK. THE WORD "WORK" SHALL MEAN ALL LABOR, TRANSPORTATION, MATERIAL, EQUIPMENT, TOOLS, INSTALLATION, SUPERVISION, AND ANY OTHER INCIDENTAL ITEMS OR SERVICES OBVIOUSLY NECESSARY FOR THE PROPER INSTALLATION AND OPERATION OF THE COMPLETE SYSTEMS, WHICH SHALL BE PROVIDED WHETHER OR NOT SPECIFICALLY MENTIONED OR SHOWN.
- ALL GENERAL CONDITIONS, SPECIAL REQUIREMENTS OR GENERAL REQUIREMENTS OF THE GENERAL CONSTRUCTION SPECIFICATION ARE PART OF THIS SPECIFICATION AND HAVE THE SAME FORCE AND EFFECT AS IF PRINTED HERE IN FULL.
- THE WORD "PROVIDE" SHALL MEAN FURNISH AND INSTALL, MAKE ALL FINAL CONNECTIONS, AND LEAVE IN AN APPROVED OPERATING CONDITION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE APPLICABLE BUILDING, MECHANICAL, PLUMBING, AND ELECTRICAL CODES, AND FEDERAL, STATE, AND LOCAL REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING: WORKMEN'S IDENTIFICATION AND SAFETY, FIRE PROTECTION, CONTRACTOR'S LIABILITY INSURANCE, SAFETY BARRICADES, WARNING SIGNS, AND TRASH REMOVAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING ALL FEES AND OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR THE WORK.
- THE CONTRACTOR SHALL CAREFULLY EXAMINE ALL DRAWINGS FOR THE BUILDING, AND FOR OTHER TRADES, AND SHALL COORDINATE THE WORK WITH ALL OTHER TRADES, INCLUDING, BUT NOT LIMITED TO, THE CONSTRUCTION DOCUMENTS, SHOP DRAWINGS, ETC. FOR ALL GENERAL CONSTRUCTION, STRUCTURAL, MECHANICAL, AND ELECTRICAL AND SPECIALTY CONTRACTOR WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF MATERIAL INTO THE BUILDING AS PLANNED, WITHOUT INTERFERENCE WITH OTHER WORK, AND SHALL MAKE REASONABLE MODIFICATIONS IN THE LAYOUT AS NEEDED TO PREVENT CONFLICT WITH OTHER TRADES, TO PROVIDE ACCESS AND FOR THE PROPER EXECUTION OF THE WORK.
- DRAWINGS ARE DIAGRAMMATIC, SMALL SCALE, AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND WORK INCLUDING CERTAIN COMPONENTS, APPURTENANCES, AND RELATED SPECIALTIES ARE NOT SHOWN, AND SHALL BE PROVIDED. IT IS THE INTENT OF THE DRAWING AND SPECIFICATIONS TO CALL FOR FINISHED WORK, TESTED AND READY FOR OPERATION. DO NOT SCALE DRAWINGS. ARRANGEMENT OF EQUIPMENT AND ROUTING OF PIPES AND DUCTWORK, ETC. INDICATED ON DRAWINGS MAY REQUIRE MODIFICATION DUE TO UNFORESEEN CONDITIONS AND REQUIRED ON SITE REVISIONS DURING CONSTRUCTION. (SEE ALSO "BIDDING")
- ALL WORK REQUIRED FOR IDENTICAL ITEMS SHOWN ON THE DRAWINGS SHALL BE PROVIDED ALTHOUGH EACH SPECIFIC IDENTICAL ITEM MAY NOT BE SHOWN IN DETAIL- OR CALLED OUT.
- THE CONTRACTOR SHALL PROVIDE (5) COPIES OF SUBMITTALS AT ONE TIME, BOUND IN A NEAT & ORDERLY MANNER. PARTIAL OR UNMARKED SUBMITTALS WILL NOT BE ACCEPTED. SUBMITTALS SHALL INCLUDE ALL EQUIPMENT, MATERIALS, AND DEVICES FOR REVIEW BY THE ENGINEER. WORK SHALL NOT START UNTIL ALL REVIEWS HAVE BEEN COMPLETED AND THE ITEMS TO BE PROVIDED ARE ACCEPTABLE. ALL MATERIALS AND EQUIPMENT SHALL BE COMMONLY USED ACCEPTABLE GRADES IN THE CONSTRUCTION INDUSTRY AND SHALL BEAR THE "U.L.", ASME, AMCA, OR OTHER LABEL WHEN APPLICABLE.
- UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUPPLY THE ARCHITECT WITH COMPLETE SETS OF AS-BUILT DOCUMENTS ACCURATELY SHOWING THE MATERIALS AND EQUIPMENT AS INSTALLED.
- ALL MATERIALS AND WORKMANSHIP TO BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. REFRIGERATION COMPRESSORS SHALL BE GUARANTEED FOR A MINIMUM OF FIVE YEARS FROM DATE OF OWNER'S ACCEPTANCE. IN ADDITION, THE CONTRACTOR SHALL GUARANTEE THAT THE INSTALLATION, WHEN OPERATED IN ACCORDANCE WITH THE CONTRACTOR'S INSTRUCTIONS, WILL DEVELOP CAPACITY AND CHARACTERISTICS INDICATED OR SPECIFIED AND WILL FULFILL EACH AND EVERY REQUIREMENT OF THE DRAWINGS AND SPECIFICATIONS, AND SHOULD THE INSTALLATION IN ANY WAY FAIL TO DO SO, THE CONTRACTOR WILL WITHOUT DELAY AND WITHOUT COST TO THE OWNER, PROVIDE WHATEVER ADDITIONAL EQUIPMENT, MATERIAL, AND LABOR IS NECESSARY TO CORRECT THE FAULT AND COMPLY WITH THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS.
- CONTRACTOR SHALL CHECK AND VERIFY ALL SIZES, DIMENSIONS, AND CONDITIONS BEFORE STARTING ANY WORK. ANY DEVIATIONS OR PROBLEMS SHALL BE TRANSMITTED TO THE ENGINEER FOR REVIEW.

- PROVIDE BASE AND COUNTER FLASHING FOR ITEMS PENETRATING THE ROOF-- COORDINATE WITH ARCHITECTURAL REQUIREMENTS.
- CONTRACTOR TO FURNISH AND INSTALL ALL STARTERS, WRING, CONTROLS, DEVICES AND ALL CONDUIT, FOR A COMPLETE AND OPERABLE SYSTEM.
- ALL WORK SHOWN IS NEW, UNLESS NOTED AS EXISTING.
- MAINTAIN OCCUPANCY AND FIREWALL SEPARATION INTEGRITY AS REQUIRED. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS OF ALL OCCUPANCY/FIREWALL SEPARATIONS AND SPECIFIC DETAILS FOR CONSTRUCTION. PROVIDE ALL NECESSARY FIRE DAMPERS, ACCESS DOORS, AND CAULKING, ETC. FOR APPROVED INSTALLATION.

BIDDING

- SUBMISSION OF A BID PROPOSAL, DIRECTLY OR INDIRECTLY BY THE CONTRACTOR FOR THIS WORK, SHALL IMPLY THAT THE BIDDER HAS EXAMINED THE JOB SITE AND UNDERSTANDS THE CONDITIONS THAT MAY AFFECT THE PERFORMANCE OF THE WORK. CONTRACTOR IS EXPECTED TO CONTACT ARCHITECT FOR ANY PARTICULAR PROBLEMS AND CLEAR UP ANY POSSIBLE MISUNDERSTANDING BEFORE BID IS SUBMITTED. NO CONSIDERATION OR ALLOWANCE WILL BE GRANTED FOR ANY ALLEGED MISUNDERSTANDING OF THE CONTRACT DOCUMENTS AND THE WORK TO BE ACCOMPLISHED.
- BASE PROPOSAL ON MANUFACTURERS NAMED, UNLESS "OR EQUAL" IS INDICATED.

EXECUTION

- THE CONTRACTOR SHALL PROVIDE ALL SLEEVES, OPENINGS, CUTTING, AND PATCHING NECESSARY FOR THE INSTALLATION OF THE WORK. CUTTING AND PATCHING SHALL BE DONE BY WORKMEN SKILLED IN THE TRADES REQUIRED AND PAID BY THE CONTRACTOR REQUIRING THE WORK COMPLETE.
- THE CONTRACTOR SHALL PROVIDE ALL RIGGING, HANDLING OF MATERIALS AND EQUIPMENT, AND THE NECESSARY PROTECTION FOR MATERIALS AND EQUIPMENT.
- TOOLS AND EQUIPMENT WILL BE STORED IN OWNER DESIGNATED AREAS ONLY.
- THE CONTRACTOR WILL PROTECT THE WORK AND MATERIAL AGAINST DIRT, THEFT, INJURY, OR DAMAGE UNTIL ACCEPTED BY OWNER. ALL WORK SHALL BE TURNED OVER TO OWNER CLEAN AND IN PERFECT CONDITION, READY FOR SATISFACTORY SERVICE.
- PIPES AND/OR CONDUITS PASSING THROUGH WALL, FLOORS, AND PARTITIONS SHALL BE PROVIDED WITH SLEEVES, EXCEPT AS PROHIBITED BY U.L. LISTING. SLEEVES PASSING THROUGH WATER PROOFING OR DAMP PROOFING SHALL BE WATER TIGHT. PENETRATIONS THROUGH FIRE RATED CONSTRUCTION SHALL BE FIRE PROOFED WITH MATERIAL APPROVED AND AS DEFINED FOR THE RATING OF THE STRUCTURE AND U.L. LISTED.
- EACH CONTRACTOR SHALL PROVIDE ALL FOUNDATIONS, HANGERS, AND SUPPORTS FOR ALL EQUIPMENT SUPPLIED AND/OR INSTALLED UNDER THEIR WORK. ANY EQUIPMENT WITH MOVING PARTS SHALL BE PROVIDED WITH VIBRATION ISOLATION.
- ALL EQUIPMENT SHALL BE PROVIDED WITH FACTORY FINISH. ALL REQUIRED PAINTING WILL BE PERFORMED UNDER THE GENERAL CONSTRUCTION SECTION OF THE SPECIFICATIONS
- WHERE PIPES OR CONDUITS PASS THROUGH WALLS, FLOORS, OR CEILINGS IN FINISHED AREAS, THEY SHALL BE FURNISHED WITH CHROME PLATED ESCUTCHEON PLATES.
- AT THE CONCLUSION OF THE JOB, EACH PIECE OF EQUIPMENT, VALVE, SWITCH, STARTER, PANEL, PIPE LINE, CONDUIT, ETC., SHALL BE CLEARLY IDENTIFIED WHETHER EXPOSED OR CONCEALED, COVERED OR UNCOVERED, IN ACCORDANCE WITH OSHA AND ANSI REGULATIONS. IDENTIFY PIPES NEAR EACH VALVE WITH "BRANDY--PERMA CODE PIPE TAPE" OR T. & B. WESTLINE "TEL-A-PIPE" INDICATING DIRECTION OF FLOW, SERVICE ZONE, AND SIZE. TAPE SHALL BE APPLIED TO PIPE, CONDUIT, OR COVERING, VALVES, CONTROLS, AND DAMPERS SHALL BE IDENTIFIED BY 2-INCH LACQUERED BRASS TAGS WITH STAMPED LETTERS FASTENED WITH "S" HOOKS OR CHAINS. EQUIPMENT IS TO BE IDENTIFIED AS TO FUNCTION AND PURPOSE BY MEANS OF PERMANENTLY ATTACHED LAMINATED PHENOLIC NAMEPLATES WITH BEVELED EDGES AND WHITE LETTERS ON BLACK BACKGROUND.
- AT THE CONCLUSION OF THE WORK, ALL EQUIPMENT AND SYSTEMS SHALL BE CAREFULLY BALANCED, ADJUSTED, AND TESTED TO PROVIDE BALANCED, QUIET-OPERATING, STABLE AND SAFE SYSTEMS. DEMONSTRATE OPERATION OF ALL SYSTEMS TO THE OWNER'S DESIGNATED REPRESENTATIVE.

PLUMBING

PRODUCTS

- DOMESTIC WATER PIPING**

TYPE "L" HARD TEMPER COPPER, WROUGHT FITTINGS, LEAD--FREE SOLDERED (ABOVE GROUND). (PER ORDINANCE OF AUTHORITY HAVING JURISDICTION).

TYPE "K" HARD TEMPER COPPER UNDER GROUND.

TYPE "K" SOFT TEMPER COPPER, WITH NO JOINTS, UNDER SLAB.

NOTE: DI--ELECTRIC FITTINGS SHALL BE USED WHEREVER DISSIMILAR METALS ARE JOINED. ALL UNDERGROUND/SLAB COPPER PIPING SHALL BE SLEEVED.

THE CONTRACTOR MAY USE PEX PIPE FOR DOMESTIC WATER PIPING, INSTALL PEX PIPING PER MANUFACTURE REQUIREMENTS

- CONDENSATE DRAIN PIPING**

TYPE "M" HARD TEMPER COPPER, WROUGHT FITTINGS.

PIPE INSULATION

ALL PIPING, (HOT & COLD) ABOVE GROUND SHALL BE INSULATED WITH 1" THICK PREFORMED FIBERGLASS PIPE INSULATION WITH ALL--SERVICE JACKET, WHERE CLEARANCE & LIMITATION PREVENT THE USE OF FIBERGLASS INSULATION, 1/2" THICK CLOSED CELL NEOPRENE PIPE INSULATION MAY BE USED.

SANITARY, WASTE, VENT, AND STORM WATER PIPING

- ALL SOIL AND WASTE PIPING SHALL SLOPE MINIMUM OF 1/4" PER FOOT. PIPING 4" AND LARGER MAY SLOPE 1/8" PER FOOT SLOPE IF SITE CONDITIONS WON'T ALLOW 1/4" PER FOOT SLOPE.
- CAST IRON: NO--HUB CAST IRON, CSPI 301--72T SPECIFICATION FOR ALL SOIL, WASTE AND VENT PIPING WITH STANDARD WEIGHT FITTINGS. USE STAINLESS STEEL NO--HUB CAST IRON COUPLINGS THROUGHOUT THE PROJECT.
- GALVANIZED IRON: SCHEDULE 40 STANDARD WEIGHT CONFORMING TO ASTM A72--88. USE WROUGHT IRON SCREWED FITTINGS TO MATCH PIPE. MAKE ALL SCREWED JOINTS WITH TEFLON TAPE.
- ABS: ABS PIPING CONFORMING TO ASTM D2661--78 FOR ALL SOIL, WASTE AND VENT PIPING WITH MATCHING FITTINGS. ABS ABOVE AND BELOW GRADE FOR COMBUSTIBLE CONSTRUCTION OR ALLOWED BY LOCAL JURISDICTION. ABS FOR NON--COMBUSTIBLE CONSTRUCTION BELOW GRADE ONLY.
- PVC: SCHEDULE 40 SOLID WALL PIPE AND DWV FITTING SYSTEM: PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 12454 PER ASTM D 1784 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE AND FITTINGS SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM D 1785 AND ASTM D 2865. ALL PIPE AND FITTINGS TO BE PRODUCED TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND LOCAL CODE REQUIREMENTS. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2564. PRIMER SHALL CONFORM TO ASTM F 656. THE SYSTEM IS INTENDED FOR NON--PRESSURE DRAINAGE APPLICATIONS WHERE THE TEMPERATURE WILL NOT EXCEED 140° F.
- UNDERGROUND NON--METALLIC WATER AND IRRIGATION SYSTEM PIPING LARGER THAN 2 INCHES IN DIAMETER SHALL BE INSTALLED WITH INSULATED COPPER TRACER WIRE OR OTHER APPROVED CONDUCTOR LOCATED ADJACENT TO THE PIPING. THE TRACER WIRE SHALL TERMINATE ABOVE THE GROUND AT EACH END OF THE NON--METALLIC PIPING. THE TRACER WIRE SIZE SHALL BE NOT LESS THAN 18 AWG AND THE INSULATION TYPE SHALL BE SUITABLE FOR DIRECT BURIAL.

GAS PIPING

SCHEDULE 40 BLACK STEEL, THREADED MALLEABLE FITTINGS INSIDE, AND GALVANIZED FITTINGS AND PIPE WHERE EXPOSED. PROVIDE ISOLATION VALVES AT ALL EQUIPMENT.

SUPPORT PIPING FROM ROOF ON 4 X 4 REDWOOD RUNNERS AT 8'-0" O.C. (MAX), AND AT EVERY CHANGE OF DIRECTION. USE UNISTRUT "U" STRAPS BOLTED TO RUNNERS.

UNDERGROUND FERROUS GAS PIPING SHALL HAVE FACTORY PROTECTIVE COATING, 3M SCOTCH COATING OR EQUAL.

PLUMBING FIXTURES

PROVIDE CP ANGLE STOPS TO EACH PLUMBING FIXTURE. PROVIDE SHUT--OFF VALVES WITH UNIONS TO ALL OTHER PLUMBING FIXTURES (SUCH AS WATER HEATER) TO FACILITATE ISOLATION FOR REPAIR.

ALL PLUMBING FIXTURES SHALL COMPLY WITH WATER CONSERVATION CODE OF AUTHORITY HAVING JURISDICTION..

DISINFECT ALL POTABLE WATER SYSTEMS IN ACCORDANCE WITH PLUMBING CODE AND/OR AWWA STANDARD. PROVIDE WRITTEN CONFIRMATION TO OWNER'S REPRESENTATIVE THAT THIS WORK HAS BEEN COMPLETED.

LOW WATER USAGE

ALL PLUMBING FIXTURES SHALL BE OF A LOW-FLOW DESIGN WHICH LIMITS THE WATER FLOW NOT TO EXCEED FORM TABLE P2903.2 AMENDED

PLUMBING LEGEND

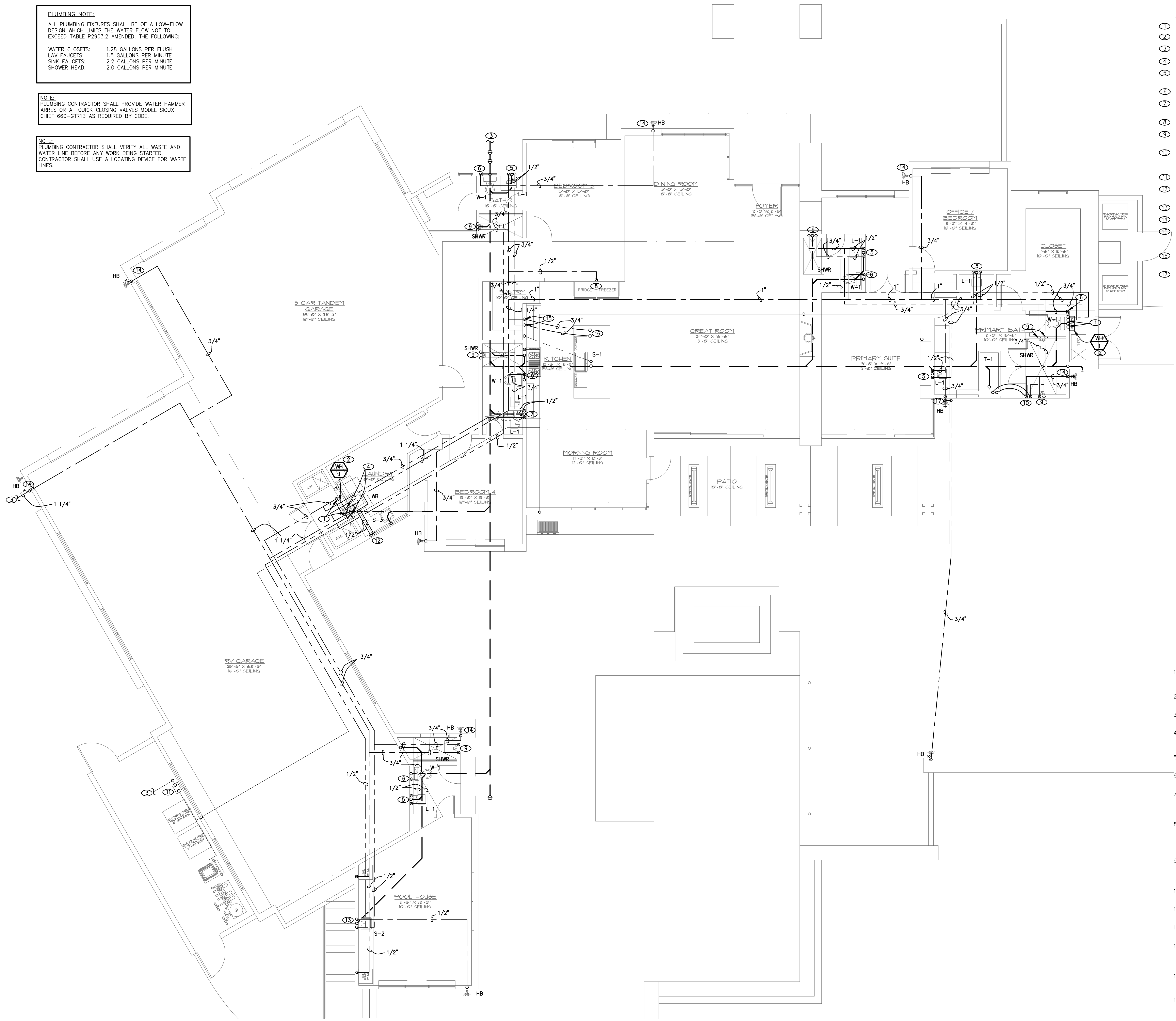
ABBR.	SYMBOL	DESCRIPTION
S		SANITARY BELOW GRADE / FLOOR
S		SANITARY ABOVE GRADE / FLOOR
V		VENT
CW		COLD WATER
HW		HOT WATER
RHW		RECIRCULATING HOT WATER
TW		TEMPERED WATER
SF		SOFTENED WATER
G		GAS - LOW PRESSURE
MG		GAS - MEDIUM PRESSURE
CWV		COMBINATION WASTE AND VENT BELOW GRADE
CWV		COMBINATION WASTE AND VENT ABOVE GRADE
RD		ROOF DRAIN
OD		OVERFLOW DRAIN
SD		STORM DRAIN BELOW GRADE
SD		STORM DRAIN ABOVE GRADE
(E) S		EXISTING SANITARY BELOW GRADE / FLOOR
(E) S		EXISTING SANITARY ABOVE GRADE / FLOOR
(E) V		EXISTING VENT
(E) CW		EXISTING COLD WATER
(E) HW		EXISTING HOT WATER
(E) RHW		EXISTING RECIRCULATING HOT WATER
A		COMPRESSED AIR PIPING
VAC		VACUUM PIPING
O ₂		OXYGEN PIPING
N ₂ O		NITROUS OXIDE PIPING
N		NITROGEN PIPING
IW		INDIRECT WASTE PIPING
AW		ACID WASTE BELOW GRADE
AW		ACID WASTE ABOVE GRADE
AV		ACID VENT
GC		GAS COOK
VB		VACUUM BREAKER
WHA		WATER HAMMER ARRESTOR, LETTER DESIGNATES SIZE
GPR		GAS PRESSURE REGULATOR
HB		HOSE BIBB
RPBP		REDUCED PRESSURE BACKFLOW PREVENTER
VTR		VENT THRU ROOF
WCO		WALL CLEANOUT
GCO,FCD		GRADE / FLOOR CLEAN OUT
FD		FLOOR DRAIN
FS		FLOOR SINK
RD, OD		ROOF DRAIN, OVERFLOW DRAIN
PD		PLANTER DRAIN
WHYD		WALL HYDRANT
YH		YARD HYDRANT
WH		WATER HEATER

PLUMBING NOTE:
ALL PLUMBING FIXTURES SHALL BE OF A LOW-FLOW DESIGN WHICH LIMITS THE WATER FLOW NOT TO EXCEED TABLE P2903.2 AMENDED, THE FOLLOWING:

WATER CLOSETS:	1.28 GALLONS PER FLUSH
LAV FAUCETS:	1.5 GALLONS PER MINUTE
SINK FAUCETS:	2.2 GALLONS PER MINUTE
SHOWER HEAD:	2.0 GALLONS PER MINUTE

NOTE:
PLUMBING CONTRACTOR SHALL PROVIDE WATER HAMMER ARRESTOR AT QUICK CLOSING VALVES MODEL SIOUX CHIEF 660-GT1B AS REQUIRED BY CODE.

NOTE:
PLUMBING CONTRACTOR SHALL VERIFY ALL WASTE AND WATER LINE BEFORE ANY WORK BEING STARTED. CONTRACTOR SHALL USE A LOCATING DEVICE FOR WASTE LINES.



- KEY NOTES**
- 3/4" COLD AND HOT WATER LINE TO WATER HEATER.
 - CONTRACTOR SHALL ROUTE T AND P VALVE TO DAY LIGHT 12" AFG.
 - CONTRACTOR SHALL REFER TO CIVIL DRAWINGS.
 - 3/4" COLD AND HOT WATER DOWN IN WALL WITH STUB OUTS TO WASHER.
 - ROUTE 1/2" COLD AND HOT WATER LINE DOWN IN WALL AND STUB OUT TO LAV.
 - 3/4" COLD WATER LINE DOWN IN WALL AND STUB TO WC.
 - PLUMBING CONTRACTOR SHALL ROUTE 1/2" CW AND HW DOWN IN WALL TO HEADER AND PROVIDE STUB OUT TO EACH LAV.
 - 1/2" COLD WATER DOWN IN WALL TO 1/2" STUB OUT TO IMB.
 - 3/4 COLD AND HOT WATER LINE DOWN IN WALL TO AND STUB OUT TO MIXING VALVE.
 - PLUMBING CONTRACTOR SHALL ROUTE 3/4" CW AND HW DN IN WALL BELOW CONC. FLOOR AND ROUTE OVER TO TUB. CONTRACTOR SHALL VERIFY WATER LINE LOCATION BE FOR INSTALLING.
 - LOCATION OF GAS METER, COORDINATE WITH GAS COMPANY.
 - 1/2" COLD AND HOT WATER DOWN IN WALL AND ROUTE OVER TO S-3 AND PROVIDE STUB OUTS.
 - 1/2" COLD AND HOT WATER DOWN IN WALL WITH STUB OUTS TO S-2.
 - 3/4" COLD WATER LINE DOWN IN WALL AND STUB TO HB.
 - PLUMBING CONTRACTOR SHALL ROUTE 3/4" CW AND HW DN IN WALL BELOW CONC. FLOOR AND ROUTE OVER AND UP AT LOCATION OF SINK. PROVIDE 12X12 ACCESS PANEL AND SHUT-OFF VALVES.
 - ROUTE 3/4" CW AND HW UP FROM BELOW CONC. FLOOR AND ROUTE OVER AND TO SINK LOCATION. PROVIDE SHUT-OFF VALVES.
 - 3/4" COLD WATER LINE DOWN IN WALL AND STUB TO HB. AND PROVIDE STUB OUT FOR HB LOCATED ACROSS THE YARD AT FENCE, PLUMBING CONTRACTOR SHALL FIELD ROUTE

- GENERAL NOTES**
- ALL PLUMBING WORK SHALL COMPLY WITH THE MOST STRINGENT OF APPLICABLE CODES, ORDINANCES, OR THE SPECIFICATIONS.
 - DETERMINE EXACT LOCATION & MOUNTING HEIGHT OF PLUMBING FIXTURES FROM ARCHITECTURAL DRAWINGS.
 - COORDINATE LOCATION OF ALL PLUMBING LINES WITH DUCTWORK AND ELECTRICAL SERVICES.
 - WATER PIPING INSTALLED UNDER CONCRETE SLAB SHALL BE LOOPEL IN PARTITION WALLS WITH NO JOINTS UNDER SLAB & WITH PLASTIC SLEEVE FOR EACH PENETRATION THROUGH SLAB.
 - PROVIDE VACUUM BREAKERS ON HOSE BIBBS & ALL HOSE END FITTINGS.
 - LOCATE ALL VENTS THROUGH ROOF 10'-0" FROM ALL AIR INTAKES, EVAPORATIVE COOLERS, ETC.
 - VERIFY INVERT ELEVATIONS (WASTE LINES), SIZES, & LOCATIONS OF ALL EXISTING GAS, WATER & WASTE LINES TO WHICH NEW PIPING CONNECTS PRIOR TO MAKING-UP OR INSTALLATION OF PIPING.
 - LOCATE ALL VALVES, UNIONS, THERMOMETERS, GAUGES, OR OTHER EQUIPMENT REQUIRING FREQUENT READING, REPAIRS, ADJUSTMENTS, INSPECTION, REMOVAL OR REPLACEMENT SO AS TO BE ACCESSIBLE WITH REFERENCE TO THE FINISHED BUILDING.
 - ROUGH-IN ALL WATER & WASTE PIPING TO SPECIAL EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS' SHOP DRAWINGS. VALVE ALL SUPPLIES AND MAKE FINAL CONNECTIONS.
 - INSTALL APPROVED DIELECTRIC ISOLATORS AT ALL CONNECTIONS OF DISSIMILAR METALS.
 - INSTALL ALL HOSE BIBBS 12 INCHES ABOVE GRADE UNLESS OTHERWISE NOTED.
 - WHERE POSSIBLE, TIE VENTS TOGETHER SO THAT A MINIMUM NUMBER TERMINATE THROUGH ROOF.
 - PRIOR TO SUBMITTING BID, CONTRACTOR SHALL REVIEW THE ARCHITECTURAL DRAWINGS & INCLUDE IN HIS BID AN AMOUNT TO FURNISH & INSTALL ANY FIXTURES SHOWN IN ADDITION TO PLUMBING DRAWINGS.
 - CONTRACTOR SHALL NOT CUT HOLES IN STRUCTURAL MEMBERS WITHOUT FIRST SECURING WRITTEN APPROVAL FROM THE ARCHITECT.
 - THE DRAWINGS ARE GENERALLY DIAGRAMMATIC, AND ARE INTENDED TO CONVEY SCOPE OF WORK AND TO INDICATE GENERAL ARRANGEMENT OF EQUIPMENT, WASTE LINES AND PIPING. THE DRAWINGS ARE NOT INTENDED TO SHOW EVERY OFFSET OR FITTINGS OR STRUCTURAL DIFFICULTY THAT MAY BE ENCOUNTERED DURING INSTALLATION OF WORK. DO NOT SCALE DRAWINGS. THE LOCATION OF ALL DUCTWORK, PIPING, EQUIPMENT AND RELATED ITEMS SHALL BE VERIFIED IN THE FIELD PRIOR TO FABRICATION

PLUMBING FLOOR PLAN
SCALE: 3/16" = 1'-0"

REVISIONS

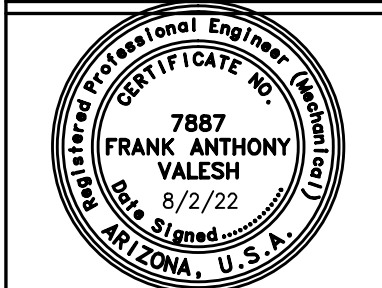
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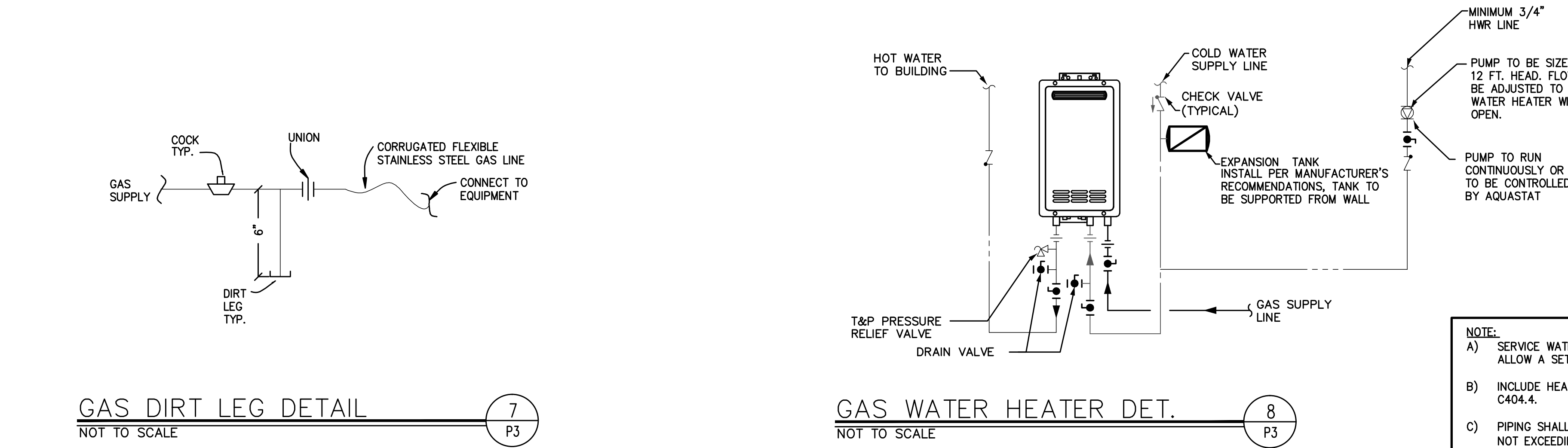
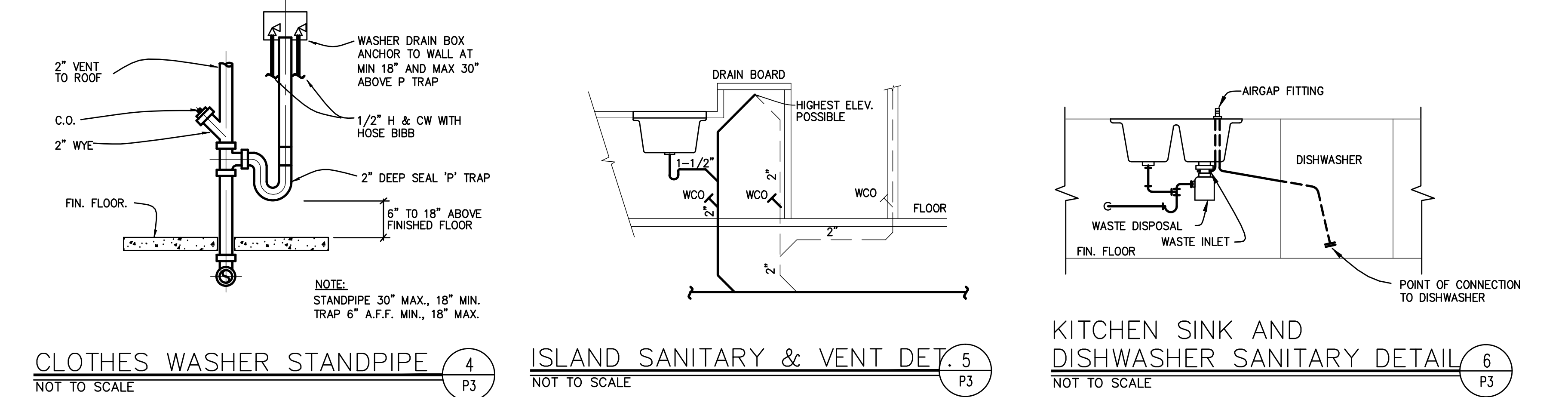
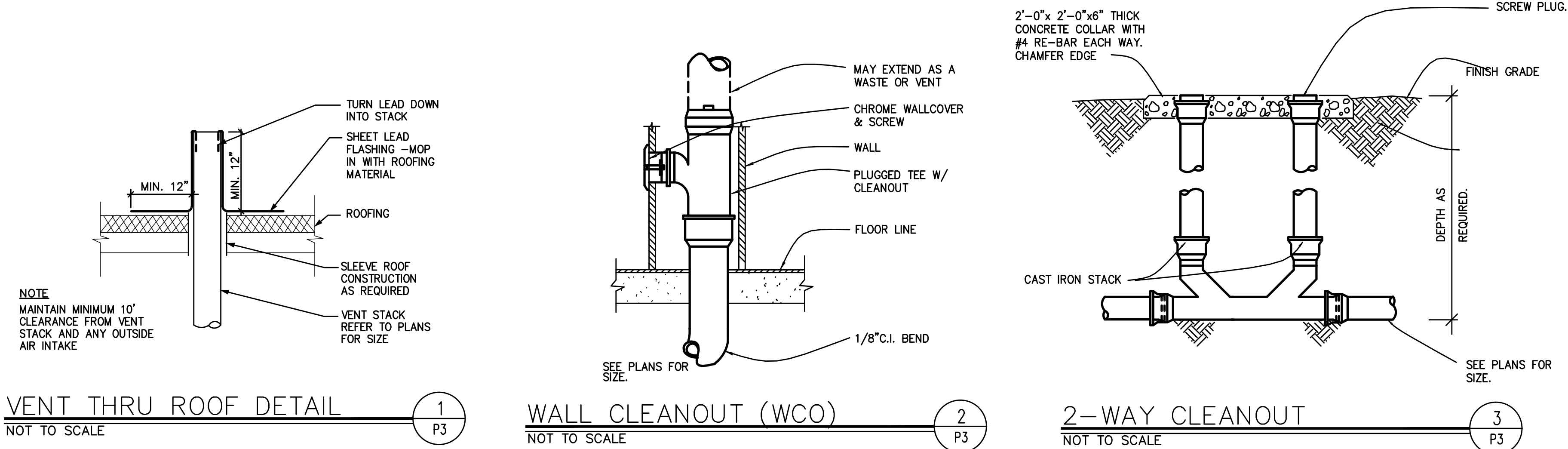
Plot Date - 5/24/22

M&P-22036

SHEET NAME

FLOOR PLAN

P2



PLUMBING FIXTURE SCHEDULE-(RESID)											
MARK	MANUFACTURER AND MODEL NO.	FIXTURE	TRIM AND/OR ACCESSORIES	GPM/GPF/G PH	WASTE	VENT	CW	HW	CARRIER	REMARKS	
W-1	KOHLER WELLWORTH #K-3575 TWO-PIECE	WATER CLOSET	K4198 WHITE BOWL, K4436 WHITE TANK, WITH SEAT AND COVER K-4663	1.28	4"	2"	1/2"	-	NO	PROVIDE WITH FILL VALVE AND POLISHED CHROME TRIP LEVER COORDINATE WITH OWNER	
L-1	KOHLER PENNINGTON #K-2196-4 SELF RIMMING	LAVATORY	4" ON CENTERS FAUCET #K-6241-4 PROVIDE WITH SPOUT, HANDLES, AERATOR, AND TAIL PIECE	1.5	2"	1 1/2"	1/2"	1/2"	NO	COORDINATE WITH OWNER	
S-1	KOHLER RAVINIA #K-3842-4 SELF RIMMING, 18-GA	KITCHEN SINK	FAUCET #K-16111-4A PROVIDE WITH 10 1/4" HEIGHT SPOUT, HANDLES, AERATOR, HANDSPRAY AND TAIL PIECE	2.2	2"	1 1/2"	1/2"	1/2"		PROVIDE WITH INSINKERATOR GARBAGE DISPOSAL. COORDINATE WITH OWNER	
S-2	AMERICAN STANDARD # 12SB.231800.290, 18-GA	LAUNDRY SINK	AMERICAN STANDARD FAUCET #4752.712P PROVIDE WITH 8 5/8" HEIGHT SPOUT, HANDLES, AERATOR AND TAIL PIECE	2.0	2"	1 1/2"	1/2"	1/2"		PROVIDE WITH INSINKERATOR GARBAGE DISPOSAL. COORDINATE WITH OWNER	
S-3	AMERICAN STANDARD # 12SB.231800.290, 18-GA	LAUNDRY SINK	AMERICAN STANDARD FAUCET #4752.712P PROVIDE WITH 8 5/8" HEIGHT SPOUT, HANDLES, AERATOR AND TAIL PIECE	2.0	2"	1 1/2"	1/2"	1/2"		PROVIDE WITH INSINKERATOR GARBAGE DISPOSAL. COORDINATE WITH OWNER	
T-1	KOHLER SUNSTRUCK #K-6369	TUB	FAUCET #K-110 POLISHED CHROME	2.0	2"	1 1/2"	1/2"	1/2"		COORDINATE WITH OWNER	
SHWR	SHOWER ENCLOSURE BY OTHERS		FAUCET #K-T313-4M POLISHED CHROME RITE-TEMP PRESSURE BALANCING VALVE #K-306-KS	2.0	2"	1 1/2"	1/2"	1/2"		COORDINATE WITH OWNER	
WB	GUY GRAY #W4700HA	WASHER BOX	HIGH IMPACT POLYSTYRENE WASHER BOX PROVIDE HOSE BIBBS WITH INTEGRAL VACUUM BREAKERS.	2.0	2"	1 1/2"	1/2"	1/2"		PROVIDE WITH WATER HAMMER ARRESTER COORDINATE WITH OWNER	
IMB	GUY GRAY #MDWB1AB	ICE MAKER BOX	1/4 TURN BRASS HAMMER BALL VALVE				1/2"			PROVIDE WITH WATER HAMMER ARRESTER COORDINATE WITH OWNER	
HB	WOODFORD #21C	HOSE BIBB	WOODFORD ANTI-SIPHON VACUUM BREAKER MODEL 34H	-	-	-	3/4"	-	-	COORDINATE WITH OWNER	
1. PLUMBING CONTRACTOR SHALL PROVIDE CUT SHEETS TO COORDINATE WITH ARCHITECT/OWNER ON PLUMBING FIXTURES. 2. PLUMBING CONTRACTOR SHALL PROVIDE ALL ACCESSORIES TO PROVIDE WORKABLE SYSTEM.											

COLD WATER CALCULATIONS			
FIXTURE TYPE	NO. OF FIXTURES	CW FU	TOTAL FU
BATHTUB (WITH/OUT OVERHEAD SHOWER)	1	1.4	1.4
CLOTHES WASHER	0	1.4	0
DISHWASHER	0	1.4	0
FULL-BATH GROUP WITH BATHTUB (WITH OR WITHOUT SHOWER HEAD)	4	3.6	14.4
HALF-BATH GROUP (WATER CLOSET AND LAVATORY)	0	2.6	0
HOSE BIBB (INCLUDE ONLY 2)	2	2.5	5
KITCHEN GROUP (DISHWASHER AND SINK WITH OR WITHOUT GARBAGE DISPOSAL)	1	2.5	2.5
LAUNDRY GROUP (CLOTHES WASHER STANDPIPE AND LAUNDRY TUB)	1	2.5	2.5
SINK	1	1.4	1.4
LAUNDRY TUB	1	1.4	1.4
LAVATORY	2	0.7	1.4
SHOWER STALL	2	1.4	2.8
WATER CLOSET (TANK TYPE)	1	2.2	2.2
TOTAL =			35

CLEAN OUT SIZE	
SIZE OF PIPE	SIZE OF CLEAN OUT
1 1/2"	1 1/2"
2"	2"
2 1/2"	2 1/2"
3"	3"
4" AND LARGER	4"
MINIMUM SIZE - CLEANOUTS SHALL BE THE SAME NOMINAL SIZE AS THE PIPE THEY SERVE UP TO 4 INCHES (102 MM). FOR PIPES LARGER THAN 4 INCHES (102 MM) NOMINAL SIZE, THE MINIMUM SIZE OF THE CLEANOUT SHALL BE 4 INCHES (102 MM). IF NO CLEAN TO SIZE SHOWN ON WASTE AND VENT ISOMETRIC CONTRACTOR SHALL FOLLOW CLEANOUT SIZE GUIDE	

SANITARY WASTE CALCULATIONS			
FIXTURE TYPE	NO. OF FIXTURES	FU	TOTAL FU
WATER CLOSET	7	4	28
LAVATORY	8	1	8
SHOWER	5	2	10
BATH TUB	1	2	2
WASHER	1	2	2
S-1	1	2	2
S-2	1	2	2
TOTAL FU =			54

DOMESTIC WATER CALCULATIONS			
A. <u>SYSTEM DATA:</u>			
1. MAXIMUM WATER SUPPLY PRESSURE =	60 PSI		
2. DEMAND = 35 FU =	23 GPM		
3. WATER SUPPLY SIZE TO HOUSE =	1 1/4"		
B. <u>FIXED PRESSURE LOSSES:</u>			
1. EXISTING WATER METER SIZE 1" =	3 PSI		
2. VERTICAL LOSS = 16x0.43 =	6.88 PSI		
3. MINIMUM PRESSURE REQUIRED =	20.0		
TOTAL LOSS =		29.88	
C. <u>AVAILABLE PRESSURE FOR PIPING LOSSES</u> =		30.12 PSI	
D. <u>MAXIMUM DEVELOPED PIPE LENGTH</u> =			
1. MEASURED LENGTH =		310FT	
2. FITTINGS ALLOWANCE =(20% OF DEVELOPED LENGTH)		50FT	
TOTAL =		360FT	
E. <u>ALLOWABLE FRICTION LOSS PER 100 FEET OF PIPE</u>			
30.12 PSI/360 FTx100' = 8.3 PSI/100			
* ASSUMED WATER PRESSURE - CONTRACTOR SHALL VERIFY ACTUAL WATER PRESSURE PRIOR TO CONSTRUCTION. IF PRESSURE IS LESS THAN 50 PSI, CONTRACTOR SHALL CONTACT ENGINEER FOR PIPE SIZING EVALUATION. IF PRESSURE EXCEEDS 80 PSI, A PRESSURE REDUCING VALVE SHALL BE PROVIDED.			

TANKLESS GAS WATER HEATERS												
WH #	MANUFACTURER AND MODEL NO.	TYPE	MBH INPUT	TYPE OF GAS	GPM AT 70° TEMP. RISE	WATER OUTLET TEMP. RANGE	SET WATER OUTLET TEMP.	TYPE OF GAS	FLUE/VENT	EEF%	SHIP WEIGHT	REMARKS
1	RHEEM RTGH-950VLN-2	INDOOR	199,900	NATURAL	5.5	85 – 140	120	NATURAL	3"	93	85	ROUTE T&P OUT TO DAY LIGHT 6" AFG.
1. PROVIDE ONE (1) AMTROL EXPANSION TANK, MODEL ST-5/2.0. 2. PROVIDE WITH CONCENTRIC VENT. 3. OTHER MANUFACTURER'S ARE BRADFORD-WHITE, PVI, STATE OR RUUD.												
ENERGY COMPLIANCE												
1. WATER HEATER PERFORMANCE EFFICIENCY COMPLIES WITH IECC C404.2. 2. TEMPERATURE CONTROLS COMPLY WITH IECC C404.3 3. HEAT TRAPS COMPLY WITH IECC C404.4. 4. PIPE INSULATION COMPLIES WITH IECC C404.5. 5. HOT WATER SYSTEM CONTROLS COMPLY WITH IECC C404.6.												

N1103.5.1 (R403.5.1) CIRCULATING HOT WATER SYSTEM (AMENDED)
HEATED WATER SYSTEM SHALL BE PROVIDED WITH A CIRCULATION PUMP. THE SYSTEM RETURN SHALL BE A DEDICATED RETURN PIPE OR A COLD WATER SUPPLY PIPE. GRAVITY OR THERMOSIPHON CIRCULATION SYSTEMS SHALL BE PROVIDED. CONTROLS FOR A CIRCULATING HOT WATER SYSTEM PUMP SHALL START THE PUMPING BASED ON THE IDENTIFICATION OF A DEMAND FOR HOT WATER WITHIN THE OCCUPANCY. THE CONTROLS SHALL:
1. AUTOMATICALLY TURN OFF THE PUMP WHEN THE WATER IN THE CIRCULATION LOOP IS AT THE DESIRED TEMPERATURE AND WHEN THERE IS NO DEMAND FOR HOT WATER.
2. LIMIT THE TEMPERATURE TO THE WATER ENTERING THE COLD WATER PIPING TO NO HOTTER THAN 104 DEGREES.

REVISIONS

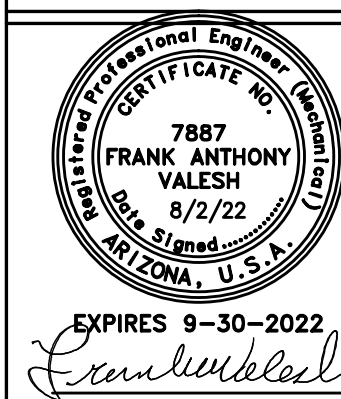
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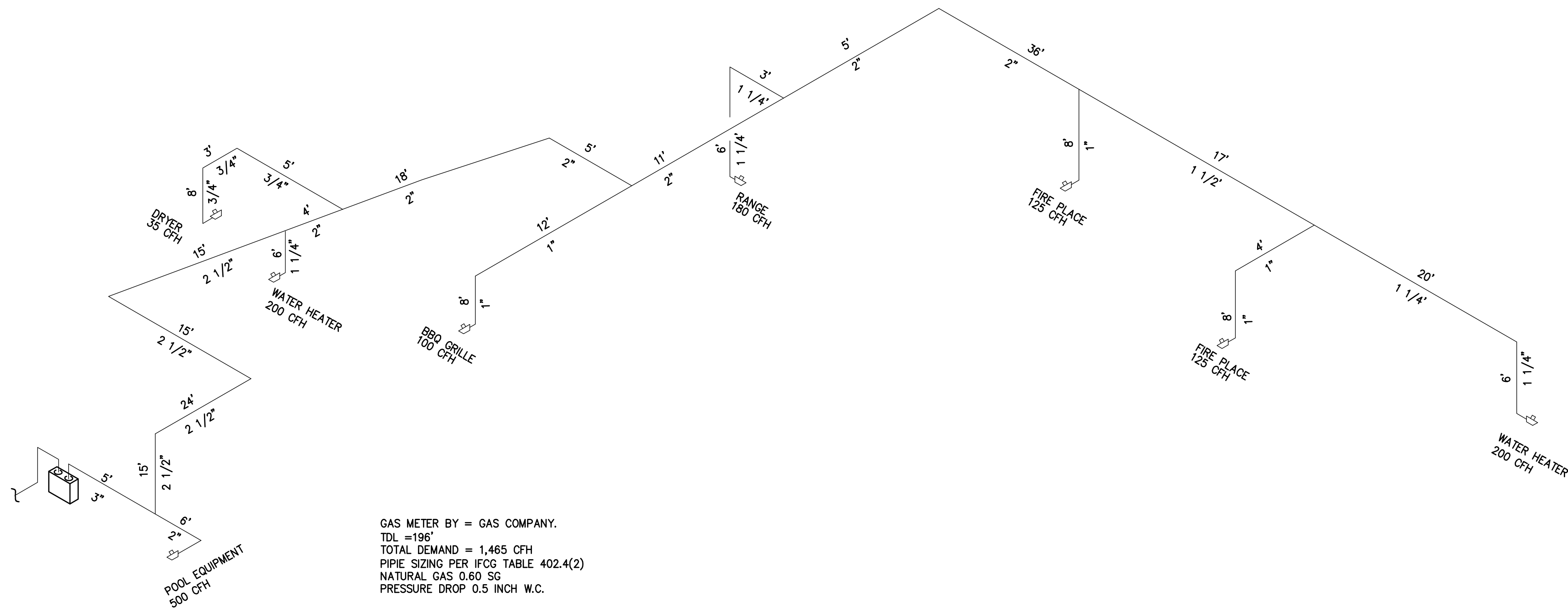
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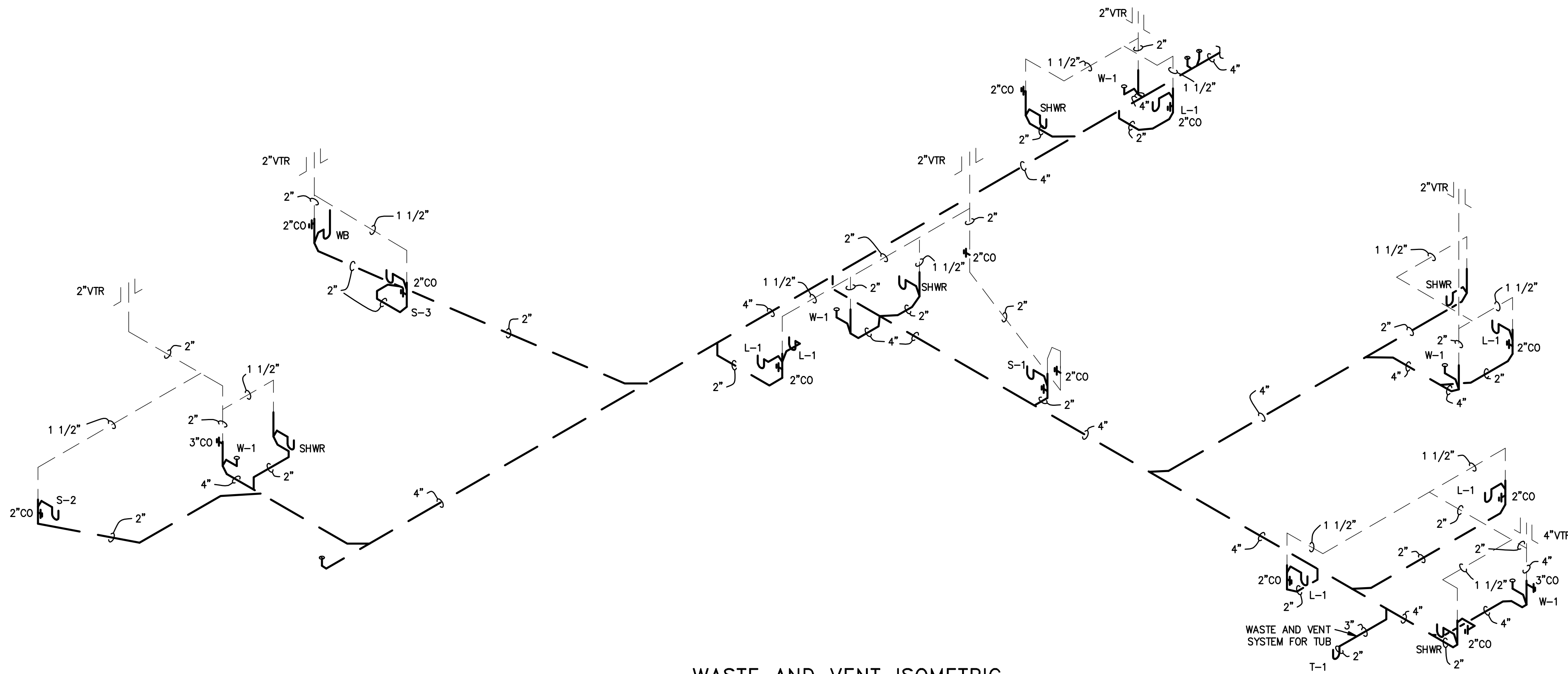
SCHEDULE

P3



GAS METER BY = GAS COMPANY.
TDL = 196'
TOTAL DEMAND = 1,485 CFH
PIPE SIZING PER IFGC TABLE 402.4(2)
NATURAL GAS 0.60 SG
PRESSURE DROP 0.5 INCH W.C.

GAS ISOMETRIC
NTS



WASTE AND VENT ISOMETRIC
NTS

REVISIONS

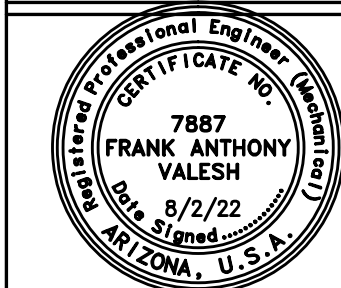
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EXPIRES 9-30-2022

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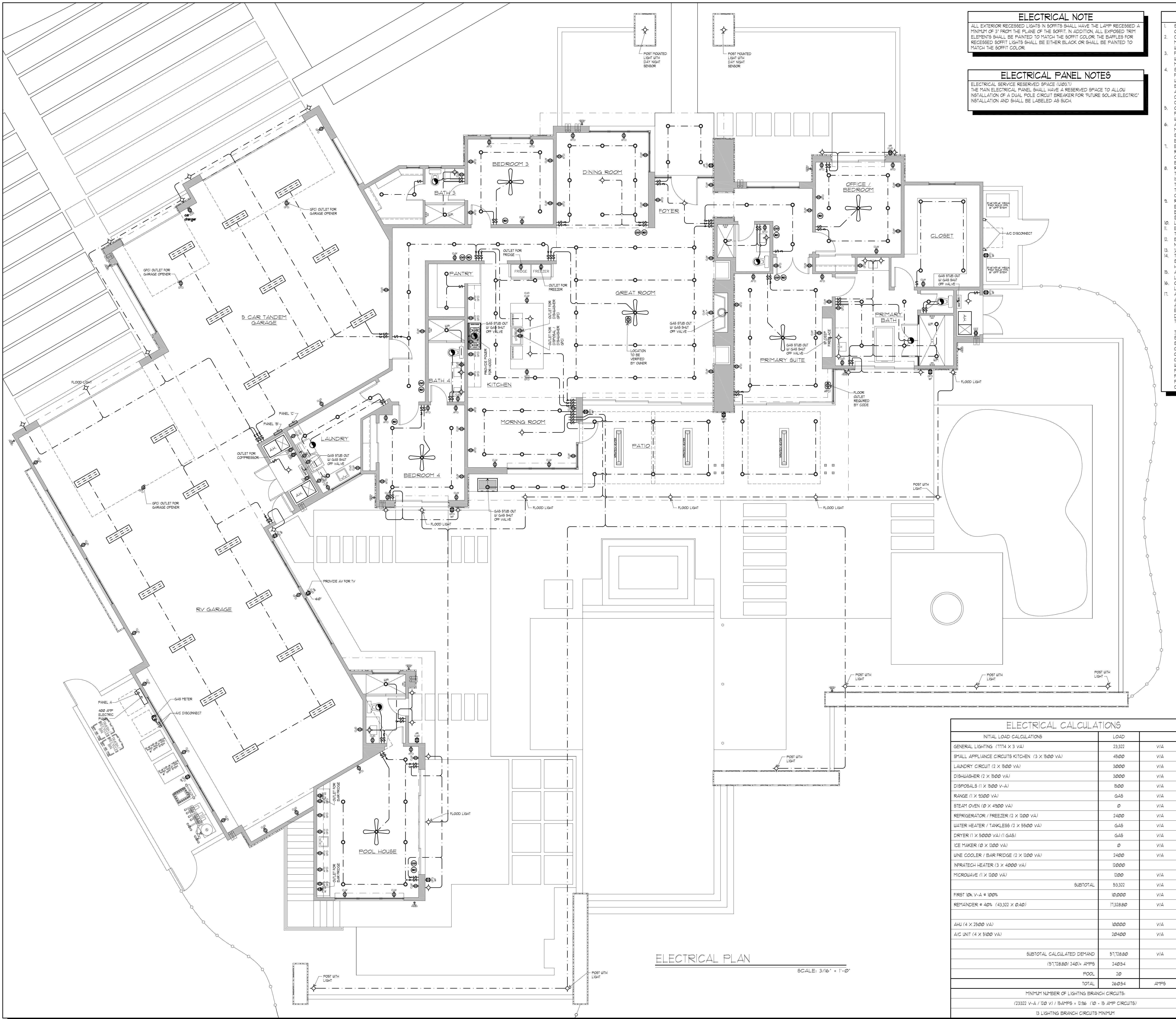
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SHEET NAME

ISOMETRICS PLAN

P4



ELECTRICAL NOTE
ALL EXTERIOR RECESSED LIGHTS IN SOFFITS SHALL HAVE THE LAMP RECESSED A MINIMUM OF 3" FROM THE PLANE OF THE SOFFIT. IN ADDITION, ALL EXPOSED TRIM ELEMENTS SHALL BE PAINTED TO MATCH THE SOFFIT COLOR. THE BULBS FOR RECESSED SOFFIT LIGHTS SHALL BE EITHER BLACK OR SHALL BE PAINTED TO MATCH THE SOFFIT COLOR.

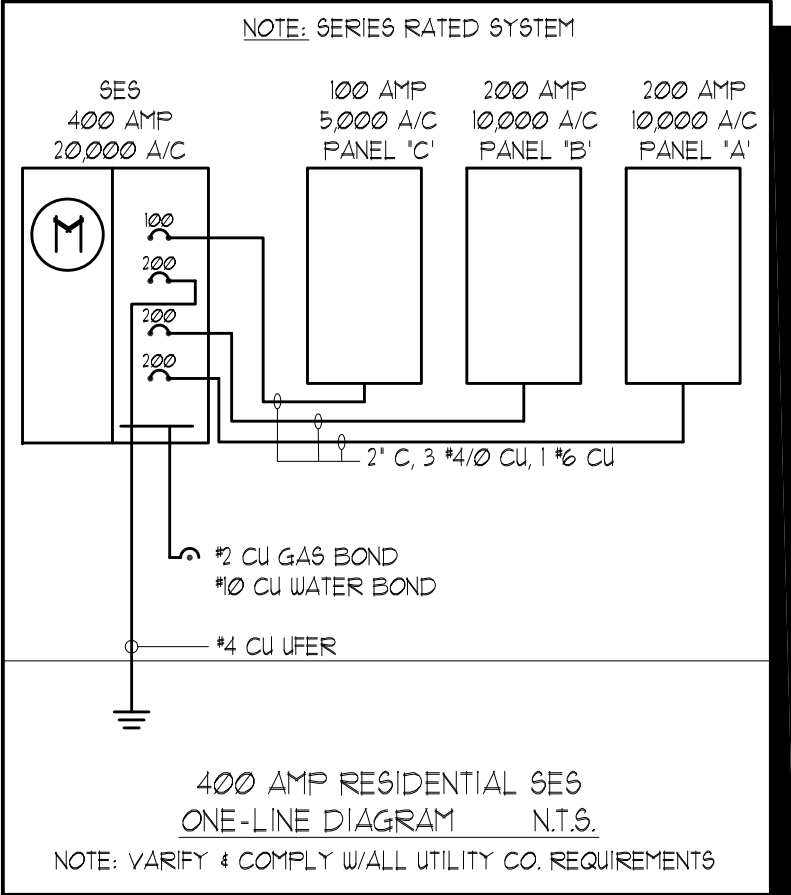
ELECTRICAL PANEL NOTES
ELECTRICAL SERVICE RESERVED SPACE (1003.1)
THE MAIN ELECTRICAL PANEL SHALL HAVE A RESERVED SPACE TO ALLOW INSTALLATION OF A DUAL POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC INSTALLATION AND SHALL BE LABELED AS SUCH.

- ELECTRICAL NOTES**
1. SWITCHED INTERIOR AND EXTERIOR LIGHTING CONTROL IS REQUIRED AT ALL OUTDOOR ENTRANCES/EXIT.
 2. CEILING FANS OR LIGHTS INSTALLED OUTDOORS OR UNDER PATIO COVERS MUST BE LISTED FOR DAMP LOCATIONS. IF UNCOVERED, MUST BE LISTED FOR WET LOCATIONS.
 3. FIXTURES IN CLOTHES CLOSETS ARE REQUIRED TO BE 30" FROM STORAGE WALLS OR IF THE CLOSET IS 24" DEEP, A FLUORESCENT WITH LENS MAY BE MOUNTED ON THE WALL FARTHEST FROM STORAGE AREAS.
 4. SMOKE DETECTORS SHALL BE PLACED NO MORE THAN 12" FROM CEILING, 36" FROM RETURN AIR GRILLE, TOWARD KITCHEN SIDE AND INTERCONNECTED, AND USE HOUSE POWER AND BATTERY BACKUP AND CENTRALLY LOCATED IN BEDROOMS MAINTAIN 18" RECOMMENDED DISTANCE FROM CEILING FANS AND SUPPLY AND RETURN AIR OPENINGS PROVIDE ADDITIONAL 50' AT CEILING ENTRANCE TO HALL IF GREATER THAN 24" DIFFERENCE IN HEIGHT OF CEILING.
 5. OUTSIDE RECEPTACLES AND GARAGE RECEPTACLES ARE TO BE GFCI PROTECTED, AND ALL OUTSIDE RECEPTACLES ARE REQUIRED TO BE WEATHERPROOF, TYP.
 6. A SWITCH AND LIGHT AND 10V CONVENIENCE OUTLET IS REQUIRED FOR MECHANICAL EQUIPMENT SERVICE IN ATTICS, UNDER FLOOR AND FURRED SPACES THE LIGHT OR OUTLET SHALL BE INSTALLED AT OR NEAR THE EQUIPMENT THE SWITCH SHALL BE INSTALLED AT THE ACCESS OPENING.
 7. ELECTRICAL PANELS, INCLUDING MECHANICAL EQUIPMENT DISCONNECTS REQUIRE 30"W X 36"D X 15" H CLEAR WORKING SPACE IN FRONT AIR CONDITIONING EQUIPMENT SHALL NOT BE LOCATED IN REQUIRED PATHS OF BEDROOM EGRESS.
 8. RECEPTACLES SERVING COUNTER SPACES MUST BE SPACED SO NO POINT OF THE COUNTER IS FURTHER THAN 24" FROM A RECEPTACLE EXCEPT FOR ISLAND AND PENINSULA COUNTERTOPS OF WHICH NO POINT CAN BE FURTHER THAN 4" FROM A RECEPTACLE AND BE SPACED SO THAT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'-0" FROM AN OUTLET AND OVER ANY COUNTER SPACE UNDER 12".
 9. RECEPTACLES ON BATHROOM, KITCHEN, GARAGES (UNFINISHED BASEMENTS, CARPORTS) AT GRADE LEVEL OR WITHIN SIX (6) FEET OF A WET BASIN SINK SHALL BE PROTECTED BY A GROUND FAULT CIRCUIT INTERRUPTION SYSTEM (GFCI).
 10. LIGHTING FIXTURES IN CLOSETS SHALL BE 18" FROM SHELVES.
 11. EXHAUST FANS SHALL BE DUCTED TO OUTSIDE EXHAUST FAN SHALL BE SIZED TO PROVIDE MIN 5 AIR CHANGES PER HOUR.
 12. BATHROOM OUTLETS SHALL BE ON SEPARATE INDIVIDUAL 20 AMP CIRCUITS. NO EXCEPTIONS. ALL OUTLETS SHALL BE GFCI.
 13. LISTED BOXES ARE REQUIRED AT FLOOD FAN OUTLETS.
 14. TWO OR MORE 20 AMP SHALL APPLIANCE CIRCUITS SHALL BE PROVIDED TO SERVE KITCHEN DINING AND BREAKFAST ROOMS THESE CIRCUITS SHALL HAVE NO OTHER OUTLETS.
 15. AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE INSTALLED IN THE LAUNDRY ROOM THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS.
 16. OUTLET BOXES IN FIRE RATED WALLS AND CEILINGS SHALL BE METAL OR U.L. LISTED AND APPROVED PLASTIC BOXES WILL NOT BE ALLOWED.
 17. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15 OR 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT THIS SHALL INCLUDE RECEPTACLES, LIGHTING, SMOKE DETECTORS AND G.O. DETECTORS. ALL OUTLETS SHALL BE LISTED AS TAMPER-RESISTANT.
- TYPICAL ELECTRICAL MOUNTING HEIGHTS**
- | | |
|------------------------------|-----|
| STANDARD OUTLETS | 48" |
| STANDARD SWITCH | 44" |
| GFCI AT KITCHEN/BATH/UTILITY | 44" |
| GFCI AT EXTERIOR | 48" |
| GFCI AT GARAGE INTERIOR | 48" |
| WASHER/DRYER | 36" |
| PHONE AT BASE CABINET | 48" |
| PHONE AT WALL CABINET | 48" |
| PHONE AT BEDROOMS | 48" |
| CABLE TV (UNO) | 48" |

ELECTRICAL SCHEDULE

- | | |
|---|-------------------------------|
| SWITCH | PREPARE FOR CEILING FAN |
| 3-WAY SWITCH | 4 BULB - FLUORESCENT LIGHT |
| 4-WAY SWITCH | 2 BULB - FLUORESCENT LIGHT |
| DIMMER SWITCH | UNDERCOUNTER FLUORESCENT |
| GARAGE DOOR OPENER SWITCH | ROPE LIGHTING |
| OUTLET | FLUSH MOUNT LIGHT |
| HALF-HOT OUTLET | WALL / CEILING MOUNTED LIGHT |
| GFCI OUTLET | RECESSED CAN |
| WATER-PROOF GFCI OUTLET | MINI RECESSED CAN |
| APCI OUTLET "COMBINATION TYPE" | DIRECTIONAL RECESSED CAN |
| APCI HALF-HOT OUTLET "COMBINATION TYPE" | MINI DIRECTIONAL RECESSED CAN |
| 220V OUTLET | FLOODLIGHTS |
| JUNCTION BOX | WALL SCONCE |
| EXHAUST FAN | A/C DISCONNECT |
| WALL SCONCE | KICK LIGHT |
| | STRUCTURED WIRING PANEL |
| | V.P. VAPOR PROOF |
| | W.P. WATER PROOF |
| | SMOKE DETECTOR |
| | CARBON MONOXIDE ALARM |

NOTE: PROVIDE PERMANENT ELECTRIC OUTLET & LIGHT FIXTURE AT ATTIC AREAS WHERE HVAC EQUIPMENT IS LOCATED AND REQUIRE SERVICE LIGHT TO BE CONTROLLED BY A SWITCH NEAR OPENING.



ELECTRICAL CALCULATIONS		
INITIAL LOAD CALCULATIONS	LOAD	
GENERAL LIGHTING (11714 X 3 VA)	73322	VIA
SMALL APPLIANCE CIRCUITS KITCHEN (3 X 5000 VA)	45000	VIA
LAUNDRY CIRCUIT (2 X 5000 VA)	30000	VIA
DISHWASHER (2 X 5000 VA)	30000	VIA
DISPOSALS (1 X 5000 VA)	5000	VIA
RANGE (1 X 5000 VA)	645	VIA
STEAM OVEN (2 X 4000 VA)	0	VIA
REFRIGERATOR / FREEZER (2 X 1000 VA)	24000	VIA
WATER HEATER / TANKLESS (2 X 5000 VA)	645	VIA
DRYER (1 X 5000 VA) (1 GAS)	645	VIA
ICE MAKER (2 X 1000 VA)	0	VIA
WINE COOLER / BAR FRIDGE (2 X 1000 VA)	24000	VIA
INFRATECH HEATER (3 X 4000 VA)	12000	VIA
MICROWAVE (1 X 1200 VA)	1200	VIA
SUBTOTAL	53322	VIA
FIRST 10K V-A @ 100%	100000	VIA
REMAINDER @ 40% (43322 X 0.40)	17328.80	VIA
AHU (4 X 2500 VA)	10000	VIA
A/C UNIT (4 X 5000 VA)	20400	VIA
SUBTOTAL CALCULATED DEMAND (51728.80 / 240) = 215.54	215.54	VIA
POOL	20	VIA
TOTAL	26054	AMPS
MINIMUM NUMBER OF LIGHTING BRANCH CIRCUITS		
(73322 V-A / 120 V) / 15 AMP = 12.96 (10 - 15 AMP CIRCUITS)		
13 LIGHTING BRANCH CIRCUITS MINIMUM		

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

REVISIONS

DESIGNER

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OWNER

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Project # - 21063

Plot Date - 8/10/22

SHEET NAME

ELECTRICAL PLAN

E1.1