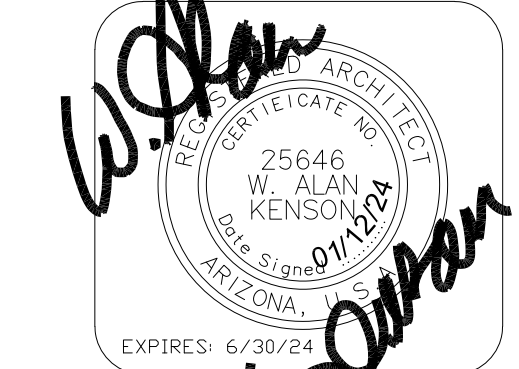


REVISIONS		BY
1	2-13-2024	LO

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

P 928-443-5812  
F 928-443-5815

P.O. Box 11593  
Prescott, AZ 86304

email: wakaarchitect@gmail.com  
www.kenson-associates.com

**ARCHITECTURE & PLANNING**

**DRAWING:** Cover Sheet

**PROJECT:** Vakula Residence Remodel / Addition  
226 S. Pleasant St.  
Prescott, AZ 86303

**APN:** 109-01-114A

DRAWN BY L.O.
CHECKED BY W.A.K.
DATE January 12th, 2024
JOB NO. 790
SHEET

**CS1**

# Vakula Residence Remodel / Addition

PRESCOTT, ARIZONA

## Project Description

The Clark K. Hartzell House at 226 South Pleasant Street was built in 1905 and is on the Historic Register. It was recently purchased by Alex and Maureen Vakula, long-time Prescott residents. The house has fallen into disrepair over the last 30+ years and needs a lot of attention and investment. A new roof has been installed to mitigate leaking and water damage. Alex and Maureen now desire to renovate the home for our single-family use as follows:

- The livable floor area of the house is 1,260 square feet with two bedrooms, a full bath and a one-half bath. The front bedroom will be used as a home office. The back master bedroom is 10' x 11' and we seek to expand the house to the west to provide for a new, larger master bedroom. The back dining area is currently 12'x13' and we seek to expand it to the west as well. Below the west addition will be two rooms and a reconfiguration of the back entry stairwell and door. We also seek to add a deck area on the west and north off of the new dining area. There is also a storage area below the main residence. (The basement has about 7 foot ceilings and is also about 1,260 square feet but is not considered livable, and is utilized for storage.)
- To the west is an alley and an existing auxiliary building/storage garage. We seek to install a three-car garage with access on the alley. The existing electrical and cable lines will be placed underground. The garage would be similar to the three car garage of the Victorian property immediately to the south at 230 South Pleasant in that it will step down with the terrain of the alley. (The Victorian to the south has a livable floor area of 4,376 square feet. The lot to the north is vacant.)
- We also desire to install a retaining wall on the north-west side of the property with a wood picket fence on top. The retaining wall will be block or Versa-Lok with a 3' wood picket fence on top of the existing concrete wall and new retaining wall.
- Lastly, we seek to repair and update the front porch and modify the roof line. The front stairs and fence also need to be replaced. We desire to install a wood picket fence here too, as it is an old, rusty wire fence that is falling apart and creates a hazard to people walking by on the side walk because of its low height and its ability for our dogs to poke their noses through the fence.

Alex and Maureen have hired Alan Kenson or W. Alan Kenson & Associates, PC as their architect to prepare the remodeling plans. This is the fourth historic building in Prescott owned or restored by Alex and Maureen. Previously, they owned the property at 241 Congress Avenue (1924), restored the Day Octagon Building at 212 East Gurley Street (18\_\_ ) and most recently resided and renovated the Marks house at 203 Union Street (1894).

## Vicinity Map



## Graphic Standards

EXISTING DOOR	NORTH ARROW INDICATOR
PROPOSED DOOR	DETAIL DESIGNATOR
NUMBER	BUILDING SECTION DESIGNATOR
LETTER	GRID LINE DESIGNATOR
SHEET	REVISION DESIGNATOR
NUMBER	ELEVATION DESIGNATOR
#/SHEET	DESCRIPTIVE NOTE DESIGNATOR
HEXAGON	ROOM NUMBER / FINISH DESIGNATOR
CIRCLE	DOOR NUMBER DESIGNATOR
LETTER	DOOR TYPE DESIGNATOR
LETTER	WINDOW TYPE DESIGNATOR
SQUARE	WALL TYPE DESIGNATOR
Diamond	

## Project Information

**CLIENT:** Alex and Maureen Vakula  
226 S. Pleasant St.  
Prescott, AZ 86303  
alex@vakulalaw.net

**PREPARED BY:** W. Alan Kenson & Assoc., P.C.  
P.O. Box 11593  
Prescott, AZ 86304  
PH: 928-443-5812  
Contact: Alan Kenson  
wakaarchitect@gmail.com

**CONTRACTOR:** Kenson Construction  
6135 Corsair Ave.  
Prescott, AZ 86301

**JOBSITE ADDRESS:** 226 S. Pleasant St.  
Prescott, AZ 86303

**PARCEL NUMBER:** 109-01-114A

**ZONING:** MF-M

**EXISTING BLDG:** 2,624 S.F.  
**PROPOSED ADDITION:** 962 S.F.  
**TOTAL:** 3,586 S.F.

**PROPOSED DECK:** 732 S.F.

**EXISTING DETACHED GARAGE:** 1,422 S.F.

**BUILDING CODES**  
2018 International Residential Code  
2018 International Fire Code  
2018 International Plumbing Code  
2018 International Mechanical Code  
2018 International Fuel Gas Code  
2018 International Electrical Code  
2017 National Electrical Code  
2012 International Energy Conservation Code

**SPECIAL INSPECTION (SI) REQUIRED**  
SEE PLAN SHEETS FOR FULL LIST(S) OF REQUIRED INSPECTIONS.  
-ALL SI SITE INSPECTION REPORTS MUST BE SUBMITTED TO THE BUILDING INSPECTOR.  
-IF PART OF AN ENGINEERED DESIGN, A COPY OF THE 2ND PAGE OF THE CITY SI FROM SHALL BE SEALED BY THE EOR AND PROVIDED TO BUILDING INSPECTOR BY THE FINAL INSPECTION.

**DESIGN PARAMETERS**  
CONSTRUCTION TO MEET 2018 IRC R301.1 AND TABLE R301.2(1)

**DESIGN CRITERIA:**  
GROUND SNOW LOAD = 30#  
WIND DESIGN = SPEED 115MPH EXPOSURE C  
NO TOPO EFFECT  
SEISMIC DESIGN = C  
WEATHERING = NEGLIGIBLE  
FROST DEPTH = 18"  
TERMITE = MODERATE  
WINTER DESIGN TEMP = 20 DEGREE F  
ICE BARRIER = NO  
FLOOD = COP TITLE XIII  
AIR FREEZING INDEX = 194  
MEAN ANNUAL TEMP = 53  
MANUAL J TABLE 1 OR 2 OR ASHREA DESIGN

## Architect:

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

P 928-443-5812  
F 928-443-5815

P.O. Box 11593  
Prescott, AZ 86304

email: wakaarchitect@gmail.com  
www.kenson-associates.com

**ARCHITECTURE & PLANNING**

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**ELECTRICAL**

**E1.0** Electrical One-Line Diagram, Panel Schedules and Calc's

**MANUFACTURERS SPECIFICATIONS**  
ALL APPROVED MANUFACTURES 2018 IRC/IBC, 2017 NEC, 2018 IFC AND 2012 IECC COMPLIANT EVALUATION REPORTS AND/ OR SPECIFICATION AND INSTALLATION INSTRUCTIONS ARE TO BE ON SITE FOR INSPECTIONS OF MATERIALS, EQUIPMENT, HARDWARE, AND APPLIANCES INSTALLED AND WHEN USED IN LIEU OF THE PRESCRIPTIVE REQUIREMENTS FOUND IN THE ADOPTED CODES.

**ENGINEERING ATTACHED AS PART OF THESE PLANS**

**APPROVED**  
City of Prescott  
Date: 04/18/2024 By: scott.adams

**CITY OF PRESCOTT PERMIT**  
Permit #: B2401-084  
Address/Project Name: 226 S PLEASANT ST

This set of plans has been reviewed for Code Compliance, accepted, and released for construction. A 'City of Prescott' stamped, paper copy of all plans, corresponding permit, supplemental documents, trusses, and reports must be kept at the construction site, during working hours and made available for inspection(s). Field revisions and/or revisions to plans may require additional plan review. Plan acceptance and release for construction shall not prevent correction of errors in the plans where such errors are subsequently found to be in violation of any law or of any ordinance.

This acceptance and release for construction, does not relieve applicant from code compliance to obtain applicable Extension Agreements, Warranties, Certificate of Occupancy, Certificate of Completion, or Final on permitted project. Final Release is contingent upon favorable field inspections under current City of Prescott's adopted City Code, LDC, GES, IBC, IRC, IFC, IFGC, IPC, IMC, ADA, NEC, and other applicable codes or standards.

PLANS REVIEWED FOR CODE COMPLIANCE, ACCEPTED AND RELEASED FOR CONSTRUCTION  
Plans valid upon one or more authorized signature(s) below:

**PLANNING AND ZONING**  
BUILDING Date: 04/18/2024 By: scott.adams  
FIRE  
PUBLIC WORKS  
OTHER



# Vakula Residence

Prescott

## 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: DIAMONDBACK OR EQUAL R-38 SPRAY FOAM INSULATION AT TOP CHORD OF TRUSSES.
9. WOOD FRAMED WALLS: MINIMUM R-20 BATT INSULATION.
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:
  - CONTINUOUS OVER THE ENTIRE BUILDING ENVELOPE.
  - ABLE TO WITHSTAND THE FORCES THAT MAY ACT ON IT DURING AND AFTER CONSTRUCTION.
  - DURABLE OVER THE EXPECTED LIFETIME OF THE BUILDING.
  - ALL SEAMS AND EDGES MUST BE SEALED/TAPED PER MANUFACTURER'S SPECIFICATIONS.
11. BUILDING THERMAL ENVELOPE - THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL:
  - ALL JOINTS, SEAMS AND PENETRATIONS.
  - SITE BUILT WINDOWS, DOORS AND SKYLIGHTS.
  - OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING.
  - UTILITY PENETRATIONS.
  - DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE.
  - KNEE WALLS.
  - WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES.
  - BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS.
  - COMMON WALLS BETWEEN DWELLING UNITS.
  - OTHER SOURCES OF INFILTRATION.
12. FENESTRATION AIR LEAKAGE - WINDOW, SKYLIGHT AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUARE FOOT, AND SWINGING DOORS NO MORE THAN 0.5 CFM. SPECIFICATION SHALL BE LISTED ON THE MANUFACTURER LABEL. ALL WINDOWS AND EXTERIOR DOORS COMPRISING THE BUILDINGS THERMAL ENVELOPE, SHALL HAVE A FENESTRATION U-FACTOR OF NOT MORE THAN .40.
13. RECESSED LIGHTING - RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES BY BEING:
  - IC-RATED AND LABELED WITH ENCLOSURES THAT ARE SEALED OR GASKETED TO PREVENT AIR LEAKAGE TO THE CEILING CAVITY OR UNCONDITIONED SPACE
    - OR:
    - IC-RATED AND LABELED AS MEETING ASTM E283
    - OR:
    - LOCATED INSIDE AIRTIGHT SEALED BOX WITH CLEARANCES OF AT LEAST 0.5 INCH FROM COMBUSTIBLE MATERIAL AND 3 INCHES FROM INSULATION.
14. ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-3. ALL NEW RESIDENCES EXCEEDING 1,800 SQUARE FEET WITH TWO OR MORE BATHROOMS SHALL HAVE A CIRCULATING HOT WATER SYSTEM. CIRCULATING HOT WATER SYSTEMS SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE. THERMAL SIPHONING SYSTEMS SHALL HAVE A VALVE TO REDUCE FLOW. ALTERNATE SYSTEM SHALL BE CONSIDERED.
15. A MINIMUM 0.019 INCH, CORROSION RESISTANT WEEP SCREED, WITH MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON THE EXTERIOR STUD WALL IN ACCORDANCE WITH ASTM C 926. THE WEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.
16. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GPDW APPLIED TO THE GARAGE SIDE.
17. A WATER HEATER RELIEF VALVE SHALL EXTEND OUTSIDE OF THE BUILDING, OR TO THE FLOOR OF THE GARAGE, WITH THE END OF PIPE NOT MORE THAN SIX (6) INCHES, OR LESS THAN TWICE THE DIAMETER OF THE DISCHARGE PIPING SIZE (1.5"), ABOVE THE GROUND AND POINTING DOWNWARD.
18. MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 F OR BELOW 55 F SHALL BE INSULATED TO A MINIMUM OF R-3.

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**W. Alan Kenson & Associates, P.C.**  
P 928-443-5812 P.O. Box 11593  
F 928-443-5815 Prescott, AZ 86304  
email: wakaarchitect@gmail.com  
www.kenson-associates.com  
**ARCHITECTURE & PLANNING**

**DRAWING:** General Notes  
**PROJECT:** Vakula Residence Remodel / Addition  
226 S. Pleasant St.  
Prescott, AZ 86303  
**APN:** 109-01-114A

DRAWN BY  
L.O.  
CHECKED BY  
W.A.K.  
DATE  
January 12th, 2024  
JOB NO.  
790  
SHEET

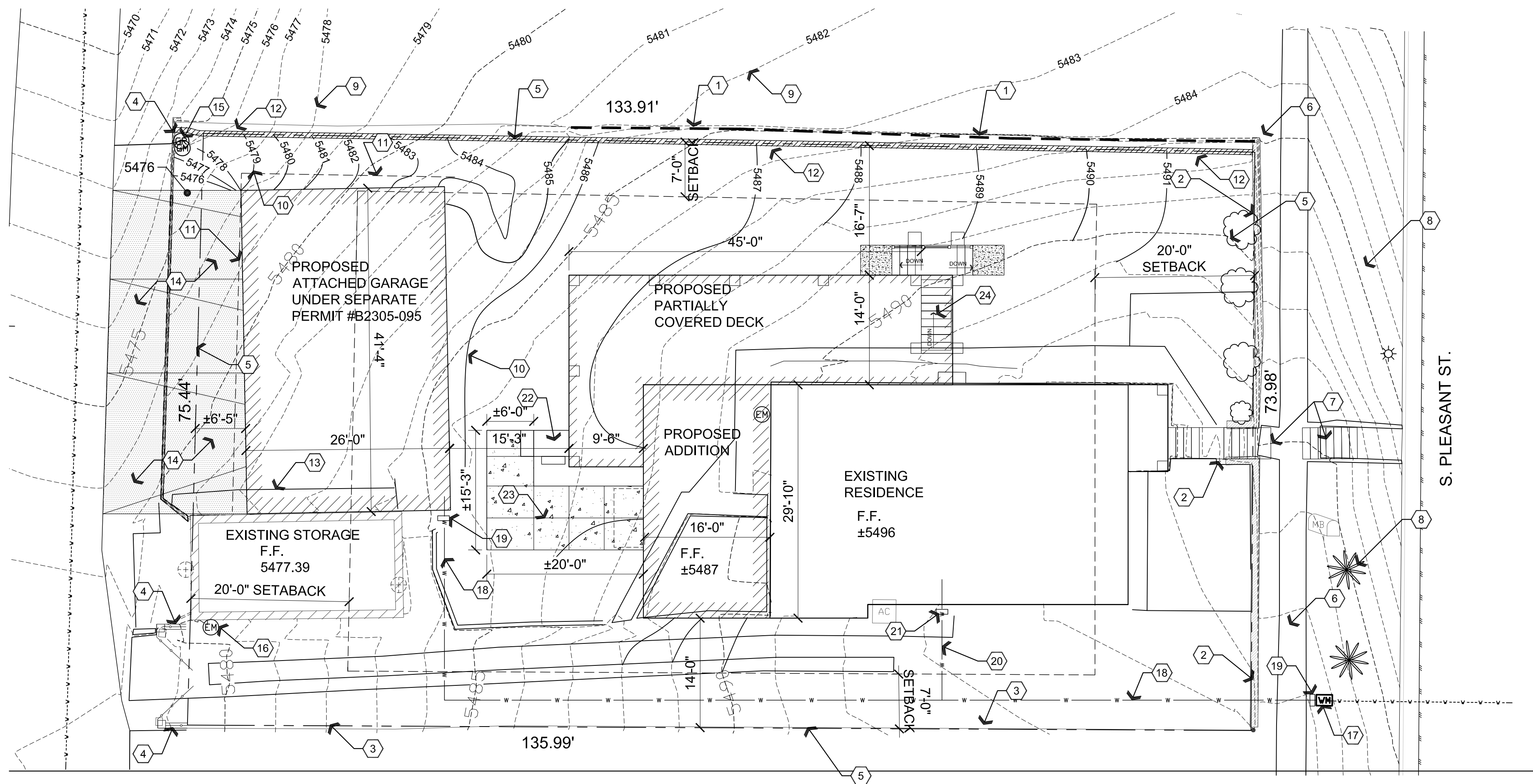




NOTE: EROSION AND  
SEDIMENT CONTROL  
MEASURES WILL BE  
PROVIDED DOWNSTREAM  
OF ALL CONSTRUCTION  
AND THE CONSTRUCTION  
ENTRANCE WILL BE  
STABILIZED OR A  
SWEEPING PLAN WILL BE  
PROVIDED.

## Descriptive Keynotes

- EXISTING NORTH CONCRETE WALL.
- EXISTING EAST CONCRETE WALL TO REMAIN. NEW WOOD PICKET FENCE WILL REPLACE EXISTING WIRE FENCE ON TOP OF WALL. FENCE UNDER SEPARATE PERMIT.
- EXISTING SOUTH FENCE TO REMAIN AS IS.
- EXISTING WEST CONCRETE WALL TO REMAIN AS INDICATED. WHERE WALL REMAINS, NEW WOOD PICKET FENCE WILL REPLACE EXISTING WIRE FENCE ON TOP OF WALL. FENCE UNDER SEPARATE PERMIT.
- PROPERTY LINE.
- EXISTING SIDEWALK.
- EXISTING STAIRS.
- EXISTING LANDSCAPING.
- EXISTING CONTOUR.
- PROPOSED CONTOUR. GRADING IS BEING DONE UNDER SEPARATE PERMIT #B2305-095.
- 5' ACCESSORY BUILDING SETBACK.
- NEW RETAINING WALL UNDER SEPARATE PERMIT.
- EXISTING CONCRETE TO BE REMOVED UNDER SEPARATE PERMIT.
- PROVIDE 4" CONCRETE SLAB WITH #3 @ 2'-0" O.C. EACH WAY, OVER 4" A.B.C. FROM GARAGE TO PAVED ALLEY, APPROXIMATELY 17'-0"x42'-0". UNDER SEPARATE PERMIT #B2305-095.
- EXISTING NATURAL GAS METER.
- ELECTRICAL SERVICE ENTRANCE SECTION. EXISTING ELECTRICAL SERVICE TO BE REPLACED WITH NEW, REFER TO ELECTRICAL PLANS. UNDER SEPARATE PERMIT #B2305-095.
- 3/4" WATER METER TO BE REPLACED WITH 1" WATER METER. UNDER SEPARATE PERMIT #B2305-095.
- 2" PEX WATER LINE BELOW GRADE TO PROPOSED GARAGE. UNDER SEPARATE PERMIT #B2305-095.
- 2" WATER SHUT OFF VALVE IN BELOW GRADE YARD BOX. UNDER SEPARATE PERMIT #B2305-095.
- 1" PEX WATER LINE BELOW GRADE TO EXISTING HOUSE. UNDER SEPARATE PERMIT #B2305-095.
- PROVIDE 1" WATER SHUT OFF VALVE IN BELOW GRADE YARD BOX. UNDER SEPARATE PERMIT #B2305-095.
- FUTURE WHEELCHAIR LIFT BY OWNER, UNDER SEPARATE PERMIT.
- PROVIDE 4" CONCRETE SLAB WITH #3 @ 2'-0" O.C. EACH WAY OVER 4" COMPACTED A.B.C.
- PROPOSED STAIRS, REFER TO REFERENCE FLOOR PLAN.



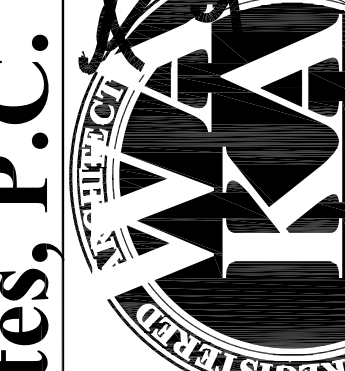
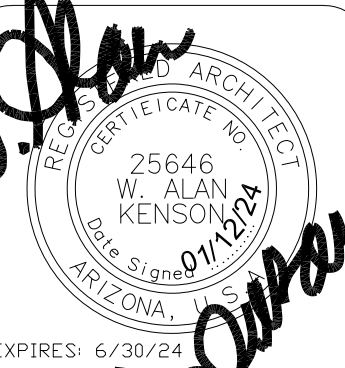
**A1** Grading and Drainage / Architectural Site Plan

Scale: 1"=10'-0"



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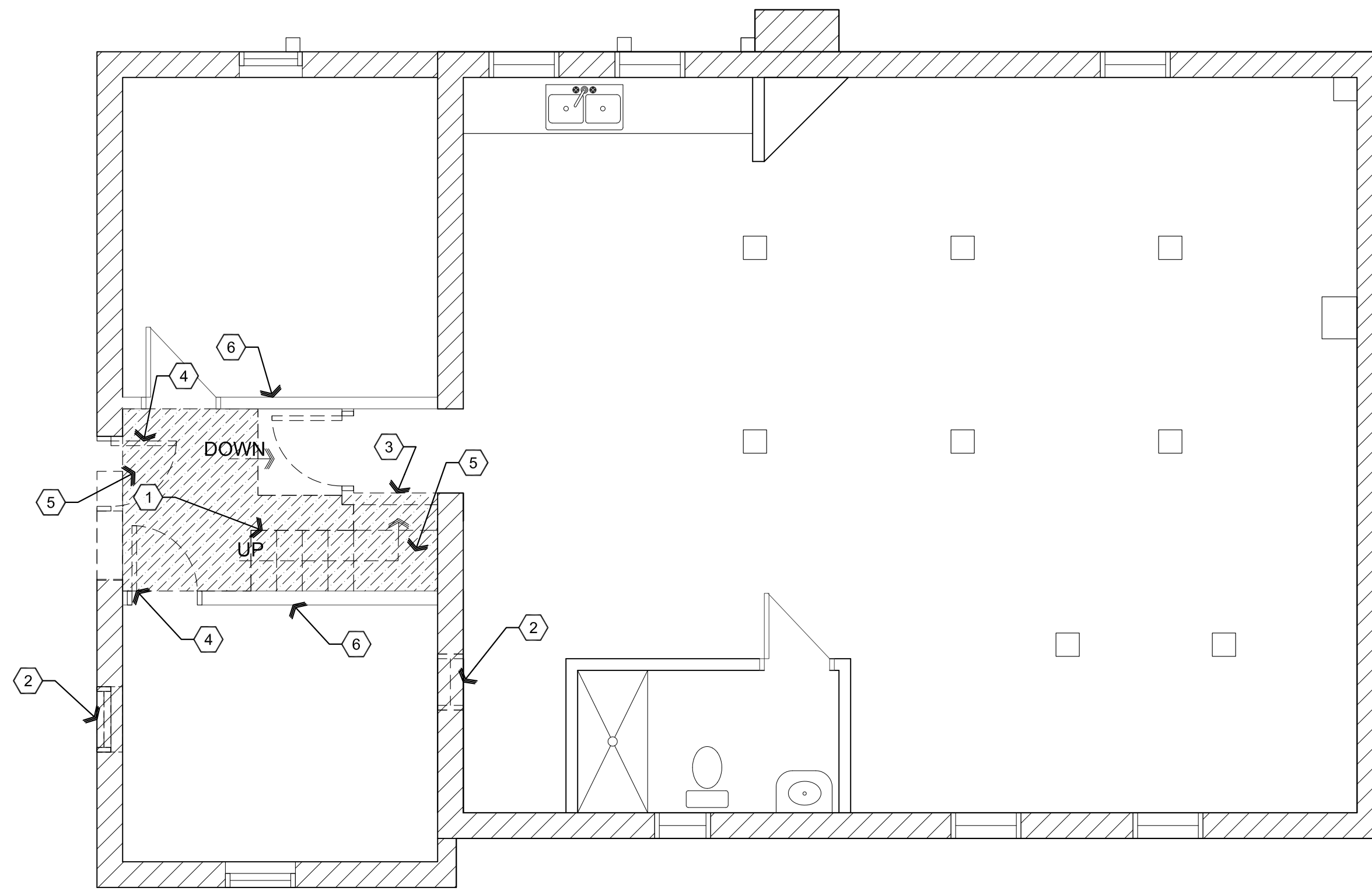
**DRAWING:** Proposed Site Plan  
**PROJECT:** Vakula Residence Remodel / Addition  
226 S. Pleasant St.  
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**DRAWN BY**  
L.O.  
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**SHEET**

**A1.0**

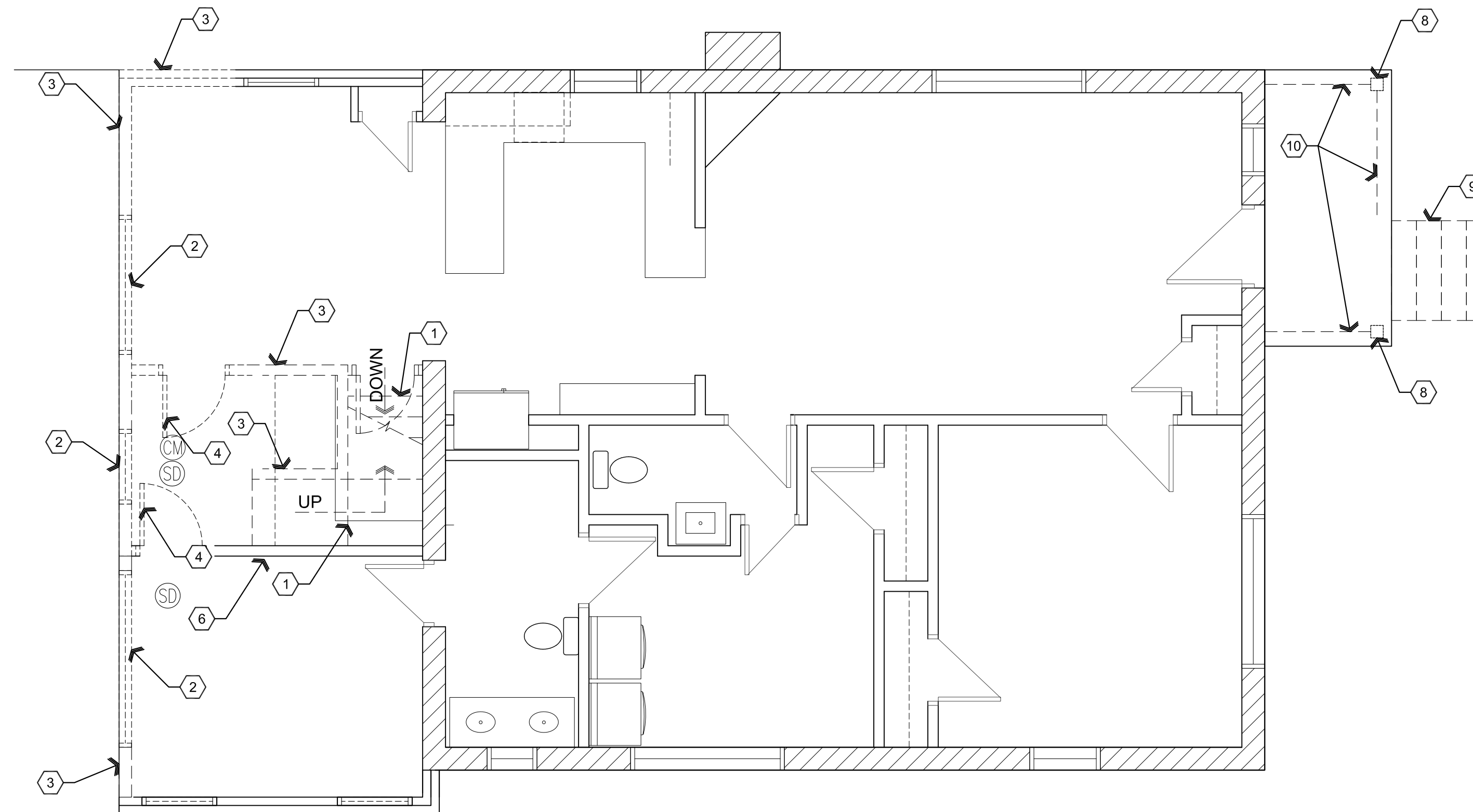
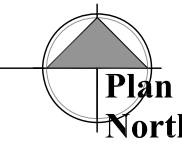






**A2** Existing / Demolition Basement Floor Plan

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



**A1** Existing / Demolition First Floor Plan

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



## Descriptive Keynotes

1. REMOVE EXISTING STAIRS.
2. REMOVE EXISTING WINDOW. ATTEMPT TO RE-PURPOSE IN NEW MASTER BEDROOM.
3. REMOVE EXISTING WALL.
4. REMOVE EXISTING DOOR.
5. REMOVE EXISTING CONCRETE FLOOR.
6. EXISTING WALL TO REMAIN.
7. NOT USED.
8. REMOVE EXISTING COLUMNS.
9. REMOVE EXISTING CONCRETE STAIRS.
10. REMOVE EXISTING GUARD RAIL.

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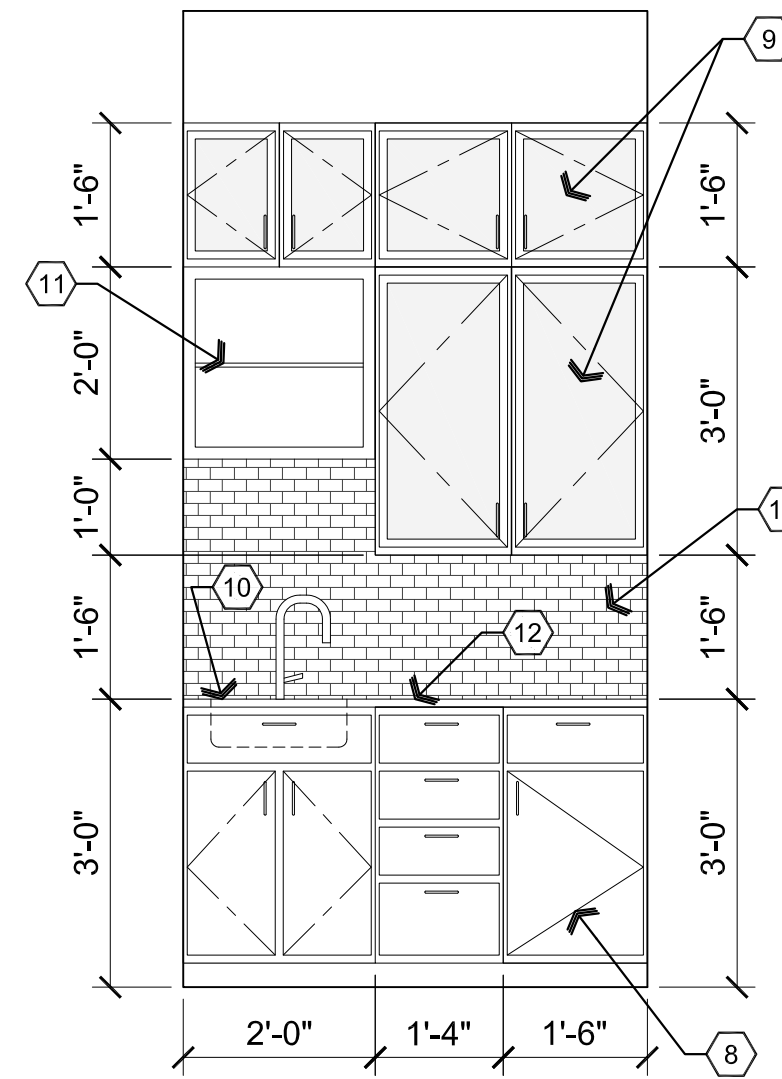
**DRAWING:** Demolition Plans  
**PROJECT:** Vakula Residence Remodel / Addition  
226 S. Pleasant St.  
Prescott, AZ 86303  
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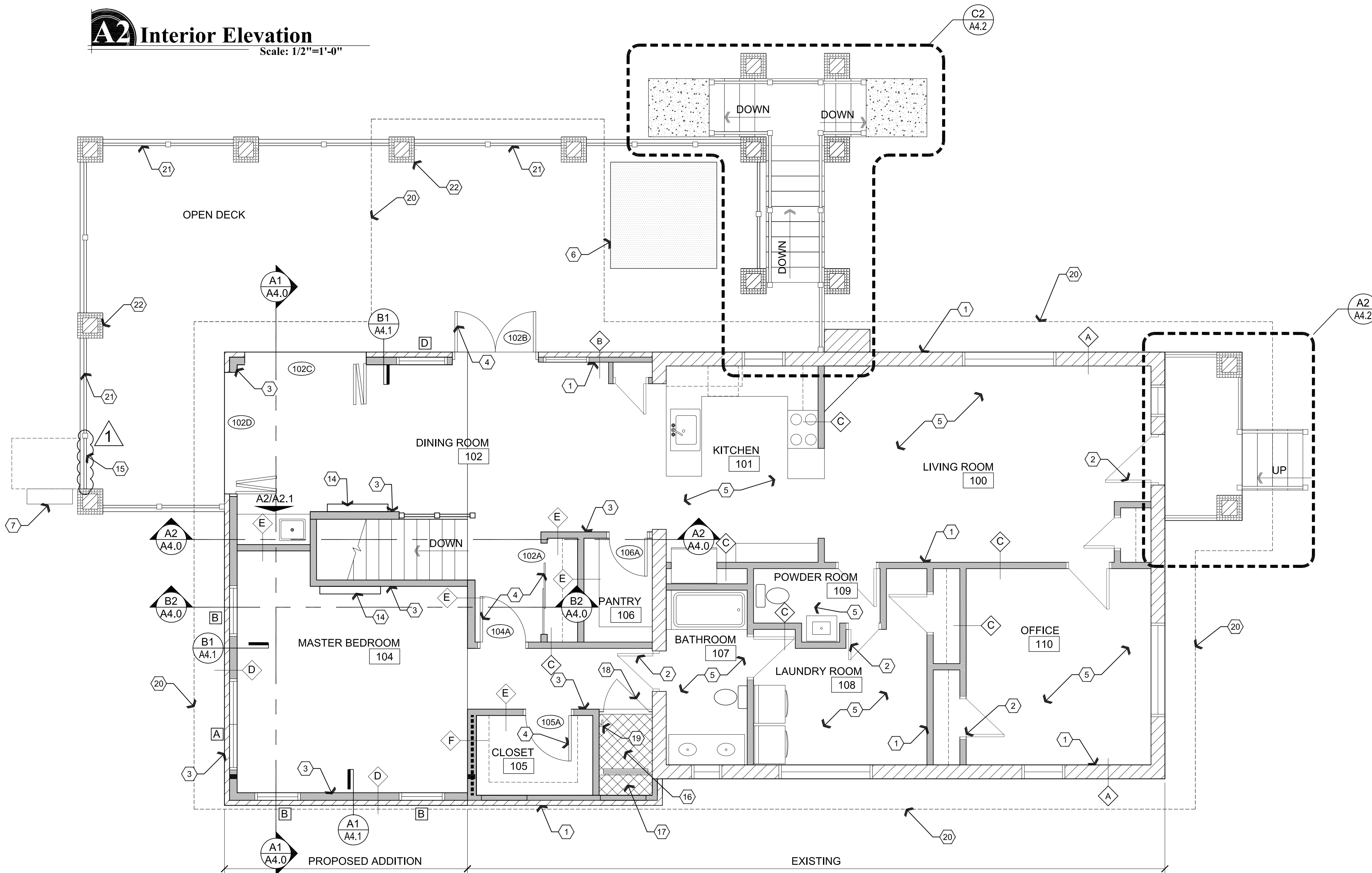
**A2.0**







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



**A1 Reference / Wall Types First Floor Plan**  
Scale: 1/4"=1'-0"

## Descriptive Keynotes

- EXISTING WALL, TYPICAL.
- EXISTING DOOR, TYPICAL.
- PROVIDE WALL, TYPICAL. REFER TO WALL TYPES.
- PROPOSED DOOR, TYPICAL. REFER TO DOOR SCHEDULE.
- NO WORK THIS AREA.
- PROVIDE 17'x7' x 1'-6" DEEP RECESSED DECK FOR FUTURE SPA UNDER SEPARATE PERMIT, REFER TO STRUCTURAL PLANS.
- FUTURE VERTICAL PLATFORM LIFT, UNDER SEPARATE PERMIT BY OWNER.
- PROVIDE WOOD BASE CABINETRY.
- PROVIDE WOOD UPPER CABINETRY WITH GLASS INSERTS.
- PROVIDE SINK.
- PROVIDE OPEN SHELVING CABINETRY.
- PROVIDE QUARTZITE COUNTERTOP.
- PROVIDE TILE BACKSPLASH.
- PROVIDE MINI SPLIT, REFER TO MECHANICAL / PLUMBING/ELECTRICAL PLANS.
- FUTURE GATE LOCATION FOR FUTURE WHEELCHAIR LIFT UNDER SEPARATE PERMIT.
- CERAMIC TILE SHOWER WITH LINEAR DRAIN AND RAIN SHOWER HEAD.
- PROVIDE TILE FINISHED CMU BENCH SEAT.
- PROVIDE SAFETY GLASS SHOWER DOOR/PARTITION.
- SHOWER CONTROLS.
- LINE OF ROOF ABOVE.
- PROVIDE 3'-0" (MIN.) HIGH GUARD RAILING. SPACING NOT TO ALLOW 4" SPHERE TO PASS THROUGH, TYPICAL, REFER TO EXTERIOR ELEVATIONS.
- CMU COLUMN WITH BRICK VENEER, TYPICAL, REFER TO STRUCTURAL PLANS AND EXTERIOR ELEVATIONS.

## Wall Types Legend

- A** EXISTING SOLID BRICK WALL
- B** EXISTING 2x WALL WITH 4" BRICK VENEER
- C** EXISTING INTERIOR WALL
- D** EXTERIOR WALL, TYP. PROVIDE 4" BRICK VENEER OVER 1/2" OSB OVER WEATHERPROOF BARRIER OVER 2x6 WOOD STUDS @ 1'-4" O.C. WITH 1-LAYER 1/2" GPDW ON INTERIOR SIDE. PROVIDE R-20 BATT INSULATION. PROVIDE SIDING OVER 1/2" OSB OVER WEATHERPROOF BARRIER OVER 2x6 WOOD STUDS @ 1'-4" O.C. ABOVE DECORATIVE CONCRETE BANDING INSTEAD OF BRICK VENEER, REFER TO EXTERIOR ELEVATIONS AND WALL SECTIONS.
- E** INTERIOR 2x4 STUD WALL, TYP. PROVIDE 1-LAYER 1/2" GPDW ON EACH SIDE OF 2x4 WOOD STUDS AT 1'-4" ON CENTER. PROVIDE R-11 BATT INSULATION.
- F** INTERIOR 2x6 STUD WALL, TYP. PROVIDE 1-LAYER 1/2" GPDW ON EACH SIDE OF 2x4 WOOD STUDS AT 1'-4" ON CENTER. PROVIDE R-11 BATT INSULATION.
- COLUMN:** 12"x12" CMU COLUMN WITH 4" BRICK VENEER WITH CONCRETE COLUMN CAP

REVISIONS	BY
1 2-13-2024	LO

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**W. Alan Kenson & Associates, P.C.**  
P.O. Box 11593  
Prescott, AZ 86304  
P 928-443-5812  
F 928-443-5815  
email: wakaarchitect@gmail.com  
www.kenson-associates.com  
**ARCHITECTURE & PLANNING**

**DRAWING:** Reference / Wall Types First Floor Plan  
**PROJECT:** Vakula Residence Remodel / Addition  
226 S. Pleasant St.  
Prescott, AZ 86303  
**APN:** 109-01-114A

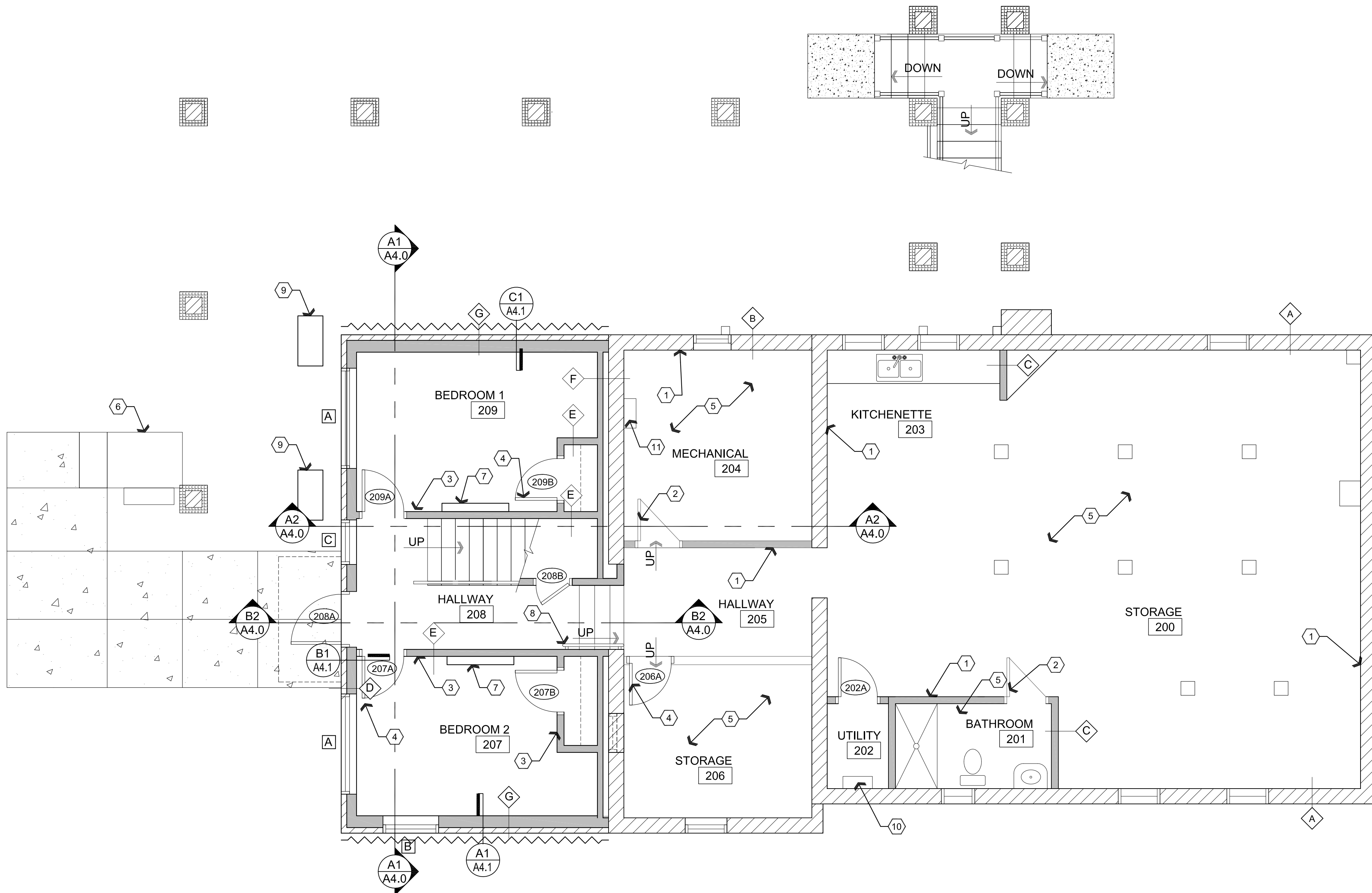
**DRAWN BY:** L.O.  
**CHECKED BY:** W.A.K.  
**DATE:** January 12th, 2024  
**JOB NO.:** 790  
**SHEET:**

**A2.1**





Feb 27, 2024 - 1:30pm



**A1** Reference / Wall Types Basement Floor Plan

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



## Descriptive Keynotes

1. EXISTING WALL, TYPICAL.
2. EXISTING DOOR, TYPICAL.
3. PROVIDE WALL, TYPICAL. REFER TO WALL TYPES.
4. PROPOSED DOOR, TYPICAL. REFER TO DOOR SCHEDULE.
5. NO WORK THIS AREA.
6. FUTURE VERTICAL PLATFORM LIFT, UNDER SEPARATE PERMIT.
7. PROVIDE MINI-SPLIT, REFER TO MECHANICAL / PLUMBING / ELECTRICAL PLANS.
8. METAL HANDRAIL, 3'-8" LONG.
9. HVAC CONDENSING UNIT, REFER TO MECHANICAL / PLUMBING / ELECTRICAL PLANS.
10. EXISTING WATER HEATER.
11. ELECTRICAL PANEL UNDER SEPARATE PERMIT #B2305-095.

## Wall Types Legend

- A** EXISTING SOLID BRICK WALL
- B** EXISTING 2x WALL WITH 4" BRICK VENEER
- C** EXISTING INTERIOR WALL
- D** EXTERIOR WALL, TYP. PROVIDE 4" BRICK VENEER OVER 1/2" OSB OVER WEATHERPROOF BARRIER OVER 2x6 WOOD STUDS @ 1'-4" O.C. WITH 1-LAYER 1/2" GPDW ON INTERIOR SIDE. PROVIDE R-20 BATT INSULATION. PROVIDE SIDING OVER 1/2" OSB OVER WEATHERPROOF BARRIER OVER 2x6 WOOD STUDS @ 1'-4" O.C. ABOVE DECORATIVE CONCRETE BANDING INSTEAD OF BRICK VENEER. REFER TO EXTERIOR ELEVATIONS AND WALL SECTIONS.
- E** 4' HIGH MAX RETAINING WALL. REFER TO WALL SECTIONS AND STRUCTURAL PLANS.
- F** INTERIOR 2x4 STUD WALL, TYP. PROVIDE 1-LAYER 1/2" GPDW ON EACH SIDE OF 2x4 WOOD STUDS AT 1'-4" ON CENTER. PROVIDE R-11 BATT INSULATION.
- G** EXTERIOR WALL, TYP. PROVIDE 4" BRICK VENEER OVER 1/2" OSB OVER WEATHERPROOF BARRIER OVER 2x8 WOOD STUDS @ 1'-4" O.C. WITH 1-LAYER 1/2" GPDW ON INTERIOR SIDE. PROVIDE R-20 BATT INSULATION. PROVIDE SIDING OVER 1/2" OSB OVER WEATHERPROOF BARRIER OVER 2x6 WOOD STUDS @ 1'-4" O.C. ABOVE DECORATIVE CONCRETE BANDING INSTEAD OF BRICK VENEER. REFER TO EXTERIOR ELEVATIONS AND WALL SECTIONS.
- H** COLUMN: 12"x12" CMU COLUMN WITH 4" BRICK VENEER WITH CONCRETE COLUMN CAP

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1 2-13-2024	LO

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P 928-443-5812 P.O. Box 11593  
F 928-443-5815 Prescott, AZ 86304  
email: wakaarchitect@gmail.com  
www.kenson-associates.com

**ARCHITECTURE & PLANNING**

**DRAWING:** Reference / Wall Types Basement Plan

**PROJECT:** Vakula Residence Remodel / Addition  
226 S. Pleasant St.  
Prescott, AZ 86303

**APN:** 109-01-114A

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DATE January 12th, 2024
JOB NO. 790
SHEET

**A2.2**







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

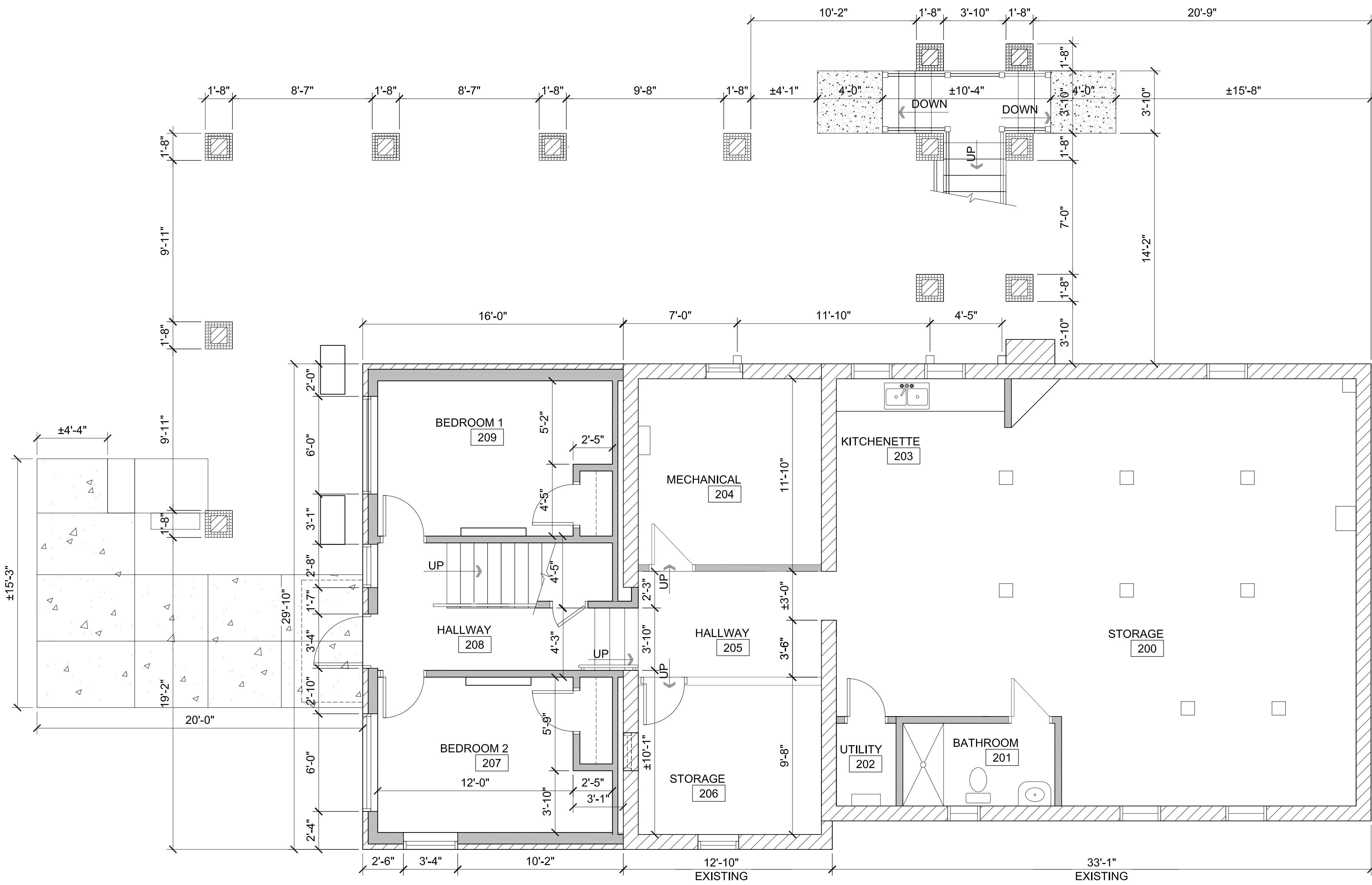


## A2.3





Feb 27, 2024 - 1:31 pm



**Dimension Basement Floor Plan**

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



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P 928-443-5812 P.O. Box 11593  
F 928-443-5815 Prescott, AZ 86304  
email: wakaarchitect@gmail.com  
www.kenson-associates.com

**ARCHITECTURE & PLANNING**

**DRAWING:** Dimension Basement Floor Plan

**PROJECT:** Vakula Residence Remodel / Addition  
226 S. Pleasant St.  
Prescott, AZ 86303

**APN:** 109-01-114A

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**A2.4**





### Descriptive Keynotes

1. EXISTING FIREPLACE CHIMNEY.
2. REMOVE EXISTING CONCRETE STAIRS.
3. EXISTING EXTERIOR WINDOW, TYPICAL.
4. EXISTING ROOF.
5. EXISTING DOOR.
6. EXISTING BRICK WALL.
7. EXISTING SIDING.
8. REMOVE EXISTING PORCH ROOF.
9. REMOVE EXISTING PORCH COLUMNS.
10. REMOVE EXISTING PORCH BEAMS.
11. REMOVE EXISTING GUARDRAILS.
12. REMOVE ELECTRICAL SES UNDER SEPARATE PERMIT #B2305-095.
13. REMOVE EXISTING DOOR.
14. REMOVE EXISTING WINDOW.
15. REMOVE PORTION OF EXISTING BRICK.
16. REMOVE EXISTING SIDING.

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P 928-443-5812 P.O. Box 11593  
F 928-443-5815 Prescott, AZ 86304  
email: wakaarchitect@gmail.com  
www.kenson-associates.com

ARCHITECTURE & PLANNING

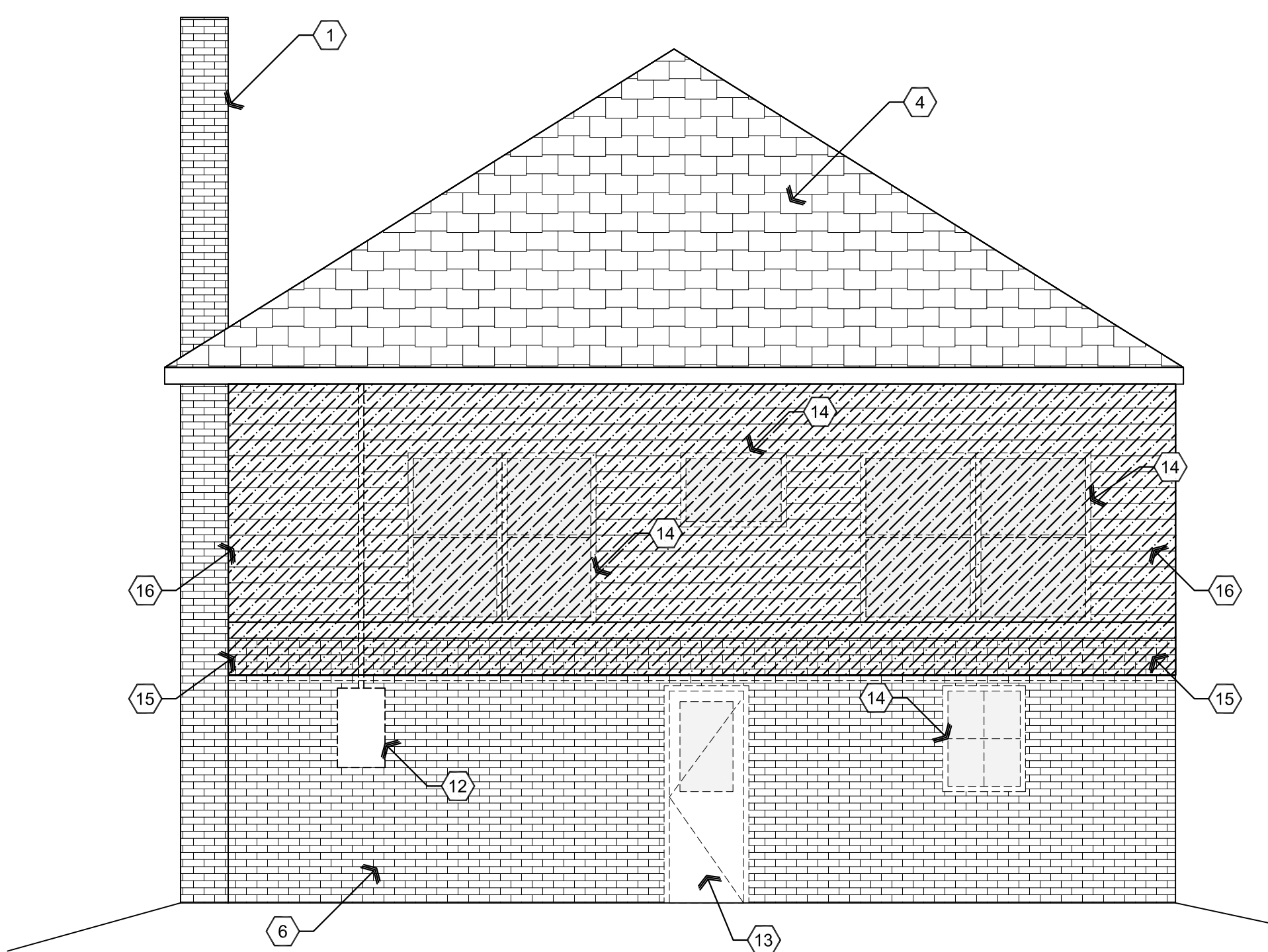
DRAWING: Existing Exterior Elevations

PROJECT: Vakula Residence Remodel / Addition  
226 S. Pleasant St.  
Prescott, AZ 86303

APN: 109-01-114A

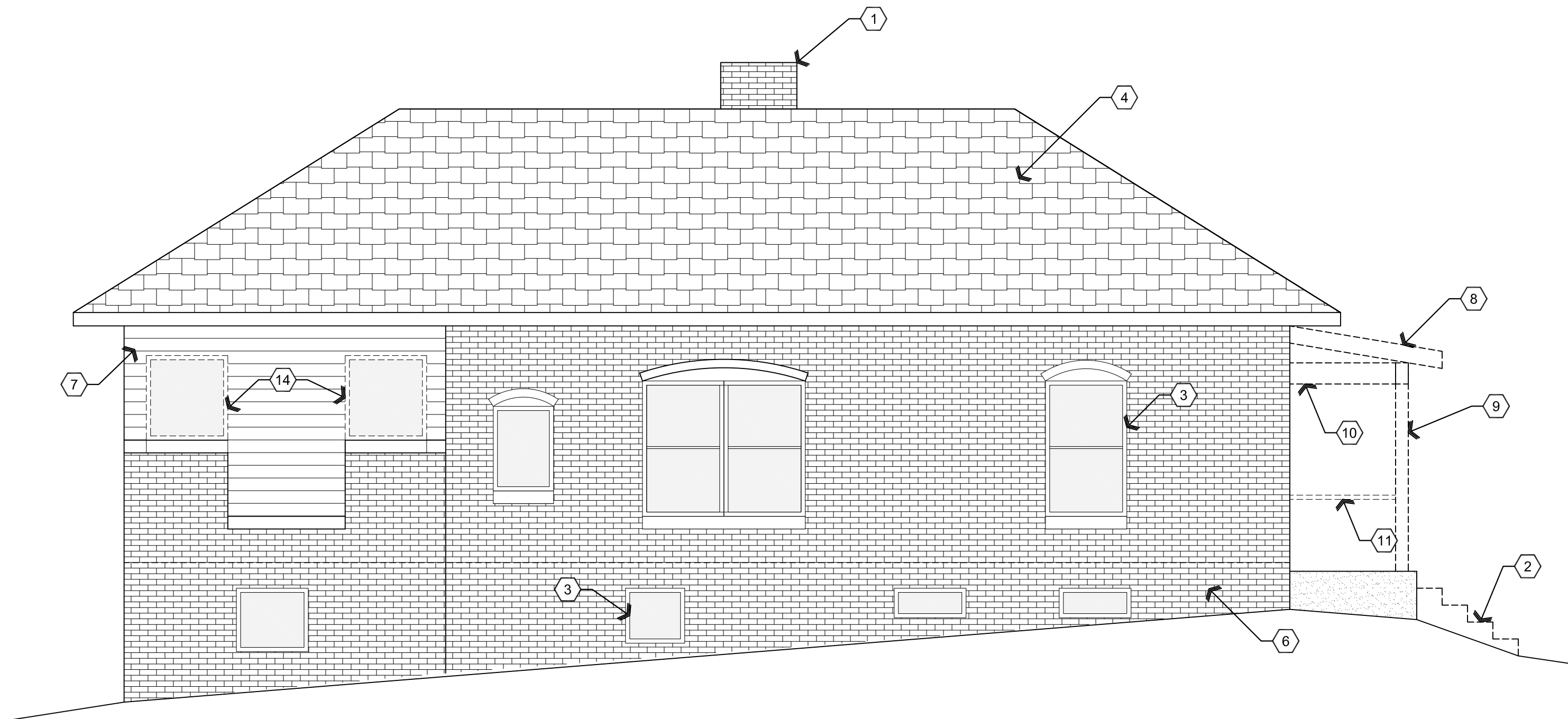
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CHECKED BY W.A.K.
DATE January 12th, 2024
JOB NO. 790
SHEET

A3.0



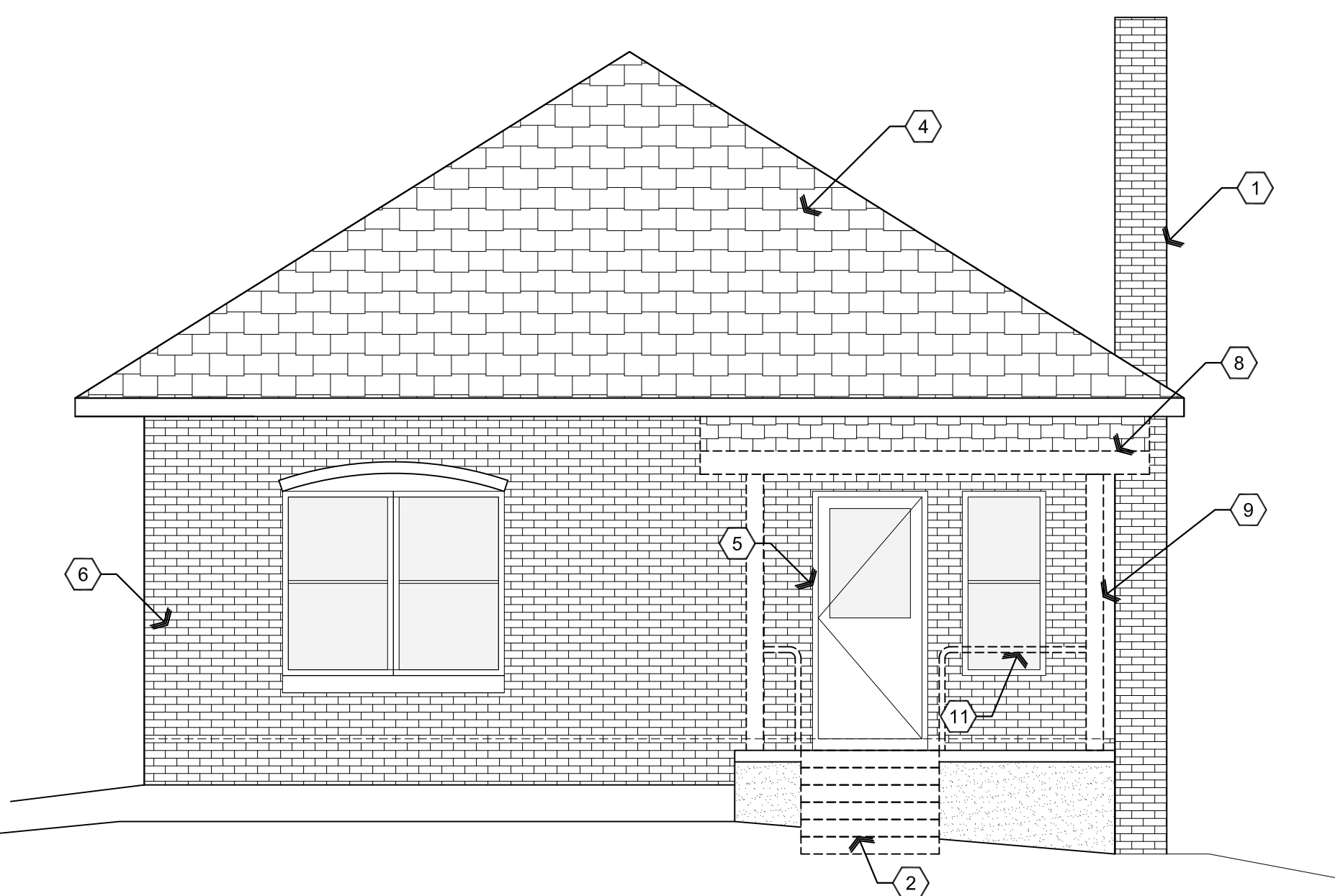
**A2** Existing / Demolition West Elevation

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



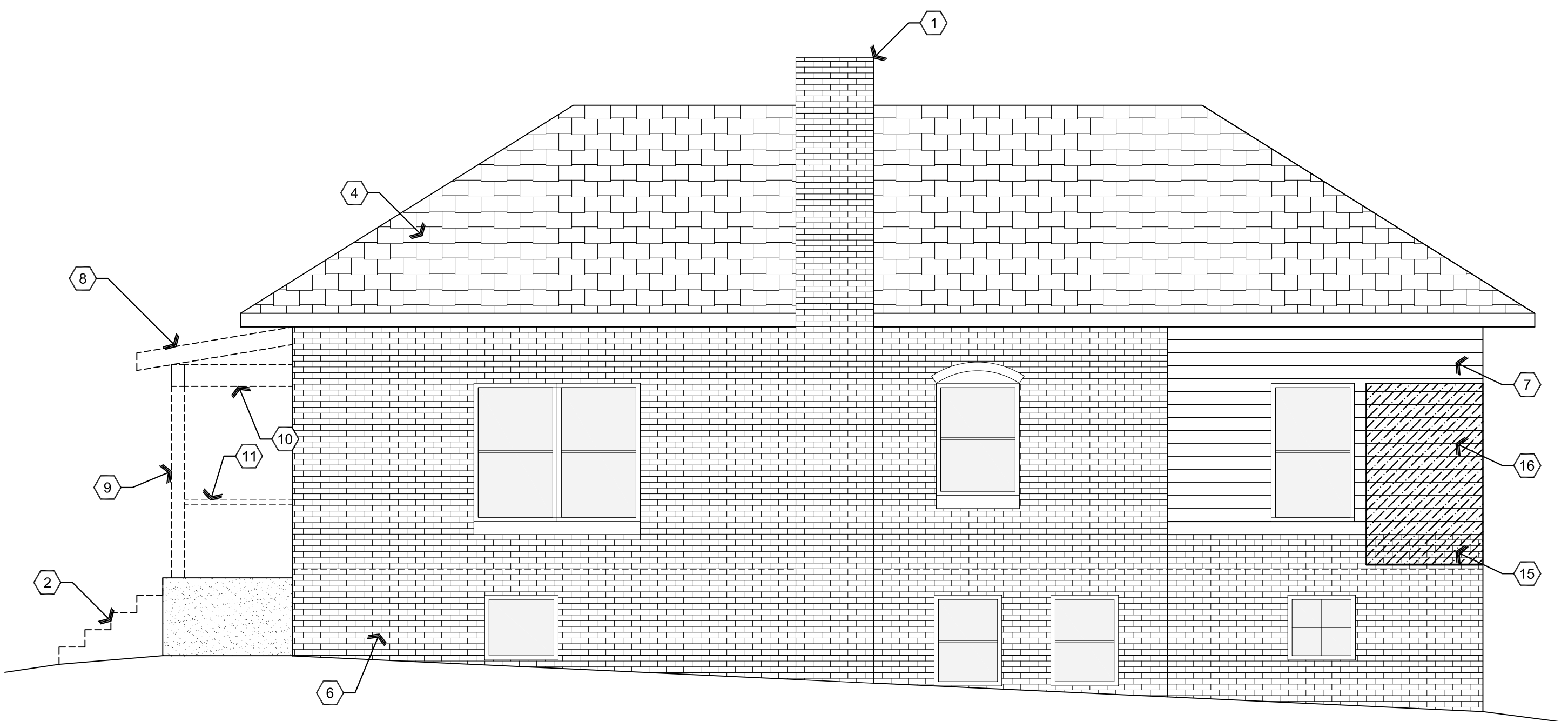
**B2** Existing / Demolition South Elevation

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



**A1** Existing / Demolition East Elevation

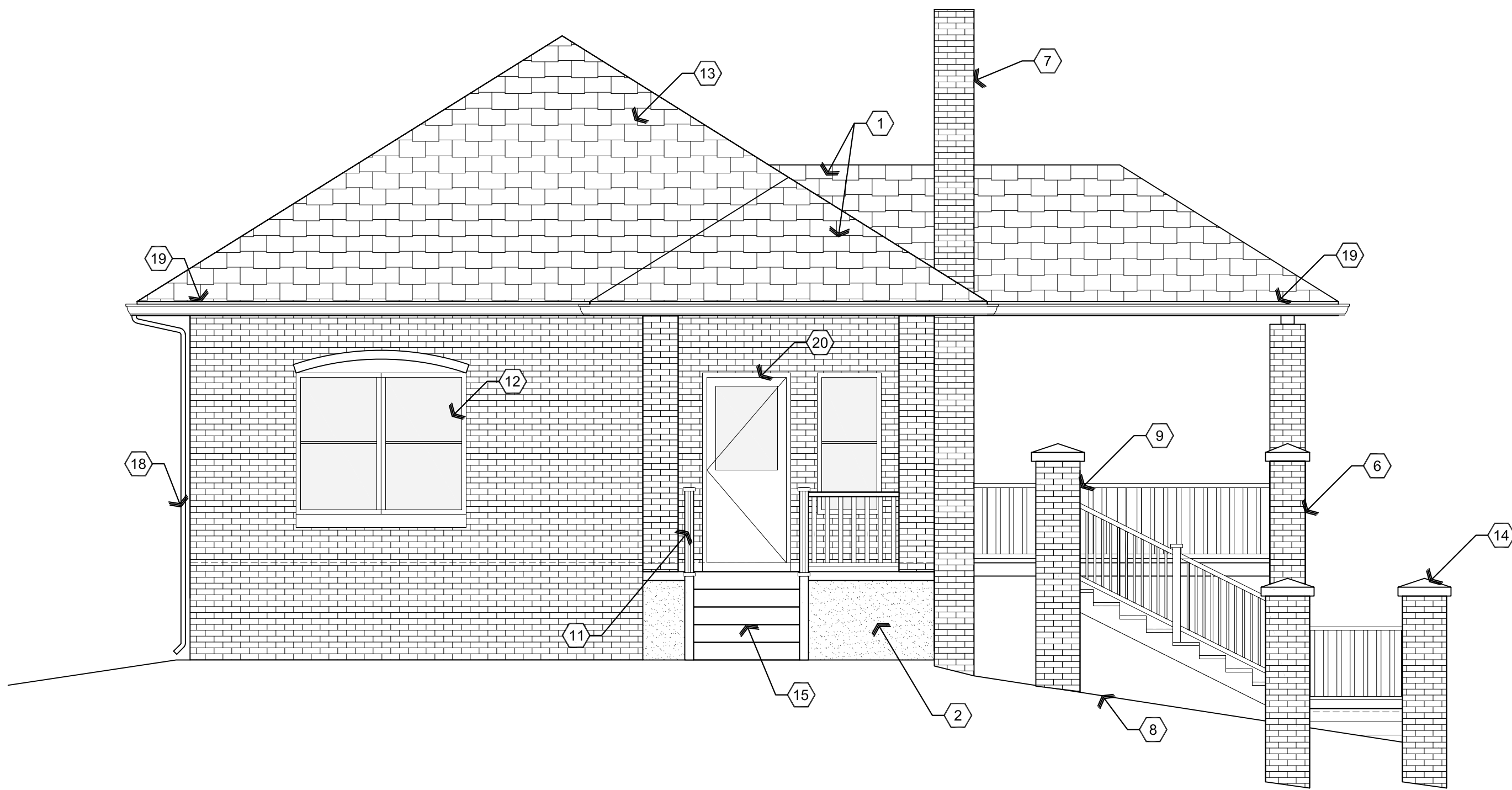
Scale: 1/4"=1'-0"



**B1** Existing / Demolition North Elevation

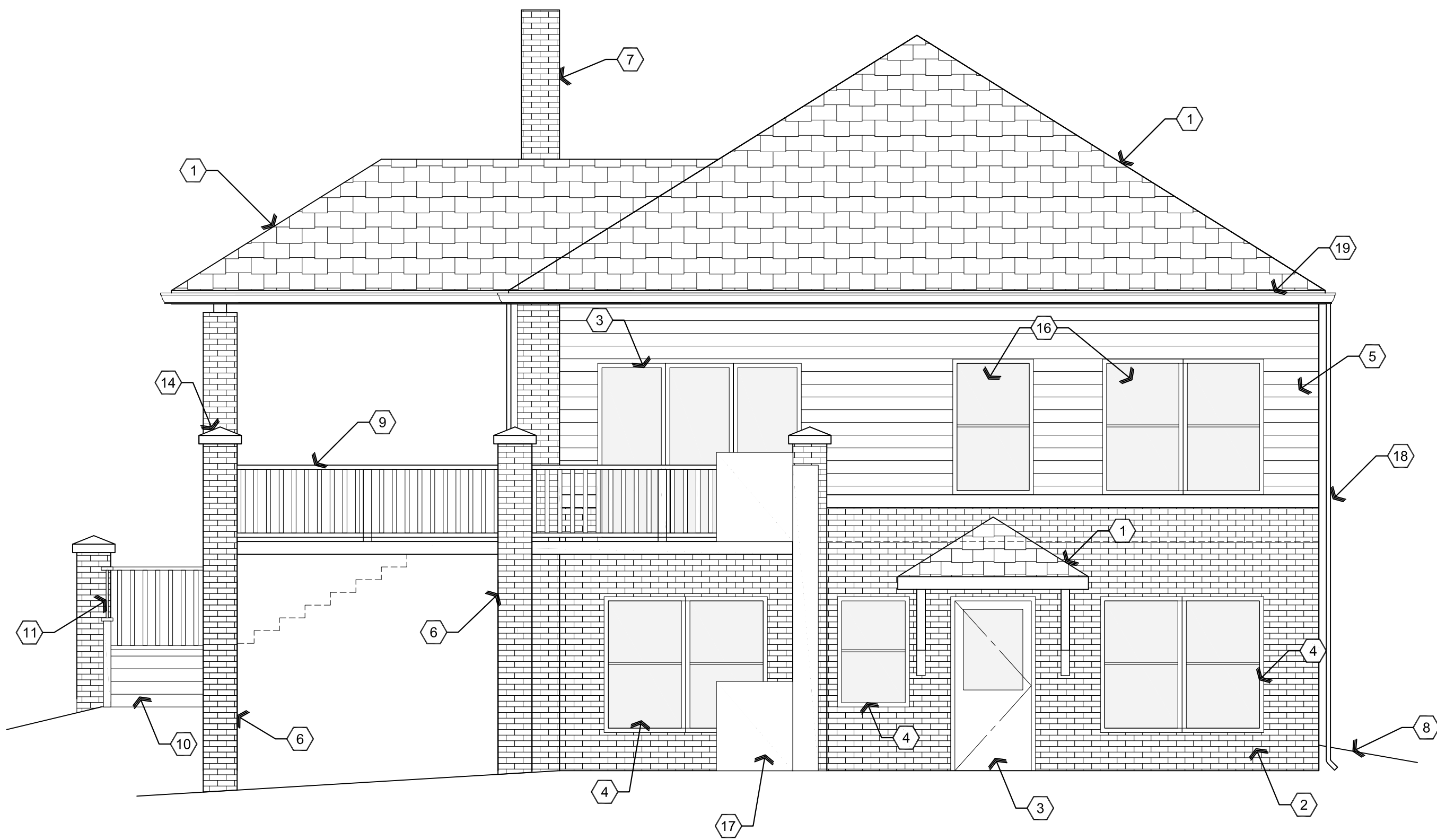
Scale: 1/4"=1'-0"





**A2** Proposed East Elevation

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



**A1** Proposed West Elevation

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

### Descriptive Keynotes

1. PROVIDE ARCHITECTURAL STYLE ROOF SHINGLES, OVER ROLLED ROOFING OVER O.S.B. SHEATHING TO MATCH EXISTING.
2. PROVIDE BRICK VENEER FINISH TO MATCH EXISTING.
3. PROVIDE EXTERIOR DOOR. REFER TO DOOR SCHEDULE.
4. PROVIDE EXTERIOR WINDOW. REFER TO WINDOW ELEVATIONS.
5. PROVIDE SIDING TO MATCH EXISTING.
6. PROVIDE BRICK COLUMN, TYPICAL. REFER TO STRUCTURAL PLANS.
7. EXISTING FIREPLACE CHIMNEY.
8. EXISTING GRADE.
9. PROVIDE 3'-0" (MIN.) HIGH GUARD RAILING. SPACING NOT TO ALLOW 4" SPHERE TO PASS THROUGH.
10. PROVIDE WOODEN STAIRS.
11. PROVIDE WOODEN HANDRAIL 34" TO 36" ABOVE STAIR NOSING.
12. EXISTING EXTERIOR WINDOW.
13. EXISTING ROOF.
14. PROVIDE CONCRETE CAP ON BRICK COLUMN.
15. PROVIDE CONCRETE STAIRS.
16. ATTEMPT TO RE-PURPOSE EXISTING WINDOWS FROM EXISTING MASTER BEDROOM AND DINING ROOM.
17. FUTURE VERTICAL PLATFORM LIFT, UNDER SEPARATE PERMIT.
18. PROVIDE DOWNSPOUT, TYPICAL.
19. PROVIDE GUTTER, TYPICAL.
20. EXISTING EXTERIOR DOOR.

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P 928-443-5812 P.O. Box 11593  
F 928-443-5815 Prescott, AZ 86304  
email: wakaarchitect@gmail.com  
www.kenson-associates.com

**ARCHITECTURE & PLANNING**

**DRAWING:** Proposed Exterior Elevations

**PROJECT:** Vakula Residence Remodel / Addition  
226 S. Pleasant St.  
Prescott, AZ 86303

**APN:** 109-01-114A

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L.O.

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W.A.K.

DATE  
January 12th, 2024

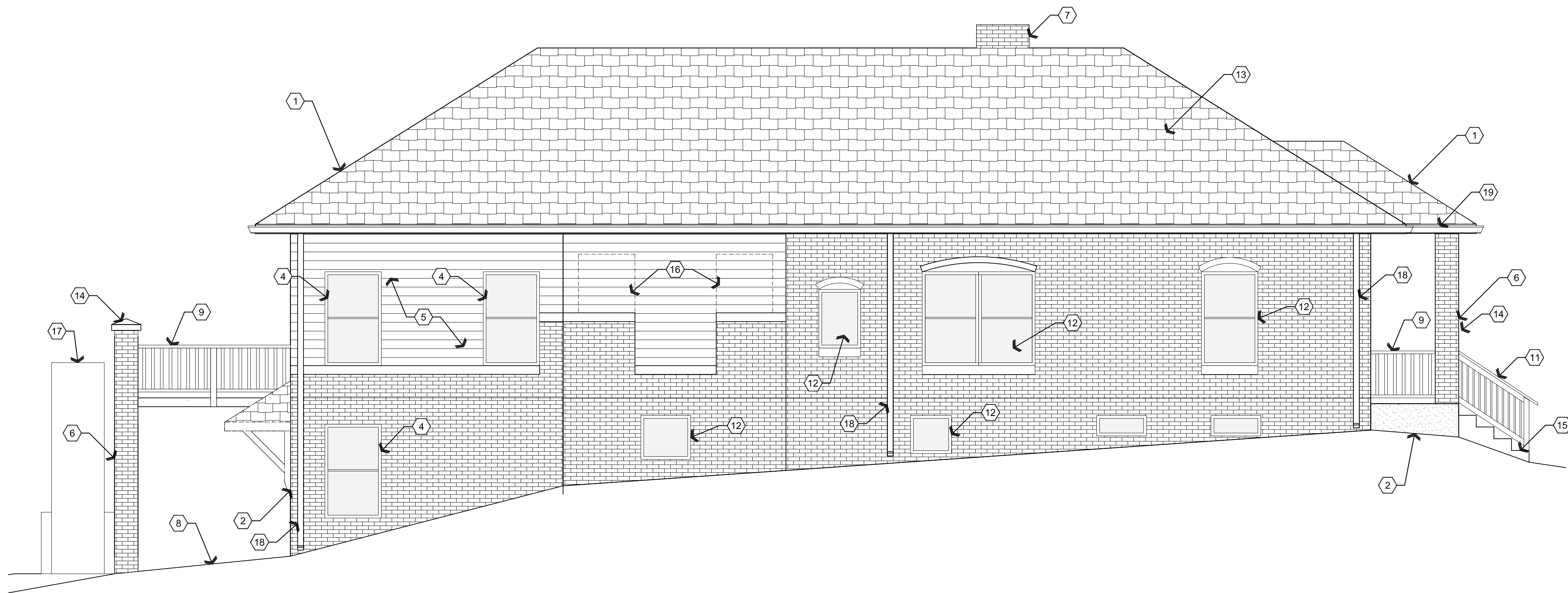
JOB NO.  
790

SHEET

**A3.1**

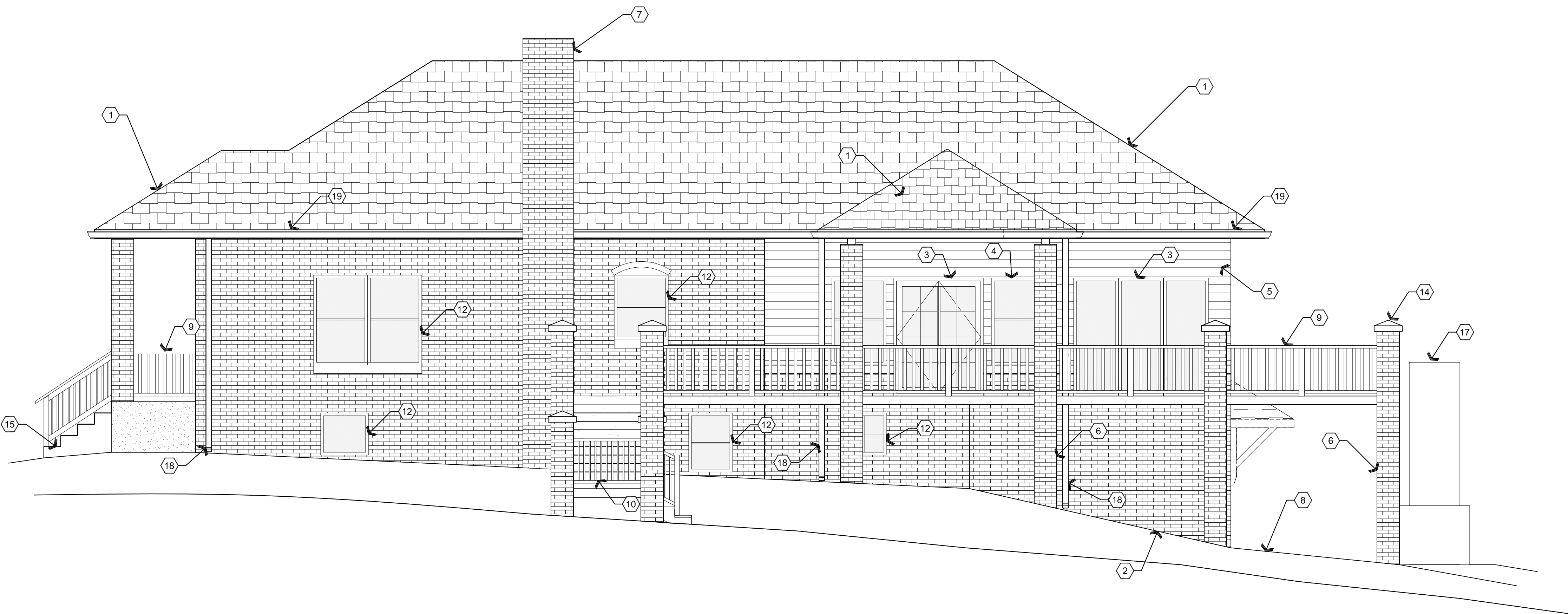






**A2** Proposed South Elevation

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



**A1** Proposed North Elevation

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

### Descriptive Keynotes

1. PROVIDE ARCHITECTURAL STYLE ROOF SHINGLES, OVER ROLLED ROOFING OVER O.S.B. SHEATHING TO MATCH EXISTING.
2. PROVIDE BRICK VENEER FINISH TO MATCH EXISTING.
3. PROVIDE EXTERIOR DOOR. REFER TO DOOR SCHEDULE.
4. PROVIDE EXTERIOR WINDOW. REFER TO WINDOW ELEVATIONS.
5. PROVIDE SIDING TO MATCH EXISTING.
6. PROVIDE BRICK COLUMN, TYPICAL, REFER TO STRUCTURAL PLANS.
7. EXISTING FIREPLACE CHIMNEY.
8. EXISTING GRADE.
9. PROVIDE 3'-0" (MIN.) HIGH GUARD RAILING. SPACING OF PICKETS NOT TO ALLOW A 4" SPHERE TO PASS THROUGH.
10. PROVIDE WOODEN STAIRS.
11. PROVIDE WOODEN HANDRAIL 34" TO 36" ABOVE STAIR NOSING.
12. EXISTING EXTERIOR WINDOW.
13. EXISTING ROOF.
14. PROVIDE CONCRETE CAP ON BRICK COLUMN.
15. PROVIDE CONCRETE STAIRS.
16. PROVIDE SIDING TO MATCH EXISTING WHERE WINDOWS WERE REMOVED.
17. FUTURE VERTICAL PLATFORM LIFT, UNDER SEPARATE PERMIT.
18. PROVIDE DOWNSPOUT, TYPICAL.
19. PROVIDE GUTTER, TYPICAL.

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F 928-443-5815 Prescott, AZ 86304  
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**ARCHITECTURE & PLANNING**

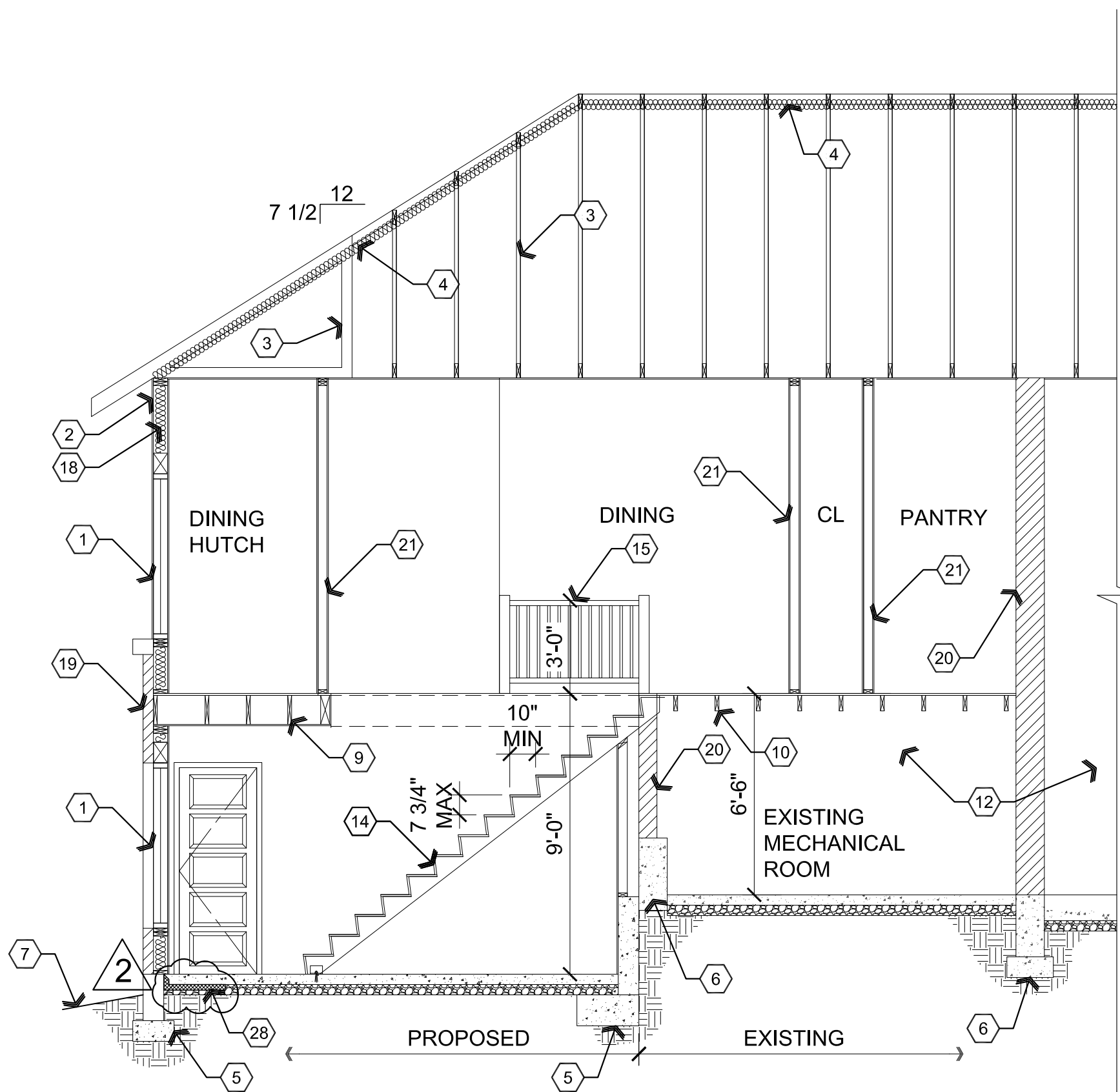
**DRAWING:** Proposed Exterior Elevations  
**PROJECT:** Vakula Residence Remodel / Addition  
226 S. Pleasant St.  
Prescott, AZ 86303  
**APN:** 109-01-114A

DRAWN BY  
L.O.  
CHECKED BY  
W.A.K.  
DATE  
January 12th, 2024  
JOB NO.  
790  
SHEET

**A3.2**

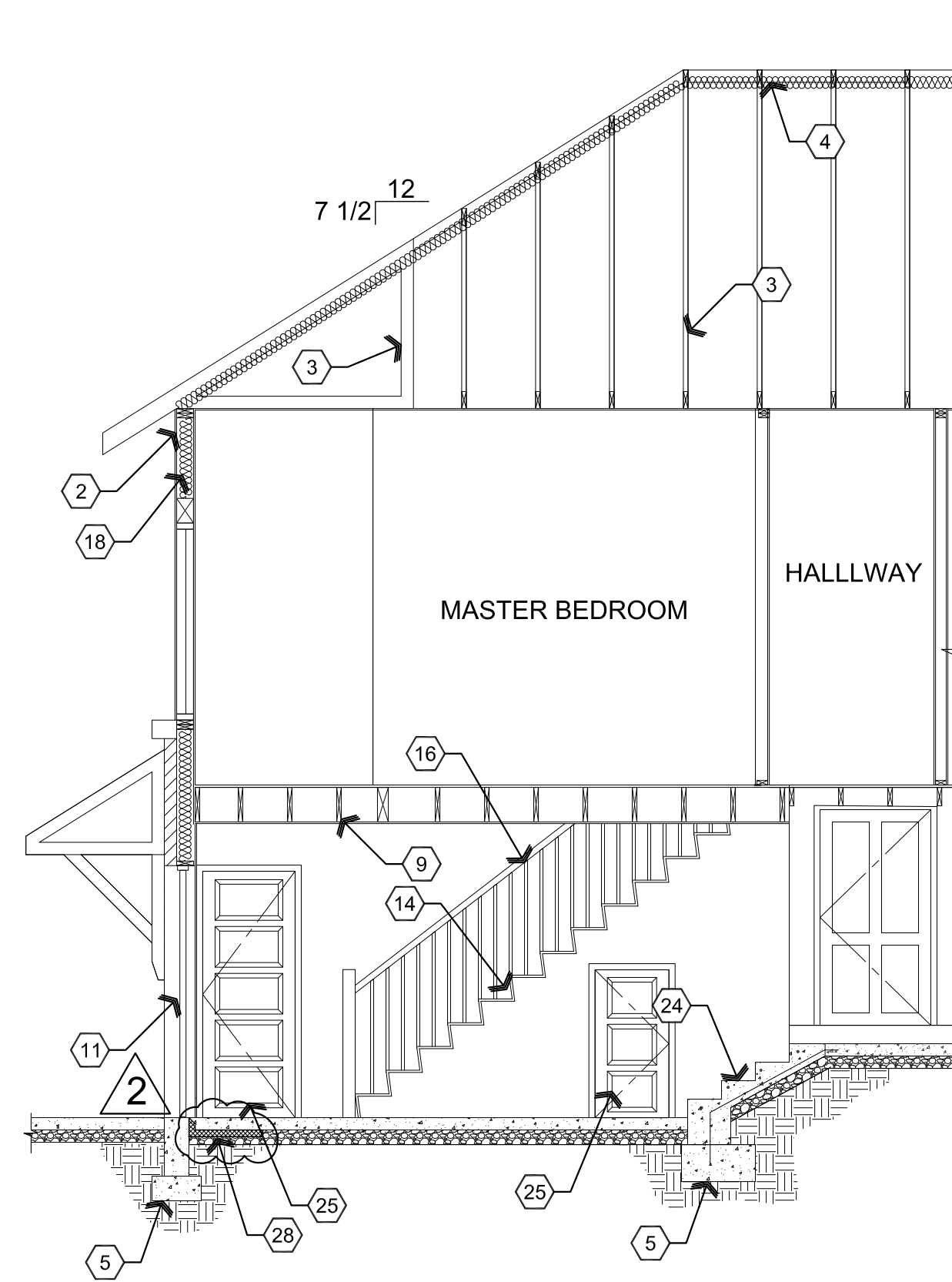






**A2** Building Section

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

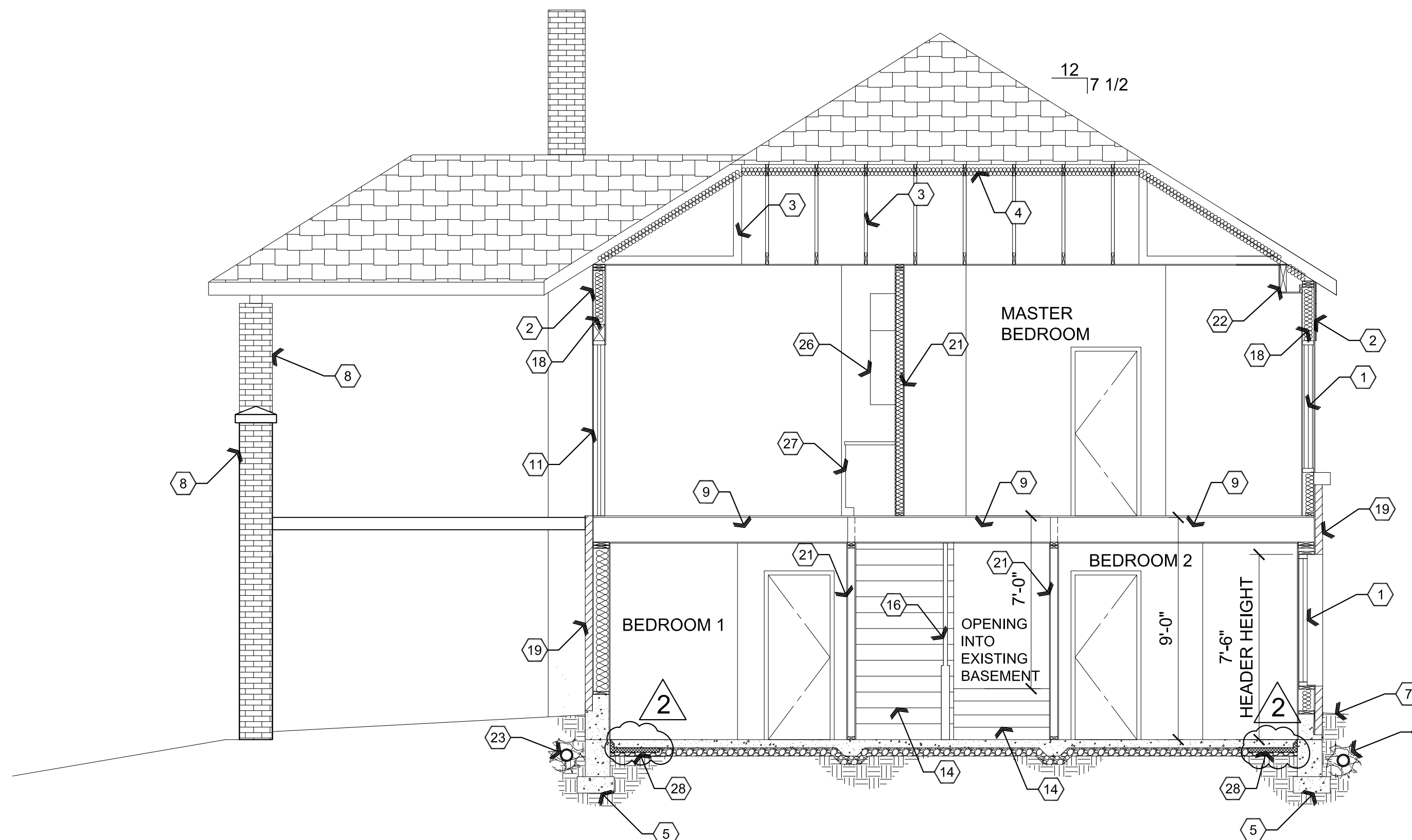


**B2** Building Section

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

### Descriptive Keynotes

1. EXTERIOR WINDOW, TYPICAL, REFER TO WINDOW ELEVATIONS.
2. PROVIDE SIDING TO MATCH EXISTING, REFER TO WALL TYPES.
3. PROVIDE PRE-FAB ROOF TRUSS, REFER TO STRUCTURAL PLANS.
4. PROVIDE DIAMONDBACK R-38 CLOSED CELL SPRAY FOAM INSULATION OR EQUAL.
5. PROVIDE CONCRETE FOOTING, REFER TO STRUCTURAL PLANS.
6. EXISTING CONCRETE FOOTING.
7. APPROXIMATE LINE OF EXISTING GRADE.
8. PROVIDE COLUMN, REFER TO STRUCTURAL PLANS.
9. PROVIDE FLOOR JOIST, REFER TO STRUCTURAL PLANS.
10. EXISTING FLOOR JOIST.
11. EXTERIOR DOOR, REFER TO REFERENCE FLOOR PLAN AND DOOR SCHEDULE.
12. EXISTING BASEMENT.
13. NOT USED.
14. PROVIDE STAIRS.
15. PROVIDE 3'-0" HIGH GUARD RAILING. SPACING OF PICKETS NOT TO ALLOW A 4" SPHERE TO PASS THROUGH.
16. PROVIDE HANDRAIL 34" TO 36" ABOVE STAIR NOSING.
17. NOT USED.
18. PROVIDE R-20 BATT INSULATION.
19. PROVIDE BRICK VENEER TO MATCH EXISTING, REFER TO WALL TYPES.
20. EXISTING WALL.
21. PROVIDE WALL, REFER TO REFERENCE / WALL TYPES FLOOR PLAN.
22. PROVIDE BEAM, REFER TO STRUCTURAL PLANS.
23. PROVIDE FRENCH DRAIN.
24. PROVIDE CONCRETE STAIRS, REFER TO STRUCTURAL PLANS.
25. PROVIDE INTERIOR DOOR, REFER TO REFERENCE FLOOR PLAN AND DOOR SCHEDULE.
26. PROVIDE UPPER CABINETRY, REFER TO INTERIOR ELEVATIONS.
27. PROVIDE LOWER CABINETRY, REFER TO INTERIOR ELEVATIONS.
28. PROVIDE 2'-0" HORIZONTAL R-10 RIGID INSULATION AT SLAB/FOUNDATION. SLAB INSULATION WILL MEET 2012 IECC CHAPTER 4 SECTION R402.2.9.



**A1** Building Section

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

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25646  
W. ALAN KENSON  
ARCHITECT  
01/17/24  
ARIZONA  
EXPIRES: 6/30/24

**W. Alan Kenson & Associates, P.C.**  
P 928-443-5812 P.O. Box 11593  
F 928-443-5815 Prescott, AZ 86304  
email: wakaarchitect@gmail.com  
www.kenson-associates.com  
**ARCHITECTURE & PLANNING**

**DRAWING:** Building Sections  
**PROJECT:** Vakula Residence Remodel / Addition  
226 S. Pleasant St.  
Prescott, AZ 86303  
**APN:** 109-01-114A

**DRAWN BY** L.O.  
**CHECKED BY** W.A.K.  
**DATE** January 12th, 2024  
**JOB NO.** 790  
**SHEET**

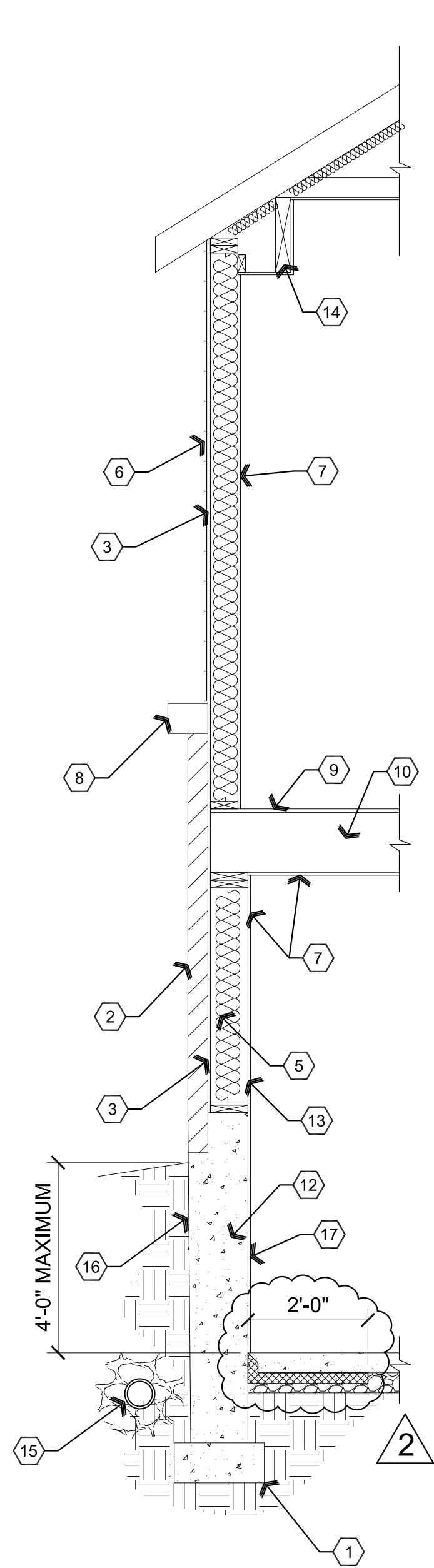
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SEAL OF THE STATE OF ARIZONA  
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ARCHITECT  
01/17/24  
ARIZONA



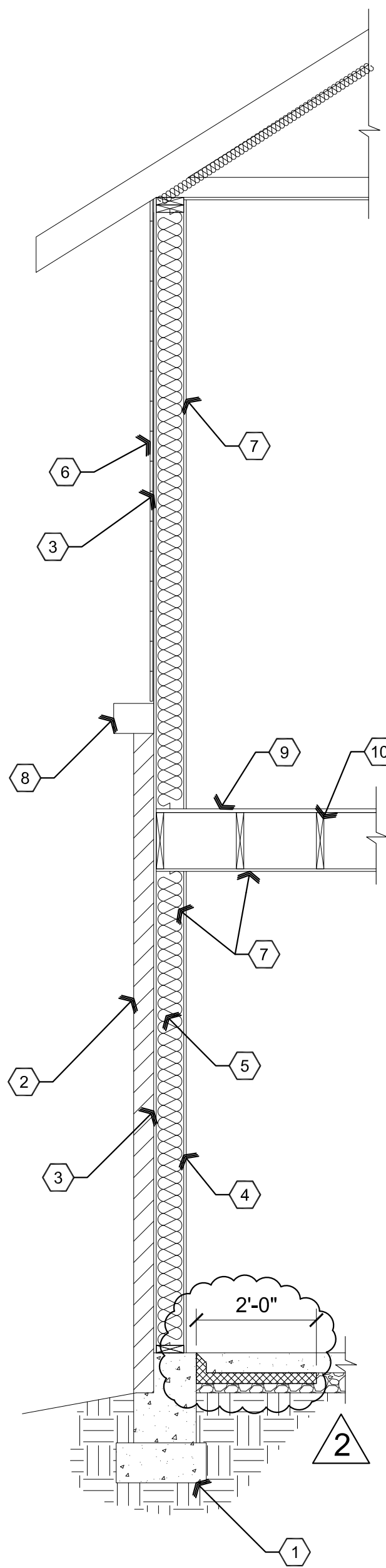
Descriptive Keynotes

1. PROVIDE CONCRETE FOOTING. REFER TO STRUCTURAL PLANS.
2. PROVIDE 4" BRICK VENEER TO MATCH EXISTING.
3. PROVIDE WEATHERPROOF BARRIER OVER 1/2" OSB.
4. PROVIDE 2x6 WOOD STUDS @ 1'-4" O.C.
5. PROVIDE R-20 BATT INSULATION.
6. PROVIDE SIDING TO MATCH EXISTING.
7. PROVIDE 1/2" GPDW.
8. PROVIDE CAST-IN-PLACE CONCRETE BAND TO MATCH EXISTING.
9. PROVIDE 3/4" SHEATHING.
10. PROVIDE FLOOR JOIST, REFER TO STRUCTURAL PLANS.
11. DECKING.
12. CONCRETE RETAINING STEM WALL, REFER TO STRUCTURAL PLANS.
13. PROVIDE 2x8 WOOD STUDS @ 1'-4" O.C.
14. BEAM, REFER TO STRUCTURAL PLANS.
15. PROVIDE FRENCH DRAIN.
16. PROVIDE WATER PROOFING WITH PROTECTION BOARD.
17. PROVIDE 1/2" GPDW GLUED TO CONCRETE RETAINING STEM WALL.
18. PROVIDE 2'-0" HORIZONTAL R-10 RIGID INSULATION AT SLAB/FOUNDATION. SLAB INSULATION WILL MEET 2012 IECC CHAPTER 4 SECTION R402.2.9.



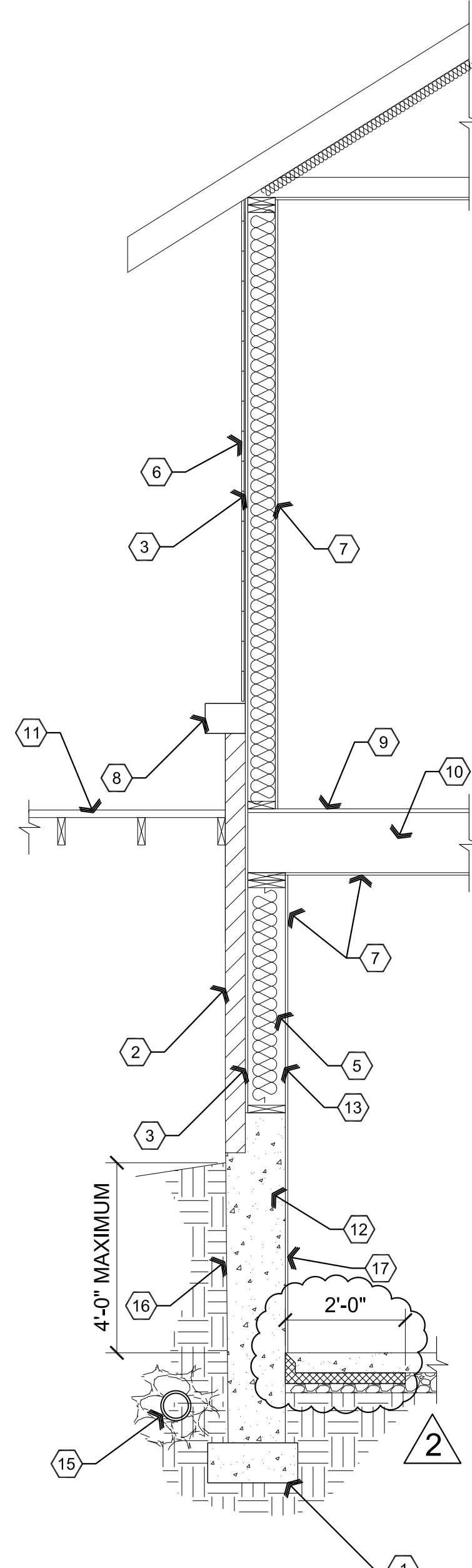
A1 Wall Section

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



B1 Wall Section

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



C1 Wall Section

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

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2 03-05-2024	LO

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F 928-443-5815 Prescott, AZ 86304  
email: wakaarchitect@gmail.com  
www.kenson-associates.com

**ARCHITECTURE & PLANNING**

**DRAWING:** Wall Sections

**PROJECT:** Vakula Residence Remodel / Addition  
226 S. Pleasant St.  
Prescott, AZ 86303

**APN:** 109-01-114A

**DRAWN BY**  
L.O.

**CHECKED BY**  
W.A.K.

**DATE**  
January 12th, 2024

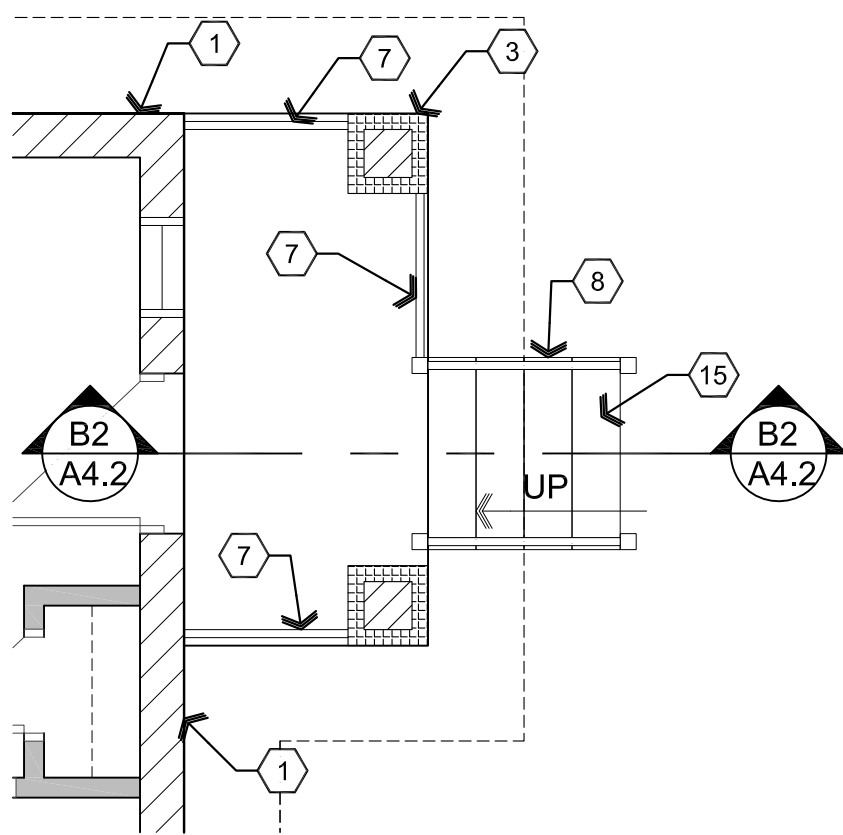
**JOB NO.**  
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**SHEET**

A4.1

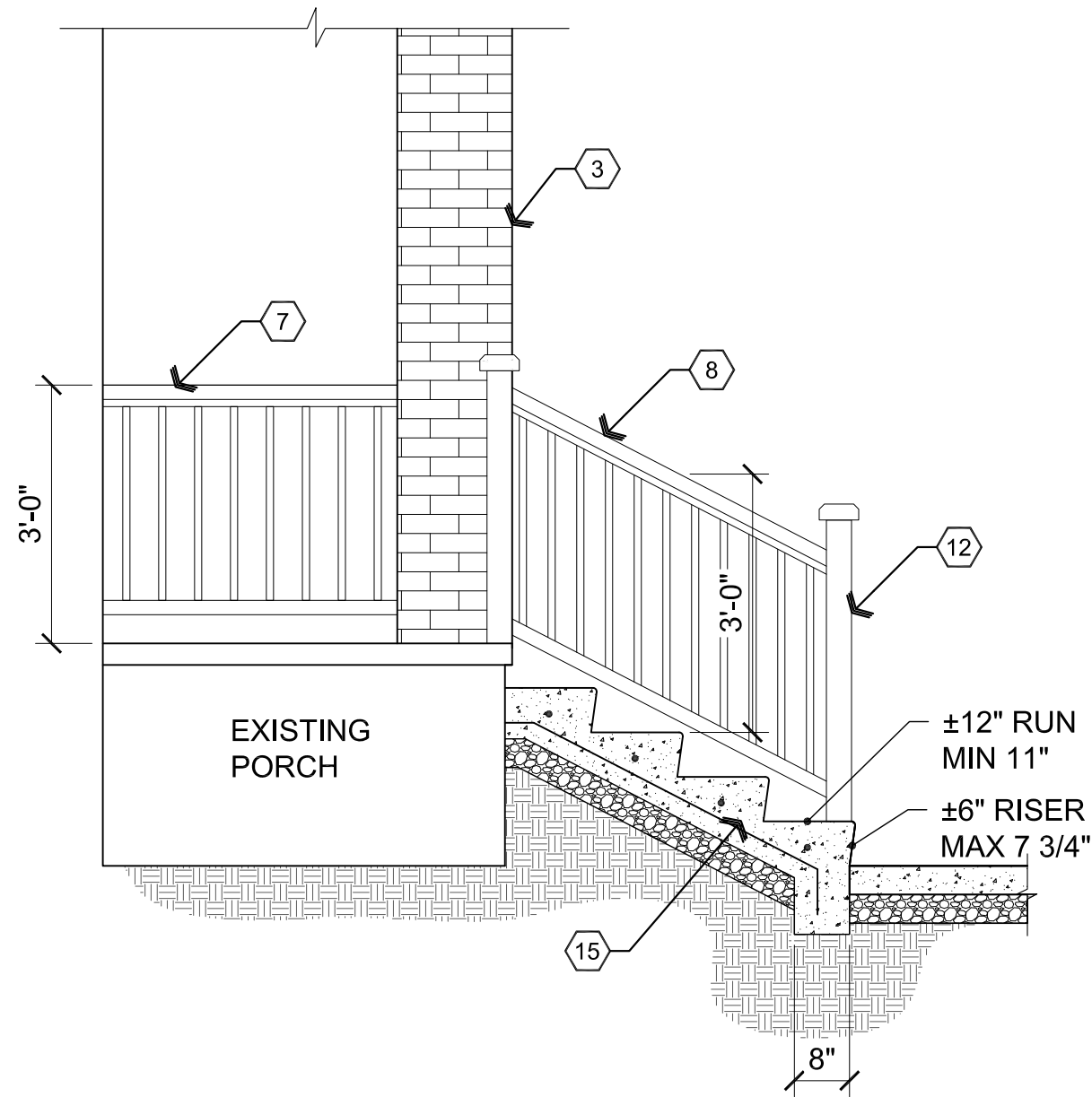






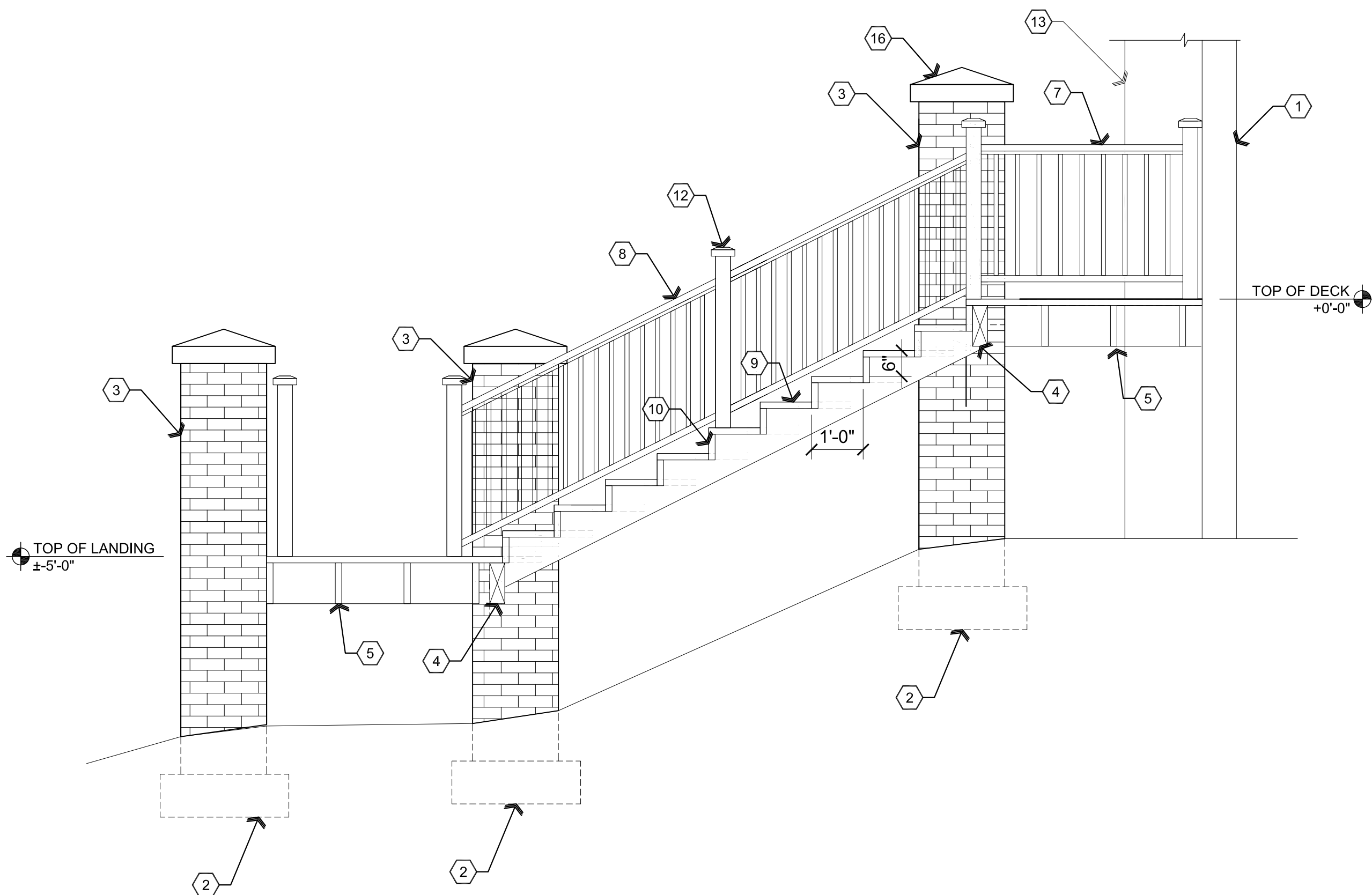
**A2** Stair Plan

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



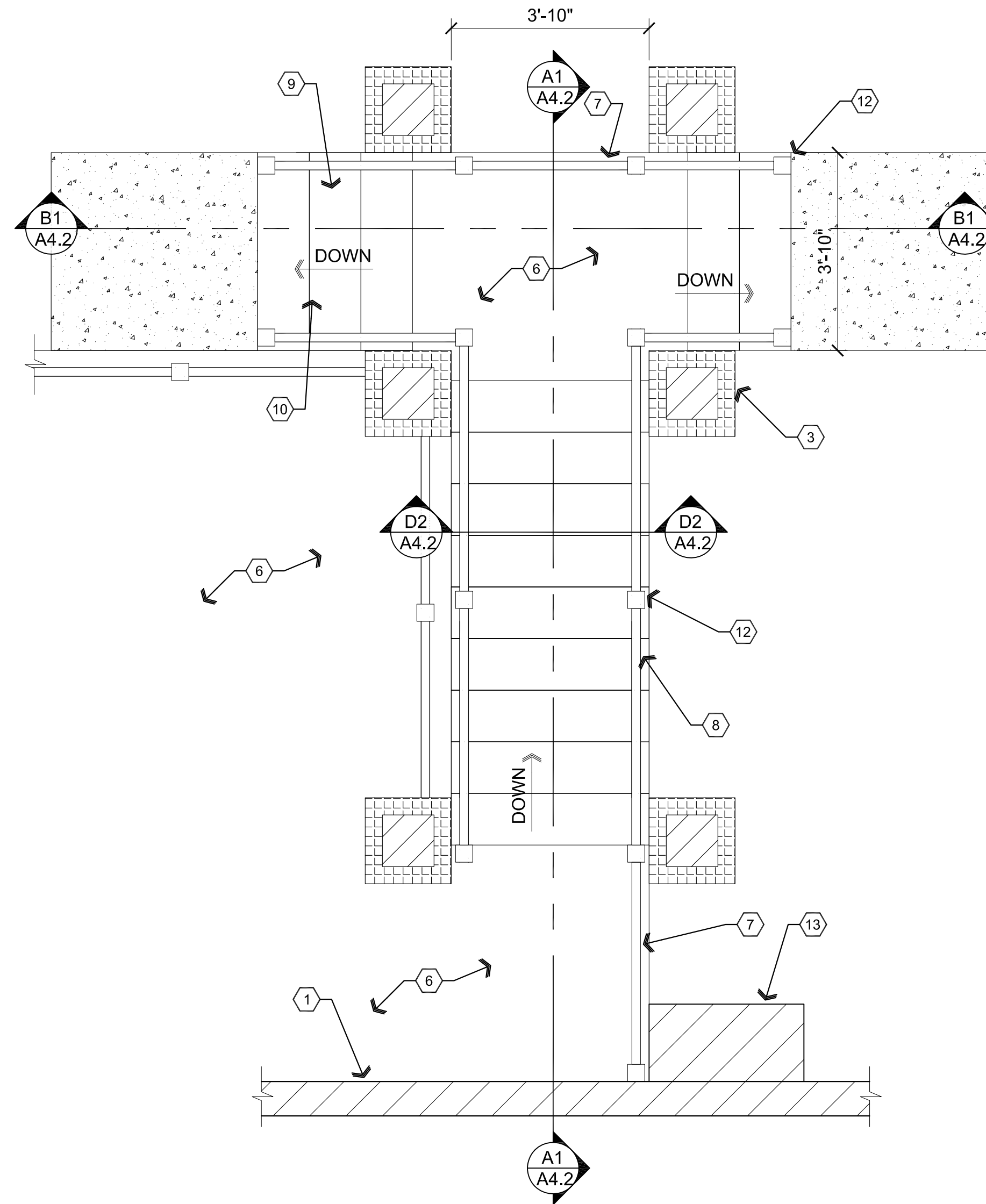
**B2** Stair Section

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



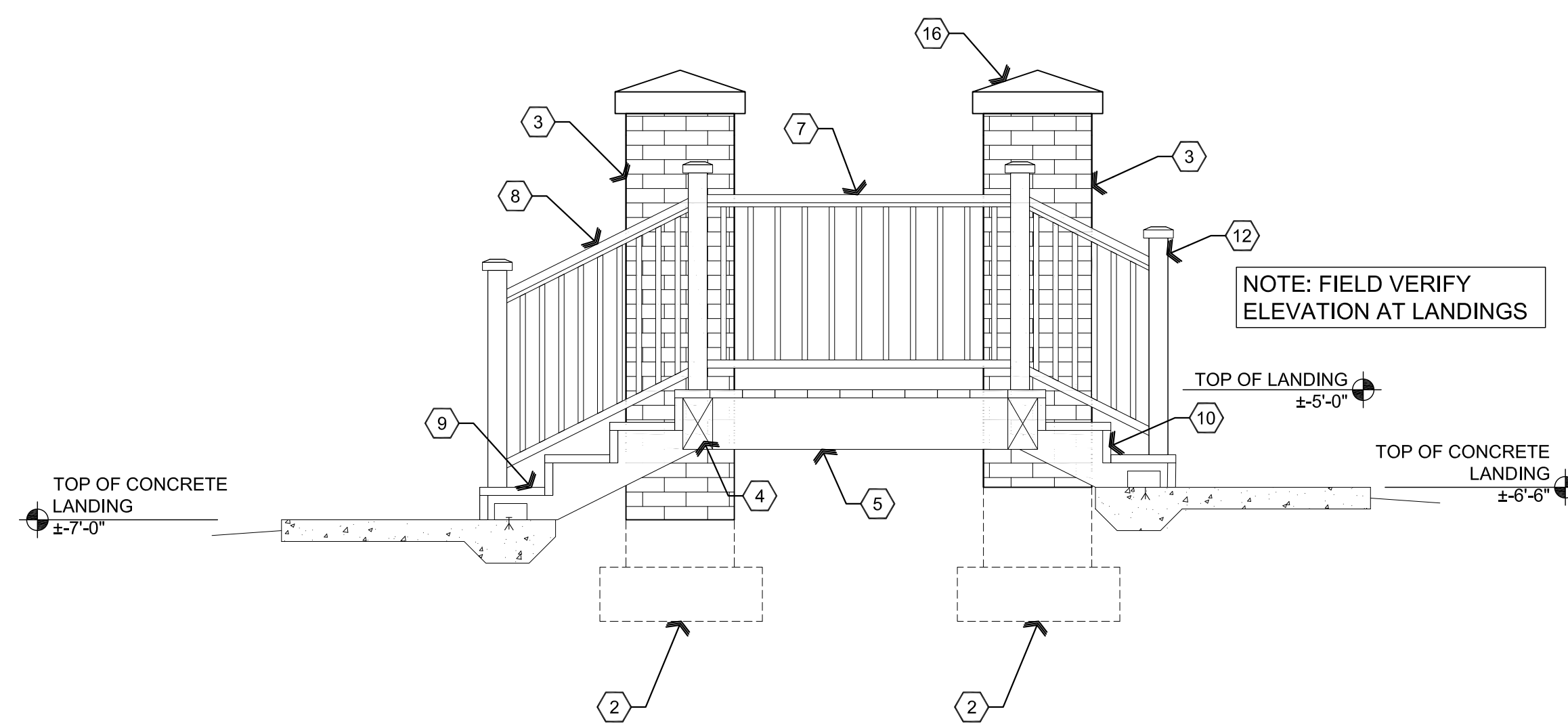
**A1** Stair Section

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



**C2** Stair Plan

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

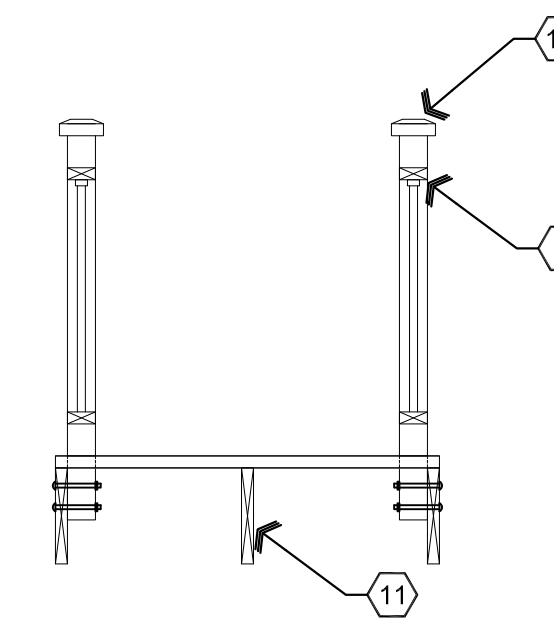


**B1** Stair Section

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

### Descriptive Keynotes

1. EXISTING EXTERIOR WALL.
2. CONCRETE FOOTING, REFER TO STRUCTURAL PLANS.
3. MASONRY COLUMN, REFER TO STRUCTURAL PLANS.
4. WOOD BEAM, REFER TO STRUCTURAL PLANS.
5. DECK JOIST, REFER TO STRUCTURAL PLANS.
6. 2x6 TREX DECKING (OR EQUAL).
7. COMPOSITE GUARD RAIL @ 3'-0" TALL WITH COMPOSITE PICKETS AS SELECTED BY OWNER. OPENINGS IN RAILINGS SHALL BE SUCH THAT A 4" SPHERE CAN NOT PASS THROUGH THE RAILING.
8. COMPOSITE STAIR RAILING @ 2'-10" TALL WITH COMPOSITE PICKETS AS SELECTED BY OWNER. OPENINGS IN RAILINGS SHALL BE SUCH THAT A 4" SPHERE CAN NOT PASS THROUGH THE RAILING.
9. 2x6 TREX TREAD (OR EQUAL), 12" TREAD, (MIN. 10").
10. 2x6 TREX RISER (OR EQUAL), 6" RISER (MAX 7.75").
11. 2x12 STRINGER, REFER TO STRUCTURAL PLANS.
12. 4x4 COMPOSITE POST.
13. EXISTING CHIMNEY.
14. PROVIDE COMPOSITE OR WOOD RAILING.
15. PROVIDE CONCRETE STAIRS.
16. PROVIDE CONCRETE CAP ON BRICK COLUMN.



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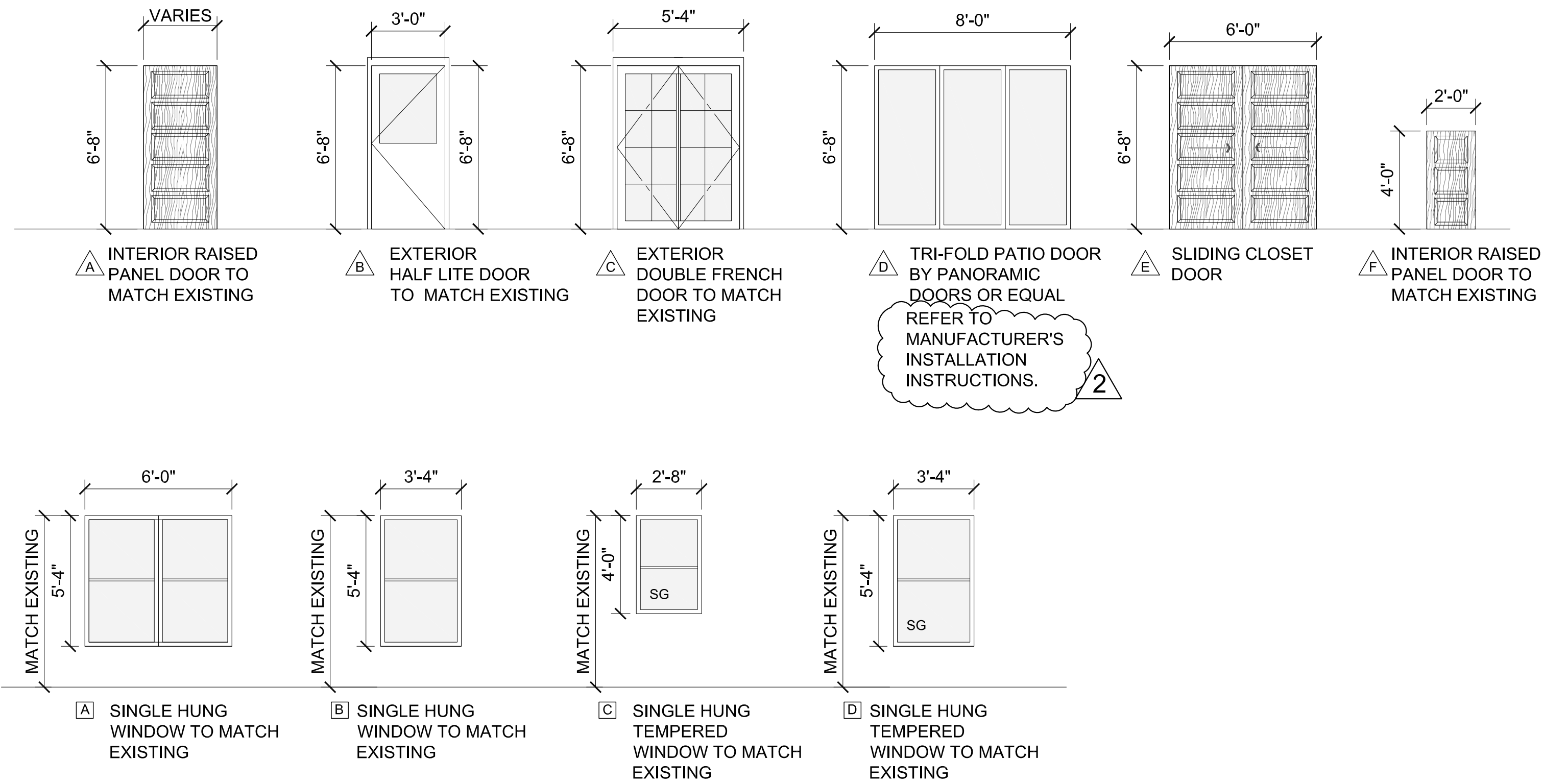
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F 928-443-5815 Prescott, AZ 86304  
email: wakaarchitect@gmail.com  
www.kenson-associates.com  
**ARCHITECTURE & PLANNING**

**DRAWING:** Exterior Stair Details  
**PROJECT:** Vakula Residence Remodel / Addition  
226 S. Pleasant St.  
Prescott, AZ 86303  
**APN:** 109-01-114A

**DRAWN BY** L.O.  
**CHECKED BY** W.A.K.  
**DATE** January 12th, 2024  
**JOB NO.** 790  
**SHEET**

**A4.2**





## A1 Door and Window Types

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

## Door Schedule

NO.	RM. NAME	SIZE	TYPE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	HARDWARE TYPE	COMMENTS
102A	DINING	6'-0"x6'-8"	E	WOOD	STAIN	WOOD	STAIN	-	
102B	DINING	5'-0"x6'-8"	C	WOOD/GLASS	STAIN	WOOD	STAIN	A	
102C	DINING	8'-0"x6'-8"	D	GLASS	ALUM/CLAD	WOOD	ALUM/CLAD	-	HARDWARE BY DOOR MANUFACTURER
102D	DINING	8'-0"x6'-8"	D	GLASS	ALUM/CLAD	WOOD	ALUM/CLAD	-	HARDWARE BY DOOR MANUFACTURER
104A	BEDROOM	3'-0"x6'-8"	A	WOOD	STAIN	WOOD	STAIN	B	
105A	CLOSET	3'-0"x6'-8"	A	WOOD	STAIN	WOOD	STAIN	C	
106A	PANTRY	2'-6"x6'-8"	A	WOOD	STAIN	WOOD	STAIN	C	
202A	UTILITY	2'-4"x6'-8"	A	WOOD	STAIN	WOOD	STAIN	C	
206A	STORAGE	2'-6"x6'-8"	A	WOOD	STAIN	WOOD	STAIN	C	
207A	BEDROOM	2'-6"x6'-8"	A	WOOD	STAIN	WOOD	STAIN	B	
207B	BEDROOM	2'-6"x6'-8"	A	WOOD	STAIN	WOOD	STAIN	C	
208A	EXT. HALLWAY	3'-0"x6'-8"	B	WOOD/GLASS	STAIN	WOOD	STAIN	A	
208B	UNDER STAIRS	2'-0"x4'-0"	F	WOOD	STAIN	WOOD	STAIN	C	
209A	BEDROOM	2'-6"x6'-8"	A	WOOD	STAIN	WOOD	STAIN	B	
209B	BEDROOM	2'-6"x6'-8"	A	WOOD	STAIN	WOOD	STAIN	C	

## Door Hardware Schedule

**HARDWARE SET A:**  
LEVER ENTRY LOCK, WEATHER STRIP, THRESHOLD, DEADBOLT, HINGES.

**HARDWARE SET B:**  
LEVER PRIVACY LOCK, HINGES.

**HARDWARE SET C:**  
LEVER PASSAGE, HINGES.

### NOTES:

- ALL GLAZING IN DOORS SHALL BE SAFETY GLAZING.
- ALL GLAZING WITHIN 24" OF OPENINGS SHALL BE SAFETY GLASS.
- 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.
- ALL WINDOWS ARE TO HAVE A MAXIMUM U FACTOR OF .33.
- EXTERIOR DOORS SHALL BE MIN. 1-3/4" THICK.

REVISIONS

BY

203-05-2024LO

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W. Alan Kenson & Associates, P.C.

25646 W. ALAN KENSON, PRESIDENT

ARCHITECT

EXPIRES: 6/30/24

W. Alan Kenson & Associates, P.C.

P.O. Box 11593  
Prescott, AZ 86304

P 928-443-5812  
F 928-443-5815

email: wakaarchitect@gmail.com  
www.kenson-associates.com

ARCHITECTURE & PLANNING

DRAWING: Door and Window Schedules

PROJECT: Vakula Residence Remodel / Addition  
226 S. Pleasant St.  
Prescott, AZ 86303

APN: 109-01-114A

DRAWN BY  
L.O.

CHECKED BY  
W.A.K.

DATE  
January 12th, 2024

JOB NO.  
790

SHEET

A5.0

SEAL OF THE STATE OF ARIZONA



## Descriptive Keynotes

1. PROVIDE ASPHALT SHINGLES TO MATCH EXISTING.
2. PROVIDE FLASHING AT VALLEYS.
3. SHEET METAL RAIN GUTTERS.
4. PROVIDE DOWNSPOUTS FOR RAIN GUTTERS, TYPICAL, REFER TO EXTERIOR ELEVATIONS.

REVISIONS BY

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

P 928-443-5812 P.O. Box 11593  
F 928-443-5815 Prescott, AZ 86304  
email: wakaarchitect@gmail.com  
www.kenson-associates.com

**ARCHITECTURE & PLANNING**

**DRAWING:** Roof Plan

**PROJECT:** Vakula Residence Remodel / Addition  
226 S. Pleasant St.  
Prescott, AZ 86303

**APN:** 109-01-114A

DRAWN BY

L.O.

CHECKED BY

W.A.K.

DATE

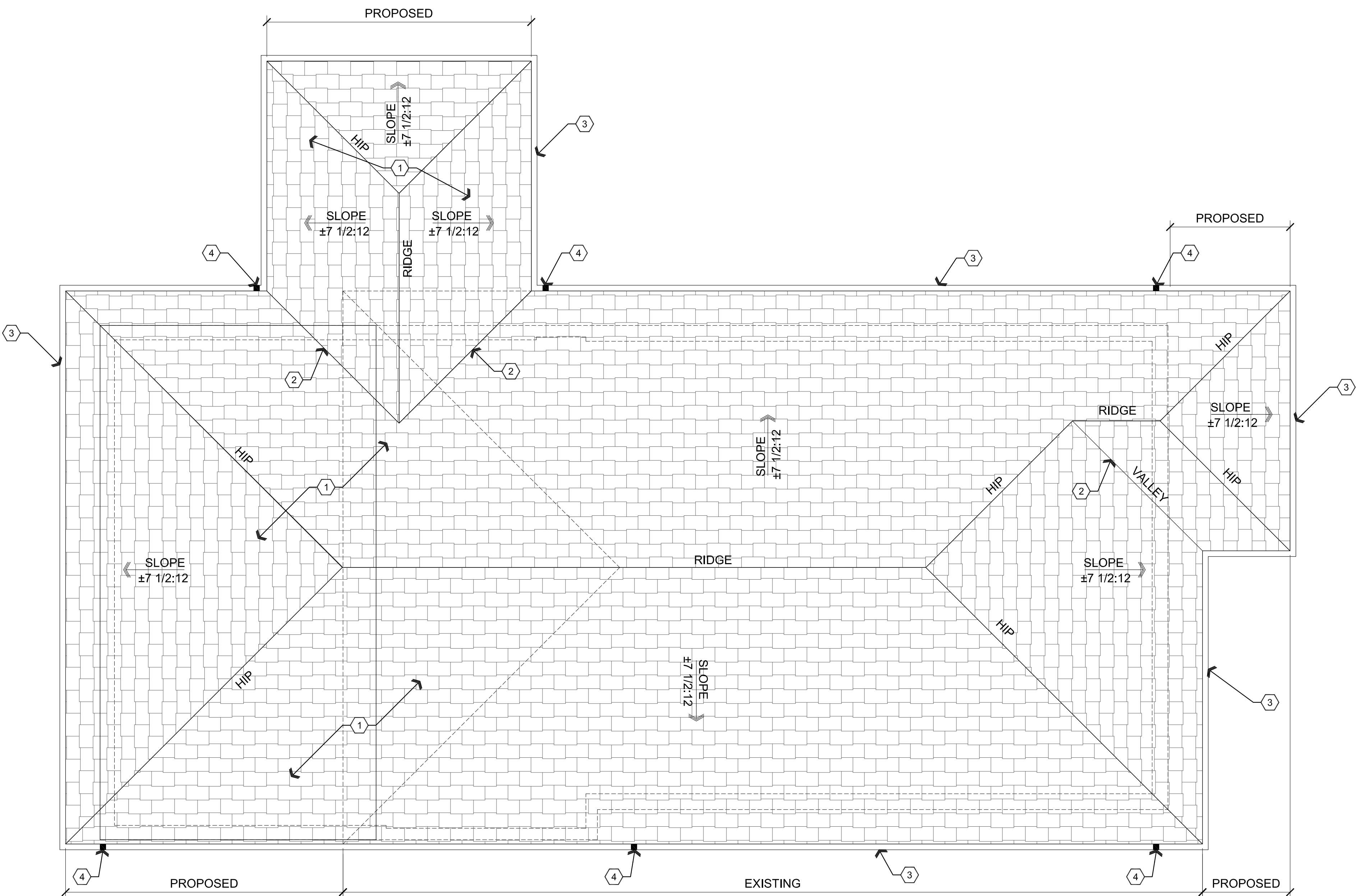
January 12th, 2024

JOB NO.

790

SHEET

**A6.0**



**Proposed Roof Plan**

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





GENERAL REQUIREMENTS:

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

BASIS FOR DESIGN:

1. BUILDING CODE: 2018 EDITION OF THE IBC WITH CITY/COUNTY AMENDMENTS.

RISK CATEGORY = II

2. VERTICAL LOADS:

LOCATION	LIVE / SNOW LOAD	DEAD LOAD
ROOF	30 PSF	15 PSF
FLOOR	40 PSF	20 PSF
DECK	60 PSF	10 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 = 0.516, Sm1 = 0.244
SPECTRAL RESPONSE COEFFICIENTS	Sds = 0.344, Sd1 = 0.163
HORIZONTAL SHEAR TRANSFER ELEMENTS:	
PLYWOOD - FLEXIBLE DIAPHRAM(S)	R = 6.5
VERTICAL SHEAR TRANSFER ELEMENTS:	
PLYWOOD SHEARWALL(S)	R = 6.5

4. WIND DESIGN PARAMETERS (STRENGTH):

ULTIMATE WIND SPEED	115 MPH (3 SECOND GUST)
WIND EXPOSURE	C
INTERNAL PRESSURE COEFFICIENT	+/-0.18
COMPONENT AND CLADDING PRESSURE	39.3 PSF
NET UPLIFT ON ROOF	8.5 PSF

FOUNDATION NOTES:

1. THE SOIL DESIGN PARAMETERS LISTED BELOW HAVE BEEN APPROVED BY THE CITY/COUNTY DEVELOPMENT SERVICES DEPARTMENT, CONTINGENT THAT THE SOIL ON THE SITE PREDOMINATELY CONSISTS OF THE FOLLOWING PROPERTIES:
- PLASTICITY INDEX (PI) = 15 OR LESS  
EXPANSION INDEX (EI) = 20 OR LESS
2. THESE PLASTICITY/EXPANSION INDICES MUST BE DETERMINED IN A RECOGNIZED SOIL ANALYSIS LABORATORY. THEIR RESULTS SHOULD BE PROVIDED IN A GRADATION REPORT AT TIME OF PERMIT APPLICATION ALONG WITH THESE CALCULATIONS.
- VERIFICATION OF SOIL CLASSIFICATION IS THE RESPONSIBILITY OF THE CONTRACTOR.

THE SOIL DESIGN VALUES FOR THE FOUNDATION ARE:

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

FOUNDATION NOTES (CONTINUED):

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

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

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

NO TACK WELDING OF REINFORCING BARS ALLOWED WITHOUT PRIOR REVIEW OF PROCEDURE WITH THE STRUCTURAL ENGINEER. LATEST ACI CODE AND DETAILING MANUAL APPLY. PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT ALL CORNERS AND INTERSECTIONS PER TYPICAL DETAILS. VERTICAL WALL BARS SHALL BE SPICED 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"	± ¾"
SLABS ON GRADE	1½"	± ¼"
EXPOSED TO EARTH OR WEATHER - #5 AND SMALLER	1½"	± ¾"
EXPOSED TO EARTH OR WEATHER - #6 AND LARGER	2"	± ¾"
STRUCTURAL SLABS AND WALLS	¾"	¾"

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.

8. 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.

9. 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.

10. 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.

11. 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.

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

GENERAL STRUCTURAL NOTES

(APPLY UNLESS NOTED OTHERWISE ON PLANS/DETAILS)

MASONRY (CONCRETE BLOCK):

MINIMUM 28 DAY MASONRY STRENGTH SHALL BE 1500 PSI.

1. VERTICAL REINFORCING: SIZE AND PLACEMENT OF REINFORCING PER PLAN SCHEDULES AND DETAILS. TIE AT 8"-0" VERTICALLY, WITH SINGLE WIRE LOOP TIE OR EQUIVALENT. DOWEL ALL REINFORCING TO FOUNDATION WITH DOWELS TO MATCH AND LAP VERTICAL WALL OR COLUMN REINFORCING.
2. TENSION LAP SPICES OF REINFORCING STEEL IN MASONRY SHALL BE AS FOLLOWS:

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

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

GROUT LIFTS OF 5 FEET OR LESS IS RECOMMENDED. FOR HIGHER GROUT LIFTS, CLEANOUTS (3"x3") AT THE BOTTOM OF ALL VERTICALLY REINFORCED CELLS SHALL BE PROVIDED. IN ADDITION, MECHANICAL DEVICES SHALL BE USED TO POSITION AND SECURE REINFORCING WHEN GROUT LIFTS EXCEED 5 FEET IN HEIGHT. IN SOLID GROUTED MASONRY, CLEANOUTS SHALL NOT BE SPACED MORE THAN 32" O.C.

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

REINFORCING STEEL:

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

STEEL:

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

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 1-09. LAY UP PLYWOOD WITH FACE GRAIN IN PERPENDICULAR TO SUPPORTS (ON ROOFS WHERE PLYWOOD IS LAID UP WITH FACE GRAIN PARALLEL TO SUPPORTS, USE A MINIMUM OF 5-PLY PLYWOOD, STAGGER JOINTS). ALL NAILING, COMMON NAILS, BLOCKING AT PANEL EDGES WHERE INDICATED ON PLANS. ALL PLYWOOD SHALL BE OF THE FOLLOWING NOMINAL THICKNESS, SPAN/INDEX RATING AND SHALL BE NAILED AS FOLLOWS UNLESS NOTED OTHERWISE ON THE PLANS:

LOCATION:	NOMINAL THICKNESS:	SPAN INDEX RATING:	EDGE ATTACHMENT:	FIELD ATTACHMENT:
WALLS	½" OR ¾"	2½	8d AT 6" O.C.	8d AT 12" O.C.
ROOF	½"	3½	10d AT 6" O.C.	10d AT 12" O.C.
FLOOR	¾" T&G	4½	#8 SCREWS AT 6" O.C.	#8 SCREWS AT 12" O.C.

SCREWS AT FLOOR SHEATHING SHALL BE #8 SCREWS AND SHALL PENETRATE AT LEAST 1½" INTO THE SUPPORTING MEMBER. ALL FLOOR SHEATHING SHALL BE GLED TO SUPPORTING MEMBERS WITH ANAFIA AFG-01 QUALIFIED GLE.

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 DOC PS 2-10 EXPOSURE 1, AND SHALL HAVE A SPAN RATING EQUIVALENT TO OR BETTER THAN THE PLYWOOD IT REPLACES. ATTACHMENT AND THICKNESS (WITHIN ½") SHALL BE THE SAME AS THE PLYWOOD IT REPLACES. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

3. GLUED-LAMINATED BEAMS (GLULAM): GLUED-LAMINATED BEAMS SHALL BE DOUGLAS FIR COMBINATION AT 24F-V4 AT SIMPLE SPAN BEAMS AND 24F-V8 AT CANTILEVERED BEAMS WITH THE FOLLOWING MINIMUM PROPERTIES: FB = 2,400 PSI, FV = 190 PSI, FC (PERPENDICULAR) = 650 PSI, E = 1,800 KSI. ALL BEAMS SHALL BE FABRICATED USING WATERPROOF GLUE. GLUE-LAMINATED BEAMS EXPOSED TO ELEMENTS SHALL BE TREATED. FABRICATION AND HANDLING PER LATEST AISC AND NDLA STANDARDS. BEAMS TO BEAR GRADE STAMP AND AISC STAMP AND CERTIFICATE. CAMBER AS SHOWN ON DRAWINGS. STANDARD CAMBER IS BASED ON A RADIUS OF CURVATURE OF 2000 FEET.

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

5. PARALLEL STRAND LUMBER: DESIGN, FABRICATION AND ERECTION IN ACCORDANCE WITH LATEST EDITION OF ICC ESR 1387, OR OTHER EQUIVALENT REPORT. LAMINATED VENEER LUMBER SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: FB = 2,900 PSI, FV = 290 PSI, E = 2,000 KSI.

6. SILL PLATES RESTING ON CONCRETE OR MASONRY WITHIN 12" OF SOIL SHALL BE OF TREATED FIR OR FOUNDATION GRADE REDWOOD. SHEAR WALLS AND EXTERIOR WALL SILL AT CONCRETE/SLAB SHALL HAVE A MINIMUM OF (2) ¾" 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 HOLD-DOWNS) SHALL EMBED 7" INTO CONCRETE. ANCHOR BOLTS FOR HOLD-DOWNS 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.

7. 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 2304.3.1. JOIST HANGERS AND OTHER MISCELLANEOUS FRAMING ANCHORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. OR OTHER MANUFACTURER WITH CURRENT IBCO APPROVAL.

8. BOLTING: ALL BOLTS IN WOOD CONNECTIONS SHALL CONFORM TO ASTM A307. BOLTS SHALL BE INSTALLED IN HOLES BORED WITH A BIT ⅛" 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.

9. 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 IBCO 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.

SPECIAL INSPECTION ITEMS:

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

TYPE OF WORK:	REQUIRED:	REMARKS:
CONCRETE SLAB ON GRADE	NO	DESIGN BASED ON f'c=2500 PSI
CONCRETE FOUNDATIONS	NO	DESIGN BASED ON f'c=2500 PSI
REINFORCED CONCRETE WALLS	YES	DURING PLACEMENT OF CONCRETE
REINFORCING STEEL FOR ALL CONCRETE/ MASONRY THAT REQUIRES INSPECTION	YES	PRIOR TO PLACEMENT OF CONCRETE OR GROUT
EPOXY ANCHORS	YES	DURING INSTALLATION OF ANCHORS
MASONRY (CMU)	YES	DURING PLACEMENT OF GROUT

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

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

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

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

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

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

3. QUALITY ASSURANCE PROGRAM:

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

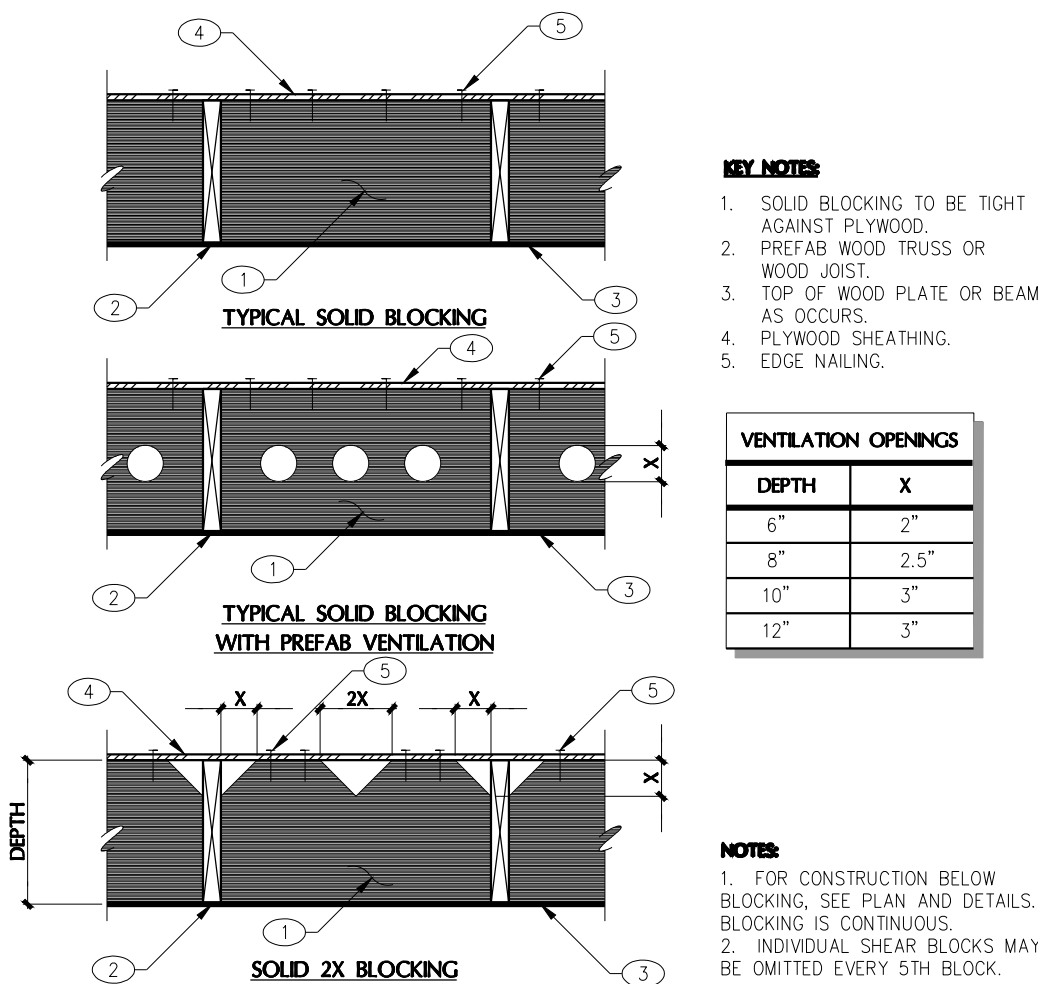
- B. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, AND TO THE STRUCTURAL ENGINEER OF RECORD. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. THEN, IF UNCORRECTED, TO THE DESIGN AUTHORITY AND THE BUILDING OFFICIAL.

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

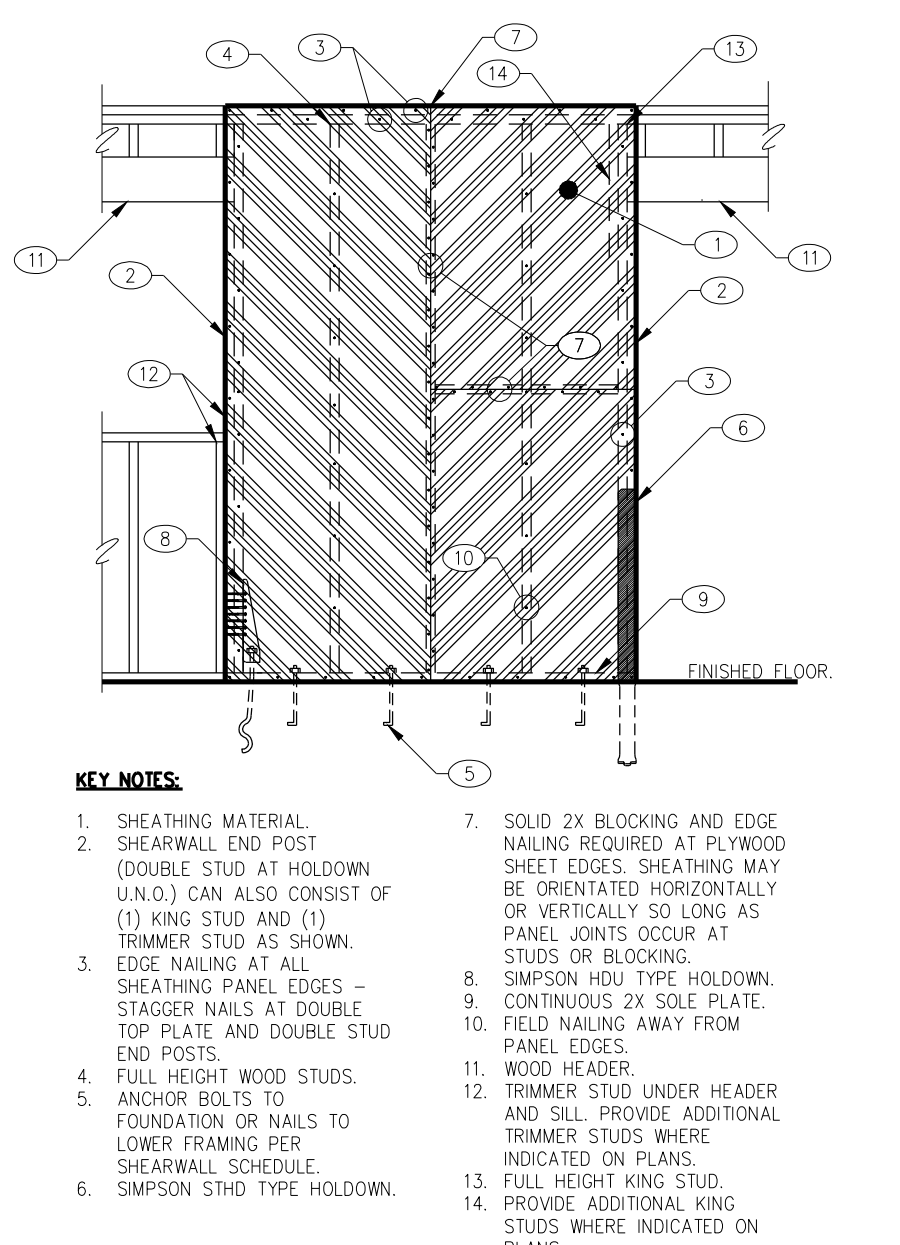
ABBREVIATIONS			
A.B.C.	--- AGGREGATE BASE COURSE	GLB (GLULAM)	--- GLUED-LAMINATED BEAM
A.C.	--- ABOVE FINISHED FLOOR	HORIZ	--- HORIZONTAL
A.F.F.	--- ALTERNATE	KIP(P)	--- 1000 POUNDS
A.B.	--- ANCHOR BOLT	L	--- LIVE LOAD
Ø	--- AT (MEASUREMENT)	LBS (#)	--- POUNDS
BM	--- BELOW FINISHED FLOOR	LLV	--- LONG LEG VERTICAL
B.F.F.	--- BOTTOM OF BEAM	MFR(S)	--- MANUFACTURE(S)
B.O.B.	--- BOTTOM OF DECK	MCI	--- 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
C.E.	--- 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
CONC. S.C.	--- CONCRETE CONTROL JOINT	PSI	--- POUNDS PER SQUARE INCH
C.M.U.	--- CONCRETE MASONRY UNIT	REIN	--- REINFORCING
CONN	--- CONNECTION	SH	--- SHORT LEG HORIZONTAL
CONT	--- CONTINUOUS	SLH	--- SHORT LEG VERTICAL
D.L.	--- DEAD LOAD	SIM	--- SIMILAR
Ø OR DIA.	--- DIAMETER	SO	--- SQUARE
DN	--- DOWN	STD	--- STANDARD
DWG(S)	--- DRAWING(S)	T.L.	--- TOTAL LOAD
E.O.S.	--- END OF SLAB	T.O.B.	--- TOP OF BEAM
EQ	--- EQUAL	T.O.C.	--- TOP OF COLUMN
EQ.	--- EQUIPMENT	T.O.F.	--- TOP OF FOOTING
EXP. BOLT	--- EXPANSION BOLT	T.O.L.	--- TOP OF LEADING
EXP. JT (E.J.)	--- EXPANSION JOINT	T.O.M.	--- TOP OF MASONRY
F.W.	--- EACH WAY	T.O.P.	--- TOP OF PLATE
F.O.M.	--- FINISHED FLOOR	T.O.S.	--- TOP OF STEEL
F.O.S.	--- FACE OF STEEL	TYP.	--- TYPICAL
F.O.W.	--- FACE OF WALL	U.N.O.	--- UNLESS NOTED OTHERWISE
GA	--- GALVANIZED	VERT	--- VERTICAL
GALV	--- GALVANIZED	W.F.	--- WELDED WIRE FABRIC
GEN	--- GENERAL	W	--- WITH
	--- GENERAL STRUCTURAL NOTES	W/O	--- WITHOUT

DRAWING INDEX		
SHEET	DESCRIPTION	DETAILS
S1	GENERAL STRUCTURAL NOTES	---
S11	TYPICAL DETAILS	T-SERIES
S2	FOUNDATION PLAN	---
S21	SHEARWALL PLAN - LOWER	---
S3	FLOOR FRAMING PLAN	---
S31	SHEARWALL PLAN - UPPER	---
S3.2	ROOF FRAMING PLAN	---
S4	FOUNDATION DETAILS	100-SERIES
S5	FRAMING DETAILS	200-SERIES
S5.1	MORE FRAMING DETAILS	200-SERIES
JOB NO.: 2023-010      PROJECT MANAGER: ASK      CAD OPERATOR: ASK		

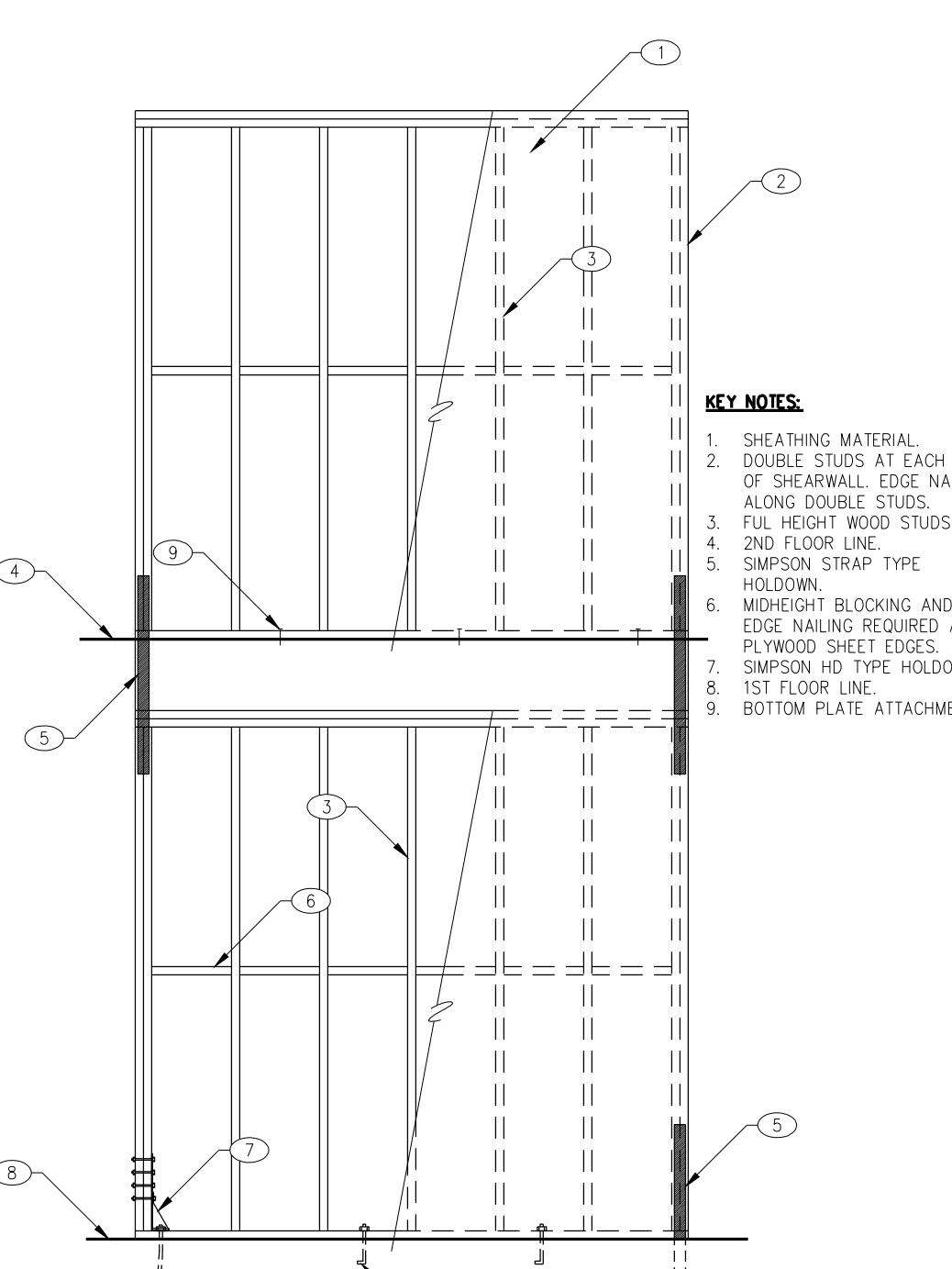




**T8 ELEVATION - TYPICAL SOLID 2X BLOCKING**  
02-W0502 NO SCALE



**T9 ELEVATION-TYPICAL 1-STORY SHEARWALL AT DOOR/WINDOW**  
02-W0601 NO SCALE



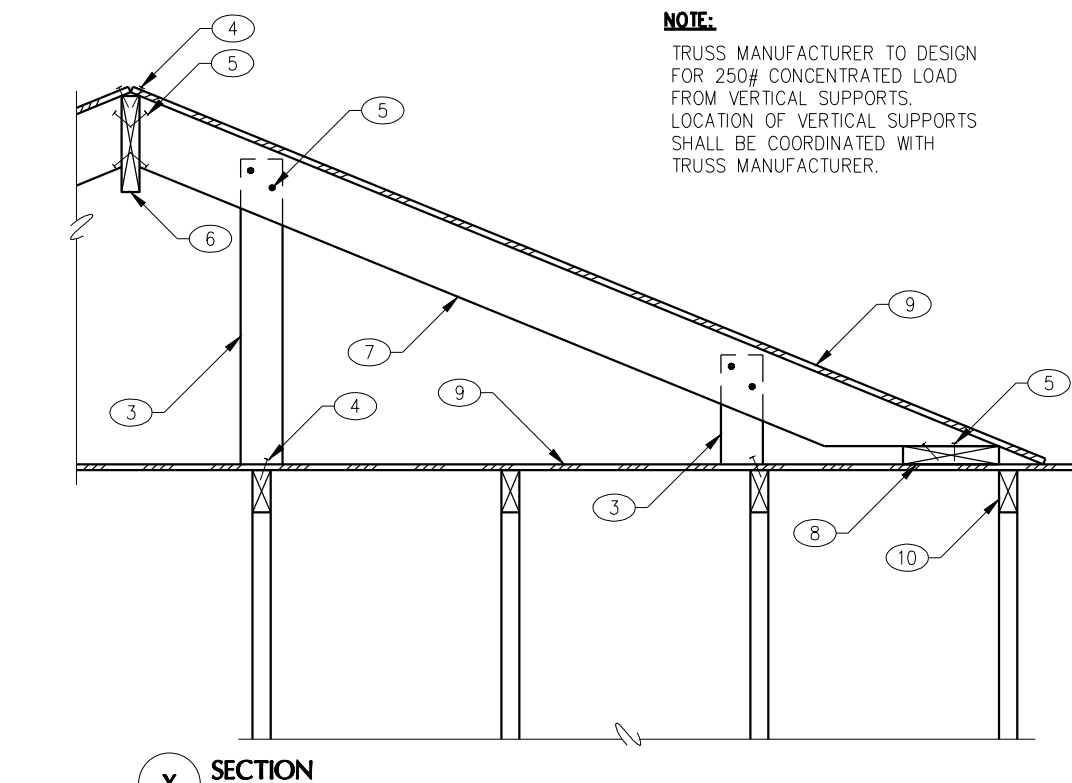
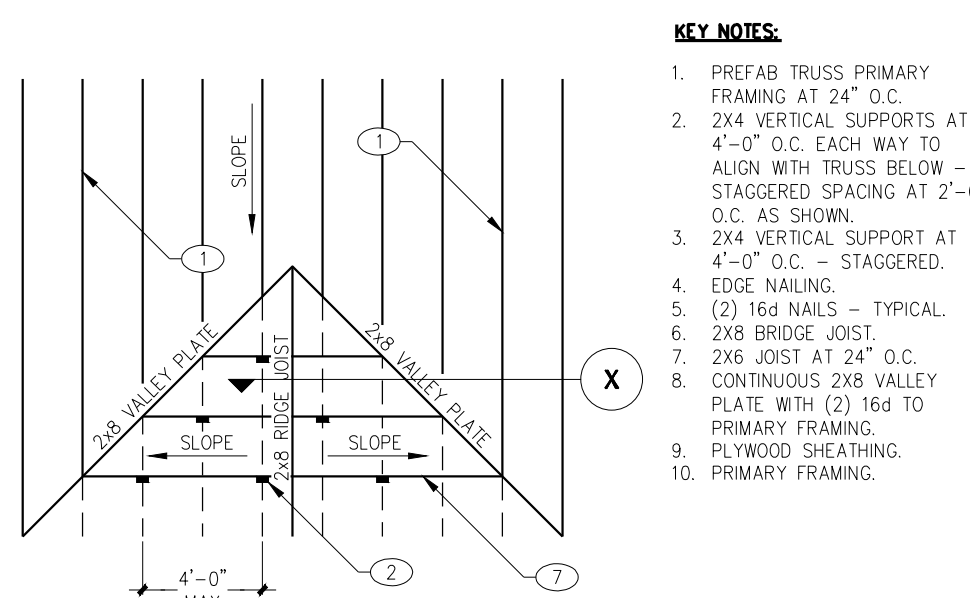
**T10 ELEVATION-TYPICAL 2-STORY SHEARWALL**  
02-W0603 NO SCALE

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

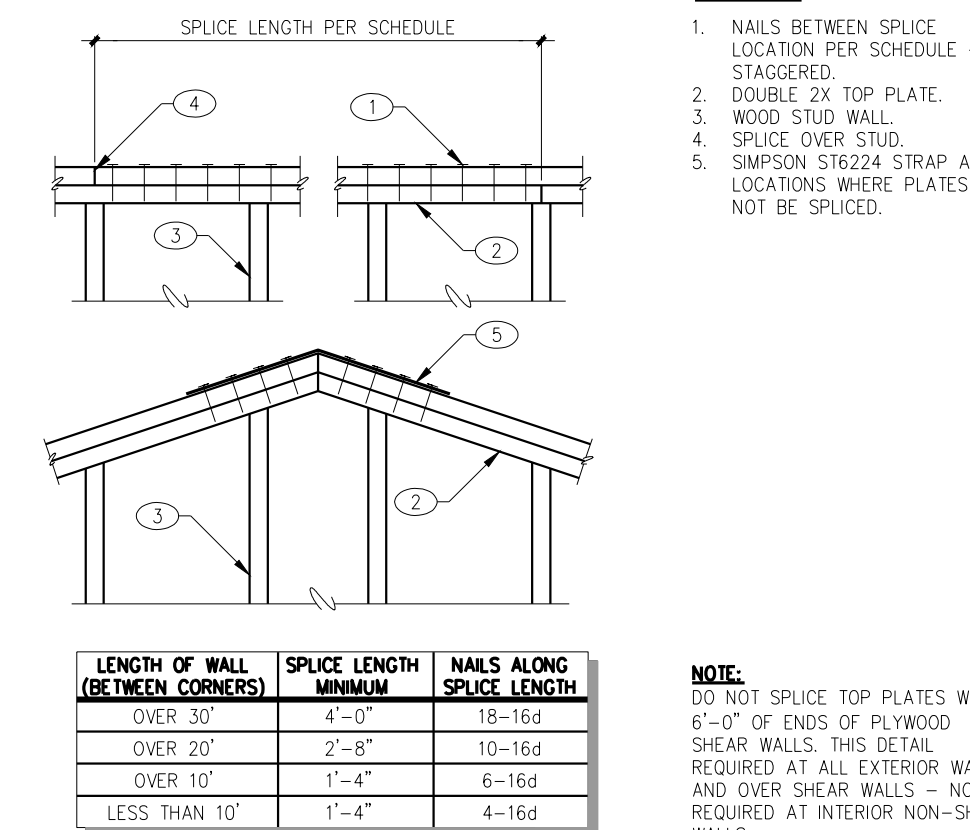
**NOTE:**

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

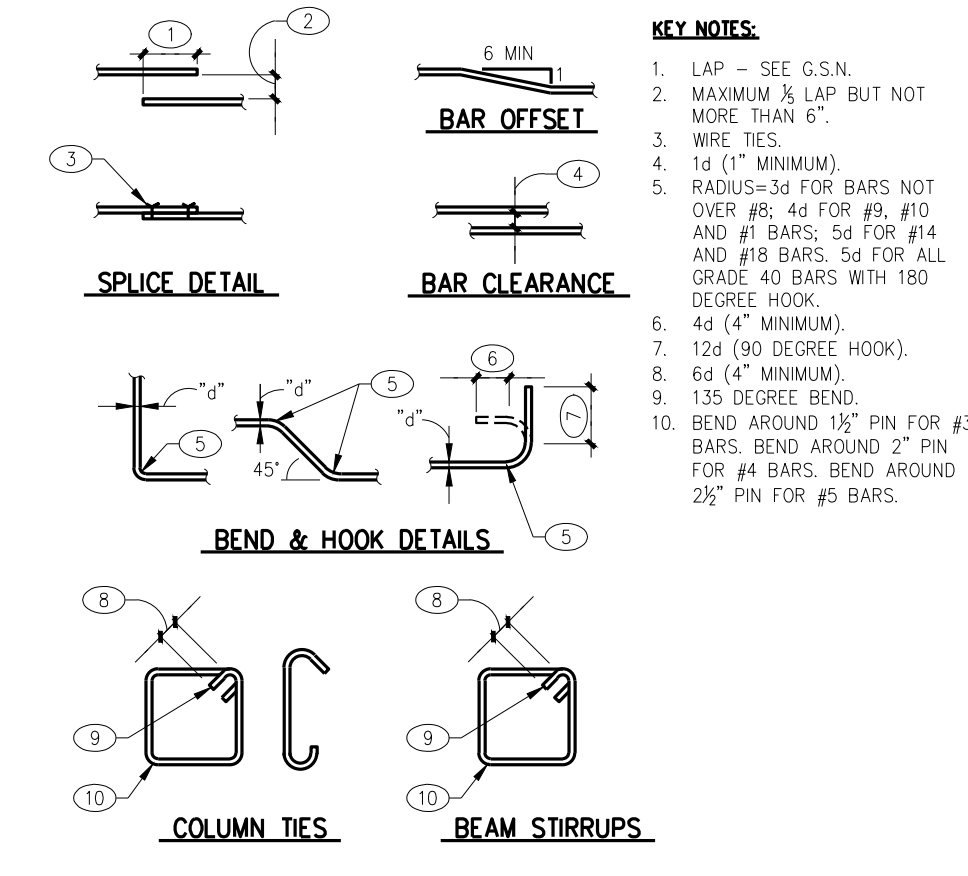
**T5 MINIMUM NAILING SCHEDULE - UNLESS NOTED OTHERWISE**  
02-W01-2012 NO SCALE



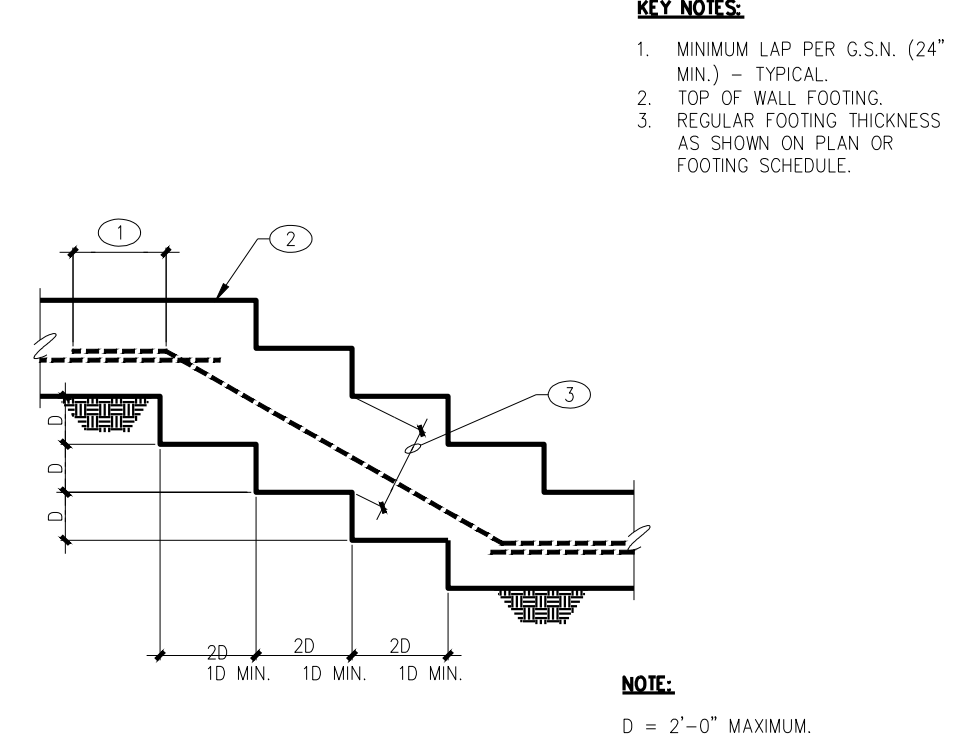
**T6 TYPICAL OVERBUILD FRAMING**  
02-W03 NO SCALE



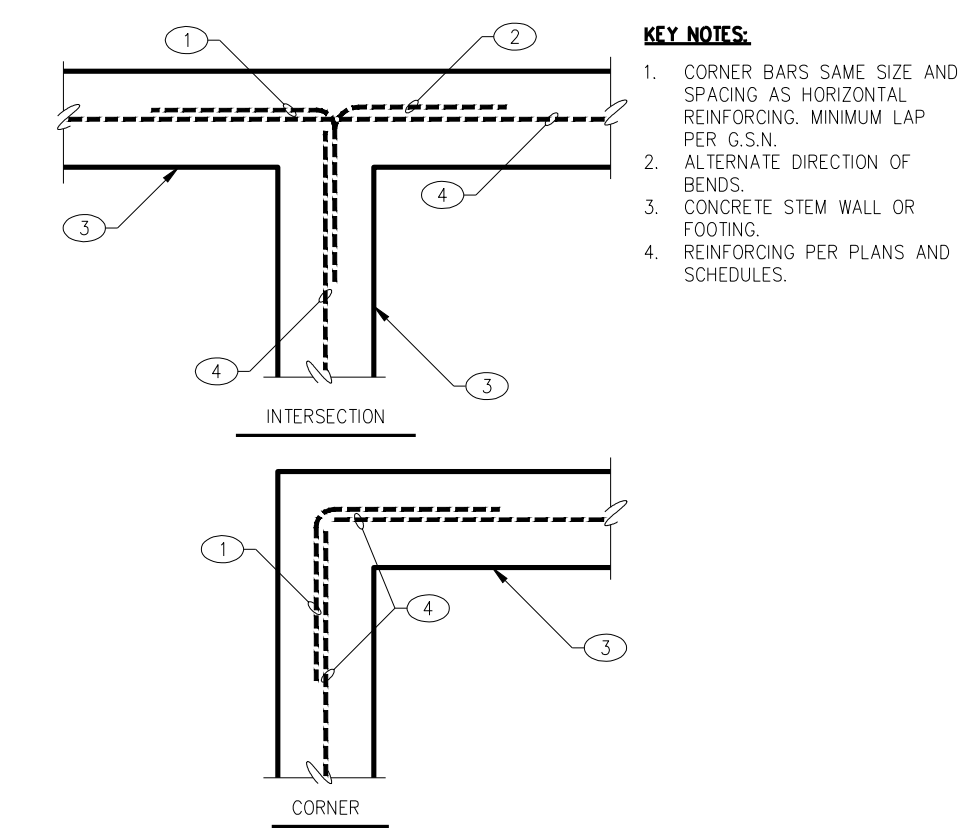
**T7 ELEVATION - TYPICAL TOP PLATE SPLICE**  
02-W09 NO SCALE



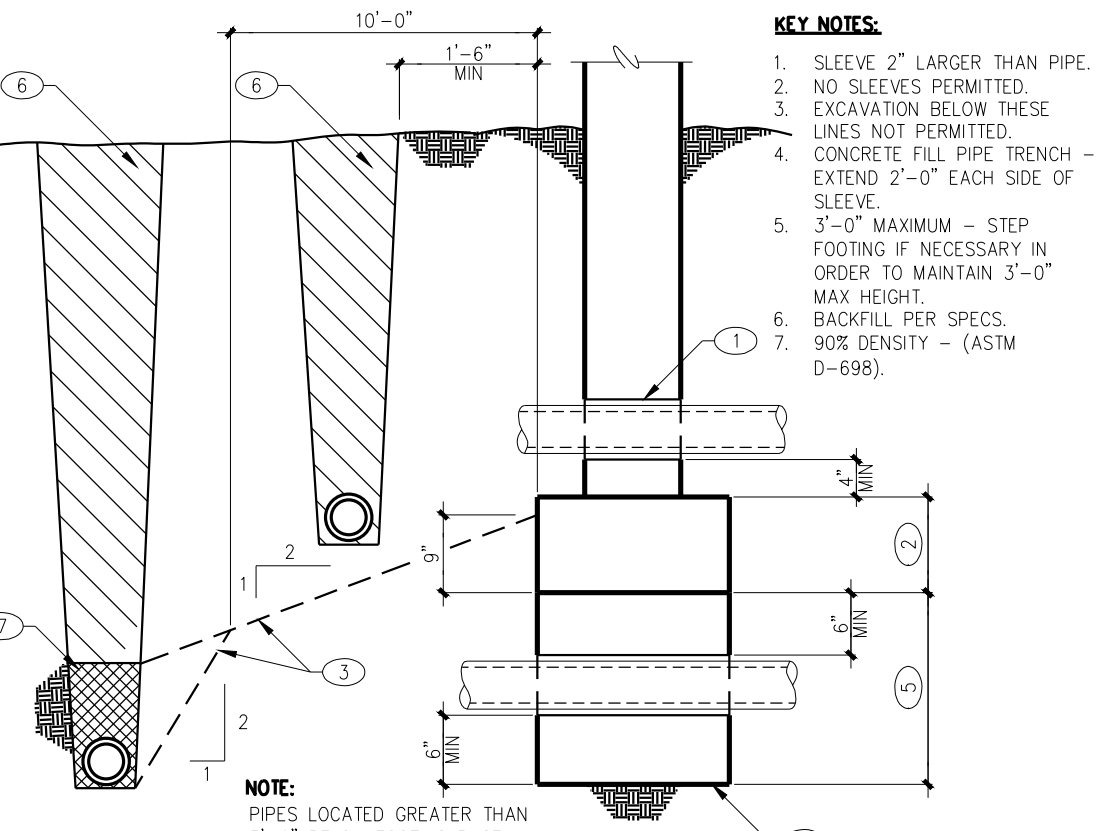
**T1 TYPICAL REINFORCING DETAILS**  
02-C01 NO SCALE



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



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



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

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

**REGISTERED PROFESSIONAL ARCHITECT**

P.O. Box 11593  
Prescott, AZ 86304

P 928-443-5812  
F 928-443-5815

email: wakaarchitect@gmail.com  
www.kenson-associates.com

**ARCHITECTURE & PLANNING**

**DRAWING:** TYPICAL DETAILS

**PROJECT:** Vakula Residence Addition  
226 S. Pleasant St.  
Prescott, AZ 86303

**APN:** 109-01-114A

DRAWN BY	ASF
CHECKED BY	AGK
DATE	April 5th, 2023
JOB NO.	790
SHEET	





BEAM (B) SCHEDULE		
MARK	SIZE	CAMBER
B1	4x6 DF#2	---
B2	4x8 DF#2	---
B3	5 1/8"x9" GLB	STD.
B4	4x12 DF#2	---
B5	5 1/8"x12" GLB	STD.
B6	2x6 DF#2	---
B7	4x4 DF#2	---
B8	3 1/2"x15" GLB	STD.
B9	3 1/2"x18" GLB	STD.
B10	4x10 DF#2	---

WALL REINFORCING (W) SCHEDULE			
MARK	THICKNESS	REINFORCING	REMARKS
W1		SEE DETAIL 105	---
W2		SEE DETAIL 104	---

DECK JOIST (DJ) SCHEDULE		
MARK	JOIST	REMARKS
DJ1	2X10 AT 16" O.C.	---

MASONRY COLUMN (MC) SCHEDULE				
MARK	SIZE	REINFORCING		REMARKS
		VERTICAL	TIES	
MC1	12"x12"	(4) #5	#2 AT 8" O.C.	---

## CONCRETE FOOTING (F) SCHEDULE

FOR CONSTRUCTION ABOVE  
FOOTING, SEE DETAILS.

The diagram illustrates a rectangular concrete footing. The vertical dimension is labeled 'THICKNESS' with a dimension line and arrows. The horizontal dimension is labeled 'WIDTH/LENGTH' with a dimension line and arrows. A small section at the bottom left is labeled 'Gr.' (Grade). Inside the footing, horizontal dashed lines represent 'FOOTING REINFORCEMENT (EQUALLY SPACED)'. A curved arrow at the bottom right indicates a '3" CLEAR' distance from the reinforcement to the bottom edge of the footing.

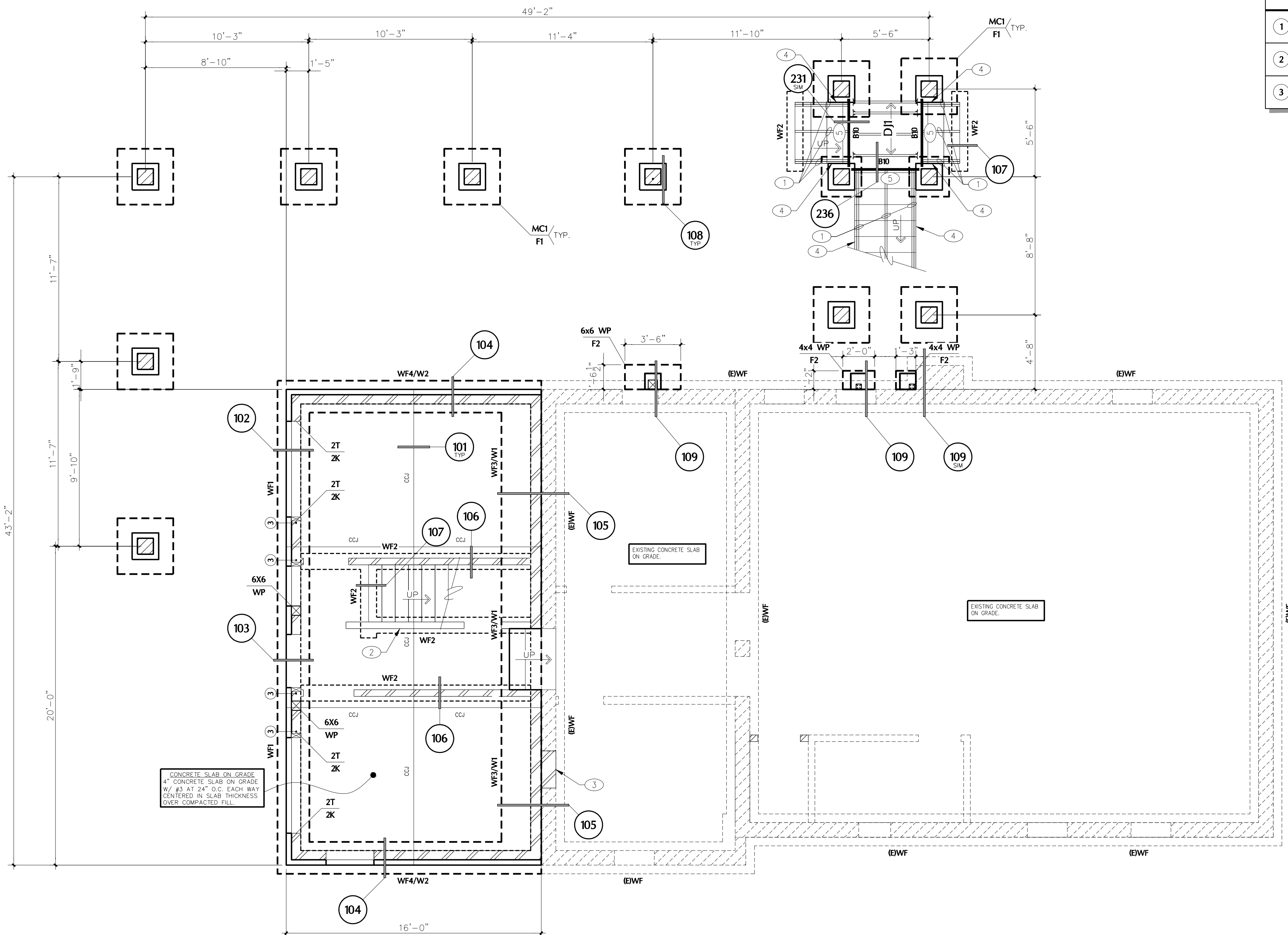
MARK	DIMENSIONS			FOOTING REINFORCING	REMARKS
	LENGTH	WIDTH	THICKNESS		
F1	3'-6"	3'-6"	10"	(7) #4 EACH WAY	---
F2	SEE PLAN		10"	#4 AT 6" O.C. EACH WAY	---
F3	2'-0"	2'-0"	10"	(4) #4 EACH WAY	---

CONCRETE WALL FOOTING (WF) SCHEDULE				
FOR CONSTRUCTION ABOVE FOOTING, SEE DETAILS.				
FOOTING MONO W/ SLAB		STRIP FOOTING		
MARK	DIMENSIONS		FOOTING REINFORCING	FOOTING TYPE
	WIDTH	THICKNESS		
WF1	24"	10"	(3) #4 CONTINUOUS	
WF2	12"	12"	(2) #4 CONTINUOUS	
WF3	SEE DETAIL 105		(3) #4 CONTINUOUS	
WF4	SEE DETAIL 104		(3) #4 CONTINUOUS	

SHEARWALL HOLDOWN SCHEDULE				
MARK	HOLDOWN	SHEARWALL END POST	DETAIL REFERENCE	ALTERNATE DETAIL
1	(2) SIMPSON HDU4 OR MST48	(2) 2X STUDS	217	218
2	(2) SIMPSON HDU5 OR MST60	(2) 2X STUDS	217	218
3	SIMPSON HDU11 OR STDH14	(2) 2X STUDS	110	111

WALL SCHEDULE	
-HATCHING INDICATES STRUCTURAL ELEMENT CONTINUES TO THE NEXT LEVEL (VERIFY WITH ARCHITECTURAL DRAWINGS). -SEE PLAN SCHEDULES, DETAILS, AND GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.	
TYPICAL STEM WALL	12" CONCRETE STEM WALL UP TO 4'-0" RETAINING #4 AT 24" O.C. EACH FACE VERTICAL #4 AT 16" O.C. HORIZONTAL EACH FACE
AS SEEN ON PLANS	INDICATES-
[HATCHING]	4" WOOD STUD WALL STUDS: 2X4 AT 16" O.C. (1) TRIMMER/(1) KING STUD EACH JAMB U.N.O. BEAM/ORDER POSTS: DOUBLE STUD (MIN. U.N.O.) SHEARWALL ENDOSTS: DOUBLE STUD (MIN. U.N.O.)
[HATCHING]	6" WOOD STUD WALL STUDS: 2X6 AT 16" O.C. (1) TRIMMER/(1) KING STUD EACH JAMB U.N.O. BEAM/ORDER POSTS: DOUBLE STUD (MIN. U.N.O.) SHEARWALL ENDOSTS: DOUBLE STUD (MIN. U.N.O.)
[HATCHING]	EXISTING MASONRY WALL.
[HATCHING]	EXISTING 4" STUD WALL.
[HATCHING]	EXISTING 6" STUD WALL.
FOUNDATION PLAN NOTES	
1. VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS. 2. FOR LOCATION OF DETAILS SEE SHEET INDEX ON SHEET S1. 3. ALL SCHEDULED MARK DESIGNATIONS MAY NOT NECESSARILY BE FOUND ON THIS PLAN. SCHEDULES ARE TYPICAL TO THIS PROJECT. 4. 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. 5. WF1, WF2, ETC. - AS SHOWN ON PLAN INDICATES A CONTINUOUS WALL FOOTING. SEE WALL FOOTING SCHEDULE FOR ADDITIONAL INFORMATION. 6. F1, F2, ETC. - AS SHOWN ON PLAN INDICATES A CONCRETE FOOTING. SEE FOOTING SCHEDULE FOR ADDITIONAL INFORMATION. 7. W1, W2, ETC. - AS SHOWN ON PLAN INDICATES WALL REINFORCING. SEE WALL REINFORCING SCHEDULE FOR ADDITIONAL INFORMATION. 8. MC1, MC2, ETC. - AS SHOWN ON PLAN INDICATES A MASONRY COLUMN. SEE MASONRY COLUMN SCHEDULE FOR ADDITIONAL INFORMATION. 9. 1 2 - AS SHOWN ON PLAN INDICATES A SHEARWALL HOLDOWN. SEE HOLDOWN SCHEDULES AND DETAILS FOR ADDITIONAL INFORMATION. 10. (E)WF - AS SHOWN ON PLAN INDICATES AN EXISTING WALL FOOTING. 11. CCJ - AS SHOWN ON PLAN INDICATES LOCATION OF EITHER A KEYED OR A SAW CUT CONTROL JOINT IN THE SLAB ON GRADE AT CONTRACTOR'S OPTION. SEE GENERAL STRUCTURAL NOTES AND DETAIL 101. 12. VERIFY EXACT SIZE AND LOCATION OF DEPRESSED AND/OR RAISED SLABS WITH ARCHITECTURAL DRAWINGS. 13. FOR SIDEWALK AND LANDING LOCATIONS, SEE ARCHITECTURAL DRAWINGS.	

PLAN KEYNOTES	
(X)	1. NOTCHED 2x12'S FOR STAIR TREADS AND RISERS. 2. RAKE WALL SUPPORTING STAIR AND RAILING. 3. FILL IN EXISTING OPENING WITH WOOD FRAMING (NON-STRUCTURAL). 4. 2x12 STAIR STRINGER (NO NOTCHING PERMITTED). 5. ATTACHED EACH END OF BEAM, B10, TO THE MASONRY COLUMNS WITH SIMPSON HUC10 TYPE HANGERS WITH (14) 1/4"x2 1/2" TITEN TURBO SCREWS.

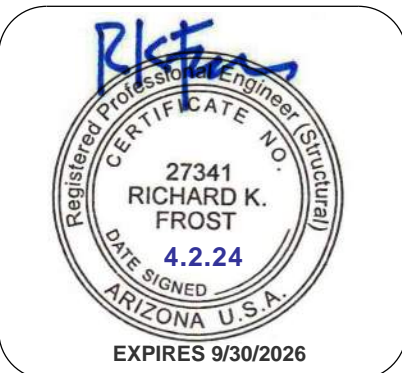


FOUNDATION PLAN

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

REVISIONS	BY
3/29/2024	IC

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**W. Alan Kenson & Associates, P.C.**  
P.O. Box 11593  
Prescott, AZ 86304  
P 928-443-5812  
F 928-443-5815  
email: wakaarchitect@gmail.com  
www.kenson-associates.com  
**ARCHITECTURE & PLANNING**

DRAWING: FOUNDATION PLAN  
PROJECT: Vakula Residence Addition  
226 S. Pleasant St.  
Prescott, AZ 86303  
APN: 109-01-114A

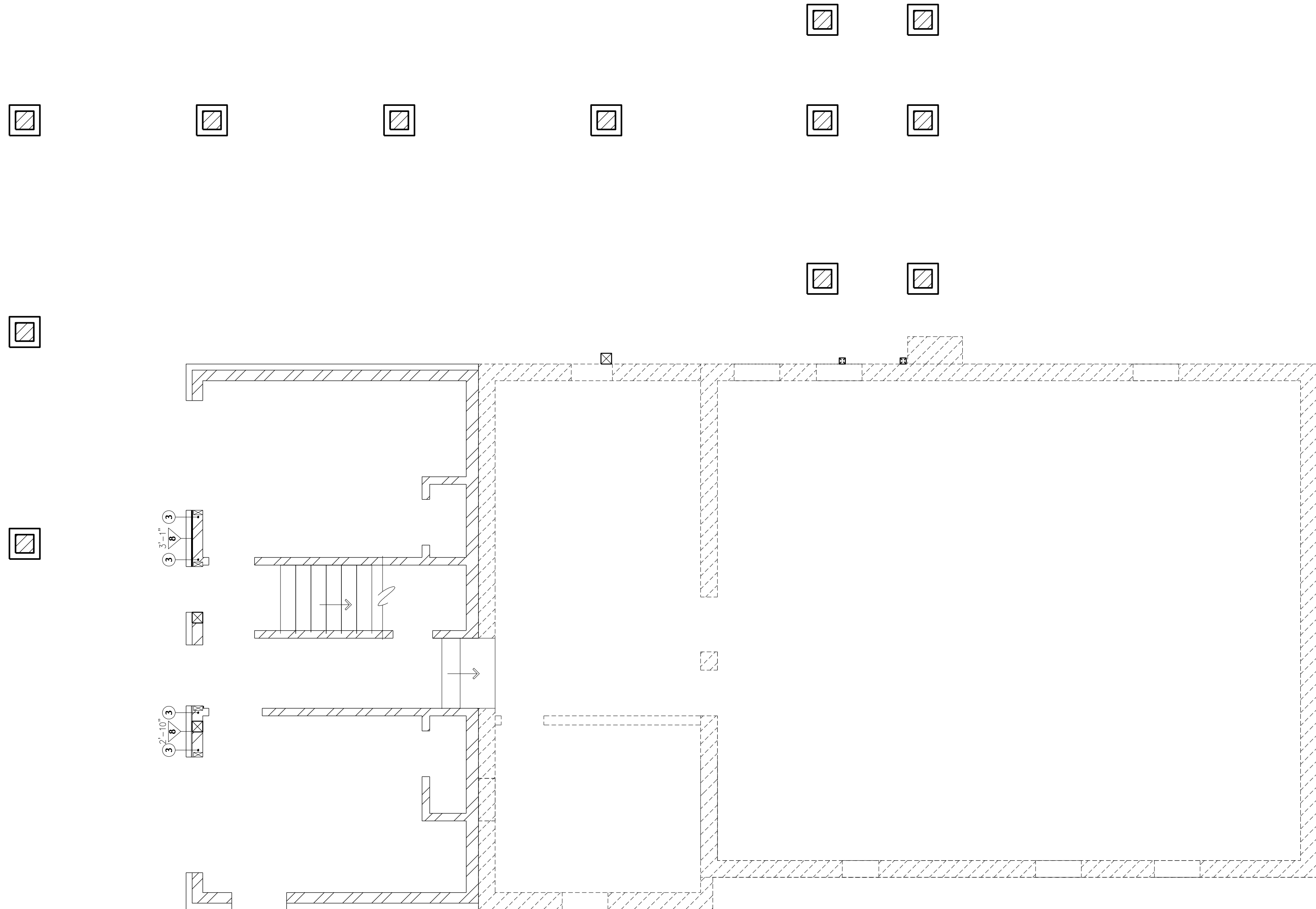
DRAWN BY ASF
CHECKED BY AGK
DATE April 5th, 2023
JOB NO. 790
SHEET

S2





Apr 02, 2024 - 2:13pm



SHEARWALL PLAN - LOWER

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

SHEARWALL HOLDOWN FASTENERS		
HOLDOWN	HOLDOWN CONNECTS TO STRUCTURE BELOW WITH:	HOLDOWN CONNECTS TO SHEARWALL ENDPOST WITH:
(2) SIMPSON HDU4	3/8"Ø THREADED ROD	(10) 1/4"Øx2.5" SDS SCREWS
(2) SIMPSON HDU5	3/8"Ø THREADED ROD	(14) 1/4"Øx2.5" SDS SCREWS
SIMPSON HDU11	16" LONG 1"Ø THREADED ROD ANCHOR WITH DBL NUT AT BOTTOM	(30) 1/4"Øx2.5" SDS SCREWS
SIMPSON MST48	(23) 16d SINKERS	(23) 16d SINKERS
SIMPSON MST60	(28) 16d SINKERS	(28) 16d SINKERS
SIMPSON STHD14	CAST-IN-PLACE SIMPSON	(30) 16d SINKERS

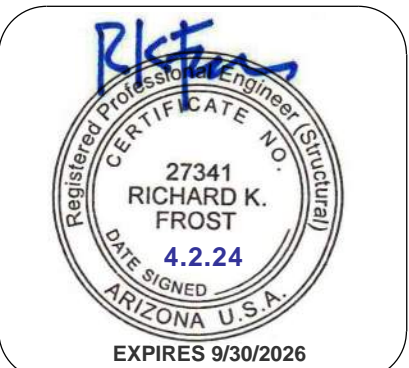
SHEARWALL HOLDOWN SCHEDULE				
MARK	HOLDOWN	SHEARWALL END POST	DETAIL REFERENCE	ALTERNATE DETAIL
1	(2) SIMPSON HDU4 OR MST48	(2) 2X STUDS	217	218
2	(2) SIMPSON HDU5 OR MST60	(2) 2X STUDS	217	218
3	SIMPSON HDU11 OR STHD14	(2) 2X STUDS	110	111

SHEARWALL SCHEDULE				
(ALL EXTERIOR WALLS ARE 5" UNLESS NOTED OTHERWISE)				
<b>NOTES:</b> 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 SPICE TOP PLATE A MINIMUM OF 6'-0" WITH 16d NAILS STAGGERED AT 4" ON CENTER (18-16d NAILS TOTAL BETWEEN SPICE 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"Ø A.B. AT 72" O.C. WOOD: 16d AT 16" O.C.
2 L=P.P.	3/8" 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"Ø A.B. AT 72" O.C. WOOD: 16d AT 12" O.C.
3 L=P.P.	1 BOTH SIDES	5d COOLER AT 7" O.C. OR #6 SCREWS AT 6" O.C.	5d COOLER AT 7" O.C. OR #6 SCREWS AT 12" O.C.	CONCRETE: 1/2"Ø A.B. AT 48" O.C. WOOD: 16d AT 8" O.C.
4 L=P.P.	1 ONE SIDE 2 OTHER SIDE	SEE ABOVE	SEE ABOVE	CONCRETE: 1/2"Ø A.B. AT 36" O.C. WOOD: 16d 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"Ø A.B. AT 36" O.C. WOOD: 16d 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"Ø A.B. AT 24" O.C. WOOD: 16d AT 4" O.C.
7 L=P.P.	1/2" OR 3/8" PLYWOOD OR OSB (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 3" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2"Ø A.B. AT 18" O.C. WOOD: 16d AT 3" O.C.
8 L=P.P.	1/2" OR 3/8" PLYWOOD OR OSB (BLOCKED) ONE SIDE OF WALL 3X STUDS/BLOCKING AT ADJOINING PANEL EDGES. 3X BOTTOM PLATE.	10d COMMON AT 3" O.C. STAGGER AT ADJOINING PANEL EDGES	10d COMMON AT 12" O.C.	CONCRETE: 1/2"Ø A.B. AT 23" O.C. WOOD: 3/8"Ø X 6" LONG LAG SCREWS AT 8" O.C.

ALTERNATE EPOXY ANCHOR SCHEDULE			
SPECIFIED ANCHOR	ALTERNATE ANCHOR	DRILLED HOLE	MINIMUM EDGE DISTANCE
16" LONG 1"Ø THREADED ROD ANCHOR WITH DBL NUT AT BOTTOM	16" LONG 1"Ø GR36 THREADED ROD	1/8"Ø X 13" DEEP	1 3/4"
<b>SCHEDULE NOTES:</b> 1. CLEAN ALL DRILLED HOLES WITH COMPRESSED AIR. 2. CONCRETE: USE HILTI HIT-RE 500-SD ADHESIVE (ESR-2322) OR SIMPSON SET-3G (ESR-4057). 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.			

REVISIONS	BY

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**W. Alan Kenson & Associates, P.C.**  
P 928-443-5812  
F 928-443-5815  
P.O. Box 11593  
Prescott, AZ 86304  
email: wakaarchitect@gmail.com  
www.kenson-associates.com

**ARCHITECTURE & PLANNING**

**DRAWING:** SHEARWALL PLAN - LOWER

**PROJECT:** Vakula Residence Addition  
226 S. Pleasant St.  
Prescott, AZ 86303

**APN:** 109-01-114A

DRAWN BY ASF
CHECKED BY AGK
DATE April 5th, 2023
JOB NO. 790
SHEET

**S2.1**



SHEARWALL HOLDOWN SCHEDULE				
MARK	HOLDOWN	SHEARWALL END POST	DETAIL REFERENCE	ALTERNATE DETAIL
1	(2) SIMPSON HDU4 OR MST48	(2) 2X STUDS	217	218
2	(2) SIMPSON HDU5 OR MST60	(2) 2X STUDS	217	218
3	SIMPSON HDU11 OR STD14	(2) 2X STUDS	110	111

MASONRY COLUMN (MC) SCHEDULE				
MARK	SIZE	REINFORCING		REMARKS
		VERTICAL	TIES	
MC1	12"x12"	(4) #5	#2 AT 8" O.C.	---

## CONCRETE FOOTING (F) SCHEDULE

FOR CONSTRUCTION ABOVE  
FOOTING, SEE DETAILS.

The diagram illustrates a rectangular concrete footing. The vertical dimension is labeled 'THICKNESS' and is divided into two parts: 'CL' (centerline) and 'CR' (clear). The horizontal dimension is labeled 'WIDTH/LENGTH'. Inside the footing, there are four dots representing reinforcement bars. A line points from the text 'FOOTING REINFORCEMENT (EQUALLY SPACED)' to these dots. Another line points from the text '3" CLEAR' to the gap between the reinforcement bars and the side of the footing.

MARK	DIMENSIONS			FOOTING REINFORCING	REMARKS
	LENGTH	WIDTH	THICKNESS		
F1	3'-6"	3'-6"	10"	(7) #4 EACH WAY	---
F2	SEE PLAN		10"	#4 AT 6" O.C. EACH WAY	---
F3	2'-0"	2'-0"	10"	(4) #4 EACH WAY	---

LEDGER (L) SCHEDULE		
MARK	SIZE	CONNECTION
L1	2X10	(2) SIMPSON TIMBER-HEX SCREWS AT 32" O.C.
L2	2X10	(3) SIMPSON TIMBER-HEX SCREWS AT 16" O.C.
L3	2X10	(2) 3/8"x2 1/2" LONG TAPCON SCREWS AT 24" O.C.

FLOOR JOIST (FJ) SCHEDULE		
MARK	JOIST	REMARKS
FJ1	2X12 AT 16" O.C.	---

DECK JOIST (DJ) SCHEDULE		
MARK	JOIST	REMARKS
DJ1	2X10 AT 16" O.C.	---

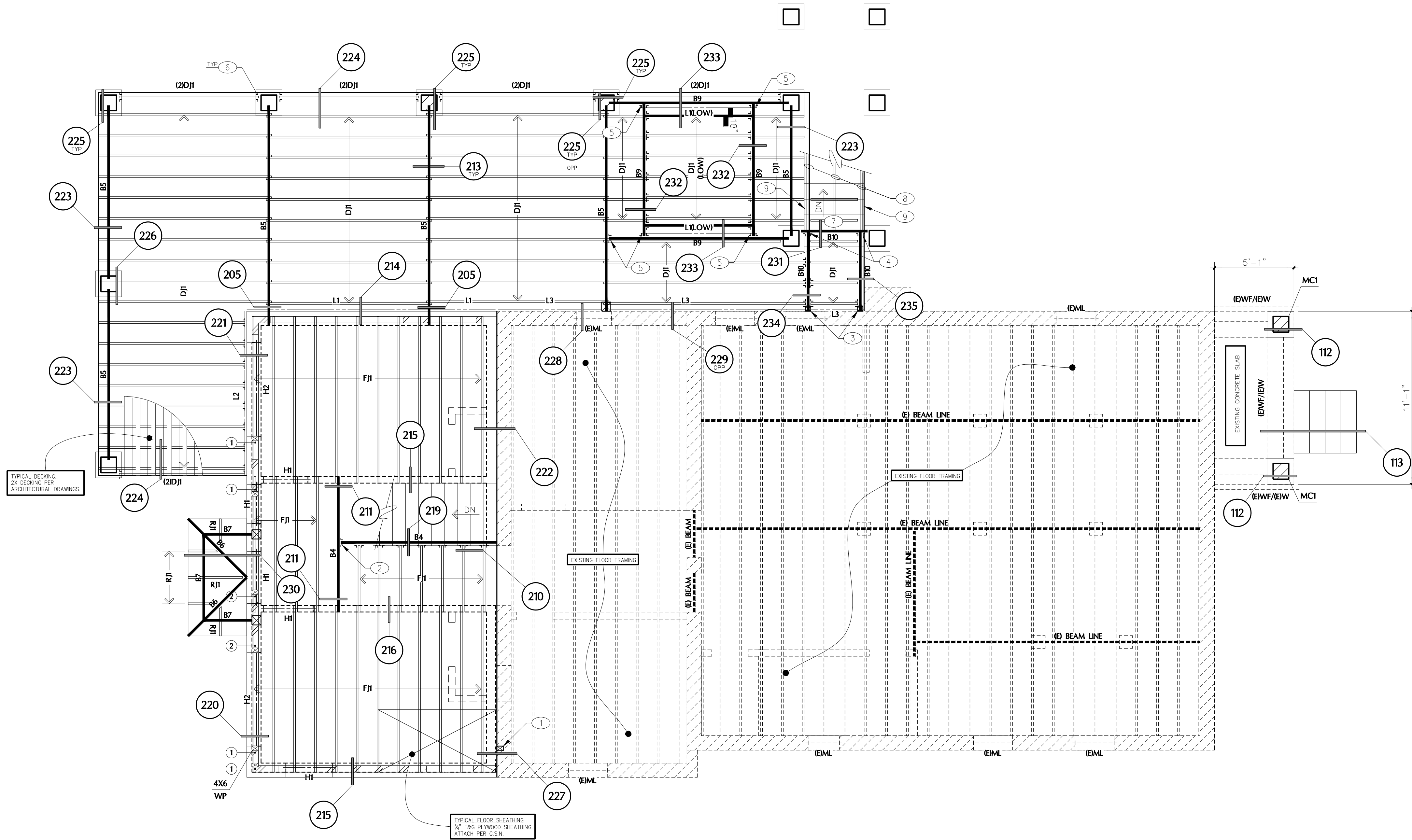
BEAM (B) SCHEDULE		
MARK	SIZE	CAMBER
B1	4x6 DF#2	---
B2	4x8 DF#2	---
B3	5 1/2"x9" GLB	STD.
B4	4x12 DF#2	---
B5	5 1/2"x12" GLB	STD.
B6	2x6 DF#2	---
B7	4x4 DF#2	---
B8	3 1/2"x15" GLB	STD.
B9	3 1/2"x18" GLB	STD.
B10	4x10 DF#2	---

HEADER (H) SCHEDULE		
MARK	SIZE	REMARKS
H1	(2) 2X6	OR 4X6
H2	(2) 2X8	OR 4X8
H3	5 1/2"x7 1/2" GLB	24F-V4
H4	5 1/2"x7 1/2" GLB	24F-V8

ROOF JOIST (RJ) SCHEDULE		
MARK	JOIST	REMARKS
RJ1	2X6 AT 24" O.C.	---

WALL SCHEDULE	
NOTE: SEE PLAN SCHEDULES, DETAILS AND GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.	
AS SHOWN ON PLANS	INDICATES-
	4" WOOD STUD WALL. STUDS: 2X4 AT 16" O.C. (1) TRIMMER(1) KING STUD EACH JAMB U.N.O. BEAM/GROER POSTS: DOUBLE STUD (MIN. U.N.O.) SHEARWALL ENDOSTS: DOUBLE STUD (MIN. U.N.O.)
	6" WOOD STUD WALL. STUDS: 2X6 AT 16" O.C. (1) TRIMMER(1) KING STUD EACH JAMB U.N.O. BEAM/GROER POSTS: DOUBLE STUD (MIN. U.N.O.) SHEARWALL ENDOSTS: DOUBLE STUD (MIN. U.N.O.)
	EXISTING MASONRY WALL.
	EXISTING 4" STUD WALL.
	EXISTING 6" STUD WALL.
	STRUCTURAL WALL BELOW (BEARING WALL, SHEARWALL, OR EXTERIOR WALL).
	NON-STRUCTURAL WALL BELOW.
FLOOR FRAMING PLAN NOTES	
1. VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.	
2. FOR LOCATION OF DETAILS SEE SHEET INDEX ON SHEET S1.	
3. ALL SCHEDULED MARK DESIGNATIONS MAY NOT NECESSARILY BE FOUND ON THIS PLAN. SCHEDULES ARE TYPICAL TO THIS PROJECT.	
4. FJ1, FJ2, ETC. - AS SHOWN ON PLAN INDICATES FLOOR JOISTS. SEE FLOOR JOIST SCHEDULE FOR ADDITIONAL INFORMATION.	
5. B1, B2, ETC. - AS SHOWN ON PLAN INDICATES A BEAM. SEE BEAM SCHEDULE FOR ADDITIONAL INFORMATION.	
6. DJ1, DJ2, ETC. - AS SHOWN ON PLAN INDICATES A DECK JOIST. SEE DECK JOIST SCHEDULE FOR ADDITIONAL INFORMATION.	
7. RJ1, RJ2, ETC. - AS SHOWN ON PLAN INDICATES ROOF JOISTS. SEE ROOF JOIST SCHEDULE FOR ADDITIONAL INFORMATION.	
8. H1, H2, ETC. - AS SHOWN ON PLAN INDICATES A HEADER. SEE HEADER SCHEDULE FOR ADDITIONAL INFORMATION.	
9. L1, L2, ETC. - AS SHOWN ON PLAN INDICATES A LEDGER. SEE LEDGER SCHEDULE FOR ADDITIONAL INFORMATION.	
10. (E)ML - AS SHOWN ON PLAN INDICATES AN EXISTING MASONRY LINTEL.	
11. FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION.	
① ② - AS SHOWN ON PLAN INDICATES A SHEARWALL HOLDOWN. SEE HOLDOWN SCHEDULES AND DETAILS FOR ADDITIONAL INFORMATION.	

PLAN KEYNOTES	
①	4x6 DOUG FIR SELECT STRUCTURAL WOOD POST.
②	SIMPSON HU412 OR HUC412 TYPE HANGER.
③	SIMPSON LCE4 TYPE COLUMN CAP.
④	SIMPSON HUC410 TYPE HANGER WITH (14)16d NAILS TO SUPPORTING BEAM.
⑤	SIMPSON HGLT OR LEG3 WITH TOP FLANGE TYPE HANGER.
⑥	SIMPSON HUC210-2 TYPE HANGER WITH (14)1/2"x2 1/2" TITEN TURBO SCREWS TO MASONRY COLUMN.
⑦	ATTACHED EACH END OF BEAM, B10, TO THE MASONRY COLUMNS WITH SIMPSON HUC410 TYPE HANGERS WITH (14)1/2"x2 1/2" TITEN TURBO SCREWS.
⑧	NOTCHED 2x12'S FOR STAIR TREADS AND RISERS.
⑨	2x12 STAIR STRINGER (NO NOTCHING PERMITTED).



FLOOR FRAMING PLAN

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

REVISIONS	BY

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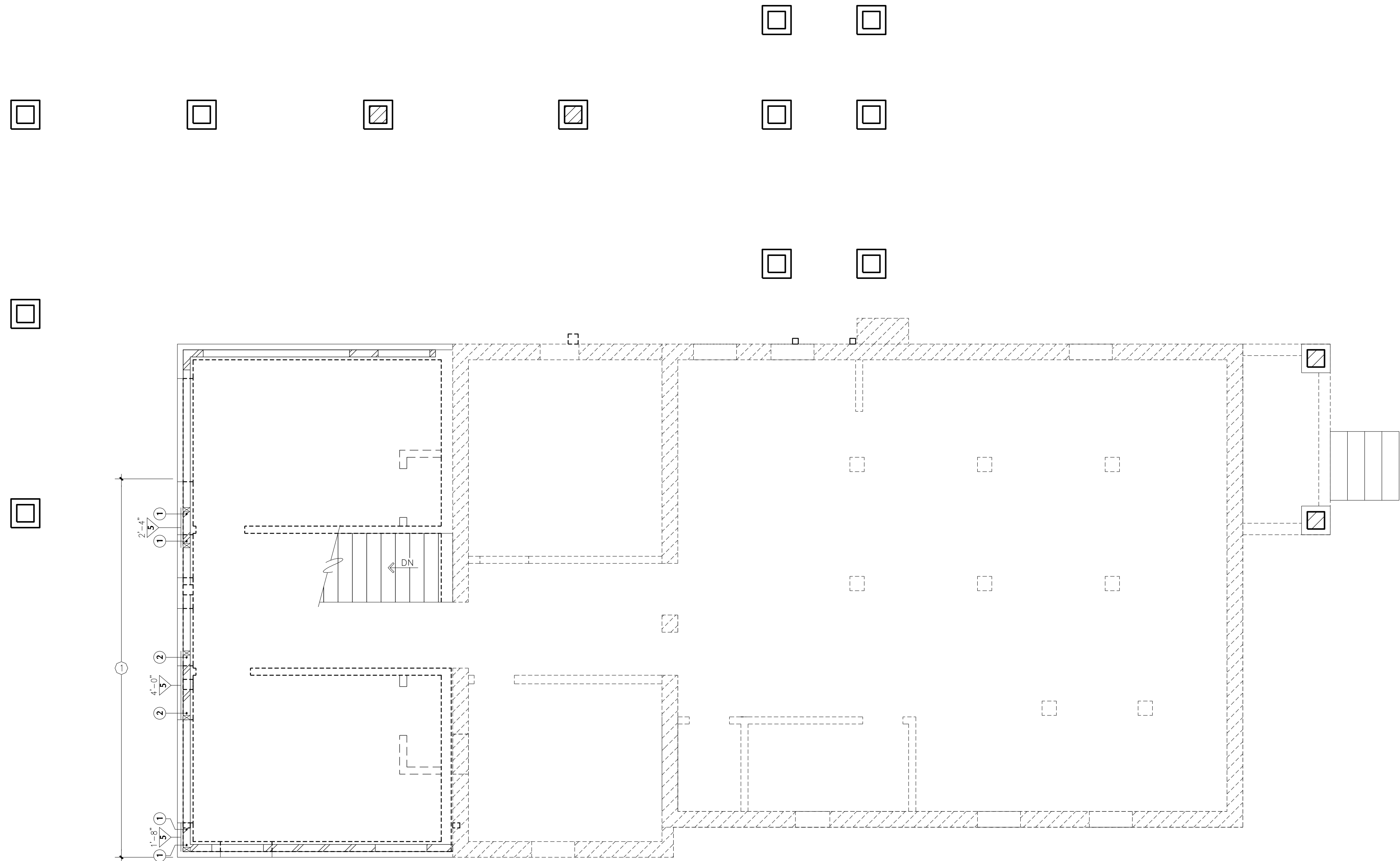
**W. Alan Kenson & Associates, P.C.**  
P.O. Box 11593  
Prescott, AZ 86304  
P 928-443-5812  
F 928-443-5815  
email: wakaarchitect@gmail.com  
www.kenson-associates.com  
**ARCHITECTURE & PLANNING**

**DRAWING:** FLOOR FRAMING PLAN  
**PROJECT:** Vakula Residence Addition  
226 S. Pleasant St.  
Prescott, AZ 86303  
**APN:** 109-01-114A

DRAWN BY	ASF
CHECKED BY	AGK
DATE	April 5th, 2023
JOB NO.	790
SHEET	







SHEARWALL HOLDOWN SCHEDULE				
MARK	HOLDOWN	SHEARWALL END POST	DETAIL REFERENCE	ALTERNATE DETAIL
①	(2) SIMPSON HDU4 OR MST48	(2) 2X STUDS	217	218
②	(2) SIMPSON HDU5 OR MST60	(2) 2X STUDS	217	218
③	SIMPSON HDU11 OR STD14	(2) 2X STUDS	110	111

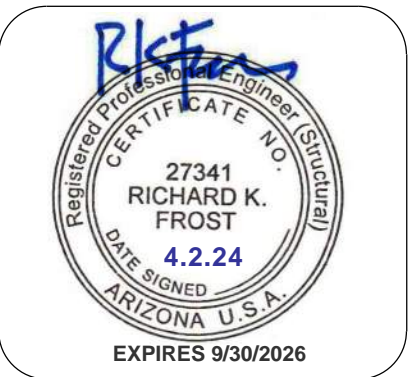
SHEARWALL SCHEDULE (ALL EXTERIOR WALLS ARE /S/ UNLESS NOTED OTHERWISE)				
<b>NOTES:</b> 1. SHEARWALL TYPES LISTED BELOW ARE NOT JOB SPECIFIC. SOME TYPES MAY NOT BE USED ON PLANS. 2. BLOCK ALL PANEL EDGES WHERE INDICATED ON SCHEDULE. EDGE NAIL SHEATHING AT BLOCKED EDGES. 3. FRAMING MEMBER SUPPORTING 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" A.B. AT 72" O.C. WOOD: 16d AT 16" O.C.
② L=P.P.	3/8" 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" A.B. AT 72" O.C. WOOD: 16d AT 12" O.C.
③ L=P.P.	① BOTH SIDES	5d COOLER AT 7" O.C. OR #6 SCREWS AT 6" O.C.	5d COOLER AT 7" O.C. OR #6 SCREWS AT 12" O.C.	CONCRETE: 1/2" A.B. AT 48" O.C. WOOD: 16d AT 8" O.C.
④ L=P.P.	① ONE SIDE ② OTHER SIDE	SEE ABOVE	SEE ABOVE	CONCRETE: 1/2" A.B. AT 36" O.C. WOOD: 16d 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" A.B. AT 36" O.C. WOOD: 16d 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" A.B. AT 24" O.C. WOOD: 16d AT 4" O.C.
⑦ L=P.P.	1/2" OR 3/8" PLYWOOD OR OSB (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 3" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" A.B. AT 18" O.C. WOOD: 16d AT 3" O.C.
⑧ L=P.P.	1/2" OR 3/8" PLYWOOD OR OSB (BLOCKED) ONE SIDE OF WALL 3X STUDS/BLOCKING AT ADJOINING PANEL EDGES. 3X BOTTOM PLATE.	10d COMMON AT 3" O.C. STAGGER AT ADJOINING PANEL EDGES	10d COMMON AT 12" O.C.	CONCRETE: 1/2" A.B. AT 16" O.C. WOOD: 16d AT 3" O.C. WOOD: 3/8" X 6" LONG LAG SCREWS AT 8" O.C.

SHEARWALL HOLDOWN FASTENERS		
HOLDOWN	HOLDOWN CONNECTS TO STRUCTURE BELOW WITH:	HOLDOWN CONNECTS TO SHEARWALL ENDOPOST WITH:
(2) SIMPSON HDU4	3/8" THREADED ROD	(10) 1/4"x2.5" SDS SCREWS
(2) SIMPSON HDU5	3/8" THREADED ROD	(14) 1/4"x2.5" SDS SCREWS
SIMPSON HDU11	16" LONG 1" THREADED ROD ANCHOR WITH DBL NUT AT BOTTOM	(30) 1/4"x2.5" SDS SCREWS
SIMPSON MST48	(23) 16d SINKERS	(23) 16d SINKERS
SIMPSON MST60	(28) 16d SINKERS	(28) 16d SINKERS
SIMPSON STD14	CAST-IN-PLACE SIMPSON	(30) 16d SINKERS

PLAN KEYNOTES	
①	SOLID 3X BLOCKING OR 4X BLOCKING WITH SIMPSON CMT16 TYPE STRAP AT THE BOTTOM OF THE HEADERS TO THE END OF THE WALL.

REVISIONS	BY

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**W. Alan Kenson & Associates, P.C.**  
P 928-443-5812  
F 928-443-5815  
email: wakaarchitect@gmail.com  
www.kenson-associates.com

**ARCHITECTURE & PLANNING**

**DRAWING:** SHEARWALL PLAN - UPPER

**PROJECT:** Vakula Residence Addition  
226 S. Pleasant St.  
Prescott, AZ 86303

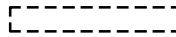

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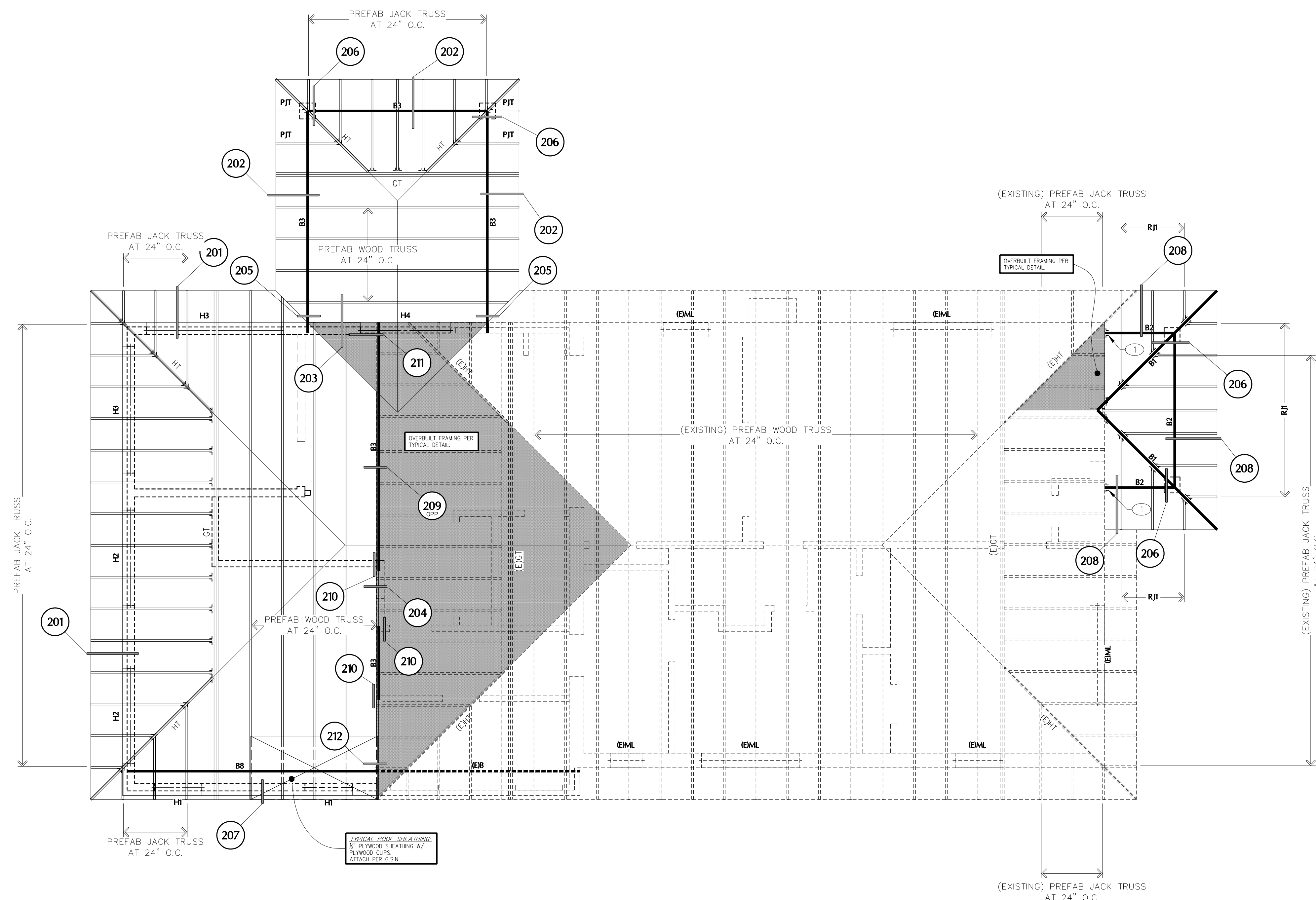
DRAWN BY ASF
CHECKED BY AGK
DATE April 5th, 2023
JOB NO. 790
SHEET

**S3.1**



ROOF JOIST (RJ) SCHEDULE		
MARK	JOIST	REMARKS
RJ1	2X6 AT 24" O.C.	---

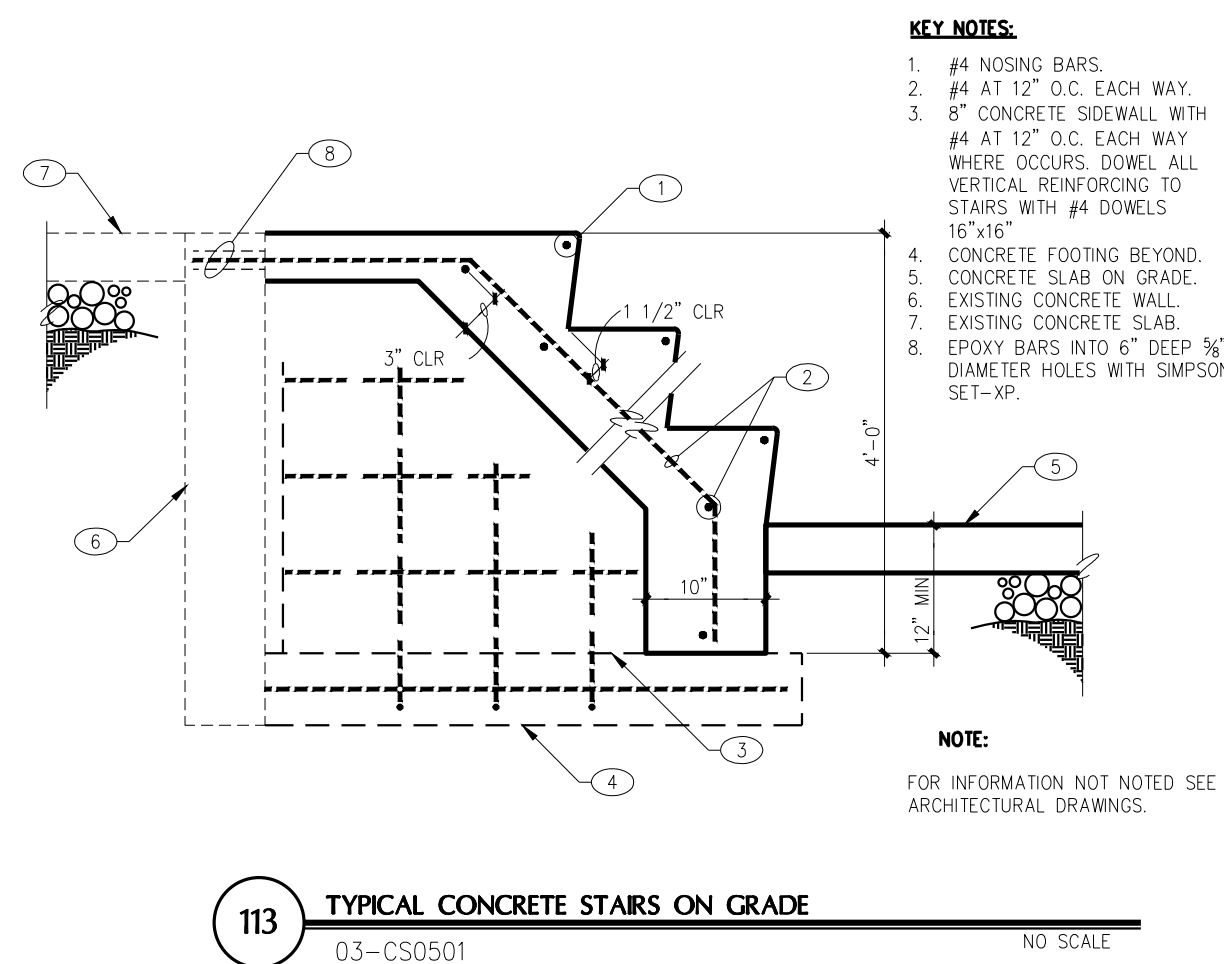
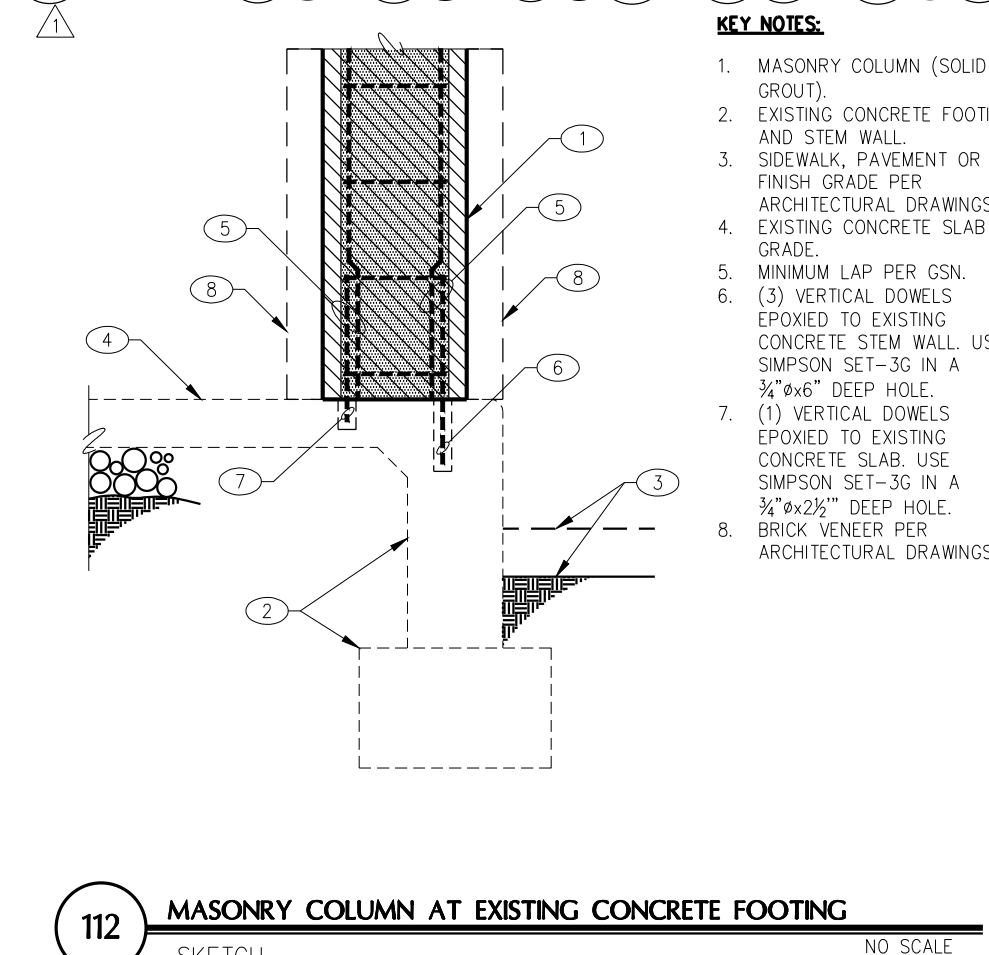
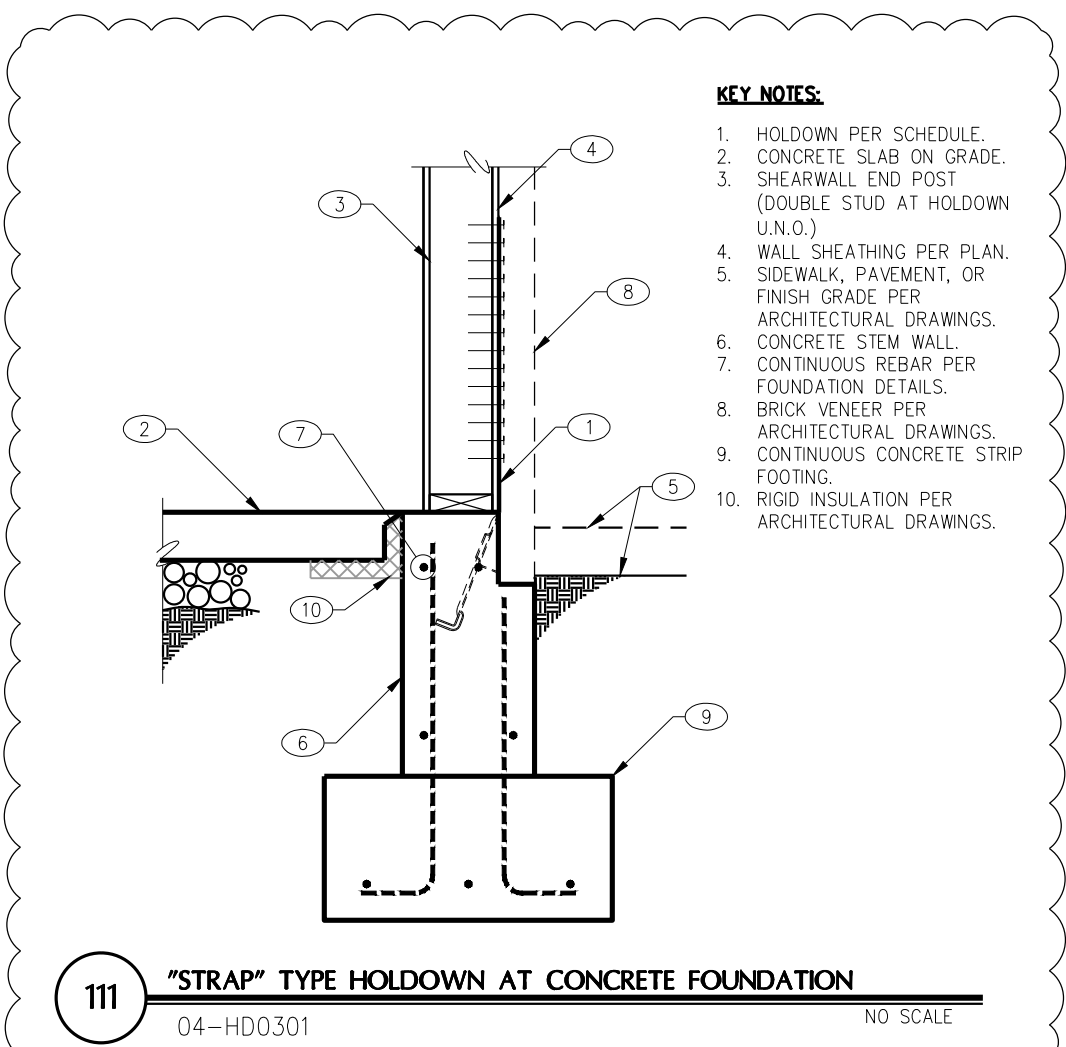
WALL SCHEDULE	
<b>NOTE:</b>	SEE PLAN SCHEDULES, DETAILS AND GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
<b>AS SHOWN ON PLANS</b>	<b>INDICATES:</b>
	STRUCTURAL WALL BELOW (CORNER WALL, SHEARWALL, OR EXTERIOR WALL).
	NON-STRUCTURAL WALL BELOW.
<b>ROOF FRAMING PLAN NOTES</b>	
1.	VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
2.	FOR LOCATION OF DETAILS SEE SHEET INDEX ON SHEET S1.
3.	ALL SCHEDULED MARK DESIGNATIONS MAY NOT NECESSARILY BE FOUND ON THIS PLAN. SCHEDULES ARE TYPICAL TO THIS PROJECT.
4.	B1, B2, ETC. — AS SHOWN ON PLAN INDICATES A BEAM. SEE BEAM SCHEDULE FOR ADDITIONAL INFORMATION.
5.	RJ1, RJ2, ETC. — AS SHOWN ON PLAN INDICATES ROOF JOISTS. SEE ROOF JOIST SCHEDULE FOR ADDITIONAL INFORMATION.
6.	H1, H2, ETC. — AS SHOWN ON PLAN INDICATES A HEADER. SEE HEADER SCHEDULE FOR ADDITIONAL INFORMATION.
7.	GT — AS SHOWN ON PLAN INDICATES A PREFAB GIRDER TRUSS
8.	HT — AS SHOWN ON PLAN INDICATES A PREFAB HIP TRUSS
9.	(E)ML — AS SHOWN ON PLAN INDICATES AN EXISTING MASONRY LINTEL.
10.	(E)GT — AS SHOWN ON PLAN INDICATES AN EXISTING PREFAB GIRDER TRUSS.
11.	(E)HT — AS SHOWN ON PLAN INDICATES AN EXISTING PREFAB HIP TRUSS
12.	FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION
<b>PLAN KEYNOTES</b>	
①	SIMPSON HUC48 WITH 1/4"x24" TITEN BURDEN SCREWS.



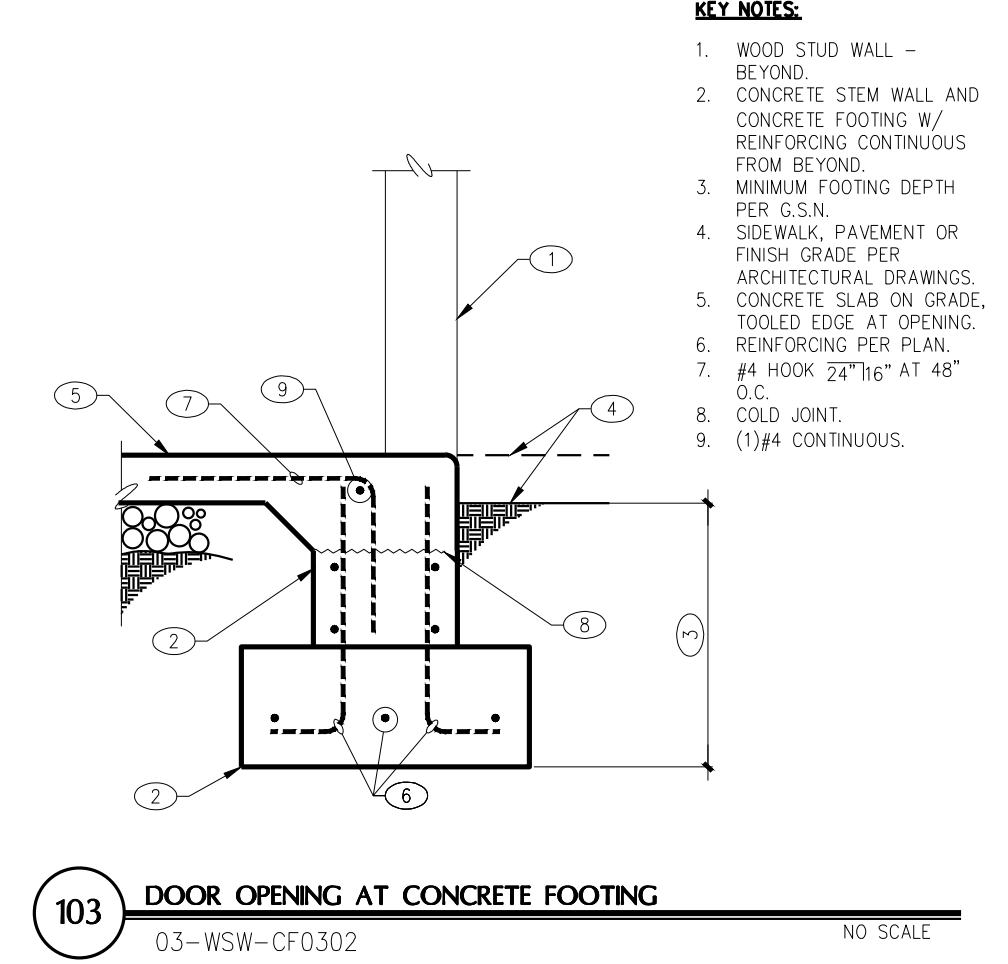
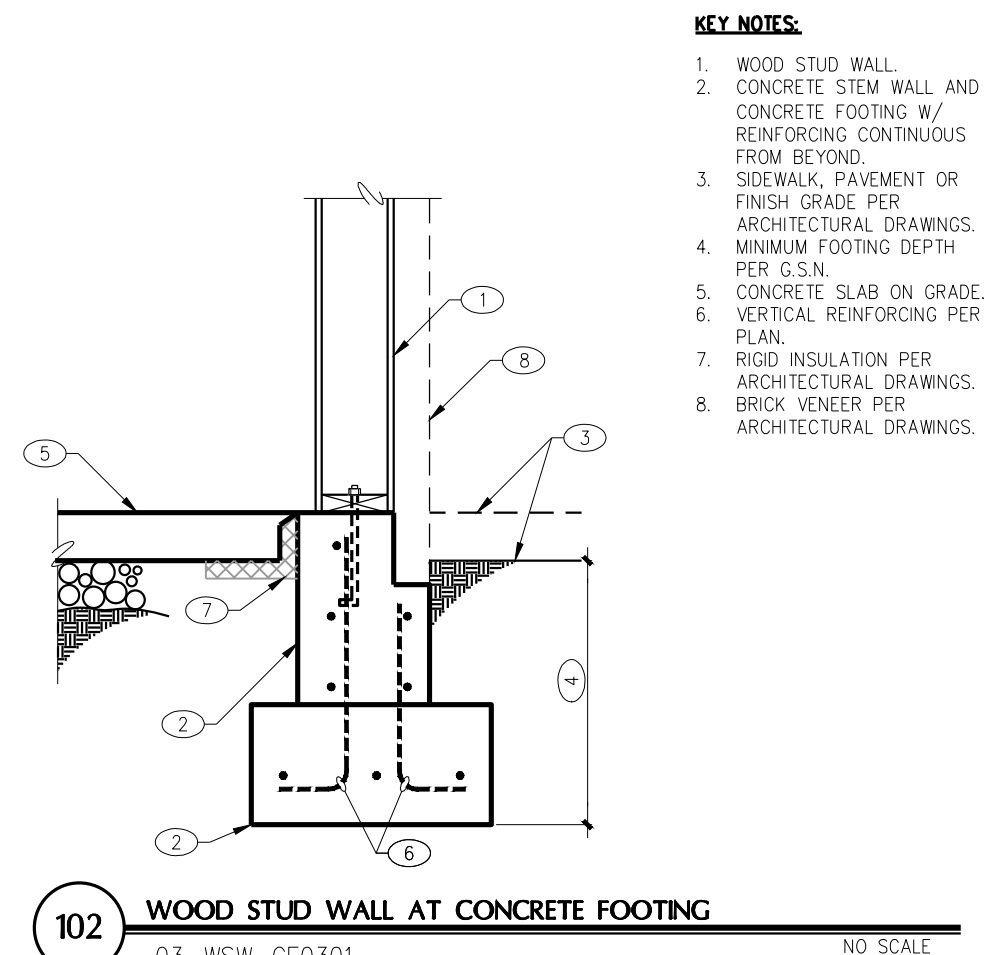
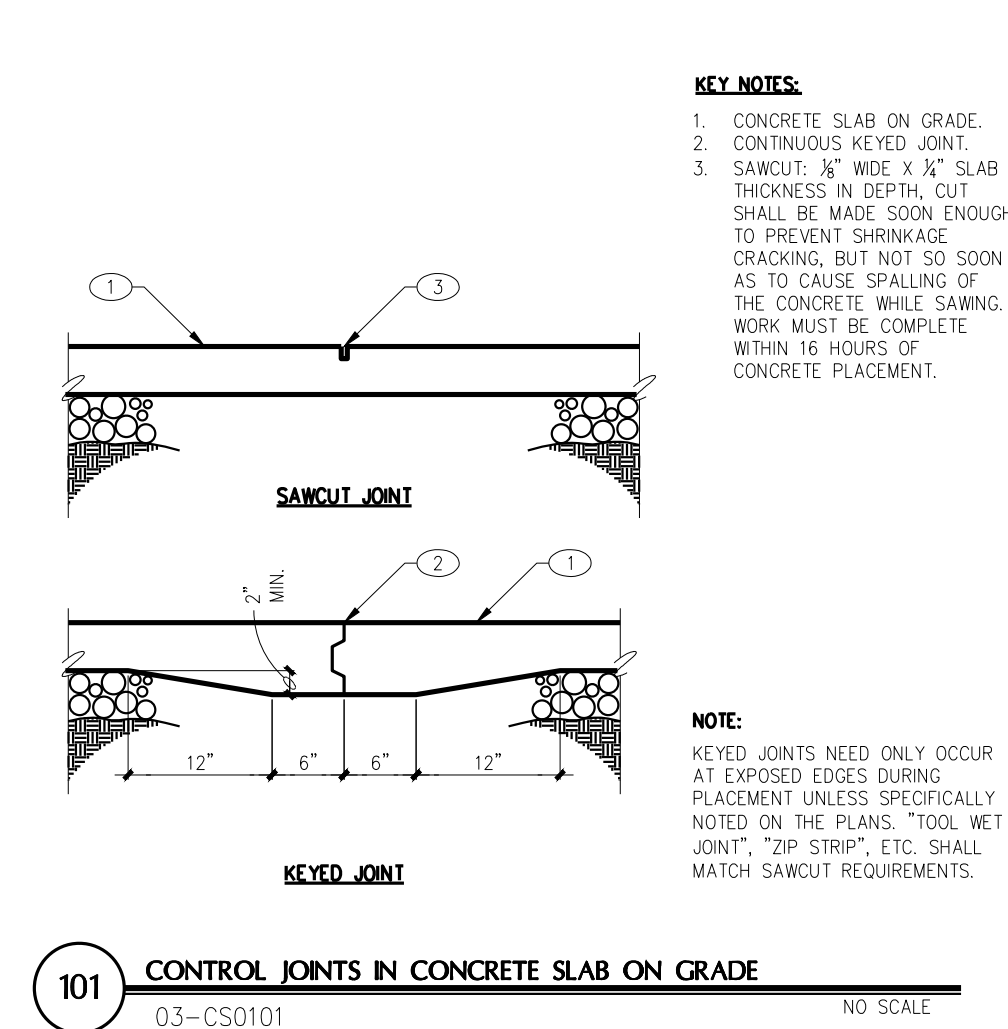
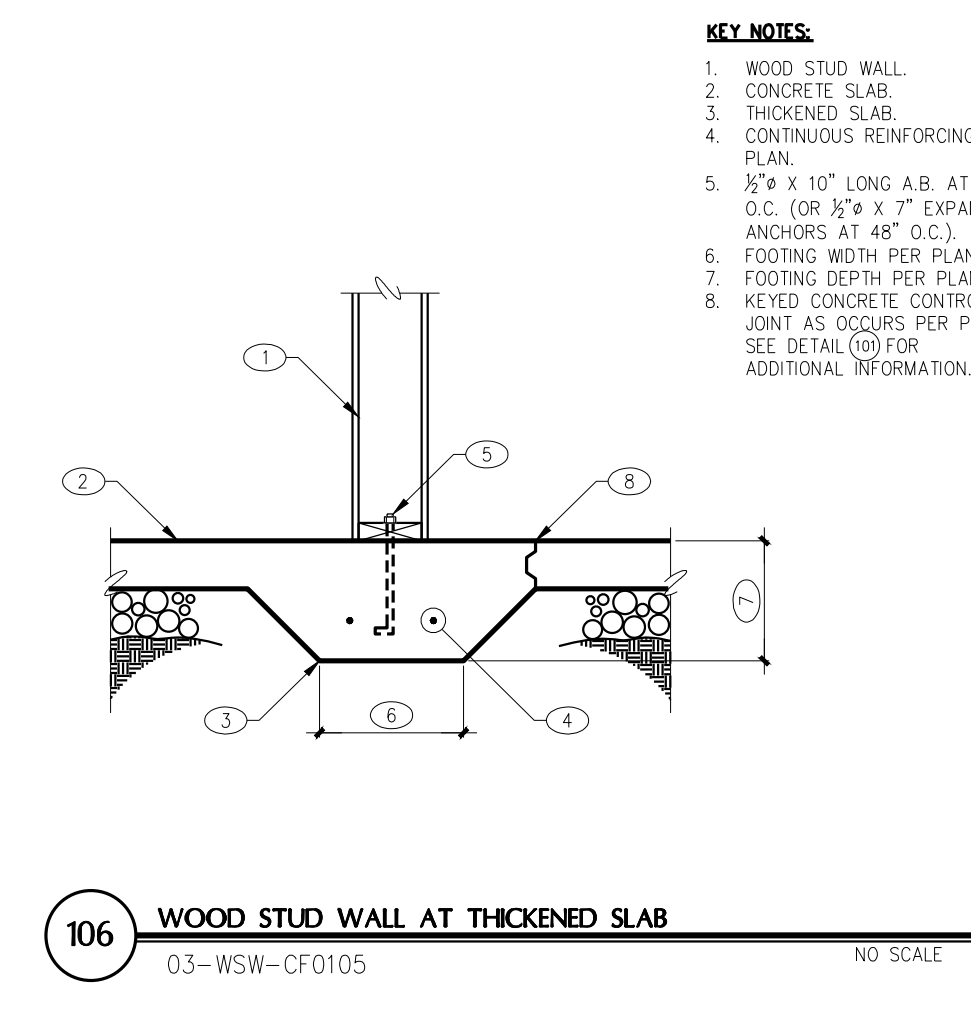
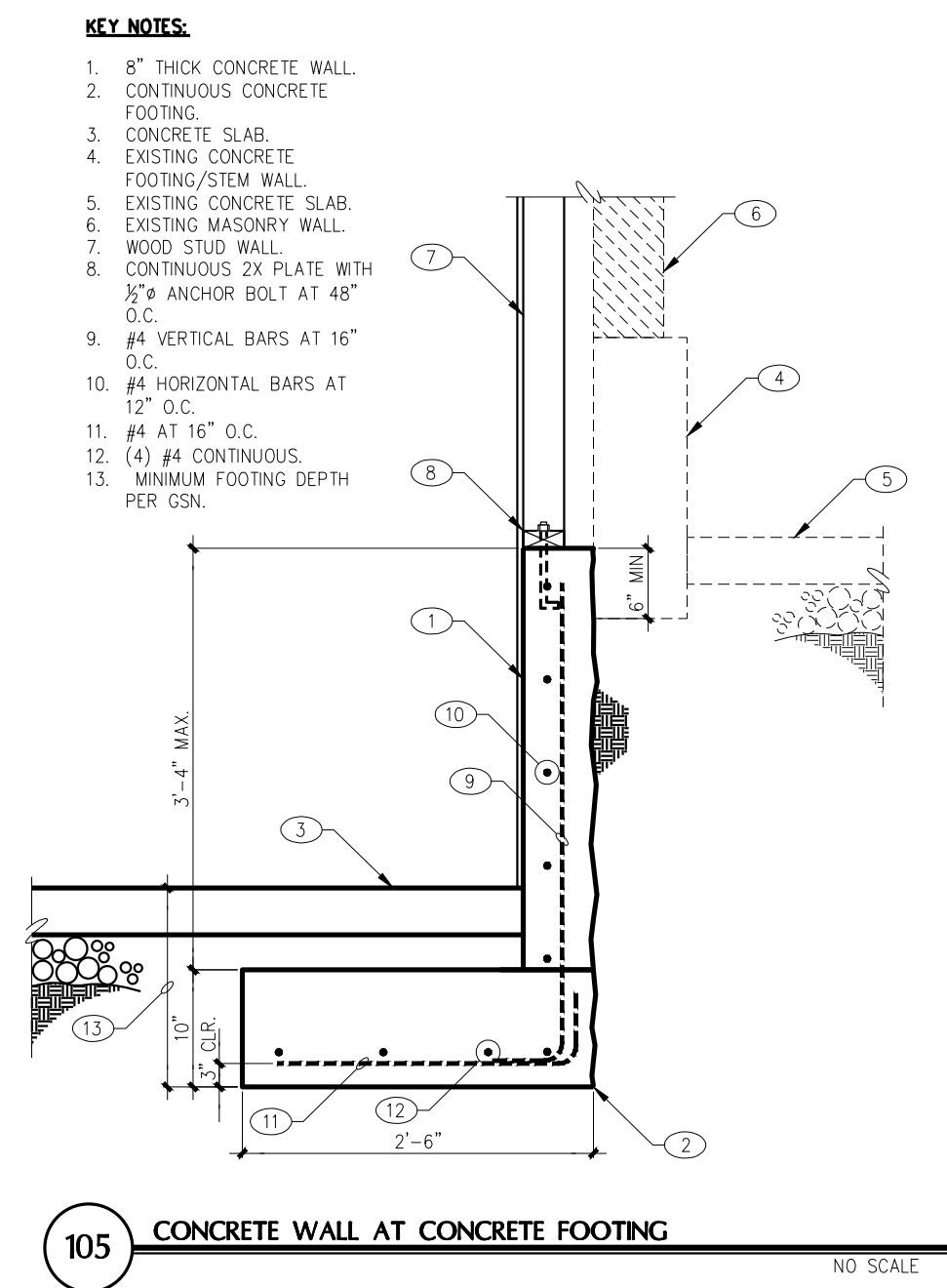
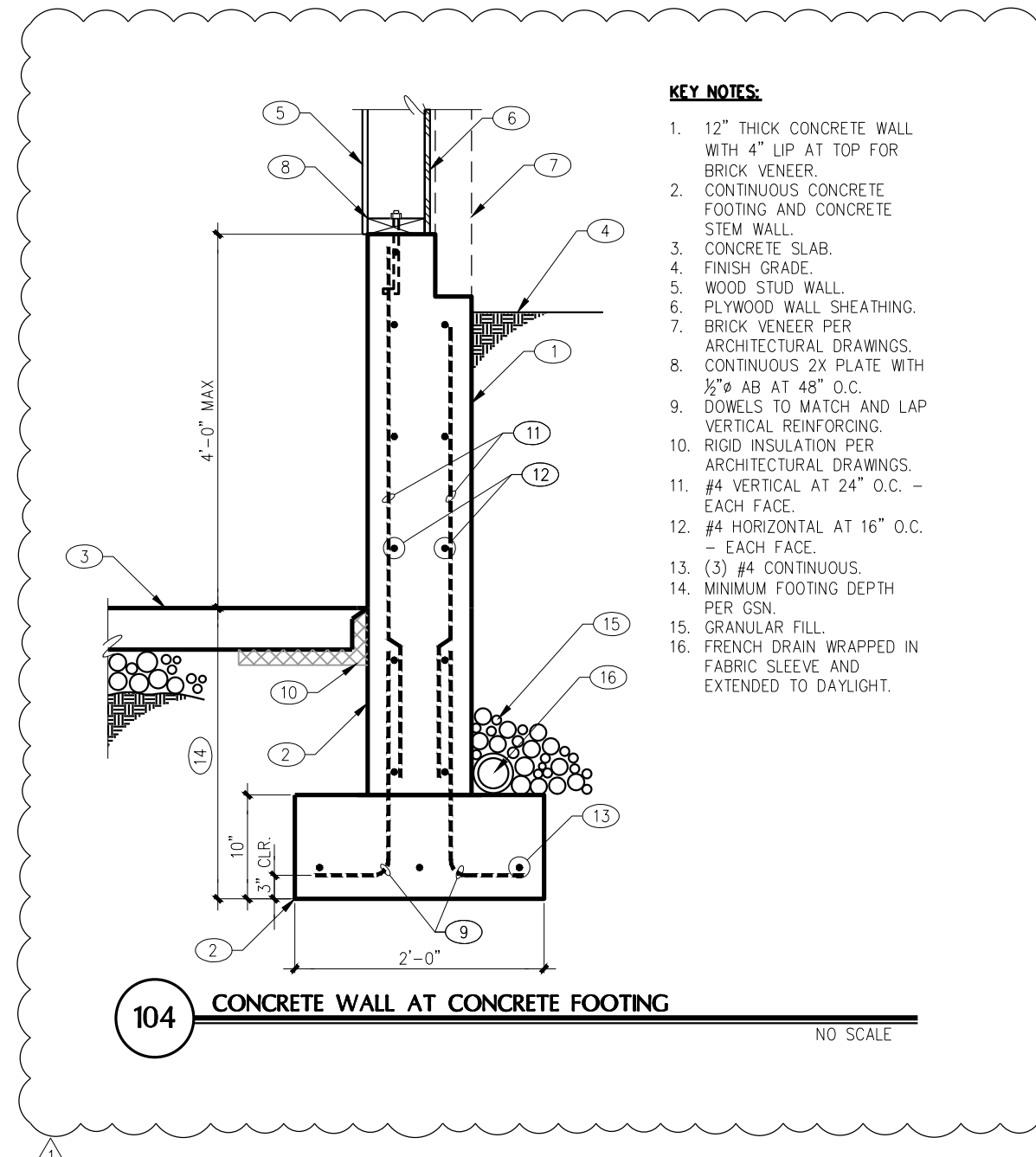
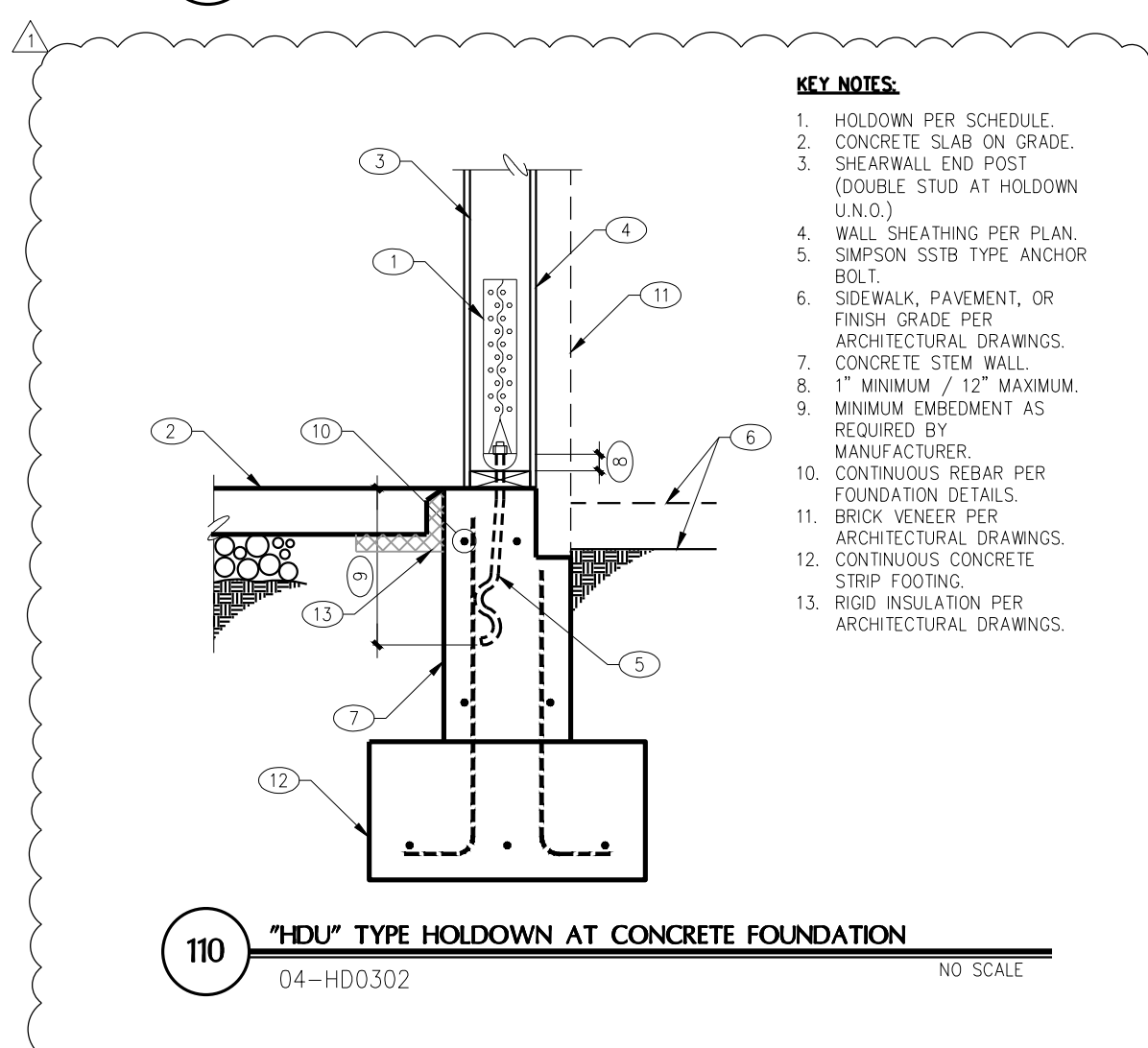
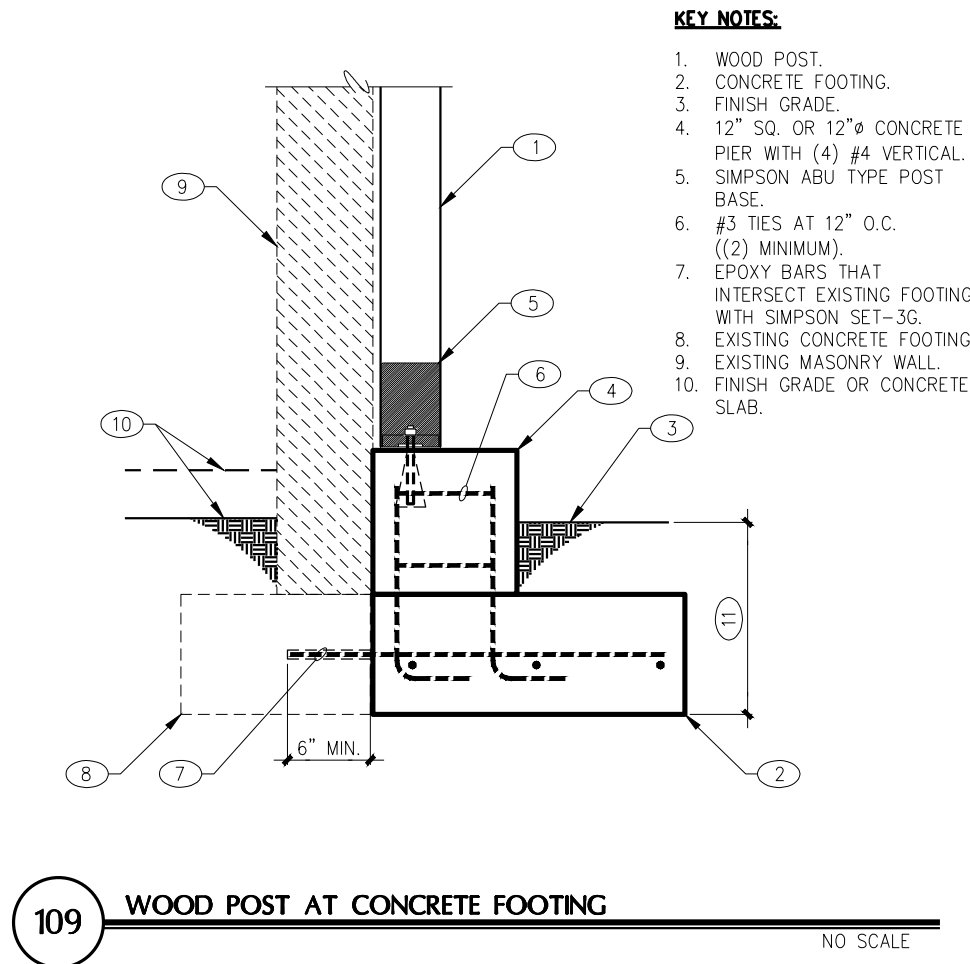
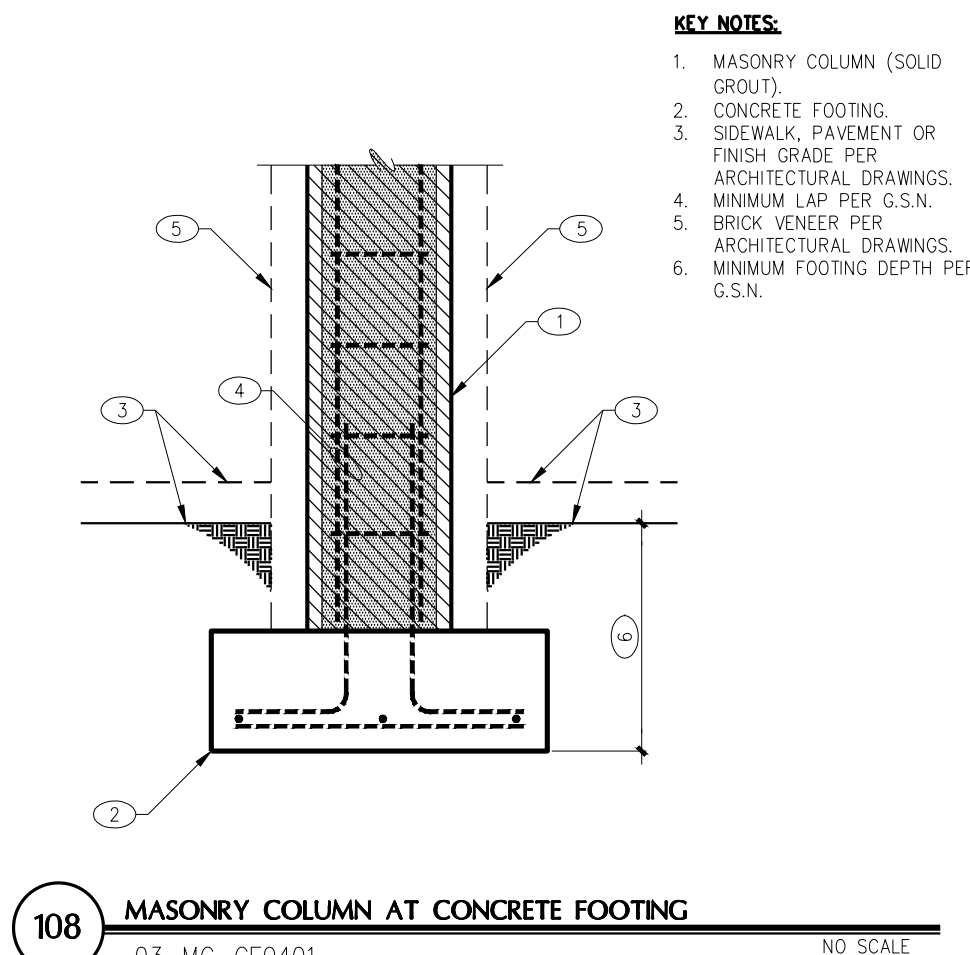
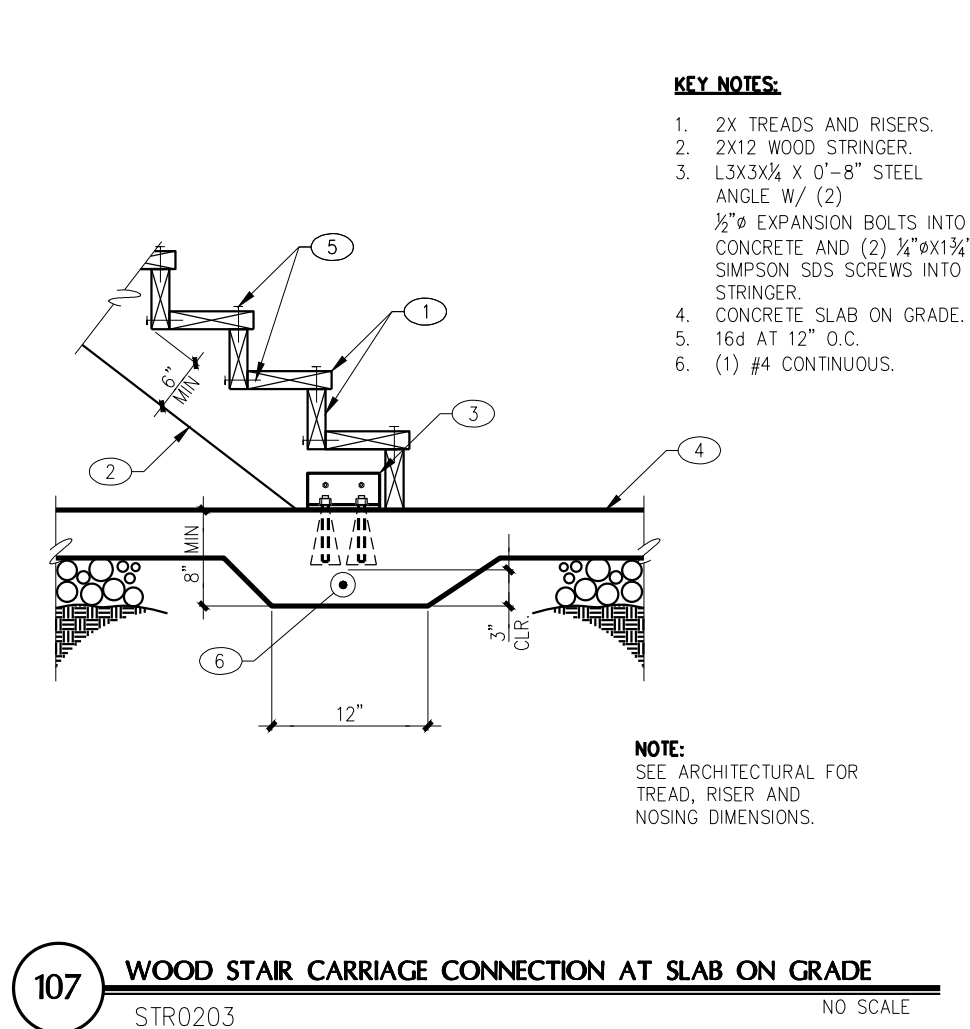
SCALE:  $1/4" = 1'-0"$

### S3.2



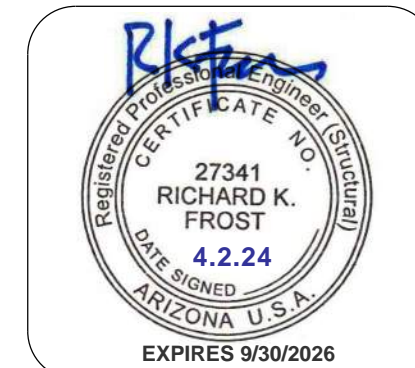


**NOTE:**  
FOR INFORMATION NOT NOTED SEE ARCHITECTURAL DRAWINGS.



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3/29/2024	IC

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

P 928-443-5812  
F 928-443-5815  
email: wakaarchitect@gmail.com  
www.kenson-associates.com

P.O. Box 11593  
Prescott, AZ 86304

**ARCHITECTURE & PLANNING**

**DRAWING:** FOUNDATION DETAILS

**PROJECT:** Vakula Residence Addition  
226 S. Pleasant St.  
Prescott, AZ 86303

**APN:** 109-01-114A

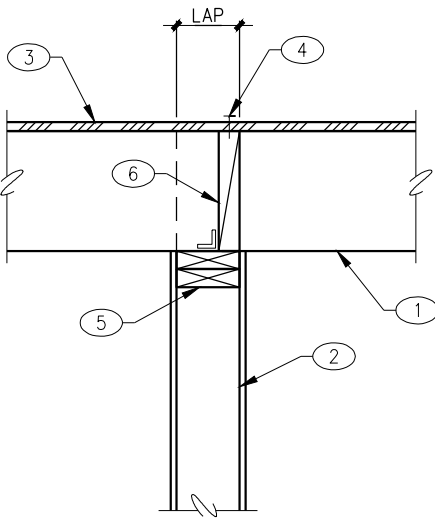
DRAWN BY ASF
CHECKED BY AGK
DATE April 5th, 2023
JOB NO. 790
SHEET





KEY NOTES:

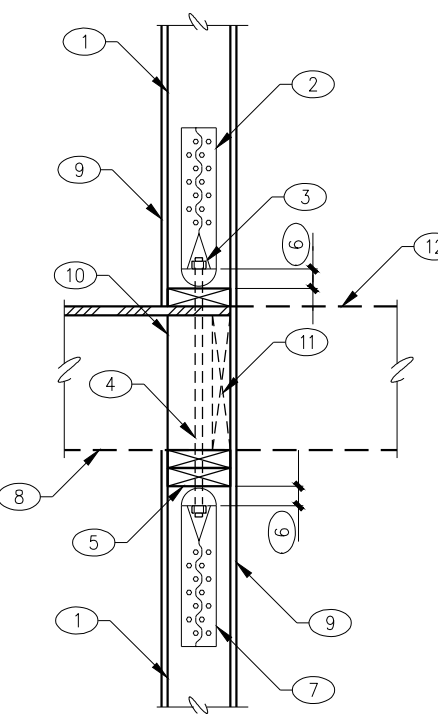
1. WOOD JOIST CONTINUOUS OVER WOOD STUD WALL.
2. WOOD STUD WALL.
3. PLYWOOD SHEATHING.
4. EDGE NAILING.
5. DOUBLE TOP PLATE.
6. SOLID 2X BLOCKING WITH SIMPSON A35 AT EACH BLOCK.



216 WOOD JOIST AT WOOD STUD WALL  
06-WJ-WSW0303-F NO SCALE

KEY NOTES:

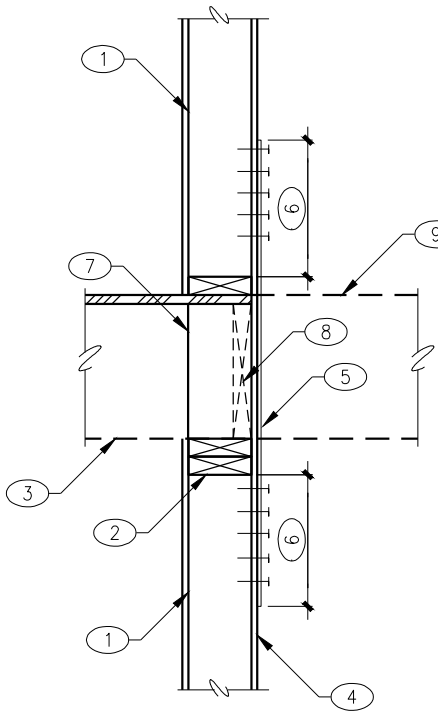
1. SHEARWALL END POST (DOUBLE STUD AT U.O.D.).
2. HOLDOWN PER SCHEDULE.
3. TIGHTEN NUTS AS REQUIRED BY MFR.
4. THREADED ROD.
5. DOUBLE TOP PLATE.
6. 1" MINIMUM / 12" MAXIMUM.
7. HOLDOWN PER SCHEDULE.
8. WOOD FLOOR FRAMING NOT SHOWN FOR CLARITY.
9. WALL SHEATHING PER PLAN.
10. SOLID BLOCKING TO EQUAL SHEARWALL END POST.
11. R/W JOIST AS OCCURS.
12. FLOOR SYSTEM CONTINUES WHERE SHOWN ON PLANS.



217 "HDU" TYPE HOLDOWN AT WOOD STUD WALL  
04-HD0502 NO SCALE

KEY NOTES:

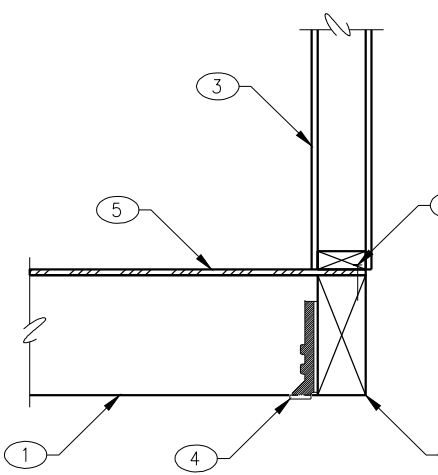
1. SHEARWALL END POST (DOUBLE STUD U.O.D.).
2. DOUBLE TOP PLATE.
3. WOOD FLOOR FRAMING NOT SHOWN FOR CLARITY.
4. WALL SHEATHING PER PLAN.
5. HOLDOWN PER SCHEDULE.
6. FILL ALL HOLES WITH 16d NAILS.
7. SOLID BLOCKING TO EQUAL SHEARWALL END POST.
8. R/W JOIST AS OCCURS.
9. FLOOR SYSTEM CONTINUES WHERE SHOWN ON PLANS.



218 "STRAP" TYPE HOLDOWN AT WOOD STUD WALL  
04-HD0501 NO SCALE

KEY NOTES:

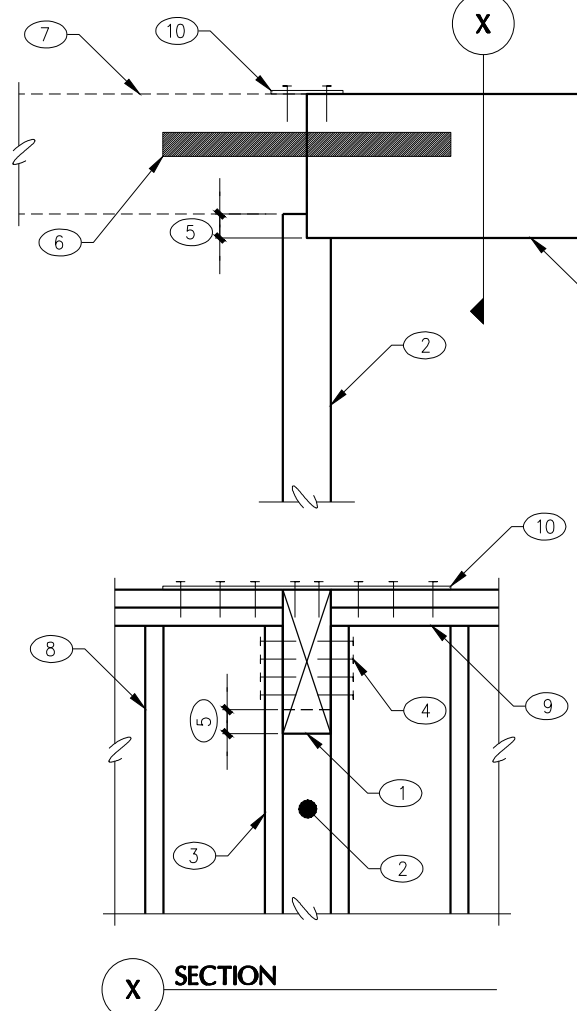
1. WOOD JOIST.
2. WOOD BEAM.
3. WOOD STUD WALL.
4. SIMPSON LUS210 TYPE HANGER.
5. PLYWOOD FLOOR SHEATHING.
6. EDGE NAILING.



219 WOOD JOIST AT WOOD BEAM  
NO SCALE

KEY NOTES:

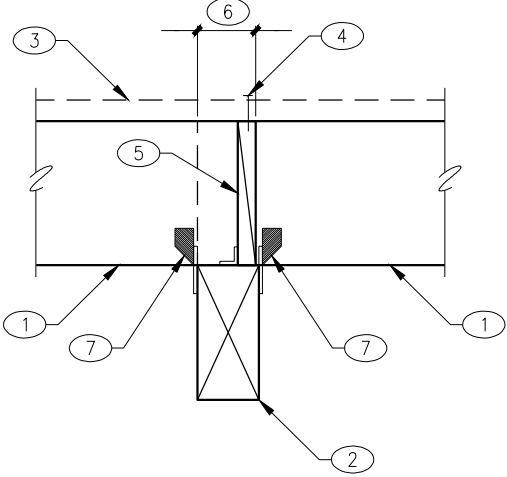
1. WOOD BEAM.
2. WOOD POST.
3. FULL-HEIGHT STUD ON EACH SIDE OF WOOD BEAM, AND EXISTING WOOD BEAM.
4. (4) 16d NAILS ON EACH SIDE OF WOOD BEAM AND ON EACH SIDE OF EXISTING BEAM.
5. NOTCH WOOD POST AS REQUIRED.
6. SIMPSON ST6224 STRAP ON ONE SIDE OF BEAM, CENTERED ON EXISTING AND NEW BEAM.
7. EXISTING WOOD BEAM.
8. WOOD STUD WALL.
9. DOUBLE TOP PLATE.
10. SIMPSON ST6224 STRAP CENTERED OVER BEAMS.



212 WOOD BEAM AT WOOD POST  
NO SCALE

KEY NOTES:

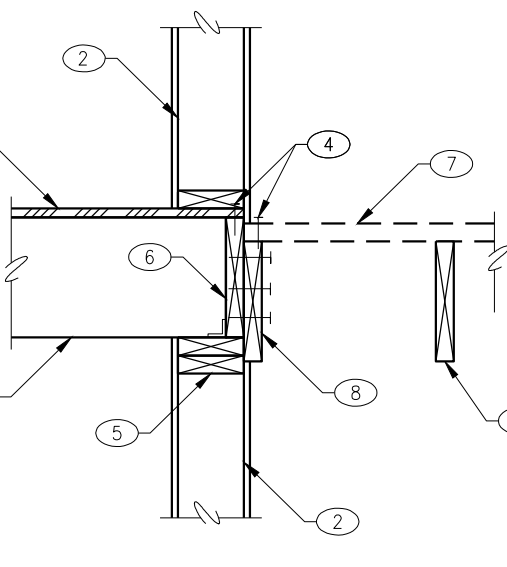
1. WOOD JOIST.
2. WOOD BEAM.
3. WOOD DECKING.
4. EDGE NAILING.
5. SOLID BLOCKING WITH SIMPSON A35 AT EACH BLOCK.
6. JOISTS LAP OVER BEAM.
7. SIMPSON H2.5A AT EACH JOIST.



213 WOOD JOIST AT WOOD BEAM  
06-WJ-WB0201 NO SCALE

KEY NOTES:

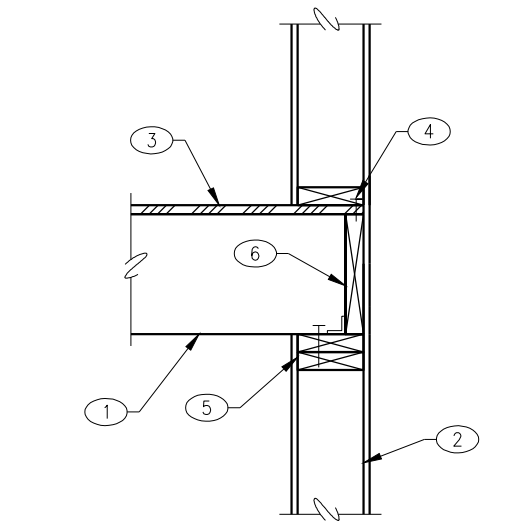
1. WOOD JOIST.
2. WOOD STUD WALL.
3. PLYWOOD SHEATHING.
4. EDGE NAILING.
5. CONTINUOUS R/W JOIST WITH SIMPSON A35 AT 48" O.C.
6. WOOD DECKING.
7. CONTINUOUS WOOD LEDGER.



214 WOOD JOIST AT WOOD STUD WALL  
06-WJ-WSW0401-F NO SCALE

KEY NOTES:

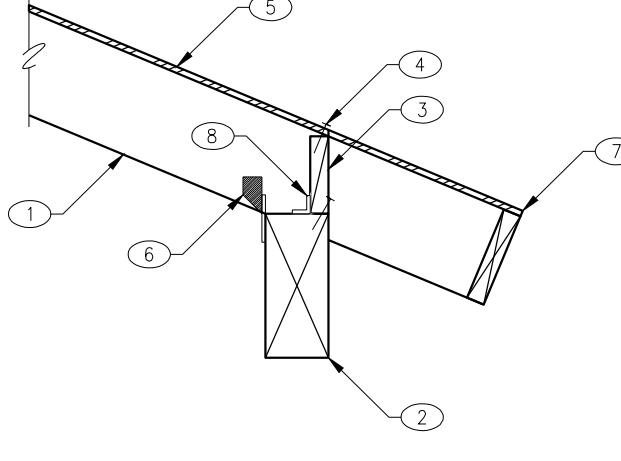
1. WOOD JOIST.
2. WOOD STUD WALL.
3. PLYWOOD SHEATHING.
4. EDGE NAILING.
5. DOUBLE TOP PLATE.
6. CONTINUOUS R/W JOIST WITH SIMPSON A35 AT 48" O.C.



215 WOOD JOIST AT WOOD STUD WALL  
06-WJ-WSW0501-F NO SCALE

KEY NOTES:

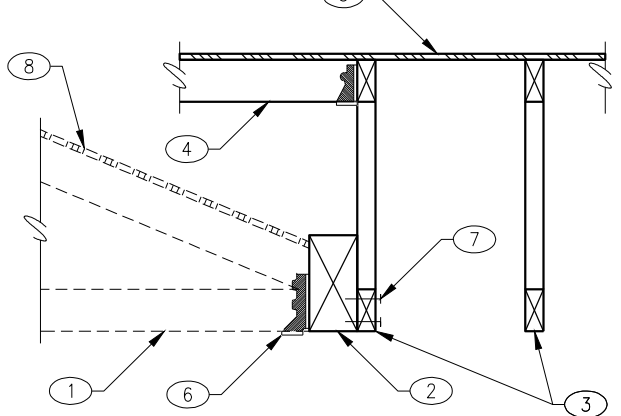
1. WOOD JOIST - NOTCH AS REQUIRED.
2. WOOD BEAM.
3. SOLID 2X BLOCKING WITH (3) 16d TO BEAM.
4. EDGE NAILING.
5. PLYWOOD SHEATHING.
6. SIMPSON H2.5A AT EACH JOIST.
7. VERIFY EAVE CONDITION W/ ARCHITECTURAL DRAWINGS.
8. SIMPSON A35 AT 48" O.C. UNLESS NOTED OTHERWISE ON PLANS - CENTER STRIP AT BEAM.
9. DOUBLE TOP PLATE.
10. 16d NAIL AT 24" O.C. EACH FACE.



208 WOOD JOIST AT WOOD BEAM  
06-WJ-WB0305 NO SCALE

KEY NOTES:

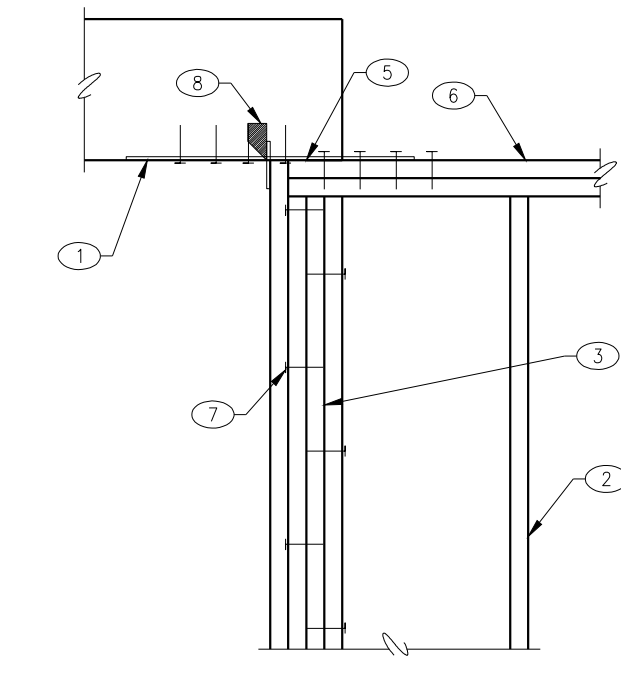
1. EXISTING FRAMING.
2. WOOD BEAM.
3. PREFAB WOOD TRUSS.
4. SIMPLE FRAMING AT OVER BUILD PER TYPICAL DETAILS.
5. PLYWOOD ROOF SHEATHING.
6. SIMPSON LUS26 (OR LUS26-2 IF 2-PLY).
7. 16d NAILS AT 12" O.C. - STAGGERED.
8. EXISTING PLYWOOD SHEATHING.



209 EXISTING FRAMING AT WOOD BEAM  
06-WT-WSW0106 NO SCALE

KEY NOTES:

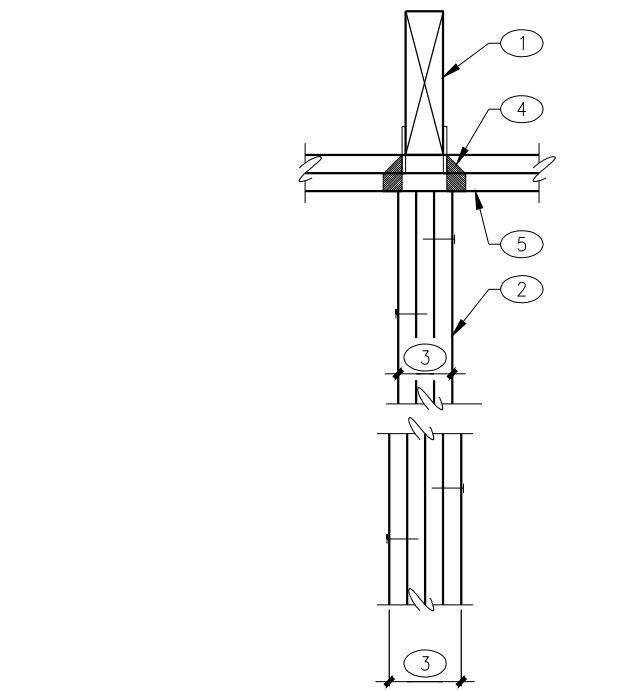
1. WOOD HEADER OR BEAM.
2. WOOD STUD WALL.
3. WALL STUDS AT OPENING.
4. (4) 16d FACENAIL TO END OF HEADER.
5. SIMPSON ST6224 TYPE STRAP.
6. DOUBLE TOP PLATE.
7. 16d FACENAIL AT 24" O.C. - TYPICAL EACH SIDE.
8. SIMPSON H2.5A TYPE CONNECTOR EACH SIDE OF BEAM.



210 BEAM ON TOP OF WOOD STUD WALL  
06-WB-WP0607 NO SCALE

KEY NOTES:

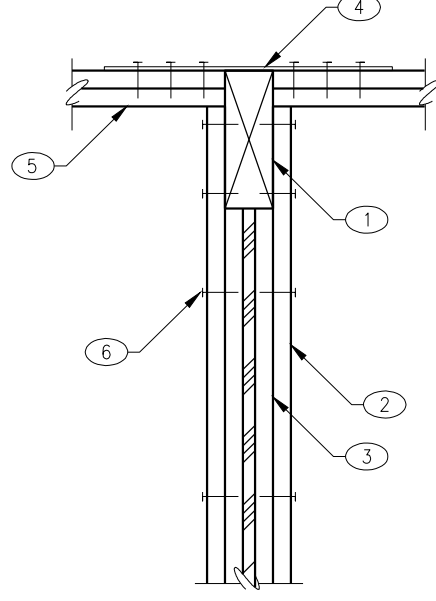
1. WOOD BEAM.
2. BUILT-UP STUDS W/ 16d AT 24" O.C. STAGGERED EACH SIDE.
3. (3) STUDS AT 4X WIDE OR LESS BEAMS - (4) STUDS AT 6X OR WIDER BEAMS.
4. SIMPSON H2.5 TYPE CONNECTOR EACH SIDE OF ORDER TRUSS OR BEAM.
5. DOUBLE TOP PLATE.



211 WOOD BEAM AT WOOD STUD WALL  
06-WB-WP0601 NO SCALE

KEY NOTES:

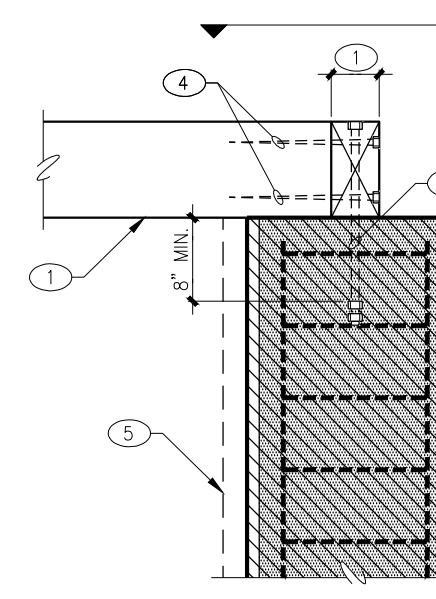
1. WOOD BEAM BEARING BELOW DOUBLE TOP PLATE AT WALL.
2. WOOD STUD FULL HEIGHT EACH SIDE OF BEAM.
3. BUILT-UP STUDS UNDER BEAM UNLESS POST IS NOTED ON PLANS - LOCATE PLYWOOD SPACER AS OCCURS TOWARDS CENTER OF BEAM.
4. SIMPSON ST6224 STRAP - UNLESS NOTED OTHERWISE ON PLANS - CENTER STRIP AT BEAM.
5. DOUBLE TOP PLATE.
6. 16d NAIL AT 24" O.C. EACH FACE.



205 WOOD BEAM POKETED AT WOOD STUD WALL  
06-WB-WP0602 NO SCALE

KEY NOTES:

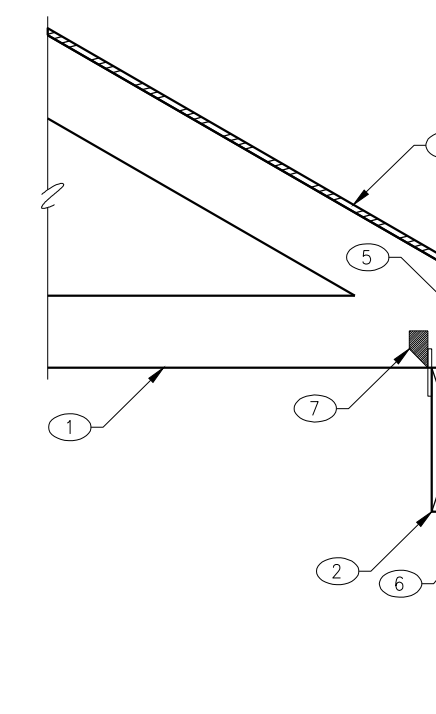
1. WOOD BEAM.
2. MASONRY COLUMN (SOLID GROUT).
3. 3/8" THREADED ROD WITH DOUBLE NUT AT BOTTOM.
4. (2) 12" LONG 3/8" LAG BOLTS.
5. BRICK VENEER PER ARCHITECTURAL DRAWINGS.



206 WOOD BEAM AT MASONRY COLUMN  
NO SCALE

KEY NOTES:

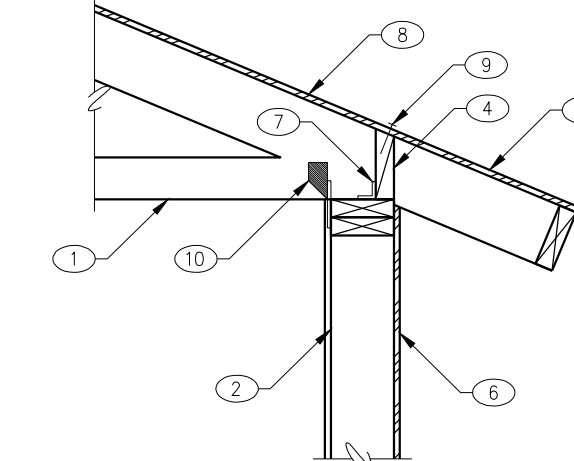
1. PREFAB WOOD TRUSS.
2. WOOD BEAM.
3. WOOD STUD WALL.
4. PLYWOOD ROOF SHEATHING.
5. SOLID 2X BLOCKING WITH SIMPSON A35 AT 48" O.C.
6. EDGE NAILING.
7. SIMPSON H2.5A AT EACH TRUSS.
8. CONTINUOUS 2X4 WITH (1) 16d AT 8" O.C. - STAGGERED.
9. 2X4 JOIST AT 24" O.C. WITH (3) 16d O.C. TOENAILS EACH END.
10. CONTINUOUS 3/2" PLYWOOD SHEATHING.
11. BEIGLED PLATE WITH 16d AT 12" O.C.
12. DOUBLE TOP PLATE.
13. WALL SHEATHING PER G.S.N.



207 WOOD TRUSS AT WOOD BEAM  
NO SCALE

KEY NOTES:

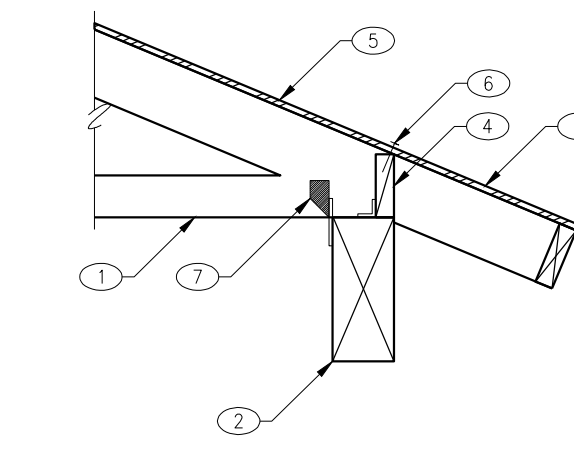
1. PREFAB WOOD TRUSS.
2. WOOD STUD WALL.
3. VERIFY EAVE CONDITION WITH ARCHITECTURAL DRAWINGS.
4. SOLID 2X BLOCKING RIPROD TO FIT BOTTOM OF PLYWOOD SHEATHING.
5. DOUBLE TOP PLATE.
6. WALL SHEATHING AS OCCURS.
7. SIMPSON A35 TYPE CONNECTOR AT EACH BLOCK.
8. PLYWOOD SHEATHING.
9. EDGE NAILING.
10. SIMPSON H2.5A TYPE CONNECTOR AT EACH TRUSS.



201 2X PREFAB WOOD TRUSS AT WOOD STUD WALL  
06-WT-WSW0101-1 NO SCALE

KEY NOTES:

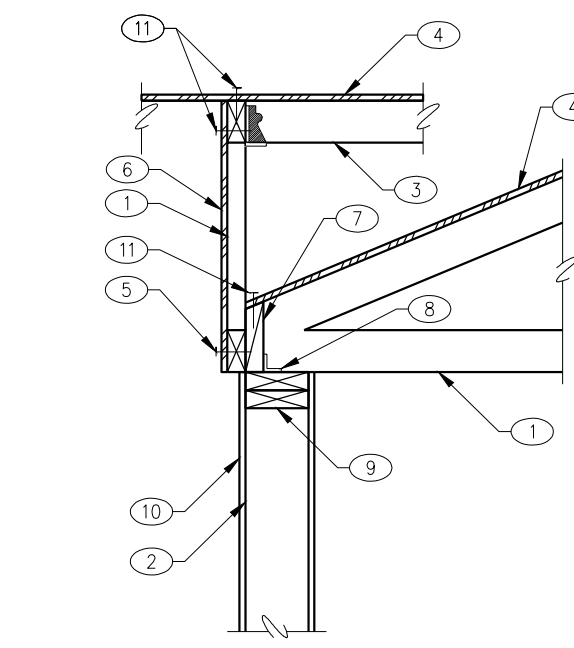
1. PREFAB WOOD TRUSS.
2. WOOD BEAM.
3. VERIFY EAVE CONDITION WITH ARCHITECTURAL DRAWINGS.
4. SOLID 2X BLOCKING W/ SIMPSON A35 TYPE CONNECTOR.
5. PLYWOOD SHEATHING.
6. EDGE NAILING.
7. SIMPSON H2.5A TYPE CONNECTOR.



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

KEY NOTES:

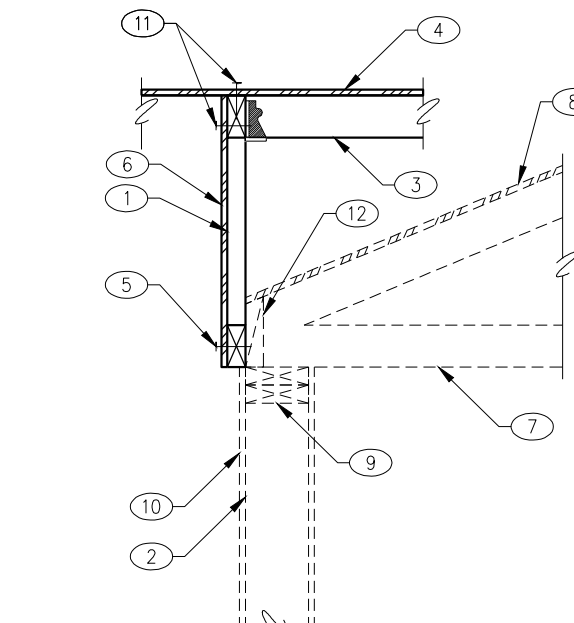
1. PREFAB WOOD TRUSS.
2. WOOD STUD WALL.
3. SIMPLE FRAMING AT OVERBUILD PER TYPICAL DETAILS.
4. PLYWOOD ROOF SHEATHING PER G.S.N.
5. (2) 16d NAILS TO EACH BLOCK.
6. PLYWOOD WALL SHEATHING PER G.S.N.
7. SOLID 2X BLOCKING.
8. SIMPSON A35 WHERE NOTED ON PLANS.
9. DOUBLE TOP PLATE.
10. WALL SHEATHING AS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



203 PREFAB 2X WOOD TRUSS AT WOOD STUD WALL  
06-WT-WSW0106 NO SCALE

KEY NOTES:

1. PREFAB WOOD TRUSS.
2. EXISTING WOOD STUD WALL.
3. SIMPLE FRAMING AT OVERBUILD PER TYPICAL DETAILS.
4. PLYWOOD ROOF SHEATHING PER G.S.N.
5. (2) 16d NAILS TO EACH BLOCK.
6. PLYWOOD WALL SHEATHING PER G.S.N.
7. EXISTING ROOF FRAMING.
8. EXISTING PLYWOOD SHEATHING.
9. EXISTING DOUBLE TOP PLATE.
10. EXISTING WALL SHEATHING AS OCCURS.
11. EDGE NAILING.
12. EXISTING SOLID BLOCKING.



204 PREFAB 2X WOOD TRUSS AT WOOD STUD WALL  
06-WT-WSW0106 NO SCALE

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**W. Alan Kenson & Associates, P.C.**  
P.O. Box 11593  
Prescott, AZ 86304  
P 928-443-5812  
F 928-443-5815  
email: wakaarchitect@gmail.com  
www.kenson-associates.com

**ARCHITECTURE & PLANNING**

**DRAWING:** FRAMING DETAILS

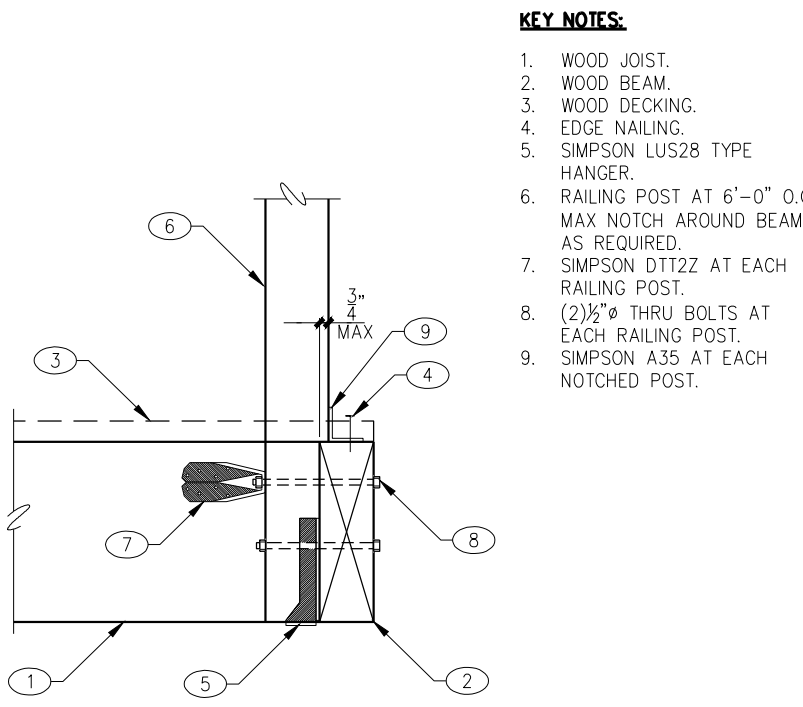
**PROJECT:** Vakula Residence Addition  
226 S. Pleasant St.  
Prescott, AZ 86303

**APN:** 109-01-114A

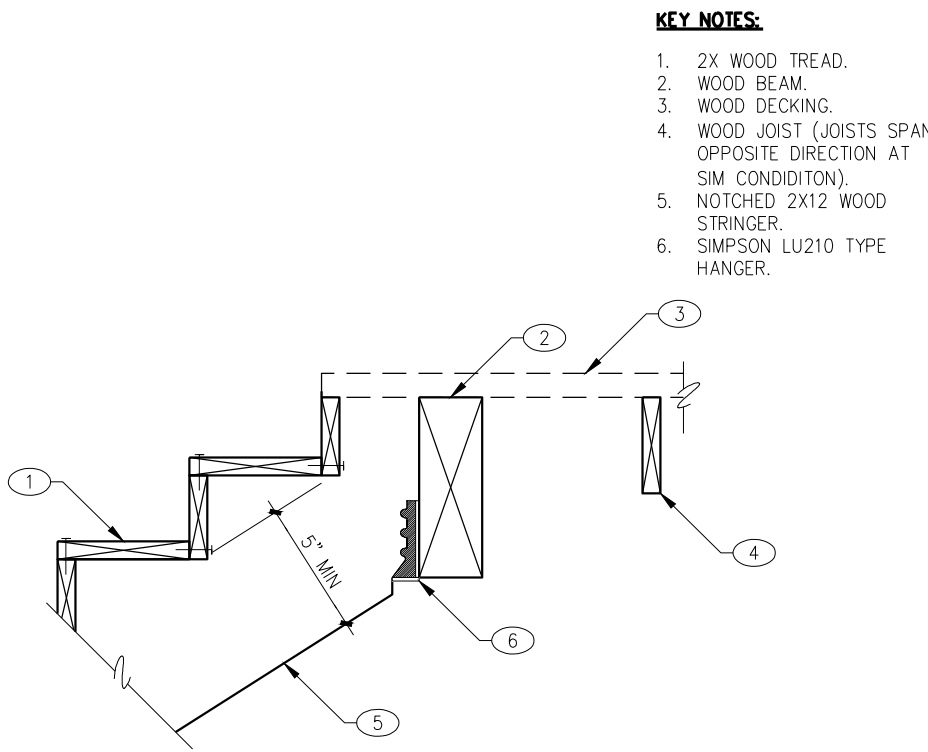
DRAWN BY ASF
CHECKED BY AGK
DATE April 5th, 2023
JOB NO. 790
SHEET



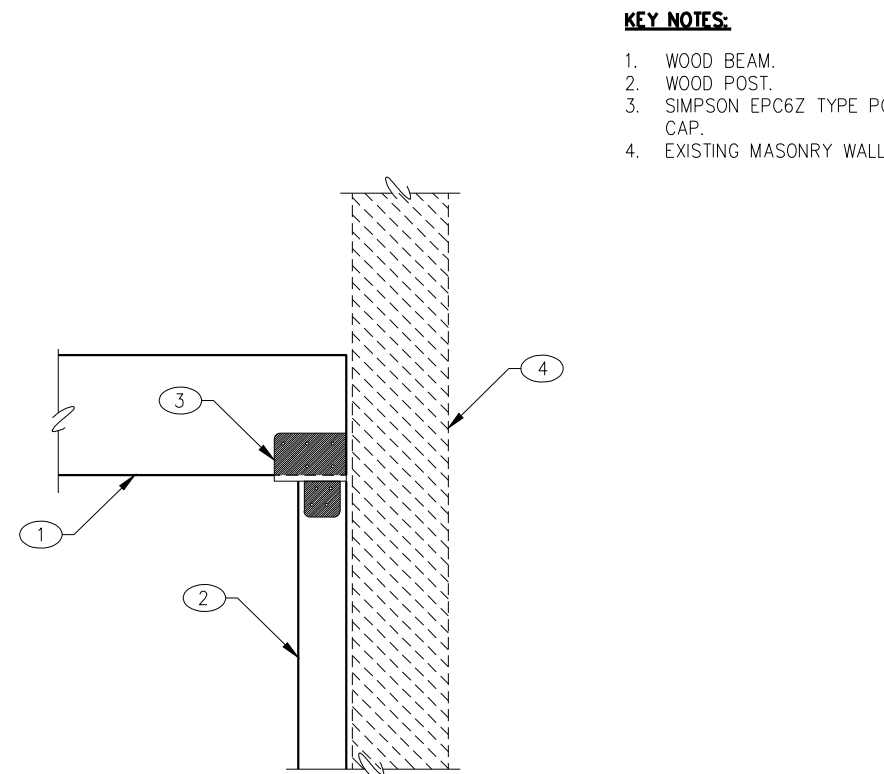




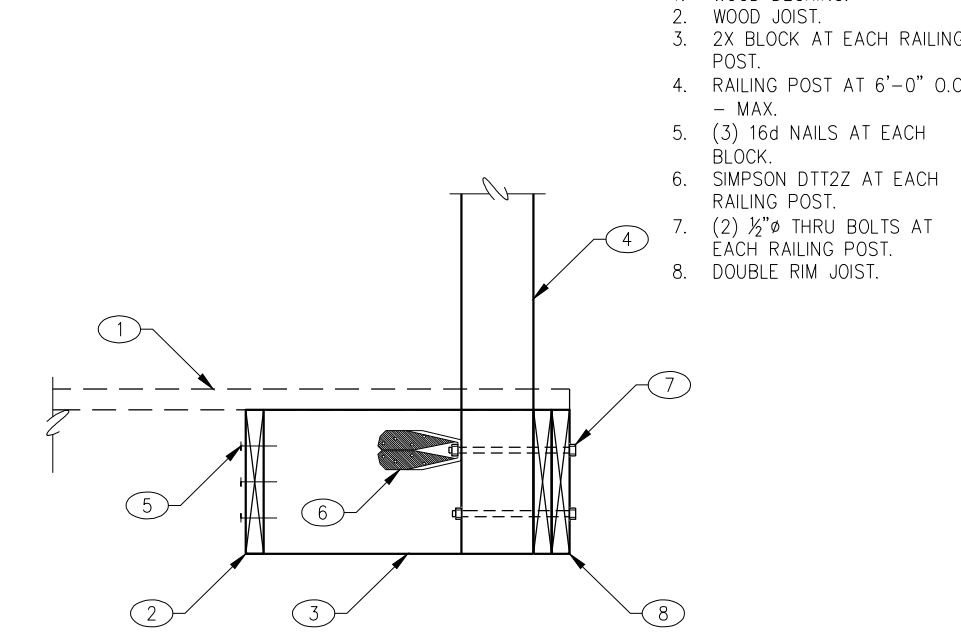
235 WOOD I-JOISTS AT WOOD BEAM  
SKETCH NO SCALE



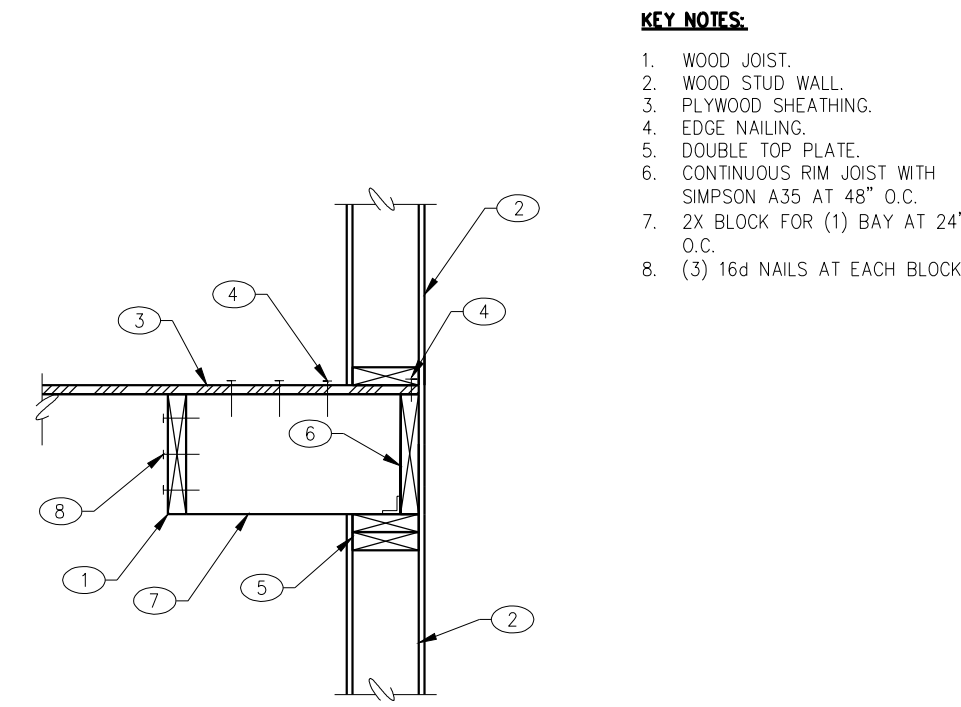
231 WOOD STAIRS AT WOOD BEAM  
STRO206 NO SCALE



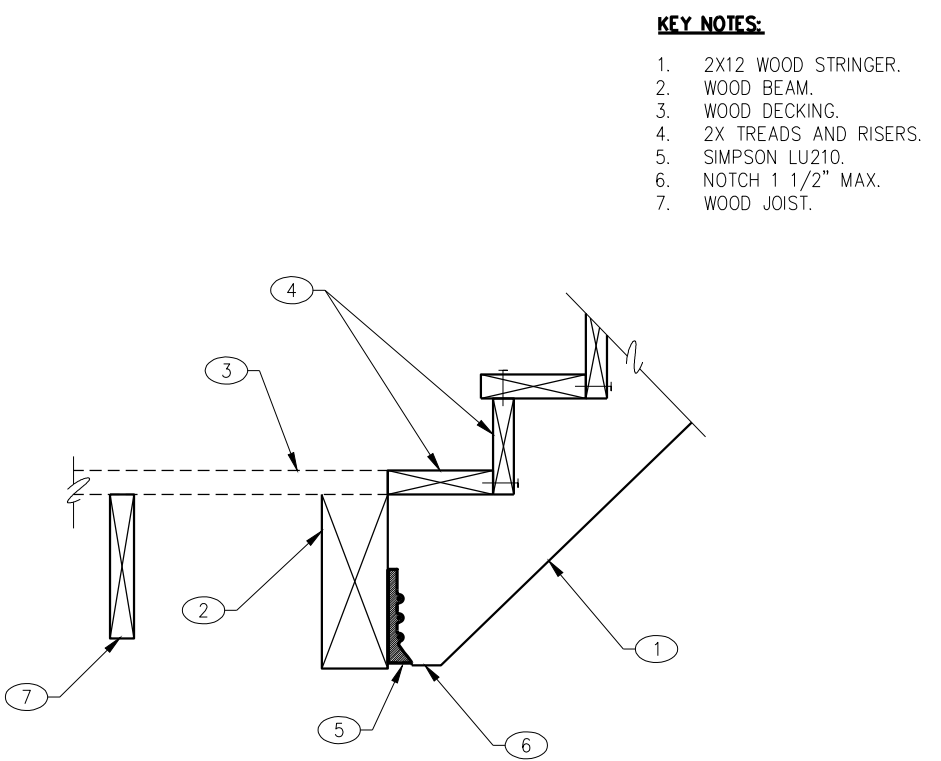
228 WOOD BEAM AT WOOD POST  
NO SCALE



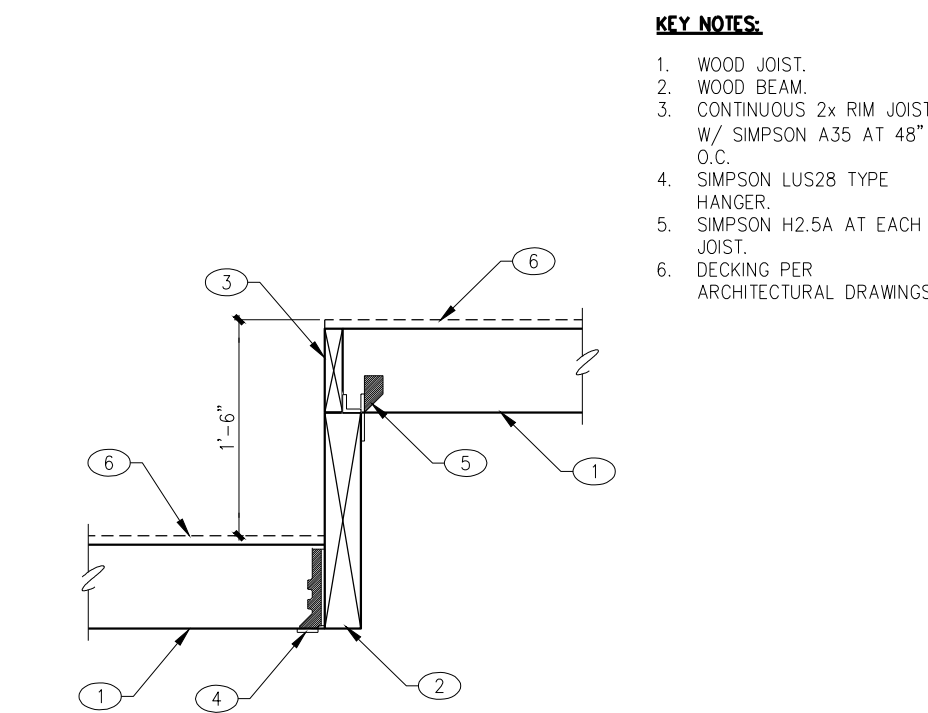
224 WOOD DECKING AT WOOD JOIST.  
NO SCALE



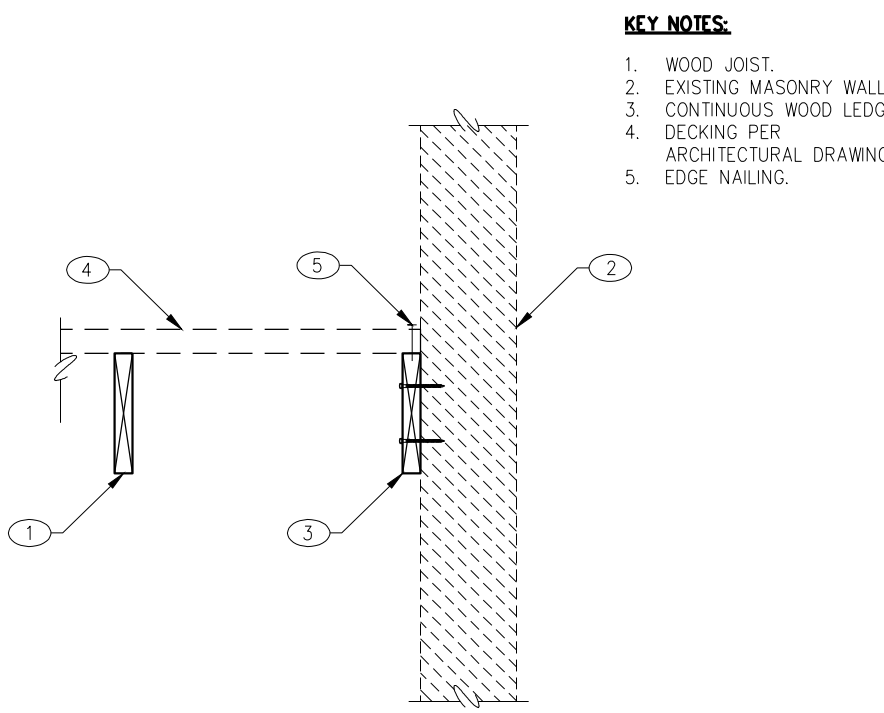
220 WOOD JOIST AT WOOD STUD WALL  
06-WJ--WSW0501-F NO SCALE



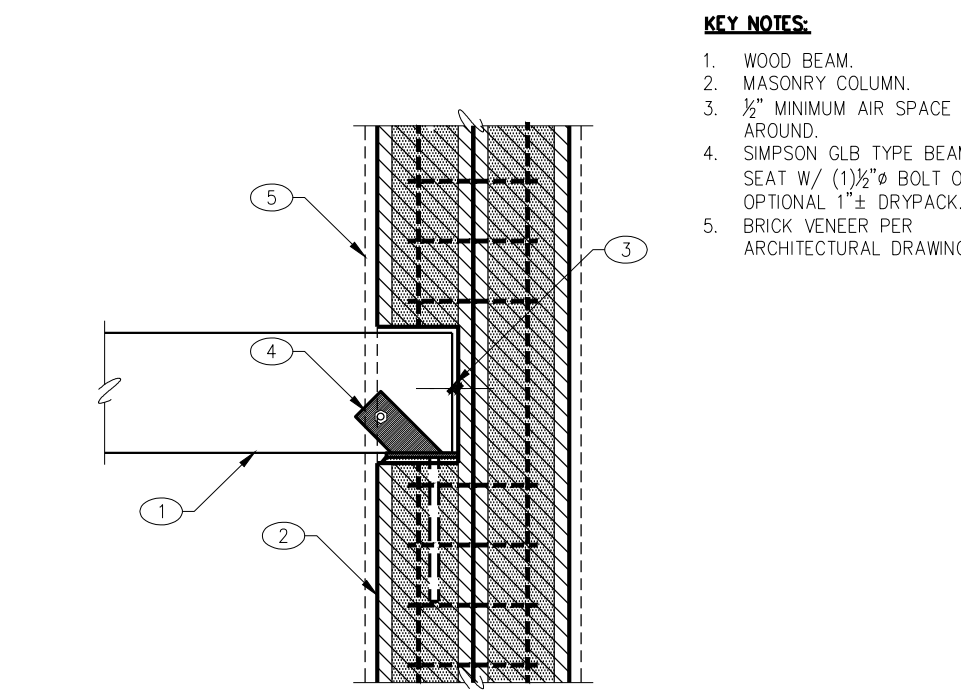
236 WOOD STAIR STRINGER TO WOOD BEAM  
STRO205 NO SCALE



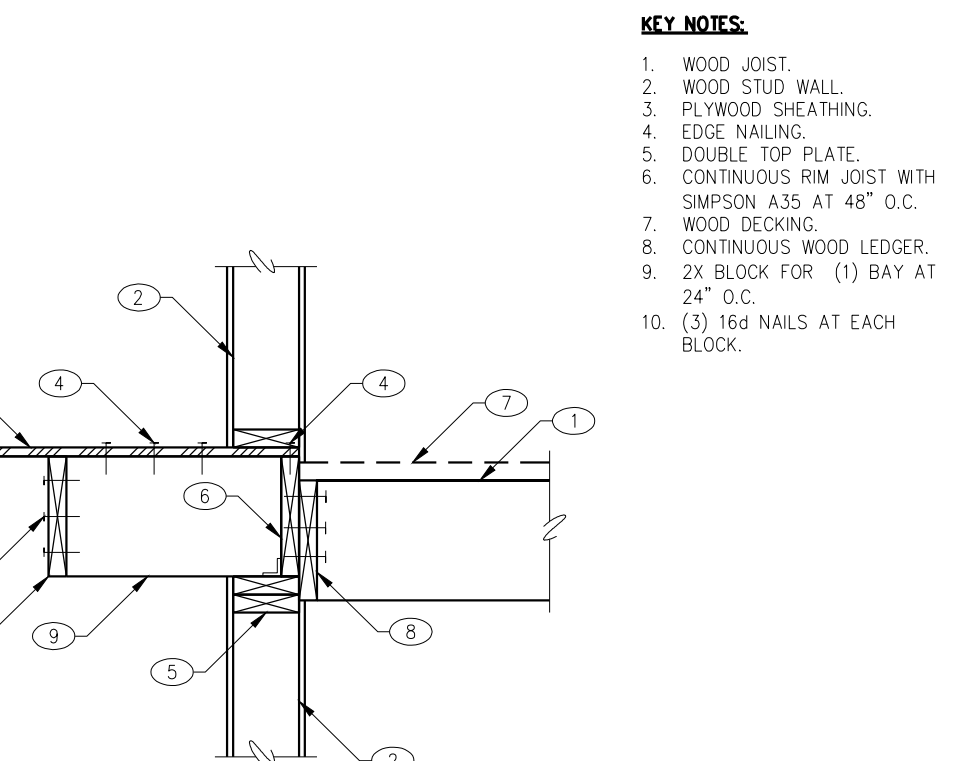
232 WOOD JOIST AT WOOD BEAM  
SKETCH NO SCALE



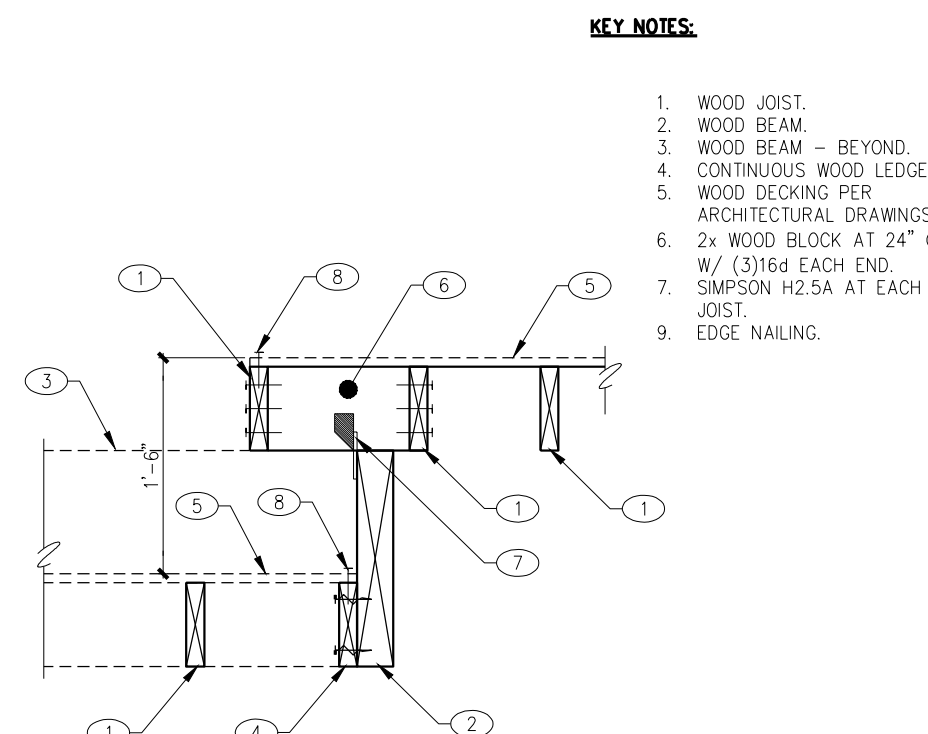
229 WOOD JOIST AT EXISTING MASONRY WALL  
NO SCALE



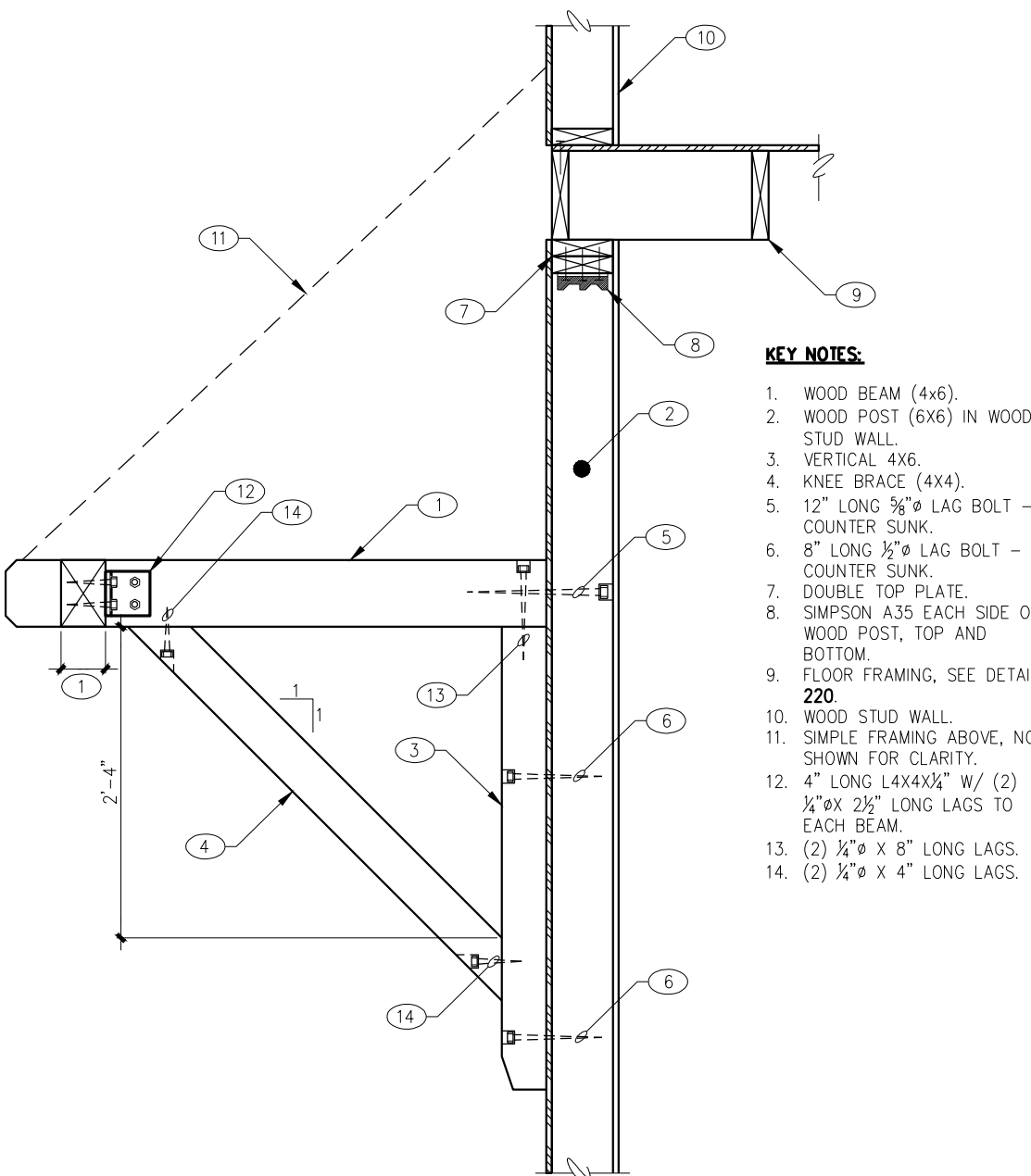
225 WOOD BEAM AT MASONRY COLUMN  
SKETCH NO SCALE



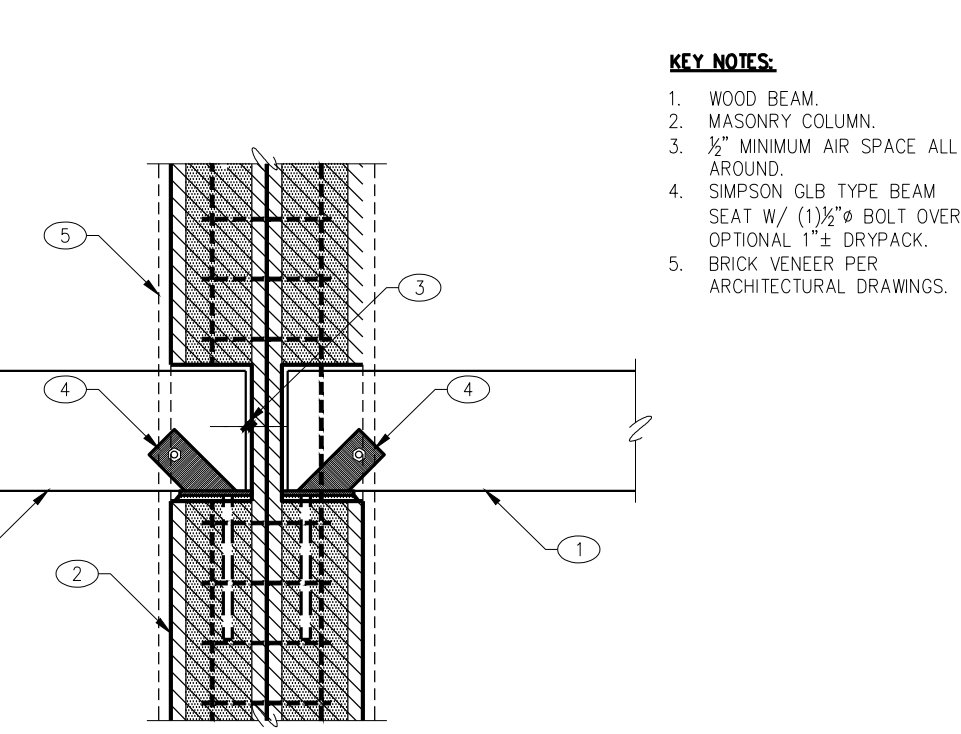
221 WOOD JOIST AT WOOD STUD WALL  
06-WJ--WSW0401-F NO SCALE



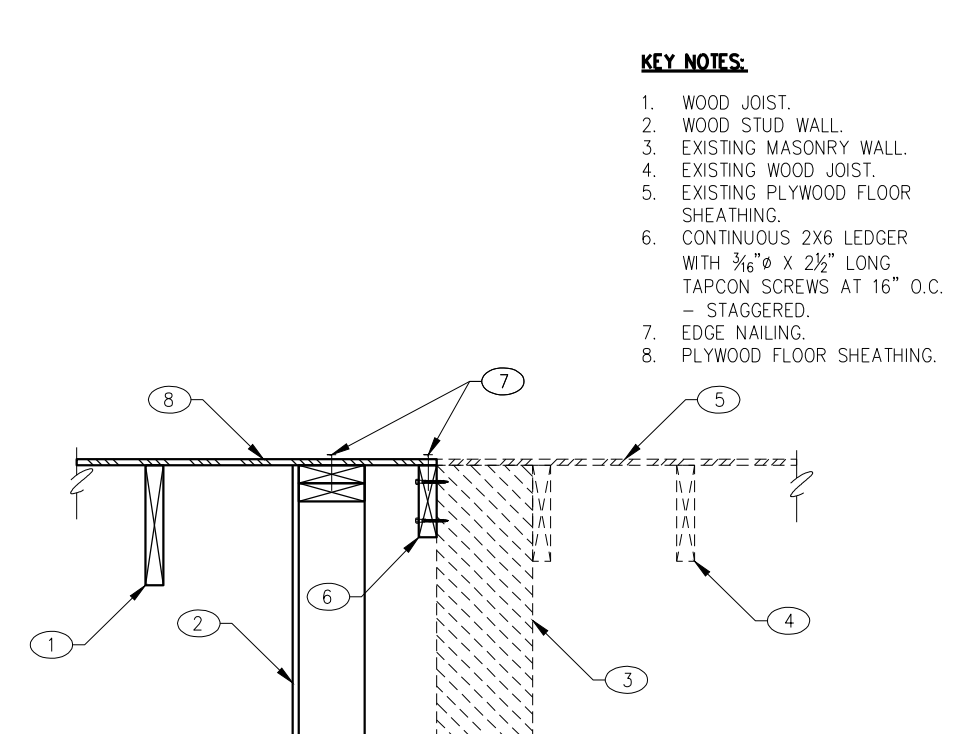
233 WOOD JOIST AT WOOD BEAM  
SKETCH NO SCALE



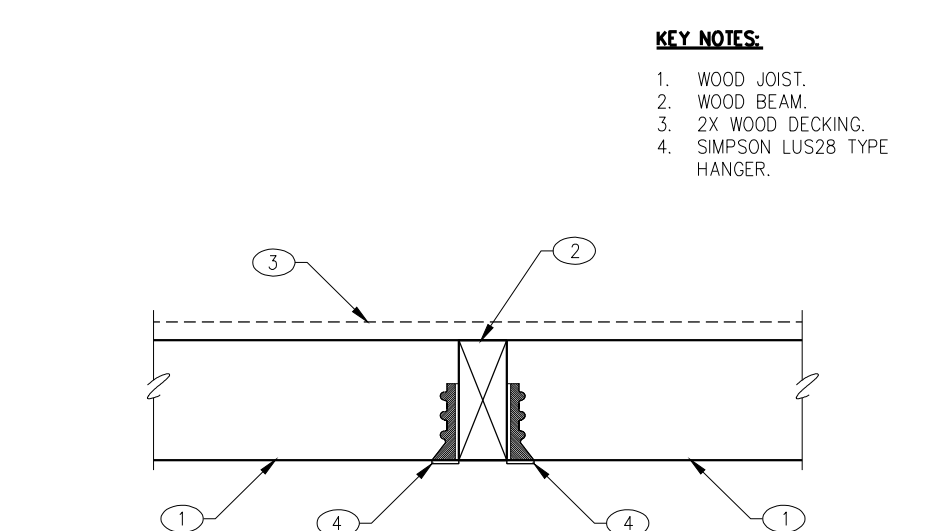
230 WOOD BEAM AT WOOD POST  
NO SCALE



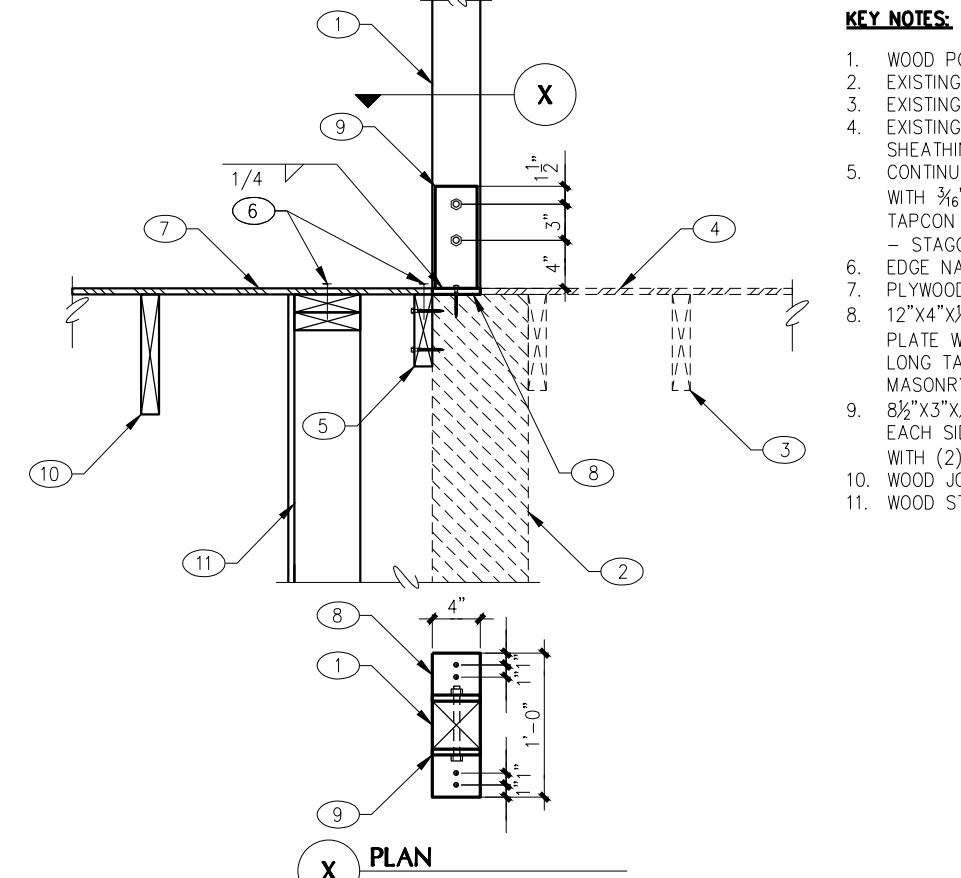
226 WOOD BEAM AT MASONRY COLUMN  
SKETCH NO SCALE



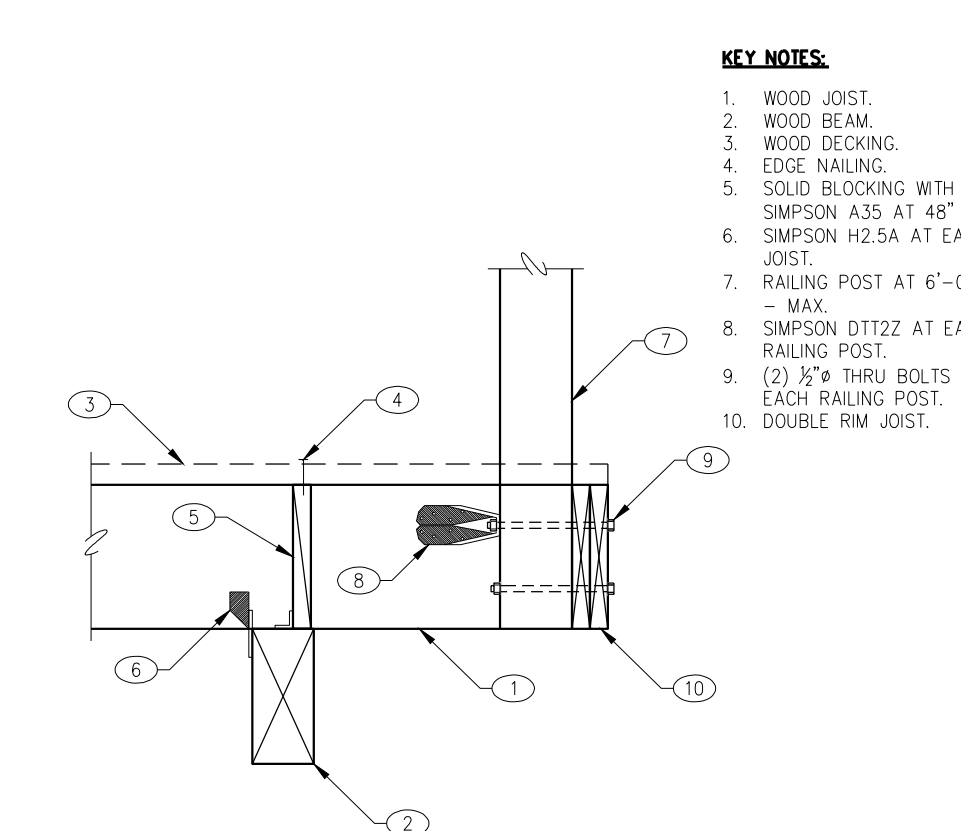
222 WOOD JOIST AT WOOD STUD WALL  
NO SCALE



234 WOOD JOIST AT WOOD BEAM  
SKETCH NO SCALE



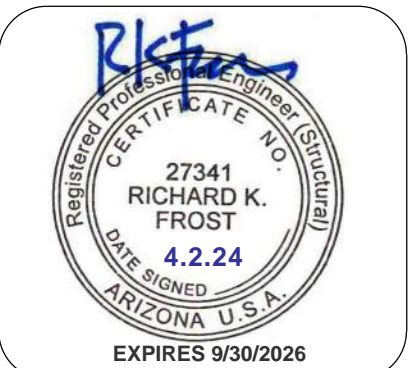
227 WOOD POST AT EXISTING MASONRY WALL  
NO SCALE



223 WOOD JOIST AT WOOD BEAM  
06-WJ--WB0201 NO SCALE

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P 928-443-5812 P.O. Box 11593  
F 928-443-5815 Prescott, AZ 86304  
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www.kenson-associates.com  
**ARCHITECTURE & PLANNING**

**DRAWING:** FRAMING DETAILS CONTINUED  
**PROJECT:** Vakula Residence Addition  
226 S. Pleasant St.  
Prescott, AZ 86303  
**APN:** 109-01-114A

DRAWN BY ASF
CHECKED BY AGK
DATE April 5th, 2023
JOB NO. 790
SHEET





## 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. WALL RECEPTACLES ARE TO MEET 2018 IRC E3901.2.
3. AFCI ARE TO MEET 2018 IRC E3902.16.
4. 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.
5. IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUN ROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH.
6. 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.
7. 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.
8. PROVIDE AT LEAST ONE WEATHERPROOF RECEPTACLE OUTLET, NOT MORE THAN 6 FEET 6 INCHES ABOVE GRADE AND GFCI PROTECTED, AT THE FRONT AND BACK OF EACH DWELLING. ALL RECEPTACLES INSTALLED OUTDOORS MUST BE GFCI PROTECTED.
9. PROVIDE AT LEAST (1) ONE RECEPTACLE OUTLET IN HALLWAYS 10 FEET OR MORE IN LENGTH.
10. 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.
11. 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).
12. PROVIDE AT LEAST (1) ONE WALL MOUNTED SWITCH CONTROLLED LIGHTING OUTLET IN EVERY HABITABLE ROOM AND BATHROOM.
13. PROVIDE A LIGHTING OUTLET ON THE EXTERIOR SIDE OF ALL EXITS/ENTRANCES.
14. A RECEPTACLE SHALL NOT BE INSTALLED WITHIN A BATHTUB OR SHOWER SPACE.
15. FIXTURES, FITTINGS, BOXES AND RECEPTACLES LOCATED IN DAMP OR WET LOCATIONS SHALL BE "LISTED" TO BE SUITABLE FOR SUCH LOCATION.
16. PROVIDE 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. SMOKE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.
17. PROVIDE INTERCONNECTED CARBON MONOXIDE ALARMS OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, CARBON MONOXIDE ALARMS SHALL BE HARD WIRED WITH BATTERY BACKUP. A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM. CARBON MONOXIDE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF CARBON MONOXIDE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.
18. PROVIDE A GROUNDING ELECTRODE SYSTEM. PROVIDE BONDING TO THE INTERIOR WATER PIPING AND ABOVE GROUND PORTION OF GAS PIPING SYSTEM.
19. EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT.

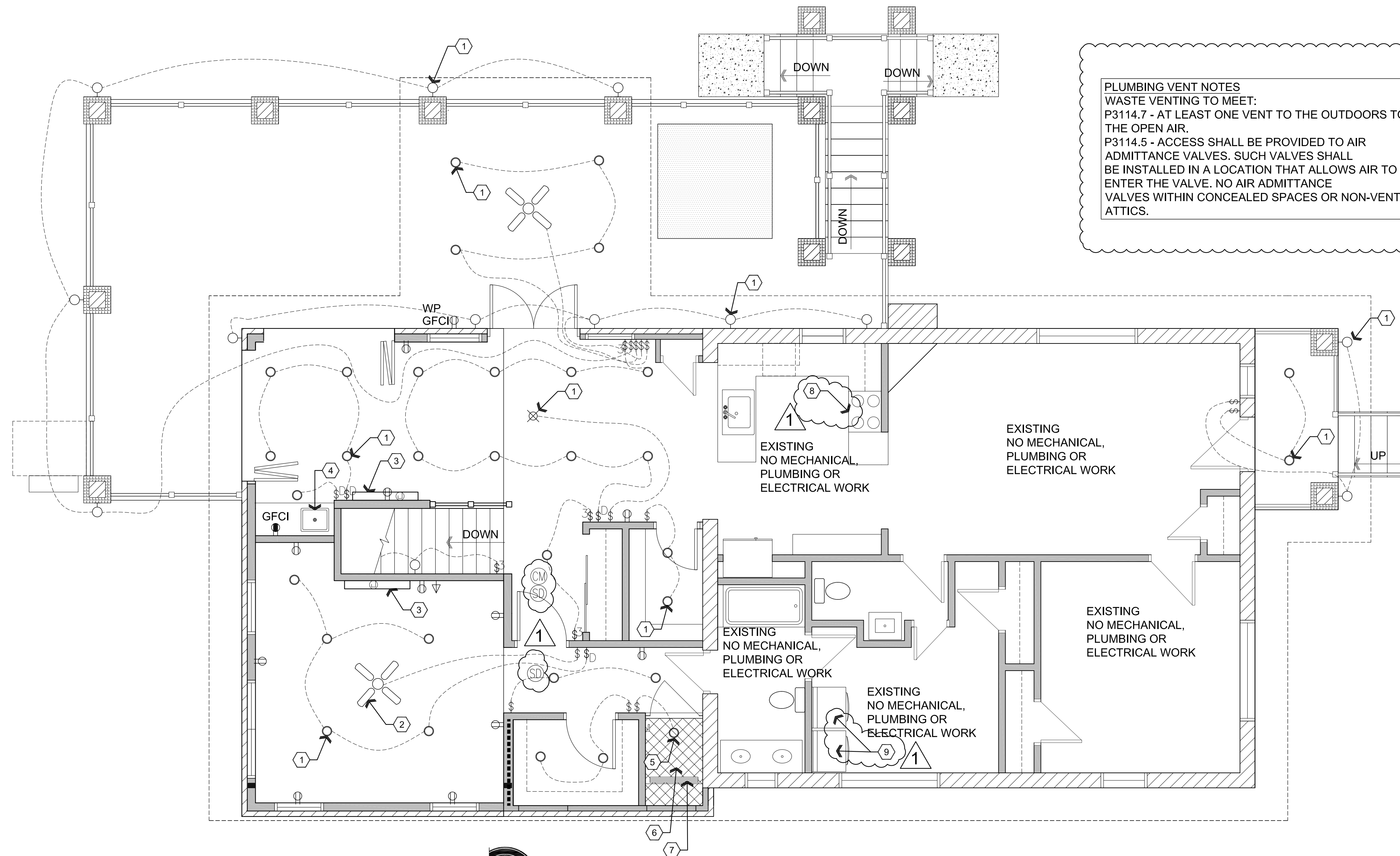
## Descriptive Keynotes

1. LIGHTING FIXTURE, TYPICAL, REFER TO LEGEND.
2. CEILING FAN.
3. DUCTLESS MINI-SPLIT AIR CONDITIONER / HEATER.
4. SINGLE COMPARTMENT, CAST IRON BAR SINK. PROVIDE 2" WASTE LINE TO CLOSEST AVAILABLE WASTE LINE IN BASEMENT. PROVIDE 2" STUDOR VENT. PROVIDE 1/2" HOT AND COLD WATER FROM CLOSEST AVAILABLE HOT AND COLD WATER LINES IN BASEMENT.
5. PROVIDE RECESSED LIGHT FIXTURE WITH GASKETED LENS.
6. PROVIDE 2" WASTE LINE TO CLOSEST AVAILABLE WASTE LINE IN BASEMENT. PROVIDE 1/2" HOT AND COLD WATER FROM CLOSEST AVAILABLE HOT AND COLD WATER LINES IN BASEMENT. PROVIDE 2" STUDOR VENT.
7. CERAMIC TILE SHOWER WITH LINEAR DRAIN AND RAIN SHOWER HEAD.
8. EXISTING ELECTRIC RANGE.
9. EXISTING ELECTRIC WASHER AND DRYER.

## Legend

- ELECTRICAL SES
- DISCONNECT
- JUNCTION BOX
- DUPLEX RECEPTACLE, AT 18" A.F.F.
- DUPLEX RECEPTACLE ABOVE COUNTER OR HEIGHT AS INDICATED
- SPECIAL RECEPTACLE
- FOURPLEX RECEPTACLE
- FLOOR MOUNTED DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE IN CEILING
- SWITCH, SINGLE POLE AT 48" A.F.F.
- SWITCH, THREE WAY AT 48" A.F.F.
- SWITCH, PRESET DIMMER, 48" A.F.F.
- LIGHT FIXTURE, LED
- UNDER CABINET LIGHTING
- LIGHT FIXTURE, CEILING MOUNTED
- LIGHT FIXTURE, PENDANT MOUNTED
- LIGHT FIXTURE, RECESSED, TRIM TO BE DETERMINED
- LIGHT FIXTURE, ADJUSTABLE SPOT
- LIGHT FIXTURE, WALL MOUNTED
- CABLE TELEVISION OUTLET AT 18" A.F.F.
- DOORBELL SWITCH
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- CEILING FAN
- GARAGE DOOR OPENER

PLUMBING VENT NOTES  
WASTE VENTING TO MEET:  
P3114.7 - AT LEAST ONE VENT TO THE OUTDOORS TO THE OPEN AIR.  
P3114.5 - ACCESS SHALL BE PROVIDED TO AIR ADMITTANCE VALVES. SUCH VALVES SHALL BE INSTALLED IN A LOCATION THAT ALLOWS AIR TO ENTER THE VALVE. NO AIR ADMITTANCE VALVES WITHIN CONCEALED SPACES OR NON-VENTED ATTICS.

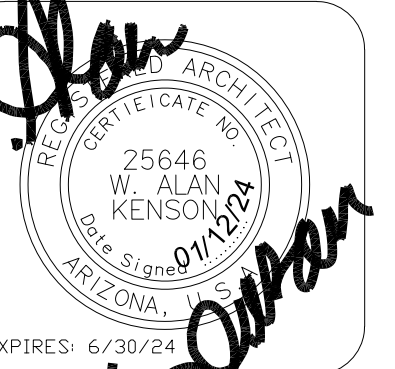


**MEP1.0** Mechanical / Plumbing / Electrical First Floor Plan  
Scale: 1/4"=1'-0"



REVISIONS	BY
1	2-13-2024 LO

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**W. Alan Kenson & Associates, P.C.**  
P 928-443-5812 P.O. Box 11593  
F 928-443-5815 Prescott, AZ 86304  
email: wakaarchitect@gmail.com  
www.kenson-associates.com  
**ARCHITECTURE & PLANNING**

**DRAWING:** Mechanical / Plumbing / Electrical First Floor Plan  
**PROJECT:** Vakula Residence Remodel / Addition  
226 S. Pleasant St.  
Prescott, AZ 86303  
**APN:** 109-01-114A

**DRAWN BY** L.O.  
**CHECKED BY** W.A.K.  
**DATE** January 12th, 2024  
**JOB NO.** 790  
**SHEET**

**MEP1.0**





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## Descriptive Keynotes

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2. LIGHTING FIXTURE, TYPICAL, REFER TO LEGEND.
3. CEILING FAN.
4. DUCTLESS MINI-SPLIT AIR CONDITIONER / HEATER.
5. HVAC CONDENSING UNIT ON PRE-MANUFACTURED PAD.
6. EXISTING ELECTRICAL PANEL, REFER TO PANEL SCHEDULE.
7. PROVIDE POWER TO FUTURE VERTICAL PLATFORM LIFT, UNDER SEPARATE PERMIT, REFER TO PANEL SCHEDULE.
8. PROVIDE POWER TO FUTURE HOT TUB, UNDER SEPARATE PERMIT, REFER TO PANEL SCHEDULE.

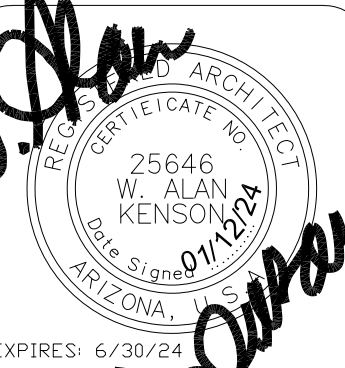
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- DUCTLESS MINI-SPLIT AIR CONDITIONER
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- GARAGE DOOR OPENER

REVISIONS BY

1 2-13-2024 LO

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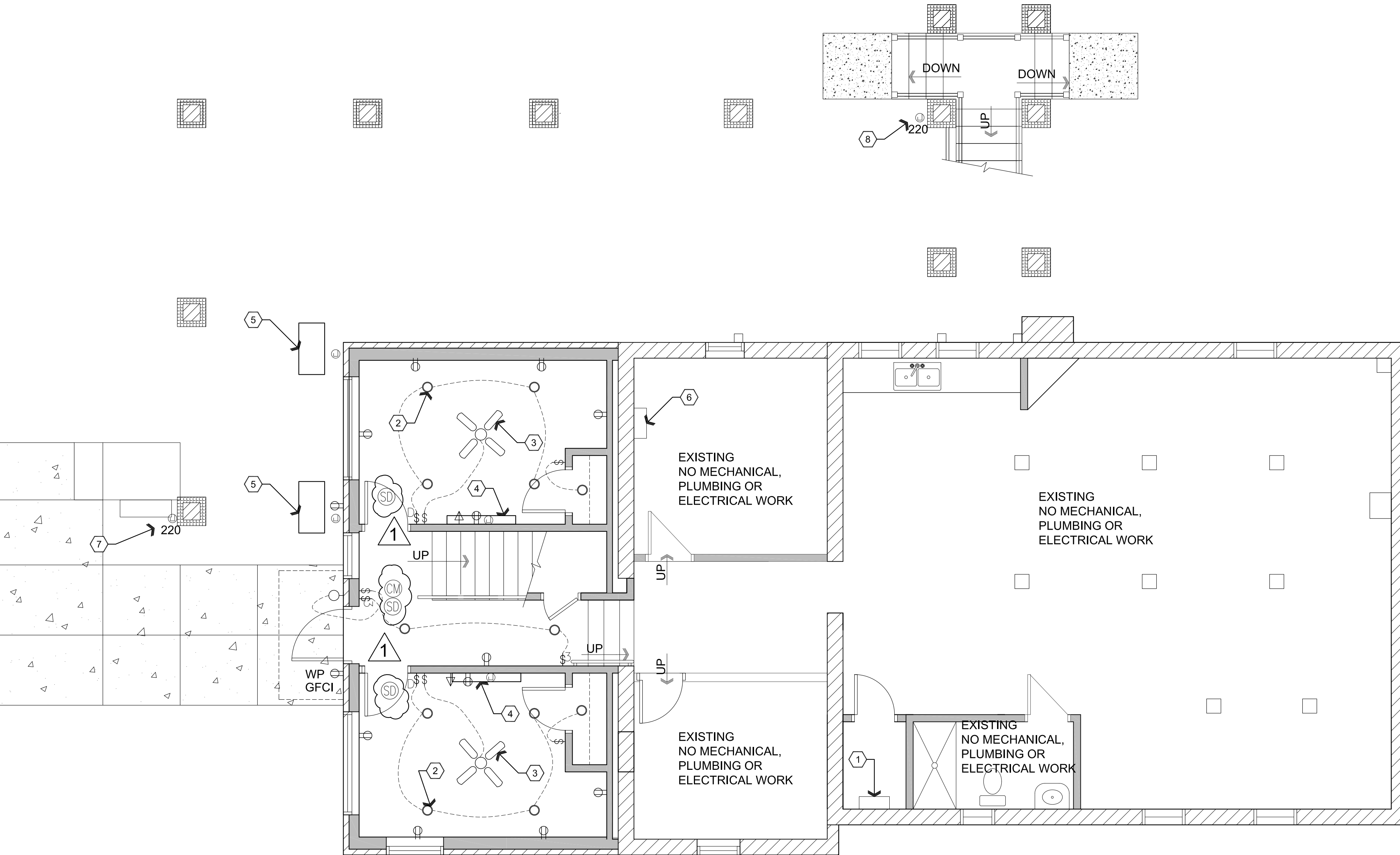


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F 928-443-5815 Prescott, AZ 86304  
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**APN:** 109-01-114A

**DRAWN BY**  
L.O.  
**CHECKED BY**  
W.A.K.  
**DATE**  
January 12th, 2024  
**JOB NO.**  
790  
**SHEET**

**MEP1.1**



**MEP1.1 Mechanical / Plumbing / Electrical Basement Plan**

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





ONE LINE GENERAL NOTES.

1. SYSTEM SHOWN IS A TWO TIER SERIES RATED SYSTEM 22/10K. MANUFACTURER SHALL PROVIDE A UL LISTED SYSTEM TO MATCH THIS RATING.
2. MOTOR SHORT CIRCUIT CONTRIBUTION IS LESS THAN 1% OF SYSTEM SHORT CIRCUIT AMPS.
3. NO DESIGN CHANGES MAY BE MADE TO THE SYSTEM WITHOUT THE PRIOR APPROVAL OF THE DESIGN ELECTRICAL ENGINEER AND THE ELECTRICAL INSPECTOR

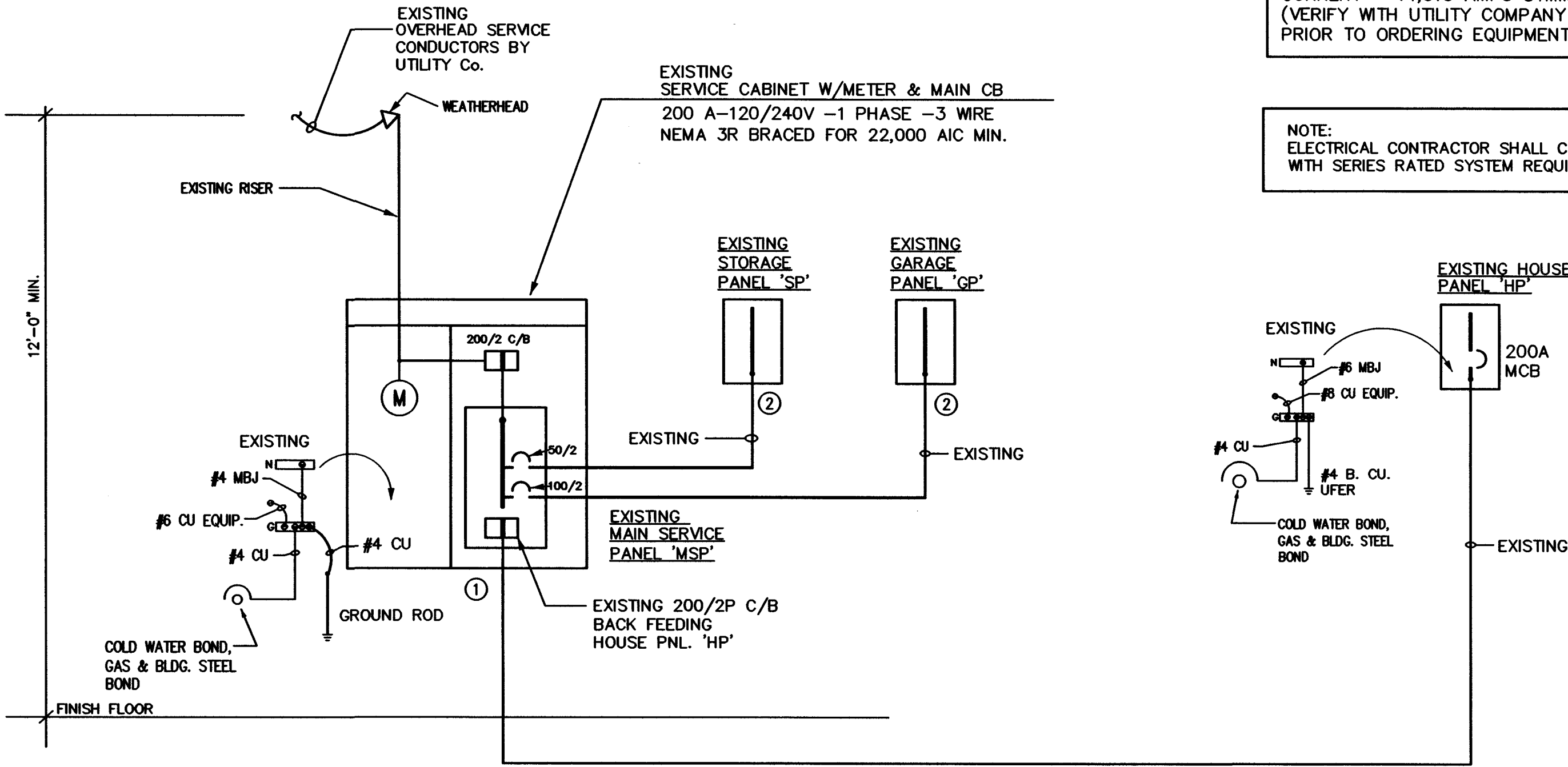
ONE LINE KEYNOTES.

- ① PROVIDE A PERMANENT LABEL READING "THIS CIRCUIT BREAKER IS PART OF A SERIES RATED SYSTEM WITH DOWNSTREAM PANELS 22/10K. 22,000 AMPS AVAILABLE. IDENTIFIED REPLACEMENT COMPONENT REQUIRED"
- ② PROVIDE A PERMANENT LABEL READING "CAUTION-SERIES RATED SYSTEM 22/10, IDENTIFIED REPLACEMENT COMPONENTS REQUIRED"

ELECTRICAL DESIGN & CADD SERVICES INC.  
1600 LAMB LANE  
PRESCOTT, AZ. 86305  
PH: (928) 776-4900  
CELL: (928) 430-1200  
E-MAIL: archie@elecdesign.net

MAXIMUM AVAILABLE FAULT CURRENT = 14,318 AMPS SYMM (VERIFY WITH UTILITY COMPANY PRIOR TO ORDERING EQUIPMENT)

NOTE: ELECTRICAL CONTRACTOR SHALL COMPLY WITH SERIES RATED SYSTEM REQUIREMENTS.



EXISTING ELEC. ONE-LINE DIAGRAM - 'SES'

NOTE: ALL CONDUCTOR SIZES ARE BASED ON 'XHHW', 'THHN'/'THWN' COPPER.

N.T.S.

PANELBOARD SYMBOLS

- \* CONTINUOUS DUTY/LARGEST MOTOR @ 125%
- ▲ AFCI TYPE CIRCUIT BREAKER
- HACR TYPE CIRCUIT BREAKER
- △ GFCI TYPE CIRCUIT BREAKER
- NEW BREAKER W/ NEW LOAD

ELEC. FAULT CURRENT CALCULATIONS

PANEL 'HP'	PANEL 'GP'
$f = \frac{2 \times 60' \times 14,318 \text{ A}}{10740 \times 240\text{V}} = .666$	$f = \frac{2 \times 20' \times 8,590 \text{ A}}{2430 \times 240\text{V}} = .589$
$M = \frac{1}{1 + .666} = .148$	$M = \frac{1}{1 + .589} = .629$
$I_{sc} = 14,318 \text{ A} \times .600 = 8,590 \text{ AMPS}$	$I_{sc} = 8,590 \text{ A} \times .629 = 5,403 \text{ AMPS}$

PANELBOARD				HP				SCHEDULE			
MAINS: 200A MLO				LOAD-VA				LOCATION: SEE PLAN (GARAGE VERIFY W/ARCHITECT)			
VOLTAGE: 120/240-1P-3W								MOUNTING: SURFACE			
TYPE: (EXISTING)								MIN. A.I.C.: 22/10K SERIES RATED			
CIRCUIT DESCRIPTION	BKR. NO.	CR. NO.		ØA	ØC	CR. NO.	BKR. NO.	CIRCUIT DESCRIPTION			
GEN. LIGHTING/REC'S. (AFCI)	20	1				20	1	MASTER BATHROOM RECEPT'S.			
		3					4				
		5					6	KIT. APPLIANCE RECEPT'S.			
		7					8				
		9					10				
DISHWASHER		11					12				
COMPACTOR		13					14	REFRIGERATOR/FREEZER			
MICROWAVE		15					16	SPARE			
EXHAUST HOOD		17					18	PLATFORM CHAIR LIFT			
DISPOSAL		19					20	(VERIFY SIZE & REQUIREMENTS)			
COFFEE SYSTEM (IF REQUIRED)		21					22	SPA (VERIFY SIZE & REQUIREMENTS)			
WARMING DRAWER (IF REQUIRED)		23					24				
SPARE		25					26	RESTROOM RECEPT. (GFCI)			
SPARE		27					28	RESTROOM RECEPT. (GFCI)			
LAUNDRY WASHER		29					30	SPARE			
LAUNDRY DRYER	30	31					32	FURNACE F-1			
		33					34	FURNACE F-2			
A/C CONDENSING UNIT AC-1	50	35					36	A/C CONDENSING UNIT AC-2			
		37					38	SPACE			
SPACE		41					40	SPACE			
SPACE							42	SPACE			
TOTAL LOAD PER PHASE:								HP#			

TOTAL SERVICE PANEL 'MSP' ELEC. LOAD CALC'S:

200 AMP SERVICE ENTRANCE SECTION:

GENERAL LIGHTING & RECEPT'S. (3,000 SQ. FT. @ 5VA/SQ. FT.)	=	15,000 VA
SMALL APPLIANCE LOAD: 3 CKTS. @ 1500 VA	=	4,500 VA
DISHWASHER: 1 @ 1200 VA	=	1,200 VA
COMPACTOR: 1 @ 830 VA	=	830 VA
DISPOSAL: (1) @ 1590 VA	=	1,590 VA
MICROWAVES: (1) @ 1500 VA	=	1,500 VA
RANGE COOKTOP (GAS)	=	-0- VA
REFRIGERATOR/FREEZER	=	1,500 VA
WATER HEATER (GAS)	=	-0- VA
U.C. REFRIGERATORS 1 @ 750 VA (IF REQUIRED)	=	750 VA
LAUNDRY (WASHER) LOAD: 1 @ 1500 VA	=	1,500 VA
LAUNDRY (DRYER) LOAD: 1 @ 5000 VA	=	5,000 VA
EXTERIOR LIGHTING:	=	1,400 VA
STORAGE PANEL 'SP'	=	4,000 VA
GARAGE PANEL 'GP'	=	10,000 VA
PLATFORM CHAIR LIFT	=	4,500 VA
SPA	=	6,000 VA

SUB-TOTAL = 60,670 VA

FIRST 10 KVA AT 100%	=	10,000 VA
REMAINDER AT 40% (50,670VA X 0.4)	=	20,268 VA

HEATING & COOLING LOAD:

TOTAL = 30,268 VA

FURNACES INDOOR UNIT FC-1 (1 @ 9.0A x 120V) @ 100%	=	1,080 VA
FURNACES INDOOR UNIT FC-2 (1 @ 7.5A x 230V) @ 100%	=	1,725 VA
A/C COND'G. UNIT HP-1 (1 @ 20.3A x 230V) @ 100%	=	4,669 VA
A/C COND'G. UNIT HP-2 (1 @ 28.2A x 230V) @ 100%	=	6,486 VA

GRAND TOTAL = 44,228 VA

÷ 240 V

TOTAL PANEL LOAD = 184.2 AMPS

REVISIONS BY

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7450 ANGELO OSSIANA  
1/10/24  
EXPIRES 12/30/2024

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P 928-443-5812 P.O. Box 11593  
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ARCHITECTURE & PLANNING

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