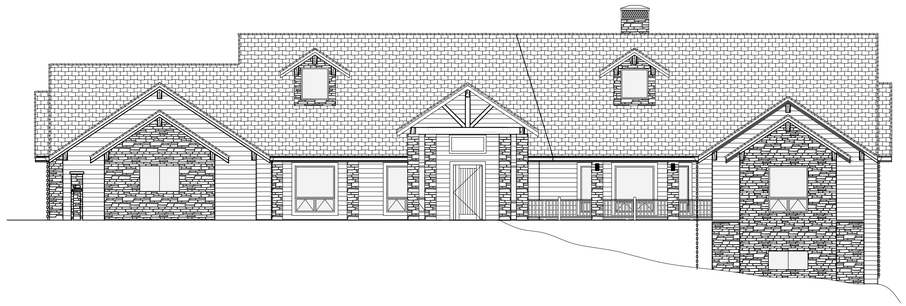
Vicente Residence

American Ranch Lot 29

Front Elevation



Project Information

CLIENT:	JP and Shawn Vicente	Contact: JP Vicente PH: 928-925-9395
PREPARED BY:	W. Alan Kenson & Assoc., P.C. P.O. Box 11593 Prescott, AZ 86304	Contact: Alan Kenson PH: 928-443-5812 WAKA@cableone.net
JOBSITE ADDRESS:	9970 N. Clear Fork Rd. Prescott, AZ	
PARCEL NUMBER:	100-18-034	
ZONING:	PAD	
SITE USE:	Residential	
OCCUPANCY:	Residential Group R	
CONST. TYPE:	VB	
CURRENT CODE:	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 2006 International Energy Conservation Code	

AREA SUMMARY:

1st Floor Livable:	3,220 S.F.
1st Floor Garage:	1,160 S.F.
Covered Porch Front Entry:	577 S.F.
Covered Patio Back:	400 S.F.
Total under roof main level:	5970 S.F.
Basement Livable	613
Basement Garage	337
Total Livable:	3,833 S.F.

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Graphic Standards

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

Vicinity Map

Deferred Submittal

FIRE SPRINKLER SYSTEM SHALL BE INSTALLED. REFER TO FIRE SPRINKLER PLANS UNDER SEPARATE COVER.

Architect:

W. Alan Kenson & Associates, P.C.

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ARCHITECTURE & PLANNING

Dec 20, 2021 - 11:54am

REVISIONS		BY
1	11-18-2021	LO

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 9/17/21
ARIZONA
EXPIRES: 6/30/24

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ARCHITECTURE & PLANNING

DRAWING: Cover Sheet
PROJECT: Vicente Residence, 9970 N. Clear Fork Rd., Prescott, AZ — American Ranch Lot 29
APN: 100-18-034

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: September 17th, 2021
JOB NO.: 768
SHEET: CS1

Vicente Residence

American Ranch

General Notes

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

2. EXTERIOR WALLS: CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH IRC 2018TABLE 302.1.

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

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

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

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

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

8. CEILING INSULATION: R-38 CLOSED CELL SPRAY FOAM INSULATION AT TOP CHORD OF TRUSSES. MARKERS SHALL BE AFFIXED TO THE TRUSSES OR JOISTS AND MARKED WITH THE MINIMUM INSTALLED THICKNESS BY ONE (1) INCH HIGH NUMBERS. A MINIMUM OF ONE (1) MARKER SHALL BE INSTALLED FOR EVERY 300 SQUARE FEET OF AREA WITH NUMBERS TO FACE THE ATTIC ACCESS OPENING.

9. WOOD FRAMED WALLS: MINIMUM R-19 UNFACED 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:
- IMPERMEABLE TO AIR FLOW.
- CONTINUOUS OVER THE ENTIRE BUILDING ENVELOPE.
- ABLE TO WITHSTAND THE FORCES THAT MAY ACT ON IT DURING AND AFTER CONSTRUCTION.
- DURABLE OVER THE EXPECTED LIFETIME OF THE BUILDING.
- ALL SEAMS AND EDGES MUST BE SEALED/TAPED PER MANUFACTURER'S SPECIFICATIONS.

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

12. FENESTRATION AIR LEAKAGE - WINDOW, SKYLIGHT AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUARE FOOT, AND SWINGING DOORS NO MORE THAN 0.5 CFM. SPECIFICATION SHALL BE LISTED ON THE MANUFACTURER LABEL. ALL WINDOWS AND EXTERIOR DOORS COMPRISING THE BUILDINGS THERMAL ENVELOPE, SHALL HAVE A FENESTRATION U-FACTOR OF NOT MORE THAN .40.

13. RECESSED LIGHTING - RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES BY BEING:
- IC-RATED AND LABELED WITH ENCLOSURES THAT ARE SEALED OR GASKETED TO PREVENT AIR LEAKAGE TO THE CEILING CAVITY OR UNCONDITIONED SPACE
- OR:
- IC-RATED AND LABELED AS MEETING ASTM E283
- OR:
- LOCATED INSIDE AIRTIGHT SEALED BOX WITH CLEARANCES OF AT LEAST 0.5 INCH FROM COMBUSTIBLE MATERIAL AND 3 INCHES FROM INSULATION.

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

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

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

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

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

Sep 17, 2021 - 8:49am

REVISIONS	BY

REGISTERED ARCHITECT CERTIFICATE NO. 25646 W. ALAN KENSON Date Signed 9/17/21 ARIZONA

EXPIRES: 6/30/24

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ARCHITECTURE & PLANNING

DRAWING: General Notes

PROJECT: Vicente Residence
9970 N. Clear Fork Rd.
Prescott, AZ

APN: 100-18-034

American Ranch Lot 29

DRAWN BY: L.O.

CHECKED BY: W.A.K.

DATE: September 17th, 2021

JOB NO.: 768

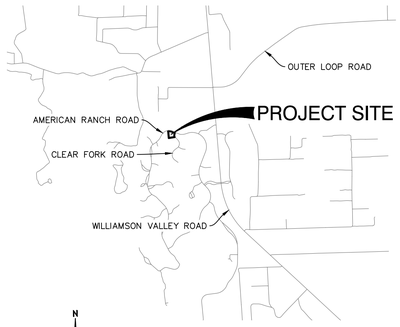
SHEET

CS2

VICENTE RESIDENCE

GRADING & DRAINAGE PLAN

APN: 100-18-034, LOT 29 OF AMERICAN RANCH PHASE 1
LOCATED IN SECTION 14, TOWNSHIP 15 NORTH, RANGE 3 WEST
GILA AND SALT RIVER MERIDIAN
YAVAPAI COUNTY, ARIZONA



ESTIMATED EARTHWORK
RAW CUT ≈ 390 CY
RAW FILL ≈ 1090 CY
NET 550 CY (IMPORT)

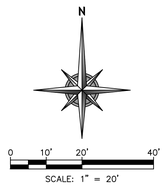
EARTHWORK NOTES

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

BASIS OF BEARINGS & BENCHMARKS

THE BASIS OF BEARING FOR THIS PROJECT IS S80°41'45"W A DISTANCE OF 221.06 FEET ALONG THE SOUTH LINE OF THE SUBJECT PARCEL BETWEEN A REBAR / PK WITH WASHER MARKED 53890 AT THE SOUTHWEST CORNER AND A 1/2" REBAR WITH CAP MARKED 35138 AT THE SOUTHEAST CORNER.

REFERENCE MARK	NORTHING	EASTING	ELEVATION(88)
RM 1	1341198.09	510931.30	5043.80
RM 2	1341233.84	511149.45	5026.88



SITE PLAN NOTES:

1. THIS MAP DOES NOT REPRESENT THE RESULTS OF A BOUNDARY SURVEY. NO BOUNDARY SURVEY WAS PERFORMED OR IS IMPLIED BY THIS MAP.
2. PROPERTY BOUNDARY PER BOOK 46 OF MAPS AND PLATS, PAGE(S) 38, YCOR.
3. ALL EASEMENTS OF RECORD MAY NOT BE PLOTTED HEREON.
4. TOPOGRAPHIC SURVEY PROVIDED BY GRANITE BASIN ENGINEERING, INC. SURVEY DATE: FEBRUARY 2020.
5. CONTOUR INTERVAL = 1'.
6. TOTAL DISTRUBANCE AREA: .44 AC.

ROCKERY WALL NOTES:

1. ROCKERY WIDTH (R_W) 2' MIN. ROCK UNIT WEIGHT 150 PCF MIN.
2. PLACE ROCKS WITH LONGEST DIMENSION PERPENDICULAR TO ROCKERY FACE WITH ROCK HEIGHT (R_H) LESS THAN ROCK WIDTH (R_W).
3. PLACE ROCKS INDIVIDUALLY WITH SUITABLE EQUIPMENT FOR LIFTING, MANIPULATING AND PLACEMENT. ENSURE ROCKS ARE FIRMLY SET AND SUPPORTED BY UNDERLYING MATERIAL AND ADJACENT ROCKS. REPOSITION OR REPLACE LOOSE ROCKS.
4. ANY LOOSE, SOFT OR OTHERWISE UNSUITABLE FOUNDATION SOIL SHALL BE REMOVED AND REPLACED WITH GRANULAR FOUNDATION MATERIAL COMPACTED TO 95% STANDARD PROCTOR.
5. STABILITY OF TEMPORARY CUT/FILL SLOPE IS THE CONTRACTOR'S RESPONSIBILITY. TEMPORARY CUT/FILL SLOPE SHOWN FOR EXHIBIT PURPOSES ONLY, ACTUAL SLOPE MAY BE GREATER.
6. 3RD PARTY SPECIAL INSPECTION IS REQUIRED FOR WALL CONSTRUCTION PER YAVAPAI COUNTY.

GENERAL NOTES:

ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH YAVAPAI COUNTY DESIGN GUIDELINES, "MARICOPA ASSOCIATION OF GOVERNMENTS UNIFORM STANDARD" (MAG SPECS), "MARICOPA ASSOCIATION OF GOVERNMENTS UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION" (MAG DETAILS), AND GENERALLY ACCEPTED GOOD CONSTRUCTION PRACTICES.

THE CONTRACTOR IS RESPONSIBLE TO OBTAIN COPIES OF QCSD AND MAG STANDARDS, AS WELL AS ALL OTHER STANDARDS AND SPECIFICATIONS WHICH MAY BE NECESSARY TO COMPLETELY AND ACCURATELY INTERPRET THESE PLANS.

THE CONTRACTOR AND ANY SUBCONTRACTORS SHALL HAVE A COMPLETE AND CURRENT SET OF PLANS ON-SITE AT ALL TIMES. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SUPPLY ANY SUBCONTRACTORS WITH THESE PLANS.

THESE CONSTRUCTION PLANS ARE SUBJECT TO THE INTERPRETATION OF INTENT BY THE ENGINEER. ALL QUESTIONS REGARDING THESE PLANS SHALL BE DIRECTED TO THE ENGINEER. ANY INTERPRETATION OF THE PLANS BY ANYONE OTHER THAN THE ENGINEER SHALL BE RESPONSIBLE FOR ANY CONSEQUENCES THEREOF.

IF TWO OR MORE GIVEN SPECIFICATIONS DIFFER IN CONTENT, THE MORE RESTRICTIVE OR STRINGENT SPECIFICATION, IN THE OPINION OF THE ENGINEER WILL GOVERN.

THE OWNER AND/OR CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY VARIANCES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS.

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

THE ENGINEER MAY ORDER ANY OR ALL WORKMANSHIP AND MATERIALS USED FOR THIS PROJECT TO BE TESTED ACCORDING TO APPLICABLE STANDARDS. THE CONTRACTOR SHALL SUPPLY ALL SAMPLES FOR THE TESTING AND CERTIFICATES OR RESULTS OF TESTING AT HIS EXPENSE.

ANY WORK PERFORMED WITHOUT THE KNOWLEDGE AND APPROVAL OF THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE AND/OR ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THE SPECIFICATIONS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

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

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

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

THE GENERAL CONTRACTOR AND ANY SUBCONTRACTORS PERFORMING WORK SHOWN ON THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH ALL APPLICABLE O.S.H.A. REGULATIONS.

THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND PROVIDE ALL NECESSARY WATER FOR HIS CONSTRUCTION OPERATION AT HIS OWN EXPENSE.

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

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

THE CONTRACTOR SHALL WARRANT ALL WORK FOR A MINIMUM OF A TWO YEAR PERIOD BEGINNING AFTER FINAL ACCEPTANCE IS GIVEN BY THE ENGINEER. ANY DEFECTS WHICH APPEAR IN THE WORK WITHIN TWO YEARS FROM THE DATE OF ACCEPTANCE AND WHICH ARE DUE TO IMPROPER WORKMANSHIP OR INFERIOR MATERIALS SUPPLIED SHALL BE CORRECTED BY OR AT THE EXPENSE OF THE CONTRACTOR.

THE CONTRACTOR SHALL GUARD AGAINST DAMAGE DURING CONSTRUCTION TO EXISTING PROPERTIES AND IMPROVEMENTS. ANY ITEMS DAMAGED BY THE CONSTRUCTION SHALL BE REPLACED IN KIND OR BETTER AT THE CONTRACTOR'S EXPENSE.

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

ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S GUIDELINES.

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

UTILITIES

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

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

RELOCATIONS

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

GRADING

ALL FILL MATERIAL SHALL BE COMPACTED TO 95% STD. PROCTOR AND DENSITIES SHALL BE TESTED IN ACCORDANCE WITH M.A.G. SPECIFICATIONS.

EARTHWORK QUANTITIES ARE BASED ON FINISHED GRADES AND DO NOT ACCOUNT FOR SHRINK/SWELL, BUILDING SLAB THICKNESS, WALLS, FOOTINGS, ETC.

MATERIAL TESTING:

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

B. THE GEOTECHNICAL ENGINEER WILL DETERMINE THE NUMBER AND TYPE OF TESTS NEEDED.

C. THE CONTRACTOR/OWNER SHALL NOTIFY THE TESTING LAB OF THE NEEDED TESTS, COORDINATE WITH THE INSPECTOR AND TESTING LAB AND PAY THE COSTS TO PERFORM THE TESTS.

THE MAXIMUM SLOPE (H:V) IS 2:1 FOR CUT SECTIONS AND 2:1 FOR FILL SECTIONS U.N.O OR PER GEOTECHNICAL REPORT.

THE MAXIMUM LIFT THICKNESS IN FILL SECTIONS SHALL NOT EXCEED 12".

PREPARATION OF GROUND: THE AREA OVER WHICH FILLS ARE TO BE MADE SHALL BE CLEARED OF ALL TRASH, TREES, STUMPS, DEBRIS OR OTHER MATERIAL NOT SUITABLE AS A FOUNDATION FOR FILL.

ALL DISTURBED AREA SHALL BE RE-VEGETATED WITH PLANTS AND LANDSCAPING PER PROPERTY OWNER.

ALL FOOTINGS/FOUNDATIONS SHALL BEAR ON SUITABLE NATIVE GROUND OR ENGINEERED FILL IN ACCORDANCE WITH THE APPROVED GEOTECHNICAL REPORT.

DRAINAGE

THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING DURING ALL PHASES OF CONSTRUCTION AND WITH FINAL GRADING OF LOT.

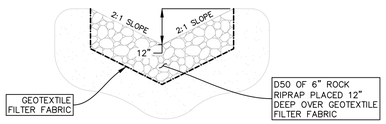
PONDING OF SURFACE WATER SHALL NOT BE PERMITTED DURING CONSTRUCTION OR BE PRESENT AFTER FINAL LOT GRADING.

ALL ROOF DRAINAGE SHALL BE DIRECTED AWAY FROM THE BUILDING. ROOF DRAINS SHALL DISCHARGE A MINIMUM OF 10' AWAY FROM BUILDING STRUCTURE.

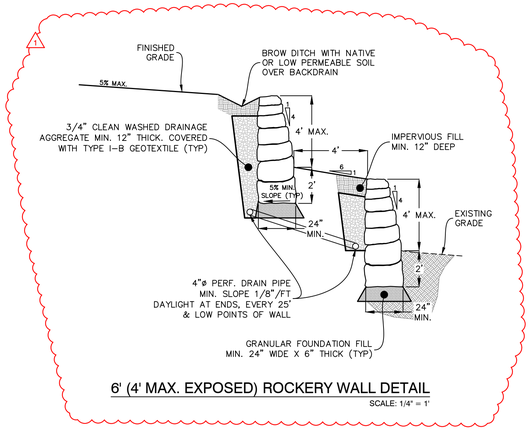
FINISHED GRADE DIRECTLY ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 8" BELOW THE FINISHED FLOOR ELEVATION AND SHALL SLOPE AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10' TO AN APPROVED WATER DISPOSAL AREA.

LEGEND

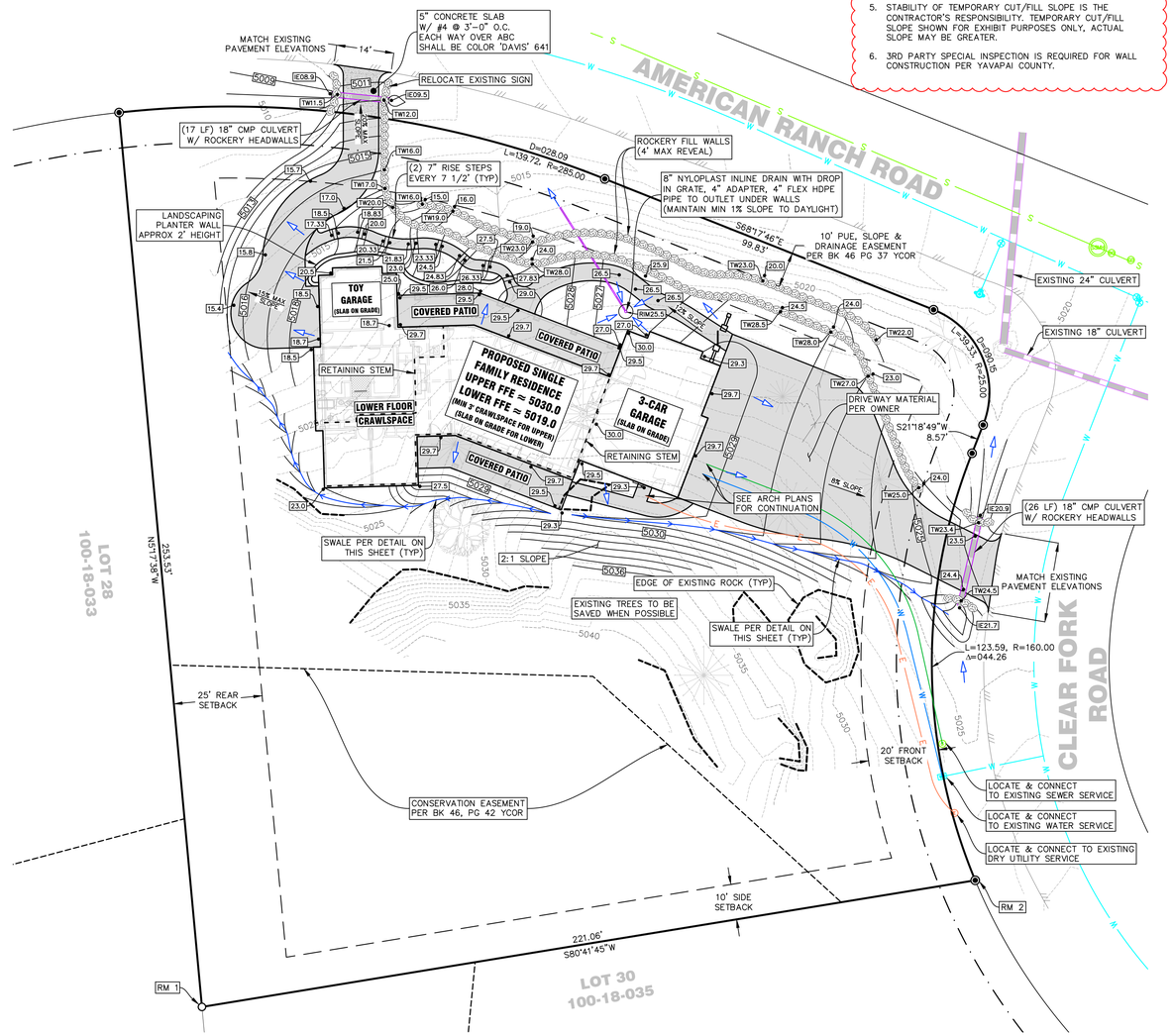
◉	FOUND CAPPED REBAR WITH MARKINGS 35138
○	FOUND REBAR / PK WITH WASHER MARKED 53890
S45°45'45"W 45.00'	MEASURED DATA BASED ON FIELD SURVEY
———	SUBJECT PARCEL LINE
———	ADJACENT PARCEL LINE
———	RIGHT OF WAY
— · — · —	10' PUE, SLOPE & DRAINAGE EASEMENT PER BK 46, PG 37 YCOR
- - - - -	CONSERVATION EASEMENT PER BK 46, PG 42 YCOR
— — — — —	SETBACKS
//////	EDGE OF PAVEMENT
WM	WATER METER
	FIRE HYDRANT
SSMH	SEWER MANHOLE
E	ELECTRIC STUB
S	SEWER STUB



TYPICAL SWALE DETAIL
SCALE: 1/2" = 1'



6' (4' MAX. EXPOSED) ROCKERY WALL DETAIL
SCALE: 1/4" = 1'



REVISIONS	BY
⚠ ADDED WALL DETAIL	BH

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ARCHITECTURE & PLANNING

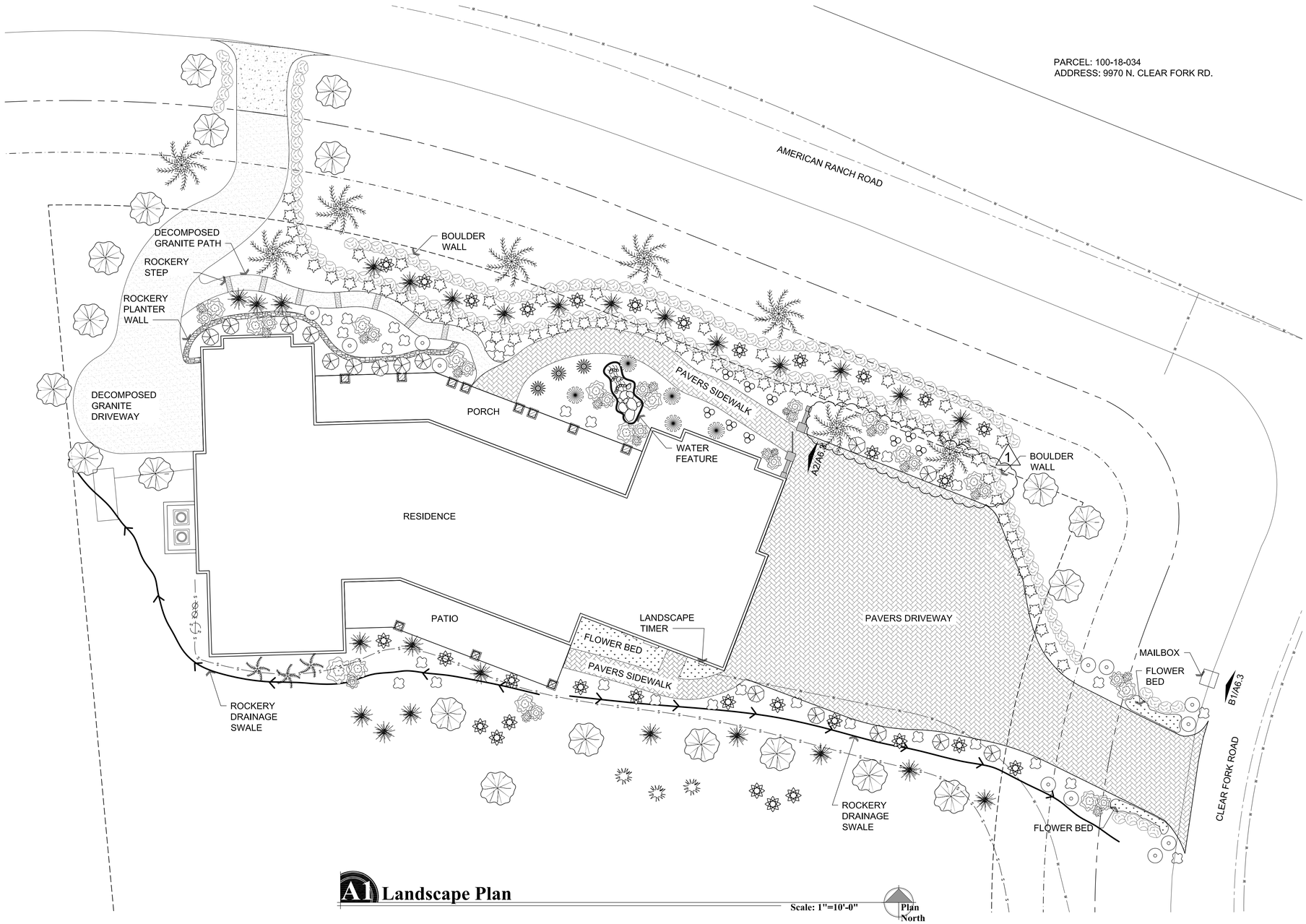
DRAWING: Grading & Drainage Plan

PROJECT: Vicente Residence
9970 North Clear Fork Road
Yavapai County, AZ

APN: 100-18-034

DRAWN BY	TJL
CHECKED BY	BH
DATE	December 16, 2021
JOB NO.	768
SHEET	1

Dec 16, 2021 - 3:04pm FILE: Z:\Projects\2021\21016\DWG\CIVIL PLANS\21016 G&D.dwg <<C3D_Imperial>>



A1 Landscape Plan

Scale: 1"=10'-0"

Plan North

Plant Schedule

SYMBOL	SIZE	TOTAL	NAME
	15 GAL	16	ASPEN CLUSTER
	24" BOX	8	COLORADO BLUE SPRUCE
	15 GAL	20	AUTUMN FANTASY MAPLE
	1 GAL	31	DAYLILLY
	1 GAL	67	VIRGINIA CREEPER
	5 GAL	29	SALVIA
	5 GAL	12	POTENTILLA
	5 GAL	3	GRESSI
	1 GAL	26	FOUNTAIN GRASS
	1 GAL	16	ROSE OF SHARON
	1 GAL	3	HALLS HONEYSUCKLE
	5 GAL	9	MAHONIA OREGON GRAPE
	5 GAL	5	RED BARBERRY
	5 GAL	3	BUTTERFLY BUSH

NOTES:
1. LANDSCAPE PLANTINGS SHALL BE WATERED VIA DRIP IRRIGATION SYSTEM ON LANDSCAPE TIME CLOCK.
2. PROVIDE BACKFLOW PREVENTOR FOR DRIP IRRIGATION SYSTEM.
3. SPRAY ALL GROUND COVER AREAS W/ PRE-EMERGENT FOR WEED CONTROL.
4. PROVIDE WEED BARRIER IN ALL PLANTER AREAS.
5. GROUND COVER IN ALL PLANTER AREAS SHALL BE 3/4" COLORED ROCK. WHERE SLOPES ARE TOO STEEP, PROVIDE 2" - 3" FRACTURED RIP RAP OF MATCHING COLOR.
6. REFER TO LANDSCAPE DETAILS, SHEET L1.1

REVISIONS		BY
1	12-20-2021 OWNER CHANGES	LO

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 9/1/21
ARIZONA
EXPIRES: 6/30/24

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ARCHITECTURE & PLANNING

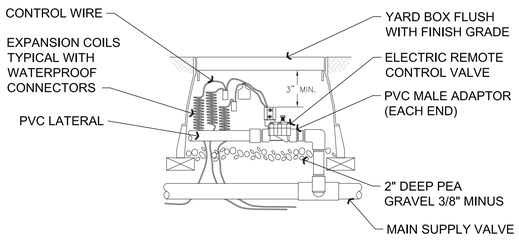
DRAWING: Landscape Plan

PROJECT: Vicente Residence, 9970 N. Clear Fork Rd., Prescott, AZ — American Ranch Lot 29

APN: 100-18-034

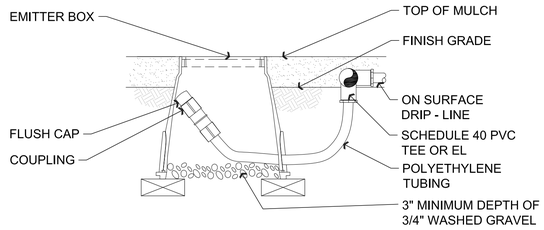
DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: September 17th, 2021
JOB NO.: 768
SHEET: **L1.0**

Dec 20, 2021 - 2:53pm



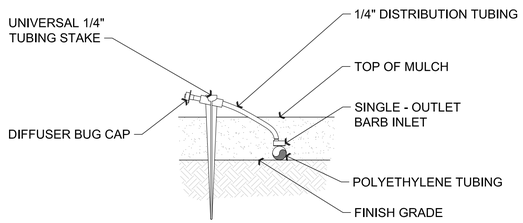
NOTE: SEAL ALL THREADED JOINTS / FITTINGS WITH APPROVED SEALANT PRIOR TO ASSEMBLY

A4 Typical Electric Remote Control Valve



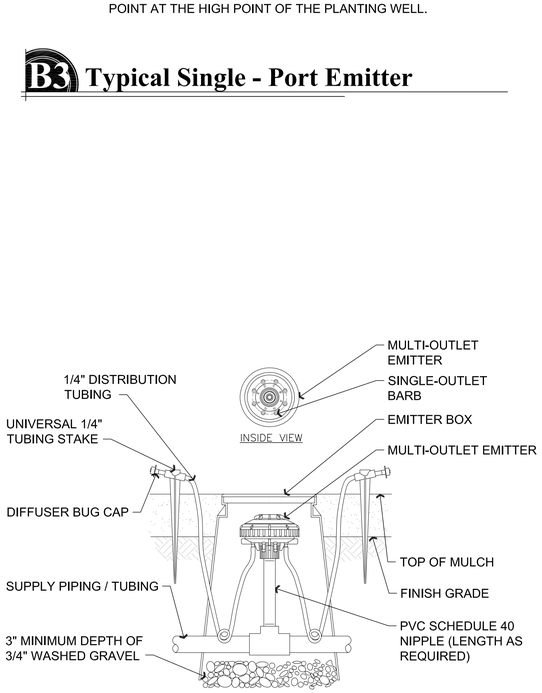
NOTE: ALLOW A MINIMUM 6" OF DRIP - LINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

B4 Typical Drip Line Flush Box



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

B3 Typical Single - Port Emitter

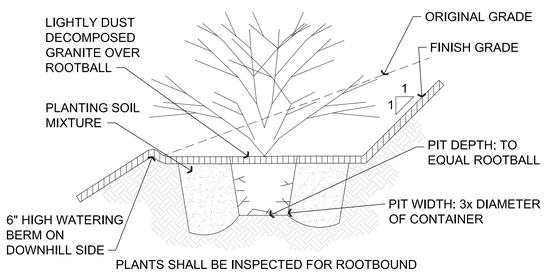


NOTE: COIL ADDITIONAL 9" OF TUBING IN EMITTER BOX TO FACILITATE MAINTENANCE.

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

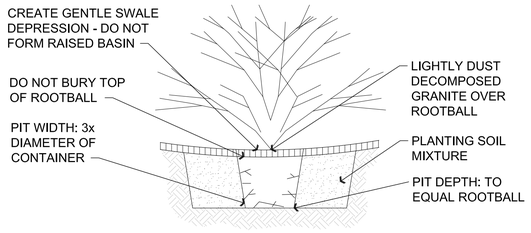
FOR SLOPED CONDITIONS PLACE DISTRIBUTION POINT AT THE HIGH POINT OF PLANTING WELL.

B1 Typical Multi - Port Emitter



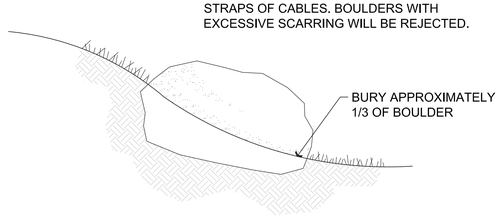
PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

C4 Typical Shrub Planting on Slope



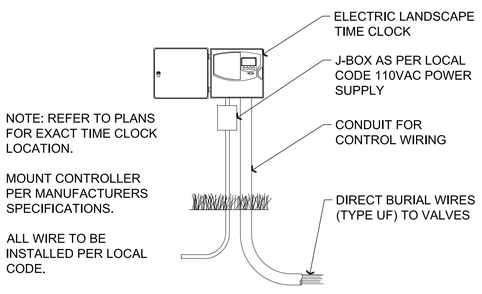
PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

C3 Typical Shrub Planting

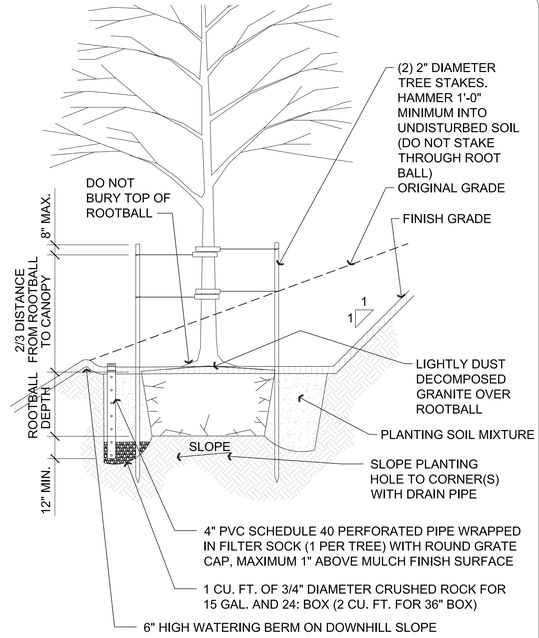


FOR SIZING OF BOULDERS REFER TO LANDSCAPE SCHEDULE

C2 Typical Boulder Detail



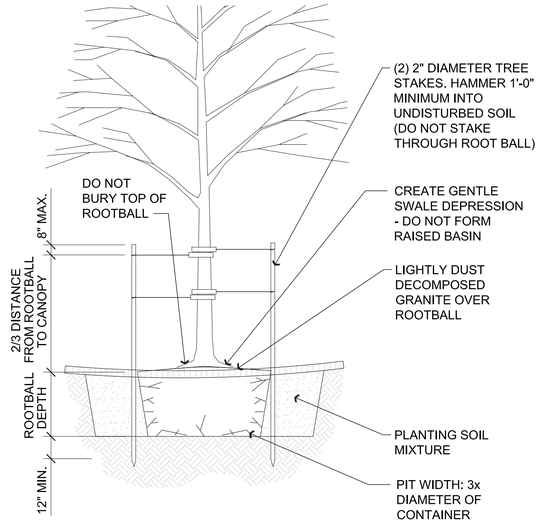
C1 Typical Electric Landscape Time Clock



NOTE: STAKE TREE PERPENDICULAR TO DIRECTION OF PREVAILING WIND.

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

D3 Typical Tree Planting on Slope



NOTE: STAKE TREE PERPENDICULAR TO DIRECTION OF PREVAILING WIND.

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

D1 Typical Tree Planting

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ARCHITECTURE & PLANNING

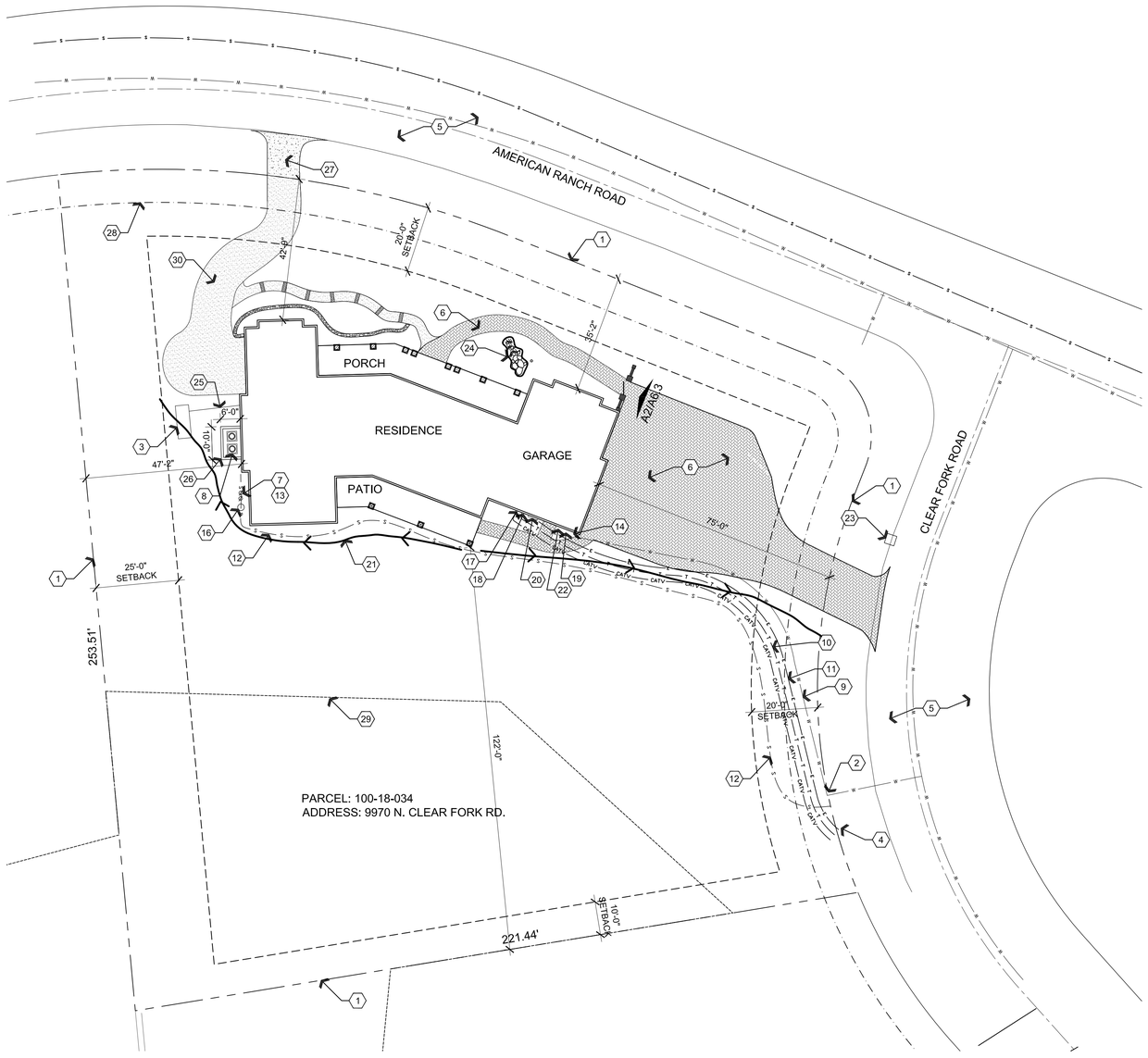
DRAWING: LANDSCAPE DETAILS

PROJECT: Vicente Residence
9970 N. Clear Fork Rd.
Prescott, AZ
American Ranch Lot 29

APN: 100-18-034

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: September 17th, 2021
JOB NO.: 768
SHEET: L1.1

Sep 17, 2021 - 8:50am



Descriptive Keynotes

1. PROPERTY LINE.
2. PROVIDE 1" WATER METER AT EXISTING YOKE IN METER BOX, REFER TO CIVIL PLANS.
3. PROPOSED UNDERGROUND PROPANE TANK LOCATION.
4. EXISTING DRY UTILITIES STUB OUT.
5. EXISTING ASPHALT PAVED ROAD.
6. CONCRETE PAVERS OVER 1" SAND OVER 4" COMPACTED A.B.C..
7. PROVIDE TWO WAY SEWER CLEAN OUT.
8. CONDENSING UNIT, REFER TO MECHANICAL PLANS.
9. 2" SCHEDULE 40 PVC WATER LINE.
10. 2" DB 120 ELECTRICAL CONDUIT FOR TELEPHONE CABLE.
11. DB 120 ELECTRICAL CONDUIT, SIZE TO BE DETERMINED BY ARIZONA PUBLIC SERVICE.
12. 2" SCHEDULE 40 PVC FORCE MAIN WASTE LINE.
13. PROVIDE BACKWATER VALVE.
14. 2" WATER SHUT OFF VALVE IN YARD BOX.
15. 2" DB 120 CATV CONDUIT.
16. BELOW GRADE SEWAGE EJECTION PUMP.
17. CATV TERMINAL BOX.
18. TELEPHONE TERMINAL BOX.
19. DRIP IRRIGATION LANDSCAPE TIME CLOCK.
20. 200 AMP ELECTRIC SERVICE ENTRANCE SECTION.
21. RIP RAP LINED DRAINAGE SWALE, REFER TO LANDSCAPE PLAN / CIVIL PLANS.
22. LANDSCAPE DRIP IRRIGATION BACKFLOW PREVENTION DEVICE WITH FREEZE RESISTANT COVER.
23. MAILBOX, REFER TO DETAIL B1 ON SHEET A6.3.
24. WATER FEATURE.
25. 1 1/4" POLYETHYLENE PROPANE LINE.
26. 4' TALL CONCRETE WALL WITH STONE VENEER, REFER TO STRUCTURAL PLANS.
27. COLORED CONCRETE APRON FROM STREET TO PROPERTY LINE, REFER TO CIVIL PLANS.
28. EASEMENT LINE, REFER TO CIVIL PLANS.
29. CONSERVATION AREA LINE, REFER TO CIVIL PLANS.
30. DECOMPOSED GRANITE DRIVEWAY, REFER TO CIVIL PLANS.

A1 **Architectural Site Plan**

Scale: 1"=20'-0"

Plan North

Dec 20, 2021 - 2:54pm

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 9/17/21
ARIZONA
EXPIRES: 6/30/24

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ARCHITECTURE & PLANNING

DRAWING: Architectural Site Plan

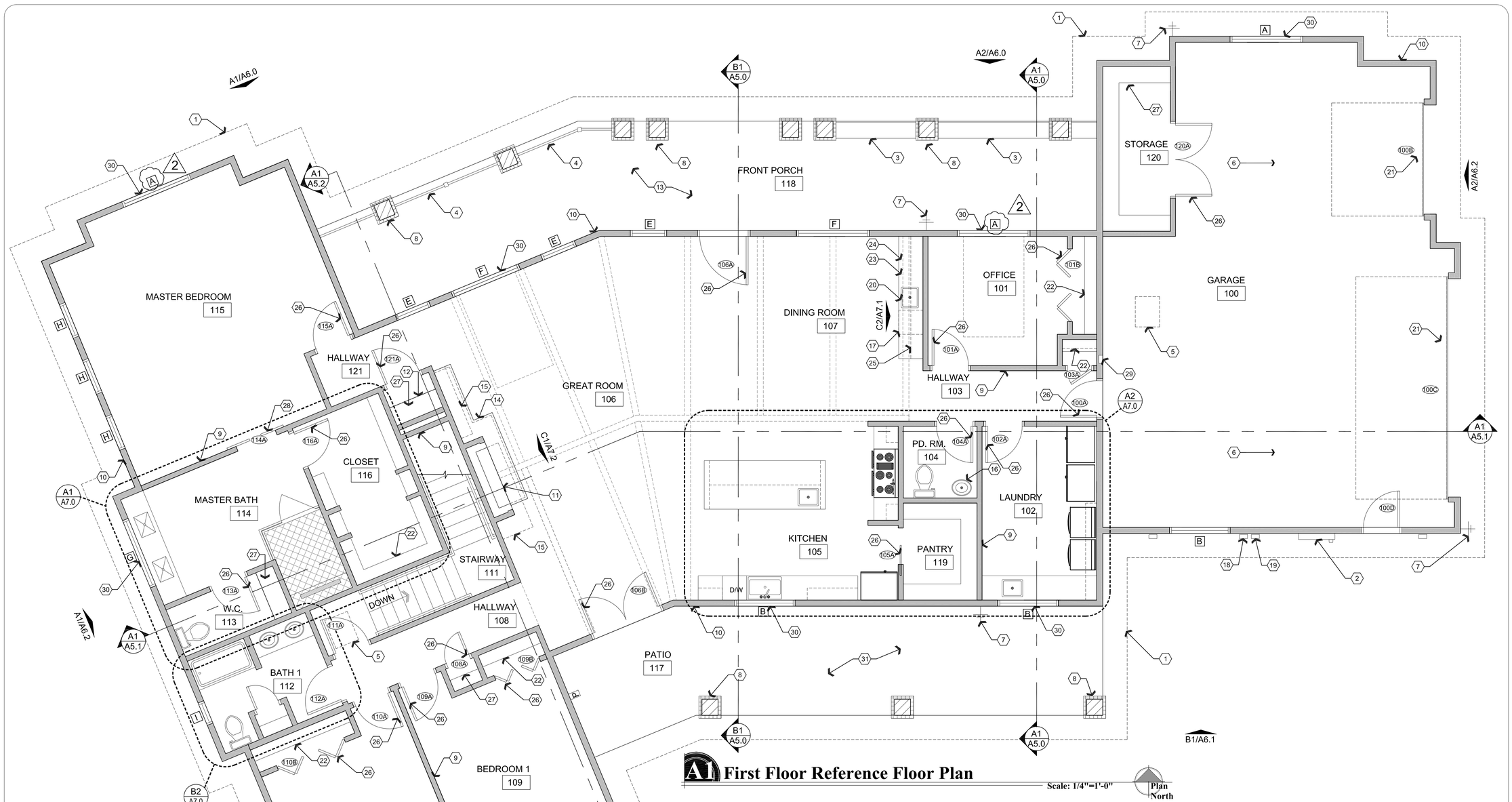
PROJECT: Vicente Residence
9970 N. Clear Fork Rd.
Prescott, AZ

American Ranch Lot 29

APN: 100-18-034

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: September 17th, 2021
JOB NO.: 768
SHEET

A1.0



A1 First Floor Reference Floor Plan

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

Plan North

Descriptive Keynotes

1. LINE OF ROOF OVERHANG ABOVE.
2. ELECTRICAL SERVICE ENTRANCE SECTION. REFER TO ELECTRICAL PLANS.
3. BENCH SEAT.
4. STEEL RAILING AND ACCESSORIES AS MANUFACTURED BY FORTRESS, REFER TO DETAIL B2/A6.3.
5. PROVIDE ATTIC ACCESS PANEL. THE ROUGH FRAMED OPENING SHALL NOT BE LESS THAN 22"x30". A MINIMUM 30" UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT SOME POINT ABOVE THE ACCESS OPENING. PROVIDE WEATHER STRIPPING AT ACCESS OPENING.
6. GARAGE FLOOR SURFACE USED FOR PARKING OF AUTOMOBILE OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.
7. PROVIDE FROST PROOF HOSE BIBB, REFER TO PLUMBING PLANS.
8. CMU COLUMN WITH STONE VENEER, REFER TO STRUCTURAL PLANS.
9. INTERIOR WALL, REFER TO WALL TYPES PLAN.
10. EXTERIOR WALL, REFER TO WALL TYPES PLAN.
11. GAS FIRED LOG FIREPLACE. HEAT & GLO MEZZO 1600AU OR EQUAL.
12. AUDIO VISUAL CLOSET.
13. CONCRETE OVER B-DECK, REFER TO STRUCTURAL PLANS.
14. PROVIDE CONCRETE HEARTH.
15. FLOATING SHELVES, REFER TO INTERIOR ELEVATIONS.
16. PROVIDE PEDESTAL SINK AS SELECTED BY OWNER, REFER TO PLUMBING PLANS.
17. WINE REFRIGERATOR.
18. CATV TERMINAL BOX.
19. TELEPHONE TERMINAL BOX.
20. WET BAR SINK, REFER TO PLUMBING PLANS.
21. PROVIDE GARAGE DOOR. REFER TO DOOR SCHEDULE.
22. PROVIDE CLOSET ROD / SHELVING.
23. PROVIDE COUNTERTOP AS SELECTED BY OWNER.
24. PROVIDE WOOD BASE CABINETRY.
25. PROVIDE WOOD BASE / UPPER CABINETRY. REFER TO INTERIOR ELEVATIONS.
26. PROVIDE DOOR, TYPICAL. REFER TO DOOR SCHEDULE.
27. PROVIDE FOUR 1'-4" DEEP SHELVES.
28. PROVIDE DOUBLE BARN TYPE DOOR. REFER TO DOOR SCHEDULE.
29. FIRE SPRINKLER RISER WITH SHUT OFF VALVE.
30. WINDOW, TYPICAL, REFER TO WINDOW TYPES.
31. 4" COLORED CONCRETE SLAB OVER 4" COMPACTED A.B.C.

Jan 04, 2022 - 3:28pm

REVISIONS		BY
2	1-03-2022	LO

REGISTERED ARCHITECT
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EXPIRES: 6/30/24

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ARCHITECTURE & PLANNING

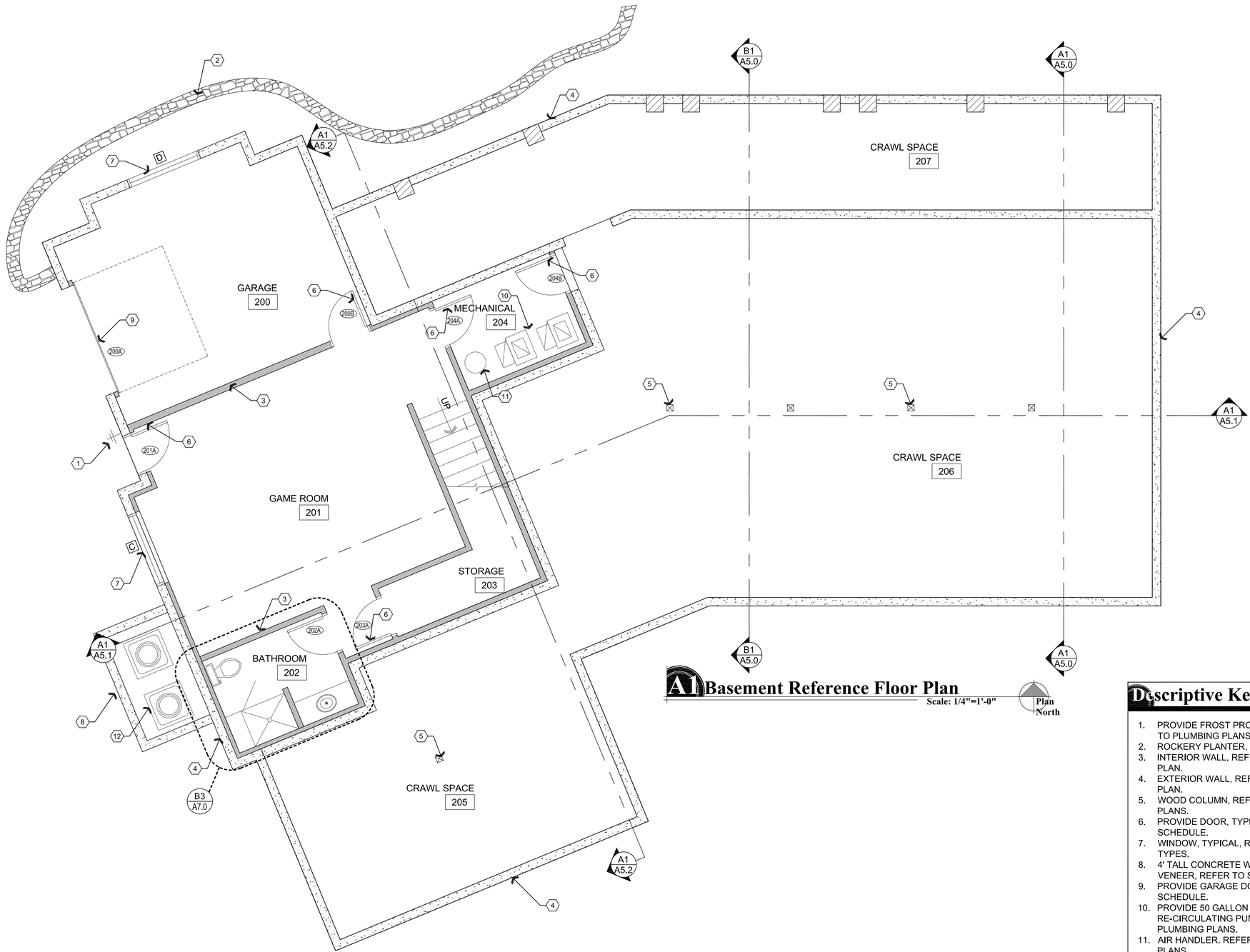
DRAWING: First Floor Reference Floor Plan

PROJECT: Vicente Residence
9970 N. Clear Fork Rd.
Prescott, AZ

American Ranch Lot 29

APN: 100-18-034

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	September 17th, 2021
JOB NO.	768
SHEET	A2.0



A1 Basement Reference Floor Plan

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

Plan North

Descriptive Keynotes

1. PROVIDE FROST PROOF HOSE BIBB, REFER TO PLUMBING PLANS.
2. ROCKERY PLANTER, REFER TO SITE PLAN.
3. INTERIOR WALL, REFER TO WALL TYPES PLAN.
4. EXTERIOR WALL, REFER TO WALL TYPES PLAN.
5. WOOD COLUMN, REFER TO STRUCTURAL PLANS.
6. PROVIDE DOOR, TYPICAL. REFER TO DOOR SCHEDULE.
7. WINDOW, TYPICAL, REFER TO WINDOW TYPES.
8. 4' TALL CONCRETE WALL WITH STONE VENEER, REFER TO STRUCTURAL PLANS.
9. PROVIDE GARAGE DOOR, REFER TO DOOR SCHEDULE.
10. PROVIDE 50 GALLON WATER HEATER WITH RE-CIRCULATING PUMP, REFER TO PLUMBING PLANS.
11. AIR HANDLER. REFER TO MECHANICAL PLANS.
12. CONDENSER, REFER TO MECHANICAL PLANS.

Sep 17, 2021 - 8:52am

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
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Date Signed 9/17/21
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ARCHITECTURE & PLANNING

DRAWING: Basement Reference Floor Plan

PROJECT: Vicente Residence
9970 N. Clear Fork Rd.
Prescott, AZ
American Ranch Lot 29

APN: 100-18-034

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: September 17th, 2021
JOB NO.: 768
SHEET:

A2.1

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
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ARCHITECTURE & PLANNING

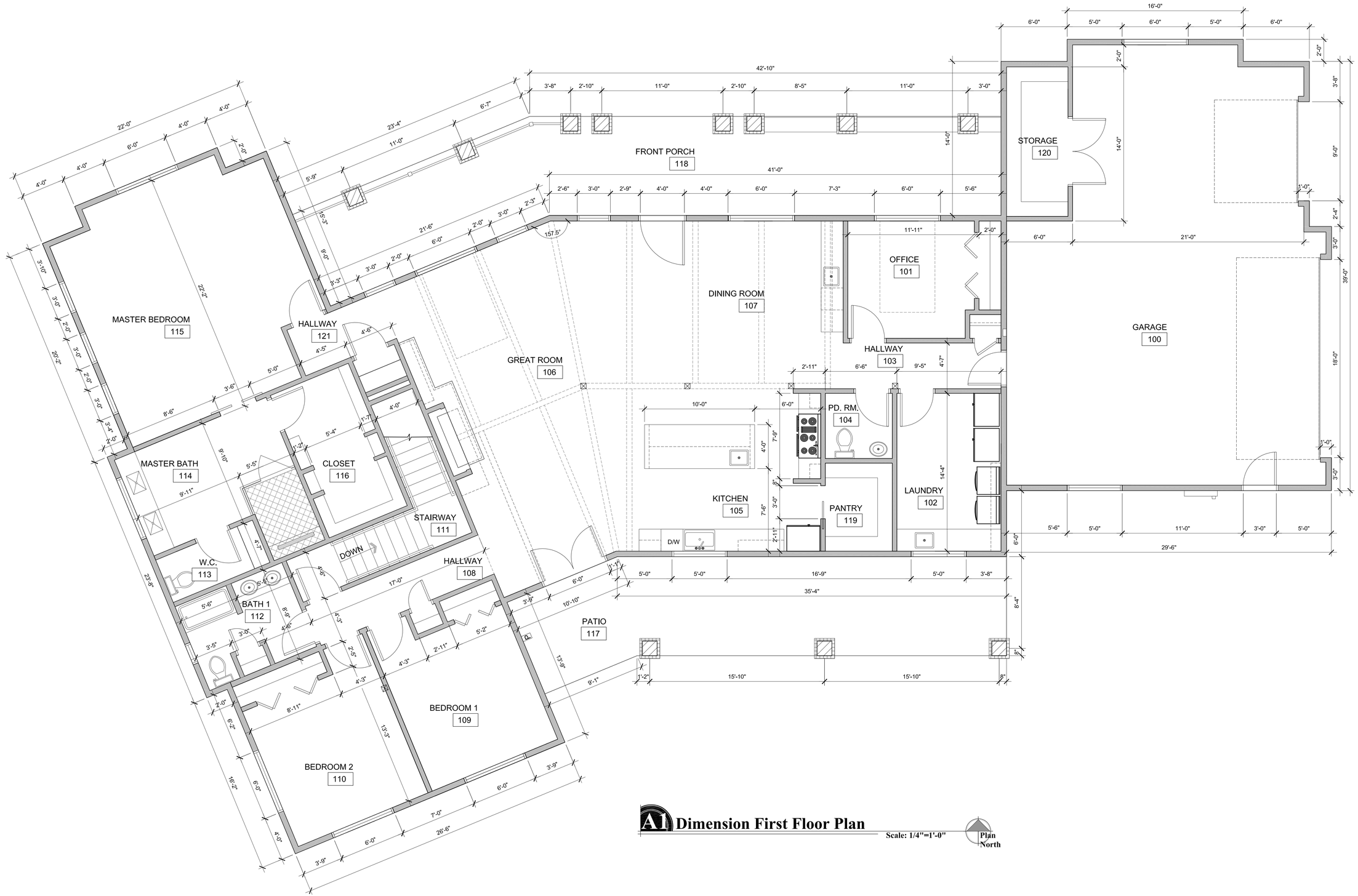
DRAWING: Dimension First Floor Plan
American Ranch Lot 29

PROJECT: Vicente Residence
9970 N. Clear Fork Rd.
Prescott, AZ

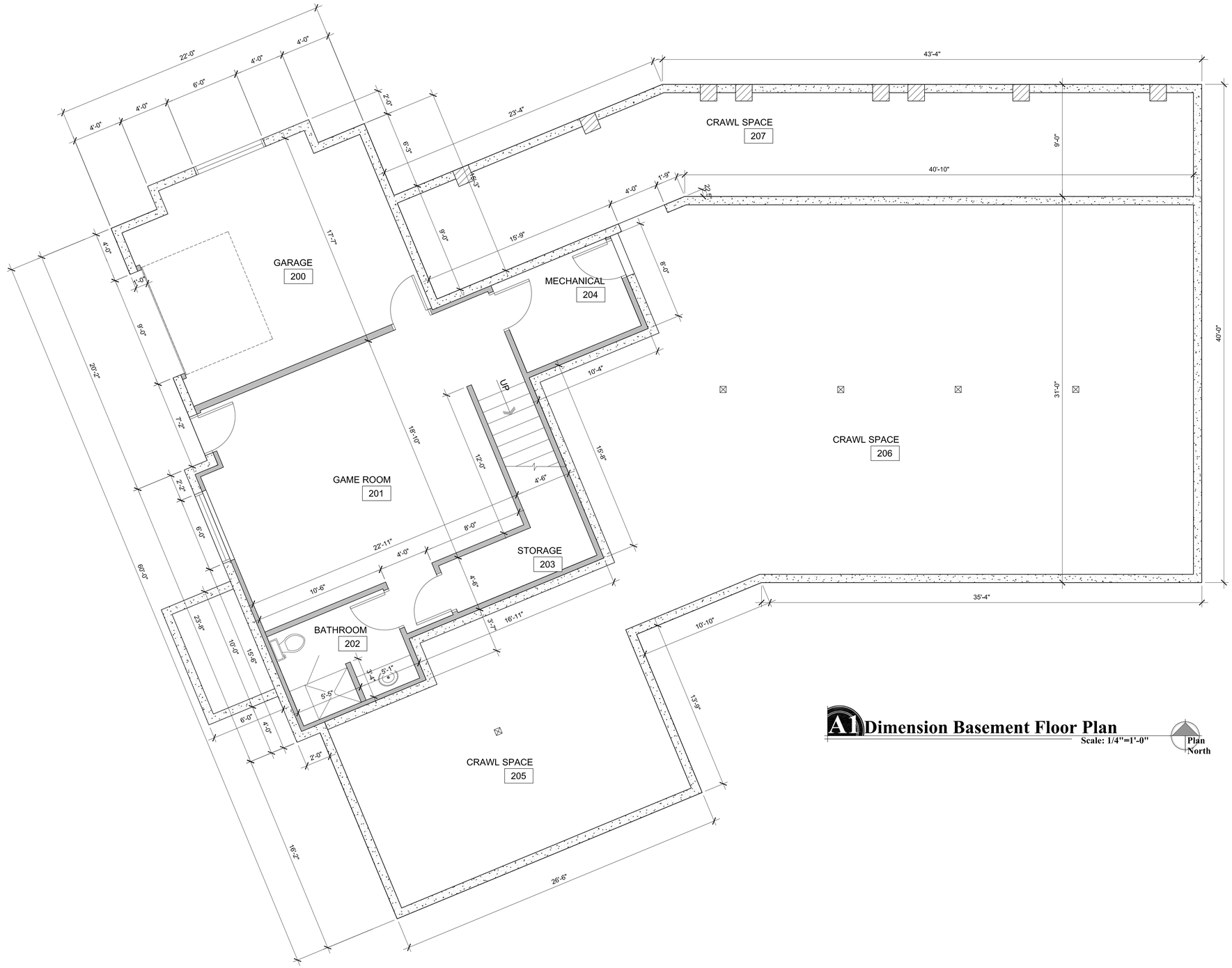
APN: 100-18-034

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: September 17th, 2021
JOB NO.: 768
SHEET: **A3.0**

Sep 17, 2021 - 8:52am



A1 Dimension First Floor Plan
Scale: 1/4"=1'-0"
Plan North



A1 Dimension Basement Floor Plan

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

Plan North

Sep 17, 2021 - 8:53am

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
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Date Signed 9/17/21
ARIZONA
EXPIRES: 6/30/24

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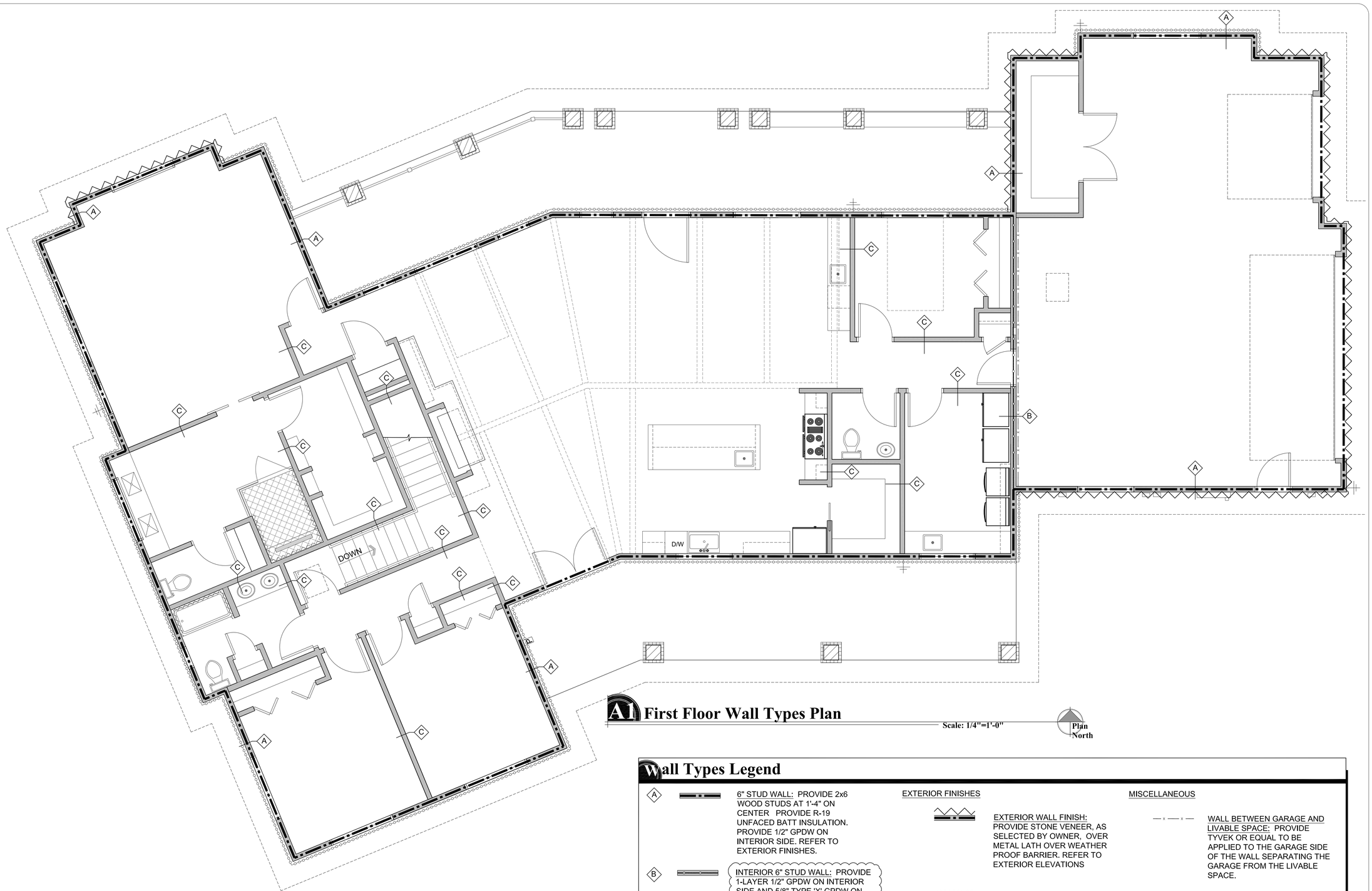
ARCHITECTURE & PLANNING

DRAWING: Basement Dimension Floor Plan

PROJECT: Vicente Residence
9970 N. Clear Fork Rd.
Prescott, AZ
American Ranch Lot 29

APN: 100-18-034

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	September 17th, 2021
JOB NO.	768
SHEET	A3.1



A1 First Floor Wall Types Plan

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

Plan North

Wall Types Legend

A — 6" STUD WALL: PROVIDE 2x6 WOOD STUDS AT 1'-4" ON CENTER PROVIDE R-19 UNFACED BATT INSULATION. PROVIDE 1/2" GPDW ON INTERIOR SIDE. REFER TO EXTERIOR FINISHES.

B — INTERIOR 6" STUD WALL: PROVIDE 1-LAYER 1/2" GPDW ON INTERIOR SIDE AND 5/8" TYPE 'X' GPDW ON GARAGE SIDE OF 2x6 WOOD STUDS AT 1'-4" O.C. PROVIDE R-19 BATT INSULATION. (1)

C — INTERIOR 2x4 STUD WALL, TYP. PROVIDE 1-LAYER 1/2" GPDW ON EACH SIDE OF 2x4 WOOD STUDS AT 1'-4" ON CENTER. PROVIDE R-11 BATT INSULATION.

EXTERIOR FINISHES

EXTERIOR WALL FINISH: PROVIDE STONE VENEER, AS SELECTED BY OWNER, OVER METAL LATH OVER WEATHER PROOF BARRIER. REFER TO EXTERIOR ELEVATIONS

EXTERIOR WALL FINISH: PROVIDE COMPOSITE SIDING AS SELECTED BY OWNER, REFER TO EXTERIOR ELEVATIONS

MISCELLANEOUS

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

BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS: PROVIDE CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 8 FEET ABOVE THE FLOOR.

Dec 20, 2021 - 11:59am

REVISIONS		BY
1	11-18-2021	LO

REGISTERED ARCHITECT CERTIFICATE NO. 25646 W. ALAN KENSON Date Signed 9/1/21 ARIZONA

EXPIRES: 6/30/24

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www.kenson-associates.com
ARCHITECTURE & PLANNING

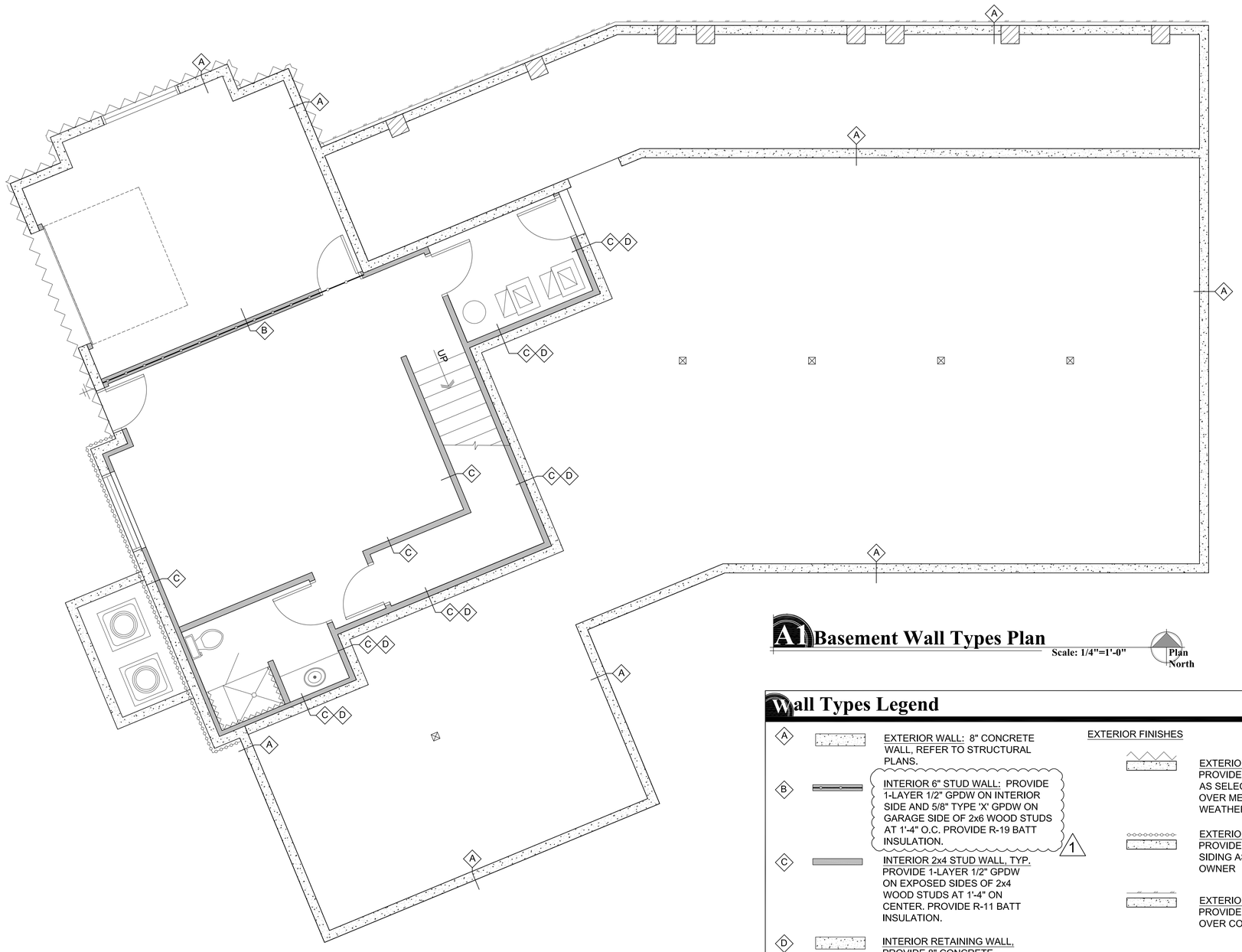
DRAWING: First Floor Wall Types Plan

PROJECT: Vicente Residence
9970 N. Clear Fork Rd.
Prescott, AZ

American Ranch Lot 29

APN: 100-18-034

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: September 17th, 2021
JOB NO.: 768
SHEET: **A4.0**



A1 Basement Wall Types Plan

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

Plan North

Wall Types Legend

A — EXTERIOR WALL: 8" CONCRETE WALL, REFER TO STRUCTURAL PLANS.

B — INTERIOR 6" STUD WALL: PROVIDE 1-LAYER 1/2" GPDW ON INTERIOR SIDE AND 5/8" TYPE 'X' GPDW ON GARAGE SIDE OF 2x6 WOOD STUDS AT 1'-4" O.C. PROVIDE R-19 BATT INSULATION. 1

C — INTERIOR 2x4 STUD WALL, TYP. PROVIDE 1-LAYER 1/2" GPDW ON EXPOSED SIDES OF 2x4 WOOD STUDS AT 1'-4" ON CENTER. PROVIDE R-11 BATT INSULATION.

D — INTERIOR RETAINING WALL, PROVIDE 8" CONCRETE RETAINING WALL, REFER TO STRUCTURAL PLANS

EXTERIOR FINISHES

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

EXTERIOR WALL FINISH: PROVIDE COMPOSITE SIDING AS SELECTED BY OWNER

EXTERIOR WALL FINISH: PROVIDE STUCCO FINISH OVER CONCRETE WALL

MISCELLANEOUS

BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS: PROVIDE CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 8 FEET ABOVE THE FLOOR.

Dec 20, 2021 - 11:59am

REVISIONS		BY
1	11-18-2021	LO

REGISTERED ARCHITECT CERTIFICATE NO. 25646 W. ALAN KENSON Date Signed 9/1/21 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: waka@cableone.net
www.kenson-associates.com
ARCHITECTURE & PLANNING

DRAWING: Basement Wall Types Plan

PROJECT: Vicente Residence, 9970 N. Clear Fork Rd., Prescott, AZ — American Ranch Lot 29

APN: 100-18-034

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: September 17th, 2021
JOB NO.: 768
SHEET: A4.1

Descriptive Keynotes

1. PROVIDE R-19 BATT INSULATION TIGHT AGAINST FLOOR WITH INSULATION SUPPORT WIRE.
2. EXTERIOR WINDOW, TYPICAL, REFER TO WINDOW ELEVATIONS.
3. PROVIDE SIDING, REFER TO WALL TYPES.
4. PROVIDE BEAM, REFER TO STRUCTURAL PLANS.
5. PROVIDE PRE-FAB ROOF TRUSS, REFER TO STRUCTURAL PLANS.
6. PROVIDE CONCRETE PATIO SLAB, REFER TO STRUCTURAL PLANS.
7. PROVIDE CONCRETE OVER B-DECK, REFER TO STRUCTURAL PLANS.
8. PROVIDE R-38 CLOSED CELL SPRAY FOAM INSULATION.
9. PROVIDE CONCRETE FOOTING, REFER TO STRUCTURAL PLANS.
10. PROVIDE WOOD CABINETRY. REFER TO REFERENCE FLOOR PLAN AND INTERIOR ELEVATIONS.
11. PROVIDE KITCHEN ISLAND.
12. APPROXIMATE LINE OF EXISTING GRADE.
13. PROVIDE WOOD COLUMN, REFER TO STRUCTURAL PLANS.
14. FLOOR JOIST, REFER TO STRUCTURAL PLANS.
15. PROVIDE GPDW CEILING ATTACHED TO 2x8 CEILING JOISTS, REFER TO CEILING FRAMING PLAN.
16. PROVIDE FAUX BEAM AND RAFTERS.
17. DORMER BEYOND.
18. PROVIDE CMU COLUMN WITH STONE VENEER, REFER TO STRUCTURAL PLANS.
19. EXTERIOR DOOR, REFER TO REFERENCE FLOOR PLAN AND DOOR SCHEDULE.
20. ENTRANCE GABLE BEYOND.
21. CMU COLUMN BEYOND, REFER TO STRUCTURAL PLANS.
22. PROVIDE METAL GUTTER WITH RAIN CHAINS, REFER TO ROOF PLAN FOR LOCATIONS.

A1 Building Section

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

B1 Building Section

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

Sep 17, 2021 - 8:53am

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 9/17/21
ARIZONA
EXPIRES: 6/30/24

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ARCHITECTURE & PLANNING

DRAWING: Building Section

PROJECT: Vicente Residence
9970 N. Clear Fork Rd.
Prescott, AZ

American Ranch Lot 29

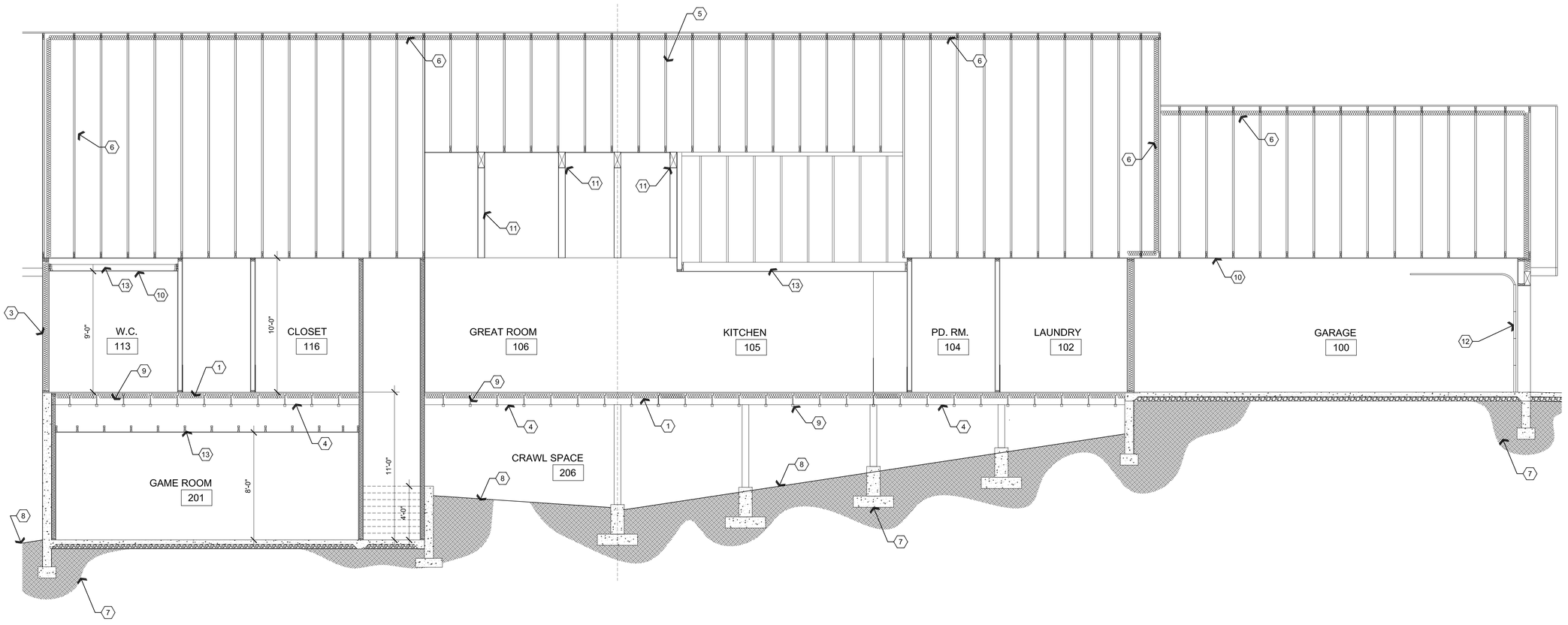
APN: 100-18-034

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: September 17th, 2021
JOB NO.: 768
SHEET:

A5.0

Descriptive Keynotes

1. PROVIDE R-19 BATT INSULATION TIGHT AGAINST FLOOR WITH INSULATION SUPPORT WIRE.
2. GARAGE DOOR.
3. EXTERIOR WALL, REFER TO WALL TYPES.
4. PROVIDE BEAM, REFER TO STRUCTURAL PLANS.
5. PROVIDE PRE-FAB ROOF TRUSS, REFER TO STRUCTURAL PLANS.
6. PROVIDE R-38 CLOSED CELL SPRAY FOAM INSULATION.
7. PROVIDE CONCRETE FOOTING, REFER TO STRUCTURAL PLANS.
8. APPROXIMATE LINE OF EXISTING GRADE.
9. FLOOR JOIST, REFER TO STRUCTURAL PLANS.
10. PROVIDE GPDW.
11. PROVIDE FAUX BEAM AND RAFTERS.
12. PROVIDE GARAGE DOOR, REFER TO DOOR SCHEDULE.
13. CEILING FRAMING, REFER TO CEILING FRAMING PLAN.



A1 Building Section

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

Sep 17, 2021 - 8:54am

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 9/17/21
ARIZONA
EXPIRES: 6/30/24

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ARCHITECTURE & PLANNING

DRAWING: Building Section

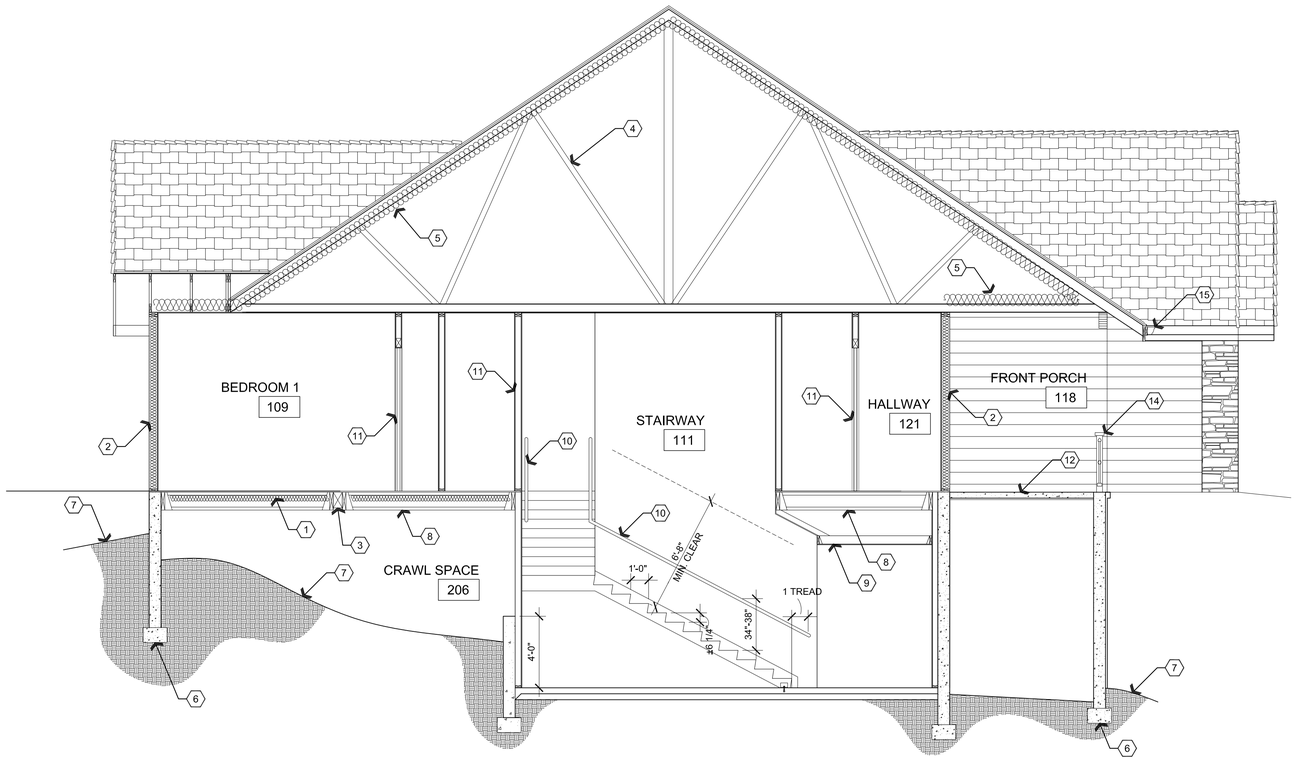
PROJECT: Vicente Residence
9970 N. Clear Fork Rd.
Prescott, AZ
American Ranch Lot 29

APN: 100-18-034

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	September 17th, 2021
JOB NO.	768
SHEET	A5.1

Descriptive Keynotes

1. PROVIDE R-19 BATT INSULATION TIGHT AGAINST FLOOR WITH INSULATION SUPPORT WIRE.
2. EXTERIOR WALL, REFER TO WALL TYPES.
3. PROVIDE BEAM, REFER TO STRUCTURAL PLANS.
4. PROVIDE PRE-FAB ROOF TRUSS, REFER TO STRUCTURAL PLANS.
5. PROVIDE R-38 CLOSED CELL SPRAY FOAM INSULATION.
6. PROVIDE CONCRETE FOOTING, REFER TO STRUCTURAL PLANS.
7. APPROXIMATE LINE OF EXISTING GRADE.
8. FLOOR JOIST, REFER TO STRUCTURAL PLANS.
9. CEILING FRAMING, REFER TO CEILING FRAMING PLAN.
10. PROVIDE HANDRAIL @ 36" ABOVE STAIR NOSING AND MIN. 1-1/2" CLEARANCE FROM WALL.
11. INTERIOR WALL, REFER TO WALL TYPES PLAN.
12. PROVIDE CONCRETE OVER B-DECK, REFER TO STRUCTURAL PLANS.
13. PROVIDE METAL GUTTER WITH RAIN CHAINS, REFER TO ROOF PLAN.
14. PROVIDE IRON RAILING PER DETAIL B2/A6.3.
15. PROVIDE METAL GUTTER WITH RAIN CHAINS, REFER TO ROOF PLAN FOR LOCATIONS.



A1 Building Section

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

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 9/17/21
ARIZONA
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ARCHITECTURE & PLANNING

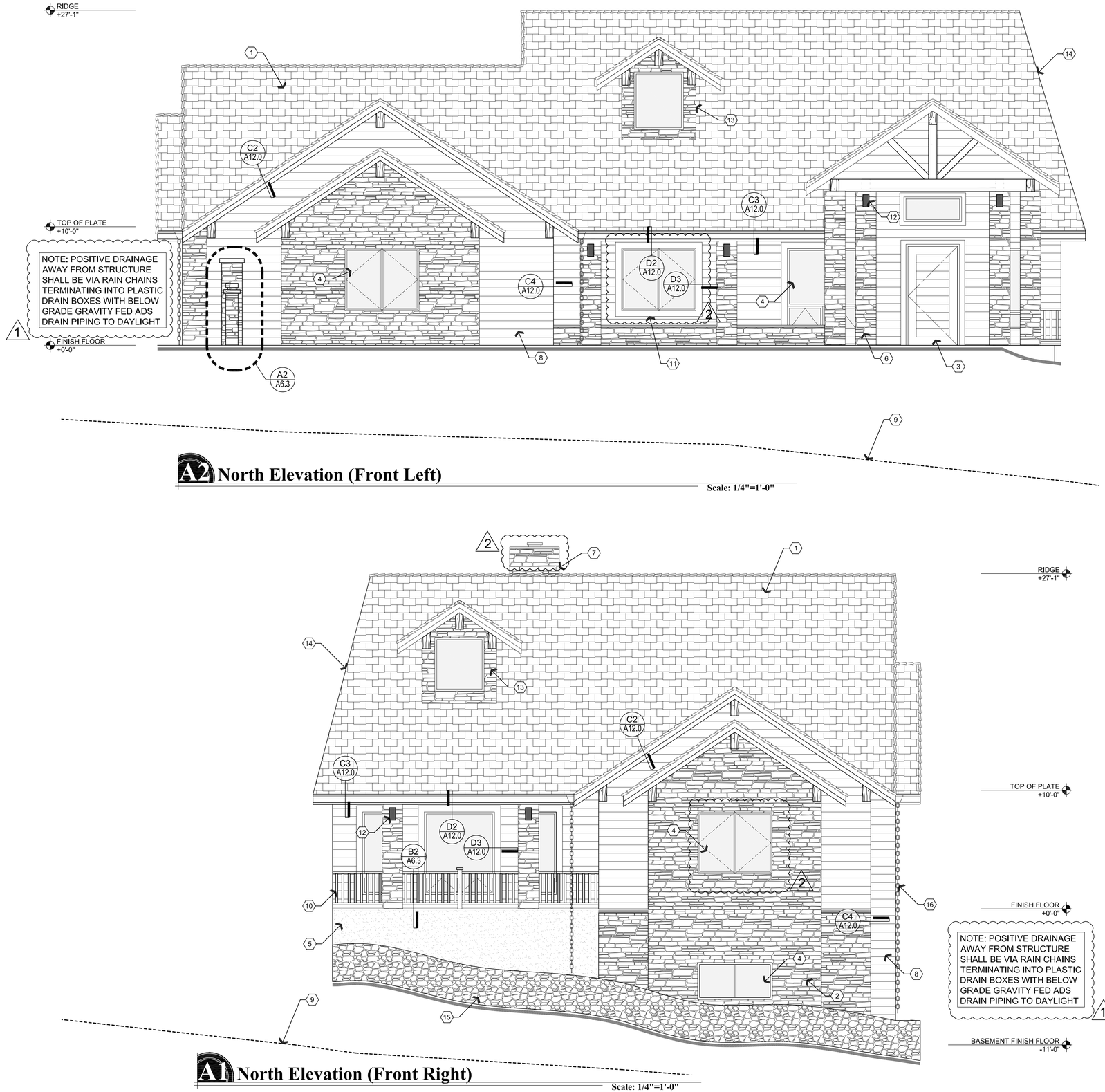
DRAWING: Building Section

PROJECT: Vicente Residence
9970 N. Clear Fork Rd.
Prescott, AZ
American Ranch Lot 29

APN: 100-18-034

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: September 17th, 2021
JOB NO.: 768
SHEET: **A5.2**

Sep 17, 2021 - 8:54am



A2 North Elevation (Front Left)

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

A1 North Elevation (Front Right)

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

Descriptive Keynotes

1. PROVIDE TRIPLE LAMINATE, ARCHITECTURAL STYLE ROOF SHINGLES, OVER ROLLED ROOFING OVER O.S.B. SHEATHING, REFER TO STRUCTURAL PLANS.
2. PROVIDE STONE VENEER FINISH.
3. PROVIDE EXTERIOR DOOR. REFER TO DOOR SCHEDULE.
4. PROVIDE EXTERIOR WINDOW. REFER TO WINDOW ELEVATIONS.
5. PROVIDE WESTERN ONE COAT STUCCO SYSTEM, WITH SYNTHETIC INTEGRAL COLOR FINISH OVER CAST IN PLACE CONCRETE WALL.
6. PROVIDE STONE VENEER OVER MASONRY COLUMN. REFER TO STRUCTURAL PLANS.
7. PROVIDE FIREPLACE CHIMNEY WITH STONE VENEER AND CHIMNEY CAP.
8. PROVIDE COMPOSITE SIDING.
9. EXISTING GRADE.
10. PROVIDE IRON RAILING PER DETAIL B2/A6.3.
11. PROVIDE STONE VENEER FINISH AT SEATING WALL.
12. PROVIDE DARK SKY COMPLIANT SCONCE LIGHTING.
13. ACTIVE DORMER.
14. ROOF HIP LOCATION.
15. PROVIDE ROCKERY PLANTER WALL.
16. PROVIDE RAIN CHAIN.

REVISIONS		BY
1	11-18-2021	LO
2	1-03-2022	LO

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 9/17/21
ARIZONA
EXPIRES: 6/30/24

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ARCHITECTURE & PLANNING

DRAWING: Exterior Elevations

PROJECT: Vicente Residence
9970 N. Clear Fork Rd.
Prescott, AZ

American Ranch Lot 29

APN: 100-18-034

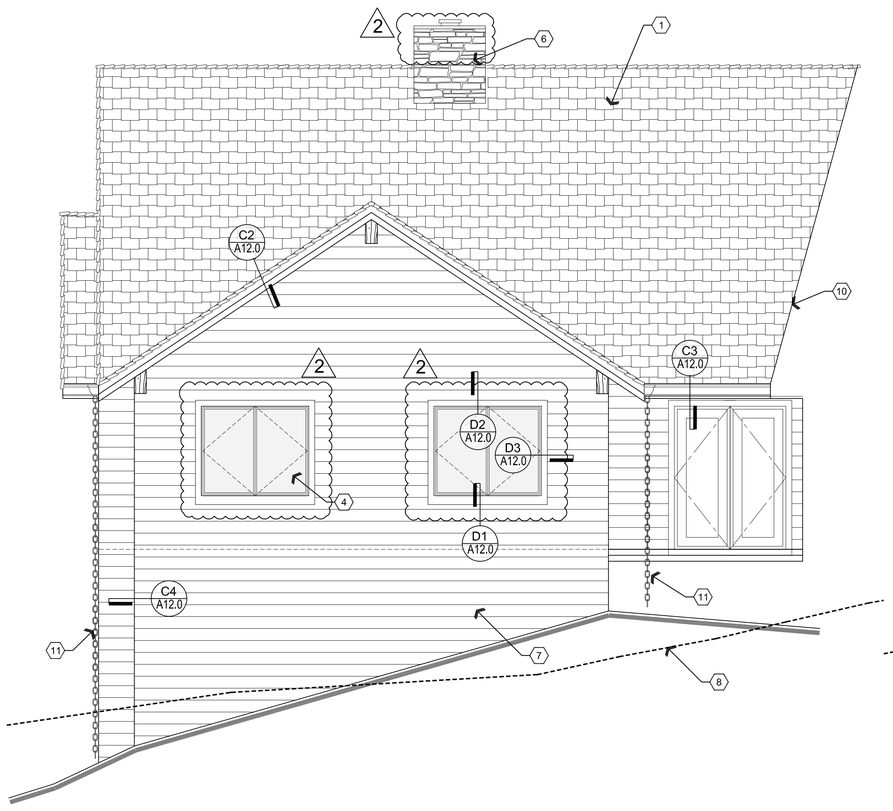
DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: September 17th, 2021
JOB NO.: 768
SHEET:

A6.0

Jan 04, 2022 - 3:33pm

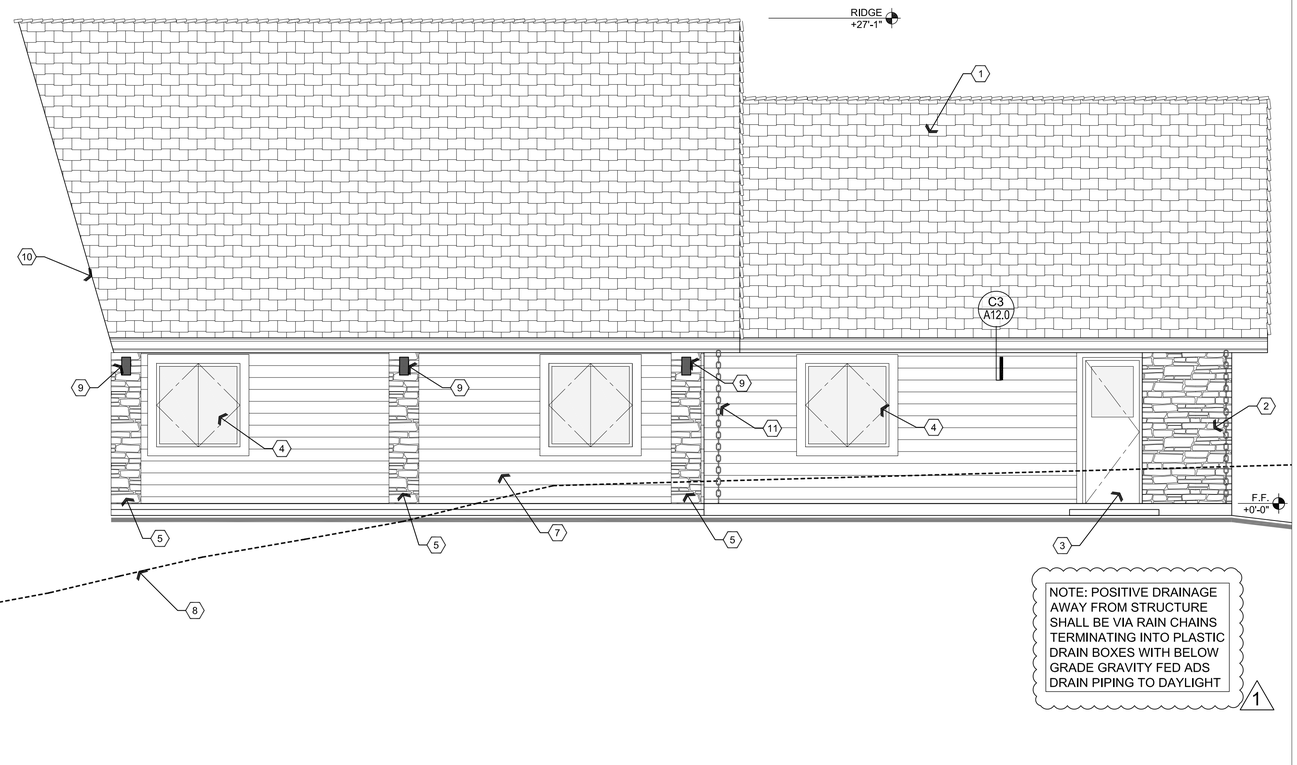
Descriptive Keynotes

1. PROVIDE TRIPLE LAMINATE, ARCHITECTURAL STYLE ROOF SHINGLES, OVER ROLLED ROOFING OVER O.S.B. SHEATHING, REFER TO STRUCTURAL PLANS.
2. PROVIDE STONE VENEER FINISH.
3. PROVIDE EXTERIOR DOOR. REFER TO DOOR SCHEDULE.
4. PROVIDE EXTERIOR WINDOW. REFER TO WINDOW ELEVATIONS.
5. PROVIDE STONE VENEER OVER MASONRY COLUMN.
6. PROVIDE FIREPLACE CHIMNEY WITH STONE VENEER AND CHIMNEY CAP.
7. PROVIDE COMPOSITE SIDING.
8. EXISTING GRADE.
9. PROVIDE DARK SKY COMPLIANT SCONCE LIGHTING.
10. ROOF VALLEY LOCATION.
11. PROVIDE RAIN CHAIN.



A1 South Elevation (Back Left)

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



NOTE: POSITIVE DRAINAGE AWAY FROM STRUCTURE SHALL BE VIA RAIN CHAINS TERMINATING INTO PLASTIC DRAIN BOXES WITH BELOW GRADE GRAVITY FED ADS DRAIN PIPING TO DAYLIGHT

1

B1 South Elevation (Back Right)

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

Jan 04, 2022 - 3:34pm

REVISIONS		BY
1	11-18-2021	LO
2	1-03-2022	LO

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 9/17/21
ARIZONA
EXPIRES: 6/30/24

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www.kenson-associates.com
ARCHITECTURE & PLANNING

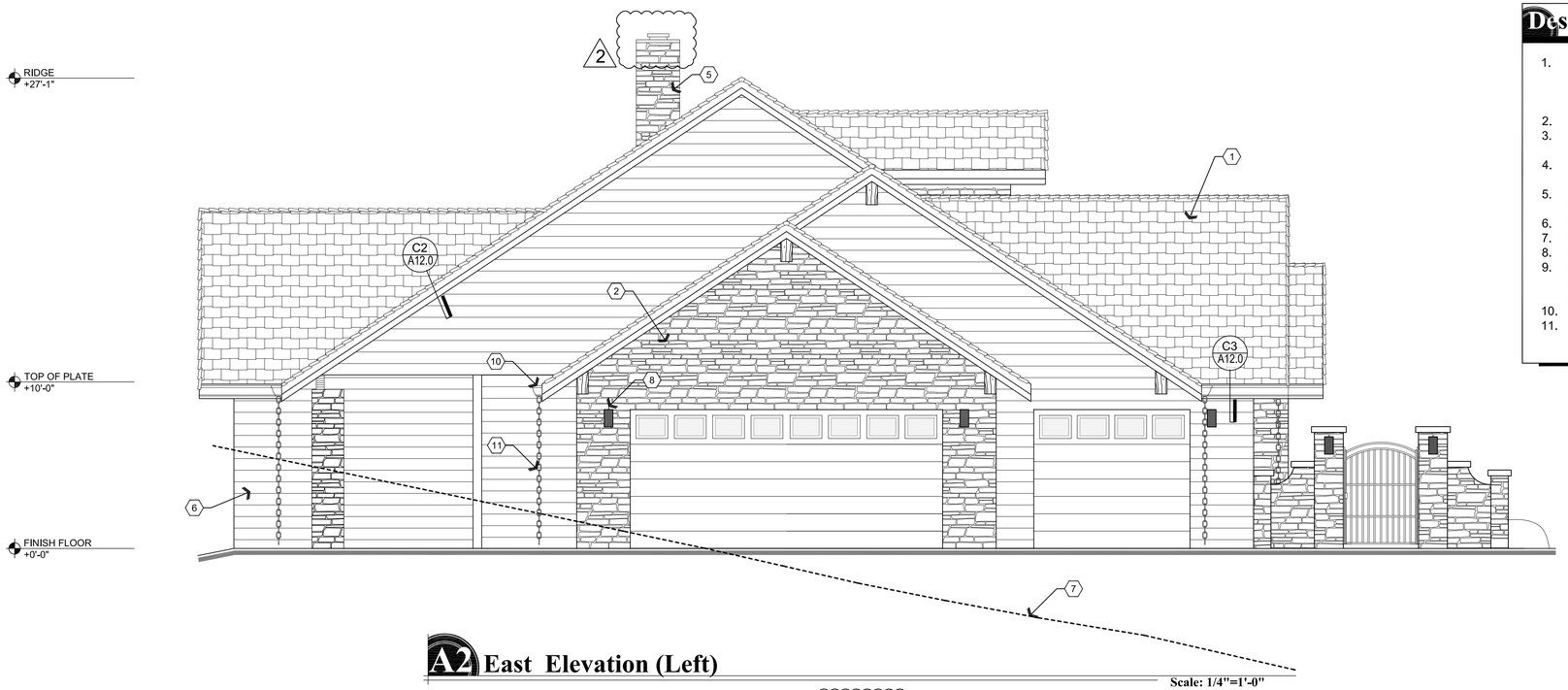
DRAWING: Exterior Elevations

PROJECT: Vicente Residence
9970 N. Clear Fork Rd.
Prescott, AZ
American Ranch Lot 29

APN: 100-18-034

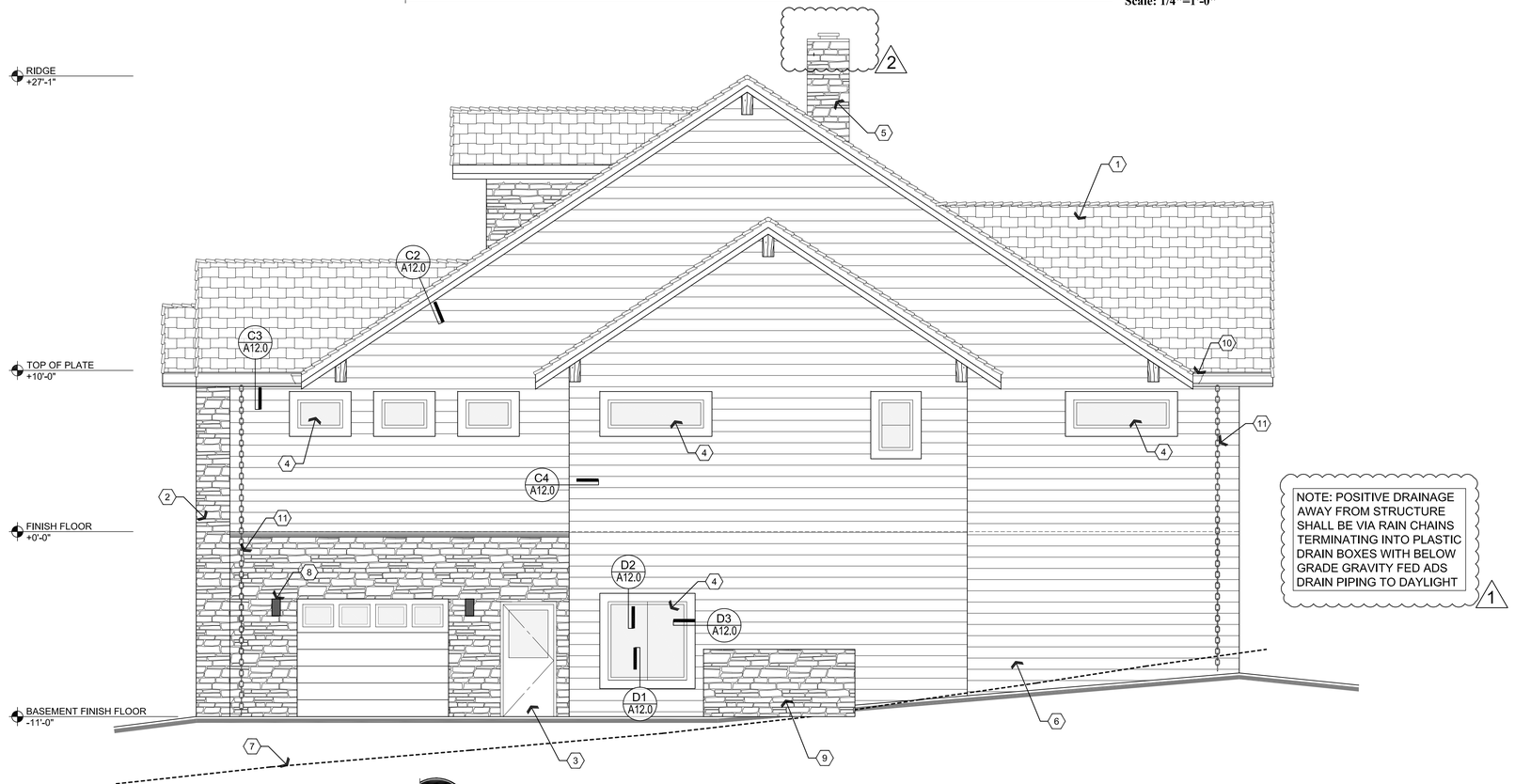
DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: September 17th, 2021
JOB NO.: 768
SHEET

A6.1



A2 East Elevation (Left)

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



A1 West Elevation (Right)

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

NOTE: POSITIVE DRAINAGE AWAY FROM STRUCTURE SHALL BE VIA RAIN CHAINS TERMINATING INTO PLASTIC DRAIN BOXES WITH BELOW GRADE GRAVITY FED ADS DRAIN PIPING TO DAYLIGHT 1

Descriptive Keynotes

1. PROVIDE TRIPLE LAMINATE, ARCHITECTURAL STYLE ROOF SHINGLES, OVER ROLLED ROOFING OVER O.S.B. SHEATHING, REFER TO STRUCTURAL PLANS.
2. PROVIDE STONE VENEER FINISH.
3. PROVIDE EXTERIOR DOOR. REFER TO DOOR SCHEDULE.
4. PROVIDE EXTERIOR WINDOW. REFER TO WINDOW ELEVATIONS.
5. PROVIDE FIREPLACE CHIMNEY WITH STONE VENEER AND CHIMNEY CAP.
6. PROVIDE COMPOSITE SIDING.
7. EXISTING GRADE.
8. PROVIDE EXTERIOR SCONCE LIGHTING.
9. PROVIDE 4' HIGH CONCRETE WALL AROUND CONDENSER UNITS, REFER TO STRUCTURAL PLANS.
10. METAL GUTTER.
11. RAIN CHAIN.

REVISIONS		BY
1	11-18-2021	LO
2	1-03-2022	LO

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 9/1/21
ARIZONA
EXPIRES: 6/30/24

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ARCHITECTURE & PLANNING

DRAWING: Exterior Elevations

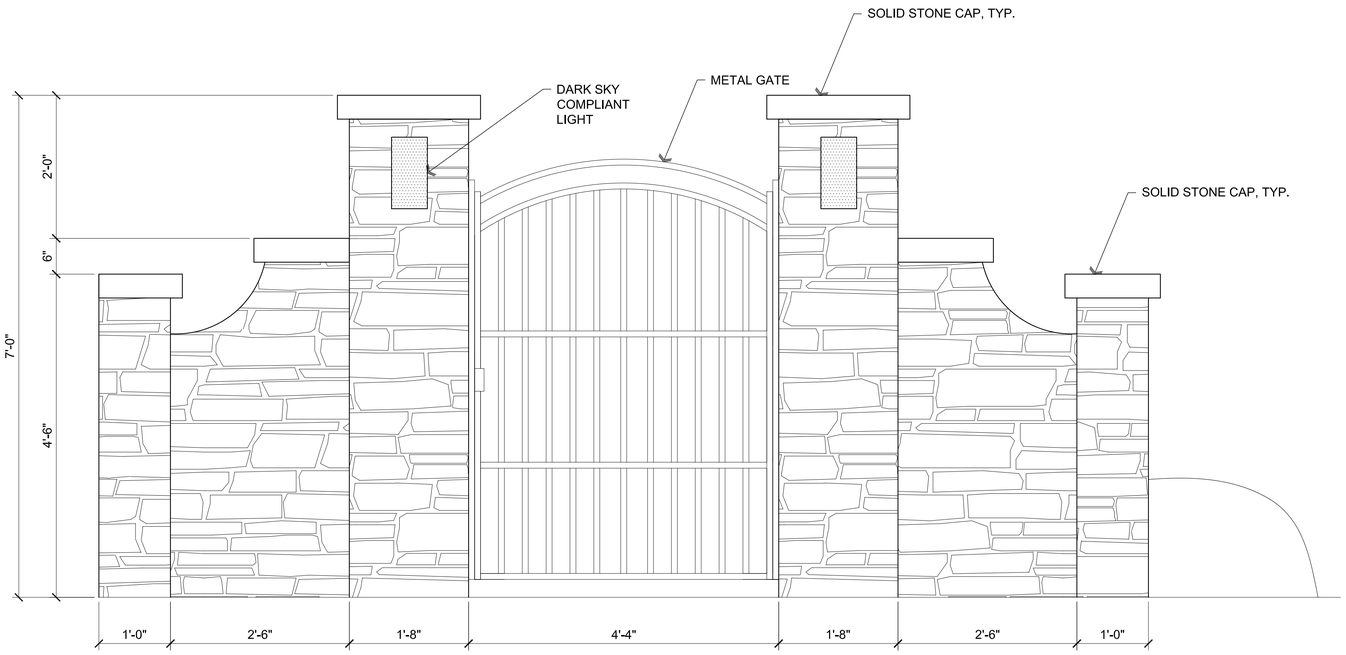
PROJECT: Vicente Residence
9970 N. Clear Fork Rd.
Prescott, AZ

American Ranch Lot 29

APN: 100-18-034

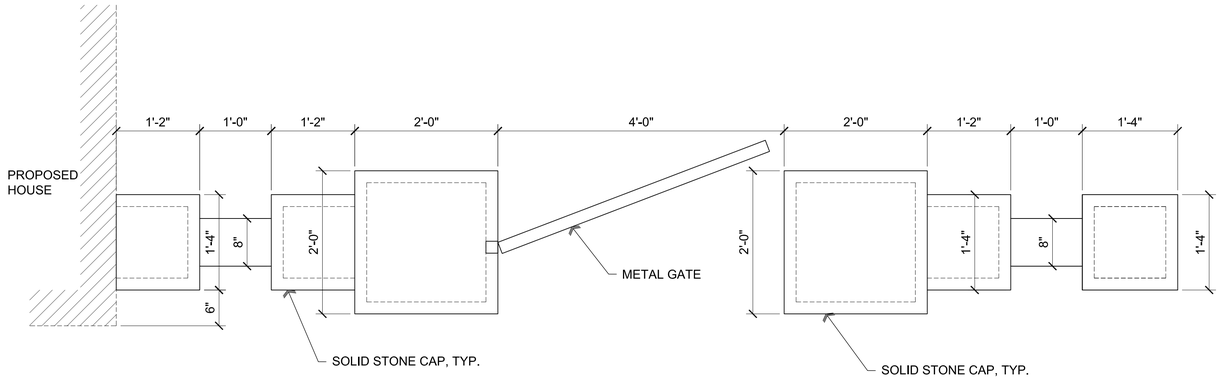
DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	September 17th, 2021
JOB NO.	768
SHEET	A6.2

Jan 04, 2022 - 3:35pm



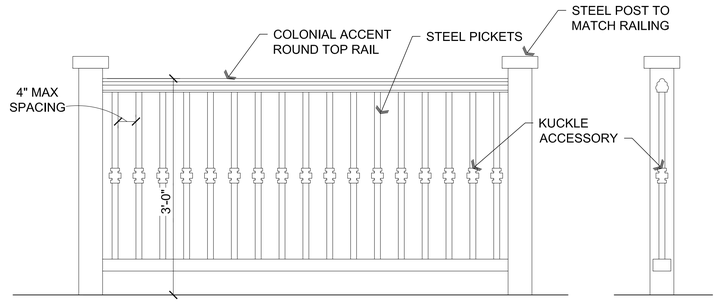
A2 Gate Elevation

Scale: 1"=1'-0"



A1 Gate Plan

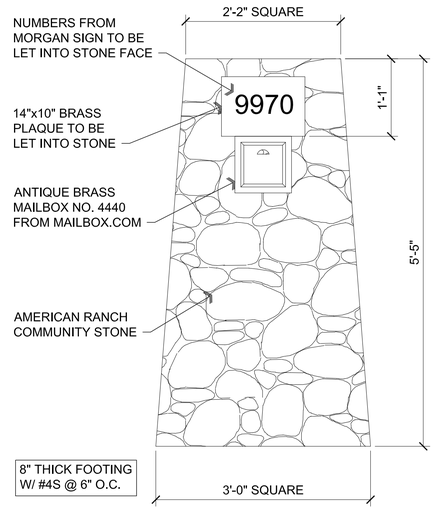
Scale: 1"=1'-0"



STEEL RAILING PANELS AND ACCESSORIES AS MANUFACTURED BY FORTRESS

B2 Guard Rail Elevation & Section

Scale: 1"=1'-0"



B1 Mailbox Front Elevation

Scale: 1"=1'-0"

REVISIONS	BY

REGISTERED ARCHITECT CERTIFICATE NO. 25646 W. ALAN KENSON Date Signed 9/17/21 ARIZONA

EXPIRES: 6/30/24

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email: waka@cableone.net
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ARCHITECTURE & PLANNING

DRAWING: Gate and Mailbox Details

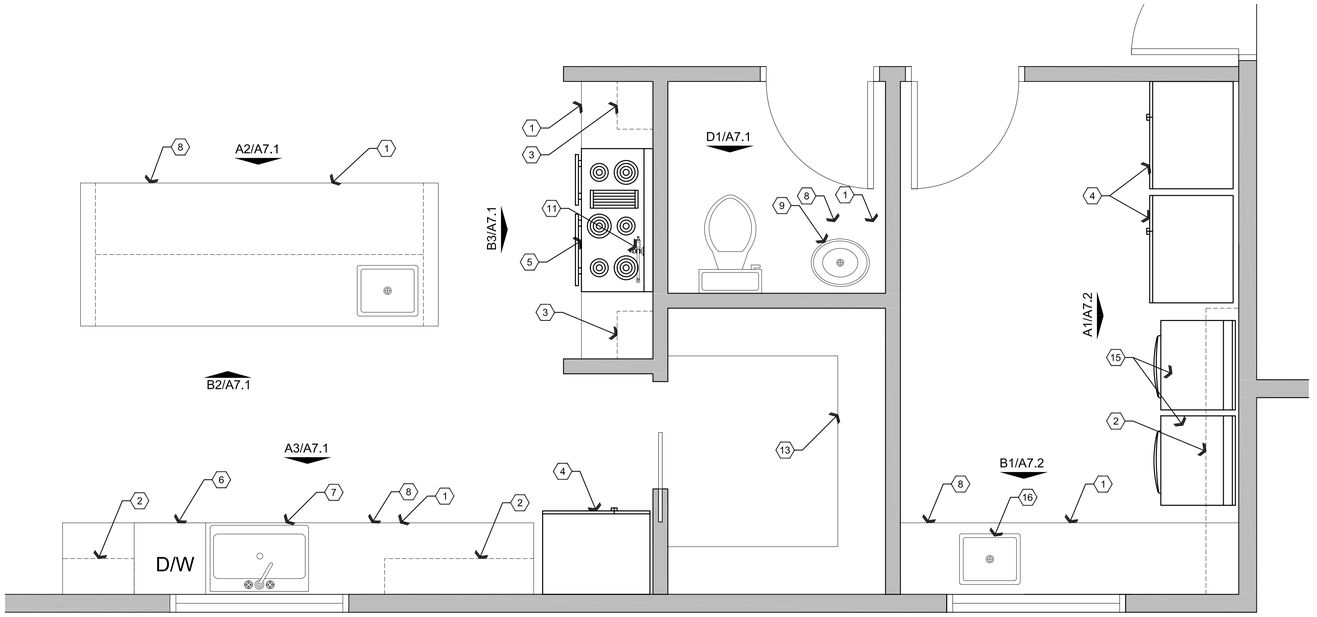
PROJECT: Vicente Residence
9970 N. Clear Fork Rd.
Prescott, AZ

American Ranch Lot 29

APN: 100-18-034

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: September 17th, 2021
JOB NO.: 768
SHEET: A6.3

Sep 17, 2021 - 8:55am

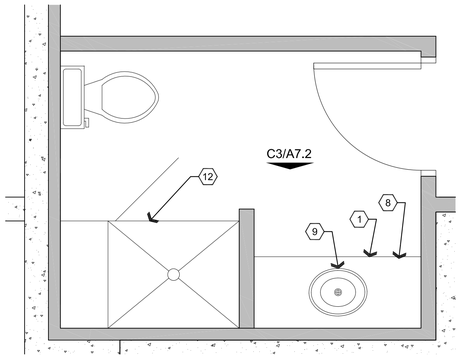


A2 Enlarged Plan

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

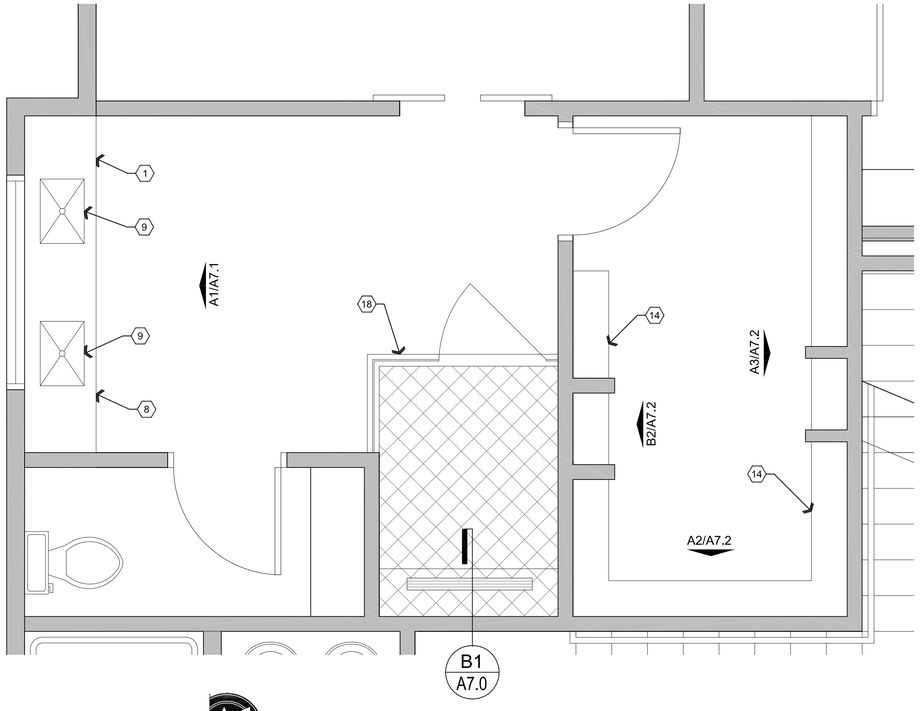
Descriptive Keynotes

1. PROVIDE WOOD BASE CABINETRY.
2. PROVIDE WOOD UPPER CABINETRY.
3. PROVIDE 'FLOATING' SHELVES.
4. REFRIGERATOR/FREEZER BY OWNER.
5. PROVIDE 48" RANGE WITH EXHAUST HOOD. KITCHENAID KDRS483VSS (RANGE) AND KXW9748YSS (HOOD) OR EQUAL.
6. PROVIDE DISHWASHER.
7. PROVIDE FARMHOUSE KITCHEN SINK, REFER TO PLUMBING PLANS.
8. PROVIDE QUARTZITE COUNTERTOP.
9. PROVIDE INTEGRAL LAVATORY.
10. PROVIDE BATHTUB WITH TILE SURROUND.
11. PROVIDE POT FILLER.
12. PROVIDE CERAMIC TILE SHOWER WITH 16" SEAT.
13. PROVIDE PANTRY SHELVING.
14. PROVIDE CLOSET ROD / SHELVING.
15. WASHING MACHINE AND DRYER PROVIDED BY OWNER.
16. UTILITY SINK SET INTO COUNTERTOP.
17. PROVIDE SAFETY GLASS SHOWER DOOR/PARTITION.
18. PROVIDE TILED SHOWER WITH TILED CEILING AND SAFETY GLASS PARTITION WITH DOOR TO CEILING, ENCLOSING ENTIRE SHOWER. STEAM SHOWER TO BE INSTALLED UNDER TILED SEAT. PROVIDE LINEAR SLOT DRAIN AND RAIN SHOWER HEAD.



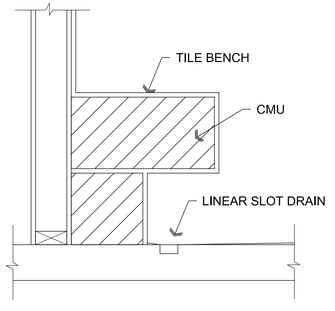
B3 Enlarged Plan Basement Bathroom

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



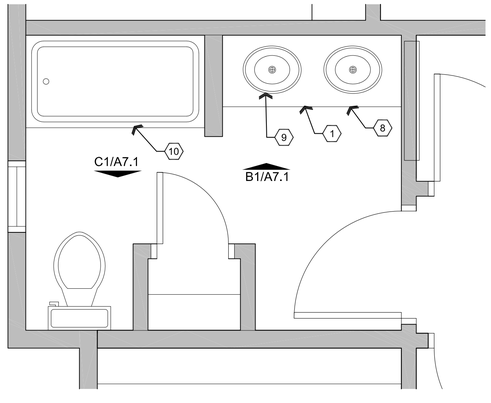
A1 Enlarged Plan Master Bathroom

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



B1 Shower Bench Detail

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



B2 Enlarged Plan First Floor Bathroom

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

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 9/17/21
ARIZONA
EXPIRES: 6/30/24

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DRAWING: Enlarged Floor Plans

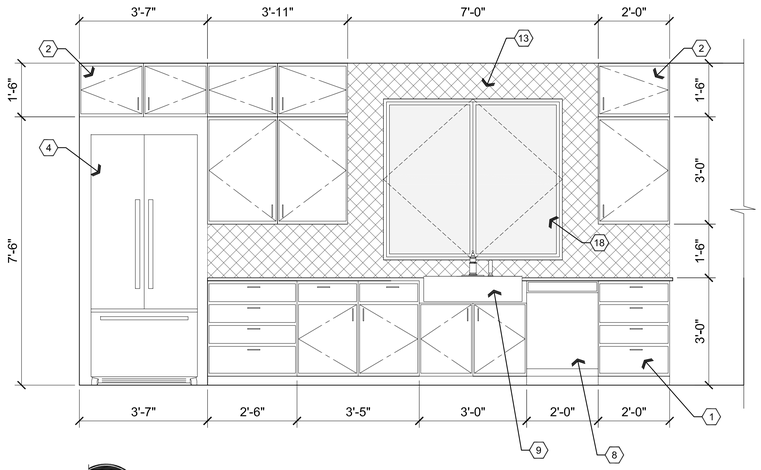
PROJECT: Vicente Residence
9970 N. Clear Fork Rd.
Prescott, AZ
American Ranch Lot 29

APN: 100-18-034

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: September 17th, 2021
JOB NO.: 768
SHEET:

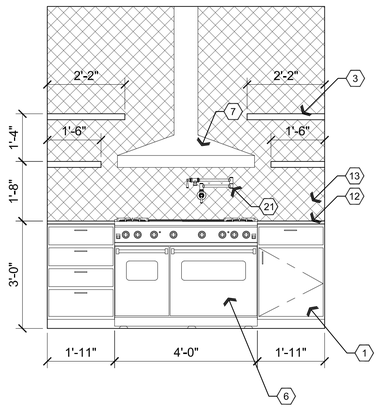
A7.0

Sep 17, 2021 - 8:55am



A3 Elevation

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

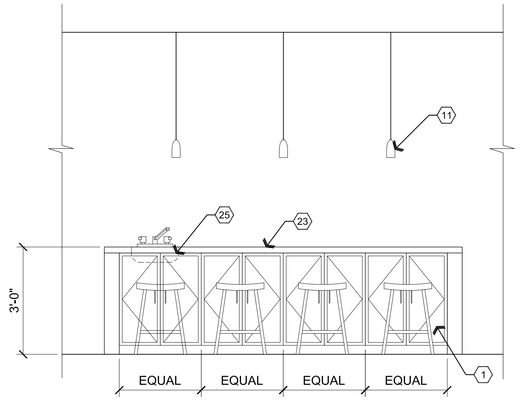


B3 Elevation

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

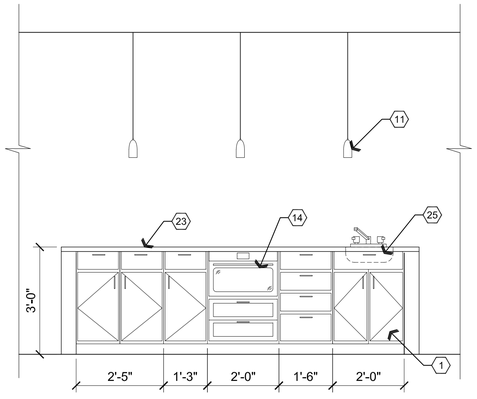
Descriptive Keynotes

1. PROVIDE WOOD BASE CABINETRY.
2. PROVIDE WOOD UPPER CABINETRY.
3. PROVIDE 'FLOATING' SHELVES.
4. REFRIGERATOR/FREEZER BY OWNER.
5. BELOW COUNTER WINE COOLER BY OWNER.
6. STOVE BY OWNER.
7. RANGE HOOD BY OWNER.
8. DISHWASHER BY OWNER.
9. PROVIDE FARMHOUSE SINK.
10. PROVIDE OPEN SHELVING CABINETRY.
11. PROVIDE PENDANT LIGHTING, REFER TO REFLECTED CEILING PLAN.
12. PROVIDE QUARTZ COUNTERTOP.
13. PROVIDE TILE BACKSPLASH.
14. MICROWAVE DRAWER BY OWNER.
15. PROVIDE LAVATORY SINK.
16. PROVIDE SCONCE LIGHTING, REFER TO ELECTRICAL PLAN.
17. PROVIDE MIRROR.
18. PROVIDE WINDOW, REFER TO REFERENCE FLOOR PLAN AND WINDOW TYPES.
19. TILE TUB SURROUND.
20. PROVIDE BATHTUB.
21. PROVIDE POT FILLER.
22. PROVIDE PEDESTAL SINK.
23. PROVIDE QUARTZ WATERFALL COUNTERTOP.
24. PROVIDE QUARTZ BACKSPLASH.
25. PROVIDE VEGETABLE SINK.
26. PROVIDE WATER CLOSET, REFER TO PLUMBING PLANS.



A2 Elevation

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



B2 Elevation

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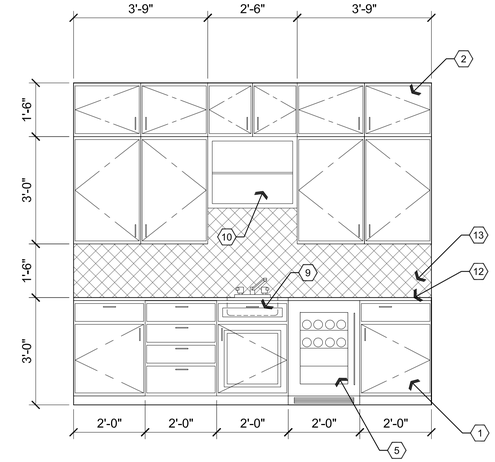

C2 Elevation

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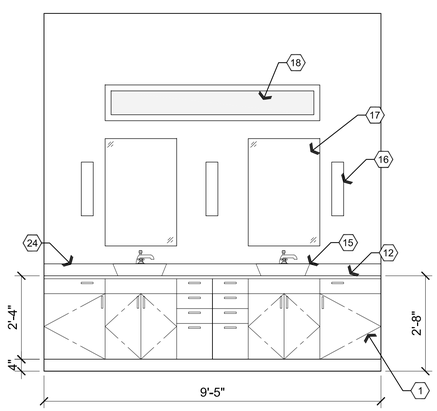

A1 Elevation

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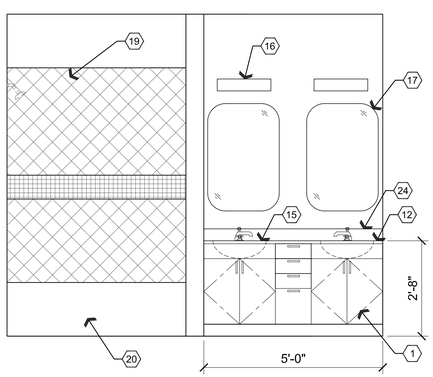
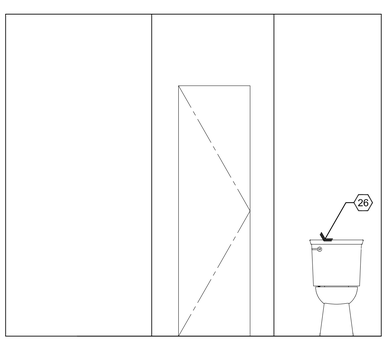


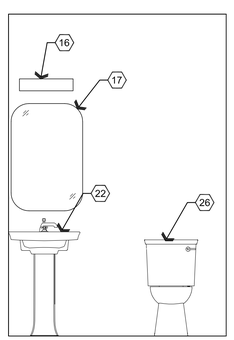
B1 Elevation

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



C1 Elevation

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



D1 Elevation

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

REVISIONS	BY

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ARCHITECTURE & PLANNING

DRAWING: Interior Elevations

PROJECT: Vicente Residence
9970 N. Clear Fork Rd.
Prescott, AZ

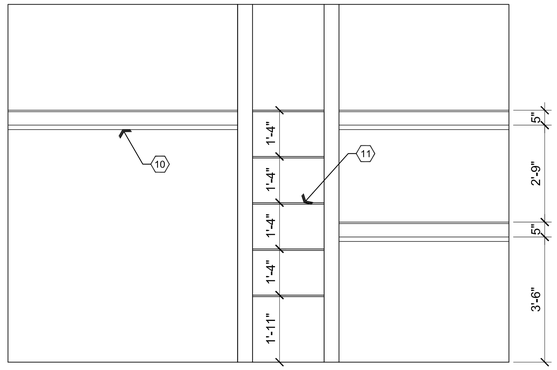
American Ranch Lot 29

APN: 100-18-034

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: September 17th, 2021
JOB NO.: 768
SHEET:

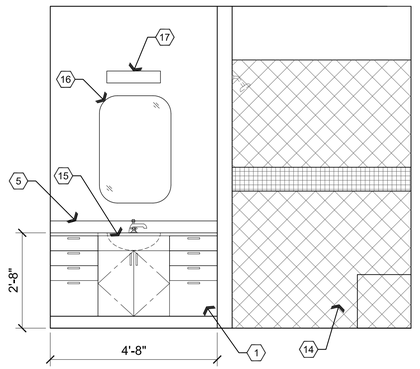
A7.1

Sep 17, 2021 - 8:58am



A3 Elevation

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

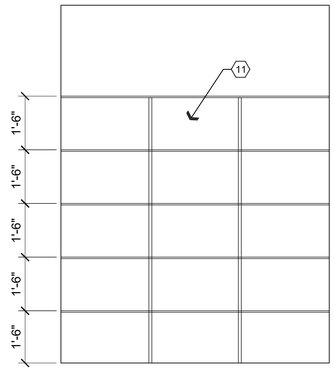


C3 Elevation

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

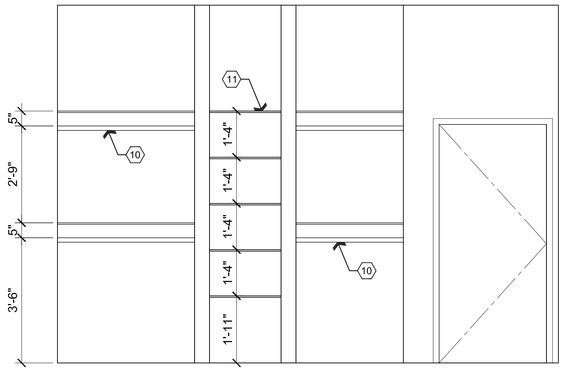
Descriptive Keynotes

1. PROVIDE WOOD BASE CABINETRY.
2. PROVIDE WOOD UPPER CABINETRY.
3. PROVIDE WOOD 'FLOATING' SHELVES, REFER TO DETAIL B3/A12.0.
4. WASHER AND DRYER BY OWNER.
5. PROVIDE QUARTZ COUNTERTOP WITH 4" BACK SPLASH TO MATCH AS SELECTED BY OWNER.
6. PROVIDE WINDOW, REFER TO REFERENCE FLOOR PLAN AND WINDOW TYPES.
7. TELEVISION BY OWNER.
8. PROVIDE CONCRETE HEARTH, REFER TO DETAIL B2/A12.0.
9. PROVIDE GAS FIREPLACE, REFER TO MANUFACTURERS WRITTEN INSTRUCTIONS FOR INSTALLATION, REFER TO REFERENCE FLOOR PLAN.
10. PROVIDE CLOSET ROD.
11. PROVIDE CLOSET SHELVING.
12. REFRIGERATOR / FREEZER BY OWNER.
13. PROVIDE UTILITY SINK MOUNTED IN QUARTZITE COUNTERTOP.
14. PROVIDE TILED SHOWER WITH SEAT AND SAFETY GLASS PARTITION WITH DOOR.
15. PROVIDE LAVATORY SINK, REFER TO PLUMBING PLANS..
16. PROVIDE MIRROR.
17. PROVIDE SCONCE LIGHTING.
18. FALSE BEAM, REFER TO REFLECTED CEILING PLAN.
19. STONE VENEER AS SELECTED BY OWNER OVER SCRATCH COAT WITH METAL LATH.



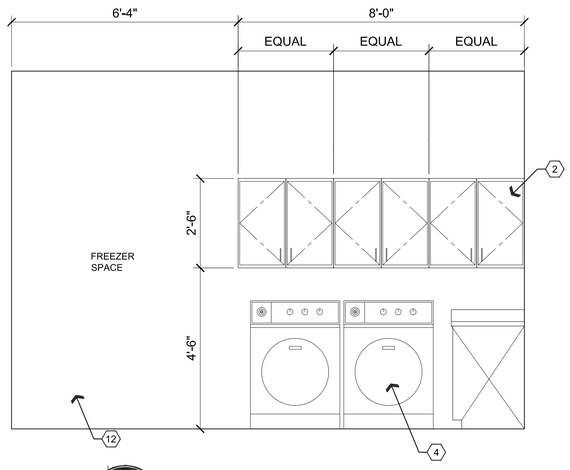
A2 Elevation

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



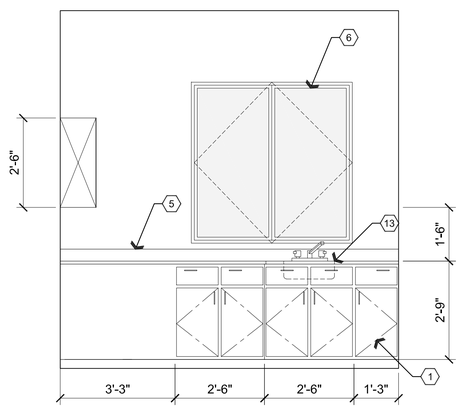
B2 Elevation

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



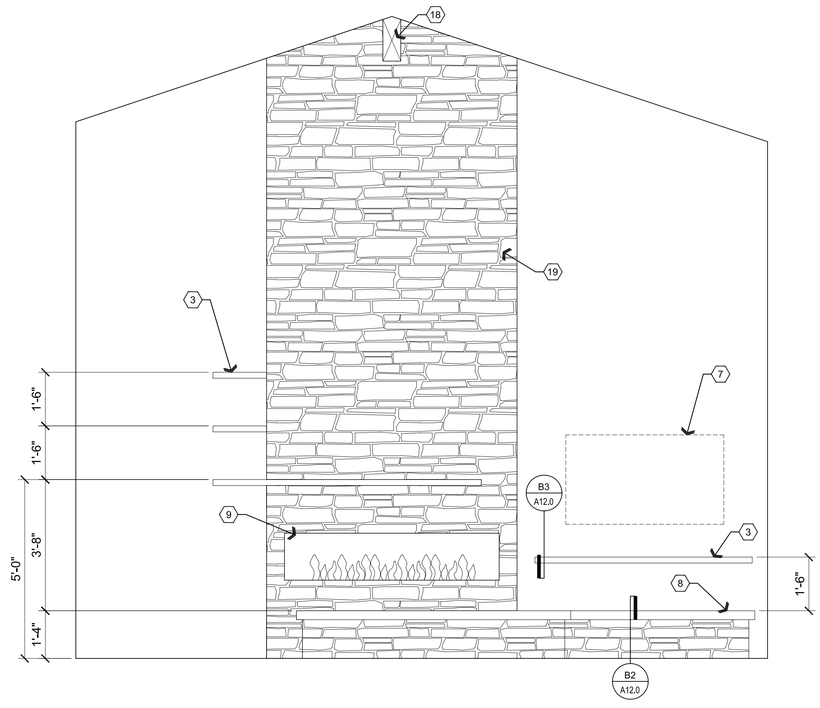
A1 Elevation

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



B1 Elevation

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



C1 Elevation

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

Sep 17, 2021 - 8:57am

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ARCHITECTURE & PLANNING

DRAWING: Interior Elevations

PROJECT: Vicente Residence
9970 N. Clear Fork Rd.
Prescott, AZ
American Ranch Lot 29

APN: 100-18-034

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: September 17th, 2021
JOB NO.: 768
SHEET:

A7.2

A1 Roof Plan

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

Plan North

Descriptive Keynotes

1. PROVIDE TRIPLE LAMINATE, ARCHITECTURAL STYLE ROOF SHINGLES, OVER ROLLED ROOFING OVER O.S.B. SHEATHING, REFER TO STRUCTURAL PLANS.
2. COLUMN BELOW, REFER TO EXTERIOR ELEVATIONS.
3. PROVIDE SHEET METAL RAIN GUTTERS.
4. PROVIDE RAIN CHAINS FOR RAIN GUTTERS, TYPICAL, REFER TO EXTERIOR ELEVATIONS.
5. PROVIDE FIREPLACE CHIMNEY WITH CAP, REFER TO EXTERIOR ELEVATIONS.

Sep 17, 2021 - 8:57am

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 9/17/21
ARIZONA
EXPIRES: 6/30/24

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ARCHITECTURE & PLANNING

DRAWING: Roof Plan

PROJECT: Vicente Residence
9970 N. Clear Fork Rd.
Prescott, AZ

American Ranch Lot 29

APN: 100-18-034

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: September 17th, 2021
JOB NO.: 768
SHEET:

A8.0

Descriptive Keynotes

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

A1 First Floor Ceiling Framing Plan

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

Plan North

Sep 17, 2021 - 8:57am

REVISIONS	BY

REGISTERED ARCHITECT
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ARIZONA
EXPIRES: 6/30/24

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ARCHITECTURE & PLANNING

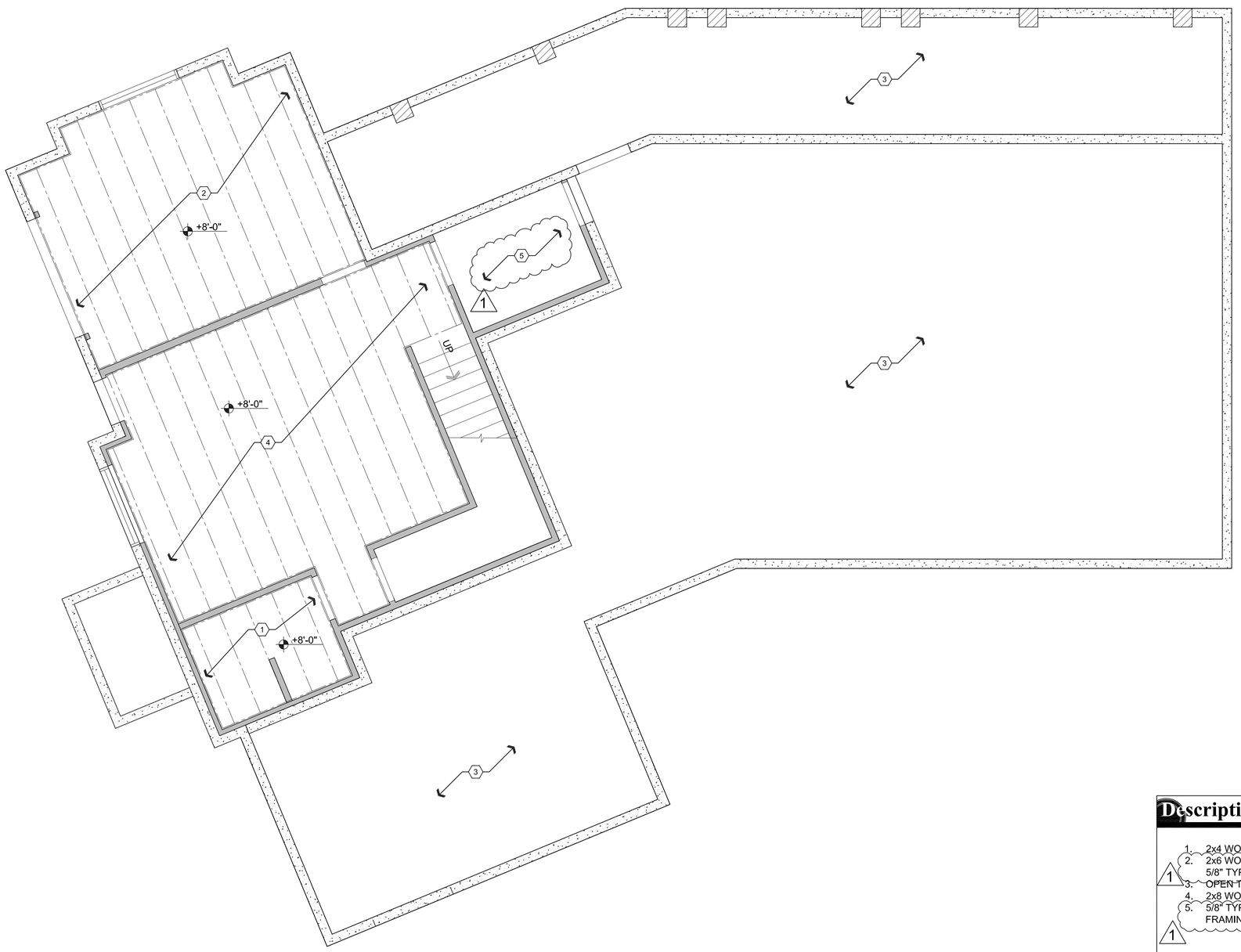
DRAWING: First Floor Ceiling Framing Plan

PROJECT: Vicente Residence
9970 N. Clear Fork Rd.
Prescott, AZ

American Ranch Lot 29

APN: 100-18-034

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: September 17th, 2021
JOB NO.: 768
SHEET: **A9.0**



Descriptive Keynotes

1. 2x4 WOOD CEILING JOIST FRAMING AT 2'-0" O.C.
2. 2x6 WOOD CEILING JOIST FRAMING AT 2'-0" O.C. WITH 5/8" TYPE 'X' GPDW ATTACHED.
3. OPEN TO STRUCTURE.
4. 2x8 WOOD CEILING JOIST FRAMING AT 2'-0" O.C.
5. 5/8" TYPE 'X' GPDW CEILING ATTACHED TO FLOOR FRAMING ABOVE.

A1 Basement Ceiling Framing Plan

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

Plan North

Dec 20, 2021 - 12:01pm

REVISIONS

		BY
1	11-18-2021	LO

REGISTERED ARCHITECT
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DRAWING: Basement Ceiling Framing Plan

PROJECT: Vicente Residence
9970 N. Clear Fork Rd.
Prescott, AZ

American Ranch Lot 29

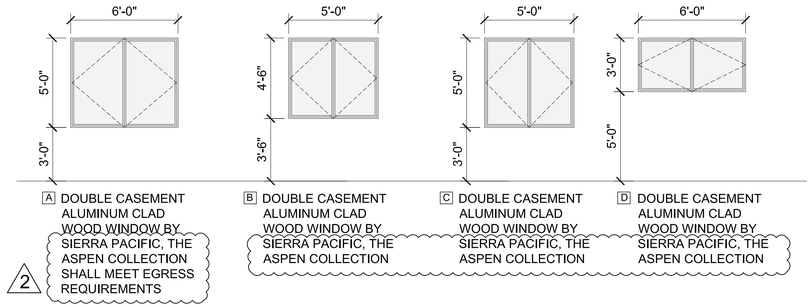
APN: 100-18-034

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: September 17th, 2021
JOB NO.: 768
SHEET: **A9.1**

Door Schedule

NO.	RM. NAME	SIZE	TYPE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	HARDWARE TYPE	COMMENTS
100A	GARAGE	3'-0"x8'-0"	F	WOOD	PAINT	WOOD	PAINT	F	20 MINUTE FIRE RATED WITH SELF CLOSING HINGES AND SELF LATCHING
100B	GARAGE	9'-0"x8'-0"	J	WOOD	PAINT	WOOD	PAINT	E	
100C	GARAGE	18'-0"x8'-0"	I	WOOD	PAINT	WOOD	PAINT	E	
100D	GARAGE	3'-0"x6'-8"	E	HM	PAINT	HM	PAINT	F	
101A	OFFICE	3'-0"x8'-0"	C	WOOD	PAINT	WOOD	PAINT	A	
101B	OFFICE CLOSET	6'-0"x8'-0"	H	WOOD	PAINT	WOOD	PAINT	B	
102A	LAUNDRY	3'-0"x8'-0"	C	WOOD	PAINT	WOOD	PAINT	B	
103A	HALLWAY CLOSET	2'-0"x8'-0"	C	WOOD	PAINT	WOOD	PAINT	B	
104A	POWDER RM	3'-0"x8'-0"	C	WOOD	PAINT	WOOD	PAINT	A	
105A	PANTRY	3'-0"x8'-0"	D	WOOD	PAINT	WOOD	PAINT	C	POCKET DOOR
106A	ENTRY	4'-0"x8'-0"	A	WOOD	STAIN	WOOD	STAIN	F	
106B	DOOR TO PATIO	(2)3'-0"x8'-0"	B	WOOD/GLASS	PAINT	WOOD	PAINT	F	
108A	CLOSET	2'-0"x8'-0"	C	WOOD	PAINT	WOOD	PAINT	B	
109A	BEDROOM	3'-0"x8'-0"	C	WOOD	PAINT	WOOD	PAINT	A	
109B	CLOSET	4'-0"x8'-0"	H	WOOD	PAINT	WOOD	PAINT	B	
110A	BEDROOM	3'-0"x8'-0"	C	WOOD	PAINT	WOOD	PAINT	A	
110B	CLOSET	6'-0"x8'-0"	H	WOOD	PAINT	WOOD	PAINT	B	
111A	STAIRWAY	3'-0"x8'-0"	C	WOOD	PAINT	WOOD	PAINT	B	
112A	BATHROOM	3'-0"x8'-0"	C	WOOD	PAINT	WOOD	PAINT	A	
113A	WATER CLOSET	3'-0"x8'-0"	C	WOOD	PAINT	WOOD	PAINT	A	
114A	BATHROOM	(2) 2'-0"x8'-0"	G	WOOD	PAINT	WOOD	PAINT	D	DBL BARN DOOR, OPENING 3'-6"x7'-10"
115A	MASTER BEDROOM	3'-0"x8'-0"	C	WOOD	PAINT	WOOD	PAINT	A	
116A	CLOSET	3'-0"x8'-0"	C	WOOD	PAINT	WOOD	PAINT	B	
120A	STORAGE	(2)3'-0"x8'-0"	K	WOOD	PAINT	WOOD	PAINT	B	
121A	CLOSET	3'-0"x8'-0"	C	WOOD	PAINT	WOOD	PAINT	B	
200A	GARAGE	9'-0"x7'-0"	L	WOOD	PAINT	WOOD	PAINT	E	
200B	GARAGE	3'-0"x6'-8"	F	WOOD	PAINT	WOOD	PAINT	F	20 MINUTE FIRE RATED WITH SELF CLOSING HINGES AND SELF LATCHING
201A	GAME ROOM	3'-0"x6'-8"	E	HM	PAINT	HM	PAINT	F	
202A	BATHROOM	3'-0"x6'-8"	C	WOOD	PAINT	WOOD	PAINT	A	
203A	STORAGE	3'-0"x6'-8"	C	WOOD	PAINT	WOOD	PAINT	B	
204A	MECHANICAL	3'-0"x6'-8"	C	WOOD	PAINT	WOOD	PAINT	B	
204B	MECHANICAL	3'-0"x6'-8"	C	WOOD	PAINT	WOOD	PAINT	B	

NOTES:
1. ALL GLAZING IN DOORS SHALL BE SAFETY GLAZING.
2. ALL GLAZING WITHIN 24" OF OPENINGS SHALL BE SAFETY GLASS.
3. IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
4. ALL WINDOWS ARE TO HAVE A MAXIMUM U FACTOR OF .33.
5. EXTERIOR DOORS SHALL BE MIN. 1-3/4" THICK.

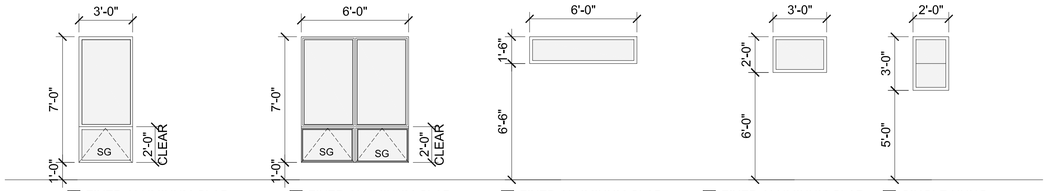


A DOUBLE CASEMENT ALUMINUM CLAD WOOD WINDOW BY SIERRA PACIFIC, THE ASPEN COLLECTION SHALL MEET EGRESS REQUIREMENTS

B DOUBLE CASEMENT ALUMINUM CLAD WOOD WINDOW BY SIERRA PACIFIC, THE ASPEN COLLECTION

C DOUBLE CASEMENT ALUMINUM CLAD WOOD WINDOW BY SIERRA PACIFIC, THE ASPEN COLLECTION

D DOUBLE CASEMENT ALUMINUM CLAD WOOD WINDOW BY SIERRA PACIFIC, THE ASPEN COLLECTION



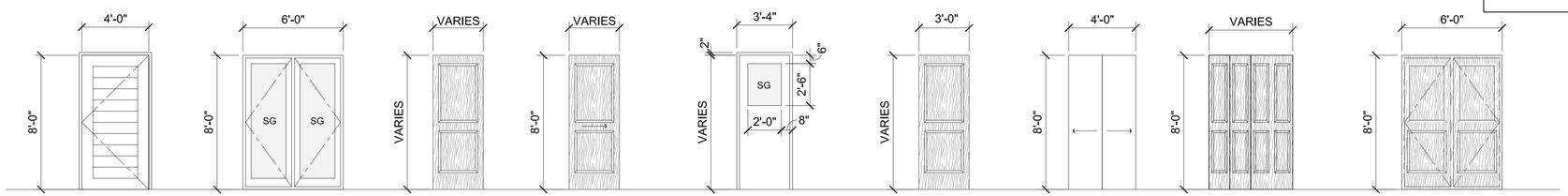
E FIXED ALUMINUM CLAD WOOD WINDOW OVER AWNING WINDOW BY SIERRA PACIFIC, THE ASPEN COLLECTION

F FIXED ALUMINUM CLAD WOOD WINDOW OVER AWNING WINDOWS BY SIERRA PACIFIC, THE ASPEN COLLECTION

G FIXED ALUMINUM CLAD WOOD WINDOW BY SIERRA PACIFIC, THE ASPEN COLLECTION

H FIXED ALUMINUM CLAD WOOD WINDOW BY SIERRA PACIFIC, THE ASPEN COLLECTION

I SINGLE HUNG ALUMINUM CLAD WOOD WINDOW BY SIERRA PACIFIC, THE ASPEN COLLECTION



A SOLID CORE DOOR AS SELECTED BY OWNER

B EXTERIOR FRENCH DOORS

C INTERIOR RAISED PANEL DOOR

D INTERIOR RAISED PANEL POCKET DOOR

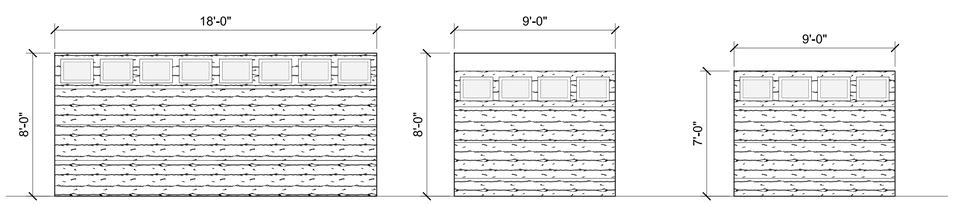
E HOLLOW METAL DOOR w/ SAFETY GLASS LIGHT

F INTERIOR RAISED PANEL DOOR 20 MINUTE FIRE RATED WITH SELF CLOSING HINGES AND SELF LATCHING

G BARN DOOR

H BI-FOLD CLOSET DOORS

K DOUBLE DOORS



I GARAGE DOOR WOOD CLAD OR WOOD GRAIN

J GARAGE DOOR WOOD CLAD OR WOOD GRAIN

L GARAGE DOOR WOOD CLAD OR WOOD GRAIN

Door Hardware Schedule

HARDWARE SET A:
LEVER PRIVACY LOCK.

HARDWARE SET B:
LEVER PASSAGE.

HARDWARE SET C:
RECESSED PULL FOR POCKET DOOR.

HARDWARE SET D:
BY MANUFACTURER.

HARDWARE SET E:
ELECTRICALLY OPERATED OPENER.

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

HARDWARE SET G:
BARN DOOR HARDWARE

HARDWARE SET H:
LEVER PASSAGE LOCK, FLUSH BOLTS

HARDWARE SET J:
LEVER ENTRY LOCK, WEATHER STRIP, THRESHOLD, FLUSH BOLTS

REVISIONS		BY
1	11-18-2021	LO
2	1-03-2022	LO

REGISTERED ARCHITECT CERTIFICATE NO. 25646 W. ALAN KENSON Date Signed 9/17/21 ARIZONA EXPIRES: 6/30/24

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ARCHITECTURE & PLANNING

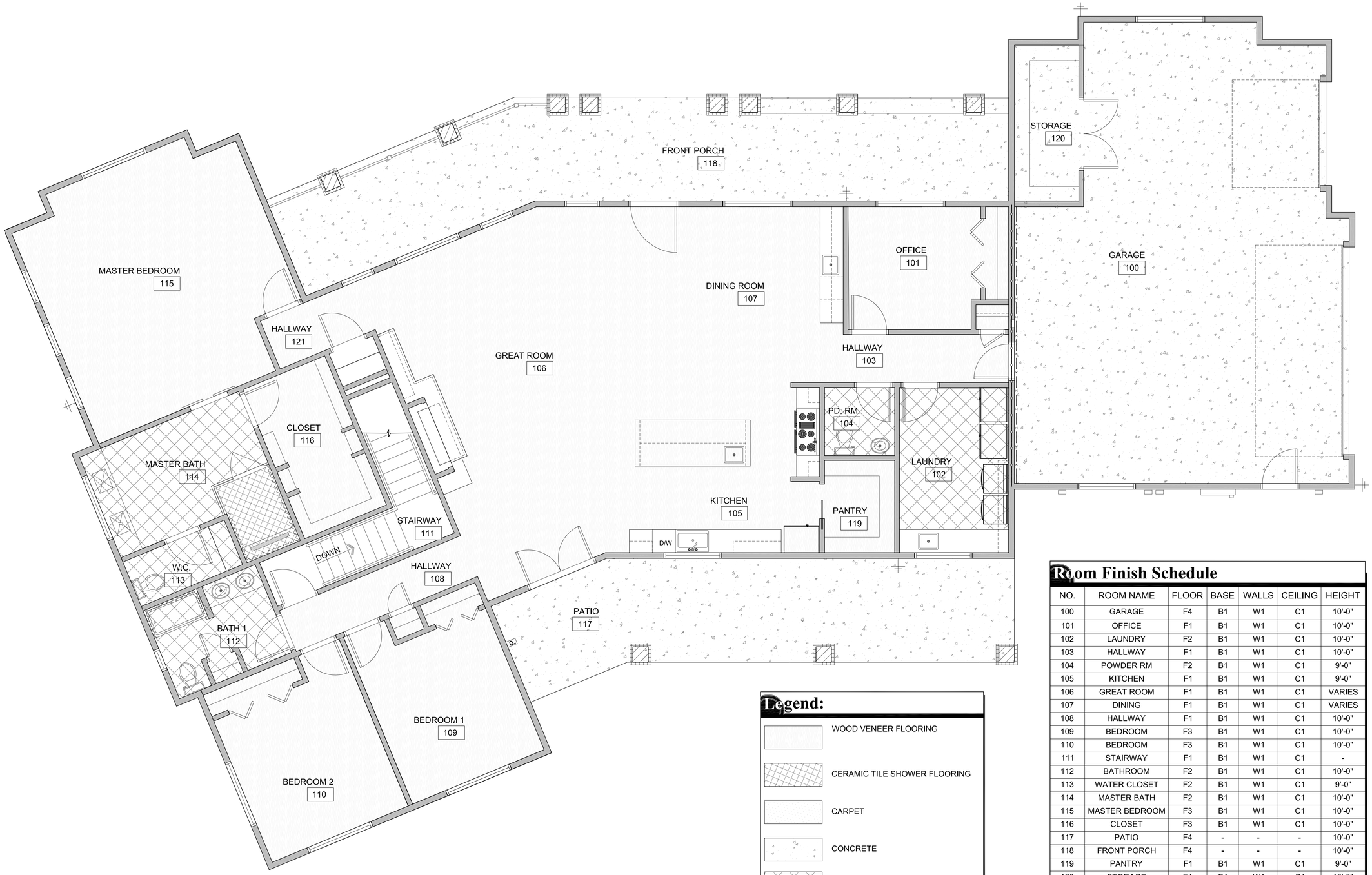
DRAWING: Door & Window Schedules

PROJECT: Vicente Residence
9970 N. Clear Fork Rd.
Prescott, AZ
American Ranch Lot 29

APN: 100-18-034

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: September 17th, 2021
JOB NO.: 768
SHEET: A10.0

Jan 04, 2022 - 3:35pm



Legend:

- WOOD VENEER FLOORING
- CERAMIC TILE SHOWER FLOORING
- CARPET
- CONCRETE
- CERAMIC TILE BATH / LAUNDRY FLOORING

A1 First Floor Room Finish Plan

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

Plan North

Room Finish Schedule

NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	HEIGHT
100	GARAGE	F4	B1	W1	C1	10'-0"
101	OFFICE	F1	B1	W1	C1	10'-0"
102	LAUNDRY	F2	B1	W1	C1	10'-0"
103	HALLWAY	F1	B1	W1	C1	10'-0"
104	POWDER RM	F2	B1	W1	C1	9'-0"
105	KITCHEN	F1	B1	W1	C1	9'-0"
106	GREAT ROOM	F1	B1	W1	C1	VARIES
107	DINING	F1	B1	W1	C1	VARIES
108	HALLWAY	F1	B1	W1	C1	10'-0"
109	BEDROOM	F3	B1	W1	C1	10'-0"
110	BEDROOM	F3	B1	W1	C1	10'-0"
111	STAIRWAY	F1	B1	W1	C1	-
112	BATHROOM	F2	B1	W1	C1	10'-0"
113	WATER CLOSET	F2	B1	W1	C1	9'-0"
114	MASTER BATH	F2	B1	W1	C1	10'-0"
115	MASTER BEDROOM	F3	B1	W1	C1	10'-0"
116	CLOSET	F3	B1	W1	C1	10'-0"
117	PATIO	F4	-	-	-	10'-0"
118	FRONT PORCH	F4	-	-	-	10'-0"
119	PANTRY	F1	B1	W1	C1	9'-0"
120	STORAGE	F4	B1	W1	C1	10'-0"
121	HALLWAY	F1	B1	W1	C1	10'-0"

FLOOR:
F1 WOOD
F2 TILE
F3 CARPET
F4 CONCRETE

BASE:
B1 WOOD

WALLS:
W1 PAINTED GPDW

CEILING:
C1 PAINTED GPDW

Sep 17, 2021 - 9:19am

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 9/17/21
ARIZONA
EXPIRES: 6/30/24

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ARCHITECTURE & PLANNING

DRAWING: Room Finish Plan

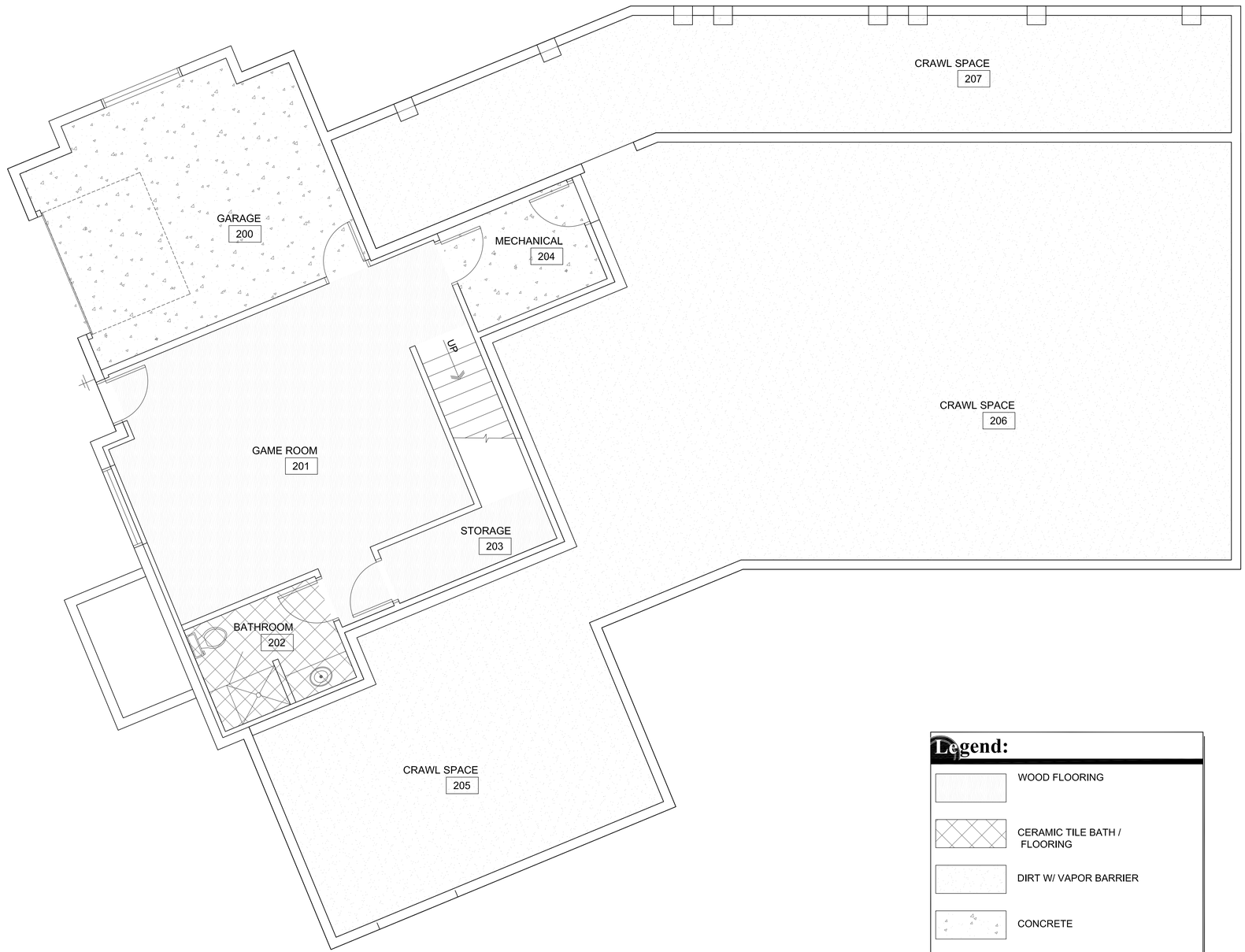
PROJECT: Vicente Residence
9970 N. Clear Fork Rd.
Prescott, AZ

American Ranch Lot 29

APN: 100-18-034

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: September 17th, 2021
JOB NO.: 768
SHEET

A11.0



Legend:

- WOOD FLOORING
- CERAMIC TILE BATH / FLOORING
- DIRT W/ VAPOR BARRIER
- CONCRETE

Room Finish Schedule

NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	HEIGHT
200	GARAGE	F4	B1	W1	C1	8'-0"
201	GAME ROOM	F4	B1	W1	C1	8'-0"
202	BATHROOM	F2	B1	W1	C1	8'-0"
203	STORAGE	F4	B1	W1	C1	VARIES
204	MECHANICAL	F4	-	-	-	OPEN
205	CRAWL SPACE	F3	-	-	-	OPEN
206	CRAWL SPACE	F3	-	-	-	OPEN
207	CRAWL SPACE	F3	-	-	-	OPEN

FLOOR:
F1 WOOD
F2 TILE
F3 DIRT W/ VAPOR BARRIER
F4 CONCRETE

BASE:
B1 WOOD

CEILING:
C1 PAINTED GPDW

WALLS:
W1 PAINTED GPDW

A1 Basement Room Finish Plan

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

Plan North

Sep 17, 2021 - 9:22am

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 9/17/21
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ARCHITECTURE & PLANNING

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American Ranch Lot 29

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DRAWN BY: L.O.
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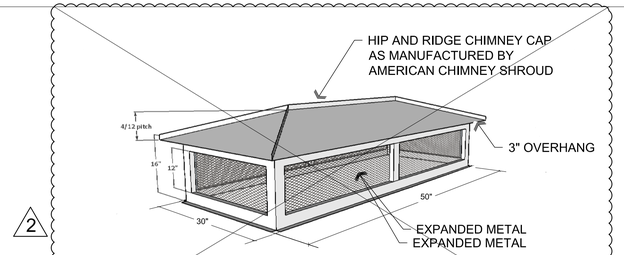
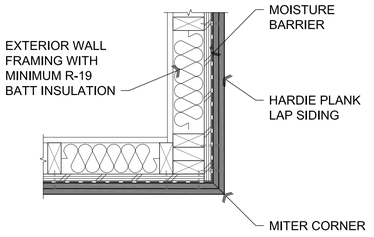
DATE: September 17th, 2021
JOB NO.: 768
SHEET: A11.1



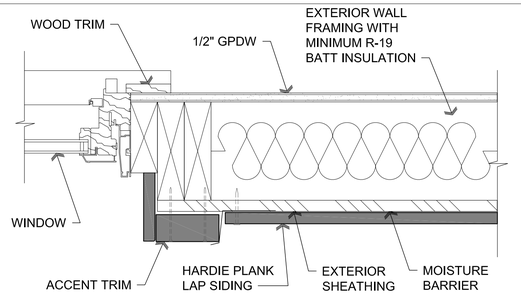
B4 Chimney Cap

SCALE: n.t.s.



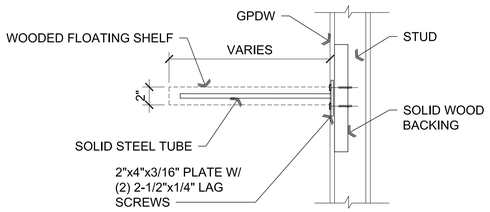
C4 Siding Outside Corner Detail

SCALE: 3" = 1'-0"



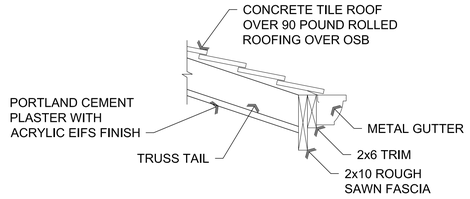
D4 Window Jamb at Siding

SCALE: 3" = 1'-0"



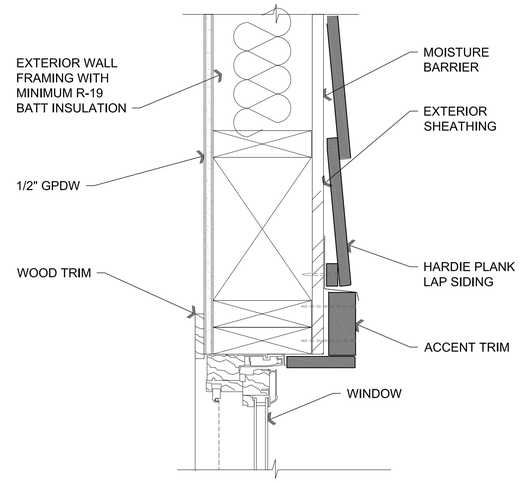
B3 Floating Shelf Detail

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



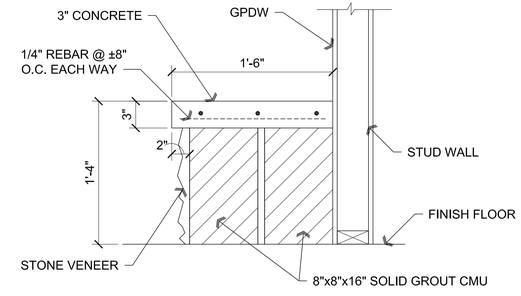
C3 Fascia / Soffit Detail

SCALE: 1" = 1'-0"



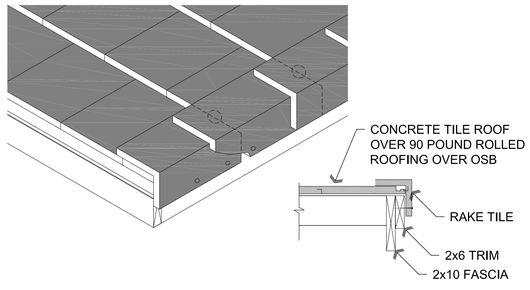
D2 Window Head at Siding

SCALE: 3" = 1'-0"



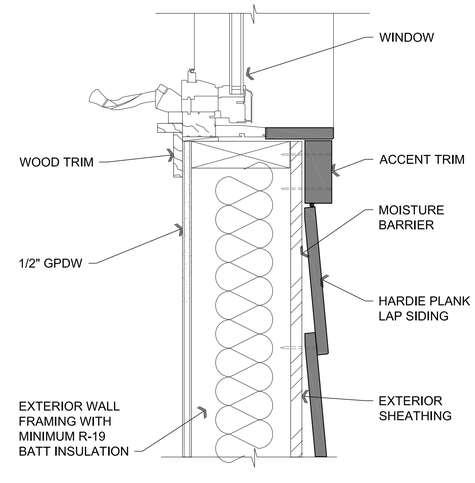
B2 Hearth Detail

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



C2 Rake Tile Detail

SCALE: 1" = 1'-0"



D1 Window Sill at Siding

SCALE: 3" = 1'-0"

REVISIONS		BY
2	1-03-2022	LO

REGISTERED ARCHITECT
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CHECKED BY: W.A.K.
DATE: September 17th, 2021
JOB NO.: 768
SHEET:

A12.0

Jan 04, 2022 - 4:06pm

GENERAL STRUCTURAL NOTES

(APPLY UNLESS NOTED OTHERWISE ON PLANS/DETAILS)

GENERAL REQUIREMENTS:

1. THESE DRAWINGS, AND THEIR ASSOCIATED STRUCTURAL CALCULATIONS, HAVE BEEN PERFORMED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE STRUCTURAL ENGINEER'S IN THIS OR SIMILAR LOCALITIES. THEY NECESSARILY ASSUME THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKMEN WHO HAVE A WORKING KNOWLEDGE OF THE INTERNATIONAL BUILDING CODE CONVENTIONAL FRAMING REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR FRAMING ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, IT IS UNDERSTOOD THAT THE CONTRACTOR WILL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR ALL MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.

2. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED CONSTRUCTION SUCH THAT DESIGN LIVE LOAD PER SQUARE FOOT AS STATED HEREIN IS NOT EXCEEDED. OPTIONS ARE FOR CONTRACTOR'S CONVENIENCE. IF AN OPTION IS USED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CHANGES, AND SHALL COORDINATE ALL DETAILS, AT NO ADDITIONAL COST TO OWNER.

3. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL STRUCTURAL NOTES AND SPECIFICATIONS, THE GREATER REQUIREMENTS SHALL GOVERN. TYPICAL DETAILS AND NOTES ARE NOT NECESSARILY INDICATED ON THE PLANS, BUT SHALL APPLY NONE-THE-LESS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT. DETAILS MAY SHOW ONLY ONE SIDE OF CONNECTION OR MAY OMIT INFORMATION FOR CLARITY.

4. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WITH APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION. RESOLVE ANY DISCREPANCY WITH THE ARCHITECT AND STRUCTURAL ENGINEER.

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

BASIS FOR DESIGN:

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

   RISK CATEGORY = II

2. VERTICAL LOADS:

LOCATION	LIVE / SNOW LOAD	DEAD LOAD
ROOF	30 PSF	23 PSF
FLOOR (WOOD FRAMED)	40 PSF	12 PSF
FLOOR (CONCRETE)	60 PSF	55 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 = 0.532, Sm1 = 0.255
SPECTRAL RESPONSE COEFFICIENTS	Sds = 0.355, Sd1 = 0.170
HORIZONTAL SHEAR TRANSFER ELEMENTS:	
PLYWOOD - FLEXIBLE DIAPHRAM(S)	R = 6.5
CONCRETE O/STEEL DECK - RIGID DIAPHRAM	R = 3.5
VERTICAL SHEAR TRANSFER ELEMENTS:	
PLYWOOD SHEARWALL(S)	R = 6.5
ORDINARY REINFORCED CONCRETE SHEARWALL(S)	R = 4.0

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	37.6 PSF
NET UPLIFT ON ROOF	15.1 PSF

FOUNDATION NOTES:

1. FOUNDATIONS DESIGNED IN CONFORMANCE WITH RECOMMENDATIONS BY: **ENGINEERING TESTING CONSULTANTS, INC. REPORT NO. 7518 DATED MAY 21, 2010.**

2. SITE PREPARATION AND GRADING REQUIREMENTS OF THE SOIL REPORT AND ANY ADDENDUM'S SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF FOUNDATIONS. ANY TESTS OR INSPECTIONS REQUIRED BY THE SOIL REPORT SHALL BE PERFORMED PRIOR TO PLACEMENT OF FOUNDATION REINFORCING STEEL OR CONCRETE. ALTERATIONS TO SITE PREPARATION OR GRADING SHALL BE REPORTED TO THE GEOTECHNICAL ENGINEER PRIOR TO FOUNDATION CONSTRUCTION.

THE SOIL DESIGN VALUES FOR THE FOUNDATION ARE:

ALLOWABLE BEARING PRESSURE	2000 PSF
ALLOWABLE LATERAL BEARING PRESSURE	400 PSF/FT
ALLOWABLE LATERAL SLIDING COEFFICIENT	0.40
LATERAL BACKFILL PRESSURE (UNRESTRAINED)	36 PSF/FT
LATERAL BACKFILL PRESSURE (RESTRAINED)	57 PSF/FT
SITE CLASS	D

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

FOUNDATION BEARING DEPTH
18" BELOW FINISHED GRADE

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

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
WALL(S)	3000 PSI	---
CONCRETE TOPPING O/STEEL DECK	3500 PSI	---

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

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

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

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

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

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

LOCATION:	MINIMUM COVER	TOLERANCE
CAST AGAINST EARTH (FOOTINGS)	3"	± ⅜"
SLABS ON GRADE	1½"	± ¼"
EXPOSED TO EARTH OR WEATHER - #5 AND SMALLER	1½"	± ⅜"
EXPOSED TO EARTH OR WEATHER - #6 AND LARGER	2"	± ⅜"
STRUCTURAL SLABS AND WALLS	¾"	⅛"

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

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

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

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

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

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

9. HORIZONTAL PIPES AND ELECTRICAL CONDUITS SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE AND SLABS ON GRADE EXCEPT WHERE SPECIFICALLY APPROVED OR NOTED BY THE STRUCTURAL ENGINEER. PIPES AND CONDUITS SHALL NOT IMPAIR THE STRENGTH OF THE WORK.

10. FLY ASH MAY BE USED ONLY IF PERMITTED BY ARCHITECTURAL SPECIFICATIONS AND SHALL BE LIMITED TO 18 PERCENT OF CEMENTITIOUS MATERIALS AND SHALL HAVE A REPLACEMENT FACTOR OF 1.2 RELATIVE TO CEMENT REPLACED. NO FLY ASH ADDITIVES SHALL BE USED IN FLATWORK OR ARCHITECTURALLY EXPOSED CONCRETE.

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

MASONRY (CONCRETE BLOCK):

MINIMUM 28 DAY MASONRY STRENGTH SHALL BE 1500 PSI.

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

2. TENSION LAP SPLICES 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 SPLICED.

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 ICBO RATING FOR MATERIAL INTO WHICH INSTALLATION TAKES PLACE. HEADED STUDS SHALL CONFORM TO ALL REQUIREMENTS OF THE LATEST EDITION OF THE "RECOMMENDED PRACTICES FOR STUD WELDING" AND THE "STRUCTURAL WELDING CODE" PUBLISHED BY AWS. ALL BOLTS, ANCHOR BOLTS, EXPANSION BOLTS, ETC. SHALL BE INSTALLED WITH STEEL WASHERS AT FACE OF WOOD OR AT SLOTTED HOLES IN STEEL SECTIONS.

3. ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION.

4. WELDING SHALL BE BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN THE TYPE OF WELD SHOWN ON THE DRAWINGS OR NOTES. ALL WELDING SHALL USE E70 SERIES LOW HYDROGEN RODS UNLESS NOTED OTHERWISE. ALL WELDING PER LATEST AMERICAN WELDING SOCIETY STANDARDS. ALL WELDS ON DRAWINGS ARE SHOWN AS SHOP WELDS. CONTRACTOR MAY SHOP WELD OR FIELD WELD AT HIS DISCRETION. ALL FULL PENETRATION WELDS SHALL BE TESTED AND CERTIFIED BY AN INDEPENDENT TESTING LABORATORY.

5. STEEL TO STEEL BOLTED CONNECTIONS: HIGH STRENGTH BOLTS SHALL BE ASTM A325N AND SHALL BE INSTALLED AS BEARING-TYPE CONNECTIONS WITH THREADS INCLUDED IN SHEAR PLANE (TYPE "N" CONNECTION). BOLTS MAY BE TIGHTENED USING ANY AISC APPROVED METHOD.

6. DRYPACK SHALL BE 5,000 PSI FIVE STAR NON-SHRINK GROUT OR EQUIVALENT. INSTALL DRYPACK UNDER BEARING PLATES BEFORE FRAMING MEMBER IS INSTALLED. AT COLUMNS, INSTALL DRYPACK UNDER BASE PLATES AFTER COLUMN HAS BEEN PLUMBED BUT PRIOR TO FLOOR OR ROOF INSTALLATION.

STEEL DECKING (ICBO #2078):

3. COMPOSITE FLOOR DECK(B-FORMLOK): DECK SHALL BE 1½" DEEP, 36" WIDE, 22 GAGE GALVANIZED STEEL, WITH MINIMUM YIELD STRESS OF 50 KSI, WITH MINIMUM S = 0.176 IN^3 AND I = 0.177 IN^4 PER FOOT OF WIDTH. DECK USING HEADED STUDS SHALL BE CAPABLE OF DEVELOPING THE FULL STUD SHEAR CAPACITY. CONCRETE TOPPING OVER DECK SHALL BE AS SPECIFIED UNDER CONCRETE REQUIREMENTS.

   COMPOSITE FLOOR DECK ATTACHMENT: DECK SHALL BE ERECTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AS 1 SPAN MINIMUM AND SHALL BE ATTACHED FOR A MINIMUM DIAPHRAGM SHEAR CAPACITY OF 2418 PLF. WELD DECK TO SUPPORTING MEMBERS WITH ⅝" DIAMETER PUDDLE WELDS AT 36/4 WELD PATTERN AT SHEET ENDS, END LAPS AND AT INTERMEDIATE SUPPORTS, AND AT 12" ON CENTER AT PERIMETER BEAMS AND OPENING EDGES RUNNING PARALLEL TO THE DECK. SIDE SEAM ATTACHMENT SHALL BE BUTTON PUNCHES AT 36" ON CENTER. ALL WELDING SHALL BE PERFORMED BY WELDERS EXPERIENCED IN LIGHT GAGE STEEL DECK WORK.

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:
2X 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 ⅜"	24/0	8d AT 6" O.C.	8d AT 12" O.C.
ROOF	⅝"	40/20	10d AT 6" O.C.	10d AT 12" O.C.
FLOOR	¾" T&G	48/24	#8 SCREWS AT 6" O.C.	#8 SCREWS AT 12" O.C.

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

   PLYWOOD ALTERNATE: AMERICAN PLYWOOD ASSOCIATION PERFORMANCE RATED SHEATHING MAY BE USED AS AN ALTERNATE TO PLYWOOD WITH PRIOR APPROVAL OF OWNER, ARCHITECT AND ROOFER. IT MAY NOT BE USED ON ROOFS WHERE BUILT-UP ROOF SYSTEM IS TO BE GUARANTEED BY ROOFER. RATED SHEATHING SHALL COMPLY WITH 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 1/32") SHALL BE THE SAME AS THE PLYWOOD IT REPLACES. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

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

4. LAMINATED VENEER 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 = 2,600 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 SILLS AT CONCRETE SLAB SHALL HAVE A MINIMUM OF (2) ½"ø ANCHOR BOLTS PER PIECE. PROVIDE ANCHOR BOLT AT 9" MAXIMUM, 4" MINIMUM FROM THE END OF EACH PIECE AT SPLICE OR END OF WALL. MAXIMUM ANCHOR BOLT SPACING SHALL BE 72" ON CENTER UNLESS NOTED OTHERWISE ON PLANS OR DETAILS. ALL ANCHOR BOLTS (OTHER THAN BOLTS FOR HOLDOWNS) SHALL EMBED 7" INTO CONCRETE. ANCHOR BOLTS FOR HOLDOWNS SHALL NOT BE CONSIDERED AS PART OF REQUIRED ANCHOR BOLTS ON SHEAR WALLS. ALL EXTERIOR WALLS SHALL BE SECURED WITH MINIMUM ANCHOR BOLTS. INTERIOR WALLS MAY BE SECURED TO CONCRETE WITH EITHER ANCHOR BOLTS OR POWER DRIVEN SHOT PINS UNLESS NOTED OTHERWISE ON PLANS.

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 2304.9.1. JOIST HANGERS AND OTHER MISCELLANEOUS FRAMING ANCHORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. OR OTHER MANUFACTURER WITH CURRENT ICBO APPROVAL.

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

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.

   PREFABRICATED WOOD TRUSSES SHALL BE HANDLED, STORED, ERECTED, AND BRACED DURING ERECTION IN ACCORDANCE WITH TRUSS PLATE INSTITUTE (TPI) AND WOOD TRUSS COUNCIL OF AMERICA (WTCA) BUILDING COMPONENT SAFETY INFORMATION (BCSI) GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING, AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES, 2013 EDITION. PERMANENT BRACING, IF REQUIRED, TO BE IN ACCORDANCE WITH TRUSS MANUFACTURER DRAWINGS/CALCULATIONS.

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

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

SPECIAL INSPECTION ITEMS:

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

TYPE OF WORK:	REQUIRED:	REMARKS:
SOIL BEARING SUBGRADE	YES	PER GEOTECHNICAL REPORT
CONCRETE SLAB ON GRADE	NO	DESIGN BASED ON f'c=2500 PSI
CONCRETE FOUNDATIONS	NO	DESIGN BASED ON f'c=2500 PSI
CONCRETE WALLS	YES	DURING PLACEMENT OF CONCRETE
REINFORCING STEEL FOR ALL CONCRETE/ MASONRY THAT REQUIRES INSPECTION	YES	PRIOR TO PLACEMENT OF CONCRETE OR GROUT
CONCRETE TOPPING OVER STEEL DECK	YES	DURING PLACEMENT AND WHILE TAKING TEST SPECIMENS
FIELD WELDING	YES	AFTER WORK IS COMPLETE
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.

DRAWING INDEX

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S1.1	TYPICAL DETAILS	T-SERIES
S1.2	PLAN SCHEDULES	---
S2	FOUNDATION PLAN	---
S3	FLOOR FRAMING/ UPPER FOUNDATION PLAN	---
S3.1	MAIN FLOOR SHEARWALL PLAN	---
S3.2	MAIN ROOF/ HIGH ROOF FRAMING PLANS	---
S4	FOUNDATION DETAILS	100-SERIES
S5	FRAMING DETAILS	200-SERIES
S5.1	MORE FRAMING DETAILS	200-SERIES

JOB NO.: 2021-064	PROJECT MANAGER: ANDY K.	CAD OPERATOR: MJS

FROST STRUCTURAL ENGINEERING
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Prescott, Arizona 86305 info@frost-structural.com
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REVISIONS	BY

Registered Professional Engineer (Structural) CERTIFICATE NO. 27341 RICHARD K. FROST DATE SIGNED 7.12.21 ARIZONA U.S.A.
EXPIRES 9/30/2023

W. Alan Kenson & Associates, P.C.
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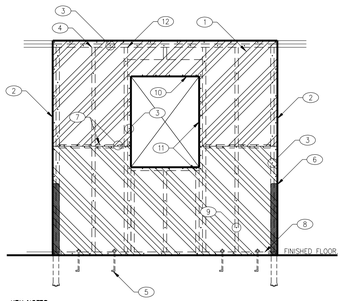
ARCHITECTURE & PLANNING

DRAWING: GENERAL STRUCTURAL NOTES

PROJECT: Vicente Residence
9970 N. CLEAR FORK RD.
PRESCOTT, AZ
100-18-034

DRAWN BY MJS
CHECKED BY ANDY K.
PLOT DATE 7/12/21
JOB NO. 2021-064
SHEET

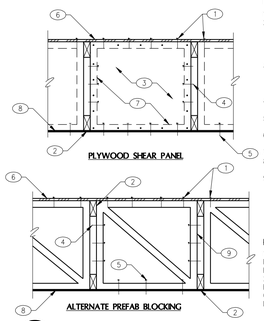
S1



KEY NOTES:

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

T14 ELEVATION–PERFORATED SHEARWALL AT FOUNDATION
02–W0604 NO SCALE



KEY NOTES:

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

NOTES:

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

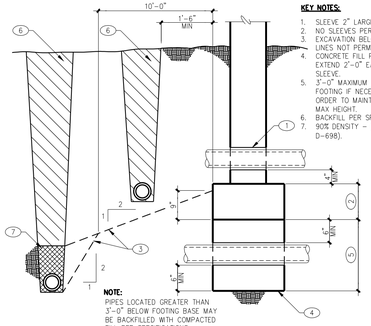
T11 ELEVATION – TYPICAL PLYWOOD SHEAR PANEL BLOCKING
02–W0501 NO SCALE

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

NOTE:

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

T8 MINIMUM NAILING SCHEDULE – UNLESS NOTED OTHERWISE
02–W01–2012 NO SCALE

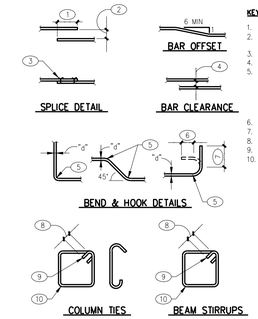


KEY NOTES:

1. SLEEVE 2" LARGER THAN PIPE.
2. NO SLEEVES PERMITTED.
3. EXCAVATION BELOW THESE LINES NOT PERMITTED.
4. CONCRETE FILL PIPE TRENCH – EXTEND 2'–0" EACH SIDE OF SLEEVE.
5. 3'–0" MAXIMUM – STEP FOOTING IF NECESSARY IN ORDER TO MAINTAIN 3'–0" MAX HEIGHT.
6. BACKFILL PER SPECS.
7. 90% DENSITY – (ASTM D–698).

NOTE:
PIPES LOCATED GREATER THAN 3'–0" BELOW FOOTING BASE MAY BE BACKFILLED WITH COMPACTED FILL PER SPECIFICATIONS.

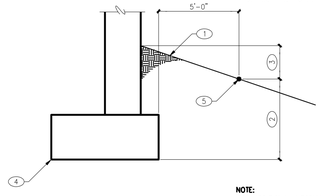
T4 PIPES AND TRENCHES AT CONCRETE FOOTING
02–F03 NO SCALE



KEY NOTES:

1. LAP – SEE G.S.N.
2. MAXIMUM ¾ LAP BUT NOT MORE THAN 6".
3. WIRE TIES.
4. 1d (1" MINIMUM).
5. RADIUS=3d FOR BARS NOT OVER #8; 4d FOR #9, #10 AND #11 BARS; 5d FOR #14 AND #18 BARS. 5d FOR ALL GRADE 40 BARS WITH 180 DEGREE HOOK.
6. 4d (4" MINIMUM).
7. 12d (90 DEGREE HOOK).
8. 6d (4" MINIMUM).
9. 135 DEGREE BEND.
10. BEND AROUND 1½" PIN FOR #3 BARS, BEND AROUND 2" PIN FOR #4 BARS, BEND AROUND 2½" PIN FOR #5 BARS.

T1 TYPICAL REINFORCING DETAILS
02–C01 NO SCALE

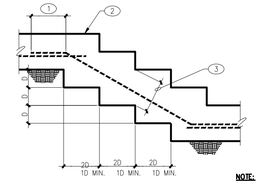


KEY NOTES:

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

NOTE:
FOR ADDITIONAL INFORMATION, SEE PLANS AND DETAILS.

T5 TYPICAL DETAIL FOR FOUNDATION AT SLOPING GRADE
02–F1101 NO SCALE



KEY NOTES:

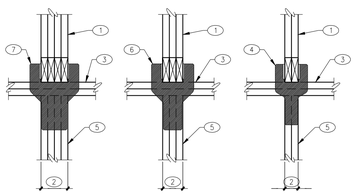
1. MINIMUM LAP PER G.S.N. (24" MIN.) – TYPICAL.
2. TOP OF WALL FOOTING.
3. REGULAR FOOTING THICKNESS AS SHOWN ON PLAN OR FOOTING SCHEDULE.

NOTE:
D = 2'–0" MAXIMUM.

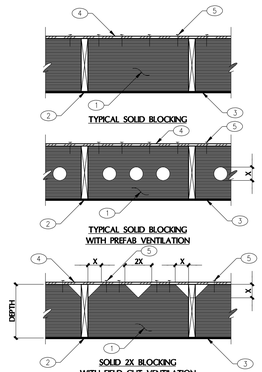
T2 TYPICAL STEP IN CONCRETE FOOTING
02–F01 NO SCALE

KEY NOTES:

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



T15 PREFAB WOOD GIRDER TRUSS AT WOOD STUD POST
06–WGT–WP0101 NO SCALE



KEY NOTES:

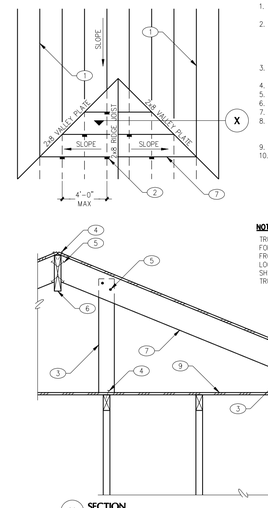
1. SOLID BLOCKING TO BE TIGHT AGAINST PLYWOOD.
2. PREFAB WOOD TRUSS OR WOOD JOIST.
3. TOP OF WOOD PLATE OR BEAM AS OCCURS.
4. PLYWOOD SHEATHING.
5. EDGE NAILING.

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

NOTES:

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

T12 ELEVATION – TYPICAL SOLID 2X BLOCKING
02–W0502 NO SCALE

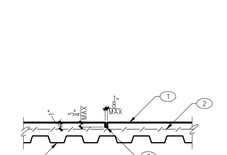


KEY NOTES:

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

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

T9 TYPICAL OVERBUILD FRAMING
02–W03 NO SCALE



KEY NOTES:

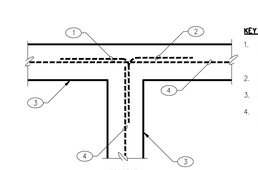
1. CONCRETE OVER STEEL DECK – FOR DIRECTION OR DECK, SEE PLAN.
2. WELDED WIRE FABRIC – CONTINUOUS THRU CONTROL JOINT.
3. SAW CUT SHALL BE MADE SOON ENOUGH TO PREVENT CRACKING, BUT NOT SO SOON AS TO CAUSE SPALLING OF THE CONCRETE WHILE SAWING.
4. STEEL DECK.
5. WOOD BLOCK WITH ¾" CHAMFER AS SHOWN (TO BE REMOVED).

SAW CUT JOINT

KEYED JOINT

NOTE:
WHERE JOINT PARALLELS A JOIST, THE JOINT SHOULD BE CENTERED BETWEEN JOISTS

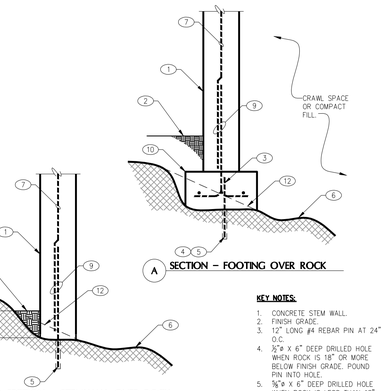
T6 CONTROL JOINTS IN CONCRETE OVER STEEL DECK
02–SD01 NO SCALE



KEY NOTES:

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

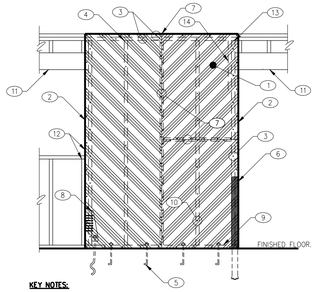
T3 PLAN – CORNER REINFORCING IN CONCRETE FOOTINGS AND/OR CONCRETE STEM WALLS
02–F02 NO SCALE



KEY NOTES:

1. CONCRETE STEM WALL.
2. FINISH GRADE.
3. 12" LONG #4 REBAR PIN AT 24" O.C.
4. ⅝"ø X 6" DEEP DRILLED HOLE WHEN ROCK IS 18" OR MORE BELOW FINISH GRADE. POUND PIN INTO HOLE.
5. ⅝"ø X 6" DEEP DRILLED HOLE WHEN ROCK IS LESS THAN 18" BELOW FINISH GRADE. EPOXY PIN INTO HOLE USING SIMPSON "SET" TYPE EPOXY. (ESR–1772).
6. SOLID ROCK, CLEAN SURFACE.
7. REINFORCING PER PERMITTED PLANS/DETAILS.
8. DEPTH LESS THAN FOOTING THICKNESS, OR ROCK ABOVE GRADE – NO ROOM FOR FOOTING.
9. 30" LONG #4 REBAR PIN. NUMBER OR SPACING TO MATCH WALL REINFORCING.
10. CONCRETE FOOTING. USE FOOTING IF IT WILL FIT UNDER FINISH GRADE.
11. 30" LONG #4 REBAR PIN – ONE FOR EACH FOOTING HORIZONTAL.
12. CHISEL CROSS SLOPE INTO ROCK MAXIMUM CROSS SLOPE = ½" IN 8".

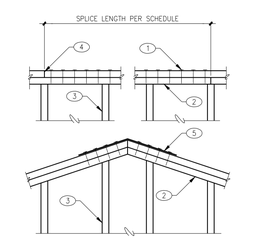
T16 CONCRETE FOOTING AT ROCK
02–F0901 NO SCALE



KEY NOTES:

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

T13 ELEVATION–TYPICAL 1–STORY SHEARWALL AT DOOR/WINDOW
02–W0601 NO SCALE



KEY NOTES:

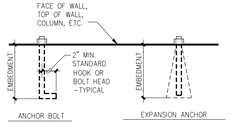
1. NAILS BETWEEN SPLICE LOCATION PER SCHEDULE – STAGGERED.
2. DOUBLE 2X TOP PLATE.
3. WOOD STUD WALL.
4. SPLICE OVER STUD.
5. SIMPSON ST6224 STRAP AT LOCATIONS WHERE PLATES CAN NOT BE SPLICED.

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

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

T10 ELEVATION – TYPICAL TOP PLATE SPLICE
02–W09 NO SCALE

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



KEY NOTES:
ANCHOR OR BOLT DIAMETERS SPECIFIED IN DETAILS OR ON PLANS SHALL MEET THESE MINIMUM REQUIREMENTS FOR EMBEDMENT.

THICKNESS OF DRYPACK DOES NOT APPLY TOWARDS EMBEDMENT.

EXPANSION ANCHOR APPROVALS:
SIMPSON WEDGE–ALL (ESR–1396)
HILTI ANCHORS KWK–BOLT (ESR–1917).
POWERS POWER–STUD (ESR–2818)

T7 TYPICAL ANCHOR BOLT, AND EXPANSION BOLT SCHEDULE
02–S0101 NO SCALE

JOB NO.: 2021–064 | PROJECT MANAGER: ANDY K. | CAD OPERATOR: MJS

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REVISIONS	BY

Registered Professional Engineer
CERTIFICATE NO.
27341
RICHARD K. FROST
DATE SIGNED 7-12-21
ARIZONA U.S.A.
EXPIRES 9/30/2023

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DRAWING: TYPICAL DETAILS T-SERIES

PROJECT: Vicente Residence
9970 N. CLEAR FORK RD.
PRESCOTT, AZ
100-18-034

DRAWN BY: MJS
CHECKED BY: ANDY K.
PLOT DATE: 7/12/21
JOB NO.: 2021-064
SHEET

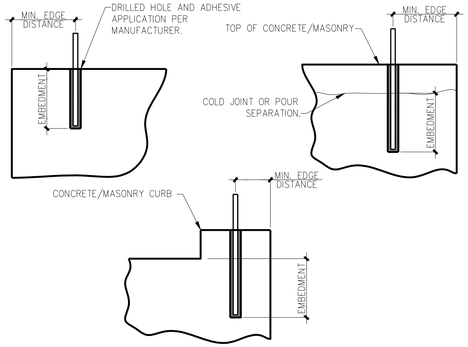
S1.1

ALTERNATE EPOXY ANCHOR SCHEDULE

SPECIFIED ANCHOR	ALTERNATE ANCHOR	DRILLED HOLE	MINIMUM EDGE DISTANCE
SIMPSON SSTB16	15" LONG X ⅝"ø A307 THREADED ROD	¾"ø X 12" DEEP	1 ¾"
SIMPSON SSTB24	23" LONG X ⅝"ø A307 THREADED ROD	¾"ø X 20" DEEP	1 ¾"
SIMPSON SSTB28	27" LONG X ⅞"ø A307 THREADED ROD	1"ø X 24" DEEP	1 ¾"

SCHEDULE NOTES:

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



ALTERNATE FASTENER SCHEDULE

MATERIAL: ½" SHEARWALL OR ROOF SHEATHING

SPECIFIED FASTENER	ALTERNATE FASTENER
8d COMMON AT 12" O.C.	16 GA STAPLE AT 12" O.C. 15 GA STAPLE AT 12" O.C. 14 GA STAPLE AT 12" O.C. 13 GA STAPLE AT 12" O.C.
8d COMMON AT 6" O.C.	16 GA STAPLE AT 4" O.C. 15 GA STAPLE AT 5" O.C. 14 GA STAPLE AT 6" O.C. 13 GA STAPLE AT 6" O.C.
8d COMMON AT 4" O.C.	16 GA STAPLE AT 2.5" O.C. 15 GA STAPLE AT 3" O.C. 14 GA STAPLE AT 4" O.C. 13 GA STAPLE AT 5" O.C.
8d COMMON AT 3" O.C.	15 GA STAPLE AT 2" O.C. 14 GA STAPLE AT 3" O.C. 13 GA STAPLE AT 4" O.C.
10d COMMON AT 12" O.C.	16 GA STAPLE AT 12" O.C. 15 GA STAPLE AT 12" O.C. 14 GA STAPLE AT 12" O.C. 13 GA STAPLE AT 12" O.C.
10d COMMON AT 6" O.C.	16 GA STAPLE AT 3" O.C. 15 GA STAPLE AT 4" O.C. 14 GA STAPLE AT 5" O.C. 13 GA STAPLE AT 6" O.C.
10d COMMON AT 4" O.C.	16 GA STAPLE AT 2" O.C. 15 GA STAPLE AT 2.5" O.C. 14 GA STAPLE AT 3" O.C. 13 GA STAPLE AT 4" O.C.
10d COMMON AT 3" O.C.	14 GA STAPLE AT 2.5" O.C. 13 GA STAPLE AT 3" O.C.
10d COMMON AT 2" O.C.	13 GA STAPLE AT 2" O.C.

NOTES:
1. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF ⅞" OUTSIDE DIMENSION.
2. FRAMING SHALL BE 3X OR WIDER WHEN NAIL OR STAPLE SPACING IS LESS THAN 3" O.C.
3. ALL STAPLES SHALL HAVE 1 ½" LONG LEGS MINIMUM.
4. STAPLE SIZES AND SPACING PER REPORT NO. NER-272.

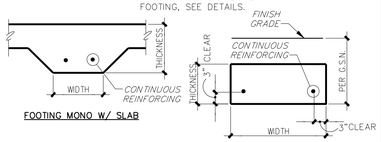
SHEARWALL HOLDOWN SCHEDULE

MARK	HOLDOWN	SHEARWALL END POST	DETAIL REFERENCE	ALTERNATE DETAIL
1	SIMPSON HDU2 OR LSTHD8	(2) 2X STUDS	115	111
2	SIMPSON HDU5 OR STHD14	(2) 2X STUDS	116	110
3	SIMPSON HDU8	(2) 2X STUDS	116	110
4	SIMPSON HDU4 OR STHD10	(2) 2X STUDS	115	111

FOUNDATION PLAN NOTES

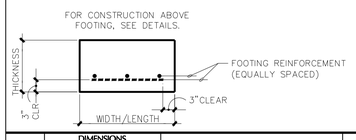
1. VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
2. ALL SCHEDULED MARK DESIGNATIONS MAY NOT NECESSARILY BE FOUND ON THIS PLAN. SCHEDULES ARE TYPICAL TO THIS PROJECT.
3. THE DEPTH OF FOOTING DIMENSION INDICATED IN THE G.S.N. IS A MINIMUM. FOUNDATION CONTRACTOR SHALL COORDINATE WITH THE SOILS REPORT AND OTHER TRADES TO INSURE THAT THESE MINIMUMS ARE SUFFICIENT FOR THE WORK. SEE TYPICAL DETAILS FOR ADDITIONAL REQUIREMENTS.
4. WF1, WF2, ETC. – AS SHOWN ON PLAN INDICATES A CONTINUOUS WALL FOOTING. SEE WALL FOOTING SCHEDULE FOR ADDITIONAL INFORMATION.
5. F1, F2, ETC. – AS SHOWN ON PLAN INDICATES A CONCRETE FOOTING. SEE FOOTING SCHEDULE FOR ADDITIONAL INFORMATION.
6. W1, W2, ETC. – AS SHOWN ON PLAN INDICATES WALL REINFORCING. SEE WALL REINFORCING SCHEDULE FOR ADDITIONAL INFORMATION.
7. MC1, MC2, ETC. – AS SHOWN ON PLAN INDICATES A MASONRY COLUMN. SEE MASONRY COLUMN SCHEDULE FOR ADDITIONAL INFORMATION.
8. ① ② – AS SHOWN ON PLAN INDICATES A SHEARWALL HOLDOWN. SEE HOLDOWN SCHEDULES AND DETAILS FOR ADDITIONAL INFORMATION.
9. 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.
10. VERIFY EXACT SIZE AND LOCATION OF DEPRESSED AND/OR RAISED SLABS WITH ARCHITECTURAL DRAWINGS.
11. FOR SIDEWALK AND LANDING LOCATIONS, SEE ARCHITECTURAL DRAWINGS.
12. MCJ – AS SHOWN ON PLAN INDICATES A MASONRY CONTROL JOINT IN A MASONRY WALL. SEE GENERAL STRUCTURAL NOTES AND TYPICAL DETAIL.

CONCRETE WALL FOOTING (WF) SCHEDULE



MARK	DIMENSIONS WIDTH	DIMENSIONS THICKNESS	FOOTING REINFORCING	FOOTING TYPE
WF1	16"	10"	(2) #4 CONTINUOUS	STRIP
WF2	SEE DETAIL 113 AND 114			STRIP
WF3	SEE DETAIL 112			STRIP
WF4	24"	10"	(3)#4 CONTINUOUS	STRIP
WF5	16"	10"	(2)#4 CONTINUOUS	MONO W/ SLAB

CONCRETE FOOTING (F) SCHEDULE



MARK	DIMENSIONS LENGTH	DIMENSIONS WIDTH	DIMENSIONS THICKNESS	FOOTING REINFORCING	REMARKS
F1	36"	36"	10"	(6) #4 EACH WAY	---
F2	48"	48"	10"	(8) #4 EACH WAY	---
F3	72"	36"	10"	(7) #4 LONG WAY (11) #4 SHORT WAY	---

MASONRY COLUMN (MC) SCHEDULE

MARK	SIZE	REINFORCING VERTICAL	REINFORCING TIES	REMARKS
MC1	16"X16"	(4) #4	#2 AT 8" O.C.	---

WALL REINFORCING (W) SCHEDULE

MARK	THICKNESS	REINFORCING	REMARKS
W1	8" CONCRETE	SEE DETAIL 113 AND 114	---
W2	8" CONCRETE	SEE DETAIL 112	---
W3	8" CONCRETE	#4 AT 18" O.C. CENTERED	---
W4	8" CONCRETE	SEE DETAIL 105	---

FLOOR FRAMING PLAN NOTES

1. VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
2. ALL SCHEDULED MARK DESIGNATIONS MAY NOT NECESSARILY BE FOUND ON THIS PLAN. SCHEDULES ARE TYPICAL TO THIS PROJECT.
3. W1, W2, ETC. – AS SHOWN ON PLAN INDICATES WALL REINFORCING. SEE WALL REINFORCING SCHEDULE FOR ADDITIONAL INFORMATION.
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. H1, H2, ETC. – AS SHOWN ON PLAN INDICATES A HEADER. SEE HEADER SCHEDULE FOR ADDITIONAL INFORMATION.
7. ML1, ML2, ETC. – AS SHOWN ON PLAN INDICATES A MASONRY LINTEL. SEE MASONRY LINTEL SCHEDULE FOR ADDITIONAL INFORMATION.
8. FOR MISCELLANEOUS LINTELS NOT SHOWN, SEE G.S.N. MASONRY CONTRACTOR SHALL COORDINATE WITH OTHER TRADES FOR SIZES AND LOCATIONS.
9. L1, L2, ETC. – AS SHOWN ON PLAN INDICATES A LEDGER. SEE LEDGER SCHEDULE FOR ADDITIONAL INFORMATION.
10. MCJ – AS SHOWN ON PLAN INDICATES A MASONRY CONTROL JOINT IN A MASONRY WALL. SEE G.S.N. AND TYPICAL DETAIL. JOINTS MAY BE SHOWN, BUT NOT NOTED ON THIS PLAN. SEE FOUNDATION PLAN FOR NOTED LOCATIONS.
11. FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION.
12. ① ② – AS SHOWN ON PLAN INDICATES A SHEARWALL HOLDOWN. SEE HOLDOWN SCHEDULES AND DETAILS FOR ADDITIONAL INFORMATION.
13. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR VARIATIONS IN CONCRETE QUANTITY DUE TO CAMBER, CONSTRUCTION DEAD LOAD DEFLECTIONS AND/OR STRUCTURAL STEEL TOLERANCES OF STEEL DECK.

FLOOR JOIST (FJ) SCHEDULE

MARK	JOIST	REMARKS
FJ1	11⅞" TJI 210 SERIES AT 16" O.C.	---

LEDGER (L) SCHEDULE

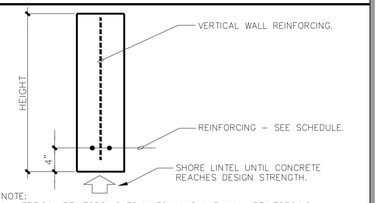
MARK	SIZE	CONNECTION
L1	3X8	⅝"ø ANCHOR BOLTS AT 48" O.C.
L2	3X12	(2)⅝"ø ANCHOR BOLTS AT 32" O.C.
L3	2X12	(3) SIMPSON TIMBER-HEX SCREWS AT 32" O.C.
L4	L3X3X¼	(1)⅝"ø X 5" LONG TITEN HD AT 24" O.C.

TRIMMER (T) AND (K) KING STUD SCHEDULE

(2X6 STUD WALL)

WALL HEIGHT	10 FT	
OPENING WIDTH	T	K
UP TO 4 FT	1	1
UP TO 6 FT	2	1
UP TO 9 FT	2	2
UP TO 18 FT	2	3

CONCRETE LINTEL (CL) SCHEDULE



NOTE:
1. VERTICAL REINFORCING TO MATCH AND LAP WALL REINFORCING PER PLAN/SCHEDULE.
2. EXTEND REINFORCING 2'-8" PAST EACH JAMB. USE CORNER BARS WHERE 2'-8" CANNOT BE ACHIEVED.

MARK	HEIGHT	REINFORCING
CL1	36"	(2) #4 HORIZONTAL

SHEARWALL HOLDOWN FASTENERS

HOLDOWN	HOLDOWN CONNECTS TO STRUCTURE BELOW WITH:	HOLDOWN CONNECTS TO SHEARWALL ENDPOST WITH:
SIMPSON HDU2	CAST-IN-PLACE SIMPSON SSTB16 ANCHOR BOLT	(6) ¼"ØX2.5" SDS SCREWS
SIMPSON HDU4	CAST-IN-PLACE SIMPSON SSTB16 ANCHOR BOLT	(10) ¼"ØX2.5" SDS SCREWS
SIMPSON HDU5	CAST-IN-PLACE SIMPSON SSTB16 ANCHOR BOLT	(14) ¼"ØX2.5" SDS SCREWS
SIMPSON HDU8	CAST-IN-PLACE SIMPSON SSTB28 ANCHOR BOLT	(20) ¼"ØX2.5" SDS SCREWS
SIMPSON LSTHD8	CAST-IN-PLACE SIMPSON	(16) 16d SINKERS
SIMPSON STHD10	CAST-IN-PLACE SIMPSON	(20) 16d SINKERS
SIMPSON STHD14	CAST-IN-PLACE SIMPSON	(24) 16d SINKERS

ROOF FRAMING PLAN NOTES

1. VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
2. ALL SCHEDULED MARK DESIGNATIONS MAY NOT NECESSARILY BE FOUND ON THIS PLAN. SCHEDULES ARE TYPICAL TO THIS PROJECT.
3. B1, B2, ETC. – AS SHOWN ON PLAN INDICATES A BEAM. SEE BEAM SCHEDULE FOR ADDITIONAL INFORMATION.
4. H1, H2, ETC. – AS SHOWN ON PLAN INDICATES A HEADER. SEE HEADER SCHEDULE FOR ADDITIONAL INFORMATION.
5. FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION.
6. FOR CLARITY, ALL ROOF OPENINGS MAY NOT BE SHOWN ON THE ROOF FRAMING PLAN. FOR EXACT SIZE, NUMBER AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS. FOR FRAMING AT OPENINGS, SEE TYPICAL DETAILS.
7. ⌜ ⌝ – AS SHOWN ON PLAN INDICATES HVAC EQUIPMENT ON ROOF OR IN ATTIC SPACE. SEE TYPICAL DETAILS FOR FRAMING INFORMATION.
8. VERIFY EXACT SIZE AND WEIGHT OF EQUIPMENT ON ROOF WITH MECHANICAL CONTRACTOR.

BEAM (B) SCHEDULE

MARK	SIZE	CAMBER
B1	5⅛ X 12 GLB	STANDARD
B2	5½ X 12 GLB	STANDARD
B3	8¾ X 12 GLB	STANDARD
B4	3⅛ X 12 GLB	STANDARD

HEADER (H) SCHEDULE

MARK	SIZE	REMARKS
H1	4X6	OR (2) 2X6
H2	5⅛ X 7.5 GLB	---
H3	5⅛ X 12 GLB	---

SHEARWALL SCHEDULE

(ALL EXTERIOR WALLS ARE /5\ UNLESS NOTED OTHERWISE)

NOTES:
1. SHEARWALL TYPES LISTED BELOW ARE NOT JOB SPECIFIC. SOME TYPES MAY NOT BE USED ON PLANS.
2. BLOCK ALL PANEL EDGES WHERE INDICATED ON SCHEDULE. EDGE NAIL SHEATHING AT BLOCKED EDGES.
3. FRAMING MEMBER SUPPORTING MATERIAL SHALL BE SPACED AT 16" ON CENTER MAXIMUM.
4. ANCHOR BOLTS TO FOUNDATION SHALL BE 10 LONG AND SHALL BE EMBEDDED 7 INCHES INTO CONCRETE. EXPANSION BOLTS OR SHOT PINS MAY BE USED AT INTERIOR WALLS (AWAY FROM EDGE OF SLAB OR SLAB STEPDOWN) PER SUPPLEMENTAL INSTRUCTIONS.
5. A MINIMUM OF 2 ANCHOR BOLTS SHALL BE USED ON EACH BASE PLATE PIECE. PROVIDE 1 ANCHOR BOLT MINIMUM WITHIN 9 INCHES OF EACH END OF EACH PIECE.
6. PROVIDE CONTINUOUS DOUBLE 2X PLATE TOP PLATE AT ALL SHEAR WALLS AND EXTERIOR WALLS. UNLESS NOTED OTHERWISE, LAP SPLICE TOP PLATE A MINIMUM OF 6'-0" WITH 16d NAILS STAGGERED AT 4" ON CENTER (18-16d NAILS TOTAL BETWEEN SPLICE JOINTS).
7. PROVIDE FULL HEIGHT DOUBLE STUDS AT ENDS OF SHEAR WALLS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS.
8. ELEVATED SHEAR WALLS TO BE FRAMED OVER DOUBLE JOIST OR SOLID BLOCKING UNLESS NOTED OTHERWISE.
9. "L=P.P." DESIGNATES LENGTH OF SHEARWALL (±3").

MARK	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING	BOTTOM PLATE ATTACHMENT
1 L=P.P.	½" GYPBOARD (UNBLOCKED) ONE SIDE OF WALL	5d COOLER AT 7" O.C. OR #6 SCREWS AT 6" O.C.	5d COOLER AT 7" O.C. OR #6 SCREWS AT 12" O.C.	CONCRETE: ½"ø A.B. AT 72" O.C. WOOD: 16d AT 16" O.C.
2 L=P.P.	⅝" GYPBOARD (UNBLOCKED) ONE SIDE OF WALL	5d COOLER AT 7" O.C. OR #6 SCREWS AT 6" O.C.	5d COOLER AT 7" O.C. OR #6 SCREWS AT 12" O.C.	CONCRETE: ½"ø A.B. AT 72" O.C. WOOD: 16d AT 12" O.C.
3 L=P.P.	1 BOTH SIDES	5d COOLER AT 7" O.C. OR #6 SCREWS AT 6" O.C.	5d COOLER AT 7" O.C. OR #6 SCREWS AT 12" O.C.	CONCRETE: ½"ø A.B. AT 48" O.C. WOOD: 16d AT 8" O.C.
4 L=P.P.	1 ONE SIDE 2 OTHER SIDE	SEE ABOVE	SEE ABOVE	CONCRETE: ½"ø A.B. AT 36" O.C. WOOD: 16d AT 6" O.C.
5 L=P.P.	½" OR ⅜" PLYWOOD OR OSB (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 6" O.C.	8d COMMON AT 12" O.C.	CONCRETE: ½"ø A.B. AT 36" O.C. WOOD: 16d AT 6" O.C.
6 L=P.P.	½" OR ⅜" PLYWOOD OR OSB (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 4" O.C.	8d COMMON AT 12" O.C.	CONCRETE: ½"ø A.B. AT 24" O.C. WOOD: 16d AT 4" O.C.
7 L=P.P.	½" OR ⅜" PLYWOOD OR OSB (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 3" O.C.	8d COMMON AT 12" O.C.	CONCRETE: ½"ø A.B. AT 18" O.C. WOOD: 16d AT 3" O.C.

PERFORATED SHEARWALL TYPES

NOTES:
1. SHEARWALL TYPES LISTED BELOW ARE NOT JOB SPECIFIC. SOME TYPES MAY NOT BE USED ON THE PLANS.
2. FRAMING MEMBER SUPPORTING MATERIAL SHALL BE SPACED AT 16" O.C. MAXIMUM.
3. ANCHOR BOLTS TO FOUNDATION SHALL BE 10" LONG AND SHALL BE EMBEDDED 7" INTO CONCRETE. WASHERS SHALL BE 2" SQUARE X ¼" THICK AND PLACED ON TOP OF BOTTOM PLATE.
4. A MINIMUM OF 2 ANCHOR BOLTS SHALL BE USED ON EACH BASE PLATE PIECE. PROVIDE 1 ANCHOR BOLT MINIMUM WITHIN 9" OF EACH END OF EACH PIECE.
5. 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).
6. PROVIDE FULL HEIGHT DOUBLE STUDS AT ENDS OF SHEAR WALLS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS. ONE TRIMMER/ONE KING STUD EACH SIDE OF EACH OPENING.
7. BLOCK ALL PANEL EDGES. EDGE NAIL SHEATHING AT BLOCKED EDGES.
8. **PLYWOOD SHEATHING SHALL CONTINUE ABOVE AND BELOW OPENING.**
9. "L=P.P." DESIGNATES LENGTH OF SHEARWALL (±3").

MARK	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING	BOTTOM PLATE ATTACHMENT
13 L=P.P.	½" OR ⅜" PLYWOOD OR OSB ONE SIDE OF WALL	8d COMMON AT 6" O.C.	8d COMMON AT 12" O.C.	CONCRETE: ½"ø A.B. AT 28" O.C. WOOD: 16d STAGGERED AT 6" O.C.

JOB NO.: 2021-064 | PROJECT MANAGER: ANDY K. | CAD OPERATOR: MJS

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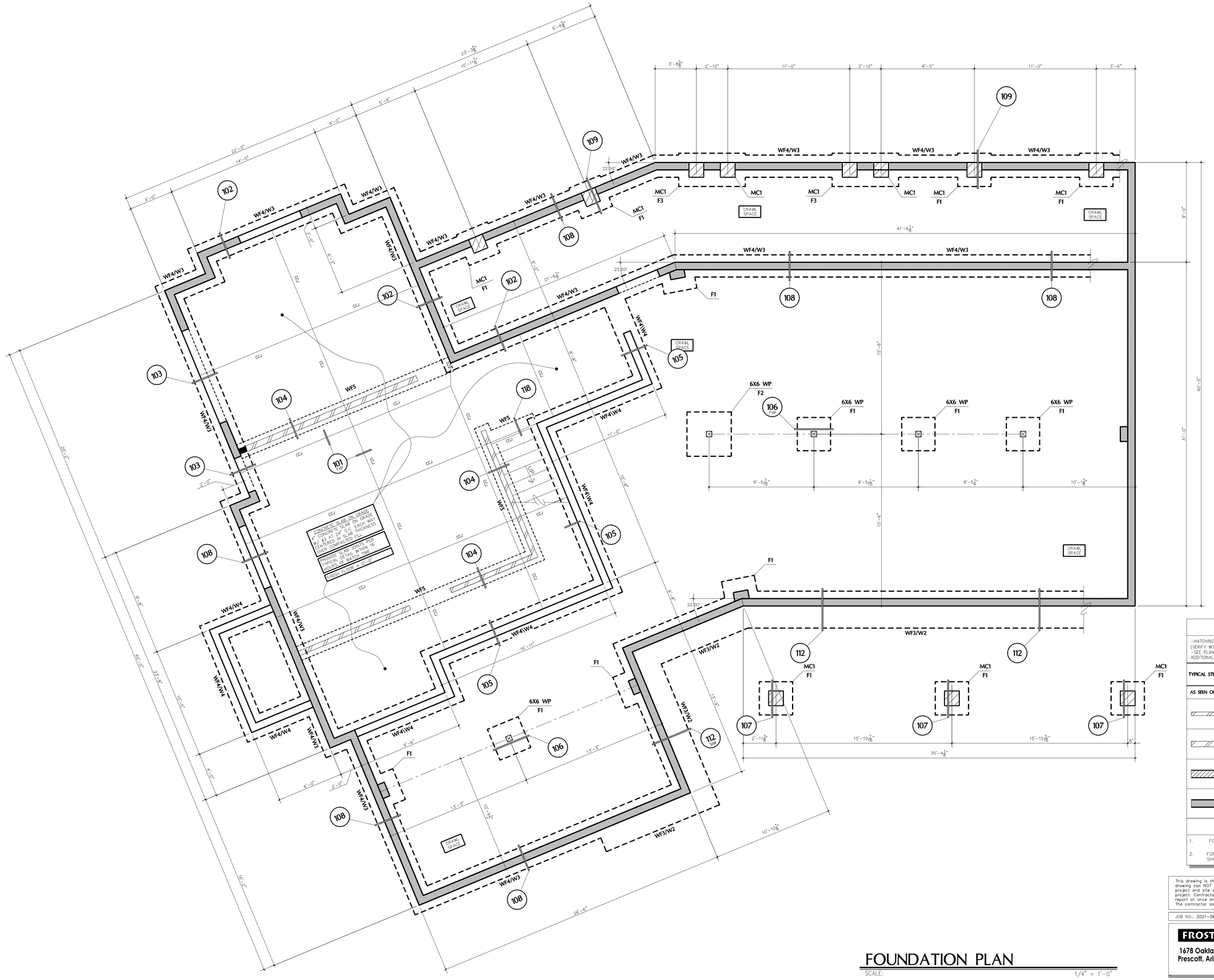
ARCHITECTURE & PLANNING

DRAWING: TYPICAL DETAILS T-SERIES

PROJECT: Vicente Residence
9970 N. CLEAR FORK RD.
PRESCOTT, AZ
100-18-034

DRAWN BY: MJS
CHECKED BY: ANDY K.
PLOT DATE: 7/12/21
JOB NO.: 2021-064
SHEET

S1.2



FOUNDATION PLAN

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

WALL SCHEDULE

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

TYPICAL STEM WALL	8" CONCRETE STEM WALL UP TO 4'-0" RETAINING #4 AT 18" O.C. VERTICAL #4 AT 12" O.C. HORIZONTAL CENTERED IN WALL.
AS SEEN ON PLANS	INDICATES-
	4" WOOD STUD WALL. STUDS: 2X4 AT 16" O.C. (1) TRIMMER/(1) KING STUD EACH JAMB U.N.O. BEAM/GIRDER POSTS: DOUBLE STUD (MIN. U.N.O.) SHEARWALL ENDPOSTS: DOUBLE STUD (MIN. U.N.O.)
	6" WOOD STUD WALL. STUDS: 2X6 AT 16" O.C. (1) TRIMMER/(1) KING STUD EACH JAMB U.N.O. BEAM/GIRDER POSTS: DOUBLE STUD (MIN. U.N.O.) SHEARWALL ENDPOSTS: DOUBLE STUD (MIN. U.N.O.)
	MASONRY (CMU) COLUMN. MINIMUM REINFORCING UNLESS NOTED OTHERWISE: VERTICAL: #4 CENTERED IN EACH CELL. HORIZONTAL: #2 TIES AT 8" O.C.
	8" CONCRETE WALL. MINIMUM REINFORCING UNLESS NOTED OTHERWISE: VERTICAL: #4 AT 18" O.C. HORIZONTAL: #4 AT 12" O.C.

NOTES:

1. FOR LOCATION OF DETAILS SEE SHEET INDEX ON SHEET S1.
2. FOR FLOOR FRAMING PLAN NOTES AND PLAN SCHEDULES SEE SHEET S1.2.

JOB NO.: 2021-064	PROJECT MANAGER: ANDY K.	CAD OPERATOR: MJS

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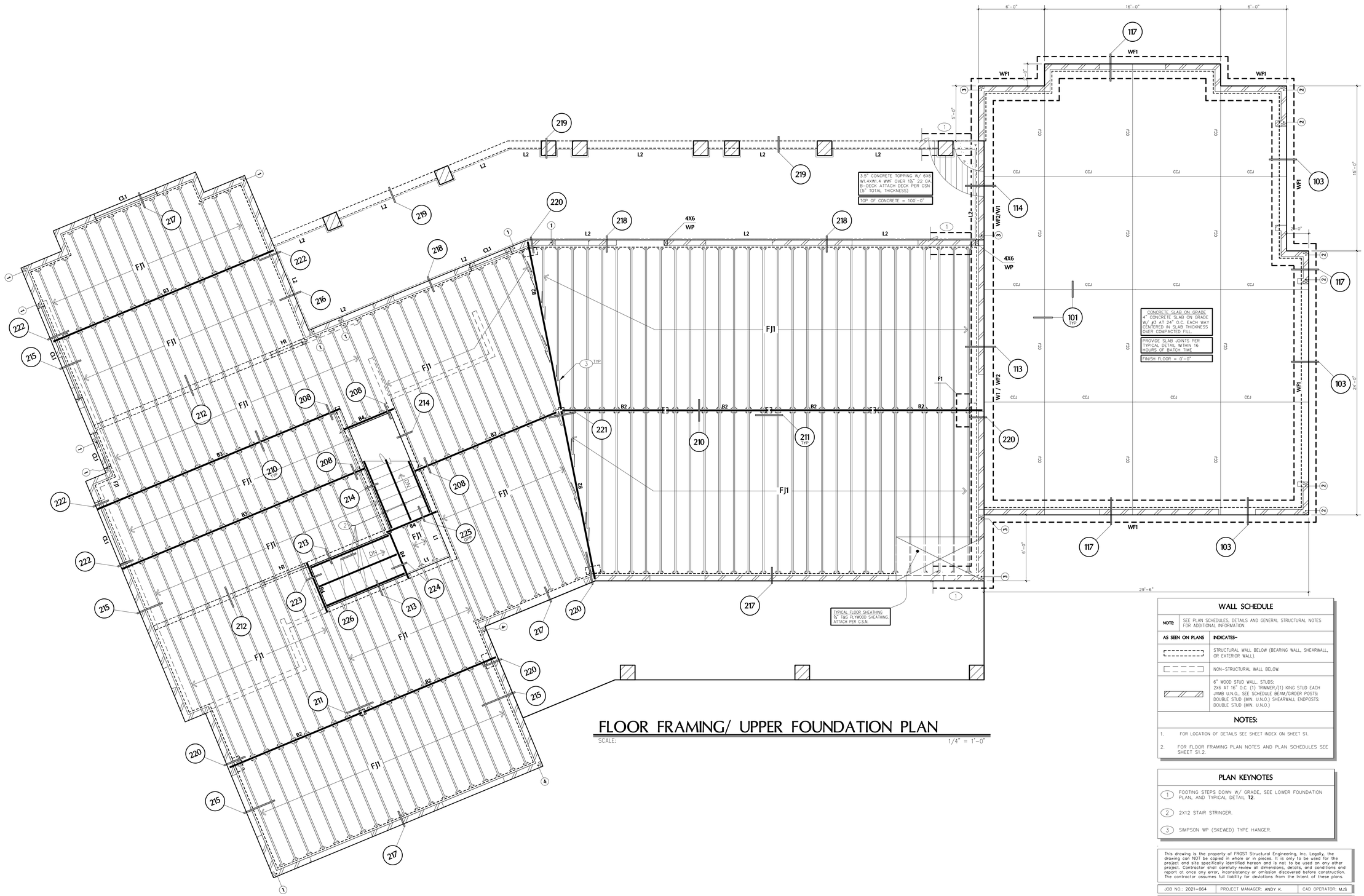
ARCHITECTURE & PLANNING

DRAWING: FOUNDATION PLAN

PROJECT: Vicente Residence
9970 N. CLEAR FORK RD.
PRESCOTT, AZ
100-18-034

DRAWN BY	MJS
CHECKED BY	ANDY K.
PLOT DATE	7/12/21
JOB NO.	2021-064
SHEET	S2



FLOOR FRAMING/ UPPER FOUNDATION PLAN

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

WALL SCHEDULE

NOTE:	SEE PLAN SCHEDULES, DETAILS AND GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
AS SEEN ON PLANS	INDICATES-
	STRUCTURAL WALL BELOW (BEARING WALL, SHEARWALL, OR EXTERIOR WALL).
	NON-STRUCTURAL WALL BELOW.
	6" WOOD STUD WALL. STUDS: 2X6 AT 16" O.C. (1) TRIMMER/(1) KING STUD EACH JAMB U.N.O., SEE SCHEDULE BEAM/GIRDER POSTS: DOUBLE STUD (MIN. U.N.O.) SHEARWALL ENDPOSTS: DOUBLE STUD (MIN. U.N.O.)

NOTES:

1. FOR LOCATION OF DETAILS SEE SHEET INDEX ON SHEET S1.
2. FOR FLOOR FRAMING PLAN NOTES AND PLAN SCHEDULES SEE SHEET S1.2.

PLAN KEYNOTES

(1) FOOTING STEPS DOWN W/ GRADE, SEE LOWER FOUNDATION PLAN, AND TYPICAL DETAIL T2.

(2) 2X12 STAIR STRINGER.

(3) SIMPSON WP (SKEWED) TYPE HANGER.

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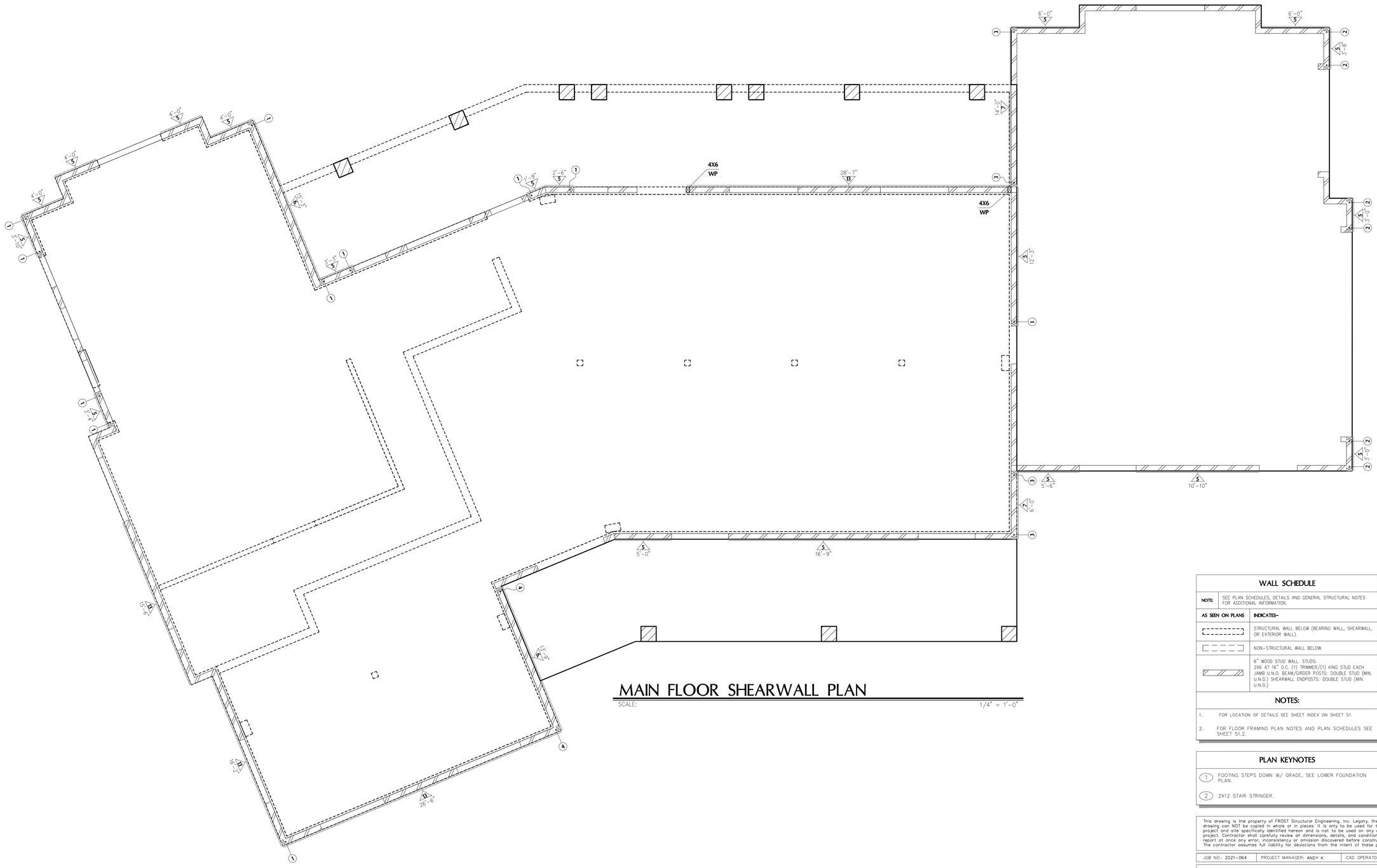
DRAWING: FLOOR FRAMING/ UPPER FOUNDATION PLAN

PROJECT: Vicente Residence
9970 N. CLEAR FORK RD.
PRESCOTT, AZ
100-18-034

DRAWN BY	MJS
CHECKED BY	ANDY K.
PLOT DATE	7/12/21
JOB NO.	2021-064
SHEET	S3



MAIN FLOOR SHEARWALL PLAN

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

WALL SCHEDULE

NOTE:	SEE PLAN SCHEDULES, DETAILS AND GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
AS SEEN ON PLANS	INDICATES–
	STRUCTURAL WALL BELOW (BEARING WALL, SHEARWALL, OR EXTERIOR WALL).
	NON–STRUCTURAL WALL BELOW.
	6" WOOD STUD WALL. STUDS: 2X6 AT 16" O.C. (1) TRIMMER/(1) KING STUD EACH JAMB U.N.O. BEAM/GIRDER POSTS: DOUBLE STUD (MIN. U.N.O.) SHEARWALL ENDPOSTS: DOUBLE STUD (MIN. U.N.O.)

NOTES:

1. FOR LOCATION OF DETAILS SEE SHEET INDEX ON SHEET S1.
2. FOR FLOOR FRAMING PLAN NOTES AND PLAN SCHEDULES SEE SHEET S1.2.

PLAN KEYNOTES

(1) FOOTING STEPS DOWN W/ GRADE, SEE LOWER FOUNDATION PLAN.

(2) 2X12 STAIR STRINGER.

JOB NO.: 2021-064	PROJECT MANAGER: ANDY K.	CAD OPERATOR: MJS

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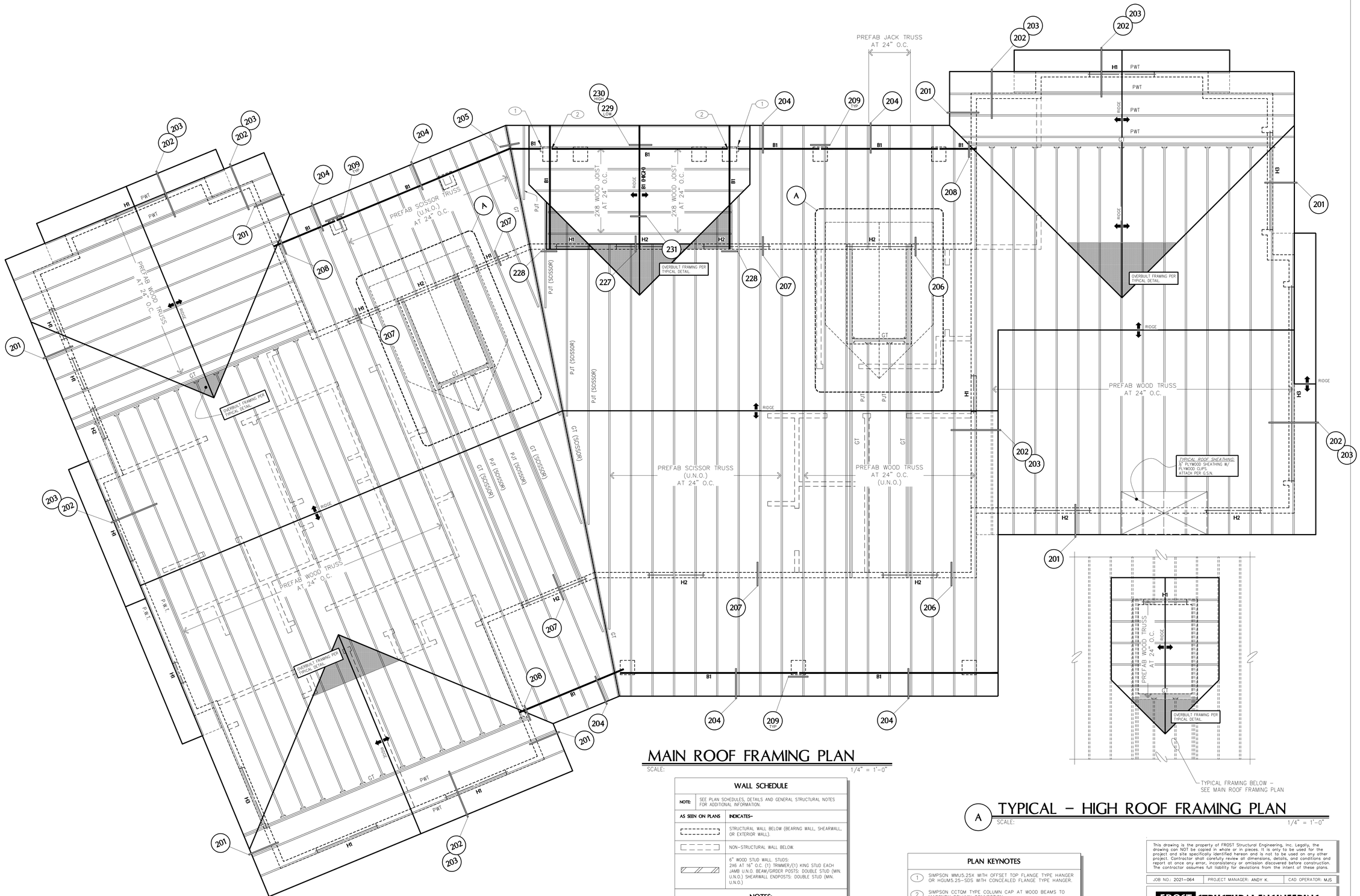
DRAWING: MAIN FLOOR SHEARWALL PLAN

PROJECT: Vicente Residence
9970 N. CLEAR FORK RD.
PRESCOTT, AZ
100-18-034

DRAWN BY: MJS
CHECKED BY: ANDY K.
PLOT DATE: 7/12/21
JOB NO.: 2021-064
SHEET

S3.1



MAIN ROOF FRAMING PLAN

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

WALL SCHEDULE

NOTE:	SEE PLAN SCHEDULES, DETAILS AND GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
AS SEEN ON PLANS	INDICATES–
	STRUCTURAL WALL BELOW (BEARING WALL, SHEARWALL, OR EXTERIOR WALL).
	NON–STRUCTURAL WALL BELOW.
	6" WOOD STUD WALL. STUDS: 2X6 AT 16" O.C. (1) TRIMMER/(1) KING STUD EACH JAMB U.N.O. BEAM/GIRDER POSTS: DOUBLE STUD (MIN. U.N.O.) SHEARWALL ENDPOSTS: DOUBLE STUD (MIN. U.N.O.)

NOTES:

1. FOR LOCATION OF DETAILS SEE SHEET INDEX ON SHEET S1.
2. FOR ROOF FRAMING PLAN NOTES AND PLAN SCHEDULES SEE SHEET S1.2.

A TYPICAL – HIGH ROOF FRAMING PLAN

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

PLAN KEYNOTES

1. SIMPSON WMU5.25X WITH OFFSET TOP FLANGE TYPE HANGER OR HGUM5.25–SDS WITH CONCEALED FLANGE TYPE HANGER.
2. SIMPSON CCTOM TYPE COLUMN CAP AT WOOD BEAMS TO MASONRY COLUMN CONNECTION.

JOB NO.: 2021-064	PROJECT MANAGER: ANDY K.	CAD OPERATOR: MJS

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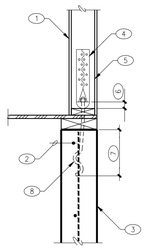
DRAWING: ROOF FRAMING PLAN

PROJECT: Vicente Residence
9970 N. CLEAR FORK RD.
PRESCOTT, AZ
100-18-034

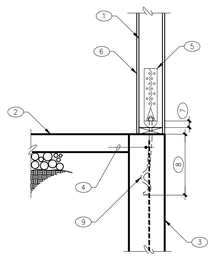
DRAWN BY	MJS
CHECKED BY	ANDY K.
PLOT DATE	7/12/21
JOB NO.	2021-064
SHEET	S3.2



KEY NOTES:

1. WALL SHEATHING PER PLAN.
2. (1) #4 CONTINUOUS.
3. CONCRETE WALL.
4. HOLDOWN PER PLAN.
5. SHEARWALL END POST (DOUBLE STUD AT HOLDOWN U.N.O.)
6. 1" MINIMUM / 12" MAXIMUM.
7. MINIMUM EMBEDMENT AS REQUIRED BY MANUFACTURER.
8. SIMPSON SSTB TYPE ANCHOR BOLT AS REQUIRED.

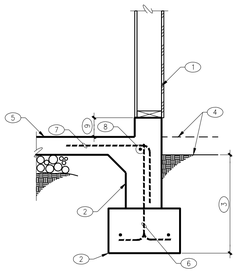
115 "HDU" TYPE HOLDOWN AT CONCRETE WALL
04-HD0906 — NO SCALE



KEY NOTES:

1. SHEARWALL END POST (DOUBLE STUD AT HOLDOWN U.N.O.)
2. CONCRETE SLAB ON GRADE.
3. CONCRETE WALL.
4. REINFORCING PER PLANS.
5. HOLDOWN PER PLAN.
6. WALL SHEATHING PER PLAN.
7. 1" MINIMUM / 12" MAXIMUM.
8. MINIMUM EMBEDMENT PER MANUFACTURER.
9. SIMPSON SSTB TYPE ANCHOR BOLT.

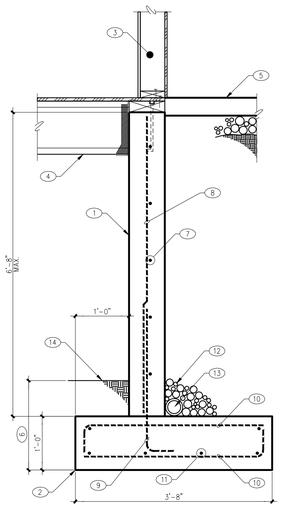
116 "HDU" TYPE HOLDOWN AT FOUNDATION
04-HD0908 — NO SCALE



KEY NOTES:

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

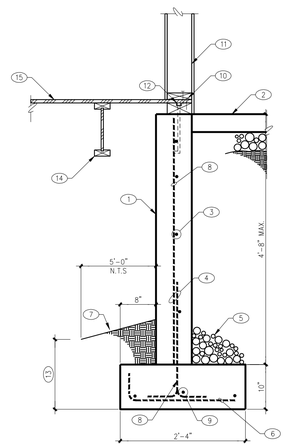
117 WOOD STUD WALL AT CONCRETE FOOTING
03-WSW-CF0307 — NO SCALE



KEY NOTES:

1. 8" CONCRETE WALL.
2. CONCRETE FOOTING.
3. WOOD STUD WALL.
4. WOOD I-JOIST FLOORING SYSTEM – SEE FRAMING DETAILS (JOISTS OPPOSITE DIRECTION AT SIM. CONDITION).
5. CONCRETE SLAB.
6. MINIMUM FOOTING DEPTH PER GSN.
7. (1) #4 CONTINUOUS AT 12" O.C. MAXIMUM.
8. #5 VERTICAL BARS AT 18" O.C.
9. REBAR DOWELS TO MATCH AND LAP VERTICAL REINFORCING.
10. #4 AT 18" O.C.
11. (6) #4 CONTINUOUS.
12. GRANULAR FILL.
13. FRENCH DRAIN SYSTEM WRAPPED IN FABRIC SLEEVE AND EXTENDED TO DAYLIGHT.
14. FINISH GRADE.

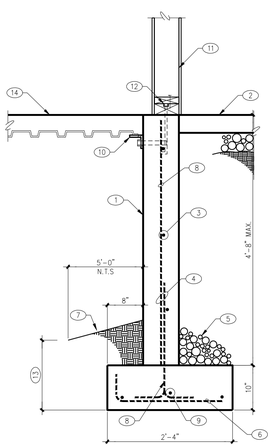
112 MASONRY RETAINING WALL
NO SCALE



KEY NOTES:

1. 8" CONCRETE WALL.
2. CONCRETE SLAB ON GRADE.
3. (1) #4 CONTINUOUS AT 12" O.C. MAX.
4. MINIMUM LAP PER G.S.N.
5. GRANULAR BACKFILL.
6. #4 AT 18" O.C.
7. FINISH GRADE.
8. #4 AT 18" O.C.
9. (3) #4 CONTINUOUS.
10. EDGE NAILING.
11. WOOD STUD WALL.
12. 3X PLATE W/ ½"ø X 12" J-BOLTS AT 48" O.C. U.N.O. IN SHEARWALL SCHEDULE.
13. MINIMUM FOOTING DEPTH PER GSN.
14. WOOD I-JOIST.
15. PLYWOOD SHEATHING.

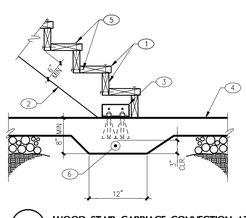
113 WOOD STUD WALL AT MASONRY RETAINING WALL
03-WSW-CF0210 — NO SCALE



KEY NOTES:

1. 8" CONCRETE WALL.
2. CONCRETE SLAB ON GRADE.
3. (1) #4 CONTINUOUS AT 12" O.C. MAX.
4. MINIMUM LAP PER G.S.N.
5. GRANULAR BACKFILL.
6. #4 AT 18" O.C.
7. FINISH GRADE.
8. #4 AT 18" O.C.
9. (3) #4 CONTINUOUS.
10. CONTINUOUS STEEL LEDGER PER SCHEDULE.
11. WOOD STUD WALL.
12. 3X PLATE W/ ½"ø X 12" J-BOLTS AT 48" O.C. U.N.O. IN SHEARWALL SCHEDULE.
13. MINIMUM FOOTING DEPTH PER G.S.N.

114 WOOD STUD WALL AT MASONRY RETAINING WALL
03-WSW-CF0210 — NO SCALE

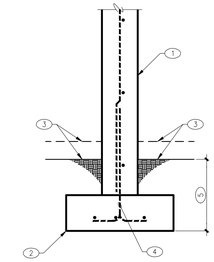


KEY NOTES:

1. 2X TREADS AND RISERS.
2. 2X12 WOOD STRINGER.
3. L3X3X¼ X 0'-8" STEEL ANGLE W/ (2) ½"ø EXPANSION BOLTS INTO CONCRETE AND (2) ¼"ø x1¾" SIMPSON SDS SCREWS INTO STRINGER.
4. CONCRETE SLAB ON GRADE.
5. 16d AT 12" O.C.
6. (1) #4 CONTINUOUS.

NOTE:
SEE ARCHITECTURAL FOR TREAD, RISER AND NOSING DIMENSIONS.

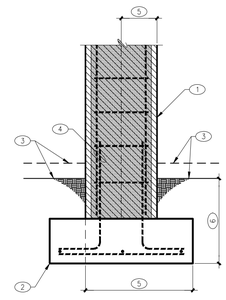
118 WOOD STAIR CARRIAGE CONNECTION AT SLAB ON GRADE
STR0203 — NO SCALE



KEY NOTES:

1. CONCRETE WALL.
2. CONCRETE FOOTING.
3. SIDEWALK, PAVEMENT OR FINISH GRADE PER ARCHITECTURAL DRAWINGS.
4. DOWELS TO MATCH AND LAP VERTICAL WALL REINFORCING – ALTERNATE BENDS.
5. MINIMUM FOOTING DEPTH PER G.S.N.

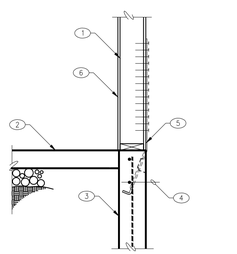
108 MASONRY WALL AT CONCRETE FOOTING
03-MW-CF0109 — NO SCALE



KEY NOTES:

1. MASONRY COLUMN.
2. CONCRETE FOOTING.
3. SIDEWALK, PAVEMENT OR FINISH GRADE PER ARCHITECTURAL DRAWINGS.
4. MINIMUM LAP PER G.S.N.
5. CONCRETE WALL AND CONTINUOUS FOOTING BEYOND (MASONRY COLUMN BUILT INTEGRAL W/ WALL).
6. MINIMUM FOOTING DEPTH PER G.S.N.

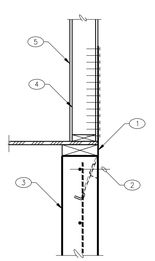
109 MASONRY COLUMN AT CONCRETE FOOTING
03-MC-CF0401 — NO SCALE



KEY NOTES:

1. SHEARWALL END POST (DOUBLE STUD AT HOLDOWN U.N.O.)
2. CONCRETE SLAB ON GRADE.
3. 6" CONCRETE STEMWALL.
4. (1) #4 CONTINUOUS JUST ABOVE HOLDOWN.
5. HOLDOWN PER PLAN.
6. WALL SHEATHING PER PLAN.

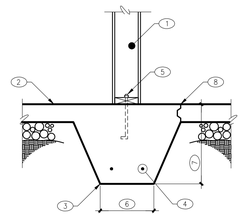
110 "STRAP" TYPE HOLDOWN AT CONCRETE WALL
04-HD0907 — NO SCALE



KEY NOTES:

1. HOLDOWN PER PLAN.
2. WALL REINFORCING.
3. CONCRETE WALL.
4. SHEARWALL END POST (DOUBLE STUD AT HOLDOWN U.N.O.)
5. WALL SHEATHING PER PLAN.

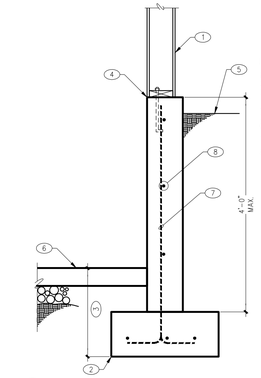
111 "STRAP" TYPE HOLDOWN AT CONCRETE WALL
04-HD0901 — NO SCALE



KEY NOTES:

1. WOOD STUD WALL.
2. CONCRETE SLAB.
3. THICKENED SLAB.
4. (2) #4 CONTINUOUS.
5. ⅝"ø X 10" LONG A.B. AT 48" O.C.
6. FOOTING WIDTH PER PLAN.
7. FOOTING DEPTH PER PLAN.
8. KEYED CONCRETE CONTROL JOINT AS OCCURS PER PLAN. SEE DETAIL 101 FOR ADDITIONAL INFORMATION.

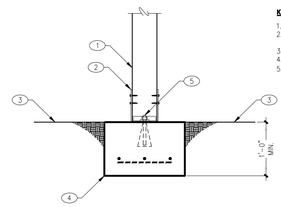
104 WOOD STUD WALL AT THICKENED SLAB
03-WSW-CF0103-1 — NO SCALE



KEY NOTES:

1. WOOD STUD WALL.
2. CONCRETE FOOTING.
3. SIDEWALK, PAVEMENT OR FINISH GRADE PER ARCHITECTURAL DRAWINGS.
4. CONCRETE STEM WALL.
5. FINISH GRADE.
6. CONCRETE SLAB ON GRADE.
7. #4 VERTICAL AT 18" O.C. – ALTERNATE BENDS.
8. #4 HORIZONTAL AT 12" O.C. MAX.

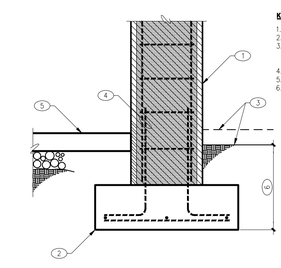
105 WOOD STUD WALL AT CONCRETE FOOTING
03-WSW-CF0306 — NO SCALE



KEY NOTES:

1. TREATED WOOD POST.
2. SIMPSON ABU OR ABE TYPE POST BASE.
3. FINISH GRADE.
4. CONCRETE FOOTING.
5. ⅝"øX6" LONG EXPANSION ANCHOR OR CAST-IN-PLACE J-BOLT.

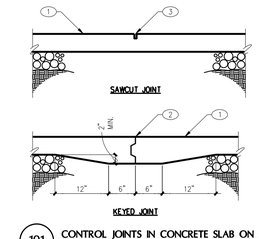
106 WOOD COLUMN AT CONCRETE FOOTING
03-WB-WP-CF0101 — NO SCALE



KEY NOTES:

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

107 MASONRY COLUMN AT CONCRETE FOOTING
03-MC-CF0401 — NO SCALE

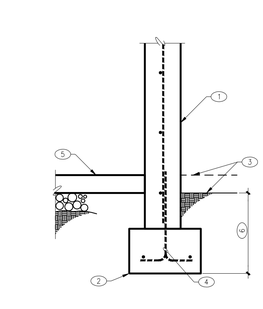


KEY NOTES:

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

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

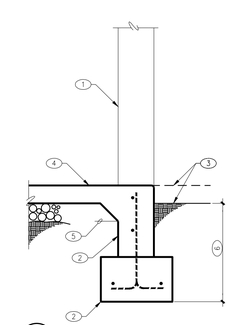
101 CONTROL JOINTS IN CONCRETE SLAB ON GRADE
03-CS0101 — NO SCALE



KEY NOTES:

1. CONCRETE WALL.
2. CONCRETE FOOTING.
3. SIDEWALK, PAVEMENT, OR FINISH GRADE PER ARCHITECTURAL DRAWINGS.
4. DOWELS TO MATCH AND LAP VERTICAL WALL REINFORCING PER G.S.N. – ALTERNATE BENDS.
5. CONCRETE SLAB ON GRADE.
6. MINIMUM FOOTING DEPTH PER G.S.N.

102 CONCRETE WALL AT CONCRETE FOOTING
03-CW-CF0301 — NO SCALE



KEY NOTES:

1. CONCRETE WALL BEYOND.
2. CONCRETE STEM WALL AND CONCRETE FOOTING WITH REINFORCING CONTINUOUS FROM BEYOND.
3. SIDEWALK, PAVEMENT OR FINISH GRADE PER ARCHITECTURAL DRAWINGS.
4. CONCRETE SLAB IN GRADE, TOOLED EDGE AT OPENING.
5. DEPRESS STEM WALL 8" MIN.
6. MINIMUM FOOTING DEPTH PER G.S.N.

103 DOOR OPENING AT CONCRETE FOOTING
03-MW-CF0103 — NO SCALE

JOB NO.: 2021-064 | PROJECT MANAGER: ANDY K. | CAD OPERATOR: MJS

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DATE SIGNED 7-12-21
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DRAWING: FOUNDATION DETAILS 100-SERIES

PROJECT: Vicente Residence
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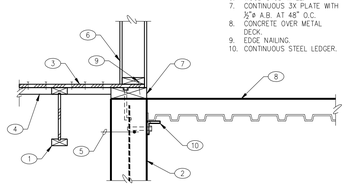
PRESCOTT, AZ
100-18-034

DRAWN BY	MJS
CHECKED BY	ANDY K.
PLOT DATE	7/12/21
JOB NO.	2021-064
SHEET	S4

KEY NOTES:

1. WOOD I-JOIST.
2. CONCRETE WALL.
3. PLYWOOD SHEATHING.
4. 2X4 PLATE BLOCKING 2 BAYS DEEP AT 6'-0" O.C.
5. (1)#4 CONTINUOUS AT TOP OF WALL.
6. WOOD STUD WALL.
7. CONTINUOUS 3X PLATE WITH ⅝"ø A.B. AT 48" O.C.
8. CONCRETE OVER METAL DECK.
9. EDGE NAILING.
10. CONTINUOUS STEEL LEDGER.

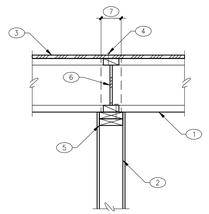


216 WOOD I-JOIST AT CONCRETE WALL

NO SCALE

KEY NOTES:

1. WOOD I-JOIST.
2. WOOD STUD WALL.
3. PLYWOOD SHEATHING.
4. EDGE NAILING.
5. DOUBLE TOP PLATE.
6. CONTINUOUS I-JOIST TYPE BLOCKING W/ (3) 16d PER BLOCK.
7. LAP JOISTS OVER WALL.



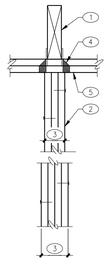
212 WOOD I-JOIST AT WOOD STUD WALL

06-WIJ-WSW0301-F

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 GIRDER TRUSS OR BEAM.
5. DOUBLE TOP PLATE.



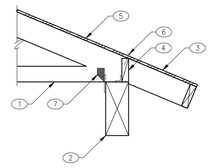
208 WOOD BEAM AT WOOD STUD WALL

06-WB-WP0601

NO SCALE

KEY NOTES:

1. WOOD BEAM.
2. WOOD STUD WALL.
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.



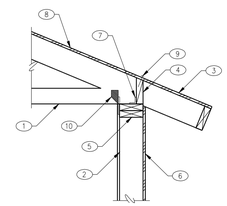
204 2X PREFAB WOOD TRUSS AT WOOD BEAM

06-WT-WB0101

NO SCALE

KEY NOTES:

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



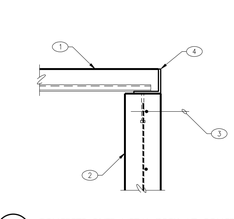
201 2X PREFAB WOOD TRUSS AT WOOD STUD WALL

06-WT-WSW0101-1

NO SCALE

KEY NOTES:

1. WOOD I-JOIST.
2. CONCRETE WALL.
3. WOOD STUD WALL.
4. CONTINUOUS 3X PLATE WITH ⅝"ø A.B. AT 48" O.C.
5. PLYWOOD SHEATHING.
6. EDGE NAILING.
7. WALL SHEATHING PER GSN.
8. (1)#4 CONTINUOUS AT TOP OF WALL.
9. SIMPSON ITS TYPE HANGER.
10. SIDEWALK, PAVEMENT, OR FINISH GRADE PER ARCHITECTURAL DRAWINGS.

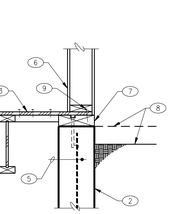


217 WOOD I-JOIST AT CONCRETE WALL

NO SCALE

KEY NOTES:

1. WOOD I-JOIST.
2. WOOD STUD WALL.
3. PLYWOOD SHEATHING.
4. EDGE NAILING.
5. DOUBLE TOP PLATE.
6. CONTINUOUS RIM JOIST PER I-JOIST MFR WITH SIMPSON A35 AT 48" O.C.



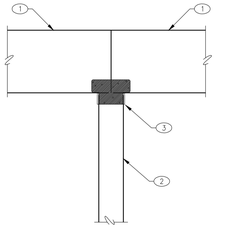
213 WOOD I-JOIST AT WOOD STUD WALL

06-WIJ-WSW0501-F

NO SCALE

KEY NOTES:

1. WOOD BEAM.
2. MASONRY COLUMN.
3. 1"± DRYPACK (OPTIONAL).
4. (1) #3 TIE WITHIN TOP 4" OF COLUMN.
5. ¼" BENT "U" PLATE W/ (2) ¾"ø X12" ANCHORS AT 9" O.C.
   AND (4) ⅝"ø THRU-BOLTS.



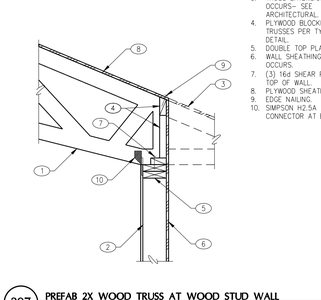
209 WOOD BEAM AT MASONRY COLUMN

06-WB-MC0401

NO SCALE

KEY NOTES:

1. WOOD BEAM.
2. ¼" THICK BENT STEEL PLATE.
3. (8) ⅝"ø THRU BOLTS W/ 2" SQ. X ¼" THICK PLATE WASHERS ON BACK SIDE, AS SHOWN.



205 WOOD BEAM AT WOOD BEAM

NO SCALE

KEY NOTES:

1. PREFAB WOOD TRUSS.
2. WOOD STUD WALL.
3. FLAT 2X4 OUTRIGGER AT 24" O.C.
4. NOTCH TOP OF TRUSS TO RECEIVE OUTRIGGER.
5. PLYWOOD ROOF SHEATHING PER G.S.N.
6. DOUBLE TOP PLATE.
7. (3) 16d EACH END OF BLOCK.
8. EDGE NAILING.
9. SIMPSON HS - TOP PLATE TO 2X4 BLOCK.
10. 2X BLOCK AT 48" O.C.
11. 2X4 BRACE TO TOP OF WALL AT 48" O.C. W/ (3) 16d NAIL TO BLOCK EACH END.
12. CONTINUOUS 2X4 BRACE AT MID-SPAN WHERE DIAGONAL WALL BRACE LENGTH EXCEEDS 6'-0".
13. PLYWOOD WALL SHEATHING PER G.S.N.
14. PLYWOOD SHEATHING PER SHEARWALL SCHEDULE AND PLANS.

NOTE:

DETAIL **203** MAY BE USED AS AN ALTERNATE WHERE THE TRUSS DEPTH DOES NOT EXCEED 6'-0".

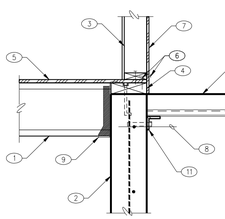
202 TYPICAL 2X WOOD TRUSS AT GABLE END

06-WT-WSW0104

NO SCALE

KEY NOTES:

1. WOOD I-JOIST.
2. CONCRETE WALL.
3. WOOD STUD WALL.
4. CONTINUOUS 3X PLATE WITH ⅝"ø A.B. AT 48" O.C.
5. PLYWOOD SHEATHING.
6. EDGE NAILING.
7. WALL SHEATHING PER GSN.
8. (1)#4 CONTINUOUS AT TOP OF WALL.
9. SIMPSON ITS TYPE HANGER.
10. CONCRETE OVER METAL DECK.
11. CONTINUOUS STEEL LEDGER.

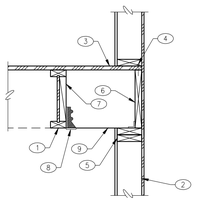


218 WOOD I-JOIST AT CONCRETE WALL

NO SCALE

KEY NOTES:

1. WOOD I-JOIST.
2. WOOD STUD WALL.
3. PLYWOOD SHEATHING.
4. EDGE NAILING.
5. DOUBLE TOP PLATE.
6. CONTINUOUS RIM JOIST PER I-JOIST MFR W/ SIMPSON A35 AT 48" O.C.
7. WEB STIFFENER.
8. SIMPSON LU26 TYPE HANGER.
9. SOLID BLOCKING AT 48" O.C.



214 WOOD I-JOIST AT WOOD STUD WALL

06-WIJ-WSW1301-F

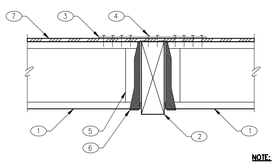
NO SCALE

KEY NOTES:

1. WOOD I-JOIST.
2. WOOD BEAM.
3. SIMPSON ST6224 STRAP. CENTER OVER BEAM AT 4'-0" O.C.
4. DOUBLE EDGE NAILING.
5. WEB STIFFENER.
6. SIMPSON ITS TYPE HANGER.
7. PLYWOOD SHEATHING.

NOTE:

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



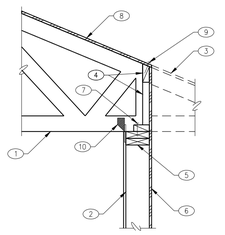
210 WOOD I-JOIST AT WOOD BEAM

06-WIJ-WB0101-F

NO SCALE

KEY NOTES:

1. PREFAB WOOD TRUSS.
2. WOOD STUD WALL.
3. TRUSS EXTENSION AS OCCURS - SEE ARCHITECTURAL DRAWINGS.
4. PLYWOOD BLOCKING BETWEEN TRUSSES PER TYPICAL DETAIL.
5. DOUBLE TOP PLATE.
6. WALL SHEATHING AS OCCURS.
7. (3) 16d SHEAR PANEL TO TOP OF WALL.
8. PLYWOOD SHEATHING.
9. EDGE NAILING.
10. SIMPSON H2.5A TYPE CONNECTOR AT EACH TRUSS.



206 PREFAB 2X WOOD TRUSS AT WOOD STUD WALL

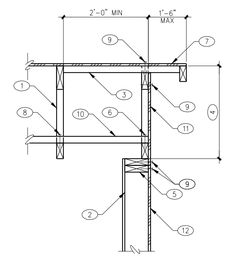
06-WT-WSW0301

NO SCALE

KEY NOTES:

1. PREFAB WOOD TRUSS.
2. WOOD STUD WALL.
3. FLAT 2X4 OUTRIGGER AT 24" O.C.
4. BRIDGING NOT REQUIRED FOR TRUSS DEPTH LESS THAN 12". AT TRUSS DEPTH EXCEEDING 6'-0" USE ALTERNATE DETAIL.
5. DOUBLE TOP PLATE.
6. (3) 16d FACE NAIL TO END TRUSS.
7. PLYWOOD ROOF SHEATHING PER G.S.N.
8. (2) 16d TO EACH TRUSS.
9. EDGE NAILING.
10. 2X4 X 8'-0" LONG BRIDGING BETWEEN TRUSSES PER SCHEDULE.
11. PLYWOOD WALL SHEATHING PER G.S.N.
12. PLYWOOD WALL SHEATHING PER SHEARWALL SCHEDULE AND PLANS.

PLATE HEIGHT	BRIDGING SPACING
8'-0"	8'-0"
10'-0"	6'-0"
12'-0"	5'-0"
14'-0"	4'-0"



203 TYPICAL 2X WOOD TRUSS AT GABLE END

06-WT-WSW0105

NO SCALE

KEY NOTES:

1. CONCRETE OVER METAL DECK.
2. CONCRETE WALL.
3. (1) #4 CONTINUOUS AT TOP OF WALL.
4. CONTINUOUS ¼" THICK BENT CLOSURE ANGLE WITH ⅝"ø HEADED STUDS AT 48" O.C.

219 CONCRETE OVER METAL DECK AT CONCRETE WALL

NO SCALE

KEY NOTES:

1. WOOD I-JOIST.
2. CONCRETE WALL.
3. PLYWOOD SHEATHING.
4. 2X4 PLATE BLOCKING 2 BAYS DEEP AT 6'-0" O.C.
5. (1)#4 CONTINUOUS AT TOP OF WALL.
6. WOOD STUD WALL.
7. CONTINUOUS 3X PLATE WITH ⅝"ø A.B. AT 48" O.C.
8. SIDEWALK, PAVEMENT OR FINISH GRADE PER ARCHITECTURAL DRAWINGS.
9. EDGE NAILING.

215 WOOD I-JOIST AT CONCRETE WALL

NO SCALE

KEY NOTES:

1. WOOD BEAM.
2. WOOD POST.
3. SIMPSON CCQ TYPE COLUMN CAP.

211 WOOD BEAM AT WOOD POST

06-WB-WP0102-Q

NO SCALE

KEY NOTES:

1. PREFAB SCISSOR TRUSS.
2. WOOD STUD WALL.
3. TRUSS EXTENSION AS OCCURS- SEE ARCHITECTURAL.
4. PLYWOOD BLOCKING BETWEEN TRUSSES PER TYPICAL DETAIL.
5. DOUBLE TOP PLATE.
6. WALL SHEATHING AS OCCURS.
7. (3) 16d SHEAR PANEL TO TOP OF WALL.
8. PLYWOOD SHEATHING.
9. EDGE NAILING.
10. SIMPSON H2.5A TYPE CONNECTOR AT EACH TRUSS.

207 PREFAB 2X WOOD TRUSS AT WOOD STUD WALL

06-WT-WSW0302

NO SCALE

JOB NO.: 2021-064	PROJECT MANAGER: ANDY K.	CAD OPERATOR: MJS

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Registered Professional Engineer
CERTIFICATE NO.
27341
RICHARD K. FROST
DATE SIGNED 7-12-21
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DRAWING: FRAMING DETAILS 200-SERIES

PROJECT: Vicente Residence
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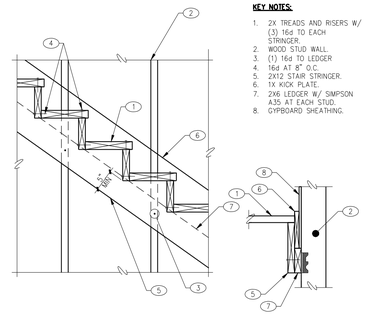
PRESCOTT, AZ
100-18-034

DRAWN BY: MJS
CHECKED BY: ANDY K.
PLOT DATE: 7/12/21
JOB NO: 2021-064
SHEET: **S5**



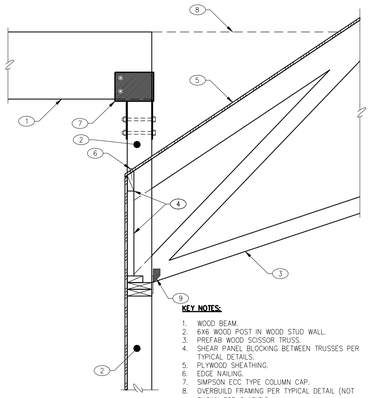
KEY NOTES:

1. 2X TREADS AND RISERS W/ (3) 16d TO EACH STRINGER.
2. WOOD STUD WALL.
3. (1) 16d TO LEDGER
4. 16d AT 8" O.C.
5. 2X12 STAIR STRINGER.
6. 1X KICK PLATE.
7. 2X6 LEDGER W/ SIMPSON A35 AT EACH STUD.
8. GYPBOARD SHEATHING.

226 WOOD STAIRS AT WOOD STUD WALL

STR0202-1

NO SCALE

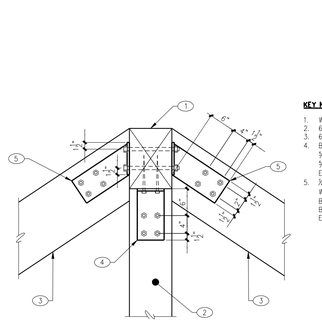


KEY NOTES:

1. WOOD BEAM.
2. 6X6 WOOD POST IN WOOD STUD WALL.
3. PREFAB WOOD SCISSOR TRUSS.
4. SHEAR PANEL BLOCKING BETWEEN TRUSSES PER TYPICAL DETAILS.
5. PLYWOOD SHEATHING.
6. EDGE NAILING.
7. SIMPSON ECC TYPE COLUMN CAP.
8. OVERBUILD FRAMING PER TYPICAL DETAIL (NOT SHOWN FOR CLARITY).
9. SIMPSON H2.5A AT EACH TRUSS.

227 WOOD BEAM AT WOOD POST

NO SCALE

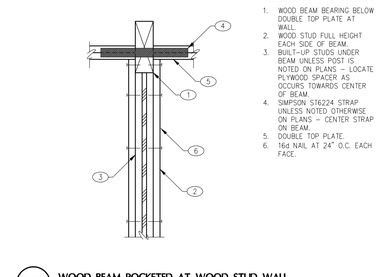


KEY NOTES:

1. WOOD BEAM PER PLAN.
2. 6X6 KING POST.
3. 6X10 TOP CHORD.
4. BENT STEEL PLATE W/ (4) ⅝"ø THRU BOLTS AND (4) ⅝"øX6" LONG LAG BOLTS – EACH SIDE OF KING POST.
5. ½" THICK BENT STEEL PLATE W/ (4) ⅝"ø THRU BOLTS TO BEAM AND (4) ⅝"ø THRU BOLTS TO TOP CHORD – EACH SIDE OF TOP CHORD.

230 WOOD BEAM AT KING POST

NO SCALE



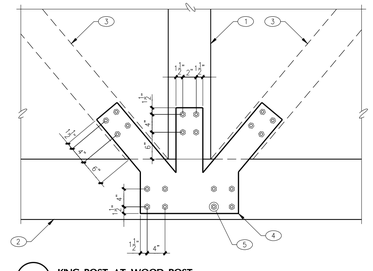
KEY NOTES:

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 STRAP ON BEAM.
5. DOUBLE TOP PLATE.
6. 16d NAIL AT 24" O.C. EACH FACE.

228 WOOD BEAM POCKETED AT WOOD STUD WALL

06-WB-WP0603

NO SCALE

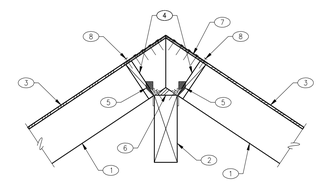


KEY NOTES:

1. 6X6 KING POST.
2. WOOD BEAM PER PLAN.
3. NON-STRUCTURAL WEB MEMBER (6X6).
4. ¼" THICK STEEL PLATE.
5. ⅝"ø THRU BOLTS W/ 2" SQ.X¼" THICK PLATE WASHERS AS SHOWN.

229 KING POST AT WOOD POST

NO SCALE

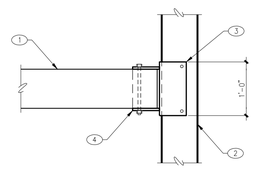


KEY NOTES:

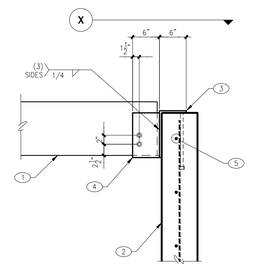
1. WOOD JOIST.
2. WOOD BEAM.
3. PLYWOOD SHEATHING.
4. SOLID 2X BLOCKING W/ SIMPSON A35 AT 48" O.C.
5. SIMPSON H2.5A AT EACH JOIST.
6. BEVELED PLATE W/ (2) 16d AT 12" O.C.
7. 22" LONG SIMPSON CS16 STRAP AT EACH PAIR OF JOISTS.
8. EDGE NAILING.

231 WOOD JOIST AT WOOD BEAM

NO SCALE



X PLAN

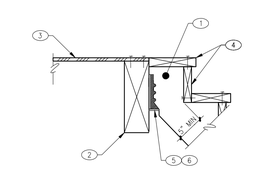


KEY NOTES:

1. WOOD BEAM.
2. CONCRETE WALL.
3. ¾" THICK BENT PLATE W/ (2) ⅜"ø X 12" LONG HEADED STUDS.
4. ¾" THICK BENT 'U' SADDLE W/ (2) ⅜"ø THRU BOLTS.
5. (1) #4 CONTINUOUS AT TOP OF WALL ON INTERIOR SIDE OF HEADED STUDS.

222 WOOD BEAM AT CONCRETE WALL

NO SCALE



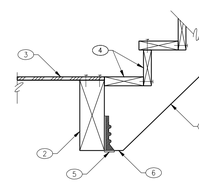
KEY NOTES:

1. 2X12 WOOD STRINGER.
2. WOOD BEAM.
3. PLYWOOD SHEATHING.
4. 2X TREADS AND RISERS.
5. SIMPSON LUZ10.
6. NOTCH 1½" MAX.

223 WOOD STAIR STRINGER AT WOOD BEAM

STR0204

NO SCALE



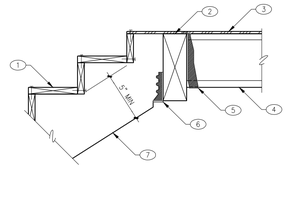
KEY NOTES:

1. 2X12 WOOD STRINGER.
2. WOOD BEAM.
3. PLYWOOD SHEATHING.
4. 2X TREADS AND RISERS.
5. SIMPSON LUZ10.
6. NOTCH 1½" MAXIMUM.

224 WOOD STAIR STRINGER TO WOOD BEAM

STR0205

NO SCALE



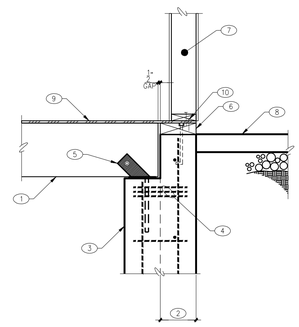
KEY NOTES:

1. 2X WOOD TREAD.
2. WOOD BEAM.
3. PLYWOOD SHEATHING.
4. WOOD I-JOIST. SIMPSON
5. ITS TYPE HANGER.
6. SIMPSON LUZ10 TYPE HANGER.
7. NOTCHED 2X12 WOOD STRINGER.

225 WOOD STAIRS AT WOOD BEAM

STR0206

NO SCALE

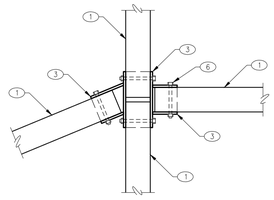


KEY NOTES:

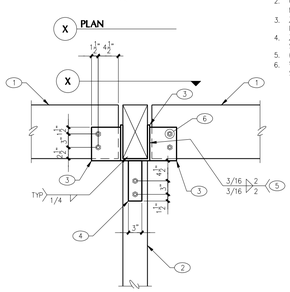
1. WOOD BEAM.
2. CONCRETE WALL.
3. 16"x8" CONCRETE PILASTER W/ (2) #4 VERTICAL AND #3 TIES AT 12" O.C.
4. (3) #3 TIES WITHIN TOP 5" OF PILASTER.
5. SIMPSON GLB TYPE BEAM SEAT.
6. CONTINUOUS 3X PLATE W/ ⅝"ø A.B. AT 48" O.C.
7. WOOD STUD WALL.
8. CONCRETE SLAB.
9. PLYWOOD SHEATHING.
10. EDGE NAILING.

220 WOOD BEAM AT CONCRETE WALL

NO SCALE



X PLAN



KEY NOTES:

1. WOOD BEAM (4 TOTAL).
2. 6X6 WOOD POST (10'-0" MAXIMUM HEIGHT).
3. ¼" THICK BENT 'U' SHAPED PLATE.
4. ¼" THICK STEEL PLATE EACH SIDE OF WOOD POST.
5. (3) SIDES TYPICAL.
6. ⅝"ø THRU BOLTS AS SHOWN.

221 WOOD BEAM AT WOOD POST

NO SCALE

JOB NO.: 2021-064	PROJECT MANAGER: ANDY K.	CAD OPERATOR: MJS

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REVISIONS	BY

Registered Professional Engineering Consultant
CERTIFICATE NO.
27341
RICHARD K. FROST
DATE SIGNED 7-12-21
ARIZONA U.S.A.

EXPIRES 9/30/2023

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ARCHITECTURE & PLANNING

DRAWING: MORE FRAMING DETAILS 200-SERIES

PROJECT: Vicente Residence
9970 N. CLEAR FORK RD.
PRESCOTT, AZ
100-18-034

DRAWN BY	MJS
CHECKED BY	ANDY K.
PLOT DATE	7/12/21
JOB NO.	2021-064
SHEET	S5.1

MECHANICAL SPECIFICATIONS

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

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

A. APPLICABLE CITY, COUNTY, AND STATE MECHANICAL, ELECTRICAL, GAS, PLUMBING, HEALTH AND SANITARY CODES, LAWS AND ORDINANCES.
B. UNDERWRITER'S LABORATORIES, INC. STANDARDS.
C. 2018 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL AMENDMENTS.
D 2018 INTERNATIONAL PLUMBING CODE WITH STATE AMENDMENTS.
E. 2018 INTERNATIONAL MECHANICAL CODE WITH STATE AMENDMENTS.
G. 2018 INTERNATIONAL FUEL GAS CODE WITH STATE AMENDMENTS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SPLIT SYSTEM AIR CONDITIONER AND FURNACE
AIR CONDITIONING EQUIPMENT SHALL BE AS SPECIFIED ON SCHEDULES UNLESS SPECIFICALLY ALLOWED BY OWNER OR ARCHITECT.

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

VENTILATION BALANCING
AT A MINIMUM CONTRACTOR SHALL PROVIDE BALANCING OF ALL FRESH AIR SYSTEMS TO ENSURE COMPLIANCE WITH IRC M1505 AND A COMFORT BALANCE ON THE AIR DISTRIBUTION SYSTEM THROUGHOUT THE RESIDENCE. CONTRACTOR SHALL PROVIDE BALANCING DAMPERS AND/OR OBD'S AS MAY BE REQUIRED.

GUEST HOUSE
2018 IRC M1505 VENTILATION CALC

TABLE M1505.4.3(1)
CONTINUOUS WHOLE-HOUSE MECHANICAL VENTIALTION SYSTEM AIRFLOW RATE REQUIREMENTS

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

DWELLING UNIT FLOOR AREA = 3,440
NUMBER OF BEDROOMS = 3

ZONE 1 (BEDROOMS) FLOOR AREA =1,860 (54% OF TOTAL DWELLING)
ZONE 2 (GREAT ROOM & KITCHEN) FLOOR AREA =1,580 (46% OF TOTAL DWELLING)

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

VENTILATION TO EACH ZONE
ZONE 1 = 75 x 54% = 41 CFM
ZONE 2 = 75 x 46% = 34 CFM

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

VENTILATION HOURLY RUN TIME
ZONE 1 (F-1) = 41 CFM / 100 CFM X 60 MINUTES = 25 MINUTES
ZONE 2 (F-2) = 34 CFM / 100 CFM X 60 MINUTES = 20 MINUTES

Residential Requirements

THE FOLLOWING ITEMS ARE REQUIRMENTS OF 2018 IRC AND ARE THE RESPONSIBILITY OF THE MECHANICL CONTRACTOR. THE ITEMS BELOW SHALL TAKE PRECEDENT OVER THE PLANS AND SPECIFICATION HEREIN WHERE ANY DISCREPENCY MAY OCCUR.

1. Exterior wall penetrations by pipes, ducts or conduits shall be caulked.
2. Supply and return ducts shall be insulated to a minimum R-8. Ducts in floor trusses shall be insulated to minimum R-6. (N1103.3).
3. Registers, diffusers and grilles shall be mechanically fastened to rigid supports or structural members on at least two opposite sides in addition to being connected to the ductwork they serve.
4. Dryer exhaust ducts shall conform to the requirements of Sections (M1502.4.5), M1502.4.1 thru M1502.4.6.
5. Exhaust air from kitchens, bathrooms and toilet rooms shall not be re-circulated within a residence or to another dwelling unit, shall not discharge into an attic and/or crawl space and shall be exhausted directly to the outdoors. (M1505.2).
6. Provide outside combustion air to all indoor fireplaces, with air intake located not higher than the firebox. (R1006.2).
7. At least one thermostat shall be provided for each separate heating and cooling system. (N1103.1).
8. The building shall be provided with ventilation that meets the requirements of Section M1505 or with other approved means of ventilation. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating. (N1103.6).
9. The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding 5 air changes per hour. Testing shall be conducted with a blower door at a pressure of 0.2 inches w.g. (50 Pascals). Testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the building official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope. (N1102.4.1.2).
10. Ducts, air handlers, and filter boxes shall be sealed. Joints and seams shall comply with Section M1601.4.1, (N1103.3.3). Duct tightness shall be verified by either of the following:
    1. Post-construction test: Total leakage shall be less than or equal to 4 cfm (113.3 L/min) per 100 square feet (9.29 m2) of conditioned floor area when tested at a pressure differential of 0.1 inches w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. All register boots shall be taped or otherwise sealed during the test.
    2. Rough-in test: Total leakage shall be less than or equal to 4 cfm (113.3 L/min) per 100 ft2 (9.29 m2) of conditioned floor area when tested at a pressure differential of 0.1 inches w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure. All registers shall be taped or otherwise sealed during the test. If the air handler is not installed at the time of the test, total leakage shall be less than or equal to 3 cfm (85 L/min) per 100 square feet (9.29 m2) of conditioned floor area.

MECHANICAL SHEET INDEX

M.0 MECHANICAL CODE COMPLIANCE
M1.0 MECHANICAL BASEMENT FLOOR PLAN
M2.0 MECHANICAL FIRST FLOOR PLAN
M3.0 MECHANICAL SCHEDULES
M4.0 MECHANICAL DETAILS

MECHANICAL DESIGN CRITERIA

IMPORTANT NOTICE

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

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

SUMMER OUTDOOR TEMP	**96°F**
SUMMER INDOOR TEMP	**75°F**
WINTER OUTDOOR TEMP	**20°F**
WINTER INDOOR TEMP	**70°F**
ROOF INSULATION	**R-38**
WALL INSULATION	**R-19**

WINDOWS	**U-VALUE**	**SHGC**
WINDOWS	**0.40**	**0.25**
GLASS DOORS	**U-VALUE**	**SHGC**
DOOR	**0.40**	**0.25**

MECHANICAL SYMBOLS AND ABBREVIATIONS

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

ENERGY CONSERVATION

HEATING/COOLING LOAD CALCULATIONS
HEATING AND COOLING CALCULATIONS WERE DETERMINED USING HEATING COOLING LOAD CALCULATION SOFTWARE UTILIZING ASHRAE'S COOLING LOAD TEMPERATURE DIFFERENCE (CLTD) METHOD, BY A REGISTER MECHANICAL ENGINEER.

EQUIPMENT SIZING
EQUIPMENT SIZING MEETS IECC AND ACCA MANUAL S SIZING REQUIREMENTS AND DOES NOT EXCEED THE DESIGN COOLING LOAD BY MORE THAN 15%.

EQUIPMENT SIZING

UNIT	SERVES	CALC'D COOLING	COOLING PROVIDED	+/- SIZING PRECENTAGE	COMPLY (YES/NO)
F-1/CU-1	BEDROOMS	26.4	30.2	+14%	YES
F-2/CU-2	GREAT ROOM & KITCHEN	31.1	32.4	+4%	YES

DUCT SIZING

SUPPLY AND RETURN DUCTWORK HAS BEEN SIZED AND DESIGNED IN ACCORDANCE WITH ASHRAE FUNDAMENTALS AND SMACNA GUIDELINES BY A REGISTERED ARIZONA MECHANICAL ENGINEER. ANY ALTERATIONS SHALL COMPLY WITH ACCA MANUAL D.

DUCT INSULATION

SUPPLY AND RETURN DUCTWORK LOCATED IN UNCONDITIONED SPACE OR ATTIC SHALL BE INSULATED TO A MINIMUM R-8. DUCTS LOCATED WITHIN CONDITIONED SPACES (I.E. FLOOR TRUSSES) SHALL BE INSULATED TO A MINIMUM R-6.

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ARCHITECTURE & PLANNING

DRAWING: Mechanical Compliance
PROJECT: Vicente Residence, 9970 N. Clear Fork Rd., Prescott, AZ
APN: 100-18-034

DRAWN BY
CHECKED BY
DATE March 24th, 2021
JOB NO. 768
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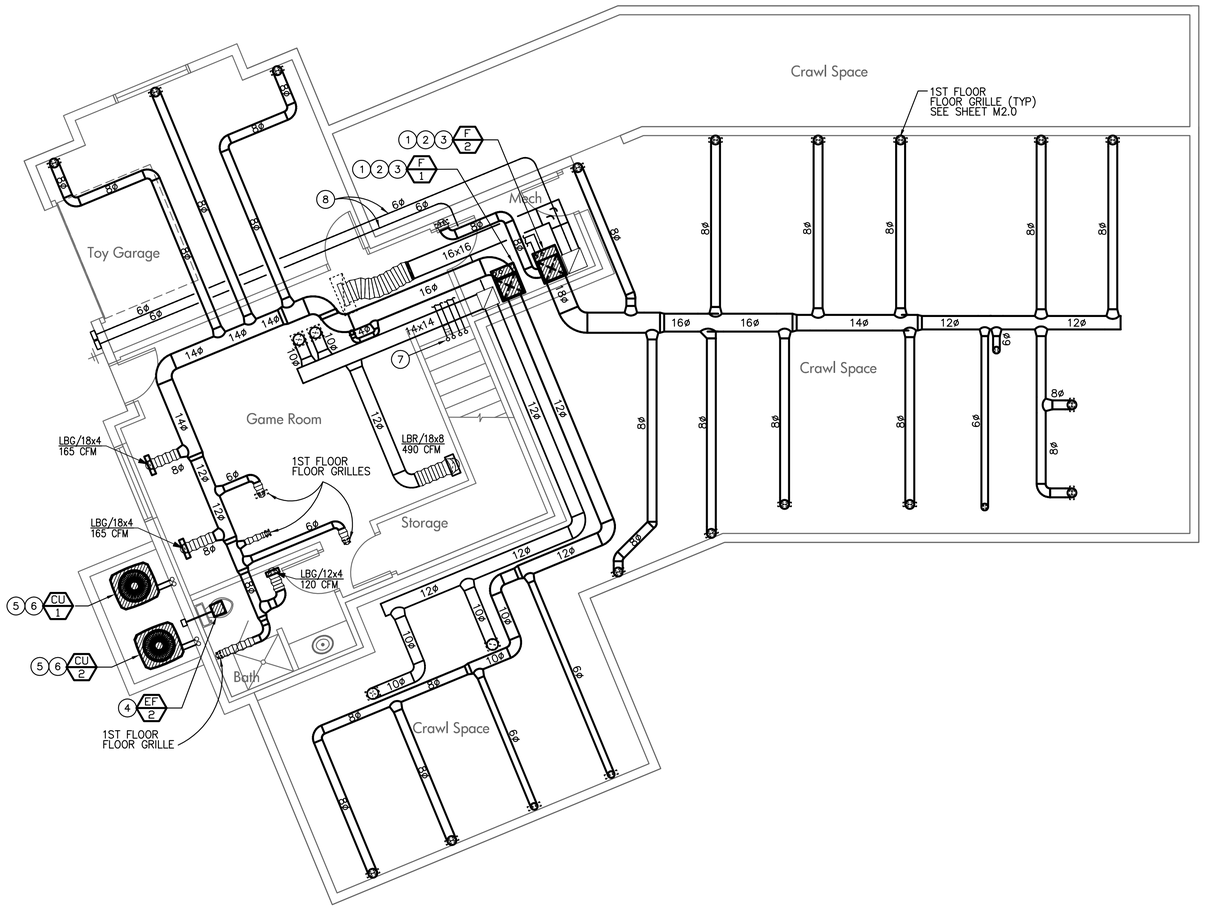

Mechanical Basement Floor Plan

3/16" = 1'-0"

NORTH

KEYNOTES

1. VERTICAL, UPFLOW, SEALED COMBUSTION PROPANE FURNACE ON 18" HIGH RETURN AIR PLENUM WITH RETURN DUCT UP FROM PLENUM. PLENUM SHALL BE CONSTRUCTED AIR TIGHT TO AVOID LEAKAGE. COORDINATE UNDERGROUND DUCT ROUTING WITH PLUMBING AND STRUCTURAL COMPONENTS. FINAL LOCATION OF FURNACE SHALL BE COORDINATED WITH ARCHITECT AND STRUCTURAL ENGINEER.
2. PROVIDE WITH FRESH AIR VENTILATION DAMPER CAPABLE OF PROVIDING VENTILATION PER IMC M1505. SYSTEM SHALL INCLUDE OUTDOOR AIR SENSOR AND BE CAPABLE OF LOCKING OUT FRESH AIR VENTILATION WHEN AMBIENT TEMPERATURE IS ABOVE 100°F.
3. EXTEND FULL SIZE CONDENSATE DRAIN PIPING FROM UNIT DRAIN CONNECTION TO CONDENSATE PUMP.
4. CEILING MOUNTED EXHAUST FAN WITH BACK DRAFT DAMPER. FAN SHALL HAVE INDEPENDENT WALL SWITCH. ROUTE EXHAUST DUCT UP THROUGH ROOF TO MANUFACTURER'S ROOF DISCHARGE CAP.
5. OUTDOOR CONDENSING UNIT ON PRE-MANUFACTURED LIGHT WEIGHT CONCRETE EQUIPMENT PAD. PAD SHALL BE A MINIMUM OF 1" LARGER ON ALL SIDES OF UNIT. DO NOT PLACE CONDENSING UNIT UNDER ROOF DRIP EDGE OR VALLEYS. COORDINATE FINAL LOCATION WITH ARCHITECT. PROVIDE CLEARANCES PER MANUFACTURER'S RECOMMENDATIONS.
6. ROUTE REFRIGERANT PIPING UNDERGROUND FOR ONLY THE MINIMUM LENGTH NEEDED IN PVC CARRIER PIPE AND THEN IN WALLS OR ATTIC AS NECESSARY FROM CONDENSING UNIT TO CORRESPONDING FAN COIL. SIZE, INSULATED AND INSTALL PIPING PER MANUFACTURER'S RECOMMENDATIONS. FOLLOW MANUFACTURER'S PIPING GUIDE FOR ANY PIPING LENGTHS OVER 50 FEET. INSULATE REFRIGERANT PIPING PER SPECIFICATIONS.
7. PVC VENT/INTAKE PIPING UP TO MANUFACTURER'S ROOF TERMINATION. OFFSET IN MECHANICAL ROOM AS NECESSARY TO ROUTE THROUGH ROOF, SIZE AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS. REFER TO SCHEDULE FOR UNITS THAT ARE SEALED COMBUSTION.
8. VENTILATION DUCT ROUTED AS SHOWN FOR CLARITY. CONTRACTOR MAY FIELD ROUTE AS POSSIBLE TO AVOID CRAWL SPACE.

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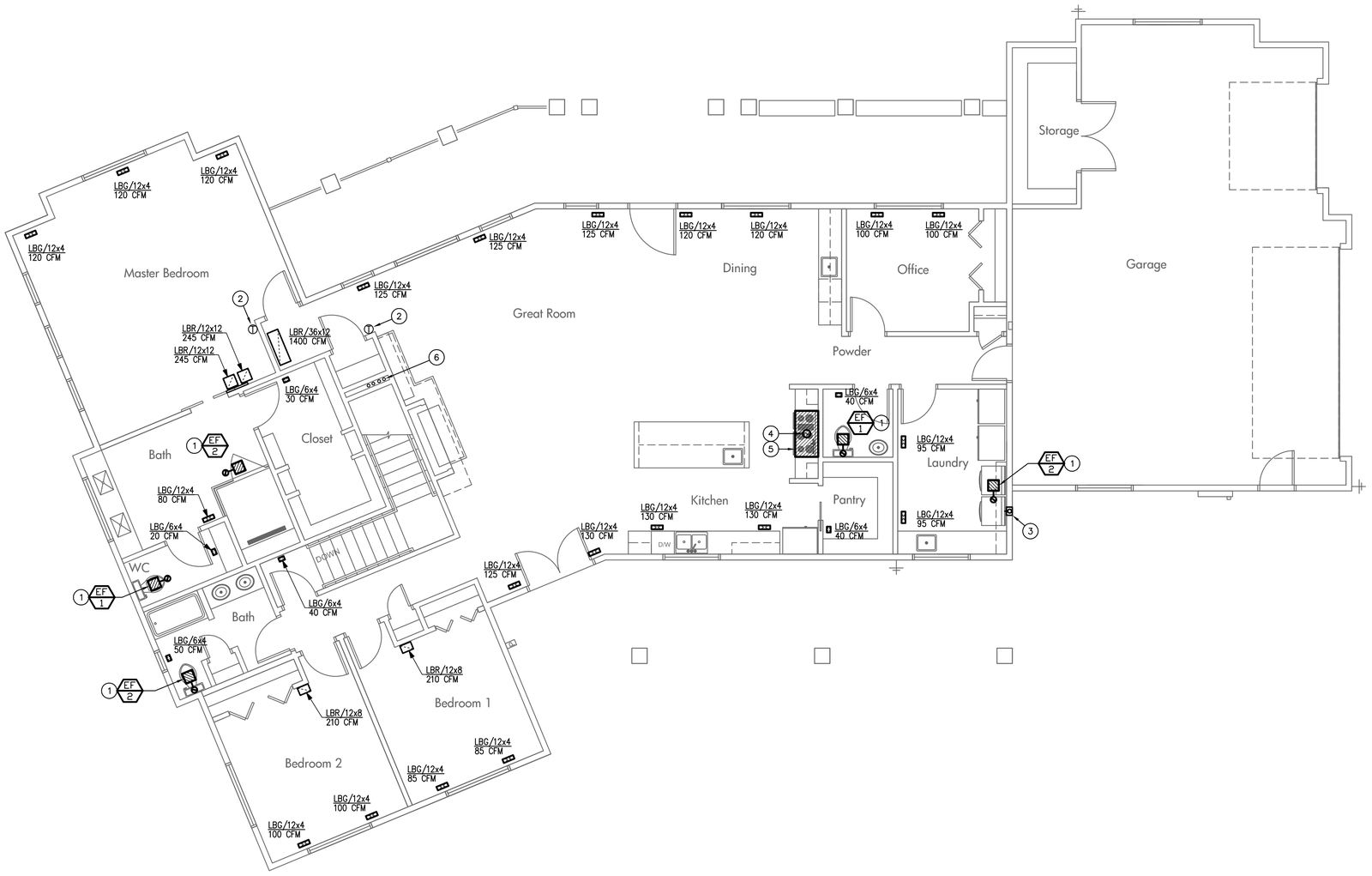

Mechanical First Floor Plan

3/16" = 1'-0"

NORTH

KEYNOTES

1. CEILING MOUNTED EXHAUST FAN WITH BACK DRAFT DAMPER. FAN SHALL HAVE INDEPENDENT WALL SWITCH. ROUTE EXHAUST DUCT UP THROUGH ROOF TO MANUFACTURER'S ROOF DISCHARGE CAP.
2. TOUCH SCREEN PROGRAMMABLE THERMOSTAT MOUNTED 48" ABOVE FLOOR. VERIFY FINAL LOCATION WITH ARCHITECT.
3. 4"ø RIGID DRYER DUCT WITH RECESSED DRYER BOX RECEPTACLE. INSTALL PER CODE TO WALL DISCHARGE. MAXIMUM LENGTH SHALL NOT EXCEED 35 FEET (EXCEPT AS ALLOWED BY DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS). EXHAUST DUCT SHALL BE SECURED TO FRAMING MEMBERS WITH STRAPS AND NOT CONNECTED OR SECURED USING SCREWS OR OTHER FASTENING MEANS WHICH EXTEND INTO DUCT. PROVIDE DRYER DISCHARGE CAP, WITH BACKDRAFT DAMPER. DRYER BOX INSTALLATION SHALL MAINTAIN WALL FIRE RATING.
4. 8"ø GALVANIZED STEEL EXHAUST DUCT UP FROM 48" RANGE HOOD. ROUTE AS INDICATED THROUGH ROOF TO HIGH CAPACITY ROOF DISCHARGE CAP.
5. KITCHEN HOOD SHALL BE SPECIFIED BY ARCHITECT AND INSTALLED BY MECHANICAL CONTRACTOR. CAPACITY AND DUCT SIZE SHALL BE DESIGNED BY INSTALLING CONTRACTOR AS COORDINATED WITH KITCHEN RANGE HOOD SELECTED BY ARCHITECT.
6. (2) SETS OF 3" PVC VENT & INTAKE VENT PIPING UP IN CHASE FROM FURNACES IN BASEMENT AND UP TO MANUFACTURER'S ROOF TERMINATION.

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COORDINATION NOTES

1 – COORDINATE OPENING'S FOR GRILLES, REGISTERS, DIFFUSERS AND DUCTWORK WITH FRAMING CONTRACTOR PRIOR TO ROUGH–IN.

2 – COORDINATE EXACT LOCATION OF ALL GRILLES, REGISTERS AND DIFFUSERS WITH ARCHITECTURAL PLANS.

3 – LIGHTING & SPRINKLER HEADS TAKE PRECEDENCE OVER DIFFUSER LOCATION. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS TO DIFFUSERS TO AVOID ANY CONFLICT WITH LIGHTING LAYOUT & SPRINKLER HEADS.

4 – CONTRACTOR TO COORDINATE THERMOSTAT LOCATIONS WITH OWNER & ARCHITECT PRIOR TO MOUNTING.

5 – ALL THERMOSTATS ARE TO BE MOUNTED AT A HEIGHT OF 48" ABOVE THE FLOOR LEVEL FOR DISABLED ACCESS.

GENERAL REQUIREMENTS

1 – PROVIDE CLEARANCES AS PER MANUFACTURER'S RECOMMENDATIONS.

2 – PITCH CONDENSATE DRAIN LINE 1/8" PER 12" RUN TOWARDS TERMINATION. INSULATE IN CONDENSATE DRAIN LINE WITH 3/8" CLOSED CELL "ARMIFLEX" TUBE INSULATION, TO PREVENT CONDENSATE DRIP.

3 – PRIOR TO THE CONTRACTOR ORDERING OR SETTING ANY AIR CONDITIONING EQUIPMENT, DUCTWORK, OR AIR DEVICE, HE SHALL VERIFY LOCATION OF PLACEMENT WITH STRUCTURAL DRAWINGS AND CONFIRM WEIGHTS, DISCHARGE CONFIGURATION, SIZES, ELECTRICAL CHARACTERISTICS AND ANY OTHER DIMENSIONAL DATA WHICH MIGHT AFFECT THE SUCCESSFUL INSTALLATION OF THE EQUIPMENT.

4 – KEEP ALL VENTS THROUGH ROOF AND EXHAUST DISCHARGE DUCTS A MINIMUM OF 10'–0" FROM OUTSIDE AIR INTAKES OR WINDOWS AND FROM ALL VERTICAL PORTIONS OF THE BUILDING.

5 – MECHANICAL EQUIPMENT AND APPLIANCES SHALL BE SIZED PER ACCA MANUAL "S" AND MANUAL "J".

DUCT CONSTRUCTION NOTES

1 – ALL DUCTWORK SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH "ASHRAE GUIDE" AND "SMACNA STANDARDS" AND IN CONFORMANCE WITH REQUIREMENTS OF LOCAL BUILDING, MECHANICAL AND ENERGY CONSERVATION CODES. WHERE MORE THAN ONE REGULATION OR CODE APPLIES, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.

2 – FLEXIBLE DUCTWORK SHALL COMPLY WITH THE CLASS I REQUIREMENTS OF THE NFPA BULLETIN NO. 90A AND SHALL BE INSULATED WITH 1" FIBERGLASS, SUPPORTED BY HELICALLY WOUND STEEL WIRE WITH REINFORCED METALIZED OUTER JACKET RATED FOR USE IN PLENUMS. ATTACHMENT SHALL BE WITH WORM DRIVE CLAMPS. LENGTH SHALL NOT EXCEED 6'–0"

3 – PROVIDE MANUAL BALANCING DAMPER AT EACH BRANCH DUCT TAKE OFF.

4 – ALL DUCTWORK JOINTS SHALL BE SEALED WITH WATER–BASED MASTIC.

5 – ALL AIR SUPPLY AND RETURN DUCTS LOCATED IN UNCONDITIONED SPACES (OR ATTIC) SHALL HAVE A MIN. R–8 INSULATION VALUE.

6 – PROVIDE RADIUS ELBOWS, TURNING VANES, AND SPLITTER DAMPERS IN BRANCHES AND EXTRACTORS WHERE APPLICABLE.

7 – TURNING VANES SHALL BE INSTALLED IN ALL MITERED ELBOWS.

8 – BRANCH DUCT SERVING DIFFUSERS SHALL BE SIZE AS INDICATED. PROVIDE INCREASER OR SHEET METAL PLENUM TO CONNECT TO DIFFUSER AS REQUIRED.

9 – ALL DUCT DIMENSIONS SHOWN ARE INSIDE CLEAR DIMENSIONS. IF DUCT LINER IS USED FOR INSULATION, CONTRACTOR SHALL INCREASE DUCT SIZE ACCORDINGLY.

10 – HANGERS FOR SHEET METAL DUCTWORK SHALL BE INSTALLED AS REQUIRED BY IMC.

(F) FURNACE SCHEDULE

MARK	AREA SERVED	NOMINAL TONS	MFG'R	MODEL #	CFM	E.S.P. ("W.G.)	HEATING CAP. LOW FIRE		HEATING CAP. HIGH FIRE		FLUE SIZE	FUEL	A.F.U.E.	ELECTRICAL DATA		FILTER SIZE	FILTER TYPE	NOTES
							INPUT	OUTPUT	INPUT	OUTPUT				H.P.	V/Ø/Hz			
F–1	MASTER SUITE	3 1/2	TRANE	"XV95" TUH2C100	1400	0.50	57,192	54,333	87,988	83,589	3"	PROPANE	95	3/4	120/1/60	20x25	HIGH VELOCITY	1 2 3 4 5 6 7
F–2	KITCHEN & GREAT RM	4	TRANE	"XV95" TUH2C100	1600	0.50	57,192	54,333	87,988	83,589	3"	PROPANE	95	3/4	120/1/60	20x25	HIGH VELOCITY	1 2 3 4 5 6 7

1. INSTALL WITH CLEARANCES PER MANUFACTURER'S RECOMMENDATIONS.
2. SIZE AND INSTALL 2 PIPE VENT PIPING PER MANUFACTURER'S INSTRUCTIONS FOR ACTUAL INSTALLED LENGTHS. PROVIDE CONCENTRIC ROOF TERMINATION.
3. PROVIDE WITH TRANE "PERFECT FIT" FILTER ENCLOSURE SUITABLE FOR UNIT SIZE AND ORIENTATION. FILTER ENCLOSURE SHALL ACCEPT 1" STANDARD, 5" HIGH EFFICIENCY AND ELECTRONIC FILTER CELLS. INSTALL WITH 5" HIGH EFFICIENCY PLEATED FILTER.
4. PROVIDE CONDENSATE PUMP W/ SAFETY SHUT OFF SWITCH WIRED TO FURNACE. PUMP SHALL BE "LITTLE GIANT" MODEL #VCC–20, OR SIMILAR
5. PROVIDE LEFT OR RIGHT CONNECTIONS AS REQUIRED FOR ACCESS IN MECHANICAL ROOMS.
6. REQUIRED VENTILATION – UNIT SHALL BE PROVIDED WITH "S&P" #MD6–ES24VK OUTSIDE AIR MOTORIZED DAMPER KIT OR APRILAIRE #8126X VENTILATION CONTROL SYSTEM, OR SIMILAR THAT ALLOWS CONTROLLED TIME SHIFTING OF VENTILATION WITH TEMPERATURE AND HUMIDITY RESTRICTIONS. SEE DETAILS AND SPECIFICATIONS.
7. INPUT RATINGS SHOWN HAVE BEEN DERATED FOR 5,000 FT ELEVATION. INPUT RATE CHANGES FROM STANDARD CAN BE MADE BY ADJUSTING MANIFOLD PRESSURE (MIN 3.0 – MAX 3.7) OR BY CHANGING ORIFICE.

(CU) CONDENSING UNIT SCHEDULE

MARK	NOMINAL TONS	MFG'R	MODEL #	Cooling Capacity		DESIGN COND. DB/WB	INDOOR COIL MODEL #	COIL ENT. AIR DB/WB	ELECTRICAL DATA			MINIMUM SEER	REFRIGERANT	NOTES
				TOTAL	SENS.				MCA	FUSE	V / Ø			
CU–1	3 1/2	TRANE	4TTX6042	36.6	30.2	115/63	SELECTED BY MFG.	78°/63°	21	35	208/230 1ø	16	R–410A	1 2 3 4 5 6 7
CU–2	4	TRANE	4TTX6049J1000A	41.5	32.4	115/63	SELECTED BY MFG.	78°/63°	26	40	208/230 1ø	16	R–410A	1 2 3 4 5 6 7

1. INSTALL UNIT PER MANUFACTURER'S WRITTEN DIRECTIONS. SLEEVE PIPING PENETRATIONS THROUGH EXTERIOR WALL, SEAL WATERTIGHT AND PROVIDE ESCUTCHEONS.
2. UNIT SHALL BE PROVIDED WITH COMFORT LINK ii CONTROL SYSTEM AND THERMOSTATS.
3. PROVIDE 10–YEAR COMPRESSOR WARRANTY AND 5–YEAR FOR OTHER COMPONENTS.
4. PROVIDE UNIT COMPLETE WITH ALL NECESSARY DISCONNECTS, OVERLOADS AND CONTROL COMPONENTS.
5. SIZE AND INSTALL ALL REFRIGERANT PIPING PER MFG'RS. INSTRUCTIONS.
6. PROVIDE LOW AMBIENT CONTROL KIT FOR OPERATION DOWN TO 30°F.
7. CAPACITIES SHOWN HAVE BEEN ADJUSTED FOR JOB SITE ELEVATION OF 5,000 FT.

(EF) EXHAUST FAN SCHEDULE

MARK	MOUNTING /LOCATION	MANUFACTURER	MODEL	CFM	E.S.P.	SONES @ 0.1"	MOTOR		BAROM. DAMPER	WIRE SCREEN	DRIVE	REMARKS
							AMPS	V/PH				
EF–1	CEILING	NUTONE	QTXEN80	65	0.3"	0.3	0.4	120/1	YES	YES	DIRECT	1 2 3
EF–2	CEILING	NUTONE	QTXEN150	125	0.3"	1.4	0.5	120/1	YES	YES	DIRECT	1 2 3

1. PROVIDE UNIT WITH FACTORY SUPPLIED EXHAUST GRILLE.
2. PROVIDE EXHAUST FAN WITH BACK DRAFT DAMPER.
3. PROVIDE WITH BROAN–NUTON "SENSAIRE" HUMIDITY SENSING WALL CONTROL SWITCH.

GRILLES AND REGISTERS SCHEDULE

MARK	SIZE	DESCRIPTION	MFG.	MODEL #		FRAME TYPE	MAX. NC AT DESIGN CFM	DAMPER (OBD)	COLOR	MATERIAL	REMARKS
				FLOOR	CEILING						
LBG/X	PER PLAN	LINEAR BAR GRILLE	HART & COOLEY	LF300	LS300	SURFACE	25	YES	SATIN ANODIZED	ALUMINUM	LENGTH AND WIDTH PER PLAN PROVIDE W/ PLENUM
LBR/X	PER PLAN	LINEAR BAR RETURN GRILLE	HART & COOLEY	LF100	LS100	SURFACE	25	NO	SATIN ANODIZED	ALUMINUM	SIZED PER PLAN, W/ PLENUM

NOTES:

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

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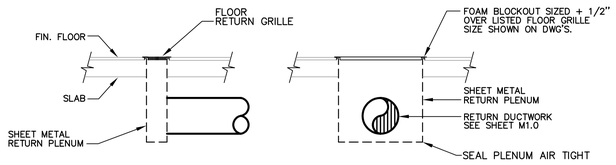
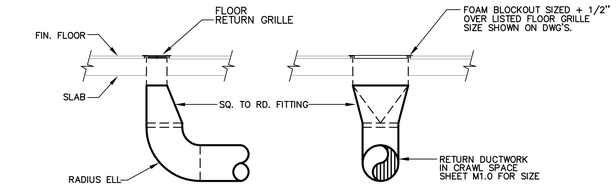
M3.0



(RETURN) PLENUM

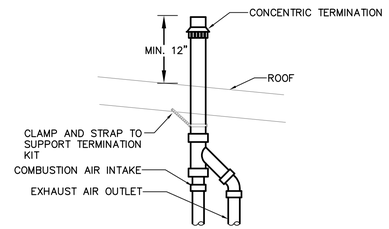


(SUPPLY) SQUARE TO ROUND

FLOOR GRILLE DETAILS

NOT TO SCALE

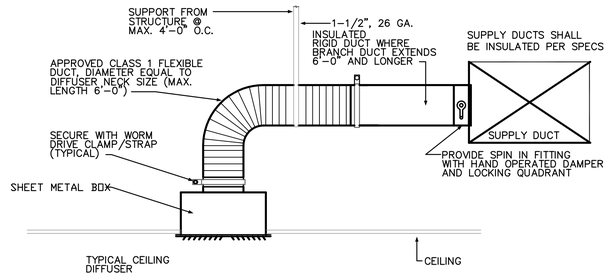
7 / M3.1



CONCENTRIC ROOF VENT DETAIL

NOT TO SCALE

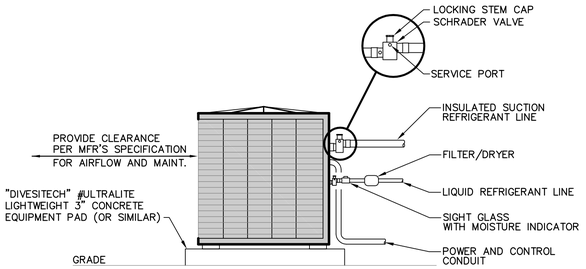
4 / M4.0



BRANCH DUCT DETAIL

NOT TO SCALE

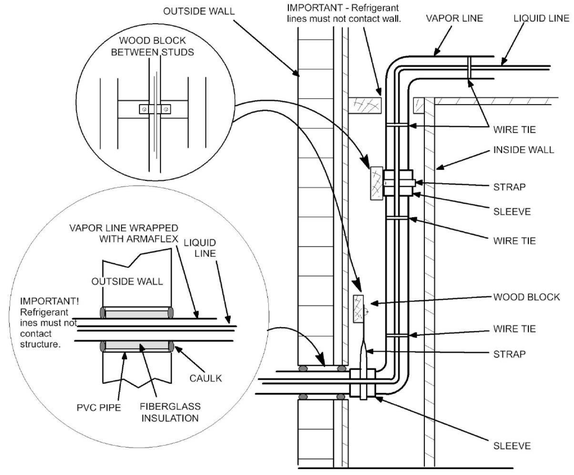
5 / M4.0



CONDENSING UNIT DETAIL

NOT TO SCALE

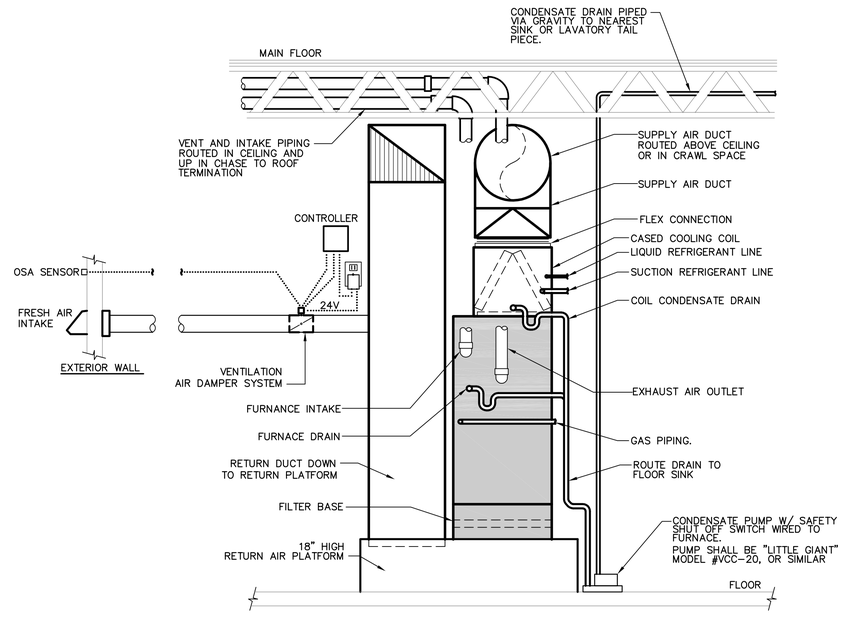
1 / M4.0



REFRIGERANT PIPING DETAIL

NOT TO SCALE

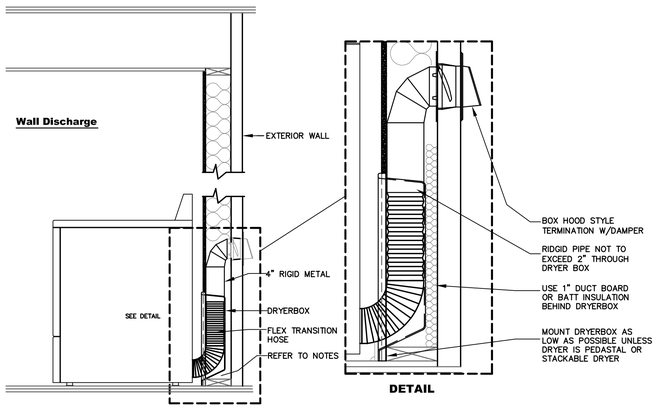
2 / M4.0



VERTICAL GAS FURNACE DETAIL

NOT TO SCALE

8 / M4.0

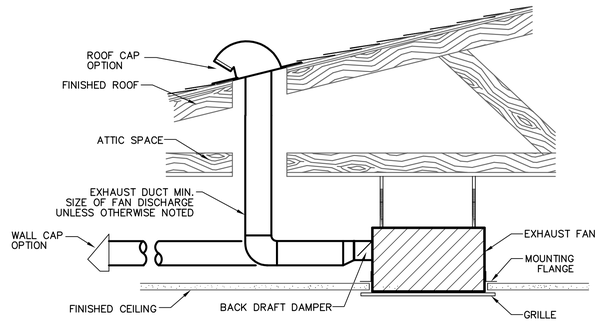


DRYERBOX RECEPTACLE SHALL BE METAL AND BE INSTALLED AS TO PERMIT THE PROPER AND SAFE COLLECTION OF THE DRYER TRANSITION HOSE. DRYERBOX SHOULD BE RESTING ON THE BOTTOM PLATE AND BE LOCATED AT OR NEAR THE CENTERLINE OF THE PROPOSED DRYER APPLIANCE. DRYER BOX TO BE "IN-O-VATE TECHNOLGIES" DRYERBOX MODEL DB-425, OR SIMILAR.

DRYER BOX DETAIL

NOT TO SCALE

6 / M4.0



CEILING EXHAUST FAN DETAIL

NOT TO SCALE

3 / M4.0

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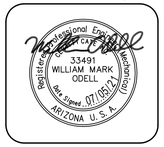

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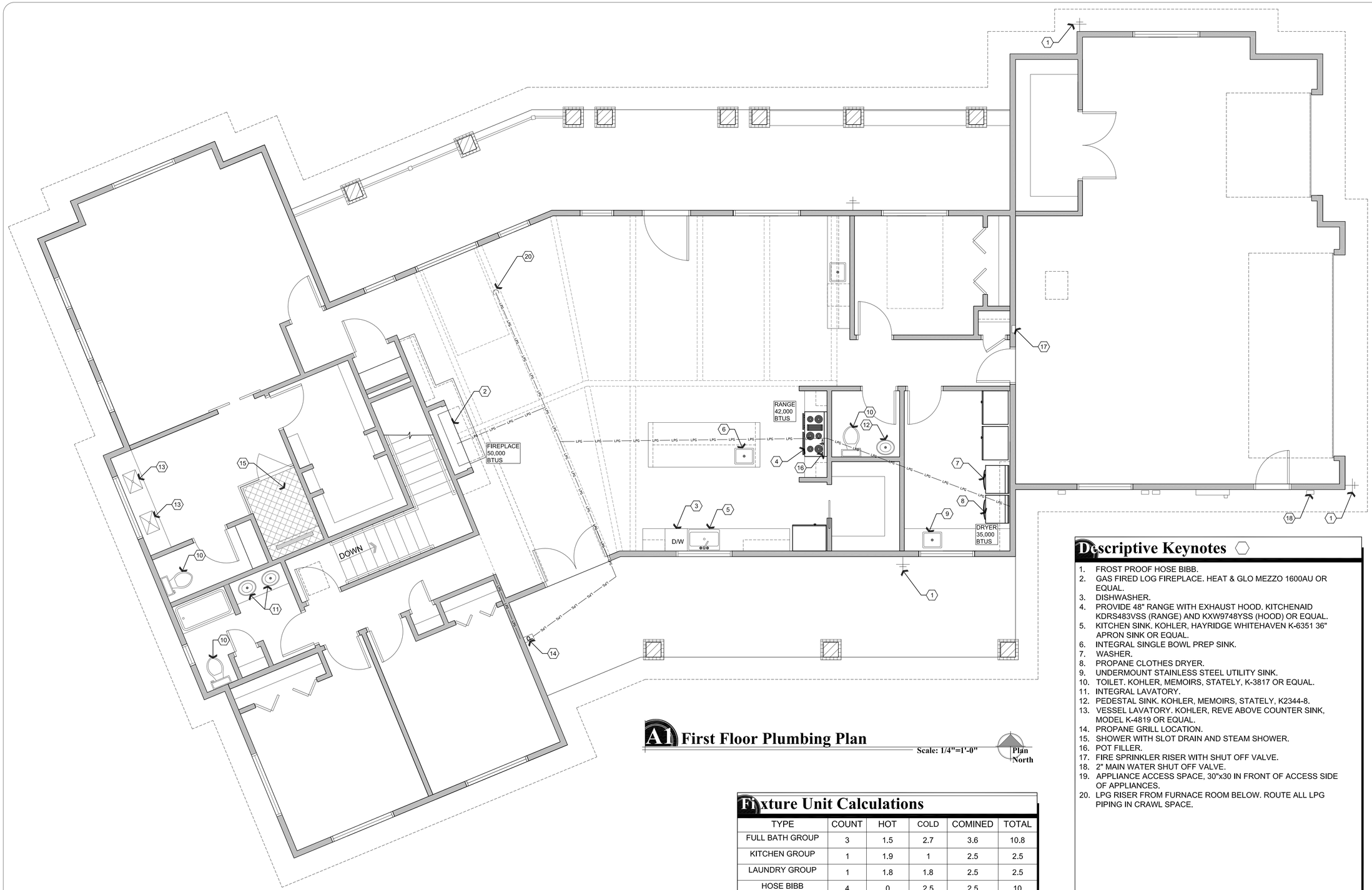
M4.0

Mar 29, 2021 - 12:53pm



A1 First Floor Plumbing Plan

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

Plan North

Fixture Unit Calculations

TYPE	COUNT	HOT	COLD	COMINED	TOTAL
FULL BATH GROUP	3	1.5	2.7	3.6	10.8
KITCHEN GROUP	1	1.9	1	2.5	2.5
LAUNDRY GROUP	1	1.8	1.8	2.5	2.5
HOSE BIBB	4	0	2.5	2.5	10
LAVATORY	1	.5	.5	.7	.7
WATER CLOSET	1	0	2.2	2.2	2.2
SINK	2	1	1	2.4	4.8
				TOTAL	33.5

33.5 WATER SUPPLY FIXTURE UNITS = 24.9 GALLONS PER MINUTE
2" WATER LINE PROPOSED

Descriptive Keynotes

1. FROST PROOF HOSE BIBB.
2. GAS FIRED LOG FIREPLACE. HEAT & GLO MEZZO 1600AU OR EQUAL.
3. DISHWASHER.
4. PROVIDE 48" RANGE WITH EXHAUST HOOD. KITCHENAID KDRS483VSS (RANGE) AND KXW9748YSS (HOOD) OR EQUAL.
5. KITCHEN SINK. KOHLER, HAYRIDGE WHITEHAVEN K-6351 36" APRON SINK OR EQUAL.
6. INTEGRAL SINGLE BOWL PREP SINK.
7. WASHER.
8. PROPANE CLOTHES DRYER.
9. UNDERMOUNT STAINLESS STEEL UTILITY SINK.
10. TOILET. KOHLER, MEMOIRS, STATELY, K-3817 OR EQUAL.
11. INTEGRAL LAVATORY.
12. PEDESTAL SINK. KOHLER, MEMOIRS, STATELY, K2344-8.
13. VESSEL LAVATORY. KOHLER, REVE ABOVE COUNTER SINK, MODEL K-4819 OR EQUAL.
14. PROPANE GRILL LOCATION.
15. SHOWER WITH SLOT DRAIN AND STEAM SHOWER.
16. POT FILLER.
17. FIRE SPRINKLER RISER WITH SHUT OFF VALVE.
18. 2" MAIN WATER SHUT OFF VALVE.
19. APPLIANCE ACCESS SPACE, 30"x30 IN FRONT OF ACCESS SIDE OF APPLIANCES.
20. LPG RISER FROM FURNACE ROOM BELOW. ROUTE ALL LPG PIPING IN CRAWL SPACE.

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 9/17/21
ARIZONA
EXPIRES: 6/30/24

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

DRAWING: First Floor Plumbing Plan

PROJECT: Vicente Residence
9970 N. Clear Fork Rd.
Prescott, AZ
American Ranch Lot 29

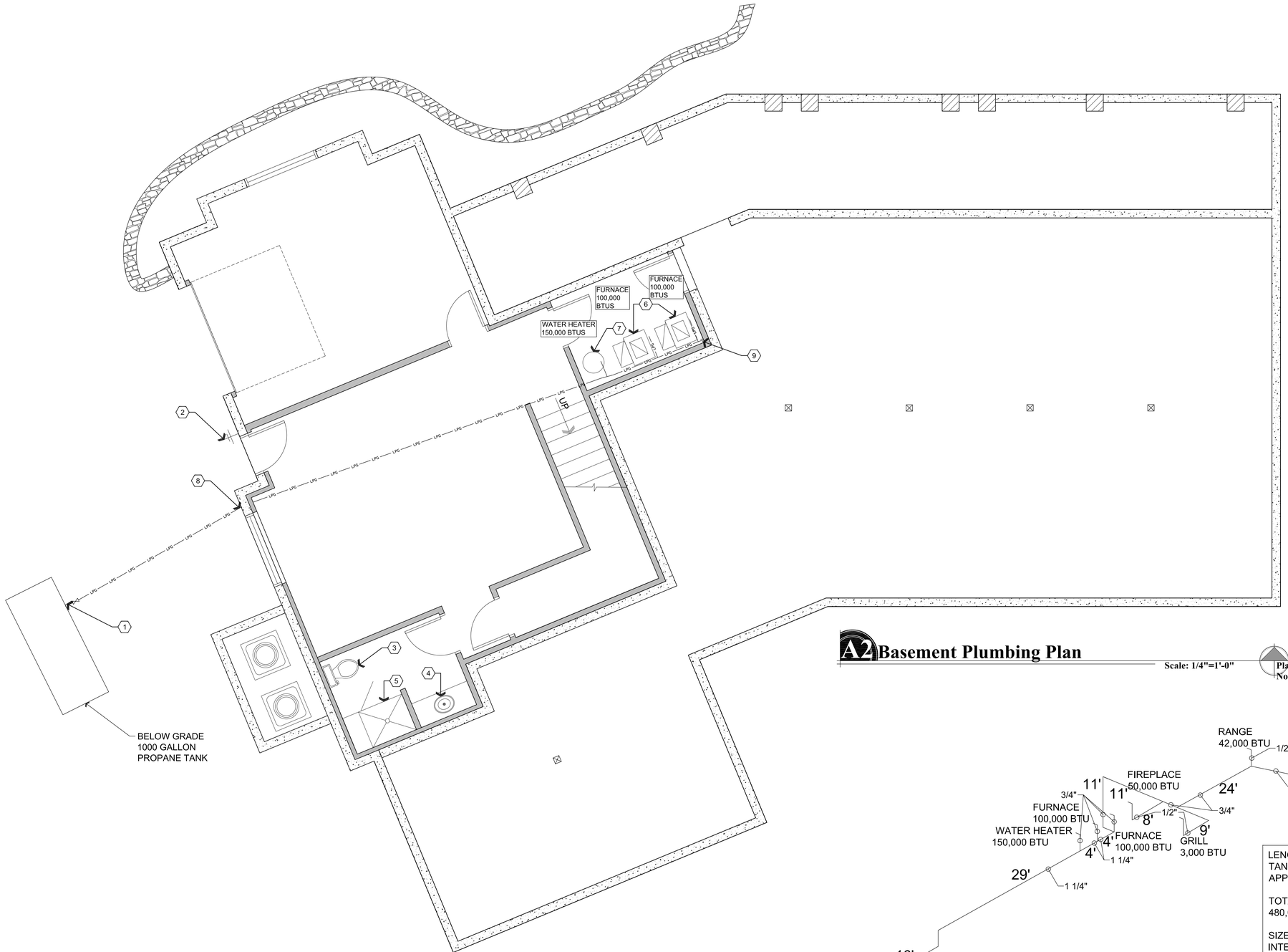
APN: 100-18-034

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: September 17th, 2021
JOB NO.: 768
SHEET: P1.0

Sep 17, 2021 - 9:23am

Descriptive Keynotes

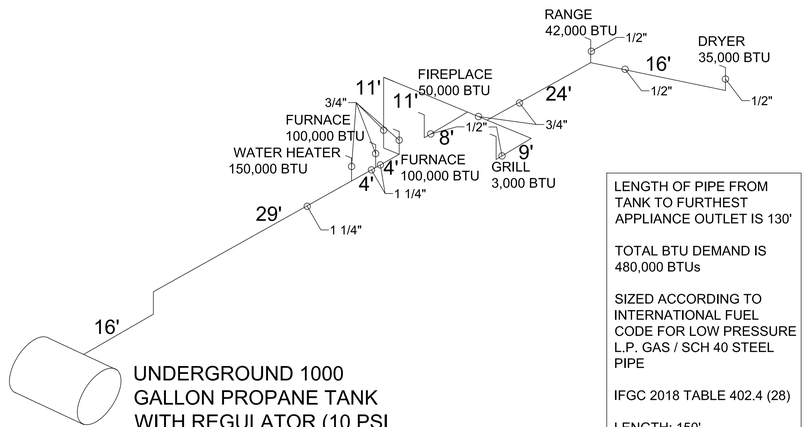
1. PROPANE SHUT OFF VALVE.
2. FROST PROOF HOSE BIBB.
3. TOILET. KOHLER, MEMOIRS, STATELY, K-3817 OR EQUAL.
4. INTEGRAL LAVATORY.
5. SHOWER.
6. HVAC UNIT.
7. PROPANE DIRECT VENT WATER HEATER WITH A COAXIAL VENT PIPE FOR COMBUSTION AIR.
8. LPG RISER FROM BELOW GRADE. PENETRATE EXTERIOR WALL AT +1'-6" ABOVE GRADE AND ROUTE LPG PIPING WITHIN WALL CAVITY OR ABOVE CEILING.
9. LPG RISER TO UPPER LEVEL APPLIANCES.



A2 Basement Plumbing Plan

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

Plan North



LENGTH OF PIPE FROM TANK TO FURTHEST APPLIANCE OUTLET IS 130'

TOTAL BTU DEMAND IS 480,000 BTUs

SIZED ACCORDING TO INTERNATIONAL FUEL CODE FOR LOW PRESSURE L.P. GAS / SCH 40 STEEL PIPE

IFGC 2018 TABLE 402.4 (28)

LENGTH: 150'
BTU: 677,000
SIZE: 1 1/4"

A1 Propane Gas Isometric

Scale: n.t.s.

Sep 17, 2021 - 9:24am

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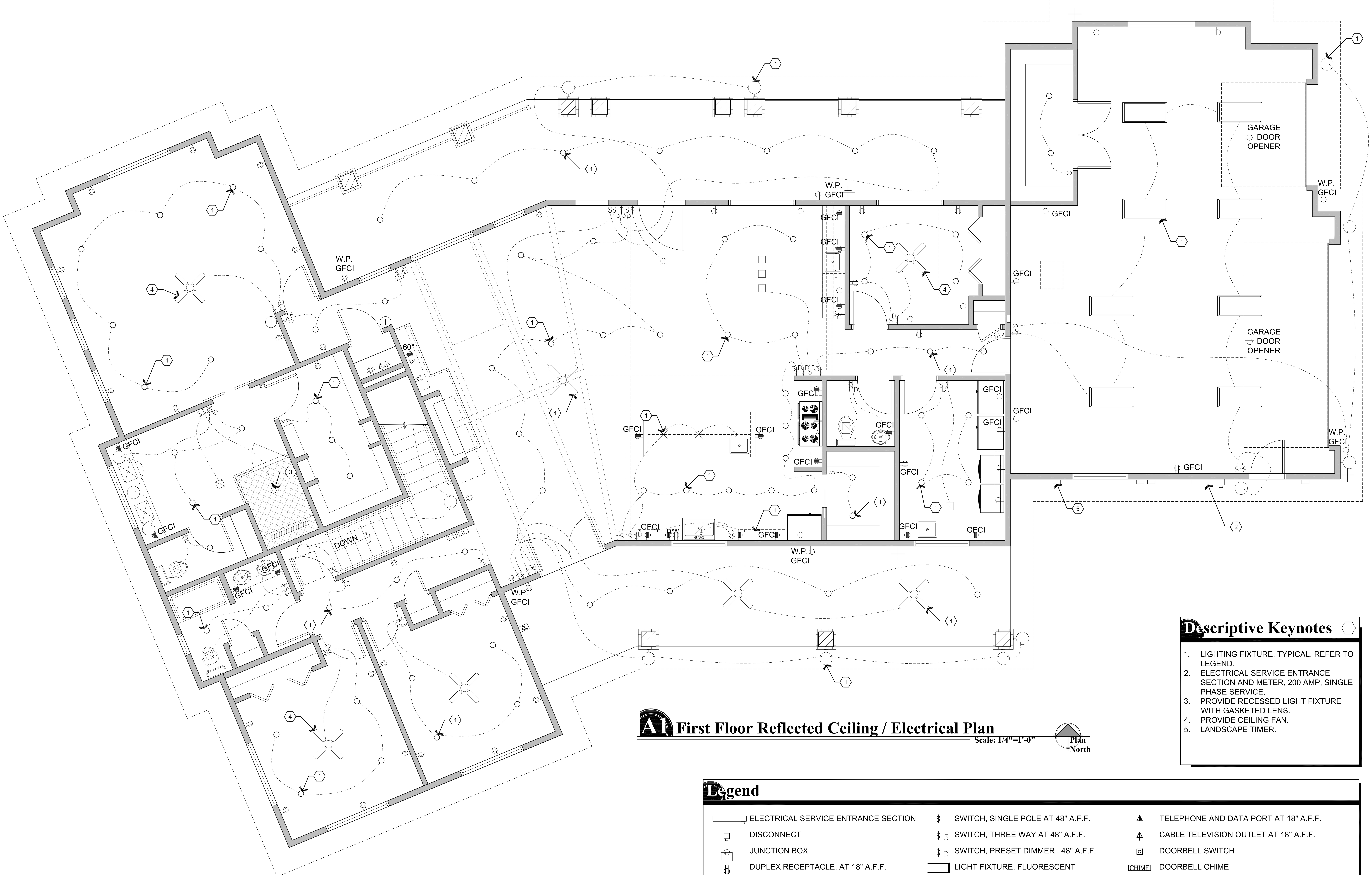

A1 First Floor Reflected Ceiling / Electrical Plan

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

Plan North

REFER TO GENERAL ELECTRICAL NOTES ON SHEET E1.1

Descriptive Keynotes

1. LIGHTING FIXTURE, TYPICAL, REFER TO LEGEND.
2. ELECTRICAL SERVICE ENTRANCE SECTION AND METER, 200 AMP, SINGLE PHASE SERVICE.
3. PROVIDE RECESSED LIGHT FIXTURE WITH GASKETED LENS.
4. PROVIDE CEILING FAN.
5. LANDSCAPE TIMER.

Legend

- ELECTRICAL SERVICE ENTRANCE SECTION
- DISCONNECT
- JUNCTION BOX
- DUPLEX RECEPTACLE, AT 18" A.F.F.
- DUPLEX RECEPTACLE ABOVE COUNTER OR HEIGHT AS INDICATED
- HALF SWITCHED DUPLEX RECEPTACLE
- SPECIAL RECEPTACLE
- FOURPLEX RECEPTACLE
- FLOOR MOUNTED DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE IN CEILING
- $ SWITCH, SINGLE POLE AT 48" A.F.F.
- $3 SWITCH, THREE WAY AT 48" A.F.F.
- $D SWITCH, PRESET DIMMER , 48" A.F.F.
- LIGHT FIXTURE, FLUORESCENT
- UNDER CABINET LIGHTING
- LIGHT FIXTURE, CEILING MOUNTED
- LIGHT FIXTURE, RECESSED, TRIM TO BE DETERMINED
- LIGHT FIXTURE, ADJUSTABLE SPOT
- LIGHT FIXTURE, WALL MOUNTED FEISS REDDING STATION 12 1/2" HIGH BACK OUT DOOR WALL LIGHT, DARK SKY FRIENDLY.
- TELEPHONE AND DATA PORT AT 18" A.F.F.
- CABLE TELEVISION OUTLET AT 18" A.F.F.
- DOORBELL SWITCH
- CHIME DOORBELL CHIME
- SD SMOKE DETECTOR / FIRE ALARM
- EXHAUST FAN
- T THERMOSTAT
- PENDANT OR CHANDELIER
- UNDER COUNTER LIGHTING

Sep 17, 2021 - 9:24am

REVISIONS	BY

REGISTERED ARCHITECT CERTIFICATE NO. 25646 W. ALAN KENSON Date Signed 9/17/21 ARIZONA, U.S.A. EXPIRES: 6/30/24

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ARCHITECTURE & PLANNING

DRAWING: First Floor Electrical / Reflected Ceiling Plan

PROJECT: Vicente Residence
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Prescott, AZ
American Ranch Lot 29

APN: 100-18-034

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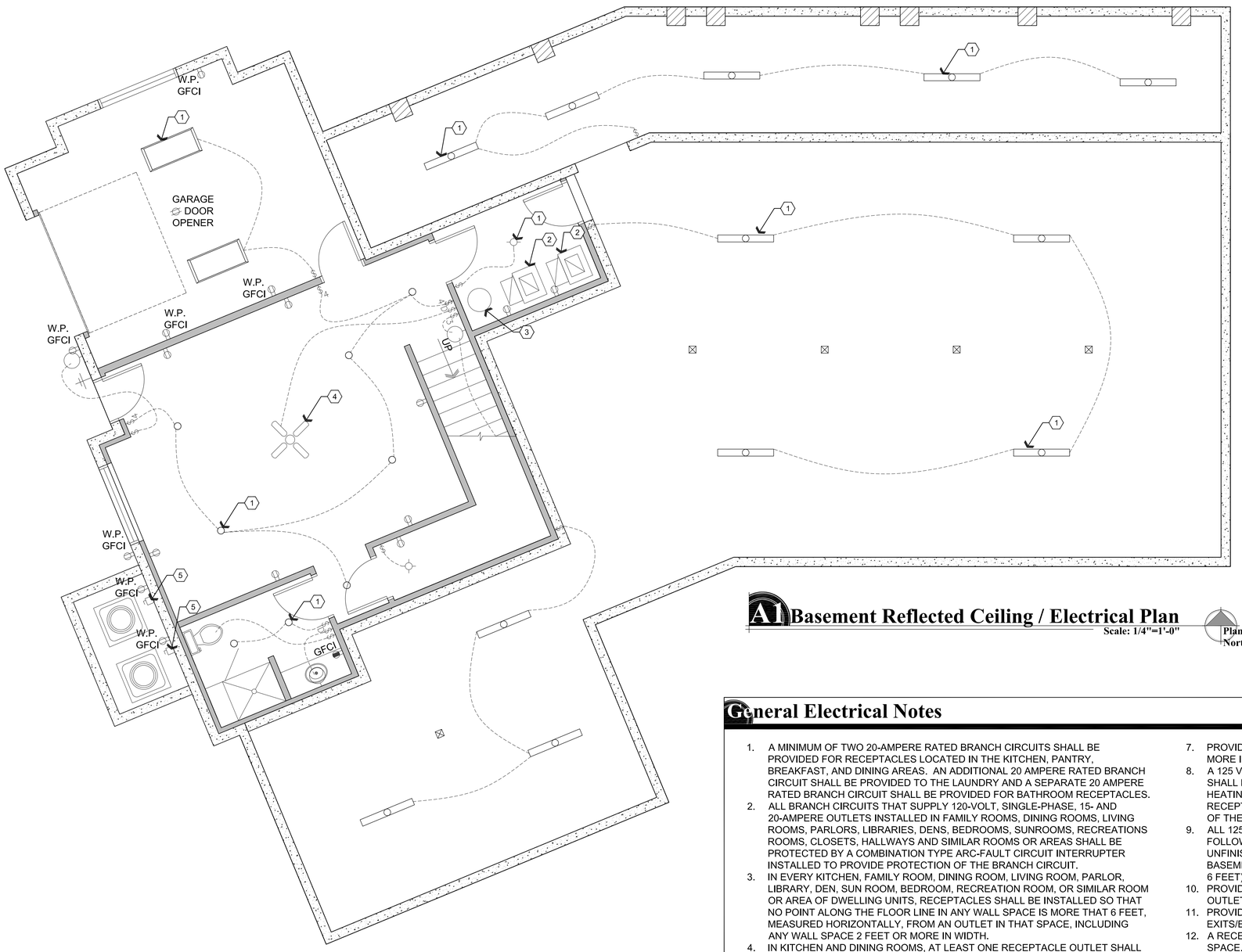

A1 Basement Reflected Ceiling / Electrical Plan

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

Plan North

Descriptive Keynotes

1. PROVIDE LIGHT FIXTURE, TYPICAL, REFER TO LEGEND FOR TYPE.
2. FURNACE / AC.
3. PROVIDE WATER HEATER WITH RE-CIRCULATING PUMP.
4. PROVIDE CEILING FAN.
5. PROVIDE POWER TO CONDENSING UNIT.

Legend

- ELECTRICAL SERVICE ENTRANCE SECTION
- DISCONNECT
- JUNCTION BOX
- DUPLEX RECEPTACLE, AT 18" A.F.F.
- DUPLEX RECEPTACLE ABOVE COUNTER OR HEIGHT AS INDICATED
- HALF SWITCHED DUPLEX RECEPTACLE
- SPECIAL RECEPTACLE
- FOURPLEX RECEPTACLE
- FLOOR MOUNTED DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE IN CEILING
- $ SWITCH, SINGLE POLE AT 48" A.F.F.
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- $D SWITCH, PRESET DIMMER , 48" A.F.F.
- LIGHT FIXTURE, FLUORESCENT
- UNDER CABINET LIGHTING
- LIGHT FIXTURE, CEILING MOUNTED
- LIGHT FIXTURE, RECESSED, TRIM TO BE DETERMINED
- LIGHT FIXTURE, ADJUSTABLE SPOT
- LIGHT FIXTURE, WALL MOUNTED
- TELEPHONE AND DATA PORT AT 18" A.F.F.
- CABLE TELEVISION OUTLET AT 18" A.F.F.
- DOORBELL SWITCH
- CHIME DOORBELL CHIME
- SD SMOKE DETECTOR / FIRE ALARM
- EXHAUST FAN
- T THERMOSTAT
- PENDANT OR CHANDELIER
- 4'-0" LED STRIP FIXTURE

General Electrical Notes

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

REVISIONS		BY
1	11-18-2021	LO

REGISTERED ARCHITECT
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W. ALAN
KENSON
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Dec 20, 2021 - 12:15pm