

GENERAL NOTES

- ALL CONSTRUCTION TO COMPLY WITH CURRENT ANSI, I.R.C., 2012 AND AMMENDMENTS.
- ALL PRODUCTS TO BE INSTALLED AS PER MANUFACTURER'S WRITTEN SPECIFICATIONS.
- FOUNDATIONS TO COMPLY WITH CHAPTER 4 OF I.R.C., 2012
- FLOORS TO COMPLY WITH CHAPTER 5 OF I.R.C., 2012
- WALL CONSTRUCTION TO COMPLY WITH CHAPTER 6 OF I.R.C., 2012
- WALL COVERINGS TO COMPLY WITH CHAPTER 7 OF I.R.C., 2012
- ROOF-CEILING CONSTRUCTION TO COMPLY WITH CHAPTER 8 OF I.R.C., 2012
- ROOF ASSEMBLIES TO COMPLY WITH CHAPTER 9 OF I.R.C., 2012
- CHIMNEYS AND FIREPLACES TO COMPLY WITH CHAPTER 10 OF I.R.C., 2012

- SLOPE OF LANDINGS AT DOORWAYS TO BE 1/ 4"=12" MAX
- NO EXPOSED CONDUIT ALLOWED
- GAS PIPING NOT ALLOWED UNDER SLABS OR STRUCTURES
- OFFSET ALL PLUMBING OUT OF BEARING WALL FOOTINGS

PROJECT INFORMATION

1. TYPE OF PROJECT
2. OCCUPANCY
3. TYPE OF CONSTRUCTION
4. SIZE IN SQUARE FEET
*LIVABLE TOTAL
*GARAGE TOTAL
*COVERED OUTDOOR LIVING TOTAL
*COVERED TOTAL
5. SUBDIVISION & LOT #
6. PARCEL #
7. JOB ADDRESS
8. LOT SIZE
9. PARKING
10. ZONED
11. SETBACKS
12. LOT COVERAGE
13. HEIGHT
14. CODES

SINGLE FAMILY RESIDENCE
R-5
V-N

2,314 SQ.FT.
1579 SQ.FT.
635 SQ.FT.
3713 SQ.FT.

XX
219-18-975
3852 N. HAWES RD MESA AZ
0.42 ACRES
-
-
PER BUILDING ENVELOPE
- -
IRC 2012

PROJECT TEAM

DESIGNER
BRADSHAW HOME DESIGN LLC.
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(928)-710-2580

SHEET SCHEDULE

A-000	TITLE SHEET, PROJECT INFORMATION		
A-100	SITE PLAN		
A-101	FOUNDATION PLAN/ FLOOR PLAN		
A-102	ROOF FRAMING / ELECT PLAN		
A-200	ELEVATIONS 1 & 2		
A-201	SECTIONS		

PROJECT:

DATE: 05/ 26/ 2015

SCALE: NTS

SHEET:

A-000

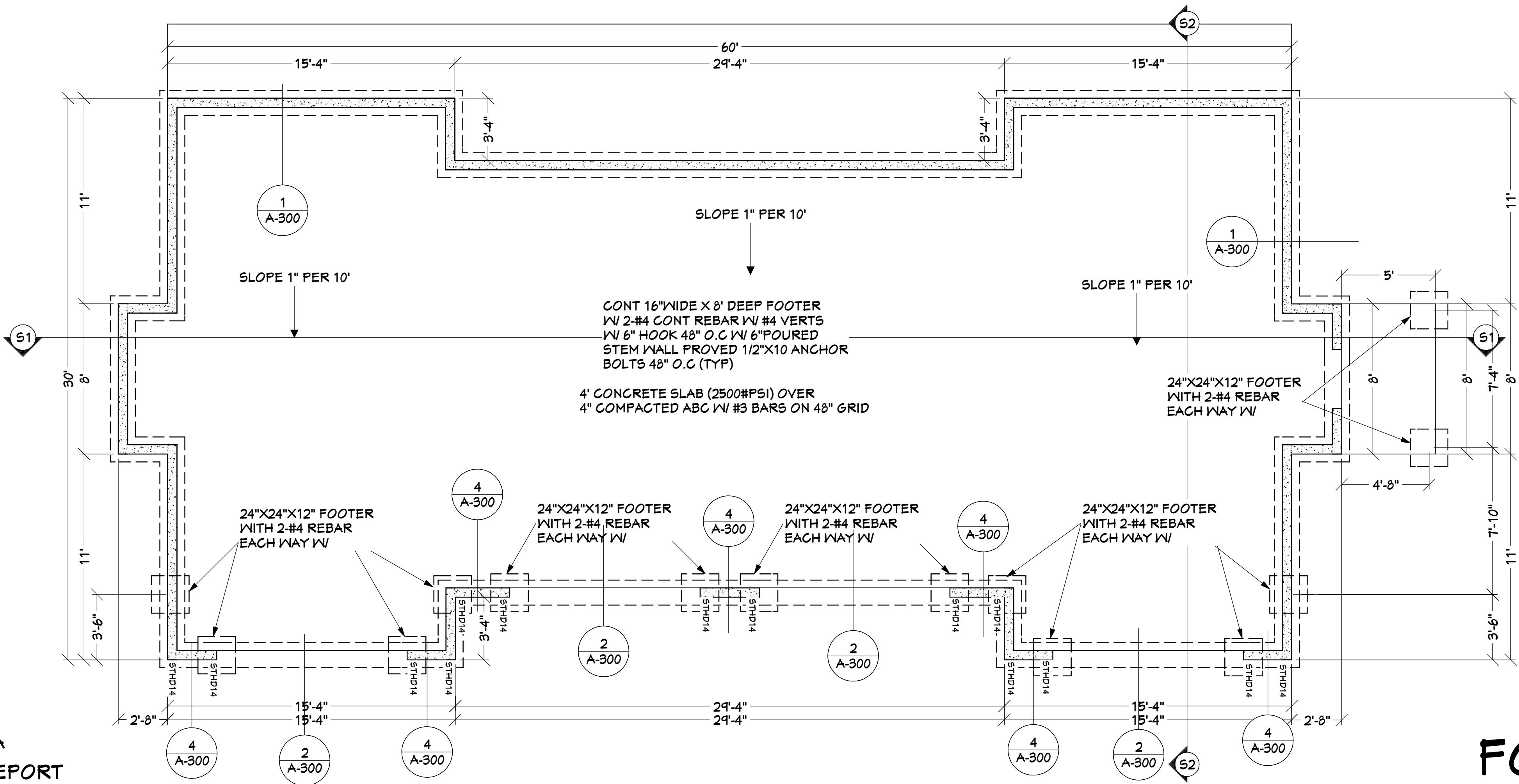
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403.1.3.1
FOUNDATIONS WITH STEMWALLS
SHALL BE PROVIDED WITH A MINIMUM
OF ONE NO. 4 BAR AT THE TOP OF
THE WALL AND TWO NO. 4 BAR AT
THE BOTTOM OF THE FOOTING.

NOTES

1. CONCRETE: Fc 2500 P.S.I IN 28 DAY
2. REBAR: ASTM A615 GRADE 40 F's 20,000 P.S.I
3. ASSUMED SOIL BEARING 1500 P.S.F
4. ALL FOOTINGS PLACED 18" INTO NATURAL SOIL / ENGINEERED PAD
5. ALL CONCRETE SLAB AREA'S SHALL BE PRE TREATED FOR TERMITES.
6. PROVIDE #3 REBARS ON 48" GRID FOR GARAGE AND PATIO SLABS
7. SEE MECHANICAL ' PLUMBING AND ELECTRICAL PLANS FOR UNDER SLAB WORK
8. ALL REINFORCING SHALL BE CONTINUOUS OR LAPPED A MINIMUM OR 40 BAR DIAMETER. EXTEND REINFORCING CONTINUOUS AROUND CORNERS AND INTERSECTIONS
9. INTERIOR BEARING WALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL OR 18" IN TO ENGINEERED PAD
10. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING CONCRETE

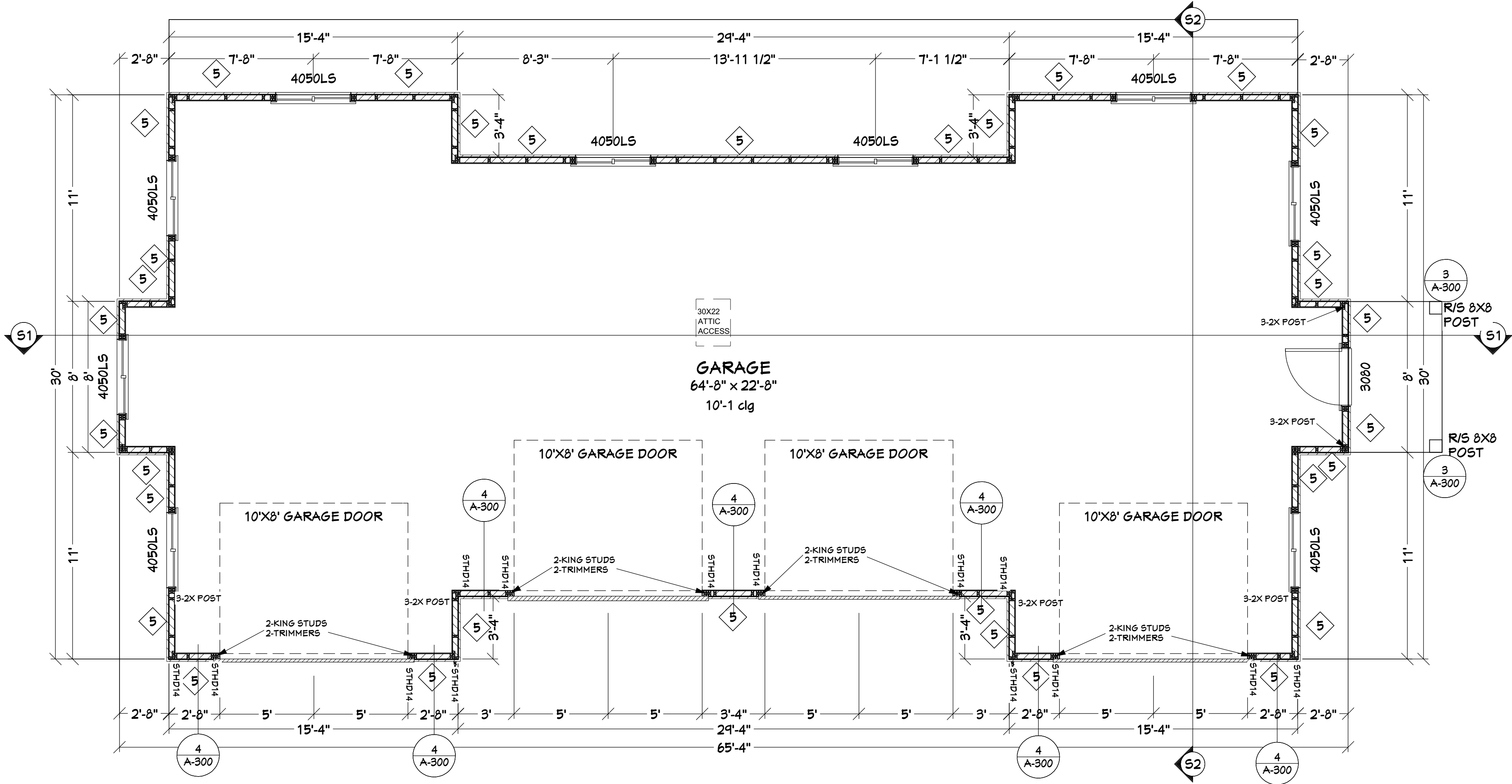
FILL EXCEEDING 2' MUST HAVE A
CERTIFIED COMPACTION TEST AND REPORT



ALL FOOTINGS SHALL EXTEND THROUGH
ANY FILL, AND THROUGH ANY
CLAY LAYERS AND SHALL BE SEATED
UPON UNDISTURBED, NON-EXPANSIVE SOILS.

FOUNDATION PLAN

SHEAR WALL SCHEDULE			
MARK	SHEATHING MATERIAL	WALL ATTACHMENT	BOTTOM PLATE ATTACHMENT
1	1/2" DRYWALL (UNBLOCKED) ONE SIDE OF WALL	5d COOLER AT 7" O.C. EDGES AND FIELD	CONCRETE: 1/2" DIA. A.B. AT 48" O.C. WOOD: 16d NAILS AT 16" O.C.
2	5/8" DRYWALL (UNBLOCKED) ONE SIDE OF WALL	6d COOLER AT 7" O.C. EDGES AND FIELD	CONCRETE: 1/2" DIA. A.B. AT 48" O.C. WOOD: 16d NAILS AT 12" O.C.
3	1 BOTH SIDES	SEE ABOVE	CONCRETE: 1/2" DIA. A.B. AT 48" O.C. WOOD: 16d NAILS AT 8" O.C.
4	1 ONE SIDE 2 OTHER SIDE	SEE ABOVE	CONCRETE: 1/2" DIA. A.B. AT 48" O.C. WOOD: 16d NAILS AT 8" O.C.
5	1/2" OR 3/8" PLYWOOD OR OSB ONE SIDE OF WALL	8d COMMON AT 6" O.C. AT EDGES 8d COMMON AT 12" O.C. IN FIELD	CONCRETE: 1/2" DIA. A.B. AT 48" O.C. WOOD: 16d NAILS AT 8" O.C.
6	1/2" OR 3/8" PLYWOOD OR OSB ONE SIDE OF WALL	8d COMMON AT 4" O.C. AT EDGES 8d COMMON AT 12" O.C. IN FIELD	CONCRETE: 1/2" DIA. A.B. AT 24" O.C. WOOD: 16d NAILS AT 6" O.C.
7	1/2" OR 3/8" PLYWOOD OR OSB ONE SIDE OF WALL	8d COMMON AT 3" O.C. AT EDGES 8d COMMON AT 12" O.C. IN FIELD	CONCRETE: 1/2" DIA. A.B. AT 24" O.C. WOOD: 16d NAILS AT 4" O.C.
NOTES: 1. STUD SPACING IN ALL SHEAR WALLS SHALL NOT EXCEED 16" O.C. 2. ANCHOR BOLTS TO FOUNDATION SHALL BE 10" LONG AND SHALL BE EMBEDDED 7" INTO INTO CONCRETE. 3. CAST-IN-PLACE ANCHOR BOLTS MAY BE REPLACED WITH THE SAME DIAMETER EXPANSION BOLTS AT SAME SPACING AT INTERIOR WALLS ONLY. EXPANSION BOLTS SHALL BE SIMPSON STRONGBOLT (ESR-1771) OR MILTI HSL-3 (ESR-1545). 4. A MINIMUM OF 2 ANCHOR BOLTS SHALL BE USED ON EACH BASE PLATE PIECE. PROVIDE 1 ANCHOR BOLT MINIMUM WITHIN 9 INCHES OF EACH END OF EACH PIECE. 5. PROVIDE CONTINUOUS DOUBLE 2X PLATE TOP PLATE AT ALL SHEAR WALLS AND EXTERIOR WALLS. UNLESS NOTED OTHERWISE, LAP SPLICE TOP PLATE A MINIMUM OF 4'-0" WITH 16d NAILS STAGGERED AT 4" ON CENTER #10-16d NAILS TOTAL BETWEEN SPLICE JOINTS). 6. PROVIDE FULL HEIGHT DOUBLE STUDS AT ENDS OF SHEAR WALLS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS. ATTACH STUDS TOGETHER WITH 16d NAILS AT 6" O.C. STAGGERED. 7. BLOCK ALL PLYWOOD PANEL EDGES WITH MINIMUM 2" NOMINAL FRAMING. EDGE NAIL SHEATHING AT BLOCKED EDGES. 8. AT PERFORATED SHEARWALLS USE SIMPSON BP1/2 BEARING PLATES AT ALL ANCHOR BOLTS.			



DIMENSIONED FLOOR PLAN

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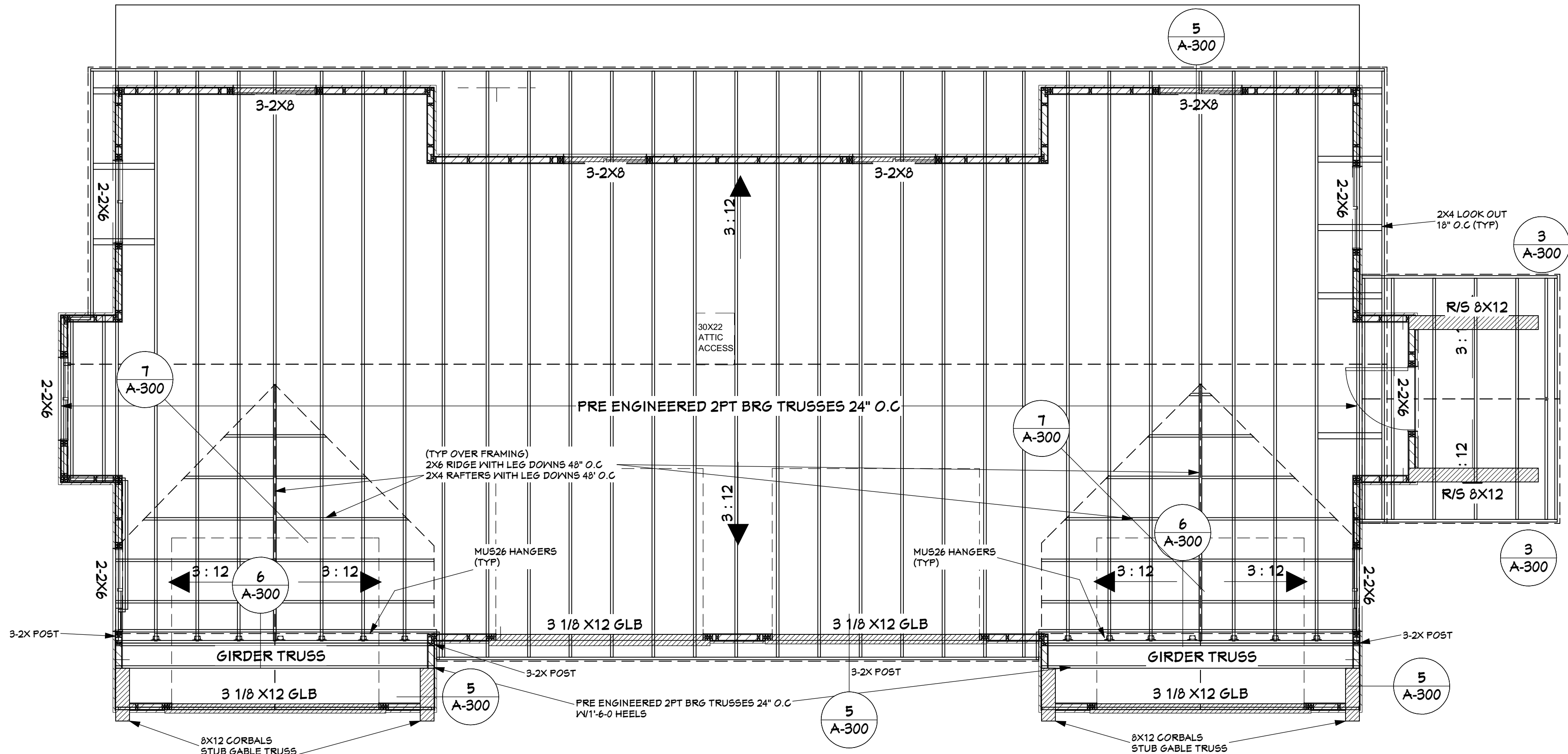
WILEY GARAGE
3852 N. HAWES RD

PROJECT:
DATE: 05/26/2015
SCALE: 1/4" = 1'
SHEET:
A-101

ATTIC VENTILATION

ATTIC SPACE = 1579SQ. FT.
PROVIDE 1 SQ. FT. OF
VENTILATION FOR EVERY 300
SQ. FT. OF ATTIC SPACE
1579 ÷ 300 = 5.29 SQ. FT REQUIRED
USE CONTIGUES RIDGE VENTS
AND 3-HOLE BLOCKING

- ROOF NOTES
- USE SIMPSON H2.5A AT EACH TRUSS OR
RAFTER AND DBL TOP PLATE OR BEAM.
 - PROVIDE 1/2" O.S.B. ROOF SHEATHING
 - PROVIDE ROOF VENTING OF ONE SQ. FT. PER
150 SQ. FT. OF ROOF AREA.
 - ALL FRAMING AND ANCHORING PER IRC
 - PROVIDE FIREBLOCKING IN STUD WALLS AT
FURRED-DOWN AREAS AND SOFFITS.



DESIGN LOADS	
LIVE	20 PSF
DEAD	10 PSF (15 PSF TILE)
TOTAL	30 PSF

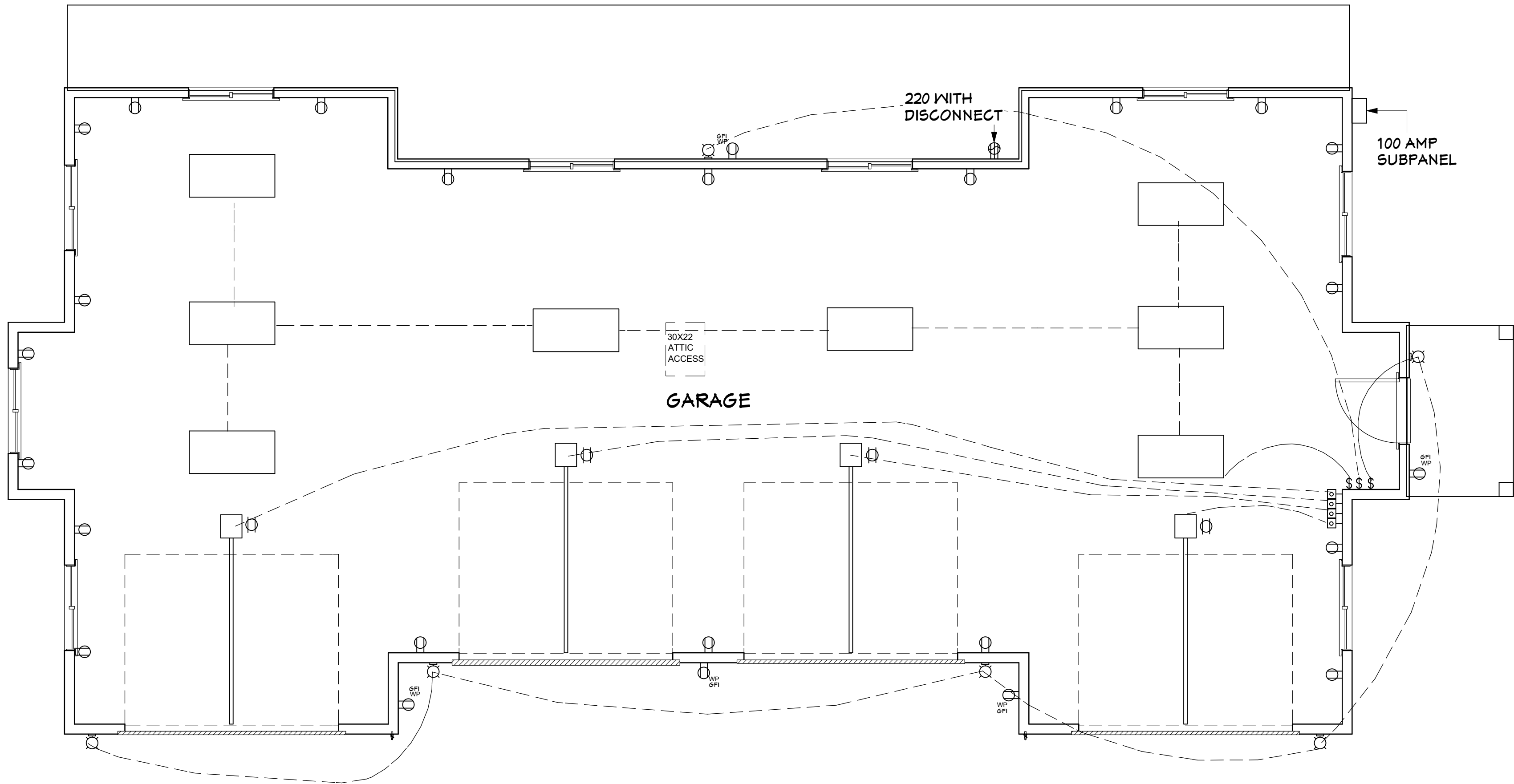
ROOF PLAN

- SPECIFIC NOTES FOR ELECTRICAL PLAN:
- MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO WORK.
 - ALL GFI & GFCI AT CABINETS TO BE 44" AFF UNLESS OTHERWISE SPECIFIED.
 - FANS NOT INCLUDED IN PACKAGE.

- GENERAL NOTES FOR ELECTRICAL PLAN:
- CONTRACTOR TO PROVIDE QUOTED ALLOWANCE FOR LIGHTING FIXTURES, CEILING FANS AND/OR BOXES, INDIRECT LIGHTING FIXTURES AND CAN LIGHTING TO BE PROVIDED BY CONTRACTOR.
 - LICENSED ELECTRICAL CONTRACTOR SHALL INSTALL ELECTRICAL TO N.E.C.
 - CONTRACTOR TO VERIFY ELECTRICAL REQUIRED FOR KIT APPLIANCES, WHIRLPOOL TUBS, POOL, FURNACE, WATER HEATER ETC. PER ARTICLE 680 N.E.C.
 - INDIRECT LIGHTING SHALL BE PLACED @ REAR OF ANY LIGHT COVES
 - PROVIDE SEPARATE 20AMP CIRCUIT FOR WASHER, PROVIDE SEPARATE 20AMP CIRCUIT FOR BATHROOM, PROVIDE 2) 20AMP CIRCUITS IN KITCHEN, PANTRY, BREAKFAST AND DINING AREAS
 - PROVIDED NON METALLIC TRIM ABOVE SHOWER AND TUB LIGHT FIXTURES ON GFI CIRCUIT.
 - ALL SMOKE DETECTORS SHALL BE HARDWIRED AND INTERCONNECTED WITH EACH OTHER.
 - PROVIDE A SECURITY SYSTEM DESIGNED BY SUBCONTRACTOR WITH QUOTED ALLOWANCE AND SURROUND SOUND.
 - PROVIDE VFER. GROUND PER ARTICLE 250 N.E.C.
 - ALL BATHROOM EXHAUST FANS TO HAVE A 5 MIN. SHUT OFF SWITCH.
 - PROVIDE APPROVED WET APPLICATIONS FOR EXTERIOR FIXTURES AND APPLICABLE BATH FIXTURES.
 - ALL FAN BOXES TO BE UL RATED; INSTALL PER MANUFACTURERS RECOMMENDATIONS.
 - ALL OUTLETS IN GARAGE TO BE GFCI.
 - ALL EXTERIOR OUTLETS TO BE GFI AND WATERPROOF.
 - PROVIDE SMOKE DETECTORS IN AND JUST OUTSIDE OF EACH BEDROOM, @ EACH FLOOR AND @ 2' OR MORE CEILING CHANGES.
 - ALL OUTLETS IN LAUNDRY, BATHROOMS, UNFINISHED BASEMENTS AND STORAGE AREAS, ALL OUTLETS SERVING KITCHEN COUNTER TOPS AND WITHIN 6' OF A BAR SINK SHALL BE GFCI PROTECTED.
 - PROVIDE ACCESSIBLE GFCI OUTLET FOR MOTOR @ JETTED TUB.
 - PROVIDE ARC-FAULT CIRCUIT INTERRUPTER(S) IN ALL BEDROOMS AS PER ARTICLE 210-12(B) OF THE 2012 N.E.C.
 - PROVIDE CAT 5 PHONE WIRING AND RG-6 COAXIAL.
 - ALL ELECTRICAL WORK SHALL COMPLY WITH 2012 I.R.C. CHAPTERS 22 THROUGH 42.
 - CEILING SUSPENDED PADDLE FANS SHALL BE SUPPORTED BY A LOAD RATED OUTBOX PER I.R.C. E 4001.6
 - ARC-FAULT CIRCUIT PROTECTION FOR BRANCH CIRCUITS SERVING ALL OUTLETS IN BEDROOMS.
 - EXTERIOR LIGHTING TO COMPLY WITH DARK SKY ORDINANCE.
 - ENSURE ARC-BREAKER @ EACH BEDROOM

- GENERAL NOTES FOR RECESSED LIGHTING:
- RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES BY BEING:
 - IC-RATED & LABELED WITH ENCLOSURES THAT ARE SEALED OR GASKETED TO PREVENT AIR LEAKAGE TO CEILING CAVITY OR UNCONDITIONED SPACES; OR
 - IC-RATED & LABELED AS MEETING ASTM E 283; OR
 - LOCATED INSIDE AIRTIGHT SEALED BOX WITH CLEARANCES OF AT LEAST .5" FROM COMBUSTIBLE MATERIALS & 3" FROM INSULATION.

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel



ELECTRICAL PLAN

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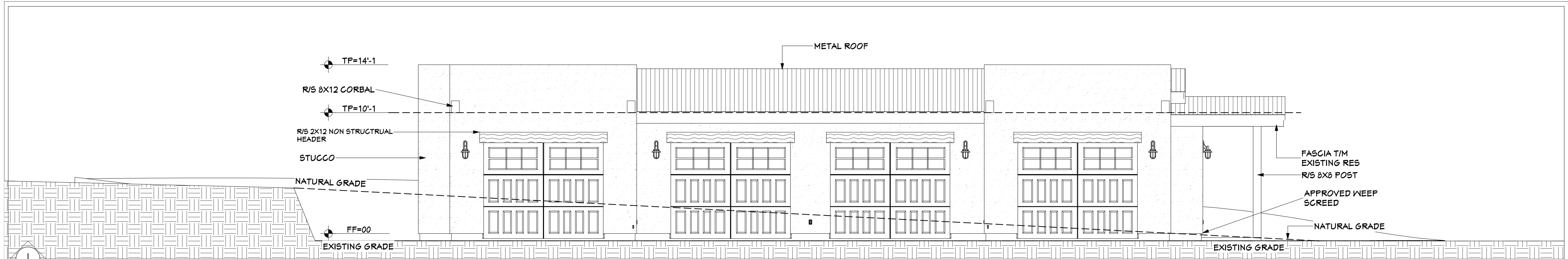
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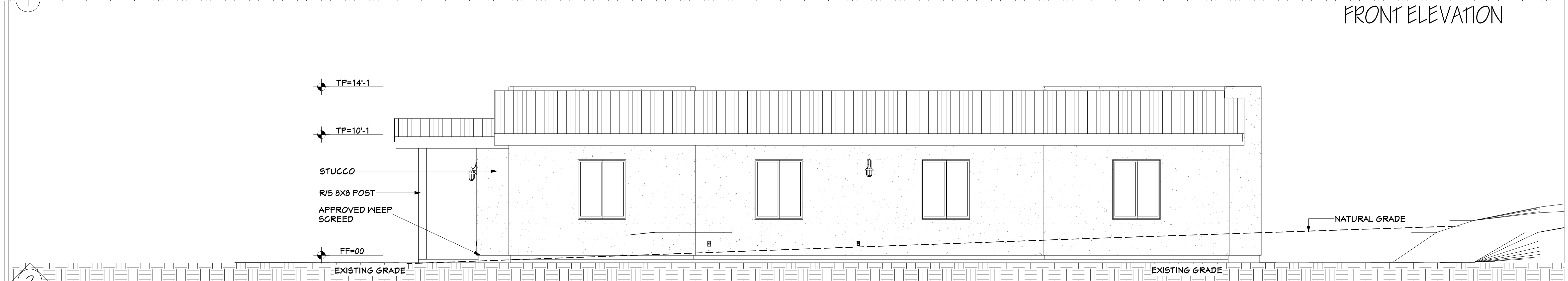
SCALE: 1/4" = 1'

SHEET:

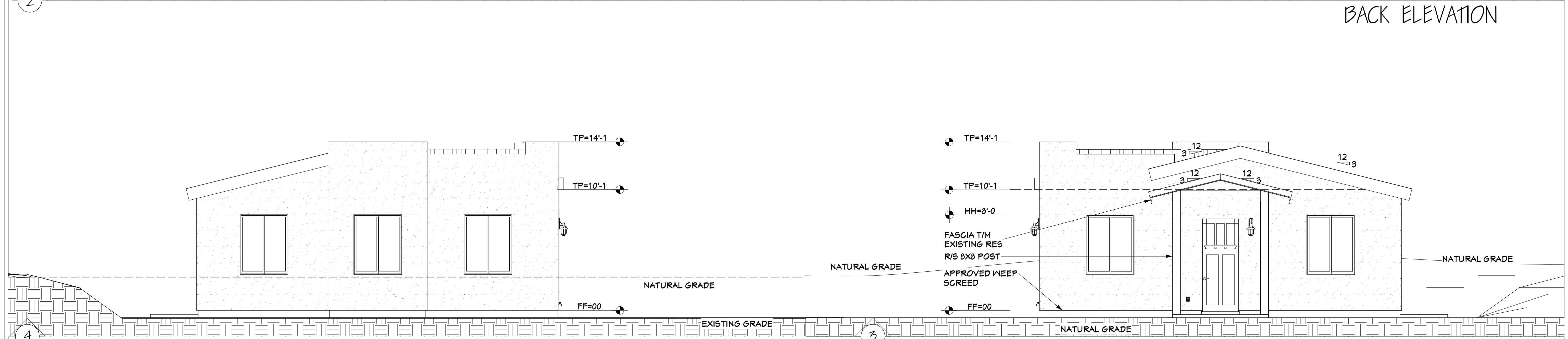
A-102



FRONT ELEVATION



BACK ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

ELEVATIONS

NOTE:
DOWNSPOUTS NOT SHOWN

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SHEET:
A-200

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3852 N. HAWES RD

