

GENERAL NOTES

CONTRACTOR'S AND SUBCONTRACTOR'S MUST VERIFY BUILDING SETBACK AND BUILDING FOOTPRINT PRIOR TO ANY GROUND WORK. NOTIFY THE DESIGNER IMMEDIATELY IF THERE IS ANY POSSIBILITY OF ENCROACHMENT.

WATER DIVERTED FROM ITS ORIGINAL DRAINAGE PATTERN SHALL BE RETURNED TO ITS ORIGINAL COURSE BEFORE LEAVING THE PROPERTY.

VERIFY PROPERTY AND BUILDING LINES AND FINISH FLOOR ELEVATIONS PRIOR TO CONSTRUCTION. CONFIRM THAT UTILITIES (SEWER, ELECTRIC, WATER) ARE LOCATED AS SHOWN, AND THAT SEWER TAP IS LOW ENOUGH TO SERVE ALL PLUMBING DRAINS.

AREAS DISTURBED DURING CONSTRUCTION OF DRAINAGE FACILITIES OR UTILITY (SEWER, WATER, ELECTRIC, ETC..) TRENCHES SHALL BE RESTORED TO THEIR NATURAL STATE.

FINISH GRADE SHALL BE A MINIMUM OF 6" BELOW WOOD FRAMING AT BUILDINGS EXTERIOR. SLOPE FINISH GRADE AWAY FROM BUILDING FOR AN ADDITIONAL 6" FOR A HORIZONTAL DISTANCE OF 10'-0".

PAD ELEVATIONS OF ALL A/C AND ELECTRO-MECHANICAL UNITS SHALL BE SET REASONABLY HIGHER THEN THE ADJACENT GRADES TO PROVIDE FLOOD PROTECTION UNDER A 100-YEAR STORM EVENT.

A COMPLETE AND CONTINUOUS GROUNDING ELECTRODE SYSTEM (GERS) SHALL BE REQUIRED, AND TO INCLUDE ALL STRUCTURAL STEEL COMPONENTS. EXCEPT FOR CONCRETE-ENCASED ELECTRODES OF EXISTING BUILDINGS OR STRUCTURES SHALL NOT BE REQUIRED TO BE PART OF THE GROUNDING ELECTRODE SYSTEM WHERE THE STEEL REINFORCING BARS OR RODS ARE NOT ACCESSIBLE FOR USE WITHOUT DISTURBING THE CONCRETE.

TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL.

EVERY EFFORT IS MADE TO PROVIDE COMPLETE AND ACCURATE INFORMATION, IF THERE IS ANY CONFLICTING INFORMATION OR OMISSION IN THE WORKING DRAWINGS OR SUPPLEMENTAL DOCUMENTS, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE DESIGNER AND OR ENGINEER FOR A RESOLUTION.

A POOL ALARM SHALL BE INSTALLED ON ALL DOORS WITH DIRECT ACCESS TO THE POOL. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MINIMUM OF 30 SECONDS WITHIN SEVEN SECONDS AFTER THE DOOR AND ITS SCREEN, IF PRESENT, ARE OPENED, AND BE CAPABLE OF PROVIDING A SOUND PRESSURE LEVEL OF NOT LESS THAN 85 DBA WHEN MEASURED INDORS AT 10 FEET (3048 MM). THE ALARM SHALL AUTOMATICALLY RESET UNDER ALL CONDITIONS. THE ALARM SYSTEM SHALL BE EQUIPPED WITH A MANUAL MEANS, SUCH AS A TOUCH PAD OR SWITCH, TO TEMPORARILY DEACTIVATE THE ALARM FOR A SINGLE OPENING. SUCH DEACTIVATION SHALL LAST NO LONGER THAN 15 SECONDS. THE DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES (1372 MM) ABOVE THE THRESHOLD OF THE DOOR.

SCOTTSDALE CITY NOTES

2021 INTERNATIONAL BUILDING CODE (ORD #4550, resolution #12448)
2021 INTERNATIONAL RESIDENTIAL CODE (ORD #4515, resolution #12444)
2021 INTERNATIONAL FIRE CODE (ORD #4562, resolution #12583)

NOTES 1-12 REFLECT 2021 CODE UPDATES

1. *Doors and windows shall be separated from the swimming pool/spa, by an approved pool barrier. IPSC 305.4.
2. *Plumbing fixtures shall comply with the following conservation requirements: Lavatory faucets: 1.5 gal/minute; Shower heads: 2.0

gal/minute; Kitchen faucet: 1.8 gal/minute; water closets: 1.28 gal/flush, (Table P2403.2, amended).
3. *A demand-controlled hot water circulation system shall be provided in accordance with Section N103.5.1.1 amended.

4. *Cool/light reflective coated roofs. Roof solar reflectance and thermal emittance for roof slopes less than 2:12. Three-year-aged solar reflectance index (SRI) of 64. Three-year-aged solar reflectance of 0.55 and a three-year aged thermal emittance of 0.75 over conditioned and non-conditioned spaces. N102.6 amended.

5. *The building thermal envelope shall comply with climate zone 2. Energy compliance shall be demonstrated by UA trade-off (REScheck) OR performance (R-Value, ERI, HERS) compliance path OR by the following prescriptive values (Table N102.1.3): Prescriptive minimum R-values: (Ceiling-R-49) / (Walls-R-13).

Prescriptive maximum Window Fenestration values: (U-Factor=0.40) / (SHGC=0.25).
6. *Exterior lighting over 30 watts shall include an automatic shut-off. (N104.3).

7. *All permanently installed lighting fixtures shall contain only high-efficiency lamps. (N104.1).
8. *All permanently installed interior lighting fixtures shall be controlled with either a dimmer, an occupant sensor control or other control such as an automatic timer shut-off switch. Exceptions include bathrooms and hallways. (N104.2).

9. *E3606.5 Surge protection. All electrical services supplying one- and two-family dwelling units shall be provided with a surge protective device (SPD) installed in accordance with Sections E3606.5.1 through E3606.5.3.
10. *Electric Vehicle Charging Capacity. Reserve electrical service panel space for a full size 2-pole circuit breaker labeled "Future EV Charging". A raceway shall be installed from the electrical service panel to a location within the garage, where it shall terminate in a junction box or outlet and be labeled "Future EV Charging".

11. *Solar-Ready Zone - R3103.3. Minimum 10% of roof area but not less than 300 sq. ft. free and clear of obstructions including mechanical equipment and vents. Provide electrical pathway for conduit run from solar-ready zone to electrical service panel with reserved space for 2-pole circuit breaker. Capped roof penetration sleeve shall be provided on roofs with a slope of 1:12 or less.

12. *The following three notes are applicable to New Construction only (BPI certified professionals are approved for testing air leakage in existing buildings, otherwise RESNET professionals are approved for new and existing).
*The building shall be provided with a whole-house mechanical ventilation system that meets the requirements of Section M1505. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating. (N103.6).

2. *The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding five air changes per hour for detached dwelling units and seven air changes per hour for attached dwelling units. Testing shall be conducted in accordance with ASTM E 119 or ASTM E 1821 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Testing shall be conducted by an approved third party (RESNET certified). A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope. (N102.4.1.2).

3. *Ducts, air handlers, and filter boxes shall be sealed in accordance with N103.3.4. Joints and seams shall comply with Section M1601.4.1. Ducts shall be pressure tested to determine leakage by one of the following methods (N103.3.5):
a. Rough-in test. Total leakage shall be measured with a pressure differential of 0.1 inches w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. All registers shall be taped or otherwise sealed during the test.

2. Post-construction test. Total leakage shall be measured with a pressure differential of 0.1 inches w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test.

A written report of the results shall be signed by the party conducting the test and provided to the code official prior to the Final Building Inspection.

13. All products listed by an Evaluation Service Report (ESR) shall be installed per the report and the manufacturers written instructions. Product substitutions shall also be listed by an ESR.

14. Provide Fire Sprinkler System per Scottsdale Fire Code (IRC R313 amended).

15. Separate permits needed: pools, spas, fences, site walls, retaining walls, and gas storage tanks.

16. Foundation & Footing depth shall be a minimum of 18 inches below grade (or per property soil report), provide a minimum of 3-inch clearance between Rebar and soil. (R403.1 amended).

17. Doors between the garage and residence shall be self-closing minimum 1 3/8" thick solid core or 20-minute fire rated. (R302.5.1).

18. Wood sill plates shall be pressure treated or decay resistant. Exterior sill plates shall bear a minimum of 6 inches above finish grade. (R311.1).

19. Gypsum board applied to a ceiling shall be 1/2" when framing members are 16" o.c. or 5/8" when framing members are 24" o.c. or use labeled 1/2" sag-resistant gypsum ceiling board. (Table R102.3.5 (d)).

20. Showers and tub-shower combinations shall be provided with individual control valves of the pressure balance or thermostatic mixing valve type. (P2108.4).

21. Shower area walls shall be finished with a smooth, hard non-absorbent surface, such as ceramic tile, to a height of not less than 72 inches above the drain inlet. Cement, fiber-cement, or glass mat gypsum backers installed in accordance with manufacturers' recommendations shall be used as backers for wall tile in tub and shower areas and wall panels in shower areas. (R102.4.2).

22. Storage-tank type water heaters shall be installed with a drain pan and drain line. (P2801.6).

23. Provide roof/attic ventilation unless insulation is applied directly to underside of the roof-sheathing, or the depth is 24 inches or less between the ceiling and bottom of roof sheathing. (R306.1 Amended).

24. Provide Minimum R-5 insulation on hot water pipes. (N103.5.2).

25. Supply and return ducts located outside conditioned space shall be insulated to a minimum R-8. Ducts and air handlers located completely within the continuous air barrier and within the building thermal envelope are exempt from insulation. (N103.3.1 and N103.3.2).

26. Exhaust air from kitchens, bathrooms and toilet rooms shall be exhausted directly to the outdoors, not recirculated, or discharged indoors. (M1505.4.4 amended).

27. Exhaust fans in bathrooms with a shower or tub shall be provided with a delay timer or humidity/condensation control sensor. Exhaust fans shall be switched separately from lighting systems. (R303.3).

28. Provide a wall mounted GFI protected receptacle outlet within 36" of a bathroom or powder room lavatory. (E3901.6).

29. Receptacles serving kitchen countertops installed in bathrooms, garages, unfinished accessory buildings, outdoors and located within 6 feet of sinks shall have GFI protection for personnel. (E3902).

30. All branch circuits that supply 15- and 20-ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas and similar rooms or areas shall be protected by a combination type arc-fault circuit interrupter (AFCI) installed to provide protection of the branch circuit. (E3902.12).

31. General purpose 15- and 20-ampere receptacles shall be listed tamper-resistant. (E4002.14).

32. Provide interconnected and hardwired Smoke Alarms in new and existing areas of home. (R314).

33. Approved Carbon Monoxide Alarms, hardwired and interconnected, shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages. (R315).

34. Recessed luminaires installed in the building thermal envelope shall be IC-rated and labeled as having an air leakage rate not more than 2.0 cfm. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering. (N102.4.5).

35. Provide illumination with wall switches for stairways when there are 6 or more risers. (R303.7).

36. Receptacle outlets shall be installed so that no point along the floor line in any wall space is more than 6 feet, measured horizontally from an outlet, in that space, including any wall space 2 feet or more in width. (E3901.2).

37. Provide a minimum of two 20-amp branch circuits for the kitchen/dining/breakfast. (E3703.2).

38. Provide outside combustion air to all indoor fireplaces per manufactures specifications. (R1006.1).

39. At least one thermostat shall be provided for each separate heating and cooling system. (N103.1).

SCOTTSDALE ADDITIONAL NOTES:

1. Pools require separate approvals and permits.

2. Pools shall not be emptied or backwashed into washes, streets, naos, scenic corridors, on to adjacent lots, or tracts of land.

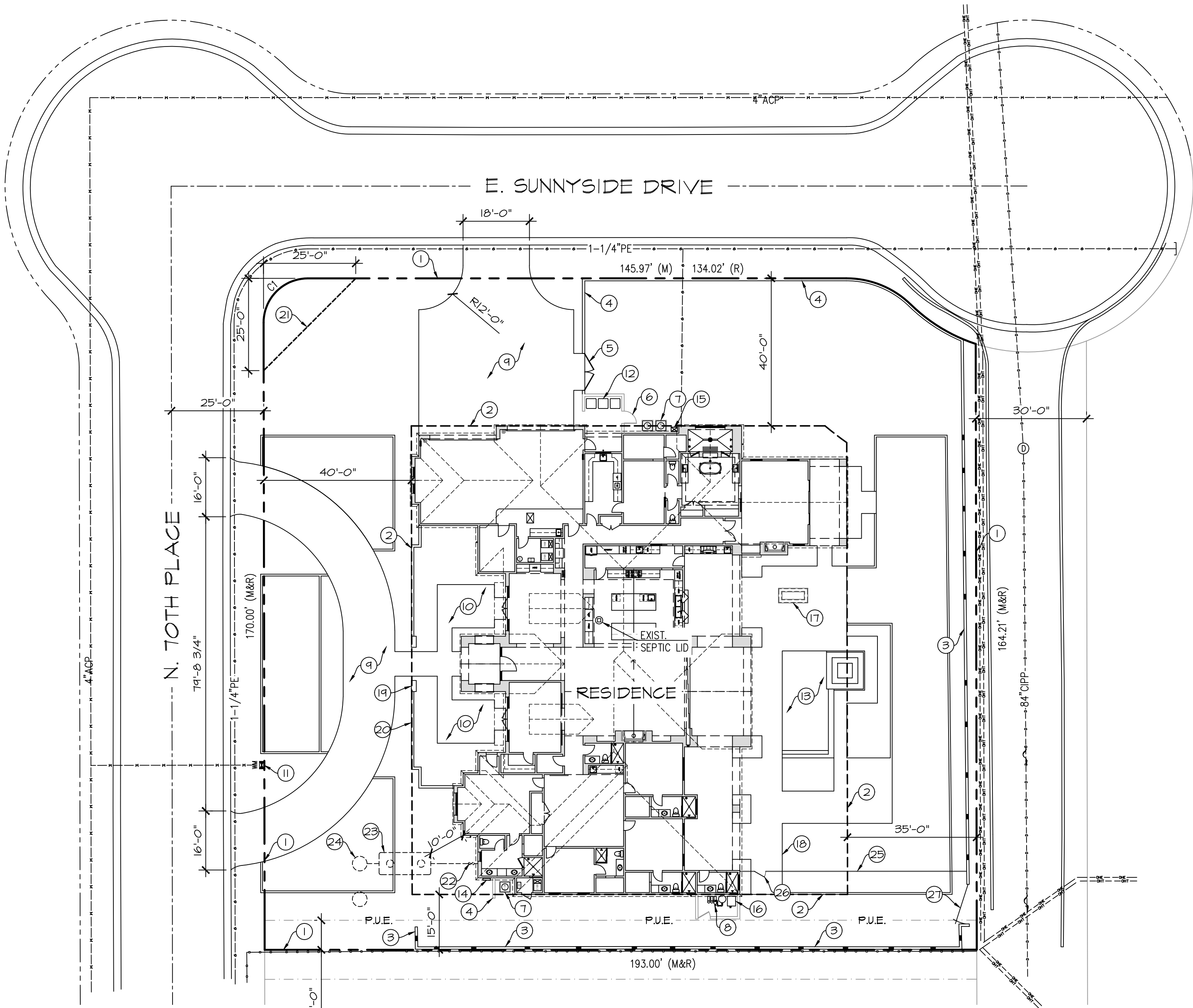
3. All mechanical equipment (air conditioner, pool equipment, etc.) shall be screened on all sides by a wall that has a height that is a minimum of 1 foot above the highest portion of the equipment, the wall material and finish shall be compatible with the adjacent building.

4. A guesthouse shall never be offered for rent. guest homes on lots under 35,000 square feet may not provide cooking facilities.

5. A guesthouse shall not exceed a gross footprint greater than 50% of the foot print of the principal building.

6. A registered surveyor shall stake and rape or fence the naos easement in accordance with the site plan and the easement legal description.

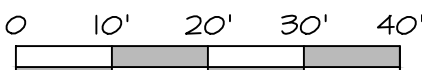
7. Temporary/security fencing that is required or is optionally provided shall be in accordance with the zoning ordinance and the design standards and policies manual.



RESIDENCE

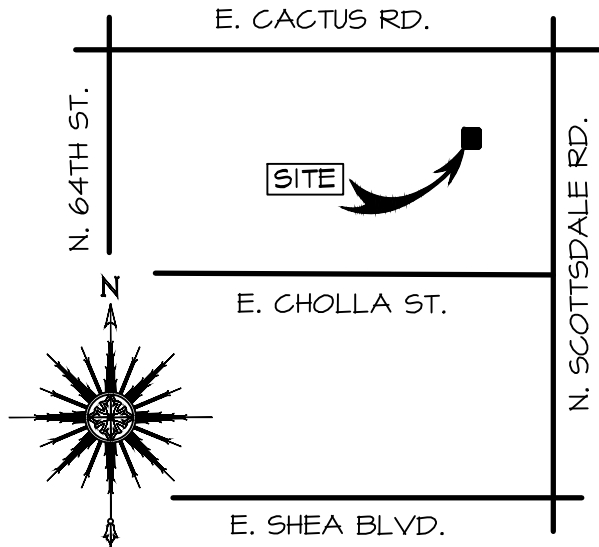
ARCHITECTURAL SITE PLAN (REFERENCE ONLY)

SCALE: 1"=20'-0"



SCALE: 1" = 20'-0"

VICINITY MAP (NTS)



PROJECT DATA

OWNER	SUNNY EVE LLC
APN	175-19-017
ADDRESS	11831 N 70TH PLACE SCOTTSDALE, AZ 85254
MGR	48-46
SUBDIVISION	NORTH SCOTTSDALE ESTATES
JURISDICTION	SCOTTSDALE
LOT	8
SECTION-TOWNSHIP-RANGE	22 3N 4E
QUARTER SECTION	30-44
USE	SINGLE FAMILY
YEAR	TBT
ZONING	RI-35

AREA CALCULATION

LIVABLE (CONDITIONED SPACE)	6827.00 SQ FT
GARAGE (WITH MECH. & STORAGE)	1453.00 SQ FT
COVERED ENTRY	157.00 SQ FT
KITCHEN PATIO	362.00 SQ FT
REAR PATIO	480.00 SQ FT
BED PATIO	480.00 SQ FT
MASTER PATIO	235.00 SQ FT
GARAGE PATIO	50.00 SQ FT
TOTAL UNDER ROOF	10173.00 SQ FT
LOT SIZE	34,822.00 SQ FT

SCOPE OF WORK

COMPLETE DEMO OF EXISTING RESIDENCE, GUEST HOUSE, POOL, SPORTS COURT, AND HARDSCAPE. EXISTING SEPTIC SYSTEM TO BE ABANDONED AND REMOVED. NEW SINGLE STORY HOME ON NEW PAD. DEFERRED SUBMITTAL AND PROVIDED BY OTHERS ON PREFABRICATED TRUSSES, FIRE SPRINKLERS, AND POOL.

KEY NOTES

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING 6" CMU FENCE
- NEW 6" CMU FENCE (SEE SHEET DI-13)
- (2) 6060 WROUGHT IRON SECURITY GATES (6' TALL)
- 3060 WROUGHT IRON SECURITY GATE (6' TALL)
- A/C CONDENSER ON CONCRETE PAD
- POOL EQUIPMENT WITH 5' CMU SCREEN WALL
- PAVER DRIVE PER OWNER
- PAVER PATIO PER OWNER (SLOPED)
- WATER METER
- TRASH RECEPTACLES WITH 5' CMU SCREEN WALL
- POOL WITH SPA DESIGNED AND PERMITTED BY OTHERS
- 400 AMP ELECTRICAL SERVICE
- NEW NATURAL GAS SERVICE METER
- POOL HEATER (NATURAL GAS 400,000 BTU)
- 150,000 BTU FIRE PIT
- PAVER WALK PER OWNER
- ORNAMENTAL 3" CMU COLUMN (TYP)
- ORNAMENTAL 2'-6" CMU FENCE
- SAFETY VIEW TRIANGLE
- DOUBLE CLEAN-OUT
- 2000 GAL. SEPTIC TANK PERMITTED BY OTHERS - PERMIT # 04N2501292
- DRILLED SEEPAGE PIT
- 5' WROUGHT IRON POOL SECURITY FENCE (TYP)
- 3050 WROUGHT IRON SECURITY GATE (SELF CLOSING AND LATCHING) (TYP)
- EXISTING 5' TALL WROUGHT IRON SECURITY GATE

BUILDING SAFETY CODES

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:

- 2021 INTERNATIONAL BUILDING CODE (IBC)
- 2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2021 INTERNATIONAL FIRE CODE (IFC)
- 2021 INTERNATIONAL MECHANICAL CODE (IMC)
- 2021 INTERNATIONAL PLUMBING CODE (IPC)
- 2021 INTERNATIONAL GREEN CONSTRUCTION CODE (IGCC)
- 2020 NATIONAL ELECTRIC CODE (NEC)
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2021 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)

REVISIONS

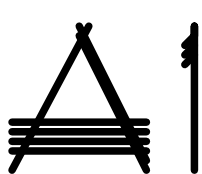
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DATE	9-5-2026
FILE NAME	SUNNYSIDE DRIVE
PROJECT NUMBER	
REVISED PP	

SHEET NUMBER



HOLDOWN SCHEDULE #1, #2, #3

- ▲ SIMPSON LTT-20B w/ 1/2" DIA. STRONG BOLT 2 6" EMBED. (● INTERIOR APPLICATIONS) OR SIMPSON #3, #6 - 1/2" DIA. TITEN HD 12" LONG ● STEM, 6" LONG ● INT. SLAB (ICC-ES, ESR-2113), (10) 1/4" x 3" LONG
- ▲ SIMPSON HTT-4 w/ 5/8" DIA. ALL THREAD w/ 5" EMBED ● INT, 10" MIN EMBED ● EXT. #3, #6 - USING SIMPSON SET-XP EPOXY (ICC-ES, ESR-2508), OR SIMPSON 55TB20 CAST IN PLACE ANCHOR BOLT, (18) 1/2" x 2 1/2" LONG
- ▲ SIMPSON LSTD 8 #5 (20) 16d SINKERS
- ▲ SIMPSON HTT-5 w/ 5/8" DIA. ALL THREAD w/ 10" EMBED ● EXT, 5" EMBED ● INT, USING #3, #6 - SIMPSON SET-XP EPOXY (ICC-ES, ESR-2508), OR SIMPSON 55TB24 C.I.P. A.B. (26) 16d 1/2" x 2 1/2" LONG
- ▲ SIMPSON STDH 14 #5 (3) 30 16d SINKERS
- ▲ SIMPSON HDU8-SDS2.5 w/ 1/8" DIA. ALL THREAD w/ 10" EMBED, USING SIMPSON SET-XP EPOXY #3, #6, #7 - (ICC-ESR-2508) (D.F. GRADE, 4 1/2" MIN THICK POST)
- ▲ SIMPSON HDU11-SDS2.5 w/ 1" DIA. ALL THREAD w/ 24" EMBED, USING SIMPSON SET-XP EPOXY #3, #6, #8 - (ICC-ESR-2508) (D.F. GRADE, 5 1/2" MIN THICK POST)

NOTE #1

- FOUNDATION HOLDOWNS REQUIRE DOUBLE FULL HEIGHT STUDS AT EACH HOLDOWN; THEREFORE LOCATE HOLDOWNS ON KING STUDS OF OPENINGS, NOT TRIMMERS, USE D.F. #2 STUDS ● ALL POSTS
- HOLDOWNS SHALL BE PLACED 8" (MIN) FROM CONCRETE EDGES, EXCEPTION: SIMPSON MAS
- SPECIAL INSPECTION REQUIRED
- 1/2" DIA. SIMPSON TITEN HD w/ 6" EMBED, (ICC-ES, ESR-2113) AS A ONE FOR ONE REPLACEMENT OF 1/2" DIA. ANCHOR BOLTS
- WHEN INSTALLING IN POST TENSIONED FOUNDATIONS LOCATE AN 8'-0" LONG #4 BAR DIRECTLY ABOVE EMBEDDED HOOK OF HOLDOWN
- WHEN INSTALLING IN POST TENSION SLAB, ALWAYS LOCATE AND MARK TENDONS PRIOR TO DRILLING OF SLAB
- SIMPSON SB 1/8" x 24" (18" EMBED) CAST IN PLACE ANCHOR MAY BE USED IN LIEU OF DRILLING & EPOXYING.
- SIMPSON SB 1" x 30" (24" EMBED) CAST IN PLACE ANCHOR MAY BE USED IN LIEU OF DRILLING & EPOXYING.

FOOTING SCHEDULE

MARK	FOOTING SIZE	FOOTING THICKNESS (IN)	REINFORCING EACH WAY U.N.O.
[F-1]	1'-6" SQ.	10	(2) #4
[F-2]	2'-0" SQ.	10	(3) #4
[F-3]	2'-6" SQ.	10	(3) #4
[F-4]	3'-0" SQ.	12	(3) #5
[F-5]	3'-6" SQ.	12	(4) #5
[F-6]	4'-0" SQ.	12	(4) #5
[F-7]	4'-6" SQ.	12	(5) #5
[F-8]	5'-0" SQ.	12	(5) #6
[F-9]	5'-6" SQ.	12	(6) #6
[F-10]	6'-0" SQ.	14	(6) #6
[F-11]	6'-6" SQ.	14	(7) #7
[WF-1]	1'-4" WIDTH	18	(2) #4 CONT. T4B
[WF-2]	2'-0" WIDTH	18	(2) #5 CONT. T4B

GENERAL NOTES

- VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION.
- ALL CONCRETE SHALL BE 2500 PSI @ 28 DAYS. (UNO)
- PROVIDE CONTROL JOINTS AT 20'-0" OC MAX. (UNO)
- SPECIAL INSPECTION REQUIRED ON ALL EPOXY EMBEDS.
- SOIL BEARING CAPACITY SHALL BE A MINIMUM 1500 PSF @ 18" BELOW NATURAL GRADE (IBC TABLE 1804.2)
- 1/2" RADIUS TURN DOWN AT ALL EXTERIOR DOOR OPENINGS
- VERIFY PLACEMENT OF ALL HOLDOWNS WITH FRAMING CONTRACTOR
- TERMITE PRE-TREATMENT SHALL BE APPLIED TO THE SOIL JUST PRIOR TO POURING OF ALL CONCRETE

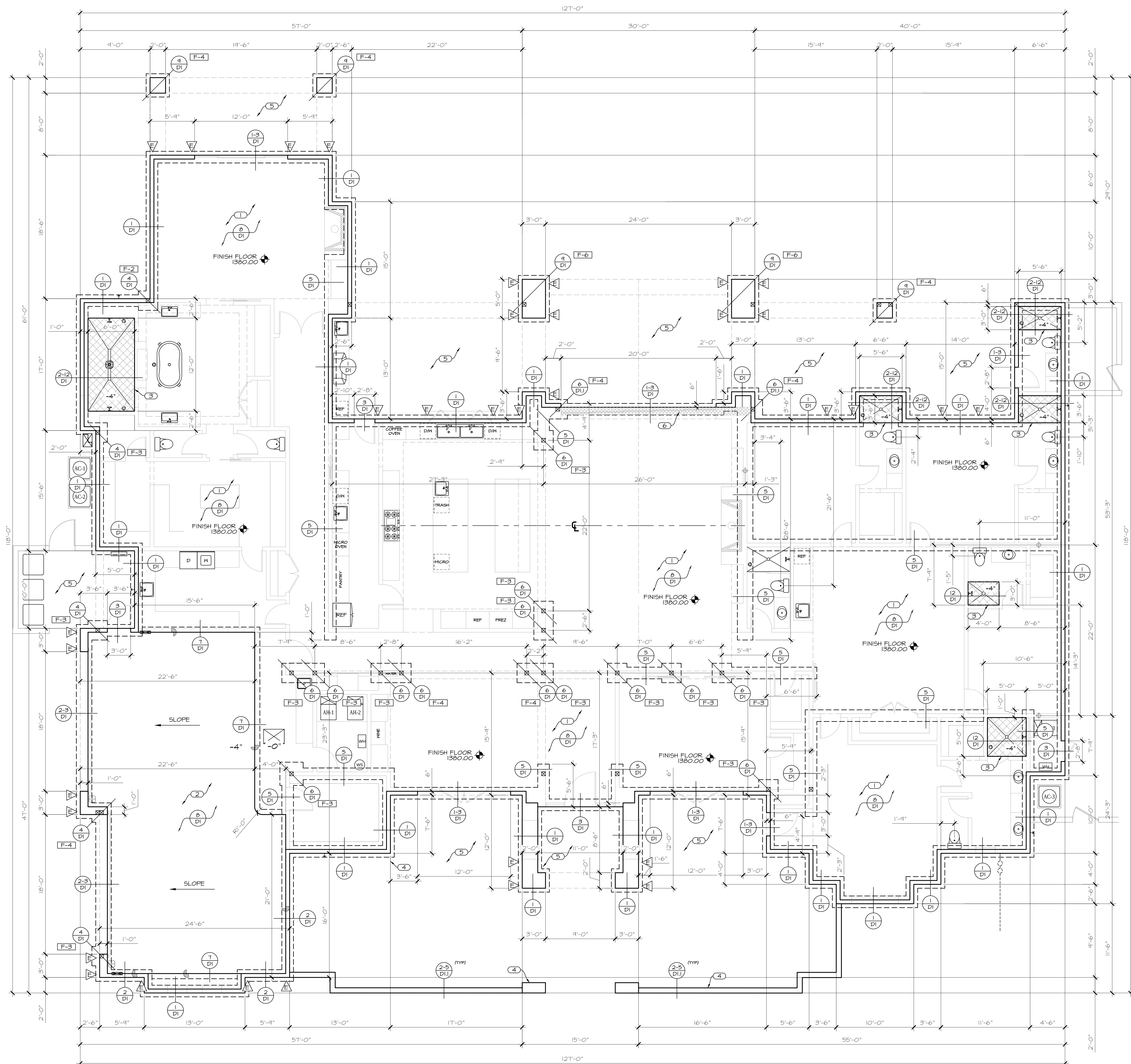
RETAINING / SITE WALL NOTES

MATERIAL SPECIFICATIONS AND NOTES PER 2015 I.B.C.
 CONCRETE: $f'_c = 2500\text{psi}$
 REINFORCING STEEL: ASTM A-615M GRADE 40
 MASONRY: CONCRETE BLOCK; $f_m = 1500\text{psi}$
 MORTAR: $f'_c = 1800\text{psi}$
 GROUT: $f'_c = 2000\text{psi}$
 JOINT REINFORCING: STD. DUR-O-WALL 9 GAUGE

- GROUT TO BE INSTALLED A MAXIMUM 4'-0" LIFTS
- ALL LAPS IN REINFORCING TO BE MIN. 40 BAR DIA. (UNO)
- USE GRANULAR MATERIAL FOR BACKFILL
- PROVIDE VERTICAL CONTROL JOINTS IN WALL AT 24' +/-
- PROVIDE 2" DIAMETER DRAINS AT 4'-0" O.C. WITH GRAVEL POCKET WHERE OCCURS
- FOR RETAINING WALL - SOLID GROUT ALL CELLS
- EQUIVALENT FLUID PRESSURE 35 psf/ft
- 1500psf BEARING CAPACITY - SOIL UNDER FOOTING TO BE UNDISTURBED AND WELL DRAINED. DO NOT USE IN ORGANIC OR FILLED AREAS
- RETAINING WALLS DESIGNED WITHOUT ANY SLOPE IN BACKFILL
- USE STD. DUR-O-WALL #1 GAUGE @ 16" FOR JOINT REINFORCING
- REFER TO SOILS REPORT WHEN AVAILABLE

KEY NOTES

- 4" CONCRETE SLAB OVER 4" ABC
- 4" SLOPED CONCRETE SLAB OVER 4" ABC
- 4" DEPRESSION FOR SHOWER PAN
- ORNAMENTAL COURTYARD WALLS AND COLUMNS
- CONCRETE PAVERS - SLOPED (CONFIRM WITH OWNER)
- CONFIRM DEPRESSION FOR THRESHOLD WITH DOOR MANUFACTURER



FOUNDATION PLAN
 SCALE: 3/16" = 1'-0"



REVISIONS

GENERAL FRAMING NOTES

ALL EXTERIOR WALL FRAMING SHALL BE A MINIMUM OF 2X6 AND MAXIMUM SPACING OF 16" O.C., WITH CONTINUOUS SHEATHING OF 3/8" ORIENTED STRAND BOARD (OSB), 6" O.C. PERIMETER NAILING AND 12" O.C. FIELD NAILING WITH 8d NAILS UNLESS NOTED OTHERWISE. (UNO)

ALL INTERIOR WALL FRAMING SHALL BE 16" O.C., WITH FULL LENGTH CONTINUOUS BACKING AT ALL VERTICAL GYPSUM BOARD CONNECTIONS.

FIRE BLOCKING AT CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES, AT THE CEILING FLOOR LEVELS, AND AT 10 FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL. IRC R302.11

FIRE BLOCKING IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENING WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, USE NON-COMBUSTIBLE MATERIALS. IRC R302.11

THE INTEGRITY OF ALL FIRE BLOCKINGS, AND DRAFT STOPS, SHALL BE MAINTAINED. IRC R302.11

ALL OPENINGS 6'-0" AND GREATER SHALL HAVE SIMPSON MS18 FROM HEADER TO KING STUDS. STRAP LENGTH EQUAL TO 2 TIMES HEADER WIDTH. (UNO)

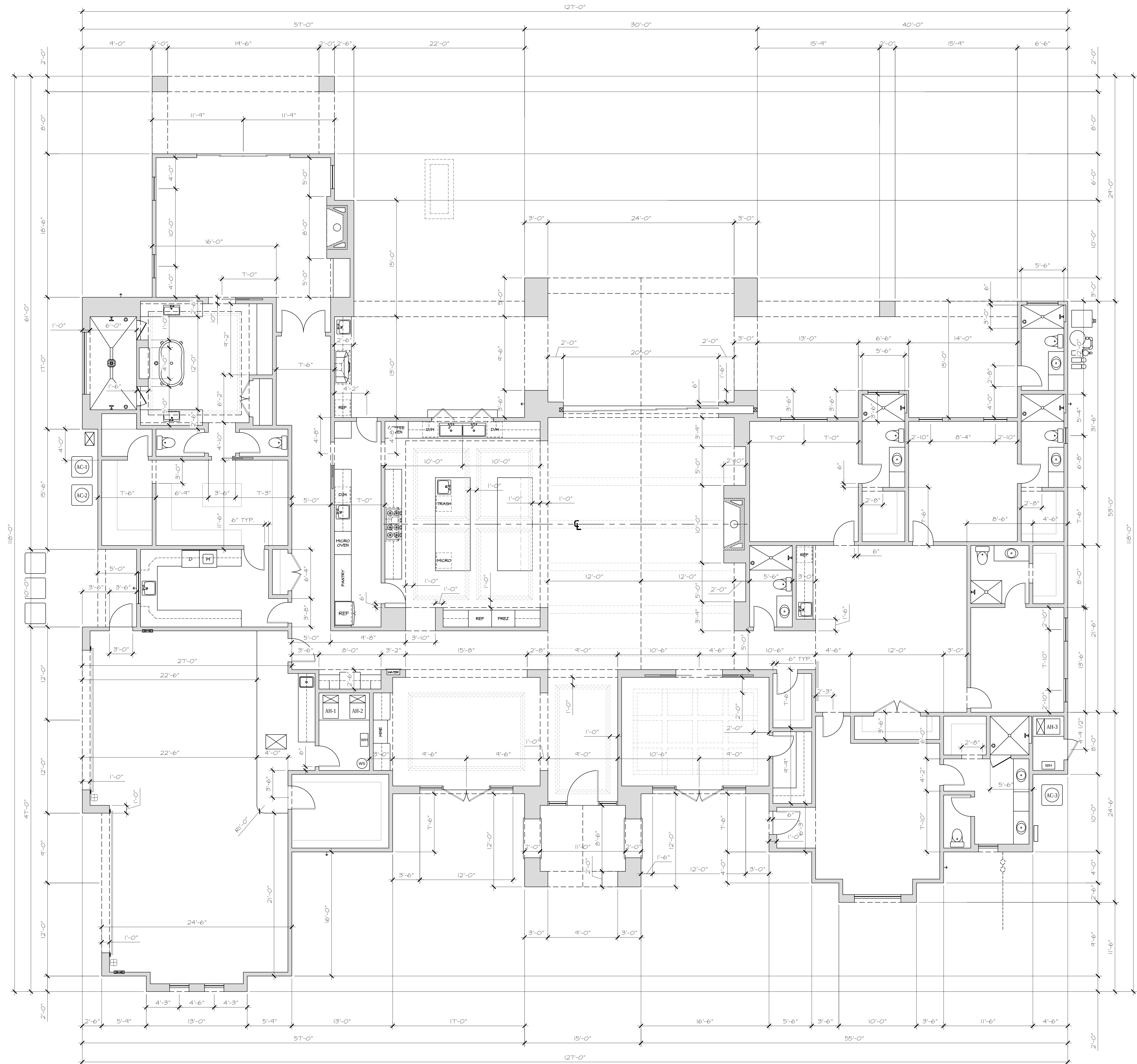
PITCHED ROOF SHEATHING SHALL BE A MINIMUM OF 1/2" OSB NER #108 OR EQUAL. 6" O.C. PERIMETER NAILING 12" O.C. FIELD NAILING WITH 8d NAILS (UNO)

FLAT ROOF SHEATHING SHALL BE A MINIMUM OF 5/8" T&G OSB NER #108 OR EQUAL. 6" O.C. PERIMETER NAILING 12" O.C. FIELD NAILING WITH 8d NAILS (UNO)

ROOF AND FLOOR TRUSSES SHALL CONFORM TO IRC, AND T.P.I. STANDARDS, AND SHALL BE ICC MANUFACTURED BY A CITY APPROVED FABRICATOR. TRUSS CALCULATION DRAWINGS SHALL BEAR THE ENGINEER'S SEAL HOLDING CURRENT REGISTRATION IN THE STATE OF ARIZONA.

ALL GIRDERS TO BE SUPPORTED BY (2) 2X STUDS, AND HAVE (2) SIMPSON H25S FROM GIRDER TO DBL TOP PLATE. UNO.

EVERY EFFORT IS MADE TO PROVIDE COMPLETE AND ACCURATE INFORMATION. IF THERE IS ANY CONFLICTING INFORMATION OR OMISSION IN THE WORKING DRAWINGS OR SUPPLEMENTAL DOCUMENTS, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE DESIGNER AND OR ENGINEER FOR A RESOLUTION.



DIMENSIONAL FLOOR PLAN
SCALE: 3/16"=1'-0"

REVISIONS	
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SYM	SIZE	SUPPORT	ALTERNATE
(1)	(2) 2x6	(1) 2x6 EACH SIDE	(1) 2X4
(2)	(2) 2x8	(1) 2x6 EACH SIDE	(1) 2X4
(3)	(2) 2x10	(1) 2x6 EACH SIDE	(1) 2X4
(4)	(2) 2x12	(2) 2x6 EACH SIDE	(2) 2X4
(5)	3.5X12 6LB	4X4 POST / (2) 2x6	(3) 2X4
(6)	3.5X13.5 6LB	4X4 POST / (2) 2x6	(3) 2X4
(7)	3.5X15 6LB	4X4 POST / (2) 2x6	(3) 2X4
(8)	5.5X12 6LB	4X6 POST / (3) 2x6	(4) 2X4
(9)	5.5X15 6LB	4X6 POST / (3) 2x6	(4) 2X4
(10)	5.5X18 6LB	6X6 POST	(4) 2x6
(11)	5.5X13.5 6LB	6X6 POST	(4) 2x6
(12)	5.5X10.5 6LB	6X6 POST	(4) 2x6
(13)	5.5X12 6LB	6X6 POST	(4) 2x6
(14)	5.5X16.5 6LB	4X6 POST / (3) 2x6	(4) 2X4
(15)	5.5X21 6LB	6X6 POST / (4) 2x6	-
(16)	H55 31X23X16"	POST PER PLAN	

SYM	TYPE	LOAD VALUE	NOTES
[H1]	LUS26 / LSU26	1070 #	-
[H2]	HUS26(2)	3335 #	-
[H3]	THA413	1615 #	-
[H4]	SURL26	1055 #	-
[H5]	LTHUA26	2100 #	-
[H6]	MTMKAQ-SDS3	2605 #	-
[H7]	HGUS50/10	4600 #	-
[H8]	HGUSQ26-2-SDS3	5565 #	-
[H9]	HTU26	3045 #	-
[H0]	HUUS26-2	3405#	-
[H11]	HGUS410	9100 #	-
[H12]	HUC26-2		-

ALL EXTERIOR WALL FRAMING SHALL BE A MINIMUM OF 2X6 AND MAXIMUM SPACING OF 16" O.C., WITH CONTINUOUS SHEATHING OF 3/8" ORIENTED STRAND BOARD (OSB). 6" O.C. PERIMETER NAILING AND 12" O.C. FIELD NAILING WITH 8d NAILS UNLESS NOTED OTHERWISE. (UNO)

ALL INTERIOR WALL FRAMING SHALL BE 16" O.C. , WITH FULL LENGTH CONTINUOUS BACKING AT ALL VERTICAL GYPSUM BOARD CONNECTIONS.

FIRE BLOCKING AT CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES, AT THE CEILING FLOOR LEVELS, AND AT 10 FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL. IRC R302.11

FIRE BLOCKING IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENING WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, USE NON-COMBUSTIBLE MATERIALS. IRC R302.11

THE INTEGRITY OF ALL FIRE BLOCKING, AND DRAFT STOPS, SHALL BE MAINTAINED. IRC R302.11

ALL OPENINGS 6'-0" AND GREATER SHALL HAVE SIMPSON
MST18 FROM HEADER TO KING STUDS. STRAP LENGTH
EQUAL TO 2 TIMES HEADER WIDTH. (UNO)

PITCHED ROOF SHEATHING SHALL BE A MINIMUM OF 1/2" OSB NER #108 OR EQUAL. 6" O.C. PERIMETER NAILING 12" O.C. FIELD NAILING WITH 8d NAILS (UNQ)

FLAT ROOF SHEATHING SHALL BE A MINIMUM OF 5/8" T&G OSB NER #108 OR EQUAL. 6" O.C. PERIMETER NAILING 12" O.C. FIELD NAILING WITH 8d NAILS (UNO)

ROOF AND FLOOR TRUSSES SHALL CONFORM TO IRC, AND T.P.I. STANDARDS, AND SHALL BE ICC MANUFACTURED BY A CITY APPROVED FABRICATOR. TRUSS CALCULATION DRAWINGS SHALL BEAR THE ENGINEERS SEAL HOLDING CURRENT REGISTRATION IN THE STATE OF ARIZONA.

ALL GIRDER TO BE SUPPORTED BY (2) 2X STUDS, AND HAVE (2) SIMPSON H25'S FROM GIRDER TO DBL TOP PLATE. U.N.O.

EVERY EFFORT IS MADE TO PROVIDE COMPLETE AND ACCURATE INFORMATION. IF THERE IS ANY CONFLICTING INFORMATION OR OMISSION IN THE WORKING DRAWINGS OR SUPPLEMENTAL DOCUMENTS, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE DESIGNER AND OR ENGINEER FOR A RESOLUTION.

TRUSS MANUFACTURER TO PROVIDER MAXIMUM SIZE MECHANICAL CHASE IN CENTERS (APPLICABLE LOCATIONS) OF ALL TRUSSES

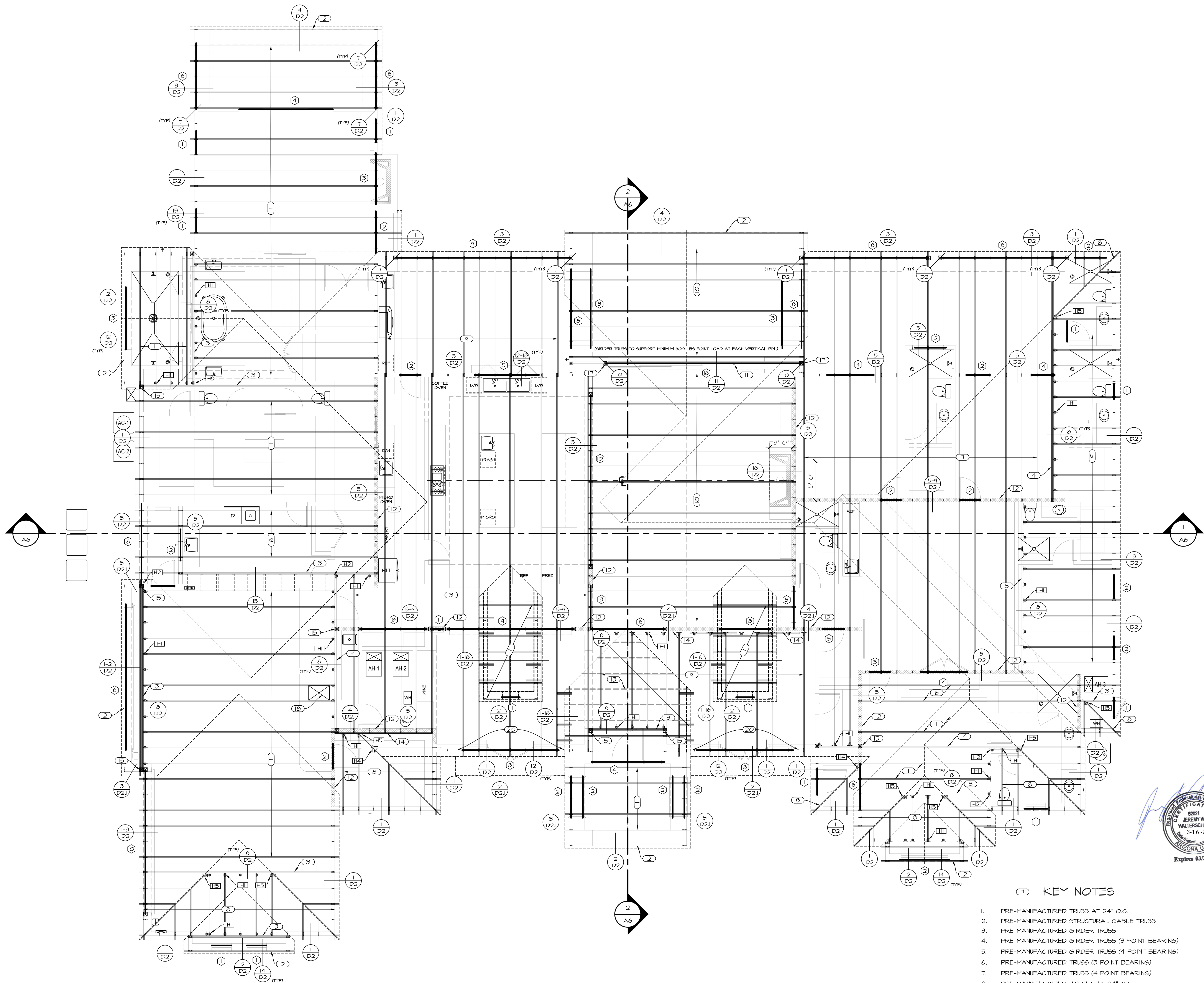
HIPS AND VALLEYS SHALL BE BUILT-IN TRUSSES WHERE APPLICABLE

SOLID 2X BLOCKING SHALL BE APPLIED TO ALL STRUCTURAL GABLES FOR OUTRIGGER ATTACHMENTS. SEE SHEET D.9

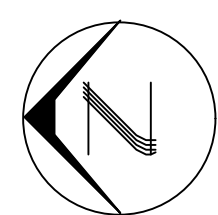
ALL EXTERIOR WALL FRAMING SHALL BE A MINIMUM OF 2X6 AND MAXIMUM SPACING OF 16" O.C. WITH CONTINUOUS SHEATHING OF 3/8" ORIENTED STRAND BOARD (OSB). 6" O.C. PERIMETER NAILING AND 12" O.C. FIELD NAILING WITH 8d NAILS UNLESS NOTED OTHERWISE (UNO) ON SHEAR WALL PLAN.

ALL BUTT JOINT SHEATHING SHALL HAVE MINIMUM SOLID 2X4 BLOCKING WITH 0.113"x2.5" NAILS AT 6" O.C. (UNO)

ALL WALL FRAMING SHALL CONFORM AND ACCOMMODATE WALL FINISHES REGARDING STONE, STUCCO, DRYWALL, ETC... REVEALS SHALL BE EQUAL AND MAINTAINED THROUGHOUT (WINDOWS, DOORS, ETC...)



2. PRE-MANUFACTURED TRUSS AT 24" O.C.
3. PRE-MANUFACTURED STRUCTURAL GABLE TRUSS
4. PRE-MANUFACTURED GIRDER TRUSS
5. PRE-MANUFACTURED GIRDER TRUSS (3 POINT BEARING)
6. PRE-MANUFACTURED GIRDER TRUSS (4 POINT BEARING)
7. PRE-MANUFACTURED TRUSS (3 POINT BEARING)
8. PRE-MANUFACTURED TRUSS (4 POINT BEARING)
9. PRE-MANUFACTURED HIP SET AT 24" O.C.
10. PRE-MANUFACTURED MONO / JACK TRUSS AT 24" O.C.
11. PRE-MANUFACTURED PARALLEL TRUSS AT 24" O.C. (VAULTED)
12. PRE-MANUFACTURED PARALLEL GIRDER TRUSS (DETAIL II-D2)
13. INTERIOR BEARING WALL
14. ROOF OVER-FRAMING PER DETAIL 6-D2 (TYP)
15. 2X6 DF LEDGER PER DETAIL 4-D2.1
16. 4X6 POST OR (3) 2X6
17. 6X6 POST OR (4) 2X6
18. 4"X4"X3/16" STEEL COLUMN TO CENTER ON BEARING ABOVE
19. ATTIC ACCESS 22'SX32'S MINIMUM
20. WALL ABOVE
21. 6X6 POST MINIMUM WHERE AWNINGS ATTACH TO WALL



FRAMING PLAN
SCALE: 3/16"=1'-0"

