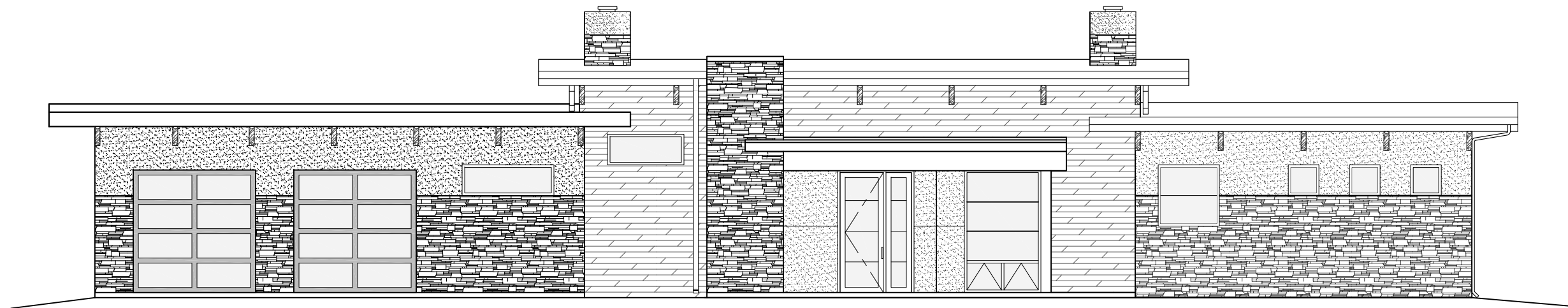


# Randall Residence

Wildwood Estates, Prescott AZ

## Front Elevation



## Project Information

<b>CLIENT:</b>	John and Janice Randall, 5862 W. Sleepy Hollow Dr. Prescott, AZ 86305	Contact: John Randall PH: 928-848-1616
<b>PREPARED BY:</b>	W. Alan Kenson & Assoc., P.C. P.O. Box 11593 Prescott, AZ 86304	Contact: Alan Kenson PH: 928-443-5812 WAKA@cableone.net
<b>JOBSITE ADDRESS:</b>	69 Wildwood Dr. Prescott, AZ 86305	
<b>PARCEL NUMBER:</b>	115-02-046	
<b>ZONING:</b>	R1L-35 Residential Rural	
<b>SITE USE:</b>	Residential	
<b>OCCUPANCY:</b>	Residential Group R	
<b>CONST. TYPE:</b>	VB	
<b>CURRENT CODE:</b>	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 2011 National Electrical Code 2012 International Energy Conservation Code	
<b>AREA SUMMARY:</b>	Livable: Garage: Covered Porch Front Entry: Covered Patio Back: Total under roof:	2,645 S.F. 644 S.F. 168 S.F. 432 S.F. 3,889 S.F.

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A2.0	Reference Floor Plan
A3.0	Dimension Floor Plan
A4.0	Wall Types Plan
A5.0	Building Sections
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A6.0	Exterior Elevations
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A9.1	Roof Details
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A11.0	Room Finish Plan
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### MECHANICAL

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M2.0	Mechanical Floor Plan
M3.0	Mechanical Schedules
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### PLUMBING

P1.0	Plumbing Plan, Schedules and Gas Isometric
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### ELECTRICAL

E1.0	Electrical / Reflected Ceiling Plan
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### STRUCTURAL

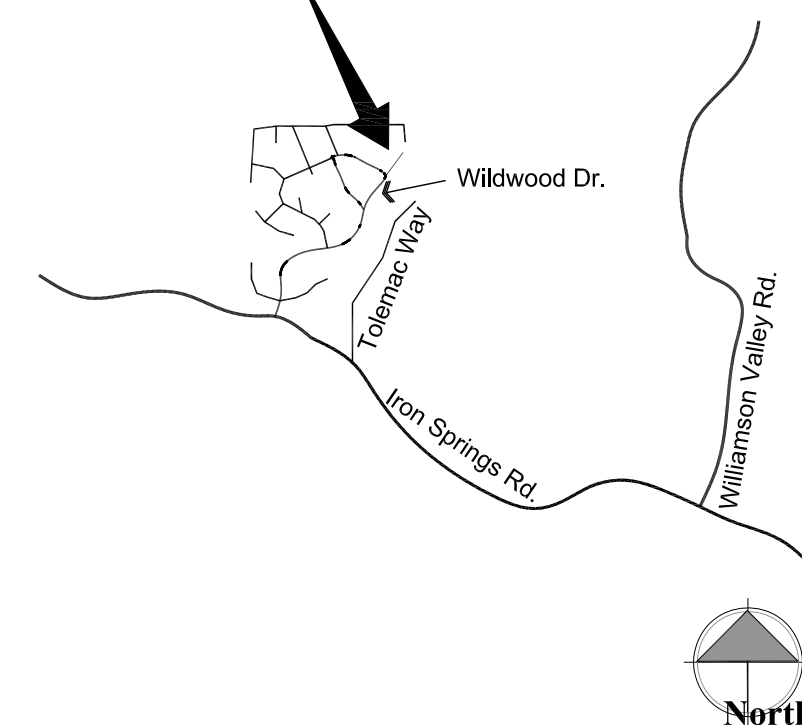
S1.0	General Structural Notes
S1.1	General Structural Notes continued
S1.2	Typical Details
S1.3	Plan Schedules
S2.0	Foundation Plan
S3.0	Floor Framing Plan
S3.1	Roof Framing Plan
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S4.0	Foundation Details 100 Series
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S5.1	Framing Details 200 Series
S5.2	Framing Details 200 Series
S5.3	Framing Details 200 Series

## Graphic Standards

	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

## Vicinity Map

### PROJECT SITE



## Architect:

**W. Alan Kenson & Associates, P.C.**

P 928-443-5812

P.O. Box 11593  
Prescott, AZ 86304

email: waka@cableone.net  
www.kenson-associates.com

**ARCHITECTURE & PLANNING**



REVISIONS	BY

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**ARCHITECTURE & PLANNING**

**DRAWING:** Cover Sheet  
**PROJECT:** Randall Residence  
69 Wildwood Dr.  
Prescott, AZ 86305  
**APN:** 115-02-046

DRAWN BY L.O.
CHECKED BY W.A.K.
DATE June 21st, 2019
JOB NO. 703
SHEET

**CS**

# Randall Residence

Wildwood Estates, Prescott AZ

## General Notes

1. A COPY OF THE YAVAPAI COUNTY APPROVED CONSTRUCTION DRAWINGS SHALL BE KEPT AT THE JOB SITE.

2. EXTERIOR WALLS: CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH IRC 2012 TABLE 302.1.

3. CEMENT, FIBER-CEMENT AND GLASS MAT GYPSUM BACKERS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.

4. EVERY SLEEPING ROOM AND BASEMENT WITH HABITABLE SPACE SHALL HAVE AT LEAST ONE WINDOW WITH A NET CLEAR OPENING OF 5.7 SQUARE FEET (MIN. 5 SQUARE FEET NET CLEAR OPENING AT GRADE FLOOR), MINIMUM OPENING WIDTH OF 20" MINIMUM OPENING HEIGHT OF 24" AND THE FINISHED SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR, OR PROVIDE EXTERIOR DOOR FOR EMERGENCY EGRESS.

5. WINDOWS SHALL BE FLASHED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

6. GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH IRC 308.

7. ALL INTERIOR AND EXTERIOR GLAZING IN BATHROOMS MUST BE SAFETY GLAZING WHEN THE BOTTOM EDGE IS LESS THAN FIFTY-SIX INCHES ABOVE THE FLOOR LEVEL. (BATHROOM SHALL BE DEFINED AS A ROOM PROVIDED WITH A TUB OR SHOWER.)

8. CEILING INSULATION: 1-1/2" RIGID INSULATION BELOW TPO SINGLE PLY ROOFING MEMBRANE WITH 8" (R-38) CLOSED CELL SPRAY FOAM INSULATION BETWEEN ROOF JOISTS.

9. WOOD FRAMED WALLS: BLOWN-IN INSULATION SHALL BE IN SUBSTANTIAL CONTACT WITH THE SURFACE BEING INSULATED TO AVOID AIR PATHS THAT BYPASS THE INSULATION. INSULATION SHALL NOT BE COMPRESSED. INSULATION SHALL FILL CAVITIES COMPLETELY.
10. AIR LEAKAGE - THE CODE ALLOWS THE USE OF AIRFLOW RETARDERS (HOUSE WRAPS) OR OTHER SOLID MATERIALS AS ACCEPTABLE METHODS TO MEET THIS REQUIREMENT. TO BE EFFECTIVE, THE BUILDING THERMAL SEAL MUST BE:
  - IMPERMEABLE TO AIR FLOW.
  - CONTINUOUS OVER THE ENTIRE BUILDING ENVELOPE.
  - ABLE TO WITHSTAND THE FORCES THAT MAY ACT ON IT DURING AND AFTER CONSTRUCTION.
  - DURABLE OVER THE EXPECTED LIFETIME OF THE BUILDING.
  - ALL SEAMS AND EDGES MUST BE SEALED/TAPED PER MANUFACTURER'S SPECIFICATIONS.

11. BUILDING THERMAL ENVELOPE - THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL:
  - ALL JOINTS, SEAMS AND PENETRATIONS.
  - SITE BUILT WINDOWS, DOORS AND SKYLIGHTS.
  - OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING.
  - UTILITY PENETRATIONS.
  - DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE.
  - KNEE WALLS.
  - WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES.
  - BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS.
  - COMMON WALLS BETWEEN DWELLING UNITS.
  - OTHER SOURCES OF INFILTRATION.

12. FENESTRATION AIR LEAKAGE - WINDOW, SKYLIGHT AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUARE FOOT, AND SWINGING DOORS NO MORE THAN 0.5 CFM. SPECIFICATION SHALL BE LISTED ON THE MANUFACTURER LABEL. ALL WINDOWS AND EXTERIOR DOORS COMPRISING THE BUILDINGS THERMAL ENVELOPE, SHALL HAVE A FENESTRATION U-FACTOR OF NOT MORE THAN .40.
13. RECESSED LIGHTING - RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES BY BEING:
  - IC-RATED AND LABELED WITH ENCLOSURES THAT ARE SEALED OR GASKETED TO PREVENT AIR LEAKAGE TO THE CEILING CAVITY OR UNCONDITIONED SPACE
  - OR:
  - IC-RATED AND LABELED AS MEETING ASTM E283
  - OR:
  - LOCATED INSIDE AIRTIGHT SEALED BOX WITH CLEARANCES OF AT LEAST 0.5 INCH FROM COMBUSTIBLE MATERIAL AND 3 INCHES FROM INSULATION.

14. ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-2. ALL NEW RESIDENCES EXCEEDING 1,800 SQUARE FEET WITH TWO OR MORE BATHROOMS SHALL HAVE A CIRCULATING HOT WATER SYSTEM. CIRCULATING HOT WATER SYSTEMS SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE. THERMAL SIPHONING SYSTEMS SHALL HAVE A VALVE TO REDUCE FLOW. ALTERNATE SYSTEM SHALL BE CONSIDERED.

15. A MINIMUM 0.019 INCH, CORROSION RESISTANT WEEP SCREED, WITH MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON THE EXTERIOR STUD WALL IN ACCORDANCE WITH ASTM C 926. THE WEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.

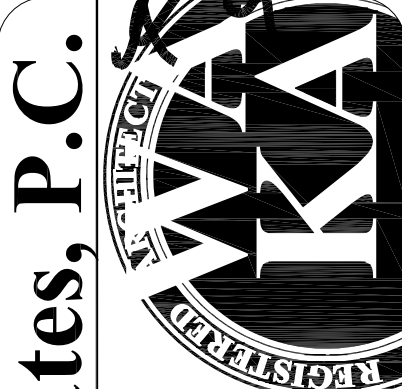
16. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAT 1/2" GPDW APPLIED TO THE GARAGE SIDE.

17. A WATER HEATER RELIEF VALVE SHALL EXTEND OUTSIDE THE BUILDING WITH THE END OF PIPE NOT MORE THAN (2) TWO FEET OR LESS THAN (6) SIX INCHES ABOVE THE GROUND AND POINTING DOWNWARD.

18. MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 F OR BELOW 55 F SHALL BE INSULATED TO A MINIMUM OF R-2.

REVISIONS	BY

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ARCHITECTURE & PLANNING

DRAWING: General Notes

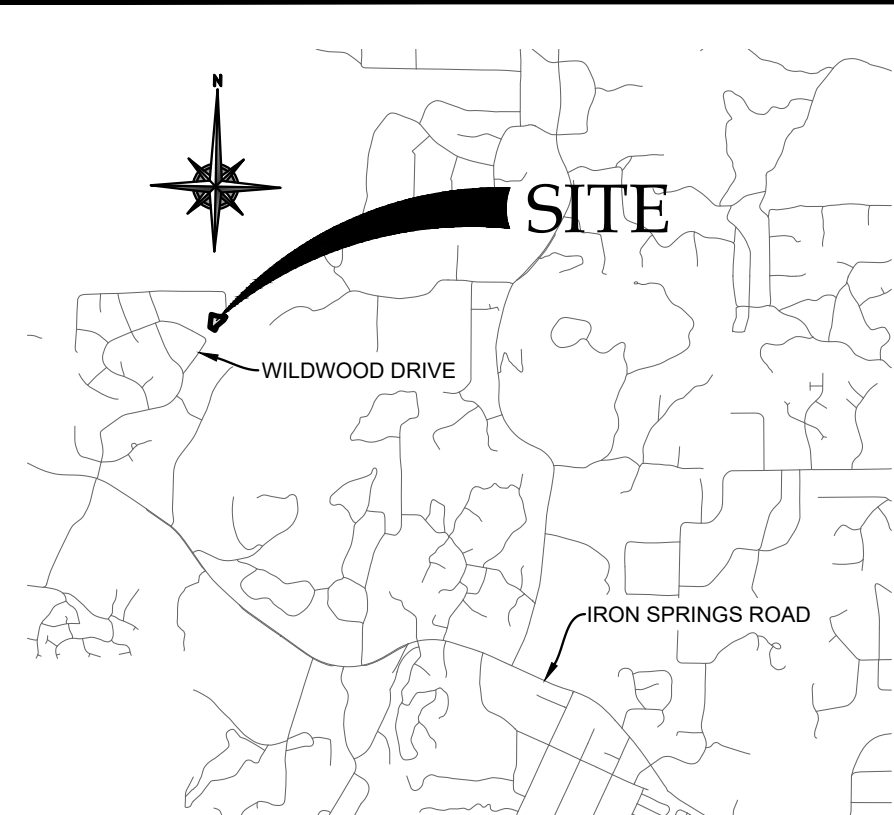
PROJECT: Randall Residence  
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Prescott, AZ 86305

APN: 115-02-046

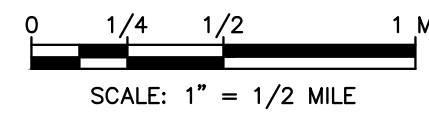
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CS2





VICINITY MAP



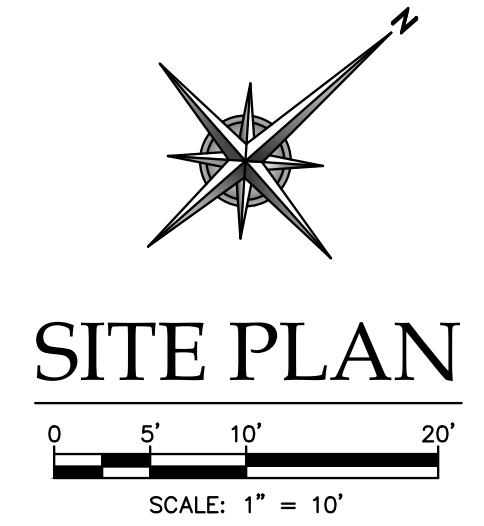
**ESTIMATED EARTHWORK**  
**RAW CUT ≈ 100 CY**  
**RAW FILL ≈ 500 CY**

- EARTHWORK ASSUMPTIONS**
1. EARTHWORK SHALL FOLLOW RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
  2. EXCAVATION FOR SLAB ON GRADE ASSUMED TO BE 8" BELOW FFE.
  3. EXCAVATION FOR PAVED DRIVEWAY SECTION ASSUMED TO BE 9" BELOW FINAL GRADE.
  4. EXCAVATION NOT ACCOUNTED FOR FOUNDATION STEM OR UNSUITABLE SOIL CONDITIONS.
  5. CONTRACTOR SHALL OBTAIN SEPARATE GRADING PERMIT FOR SURPLUS MATERIAL PLACED OFF-SITE IN CONFORMANCE WITH THE YAVAPAI COUNTY GRADING ORDINANCE.

# GRADING & DRAINAGE PLAN

## RANDALL RESIDENCE

69 WILDWOOD DRIVE  
PARCEL 115-02-046  
LOT 192, WILDWOOD ESTATES UNIT 5  
LOCATED IN SECTION 19, TOWNSHIP 14N, RANGE 2W  
GILA AND SALT RIVER MERIDIAN  
YAVAPAI COUNTY, ARIZONA



SITE PLAN

### SITE PLAN NOTES

1. TOPOGRAPHY PROVIDED BY GRANITE BASIN ENGINEERING, INC.
2. BOUNDARY BASED ON RECORD INFORMATION.
3. SITE PLAN PROVIDED BY W. ALAN KENSON & ASSOCIATES, P.C.

### CONSTRUCTION SPECIFICATIONS

#### GENERAL

ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH APPLICABLE COMMUNITY DESIGN GUIDELINES; APPLICABLE CITY, TOWN OR COUNTY STANDARDS, DETAILS AND SPECIFICATIONS; "MARICOPA ASSOCIATION OF GOVERNMENTS" (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION" (MAG SPECS AND DETAILS); QUAD CITY STANDARD DETAILS (QCSD); AND GENERALLY ACCEPTED GOOD CONSTRUCTION PRACTICES.

ALL IMPROVEMENTS SHALL BE CONSTRUCTED BY CONTRACTORS LICENSED BY THE ARIZONA STATE REGISTRAR OF CONTRACTORS WITH A CLASS OF LICENSE(S) FOR THE SPECIFIC WORK BEING PERFORMED.

WORK PERFORMED WITHOUT APPROVAL OF THE JURISDICTIONAL AUTHORITY OR OWNER AND/OR ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THE SPECIFICATIONS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

ANY DEFECTS WHICH APPEAR IN THE WORK WITHIN TWO YEARS FROM THE DATE OF ACCEPTANCE AND WHICH ARE DUE TO IMPROPER WORKMANSHIP OR INFERIOR MATERIALS SUPPLIED SHALL BE CORRECTED BY OR AT THE EXPENSE OF THE CONTRACTOR.

QUANTITIES OF CONSTRUCTION MATERIALS ARE PROVIDED AS A GUIDE AND FOR INFORMATION ONLY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING AND PROVIDING ALL QUANTITIES REQUIRED.

CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTIONS METHODS, SEQUENCING, AND SAFETY DURING CONSTRUCTION.

CONTRACTOR IS REQUIRED TO COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION OF THIS PROJECT.

APPROVAL OF A PORTION OF THE WORK IN PROGRESS DOES NOT GUARANTEE ITS FINAL ACCEPTANCE. TESTING AND EVALUATION MAY CONTINUE UNTIL WRITTEN FINAL ACCEPTANCE OF A COMPLETE WORKABLE UNIT. ACCEPTANCE OF COMPLETED IMPROVEMENTS WILL NOT BE GIVEN UNTIL DEFECTIVE OR UNAUTHORIZED WORK IS REMOVED AND FINAL CLEAN-UP IS COMPLETE.

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THESE PLANS ARE SUBJECT TO THE INTERPRETATION OF INTENT BY THE ENGINEER. REGRADING SHALL BE RESPONSIBLE FOR LOCATING AND THE ENGINEER. ANY INTERPRETATION OF THE PLANS BY ANYONE OTHER THAN THE ENGINEER SHALL BE RESPONSIBLE FOR ANY CONSEQUENCES THEREOF.

#### DRAINAGE

POSITIVE DRAINAGE OF SURFACE WATER AWAY FROM STRUCTURES SHALL BE PROVIDED DURING CONSTRUCTION AT ALL TIMES AND WITH FINAL GRADING OF LOT.

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LOCATION OF UNDERGROUND UTILITIES SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ARS 40-360.22 PRIOR TO ANY EXCAVATION. CONTRACTOR PERFORMING EXCAVATION OPERATIONS SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES. BLUE STAKE SHALL BE CALLED AT 1-800-STAKE-IT FOR ACCURATE LOCATION OF UTILITIES AS NECESSARY AND PRIOR TO ANY EXCAVATION.

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#### RELOCATIONS

SIGNS, TREES SHRUBS, MAILBOXES AND OTHER INCIDENTALS REQUIRING RELOCATION SHALL BE MOVED ONLY FAR ENOUGH TO ALLOW CONSTRUCTION OF THE PROJECT AND CAUSE THE LEAST DISRUPTION TO PRIVATE PROPERTY. ALL LANDSCAPE FINAL POSITIONS SHALL BE APPROVED BY THE ENGINEER. PRIOR TO RELOCATION ALL RELOCATED ITEMS SHALL CONTINUE TO WORK IN THEIR INTENDED CAPACITY AFTER THE RELOCATION HAS BEEN ACCOMPLISHED. NO SIGNS SHALL BE RELOCATED TO POSITIONS OUTSIDE DESIGNATED PUBLIC RIGHT OF WAY. SIGNS SHALL BE A PRIMARY CONSIDERATION IN THE PLACEMENT OF SHRUBBERY AND SIGNS WHICH COULD POSSIBLY DISRUPT THE SIGHT DISTANCE OF MOTORISTS.

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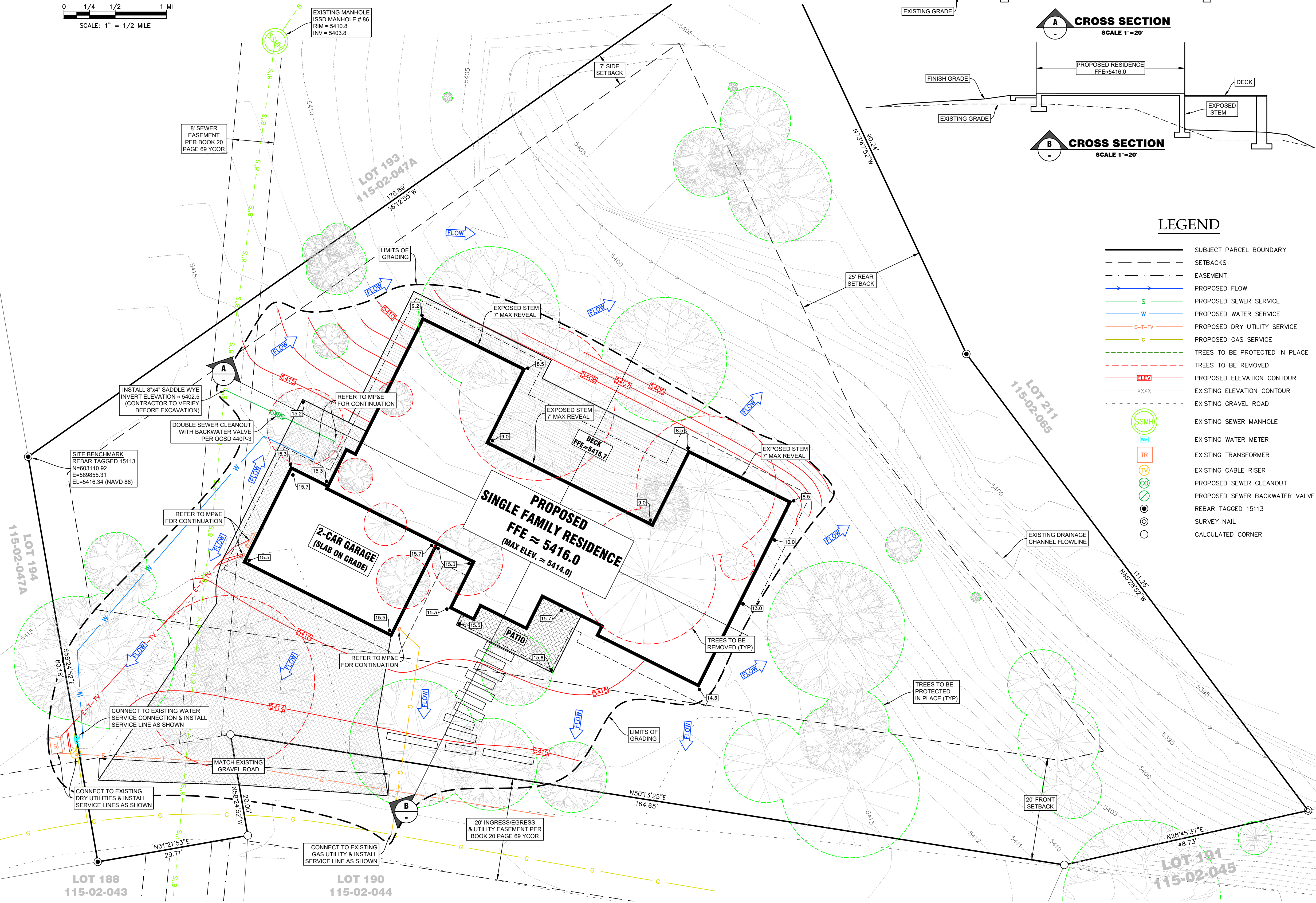
#### TESTING

- A. TESTING OF MATERIALS AND CONSTRUCTION PERFORMANCE BY AN APPROVED TESTING LAB IS REQUIRED.
- B. THE GEOTECHNICAL LAB SHALL DETERMINE THE NUMBER AND TYPE OF TESTS NEEDED.
- C. THE OWNER/CONTRACTOR SHALL NOTIFY THE TESTING LAB OF THE NEEDED TESTS. COORDINATE WITH THE INSPECTOR AND TESTING LAB AND PAY THE COSTS TO PERFORM THE TESTS.

THE MAXIMUM SLOPE IS 1:1 IN CUT SECTIONS AND 2:1 IN FILL SECTIONS, HORIZONTAL TO VERTICAL.

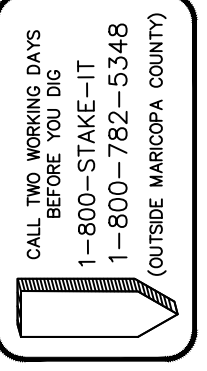
MAXIMUM LIFT THICKNESS IN FILL SECTIONS IS NOT TO EXCEED 6". ALL FILL IS TO BE COMPACTED TO 95% COMPACTION.

THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND GENERAL CONDITION OF ALL EXISTING TIE-IN AND MATCHING POINTS OF PAVEMENT PRIOR TO ANY STREET CONSTRUCTION. SHOULD ANY LOCATIONS, ELEVATIONS, CROSS SLOPES, OR CONDITIONS DIFFER FROM WHAT IS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNERS AGENT IMMEDIATELY FOR APPROPRIATE CORRECTIVE ACTION. THE CONTRACTOR IS RESPONSIBLE FOR ANY COSTS INCURRED IF THIS PROCEDURE IS NOT FOLLOWED.



### LEGEND

- SUBJECT PARCEL BOUNDARY
- SETBACKS
- EASEMENT
- PROPOSED FLOW
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED DRY UTILITY SERVICE
- PROPOSED GAS SERVICE
- TREES TO BE PROTECTED IN PLACE
- TREES TO BE REMOVED
- PROPOSED ELEVATION CONTOUR
- EXISTING ELEVATION CONTOUR
- EXISTING GRAVEL ROAD
- EXISTING SEWER MANHOLE
- EXISTING WATER METER
- EXISTING TRANSFORMER
- EXISTING CABLE RISER
- PROPOSED SEWER CLEANOUT
- PROPOSED SEWER BACKWATER VALVE
- REBAR TAGGED 15113
- SURVEY NAIL
- CALCULATED CORNER



SITE PLAN

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#### TESTING

- A. TESTING OF MATERIALS AND CONSTRUCTION PERFORMANCE BY AN APPROVED TESTING LAB IS REQUIRED.
- B. THE GEOTECHNICAL LAB SHALL DETERMINE THE NUMBER AND TYPE OF TESTS NEEDED.
- C. THE OWNER/CONTRACTOR SHALL NOTIFY THE TESTING LAB OF THE NEEDED TESTS. COORDINATE WITH THE INSPECTOR AND TESTING LAB AND PAY THE COSTS TO PERFORM THE TESTS.

THE MAXIMUM SLOPE IS 1:1 IN CUT SECTIONS AND 2:1 IN FILL SECTIONS, HORIZONTAL TO VERTICAL.

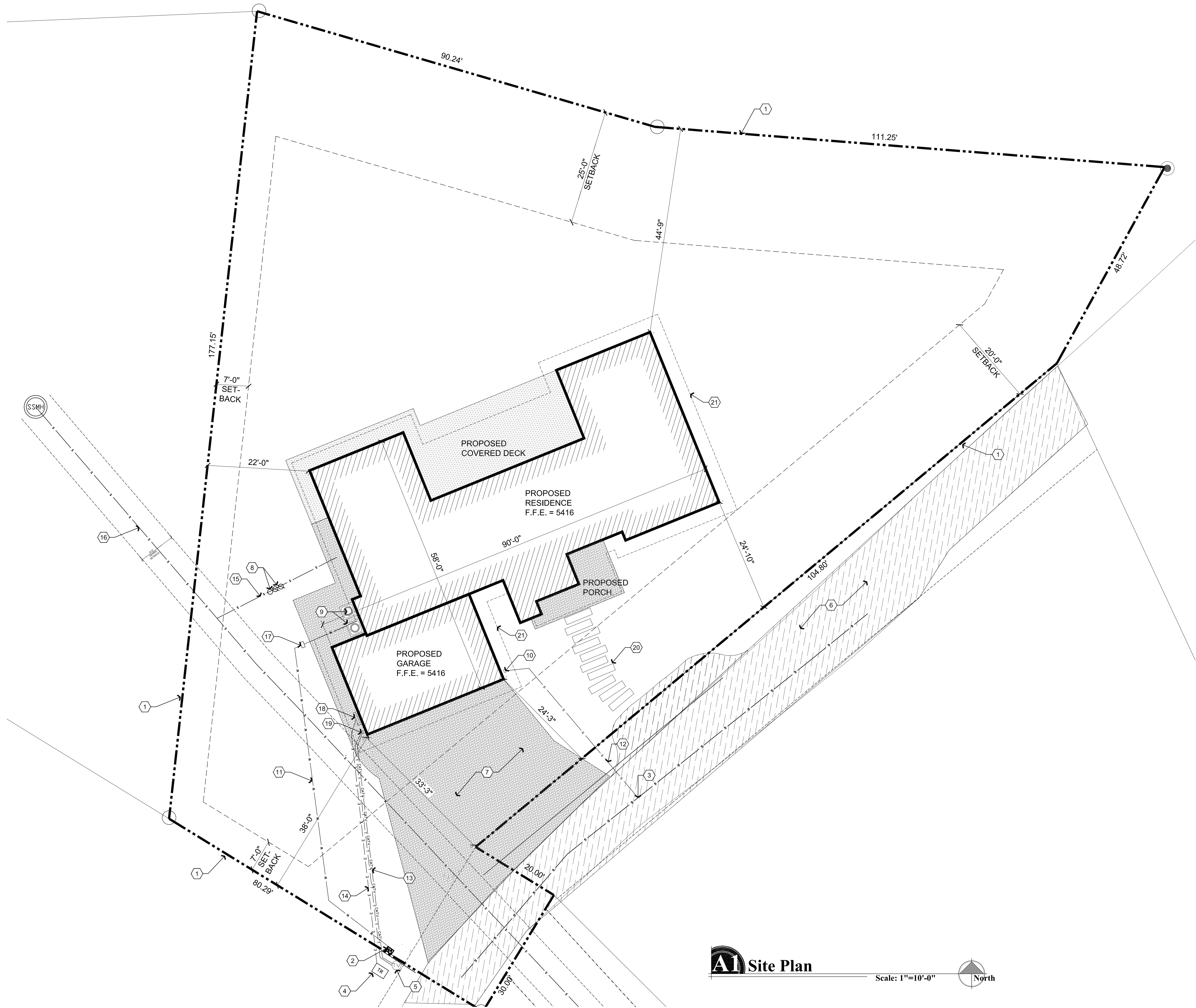
MAXIMUM LIFT THICKNESS IN FILL SECTIONS IS NOT TO EXCEED 6". ALL FILL IS TO BE COMPACTED TO 95% COMPACTION.

THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND GENERAL CONDITION OF ALL EXISTING TIE-IN AND MATCHING POINTS OF PAVEMENT PRIOR TO ANY STREET CONSTRUCTION. SHOULD ANY LOCATIONS, ELEVATIONS, CROSS SLOPES, OR CONDITIONS DIFFER FROM WHAT IS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNERS AGENT IMMEDIATELY FOR APPROPRIATE CORRECTIVE ACTION. THE CONTRACTOR IS RESPONSIBLE FOR ANY COSTS INCURRED IF THIS PROCEDURE IS NOT FOLLOWED.

1



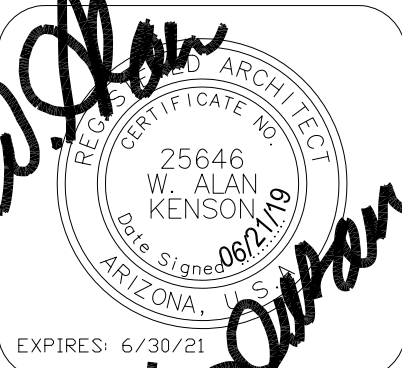
Jun 21, 2019 - 9:13am



- ### Descriptive Keynotes
1. PROPERTY LINE.
  2. PROVIDE 3/4" WATER METER AT EXISTING STUB OUT.
  3. PROPOSED NATURAL GAS CONNECTION LOCATION.
  4. EXISTING ELECTRICAL TRANSFORMER.
  5. EXISTING CABLE TV BOX.
  6. EXISTING ROAD.
  7. PROPOSED CONCRETE PAVERS OVER 1" SAND OVER 4" COMPACTED A.B.C. AT DRIVEWAY.
  8. PROVIDE TWO WAY SEWER CLEAN OUT AND BACKWATER VALVE, REFER TO CIVIL PLANS.
  9. CONDENSING UNIT REFER TO MECHANICAL PLANS.
  10. NATURAL GAS METER / REGULATOR.
  11. 1-1/2" SCHEDULE 40 PVC WATER LINE.
  12. POLYETHYLENE NATURAL GAS LINE BY UNISOURCE.
  13. 2- 2" DB 120 ELECTRICAL CONDUIT FOR TELEPHONE / CABLE.
  14. DB 120 ELECTRICAL CONDUIT, SIZE TO BE DETERMINED BY ARIZONA PUBLIC SERVICE.
  15. 4" SDR 35 WASTE LINE, REFER TO CIVIL PLANS.
  16. EXISTING MAIN SEWER LINE, REFER TO CIVIL PLANS.
  17. WATER SHUT OFF VALVE IN BELOW GRADE YARD BOX.
  18. ELECTRICAL SERVICE ENTRANCE SECTION, REFER TO ELECTRICAL PLANS.
  19. CABLE TV AND TELEPHONE CLOSURE BOXES.
  20. PROVIDE INDIVIDUAL 4" CAST-IN-PLACE CONCRETE PADS OVER 4" COMPACTED A.B.C.
  21. LINE OF ROOF OVERHANG.

REVISIONS	BY

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**ARCHITECTURE & PLANNING**

**DRAWING:** Site Plan

**PROJECT:** Randall Residence  
69 Wildwood Dr.  
Prescott, AZ 86305

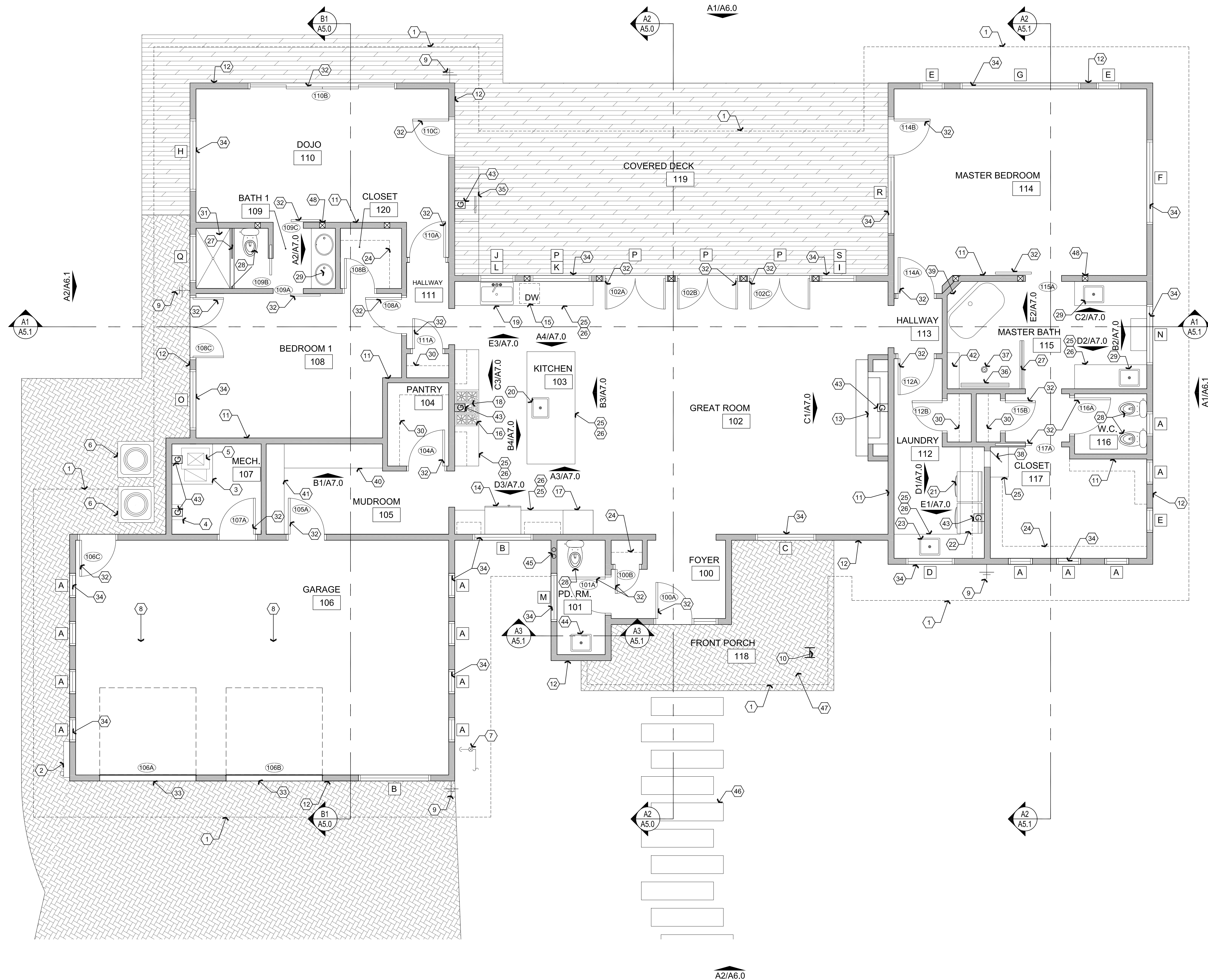
**APN:** 115-02-046

DRAWN BY L.O.
CHECKED BY W.A.K.
DATE June 21st, 2019
JOB. NO. 703
SHEET

**A1.0**



Jun 21, 2019 - 9:13am



**A1** Reference Floor Plan

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

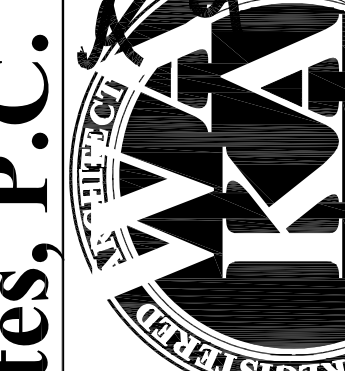
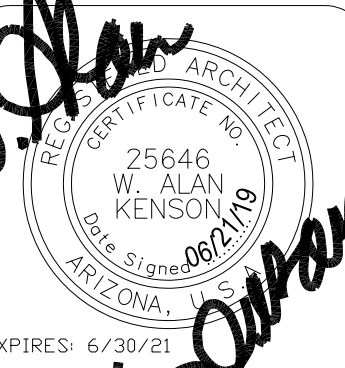


## Descriptive Keynotes

1. LINE OF ROOF OVERHANG ABOVE.
2. ELECTRICAL SERVICE ENTRANCE SECTION. REFER TO ELECTRICAL PLANS.
3. PROVIDE 18" HIGH PLATFORM FOR GAS FURNACE.
4. PROVIDE TANKLESS WATER HEATER. REFER TO PLUMBING PLANS.
5. HVAC UNIT, REFER TO MECHANICAL PLANS.
6. CONDENSING UNIT, REFER TO MECHANICAL PLANS.
7. NATURAL GAS SHUT OFF VALVE / METER / REGULATOR.
8. GARAGE FLOOR SURFACE USED FOR PARKING OF AUTOMOBILE OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.
9. PROVIDE FROST PROOF HOSE BIBB, REFER TO PLUMBING PLANS.
10. PROVIDE COLUMN, REFER TO STRUCTURAL PLANS.
11. INTERIOR WALL, REFER TO WALL TYPES PLAN.
12. EXTERIOR WALL, REFER TO WALL TYPES PLAN.
13. PROVIDE GAS FIREPLACE WITH CONCRETE HEARTH AS SELECTED BY OWNER .
14. REFRIGERATOR / FREEZER AS SELECTED / PROVIDED BY OWNER.
15. DISHWASHER AS SELECTED / PROVIDED BY OWNER.
16. NATURAL GAS COOK TOP AS SELECTED / PROVIDED BY OWNER.
17. DOUBLE OVENS AS SELECTED / PROVIDED BY OWNER.
18. EXHAUST HOOD AS SELECTED / PROVIDED BY OWNER.
19. PROVIDE KITCHEN SINK AS SELECTED BY OWNER.
20. PROVIDE PREP SINK AS SELECTED BY OWNER.
21. WASHER PROVIDED BY OWNER.
22. NATURAL GAS CLOTHES DRYER PROVIDED BY OWNER.
23. PROVIDE UTILITY SINK AS SELECTED BY OWNER.
24. PROVIDE CLOSET ROD / SHELVING AS SELECTED BY OWNER.
25. PROVIDE COUNTERTOP AS SELECTED BY OWNER.
26. PROVIDE WOOD BASE CABINETRY, REFER TO INTERIOR ELEVATIONS.
27. PROVIDE SAFETY GLASS SHOWER PARTITION / DOOR.
28. PROVIDE TOILET / BIDET AS SELECTED BY OWNER.
29. PROVIDE LAVATORY AS SELECTED BY OWNER.
30. PROVIDE SHELVING.
31. CERAMIC TILE SHOWER AS SELECTED BY OWNER.
32. PROVIDE DOOR, TYPICAL. REFER TO DOOR SCHEDULE.
33. PROVIDE GARAGE DOOR. REFER TO DOOR SCHEDULE.
34. PROVIDE WINDOW, REFER TO WINDOW TYPES, TYPICAL.
35. NATURAL GAS GRILL PROVIDED BY OWNER IN OUTDOOR COUNTER BY OWNER.
36. PROVIDE LINEAR SHOWER DRAIN.
37. PROVIDE RAIN SHOWER HEAD.
38. PROVIDE FACE FRAME DOOR.
39. PROVIDE TILED LEDGE AT TUB HEIGHT.
40. PROVIDE MUD ROOM BENCH WITH STORAGE CUBBIES UNDER SEAT, REFER TO INTERIOR ELEVATIONS.
41. PROVIDE TALL CABINETRY STORAGE.
42. PROVIDE TILED SHOWER SEAT AT 18" HIGH x 36" WIDE x 12" DEEP.
43. PROVIDE STUB-OUT FOR NATURAL GAS.
44. PROVIDE PEDESTAL SINK AS SELECTED BY OWNER.
45. ROOF DRAIN AND OVERFLOW ROOF DRAIN, REFER TO PLUMBING PLANS.
46. PROVIDE INDIVIDUAL 4" CAST-IN-PLACE CONCRETE PADS OVER 4" COMPACTED A.B.C.
47. PROVIDE CONCRETE PAVERS OVER 1" SAND OVER 4" COMPACTED A.B.C.
48. WOOD COLUMN, REFER TO STRUCTURAL PLANS.

REVISIONS	BY

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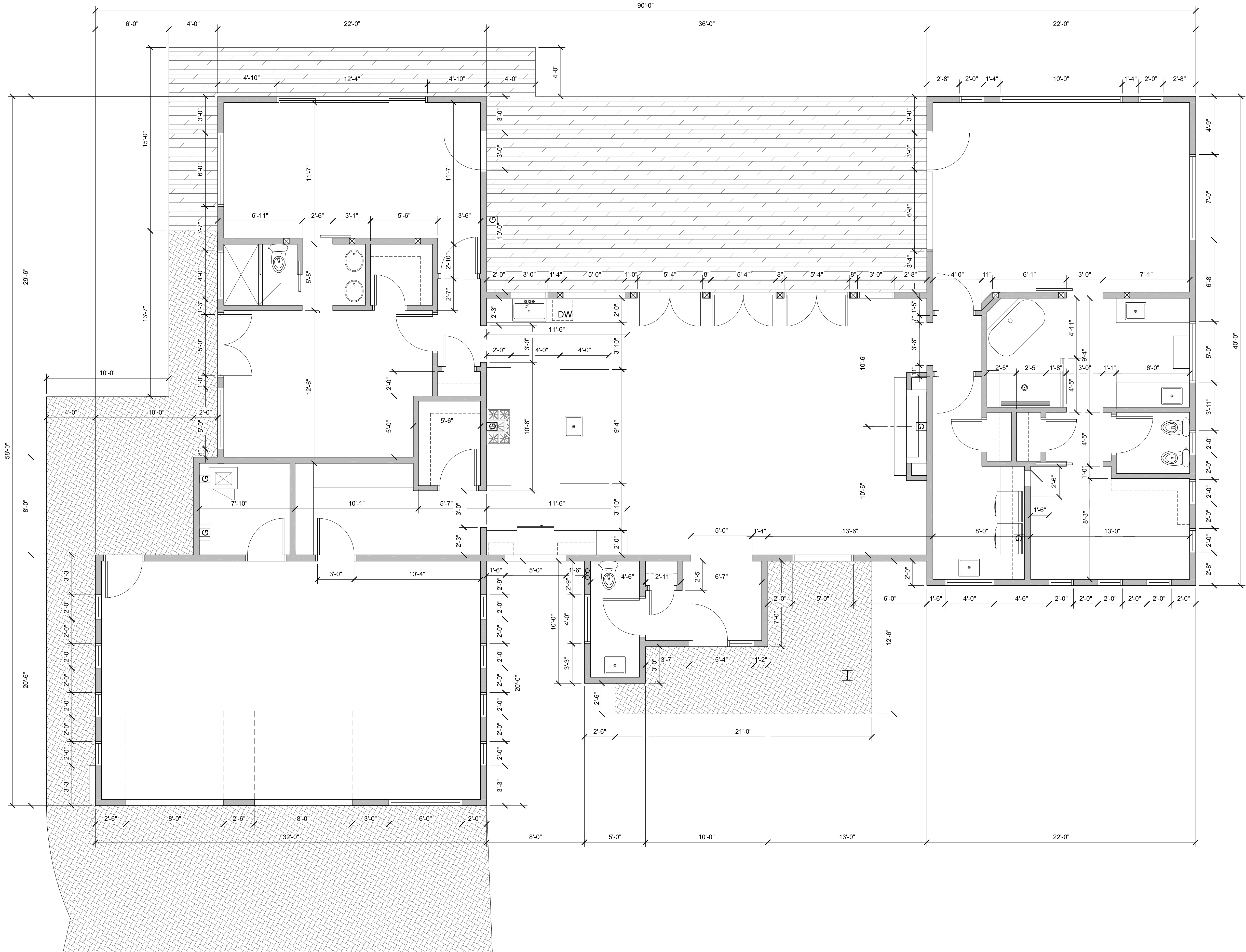
**W. Alan Kenson & Associates, P.C.**  
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F 928-443-5815 Prescott, AZ 86304  
email: waka@cableone.net  
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**ARCHITECTURE & PLANNING**

**DRAWING:** Reference Floor Plan  
**PROJECT:** Randall Residence  
69 Wildwood Dr.  
Prescott, AZ 86305  
**APN:** 115-02-046

DRAWN BY L.O.
CHECKED BY W.A.K.
DATE June 21st, 2019
JOB. NO. 703
SHEET

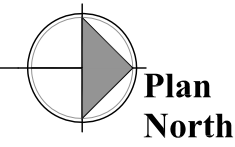
**A2.0**





**A1** Dimension Plan

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



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**ARCHITECTURE & PLANNING**

DRAWING: Dimension Plan

PROJECT: Randall Residence  
69 Wildwood Dr.  
Prescott, AZ 86305

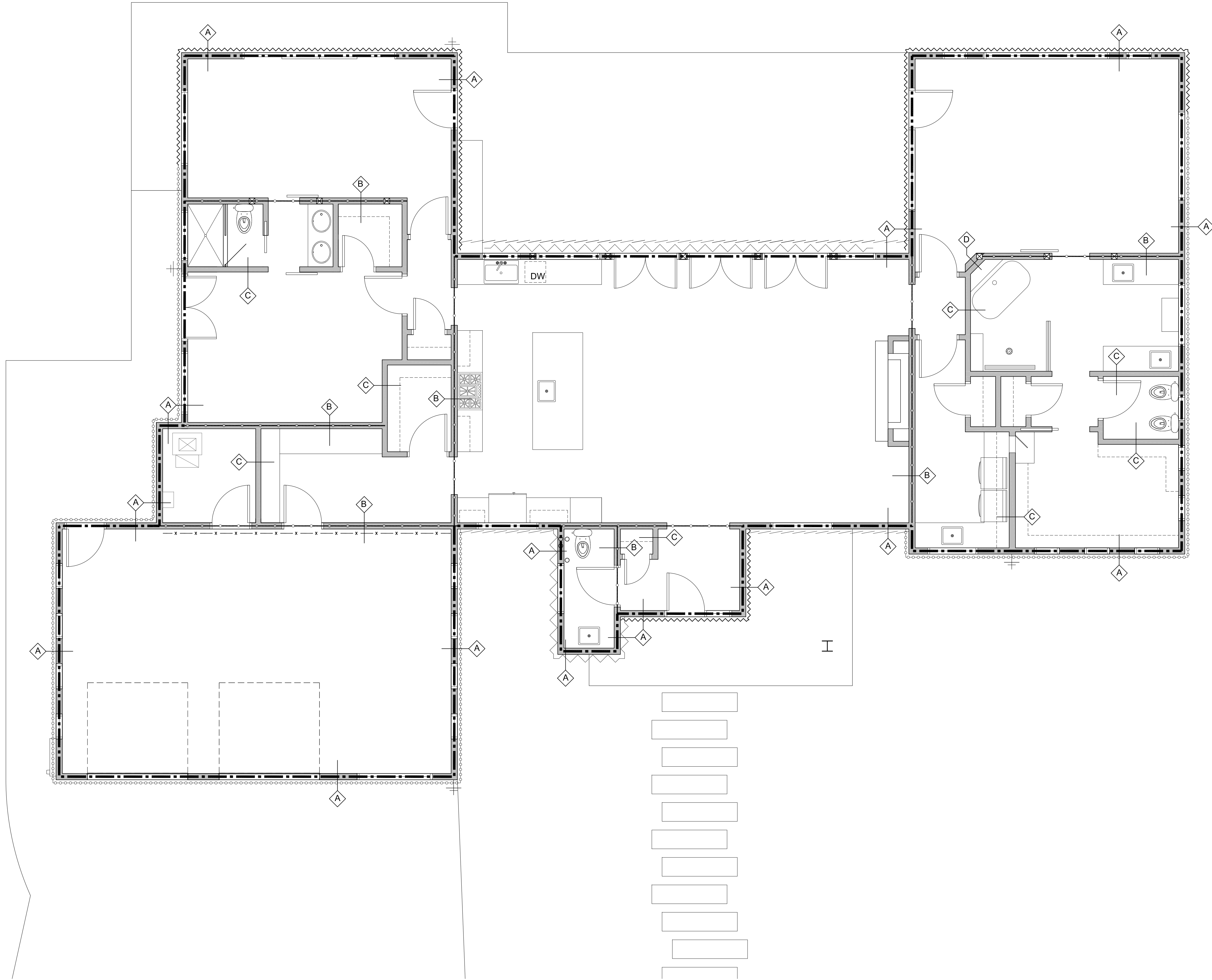
APN: 115-02-046

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DATE June 21st, 2019
JOB. NO. 703
SHEET

**A3.0**



Jun 21, 2019 - 9:14am



**Wall Types Plan**

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



## Wall Types Legend

- A** 6" STUD WALL: PROVIDE FULL-HEIGHT 2x6 WOOD STUDS AT 1'-4" ON CENTER WITH 1/2" GPDW ON INTERIOR SIDE AND 1/2" OSB ON EXTERIOR SIDE. PROVIDE R-19 MINIMUM BLOWN IN INSULATION. REFER TO EXTERIOR ELEVATIONS AND ROOM FINISH SCHEDULE FOR FINISHES.
- B** INTERIOR 6" STUD WALL: PROVIDE 1-LAYER 1/2" GPDW ON EACH SIDE OF 2x6 WOOD STUDS AT 1'-4" O.C. PROVIDE SOUND INSULATION AS DIRECTED BY OWNER.
- C** INTERIOR 2x4 STUD WALL, TYP. PROVIDE 1-LAYER 1/2" GPDW ON EACH SIDE OF 2x4 WOOD STUDS AT 1'-4" ON CENTER. PROVIDE SOUND INSULATION AS DIRECTED BY OWNER.
- D** INTERIOR DOUBLE 2x4 STUD WALL: PROVIDE 1-LAYER 1/2" GPDW ON EXPOSED SIDES OF (2) 2x4 WOOD STUDS AT 1'-4" ON CENTER.
- x — x — WALL BETWEEN GARAGE AND LIVABLE SPACE: PROVIDE TYVEK OR EQUAL TO BE APPLIED TO THE GARAGE SIDE OF THE WALL BENEATH DRYWALL SEPARATING THE GARAGE FROM THE LIVABLE SPACE. PROVIDE R-19 BATT INSULATION.

### EXTERIOR FINISHES

- EXTERIOR WALL FINISH:** PROVIDE STONE VENEER, AS SELECTED BY OWNER, FULL HEIGHT OVER METAL LATH OVER WEATHER PROOF BARRIER.
- EXTERIOR WALL FINISH:** PROVIDE WESTERN ONE COAT STUCCO SYSTEM WITH SYNTHETIC INTEGRAL COLOR FINISH OVER 1 1/2" POLYSTYRENE OVER WEATHER PROOF BARRIER ABOVE STONE VENEER WAINSCOT.
- EXTERIOR WALL FINISH:** PROVIDE WESTERN ONE COAT STUCCO SYSTEM WITH SYNTHETIC INTEGRAL COLOR FINISH OVER 1 1/2" POLYSTYRENE OVER WEATHER PROOF BARRIER FULL HEIGHT
- EXTERIOR WALL FINISH:** PROVIDE PRE-FINISHED 'HARDIE BOARD' SIDING AS SELECTED BY OWNER OVER WEATHER PROOF BARRIER.

REFER TO EXTERIOR ELEVATIONS FOR ADDITIONAL EXTERIOR FINISH LOCATIONS.

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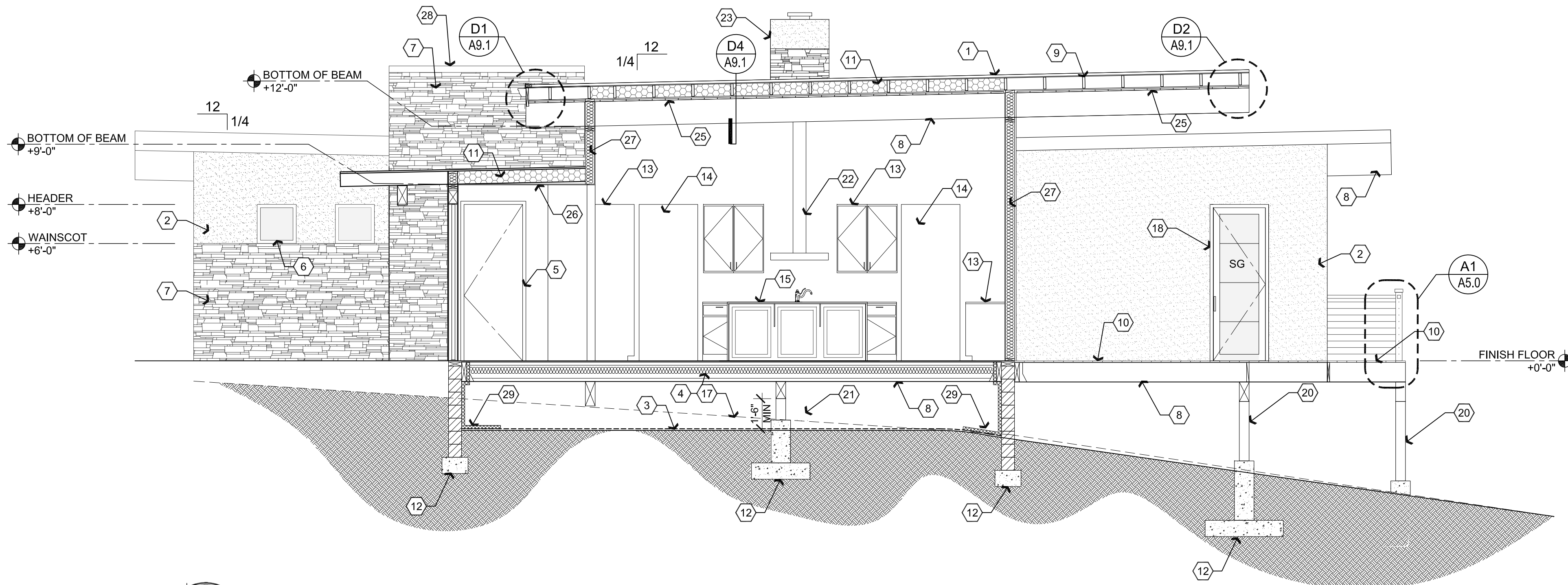
**DRAWING:** Wall Types Plan  
**PROJECT:** Randall Residence  
68 Wildwood Dr.  
Prescott, AZ 86305  
**APN:** 115-02-046

DRAWN BY L.O.
CHECKED BY W.A.K.
DATE June 21st, 2019
JOB. NO. 703
SHEET

**A4.0**



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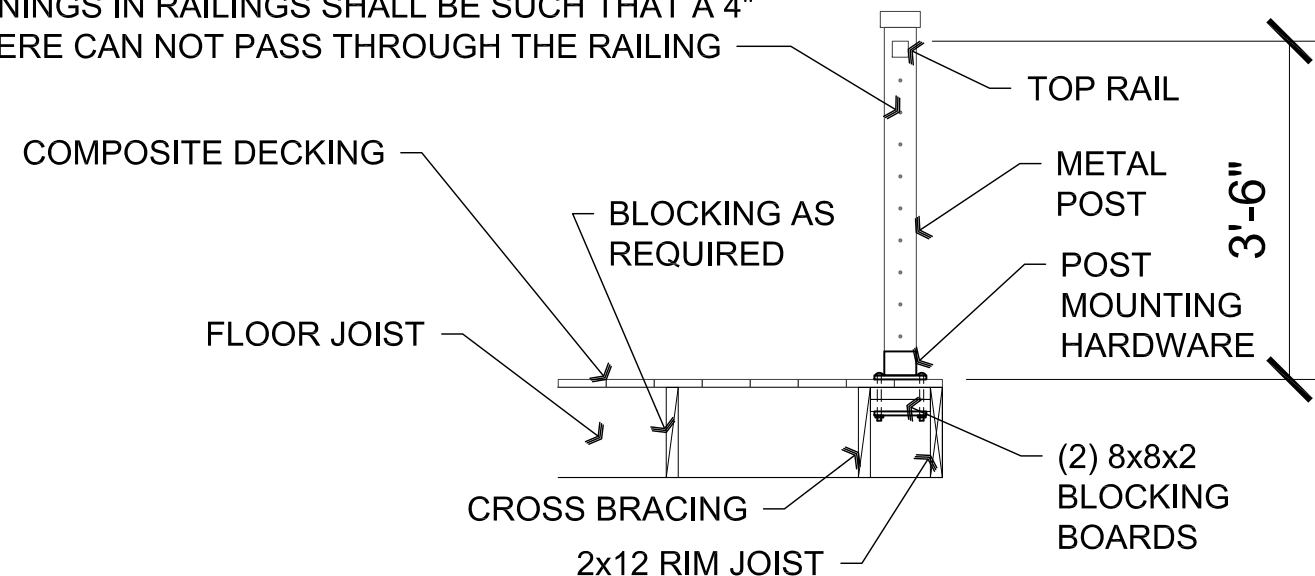
**A2 Building Section**

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

## Descriptive Keynotes

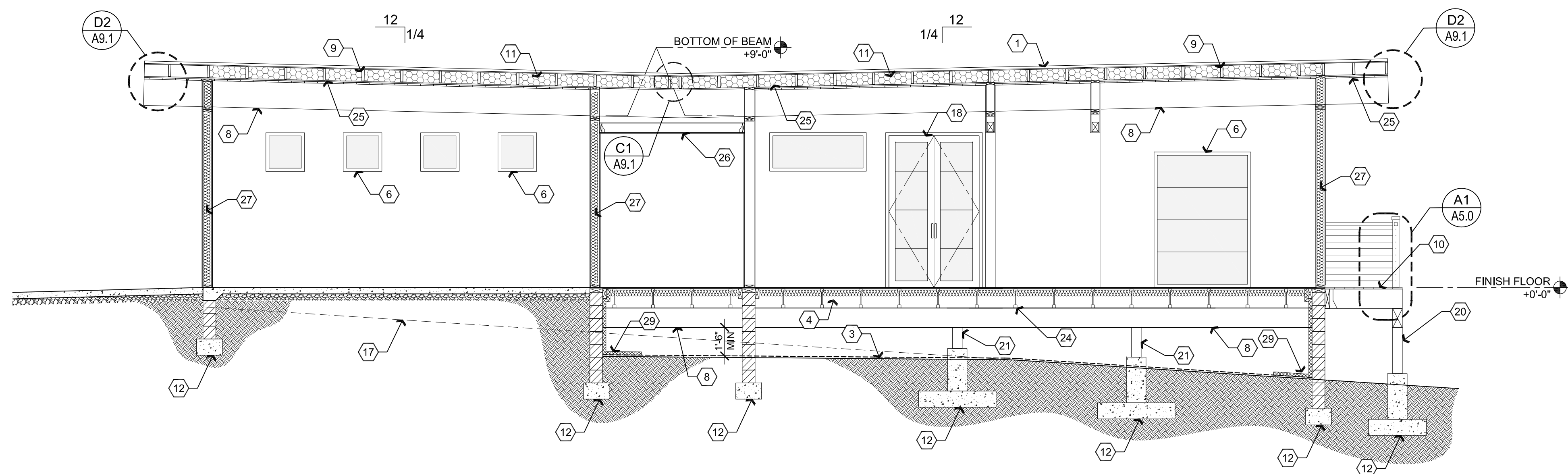
1. PROVIDE TPO ROOFING OVER 1-1/2" ROOF INSULATION, OVER O.S.B. SHEATHING, REFER TO STRUCTURAL PLANS.
2. PROVIDE WESTERN ONE COAT STUCCO SYSTEM WITH SYNTHETIC INTEGRAL COLOR FINISH OVER 1-1/2" POLYSTYRENE OVER WEATHER PROOF BARRIER.
3. PROVIDE CONTINUOUS VAPOR RETARDER INSIDE CRAWL SPACE.
4. PROVIDE R-19 BATT INSULATION TIGHT AGAINST FLOOR WITH INSULATION SUPPORT WIRE.
5. INTERIOR DOOR, REFER TO DOOR SCHEDULE.
6. EXTERIOR WINDOW, TYPICAL, REFER TO WINDOW ELEVATIONS.
7. PROVIDE STONE VENEER, REFER TO WALL TYPES.
8. PROVIDE BEAM, REFER TO STRUCTURAL PLANS.
9. PROVIDE ROOF JOIST, REFER TO STRUCTURAL PLANS.
10. PROVIDE COMPOSITE DECK, REFER TO STRUCTURAL PLANS.
11. PROVIDE R-38 CLOSED CELL SPRAY FOAM INSULATION.
12. PROVIDE CONCRETE FOOTING, REFER TO STRUCTURAL PLANS.
13. PROVIDE WOOD CABINETRY, REFER TO REFERENCE FLOOR PLAN AND INTERIOR ELEVATIONS.
14. OPENING INTO HALLWAY.
15. PROVIDE KITCHEN ISLAND.
16. NOT USED.
17. APPROXIMATE LINE OF EXISTING GRADE.
18. EXTERIOR DOOR, REFER TO REFERENCE FLOOR PLAN AND DOOR SCHEDULE.
19. NOT USED.
20. PROVIDE STEEL COLUMN, REFER TO STRUCTURAL PLANS.
21. PROVIDE WOOD COLUMN, REFER TO STRUCTURAL PLANS.
22. RANGE HOOD AND VENT PIPE FOR COOKTOP BY OWNER.
23. PROVIDE ROCK / STUCCO DECORATIVE CHIMNEY SURROUNDING VENT PIPE.
24. FLOOR JOIST, REFER TO STRUCTURAL PLANS.
25. 3/4" NO GROOVE WOOD DECKING AS SELECTED BY OWNER.
26. PROVIDE GPDW CEILING ATTACHED TO 2x4 CEILING JOISTS.
27. PROVIDE R-19 MINIMUM BLOWN IN INSULATION.
28. PROVIDE SHEET METAL PARAPET CAP.
29. PROVIDE 2" RIGID INSULATION FROM THE FLOOR EXTENDING DOWNWARD ALONG THE STEM WALL TO THE FINISHED GROUND LEVEL, THEN EXTEND HORIZONTALLY ALONG FINISHED GROUND 24".

STAINLESS STEEL CABLING WITH PROPER TENSION AS REQUIRED BY MANUFACTURER. OPENINGS IN RAILINGS SHALL BE SUCH THAT A 4" SPHERE CAN NOT PASS THROUGH THE RAILING



**A1 Guardrail Section**

Scale: 1/2"=1'-0"

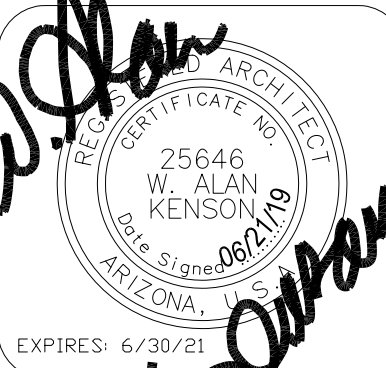


**B1 Building Section**

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

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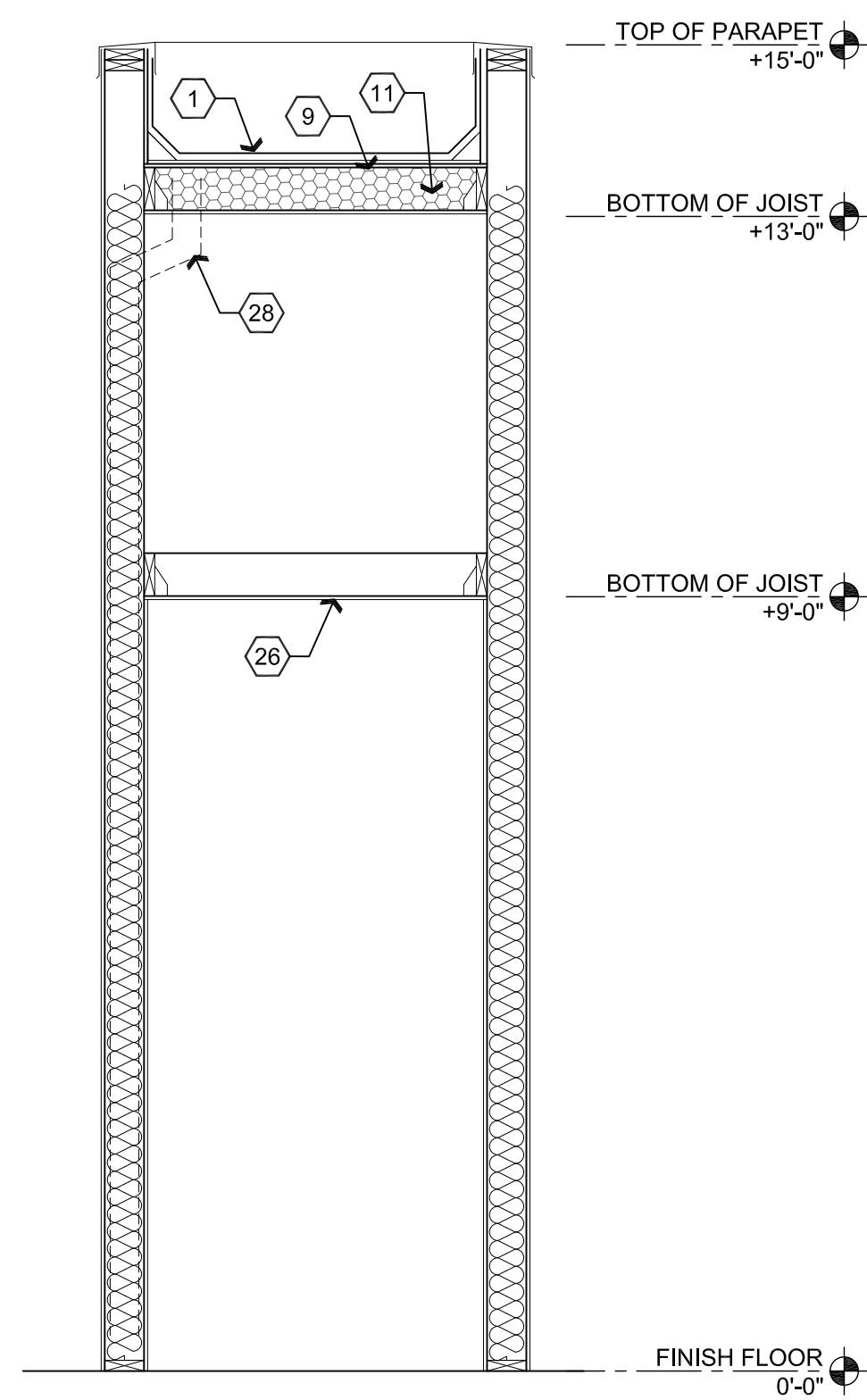
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F 928-443-5815 Prescott, AZ 86304  
email: waka@cableone.net  
www.kenson-associates.com  
**ARCHITECTURE & PLANNING**

**DRAWING:** Building Sections  
**PROJECT:** Randall Residence  
68 Wildwood Dr.  
Prescott, AZ 86305  
**APN:** 115-02-046

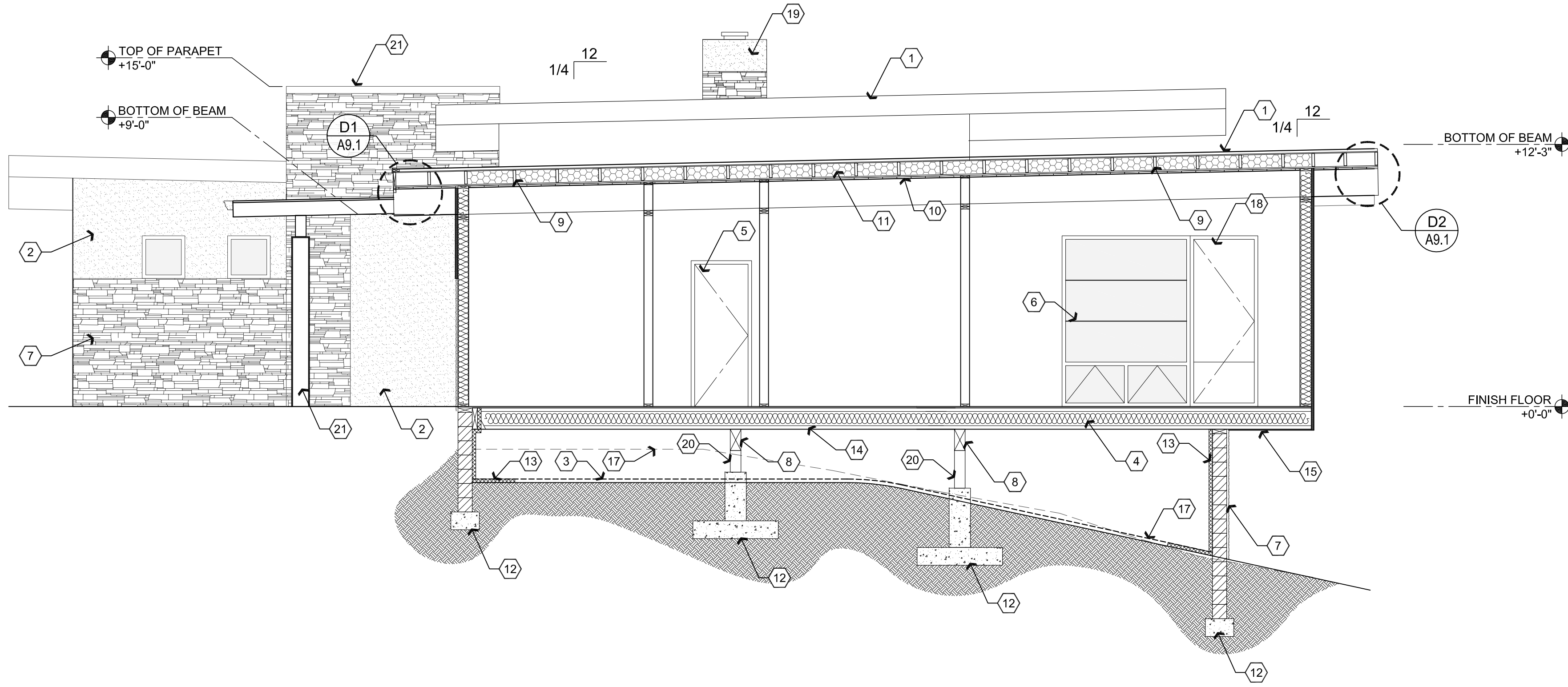
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L.O.  
CHECKED BY  
W.A.K.  
DATE  
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JOB NO.  
703  
SHEET

**A5.0**





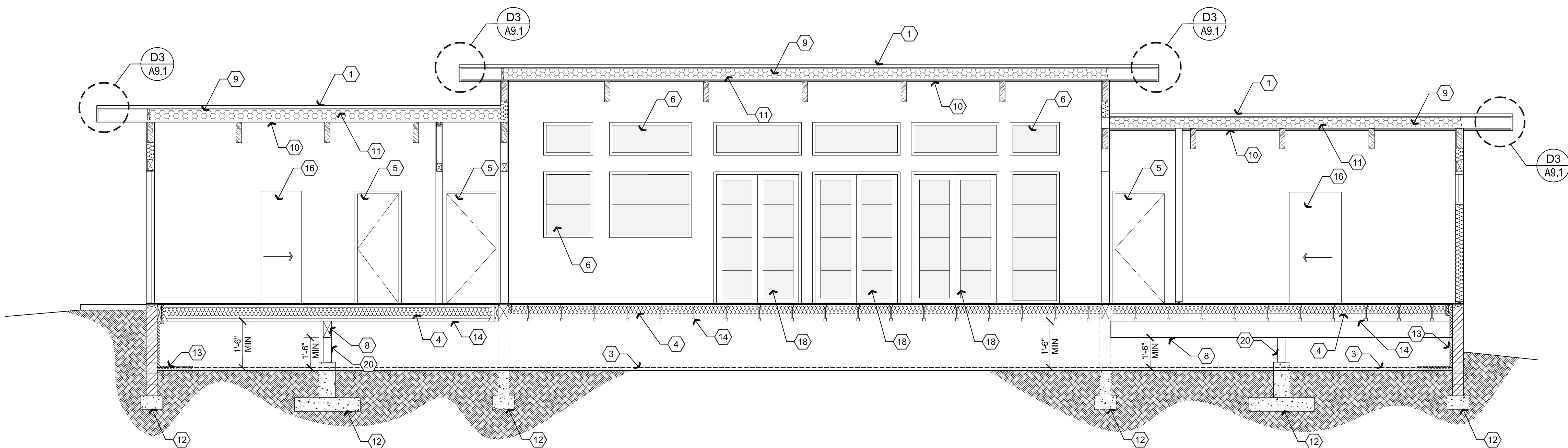
**A3 Building Section**  
Scale: 1/2"=1'-0"



**A2 Building Section**  
Scale: 1/4"=1'-0"

### Descriptive Keynotes

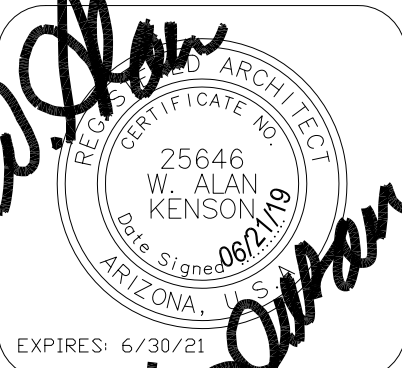
1. PROVIDE TPO ROOFING OVER 1-1/2" ROOF INSULATION OVER O.S.B. SHEATHING, REFER TO STRUCTURAL PLANS.
2. PROVIDE WESTERN ONE COAT STUCCO SYSTEM WITH SYNTHETIC INTEGRAL COLOR FINISH OVER 1-1/2" POLYSTYRENE OVER WEATHER PROOF BARRIER.
3. PROVIDE CONTINUOUS VAPOR RETARDER INSIDE CRAWL SPACE.
4. PROVIDE R-19 BATT INSULATION TIGHT AGAINST FLOOR WITH INSULATION SUPPORT WIRE.
5. INTERIOR DOOR, REFER TO DOOR SCHEDULE.
6. EXTERIOR WINDOW, TYPICAL, REFER TO WINDOW ELEVATIONS.
7. PROVIDE STONE VENEER, REFER TO WALL TYPES.
8. PROVIDE BEAM, REFER TO STRUCTURAL PLANS.
9. PROVIDE ROOF JOIST, REFER TO STRUCTURAL PLANS.
10. 3/4" NO GROOVE SIDING.
11. PROVIDE R-38 CLOSED CELL SPRAY FOAM INSULATION.
12. PROVIDE CONCRETE FOOTING, REFER TO STRUCTURAL PLANS.
13. PROVIDE 2" RIGID INSULATION FROM THE FLOOR EXTENDING DOWNWARD ALONG THE STEM WALL TO THE FINISHED GROUND LEVEL, THEN EXTEND HORIZONTALLY ALONG FINISHED GROUND 24".
14. FLOOR JOIST, REFER TO STRUCTURAL PLANS.
15. PROVIDE PLASTER SOFFIT SYSTEM TO MATCH WALL FINISH.
16. PROVIDE BARN DOOR, REFER TO REFERENCE FLOOR PLAN AND DOOR SCHEDULE.
17. APPROXIMATE LINE OF EXISTING GRADE.
18. EXTERIOR DOOR, REFER TO REFERENCE FLOOR PLAN AND DOOR SCHEDULE.
19. PROVIDE ROCK / STUCCO DECORATIVE CHIMNEY SURROUNDING VENT PIPE.
20. PROVIDE WOOD COLUMN, REFER TO STRUCTURAL PLANS.
21. PROVIDE SHEET METAL PARAPET CAP.



**A1 Building Section**  
Scale: 1/4"=1'-0"

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**ARCHITECTURE & PLANNING**

**DRAWING:** Building Sections  
**PROJECT:** Randall Residence  
68 Wildwood Dr.  
Prescott, AZ 86305  
**APN:** 115-02-046

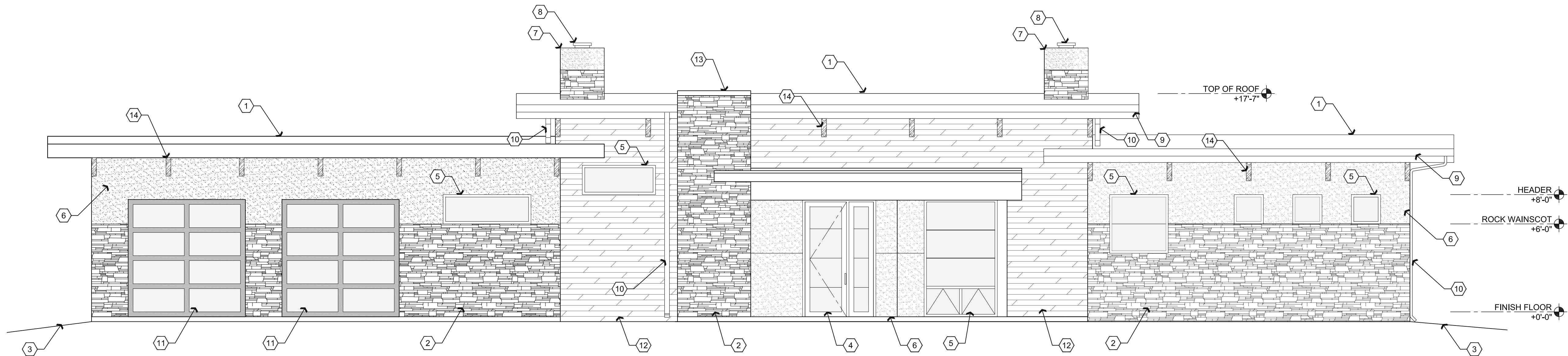
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DATE  
June 21st, 2019  
JOB NO.  
703  
SHEET

**A5.1**



Jun 21, 2019 - 9:15am

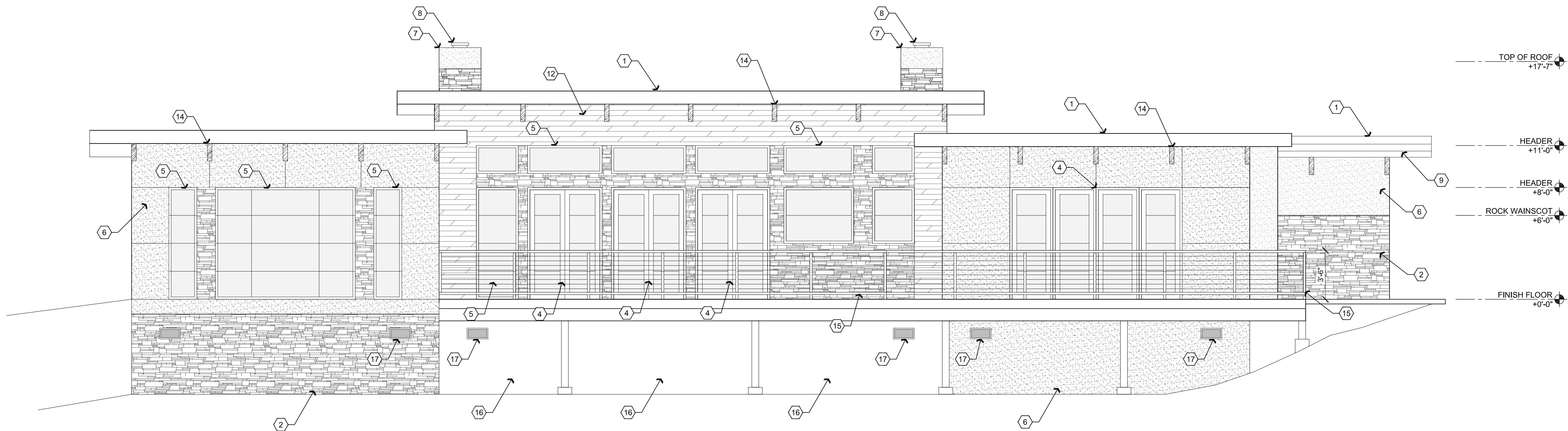
**A2** East Elevation



### Descriptive Keynotes

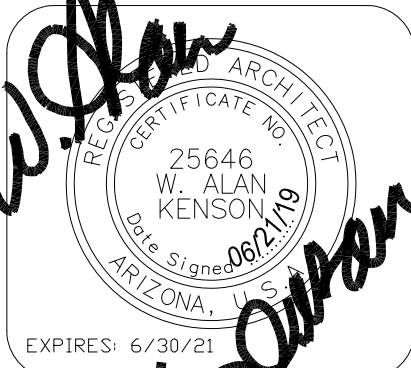
1. PROVIDE TPO ROOFING.
2. PROVIDE STONE VENEER FINISH, REFER TO WALL TYPES PLAN.
3. FINISH GRADE TO SLOPE AWAY FROM STRUCTURE.
4. EXTERIOR DOOR. REFER TO REFERENCE FLOOR PLAN AND DOOR SCHEDULE.
5. EXTERIOR WINDOW. REFER TO WINDOW TYPES
6. PROVIDE WESTERN ONE COAT STUCCO SYSTEM WITH SYNTHETIC INTEGRAL COLOR FINISH OVER 1-1/2" POLYSTYRENE OVER WEATHER PROOF BARRIER.
7. PROVIDE SIMULATED CHIMNEY WITH INDICATED FINISHES.
8. PROVIDE CHIMNEY FLUE WITH FLASHING REQUIRED BY MANUFACTURER.
9. PROVIDE SEAMLESS SHEET METAL GUTTER SYSTEM.
10. PROVIDE SHEET METAL DOWNSPOUT.
11. GARAGE DOOR. REFER TO REFERENCE FLOOR PLAN AND DOOR SCHEDULE.
12. PROVIDE PRE-FINISHED 'HARDIE BOARD' SIDING, REFER TO WALL TYPES PLAN.
13. PROVIDE BLACK SHEET METAL PARAPET CAP.
14. PROVIDE BEAM, REFER TO STRUCTURAL PLANS.
15. PROVIDE SAFETY RAILING, REFER TO DETAIL A1/A5.0.
16. OPEN AREA UNDER DECKING.
17. 1'-4"x8" CRAWL SPACE VENT (TOTAL OF 9).

**A1** West Elevation



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**ARCHITECTURE & PLANNING**

**DRAWING:** Exterior Elevations

**PROJECT:** Randall Residence  
69 Wildwood Dr.  
Prescott, AZ 86305

**APN:** 115-02-046

DRAWN BY L.O.
CHECKED BY W.A.K.
DATE June 21st, 2019
JOB. NO. 703
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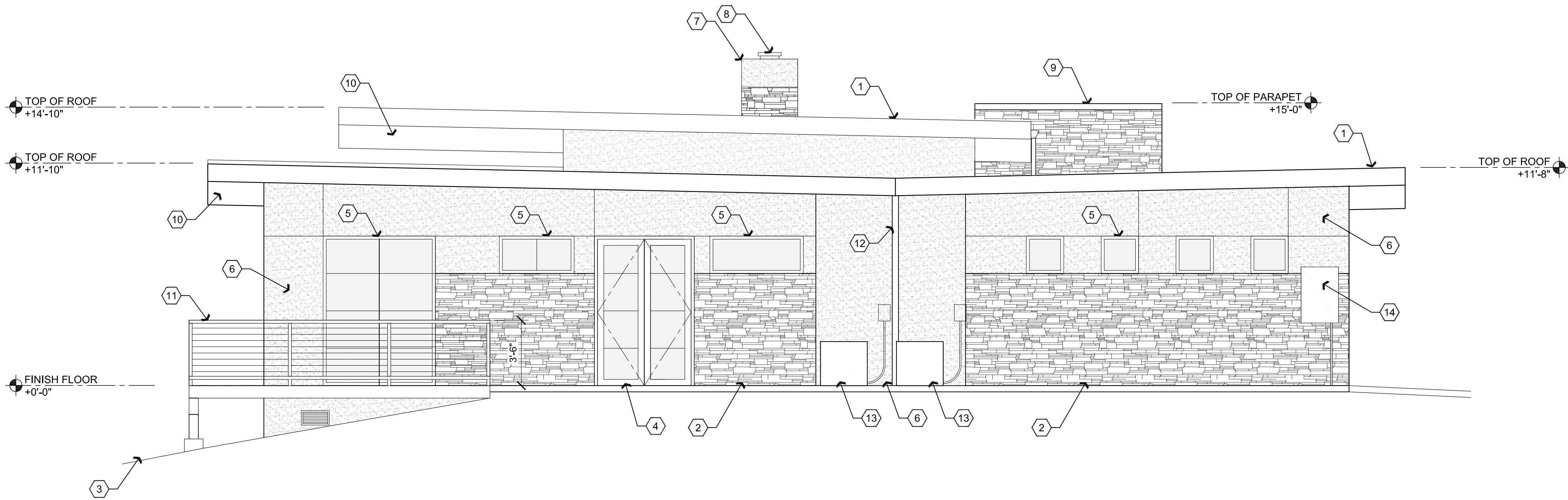
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Jun 21, 2019 - 9:15am

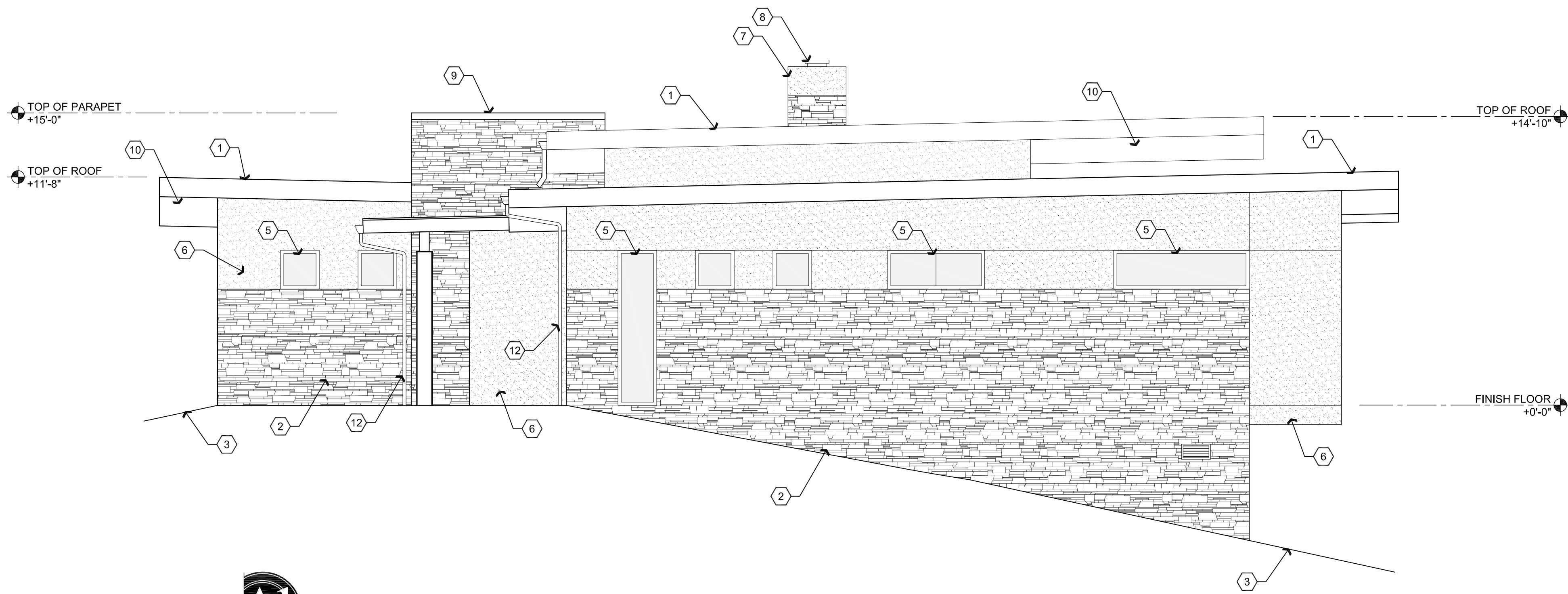
## Descriptive Keynotes

1. PROVIDE TPO ROOFING.
2. PROVIDE STONE VENEER FINISH, REFER TO WALL TYPES PLAN.
3. FINISH GRADE TO SLOPE AWAY FROM STRUCTURE.
4. EXTERIOR DOOR. REFER TO REFERENCE FLOOR PLAN AND DOOR SCHEDULE.
5. EXTERIOR WINDOW. REFER TO WINDOW TYPES
6. PROVIDE WESTERN ONE COAT STUCCO SYSTEM WITH SYNTHETIC INTEGRAL COLOR FINISH OVER 1-1/2" POLYSTYRENE OVER WEATHER PROOF BARRIER, REFER TO WALL TYPES PLAN.
7. PROVIDE SIMULATED CHIMNEY WITH INDICATED FINISHES.
8. PROVIDE CHIMNEY FLUE WITH FLASHING AS REQUIRED BY MANUFACTURER.
9. PROVIDE BLACK SHEET METAL PARAPET CAP.
10. PROVIDE BEAM, REFER TO STRUCTURAL PLANS.
11. PROVIDE SAFETY RAILING, REFER TO DETAIL A1/A5.0.
12. PROVIDE SHEET METAL DOWNSPOUT TO BELOW GRADE DRAINAGE SYSTEM.
13. PROVIDE HVAC CONDENSER, REFER TO MECHANICAL PLANS.
14. ELECTRICAL SERVICE ENTRANCE SECTION, REFER TO ELECTRICAL PLANS.



**A2** South Elevation

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



**A1** North Elevation

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

REVISIONS	BY

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**ARCHITECTURE & PLANNING**

**DRAWING:** Exterior Elevations

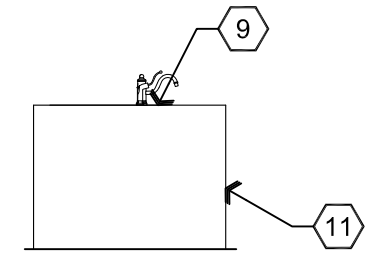
**PROJECT:** Randall Residence  
69 Wildwood Dr.  
Prescott, AZ 86305

**APN:** 115-02-046

DRAWN BY L.O.
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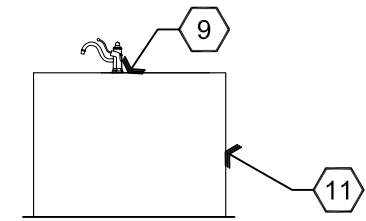
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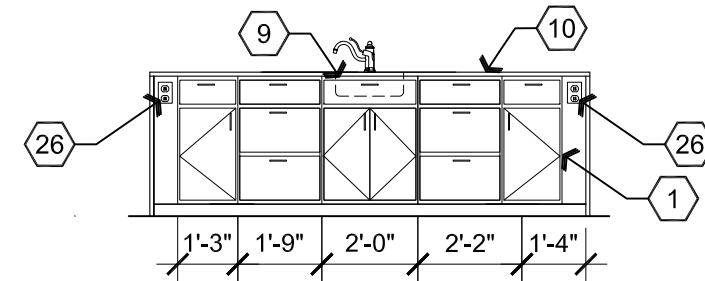


# A4 Island Elevation

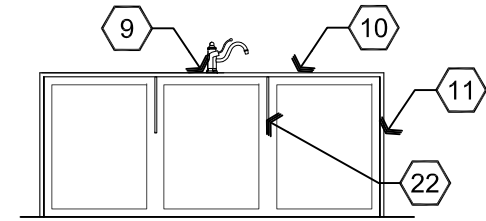
Scale: 1/4"=1'-0"



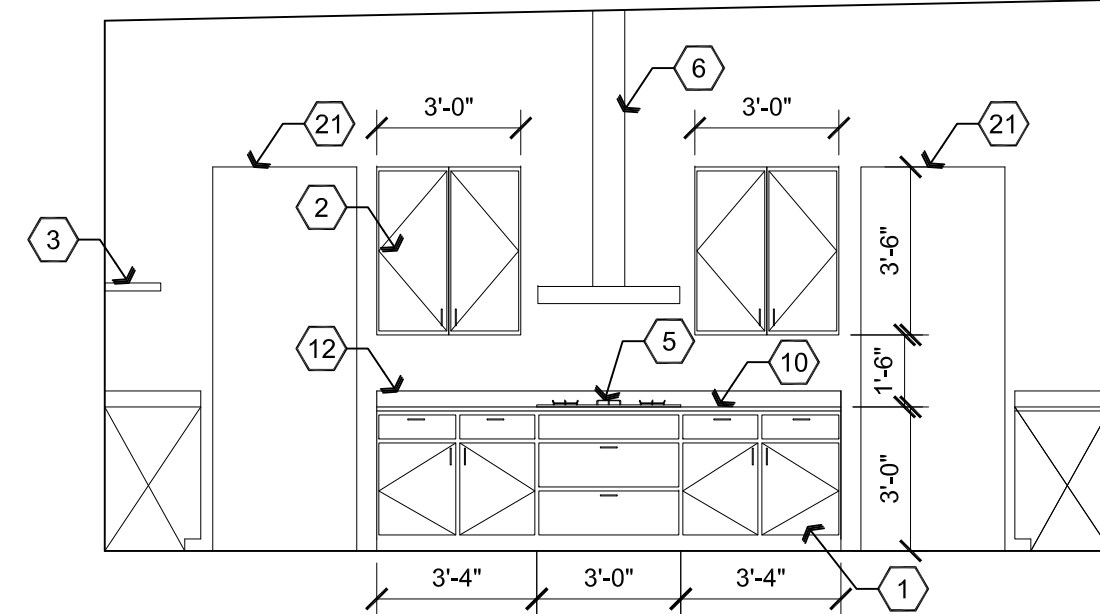
**A3 Island Elevation**  
Scale: 1/4"=1'-0"



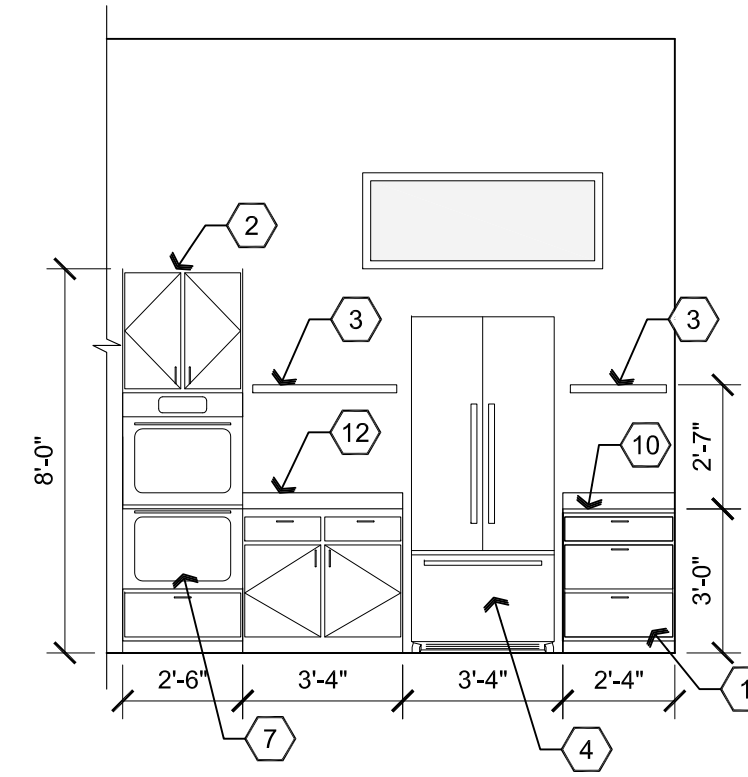
**B4 Island Elevation**  
Scale: 1/4"=1'-0"



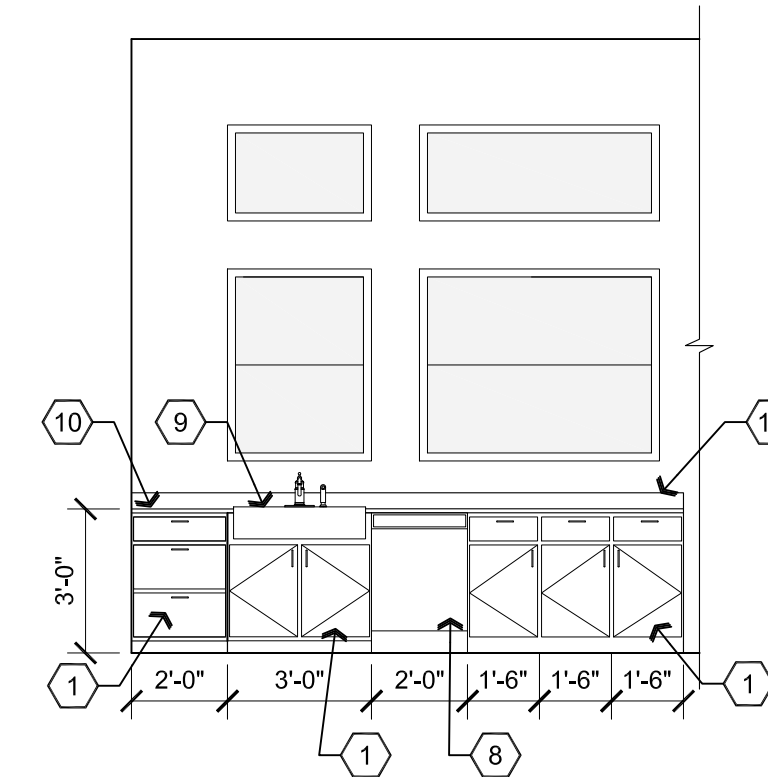
**B3 Island Elevation**  
Scale: 1/4"=1'-0"



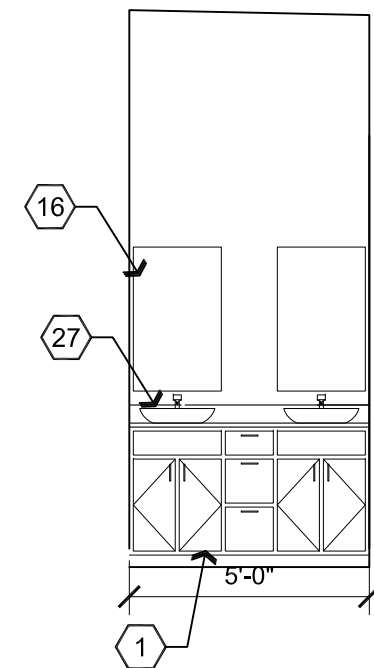
**C3 Kitchen Elevation**  
Scale: 1/4"=1'-0"



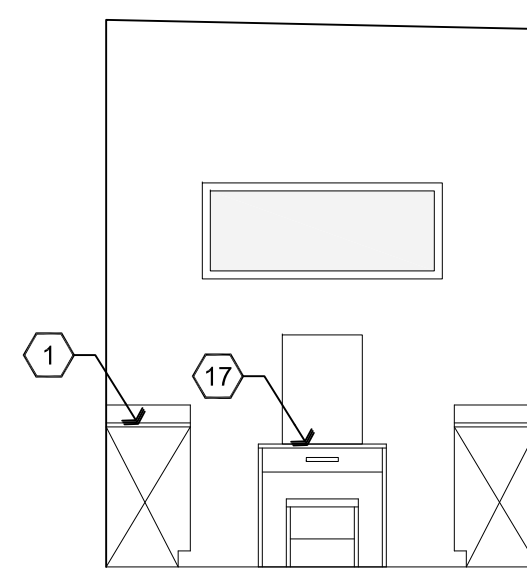
## D3 Kitchen Elevation



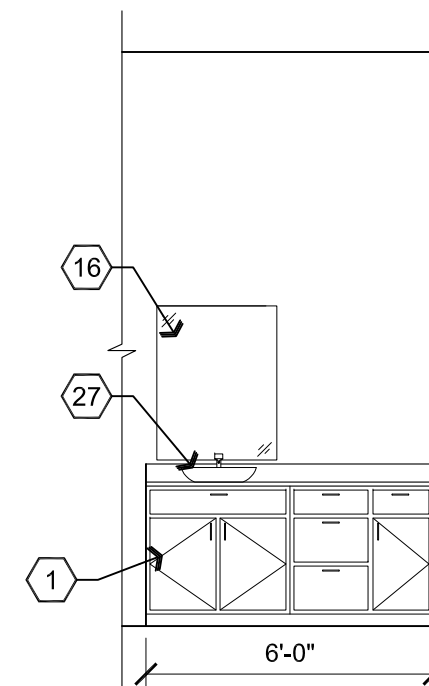
**EB Kitchen Elevation**  
Scale: 1/4"=1'-0"



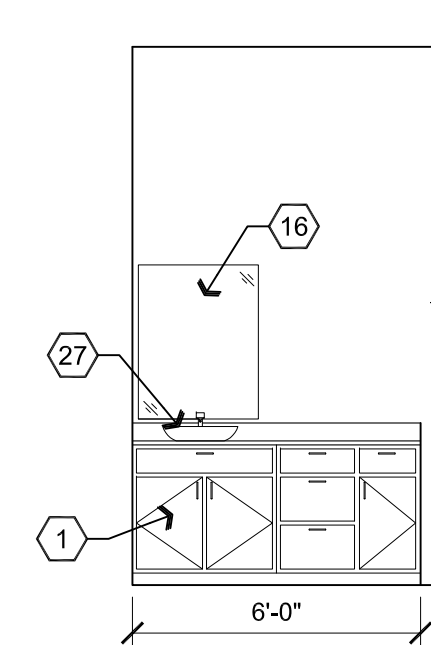
**A2 Bathroom Elevation**  
Scale: 1/4"=1'-0"



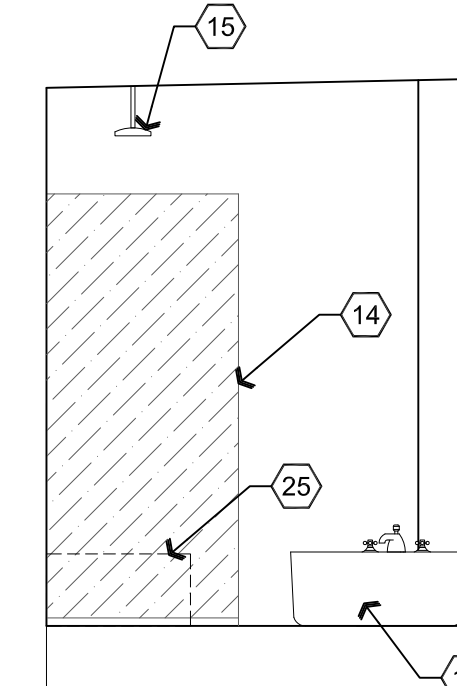
**B2 Bathroom Elevation**  
Scale: 1/4"=1'-0"



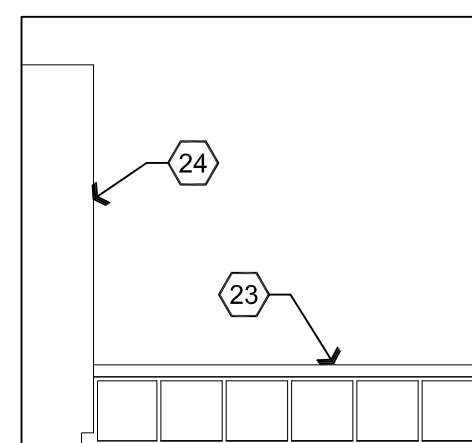
**C2 Bathroom Elevation**  
Scale: 1/4"=1'-0"



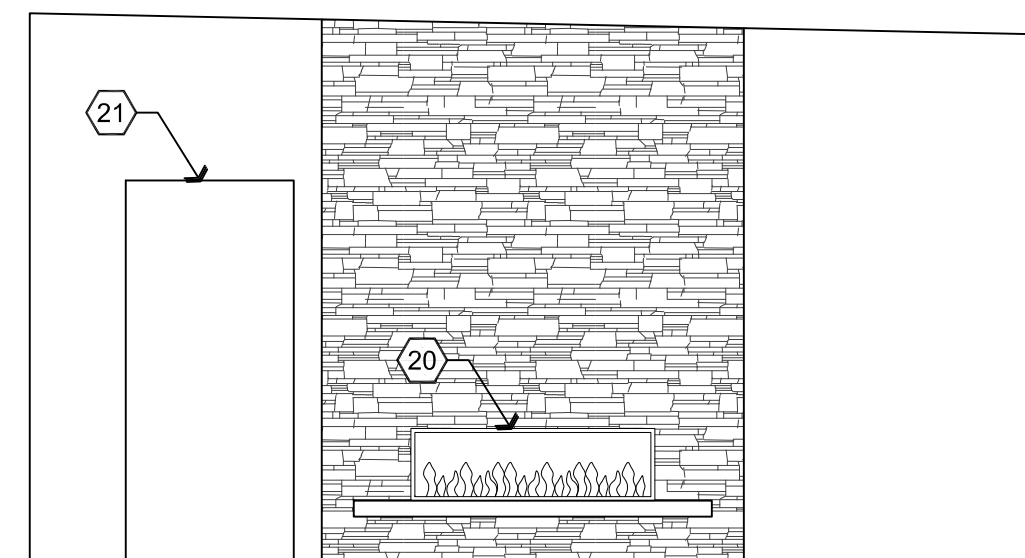
## D2 Bathroom Elevation



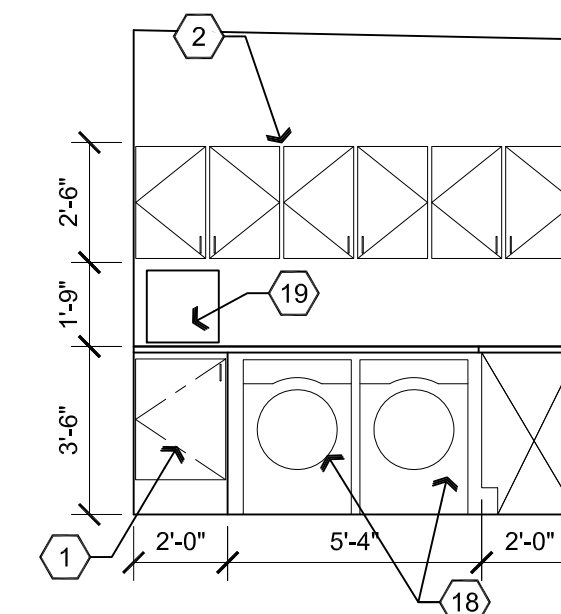
**E2 Wet Room Elevation**  
Scale: 1/4"=1'-0"



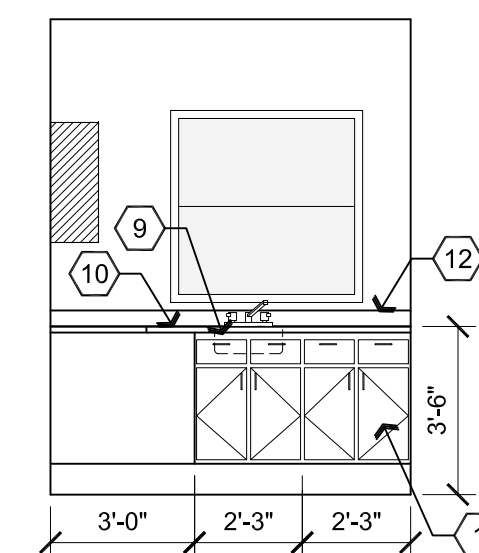
**B1 Mudroom Elevation**  
Scale: 1/4"=1'-0"



**C1 Fireplace Elevation**  
Scale: 1/4"=1'-0"



# D1 Laundry Elevation



## E1 Laundry Elevation

## Descriptive Keynotes

1. PROVIDE WOOD BASE CABINETRY AS SELECTED BY OWNER.
2. PROVIDE WOOD UPPER CABINETRY AS SELECTED BY OWNER.
3. PROVIDE OPEN SHELVING.
4. REFRIGERATOR/FREEZER BY OWNER.
5. COOKTOP BY OWNER.
6. RANGE HOOD BY OWNER.
7. DOUBLE OVENS BY OWNER.
8. DISHWASHER BY OWNER.
9. SINK AS SELECTED BY OWNER.
10. COUNTERTOP AS SELECTED BY OWNER.
11. PROVIDE WATERFALL COUNTERTOP.
12. BACKSPLASH AS SELECTED BY OWNER.
13. PROVIDE BATH TUB AS SELECTED BY OWNER.
14. PROVIDE GLASS SHOWER WALL.
15. PROVIDE RAIN SHOWER HEAD.
16. PROVIDE MIRROR AS SELECTED BY OWNER.
17. FURNITURE PROVIDED BY OWNER.
18. CLOTHES WASHER AND DRYER BY OWNER. STUB OUT FOR GAS.
19. PROVIDE LAUNDRY OPENING INTO CLOSET WITH FACE FRAME DOOR IN CLOSET SIDE.
20. FIREPLACE WITH CONCRETE HEARTH BY OWNER.
21. OPENING INTO HALLWAY.
22. COUNTERTOP SUPPORT AS REQUIRED.
23. PROVIDE MUD ROOM BENCH WITH STORAGE CUBBIES UNDER SEAT.
24. PROVIDE TALL CABINETRY STORAGE AS SELECTED BY OWNER.
25. SHOWER SEAT AT 18" HIGH x 36" WIDE x 12" DEEP.
26. ELECTRIC OUTLET IN CABINET FILLER.
27. PROVIDE VANITY AS SELECTED BY OWNER.

REVISIONS	BY

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# ARCHITECTURE & PLANNING

## DRAWING. Interior Elevations

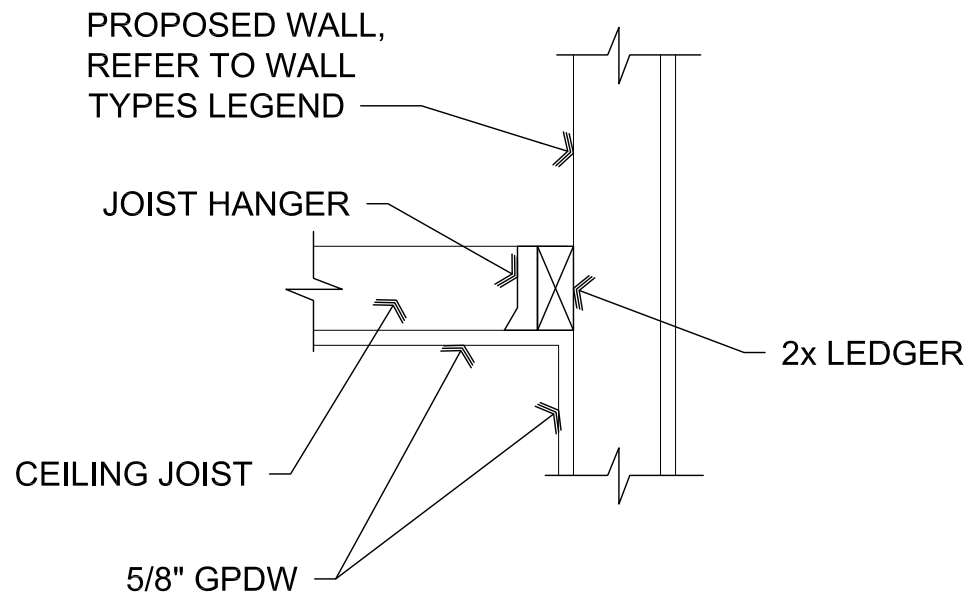
**PROJECT:**  
Kauaii Residence  
69 Wildwood Dr.  
Prescott, AZ 86305  
115-02-046

**APN:** 115-02-046

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	21st, 2019
JOB NO.	703
SHEET	

## A7.0





### Descriptive Keynotes

- 2x4 WOOD JOIST FRAMING AT 2'-0" O.C.
- 2x4 WOOD JOIST FRAMING AT 2'-0" O.C. SISTERED TO ROOF JOISTS TO CREATE LEVEL CEILING, REFER TO BUILDING SECTION A2/A5.0.

## A2 Ceiling Joist Connection

SCALE: 1 1/2" = 1'-0"



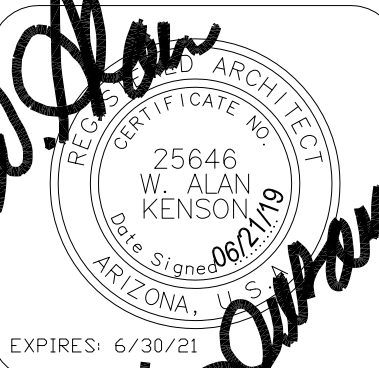
## A1 Ceiling Framing Plan

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



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**ARCHITECTURE & PLANNING**

**DRAWING:** Ceiling Framing Plan

**PROJECT:** Randall Residence  
69 Wildwood Dr.  
Prescott, AZ 86305

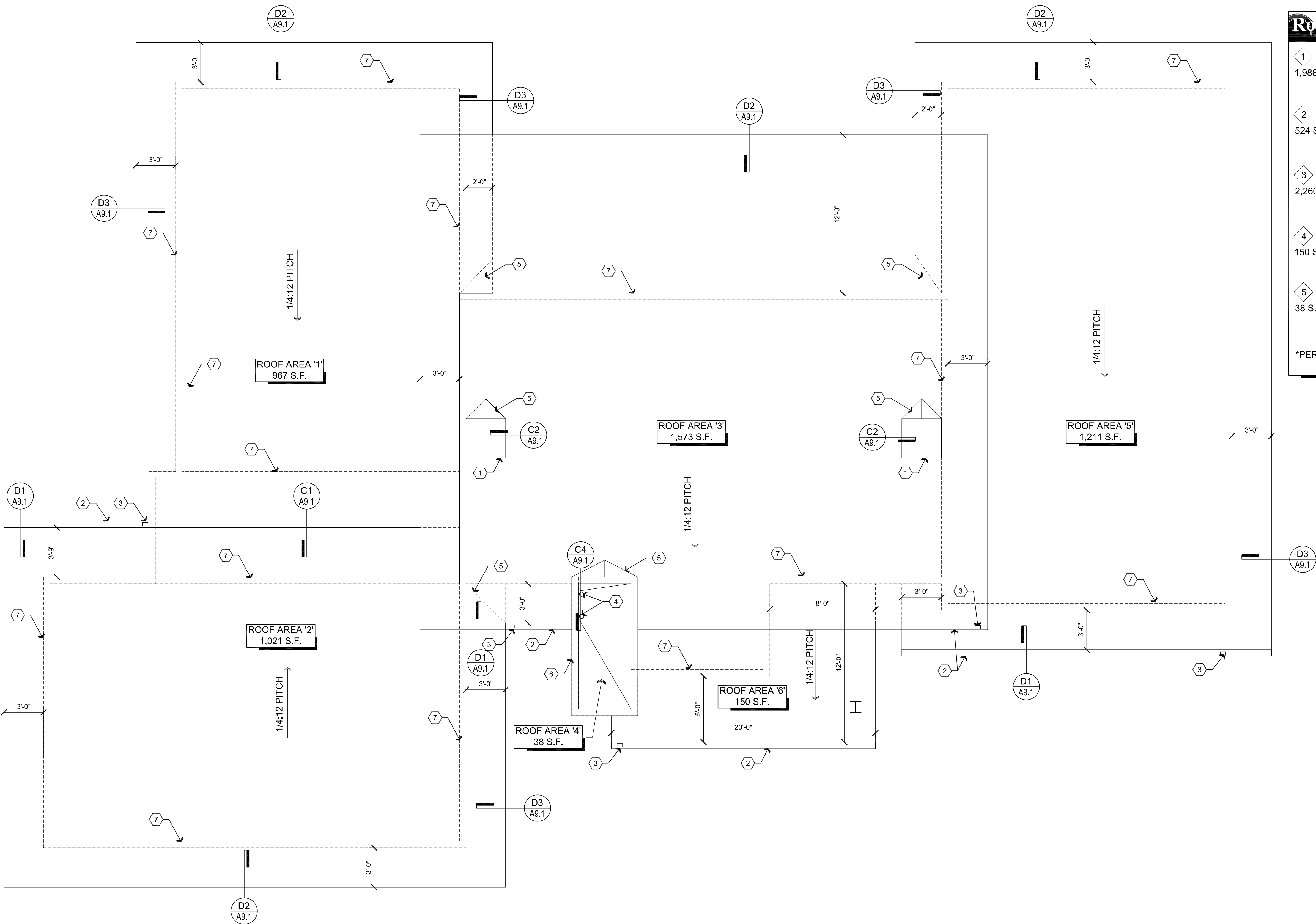
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DATE June 21st, 2019
JOB. NO. 703
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# A8.0



Jun 21, 2019 - 9:16am



**A1** Roof Plan

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



## Descriptive Keynotes

1. PROVIDE 3'-0"x3'-0" SIMULATED CHIMNEY.
2. PROVIDE SHEET METAL RAIN GUTTER.
3. PROVIDE SHEET METAL DOWNSPOUT.
4. PROVIDE ROOF DRAIN, REFER TO PLUMBING PLANS.
5. PROVIDE ROOF CRICKET.
6. PROVIDE PARAPET CAP.
7. WALL BELOW.

## Roof Drain Leader Sizes:

- 1 ROOF AREAS 1 & 2: 1,988 S.F.  
1,988 S.F. x 3" RAINFALL P.H. = (1) 3"x4" LEADER REQUIRED \*  
(1) 3"x4" LEADER PROVIDED
- 2 1/3 ROOF AREA 3: 524 S.F.  
524 S.F. x 3" RAINFALL P.H. = (1) 3"x4" LEADER REQUIRED \*  
(1) 3"x4" LEADER PROVIDED
- 3 2/3 ROOF AREA 3 & ROOF ARE 5: 2,260 S.F.  
2,260 S.F. x 3" RAINFALL P.H. = (1) 3"x4" LEADER REQUIRED \*  
(1) 3"x4" LEADER PROVIDED
- 4 ROOF AREA 6: 150 S.F.  
150 S.F. x 3" RAINFALL P.H. = (1) 3"x4" LEADER REQUIRED \*  
(1) 3"x4" LEADER PROVIDED
- 5 ROOF AREA 4: 38 S.F.  
38 S.F. x 3" RAINFALL P.H. = (1) 3"x4" LEADER REQUIRED \*  
(1) 3"x4" LEADER PROVIDED

\*PER 2012 IPC SECTION 1106 (TABLE 1106.2)

NOTE: REFER TO ROOF DETAILS SHEET A9.1

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**ARCHITECTURE & PLANNING**

**DRAWING:** Roof Plan

**PROJECT:**

Randall Residence  
68 Wildwood Dr.  
Prescott, AZ 86305

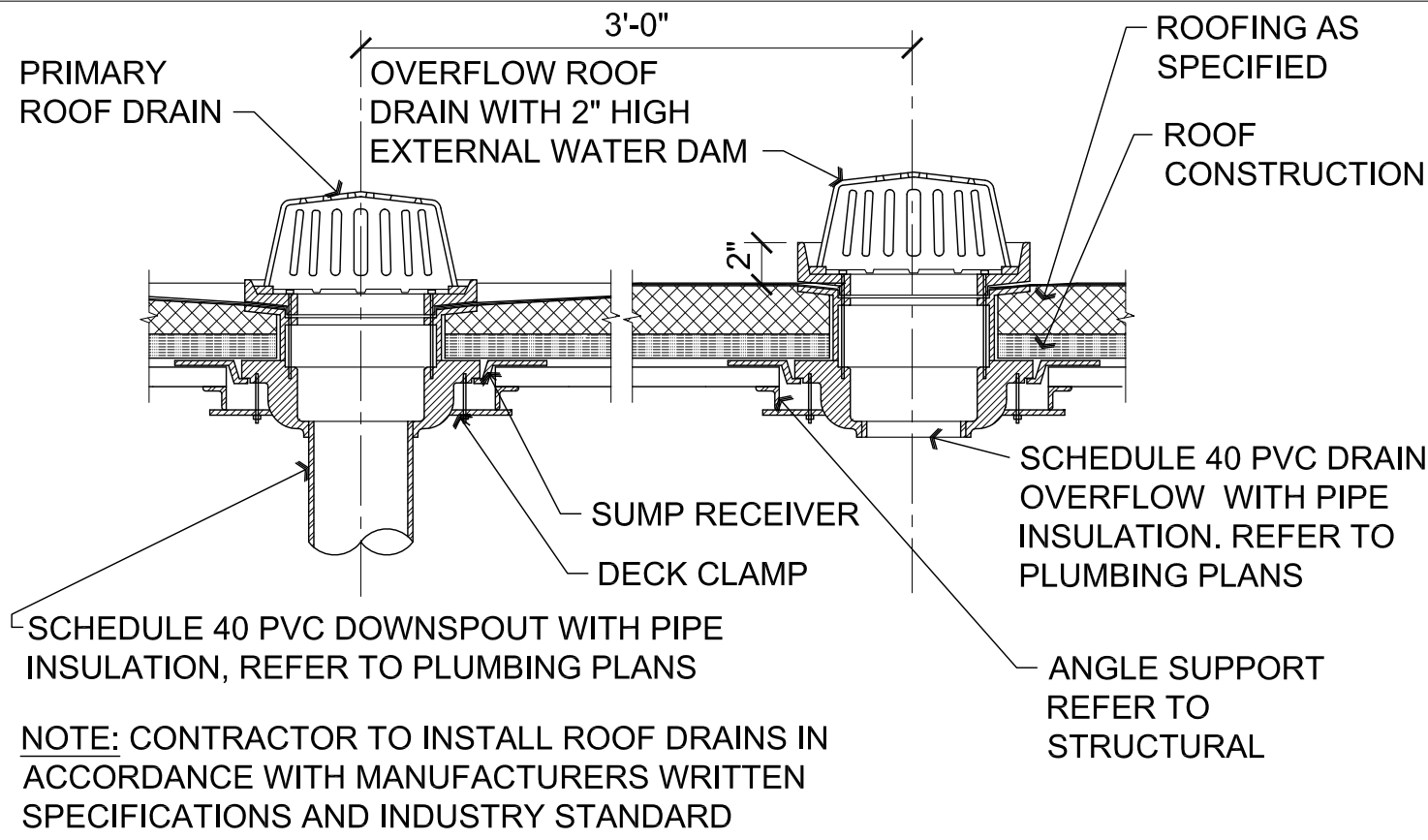
**APN:**

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DATE June 21st, 2019
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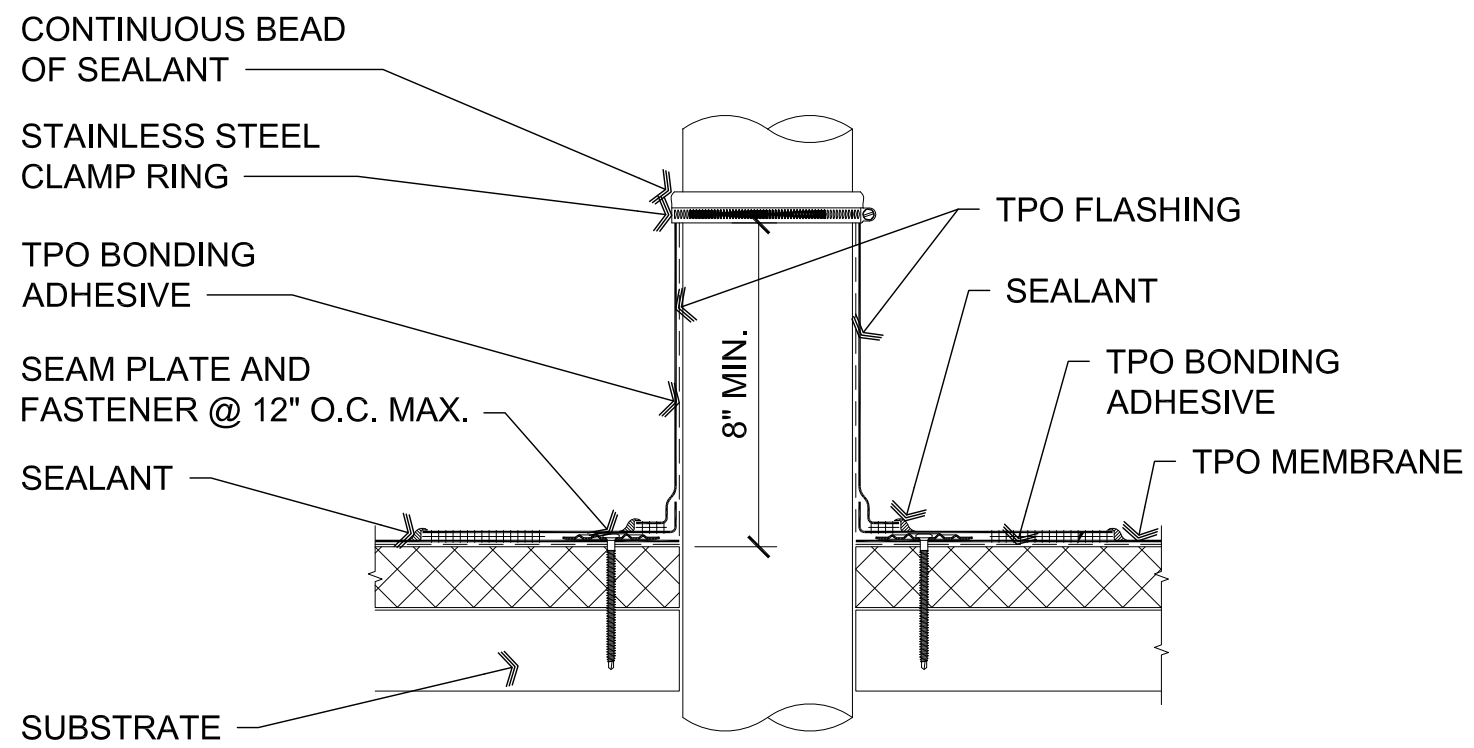
# A9.0

Jun 21, 2019 - 9:16am



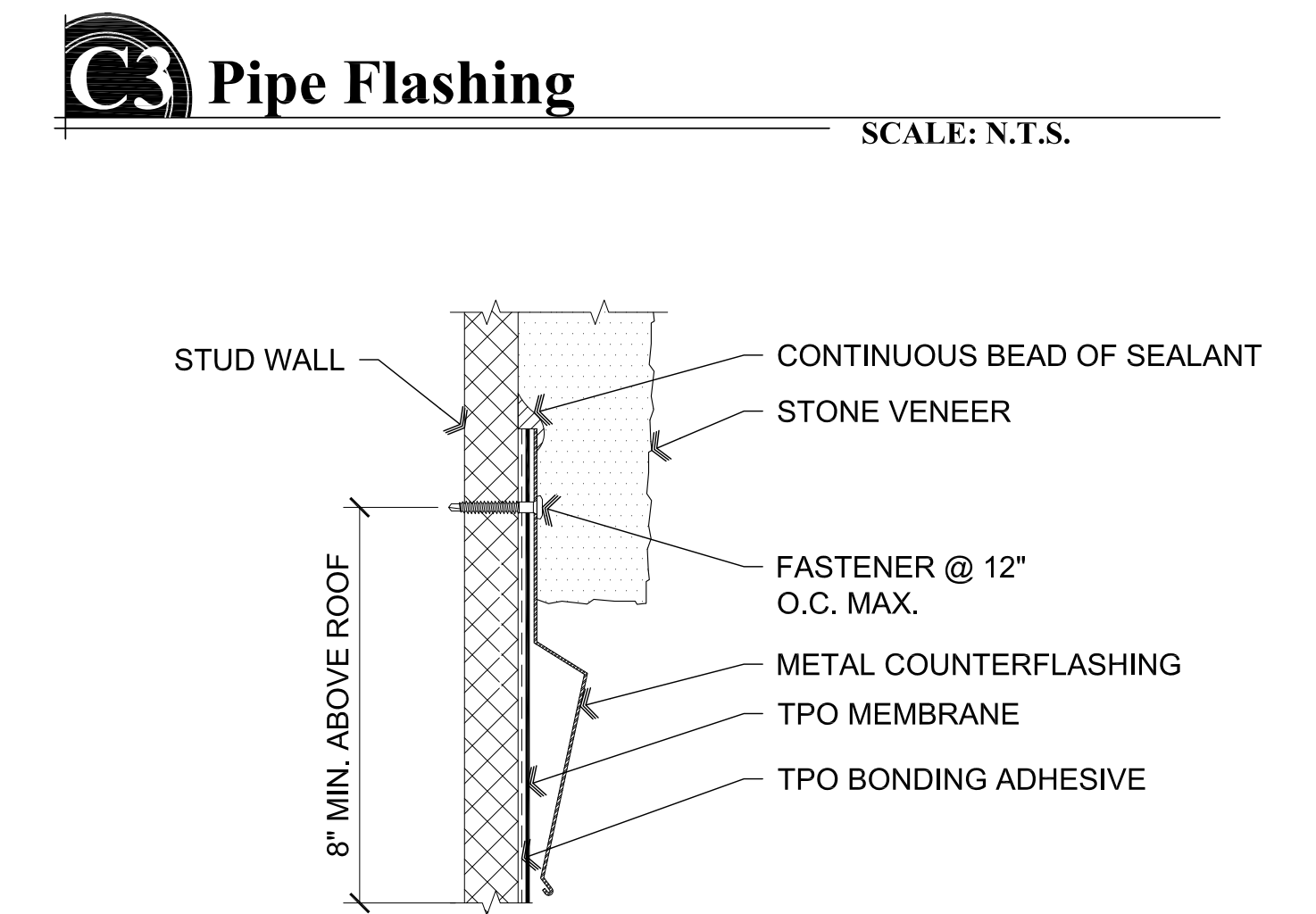
**C4** Roof Overflow Drain

SCALE: N.T.S.



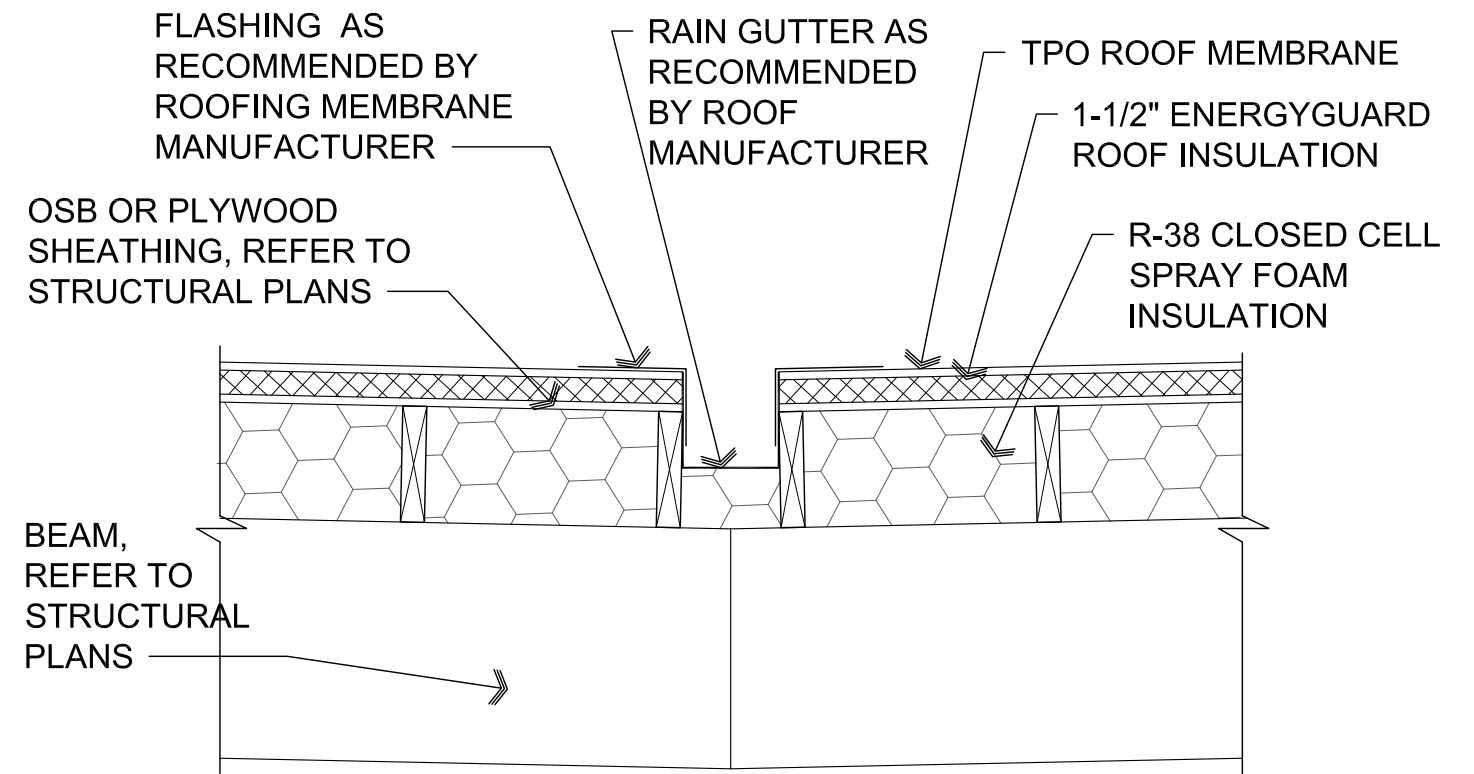
**C3** Pipe Flashing

SCALE: N.T.S.



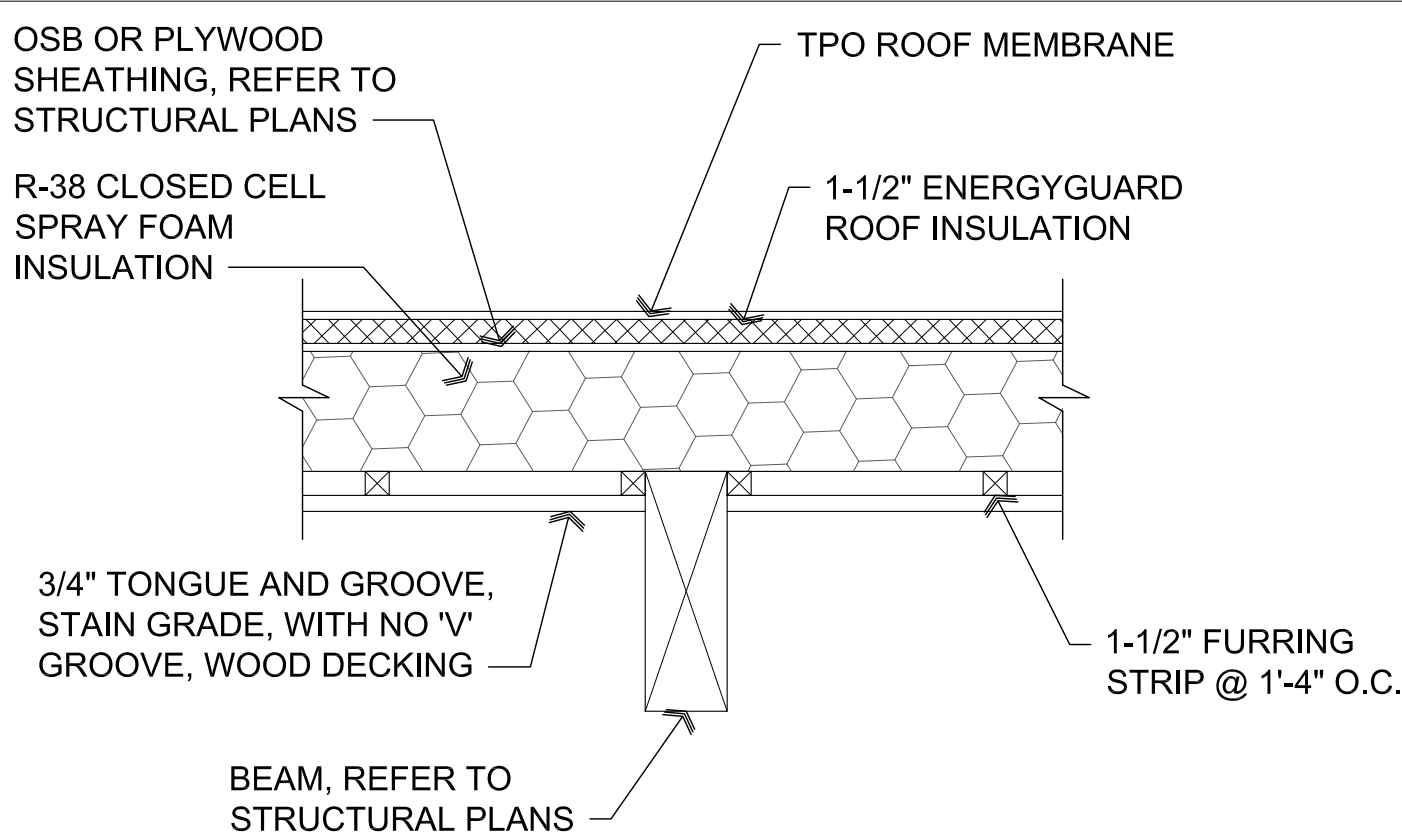
**C2** Chimney Flashing

SCALE: N.T.S.



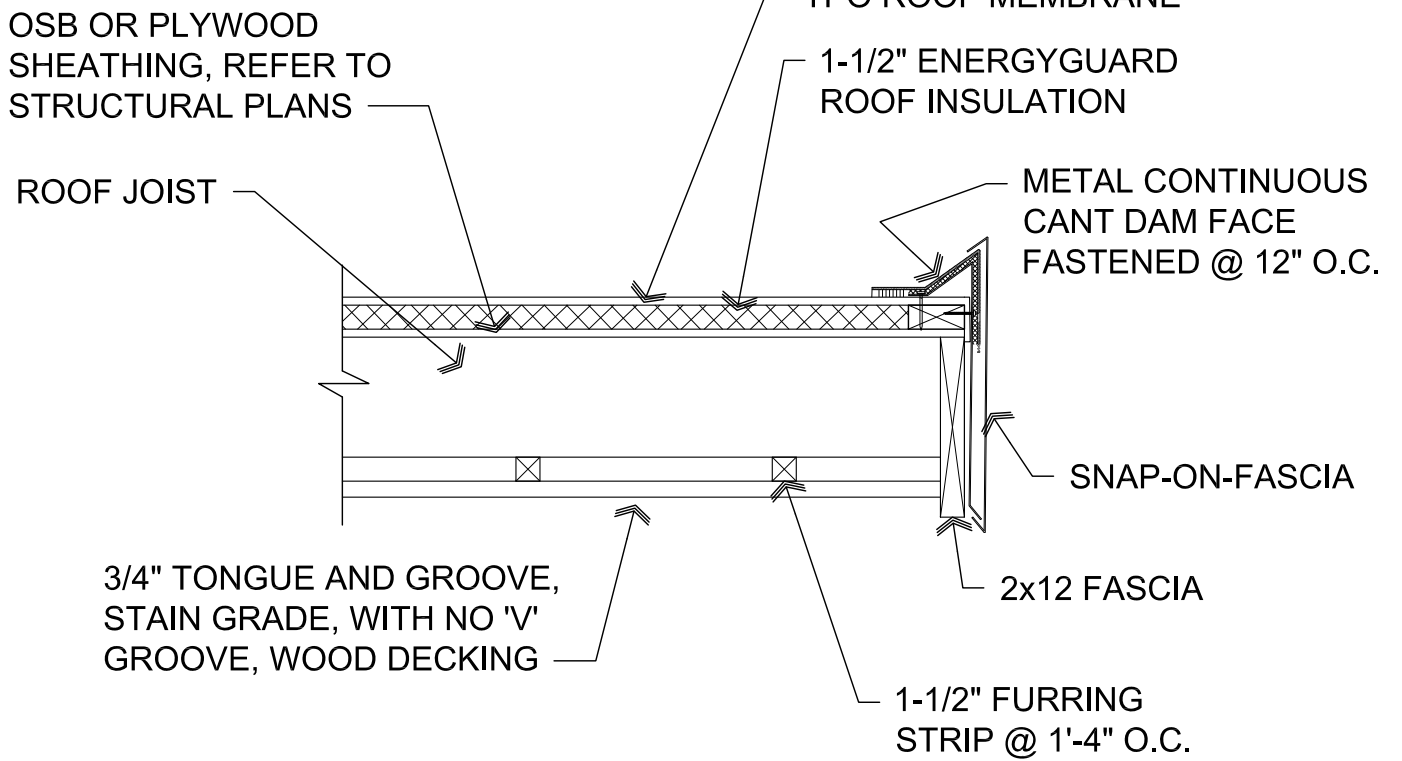
**C1** Roof Detail at Rain Gutter

SCALE: 1" = 1'-0"



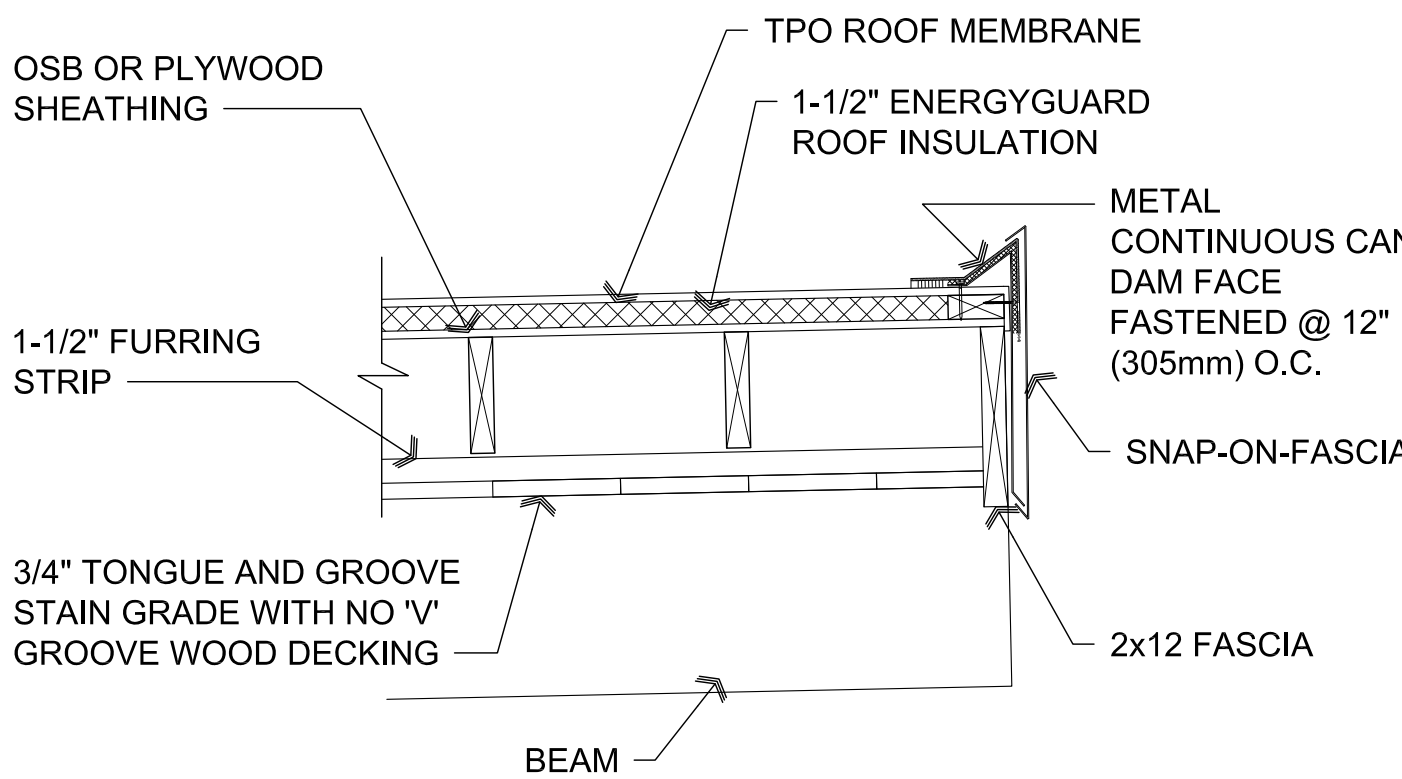
**D4** Roof Detail

SCALE: 1" = 1'-0"



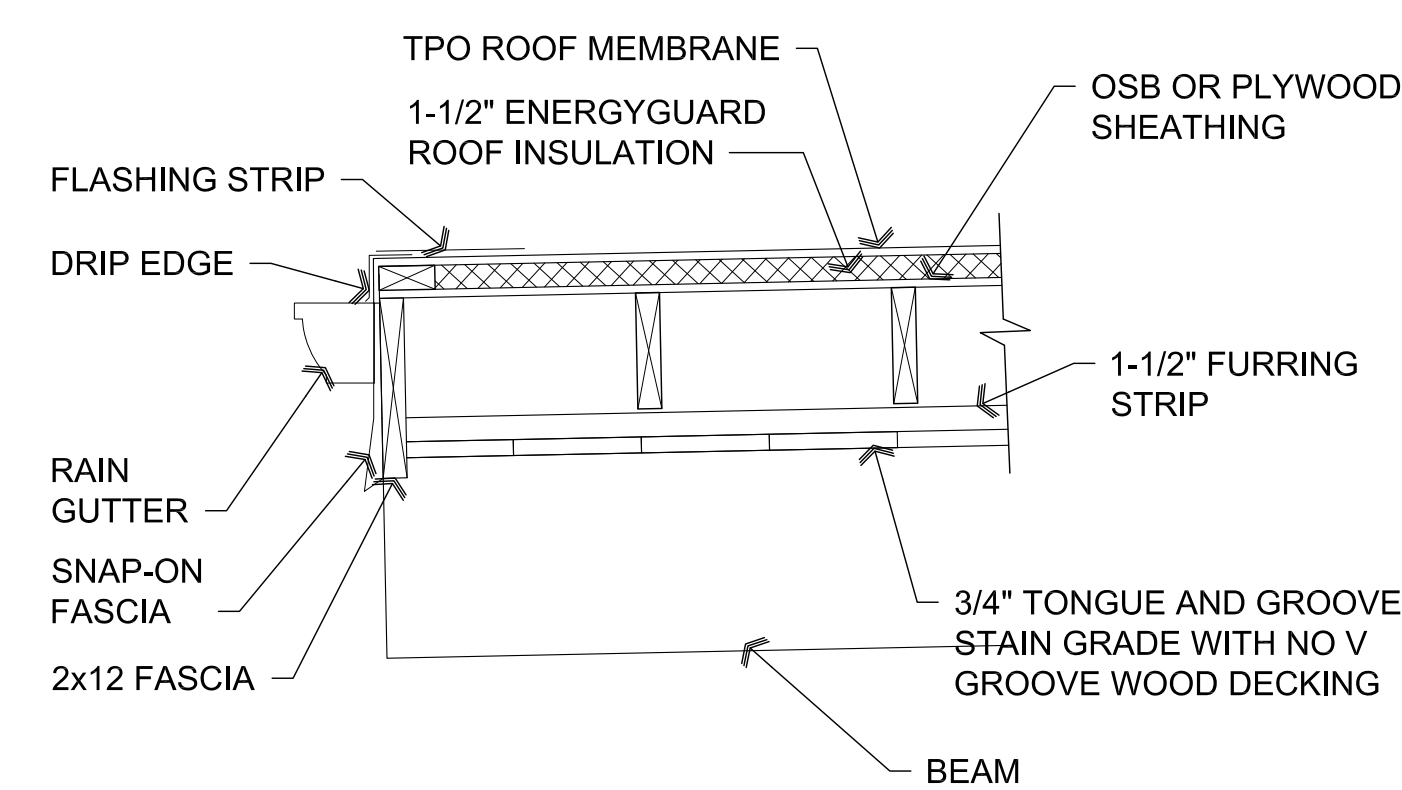
**D3** Roof Edge Detail

SCALE: 1" = 1'-0"



**D2** Roof Edge Detail

SCALE: 1" = 1'-0"



**D1** Roof Edge Detail at Gutter

SCALE: 1" = 1'-0"

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EXPIRES: 6/20/21

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**ARCHITECTURE & PLANNING**

**DRAWING:** Roof Details

**PROJECT:** Randall Residence  
69 Wildwood Dr.  
Prescott, AZ 86305

**APN:** 115-02-046

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L.O.

CHECKED BY  
W.A.K.

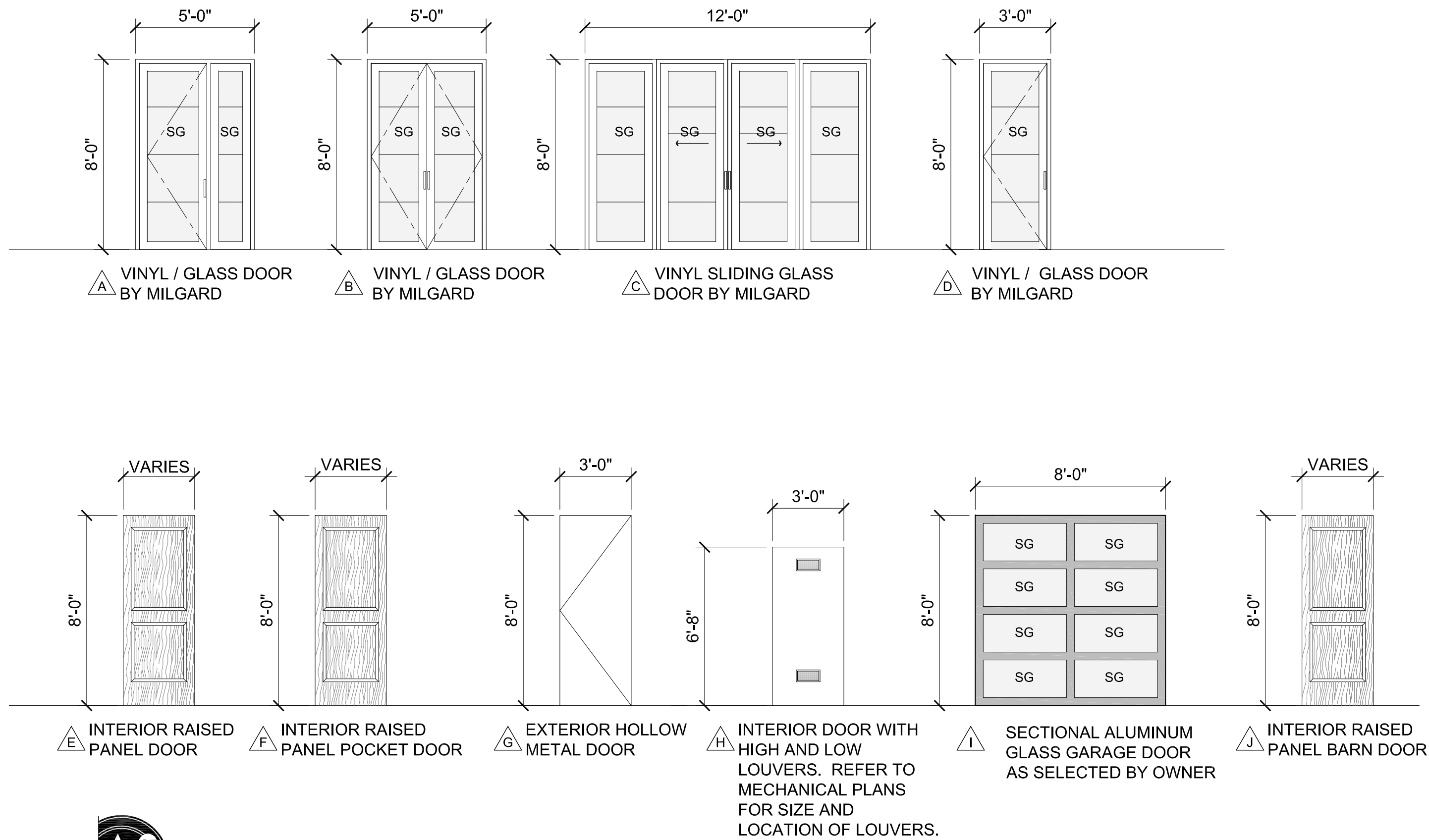
DATE  
June 21st, 2019

JOB NO.  
703

SHEET

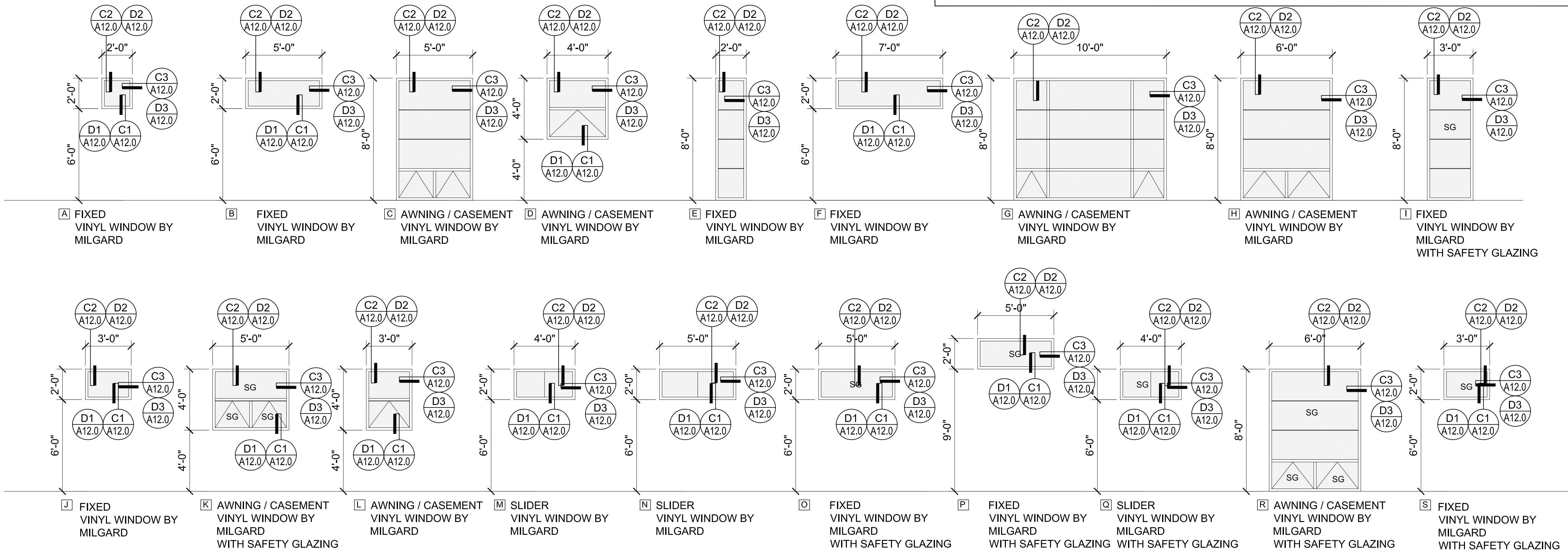


Jun 21, 2019 - 9:16am



## A2 Door Types

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



## A1 Window Types

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

## Door Schedule

NO.	RM. NAME	SIZE	TYPE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	HARDWARE TYPE	COMMENTS
100A	FOYER	5'-0"x8'-0"	A	VINYL / GLASS	VINYL	VINYL	VINYL	D	
100B	FOYER	2'-0"x8'-0"	E	WOOD	STAIN	WOOD	STAIN	B	
101A	POWDER RM	3'-0"x8'-0"	E	WOOD	STAIN	WOOD	STAIN	A	
102A	GREAT RM	5'-0"x8'-0"	B	VINYL / GLASS	VINYL	VINYL	VINYL	D	
102B	GREAT RM	5'-0"x8'-0"	B	VINYL / GLASS	VINYL	VINYL	VINYL	D	
102C	GREAT RM	5'-0"x8'-0"	B	VINYL / GLASS	VINYL	VINYL	VINYL	D	
104A	PANTRY	3'-0"x8'-0"	E	WOOD	STAIN	WOOD	STAIN	B	
105A	MUD ROOM	3'-0"x8'-0"	E	WOOD	STAIN	WOOD	STAIN	F	20 MINUTE FIRE RATED WITH SELF CLOSING HINGES
106A	GARAGE	8'-0"x8'-0"	I	ALUMINUM	MILL	WOOD	STAIN	E	
106B	GARAGE	8'-0"x8'-0"	I	ALUMINUM	MILL	WOOD	STAIN	E	
106C	GARAGE	3'-0"x8'-0"	G	H.M.	PAINT	H.M.	PAINT	F	
107A	MECHANICAL	3'-0"x8'-0"	H	WOOD	STAIN	WOOD	STAIN	B	WITH LOUVERS
108A	BEDROOM 1	3'-0"x8'-0"	E	WOOD	STAIN	WOOD	STAIN	A	
108B	BEDROOM 1	2'-6"x8'-0"	E	WOOD	STAIN	WOOD	STAIN	B	
108C	BEDROOM 1	5'-0"x8'-0"	B	VINYL / GLASS	VINYL	VINYL	VINYL	D	
109A	BATH 1	2'-6"x8'-0"	J	WOOD	STAIN	-	-	G	BARN DOOR
109B	BATH 1	2'-6"x8'-0"	F	WOOD	STAIN	WOOD	STAIN	C	POCKET DOOR
109C	BATH 1	2'-6"x8'-0"	J	WOOD	STAIN	-	-	G	BARN DOOR
110A	DOJO	3'-0"x8'-0"	E	WOOD	STAIN	WOOD	STAIN	A	
110B	DOJO	12'-0"x8'-0"	C	VINYL / GLASS	VINYL	VINYL	VINYL	D	SLIDING GLASS DOOR
110C	DOJO	3'-0"x8'-0"	D	VINYL / GLASS	VINYL	VINYL	VINYL	D	
111A	HALLWAY	2'-6"x8'-0"	E	WOOD	STAIN	WOOD	STAIN	B	
112A	LAUNDRY	3'-0"x8'-0"	E	WOOD	STAIN	WOOD	STAIN	B	
112B	LAUNDRY	2'-6"x8'-0"	E	WOOD	STAIN	WOOD	STAIN	B	
114A	MASTER BEDROOM	3'-0"x8'-0"	E	WOOD	STAIN	WOOD	STAIN	A	
114B	MASTER BEDROOM	3'-0"x8'-0"	D	VINYL / GLASS	VINYL	VINYL	VINYL	D	
115A	MASTER BATH	3'-0"x8'-0"	J	WOOD	STAIN	-	-	G	BARN DOOR
115B	MASTER BATH	2'-6"x8'-0"	E	WOOD	STAIN	WOOD	STAIN	B	
116A	WATER CLOSET	3'-0"x8'-0"	E	WOOD	STAIN	WOOD	STAIN	A	
117A	CLOSET	3'-0"x8'-0"	F	WOOD	STAIN	WOOD	STAIN	C	POCKET DOOR

### NOTES:

1. ALL GLAZING IN DOORS SHALL BE SAFETY GLAZING.
2. ALL GLAZING WITHIN 24" OF OPENINGS SHALL BE SAFETY GLASS.
3. IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.

## Door Hardware Schedule

HARDWARE SET A:  
LEVER PRIVACY LOCK.

HARDWARE SET B:  
LEVER PASSAGE.

HARDWARE SET C:  
RECESSED PULL FOR POCKET DOOR.

HARDWARE SET D:  
BY MANUFACTURER.

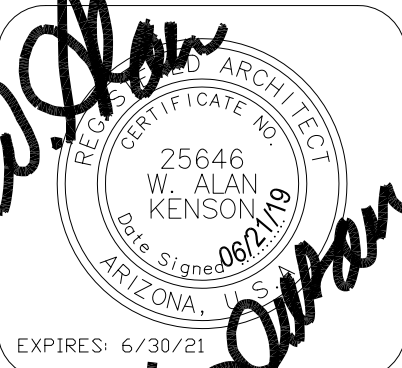
HARDWARE SET E:  
ELECTRICALLY OPERATED OPENER.

HARDWARE SET F:  
LEVER ENTRY LOCK, WEATHER STRIP, THRESHOLD, DEADBOLT.

HARDWARE SET G:  
BARN DOOR HARDWARE

REVISIONS	BY

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Randall Residence  
68 Wildwood Dr.  
Prescott, AZ 86305

**PROJECT:**

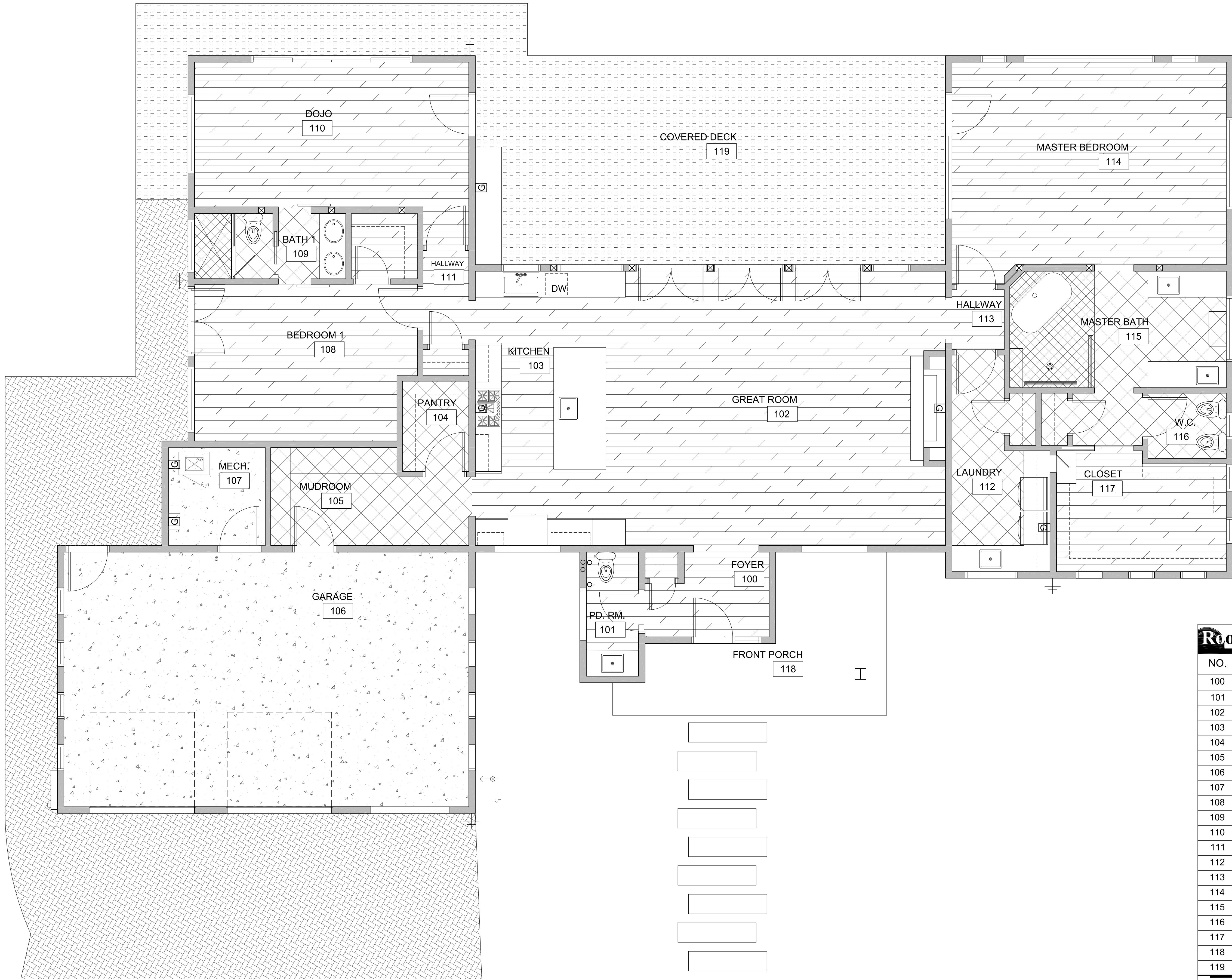
**APN:**

**DRAWING:** Door Schedule, Door and Window Types

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CHECKED BY W.A.K.
DATE June 21st, 2019
JOB NO. 703
SHEET

# A10.0

Jun 21, 2019 - 9:17am



**A1 Floor Finish Plan**

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



**Legend:**

- ENGINEERED, TONGUE & GROOVE HARDWOOD FLOORING
- CERAMIC TILE FLOORING
- CONCRETE PAVERS
- CONCRETE
- TREX DECK
- CERAMIC TILE FLOORING WET ROOM

**Room Finish Schedule**

NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	HEIGHT
100	FOYER	F1	B1	W1	C2	9'-0"
101	POWDER RM	F1	B1	W1	C2	9'-0"
102	GREAT RM	F1	B1	W1	C1	VARIES
103	KITCHEN	F1	B1	W1	C1	VARIES
104	PANTRY	F2	B1	W1	C2	8'-0"
105	MUD RM	F2	B1	W1	C2	8'-0"
106	GARAGE	F3	B1	W1	C1	VARIES
107	MECHANICAL	F2	B2	W1	C2	9'-0"
108	BEDROOM 1	F1	B1	W1	C1	VARIES
109	BATH 1	F2	B2	W1	C1	VARIES
110	DOJO	F1	B1	W1	C1	VARIES
111	HALLWAY	F1	B1	W1	C1	VARIES
112	LAUNDRY	F2	B2	W1	C1	VARIES
113	HALLWAY	F1	B1	W1	C1	VARIES
114	MASTER BEDROOM	F1	B1	W1	C1	VARIES
115	MASTER BATH	F2	B2	W1	C1	VARIES
116	WATER CLOSET	F2	B2	W1	C1	VARIES
117	CLOSET	F1	B1	W1	C1	VARIES
118	FRONT PORCH	F4	-	-	C1	VARIES
119	COVERED DECK	F5	-	-	C1	VARIES

- FLOOR:**

F1 ENGINEERED, TONGUE & GROOVE HARDWOOD

F2 TILE

F3 CONCRETE

F4 CONCRETE PAVERS

F5 TREX DECK

**WALLS:**

W1 PAINTED GPDW
- BASE:**

B1 WOOD

B2 TILE

**CEILING:**

C1 TONGUE AND GROOVE

C2 PAINTED GPDW

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**ARCHITECTURE & PLANNING**

**DRAWING:** Room Finish Plan

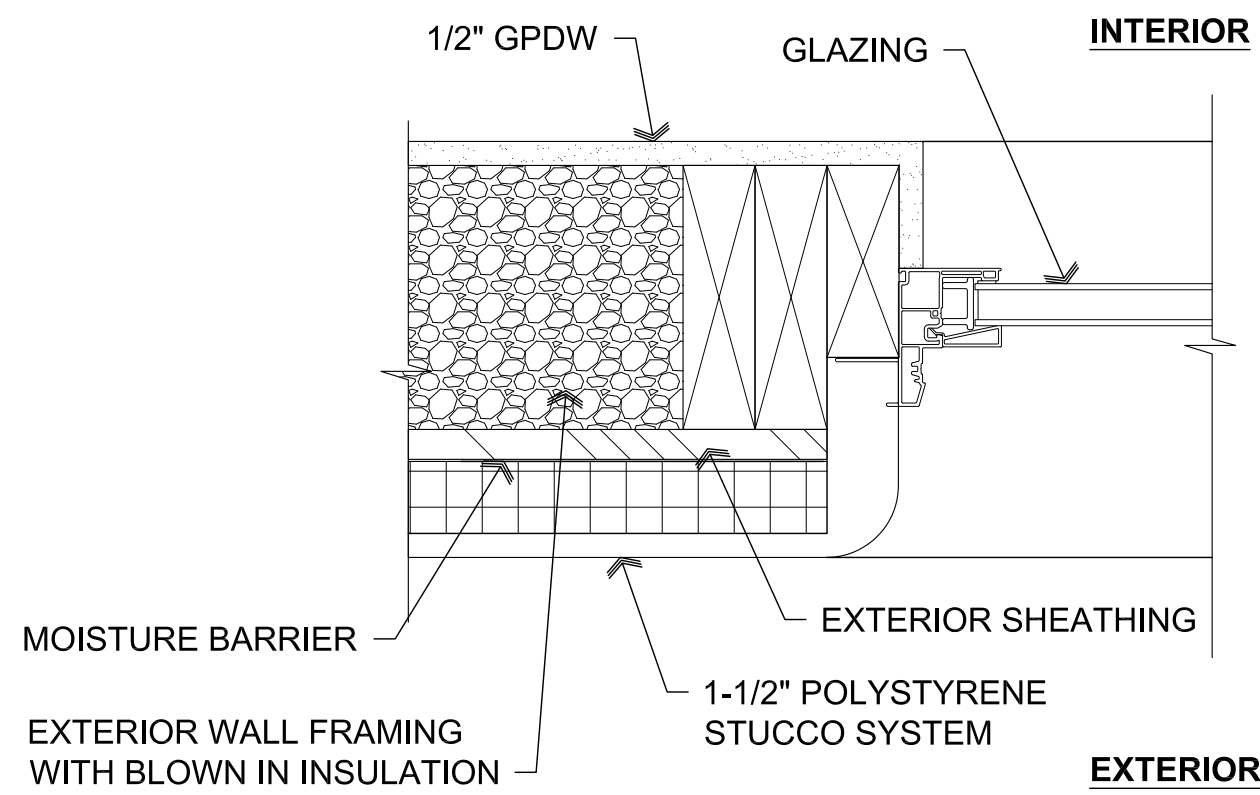
**PROJECT:** Randall Residence  
68 Wildwood Dr.  
Prescott, AZ 86305

**APN:** 115-02-046

DRAWN BY L.O.
CHECKED BY W.A.K.
DATE June 21st, 2019
JOB. NO. 703
SHEET

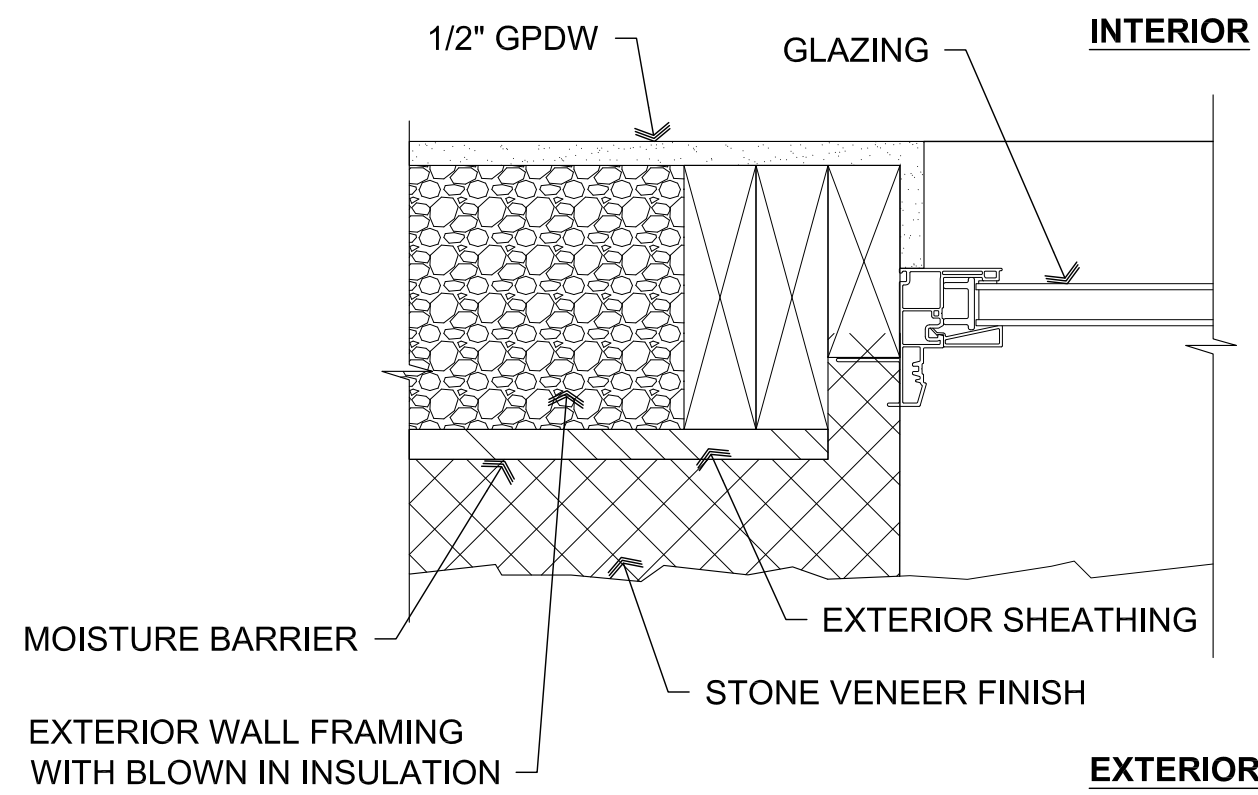


Jun 21, 2019 - 9:17am



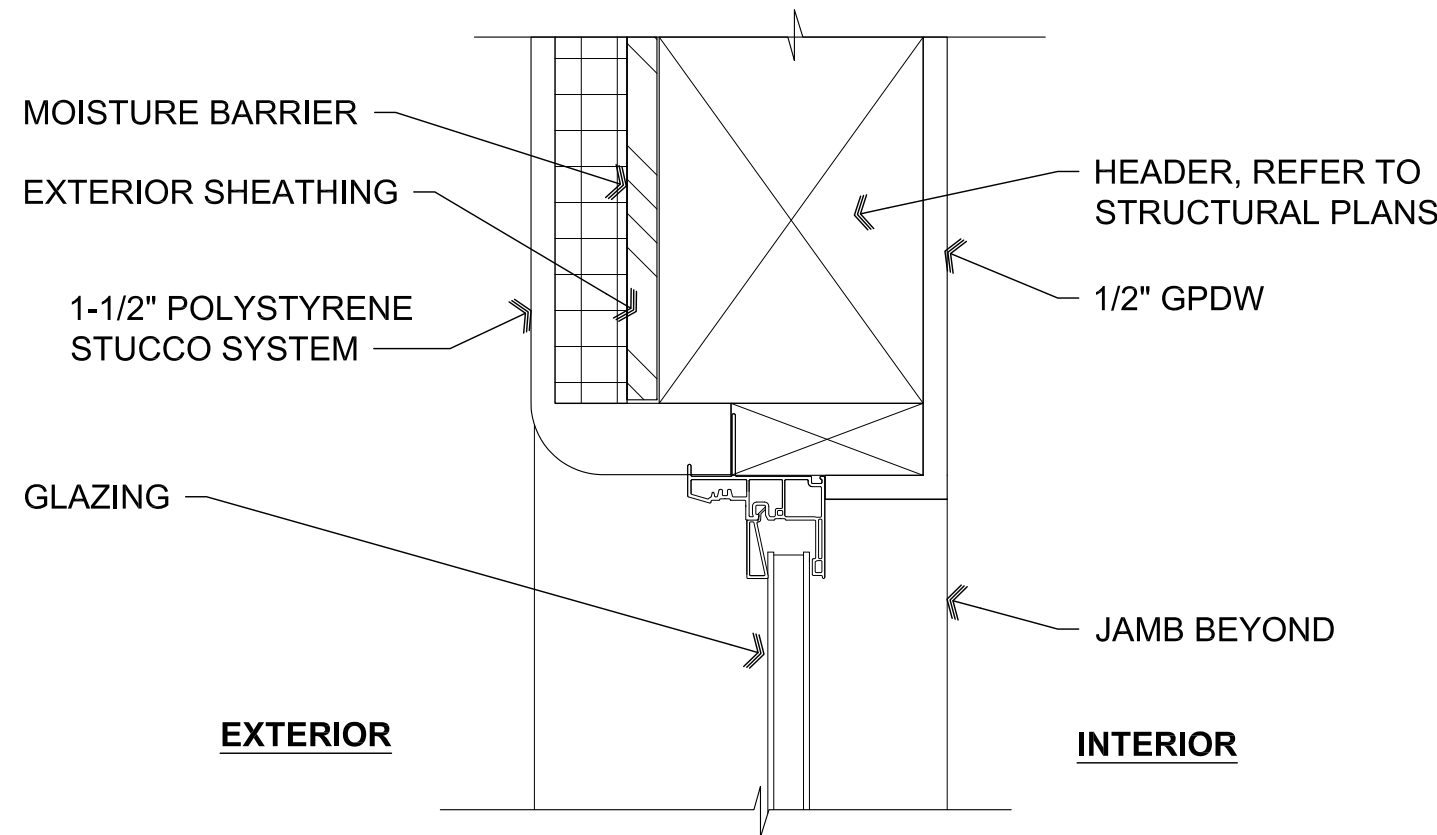
**Window Jamb with Stucco**

SCALE: 3" = 1'-0"



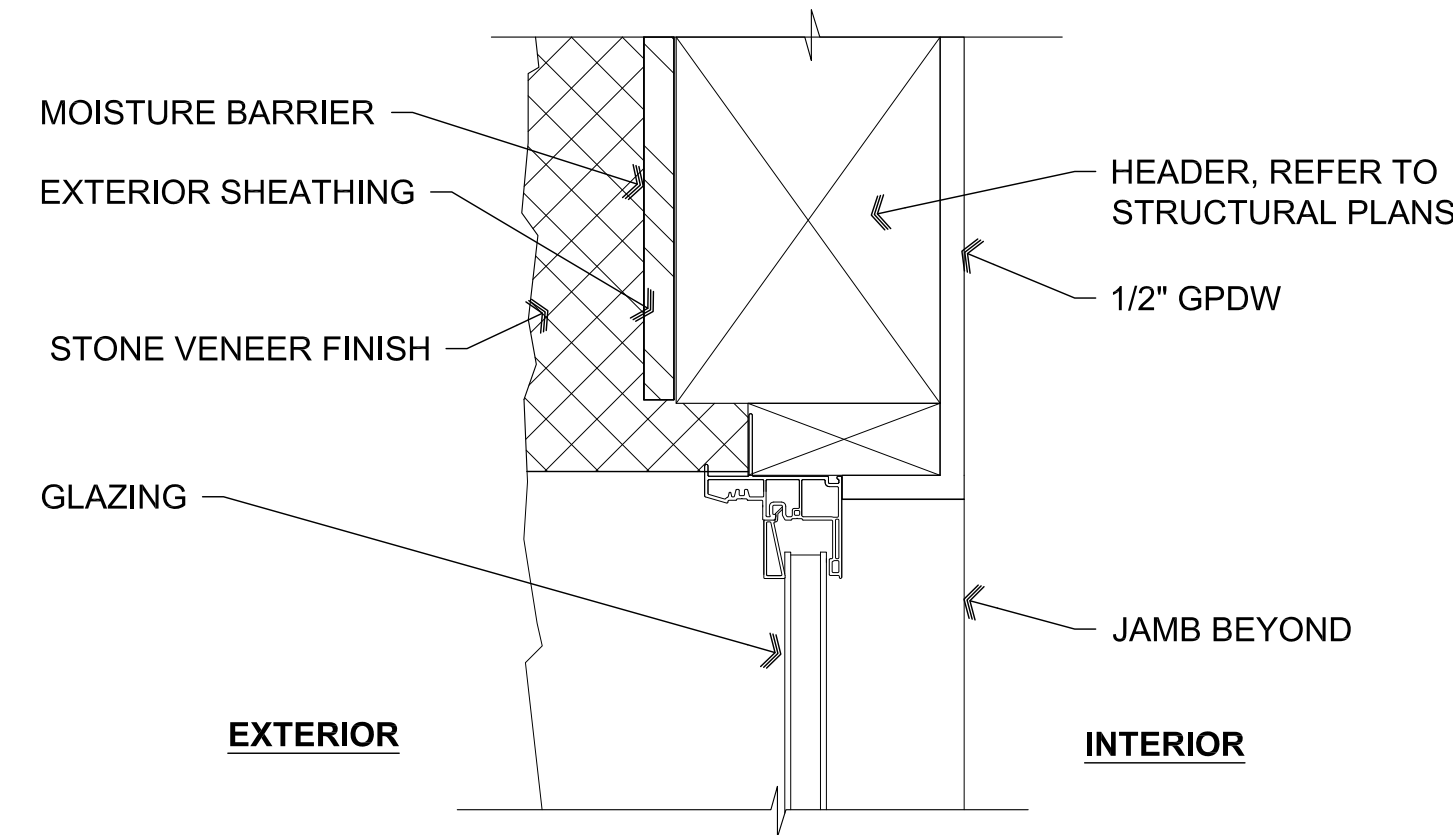
**Window Jamb with Stone Veneer**

SCALE: 3" = 1'-0"



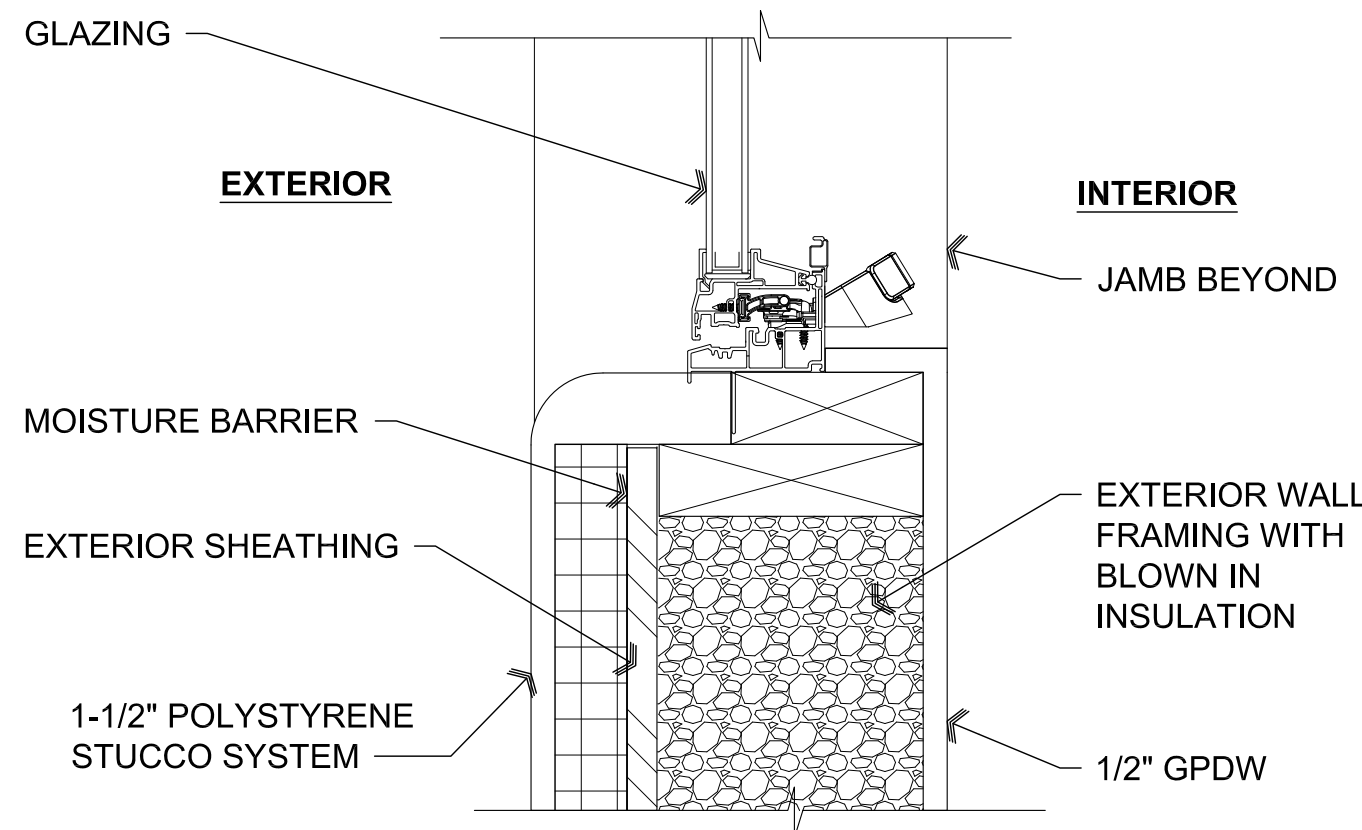
**Window Head with Stucco**

SCALE: 3" = 1'-0"



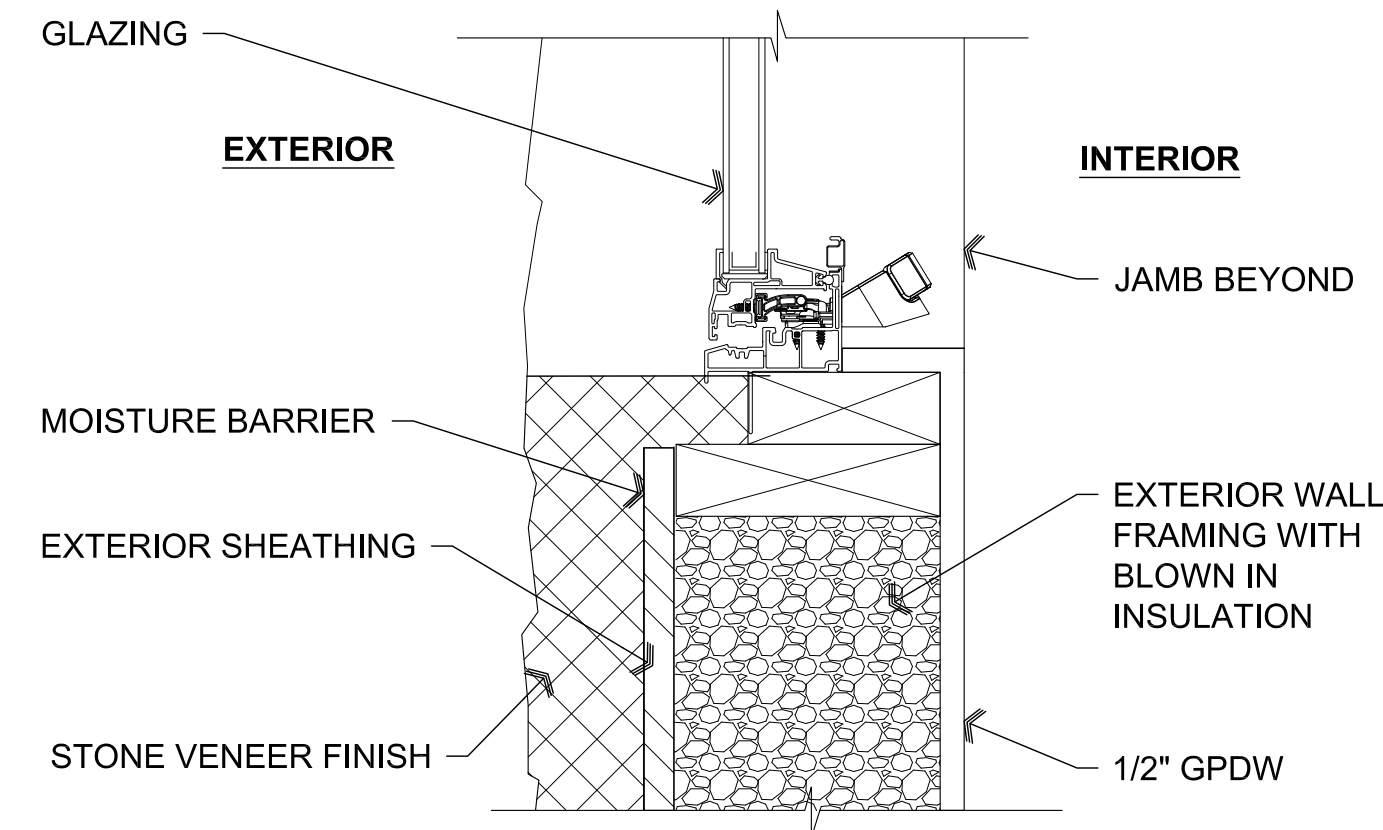
**Window Head with Stone Veneer**

SCALE: 3" = 1'-0"



**Window Sill with Stucco**

SCALE: 3" = 1'-0"

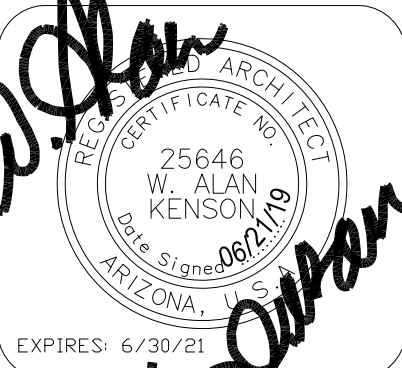


**Window Sill with Stone Veneer**

SCALE: 3" = 1'-0"

REVISIONS	BY

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DRAWING: Details

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**A12.0**



GENERAL REQUIREMENTS:

- 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.
- 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.
- 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.
- 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.
- 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:

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

RISK CATEGORY = II

- VERTICAL LOADS:

LOCATION	LIVE / SNOW LOAD	DEAD LOAD
ROOF	30 PSF	18 PSF
FLOOR	40 PSF	20 PSF

- 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 = 0.532, Sm1 = 0.244
SPECTRAL RESPONSE COEFFICIENTS	Sds = 0.355, Sd1 = 0.163
HORIZONTAL SHEAR TRANSFER ELEMENTS:	
PLYWOOD – FLEXIBLE DIAPHRAM(S)	R = 6.5
VERTICAL SHEAR TRANSFER ELEMENTS:	
GYPSBOARD SHEARWALL(S)	R = 2.0
PLYWOOD SHEARWALL(S)	R = 6.5

- 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	18.6 PSF
NET UPLIFT ON ROOF	31.5 PSF

FOUNDATION NOTES:

- FOUNDATIONS DESIGNED IN CONFORMANCE WITH RECOMMENDATIONS BY: **ENGINEERING TESTING CONSULTANTS, INC. REPORT NO. 9734 DATED NOVEMBER 8, 2017.**
- SITE PREPARATION AND GRADING REQUIREMENTS OF THE SOIL REPORT AND ANY ADDENDUM'S SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF FOUNDATIONS. ANY TESTS OR INSPECTIONS REQUIRED BY THE SOIL REPORT SHALL BE PERFORMED PRIOR TO PLACEMENT OF FOUNDATION REINFORCING STEEL OR CONCRETE. ALTERATIONS TO SITE PREPARATION OR GRADING SHALL BE REPORTED TO THE GEOTECHNICAL ENGINEER PRIOR TO FOUNDATION CONSTRUCTION.

THE SOIL DESIGN VALUES FOR THE FOUNDATION ARE:

ALLOWABLE BEARING PRESSURE	3000 PSF
ALLOWABLE LATERAL BEARING PRESSURE	400 PSF/FT
ALLOWABLE LATERAL SLIDING COEFFICIENT	0.38
LATERAL BACKFILL PRESSURE (UNRESTRAINED)	35 PSF/FT
LATERAL BACKFILL PRESSURE (RESTRAINED)	56 PSF/FT
SITE CLASS	D

- 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
30" BELOW FINISHED GRADE

- ALL FOUNDATIONS SHALL BEAR ON FIRM NATIVE GRANULAR SOIL 30 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 SLABS ON GRADE SHALL BE SUPPORTED ON A 10 INCH LAYER OF SELECT FILL MATERIAL ACCORDING TO THE SPECIFICATIONS OF THE SOIL REPORT. FILL MATERIAL SHOULD BE MOISTENED, BUT NOT SATURATED JUST PRIOR TO PLACING CONCRETE.
- BACKFILL AGAINST RESTRAINED WALLS SHALL NOT BE PLACED UNTIL AFTER THE WALLS ARE SUPPORTED BY THE COMPLETION OF INTERIOR FLOOR SYSTEMS AND CONCRETE OR GROUT STRENGTH HAS REACHED THE 28 DAY STRENGTH LISTED BELOW.

GENERAL STRUCTURAL NOTES

(APPLY UNLESS NOTED OTHERWISE ON PLANS/DETAILS)

CONCRETE:

- MINIMUM 28 DAY CONCRETE STRENGTH SHALL BE AS FOLLOWS:

USE	CONCRETE STRENGTH	REMARKS:
FOUNDATIONS	2500 PSI	DESIGNED FOR 2500 PSI
CONCRETE SLABS ON GRADE	3000 PSI	W/O INSPECTION

- 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.

- TENSION LAP SPLICES OF REINFORCING STEEL IN CONCRETE SHALL BE AS FOLLOWS:

REBAR SIZE	STANDARD LAP	RETAINING WALLS (AT FACE OF WALL)
#3	20"	20"
#4	32"	41"
#5	39"	51"
#6	47"	61"

LAP SPLICES FOR BEAMS AND FLOOR SLABS SHALL BE ACCORDING TO CHAPTER 12 OF ACI 318 OR LAP SCHEDULE ON THESE DRAWINGS.

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.

- 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"	± ¾"
SLABS ON GRADE	1½"	± ¾"
BEAMS AND COLUMNS (PRIMARY) REINFORCEMENT, TIES, STIRRUPS AND SPIRALS	1½"	¾"

- 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.

- NO MORE THAN 90 MINUTES SHALL ELAPSE BETWEEN CONCRETE BATCHING AND CONCRETE PLACEMENT UNLESS APPROVED BY THE TESTING AGENCY.

- CONCRETE PLACEMENT AND QUALITY SHALL BE PER RECOMMENDATIONS IN ACI 914, 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.

- ALL CONCRETE SLABS ON GRADE SHALL BE DIVIDED INTO AREAS BY CONTROL JOINTS (KEYED OR SAW CUT) SUCH THAT ONE SLAB AREA DOES NOT EXCEED 250 SQUARE FEET, OR BE MORE THAN TWO TIMES LONGER THAN THE SLAB AREA WIDTH. THE FOUNDATION PLAN SHOWS A SUGGESTED METHOD OF CONTROL JOINT LAYOUT. IT IS RECOMMENDED THAT SAW CUTS BE MADE WITHIN 16 HOURS OF CONCRETE BATCHING.

KEYED CONTROL JOINTS NEED ONLY OCCUR AT EXPOSED EDGES DURING POURING, ALL OTHER JOINTS MAY BE SAW CUT.

- 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.

- 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.

- 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.

- VERTICAL REINFORCING: #5 AT 48 INCHES ON CENTER FULL HEIGHT OF WALL, CENTERED IN GROUTED CELL AND AT ALL WALL INTERSECTIONS, CORNERS, WALL ENDS, JAMBS, OVER LINTELS, AND EACH SIDE OF CONTROL JOINTS (MINIMUM UNLESS NOTED OTHERWISE ON PLANS/DETAILS). TIE AT 8'-0" VERTICALLY, WITH SINGLE WIRE LOOP TIE OR EQUIVALENT. DOWEL ALL REINFORCING TO FOUNDATION WITH DOWELS TO MATCH AND LAP VERTICAL WALL OR COLUMN REINFORCING.

- CONTROL JOINTS: UNLESS NOTED OTHERWISE ON THE PLANS, PLACE CONTROL JOINTS IN MASONRY WALLS SUCH THAT NO STRAIGHT RUN OF WALL EXCEEDS 24'-0". CONTROL JOINTS SHALL NOT OCCUR AT WALL CORNERS, INTERSECTIONS, ENDS, WITHIN 24" OF CONCENTRATED POINTS OF BEARING OR JAMBS, OR OVER OPENINGS UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS.

- HORIZONTAL REINFORCING: (MINIMUM UNLESS NOTED OTHERWISE ON PLANS/DETAILS) (2) #4 BARS IN CENTER OF 16 INCH DEEP MINIMUM CONTINUOUS GROUTED BOND BEAM AT ELEVATED FLOOR AND ROOF LINES. FOR 8 INCH THICK WALLS, ONE #4 BAR IN CENTER OF 8 INCH DEEP CONTINUOUS GROUTED BOND BEAM AT INTERVALS NOT TO EXCEED 48 INCHES ON CENTER AND AT TOP OF PARAPET OR FREE STANDING WALLS SHALL BE PLACED 8 INCHES DOWN FROM THE TOP IN AN UPSIDE DOWN BOND BEAM BLOCK.

PLACE HORIZONTAL BARS CONTINUOUS THROUGH CONTROL JOINTS. PROVIDE BENT BARS PER TYPICAL DETAILS, TO MATCH HORIZONTAL BOND BEAM REINFORCING, AT CORNERS AND WALL INTERSECTION TO MAINTAIN BOND BEAM CONTINUITY.

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

REBAR SIZE	STANDARD LAP	RETAINING WALLS (AT FACE OF WALL)
#4	24"	30"
#5	30"	46"
#6	43"	55"

- 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.

- 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.

- 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.

- 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.

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

- MISCELLANEOUS LINTELS: FOR MISCELLANEOUS OPENINGS (4'-8" OR LESS) NOT SHOWN ON PLANS OR IN A SCHEDULE, BUT REQUIRED BY OTHER DISCIPLINES (MECHANICAL, ELECTRICAL, PLUMBING, ETC.) THE FOLLOWING OPTIONS MAY BE USED IN 8" MASONRY WALLS:

OPTION #1: GROUTED REINFORCED MASONRY LINTEL: REINFORCE WITH (2) #4 HORIZONTAL BARS IN BOTTOM OF BOND BEAM OR LINTEL BLOCK AND SHALL BE GROUTED SOLID TO A MINIMUM DEPTH OF 12 INCHES. ALL LINTEL REINFORCING AND GROUT SHALL EXTEND 24" PAST JAMBS.

OPTION #2: DOUBLE ANGLE LINTELS: USE (2) L3½x3½x½ BACK-TO-BACK. PROVIDE 12" MINIMUM OF GROUT OVER LINTELS. BEARING FOR STEEL ANGLE LINTELS SHALL BE 4" (±) 1" AT EACH JAMB.

OPTION #3: POWERS STEEL LINTEL: PS8-8. GROUT LINTEL 8" DEEP. BEARING FOR POWERS STEEL LINTELS SHALL BE 4" (±) 1" AT EACH JAMB.

THESE LINTELS, OR THE OPENING THEY SPAN, SHALL NOT BE PLACED SO AS TO INTERFERE WITH THE REQUIREMENTS OF OTHER STRUCTURAL ELEMENTS (I.E. BOND BEAMS, LINTELS, CONTROL JOINTS, CONCENTRATED POINTS OF BEARING, ETC.) WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.

SOLID GROUT SHALL BE PROVIDED BETWEEN WEBS AND MASONRY FACE SHELLS FOR FULL LENGTH OF ALL STEEL LINTELS. MORTAR MAY BE USED FOR GROUT FOR THIS PURPOSE ONLY. FACE UNITS, SOAPS, ROMANS, ETC., SHALL BE LAID WITH FULL HEAD AND BED JOINTS.

FOR ADDITIONAL INFORMATION AT OPENINGS IN MASONRY WALLS, SEE TYPICAL DETAILS.

REINFORCING STEEL:

- 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.

- 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.

- 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:

- 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).

- ALL BOLTS AND STUDS SHALL BE ASTM A307, UNLESS NOTED OTHERWISE. ALL EXPANSION BOLTS TO HAVE CURRENT ICCBO 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.

- 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.

- 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.

- 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.

- 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.

REVISIONS	BY

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ARCHITECTURE & PLANNING

DRAWING: GENERAL STRUCTURAL NOTES

PROJECT: PROJECT:

Randall Residence  
69 Wildwood Dr.  
Prescott, Az  
86334

DRAWN BY MJS
CHECKED BY Stanford
DATE 6/7/19
SCALE AS NOTED
JOB NO. 2018-0148
SHEET

S1.0

DRAWING INDEX		
SHEET	DESCRIPTION	DETAILS
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S13	PLAN SCHEDULES	---
S20	FOUNDATION PLAN	---
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S40	FOUNDATION DETAILS	100-SERIES
S50	FRAMING DETAILS	200-SERIES
S51	MORE FRAMING DETAILS	200-SERIES
S52	MORE FRAMING DETAILS	200-SERIES
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JOB NO.: 2018-0148	PROJECT MANAGER: STANFORD	CAD OPERATOR: MJS
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GENERAL STRUCTURAL NOTES

(APPLY UNLESS NOTED OTHERWISE ON PLANS/DETAILS)

WOOD (CONTINUED):

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:
2X4 STUDS	HEM-FIR STUD
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	1/2" OR 3/8"	24/6	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.
FLOOR	3/4" T&G	48/24	#8 SCREWS AT 6" O.C.	#8 SCREWS AT 12" O.C.

SCREWS AT FLOOR SHEATHING SHALL BE #8 SCREWS AND SHALL PENETRATE AT LEAST 1 1/2" INTO THE SUPPORTING MEMBER. ALL FLOOR SHEATHING SHALL BE GLUED TO SUPPORTING MEMBERS WITH ANAPA AFG-01 QUALIFIED GLUE.

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 1/32") SHALL BE THE SAME AS THE PLYWOOD IT REPLACES. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

3. NOMINAL 2 X 6 DECKING: TONGUE AND GROOVE TYPE, MINIMUM Fb = 1,600 PSI, MINIMUM E = 1,300,000 PSI. INSTALL WITH TONGUES UP SLOPE ON PITCHED ROOFS, AND OUTWARD IN THE DIRECTION OF LAYING ON FLAT ROOFS. NAIL EACH PLANK WITH 16d TORNAIL (THRU THE TONGUE) AND 16d FACE NAIL AT EACH SUPPORT. DECK SHALL BE INSTALLED AS SIMPLE SPAN WITH ALL PLANKS BEARING ON TWO SUPPORTS. FOR REFERENCE AND/OR ADDITIONAL INFORMATION, SEE "STANDARD FOR TWO INCH NOMINAL THICKNESS LUMBER ROOF DECKING FOR STRUCTURAL APPLICATIONS", AITC 118-71.

NOMINAL 1 X 6 DECKING: TONGUE AND GROOVE TYPE, MINIMUM Fb = 1,200 PSI, MINIMUM E = 1,800,000 PSI. INSTALL WITH TONGUES UP SLOPE ON PITCHED ROOFS, AND OUTWARD IN THE DIRECTION OF LAYING ON FLAT ROOFS. NAIL EACH PLANK WITH (2) 10d NAILS AT EACH SUPPORT. DECK SHALL BE INSTALLED AS SIMPLE SPAN WITH ALL PLANKS BEARING ON TWO SUPPORTS. FOR REFERENCE AND/OR ADDITIONAL INFORMATION, SEE SECTION TITLED "SHEATHING, FLOORING, AND DECKING", ON PAGE 4-105 OF THE SECOND EDITION OF THE AITC TIMBER CONSTRUCTION MANUAL.

4. 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.

5. LAMINATED VENEER LUMBER: DESIGN, FABRICATION AND ERECTION IN ACCORDANCE WITH LATEST EDITION OF ICBO REPORT NER-119, OR OTHER EQUIVALENT REPORT. LAMINATED VENEER LUMBER SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2,600 PSI, Fv = 285 PSI, E = 1,900 KSI.

6. PARALLEL STRAND LUMBER: DESIGN, FABRICATION AND ERECTION IN ACCORDANCE WITH LATEST EDITION OF ICBO REPORT NER-292, OR OTHER EQUIVALENT REPORT. LAMINATED VENEER LUMBER SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2,900 PSI, Fv = 290 PSI, E =2,000 KSI.

7. 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) 1/2" 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.

8. 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 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.

9. 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.

10. PREFABRICATED WOOD TRUSSES: PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED TO SUPPORT SELF WEIGHT PLUS LIVE LOAD AND SUPERIMPOSED DEAD LOADS, WHERE ATTIC SPACE CAN BE USED FOR STORAGE, A 40 PSF LIVE LOAD ON THE BOTTOM CHORD SHALL BE INCLUDED IN THE ANALYSIS. BRIDGING SIZE AND SPACING BY TRUSS MANUFACTURER UNLESS NOTED OTHERWISE. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WITH DESIGN CALCULATIONS SEALED BY A REGISTERED ENGINEER FOR REVIEW PRIOR TO MANUFACTURE.

SHOP DRAWINGS SHALL SHOW ANY SPECIAL DETAILS REQUIRED AT BEARING POINTS. ALL CONNECTORS SHALL HAVE CURRENT ICBO APPROVAL. ADDITIONAL TRUSSES SHALL BE SUPPLIED AS REQUIRED TO SUPPORT MECHANICAL EQUIPMENT. PER IBC SECTION 2303.4 AND TPI-1, EACH TRUSS SHALL BE LEGIBLY BRANDED, MARKED OR OTHERWISE HAVE PERMANENTLY AFFIXED THERETO THE IDENTITY OF THE COMPANY MANUFACTURING THE TRUSS, THE DESIGN LOADS, AND THE TRUSS SPACING - WITHIN TWO FEET OF THE CENTER OF THE SPAN ON THE FACE OF THE BOTTOM CHORD. TOTAL LOAD DEFLECTIONS SHALL BE LIMITED TO SPAN/240. FLOOR LIVE LOAD DEFLECTIONS SHALL BE LIMITED TO SPAN/480.

PREFABRICATED PLYWOOD WEB I-JOIST/PURLINS (TJI SERIES OR EQUAL): DESIGN, FABRICATION AND ERECTION IN ACCORDANCE WITH THE LATEST EDITION ICBO REPORT NER-119. CONNECTIONS AND BEARING MATERIAL TO BE DESIGNED AND FURNISHED BY JOIST FABRICATOR. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WITH DESIGN CALCULATIONS SEALED BY A REGISTERED STRUCTURAL ENGINEER FOR REVIEW PRIOR TO MANUFACTURE. ADDITIONAL I-JOISTS SHALL BE SUPPLIED AS REQUIRED TO SUPPORT MECHANICAL EQUIPMENT. TOTAL LOAD DEFLECTIONS SHALL BE LIMITED TO SPAN/240. FLOOR LIVE LOAD DEFLECTIONS SHALL BE LIMITED TO SPAN/480.

DEFERRED SUBMITTALS:

(PER IBC SECTION 107.3.4.1)

1. FOR THE PURPOSES OF THIS SECTION, DEFERRED SUBMITTALS ARE DEFINED AS THOSE PORTIONS OF THE DESIGN WHICH ARE NOT SUBMITTED AT THE TIME OF THE APPLICATION AND WHICH ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL WITH A SPECIFIED PERIOD.
2. DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE PRIOR APPROVAL OF THE BUILDING OFFICIAL, THE ARCHITECT OR ENGINEER OF RECORD SHALL LIST THE DEFERRED SUBMITTALS ON THE PLANS AND SHALL SUBMIT THE DEFERRED SUBMITTAL DOCUMENTS FOR REVIEW BY THE BUILDING OFFICIAL.
3. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

DEFERRED SUBMITTAL ITEMS:

TRUSS JOIST MACMILLAN I-JOISTS
--------------------------------

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:
SOIL BEARING SUBGRADE	YES	PER GEOTECHNICAL REPORT
CONCRETE SLAB ON GRADE	NO	DESIGN BASED ON f'c=2500 PSI
CONCRETE FOUNDATIONS	NO	DESIGN BASED ON f'c=2500 PSI
REINFORCING STEEL FOR ALL CONCRETE/ MASONRY THAT REQUIRES INSPECTION	YES	PRIOR TO PLACEMENT OF CONCRETE OR GROUT
EPOXY ANCHORS	YES	DURING INSTALLATION OF ANCHORS
MASONRY (CMU)	YES	DURING PLACEMENT OF GROUT

SPECIAL INSPECTIONS NOT LISTED ABOVE ARE NOT REQUIRED BY FSE HOWEVER, ADDITIONAL SPECIAL INSPECTIONS MAY BE REQUIRE BY THE BUILDING OFFICIAL.

2. DESIGNATION OF SPECIAL INSPECTOR: A SPECIAL INSPECTION CERTIFICATE CORRESPONDING TO THE REQUIREMENTS IN THE TABLE ABOVE HAS BEEN PROVIDED WITH THESE DRAWINGS BY FSE FOR PERMITTING PURPOSES.

- A. ACCORDING TO THE SI CERTIFICATE, THE SPECIAL INSPECTOR SHALL BE, OR WORK UNDER THE DIRECT SUPERVISION OF THE STRUCTURAL ENGINEER OF RECORD - FROST STRUCTURAL ENGINEERING (FSE) (928)776-4757. FSE IS NOT RESPONSIBLE FOR SPECIAL INSPECTIONS IF WE ARE NOT CONTACTED OR CONTRACTED TO DO SO.

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

- C. AN ALTERNATE SPECIAL INSPECTOR MAY BE USED BY OBTAINING A NEW SI CERTIFICATE, AND MAKE THE NECESSARY NOTIFICATIONS TO ALL PARTIES INVOLVED. THE ALTERNATE SPECIAL INSPECTOR SHALL BE AN ARIZONA LICENSED CIVIL OR STRUCTURAL ENGINEER OR AN ICC CERTIFIED SPECIAL INSPECTOR.

- D. FOR GEOTECHNICAL ITEMS LISTED ABOVE, THE SPECIAL INSPECTOR SHALL BE, OR WORK UNDER THE DIRECT SUPERVISION OF A GEOTECHNICAL ENGINEER OR THE BUILDING OFFICIAL.

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.

REVISIONS	BY

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ARCHITECTURE & PLANNING

GENERAL STRUCTURAL NOTES (CONT.)

DRAWING:

PROJECT:

PROJECT:

Randall Residence  
69 Wildwood Dr.  
Prescott, Az

86334

DRAWN BY  
MJS

CHECKED BY  
Stanford

DATE  
6/7/19

SCALE  
AS NOTED

JOB NO.  
2018-0148

SHEET

S1.1

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JOB NO.: 2018-0148	PROJECT MANAGER: STANFORD	CAD OPERATOR: MJS
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**FROST STRUCTURAL ENGINEERING**

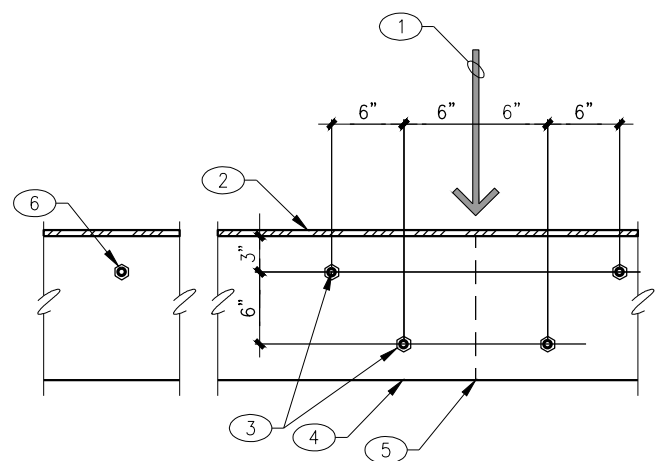
1678 Oaklawn Drive, Suite C  
Prescott, Arizona 86305

phone: 928.776.4757  
fax: 928.776.4931

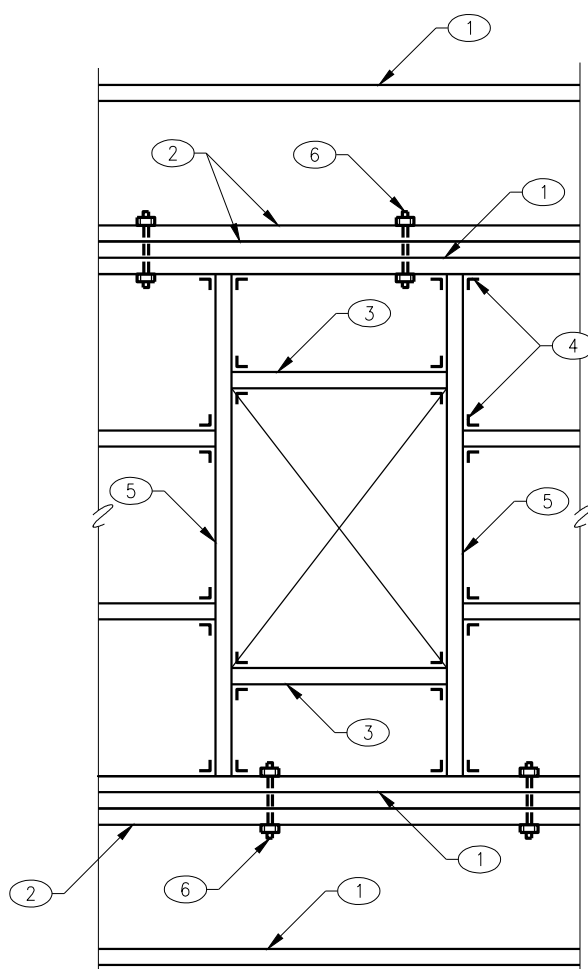
info@frost-structural.com



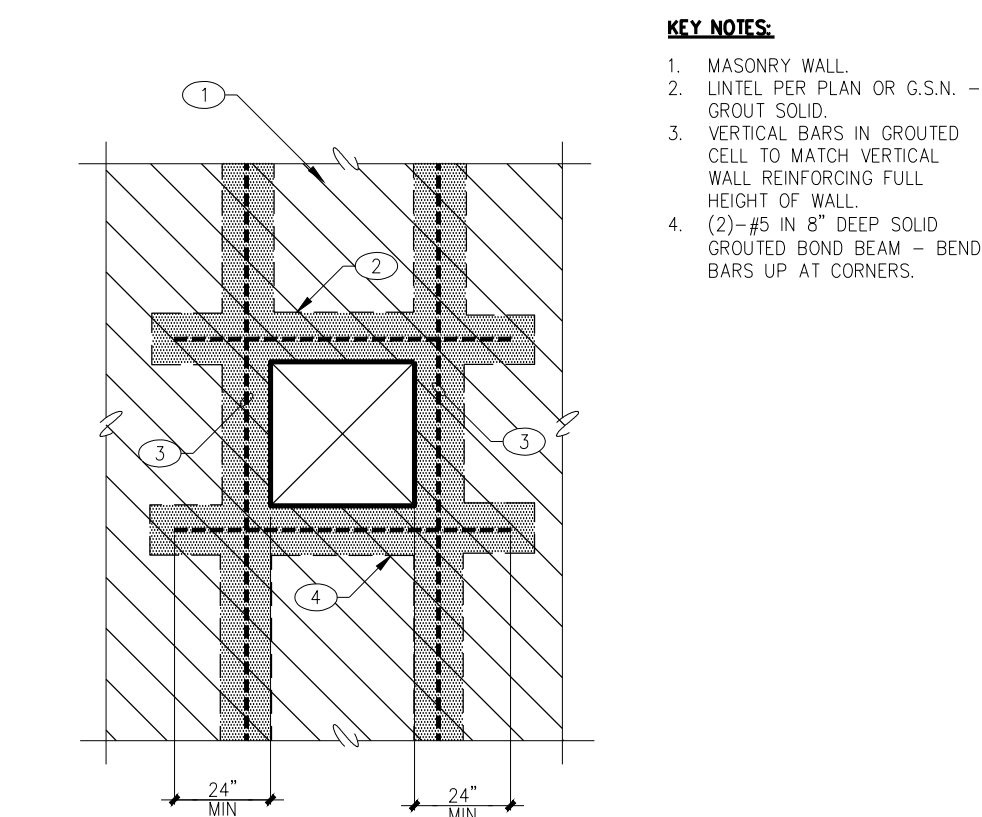
- KEY NOTES:**
- CENTERLINE OF FURLIN.
  - PLYWOOD SHEATHING.
  - (2)-3/4" DIA. ANCHOR BOLTS EACH SIDE.
  - CONTINUOUS WOOD LEDGER.
  - OPTIONAL LEDGER SPLICE AT CENTERLINE OF FURLIN.
  - (1)-3/4" DIA. ANCHOR BOLT.



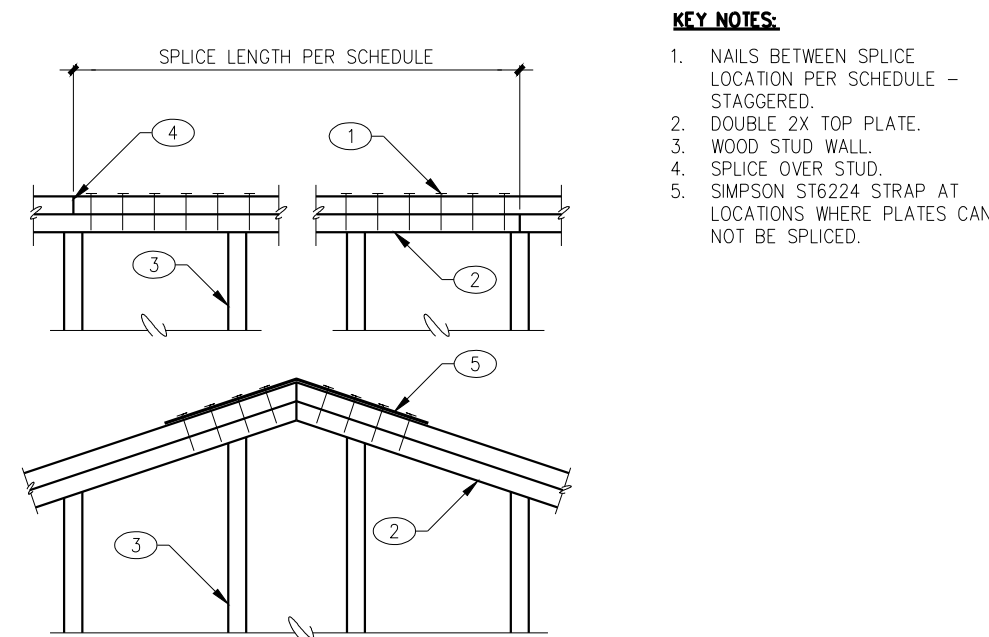
**T15 ELEVATION - CONTINUOUS WOOD LEDGER**  
02-W1302 NO SCALE



**T16 TYPICAL FRAMING AT OPENING (TJ)**  
02-WJ03 NO SCALE



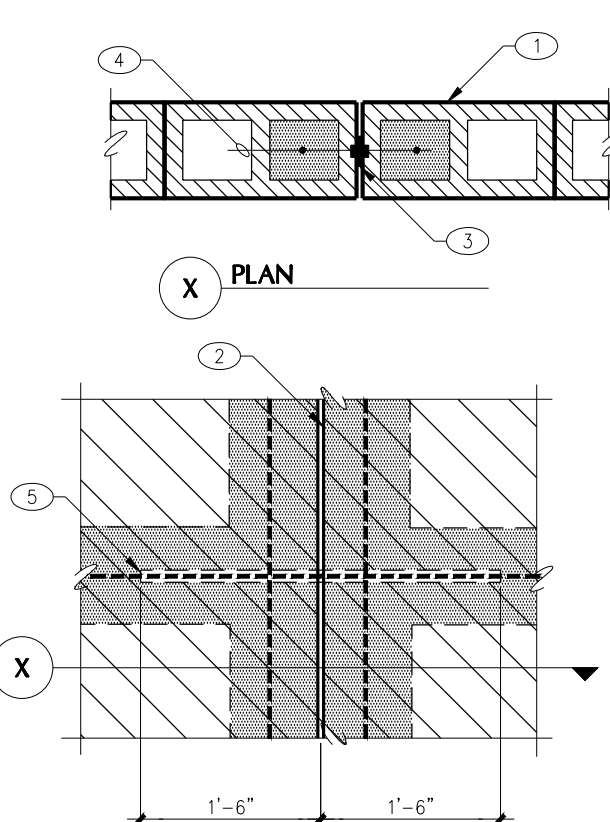
**T17 ELEVATION - TYPICAL OPENING IN MASONRY WALL**  
02-M0401 NO SCALE



LENGTH OF WALL (BETWEEN CORNERS)	SPLICE LENGTH MINIMUM	NAILS ALONG SPLICE LENGTH
OVER 30'	4'-0"	18-16d
OVER 20'	2'-8"	10-16d
OVER 10'	1'-4"	6-16d
LESS THAN 10'	1'-4"	4-16d

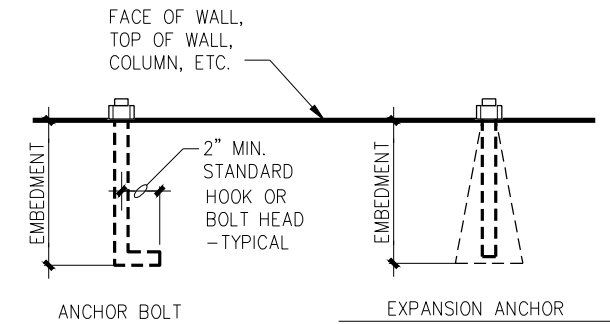
**T12 ELEVATION - TYPICAL TOP PLATE SPLICE**  
02-W09 NO SCALE

**NOTE:**  
DO NOT SPLICE TOP PLATES WITHIN 6'-0" OF ENDS OF PLYWOOD SHEAR WALLS. THIS DETAIL REQUIRED AT ALL EXTERIOR WALLS AND OVER SHEAR WALLS - NOT REQUIRED AT INTERIOR NON-SHEAR WALLS.



**T8 CONTROL JOINT IN MASONRY WALL**  
02-M0301 NO SCALE

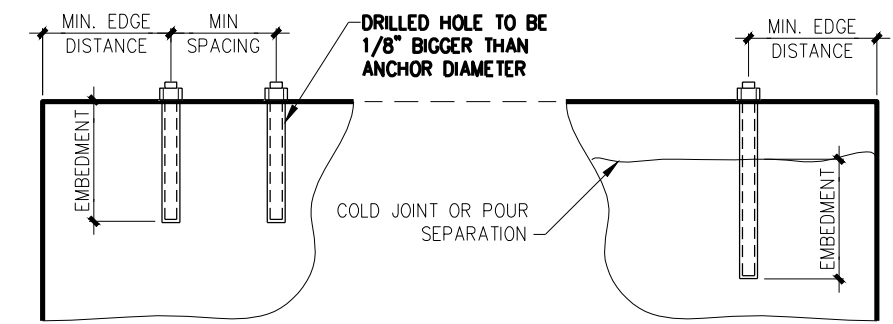
BOLT SIZE	CAST IN PLACE EMBEDMENT(MINIMUM)		EXPANSION ANCHOR EMBEDMENT(MINIMUM)	
	VERTICAL	HORIZONTAL	VERTICAL	HORIZONTAL
1/4"	4"	4"	2"	1.125"
3/8"	5"	4"	3"	1.5"
1/2"	7"	4"	4"	2"
5/8"	8"	5"	5"	2.5"
3/4"	9"	6"	6"	3"
7/8"	10"	7"	7"	3.5"
1"	11"	8"	9"	4"



**T9 TYPICAL ANCHOR BOLT, AND EXPANSION BOLT SCHEDULE**  
02-S0101 NO SCALE

ALL THREAD SIZE	REBAR SIZE	SPACING OR EDGE DISTANCE	EMBEDMENT DEPTH	SPACING OR EDGE DISTANCE	EMBEDMENT DEPTH
3/8"	#3	2" TO 6"	8"	6" MIN.	6"
1/2"	#4	2" TO 6"	11"	6" MIN.	6"
5/8"	#5	2" TO 7.5"	12"	7.5" MIN.	7"
3/4"	#6	2" TO 9"	14"	9" MIN.	9"
7/8"	#7	3" TO 10.5"	16"	10.5" MIN.	11"
1"	#8	3" TO 12"	20"	12" MIN.	14"

- CONCRETE: USE HILTI HIT-RE 500-SD ADHESIVE (ESR-2322) OR SIMPSON SET-XP (ESR-2508).
- MASONRY: USE SIMPSON "SET" ADHESIVE (ESR-1772).
- INSTALL ALL SYSTEMS ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
- DO NOT PLACE ALL-THREAD ROD WITHIN MINIMUM EDGE DISTANCE TO FREE EDGE OF CONCRETE OR ADJACENT BOLTS.

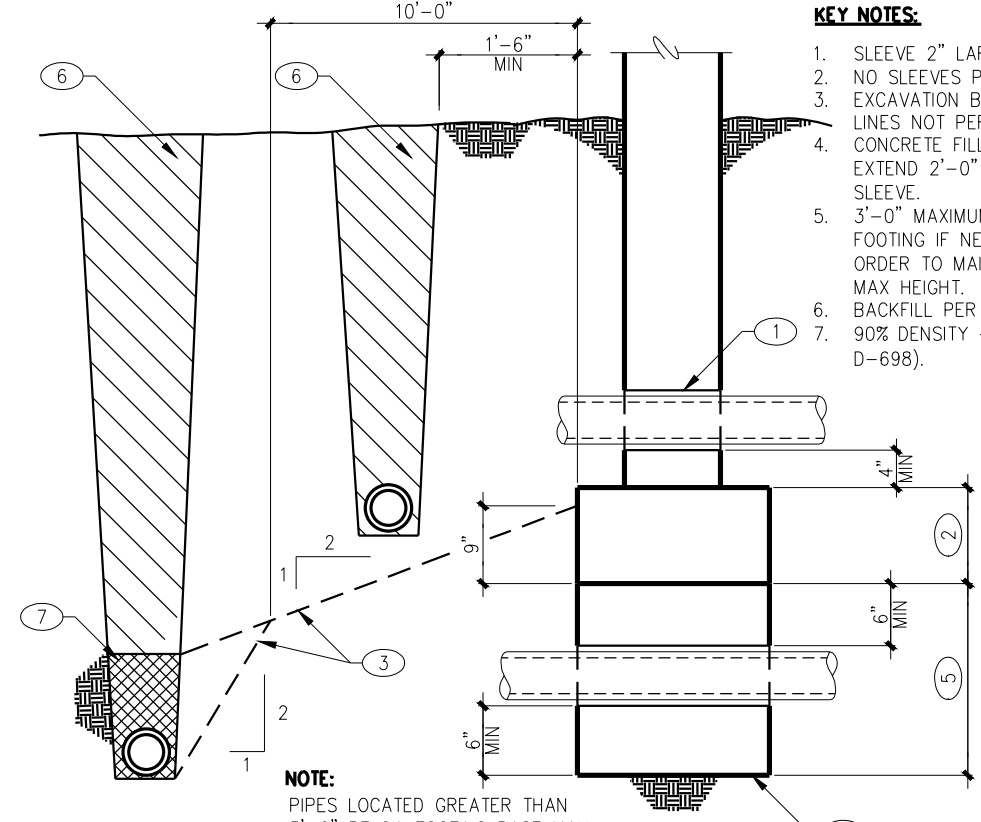


**T10 TYPICAL EPOXY ANCHOR INSTALLATION**  
02-S0102 NO SCALE

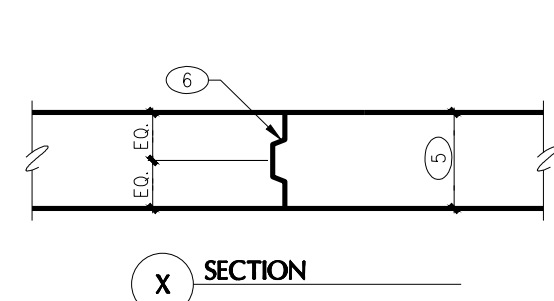
CONNECTION	NAILING	TYPE
JOIST OR TRUSS BEARING ON SILL OR GIRDER	(3) 8d	TOENAIL
BRIDGING TO JOIST	(2) 8d	TOENAIL
SOLE PLATE TO JOIST OR BLOCKING	16d AT 16" O.C.	FACE NAIL
TOP PLATE TO STUD	(2) 16d	END NAIL
STUD TO SOLE PLATE	(2) 16d, END NAIL	-NA-
DOUBLE STUDS	16d AT 24" O.C.	FACE NAIL
DOUBLE TOP PLATES	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:**  
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.

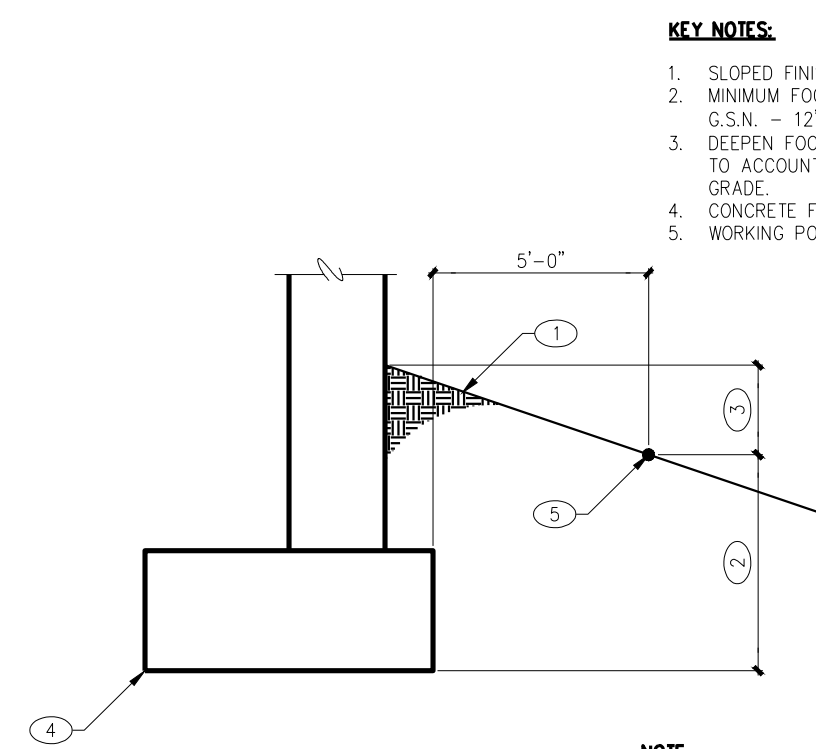
**T11 MINIMUM NAILING SCHEDULE - UNLESS NOTED OTHERWISE**  
02-W01-2012 NO SCALE



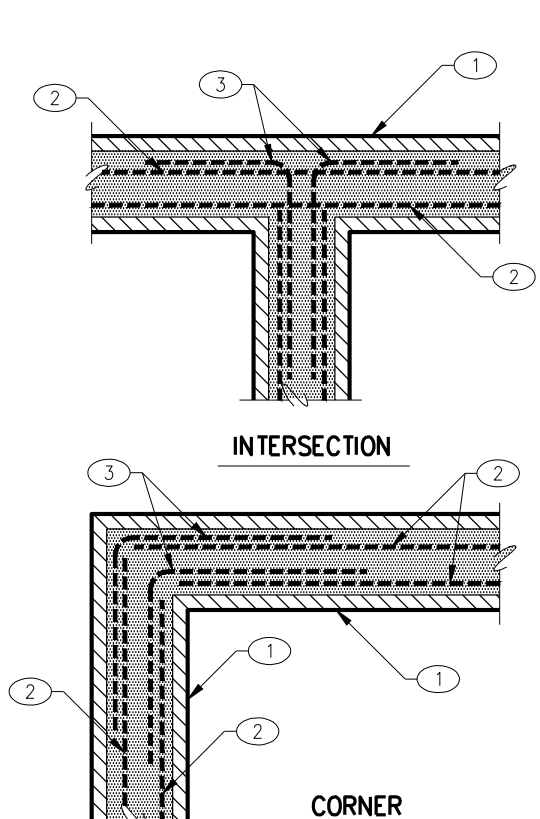
**T4 PIPES AND TRENCHES AT CONCRETE FOOTING**  
02-F03 NO SCALE



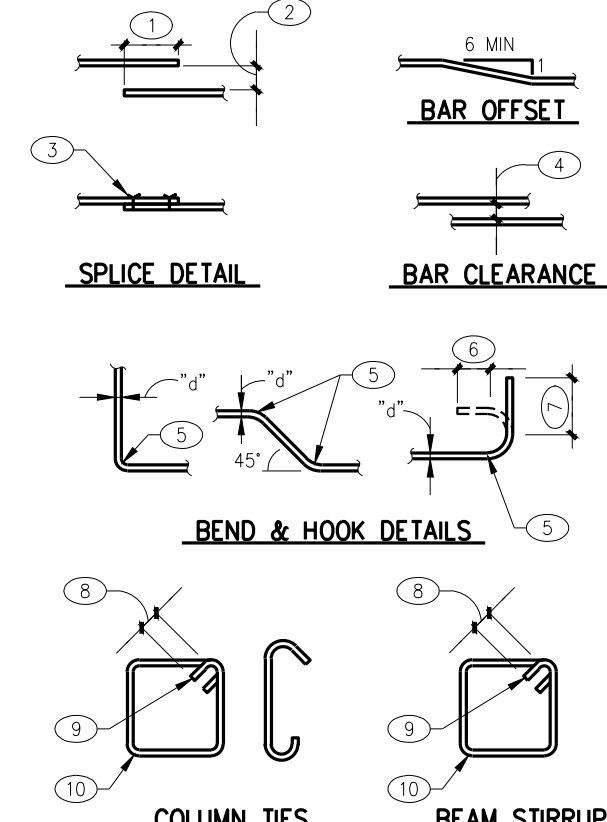
**T5 TYPICAL - CORNER REINFORCING AND CONSTRUCTION JOINTS IN CONCRETE FOOTINGS**  
02-F0202 NO SCALE



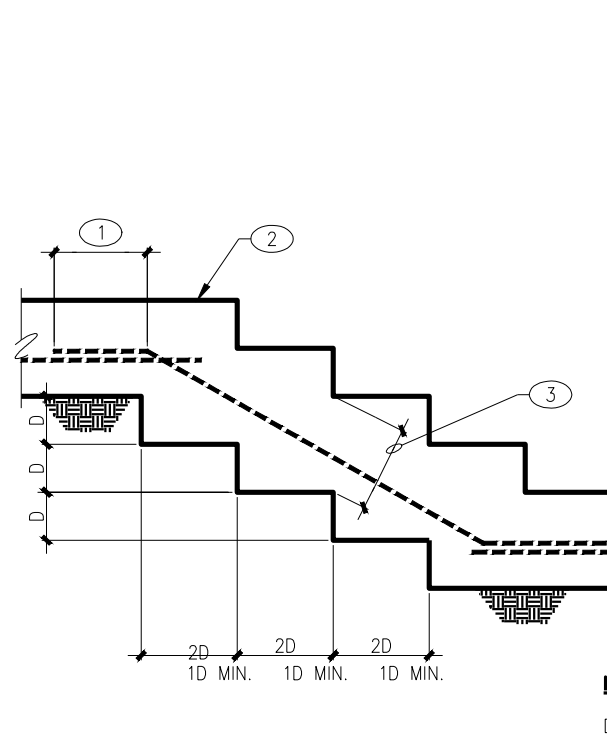
**T6 TYPICAL DETAIL FOR FOUNDATION AT SLOPING GRADE**  
02-F1101 NO SCALE



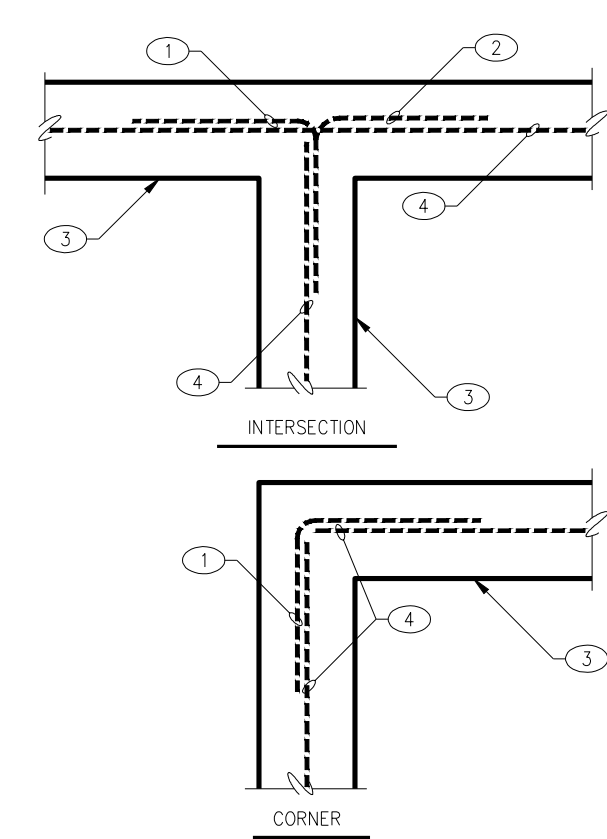
**T7 PLAN - CORNER REINFORCING IN MASONRY WALLS**  
02-M0201 NO SCALE



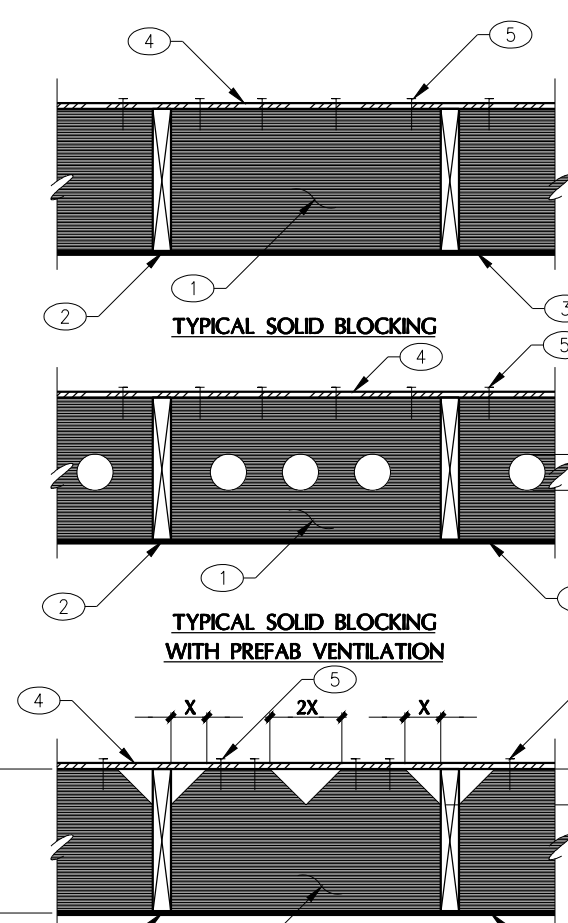
**T1 TYPICAL REINFORCING DETAILS**  
02-C0101 NO SCALE



**T2 TYPICAL STEP IN CONCRETE FOOTING**  
02-F01 NO SCALE



**T3 PLAN - CORNER REINFORCING IN CONCRETE FOOTINGS AND/OR CONCRETE STEM WALLS**  
02-F02 NO SCALE



**T14 ELEVATION - TYPICAL SOLID 2X BLOCKING**  
02-W0502 NO SCALE

DEPTH	X
6"	2"
8"	2.5"
10"	3"
12"	3"

**NOTES:**  
1. FOR CONSTRUCTION BELOW BLOCKING, SEE PLAN AND DETAILS. BLOCKING IS CONTINUOUS.  
2. INDIVIDUAL SHEAR BLOCKS MAY BE OMITTED EVERY 5TH BLOCK.

REVISIONS	BY

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**ARCHITECTURE & PLANNING**

**DRAWING:** TYPICAL DETAILS

**PROJECT:** Randall Residence  
69 Wildwood Dr.  
Prescott, Az

**PROJECT:** 86334

DRAWN BY  
MJS  
CHECKED BY  
Stanford  
DATE  
6/7/19  
SCALE  
AS NOTED  
JOB NO.  
2018-0148  
SHEET

**S1.2**

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Prescott, Arizona 86305  
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phone: 928.776.4757  
fax: 928.776.4931



SHEARWALL SCHEDULE				
(ALL EXTERIOR WALLS ARE 5' UNLESS NOTED OTHERWISE)				
NOTES: 1. SHEARWALL TYPES LISTED BELOW ARE NOT JOB SPECIFIC. SOME TYPES MAY NOT BE USED ON PLANS. 2. BLOCK ALL PANEL EDGES WHERE INDICATED ON SCHEDULE. EDGE NAIL SHEATHING AT BLOCKED EDGES. 3. FRAMING MEMBER SUPPORTING MATERIAL SHALL BE SPACED AT 16" ON CENTER MAXIMUM. 4. ANCHOR BOLTS TO FOUNDATION SHALL BE 10 LONG AND SHALL BE EMBEDDED 7 INCHES INTO CONCRETE. EXPANSION BOLTS OR SHOT PINS MAY BE USED AT INTERIOR WALLS (AWAY FROM EDGE OF SLAB OR SLAB STEPDOWN) PER SUPPLEMENTAL INSTRUCTIONS. 5. A MINIMUM OF 2 ANCHOR BOLTS SHALL BE USED ON EACH BASE PLATE PIECE. PROVIDE 1 ANCHOR BOLT MINIMUM WITHIN 9 INCHES OF EACH END OF EACH PIECE. 6. PROVIDE CONTINUOUS DOUBLE 2X PLATE TOP PLATE AT ALL SHEAR WALLS AND EXTERIOR WALLS. UNLESS NOTED OTHERWISE, LAP SPLICE TOP PLATE A MINIMUM OF 6'-0" WITH 16d NAILS STAGGERED AT 4" ON CENTER (18-16d NAILS TOTAL BETWEEN SPLICE JOINTS). 7. PROVIDE FULL HEIGHT DOUBLE STUDS AT ENDS OF SHEAR WALLS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS. 8. ELEVATED SHEAR WALLS TO BE FRAMED OVER DOUBLE JOIST OR SOLID BLOCKING UNLESS NOTED OTHERWISE. 9. "L=P.P." DESIGNATES LENGTH OF SHEARWALL (±3").				
MARK	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING	BOTTOM PLATE ATTACHMENT
1 L=P.P.	½" GYPBOARD (UNBLOCKED) ONE SIDE OF WALL	5d COOLER AT 7" O.C. OR #6 SCREWS AT 6" O.C.	5d COOLER AT 7" O.C. OR #6 SCREWS AT 12" O.C.	CONCRETE: ½"ø A.B. AT 72" O.C. WOOD: 16d AT 16" O.C.
2 L=P.P.	¾" GYPBOARD (UNBLOCKED) ONE SIDE OF WALL	5d COOLER AT 7" O.C. OR #6 SCREWS AT 6" O.C.	5d COOLER AT 7" O.C. OR #6 SCREWS AT 12" O.C.	CONCRETE: ½"ø A.B. AT 72" O.C. WOOD: 16d AT 12" O.C.
3 L=P.P.	1 BOTH SIDES	5d COOLER AT 7" O.C. OR #6 SCREWS AT 6" O.C.	5d COOLER AT 7" O.C. OR #6 SCREWS AT 12" O.C.	CONCRETE: ½"ø A.B. AT 48" O.C. WOOD: 16d AT 8" O.C.
4 L=P.P.	1 ONE SIDE 2 OTHER SIDE	SEE ABOVE	SEE ABOVE	CONCRETE: ½"ø A.B. AT 36" O.C. WOOD: 16d AT 6" O.C.
5 L=P.P.	½" OR ¾" PLYWOOD OR OSB (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 6" O.C.	8d COMMON AT 12" O.C.	CONCRETE: ½"ø A.B. AT 36" O.C. WOOD: 16d AT 6" O.C.
6 L=P.P.	½" OR ¾" PLYWOOD OR OSB (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 4" O.C.	8d COMMON AT 12" O.C.	CONCRETE: ½"ø A.B. AT 24" O.C. WOOD: 16d AT 4" O.C.

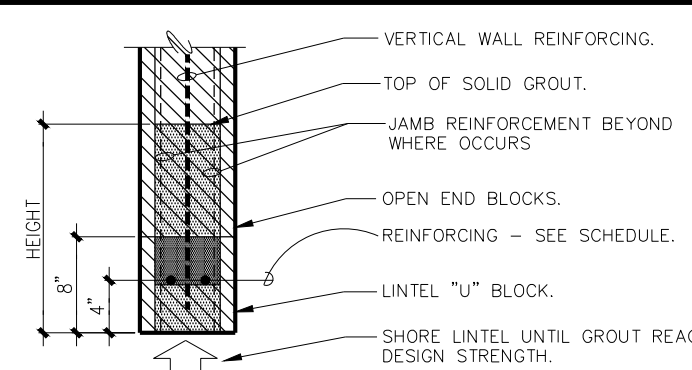
SHEARWALL HOLDOWN SCHEDULE				
MARK	HOLDOWN	SHEARWALL END POST	DETAIL REFERENCE	ALTERNATE DETAIL
1	SIMPSON MST37	(2) 2X STUDS	112	113
2	SIMPSON HDU2	(2) 2X STUDS	114	115
3	SIMPSON HDU4	(2) 2X STUDS	114	115

SHEARWALL HOLDOWN FASTENERS		
HOLDOWN	HOLDOWN CONNECTS TO STRUCTURE BELOW WITH:	HOLDOWN CONNECTS TO SHEARWALL ENDPOST WITH:
SIMPSON HDU2	CAST-IN-PLACE SIMPSON SSTB16 ANCHOR BOLT	(6) ¼"øX2.5" SDS SCREWS
SIMPSON HDU4	CAST-IN-PLACE SIMPSON SSTB16 ANCHOR BOLT	(10) ¼"øX2.5" SDS SCREWS
SIMPSON MST37	(21) 16d SINKERS	(21) 16d SINKERS

FLOOR JOIST (FJ) SCHEDULE		
MARK	JOIST	REMARKS
FJ1	11.875 TJI 110 WOOD I-JOIST AT 16" O.C.	---
FJ2	11.875 TJI 210 WOOD I-JOIST AT 16" O.C.	---
FJ3	2X12 AT 16" O.C.	---
FJ4	2X6 AT 16" O.C.	---
FJ5	2X8 AT 16" O.C.	

BEAM (B) SCHEDULE		
MARK	SIZE	CAMBER
B1	5½"X15" GLB	---
B2	6X6	DF-L#2
B3	6X10	DF-L#2
B4	5½"X18" GLB	---
B5	3½"X9" GLB	---
B6	6X12	DF-L#2
B7	6¾"X15" GLB	
B8	5½"X10.5" GLB	
B9	5½"X12" GLB	
B10	6¾"X10.5" GLB	
B11	6X8	DF-L#2
B12	1.75X11.875 LVL	26F 2.0E

HEADER (H) SCHEDULE		
MARK	SIZE	REMARKS
H1	6X12	---
H2	4X6	---
H3	6X8	---
H4	5½"X10.5" GLB	---
H5	6X10	---
H6	4X10	---
H7	4X12	---
H8	4X8	---
H9	6X6	---

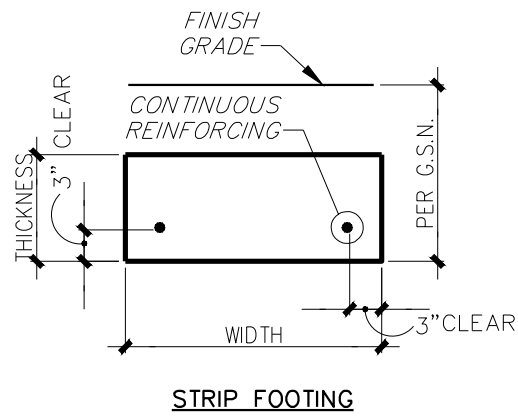
MASONRY LINTEL (ML) SCHEDULE		
		
NOTE: 1. VERTICAL REINFORCING TO MATCH AND LAP WALL REINFORCING PER G.S.N. 2. EXTEND GROUT, OPEN END MASONRY UNITS AND REINFORCING 2'-0" PAST EACH JAMB. USE CORNER BARS WHERE 2'-0" CANNOT BE ACHIEVED.		
MARK	HEIGHT	REINFORCING
ML1	16"	(2) #5 HORIZONTAL

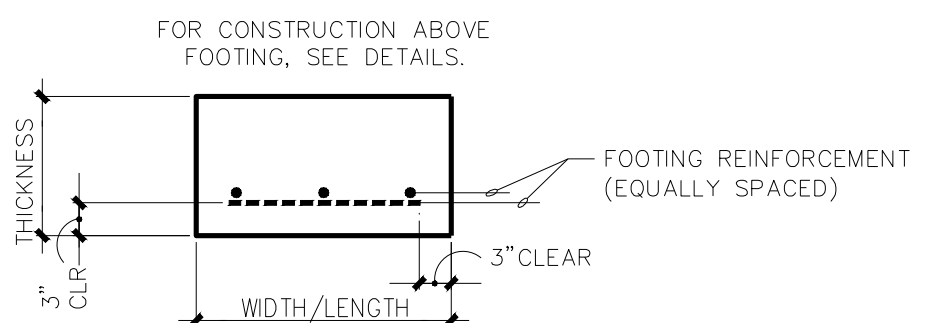
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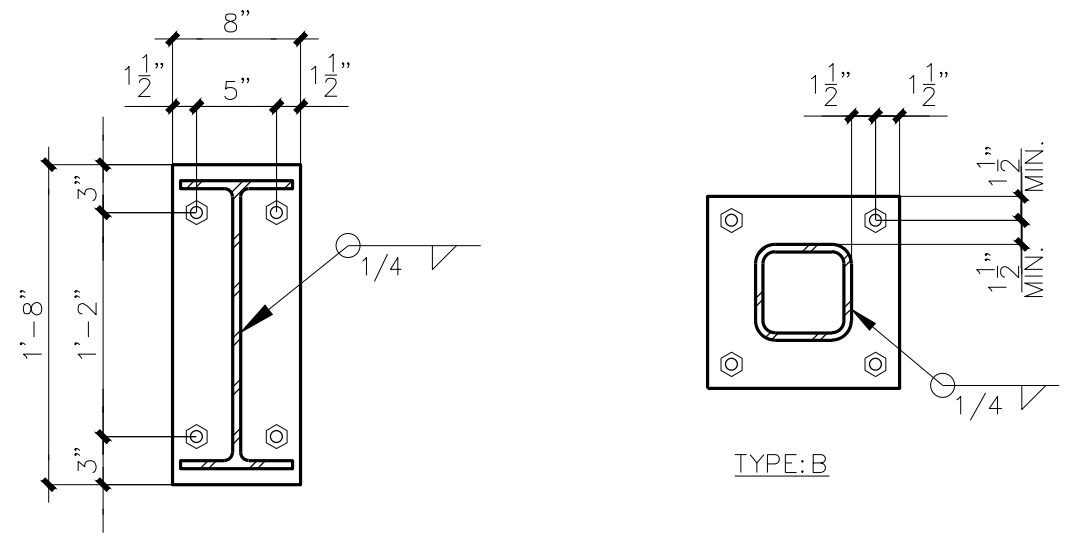
WALL REINFORCING (W) SCHEDULE			
MARK	THICKNESS	REINFORCING	REMARKS
W1	8" MASONRY	#4 AT 32" O.C. (CENTERED)	SOLID GROUT

ROOF JOIST (RJ) SCHEDULE		
MARK	JOIST	REMARKS
RJ1	2X8 AT 24" O.C.	---
RJ2	2X6 AT 24" O.C.	---
RJ3	2X8 AT 24" O.C.	TYPICAL ON TOP OF B1 THRU B4

LEDGER (L) SCHEDULE		
MARK	SIZE	CONNECTION
L1	2X8	(2) ½"ø LAG BOLTS AT 16" O.C.
L2	2X6	½"ø LAG BOLTS AT 48" O.C.
L3	2X6	½"ø LAG BOLTS AT 16" O.C.
L4	4X12	¾"ø ANCHOR BOLTS AT 24" O.C.
L5	3X6	¾"ø ANCHOR BOLTS AT 48" O.C.
L6	2X12	¾"ø ANCHOR BOLTS AT 16" O.C.
L7	2X12	¾"ø ANCHOR BOLTS AT 48" O.C.
L8	2X6	¾"ø ANCHOR BOLTS AT 48" O.C.

CONCRETE WALL FOOTING (WF) SCHEDULE			
			
MARK	DIMENSIONS WIDTH THICKNESS	FOOTING REINFORCING	FOOTING TYPE
WF1	16" 10"	(2) #4 CONTINUOUS	[[[REINFORCING]]]
WF2	24" 10"	(3) #4 CONTINUOUS	[[[REINFORCING]]]

CONCRETE FOOTING (F) SCHEDULE				
				
MARK	DIMENSIONS LENGTH WIDTH THICKNESS	FOOTING REINFORCING	REMARKS	
F1	36" 36" 10"	(6) #4 EACH WAY	---	
F2	48" 48" 10"	(4) #5 EACH WAY	---	

STEEL COLUMN (SC) SCHEDULE				
MARK	SIZE	BASE CONNECTION	BASE CONNECTION TYPE	REMARKS
SC1	W10X49	11" SQ. ¾" THK STEEL PLATE W/ (4) ¾"ø X10 J-BOLTS	TYPE A	STARTS AT FOOTING
SC2	HSS6X6X¼	12" SQ. X ¾" THK STEEL PLATE W/ (4) ¾"ø X 10" J-BOLTS	TYPE B	STARTS AT FOOTING
				

REVISIONS	BY

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ARCHITECTURE & PLANNING

DRAWING: PLAN SCHEDULES

PROJECT: Randall Residence  
69 Wildwood Dr.  
Prescott, Az

PROJECT: 86334

DRAWN BY MJS
CHECKED BY Stanford
DATE 6/7/19
SCALE AS NOTED
JOB NO. 2018-0148
SHEET

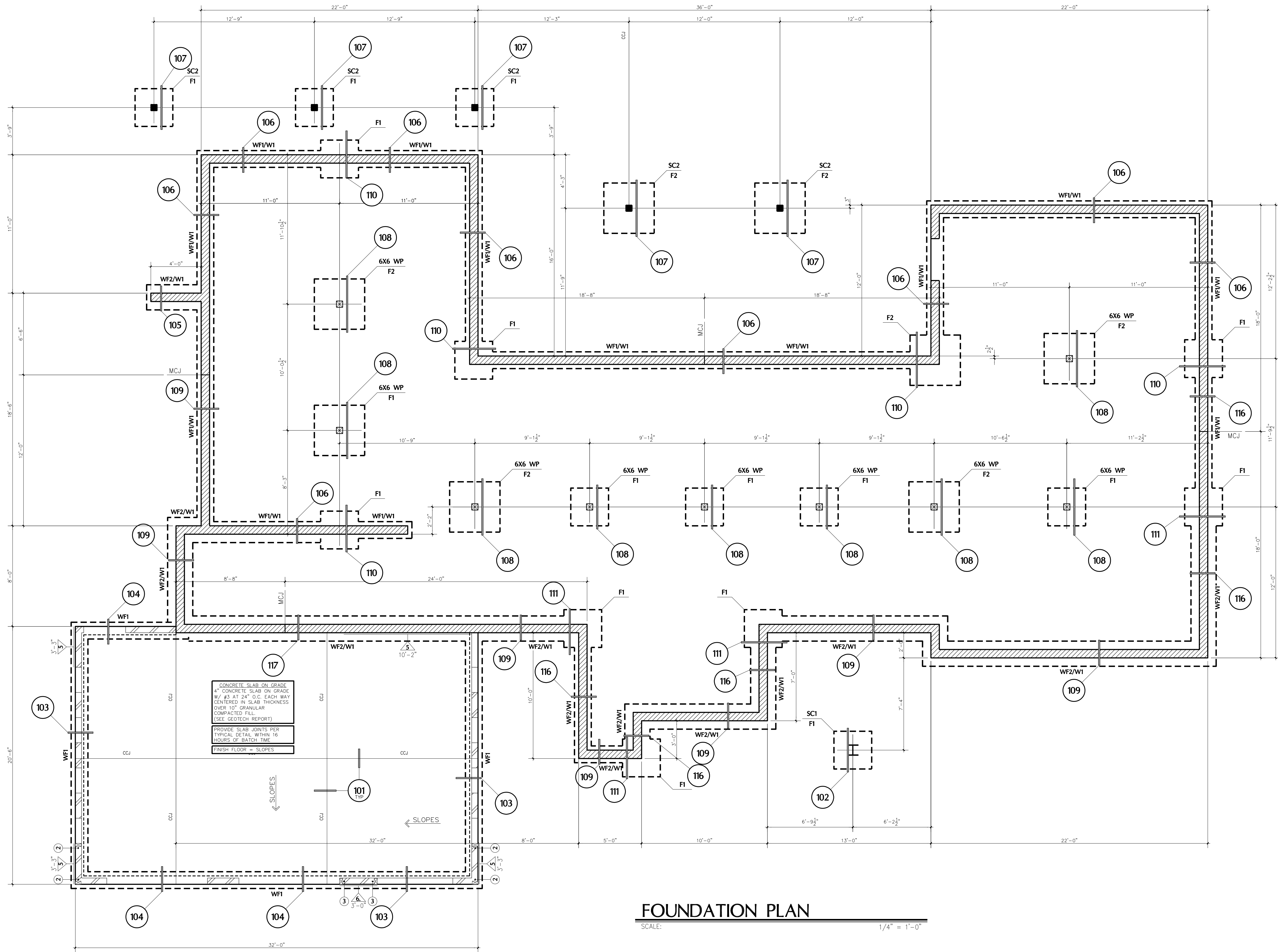
S1.3

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JOB NO.: 2018-0148 PROJECT MANAGER: STANFORD CAD OPERATOR: MJS

**FROST STRUCTURAL ENGINEERING**

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FOUNDATION PLAN

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

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	
TYPICAL STEM WALL	8" CMU STEM WALL UP TO 4'-0" RETAINING; #4 AT 48" O.C. VERTICAL; #4 AT 48" O.C. HORIZONTAL CENTERED IN WALL
	6" WOOD STUD WALL. STUDS: 2X6 AT 16" O.C. (2) TRIMMER/(2) KING STUD EACH JAMB U.N.O. BEAM/GIRDER POSTS: DOUBLE STUD (MIN. U.N.O.) SHEARWALL ENDPOSTS: DOUBLE STUD (MIN. U.N.O.)
	SHEARWALL. SEE SHEARWALL SCHEDULE FOR WALL SHEATHING AND NAILING.
	8" MASONRY (CMU) WALL. MINIMUM REINFORCING UNLESS NOTED OTHERWISE: VERTICAL: #4 AT 32" O.C. HORIZONTAL: #4 AT 48" O.C. MAXIMUM
FOUNDATION PLAN NOTES	
1. FOR LOCATION OF DETAILS SEE SHEET INDEX ON SHEET S1.	
2. FOR PLAN SCHEDULES SEE SHEET S1.3.	
3. VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.	
4. ALL SCHEDULED MARK DESIGNATIONS MAY NOT NECESSARILY BE FOUND ON THIS PLAN. SCHEDULES ARE TYPICAL TO THIS PROJECT.	
5. THE DEPTH OF FOOTING DIMENSION INDICATED IN THE G.S.N. IS A MINIMUM. FOUNDATION CONTRACTOR SHALL COORDINATE WITH THE SOILS REPORT AND OTHER TRADES TO INSURE THAT THESE MINIMUMS ARE SUFFICIENT FOR THE WORK. SEE TYPICAL DETAILS FOR ADDITIONAL REQUIREMENTS.	
6. WF1, WF2, ETC. - AS SHOWN ON PLAN INDICATES A CONTINUOUS WALL FOOTING. SEE WALL FOOTING SCHEDULE FOR ADDITIONAL INFORMATION.	
7. F1, F2, ETC. - AS SHOWN ON PLAN INDICATES A CONCRETE FOOTING. SEE FOOTING SCHEDULE FOR ADDITIONAL INFORMATION.	
8. W1, W2, ETC. - AS SHOWN ON PLAN INDICATES WALL REINFORCING. SEE WALL REINFORCING SCHEDULE FOR ADDITIONAL INFORMATION.	
9. SC1, SC2, ETC. - AS SHOWN ON PLAN INDICATES A STEEL COLUMN. SEE STEEL COLUMN SCHEDULE FOR ADDITIONAL INFORMATION. COLUMNS START AT THE LEVEL THEY ARE CALLED OUT ON.	
10. CCJ - AS SHOWN ON PLAN INDICATES LOCATION OF EITHER A KEYED OR A SAW CUT CONTROL JOINT IN THE SLAB ON GRADE AT CONTRACTOR'S OPTION. SEE GENERAL STRUCTURAL NOTES AND DETAIL 101.	
11. MCJ - AS SHOWN ON PLAN INDICATES A MASONRY CONTROL JOINT IN A MASONRY WALL. SEE GENERAL STRUCTURAL NOTES AND TYPICAL DETAIL.	
12. VERIFY EXACT SIZE AND LOCATION OF DEPRESSED AND/OR RAISED SLABS WITH ARCHITECTURAL DRAWINGS.	
13. FOR SIDEWALK AND LANDING LOCATIONS, SEE ARCHITECTURAL DRAWINGS.	

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REVISIONS	BY

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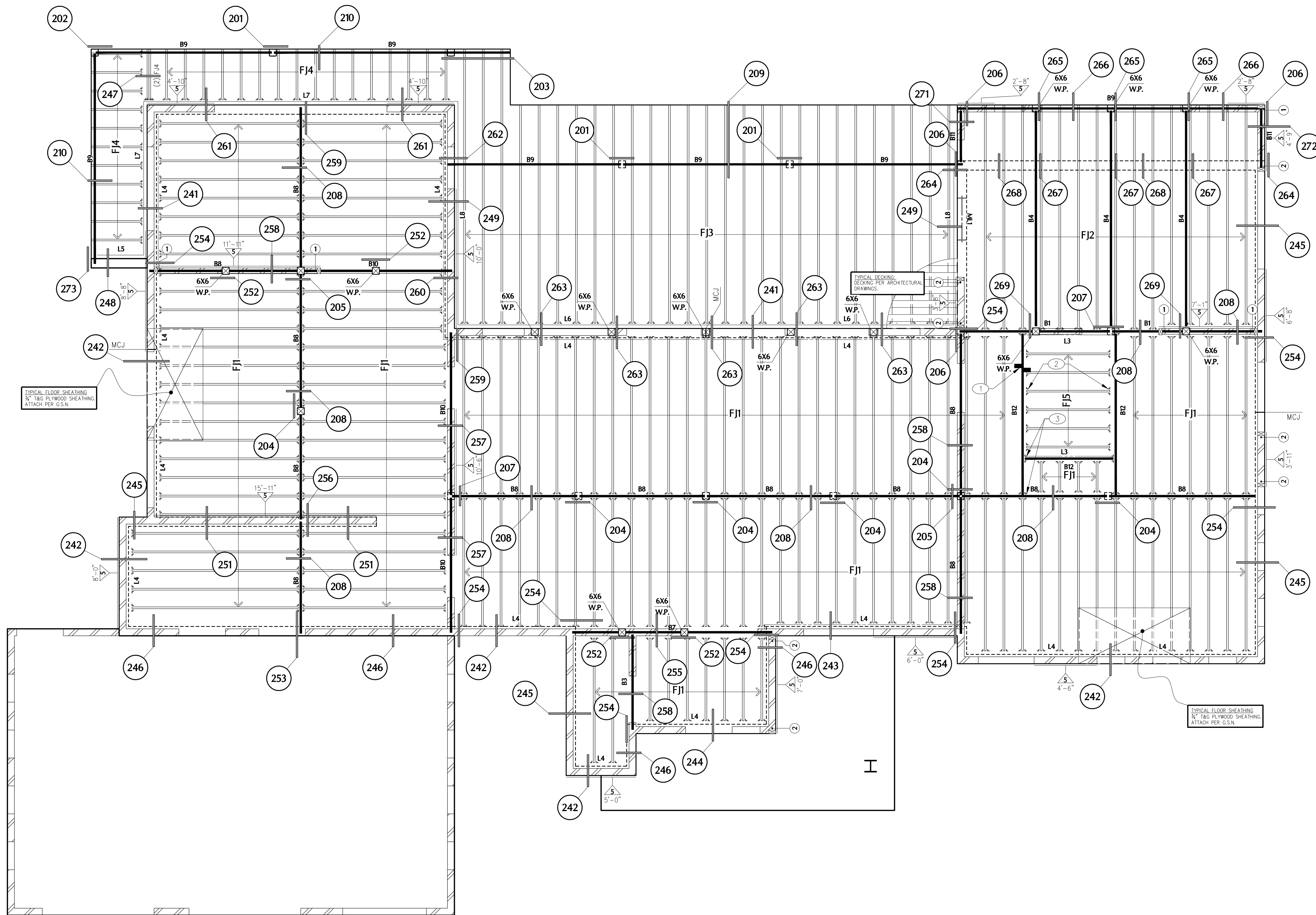
**ARCHITECTURE & PLANNING**

DRAWING: FOUNDATION PLAN  
PROJECT: Randall Residence  
69 Wildwood Dr.  
Prescott, Az  
86334  
PROJECT: 86334

DRAWN BY MJS  
CHECKED BY Stanford  
DATE 6/7/19  
SCALE AS NOTED  
JOB NO. 2018-0148  
SHEET

**S2.0**





FLOOR FRAMING PLAN

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

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-
	4" WOOD STUD WALL. STUDS: 2X4 AT 16" O.C. (1) TRIMMER/(1) KING STUD EACH JAMB U.N.O. BEAM/GORDER POSTS: DOUBLE STUD (MIN. U.N.O.) SHEARWALL ENDPOSTS: DOUBLE STUD (MIN. U.N.O.)
	6" WOOD STUD WALL. STUDS: 2X6 AT 16" O.C. (1) TRIMMER/(1) KING STUD EACH JAMB U.N.O. BEAM/GORDER POSTS: DOUBLE STUD (MIN. U.N.O.) SHEARWALL ENDPOSTS: DOUBLE STUD (MIN. U.N.O.)
	SHEARWALL. SEE SHEARWALL SCHEDULE FOR WALL SHEATHING AND NAILING.
	STRUCTURAL WALL BELOW (BEARING WALL, SHEARWALL, OR EXTERIOR WALL).

FLOOR FRAMING NOTES	
1.	FOR LOCATION OF DETAILS SEE SHEET INDEX ON SHEET S1.
2.	FOR PLAN SCHEDULES SEE SHEET S1.3.
3.	VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
4.	ALL SCHEDULED MARK DESIGNATIONS MAY NOT NECESSARILY BE FOUND ON THIS PLAN. SCHEDULES ARE TYPICAL TO THIS PROJECT.
5.	ML1, ML2, ETC. - AS SHOWN ON PLAN INDICATES A MASONRY LINTEL. SEE MASONRY LINTEL SCHEDULE FOR ADDITIONAL INFORMATION.
6.	WC2 - AS SHOWN ON PLAN INDICATES A MASONRY CONTROL JOINT IN A MASONRY WALL. SEE G.S.N. AND TYPICAL DETAIL. JOINTS MAY BE SHOWN, BUT NOT NOTED ON THIS PLAN. SEE FOUNDATION PLAN FOR NOTED LOCATIONS.
7.	B1, B2, ETC. - AS SHOWN ON PLAN INDICATES A BEAM. SEE BEAM SCHEDULE FOR ADDITIONAL INFORMATION.
8.	FJ1, FJ2, ETC. - AS SHOWN ON PLAN INDICATES FLOOR JOISTS. SEE FLOOR JOIST SCHEDULE FOR ADDITIONAL INFORMATION.
9.	L1, L2, ETC. - AS SHOWN ON PLAN INDICATES A LEDGER. SEE LEDGER SCHEDULE FOR ADDITIONAL INFORMATION.
10.	① ② - AS SHOWN ON PLAN INDICATES A SHEARWALL HOLDOWN. SEE HOLDOWN SCHEDULES AND DETAILS FOR ADDITIONAL INFORMATION.
11.	FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION.

PLAN KEYNOTES	
①	4" STEP IN FRAMING FOR WET FLOOR AREA, SEE ARCHITECTURAL DRAWINGS.
②	SIMPSON LUS26 HANGER.
③	SIMPSON MIU1.B1/11 HANGER-TYPICAL FOR B12.

REVISIONS

BY

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REGISTERED PROFESSIONAL ENGINEER  
27341  
RICHARD K. FROST  
6-7-19  
DESIGNED  
ARIZONA U.S.A.  
EXPIRES 9/30/2020

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ARCHITECTURE & PLANNING

DRAWING:

FLOOR FRAMING PLAN

PROJECT:

Randall Residence  
69 Wildwood Dr.  
Prescott, Az  
86334

PROJECT:

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JOB NO.: 2018-0148	PROJECT MANAGER: STANFORD	CAD OPERATOR: MJS
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Stanford

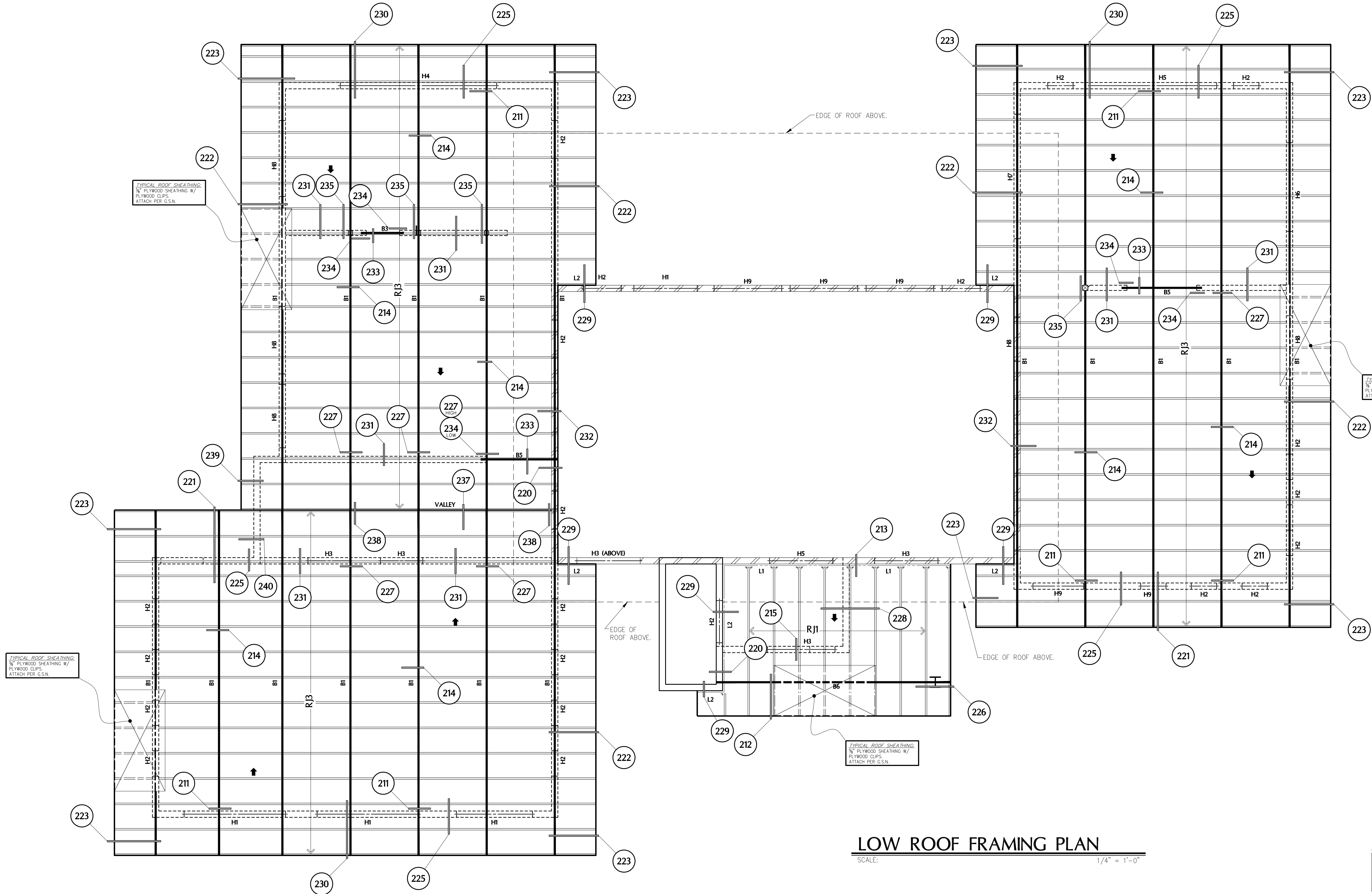
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2018-0148

SHEET  
S3.0





LOW ROOF FRAMING PLAN

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.
	6" WOOD STUD WALL STUDS: 2X6 AT 16" O.C. (1) TRIMMER/(1) KING STUD EACH JAMB U.N.O. BEAM/GROD POSTS: DOUBLE STUD (MIN. U.N.O.) SHEARWALL ENDPOSTS: DOUBLE STUD (MIN. U.N.O.)
ROOF FRAMING NOTES	
1.	FOR LOCATION OF DETAILS SEE SHEET INDEX ON SHEET S1.
2.	FOR PLAN SCHEDULES SEE SHEET S1.3.
3.	VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
4.	ALL SCHEDULED MARK DESIGNATIONS MAY NOT NECESSARILY BE FOUND ON THIS PLAN. SCHEDULES ARE TYPICAL TO THIS PROJECT.
5.	H1, H2, ETC. -- AS SHOWN ON PLAN INDICATES A HEADER. SEE HEADER SCHEDULE FOR ADDITIONAL INFORMATION.
6.	B1, B2, ETC. -- AS SHOWN ON PLAN INDICATES A BEAM. SEE BEAM SCHEDULE FOR ADDITIONAL INFORMATION.
7.	RJ1, RJ2, ETC. -- AS SHOWN ON PLAN INDICATES ROOF JOISTS. SEE ROOF JOIST SCHEDULE FOR ADDITIONAL INFORMATION.
8.	L1, L2, ETC. -- AS SHOWN ON PLAN INDICATES A LEDGER. SEE LEDGER SCHEDULE FOR ADDITIONAL INFORMATION.
9.	① ② -- AS SHOWN ON PLAN INDICATES A SHEARWALL HOLDOWN. SEE HOLDOWN SCHEDULES AND DETAILS FOR ADDITIONAL INFORMATION.
10.	FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION.
11.	FOR CLARITY, ALL ROOF OPENINGS MAY NOT BE SHOWN ON THE ROOF FRAMING PLAN. FOR EXACT SIZE, NUMBER AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS. FOR FRAMING AT OPENINGS, SEE TYPICAL DETAILS.
12.	VERIFY EXACT SIZE AND WEIGHT OF EQUIPMENT ON ROOF WITH MECHANICAL CONTRACTOR.

REVISIONS

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ARCHITECTURE & PLANNING

DRAWING: ROOF FRAMING PLAN

PROJECT: Randall Residence  
69 Wildwood Dr.  
Prescott, Az  
86334

PROJECT:

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JOB NO.: 2018-0148	PROJECT MANAGER: STANFORD	CAD OPERATOR: MJS
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MJS

CHECKED BY  
Stanford

DATE  
6/7/19

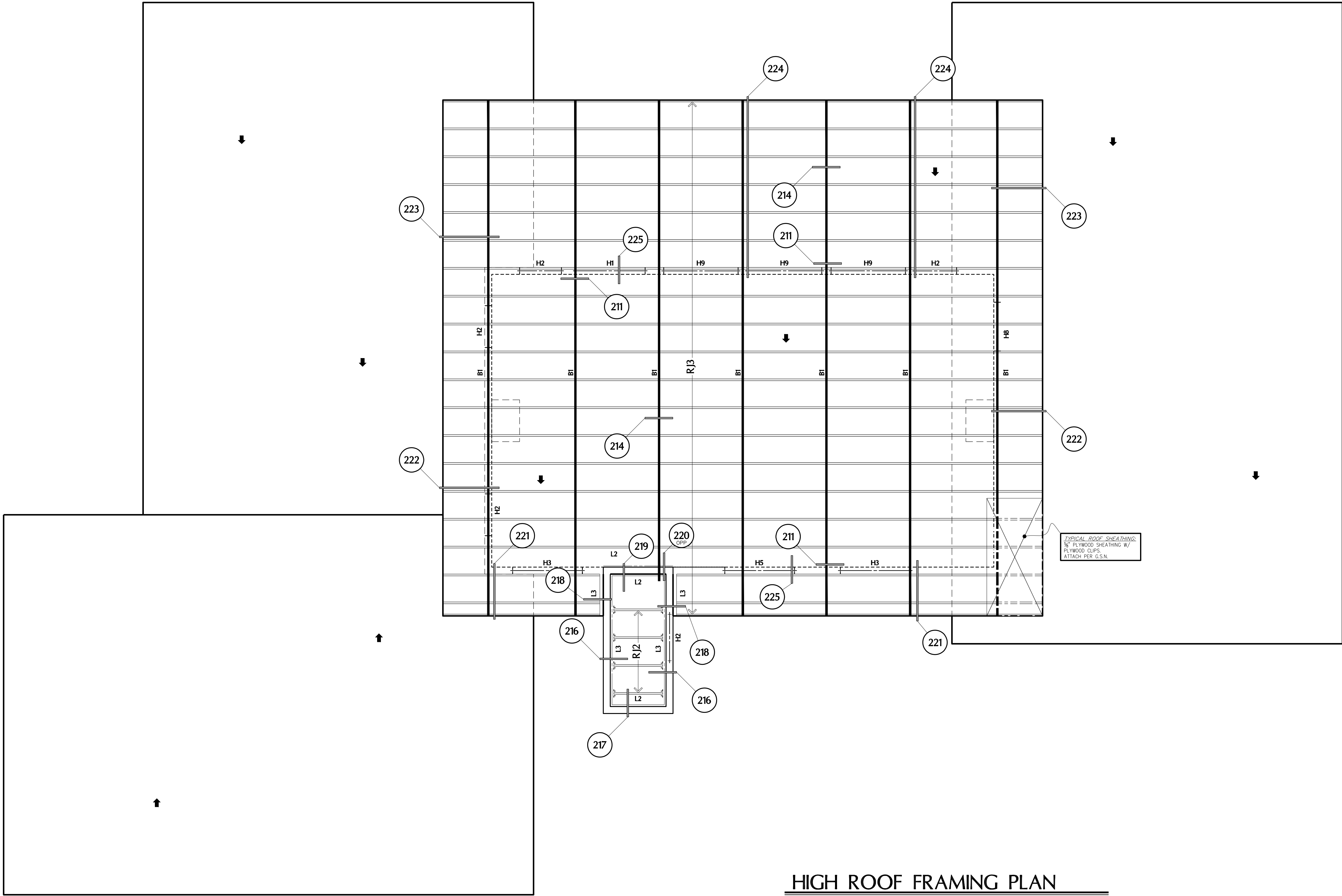
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AS NOTED

JOB NO.  
2018-0148

SHEET

S3.1





HIGH ROOF FRAMING PLAN

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).
	PARAPET WALL.
ROOF FRAMING NOTES	
1.	FOR LOCATION OF DETAILS SEE SHEET INDEX ON SHEET S1.
2.	FOR PLAN SCHEDULES SEE SHEET S1.3.
3.	VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
4.	ALL SCHEDULED MARK DESIGNATIONS MAY NOT NECESSARILY BE FOUND ON THIS PLAN. SCHEDULES ARE TYPICAL TO THIS PROJECT.
5.	H1, H2, ETC. - AS SHOWN ON PLAN INDICATES A HEADER. SEE HEADER SCHEDULE FOR ADDITIONAL INFORMATION.
6.	B1, B2, ETC. - AS SHOWN ON PLAN INDICATES A BEAM. SEE BEAM SCHEDULE FOR ADDITIONAL INFORMATION.
7.	R1, R2, ETC. - AS SHOWN ON PLAN INDICATES ROOF JOISTS. SEE ROOF JOIST SCHEDULE FOR ADDITIONAL INFORMATION.
8.	L1, L2, ETC. - AS SHOWN ON PLAN INDICATES A LEDGER. SEE LEDGER SCHEDULE FOR ADDITIONAL INFORMATION.
9.	FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION.
10.	FOR CLARITY, ALL ROOF OPENINGS MAY NOT BE SHOWN ON THE ROOF FRAMING PLAN. FOR EXACT SIZE, NUMBER AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR FRAMING AT OPENINGS, SEE TYPICAL DETAILS.
11.	- AS SHOWN ON PLAN INDICATES A SHEARWALL HOLDOWN. SEE HOLDOWN SCHEDULES AND DETAILS FOR ADDITIONAL INFORMATION.
12.	VERIFY EXACT SIZE AND WEIGHT OF EQUIPMENT ON ROOF WITH MECHANICAL CONTRACTOR.

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JOB NO.: 2018-0148	PROJECT MANAGER: STANFORD	CAD OPERATOR: MJS
--------------------	---------------------------	-------------------

**FROST** STRUCTURAL ENGINEERING

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fax: 928.776.4931

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email: waka@cableone.net  
www.kenson-associates.com

P.O. Box 11593  
Prescott, AZ 86304

**ARCHITECTURE & PLANNING**

DRAWING: ROOF FRAMING PLAN

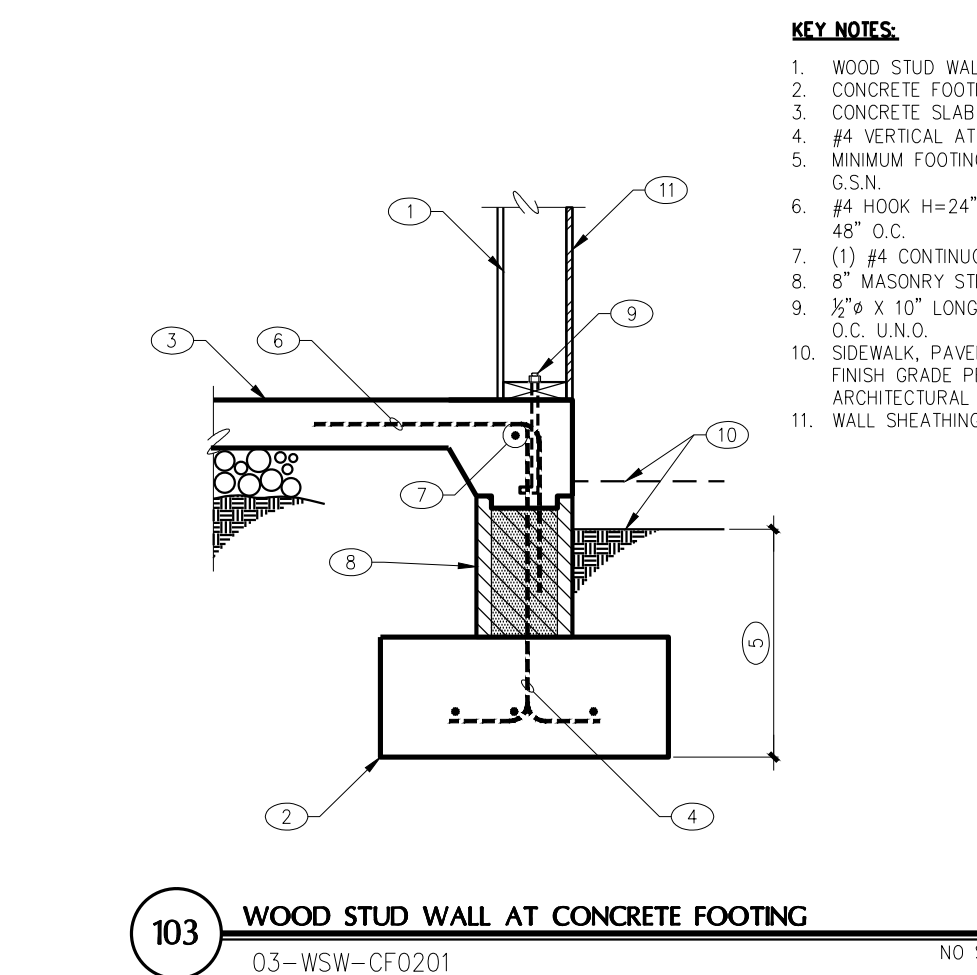
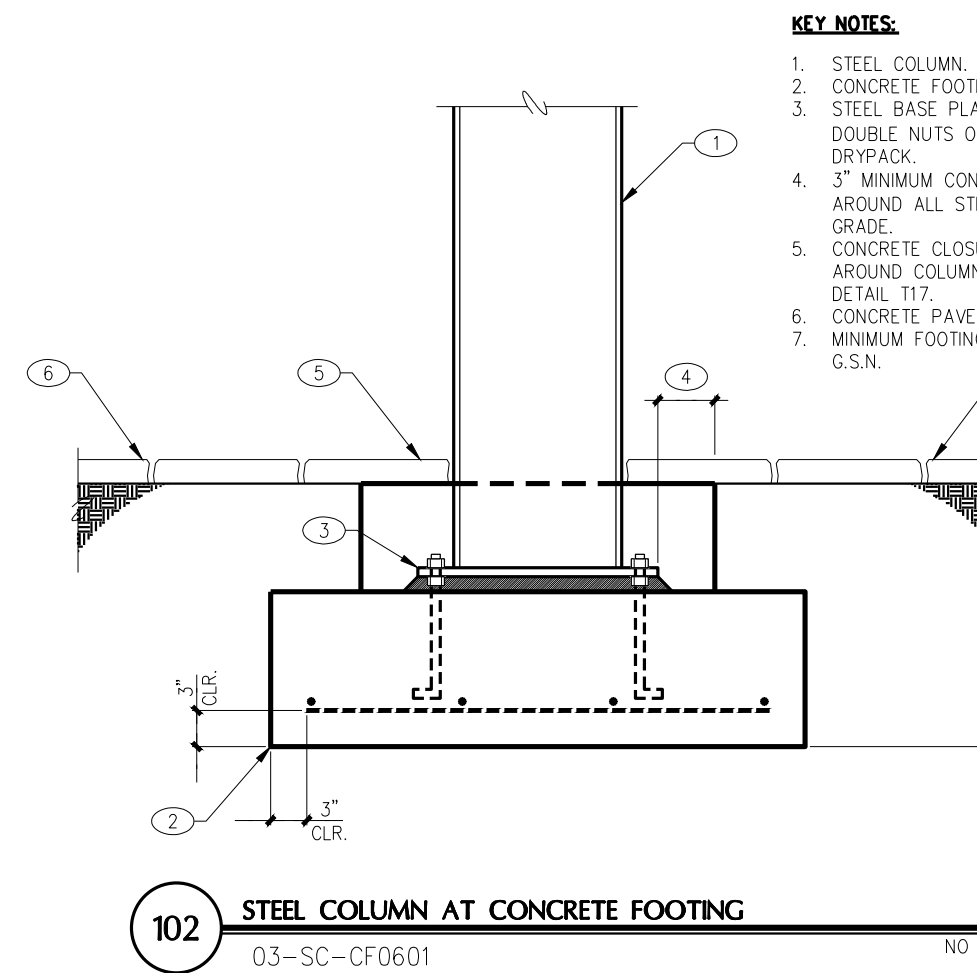
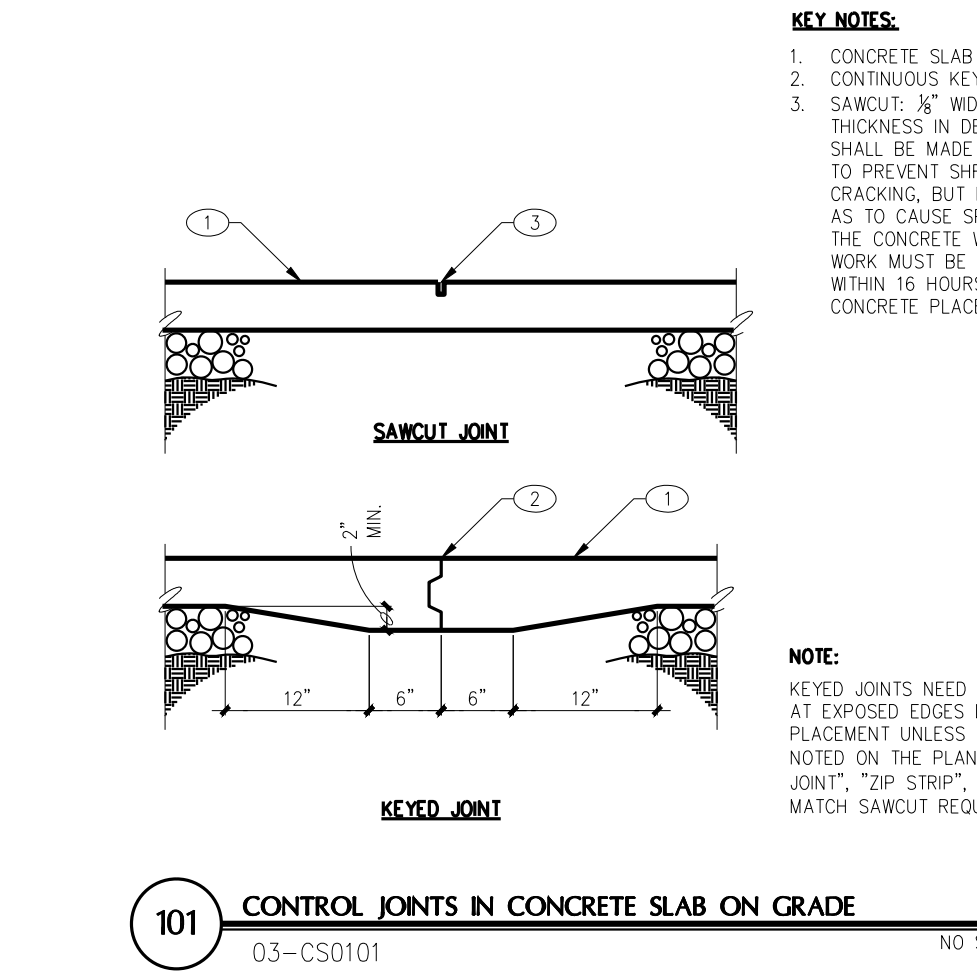
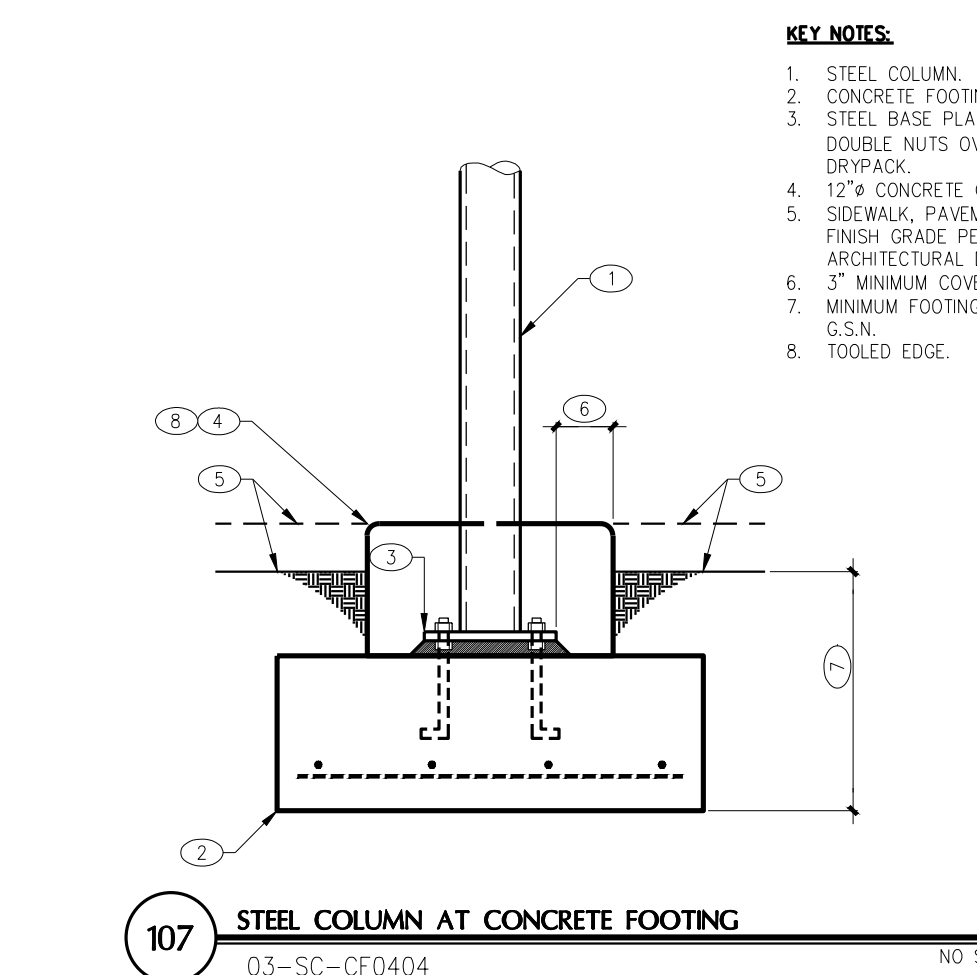
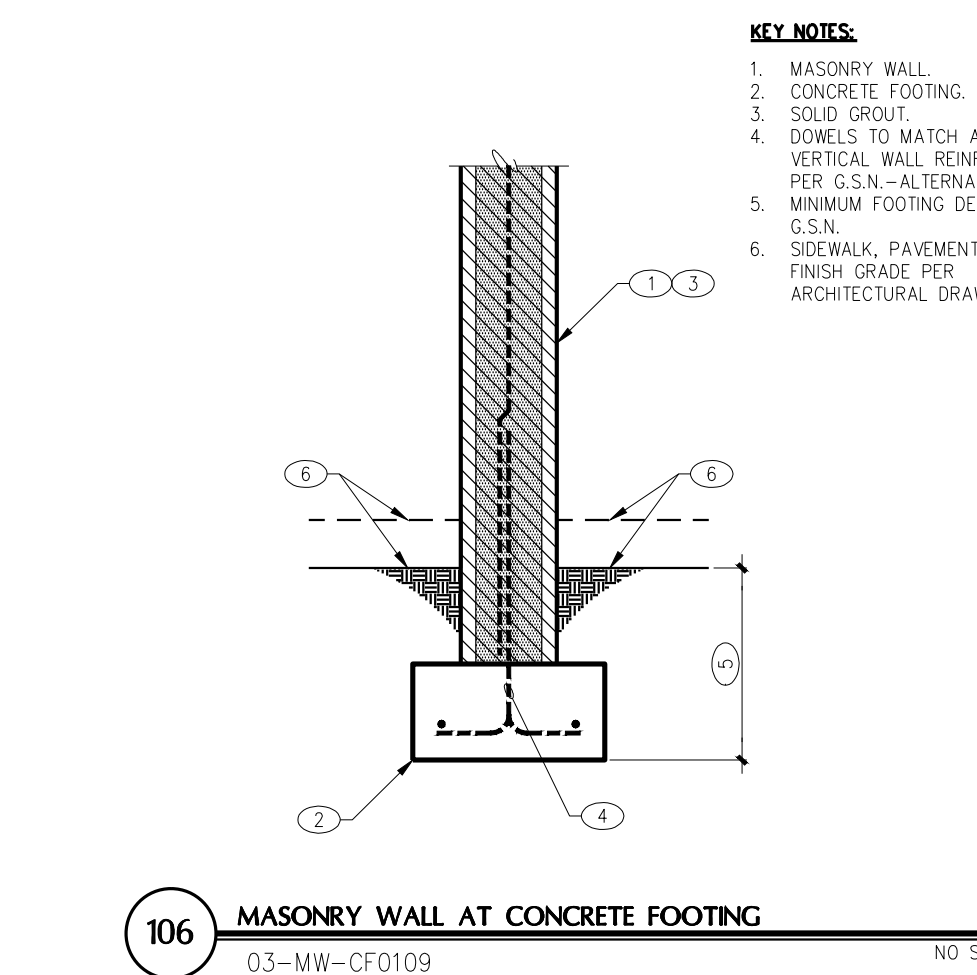
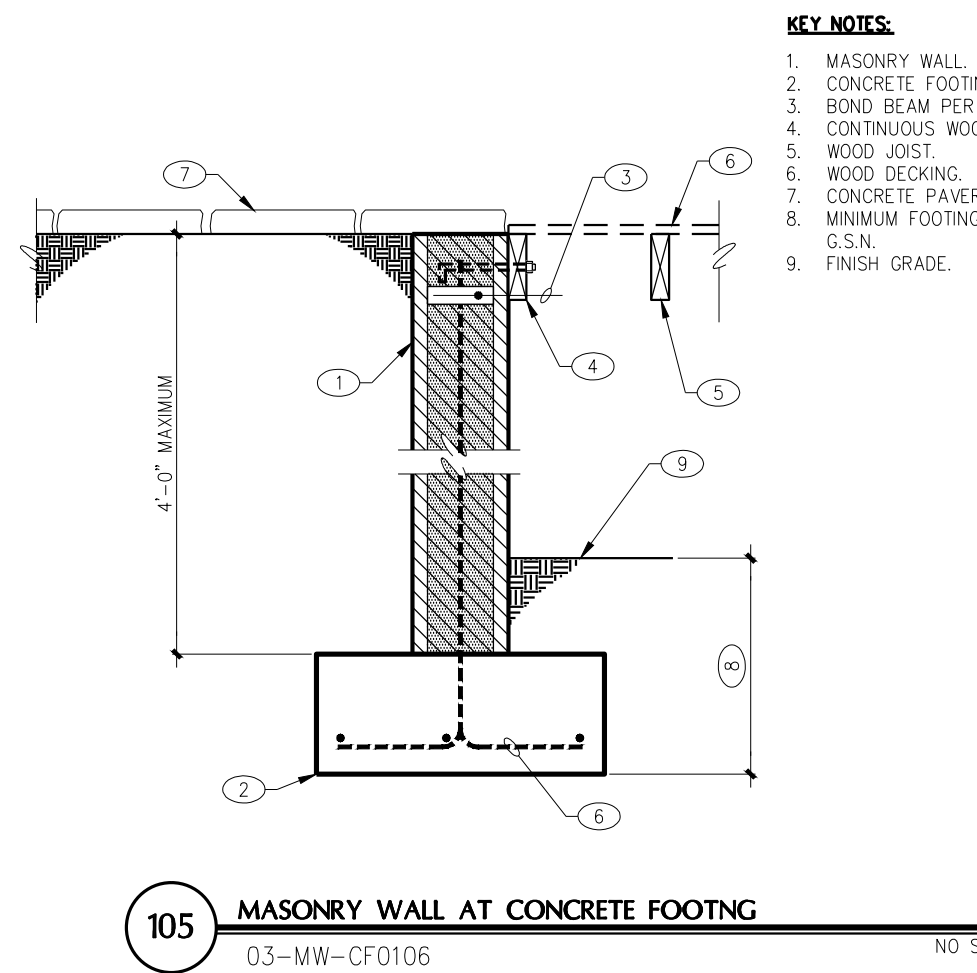
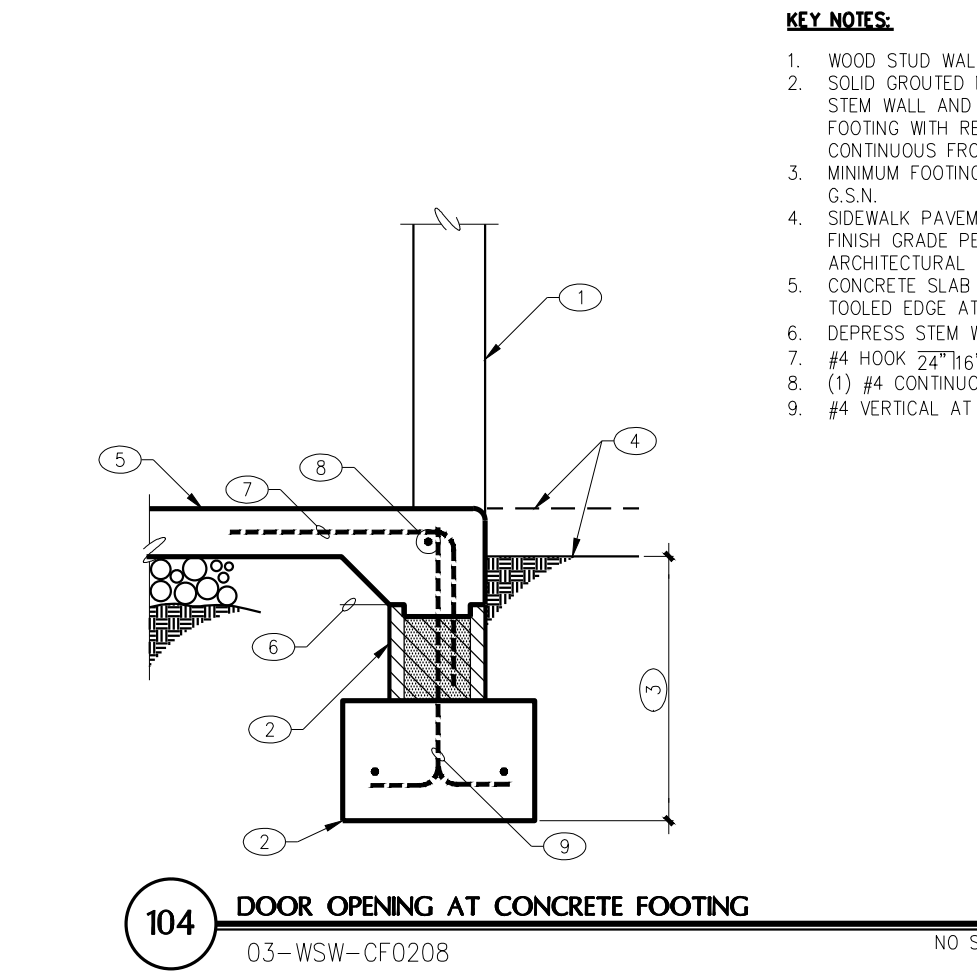
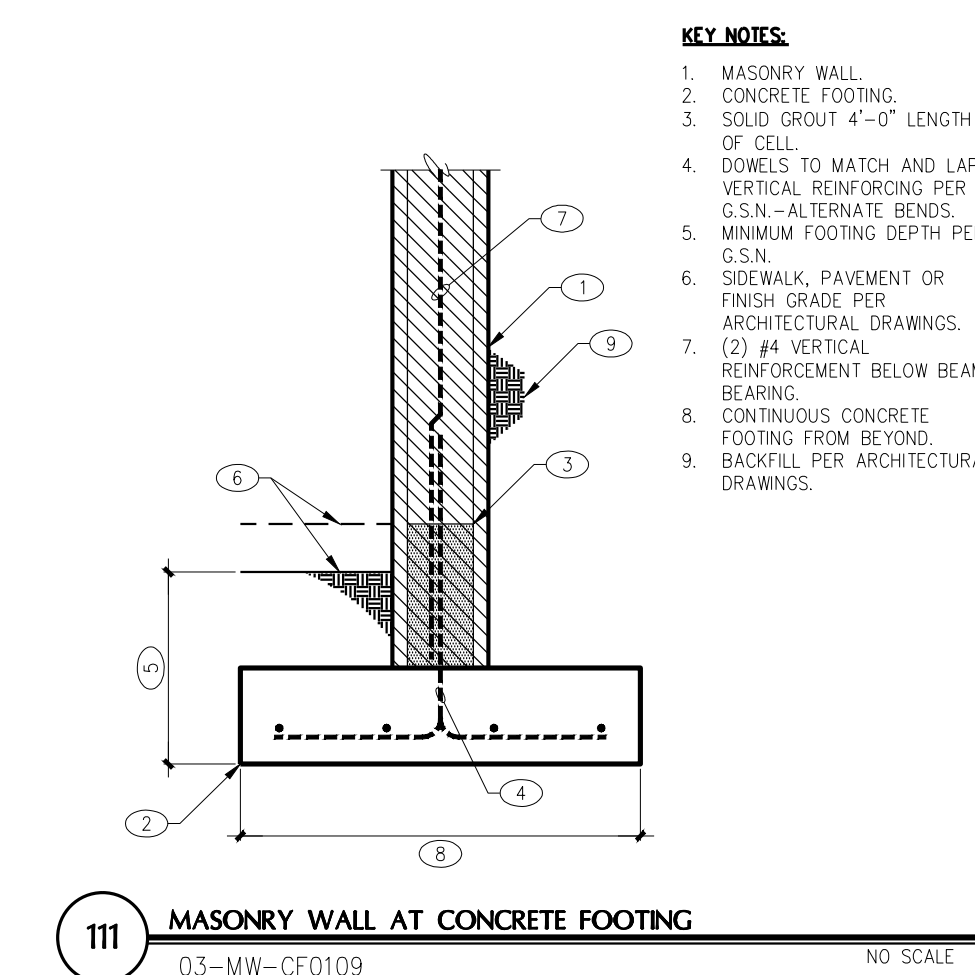
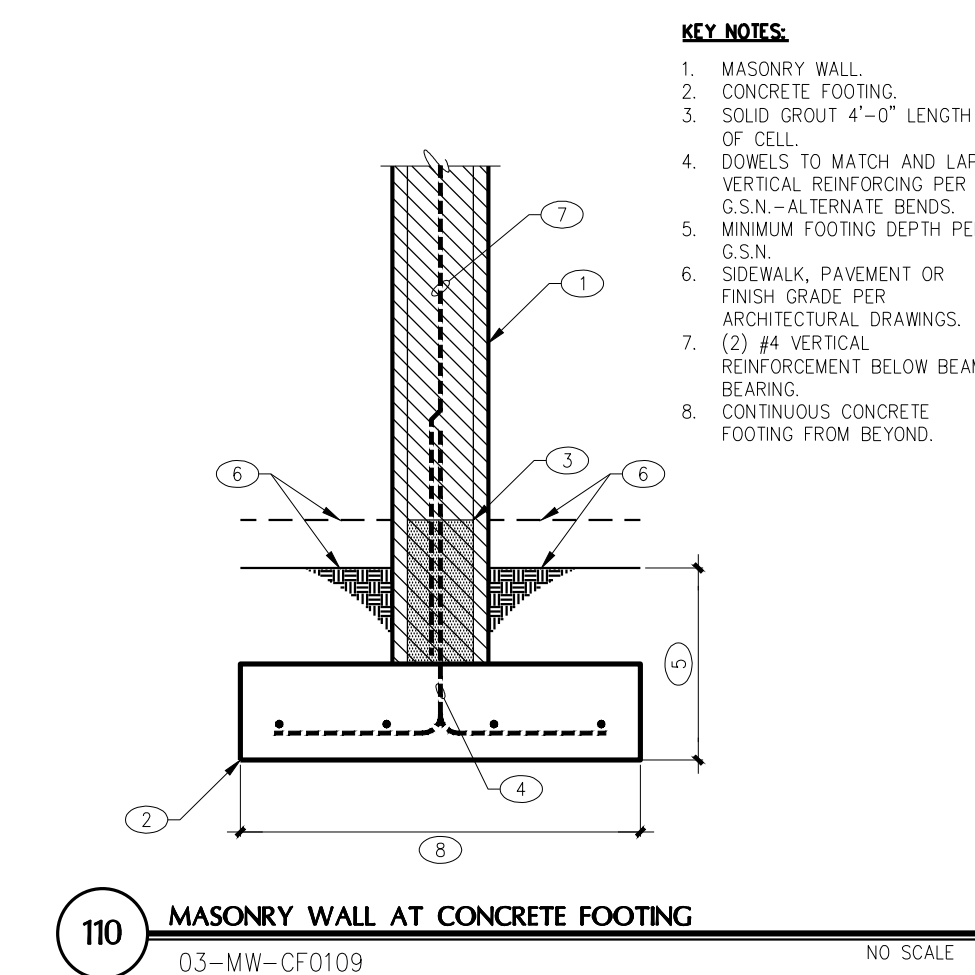
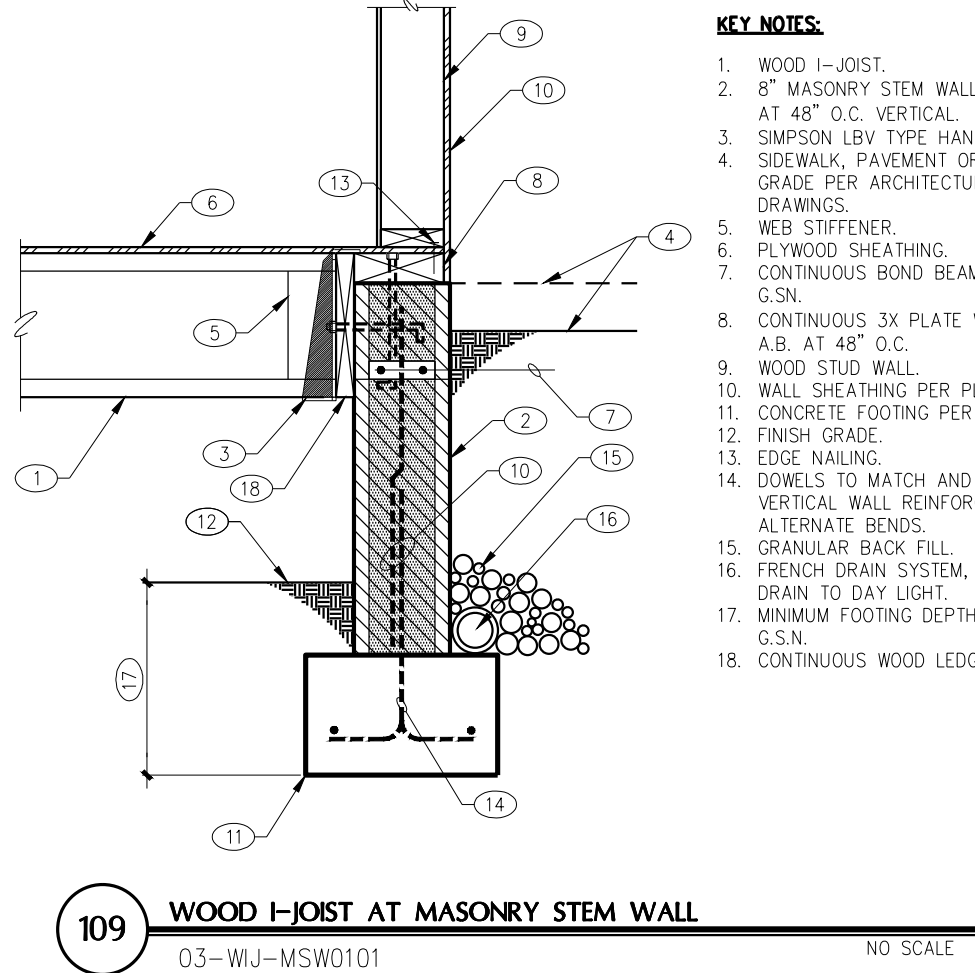
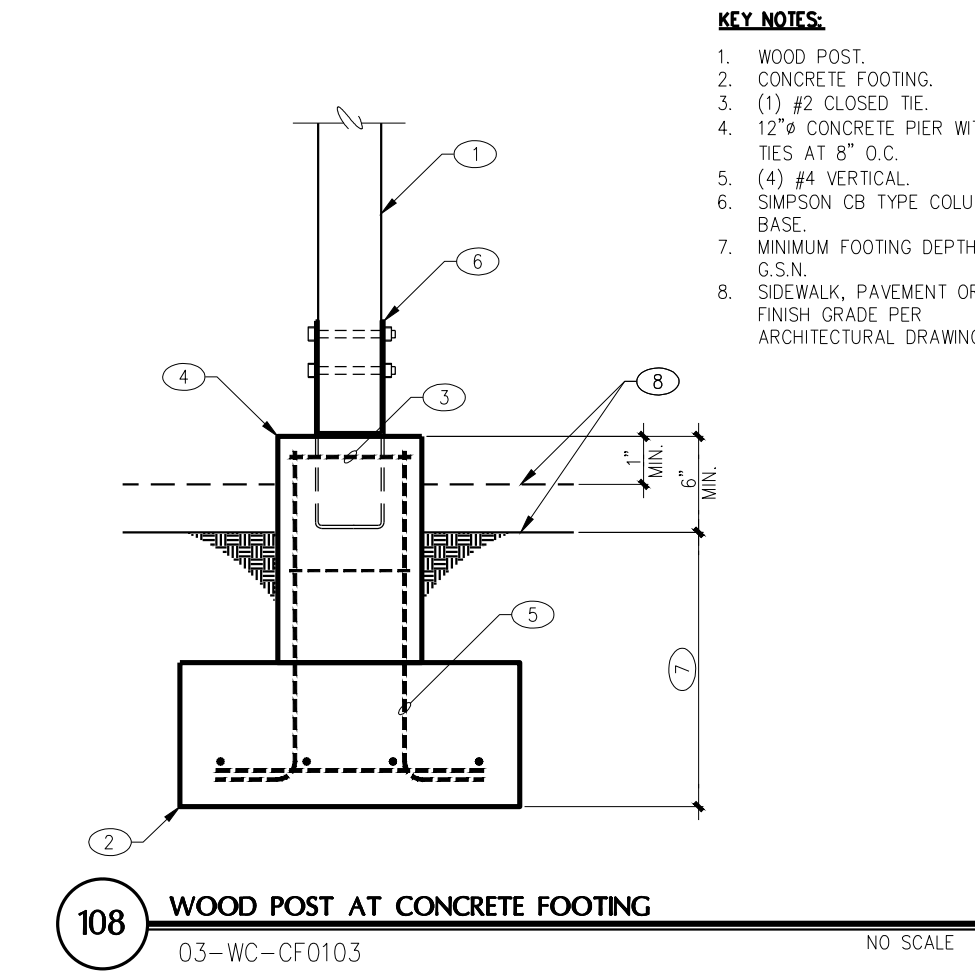
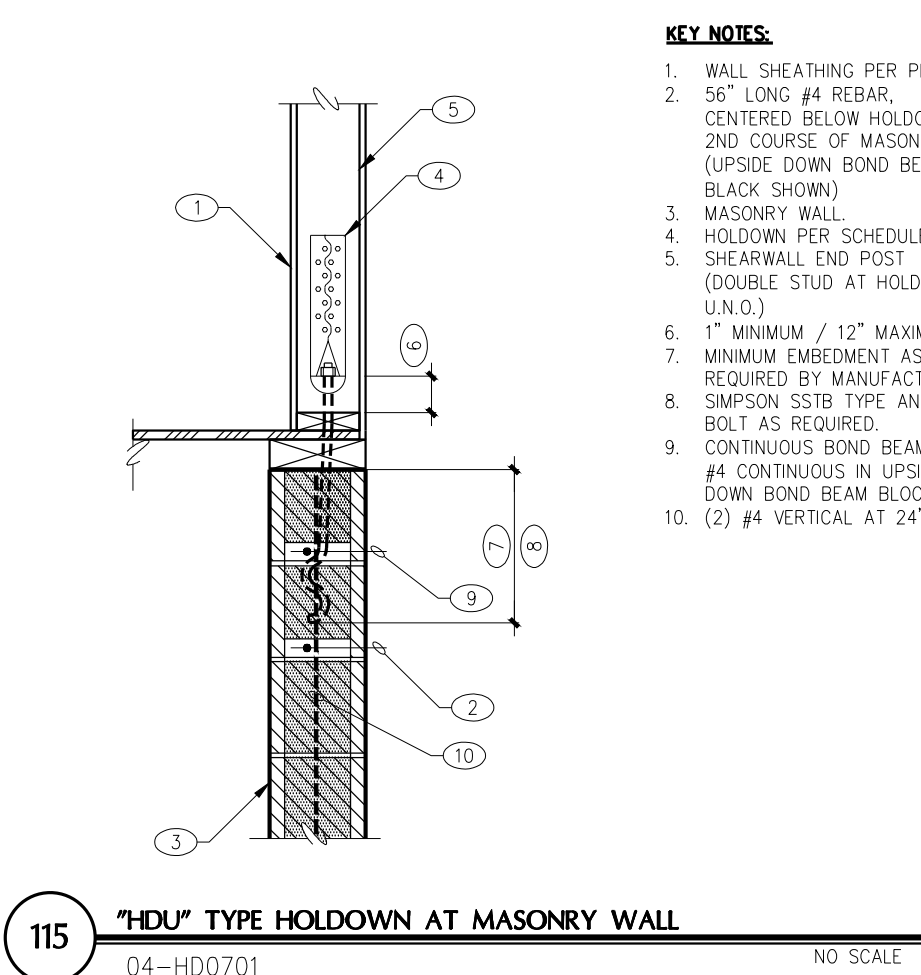
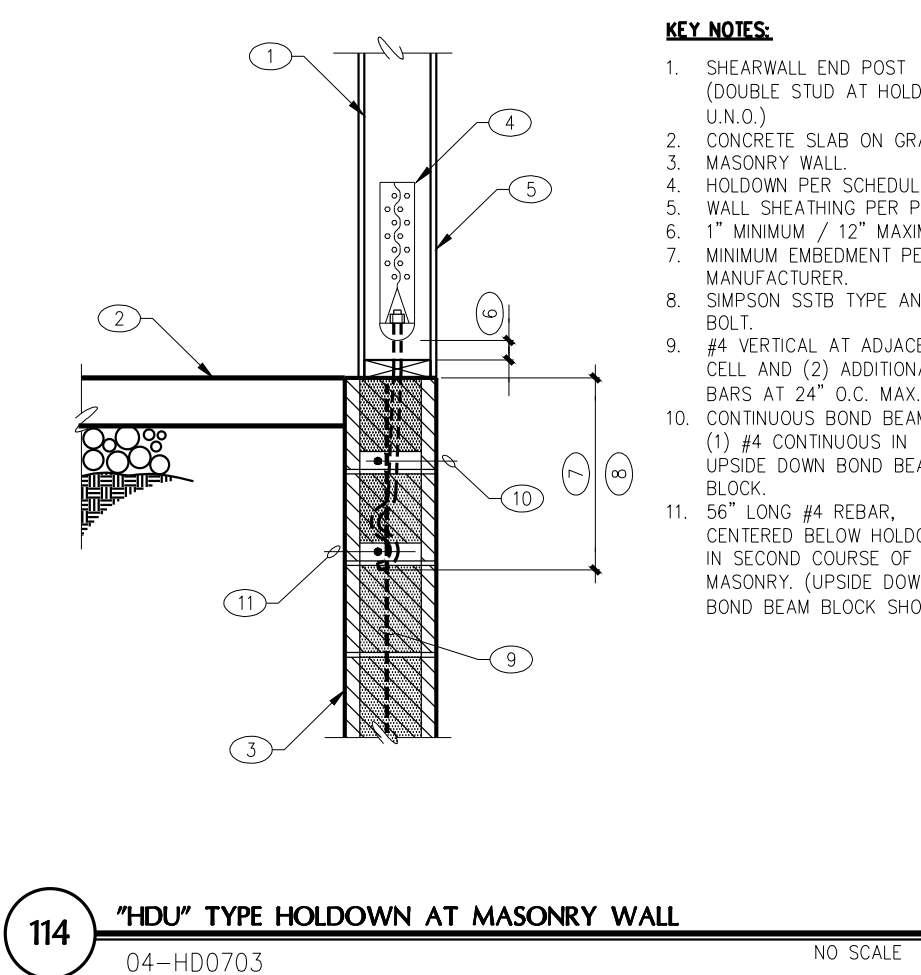
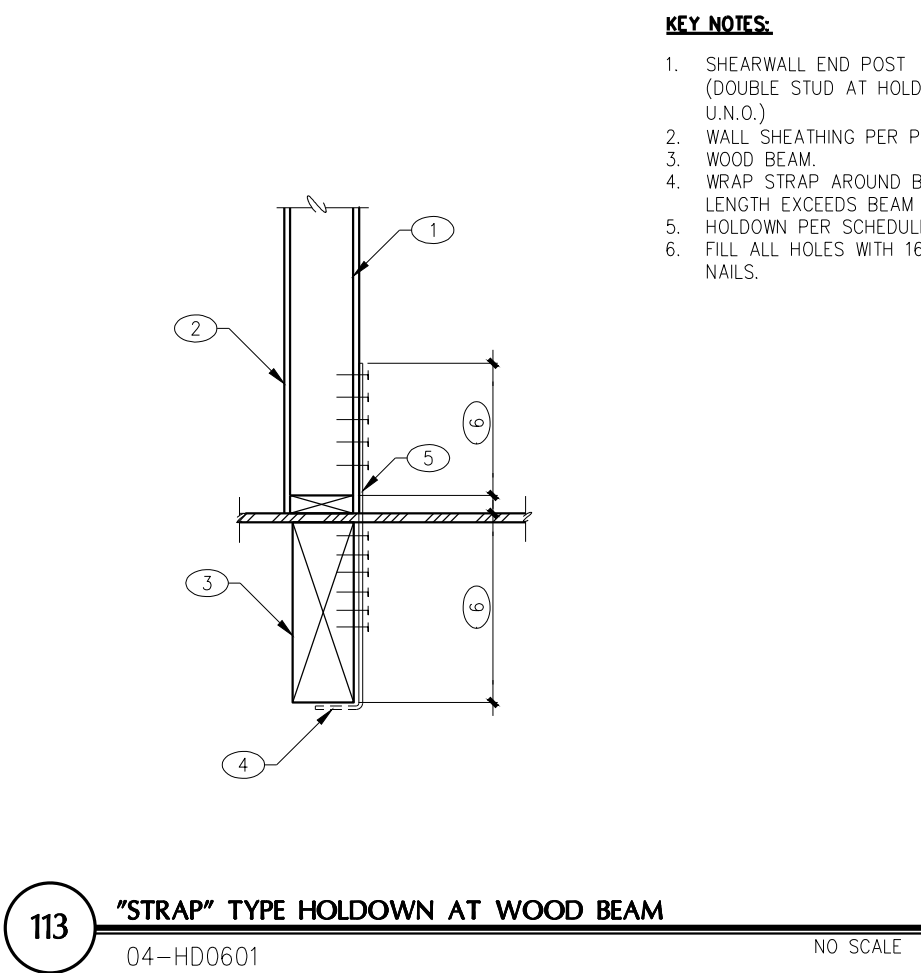
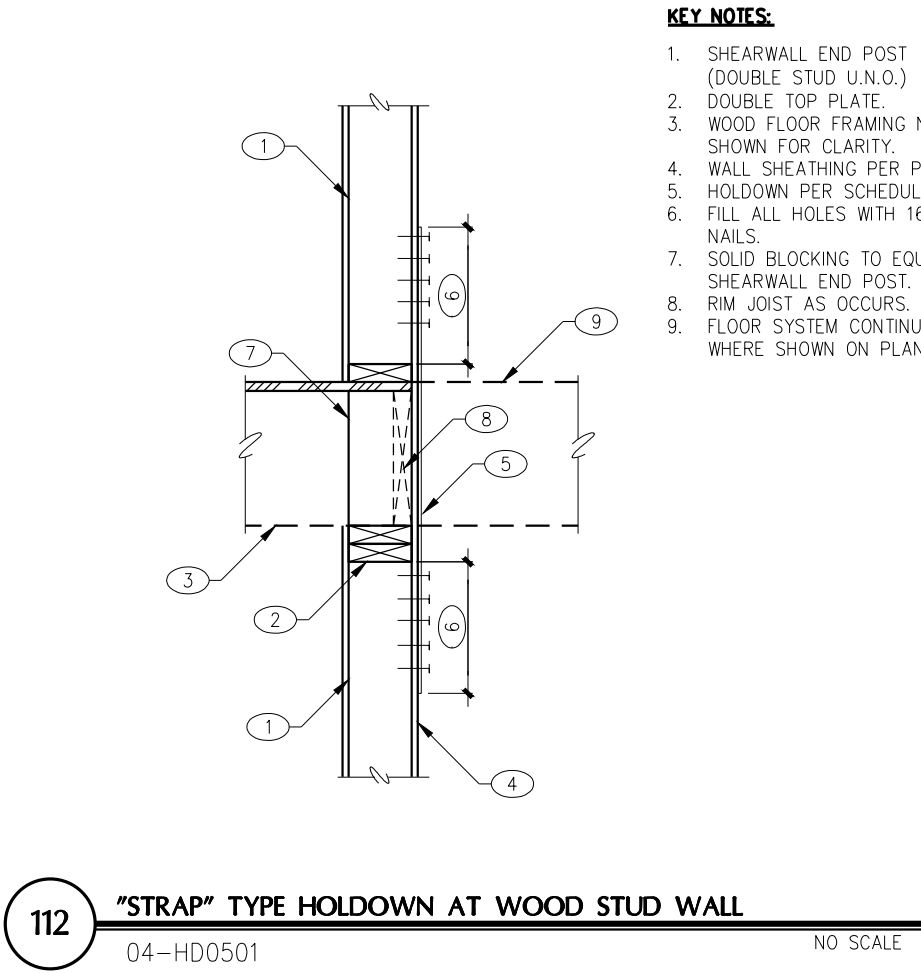
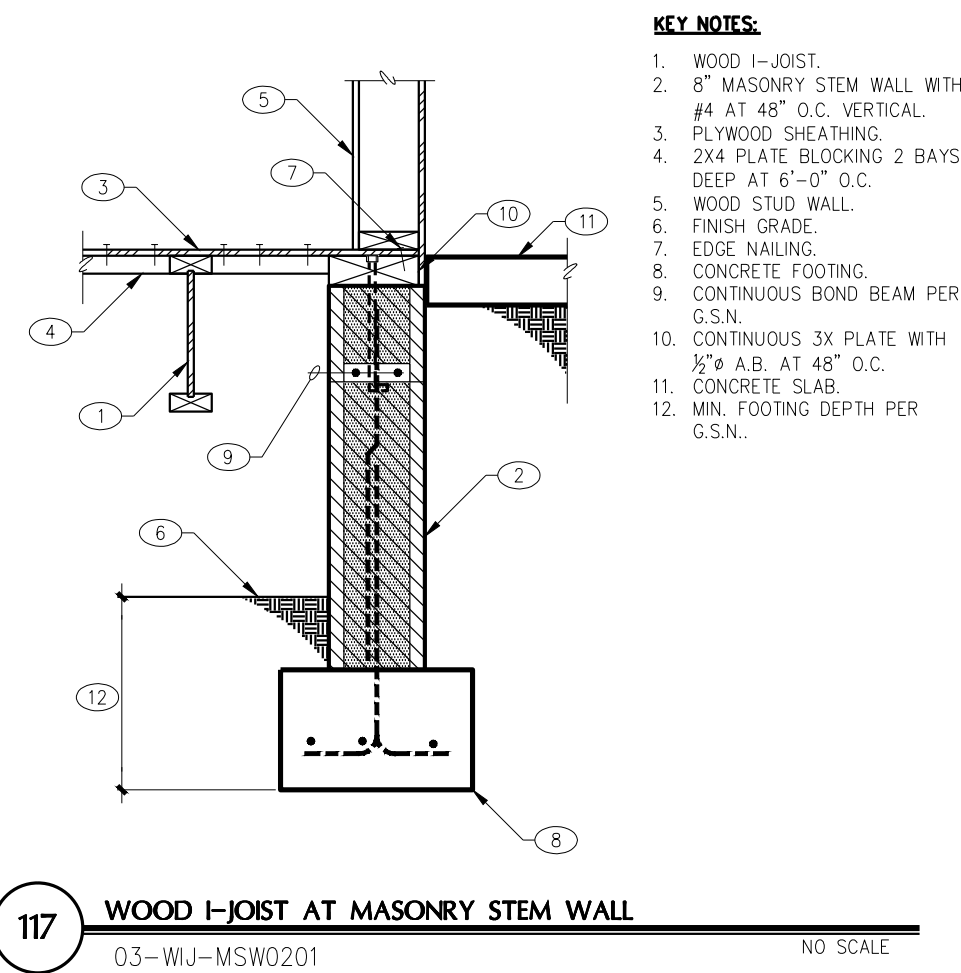
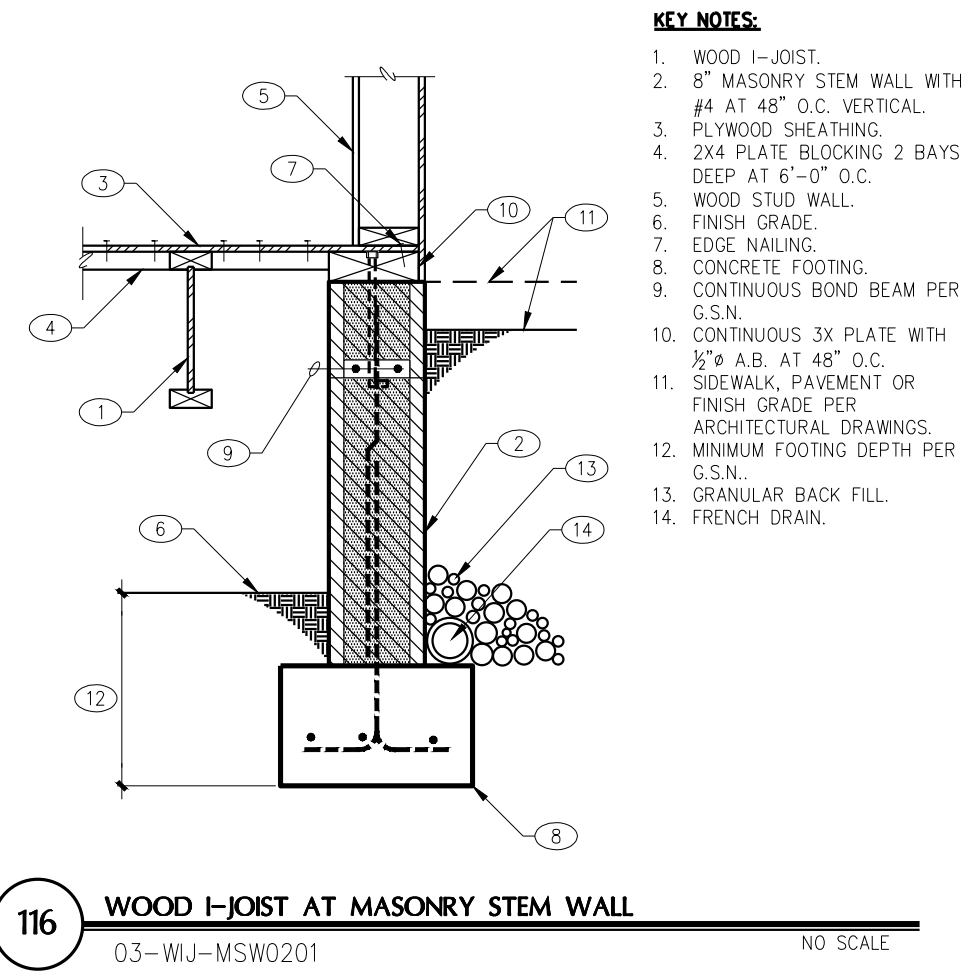
PROJECT: Randall Residence  
69 Wildwood Dr.  
Prescott, Az  
86334

PROJECT:

DRAWN BY MJS
CHECKED BY Stanford
DATE 6/7/19
SCALE AS NOTED
JOB NO. 2018-0148
SHEET

S3.2





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JOB NO.: 2018-0148 PROJECT MANAGER: STANFORD CAD OPERATOR: MJS

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REVISIONS	BY

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**REGISTERED PROFESSIONAL ENGINEER**  
27341  
RICHARD K. FROST  
6-7-19  
DESIGNED  
ARIZONA U.S.A.  
EXPIRES 9/30/2020

**W. Alan Kenson & Associates, P.C.**

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www.kenson-associates.com

**ARCHITECTURE & PLANNING**

**DRAWING:** FOUNDATION DETAILS 100-SERIES

**PROJECT:** Randall Residence  
69 Wildwood Dr.  
Prescott, Az

**PROJECT:** 86334

**DRAWN BY**  
MJS

**CHECKED BY**  
Stanford

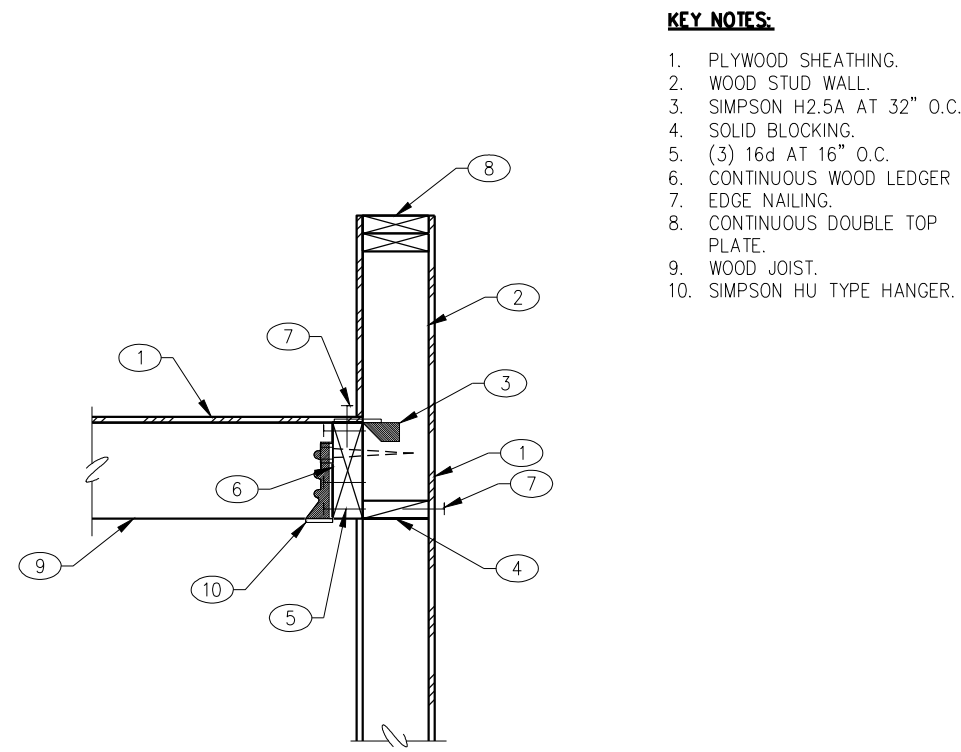
**DATE**  
6/7/19

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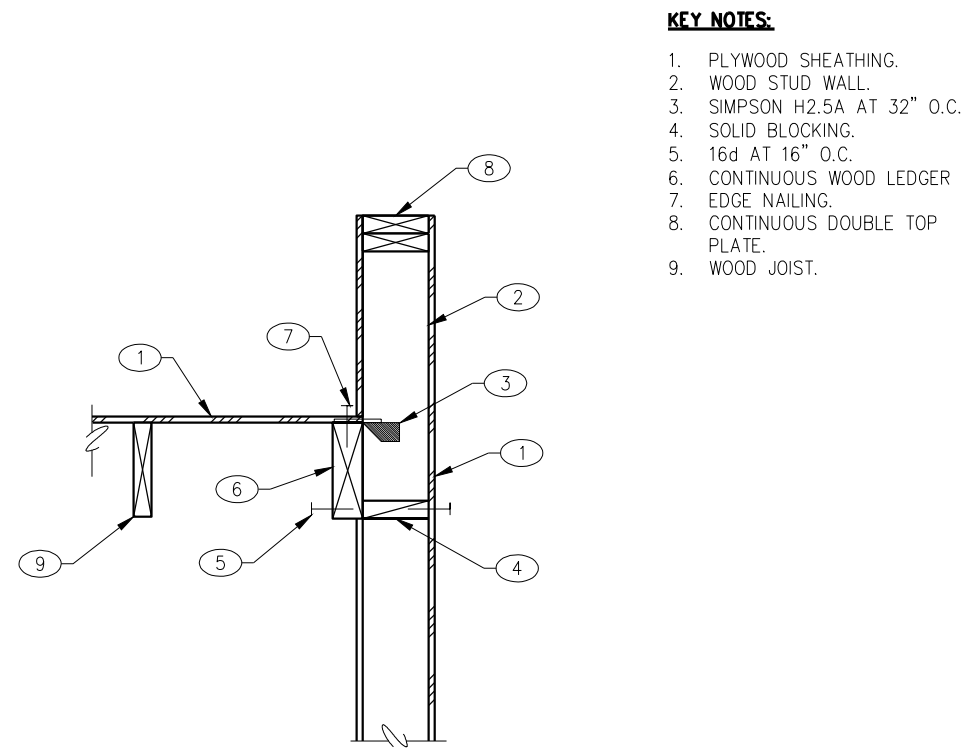
**JOB NO.**  
2018-0148

**SHEET**  
**S4.0**

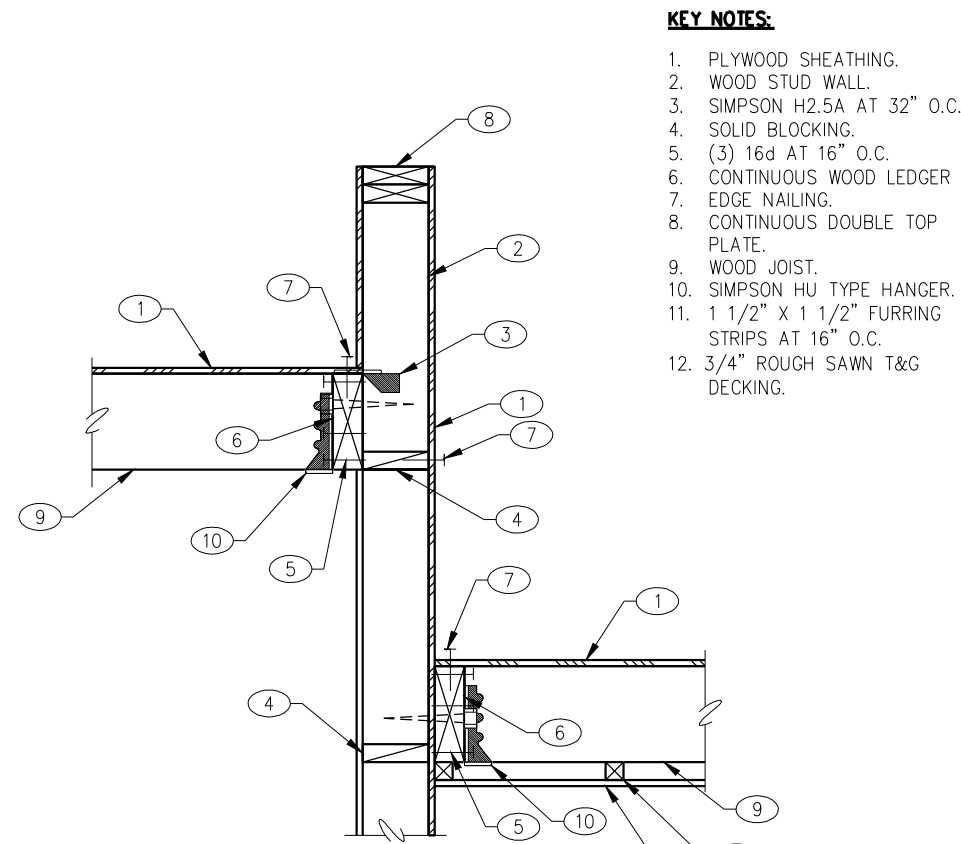




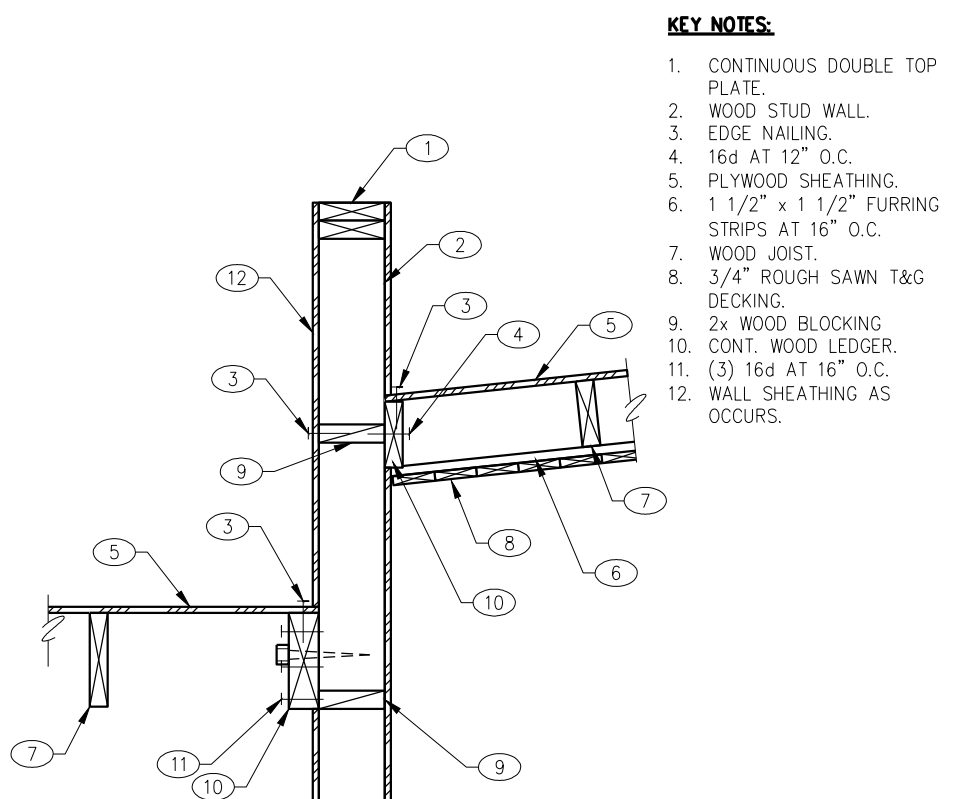
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06-WS-WSW0201 NO SCALE



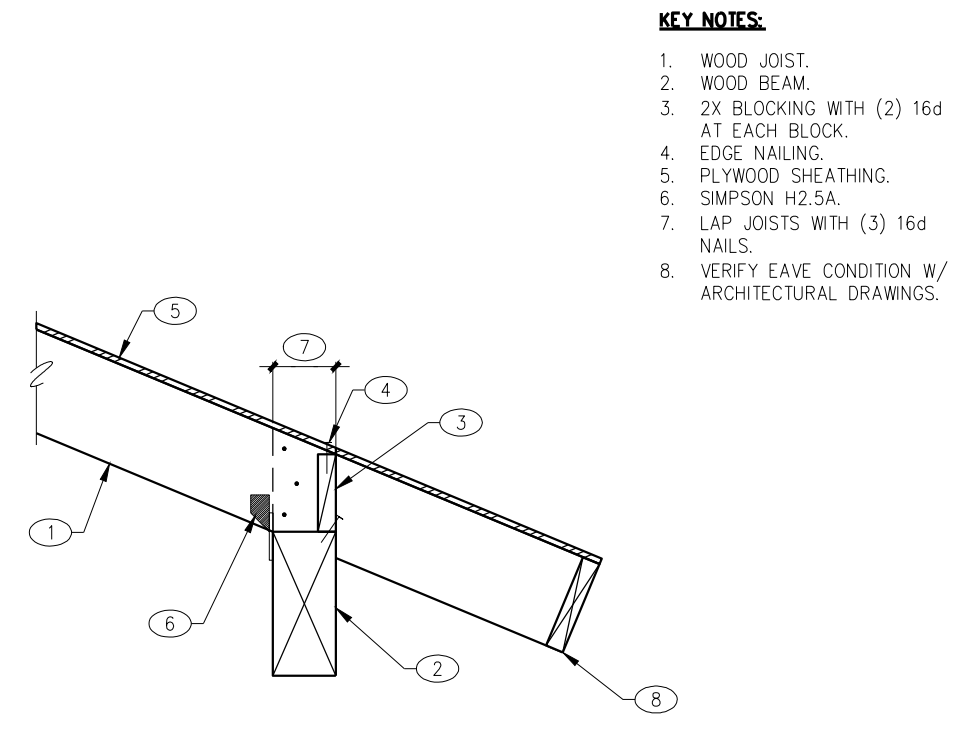
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06-WS-WSW0201 NO SCALE



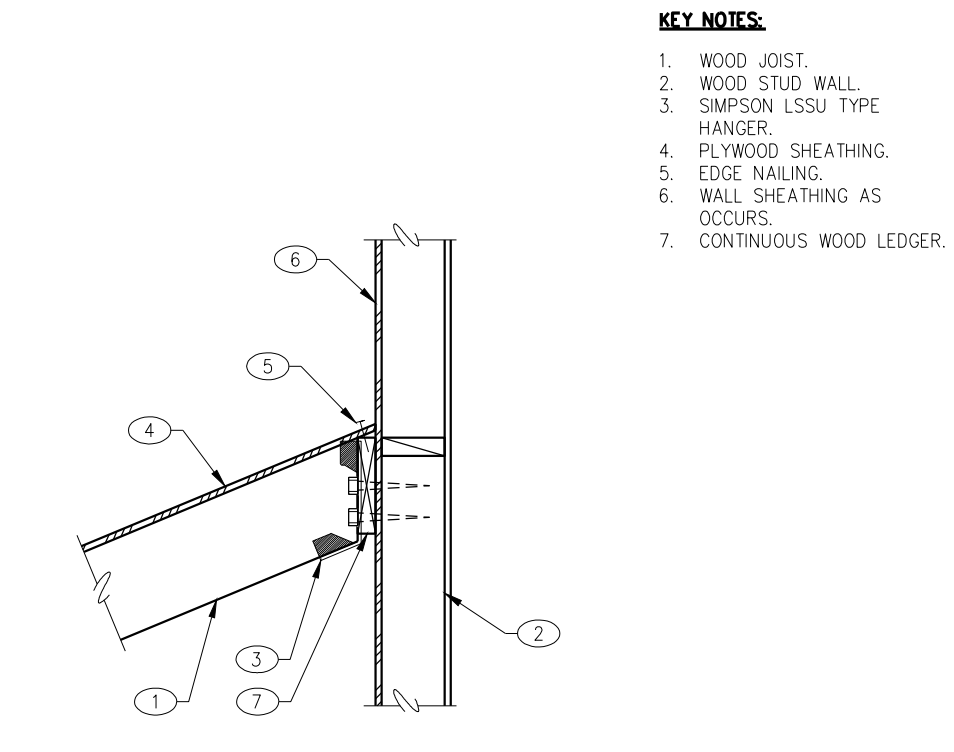
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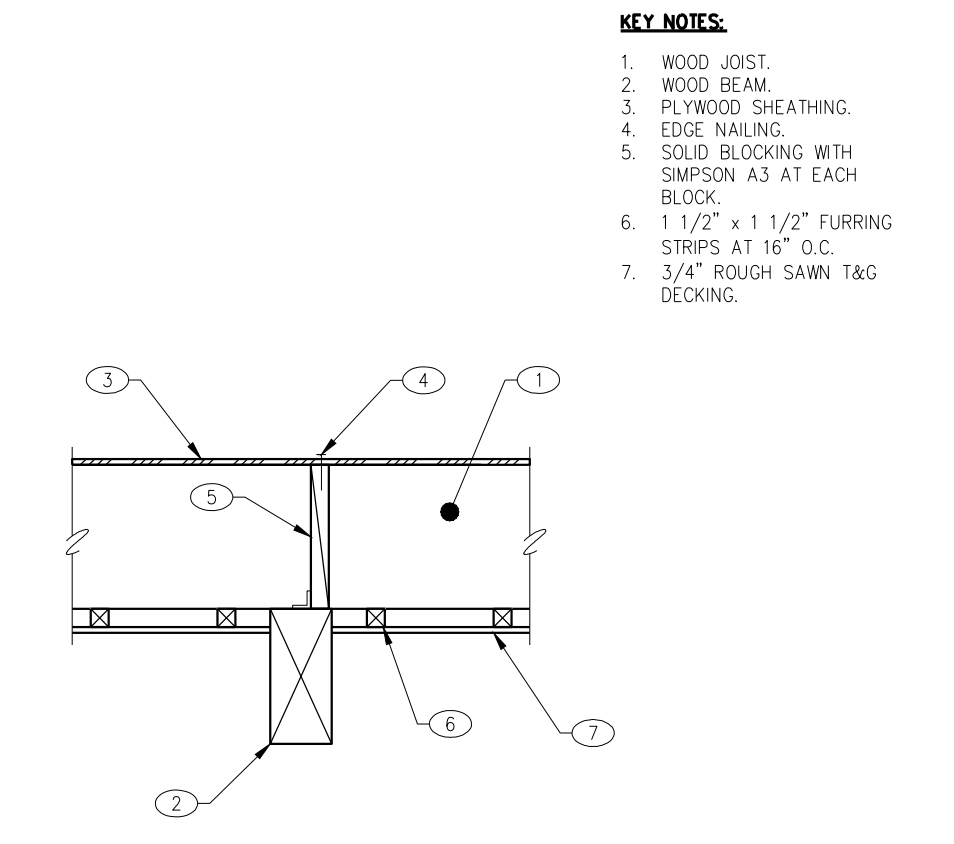
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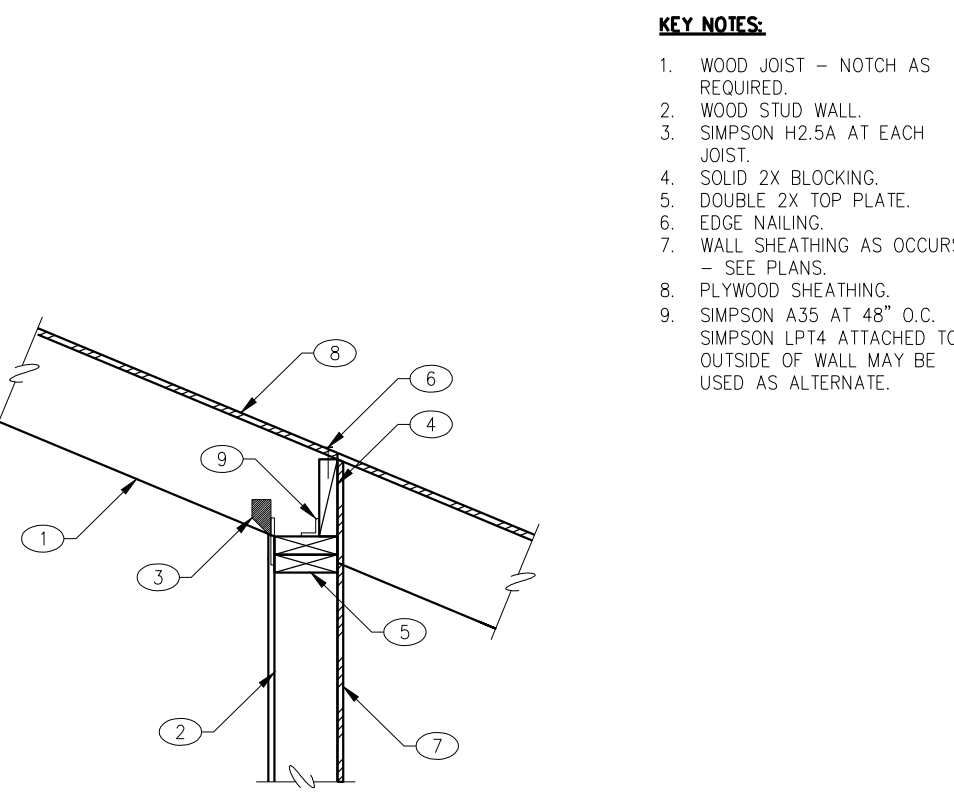
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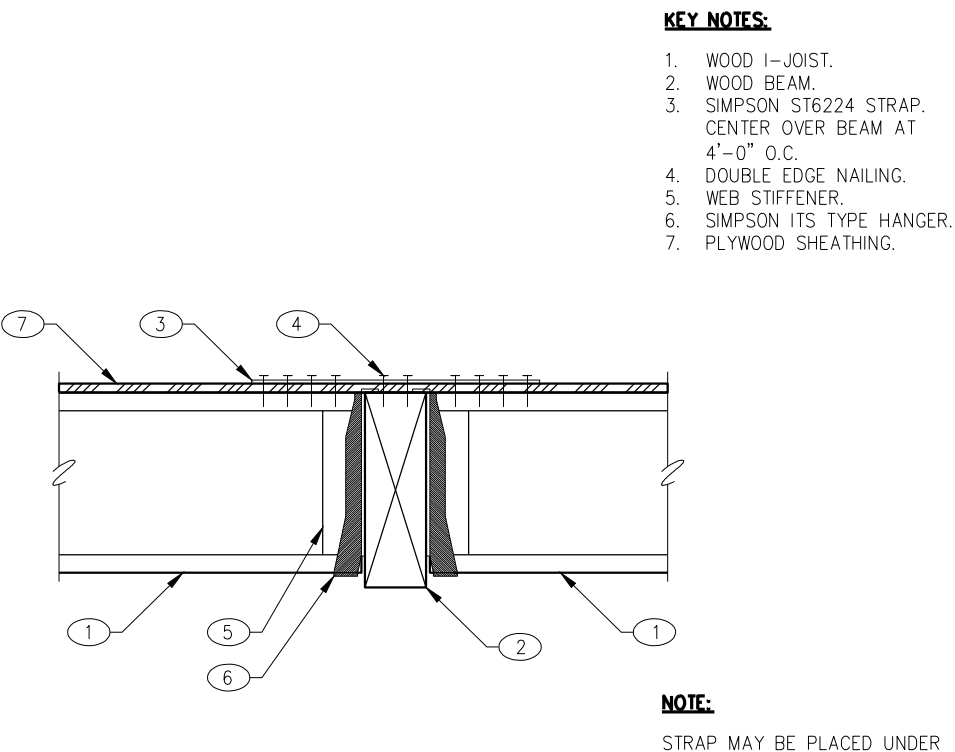
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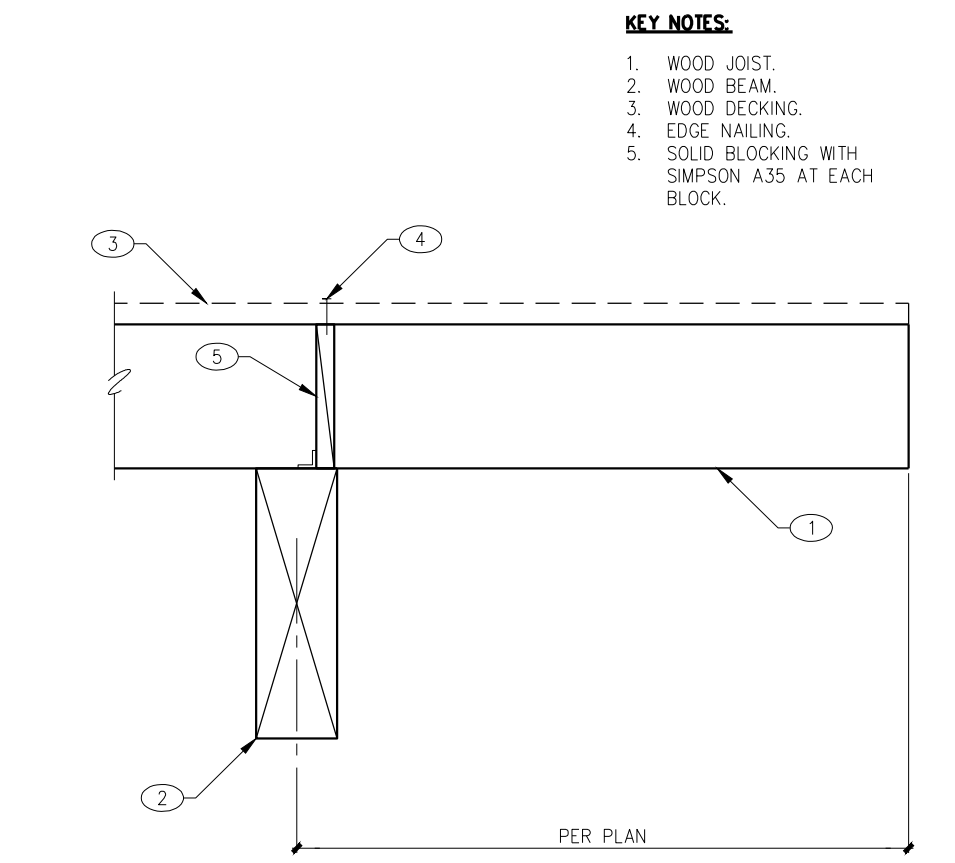
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NO SCALE



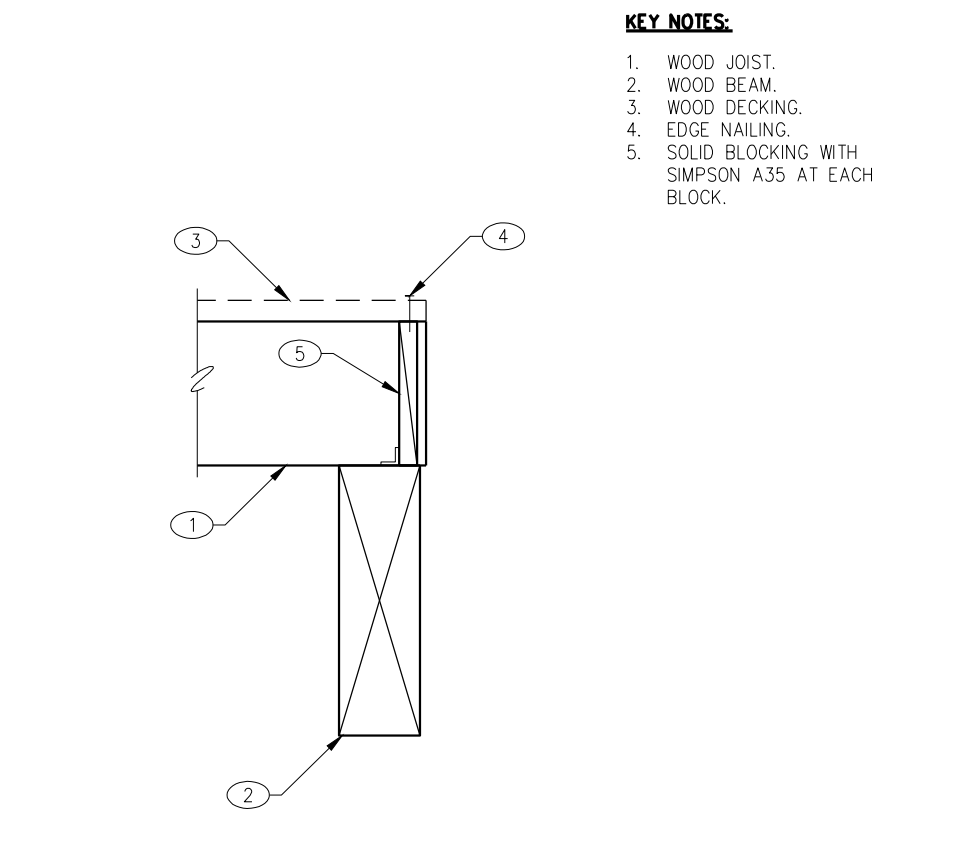
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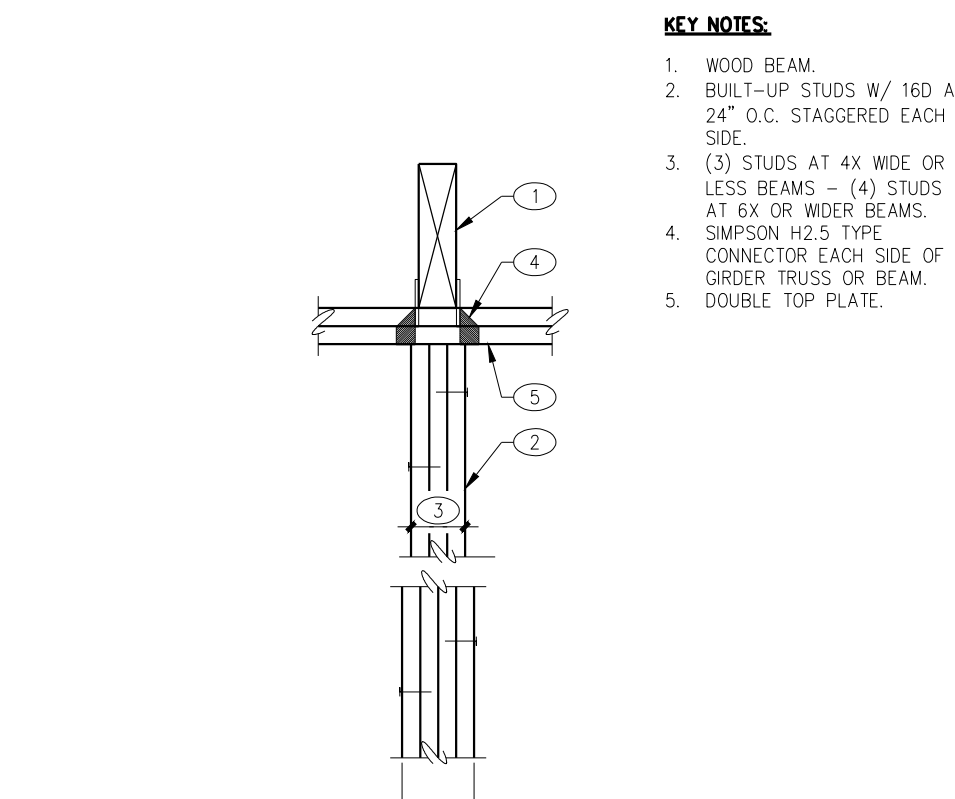
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06-WJ-WB0101-F NO SCALE



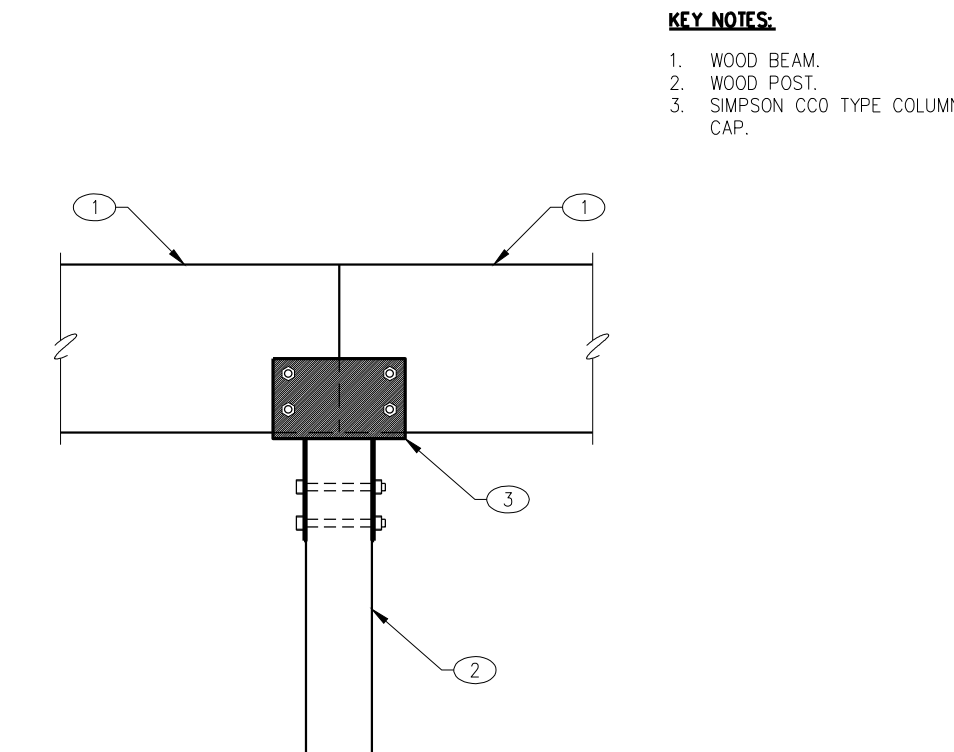
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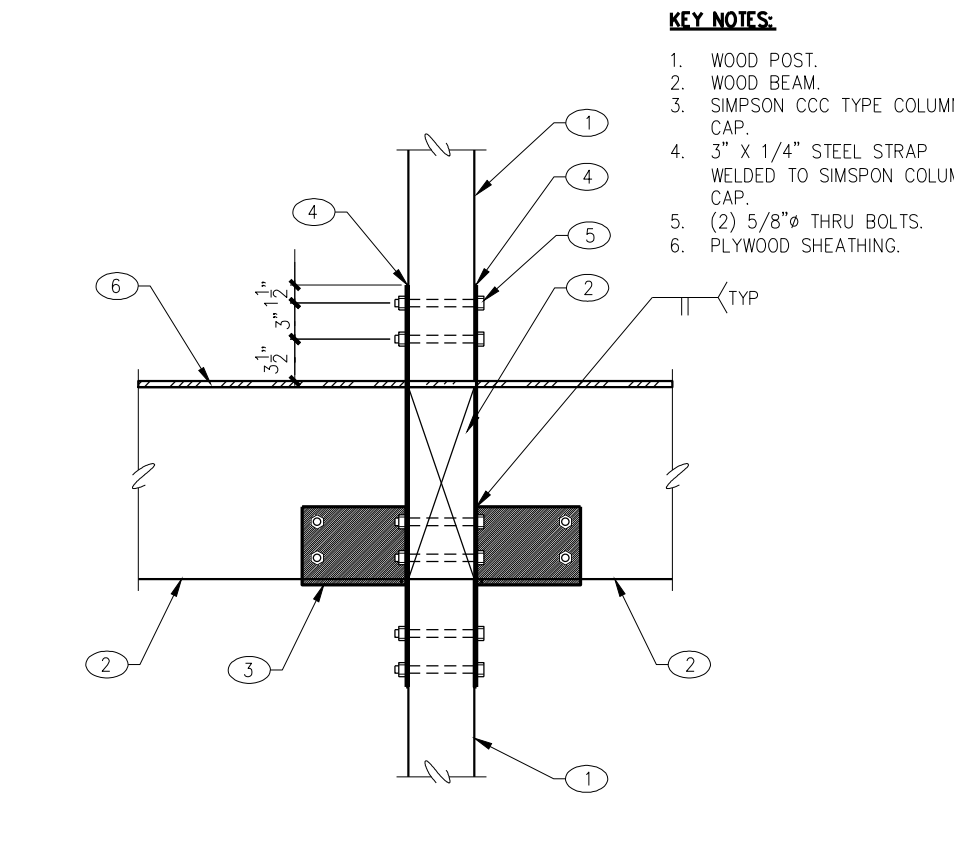
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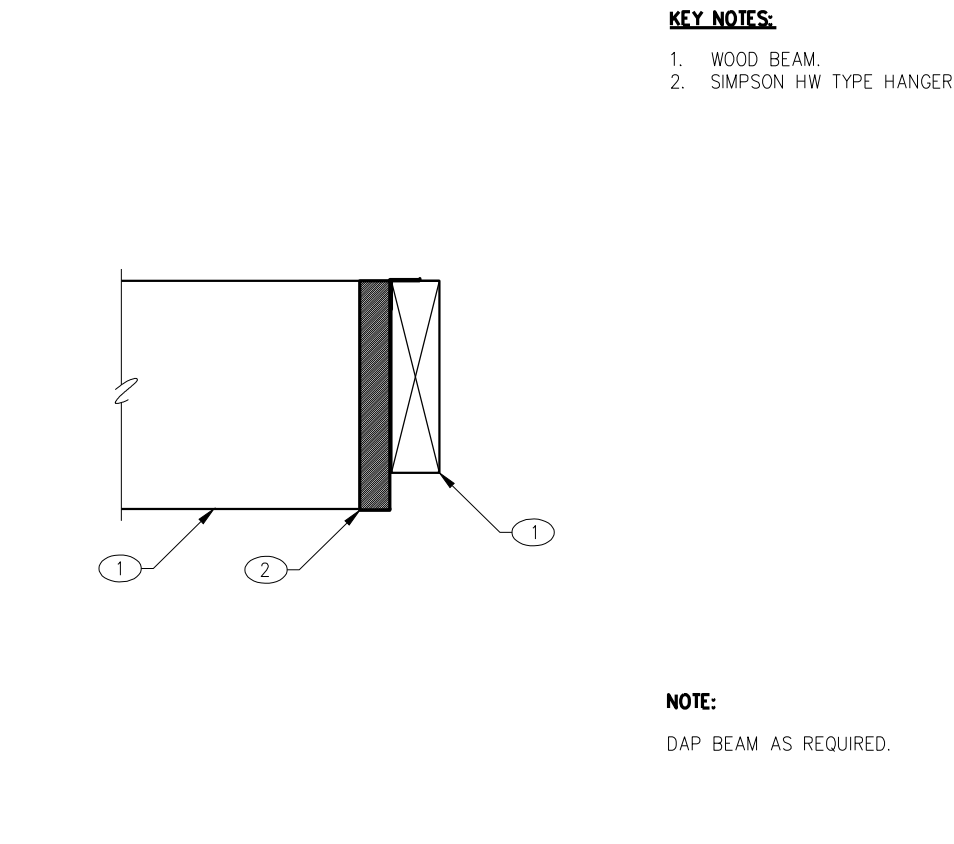
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06-WB-WP0601 NO SCALE



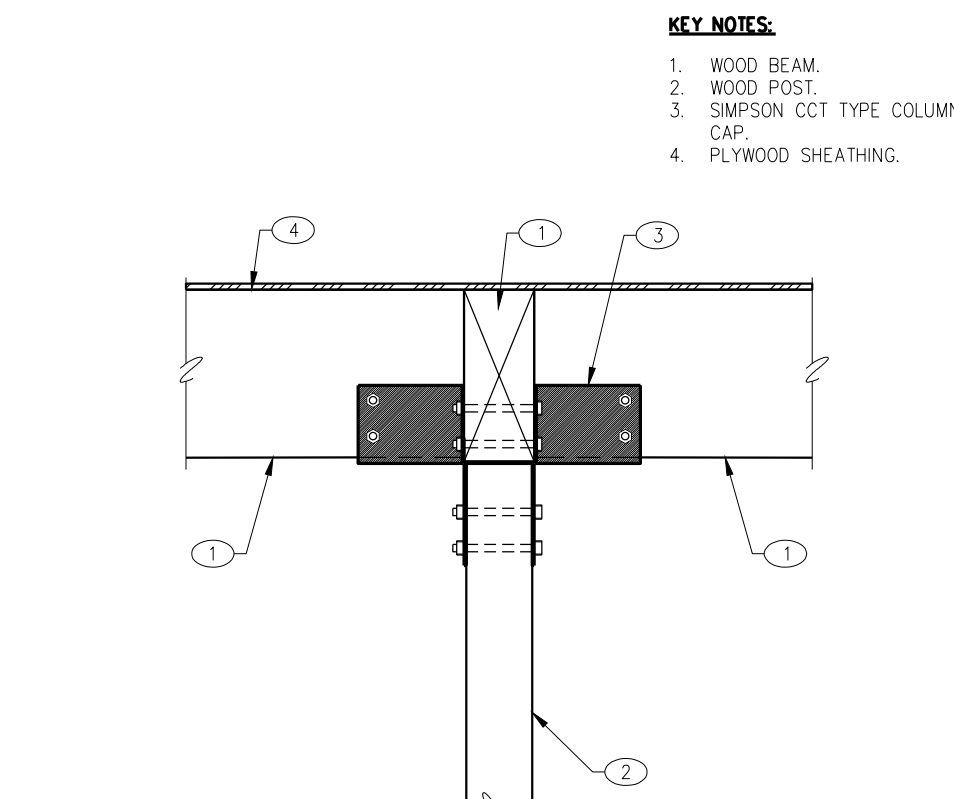
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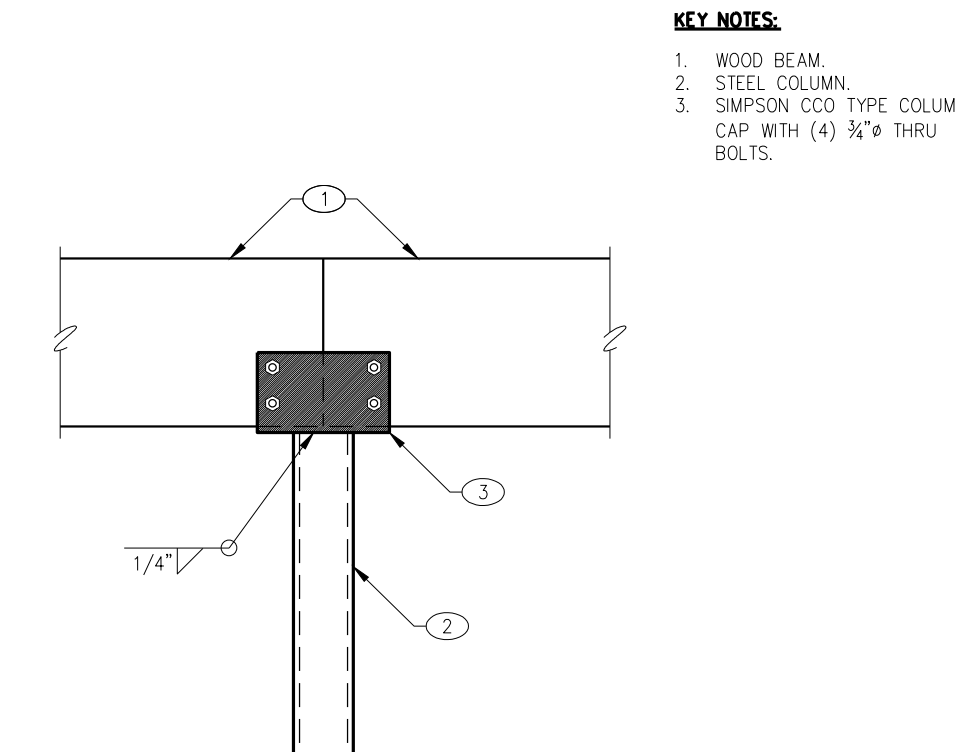
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06-WB-WB0103 NO SCALE



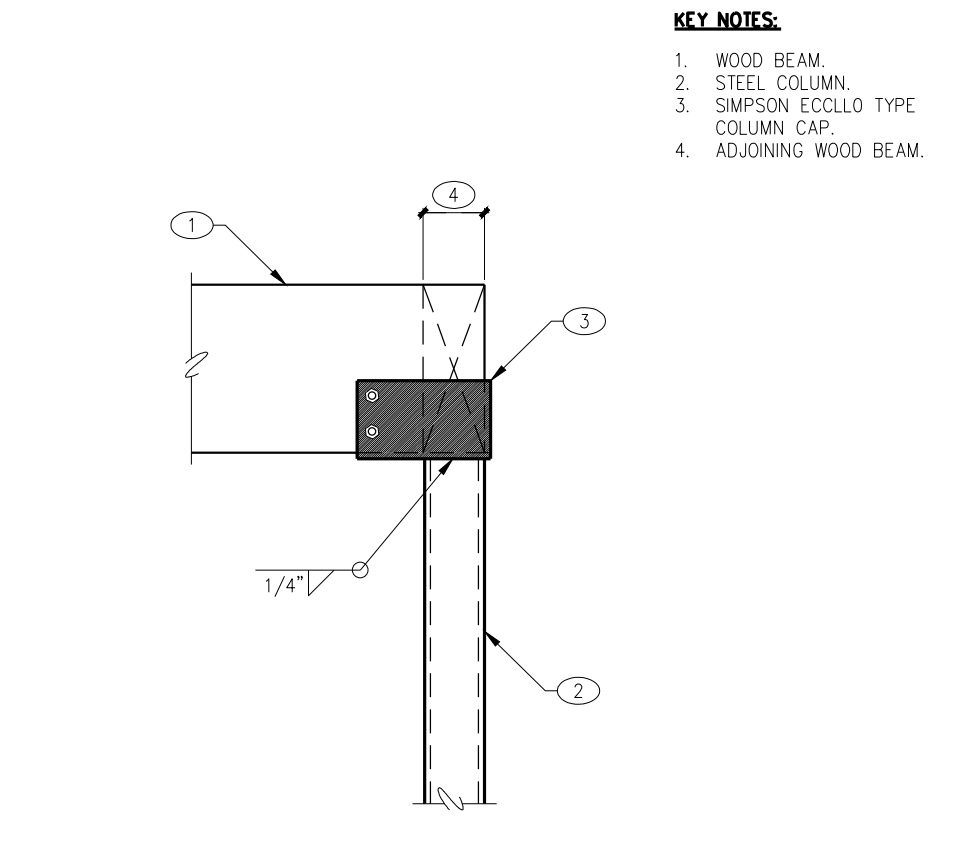
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06-WB-WB0104 NO SCALE



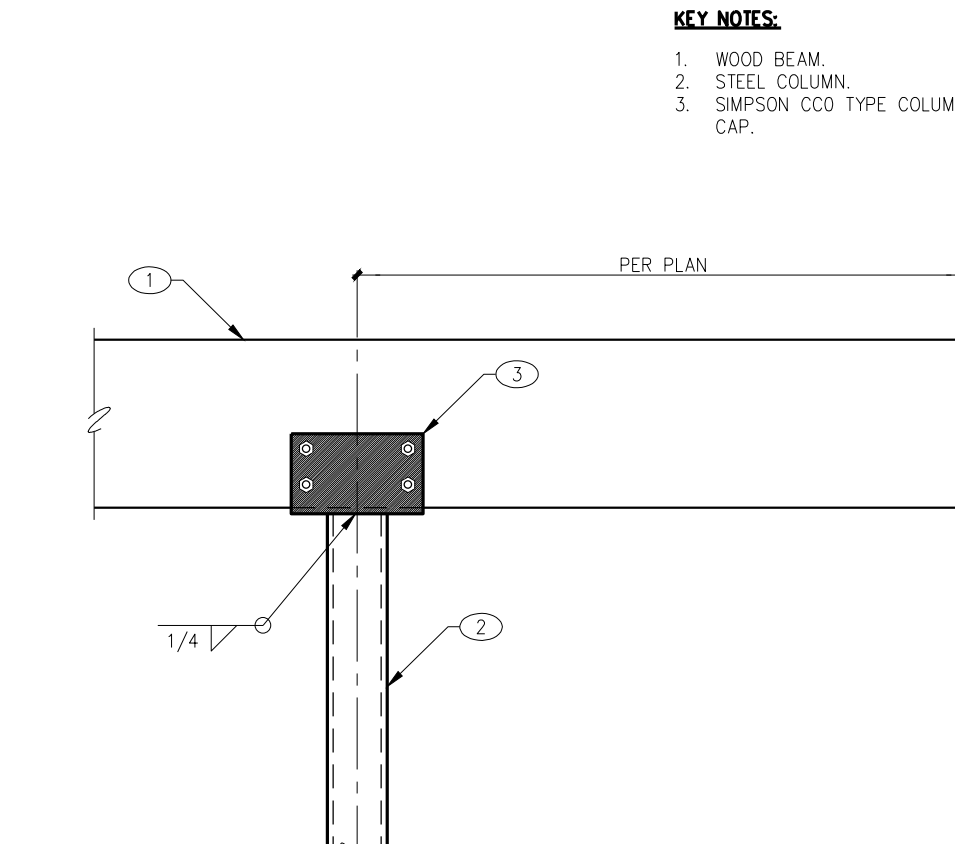
207 WOOD BEAM AT WOOD POST  
06-WB-WP0101 NO SCALE



201 WOOD BEAM AT STEEL COLUMN  
06-WB-SC0102 NO SCALE



202 WOOD BEAMS AT STEEL COLUMN  
06-WB-SC0105 NO SCALE



203 WOOD BEAM AT STEEL COLUMN  
06-WB-SC0101 NO SCALE

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JOB NO.: 2018-0148	PROJECT MANAGER: STANFORD	CAD OPERATOR: MJS
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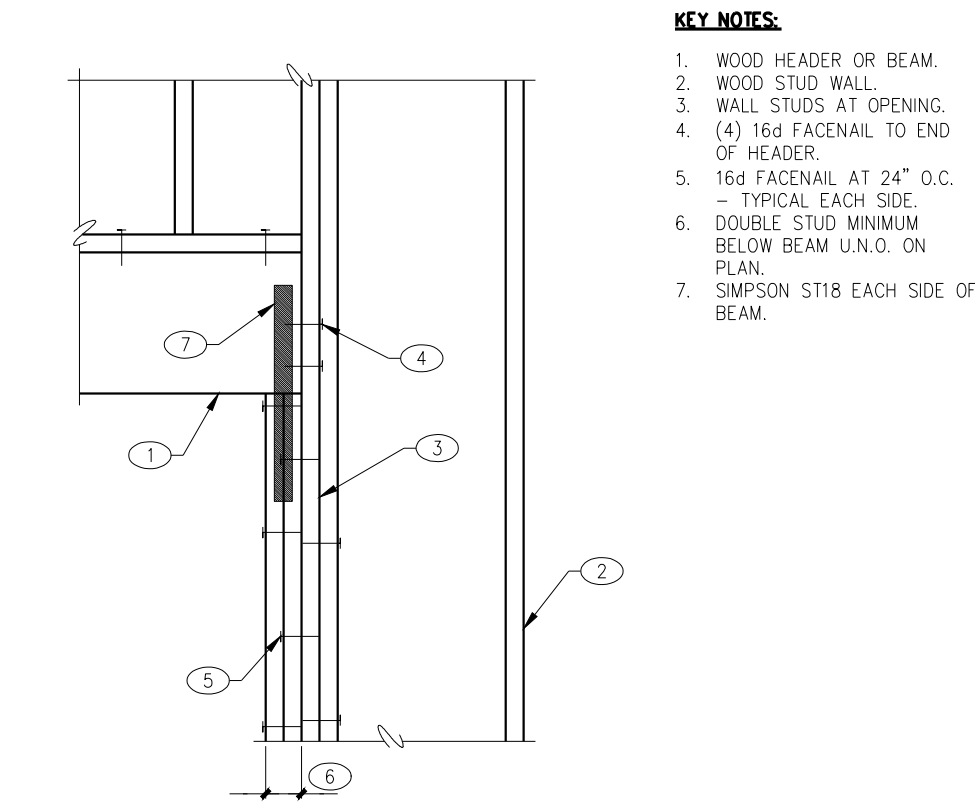
**W. Alan Kenson & Associates, P.C.**  
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F 928-443-5815 Prescott, AZ 86304  
email: waka@cableone.net  
www.kenson-associates.com  
**ARCHITECTURE & PLANNING**

**DRAWING:** FRAMING DETAILS 200-SERIES  
**PROJECT:** Randall Residence  
69 Wildwood Dr.  
Prescott, Az  
86334  
**PROJECT:**

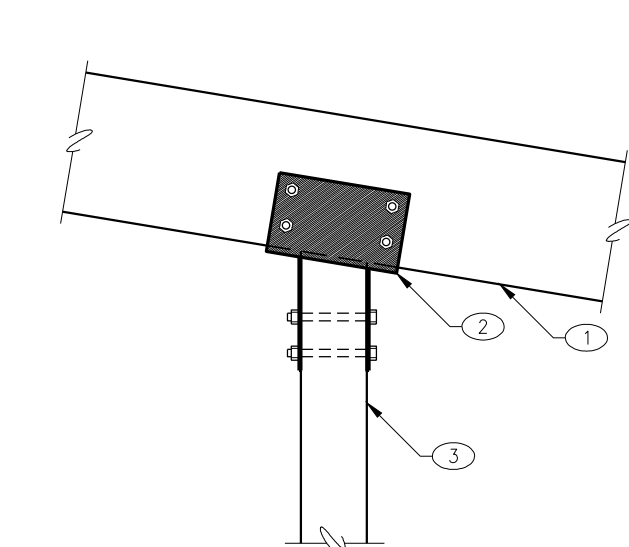
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MJS  
**CHECKED BY**  
Stanford  
**DATE**  
6/7/19  
**SCALE**  
AS NOTED  
**JOB NO.**  
2018-0148  
**SHEET**

**S5.0**

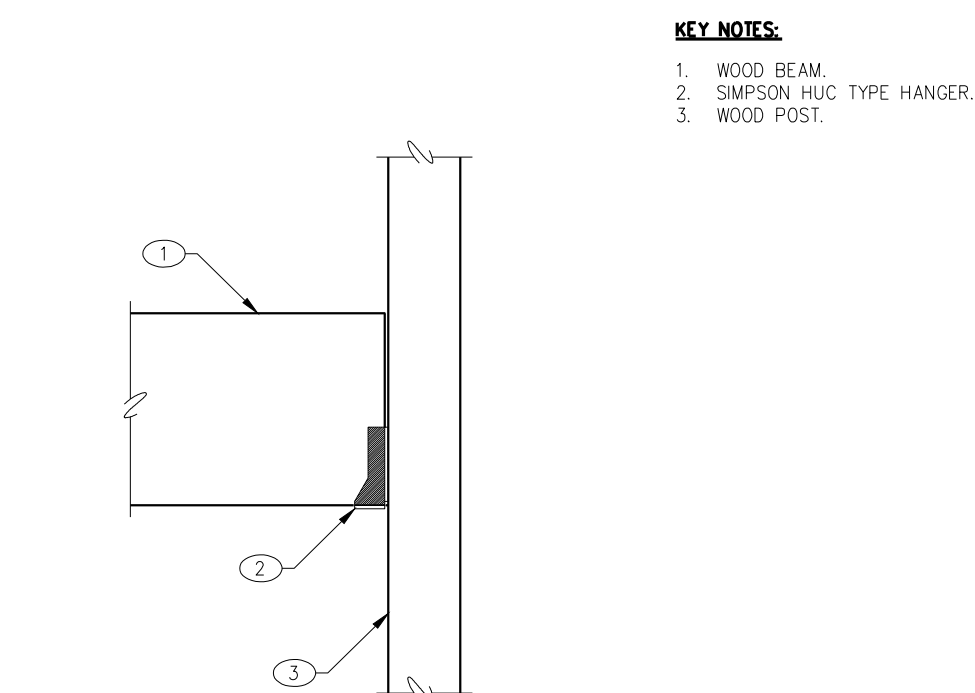




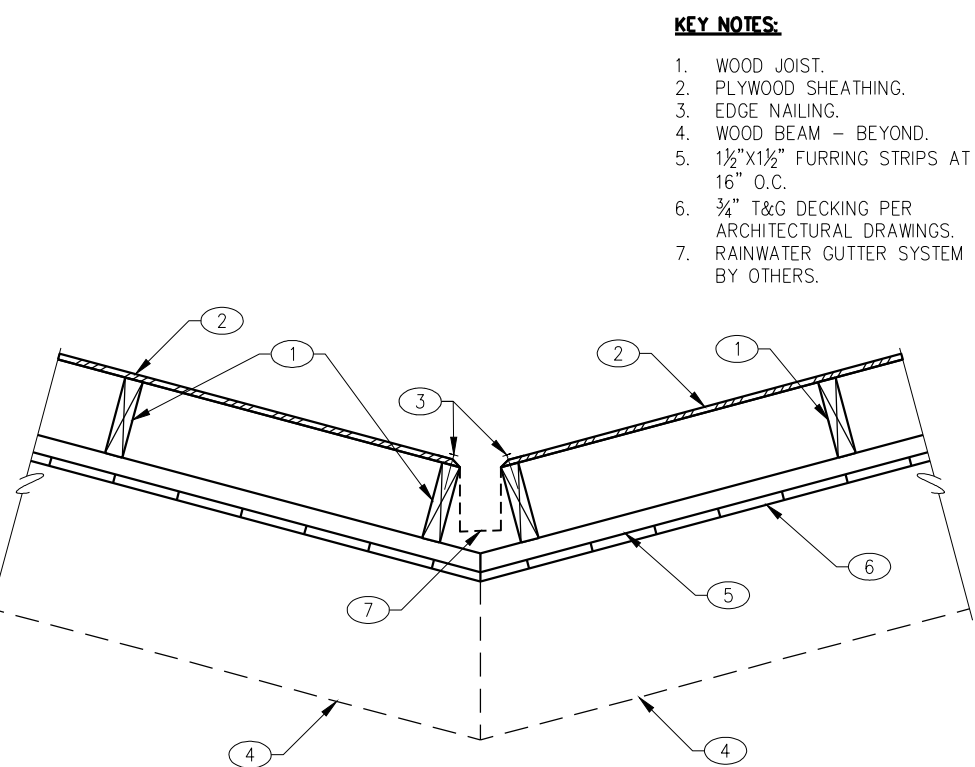
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06-WB-WP0613 NO SCALE



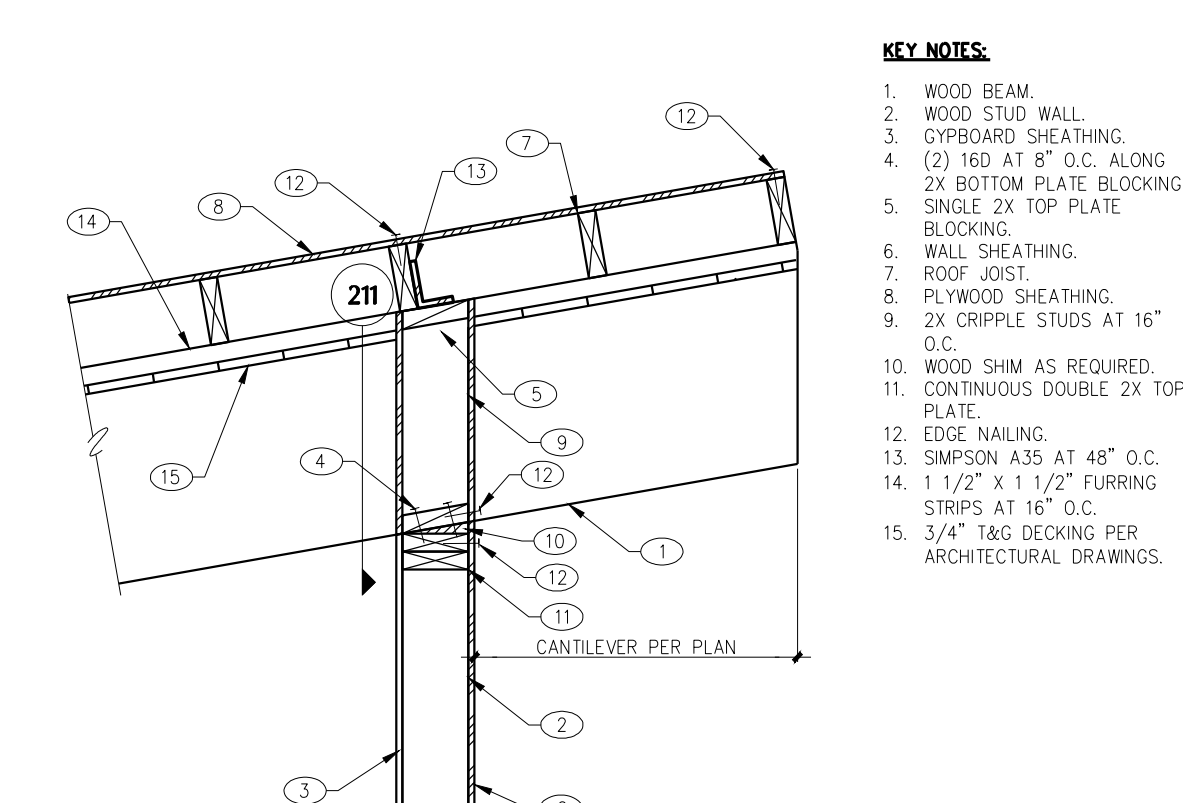
**235 WOOD BEAM AT WOOD POST**  
NO SCALE



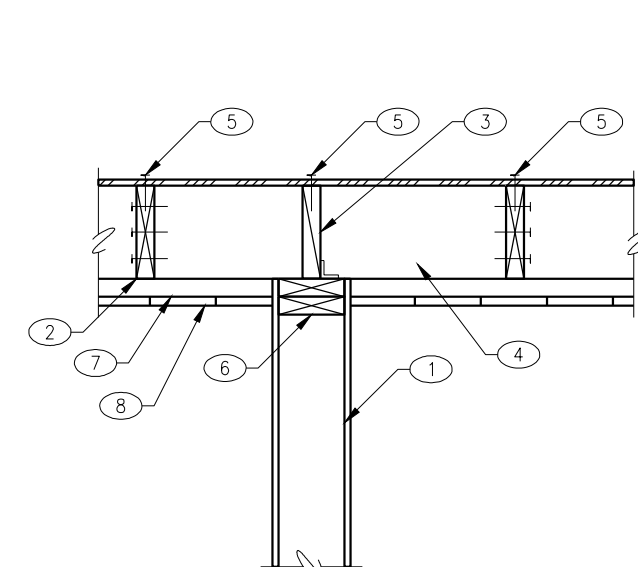
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06-WB-WP0108 NO SCALE



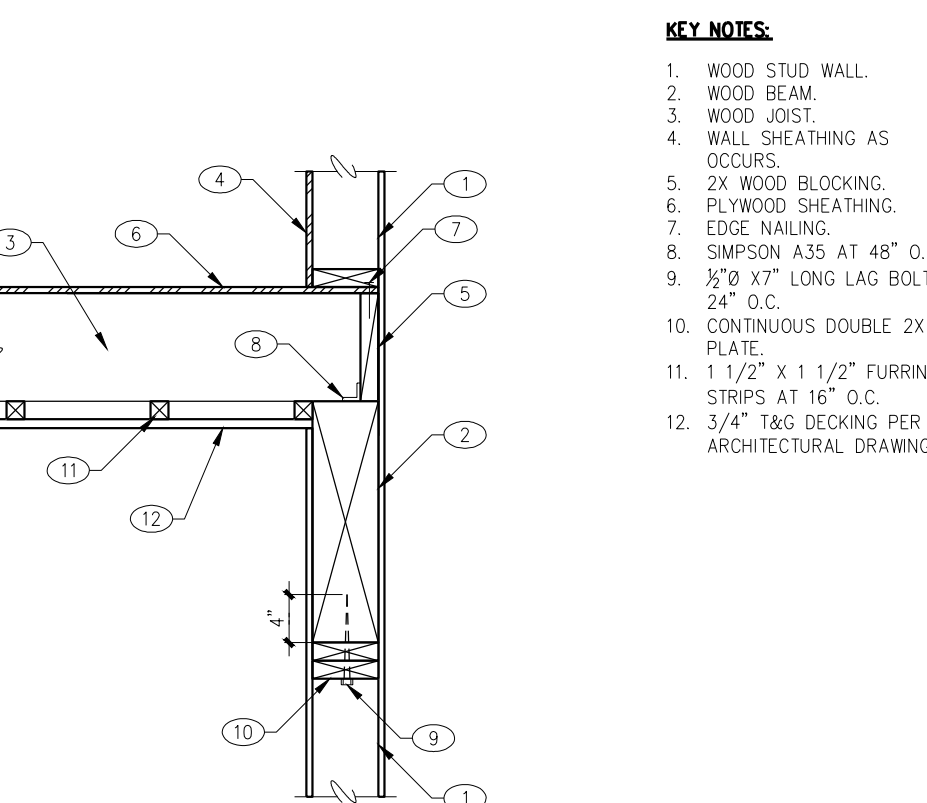
**237 WOOD JOIST AT VALLEY**  
NO SCALE



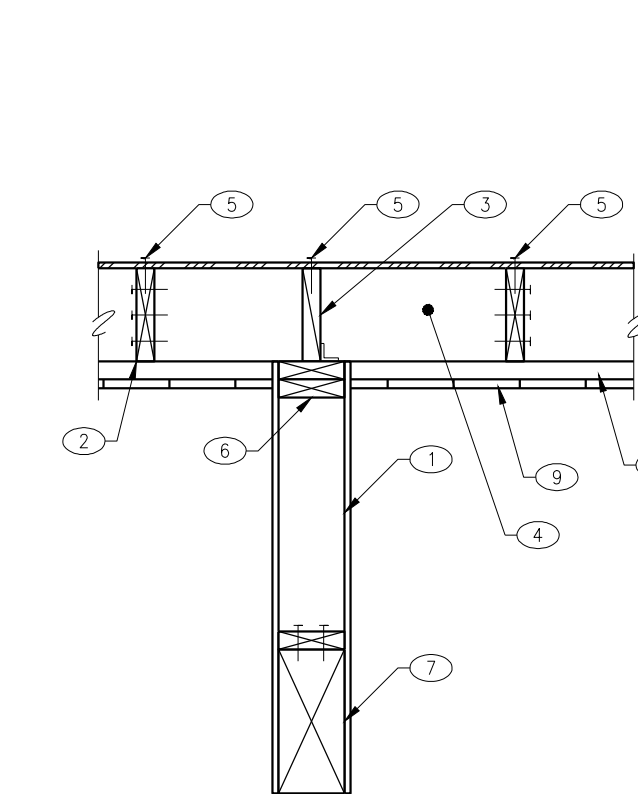
**230 WOOD BEAM AT WOOD STUD WALL**  
NO SCALE



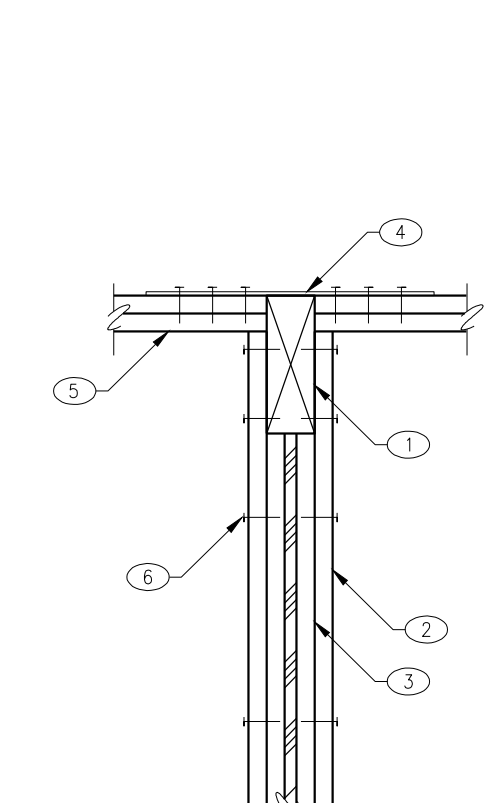
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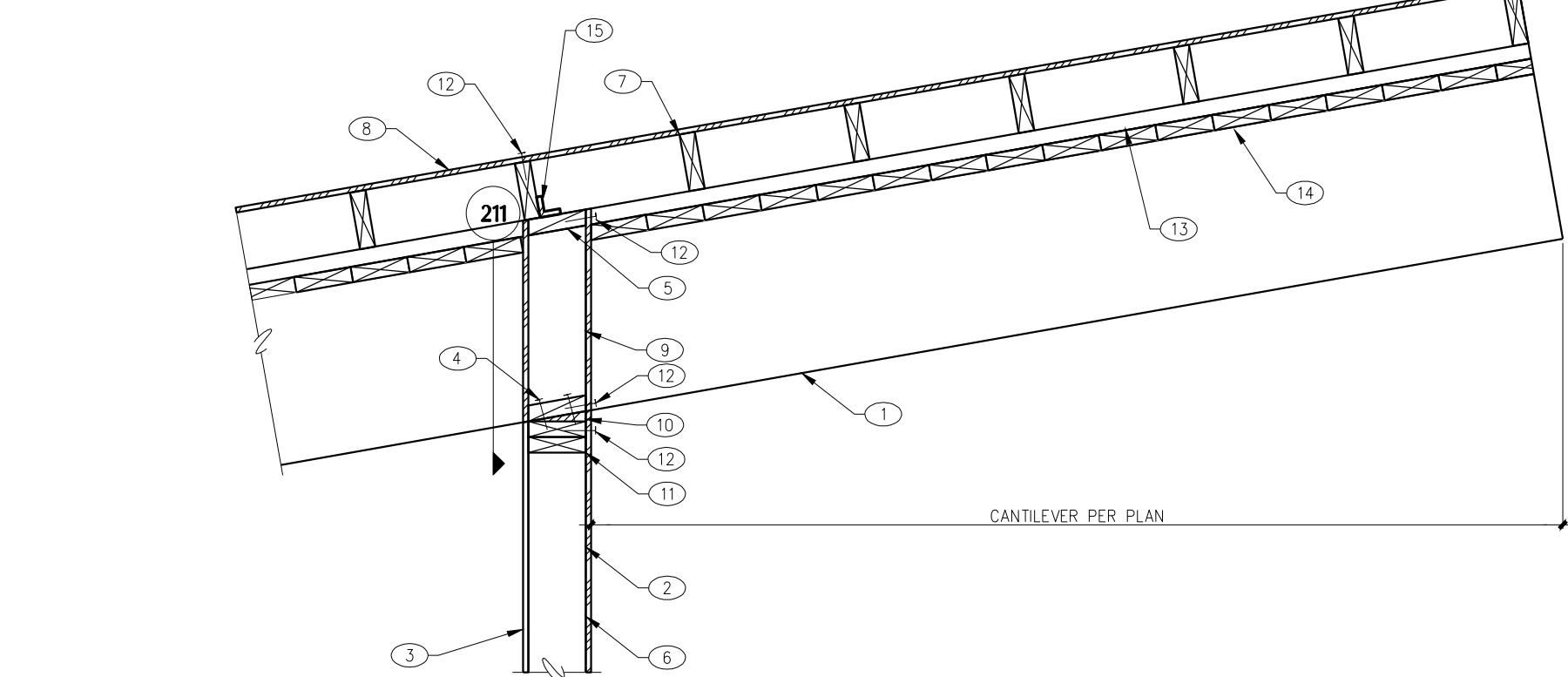
**232 WOOD JOIST AT WOOD BEAM**  
NO SCALE



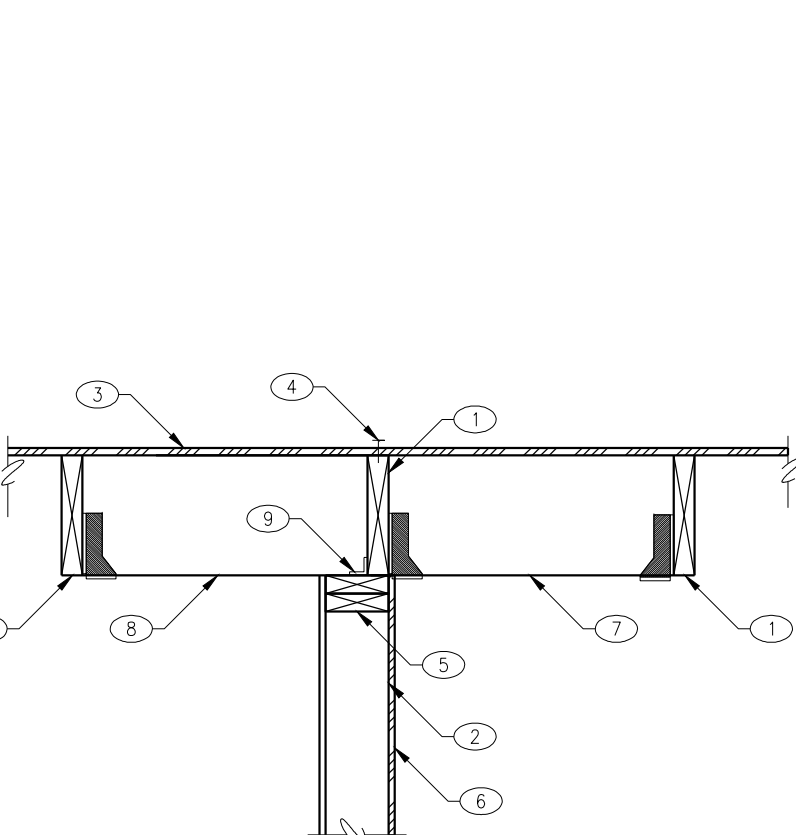
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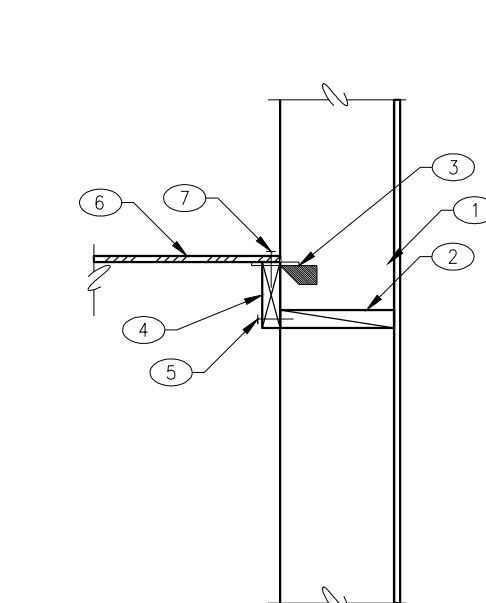
**227 WOOD BEAM POCKETED AT WOOD STUD WALL**  
06-WB-WP0602 NO SCALE



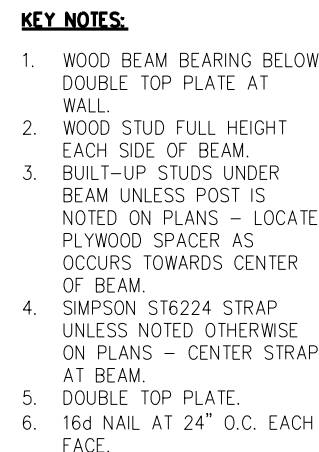
**224 WOOD BEAM AT WOOD STUD WALL**  
NO SCALE



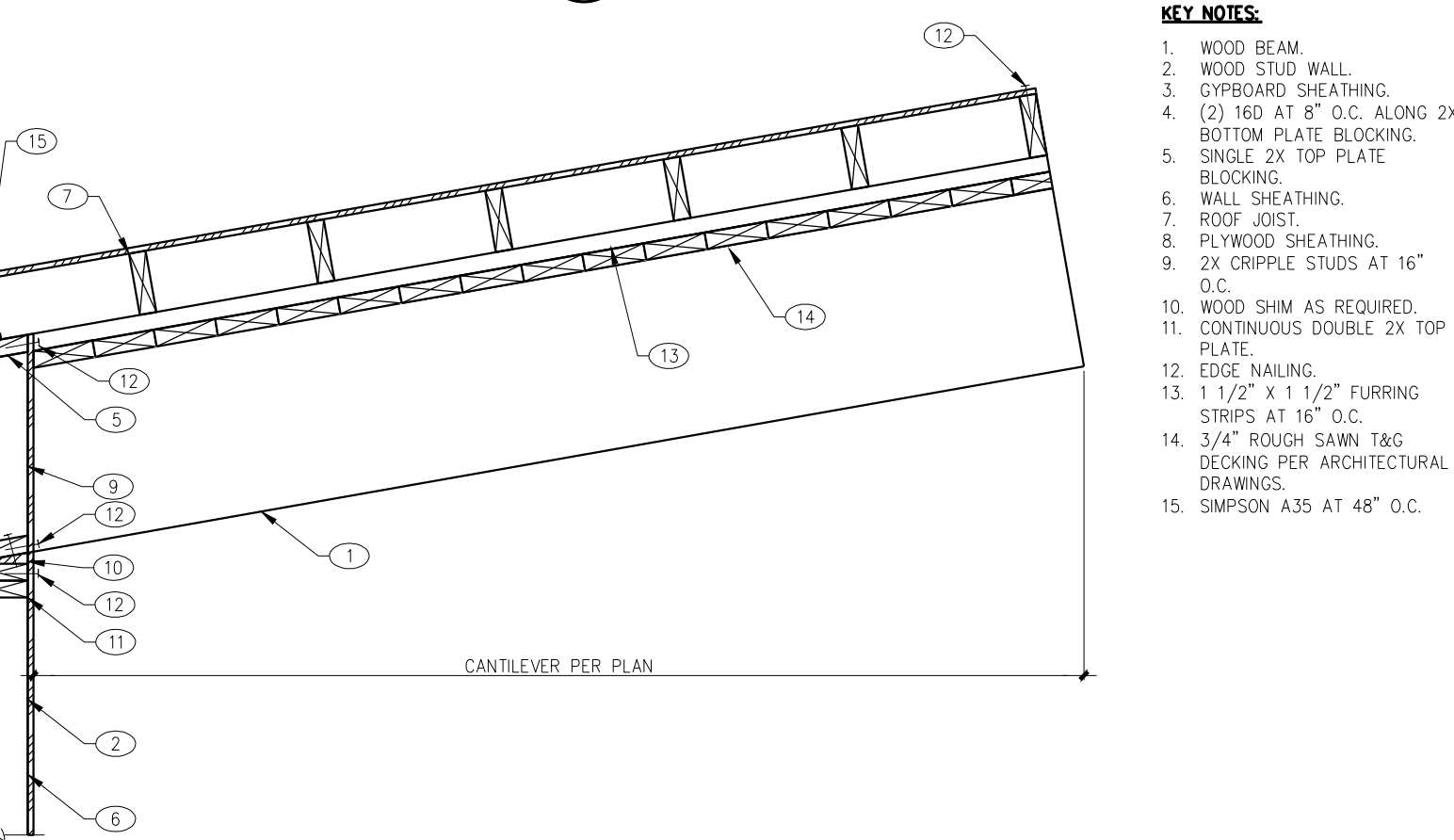
**228 WOOD JOIST AT WOOD STUD WALL**  
06-WJ-WSW0302 NO SCALE



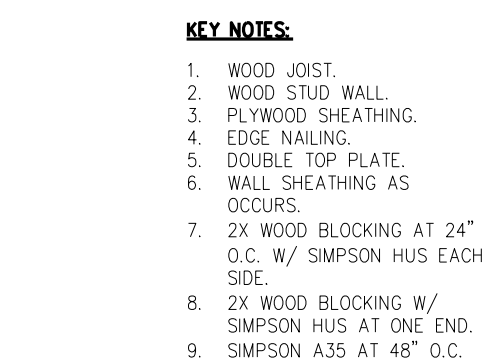
**229 PLYWOOD SHEATHING AT WOOD STUD WALL**  
NO SCALE



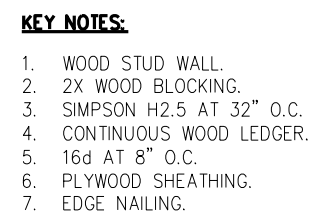
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NO SCALE



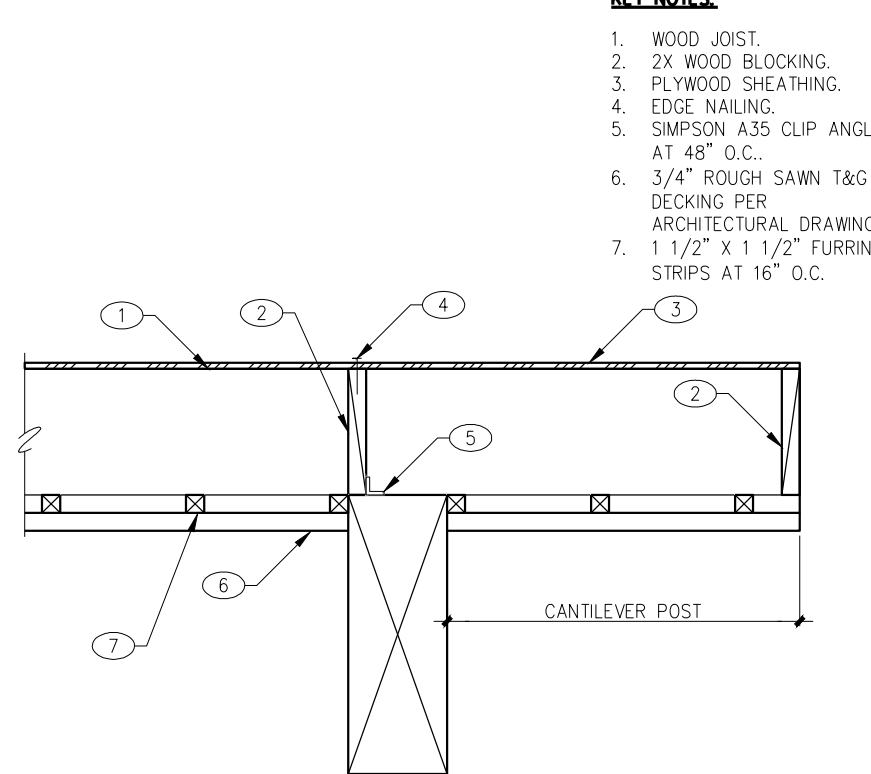
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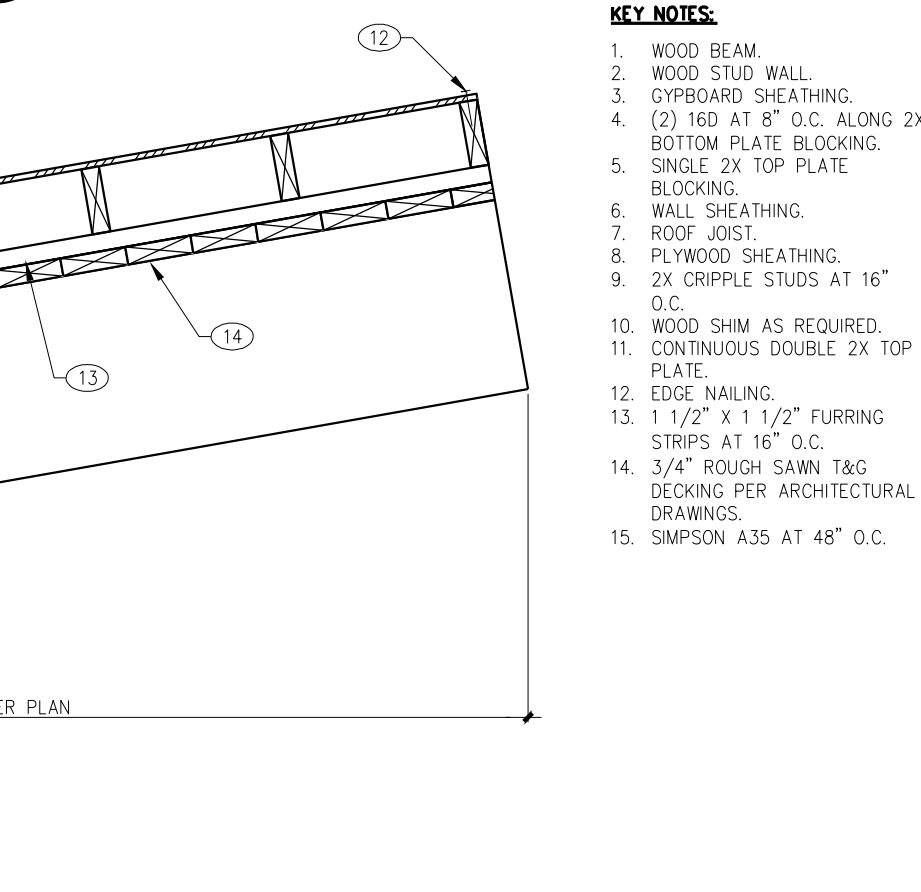
**225 WOOD JOIST AT WOOD STUD WALL**  
NO SCALE



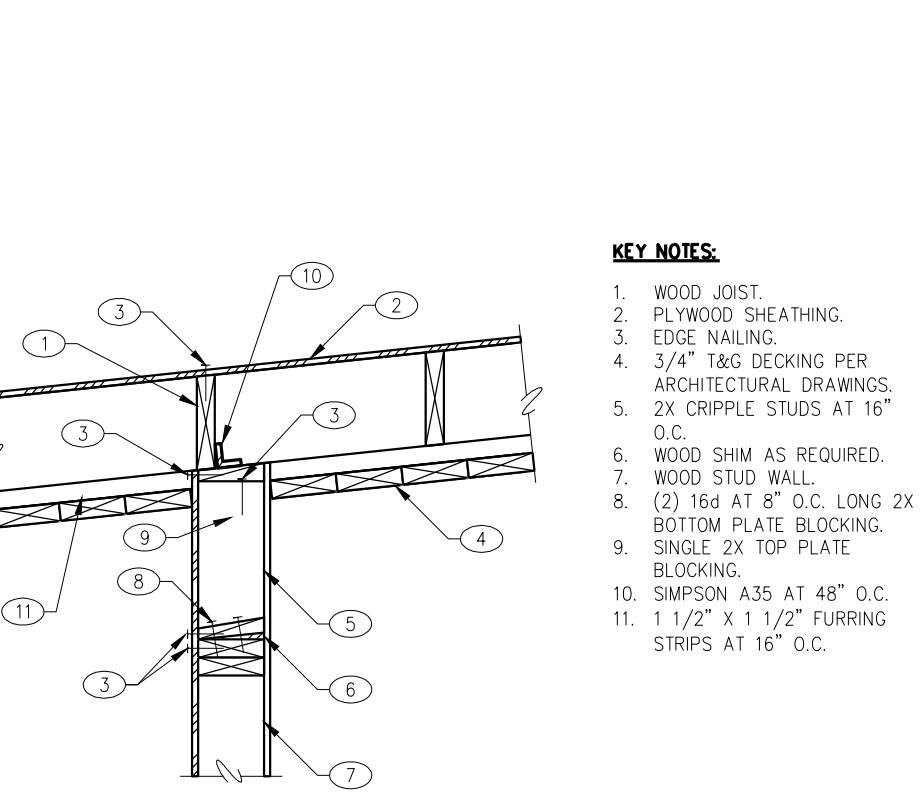
**226 WOOD BEAM AT STEEL COLUMN**  
NO SCALE



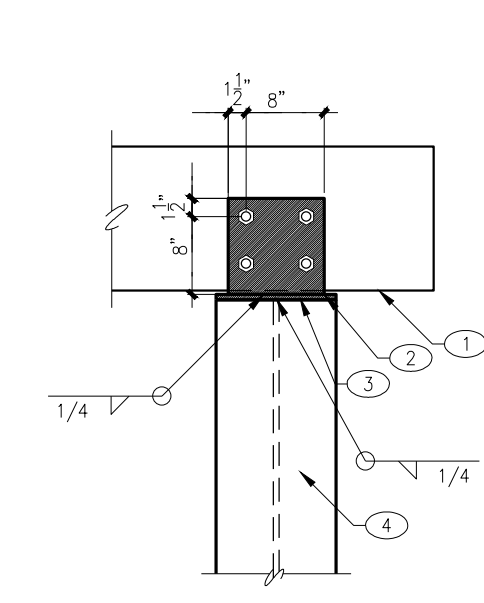
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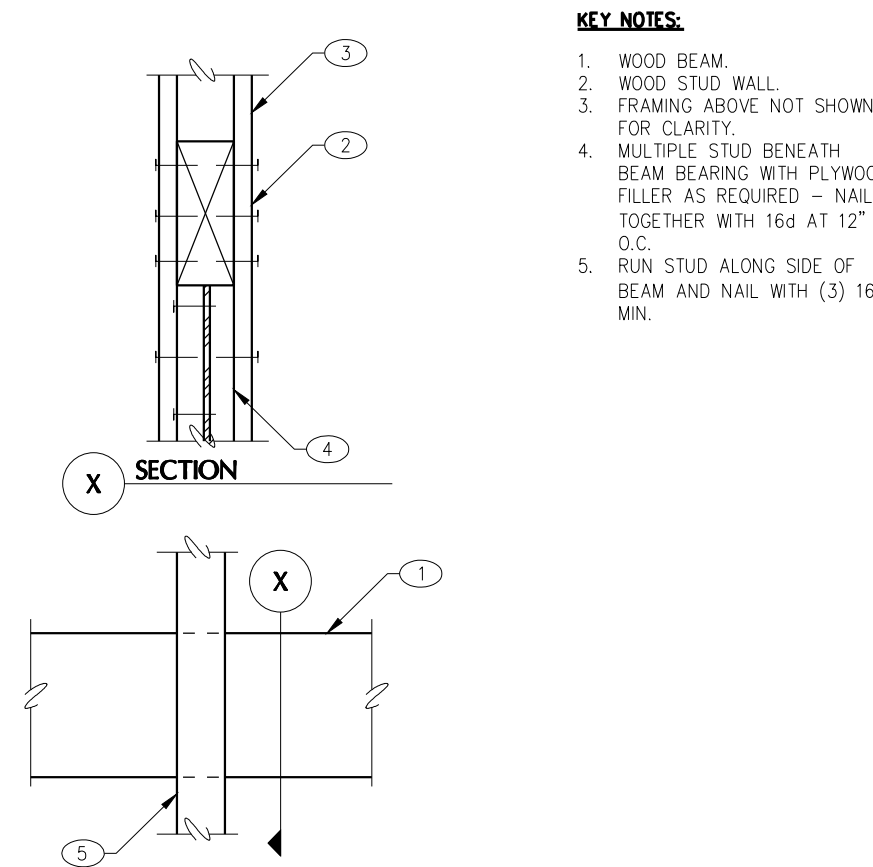
**221 WOOD BEAM AT WOOD STUD WALL**  
NO SCALE



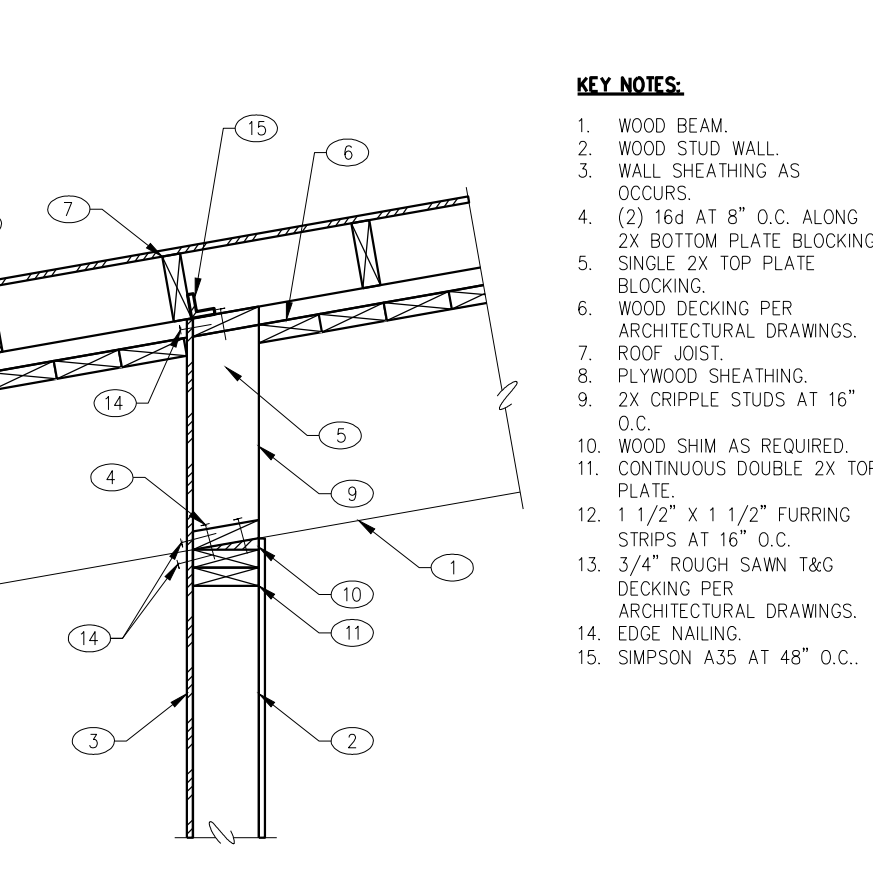
**222 WOOD JOIST AT WOOD BEAM**  
NO SCALE



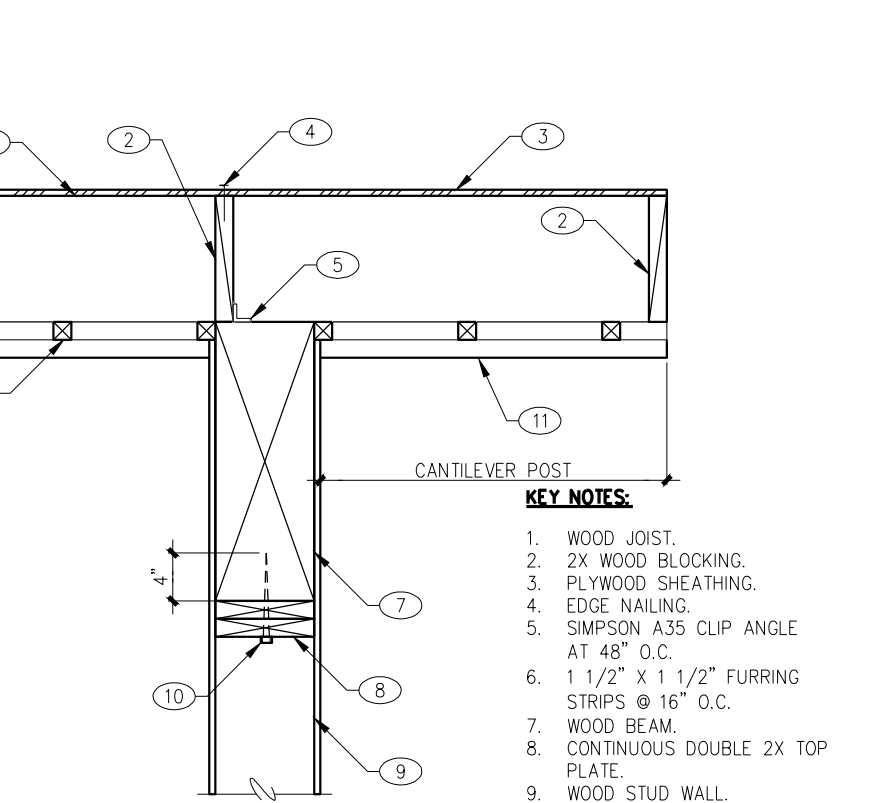
**226 WOOD BEAM AT STEEL COLUMN**  
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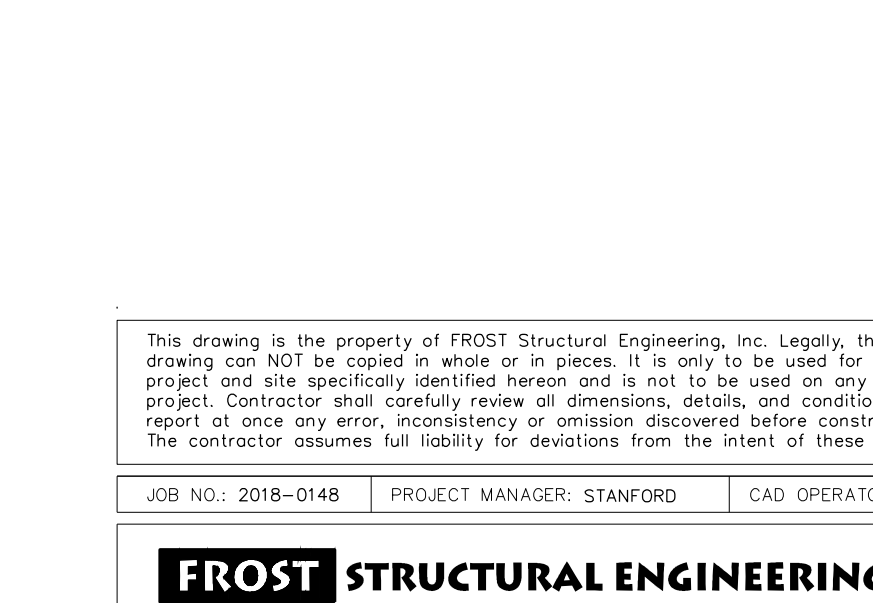
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06-WB-WP0604 NO SCALE



**221 WOOD BEAM AT WOOD STUD WALL**  
NO SCALE



**222 WOOD JOIST AT WOOD BEAM**  
NO SCALE



**226 WOOD BEAM AT STEEL COLUMN**  
NO SCALE

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JOB NO.: 2018-0148 PROJECT MANAGER: STANFORD CAD OPERATOR: MJS

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1678 Oaklawn Drive, Suite C phone: 928.776.4757  
Prescott, Arizona 86305 fax: 928.776.4931  
info@frost-structural.com

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**27341 RICHARD K. FROST**  
6-7-19  
REGISTERED PROFESSIONAL ENGINEER  
EXPIRES 9/30/2020

**W. Alan Kenson & Associates, P.C.**

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email: waka@cableone.net  
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**ARCHITECTURE & PLANNING**

**DRAWING:** FRAMING DETAILS 200-SERIES

**PROJECT:** Randall Residence  
69 Wildwood Dr.  
Prescott, Az

**PROJECT:** 86334

**DRAWN BY**  
MJS

**CHECKED BY**  
Stanford

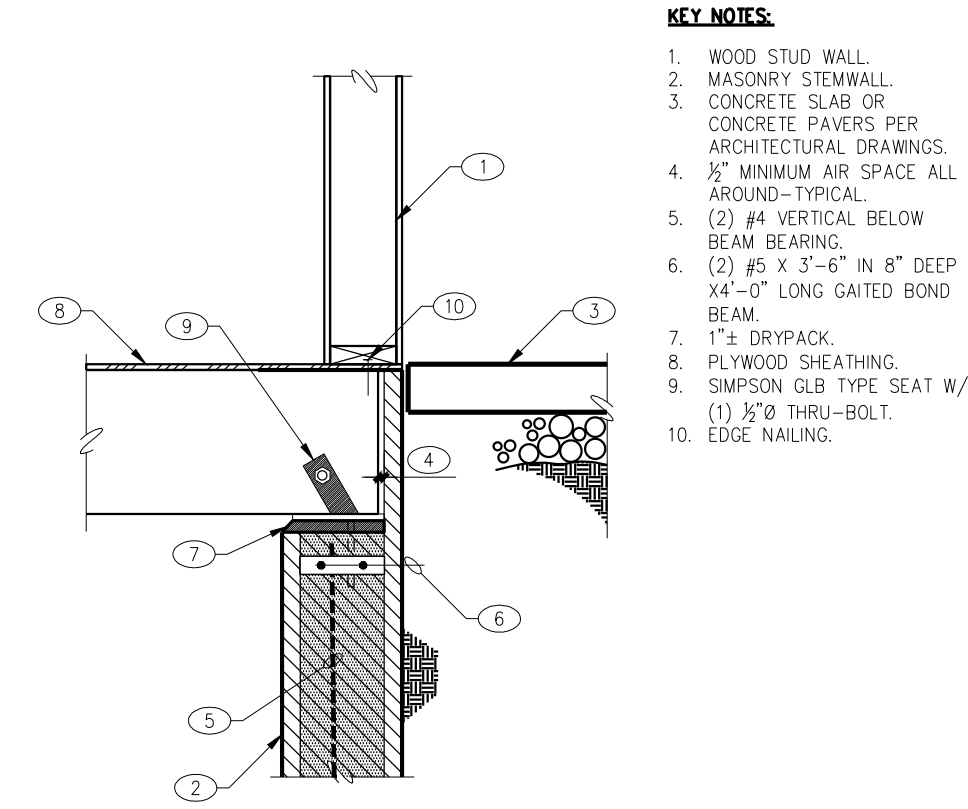
**DATE**  
6/7/19

**SCALE**  
AS NOTED

**JOB NO.**  
2018-0148

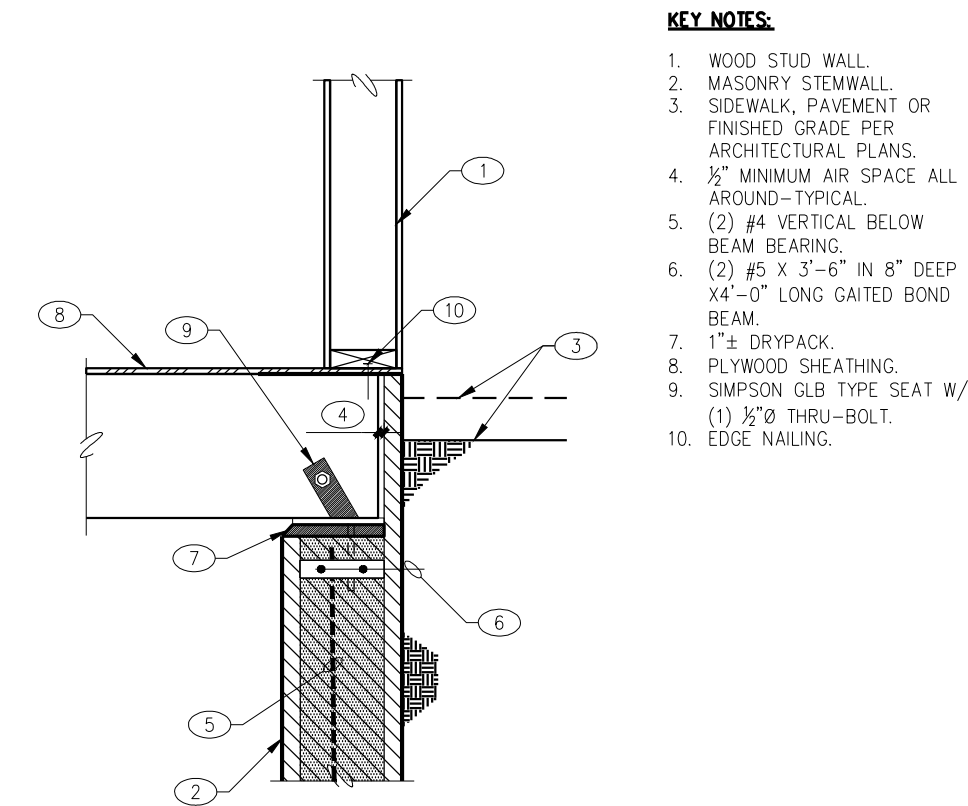
**SHEET**  
**S5.1**





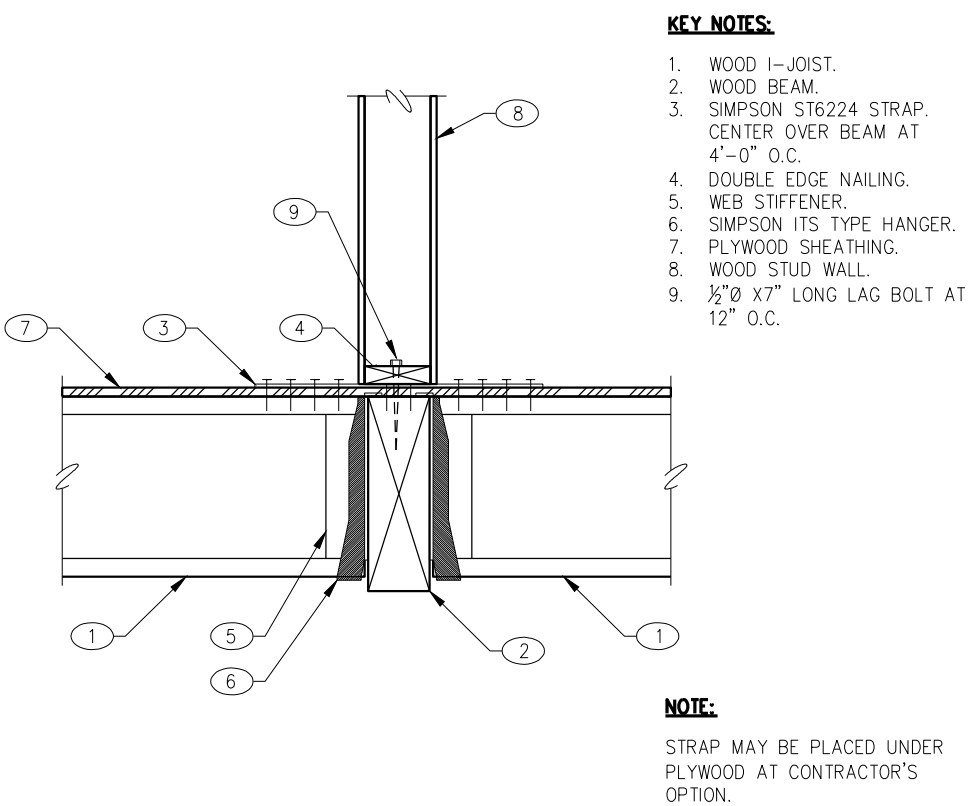
- KEY NOTES:**
1. WOOD STUD WALL.
  2. MASONRY STEM WALL.
  3. CONCRETE SLAB OR CONCRETE PAVERS PER ARCHITECTURAL DRAWINGS.
  4.  $\frac{1}{2}$ " MINIMUM AIR SPACE ALL AROUND-TYPICAL.
  5. (2) #4 VERTICAL BELOW BEAM BEARING.
  6. (2) #5 X 3'-6" IN 8" DEEP X4'-0" LONG GATED BOND BEAM.
  7. 1"± DRYPACK.
  8. PLYWOOD SHEATHING.
  9. SIMPSON GLB TYPE SEAT W/ (1)  $\frac{1}{2}$ " Ø THRU-BOLT.
  10. EDGE NAILING.

253 WOOD BEAM AT MASONRY WALL NO SCALE



- KEY NOTES:**
1. WOOD STUD WALL.
  2. MASONRY STEM WALL.
  3. SIDEWALK, PAVEMENT OR FINISHED GRADE PER ARCHITECTURAL PLANS.
  4.  $\frac{1}{2}$ " MINIMUM AIR SPACE ALL AROUND-TYPICAL.
  5. (2) #4 VERTICAL BELOW BEAM BEARING.
  6. (2) #5 X 3'-6" IN 8" DEEP X4'-0" LONG GATED BOND BEAM.
  7. 1"± DRYPACK.
  8. PLYWOOD SHEATHING.
  9. SIMPSON GLB TYPE SEAT W/ (1)  $\frac{1}{2}$ " Ø THRU-BOLT.
  10. EDGE NAILING.

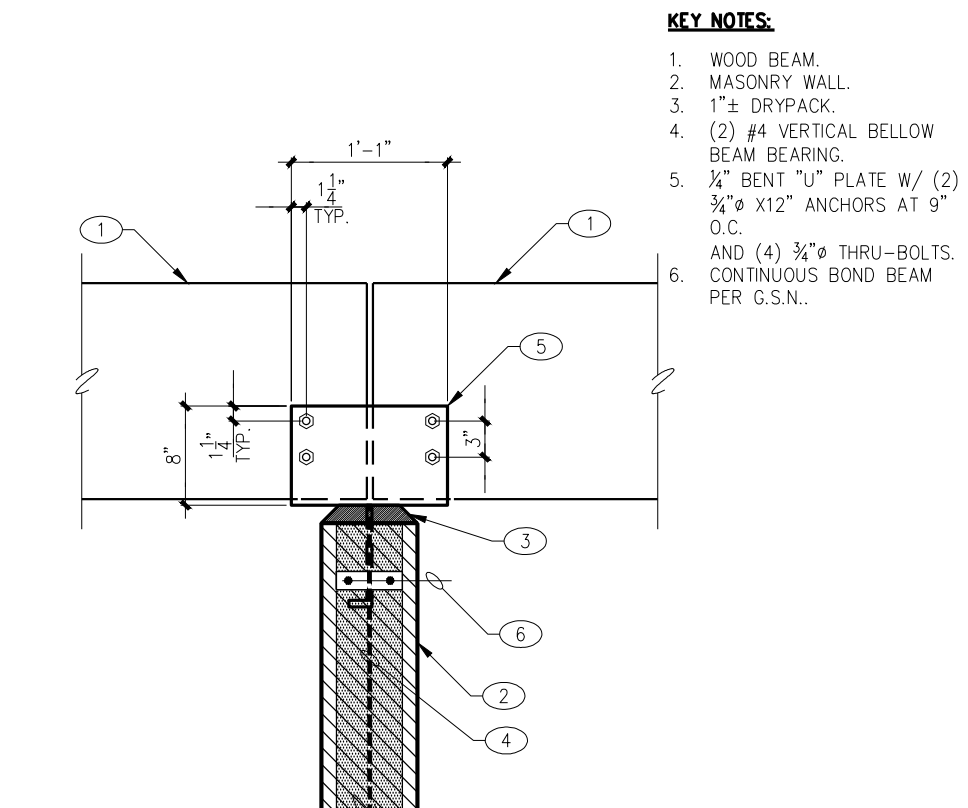
254 WOOD BEAM AT MASONRY WALL NO SCALE



- KEY NOTES:**
1. WOOD I-JOIST.
  2. WOOD BEAM.
  3. SIMPSON STE224 STRAP CENTER OVER BEAM AT 4'-0" O.C.
  4. DOUBLE EDGE NAILING.
  5. WEB STIFFENER.
  6. SIMPSON ITS TYPE HANGER.
  7. PLYWOOD SHEATHING.
  8. WOOD STUD WALL.
  9.  $\frac{1}{2}$ " Ø X12" LONG LAG BOLT AT 12" O.C.

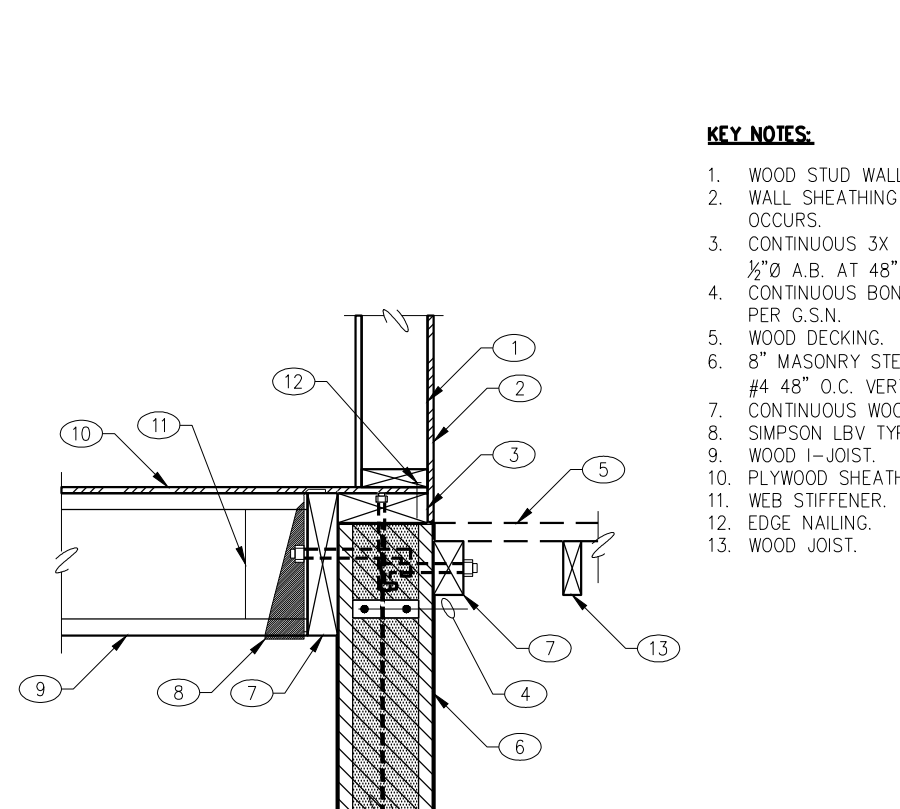
**NOTE:**  
STRAP MAY BE PLACED UNDER PLYWOOD AT CONTRACTOR'S OPTION.

255 WOOD I-JOIST AT WOOD BEAM 06-WJ-WB0101-F NO SCALE



- KEY NOTES:**
1. WOOD BEAM.
  2. MASONRY WALL.
  3. 1"± DRYPACK.
  4. (2) #4 VERTICAL BELOW BEAM BEARING.
  5.  $\frac{1}{2}$ " BENT "U" PLATE W/ (2)  $\frac{3}{8}$ " Ø X12" ANCHORS AT 9" O.C.
  6. AND (4)  $\frac{3}{8}$ " Ø THRU-BOLTS. CONTINUOUS BOND BEAM PER G.S.N.

256 WOOD BEAM AT MASONRY WALL 06-WB-MC0401 NO SCALE



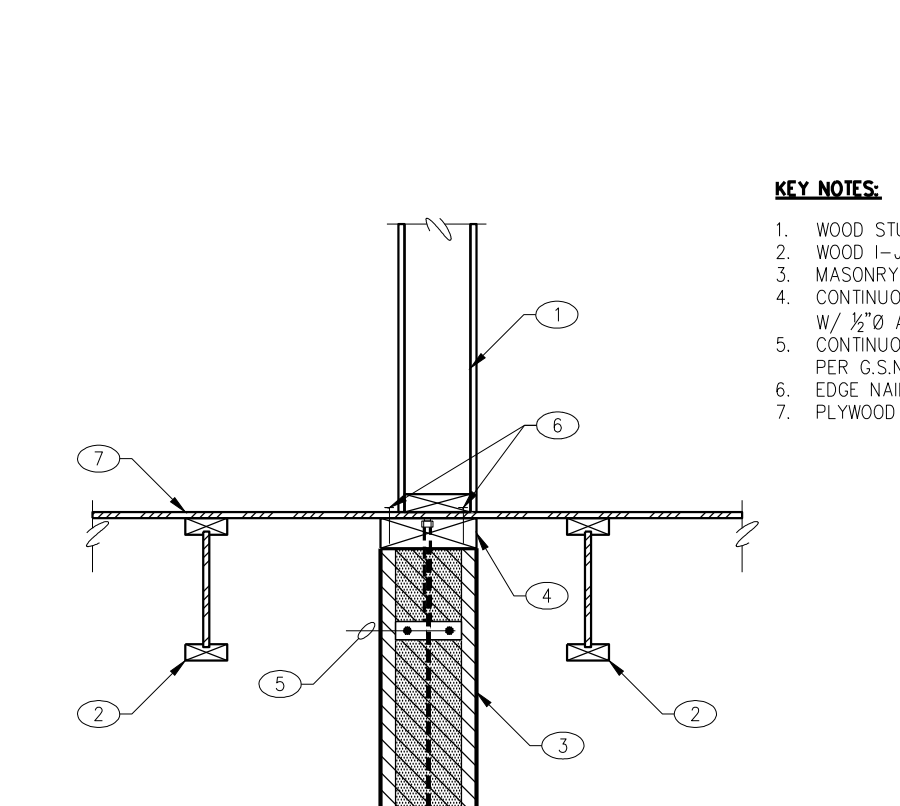
- KEY NOTES:**
1. WOOD STUD WALL.
  2. WALL SHEATHING AS OCCURS.
  3. CONTINUOUS 3X PLATE W/  $\frac{1}{2}$ " Ø A.B. AT 48" O.C.
  4. CONTINUOUS BOND BEAM PER G.S.N.
  5. WOOD DECKING.
  6. 8" MASONRY STEM WALL W/ #4 48" O.C. VERTICAL.
  7. CONTINUOUS WOOD LEDGER.
  8. SIMPSON LBV TYPE HANGER.
  9. WOOD I-JOIST.
  10. PLYWOOD SHEATHING.
  11. WEB STIFFENER.
  12. EDGE NAILING.
  13. WOOD JOIST.

249 WOOD I-JOIST AT MASONRY WALL NO SCALE



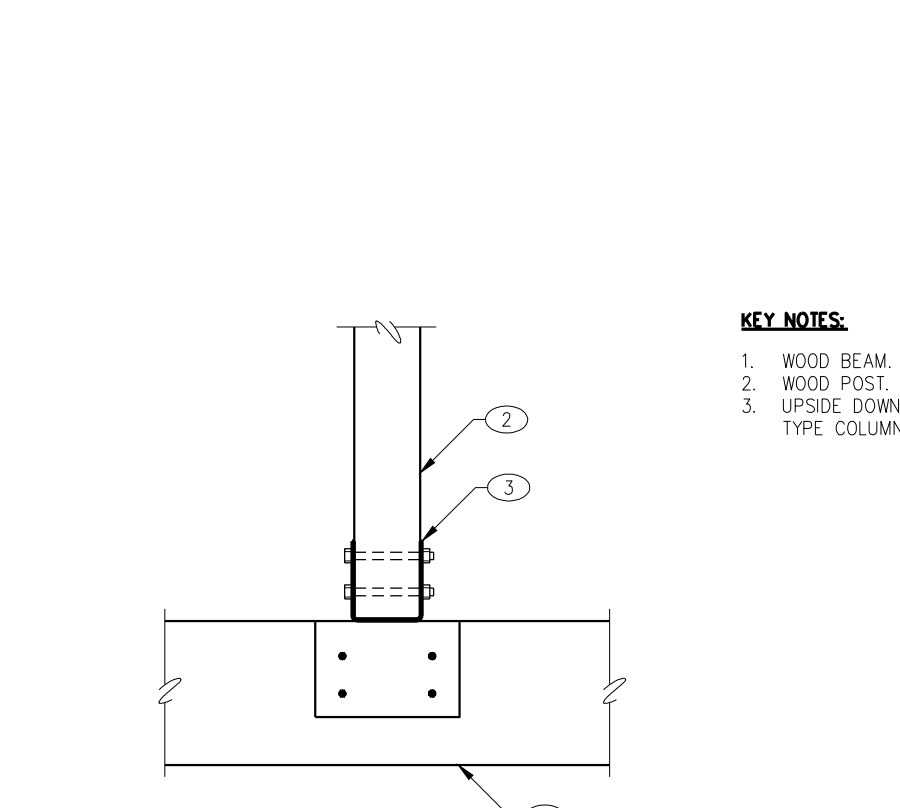
- KEY NOTES:**
1. WOOD I-JOIST.
  2. 8" MASONRY STEM WALL WITH #4 AT 48" O.C. VERTICAL.
  3. PLYWOOD SHEATHING.
  4. 2X4 PLATE BLOCKING 2 BAYS DEEP AT 6'-0" O.C.
  5. WOOD STUD WALL.
  6. WALL SHEATHING AS OCCURS.
  7. EDGE NAILING.
  8. NOT USED.
  9. CONTINUOUS BOND BEAM PER G.S.N.
  10. CONTINUOUS 3X PLATE WITH  $\frac{1}{2}$ " Ø A.B. AT 48" O.C.
  11. SIDEWALK, PAVEMENT OR FINISH GRADE PER ARCHITECTURAL DRAWINGS.

250 NOT USED



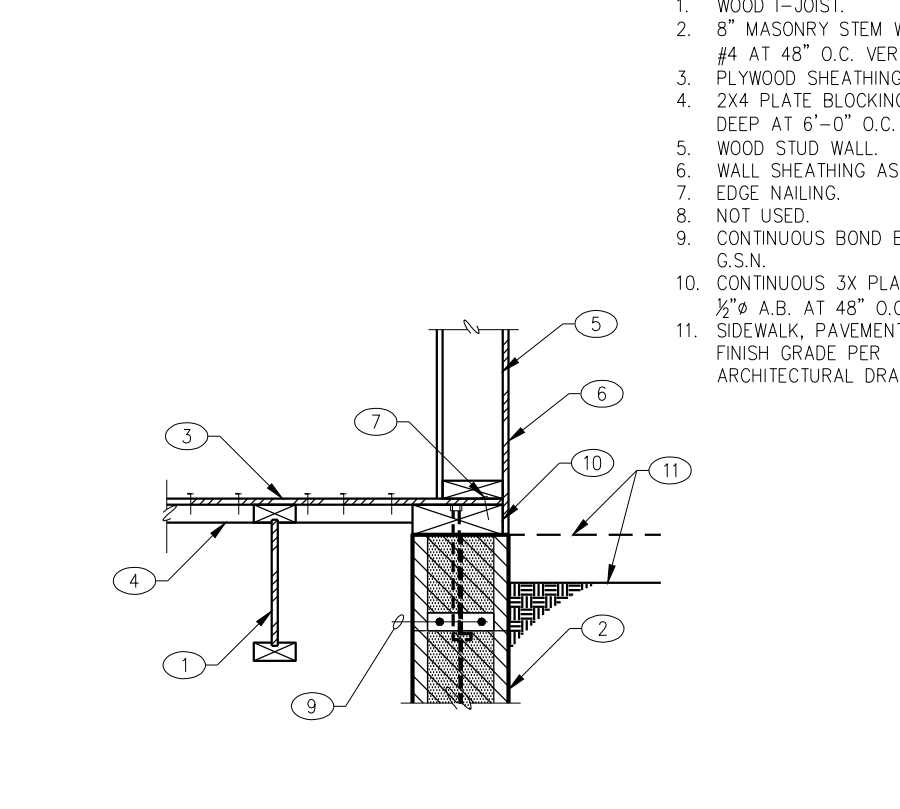
- KEY NOTES:**
1. WOOD STUD WALL.
  2. WOOD I-JOIST.
  3. MASONRY WALL.
  4. CONTINUOUS 3X TOP PLATE W/  $\frac{1}{2}$ " Ø A.B. AT 48" O.C.
  5. CONTINUOUS BOND BEAM PER G.S.N.
  6. EDGE NAILING.
  7. PLYWOOD SHEATHING.

251 PLYWOOD SHEATHING AT MASONRY WALL NO SCALE



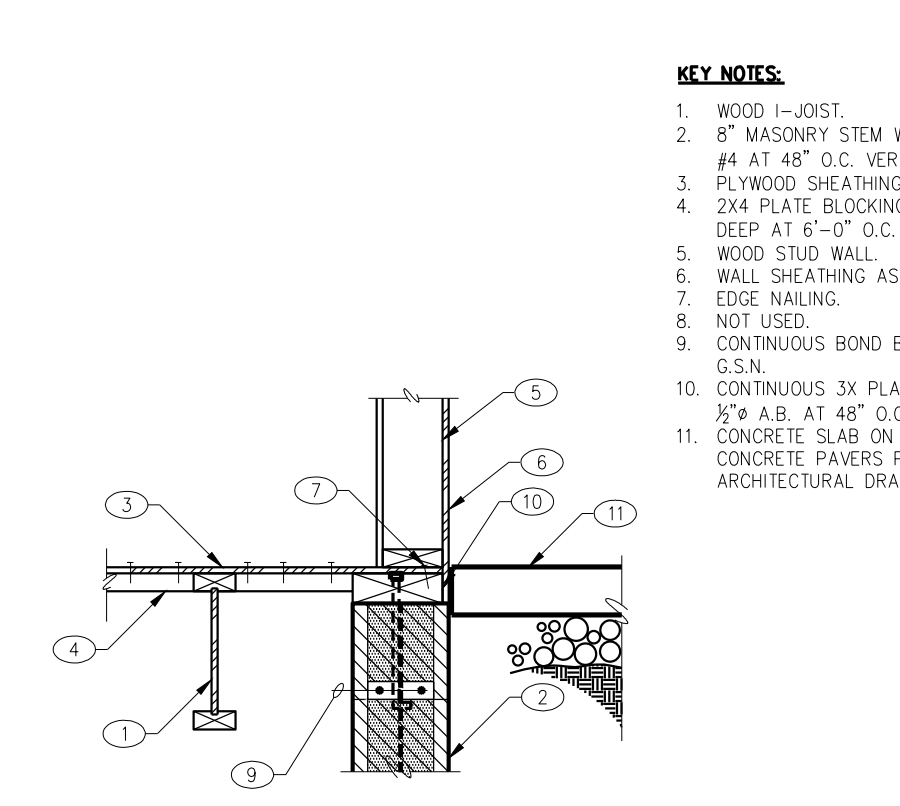
- KEY NOTES:**
1. WOOD BEAM.
  2. WOOD POST.
  3. UPSIDE DOWN SIMPSON CC TYPE COLUMN CAP.

252 WOOD POST AT WOOD BEAM NO SCALE



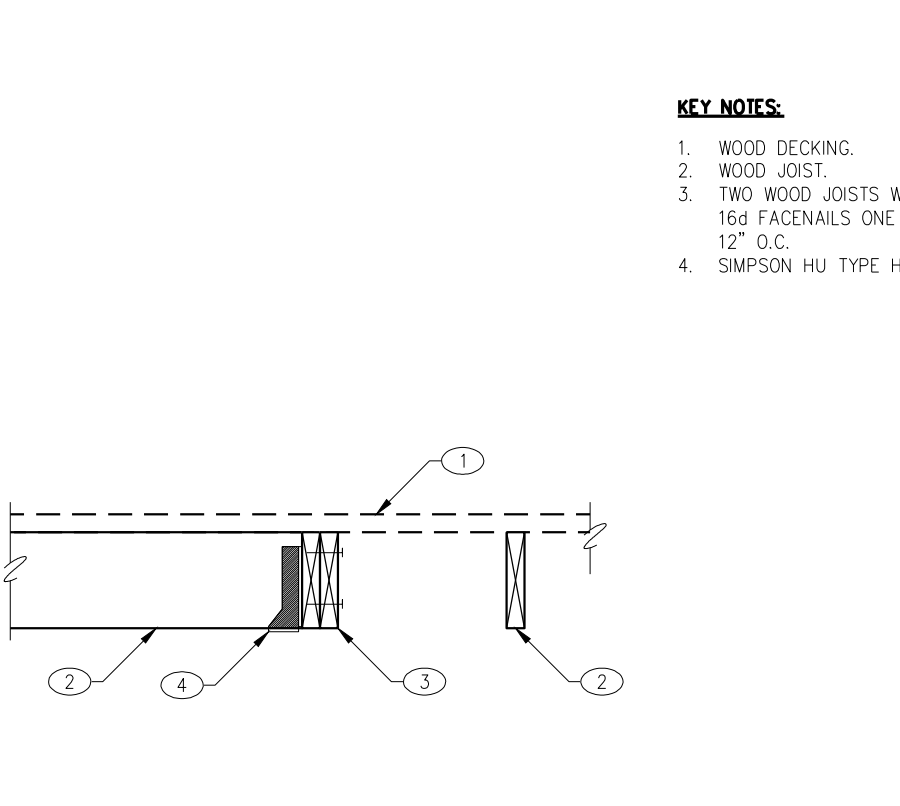
- KEY NOTES:**
1. WOOD I-JOIST.
  2. 8" MASONRY STEM WALL WITH #4 AT 48" O.C. VERTICAL.
  3. PLYWOOD SHEATHING.
  4. 2X4 PLATE BLOCKING 2 BAYS DEEP AT 6'-0" O.C.
  5. WOOD STUD WALL.
  6. WALL SHEATHING AS OCCURS.
  7. EDGE NAILING.
  8. NOT USED.
  9. CONTINUOUS BOND BEAM PER G.S.N.
  10. CONTINUOUS 3X PLATE WITH  $\frac{1}{2}$ " Ø A.B. AT 48" O.C.
  11. SIDEWALK, PAVEMENT OR FINISH GRADE PER ARCHITECTURAL DRAWINGS.

245 WOOD I-JOIST AT MASONRY WALL 03-WJ-MSW0201 NO SCALE



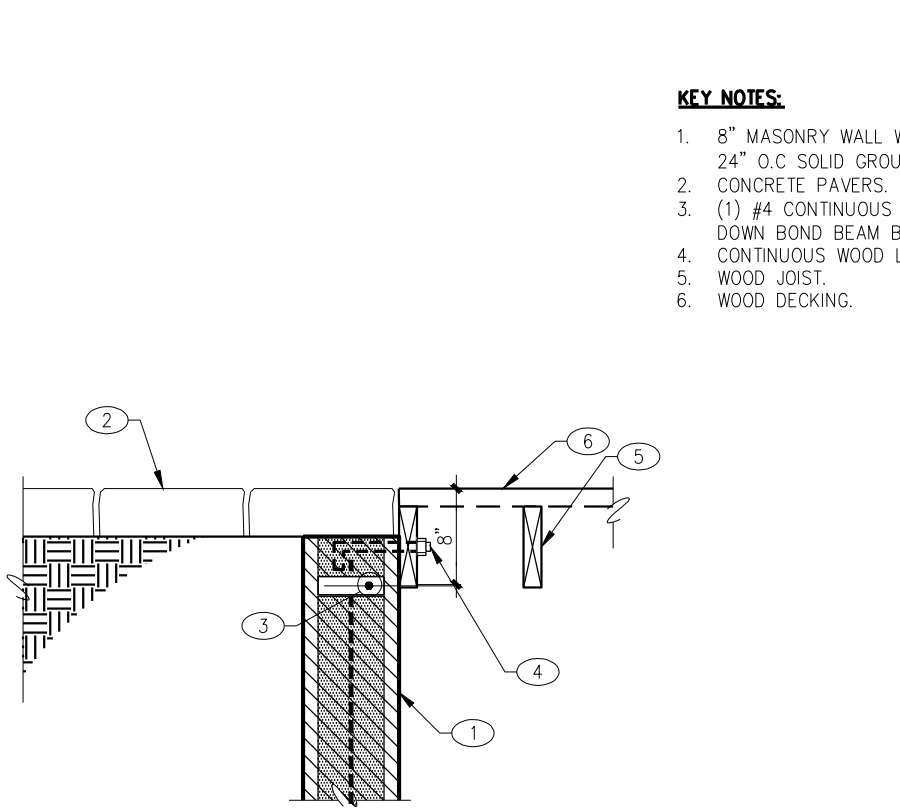
- KEY NOTES:**
1. WOOD I-JOIST.
  2. 8" MASONRY STEM WALL WITH #4 AT 48" O.C. VERTICAL.
  3. PLYWOOD SHEATHING.
  4. 2X4 PLATE BLOCKING 2 BAYS DEEP AT 6'-0" O.C.
  5. WOOD STUD WALL.
  6. WALL SHEATHING AS OCCURS.
  7. EDGE NAILING.
  8. NOT USED.
  9. CONTINUOUS BOND BEAM PER G.S.N.
  10. CONTINUOUS 3X PLATE WITH  $\frac{1}{2}$ " Ø A.B. AT 48" O.C.
  11. CONCRETE SLAB ON GRADE OR CONCRETE PAVERS PER ARCHITECTURAL DRAWINGS.

246 WOOD I-JOIST AT MASONRY WALL 03-WJ-MSW0201 NO SCALE



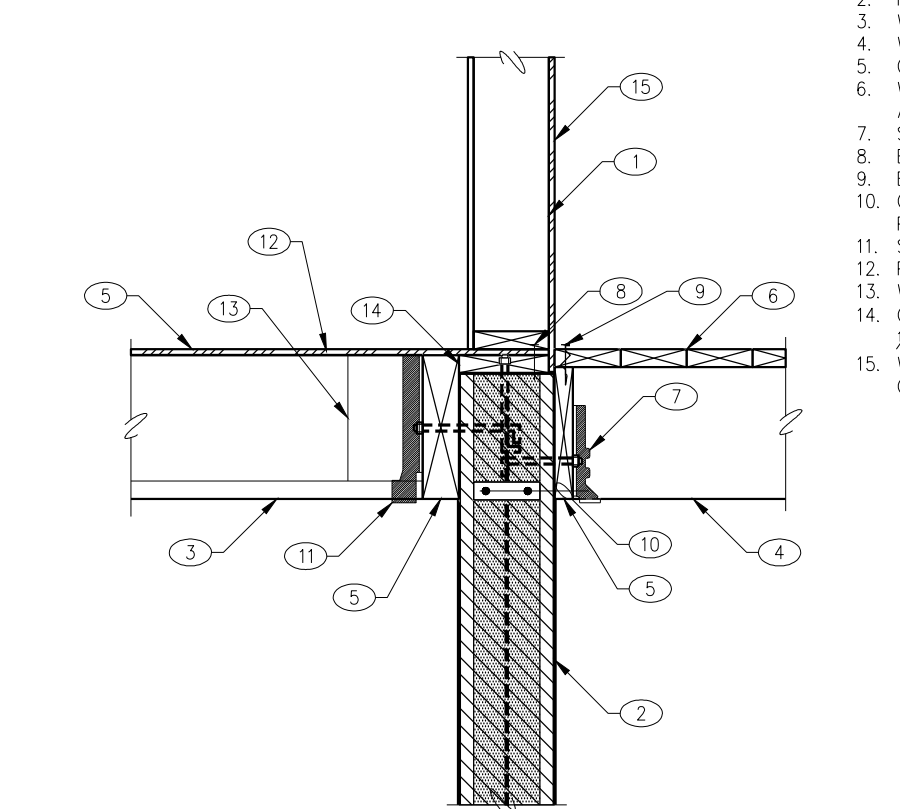
- KEY NOTES:**
1. WOOD DECKING.
  2. WOOD JOIST.
  3. TWO WOOD JOISTS W/ (2) 16G FACEDUALS ONE SIDE AT 12" O.C.
  4. SIMPSON HU TYPE HANGER.

247 WOOD JOIST AT DOUBLE WOOD JOIST. NO SCALE



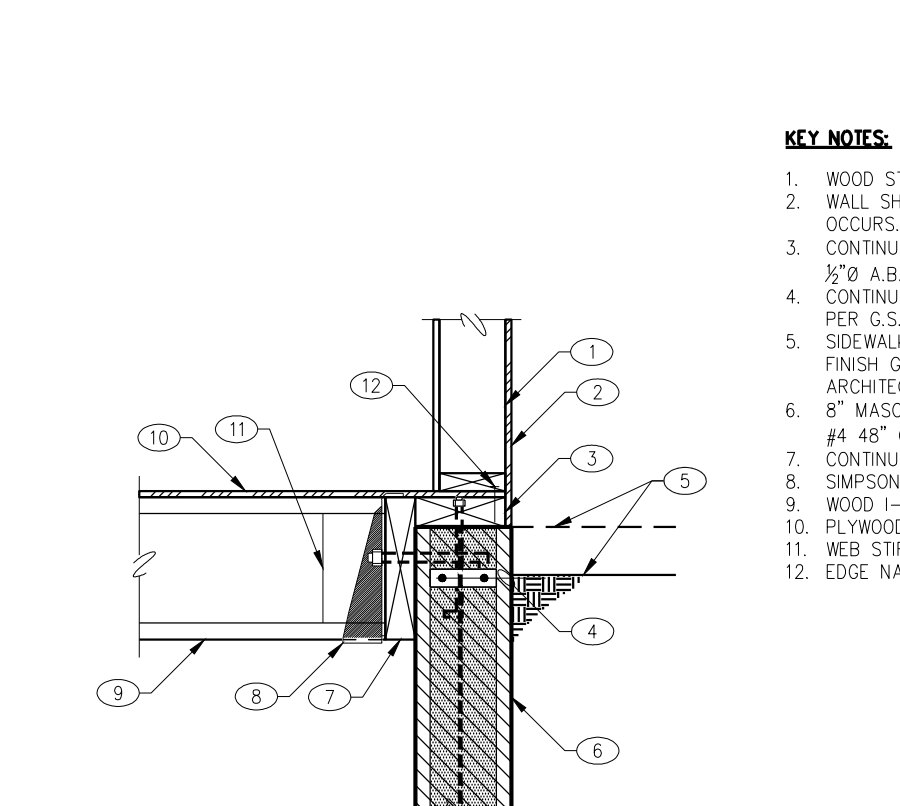
- KEY NOTES:**
1. 8" MASONRY WALL WITH #4 AT 24" O.C. SOLID GROUT.
  2. CONCRETE PAVERS.
  3. (1) #4 CONTINUOUS IN UPSIDE DOWN BOND BEAM BLOCK.
  4. CONTINUOUS WOOD LEDGER.
  5. WOOD JOIST.
  6. WOOD DECKING.

248 MASONRY WALL AT CONCRETE FOOTING 03-MW-CF0106 NO SCALE



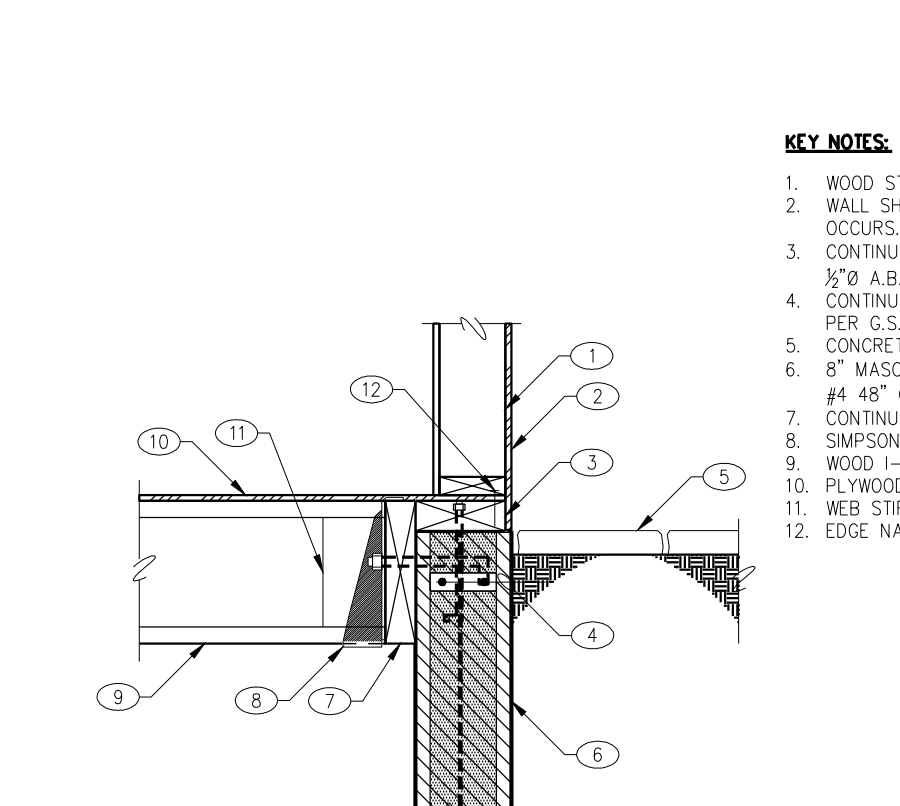
- KEY NOTES:**
1. WOOD STUD WALL.
  2. MASONRY WALL.
  3. WOOD I-JOIST.
  4. WOOD JOIST.
  5. CONTINUOUS WOOD LEDGER.
  6. WOOD DECKING PER ARCHITECTURAL PLAN.
  7. SIMPSON HU TYPE HANGER.
  8. EDGE NAILING.
  9. EDGE SCREW.
  10. CONTINUOUS BOND BEAM PER G.S.N.
  11. SIMPSON HIT TYPE HANGER.
  12. PLYWOOD SHEATHING.
  13. WEB STIFFENER.
  14. CONTINUOUS 3X PLATE W/  $\frac{1}{2}$ " Ø A.B. AT 48" O.C.
  15. WALL SHEATHING AS OCCURS.

241 WOOD I-JOISTS AT MASONRY WALL NO SCALE



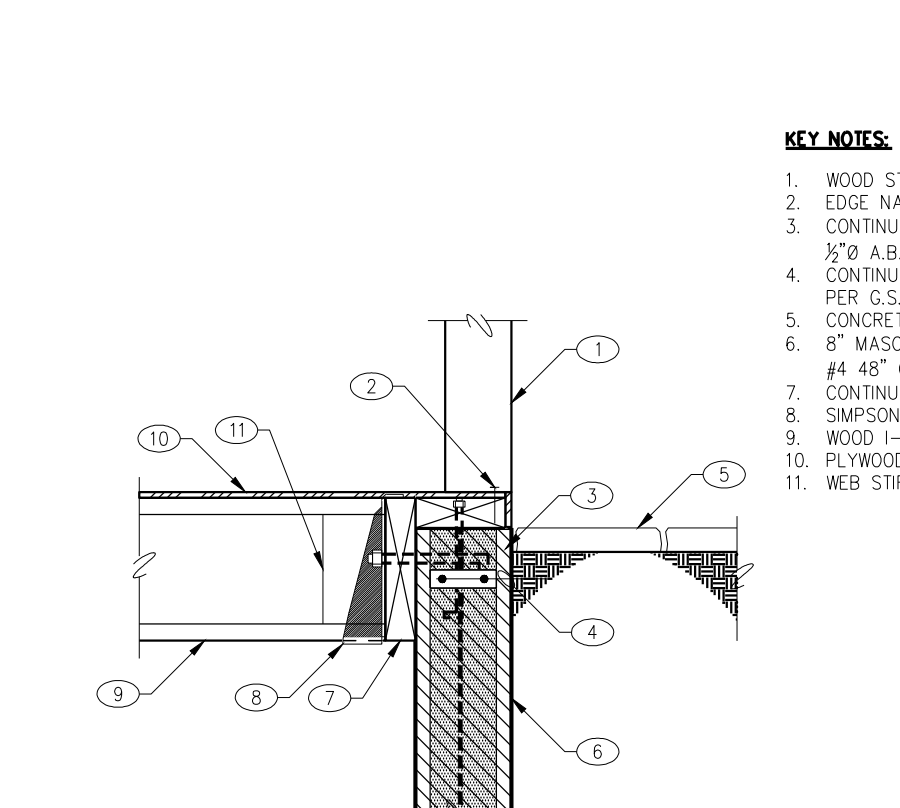
- KEY NOTES:**
1. WOOD STUD WALL.
  2. WALL SHEATHING AS OCCURS.
  3. CONTINUOUS 3X PLATE W/  $\frac{1}{2}$ " Ø A.B. AT 48" O.C.
  4. CONTINUOUS BOND BEAM PER G.S.N.
  5. SIDEWALK, PAVEMENT, OR FINISH GRADE PER ARCHITECTURAL DRAWINGS.
  6. 8" MASONRY STEM WALL W/ #4 48" O.C. VERTICAL.
  7. CONTINUOUS WOOD LEDGER.
  8. SIMPSON LBV TYPE HANGER.
  9. WOOD I-JOIST.
  10. PLYWOOD SHEATHING.
  11. WEB STIFFENER.
  12. EDGE NAILING.

242 WOOD I-JOIST AT MASONRY WALL NO SCALE



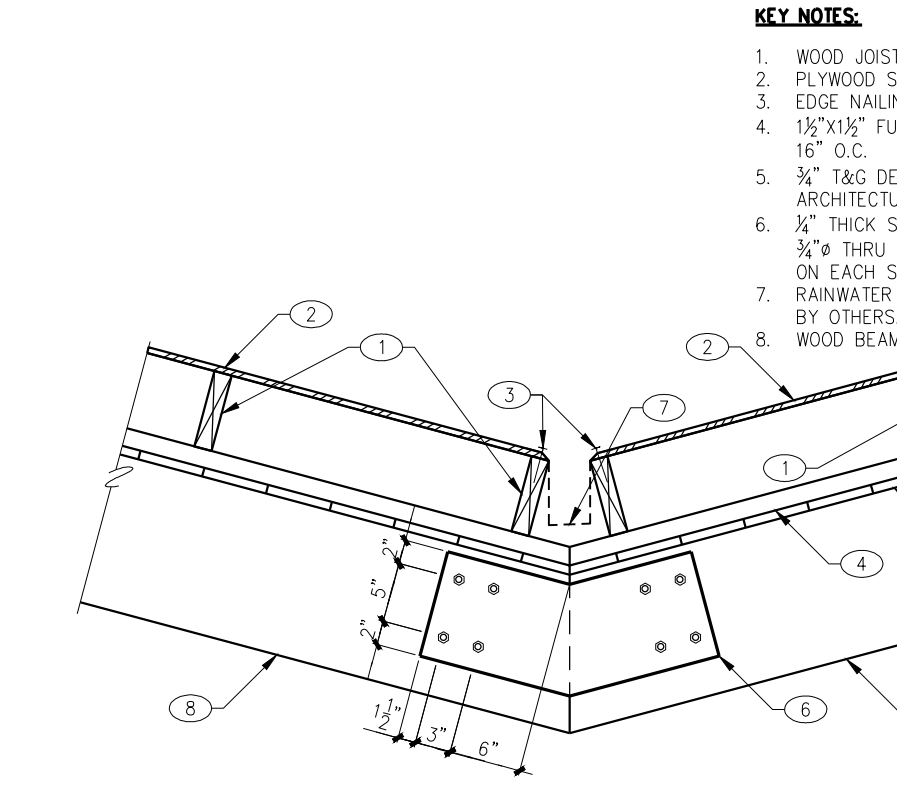
- KEY NOTES:**
1. WOOD STUD WALL.
  2. WALL SHEATHING AS OCCURS.
  3. CONTINUOUS 3X PLATE W/  $\frac{1}{2}$ " Ø A.B. AT 48" O.C.
  4. CONTINUOUS BOND BEAM PER G.S.N.
  5. CONCRETE PAVERS.
  6. 8" MASONRY STEM WALL W/ #4 48" O.C. VERTICAL.
  7. CONTINUOUS WOOD LEDGER.
  8. SIMPSON LBV TYPE HANGER.
  9. WOOD I-JOIST.
  10. PLYWOOD SHEATHING.
  11. WEB STIFFENER.
  12. EDGE NAILING.

243 WOOD I-JOIST AT MASONRY WALL NO SCALE



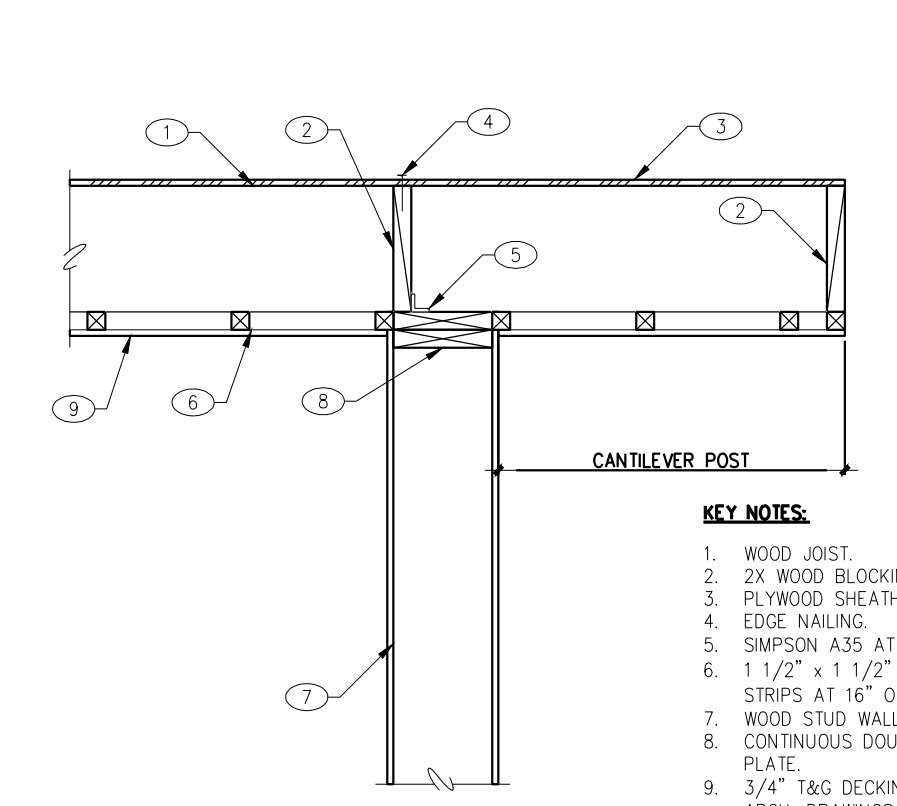
- KEY NOTES:**
1. WOOD STUD WALL BEYOND.
  2. EDGE NAILING.
  3. CONTINUOUS 3X PLATE W/  $\frac{1}{2}$ " Ø A.B. AT 48" O.C.
  4. CONTINUOUS BOND BEAM PER G.S.N.
  5. CONCRETE PAVERS.
  6. 8" MASONRY STEM WALL W/ #4 48" O.C. VERTICAL.
  7. CONTINUOUS WOOD LEDGER.
  8. SIMPSON LBV TYPE HANGER.
  9. WOOD I-JOIST.
  10. PLYWOOD SHEATHING.
  11. WEB STIFFENER.

244 WOOD I-JOIST AT MASONRY WALL NO SCALE



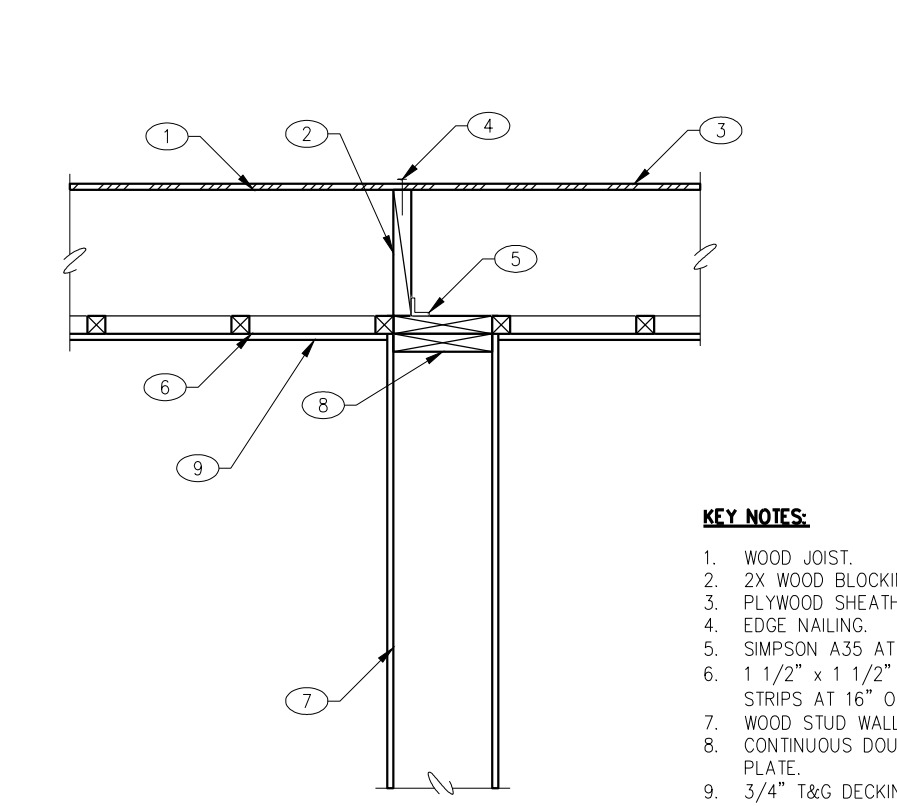
- KEY NOTES:**
1. WOOD JOIST.
  2. PLYWOOD SHEATHING.
  3. EDGE NAILING.
  4.  $\frac{1}{2}$ "X12" FURRING STRIPS AT 16" O.C.
  5.  $\frac{3}{4}$ " TAG DECKING PER ARCHITECTURAL DRAWINGS.
  6.  $\frac{1}{2}$ " THICK STEEL PLATE WITH  $\frac{3}{4}$ " Ø THRU BOLTS AS SHOWN ON EACH SIDE OF BEAMS.
  7. RAINWATER GUTTER SYSTEM BY OTHERS.
  8. WOOD BEAM.

238 WOOD JOIST AT WOOD BEAM NO SCALE



- KEY NOTES:**
1. WOOD JOIST.
  2. 2X WOOD BLOCKING.
  3. PLYWOOD SHEATHING.
  4. EDGE NAILING.
  5. SIMPSON A35 AT 48" O.C.
  6. 1 1/2" x 1 1/2" FURRING STRIPS AT 16" O.C.
  7. WOOD STUD WALL.
  8. CONTINUOUS DOUBLE 2X TOP PLATE.
  9. 3/4" TAG DECKING PER ARCH. DRAWINGS.

239 WOOD JOIST AT WOOD STUD WALL NO SCALE



- KEY NOTES:**
1. WOOD JOIST.
  2. 2X WOOD BLOCKING.
  3. PLYWOOD SHEATHING.
  4. EDGE NAILING.
  5. SIMPSON A35 AT 48" O.C.
  6. 1 1/2" x 1 1/2" FURRING STRIPS AT 16" O.C.
  7. WOOD STUD WALL.
  8. CONTINUOUS DOUBLE 2X TOP PLATE.
  9. 3/4" TAG DECKING PER ARCHITECTURAL DRAWINGS.

240 WOOD JOIST AT WOOD STUD WALL NO SCALE

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JOB NO.: 2018-0148 PROJECT MANAGER: STANFORD CAD OPERATOR: MJS

**FROST STRUCTURAL ENGINEERING**  
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REVISIONS	BY

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**ARCHITECTURE & PLANNING**

**DRAWING:** FRAMING DETAILS 200-SERIES

**PROJECT:** Randall Residence  
69 Wildwood Dr.  
Prescott, Az  
86334

**PROJECT:**

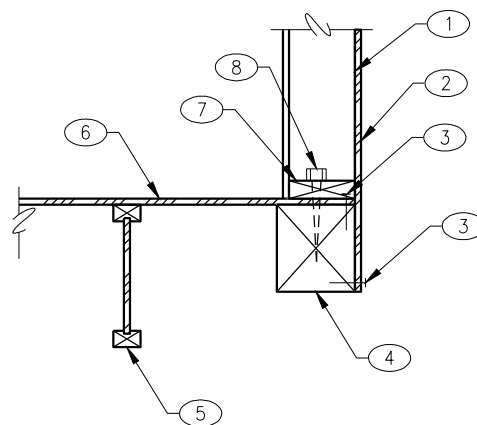
DRAWN BY  
MJS  
CHECKED BY  
Stanford  
DATE  
6/7/19  
SCALE  
AS NOTED  
JOB NO.  
2018-0148  
SHEET

**S5.2**



## KEY NOTES:

1. WOOD STUD WALL.
2. WALL SHEATHING AS OCCURS.
3. EDGE NAILING.
4. WOOD BEAM.
5. WOOD I-JOIST.
6. PLYWOOD SHEATHING.
7. CONTINUOUS 2x BOTTOM PLATE.
8.  $\frac{3}{8}$ " x 7" LONG LAG BOLTS AT 8" O.C.

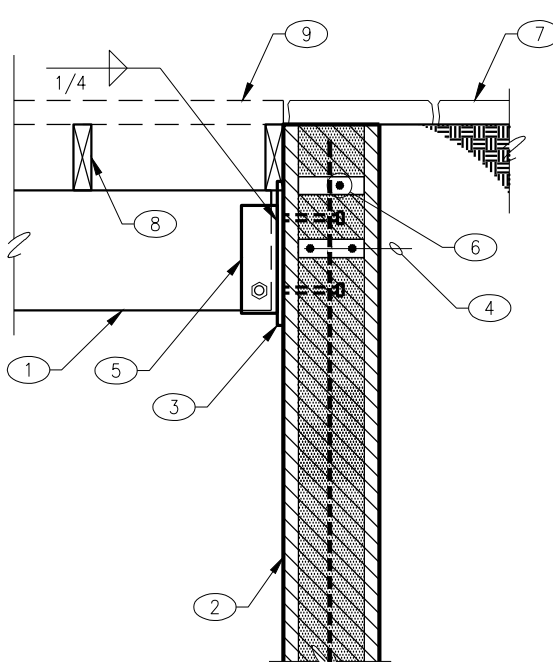


272 PLYWOOD SHEATHING AT WOOD BEAM

NO SCALE

## KEY NOTES:

1. WOOD BEAM.
2. MASONRY WALL.
3.  $\frac{1}{2}$ "x6"x12" BACK PLATE W/ (4)  $\frac{3}{8}$ " WELDED STUDS.
4. CONTINUOUS BOND BEAM PER G.S.N.
5.  $\frac{1}{2}$ "x3" SADDLE TYPE HANGER W/ (1)  $\frac{3}{8}$ " BOLT.
6. (1) #4 CONTINUOUS IN UPSIDE DOWN BOND BEAM BLOCK.
7. CONCRETE PAVERS PER ARCHITECTURAL DRAWINGS.
8. WOOD JOIST.
9. WOOD DECKING PER ARCHITECTURAL DRAWINGS.



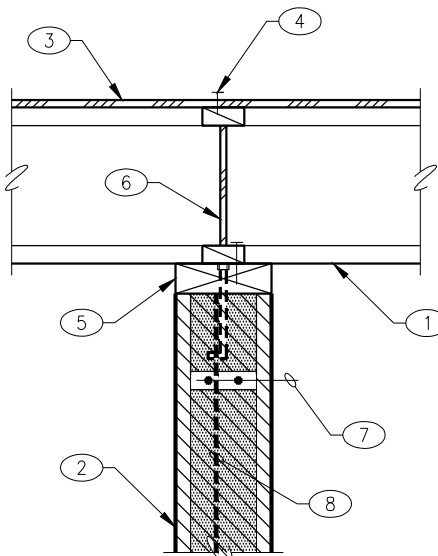
273 WOOD BEAM AT MASONRY WALL

06-WB-MW0501

NO SCALE

## KEY NOTES:

1. WOOD I-JOIST.
2. MASONRY WALL.
3. PLYWOOD SHEATHING.
4. EDGE NAILING.
5. CONTINUOUS 3x PLATE WITH  $\frac{3}{8}$ " A.B. AT 48" O.C.
6. CONTINUOUS I-JOIST TYPE BLOCKING WITH (3) 16d AT EACH BLOCK.
7. CONTINUOUS BOND BEAM PER G.S.N.
8. WALL REINFORCEMENT PER PLAN.



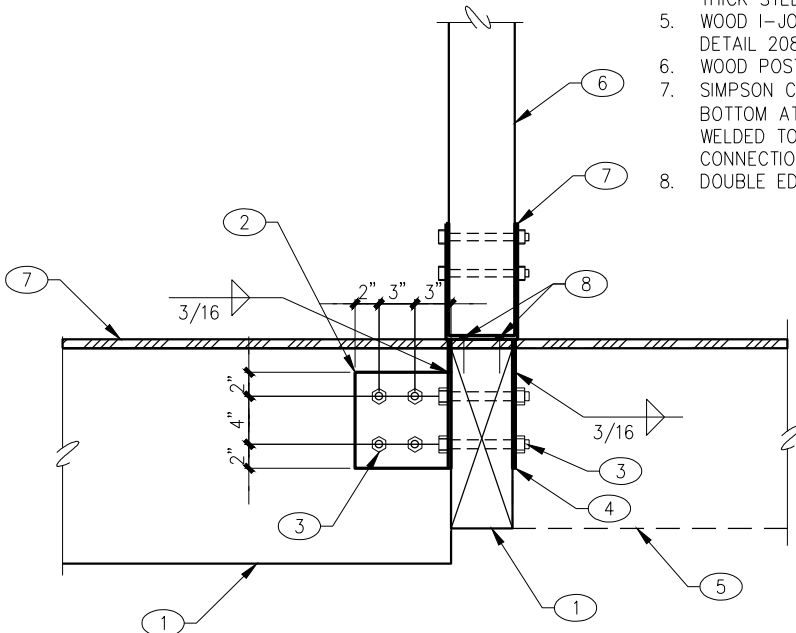
268 WOOD I-JOIST AT MASONRY WALL

06-WIJ-MW0701

NO SCALE

## KEY NOTES:

1. WOOD BEAM.
2. 1/8"x8"x8" STEEL ANGLE EACH SIDE OF WOOD BEAM.
3.  $\frac{3}{8}$ " THRU BOLT (4 TOTAL AT EACH BEAM).
4. 22" LONG x 8" TALL x  $\frac{3}{4}$ " THICK STEEL BACKER PLATE.
5. WOOD I-JOIST BEYOND, SEE DETAIL 208.
6. WOOD POST.
7. SIMPSON CB CONNECTOR W/ BOTTOM ATTACHMENT WELDED TO STEEL CONNECTION BELOW.
8. DOUBLE EDGE NAILING.

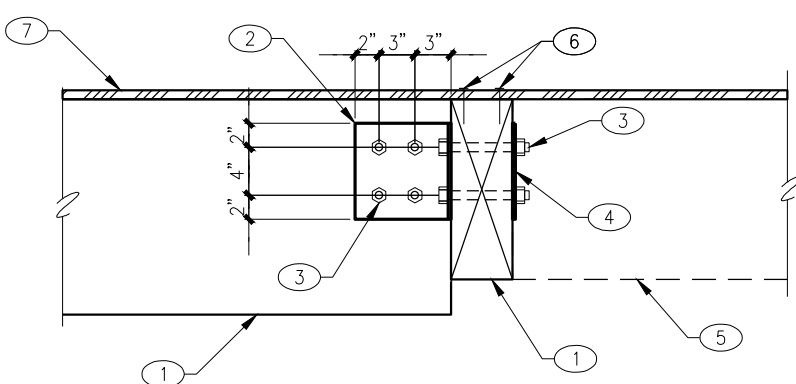


269 WOOD BEAM AT WOOD BEAM

NO SCALE

## KEY NOTES:

1. WOOD BEAM.
2. 1/8"x8"x8" STEEL ANGLE EACH SIDE OF WOOD BEAM.
3.  $\frac{3}{8}$ " THRU BOLT (4 TOTAL AT EACH BEAM).
4. 22" LONG x 8" TALL x  $\frac{3}{4}$ " THICK STEEL BACKER PLATE.
5. WOOD I-JOIST BEYOND, SEE DETAIL 208.
6. DOUBLE EDGE NAILING.
7. PLYWOOD SHEATHING.

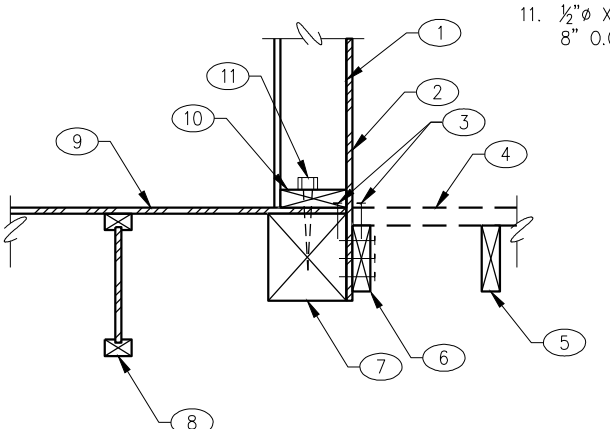


270 WOOD BEAM AT WOOD BEAM

NO SCALE

## KEY NOTES:

1. WOOD STUD WALL.
2. WALL SHEATHING AS OCCURS.
3. EDGE NAILING.
4. WOOD DECKING.
5. WOOD JOIST.
6. CONTINUOUS 2x6 WOOD LEDGER WITH (3) 16d FACENAILS AT 12" O.C.
7. WOOD BEAM.
8. WOOD I-JOIST.
9. PLYWOOD SHEATHING.
10. CONTINUOUS 2x BOTTOM PLATE.
11.  $\frac{3}{8}$ " x 7" LONG LAG BOLTS AT 8" O.C.

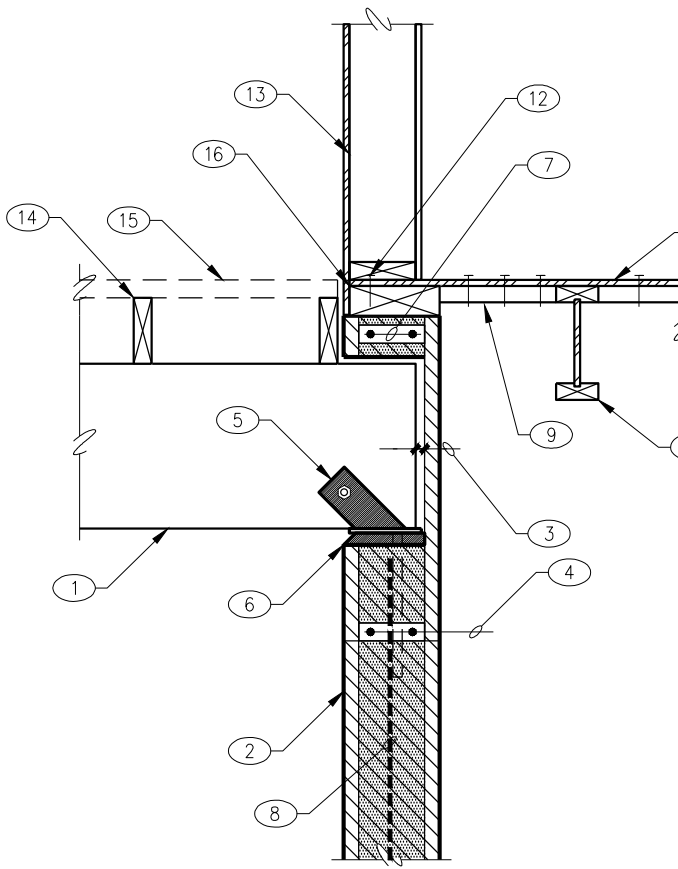


271 PLYWOOD SHEATHING AT WOOD BEAM

NO SCALE

## KEY NOTES:

1. WOOD BEAM.
2. MASONRY WALL.
3.  $\frac{3}{8}$ " MINIMUM AIR SPACE ALL AROUND - TYPICAL.
4. (2) #5 x 3'-6" IN 8" DEEP x 4'-0" LONG GROUTED BOND BEAM.
5. SIMPSON GLB TYPE SEAT WITH (1)  $\frac{3}{8}$ " BOLT.
6. 1"x DRYPACK (OPTIONAL).
7. BOND BEAM REINFORCING CONTINUOUS FROM BEYOND.
8. (2) #5 VERTICAL BELOW BEAM BEARING.
9. 2X4 PLATE BLOCKING 2 BAYS DEEP AT 6'-0" O.C.
10. WOOD I-JOIST.
11. PLYWOOD SHEATHING.
12. EDGE NAILING.
13. WOOD STUD WALL.
14. WOOD JOIST.
15. WOOD DECKING.
16. CONTINUOUS 3x WOOD PLATE.



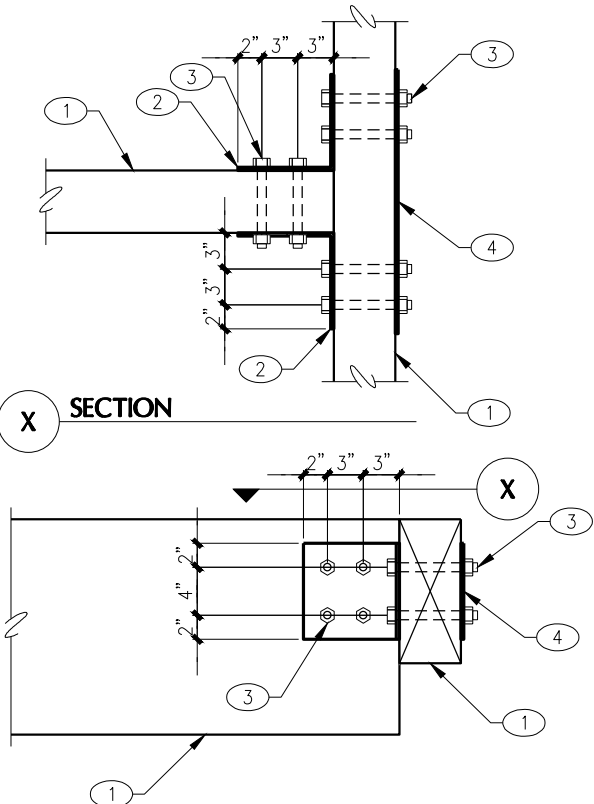
264 WOOD BEAM AT MASONRY WALL

06-WB-MW0102

NO SCALE

## KEY NOTES:

1. WOOD BEAM.
2. 8" LONG ANGLE 8x8x8 STEEL ANGLE EACH SIDE OF WOOD BEAM.
3.  $\frac{3}{8}$ " THRU BOLT (4 TOTAL AT EACH BEAM).
4. 22" LONG x 8" TALL x  $\frac{3}{4}$ " THICK STEEL ANGLE BACKER PLATE.

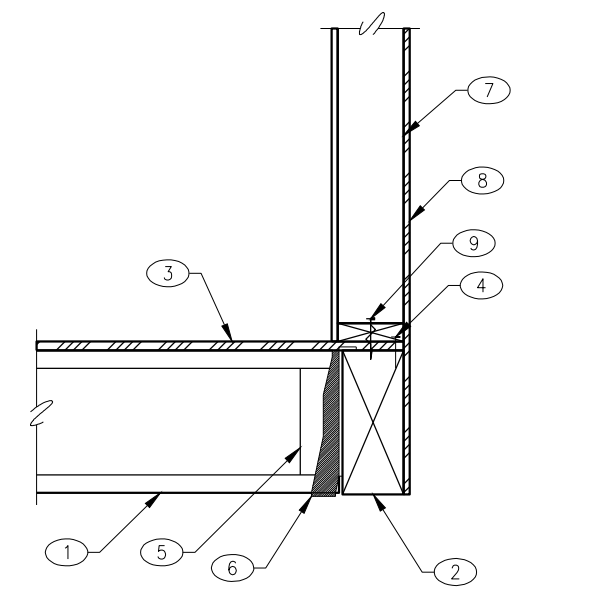


265 WOOD BEAM AT WOOD BEAM

NO SCALE

## KEY NOTES:

1. WOOD I-JOIST.
2. WOOD BEAM.
3. PLYWOOD SHEATHING.
4. EDGE NAILING.
5. WEB STIFFENER.
6. SIMPSON ITS TYPE HANGER.
7. WOOD STUD WALL.
8. WALL SHEATHING AS OCCURS.
9. #10 WOOD SCREWS AT 8" O.C.

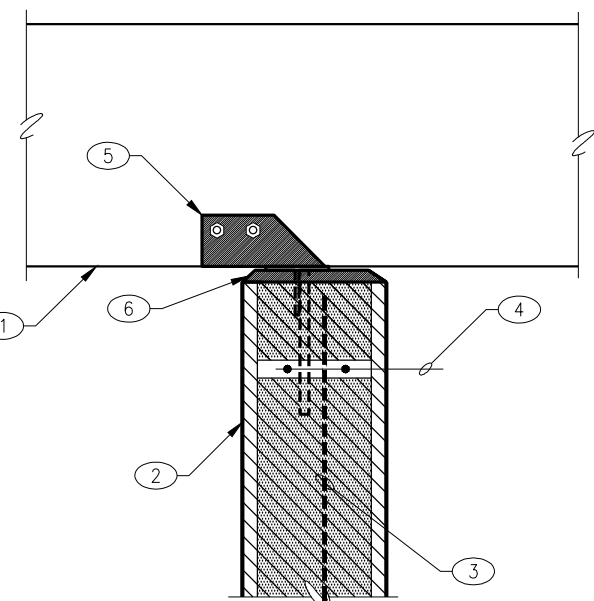


266 WOOD I-JOIST AT WOOD BEAM

NO SCALE

## KEY NOTES:

1. WOOD BEAM.
2. MASONRY WALL.
3. (2) #5 VERTICAL BELOW BEAM BEARING.
4. (2) #5 x 3'-6" IN 8" DEEP x 4'-0" LONG GROUTED BOND BEAM.
5. SIMPSON GLB TYPE BEAM SEAT W/ (2)  $\frac{3}{8}$ " BOLTS.
6. 1"x DRYPACK (OPTIONAL).



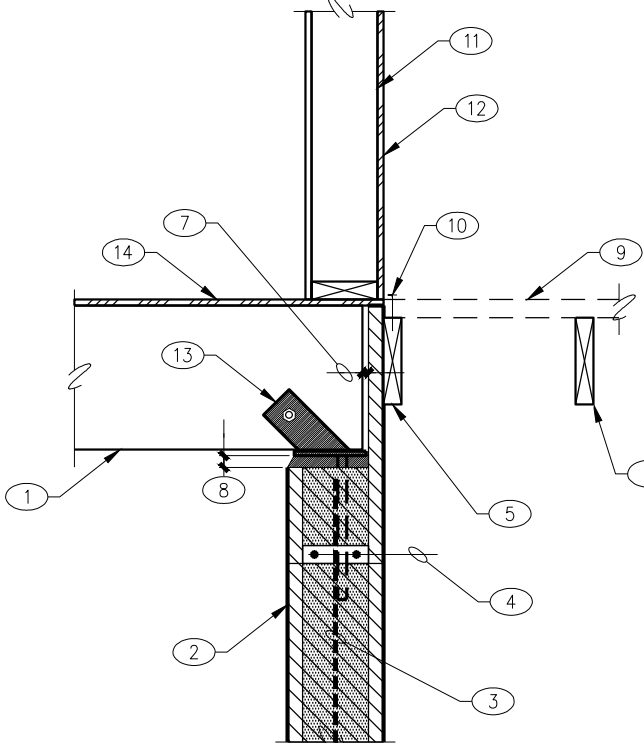
267 WOOD BEAM AT MASONRY WALL

06-WB-MW0401

NO SCALE

## KEY NOTES:

1. WOOD BEAM.
2. MASONRY STEM WALL.
3. (2) #4 VERTICAL BELOW BEAM BEARING.
4. (2) #5 x 3'-6" IN 8" DEEP x 4'-0" LONG GROUTED BOND BEAM.
5. CONTINUOUS WOOD LEDGER FROM BEYOND.
6. WOOD JOIST.
7.  $\frac{3}{8}$ " MINIMUM AIR SPACE ALL AROUND - TYPICAL.
8. 1"x DRYPACK (OPTIONAL).
9. WOOD DECKING.
10. EDGE NAILING.
11. WOOD STUD WALL.
12. WALL SHEATHING AS OCCURS.
13. SIMPSON GLB TYPE SEAT W/ (1)  $\frac{3}{8}$ " THRU-BOLT.
14. PLYWOOD SHEATHING.

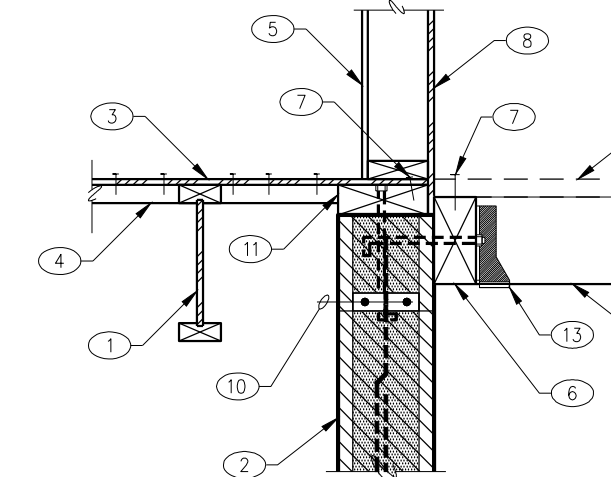


260 WOOD BEAM AT MASONRY WALL

NO SCALE

## KEY NOTES:

1. WOOD I-JOIST.
2. 8" MASONRY STEM WALL WITH #4 AT 48" O.C. VERTICAL.
3. PLYWOOD SHEATHING.
4. 2X4 PLATE BLOCKING 2 BAYS DEEP AT 6'-0" O.C.
5. WOOD STUD WALL.
6. CONTINUOUS WOOD LEDGER.
7. EDGE NAILING.
8. WALL SHEATHING AS OCCURS.
9. NOT USED.
10. CONTINUOUS BOND BEAM PER G.S.N.
11. CONTINUOUS 3x PLATE WITH  $\frac{3}{8}$ " A.B. AT 48" O.C.
12. WOOD DECKING.
13. SIMPSON HU TYPE HANGER.
14. WOOD JOIST.



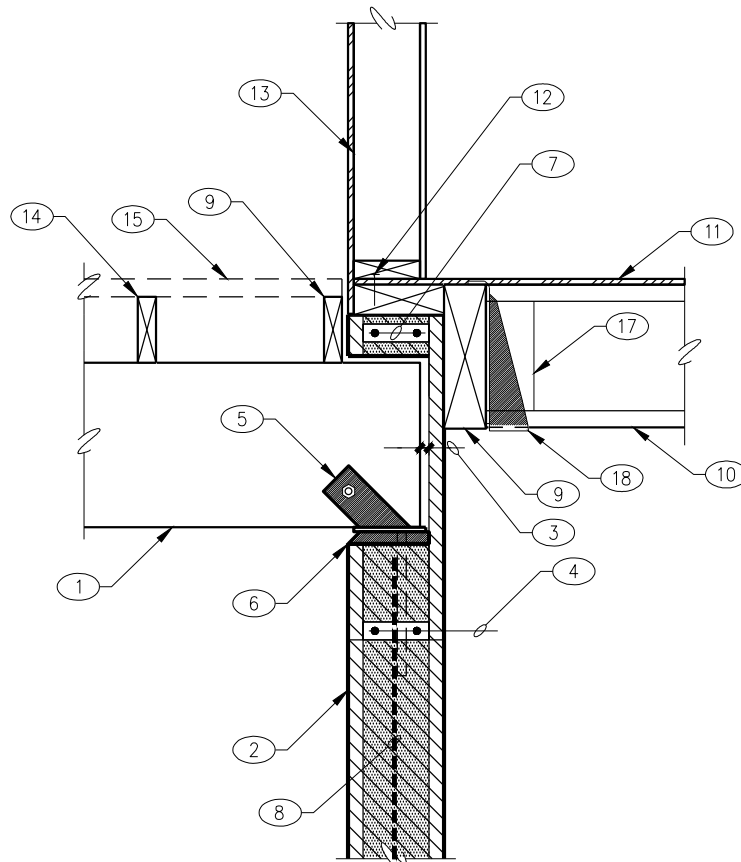
261 WOOD I-JOIST AT MASONRY STEM WALL

03-WIJ-MSW0201

NO SCALE

## KEY NOTES:

1. WOOD BEAM.
2. MASONRY WALL.
3.  $\frac{3}{8}$ " MINIMUM AIR SPACE ALL AROUND - TYPICAL.
4. (2) #5 x 3'-6" IN 8" DEEP x 4'-0" LONG GROUTED BOND BEAM.
5. SIMPSON GLB TYPE SEAT WITH (1)  $\frac{3}{8}$ " BOLT.
6. 1"x DRYPACK (OPTIONAL).
7. BOND BEAM REINFORCING CONTINUOUS FROM BEYOND.
8. (2) #5 VERTICAL BELOW BEAM BEARING.
9. CONTINUOUS WOOD LEDGER FROM BEYOND.
10. WOOD I-JOIST.
11. PLYWOOD SHEATHING.
12. EDGE NAILING.
13. WOOD STUD WALL.
14. WOOD JOIST.
15. WOOD DECKING.
16. CONTINUOUS 3x WOOD PLATE FROM BEYOND.
17. WEB STIFFENER EACH SIDE.
18. SIMPSON LBB HANGER.



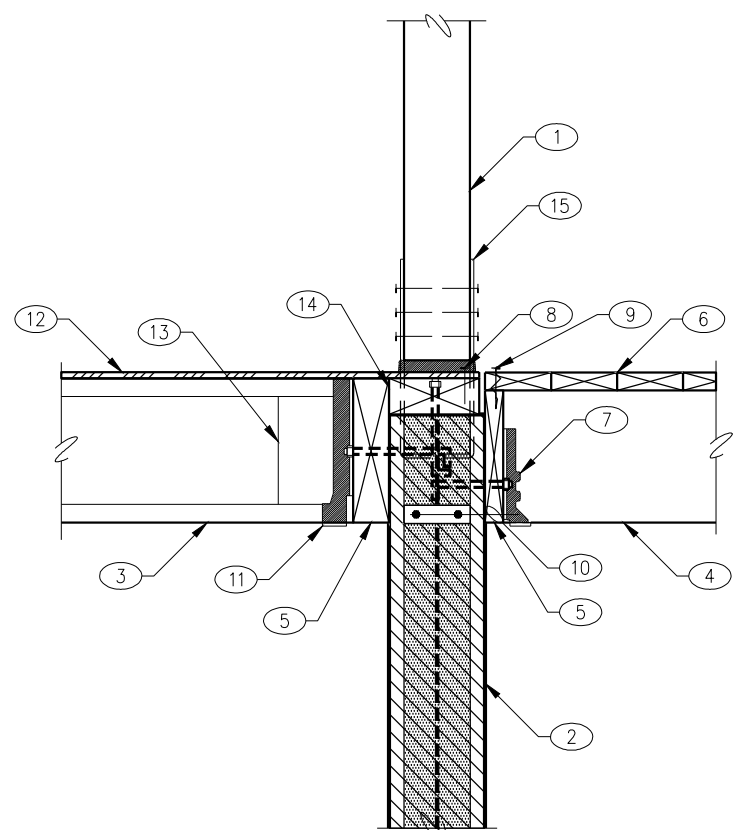
262 WOOD BEAM AT MASONRY WALL

06-WB-MW0102

NO SCALE

## KEY NOTES:

1. WOOD POST.
2. MASONRY WALL.
3. WOOD I-JOIST.
4. WOOD JOIST.
5. CONTINUOUS WOOD LEDGER.
6. WOOD DECKING PER ARCHITECTURAL PLAN.
7. SIMPSON HU TYPE HANGER.
8. EDGE NAILING.
9. EDGE SCREW.
10. CONTINUOUS BOND BEAM PER G.S.N.
11. SIMPSON HIT TYPE HANGER.
12. PLYWOOD SHEATHING.
13. WEB STIFFENER.
14. CONTINUOUS 3x PLATE W/  $\frac{3}{8}$ " Ø A.B. AT 48" O.C.
15. SIMPSON CB TYPE COLUMN BASE.

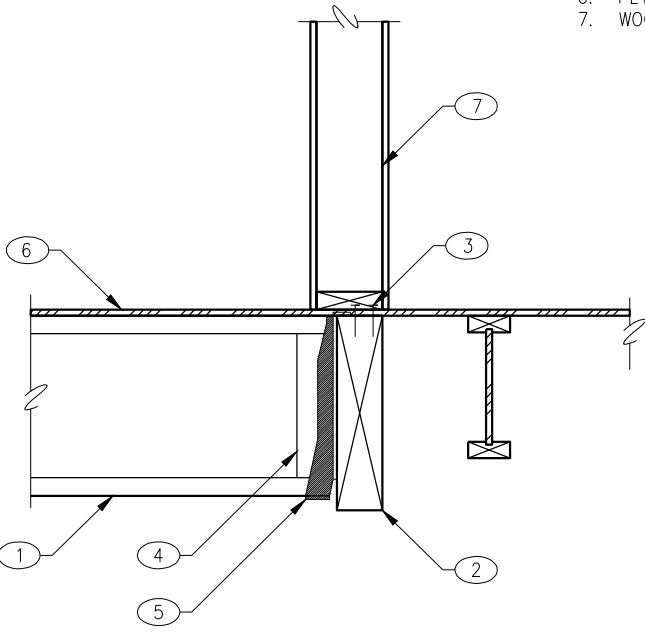


263 WOOD POST AT MASONRY WALL

NO SCALE

## KEY NOTES:

1. WOOD I-JOIST.
2. WOOD BEAM.
3. DOUBLE EDGE NAILING.
4. WEB STIFFENER.
5. SIMPSON ITS TYPE HANGER.
6. PLYWOOD SHEATHING.
7. WOOD STUD WALL.



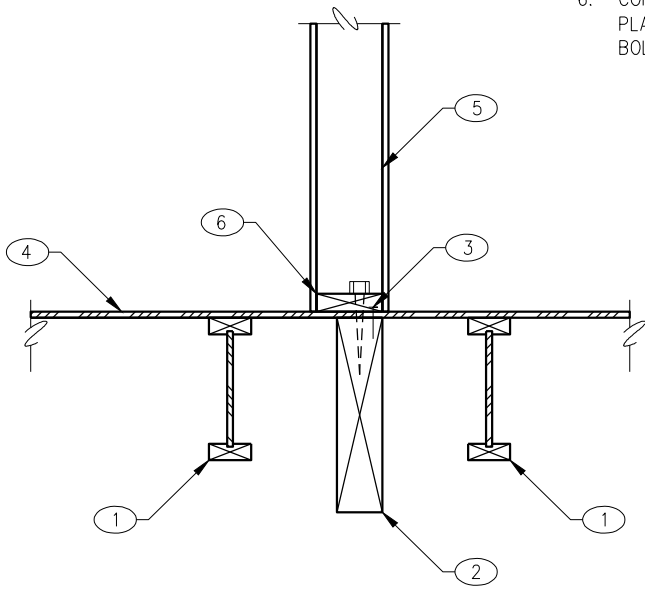
257 WOOD I-JOIST AT WOOD BEAM

06-WIJ-WB0201

NO SCALE

## KEY NOTES:

1. WOOD I-JOIST.
2. WOOD BEAM.
3. EDGE NAILING.
4. PLYWOOD SHEATHING.
5. WOOD STUD WALL.
6. CONTINUOUS 2x BOTTOM PLATE W/  $\frac{3}{8}$ "x7" LONG LAG BOLT AT 12" O.C.



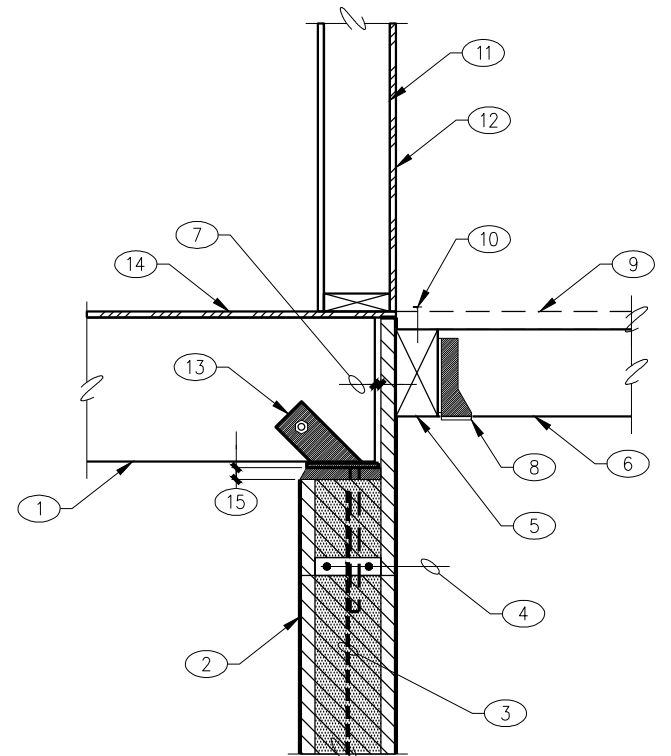
258 WOOD I-JOIST AT WOOD BEAM

06-WIJ-WB0201

NO SCALE

## KEY NOTES:

1. WOOD BEAM.
2. MASONRY STEM WALL.
3. (2) #4 VERTICAL BELOW BEAM BEARING.
4. (2) #5 x 3'-6" IN 8" DEEP x 4'-0" LONG GROUTED BOND BEAM.
5. CONTINUOUS WOOD LEDGER FROM BEYOND.
6. WOOD JOIST.
7.  $\frac{3}{8}$ " MINIMUM AIR SPACE ALL AROUND - TYPICAL.
8. SIMPSON HU TYPE HANGER.
9. EDGE NAILING.
10. WOOD STUD WALL.
11. WALL SHEATHING AS OCCURS.
12. WALL SHEATHING AS OCCURS.
13. SIMPSON GLB TYPE SEAT W/ (1)  $\frac{3}{8}$ " THRU-BOLT.
14. PLYWOOD SHEATHING.
15. 1"x DRYPACK (OPTIONAL).



259 WOOD BEAM AT MASONRY WALL

NO SCALE

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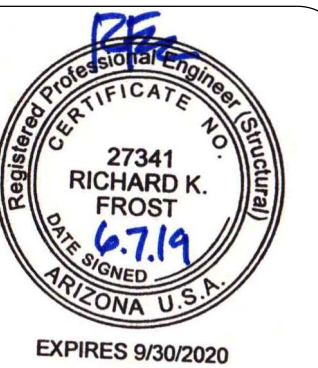
JOB NO.: 2018-0148 PROJECT MANAGER: STANFORD CAD OPERATOR: MJS

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REVISIONS	BY

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**ARCHITECTURE & PLANNING**

**DRAWING:** FRAMING DETAILS 200-SERIES

**PROJECT:** Randall Residence  
69 Wildwood Dr.  
Prescott, Az

**PROJECT:** 86334

DRAWN BY  
MJS

CHECKED BY  
Stanford

DATE  
6/7/19

SCALE  
AS NOTED

JOB NO.  
2018-0148

SHEET

**S5.3**



DUCT CONSTRUCTION NOTES

- 1 – ALL DUCTWORK SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH "ASHRAE GUIDE" AND "SMACNA STANDARDS" AND IN CONFORMANCE WITH REQUIREMENTS OF LOCAL BUILDING, MECHANICAL AND ENERGY CONSERVATION CODES. WHERE MORE THAN ONE REGULATION OR CODE APPLIES, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
- 2 – FLEXIBLE DUCTWORK SHALL COMPLY WITH THE CLASS I REQUIREMENTS OF THE NFPA BULLETIN NO. 90A AND SHALL BE INSULATED WITH 1" FIBERGLASS, SUPPORTED BY HELICALLY WOUND STEEL WIRE WITH REINFORCED METALIZED OUTER JACKET RATED FOR USE IN PLENUMS. ATTACHMENT SHALL BE WITH WORM DRIVE CLAMPS. LENGTH SHALL NOT EXCEED 6'-0"
- 3 – PROVIDE MANUAL BALANCING DAMPER AT EACH BRANCH DUCT TAKE OFF.
- 4 – ALL DUCTWORK JOINTS SHALL BE SEALED WITH WATER-BASED MASTIC.
- 5 – ALL AIR SUPPLY AND RETURN DUCTS LOCATED IN UNCONDITIONED SPACES (OR ATTIC) SHALL HAVE A MIN. R-8 INSULATION VALUE.
- 6 – PROVIDE RADIUS ELBOWS, TURNING VANES, AND SPLITTER DAMPERS IN BRANCHES AND EXTRACTORS WHERE APPLICABLE.
- 7 – TURNING VANES SHALL BE INSTALLED IN ALL MITERED ELBOWS.
- 8 – BRANCH DUCT SERVING DIFFUSERS SHALL BE SIZE AS INDICATED. PROVIDE INCREASER OR SHEET METAL PLENUM TO CONNECT TO DIFFUSER AS REQUIRED.
- 9 – ALL DUCT DIMENSIONS SHOWN ARE INSIDE CLEAR DIMENSIONS. IF DUCT LINER IS USED FOR INSULATION, CONTRACTOR SHALL INCREASE DUCT SIZE ACCORDINGLY.
- 10 – HANGERS FOR SHEET METAL DUCTWORK SHALL BE INSTALLED AS REQUIRED BY 2012 IMC.

COORDINATION NOTES

- 1 – COORDINATE OPENING'S FOR GRILLES, REGISTERS, DIFFUSERS AND DUCTWORK WITH FRAMING CONTRACTOR PRIOR TO ROUGH-IN.
- 2 – COORDINATE EXACT LOCATION OF ALL GRILLES, REGISTERS AND DIFFUSERS WITH ARCHITECTURAL PLANS.
- 3 – LIGHTING & SPRINKLER HEADS TAKE PRECEDENCE OVER DIFFUSER LOCATION. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS TO DIFFUSERS TO AVOID ANY CONFLICT WITH LIGHTING LAYOUT & SPRINKLER HEADS.
- 4 – CONTRACTOR TO COORDINATE THERMOSTAT LOCATIONS WITH OWNER & ARCHITECT PRIOR TO MOUNTING.
- 5 – ALL THERMOSTATS ARE TO BE MOUNTED AT A HEIGHT OF 48" ABOVE THE FLOOR LEVEL FOR DISABLED ACCESS.

GENERAL REQUIREMENTS

- 1 – PROVIDE CLEARANCES AS PER MANUFACTURER'S RECOMMENDATIONS.
- 2 – PITCH CONDENSATE DRAIN LINE 1/8" PER 12" RUN TOWARDS TERMINATION. INSULATE IN CONDENSATE DRAIN LINE WITH 3/8" CLOSED CELL "ARMIFLEX" TUBE INSULATION, TO PREVENT CONDENSATE DRIP.
- 3 – PRIOR TO THE CONTRACTOR ORDERING OR SETTING ANY AIR CONDITIONING EQUIPMENT, DUCTWORK, OR AIR DEVICE, HE SHALL VERIFY LOCATION OF PLACEMENT WITH STRUCTURAL DRAWINGS AND CONFIRM WEIGHTS, DISCHARGE CONFIGURATION, SIZES, ELECTRICAL CHARACTERISTICS AND ANY OTHER DIMENSIONAL DATA WHICH MIGHT AFFECT THE SUCCESSFUL INSTALLATION OF THE EQUIPMENT.
- 4 – KEEP ALL VENTS THROUGH ROOF AND EXHAUST DISCHARGE DUCTS A MINIMUM OF 10'-0" FROM OUTSIDE AIR INTAKES OR WINDOWS AND FROM ALL VERTICAL PORTIONS OF THE BUILDING.

# MAIN RESIDENCE

## 2012 IRC M1507 VENTILATION CALC

TABLE M1507.3.3(1)

CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

DWELLING UNIT FLOOR AREA (SQUARE FEET)	NUMBER OF BEDROOMS					AIRFLOW IN CFM
	0-1	2-3	4-5	6-7	7+	
< 1,500	30	45	60	75	90	
1,501 – 3,000	45	60	75	90	105	
3,001 – 4,500	60	75	90	105	120	
4,501 – 6,000	75	90	105	120	135	
6,001 – 7,500	90	105	120	135	150	
> 7,500	105	120	135	150	165	

DWELLING UNIT FLOOR AREA = 2,350

NUMBER OF BEDROOMS = 3

MECHANICAL VENTILATION REQUIRED = 60 CFM (PER TABLE TABLE M1507.3.3(1))

Residential Requirements

1. Exterior wall penetrations by pipes, ducts or conduits shall be caulked. (R307.6)
2. Energy compliance shall be demonstrated by a passing REScheck energy compliance score. (N1101.2).
3. Supply and return ducts shall be insulated to a minimum R-8. Ducts in floor trusses shall be insulated to minimum R-6. (N1103.2.1).
4. Registers, diffusers and grilles shall be mechanically fastened to rigid supports or structural members on at least two opposite sides in addition to being connected to the ductwork they serve.
5. Dryer exhaust ducts shall conform to the requirements of Sections (M1502.4.5 amended), M1502.4.1 thru M1502.4.6.
- 6.Exhaust air from kitchens, bathrooms and toilet rooms shall not be re-circulated within a residence or to another dwelling unit, shall not discharge into an attic and/or crawl space and shall be exhausted directly to the outdoors. (M1507.2).
7. Provide outside combustion air to all indoor fireplaces, with air intake located not higher than the firebox. (R1006.2).
8. At least one thermostat shall be provided for each separate heating and cooling system. (N1103.1).
9. The building shall be provided with ventilation that meets the requirements of Section M1507 or with other approved means of ventilation. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating. (N1103.5).
- 10.The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding 5 air changes per hour. Testing shall be conducted with a blower door at a pressure of 0.2 inches w.g. (50 Pascals). 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. (N1102.4.1.2).
- 11.Ducts, air handlers, and filter boxes shall be sealed. Joints and seams shall comply with Section M1601.4.1, (N1103.2.2). Duct tightness shall be verified by either of the following:
1. Post-construction test: Total leakage shall be less than or equal to 4 cfm (113.3 L/min) per 100 square feet (9.29 m2) of conditioned floor area when tested at a pressure differential of 0.1 inches w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. All register boots shall be taped or otherwise sealed during the test.
2. Rough-in test: Total leakage shall be less than or equal to 4 cfm (113.3 L/min) per 100 ft2 (9.29 m2) of conditioned floor area when tested at a pressure differential of 0.1 inches w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure. All registers shall be taped or otherwise sealed during the test. If the air handler is not installed at the time of the test, total leakage shall be less than or equal to 3 cfm (85 L/min) per 100 square feet (9.29 m2) of conditioned floor area.

MECHANICAL SHEET INDEX

M1	MECHANICAL DESIGN CRITERIA AND CODE COMPLIANCE
M2	MECHANICAL FLOOR PLAN
M3	MECHANICAL SCHEDULES
M4	MECHANICAL DETAILS

MECHANICAL  
DESIGN CRITERIA

IMPORTANT NOTICE

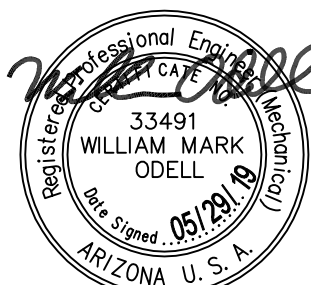
MECHANICAL SYSTEMS SPECIFIED ON THESE DRAWINGS HAVE BEEN SIZED AND DESIGNED BASED ON A SPECIFIC DESIGN CRITERIA TO MEET THE ENERGY CONSERVATION REQUIREMENTS OF THE 2012 INTERNATIONAL RESIDENTIAL CODE.

INSULATION AND/OR WINDOW VALUES DIFFERENT FROM THOSE SHOWN BELOW MAY IMPACT THE SIZING OF THE MECHANICAL SYSTEMS WHICH SHOULD BE CONSIDERED AND EVALUATED BEFORE IMPLEMENTATION.

SUMMER OUTDOOR TEMP	96°F	
SUMMER INDOOR TEMP	75°F	
WINTER OUTDOOR TEMP	20°F	
WINTER INDOOR TEMP	70°F	
ROOF INSULATION	R-38	
WALL INSULATION	R-19	
WINDOWS	U-VALUE	SHGC
TYPE 1	0.35	0.25

REVISIONS	BY

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ARCHITECTURE & PLANNING

DRAWING: Mechanical Compliance

PROJECT: Randall Residence  
69 Wildwood Dr.  
Prescott, AZ 86305

APN: 115-02-046



611 West Delano Ave  
Prescott, AZ 86301  
(928) 443-7353

Project 18052

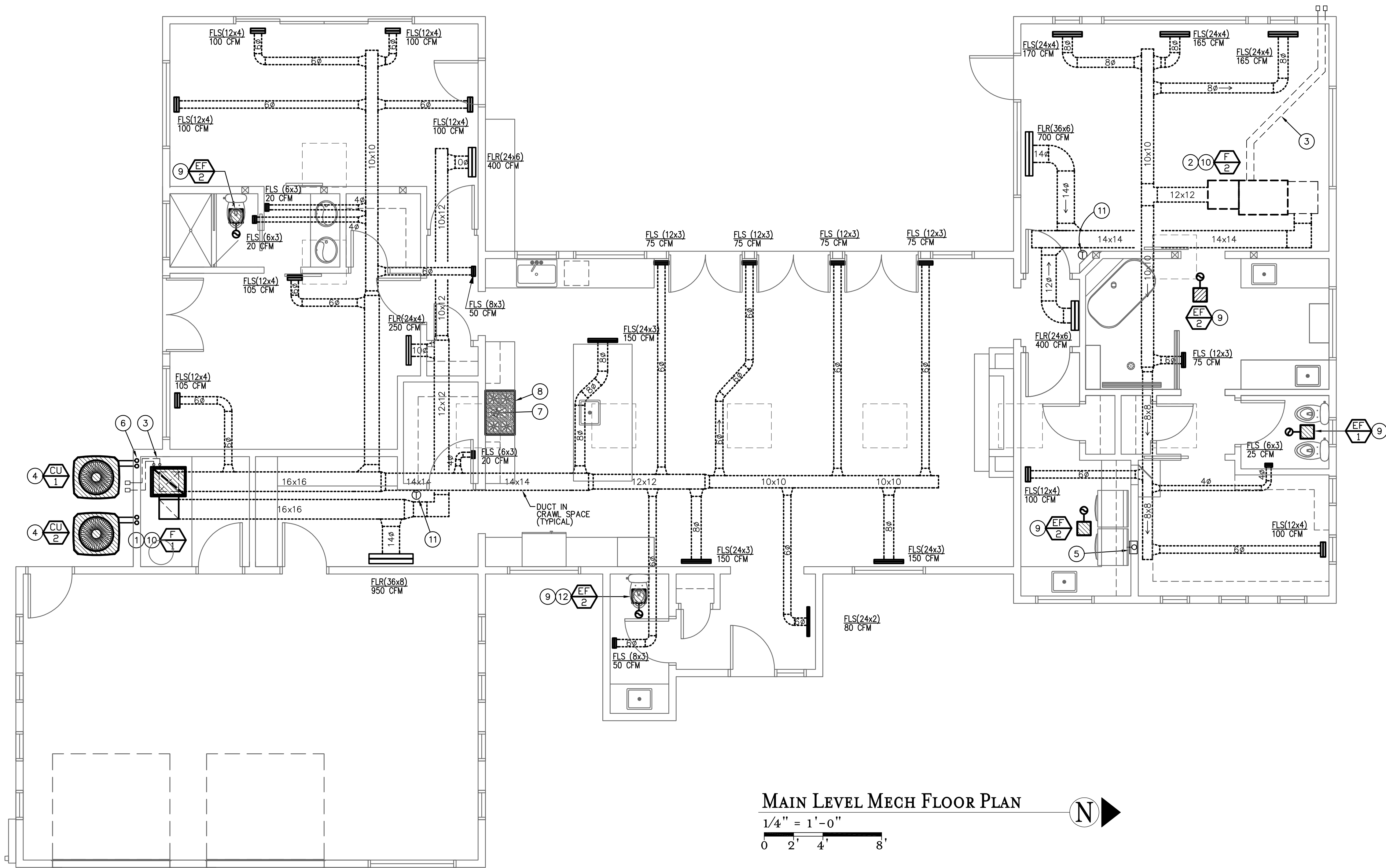
11759 N. 143rd Ave.  
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DRAWN BY
CHECKED BY
DATE
JOB NO. 703
SHEET

M1.0



Jun 18, 2018 - 3:10pm





MECHANICAL SPECIFICATIONS

**DRAWINGS AND DATA**  
DRAWINGS ARE GENERALLY DIAGRAMMATIC AND ARE INTENDED TO CONVEY SCOPE OF WORK AND TO INDICATE GENERAL ARRANGEMENT OF EQUIPMENT. THEY ARE NOT INTENDED TO SHOW EVERY OFFSET OR FITTINGS OR EVERY STRUCTURAL DIFFICULTY THAT MAY BE ENCOUNTERED DURING INSTALLATION OF THE WORK. LOCATION OF ALL ITEMS NOT DEFINITELY FIXED BY DIMENSIONS ARE APPROXIMATE ONLY. EXACT LOCATIONS NECESSARY TO SECURE BEST CONDITIONS AND RESULTS MUST BE DETERMINED AT PROJECT AND SHALL HAVE APPROVAL OF ARCHITECT BEFORE BEING INSTALLED. DO NOT SCALE DRAWINGS. IF SO DIRECTED BY ARCHITECT, WITHOUT EXTRA CHARGE, MAKE REASONABLE MODIFICATIONS IN LAYOUT AS NEEDED TO PREVENT CONFLICT WITH WORK OF OTHER TRADES OR FOR PROPER EXECUTION OF WORK. INCLUDE MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER INSTALLATION AND OPERATION OF A SYSTEM OR PIECE OF EQUIPMENT.

**CODES**  
INCLUDE IN WORK, WITHOUT EXTRA COST TO OWNER, LABOR, MATERIALS, SERVICES, APPARATUS, DRAWINGS (IN ADDITION TO CONTRACT DRAWINGS AND DOCUMENTS) REQUIRED TO COMPLY WITH APPLICABLE LAWS, ORDINANCES, RULES AND REGULATIONS. DRAWINGS AND SPECIFICATIONS TAKE PRECEDENCE WHEN THEY ARE MORE STRINGENT THAN CODES, ORDINANCES, STANDARDS AND STATUTES. CODES, ORDINANCES, STANDARDS AND STATUTES TAKE PRECEDENCE WHEN THEY ARE MORE STRINGENT OR CONFLICT WITH DRAWINGS OR SPECIFICATIONS. FOLLOWING INDUSTRY STANDARDS, SPECIFICATIONS AND CODES ARE MINIMUM REQUIREMENTS:

- A. APPLICABLE CITY, COUNTY, AND STATE MECHANICAL, ELECTRICAL, GAS, PLUMBING, HEALTH AND SANITARY CODES, LAWS AND ORDINANCES.
- B. UNDERWRITER'S LABORATORIES, INC. STANDARDS.
- C. 2012 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL AMENDMENTS.
- D. 2012 INTERNATIONAL PLUMBING CODE WITH STATE AMENDMENTS.
- E. 2012 INTERNATIONAL MECHANICAL CODE WITH STATE AMENDMENTS.
- F. 2011 NEC
- G. 2012 INTERNATIONAL FUEL GAS CODE WITH STATE AMENDMENTS.

**GENERAL**  
THE WORK INCLUDED UNDER THIS SECTION CONSISTS OF FURNISHING ALL LABOR, MATERIALS, AND EQUIPMENT TO PROVIDE A COMPLETE FUNCTIONING HVAC SYSTEM AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN. THE SYSTEM SHALL INCLUDE REQUIRED UNITS, THERMOSTATS, DUCTWORK, FANS, CONDENSATE DRAINS, REFRIGERANT PIPING, INSULATION, CLEAN FILTERS, FLUES AND ALL APPURTENANCES AS REQUIRED. WHERE MORE THAN ONE UNIT IS REQUIRED OF ANY ITEM, FURNISH BY THE SAME MANUFACTURER, EXCEPT WHERE SPECIFIED OTHERWISE. INSTALL MATERIAL AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

INSTRUCT THE OWNER AS TO PROPER OPERATION AND CARE OF THE EQUIPMENT AFTER START-UP AND CHECK-OUT. PROVIDE THE OWNER WITH ALL WARRANTY AND OPERATING INSTRUCTIONS AT THE COMPLETION OF THE PROJECT.

**GUARANTEE**  
EACH COMPLETE SYSTEM GUARANTEED BY CONTRACTOR FOR A PERIOD OF ONE YEAR, FROM DATE OF ACCEPTANCE OF WORK BY OWNER IN WRITING, TO BE FREE OF DEFECTS OF MATERIALS AND WORKMANSHIP, AND TO PERFORM SATISFACTORILY UNDER ALL CONDITIONS OF LOAD OR SERVICE. THE GUARANTEES PROVIDE THAT ANY ADDITIONAL CONTROLS, PROTECTIVE DEVICES, OR EQUIPMENT BE PROVIDED AS NECESSARY TO MAKE THE SYSTEM OF EQUIPMENT OPERATE SATISFACTORILY, AND THAT ANY FAULTY MATERIALS OR WORKMANSHIP BE REPLACED OR REPAIRED. LOSS OF REFRIGERANT IS CONSIDERED A DEFECT IN WORKMANSHIP AND/OR EQUIPMENT, TO BE CORRECTED AS REQUIRED AT NO EXTRA COST TO THE OWNER.

**REGULATIONS, PERMITS & INSPECTIONS**  
COMPLY WITH ALL APPLICABLE CODES, RULES AND REGULATIONS. ALL MATERIALS, EQUIPMENT AND WORK MUST CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE. OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND LICENSES. WHEN REQUIRED BY CODE, ALL WORK MUST BE INSPECTED AND APPROVED BY LOCAL AUTHORITIES.

**DUCTWORK**  
ALL DUCTWORK TO BE GALVANIZED LOCK FORMING SHEET METAL. SIZES SHOWN ARE CLEAR INSIDE DIMENSIONS. CONSTRUCT ALL DUCTWORK AND FITTINGS TO PROVIDE MINIMUM RESISTANCE AND NOISE LEVELS. DUCTWORK SHALL BE FABRICATED AND INSTALLED BY SKILLED MECHANICS IN A WORKMANLIKE MANNER USING THE LATEST EDITION OF THE "SMACNA" MANUAL AS A GUIDELINE. SEAL ALL SUPPLY AIR DUCTWORK AND RETURN AIR PLATFORMS/PLENUMS AIRTIGHT WITH APPROVED DUCT SEALER. TURNING VANES SHALL BE INSTALLED IN ALL MITERED ELBOWS.

UPON APPROVAL BY ARCHITECT, CONTRACTOR MAY USE FIBER GLASS DUCT BOARD FOR ABOVE GROUND SUPPLY AND RETURN DUCT SYSTEMS. FIBER GLASS DUCT BOARD SHALL BE OWENS CORNING "ENDURAGOLD", TYPE 800, 1-1/2" THICK. (OR APPROVED EQUAL)

**FLEXIBLE DUCT**  
FLEXIBLE DUCT MAY BE USED FOR FINAL CONNECTION TO AIR DISTRIBUTION DEVICES, BUT SHALL NOT EXCEED 8 FEET IN LENGTH. FLEXIBLE DUCT SHALL HAVE A MINIMUM R-8 INSULATION VALUE.

**DUCT INSULATION**  
DUCT SIZES ON DRAWINGS ARE "CLEAR INSIDE." INCREASE SHEET METAL SIZES ACCORDINGLY FOR LINED DUCTWORK. ADHESIVE AND INSULATING MATERIALS SHALL HAVE COMPOSITE FIRE AND SMOKE HAZARD RATINGS MAXIMUM 25 FOR FLAME SPREAD AND 50 FOR SMOKE DEVELOPED. ADHESIVES SHALL BE WATERPROOF.

**DUCTS IN FLOOR TRUSSES OR OTHER CONDITIONED SPACE; LINED DUCTWORK** - SEMI-RIGID GLASS FIBER INSULATION, 1 1/2 PCF, 1 1/2" THICK, THERMAL CONDUCTIVITY AT 75°. MAXIMUM 0.17 BTU/IN./SQ. FT./DEG./HR. MINIMUM "R-VALUE" SHALL BE 6.0.

**WRAPPED DUCTWORK** - FIBER GLASS BLANKET WITH FRK VAPOR RETARDING FACING. 1 1/2 PCF, 3" THICK, WITH A MINIMUM INSTALLED "R-VALUE" OF 6.0. (ASSUMES 25% COMPRESSION)

**DUCTS IN ATTICS OR OTHER UNCONDITIONED SPACE; LINED DUCTWORK** - SEMI-RIGID GLASS FIBER INSULATION, 1 1/2 PCF, 2" THICK, THERMAL CONDUCTIVITY AT 75°. MAXIMUM 0.13 BTU/IN./SQ. FT./DEG./HR. MINIMUM "R-VALUE" SHALL BE 8.0.

**WRAPPED DUCTWORK** - FIBER GLASS BLANKET WITH FRK VAPOR RETARDING FACING. 0.75 PCF, 3" THICK, WITH A MINIMUM INSTALLED "R-VALUE" OF 8.0. (ASSUMES 25% COMPRESSION)

**GRILLES AND DIFFUSERS**  
ACCEPTABLE MANUFACTURERS ARE TITUS, ANEMOSTAT, KRUEGER, CARNES, BARBERCOMAN, AGITAIR, E.A.P.C., METAL-AIR OR HART AND COOLEY. CONFIRM FINISHED AND COLOR WITH ARCHITECT. ALL GRILLES AND DIFFUSERS SHALL BE SUBMITTED TO ARCHITECT FOR FINAL APPROVAL.

**EXHAUST FANS**  
FURNISH AND INSTALL EXHAUST FANS AS REQUIRED BY ARCHITECTURAL DRAWINGS. PROVIDE FANS WITH FACTORY ROOF OR WALL CAPS AS SHOWN. PROVIDE ALL EXHAUST FANS WITH BACKDRAFT DAMPER. MAXIMUM NOISE RATING 4.0 SONES. ACCEPTABLE MANUFACTURER'S ARE "BROAN", "NUTONE" OR "GREENHECK" OR AS APPROVED BY ARCHITECT.

**CONDENSATE DRAIN LINES:**  
CONDENSATE AND FURNACE DRAIN PIPING SHALL BE SCHEDULE 40 PVC. RUN DRAIN LINE FULL SIZE TO NEAREST PLANTER AREA, FLOOR DRAIN, OR P-TRAP. INSTALL TRAPS IN LINES AS REQUIRED BY EQUIPMENT MANUFACTURER. COORDINATE SPECIAL REQUIREMENTS FOR DRAIN AND WATER LINES THAT MAY BE REQUIRED WITH SPECIAL EQUIPMENT WITH PLUMBING CONTRACTOR PRIOR TO COMPLETION OF ROUGH-IN.

**REFRIGERANT PIPING**  
ABOVE GROUND, WITHIN BUILDING PIPING SHALL BE TYPE ACR DRAWN-TEMPER COPPER TUBE WITH WROUGHT COPPER UNIONS. PIPING BELOW GROUND SHALL BE TYPE L ANNEALED COPPER TUBING. EXPOSED SUCTION PIPING SHALL HAVE 1-1/2" INSULATION. CONCEALED SUCTION PIPING SHALL HAVE 1" INSULATION. INSULATION SHALL BE "ARMAFLEX" FLEXIBLE ELASOMERIC, OR EQUAL.

**FURNACES AND CONDENSING UNITS**  
AIR CONDITIONING EQUIPMENT SHALL BE AS SPECIFIED ON SCHEDULES UNLESS SPECIFICALLY ALLOWED BY OWNER OR ARCHITECT.

**THERMOSTAT AND CONTROLS**  
FURNISH AND INSTALL PROGRAMMABLE THERMOSTATS AS REQUIRED BY THE EQUIPMENT MANUFACTURER OR AS SPECIFIED ON THE EQUIPMENT SCHEDULES. FIELD VERIFY EXACT LOCATION AND MOUNTING HEIGHT FOR CONTROLS WITH ARCHITECT AND GENERAL CONTRACTOR.

**BALANCING**  
AT A MINIMUM CONTRACTOR SHALL PROVIDE BALANCING OF ALL FRESH AIR SYSTEMS TO ENSURE COMPLIANCE WITH IRC M1507 AND A COMFORT BALANCE ON THE AIR DISTRIBUTION SYSTEM THROUGHOUT THE RESIDENCE. CONTRACTOR SHALL PROVIDE BALANCING DAMPERS AND/OR OBD'S AS MAY BE REQUIRED.

**VENTILATION**  
CONTRACTOR SHALL PROVIDE BALANCING OF FRESH AIR SYSTEM TO ENSURE COMPLIANCE WITH IRC M1507.

FRESH AIR SYSTEM SHALL INCLUDE A FRESH AIR INTAKE ON RETURN SIDE OF FURNACE AND AN EXHAUST FAN CONTROLLED TO PROVIDE REQUIRED VENTILATION. (I.E. "AIR CYCLER" SMART EXHAUST CONTROLLER, OR SIMILAR)

FURNACE SCHEDULE

MARK	AREA SERVED	ORIENTATION	NOMINAL TONS	MFG'R	MODEL #	CFM	E.S.P. ("W.G.)	HEATING CAP.		FLUE SIZE	FUEL	A.F.U.E.	ELECTRICAL DATA		FILTER SIZE	FILTER TYPE	NOTES
								INPUT	OUTPUT				H.P.	V/Ø/Hz			
F-1	MAIN RESIDENCE	DOWNFLOW	4	TRANE	TDH1C085	1600	0.50	80,000	76,000	3"	NAT. GAS	95.0%	1/2	120/1/60	2-16x20	HIGH VELOCITY	①②③④
F-2	MASTER SUITE	HORIZONTAL	2	TRANE	TUH1B040	800	0.50	40,000	38,000	2"	NAT. GAS	95.0%	1/2	120/1/60	1-17x25	HIGH VELOCITY	①②③⑤

- ① INSTALL WITH CLEARANCES PER MANUFACTURER'S RECOMMENDATIONS.
- ② SIZE AND INSTALL 2 PIPE SEALED COMBUSTION VENT PIPING PER MANUFACTURER'S INSTRUCTIONS FOR ACTUAL INSTALLED LENGTHS. PROVIDE ROOF TERMINATION PER MANUFACTURER.
- ③ PROVIDE HIGH ALTITUDE KIT.
- ④ UNIT SHALL BE CONFIGURED FOR VERTICAL DOWNFLOW.
- ⑤ UNIT SHALL BE CONFIGURED FOR HORIZONTAL INSTALLATION.

CONDENSING UNIT SCHEDULE

MARK	NOMINAL TONS	MFG'R	MODEL #	Cooling		DESIGN COND. DB/WB	INDOOR COIL MODEL #	COIL ENT. AIR DB/WB	ELECTRICAL DATA			MINIMUM SEER	REFRIGERANT	NOTES
				TOTAL	SENS.				MCA	FUSE	V / Ø			
CU-1	4	TRANE	4TTR6048	42.5	33.08	95/63	SELECTED BY MFG.	78°/63°	26.0	40	208/230 1Ø	15	R-410A	①②③④⑤⑥⑦
CU-2	2	TRANE	4TTR6024	22.0	19.1	95/63	SELECTED BY MFG.	78°/63°	13.0	20	208/230 1Ø	15	R-410A	①②③④⑤⑥⑦

- ① INSTALL UNIT PER MANUFACTURER'S WRITTEN DIRECTIONS. SLEEVE PIPING PENETRATIONS THROUGH EXTERIOR WALL, SEAL WATERTIGHT AND PROVIDE ESCUTCHEONS.
- ② UNIT SHALL BE PROVIDED WITH A PROGRAMMABLE THERMOSTAT.
- ③ PROVIDE 10-YEAR COMPRESSOR WARRANTY AND 5-YEAR FOR OTHER COMPONENTS.
- ④ PROVIDE UNIT COMPLETE WITH ALL NECESSARY OVERLOADS AND CONTROL COMPONENTS FOR A COMPLETE AND OPERATIONAL SYSTEM.
- ⑤ RUN ALL REFRIGERANT PIPING FULL SIZE PER MFG'RS. INSTRUCTIONS.
- ⑥ PROVIDE INDOOR FAN COIL UNIT COMPLETE WITH MOTOR STARTER.
- ⑦ PROVIDE LOW AMBIENT CONTROL KIT FOR OPERATION DOWN TO 30°F.

FAN SCHEDULE

MARK	MOUNTING /LOCATION	MANUFACTURER	MODEL	CFM	E.S.P.	SONES @ 0.1"	MOTOR		BAROM. DAMPER	WIRE SCREEN	DRIVE	REMARKS
							AMPS, HP OR WATTS	V/PH				
EF-1	CEILING	NUTONE	QTXEN80	65	0.3"	0.3	0.4 A	120/1	YES	YES	DIRECT	①②③④
EF-2	CEILING	NUTONE	QTXEN150	125	0.3"	1.4	0.5 A	120/1	YES	YES	DIRECT	①②③④

- ① PROVIDE UNIT WITH FACTORY SUPPLIED EXHAUST GRILLE.
- ② PROVIDE EXHAUST FAN WITH BACK DRAFT DAMPER.
- ③ EXHAUST FAN SHALL BE ENERGY STAR RATED.
- ④ UNIT SHALL BE CONTROLLED BY WALL SWITCH.

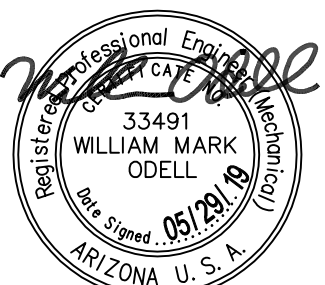
GRILLES AND REGISTERS SCHEDULE

MARK	SIZE	DESCRIPTION	MFG.	MODEL NO.	FRAME TYPE	MAX. NC AT DESIGN CFM	DAMPER (OBD)	COLOR	MATERIAL	REMARKS
FLS(X)	PER PLAN	FLOOR SUPPLY LINEAR BAR GRILLE	HART & COOLEY	LF401	SURFACE	25	YES	SATIN ANODIZED	ALUMINUM	LENGTH AND WIDTH PER PLAN PROVIDE W/ PLENUM
FLR(X)	PER PLAN	FLOOR RETURN LINEAR BAR GRILLE	HART & COOLEY	LF110	SURFACE	25	YES	SATIN ANODIZED	ALUMINUM	LENGTH AND WIDTH PER PLAN PROVIDE W/ PLENUM

- NOTES:**
1. NECK SIZE SHOWN ON PLANS AND CORRESPONDS TO DUCT CONNECTION SIZE.
2. CONTRACTOR SHALL PROVIDE SQUARE TO ROUND ADAPTERS AS REQUIRED FOR INSTALLATION.
3. MOUNTING HEIGHT AND EXACT LOCATION TO BE DETERMINED BY THE ARCHITECT.
4. VERIFY COLOR OF ALL DEVICES WITH ARCHITECT.

REVISIONS	BY

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ARCHITECTURE & PLANNING

DRAWING: Mechanical Schedules

PROJECT: Randall Residence  
69 Wildwood Dr.  
Prescott, AZ 86305

APN: 115-02-046



611 West Delano Ave  
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(928) 443-7353

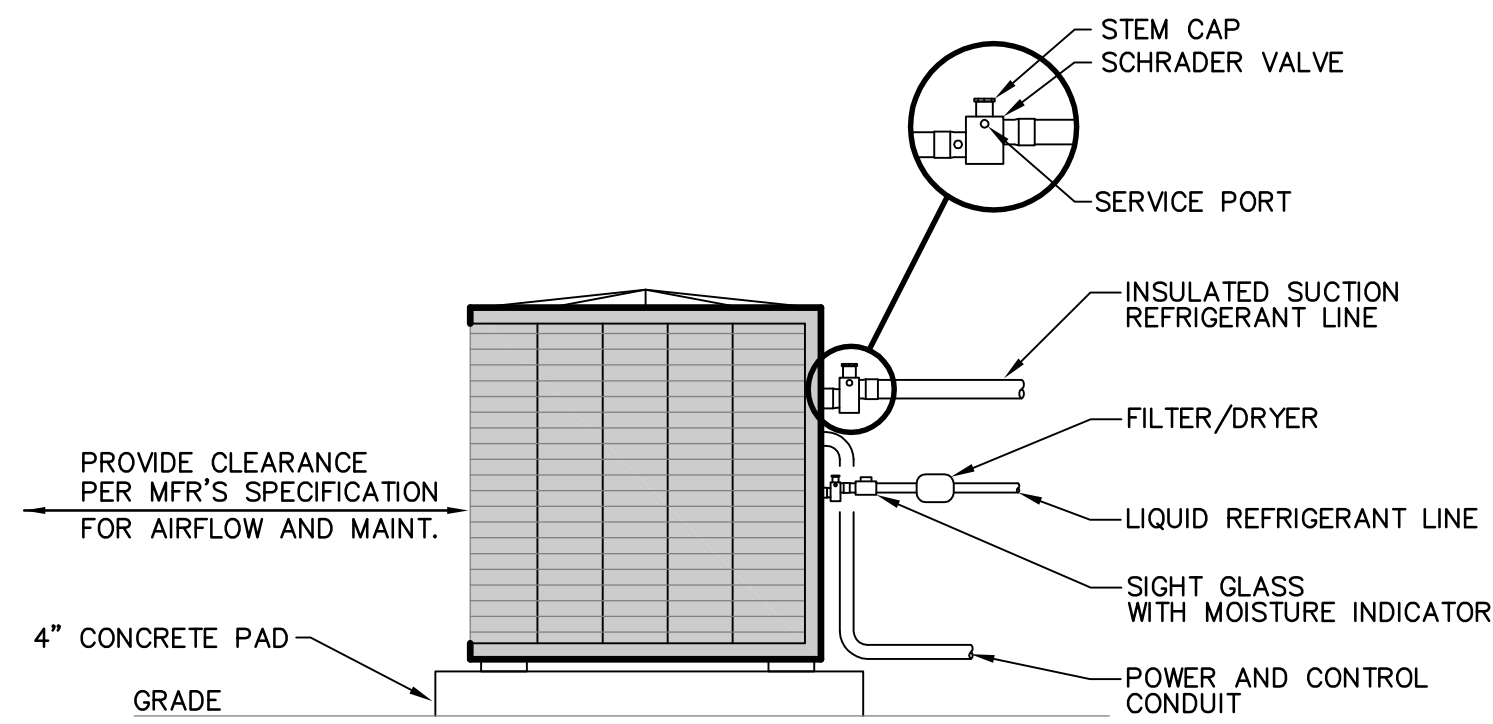
Project 18052

11759 N. 143rd Ave.  
Surprise, AZ 85379  
(623) 444-6143

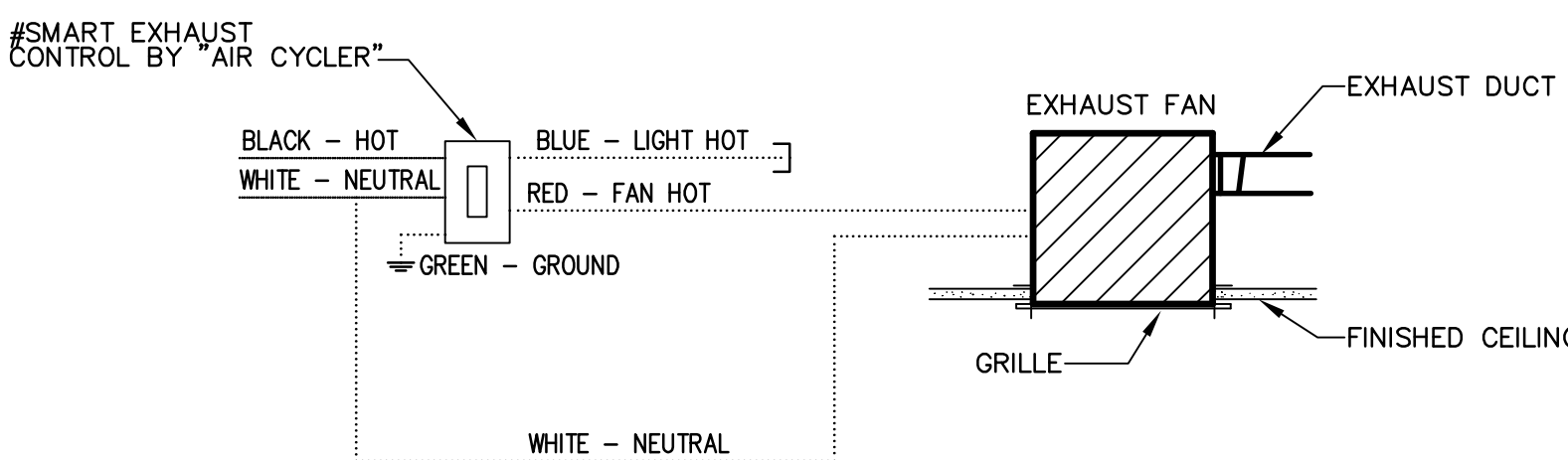
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DATE
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M3.0



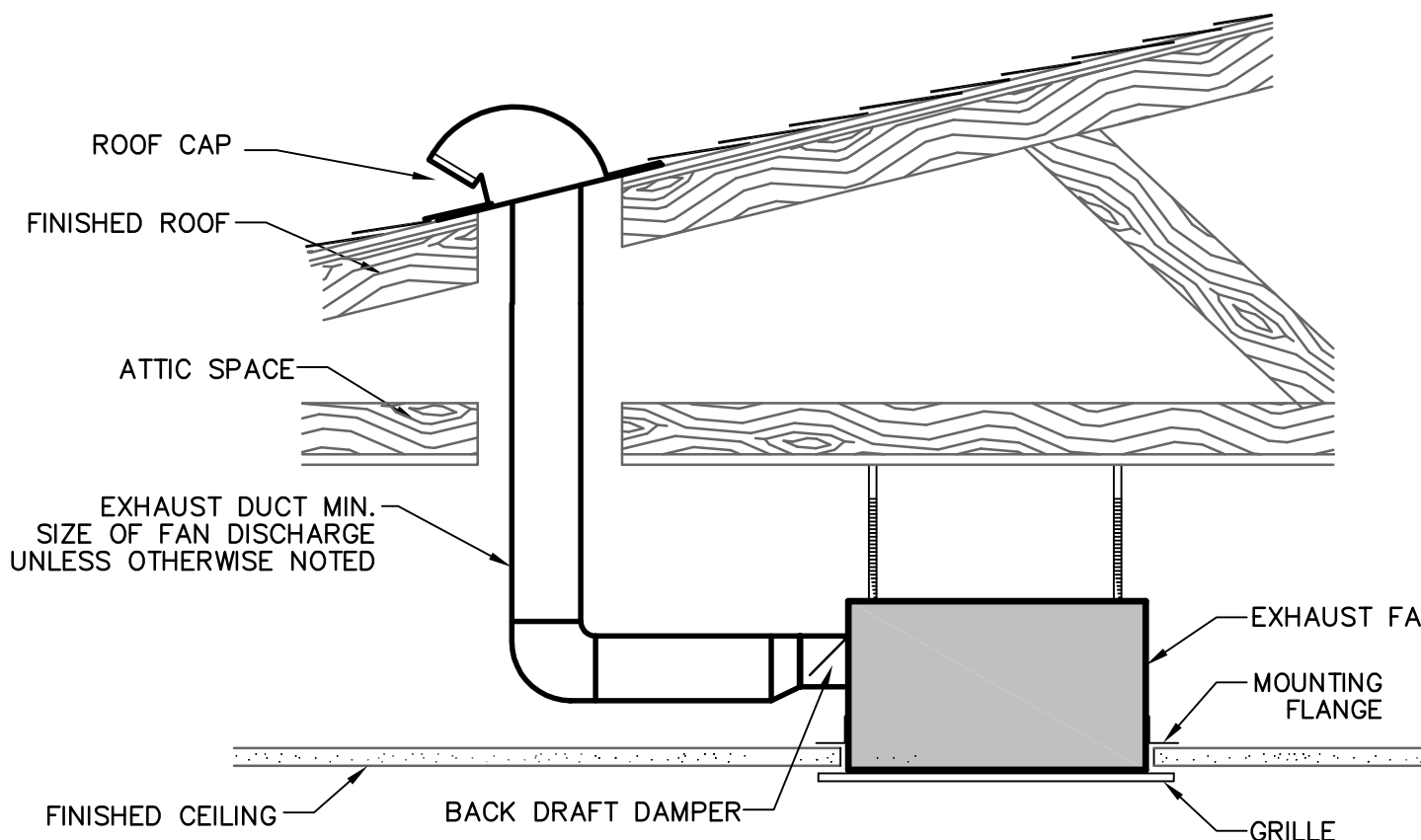


CONDENSING UNIT DETAIL 5  
NOT TO SCALE M4.0

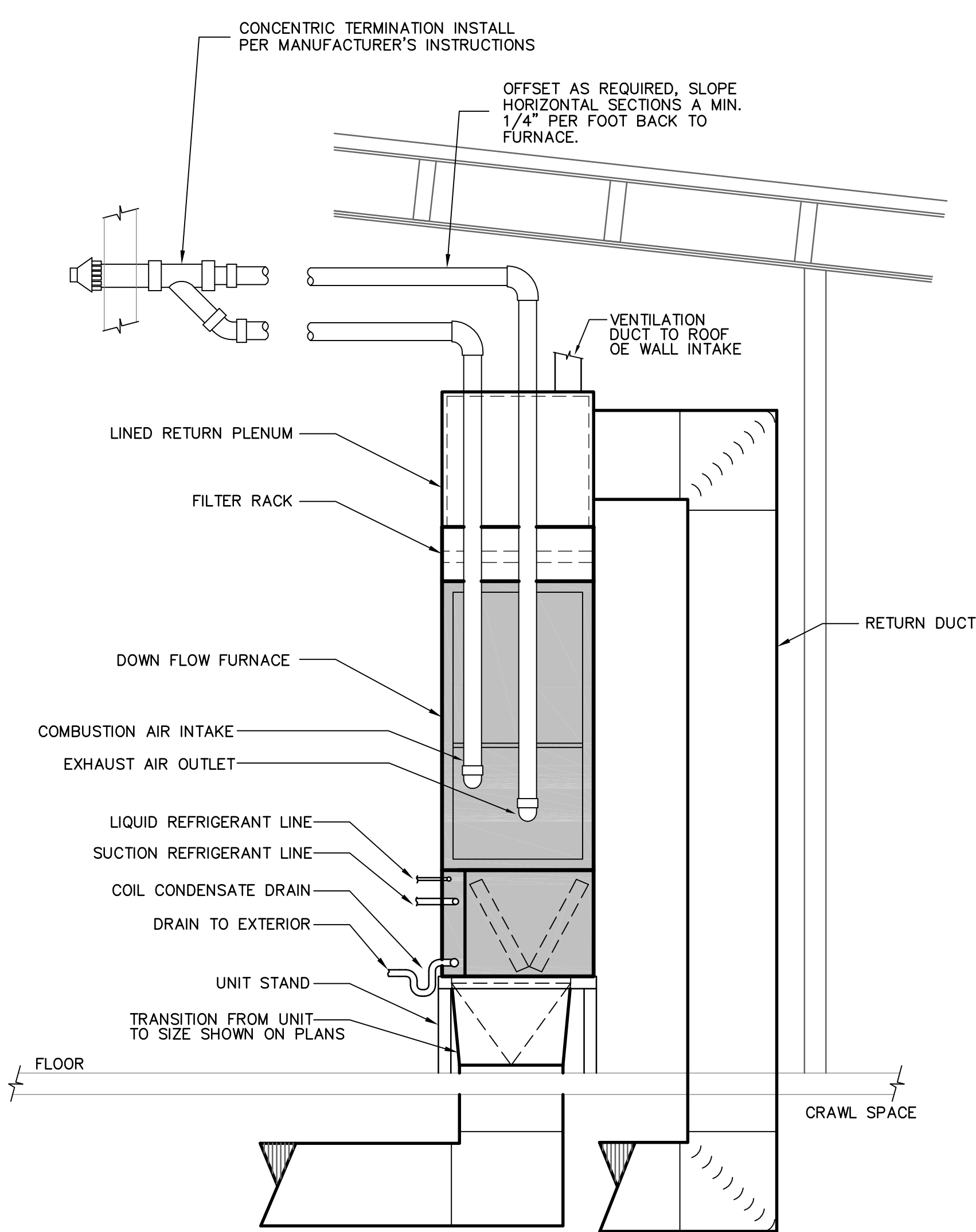


#SMART EXHAUST SETTINGS  
60 CFM REQUIRED / 125 CFM PROVIDED = .48 RUNTIME FACTOR  
0.48 RUNTIME FACTOR X 60 MINUTES = 29 MINUTES

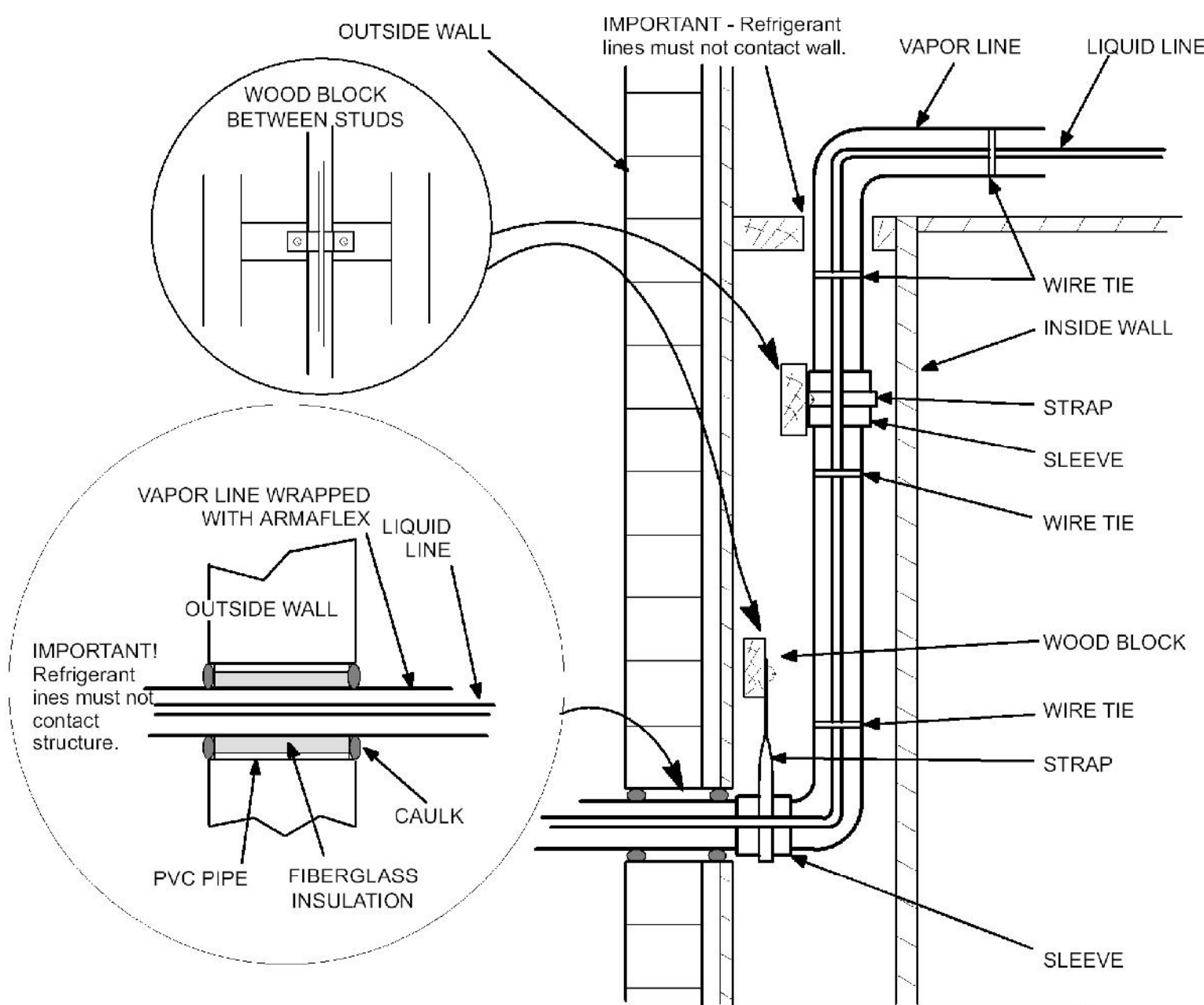
OSA VENTILATION CONTROL DETAIL 6  
NOT TO SCALE M4.0



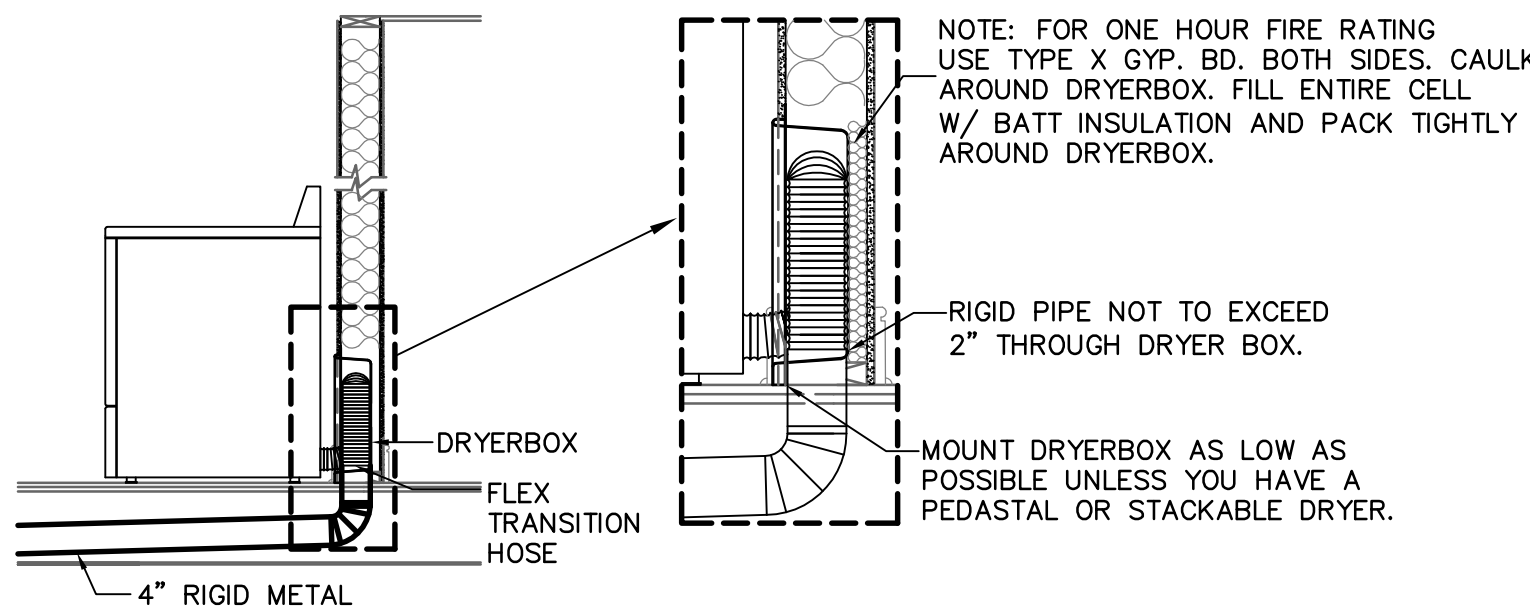
CEILING EXHAUST FAN DETAIL 7  
NOT TO SCALE M4.0



DOWN FLOW FURNACE DETAIL 3  
NOT TO SCALE M4.0

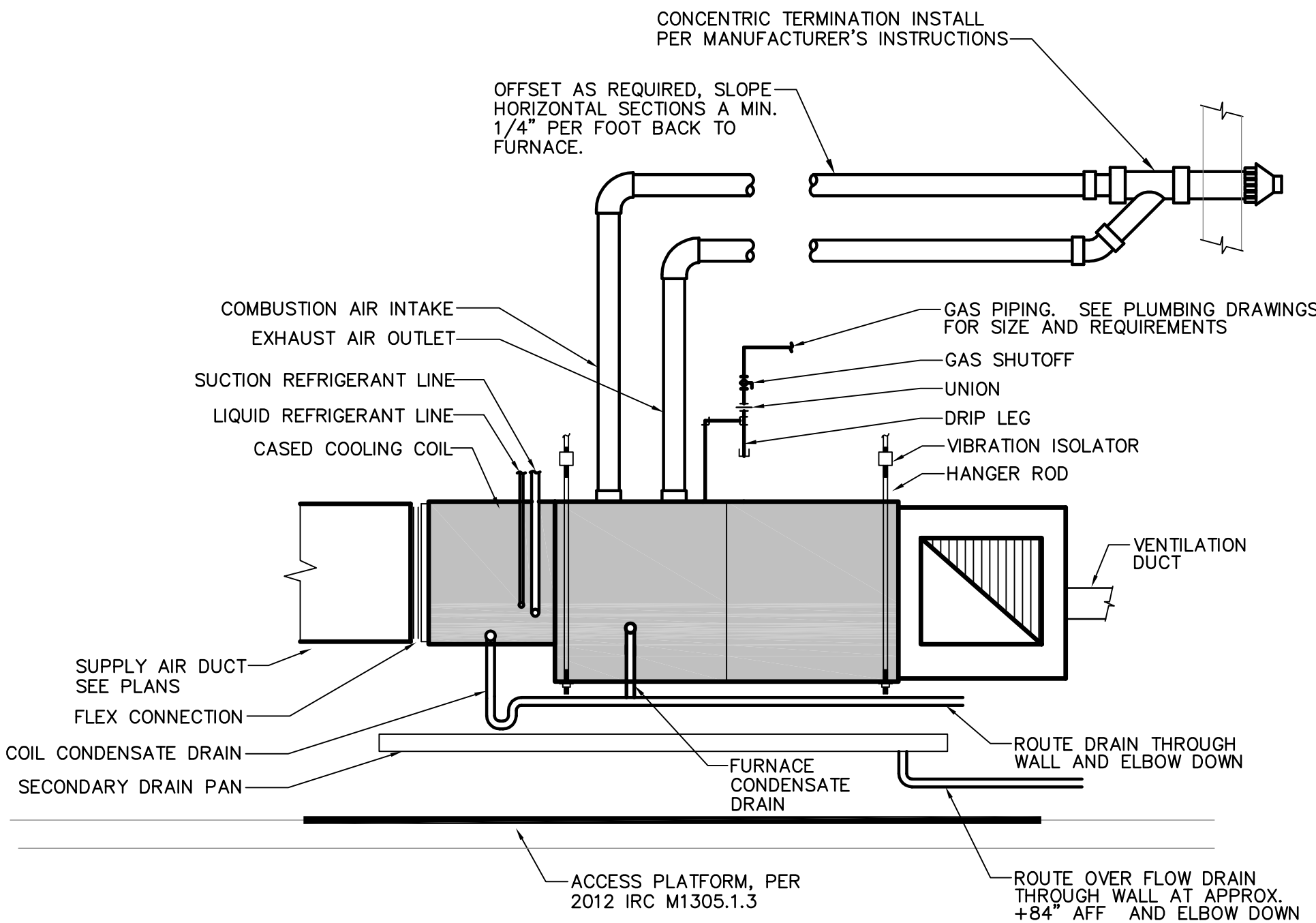


REFRIGERANT PIPING DETAIL 4  
M4.0



DRYERBOX INSTALLATION  
DRYERBOX RECEPTACLE SHALL BE METAL AND BE INSTALLED AS TO PERMIT THE PROPER AND SAFE COLLECTION OF THE DRYER TRANSITION HOSE. DRYERBOX SHOULD BE RESTING ON THE BOTTOM PLATE AND BE LOCATED AT OR NEAR THE CENTERLINE OF THE PROPOSED DRYER APPLIANCE.

DRYER BOX DETAIL 1  
NOT TO SCALE M4.0



HORIZONTAL GAS FURNACE DETAIL 2  
NOT TO SCALE M4.0



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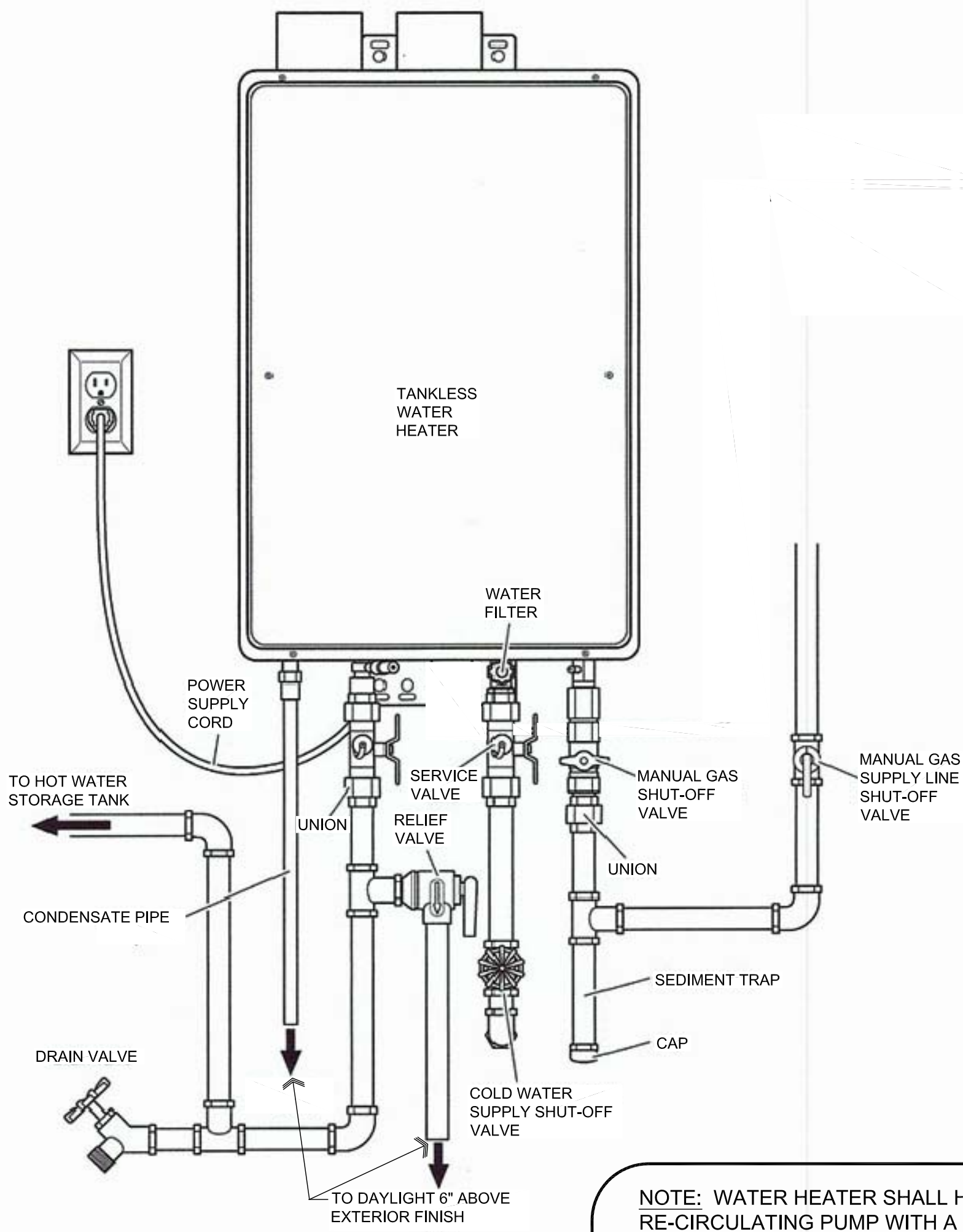
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**ARCHITECTURE & PLANNING**

**DRAWING:** Mechanical Details  
**PROJECT:** Randall Residence  
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Prescott, AZ 86305  
**APN:** 115-02-046

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NOTE: WATER HEATER SHALL HAVE A RE-CIRCULATING PUMP WITH A SWITCH TO TURN IT OFF WHEN NOT IN USE. HOT WATER PIPES SHALL BE INSULATED WITH MINIMUM OF R2 INSULATION.

## A2 Tankless Water Heater

Scale: N.T.S.

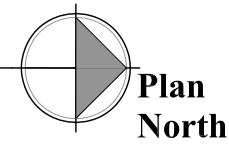
TABLE 402.4(4)  
SCHEDULE 40 METALLIC PIPE

Gas		Natural							
Inlet Pressure		Less than 2 psi							
Pressure Drop		6.0 in. w.c.							
Specific Gravity		0.60							

INTENDED USE: INITIAL SUPPLY PRESSURE OF 11.0-INCH W.C. OR GREATER									
PIPE SIZE (inch)									
Nominal	1/2	3/4	1	1 1/4	1 1/2	2	2 1/2	3	4
Actual ID	0.622	0.824	1.049	1.380	1.610	2.067	2.469	3.068	4.028
Length (ft)	Capacity in Cubic Feet of Gas Per Hour								
10	660	1,380	2,600	5,340	8,000	15,400	24,600	43,400	66,500
20	454	949	1,790	3,670	5,500	10,600	16,900	29,900	60,600
30	364	762	1,440	2,950	4,420	8,500	13,600	24,000	48,900
40	312	652	1,230	2,520	3,780	7,260	11,600	20,500	41,800
50	276	578	1,090	2,240	3,350	6,450	10,300	18,200	37,100
60	250	524	986	2,030	3,030	5,840	9,310	16,500	33,600
70	230	482	907	1,860	2,790	5,360	8,570	15,100	30,900
80	214	448	844	1,730	2,600	5,000	7,970	14,100	28,700
90	201	420	792	1,630	2,440	4,690	7,480	13,200	27,000
100	190	397	748	1,540	2,300	4,430	7,070	12,500	25,500
125	168	352	663	1,360	2,040	3,930	6,260	11,100	22,600
150	153	319	601	1,230	1,850	3,560	5,670	10,000	20,500
175	140	293	553	1,140	1,700	3,260	5,220	9,290	18,800

## B1 Plumbing Plan

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

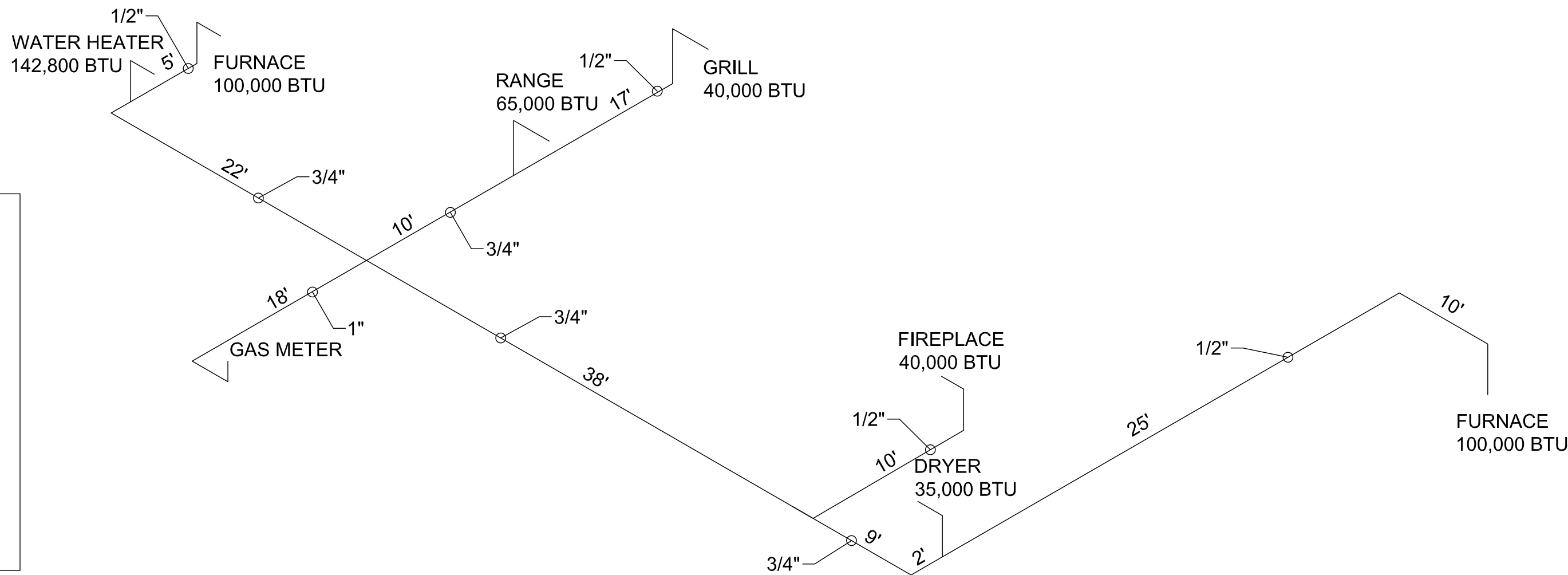


### Descriptive Keynotes

1. NATURAL GAS SHUT OFF VALVE / METER / REGULATOR.
2. FROST PROOF HOSE BIBB.
3. NATURAL GAS FIREPLACE.
4. DISHWASHER.
5. NATURAL GAS COOK TOP.
6. ELECTRIC DOUBLE OVENS AS SELECTED BY OWNER.
7. KITCHEN SINK.
8. PREP SINK.
9. WASHER.
10. NATURAL GAS CLOTHES DRYER.
11. UTILITY SINK.
12. TOILET / BIDET.
13. LAVATORY.
14. NATURAL GAS GRILL LOCATION.
15. PEDESTAL SINK.
16. ROOF DRAIN AND OVERFLOW ROOF DRAIN.
17. BATHTUB.
18. SHOWER.
19. HVAC.
20. TANKLESS WATER HEATER.

### Fixture Unit Calculations

TYPE	COUNT	HOT	COLD	COMBINED	TOTAL
FULL BATH GROUP	2	1.5	2.7	3.6	7.2
KITCHEN GROUP	1	1.9	1.0	2.5	2.5
LAUNDRY GROUP	1	1.8	1.8	2.5	2.5
HOSE BIBB	4	-	2.5	2.5	10
LAVATORY	1	.5	.5	.7	.7
WATER CLOSET	1	-	2.2	2.2	2.2
				TOTAL	25.1
25.1 WATER SUPPLY FIXTURE UNITS = 23.3 GALLONS PER MINUTE					
1 1/2" WATER LINE PROPOSED					



LENGTH OF PIPE FROM METER / REGULATOR TO FURTHEST APPLIANCE OUTLET IS 100'

TOTAL BTU DEMAND IS 522,800 BTUs

SIZED ACCORDING TO INTERNATIONAL FUEL CODE FOR NATURAL GAS / SCH 40 STEEL PIPE

IFGC 2012 TABLE 402.4 (1)

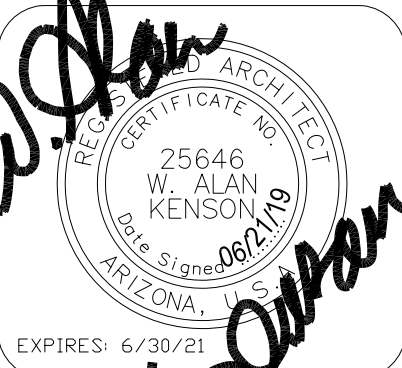
LENGTH: 100'  
BTU: 522,800  
SIZE: 1"

## B2 Gas Isometric

Scale: N.T.S.

REVISIONS	BY

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ARCHITECTURE & PLANNING

DRAWING: Plumbing Plan, Schedules and Gas Isometric

PROJECT: Randall Residence  
69 Wildwood Dr.  
Prescott, AZ 86305

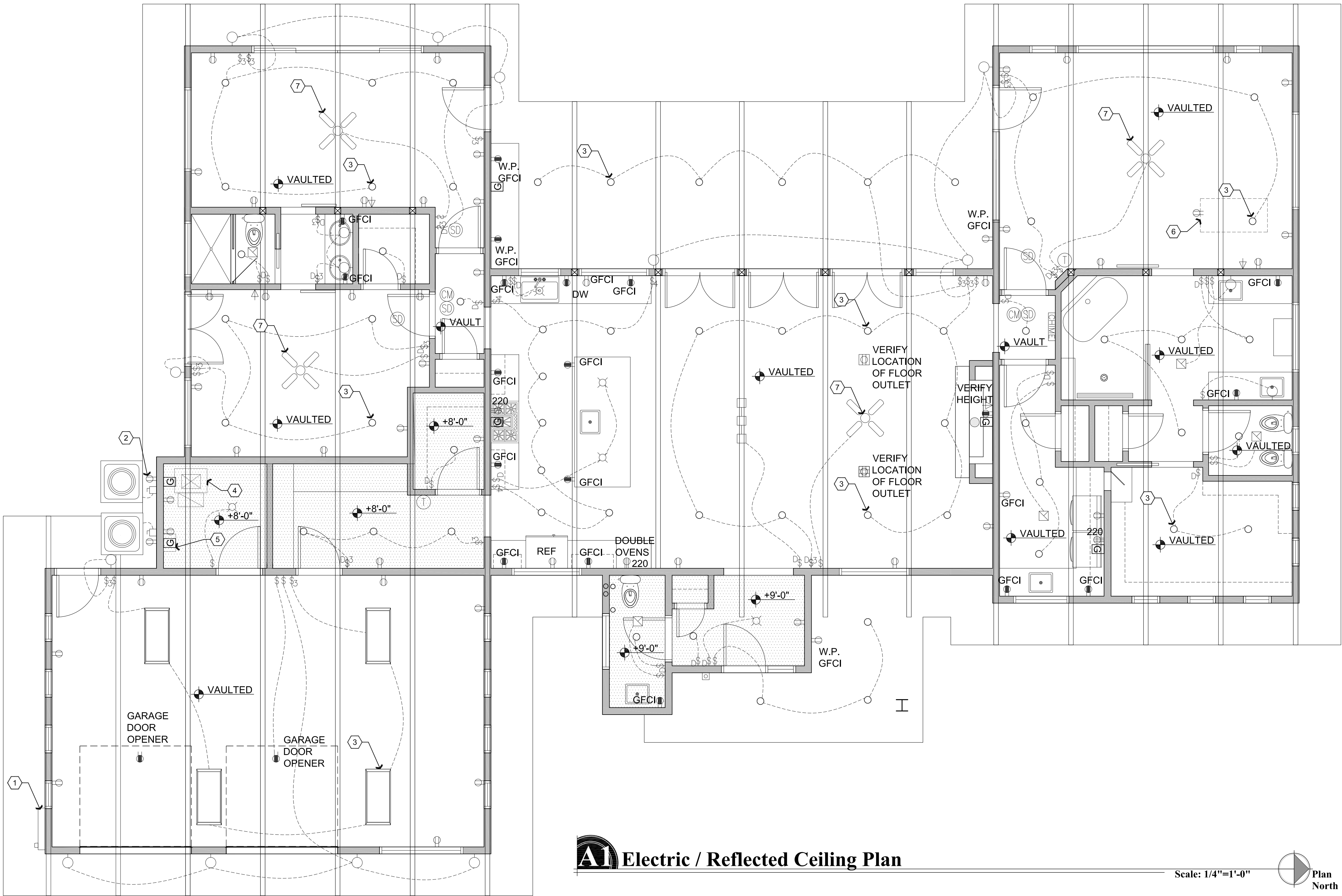
APN: 115-02-046

DRAWN BY L.O.
CHECKED BY W.A.K.
DATE June 21st, 2019
JOB NO. 703
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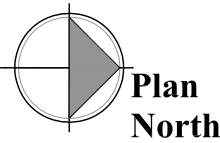


Jun 21, 2019 - 9:20am



**A1** Electric / Reflected Ceiling Plan

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



### General Electrical Notes

1. A MINIMUM OF TWO 20-AMPERE RATED BRANCH CIRCUITS SHALL BE PROVIDED FOR RECEPTACLES LOCATED IN THE KITCHEN, PANTRY, BREAKFAST, AND DINING AREAS. AN ADDITIONAL 20 AMPERE RATED BRANCH CIRCUIT SHALL BE PROVIDED TO THE LAUNDRY AND A SEPARATE 20 AMPERE RATED BRANCH CIRCUIT SHALL BE PROVIDED FOR BATHROOM RECEPTACLES.
2. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
3. IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUN ROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH.
4. IN KITCHEN AND DINING ROOMS, AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND OR PENINSULAR COUNTER SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES.
5. IN KITCHEN AND DINING ROOMS, AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTER SPACE 12 INCHES OR WIDER SO THAT NO POINT ALONG THE WALL IS MORE THAN 24 INCHES FROM A RECEPTACLE OUTLET AND SHALL BE GFCI PROTECTED.
6. PROVIDE AT LEAST ONE WEATHERPROOF RECEPTACLE OUTLET, NOT MORE THAN 6 FEET 6 INCHES ABOVE GRADE AND GFCI PROTECTED, AT THE FRONT AND BACK OF EACH DWELLING. ALL RECEPTACLES INSTALLED OUTDOORS MUST BE GFCI PROTECTED.
7. PROVIDE AT LEAST (1) ONE RECEPTACLE OUTLET IN HALLWAYS 10 FEET OR MORE IN LENGTH.
8. A 125 VOLT, SINGLE PHASE, 15 OR 20 AMPERE RATED RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING, AIR CONDITIONING AND REFRIGERATION EQUIPMENT. THE RECEPTACLE SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT.
9. ALL 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL BE GFCI PROTECTED: BATHROOMS, GARAGES, UNFINISHED ACCESSORY BUILDINGS, CRAWL SPACES, UNFINISHED BASEMENTS, BAR SINKS (WITHIN 6 FEET) AND LAUNDRY ROOM SINKS (WITHIN 6 FEET).
10. PROVIDE AT LEAST (1) ONE WALL MOUNTED SWITCH CONTROLLED LIGHTING OUTLET IN EVERY HABITABLE ROOM AND BATHROOM.
11. PROVIDE A LIGHTING OUTLET ON THE EXTERIOR SIDE OF ALL EXITS/ENTRANCES.
12. A RECEPTACLE SHALL NOT BE INSTALLED WITHIN A BATHTUB OR SHOWER SPACE.
13. FIXTURES, FITTINGS, BOXES AND RECEPTACLES LOCATED IN DAMP OR WET LOCATIONS SHALL BE "LISTED" TO BE SUITABLE FOR SUCH LOCATION.
14. PROVIDE INTERCONNECTED SMOKE ALARMS IN EACH SLEEPING ROOM, IMMEDIATELY OUTSIDE EACH SLEEPING ROOM, ON EACH ADDITIONAL STORY INCLUDING BASEMENTS, AND IN THE HALLWAY. SMOKE ALARMS SHALL BE HARD WIRED WITH BATTERY BACKUP.
15. PROVIDE A GROUNDING ELECTRODE SYSTEM. PROVIDE BONDING TO THE INTERIOR WATER PIPING AND ABOVE GROUND PORTION OF GAS PIPING SYSTEM.
16. EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT.

### Descriptive Keynotes

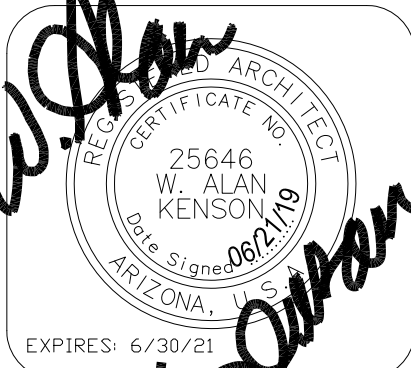
1. PROVIDE ELECTRICAL SERVICE ENTRANCE SECTION AND METER, 200 AMP, SINGLE PHASE SERVICE.
2. PROVIDE POWER TO CONDENSING UNIT.
3. PROVIDE LIGHT FIXTURE, TYPICAL, REFER TO LEGEND FOR TYPE.
4. FURNACE / AC.
5. PROVIDE NATURAL GAS TANKLESS WATER HEATER WITH RE-CIRCULATING PUMP, REFER TO PLUMBING PLANS.
6. PROVIDE FURNACE / AC IN CRAWL SPACE, REFER TO MECHANICAL PLANS.
7. PROVIDE CEILING FAN.

### Legend

- ELECTRICAL SERVICE ENTRANCE SECTION
- DISCONNECT
- JUNCTION BOX
- DUPLEX RECEPTACLE, AT 18" A.F.F.
- DUPLEX RECEPTACLE ABOVE COUNTER OR HEIGHT AS INDICATED
- HALF SWITCHED DUPLEX RECEPTACLE
- SPECIAL RECEPTACLE
- FOURPLEX RECEPTACLE
- FLOOR MOUNTED DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE IN CEILING
- SWITCH, SINGLE POLE AT 48" A.F.F.
- SWITCH, THREE WAY AT 48" A.F.F.
- SWITCH, PRESET DIMMER , 48" A.F.F.
- LIGHT FIXTURE, FLUORESCENT
- UNDER CABINET LIGHTING
- LIGHT FIXTURE, CEILING MOUNTED
- LIGHT FIXTURE, RECESSED, TRIM TO BE DETERMINED
- LIGHT FIXTURE, ADJUSTABLE SPOT
- LIGHT FIXTURE, WALL MOUNTED
- TELEPHONE AND DATA PORT AT 18" A.F.F.
- CABLE TELEVISION OUTLET AT 18" A.F.F.
- DOORBELL SWITCH
- DOORBELL CHIME
- SMOKE DETECTOR / FIRE ALARM
- EXHAUST FAN
- THERMOSTAT
- PENDANT OR CHANDELIER

REVISIONS	BY

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**ARCHITECTURE & PLANNING**

**DRAWING:** Electric / Reflected Ceiling Plan

**PROJECT:**

Randall Residence  
69 Wildwood Dr.  
Prescott, AZ 86305

**APN:**

115-02-046

DRAWN BY L.O.
CHECKED BY W.A.K.
DATE June 21st, 2019
JOB NO. 703
SHEET

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