



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331
(928) 634-7943
www.jerome.az.gov

AGENDA

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF JEROME JEROME CIVIC CENTER 600 CLARK STREET, JEROME, ARIZONA

TUESDAY, MAY 19, 2026, AT 6:00 PM

Due to the length of this meeting, Council may recess and reconvene at the time and date announced.

Pursuant to A.R.S. 38-431.02 notice is hereby given to the members of the Council and to the General Public that the Jerome Town Council plans to hold the above meeting. Persons with a disability may request an accommodation such as a sign language interpreter by contacting Kristen Muenz, Deputy Clerk, at 928-634-7943. Requests should be made early enough to allow time to arrange the accommodation. For TTY access, call the Arizona Relay Service at 800-367-8939 and ask for the Town of Jerome at 928-634-7943.

Notice is hereby given that pursuant to A.R.S. 1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Town Council are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. 1-602.A.9 have been waived.

Members of the public are welcome to participate in the meeting via the following options: By computer at <https://us02web.zoom.us/j/9286347943> or by telephone at **1 669 900 683**. **The Meeting ID is 928 634 7943.** A drive-up internet hotspot is now available in the parking lot in front of the Jerome Public Library. The network is Sparklight Yavapai Free Wi-Fi, and no password is required. **Please submit comments/questions at least one hour prior to the meeting** to Zoning Administrator William Blodgett at w.blodgett@jerome.az.gov.

1. CALL TO ORDER

2. APPROVAL OF MINUTES

A. The Board will vote on the minutes of the regular meeting of 04.21.2026

3. OLD BUSINESS

4. NEW BUSINESS

A. Review of new accessory features (Stairs, Deck & door) for 197 County Road.

B. The owner of 896 Hampshire is requesting approvals to add additional Bedrooms and windows to the existing structure at 896 Hampshire.

5. NEXT MEETING ITEMS

6. ADJOURNMENT

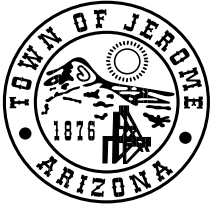
CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that this notice and agenda was posted at the following locations on or before 7 p.m. on _____ in accordance with the statement filed by the Jerome Town Council with the

Jerome Town Clerk: (1) 970 Gulch Road, side of Gulch Fire Station, exterior posting case; (2) 600 Clark Street, Jerome Town Hall, exterior posting case; (3) 120 Main Street, Jerome Post office, interior posting case.

Kristen Muenz, Deputy Town Clerk

Persons with a disability may request reasonable accommodations such as a sign language interpreter by contacting Town Hall at (928) 634-7943. Requests should be made as early as possible to allow enough time to make arrangements.



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331
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Item A.

DRAFT MINUTES

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF JEROME JEROME CIVIC CENTER 600 CLARK STREET, JEROME, ARIZONA

TUESDAY, APRIL 21, 2026, AT 6:00 PM

Due to the length of this meeting, Council may recess and reconvene at the time and date announced.

6:06PM (0:23) 1. CALL TO ORDER

Present were Chair Lance Schall, Vice Chair Becca Miller and Board members Jeanie Ready and Jera Peterson. Staff present were Zoning Administrator Will Blodgett and Accounting Clerk/Administrative Specialist Michele Sharif.

6:06PM (0:00) 2. APPROVAL OF MINUTES

A. The Board will vote on the Minutes of the regular meeting of March 17, 2026.

Chair Schall introduced the minutes for approval.

Board member Ready raised a question regarding reliance on audio recordings for meeting documentation and asked whether a backup process exists if audio were unavailable in the future. Ms. Sharif confirmed that the issue had already been addressed moving forward. The group discussed that meeting minutes procedures were revised due to the availability of audio recordings and emphasized the need to ensure recordings are consistently captured. It was noted that the new minutes format is preferred and no longer intended to be a transcript. While the previous meeting did not involve controversial matters and no significant information was lost, members agreed on the importance of diligence moving forward. Ms. Sharif and Mr. Blodgett both confirmed steps had already been taken to address the issue. Ms. Ready expressed her confidence that they will continue to manage this responsibly. Board member Ready made a motion to approve the Planning and Zoning minutes of March 17, 2026, receiving a second by board member Peterson.

Chair Schall called the question and the motion carried.

Motion to approve Planning and Zoning Meeting minutes of March 17, 2026.

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
MILLER			X			
PETERSON		X	X			
READY	X		X			
SCHALL			X			

6:09PM (3:57) 3. OLD BUSINESS

A. The applicant is requesting a new shed for 776 East Avenue.

Chair Schall entered a motion to remove the item from the table, receiving a second from Vice Chair Miller.

Motion to remove item from the table

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
MILLER		X	X			
PETERSON			X			
READY			X			
SCHALL	X		X			

After the item was removed from the table, Mr. Blodgett explained that the previous questions about the connection of the shed to the house had been answered. He handed pencil drawings to the board members because they would not copy well. The proposed shed drawings were reviewed and confirmed that the shed will be attached to the house and constructed on an existing concrete slab, with no new slab added. The shed remains fully within the existing side-yard variance footprint and does not require an expansion of the variance. Members discussed drainage and potential rain gutter concerns due to proximity to the neighboring property, noting that drainage is typically addressed during plan review and that the shed is not expected to significantly alter existing drainage patterns. Setbacks appear consistent with historic conditions on the street. Lot coverage and overall square footage were discussed, with agreement that it is unlikely the shed would cause the property to exceed the lot

coverage limit. It was clarified that the existing slab was included in the original footprint calculations, and the shed height complies with requirements when accounting for site slope, resulting in minimal impact to surrounding properties. To address any remaining uncertainty, members supported conditional approval subject to meeting all applicable zoning requirements, and no additional concerns were raised prior to proceeding toward a vote. Board member Ready moved to approve the shed at 776 East Ave., receiving a second from Vice Chair Miller. Chair Schall called the question and the motion passed by unanimous vote.

Motion to approve shed at 776 East Ave.

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
MILLER		X	X			
PETERSON			X			
READY	X		X			
SCHALL			X			

6:22PM (16:36) 4. NEW BUSINESS

A. The applicant is requesting to split lot 401-09-010F (876 Gulch Road) into two lots.

Chair Schall introduced new business.

Mr. Blodgett presented the lot split for 876 Gulch Road, dividing the existing parcel into Parcels C and D, both zoned AR. He shared that the project was designed to meet zoning standards, including minimum lot size, width, setbacks, and lot coverage. Both resulting parcels significantly exceed the 10,000-square-foot minimum, and the existing historic structure on Parcel C remains legally nonconforming without worsening its setbacks or placement. Parcel D provides ample space for future development that would comply with zoning requirements.

Board members questioned if any of this would affect the historic designation in Town. Mr. Blodgett confirmed the split does not impact the property's historic designation, and any future construction would still be subject to historic district review.

Board members sought clarification about access to Parcel D. It was confirmed that primary access to Parcel D will be from Gulch Road, ensuring the parcel is not landlocked, with access details to be formalized as needed. Mr. Blodgett also shared that a new septic system has been installed on Parcel C, representing a health and safety improvement over prior conditions. Overall, the general consensus was to recommend approval, stating the lot split meets applicable standards and raises no concerns related to access, zoning compliance, or historic impacts.

Chair Schall moved to approve the lot split at 876 Gulch Rd. receiving a second from Vice Chair Miller.

Chair Schall called the question and the motion carried unanimously.

Motion to approve lot split at 876 Gulch Road.

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
MILLER		X	X			
PETERSON			X			
READY			X			
SCHALL	X		X			

6:32PM (26:28) 5. NEXT MEETING ITEMS

Mr. Blodgett gave a brief update that there will be items on the next agenda, but what that is he is not sure at this time.

6:32PM (26:43) 6. ADJOURNMENT

Board member Ready moved to adjourn the meeting at 6:32 p.m., seconded by board member Peterson.

Chair Schall called the question and the meeting adjourned at 6:32 p.m.

Motion to adjourn at 6:32 p.m.

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
MILLER			X			
PETERSON		X	X			
READY	X		X			
SCHALL			X			

Approved: _____ Date: _____

Chair Lance Schall, Planning & Zoning Commission Chair

Attest: _____ Date: _____

Kristen Muenz, Deputy Clerk



TOWN OF JEROME

Post Office Box 335, Jerome, Arizona 86331
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Zoning Administrator Analysis Planning & Zoning Commission Tuesday, May 19, 2026

Item :

Location: 197 County Road
Applicant/Owner: Weona View II LLC
Zone: R1-5
APN: 401-06-157A
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Discussion/possible action

Background and Summary: The Applicant is requesting approval to add a new 4' x 10' steel beam deck and stairs in conjunction with a new door on the west side of the existing structure. This is intended to be another means of egress to the garden area below and along the side of the house.

Building Background: The 2007 Historic Property survey records this home as built in 2002 as a split-level single-family residence. This building is not a contributor to the Town of Jerome's Landmark status, however it is still located within the Historic overlay.

Purpose: The purpose of the site plan review is to provide for the public health, safety and general welfare, and to protect the environment and the historical character of the Town of Jerome. The plan review will include an examination of all proposed site work, and excavation and grading regulations, with special regulation of work sites with extreme slope or unstable soils. Essential to this purpose is the review of possible impacts on surrounding properties.

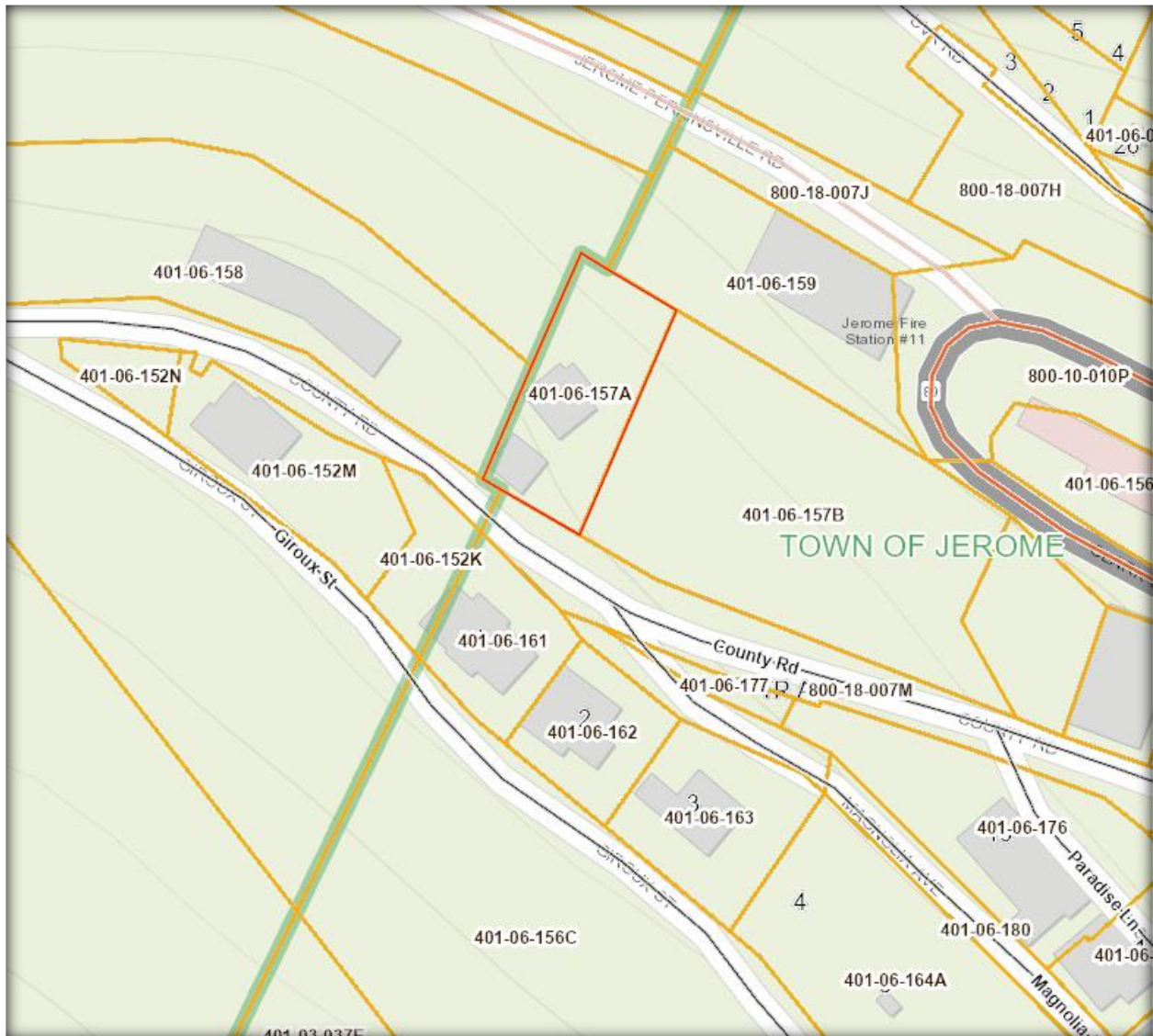
Property Standards: Section 303.1.B.2 of the Jerome Zoning Ordinance, lists "Decks" as requiring review by the Planning & Zoning Commission. Section 303.2.A.2 requires Zoning Ordinance compliance in the following; Lot Area, Lot Width, Maximum lot coverage, yard requirements, off-street parking and loading, building height, accessory building height, and any other property development standards applicable to that Zone.

Yard, Lot, and Area requirements in 502.H.10 (General Provisions) state that "No portion of any deck shall be located within (5) five feet of the lot line except in those districts where Residential use is not a permitted use. In those districts decks should conform to the required yard for that zone. Decks shall not encroach onto any public easement. Square footage of decks shall be included in lot coverage for each zoning district."

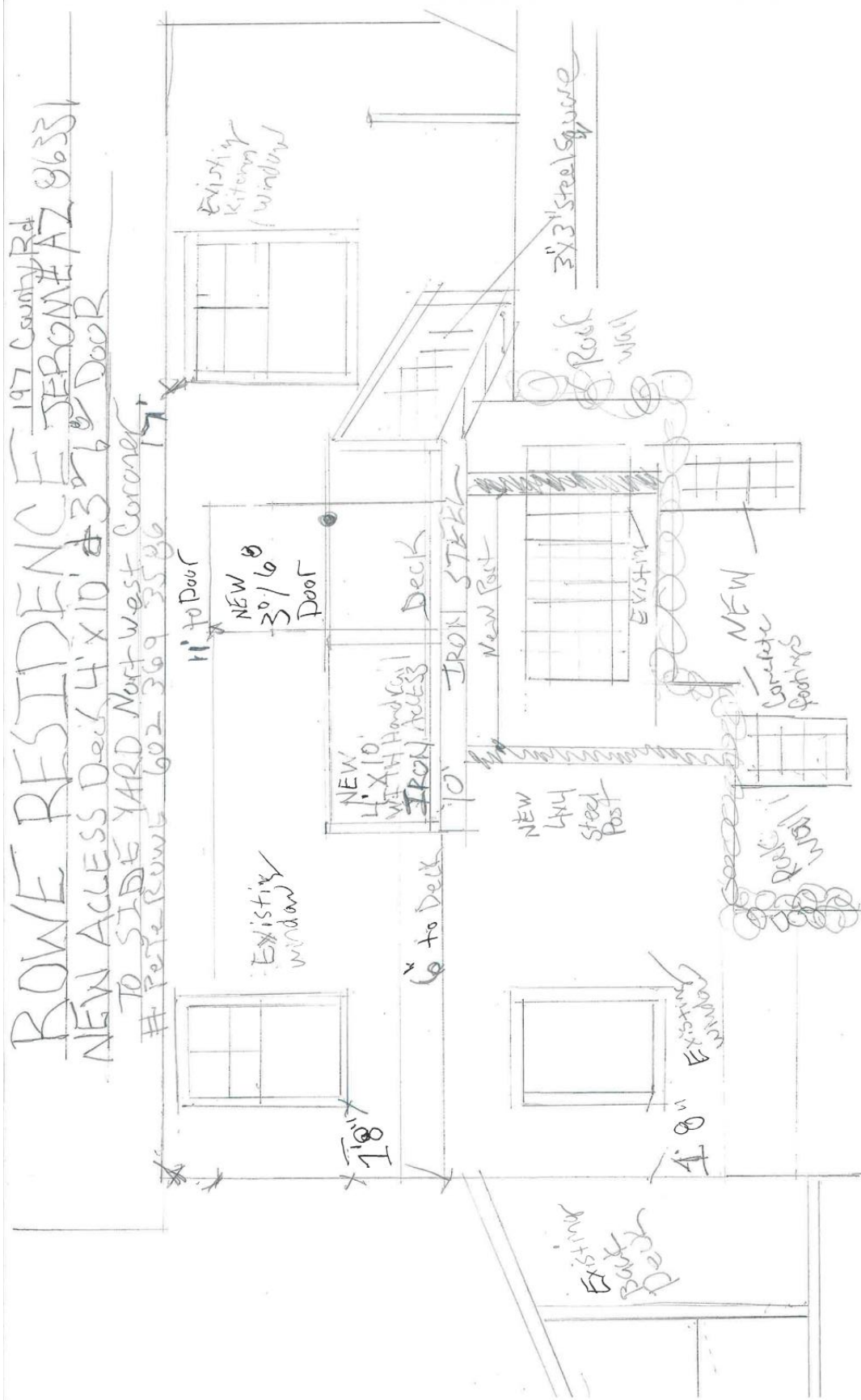
Lot Coverage standards for the AR zone in the Jerome Zoning Ordinance require that "Not more than (40) forty percent of the net area of the lot may be covered by the main building and all accessory buildings."

Response:

The proposed deck will not exist at a neat right-angle to the property line. The house is canted at about 45 degrees eastward from the property line to the west (as a datum, or "o" point). The deck is planned to be 4' wide which will bring the southwest corner close to the 5' setback limit but will not extend into the setback. The stairs and adjacent ground-level access will be improving the existing access situation should first responders be required to enter this area. The new doorway on this wall will also improve the egress from the building. As this is not a historic structure, there are no concerns as to a negative impact on existing historic buildings. All plans and information must meet code and pass inspection by the Town Building Inspector.







Application & Related Information



TOWN OF JEROME

Post Office Box 335, Jerome, Arizona 86331
(928) 634-7943

Zoning Administrator Analysis Planning & Zoning Commission

Item :

Location: 896 Hampshire Avenue
Applicant/Owner: Pathway Real Estate Investments LLC
Zone: R2
APN: 401-11-005A
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Discussion/possible action

Background and Summary: The Applicant, Pathway Real Estate Investments LLC. Is requesting approval to add three bedrooms to the 5-bedroom single-family residence at 896 Hampshire. This would include the addition of windows that are required by code to serve as emergency egress. The drawing for these changes are provided within this analysis.

Building Background: 896 Hampshire Avenue is recorded by Yavapai County as having been built as a split-level Single-Family residence in 2009. The property is not contributing to the National Historic Landmark status for the Town of Jerome, but is still located within the Historic overlay.

Purpose: The purpose of the site plan review is to provide for the public health, safety and general welfare, and to protect the environment and the historical character of the Town of Jerome. The plan review will include an examination of all proposed site work, and excavation and grading regulations, with special regulation of work sites with extreme slope or unstable soils. Essential to this purpose is the review of possible impacts on surrounding properties.

Property Standards: The Town of Jerome Zoning Ordinance in section 303.1.B.a says that “*Additions and alterations to Residential, Commercial or Industrial structures...*” will require review by the planning and zoning commission.

SECTION 506. “R-2” ZONE, SINGLE- AND TWO-FAMILY RESIDENTIAL

A. PURPOSE

This district is intended to fulfill the need for medium density residential development regulations and property development standards are designed to allow maximum flexibility and variety in residential development while prohibiting all incompatible activities. Land use is composed chiefly of single- and two-family homes, together with required recreational, religious, and educational facilities.

B. PERMITTED USES

1. One (1) single-family dwelling or one (1) two-family dwelling or one (1) modular home per lot. Mobile homes are prohibited.
2. Customary accessory uses and buildings, provided such uses are incidental to the principal use.
3. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion of or abandonment of the construction work.
4. Publicly owned and operated parks and recreation areas and centers.
5. Home occupations.

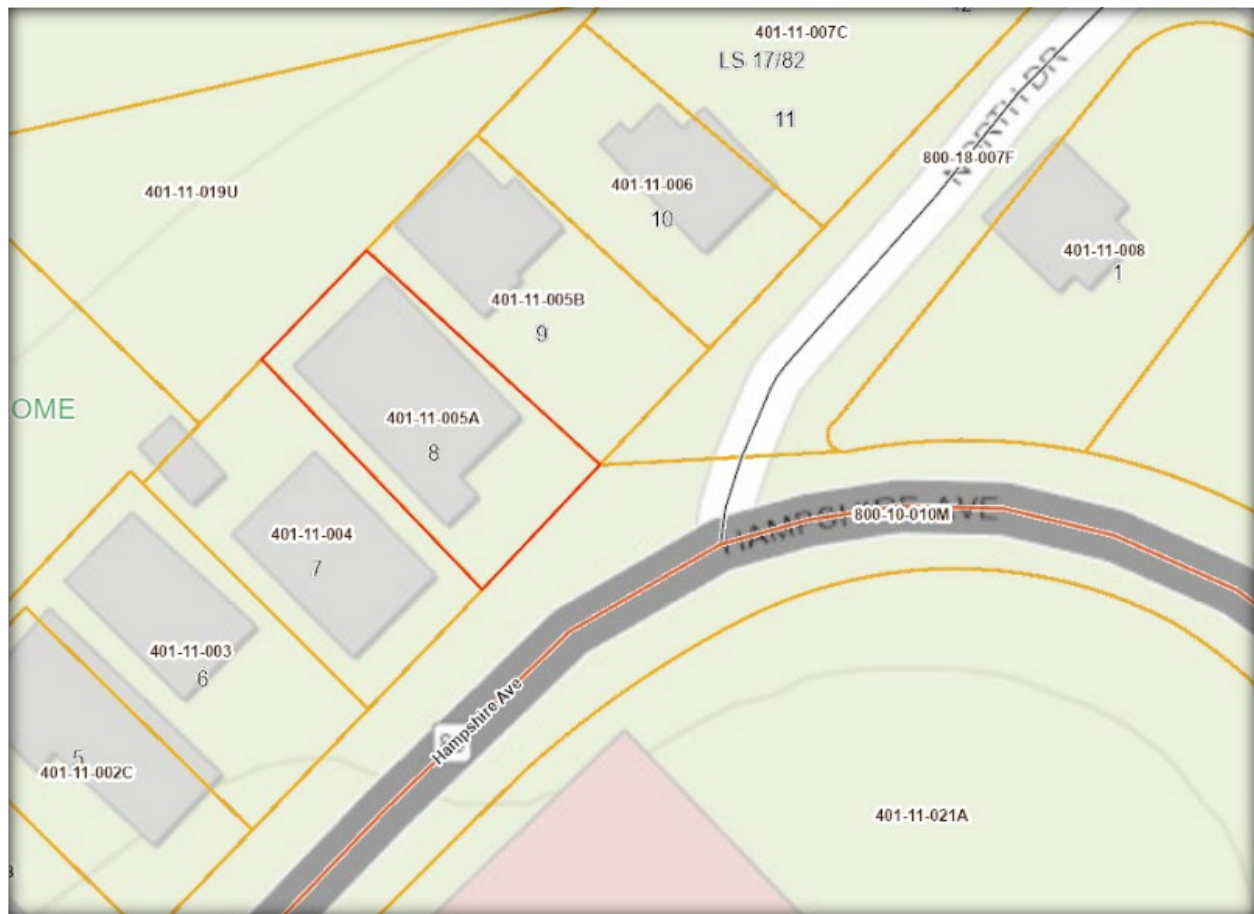
Response: The owner of 896 Hampshire, currently a 5-Bedroom single-family dwelling that is located within the R-2 Zoned strip of Hampshire. The owner desires to add 3 additional Bedrooms by removing the current living room area on the top floor. Each new Bedroom will require by code, a window that can act as emergency egress. The addition of three bedrooms would not increase the number of legal dwelling units as the required kitchen aspect that partly defines a dwelling unit is not changing, keeping the existing Single-Family use. The TOJ Zoning Ordinance does not place a limit or restriction upon the number of bedrooms within a dwelling unit. The regulations within the Ordinance limit the number of dwelling units allowed within a structure. This use is defined as:

Dwelling - a building portion thereof designed exclusively for residential purposes, including one-family, two-family, three-family and multiple dwellings; but not including hotels, fraternity and sorority houses, rest homes and nursing homes, or child care nurseries.

Dwelling, One-Family - a detached building designed exclusively for occupancy by or occupied by one (1) family for residential purposes.

KEY NOTES

- ① EXISTING MAIN RESIDENCE (1ST FLOOR) TO BE REMODED (LIVABLE)
- ② EXISTING 3 CAR GARAGE TO REMAIN INTACT (NON-LIVABLE)
- ③ EXISTING FRONT PORCH TO REMAIN INTACT (NON-LIVABLE)
- ④ EXISTING REAR PORCH TO REMAIN INTACT (NON-LIVABLE)
- ⑤ EXISTING MAIN RESIDENCE (2ND FLOOR) TO BE REMODED (LIVABLE)



896 Hampshire Avenue (401-11-005A) in Red.

Source: Yavapai County GIS

PROPERTY DESCRIPTION

OWNER'S INFORMATION: PATHWAY REAL ESTATE INVESTMENTS LLC

PROPERTY ADDRESS: 896 HAMPSHIRE AVE JEROME, AZ 86331

PARCEL# (APN): 401-11-005A

LOT SIZE: 5,000 SQ. FT
 LOT COVERAGE: 58.36% MAX COVERAGE: 60%

PROPERTY INFORMATION:
 SECTION TOWNSHIP RANGE: S23 T16N R02E
 JURISDICTION: CITY OF JEROME ZONING: R-2
 LOT#: 08
 CONSTRUCTION YEAR: 2026

PROJECT DESCRIPTION:
 NEW INTERIOR REMODEL TO DIVIDE EXISTING LIVING ROOM TO 4 NE
 BEDROOMS & CREATE A HALF BATH TO FULL BATH

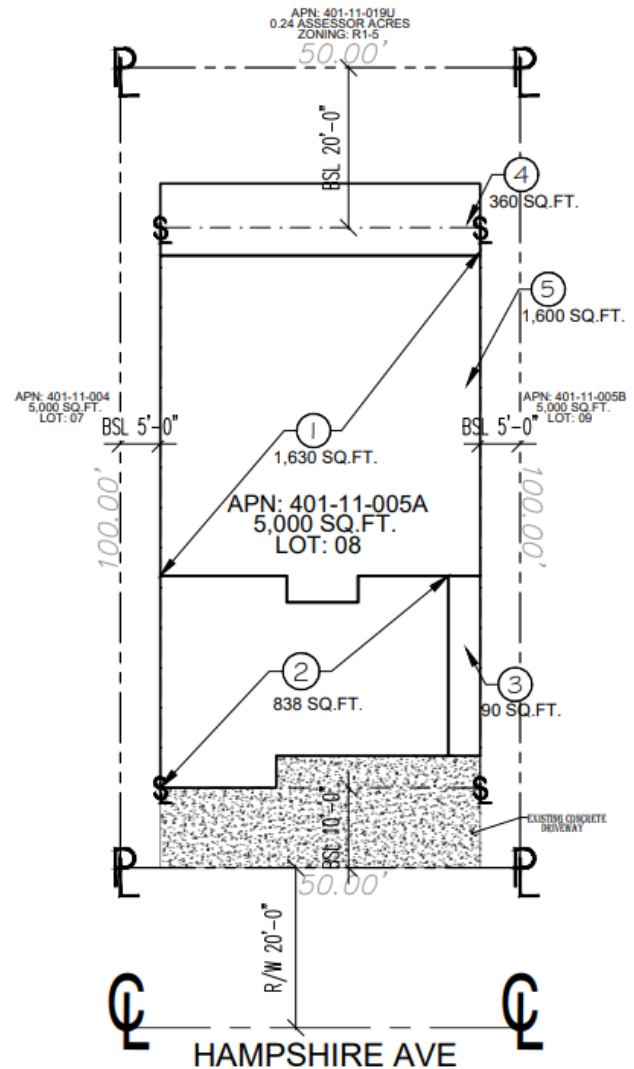
LIVABLE AREA

1. EXISTING MAIN RESIDENCE (1ST FLOOR) TO BE REMODELED (NEW 5 BEDROOMS)	1,630	SQ. F
5. EXISTING MAIN RESIDENCE (2ND FLOOR) TO BE REMODELED (FULL BATH)	1,600	SQ. F
IN TOTAL (LIVABLE):	3,230	SQ. F

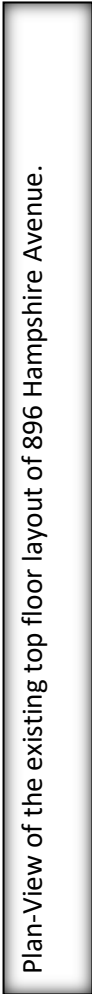
NON-LIVABLE AREA

2. EXISTING 3 CAR GARAGE TO REMAIN INTACT	838	SQ. F
3. EXISTING FRONT PORCH TO REMAIN INTACT	90	SQ. F
4. EXISTING REAR PORCH TO REMAIN INTACT	360	SQ. F
IN TOTAL (NON-LIVABLE):	1,288	SQ. F

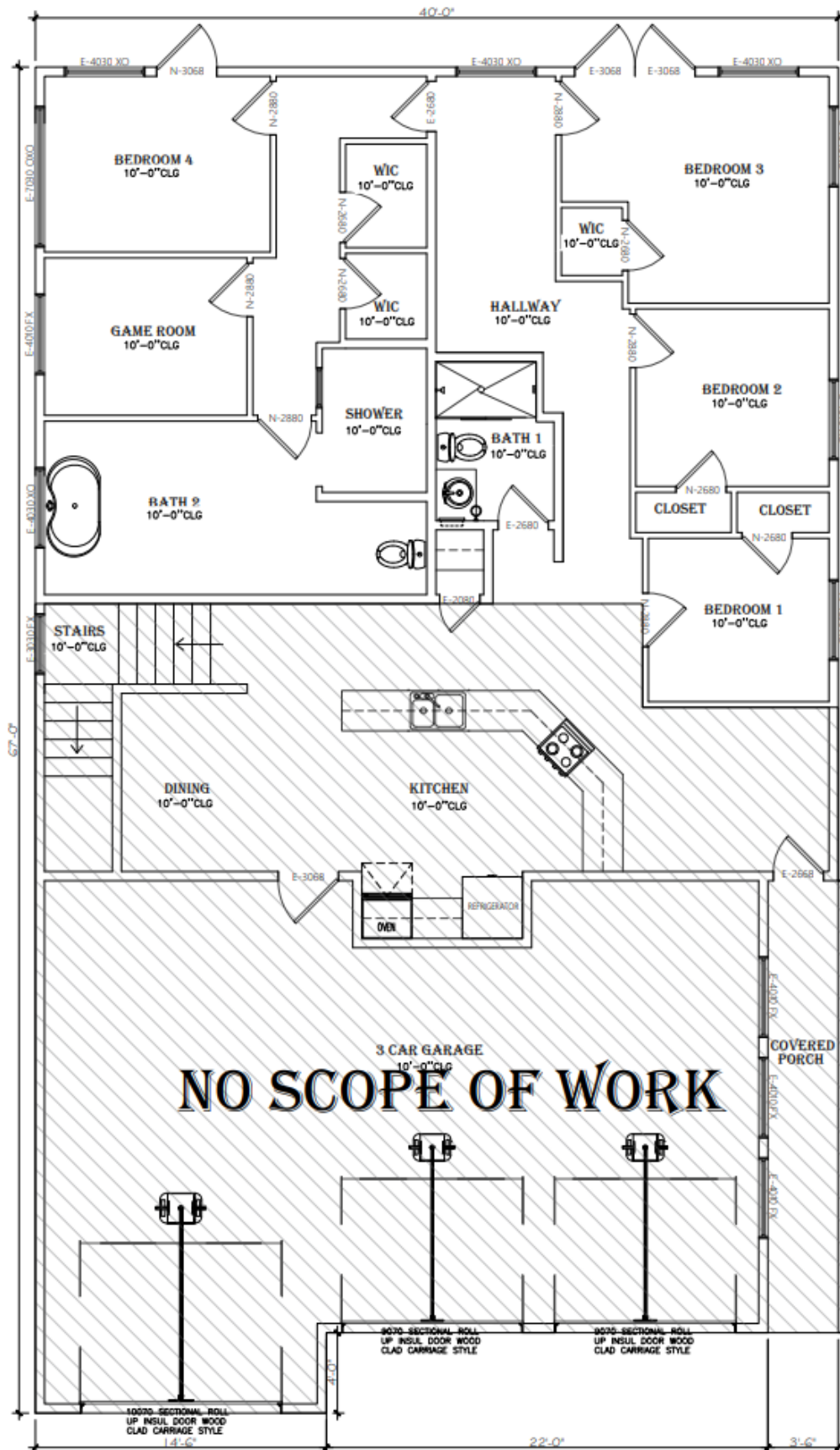
TOTAL (LIVABLE + NON-LIVABLE) : 4,518 SQ. F
 TOTAL (LIVABLE + NON-LIVABLE) LOT COVERAGE : 2,918 SQ. F



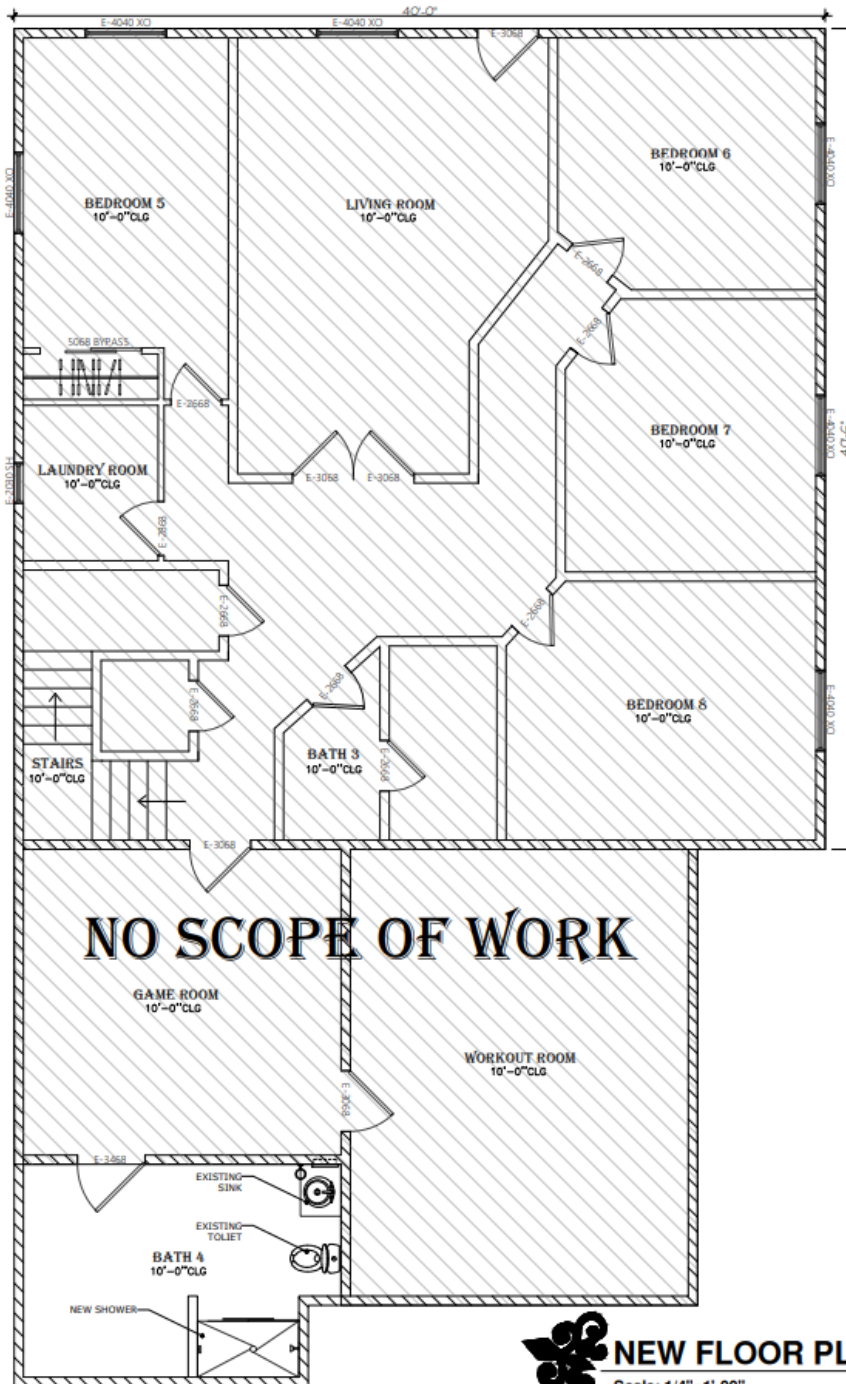
Property description information (left) and a site-plan showing the placement of the existing structure on the parcel.







Plan view of the proposed changes to the top floor, showing the removal of the living room in exchange for additional Bedrooms.



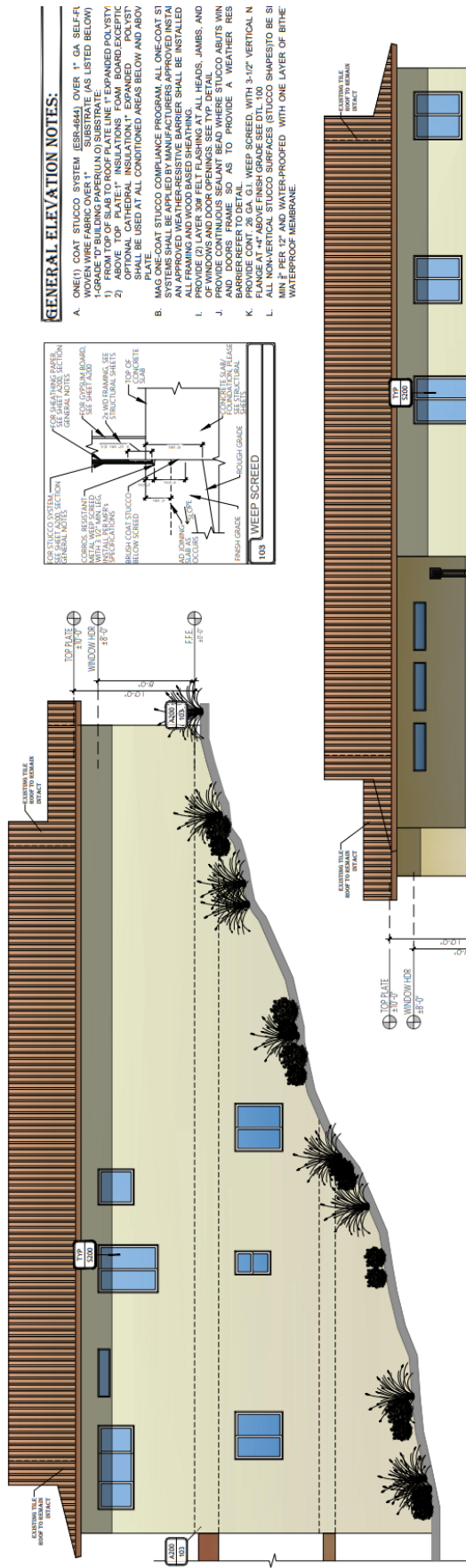
Plan view of the bottom floor, where only an additional shower is being added to an existing bathroom.



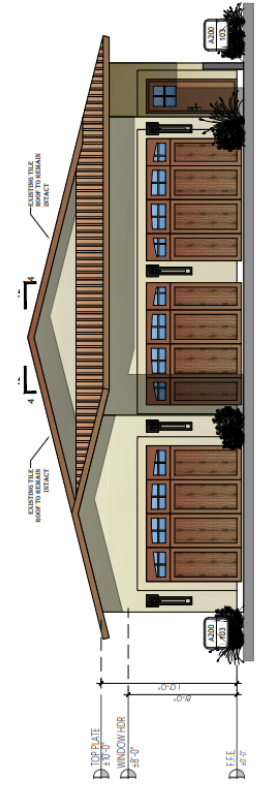
NEW FLOOR PLAN

Scale: 1/4"=1'-00"



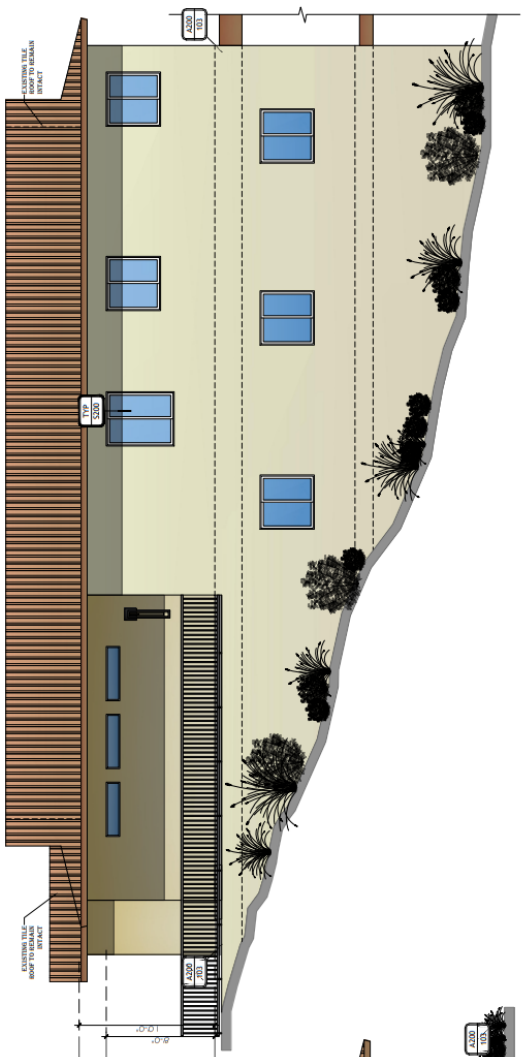
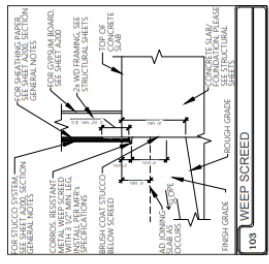


LEFT ELEVATION (EAST)
Scale: 1/4"=1'-00"



FRONT ELEVATION (NORTH)
Scale: 1/4"=1'-00"

- GENERAL ELEVATION NOTES:**
- ONE(C) COAT STUCCO SYSTEM (ESR-4664) OVER 1" GA. SELF-FLASHING METAL FLASHING (ESR-4664) (AS LISTED BELOW)
 - FROM TOP OF SLAB TO ROOF PLATE LINE 1" EXPANDED POLYSTYRENE (ESR-4664) (AS LISTED BELOW)
 - OPTIONAL CATHRAL INSULATION + EXPANDED POLYSTYRENE SHALL BE USED AT ALL CONDITIONED AREAS BELOW AND ABOVE PLATE
 - MAINT COAT STUCCO COMPLIANCE PROGRAM ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURERS APPROVED INSTALLATION
 - AN APPROVED WEATHER-RESISTIVE BARRIER SHALL BE INSTALLED
 - PROVIDE (2) LAYER 30# FELT FLASHING AT ALL HEADS, JAMBS, AND OF WINDOWS AND DOOR OPENINGS SEE TYP. DETAIL
 - PROVIDE CONTINUOUS SEALANT BEAD WHERE STUCCO ABUTS WITH BARRIER REFER TO DETAIL
 - K. PROVIDE CONT. 26 GA. G.I. WEEP SCREED, WITH 3-1/2" VERTICAL NAIL SPACING
 - L. ALL NON-VERTICAL STUCCO SURFACES STUCCO SHAPES TO BE SILENT MIN 1/2" PER 12" AND WATER-PROOFED WITH ONE LAYER OF BITHE WATERPROOF MEMBRANE



RIGHT ELEVATION (WEST)
Scale: 1/4"=1'-00"

Elevations of the front, and both sides of the building that show the required windows for the new bedrooms (acting as emergency egress)

Application & Related Information



ARCHITECTURAL SYMBOLS

	SECTION INDICATOR
	DETAIL NUMBER
	ELEVATION HEIGHT
	NOTE NUMBER
	DIFFERENCE IN FLOOR LEVEL

BUILDING CODES

2012 INTERNATIONAL BUILDING CODES.(IBC)
2012 INTERNATIONAL RESIDENTIAL CODE (IRC)
2012 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2012 UNIFORM PLUMBING CODE(UPC)
2012 INTERNATIONAL PLUMING CODES (IPC)
2011 NATIONAL ELECTRICAL CODE /NFPA-70
*WITH CODES AND AMENDMENTS OF JEROME COUNTY

SHEET INDEX

CS:	COVER SHEET
A100:	SITE PLAN
GAN:	GENERAL ARCHITECTURAL NOTES
A101:	EXISTING/DEMOLITION FLOOR PLAN
A102:	FLOOR PLAN
A103:	DIMENSIONAL PLAN
A200:	ELEVATIONS
E100:	ELECTRICAL LIGHTING PLAN
E200:	ELECTRICAL POWER PLAN 1
E300:	ELECTRICAL POWER PLAN 2
M100:	MECHANICAL PLAN
P100:	PLUMBING PLAN
GSN:	GENERAL STRUCTURAL NOTES
S200:	FRAMING ROOF PLAN

GENERAL CONTRACTOR

GENERAL CONTRACTOR: P.R.E. CONSTRUCTION SERVICES LLC
BUILDING ADDRESS: 20715 N PIMA RD SUITE 108
SCOTTSDALE, AZ 85255
PHONE NUMBER: (480)-875-8204
EMAIL: info@preconservllc.com
ROC NUMBER: 356239

BEFORE ANY CONSTRUCTION CAN BEGIN, ALL TRADES MUST HAVE COMPLETE CONFIRMATION FROM P.R.E CONSTRUCTION SERVICES LLC TO PERFORM WORK

ABBREVIATIONS

ABV:	ABOVE	FAU:	FORCED AIR UNIT	PH:	TELEPHONE
ADJ:	ADJUSTABLE / ADJACENT	FIN:	FINISH	PL:	PLATE
AIC:	AIR CONDITIONING	FX:	FIXED (PICTURE)	PT:	PRESSURE TREATED PLUMBING
ADDL:	ADDITIONAL	FR:	FRENCH	PLY:	PLYWOOD
AFF:	ABOVE FINISHED FLOOR	FLR:	FLOOR	PVC:	POLYVINYL CHLORIDE
ALT:	ALTERNATE	FD:	FLOOR DRAIN	PRV:	PRESSURE RELIEF VALV
AB:	ANCHOR BOLT	FLOU:	FLUORESCENT	PSF:	POUNDS PER SQUARE FOOT
ARCH:	ARCHITECTURAL	FT:	FOOT / FEET	PSI:	POUNDS PER SQUARE INCH
AUTO:	AUTOMATIC	FTG:	FOOTING	PL:	PROPERTY LINE
BLW:	BELOW	FND:	FOUNDATION	PR:	PAIR
BM:	BEAM	FURR:	FURRED (ING)	RAD:	RADIUS
BRG:	BEARING	FOS:	FACE OF STUD	REC:	RECEPTACLE
BTWN:	BETWEEN	FG:	FINISH GRADE	REF:	REFRIGERATOR
BLK:	BLOCK	FJ:	FLOOR JOIST	REINF:	REINFORCE (D) (ING)
BLKG:	BLOCKING	GA:	GAUGE	RIA:	RETURN AIR
BTM:	BOTTOM	GALV:	GALVANIZED	RM:	ROOM
B/O:	BOTTOM OF	GC:	GENERAL CONTRACTOR	RO:	ROUGH OPENING
BLDG:	BUILDING	GL:	GLASS GLAZING	R&S:	ROD AND SHELF
BSL:	BUILDING SETBACK LINE	GL BLK:	GLASS BLOCK	SCH:	SCHEDULE
CAB:	CABINET	GYP BD:	GYPSUM BOARD	SECT:	SECTION
CFH:	CUBIC FEET PER HOUR	GYP:	GYPSUM	SGD:	SLIDING GLASS DOOR
CL:	CENTER LINE	GI:	GALVANIZED IRON	SH:	SINGLE HUNG WINDOW
CLG:	CEILING	HDW:	HARDWARE	SHWR:	SHOWER
CLG HT:	CEILING HEIGHT	HDR:	HEADER	SHT:	SHEET
CTR:	CENTER	HVAC:	HEATING / VENTING/AIR CONDITIONING	SIM:	SIMILAR
CLR:	CLEAR (ANCE)	HC:	HOLLOW CORE /HANDYCAP	SOF:	SOFFIT
CLO:	CLOSET	H:	HIGH	SC:	SOLID CORE
CM:	CULTURED MARBLE	HT:	HEIGHT	SPEC:	SPECIFICATION
COL:	COLUMN	HOR:	HORIZONTAL	SQ:	SQUARE
COMB:	COMBUSTION	HB:	HOSE BIBB	STD:	STANDARD
CONC:	CONCRETE	HR:	HOSE	STL:	STEEL
CPT:	CARPET	IN:	INCH	STRUCT:	STRUCTURAL
CMU:	CONCRETE MASONRY UNIT	INCL:	INCLUDE (ED) (ING)	SYS:	SYSTEM
CONST:	CONSTRUCTION	INSUL:	INSULATE/INSULATION	SHTG:	SHEDDING
CONT:	CONTINUOUS OR CONTINUE	INT:	INTERIOR	TV:	TELEVISION
CJ:	CONTROL JOIN	INT:	INTERIOR	TEMP:	TEMPERED / TEMPERATURE
CT:	CIRCLE TOP/FULL ARCH TOP-WINDOW	KITCH:	KITCHEN	THK:	THICK (NESS)
D:	DEEP / DEPTH	LAV:	LAVATORY	THRES:	THRESHOLD
DTL:	DETAIL	LDY:	LAUNDRY	T.R:	TO REMAIN
DIAG:	DIAGONAL	LIN:	LINEN	T&G:	TONGUE AND GROOVE
DIA:	DIAMETER	LVR:	LOUVER	T/O:	TOP OF
DIM:	DIMENSION	LTG:	LIGHTING	TYP:	TYPICAL
DISP:	DISPOSAL	MFR:	MANUFACTURE (R)	UNO:	UNLESS NOTED OTHERWISE
DIV:	DIVISION	MAS:	MASONRY	VER:	VERTICAL
DR:	DOOR	MO:	MASONRY OPENING	VEST:	VESTIBULE
DWG:	DRAWING	MTL:	MATERIAL / METAL	VIF:	VERIFY IN FIELD
DN:	DOWN	MAX:	MAXIMUM	VIR:	VAPOR ROOF
ELECT:	ELECTRIC (AL)	MECH:	MECHANIC (AL)	VTR:	VENT THROUGH ROOF
ELEV:	ELEVATION	MC:	MEDICINE CABINET	WC:	WATER CLOSET
EA:	EACH	MIN:	MINIMUM	WP:	WATER PROOF (ING)
EB:	EYE BROW / EYEBALL	MISC:	MISCELLANEOUS	W:	WIDE / WIDTH
EJ:	EXPANSION JOINT	NTS:	NOT TO SCALE	W:	WITH
EQ:	EQUAL	O.C:	ON CENTER	WNDW:	WINDOW
EQUIP:	EQUIPMENT	OBS:	OBSURE	W/O:	WITHOUT
EXH:	EXHAUST	OPT:	OPTION (AL)	WD:	WOOD
EXIST:	EXISTING	OH:	OVERHEAD	WH:	WATER HEATER
EXT:	EXTERIOR	OPNG:	OPENING	XO / XOX:	HORIZONTAL SLIDING WINDOW CASEMENT
		OR:	OVER	CT:	WINDOW CASEMENT
		PAN:	PANEL	FX:	FIXED WINDOW
		PBD:	PARTICLE BOARD		

SUMMARY OF WORK

WHERE SPECIFIC INSTRUCTIONS IN THESE SPEC'S REQUIRE THAT A PARTICULAR PRODUCT AND/OR MATERIAL (S) BE INSTALLED AND/OR APPLIED BY AN APRVD APPLICATOR OF THE MANUFACTURER, IT SHALL BE THE SUBCONTRACTOR'S RESPONSIBILITY TO ENSURE THE WORK BE DONE BY AND APPROVED APPLICATOR.

DIMENSION NOTE: IN GENERAL, DIMENSIONS ON ARCHITECTURAL SHEETS SHALL BE CONSIDERED ROUGH (NOT FINISHED) AND NOMINAL (NOT ACTUAL). BUILDER SHALL BE RESPONSIBLE TO INTERPRET DIMENSIONING SO AS TO PROVIDED FOR CRITICAL FINISHED DIMENSIONS WHERE APPLICABLE, AND SHALL JUSTIFY PARTIAL DIMENSIONS STRINGS WITH OVERALL DIMENSION STRINGS.

ALL MATERIALS AND/OR SIZES ARE THOSE SPECIFIED BY EITHER THE BUILDER OR PROJECT ENGINEER. ALL DESIGNS, MATERIALS, & PROCEDURES ARE THOSE OF THE CLIENT AND OR BUILDER.

MINIMUM MATERIAL SPECIFICATIONS PER ATTACHED SHEET (S)

ALL REFERENCES TO AND DRAWINGS OF "EXISTING CONSTRUCTION" ARE BASED ON DRAWINGS PROVIDED TO TECHNE DESIGN BY OWNER

INDIVIDUAL SUB-CONTRACTORS AND/OR ENGINEERS SHALL BE SOLELY RESPONSIBLE FOR THE ACCURACY & CONSISTENCY OF THEIR RESPECTIVE CONSTRUCTION DOCUMENTS INCLUDED IN THIS SET.

DETAILS ON THE STRUCTURAL DRAWINGS ARE TYPICAL. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT. VERIFY ALL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS.

ARCHIPLAN DEVELOPMENTS OWNS DESIGNS, DATA, INFORMATION, GENERAL CONCEPTS, AND DETAILS CONTAINED IN THESE DRAWINGS. BRAND REFERENCES ARE ALLOWED ONLY AS COMPLEMENTARY INFORMATION. ANY OTHER USAGE IS NOT AUTHORIZED WITHOUT A WRITTEN APPROVAL SIGNED BY ARCHIPLAN DEVELOPMENTS.

CONTACT: (602) 585 1666
DRAWN BY: ANDRES CHAVEZ
CHECKED BY: ARCHIPLAN DEVELOPMENTS
DATE: 03-07-2026
SCALE: PER PLAN

896 HAMPSHIRE AVE
CLARKDALE, AZ 86324

Project Number:010

NO.	REVISIONS	DATE
1		
2		
3		
4		
5		

CS

LEGEND

(NOT ALL USED)			
PL	PROPERTY LINE	OHE	OVERHEAD EQUIPMENT LINE
SL	SET BACK LINE	UGE	UNDERGROUND ELECTRIC LINE
CL	CENTRAL LINE	S/W	EXISTING SIDEWALK
	OVERHANG	R/W	RIGHT OF WAY
WL	WATER LINE	P.U.E.	PUBLIC UTILITY EASEMENT
SEWER	SEWER LINE	B.S.L.	BUILDING SETBACK LINE
G	GAS LINE	F.F.E.	FINISHED FLOOR ELEVATION
	ROLLED CURB AND GUTTER	WM	WATER METER
	WOOD FENCE		POWER POLE
- x - x -	CHAIN LINK FENCE		BLOCK WALL
	PAVERS	CV	ELECTRIC CONTROL VALVE SIZE AS SHOWN. SEE DETAIL 601
	CONCRETE		ISOLATION VALVE LINE SIZED. SEE DETAIL 603
C	CONTROLLER PLASTIC WALL MOUNT. SEE DETAIL 600		EMITTER ON STAKER. SEE DETAIL 602
APN	WATER LINE 1/2"		SLEEVING LINE
	ASSESSOR PARCEL NUMBER		HUNTER 17 MM BLANK PLT TUBING

KEY NOTES

- EXISTING MAIN RESIDENCE (1ST FLOOR) TO BE REMOLDED (LIVABLE)
- EXISTING 3 CAR GARAGE TO REMAIN INTACT (NON-LIVABLE)
- EXISTING FRONT PORCH TO REMAIN INTACT (NON-LIVABLE)
- EXISTING REAR PORCH TO REMAIN INTACT (NON-LIVABLE)
- EXISTING MAIN RESIDENCE (2ND FLOOR) TO BE REMOLDED (LIVABLE)

SITE PLAN NOTE:

NOTE: PROPERTY LINE DIMENSIONS ON SITE PLAN ARE OBTAINED FROM COUNTY ASSESSOR'S WEBSITE AND ARE TO BE USED AS A POINT OF REFERENCE ONLY. FOR EXACT DIMENSIONS, PLEASE CONTACT A REGISTERED SURVEYOR. ARCHIPLAN DEVELOPMENTS SHOULD NOT BE HELD LIABLE IF THE DIMENSIONS FOUND ON THE COUNTY'S ASSESSOR WEBSITE ARE INACCURATE. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO GET A SURVEY OF THE PROPERTY.

Contact Arizona 811 at least two full working days before you begin excavation



ARCHIPLAN DEVELOPMENTS OWNS DESIGNS, DATA, INFORMATION, GENERAL CONCEPTS, AND DETAILS CONTAINED IN THESE DRAWINGS. BRAND REFERENCES ARE ALLOWED ONLY AS COMPLEMENTARY INFORMATION. ANY OTHER USAGE IS NOT AUTHORIZED WITHOUT A WRITTEN APPROVAL SIGNED BY ARCHIPLAN DEVELOPMENTS.

CONTACT: (602) 585 1666
DRAWN BY: ANDRES CHAVEZ
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DATE: 03-07-2026
SCALE: PER PLAN

896 HAMPSHIRE AVE
CLARKDALE, AZ 86324

Project Number:010

PROPERTY DESCRIPTION

OWNER'S INFORMATION: PATHWAY REAL ESTATE INVESTMENTS LLC

PROPERTY ADDRESS: 896 HAMPSHIRE AVE JEROME, AZ 86331

PARCEL# (APN): 401-11-005A

LOT SIZE: 5,000 SQ. FT
LOT COVERAGE: 58.36% MAX COVERAGE: 60%

PROPERTY INFORMATION:
SECTION TOWNSHIP RANGE: S23 T16N R02E
JURISDICTION: CITY OF JEROME LOT#: 08 ZONING: R-2

CONSTRUCTION YEAR: 2026

PROJECT DESCRIPTION:
NEW INTERIOR REMODEL TO DIVIDE EXISTING LIVING ROOM TO 4 NEW BEDROOMS & CREATE A HALF BATH TO FULL BATH

LIVABLE AREA

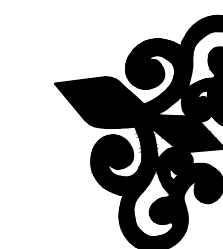
1. EXISTING MAIN RESIDENCE (1ST FLOOR) TO BE REMOLDED (NEW 5 BEDROOMS)	1,630	SQ. FT.
5. EXISTING MAIN RESIDENCE (2ND FLOOR) TO BE REMOLDED (FULL BATH)	1,600	SQ. FT.
IN TOTAL (LIVABLE):	3,230	SQ. FT.

NON-LIVABLE AREA

2.EXISTING 3 CAR GARAGE TO REMAIN INTACT	838	SQ. FT.
3. EXISTING FRONT PORCH TO REMAIN INTACT	90	SQ. FT.
4. EXISTING REAR PORCH TO REMAIN INTACT	360	SQ. FT.
IN TOTAL (NON-LIVABLE):	1,288	SQ. FT.

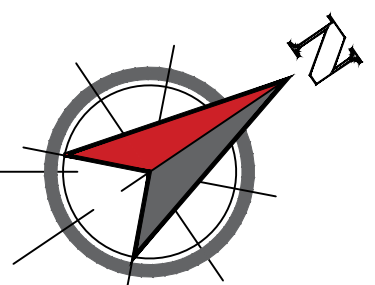
TOTAL (LIVABLE + NON-LIVABLE) : 4,518 SQ. FT.
TOTAL (LIVABLE + NON-LIVABLE) LOT COVERAGE : 2,918 SQ. FT.

VICINITY MAP



SITE PLAN

Scale: 1"=10'-00"



NO.	REVISIONS	DATE
1		
2		
3		
4		
5		

SHEET:

A100

ArchPlan DEVELOPMENTS

GENERAL

ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE BUILDING CODES AND TO ALL REQUIREMENTS AND REGULATIONS OF THE CITY, COUNTY, STATE AND/OR OTHER GOVERNING AGENCY HAVING JURISDICTION. ALL WORKMANSHIP AND MATERIAL SHALL BE FULLY GUARANTEED FOR A MINIMUM PERIOD OF ONE YEAR FROM THE TIME OF SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER. SUBMIT ALL WARRANTIES, INSTRUCTIONS, OPERATION MANUALS, ETC., TO THE OWNER BEFORE FINAL INSPECTION. PROVIDE 4" ROUND DRYER VENT AND INSTALLATION AS SHOWN ON FLOOR PLAN. BRACING, SHORING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING ERECTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAN UP ALL PACKAGING CARTONS, CONTAINERS, TRASH AND DEBRIS UPON COMPLETION OF WORK. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS TO NOTIFY GENERAL CONTRACTOR OF ANY DISCREPANCIES FOUND IN THE FIELD. PLEASE CONTACT GENERAL CONTRACTOR WITH ANY CORRECTIONS TO THIS SET OF PLANS. A HOUSE NUMBER SHALL BE DISPLAYED IN A PROMINENT MANNER SO IT IS REASONABLY VISIBLE TO EMERGENCY VEHICLES TO LOCATE THE RESIDENCE. MATERIAL, LOCATION AND MOUNTING HEIGHT PER GENERAL CONTRACTOR INSTALL PRIOR TO FINAL INSPECTION.

SITE WORK:

ALL EXISTING FINISHED PUBLIC SIDEWALKS, CURBS, STREETS, UTILITIES AND GRADE ELEVATIONS DISTURBED OR DAMAGED BY THE CONTRACTOR SHALL BE RESTORED TO PROPER QUALITY AS A PART OF THIS CONTRACT. STRIP AND REMOVE: ALL VEGETATION, ANY EXISTING DEBRIS OR RUBBLE, ALL EXISTING FILL ZONES OR STOCKPILE AND ANY OBVIOUSLY LOOSE SURFACE SOILS. SURFACE FILLS MAY BE CONSTRUCTED WITH ON-SITE NATIVE SOILS PROVIDED THEY ARE PLACED AND MAINTAINED AT MOISTURE CONTENTS BETWEEN OPTIMUM AND OPTIMUM PLUS 2%%. IMPORTED SOILS MAY BE USED IF THEY EXHIBIT LOW EXPANSION CHARACTERISTICS. PROVIDE TERMITE PROTECTION UNDER ALL CONCRETE FLOOR SLABS. CONCENTRATION SHALL NOT BE LESS THAN: TORPEDO 0.5%%%, DEMON T.C. 0.25% TO 0.5% OR DRAGNET 0.5%%%.

CONCRETE:

CONCRETE IN FOOTINGS, STEMS, FLOOR SLABS, WALKS AND DRIVES SHALL HAVE A COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAY MINIMUM UNLESS NOTED OTHERWISE. FOOTINGS SHALL BEAR ON FIRM UNDISTURBED SOIL OR ON ENGINEERED PAD CERTIFIED BY AN INDEPENDENT SOILS LAB - SEE DETAILS. CONCRETE COVERAGE FOR REINFORCING STEEL SHALL BE 3" MINIMUM. INTERIOR SLABS SHALL RECEIVE A SMOOTH TROWEL FINISH. EXTERIOR SLABS SHALL RECEIVE A "SALT" OR LIGHT "BROOM" FINISH. (U.N.O.) PROVIDE ANCHOR BOLTS PER FOUNDATION PLAN, SHEAR WALL PLAN AND DETAILS. ALL FOUNDATION SIZES AND SLAB THICKNESSES ARE PER DETAILS (U.N.O.). CONCRETE SLABS SHALL BE 4" THICK MINIMUM (U.N.O.). PROVIDE 4" MINIMUM 3/4" CRUSHED ROCK BASE COURSE UNDER ALL INTERIOR CONCRETE SLABS (U.N.O.). SLOPE OF LANDINGS AT ALL DOORS SHALL BE 1/4" PER FOOT MAXIMUM. PROVIDE CONTROL JOINTS AS SHOWN ON THE FOUNDATION PLAN OR AT 600 S.F. MAXIMUM. DO NOT LOCATE JOINTS THROUGH CERAMIC TILE OR VINYL FLOOR AREAS. SEAL ALL VOIDS AROUND PENETRATIONS THROUGH FLOOR SLABS.

CARPENTRY:

- ALL EXTERIOR SILL PLATES SHALL BE PRESSURE TREATED OR FOUNDATION REDWOOD. EXTERIOR SILL PLATE SHALL BE SEAL AND BOLTED TO FOUNDATION WALL PER DETAILS.
- ALL PRE-MANUFACTURED ROOF AND FLOOR TRUSSES SHALL CONFORM TO CURRENT CODES, ICB AND T.P.I. STANDARDS AND SHALL BE MANUFACTURED BY A CITY APPROVED FABRICATOR. TRUSS DRAWINGS SHALL BEAR THE SEAL OF AN ENGINEER HOLDING CURRENT REGISTRATION IN THE STATE OF ARIZONA. SEAL SHALL BE DATED WITHIN THE LATEST ADOPTED U.B.C. EDITION.
- IT SHALL BE THE RESPONSIBILITY OF THE FABRICATOR OF THE STRUCTURAL UNITS TO DESIGN THE UNITS AND TO SUBMIT STRUCTURAL CALCULATIONS FOR APPROVAL. STRUCTURAL CALCULATIONS SHALL BEAR THE SEAL OF AN ENGINEER HOLDING CURRENT REGISTRATION IN THE STATE OF ARIZONA. SEAL SHALL BE DATED WITHIN LATEST CITY ADOPTED IRC. LAMINATED WOOD BEAMS SHALL BE MANUFACTURED USING COMPLYING DOUGLAS FIR, WITH DESIGN AND FABRICATION CONFORMING TO STANDARD SPECIFICATIONS FOR STRUCTURAL GLUED LAMINATED DOUGLAS FIR LUMBER. LAMINATED BEAMS SHALL BE 24F-V4 FOR SIMPLE SPANS AND 24F-V8 FOR CANTILEVER SPANS, WITH ARCHITECTURAL FINISH AT INTERIOR APPLICATIONS AND ROUGH SAWN FINISH AT EXTERIOR APPLICATIONS. ALL SAWN LUMBER SHALL BEAR STAMP OF WWPA OR APPROVED TESTING AGENCY. ROOF JOISTS, FLOOR JOISTS, LEDGERS AND PLATES TO BE DOUGLAS FIT #2 OR BETTER. STUDS TO BE HEMLOCK FIR STUD GRADE OR BETTER. POSTS TO BE DOUGLAS FIR #2 OR BETTER. PLATE MATERIAL SHALL BE DOUGLAS FIR #2 OR BETTER. BEAMS AND HEADERS OF 2X OR 4X MATERIAL SHALL BE DOUGLAS FIR #2 OR BETTER.
- ROOF SHEATHING SHALL BE 1/2" THICK 5 PLY CDX EXTERIOR PLYWOOD WITH EXTERIOR GLUE OR 15/32" THICK ORIENTED STRAND BOARD NER #108 OR EQUAL. ALL PANELS SHALL BE APA GRADE TRADEMARKED WITH A 32/16 SPAN INDEX. ALL JOINTS TO HAVE 2X BLOCKING, TYP. ALL ROOF SHEATHING SHALL BE FASTENED WITH 80 COMMON AT 6" O.C. AT EDGES AND BOUNDARY. 8D AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS, OR 16 GAUGE X 1 3/4" LONG X 7/16" O.D. CROWN GALVANIZED WIRE STAPLES AT 4" O.C. AT EDGES AND BOUNDARY, AND 8" O.C. AT INTERMEDIATE. NER #272.
- SUBFLOOR-UNDERLAYMENT SHALL BE 3/4" THICK 6 PLY CC INTERIOR PLYWOOD WITH EXTERIOR GLUE OR 1 1/8" THICK ORIENTED STRAND BOARD NER #108 OR EQUAL. ALL PANELS SHALL BE APA GRADE TRADEMARKED WITH 48/24 SPAN INDEX.
- SUBFLOOR SHALL BE FASTENED WITH CONSTRUCTION ADHESIVE AND 10D NAILS AT 7" O.C. AT EDGES AND BOUNDARY, 10" O.C. AT INTERMEDIATE OR 16 GAUGE X 2 3/8" LONG X 7/16" O.D. CROWN GALVANIZED WIRE STAPLES AT 2 1/2" O.C. AT EDGES AND BOUNDARY AND 4" O.C. AT INTERMEDIATE. NER #272.
- PLYWOOD DECKING FOR EXTERIOR BALCONIES SHALL BE APA GRADE TRADEMARKED, 1-1/8" EXTERIOR. PROVIDE GROUP-1 AC WHEN ANY DECK COATING IS APPLIED DIRECTLY TO PLYWOOD, GROUP-2, CC OTHERWISE.
- ALL SHEATHING SHALL BE INSTALLED WITH STAGGERED JOINTS AND THE FACE GRAIN PERPENDICULAR TO FRAMING MEMBERS WITH A TWO SPAN MINIMUM.
- TIES WILL BE REQUIRED AT ALL SPLICES ALONG THE FASCIA BOARD. A FASCIA TIE WILL CONSIST OF A 1"x3" (SIMPSON T-31) TRUSS PLATE (OR EQUIVALENT) APPLIED TO THE BOTTOM SIDE OF THE FASCIA BOARD. ALL COLUMNS AND CORNERS ARE TO HAVE 90 DEGREE SQUARE CORNERS WITH FLAT SURFACES FROM EDGE TO EDGE. NO INWARD OR OUTWARD BOWING ACROSS FLAT PORTIONS OF ANY COLUMN OR WALL. ANY SPLIT, WARPED OR TWISTED LUMBER SHALL BE CORRECTED OR REPLACED PRIOR TO COMPLETION OF FRAMING.
- ALL LUMBER SHALL BEAR AN APPROVED GRADING STAMP.

SUPPLEMENTARY NOTES:

VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK. NOTIFY THE DESIGNER OF ANY DISCREPANCIES OR INCONSISTENCIES. VERIFY IN FIELD ALL EXISTING CONDITIONS SHOWN ON DRAWINGS. VERIFY ALL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL AND PLUMBING WITH APPROPRIATE TRADES DRAWINGS. PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURES DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING AND SHORING FOR LOADS IMPOSED DURING CONSTRUCTION, ETC. OPTIONS ARE FOR THE CONTRACTORS CONVENIENCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY IF CONTRACTOR CHOOSES AN OPTION AND SHALL COORDINATE ALL DETAILS, THE COST OF ADDITIONAL DESIGN WORK DUE TO ERRORS OR OMISSIONS IN CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR. ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL AND SIGNATURE OF AN ENGINEER REGISTERED IN ARIZONA. DETAILS ON THE STRUCTURAL ARE TYPICAL. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT. ALL PRODUCTS LISTED BY I.B.C./N.E.C. NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION(S) FOR PRODUCT(S) LISTED SHALL ALSO HAVE I.B.C. APPROVED EVALUATION REPORT(S) OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED AGENCIES. ELECTRICAL, MECHANICAL AND PLUMBING DRAWINGS ARE NOT REVIEWED

NOR APPROVED BY THE CITY OF SCOTTSDALE'S PLAN REVIEW PROCESS FOR RESIDENTIAL CONSTRUCTION. HOWEVER, CODE REQUIREMENTS STILL MUST BE SATISFIED. ENFORCEMENT SHALL BE PROVIDED BY PHOENIX'S FIELD INSPECTORS. FINISH FLOOR ELEVATION (FINISHED-BUILT) SHALL BE CERTIFIED BY THE CITY FOR FEDERAL EMERGENCY MANAGEMENT ASSOCIATION (F.E.M.A.) WHERE REQUIRED. MISCELLANEOUS SITE STRUCTURES, SWIMMING POOLS, SPAS, FENCES, SITE WALLS (INCLUDING RETAINING WALLS), AND GAS STORAGE TANKS REQUIRED SEPARATE PERMITS. ALL MECHANICAL EQUIPMENT (AIR CONDITIONING, POOL EQUIPMENT, ETC.) SHALL BE SCREENED A MINIMUM OF ONE (1) FOOT HIGHER THAN HIGHEST PORTION OF THE EQUIPMENT, AND SHALL BE COMPATIBLE WITH THE ADJACENT MAIN BUILDING. PROVIDE FIRE SPRINKLER SYSTEM PER MUNICIPALITY CODE / ORDINANCE.

LATERAL BRACING REQUIREMENTS:

- ALL EXTERIOR WALLS AND MAIN CROSS-STUD PARTITIONS SHALL BE EFFECTIVELY AND THOROUGHLY BRACED AT EACH END, OR AS NEAR THERETO AS POSSIBLE AND AT LEAST EVERY 25 FEET OF LENGTH BY ONE OF THE FOLLOWING METHODS: (UNLESS SHEARWALL SCHEDULE IS PROVIDED BY LICENSED ENGINEER).
- NOMINAL 1X4 CONTINUOUS DIAGONAL BRACES LET INTO TOP AND BOTTOM PLATES AND INTERVENING STUDS, PLACED AT AN ANGLE NOT MORE THAN 60 DEGREES OR LESS THAN 45 DEGREES FROM THE HORIZONTAL AND ATTACHED TO THE FRAMING WITH 2-8D NAILS AT PLATES AND STUDS.
- 3/8" MINIMUM CDX PLYWOOD WITH 10D @ 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE 2 LAYERS OF GRADE "D" BUILDING PAPER OVER ALL PLYWOOD WALL SHEATHING.
- THE EXTERIOR SIDE OF ALL EXTERIOR WALLS SHALL BE BRACED AT EACH END OF INSIDE AND OUTSIDE CORNERS, ALONG WITH BEING BRACED AT LEAST EVERY 25 FEET IN HORIZONTAL LENGTH. WHERE 1X4 LET-IN BRACING OR METAL "X" BRACING CANNOT BE UTILIZED DUE TO OPENINGS PROVIDE A MINIMUM OF 3/8" PLYWOOD SHEATHING FOR BRACING FROM THE CORNER TO 4'-0" BEYOND THE WALL OPENING (OR TO NEXT CORNER WHICHEVER COMES FIRST.) (SEE FRAMING AND SHEARWALL PLAN FOR ANY ADDITIONAL BRACING REQUIRED.)

FLOOR JOIST/TRUSS BRACING REQUIREMENTS:

FLOOR JOISTS AND TRUSSES GREATER THAN 2 X 10 IN DEPTH SHALL ALSO BE BRACED AT INTERVALS AS FOLLOWS:

- TRUSSES MAY BE BRACED WITH 2X....STRONG BACK BRIDGING WITH SIZE AND SPACING AS SPECIFIED IN TRUSS CALCS. (CALCS. MUST BEAR THE SEAL OF AN ENGINEER REGISTERED IN ARIZONA.)
- SOLID 2X....BLOCKING OR X- BRIDGING AS NOTED ABOVE AT 8'-0" O.C. MAXIMUM.

ALL FLOOR JOISTS AND TRUSSES SHALL BE SUPPORTED Laterally AT THE ENDS AND AT EACH SUPPORT BY ONE OF THE FOLLOWING:

- 1 X 3 WOOD CROSS BRIDGING OR METAL CROSSING BRIDGING OF EQUAL STRENGTH (SIMPSON NC, NB, OR TB METAL BRIDGING).
- CONT. 1/2" PLYWOOD PANEL NAILED WITH 8D @ 6" O.C. INTO 2 X 4 CONT. LET-IN NAILER, TRUSS ENDS, AND TOP PLATE OF BEARING WALL.

DOOR AND WINDOWS:

- ALL DOORS AND WINDOWS SHALL BE OF THE TYPES AND SIZES AS SHOWN ON THE FLOOR PLAN.
- ALL OPERABLE WINDOWS AND SLIDING GLASS DOORS SHALL BE PROVIDED WITH INSECT SCREENS. ALL DOORS TO BE 8'-0" HIGH, 1-3/4" HOLLOW CORE AT INTERIOR, 1-3/4" SOLID CORE AT EXTERIOR (U.N.O.). FURNISH AND INSTALL ALL FINISH HARDWARE AS SELECTED AND AS REQUIRED. PROVIDE SECURITY HARDWARE AS FOLLOWS: EXTERIOR SWINGING DOORS MUST BE SOLID CORE OR METAL SKIN CONSTRUCTION 1-3/4" THICK WITH 4-5/8" MINIMUM STYLE WIDTH WITH JAMBS SHIMMED SOLID FOR SIX INCHES (6") ABOVE AND BELOW THE LOCK STRIKE PLATE. IF HINGES ARE ON THE OUTSIDE, THEY MUST HAVE NON REMOVABLE PINS OR BE PIN STANDARD HINGES. ALL MAIN OR FRONT ENTRY DOORS MUST HAVE A 180 DEGREE DOOR VIEWER OR BE ARRANGED SO THAT THE OCCUPANT CAN VIEW THE IMMEDIATE AREA OUTSIDE THE DOOR THROUGH A WINDOW. DOORS FROM A DWELLING UNIT TO AN ATTACHED GARAGE ARE ALSO CONSIDERED EXTERIOR SWINGING DOORS. THE INACTIVE LEAF OF A PAIR OF DOORS SHALL BE EQUIPPED WITH CANE BOLTS, EDGE OR SURFACE MOUNTED FLUSH BOLTS TOP AND BOTTOM, WITH 1/2" MINIMUM PROJECTION TO HOLD FIRM THIS PORTION OF THE DOOR. THE ACTIVE LEAF OF A PAIR OF DOORS SHALL BE EQUIPPED WITH A DEADBOLT, AND THE LOCK SHALL BE KEY-OPERATED FROM THE EXTERIOR ONLY. DEADBOLT LOCKS ARE REQUIRED ON ALL EXTERIOR SWINGING DOORS AND MUST BE EQUIPPED WITH A MINIMUM ONE INCH (1") BOLT THROW, WRENCH RESISTANT AND CASE HARDENED COLLAR, CASE HARDENED FASTENERS WHICH THREAD INTO THE CYLINDER BODY, AND A FOUR (4) SCREW STRIKE PLATE USING TWO INCH BY NO. 8 SCREWS. SUCH LOCKS MUST BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY. NO DOUBLE KEYED LOCKS SHALL BE ALLOWED. ON ALL DOUBLE ENTRY DOORS AND FRENCH DOORS THE ASTRAGAL IS TO BE METAL. THE FINISH WILL VARY ACCORDING TO THE FOLLOWING: WITH METAL DOORS, THE ASTRAGAL WILL BE PAINTED TO MATCH THE FINISH ON THE DOOR. WITH WOOD DOORS, THE ASTRAGAL SHALL HAVE A BRONZE FINISH. EXTERIOR SLIDING DOORS MUST HAVE THE SLIDING SECTION ON THE INSIDE AND BE EQUIPPED SO THAT IT CANNOT BE RAISED OR REMOVED WHILE IN THE CLOSED AND LOCKED POSITION. AN AUXILIARY NON-KEYED LOCK MUST ALSO BE INSTALLED. THE STATIONARY SECTION SHALL NOT BE REMOVABLE FROM THE OUTSIDE. EXTERIOR WINDOWS SHALL BE CONSTRUCTED AND INSTALLED SO AS TO PROHIBIT SLIDING, RAISING OR REMOVAL OF THE MOVING SECTION WHILE IN THE CLOSED AND LOCKED POSITION. WINDOW PANELS SHALL HAVE WEATHER STRIP MOLDING OR GLAZING BEAD WHICH IS NOT EASILY REMOVED FROM THE OUTSIDE. ADJUSTABLE CLAMP LOCKS SHALL BE INSTALLED ON ALL WINDOW TRACKS TO PREVENT SLIDING. (SLEEPING-ROOM WINDOWS MAY NOT HAVE LOCKS WHICH REQUIRE A KEY OR SPECIAL KNOWLEDGE OR EFFORT TO UNLOCK) GARAGE DOORS SHALL BE EQUIPPED WITH ONE OF THE FOLLOWING TYPES: CYLINDER-TYPE LOCK, OR ELECTRIC DOOR OPERATOR WITH AN AUTOMATIC LOCK. SUCH LOCKS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEY OR ELECTRICAL POWER. ATTIC ACCESS DOORS MUST BE LOCATED IN THE INTERIOR OF THE DWELLING OR GARAGE. IF ATTIC ACCESS DOOR IS LOCATED IN THE GARAGE IT SHALL BE WEIGHTED WITH 3/4" PARTICLE BOARD. NOTE: DEVICES SHALL NOT BE INSTALLED IN A MANNER TO PREVENT PROPER EGRESS THROUGH DOORS OR BEDROOM WINDOWS AS SPECIFIED IN IRC. THE FOLLOWING LOCATIONS SHALL BE PROVIDED WITH SAFETY GLAZING: ALL EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE.
- GLAZING IN DOORS WITH DIMENSION GREATER THAN 3".
- GLAZING IN FIXED AND SLIDING PANELS OF SLIDING PANELS OF SLIDING TYPE DOORS OTHER THAN WARDROBE DOORS.
- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET.
- GLAZING IN OPENINGS WITH BOTTOM EDGE LESS THAN 18" ABOVE ADJACENT FINISHED FLOOR UNLESS GLAZED PANEL IS PROVIDED WITH A HORIZONTAL MEMBER 1-1/2" IN WIDTH LOCATED BETWEEN 24" AND 36" ABOVE FLOOR.
- GLAZING IN BATHROOMS WITH BOTTOM EDGE LESS THAN 60" ABOVE FINISH FLOOR.
- GLAZING IN FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
- ALL EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE.
- MANUALLY OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED AT A DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS.
- EMERGENCY & RESCUE OPENINGS AT SLEEPING AREAS: NET CLEAR OPENING: 5.7 SQ FT MIN; NET CLEAR OPENING HEIGHT: 24" MIN.; NET CLEAR OPENING WIDTH: 20" MIN.; WINDOW SILL HEIGHT 44" MAX. ABOVE THE FLOOR. (BASED ON R310.21-R310.2.2).

ELECTRICAL:

ELECTRICAL PANEL SHALL BE 200 AMP., 120-240 VOLT, 20 CIRCUIT BREAKER PANEL EQUIPPED WITH BREAKERS ON ALL ACTIVATED CIRCUITS (U.N.O.). -SEE ELECTRICAL DRAWING. PROVIDE 20 #4 COPPER WIRE AT FOOTING FOR USER. SMOKE DETECTORS SHALL BE PROVIDED AS NOTED PER CURRENT CODE. SEE ELECTRICAL PLAN. GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION SHALL BE PROVIDED AS NOTED. SEE ELECTRICAL PLAN. ALL ELECTRICAL OUTLETS AND SWITCHES SHALL BE LOCATED TO COMPLY WITH CURRENT CODES. ALL EXTERIOR FIXTURES SHALL BE ULL. APPROVED FOR WET LOCATIONS. ELECTRICAL BOXES AT CEILING FAN OUTLETS SHALL BE LISTED FOR THE APPLICATION/LOCATION AND SHALL BE RIGIDLY SECURED IN PLACE. TWO OR MORE 20 AMPERE SMALL APPLIANCE CIRCUITS SHALL BE PROVIDED TO SERVE THE KITCHEN, BREAKFAST AND DINING ROOM. THESE CIRCUITS SHALL HAVE NO OTHER OUTLETS. ALL OTHER CIRCUITS SHALL BE RATED AT 15 AMPS. AND EQUIPPED WITH 14 GAUGE COPPER (U.N.O.). CONDENSING UNIT DISCONNECT REQUIRES WORKING CLEARANCES AND ACCESS. AT LEAST ONE 20 AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SERVE THE LAUNDRY ROOM. THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS. ALUMINUM WIRE TO BE USED ONLY WHERE PERMITTED BY CODE I.E., 220 VOLT LOCATIONS. PROVIDE G.F.C.I. OUTLET FOR JACUZZI PUMP.

DRYWALL:

PROVIDE 1/2" GYP. BOARD AT WALLS THROUGHOUT (U.N.O.). PROVIDE 5/8" TYPE "X" FIRE CODE GYP. BOARD AT GARAGE CEILING AND WALLS COMMON TO HOUSE (AND BEARING WALLS) UNLESS NOTED OTHERWISE. AT CEILINGS PROVIDE 1/2" GYP. BD. WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN MEMBERS ARE 24" O.C. OR USE LABELED 1/2" SAG-RESISTANT GYPSUM CEILING BOARD. GYPSUM BOARD USED AT EXTERIOR LOCATIONS SHALL BE EXTERIOR TYPE (APPROVED PER I.C.C. ESR-1874). ALL GYPSUM BOARD SHALL BE NAILED WITH A FULL NAILING PATTERN AND FINISHED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL ENDS AND EDGES OF WALL BOARD SHALL OCCUR OVER AND BE NAILED TO SUPPORTS. NAIL SPACING SHALL CONFORM TO TABLE 25-G U.B.C. AND SHEAR WALL SCHEDULE. MINIMUM NAIL EDGE DISTANCE SHALL BE 3/8". THIS SHALL APPLY TO BOTH CEILING AND WALL INSTALLATION. DRYWALL SHIMS SHALL BE USED WHERE NECESSARY. OPENINGS CUT FOR OUTLETS, SWITCHES, ETC. SHALL BE OF A TOLERANCE THAT CAN BE COVERED ADEQUATELY WITH NORMAL SWITCH PLATES AND COVERS WITHOUT ADDITIONAL TAPING. DRYWALL SHALL NOT BE INSTALLED WITHOUT PROPER BACKING. ALL EXTERIOR CORNERS ON DRYWALL SHALL BE COVERED WITH NON-CORROSIVE METAL CORNER BEAD AND COVERED WITH AN ACCEPTABLE INSTALLATION OF JOINT COMPOUND. DRYWALL RETURNS, COMPLETE WITH NON-CORROSIVE METAL CORNER BEADS SHALL BE INSTALLED AT TOP AND SIDES OF ALL BI-FOLD AND BIPASS DOOR OPENINGS, (IF NECESSARY), WALL CORNERS AND OPENINGS, AND COVERED WITH AN ACCEPTABLE INSTALLATION OF JOINT COMPOUND. PROVIDE ROUNDED CORNER BEAD (U.N.O.). WATER-RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT, ALSO INCLUDES AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS INSTALLED IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. (R702.4.2).

PLUMBING:

ALL WATER PIPE TO BE COPPER TYPE "L" BELOW GRADE W/O FITTINGS AND TYPE "M" ABOVE GRADE OR APPROVED EQUAL. PROVIDE ONE EXPANSION CHAMBER PER LINE. PROVIDE 3/4" TEE WITH 3" CAPPED STUB AT FRONT HOSE BIBB. TEE SHALL BE INSTALLED ON THE STREET SIDE OF THE SHUT OFF VALVE. ALL WASTE AND VENT PIPE TO BE PLASTIC ABS SCHEDULE 40 BELOW GRADE. ABS OR PVC ABOVE GRADE. ALL VENTS SHOULD BE VENTED TO REAR OF HOUSE. WATER HEATER TO BE ELECTRIC (OR GAS IF NOTED) 100 GALLON MINIMUM. (NATURAL GAS WATER HEATER WHERE APPLICABLE - VENT WITH APPROVED DOUBLE WALL VENTILATION SYSTEM) - U.P.C., CHAPTER 13 AND IRC SEC. G2407. PROVIDE WATER HEATER WITH TEMP/PRESSURE RELIEF VALVE AND DRAIN LINE TO THE EXTERIOR OF BUILDING. SLOPE DRAIN LINE AND SUPPORT @ 32" O.C. MAXIMUM. TERMINATE IN A DOWNWARD POSITION, 2" MAXIMUM AND 6" MINIMUM ABOVE FINISHED GRADE. PLUMBING FIXTURES SHALL BE AS FOLLOWS: SOLDERERS AND FLUX HAVING A LEAD CONTENT IN EXCESS OF TWO-TENTHS OF ONE PERCENT SHALL NOT BE USED IN THE INSTALLATION OR REPAIR OF ANY PLUMBING IN RESIDENTIAL OR NON-RESIDENTIAL FACILITIES PROVIDING WATER FOR HUMAN CONSUMPTION WHICH ARE CONNECTED TO PUBLIC WATER SYSTEM.

- WATER CLOSETS: 1.6 GALLONS PER FLUSHING CYCLE MAXIMUM FLOW RATE OR QUANTITY
- SHOWER HEADS: 2.5 GPM AT 80 PSI MAXIMUM FLOW RATE OR QUANTITY
- SINKARY FAUCETS: 2.2 GPM AT 60 PSI MAXIMUM FLOW RATE OR QUANTITY
- LAVY FAUCETS: 2.2 G.P.M. AT 60 PSI MAXIMUM FLOW RATE OR QUANTITY

HOT WATER DEMAND CONTROLLED RECIRCULATION PUMP AT EACH HEATER LOCATED MORE THAN 20 FEET FROM FURTHEST FIXTURE SERVED.
ALL WATER HEATERS ARE SEALED-COMBUSTION UNITS WHERE VENTILATION ALLOWS.

PAINT:

ALL EXTERIOR WOOD AND OTHER UNPRIMED TRIM SHALL RECEIVE TWO (2) COATS OF EXTERIOR GRADE PAINT. THE FIRST COAT (PRIME COAT) SHALL BE A SEPARATE OPERATION. PRIME COAT SHALL BE APPLIED WITHIN SEVEN (7) DAYS OF COMPLETION OF EXTERIOR TRIM. EXTERIOR SECTIONS OF EXPOSED EXTERIOR SHEET METAL INCLUDING ACCESS PANELS, HEAT PUMPS AND AIR CONDITIONING DUCT, ROOF VENTS, FLASHING, GUTTERS AND DOWN-SPOUTS TO BE PAINTED ON (1) COAT OF METAL PRIMER AND ONE (1) COAT OF EXTERIOR LATEX. ALL SHEET METAL ITEMS AND EXPOSED PLASTIC PIPE LOCATED ON THE ROOF SHALL BE PAINTED A COLOR TO MATCH THE ROOF. COLOR SELECTION BY BUILDER. IMMEDIATELY AFTER INSTALLATION, THE GARAGE SERVICE DOOR AND FRENCH DOORS SHOULD BE PRIMED INSIDE, OUTSIDE AND ALL EDGES. IN ADDITION, IT SHOULD BE FINISHED WITH TWO (2) COATS OF HIGH QUALITY EXTERIOR PAINT ON ALL SURFACES. PRE-MANUFACTURED ITEMS SHALL BE TOUCHED UP AS NECESSARY. (I.E. CABINETS, DOORS, ZERO CLEARANCE FIREPLACES, AIR REGISTERS, LIGHT FIXTURES, ETC.) ALL BATHROOMS, KITCHEN WALLS, AND CEILINGS WILL BE PAINTED SEMI-GLOSS ENAMEL (U.N.O.). ALL OTHER WALLS AND CEILING AREAS WILL BE PAINTED FLAT LATEX ENAMEL (U.N.O.). ALL INTERIOR WOODWORK SUCH AS DOORS, BASE, CASING, ETC., SHALL BE PAINTED LATEX ENAMEL (HIGH GLOSS) (U.N.O.). THE TOP AND BOTTOM OF EACH DOOR MUST BE PAINTED AT THE SAME TIME AS THE REST OF THE HOUSE. ALL EXTERIOR PAINT SHALL BE LATEX. ALL WOODWORK SHALL BE SANDED BEFORE PAINTING AND BETWEEN COATS OF PAINTS. ALL INTERIOR BASE, CASING, SHELVING (TOP AND BOTTOM), ETC. SHALL BE CAULKED AND NAIL HOLES FILLED. CAULK OR OTHERWISE SEAL AROUND ALL OPENING IN THE EXTERIOR ENVELOPE OF THE HOME, AT ALL JOINTS BETWEEN DISSIMILAR MATERIALS AND AT JUNCTIONS OF MAJOR COMPONENTS, SUCH AS WALL TO FLOOR. CAULKING SHALL BE A SILICONE BASE OR BUTYL RUBBER BASE, CONFORMING TO FEDERAL SPECIFICATIONS (TT-9-1543 AND TT-S-1657).

INSULATION:

INSTALL INSULATION AT ALL CEILING AREAS AND/OR ROOF AREAS AND ALL VERTICAL WALLS AS INDICATED ON THE DRAWINGS AND AT AREAS MINIMUM INSULATION SHALL BE PROVIDED AS FOLLOWS: NECESSARY TO PROPERLY INSULATE THE BUILDING TO FORM A TIGHT, CONTINUOUS ENVELOPE AT ALL CONDITIONED SPACES. CERTIFY INSULATION VALUES BY PLACING CERTIFICATION CARDS IN GARAGE, SPECIFYING NUMBER OF BAGS OF BLOW, AREA OF COVERAGE, THICKNESS OF INSULATION (SETTLED DENSITY) AND R-FACTORS OF WALLS, CEILINGS, ETC. INSULATION AT ROOF AND WALLS TO BE "ICYNENE" OR SIMILAR TO MEET R-VALUE REQUIREMENTS.

- FRAME WALLS: R19 MINIMUM
- MASONRY WALLS: R11 MINIMUM
- CEILINGS: R38 MINIMUM BLOW CELLULOSE AT FLAT CEILING (WHERE FEASIBLE); R38 MINIMUM AT VAULTED AREAS

MECHANICAL:

ALL FURNACE AND AIR CONDITIONERS SHALL HAVE A S.E.E.R. RATING OF 14.00 OR BETTER ON ALL SIZE UNITS. ALL AIR CONDITIONING AND HEATING SYSTEMS SHALL BE DESIGNED, SIZED AND INSTALLED BY THE SUBCONTRACTOR TO MAINTAIN A MINIMUM INTERIOR TEMPERATURE OF 68° (DEGREES) F. AIR REGISTERS SHALL BE OF CLOSEABLE TYPE LOCATED PER PLAN. RETURN AIR GRILLES SHALL ALSO BE LOCATED PER PLAN. ALL REGISTERS FOR WALLS AND CEILINGS ARE TO BE WHITE IN COLOR. PROVIDE 4" ROUND DRYER VENT AND INSTALLATION AS SHOWN ON FLOOR PLAN. INSTALL EXHAUST FAN HOUSING (SUPPLIED BY ELECTRICIAN) AND VENT AND DUCT FROM VENTED RANGE HOOD OR MICROWAVE. SEAL AND CAULK DUCTS WHERE THEY PENETRATE FRAMING MEMBERS AND FINISH MATERIALS. MECHANICAL CONTRACTOR TO MAKE FINAL CONNECTIONS FOR CONDENSATION LINES AT ALL AIR HANDLER UNITS. ALL MECHANICAL EQUIPMENT INSTALLED IN ATTIC SHALL COMPLY PER CURRENT CODES. MECHANICAL EQUIPMENT SHALL NOT BE VISIBLE FROM THE PUBLIC STREET. ALL EXHAUST FANS SHALL PROVIDE FIVE AIR CHANGES PER HOUR MINIMUM. COMBUSTION AIR REQUIREMENTS AND VENTILATION FOR INSTALLED GAS APPLIANCES SHALL COMPLY PER CURRENT CODES INCLUDING BUT NOT LIMITED TO WATER HEATERS, FIREPLACES, ETC. - VENT WITH APPROVED DOUBLE WALL SYSTEM. ALL DUCTWORK IN GARAGE SHALL BE MINIMUM 26 GAUGE WITH NO VIBRATION ISOLATION MATERIAL IN DUCT.

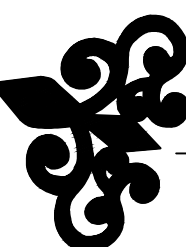
- AIR SUPPLY DUCTS SHALL BE INSTALLED TO A MINIMUM R-4.2 IN CONDITIONED SPACES AND R-8 IN UNCONDITIONED SPACES
- REFRIGERANT PIPING SHALL BE INSULATED TO A MINIMUM R-2.

MASONRY:

CONCRETE MASONRY UNITS SHALL BE GRADE "N1", F'M = 1350 P.S.I., ASTM C-90. MASONRY MORTAR SHALL BE TYPE "S", F'M = 1800 P.S.I., ASTM C-270. CONCRETE GROUT: F'M = 2000 P.S.I., ASTM C-94. REINFORCING STEEL: F'M = 40 P.S.I., A615-40. ALL CONCRETE MASONRY UNITS SHALL BE REINFORCED AS FOLLOWS: INSTALL VERTICAL STEEL AT ALL CORNERS, INTERSECTIONS, AND ENDS OF WALLS, AT EACH JAMB OF ALL OPENINGS AND AS SHOWN AND DETAILED ON THE DRAWINGS. PROVIDE DUR-O-WIRE 9 GAUGE REINFORCEMENT AT 16" O.C. VERTICAL. ALL CELLS WITH REBAR SHALL BE GROUTED SOLID.

STUCCO:

"STOPOWERWALL" STUCCO SYSTEM OR EQUAL SHALL BE INSTALLED DIRECTLY OVER OPEN FRAMING WITH STUDS SPACED A MAXIMUM OF 16" ON CENTER. PLACE STYRENE BOARD, 2X8 OR 4X8, HORIZONTALLY WITH TONGUES OR LAPS UPWARD TO PREVENT WATER PENETRATION OVER MINIMUM (1) LAYER GRADE "D" BUILDING PAPER OR (1) LAYER TYPE 15 FELT BUILDING PAPER. ALL VERTICAL JOINTS MUST OCCUR ON STUDS. SHEATHING IS TEMPORARILY HELD IN PLACE WITH 1 1/2" LONG ROOFING NAILS OR EQUIVALENT. APPLY A 1" NO. 20 GAUGE GALVANIZED WIRE FABRIC TIGHTLY OVER THE STYRENE BOARD SURFACE AND STAPLE OR NAIL IN ACCORDANCE WITH THE CODE AT EACH STUD AND ALL PLATES. ALL FASTENERS MUST BE LONG ENOUGH TO PENETRATE THE FRAMING MEMBERS 3/4". APPLY THE STUCCO MIXTURE TO A MINIMUM THICKNESS OF 3/8" WITH MEDIUM TROWEL PRESSURE. PROVIDE GALVANIZED METAL OR APPROVED PLASTIC 3 1/2" J-SHAPED TRIM. PIECES ARE USED AT WINDOWS WHERE FOAM WOULD BE LEFT EXPOSED. IF J-TRIM SHAPES ARE USED AT WINDOWS AND DOORS ABUTTING, METAL EDGES SHALL BE CAULKED WITH DAP ACRYLIC LATEX NO. 11465, TREMCO CAULKING, OR OTHER APPROVED EQUAL. SEAL OPENINGS AROUND HOSE BIBBS, ELECTRICAL PANELS OR ANY HOLES IN THE SUBSTRATE SURFACE WITH A SPRAY TYPE URETHANE TO PREVENT MOISTURE PENETRATION. COVER OUTSIDE CORNERS WITH METAL CORNER REINFORCEMENT. COVER INSIDE CORNERS WITH 2" NYLON MESH TAPE STAPLED TO THE SHEATHING AND SEALED WITH AN EXTERIOR JOINT COMPOUND. PROVIDE EXPANSION JOINTS IN ACCORDANCE WITH LOCAL ACCEPTED PRACTICES. "STOPOWERWALL" STUCCO SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH I.C.C. ESR-2923. INSULATION BOARD SHALL BE TYPE II EXPANDED POLYSTYRENE (E.P.S.) I.C.C. ESR-3228 OR OTHER I.C.C. APPROVED TYPE II E.P.S. ALL FOAM APPLICATIONS SHALL COMPLY TO CURRENT CODES WEATHER RESISTIVE BARRIER APPLICATION SHALL COMPLY TO CURRENT CODES. PROVIDE 26 GAUGE G.I. WEEP SCREED 3/4" BELOW BOTTOM PLATE AND 5 1/4" MINIMUM ABOVE FINISHED GRADE. PROVIDE 1/2" ASPHALT IMP. SHEATHING IN LIEU OF FOAM AT ALL ATTIC AREAS AND GARAGE WALLS. THE BUILDING SAFETY DEPARTMENT WILL REQUIRE THE INSTALLATION CARD FROM THE STUCCO MANUFACTURER APPROVED APPLICATIONS BE ON THE JOB BEFORE THE APPLICATION OF THE WEATHER-RESISTIVE BARRIER. A COPY OF THE INSTALLATION CARD MUST BE PRESENTED TO THE BUILDING INSPECTOR AFTER THE COMPLETION OF WORK AND BEFORE FINAL INSPECTION AND THE INSTALLATION CARD SHALL BE LEFT AT THE JOBSITE FOR THE HOMEOWNER. STUCCO IS INTEGRALLY COLORED.

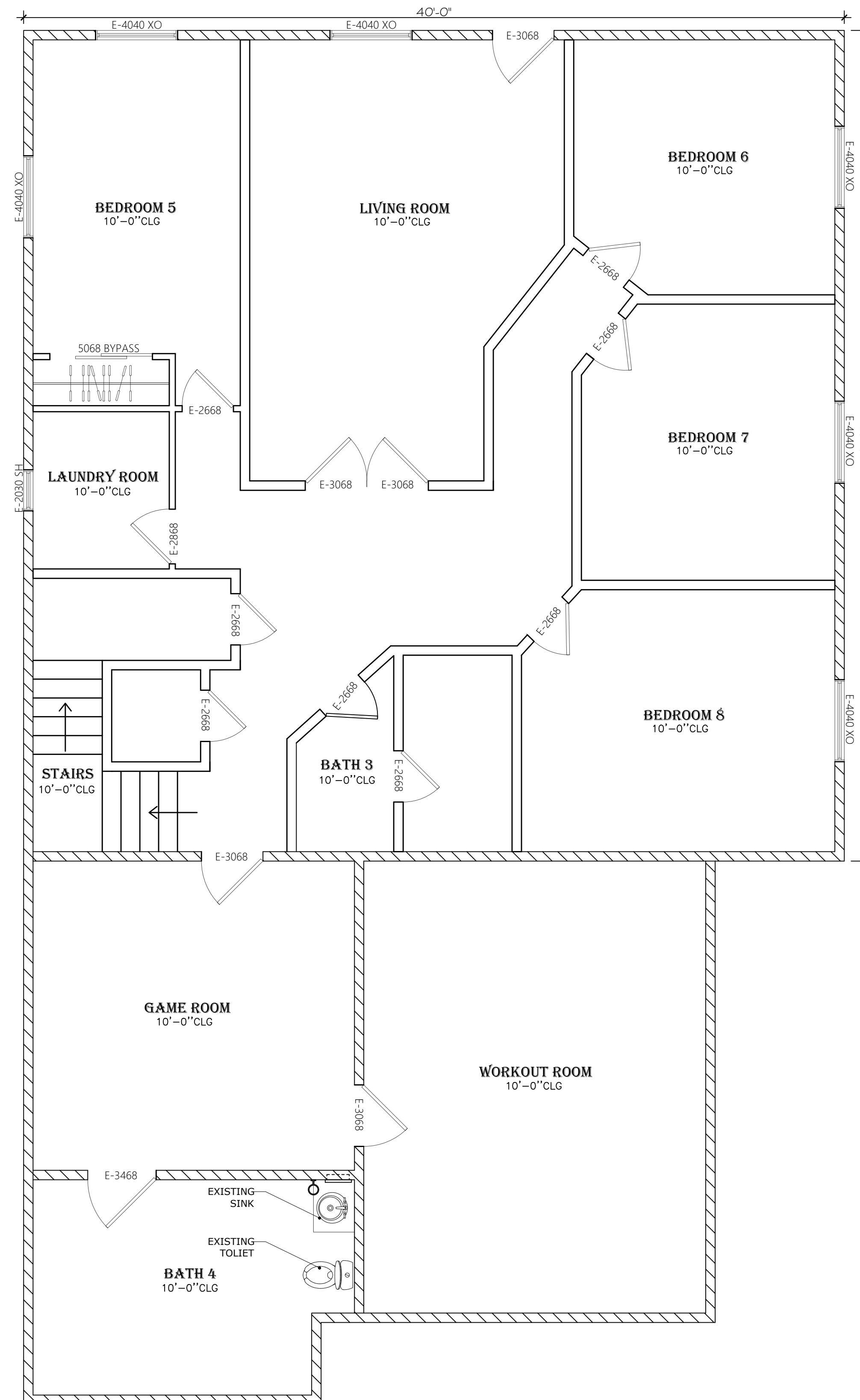


GENERAL ARCHITECTURAL NOTES

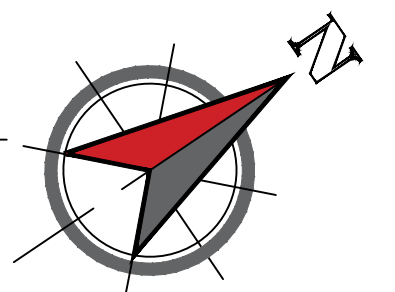
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NEW 2X4 WALLS TO BE CONSTRUCTED



A101

WATER CLOSET: MINIMUM CLEARANCE DIMENSIONS ARE TO FINISHED SURFACES: SEES 16 AND FRONT 24"	TOWEL PAPER DISPENSER: MOUNTING HEIGHT = 24" FROM FINISHED FLOOR TO BOTTOM OF DISPENSER LENS, ON PLAIN WALL	TOWEL RING: 6" FROM FINISHED FLOOR AND ON PLAIN	MEDICINE CABINET
17" MIN. 21" MIN.	17" MIN. 21" MIN.	TOWEL BAR: TOWEL BAR: 24" LONG AND ON PLAIN, 54" FROM FINISHED FLOOR AND ON PLAIN	MOUNTING HEIGHT = 4" FROM FINISHED FLOOR TO BOTTOM OF CABINET LENS, ON PLAIN

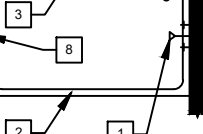
- ATTIC ACCESS:** A diagram showing a roof truss with an arrow pointing to the attic access point. Text: "ATTIC ACCESS SEE PTL 1304D".

NOTE: ORIENTATION OF ACCESS TO BE DETERMINED BY ROOF TRUSS DIRECTION

TYPICAL REFRIGERATOR: A diagram showing a refrigerator unit with a water supply box connected to its back. Labels: "REFR", "WATER SUPPLY BOX".

TYPICAL GAS RANGE: A diagram showing a gas range unit with a gas box and a gas shutoff valve. Labels: "GAS BOX", "GAS SHUTOFF VALVE".

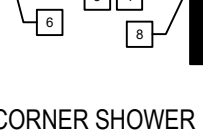
- TUB SHOWER COMBO**


 1. SHOWER MIXING VALVE & HEAD @ TUB/SHOWER COMBO ONLY: SHOWER HEAD @ +84"
 2. SHOWER CURTAIN ROD - NOT PROVIDE BY BUILDER

SHOWER W/SEAT


 3. SHOWER SURROUNDS @ MIN +76" ABOVE DRAIN U.N.O. ON PLAN
 4. TUB FAUCET
 5. +20" FRAMED RAISED PLATFORM TUB DECK. TUB DECK, SKIRT & BACKSPLASH

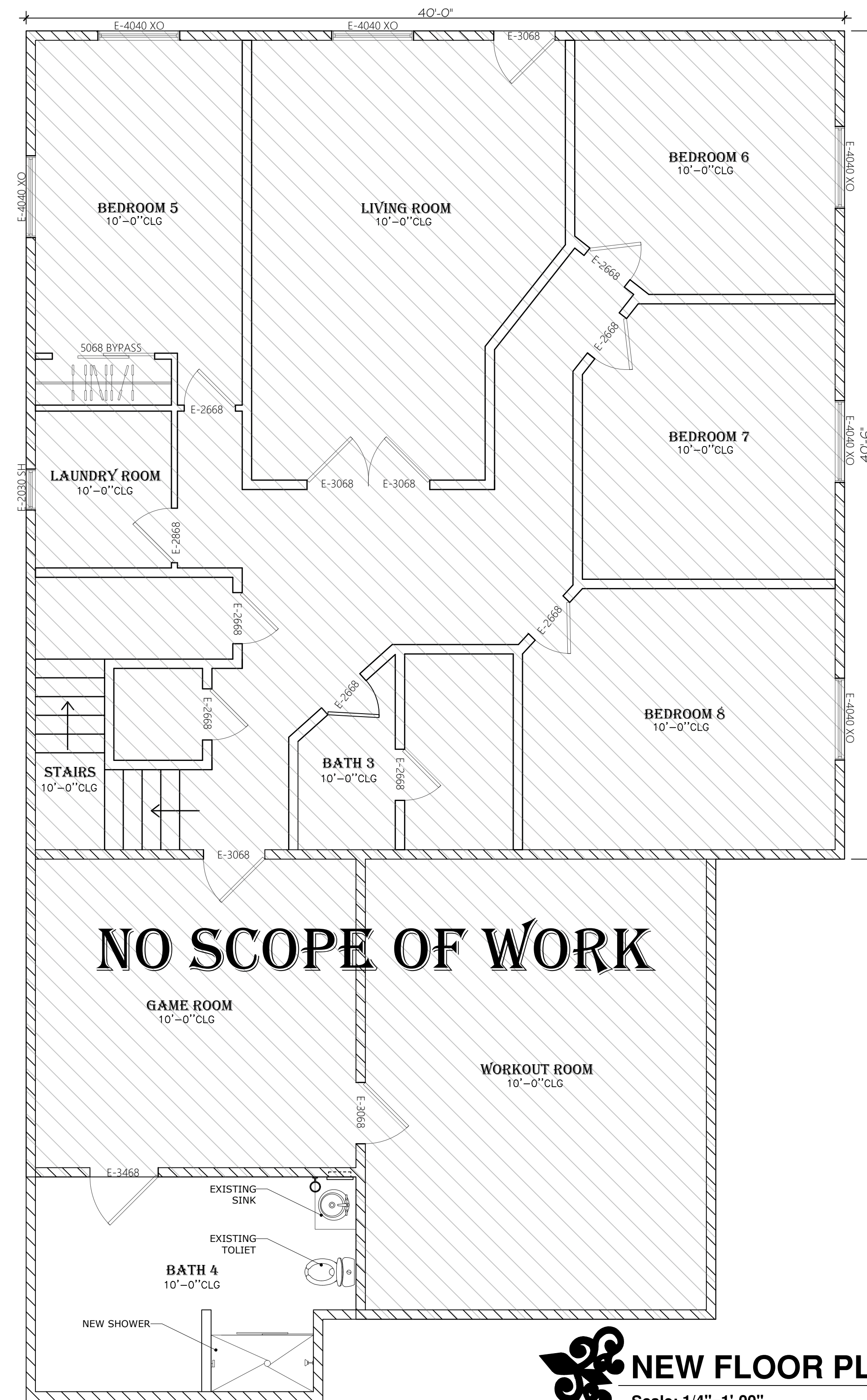
CORNER SHOWER


 6. TEMPERED GLASS SHOWER DOOR (MIN OPENING 22") & ENCLOSURE
 7. SEAT @ +20" SLOPE: 1/2" : 1'

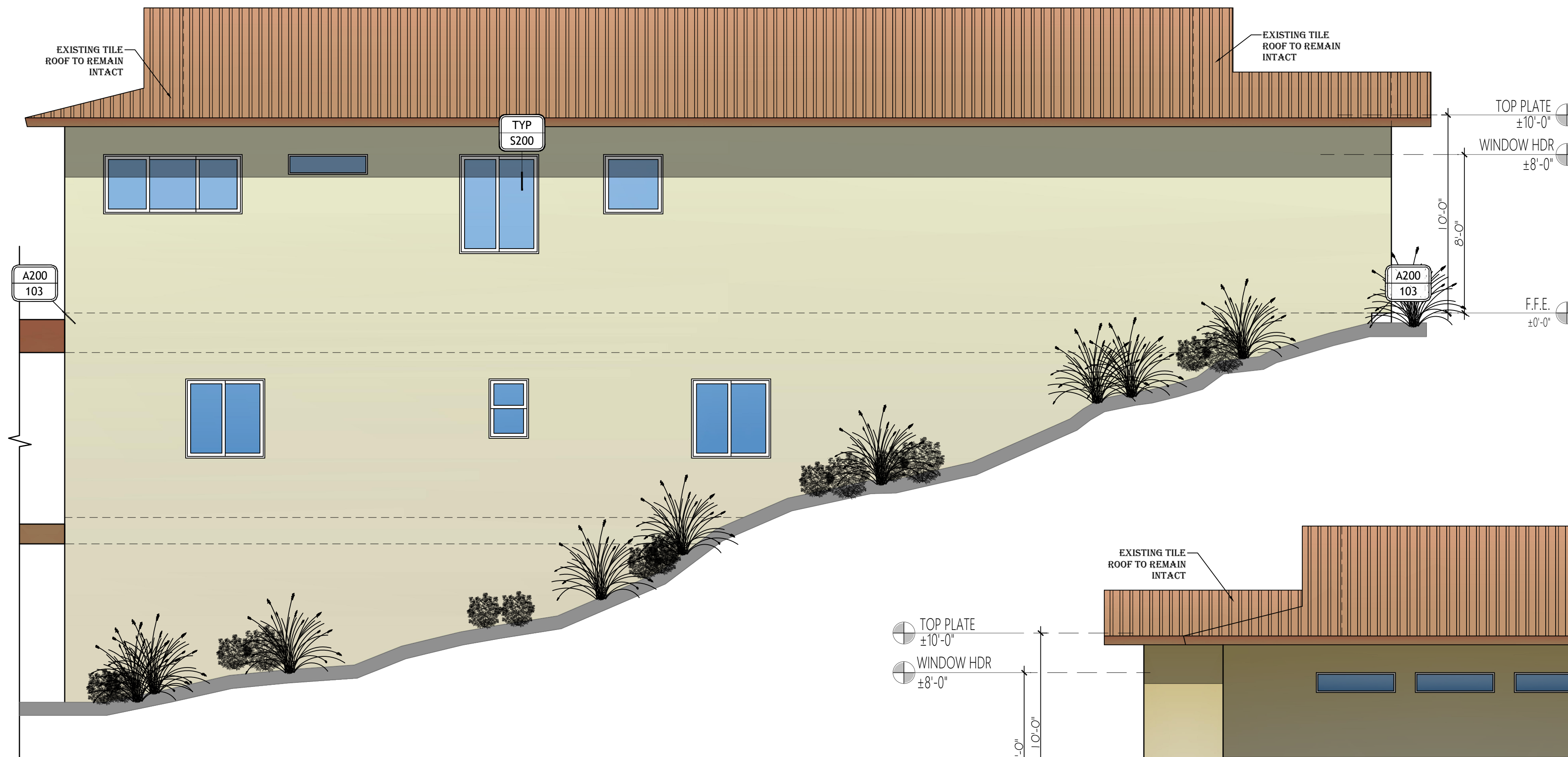
COMMON SHOWER


 8. 14-1/2" x 14-1/2" SOAP NICHE, BTM @ +42" AFF
 9. 9-1/2" x 14-1/2" SOAP NICHE, BTM @ +42"
 10. 36" SHOWER DRAIN
 11. WINDOW PER PLAN

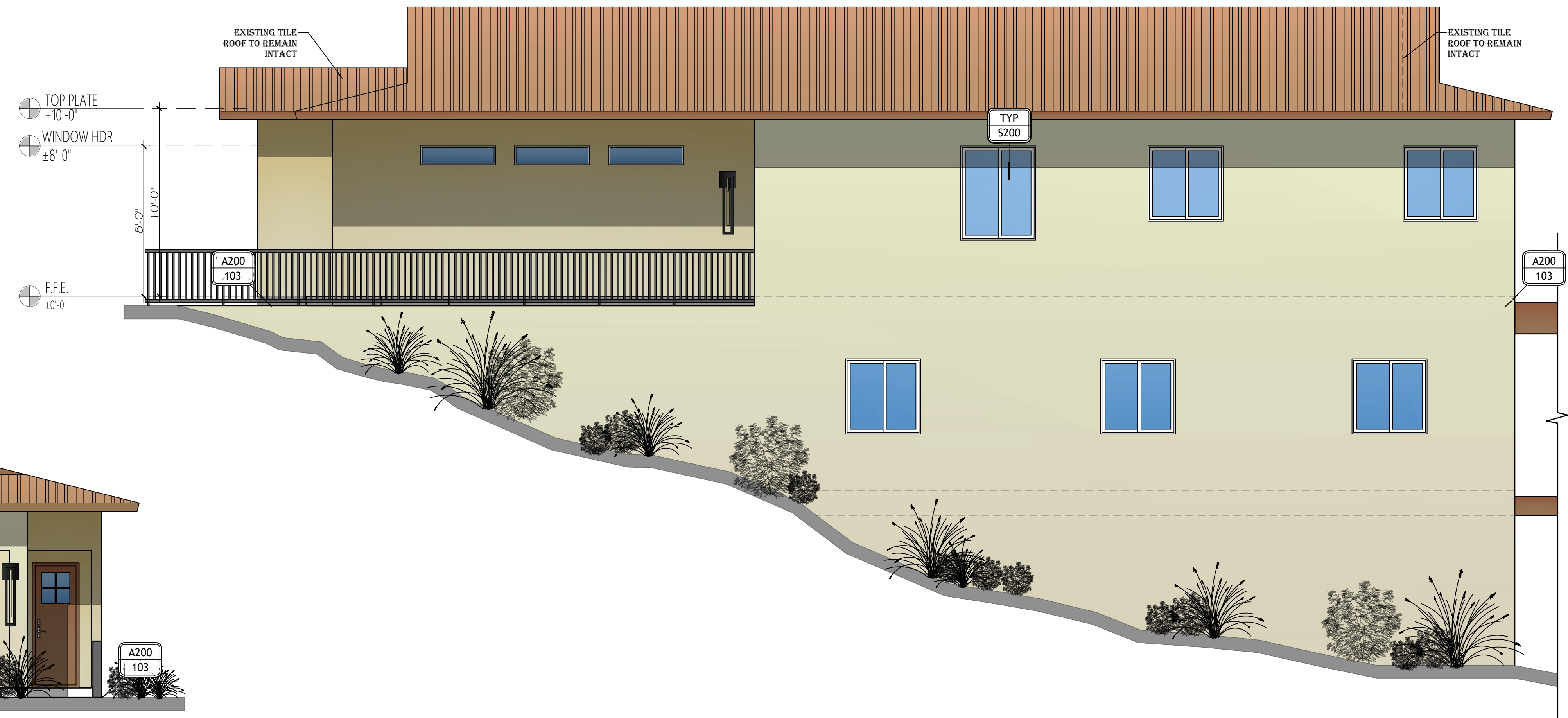
Diagram of a freestanding tub with numbered callouts 1 through 6.



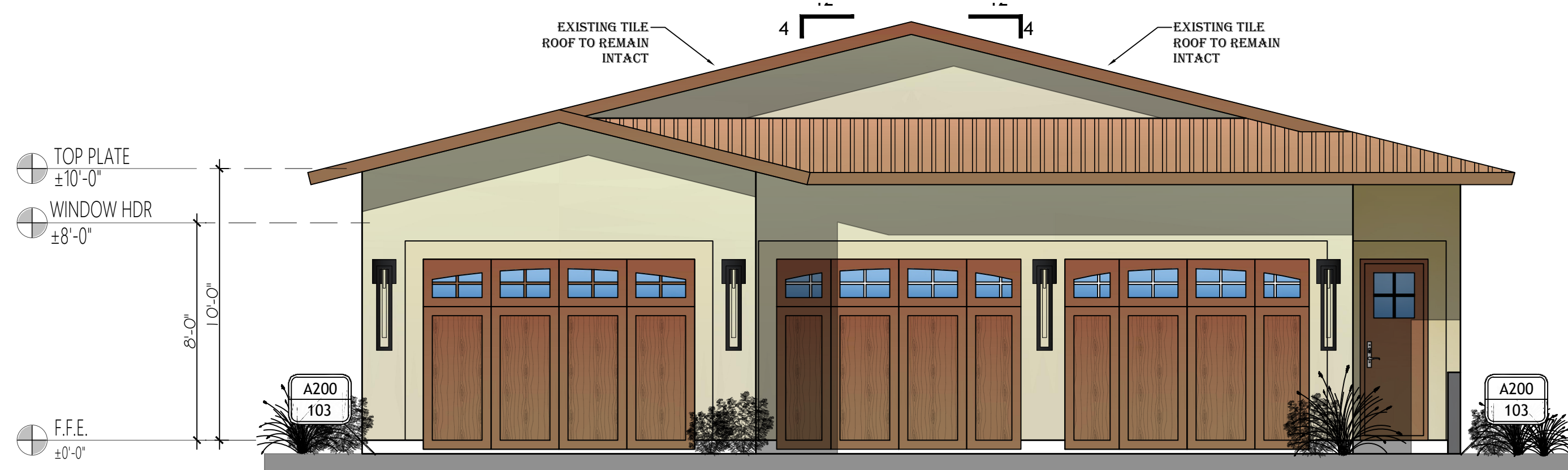
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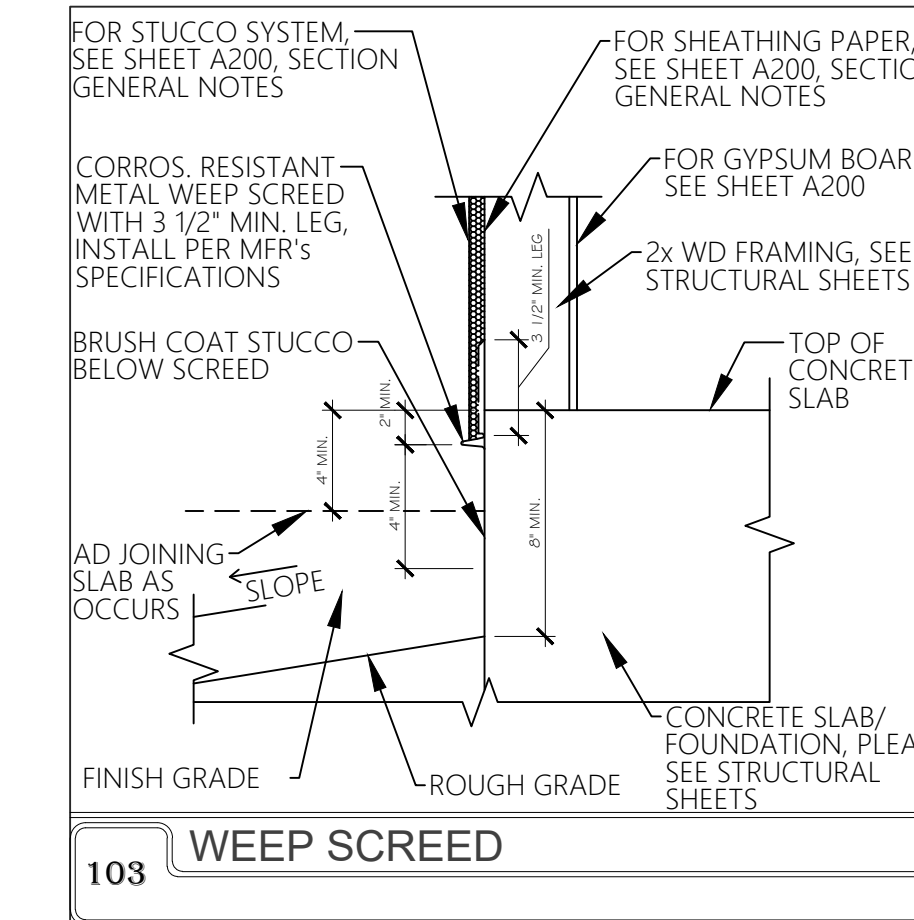
LEFT ELEVATION (EAST)
Scale: 1/4"=1'-00"



RIGHT ELEVATION (WEST)
Scale: 1/4"=1'-00"



FRONT ELEVATION (NORTH)
Scale: 1/4"=1'-00"



GENERAL ELEVATION NOTES:

- ONE(1) COAT STUCCO SYSTEM (ESR-4644) OVER 1" GA SELF-FURRED WOVEN WIRE FABRIC OVER 1" SUBSTRATE (AS LISTED BELOW) OVER 1-GRADE "D" BUILDING PAPER(U.N.O) SUBSTRATE:
 - FROM TOP OF SLAB TO ROOF PLATE LINE 1" EXPANDED POLYSTYRENE
 - ABOVE TOP PLATE:1" INSULATIONS FOAM BOARD,EXCEPTIONS:AT OPTIONAL CATHEDRAL INSULATION,1" EXPANDED POLYSTYRENE SHALL BE USED AT ALL CONDITIONED AREAS BELOW AND ABOVE TOP PLATE.
- MAG ONE-COAT STUCCO COMPLIANCE PROGRAM, ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURERS APPROVED INSTALLERS. AN APPROVED WEATHER-RESISTIVE BARRIER SHALL BE INSTALLED OVER ALL FRAMING AND WOOD BASED SHEATHING.
- PROVIDE (2) LAYER 30# FELT FLASHING AT ALL HEADS, JAMBS, AND SILLS OF WINDOWS AND DOOR OPENINGS. SEE TYP. DETAIL
- PROVIDE CONTINUOUS SEALANT BEAD WHERE STUCCO ABUTS WINDOWS AND DOORS FRAME SO AS TO PROVIDE A WEATHER RESISTIVE BARRIER.REFER TO DETAIL.
- PROVIDE CONT. 26 GA. G.I. WEEP SCREED, WITH 3-1/2" VERTICAL NAILING FLANGE AT +4" ABOVE FINISH GRADE SEE DTL. 100
- ALL NON-VERTICAL STUCCO SURFACES (STUCCO SHAPES)TO BE SLOPED MIN 1/8" PER 12" AND WATER-PROOFED WITH ONE LAYER OF BITHETHANE WATERPROOF MEMBRANE.

ARCHIPLAN DEVELOPMENTS OWNS DESIGNS, DATA, INFORMATION, GENERAL CONCEPTS, AND DETAILS CONTAINED IN THESE DRAWINGS. BRAND REFERENCES ARE ALLOWED ONLY AS COMPLEMENTARY INFORMATION. ANY OTHER USAGE IS NOT AUTHORIZED WITHOUT A WRITTEN APPROVAL SIGNED BY ARCHIPLAN DEVELOPMENTS.

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Project Number:010

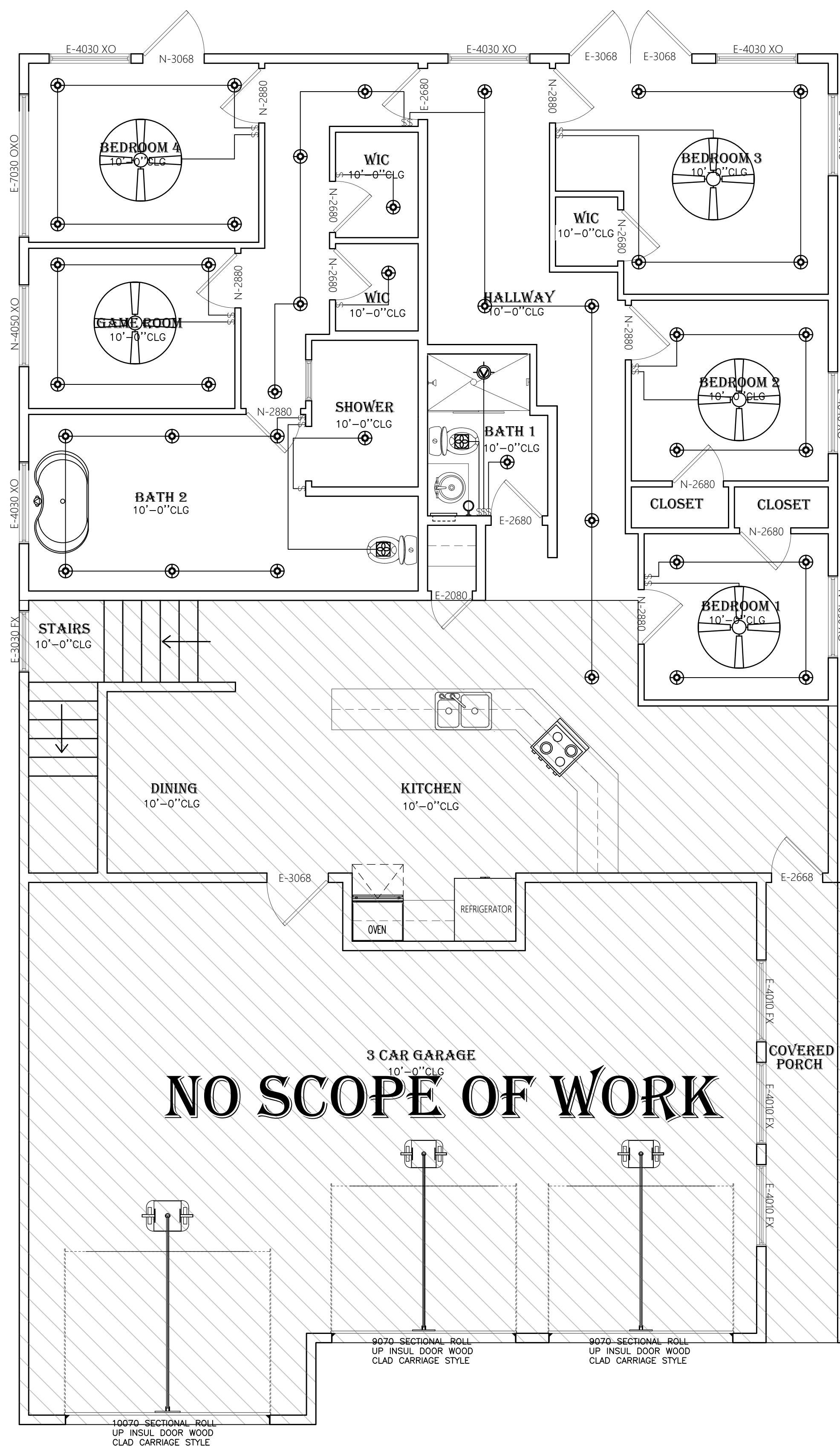
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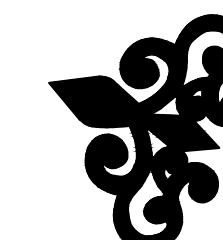
ELECTRICAL GENERAL NOTES:

- A. OUTLET PLACEMENT SHALL COMPLY WITH N.E.C. 2011.
B. ALL RECEPTACLES LISTED IN 2011 NEC 408.12 SHALL BE TAMPER-RESISTANT RECEPTACLES.
C. APPLICABLE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC 2011) AND STATE AND LOCAL CODES SHALL GOVERN AND DETERMINE THE MINIMUM STANDARD OF WORK. IN THE EVENT OF CONFLICT BETWEEN THIS DRAWING AND THE APPLICABLE CODE, THE CODE SHALL PREVAIL, AND THE INSTALLATION SHALL BE MADE IN CONFORMANCE WITH THE CODE.
D. EVEN IF NOT SPECIFICALLY SHOWN ON THE ELECTRICAL PLAN, PROVIDE RECEPTACLE OUTLET ON ALL WALLS 24 INCHES OR MORE IN LENGTH IN REQUIRED AREAS. 2011 NEC 210.52(A).
E. EVERY CIRCUIT AND CIRCUIT MODIFICATION SHALL LEGIBLY IDENTIFIED AS TO ITS CLEAR, EVIDENT AND SPECIFIC PURPOSE OR USE PER NEC 408.4 NO GENERAL LIGHTING, MUST BE SPECIFIC TO ITS USE
F. APPLIANCES INSTALLED IN A COMPARTMENT, ALCOVE, BASEMENT OR SIMILAR SPACE SHALL BE ACCESSED BY AN OPENING OR DOOR AND AN UNOBSTRUCTED PASSAGEWAY MEASURING NOT LESS THAN 24" WIDE AND HAVE A WORKING SPACE A MINIMUM OF 30" WIDE AND AT LEAST AS TALL AS THE UNIT PER M1305.1.2. SMALL APPLIANCE RECEPTACLES (2012 IRC E3901.3) EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, BEDROOM, SUNROOM, RECREATION ROOM, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS, RECEPTACLE OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH THE GENERAL PROVISIONS SPECIFIED IN SECTION E3901.2 THROUGH E3901.12 AS WELL AS 2011 NEC 210.52(B)(1).
G. KITCHEN AND DINING AREA RECEPTACLES: A MINIMUM OF TWO (2) 20-AMP-RATED BRANCH CIRCUITS SHALL BE PROVIDED TO OUTLETS IN THE KITCHEN, PANTRY, BREAKFAST AREA, DINING AREA, OR SIMILAR AREA OF A DWELLING. 2012 IRC R3703 & 2011 NEC 210.11, 210.52.
H. KITCHEN OUTLETS ABOVE COUNTER TO BE GFCI +44 AND DOWN.
I. GFCI PROTECTION SHALL BE PROVIDED FOR OUTLETS THAT SUPPLY DISHWASHERS INSTALLED IN DWELLING UNIT LOCATIONS. 2011 NEC 210.8(D).
J. THE DINING ROOM RECEPTACLE CIRCUIT SHALL BE MINIMUM 20 AMP. 2011 NEC ARTICLE 210.52(B) AND (C), AS APPLICABLE.
K. RANGE/OVEN AND ELECTRICAL DRYER SHALL BE SUPPLIED BY 4 WIRE RECEPTACLES.
L. OUTLETS INSTALLED IN THE GARAGE SIDE OF THE WALL BETWEEN THE DWELLING AND GARAGE SHALL BE OF MATERIAL(S) LISTED IN 2012 IRC R302.4.2.
M. GARAGES & ACCESSORY BUILDINGS: NOT LESS THAN ONE (1) RECEPTACLE OUTLET SHALL BE INSTALLED PER 2012 IRC E3901.9 (w/CITY OF PHOENIX AMENDMENTS) AND IN EACH VEHICLE BAY AT NOT LESS THAN (18) INCHES ABOVE THE FLOOR. 2011 NEC 210.52(G)(1), (2), AND (3).
N. GARAGE RECEPTACLES MUST BE ON A SEPARATE 20A CIRCUIT. GARAGE DOOR OPENERS AND GARAGE LIGHTING SHALL NOT BE ON THIS CIRCUIT. GARAGE DOOR OPENERS LOAD CALCULATIONS SHALL BE SEPARATE FROM OTHER CIRCUITS IN THE GARAGE. 2011 NEC, ART. 210.11 (C) (4).
O. LIGHTING OUTLETS SHALL BE INSTALLED WHERE SPECIFIED IN 210.70(A), (B), AND (C).
P. ALL RECESSED LIGHTS IN SHOWER/TUB AREAS TO BE SHOWER-RATED RECESSED CAN LIGHTS.
Q. ALL RECESSED CAN LIGHTS TO BE "AIR-TIGHT" & I.C. RATED WITH NO PENETRATIONS INSIDE THE RECESSED FIXTURE PER I.E.C. 402.4.3 #1, 2 OR 3.
R. E4003.9 WET OR DAMP LOCATIONS - LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE INSTALLED SO THAT WATER CANNOT ENTER OR ACCUMULATE IN WIRING COMPARTMENTS, LAMPHOLDERS OR OTHER ELECTRICAL PARTS. ALL LUMINAIRES INSTALLED IN WET LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS." ALL LUMINAIRES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS." (IRC E410.10).
S. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6 FEET (1829 MM), (2012 IRC E3901.2.1) FROM A RECEPTACLE OUTLET. [2011 NEC 210.52(A)(1)].
T. HEATING, AIR-CONDITIONING, AND REFRIGERATION EQUIPMENT OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR SERVICING OF EQUIPMENT AND AS PER 2011 NEC 210.63.
U. E3901.12 HVAC OUTLET -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 (7620 MM) OF THE HEATING, AIR-CONDITIONING AND REFRIGERATION EQUIPMENT. THE RECEPTACLE OUTLET SHALL NOT BE CONNECTED TO THE LOAD SIDE OF THE HVAC EQUIPMENT DISCONNECTING MEANS. (210.63) EXCEPTION: A RECEPTACLE OUTLET SHALL NOT BE REQUIRED FOR THE SERVICING OF EVAPORATIVE COOLERS. (210.63 EXCEPTION).
V. E3802.2 CABLES IN ACCESSIBLE ATTICS. - CABLES IN ATTICS OR ROOF SPACES PROVIDED WITH ACCESS SHALL BE INSTALLED AS SPECIFIED IN SECTIONS E3802.2.1 AND E3802.2.2. (320.3 AND 334.23).
• V.A. E3802.2.1 ACROSS STRUCTURAL MEMBERS. -WHERE RUN ACROSS THE TOP OF FLOOR JOISTS, OR RUN WITHIN 7 FEET (2134 MM) OF FLOOR OR FLOOR JOISTS ACROSS THE FACE OF RAFTERS OR STUDDING, IN ATTICS AND ROOF SPACES THAT ARE PROVIDED WITH ACCESS, THE CABLE SHALL BE PROTECTED BY SUBSTANTIAL GUARD STRIPS THAT ARE AT LEAST AS HIGH AS THE CABLE. WHERE SUCH SPACES ARE NOT PROVIDED WITH ACCESS BY PERMANENT STAIRS OR LADDERS, PROTECTION SHALL ONLY BE REQUIRED WITHIN 6 FEET (1829 MM) OF THE NEAREST EDGE OF THE ATTIC ENTRANCE. [320.23(A) AND 334.23]
• V.B. E3802.2.2 CABLE INSTALLED THROUGH OR PARALLEL TO FRAMING MEMBERS. WHERE CABLES ARE INSTALLED THROUGH OR PARALLEL TO THE SIDES OF RAFTERS, STUDS OR FLOOR JOISTS, GUARD STRIPS AND RUNNING BOARDS SHALL NOT BE REQUIRED, AND THE INSTALLATION SHALL COMPLY WITH TABLE E3802.1. [320.23(B) AND 334.23].
W. PROVIDE A BONDING CONDUCTOR-MINIMUM OF ON #4 COPPER WIRE CONNECTING THE BUILDERS WATER PIPING SYSTEM TO THE SERVICE EQUIPMENT ENCLOSURE GROUNDING BUSS [2011 NEC 250...].
X. AT LEAST ONE (1) 120-VOLT, 20-AMP BRANCH CIRCUIT SHALL BE INSTALLED TO SUPPLY RECEPTACLE OUTLETS IN ATTACHED GARAGES AND IN DETACHED GARAGES WITH ELECTRIC POWER. THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS. (SEE IRC E3703.5), 2011 NEC 210.11(C)(4).
Y. PROVIDE ACCESS AND WORKING SPACE ABOUT ALL ELECTRICAL EQUIPMENT (INCLUDING DISCONNECTS) PER 2011 NEC 110.28 & 2012 IRC R3405.
Z. MEMBRANE PENETRATION SHALL COMPLY WITH SECTION R302.4.1. WHERE WALLS ARE REQUIRED TO HAVE A FIRE-RESISTANT RATING, RECESSED FIXTURES SHALL BE INSTALLED SO THAT THE REQUIRED FIRE-RESISTANCE RATING WILL NOT BE REDUCED.
AA. ALL EXTERIOR ELECTRICAL RECEPTACLES SHALL BE GROUND FAULT CIRCUIT PROTECTED AND MUST BE WATERPROOF
AB. 200 AMP. SERVICE WITH METER; VERIFY LOCATION.
AC. VERIFY ALL CEILING LIGHT FIXTURES WITH MECHANICAL CONTRACTOR.
AD. ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUT-OFFS, AND INSURE ALL VOLTAGES ARE COORDINATED WITH EQUIPMENT AND APPLIANCES, ALL CIRCUITRY IS CORRECT AND ALL CODES AND ORDINANCES ARE MET. ELECTRICAL CONTRACTOR SHALL INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
AE. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATION.
AF. E3903.3 ADDITIONAL LOCATIONS. AT LEAST ONE WALL-SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN HALLWAYS, STAIRWAYS, ATTACHED GARAGES, AND DETACHED GARAGES WITH ELECTRIC POWER. AT LEAST ONE WALL-SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION ON THE EXTERIOR SIDE OF EACH OUTDOOR EGRESS DOOR HAVING GRADE LEVEL ACCESS, INCLUDING OUTDOOR EGRESS DOORS FOR ATTACHED GARAGES AND DETACHED GARAGES WITH ELECTRIC POWER. A VEHICLE DOOR IN A GARAGE SHALL NOT BE CONSIDERED AS AN OUTDOOR EGRESS DOOR.
AG. M1305.1.2.1 ELECTRICAL REQUIREMENTS. A LUMINAIRES CONTROLLED BY A SWITCH LOCATED AT THE REQUIRED PASSAGEWAY OPENING AND A RECEPTACLE OUTLET SHALL BE INSTALLED AT OR NEAR THE APPLIANCE LOCATION IN ACCORDANCE WITH CHAPTER 39. EXPOSED LAMPS SHALL BE PROTECTED FROM DAMAGE BY LOCATION OR LAMP GUARDS.
AH. THE TYPES OF LUMINAIRES INSTALLED IN CLOTHES CLOSETS SHALL BE LIMITED TO SURFACE-MOUNTED OR RECESSED INCANDESCENT OR LED LUMINAIRES WITH COMPLETELY ENCLOSED LIGHT SOURCES. INCANDESCENT LUMINAIRES WITH OPEN OR PARTIALLY ENCLOSED LAMPS AND PENDANT LUMINAIRES OR LAMP-HOLDERS SHALL BE PROHIBITED. (E4003.12)



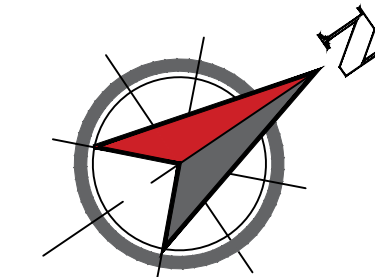
ELECTRICAL SYMBOL SCHEDULE (NON ALL USED)

SYMBOL	DESCRIPTION
	CAN CEILING HIGH-EFFICACY LIGHT FIXTURE
	INTERIOR WALL MOUNTED HIGH-EFFICACY LIGHT FIXTURE
	BULBS IN ATTIC HIGH-EFFICACY LIGHT FIXTURE
	RECESSED MOUNTED CEILING HIGH-EFFICACY VAPOR PROOF LIGHT FIXTURES
	EXTERIOR WALL MOUNTED HIGH-EFFICACY WATER PROOF LIGHT FIXTURES
	PENDANT/CHANDELIER-LIGHT FIXTURE
	CEILING FAN W/ LIGHT (PROVIDE METAL BOX AND SOILD BACK'G)
	LIGHT TRUCK WITH FIXTURES
	EXTERIOR SENSOR FIXTURE W/ EMERGENCY HEADS - WALL MOUNT
	EXHAUST FAN (VENT THROUGH ROOF)
	FLORESCENT FIXTURE HIGH EFFICACY CEILING MOUNTED
	CABLE TELEVISION OUTLET
	PUSH SWITCH OPEN DOOR GARAGE
	200 AMP ELECTRIC METER AND PANEL
	SUB- PANEL ELECTRIC
	DISCONNECT SWITCH
	GARBAGE DISPOSAL
	SINGLE POLE SWITCH
	DOUBLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	3 OR 1 WAY MONITOR SENSOR SWITCH
	CAN CEILING HIGH-EFFICACY LIGHT FIXTURE WITH A MINIMUM 6-INCH ALUMINUM RECESSED CONSTRUCTION THAT SHOULD PROVIDE A FIRE RESISTANCE OF UP TO ONE HOUR WHEN INSTALLED IN ACCORDANCE WITH UL L500
	CEILING FAN W/LIGHT (PROVIDE METAL BOX AND SOLID BACK'G) E3905.8



ELECTRICAL LIGHTING PLAN 1

Scale: 1/4"=1'-00"



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(NOT ALL USED)

120 VOLT DUPLEX CONVENIENCE OUTLET

CARBON MONOXIDE ALARMS

- A. CARBON MONOXIDE ALARM MUST BE INSTALLED OUTSIDE OF EACH SEPARATE

ARC FAULT NOTES

ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION (IRC E3902.16): ALL 120-VOLT, SINGLE-PHASE, 15- & 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS

SMOKE DETECTOR NOT

- SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:



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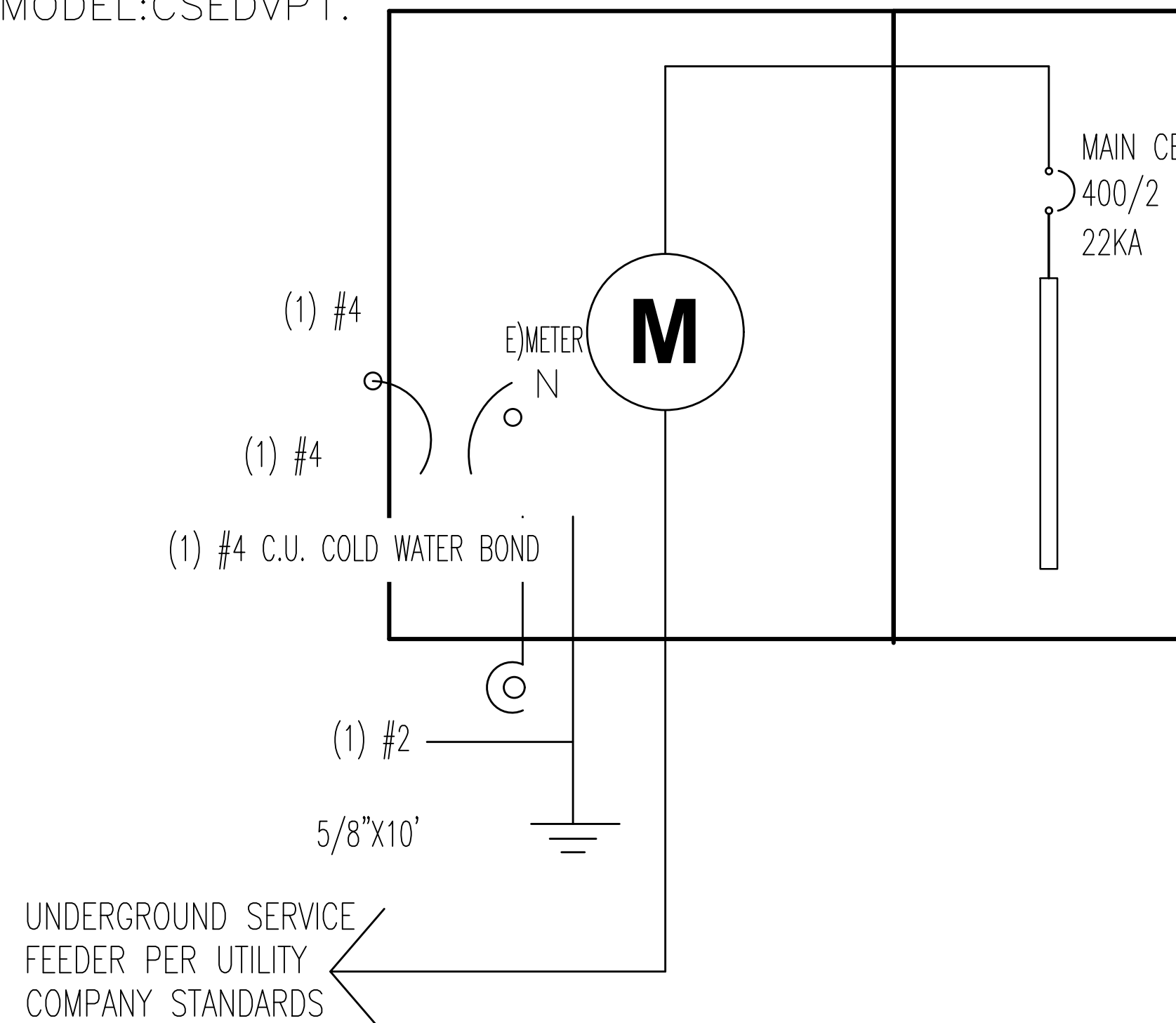
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LOAD WIRE AMPS SIZE		CIRCUIT DESCRIPTION	CIR. #.	BKR	BKR CIR. #	CIRCUIT DESCRIPTION	WIRE LOAD SIZE AMPS
50	2	8 A/V FURNACE	1	—	2	A/C UNIT	8
			3	—	4		2
			5	—	6		8
50	2	8 OUTSIDE RECEPTACLE	7	—	8	DRYER	8
			9	—	10		2
AF-20	14	BEDROOM 1	11	—	12	COVERED PATIO	14
AF-20	14	BEDROOM 2	13	—	14	3 CAR GARAGE	14
AF-20	14	BATHROOM	15	—	16	PANTRY	14
AF-20	14	GUEST SUITE	17	—	18	LAUNDRY	14
AF-15	14	LIVING ROOM	19	—	20	POWDER	14
AF-15	14	DINING AREA	21	—	22	WET BAR	14
AF-15	14	KITCHEN	23	—	24	A/C UNIT	8
AF-20	14	BEDROOM 3	25	—	26		2
AF-20	14	FRONT PORCH	27	—	28	BEDROOM 7	14
AF-20	14	BEDROOM 4	29	—	30	BEDROOM 8	14
AF-20	14	BEDROOM 5	31	—	32	SPACE	14
AF-20	14	BEDROOM 6				SPACE	14

LOAD WIRE AMP SIZE		CIRCUIT DESCRIPTION	CIR. #.	BKR	BKR CIR. #	CIRCUIT DESCRIPTION	WIRE LOAD SIZE AMP
TYPE	SIZE						
50	2	8 A/V FURNACE	1	—	2	A/C UNIT	8
50	2	8 OUTSIDE RECEPTACLE	3	—	4		2
AF-20	14	BEDROOM 1	5	—	6	DRYER	8
AF-20	14	BEDROOM 2	7	—	8		2
AF-20	14	BATHROOM	9	—	10	COVERED PATIO	14
AF-20	14	GUEST SUITE	11	—	12	3 CAR GARAGE	14
AF-15	14	LIVING ROOM	13	—	14	PANTRY	14
AF-15	14	DINING AREA	15	—	16	LAUNDRY	14
AF-15	14	KITCHEN	17	—	18	POWDER	14
AF-20	14	BEDROOM 3	19	—	20	WET BAR	14
AF-20	14	FRONT PORCH	21	—	22		8
AF-20	14	BEDROOM 4	23	—	24	A/C UNIT	2
AF-20	14	BEDROOM 5	25	—	26	BEDROOM 7	1
AF-20	14	BEDROOM 6	27	—	28	BEDROOM 8	
			29	—	30	SPACE	
			31	—	32	SPACE	

HOMELINE 400 AMP 40-SPACE 40-CIRCUIT OUTDOOR
MAIN BREAKER COMBINATION SERVICE DEVICE.
MODEL:CSDEDV1. _____



DESCRIPTION	COUNT		WATTS	TOTAL
LIV.SF. X 3 WATTS	3,230	X	3	9,690
SMALL APPLIANCES KITCHEN	3	X	1,500	4,500
LAUNDRY CIRCUIT	1	X	1,500	1,500
DISHWASHER/DISP.	1	X	1,500	1,500
RANGE	1	X	12,000	12,000
REFRIGERATOR	1	X	1,500	1,500
DRYER CIRCUIT(S)	1	X	5,000	5,000
MICROWAVE	1	X	1,500	1,500
WATER HEATER	1	X	4,500	4,500
GARAGE DOOR	3	X	600	1,800
GARAGE GFI	4	X	1,500	6,000
SMOKE AND CO DETECTORS	12	X	50	600
SUB-PANEL	0	X	17,422	0

SUB-TOTAL	50,090
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FIRST 10 KW @ 100%	10,000	
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SUB-TOTAL	40,090
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REMAINDER @ 40%	16,036
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TOTAL GENERAL LOAD	26,036
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HVAC EQUIPMENT (1)	5.0 TON	X	2,400 W	12,000
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TOTAL LOAD IN WATTS	38,036
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TOTAL LOAD DIVIDED BY 240 VOLTS	158
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SERVICE SIZE TO BE USED	400 AMP
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* THE LOAD IS TO BE PER MANUFACTURER'S SPECIFICATIONS ON THE NAME PLATE FOR UNITS 1

1. PROVIDE TRENCHING, CONDUIT, AND BACKFILL PER APS REQUIREMENTS.
2. PROVIDE INTERSYSTEM BONDING REQUIREMENT AS APPLICABLE PER NEC 250.94
3. PROVIDE ARC FAULT BREAKERS FOR CIRCUITS SUPPLYING FAMILY ROOMS, DINNING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATIONS-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT PER NEC 210.12(A) & (B)
4. FOR LESS THAN 90 FT OF CABLE LENGTH . PANEL "B" TO BE FULLY RATED TO 22K AIC.

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MECHANICAL GENERAL NOTES:

- CONTRACTOR TO ENSURE THAT ALL WORK IS TO BE DONE IN ACCORDANCE WITH 2012 IRC LOCAL CODE, AND STATE, AND NATIONAL BUILDING CODES. IF THERE ARE ANY CONFLICTS BETWEEN THE CODES AND THE PLANS HEREIN, THE CODES SHALL TAKE PRECEDENCE.
- CEILING DIFFUSERS, REGISTERS, AND GRILLES TRUE-AIRE TYPE(OR EQUAL).
- RETURN AIR DUCT TO HAVE AT LEAST 1 90 DEGREE ELBOW BETWEEN THE PLENUM ON THE PLENUM AT THE AIR RETURN GRILLE. PLENUM BOX AT RETURN AIR GRILLE TO BE A MINIMUM 6" DEEP.
- DUCT PENETRATING FIRE SEPARATION/GARAGE WALL OR CEILING SHALL BE 26 GAUGE GALVANIZED STEEL OR OTHER CODE APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
- PROVIDE FLEXIBLE DUCT CONNECTIONS AT ALL AIR MOVEMENT EQUIPMENT.
- RUN 3/4" CONDENSATE LINE FROM COOLING COIL(S) TO APPROVED RECEPTORS OR TO THE BUILDING EXTERIOR 6" ABOVE THE GROUND. AUXILIARY LINE FROM DRAIN PAN SHALL DISCHARGE ABOVE A WINDOW, A DOOR, OR A CODE APPROVED LOCATION. IDENTIFY AUXILIARY DRAIN TERMINATION AND ADVISE OWNER THAT WATER DRIPPING FROM THAT LOCATION INDICATES CLOGGED MAIN DRAIN.
- ALL OUTSIDE OR COMBUSTION AIR INTAKES SHALL BE LOCATED A MIN. OF 10' FROM ANY PLUMBING VENT, EXHAUST AND FLUTE OUTLETS.
- THERMOSTATS SHALL BE CAPABLE OF BEING SET DOWN TO 55 DEGREES F OR LOWER FOR HEATING AND UP TO 85 DEGREES F OR MORE FOR COOLING. THERMOSTATS FOR BOTH HEATING AND COOLING MUST HAVE A DEAD BAND OF AT LEAST 5 DEGREES F. HEAT PUMPS REQUIRE A THERMOSTAT CAPABLE OF PREVENTING BACK-UP HEAT FROM OPERATING WHEN THE HEATING REQUIREMENTS CAN BE MET BY THE HEAT PUMP ALONE.
- THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY LOCATION OF ALL HVAC EQUIPMENT AND DUCTWORK BEFORE INSTALLATION. CONTRACTOR SHALL NOTIFY BUILDER OF ANY REQUIRED ALTERATIONS. EITHER CONTRACTOR OR BUILDER SHALL TAKE RESPONSIBILITY FOR VERIFYING THE INTEGRITY OF THE CHANGES.
- SEE HVAC LOAD CALCULATIONS FOR ANY INFORMATION NOT REFLECTED IN THIS DRAWING.
- THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR IN ZONES 1 AND 2, AND 3 CHANGES PER HOUR IN ZONES 3 THROUGH 8. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALES), WHERE REQUIRED BY THE BUILDING OFFICIAL. 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. SUPPLY DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8. ALL OTHER DUCTS SHALL BE INSULATED TO A MINIMUM OF R-6. DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. ALL LONGITUDINAL AND TRANSVERSE JOINTS, SEAMS AND CONNECTIONS IN METALLIC AND NONMETALLIC DUCTS SHALL BE CONSTRUCTED AS SPECIFIED. IN SMACNA HVAC DUCT CONSTRUCTION STANDARDS METAL AND FLEXIBLE AND NAIMA FIBROUS GLASS DUCT CONSTRUCTION STANDARDS. ALL JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS AND CONNECTIONS IN DUCTWORK SHALL BE SECURELY FASTENED AND SEALED WITH WELDS, GASKETS, MASTICS (ADHESIVES), MASTIC-PLUS-EMBEDDED-FABRIC SYSTEMS OR TAPES.
- CLOSURE SYSTEMS USED TO SEAL FLEXIBLE AIR DUCTS AND FLEXIBLE AIR CONNECTORS SHALL COMPLY WITH UL 181B AND SHALL BE MARKED "181 B-FX" FOR PRESSURE-SENSITIVE TAPE OR "181 B-M" FOR MASTIC. DUCT CONNECTIONS TO FLANGES OF AIR DISTRIBUTION SYSTEM EQUIPMENT SHALL BE SEALED AND MECHANICALLY FASTENED. MECHANICAL FASTENERS FOR USE WITH FLEXIBLE NONMETALLIC AIR DUCTS SHALL COMPLY WITH UL 181B AND SHALL BE MARKED 181B-C. CRIMP JOINTS FOR ROUND METALLIC DUCTS SHALL HAVE A CONTACT LAP OF NOT LESS THAN 1 INCH (25.4 MM) AND SHALL BE MECHANICALLY FASTENED BY MEANS OF NOT LESS THAN THREE SHEET-METAL SCREWS OR RIVETS EQUALLY SPACED AROUND THE JOINT.
- CLOSURE SYSTEMS USED TO SEAL METAL DUCTWORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ROUND METALLIC DUCTS SHALL BE MECHANICALLY FASTENED BY MEANS OF AT LEAST THREE SHEET METAL SCREWS OR RIVETS SPACED EQUALLY AROUND THE JOINT. UNLISTED DUCT TAPE SHALL NOT BE PERMITTED AS A SEALANT ON ANY DUCT.
- PROVIDE FENESTRATION REQUIREMENTS PER TABLE N1102.1(I)CC.
- ENVELOPED AREAS SHALL COMPLY WITH THE FOLLOWINGS: FENCES=0.40 MAX U-FACTOR, 0.25 MAX SHGC, MIN R-13 AT FRAME WALLS AND FLOORS R-6 @ MASS WALL, R-38 CEILINGS. DUCT INSULATION LOCATED OUTSIDE THE BUILDING ENVELOPE REQUIRES MINIMUM R-6 AND R-6 WHEN LOCATED IN FLOOR JOISTS. MINIMIZE AIR LEAKAGE.

KEY NOTES

- HORIZONTAL UNIT IN ATTIC, MOUNT UNIT PER MANUFACTURER REQUIREMENTS.
- 7 DAY SOLID STATE PROGRAMMABLE THERMOSTAT.
- CONDENSATE DRAIN, USE 3/4" PVC DISCHARGE TO DAYLIGHT TYP.
- 4" CLOTHES DRYER, VENT THROUGH ROOF TO AN APPROVED ROOF CAP. M1502.4.1 MATERIAL AND SIZE. EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND BE CONSTRUCTED OF METAL HAVING A MINIMUM THICKNESS OF 0.0157 INCHES (0.3950 MM) (NO. 28 GAGE). THE DUCT SHALL BE 4 INCHES (102 MM) NOMINAL IN DIAMETER.
- PROVIDE 100 CFM MINIMUM FLOW AT RANGE HOOD.
- ELECTRICAL WATER HEATER.
- OUT DOOR CONDENSING UNIT, MOUNTED ON CONCRETE EQUIPMENT PAD 4" MIN. ABOVE THE FINISH GRADE.
- 6" EXHAUST DUCT UP THRU ROOF TO APPROVED ROOF CAP. KEEP 3' AWAY FROM ANY OPENINGS.

IECC R403.5.1 MECHANICAL VENTILATION SYSTEM FAN EFFICACY

FAN LOCATION	AIR FLOW MINIMUM (CFM)	MAXIMUM EFFICACY (CFM/WATT)	AIR FLOW RATE MAXIMUM (CFM)
RANGE HOOD	100	2.8	ANY
IN LINE FAN	ANY	2.8	ANY
BATH, UTILITY	70	1.4	< 90
BATH, UTILITY	10	2.8	ANY

(IRC TABLE M1505.4.4)

WHOLE-HOUSE MECHANICAL VENT. SYSTEM AIRFLOW RATE REQUIREMENTS (CONTINUOUS)

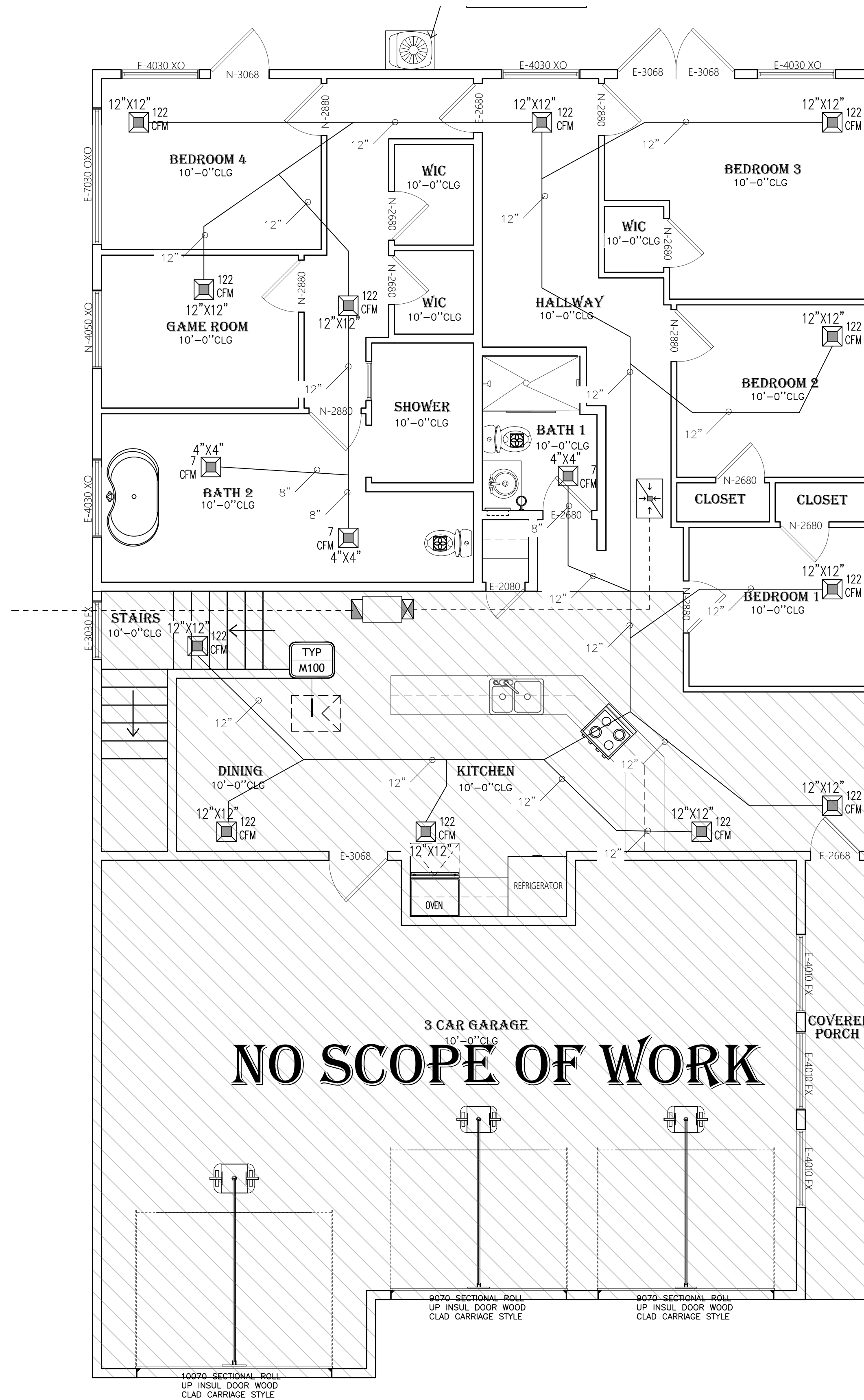
DWELLING UNIT FLOOR AREA SQ.FT.	NUMBER OF BEDROOMS				
	0-1	2-3	4-5	6-7	>7
AIRFLOW IN CFM					
<1,505					
1,501 - 3,000	75				
3,001 - 4,500					
4,501 - 6,000					
6,001 - 7,500					
>7,501					

NOTE1: THE WHOLE HOUSE VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROL THAT ENABLE MANUAL OVERRIDE.

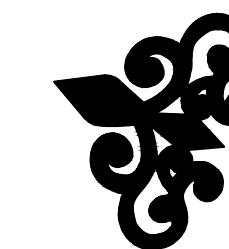
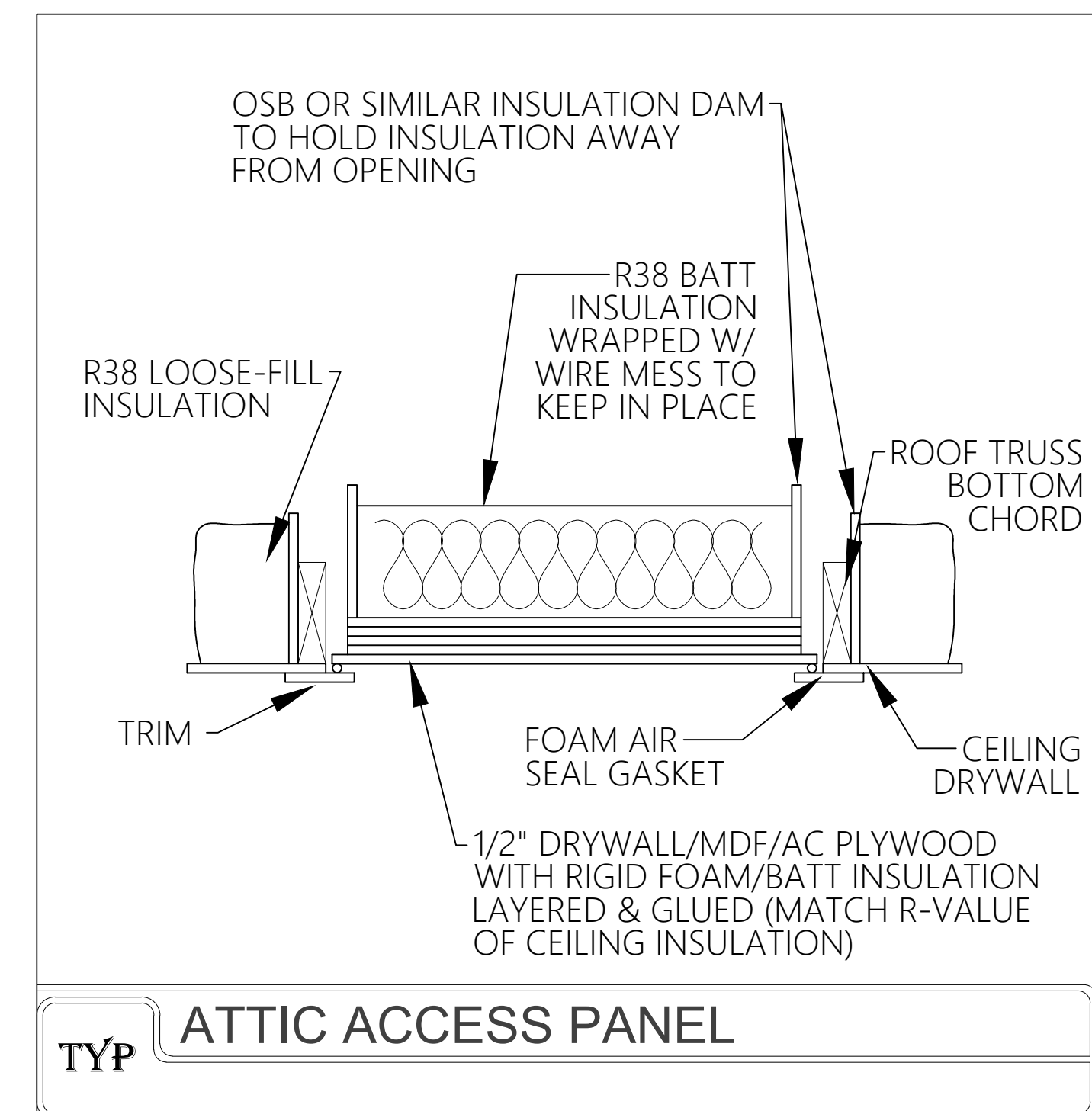
NOTE 2: A BLOWER DOOR TEST SHALL BE PERFORMED TO COMPLY WITH CODE N1102.4.1.2 THE SEALING METHOD BETWEEN DISSIMILAR MATERIAL SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTIONS.

NOTE3: THE BUILDING THERMAL ENVELOPED SHALL COMPLY WITH SECTIONS N1102.4.1.1 THE SEALING METHODS BETWEEN DISSIMILAR MATERIAL SHALL ALLOW FOR BETWEEN DISSIMILAR MATERIAL SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION.

NOTE4: DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M1604.4.1

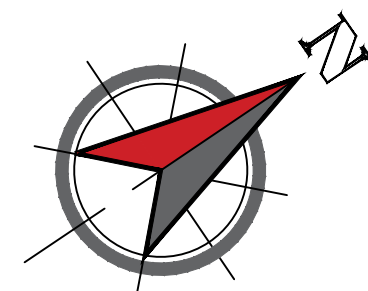


MECHANICAL LEGEND	
SYMBOL	DESCRIPTION
	7" HOOD VENT THROUGH ROOF (HVTR)/ HOOD VENT THROUGH WALL (HVTW) GALV. IRON METAL DUCT.
	BATHROOM EXHAUST FAN, 3" / 4" VENT THROUGH ROOF (VTR)/VENT THROUGH THE WALL (VTW)
	4" VENT THOUGH THE ROOF (VTR)/VENT THROUGH WALL (VTW)
	3" WATER HEATER FLUE, VENT THROUGH ROOF
	CEILING DIFFUSER - SIZED NOTED (CD)
	RETURN AIR GRILL - SIZED NOTED (RA)
	(2) 20"X20" T.G. WITH 16" DUCT
	(2) 14"X14" T.G. WITH 12" DUCT
	OUTSIDE AIR INTAKE AT RETURN.
	PROGRAMMABLE THERMOSTAT
	CONDENSING UNIT LPBD (LOCATION PER BUILDER)



MECHANICAL PLAN

Scale: 1/4"=1'-00"



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ARCHIPLAN DEVELOPMENTS

NOTES:

WATER PIPING
COPPER PIPE FOR WATER PIPING SHALL HAVE A WEIGHT OF NOT LESS THAN THAT OF COPPER WATER TUBE L. EXCEPTIONS:
TYPE M COPPER TUBING MAY BE USED FOR WATER PIPING WHEN PIPING IS ABOVE GROUND AS PER 2012 IRC STANDARDS.
PEX PIPE MAY USED.

WASTE PIPING
ALL WASTE PIPING WHICH PENETRATED WALL 1 HOUR FIRE-RESTRICTIVE MATERIAL SHALL BE NON-COMBUSTIBLE PIPING
MATERIAL APPROVED BY IRC, APPLICABLE EDITION, STATE AND LOCAL CODES.

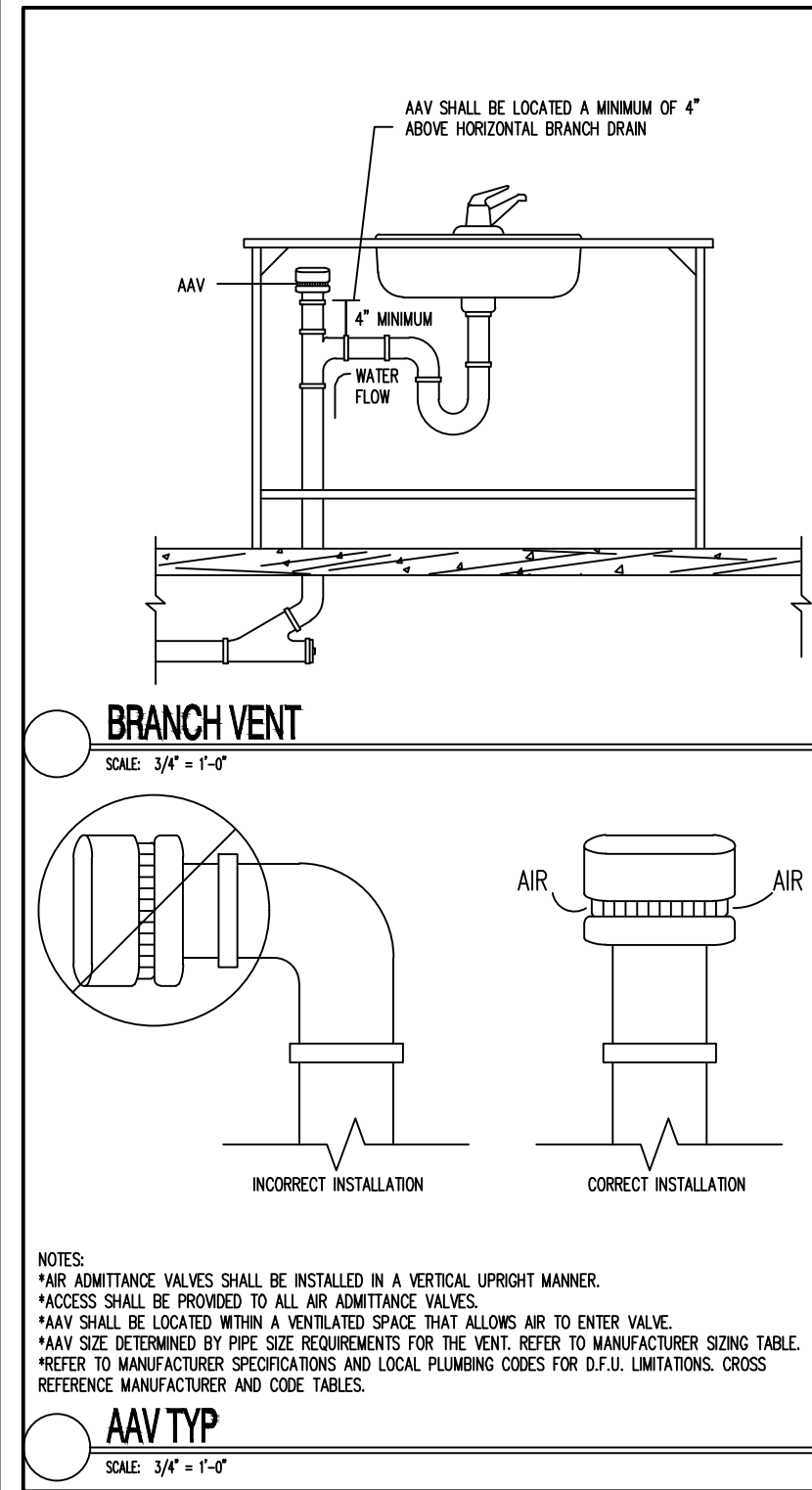
AIR ADMITTANCE VALVES (A.A.V.)
INDIVIDUAL AND BRANCH AIR ADMITTANCE VALVES SHALL BE LOCATED A MINIMUM OF 4 INCH. ABOVE THE HORIZONTAL
BRANCH DRAIN OF FIXTURES DRAIN BEING VENTED. AIR ADMITTANCE VALVE SHALL BE INSTALLED A MINIMUM OF 6" ABOVE
INSULATION MATERIAL.

WATER HEATER
WATER HEATER HAVING NON-RIGID WATER CONNECTIONS SHALL BE STRAPPED FOR SUPPORT.
WATER HEATER TO BE PROVIDED WITH TEMPERATURE AND PRESSURE RELIEF DRAIN SHALL DISCHARGE NO MORE THAN 6
INCHES ABOVE THE GRADE, PER 2803.6.1 OF THE IRC.

LEGEND

--- 2" VENT THROUGH THE ROOF (2"VTR)
CO --- CLEAN OUT
--- PIPE VENT 1-1/2"

NOTE: PER P3005 CLEAN OUT AT JUNCTION OF SEWER AND DRAINS



GENERAL PLUMBING NOTES:

- THE PLUMBING ISOMETRIC IS FOR PIPE SIZE AND CLEAN OUT LOCATION ONLY. SIZE PIPE IS ACCORDING TO 2012 IRC.
- WASTE AND VENT PIPING SHALL BE PLASTIC ABS PIPE.
- PROVIDE PRESSURE BALANCE FOR THERMOSTATIC MIXING VALVE TYPE CONTROL VALVES FOR ALL SHOWER AND TUBS-SHOWERS COMBINATIONS.
- SOLDER AND FLUX HAVING A LEAD CONTENT IN EXCESS OF TWO TENTHS OF ONE PERCENT SHALL NOT BE USED IN THE INSTALLATION OR REPAIR OF ANY PLUMBING PROVIDING WATER FOR HUMAN CONSUMPTION WHICH ARE CONNECTED TO PUBLIC WATER SYSTEM.
- WATER, SOLID OR WASTE PIPE SHALL BE INSTALLED OR PERMITTED OUTSIDE OF A BUILDING OR IN AN EXTERIOR WALL, UNLESS WHERE NECESSARY, ADEQUATE PROVISION IN MADE TO PROTECT SUCH PIPE FROM FREEZING.
- PIPING SUBJECT TO UNDUE CORROSION, EROSION OR MECHANICAL DAMAGE SHALL BE PROTECTED IN AN APPROVED MANNER.
- EACH HOSE BIBB SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
- WATER HAMMER ARRESTORS ARE REQUIRED AT QUICK CLOSING VALVES. R 3228)
- HORIZONTAL DRAINAGE PIPING SLOPE (BASED ON P3005.3):
I.A. MIN. SLOPES OF PIPES WITH DIAMETER 2 1/2" OR LESS: 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (1/4:12)(2% SLOPE).
I.B. MIN. SLOPES OF PIPES WITH DIAMETER 3 OR GREATER: 1/8 UNIT VERTICAL IN 12 UNITS HORIZONTAL (1/8:12)(1% SLOPE).

—|— CLEAN OUT
JL VENT THROUGH THE ROOF (VTR)
S SEWER
V VENT
--- 1-1/2" V

NOTE: PER P3005 CLEAN OUT AT JUNCTION OF SEWER & DRAINS

MAX. FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES AND FIXTURE FITTINGS (BASED ON IRC TABLE P2903.2)

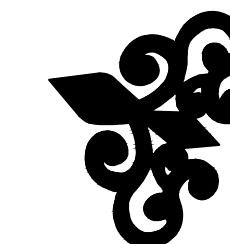
PLUMBING FIXTURE OR FIXTURE FITTING	MAX. FLOW RATE
LAVATORY FAUCET	2.2 GALLONS PER MINUTE AT 60 PSI
SHOWER HEAD	2.5 GALLONS PER MINUTE AT 80 PSI
SINK FAUCET	2.2 GALLONS PER MINUTE AT 60 PSI
WATER CLOSET	1.6 GALLONS PER FLUSHING CYCLE
KITCHEN GROUP	LAVATORY FAUCET

NOTE: A HAND HELD SHOWER SPRAY IS CONSIDERED TO BE SHOWER HEAD

WATER SUPPLY CALCULATION (BASED ON IRC P2903.6)

TYPED OF FIXTURES	NUMBER OF FIXTURES	FIXTURE UNIT VALUE	TOTAL FIXTURE UNITS
BATHTUB (WITH/WITHOUT OVERHEAD SHOWER)	0	X 1.4	0.0
CLOTHES WASHER	1	X 1.4	1.4
FULL-BATH GROUP WITH BATHTUB (WITH OR WITHOUT SHOWER HEAD) OR SHOWER STALL	3	X 3.6	10.8
HALF-BATH GROUP (WATER CLOSET AND LAVATORY)	0	X 2.6	0.0
HOSE BIBB (INCLUDE ONLY 2)	3	X 2.5	7.5
KITCHEN GROUP (DISHWASHER AND SINK WITH OR WITHOUT GARBAGE DISPOSAL)	1	X 2.5	2.5
KITCHEN SINK	1	X 1.4	1.4
LAUNDRY GROUP (CLOTHES WASHER, STANDPIPE AND LAUNDRY TUB)	1	X 2.5	2.5
LAVATORY	1	X 0.7	0.7
SHOWER STALL	0	X 1.4	0.0
TOTAL			26.8
TOTAL DEVELOPED LENGTH:			46
MIN WATER METER SIZE:			5/8"
MIN WATER SUPPLY SIZE:			1 1/4"

NOTE: PIPING TO BE SIZED PER IRC TABLE AP201.1 WITH TOTAL DEVELOPED LENGTH SHOWN ABOVE BASED ON PRESSURE RANGE OF 30 TO 38 PSI
OPTIONAL NOTE, IF THE CONTRACTOR DESIRES A WATER METER FOR EACH SUITE, IT MUST PROVIDE TWO 3/4" METERS



PLUMBING PLAN (ISOMETRIC VIEW)

Scale: 1/4" = 1'-00"

ARCHIPLAN DEVELOPMENTS OWNS DESIGNS, DATA, INFORMATION, GENERAL CONCEPTS, AND DETAILS CONTAINED IN THESE DRAWINGS. BRAND REFERENCES ARE ALLOWED ONLY AS COMPLEMENTARY INFORMATION. ANY OTHER USAGE IS NOT AUTHORIZED WITHOUT A WRITTEN APPROVAL SIGNED BY ARCHIPLAN DEVELOPMENTS.

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SCALE: PER PLAN

896 HAMPSHIRE AVE
CLARKDALE, AZ 86324

Project Number:010

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NOTES

- SEE GENERAL STRUCTURAL NOTES ON DRAWINGS FOR OTHER INFORMATION. ALL SHEATHING CONTINUOUS TO TOP OF WALL UNLESS NOTED OTHERWISE. NAILING REQUIREMENTS APPLY AT ALL PANEL EDGES, TOP AND BOTTOM PLATES AND BLOCKING. STUDS FOR PLYWOOD SHEAR WALLS TO BE NOT SMALLER THAN 2 X 4 SPACED AT NOT MORE THAN AT 24" O.C. (TYPICAL) U.N.O. ON SHEAR WALL SCHEDULE. STUDS FOR GYPSUM WALL BOARD SHEAR WALLS TO BE NOT SMALLER THAN 2 X 4 SPACED AT NOT MORE THAN AT 16" O.C. SEE SHEAR WALL ELEVATIONS IN DETAILS FOLLOWING FOR INFORMATION NOT SHOWN. 3/8" AND 1/2" PANEL GRADE 2-M-W ORIENTED STRAND BOARD MAY BE SUBSTITUTED FOR 3/8" AND 15/32" PLYWOOD SHEATHING, RESPECTIVELY. 7/16" PANEL GRADE 2-M-W ORIENTED STRAND BOARD MAY BE SUBSTITUTED FOR 15/32" PLYWOOD SHEATHING PROVIDING STUDS ARE SPACED A MAXIMUM OF 16" ON CENTER.
- SILL PLATE BOLTING SUBSTITUTIONS: THE FOLLOWING SUBSTITUTIONS MAY BE MADE FOR THE 1/2" DIAMETER ANCHOR BOLTS ABOVE ALL INTERIOR WALLS: 1/2" DIAMETER WEDGE ANCHORS (ICC APPROVED) 2-1/4" MIN. EMBED AT SAME SPACING. ALL EXTERIOR AND/OR INTERIOR WALLS: 1/2" DIAMETER EPOXY ANCHORS (ICB APPROVED) - 2-1/4" MIN. EMBED AT SAME SPACING. SIMPSON SET EPOXY - TIE ADHESIVE (REDUCTION FACTOR FOR ABSENCE OF SPECIAL INSPECTION WAS USED) INTERIOR GYPSUM WALLBOARD WALLS ONLY: HILTI PINS X-DNI 72P8 AT SAME SPACING AS THE 16D WALL PLATE NAILING INDICATED FOR 2ND FLOOR CONDITION INDICATED IN SHEAR WALL SCHEDULE.
- NAILS INDICATED IN TABLE ARE COMMON NAILS. 16D SINKERS MAY BE SUBSTITUTED FOR 16D COMMON NAILS BUT PLACED AT 0.87 TIMES THE SPACING.

FRAMING NOTES

- PROVIDE 2X SOLID BLOCKING AT ALL SPANS EXCEEDING 8'-0" AND AT ALL BEAMS AND BEARING PARTITIONS.
- PROVIDE 2X FIRE BLOCKING AT ALL FURR DOWNS AND 8'-0" FROM FINISH FLOOR AT ALL INTERIOR AND EXTERIOR PARTITIONS.
- PROVIDE MIN. 2" CLEARANCE AT CHIMNEY FRAMING MEMBERS.
- ALL EXTERIOR WALLS AND MAIN CROSS STUD PARTITIONS SHALL BE BRACED AT EACH 25'-0" OF LENGTH WITH 1X4 LET-INS OR APPROVED STEEL STRAPS.
- TRUSS DESIGN SHALL BE SEALED AND SIGNED BY AN ENGINEER LICENSED IN ARIZONA. TRUSSES SHALL BE APPROVED BY THE CITY CODE ENFORCEMENT DEPT WHERE PERMITTED A TRUSS WAIVER MAY BE USED. G.C. REVIEW PRIOR TO FABRICATION.
- TRUSSES FOR BUILT-UP ROOFS SHALL BE DESIGNED FOR A MIN. OF 35 A MIN OF 40 LBS. TOTAL LOAD.
- PROVIDE SIMPSON JOIST HANGERS AT ALL JOIST L TO LEDGER CONNECTIONS.
- PROVIDE 16 GA. SIMPSON ST 6224 TIE STRAPS AT ALL RIDGE TO BEAM CONNECTIONS
- ALL PITCHED JOIST TO BE NOTCHED @ BEARING POINTS
- PROVIDE SIMPSON P.B. AND P.C. CONNECTIONS AT ALL POSTS. ALL MEMBER SHALL BE FRAMED, ANCHORED, TIED AND BRACED TO DEVELOP THE STRENGTH AND RIGIDITY NECESSARY FOR THE PURPOSE OF WHICH THEY ARE INTENDED.
- ROOF PITCH FORM NEW CONSTRUCTION SHALL BE 1/2" PER FOOT MIN.
- ROOF DECK - 1/2" CDX PLYWOOD P1 W/ 8d @ 6" O.C. JOISTS AND 8d @ 12" O.C. FIELD. OR USE 1/2" O.S.B. BOARD IN LIEU OF PLYWOOD (G.C. OPTION). ALL ROOF OVERHANGS SHALL BE EXTERIOR GRADE.
- ALL ROOF DRAINS SHALL HAVE AN ADJACENT OVERFLOW DRAIN SET 2" ABOVE THE FLOW LINE OF THE MAIN ROOF DRAIN. (IF USED IN LIEU OF SCUPPERS.)
- TRUSS DIAGRAMS TO BE PROVIDED TO THE CITY INSPECTOR AT TIME OF FRAMING INSPECTION. USE 2X STUDS AT ALL BEAMS, HEADERS, MULTIPLE TRUSSES & TRUSS GIRDER SUPPORTS. U.N.O.
- WALL SOLE PLATES TO BE REDWOOD OR PRESSURE TREATED.
- SOLE PLATE ANCHORAGE 6'-0" O.C. & 12" MAX. FROM PLATE ENDS, 7" (MIN.) EMBEDMENT, 1/2" A.B. (MIN.) OR APPROVED ANCHORAGE.
- ALL INTERIOR AND EXTERIOR WALL ADJACENT A VAULTED CEILING SHALL BE BALLOON FRAMED WITH FIRE-BLOCKING AT 8'-0".
- BRIDGING SHALL BE SOLID BLOCKING AT 8' MAX. AND/OR 8' O.C.
- S. BRACE WALLS AT END 25' LENGTH OR EQUIVALENT WHIT APPROVED DIAGONAL BRACING.
- ALL FRAMING ANCHORS BY "SIMPSON" OR APPROVED EQUAL.

FOUNDATION NOTES

- FOUNDATIONS:
 - ALL INTERIOR AND EXTERIOR FOOTINGS SHALL BEAR A MINIMUM OF 16" BELOW UNDISTURBED NATIVE SOIL (EXISTING OR FINISH GRADE IS NOT SYNONYMOUS WITH UNDISTURBED SOIL)
 - BEARING DEPTH SHALL BE MEASURED AT THE ADJACENT ELEVATION FOR UNDISTURBED SOIL
 - PROVIDE A MINIMUM OF (2)#4 REBAR CONT. IN FOOTING OR STEM WALL, OR 1 IN FOOTING AND 1 IN STEM WALL.
 - REINFORCING STEEL SHALL BE INTERMEDIATE GRADE ASTM 15-40 (Fy=60,000 P.S.I.) DEFORMED BARS IN ACCORDANCE WITH LATEST ASTM SPECIFICATIONS.
 - ARRANGEMENT AND BENDING OF BARS AS PER ACI DETAIL MANUAL.
 - LAP REINFORCEMENT A MINIMUM OF 32 DIA. WITH A MINIMUM LAP OF 12"
 - CONCRETE PROTECTION FOR BARS.
 - SURFACE EXPOSED TO AIR MIN. CLR. DISTANCE FROM SURFACE TO BAR SHALL BE 3".
 - SURFACE EXPOSED TO EARTH MIN. CLR. DISTANCE FROM SURFACE TO BAR SHALL BE 1-1/2"
 - MINIMUM THICKNESS OF A STUD BEARING SHALL BE 8".
 - PROVIDE (2)#4'S IN FOOTING ABOVE ALL RETURN AIR DUCTS.
 - NOTIFY THE ARCHITECT OF ANY SPECIAL CONDITION THAT ARE ENCOUNTERED DURING EXCAVATION AND BACKFILLING OPERATIONS.
 - FOUNDATIONS DESIGN IS BASED UPON THE MINIMUM REQUIREMENTS SPECIFIED IN THE ABOVE MENTIONED GOVERNING BUILDING CODES I.B.C. 2018 SOILS ARE ASSUMED TO BE NON-EXPANSIVE AND NON COLLAPSIBLE. FINISH GRADE SHALL SLOPE AWAY FROM FOUNDATION WALLS.
- CONCRETE
 - SHALL MEET ALL THE REQUIREMENTS OF ACI 301-89 WITH TYPE II CEMENT, WITH NORMAL WEIGHT AGGREGATE. MINIMUM 28 DAYS STRENGTH 2500 PSI EXCEPT AS FOLLOWS.
 - PROVIDE EXTERIOR WATERPROOF MEMBRANE UP TO 1'-0" BEYOND CONCRETE STEM AT ALL SUNKEN FLOORS.
 - SEAL ALL VOIDS AROUND PIPING PASSING THRU CONCRETE FLOOR
 - ALL EXTERIOR CONCRETE FLAT WORK TO SLOPE A MINIMUM OF 1/8" / FT. AND ALL LANDINGS AT DOORS TO SLOPE A MINIMUM OF 1/4" /F.
 - ALL SLABS, SIDEWALKS, AND DRIVEWAYS SHALL BE A MIN. OF 4" THICK ON 4" OF COMPACTED GRAVEL FILL. SOIL SHALL BE TERMITE TREATED PRIOR TO CONCRETE FILL.
 - ALL BOTTOM PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH A MINIMUM 1/2" DIA. ANCHOR BOLT. HAVING A MINIMUM 7" EMBEDMENT OF 12" FROM PLATE ENDS.
 - AT ALL HOLD DOWN LOCATIONS PROVIDE 1 #4 HORIZONTAL WITHIN TOP 6" OF STEM WALL.
 - MACHINE BOLTS OR ANCHOR BOLTS SHALL BE ASTM-A307 STEEL, Fy = 36 KSI.
 - A MINIMUM 28 DAY COMPRESSIVE STRENGTH WITH A MAXIMUM 4-1/2" 45' SLUMP TEST FOR CONCRETE FOOTINGS SHALL BE 2500 PSI, AND CONCRETE SLABS SHALL BE 3000 PSI
 - ALL PROCEDURE, PLACEMENT, FORMWORK LAP, ETC. SHALL CONFORM WITH LATEST A.S.C.I. STANDARDS. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED, EXCEPT THE SLABS ON GRADE NEED ONLY TO BE VIBRATE AROUND UNDER FLOOR DUCTS, ETC.
 - MINIMUM STRENGTH FOR REMOVAL OF FORMS AND SHORING SHALL BE 71% OF SPECIFIED STRENGTH AT 28 DAY.
 - CONTINUOUS FLOOR SLABS SHALL BE SAW CUT EVERY 600 S.F. FOR EXPANSION JOINTS. SAW CUTS SHALL BE UNDER INTERIOR NON-BEARING WALLS, OR IN AREAS NOT AFFECTING TILE FLOORS WHERE POSSIBLE.
 - CONTRACTOR SHALL PROVIDE A 20' #4 COPPER WIRE UFFER AFTER ELECTRICAL SERVICE ENTRANCE.
 - NO ADMIXTURES WITHOUT APPROVAL. ADMIXTURES CONTAINING CHLORIDES NOT BE USED REINFORCING COVERAGE: FOOTING - 3" MINIMUM BOTTOM & SIDES, WALLS 1-1/4" MINIMUM.

LUMBER

GENERAL: ALL STRESS GRADE LUMBER CONSTRUCTION SHALL COMPLY WITH A.I.T.C. TIMBER CONSTRUCTION STANDARDS LATEST EDITION ALL LUMBER (EACH PC.) SHALL BEAR THE GRADE STAMP OF GRADING RULES AGENCY APPROVED BY THE AMERICAN LUMBER STANDARDS COMMITTEE (A.L.S.C.). REGARDLESS OF REQUIRED GRADE STAMP AND CERTIFICATIONS. ALL LUMBER (EACH PIECE) IN BETTER WHEN INSPECTED BY A GRADING AGENCY APPROVED BY THE A.I.S.C. GRADE LOSS RESULTING FROM EFFECTS OF WEATHERING, HANDLING, STORAGE, RESAWING OR DIVIDING LENGTHS WILL CAUSE FOR REJECTION.

NOTCH OR DRILL JOIST'S, BEAMS OR LOAD BEARING STUDS ONLY AS INDICATED ON DRAWINGS ANY OTHER ALTERATION REQUIRES PRIOR APPROVAL OF THE STRUCTURAL ENGINEER THROUGH THE ARCHITECT.

GLU LAM BEAMS: WEST COAST DOUGLAS FIR WITH F(B)=2400 PSI (24F-V3) STRESS GRADE (24-V8) FOR CANTILEVERS. FABRICATION AND HANDLING PER (LATEST A.I.T.C. STANDARDS. WATERPROOF GLUE. BEARS TO BEAM A.I.T.C. STAMPS AND CERTIFICATES. CAMBER =L/300 WHERE L=SPAN IN INCHES. U.N.O.

SAWN LUMBER: WEST COAST DOUGLAS FIR - LARCH, SURFACED DRY:

STUDS.....	DFL -3
JOISTS 2" TO 4" WIDE.....	DFL -2
BEAMS 6X AND LARGER.....	DFL -2
POSTS 4X4 AND LARGER.....	DFL -1
BLOCKING, SILLS, PLATES.....	HF
PEELED LOGS - SOUTHERN PINE OR SPRUCE PINE - FIR #2 OR BETTER	

SOLE PLATE OF ALL WALLS SHALL BE PRESSURE TREATED.

PLYWOOD: APA GRADED OR OTHER GRADING AGENCY PRIOR TO APPROVED BY THE ARCHITECT. C-D W/ EXTERIOR GLUE. PLYWOOD, OSB, AND/OR WAFER BOARD SHALL CONFORM WITH N.E.R.-108.	
ROOF.....	CDX/T&G 5/8", 40/20
WALLS (TYPICAL) U.N.O.....	3/8, 24/00
FLOOR.....	3/4", 48/24 T&G

PLYWOOD, O.S.B., AND WAFER BOARD SHALL CONFORM TO N.E.R.-108. LAY UP ROOF PLYWOOD OR OSB WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, MINIMUM 2-SPAN CONTINUOUS. STAGGER JOINTS. PROVIDE WD. CLIPS (SIMPSON PSC) AT ALL UNBLOCKED EDGES. LAY UP WALL PLYWOOD WITH FACE GRAIN PARALLEL TO SUPPORTS.

CONNECTIONS: ALL FRAMED CONNECTIONS SHALL BE MADE W/ I.C.C. APPROVED FRAMING ANCHORS EACH SIDE OR METAL JOIST HANGERS BY SIMPSON, KC METAL S OR ARCHIB. ANY HANGERS USED SHALL HAVE I.C.C. CAPTITIAN EQUAL TO OR GREATER THAN THE SIMPSON HANGER CALLED OUT. FOR NAILING SCHEDULE SEE TABLE R602.3(1) OF 2018 INTERNATIONAL RESIDENTIAL CODE. FIELD DRILL ALL HOLES FOR NAILS LARGER THAN 20 d.

NAIL ROOF PLYWOOD WITH 10d COMMON NAILS AT 6" O.C. AT ALL SUPPORTED EDGES AND BOUNDARIES AND AT 12" AT INTERMEDIATE SUPPORTS. U.N.O. (SEE PLANS FOR EXCEPTIONS).

NAIL WALL PLYWOOD SHEATHING AS PER DRAWINGS. MINIMUM NAILING, 8d NAILS @6" O.C. PANEL EDGES AND BOUNDARIES AND 12" O.C. INTERMEDIATE SUPPORTS. (SEE PLANS FOR EXCEPTIONS).

NAIL FLOOR PLYWOOD WITH 10d SCREW NAILS AT 6" O.C. AT ALL SUPPORTED EDGES AND INTERMEDIATE SUPPORTS. GLUE PLYWOOD TO FLOOR TRUSS.

WOOD TRUSSES: FABRICATOR SHALL BE RESPONSIBLE FOR DESIGN USING THE FOLLOWING LOADS:

- LIVE LOADS: EACH ACTS INDEPENDENTLY ROOF, 20 PSF - 7 DAY DURATION - HORIZONTAL PROJECTION AT BUILT-UP ROOF. (SEE ROOF PLAN FOR DRIFT) 16 PSF AT TILE ROOF.
- DEAD LOADS (INCLUDING WT. OF TRUSS): 15 PSF AT BUILT-UP ROOF & 24 PSF AT TILE ROOF.

MECHANICAL EQUIPMENT - SEE MECHANICAL DRAWINGS.

A.I.T.C. STANDARDS APPLY PRIOR TO MANUFACTURING TRUSSES, FABRICATOR SHALL SUBMIT DESIGN CALCULATIONS AND SHOP DWGS. SEALED AND DATED WITHIN LATEST CITY ADOPTED I.R.C. BY ARIZONA REGISTERED ENGINEER TO THE BUILDING DEPARTMENT AND THE ENGINEER FOR REVIEW INCLUDING WOOD SPECIFICATIONS, ALL PERMANENT AND TEMPORARY BRACING AND FASTENING AT BEARING SHALL BE PROVIDED BY TRUSS MANUFACTURE. TRUSSES SHALL CONFORM TO I.B.C. R802.10.

STRUCTURAL NOTES

- EXPANSION BOLTS SHALL BE SHALL BE TRUBOLTS BY RAMSET AS PER I.C.C. OR APPROVED ALTERNATE WITH ALLOWABLE VALUES EQUAL TO OR EXCEEDING THOSE FOR TRUBOLTS. EMBED 3-3/8" MINIMUM FOR 3/4" DIAMETER BOLTS IN CONCRETE. EMBED 5" GROUTED MASONRY. UNLESS NOTED OTHERWISE.
- UNLESS OTHERWISE NOTED, DETAILS ON STRUCTURAL DRAWINGS ARE TYP, AS INDICATED BY CUTS, REFERENCES OR TITLES.
- VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
- CONTRACTOR SHALL VERIFY IN FIELD ALL EXISTING CONDITIONS SHOWN ON DRAWINGS.
- DRYPACK SHALL BE ONE PART CEMENT AND 2-1/2 PARTS SAND W/ JUST ENOUGH WATER TO HYDRATE CEMENT AND FORM A BALL. SHOWING MOISTURE ON THE SURFACE WHEN SQUEEZED. IT SHALL BE RAMMED IN TIGHT TO MAXIMUM DENSITY ATTAINABLE MINIMUM 28 DAY STRAIGHT TO BE 5000 PSI.
- IN LIEU OF DRYPACK, GROUT SHALL BE NON- SHRINK, NON-METALLIC: U.S. GROUT CORP. FIVE STAR ASTM C-827, C-191 AND C-109, OR PRIOR APPROVED EQUAL MIXED AND INSTALLED PER MANUFACTURER'S RECOMMENDATION. MIN. COMPRESSIVE STRENGTH 5000 PSI IN DAYS. PROVIDE ALL TEMPORARY BRACING IN, SHORING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL AND PLUMBING WITH APPROPRIATE TRADES, DRAWINGS, AND SUBCONTRACTOR PRIOR TO CONSTRUCTION.
- THE STRUCTURAL ENGINEER SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, FOR SAFETY PRECAUTION AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENT.

MASONRY MORTAL AND GROUT

- CONCRETE MASONRY UNITS MUST BE PRODUCED BY MANUFACTURE THAT IS CURRENT COMPLIANCE WITH MASONRY INSTITUTE OF ARIZONA CERTIFIED BLOCK PROGRAM.
- BLOCK UNITS, GRADE N-1 RUNNING BOND MASONRY STRENGTH = 1,500 PSI. MORTAR TYPE S, 1,800 PSI. GROUT 2,000 PSI. MECHANICALLY VIBRATE GROUT IN VERTICAL SPACES IMMEDIATELY AFTER POURING AGAIN ABOUT 5 MINUTES LATER. MAXIMUM GROUT LIFT WITHOUT CLEANOUTS 48" STAY EACH END OF EACH VERTICAL REBAR USING WIRE AND LOOP TYPE TIES. MAXIMUM VERTICAL SPACING OF TIES. MAXIMUM VERTICAL SPACING OF TIES 96". NO. POZZOLANA WILL BE PERMITTED IN MORTAR OR OR GROUT. SEE ARCHITECTURAL DRAWINGS FOR EXPANSION OR CONTROL JOINTS. LOCATE AT 30" MAXIMUM O.C. U.N.O., BUT NOT LESS THAN 24" FROM BEARING FROM A JAMB OF AN OPENING WIDER THAN 4'-0".
- VERTICAL REINFORCING, CONTINUOUS FULL HEIGHT AT CENTER OF WALL, AT ALL CORNERS, INTERSECTIONS, WALL ENDS, BEAM BEARINGS, JAMBS, EACH SIDE OF CONTROL JOINTS AND AT 48" O.C. MAX. U.N.O.
- 1 #5 BAR @48" O.C. ELSEWHERE UNLESS NOTED OTHERWISE.
- PROVIDED STANDARD WEIGHT, 9 GRADE WIRE, LADDER TYPE JOINT REINFORCING AT 16" O.C. IN HORIZONTAL JOINTS (LAP 8" MINIMUM).
- ARRANGEMENT AND BENDING OF BARS AS PER A.C.I. DETAILING MANUAL.
- GROUTING PROCEDURES MASONRY 4' LIFTS OR 8 LIFTS WITH CLEAN OUTS. GROUT: F'c = 2000 P.S.I. (AT 28 DAY)
- 1 PART PORTLAND CEMENT TO 2 1/4 = 3 PARTS SAND & 1/10 PARTS MAX. HYDRATED LIME.
- 2 PARTS PER GRAVEL MAY BE ADDED TO (C.A.) ABOVE.

NAILING SCHEDULE (IRC TABLE R602.3(1))

ROOF		
DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENER a,b,c	SPACING AND LOCATION
BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	4-8d BOX (21/2" x 0.113"); or 3-8d COMMON (21/2" x 0.131"); or 3-10d BOX (3" x 0.128"); or 3-3" x 0.131" NAILS	TOENAIL
1 BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATES, TO RAFTER OR TRUSS	2-8d COMMON (21/2" x 0.131"); or 2-3" x 0.131" NAILS	EACH END TOENAIL
	2-16d COMMON (31/2" x 0.162"); or 3-3" x 0.131" NAILS	END TOENAIL
FLAT BLOCKING TO TRUSS AND WEB FILLER	16d COMMON (31/2" x 0.162"); or 3" x 0.131" NAILS	6" O.C. FACE NAIL
2 CEILING JOISTS TO TOP PLATE	4-8d BOX (21/2" x 0.113"); or 3-8d COMMON (21/2" x 0.131"); or 3-10d BOX (3" x 0.128"); or 3-3" x 0.131" NAILS	PER JOIST, TOE NAIL
3 CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS [SEE SECTION R802.5.2 AND TABLE R802.5.2(1)]	4-10d BOX (3" x 0.128"); or 3-16d COMMON (31/2" x 0.162"); or 4-3" x 0.131" NAILS	FACE NAIL
4 CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION R802.5.2 AND TABLE R802.5.2)	TABLE R802.5.2	FACE NAIL
5 COLLAR TIE TO RAFTER, FACE NAIL	4-10d BOX (3" x 0.128"); or 3-10d COMMON (3" x 0.148"); or 4-3" x 0.131" NAILS	FACE NAIL EACH RAFTER
6 RAFTER OR ROOF TRUSS TO PLATE	3-16d BOX (31/2" x 0.135"); or 3-10d COMMON (3" x 0.148"); or 4-10d BOX (3" x 0.128"); or 4-3" x 0.131" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
7 ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16d BOX (31/2" x 0.135"); or 3-10d COMMON (3" x 0.148"); or 4-10d BOX (3" x 0.128"); or 4-3" x 0.131" NAILS	TOE NAIL
	3-16d BOX (31/2" x 0.135"); or 2-16d COMMON (31/2" x 0.162"); or 3-10d BOX (3" x 0.128"); or 3-3" x 0.131" NAILS	END NAIL

WALL TEST		
8 STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (31/2" x 0.162")	24" O.C. FACE NAIL
	10d BOX or 3" NAILS	16" O.C. FACE NAIL
9 STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d BOX OR 3" NAILS	12" O.C. FACE NAIL
	16d COMMON (31/2" x 0.162")	16" O.C. FACE NAIL
10 BUILT-UP HEADER (2" TO 2" HEADER WITH 1/2" SPACER)	16d COMMON (31/2" x 0.162")	16" O.C. EACH EDGE FACE NAIL
	16d BOX (31/2" x 0.135")	12" O.C. EACH EDGE FACE NAIL
11 CONTINUOUS HEADER TO STUD	5-8d BOX or 4-8d COMMON or 4-10d BOX	TOE NAIL
12 ADJACENT FULL-HEIGHT STUD TO END OF HEADER	4-16d BOX (31/2" x 0.135"); or 3-16d COMMON (31/2" x 0.162"); or 4-10d BOX (3" x 0.128"); or 4-3" x 0.131" NAILS	END NAIL
13 TOP PLATE TO TOP PLATE	16d COMMON (31/2" x 0.162")	16" O.C. FACE NAIL
	10d BOX or 3" NAILS	12" O.C. FACE NAIL
14 DOUBLE TOP PLATE SPLICE	8-16d COMMON or 12-16d or 12-10d BOX or 12-3" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP (SPlice LENGTH EACH SIDE OF END JOINT)
15 BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (31/2" x 0.162")	16" O.C. FACE NAIL
	16d BOX or 3" NAILS	12" O.C. FACE NAIL
16 BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	3-16d BOX or 2-16d COMMON OR 4-3" NAILS	16" O.C. FACE NAIL
17 TOP OR BOTTOM PLATE TO STUD	4-8d BOX or 3-16d BOX or 4-8d COMMON or 4-10d BOX or 4-3" NAILS	TOE NAIL
	3-16d BOX or 2-16d COMMON or 3-10d BOX or 3-3" NAILS	END NAIL
18 TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-10d BOX or 2-16d COMMON or 3-3" NAILS	FACE NAIL
	3-8d BOX (21/2" x 0.113"); or 2-8d COMMON (21/2" x 0.131"); or 2-(3" x 0.131"); or 2-10d BOX (3" x 0.128")	FACE NAIL
19 1" BRACE TO EACH STUD AND PLATE	3-8d BOX (21/2" x 0.113"); or 2-8d COMMON (21/2" x 0.131"); or 2-(3" x 0.131"); or 2-10d BOX (3" x 0.128")	FACE NAIL
20 1" x 6" SHEATING TO EACH BEARING	3-8d BOX or 2-8d COMMON or 2-10d BOX or 2 STAPLES, 1"CROWN, 16GA., 1-3/4" LONG	FACE NAIL
	3-8d BOX or 3-8d COMMON or 3-10d BOX or 3 STAPLES, 1"CROWN, 16GA., 1-3/4" LONG	FACE NAIL
21 1" x 8" AND WIDER SHEATING TO EACH BEARING	WIDER THAN 1"x 8"- 4-8d BOX or 3-8d COMMON or 3-10d BOX or 4 STAPLES, 1"CROWN 16 GA., 1-3/4" LONG	FACE NAIL

FLOOR		
22 JOIST TO SILL, TOP PLATE OR GIRDER	4-8d BOX or 3/8d COMMON or 3-10d BOX or 3-3" NAILS	TOE NAIL
	8d BOX (21/2" x 0.113")	4" O.C. TOE NAIL
23 RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8d COMMON or 10d BOX or 3" x 0.131" NAILS	6" O.C. TOE NAIL
24 1" x 6" SUBFLOOR OR LESS TO EACH JOIST	3-8d BOX or 2-8d COMMON or 3-10d BOX or 2 STAPLES, 1" CROWN, 16 GA., 1-3/4" LONG	FACE NAIL
25 2" SUBFLOOR TO JOIST OR GIRDER	3-16d BOX or 2-16d COMMON	BLIND AND FACE NAIL
26 2" PLANKS (PLANK & BEAM -- FLOOR & ROOF)	3-16d BOX or 2-16d COMMON	AT EACH BEARING, FACE NAIL
27 BAND OR RIM JOIST TO JOIST	3-16d COMMON or 4-10 BOX or 4-3" NAILS or 4-3" x 14 GA. STAPLES, 16" CROWN	END NAIL
28 BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	20d COMMON or	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM AND STAGGERED. 24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	10d BOX or 3" NAILS	FACE NAIL AT ENDS AND AT EACH SPLICE
29 LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	AND: 2-20d COMMON or 3-10d BOX or 3-3" NAILS	FACE NAIL, AT ENDS AND AT EACH SPLICE
	4-16d BOX or 3-16d COMMON OR 4-10d BOX OR 4-3" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL
30 BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	2-10d BOX or 2-8d COMMON (2-1/2" x 0.131" or 2-3" x 0.131" NAILS	EACH END, TOE NAIL

MECHANICAL:

- ALL NAILS ARE SMOOTH-COMMON. BOX OF DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS SHOWN: 80 ksi (551 MPa) FOR SHANK DIAMETER OF 0.192 INCH (COMMON NAIL), 90 ksi (640 MPa) FOR SHANK DIAMETERS LARGER THAN 0.142 INCH BUT NOT LARGER THAN 0.177 INCH, AND 100 ksi (689 MPa) FOR SHANK DIAMETERS OF 0.142 INCHES OF LESS.
- STAPLE ARE 16 GAGE WIRE AND HAVE A MINIMUM 7/16-INCH ON DIAMETER CROWN WIDTH. NAILS SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OF GREATER.
- FOUR-FOOT-BY-8-FOOT OR 4-FOOT-BY-9-FOOT PANELS SHALL BE APPLIED VERTICALLY. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3(2).
- FOR WOOD STRUCTURAL PANEL ROOF SHEATHING ATTACHED TO GABLE AND ROOF FRAMING AND TO INTERMEDIATE SUPPORTS WITHIN 48" OF ROOF EDGES AND RIDGES, NAILS SHALL BE SPACED AT 6 INCHES ON CENTER WHERE THE ULTIMATE DESIGN WIND SPEED IS LESS THAN 130 MPH AND SHALL BE SPACED 4" ON CENTER WHERE THE ULTIMATE DESIGN WIND SPEED IS 130 MPH OR GRATER BUT LESS THAN 140 MPH.
- GYPSUM SHEATHING SHALL CONFORM TO ASTM C1396 AND SHALL BE IN ACCORDANCE WITH GA 253. FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C208
- SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND AT ALL FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND AT ALL ROOF PLANE PERIMETERS. BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS SHALL NOT BE REQUIRED EXCEPT AT INTERSECTIONS OF ADJACENT ROOF PLANES. FLOOR AND ROOF PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING.
- WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE, PROVIDE TWO TOE NAILS FROM THE CEILING JOIST TO TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE. THE TOE NAIL ON THE OPPOSITE SIDE OF THE RAFTER SHALL NOT BE REQUIRED.
- RSRS-01 IS A ROOF SHEATHING RING SHANK NAIL MEETING THE SPECIFICATIONS IN ASTM F1667.

STRUCTURAL STEEL

- ASTM A-36, EXCEPT AS FOLLOWS: PIPE STEEL: ASTM A-53 GRADE B, OR A-501. TUBE STEEL.
- ASTM A-500 GRADE B BOLTS AND PLAIN ANCHORS; ASTM A-307. LATEST AISC HANDBOOKS AND CODES APPLY.
- MINIMUM EMBEDMENT OF ALL BOLTS IN GROUT OR CONCRETE SHALL BE 8" INCLUDING BOLT HEAD WITH A 3" HOOK.
- WELDED ANCHORS AND SHEAR CONNECTORS SHALL BE ICC APPROVED NELSON KSM OR EQUAL.

REINFORCING

- ASTM A-615 GRADE 40 EXCEPT WHERE NOTED ON PLANS OR SEE BELOW
- WIRE MESH.....A-185
- WELDER ANCHORSGRADE 40 CHEMICAL ANALYSIS
- LIMITED PRE A.W.S. SPEC. FOR WELD WITHOUT PREHEAT.
- ALL REINFORCING BARS DEFORMED EXCEPT #2 BARS WIRE MESH.
- LATEST A.C.I. CODE AND DETAILING MANUAL APPLY CLEAR CONCRETE COVERAGE TO ANY REINFORCING INCLUDING TIES ARE AS FOLLOWS:
- CONCRETE PLAGE AGAINST EARTH.....3"
- FORMED CONCRETE AGAINST SOIL.....2"
- ALL OTHER.....1-1/2"
- LAP SPLICES IN MASONRY: SHALL BE 48 DIAMETERS.
- MESH SPLICES: TYPICAL SPACING PLUS 2" (MIN 6") MEASURED BETWEEN CROSS-WIRES.
- LAP SPLICES IN CONCRETE: LAP AND EXTENSIONS SHALL BE PROVIDED 32 DIAMETER LAP SPLICES IN CONCRETE FOR GR 40.
- WHERE BARS ARE SHOWN SPLICED, THEY MAY RUN CONTINUOUS AT CONTRACTOR'S OPTION.
- REBAR SPACING GIVEN IS MAXIMUM ON CENTER AND ALL REBAR IS CONTINUOUS UNLESS OTHERWISE NOTED. PROVIDE BENT CORNER REBAR TO MATH AND LA WITH HORIZONTAL REBAR'S AT CORNERS AND INTERSECTIONS OF WALLS, BEAM AND FOOTINGS PER A.C.I. MANUAL. DOWEL ALL VERTICAL REBAR TO EMBEDMENT IN LOCATION BEFORE PLACING CONCRETE OR GROUT. IN

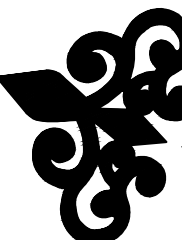
SHEAR WALL INFO SCHEDULE

HD MARK	SIMPSON TYPE AT GROUND FLOOR	AT 2ND FLOOR	CAPACITY
A	NONE	NONE	<600
B	PAHD42	MST37	2205
C	HPAHD22 IN 6" STEM	MST48	3150
D	HPAHD22 IN 8" STEM	MST60	3950
E	HD8A	FTA7	7460
F	HD20A	N.A.	11080

NOTE: FOR HD VALUES LESS THAN 600 LBS. ASSUME ANCHOR BOLTS ARE SUFFICIENT. NO FURTHER HOLD DOWN IS REQUIRED.

- HILTI CARBON STEEL KWIKBOLT II EXPANSION ACHOR
- SIMPSON SET EPOXY - TIE ADHESIVE (REDUCTION FACTOR FOR ABSENCE OF SPECIAL INSPECTION WAS USED)
- USE THE EPOXY SYSTEM FOR INTERIOR AND EDGE CONDITIONS. ALL ANCHORS SHALL BE INSTALLED AS RECOMMENDED BY THE MANUFACTURERS REQUIREMENTS AND SHALL BE INSPECTED AS REQUIRED BY THE LOCAL BUILDING OFFICIAL. SPECIAL INSPECTION MAY BE REQUIRED, VERIFY WITH THE LOCAL BUILDING OFFICIAL.

THE FOLLOWING TABLE INDICATES THE SUBSTITUTIONS THAT MAY BE MADE FOR HOLD DOWNS INDICATED IN THE HOLD DOWN SCHEDULE			
SIMPSON HOLDDOWN SPECIFIED	SUBSTITUTE SIMPSON HOLDDOWN	EXPANSION ANCHOR BOLT FOR INTERIOR CONDITIONS*	EPOXY ANCHOR BOLT FOR EDGE CONDITION**
PAHD42	HTT16	5/8" Ø BOLT W/ 7" MIN. EMBEDMENT	5/8" Ø BOLT W/ 10" MIN. EMBEDMENT
HPAHD22	HTT22	NONE	5/8" Ø BOLT W/ 10" MIN. EMBEDMENT
HPAHD22	MTT28B	3/4" Ø BOLT W/ 8" MIN. EMBEDMENT	5/8" Ø BOLT W/ 10" MIN. EMBEDMENT
	HD8A	NONE	7/8" Ø BOLT W/ 15" MIN. EMBEDMENT***



GENERAL STRUCTURAL NOTES

Scale: N/A

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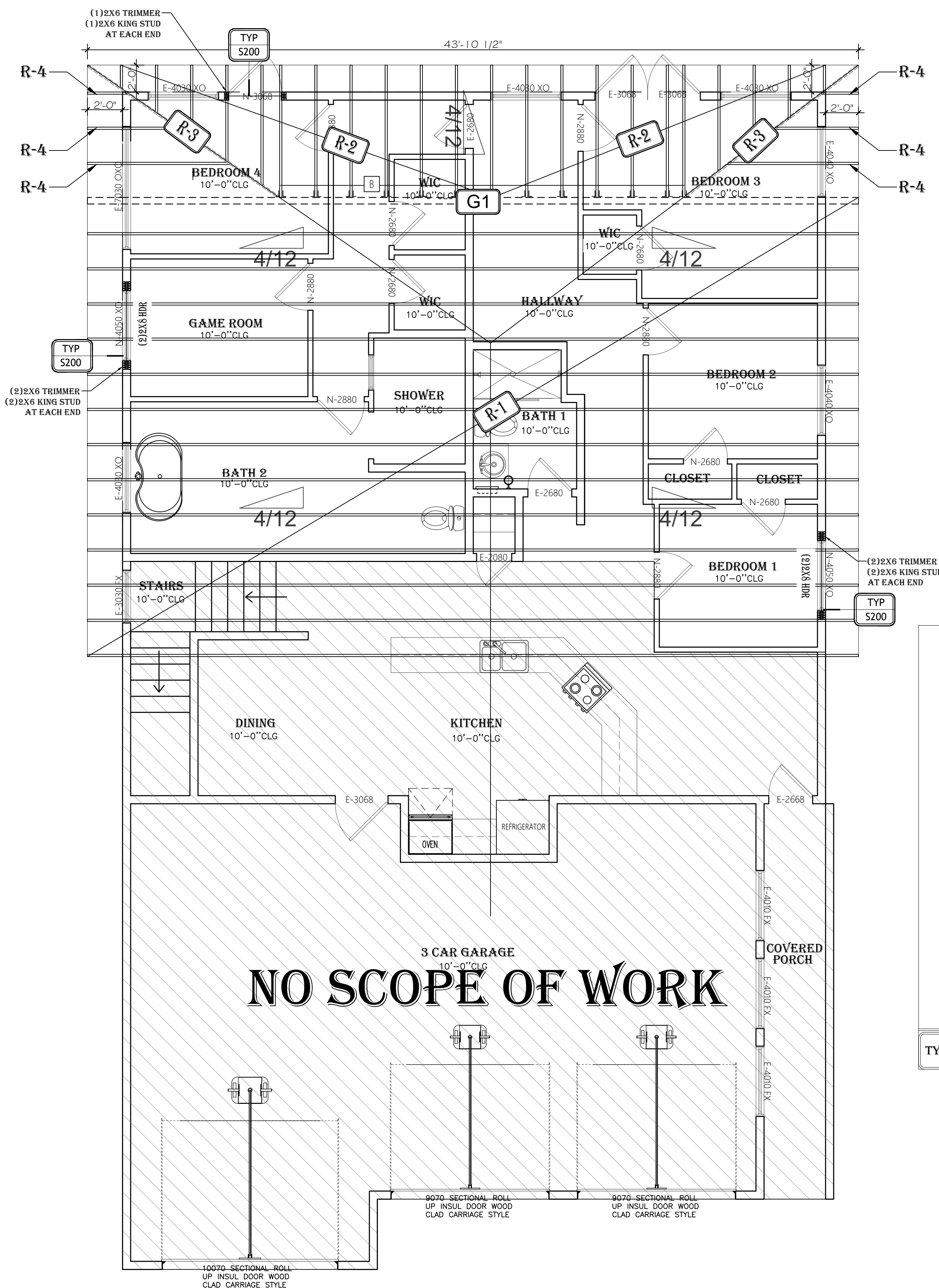
GSN

ROOF TRUSS TYPE		(NOT ALL USED) ROOF TRUSS TYPE	
G-1	HIP GIRDER TRUSS	A	2 POINT BEARING
G-2	GIRDER ROOF TRUSS 2 PLY MIN	B	3 POINT BEARING
G-3	GIRDER ROOF TRUSS 2 PLY MIN	C	4 POINT BEARING
G-4	GIRDER ROOF TRUSS 3 PLY MIN	D	CANTILEVERED AT BOTH ENDS
R-1	COMMON TRUSSES AT 24" O.C.	E	COMMON FLAT TRUSS 24" O.C.
R-2	JACK TRUSSES AT 24" O.C.	F	MONO SCISSOR TRUSS AT 24" O.C.
R-3	HIP TRUSS	G	PARALLEL CHORD TRUSS AT 24" O.C.
R-4	SIDE JACK TRUSSES AT 24" O.C.	H	HIP TRUSS 24" O.C.
L	2x12 CONTINUES LEDGER		

STUDS SCHEDULE			
ALL EXTERIOR WALLS TO BE FRAMED WITH 2X6 HEM-FIR #2 STUD GRADE STUDS AT 16" O.C. UNLESS OTHERWISE. INTERIOR BEARING WALLS TO BE FRAMED W/ 2X4 OR 2X6 HEM-FIR #2 STUD GRADE STUDS AT 16" O.C. UNLESS OTHERWISE AND NON-BEARINGS INTERIOR PARTITION WALLS TO BE FRAMED WITH 2X4 OR 2X6 HEM-FIR #2 STUD GRADE STUDS AT 24" O.C. UNLESS NOTED OTHERWISE.			

HANGER SCHEDULE (SIMPSON PRODUCT)			
(NOT ALL USED)			
A	= LUS24 (705 LBS)	B	= LUS26 (915 LBS)
D	= MUS26 (1370 LBS)	E	= HUS26 (2820 LBS)
G	= MUS26 (3621 LBS)	H	= HUS26 (5461 LBS)
		N	= HGLUS26-3 (5667 LBS)

LEDEND	
	22"x30" ATTIC ACCESS - PROVIDE 30" HEADROOM AT ALL ACCESS LOCATIONS. A.H.U. LOCATED IN ATTIC SPACE(VERIFY LOCATION). INSULATE AND WEATHER STRIP PER IRC SECTION N1102.2.4.



DISCLAIMER

- THE SCHEMATIC ROOF FRAMING LAYOUT SHOWN HEREON IS ONLY FOR A CONCEPTUAL LAYOUT.
- TRUSS MANUFACTURE SHOULD FIELD VERIFY ALL DIMENSIONS.
- TRUSS MANUFACTURE IS TO ONLY USE THIS CONCEPTUAL PLAN FOR HIS/HER PROFESSIONAL STRUCTURAL ROOF DESIGN.
- TRUSS MANUFACTURE TO PROVIDE SHOP DRAWINGS THAT INDICATE SIZE, LOCATION, AND BRACING OF ALL MEMBERS TO THE CONTRACTOR/OWNER FOR APPROVAL PRIOR TO TRUSS MANUFACTURES FABRICATION OF ROOF SYSTEM.
- R301.4 DEAD LOAD. THE ACTUAL WEIGHTS OF MATERIALS AND CONSTRUCTION SHALL BE USED FOR DETERMINING DEAD LOAD WITH CONSIDERATION FOR THE DEAD LOAD OF FIXED SERVICE EQUIPMENT (HVAC).

NOTES

- DOUBLE TOP PLATE REQUIRED AT ALL EXTERIOR WALLS
- ROOF SHEATHING TO BE $\frac{15}{32}$ " MINIMUM RATED PLYWOOD NAILED 6" ON CENTER.
- MANUFACTURED TRUSSES 24" ON CENTER.
- SEE ARCHITECTURAL DETAIL ON SHEET AD FOR INFORMATION NOT SHOW.

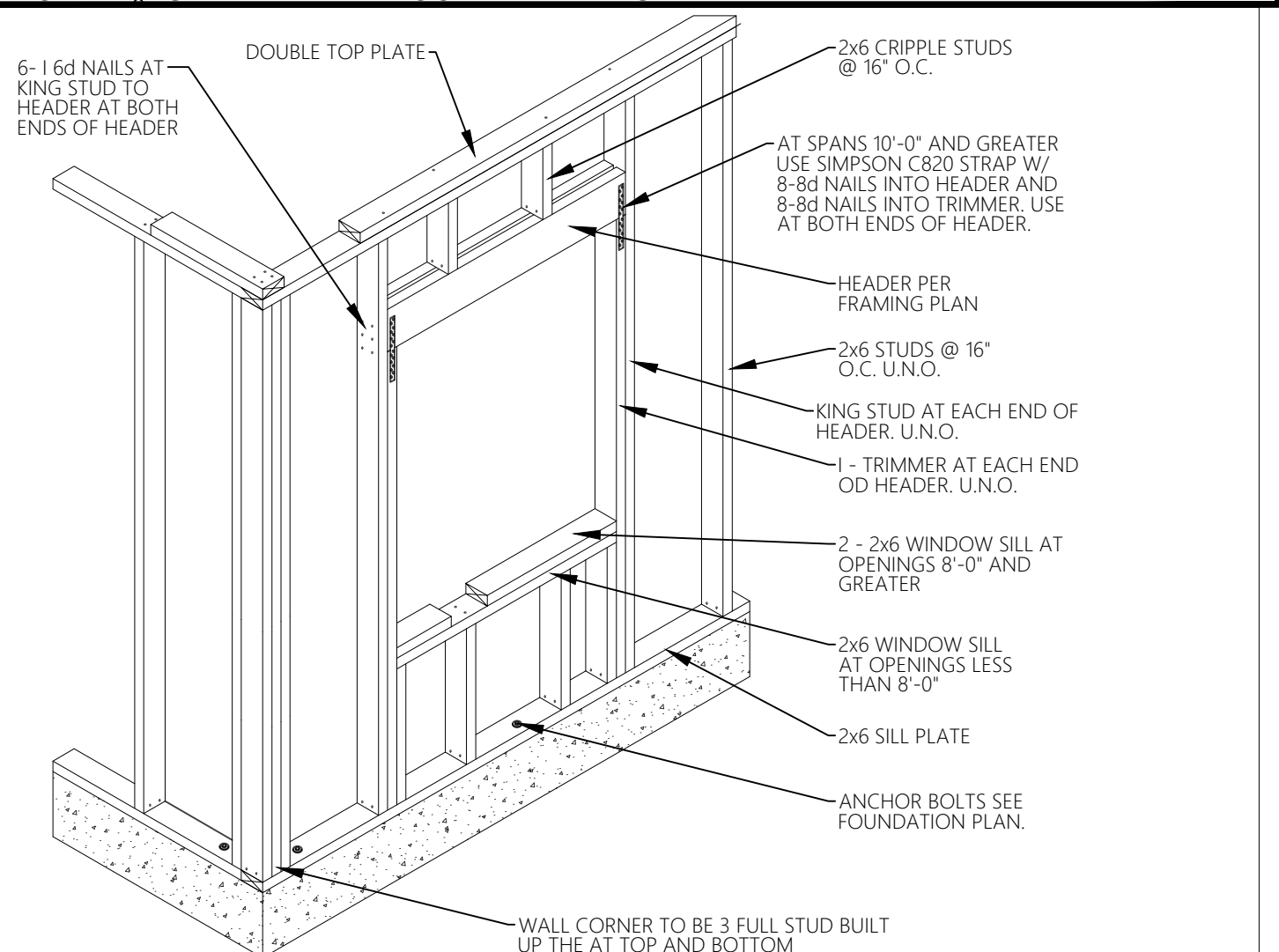
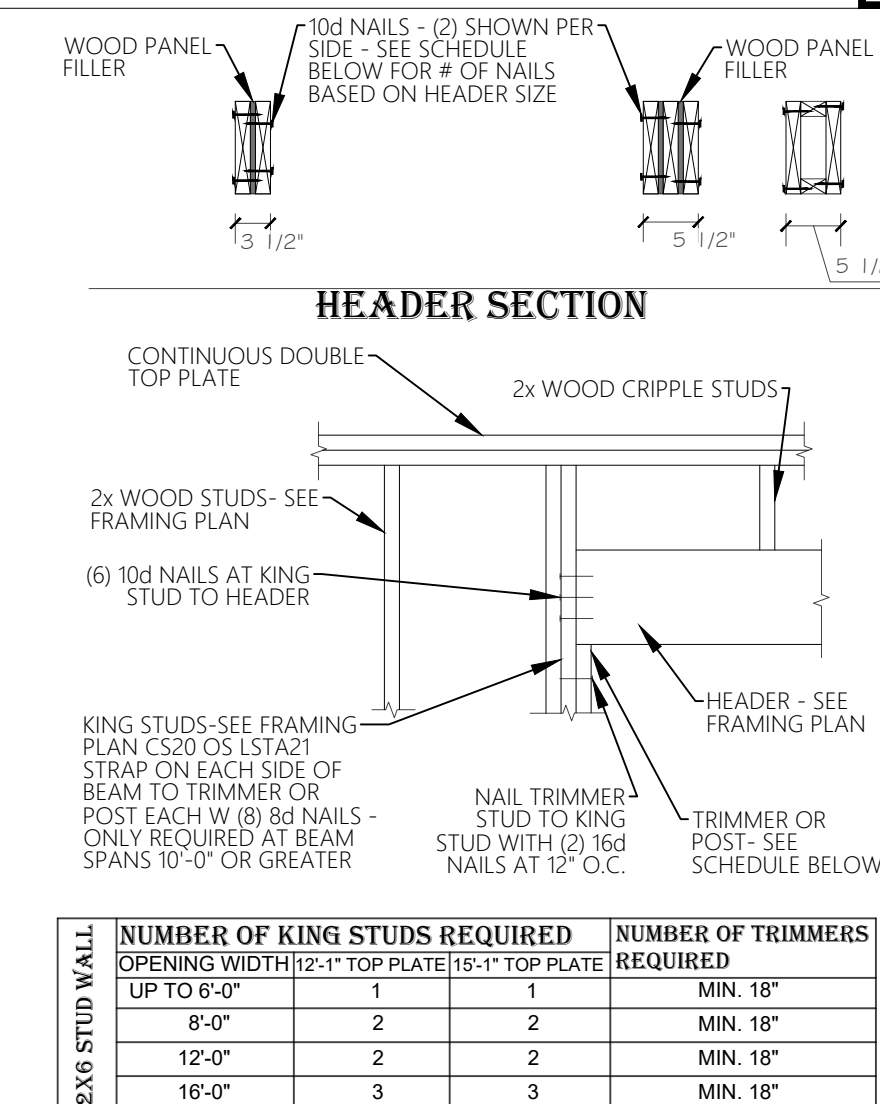
ROOF TRUSS LOADS

TRUSS MANUFACTURED TO DESIGN FOR:

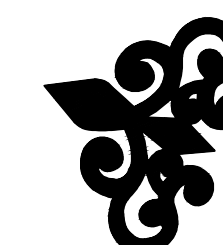
DEAD LOAD: 16 PSF (FLAT ROOF)
DEAD LOAD: 21 PSF (PITCHED)
LIVE LOAD: 20 PSF

GENERAL NOTES

- EXTERIOR WALL FRAMING SHALL BE 2x STUDS AT 16" O.C. UNO. INTERIOR LOAD BEARING WALLS SHAL BE 2x AT 16" O.C. UNO.
- MINIMUM 1 KING STUD AND ONE TRIMMER REQUIRED AT ALL OPENINGS. PROVIDE CONTINUOUS BEARING TO FOUNDATION FOR 2 TRIMMERS OR GREATER. POSS SUPPORTING FLUSH BEAM OR G.T. SHALL EXTEND TO UNDERSIDE OF BOTTOMMOST TOP PLATE OF WALL. DOUBLE TOP PLATE SHALL RUN CONTINUOUS OVER POST AT FLUSH BEAM OR G.T. UNLESS POST CAP IS SPECIFIED OR UNO ON PLAN.
- DOUBLE 2x TOP PLATE REQUIRED AT ALL BEARING WALLS.
- ROOF AND FLOOR FRAMING MEMBERS SHOWN ON PLANS INDICATE PREFABRICATED WOOD TRUSSES SPACED @ 24" O.C. MAX. UNO
- ALIGN (2) STUDS (MIN.) BENEATH ALL GIRDER TRUSSES AT BEARING WALL. NAIL STUDS TOGETHER PER TYPICAL NAILING SCHEDULE. HIP GIRDERS W/ UP TO 8'-0 SETBACK AND UP TO 20'-0 SPAN MAY HAVE (1) STUD, UNO. PROVIDE CONTINUOUS BEARING TO FOUNDATION FOR ALL BEAMS AND GIRDER TRUSSES SUPPORTED BY (2) 2x OR LARGER POSTS.
- FASTENERS SHALL BE PLACED NOT LESS THAN $\frac{3}{8}$ " FROM PANELEDGES ANS SHALL BE FIRMLY DRIVEN INTO FRAMING MEMBERS. PANEL JOINT SHALL BE CENTERED ON FRAMING MEMBER. NO UNBLOCKED PANELS LESS THAN 24" WIDE SHALL BE USED. PROVIDE $\frac{1}{4}$ " GAP BETWEEN ROOF SHEATHING PANELS.



TYP TYPICAL WALL DETAILS



FRAMING PLAN

Scale: 1/4"=1'-00"

ARCHIPLAN DEVELOPMENTS OWNS DESIGNS, DATA, INFORMATION, GENERAL CONCEPTS, AND DETAILS CONTAINED IN THESE DRAWINGS. BRAND REFERENCES ARE ALLOWED ONLY AS COMPLEMENTARY INFORMATION. ANY OTHER USAGE IS NOT AUTHORIZED WITHOUT A WRITTEN APPROVAL SIGNED BY ARCHIPLAN DEVELOPMENTS.

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DATE: 03-07-2026
SCALE: PER PLAN

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Project Number:010

NO.	REVISIONS	DATE
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SHEET:

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