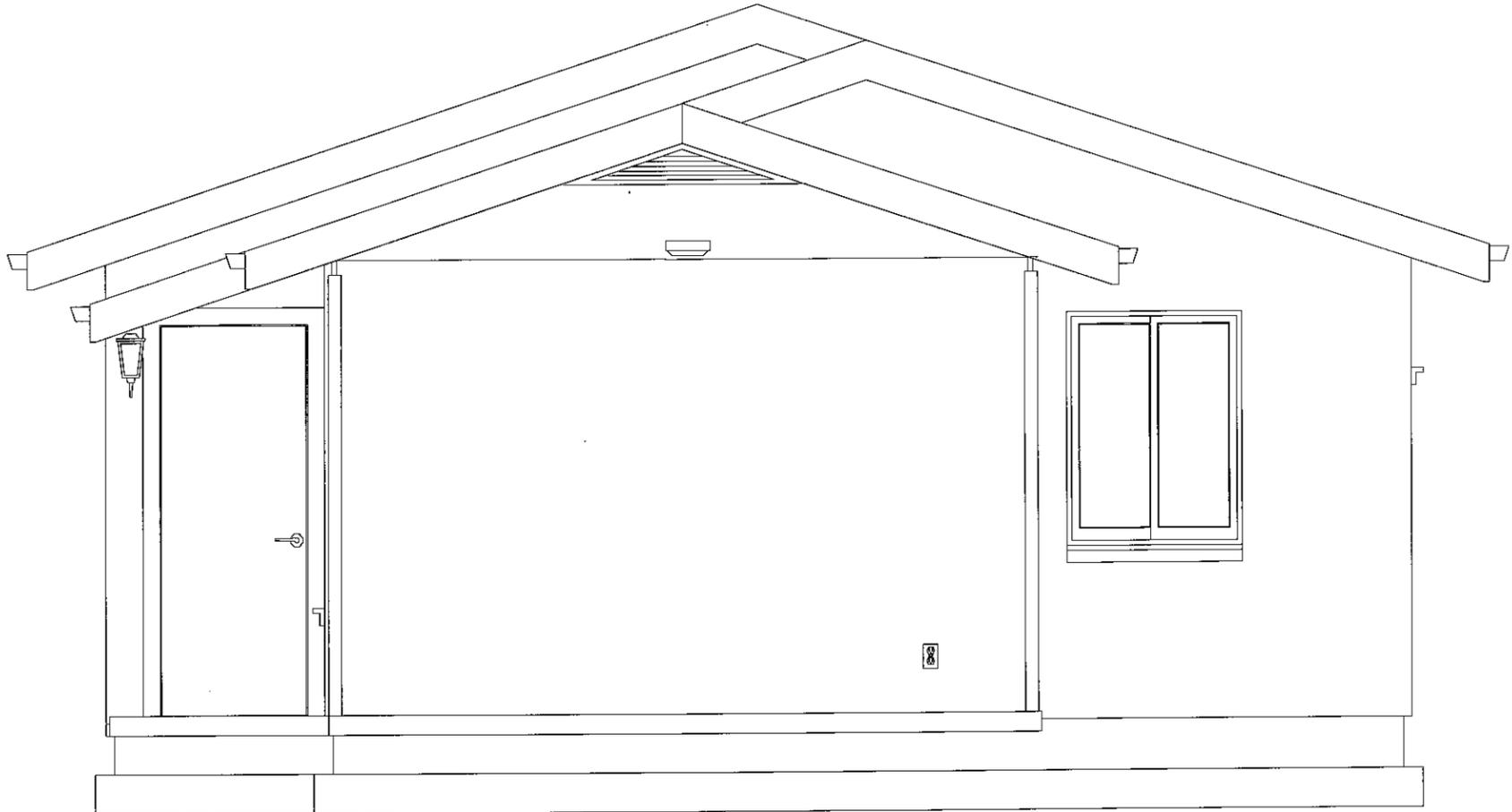


**2003 INTERNATIONAL RESIDENTIAL CODE  
2005 NATIONAL ELECTRICAL CODE**

SQUARE FEET	
LIVABLE	1020
CARPORT	240
PORCH	16
PATIO	40
<b>Total</b>	<b>1316</b>



**R-1 Zoning**

Sheet Index	
1 -	Cover Sheet
2 -	Foundation
3 -	Foundation Details
4 -	Floor Plan
5 -	Floor Plan w/Dimensions
6 -	Roof Plan
7 -	Truss Details
8 -	Shear Plan
9 -	Electrical
10 -	Mechanical
11 -	Plumbing
12 -	Nailing Schedule
13 -	General Notes
14 -	Detail
15 -	Wall Detail
16 -	Elevations
17 -	Layout Set
18 -	Driveway Plan

COVER SHEET
<b>NAME</b> LAURA VILLEGAS <b>ADDRESS</b> 1109 E. 2nd. ST.
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NOT TO SCALE

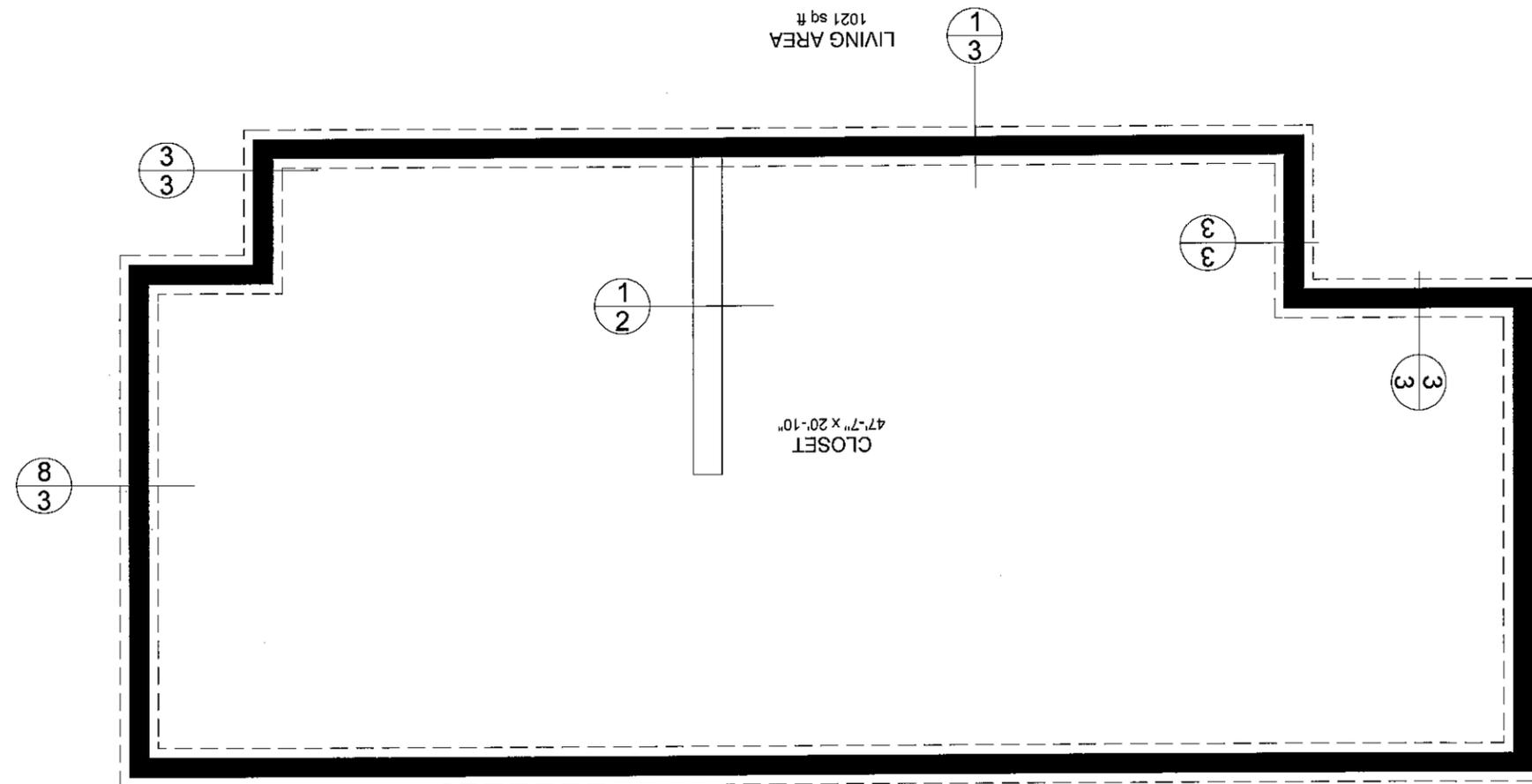
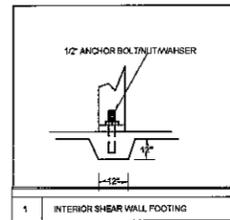
ALL CONSTRUCTION TO COMPLY WITH  
2003 IRC

REFER TO PLOT PLAN FOR LOCATION OF  
DRIVEWAY, SIDEWALKS AND ENTRY WALKS.

AC PADS TO BE DETERMINED BY  
HVAC CONTRACTOR

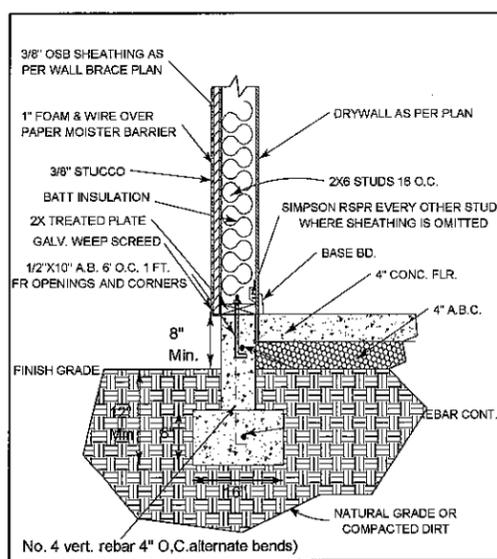
**FOUNDATION NOTES**

1. SLAB TO BE 4" CONCRETE, MIN. 2500 PSI,  
OVER 4" COMPACTED AGGREGATE BASE  
COMPOUND (ABC) OVER TERMITE TREATED  
SOIL.
2. ALL UNDERSLAB AREAS & FOUNDATION  
SHALL BE CHEMICALLY TREATED FOR  
TERMITES BY ARIZONA LICENSED  
APPLICATOR (PCBO).
3. CONCRETE CONTRACTOR TO PROVIDE  
TERMITE TREATMENT CERTIFICATE  
PROVIDED BY TERMITE TREATMENT  
COMPANY.
4. PROVIDE 1/2"x10" ANCHOR BOLTS @ 6'  
O.C. AND 1" FROM OPENINGS AND CORNERS.
5. A MINIMUM OF 2 ANCHOR BOLTS ARE  
REQUIRED ON WALLS LESS THAN 6' IN  
LENGTH.
6. ANY WALL WIDER THAN 6" MUST HAVE  
DOUBLE ROW OF ANCHOR BOLTS TO  
ACCOMMODATE TWO PARALLEL WALLS.
7. ANCHOR BOLT SPACING MAY VARY AS  
PER FOOTING SCHEDULE.
8. ALL PATIOS TO SLOPE APPROXIMATELY 1"  
PER 10'.

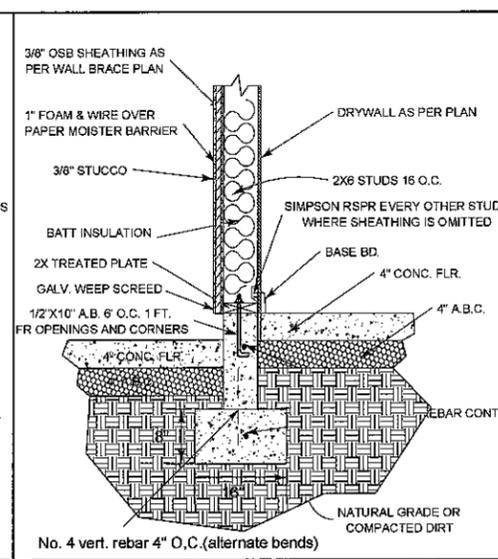


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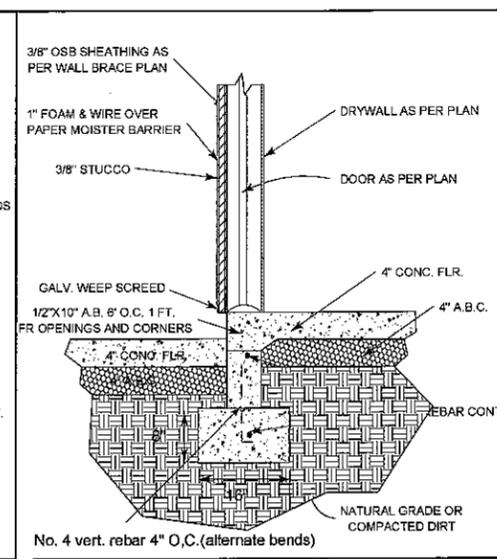
FOUNDATION	
NAME LAURA VILLEGAS	
ADDRESS 1109 E. 2nd. ST.	
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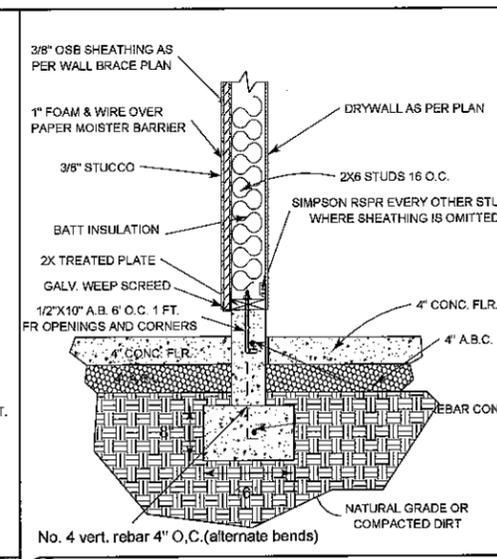
1 TYP. EXT. WALL FOOTING



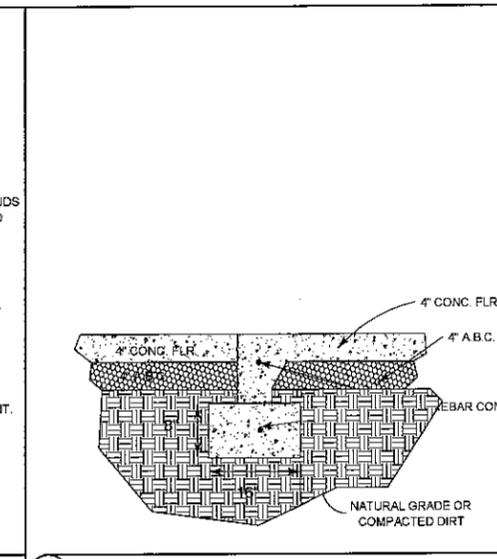
2 EXT. FOOTING W LANDING



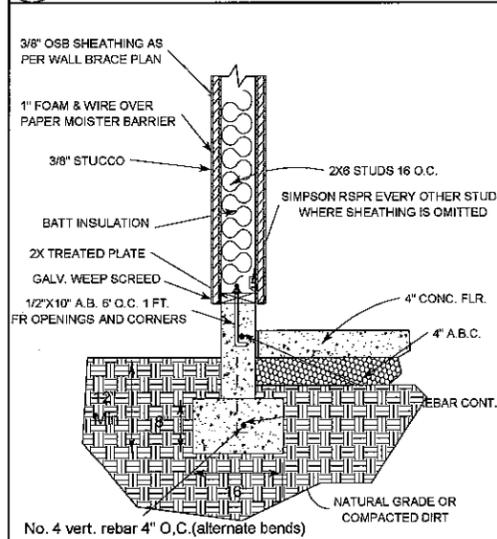
3 EXT. FOOTING @ DOORWAY



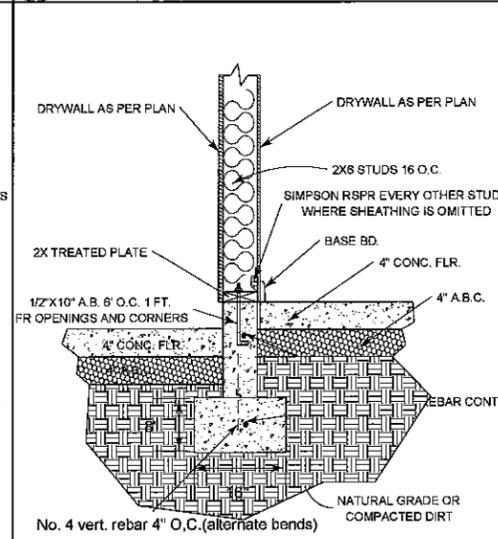
4 FOOTING @ GARAGE WALL



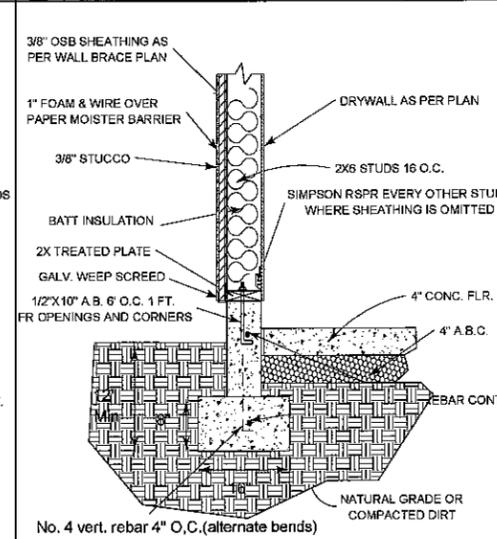
5 FOOTING @ GARAGE DOOR



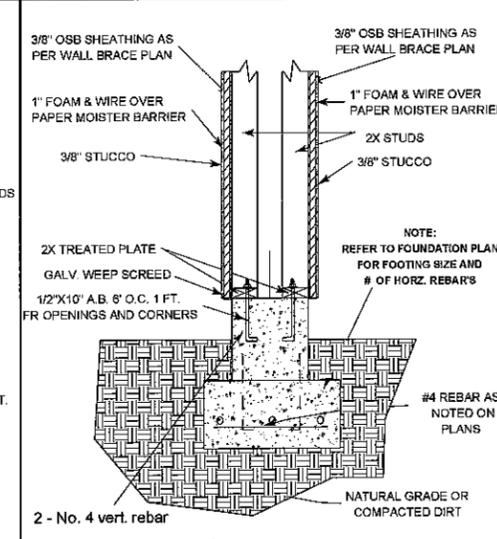
6 FOOTING @ PORCH WALL



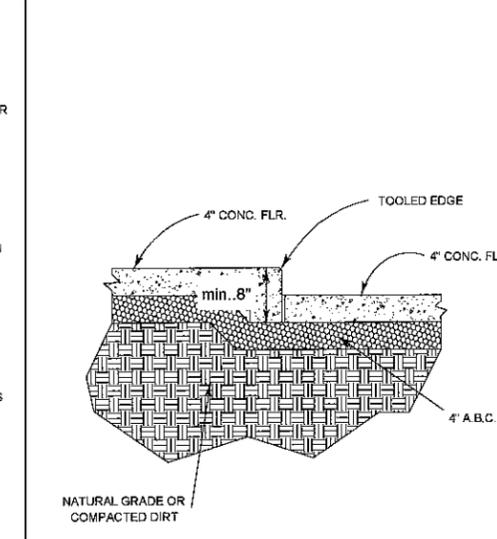
7 FOOTING @ GARAGE/HOUSE WALL



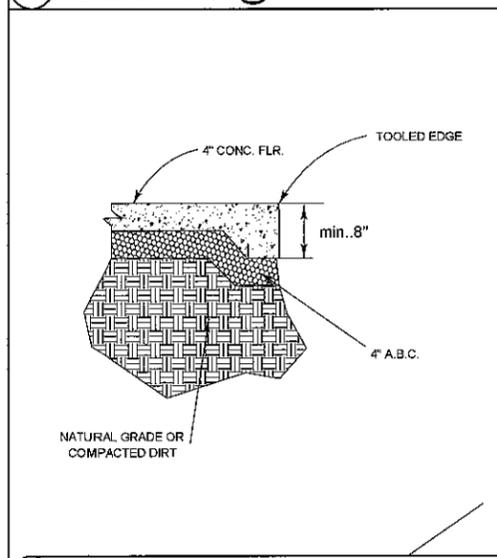
8 FOOTING @ GARAGE WALL



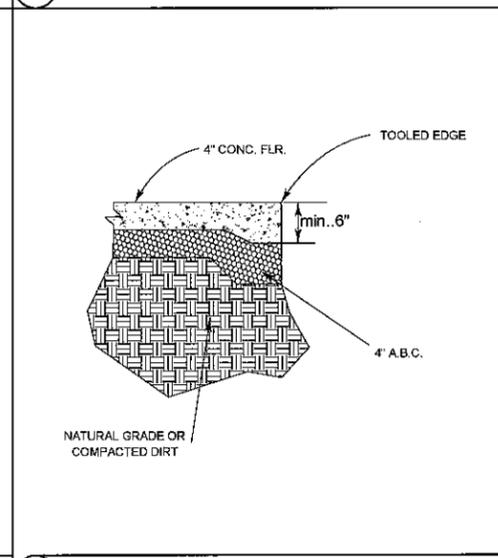
9 COLUMN FOOTING DETAIL



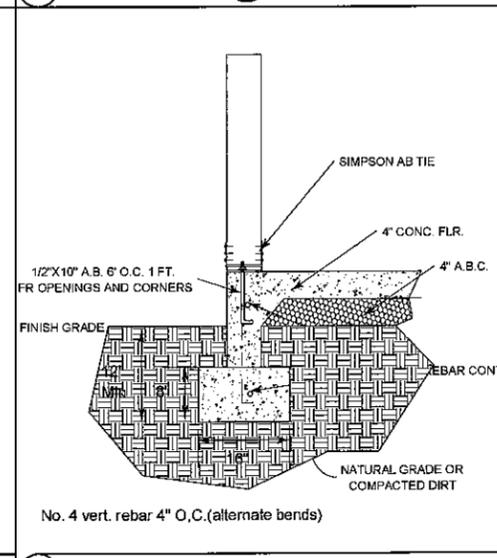
10 GARAGE BUMPER DETAIL



11 PATIO TURN DOWN



12 DOOR LANDING DETAIL



13 POST FOOTING

ALL DIMENSIONS SHOWN ARE MINIMUMS

FOUNDATION DETAILS

NAME LAURA VILLEGAS  
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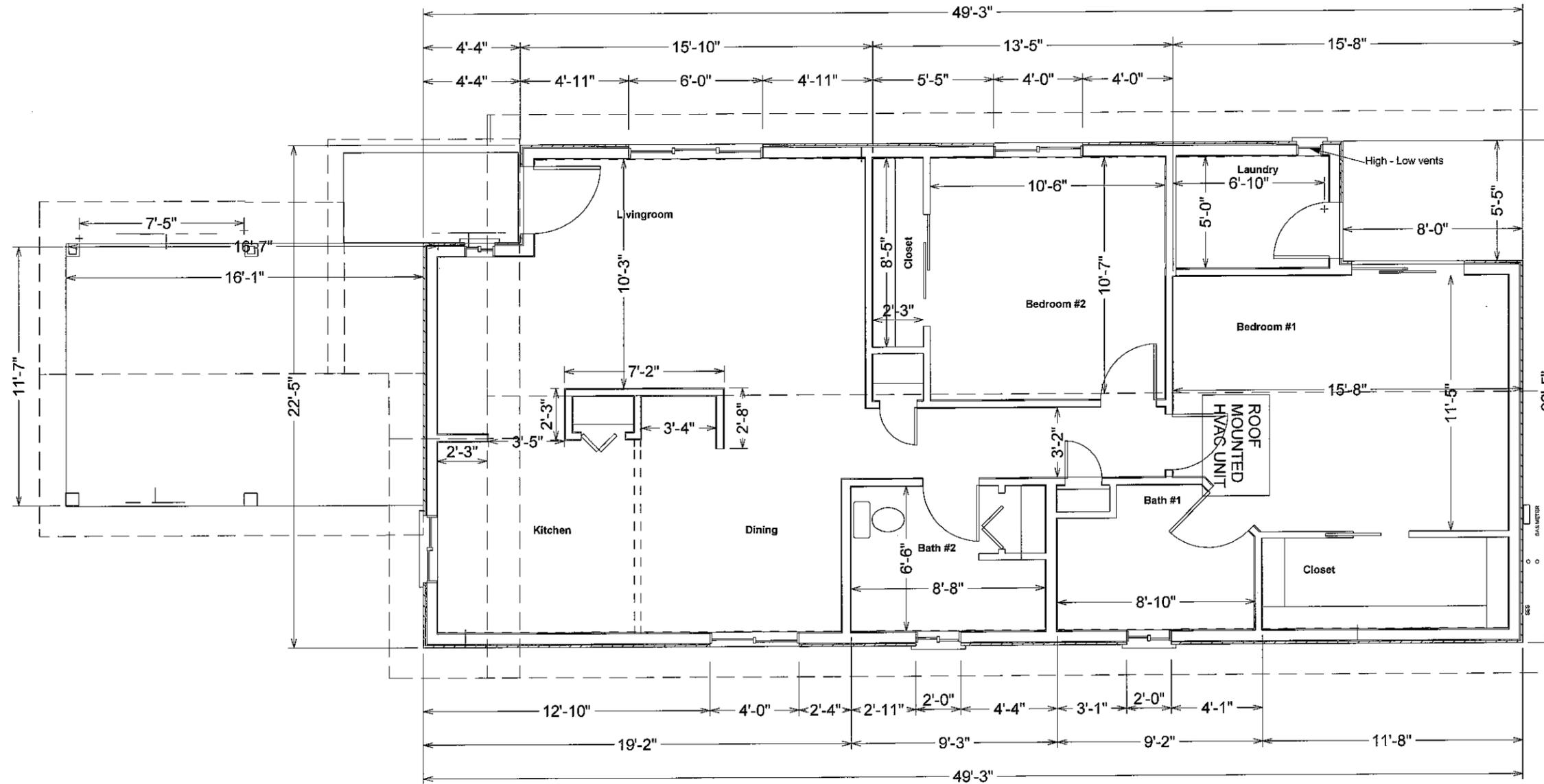
FLOOR PLAN GENERAL NOTES

ALL WORK TO CONFORM TO 2003 IRC, IPC, IMC, & 2005 NEC & ALL LOCAL CODES.

1. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION & SHALL REPORT ALL DISCREPANCIES IN WRITING BEFORE PROCEEDING WITH WORK.
2. DO NOT SCALE DIMENSION, USE WRITTEN DIMENSIONS AND REQUEST CLARIFICATION BEFORE PROCEEDING.
3. ALL FLOORING, APPLIANCES, FIXTURES, & FINISHES TO BE SELECTED BY OTHERS.
4. EXTERIOR WALLS & INTERIOR BEARING WALLS - 2 X 6 STUDS 16" O.C.
5. INTERIOR NONBEARING WALLS - 2 X 4 STUDS 24" O.C.
6. INTERIOR PLUMBING WALL - 2 X 6 STUDS 16" O.C.
7. ALL WOOD PLATES, EXTERIOR AND INTERIOR TO BE PRESSURE TREATED OR FOUNDATION GRADE.

Refer to spec's for the following

- Door types
- Window type
- Floor coverings
- Cabnets Counter tops
- Plumbing Fixtures
- Paint colors



FLOOR PLAN  
WDIMENSIONS

NAME **LAURA VILLEGAS**  
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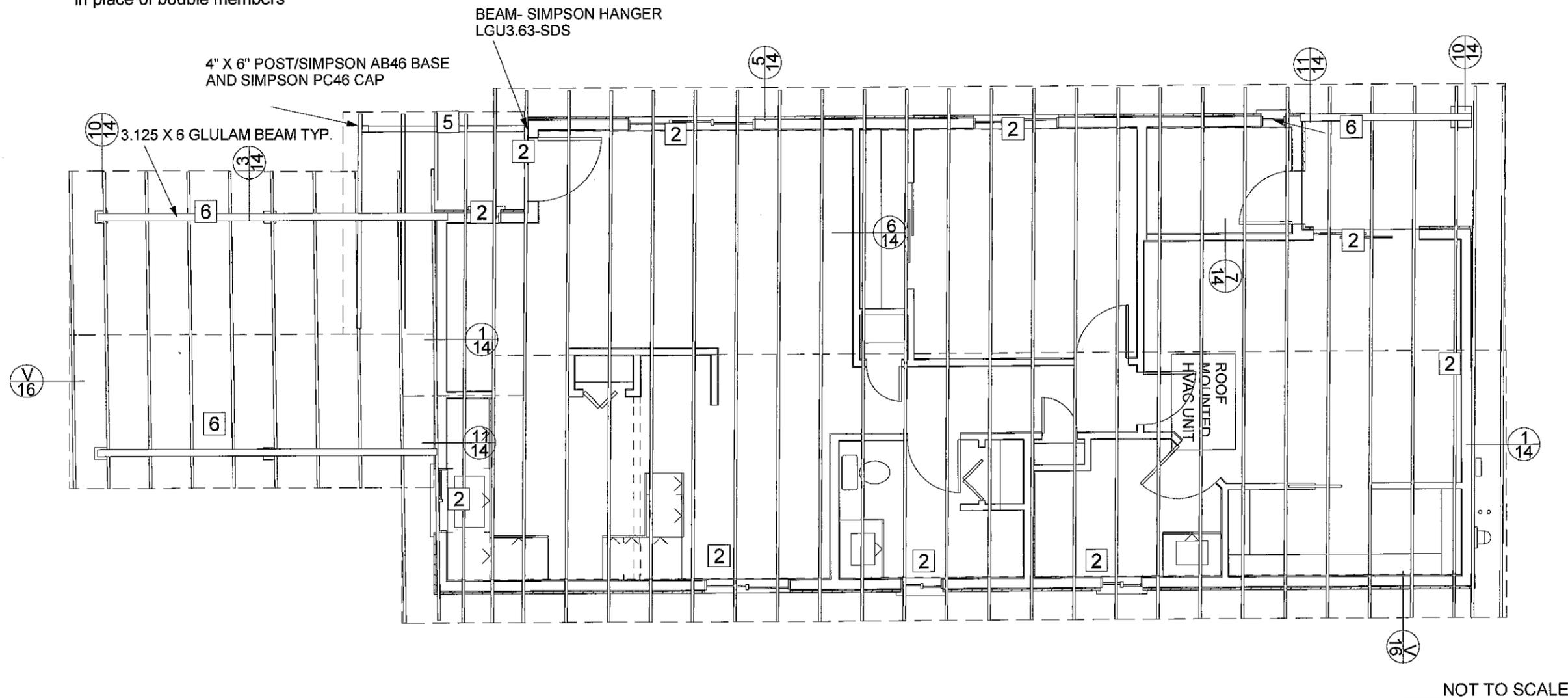
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HEADER SCHEDULE

- 1 Double 2x4
- 2 Double 2x6
- 3 Double 2x8
- 4 4x4 Beam
- 5 4x6 Beam
- 6 4x8 Beam
- 7 4x10 Beam
- 8 4x12 Beam
- 9 Glu-Lam Beam 5.125" x 9"

Note

Beam of same size may be used in place of double members



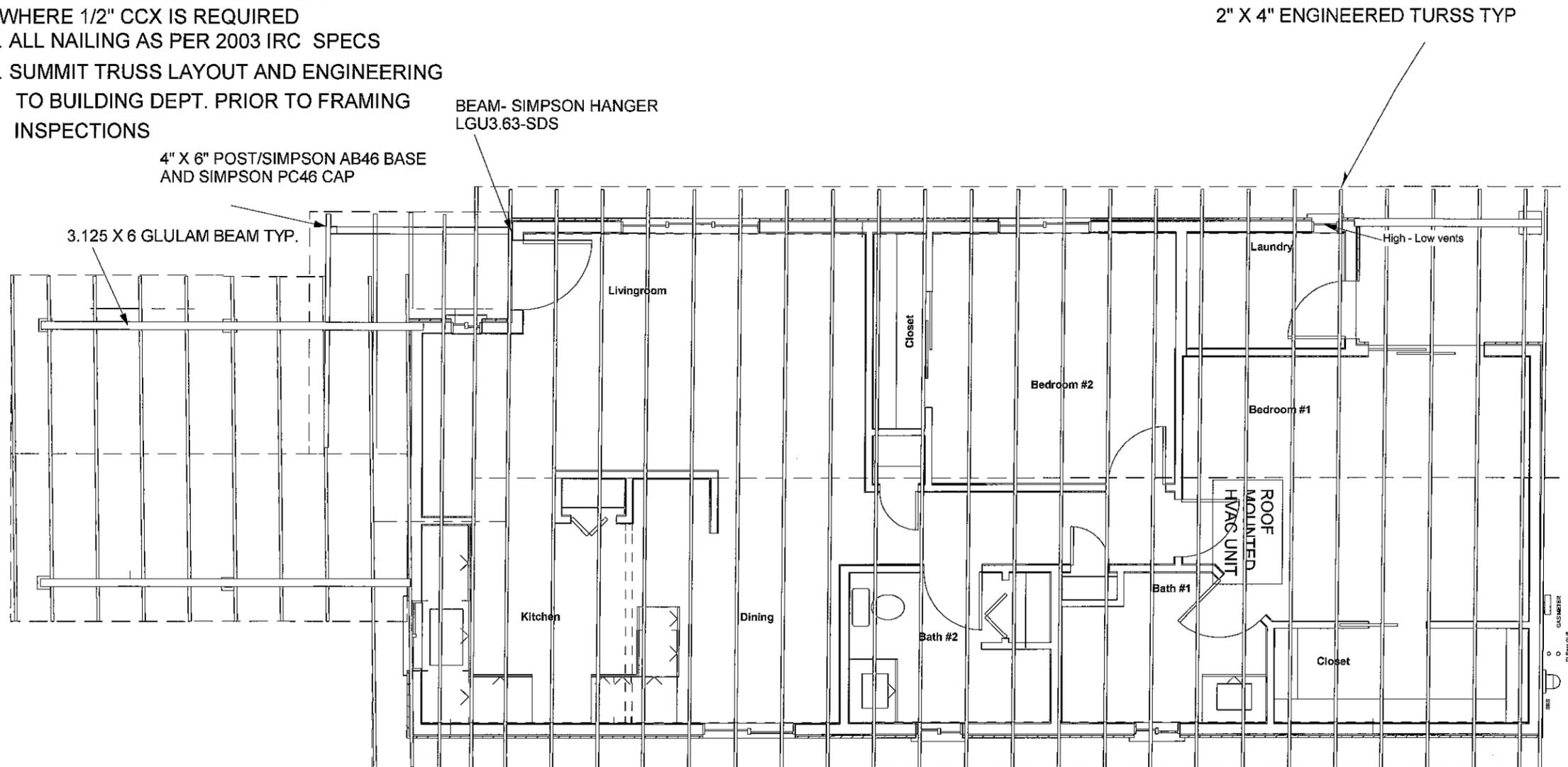
ROOF PLAN

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 ADDRESS 1109 E. 2nd. ST.

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1. ALL TRUSSES TO BE MANUFACTURED BY APPROVED TRUSS BUILDER AND INSPECTED BY A SECONDARY TESTING AGENCY.
2. ALL TRUSSES ARE TO BE ENGINEERED AND STAMP WITH APPROVED SEAL. AND SUBMITTED TO BUILDING DIVISION PRIOR TO FRAMING INSPECTION.
3. PROVIDE ALL BRACING AS REQUIRED BY TRUSS ENGINEERING FIRM.
4. ALL HEADER ARE TO BE 2-2X6 UNLESS OTHERWISE NOTED BY BEAM SIZE.
5. ALL CONVENTIONAL FRAMING IS TO BE HEM FIR #2 OR BETTER.
6. ALL SHEATHING IS TO BE 1/2" O.S.B. EXCEPT ON ALL EXPOSED AREAS WHERE 1/2" CCX IS REQUIRED
7. ALL NAILING AS PER 2003 IRC SPECS
8. SUMMIT TRUSS LAYOUT AND ENGINEERING TO BUILDING DEPT. PRIOR TO FRAMING INSPECTIONS



2" X 4" ENGINEERED TRUSS TYP

TRUSS DETAIL

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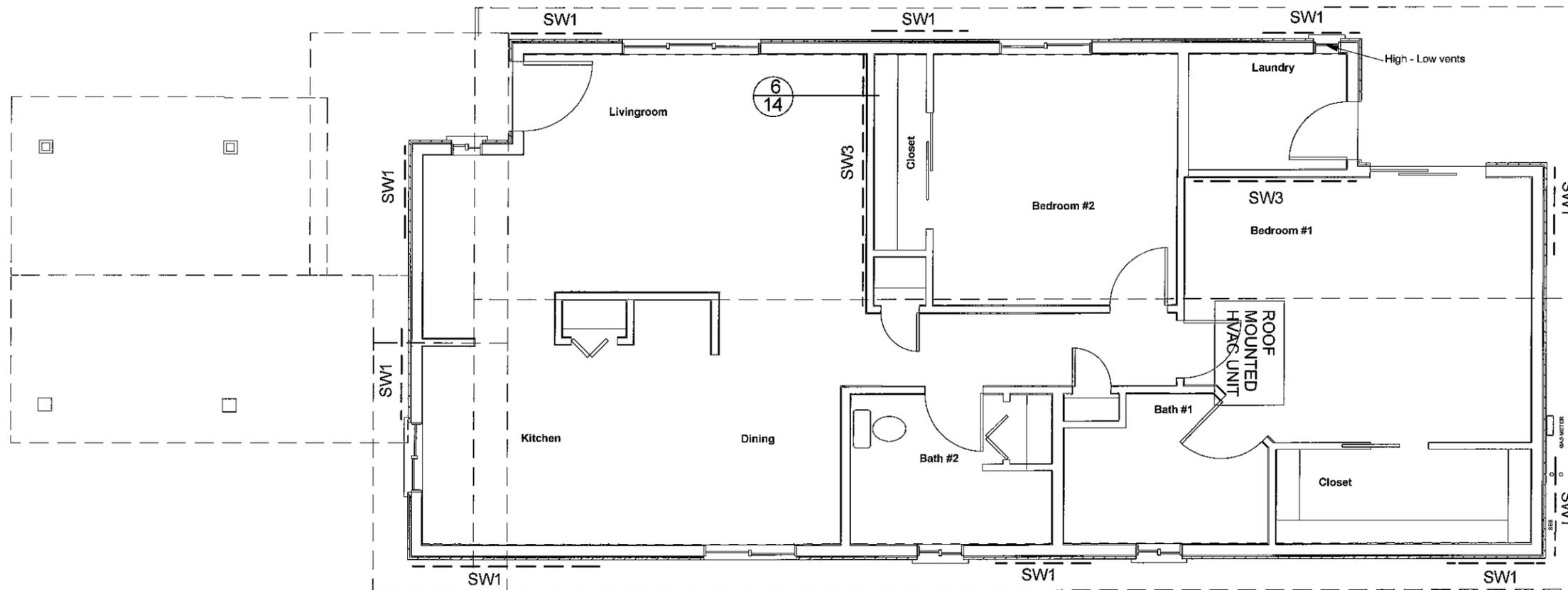
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NOT TO SCALE

SHEAR WALL TYPES		
SW1	3/8" O.S.B. w/8d nails @ 6" o.c. at edges 8" o.c. at intermediate supports	260plf
SW2	3/8" O.S.B. W/8d nails @ 4" o.c. at edgers and 8" at intermediate supports	380plf
SW3	1/2" Gyp Bd. w/5d cooler nails @ 4" o.c. (blocked), 1/2" AB @ 2' OC	150plf
SW3A	applied to both sides of wall	300plf
SW4	5/8" Gyp Bd. w/5d cooler nails @ 6" o.c. (blocked), 1/2" AB @ 2 ft. O.C.	175plf
SW4A	applied to both sides of wall	350plf

**ALL 3/8" OSB SHEATHING FOR SHEAR, IS TO BE CONNECTED FROM SOLE PLATE TO DOUBLE TOP PLATE FASTEN AS PER NAILING SCHEDULE**



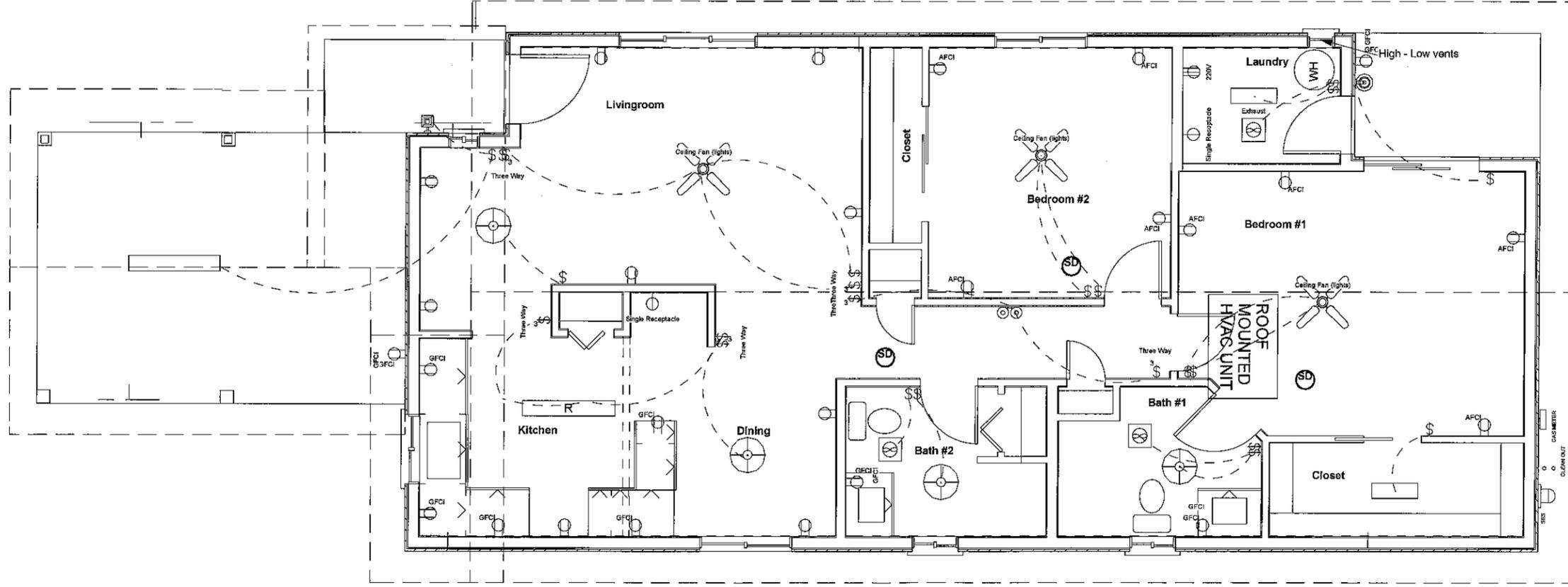
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SHEAR PLAN

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**GENERAL ELECTRICAL NOTES**

CODES USED: 2003 IRC AND 2005 NEC

1. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO VERIFY ALL EQUIPMENT AND APPLIANCE AMPERAGE AND MANUFACTURERS SPECIFICATIONS FOR WIRING BEFORE INSTALLATION.
2. THE ELECTRICAL CONTRACTOR IS TO VERIFY ALL OUTLET AND EQUIPMENT LOCATIONS WITH OWNER BEFORE INSTALLATION.
3. ALL ELECTRICAL WIRING TO BE COPPER UNLESS OTHERWISE NOTED.
4. ALL ELECTRICAL EQUIPMENT SHALL BE:  
(A) LISTED AND LABELED BY AN INDEPENDENT TESTING LABORATORY.  
(B) USED AND INSTALLED IN ACCORDANCE WITH LISTING INSTRUCTIONS.
5. ALL OUTLETS IN THE GARAGE/CARPORT, KITCHEN, AND BATHROOM COUNTERTOPS, AS WELL AS OUTSIDE SHALL BE GFCI PROTECTED. OUTSIDE OUTLETS SHALL ALSO HAVE WATERPROOF COVERS.
6. KITCHEN COUNTER RECEPTACLES SHALL BE SERVED BY AT LEAST 2 SEPARATE 20 AMP CIRCUITS. LAUNDRY ROOM AND BATHROOM RECEPTACLES TO BE A SEPARATE 20 AMP CIRCUIT WITH NO OTHER OUTLETS ON THAT CIRCUIT.
7. DRYER AND RANGE TO HAVE (4) WIRE RECEPTACLES.
8. FIXTURES (CEILING FANS INCLUDED) THAT ARE LOCATED IN DAMP OR WET LOCATIONS SHALL BE "LISTED" TO BE SUITABLE FOR SUCH LOCATIONS.
9. ONLY APPROVED CEILING FAN BOXES SHALL BE USED.
10. SMOKE DETECTORS SHALL BE INSTALLED AS FOLLOWS:  
(A) WALL INSTALLATIONS MIN. 6"/ MAX. 12" BELOW CEILING AND MIN. 18" FROM ANY CORNER.  
(B) CEILING INSTALLATION MIN. 6" FROM ANY VERTICAL SURFACE.  
(C) INSTALLATION WILL BE A MIN. 3' FROM ANY MECHANICAL SUPPLY OR RETURN AIR GRILL.  
(D) PER MANUFACTURER'S SPECIFICATIONS.  
(E) SMOKE DETECTORS SHALL BE HARD WIRED WITH BATTERY BACKUP.
11. ALL OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTER FOR BOTH LIGHTING AND OUTLET CIRCUITS.
12. LOW VOLTAGE (TELEPHONE AND COAX CABLE PREWIRE) MUST BE VERIFIED WITH HOMEOWNER.
13. HEIGHT OF ALL SWITCH BOXES TO BE 48" ABOVE ROUGH FLOOR TO THE CENTER OF THE SWITCH BOX.
14. HEIGHT OF ALL OUTLET BOXES AND LOW VOLTAGE BOXES TO BE 16" ABOVE ROUGH FLOOR TO THE CENTER OF THE BOX.

NOT TO SCALE

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**NAME LAURA VILLEGAS**

**ADDRESS 1109 E. 2nd. ST.**

ELECTRICAL

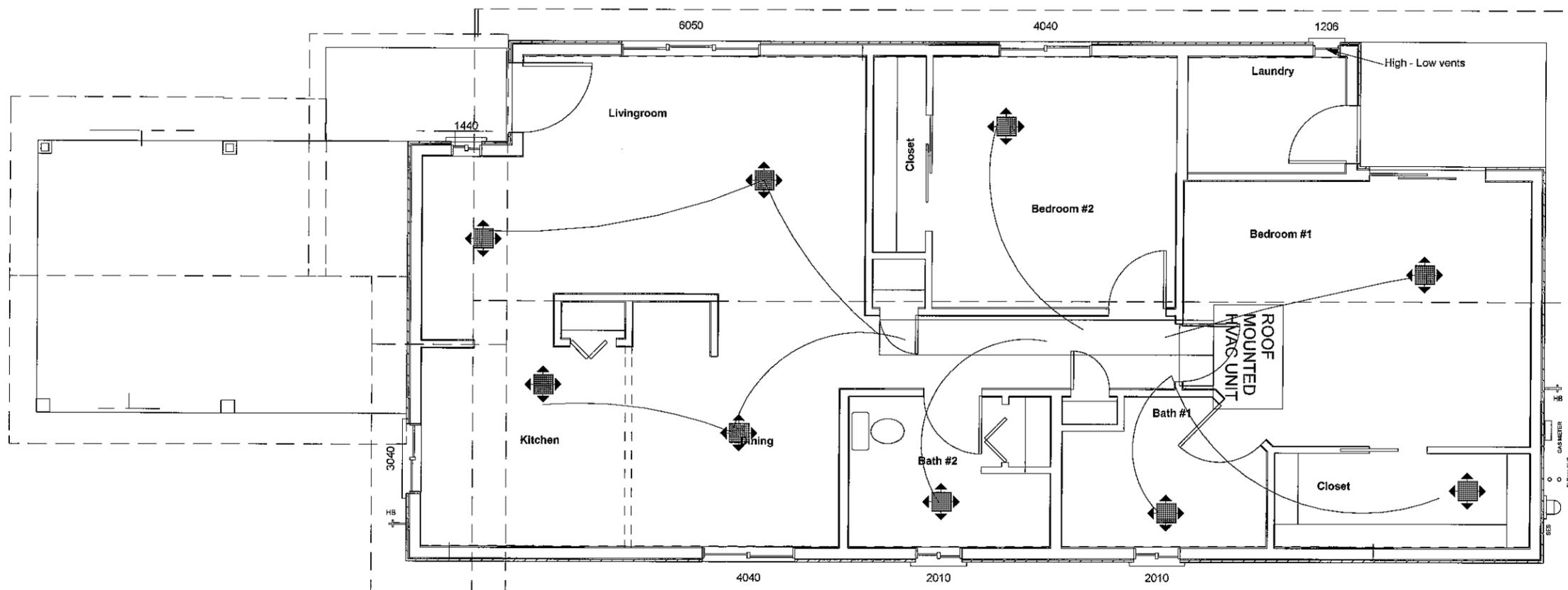
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**NOTES:**

1. CLEARANCES FROM COMBUSTIBLE MATERIALS FOR GAS FIRED FURNACES MUST BE AS SPECIFIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. A WORKING PLATFORM MUST NOT BE LESS THAN 30" IN DEPTH ON THE ENTIRE SERVICE SIDE OF THE FURNACE WITH A MIN. HEIGHT OF 30" OF HEAD CLEARANCE.
3. THE ATTIC ACCESS OPENING MUST BE 22"X30" PROVIDED THAT THE LARGEST PIECE OF EQUIPMENT CAN BE REMOVED THROUGH THIS OPENING
4. A PERMANENT 120 VOLT RECEPTICAL OUTLET AND LIGHTING FIXTURE CONTROLLED BY A SWITCH LOCATED BY ATTIC ACCESS SHALL BE PROVIDED A PULL CHAIN LIGHT MAY BE USED PROVIDED THAT LIGHT CAN BE TURNED ON AT ATTIC ACCESS AREA.

THIS DRAWING IS ONLY TO ASSIST THE HVAC CONTRACTOR  
 AIR HANDLERS, COMPRESSORS, AND ALL REGISTERS MAY CHANGE  
 BY THE HVAC CONTRACTOR SO THAT THE MAXIMUM AIR FLOW  
 CAN BE ACHIEVED.



MECHANICAL

NAME LAURA VILLEGAS  
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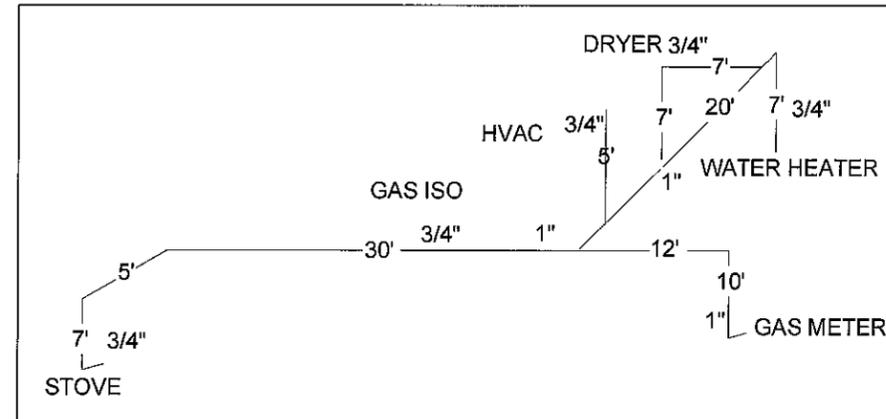
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**PLUMBING NOTES**

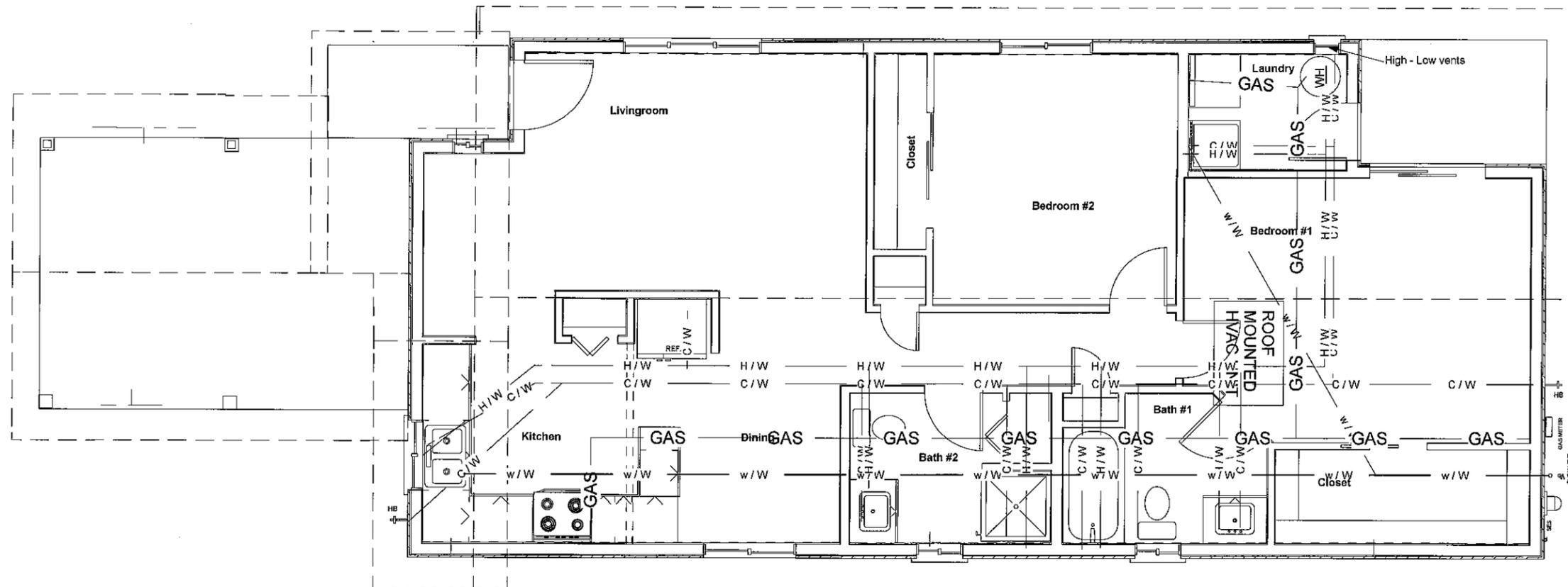
1. PLUMBING SHALL NOT BE STRAINED OR STRESSED, PROVIDE FOR EXPANSION AND BUILDING SETTLEMENT.
2. SPACES AROUND SLEEVED PIPES SHALL BE SEALED.
3. PIPES PASSING THROUGH, UNDER FOOTINGS, OR THROUGH FOUNDATION SHALL BE PROTECTED WITH A SLEEVE.
4. PIPES TO BE SUPPORTED ALONG THE ENTIRE LENGTH.
5. SEPARATION OF WATER SERVICE AND SEWER TO BE A MINIMUM OF 12".
6. DRAIN PIPE SHALL NOT BE REDUCED IN THE DIRECTION OF FLOW.
7. PROVIDE ACCESS AND CLEARANCE AROUND ALL CLEANOUTS.
8. ISLAND VENTING LIMITED TO SINKS AND LAVATORIES.
9. ISLAND VENTS NEED ONLY RISE VERTICALLY ABOVE THE DRAIN OUTLET BEFORE OFF-SETTING HORIZONTAL AND DOWN.
10. CLEANOUT REQUIRED IN ISLAND FIXTURE DRAIN.
11. DRAIN THAT SERVES ISLAND SHALL SERVE NO OTHER FIXTURES UPSTREAM FROM RETURN VENT.
12. ALL FIXTURES REQUIRE SEPARATE WATER SEAL TRAP.
13. TRAP SHALL BE SET LEVEL AND PROTECTED FROM FREEZING WHERE NECESSARY.

**GAS NOTES**

1. ALL PIPES USED FOR THE INSTALLATION, EXTENSION, ALTERATION, OR REPAIR OF ANY GAS PIPING SHALL BE STANDARD WEIGHT WROUGHT IRON OR STEEL (GALVANIZED OR BLANCO, YELLOW BRASS CONTAINING NOT MORE THAN 75% COPPER, OR INTERNALLY TINNED OR EQUIVALENTLY TREATED COPPER OF IRON PIPE SIZE).
2. EVERY FACTORY BUILT CHIMNEY, TYPE B GAS VENT, OR TYPE L VENT SHALL BE INSTALLED ACCORDING TO MANUFACTURERS INSTALLATION INSTRUCTIONS, TO TERMS OF ITS LISTING AND TO THE APPLICABLE REQUIREMENTS OF THE BUILDING AUTHORITIES CURRENT CODE REQUIREMENTS.
3. APPLIANCE GENERATING A GLOW OR SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS MAY BE INSTALLED IN A GARAGE THE PILOTS AND BURNERS OR HEATING ELEMENTS AND SWITCHES ARE AT LEAST 18" ABOVE FLOOR LEVEL IN RESIDENTIAL GARAGES.
4. SINGLE WALL METAL VENT CONNECTORS SHALL BE SECURELY SUPPORTED AND JOINTS FASTENED WITH SHEET METAL SCREWS, RIVETS OR OTHER APPROVED MEANS.
5. TYPE B OR BW GAS VENTS SHALL TERMINATE NOT LESS THAN 1 FOOT ABOVE THE ROOF THROUGH WHICH IT PASSES, NOR LESS THAN 4 FEET FROM ANY PORTION OF THE BUILDING WHICH EXTENDS AT AN ANGLE MORE THAN 45 DEGREES UPWARD FROM THE HORIZONTAL.
6. VENT TERMINAL, VENTING SYSTEMS SHALL TERMINATE NOT LESS THAN 4 FEET BELOW OR 4 FEET HORIZONTAL FROM, NOR LESS THAN 1 FOOT ABOVE, ANY DOOR, WINDOW, OR GRAVITY AIR INLET INTO ANY BUILDING



Note: ADA shower 36 X 36" inside dimension.



NOT TO SCALE

**PLUMBING**

**NAME LAURA VILLEGAS**  
**ADDRESS 1109 E. 2nd. ST.**

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**NAILING SCHEDULE**

connection	fastening (a) (m)	location
1. Joist to sill or girder	3-8d common 3-3"x0.131" nail 3-3" 14 gage staple	toenail
2. Bridging to joist	2-8d common 2-3"x0.131" nail 3-3" 14 gage staple	toenail each end
3. 1"x6" subfloor or less to ea. joist	2-8d common	face nail
4. wider than 1"x6" subfloor to ea. joist	3-8d common	face nail
5. 2" subfloor to joist or girder	2-16d common	blind and face nail
6. sole plate to joist or blocking	16d @ 16" o.c. 3"x0.131" nail at 8" o.c. 3" 14 gage staple @ 12" o.c.	typical face nail
sole plate to joist or blocking at braced wall panel	3- 16d @ 16" o.c. 3"x0.131" nail @ 8" o.c. 3" 14 gage staple per 16"	braced wall panels
7. top plate to stud	2-16d common 3-3"x0.131" nail 3-3" 14 gage staple	end nail
8. stud to sole plate	4-8d common 4-3"x0.131" nail 3-3" 14" gage staple  2-16d common 3-3"x 0.131" nail 3-3" 14 gage staple	toenail  end nail
9. Double studs	16d @ 24" o.c. 3"x0.131" nail 8" o.c. 3" 14 gage staple @ 8" o.c.	face nail
10. Double top plates	16d @ 16" o.c. 3"x0.131" nail at 12" o.c. 3" 14 gage staple @ 12" o.c.	typical face nail
11. blocking between joist or rafters to top plate	3-16d common 12-3"x0.131" nail 12-3" 14 gage staple typ face nail	lap splice
12. rim joist to top plate	8d @ 8" o.c. 3"x0.131" nail at 6" o.c. 3" 14 gage staple	toenail
13. top plate laps and intersections	2-16d common 3-3"x0.131" nail 3-3" 14 gage staple	face nail
14. Continous header, two pieces	16d common	16" o.c. along edge
15. ceiling joist to plate	3- 8d common 5-3"x0.131" nail 5-3" 14 gage staple	toenail
16. contionus header to stud	4-8d common	toenail
17. ceiling joists, laps over partitions	3-16d common mim. 4-3x0.131" nail 4-3" 14gage staple	face nail
18. ceiling joist to parallel rafters	3-16d common mim. 4-3x0.131" nail 4-3" 14gage staple	face nail
19. rafter to plate	3-8d common 3-3"x0.131" nail 3-3" 14 gage staple	toenail
20. 1" diagonal brace to each stud and plate	2-8d common 2-3"x0.131" nail 2-3" 14 gage staple	face nail
21. 1"x8" sheathing to each bearing wall	2-8d common	face nail
22. wider than 1"x8" sheathing to each bearing wall	3- 8d common	face nail
23. build up corner studs	16d common 3"x0.131" nail 3" 14 gage staple	24" o.c. 16" o.c. 16" o.c.
24. built up girder and beams	20d common 32" o.c. 3"x0.131" nail at 24" o.c. 3" 14 gage staple 24" o.c.  2-20d common 3-3"x0.131" nail 3-3" 14 gage staple	face nail at top and bottom staggered on opposite sides  face nail @ ends and at each splice

25. 2" planks	16d common	at each bearing
26. collar tie to rafter	3-10d common 4-3"x0.131" nail 4-3" 14 gage staple	face nail
27. jack rafter to hip	3-10d common 4-3"x0.131" nail 4-3" 14 gage staple	toe nail
	2-16d common 3-3"x0.131" nail 3-3" 14 gage staple	face nail
28. roof rafter to 2x ridge beam	2-16d common 3-3"x0.131" nail 3-3" 14 gage staple	face nail
	2-16d common 3-3"x0.131" nail 3-3" 14 gage staple	toe nail
29. joist to band joist	3-16d common 5-3"x0.131" nail 5-3" 14 gage staple	face nail
30. ledger strip	3-16d common 3-3"x0.131" nail 3-3" 14 gage staple	face nail
31. wood structural panels and partial board; (b) subfloor, roof and wall sheathing to framing	172" and less  19/32" to 3/4"	6d (c) 2-3/8"x0.131" nail (n) 1-3/4" 16 gage (o) 8d (d) or 6d (e) 2-3/8"x0.131" nail (p) 2" 16 gage (p) 8d (c) 10d (d) or 8d (e) 6d (e) 8d (e) 10d (d) or 8d (e)
single floor (combination subfloor-underlayment to framing)	7/8" to 1" 1-1/8" to 1-1/4" 3/4" and less 7/8" to 1" 1-1/8" to 1-1/4"	8d (c) 10d (d) or 8d (e) 6d (e) 8d (e) 10d (d) or 8d (e)
32. panel siding to framing	1/2" or less 5/8"	6d (f) 8d (f)
33. fiberboard sheathing (g)	1/2"	no. 11 gage roofing nail (h) 6d common nail no. 16 gage staple (i)
	25/32"	no. 11 gage roofing nail (h) 8d common nail no. 16 gage staple (i)
34. interior paneling	1/4" 3/8"	4d (j) 6d (k)

- a. common or box nails are permitted to be used except wher oterwise stated
- b. nails spaced at 6 inches on center at edges, 12 inches at intermediate supports except 6 inches at supports where spans are 48 inches or more. for nailing of wood structural panel and partial-board diaphragms and shear walls, refer to I.B.C. sec 2305. Nails for wall sheathing are permitted to be common, box or casing
- c. common or deformed shank.
- d. common.
- e. deform shank.
- f. corrosion-risistant siding or casing nail.
- g. fasteners spaced 3 inches of center at exterior edges and 6 inches on center at intermediate supports.
- h. corrosion resistant roofing nails with 7/16" diamater nead and 1-1/2" length for 1/2" sheathing and 1-3/4" inch length for 25/32" sheathing
- i. corrosion resistant staples with nominal 7/16" inch crown and 1-1/8" inch length for 1/2" sheathing and 1-1/2" inch length for 25/32" inch sheathing. panel supprts 1 16" (20 inches if strength axis in the long direction of the panel, unless otherwise marked.)
- j. casing or finish nails spaced 6 inches of panel edges, 12 inches at intermediate supports.
- k. panel supports at 24 inches. casing or finish nails spaced 6 inches on panel edges, and 12 inches at intermediate supports.
- l. for foor sheathing applications, 8d nails are th minimum required for wood structural panels.
- m. staples shall nave a minimum crown width of 7/16 inch
- n. for roof sheathing applications, fasteners spaced 4 inches on center at edges, and 8" at intermediate supports.
- o. fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports for subfloor and wall sheathing and 3 inches on center at edges, 6 inches at intemediate supports for roof sheathing.
- p. fasteners spaced 4 inches on center at edges, 8 inches at intermediate.

NAILING SCHEDULE

NAME **LAURA VILLEGAS**  
ADDRESS **1109 E. 2nd. ST.**

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NOT TO SCALE

**GENERAL NOTES:**

CODES:  
2003 International Residential Code

**FOUNDATION:**

- FOUNDATIONS DESIGN IS BASED ON MINIMUM SOIL BEARING VALUES AS PER UNIFORM BUILDING CODE.
- BEAR ALL FOOTINGS ON FIRM NATIVE SOIL OR AN ENGINEERED PAD.
- PLACE CONCRETE ONLY ON CLEAN AND FIRM INSPECTED BEARING MATERIALS.
- ALLOWABLE SOIL BEARING PRESSURE:
  - 1000 PSF @ min. 12" BELOW NATURAL GRADE (FOR DEAD LOADS).
  - 1500 PSF @ min. 12" BELOW NATURAL GRADE (FOR D.L. AND L.C.)
  - ALLOW 1/3 INCREASE IN ALLOWABLE STRESSES FOR TOE PRESSURES ON ECCENTRICALLY LOADED FOUNDATIONS OR FOUNDATIONS SUBJECT TO OVERTURNING LOADS.
- BOTTOMS OF ALL FOOTING SHALL BEAR ON UNDISTURBED SOIL 18" BELOW NATURAL GRADE EXTERIOR AND 12" INTERIOR. DESIGN SOIL PRESSURE 1000 PSF DEAD LOAD OR 1500 PSF TOTAL LOAD.

**TERMITE CONTROL:**

- ALL SOIL UNDER FOOTINGS AND SLABS ON GRADE SHALL BE TREATED WITH TERMITE POISON BEFORE POURING CONCRETE.

**CONCRETE:**

- CONCRETE QUALITY TO CONFORM TO ACI-301 AND ACI-318.
- USE REGULAR WEIGHT CONCRETE WITH TYPE 1 OR 2 CEMENT PER ASTM C150 AGGREGATE/ASTM C33 AND POTABLE WATER.
- MINIMUM 28 DAY COMPRESSIVE STRENGTH 2500 PSI.
- MAXIMUM SLUMP 5".
- DO NOT USE ADMIXTURES WITHOUT APPROVAL. ADMIXTURES CONTAINING CHLORIDES SHALL NOT BE USED.
- CONCRETE SHALL NOT BE IN CONTACT WITH ALUMINUM.
- ALL EXPOSED EDGES AND CORNERS SHALL BE CHAMFERED, BEVELLED, OR ROUNDED.
- WAIT 48 HOURS BETWEEN ADJACENT CONCRETE CASTINGS.
- NON SHRINK CEMENT GROUT SHALL BE NON METALLIC HIGH STRENGTH OF 4000 PSI.

**REINFORCING:**

- DEFORMED BARS SHALL CONFORM TO ASTM-A615 GRADE 60.
- CONCRETE COVERAGE FOR REINFORCING BARS SHALL BE AS FOLLOWS:
  - UNIFORMED CONCRETE IN CONTACT WITH EARTH 3"
  - FORMED CONCRETE IN CONTACT WITH EARTH 2"
- LAP SPLICE LENGTHS SHALL BE 40 BAR DIAMETERS MINIMUM UNON
- DOWEL ALL VERTICALS REINFORCED TO FOUNDATIONS.
- SECURELY TIE AND SUPPORT ALL REINFORCING STEEL IN PLACE BEFORE PLACING CONCRETE OR GROUT.
- REINFORCED PLACEMENT BAR BENDS AND STANDARD HOOKS SHALL COMPLY WITH ACI-317 AND CRSI STANDARDS.

**MASONRY:**

- USE HOLLOW CONCRETE BLOCK UNITS: GRADE N NORMAL WEIGHT, fm=1350 PSI.
- LAY UNITS IN RUNNING BOND. CORNERS SHALL HAVE A STANDARD BOND BY OVERLAPPING UNITS.
- MORTAR: TYPE S, MINIMUM 28 DAY COMPRESSIVE STRENGTH 1800 PSI
- GROUT: TYPE S, MINIMUM 28 DAYS COMPRESSIVE STRENGTH 2000 PSI
- MAXIMUM GROUT LIFTS WITHOUT CLEAN-OUTS AND INSPECTION 4'

**STRUCTURAL STEEL:**

- LATEST AMERICAN INSTITUTE OF STEEL CONSTRUCTION AISC HANDBOOKS SHALL APPLY.
- ROLLED SECTIONS AND PLATES SHALL CONFORM TO ASTM A-36 fy=36ksi
- BOLTS AND PLAIN ANCHORS SHALL CONFORM TO ASTM A-307.
- EXPANSION BOLT SHALL BE APPROVED DRILLED ANCHORS TORQUE AND INSTALL AS PER MANUFACTURE SPECS.

**MECHANICAL:**

- EQUIPMENT SHALL BE CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 70 DEGREE F. AT A POINT 3' ABOVE THE FLOOR.

**SUPPLEMENTARY NOTES:**

- VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK.
- VERIFY IN THE FIELD ALL EXSISTING CONDITIONS SHOWN ON THE DRAWINGS. NOTIFY THE DESIGNER OF ANY DISCREPANCIES OR INCONSISTENCIES.
- ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL, AND PLUMBING WITH APPROPRIATE TRADES AND DRAWINGS.
- PROVIDE ALL NECESSARY TEMPORARY SHORING, GUYING, OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.
- OPTIONS ARE FOR THE CONTRACTORS CONVENIENCE. HE SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY IF HE CHOOSES AN OPTION AND SHALL COORDINATE ALL DETAILS.
- ANY ENGINEERING DESIGN PROVIDED AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL AND SIGNATURE AND REGISTER IN ARIZONA.
- DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR ANY AND ALL COST EXPENSES DAMAGES OR OTHER LIABILITY OF ANY NATURE ARISING OUT OF IN CONNECTION WITH OR IN ANY WAY RELATED TO THE PLANS DRAWN BY DESIGNER.

**WOOD:**

- GENERAL:
  - COMPLY WITH AMERICAN INSTITUTE OF TIMBER CONSTRUCTION STANDARDS, LATEST EDITION.
  - EACH PIECE OF LUMBER SHALL BEAR THE GRADE STAMP OF A GRADING RULES APPROVED AGENCY.
  - EACH PIECE OF LUMBER IN PLACE SHALL BE OF GRADE SPECIFIED OR BETTER.
  - DO NOT NOTCH OR DRILL JOIST, BEAMS OR LOAD BEARING STUDS WITHOUT APPROVAL.
  - DOUBLE FLOOR JOIST UNDER PARALLEL PARTITIONS.
  - PROVIDE METAL OR 1X3 WOOD CROSS BRACING AT MID SPAN WHEN JOIST EXCEED DEPTH OF 10"
  - PROVIDE 2X BLOCKING AT JOIST BEARING SUPPORTS.
  - PROVIDE FIRESTOPS AS FOLLOWS.
    - IN CONCEALED SPACES IN WALLS A FURRED SPACES AND SOFFITS AT FLOOR AND CEILING LEVELS.
    - IN OPENINGS AROUND VENTS, CHIMINEYS, AND FIREPLACES AT FLOOR AND CEILING LEVELS.
    - IN CONCEALED SPACES BETWEEN WALL STUDS AT STAIRS IN LINE WITH STRINGERS.
  - USE PRESSURE TREATED WOOD AT ALL SILL PLATES.
  - ATTIC ACCESS SHALL BE MIN 22"X30" WITH MIN DEPTH OF HEAD ROOM AT 30" FROM ACCESS.
  - WINDOWS SHALL BE OPENABLE WITH OUT SPECIAL TOOLS, KNOWLEDGE, EFFORT OR KEY.
- CONNECTIONS:
  - SEE TABLE R602.3(1) FOR NAILING NOT SPECIFICALLY CALLED OUT ON THE DRAWINGS
  - MAKE FRAMED CONNECTIONS WITH APPROVED FRAMING ANCHORS ON EACH SIDE OF JOIST HANGERS BY SIMPSON OR EQUAL.
  - NAIL PLYWOOD WITH 8D COMMON NAILS AT 6" SPACING AT ADGES AND BOUNDARIES AND 12" SPACING IN FIELD.
  - PROVIDE STANDARD WASHERS AT BOLTS IN WOOD WITHOUT STEEL PLATES.
  - FOUNDATION PLATES OR SILLS SHALL BE BOLTED TO FOUNDATION WITH ANCHOR BOLTS NOT LESS THE 1/2" DIAMETER, EMBEDDED AT LEAST 7" INTO CONCRETE OR REINFORCED MASONARY UNIT.
  - CENTERS OF ALL ANCHOR BOLTS SHALL BE WITH IN 1/2" OF THE CENTER LINE OF 2X4 WOOD PLATES OR SILLS, AND 1" OF THE CENTER OF 2X6 OR LARGER PLATES OR SILLS. IF ANY OF THE BOLTS ARE CLOSER TO THE EDGE THEN SPECIFIED AN EXP BOLTS MAY BE USED WITH IN 12" OF SAID BOLT.
  - ANCHOR BOLTS FOR FOUNDATION PLATES OF SILLS SHALL BE SPACED NO MORE THAN 6' APART
  - ATTACH ALL BRICK BENEER TO WOOD FRAMING WITH BENEER TIES. SIMPSON BT-R/8TS OR EQUAL AT 16" O.C. EACH WAY.

**STRUCTURAL SAWN LUMBER:**

- JOIST, BEAMS, AND LEDGERS: MUST BE DOUG FIR #2 OR BETTER.
- PLATES AND BLOCKING " HEM FIR STUD GRADE OR BETTER.
- COLUMN AND POST #2 DOUG. FIR. OR BETTER.

**GLU LAM BEAMS:**

- WEST COAST DOUGH fb=2400 PSI, E=1.6X10-6 PSI
- FABRICATIONS AND HANDLING SHALL COMPLY WITH LATEST AITC STANDARDS EACH BEAM SHALL BEAR AITC STAMP INDICATING SPECIES AND STRESS GRADE.
- FABRICATE WITH WATER RESISTANT GLUE FOR EXPOSED CONDITIONS.

**ROOF SHEATHING:**

- 1/2" OSB WITH 8D AT 6" O.C. AT SUPPORTED EDGES (UNBLOCKED) AND 12" IN THE FIELD. OR (1-1/2"X13GA. STAPLES ICBO 3540) CAN BE USED IN LIEU OF NAILS.
- STUDS: HEM FIR STUD GRADE AT INT WALLS AND #2 HEM FIR AT EXT. WALLS.

**WALL SHEATHING:**

- 3/8" OSB WITH 8D AT 3" O.C. EDGES AND 12" IN THE FIELD. OR (1-1/2"X13GA. STAPLES ICBO 3540) CAN BE USED IN LIEU OF NAILS.

**WOOD TRUSSES:**

- DESIGN, FABRICATE, TRANSPORT, AND ERECT PER LATEST AITC STANDARDS AND MANUFACTURER RECOMMENDATIONS.
- FOR SLOPED TRUSSES DESIGN AT 24 PSF DEAD LOAD AND 16 LIVE LOAD DESIGN DEAD LOAD INCLUDES ALLOWANCE FOR TRUSS DEAD LOAD.
- SUBMIT DESIGN CALCULATIONS AND SHOP DRAWING.
- TRUSSES SHALL COMFORM TO SECTION 1704 1994 U.B.C.

**GLASS:**

- GLAZING IN LOCATIONS SUBJECT TO HUMAN IMPACT SHALL BE IMPACT RESISTANT AS DEFINED IN SECTION 2406
  - ALL GLASS DOORS, INCLUDING DOORS WITH GLASS.
  - SIDE LIGHTS AND WINDOWS ADJACENT TO DOORS.
  - GLAZING ADJACENT TO A WALKING SURFACE LESS THE 18" ABOVE.
  - SHOWER DOORS AND TUB ENCLOSURES.
  - GLAZING IN BATHROOMS WITH THE LOWER EDGE LESS THAN 56" F.F.F.
  - MIRRORS/MIRROR DOORS UNLESS ATTACHED DIRECTLY TO WALL, FRAMED OR REINFORCED.
  - GLAZING WITH IN 24" OF DOOR OPENINGS IRC R308.4

**FLASHING:**

- METAL FLASHING SHALL BE 26 GA.

**PLUMBING:**

- THE T&P RELIEF VALVE DRAIN LINE SHALL BE FULL DRAWN STEEL PIPE OR HARD DRAWN COPPER TUBING EXTENDING TO THE EXTERIOR OF THE BUILDING AND TERMINATED IN A DOWNWARD POSITION NOT MORE THE 2' OR LESS THEN 6" ABOVE GRADE.
- ABS OR PVC USED IN DRAIN, WASTE AND BENT SYSTEM SHALL BE SCHEDULE 40.
- COPPER TUBING USED IN WATER PIPING SHALL BE TYPE M MIN WEIGHT IN THE BUILDING ABOVE SLAB.
- COPPER TUBING USED IN WATER PIPING BELOW SLABS SHALL BE TYPE L MIN WEIGHT INSALLED WITHOUT JOINTS.
- GAS FUEL PIPING SHALL BE WHTOUGHT IRON OR STEEL GALVINIZED OR BLACKK.
- PLUMBING FIXTURES SHALL BE LOW FLOW FITTINGS AS FOLLOWS:
  - WATER CLOSETS-----1.6 GAL/FLUSH MAX.
  - SHOWER HEADS-----2.75 GPM MAX.
  - LAV AND SINKS-----3.0 GPM MAX.
- DISHWASHERS SHALL HAVE AIR GAP.
- LEFT FITTING AT ALL FAUCETS SHALL BE HOT WATER FITTING.

**ELECTRICAL:**

- ELECTRIC SMOKE DETECTORS SHALL BE LOCATED ON CEILING OR WALL WITH IN 12" OF CEILING WIRED TOGETHER AND NOT CLOSER THEN 3' TO A DUCT OPENING.
- SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING W/O DISCONNECT OTHER THAN CURCUIT PROTECTION WITH BATTERY BACK UP AS PER IRC R317
- PROVIDE A GROUNDING CONDUCTOR MIN 20' OR #4 SIZE OR LARGER BARE COPPER WIRE EMBEDDED IN CONCRETE FOOTING.
- PROVIDE A BONDING CONDUCTOR MIN OF 1-#4 COPPER WIRE CONNECTED TO THE BUILDING WATER PIPING SYSTEM TO THE SERVICE EQUIPMENT ENCLOSURE GROUNDING BUSS.

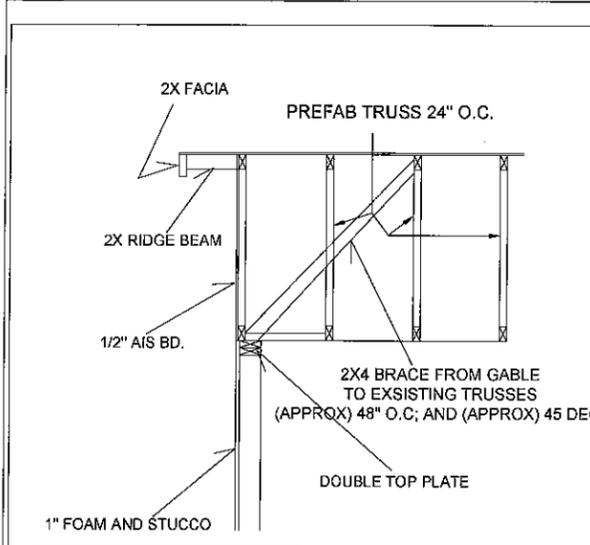
GENERAL NOTES

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ADDRESS 1109 E. 2nd. ST.

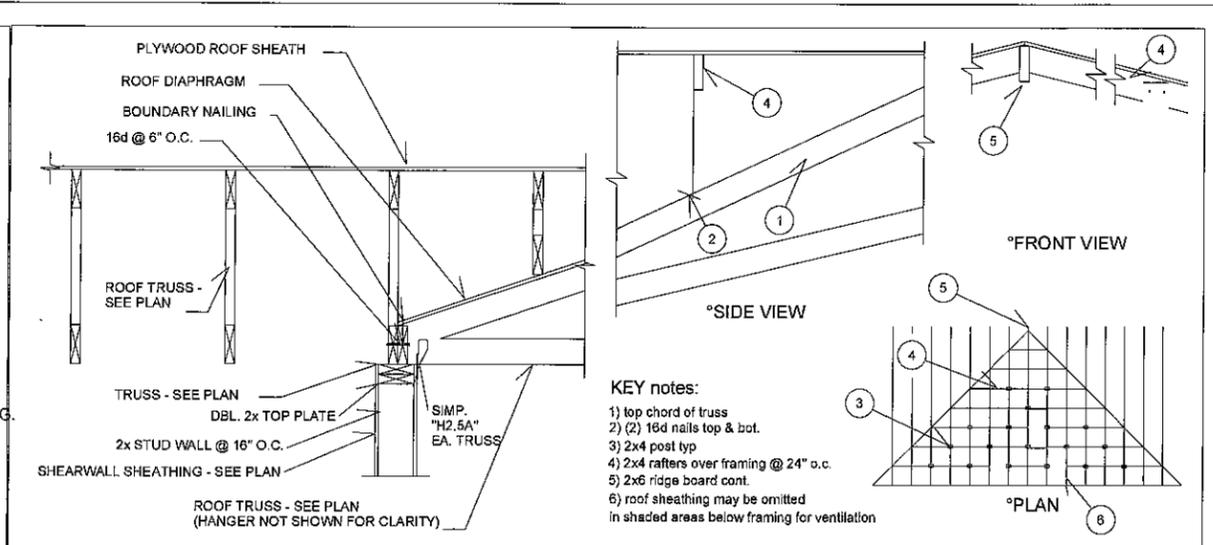
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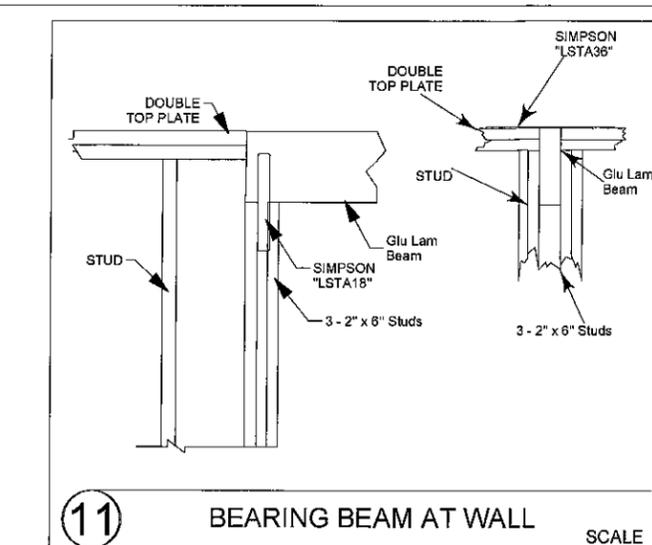
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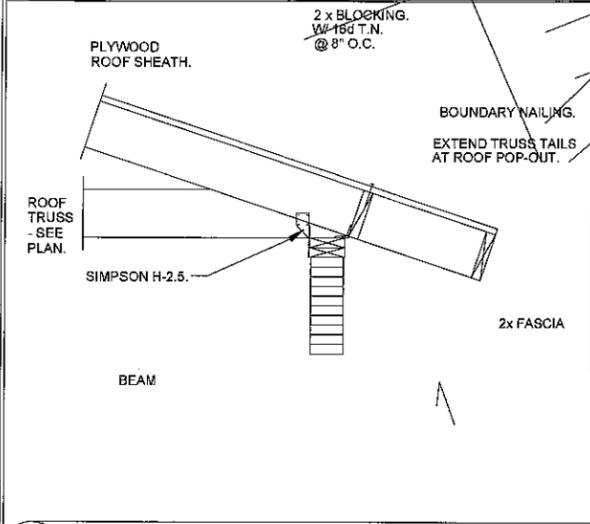
**1** GABLE END BRACING



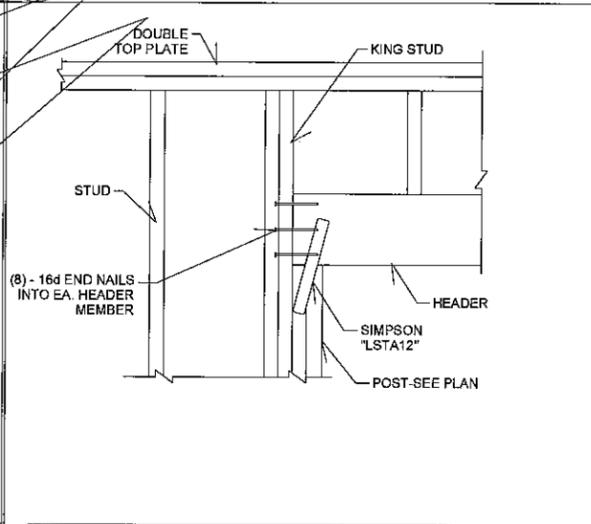
**2** INTERSECTING TRUSSES/VALLEY



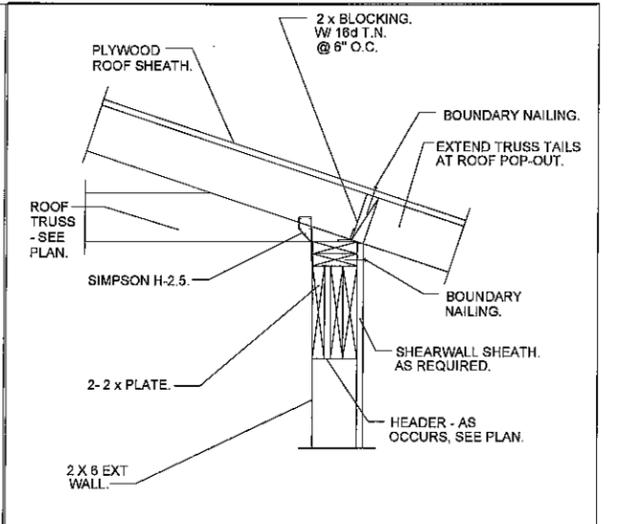
**11** BEARING BEAM AT WALL SCALE



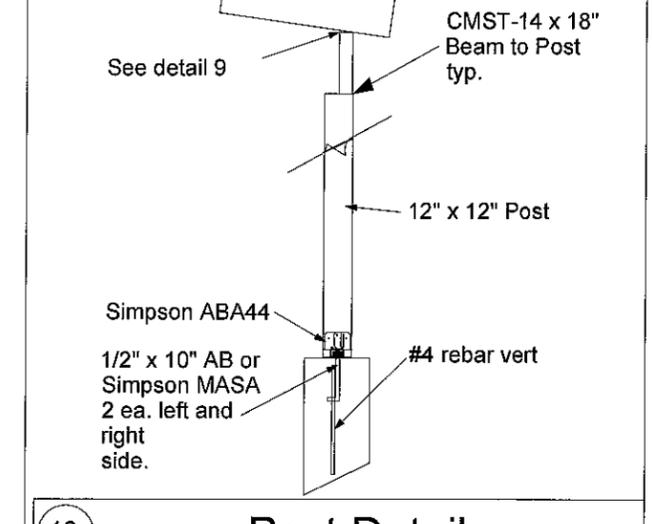
**3** ROOF TRUSS TO BEAM



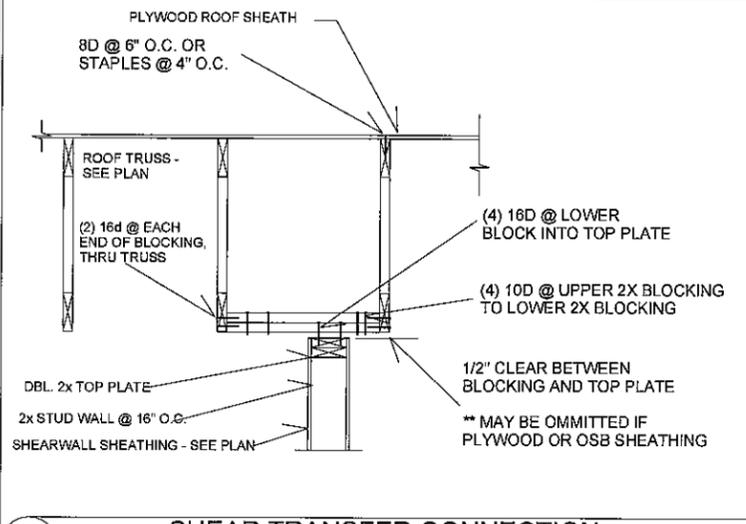
**4** GARAGE DOOR BEAM BEARING SCALE



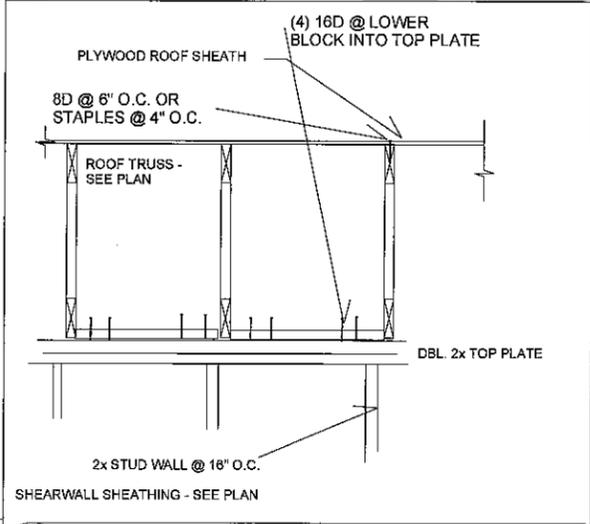
**5** ROOF TRUSS TO WALL SCALE



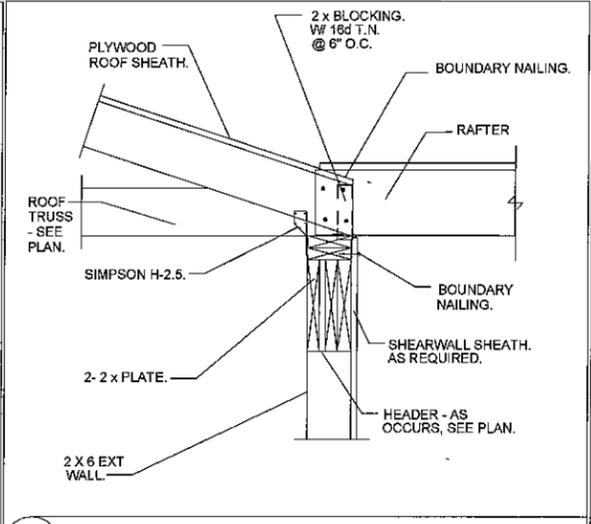
**10** Post Detail



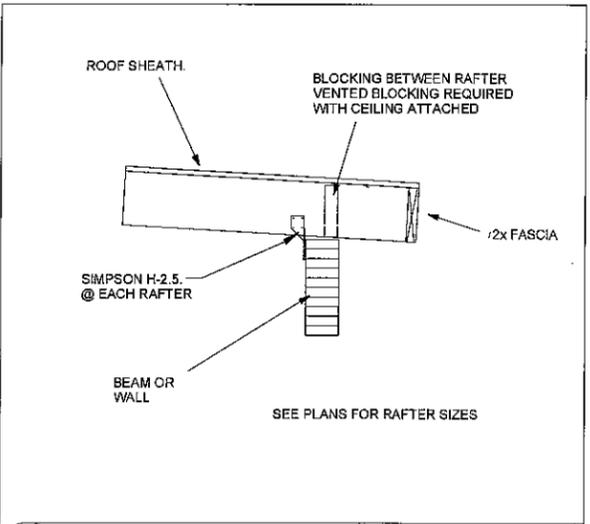
**6** SHEAR TRANSFER CONNECTION PARALLEL TO ROOF FRAMING



**7** SHEAR TRANSFER CONNECTION PERPENDICULAR TO ROOF FRAMING



**8** TRUSS TO WALL @ PATIO SCALE



**9** RAFTER TO WALL / BEAM

**KEY notes:**  
 1) top chord of truss  
 2) 16d nails top & bot.  
 3) 2x4 post typ  
 4) 2x4 rafters over framing @ 24\"/>

**DETAIL**

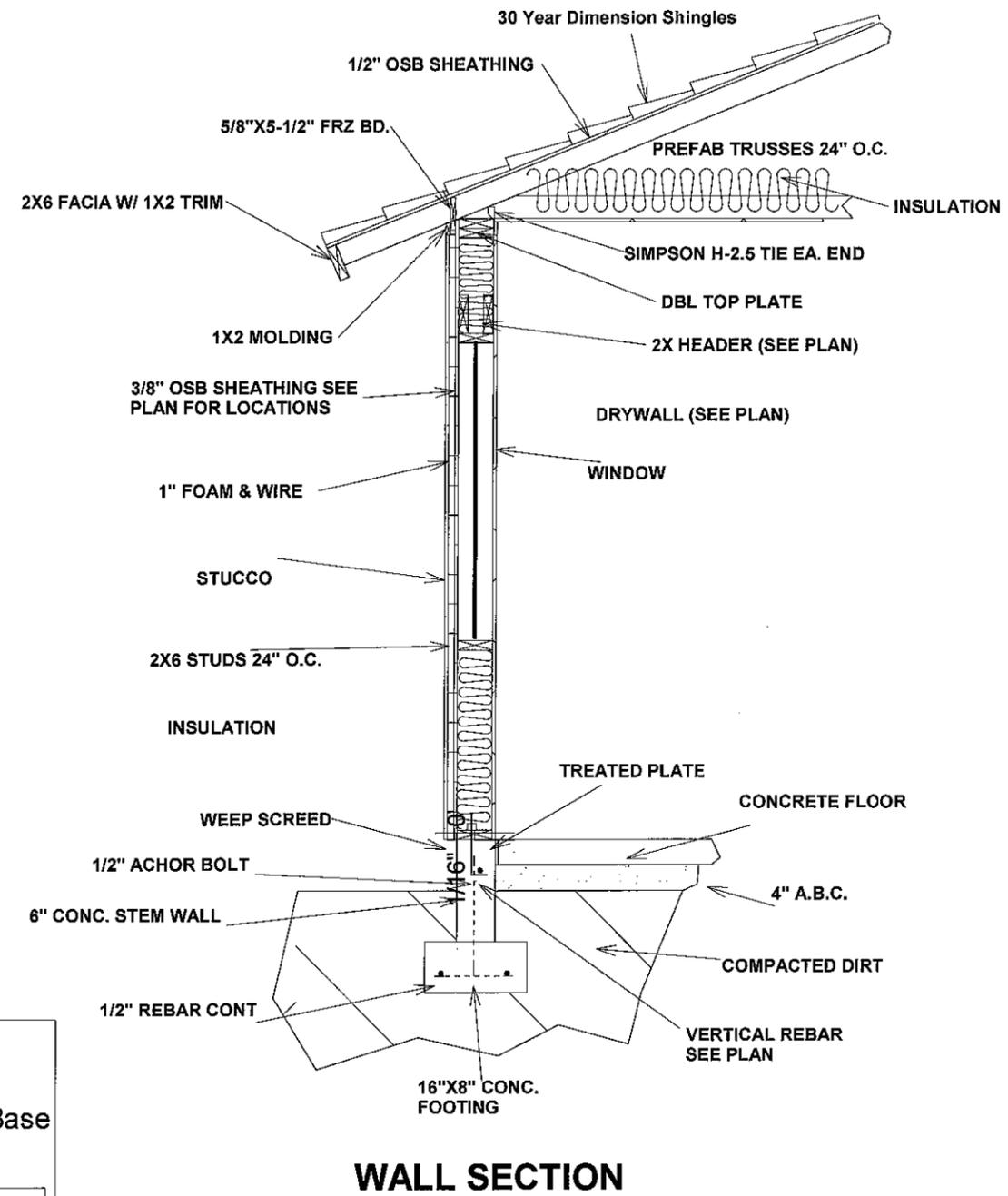
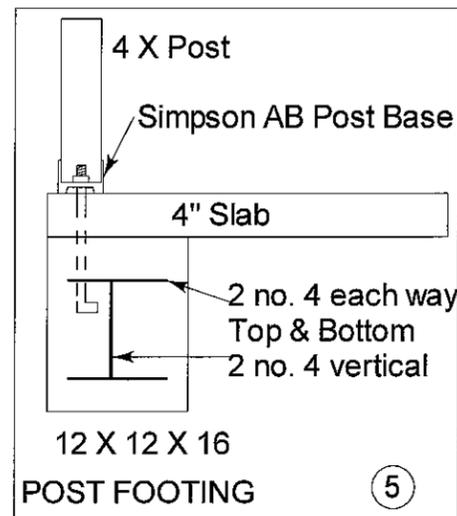
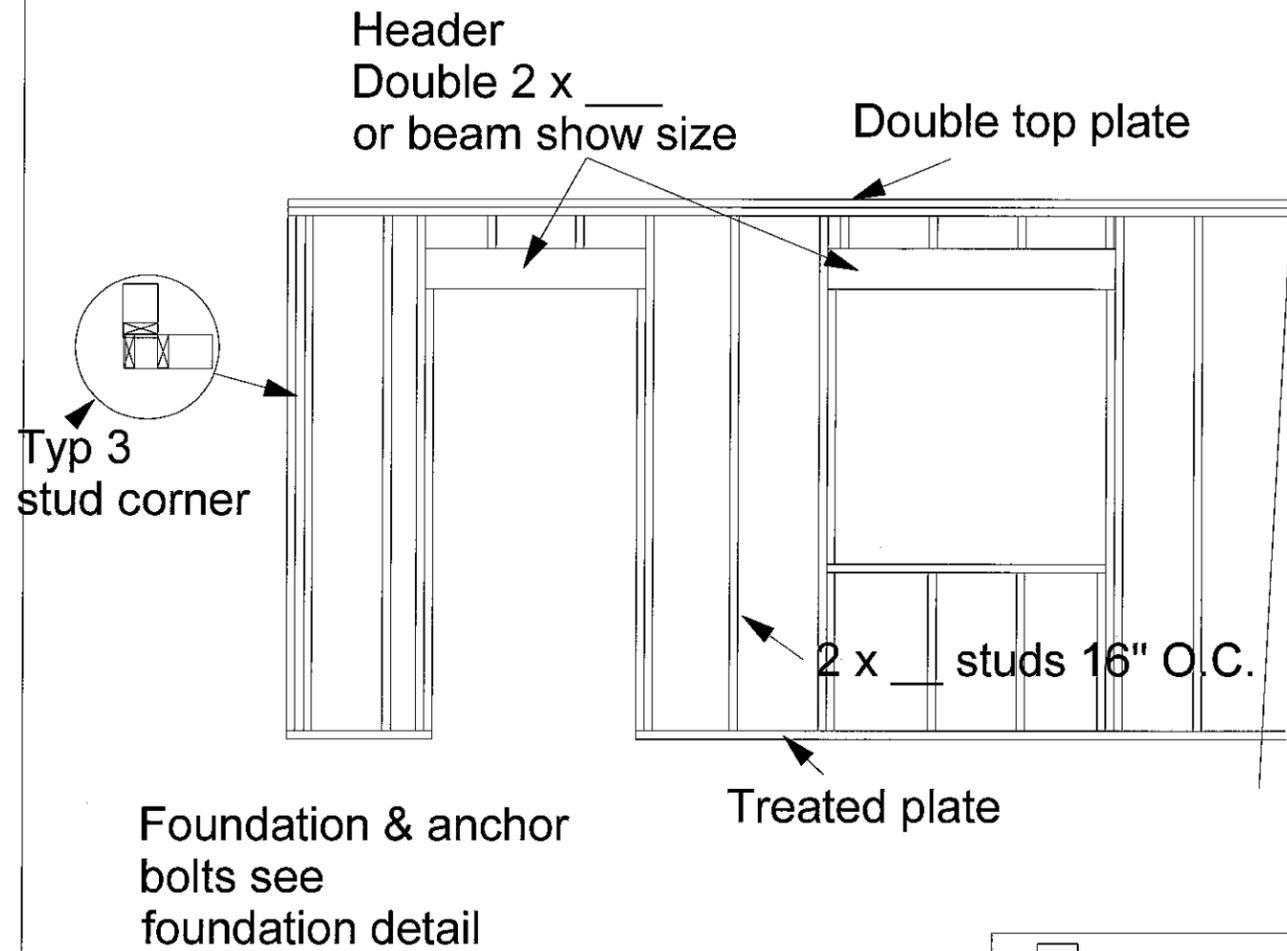
**NAME LAURA VILLEGAS**

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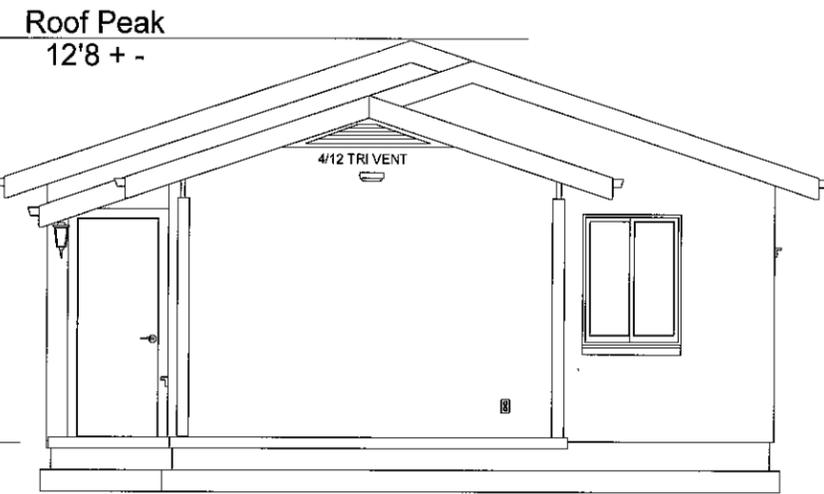
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WALL DETAIL	
NAME <b>LAURA VILLEGAS</b>	ADDRESS <b>1109 E. 2nd. ST.</b>
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Roof Peak  
12'8" + -

Top of Wall  
8'1"

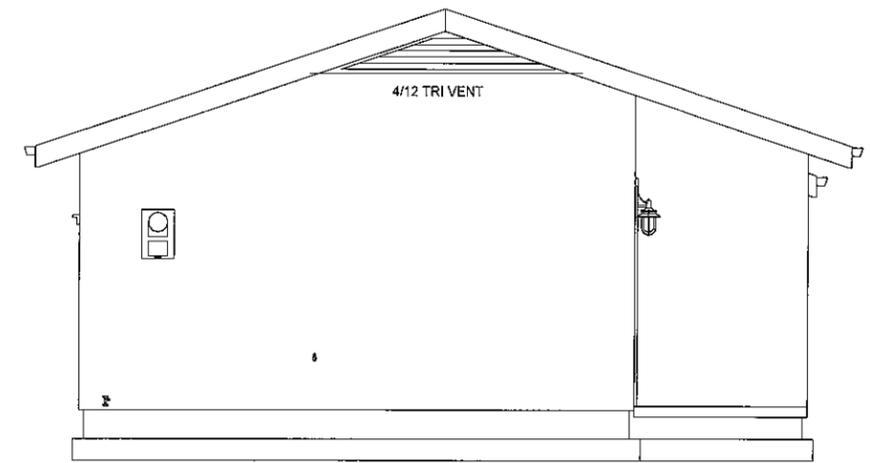
Finish Floor  
14" above top of curb



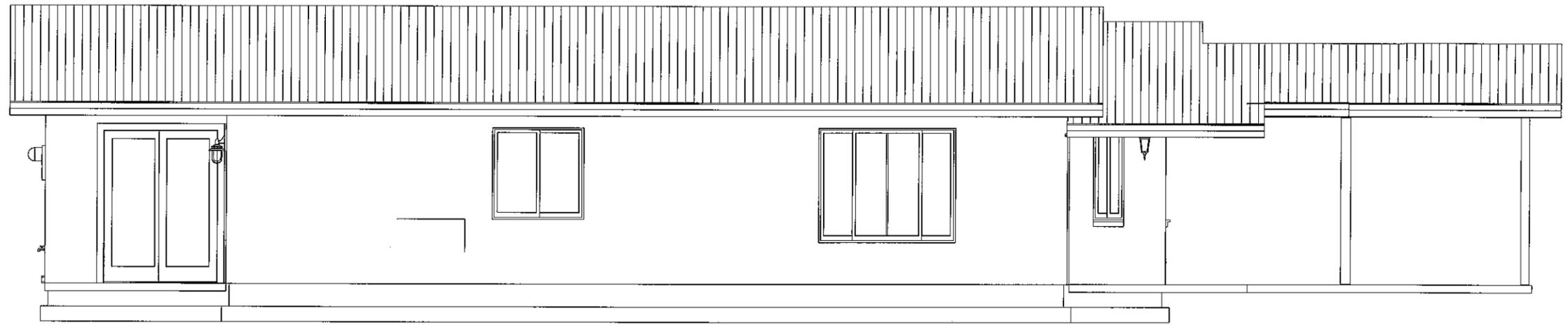
FRONT ELEVATION

Roof Area = 1125 Sq. Ft.  
 Venting Required = 3.75  
 Tri Vent 6' = 1.5  
 Tri Vent 3' = .75  
 40 - 2 hole Bird Board  
 @ .044 = 1.76  
 Total Venting = 4.01

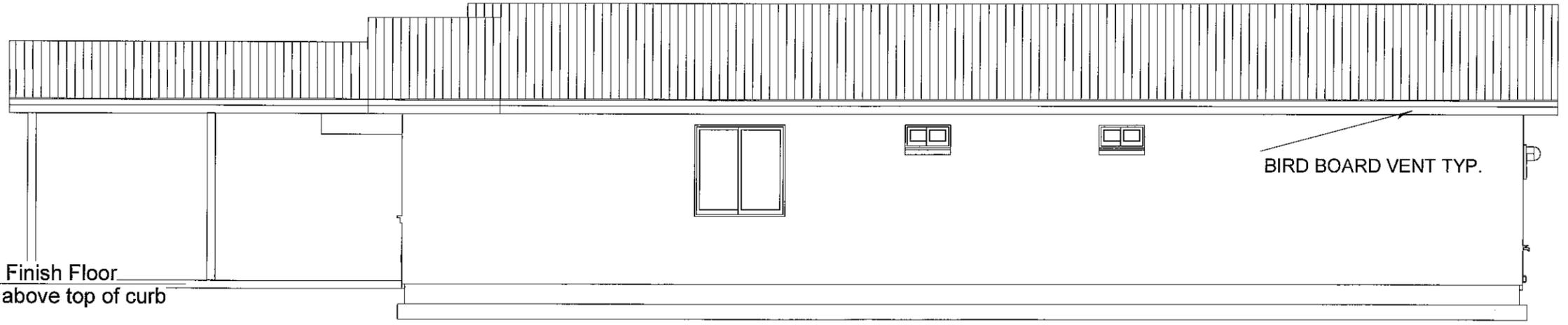
 ATTIC VENTILATION



REAR ELEVATION



LEFT ELEVATION

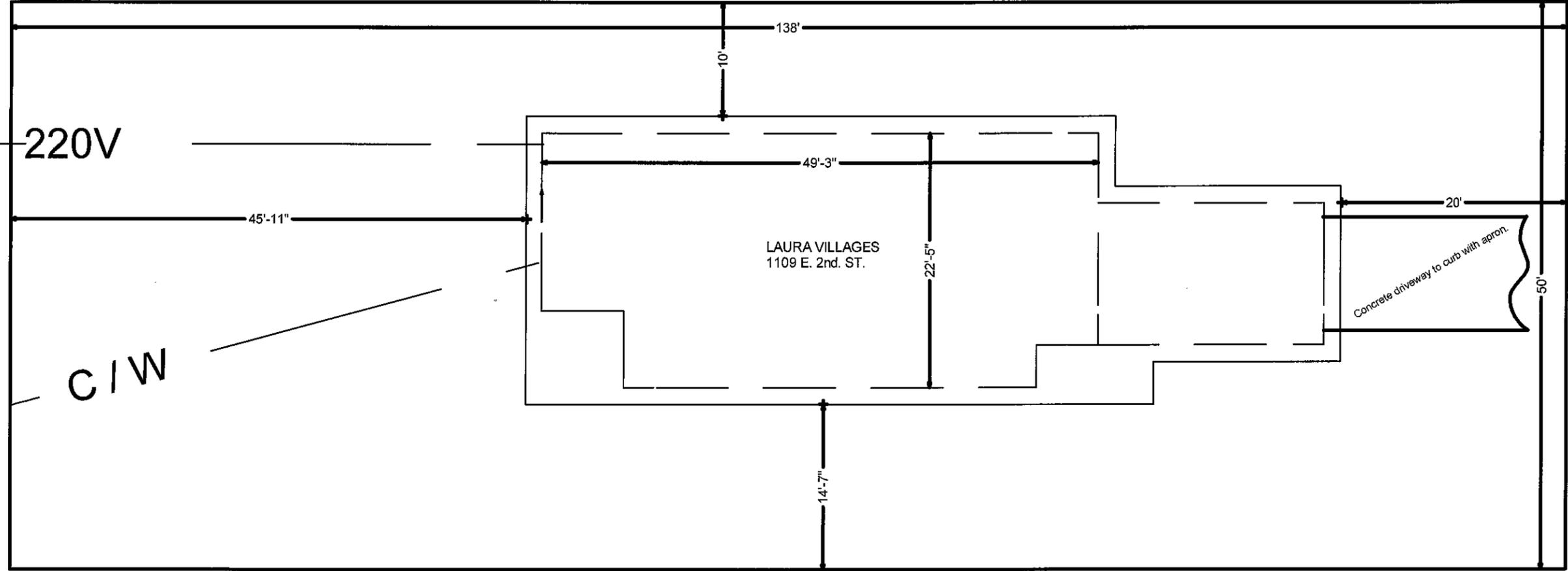


RIGHT ELEVATION

Finish Floor  
14" above top of curb

ELEVATIONS	
NAME	LAURA VILLEGAS
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20' 6" FROM FENCE TO STREET CURB

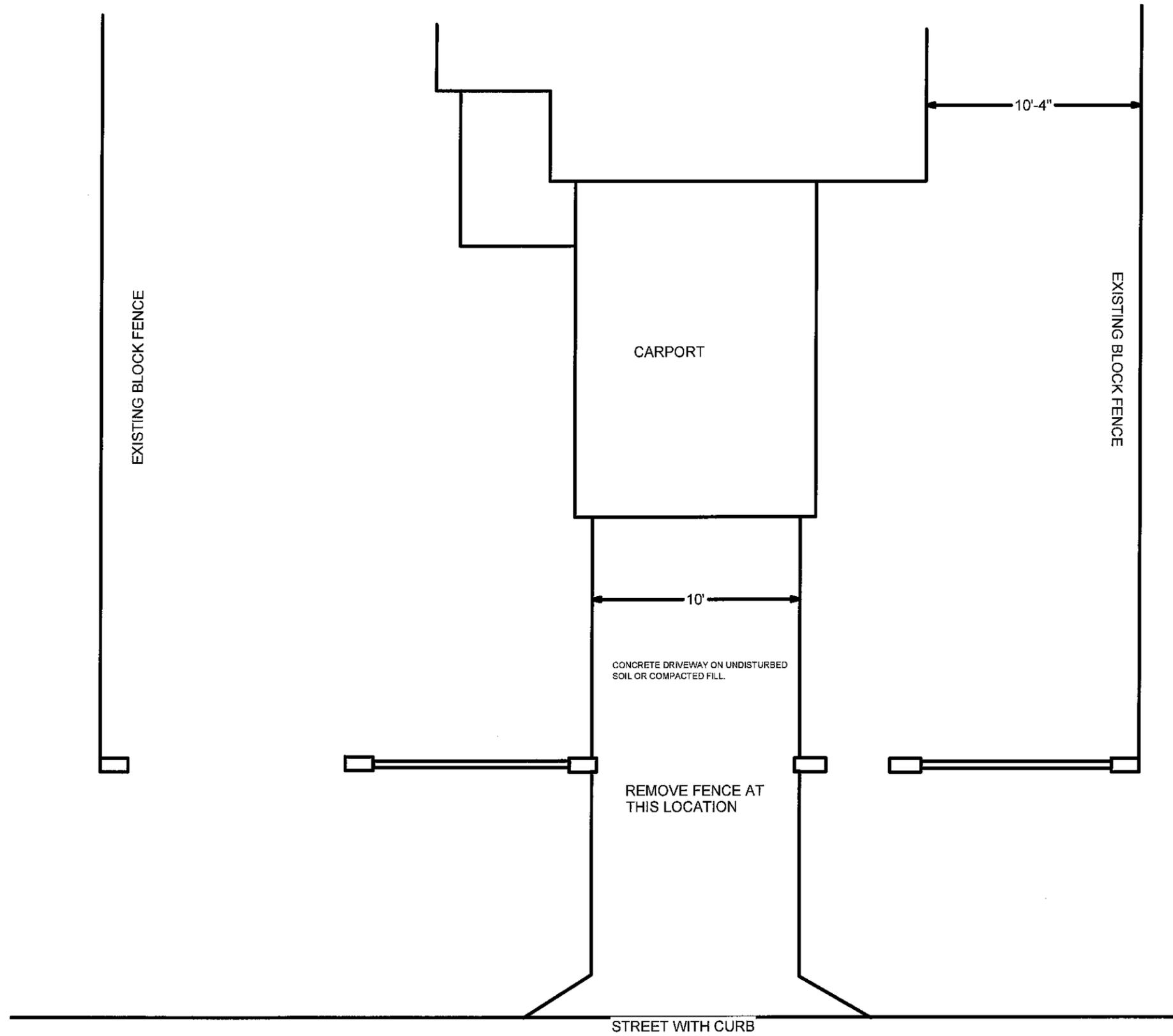


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**NAME** LAURA VILLEGAS  
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PLOT PLAN



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