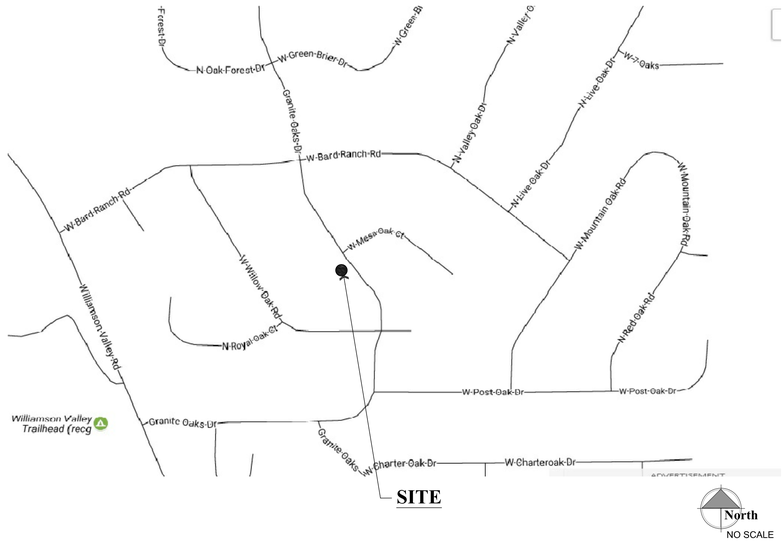
Residential Renovation:

Pritchard Porte-cochere Addition

PRESCOTT , ARIZONA

Area Map



Graphic Standards

EXISTING DOOR

PROPOSED DOOR

NORTH ARROW INDICATOR

DETAIL DESIGNATOR

BUILDING SECTION DESIGNATOR

GRID LINE DESIGNATOR

REVISION DESIGNATOR

ELEVATION DESIGNATOR

DESCRIPTIVE NOTE DESIGNATOR

ROOM NUMBER / FINISH DESIGNATOR

DOOR NUMBER DESIGNATOR

DOOR TYPE DESIGNATOR

WINDOW TYPE DESIGNATOR

WALL TYPE DESIGNATOR

Jun 05, 2018 - 8:23am

Project Information

CLIENT:	Cory Pritchard 8240 N. Granite Oaks Dr. Prescott, AZ 86305	PH: (928) 925-0966 corypritchard@hotmail.com
PREPARED BY:	W. Alan Kenson & Assoc., P.C. P.O. Box 11593 Prescott, AZ 86304	PH: 928-443-5812 CONTACT: Alan Kenson WAKA@cableone.net
CONTRACTOR:	To Be Determined	
JOBSITE ADDRESS:	8240 N. Granite Oaks Dr. Prescott, AZ 86305	
PARCEL NUMBER:	102-17-112	
ZONING:	R1L-70	
CONST. TYPE:	VB	
OCCUPANCY:	R	
EXISTING BUILDING	3,022 S.F.	
PROPOSED PORTE COCHERE	1,261 S.F.	

BUILDING CODES:

2012 International Residential Code
2012 International Fire Code
2012 International Plumbing Code
2012 International Mechanical Code
2012 International Fuel Gas Code
2012 International Electrical Code
2012 National Electrical Code
2006 International Energy Conservation Code

Project Description

Porte Cochere addition to existing residence.

Sheet Index

Architect:

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REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
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W. ALAN KENSON
Date Signed 05/31/18
ARIZONA
EXPIRES: 6/30/18

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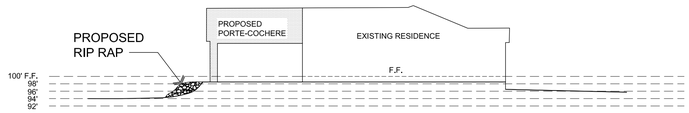
ARCHITECTURE & PLANNING

DRAWING: Cover Sheet

PROJECT: Pritchard Porte-cochere addition
8240 N. Granite Oaks Dr.
Prescott, AZ 86305

APN: 102-17-112

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: May 31st, 2018
JOB NO.: 716
SHEET: CS



A2 Site Section

Scale: N.T.S.

A1 Demolition / Proposed / Grading / Site Plan

Scale: 1"=20'-0"

North

Descriptive Keynotes

1. PROVIDE CONCRETE PAVERS OVER COMPACTED MORTAR SAND AND 4" A.B.C.
2. REMOVE EXISTING CONCRETE DRIVEWAY.
3. REMOVE EXISTING CMU / STUCCO SITE WALL.
4. EXISTING CMU / STUCCO WALL TO REMAIN.
5. PROPOSED RIP RAP EMBANKMENT.
6. EXISTING RESIDENCE.
7. PROPOSED / EXISTING ROOF LINE.
8. EXISTING CONCRETE TO REMAIN.
9. REMOVE EXISTING TREE / VEGETATION AS REQUIRED.
10. PROVIDE 1'-0" Ø CMP WITH FLARED END FITTING.
11. MATCH EXISTING PAVEMENT ELEVATION.

Legend

94.00 — TYPICALLY INDICATES EXISTING SPOT ELEVATION

94.00 — TYPICALLY INDICATES PROPOSED SPOT ELEVATION

TYPICALLY INDICATES DRAINAGE DIRECTION

REVISIONS	BY

RECORD OF REGISTERED ARCHITECT
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DRAWING: Demolition / Proposed / Grading / Site Plan

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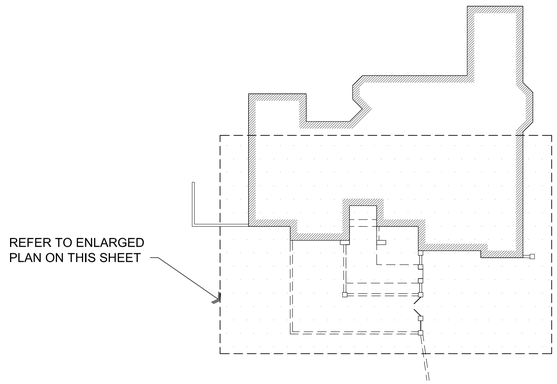
Prescott, AZ 86305

APN: 102-17-112

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	May 31st, 2018
JOB NO.	716
SHEET	A1.0

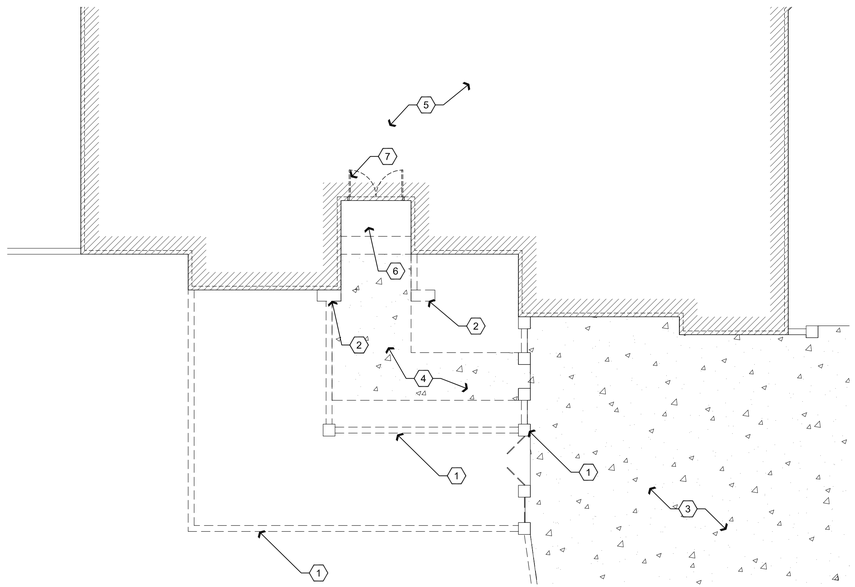
Jun 05, 2018 - 8:24am



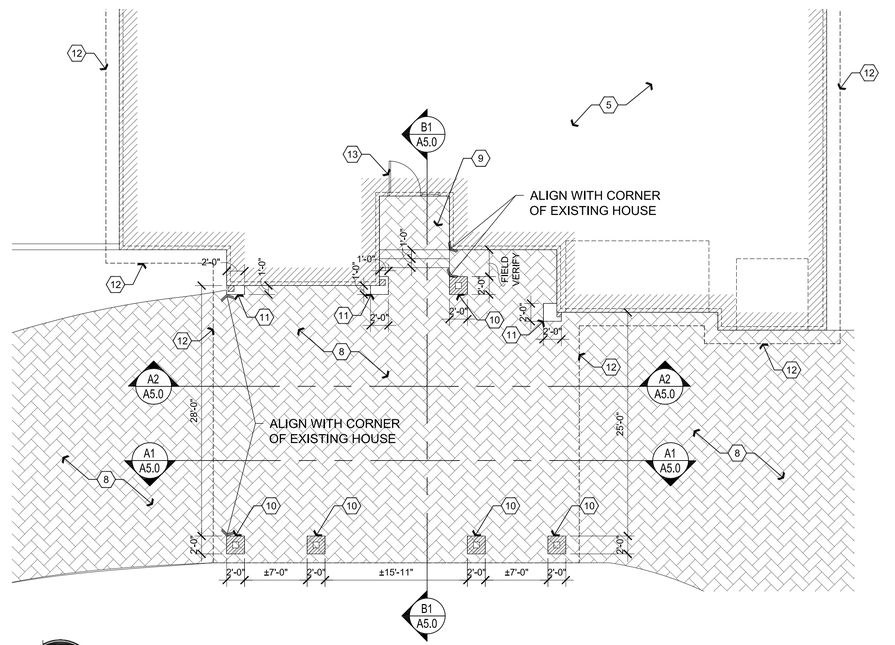
B2 Key Plan — North — Scale: N.T.S.

Descriptive Keynotes

1. REMOVE EXISTING CMU / STUCCO SITE WALL.
2. REMOVE EXISTING FRAMED STUCCO COLUMN.
3. REMOVE EXISTING CONCRETE DRIVEWAY.
4. REMOVE EXISTING CONCRETE SIDEWALK.
5. EXISTING RESIDENCE.
6. REMOVE EXISTING TILED STAIRS.
7. REMOVE EXISTING DOOR AND FRAME.
8. PROVIDE CONCRETE PAVERS OVER COMPACTED MORTAR SAND AND 4" A.B.C.
9. PROVIDE CONCRETE PAVER STAIRS AND LANDING OVER COMPACTED MORTAR SAND AND ABC.
10. PROVIDE CMU COLUMN WITH ROCK VENEER, REFER TO STRUCTURAL PLANS.
11. PROVIDE COLUMN WITH FRAMED ENCLOSURE WITH ROCK VENEER, REFER TO STRUCTURAL PLANS.
12. EXISTING / PROPOSED ROOF LINE ABOVE.
13. PROVIDE NEW DOOR WITH SIDELIGHT AS SELECTED BY OWNER.



A1 Demolition Floor Plan — North — Scale: 1/8"=1'-0"



B1 Proposed / Reference / Dimension Floor Plan — North — Scale: 1/8"=1'-0"

REVISIONS	BY

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DRAWING: Demolition and Proposed / Dimension Floor Plans

PROJECT: Pritchard Porte-cochere addition
8240 N. Granite Oaks Dr.
Prescott, AZ 86305

APN: 102-17-112

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: May 31st, 2018
JOB NO.: 716
SHEET:

A2.0

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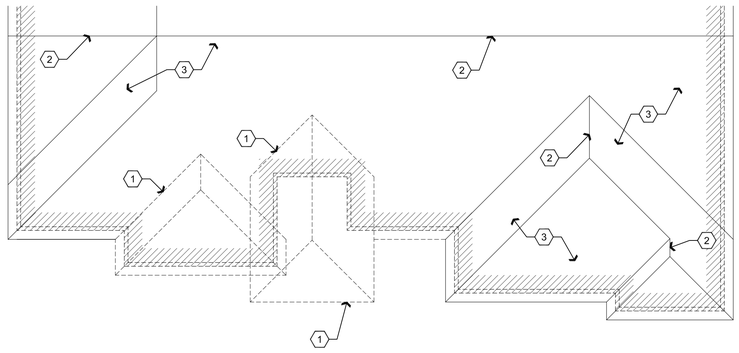
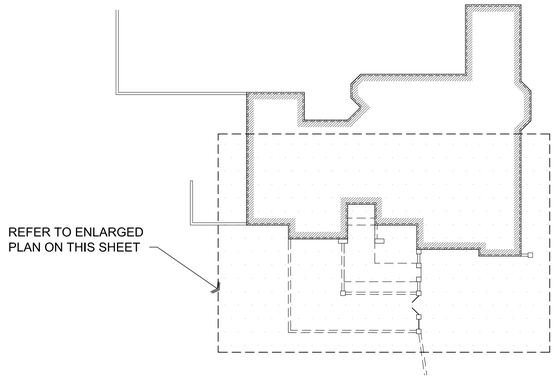


A2 Demolition Roof Plan

North

Scale: 1/8"=1'-0"



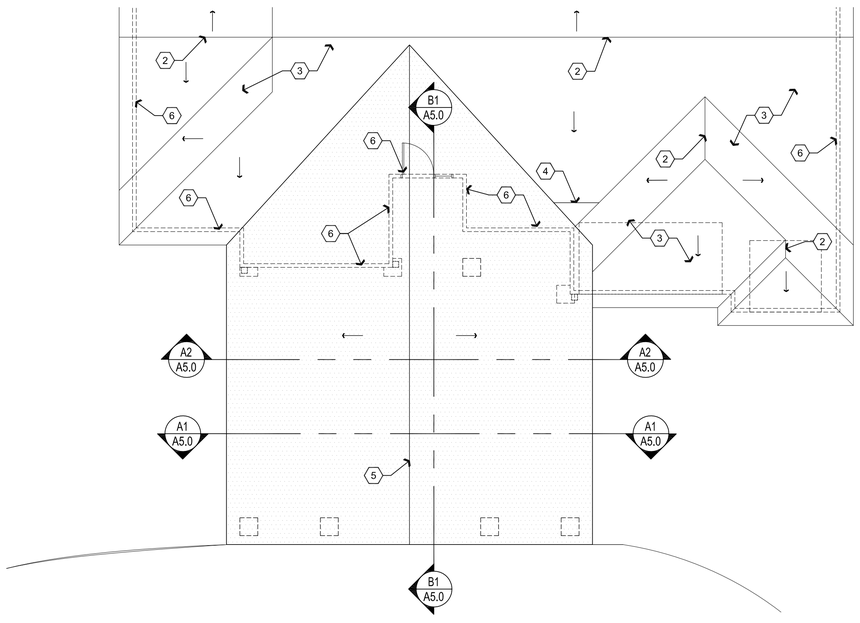
B2 Key Plan

North

Scale: N.T.S.

Descriptive Keynotes

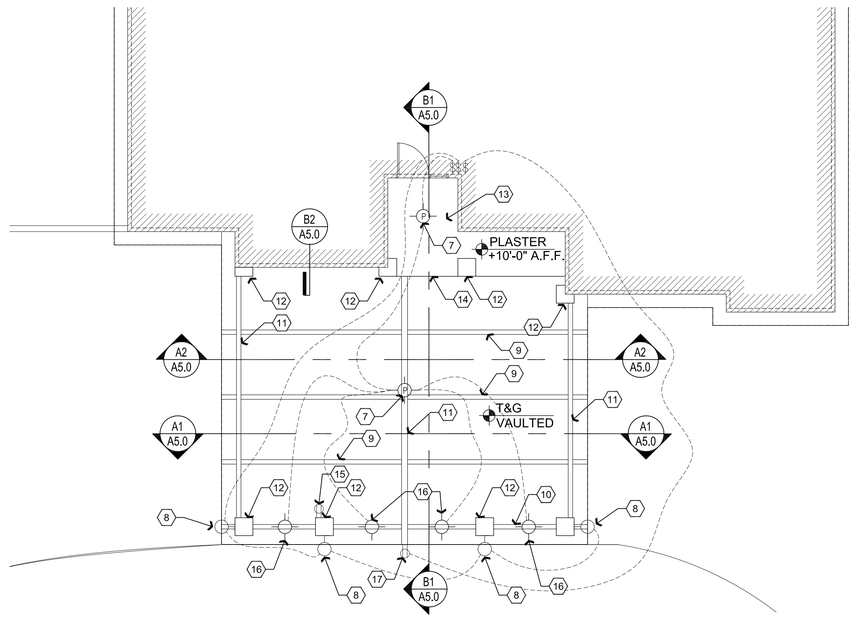
1. REMOVE EXISTING ROOF AND COMPONENTS NECESSARY FOR CONSTRUCTION OF NEW PORTE-COCHERE.
2. EXISTING ROOF RIDGE.
3. EXISTING ROOF TO REMAIN.
4. PROVIDE ROOF CRICKET.
5. PROPOSED ROOF RIDGE.
6. EXISTING EXTERIOR WALL BELOW.
7. PROVIDE FULLY SHIELDED PENDANT LIGHT FIXTURE.
8. PROVIDE FULLY SHIELDED WALL SCONCE LIGHT FIXTURE.
9. RAFTER, REFER TO STRUCTURAL PLANS.
10. TRUSS, REFER TO STRUCTURAL PLANS.
11. BEAM, REFER TO STRUCTURAL PLANS.
12. COLUMN, REFER TO STRUCTURAL PLANS.
13. HORIZONTAL PLASTER / STUCCO CEILING TO MATCH EXISTING.
14. VERTICAL WALL UP TO ROOF.
15. PROVIDE GFI, EXTERIOR DUPLEX OUTLET.
16. PROVIDE FULLY SHIELDED LIGHT ABOVE BEAM.
17. PROVIDE GFI, SWITCHED EXTERIOR DUPLEX OUTLET AT ROOF.



A1 Roof Plan

North

Scale: 1/8"=1'-0"



B1 Reflected Ceiling / Electrical Plan

North

Scale: 1/8"=1'-0"

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ARCHITECTURE & PLANNING

DRAWING: Reflected Ceiling / Electrical Plan, Roof Plan and Demolition Roof Plan

PROJECT: Pritchard Porte-cochere addition
8240 N. Granite Oaks Dr.
Prescott, AZ 86305

APN: 102-17-112

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: May 31st, 2018
JOB NO.: 716
SHEET:

A3.0

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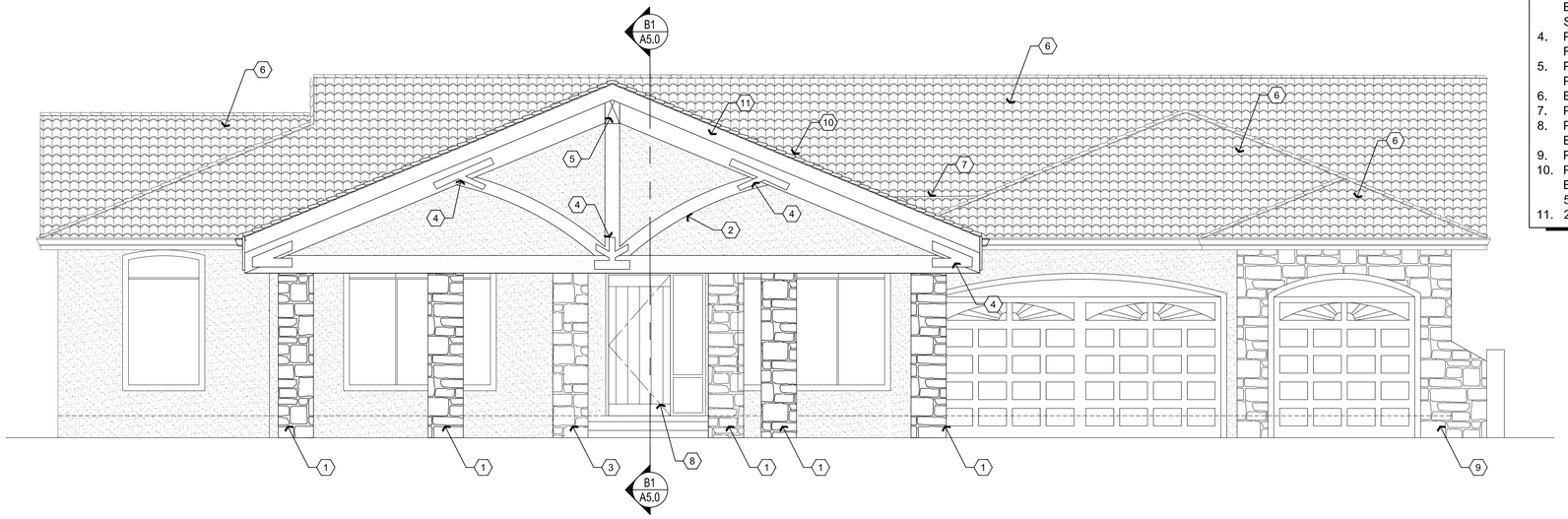
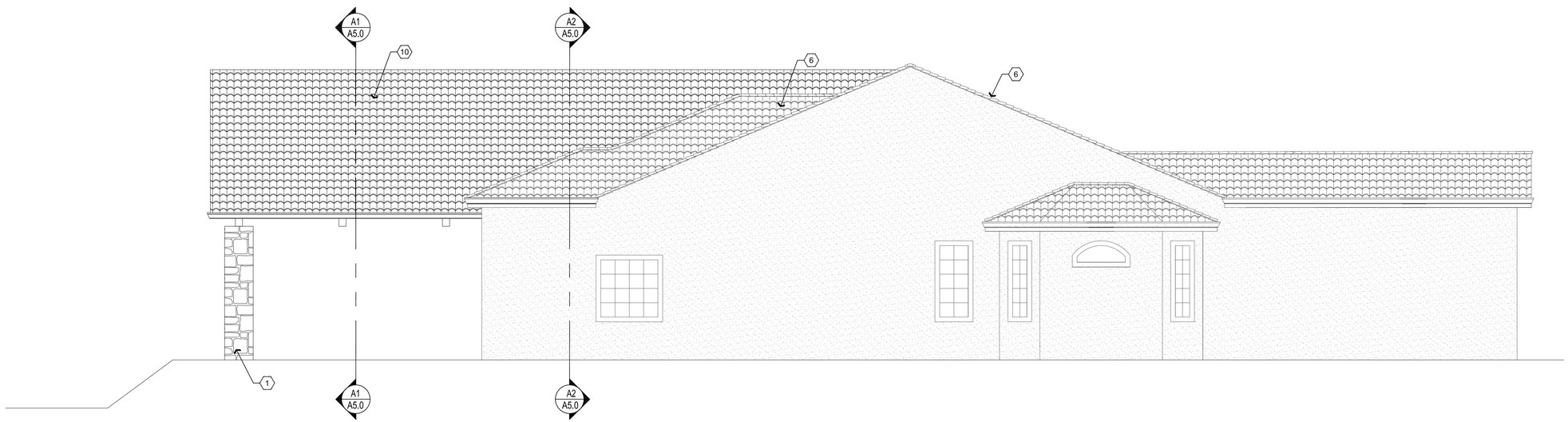


A2 East Elevation

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



A1 North Elevation

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

Descriptive Keynotes

1. PROVIDE CMU COLUMN WITH ROCK VENEER, REFER TO STRUCTURAL PLANS.
2. PROVIDE CUSTOM TRUSS. REFER TO STRUCTURAL PLANS.
3. PROVIDE WOOD COLUMN WITH FRAMED ENCLOSURE WITH ROCK VENEER, REFER TO STRUCTURAL PLANS.
4. PROVIDE CUSTOM STEEL CONNECTION PLATE, REFER TO STRUCTURAL PLANS.
5. PROVIDE BEAM, REFER TO STRUCTURAL PLANS.
6. EXISTING ROOF TO REMAIN.
7. PROVIDE ROOF CRICKET.
8. PROVIDE DOOR WITH SIDELIGHT AS SELECTED BY OWNER.
9. PROVIDE ROCK VENEER AT EXISTING GARAGE.
10. PROVIDE CONCRETE TILE ROOFING TO MATCH EXISTING, OVER 90# ROLLED ROOFING, OVER 5/8" OSB, REFER TO STRUCTURAL PLANS.
11. 2x10 ROUGH SAWN FASCIA.

REVISIONS	BY

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ARCHITECTURE & PLANNING

DRAWING: Exterior Elevations

PROJECT: Pritchard Porte-cochere addition
8240 N. Granite Oaks Dr.
Prescott, AZ 86305

APN: 102-17-112

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: May 31st, 2018
JOB NO.: 716
SHEET:

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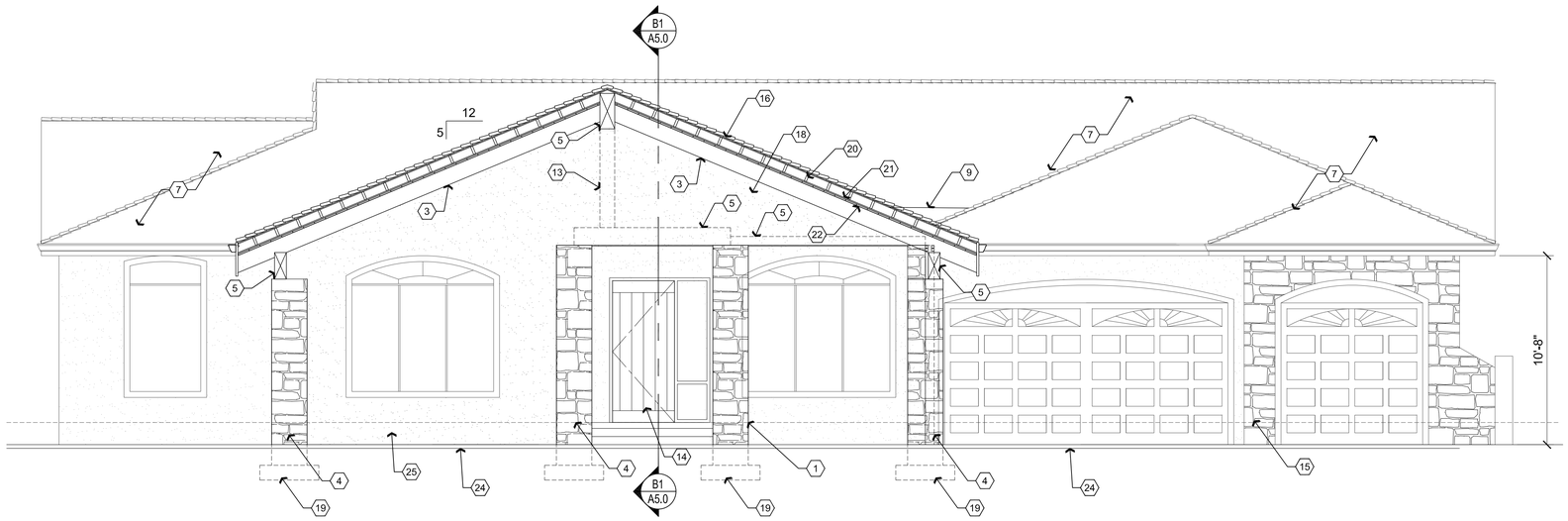
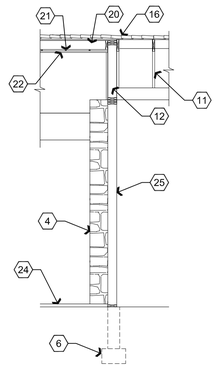


A2 Section

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

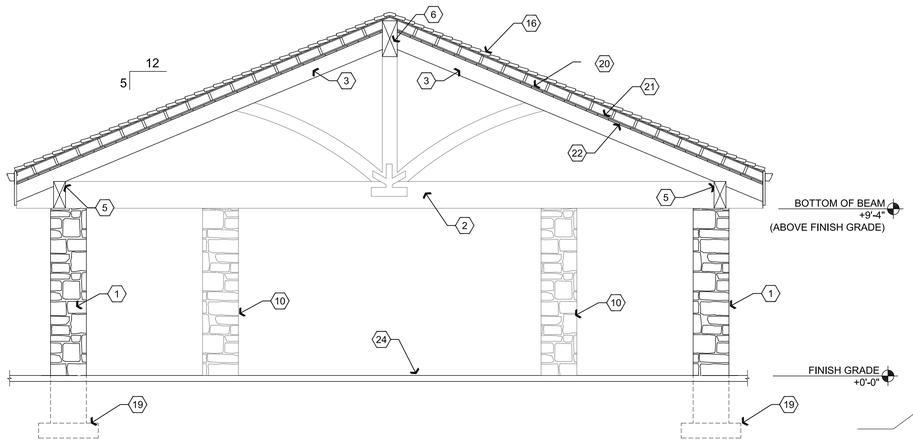


B2 Section

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

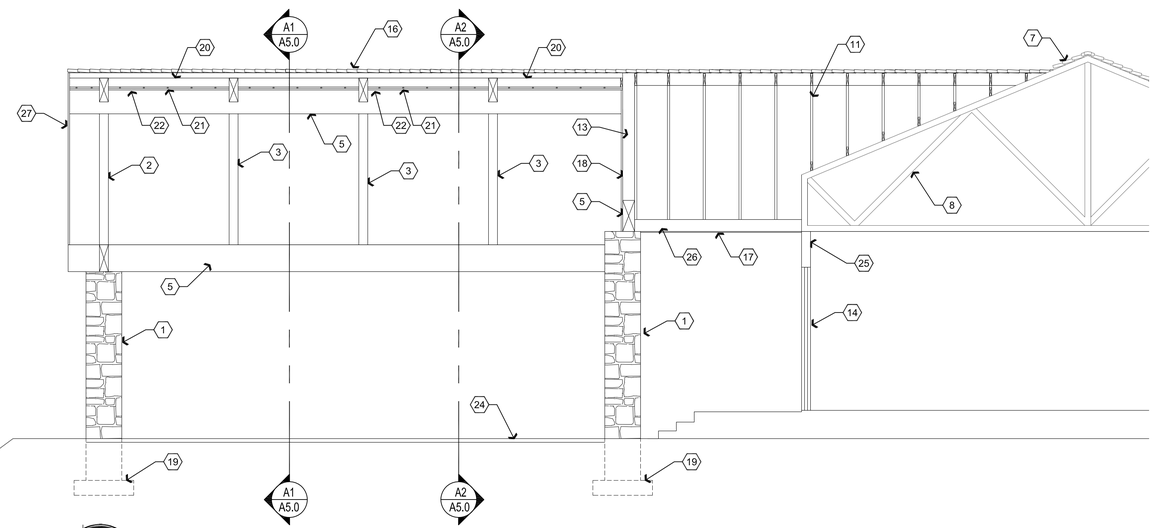
Descriptive Keynotes

1. PROVIDE CMU COLUMN WITH ROCK VENEER, REFER TO STRUCTURAL PLANS.
2. PROVIDE CUSTOM TRUSS (BEYOND), REFER TO STRUCTURAL PLANS.
3. PROVIDE RAFTER, REFER TO STRUCTURAL PLANS.
4. PROVIDE COLUMN WITH FRAMED ENCLOSURE WITH ROCK VENEER, REFER TO STRUCTURAL PLANS.
5. PROVIDE BEAM, REFER TO STRUCTURAL PLANS.
6. EXISTING FOOTING.
7. EXISTING ROOF TO REMAIN.
8. EXISTING TRUSS TO REMAIN.
9. PROVIDE ROOF CRICKET.
10. PROVIDE CMU COLUMN WITH ROCK VENEER (BEYOND).
11. PROVIDE OVERFRAME, REFER TO STRUCTURAL PLANS.
12. PROVIDE PONY WALL, REFER TO STRUCTURAL PLANS.
13. PROVIDE COLUMN, REFER TO STRUCTURAL PLANS.
14. PROVIDE DOOR WITH SIDELIGHT AS SELECTED BY OWNER.
15. PROVIDE ROCK VENEER AT EXISTING GARAGE.
16. PROVIDE CONCRETE TILE ROOFING TO MATCH EXISTING, OVER 90# ROLLED ROOFING, OVER 5/8" OSB.
17. PROVIDE STUCCO SOFFIT TO MATCH EXISTING.
18. PROVIDE 2x4s @ 1'-4" O.C. W/ STUCCO FINISH TO MATCH EXISTING.
19. CONCRETE FOOTING, REFER TO STRUCTURAL PLANS.
20. PROVIDE 2x6 INFILL FRAMING @ 16" O.C., REFER TO STRUCTURAL PLANS.
21. PROVIDE 3/4" FURRING @ 1'-4" O.C.
22. PROVIDE 1x6 TONGUE AND GROOVE ROUGH SAWN CEILING.
23. NOT USED.
24. PROVIDE CONCRETE PAVERS OVER COMPACTED MORTAR SAND AND 4" A.B.C., REFER TO PROPOSED FLOOR PLAN.
25. EXISTING EXTERIOR WALL.
26. PROVIDE CEILING JOIST, REFER TO STRUCTURAL PLANS.
27. PROVIDE ROUGH SAWN 2x10 FASCIA.



A1 Section

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



B1 Section

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

REVISIONS	BY

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ARCHITECTURE & PLANNING

DRAWING: Sections

PROJECT: Pritchard Porte-cochere addition
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APN: 102-17-112

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CHECKED BY: W.A.K.
DATE: May 31st, 2018
JOB NO.: 716
SHEET:

A5.0

Jun 05, 2018 - 8:54am

GENERAL STRUCTURAL NOTES

(APPLY UNLESS NOTED OTHERWISE ON PLANS/DETAILS)

GENERAL REQUIREMENTS:

1. THESE DRAWINGS, AND THEIR ASSOCIATED STRUCTURAL CALCULATIONS, HAVE BEEN PERFORMED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE STRUCTURAL ENGINEER'S IN THIS OR SIMILAR LOCALITIES. THEY NECESSARILY ASSUME THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKMEN WHO HAVE A WORKING KNOWLEDGE OF THE INTERNATIONAL BUILDING CODE CONVENTIONAL FRAMING REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR FRAMING ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, IT IS UNDERSTOOD THAT THE CONTRACTOR WILL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR ALL MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.
2. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED CONSTRUCTION SUCH THAT DESIGN LIVE LOAD PER SQUARE FOOT AS STATED HEREIN IS NOT EXCEEDED. OPTIONS ARE FOR CONTRACTOR'S CONVENIENCE. IF AN OPTION IS USED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CHANGES, AND SHALL COORDINATE ALL DETAILS, AT NO ADDITIONAL COST TO OWNER.
3. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL STRUCTURAL NOTES AND SPECIFICATIONS, THE GREATER REQUIREMENTS SHALL GOVERN. TYPICAL DETAILS AND NOTES ARE NOT NECESSARILY INDICATED ON THE PLANS, BUT SHALL APPLY NONE-THE-LESS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT. DETAILS MAY SHOW ONLY ONE SIDE OF CONNECTION OR MAY OMIT INFORMATION FOR CLARITY.
4. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WITH APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION. RESOLVE ANY DISCREPANCY WITH THE ARCHITECT AND STRUCTURAL ENGINEER.
5. ANY INSPECTIONS, SPECIAL (IBC CHAPTER 17) OR OTHERWISE THAT ARE REQUIRED BY THE BUILDING CODES, LOCAL BUILDING DEPARTMENTS, OR BY THESE PLANS SHALL BE DONE BY AN INDEPENDENT INSPECTION COMPANY OR THE BUILDING DEPARTMENT. SITE VISITS BY THE STRUCTURAL ENGINEER DO NOT CONSTITUTE AN OFFICIAL INSPECTION, UNLESS SPECIFICALLY CONTRACTED FOR.

BASIS FOR DESIGN:

1. BUILDING CODE: 2012 EDITION OF THE IBC WITH CITY/COUNTY AMENDMENTS.

   RISK CATEGORY = II

2. VERTICAL LOADS:

LOCATION	LIVE / SNOW LOAD	DEAD LOAD
ROOF	30 PSF	18 PSF

3. SEISMIC DESIGN PARAMETERS:

ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE PROCEDURE
IMPORTANCE FACTOR	Ie = 1.00
SITE CLASS	D
SEISMIC DESIGN CATEGORY	C
SPECTRAL RESPONSE ACCELERATIONS	Sms = 0.490, Sm1 = 0.221
SPECTRAL RESPONSE COEFFICIENTS	Sds = 0.327, Sd1 = 0.147
HORIZONTAL SHEAR TRANSFER ELEMENTS:	
PLYWOOD – FLEXIBLE DIAPHRAM(S)	R = 6.5
VERTICAL SHEAR TRANSFER ELEMENTS:	
ORDINARY MASONRY SHEARWALL(S)	R = 2.0

4. WIND DESIGN PARAMETERS (STRENGTH):

ULTIMATE WIND SPEED	115 MPH (3 SECOND GUST)
WIND EXPOSURE	C
IMPORTANCE FACTOR	Iw = 1.00
INTERNAL PRESSURE COEFFICIENT	±0.18
COMPONENT AND CLADDING PRESSURE	46.4 PSF
NET UPLIFT ON ROOF	28.4 PSF

FOUNDATION NOTES:

1. THE SOIL DESIGN PARAMETERS LISTED BELOW HAVE BEEN APPROVED BY THE CITY/COUNTY DEVELOPMENT SERVICES DEPARTMENT, CONTINGENT THAT THE SOIL ON THE SITE PREDOMINATELY CONSISTS OF THE FOLLOWING PROPERTIES:

   PLASTICITY INDEX **(PI) = 15** OR LESS
   EXPANSION INDEX **(EI) = 20** OR LESS

2. THESE PLASTICITY/EXPANSION INDICES MUST BE DETERMINED IN A RECOGNIZED SOIL ANALYSIS LABORATORY. THESE RESULTS SHOULD BE PROVIDED IN A GRADATION REPORT AT TIME OF PERMIT APPLICATION ALONG WITH THESE CALCULATIONS.

   VERIFICATION OF SOIL CLASSIFICATION IS THE RESPONSIBILITY OF THE CONTRACTOR.

THE SOIL DESIGN VALUES FOR THE FOUNDATION ARE:

ALLOWABLE BEARING PRESSURE	1500 PSF
ALLOWABLE LATERAL BEARING PRESSURE	150 PSF/FT
ALLOWABLE LATERAL SLIDING COEFFICIENT	0.25
LATERAL BACKFILL PRESSURE (UNRESTRAINED)	30 PSF/FT
LATERAL BACKFILL PRESSURE (RESTRAINED)	50 PSF/FT
SITE CLASS	D

3. A ONE-THIRD INCREASE IN BEARING PRESSURES IS ALLOWED WITH SEISMIC OR WIND LOAD COMBINATIONS. LATERAL BEARING AND LATERAL SLIDING RESISTANCE MAY BE COMBINED.

FOUNDATION BEARING DEPTH
18" BELOW FINISHED GRADE

4. ALL FOUNDATIONS SHALL BEAR ON UNDISTURBED NATURAL SOIL OR COMPACTED ENGINEERED FILL 18 INCHES MINIMUM BELOW FINISH GRADE. GRADE IS DEFINED AS TOP OF SLAB FOR INTERIOR FOOTINGS AND LOWEST ADJACENT GRADE WITHIN 5 FEET OF THE BUILDING FOR PERIMETER FOOTINGS. WHERE EXTERIOR PAVING OR CONCRETE IS DIRECTLY ADJACENT TO BUILDING, GRADE IS DEFINED AS TOP OF EXTERIOR PAVING AT LEAST 5 FEET FROM BUILDING. CONCRETE FOOTING EXCAVATIONS SHALL BE CLEAN AND FREE OF LOOSE DEBRIS OR UN-COMPACTED MATERIAL AT TIME OF CONCRETE PLACEMENT.

CONCRETE:

1. MINIMUM 28 DAY CONCRETE STRENGTH SHALL BE AS FOLLOWS:

USE:	CONCRETE STRENGTH:	REMARKS:
FOUNDATIONS	2500 PSI	DESIGNED FOR 2500 PSI

2. ALL NORMAL WEIGHT CONCRETE SHALL BE REGULAR WEIGHT OF 150 POUNDS PER CUBIC FOOT USING HARD-ROCK AGGREGATES. AGGREGATE USED IN CONCRETE SHALL CONFORM TO ASTM C67 FOR ¾", ASTM C57 FOR 1" AND ASTM C467 FOR 1½" AGGREGATE.
3. TENSION LAP SPLICES OF REINFORCING STEEL IN CONCRETE SHALL BE AS FOLLOW:

REBAR SIZE	STANDARD LAP
#3	20"
#4	32"
#5	39"

   NO TACK WELDING OF REINFORCING BARS ALLOWED WITHOUT PRIOR REVIEW OF PROCEDURE WITH THE STRUCTURAL ENGINEER. LATEST ACI CODE AND DETAILING MANUAL APPLY. PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT ALL CORNERS AND INTERSECTIONS PER TYPICAL DETAILS. VERTICAL WALL BARS SHALL BE SPLICED AT OR NEAR FLOOR LINES.

4. ALL DIMENSIONS SHOWING THE LOCATION OF REINFORCING STEEL NOT NOTED AS "CLEAR" OR "CLR" ARE TO CENTER OF STEEL. MINIMUM COVER FOR NON-PRESTRESSED CONCRETE REINFORCING SHALL BE AS FOLLOWS:

LOCATION:	MINIMUM COVER	TOLERANCE
CAST AGAINST EARTH (FOOTINGS)	3"	± ⅜"
EXPOSED TO EARTH OR WEATHER – #5 AND SMALLER	1½"	± ⅜"

5. MAXIMUM SLUMP FOR ALL CONCRETE SHALL BE 4". SLUMP FOR EXTERIOR SLABS SHALL BE 6". PORTLAND CEMENT SHALL CONFORM TO ASTM C150. TYPE V CEMENT SHALL BE USED FOR CONCRETE IN CONTACT WITH ALKALINE SOIL, AND TYPE II ELSEWHERE.
6. NO MORE THAN 90 MINUTES SHALL ELAPSE BETWEEN CONCRETE BATCHING AND CONCRETE PLACEMENT UNLESS APPROVED BY THE TESTING AGENCY.
7. CONCRETE PLACEMENT AND QUALITY SHALL BE PER RECOMMENDATIONS IN ACI 614, ACI 301 AND ACI 318. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED, EXCEPT THAT SLABS ON GRADE NEED BE VIBRATED ONLY AROUND AND UNDER FLOOR DUCTS, ETC. CAST CLOSURE POUR, WHERE SHOWN ON PLANS AROUND COLUMNS AFTER COLUMN DEAD LOAD IS APPLIED. REMOVE ALL DEBRIS FROM FORMS BEFORE PLACING CONCRETE.

   ALL ITEMS TO BE CAST IN CONCRETE SUCH AS REINFORCING, DOWELS, BOLTS, ANCHORS, PIPES, SLEEVES, ETC., SHALL BE SECURELY POSITIONED IN THE FORMS BEFORE PLACING THE CONCRETE.

8. HORIZONTAL PIPES AND ELECTRICAL CONDUITS SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE AND SLABS ON GRADE EXCEPT WHERE SPECIFICALLY APPROVED OR NOTED BY THE STRUCTURAL ENGINEER. PIPES AND CONDUITS SHALL NOT IMPAIR THE STRENGTH OF THE WORK.
9. FLY ASH MAY BE USED ONLY IF PERMITTED BY ARCHITECTURAL SPECIFICATIONS AND SHALL BE LIMITED TO 18 PERCENT OF CEMENTITIOUS MATERIALS AND SHALL HAVE A REPLACEMENT FACTOR OF 1.2 RELATIVE TO CEMENT REPLACED. NO FLY ASH ADDITIVES SHALL BE USED IN FLATWORK OR ARCHITECTURALLY EXPOSED CONCRETE.
10. COLD/HOT WEATHER CONCRETE CONSTRUCTION: PROTECT CONCRETE FROM DAMAGE OR REDUCED STRENGTH IN COMPLIANCE WITH ACI 305 AND 306.

MASONRY (CONCRETE BLOCK):

MINIMUM 28 DAY MASONRY STRENGTH SHALL BE 1500 PSI.

1. TENSION LAP SPLICES OF REINFORCING STEEL IN MASONRY SHALL BE AS FOLLOWS:

REBAR SIZE	STANDARD LAP
#4	24"
#5	30"

2. REINFORCING PLACEMENT TOLERANCES: ALL DIMENSIONS SHOWING THE LOCATION OF REINFORCING STEEL NOT NOTED AS "CLEAR" OR "CLR" ARE TO CENTER OF STEEL. TOLERANCES FOR PLACEMENT OF VERTICAL REINFORCING SHALL BE (±) ½" PERPENDICULAR TO WALL AND (±) 2" ALONG THE LENGTH OF THE WALL. PROVIDE ½" CLEARANCE BETWEEN MASONRY UNITS AND REINFORCING, AND REINFORCING RUNNING IN THE SAME DIRECTION. LAPS MAY BE BESIDE OR OVER THE REINFORCING BEING SPLICED.
3. BLOCK QUALITY: CONCRETE BLOCK SHALL BE HOLLOW LIGHTWEIGHT LOAD-BEARING CONCRETE MASONRY UNITS CONFORMING TO ASTM 90-75 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI. USE BOND BEAM UNITS AT HORIZONTAL REINFORCING.
4. MORTAR: MORTAR MIX SHALL CONFORM TO REQUIREMENTS OF THE IBC STANDARDS, TYPE M OR S. MORTAR SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI AT 28 DAYS.
5. GROUT: GROUT SHALL CONFORM TO REQUIREMENTS OF CHAPTER 21 OF THE IBC FOR COARSE GROUT. USE SUFFICIENT WATER FOR GROUT TO FLOW INTO ALL JOINTS OF THE MASONRY WITHOUT SEGREGATION. GROUT SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS. ALL CELLS IN CONCRETE BLOCKS CONTAINING REINFORCING SHALL BE FILLED SOLID WITH GROUT. ALL MASONRY BELOW FINISHED FLOOR OR GRADE SHALL BE GROUTED SOLID. ALL GROUT SHALL BE MECHANICALLY VIBRATED.

   GROUT LIFTS OF 5 FEET OR LESS IS RECOMMENDED. FOR HIGHER GROUT LIFTS, CLEANOUTS (3"X3") AT THE BOTTOM OF ALL VERTICALLY REINFORCED CELLS SHALL BE PROVIDED. IN ADDITION, MECHANICAL DEVICES SHALL BE USED TO POSITION AND SECURE REINFORCING WHEN GROUT LIFTS EXCEED 5 FEET IN HEIGHT. IN SOLID GROUTED MASONRY, CLEANOUTS SHALL NOT BE SPACED MORE THAN 32" O.C.

6. BLOCK CONSTRUCTION: ALL BLOCKS SHALL BE PLACED IN RUNNING BOND CONSTRUCTION (UNLESS OTHERWISE NOTED) WITH ALL VERTICAL CELLS IN ALIGNMENT.

REINFORCING STEEL:

1. ASTM A615 GRADE 60 (FY = 60 KSI) DEFORMED BARS FOR ALL BARS #5 AND LARGER. ASTM A615 GRADE 40 (FY = 40 KSI) DEFORMED BARS FOR ALL BARS #4 AND SMALLER. GRADE 60 DEFORMED BARS SHALL BE USED FOR CONCRETE WALLS, BEAMS, ELEVATED SLABS AND COLUMN REINFORCING.
2. WELDING OF REINFORCING BARS SHALL BE MADE ONLY TO ASTM A706 GRADE 60 BARS AND ONLY USING E90 SERIES RODS. WELDING OF REINFORCING BARS SHALL BE MADE ONLY AT LOCATIONS SHOWN ON PLANS OR DETAILS.
3. REINFORCING BAR SPACING GIVEN ARE MAXIMUM ON CENTERS. ALL BARS PER CRSI SPECIFICATIONS AND HANDBOOK. DOWEL ALL VERTICAL REINFORCING TO FOUNDATION. SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE.

STEEL:

1. MATERIALS: ROLLED W SHAPES, SHALL CONFORM TO ASTM A992 (FY=50 KSI). ALL OTHER STRUCTURAL STEEL SHAPES, ROLLED SECTIONS, BARS AND PLATES SHALL CONFORM TO ASTM A36 (FY = 36 KSI). ALL PIPE STEEL SHALL BE ASTM A501 (FY = 36 KSI) OR ASTM A53, TYPE E OR S, GRADE B (FY = 35 KSI). ALL TUBULAR STEEL SHALL BE ASTM A500 (FY = 46 KSI).
2. ALL BOLTS AND STUDS SHALL BE ASTM A307, UNLESS NOTED OTHERWISE. ALL EXPANSION BOLTS TO HAVE CURRENT ICBO RATING FOR MATERIAL INTO WHICH INSTALLATION TAKES PLACE. HEADED STUDS SHALL CONFORM TO ALL REQUIREMENTS OF THE LATEST EDITION OF THE "RECOMMENDED PRACTICES FOR STUD WELDING" AND THE "STRUCTURAL WELDING CODE" PUBLISHED BY AWS. ALL BOLTS, ANCHOR BOLTS, EXPANSION BOLTS, ETC. SHALL BE INSTALLED WITH STEEL WASHERS AT FACE OF WOOD OR AT SLOTTED HOLES IN STEEL SECTIONS.
3. ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION.
4. WELDING SHALL BE BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN THE TYPE OF WELD SHOWN ON THE DRAWINGS OR NOTES. ALL WELDING SHALL USE E70 SERIES LOW HYDROGEN RODS UNLESS NOTED OTHERWISE. ALL WELDING PER LATEST AMERICAN WELDING SOCIETY STANDARDS. ALL WELDS ON DRAWINGS ARE SHOWN AS SHOP WELDS. CONTRACTOR MAY SHOP WELD OR FIELD WELD AT HIS DISCRETION. ALL FULL PENETRATION WELDS SHALL BE TESTED AND CERTIFIED BY AN INDEPENDENT TESTING LABORATORY.
5. STEEL TO STEEL BOLTED CONNECTIONS: HIGH STRENGTH BOLTS SHALL BE ASTM A325N AND SHALL BE INSTALLED AS BEARING-TYPE CONNECTIONS WITH THREADS INCLUDED IN SHEAR PLANE (TYPE "N" CONNECTION). BOLTS MAY BE TIGHTENED USING ANY AISC APPROVED METHOD.
6. DRYPACK SHALL BE 5,000 PSI FIVE STAR NON-SHRINK GROUT OR EQUIVALENT. INSTALL DRYPACK UNDER BEARING PLATES BEFORE FRAMING MEMBER IS INSTALLED. AT COLUMNS, INSTALL DRYPACK UNDER BASE PLATES AFTER COLUMN HAS BEEN PLUMBED BUT PRIOR TO FLOOR OR ROOF INSTALLATION.

WOOD:

1. SAWN LUMBER: FRAMING LUMBER SHALL COMPLY WITH THE LATEST EDITION OF THE GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION (WWPA) OR THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB). ALL SAWN LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY. SAWN LUMBER SHALL HAVE THE FOLLOWING MINIMUM GRADE UNLESS NOTED OTHERWISE IN SCHEDULES:

USE:	MATERIAL:
2X6 STUDS	HEM-FIR NO. 2
JOISTS, TOP PLATES AND ALL OTHER SAWN LUMBER	DOUGLAS-FIR NO. 2 OR BETTER
BEAMS AND POSTS	DOUGLAS-FIR NO. 2 OR BETTER

2. PLYWOOD: ALL PLYWOOD SHALL BE C-D OR C-C SHEATHING CONFORMING TO STANDARD PS 1-95. LAY UP PLYWOOD WITH FACE GRAIN IN PERPENDICULAR TO SUPPORTS (ON ROOFS WHERE PLYWOOD IS LAID UP WITH FACE GRAIN PARALLEL TO SUPPORTS, USE A MINIMUM OF 5-PLY PLYWOOD, STAGGER JOINTS). ALL NAILING, COMMON NAILS. BLOCKING AT PANEL EDGES WHERE INDICATED ON PLANS. ALL PLYWOOD SHALL BE OF THE FOLLOWING NOMINAL THICKNESS, SPAN/INDEX RATING AND SHALL BE NAILED AS FOLLOWS UNLESS NOTED OTHERWISE ON THE PLANS:

LOCATION:	NOMINAL THICKNESS:	SPAN INDEX RATING:	EDGE ATTACHMENT:	FIELD ATTACHMENT:
WALLS	½" OR ⅜"	24/0	8d AT 6" O.C.	8d AT 12" O.C.
ROOF	5/8"	40/20	10d AT 6" O.C.	10d AT 12" O.C.

   PLYWOOD ALTERNATE: AMERICAN PLYWOOD ASSOCIATION PERFORMANCE RATED SHEATHING MAY BE USED AS AN ALTERNATE TO PLYWOOD WITH PRIOR APPROVAL OF OWNER, ARCHITECT AND ROOFER. IT MAY NOT BE USED ON ROOFS WHERE BUILT-UP ROOF SYSTEM IS TO BE GUARANTEED BY ROOFER. RATED SHEATHING SHALL COMPLY WITH ICBO REPORT NER-108, EXPOSURE 1, AND SHALL HAVE A SPAN RATING EQUIVALENT TO OR BETTER THAN THE PLYWOOD IT REPLACES. ATTACHMENT AND THICKNESS (WITHIN ⅛") SHALL BE THE SAME AS THE PLYWOOD IT REPLACES. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

3. GLUED-LAMINATED BEAMS (GLULAM): GLUED-LAMINATED BEAMS SHALL BE DOUGLAS FIR COMBINATION AT 24F-V4 AT SIMPLE SPAN BEAMS AND 24F-V8 AT CANTILEVERED BEAMS WITH THE FOLLOWING MINIMUM PROPERTIES: FB = 2,400 PSI, FV = 190 PSI, FC (PERPENDICULAR) = 650 PSI, E =1,800 KSI. ALL BEAMS SHALL BE FABRICATED USING WATERPROOF GLUE. FABRICATION AND HANDLING PER LATEST AITC AND WCLA STANDARDS. BEAMS TO BEAR GRADE STAMP AND AITC STAMP AND CERTIFICATE. CAMBER AS SHOWN ON DRAWINGS. STANDARD CAMBER IS BASED ON A RADIUS OF CURVATURE OF 2000 FEET.
4. SILL PLATES RESTING ON CONCRETE OR MASONRY WITHIN 12" OF SOIL SHALL BE OF TREATED FIR OR FOUNDATION GRADE REDWOOD. SHEAR WALLS AND EXTERIOR WALL SILLS AT CONCRETE SLAB SHALL HAVE A MINIMUM OF (2) ½"ø ANCHOR BOLTS PER PIECE. PROVIDE ANCHOR BOLT AT 9" MAXIMUM, 4" MINIMUM FROM THE END OF EACH PIECE AT SPLICE OR END OF WALL. MAXIMUM ANCHOR BOLT SPACING SHALL BE 72" ON CENTER UNLESS NOTED OTHERWISE ON PLANS OR DETAILS. ALL ANCHOR BOLTS (OTHER THAN BOLTS FOR HOLDOWNS) SHALL EMBED 7" INTO CONCRETE. ANCHOR BOLTS FOR HOLDOWNS SHALL NOT BE CONSIDERED AS PART OF REQUIRED ANCHOR BOLTS ON SHEAR WALLS. ALL EXTERIOR WALLS SHALL BE SECURED WITH MINIMUM ANCHOR BOLTS. INTERIOR WALLS MAY BE SECURED TO CONCRETE WITH EITHER ANCHOR BOLTS OR POWER DRIVEN SHOT PINS UNLESS NOTED OTHERWISE ON PLANS.
5. GENERAL: DO NOT NOTCH OR DRILL JOISTS, BEAMS OR LOAD BEARING STUDS WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER THROUGH THE ARCHITECT. DOUBLE UP FLOOR JOISTS AND BLOCKING UNDER PARTITIONS. PROVIDE 2" (NOMINAL) SOLID BLOCKING AT SUPPORTS OF ALL JOISTS. UNLESS NOTED OTHERWISE ON PLANS/DETAILS PROVIDE 2X SOLID BLOCKING AT MID-HEIGHT OF BEARING STUD WALLS. ALL NAILING NOT NOTED SHALL BE ACCORDING TO IBC TABLE 2304.9.1. JOIST HANGERS AND OTHER MISCELLANEOUS FRAMING ANCHORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. OR OTHER MANUFACTURER WITH CURRENT ICBO APPROVAL.
6. BOLTING: ALL BOLTS IN WOOD CONNECTIONS SHALL CONFORM TO ASTM A307. BOLTS SHALL BE INSTALLED IN HOLES BORED WITH A BIT 1/16" LARGER THAN THE ø (DIAMETER) OF THE BOLT. BOLTS AND NUTS SEATING ON WOOD SHALL HAVE CUT STEEL WASHERS UNDER HEADS AND NUTS. NICK THREADS TO PREVENT LOOSENING.

SPECIAL INSPECTION ITEMS:

1. THE OWNER SHALL EMPLOY A SPECIAL INSPECTOR DURING CONSTRUCTION OF CERTAIN TYPES OF WORK. PER IBC SECTION 1704 AND THE STRUCTURAL ENGINEER OF RECORD, SPECIAL INSPECTION IS (IS NOT) REQUIRED AS FOLLOWS:

TYPE OF WORK:	REQUIRED:	REMARKS:
CONCRETE FOUNDATIONS	NO	DESIGN BASED ON f'c=2500 PSI
EPOXY ANCHORS	YES	DURING INSTALLATION OF ANCHORS
MASONRY (CMU)	NO	MASONRY WORK IS FOR SIMPLE FOUNDATIONS

   SPECIAL INSPECTIONS NOT LISTED ABOVE ARE NOT REQUIRED.

2. DESIGNATION OF SPECIAL INSPECTOR:

   A. FOR STRUCTURAL ITEMS LISTED ABOVE, THE SPECIAL INSPECTOR SHALL BE, OR WORK UNDER THE DIRECT SUPERVISION OF THE STRUCTURAL ENGINEER OF RECORD – FROST STRUCTURAL ENGINEERING (928)776-4757.

   B. FOR GEOTECHNICAL ITEMS LISTED ABOVE, THE SPECIAL INSPECTOR SHALL BE, OR WORK UNDER THE DIRECT SUPERVISION OF THE GEOTECHNICAL ENGINEER OF RECORD. SEE GEOTECHNICAL REPORT FOR CONTACT INFORMATION.

   C. THE OWNER, AT HIS OPTION, MAY DESIGNATE AN ALTERNATE SPECIAL INSPECTOR, OBTAIN THE REQUIRED CERTIFICATE(S), AND MAKE THE NECESSARY NOTIFICATIONS TO ALL PARTIES INVOLVED. THE ALTERNATE SPECIAL INSPECTOR SHALL BE A LICENSED STRUCTURAL ENGINEER (OR GEOTECHNICAL ENGINEER FOR GEOTECHNICAL ITEMS) OR AN ICBO CERTIFIED SPECIAL INSPECTOR.

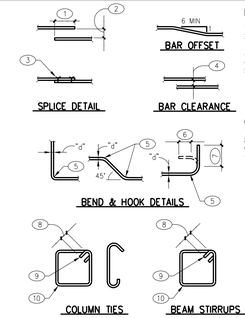
   D. TO SCHEDULE ANY SPECIAL INSPECTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE SPECIAL INSPECTOR AT LEAST ONE DAY IN ADVANCE.

3. QUALITY ASSURANCE PROGRAM:

   A. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED TO BE CERTAIN IT CONFORMS WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS.

   B. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, AND TO THE STRUCTURAL ENGINEER OF RECORD. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, TO THE DESIGN AUTHORITY AND THE BUILDING OFFICIAL.

   C. UPON COMPLETION OF THE ASSIGNED WORK THE STRUCTURAL ENGINEER SHALL COMPLETE AND SIGN THE APPROPRIATE FORMS CERTIFYING THAT TO THE BEST OF HIS KNOWLEDGE THE WORK IS IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE INTERNATIONAL BUILDING CODE.



KEY NOTES:
1. LAP – SEE G.S.N.
2. MAXIMUM ¾ LAP BUT NOT MORE THAN 6".
3. WIRE TIES.
4. 1d (1" MINIMUM).
5. RADIUS=3d FOR BARS NOT OVER #8; 4d FOR #9, #10 AND #11 BARS; 5d FOR #14 AND #18 BARS. 5d FOR ALL GRADE 40 BARS WITH 180 DEGREE HOOK.
6. 4d (4" MINIMUM).
7. 12d (90 DEGREE HOOK).
8. 6d (4" MINIMUM).
9. 135 DEGREE BEND.
10. BEND AROUND 1⅜" PIN FOR #3 BARS. BEND AROUND 2" PIN FOR #4 BARS. BEND AROUND 2½" PIN FOR #5 BARS.

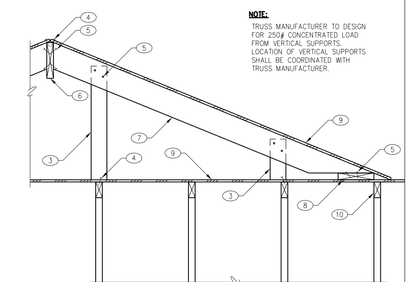
T1 TYPICAL REINFORCING DETAILS — 02-C01 — NO SCALE

CONNECTION	NAILING	TYPE
JOIST OR TRUSS BEARING ON SILL OR GIRDER	(3) 8d	TOENAIL
BRIDGING TO JOIST	(2) 8d	TOENAIL
SOLE PLATE TO JOIST OR BLOCKING	16d AT 16" O.C.	FACE NAIL
TOP PLATE TO STUD	(2) 16d	END NAIL
STUD TO SOLE PLATE	(2) 16d, END NAIL	–NA–
DOUBLE STUDS	16d AT 24" O.C.	FACE NAIL
DOUBLE TOP PLATES	16d AT 16" O.C.	FACE NAIL
TOP PLATES, LAP AND INTERSECTIONS	(2) 16d	FACE NAIL
CONTINUOUS HEADER, TWO PIECES	16d AT 16" O.C. ALONG EACH EDGE	–NA–
CEILING JOISTS TO PLATE	(3) 8d	TOENAIL
CONTINUOUS HEADER TO STUD	(4) 8d	TOENAIL
CEILING JOISTS, LAPS OVER PARTITIONS	(3) 16d	FACE NAIL
CEILING JOISTS TO PARALLEL RAFTERS	(3) 16d	FACE NAIL
RAFTER OR TRUSS TO PLATE	(3) 8d	TOENAIL
1" BRACE TO EACH STUD AND PLATE	(2) 8d	FACE NAIL
BUILT-UP CORNER STUDS	16d AT 24" O.C.	–NA–

NOTE:
1. MINIMUM NAILING SPECIFIED HEREIN SHALL BE PROVIDE UNLESS NOTED OTHERWISE ON PLANS, DETAILS OR GENERAL STRUCTURAL NOTES.
2. NAILING NOT NOTED ON THESE PLANS OR DETAILS SHALL BE PER I.B.C. TABLE 2304.9.1.

T2 MINIMUM NAILING SCHEDULE – UNLESS NOTED OTHERWISE — 02-W01-2012 — NO SCALE

KEY NOTES:
1. PREFAB TRUSS PRIMARY FRAMING AT 24" O.C.
2. 2X4 VERTICAL SUPPORTS AT 4'-0" O.C. EACH WAY TO ALIGN WITH TRUSS BELOW – STAGGERED SPACING AT 2'-0" O.C. AS SHOWN.
3. 2X4 VERTICAL SUPPORT AT 4'-0" O.C. – STAGGERED.
4. EDGE NAILING.
5. (2) 16d NAILS – TYPICAL.
6. 2X8 BRIDGE JOIST.
7. 2X6 JOIST AT 24" O.C.
8. CONTINUOUS 2X8 VALLEY PLATE WITH (2) 16d TO PRIMARY FRAMING.
9. PLYWOOD SHEATHING.
10. PRIMARY FRAMING.



NOTE:
TRUSS MANUFACTURER TO DESIGN FOR 250# CONCENTRATED LOAD FROM VERTICAL SUPPORTS. LOCATION OF VERTICAL SUPPORTS SHALL BE COORDINATED WITH TRUSS MANUFACTURER.

T3 TYPICAL OVERBUILD FRAMING — 02-W03 — NO SCALE

DRAWING INDEX

SHEET	DESCRIPTION	DETAILS
S1	GENERAL STRUCTURAL NOTES	T-SERIES
S2	FOUNDATION PLAN	100-SERIES
S3	ROOF FRAMING PLAN	---
S4	FRAMING DETAILS	200-SERIES

JOB NO.: 2018-0107 | PROJECT MANAGER: ANDY K. | CAD OPERATOR: MJS

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REVISIONS	BY

REGISTERED PROFESSIONAL ENGINEER — CERTIFICATE NO. — 27341 — RICHARD K. FROST — 5-30-18 — REGISTERED — ARIZONA U.S.A.

EXPIRES 9/30/2020

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ARCHITECTURE & PLANNING

DRAWING: GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

PROJECT: Pritchard Porte-cochere
8240 N. Granite Oaks Dr.
Prescott, Az 86305

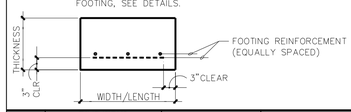
PROJECT: 102-17-114

DRAWN BY: MJS
CHECKED BY: Andy K.
DATE: 5/30/18
SCALE: AS NOTED
JOB NO.: 2018-0107
SHEET: **S1**

MASONRY COLUMN (MC) SCHEDULE

MARK	SIZE	REINFORCING	
		VERTICAL	TIES
MC1	24"X24"	(8) #4	#3 AT 16" O.C.

CONCRETE FOOTING (F) SCHEDULE



MARK	DIMENSIONS			FOOTING REINFORCING	REMARKS
	LENGTH	WIDTH	THICKNESS		
F1	54"	54"	12"	(11) #4 EACH WAY	---
F2	32"	32"	12"	(7) #4 EACH WAY	---
F3	SEE PLAN		12"	#4 AT 6" O.C. EACH WAY	EPOXY BARS TO EXISTING FOOTING W/ SIMPSON SET-XP AND 6" EMBEDMENT

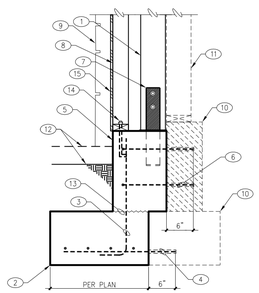
WALL SCHEDULE

-HATCHING INDICATES STRUCTURAL ELEMENT CONTINUES TO THE NEXT LEVEL (VERIFY WITH ARCHITECTURAL DRAWINGS).
-SEE PLAN SCHEDULES, DETAILS, AND GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.

AS SEEN ON PLANS	INDICATES-
	EXISTING 6" STUD WALL.

FOUNDATION PLAN NOTES

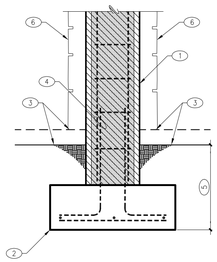
1. VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
2. F1, F2, ETC. – AS SHOWN ON PLAN INDICATES A CONCRETE FOOTING. SEE FOOTING SCHEDULE FOR ADDITIONAL INFORMATION.
3. MC1, MC2, ETC. – AS SHOWN ON PLAN INDICATES A MASONRY COLUMN. SEE MASONRY COLUMN SCHEDULE FOR ADDITIONAL INFORMATION.
4. FOR SIDEWALK AND LANDING LOCATIONS, SEE ARCHITECTURAL DRAWINGS.



KEY NOTES:

1. WOOD POST.
2. CONCRETE FOOTING.
3. (3) #4 VERTICAL DOWELS AT CORNERS OF CONCRETE PIER (ONLY (2) #4 VERTICAL AT CORNERS AT SIM. CONDITION).
4. EPOXY FOOTING REINFORCING TO EXISTING FOOTING.
5. CONCRETE PIER, PLAN DIMENSIONS – PER ARCHITECTURAL DRAWINGS.
6. #4 TIES EPOXIED TO EXISTING STEM WALL W/ SIMPSON SET-XP AT 8" O.C. AND WITHIN 4" OF TOP OF PIER.
7. SIMPSON CSI POST BASE **(NO OTHER POST BASE MAY BE USED)**
8. WOOD FRAMED COLUMN.
9. VENEER PER ARCHITECTURAL DRAWINGS.
10. EXISTING FOOTING AND STEM WALL.
11. EXISTING WOOD STUD WALL.
12. SIDEWALK, PAVEMENT OR FINISHED GRADE PER ARCHITECTURAL DRAWINGS.
13. OPTIONAL COLD JOINT.
14. (2) ⅝"ø A.B. EACH FRAMED COLUMN BOTTOM PLATE.
15. PLYWOOD SHEATHING PER GSN.

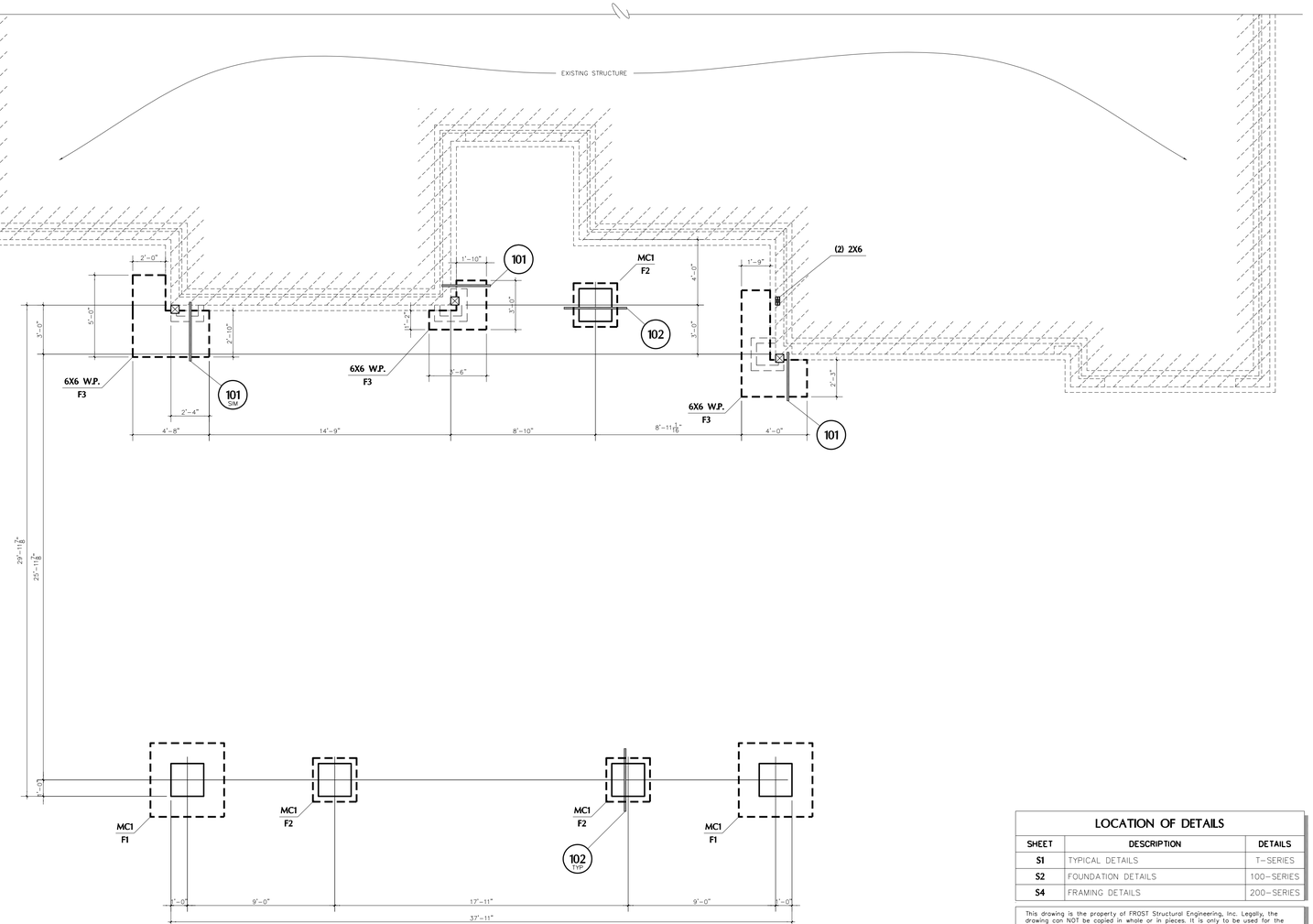
101 WOOD POST AT CONCRETE FOOTING
NO SCALE



KEY NOTES:

1. MASONRY COLUMN.
2. CONCRETE FOOTING.
3. SIDEWALK, PAVEMENT OR FINISH GRADE PER ARCHITECTURAL DRAWINGS.
4. MINIMUM LAP PER G.S.N.
5. MINIMUM FOOTING DEPTH PER G.S.N.
6. VENEER PER ARCHITECTURAL DRAWINGS.

102 MASONRY COLUMN AT CONCRETE FOOTING
03-MC-CF0401
NO SCALE



FOUNDATION PLAN

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

LOCATION OF DETAILS

SHEET	DESCRIPTION	DETAILS
S1	TYPICAL DETAILS	T-SERIES
S2	FOUNDATION DETAILS	100-SERIES
S4	FRAMING DETAILS	200-SERIES

JOB NO.: 2018-0107 | PROJECT MANAGER: ANDY K. | CAD OPERATOR: ###

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RICHARD K. FROST
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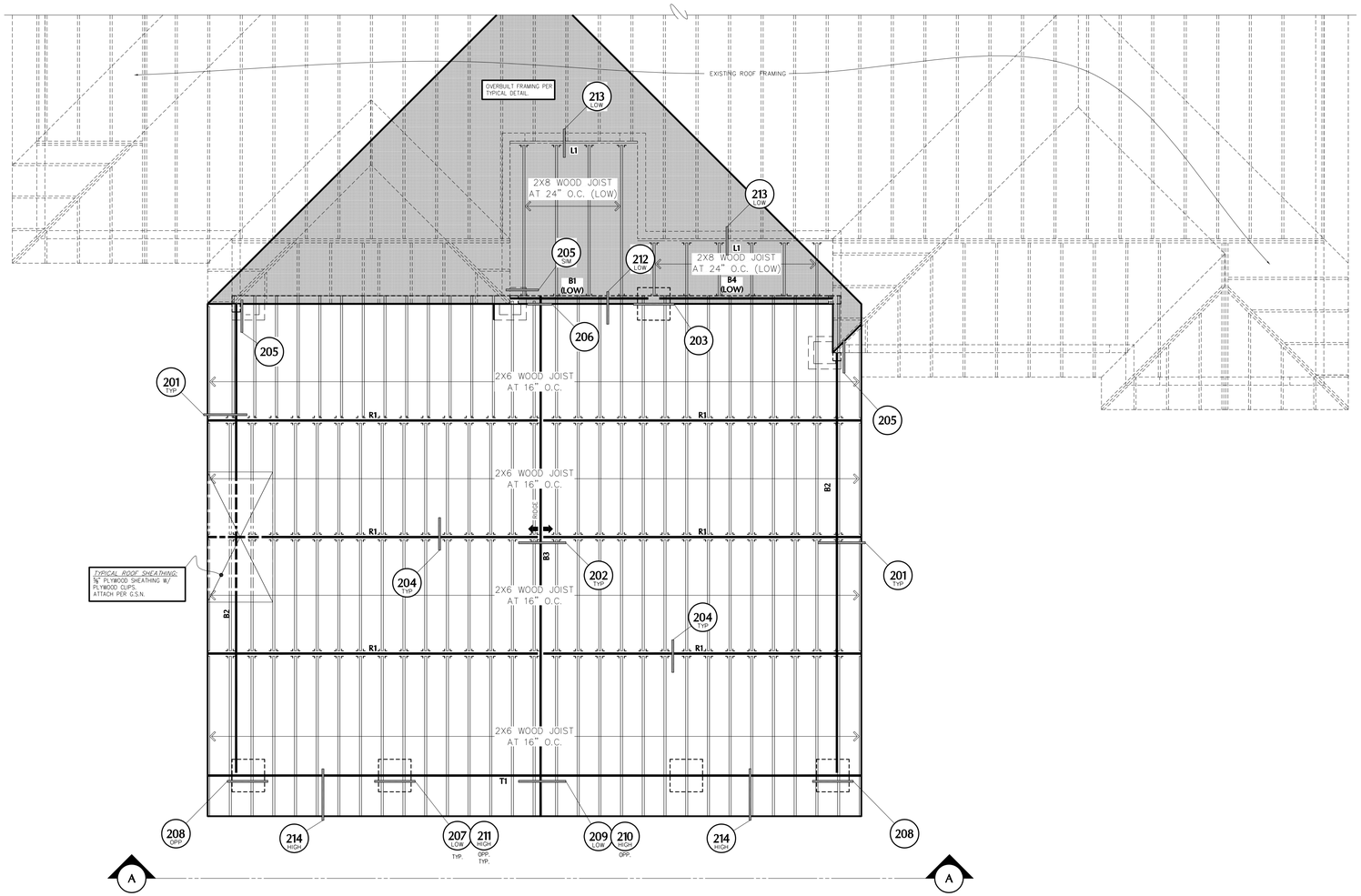
ARCHITECTURE & PLANNING

DRAWING: FOUNDATION PLAN

PROJECT: Pritchard Porte-cochere
8240 N. Granite Oaks Dr.
Prescott, Az 86305

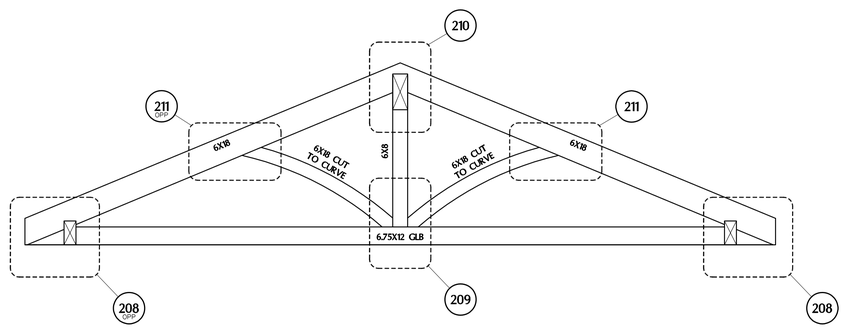
PROJECT: 102-17-114

DRAWN BY	MJS
CHECKED BY	Andy K.
DATE	5/30/18
SCALE	AS NOTED
JOB NO.	2018-0107
SHEET	S2



ROOF FRAMING PLAN

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



A-A TIMBER TRUSS – T1

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

WALL SCHEDULE

NOTE:	SEE PLAN SCHEDULES, DETAILS AND GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
AS SEEN ON PLANS	INDICATES–
	STRUCTURAL WALL BELOW (BEARING WALL, SHEARWALL, OR EXTERIOR WALL).
	NON–STRUCTURAL WALL BELOW.
	EXISTING BEARING WALL BELOW.

ROOF FRAMING PLAN NOTES

1. VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
2. ALL SCHEDULED MARK DESIGNATIONS MAY NOT NECESSARILY BE FOUND ON THIS PLAN. SCHEDULES ARE TYPICAL TO THIS PROJECT.
3. B1, B2, ETC. – AS SHOWN ON PLAN INDICATES A BEAM. SEE BEAM SCHEDULE FOR ADDITIONAL INFORMATION.
4. R1, R2, ETC. – AS SHOWN ON PLAN INDICATES ROOF JOISTS. SEE ROOF JOIST SCHEDULE FOR ADDITIONAL INFORMATION.
5. FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION.

RAFTER (R) SCHEDULE

MARK	JOIST	REMARKS
R1	6X18 DF #2	---

BEAM (B) SCHEDULE

MARK	SIZE	CAMBER
B1	6X12 DF #2	---
B2	6¾X18 GLB	STANDARD
B3	8¾X24 GLB	STANDARD
B4	6X8 DF #2	---

LEDGER (L) SCHEDULE

MARK	SIZE	CONNECTION
L1	2X8	(4) #12X3.5" SCREW AT 24" O.C.

LOCATION OF DETAILS

SHEET	DESCRIPTION	DETAILS
S1	TYPICAL DETAILS	T–SERIES
S2	FOUNDATION DETAILS	100–SERIES
S4	FRAMING DETAILS	200–SERIES

JOB NO.: 2018–0107 | PROJECT MANAGER: ANDY K. | CAD OPERATOR: MJS

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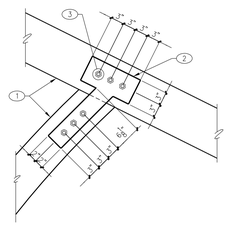
ARCHITECTURE & PLANNING

DRAWING: ROOF FRAMING PLAN

PROJECT: Pritchard Porte-cochere
8240 N. Granite Oaks Dr.
Prescott, Az 86305

PROJECT: 102-17-114

DRAWN BY	MJS
CHECKED BY	Andy K.
DATE	5/31/18
SCALE	AS NOTED
JOB NO.	2018-0107
SHEET	S3



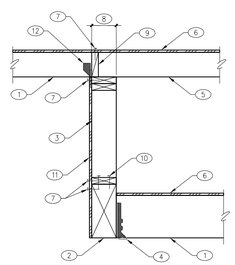
KEY NOTES:

1. 1. TIMBER TRUSS MEMBER.
2. ¼" THICK STEEL PLATE EACH SIDE (OR 2" SQ. X ¼" THICK PLATE WASHERS AT BACK SIDE).
3. ¾"ø THRU-BOLTS WHERE SHOWN.

NOTE:
STEEL PLATES MAY BE MODIFIED AS LONG AS THICKNESS AND NUMBER OF BOLTS REMAINS THE SAME OR BETTER. SEE ARCH'L DRAWINGS FOR ADDITIONAL INFORMATION.

211 TIMBER TRUSS CONNECTION

NO SCALE

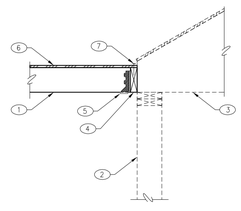


KEY NOTES:

1. WOOD JOIST.
2. WOOD BEAM.
3. WOOD STUD PONY WALL.
4. SIMPSON LUS TYPE HANGER.
5. OVER BUILD FRAMING PER TYPICAL DETAIL.
6. PLYWOOD SHEATHING.
7. EDGE NAILING.
8. LAP WOOD JOIST AND OVER BUILD FRAMING.
9. SOLID 2X BLOCKING.
10. 16d NAILS AT 6" O.C. STAGGERED.
11. WALL SHEATHING PER G.S.N.
12. SIMPSON H2.5A AT EACH JOIST.

212 WOOD JOIST AT WOOD BEAM

NO SCALE

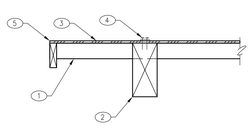


KEY NOTES:

1. WOOD JOIST.
2. EXISTING WOOD STUD WALL.
3. EXISTING PREFAB WOOD TRUSS.
4. CONTINUOUS WOOD LEDGER.
5. SIMPSON LUS TYPE HANGER.
6. PLYWOOD SHEATHING.
7. EDGE NAILING.

213 WOOD JOIST AT EXISTING WOOD STUD WALL

NO SCALE

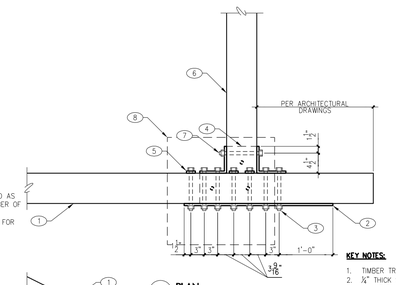


KEY NOTES:

1. WOOD JOIST/OUTRIGGER.
2. TIMBER TRUSS TOP CHORD – NOTCHED FOR JOIST/OUTRIGGER.
3. PLYWOOD SHEATHING.
4. CONTINUOUS SIMPSON CMST14 TYPE STRAP.
5. EAVE CONDITION PER ARCHITECTURAL DRAWINGS.

214 WOOD JOIST AT TIMBER TRUSS

NO SCALE



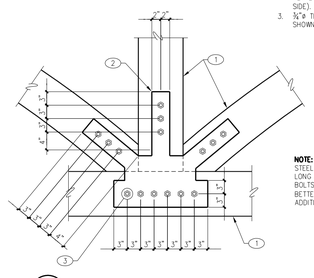
KEY NOTES:

1. TIMBER TRUSS MEMBER.
2. ¼" THICK STEEL PLATE.
3. ¾"ø THRU-BOLTS WHERE SHOWN.
4. ¼" THICK BEARING PLATE W/ (3) ⅜"ø X 12" LONG HEADED STUDS.
5. 2" SQ. X ¼" THICK PLATE WASHERS WHERE BOLTS DON'T HAVE STEEL PLATE.
6. WOOD BEAM.
7. (2) ¾"ø THRU BOLTS.
8. MASONRY COLUMN.

NOTE:
A. STEEL PLATES MAY BE MODIFIED AS LONG AS THICKNESS AND NUMBER OF BOLTS REMAINS THE SAME OR BETTER. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
B. COUNTERSINK BOLTS AND PLATE WASHERS THAT INTERFERE W/ WOOD BEAM.

208 TIMBER TRUSS CONNECTION

NO SCALE



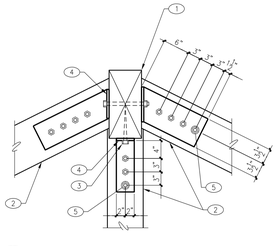
KEY NOTES:

1. TIMBER TRUSS MEMBER.
2. ¼" THICK STEEL PLATE EACH SIDE (OR 2" SQ. X ¼" THICK PLATE WASHERS AT BACK SIDE).
3. ¾"ø THRU-BOLTS WHERE SHOWN.

NOTE:
STEEL PLATES MAY BE MODIFIED AS LONG AS THICKNESS AND NUMBER OF BOLTS REMAINS THE SAME OR BETTER. SEE ARCH'L DRAWINGS FOR ADDITIONAL INFORMATION.

209 TIMBER TRUSS CONNECTION

NO SCALE

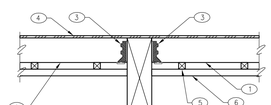


KEY NOTES:

1. WOOD BEAM. PASSES THROUGH WOOD TIMBER TRUSS.
2. WOOD TIMBER TRUSS.
3. ½"øX8" LAG SCREW.
4. RETURN STEEL PLATE 4" FOR ANCHOR. EACH SIDE OF TRUSS.
5. ¾"ø THRU BOLTS AS SHOWN.

210 WOOD BEAM AT WOOD TIMBER TRUSS

NO SCALE

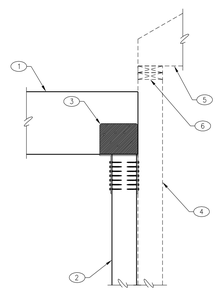


KEY NOTES:

1. WOOD JOIST.
2. WOOD RAFTER.
3. SIMPSON LUS TYPE HANGER.
4. PLYWOOD SHEATHING.
5. FURRING STRIPS PER ARCHITECTURAL DRAWINGS.
6. 1X T&G CEILING PER ARCHITECTURAL DRAWINGS.

204 WOOD JOIST AT WOOD RAFTER

NO SCALE



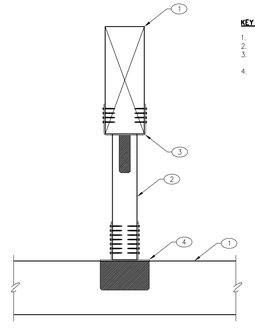
KEY NOTES:

1. WOOD BEAM.
2. WOOD POST.
3. SIMPSON ECCO TYPE COLUMN CAP.
4. EXISTING WOOD STUD WALL AT CORNER.
5. EXISTING PREFAB WOOD TRUSS.
6. EXISTING DOUBLE TOP PLATE (TOP OF DOUBLE TOP PLATE EQUALS BOTTOM OF WOOD BEAM AT SIM. CONDITION).

205 WOOD BEAM AT WOOD POST

06-WB-WP0101-Q

NO SCALE

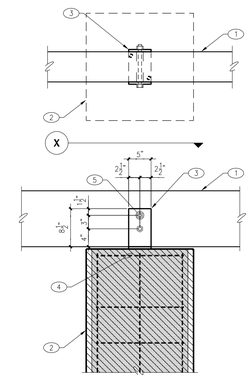


KEY NOTES:

1. WOOD BEAM.
2. 6X6 WOOD POST.
3. SIMPSON ECCO96SDS2.5 COLUMN CAP.
4. SIMPSON CCQ 66SDS2.5 UPSIDE DOWN COLUMN CAP.

206 WOOD BEAM AT WOOD BEAM

NO SCALE

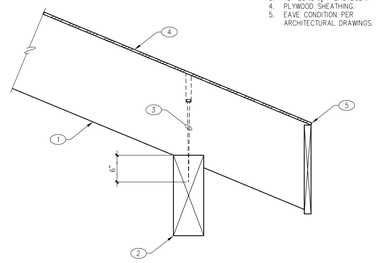


KEY NOTES:

1. WOOD BEAM.
2. MASONRY COLUMN.
3. ¼" THICK BENT "U" PLATE W/ (2) ⅜"ø X12" LONG HEADED STUDS.
4. (1) #3 TIE WITHIN TOP 4" OF COLUMN.
5. (2) ¾"ø THRU-BOLTS.

207 WOOD BEAM AT MASONRY COLUMN

NO SCALE

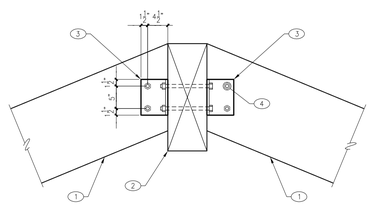


KEY NOTES:

1. WOOD RAFTER – NOTCH OVER WOOD BEAM.
2. WOOD BEAM.
3. 18" LONG ½"ø LAG BOLT.
4. PLYWOOD SHEATHING.
5. EAVE CONDITION PER ARCHITECTURAL DRAWINGS.

201 WOOD RAFTER AT WOOD BEAM

NO SCALE

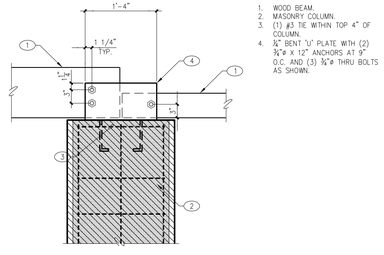


KEY NOTES:

1. WOOD RAFTER.
2. WOOD BEAM.
3. ¼" THICK BENT PLATE EACH SIDE OF RAFTER.
4. ¾"ø THRU BOLTS AS SHOWN.

202 WOOD RAFTER AT WOOD BEAM

NO SCALE



KEY NOTES:

1. WOOD BEAM.
2. MASONRY COLUMN.
3. (1) #3 TIE WITHIN TOP 4" OF COLUMN.
4. ¾" BENT 'U' PLATE WITH (2) ¾"ø X 12" ANCHORS AT 9" O.C. AND (3) ¾"ø THRU BOLTS AS SHOWN.

203 WOOD BEAM AT MASONRY COLUMN

06-WB-MC0701

NO SCALE

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SHEET: **S4**