Padilla Residence

PRESCOTT, ARIZONA

General Notes

1. A COPY OF THE CITY OF PRESCOTT 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: R-30 SHALL BE DEEMED TO SATISFY THE REQUIREMENTS FOR R-38 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT EAVES. MARKERS SHALL BE AFFIXED TO THE TRUSSES OR JOISTS AND MARKED WITH THE MINIMUM INSTALLED THICKNESS BY ONE (1) INCH HIGH NUMBERS. A MINIMUM OF ONE (1) MARKER SHALL BE INSTALLED FOR EVERY 300 SQUARE FEET OF AREA WITH NUMBERS TO FACE THE ATTIC ACCESS OPENING.
9. WOOD FRAMED WALLS: INSULATION SHALL BE IN SUBSTANTIAL CONTACT WITH THE SURFACE BEING INSULATED TO AVOID AIR PATHS THAT BYPASS THE INSULATION. INSULATION SHALL NOT BE COMPRESSED BY THE INSET STAPLING OF BATT INSULATION OR OTHER MEANS. INSULATION SHALL FILL CAVITIES COMPLETELY BY CUTTING INSULATION AROUND ELECTRICAL OUTLETS AND SWITCHES, AND BY SLICING INSULATION TO FIT BEHIND AND IN FRONT OF ELECTRICAL WIRING IN THE CAVITY AND PLUMBING PIPE.
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.
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.

Project Information

CLIENT:	Rob and Barbara Padilla	PH: (602) 359-2012 CONTACT: Rob Padilla
PREPARED BY:	W. Alan Kenson & Assoc., P.C. P.O. Box 11593 Prescott, AZ 86304	PH: 928-443-5812 CONTACT: Alan Kenson WAKA@cableone.net
JOBSITE ADDRESS:	1911 Perfect Place Prescott, AZ 86305	
PARCEL NUMBER:	115-01-117	
ZONING:	SF-35	
SITE USE:	Residential	
OCCUPANCY:	Group R	
CONST. TYPE:	VB	
CURRENT CODE:	2012 International Residential Code 2012 International Fire Code 2012 International Plumbing Code 2012 International Mechanical Code 2012 International Fuel Gas Code 2012 International Electrical Code 2012 National Electrical Code	

AREA SUMMARY:

Livable:	3,475 S.F.
Garage:	1467 S.F.
Covered Porch:	482 S.F.
Covered Patio:	706 S.F.
Total under roof:	6,224 S.F.

Sheet Index

Graphic Standards

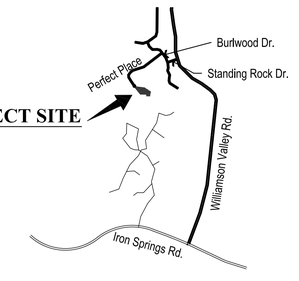
- NORTH ARROW INDICATOR
- DETAIL DESIGNATOR (NUMBER / SHEET)
- BUILDING SECTION DESIGNATOR (LETTER / SHEET)
- GRID LINE DESIGNATOR
- REVISION DESIGNATOR (NUMBER)
- ELEVATION DESIGNATOR (#/SHEET)
- DESCRIPTIVE NOTE DESIGNATOR
- ROOM NUMBER / FINISH DESIGNATOR
- DOOR NUMBER DESIGNATOR (#)
- DOOR TYPE DESIGNATOR (LETTER)
- WINDOW TYPE DESIGNATOR
- WALL TYPE DESIGNATOR

Deferred Submittals

The following item is required and will be provided as a deferred submittal:

1. Fire Sprinkler System.
Automatic Fire Sprinkler System submittal documents for deferred submittal shall be submitted to the local fire district, 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 fire marshal having jurisdiction.

Vicinity Map



Architect:

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

Jul 19, 2015 - 9:46am

REVISIONS	BY

REGISTERED ARCHITECT CERTIFICATE NO. 25646 W. ALAN KENSON Date Signed 07/17/15 ARIZONA EXPIRES: 6/30/18

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ARCHITECTURE & PLANNING

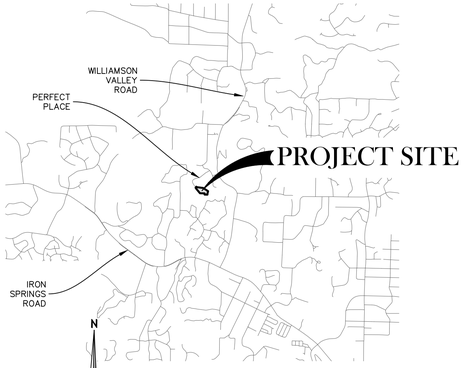
DRAWING: COVER SHEET

PROJECT: Padilla House
1911 Perfect Place
Prescott, AZ 86305

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	July 17th, 2015
SCALE	AS NOTED
JOB NO.	671
SHEET	CS

PADILLA RESIDENCE
GRADING & DRAINAGE PLAN

APN: 115-01-117, LOT 29 OF NORTH FORTY SUBDIVISION,
LOCATED IN SECTION 19, TOWNSHIP 14 NORTH, RANGE 2 WEST
GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA



VICINITY MAP

0 1/4 1/2 1 MI
SCALE: 1" = 1/2 MILE

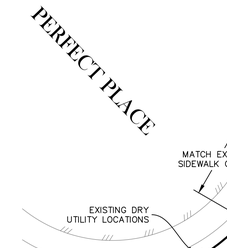
LEGEND

- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- RIGHT-OF-WAY
- BUILDING SETBACK
- ROOF LINE
- STRAW WADDLE
- 4970 EXISTING INDEX CONTOUR
- 4969 EXISTING INTERMEDIATE CONTOUR
- EXISTING EDGE OF PAVEMENT
- PROPOSED DRAINAGE FLOWLINE
- 4970 PROPOSED ELEVATION CONTOUR
- CALCULATED POINT
- SITE BENCHMARK
- FLOW FLOW PROPOSED FLOW PATTERNS
- PROPOSED HARDSCAPE
- PROPOSED STACKED ROCK HEADWALL

ESTIMATED EARTHWORK:
RAW CUT = 882 C.Y.
RAW FILL = 775 C.Y.

NOTES FOR EARTHWORK ASSUMPTIONS:

1. 8" OVER-EXCAVATION FOR DRIVEWAY SECTION.
2. 8" OVER-EXCAVATION FOR FOR SLAB ON GRADE.
3. NO OVER-EXCAVATION INCLUDED FOR UNDERLYING SOILS.
4. CONTRACTOR SHALL OBTAIN SEPARATE GRADING PERMIT FOR SURPLUS MATERIAL PLACED OFF-SITE IN CONFORMANCE WITH THE YAVAPAI COUNTY GRADING ORDINANCE.

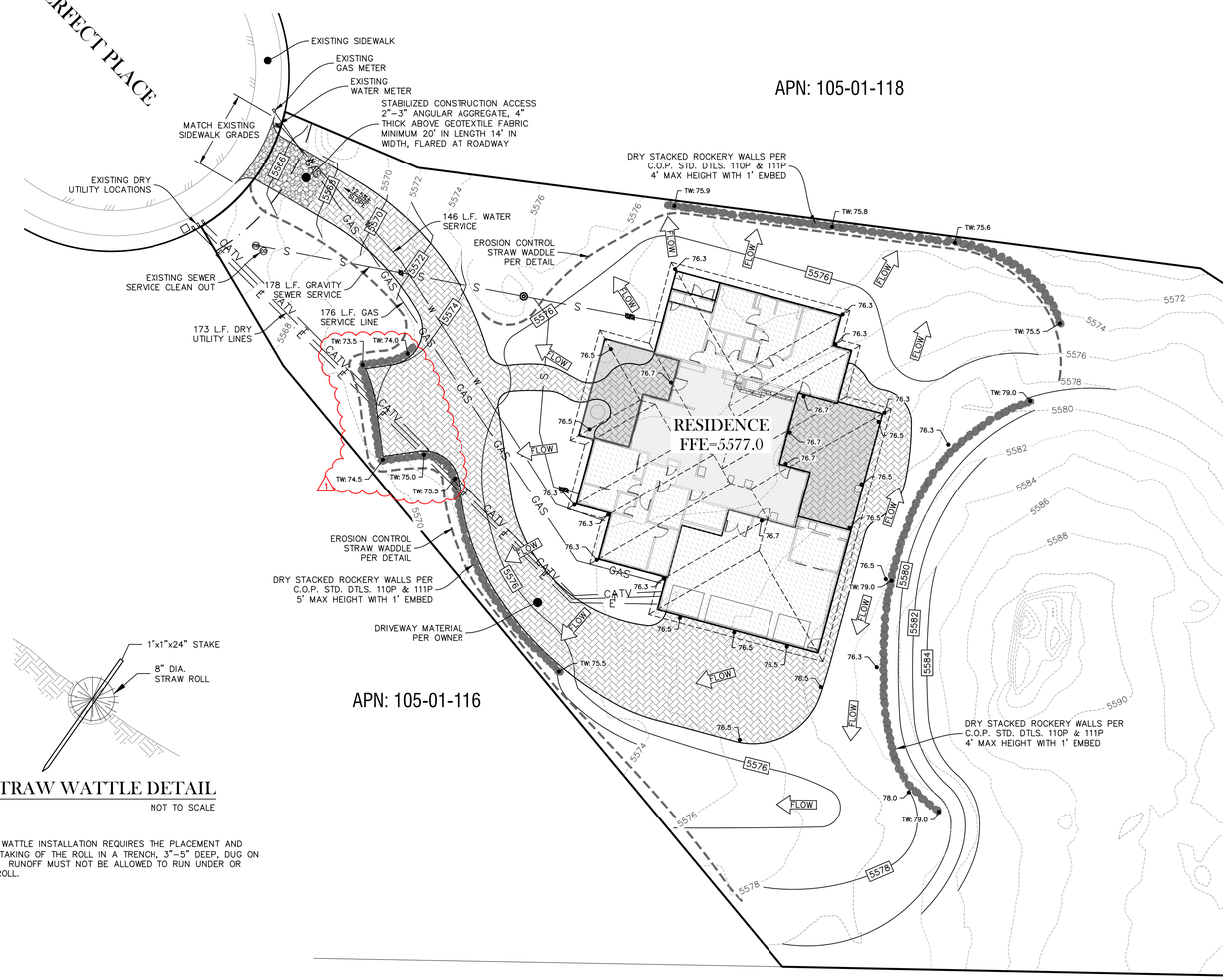


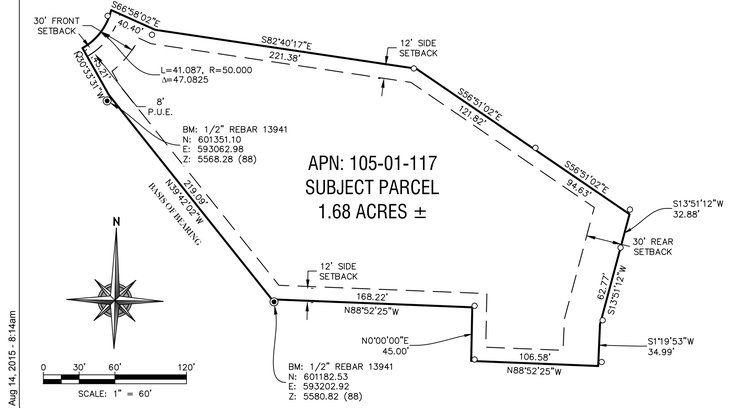
STRAW WATTLE DETAIL

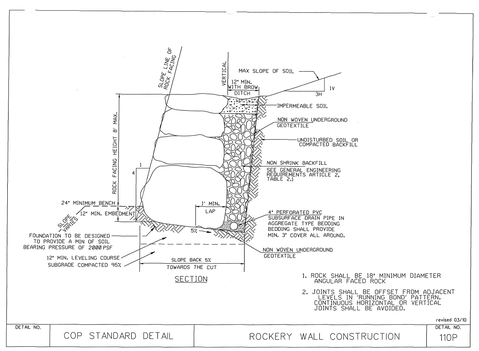
NOT TO SCALE

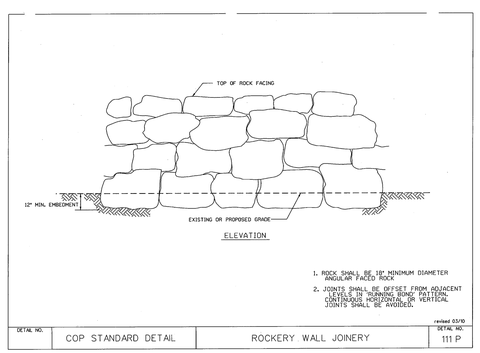
NOTE:

1. STRAW WATTLE INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.









SITE PLAN NOTES:

1. THIS MAP DOES NOT REPRESENT THE RESULTS OF A BOUNDARY SURVEY. NO BOUNDARY SURVEY WAS PERFORMED OR IS IMPLIED BY THIS MAP.
2. PROPERTY BOUNDARY PER BOOK 57 OF MAPS AND PLATS, PAGE(S) 81-83, YCRO.
3. ALL EASEMENTS OF RECORD MAY NOT BE PLOTTED HEREON.
4. TOPOGRAPHIC SURVEY PROVIDED BY NEXUS SOUTHWEST LLC.
5. CONTOUR INTERVAL = 2'

CONSTRUCTION SPECIFICATIONS

GENERAL

ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH C.O.P. ENGINEERING STANDARDS AND SPECIFICATIONS, "MARICOPA ASSOCIATION OF GOVERNMENTS UNIFORM STANDARD" (MAC SPECS), "MARICOPA ASSOCIATION OF GOVERNMENTS UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION" (MAG DETAILS), "YAVAPAI COUNTY ASSOCIATION OF GOVERNMENTS UNIFORM STANDARD AND DETAILS" (YAG SPECS & DETAILS), 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 CITY ENGINEER 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.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ANY REQUIRED PERMITS NECESSARY FOR CONSTRUCTION.

CITY OF PRESCOTT THE ISSUANCE OF A GRADING PERMIT FOR ANY EXCAVATION OR GRADING (INCLUDING PLACEMENT OF FILL). A RIGHT-OF-WAY PERMIT IS REQUIRED PRIOR TO COMMENCING ANY WORK WITHIN ANY RIGHT-OF-WAY.

THESE PLANS ARE SUBJECT TO THE INTERPRETATION OF INTENT BY THE ENGINEER. ALL QUESTIONS REGARDING THESE PLANS SHALL BE DIRECTED TO 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.

PONDING OF SURFACE WATER SHALL NOT BE PERMITTED DURING CONSTRUCTION OR BE PRESENT AFTER FINAL LOT GRADING.

ROOF DRAINS SHALL DISCHARGE A MINIMUM OF FIVE (5) FEET AWAY FROM BUILDING STRUCTURE.

UTILITIES

THESE PLANS REPRESENT A REASONABLE EFFORT TO SHOW LOCATIONS OF EXISTING UNDERGROUND UTILITIES WITHIN THE PROJECT LIMITS. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES CAUSED IN CONSTRUCTION. THE CONTRACTOR IS TO VERIFY THE LOCATION AND THE ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION OR CONSTRUCTION, SHOULD ANY LOCATION OR ELEVATION DIFFER FROM THAT SHOWN ON PLANS, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE PROPER UTILITY OWNER'S AGENT.

LOCATION OF UNDERGROUND UTILITIES SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ARS 40-360.22 PRIOR TO ANY EXCAVATION. CONTRACTOR PERFORMING EXCAVATING OPERATIONS IS 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.

LOCATION OF ALL WATER VALVES MUST BE REFERENCED AT ALL TIMES DURING CONSTRUCTION AND MADE AVAILABLE TO THE WATER COMPANY. ONLY WATER COMPANY EMPLOYEES ARE AUTHORIZED TO OPERATE THE WATER VALVES AND FIRE HYDRANT CONNECTIONS TO THE COMPANY'S WATER SYSTEM.

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, AND 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 RIGHTS-OF-WAY. SAFETY SHALL BE A PRIMARY CONSIDERATION IN THE PLACEMENT OF SHRUBBERY AND SIGNS WHICH COULD POSSIBLY DISRUPT THE SIGHT DISTANCE OF MOTORISTS.

GRADING

TESTING:

A. TESTING OF MATERIALS AND CONSTRUCTION PERFORMANCE BY AN APPROVED TESTING LAB IS REQUIRED.

B. THE GEOTECHNICAL LAB AND CITY OF PRESCOTT WILL DETERMINE THE NUMBER AND TYPE OF TESTS NEEDED.

C. THE CONTRACTOR/DEVELOPER WILL 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 FOR CUT SECTIONS IS 2:1 AND FOR FILL SECTIONS IS 2:1, HORIZONTAL TO VERTICAL.

MAXIMUM LIFT THICKNESSES IN FILL SECTIONS IS NOT TO EXCEED 6"

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.

CITY OF PRESCOTT SINGLE FAMILY SITE EROSION CONTROL DETAIL NOTES

1. DEPENDING ON CONTRACTORS PRACTICES, THESE MEASURES MAY BE VARIED WITH APPROVAL FORM THE CITY ENGINEER OR DESIGNEE.
2. CONTRACTOR SHALL CONFORM TO ALL EROSION PREVENTION AND SEDIMENT CONTROL NOTES AND DETAILS.
3. PERIMETER PROTECTION IS REQUIRED ON THE DOWN STREAM SIDE OF THE LOT OR DISTURBED AREAS.
4. CONSTRUCTION ACCESS MAY BE SIZED TO FIT THE SITE, OR A COMBINATION OF OTHER CONTROL MEASURES MAY BE USED TO PREVENT TRACK OUT WITH APPROVAL FROM THE CITY ENGINEER OR DESIGNEE.
5. STOCKPILES MUST BE LOCATED AWAY FROM PAVED AREAS AND DRAINAGE FACILITIES AND MUST HAVE PERIMETER PROTECTION. DURING WET SEASONS, ADDITIONAL CONTROL MAY BE REQUIRED AT THE DISCRETION OF THE CITY ENGINEER OR DESIGNEE.
6. EROSION & SEDIMENT CONTROL MEASURES MUST BE MAINTAINED AND FUNCTION DURING CONSTRUCTION ACTIVITY.

REVISIONS	BY
CITY OF PRESCOTT COMMENTS 8/13/15 (1)	TS

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

DRAWING: GRADING & DRAINAGE PLAN

PROJECT: Padilla House
1911 Perfect Place
Prescott, AZ 86305

DRAWN BY	T.S.
CHECKED BY	D.B.
DATE	July 16th, 2015
SCALE	AS NOTED
JOB NO.	671
SHEET	C1

Aug 14, 2015 - 8:14am

Descriptive Keynotes

1. PROPERTY LINE.
2. PROVIDE 3/4" WATER METER AT EXISTING STUB OUT.
3. EXISTING GAS STUB OUT.
4. EXISTING SEWER SERVICE STUB OUT.
5. EXISTING ELECTRICAL STUB OUT.
6. EXISTING CABLE TV BOX.
7. EXISTING TELEPHONE STUB OUT.
8. EXISTING ASPHALT PAVED ROAD.
9. CONCRETE PAVERS.
10. LINE OF ROOF OVERHANG ABOVE.
11. PROVIDE TWO WAY SEWER CLEAN OUT.
12. CONDENSING UNIT REFER TO MECHANICAL PLANS.
13. NATURAL GAS SHUT OFF VALVE.
14. 1 1/2" SCHEDULE 40 PVC WATER LINE.
15. POLYETHYLENE NATURAL GAS LINE.
16. 2" DB 120 ELECTRICAL CONDUIT FOR TELEPHONE CABLE.
17. DB 120 ELECTRICAL CONDUIT, SIZE TO BE DETERMINED BY ARIZONA PUBLIC SERVICE.
18. 4" SDR 35 WASTE LINE.
19. PROVIDE BACKWATER VALVE.
20. PROVIDE SEWER CLEANOUT.
21. EXISTING ELECTRICAL TRANSFORMER.
22. DRY STACK ROCKERY WALL. REFER TO CIVIL PLANS.
23. 2" SCHEDULE 40 PIPE SLEEVE FOR DRIP IRRIGATION SYSTEM.
24. 2" DB 120 ELECTRICAL CONDUIT FOR CATV CABLE.
25. LOCATION OF FIRE DEPARTMENT OPERATIONAL PLATFORM. (1)
26. LOCATION OF FIRE DEPARTMENT TURN OUT.

A1 Site Plan

Scale: 1"=20'-0"

North

Aug 13, 2015 - 10:31am

REVISIONS | BY
1 CITY COMMENTS 8-13-2015 | LO

REGISTERED ARCHITECT CERTIFICATE NO. 25646 W. ALAN KENSON Date Signed 07/17/15 ARIZONA EXPIRES: 6/30/18

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

DRAWING: ARCHITECTURAL SITE PLAN

PROJECT: Padilla House
1911 Perfect Place
Prescott, AZ 86305

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: July 17th, 2015
SCALE: AS NOTED
JOB NO.: 671
SHEET: A1

A1 **Landscape Plan**

Scale: 1"=10'-0"

North

Descriptive Keynotes

1. PROPERTY LINE.
2. CONCRETE PAVERS.
3. LINE OF ROOF OVERHANG ABOVE.
4. CONDENSER UNIT. REFER TO MECHANICAL PLANS.
5. DRY STACK ROCKERY WALL. REFER TO CIVIL PLANS.
6. WATER FEATURE.
7. IRRIGATION CONTROLLER LOCATION.
8. TYPICALLY INDICATES EXTENT OF DECORATIVE ROCK.

Legend

- TYPICALLY INDICATES PROPOSED RESIDENCE
- TYPICALLY INDICATES PROPOSED PAVERS
- TYPICALLY INDICATES PROPOSED GRASS AREA
- TYPICALLY INDICATES PROPOSED DECORATIVE ROCK

Plant Schedule

SYMBOL	SIZE	QUANTITY	NAME
	5 GAL	15	NANDINA
	1 GAL	92	DEER GRASS
	1 GAL	14	RUSSIAN SAGE
	1 GAL	24	TEXAS SAGE
	1 GAL	6	EVERGREEN SALVA GREGGI
	1 GAL	51	BLUE PFITZER JUNIPER
	1 GAL	11	ROSEMARY
	1 GAL	13	HALLS HONEYSUCKLE
	2'-3'	12	BOULDER CLUSTER
	15 GAL	3	CLUMP ASPEN
	15 GAL	2	PURPLE LEAF PLUM
	15 GAL	1	SYCAMORE
	15 GAL	2	MONDEL PINE
	15 GAL	5	LEYLANDI CYPRESS
	15 GAL	1	ARIZONA ASH
	15 GAL	2	SUNBURST HONEY LOCUST
	EXISTING	EXISTING	EXISTING PINE
	EXISTING	EXISTING	EXISTING OAK
	EXISTING	EXISTING	EXISTING JUNIPER

NOTES:
1. LANDSCAPE PLANTINGS SHALL BE WATERED VIA DRIP IRRIGATION SYSTEM ON LANDSCAPE TIME CLOCK.
2. PROVIDE BACKFLOW PREVENTOR FOR DRIP IRRIGATION SYSTEM.
3. SPRAY ALL GROUND COVER AREAS W/ PRE-EMERGENT FOR WEED CONTROL.
4. PROVIDE WEED BARRIER IN ALL PLANTER AREAS.
5. GROUND COVER IN ALL PLANTER AREAS SHALL BE 3/4" COLORED ROCK. WHERE SLOPES ARE TOO STEEP, PROVIDE 2" - 3" FRACTURED RIP RAP OF MATCHING COLOR.
6. REFER TO LANDSCAPE DETAILS, SHEET A2.1

REVISIONS		BY
1	CITY COMMENTS 8-13-2015	LO

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 07/17/15
ARIZONA
EXPIRES: 6/30/18

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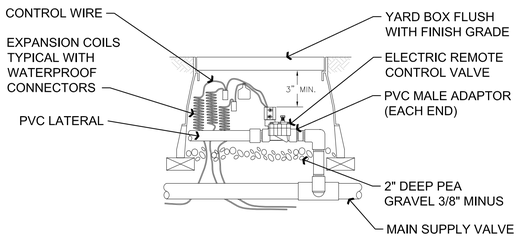
ARCHITECTURE & PLANNING

DRAWING: LANDSCAPE PLAN

PROJECT: Padilla House
1911 Perfect Place
Prescott, AZ 86305

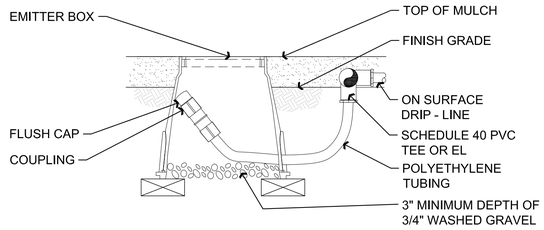
DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: July 17th, 2015
SCALE: AS NOTED
JOB NO.: 671
SHEET: **A2**

Aug 13, 2015 - 10:59am



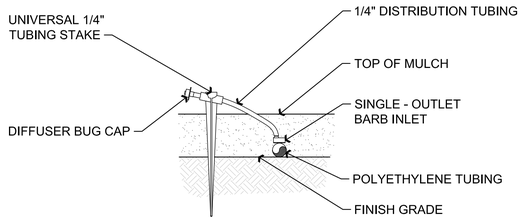
NOTE: SEAL ALL THREADED JOINTS / FITTINGS WITH APPROVED SEALANT PRIOR TO ASSEMBLY

A4 Typical Electric Remote Control Valve



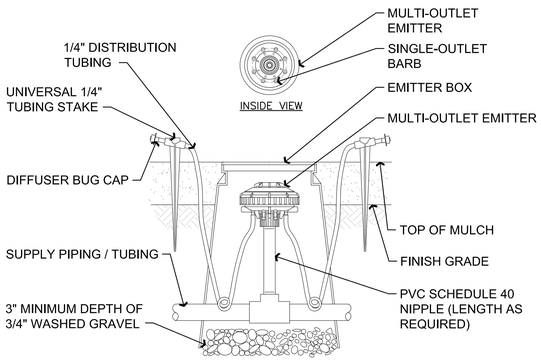
NOTE: ALLOW A MINIMUM 6" OF DRIP - LINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

B4 Typical Drip Line Flush Box



NOTE: FOR SLOPED CONDITIONS PLACE DISTRIBUTION POINT AT THE HIGH POINT OF THE PLANTING WELL.

B3 Typical Single - Port Emitter

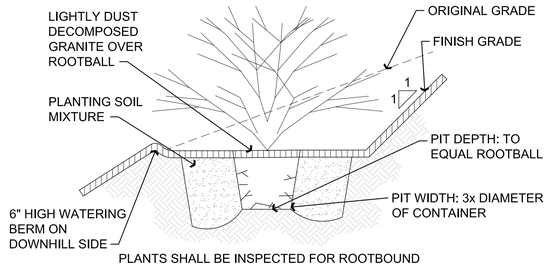


NOTE: COIL ADDITIONAL 9" OF TUBING IN EMITTER BOX TO FACILITATE MAINTENANCE.

INSTALL A MINIMUM OF (1) MULTI-PORT EMITTER PER TREE - EQUALLY SPACED AROUND DRIP LINE OF TREE CANOPY TYPICAL. OPEN ADDITIONAL PORTS AND INSTALL SPAGHETTI DISTRIBUTION TUBING TO PROVIDE ADEQUATE WATER AS TREE MATURES, (TYP.)

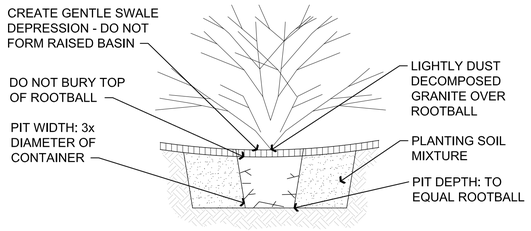
FOR SLOPED CONDITIONS PLACE DISTRIBUTION POINT AT THE HIGH POINT OF PLANTING WELL.

B1 Typical Multi - Port Emitter



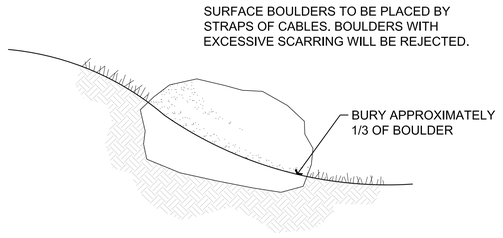
PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

C4 Typical Shrub Planting on Slope



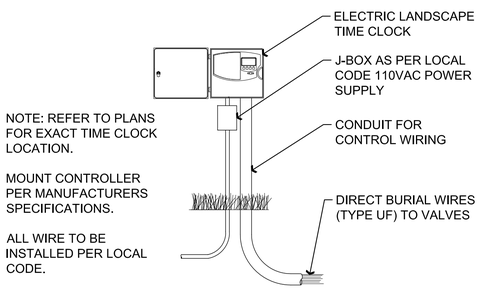
PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

C3 Typical Shrub Planting

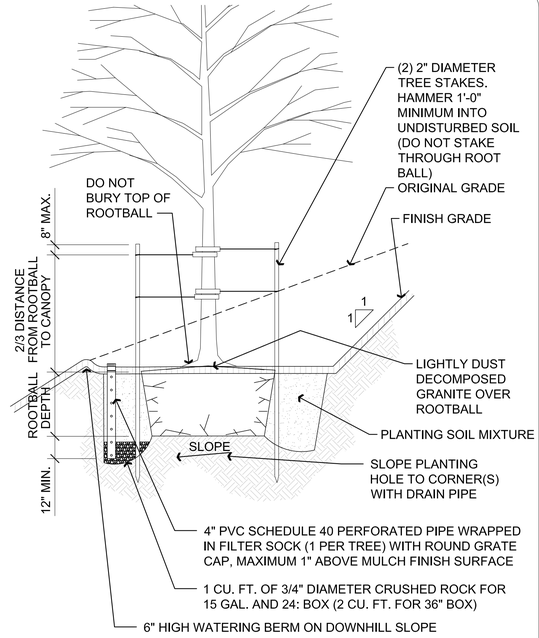


FOR SIZING OF BOULDERS REFER TO LANDSCAPE SCHEDULE

C2 Typical Boulder Detail



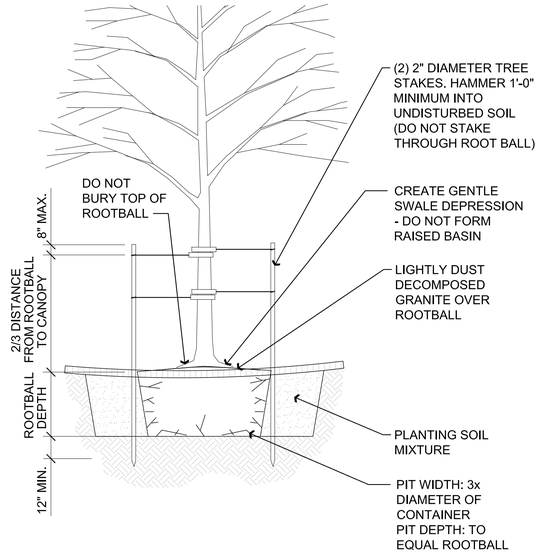
C1 Typical Electric Landscape Time Clock



NOTE: STAKE TREE PERPENDICULAR TO DIRECTION OF PREVAILING WIND.

PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

D3 Typical Tree Planting on Slope



NOTE: STAKE TREE PERPENDICULAR TO DIRECTION OF PREVAILING WIND.

PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

D1 Typical Tree Planting

REVISIONS	BY

REGISTERED ARCHITECT
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Date Signed 07/17/15
ARIZONA
EXPIRES: 6/30/18

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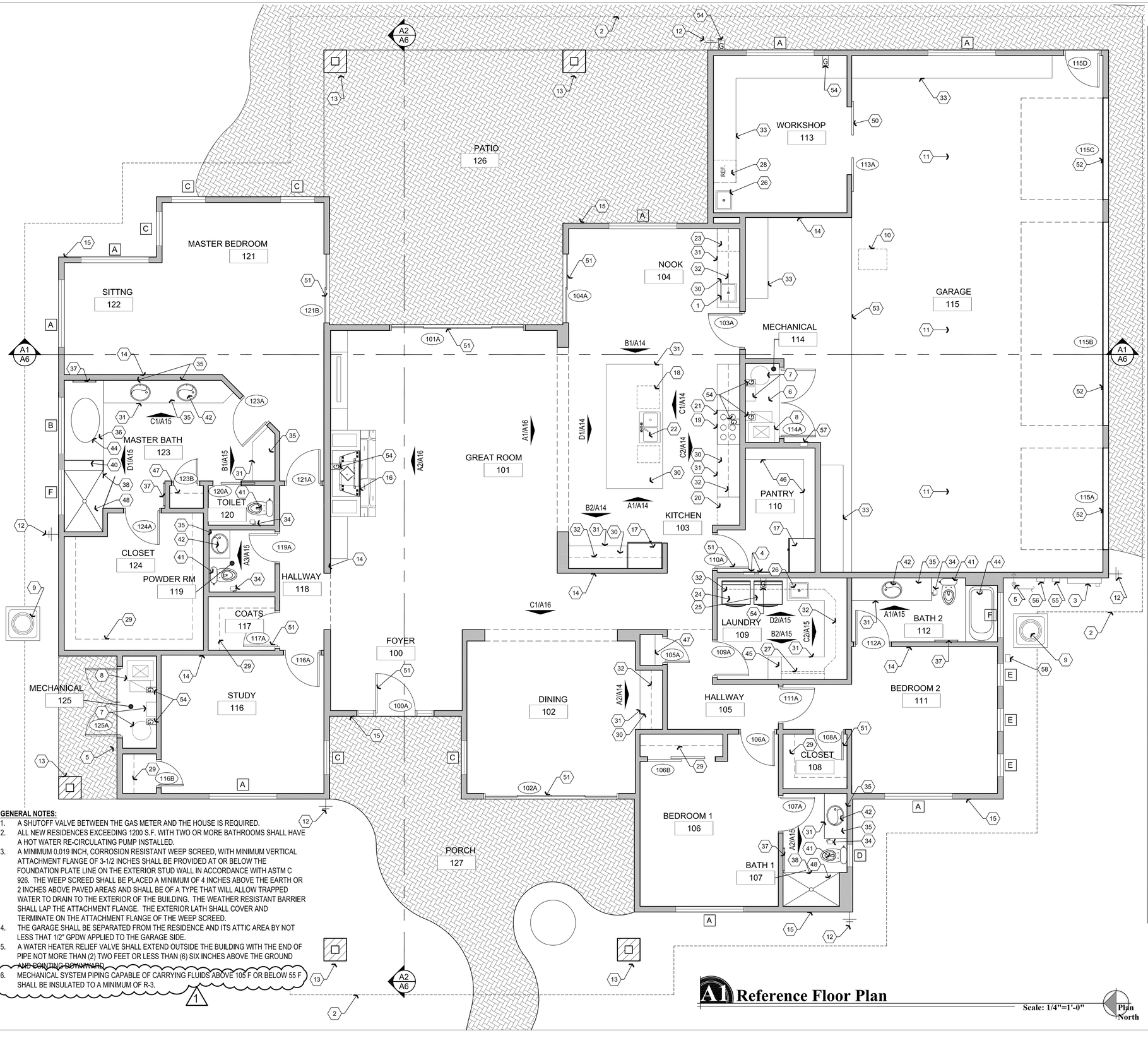
ARCHITECTURE & PLANNING

DRAWING: LANDSCAPE DETAILS

PROJECT: Padilla House
1911 Perfect Place
Prescott, AZ 86305

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	July 17th, 2015
SCALE	AS NOTED
JOB NO.	671
SHEET	A2.1

Jul 18, 2015 - 6:49pm



GENERAL NOTES:

1. A SHUTOFF VALVE BETWEEN THE GAS METER AND THE HOUSE IS REQUIRED.
2. ALL NEW RESIDENCES EXCEEDING 1200 S.F. WITH TWO OR MORE BATHROOMS SHALL HAVE A HOT WATER RE-CIRCULATING PUMP INSTALLED.
3. 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.
4. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAT 1/2" GPDW APPLIED TO THE GARAGE SIDE.
5. 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.
6. MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 F OR BELOW 55 F SHALL BE INSULATED TO A MINIMUM OF R-3.

1

A1 Reference Floor Plan

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

Plan North

Aug 13, 2015 - 11:41am

Descriptive Keynotes

1. PROVIDE WET BAR SINK.
2. LINE OF ROOF OVERHANG ABOVE.
3. ELECTRICAL SERVICE ENTRANCE SECTION. REFER TO ELECTRICAL PLANS.
4. ELECTRICAL SUB-PANEL. REFER TO ELECTRICAL PLANS.
5. NATURAL GAS SHUT OFF VALVE.
6. PROVIDE 18" HIGH PLATFORM FOR GAS FURNACE AND WATER STORAGE TANK.
7. PROVIDE TANKLESS WATER HEATER WITH HOT WATER STORAGE TANK AND RECIRCULATING PUMP.
8. AIR HANDLER. REFER TO MECHANICAL PLANS.
9. CONDENSING UNIT, REFER TO MECHANICAL PLANS.
10. PROVIDE ATTIC ACCESS PANEL. THE ROUGH FRAMED OPENING SHALL NOT BE LESS THAN 22"x30". A MINIMUM 30" UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT SOME POINT ABOVE THE ACCESS OPENING.
11. 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.
12. PROVIDE FROST PROOF HOSE BIBB.
13. CMU COLUMN. REFER TO STRUCTURAL PLANS.
14. INTERIOR WALL, REFER TO WALL TYPES PLAN.
15. EXTERIOR WALL, REFER TO WALL TYPES PLAN.
16. GAS FIRED LOG FIREPLACE BY OWNER.
17. REFRIGERATOR / FREEZER BY OWNER.
18. DISHWASHER PROVIDED BY OWNER.
19. CONVECTION COOK TOP PROVIDED BY OWNER.
20. DOUBLE OVENS PROVIDED BY OWNER.
21. EXHAUST HOOD PROVIDED BY OWNER.
22. KITCHEN SINK AS SELECTED BY OWNER.
23. WINE REFRIGERATOR PROVIDED BY OWNER.
24. WASHER PROVIDED BY OWNER.
25. NATURAL GAS CLOTHES DRYER PROVIDED BY OWNER APPROXIMATELY 35,000 BTU.
26. PROVIDE UTILITY SINK WITH LEGS.
27. PROVIDE ROD FOR HANGING LAUNDRY.
28. UNDER COUNTER REFRIGERATOR PROVIDED BY OWNER.
29. PROVIDE CLOSET ROD / SHELVING AS SELECTED BY OWNER.
30. PROVIDE QUARTZITE COUNTERTOP AS SELECTED BY OWNER.
31. PROVIDE WOOD BASE CABINETRY.
32. PROVIDE WOOD BASE / UPPER CABINETRY. REFER TO INTERIOR ELEVATIONS.
33. WORKBENCH / SHELVING BY OWNER.
34. PROVIDE TOILET PAPER DISPENSER, TYPICAL. SET BOTTOM OF DISPENSER AT 22" A.F.F. MODEL TO BE SELECTED BY OWNER.
35. PROVIDE GRANITE COUNTERTOP AS SELECTED BY OWNER.
36. PROVIDE MUD SET CERAMIC TILE FINISH OVER 2x WOOD FRAMED BATHTUB SURROUND.
37. TOWEL RACK PROVIDED BY OWNER.
38. PROVIDE SAFETY GLASS SHOWER DOOR/PARTITION.
39. NOT USED.
40. 20" HIGH TILE SHOWER SEAT CONTINUED FROM TUB SURROUND.
41. TOILET AS SELECTED BY OWNER.
42. LAVATORY AS SELECTED BY OWNER.
43. NOT USED
44. BATH TUB AS SELECTED BY OWNER.
45. PROVIDE PLASTIC LAMINATE COUNTERTOP AS SELECTED BY OWNER.
46. PROVIDE 1'-0" DEEP SHELVING.
47. PROVIDE 1'-4" DEEP SHELVING
48. CERAMIC TILE SHOWER AS SELECTED BY OWNER.
49. NOT USED
50. PROVIDE BARN TYPE DOOR. REFER TO DOOR SCHEDULE.
51. PROVIDE DOOR, TYPICAL. REFER TO DOOR SCHEDULE.
52. PROVIDE GARAGE DOOR. REFER TO DOOR SCHEDULE.
53. 4" CONCRETE STEP DOWN.
54. PROVIDE STUB-OUT FOR NATURAL GAS.
55. TELEPHONE CLOSURE.
56. CABLE TV CLOSURE.
57. FIRE SPRINKLER RISER.
58. DRIP IRRIGATION CONTROLLER.

REVISIONS	BY
1 CITY COMMENTS 8-13-2015	LO

REGISTERED ARCHITECT
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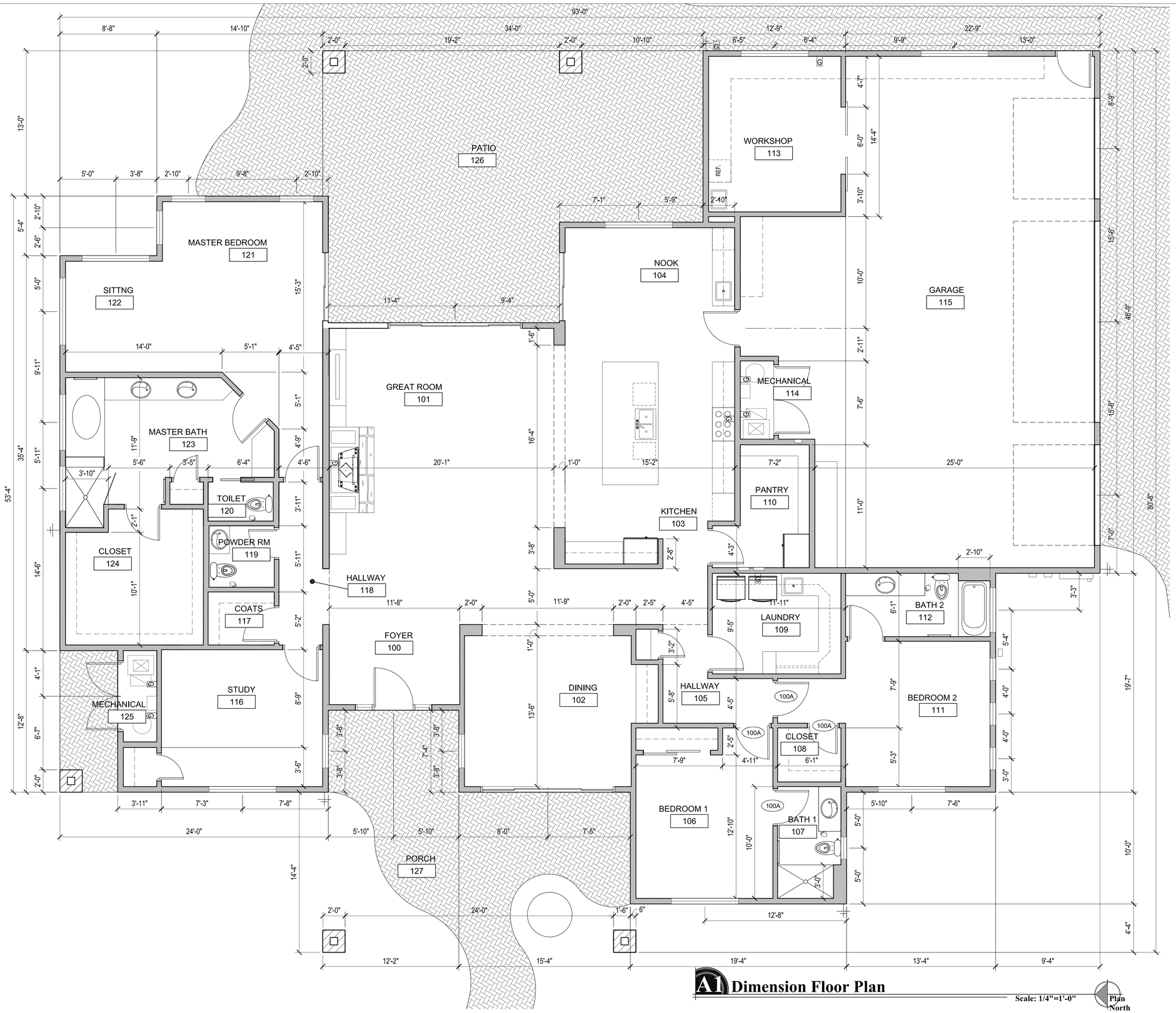
ARCHITECTURE & PLANNING

DRAWING: REFERENCE FLOOR PLAN

PROJECT: Padilla House
1911 Perfect Place
Prescott, AZ 86305

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	July 17th, 2015
SCALE	AS NOTED
JOB NO.	671
SHEET	A3



Jul 17, 2015 - 2:18pm

REVISIONS	BY

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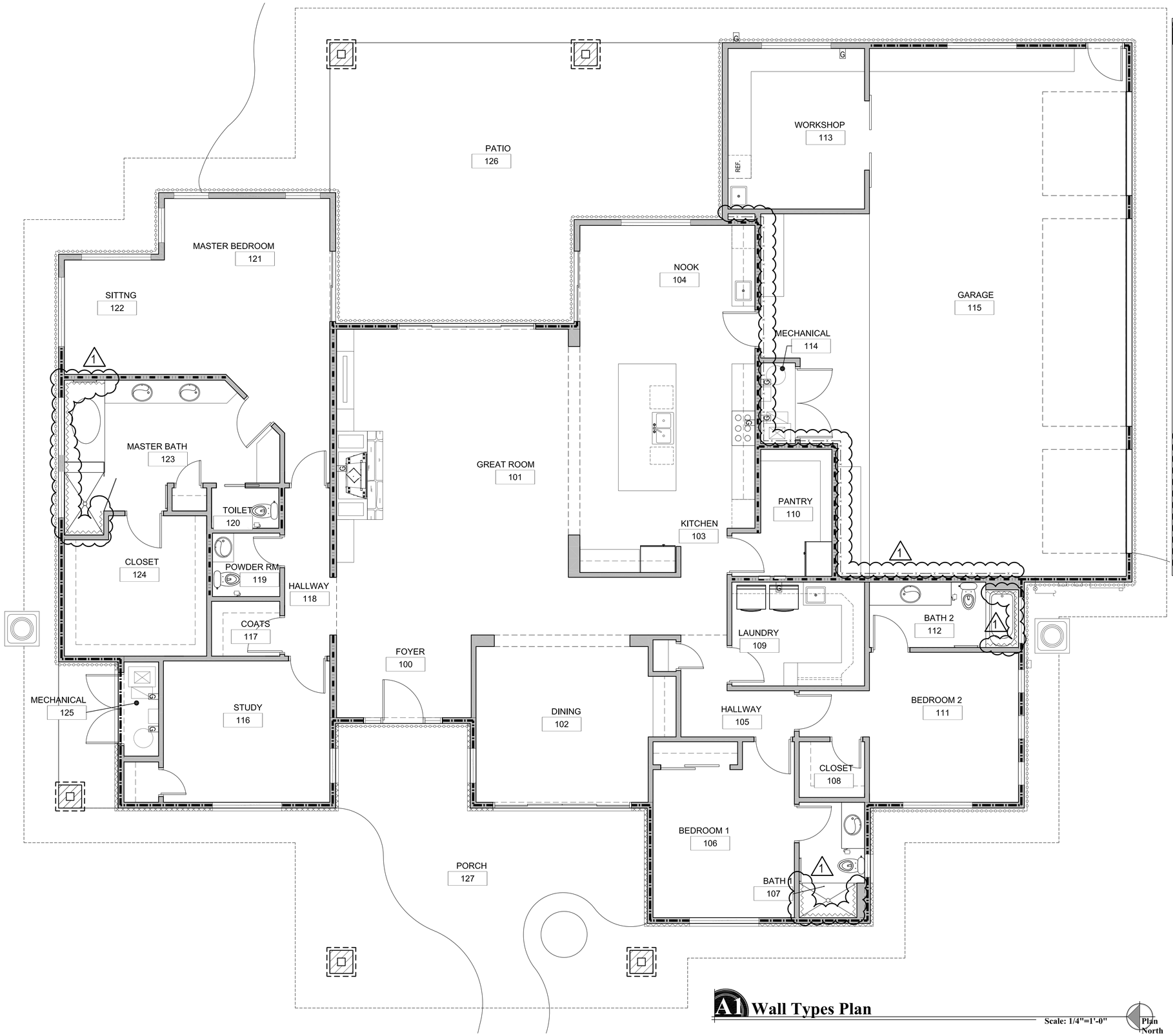
ARCHITECTURE & PLANNING

DRAWING: DIMENSION FLOOR PLAN

PROJECT: Padilla House
1911 Perfect Place
Prescott, AZ 86305

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	July 17th, 2015
SCALE	AS NOTED
JOB NO.	671
SHEET	A4



Wall Types Legend

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 UNFACED BATT INSULATION. REFER TO STRUCTURAL PLANS, EXTERIOR ELEVATIONS AND ROOM FINISH SCHEDULE FOR FINISHES.

EXTERIOR STONE VENEER: PROVIDE STONE VENEER, AS SELECTED BY OWNER, FULL HEIGHT OVER METAL LATH OVER WEATHER PROOF BARRIER.

EXTERIOR WALL: PROVIDE WESTERN ONE COAT STUCCO SYSTEM WITH SYNTHETIC INTEGRAL COLOR FINISH OVER 2" POLYSTYRENE OVER WEATHER PROOF BARRIER.

CMU COLUMN: PROVIDE 8x8x16 MASONRY BLOCK WITH EXTERIOR STONE VENEER AS SELECTED BY OWNER, FULL HEIGHT OVER MASONRY. REFER TO STRUCTURAL PLANS.

INTERIOR 6" STUD WALL: PROVIDE 1-LAYER 1/2" GPDW ON EACH SIDE OF 2x6 WOOD STUDS AT 1'-4" O.C.

INTERIOR 2x4 STUD WALL: 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.

WALL BETWEEN GARAGE AND LIVABLE SPACE: PROVIDE TYVEK OR EQUAL TO BE APPLIED TO THE GARAGE SIDE OF THE WALL SEPARATING THE GARAGE FROM THE LIVABLE SPACE.

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

A1 **Wall Types Plan**

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

Plan North

Aug 13, 2015 - 11:44am

REVISIONS		BY
1	CITY COMMENTS 8-13-2015	LO

REGISTERED ARCHITECT CERTIFICATE NO. 25646 W. ALAN KENSON Date Signed 07/17/15 ARIZONA EXPIRES: 6/30/18

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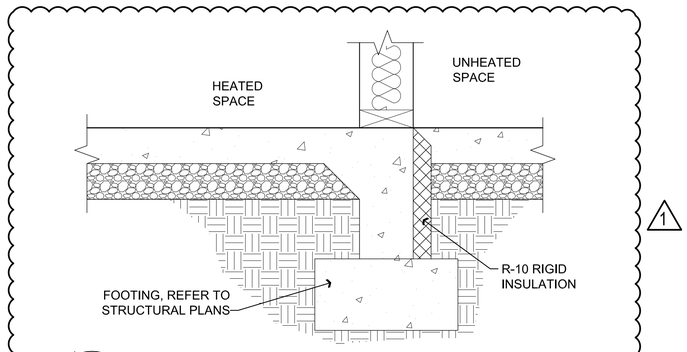
DRAWING: WALL TYPES PLAN

PROJECT: Padilla House
1911 Perfect Place
Prescott, AZ 86305

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	July 17th, 2015
SCALE	AS NOTED
JOB NO.	671
SHEET	A5

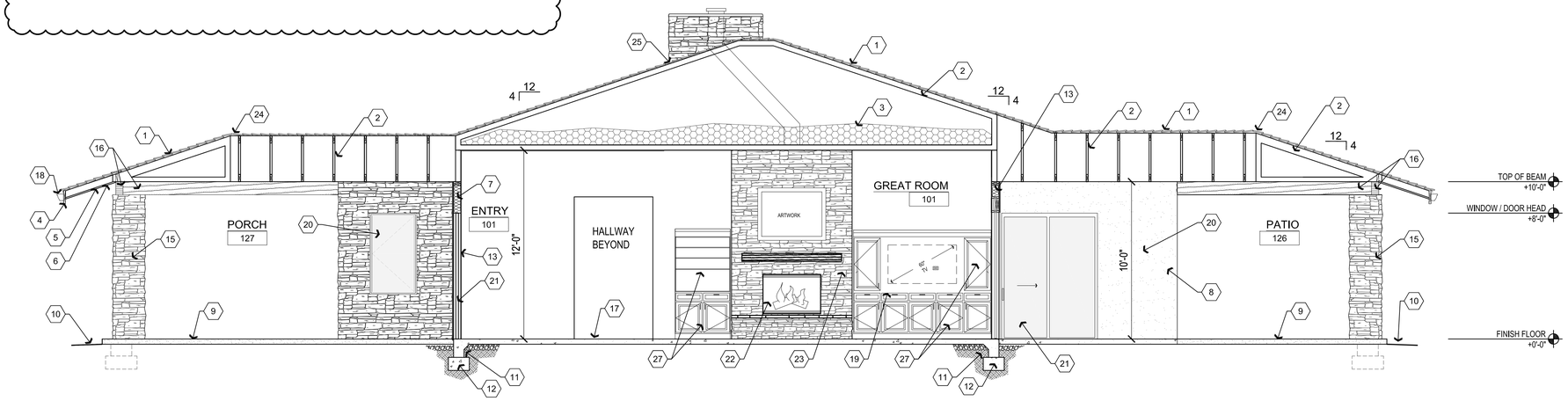


A3 Thermal Insulation Break

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

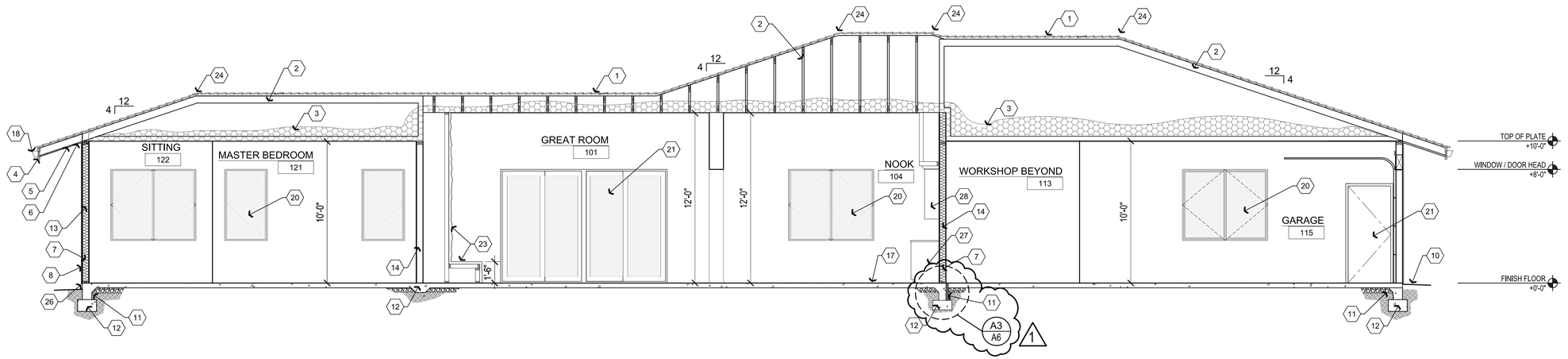
Descriptive Keynotes

1. PROVIDE CONCRETE TILE ROOF, AS SELECTED BY OWNER, OVER 90 POUND ROLLED ROOFING OVER O.S.B. SHEATHING, REFER TO STRUCTURAL PLANS.
2. PROVIDE PRE-MANUFACTURED WOODEN ROOF TRUSS, REFER TO STRUCTURAL PLANS.
3. PROVIDE R-38 BLOWN FIBERGLASS ROOF INSULATION. PROVIDE BAFFELS AT EAVES TO ALLOW ATTIC VENTILATION THROUGH SOFFIT VENT.
4. PROVIDE 2x10 ROUGH SAWN WOOD FASCIA BOARD.
5. PROVIDE SOFFIT VENT, TYPICAL.
6. PROVIDE PORTLAND CEMENT PLASTER WITH ACRYLIC EIFS FINISH AT SOFFIT.
7. PROVIDE R-19 KRAFT FACED BATT INSULATION.
8. PROVIDE WESTERN ONE COAT STUCCO SYSTEM WITH SYNTHETIC INTEGRAL COLOR FINISH OVER 2" POLYSTYRENE BOARD OVER WEATHER PROOF BARRIER.
9. CONCRETE PAVERS OVER GRADED AND COMPACTED RIVER SAND.
10. APPROXIMATE FINISH GRADE.
11. PROVIDE 2'-0" VERTICAL R-10 RIGID INSULATION AT SLAB/FOUNDATION.
12. PROVIDE CONCRETE FOOTING, REFER TO FOUNDATION PLAN.
13. EXTERIOR WALL, REFER TO WALL TYPES PLAN FOR TYPE OF CONSTRUCTION.
14. INTERIOR WALL, REFER TO WALL TYPES PLAN.
15. PROVIDE STONE VENEER OVER MASONRY COLUMN. REFER TO STRUCTURAL PLANS.
16. STRUCTURAL BEAM, REFER TO STRUCTURAL PLANS.
17. CONCRETE SLAB OVER AGGREGATE BASE COURSE, REFER TO STRUCTURAL PLANS.
18. PROVIDE SHEET METAL RAIN GUTTER.
19. RECESSED SPACE FOR TV.
20. EXTERIOR WINDOW, REFER TO REFERENCE FLOOR PLAN AND WINDOW TYPES.
21. EXTERIOR DOOR, REFER TO REFERENCE FLOOR PLAN AND DOOR TYPES.
22. FIREPLACE AS SELECTED BY OWNER.
23. STONE VENEER.
24. PROVIDE CONRETE TILE HIP CAP.
25. PROVIDE SHEET METAL WALL TO ROOF FLASHING.
26. PROVIDE STUCCO WEEP SCREED 1" BELOW TOP OF CONCRETE FLOOR SLAB.
27. PROVIDE WOOD CABINETRY. REFER TO REFERENCE FLOOR PLAN AND INTERIOR ELEVATIONS.



A2 Section

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



A1 Section

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

REVISIONS		BY
1	CITY COMMENTS 8-13-2015	LO

REGISTERED ARCHITECT
CERTIFICATE NO.
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DRAWING: BUILDING SECTIONS

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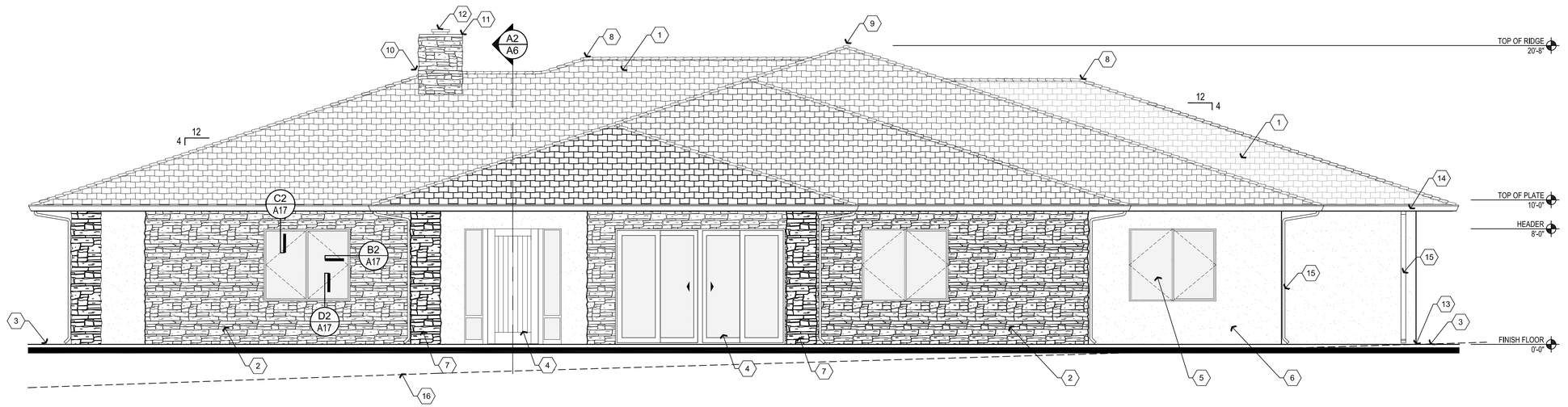
1911 Perfect Place
Prescott, AZ 86305

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	July 17th, 2015
SCALE	AS NOTED
JOB NO.	671
SHEET	A6

Aug 14, 2015 - 8:13am

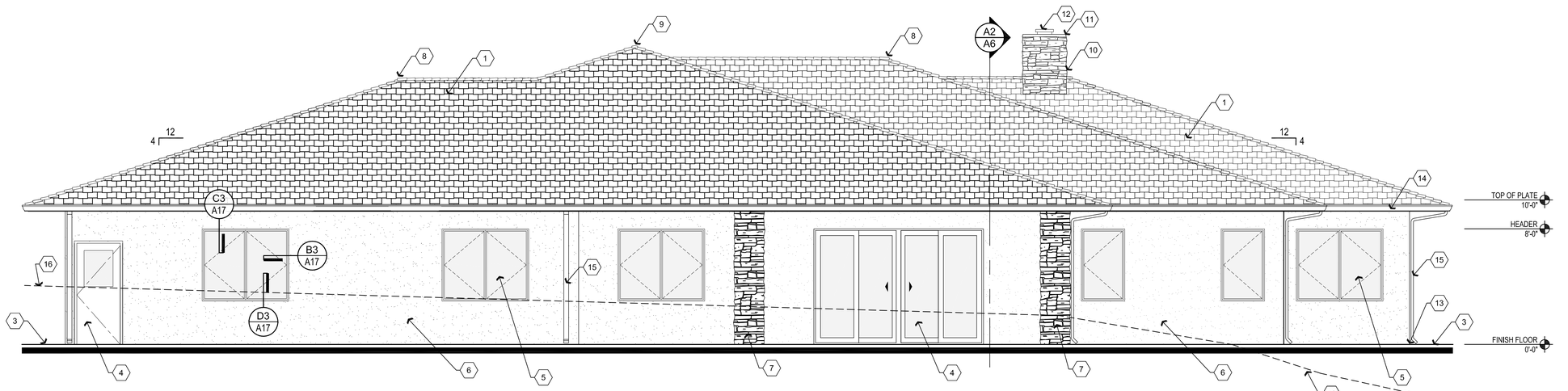
Descriptive Keynotes

1. PROVIDE CONCRETE TILE ROOF, AS SELECTED BY OWNER, OVER 90 POUND ROLLED ROOFING OVER O.S.B. SHEATHING, REFER TO STRUCTURAL PLANS.
2. STONE VENEER FINISH.
3. FINISH GRADE TO SLOPE AWAY FROM STRUCTURE.
4. EXTREIOR DOOR. REFER TO DOOR SCHEDULE.
5. EXTERIOR WINDOW. REFER TO WINDOW ELEVATIONS SHEET A12.
6. PROVIDE WESTERN ONE COAT STUCCO SYSTEM WITH SYNTHETIC INTEGRAL COLOR FINISH OVER 2" POLYSTYRENE OVER WEATHER PROOF BARRIER.
7. PROVIDE STONE VENEER OVER MASONRY COLUMN. REFER TO STRUCTURAL PLANS.
8. PROVIDE CONCRETE TILE HIP CAP.
9. PROVIDE CONCRETE TILE RIDGE CAP.
10. PROVIDE SHEET METAL WALL TO ROOF FLASHING.
11. PROVIDE SHEET METAL AT TOP OF CHIMNEY.
12. PROVIDE CHIMNEY FLUE WITH APPROPRIATE FLASHING.
13. PROVIDE STUCCO WEEP SCREED 1" BELOW TOP OF CONCRETE FLOOR SLAB.
14. PROVIDE SEAMLESS SHEET METAL GUTTER SYSTEM.
15. PROVIDE SHEET METAL DOWNSPOUT.
16. EXISTING GROUND ELEVATION PRIOR TO GRADING OF THE SITE.



A2 West Elevation (front)

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



A1 East Elevation (rear)

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

REVISIONS	BY

REGISTERED ARCHITECT
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Date Signed 07/17/15
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DRAWING: EXTERIOR ELEVATIONS

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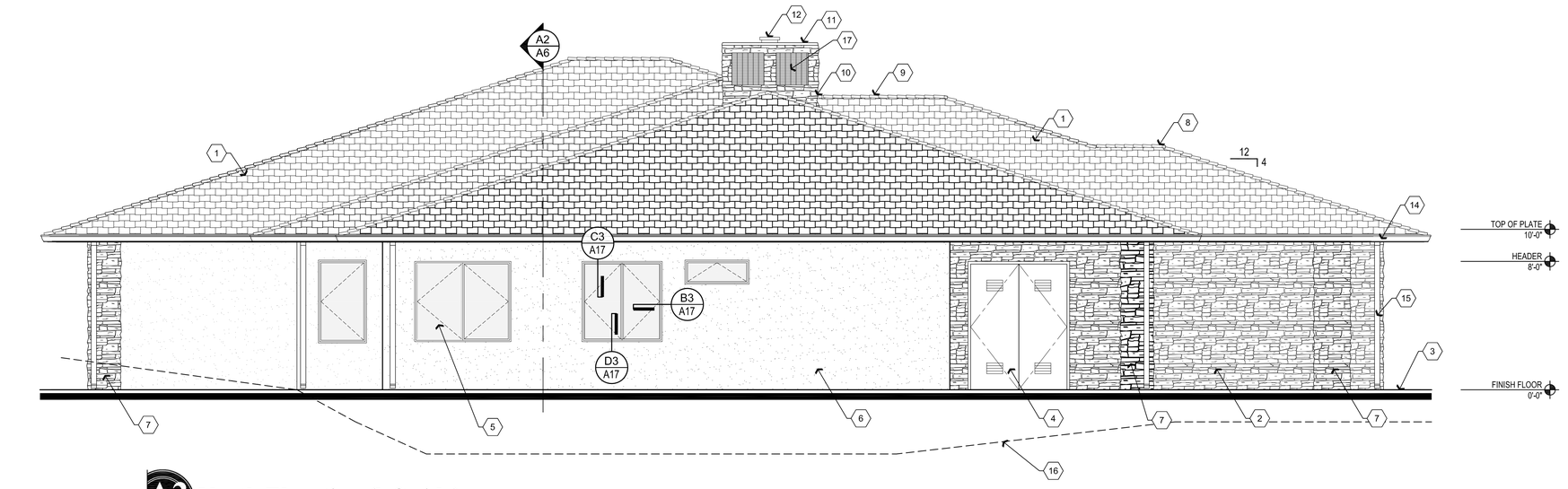
DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	July 17th, 2015
SCALE	AS NOTED
JOB NO.	671
SHEET	A7

Jul 17, 2015 - 2:19pm

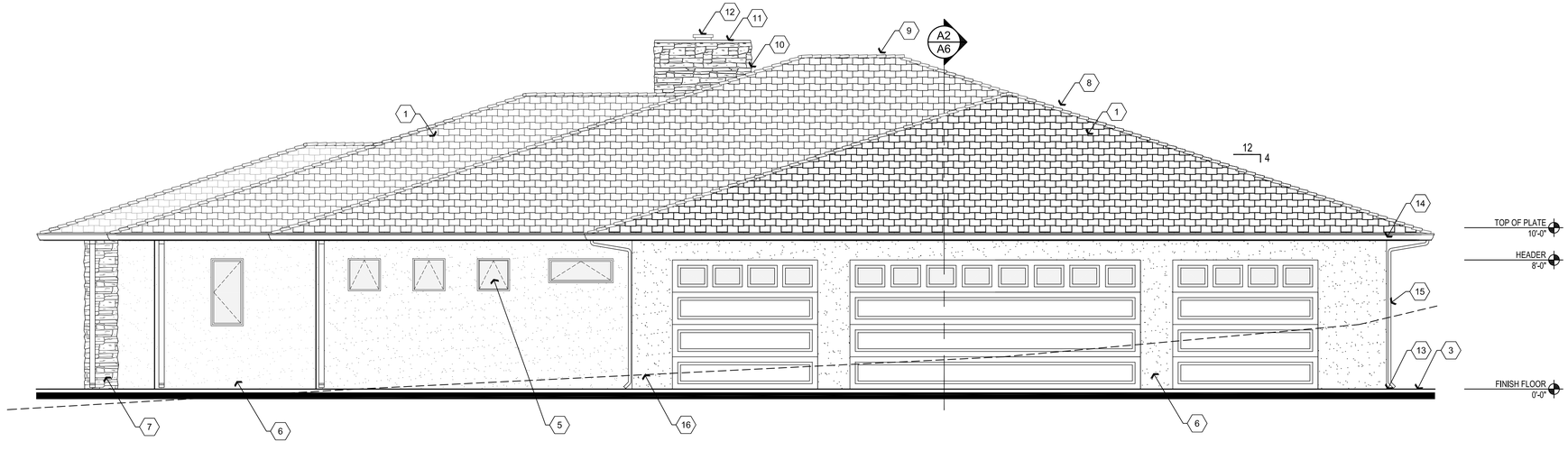
Descriptive Keynotes

1. PROVIDE CONCRETE TILE ROOF, AS SELECTED BY OWNER, OVER 90 POUND ROLLED ROOFING OVER O.S.B. SHEATHING, REFER TO STRUCTURAL PLANS.
2. STONE VENEER FINISH.
3. FINISH GRADE TO SLOPE AWAY FROM STRUCTURE.
4. EXTERIOR DOOR. REFER TO DOOR SCHEDULE.
5. EXTERIOR WINDOW. REFER TO WINDOW ELEVATIONS SHEET A12.
6. PROVIDE WESTERN ONE COAT STUCCO SYSTEM WITH SYNTHETIC INTEGRAL COLOR FINISH OVER 2" POLYSTYRENE OVER WEATHER PROOF BARRIER.
7. PROVIDE STONE VENEER OVER MASONRY COLUMN. REFER TO STRUCTURAL PLANS.
8. PROVIDE CONCRETE TILE HIP CAP.
9. PROVIDE CONCRETE TILE RIDGE CAP.
10. PROVIDE SHEET METAL WALL TO ROOF FLASHING.
11. PROVIDE SHEET METAL AT TOP OF CHIMNEY.
12. PROVIDE CHIMNEY FLUE WITH APPROPRIATE FLASHING.
13. PROVIDE STUCCO WEEP SCREED 1" BELOW TOP OF CONCRETE FLOOR SLAB.
14. PROVIDE SEAMLESS SHEET METAL GUTTER SYSTEM.
15. PROVIDE SHEET METAL DOWNSPOUT.
16. EXISTING GROUND ELEVATION PRIOR TO GRADING OF THE SITE.
17. ATTIC VENT. REFER TO SHEET A9 FOR ATTIC VENT CALCULATIONS.



A2 North Elevation (left side)

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



A1 South Elevation (right side)

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

Jul 17, 2015 - 2:20pm

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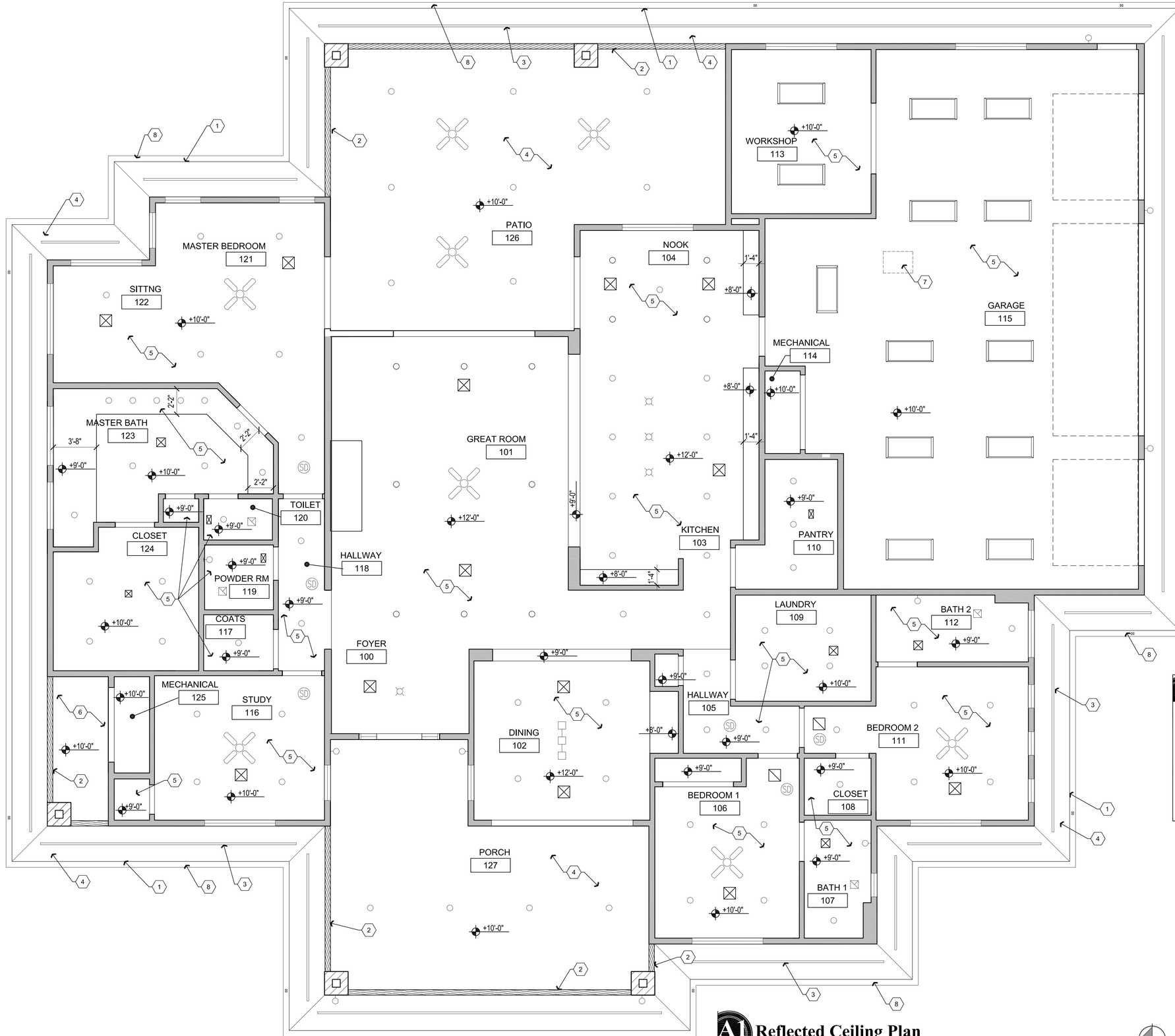
ARCHITECTURE & PLANNING

DRAWING: EXTERIOR ELEVATIONS

PROJECT: Padilla House
1911 Perfect Place
Prescott, AZ 86305

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	July 17th, 2015
SCALE	AS NOTED
JOB NO.	671
SHEET	**A8**



A1 Reflected Ceiling Plan

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

Plan North

Descriptive Keynotes

1. ROOF LINE.
2. EXPOSED WOOD BEAMS, STAIN FINISH.
3. 3" SOFFIT VENT, TYPICAL.
4. PORTLAND CEMENT PLASTER WITH ACRYLIC EIFS FINISH.
5. 1/2" GPDW.
6. NOT USED.
7. PROVIDE ATTIC ACCESS PANEL. THE ROUGH FRAMED OPENING SHALL NOT BE LESS THAN 22" x 30". A MINIMUM 30" UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT SOME POINT ABOVE THE ACCESS OPENING.
8. SHEET METAL RAIN GUTTER.

Legend

- TYPICALLY INDICATES CEILING FAN
- TYPICALLY INDICATES 2' x 4' SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
- TYPICALLY INDICATES SMOKE DETECTOR
- TYPICALLY INDICATES EXHAUST FAN
- TYPICALLY INDICATES RECESSED INCANDESCENT LIGHT FIXTURE
- TYPICALLY INDICATES SUSPENDED PENDANT LIGHT FIXTURE
- TYPICALLY INDICATES WALL MOUNTED LIGHT FIXTURE
- TYPICALLY INDICATES SUSPENDED CHANDELIER LIGHT FIXTURE
- TYPICALLY INDICATES RETURN AIR
- TYPICALLY INDICATES SUPPLY AIR

Attic Ventilation Calculation:

ATTIC AREA TO BE VENTED:	6,224 S.F.
VENTILATION AREA REQUIRED:	6,224/150 = 41.49 S.F.
VENTILATION AREA PROVIDED	
SOFFIT VENTS:	72 S.F.
VENT IN CHIMNEY:	8 S.F.
TOTAL VENTILATION AREA PROVIDED:	80 S.F.

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
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Date Signed 07/17/15
ARIZONA
EXPIRES: 6/30/18

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ARCHITECTURE & PLANNING

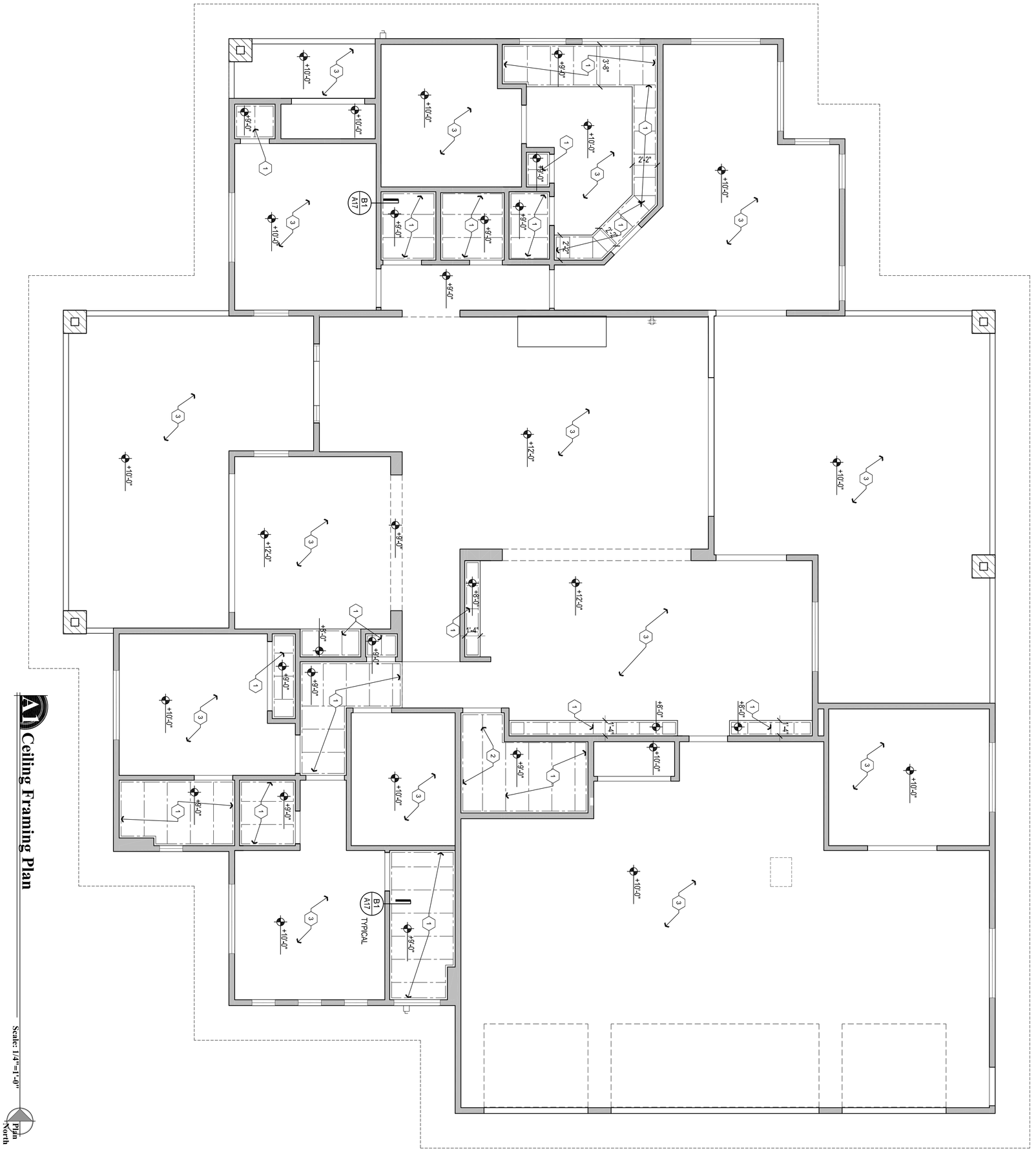
DRAWING: REFLECTED CEILING PLAN

PROJECT: Padilla House
1911 Perfect Place
Prescott, AZ 86305

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	July 17th, 2015
SCALE	AS NOTED
JOB NO.	671
SHEET	A9

Jul 17, 2015 - 2:20pm

Jul 17, 2015 - 2:21pm



A1 Ceiling Framing Plan

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

Plan North

Descriptive Keynotes

1. 2x4 WOOD STUD FRAMING AT 2'-0" O.C.
2. 2x6 WOOD STUD FRAMING AT 2'-0" O.C.
3. CEILING AT BOTTOM CHORD OF TRUSSES.

REVISIONS	BY

DRAWING: CEILING FRAMING PLAN

PROJECT: Padilla House
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DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	July 17th, 2015
SCALE	AS NOTED
JOB NO.	671
SHEET	A10

Descriptive Keynotes

1. PROVIDE CONCRETE TILE ROOF, AS SELECTED BY OWNER, OVER 90 POUND ROLLED ROOFING OVER O.S.B. SHEATHING, REFER TO STRUCTURAL PLANS.
2. GALVANIZED METAL DRIP EDGE, TYPICAL.
3. PROVIDE FLASHING AT VALLEYS.
4. SHEET METAL RAIN GUTTERS.
5. 26 GA. PRE-FINISHED METAL CHIMNEY CAP.
6. PROVIDE DOWNSPOUTS FOR RAIN GUTTERS, REFER TO EXTERIOR ELEVATIONS.

A1 Roof Plan

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

Plan North

REVISIONS	BY

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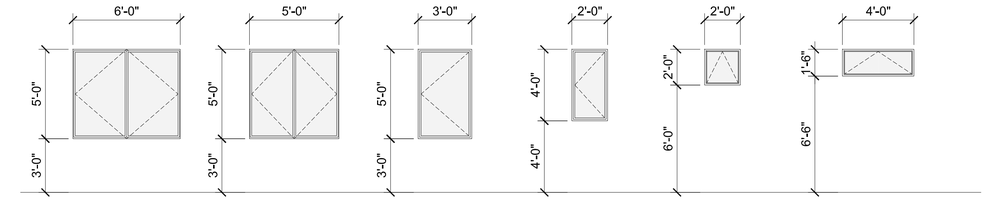
DRAWING: ROOF PLAN

PROJECT: Padilla House
1911 Perfect Place
Prescott, AZ 86305

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	July 17th, 2015
SCALE	AS NOTED
JOB NO.	671
SHEET	A11

Jul 17, 2015 - 2:21pm



A DOUBLE CASEMENT ALUMINUM CLAD WOOD WINDOW BY SEMCO OR EQUAL

B DOUBLE CASEMENT ALUMINUM CLAD WOOD WINDOW BY SEMCO OR EQUAL

C SINGLE CASEMENT ALUMINUM CLAD WOOD WINDOW BY SEMCO OR EQUAL

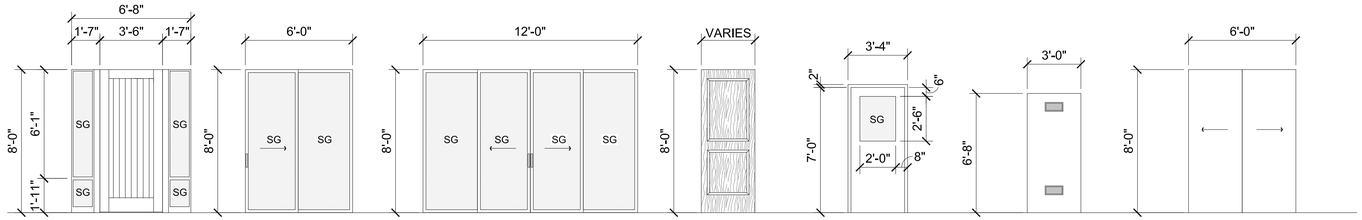
D SINGLE CASEMENT ALUMINUM CLAD WOOD WINDOW BY SEMCO OR EQUAL

E AWNING ALUMINUM CLAD WOOD WINDOW BY SEMCO OR EQUAL

F AWNING ALUMINUM CLAD WOOD WINDOW BY SEMCO OR EQUAL

NOTE:
ALL GLAZING WITHIN 24" OF OPENINGS SHALL BE SAFETY GLAZING

NOTE:
SG = SAFETY GLAZING



A SOLID CORE DOOR WITH (2) SIDELITES AS SELECTED BY OWNER

B ALUMINUM CLAD WOOD SLIDING GLASS DOOR BY SEMCO OR EQUAL

C ALUMINUM CLAD WOOD SLIDING GLASS DOOR BY SEMCO OR EQUAL

D INTERIOR RAISED PANEL DOOR

E HOLLOW METAL DOOR w/ SAFETY GLASS LIGHT

F INTERIOR DOOR WITH HIGH AND LOW LOUVERS. REFER TO MECHANICAL PLANS FOR SIZE AND LOCATION OF LOUVERS.

G BARN 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:

LEVER ENTRY LOCK, WEATHER STRIP, THRESHOLD, DEADBOLT.

HARDWARE SET E:

ELECTRICALLY OPERATED OPENER.

HARDWARE SET F:

LEVER PASSAGE AND FLUSH BOLTS.

HARDWARE SET G:

PULL FOR SLIDING BARN DOOR

Door Schedule

NO.	ROOM NAME	SIZE	TYPE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	HARDWARE TYPE	COMMENTS
100A	FOYER	3'-6"x8'-0"	A	WOOD	STAIN	WOOD	STAIN	D	
101A	GREAT ROOM	12'-0"x8'-0"	C	ALUM. CLAD	STAIN	ALUM. CLAD	STAIN	F	
102A	DINING	12'-0"x8'-0"	C	ALUM. CLAD	STAIN	ALUM. CLAD	STAIN	F	
103A	KITCHEN	3'-0"x8'-0"	D	WOOD	STAIN	WOOD	STAIN	A	20 MINUTE FIRE RATED, PROVIDE SELF-CLOSING HINGES
104A	NOOK	6'-0"x8'-0"	B	ALUM. CLAD	STAIN	ALUM. CLAD	STAIN	F	
105A	HALLWAY	2'-2"x8'-0"	D	WOOD	STAIN	WOOD	STAIN	B	
106A	BEDROOM 1	3'-0"x8'-0"	D	WOOD	STAIN	WOOD	STAIN	A	
106B	BEDROOM 1	PAIR 3'-0"x8'-0"	D	WOOD	STAIN	WOOD	STAIN	-	BI-PASS DOORS
107A	BATH 1	3'-0"x8'-0"	D	WOOD	STAIN	WOOD	STAIN	A	
108A	CLOSET	3'-0"x8'-0"	D	WOOD	STAIN	WOOD	STAIN	B	
109A	LAUNDRY	3'-0"x8'-0"	D	WOOD	STAIN	WOOD	STAIN	B	
110A	PANTRY	3'-0"x8'-0"	D	WOOD	STAIN	WOOD	STAIN	B	
111A	BEDROOM 2	3'-0"x8'-0"	D	WOOD	STAIN	WOOD	STAIN	A	
112A	BATH 2	3'-0"x8'-0"	D	WOOD	STAIN	WOOD	STAIN	A	
113A	WORKSHOP	PAIR 3'-0"x8'-0"	G	WOOD	STAIN	WOOD	STAIN		
114A	MECHANICAL	PAIR 3'-0"x6'-8"	F	WD/MASONITE	PAINT	WOOD	PAINT	B	WITH LOUVERS, REFER TO MECHANICAL
115A	GARAGE	9'-0"x8'-0"	-	WD/STEEL	PAINT	WOOD	PAINT	E	AS SELECTED BY OWNER
115B	GARAGE	18'-0"x8'-0"	-	WD/STEEL	PAINT	WOOD	PAINT	E	AS SELECTED BY OWNER
115C	GARAGE	9'-0"x8'-0"	-	WD/STEEL	PAINT	WOOD	PAINT	E	AS SELECTED BY OWNER
115D	GARAGE	3'-0x6'-8"	E	H.M.	PAINT	H.M.	PAINT	D	
116A	STUDY	3'-0"x8'-0"	D	WOOD	STAIN	WOOD	STAIN	A	
116B	STUDY	3'-0"x8'-0"	D	WOOD	STAIN	WOOD	STAIN	B	
117A	COATS	3'-0"x8'-0"	D	WOOD	STAIN	WOOD	STAIN	B	
119A	POWDER RM	3'-0"x8'-0"	D	WOOD	STAIN	WOOD	STAIN	A	
120A	TOILET RM	3'-0"x8'-0"	D	WOOD	STAIN	WOOD	STAIN	C	POCKET DOOR
121A	MASTER BEDROOM	3'-0"x8'-0"	D	WOOD	STAIN	WOOD	STAIN	A	
121B	MASTER BEDROOM	6'-0"x8'-0"	B	ALUM. CLAD	STAIN	ALUM. CLAD	STAIN	F	
123A	MASTER BATH	3'-0"x8'-0"	D	WOOD	STAIN	WOOD	STAIN	A	
123B	MASTER BATH	2'-2"x8'-0"	D	WOOD	STAIN	WOOD	STAIN	B	
124A	CLOSET	3'-0"x8'-0"	D	WOOD	STAIN	WOOD	STAIN	B	
125A	MECHANICAL	PAIR 3'-0"x6'-8"	F	WD/MASONITE	PAINT	WOOD	PAINT	B	WITH LOUVERS, REFER TO MECHANICAL

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.

REVISIONS	BY

REGISTERED ARCHITECT
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Date Signed 07/17/15
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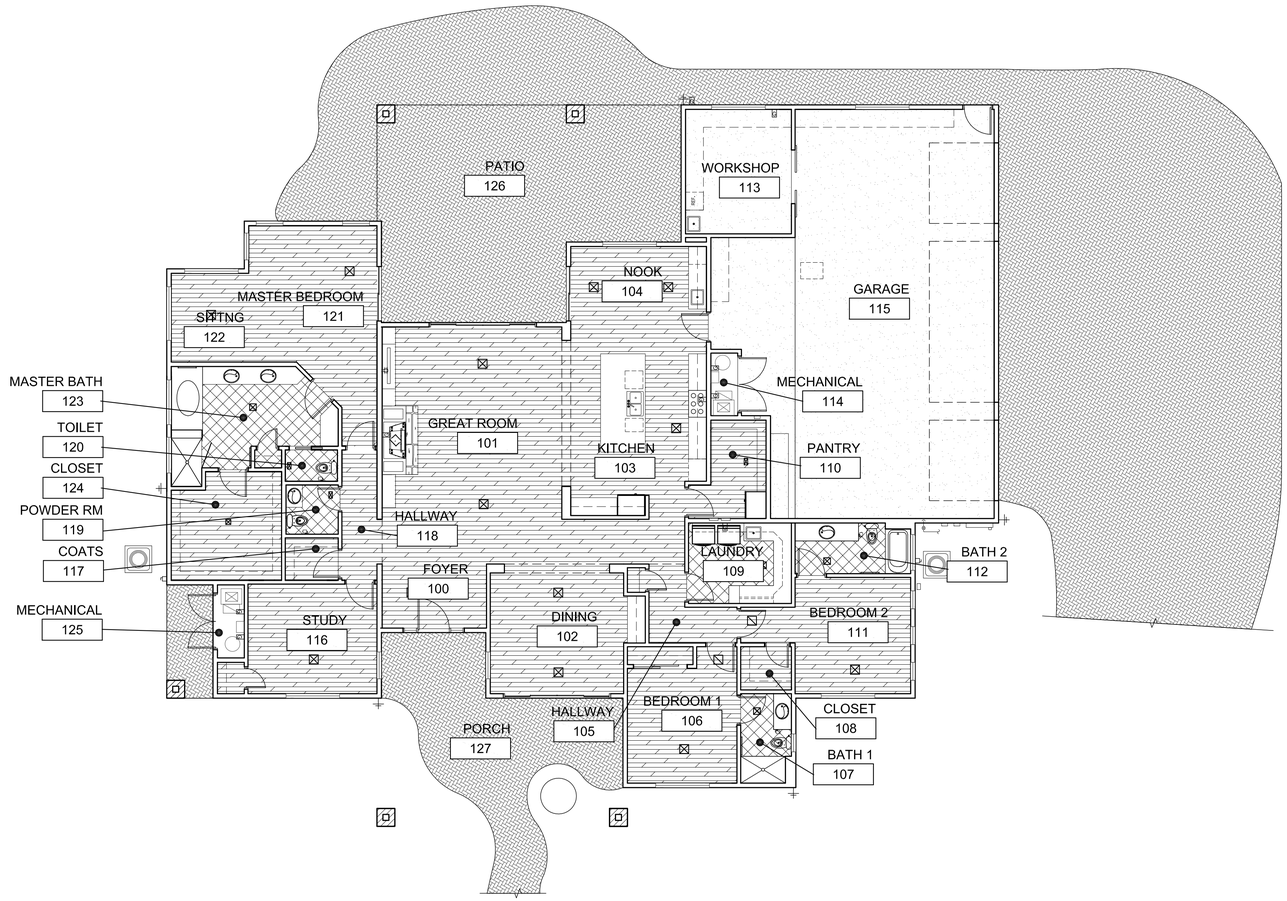
ARCHITECTURE & PLANNING

DRAWING: DOOR AND WINDOW SCHEDULES

PROJECT: Padilla House
1911 Perfect Place
Prescott, AZ 86305

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: July 17th, 2015
SCALE: AS NOTED
JOB NO.: 671
SHEET: A12

Jul 18, 2015 - 7:26pm



A1 Floor Finish Plan

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

Plan North

Room Finish Schedule

NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	HEIGHT	COMMENTS
100	FOYER	F1	B1	W1	C1	12'-0"	
101	GREAT ROOM	F1	B1	W1	C1	12'-0"	
102	DINING	F1	B1	W1	C1	12'-0"	
103	KITCHEN	F1	B1	W1	C1	12'-0"	
104	NOOK	F1	B1	W1	C1	12'-0"	
105	HALLWAY	F1	B1	W1	C1	9'-0"	
106	BEDROOM 1	F1	B1	W1	C1	10'-0"	
107	BATH 1	F2	B2	W1	C1	9'-0"	
108	CLOSET	F1	B1	W1	C1	9'-0"	
109	LAUNDRY	F2	B2	W1	C1	10'-0"	
110	PANTRY	F1	B1	W1	C1	9'-0"	
111	BEDROOM 2	F1	B1	W1	C1	10'-0"	
112	BATH 2	F2	B2	W1	C1	9'-0"	
113	WORKSHOP	F3	B3	W1	C1	10'-0"	
114	MECHANICAL	F3	B3	W1	C1	10'-0"	
115	GARAGE	F3	B3	W1	C1	10'-0"	
116	STUDY	F1	B1	W1	C1	10'-0"	
117	COATS	F1	B1	W1	C1	9'-0"	
118	HALLWAY	F1	B1	W1	C1	9'-0"	
119	POWDER RM	F2	B2	W1	C1	9'-0"	
120	TOILET RM	F2	B2	W1	C1	9'-0"	
121	MASTER BEDROOM	F2	B2	W1	C1	10'-0"	
122	SITTING	F1	B1	W1	C1	10'-0"	
123	MASTER BATH	F2	B2	W1	C1	10'-0"	
124	CLOSET	F1	B1	W1	C1	10'-0"	
125	MECHANICAL	F3	B3	W1	C1	10'-0"	

FLOORS:
F1 ENGINEERED WOOD FLOORING
F2 CERAMIC TILE
F3 EXPOSED CONCRETE

BASE:
B1 WOOD
B2 CERAMIC TILE
B3 NONE

WALLS:
W1 PAINTED GPDW

CEILING:
C1 PAINTED GPDW

Legend:

- TYPICALLY INDICATES ENGINEERED, TONGUE & GROOVE HARDWOOD FLOORING
- TYPICALLY INDICATES CERAMIC TILE FLOORING
- TYPICALLY INDICATES CONCRETE SURFACE
- TYPICALLY INDICATES CONCRETE PAVERS

REVISIONS	BY

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Date Signed 07/17/15
ARIZONA
EXPIRES: 6/30/18

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DRAWING: FLOOR FINISH PLAN

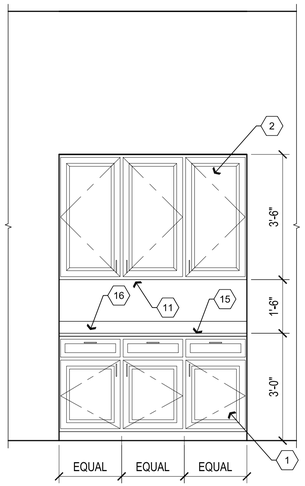
PROJECT: Padilla House
1911 Perfect Place
Prescott, AZ 86305

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	July 17th, 2015
SCALE	AS NOTED
JOB NO.	671
SHEET	A13

Jul 17, 2015 - 2:21pm

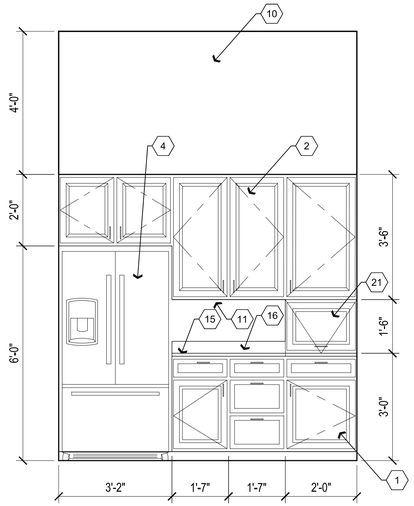
Descriptive Keynotes

1. PROVIDE WOOD BASE CABINETRY.
2. PROVIDE WOOD UPPER CABINETRY.
3. PROVIDE OPEN SHELVING.
4. REFRIGERATOR/FREEZER BY OWNER.
5. BELOW COUNTER WINE COOLER BY OWNER.
6. COOKTOP AS SELECTED BY OWNER.
7. RANGE HOOD AS SELECTED BY OWNER.
8. DOUBLE OVENS AS SELECTED BY OWNER.
9. DISHWASHER AS SELECTED BY OWNER.
10. DRYWALL OVER WOOD SOFFIT FRAMING AT UPPER CABINETS. REFER TO REFLECTED CEILING PLAN AND CEILING FRAMING PLAN.
11. PROVIDE UNDER CABINET LIGHT, TYPICAL. REFER TO ELECTRICAL PLAN.
12. FINISHED END PANEL.
13. SINK AS SELECTED BY OWNER.
14. PENDANT LIGHTING, REFER TO REFLECTED CEILING PLAN.
15. QUARTZITE COUNTERTOP AS SELECTED BY OWNER.
16. QUARTZITE BACKSPLASH AS SELECTED BY OWNER.
17. PROVIDE WET BAR SINK AS SELECTED BY OWNER.
18. PROVIDE PAPER TOWEL HOLDER SPACE.
19. PROVIDE TRASH CAN CABINET.
20. PROVIDE MICROWAVE DRAWER.
21. PROVIDE APPLIANCE GARAGE.
22. PROVIDE ELECTRICAL OUTLET.
23. FALSE FRONT.
24. COUNTERTOP SUPPORT.



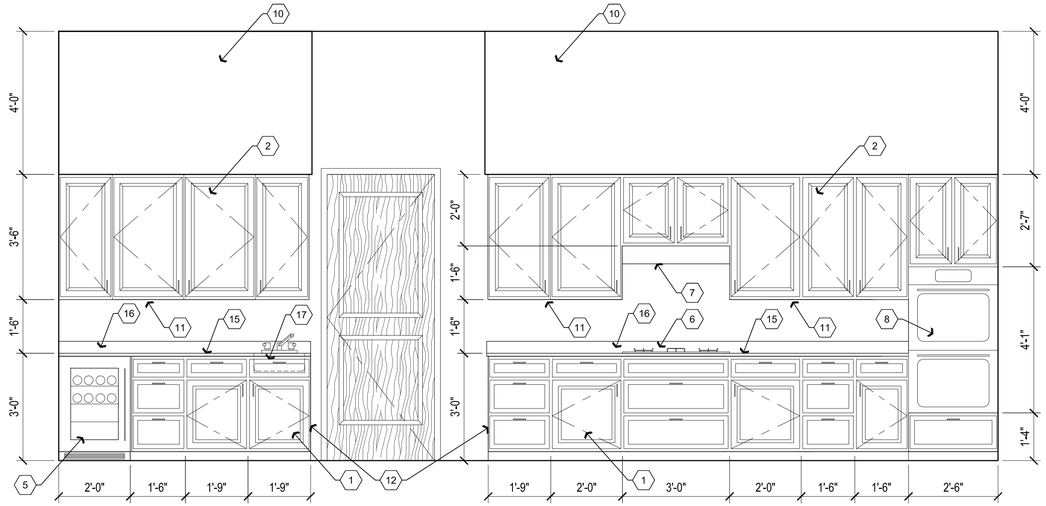
A2 Dining Elevation

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



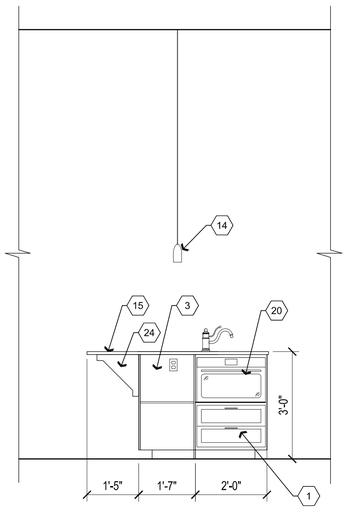
B2 Kitchen Elevation

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



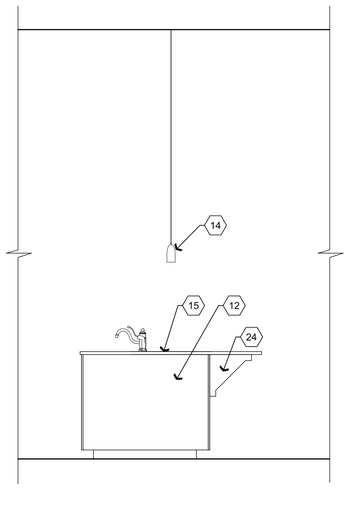
C2 Kitchen Elevation

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



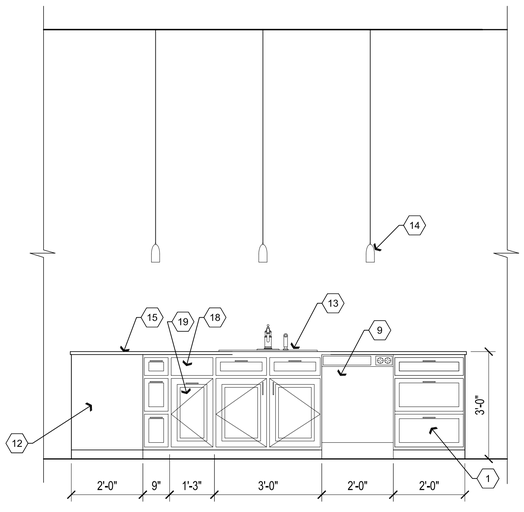
A1 Kitchen Island Elevation

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



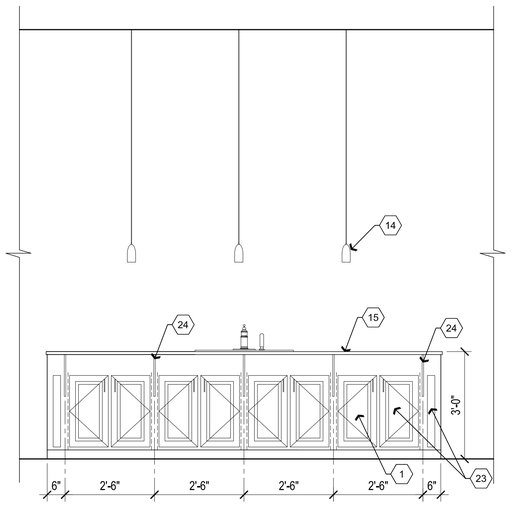
B1 Kitchen Island Elevation

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



C1 Kitchen Island Elevation

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



D1 Kitchen Island Elevation

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

Jul 17, 2015 - 2:22pm

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
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KENSON
Date Signed 07/17/15
ARIZONA
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ARCHITECTURE & PLANNING

DRAWING: INTERIOR ELEVATIONS

PROJECT: Padilla House
1911 Perfect Place
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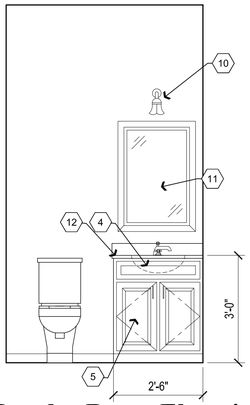
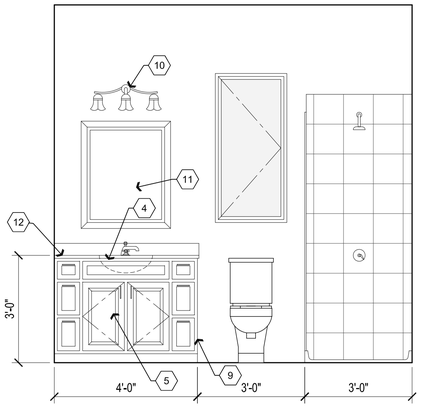
DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	July 17th, 2015
SCALE	AS NOTED
JOB NO.	671
SHEET	A14

Descriptive Keynotes

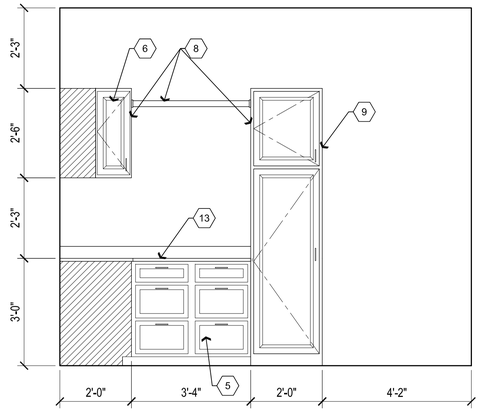
1. PROVIDE CERAMIC TILE FINISH OVER 2x WOOD FRAMED BATH TUB SURROUND.
2. PROVIDE BATH TUB AS SELECTED BY OWNER.
3. PROVIDE UTILITY SINK SET INTO COUNTERTOP.
4. PROVIDE BELOW COUNTER VANITY SINK.
5. PROVIDE WOOD BASE CABINETRY.
6. PROVIDE WOOD UPPER CABINETRY.
7. CLOTHES WASHER AND DRYER BY OWNER. STUB OUT FOR GAS.
8. PROVIDE FINISHED END PANEL WITH CLOTHES HANGER ROD BEYOND.
9. FINISHED END PANEL.
10. VANITY LIGHT AS SELECTED BY OWNER.
11. MIRROR AS SELECTED BY OWNER.
12. GRANITE COUNTERTOP AND BACKSPLASH AS SELECTED BY OWNER.
13. PLASTIC LAMINATE COUNTERTOP AND BACKSPLASH AS SELECTED BY OWNER.
14. LARGE LAUNDRY DRAWER CABINETRY.



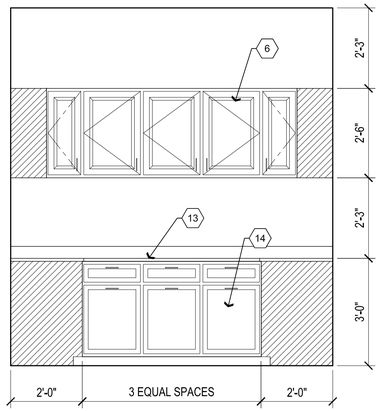
A3 Powder Room Elevation
Scale: 1/2"=1'-0"



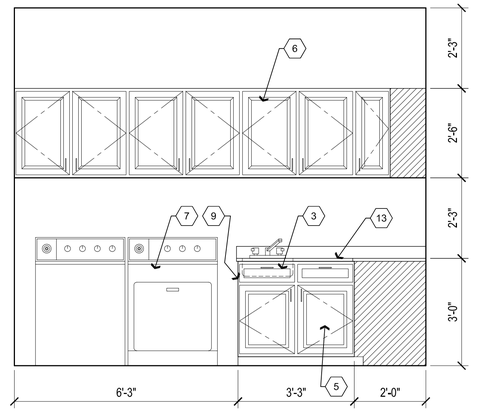
A2 Bathroom 1 Elevation
Scale: 1/2"=1'-0"



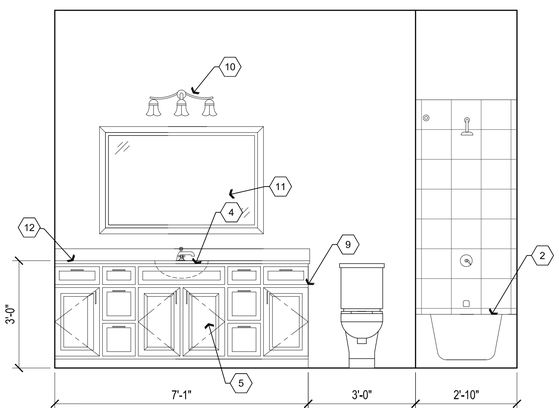
B2 Laundry Room Elevation
Scale: 1/2"=1'-0"



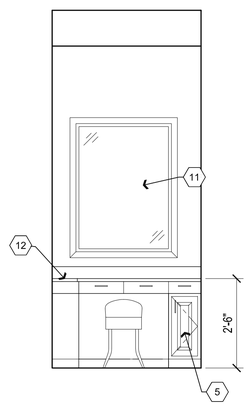
C2 Laundry Room Elevation
Scale: 1/2"=1'-0"



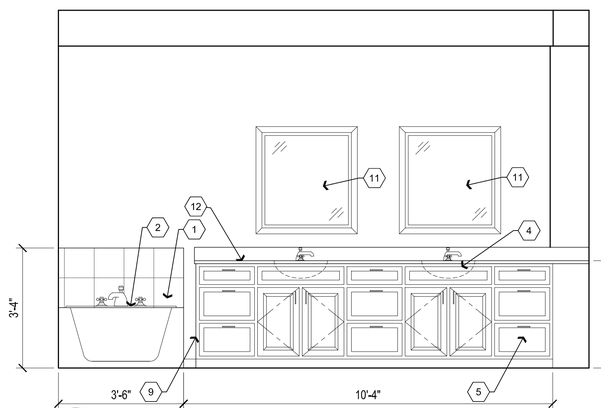
D2 Laundry Room Elevation
Scale: 1/2"=1'-0"



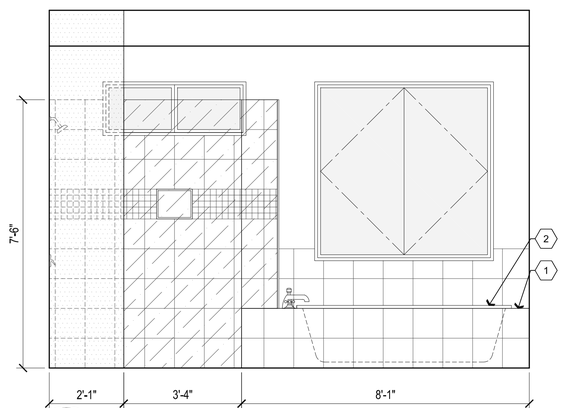
A1 Bathroom 2 Elevation
Scale: 1/2"=1'-0"



B1 M. Bath Elevation
Scale: 1/2"=1'-0"



C1 Master Bathroom Elevation
Scale: 1/2"=1'-0"



D1 Master Bathroom Elevation
Scale: 1/2"=1'-0"

Jul 17, 2015 - 2:22pm

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 07/17/15
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EXPIRES: 6/30/18

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ARCHITECTURE & PLANNING

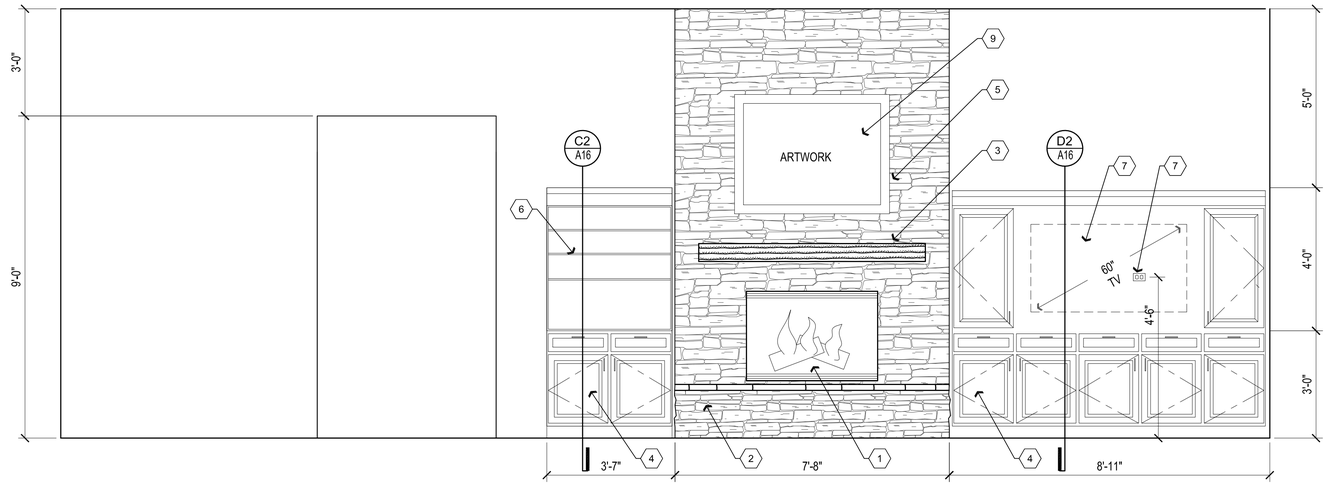
DRAWING: INTERIOR ELEVATIONS

PROJECT: Padilla House
1911 Perfect Place
Prescott, AZ 86305

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	July 17th, 2015
SCALE	AS NOTED
JOB NO.	671
SHEET	A15

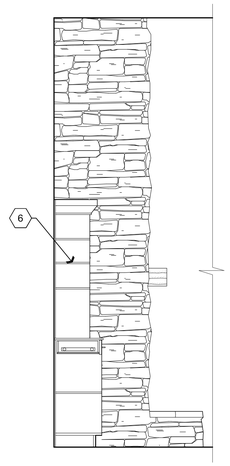
Descriptive Keynotes

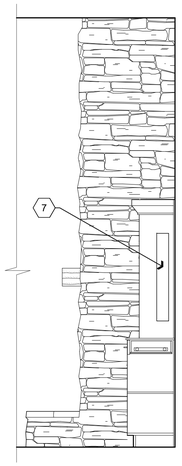
1. PROVIDE PRE-MANUFACTURED FIREPLACE, REFER TO REFERENCE FLOOR PLAN.
2. PROVIDE 18" HIGH STONE HEARTH.
3. PROVIDE WOOD FIREPLACE MANTLE AS SELECTED BY OWNER.
4. PROVIDE WOOD CABINETRY.
5. PROVIDE STONE VENEER AS SELECTED BY OWNER.
6. PROVIDE OPEN WOOD SHELVING.
7. WALL MOUNTED TELEVISION BY OWNER.
8. PENDANT LIGHTING, REFER TO REFLECTED CEILING PLAN.
9. ARTWORK BY OWNER.
10. KITCHEN ISLAND. REFER TO SHEET A14.
11. ELECTRIC OUTLET AND CABLE TV JACK LOCATION.



A2 Great Room Elevation

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



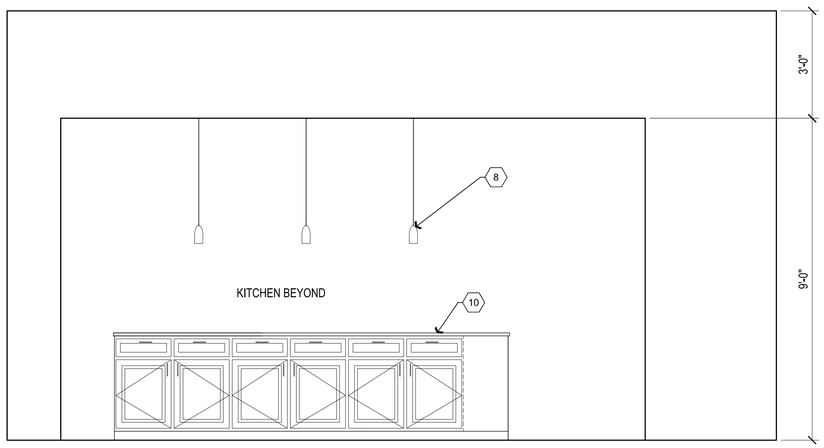


C2 Cabinet Section

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

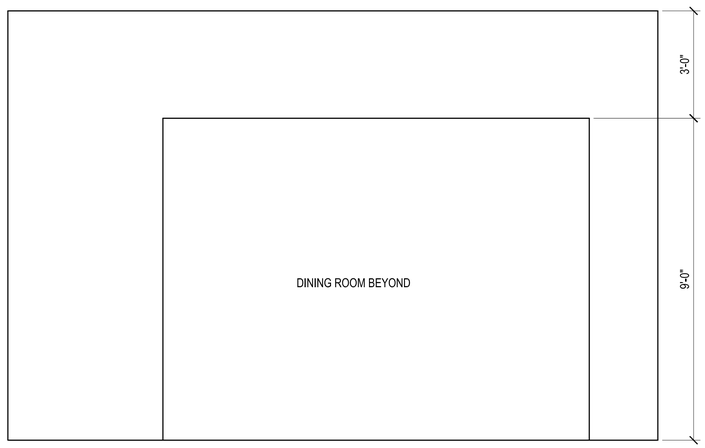
D2 Cabinet Section

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



A1 Great Room to Kitchen Elevation

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



C1 Great Room to Dining Elevation

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

REVISIONS	BY

REGISTERED ARCHITECT
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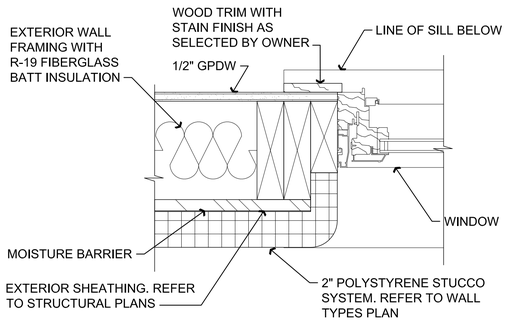
ARCHITECTURE & PLANNING

DRAWING: INTERIOR ELEVATIONS

PROJECT: Padilla House
1911 Perfect Place
Prescott, AZ 86305

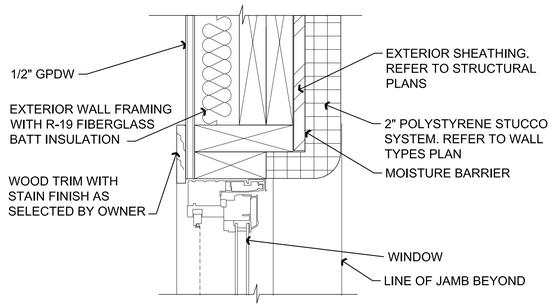
DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	July 17th, 2015
SCALE	AS NOTED
JOB NO.	671
SHEET	A16

Jul 17, 2015 - 2:22pm



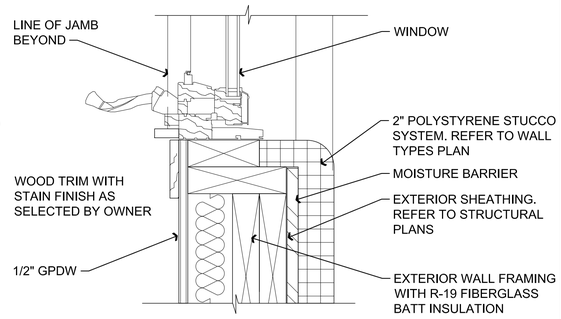
B3 Window jamb at Stucco

SCALE: 3" = 1'-0"



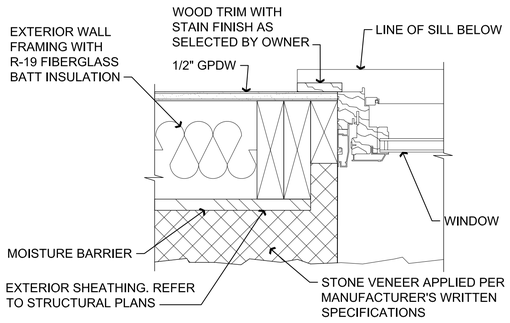
C3 Window Head at Stucco

SCALE: 3" = 1'-0"



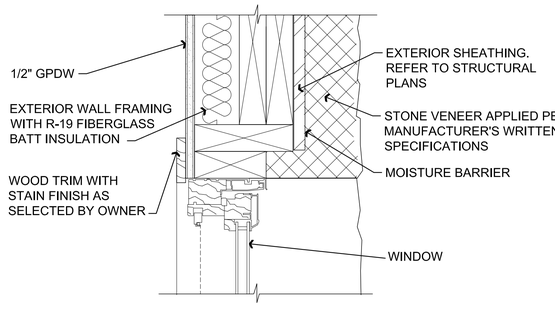
D3 Window Sill at Stucco

SCALE: 3" = 1'-0"



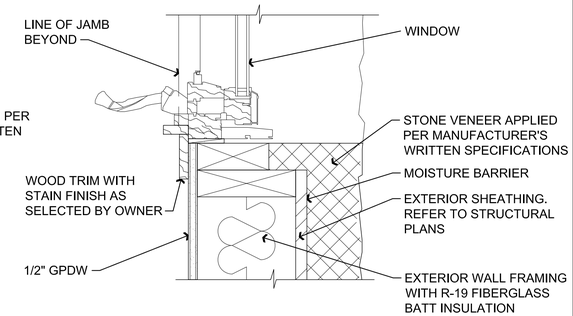
B2 Window jamb at Stone Veneer

SCALE: 3" = 1'-0"



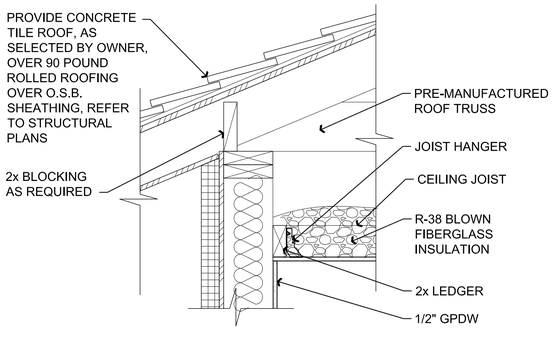
C2 Window Head at Stone Veneer

SCALE: 3" = 1'-0"



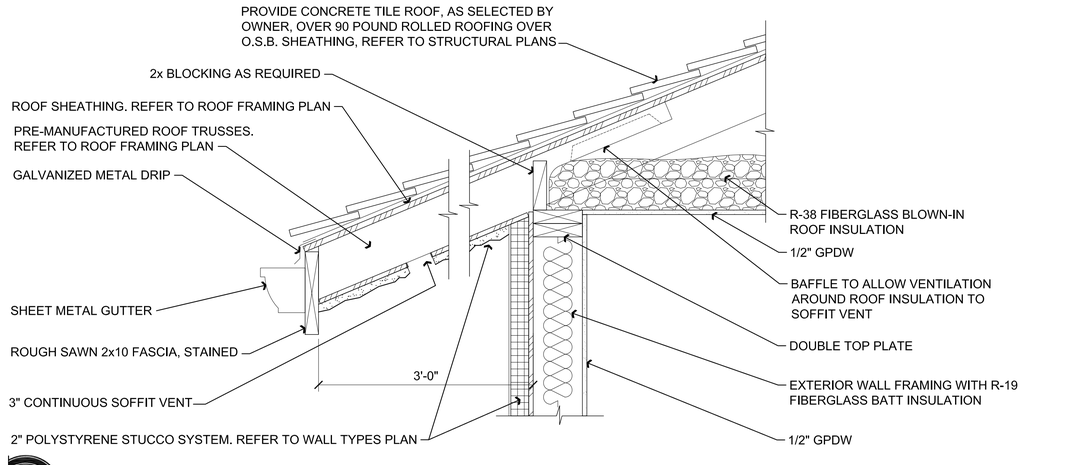
D2 Window Sill at Stone Veneer

SCALE: 3" = 1'-0"



B1 Ledger at Ceiling

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



C1 Eave Detail

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

REVISIONS	BY

REGISTERED ARCHITECT CERTIFICATE NO. 25646 W. ALAN KENSON Date Signed 07/17/15 ARIZONA EXPIRES: 6/30/18

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ARCHITECTURE & PLANNING

DRAWING: DETAILS

PROJECT: Padilla House
1911 Perfect Place
Prescott, AZ 86305

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: July 17th, 2015
SCALE: AS NOTED
JOB NO.: 671
SHEET: A17

Jul 19, 2015 - 9:22am

GENERAL STRUCTURAL NOTES

(APPLY UNLESS NOTED OTHERWISE ON PLANS/DETAILS)

GENERAL REQUIREMENTS:

1. THE STRUCTURAL SYSTEMS AND MEMBERS DEPICTED HEREIN HAVE BEEN DESIGNED PRIMARILY TO SAFEGUARD AGAINST MAJOR STRUCTURAL DAMAGE AND LOSS OF LIFE, NOT TO LIMIT DAMAGE OR MAINTAIN FUNCTION (IBC SECTION 101.3).

2. 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.

3. 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.

4. 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.

5. 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.

6. ANY INSPECTIONS, SPECIAL (IBC CHAPTER 17) OR OTHERWISE THAT ARE REQUIRED BY THE BUILDING CODES, LOCAL BUILDING DEPARTMENTS, OR BY THESE PLANS SHALL BE DONE BY AN INDEPENDENT INSPECTION COMPANY OR THE BUILDING DEPARTMENT, SITE VISITS BY THE STRUCTURAL ENGINEER DO NOT CONSTITUTE AN OFFICIAL INSPECTION, UNLESS SPECIFICALLY CONTRACTED FOR.

BASIS FOR DESIGN:

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

   RISK CATEGORY = II

2. VERTICAL LOADS:

LOCATION	LIVE / SNOW LOAD	DEAD LOAD
ROOF	30 PSF	22 PSF

3. SEISMIC DESIGN PARAMETERS:

ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE PROCEDURE
IMPORTANCE FACTOR	Ie = 1.00
SITE CLASS	D
SEISMIC DESIGN CATEGORY	C
SPECTRAL RESPONSE ACCELERATIONS	Sms = 0.477, Sm1 = 0.214
SPECTRAL RESPONSE COEFFICIENTS	Sds = 0.318, Sd1 = 0.142
HORIZONTAL SHEAR TRANSFER ELEMENTS:	
PLYWOOD – FLEXIBLE DIAPHRAM(S)	R = 6.5
VERTICAL SHEAR TRANSFER ELEMENTS:	
GYPBOARD SHEARWALL(S)	R = 2.0
PLYWOOD SHEARWALL(S)	R = 6.5

4. WIND DESIGN PARAMETERS (STRENGTH):

ULTIMATE WIND SPEED	115 MPH (3 SECOND GUST)
WIND EXPOSURE	C
IMPORTANCE FACTOR	Iw = 1.00
INTERNAL PRESSURE COEFFICIENT	−0.18
ULTIMATE COMPONENT AND CLADDING PRESSURE	37.1 PSF
NET UPLIFT ON ROOF	5 PSF

FOUNDATION NOTES:

1. IN LIEU OF A GEOTECHNICAL REPORT: THE FOUNDATION HAS BEEN DESIGNED ACCORDING TO THE RECOMMENDATIONS OF CHAPTER 18 OF THE IBC.

2. THE SOIL DESIGN VALUES LISTED BELOW HAVE BEEN APPROVED BY THE CITY/COUNTY BUILDING DEPARTMENT, CONTINGENT THAT THE SOIL ON THE SITE PREDOMINATELY CONSISTS OF SAND AND/OR GRAVEL.

   SPECIFIC SOIL CLASSIFICATIONS SHOULD BE ONE OF THE FOLLOWING: SANDY GRAVEL OR GRAVEL(GW OR GP), SAND(SW AND SP), SILTY SAND(SM), CLAYEY SAND(SC), SILTY GRAVEL(GM), OR CLAYEY GRAVEL(GC). THESE SOIL CLASSIFICATIONS CAN BE FOUND IN TABLE 1804.2 OF CHAPTER 18 OF THE IBC. VERIFICATION OF SOIL CLASSIFICATION IS THE RESPONSIBILITY OF THE CONTRACTOR.

   VERIFICATION OF SOIL CLASSIFICATION IS THE RESPONSIBILITY OF THE CONTRACTOR.

   THE SOIL DESIGN VALUES FOR THE FOUNDATION ARE:

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

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

FOUNDATION BEARING DEPTH
18" BELOW FINISHED GRADE

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

5. CONCRETE SLABS ON GRADE SHALL BE SUPPORTED ON A 4 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.

CONCRETE:

1. 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

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

3. TENSION LAP SPLICES OF REINFORCING STEEL IN CONCRETE SHALL BE AS FOLLOW:

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

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

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

LOCATION:	MINIMUM COVER	TOLERANCE
CAST AGAINST EARTH (FOOTINGS)	3"	± 3/8"
SLABS ON GRADE	1½"	± ¼"
EXPOSED TO EARTH OR WEATHER – #5 AND SMALLER	1½"	± 3/8"

5. MAXIMUM SLUMP FOR ALL CONCRETE SHALL BE 4". SLUMP FOR EXTERIOR SLABS SHALL BE 6". PORTLAND CEMENT SHALL CONFORM TO ASTM C150. TYPE V CEMENT SHALL BE USED FOR CONCRETE IN CONTACT WITH ALKALINE SOIL, AND TYPE II ELSEWHERE.

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

7. CONCRETE PLACEMENT AND QUALITY SHALL BE PER RECOMMENDATIONS IN ACI 614, ACI 301 AND ACI 318. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED, EXCEPT THAT SLABS ON GRADE NEED BE VIBRATED ONLY AROUND AND UNDER FLOOR DUCTS, ETC. CAST CLOSURE POUR, WHERE SHOWN ON PLANS AROUND COLUMNS AFTER COLUMN DEAD LOAD IS APPLIED. REMOVE ALL DEBRIS FROM FORMS BEFORE PLACING CONCRETE.

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

8. 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.

9. 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.

10. 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.

11. COLD/HOT WEATHER CONCRETE CONSTRUCTION: PROTECT CONCRETE FROM DAMAGE OR REDUCED STRENGTH IN COMPLIANCE WITH ACI 305 AND 306.

12. CONCRETE MIXES SHALL BE DESIGNED BY A CERTIFIED LABORATORY AND APPROVED BY THE STRUCTURAL ENGINEER.

REINFORCING STEEL:

1. ASTM A615 GRADE 60 (FY = 60 KSI) DEFORMED BARS FOR ALL BARS #5 AND LARGER. ASTM A615 GRADE 40 (FY = 40 KSI) DEFORMED BARS FOR ALL BARS #4 AND SMALLER. GRADE 60 DEFORMED BARS SHALL BE USED FOR CONCRETE WALLS, BEAMS, ELEVATED SLABS AND COLUMN REINFORCING.

2. WELDING OF REINFORCING BARS SHALL BE MADE ONLY TO ASTM A706 GRADE 60 BARS AND ONLY USING E90 SERIES RODS. WELDING OF REINFORCING BARS SHALL BE MADE ONLY AT LOCATIONS SHOWN ON PLANS OR DETAILS.

3. REINFORCING BAR SPACING GIVEN ARE MAXIMUM ON CENTERS. ALL BARS PER CRSI SPECIFICATIONS AND HANDBOOK. DOWEL ALL VERTICAL REINFORCING TO FOUNDATION. SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE.

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 IN:	SPAN INDEX RATING:	EDGE ATTACHMENT:	FIELD ATTACHMENT:
WALLS	½" OR 3/8"	24/0	8d AT 6" O.C.	8d AT 12" O.C.
ROOF	5/8"	40/20	10d AT 6" O.C.	10d AT 12" O.C.

   PLYWOOD ALTERNATE: AMERICAN PLYWOOD ASSOCIATION PERFORMANCE RATED SHEATHING MAY BE USED AS AN ALTERNATE TO PLYWOOD WITH PRIOR APPROVAL OF OWNER, ARCHITECT AND ROOFER. IT MAY NOT BE USED ON ROOFS WHERE BUILT-UP ROOF SYSTEM IS TO BE GUARANTEED BY ROOFER. RATED SHEATHING SHALL COMPLY WITH ICBO REPORT NER-108, EXPOSURE 1, AND SHALL HAVE A SPAN RATING EQUIVALENT TO OR BETTER THAN THE PLYWOOD IT REPLACES. ATTACHMENT AND THICKNESS (WITHIN 1/32") SHALL BE THE SAME AS THE PLYWOOD IT REPLACES. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

3. GLUED-LAMINATED BEAMS (GULAM): 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 WLA STANDARDS. BEAMS TO BEAR GRADE STAMP AND AITC STAMP AND CERTIFICATE. CAMBER AS SHOWN ON DRAWINGS. STANDARD CAMBER IS BASED ON A RADIUS OF CURVATURE OF 2000 FEET.

4. SILL PLATES RESTING ON CONCRETE OR MASONRY SHALL BE OF TREATED FIR OR FOUNDATION GRADE REDWOOD. SHEAR WALLS AND EXTERIOR WALL SILLS AT CONCRETE SLAB SHALL HAVE A MINIMUM OF (2) ½"ø ANCHOR BOLTS PER PIECE. PROVIDE ANCHOR BOLT AT 9" MAXIMUM, 4" MINIMUM FROM THE END OF EACH PIECE AT SPLICE OR END OF WALL. MAXIMUM ANCHOR BOLT SPACING SHALL BE 72" ON CENTER UNLESS NOTED OTHERWISE ON PLANS OR DETAILS. ALL ANCHOR BOLTS (OTHER THAN BOLTS FOR HOLDOWNS) SHALL EMBED 7" INTO CONCRETE. ANCHOR BOLTS FOR HOLDOWNS SHALL NOT BE CONSIDERED AS PART OF REQUIRED ANCHOR BOLTS ON SHEAR WALLS. ALL EXTERIOR WALLS SHALL BE SECURED WITH MINIMUM ANCHOR BOLTS. INTERIOR WALLS MAY BE SECURED TO CONCRETE WITH EITHER ANCHOR BOLTS OR POWER DRIVEN SHOT PINS UNLESS NOTED OTHERWISE ON PLANS.

5. GENERAL: DO NOT NOTCH OR DRILL JOISTS, BEAMS OR LOAD BEARING STUDS WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER THROUGH THE ARCHITECT. DOUBLE UP FLOOR JOISTS AND BLOCKING UNDER PARTITIONS. PROVIDE 2" (NOMINAL) SOLID BLOCKING AT SUPPORTS OF ALL JOISTS. UNLESS NOTED OTHERWISE ON PLANS/DETAILS PROVIDE 2X SOLID BLOCKING AT MID-HEIGHT OF BEARING STUD WALLS. ALL NAILING NOT NOTED SHALL BE ACCORDING TO IBC TABLE 2304.9.1. JOIST HANGERS AND OTHER MISCELLANEOUS FRAMING ANCHORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. OR OTHER MANUFACTURER WITH CURRENT ICBO APPROVAL.

6. BOLTING: ALL BOLTS IN WOOD CONNECTIONS SHALL CONFORM TO ASTM A307. BOLTS SHALL BE INSTALLED IN HOLES BORED WITH A BIT 1/16" LARGER THAN THE ø (DIAMETER) OF THE BOLT. BOLTS AND NUTS SEATING ON WOOD SHALL HAVE CUT STEEL WASHERS UNDER HEADS AND NUTS. NICK THREADS TO PREVENT LOOSENING.

7. 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.

GYPSUM BOARD SHEATHING:

1. ALL GYPSUM BOARD SHEATHING MATERIALS SHALL CONFORM TO ASTM C79 AND SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C1280. FOUR-FOOT WIDE PIECES OF GYPSUM SHEATHING SHALL BE APPLIED PARALLEL OR PERPENDICULAR TO THE STUDS. TWO-FOOT WIDE PIECES OF GYPSUM SHEATHING SHALL BE APPLIED PERPENDICULAR TO THE STUDS. END JOINTS OF ADJACENT COURSES OF GYPSUM BOARD SHALL BE STAGGERED.

2. FOR FIRE RATED WALLS WITH GYPSUM SHEATHING EACH SIDE, GYPSUM SHEATHING SHALL BE INSTALLED SO THAT ALL EDGES ARE SUPPORTED EXCEPT 5/8" TYPE-X GYPSUM SHEATHING SHALL BE PERMITTED TO BE INSTALLED HORIZONTALLY WITH THE HORIZONTAL JOINTS STAGGERED 24" FROM THE OPPOSITE SIDE, BUT JOINTS ARE UNSUPPORTED AND FINISHED.

SPECIAL INSPECTION ITEMS:

1. SPECIAL INSPECTION IS NOT REQUIRED AS FOLLOWS:

TYPE OF WORK:	REQUIRED:	REMARKS:
CONCRETE SLAB ON GRADE	NO	DESIGN BASED ON f'c=2500 PSI
CONCRETE FOUNDATIONS	NO	DESIGN BASED ON f'c=2500 PSI

   SPECIAL INSPECTIONS NOT LISTED ABOVE ARE NOT REQUIRED.

ABBREVIATIONS

A.B.C.	AGGREGATE BASE COURSE	GLB (GULAM)	GLUED-LAMINATED BEAM
A/C	AIR CONDITIONER	I.F.W.	INSIDE FACE OF WALL
A.F.F.	ABOVE FINISHED FLOOR	HORIZ.	HORIZONTAL
ALT.	ALTERNATE	K(KIP)	1000 POUNDS
A.B.	ANCHOR BOLT	L.L.	LIVE LOAD
@	AT (MEASUREMENT)	LBS (#)	POUNDS
BM	BEAM	LLH	LONG LEG HORIZONTAL
B.F.F	BELOW FINISHED FLOOR	LLV	LONG LEG VERTICAL
B.O.B.	BOTTOM OF BEAM	MFR'(S)	MANUFACTURER('S)
B.O.D.	BOTTOM OF DECK	MCJ	MASONRY CONTROL JOINT
B.O.F.	BOTTOM OF FOOTING	MECH'L	MECHANICAL
BRG	BEARING	N/A	NOT APPLICABLE
C.I.P.	CAST IN PLACE	N.T.S.	NOT TO SCALE
C.L.	CENTERLINE	O.C.	ON CENTER
CLB	CENTERLINE OF BEAM	O.F.W.	OUTSIDE FACE OF WALL
CLC	CENTERLINE OF COLUMN	OPP	OPPOSITE
CLF	CENTERLINE OF FOOTING	P.C.	PRECAST CONCRETE
CLW	CENTERLINE OF WALL	PLF	POUNDS PER LINEAR FOOT
CLR	CLEAR	PREFAB	PREFABRICATED
CONC	CONCRETE	PSF	POUNDS PER SQUARE FOOT
CCJ	CONCRETE CONTROL JOINT	PSI	POUNDS PER SQUARE INCH
CONC S.J.	CONCRETE SAWCUT JOINT	REINF	REINFORCING
C.M.U.	CONCRETE MASONRY UNIT	SLH	SHORT LEG HORIZONTAL
CONN	CONNECTION	SLV	SHORT LEG VERTICAL
CONT	CONTINUOUS	SIM	SIMILAR
D.L.	DEAD LOAD	SQ.	SQUARE
ø OR DIA.	DIAMETER	STD	STANDARD
DN	DOWN	T.L.	TOTAL LOAD
DWG(S)	DRAWING(S)	T.O.B.	TOP OF BEAM
E.O.S.	EDGE OF SLAB	T.O.D.	TOP OF DECK
EQ	EQUAL	T.O.F.	TOP OF FOOTING
EQUIP	EQUIPMENT	T.O.L.	TOP OF LEDGER
EXP. BOLT	EXPANSION BOLT	T.O.M.	TOP OF MASONRY
EXP. JT (E.J.)	EXPANSION JOINT	T.O.P.	TOP OF PLATE
E.W.	EACH WAY	T.O.S.	TOP OF STEEL
F.F.	FINISHED FLOOR	T.O.W.	TOP OF WALL
F.O.M.	FACE OF MEMBER	TYP	TYPICAL
F.O.S.	FACE OF STEEL	U.N.O.	UNLESS NOTED OTHERWISE
F.O.W.	FACE OF WALL	VERT	VERTICAL
GA.	GAGE	W.W.F.	WELDED WIRE FABRIC
GALV	GALVANIZED	W/	WITH
GSN	GENERAL STRUCTURAL NOTES	W/O	WITHOUT

DRAWING INDEX

DETAILS	SHEET	DESCRIPTION
---	S1	GENERAL STRUCTURAL NOTES
T1-T13	S1.1	TYPICAL DETAILS
---	S1.2	PLAN SCHEDULES
---	S2	FOUNDATION PLAN
---	S3	FRAMING PLAN
101-109	S4	FOUNDATION DETAILS
201-213	S5	FRAMING DETAILS

JOB NO.: 2015-0192	PROJECT MANAGER: AGK	CAD OPERATOR: MJS

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REVISIONS	BY

Professional Engineer (Structural) — 27341 — RICHARD K. FROST — 7/17/15 — PRESCOTT, ARIZONA, U.S.A. — EXPIRES: 9/30/2017

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ARCHITECTURE & PLANNING

DRAWING: GENERAL STRUCTURAL NOTES

PROJECT: Padilla Residence
Padilla House
1911 Perfect Place

DRAWN BY	MJS
CHECKED BY	AGK
DATE	7/17/15
SCALE	AS NOTED
JOB NO.	2015-0192
SHEET	S1

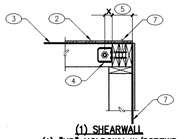
HOLDOWN	X
HDU2, HDU4 HDU8, HDU11	1-1/4"
HDU14	1-9/16"
PHD2, PHD5 PHD6	1-3/8"
HTT16	1-3/8"
HTT22	
MTT28B	1-1/2"
HDHQ8	1-1/4"
HHDQ11 HHDQ14	1-1/2"

NOTES:

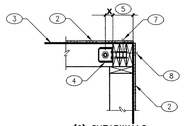
ALL CONDITIONS MAY NOT BE SHOWN. FOR CONDITIONS NOT SHOWN, USE THESE DETAILS AS A GUIDE.
SOME LARGER HOLDOWNS REQUIRE 6X6 POSTS, SEE PLANS AND SCHEDULES.
WHERE MULTIPLE TRIMMER STUDS OR KING STUDS OCCUR, MAKE ADJUSTMENTS AS REQUIRED.

KEY NOTES:

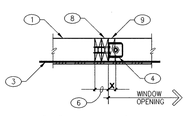
1. WOOD STUD WALL.
2. SHEARWALL SHEATHING.
3. EDGE OF FOUNDATION.
4. SIMPSON HD TYPE HOLDOWN WITH SCREWS.
5. SHEARWALL END POST (3-STUDS) TYPICAL, EXCEPT AT HDU11, HDU14, HHDQ11, AND HHDQ14 WHERE A 6X6 POST IS REQUIRED.
6. SHEARWALL END POST (2-STUDS).
7. SHEARWALL EDGE NAILING.
8. TRIMMER STUD TO SUPPORT HEADER.
9. BLOCK TO SUPPORT WINDOW SILL.
10. 6X6 WOOD POST.
11. (25)-SIMPSON SDS ¼"X4.5" LONG WOOD SCREWS STAGGERED.
12. (25)-SIMPSON SDS ¼"X6" LONG WOOD SCREWS STAGGERED.
13. SIMPSON HD TYPE HOLDOWN WITH 6" LONG SIMPSON SDS ¼" SCREWS.



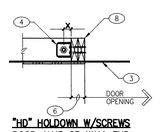
(1) SHEARWALL
(1) "HD" HOLDOWN W/SCREWS
AT EXTERIOR CORNER



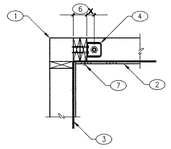
(2) SHEARWALLS
(1) "HD" HOLDOWN W/SCREWS
AT EXTERIOR CORNER



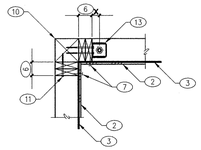
"HD" HOLDOWN W/SCREWS
WINDOW JAMB



"HD" HOLDOWN W/SCREWS
DOOR JAMB OR WALL END

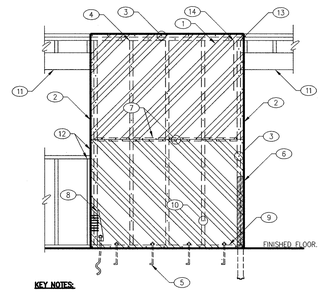


(1) SHEARWALL
(1) "HD" HOLDOWN W/SCREWS
AT RE-ENTRANT CORNER



(2) SHEARWALLS
(1) "HD" HOLDOWN W/SCREWS
AT RE-ENTRANT CORNER

T13 PLAN VIEW - HOLDOWN LOCATIONS/SHEARWALL END POSTS "HD" TYPE HOLDOWNS USING SCREWS
W0802 — NO SCALE



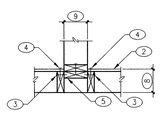
KEY NOTES:

1. SHEATHING MATERIAL.
2. SHEARWALL END POST (DOUBLE STUD AT HOLDOWN U.N.O.)
3. EDGE NAILING AT ALL SHEATHING PANEL EDGES. - STAGGER NAILS AT DOUBLE TOP PLATE AND DOUBLE STUD END POSTS.
4. FULL HEIGHT WOOD STUDS.
5. ANCHOR BOLTS TO FOUNDATION OR NAILS TO LOWER FRAMING PER SHEARWALL SCHEDULE.
6. SIMPSON STHD TYPE HOLDOWN.
7. SOLID BLOCKING AND EDGE NAILING REQUIRED AT PLYWOOD SHEET EDGES.
8. SIMPSON HDU TYPE HOLDOWN.
9. CONTINUOUS 2X SOLE PLATE.
10. FIELD NAILING AWAY FROM PANEL EDGES.
11. WOOD HEADER.
12. TRIMMER STUD UNDER HEADER AND SILL. PROVIDE ADDITIONAL TRIMMER STUDS WHERE INDICATED ON PLANS.
13. FULL HEIGHT KING STUD.
14. PROVIDE ADDITIONAL KING STUDS WHERE INDICATED ON PLANS.

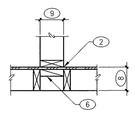
T11 ELEVATION-TYPICAL 1-STORY SHEARWALL AT DOOR/WINDOW
W0601 — NO SCALE

KEY NOTES:

1. WOOD STUD WALL.
2. PLYWOOD SHEATHING SHALL BE CONTINUOUS THRU WALL INTERSECTIONS. GYPSUM SHEATHING MAY BE DISCONTINUOUS.
3. 16d FACENAIL AT 16" O.C.
4. EDGE NAILING.
5. FULL HEIGHT STUD.
6. (3)-2X BLOCKS 18" LONG.
7. (2)-16d FACENAILS EACH SIDE OF EACH BLOCK.
8. PLYWOOD OR GYPSUM SHEARWALL.
9. INTERSECTING WALL.



INTERSECTING WALLS
GYPSUM SHEARWALLS

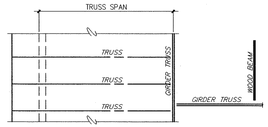


INTERSECTING WALLS
PLYWOOD SHEARWALLS

T12 PLAN VIEW - SHEARWALL INTERSECTIONS
W0801 — NO SCALE

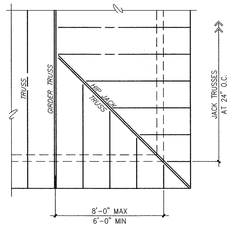
CONNECTION SCHEDULE		
CONDITION	**MAXIMUM SPAN**	**CONNECTION**
TRUSS AT GIRDER TRUSS	32'-0"	SIMPSON THA29I AT BOTTOM CHORD
GIRDER TRUSS AT GIRDER TRUSS	PER PLAN	PER PLAN
GIRDER TRUSS AT WOOD BEAM	PER PLAN	PER PLAN
WOOD BEAM AT GIRDER TRUSS	PER PLAN	PER PLAN

NOTE:
1. CONNECTIONS ARE FOR A TOTAL LOAD OF 55 PSF AND A LOAD DURATION FACTOR OF 1.15.

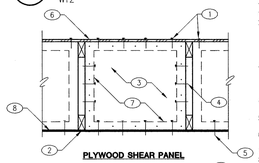


CONNECTION SCHEDULE		
CONDITION	**MAXIMUM SPAN**	**CONNECTION**
JACK TRUSS AT GIRDER TRUSS	8'-0"	SIMPSON LU24 AT BOTTOM CHORD AND 2-16d AT TOP CHORD
JACK TRUSS AT HIP JACK TRUSS	8'-6"	SIMPSON LS30 AT BOTTOM CHORD AND 2-16d AT TOP CHORD
HIP JACK TRUSS AT GIRDER TRUSS	11'-6"	SIMPSON LS70 OR LTHJ AT BOTTOM CHORD AND 2-16d AT TOP CHORD

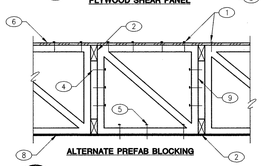
NOTE:
1. THE SCHEDULE ABOVE ASSUMES THAT THE GIRDER TRUSS IS SET BACK NO MORE THAN 8'-0" FROM THE WALL.
2. CONNECTIONS ARE FOR A TOTAL LOAD OF 55 PSF AND A LOAD DURATION FACTOR OF 1.15.



T8 TYPICAL CONNECTION SCHEDULE FOR PREFAB WOOD TRUSSES
W12 — NO SCALE



PLYWOOD SHEAR PANEL



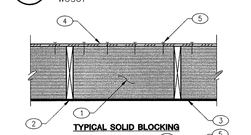
ALTERNATE PREFAB BLOCKING

KEY NOTES:

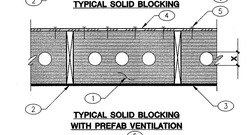
1. EDGE NAILING.
2. REFAB WOOD TRUSS. TRUSS MANUFACTURER SHALL PROVIDE VERTICAL WEB TO MATCH LOCATION OF SHEAR PANEL.
3. ⅜" PLYWOOD SHEAR PANEL WITH 8d AT 6" O.C. AT PANEL EDGES AND 8d AT 12" O.C. AT INTERMEDIATE SUPPORTS.
4. 16d AT 6" O.C. TO TRUSS VERTICAL WEB.
5. 16d TO MATCH EDGE NAILING SPACING.
6. PLYWOOD SHEATHING AS OCCURS.
7. 2X4 AT 4-SIDES.
8. TOP OF WOOD PLATE OR BEAM AS OCCURS.
9. PREFAB BLOCKING PER TRUSS MANUFACTURER. IN-PLANE SHEAR CAPACITY TO BE 200#.

NOTE:
1. FOR CONSTRUCTION BELOW PANEL, SEE PLAN AND DETAILS. BLOCKING IS CONTINUOUS.
2. INDIVIDUAL SHEAR PANEL BLOCKS MAY BE PENETRATED OR OMITTED FOR PASSAGE OF HVAC DUCTS.

T9 ELEVATION - TYPICAL PLYWOOD SHEAR PANEL BLOCKING
W0501 — NO SCALE

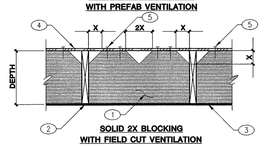


TYPICAL SOLID BLOCKING



TYPICAL SOLID BLOCKING
WITH PREFAB VENTILATION

VENTILATION OPENINGS	
DEPTH	**X**
6"	2"
8"	2.5"
10"	3"
12"	3"



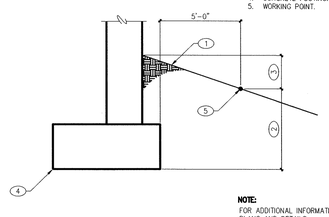
SOLID 2X BLOCKING
WITH FIELD CUT VENTILATION

KEY NOTES:

1. SOLID BLOCKING TO BE TIGHT AGAINST PLYWOOD.
2. PREFAB WOOD TRUSS OR WOOD JOIST.
3. TOP OF WOOD PLATE OR BEAM AS OCCURS.
4. PLYWOOD SHEATHING.
5. EDGE NAILING.

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

T10 ELEVATION - TYPICAL SOLID 2X BLOCKING
W0502 — NO SCALE



KEY NOTES:

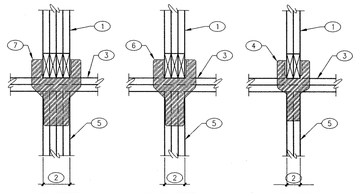
1. SLOPED FINISH GRADE.
2. MINIMUM FOOTING DEPTH PER G.S.N. - 12" MINIMUM.
3. DEEPEN FOOTING AS REQUIRED TO ACCOUNT FOR SLOPED GRADE.
4. CONCRETE FOOTING.
5. WORKING POINT.

NOTE:
FOR ADDITIONAL INFORMATION, SEE PLANS AND DETAILS.

T4 TYPICAL DETAIL FOR FOUNDATION AT SLOPING GRADE
F1101 — NO SCALE

KEY NOTES:

1. PREFAB WOOD GIRDER TRUSS.
2. NUMBER OF STUDS EQUALS NUMBER OF TRUSS PLYS.
3. DOUBLE 2X TOP PLATE.
4. SIMPSON LGT2 TYPE CONNECTOR.
5. BUILT-UP STUDS WITH 16d AT 24" O.C. STAGGERED EACH SIDE. NUMBER OF STUDS EQUALS NUMBER OF TRUSS PLYS.
6. SIMPSON LGT3-SDS2.5 TYPE CONNECTOR.
7. SIMPSON LGT4-SDS3 TYPE CONNECTOR.



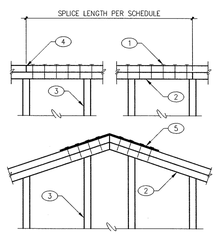
(4) PLY GIRDER — (3) PLY GIRDER — (2) PLY GIRDER

T5 PREFAB WOOD GIRDER TRUSS AT WOOD STUD POST
NO SCALE

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

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

T6 MINIMUM NAILING SCHEDULE - UNLESS NOTED OTHERWISE
W01-2012 — NO SCALE



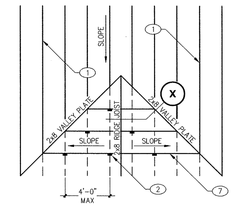
KEY NOTES:

1. NAILS BETWEEN SPLICE LOCATION PER SCHEDULE - STAGGERED.
2. DOUBLE 2X TOP PLATE.
3. WOOD STUD WALL.
4. SPLICE OVER STUD.
5. SIMPSON ST6224 STRAP AT LOCATIONS WHERE PLATES CAN NOT BE SPLICED.

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

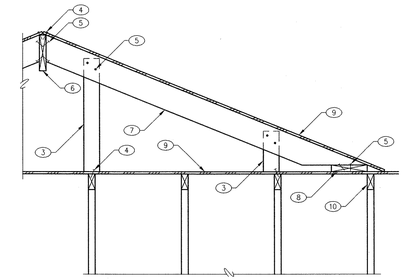
NOTE:
DO NOT SPLICE TOP PLATES WITHIN 6'-0" OF ENDS OF PLYWOOD SHEAR WALLS. THIS DETAIL REQUIRED AT ALL EXTERIOR WALLS AND OVER SHEAR WALLS - NOT REQUIRED AT INTERIOR NON-SHEAR WALLS.

T7 ELEVATION - TYPICAL TOP PLATE SPLICE
W09 — NO SCALE



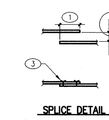
KEY NOTES:

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



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

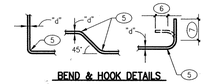
T1 TYPICAL OVERBUILD FRAMING
NO SCALE



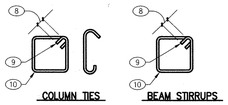
SPLICE DETAIL

BAR OFFSET

BAR CLEARANCE



BEND & HOOK DETAILS

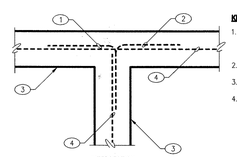


COLUMN TIES — BEAM STIRRUPS

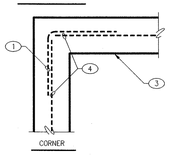
KEY NOTES:

1. LAP - SEE G.S.N.
2. MAXIMUM ¼ LAP BUT NOT MORE THAN 6".
3. WIRE TIES.
4. 1d (1" MINIMUM).
5. RADIUS=3d FOR BARS NOT OVER #8; 4d FOR #9, #10 AND #11 BARS; 5d FOR #14 AND #18 BARS. 5d FOR ALL GRADE 40 BARS WITH 180 DEGREE HOOK.
6. 4d (4" MINIMUM).
7. 12d (90 DEGREE HOOK).
8. 6d (4" MINIMUM).
9. 135 DEGREE BEND.
10. BEND AROUND ½" PIN FOR #3 BARS. BEND AROUND 2" PIN FOR #4 BARS. BEND AROUND 2½" PIN FOR #5 BARS.

T2 TYPICAL REINFORCING DETAILS
C01 — NO SCALE



INTERSECTION



CORNER

KEY NOTES:

1. CORNER BARS SAME SIZE AND SPACING AS HORIZONTAL REINFORCING. MINIMUM LAP PER G.S.N.
2. ALTERNATE DIRECTION OF BENDS.
3. CONCRETE STEM WALL OR FOOTING.
4. REINFORCING PER PLANS AND SCHEDULES.

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

JOB NO.: 2015-0192	PROJECT MANAGER: AGK	CAD OPERATOR: MJS

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DRAWING: TYPICAL DETAILS T1-T13

PROJECT: Padilla Residence
Padilla House
1911 Perfect Place

DRAWN BY	MJS
CHECKED BY	AGK
DATE	7/17/15
SCALE	AS NOTED
JOB NO.	2015-0192
SHEET	S1.1

SHEARWALL HOLDOWN SCHEDULE

MARK	HOLDOWN	SHEARWALL END POST	DETAIL REFERENCE	ALTERNATE HOLDOWN	DETAIL REFERENCE
(1)	SIMPSON HDU4	(2) 2X6 STUDS	(108)	NONE	NONE
(2)	SIMPSON HDU2	(2) 2X6 STUDS	(107)	NONE	NONE

SCH17

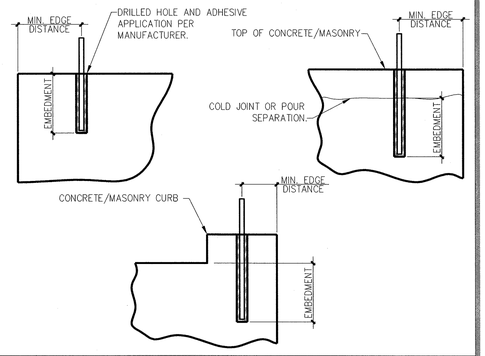
ALTERNATE EPOXY ANCHOR SCHEDULE

NOTE: TO BE USED WHEN CAST-IN-PLACE HOLDOWN ANCHORS ARE INCORRECTLY INSTALLED. SPECIAL INSPECTION IS REQUIRED.

SPECIFIED ANCHOR	ALTERNATE ANCHOR	DRILLED HOLE	MINIMUM EDGE DISTANCE
SIMPSON SSTB16	15" LONG X 5/8"ø A307 THREADED ROD	3/4"ø X 12" DEEP	1.75 INCHES

SCHEDULE NOTES:

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



SCH17B

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) 1/4"X2.5" SDS SCREWS
SIMPSON HDU4	CAST-IN-PLACE SIMPSON SSTB16 ANCHOR BOLT	(10) 1/4"X2.5" SDS SCREWS

SCH17C

SHEARWALL SCHEDULE
(ALL EXTERIOR WALLS ARE 6 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.	1/2" 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: 1/2" DIA. A.B. AT 72" O.C.
				WOOD: 16d STAGGERED AT 16" O.C.
2 L=P.P.	5/8" GYPBOARD (UNBLOCKED) ONE SIDE OF WALL	6d COOLER AT 7" O.C. OR #6 SCREWS AT 6" O.C.	6d COOLER AT 7" O.C. OR #6 SCREWS AT 12 O.C.	CONCRETE: 1/2" DIA. A.B. AT 72" O.C.
				WOOD: 16d STAGGERED 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: 1/2" DIA. A.B. AT 48" O.C.
				WOOD: 16d STAGGERED AT 8" O.C.
4 L=P.P.	1 ONE SIDE 2 OTHER SIDE	SEE ABOVE	SEE ABOVE	CONCRETE: 1/2" DIA. A.B. AT 36" O.C.
				WOOD: 16d STAGGERED AT 6" O.C.
5 L=P.P.	1/2" OR 3/8" PLYWOOD OR OSB (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 6" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" DIA. A.B. AT 36" O.C.
				WOOD: 16d STAGGERED AT 6" O.C.
6 L=P.P.	1/2" OR 3/8" PLYWOOD OR OSB (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 4" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" DIA. A.B. AT 24" O.C.
				WOOD: 16d STAGGERED AT 4" O.C.

SCH0901

BEAM (B) SCHEDULE

MARK	SIZE	CAMBER
B1	5½X15 GLB OR 8X14 DF#1	-
B2	5½X12 GLB OR 8X12 DF#1	-

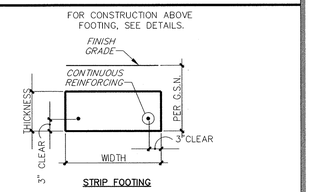
SCH10

HEADER (H) SCHEDULE

MARK	SIZE	REMARKS
H1	4X6	OR (2) 2X6
H2	4X10	OR (2) 2X12
H3	4X12	-
H4	5½X12 GLB	-
H5	5½X18 GLB	-
H6	5½X10.5 GLB	-

SCH12

WALL FOOTING (WF) SCHEDULE

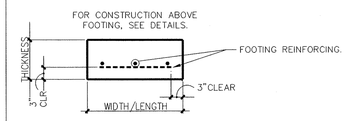


STRIP FOOTING

MARK	DIMENSIONS WIDTH	DIMENSIONS HEIGHT OR THICKNESS	FOOTING REINFORCING	FOOTING TYPE
WF1	16"	10"	(2) #4 CONT.	[STRIP FOOTING]
WF2	16"	12"	(2) #4 CONT.	[MONO W/ SLAB]

SCH01

CONCRETE FOOTING (F) SCHEDULE



MARK	DIMENSIONS LENGTH	DIMENSIONS WIDTH	DIMENSIONS THICKNESS	FOOTING REINFORCING
F1	3'-4"	3'-4"	10"	(7) #4 EACH WAY

SCH02

MASONRY COLUMN (MC) SCHEDULE

MARK	SIZE	REINFORCING VERTICAL	REINFORCING TIES	REMARKS
MC1	24" X 24"	(6) #5	#2 AT 8" O.C.	---

SCH0301

JOB NO.: 2015-0192	PROJECT MANAGER: AGK	CAD OPERATOR: MJS

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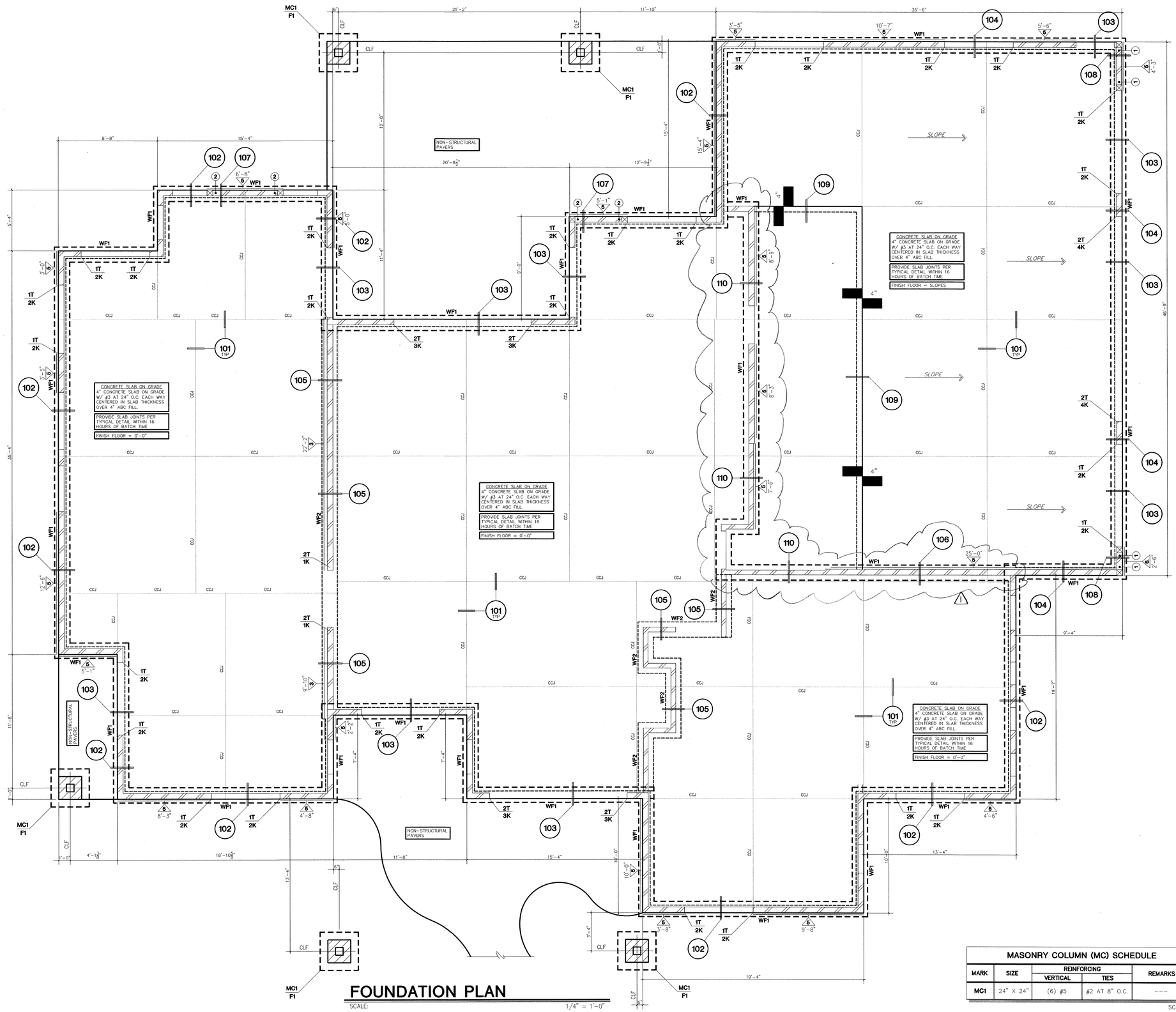
DRAWING: PLAN SCHEDULES

PROJECT: Padilla Residence
Padilla House
1911 Perfect Place

DRAWN BY	MJS
CHECKED BY	AGK
DATE	7/17/15
SCALE	AS NOTED
JOB NO.	2015-0192
SHEET	S1.2



WALL SCHEDULE

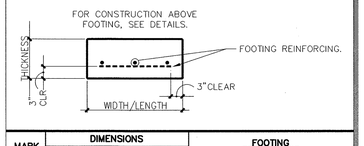
NOTE –HATCHING INDICATES STRUCTURAL ELEMENT CONTINUES TO THE NEXT LEVEL (VERIFY WITH ARCHITECTURAL DRAWINGS).
–SEE PLAN SCHEDULES, DETAILS, AND GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.

TYPICAL STEM WALL	8" CONCRETE STEM WALL UP TO 3'-0" RETAINING #4 AT 12" O.C. VERTICAL #4 AT 12" O.C. HORIZONTAL CENTERED IN WALL
AS SEEN ON PLANS	**INDICATES-**
	4" WOOD STUD WALL. USE 2X4 AT 16" O.C. ALL OPENINGS HAVE 1 TRIMMER STUD AND 1 KING STUD AT EACH SIDE. (MIN. U.N.O.) BEAM/GIRDER POSTS: DOUBLE STUD (MIN. U.N.O.) SHEARWALL ENDPOSTS: DOUBLE STUD (MIN. U.N.O.)
	6" WOOD STUD WALL. USE 2X6 AT 16" O.C. ALL OPENINGS HAVE 1 TRIMMER STUD AND 1 KING STUD AT EACH SIDE. (MIN. U.N.O.) BEAM/GIRDER POSTS: DOUBLE STUD (MIN. U.N.O.) SHEARWALL ENDPOSTS: DOUBLE STUD (MIN. U.N.O.)
5 / 4'-0"	SHEARWALL. SEE SHEARWALL SCHEDULE FOR WALL SHEATHING AND NAILING.

FOUNDATION PLAN NOTES

1. VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
2. 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.
3. WF1, WF2, ETC. – AS SHOWN ON PLAN INDICATES A CONTINUOUS WALL FOOTING. SEE WALL FOOTING SCHEDULE FOR ADDITIONAL INFORMATION.
4. F1, F2, ETC. – AS SHOWN ON PLAN INDICATES A CONCRETE FOOTING. SEE FOOTING SCHEDULE FOR ADDITIONAL INFORMATION.
5. MC1, MC2, ETC. – AS SHOWN ON PLAN INDICATES A MASONRY COLUMN. SEE MASONRY COLUMN SCHEDULE FOR ADDITIONAL INFORMATION.
6. (1) (2) – AS SHOWN ON PLAN INDICATES A SHEARWALL HOLDOWN. SEE HOLDOWN SCHEDULES AND DETAILS FOR ADDITIONAL INFORMATION.
7. 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 (10)
8. VERIFY EXACT SIZE AND LOCATION OF DEPRESSED AND/OR RAISED SLABS WITH ARCHITECTURAL DRAWINGS.
9. FOR SIDEWALK AND LANDING LOCATIONS, SEE ARCHITECTURAL DRAWINGS.

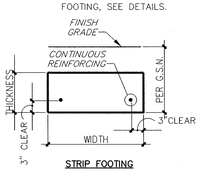
CONCRETE FOOTING (F) SCHEDULE



MARK	DIMENSIONS			FOOTING REINFORCING
	LENGTH	WIDTH	THICKNESS	
F1	3'-4"	3'-4"	10"	(7) #4 EACH WAY

SCH02

WALL FOOTING (WF) SCHEDULE



MARK	DIMENSIONS		FOOTING REINFORCING	FOOTING TYPE
	WIDTH	HEIGHT OR THICKNESS		
WF1	16"	10"	(2) #4 CONT.	STRIP FOOTING
WF2	16"	12"	(2) #4 CONT.	MONO W/ SLAB

SCH01

MASONRY COLUMN (MC) SCHEDULE

MARK	SIZE	REINFORCING		REMARKS
		VERTICAL	TIES	
MC1	24" X 24"	(6) #5	#2 AT 8" O.C.	---

SCH0301

LOCATION OF DETAILS

DETAILS	SHEET	DESCRIPTION
T1–T13	S1.1	TYPICAL DETAILS
---	S1.2	PLAN SCHEDULES
101–110	S4	FOUNDATION DETAILS
201–213	S5	FRAMING DETAILS

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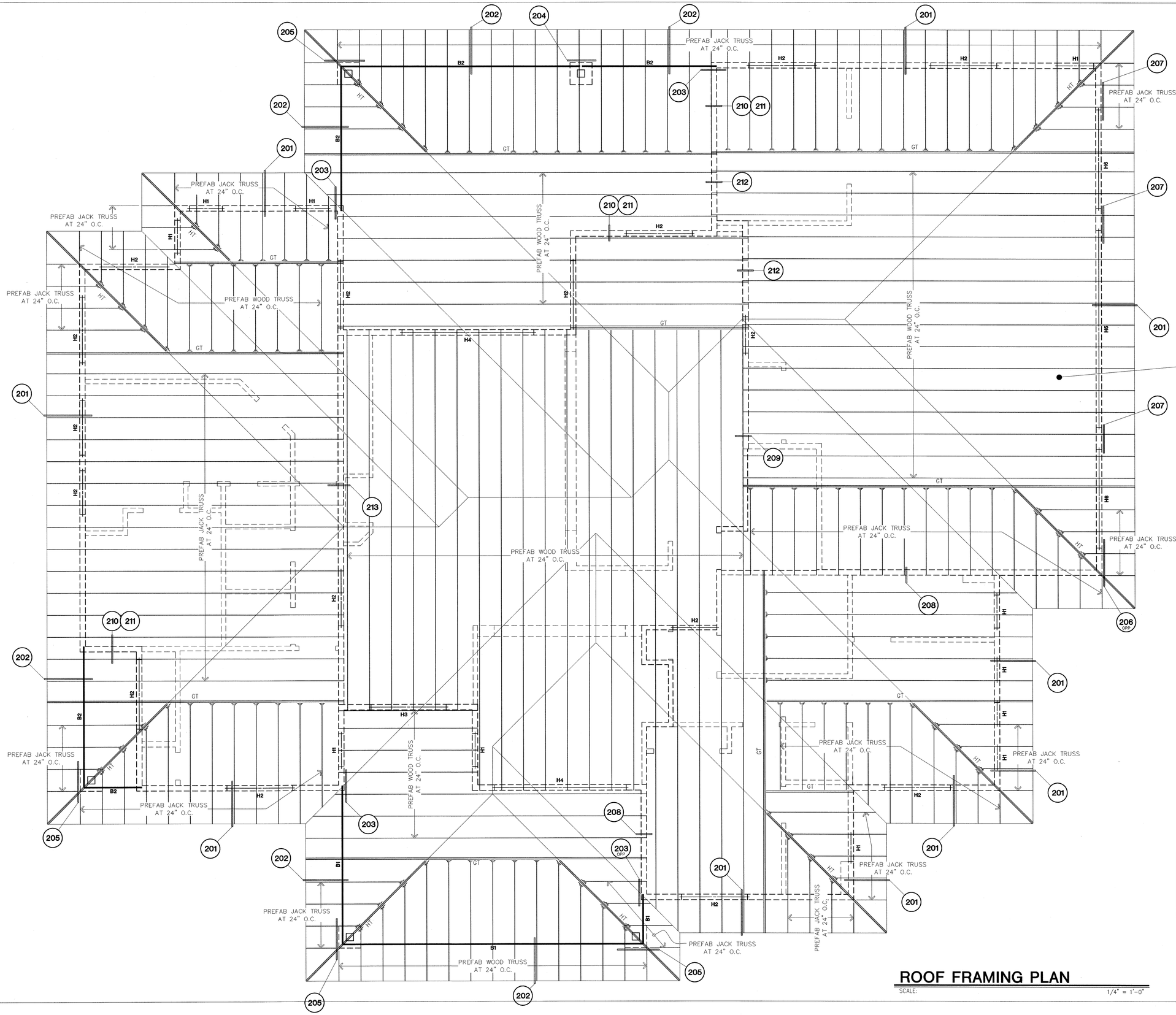
ARCHITECTURE & PLANNING

DRAWING: FOUNDATION PLAN

PROJECT: Padilla Residence
Padilla House
1911 Perfect Place

DRAWN BY	MJS
CHECKED BY	AGK
DATE	8/14/15
SCALE	AS NOTED
JOB NO.	2015-0192
SHEET	S2



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.

ROOF FRAMING PLAN NOTES

1. VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
2. ALL SCHEDULED MARK DESIGNATIONS MAY NOT NECESSARILY BE FOUND ON THIS PLAN. SCHEDULES ARE TYPICAL TO THIS PROJECT.
3. B1, B2, ETC. – AS SHOWN ON PLAN INDICATES A BEAM. SEE BEAM SCHEDULE FOR ADDITIONAL INFORMATION.
4. H1, H2, ETC. – AS SHOWN ON PLAN INDICATES A HEADER. SEE HEADER SCHEDULE FOR ADDITIONAL INFORMATION.
5. L1, L2, ETC. – AS SHOWN ON PLAN INDICATES A LEDGER. SEE LEDGER SCHEDULE FOR ADDITIONAL INFORMATION.
6. FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION.
7. 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.
10. INDICATES HVAC EQUIPMENT ON ROOF OR IN ATTIC SPACE. SEE TYPICAL DETAILS FOR FRAMING INFORMATION.

BEAM (B) SCHEDULE

MARK	SIZE	CAMBER
B1	5½X15 GLB OR 8X14 DF#1	-
B2	5½X12 GLB OR 8X12 DF#1	-

SCH10

TYPICAL ROOF SHEATHING: 5/8" PLYWOOD SHEATHING W/ PLYCLIPS. ATTACH PER G.S.N.

HEADER (H) SCHEDULE

MARK	SIZE	REMARKS
H1	4X6	OR (2) 2X6
H2	4X10	OR (2) 2X12
H3	4X12	-
H4	5½X12 GLB	-
H5	5½X18 GLB	-
H6	5½X10.5 GLB	-

SCH12

LOCATION OF DETAILS

DETAILS	SHEET	DESCRIPTION
T1–T13	S1.1	TYPICAL DETAILS
---	S1.2	PLAN SCHEDULES
101–108	S4	FOUNDATION DETAILS
201–213	S5	FRAMING DETAILS

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Professional Engineer (Structural) — 27341 — RICHARD K. FROST — 7/17/15 — ARIZONA U.S.A. — EXPIRES: 9/30/2017

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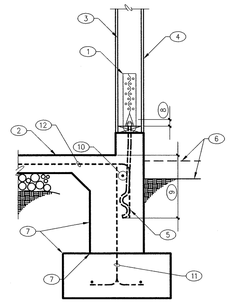
ARCHITECTURE & PLANNING

DRAWING: ROOF FRAMING PLAN

PROJECT: Padilla Residence
Padilla House
1911 Perfect Place

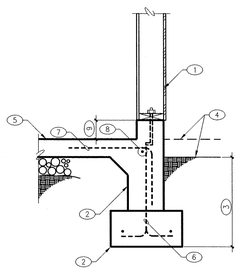
DRAWN BY	MJS
CHECKED BY	AGK
DATE	7/17/15
SCALE	AS NOTED
JOB NO.	2015-0192
SHEET	S3



KEY NOTES:

1. HOLDOWN PER SCHEDULE.
2. CONCRETE SLAB ON GRADE.
3. SHEARWALL END POST (DOUBLE STUD AT HOLDOWN U.N.O.)
4. WALL SHEATHING PER PLAN.
5. SIMPSON SSTB TYPE ANCHOR BOLT.
6. SIDEWALK, PAVEMENT, OR FINISH GRADE PER ARCHITECTURAL DRAWINGS.
7. CONCRETE STEMWALL AND FOOTING.
8. 1" MINIMUM / 12" MAXIMUM.
9. MINIMUM EMBEDMENT AS REQUIRED BY MANUFACTURER.
10. CONTINUOUS REBAR PER FOUNDATION DETAILS.
11. #4 VERTICAL AT 48" O.C.
12. #4 HOOK 24"∥2" AT 48" O.C.

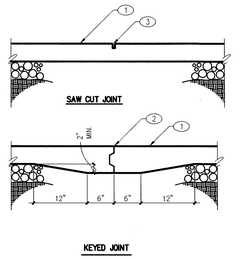
108 "HDU" TYPE HOLDOWN AT CONCRETE FOUNDATION
NO SCALE



KEY NOTES:

1. WOOD STUD WALL.
2. CONCRETE STEM WALL AND CONCRETE FOOTING W/ REINFORCING CONTINUOUS FROM BEYOND.
3. MINIMUM FOOTING DEPTH PER G.S.N.
4. SIDEWALK, PAVEMENT OR FINISH GRADE PER ARCHITECTURAL DRAWINGS.
5. CONCRETE SLAB ON GRADE.
6. #4 VERTICAL 48" O.C.
7. #4 HOOK 24"∥2" AT 48" O.C.
8. (1) #4 CONTINUOUS.
9. CURB HEIGHT VARIES.

104 WOOD STUD WALL AT CONCRETE FOOTING
WSW-CF0307 NO SCALE



KEYED JOINT

KEY NOTES:

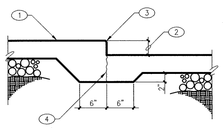
1. CONCRETE SLAB ON GRADE.
2. CONTINUOUS KEYED JOINT.
3. SAWCUT-¼" WIDE X ¼" SLAB THICKNESS IN DEPTH-CUT SHALL BE MADE SOON ENOUGH TO PREVENT SHRINKAGE CRACKING, BUT NOT SO SOON AS TO CAUSE SPALLING OF THE CONCRETE WHILE SAWING. WORK MUST BE COMPLETE WITHIN 16 HOURS OF CONCRETE PLACEMENT.

NOTE:
KEYED JOINTS NEED ONLY OCCUR AT EXPOSED EDGES DURING PLACEMENT UNLESS SPECIFICALLY NOTED ON THE PLANS. "TOOL WET JOINT", "ZIP STRIP", ETC. SHALL MATCH SAWCUT REQUIREMENTS.

101 CONTROL JOINTS IN CONCRETE SLAB ON GRADE
CS0101 NO SCALE

KEY NOTES:

1. CONCRETE SLAB ON GRADE.
2. FOR SLAB STEP, SEE ARCHITECTURAL DRAWINGS.
3. TOOLED EDGE.
4. OPTIONAL COLD JOINT.

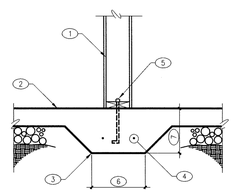


NOTE:
8" MAXIMUM SLAB STEP.

109 STEP IN CONCRETE SLAB ON GRADE
NO SCALE

KEY NOTES:

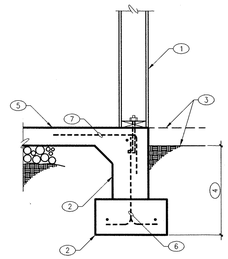
1. WOOD STUD WALL.
2. CONCRETE SLAB.
3. THICKENED SLAB.
4. (2) #4 CONTINUOUS.
5. ½"ø X 10" LONG A.B. AT 48" O.C.
6. FOOTING WIDTH PER PLAN.
7. FOOTING DEPTH PER PLAN.



105 WOOD STUD WALL AT THICKENED SLAB
WSW-CF0105 NO SCALE

KEY NOTES:

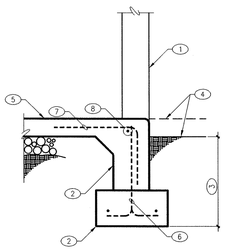
1. WOOD STUD WALL.
2. CONCRETE STEM WALL AND CONCRETE FOOTING W/ REINFORCING CONTINUOUS FROM BEYOND.
3. SIDEWALK, PAVEMENT OR FINISH GRADE PER ARCHITECTURAL DRAWINGS.
4. MINIMUM FOOTING DEPTH PER G.S.N.
5. CONCRETE SLAB ON GRADE, TOOLED EDGE AT OPENING.
6. #4 VERT. AT 48" O.C.
7. #4 HOOK 24"∥2" AT 48" O.C.



102 WOOD STUD WALL AT CONCRETE FOOTING
WSW-CF0301 NO SCALE

KEY NOTES:

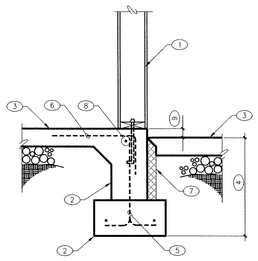
1. WOOD STUD WALL.
2. CONCRETE STEM WALL AND CONCRETE FOOTING W/ REINFORCING CONTINUOUS FROM BEYOND.
3. MINIMUM FOOTING DEPTH PER G.S.N.
4. SIDEWALK, PAVEMENT OR FINISH GRADE PER ARCHITECTURAL DRAWINGS.
5. CONCRETE SLAB ON GRADE, TOOLED EDGE AT OPENING.
6. #4 VERTICAL 48" O.C.
7. #4 HOOK 24"∥16" AT 48" O.C.
8. (1)-#4 CONTINUOUS.



103 DOOR OPENING AT CONCRETE FOOTING
WSW-CF0302 NO SCALE

KEY NOTES:

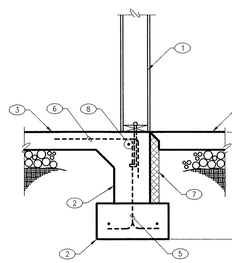
1. WOOD STUD WALL.
2. CONCRETE STEM WALL AND CONCRETE FOOTING W/ REINFORCING CONTINUOUS FROM BEYOND.
3. CONCRETE SLAB ON GRADE.
4. MINIMUM FOOTING DEPTH PER G.S.N.
5. #4 VERT. AT 48" O.C.
6. #4 HOOK 24"∥2" AT 48" O.C.
7. R-10 RIGID INSULATION.
8. (1) #4 CONTINUOUS.
9. VARIES.



106 WOOD STUD WALL AT CONCRETE FOOTING
NO SCALE

KEY NOTES:

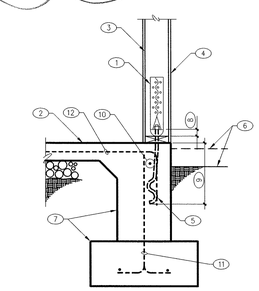
1. WOOD STUD WALL.
2. CONCRETE STEM WALL AND CONCRETE FOOTING W/ REINFORCING CONTINUOUS FROM BEYOND.
3. COCNRETE SLAB ON GRADE.
4. MINIMUM FOOTING DEPTH PER G.S.N.
5. #4 VERT. AT 48" O.C.
6. #4 HOOK 24"∥2" AT 48" O.C.
7. R-10 RIGID INSULATION.
8. (1) #4 CONTINUOUS.
9. VARIES.



110 WOOD STUD WALL AT CONCRETE FOOTING
NO SCALE

KEY NOTES:

1. HOLDOWN PER SCHEDULE.
2. CONCRETE SLAB ON GRADE.
3. SHEARWALL END POST (DOUBLE STUD AT HOLDOWN U.N.O.)
4. WALL SHEATHING PER PLAN.
5. SIMPSON SSTB TYPE ANCHOR BOLT.
6. SIDEWALK, PAVEMENT, OR FINISH GRADE PER ARCHITECTURAL DRAWINGS.
7. CONCRETE STEMWALL AND FOOTING.
8. 1" MINIMUM / 12" MAXIMUM.
9. MINIMUM EMBEDMENT AS REQUIRED BY MANUFACTURER.
10. CONTINUOUS REBAR PER FOUNDATION DETAILS.
11. #4 VERTICAL AT 48" O.C.
12. #4 HOOK 24"∥2" AT 48" O.C.



107 "HDU" TYPE HOLDOWN AT CONCRETE FOUNDATION
NO SCALE

FOUNDATION DETAILS 101-110

JOB NO.: 2015-0192	PROJECT MANAGER: AGK	CAD OPERATOR: MJS

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1 8/14/15 CITY COMMENTS	TF

Registered Professional Engineer (Structural) 27541 RICHARD K. FROST 07-14-15 ARIZONA U.S.A. EXPIRES: 6/30/2017

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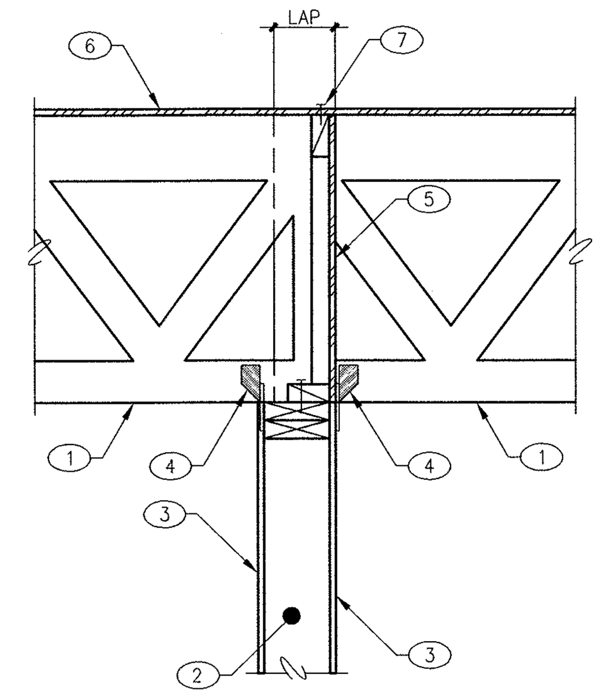
ARCHITECTURE & PLANNING

DRAWING: FOUNDATION DETAILS 101-110

PROJECT: Padilla Residence
Padilla House
1911 Perfect Place

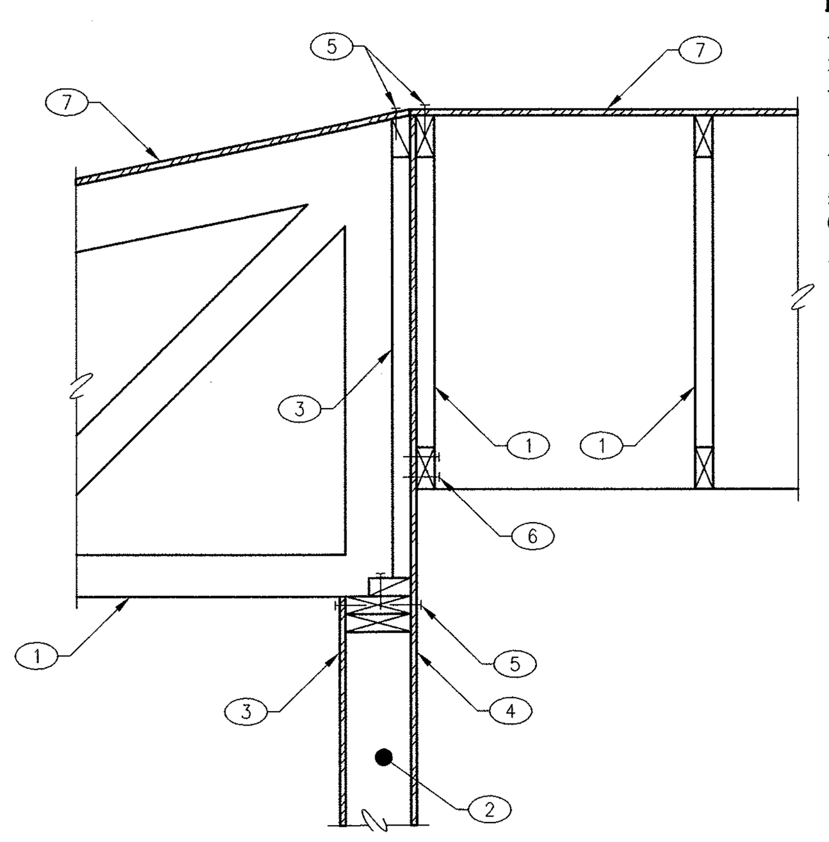
DRAWN BY	MJS
CHECKED BY	AGK
DATE	8/14/15
SCALE	AS NOTED
JOB NO.	2015-0192
SHEET	S4



KEY NOTES:

1. PREFAB WOOD TRUSS.
2. WOOD STUD WALL.
3. WALL SHEATHING.
4. SIMPSON H2.5 TYPE CLIP AT EACH TRUSS.
5. SHEAR PANEL BLOCKING PER TYPICAL DETAIL.
6. PLYWOOD SHEATHING.
7. EDGE NAILING.

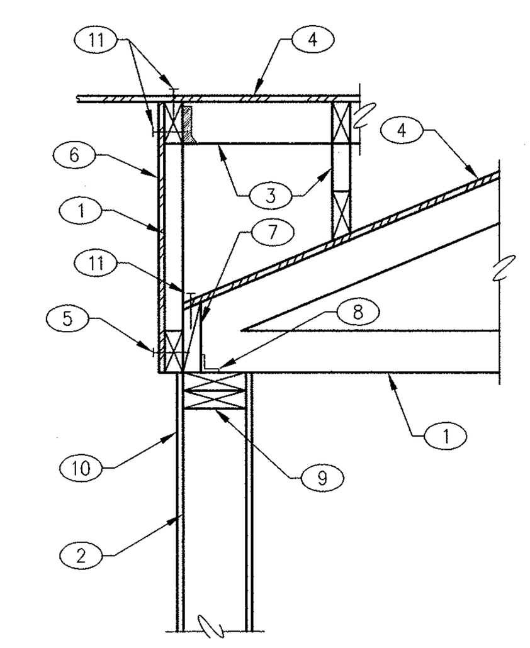
212 2X WOOD TRUSS AT WOOD STUD WALL
NO SCALE



KEY NOTES:

1. PREFAB WOOD TRUSS.
2. WOOD STUD WALL.
3. SHEAR BLOCKING BETWEEN TRUSSES PER TYPICAL DETAILS.
4. WALL SHEATHING PER SHEARWALL SCHEDULE.
5. EDGE NAILING.
6. (2) 16d INTO END OF EACH TRUSS.
7. PLYWOOD SHEATHING.

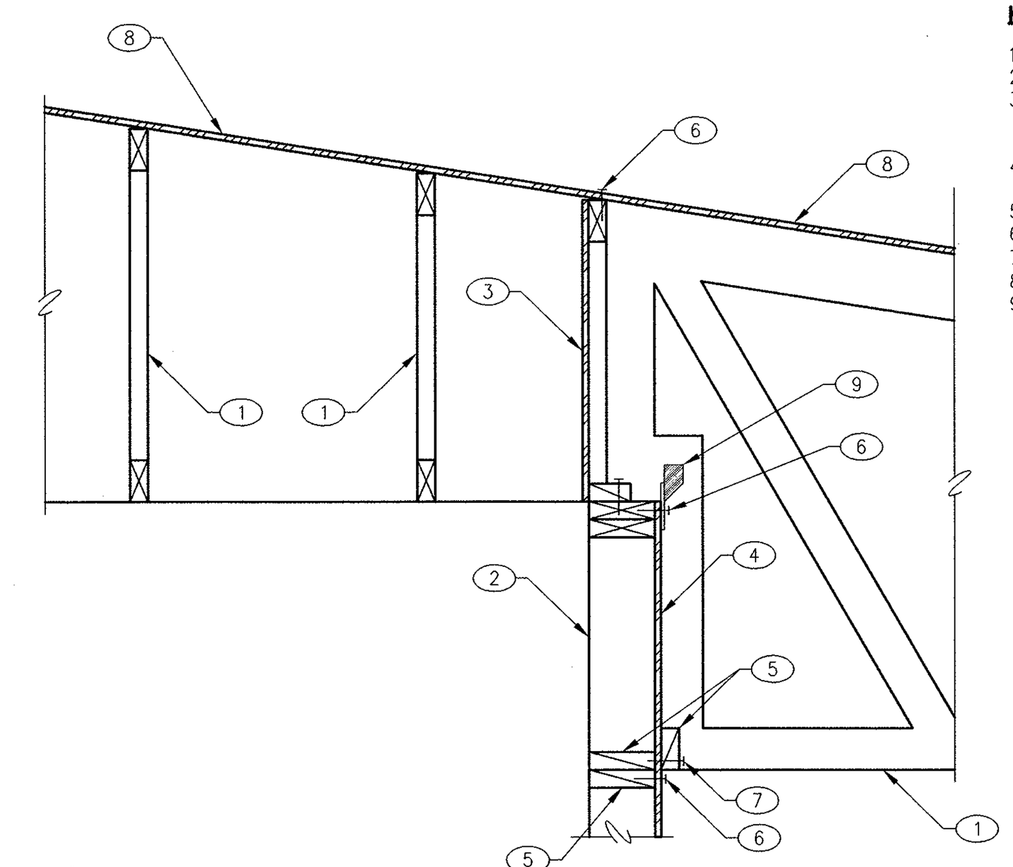
213 WOOD TRUSS AT WOOD STUD WALL
NO SCALE



KEY NOTES:

1. PREFAB WOOD TRUSS.
2. WOOD STUD WALL.
3. SIMPLE FRAMING AT OVERBUILD PER TYPICAL DETAILS, OR PREFAB TRUSS OVERBUILD AS OCURS.
4. PLYWOOD ROOF SHEATHING PER G.S.N.
5. (2) 16d NAILS TO EACH BLOCK.
6. PLYWOOD WALL SHEATHING PER G.S.N.
7. SOLID 2X BLOCKING.
8. SIMPSON A35 WHERE NOTED ON PLANS.
9. DOUBLE TOP PLATE.
10. WALL SHEATHING AS OCCURS.
11. EDGE NAILING.

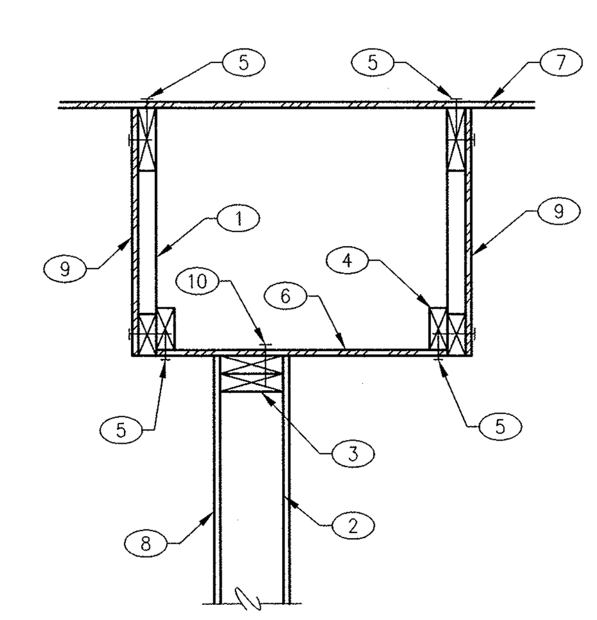
208 PREFAB 2X WOOD TRUSS AT WOOD STUD WALL
NO SCALE



KEY NOTES:

1. PREFAB WOOD TRUSS.
2. WOOD STUD WALL.
3. SHEAR BLOCKING BETWEEN TRUSSES PER TYPICAL DETAILS.
4. WALL SHEATHING PER SHEARWALL SCHEDULE.
5. 2X BLOCKING.
6. EDGE NAILING.
7. (3) 16d PER BLOCK.
8. PLYWOOD SHEATHING.
9. SIMPSON H2.5A EACH TRUSS.

209 WOOD TRUSS AT WOOD STUD WALL
NO SCALE



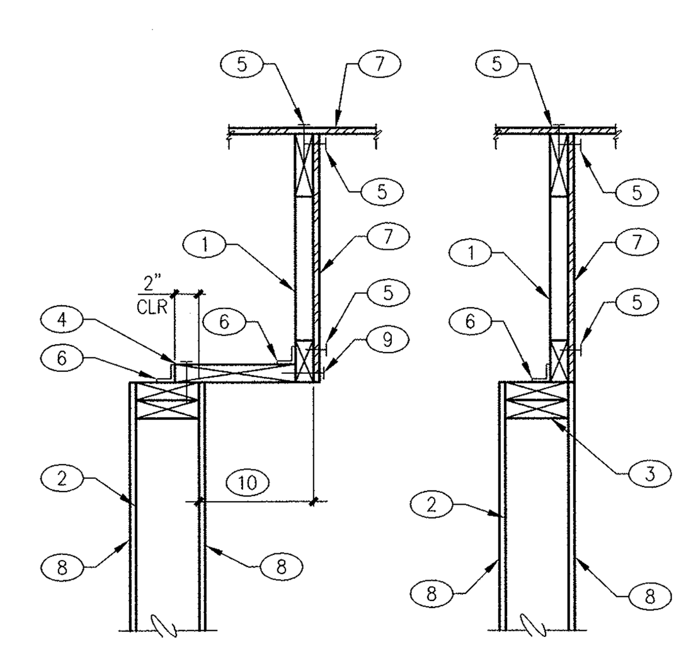
KEY NOTES:

1. PREFAB WOOD TRUSS.
2. WOOD STUD WALL.
3. CONTINUOUS DOUBLE TOP PLATE.
4. CONTINUOUS 2X4 WITH 16d AT 8" O.C.
5. EDGE NAILING (10d AT 6"O.C. MIN, U.N.O.).
6. ½" PLYWOOD SHEATHING WITH 10d AT 6" O.C. AT DOUBLE TOP PLATES AND AT EDGES.
7. PLYWOOD SHEATHING.
8. SHEAR WALL–SHEATHING AS NOTED ON SCHEDULE.
9. ½" PLYWOOD SHEATHING W/ 8d AT 6" O.C. PROVIDE 2X BLOCKING AT PANEL EGES.
10. 16d AT 8" O.C. STAGGERED.

NOTE:

SEE DETAIL 205 FOR ALTERNATE CONNECTION AT TOP OF WALL.

210 PREFAB WOOD TRUSS AT WOOD STUD WALL
WDR–WSW0101
NO SCALE

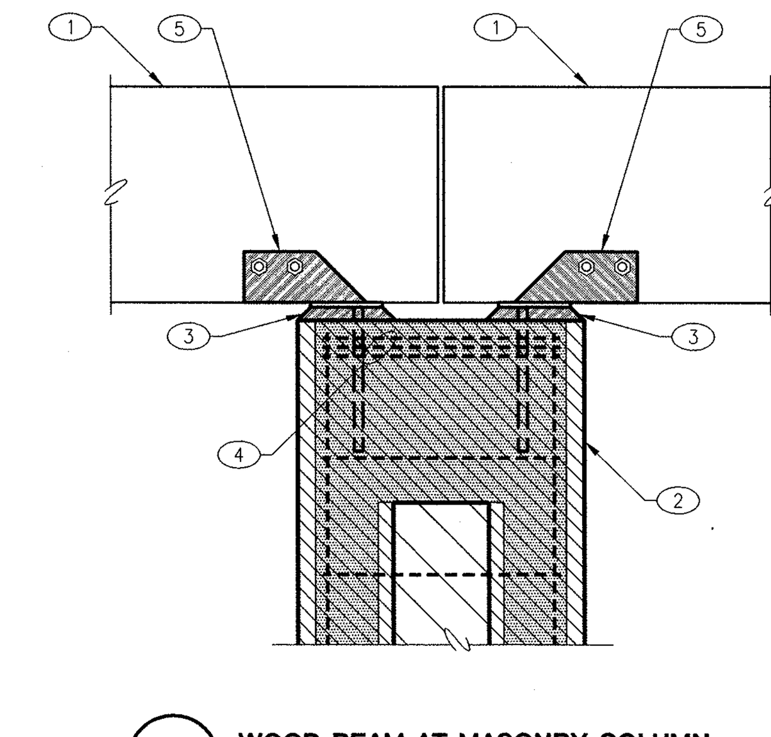


KEY NOTES:

1. PREFAB WOOD TRUSS.
2. WOOD STUD WALL.
3. DOUBLE TOP PLATE.
4. CONTINUOUS WOOD PLATE WITH 16d AT 8" O.C. TO TOP PLATE.
5. EDGE NAILING.
6. SIMPSON A35 AT 48" O.C.
7. PLYWOOD SHEATHING.
8. WALL SHEATHING.
9. 16d NAIL AT 8" O.C.
10. SEE DETAIL 210 FOR ALTERNATE CONNECTION AT TOP OF WALL WHEN OFFSET EXCEEDS 5".

ALTERNATE CONDITIONS

211 PREFAB WOOD TRUSS AT WOOD STUD WALL
WDR–WSW0102
NO SCALE



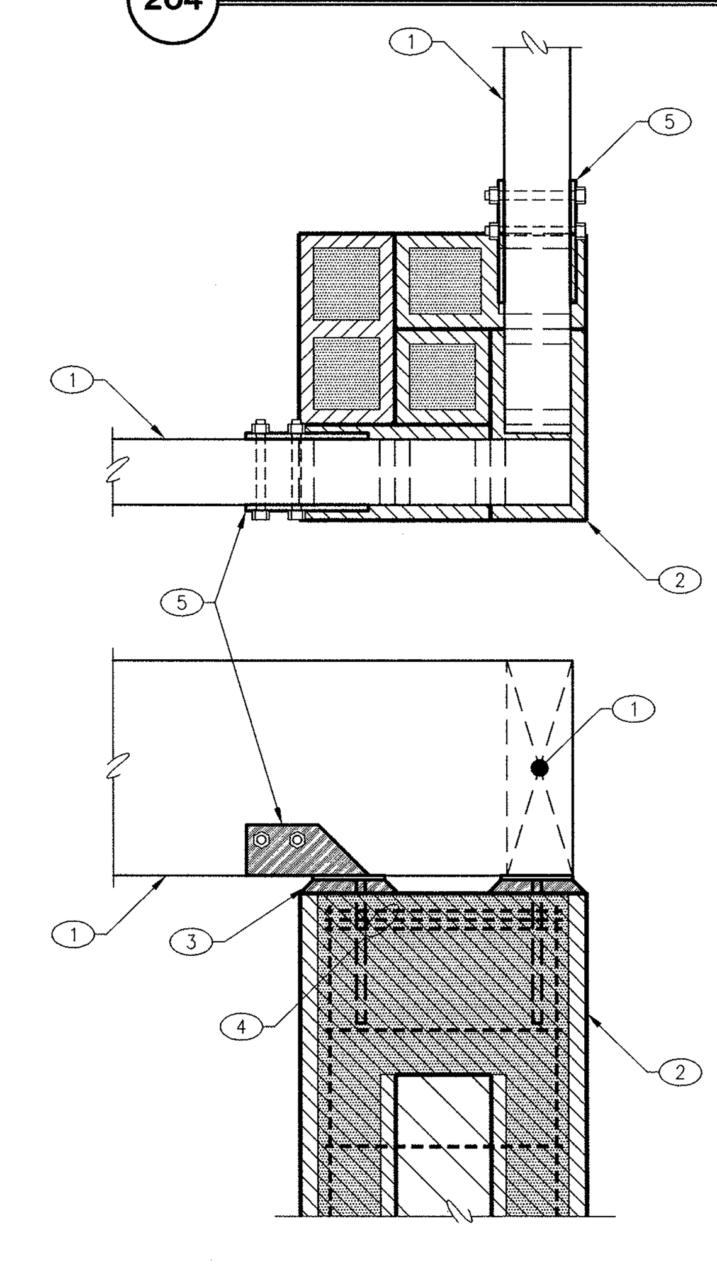
KEY NOTES:

1. WOOD BEAM.
2. MASONRY COLUMN.
3. 1"± DRYPACK.
4. (3) #2 TIE WITHIN TOP 5" OF COLUMN.
5. SIMPSON HGLB BEAM SEAT.

NOTE:

SOLID GROUT TOP 16" OF COLUMN.

204 WOOD BEAM AT MASONRY COLUMN
NO SCALE



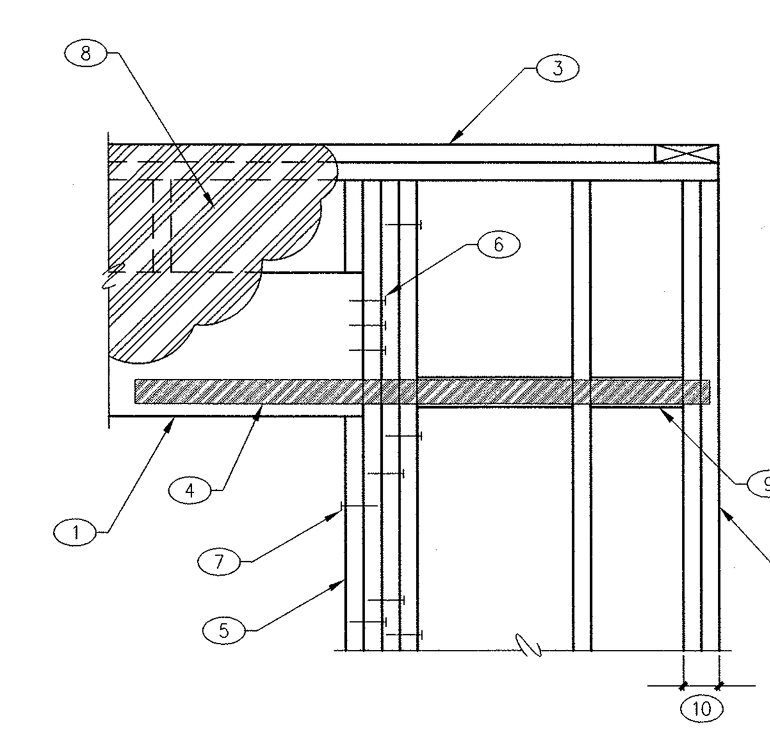
KEY NOTES:

1. WOOD BEAM.
2. MASONRY COLUMN.
3. 1"± DRYPACK.
4. (3) #2 TIE WITHIN TOP 5" OF COLUMN.
5. SIMPSON HGLB BEAM SEAT.

NOTE:

SOLID GROUT TOP 16" OF COLUMN.

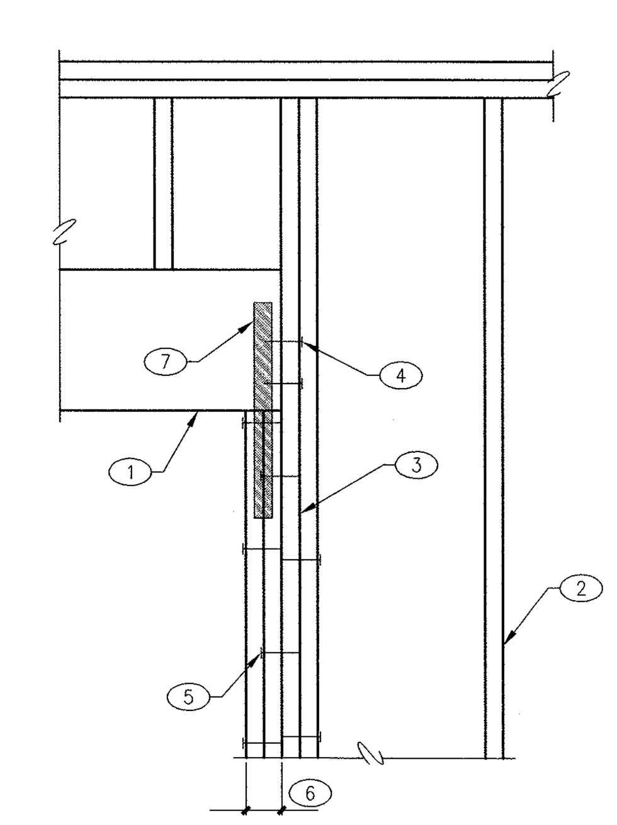
205 WOOD BEAM AT MASONRY COLUMN
NO SCALE



KEY NOTES:

1. WOOD BEAM.
2. WOOD STUD WALL.
3. DOUBLE TOP PLATE.
4. SIMPSON MST48 TYPE STRAP.
5. WALL STUDS AT OPENING PER PLAN.
6. (3) 16d FACENAIL TO END OF HEADER.
7. 16d FACENAIL EACH SIDE AT 24" O.C.
8. PLYWOOD SHEATHING PER SHEARWALL (TO LEFT/RIGHT OF OPENING) ABOVE HEADER.
9. SOLID 3X or 4X BLOCKING FROM BEAM TO END OF STUD WALL.
10. DOUBLE STUDS AT END OF WALL.

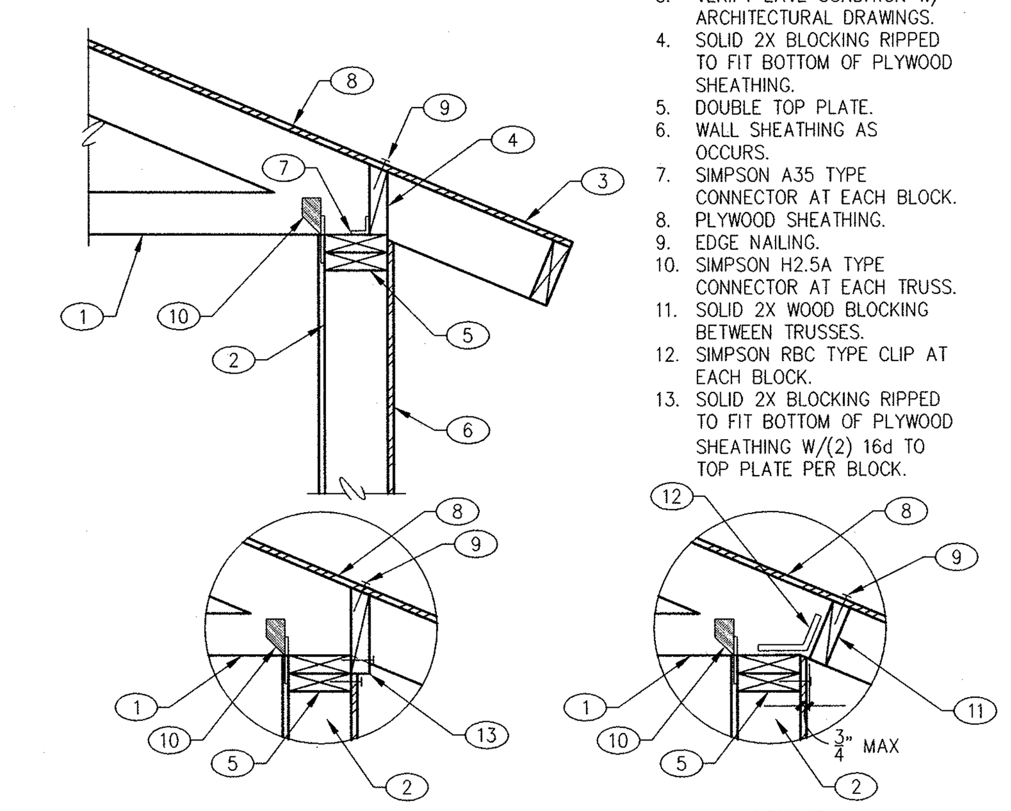
206 WOOD BEAM AT WOOD STUD WALL
WB–WP0611
NO SCALE



KEY NOTES:

1. WOOD HEADER OR BEAM.
2. WOOD STUD WALL.
3. WALL STUDS AT OPENING.
4. (4) 16d FACENAIL TO END OF HEADER.
5. 16d FACENAIL AT 24" O.C. – TYPICAL EACH SIDE.
6. DOUBLE STUD MINIMUM BELOW BEAM U.N.O. ON PLAN.
7. SIMPSON ST18 EACH SIDE OF BEAM.
8. DOUBLE TOP PLATE.

207 WOOD BEAM AT WOOD STUD WALL
WB–WP0614
NO SCALE



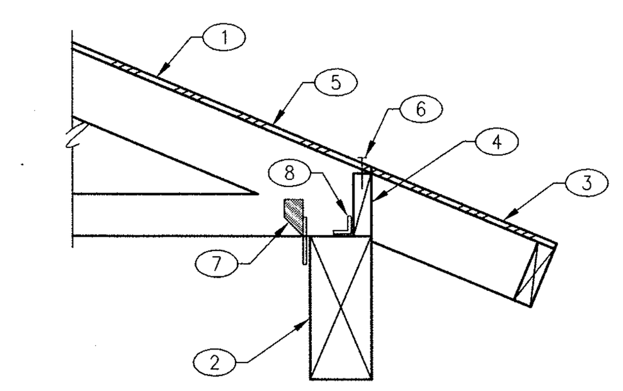
KEY NOTES:

1. PREFAB WOOD TRUSS.
2. WOOD STUD WALL.
3. VERIFY EAVE CONDITION W/ ARCHITECTURAL DRAWINGS.
4. SOLID 2X BLOCKING RIPPED TO FIT BOTTOM OF PLYWOOD SHEATHING.
5. DOUBLE TOP PLATE.
6. WALL SHEATHING AS OCCURS.
7. SIMPSON A35 TYPE CONNECTOR AT EACH BLOCK.
8. PLYWOOD SHEATHING.
9. EDGE NAILING.
10. SIMPSON H2.5A TYPE CONNECTOR AT EACH TRUSS.
11. SOLID 2X WOOD BLOCKING BETWEEN TRUSSES.
12. SIMPSON RBC TYPE CLIP AT EACH BLOCK.
13. SOLID 2X BLOCKING RIPPED TO FIT BOTTOM OF PLYWOOD SHEATHING W/(2) 16d TO TOP PLATE PER BLOCK.

ALTERNATE BLOCKING #1

ALTERNATE BLOCKING #2

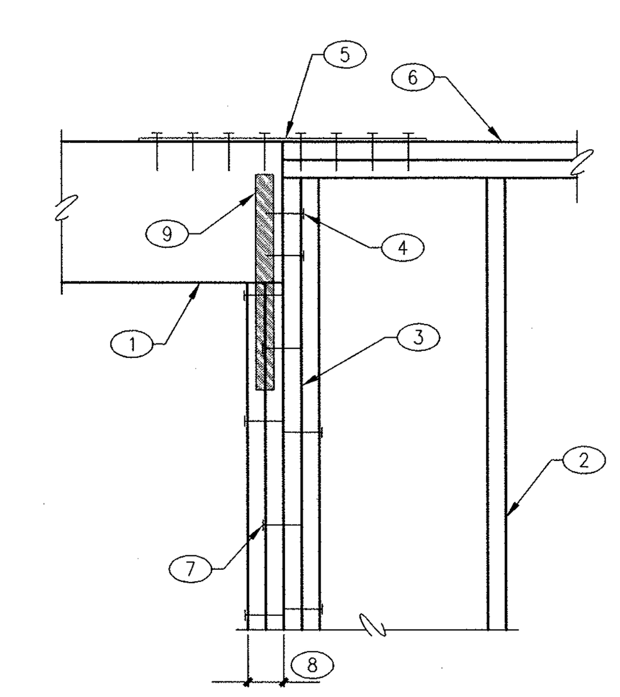
201 2X PREFAB WOOD TRUSS AT WOOD STUD WALL
WT–WSW0101
NO SCALE



KEY NOTES:

1. PREFAB WOOD TRUSS.
2. WOOD BEAM.
3. VERIFY EAVE CONDITION WITH ARCHITECTURAL DRAWINGS.
4. SOLID 2X BLOCKING W/ SIMPSON A35 TYPE CONNECTOR.
5. PLYWOOD SHEATHING.
6. EDGE NAILING.
7. SIMPSON H2.5 TYPE CONNECTOR.
8. SIMPSON A35 AT 48" O.C.

202 2X PREFAB WOOD TRUSS AT WOOD BEAM
WT–WB0101
NO SCALE



KEY NOTES:

1. WOOD HEADER OR BEAM.
2. WOOD STUD WALL.
3. WALL STUDS AT OPENING.
4. (4) 16d FACENAIL TO END OF HEADER.
5. SIMPSON ST6224 TYPE STRAP.
6. DOUBLE 2X TOP PLATE.
7. 16d FACENAIL AT 24" O.C. – TYPICAL EACH SIDE.
8. DOUBLE STUD MINIMUM BELOW BEAM U.N.O. ON PLAN.
9. SIMPSON ST18 EACH SIDE OF BEAM.

203 WOOD BEAM AT WOOD STUD WALL
WB–WP0605
NO SCALE

JOB NO.: 2015-0192	PROJECT MANAGER: AGK	CAD OPERATOR: MJS

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ARCHITECTURE & PLANNING

DRAWING: FRAMING DETAILS 201-213

PROJECT: Padilla Residence
Padilla House
1911 Perfect Place

DRAWN BY	MJS
CHECKED BY	AGK
DATE	7/17/15
SCALE	AS NOTED
JOB NO.	2015-0192
SHEET	S5

MAIN RESIDENCE
2012 IRC M1507 VENTILATION CALC

TABLE M1507.3.3(1)
CONTINUOUS WHOLE-HOUSE MECHANICAL VENTIALTION SYSTEM AIRFLOW RATE REQUIREMENTS

DWELLING UNIT FLOOR AREA (SQUARE FEET)	NUMBER OF BEDROOMS				
	0-1	2-3	4-5	6-7	7+
	AIRFLOW IN CFM				
< 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

ZONE 1 (GREAT/MASTER) FLOOR AREA =1,640 (52% OF TOTAL DWELLING)
ZONE 2 (BEDROOMS) FLOOR AREA =1,540 (48% OF TOTAL DWELLING)

DWELLING UNIT FLOOR AREA = 3,180
NUMBER OF BEDROOMS = 3

MECHANICAL VENTILATION REQUIRED = 75 CFM (PER TABLE TABLE M1507.3.3(1)

VENTILATION TO EACH ZONE
ZONE 1 = 75 x 52% = 44 CFM
ZONE 2 = 75 x 48% = 36 CFM

EACH INTAKE SHALL BE BALANCED TO 100 CFM. SINCE PROVIDED AIR EXCEEDS THAT REQUIRED, HOURLY RUNTIME CAN BE REDUCED;

VENTILATION HOURLY RUN TIME
ZONE 1 (F-1) = 44 CFM / 100 CFM X 60 MINUTES = 26 MINUTES
ZONE 2 (F-2) = 36 CFM / 100 CFM X 60 MINUTES = 26 MINUTES

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

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	111°F
SUMMER INDOOR TEMP	75°F
WINTER OUTDOOR TEMP	37°F
WINTER INDOOR TEMP	70°F
ROOF INSULATION	R-38
WALL INSULATION	R-19

WINDOWS	U-VALUE	SHGC
TYPE 1	0.30	0.30

COMBUSTION AIR CALC NORTH MECH ROOM

F-1 100 MBH
WH 80 MBH
TOTAL 180 MBH

FOR HORIZONTAL OPENINGS DIRECTLY TO THE OUTDOORS PROVIDE 1 SQUARE INCH PER 4000 MBH.

180,000/ 4000 = 45 SQUARE INCHES

45 SQ. IN. / 144 = 0.32 SQ. FT. FREE AREA

PROVIDE 2 OPENINGS, ONE 12" ABOVE FLOOR AND THE OTHER 12" BELOW CEILING EACH WITH A MINIMUM .32 SQ. FT. FREE AREA OPENING.

COMBUSTION AIR CALC GARAGE MECH ROOM

GARAGE VOLUME

1211 FT. SQ. X 9 FT. = 10,899 CU. FT.

TOTAL GAS MBH
FC-1 100 MBH

VOLUME PER MBH

10,899 CU. FT. / 100 MBH = 108 FT. CU./MBH

VOLUME PER MBH IS MORE THAN 50 FT. CU./MBH

COMBUSTION AIR DELIVERED INTO GARAGE VIA INFILTRATION

COMBUSTION AIR OPENINGS INTO GARAGE SOUTH MECH ROOM:

F-2 100 MBH

FOR HORIZONTAL OPENINGS FROM ADJACENT SPACE IN PROVIDE 1 SQUARE INCH PER 1000 MBH. (MIN. 100 SQUARE INCHES)

100,000/ 1000 = 100 SQUARE INCHES

100 SQ. IN. / 144 = 0.70 SQ. FT. FREE AREA

PROVIDE 2 OPENINGS, ONE 12" ABOVE FLOOR AND THE OTHER 12" BELOW CEILING EACH WITH A MINIMUM .70 SQ. FT. FREE AREA OPENING.

MECHANICAL SYMBOLS AND ABBREVIATIONS

SYMBLE	DESCRIPTION	SYMBLE	DESCRIPTION
	SUPPLY AIR DUCT		CEILING EXHAUST FAN W/ DUCT UP THROUGH ROOF
	RETURN AIR DUCT		REFRIGERANT PIPING UP IN WALL
	CEILING SUPPLY DIFFUSER	T	THERMOSTAT
	3-WAY THROW CEILING DIFFUSER	CD	CEILING DIFFUSER
	CEILING RETURN GRILLE	CU	CONDENSING UNIT
	SIDEWALL SUPPLY GRILLE	EF	EXHAUST FAN
	SUPPLY AIR DUCT UP	F	FURNACE
	SUPPLY AIR DUCT DOWN	RG	RETURN GRILLE
	RETURN AIR DUCT UP		
	RETURN AIR DUCT DOWN		

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PROJECT: Padilla House
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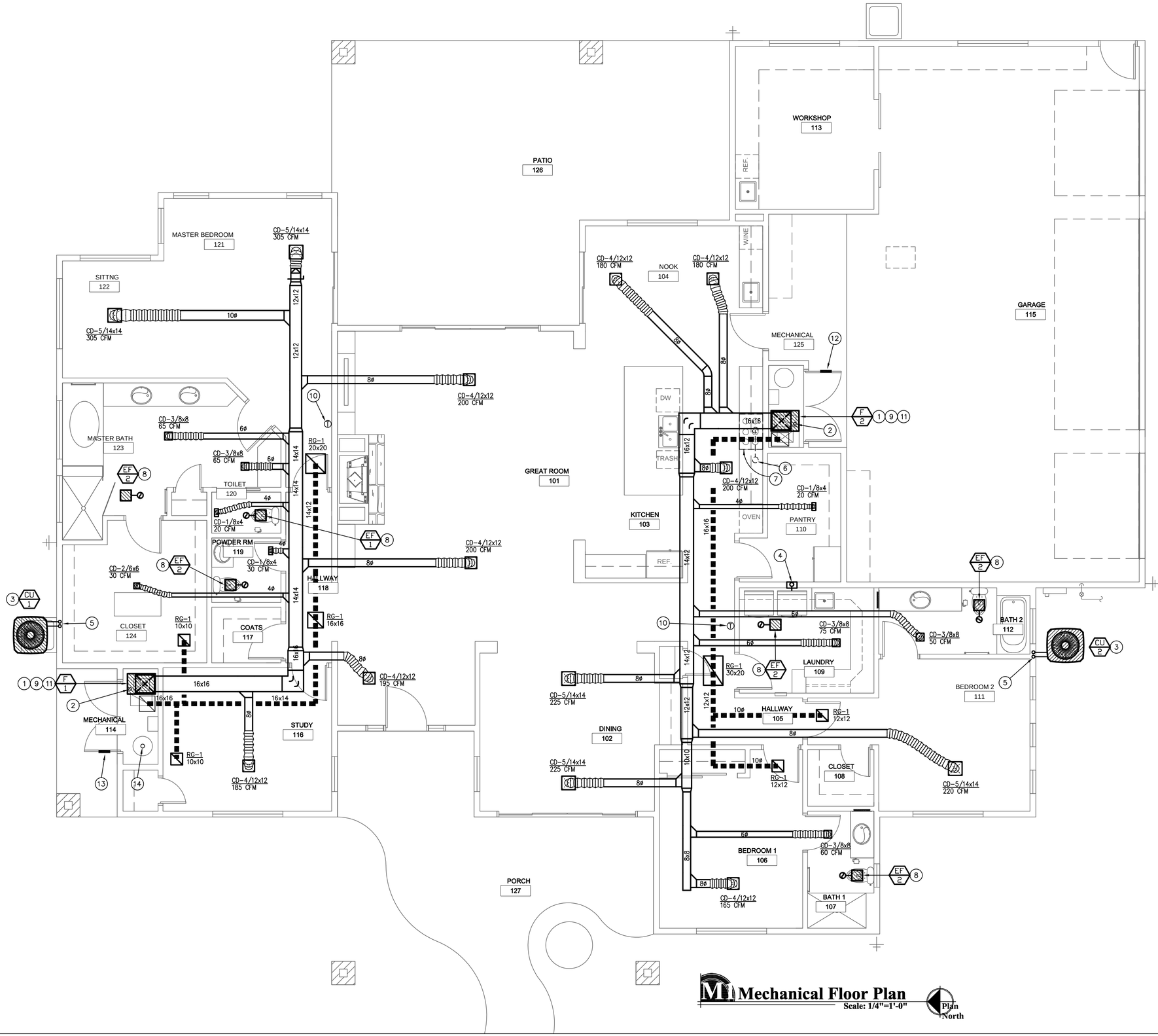
DRAWN BY	ANO
CHECKED BY	WMO
DATE	June 23rd, 2015
SCALE	AS NOTED
JOB NO.	671
SHEET	M1

Jul 14, 2015 - 2:54pm



KEYNOTES

1. VERTICAL NATURAL GAS, FURNACE ON 18" HIGH RETURN AIR PLENUM. ROUTE RETURN DUCT UP FROM PLENUM AND TO ATTIC AND ROUTE AS INDICATED. PLENUM SHALL BE CONSTRUCTED AIR TIGHT TO AVOID LEAKAGE. FINAL LOCATION OF FURNACE SHALL BE COORDINATED WITH ARCHITECT AND STRUCTURAL ENGINEER. PROVIDE CLEARANCES AROUND FURNACE PER MANUFACTURER'S RECOMMENDATIONS.
2. PVC VENT PIPING UP TO MANUFACTURER'S ROOF TERMINATION. OFFSET IN MECHANICAL ROOM AS NECESSARY TO ROUTE THROUGH ROOF, SIZE AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS. REFER TO SCHEDULE FOR UNITS THAT ARE SEALED COMBUSITON.
3. OUTDOOR CONDENSING UNIT ON 4" CONCRETE PAD. PAD SHALL BE A MINIMUM OF 4" LARGER ON ALL SIDES OF UNIT. DO NOT PLACE CONDENSING UNIT UNDER ROOF DRIP EDGE OR VALLEYS. COORDINATE FINAL LOCATION WITH ARCHITECT. PROVIDE CLEARANCES PER MANUFACTURER'S RECOMMENDATIONS.
4. 4"ø RIGID DRYER DUCT WITH RECESSED DRYER BOX RECEPTACLE. INSTALL PER CODE TO ROOF DISCHARGE. MAXIMUM LENGTH SHALL NOT EXCEED 25 FEET (EXCEPT AS ALLOWED BY DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS). EXHAUST DUCT SHALL BE SECURED TO FRAMING MEMBERS WITH STRAPS AND NOT CONNECTED OR SECURED USING SCREWS OR OTHER FASTENING MEANS WHICH EXTEND INTO DUCT. PROVIDE DRYER DISCHARGE CAP, WITH BACKDRAFT DAMPER. DRYER BOX INSTALLATION SHALL MAINTAIN WALL FIRE RATING.
5. ROUTE REFRIGERANT PIPING IN WALLS, ATTIC OR UNDERGROUND AS NECESSARY FROM CONDENSING UNIT TO CORRESPONDING FURNACE COIL. SIZE, INSULATED AND INSTALL PIPING PER MANUFACTURER'S RECOMMENDATIONS. FOLLOW MANUFACTURER'S PIPING GUIDE FOR ANY PIPING LENGTHS OVER 50 FEET. INSULATE REFRIGERANT PIPING PER SPECIFICATIONS.
6. 6"ø GALVANIZED STEEL EXHAUST DUCT UP FROM 36" RANGE HOOD. ROUTE AS INDICATED AND UP TO HIGH CAPACITY ROOF DISCHARGE CAP. HOOD SHALL EXHAUST 300-400 CFM, BUT SHALL NOT EXCEED 400 CFM.
7. KITCHEN HOOD SHALL BE SPECIFIED BY ARCHITECT AND INSTALLED BY OTHERS. DUCT SIZE SHALL BE DESIGNED BY INSTALLING CONTRACTOR AS COORDINATED WITH KITCHEN RANGE HOOD SELECTED BY ARCHITECT.
8. CEILING MOUNTED EXHAUST FAN WITH BACK DRAFT DAMPER. FAN SHALL HAVE INDEPENDENT WALL SWITCH. ROUTE EXHAUST DUCT UP THROUGH ROOF TO MANUFACTURER'S ROOF DISCHARGE CAP.
9. EXTEND FULL SIZE CONDENSATE DRAIN PIPING FROM UNIT DRAIN CONNECTION. SLOPE PIPING AT 1/8" PER FOOT MINIMUM AND ROUTE TO EXTERIOR.
10. PROGRAMMABLE THERMOSTAT MOUNTED 54" ABOVE FLOOR. VERIFY FINAL LOCATION WITH ARCHITECT.
11. "ZONEX SYSTEMS" INTELLIGENT FRESH AIR VENTILATION DAMPER AND CONTROLLER. BALANCE DAMPER FOR 100 CFM AND ADJUST RUNTIME MINUTES PER HOUR PER AS SHOWN ON THE VENTILATION CALCULATION ON SHEET M2.1. SYSTEM SHALL INCLUDE OUTDOOR AIR SENSOR AND BE CAPABLE OF LOCKING OUT FRESH AIR VENTILATION WHEN AMBIENT TEMPERATURE IS ABOVE 100°F. SYSTEM SHALL TRACK "LOCKED OUT" TIME AND INCREASE RUN TIME AS NEEDED WHEN OUTDOOR AIR TEMPS DROP BELOW 100°F.
12. (2) 10x6 COMBUSTION AIR OPENINGS, ONE SHALL BE WITHIN 12" OF THE MECH ROOM CEILING, AND ONE SHALL BE WITHIN 12" OF THE MECH ROOM FLOOR. PROVIDE 10x6 COMBUSTION AIR GRILLES (CAG-1) OVER EACH SIDE OF BOTH OPENINGS. GRILLES SHALL HAVE A MINIMUM 0.17 SF FREE AREA.
13. (2) 12x6 COMBUSTION AIR OPENINGS, ONE SHALL BE WITHIN 12" OF THE MECH ROOM CEILING, AND ONE SHALL BE WITHIN 12" OF THE MECH ROOM FLOOR. PROVIDE 12x6 COMBUSTION AIR GRILLES (CAG-1) OVER EACH SIDE OF BOTH OPENINGS. GRILLES SHALL HAVE A MINIMUM 0.32 SF FREE AREA.
14. EXTEND TYPE "B" VENT UP TO LISTED ROOF CAP. VERIFY SIZE WITH PLUMBING CONTRACTOR.

Mechanical Floor Plan

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

Plan North

REVISIONS	BY

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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 STATUES 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, FURNISHED 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, 2" 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.

VENTILATION 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.

ZONEX SYSTEMS INTELLIGENT FRESH AIR CONTROLLER IS A MICROPROCESSOR BASED CONTROLLER DESIGNED TO PROVIDE REQUIRED FRESH AIR BASED ON TIME, OUTSIDE AIR TEMPERATURE AND AIR REQUIREMENTS FOR 24 HOUR OPERATIONS, BASED ON ASHRAE 62.2 VENTILATION AND INDOOR AIR QUALITY STANDARDS.

INTELLIGENT FRESH AIR CONTROLLER ALLOWS THE INSTALLER TO CONFIGURE TIME FROM 5 TO 40 MINUTES OF OPERATION AT THE TIME POTENTIOMETER. THIS SETTING REPRESENTS THE AMOUNT OF TIME FAN AND DAMPER OUTPUTS WILL BE ENERGIZED EACH HOUR.

IN ADDITION TO PROVIDING FAN OPERATION TIME PER HOUR, THE INTELLIGENT FRESH AIR CONTROLLER ALSO MONITORS OUTSIDE AIR TEMPERATURES (OSA) AND WILL LOCKOUT OPERATIONS WHEN OUTSIDE AIR TEMPERATURES ARE TO HIGH OR LOW FOR SYSTEM EFFICIENCY. LOCKOUT HIGH AND LOW LIMITS ARE ADJUSTABLE ON CONTROLLER POTENTIOMETERS. HIGH LIMIT CAN BE

ADJUSTED FROM 85° TO 115° AND LOW LIMIT CAN BE ADJUSTED FROM 15° TO 45°. WHEN OSA LOCKOUT OCCURS, THE CONTROLLER WILL STORE LOCKOUT MINUTES AND USE THESE MINUTES WHEN OSA RETURNS TO NORMAL TEMPERATURE.

TO MEET ASHRAE 62.2 AND ENERGY STAR INDOOR AIR QUALITY STANDARDS, THE INTELLIGENT FRESH AIR CONTROLLER MONITORS AND STORES MINUTES OF RUN TIME LOCKED OUT DUE TO OSA CONDITIONS. LOGIC IN THE CONTROLLER USES STORED MINUTES AND CONTROLLER TIME SETTING TO CALCULATE NEEDED RUN TIME TO MEET STANDARD WITHIN THE REMAINING 24 HOUR TIME PERIOD. ONCE TIME REQUIREMENT IS DETERMINED BY THE CONTROLLER, BASED ON TIME SETTING AND STORED MINUTES, THE CONTROLLER WILL ENERGIZE FAN AND DAMPER OUTPUTS FOR REMAINDER OF 24 HOUR PERIOD TO MEET FRESH AIR REQUIREMENT.

F – FURNACE SCHEDULE

MARK	AREA SERVED	NOMINAL TONS	MFG'R	MODEL #	ENERGY STAR	CFM	E.S.P. ("W.G.)	HEATING CAP. LOW FIRE		HEATING CAP. HIGH FIRE		FLUE SIZE	FUEL	A.F.U.E.	ELECTRICAL DATA		FILTER SIZE	FILTER TYPE	NOTES
								INPUT	OUTPUT	INPUT	OUTPUT				H.P.	V/Ø/Hz			
F-1	GREAT/MASTER	4	TRANE	"XV95" TUH2C100	YES	1600	0.50	65,000	61,750	100,000	95,000	3"	N. GAS	93.0%	3/4	120/1/60	20x25x1	HIGH VELOCITY	1 2 3 4 5
F-2	BEDROOMS	4	TRANE	"XV95" TUH2C100	YES	1600	0.50	65,000	61,750	100,000	95,000	3"	N. GAS	93.0%	3/4	120/1/60	20x25x1	HIGH VELOCITY	1 2 3 4 5

1. PROVIDE CLEARANCES PER MANUFACTURER'S RECOMMENDATIONS.
2. SIZE AND INSTALL FLUE PIPING PER MANUFACTURER'S INSTRUCTIONS. UNIT SHALL BE NON-DIRECT VENT OPTION TYPE.
3. PROVIDE RETURN AIR BASE WITH FILTER RACK.
4. UNIT SHALL BE VARIABLE SPEED. CFM SHOWN IS MAXIMUM.
5. PROVIDE LEFT OR RIGHT CONNECTIONS AS REQUIRED FOR ACCESS IN MECHANICAL ROOMS

CU – CONDENSING UNIT SCHEDULE

MARK	NOMINAL TONS	MFG'R	MODEL #	1st stage Cooling		DESIGN COND. DB/WB	INDOOR COIL MODEL #	COIL ENT. AIR DB/WB	ELECTRICAL DATA		MINIMUM SEER	ENERGY STAR	REFRIGERANT	NOTES
				TOTAL	SENS.				MCA	V / Ø				
CU-1	4	TRANE	(XL16) 4TTX6048	45.1	38.7	95/63	SELECTED BY MFG.	78°/63°	29	208/230 1Ø	16	YES	R-410A	1 2 3 4 5 6 7
CU-2	4	TRANE	(XL16) 4TTX6048	45.1	38.7	95/63	SELECTED BY MFG.	78°/63°	29	208/230 1Ø	16	YES	R-410A	1 2 3 4 5 6 7

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 TRANE XL800 PROGRAMMABLE THERMOSTAT.
3. PROVIDE 10-YEAR COMPRESSOR WARRANTY AND 5-YEAR FOR OTHER COMPONENTS.
4. PROVIDE CONTROL TRANSFORMER IN UNIT CONTROL PANEL. PROVIDE UNIT COMPLETE WITH WEATHERPROOF CONTROL PANEL WITH ALL NECESSARY OVERLOADS AND CONTROL COMPONENTS.
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.

EF – 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	1 2 3 4
EF-2	CEILING	NUTONE	QTXEN150	125	0.3"	1.4	0.5 A	120/1	YES	YES	DIRECT	1 2 3 4

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
CD-1	8x4	CEILING REGISTER	HART & COOLEY	684	SURFACE	25	YES	WHITE	STEEL	4-WAY OR 3-WAY THROW
CD-2	6x6	CEILING REGISTER	HART & COOLEY	684	SURFACE	25	YES	WHITE	STEEL	4-WAY OR 3-WAY THROW
CD-3	8x8	CEILING REGISTER	HART & COOLEY	684	SURFACE	25	YES	WHITE	STEEL	4-WAY OR 3-WAY THROW
CD-4	12x12	CEILING REGISTER	HART & COOLEY	684	SURFACE	25	YES	WHITE	STEEL	4-WAY OR 3-WAY THROW
CD-5	14x14	CEILING REGISTER	HART & COOLEY	684	SURFACE	25	YES	WHITE	STEEL	4-WAY OR 3-WAY THROW
RG-1	PER PLANS	RETURN GRILLE	HART & COOLEY	672	SURFACE	25	NO	WHITE	ALUMINUM	SEE PLAN FOR SIZE

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

GRILLES AND REGISTER FINAL SELECTION SHALL BE BY ARCHITECT. SCHEDULE PROVIDED TO INDICATE GENERAL PERFORMANCE REQUIREMENTS

REVISIONS	BY

Registered Professional Engineer
33491
WILLIAM MARK ODELL
Date Signed 7/13/15
ARIZONA U.S.A.
Expires 3/31/17

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ARCHITECTURE & PLANNING

DRAWING: MECHANICAL SCHEDULES

PROJECT: Padilla House
1911 Perfect Place
Prescott, AZ 86305

DRAWN BY	ANO
CHECKED BY	WMO
DATE	June 23rd, 2015
SCALE	AS NOTED
JOB NO.	671
SHEET	M3

OSE Design Group, LLC
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10922 N. 153rd Ln.
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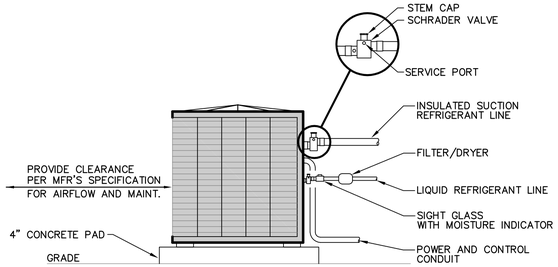
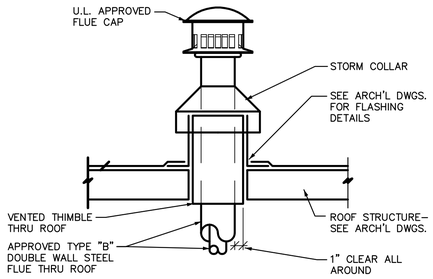
Jul 14, 2015 - 2:54pm



CONDENSING UNIT DETAIL

NOT TO SCALE

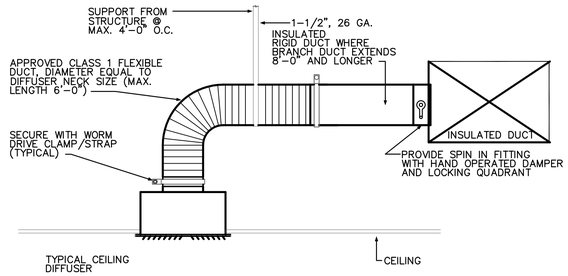
5 / M4



FLUE THRU ROOF DETAIL

NOT TO SCALE

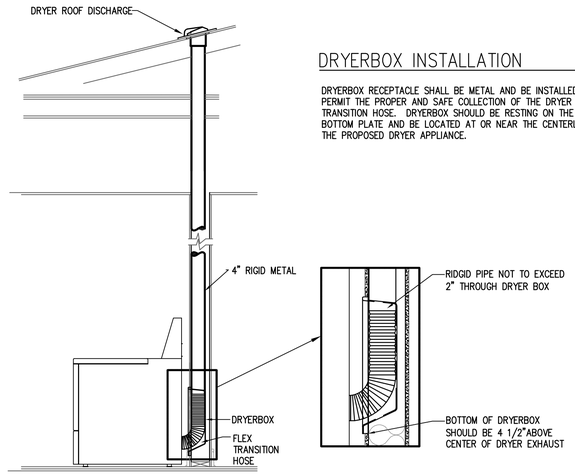
6 / M4



BRANCH DUCT DETAIL

NOT TO SCALE

7 / M4



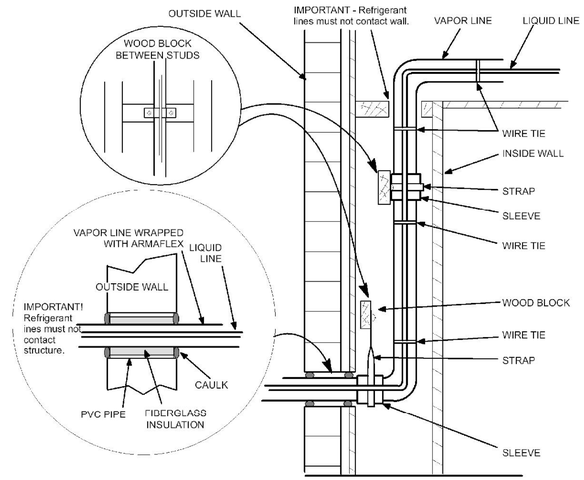
DRYERBOX INSTALLATION

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

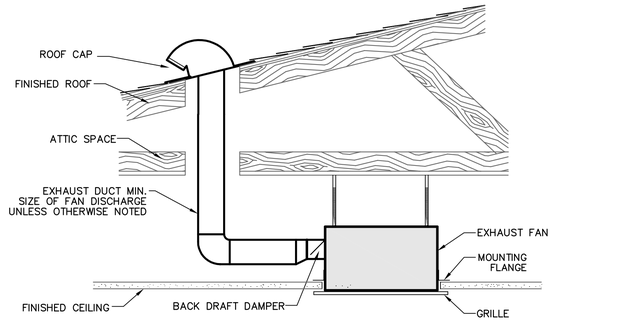
NOT TO SCALE

3 / M4



REFRIGERANT PIPING DETAIL

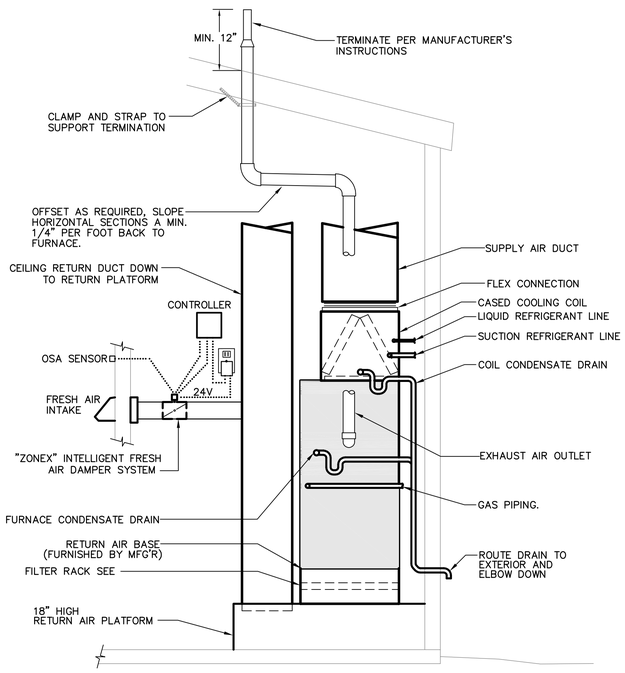
4 / M4



CEILING EXHAUST FAN DETAIL

NOT TO SCALE

1 / M4



GAS FURNACE DETAIL

NOT TO SCALE

2 / M4

REVISIONS	BY

Registered Professional Engineer
3491
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Date Signed 7/13/15
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Expires 3/31/17

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DRAWING: MECHANICAL DETAILS

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DRAWN BY	ANO
CHECKED BY	WMO
DATE	June 23rd, 2015
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SHEET	M4

Jul 14, 2015 - 2:54pm

PROVIDE 20 AMP CIRCUIT FOR FUTURE EXTERIOR LIGHTING. CONFIRM LOCATION WITH OWNER

A1 Electrical Floor Plan

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

Plan North

Descriptive Keynotes

1. ELECTRICAL SERVICE ENTRANCE SECTION AND METER, 400 AMP, SINGLE PHASE SERVICE.
2. ELECTRICAL SUB-PANEL.
3. PROVIDE POWER TO CONDENSING UNIT.
4. PROVIDE RECESSED LIGHT FIXTURES WITH GASKETED LENS.
5. FURNACE.
6. PROVIDE TANKLESS WATER HEATER WITH HOT WATER STORAGE TANK AND RECIRCULATING PUMP.

Legend

- ELECTRICAL PANEL
- DISCONNECT
- JUNCTION BOX
- DUPLEX RECEPTICLE, AT 18" A.F.F.
- DUPLEX RECEPTICLE ABOVE COUNTER OR HEIGHT AS INDICATED
- HALF SWITCHED DUPLEX RECEPTICLE
- SPECIAL RECEPTICLE
- FOURPLEX RECEPTICLE
- FLOOR MOUNTED DUPLEX RECEPTICLE
- DUPLEX RECEPTICLE 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, FLUORECSENT
- 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
- [CHIME] DOORBELL CHIME
- SD SMOKE DETECTOR / FIRE ALARM
- EXHAUST FAN
- T THERMOSTAT
- CM CARBON MONOXIDE ALARM 1

REVISIONS	BY
1 CITY COMMENTS 8-13-2015	LO

REGISTERED ARCHITECT CERTIFICATE NO. 25646 W. ALAN KENSON Date Signed 07/17/15 ARIZONA EXPIRES: 6/30/18

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ARCHITECTURE & PLANNING

DRAWING: ELECTRICAL FLOOR PLAN

PROJECT: Padilla House
1911 Perfect Place
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DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	July 17th, 2015
SCALE	AS NOTED
JOB NO.	671
SHEET	E1

Aug 13, 2015 - 11:48am

RESIDENTIAL ELECTRIC SERVICE LOAD CALCULATION

220.12	GENERAL LIGHTING	
	3 VA/SQ. FT. OF FLOOR AREA, INCLUDING UNUSED SPACE ADAPTABLE FOR FUTURE USE.	
	FLOOR AREA = 6,224 SQ. FT.	18,672 VA
220.52(A)	SMALL APPLIANCE LOAD	
	1,500 VA FOR EACH 20 AMP BRANCH CIRCUIT REQUIRED PER 210.1(C)(1) IN EACH KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM OR SIMILAR AREAS.	
	NUMBER OF SMALL APPLIANCE BRANCH CIRCUITS =	4 x 1,500 VA = 6,000 VA
220.52(B)	LAUNDRY LOAD	
	NUMBER OF LAUNDRY BRANCH CIRCUITS =	1 x 1,500 VA = 1,500 VA
	TOTAL GENERAL LIGHTING AND APPLIANCE LOAD =	26,172 VA
220.42	LIGHTING LOAD FEEDER DEMAND FACTORS	
	FIRST 3,000 OR LESS AT 100% =	3,000 VA
	FROM 3,001 TO 120,000 AT 35% =	8,110 VA
	REMAINDER OVER 120,000 AT 25% =	0 VA
	TOTAL LIGHTING DEMAND LOAD =	11,110 VA
220.54	ELECTRIC CLOTHES DRYERS	5000 VA
220.55	ELECTRIC RANGES	
	ELECTRIC RANGE NAMEPLATE KW = 0 KW	
	WALL MOUNTED OVEN NAMEPLATE KW = 4 KW	
	ELECTRIC COOKTOP NAMEPLATE KW = 0 KW	
	ELECTRIC COOKING DEMAND LOAD =	4,500 W
220.51	LARGEST OF FIXED ELECTRIC SPACE HEATING LOADS OR A/C LOAD	
220.21	A/C #1 = 29.0 MCA AT 208-240V	
	TOTAL NON-COINCIDENT LOAD =	12,880 VA

220.53 APPLIANCE LOAD

QUANTITY	DESCRIPTION	VA(WATTS)
1	DISHWASHER	1,800
1	MICROWAVE	1,000
8	PADDLE FANS	100
2	REFRIGERATORS	725
1	WINE COOLER	500

TOTAL CONNECTED APPLIANCE LOAD =	4, 125 VA
TOTAL APPLIANCE DEMAND LOAD =	58,787 VA

220.50	MOTOR LOADS AT 120 VOLTS	
	TOTAL MOTOR LOAD =	0 VA
TOTAL CALCULATED DEMAND LOAD IN VOLT-AMPERES =		58,787 VA
TOTAL CALCULATED DEMAND LOAD IN AMPS AT 1 PHASE 3 WIRE, 120/240 VOLTS =		244 AMPS
MINIMUM SERVICE REQUIRED =		244 AMPS
SERVICE SIZE REQUESTED =		400 AMPS

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. 1
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 THAT 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 THAT 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.

REVISIONS		BY
1	CITY COMMENTS 8-13-2015	LO

REGISTERED ARCHITECT CERTIFICATE NO. 25646 W. ALAN KENSON State of Arizona 07/17/15 ARIZONA EXPIRES: 6/30/18

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DRAWING: ELECTRICAL NOTES AND LOAD CALCULATION

PROJECT: Padilla House
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Prescott, AZ 86305

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	July 17th, 2015
SCALE	AS NOTED
JOB NO.	671
SHEET	E2

Aug 13, 2015 - 10:41am