Los Pastores - Lot 3

AR LLC DESIGNSTUDIO

ENCHANTED SPACES YOUR LOCAL BUILDER

GENERAL INFORMATION

THIS STRUCTURE WAS DESIGNED IN ACCORDANCE WITH THE PRESCRIPTIVE METHOD OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) AND ENGINEERED ALTERNATIVES, AS POSSIBLE.

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.

BUILDING CODES

ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSIONS OF THE FOLLOWING BUILDING CODES FOR

INTERNATIONAL RESIDENTIAL CODE	IRC	2015
INTERNATIONAL BUILDING CODE	IBC	2015
NATIONAL ELECTRIC CODE	NEC	2015
INTERNATIONAL MECHANICAL CODE	IMC	2015
INTERNATIONAL PLUMBING CODE	IPC	2015
INTERNATIONAL FUEL GAS CODE	IFGG	2015
INTERNATIONAL FIRE CODE	IFC	2015
INTERNATIONAL ENERGY CONSERVATION CODE	IECC	2009

DEFERRED SUBMITTALS

TRUSS CALCS

SHEET INDEX

C	COVER	NTS
G	GENERAL NOTES	N.T.S
SP	SITEPLAN	1"=10'-0"
A1	FLOOR PLAN	1/4" = 1'-0"
A2	ELEVATIONS	1/4" = 1'-0"
A3	ROOF PLAN	1/4" = 1'-0"
S1	FOUNDATION PLAN	1/4" = 1'-0"
S2	ROOF FRAMING PLAN	1/4" = 1'-0"
S3	SECTIONS	1/4" = 1'-0"
E	MAIN ELECTRICAL / NOTES	1/4" = 1'-0"
P	PLUMBING	NTS
SD1	CONSTRUCTION DETAIL SHEET	3/4" = 1'-0"

ABBREVIATIONS

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

CURRENT OWNER: Martin J. Roe Trust

U.P.C. No. 1-027-073-042-475

PROPERTY ADDRESS: vacant lot on La Entrada, Placitas, NM

LEGAL DESCRIPTION:
Lot numbered Three (3) of LOS PASTORES, as the same is shown and designated on the plat entitled "LOS PASTORES, A SUBDIVISION WITHIN THE SAN ANTONIO DE LAS HUERTAS GRANT (PROJECTED SECTIONS 32 AND 33, T134N, R5E) SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico, on October 21, 1994, in Volume 3, Folio 1175-A.

SURVEY NOTES:
1. Distances shown hereon are horizontal ground distances in US Survey feet.
2. Bearings are based on the plat of La Entrada (Vol. 3, folio 1175-A), as monumented by found corners.
3. Record dimensions are shown in parenthesis ( ), where record dimensions differ from actual measurements.
4. Corners shown thus "●" are #4 rebar w/cap stamped "G. Gritsko, PS 8686", unless otherwise shown.
5. Flood Note: The property shown hereon is located in Zone X, areas of minimal flood hazard, according to the Flood Insurance Rate Map of Sandoval County, New Mexico, Panel No. 35043C1950D, effective date March 18, 2008.
6. Elevations are referenced to NAVD 1988 vertical datum. Contour interval is one foot.
7. Reference documents:
   a. Plat of La Entrada, filed October 21, 1994, Vol. 3, Folio 1175-A.
   b. Fidelity National Title Insurance commitment No. SP000162056, dated 2/20/2024.

1. CONCRETE DRIVEWAY APRON
2. GRAVEL DRIVEWAY
3. SEPTIC SYSTEM
4. TEMPORARY 8' DEEP COBBLE STONE CONSTRUCTION SITE ENTRY
5. TEMPORARY TOILET LOCATION
6. TEMPORARY CONSTRUCTION SITE DUMPSTER LOCATION
7. TEMPORARY CONSTRUCTION HOLDING POND LOCATION
8. CONCRETE PATIO
9. CMU BLOCK WALL 120 LF
10. WATER LINE
11. ELECTRICAL LINE
12. ELECTRICAL TRANSFORMER
13. SECONDARY PEDESTAL
14. ELECTRICAL PANEL
15. IRRIGATION PANEL

XXXXXXXX.XXX

PROPOSED CUSTOM DESIGN FOR:

Los Pastores - Lot 3

ENCHANTED SPACES YOUR LOCAL BUILDER

CUSTOM SP

AR LLC DESIGNSTUDIO

STRUCTURAL NOTES

ALL STRUCTURAL DRAWINGS ARE PRELIMINARY PRIOR TO CITY/COUNTY APPROVAL. ANY COST ESTIMATES COMPLETED BY OWNER/CONTRACTOR/ARCHITECT PRIOR TO CITY/COUNTY APPROVAL ARE AT CLIENTS OWN RISK. STRUCTURAL ENGINEERING IS NOT RESPONSIBLE FOR ANY COST ESTIMATES COMPLETED BY CLIENT PRIOR TO CITY/COUNTY APPROVAL.

WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS SUCH STANDARDS SHALL BE THE LATES EDITION AND/OR ADDENDA.

CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED CONSTRUCTION LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD (PER SQUARE FOOT) SHOWN BELOW.

NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS, WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFIRM TO SIMILAR WORK ON THE PROJECT AND GOVERNING BUILDING CODES.

THE PERMANENT LATERAL LOAD RESISTANCE SYSTEM OF THIS BUILDING RELIES ON ROOF SHEATHING, FLOOR SHEATHING (FOR TWO STORY HOMES) AND EXTERIOR SHEATHING AS IDENTIFIED ON THE SHEAR WALL PLAN. IT IS SOLELY THE RESPONSIBILITY OF THE FRAMING CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY LATERAL BRACING. THE TEMPORARY BRACING SHALL BE MAINTAINED UNTIL THE PERMANENT LATERAL LOAD RESISTANCE SYSTEM IS FULLY INSTALLED AND FASTENED AS SCHEDULED.

FOUNDATIONS NOTES

CONCRETE :
SHALL MEET ALL THE REQUIREMENTS OF A.C.I. 318.08 TYPE II CEMENT.

FOUNDATION SUPPORTING WOOD SHALL EXTEND TO AT LEAST 6" ABOVE ADJACENT FINISH GRADE (SEC. 1806.1) CONCRETE MIX DESIGN TO BE BASED ON VALUES SHOWN BELOW.

MINIMUM 28 DAY CONCRETE COMPRESSIVE STRENGTH AS FOLLOWS:

SLAB ON GRADE	2500 PSI	4" THICK
FOUNDATIONS	3000 PSI	
EXTERIOR CONCRETE SLABS	3000 PSI	5" MIN ON 4" A.B.C.

ALL PROCEDURES, PLACEMENT, FOAMWORK, LAP ETC. TO CONFIRM W/LATEST A.C.I. STANDARDS, MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED, EXCEPT THE SLABS ON GRADE NEE BE VIBRATED ONLY AROUND UNDER FLOOR DUCTS, ECT. MAXIMUM SLUMP 4-1/2". ALL CONCRETE SLABS ON GRADE SHALL BE CONFINED BY CONSTRUCTION JOINTS (KEYED OR SAW CUT) SUCH THAT THE ENCLOSED AREA DOES NOT EXCEED 400 SQUARE FEET. KEYED CONSTRUCTION JOINTS NEED ONLY OCCUR AT EXPOSED EDGES DURING POURING (COLD JOINTS) ALL OTHER JOINTS MAY BE SAW CUT OR MAY USE ZIP STRIPS.

REINFORCING STEEL:
ASTM A307 ALL ANCHOR BOLTS - MINIMUM EMBEDMENT OF ALL COLTS IN GROUT, OR CONCRETE TO BE 7" WITH A 3 7" HOOK AT EMBEDDED END
ASTM A615 (FY=60,000 PSI) DEFORMED BARS FOR ALL BARS WIRE PER ASTM A82. LATEST ACI CODE AND DETAILING MANUAL APPLY. CLEAR CONCRETE COVERS ARE AS FOLLOWS:

CAST AGAINST PERMANENTLY EXPOSED TO EARTH	3"
EXPOSED TO EARTH OR WEATHER (#5 AND SMALLER)	1-1/2"
SLABS (INETERIOR)	3/4"

ALL OTHER PER LATEST EDITION OF ACI 318.
UNLESS NOTED OTHERWISE, LAP SPLICES IN CONCRETE SHALL BE 48 BAR DIAMETERS, MINIMUM. STAGGER ALTERNATE SPLICES A MINIMUM OF ONE LAP LENGTH. PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT CORNERS AND INTERSECTIONS OF FOOTINGS AND WALLS. TYPICAL REINFORCING BAR SPACING GIVEN ARE MAXIMUM ON VERTICAL REINFORCING TO FOUNDATION, SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE. LAP WELDED WIRE FABRIC ONE SPACING OF CROSS WIRES PLUS 2".

FRAMED CONSTRUCTION

A) THE LATERAL LOAD RESISTANCE SYSTEM OF THIS BUILDING RELIES ON ROOF SHEATHING, FLOOR SHEATHING (FOR TWO STORY HOMES), AND EXTERIOR SHEATHING AS IDENTIFIED ON THE SHEAR WALL PLAN. IT IS SOLELY THE RESPONSIBILITY OF THE FRAMING CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY LATERAL BRACING. THE TEMPORARY BRACING SHALL BE MAINTAINED UNTIL THE PERMANENT LATERAL LOAD RESISTANCE SYSTEM IS FULLY INSTALLED AND FASTENED AS SCHEDULED.
B) WALL STUDS SHALL BE 2X6 SPACED 16" O.C. TYPICAL EXCEPT THAT INTERIOR NON-SHEAR AND NONBEARING STUDS MAY BE SPACED 24" O.C.
C) ROOF SHEATHING ON TRUSSES TO CONTINUE TO BEARING OF TRUSSES TYPICAL. THIS APPLIES TO ALL OVER FRAMING AS WELL.
D) ALL WINDOW OR SIMILAR OPENINGS 6'-0" OR WIDER TO HAVE DOUBLE 2X SILL PLATES.
E) SUBSTITUTIONS FOR SIMPSON STRONG TIE CO. INC'S PRODUCTS MUST BE PRE-APPROVED IN WRITING BY THE ENGINEER.
G) OVERLAP TOP PLATES AT ALL CORNER CONDITIONS.
H) ALL SOLE PLATES AT EXTERIOR WALLS SHALL BE PRESSURE TREATED PER SEC. 2304.11 AND TO BE ANCHORED W/ 1/2" DIA. ANCHOR BOLTS AT 48" O.C. W/1" MIN. EMBEDMENT AND 2" WASHER 12" MAX. FROM PLATE ENDS AND ALL OPENINGS PER SEC. 1806.6 (UNO.)
I) WHEN PLANS CALL FOR 4X OR 6X POSTS THESE ARE INTENDED TO BE SOLID MEMBERS, NOT MULTI STUD POSTS.
J) ALL SIMPSON HANGERS & STRAPS SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS.
L) WHERE DOUBLE OR TRIPLE 2X HEADERS ARE SPECIFIED 4X OR 6X HEADERS RESPECTIVELY OF THE SAME DEPTH MAY BE USED IN LIEU OF THE DOUBLE OR TRIPLE HEADER.
M) ALL BEARING WALLS SHALL HAVE DOUBLE TOP PLATES.
N) FRAME WALL OPENINGS WITH 1 TRIMMER AND 1 KING STUD U.N.O. ON PLAN.

CODE DATA

ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSIONS OF THE FOLLOWING BUILDING CODES FOR:

INTERNATIONAL RESIDENTIAL CODE	IRC	2012
INTERNATIONAL BUILDING CODE	IBC	2012
NATIONAL ELECTRIC CODE	NEC	2011
INTERNATIONAL MECHANICAL CODE	IMC	2012
INTERNATIONAL PLUMBING CODE	IPC	2012
INTERNATIONAL FUEL GAS CODE	IFGC	2012
INTERNATIONAL FIRE CODE	IFC	2012
INTERNATIONAL ENERGY CONSERVATION CODE	IECC	2012

STRUCTURAL SCHEDULES

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"X6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL		2-8d OR 2-1 3/4" STAPLES
2" SUBFLOOR TO JOIST OR GIRDER, BLIND OR FACE NAIL		16d
SOLE PLATE TO JOIST OR BLOCKING, TYPICAL 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		@24"24"O.C.
DOUBLE TOP PLATES, TYPICAL FACE NAIL		@24"24"O.C.
SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS		3-16d#16"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, TOENAIL		8d#6"O.C.
TOP PLATES, LAPS/CORNERS AND INTERSECTION, FACE NAIL		2-10d
BUILT-UP CONT. HEADER, (2) PIECE W/12" SPACER		16d#6" 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
1" X 6" SHEATHING OR LESS TO EACH BEARING, FACE NAIL		2-8d OR 2-1 3/4" STAPLES
1" X 8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL		2-8d OR 3-1 3/4" STAPLES
WIDER THAN 1"X8" SHEATHING TO EA. BRG. FACE NAIL		3-8d OR 4-1 3/4" STAPLES
BUILT-UP CORNER STUDS		@24"24"O.C.
BUILT-UP GIRDER AND BEAMS, 2" LUMBER LAYERS		@24"32" O.C.#TOP & BOTTOM
	PLATES AND STAGGERED	2-10d#
	EACH SPLICE & #ENDS.	
2" PLANKS		2-16d# EACH BEARING
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS		4-16d TOENAIL OR 3-16d FACENAIL
RAFTER TIES TO RAFTERS, FACE		3-8d

WOOD STRUCTURAL PANELS AND PARTICLE BOARD:
ROOF AND WALL SHEATHING (TO FRAMING)

5/16" - 1/2"	(ROOF)	8d COMMON (F.) # 6"O.C. EDGES (1), 12" O.C. INTERMEDIATE (G)
19/32" - 1"		10d COMMON #6" O.C. EDGES(1), 12" O.C. INTERMEDIATE (G)
1-1/8"		#0 SCREWS #6" O.C. EDGES(1) 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
A) ALL NAILS ARE SMOOTH-COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED.
B) STAPLES ARE 16 GAGE WIRE AND HAVE MINIMUM 7/16" ON DIAMETER CROWN WIDTH.
C) NAILS SHALL BE SPACED AT NOT MORE THAN 6" ON CENTER AT ALL SUPPORTS WHERE SPAN ARE 48" OR GREATER.
D) 4'-0"X8'-0" PER 4'-0"X9'-0" PANELS SHALL BE APPLIED VERTICALLY.
E) SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE ABSED ON TABLE R602.3(1)
F) FOR REGIONS HAVING BASIC WIND SPEED OF 100 MPH OR GREATER, 8D DEFORMED NAILS SHALL BE USED FOR ATTACHING FLYWOOD AND WOOD STRUCTURAL PANEL ROOF SHEATHING THROUGH FRAMING WITHIN MINIMUM 48" DISTANCE FROM GABLE END WALLS, IF MEAN ROOF HEIGHT IS MORE THAN 25'-0" UP TO 35'-0" MAXIMUM.
G) FOR REGIONS HAVING BASIC WIND SPEED OF 100 MPH OR LESS, NAILS FOR ATTACHING WOOD STRUCTURE 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, EACES AND GABLE END WALLS & AND 4"O.C. TO GABLE END WALL FRAMING.
H) GYPSUM SHEATHING SHALL CONFORM TO ASTM C79 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA253.
FIBERBOARD SHEATHING SHALL CONFORM TO EITHER AHA1934 OR ASTM C208.
I) 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 PANELS EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND AT ALL ROOF PANEL PERIMETERS, BLOCKING OF ROOF OR FLOORSHEATHING PANEL EDGES PERPENDICULAR TO THEIR FRAMING MEMBERS SHALL NOT BE REQUIRED EXCEPT AT INTERSECTION OF ADJACENT ROOF PANELS, FLOOR AND ROOF PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING.

GLU-LAM BEAMS:
GLUE-LAM BEAMS SHALL HAVE THE FOLLOWING PROPERTIES: FB=2,400 P.S.I.
Fv=240 P.S.I. Fc (PERP) =650 P.S.I. (COMB SYM. 24F-V4/DF/DF).
E=1,800,00 PSI
BEAMS CANTILEVERING OVER SUPPORTS SHALL HAVE THE SPECIFIED MINIMUM PROPERTIES TOP AND BOTTOM. (COMB. SYM. 24F-V8/DF/DF). ALL BEAMS SHALL BE FABRICATED USING WATERPROOF GLUE, FABRICATION AND HANDLING PER LATEST AITC AND UCLA STANDARDS. GLULAM BEAMS SHALL HAVE STANDARD CAMBER (BASED ON 2000 FT. RADIUS).

HEADER SCHEDULE (NON-BRG. INTERIOR):

SPAN UP TO 3'-0"	USE 1-2X4 FLATWISE
3'-1" UP TO 5'-0"	USE 2-2X4 HEADER
5'-1" UP TO 7'-0"	USE 2-2X6 HEADER
7'-1" UP TO 10'-0"	USE 2-2X8 HEADER

SAWN LUMBER:
FRAMING LUMBER SHALL COMPLY WITH THE LATEST EDITION OF THE GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION OR THE WEST COAST LUMBER INSPECTION GRADING AGENCY. ALL LUMBER SHALL BEAR AN APPROVED GRADING STAMP. JOISTS, BEAMS ETC., SHALLHAVE THE FOLLOWING MINIMUM PROPERTIES:

(APPLIES UNLESS NOTED OTHERWISE ON DRAWINGS)

MEMBER	E PSI (MINIMUM)	SPECIES & GRADE
HEADER, RAFTERS, JOISTS	1,600,000	DFL-2
POSTS 4X4,4X6	1,600,000	DFL-2
POSTS 6X6, 6X8	1,600,000	DFL-1
STUDS 2X4, 2X6	1,400,000	HEM-FIR STUD
2X LEDGERS	1,600,000	DFL-2
TOP & BOTTOM PLATES 2X4, 2X6	1,600,000	DFL-2
4X BEAMS	1,600,000	DFL-2
6X BEAMS	1,600,000	DFL-1
CEILING JOISTS	1,300,000	HEM-FIR-2

THIS TABLE TO BE USED AS A GUIDE UNLESS NOTED OTHERWISE ON PLANS.

CEILING JOIST SCHEDULE:	(LIVE LOAD + 20 PSF, L/360
SPAN UP TO 9'-0"	USE 2X6@24"
SPAN UP TO 12'-0"	USE 2X8 @24"
SPAN UP TO 15'-0"	USE 2X10@24"
SPAN UP TO 18'-0"	USE 2X12@24"

A.P.A. RATED SHEATHING:
A.P.A. RATED SHEATHING SHALL CONFROM TO N.E.R.-108. ALL PLYWOOD SHALL BE C-D INTERIOR SHEATHING WITH EXTERIOR GLUE AND SHALL BEAR THE STAMP OF AN APPROVED TESTING AGENCY. LAY UP FLOOR AND ROOF WITH THE FACE GRAIN PERPENDICULAR TO SUPPORTS. STAGGER JOINTS. ALL NAILIN, COMMON NAILS. ALL FLOOR AND DECK OR BALCONY PLYWOOD OR O.S.B. SHALL BE TONGE AND GROOVE, GLUED AND NAILED TO SUPPORTS WITH END JOINTS HELD 1/8" APART. ALL PLYWOOD SHALL BE OF THE FOLLOWING THICKNESS, SPAN/INDEX RATIO AND SHALL BE NAILED AS FOLLOWS:

DESIGN LOADS

ROOF LIVE LOAD	16 PSF AT SLOPED ROOF
ROOF DEAD LOAD	20 PSF AT SLOPED ROOF (TILED)
ROOF LIVE LOAD	20 PSF AT FLAT ROOF
ROOF DEAD LOAD	15 PSF AT FLAT ROOF
FLOOR LIVE LOAD	40 PSF
FLOOR DEAD LOAD	15 PSF
EXTERIOR WALL DEAD LOAD	12 PSF
DECK LIVE LOAD	60 PSF
DECK DEAD LOAD	15 PSF
STAIR LIVE LOAD	100 PSF
STAIR DEAD LOAD	25 PSF
WIND LOAD	115 MPH (3-SECOND GUST)
EXPOSURE	C
SEISMIC DESIGN CATEGORY	B

SPECIAL INSPECTIONS

SPECIAL INSPECTION IS TO BE PROVIDED IN ADDITION TO THE INSPECTIONS CONDUCTED BY THE DEPARTMENT OF BUILDING SAFETY AND SHALL NOT BE CONSTRUED TO RELIEVE THE OWNER OR HIS AUTHORIZED AGENT FROM REQUESTING THE PERIODIC AND CALLED INSPECTIONS REQUIRED BY THE SECTION 109 OF THE INTERNATIONAL BUILDING CODE. THE SPECIAL INSPECTOR SHALL BE APPROVED BY THE CITY BUILDING OFFICIAL PRIOR TO STARTING WORK.

WOOD TRUSSES

ALL TRUSSES SHALL BE A CITY OR COUNTY APPROVED FABRICATOR (WHICHEVER HAS JURISDICTION) AND TO BE AGENCY STAMPED TO CONFIRM TO CURRENTLY ADOPTED DATED MARCH 11TH, 1311. TRUSS MANUFACTURER SHALL PROVIDE SHOP DRAWINGS COMPLETE WITH STRESS ANALYSIS AND PLACING DRAWINGS . ALL TRUSSES SHALL BE DESIGNED TO SUPPORT DEAD, LIVE AND LATERAL LOADS. ANY ADDITIONAL LOADS RESULTING FROM MECHANICAL EQUIPMENT, PIPING OR ARCHITECTURAL FEATURES WHICH MUST BE SUPPORTED BY THE TRUSSES SHALL BE INCORPORATED INTO THE DESIGN. TRUSS CALCULATIONS SHALL CLEARLY INDICATE ALL DESIGN LOADING CONDITIONS. CALCULATIONS SHALL BE STAMPED BY ENGINEER REGISTED IN THE STATE OF ARIZONA. (PER TPI-85)

EVALUATION NUMBERS

ALL PRODUCTS LISTED BY I.C.C. NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURERS WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION(S) FOR PRODUCT(S) LISTED SHALL ALSO HAVE I.C.C. APPROVED EVALUATION REPORT(S) OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.

TER	1312-01	EL DORADO STONE VENEER
I.C.C.	ESR 1338	DRYVIT BD.
IAPMO ER 382		WESTERN ONE-KOTE STUCCO
IAPMO ER 0341		K-LATH
UL	ER881-01	FOAMULAR 1" THICK 15 PCF DENSITY TYPE 2 T&G EXPANDED POLYSTYRENE INSULATION BOARD OVER 15# ASPHALT SATURATED ORGANIC FELT
I.C.C.	ESR 3073	BAYSEAL SPRAY APPLIED POLYURETHANE FOAM
I.C.C.	ESR 2260	WATER-RESISTIVE BARRIERS
IAPMO ER 199		SKYLIGHT

SOUND ATTENUATION NOTES

A JURISDICTION THAT HAS A TERRITORY IN THE VICINITY OF A MILITARY AIRPORT REQUIRES ALL RESIDENTIAL BUILDINGS SHALL EITHER BE CONSTRUCTED WITH A MINIMUM OF R18 EXTERIOR WALL ASSEMBLY, A MINIMUM OR R30 ROOF/CEILING ASSEMBLY, DUAL GLAZED WINDOWS AND A SOLID WOOD, FOAM FILLED FIBERGLASS OR METAL DOORS TO THE EXTERIOR OR CERTIFIED BY A STATE OF ARIZONA ARCHITECT OR ENGINEER TO ACHIEVE A MAXIMUM INTERIOR NOISE LEVEL OF 45 DECIBELS AT THE TIME OF FINAL CONSTRUCTION.

GENERAL SITE NOTES

PRIOR TO BIDDING THE WORK THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL FIELD CONDITIONS AND EARTHWORK QUANTITIES, IF ANY, NO CLAIM SHALL BE MADE AGAINST THE OWNER/DEVELOPER/ENGINEER/ARCHITECT OR DESIGNER FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.

FOUNDATIONS SHALL BEAR ON NATIVE SOIL OR COMPACTED FILL WITH A MINIMUM OF 4' GRANULAR MATERIAL COMPACTED TO 95%. FOOTINGS ARE TO BEAR ON ENGINEER CERTIFIED COMPACTED SOIL OR UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIV MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE DEPTH OF FOOTINGS ARE PER TYPICAL WALL SECTION DETAILS THAT ARE PART OF THIS SET OF PLANS AND SHALL BE A MINIMUM OF 2'-0" BELOW FINISHED ADJACENT GRADE.

FINISH GRADE SHALL SLOPE AWAY FROM RESIDENCE AT 5% FOR A MINIMUM DISTANCE OF 10'-0" TO AN APPROVED WATER DISPOSAL AREA.

FINISH FLOOR ELEVATION SHALL BE 12" PLUS 7% ABOVE THE STREET GUTTER DISCHARGE POINT MINIMUM. FINISH FLOOR ELEVATION IS TO BE SET FREE FROM INUNDATION FROM THE 100 YEAR FLOOD PLAIN.

MAXIMUM SLOPE OF CUTS AND FILLS TO BE 2:1 FOR BUILDINGS, STRUCTURES FOUNDATIONS AND RETAINING WALLS. FILL DIRT IN EXCESS OF 12" WILL REQUIRE THE SUBMITTAL OF AN ENGINEERED SOILS/COMPACTION REPORT.

ALL CONSTRUCTION SHALL BE IN ACCORDACE WITH THE MOST CURRENT ADOPTED MAG SPECIFICATIONS AND STANDARD DETAILS OR AS REQUIRED BY MARICOPA COUNTY.

LOCATIONS OF ALL UTILITIES SHOWN ON THIS PLA N ARE BASED ON INFORMATION SUPPLIED TO THE DESIGNER BY THE APPROPRIATE UTILITIES COMPANIES, NO GUARANTEE ON LOCATIONS OR ACCURACY IS IMPLIED OR GIVEN. IT IS THE RESPONSIBILITY OF THE CONTRUCTOR TO CONTACT BLUE STAKE (602) 263-1100 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOT TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION.

THE CONTRACTOR/BUILDER SHALL NOTIFY THE ARCHITECT/DESIGNER OF ANY VARIANCES BETWEEN THESE PLANS AND ON-SITE CONDITIONS.

SWIMMING POOLS, SPAS, FENCES AND SITE WALLS REQUIRE SEPARATE PERMITS.

ALL BUILDING DIMENSIONS REFERENCED BY THE CONTRACTOR SHALL BE BASED UPON THE ARCHITECT'S/DESIGNER'S DRAWINGS. CONTRACTOR SHALL LAY OUT BUILDING ENVELOPE AND VERIFY AGAINST ARCHITECT'S/DESIGNER'S FLOOR & SITE PLAN. NO FOOTINGS SHALL BE PLACED UNTIL DIMENSIONS HAVE BEEN CHECKED AND ANY DISCREPANCIES REFERRED TO THE ARCHITECT/DESIGNER.

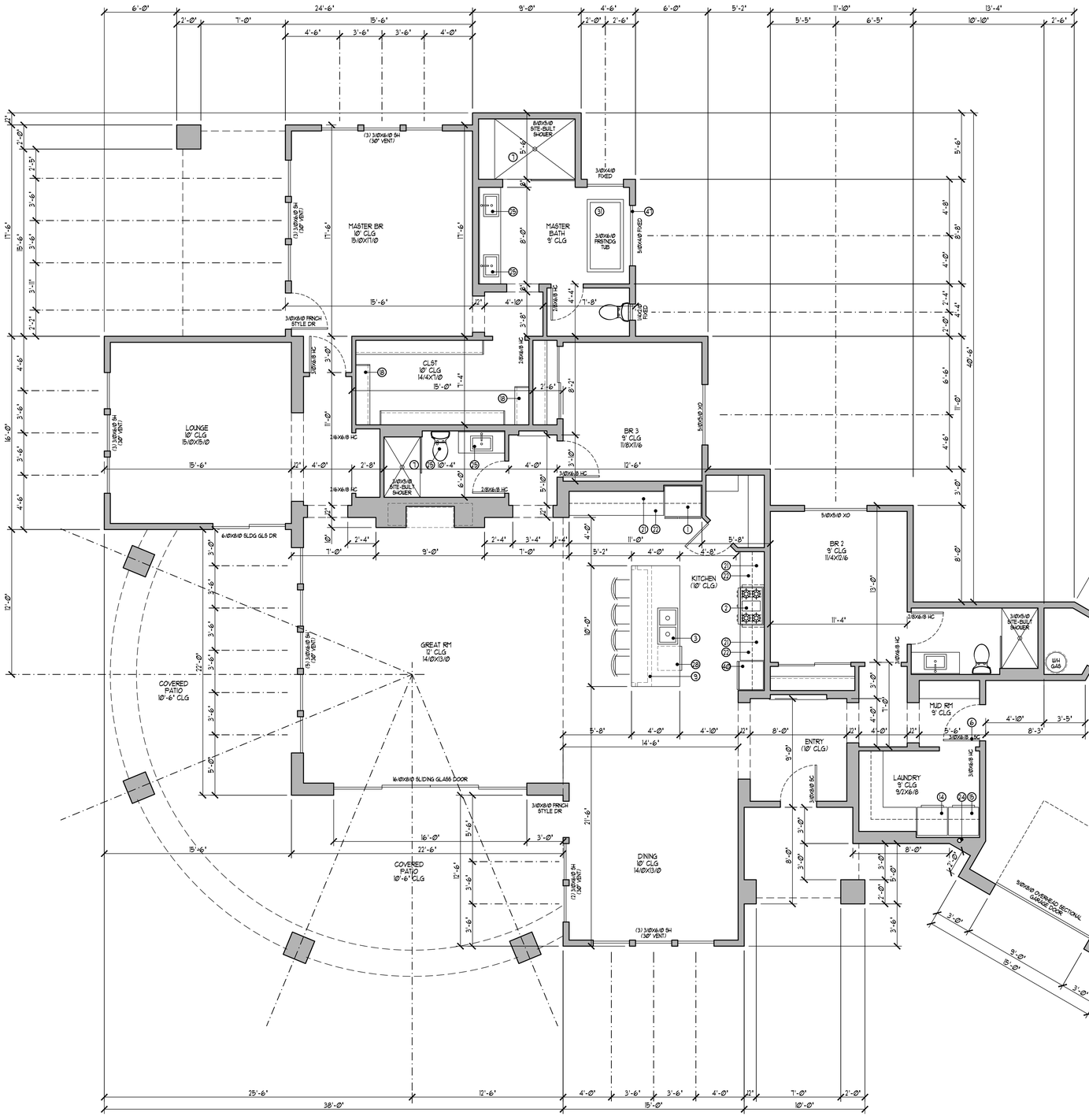
XXXXXXXX.XXX

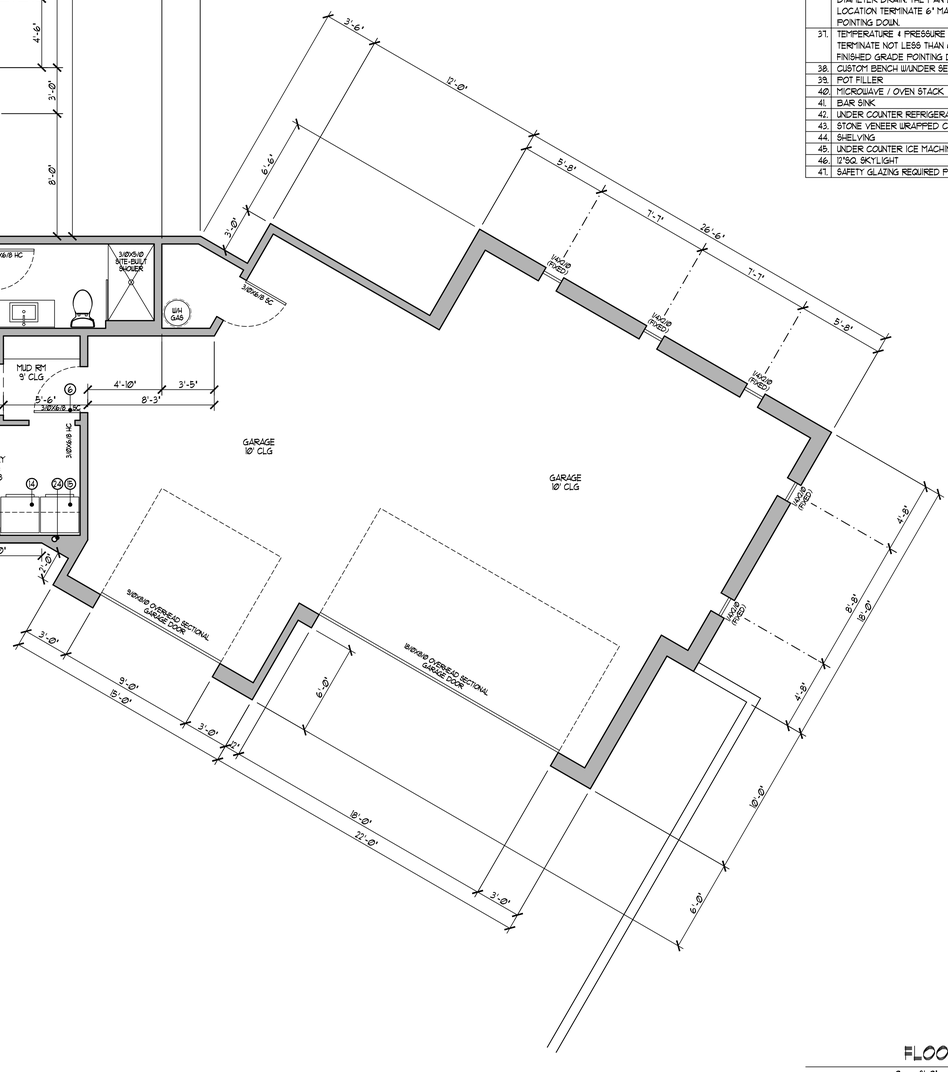
CUSTOM G ENCHANTED SPACES YOUR LOCAL BUILDER

PROPOSED CUSTOM DESIGN FOR:

Los Pastores - Lot 3

AR DESIGNSTUDIO





FLOORPLAN INFO

LIVABLE AREA	2840 SQFT.
GARAGE AREA	1155 SQFT.
COVERED AREA	955 SQFT.
TOTAL BLDG FOOTPRINT	4950 SQFT.
BLDG HEIGHT	

KEY NOTES

1.	36" WIDE REFRIDGERATER - PRE PLUMB FOR ICE MAKER
2.	GAS RANGE W/ HOOD EXHAUST @ 11"
3.	36" SINK W/ DISPOSAL
4.	(2) 14"X8" COMBUSTION AIR VENTS, 12" ABV FLOOR & 12" BELOW CLG
5.	GAS HOT WATER HEATER
6.	1-¾" THICK S.C. DOOR W/CLOSURE, TIGHT FITTING GASKETS AND SWEEP.
7.	CEMENT, FIBER CEMENT OR GLASS MAT GYP. BACKER W/TILE. MARBLE OR EQ. TO +72" ABV CURB OR DIAM. OF SHOWER IRC SEC R1012.4.2
8.	WATER CLOSET PROVIDE A (MIN.) 15" ON EACH SIDE & 21" (MIN.) CLEAR IN FRONT (PER FIGURE R3071.1) IRC SEC R3071.
9.	34-¼" HIGH 2X6 KNEE WALL WITH COUNTER TOP.
10.	FACE FRAMED LINEN CLOSET
11.	GARAGE DOOR WITH GASKETS ALL AROUND AND GARAGE DOOR OPENER
12.	8" DEEP RECESS ABOVE FIREPLACE FOR FLAT SCREEN TV
13.	GAS BBQ UNIT
14.	WASHER
15.	DRYER
16.	UPPER CABINETS ABOVE WASHER/DRYER
17.	UTILITY SINK
18.	ROD & SHELF
19.	CONCRETE LANDING
20.	PROVIDE NON-COMBUSTIBLE PLATFORM 18" ABOVE FINISH FLOOR FOR WATER HEATER
21.	STANDARD UPPER CABINETS
22.	STANDARD BASE CABINETS
23.	ELECTRIC VEHICLE DEDICATED 50AMP CIRCUIT
24.	DRYER EXHAUST DUCT POWER VENTILATOR SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. DRYER EXHAUST DUCT POWER VENTILATORS SHALL CONFORM TO UL 705 FOR USE IN DRYER EXHAUST DUCT SYSTEMS. THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE 35 FEET. DRYER EXHAUST TO CONFORM WITH TABLE M1502.4.5.1
25.	VANITY W/SINK OR DOUBLE SINK
26.	SLOPE CONCRETE AWAY FROM BUILDING ¼" IN 12" MAXIMUM. NON-COMBUSTIBLE FLOOR SLOPED THROUGH A MAIN VEHICULAR ENTRY DOOR
27.	22X30 ATTIC SCUTTLE-PROVDE TYP "X" GYP. BD. @ GARAGE SIDE & WEATHER STRIPPING ICR SEC R8071.1 (SEE DETAIL 1/AD)
28.	DISH WASHER
29.	AIR HANDLER ROOF PLAN
30.	GAS FIREPLACE INSERT - BOTTOM OF FIREPLACE @ 19" AFF.
31.	FREESTANDING TUB (SEE PLAN FOR SIZE)
32.	LAUNDRY SINK
33.	HOSE BIBB
34.	MEDIA CABINET
35.	TRASH CAN / RECYCLE BIN SUGGESTED LOCATION
36.	WATERTIGHT DRAIN PAN OF CORROSION RESISTANT MATERIAL SHALL BE INSTALLED BENEATH THE WATER HEATER WITH A MIN. 3/4" DIAMETER DRAIN. THE PAN DRAINSHALL EXTEND TO OUTSIDE LOCATION TERMINATE 6" MAXIMUM ABOVE FINISHED GRADE POINTING DOUN.
37.	TEMPERATURE & PRESSURE RELIEF VALVE TO OUTSIDE LOCATION TERMINATE NOT LESS THAN 6" AND NOT MORE THAN 12" ABOVE FINISHED GRADE POINTING DOUN.
38.	CUSTOM BENCH W/UNDER SEAT STORAGE & HOOKS ABOVE
39.	POT FILLER
40.	MICROWAVE / OVEN STACK
41.	BAR SINK
42.	UNDER COUNTER REFRIGERATOR
43.	STONE VENEER WRAPPED COLUMN
44.	SHELVING
45.	UNDER COUNTER ICE MACHINE
46.	12"SQ. SKYLIGHT
47.	SAFETY GLAZING REQUIRED PER IRC (R308) SEE PLAN FOR LOCATIONS

FLOOR PLAN

Ø 2'-Ø' 4'-Ø' 8'-Ø'

SCALE: ¼" = 1'-Ø"

XXXXXXXX.XXX

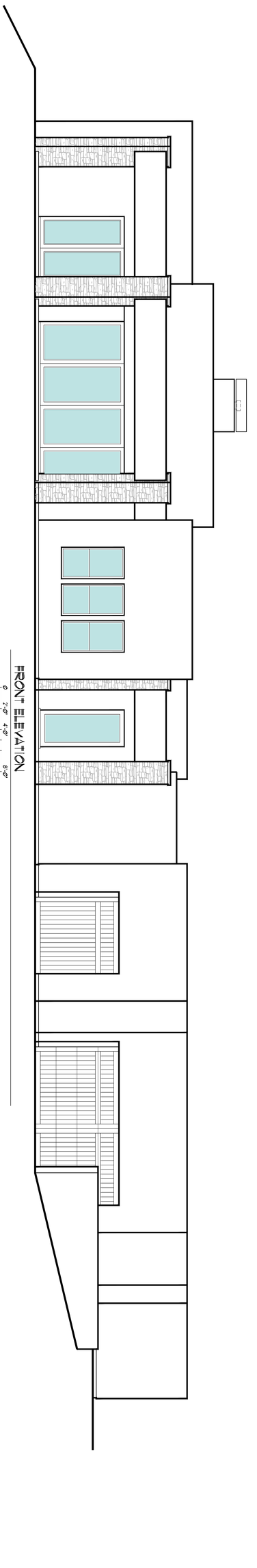
Los Pastores - Lot 3

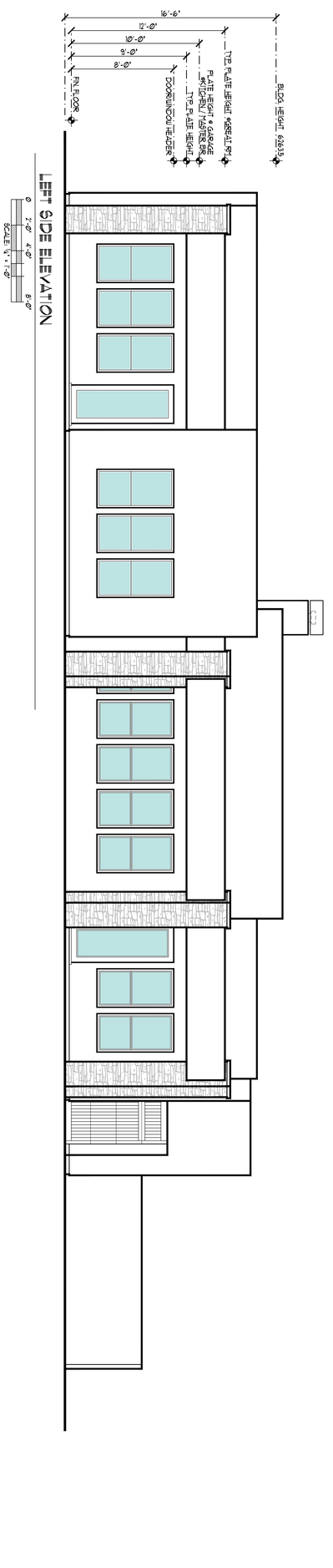
PROPOSED CUSTOM DESIGN FOR:

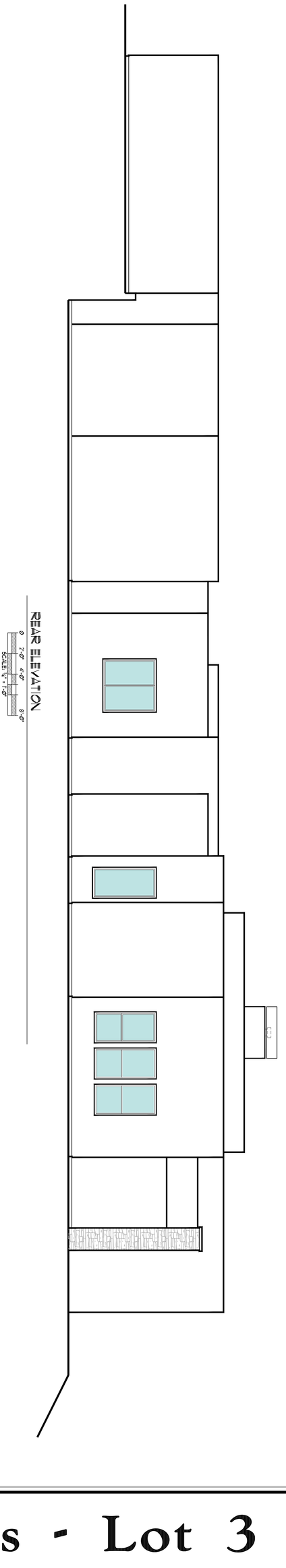
ENCHANTED SPACES YOUR LOCAL BUILDER

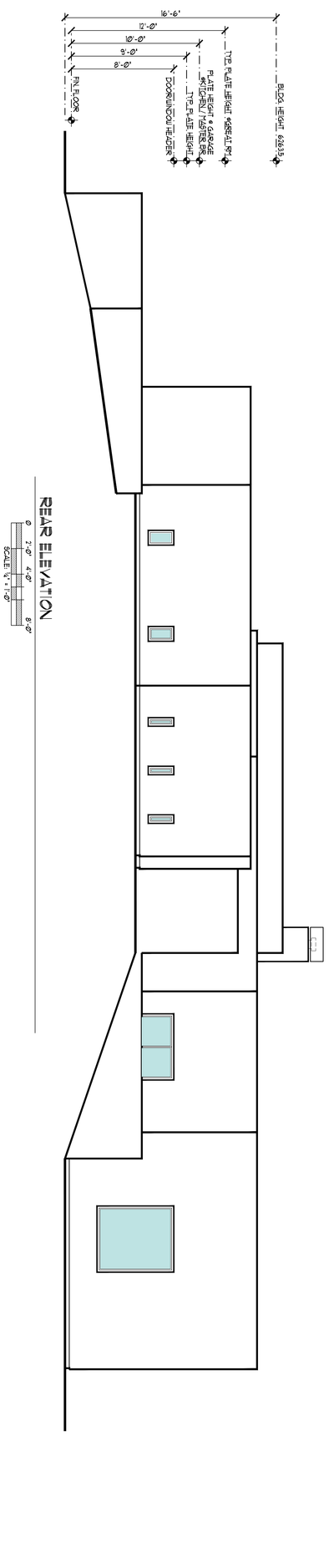
CUSTOM A1

AR DESIGNSTUDIO LLC









AR DESIGN STUDIO LLC

CUSTOM A²

ENCHANTED SPACES YOUR LOCAL BUILDER

PROPOSED CUSTOM DESIGN FOR:

Los Pastores - Lot 3

ATTIC VENT CALCS

ROOF ZONE	ROOF AREA	VENT RATIO	SQFT. REQ.	SQ.IN REQ.	VENTS REQ.
LIVABLE	2460	1/300	8.2	1180	21
GARAGE	1160	1/300	3.8	556	13
COVERED	606	1/300	2.0	290	7

LEGEND

14"x10" VENT — ROOF VENTS TO BE 10X14 / 44.5 SQ. INCHES NFA CLEAR VENTING EXEPTIONAL METAL PARAPET VENT

CRICKET

3/8"/12" — ROOF SLOPE

ROOF DRAIN CALCS

TWO ROOF DRAINS REQUIRED IN AREAS LESS THAN 10000 SQFT. 4" MIN DIA. 1/4" : 12" SLOPE @3" / HR RAINFALL.

ROOF ZONE	ROOF SQFT.	4" DIA DRAIN COVERAGE	TOTAL DRAINS REQUIRED	DRAINS PROVIDED
A	742	/ 360 SQFT.	1	3
B	804	/ 360 SQFT.	1	3
C	563	/ 360 SQFT.	1	2
D	602	/ 360 SQFT.	1	1
E	758	/ 360 SQFT.	1	2
F	812	/ 360 SQFT.	1	2
G	1115	/ 360 SQFT.	2	3
H	316	/ 360 SQFT.	1	2
J	346	/ 360 SQFT.	1	1
K	213	/ 360 SQFT.	1	2

KEY NOTES

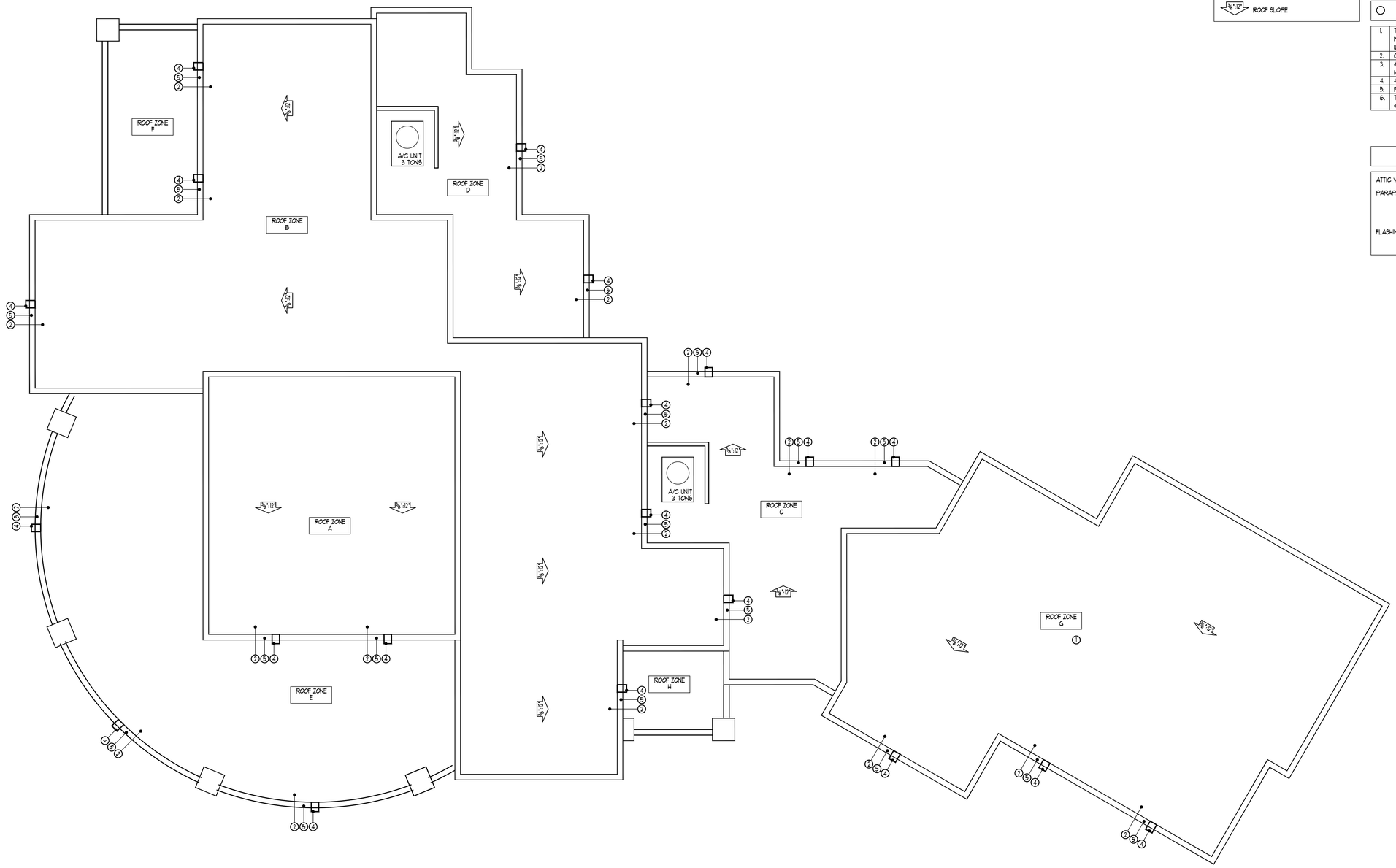
1.	TAR & GRAVEL ROOFING OVER APA RATED SHEATHING OVER MANUFACTURERED TRUSSES @24" O.C. TYP. 1/2" PLYWOOD SHEATHING W/8d#6"O.C. EDGES & 8d#10" O.C.
2.	CRICKET
3.	4" ROOF DRAIN WITH SECONDARY OVERFLOW DRAIN. DRAIN OUTLET NO HIGHER THAN 4" ABOVE THE ADJACENT FINISH GRADE.
4.	4X8 METAL SCUPPER
5.	PARAPET WALL SEE SECTIONS FOR HEIGHT ABOVE FINISH GRADE
6.	TAR & GRAVEL ROOFING OVER APA RATED SHEATHING OVER I-JOISTS @24" O.C. TYP. 1/2" PLYWOOD SHEATHING W/8d#6"O.C. EDGES & 8d#10" O.C.

ROOF PLAN NOTES

ATTIC VENTING: FOAM INSULATION TO BE INSTALLED THROUGH OUT ATTIC SPACE AT ROOF DECKING. NOT ATTIC VENTING REQUIRED.

PARAPET WALLS: THE MINIMUM HEIGHT OF A PARAPET ABOVE THE ROOF DECK IS 13". CONTRACTOR SHALL VERIFY ALL TRUSS AND FRAMING SHOP DRAWINGS TO ENSURE THAT A 13" MINIMUM PARAPET IS MAINTAINED WITHOUT THE NEED TO INCREASE THE HEIGHT OF THE PARAPET. CONTRACTOR SHALL VERIFY COMPLIANCE DURING CONSTRUCTION.

FLASHING: FLASHING INSIDE THE PARAPETS SHALL BE INSTALLED HORIZONTAL AND LEVEL. FLASHING SHOULD NOT SLOPE WITH THE ROOF DECK.



ROOF PLAN

0 2'-0" 4'-0" 8'-0"

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

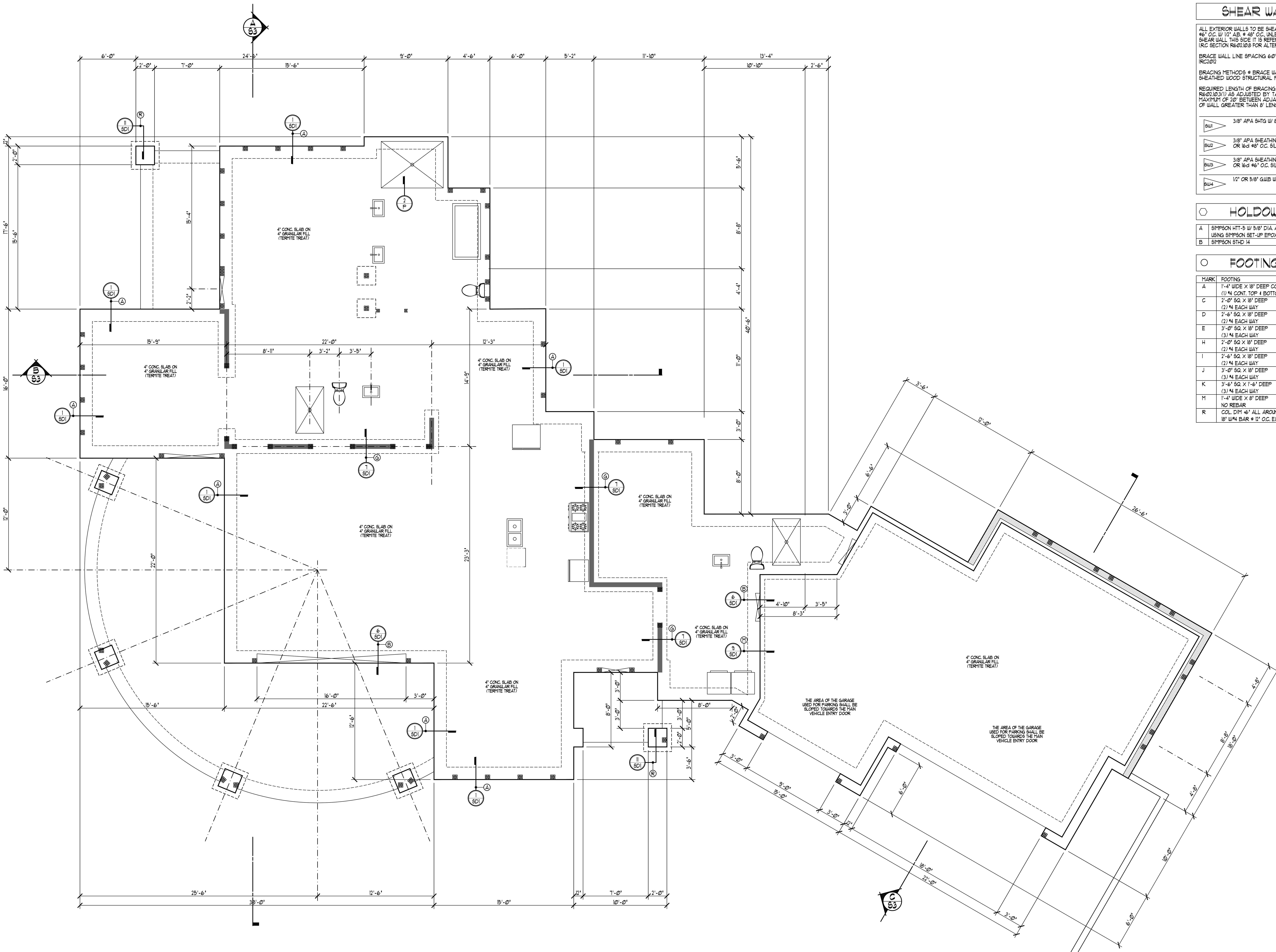
xxxxxxxxx.xxx

Los Pastores - Lot 3

PROPOSED CUSTOM DESIGN FOR:

CUSTOM A's — ENCHANTED SPACES YOUR LOCAL #BUILDER

AR DESIGNSTUDIO



SLAB / FOUNDATION PLAN

0 2'-0" 4'-0" 8'-0"

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

SHEAR WALL SCHEDULE

ALL EXTERIOR WALLS TO BE SHEATHED W/ 3/8" APA RATED SHEATHING W/ 8D @6" O.C. W/ 1/2" A.B. @ 48" O.C., UNLESS NOTED OTHERWISE. IF A WALL IS LABELED SHEAR WALL THIS SIDE IT IS REFERRING TO 3/8" APA RATED SHEATHING. SEE I.R.C SECTION R602.10.8 FOR ALTERNATE BRACING.

BRACE WALL LINE SPACING 60' MAXIMUM PER TABLE R602.10.1.3 OF IRC2012

BRACING METHODS @ BRACE WALL LINE CS-WSP/WSP (CONTINUOSLY SHEATHED WOOD STRUCTURAL PANEL/WOOD STRUCTURAL PANEL)

REQUIRED LENGTH OF BRACING @ EA BRACE WALL LINE PER TABLE R602.10.3(1) AS ADJUSTED BY TABLE R602.10.3(2) 12.6' LONG WITH A MAXIMUM OF 20' BETWEEN ADJACENT EDGES OF BRACING UNITS. SEGMENTS OF WALL GREATER THAN 8' LENGTH SHALL HAVE A MIN. OF 1 BRACING UNIT.

SW1	3/8" APA SHTG W/ 8d @ 6" O.C. W/ HILTI PINS @ 8" O.C.
SW2	3/8" APA SHEATHING W/ 8d@4" O.C. W/ 1/2" DIA A.B.@32" O.C. OR 16d @8" O.C. SILL PLATE ANCHORAGE
SW3	3/8" APA SHEATHING W/ 8d@3" O.C. W/ 1/2" DIA A.B.@24" O.C. OR 16d @6" O.C. SILL PLATE ANCHORAGE
SW4	1/2" OR 5/8" G.W.B W/5d OR 6d @4" O.C. W/HILTI PINS @12"O.C.

HOLDOWN SCHEDULE

A	SIMPSON HTT-5 W/ 5/8" DIA. ALL THREAD W/10" EBEDMENT. USING SIMPSON SET-UP EPOXY
B	SIMPSON STHD 14

FOOTING SCHEDULE

MARK	FOOTING	VERT. REINF.
A	1'-4" WIDE X 18" DEEP CONT. (1) #4 CONT. TOP & BOTTOM	NO VERT REBAR REQUIRED
C	2'-0" SQ. X 18" DEEP (2) #4 EACH WAY	NO VERT. REBAR REQUIRED
D	2'-6" SQ. X 18" DEEP (2) #4 EACH WAY	NO VERT. REBAR REQUIRED
E	3'-0" SQ. X 18" DEEP (3) #4 EACH WAY	NO VERT. REBAR REQUIRED
H	2'-0" SQ X 18" DEEP (2) #4 EACH WAY	NO VERT. REBAR REQUIRED
I	2'-6" SQ. X 18" DEEP (2) #4 EACH WAY	NO VERT. REBAR REQUIRED
J	3'-0" SQ. X 18" DEEP (3) #4 EACH WAY	NO VERT. REBAR REQUIRED
K	3'-6" SQ. X 1'-6" DEEP (3) #4 EACH WAY	NO VERT REQUIRED
M	1'-4" WIDE X 8" DEEP NO REBAR	NO VERT. REBAR REQUIRED
R	COL. DIM +6" ALL AROUND 18" W/#4 BAR @ 12" O.C. E.W.	(1) #4 @ EA CORNER OF STEM

XXXXXXXX.XXX

PROPOSED CUSTOM DESIGN FOR:

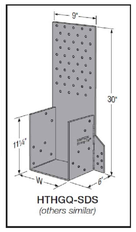
Los Pastores - Lot 3

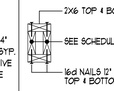
ENCHANTED SPACES YOUR LOCAL BUILDER

CUSTOM

S 1

AR LLC DESIGNSTUDIO





HTHGQ-SDS
(others similar)

FRAMING PLAN LEGEND

⊠	BEARING POINT LOCATION (PROVIDE SOLID BEARING. MIN OF MEMBER WIDTH U.N.O.
▭	BEAM/ HEADER (SEE HEADER SCHEDULE @ ROOF PLAN)
■	INTERIOR BEARING WALL TYPICAL
▨	OVER FRAMING

SHEAR WALL NOTES

ALL EXTERIOR WALLS TO BE SHEATHED W/ 3/8" APA RATED SHEATHING W/ 8d@6" O.C. W/ 1/2" A.B. @ 48" O.C., UNLESS NOTED OTHERWISE. IF A WALL IS LABELED SHEAR WALL THIS SIDE IT IS REFERRING TO 3/8" APA RATED SHEATHING. SEE I.R.C SECTION R602.10.8 FOR ALTERNATE BRACING.

BRACE WALL LINE SPACING 60' MAXIMUM PER TABLE R602.10.1.3 OF IRC2012

BRACING METHODS @ BRACE WALL LINE CS-WSP/WSP (CONTINUOSLY SHEATHED WOOD STRUCTURAL PANEL/WOOD STRUCTURAL PANEL)

REQUIRED LENGTH OF BRACING @ EA BRACE WALL LINE PER TABLE R602.10.3(1) AS ADJUSTED BY TABLE R602.10.3(2) 12.6' LONG WITH A MAXIMUM OF 20' BETWEEN ADJACENT EDGES OF BRACING UNITS. SEGMENTS OF WALL GREATER THAN 8' LENGTH SHALL HAVE A MIN. OF 1 BRACING UNIT.

(B2) BEAM/HEADER SCHEDULE

MARK	TYPE	SIZE	NOTES
B1	B.U.B.	(2) 2X8	(1) 2X6 POST EACH END
B2	B.U.B	(2) 2X10	(1) 2X6 POST EACH END
B3	B.U.B	(2) 2X12	(1) 2X6 POST EACH END
B4 *1	LAM LVL	3-1¾" X 11⅞"	(2) 2X6 POSTS EACH END
B5 *1	LAM LVL	3-1¾" X 14"	(3) 2X6 POSTS EACH END
B6 *1	LAM LVL	3-1¾" X 16"	(1) 6X6 POST EACH END
B10	B.U.B.	(3) 2X12	(2) 2X6 POST EACH END
B11 *1	LAM LVL	3-1¾" X 24"	(1) 6X6 POSTS EACH END
B12 *2	BCI-5000	2" X 11⅞"	(1) SIMPSON IUS 2.06/11.88

NOTES

*1 1¾" BOISE VERSA-LAM LVL EASTERN SYP. 2.1E 3100FB

*2 BOISE BCI-5000 11⅞" I-JOISTS 24" O.C. EASTERN SPECIFIER GUIDE SYP. REQUIRES ⅜":12" PITCH 2X POSITIVE SLOPE RIPPERS APPLIED IN THE FIELD.

ALTERNATE BOX HEADER

MARK	TYPE	SIZE	NOTES
B1	BOX HEADER	(2) 2X6	(1) 2X6 POST EACH END
B2	BOX HEADER	(2) 2X8	(1) 2X6 POST EACH END
B3	BOX HEADER	(2) 2X10	(1) 2X6 POST EACH END

GYPSUM NOTES

GYPSUM BOARD USED ON EXTERIOR AND SOFFITS MUST BE APPROVED EXTERIOR TYPE 'HR' AND BE IDENTIFIED AS REFERRED TO AS "BROWN BOARD" OR APPROVED EQUIVALENT.

UNLESS NOTED OTHERWISE, ½" GYPSUM WALLBOARD SHALL BE USED THROUGHOUT THE INTERIOR. USE ⅝" GYPSUM WALLBOARD ONLY WHERE SPECIFICALLY NOTED. INSTALL GYPSUM WALLBOARD ON WALLS AND CEILINGS ONLY AFTER DEAD LOAD HAS BEEN PLACED ON THE ROOF.

WHEN APPLYING A WATER BASED TEXTURE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8 INCH TO 1/2 INCH FOR 16 INCH O.C. FRAMING, AND FROM 1/2 INCH TO 5/8 INCH FOR 24 INCH O.C. FRAMING OR 1/2 INCH SAG RESISTANT GYPSUM CEILING BOARD SHALL BE USED. (IRC TABLE R702.3.5)

HANGER SCHEDULE

ALL HARDWARE TO BE SIMPSON

HANGER	TYPE	LOAD VALUE
H2	HU26 / HU26-2	2165#
H3	LTHJA26	2100#
H4	LSU26 / LUS26	1070#
H5	HU5.125 / 12	3970#
H6	HGUQ26-2-SDS3	5565#
H7	THJM2-5-SDS3	

FRAMING PLAN NOTES

A. EXTERIOR WALL FRAMING SHALL BE 2X4 OR 2X6 STUDS AT 16" O.C. UNO. INTERIOR LOAD BEARING WALLS SHALL BE2X4 AT 16" O.C. U.N.O.
B. MINIMUM 1 KING STUD AND ONE TRIMMER REQUIRED AT ALL OPENINGS.
C. DOUBLE 2X TOP PLATE REQUIRED AT ALL BEARING WALLS.
D. ROOF AND FLOOR FRAMING MEMBERS SHOWN ON PLANS INDICATE PREFABRICATED WOOD TRUSSES SPACED @ 24" O.C. MAX. U.N.O
E. ALIGN (2) 2X6 STUDS (MIN.) BENEATH ALL GIRDER TRUSSES AT BEARING WALL. NAIL STUDS TOGETHER PER TYPICAL NAILING SCHEDULE. PROVIDE CONTINUOUS BEARING TO FOUNDATION FOR ALL BEAMS AND GIRDER TRUSSES SUPPORTED BY (2) 2X OR LARGER POSTS.
F. FASTENERS SHALL BE PLACED NOT LESS THAN ⅜" FROM PANEL EDGES AND 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.
G. PROVIDE ⅛" GAP BETWEEN ROOF SHEATHING PANELS.

ROOF FRAMING PLAN

0 2'-0" 4'-0" 8'-0"
SCALE: ¼" = 1'-0"

XXXXXXXX.XXX

PROPOSED CUSTOM DESIGN FOR:

Los Pastores - Lot 3

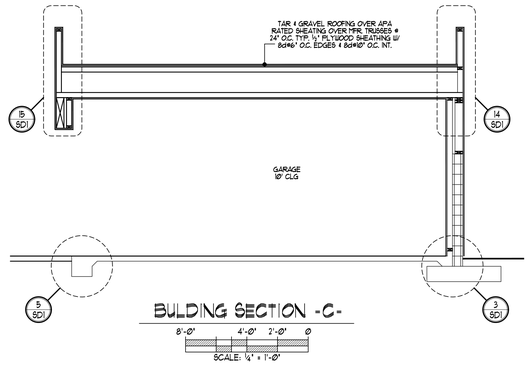
ENCHANTED SPACES
YOUR LOCAL BUILDER

CUSTOM S2

AR LLC
DESIGNSTUDIO

KEY NOTES

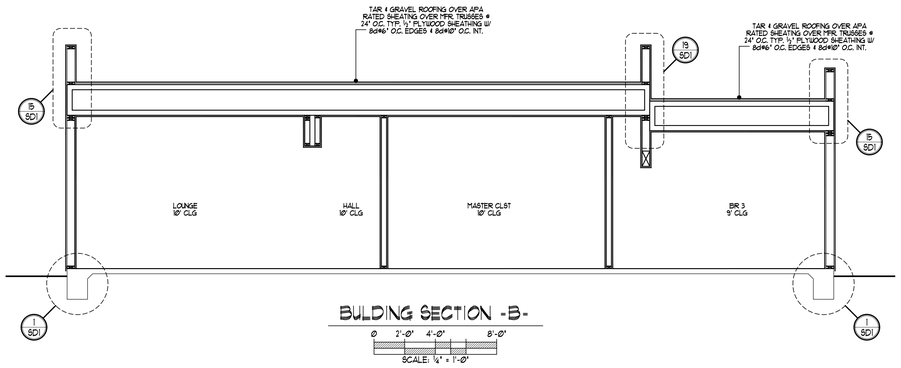
1.	CONCRETE FOOTING - SEE FOUNDATION PLAN
2.	THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN 10' (IRC R401.3)
3.	2X4 OR 2X6 STUDS AT 16" O.C. WITH ½" GYP. BD. ON INTERIOR AND STUCCO SYSTEM ON EXTERIOR.
4.	CEILINGS SHALL BE ⅝" TYPE X GYP BD. AND WALLS SHALL BE ON LAYER ½" GYP BD. GARAGE WALLS SHALL BE ⅝" GYP. BD.
5.	PREFABRICATED WOOD TRUSSES @24" O.C.
6.	2X4 OR 2X6 WOOD STUDS AT 24" O.C.
7.	BATT INSULATION - CONT. IN MIN R-38 AT CEILINGS AND R-19 AT 2X6 WALLS, R-13 AT 2X4 WALLS @ 16" O.C.
8.	TORCH DOWN ROOFING OVER APA RATED SHEATHING
9.	BEAM/HEADER, TYP. SEE FRAMING LAN
10.	PRESSURE TREATED BOTTOM PLATE
11.	2X DOUBLE TOP PLATE
12.	4" CONCRETE SLAB (SEE FOUNDATION PLAN)
13.	½" SAG RESISTANT GYP. BD ESR-1338



BULDING SECTION -C-

Ø 2'-0" 4'-0" 8'-0"

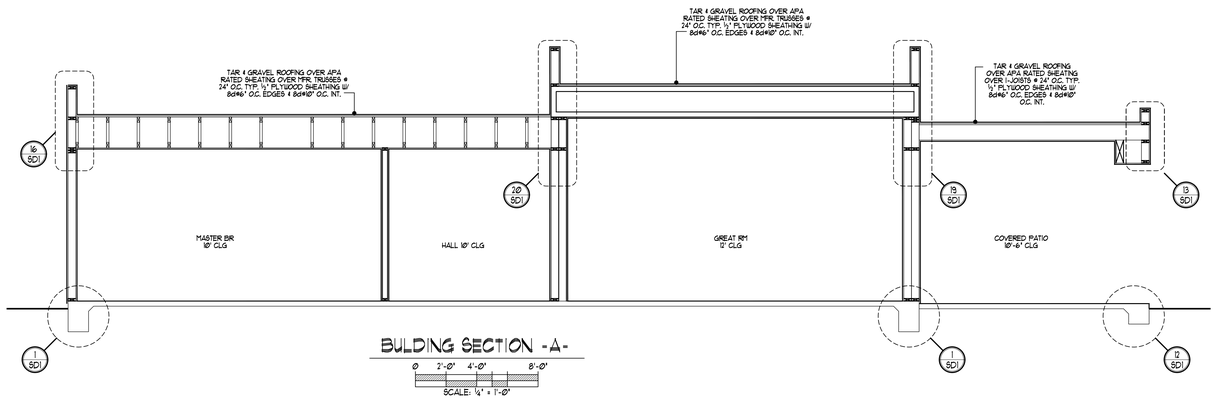
SCALE: ¼" = 1'-0"



BULDING SECTION -B-

Ø 2'-0" 4'-0" 8'-0"

SCALE: ¼" = 1'-0"



BULDING SECTION -A-

Ø 2'-0" 4'-0" 8'-0"

SCALE: ¼" = 1'-0"

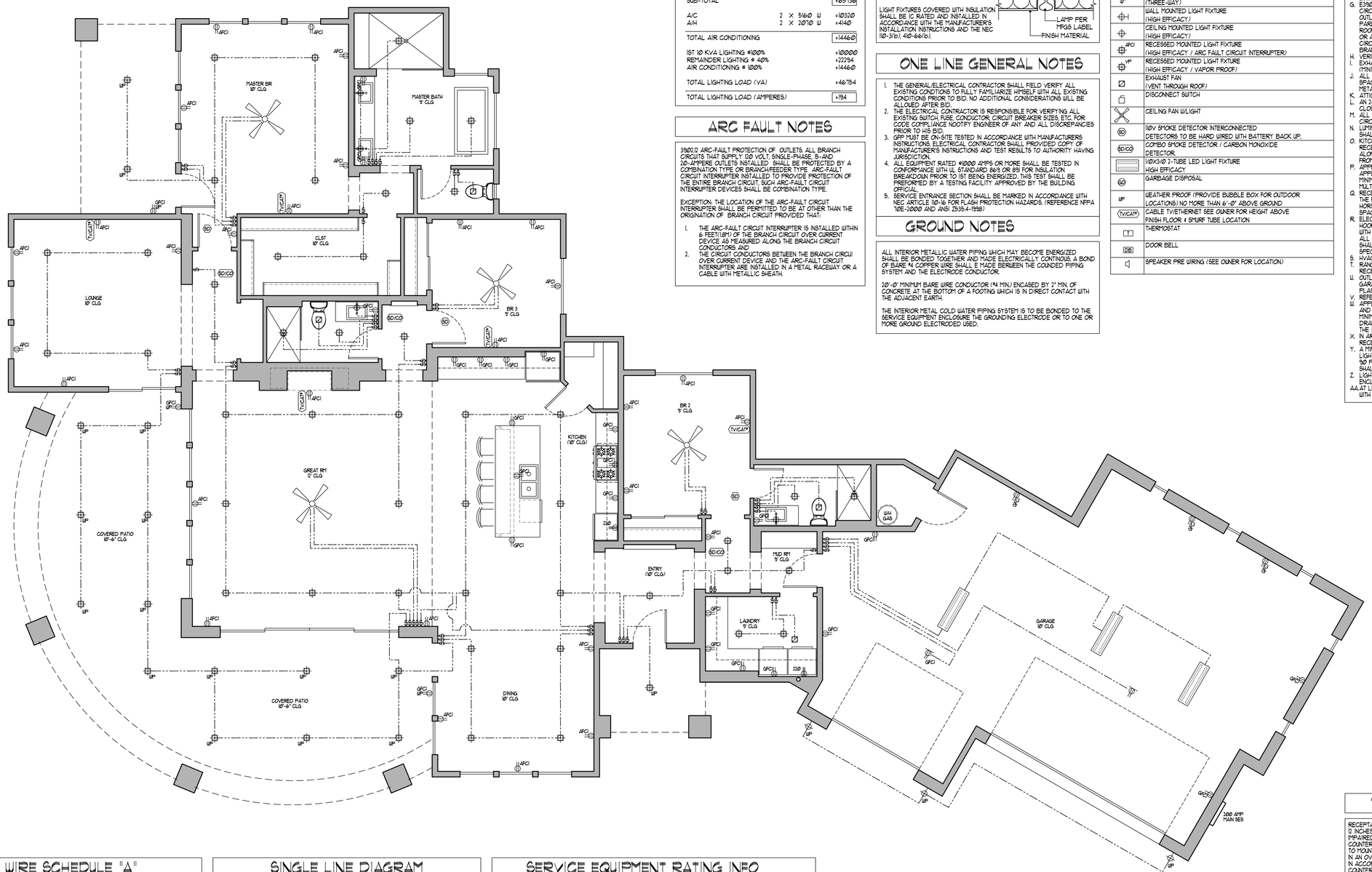
XXXXXXXX.XXX

Los Pastores - Lot 3

PROPOSED CUSTOM DESIGN FOR:

CUSTOM ENCHANTED SPACES YOUR LOCAL BUILDER

AR LLC DESIGNSTUDIO



ESE LOAD CALCS

GENERAL LIGHTING @3VA SQFT	3	X 2360 SQFT		=8880
FIXED LIGHTING	1	X 11816 W		=11816
APPLIANCE CIRCUITS	3	X 1500 W		=4500
LAUNDRY CIRCUITS	2	X 1500 W		=3000
REFRIDGERATOR	1	X 1500 W		=1500
WATER HEATER (GAS)	1	X 1500 W		=1500
LANDSCAPING LIGHTING	1	X 1500 W		=1500
DRYER	1	X 5400 W		=5400
RANGE (GAS)	1	X 1200 W		=1200
OVEN (ELEC)	1	X 5000 W		=5000
GARAGE DOOR OPENER	2	X 600 W		=1200
DISHWASHER/DISPOSAL	1	X 1200 W		=1200
SPA/TUB	1	X 5500 W		=5500
CHARGING STATION	1	X 5000 W		=5000
SMOKE DETECTORS	1	X 600 W		=600
SUB-TOTAL				=65736
A/C	2	X 5160 W		=10320
A/H	2	X 2070 W		=4140
TOTAL AIR CONDITIONING				=14460
1ST 10 KVA LIGHTING @100%				=10000
REMAINDER LIGHTING @ 40%				=22294
AIR CONDITIONING @ 100%				=14460
TOTAL LIGHTING LOAD (VA)				=46754
TOTAL LIGHTING LOAD (AMPERES)				=194

ARC FAULT NOTES

E3901.13 ARC-FAULT PROTECTION OF OUTLETS. ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED SHALL BE PROTECTED BY A COMBINATION TYPE OR BRANCH/FEEDER TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT, SUCH ARC-FAULT CIRCUIT INTERRUPTER DEVICES SHALL BE COMBINATION TYPE.

EXCEPTION: THE LOCATION OF THE ARC-FAULT CIRCUIT INTERRUPTER SHALL BE PERMITTED TO BE AT OTHER THAN THE ORIGINATION OF BRANCH CIRCUIT PROVIDED THAT:

1. THE ARC-FAULT CIRCUIT INTERRUPTER IS INSTALLED WITHIN 6 FEET(1.8M) OF THE BRANCH CIRCUIT OVER CURRENT DEVICE AS MEASURED ALONG THE BRANCH CIRCUIT CONDUCTORS AND
2. THE CIRCUIT CONDUCTORS BETWEEN THE BRANCH CIRCUI OVER CURRENT DEVICE AND THE ARC-FAULT CIRCUIT INTERRUPTER ARE INSTALLED IN A METAL RACEWAY OR A CABLE WITH METALLIC SHEATH.

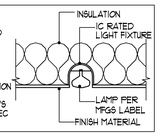
SMOKE DETECTOR NOTE

WHEN ALTERATION REPAIR OR ADDITION REQUIRED A PERMIT OCCUR, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DUELLINGS THE INDIVIDUAL DUELLING UNITS SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DUELLINGS1 THE SMOKE ALARMS SHALL BE INTERCONNECTED AND HARD WIRED.

RECESSED LIGHT FIXTURES

BUILDING SHALL BE INSULATED IN ACCORDANCE WITH THE 2017 INTERNATIONAL RESIDENTIAL CODE AND AS AMENDED BY CITY ORDINANCE. THE INSULATION INTEGRITY SHALL NOT BE COMPROMISED BY LIGHT FIXTURE PENETRATION.

LIGHT FIXTURES COVERED WITH INSULATION SHALL BE IC RATED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE NEC 110-3(B), 410-66(B).



ONE LINE GENERAL NOTES

1. THE GENERAL/ELECTRICAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS TO FULLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS PRIOR TO BID. NO ADDITIONAL CONSIDERATIONS WILL BE ALLOWED AFTER BID.
2. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING SWITCH FUSE, CONDUCTOR, CIRCUIT BREAKER SIZES, ETC. FOR CODE COMPLIANCE NOOTIFY ENGINEER OF ANY AND ALL DISCREPANCIES PRIOR TO MIS BID.
3. GFP MUST BE ON-SITE TESTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. ELECTRICAL CONTRACTOR SHALL PROVIDED COPY OF MANUFACTURER'S INSTRUCTIONS AND TEST RESULTS TO AUTHORITY HAVING JURISDICTION.
4. ALL EQUIPMENT RATED @1000 AMPS OR MORE SHALL BE TESTED IN CONFORMANCE WITH UL STANDARD 869 OR 891 FOR INSULATION BREAKDOUN PRIOR TO IST BEING ENERGIZED. THIS TEST SHALL BE PREFORMED BY A TESTING FACILITY APPROVED BY THE BUILDING OFFICIAL.
5. SERVICE ENTRANCE SECTION SHALL BE MARKED IN ACCORDANCE WITH NEC ARTICLE 110-16 FOR FLASH PROTECTION HAZARDS. (REFERENCE NFPA 70E-2000 AND ANSI Z535.4-1998)

GROUND NOTES

ALL INTERIOR METALLIC WATER PIPING WHICH MAY BECOME ENERGIZED SHALL BE BONDED TOGETHER AND MADE ELECTRICALLY CONTINOUS. A BOND OF BARE #4 COPPER WIRE SHALL E MADE BERWEEN THE COUNDED PIPING SYSTEM AND THE ELECTRODE CONDUCTOR.

3/0"-0" MINIMUM BARE WIRE CONDUCTOR (#4 MIN.) ENCASED BY 2" MIN. OF CONCRETE AT THE BOTTOM OF A FOOTING WHICH IS IN DIRECT CONTACT WITH THE ADJACENT EARTH.

THE INTERIOR METAL GOLD WATER PIPING SYSTEM IS TO BE BONDED TO THE SERVICE EQUIPMENT ENCLOSURE THE GROUNDING ELECTRODE OR TO ONE OR MORE GROUND ELECTRODED USED.

ELECTRICAL SYMBOLS

AFCI	DUPLEX RECEPTACLE OUTLET (ARC FAULT CIRCUIT INTERRUPTER)
GFCI	DUPLEX RECEPTACLE OUTLET (GROUND FAULT CIRCUIT INTERRUPTER)
GFCI WP	DUPLEX RECEPTACLE OUTLET (WEATHER PROOF / GROUND FAULT CIRCUIT INTERRUPTER)
220	220 VOLT OUTLET
	DUPLEX RECEPTACLE OUTLET (CEILING MOUNTED)
	DUPLEX RECEPTACLE OUTLET (FLOOR RECESSED FLUSH)
$	WALL SWITCH
$3	WALL SWITCH (THREE-WAY)
	WALL MOUNTED LIGHT FIXTURE (HIGH EFFICACY)
	CEILING MOUNTED LIGHT FIXTURE (HIGH EFFICACY)
AFCI	RECESSED MOUNTED LIGHT FIXTURE (HIGH EFFICACY / ARC FAULT CIRCUIT INTERRUPTER)
VP	RECESSED MOUNTED LIGHT FIXTURE (HIGH EFFICACY / VAPOR PROOF)
	EXHAUST FAN (VENT THROUGH ROOF)
	DISCONNECT SWITCH
	CEILING FAN W/LIGHT
SD	110V SMOKE DETECTOR INTERCONNECTED DETECTORS TO BE HARD WIRED WITH BATTERY BACK UP.
SD/CO	COMBO SMOKE DETECTOR / CARBON MONOXIDE DETECTOR.
	10'0X3/0 2-TUBE LED LIGHT FIXTURE HIGH EFFICACY
GD	GARBAGE DISPOSAL
WP	WEATHER PROOF (PROVIDE BUBBLE BOX FOR OUTDOOR LOCATIONS) NO MORE THAN 6'-0" ABOVE GROUND
TV/CAT7	CABLE TV/ETHERNET SEE OWNER FOR HEIGHT ABOVE FINISH FLOOR 4 SMURF TUBE LOCATION
T	THERMOSTAT
DB	DOOR BELL
	SPEAKER PRE WIRING (SEE OWNER FOR LOCATION)

ELECTRICAL NOTES

A. OUTLET PLACEMENT SHALL COMPLY WITH N.E.C. 2017.
B. AT APPROVED ELECTRIC SERVICE ENTRANCE, PROVIDE MINIMUM 20 FEET #4 COPPER GROUND CONDUCTOR, EMBED INTO CONC. FTG. WITH MINIMUM 3" COVER.
C. SMOKE DETECTORS SHALL BE LOCATED 3'-0" MINIMUM FROM DUCTS OPENINGS, AND SHALL BE PERMANENTLY WIRED AND INTERCONNECTED, WITH A BATTERY BACK-UP. ALL SLEEPING ROOMS AND AREAS LEADING TO EXISTING SLEEPING ROOMS SHALL BE PROVIDED WITH SMOKE DETECTORS COMPLYING WITH SEC. 310.9.1.3 AND 313. OF THE 2018 IRC.
D. WHERE THE HIGHEST POINT OF A CEILING IN A ROOM THAT OPENS TO A HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE OPENING INTO THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM PER CURRENTLY RECOGNIZED IRC.
E. PROVIDE 110V, 20 AMP. OUTLET IN UTILITY ROOM, OUTLET TO BE ON SEPARATE CIRCUIT.
F. PROVIDE A BONDING CONDUCTOR-MINIMUM OF ON #4 COPPER WIRE CONNECTING THE BUILDERS WATER PIPING SYSTEM TO THE SERVICE EQUIPMENT ENCLOSURE GROUNDING BUSS.
G. E3901.11 ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS, KITCHEN, LAUNDRY AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
H. VERIFY ALL CEILING LIGHT FIXTURES WITH MECHANICAL CONTRACTOR.
I. EXHAUST FANS TO OUTSIDE-PROVIDE 5 AIR CHANGES PER HOUR (MINIMUM)
J. ALL ELECTRIC IN WALLS OR CEILING OF GARAGE COMMON TO LIVABLE SPACE TO BE IN METAL OR UL. APPROVED PLASTIC BOXES, ONLY METAL ALLOWED IN CEILINGS.
K. ATTIC WIRING MUST BE PROTECTED WITHIN 6'-0" OF ATTIC ACCESS.
L. AN 24" CLEARANCE IS REQUIRED BETWEEN SURFACE MOUNTED LIGTH AN CLOSET WALLS.
M. ALL EXTERIOR ELECTRICAL RECEPTACLES SHALL BE GROUND FAULT CIRCUIT PROTECTED AND MUST BE WATER PROOF
N. LUMINAIRES LOCATED AT BATHROOMS, EXTERIOR OR IN WET LOCATIONS SHALL BE UL LISTED "SUITABLE FOR WET LOCATIONS"
O. KITCHEN OUTLETS ABOVE COUNTER TO BE GFCI +44" AND DOUN. RECEPTACLE ON COUNTER SPACE SHALL BE SPACED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE. IRC E3908.4.1
P. APPROVED CEILING FAN OUTLET BOXES SHALL BE USED FOR THE APPLICATION/ LOCATION AND SHALL BE RIGIDLY SECURED IN PLACE. MINIMUM 3 CEILING FANS TO BE WIRED FOR REVERSIBLE AND MULTI-SPEED CEILING FANS.
Q. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH.
R. ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUT-OFFS, AND INSURE ALL VOLTAGES ARE COORDINATED WITH EQUIPMENT AND APPLIANCES. ALL ALL CIRCUITRY IS CORRECT AND ALL CODES AND ORDINANCES ARE MET. ELECTRICAL CONTRACTOR SHALL INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
S. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATION.
T. RANGE/OVEN AND ELECTRICAL DRYER SHALL BE SUPPLIED BY 4 WIRE RECEPTACLE.
U. OUTLET BOXES IN THE WALL BETWEEN DUELLING & GARAGE AND IN GARAGE CEILING SHALL BE METAL OR UL APPROVED FIRE RESISTANT PLASTIC.
V. REFER TO PLANS FOR SES AND PANEL LOCATIONS.
W. APPLICABLE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) 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.
X. IN AREAS SPECIFIED IN SECTION E3901, 125-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.
Y. A MINIMUM OF 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS OR A MINIMUM OF 90 PERCENT OF THE PERMANENTLY INSTALLED ALIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICIENCY LAMPS.
Z. LIGHTING FIXTURES INSTALLED INSIDE CLOTHES CLOSET SHALL FULLY ENCLOSED.
AA. AT LEAST ONE 20AMP CIRCUIT TO BE PROVIDED AT LAUNDRY ROOM WITH NO OTHER OUTLETS.

PANEL WIRE SCHEDULE "A"

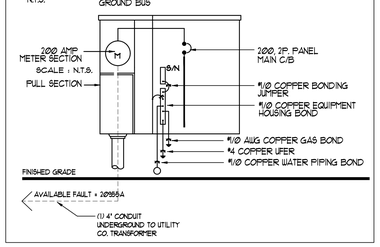
PANEL "A" 200 AMPS AT 120/240V.
1, 3Ø NEMA 3R, SEMI-FLUSH MOUNTED, CIRCUIT BREAKER BRACING,
10000 SERIES RATED PANEL SHALL BE 40 SPACE PANEL WITH GROUND BUS

#	USAGE	CB	WIRE	#	USAGE	CB	WIRE
1	KITCHEN GFCI	1-20	12-2 CU	2	A/H 1	1-15	14-2 CU
3	KITCHEN GFCI	1-20	12-2 CU	4	A/C 1	2-40	4-3 AL
5	KITCHEN GFCI	1-20	12-2 CU	6			
7	LAUNDRY GFCI	1-20	12-2 CU	8	A/H 2	1-15	14-2 CU
9	LAUNDRY GFCI	1-20	12-2 CU	10	A/C 2	2-40	4-3 AL
11	REF. GFCI	1-15	14-2 CU	12			
13	OVEN	2-40	4-3 AL	14	GENERAL AFCI	1-15	14-2 CU
15				16	GENERAL AFCI	1-15	14-2 CU
17	LAND&CAPE	1-15	14-2 CU	18	GENERAL AFCI	1-15	14-2 CU
19	DRYER	2-30	4-3 AL	20	GENERAL AFCI	1-15	14-2 CU
21				22	GENERAL	1-15	14-2 CU
23	RANGE	1-20	12-2 CU	24	GENERAL	1-15	14-2 CU
25	WATER HEATER	1-20	12-2 CU	26	GENERAL	1-15	14-2 CU
27	MICRONWAVE	1-15	14-2 CU	28	GENERAL	1-15	14-2 CU
29	GARAGE DOOR	1-15	14-2 CU	30	SPA/TUB	2-40	4-3 AL
31	GARAGE DOOR	1-15	14-2 CU	32			
33	DISH / DISP	1-20	12-2 CU	34	FRSTNDG TUB	1-15	14-2 CU
35	S.D. AFCI	1-15	14-2 CU	36	FRSTNDG TUB	1-15	14-2 CU
37				38	SPARE		
39				40	SPARE		

SINGLE LINE DIAGRAM

PANEL "A" AT MAIN HOUSE
N.T.S.

COMBINATION METER/SERVICE PANEL "A" 200 AMPS AT 120/240V. 1, 3Ø NEMA 3R, SEMI-FLUSH MOUNTED, CIRCUIT BREAKER BRACING, 10000 SERIES RATED PANEL SHALL BE 40 SPACE PANEL WITH GROUND BUS



SERVICE EQUIPMENT RATING INFO

1. THIS ELECTRICAL SYSTEM SHALL BE A UL LISTED SERIES RATED FUSE CIRCUIT BREAKER-CIRCUIT BREAKER COMBINATION.
2. PUBLISHED AVAILABLE FAULT CURRENT FROM SERVING UTILITY = 22,000 AMPERES.
3. MOTOR F.L.A. CONTRIBUTION DOES NOT EXCEED 1% OF THE INTERRUPT RATING OF DOUN STREAM A.I.C. SERIES RATED DEVICE.
   WORST CASE DOUN STREAM A.I.C. RATING. =10,000 AMPS
   WORST CASE TOTAL MOTOR FULL LOAD AMPS. =80 AMPS
4. NO DESIGN CHANGES MAY BE MADE TO THIS SYSTEM WITHOUT APPROVAL OF THE AUTHORITY HAVING JURISDICTION. THIS SYSTEM SHALL BE INSTALLED EXACTLY AS INDICATED ON THESE PLANS.
5. PROVIDED LABEL FOR EACH SERIES FULLY PANELBOARD AS INDICATED BELOW IN ACCORDANCE WITH NEC110-22: PERMISSABLE SUBSTITUTION OF A FULLY RATED CIRCUIT BREAKER SYSTEM IS ALLOWABLE PROVIDED THE PANELBOARD AND CIRCUIT BREAKER AIC RATING IS GREATER THAN AVAILABLE FAULT CURRENT AS INDICATED THIS SHEET AND LABLED AS A FULLY RADED SYSTEM.

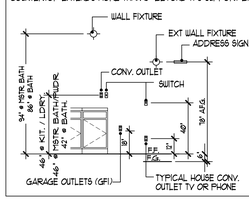
⚠ CAUTION

SERIES RATED SYSTEM 22KA/10KA 22,000 AMPS AVAILABLE INDICATED REPLACEMENT COMPONENTS REQUIRED

PANEL "A"

TYPICAL INSTALL HEIGHT

RECEPTACLE OUTLETS SHALL BE PERMITTED TO BE MOUNTED NOT MORE THAN 12 INCHES BELOW COUNTERTOP IN CONSTRUCTION DESIGNED FOR PHYSICALLY IMPAIRED AND FOR ISLAND AND PENINSULA COUNTERTOPS WHERE THE COUNTERTOP IS FLAT ACROSS ITS ENTIRE SURFACE AND THERE ARE NO MEANS TO MOUNT A RECEPTACLE WITHIN 8 INCHES ABOVE THE COUNTERTOP, SUCH AS IN AN OVERHEAD CABINET. RECEPTACLES MOUNTED BELOW THE COUNTERTOP IN ACCORDANCE WITH THIS EXCEPTION SHALL NOT BE LOCATED WHERE THE COUNTERTOP EXTENDS MORE THAN 6" BEYOND ITS SUPPORT BASE.



ELECTRICAL PLAN

0 2'-0" 4'-0" 8'-0"

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

XXXXXXXX.XXX

Los Pastores - Lot 3

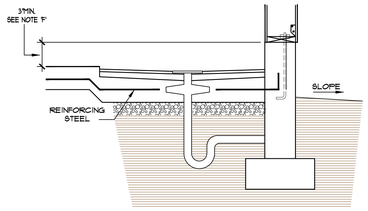
PROPOSED CUSTOM DESIGN FOR:

CUSTOM E1 ENCHANTED SPACES YOUR LOCAL BUILDER

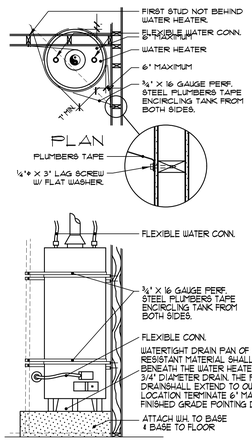
AR LLC DESIGNSTUDIO

SHOWER RECEPTORS BUILT DIRECTLY ON THE GROUND SHALL

A) BE WATERTIGHT
B) BE CONSTRUCTED OF APPROVED TYPE, DENSE, NON-ABSORBENT AND NON-CORROSIVE MATERIALS.
C) BE ADEQUATELY REINFORCED.
D) BE PROVIDED WITH AN APPROVEDE FLANGED FLOOR DRAIN MADE OF CAST IRON OR BRASS DESIGNED TO MAKE A WATERTIGHT JOINT IN FLOOR.
E) HAVE SMOOTH, NON-SLIP, IMPERVIOUS AND DURABLE SURFACES.
F) HAVE CURBS EXTENDING AT LEAST 3' ABOVE THE FINISHED THRESHOLD BEFORE ANY WOOD SUPERSTRUCTURE MAY BE ADDED.



2 SHOWER DETAILS
SCALE : N.T.S.



TEMPERATURE & PRESSURE RELIEF VALVE TO OUTSIDE LOCATION, TERMINATE 6" MAX. ABOVE FINISHED GRADE POINTING DOWN.

3 CORNER WATER HEATER
SCALE : N.T.S.

PLUMBING NOTES

1. INSTALLATION SHALL COMPLY WITH THE LATEST EDITION OF THE INTERNATIONAL PLUMBING CODES AND LOCAL CODES THAT EXCEED THE BOUNDARIES OF THE INTERNATIONAL PLUMBING CODE.
2. CONTRACTOR TO MAKE ARRAIGNMENTS TO PAY FOR ALL FEES, PERMITS, LICENSES, CONNECTION FEES AND INSPECTIONS REQUIRED FOR PLUMBING WORK. PERFORM REQUIRED TESTS AND SECURE THE REQUIRED INSPECTIONS PRIOR TO BACKFILLING.
3. ALL OVERHEAD PIPING SHALL BE SUSPENDED FROM STRUCTURE ABOVE WITH PIPE HANGERS. PIPING ON ROOF MAY BE SUSPENDED BY 4x4 REDWOOD BLOCKS SET ON SHEET METAL BASES WITH HAMMERED EDGES AND SET IN MASTIC. PROVIDE HOLD DOWN CLAMPS. (IF ACCEPTABLE WITH LOCAL CODES.)
4. ALL FIXTURES TO HAVE ACCESSIBLE STOPS.
5. DOMESTIC WATER PIPING: WHEN CONSTRUCTION DOCUMENTS ARE NOT ACCOMPANIED BY A 'PLUMBING MATERIALS LIST' THE DOMESTIC PIPING SHALL BE TYPE 'L' COPPER. PLASTIC PIPING IS NOT ACCEPTABLE. CONDENSATE PIPING MAY BE TYPE 'M' COPPER WITH CLAPPED 'TEES' AS CLEANOUTS. INSULATE CONDENSATE DRAIN PIPING BELOW ROOF TO 3/4" MIN. ARMAFLEX SHALL BE USED WITHIN Ø' OF THE UNIT.
6. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL A/C CONDENSATE DRAIN PIPING.
7. AN APPROVED DIELECTRIC INSULATOR SHALL BE PROVIDED ON ALL DISSIMILAR METAL WATER PIPING CONNECTIONS OF WATER HEATERS AND RELATED WATER HEATING EQUIPMENT.
8. WRAP ALL PIPING IN BLOCK WALLS OR WHEN PENETRATING CONCRETE WITH Ø MIL POLYVINYL TAPE, OR SLEEVE THE SECTION THROUGH THE PIPE WALL(S).
9. CONTRACTOR SHALL FURNISH ANY MISCELLANEOUS ITEMS NEEDED, SPECIFICALLY MENTIONED OR NOT IN THIS DOCUMENT, TO PROVIDE A COMPLETE OPERATING SYSTEM.
10. CONTRACTOR TO PROVIDE THREE (3) SETS OF OPERATION, MAINTENANCE AND WARRANTY LITERATURE IN A THREE RING BINDER TO THE OWNER.
11. THE CONTRACTOR SHALL GUARANTEE ALL PARTS AND LABOR FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
12. APPROVED CHANGES SHALL BE INCORPORATED INTO THE 'RECORD SET' OF DRAWINGS.
13. INSULATION- ALL PIPING ABOVE GRADE SHALL BE INSULATED FOR PROTECTION AGAINST FREEZING AND CONDENSATION. ALL INSULATION JOINTS SHALL BE NEATLY SEALED WITH TAPE AND LAGGING ADHESIVE.
14. ALL VENTS THROUGH THE ROOF TO BE FLASHED W/ 4LB. LEAD SHEET EXTENDING 8" AROUND THE PIPE IN ALL DIRECTIONS. TURN LEAD SHEET DOWN 2" INTO PIPE.
15. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND INVERTS PRIOR TO STARTING PROJECT AND INSURE THE INDICATED PIPING SLOPE IS ADEQUATE. HE SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
16. VENT TERMINATION- EACH VENT SHALL TERMINATE NOT LESS THAN (10) FEET FROM OR AT LEAST (3) FEET ABOVE ANY OPERABLE UNDOW-DOOR OPENING - AIR INTAKE - OR VENT SHAFT NOR (3) FEET IN EVERY DIRECTION FROM ANY 'LOT LINE - ALLEY & STREET EXCEPTED.
17. INSULATE ALL CONDENSATE DRAIN LINES NOT LOCATED IN THE INSULATED BUILDING ENVELOPE W/ 1/2" ARMAFLEX OR EQUAL.
18. TRAP PRIMERS AND/OR WATER HAMMER ARRESTERS SHALL BE LOCATED BEHIND ACCESS PANELS. ALL TRAP PRIMERS SHALL BE INSTALLED IN COMPLIANCE W/ IPC 2009.
19. VERIFY ALL INSTALLATION OF ANY OPTIONAL EQUIPMENT WITH ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY PLUMBING WORK.
20. ALL FLOOR SINKS SHALL BE ACCESSIBLE AND VISIBLE
21. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
   NOTE: SOLDERS AND FLUXES WITH A LOAD CONTENT WHICH EXCEEDS TWO (0.2%) OF ONE (1) % ARE PROHIBITED IN PIPING SYSTEMS USED TO CONVEY POTABLE WATER.
22. WATER HEATERS WITH VERTICAL PIPE RISERS MUST HAVE HEAT TRAP ON BOTH INLET AND OUTLETS UNLESS WATER HEATER HAS INTEGRAL HEAT TRAP OR PART OF CIRCULATING SYSTEM. CIRCULATING HOT WATER SYSTEMS MUST HAVE AUTOMATIC OR MANUEL CONTROLS AND PIPES MUST BE INSULATED.

WATER CALCULATIONS

1. TOTAL DEVELOPED LENGTH OF THE WATER LINE FROM THE WATER METER TO THE FURTHEST WATER-USING OUTLET. 150 FEET.
2. TOTAL NUMBER OF FIXTURE UNITS OF ALL WATER-USING FIXTURES, APPLIANCES AND WATER-USING OUTLETS.

TYPE OF FIXTURE (NEW OR EXISTING)	# OF FIXTURES		FIXTURE UNIT VALUE		TOTAL FIXTURE UNITS
BATHTUB OR COMBO BATH/SHWR.	-	x	1.4	=	-
CLOTHES WASHER	2	x	1.4	=	1.4
DISHWASHER	-	x	1.4	=	-
FULL BATH W/ BATHTUB	3	x	3.6	=	Ø.8
HALF BATH (POUDER ROOM)	-	x	2.6	=	-
HOSE BIBB (INCLUDE 2 ONLY)	2	x	2.5	=	5.0
KITCHEN GROUP (SINK & WASHER)	1	x	2.5	=	2.5
KITCHEN SINK	-	x	1.4	=	-
LAUNDRY GROUP (WASHER & SINK)	-	x	2.5	=	-
LAUNDRY SINK	Ø	x	Ø.1	=	Ø
LAVATORY	1	x	Ø.1	=	.1
SHOWER STALL	1	x	1.4	=	1.4
WATER CLOSET (TANK TYPE)	-	x	2.2	=	-
ICE MAKER (REF)	-	x	Ø.1	=	-
POT FILLER	-	x	Ø.1	=	-
BAR SINK	-	x	1.4	=	-
			TOTAL	=	21.8

PRESSURE RANGE - 40-49 PSI
LENGTH LESS THAN 150'
FIXTURE UNITS LESS THAN 32

CONCLUSION: ¾" WATER METER
1-¼" BLDG. SUPPLY

PLUMBING NOTES

WATER SERVICE PIPE AND WATER DISTRIBUTION PIPE SHALL COMPLY WITH TABLE P2903.1 AND P2905.5

MAXIMUM GPM
22 SINKS
2.5 SHOWERS
1.6 WATER CLOSETS

INSULATION FOR HOT WATER PIPE WITH A MINIMUM THERMAL RESISTANCE (R-VALUE) OF R-3 SHALL BE APPLIED TO:

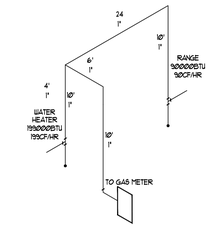
1. PIPING LARGER THAN 3/4" NOMINAL DIAMETER
2. PIPING SERVICE MORE THAN ONE DUELLING UNIT
3. PIPING FROM THE WATER HEATER TO KITCHEN OUTLETS
4. PIPING LOCATED OUTSIDE THE CONDITIONED SPACE
5. PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD
6. PIPING LOCATED UNDER A FLOOR SLAB
7. BURIED PIPING
8. SUPPLY AND RETURN PIPING IN RECIRCULATION SYSTEMS OTHER THAN DEMAND CIRCULATION SYSTEMS
9. PIPING WITH RUN LENGTHS GREATER THAN THE MAXIMUM RUN LENGTHS FOR THE NOMINA PIPE DIAMER DIVEN IN TABLE N1Ø3.4.2 ALL REMAINING PIPING SHALL BE INSULATED TO AT LEAST R-3 OR MEET THE RUN LENGTH REQUIREMENTS OF TABLE N1Ø3.4.2

GAS NOTES

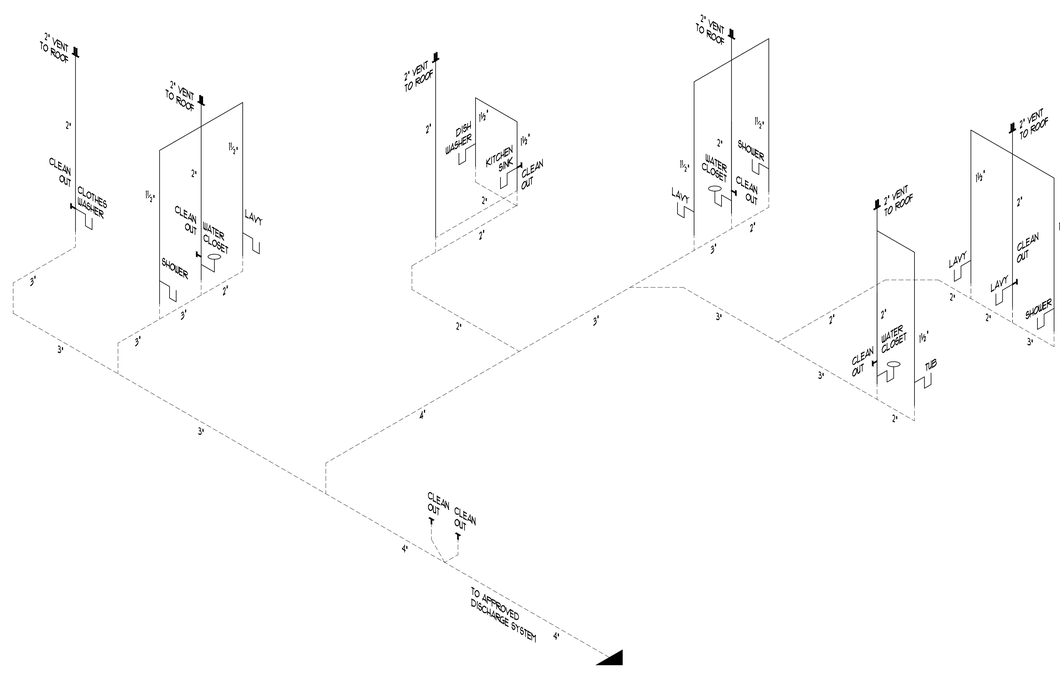
TOTAL DEVELOPED LENGTH FOR SYSTEM: 50' TOTAL CFH FOR SYSTEM 289CFH.

ALL PIPING USED FOR INSTALLATION, EXTENTIONS, ALTERATION OR REPAIR OF ANY GAS PIPING SHALL BE STANDARD WEIGHT WROUGHT IRON OR STEEL (GALVANIZED OR BLACK,) YELLOW BRASS (CONTAINING NOT MORE THAN 15% COPPER), OR COPPER TUBE OR TYPES K,L, OR ACR. APPROVED PE PIPE MAY BE USED IN EXTERIOR PIPING SYSTEMS. COPPER ALLOY TUBING SHALL NOT BE USED.

CONTRACTOR TO FIELD VERIFY SIZE, LENGTH, AND PLACEMENT OF ALL MATERIALS AND GAS TYPE PRIOR TO INSTALLATION.



GAS SCHEMATIC
SCALE : N.T.S.



MAIN RESIDENCE WASTE/VENT SCHEMATIC
SCALE : N.T.S.

NOTE: PLUMBING DEPICTD CONCEPTUAL ONLY. CONTRACTOR MUST VERIFY EXISTING FIELD CONDITIONS. ALL EQUIPMENT AND MATERIAL INSTALLATION SHOULD BE IN STRICT ADHEARANCE TO ALL ORDINANCES WITH 2018 IRC CODES

XXXXXXXX.XXX

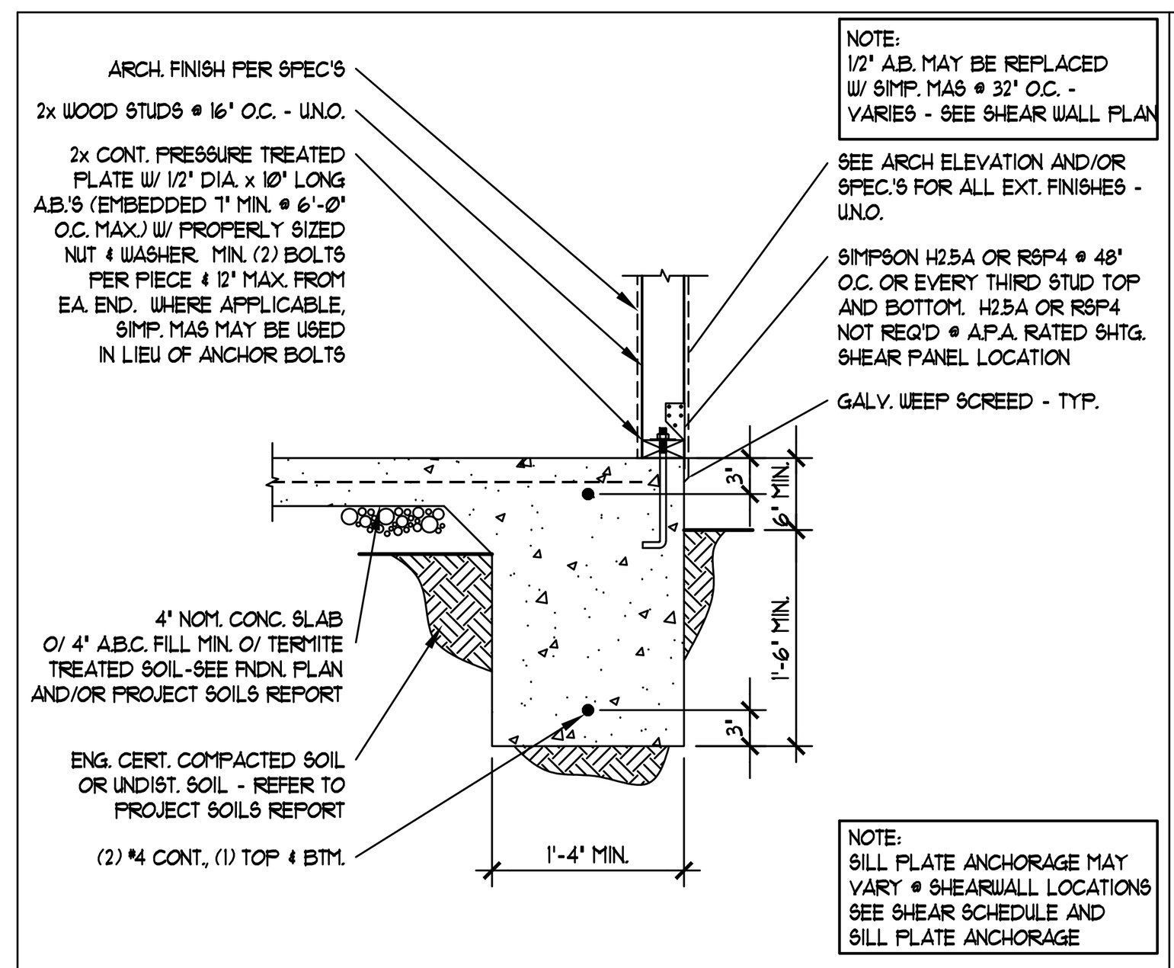
Los Pastores - Lot 3

PROPOSED CUSTOM DESIGN FOR:

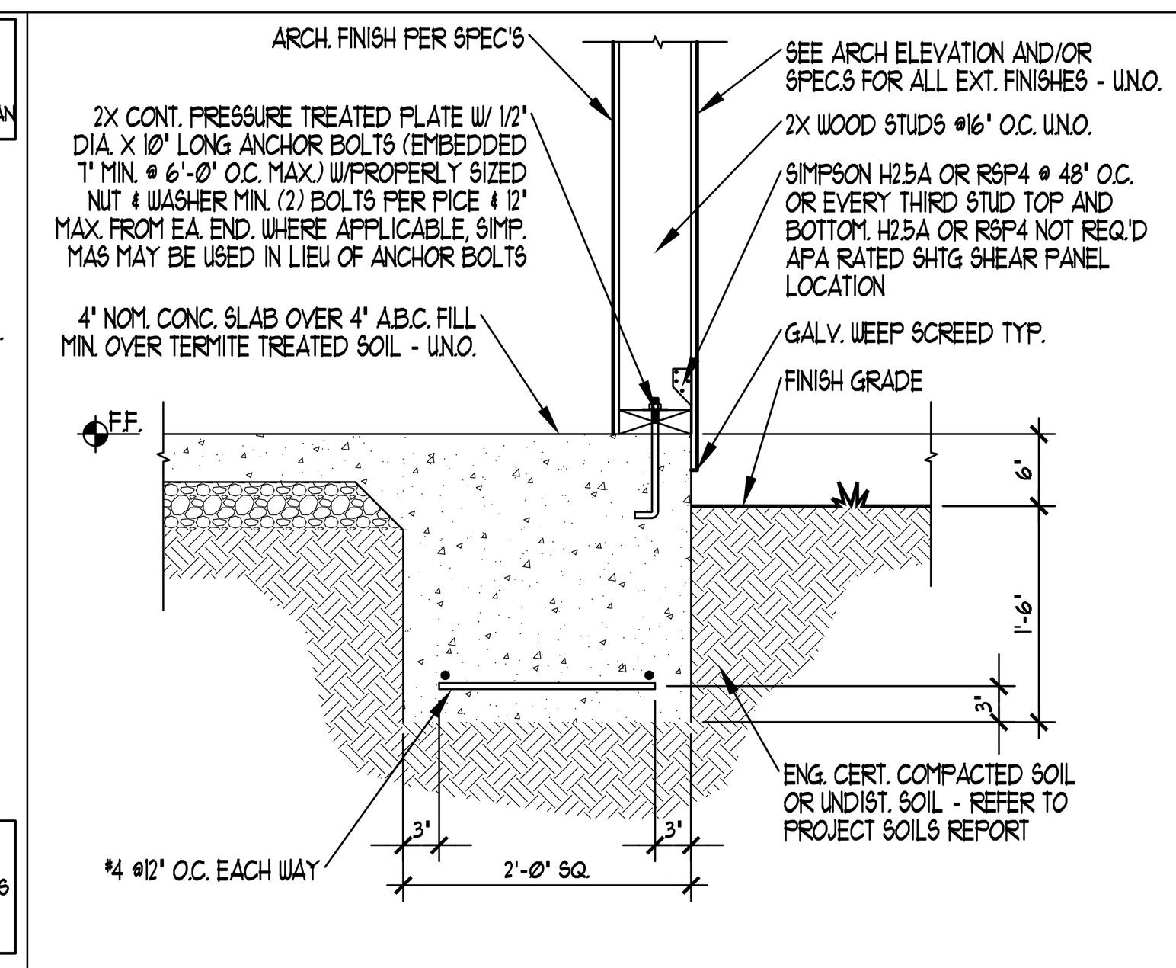
ENCHANTED SPACES YOUR LOCAL BUILDER

CUSTOM P1

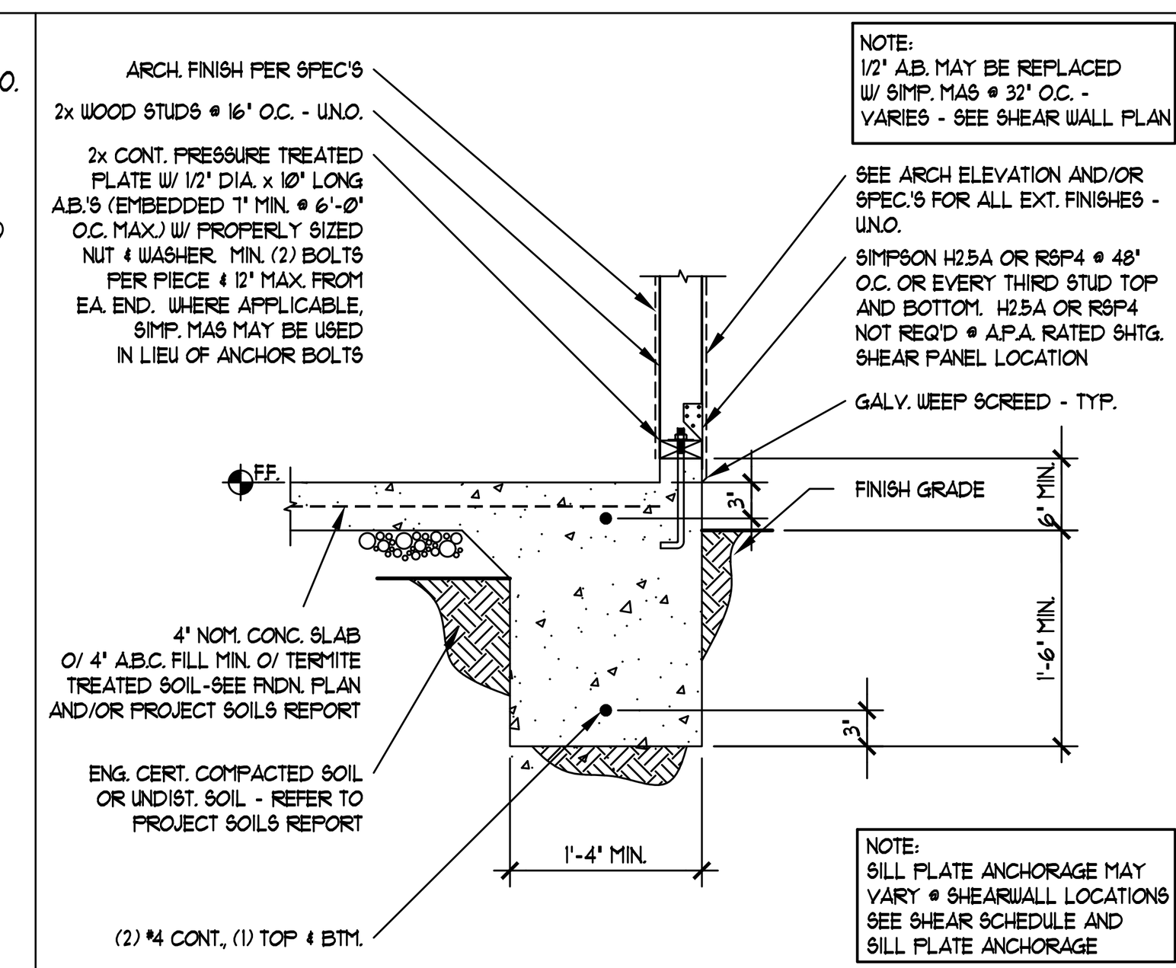
AR LLC DESIGNSTUDIO



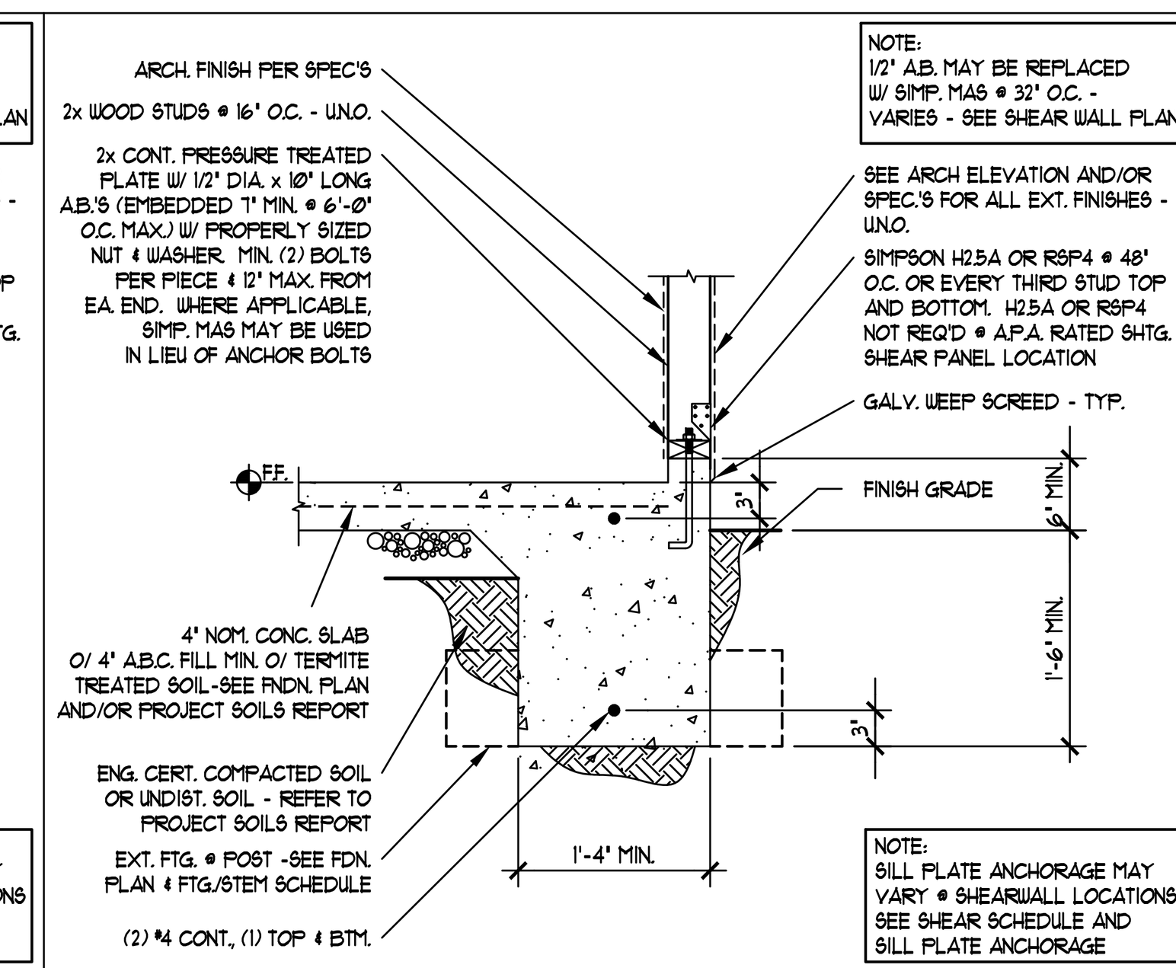
1 EXTERIOR WALL / STEM AND FOOTING
SCALE: 3/4" = 1'-0"



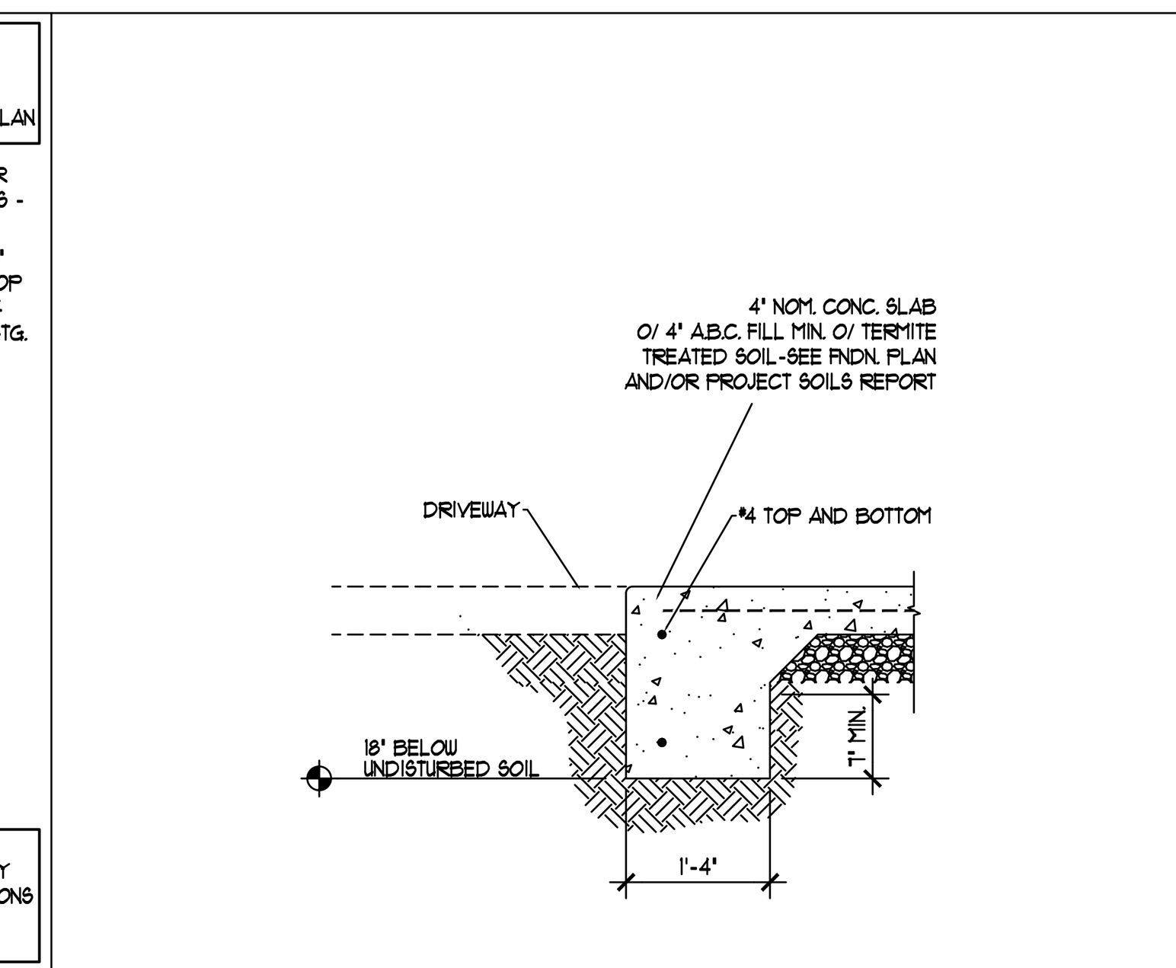
2 EXTERIOR WALL / POST FOOTING
SCALE: 3/4" = 1'-0"



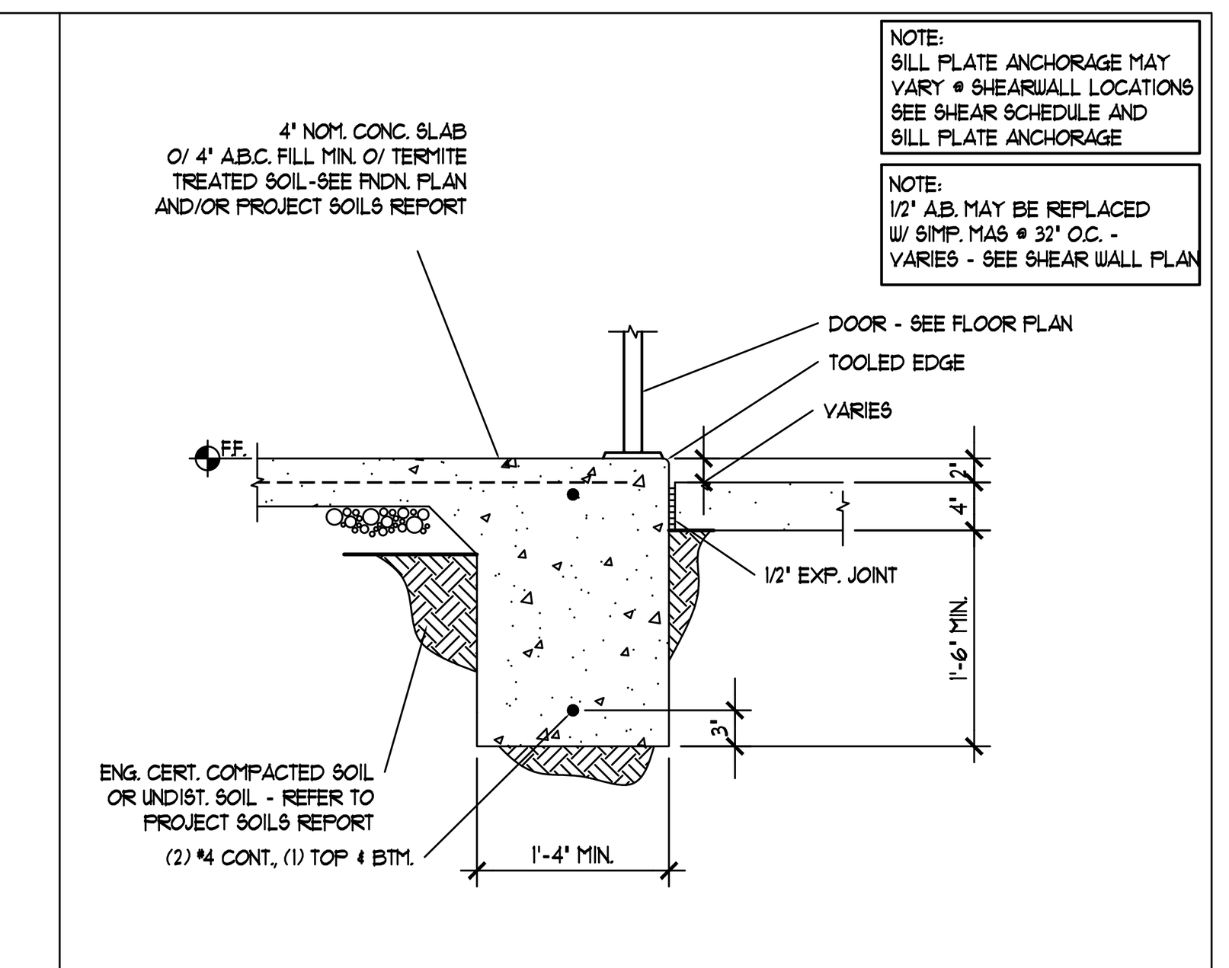
3 EXTERIOR WALL @ SUNKEN SLAB
SCALE: 3/4" = 1'-0"



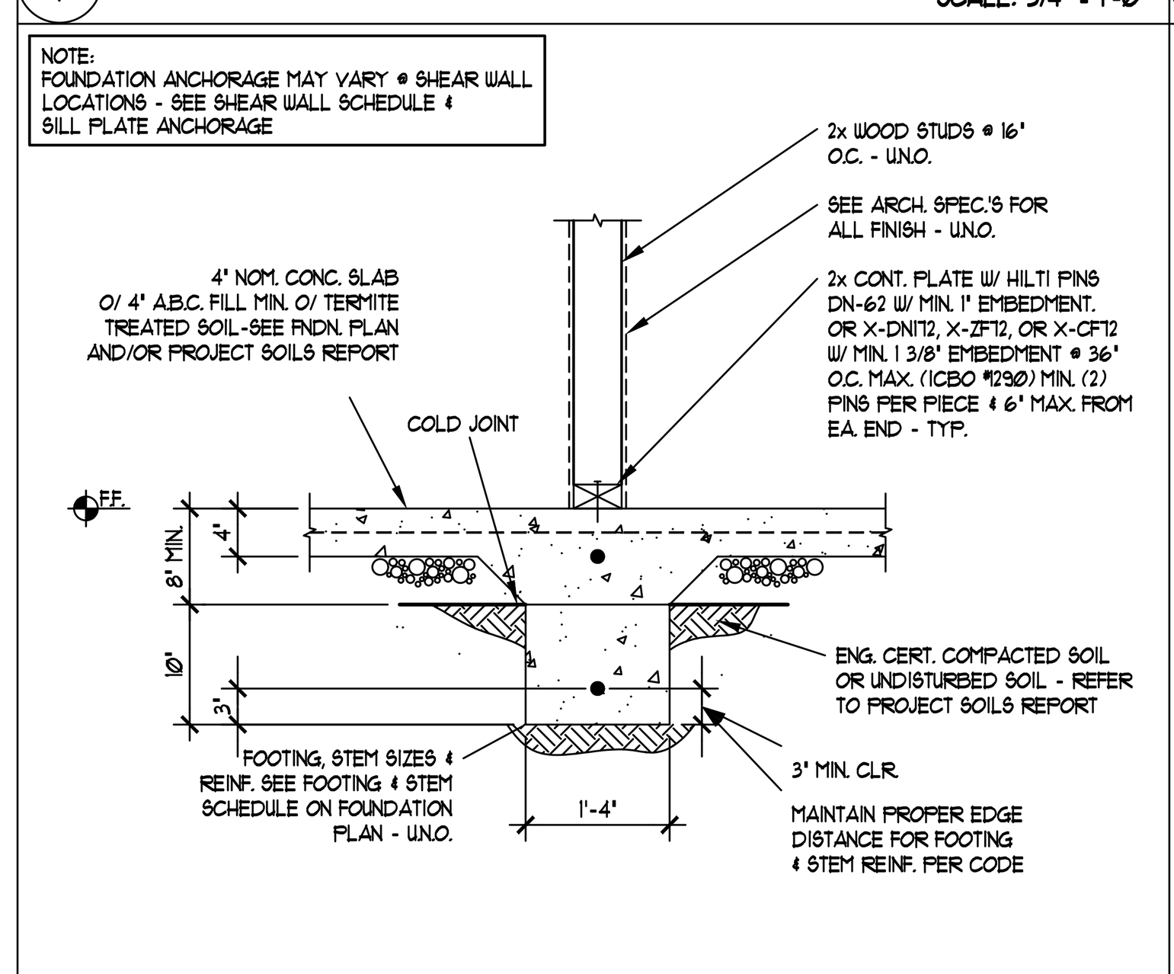
4 EXTERIOR WALL @ SUNKEN SLAB
SCALE: 3/4" = 1'-0"



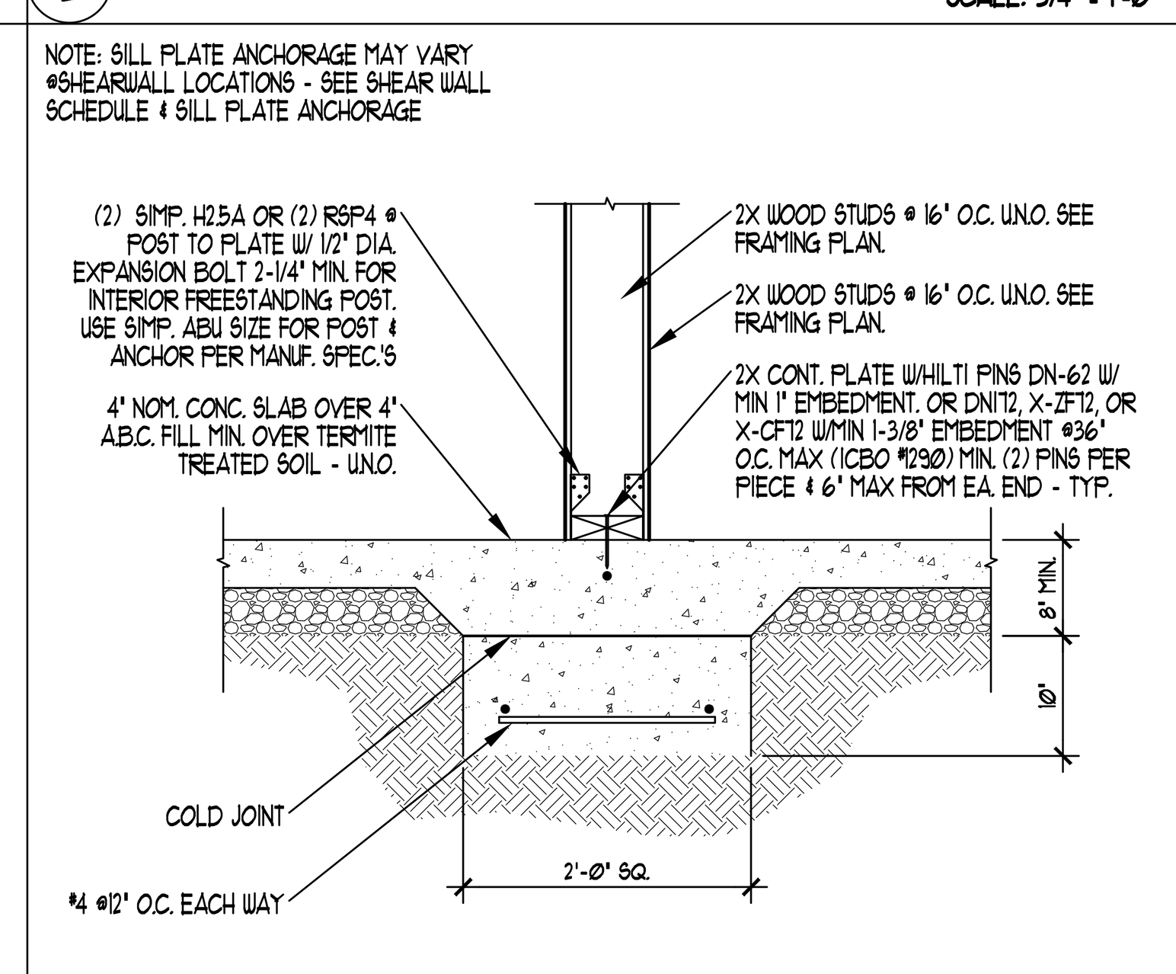
5 TURNDOWN @ GARAGE



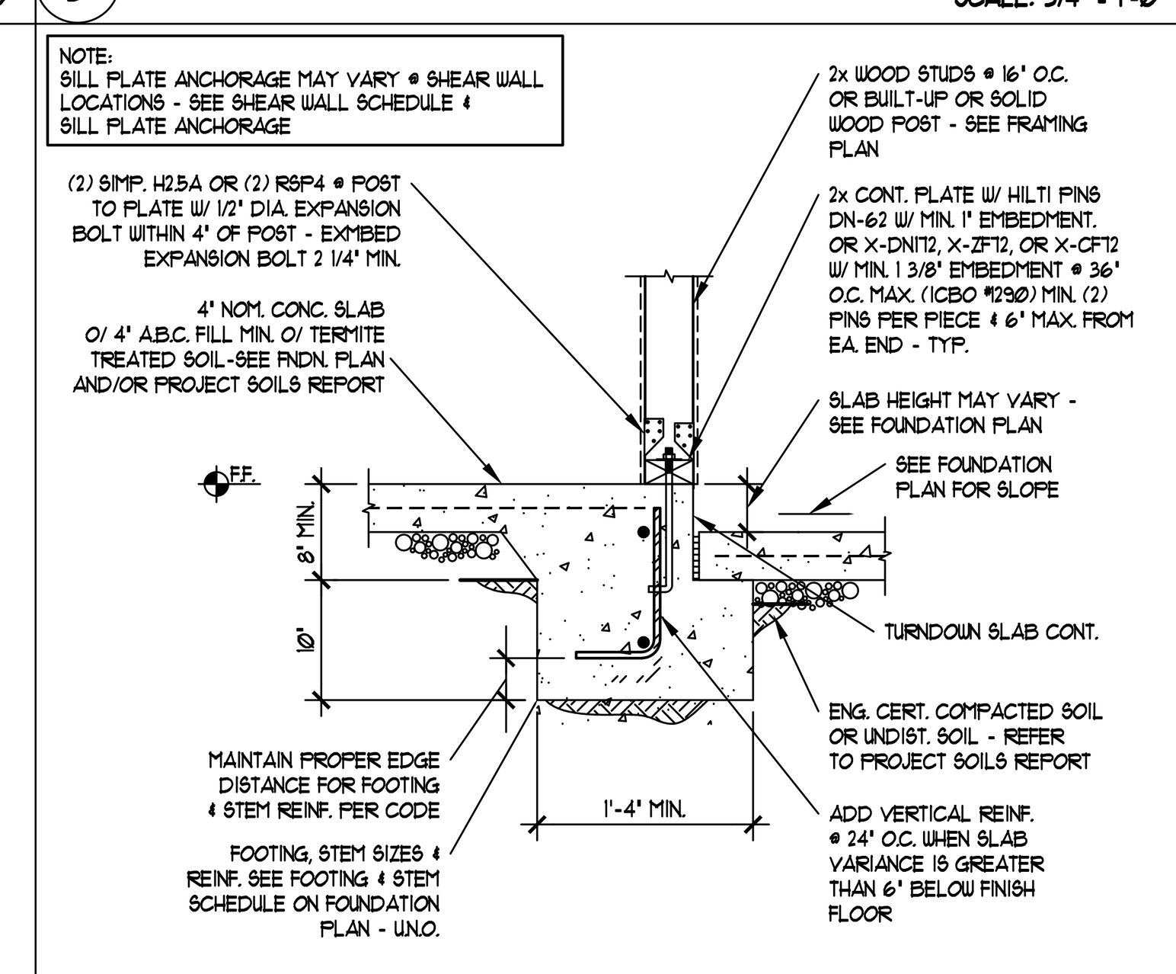
6 TURNDOWN @ EXT. DOOR
SCALE: 3/4" = 1'-0"



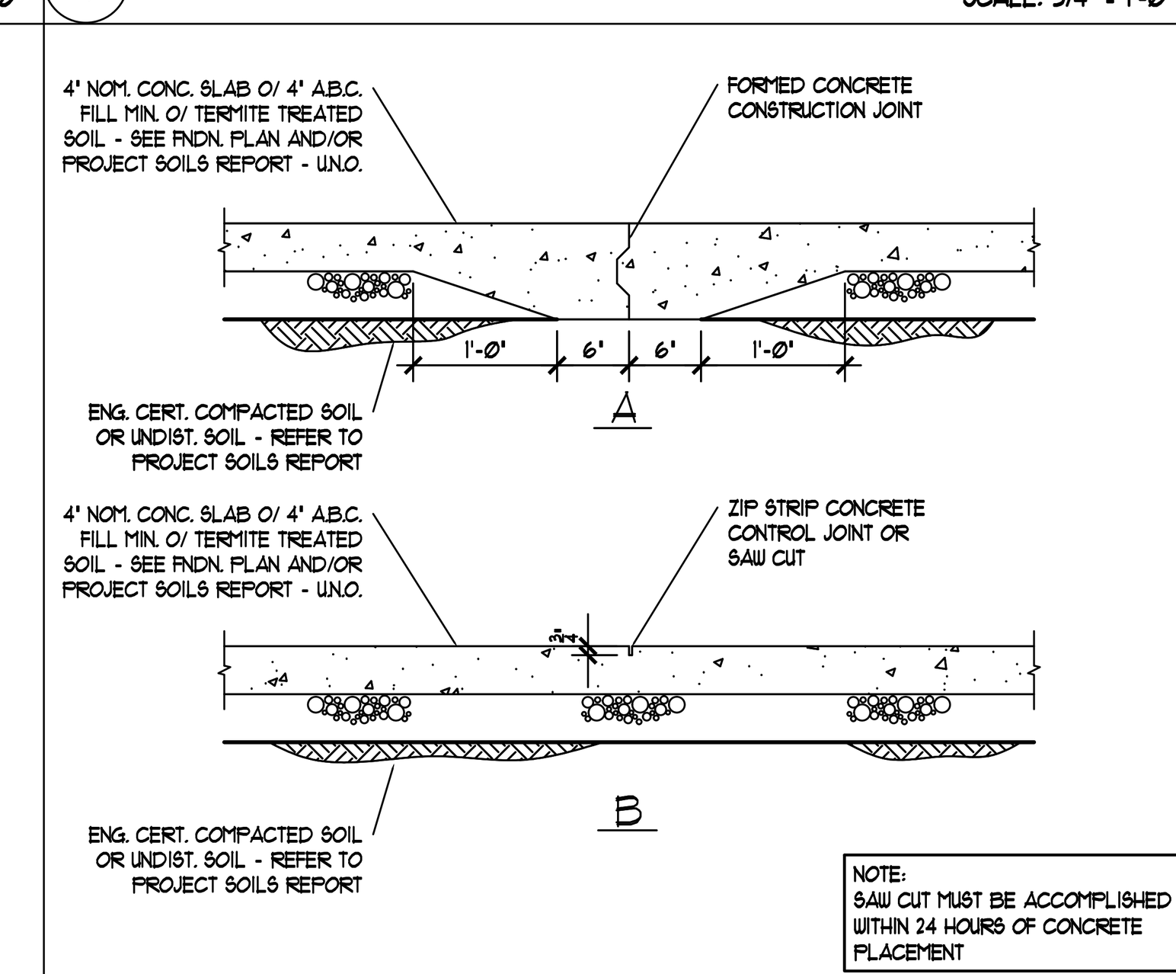
7 BEARING WALL / MONO FOOTING
SCALE: 3/4" = 1'-0"



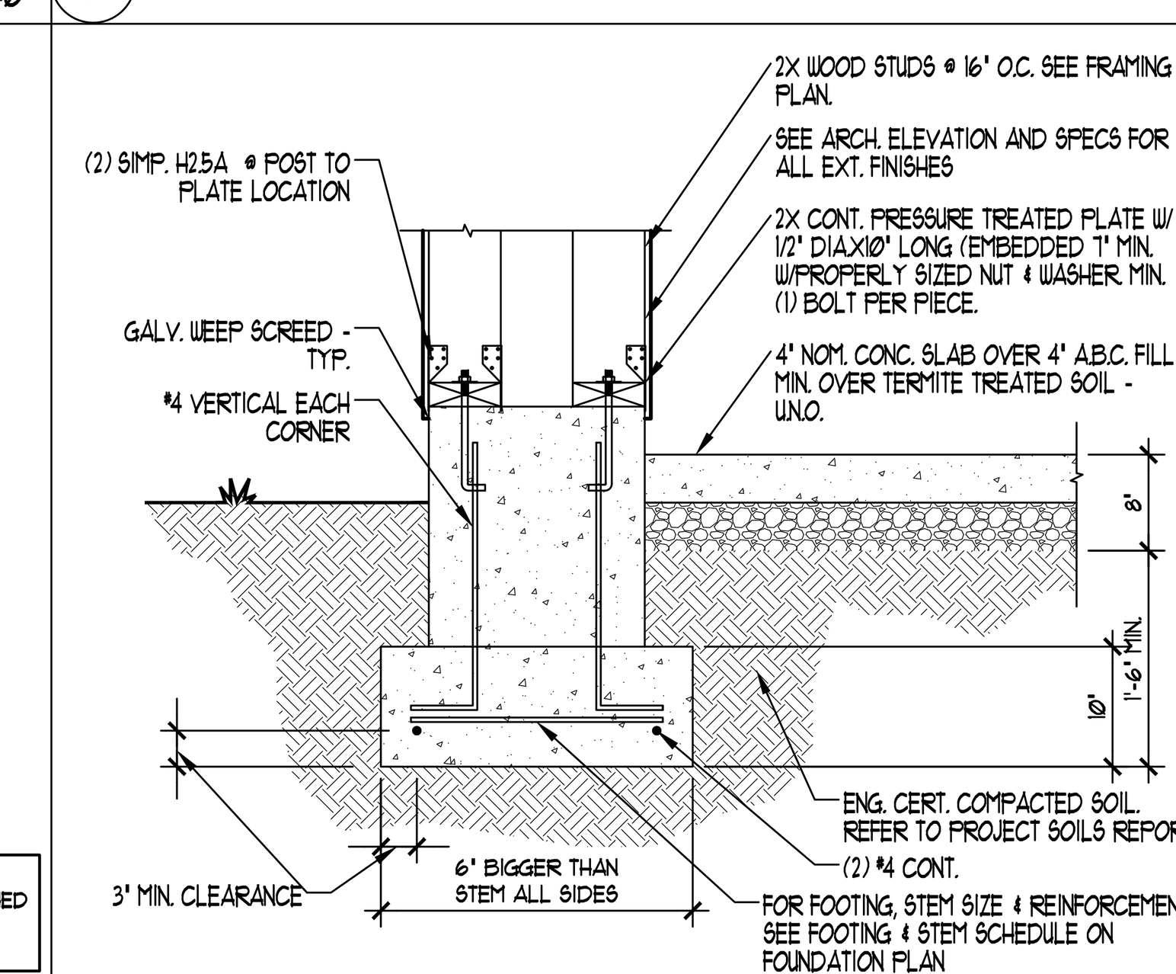
8 BEARNG WALL / POST @ MONO FOOTING



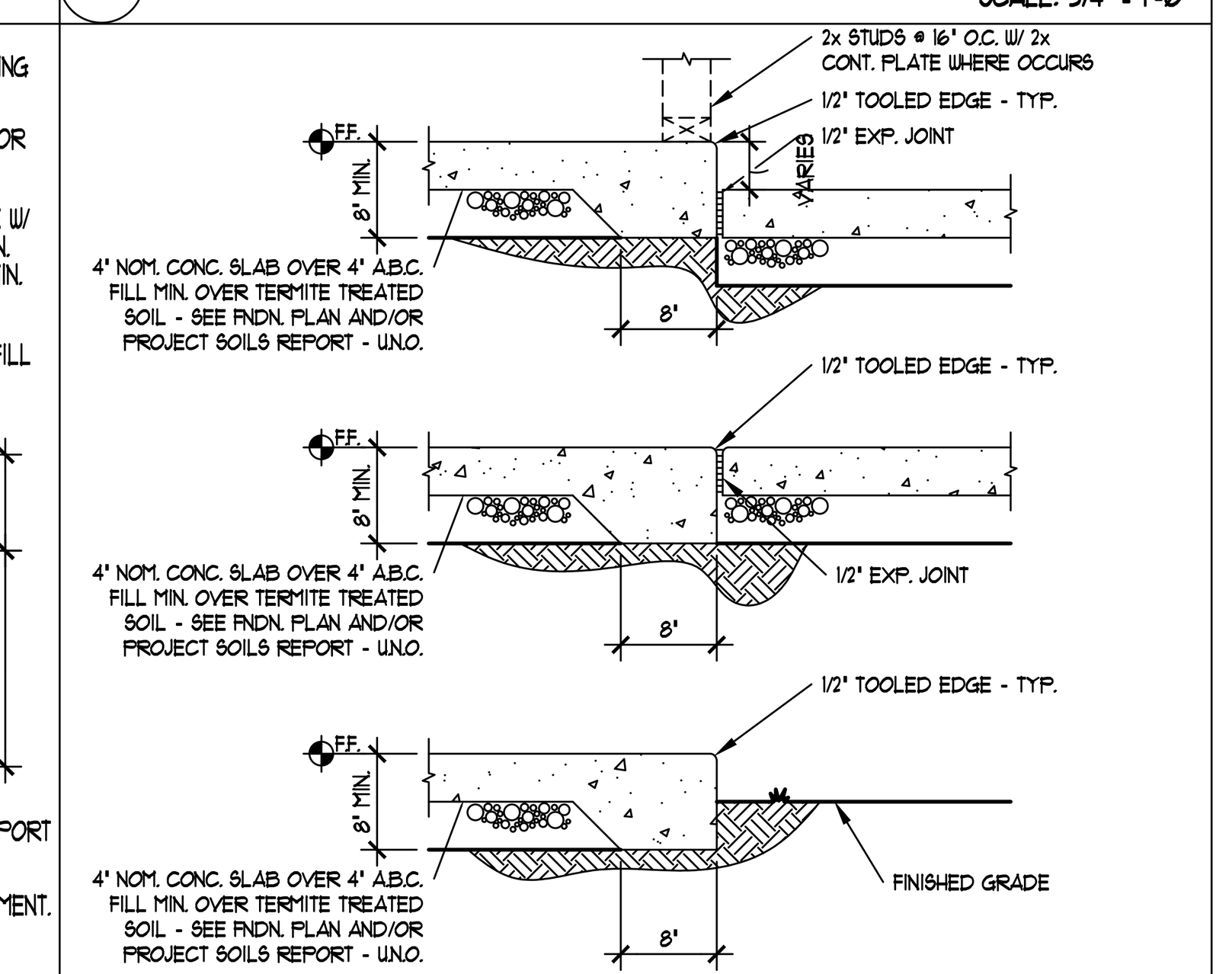
9 INTERIOR WALL / SUNKEN SLAB
SCALE: 3/4" = 1'-0"



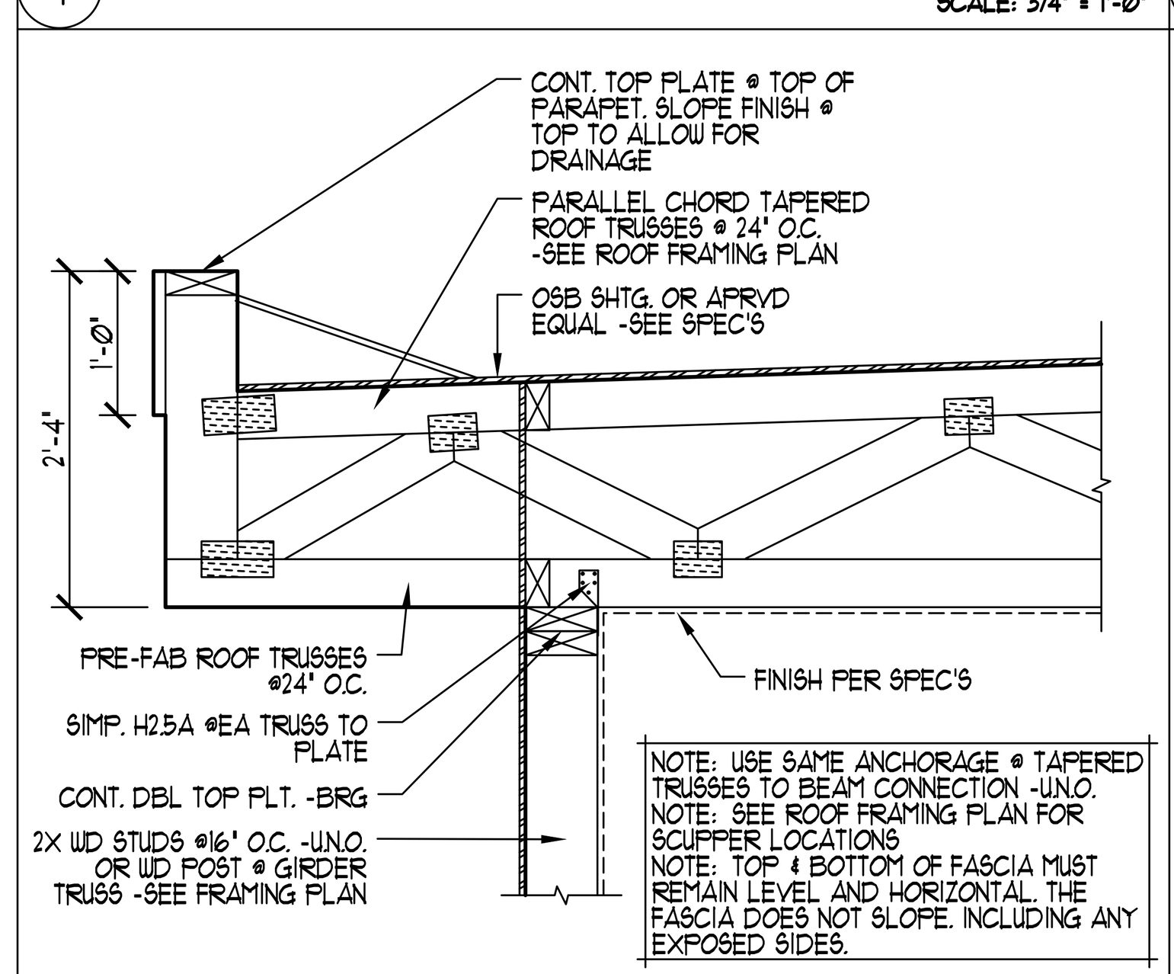
10 C.I.P. CONCRETE JOINTS
SCALE: 3/4" = 1'-0"



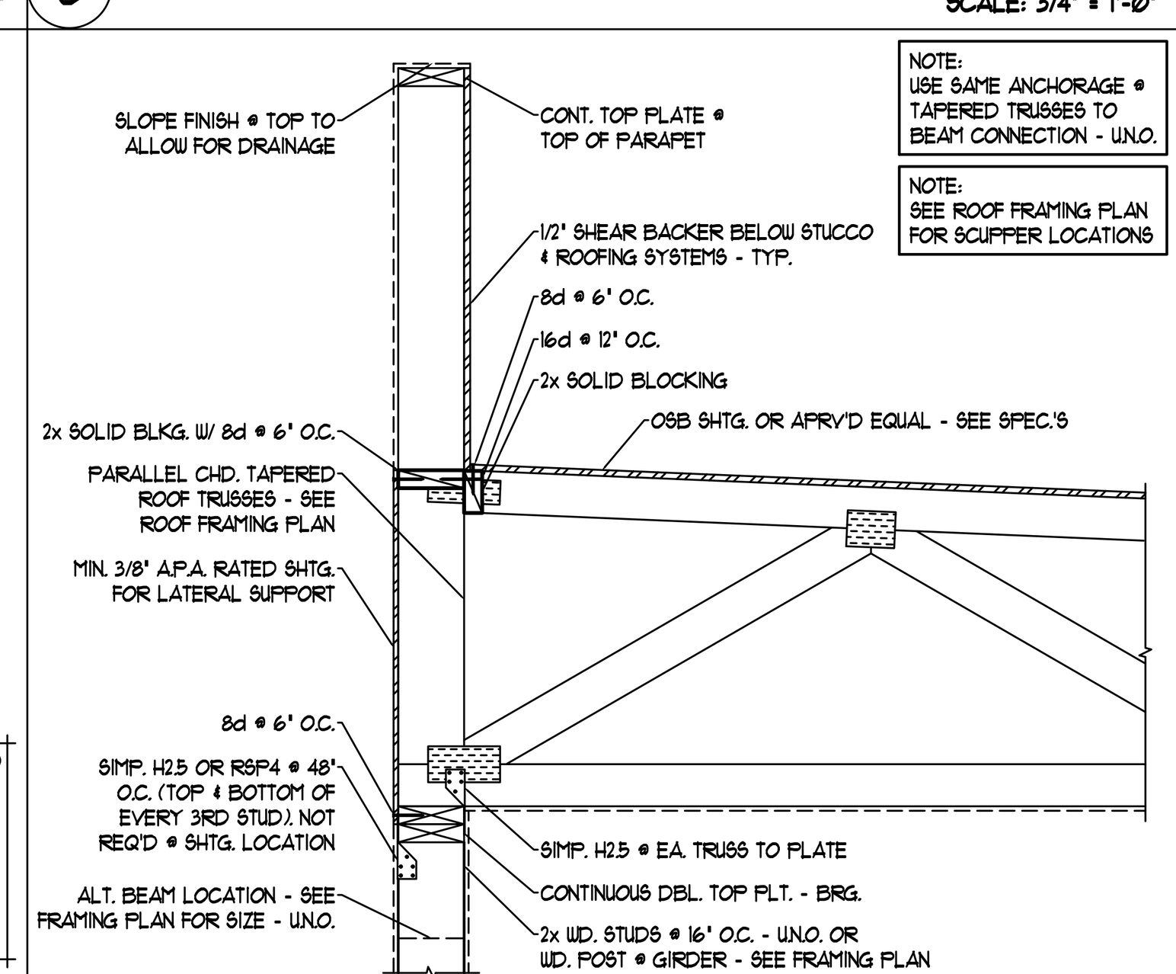
11 FRAMED COLUMN / PATIO
SCALE: 3/4" = 1'-0"



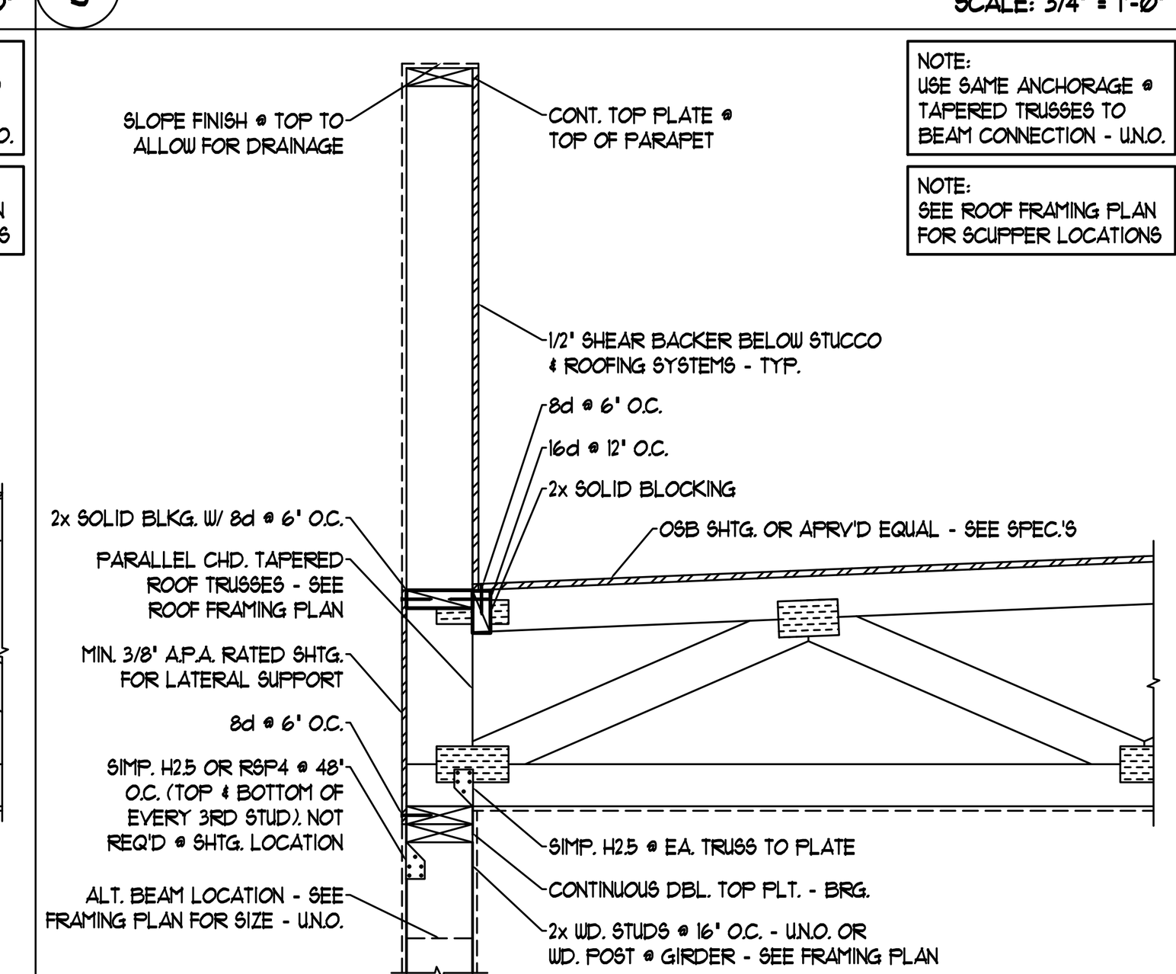
12 SLAB CONDITIONS
SCALE: 3/4" = 1'-0"



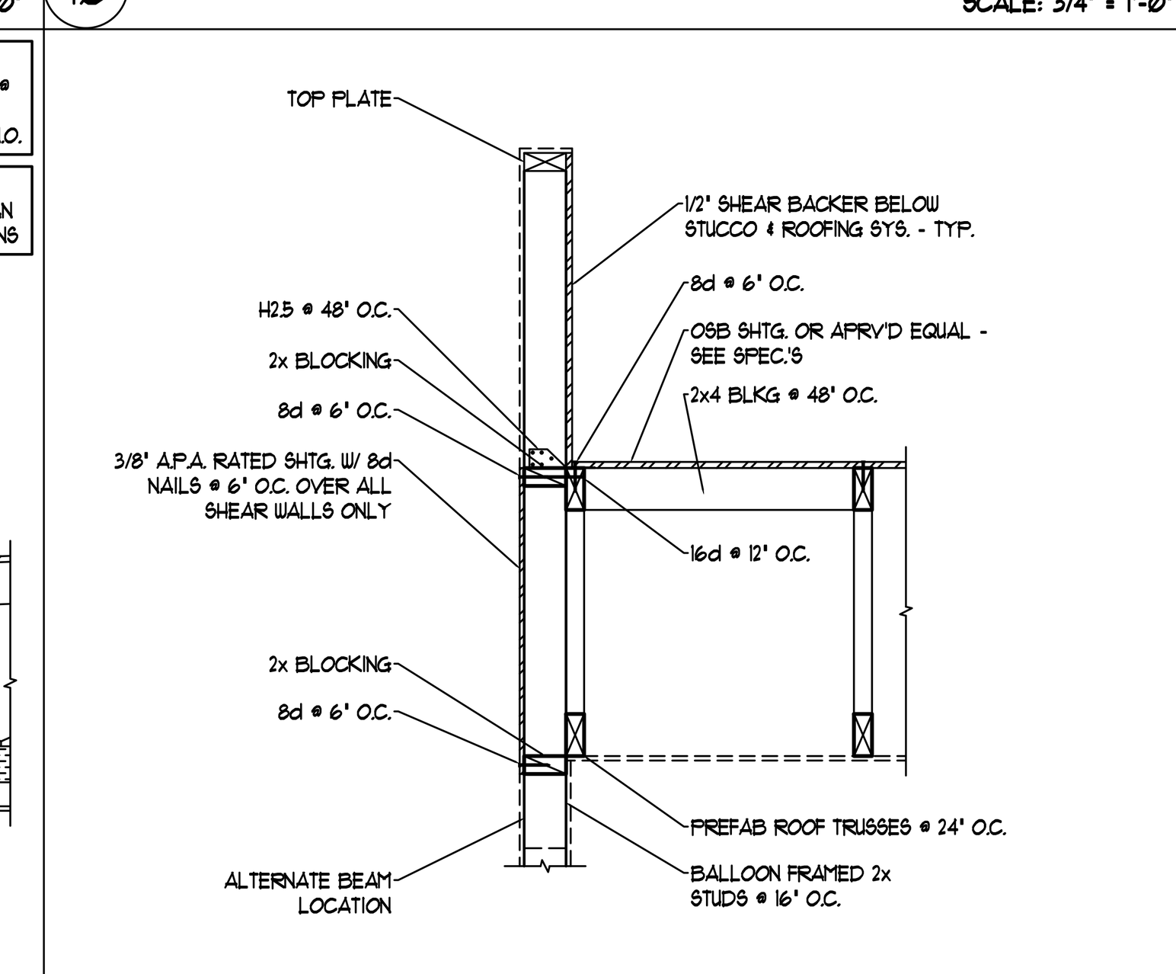
13 CANTILEVER TRUSS @ WALL (SIMILAR @ BEAM)



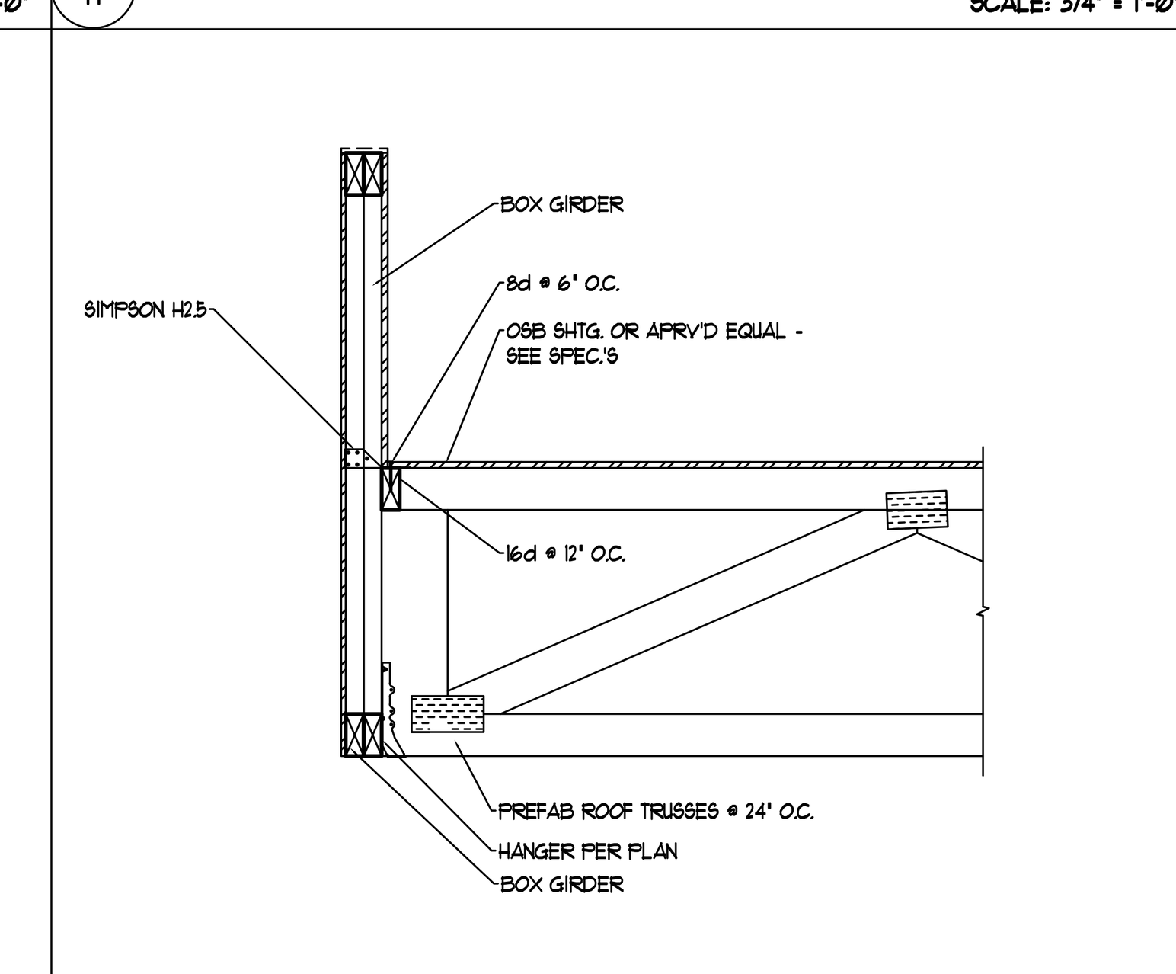
14 PERP. TRUSS @ WALL W/ PARAPET (HIGH SIDE)
SCALE: 3/4" = 1'-0"



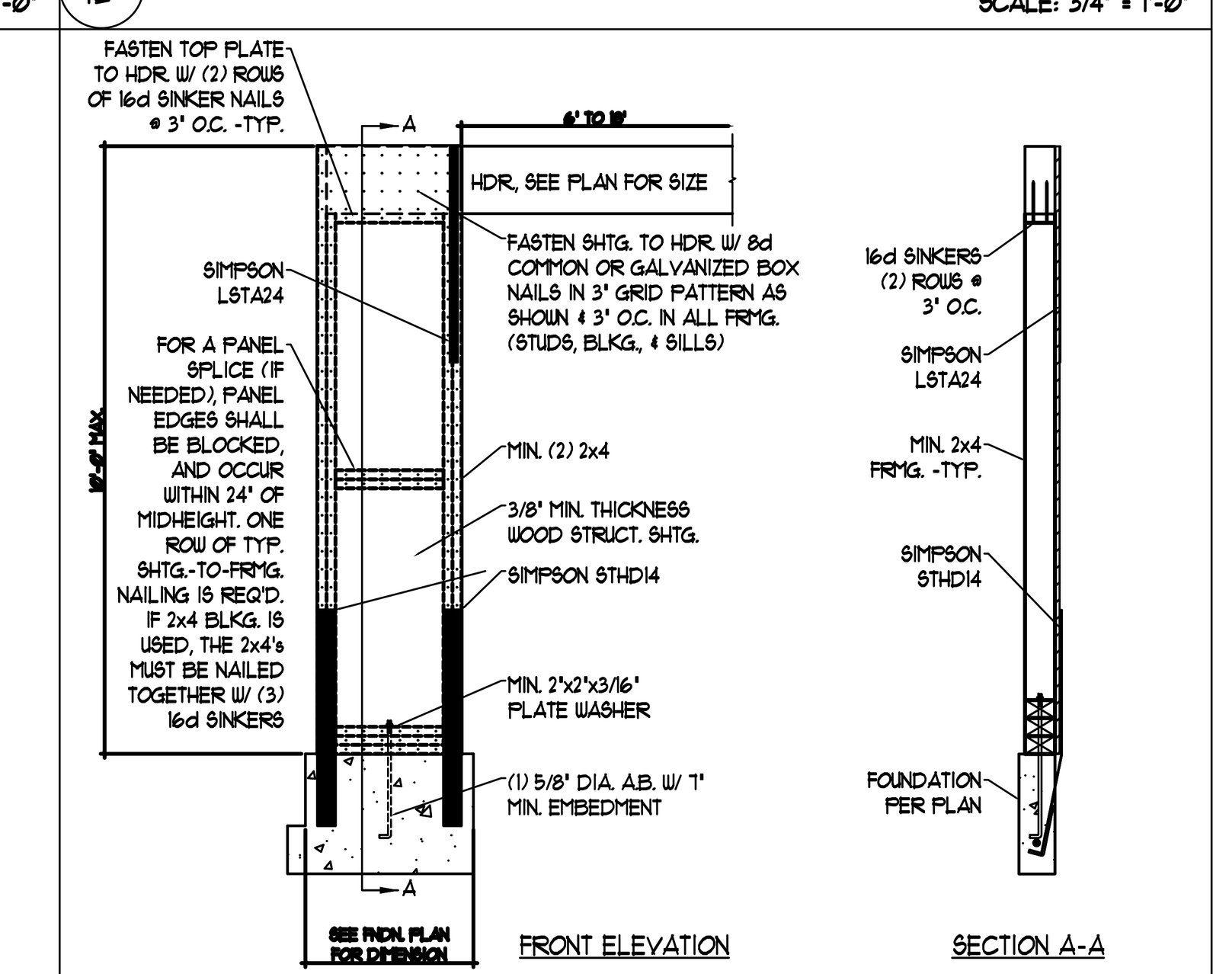
15 PERP. TRUSS @ WALL W/ PARAPET (LOW SIDE)
SCALE: 3/4" = 1'-0"



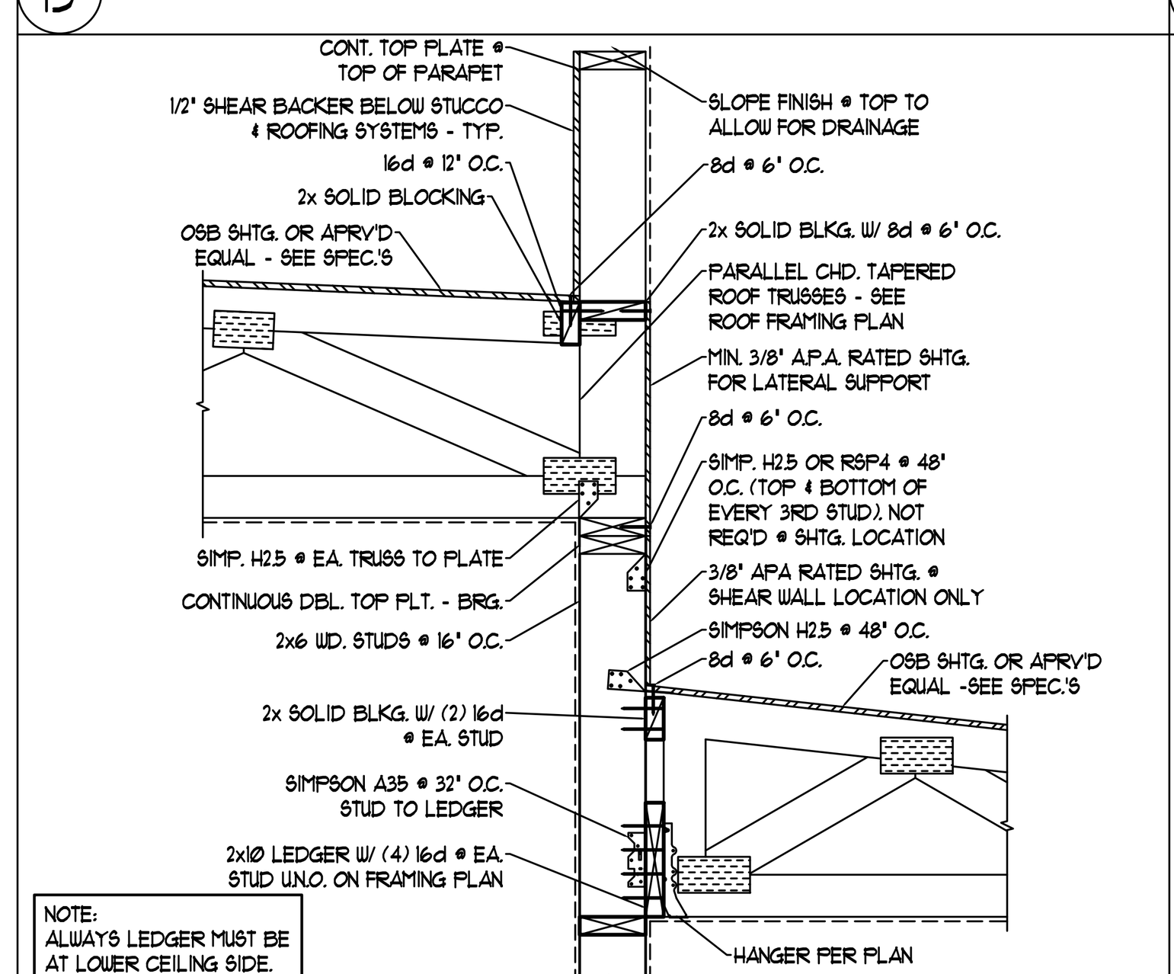
16 PARALLEL TRUSS @ PARAPET ENDWALL
SCALE: 3/4" = 1'-0"



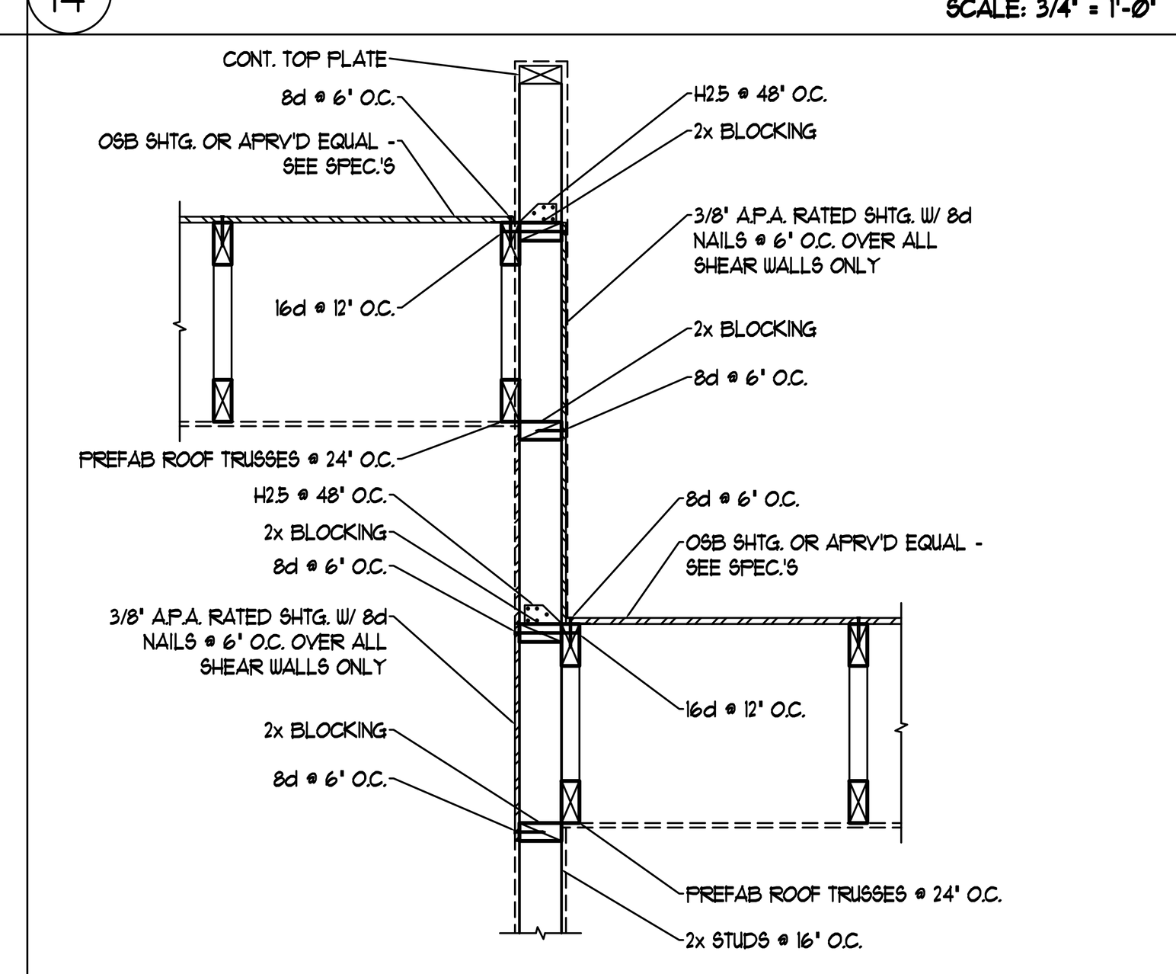
17 TRUSS TO BOX GIRDER
SCALE: 3/4" = 1'-0"



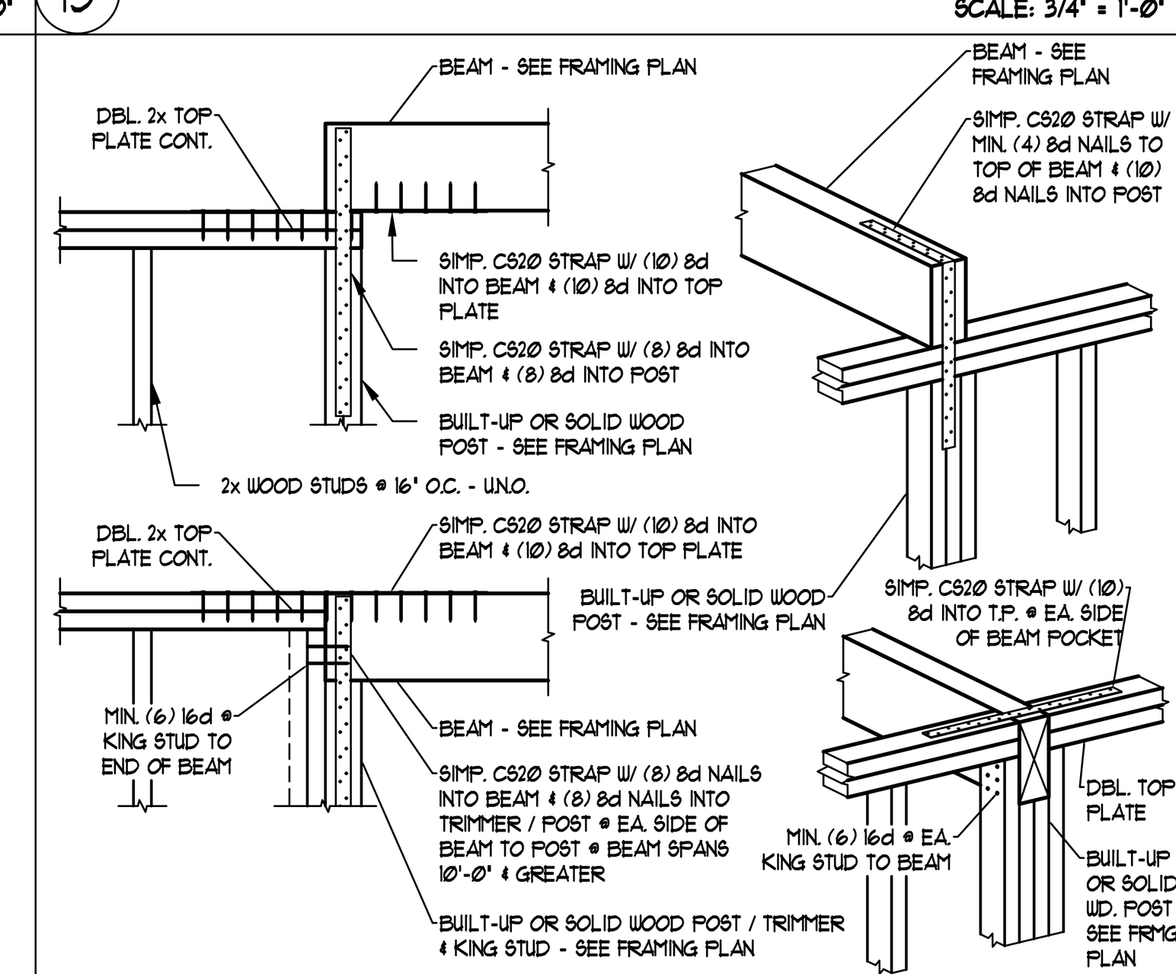
18 PORTAL FRAME DETAIL
SCALE: 3/4" = 1'-0"



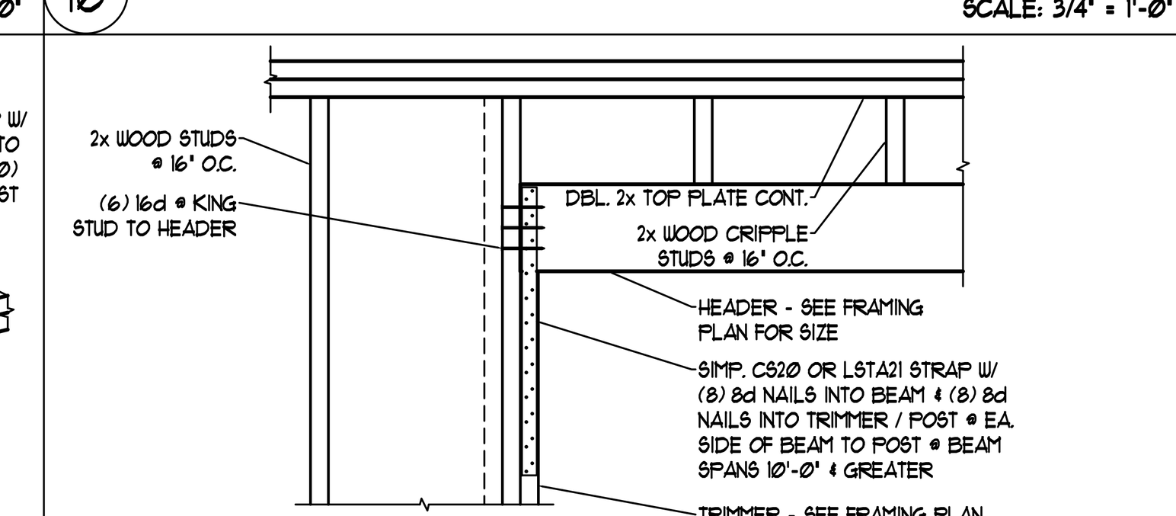
19 TRUSS @ BEARING WALL
SCALE: 3/4" = 1'-0"



20 PARALLEL TRUSSES @ WALL
SCALE: 3/4" = 1'-0"



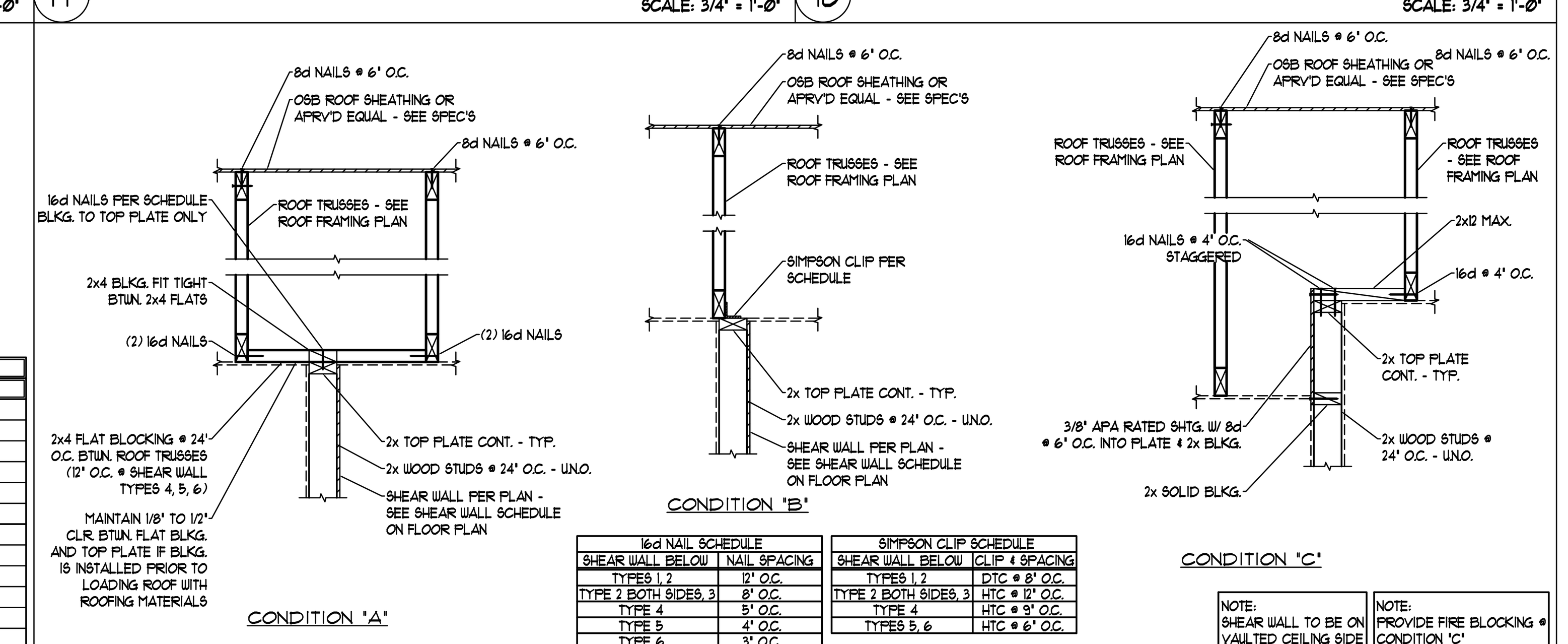
21 BEAM @ WALL CONNECTIONS
SCALE: 3/4" = 1'-0"



NUMBER OF KING STUDS REQUIRED

	OPENING WIDTH	8'-1" PLATE	9'-1" PLATE	10'-1" PLATE	12'-1" PLATE
2x4 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
2x6 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'-0"	1	1	1	2
	12'-0"	2	2	2	2

22 WINDOW AND/OR DOOR HEADER
SCALE: 3/4" = 1'-0"



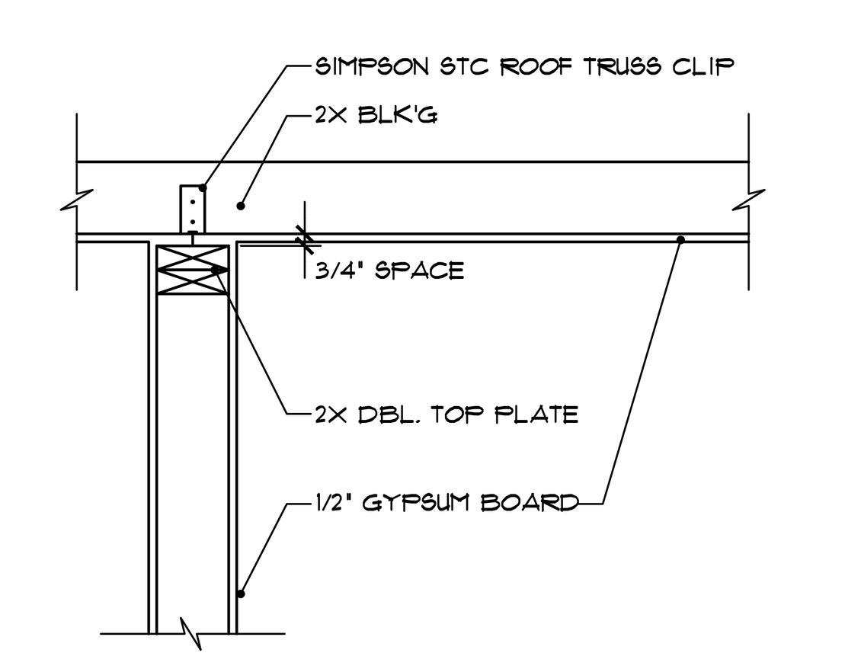
16d NAIL SCHEDULE

SHEAR WALL BELOW	NAIL SPACING
TYPES 1, 2	12" O.C.
TYPE 2 BOTH SIDES, 3	8" O.C.
TYPE 4	5" O.C.
TYPE 5	4" O.C.
TYPE 6	3" O.C.

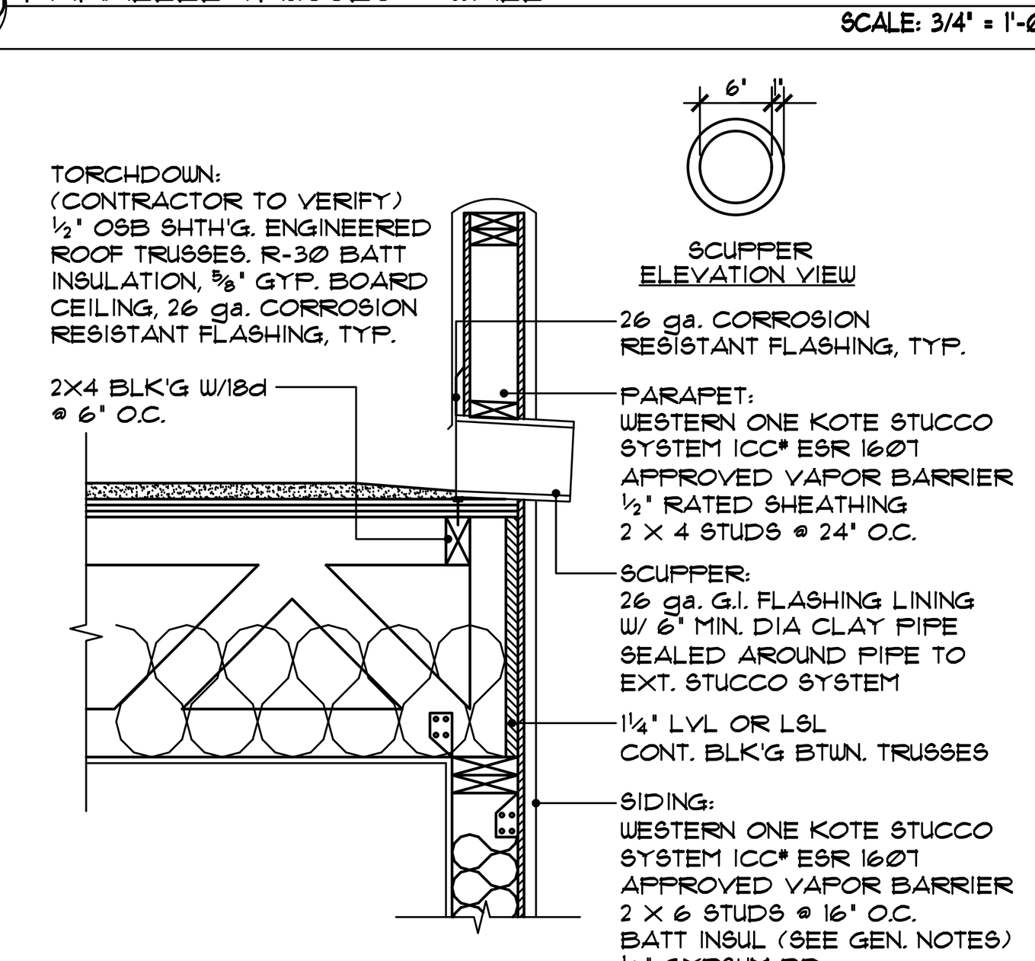
SIMPSON CLIP SCHEDULE

SHEAR WALL BELOW	CLIP & SPACING
TYPES 1, 2	DTC @ 8" O.C.
TYPE 2 BOTH SIDES, 3	HTC @ 12" O.C.
TYPE 4	HTC @ 9" O.C.
TYPES 5, 6	HTC @ 6" O.C.

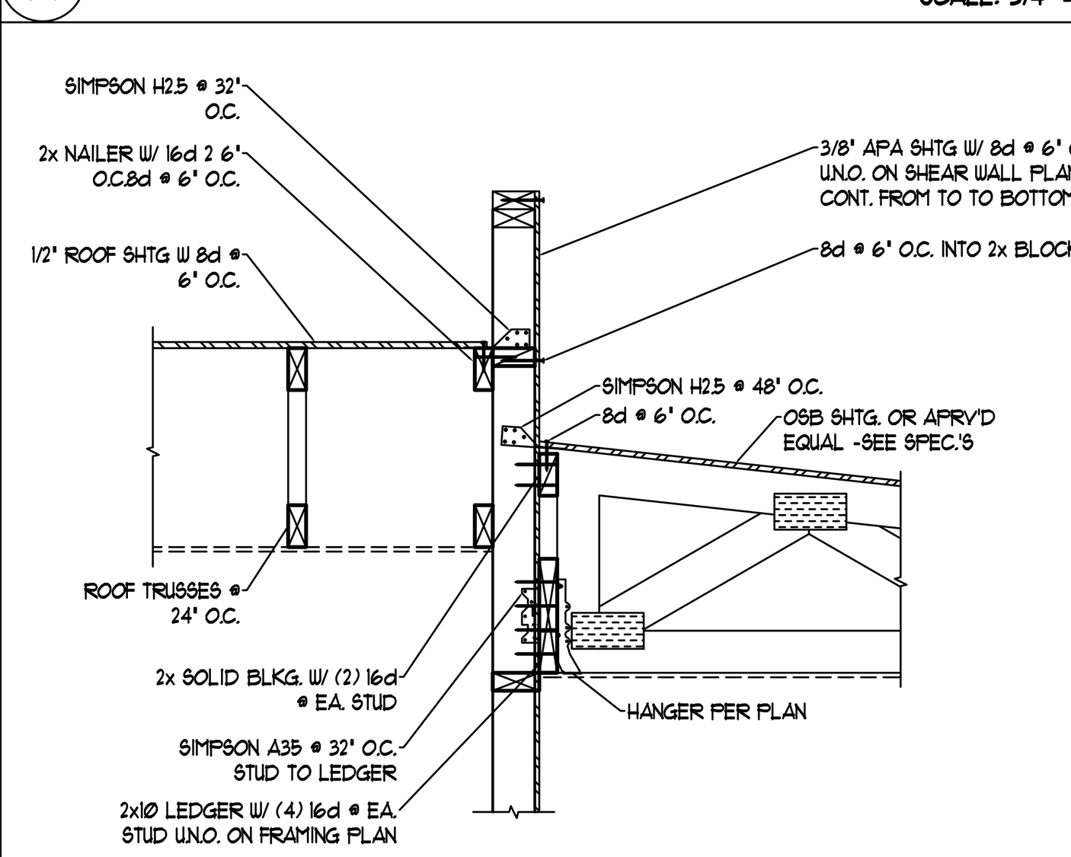
23 TRUSSES / WALL / SHEAR TRANSFER CONDITIONS
SCALE: 3/4" = 1'-0"



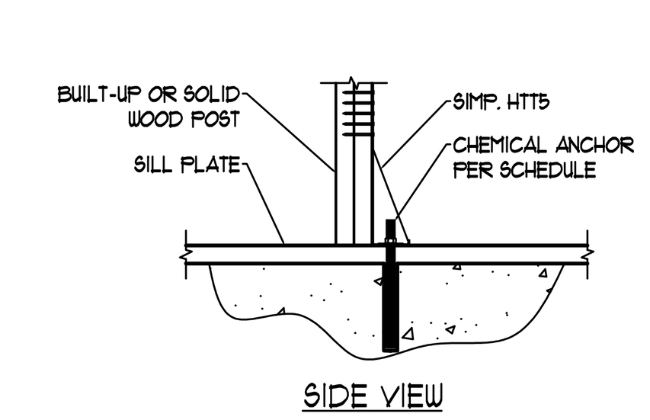
25 INTERIOR NON-BRG. WALL TO CEILING
SCALE: 3/4" = 1'-0"



26 INTERIOR NON-BRG. WALL TO CEILING
SCALE: 3/4" = 1'-0"

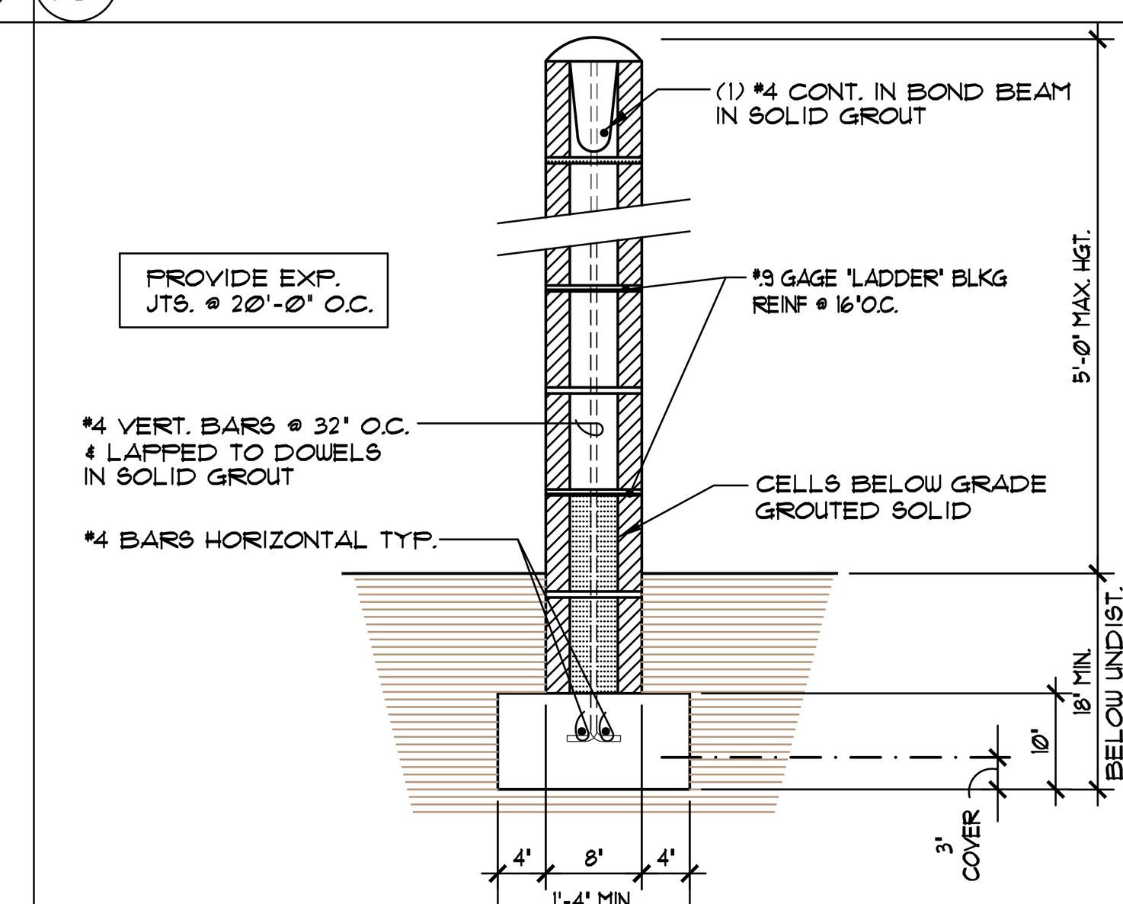


27 LOWER/UPPER TRUSS TO WALL
SCALE: 3/4" = 1'-0"



SUBSTITUTE SIMP. HTT22 FOR SIMP. HPAHD-22	EDGE DISTANCE (S)	EMBED DEPTH (D)
2x4 WALL	2 1/4"	10"
2x6 WALL	2 3/4"	10"
ANCHOR TYPE	SIMP. S.E.T. W/ 5/8" DIA. THREADED ROD	

28 HOLDDOWN DETAIL
SCALE: 3/4" = 1'-0"



29 COURTYARD WALL
SCALE: 3/4" = 1'-0"

XXXXXXXX.XXX

PROPOSED CUSTOM DESIGN FOR:

Los Pastores - Lot 3

ENCHANTED SPACES YOUR LOCAL BUILDER

CUSTOM SD1

AR LLC DESIGNSTUDIO