

# PROPOSED RENOVATION WITH (1) CAR GARAGE

## 7020 E. W. LATHAM STREET

## SCOTTSDALE, ARIZONA

### ARCHITECT

WILLIAM R MITCHELL, ARCHITECT

AMERICAN INSTITUTE OF ARCHITECTS  
NATIONAL COUNCIL OF ARCHITECTURAL REGISTRATION BOARDS  
NEW YORK CONNECTICUT ARIZONA  
631-290-8704

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### OWNER

INVESTOR RENOVATIONS LLC

7020 E. LATHAM STREET  
SCOTTSDALE, ARIZONA 85257

### CONTRACTOR

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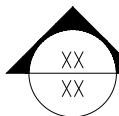
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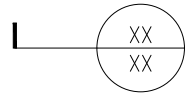
## SYMBOL LEGEND

ROOM NAME  
0000

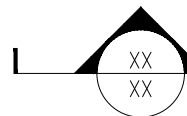
- DENOTES ROOM NAME & ROOM NUMBER



- INDICATES ELEVATION  
ELEVATION NO. (TOP), SHEET NO. (BOTTOM)



- INDICATES DETAIL REFERENCE  
DETAIL NO. (TOP), SHEET NO. (BOTTOM).



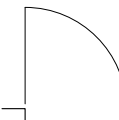
- INDICATES WALL SECTION NUMBER  
SECTION NO. (TOP), SHEET NO. (BOTTOM)



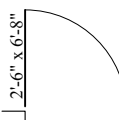
- INDICATES WINDOW TYPE.



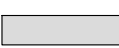
- INDICATES DOOR NUMBER.



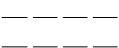
- INDICATES EXISTING DOOR



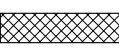
- INDICATES NEW DOOR



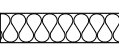
- INDICATES EXISTING TO REMAIN



- INDICATES EXISTING TO BE REMOVED



- INDICATES NEW WALLS



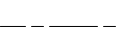
- INDICATES BATT INSULATION  
OR  
SOUND ATTENUATION



- INDICATES CONCRETE MASONRY UNITS (CMU)



- INDICATES NEW POURED CONCRETE



- INDICATES CENTER LINES

## GENERAL NOTES

- PLANS ARE OF ENGINEERED DESIGN
- 
- THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.
- ALL WORK SHALL CONFORM TO THE 2015 INTERNATIONAL BUILDING CODE & INTERNATIONAL RESIDENTIAL CODE  
  
DESIGN LOADS:  
ROOF LIVE LOAD = 20 PSF (REDUCIBLE)  
ROOF DEAD LOAD = 15 PSF  
FLOOR LIVE LOAD = 40 PSF  
FLOOR DEAD LOAD = 25 PSF
- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, A.D.A. REGULATIONS, FEDERAL BUILDING CODES AND REGULATIONS.
- WIND EXPOSURE CATEGORY - AS PER 2015 I.B.C. & I.R.C. - WIND SPEED OF '115 MPH' & EXPOSURE CATEGORY 'C'
- THE CONTRACTOR SHALL IN SURE THAT ALL CONSTRUCTION MATERIALS ARE SPREAD OUT IF PLACED ON FRAMED ROOFS OR FLOORS. ALL LOADS SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.
- THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, BRACING, SHORING, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SCAFFOLDING, BRACING, AND SHORING.
- OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
- THE STRUCTURAL ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION.
- THE STRUCTURAL ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION SITE SAFETY, OR THE SAFETY PRECAUTIONS AND THE PROGRAMS INCIDENT THERETO.
- DO NOT SCALE DRAWINGS**
- CONTRACTORS AND SUBCONTRACTORS SHALL BE REQUIRED FIELD TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY AND ALL INCONSISTENCIES WITHIN THE PROJECT DOCUMENTS.
- WHERE BY ANY DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL NOTES AND SPECIFICATIONS, THE GREATER REQUIREMENTS SHALL GOVERN.
- WHERE NO SPECIFIC DETAIL IS SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.
- FOR 'BIDDING PURPOSES', WHERE ANY MEMBER OR STRUCTURAL ELEMENT IS SHOWN, BUT NOT CALLED OUT ON THE PLANS OR DETAILS, THE LARGEST SIMILAR MEMBER OR STRUCTURAL ELEMENT SHALL BE USED IN THE PROJECT
- THE WORD "ALIGN" AS USED IN THESE DOCUMENTS SHALL SUPERSEDE ANY DIMENSIONAL INFORMATION GIVEN.
- TYPICAL DIMENSIONS ARE TO FACE OF CONCRETE AND/OR STUDS.
- ALL WINDOWS DIMENSIONS ARE ROUGH OPENINGS, EXCEPT AS NOTED.

## SITE PLAN:

(SEE ATTACHED DRAWING)

NOTE: PRIOR TO THE START OF ANY WORK, THE CONTRACTOR / OWNER SHALL HAVE ALL **NEW WORK** STAKED OUT BY A LICENSED LAND SURVEYOR

AREA DATA SUMMARY					
ALL AREAS ARE APPROXIMATE - FIELD VERIFY					
LOCATION	INCLUDED	EXISTING SQUARE FEET TO REMAIN	REMODEL OF EXISTING SQUARE FEET TO REMAIN	NEW SQUARE FEET	TOTAL SQUARE FEET

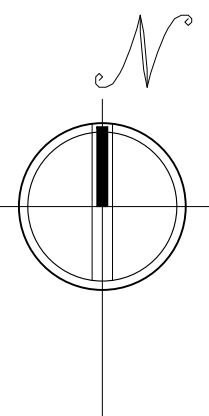
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA											
AS PER "RESIDENTIAL CODE OF NEW YORK STATE", TABLE R301.2(1)											
GROUND SNOW LOAD	WIND	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP.	ICE SHIELD UNDER-LAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMPERATURE
	SPEED (mph)		WEATHERING	FROST LINE DEPTH	TERMITE	DECAY					
0 PSF	115 MPH	B	NEGLECTIBLE	FINAL GRADE	MODERATE TO HEAVY	NONE TO SLIGHT	34 F	NO	-	0° F.	69° F.
BUILDING CODE DESIGN DATA											
ALL BUILDING CODES SHALL COMPLY WITH THE FOLLOWING CODES & AMENDMENTS AS PER THEIR ADOPTING											
2015 INTERNATIONAL BUILDING CODE						(ORDINANCE #4059)					
2015 INTERNATIONAL RESIDENTIAL CODE						(ORDINANCE #4060)					
2015 INTERNATIONAL FIRE CODE						(ORDINANCE #4045)					

SHEET INDEX					
ARCHITECTURAL DRAWINGS					
A-0	COVER SHEET	AD-4 of 0	DEMOLITION @ FRONT/SOUTH & BACK/NORTH ELEVATIONS	A-1 of 0	PROPOSED FRAMING DETAILS & ISOMETRICS
A-1 of 0	EXISTING FOUNDATION PLAN	AD-5 of 0	DEMOLITION @ RIGHT/EAST & LEFT/WEST ELEVATIONS	A-2 of 0	TYPICAL GARAGE DOOR, EXTERIOR DOOR, WINDOW FRAMING & CONNECTION DETAILS
A-2 of 0	EXISTING MAIN LEVEL FLOOR PLAN	AD-6 OF 0	DEMOLITION @ EXISTING BUILDING SECTION 'B' - 'B'		
A-3 of 0	EXISTING ROOF FRAMING PLAN	A-8 OF 0	EXISTING / PROPOSED FOUNDATION PLAN		
A-4 of 0	EXISTING ROOF PLAN	A-9 OF 0	EXISTING / PROPOSED MAIN LEVEL FLOOR PLAN		
A-5 of 0	EXISTING FRONT/SOUTH & BACK/NORTH ELEVATIONS	A-10 OF 0	EXISTING / PROPOSED ROOF PLAN		
A-6 of 0	EXISTING LEFT/WEST & RIGHT/EAST ELEVATIONS	A-11 OF 0	EXISTING / PROPOSED ELEVATIONS	E-1 OF 0	PROPOSED ELECTRICAL FLOOR FLOOR PLAN
A-7 of 0	EXISTING BUILDING SECTION 'A' - 'A'	A-12 OF 0	EXISTING / PROPOSED ELEVATIONS	E-2 OF 0	ELECTRICAL NOTES
AD-1 of 0	DEMOLITION @ EXISTING FOUNDATION PLAN	A-13 OF 0	EXISTING / PROPOSED BUILDING SECTION		
AD-2 of 0	DEMOLITION @ EXISTING MAIN LEVEL FLOOR PLAN	A-14 OF 0	EXISTING / PROPOSED FRAMING PLAN @ MAIN LEVEL FLOOR PLAN		
AD-3 of 0	DEMOLITION @ EXISTING ROOF PLAN	A-15 OF 0	FRAMING NOTES, CONNECTION, NAILING & FASTENING GENERAL NOTES		

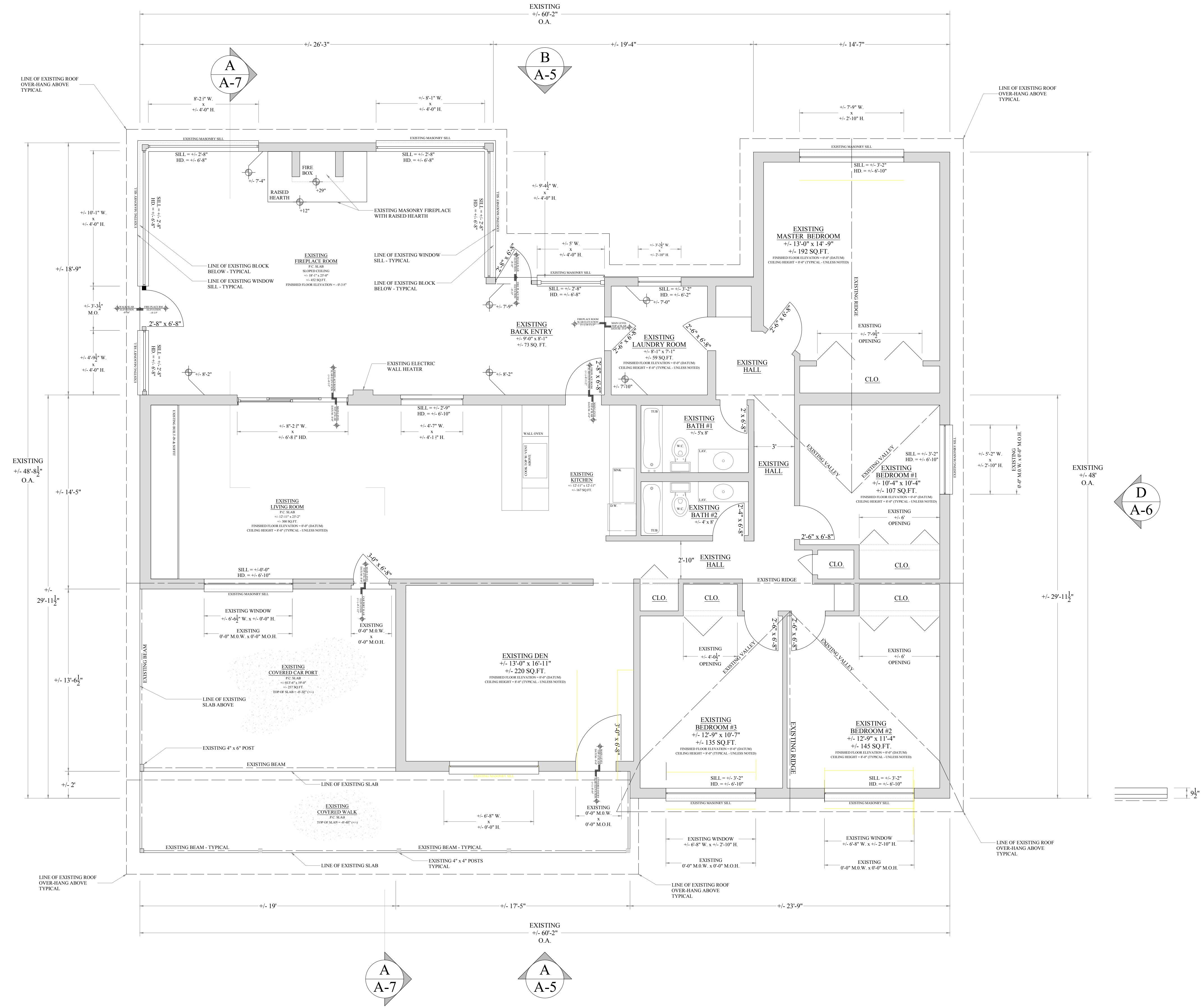
IRC BUILDING ENVELOPE REQUIREMENTS (CLIMATE ZONE 2) TABLE N1102.1.1 (R402.1.1)	
WINDOWS & INSULATION	RATING
FENESTRATION U-FACTOR	0.4000
SKYLIGHT U-FACTOR	0.6500
GLAZED FENESTRATION 'SHGC'	0.2500
CEILING R-VALUE	R-38
WOOD FRAME R-VALUE	R-13
MASS WALL R-VALUE	R-4/6
DUCT WORK R-VALUE	R-8 (IRC SECTION - N1103.2)
FOUNDATION TYPE	RATING
FLOOR R-VALUE	R-13
BASEMENT WALL R-VALUE	R-O
SLAB R-VALUE & DEPTH	R-O
CRAWL SPACE WALL	R-O







C  
A-6



# EXISTING MAIN LEVEL FLOOR PLAN 1/4" = 1'-0"

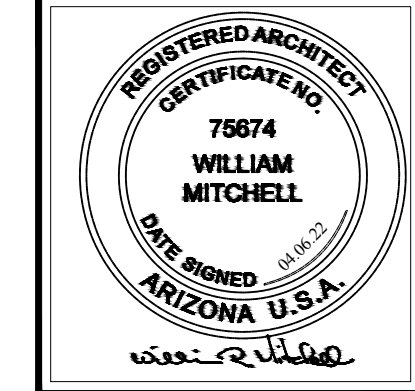
TOTAL WITH COVERED CAR PORT & COVERED ENTRY PATIO = +/- 2,948 SQUARE FEET  
TOTAL WITHOUT COVERED CAR PORT & COVERED ENTRY PATIO = +/- 2,396 SQUARE FEET  
COVERED CAR PORT = +/- 257 SQUARE FEET  
COVERED ENTRY PATIO = +/- 295 SQUARE FEET

REVISIONS		
NO.	DATE	TITLE
1	4.3.22	REMOVE EX. FIREPLACE ROOM
2	4.3.22	REMOVE EX. MASTER BEDRM

ISSUANCES	
DATE	TITLE
03/16/22	OWNER - PROGRESS DWGS
03/28/22	OWNER - PROGRESS DWGS
03/31/22	OWNER - PROGRESS DWGS
04/8/22	PERMITS & PERMIT # 280020
04/8/22	NEW SUB. - PERMIT # 280020
04/8/22	NEW SUB. - PERMIT # 280020
06/16/22	OWNER - PROGRESS DWGS

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National Council of Architectural Registration Boards  
New York Connecticut Arizona

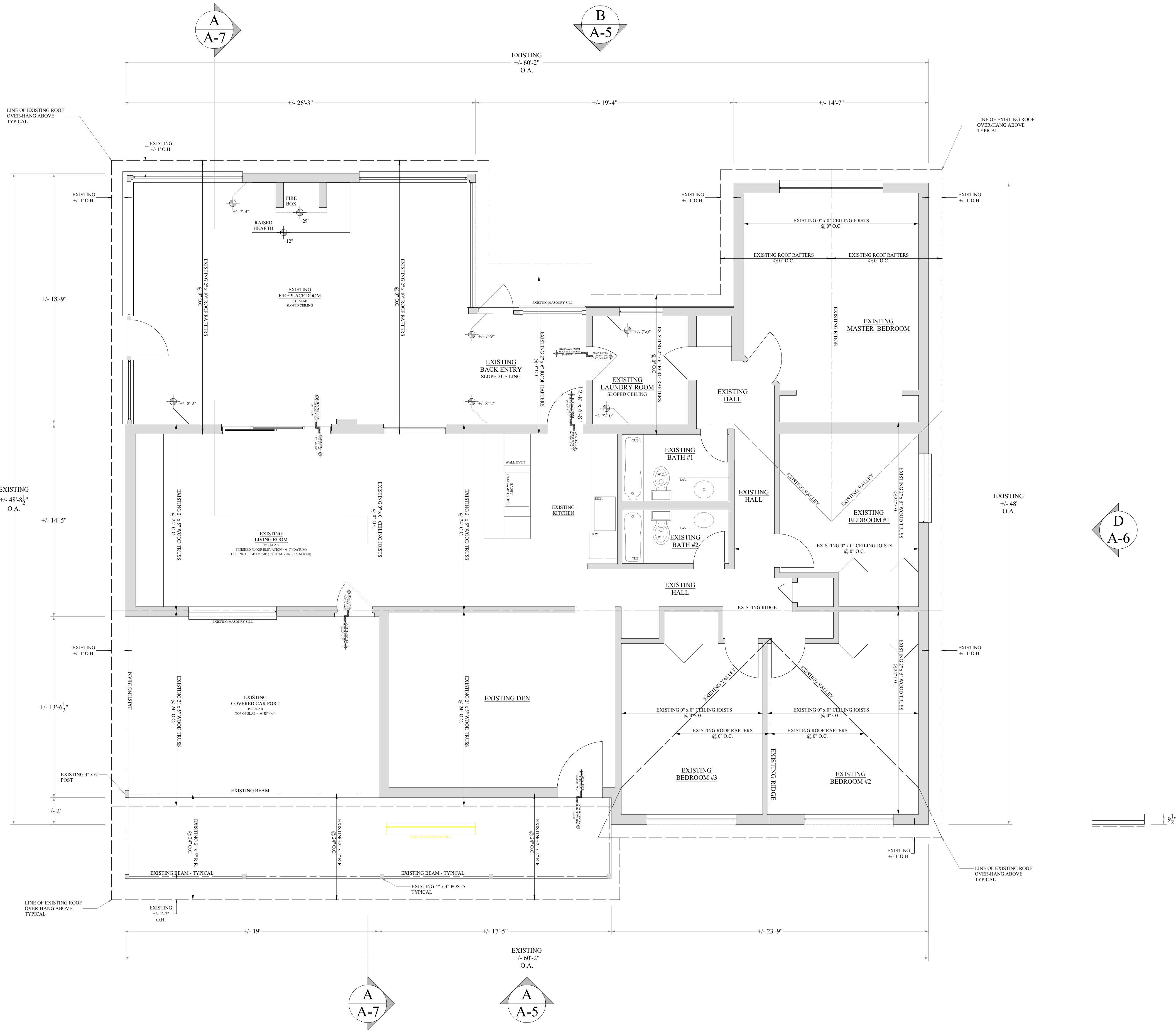
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SCOTTSDALE, ARIZONA 85257

EXISTING MAIN LEVEL FLOOR PLAN

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CHECKED BY WRM	DATE MARCH 2022
SHEET NUMBER A-2	
OF 0	



EXISTING ROOF FRAMING PLAN 1/4" = 1'-0"

REVISIONS		
NO.	DATE	TITLE
1	4.3.22	REMOVE FIREPLACE ROOM
2	4.3.22	REMOVE MASTER BEDRM

ISSUANCES	
DATE	TITLE
03/16/22	OWNER - PROGRESS DWGS
03/28/22	OWNER - PROGRESS DWGS
03/31/22	OWNER - PROGRESS DWGS
04/8/22	PERMITS/PROPS/BLDG. DEPT. NEW SUB. PERMIT # 240020
04/8/22	SCOTT ARCHITECTS, OWNER NEW SUB. PERMIT # 280020
06/16/22	OWNER - PROGRESS DWGS

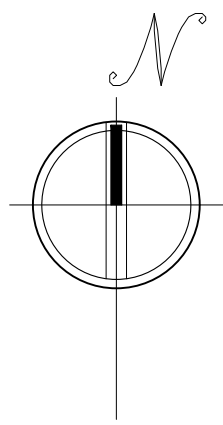
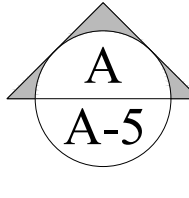
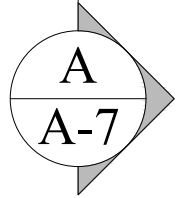
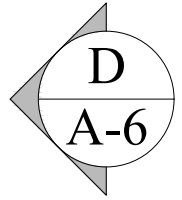
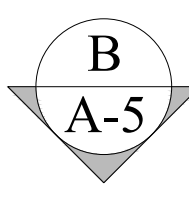
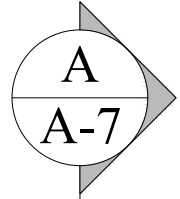
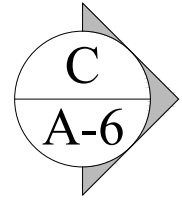
**William R Mitchell, Architect**  
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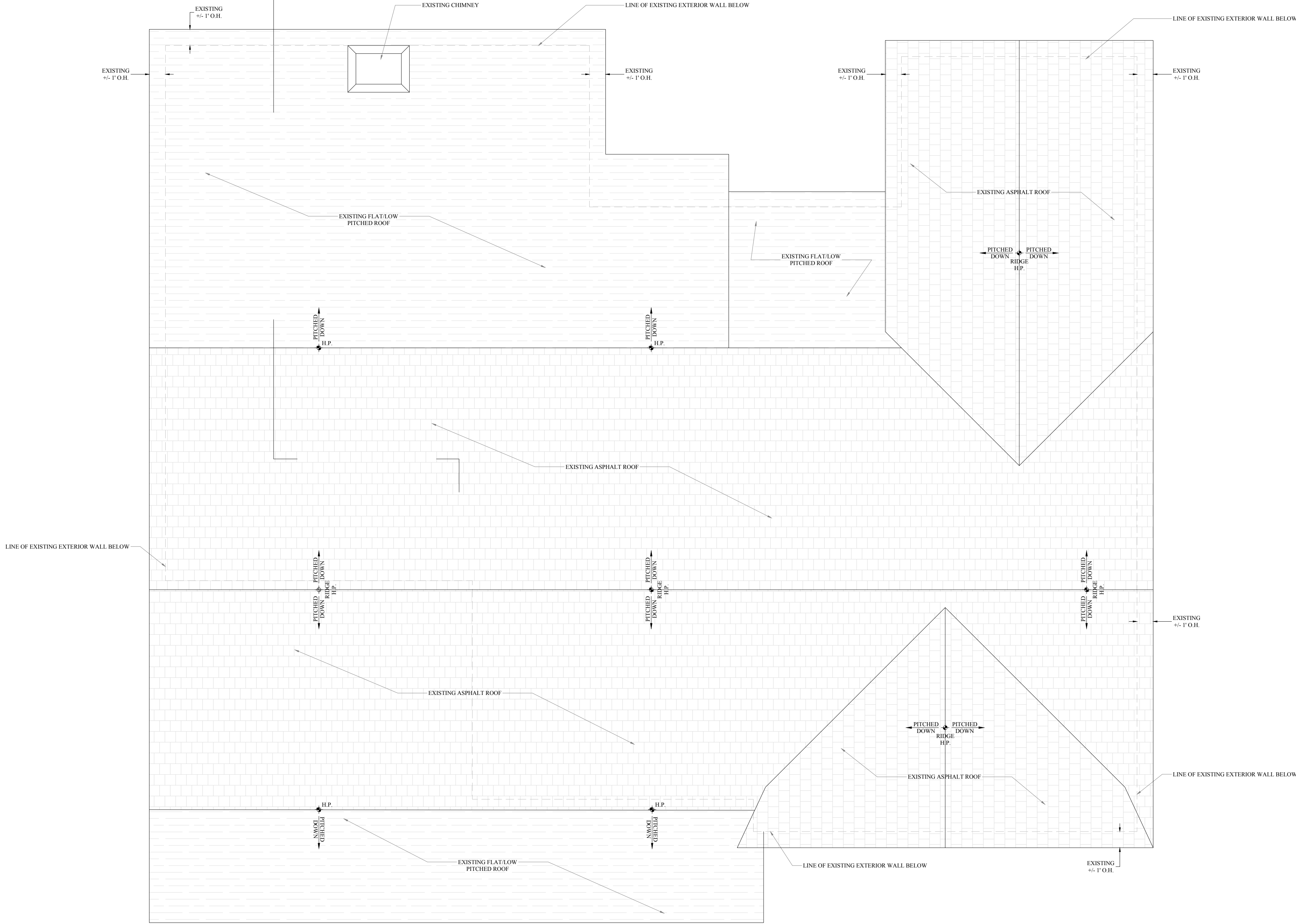
**PROJECT**  
Investor Renovations LLC  
7020 E. LATHAM STREET  
SCOTTSDALE, ARIZONA 85257

**SHEET TITLE**  
EXISTING ROOF FRAMING PLAN

DRAWN BY WRM	SCALE NOTED
CHECKED BY WRM	DATE MARCH 2022
SHEET NUMBER <b>A-3</b> OF 0	



# EXISTING ROOF PLAN 1/4" = 1'-0"



REVISIONS		
NO	DATE	TITLE
1	4.3.22	REMOVE EXISTING ROOF
2	4.3.22	REMOVE EXISTING ROOF

ISSUANCES	
DATE	TITLE
03/16/22	OWNER - PROGRESS DWGS
03/28/22	OWNER - PROGRESS DWGS
03/31/22	OWNER - PROGRESS DWGS
04/8/22	OWNER - PROGRESS DWGS
04/8/22	OWNER - PROGRESS DWGS
04/8/22	OWNER - PROGRESS DWGS
06/16/22	OWNER - PROGRESS DWGS

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PROJECT

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SHEET TITLE

EXISTING ROOF PLAN

DRAWN BY	SCALE
WRM	NOTED
CHECKED BY	DATE
WRM	MARCH 2022
SHEET NUMBER	
A-4	
OF 0	



REVISIONS		
NO.	DATE	TITLE
0	0	0

ISSUANCES	
DATE	TITLE
03/16/22	OWNER - PROGRESS DWGS
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SHEET TITLE

EXISTING FRONT/EAST & BACK/WEST ELEVATIONS

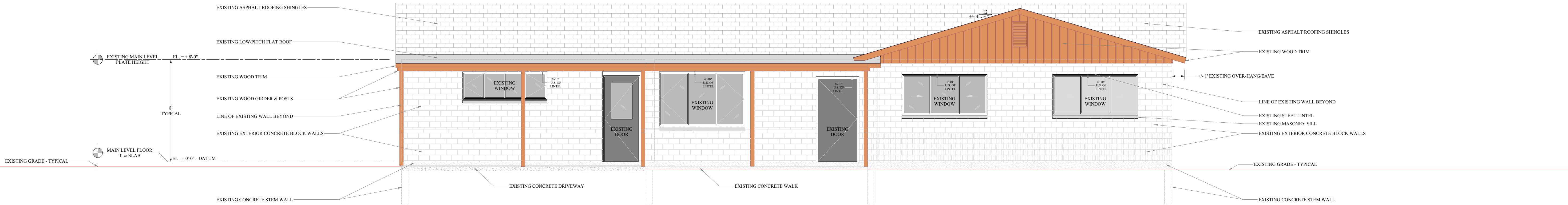
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A-5  
OF 0

SCALE  
NOTED

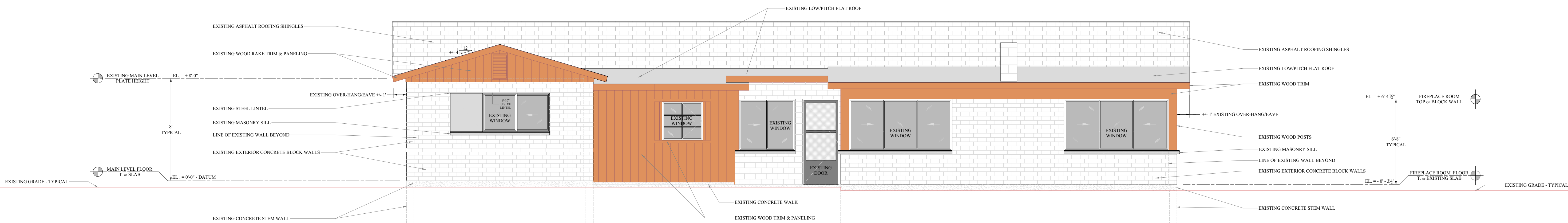
DATE  
MARCH 2022



A  
A-5

EXISTING FRONT/EAST ELEVATION

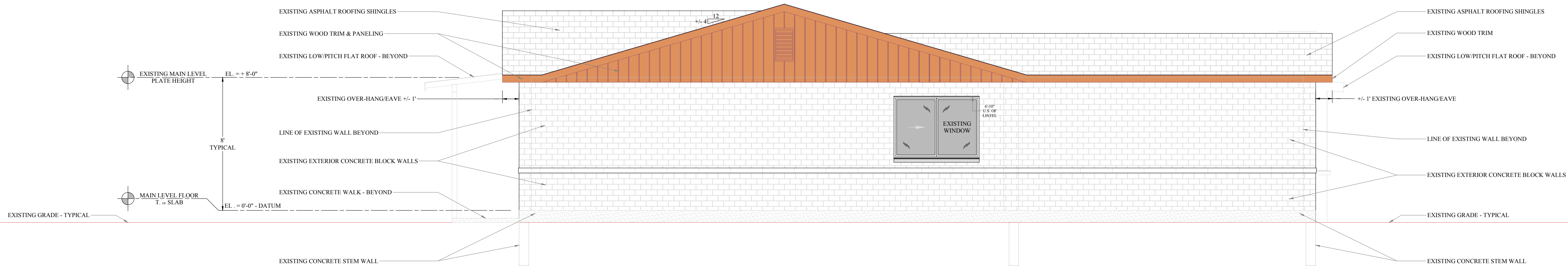
1/4" = 1'-0"



B  
A-5

EXISTING BACK/WEST ELEVATION

1/4" = 1'-0"

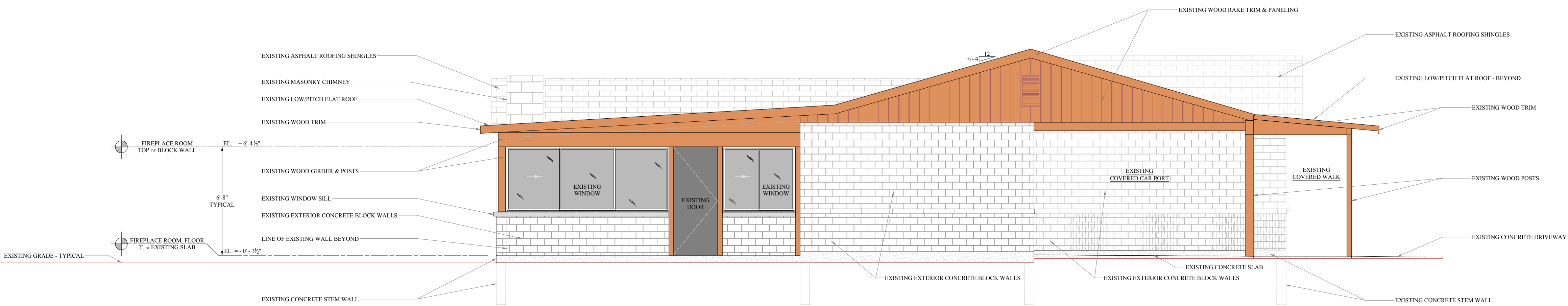


C  
A-6

EXISTING RIGHT/NORTH ELEVATION

1/4" = 1'-0"

1 2 3



D  
A-6

EXISTING LEFT/SOUTH ELEVATION

1/4" = 1'-0"

1 2 3

REVISIONS		
NO.	DATE	TITLE
0	0	0

ISSUANCES	
DATE	TITLE
03/16/22	OWNER - PROGRESS DWGS
06/16/22	OWNER - PROGRESS DWGS

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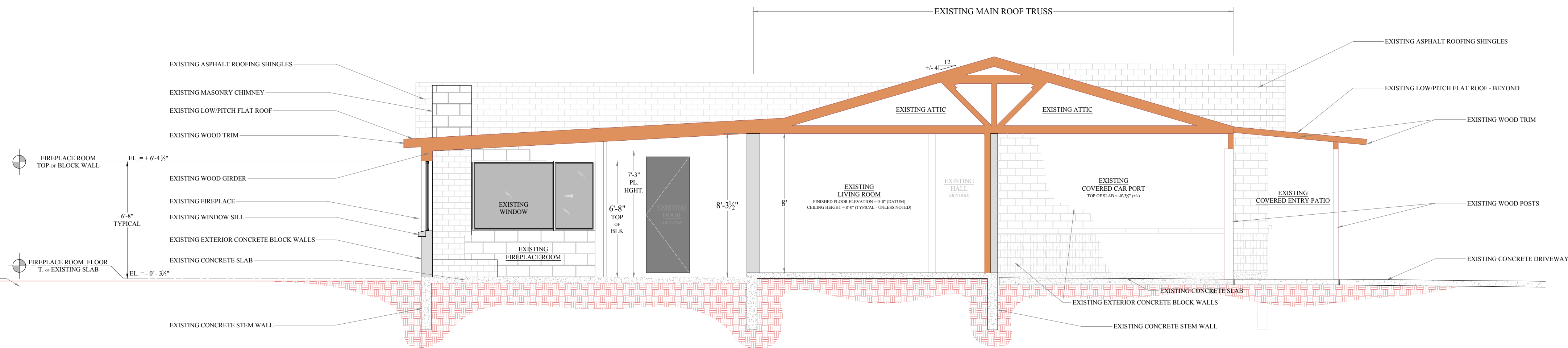
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PROJECT

SHEET TITLE  
**EXISTING RIGHT/NORTH & LEFT/SOUTH ELEVATIONS**

DRAWN BY WRM	SCALE NOTED
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SHEET NUMBER <b>A-6</b>	
OF 0	



**EXISTING BUILDING SECTION 'A' - 'A'**      1/4" = 1'-0"

REVISIONS		
NO.	DATE	TITLE
0	0	0

ISSUANCES	
DATE	TITLE
03/16/22	OWNER - PROGRESS DWGS
06/16/22	OWNER - PROGRESS DWGS

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EXISTING BUILDING SECTION 'A' - 'A'

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WRM

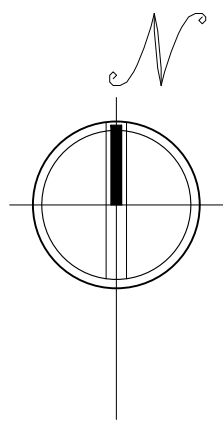
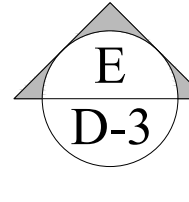
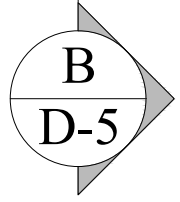
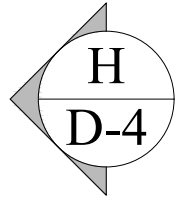
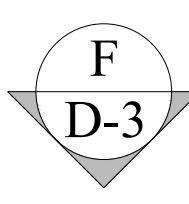
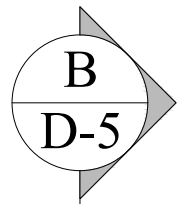
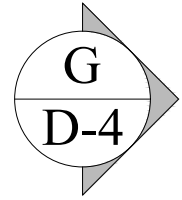
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SHEET NUMBER  
A-7  
OF 0

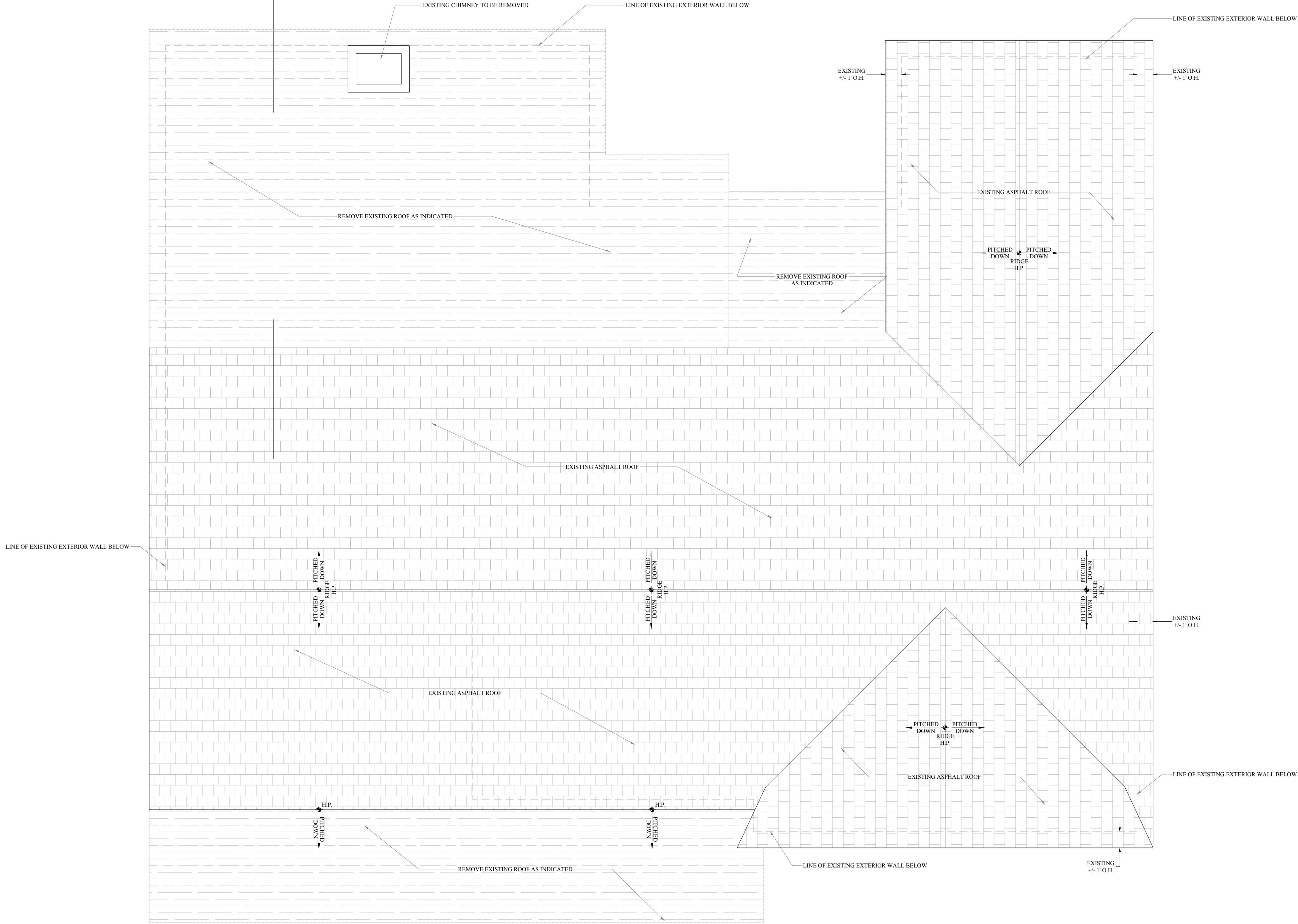
SCALE  
NOTED

DATE  
MARCH 2022





# DEMOLITION @ EXISTING ROOF PLAN 1/4" = 1'-0"



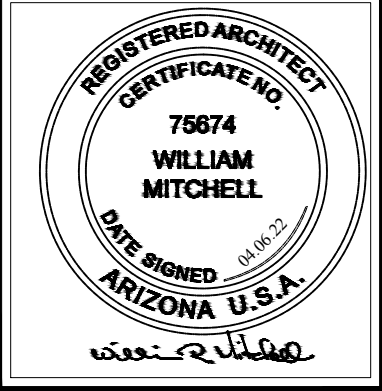
REVISIONS		
NO	DATE	TITLE
1	4.3.22	REMOVE EXTERIOR ROOM
2	4.3.22	REMOVE EXTERIOR ROOM

ISSUANCES	
DATE	TITLE
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03/31/22	OWNER - PROGRESS DWGS
04/8/22	PERMITS/PROPS/BLDG. DEPT. NEW SUB. PERMIT # 240020
04/8/22	PERMITS/PROPS/BLDG. DEPT. NEW SUB. PERMIT # 240020
06/16/22	OWNER - PROGRESS DWGS

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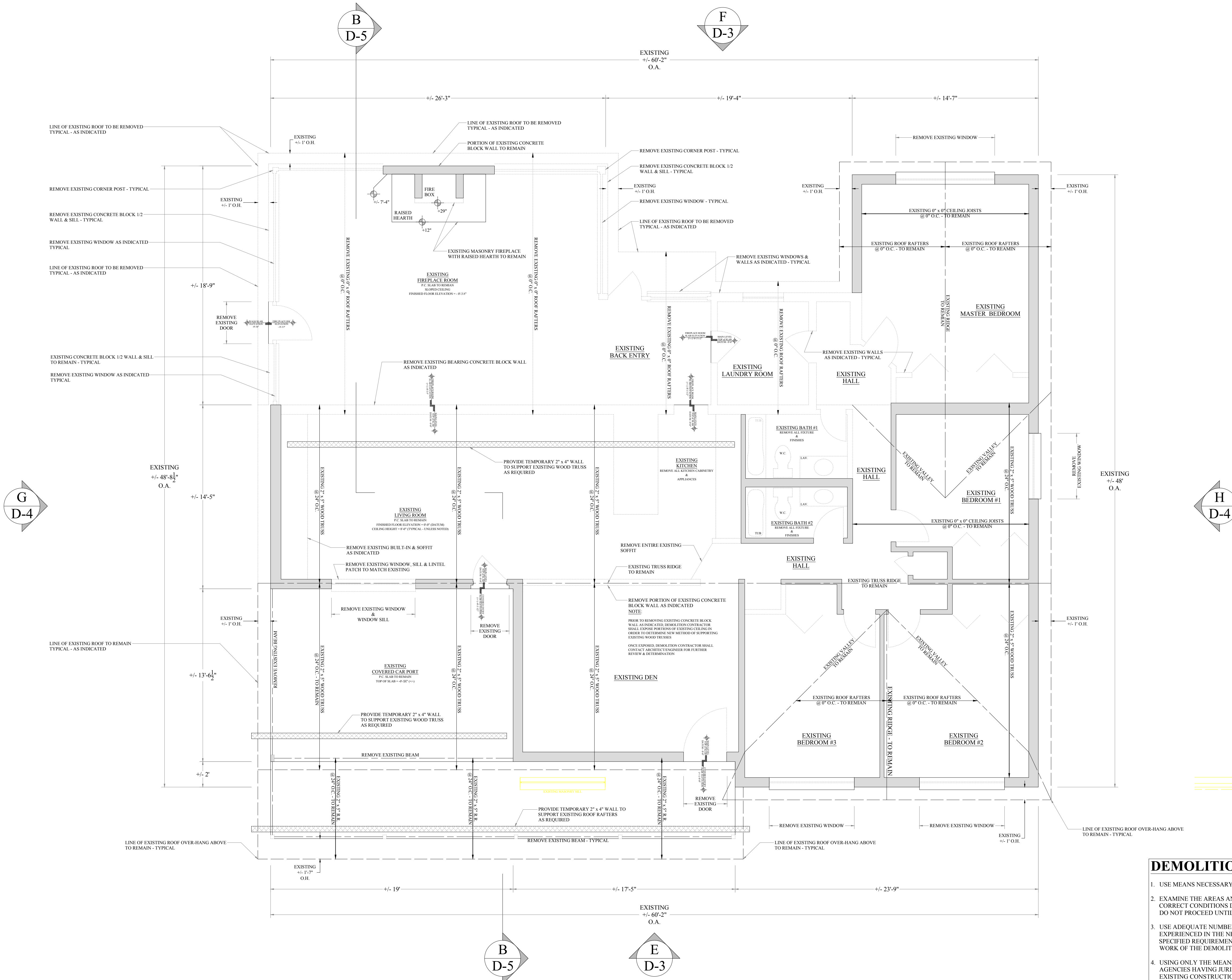
PROJECT

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SCOTTSDALE, ARIZONA 85257

SHEET TITLE

DEMOLITION @ EXISTING ROOF PLAN

DRAWN BY	SCALE
WRM	NOTED
CHECKED BY	DATE
WRM	MARCH 2022
SHEET NUMBER	
AD-3	
OF 0	



DEMOLITION NOTES

1. USE MEANS NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE TO THE OWNER.
2. EXAMINE THE AREAS AND CONDITIONS UNDER WHICH DEMOLITION WILL BE PERFORMED. CORRECT CONDITIONS DETRIMENTAL TO TIMELY AND PROPER COMPLETION OF WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.
3. USE ADEQUATE NUMBERS OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK OF THE DEMOLITION.
4. USING ONLY THE MEANS AND EQUIPMENT APPROVED FOR THIS PURPOSE BY THE ENVIRONMENTAL AGENCIES HAVING JURISDICTION, DEMOLISH AND COMPLETELY REMOVE FROM THE JOB SITE THE EXISTING CONSTRUCTION DESIGNATED TO BE REMOVED UNLESS NOTED OTHERWISE.

REVISIONS		
NO.	DATE	TITLE
1	4.3.22	REMOVE EXISTING PORCH
2	4.3.22	REMOVE EXISTING PORCH

ISSUANCES	
DATE	TITLE
03/16/22	OWNER - PROGRESS DWGS
03/28/22	OWNER - PROGRESS DWGS
03/31/22	OWNER - PROGRESS DWGS
04/8/22	OWNER - PROGRESS DWGS
04/8/22	OWNER - PROGRESS DWGS
04/8/22	OWNER - PROGRESS DWGS
06/16/22	OWNER - PROGRESS DWGS

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PROJECT  
Investor Renovations LLC  
7020 E. LATHAM STREET  
SCOTTSDALE, ARIZONA 85257

SHEET TITLE  
DEMOLITION @ EXISTING MAIN LEVEL FLOOR PLAN

DRAWN BY  
WRM

CHECKED BY  
WRM

SCALE  
NOTED

DATE  
MARCH 2022

SHEET NUMBER  
AD-2

OF 0







REVISIONS		
NO.	DATE	TITLE
0	0	0

ISSUANCES	
DATE	TITLE
03/16/22	OWNER - PROGRESS DWGS
06/16/22	OWNER - PROGRESS DWGS

PROJECT

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DEMOLITION @ FRONT/SOUTH & BACK/NORTH ELEVATIONS

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PROJECT

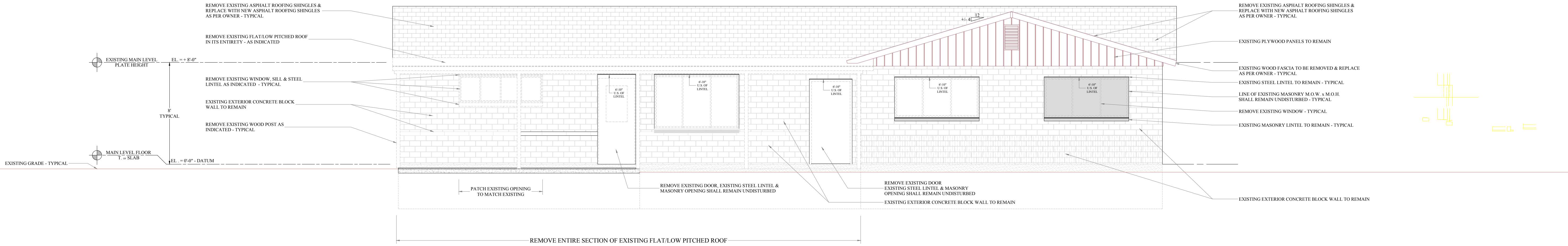
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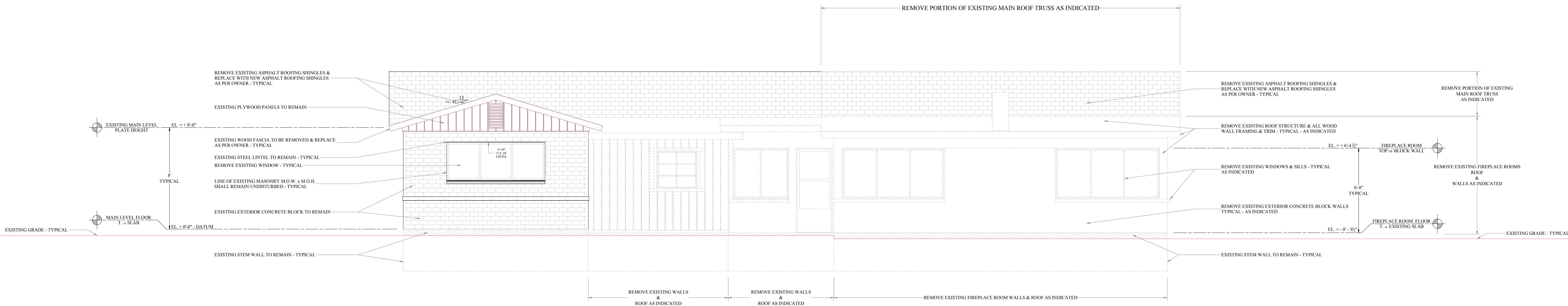
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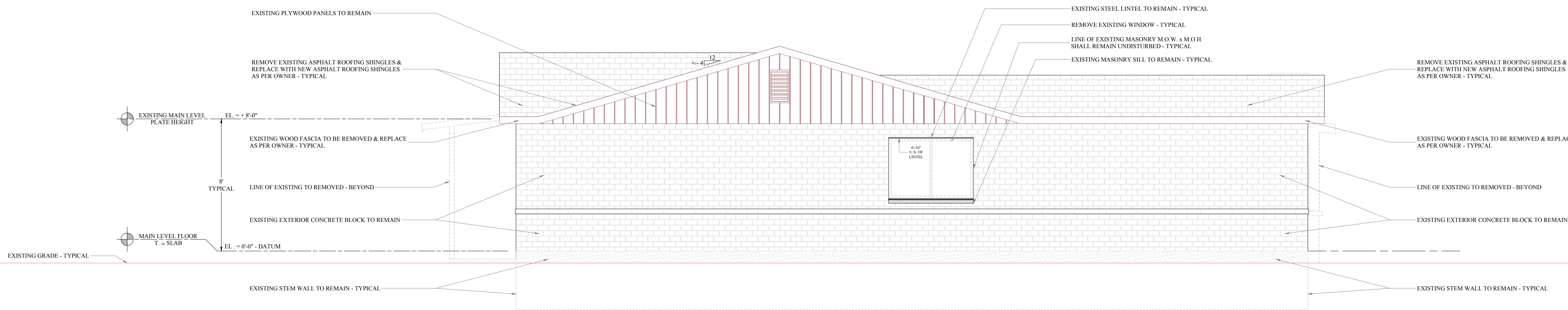
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CHECKED BY	DATE
WRM	MARCH 2022
SHEET NUMBER	
AD-4	
OF 0	



E  
D-3  
DEMOLITION @ FRONT/SOUTH ELEVATION 1/4" = 1'-0"



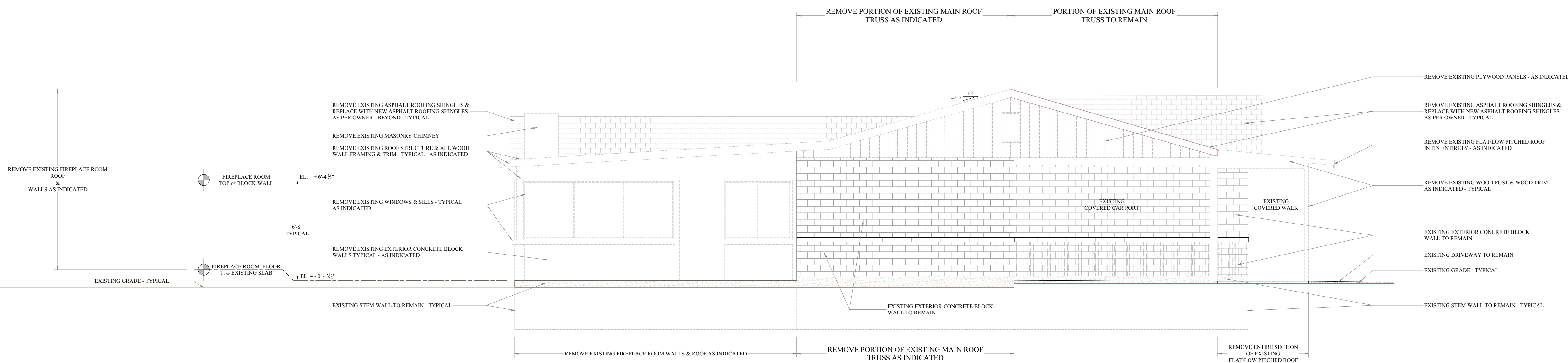
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DEMOLITION @ BACK/NORTH ELEVATION 1/4" = 1'-0"



**G**  
**D-4**

## DEMOLITION @ EXISTING RIGHT/EAST ELEVATION

1/4" = 1'-0"



**H**  
**D-4**

## DEMOLITION @ EXISTING LEFT/WEST ELEVATION

1/4" = 1'-0"



REVISIONS		
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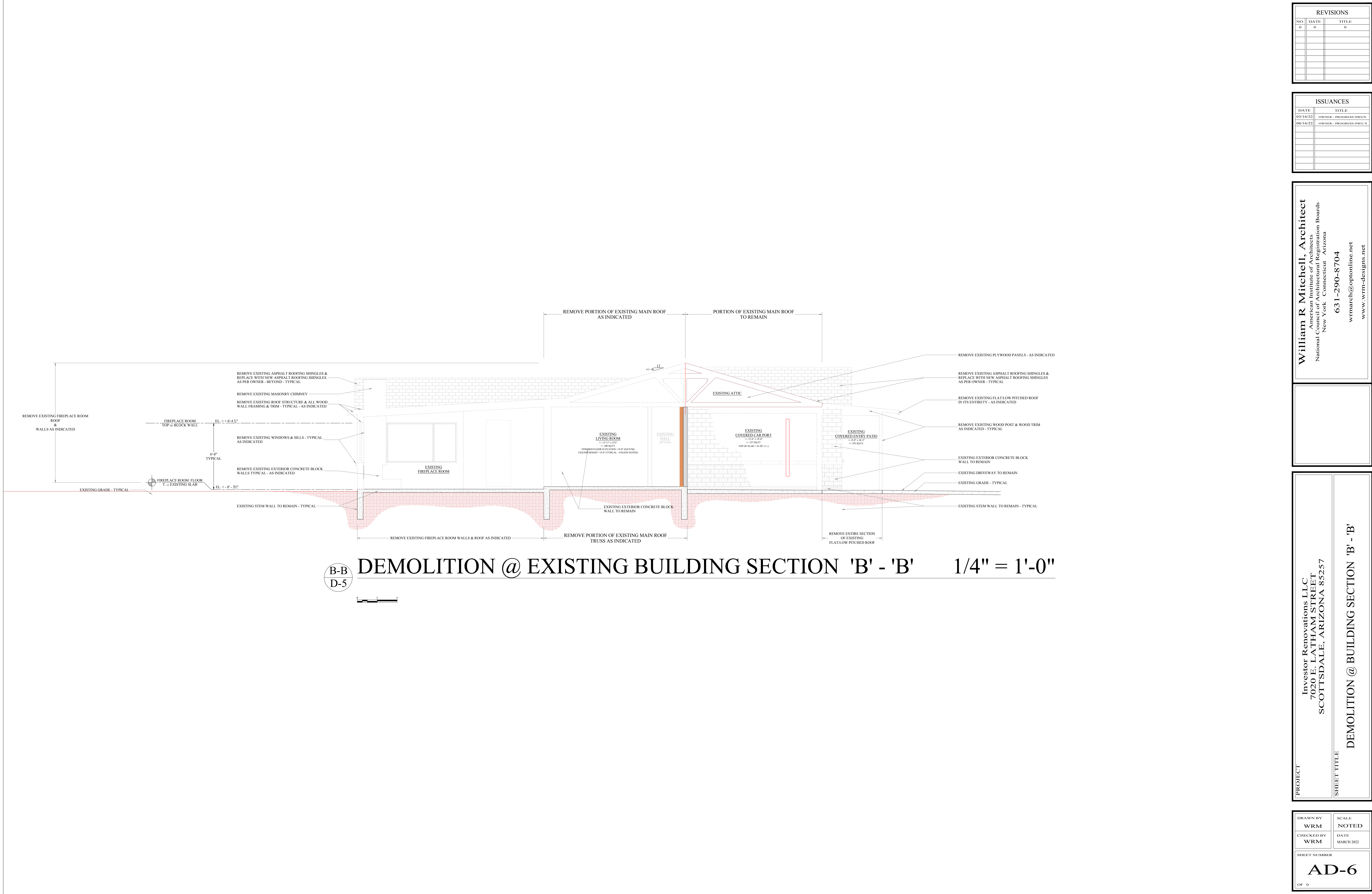
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03/16/22	OWNER - PROGRESS DWGS
06/16/22	OWNER - PROGRESS DWGS

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**SHEET TITLE**  
DEMOLITION @ RIGHT/EAST & LEFT/WEST ELEVATIONS

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CHECKED BY WRM	DATE MARCH 2022
SHEET NUMBER <b>AD-5</b>	
OF 0	



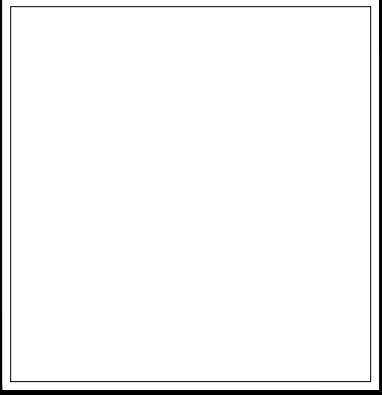
**B-B**  
**D-5** **DEMOLITION @ EXISTING BUILDING SECTION 'B' - 'B'** 1/4" = 1'-0"

REVISIONS		
NO	DATE	TITLE
0	0	0

ISSUANCES	
DATE	TITLE
03/16/22	OWNER - PROGRESS DWGS
06/16/22	OWNER - PROGRESS DWGS

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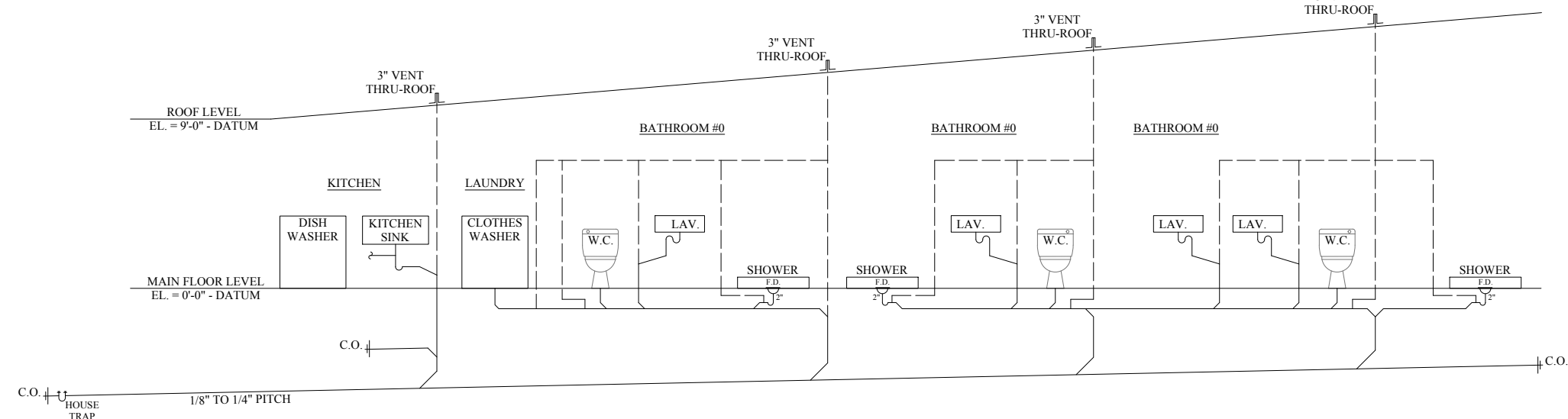
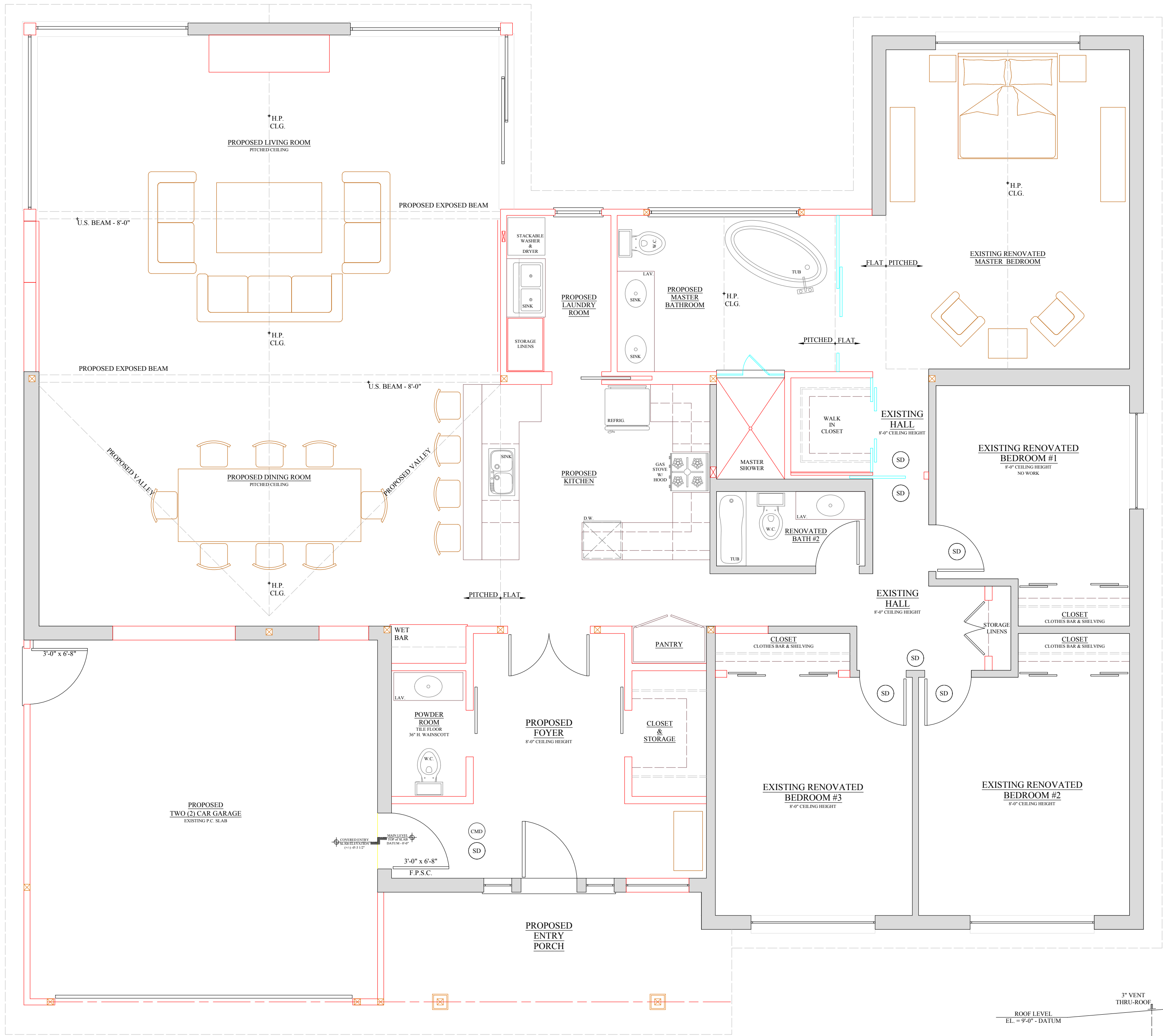


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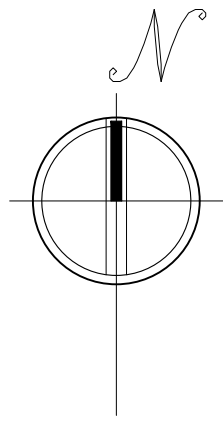
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DEMOLITION @ BUILDING SECTION 'B' - 'B'

DRAWN BY <b>WRM</b>	SCALE <b>NOTED</b>
CHECKED BY <b>WRM</b>	DATE MARCH 2022
SHEET NUMBER <b>AD-6</b>	
OF 0	





PLUMBING RISER DIAGRAM NTS



# EXISTING / PROPOSED MAIN LEVEL FLOOR PLAN 1/4" = 1'-0"



**NOTE:**

F.P.S.C. 'FIRE PROTECTED SELF CLOSING' - EXTERIOR DOOR, FULLY WEATHER STRIPPED, AS PRE CODE

(SD) 'SMOKE DETECTOR' - AS PER N.F.P.A., LOCAL, STATE AND NATIONAL BUILDING CODES

(CMO) 'CARBON MONOXIDE DETECTOR' - AS PER N.F.P.A., LOCAL, STATE AND NATIONAL BUILDING CODES

REVISIONS		
NO	DATE	TITLE
0	0	0

ISSUANCES	
DATE	TITLE
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DRAWN BY  
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WRM

SCALE  
NOTED

DATE  
MARCH 2022

SHEET NUMBER  
**A-9**  
OF 0



TYPICAL GENERAL FRAMING NOTES

1. ALL WOOD FRAMING SHALL CONFORM TO 2012 IRC
2. **ALL FRAMING LUMBER** SHALL COMPLY WITH THE 2005 EDITION OF THE 'NATIONAL DESIGN SPECIFICATION'
3. ALL SAWN LUMBER SHALL BE STAMPED WITH THE GRADE-MARK OF A LUMBER GRADING AGENCY CERTIFIED BY 'THE AMERICAN LUMBER STANDARDS COMMITTEE'
4. MAXIMUM MOISTURE CONTROL SHALL NOT EXCEED 19%
5. ALL SAWN LUMBER SHALL BE DOUGLAS FIR-LARCH WITH THE FOLLOWING GRADES:
- TYPICAL U.N.O. - #2 x 6 POSTS AND BEAMS - # 1

6. ALL PLYWOOD SHALL CONFIRM TO PRODUCT STANDARD 1-92 OR APA PRP-108 AND HAVE AN EXTERIOR OR EXPOSURE 1 DURABILITY CLASSIFICATION, AND SHALL BEAR THE STAMP OF AN ICC-APPROVED TESTING AGENCY.
7. LAY UP ROOF WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS AND STAGGER JOINTS ON ROOF WHERE PLYWOOD IS LAID UP WITH THE LONG DIMENSION PARALLEL TO SUPPORTS, USE A MINIMUM OF 5-PLY PLYWOOD
8. AT WALLS, PROVIDE 2 X WOOD BLOCKING AT ALL UNSUPPORTED EDGES
9. ALL NAILING SHALL BE WITH COMMON NAILS
10. ALL PLYWOOD SHALL BE OF THE FOLLOWING MINIMUM THICKNESS, SPAN/INDEX RATIO, AND SHALL USE THICKNESS BE NAILED AS FOLLOWS:
- SPAN/ INDEX: RATIO EDGE NAILING FIELD NAILING  
ROOF 5/8" 32/16 10d @ 6" O.C. 10d @ 12" O.C.  
FLOOR 3/4" 40/20 10d @ 6" O.C. 10d @ 12" O.C.  
SHEAR WALL 15/32" 1 N.O. 24d 10d @ 6" O.C. 1 O.C. @ 12" O.C.  
GLUE ALL FLOOR SHEATHING TO FRAMING MEMBERS BELOW & USE 3" LONG SCREWS MIN.

11. ALL NAILING SHALL BE WITH COMMON NAILS DOUBLE UP JOISTS AND TRUSSES BELOW MECHANICAL EQUIPMENT
12. PROVIDE 2X SOLID BLOCKING AT MID SPAN AND AT SUPPORTS OF ALL JOISTS. DOUBLE UP STUDS AT JAMBS AND UNDER BEAMS IN BEARING WALLS
13. PROVIDE 2X BLOCKING AT MID - HEIGHT OF BEARING WALLS. PROVIDE 2X BLOCKING AT MID-HEIGHT OF BEARING STUD WALLS. ALL NAILING NOT NOTED SHALL BE ACCORDING TO THE INTERNATIONAL BUILDING CODE.
14. DO NOT NOTCH, DRILL, OR SPLICE JOISTS, BEAMS OR LOAD BEARING OR STRUCTURAL STUDS WITHOUT PRIOR APPROVAL OF STRUCTURAL ENGINEER.
15. JOIST HANGERS AND OTHER **MISCELLANEOUS FRAMING ANCHORS** SHALL BE AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY OR APPROVED EQUAL BY OTHER MANUFACTURER WITH CURRENT ICC APPROVAL.
16. MULTIPLE, SCREWED AND/OR SLOPED HANGERS SHALL BE SUPPLIED BY THE CONTRACTOR WHERE NECESSARY.
17. ALL NAIL HOLES IN JOISTS HANGERS AND MISCELLANEOUS FRAMING HANGERS SHALL BE FILLED WITH NAILS OF THE LARGEST SIZE SHOWN IN THE MANUFACTURER'S LATEST CATALOG.
18. **PRE-FABRICATED WOOD TRUSSES** AND "T" JOISTS SHALL BE DESIGNED BY A CIVIL OR STRUCTURAL ENGINEER REGISTERED IN THE STATE OF ARIZONA FOR THE DEAD AND LIVE LOADS STATED ON THE DRAWINGS.
19. ADDITIONAL TRUSSES SHALL BE SUPPLIED AS REQUIRED TO SUPPORT MECHANICAL EQUIPMENT.
20. SHOP DRAWINGS AND CALCULATIONS STAMPED BY A CIVIL OT STRUCTURAL ENGINEER REGISTERED IN THE STATE OF ARIZONA SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER THROUGH THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.
21. **'GLULAM BEAMS'** SHALL BE DOUGLAS FIR-LARCH WITH THE FOLLOWING MINIMUM PROPERTIES:
- Fb = 2400 PSI  
Fv = 165 PSI  
Fc (PERPENDICULAR) = 650 PSI  
E = 1,800,000 PSI BEAMS CANTILEVERING OVER SUPPORTS SHALL HAVE THE SPECIFIED MINIMUM PROPERTIES TOP AND BOTTOM.

22. **FABRICATION AND HANDLING** AS PER THE LATEST 'AMERICAN INSTITUTE OF TIMBER CONSTRUCTION' (AITC) STANDARDS
23. ALL BEAMS SHALL BEAR 'AITC' STAMP AND CERTIFICATE AND GRADE STAMP
24. ALL BEAMS SHALL BE FABRICATED WITH WATERPROOF GLUE APPEARANCE GRADE REQUIREMENTS SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS
25. **CAMBER BEAMS** AS SHOWN ON THE DRAWINGS. IF NO CAMBER IS SPECIFIED, PROVIDE MANUFACTURER'S STANDARD CAMBER

CONNECTION NOTES

CONNECTION:	NAILING:
JOIST TO SILL OR GIRDER, TOENAIL	3 - 8d
BRIDGING TO JOIST, TOENAIL EACH END	2 - 8d
PLATE TO JOIST OR BLOCKING, FACE NAIL	16d AT 12" O.C.
TOP PLATE TO STUD, END NAIL	2 - 16d
STUD TO PLATE	2 - 16d END NAIL
DOUBLE STUDS, FACE NAIL	16d AT 12" O.C.
DOUBLE TOP PLATES, FACE NAIL	16d AT 12" O.C.
TOP PLATE, LAP AND INTERSECTIONS, FACE NAIL	2 - 16d
CONTINUOUS HEADER, TWO PIECES	16d AT 12" O.C. - ALONG EACH EDGE
CEILING JOIST TO PLATE, TOENAIL	3 - 8d
CONTINUOUS HEADER TO STUDS, TOENAIL	4 - 8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3 - 16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3 - 16d
RAFTER TO PLATE, TOENAIL	3 - 8d
BUILT-UP CORNER STUDS	16d AT 12" O.C.

SUMMARY OF CURRENT BEDROOM EGRESS WINDOW REQUIREMENTS:

EACH 'EGRESS WINDOW' MUST BE A MINIMUM OF **20"** WIDE AND **24"** HIGH.

EACH 'EGRESS WINDOW' MUST HAVE AT LEAST **5.7 SQ.FT. (821 SQ.IN.)** MINIMUM CLEAR OPENING.

EACH 'EGRESS WINDOW', WINDOW SILL MUST BE NO HIGHER THAN **44"** FROM THE FINISHED FLOOR.

EACH 'EGRESS WINDOW' WITH SECURITY BARS, IF PRESENT, MUST HAVE APPROVED QUICK RELEASE HARDWARE AND NOT REQUIRE ANY TOOLS OR KEYS TO OPERATE THEM.

MINIMUM SIZES TO MEET THE BEDROOM EGRESS REQUIREMENT OF COMMON WINDOW STYLES IN THIS REGION:

HORIZONTAL SLIDING WINDOWS MUST BE AT LEAST **48"** SQUARE IN OVERALL ROUGH OPENING DIMENSION TO PROVIDE A **20.5"** x **42"** NET OPENING.

SINGLE HUNG (VERTICAL SLIDING) WINDOWS MUST BE AT LEAST **37"** x **57"** IN OVERALL ROUGH DIMENSION TO PROVIDE A **34"** x **24.5"** NET OPENING.

CASEMENT (CRANK STYLE) WINDOWS MUST BE AT LEAST **29"** x **42"** IN OVERALL ROUGH DIMENSION TO PROVIDE A **22.5"** x **36.5"** NET OPENING.

IN ADDITION:

THE BOTTOM OF EVERY EGRESS WINDOW OPENING SHALL NOT EXCEED **44"** FROM THE FINISHED FLOOR.

THE 'CLEAR OPEN AREA' OF EVERY EGRESS WINDOW SHALL BE A 'MINIMUM' OF **5.7** SQUARE FEET.

THE 'MINIMUM' OF EVERY EGRESS WINDOW OPENING HEIGHT, SHALL NOT BE LESS THEN **24"** HIGH.

THE 'MINIMUM' OF EVERY EGRESS WINDOWS OPENING WIDTH, SHALL NOT BE LESS THEN **20"** WIDE.

EVERY EGRESS WINDOW MUST HAVE A GLASS AREA OF NOT LESS THAN **8 %** OF THE TOTAL FLOOR AREA OF ROOM(S) FOR WHICH IT IS SERVICING, TO ALLOW THE MINIMUM AMOUNT OF SUFFICIENT NATURAL LIGHT IN.

EVERY EGRESS WINDOW MUST HAVE A OPENING AREA OF NOT LESS THAN **4%** OF THE TOTAL FLOOR AREA OF ROOM(S) FOR WHICH IT IS SERVICING, TO ALLOW THE MINIMUM AMOUNT OF NATURAL VENTILATION IN.

MULTIPLE WINDOWS CAN BE USED TO SERVICE A SINGLE AREA WHERE ONE WINDOW DOES NOT MEET THESE PERCENTAGES OF TOTAL FLOOR AREA. AS LONG AS THE TOTALED AMOUNTS FROM THIS COMBINATION OF WINDOWS MEET OR EXCEED THE 8% FOR NATURAL LIGHT AND 4 % FOR NATURAL VENTILATION.

TYPICAL WALL FRAMING NOTES

1. TRUSS TO TRUSS CONNECTIONS PER TRUSS MANUFACTURER. CONNECTIONS SHOWN SHALL BE VERIFIED BY TRUSS MANUFACTURER. ALL EXTERIOR WALLS TO BE 2" x 4" STUDS @ 16" O.C. ALL INTERIOR BEARING & NON-BEARING WALLS TO BE 2" x 4" STUDS @ 16" O.C.
2. PREFABRICATED WOOD TRUSSES @ 24" O.C. TO BE PROVIDED BY AN APPROVED FABRICATOR AND SEALED BY AN ARIZONA REGISTERED STRUCTURAL ENGINEER. TRUSS DIAGRAMS AND KEYED LAYOUT SHALL BE AVAILABLE TO THE FIELD INSPECTOR AT THE JOB-SITE AT THE TIME OF ROOF NAILING AND FRAMING INSPECTION.
4. OVERHANGS TO BE 12" @ GABLES & RAKE ENDS.
5. ALL POSTS TO BE (2) - 2x BUILT-UP OR SOLID TIMBER POSTS, UNLESS OTHER WISE NOTED.
6. MIN. ROOF SLOPE TO BE 1/4"/FT.
7. 'SIMPSON' H2.5T CONNECTION FROM TOP PLATE TO TRUSS CONNECTION @ ALL NON-BEARING WALLS.
8. ALL SILL PLATES (INTERIOR AND EXTERIOR, LOAD BEARING AND NON-LOAD BEARING) SHALL BE PRESSURE TREATED OR EQUAL AND SHALL BEAR/EXTEND MINIMUM 6 INCHES ABOVE FINISH GRADE. (R319.1).
9. FIRE BLOCK STUD WALLS AT DROPPED CEILINGS, SOFFITS, AND @ 10'-0" INTERVALS HORIZONTALLY AND VERTICALLY AS PER R602.8.
10. FLOOR-CEILING ASSEMBLIES WITH A CONCEALED SPACE IN EXCESS OF 1,000 SQUARE FEET SHALL HAVE DRAFT STOPS INSTALLED THAT DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. DRAFT-STOPPING MATERIAL SHALL COMPLY 1-KING STUD AT EA. END OF WITH (R502.12)

FIRE BLOCKING NOTES:

1. AT CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS, AND AT 10' FEET INTERVALS BOTH VERTICAL AND HORIZONTAL.
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROPPED CEILINGS, AND COVE CEILINGS.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS, AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS, IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
4. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, USE NON COMBUSTIBLE MATERIALS.
5. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS
6. WALLS HAVING PARALLEL NOT STAGGERED STUDS FOR SOUND CONTROL, SHALL HAVE FIRE-BLOCKS OF MINERAL FIBER OR GLASS FIBER OR OTHER APPROVED NON RIGID MATERIAL.

NUMBER OF KING STUDS REQUIRED					
	OPENING WIDTH	8'-1" PLATE	9'-1" PLATE	10'-1" PLATE	12'-1" PLATE
2" x 4" WOOD STUD WALL	UP TO 3'-0"	1	1	1	1
	4'-0"	1	1	1	2
	5'-0"	1	1	2	2
	6'-0"	1	2	2	2
	8'-0"	2	2	2	3
	12'-0"	2	2	3	4
2" x 6" WOOD STUD WALL	UP TO 3'-0"	1	1	1	1
	4'-0"	1	1	1	1
	5'-0"	1	1	1	1
	6'-0"	1	1	1	1
	8'-1"	1	1	1	2
	12'-0"	2	2	2	2

ROOF FRAMING NOTES

1. PROVIDE MID-SPAN BLOCKING OVER ALL FLOOR SPANS OVER 8'-0" AND AT RIDGES UNLESS NOTED OTHERWISE BY TRUSS MANUFACTURER.
2. PROVIDE BLOCKING OVER ALL BEAMS AND PARTITIONS.
3. PLATE HEIGHT IS AS INDICATED ON EXTERIOR ELEVATIONS AND BUILDING SECTIONS. TRUSS MANUFACTURER TO VERIFY PLATE, LEDGER, AND BEAM POCKET HEIGHTS PRIOR TO FABRICATION.
4. WINDOW HEAD HEIGHT IS TO BE MINIMUM OF 6'-8" ABOVE FINISHED FLOOR & NOT TO EXCEED 8'-0" UNLESS NOTED OTHERWISE.
5. PROVIDE (1) H2.5A SIMPSON ANCHOR FROM EACH TRUSS TO DOUBLE TOP PLATES.
6. PROVIDE SIMPSON ST2215 OVER THE TOP OF JOIST WHERE A RIDGE CONDITION OCCURS.
7. PROVIDE SIMPSON A34 FROM BLOCKING BETWEEN ROOF FRAMING TO BEARING PLATE.
8. PROVIDE SIMPSON ST2215 FROM ALL POSTS TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE.
9. WHERE CONVENTIONAL FRAMING IS SUBSTITUTED FOR TRUSSES, ADJUST THE PLATE HEIGHT TO ENSURE UNIFORM ROOF HEIGHT.
10. ALL POSTS TO BE CONTINUOUS FROM SLAB TO BEAM UNLESS NOTED OTHERWISE.
11. CERTIFICATE OF PERFORMANCE FOR 'GLULAM' BEAMS WILL BE REQUIRED AT FRAMING INSPECTION. ALL EXPOSED 'GLULAM' BEAMS ARE TO BE OF AN ARCHITECTURAL GRADE WITH NO MARKS OTHER THAN GRADE STAMP.
12. ALL WORK IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED OR REDUCED GRADE.
13. PROVIDE AN EXTERIOR RATED GYPSUM BOARD ON THE CEILINGS OF PATIO AND ENTRY AS REQUIRED BY THE 2012 'IRC' R702.3.1
14. CEILING GYPSUM BOARD APPLICATION:  
WHEN APPLYING A WATER BASED TEXTURE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" FOR 16" O.C. FRAMING & FROM 1/2" TO 5/8" FOR 24" O.C. FRAMING OR 1/2" SAG RESISTANT GYPSUM BOARD CEILING SHALL BE USED.
15. ROOF DECK SYSTEMS SHALL BE SLOPED A MINIMUM OF 1/4" UNIT VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE MINIMUM)
16. PLYWOOD 'OSB' OR EQUAL INSULATION BARRIER ENCLOSURE SHALL BE BUILT FOR ALL GAS APPLIANCE TYPE "B" VENTS AND CHIMNEYS WHICH PASS THROUGH ANY INSULATED ATTIC SPACE WITHIN A TYPE "W" BUILDING. THE SHAFT SHALL EXTEND 24" ABOVE THE CEILING DRYWALL, HAVE A SLOPED TOP, AND BE SECURED IN PLACE.
17. PROVIDE "'CROSS VENTILATION" AT ALL ROOF AREAS AS PER SEC. 1505.3 AS PER 'AMD'.
18. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF SPACE VENTILATED.
19. THE OPENING SHALL BE COVERED WITH CORROSION RESISTANT METAL WITH MESH OPENINGS OF 1/4" IN DIMENSION.
20. ORIENTED STRAND BOARD (OSB) STRUCTURAL PARTICLE BOARD, COMPOSITE BOARD, WAFER BOARD, AND PLYWOOD 'CDX' SHALL CONFORM TO N.E.R.-108.

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS TABLE R602.3(1)

DESCRIPTION OF BUILDING ELEMENTS	NUMBER, TYPE & SPACING (a,b,c,d)
JOIST TO SILL OR GIRDER, TOE NAIL	(3) 8d
1" x 6" SUB-FLOOR OR LESS TO EACH JOIST, FACE NAIL	(2) 8d OR (2) 11" STAPLES
2" SUB-FLOOR TO JOIST OR GIRDER, BLIND OR FACE NAIL	(1) 16d
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d @ 16" O.C.
TOP OR SOLE PLATE TO STUD, END NAIL	(2) 16d
STUD TO SOLE PLATE, TOENAIL	(3) 8d OR (2) 16d
DOUBLE STUDS, FACE NAIL	10d @ 24" O.C.
DOUBLE TOP PLATES, TYPICAL FACE NAIL	10d @ 24" O.C.
SOLE PLATE TO JOIST OR BLOCKING, @ BRACED WALL PANELS	(3) 16d @ 15" O.C.
DOUBLE TOP PLATES, LAP SPLICE MIN 48" OFFSET OF END JOINTS	(8) 16d
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	(3) 8d
RIM JOIST TO TOP PLATE, TOE NAIL	8d @ 6" O.C.
TOP PLATES, LAPS @ CORNERS AND INTERSECTION, FACE NAIL	(2) 10d
BUILT-UP OR CONTINUOUS HEADER, (2) PIECE W/ 1/2" SPACER	16d @ 16" O.C. - ALONG EDGE
CEILING JOIST TO PLATE, TOE-NAIL	(3) 8d
CONTINUOUS HEADER TO STUD, TOE-NAIL	(4) 8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	(3) 10d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3) 10d
RAFTER TO PLATE, TOE-NAIL	(2) 16d
1" BRACE TO EACH STUD AND PLATE, FACE NAIL	(2) 8d OR (2) 11" STAPLES
1" x 5" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	(2) 8d OR (2) 11" STAPLES
1" x 8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	(2) 8d OR (3) 11" STAPLES
WIDER THAN 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	(3) 8d OR (3) 11" STAPLES
BUILT-UP CORNER STUDS	10d @ 24" O.C.
BUILT-UP GIRDER AND BEAMS, 2" LUMBER LAYERS & STAGGERED, (2) 10d AT EACH SPLICE & @ ENDS OF 2" PLANKS	10d @ 32" O.C. @ TOP & BOTTOM
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS	(2) 16d @ EACH BEARING
RAFTER TIES TO RAFTERS, FACE	(4) 16d TOE NAILED OR (3) 16d FACE NAILED
	(3) 8d

WOOD STRUCTURAL PANELS AND PARTICLE BOARD

SUB-FLOOR, ROOF AND WALL SHEATHING (TO FRAMING)	
1/2" & 5/8"	(SUB-FLOOR, WALL) - 6D COMMON, 6" O.C. EDGES (i), 12" O.C. INTERMEDIATE (g)
3/4" & 3/4"	(ROOF) 8D COMMON (i), 6" O.C. EDGES (i), 12" O.C. INTERMEDIATE (g)
7/8" & 1"	8D COMMON, 6" O.C. EDGES (i), 12" O.C. INTERMEDIATE (g)
1 1/8" & 1 1/8"	8D COMMON OR 6D DEFORMED, 6" O.C. EDGES (i), 12" O.C. INTERMEDIATE (g)

NAILING SCHEDULE NOTES

- FOR SI: 1 INCH = 25.4 MM, 1 FOOT = 304.8 MM, 1 MILE PER HOUR = 1.609 KM/H.
1. ALL NAILS ARE SMOOTH-COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS SHOWN; 80 KSI (51 MPa). FOR A SHANK DIAMETER OF 0.192 INCH (20d COMMON NAIL), 90 KSI (6220 MPa). FOR A 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 INCH OR LESS.
2. STAPLES ARE 16 A.W.G WIRE AND HAVE A MINIMUM 7 /16-INCH ON DIAMETER CROWN WIDTH.
3. NAILS SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORT WHERE SPANS ARE 48 INCHES OR GREATER.
4. 4" x 8" OR 4" x 9" PANELS SHALL BE APPLIED VERTICALLY.
5. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3(1).
6. FOR REGIONS HAVING BASIC WIND SPEED OF 110 MPH OR GREATER:  
8d DEFORMED NAILS SHALL BE USED FOR ATTACHING PLYWOOD & WOOD STRUCTURAL PANEL ROOF SHEATHING TO FRAMING WITHIN MINIMUM 48" DISTANCE FROM GABLE END WALLS IF MEAN ROOF HEIGHT IS MORE THAN 25' & UP TO A 35' MAXIMUM.
7. FOR REGIONS HAVING BASIC WIND SPEED OF 100 MPH OR LESS:  
NAILS FOR ATTACHING WOOD STRUCTURAL PANEL ROOF SHEATHING TO GABLE END WALL FRAMING SHALL BE SPACED 6" O.C. WHEN BASIC WIND SPEED IS GREATER THAN 80 MPH. NAILS FOR ATTACHING PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 6" O.C. FOR MINIMUM 48" DISTANCE FROM RIDGES, EAVES AND GABLE END WALLS & 4" O.C. TO GABLE END WALL FRAMING.
6. GYPSUM SHEATHING SHALL CONFORM TO ASTM C 79 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA253.
7. FIBERBOARD SHEATHING SHALL CONFORM TO EITHER AIA194.1 OR ASTM C 208.
8. 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 INTERSECTION OF ADJACENT ROOF PLANES. FLOOR AND ROOF PERIMETER

REVISIONS		
NO.	DATE	TITLE
0	0	0

ISSUANCES	
DATE	TITLE
06/16/22	OWNER - PROGRESS DOWNS

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PROJECT

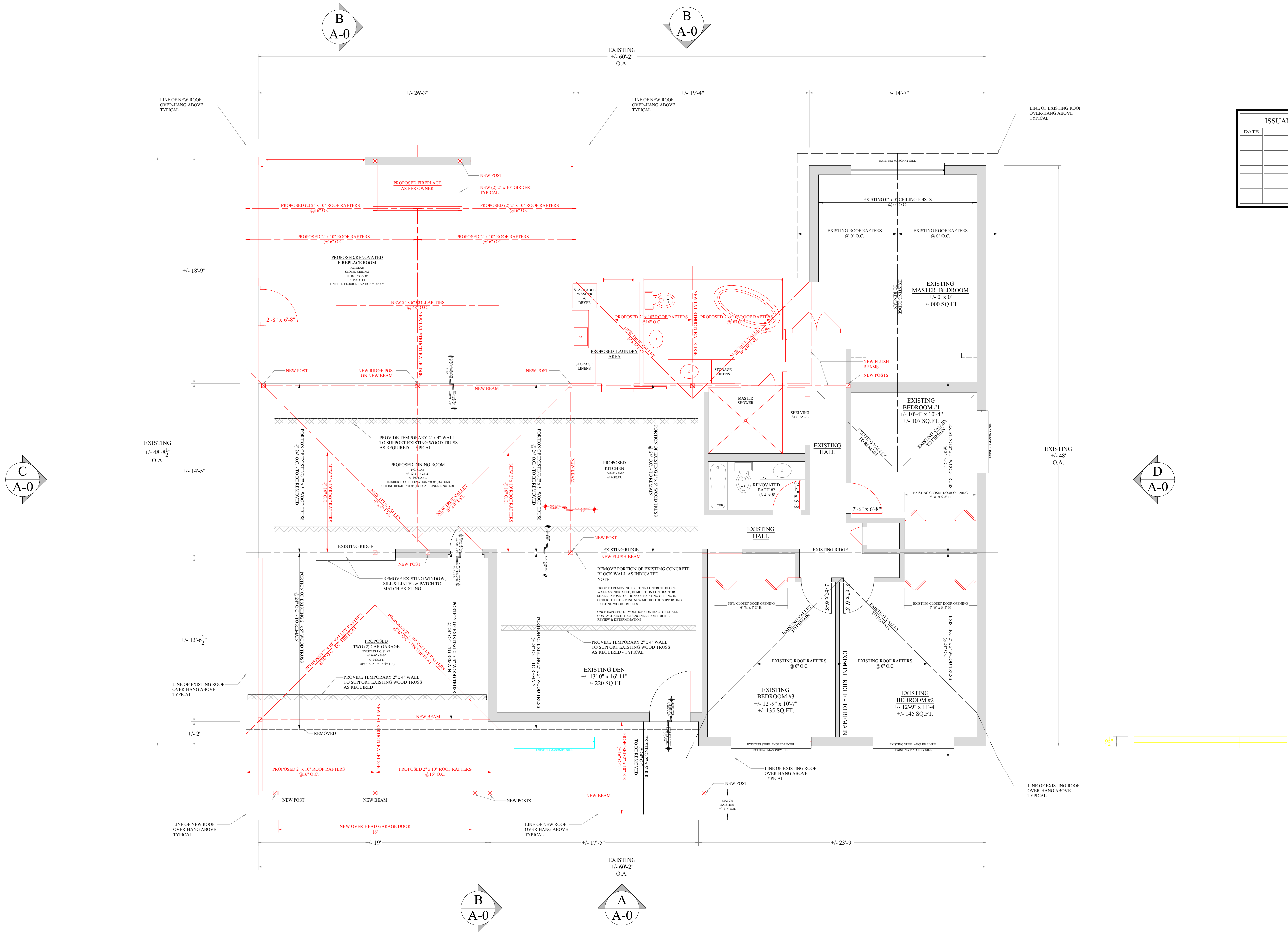
Investor Renovations LLC  
7020 E. LATHAM STREET  
SCOTTSDALE, ARIZONA 85257

SHEET TITLE

FRAMING NOTES  
CONNECTION, NAILING, FASTENING  
GENERAL NOTES

DRAWN BY <b>WRM</b>	SCALE <b>NOTED</b>
CHECKED BY <b>WRM</b>	DATE MARCH 2022
SHEET NUMBER <b>A-14</b>	
OF 0	





EXISTING / PROPOSED ROOF FRAMING PLAN 1/4" = 1'-0"

REVISIONS		
NO	DATE	TITLE
1	4.3.22	REMOVE EXISTING ROOM
2	4.3.22	REMOVE EXISTING ROOM
3	4.29.22	ENGINEER ADDED FRONT & REAR GARAGE DOORS

ISSUANCES	
DATE	TITLE

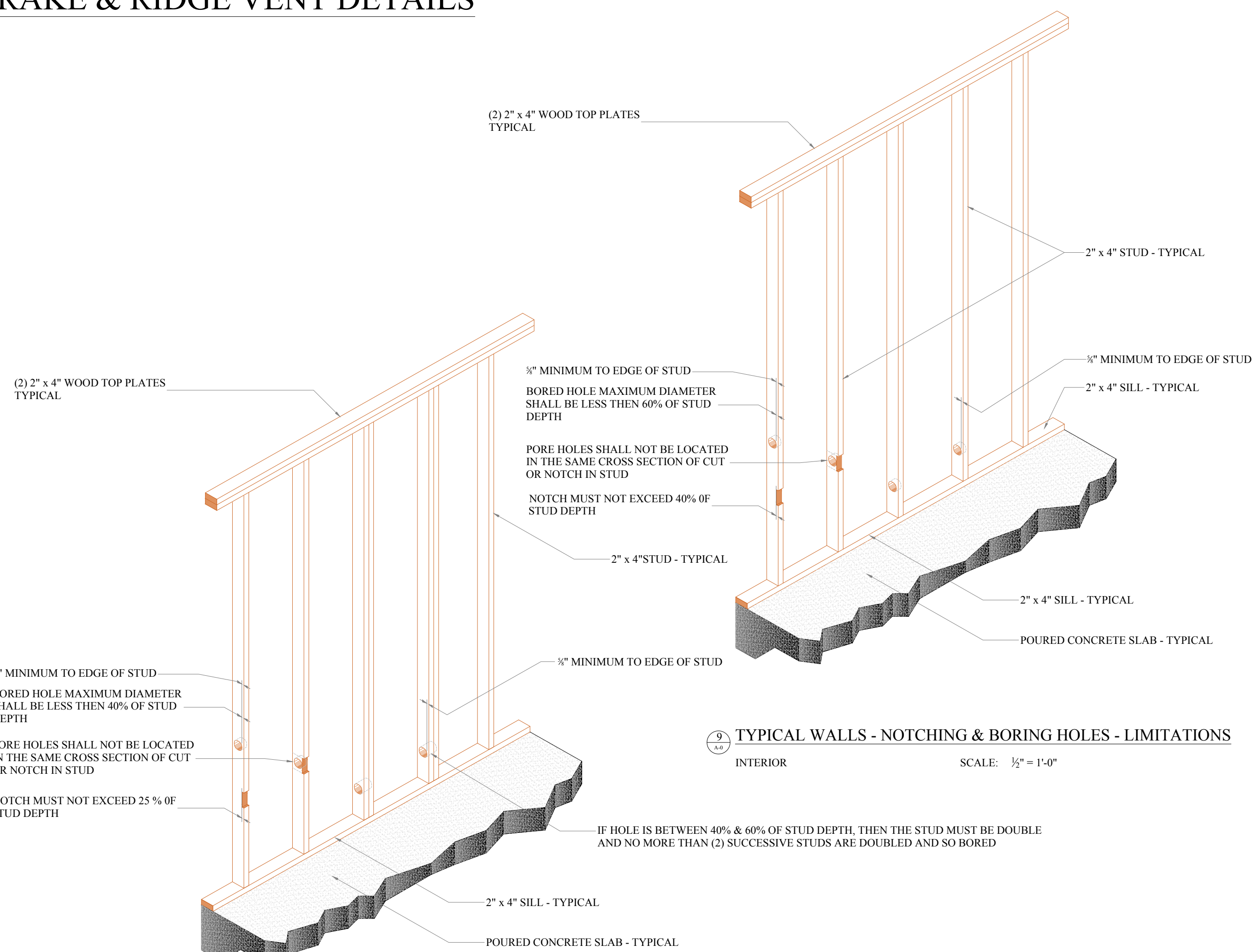
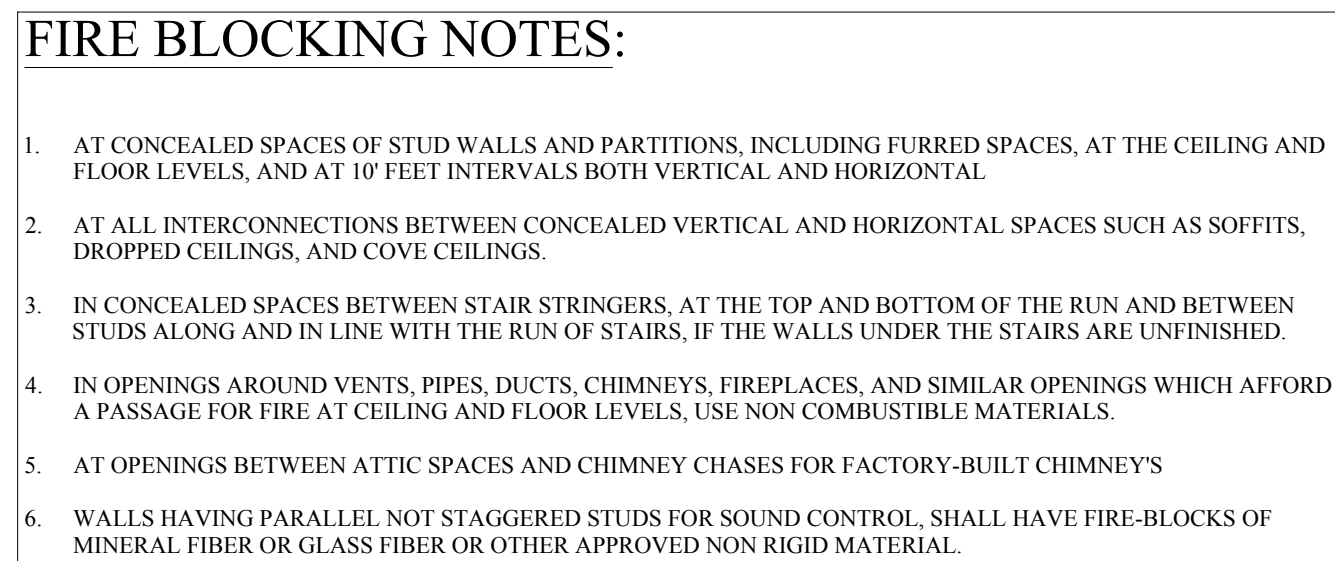
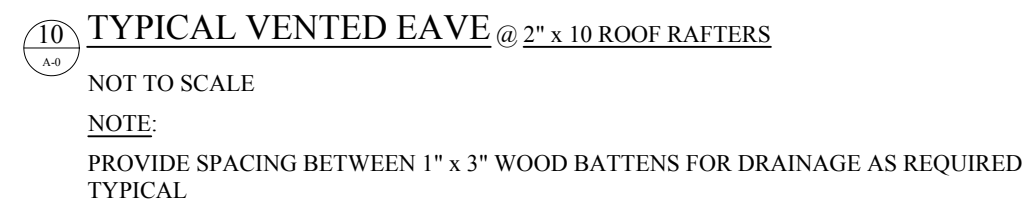
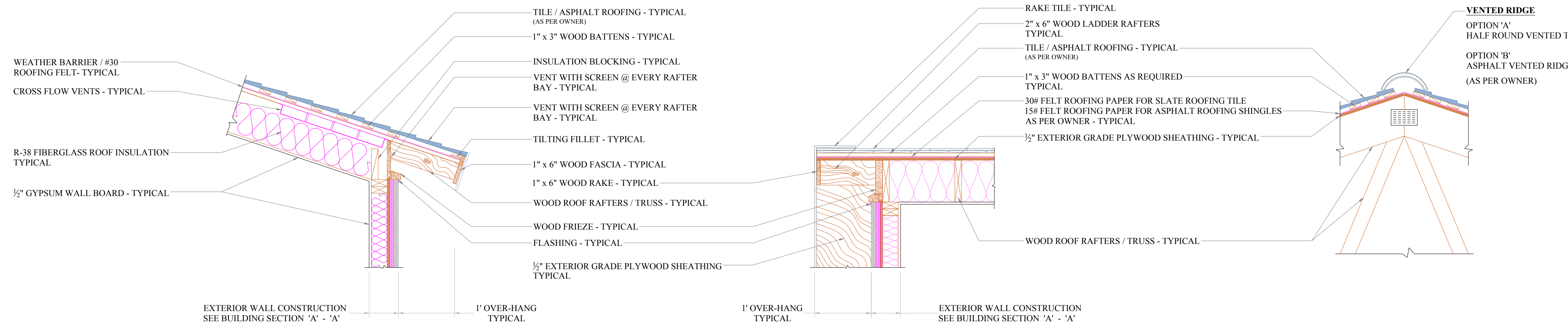
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SHEET TITLE  
EXISTING / PROPOSED FRAMING PLAN

DRAWN BY WRM	SCALE NOTED
CHECKED BY WRM	DATE MARCH 2022
SHEET NUMBER A-13	
OF 0	





## TYPICAL WALLS - PROTECTIVE SHIELD PLATE, NOTCHING & BORING LIMITATIONS

EXTERIOR & INTERIOR WALL

THIS DETAIL IS FOR NOTCHES THAT ARE GREATER THAN  
50 % OF THE WIDTH OF THE TOP & BOTTOM PLATES

[illegible][illegible]

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PROPOSED FRAMING DETAILS  
&  
ISOMETRICS

PROJECT
SHEET TITLE

DRAWN BY <b>WRM</b>	SCALE <b>NOTED</b>
CHECKED BY <b>WRM</b>	DATE <b>MARCH 2022</b>
SHEET NUMBER  <b>A-15</b>  OF 0	
























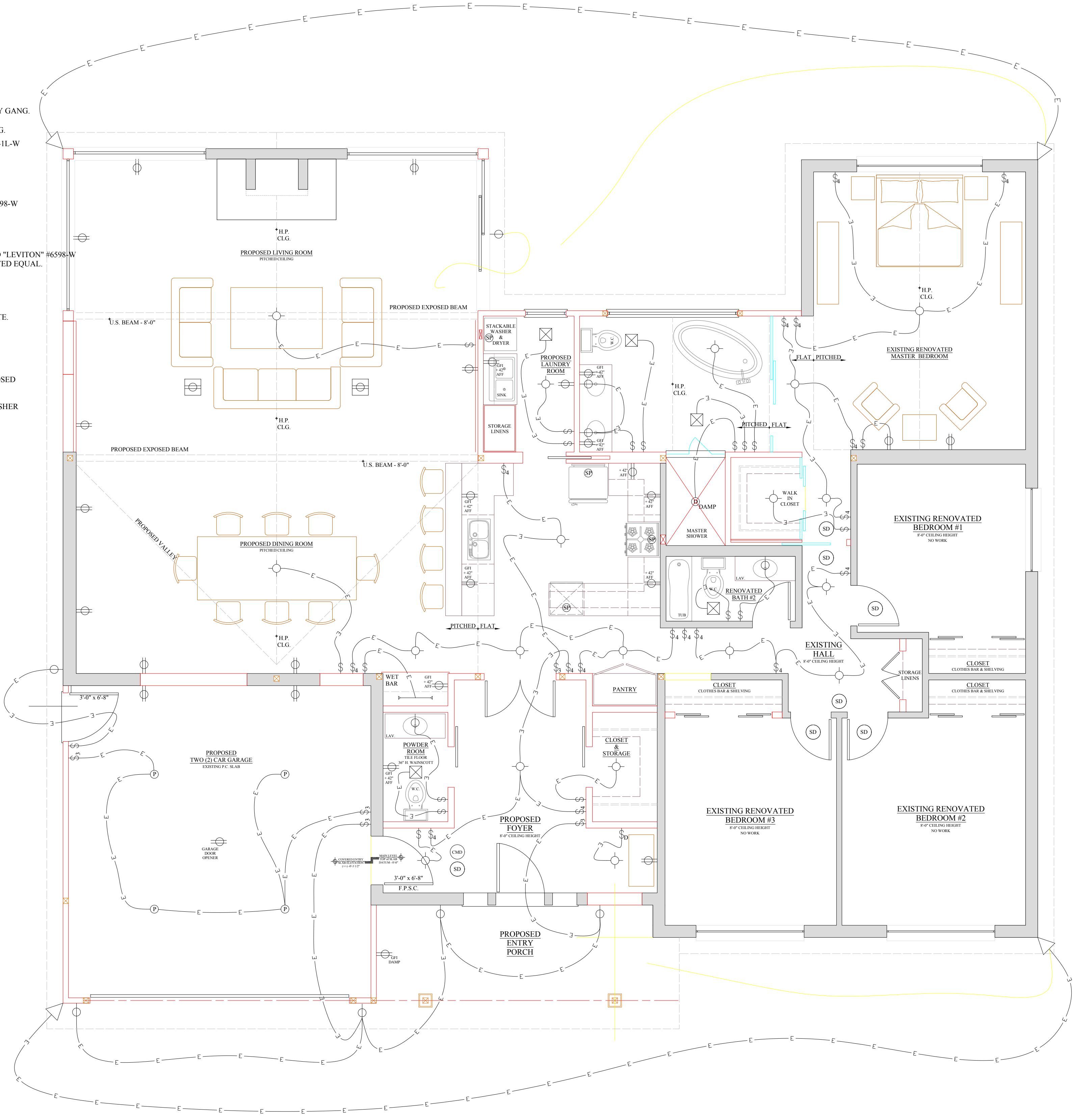
ELECTRICAL SYMBOLS

VERIFY ALL LOCATIONS WITH OWNER  
ALL OWNER SUPPLIED FIXTURES ARE TO BE INSTALLED BY GENERAL CONTRACTOR  
WIRE IS TO BE COPPER, TYPE PJ WITH GROUND.  
PROVIDE POWER TO AND ALL NEW KITCHEN APPLIANCES AS PER MANUFACTURER.  
ELECTRICIAN IS TO CONFORM TO ALL LOCAL, STATE AND NATIONAL CODES.  
ELECTRICIAN IS TO SUPPLY TEMPORARY POWER TO RESIDENCE AS REQUIRED / NEEDED.

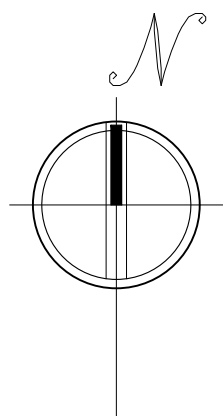
-  OWNER SUPPLIED HANGING/FLUSH FIXTURES
-  OWNER SUPPLIED WALL MOUNTED FIXTURES
-  SINGLE POLE ROCKER - 'DECORA' AS MANUFACTURED BY 'LEVITON' # 5691-2-W WITH # 80301-W WALL PLATE. VERIFY GANG.
-  3-WAY ROCKER - 'DECORA' AS MANUFACTURED BY 'LEVITON' # 5693-2-W WITH # 80301-W WALL PLATE. VERIFY GANG.
-  SINGLE POLE DIMMER - 'DECORA TOUCHPOINT INCANDESCENT DIMMER AS MANUFACTURED BY 'LEVITON' # TPL10-IL-W WITH # 80301-W WALL PLATE. VERIFY GANG.
-  3-WAY DIMMER - 'DECORA TOUCHPOINT INCANDESCENT DIMMER' AS MANUFACTURED BY 'LEVITON' # TPL10-IL-W WITH # 80301-W WALL PLATE & MULTI-REMOTE UNIT #MSOOR-10W. VERIFY GANG.
-  DUPLEX RECEPTACLE - 'DECORA' AS MANUFACTURED 'LEVITON' #5325-W WITH 80301-W WALL PLATE. VERIFY GANG.
-  GFCI DUPLEX RECEPTACLE - 'DECORA GFCI RECEPTACLE WITH INDICATOR LIGHT' AS MANUFACTURED 'LEVITON' #6598-W WITH 80301-W WALL PLATE. VERIFY GANG.
-  SURFACE MOUNTED BRASS DUPLEX FLOOR OUTLET
-  WATER PROOF GFCI DUPLEX RECEPTACLE - 'DECORA GFCI RECEPTACLE WITH INDICATOR LIGHT' AS MANUFACTURED 'LEVITON' #6598-W WITH 80301-W WALL PLATE. PROVIDE WATER PROOF RECEPTACLE BOX AS MANUFACTURED BY 'EAGLE' OR APPROVED EQUAL.
-  TELEPHONE JACK
-  CABLE ANTENNA TELEVISION JACK - 'DECORA' AS MANUFACTURED BY 'LEVITON' #40681-W WITH 80301-W WALL PLATE.
-  SECURITY LIGHTS - VERIFY LOCATIONS
-  PORCELAIN 'A' BULB FIXTURE WITH 75 WATT A-19 INCANDESCENT BULB - SEE FOUNDATION PLAN
- 

NOTE:

-  **F.P.S.C.**
-  **SMOKE DETECTOR** - AS PER N.F.P.A., LOCAL, STATE AND NATIONAL BUILDING CODES
-  **CARBON MONOXIDE DETECTOR** - AS PER N.F.P.A., LOCAL, STATE AND NATIONAL BUILDING CODES



PROPOSED FLOOR ELECTRICAL PLAN 1/4" = 1'-0"



REVISIONS		
NO.	DATE	TITLE
0	0	0

ISSUANCES	
DATE	TITLE
03/16/22	OWNER - PROGRESS DWGS
03/28/22	OWNER - PROGRESS DWGS
03/31/22	OWNER - PROGRESS DWGS
06/16/22	OWNER - PROGRESS DWGS

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PROJECT

Investor Renovations LLC  
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SCOTTSDALE, ARIZONA 85257

SHEET TITLE

PROPOSED FIRST FLOOR ELECTRICAL PLAN

DRAWN BY	SCALE
WRM	NOTED
CHECKED BY	DATE
WRM	MARCH 2022
SHEET NUMBER	
E-1	
OF 0	