

COVER SHEET
THE REFUGE
TRACT 3701, BLOCK 6, LOT 29&30
LAKE HAVASU CITY, ARIZONA
3698 N. WINIFRED WAY

PROJECT
SITE - A.P.N. #
120-46-153
120-46-154



SHEET INDEX

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SHEET 01	- SITE PLAN
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VICINIY MAP

N.T.S.

GENERAL PLAN CODES

PLANS SHALL COMPLY WITH:
2018 (IRC) INTERNATIONAL RESIDENTIAL CODE
2018 (IMC) INTERNATIONAL MECHANICAL CODE
2018 (IPC) INTERNATIONAL PLUMBING CODE
2017 (NEC) NATIONAL ELECTRICAL CODE
2018 (IPMC) INTERNATIONAL PROPERTY MAINTENANCE CODE
2018 (IFC) INTERNATIONAL FIRE CODE
2018 (IFGC) INTERNATIONAL FUEL GAS CODE

SQUARE FOOTAGE'S

455 SQ. FT.	LIVABLE
3353 SQ. FT.	RV GARAGE
173 SQ. FT.	COVERED DECK
123 SQ. FT.	COVERED PATIO
4104 SQ. FT.	TOTAL UNDER ROOF

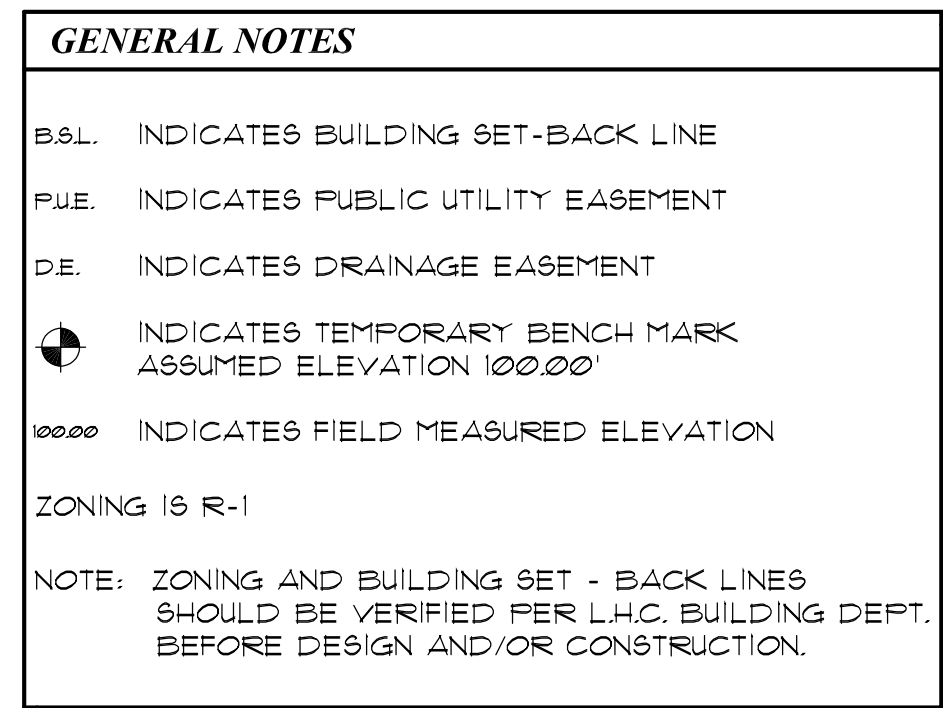
3698 N.
Winifred
Way

Jimmy Shomof
545 N Beverly Drive
Beverly Hills, CA 90210
(310) 790-7435

RV & Cabin Addition Designed for:

GRAPHIC
CONCEPTS, INC.
CADD PRODUCTIONS
WWW.CADDPRODUCTIONS.COM
928.453.1919 1575 ACONA LN SUITE E, LHC AZ 86403

COVER SHEET	
DATE:	3-24-22
DRAWN:	BLE
JOB # :	22070
FILE NAME:	ACADDWG\CUSTOM\22070SP.DWG
REVISION:	
REVISION:	
SCALE:	AS SHOWN
SHEET	C1
OF	7



- NOTE: FINISH FLOOR OF ADDITION TO MATCH FINISH FLOOR OF EXISTING HOUSE.
NOTE: ALL UTILITIES FOR ADDITION TO BE PULLED FROM EXISTING HOUSE UTILITIES.



Jimmy Shomof
505 N Beverly Drive
Beverly Hills, CA. 90210
(310) 780-7435

GRAPHIC
CONCEPTS, INC.
CADD PRODUCTIONS
WWW.GRAPHIC-CONCEPTS-INC.COM

SITE PLAN

DATE: 3-24-22

RAWN: BLE

JOB #: 22070

FILE NAME: CADWG\CUSTOM\22070SP.DWG

REVISION:

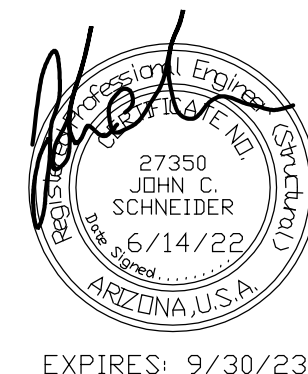
REVISION:

SCALE: AS SHOWN

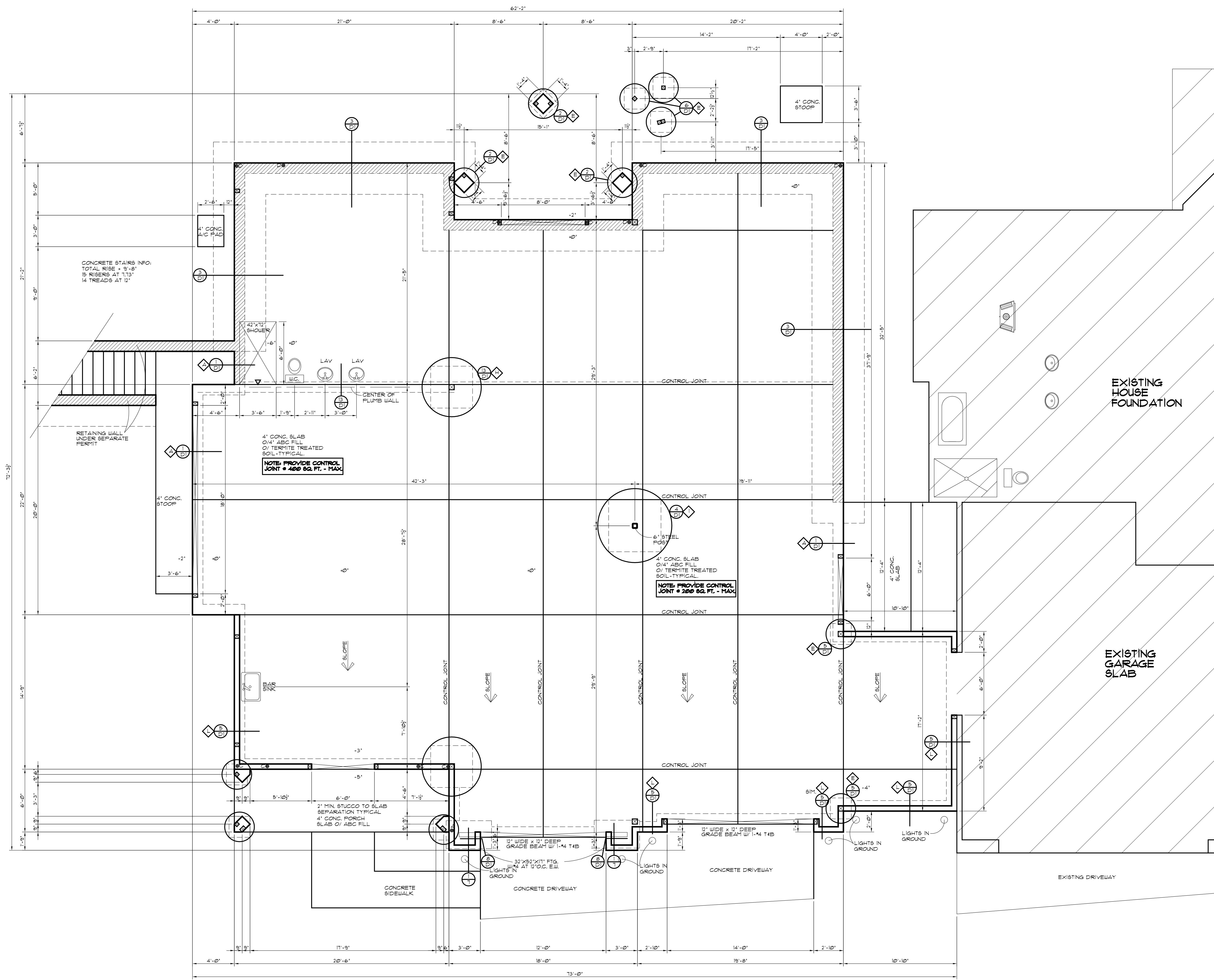
SHEET

1

OF 7



EXPIRES: 9/30/23



FOUNDATION PLAN

SCALE: 1/4"=1'-0"
SEE SHEET #1 FOR SHEAR WALL, HOLD-DOWN, AND AB. SCHEDULES

 DOOR OPENINGS

GENERAL FOUNDATION NOTES

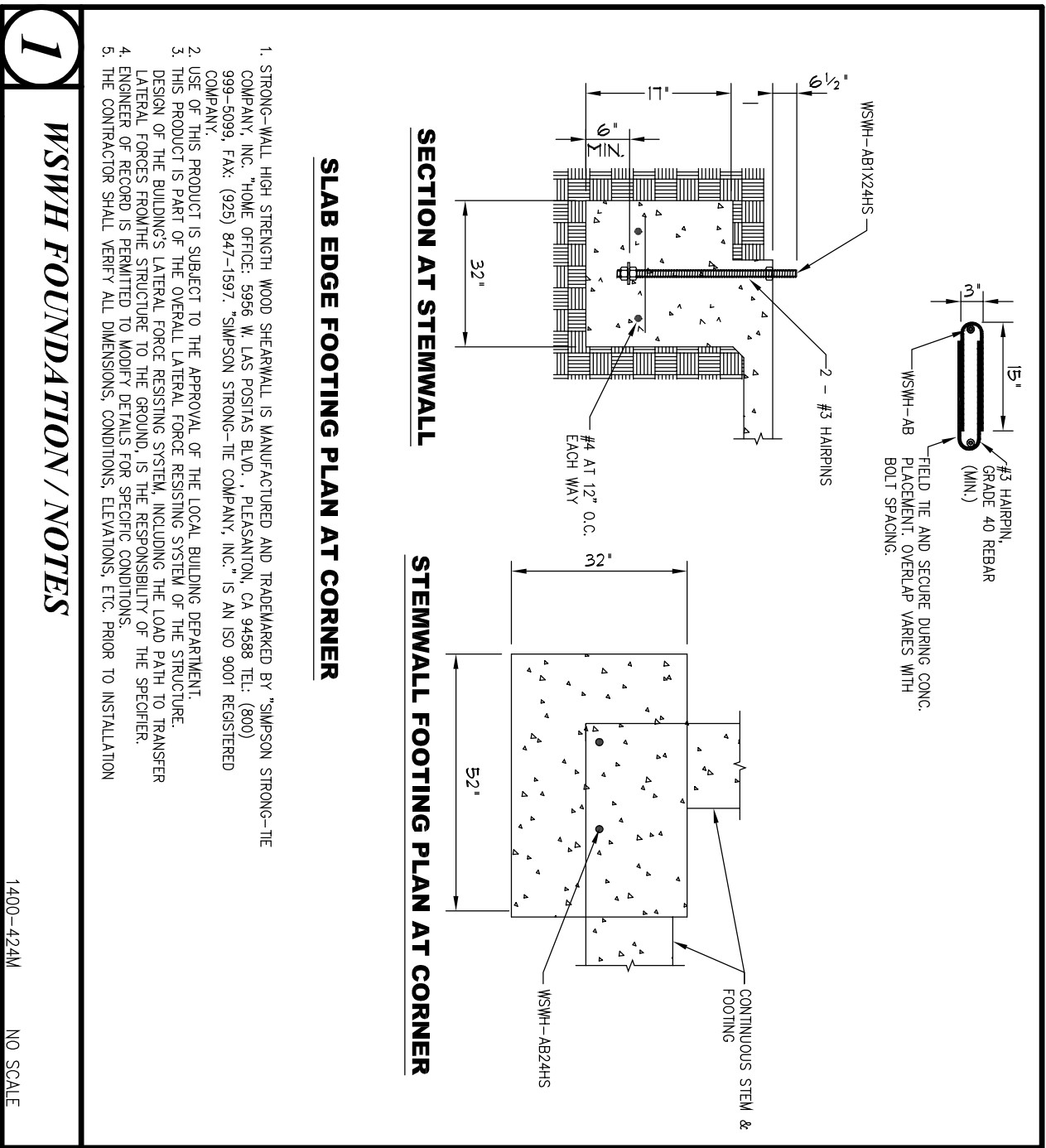
- 1) HOLD DOWN ANCHORS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION
- 2) ALL CONC. TO HAVE 2500 P.S.I. MIN. ULTIMATE COMPRESSIVE STRENGTH # 28 DAYS
- 3) CONTROL JOINTS TO BE PLACED EVERY 30' EACH DIRECTION AND OFFSETS GREATER THAN 10' AS REQUIRED
- 4) ALL FOOTINGS TO BEAR ON UNDISTURBED VIRGIN SOIL (ASSUMED SOIL BEARING CAPACITY IS 1500 PSF, 18" INTO VIRGIN SOIL)
- 5) 1/4" X 10" ANCHOR BOLTS PLACED 12" O.C. MAX. IN EXTERIOR WALLS AND WITHIN 12" OF ANY SILL AND CORNER MIN. 2 BOLTS PER SILL PIECE
- 6) CONCRETE CONTRACTOR TO COORDINATE PLACEMENT OF COPPER GROUND WIRE WITH ELECTRICAL CONTRACTOR AT SPECIFIED LOCATION
- 7) PLANS ARE STRICTLY DIAGNOSTIC. ENGINEERING AND DIMENSIONS ARE THE RESPONSIBILITY OF THE SUB-CURRENT CONTRACTOR IN ACCORDANCE WITH THE IRC AND LOCAL REQUIREMENTS

FOOTING & STEM SCHEDULE	
CAT. SYM.	FOOTING
TURN-DOWN	A 12" WIDE TURN-DOWN, 12" BELOW GRADE W/ 2-#4'S CONT.
	B 8" WIDE TURN-DOWN, 12" BELOW GRADE W/ 2-#4'S CONT.
	C 8" WIDE TURN-DOWN, 12" BELOW GRADE W/ 2-#4'S CONT.
	D 24" WIDE TURN-DOWN, 12" BELOW GRADE W/ 2-#4'S CONT.
POST-FOOTINGS	E 24"x24"x12" DEEP POST FOOTING BELOW GRADE W/ 3-#4'S EACH WAY
	F 30"x30"x12" DEEP POST FOOTING BELOW GRADE W/ 3-#4'S EACH WAY
	G 36"x36"x12" DEEP POST FOOTING BELOW GRADE W/ 3-#4'S EACH WAY
	H 48"x48"x12" DEEP POST FOOTING BELOW GRADE W/ 4-#4'S EACH WAY
	I 60"x60"x12" DEEP POST FOOTING BELOW GRADE W/ 4-#4'S EACH WAY
	J 12" WIDE, 12" BELOW GRADE W/ 2-#4'S CONT.
TYP. STEEL REINFORCING	K 18" WIDE, 12" BELOW GRADE W/ 2-#4'S CONT.
	L 12" WIDE X 12" DEEP CONT. FTG. BELOW GRADE W/ #4 CONT. T4B
	M 12" WIDE X 12" DEEP CONT. FTG. BELOW GRADE W/ #4 CONT. T4B
	N 12" WIDE X 12" DEEP CONT. FTG. BELOW GRADE W/ #4 CONT. T4B

SHEAR WALL SCHEDULE			
MARK	MATERIAL AND ATTACHMENT	BAR SIZE	SPACING
1	VERTICAL REINFORCING WITH 4 COULERS	#10	12" AB AT 12" O.C.
2	VERTICAL REINFORCING WITH 4 COULERS	#10	12" AB AT 12" O.C.
3	VERTICAL REINFORCING WITH 4 COULERS	#10	12" AB AT 12" O.C.
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100	VERTICAL REINFORCING WITH 4 COULERS	#10	12" AB AT 12" O.C.

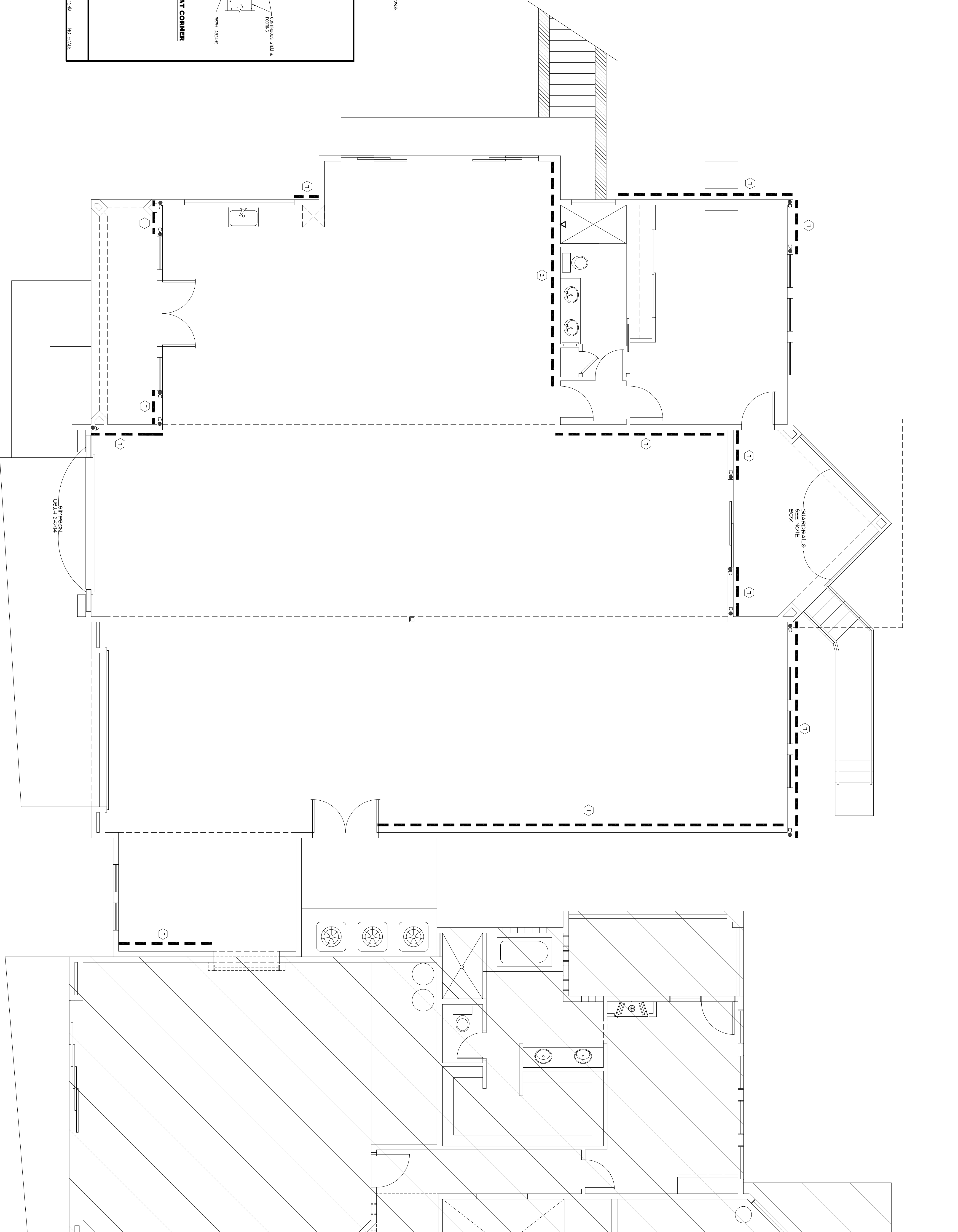
MARK	TYPE	CAPACITY	ANCHOR BOLT
A	15" x 15" x 1/2"	28,500
B	15" x 15" x 1/2"	28,500
C	15" x 15" x 1/2"	28,500
D	15" x 15" x 1/2"	28,500
E	15" x 15" x 1/2"	28,500
F	15" x 15" x 1/2"	28,500
G	15" x 15" x 1/2"	28,500
H	15" x 15" x 1/2"	28,500

NOTES:
 1. USE BIRMINGHAM LUG BOLTS AND ANCHOR BOLTS.
 2. USE BIRMINGHAM LUG BOLTS AND ANCHOR BOLTS.
 3. USE BIRMINGHAM LUG BOLTS AND ANCHOR BOLTS.



1. STEMWALL AND STEMWALL FOOTING IS UNREINFORCED AND REINFORCED BY STEMWALL.
2. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
3. DESIGN OF THE BUILDING SYSTEM, FOUNDATION SYSTEM, INCLUDING THE LOAD PATH, IS THE RESPONSIBILITY OF THE DESIGNER.
4. DESIGNER OF FOUNDATION IS RESPONSIBLE TO VERIFY THAT THE STEMWALL SYSTEM IS USED IN ACCORDANCE WITH THE STEMWALL SYSTEM SPECIFICATIONS.

MSWH FOUNDATION/NOTES



EXPIRES 9/30/23

GRAPHIC CONCEPTS, INC.
CADD PRODUCTIONS

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RV & Casita Addition Designed for:

Jimmy Shomof

505 N Beverly Drive
Beverly Hills, CA. 90210
(310) 780-7435

3698 N. Winifred Way

SHEAR WALL PLAN

DATE: 3-21-22

DRAWN: BRM/MLP/BLE

JOB #: 22070

FILE NAME: 22070.DWG

REVISION: 1

SCALE: AS SHOWN

SHEET 7

