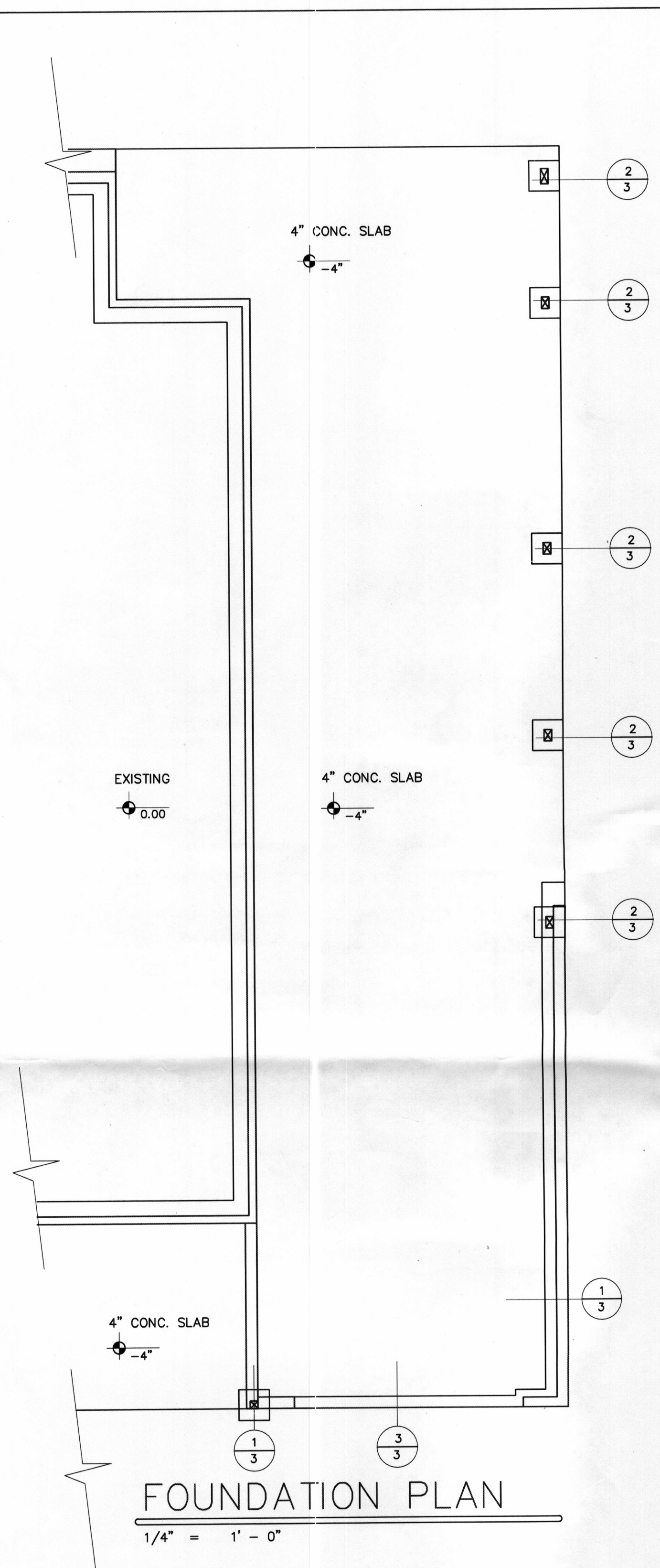
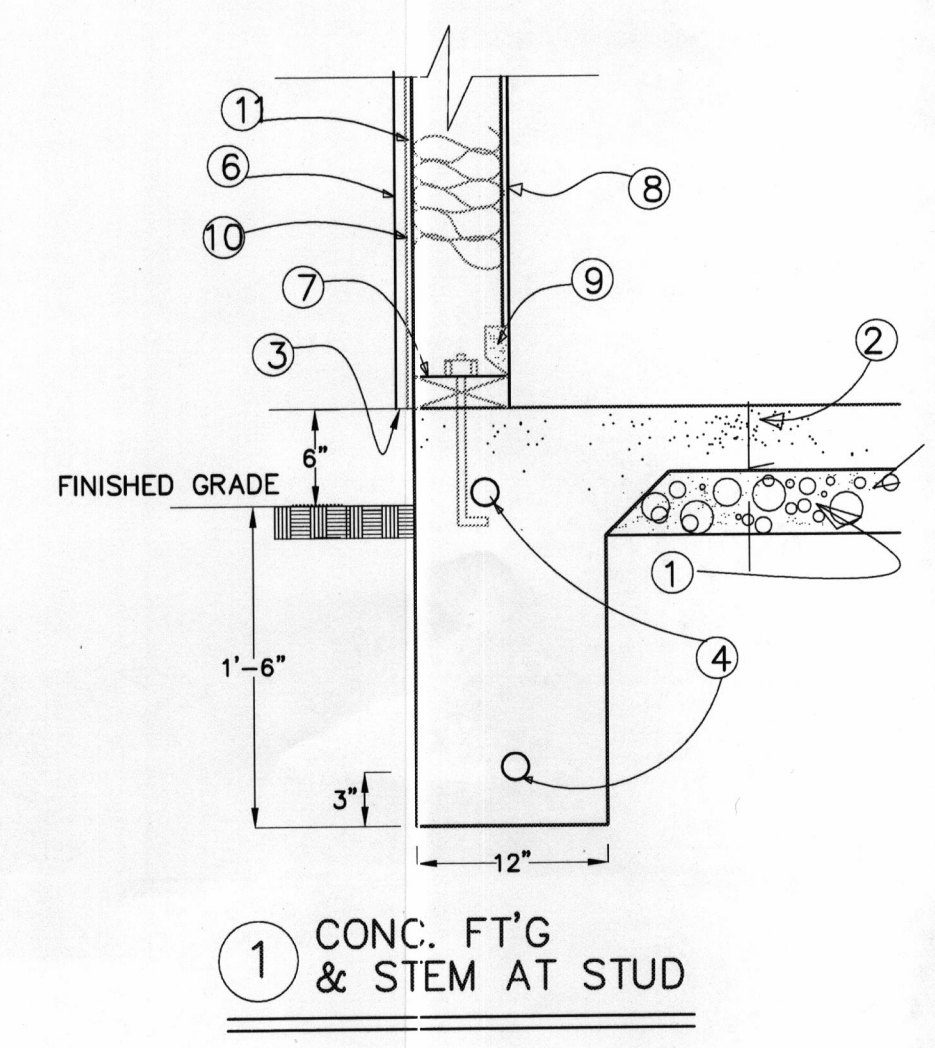
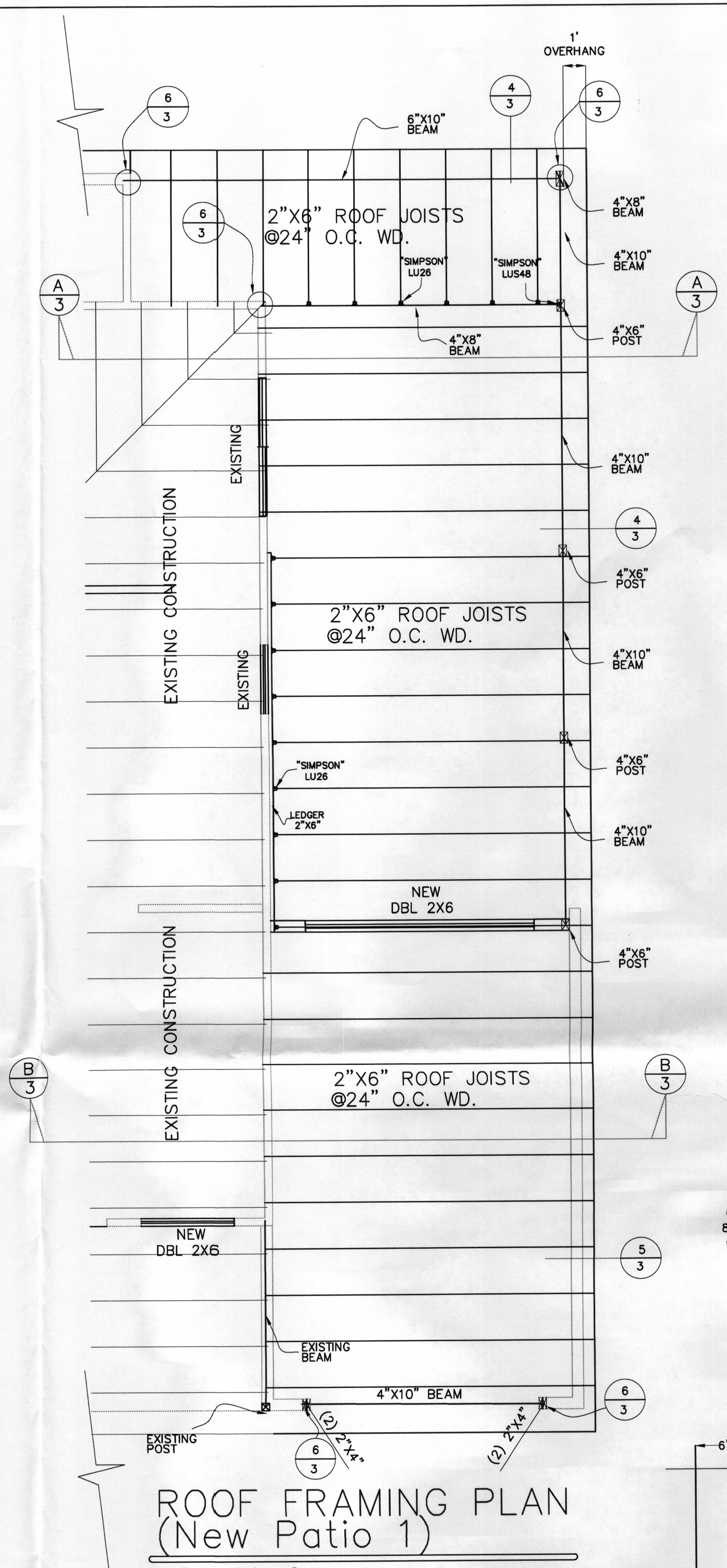




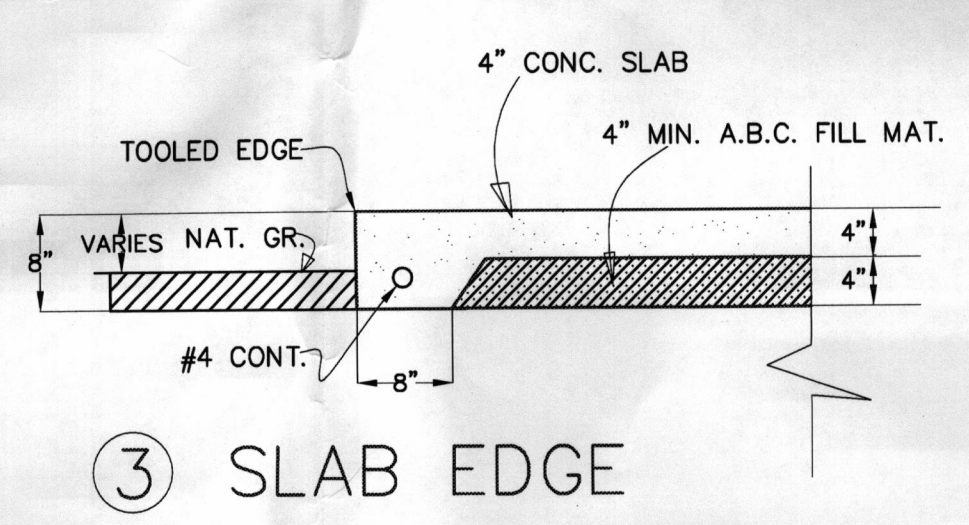
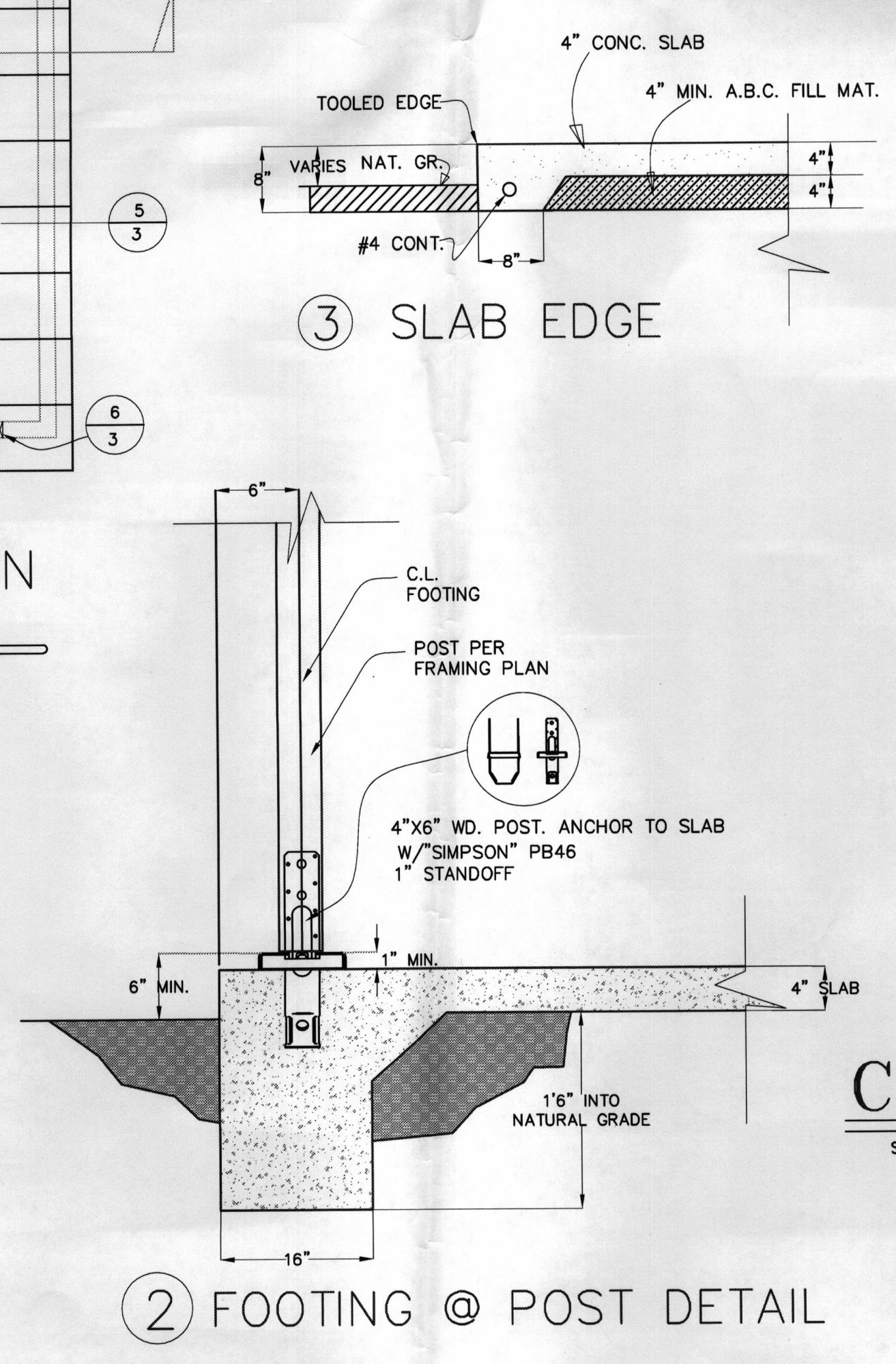
FOUNDATION PLAN
1/4" = 1' - 0"



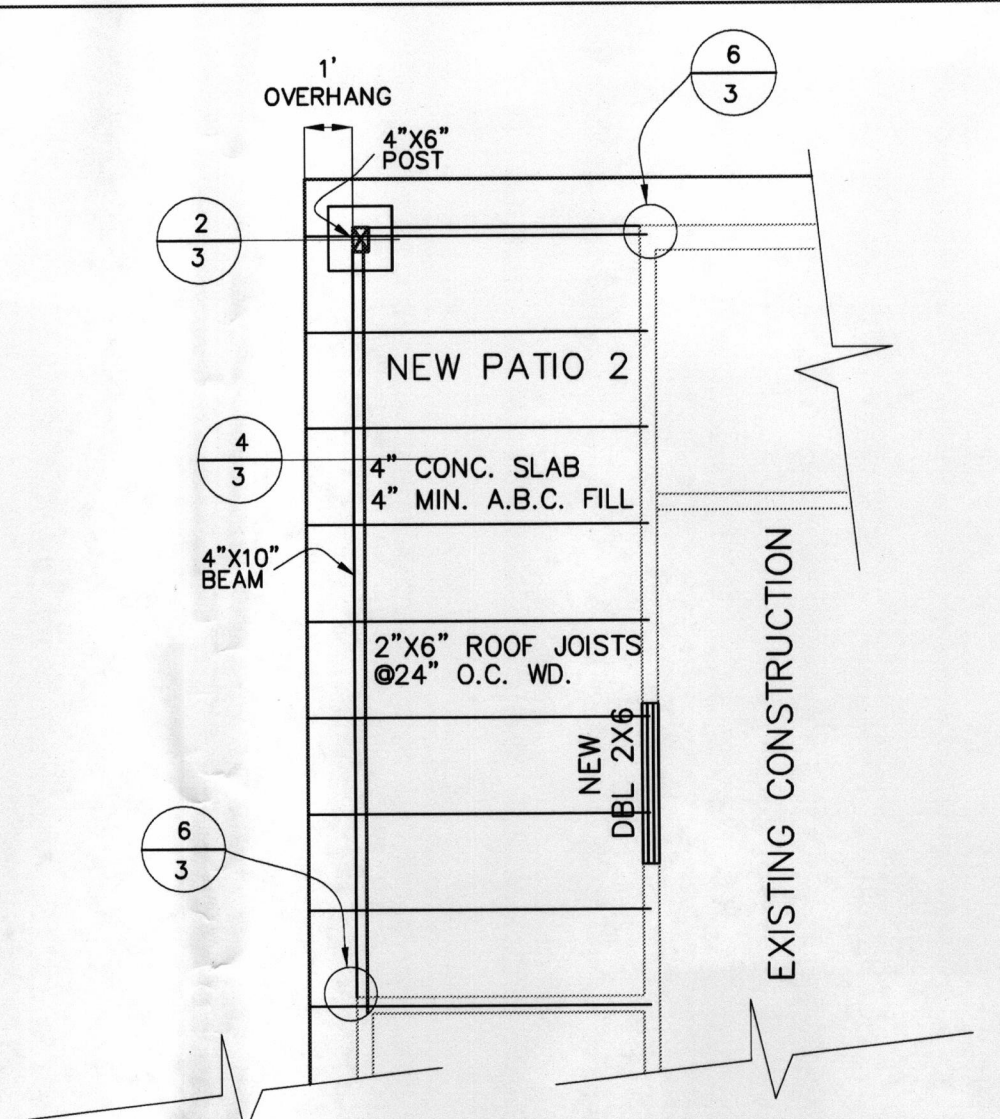
- ① 4" MIN. A.B.C. FILL MAT.
- ② 4" CONC. SLAB
- ③ PLASTER SCREED
- ④ #4 HORIZ.
- ⑤ CUT FRESH CONC. FOR AGGREGATE SEPARATION 2" MIN. D.P.T.H.
- ⑥ STUCCO ON WIRE MESH 3/4" THICK
- ⑦ 2" X 4" TREATED OR REDWOOD PLATE W/1/2" A.B.S. @ 6 O.C. & WITHIN 12" OF ENDS W/2" WASHERS 7" MIN. EMBEDMENT INTO CONCRETE
- ⑧ 1/2" GYP. BD. & R-13 INSUL. & 2"x4" WD. STUDS @ 16" O.C. & 3/4" MIN. STUCCO SYSTEM ESR #1607
- ⑨ ANCH. EA. STUD TO PLATE W/SIMPSON H-2.5A
- ⑩ 2 LAYERS 15# FELT. UND.
- ⑪ ALL EXT. WALLS SHALL BE SHEATHED WITH 3/8" O.S.B. NAIL WITH 8d @ 4" O.C. - EDGES & BOUNDARIES 8d @ 12" O.C. - INTERMEDIATE. TYPICAL U.N.O.



ROOF FRAMING PLAN (New Patio 1)
1/4" = 1' - 0"

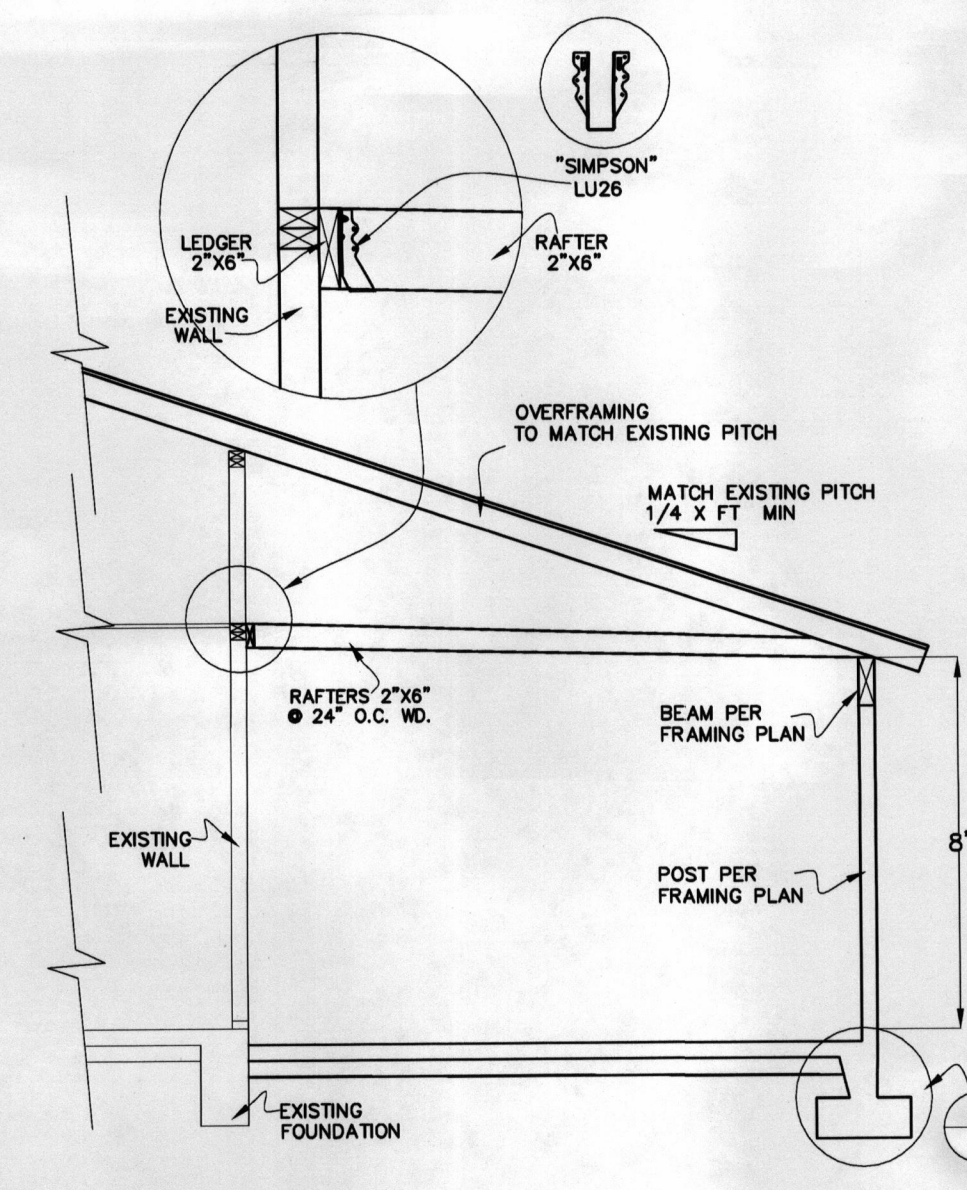


ROOF FRAMING & FOUNDATION PLAN (New Patio 2)
1/4" = 1' - 0"

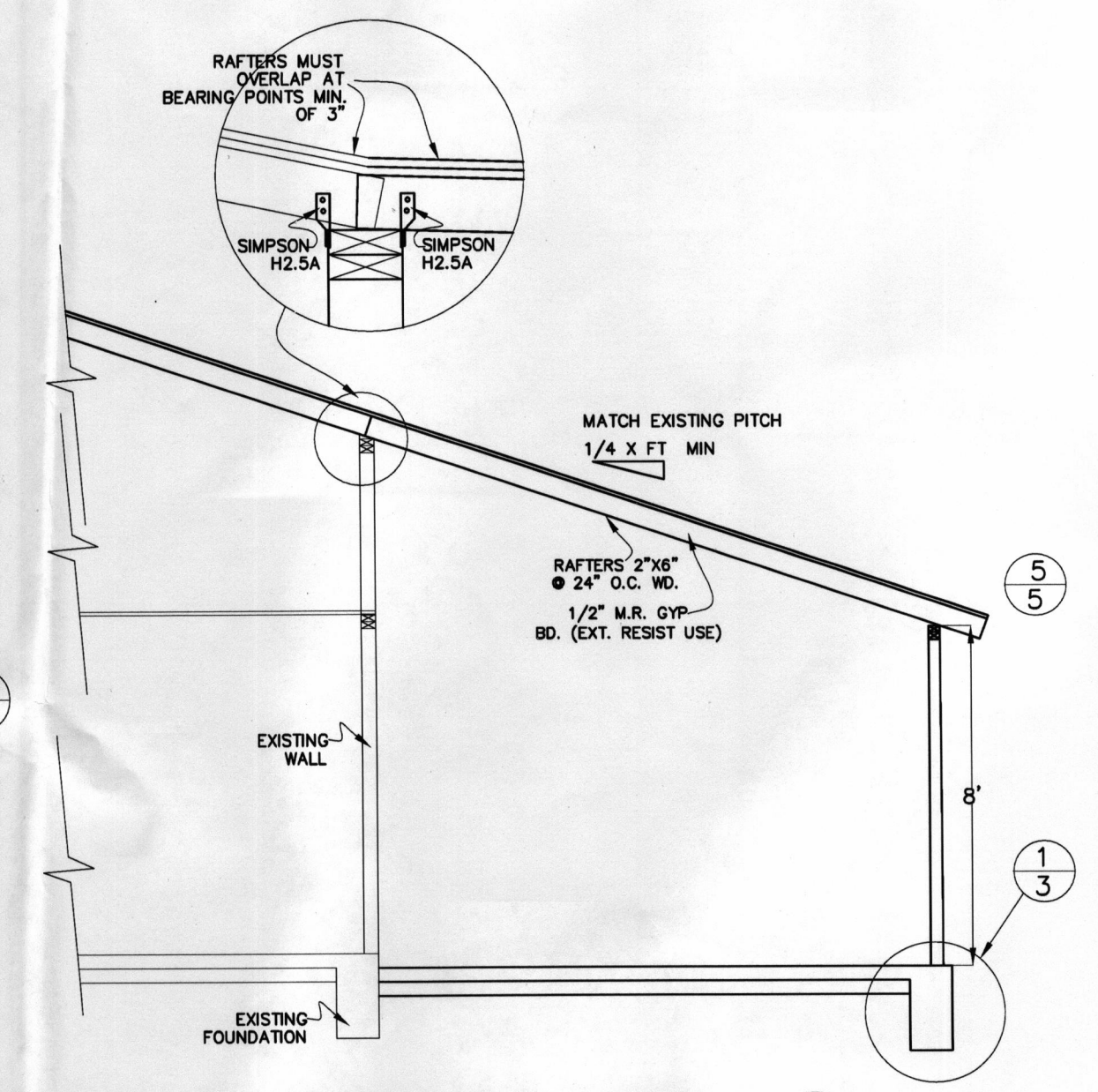


- LUMBER:
- 1.- ALL SAWN LUMBER SHALL BEAR STAMP OF WMPA OR APPR'D TESTING AGENCY.
 - 2.- ROOF JOISTS, FLOOR JOIST, BEAMS, LEDGERS, AND PLATES TO BE DOUGLAS-FIR #2 OR BETTER.
 - 3.- STUD LENGTH GREATER THAN 8'-1" TO BE HEMLOCK-FIR #2 OR BETTER. STUD LENGTH LESS THAN 8'-1" TO BE STUD GRADE OR BETTER.
 - 4.- AT NON-BRG. EXTERIOR GABLE ENDWALLS USE 2X4 HEM-FIR #2 OR BETTER AT 16" O.C. TO T.O. PLATE FOR SPANG 9'-0" TO 13'-0"; USE 2X4 HEM-FIR #2 STUDS OR BETTER AT 12" O.C. TO T.O. PLATE FOR SPANG 13'-0" TO 15'-0".

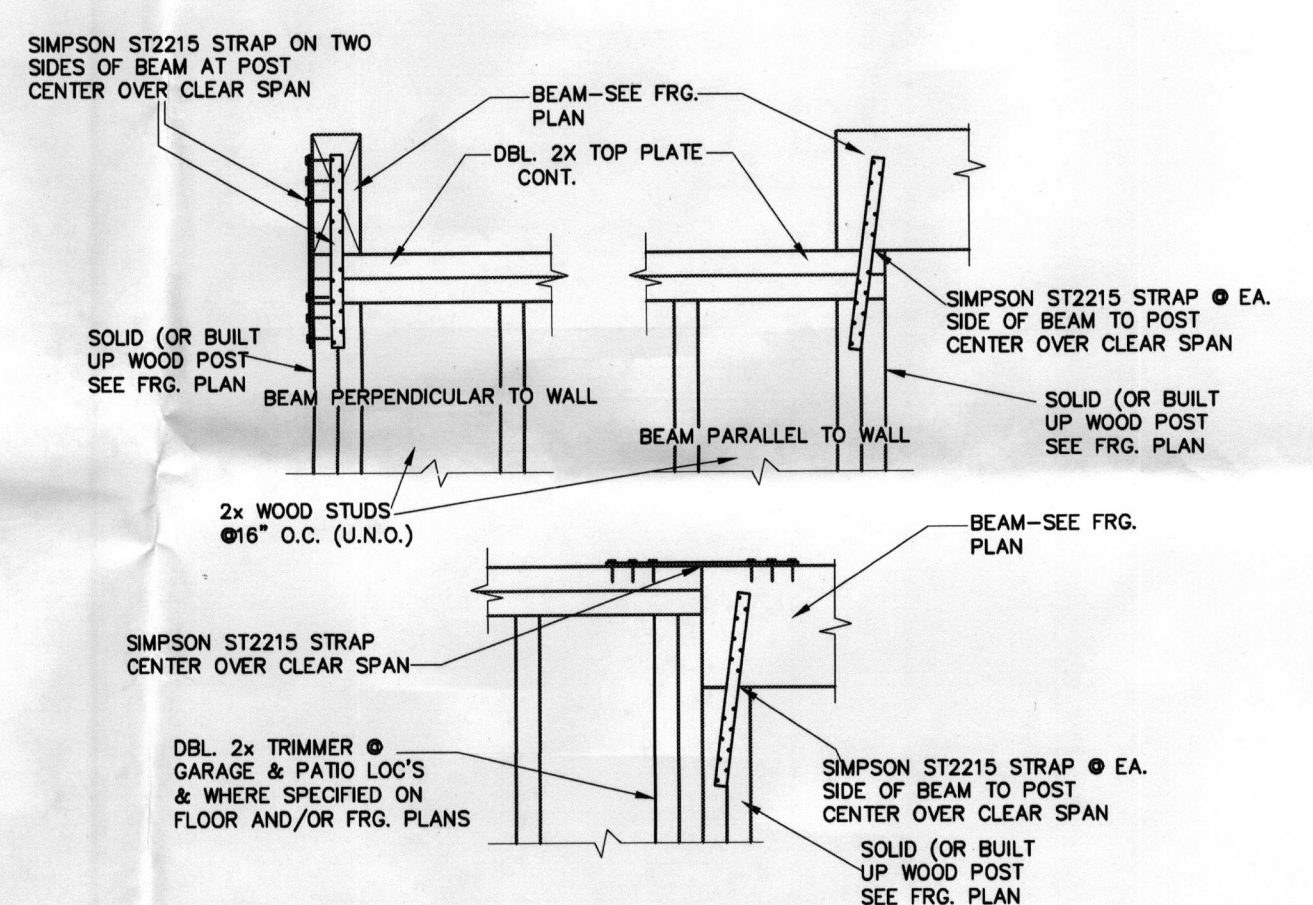
CROSS SECTION A
SCALE: 1/4" = 1' - 0"



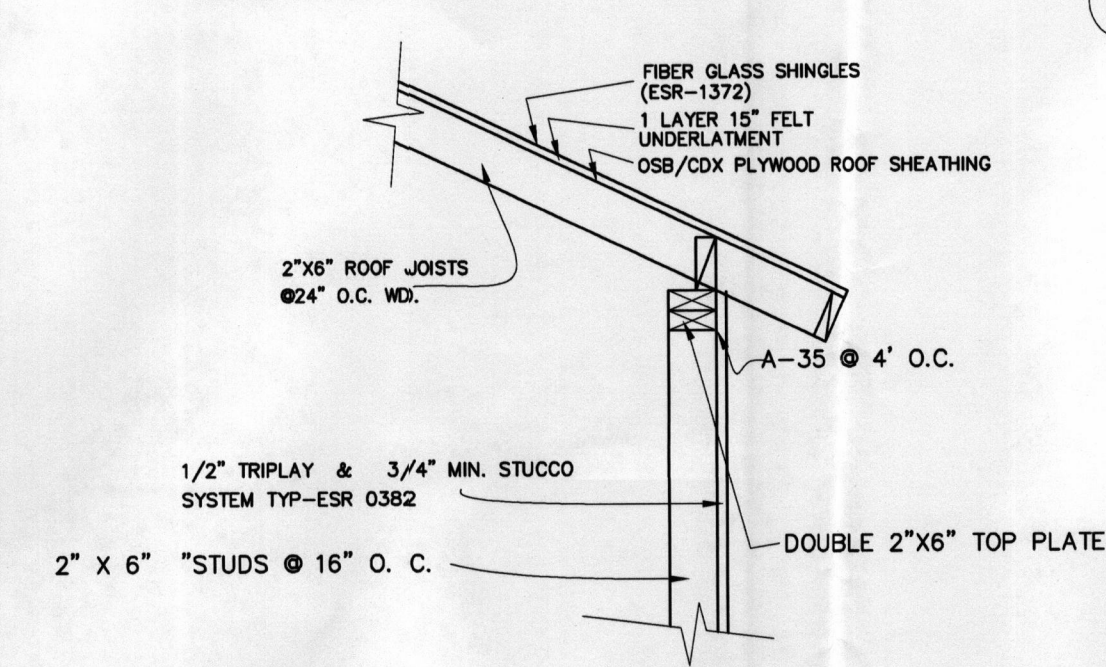
CROSS SECTION B
SCALE: 1/4" = 1' - 0"



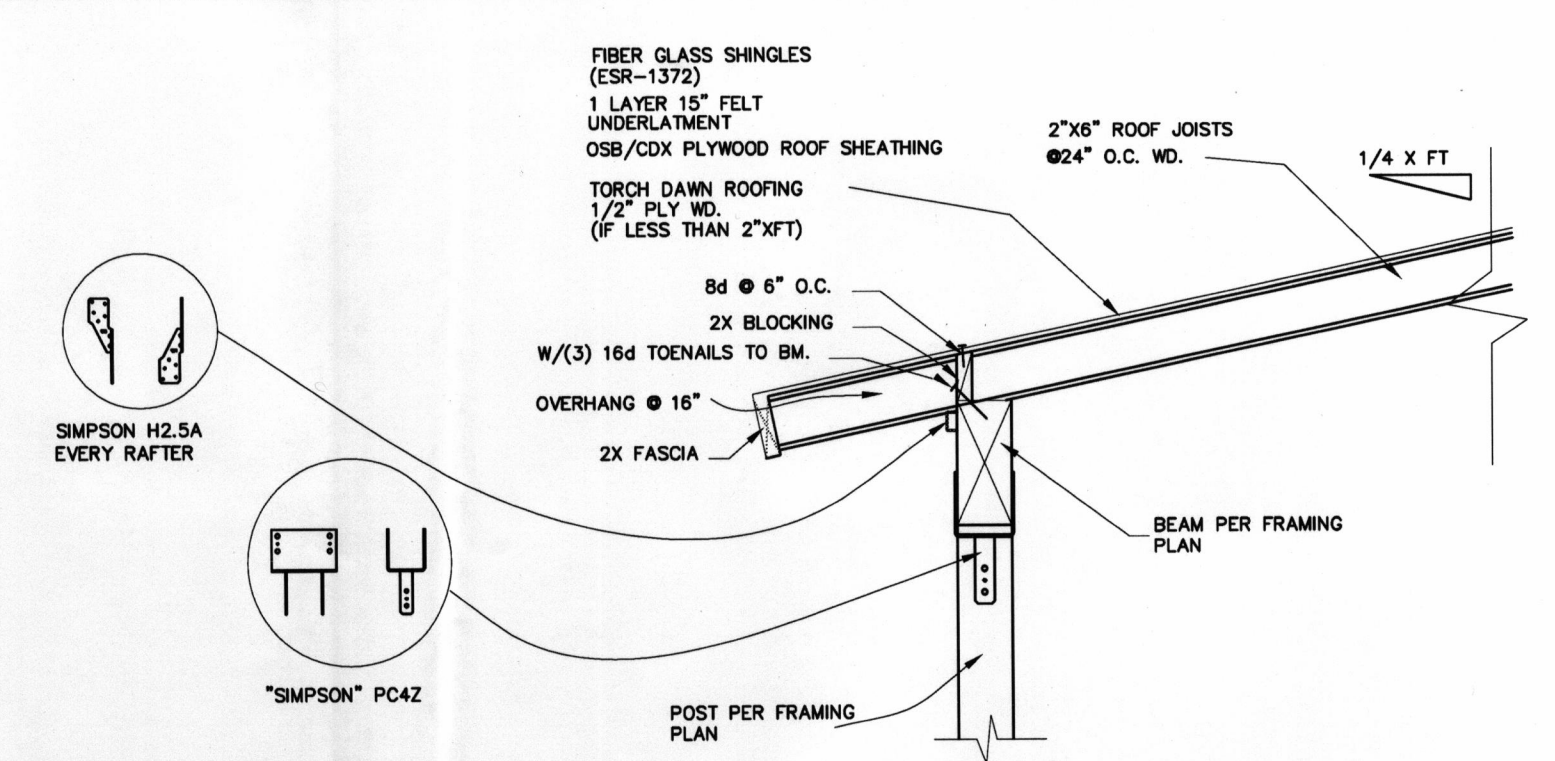
6 BEAM CONN.



5 DETAIL GARAGE WALL

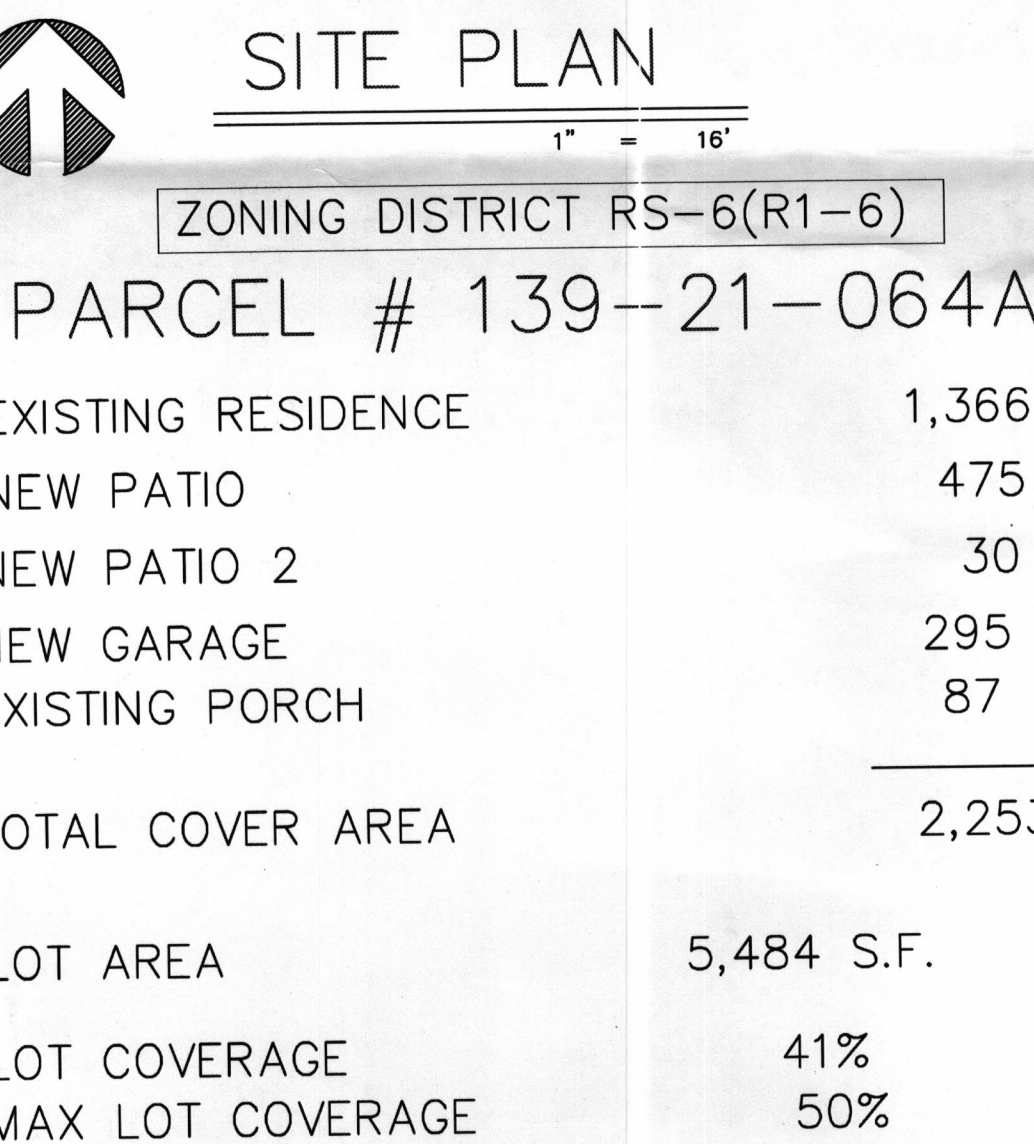
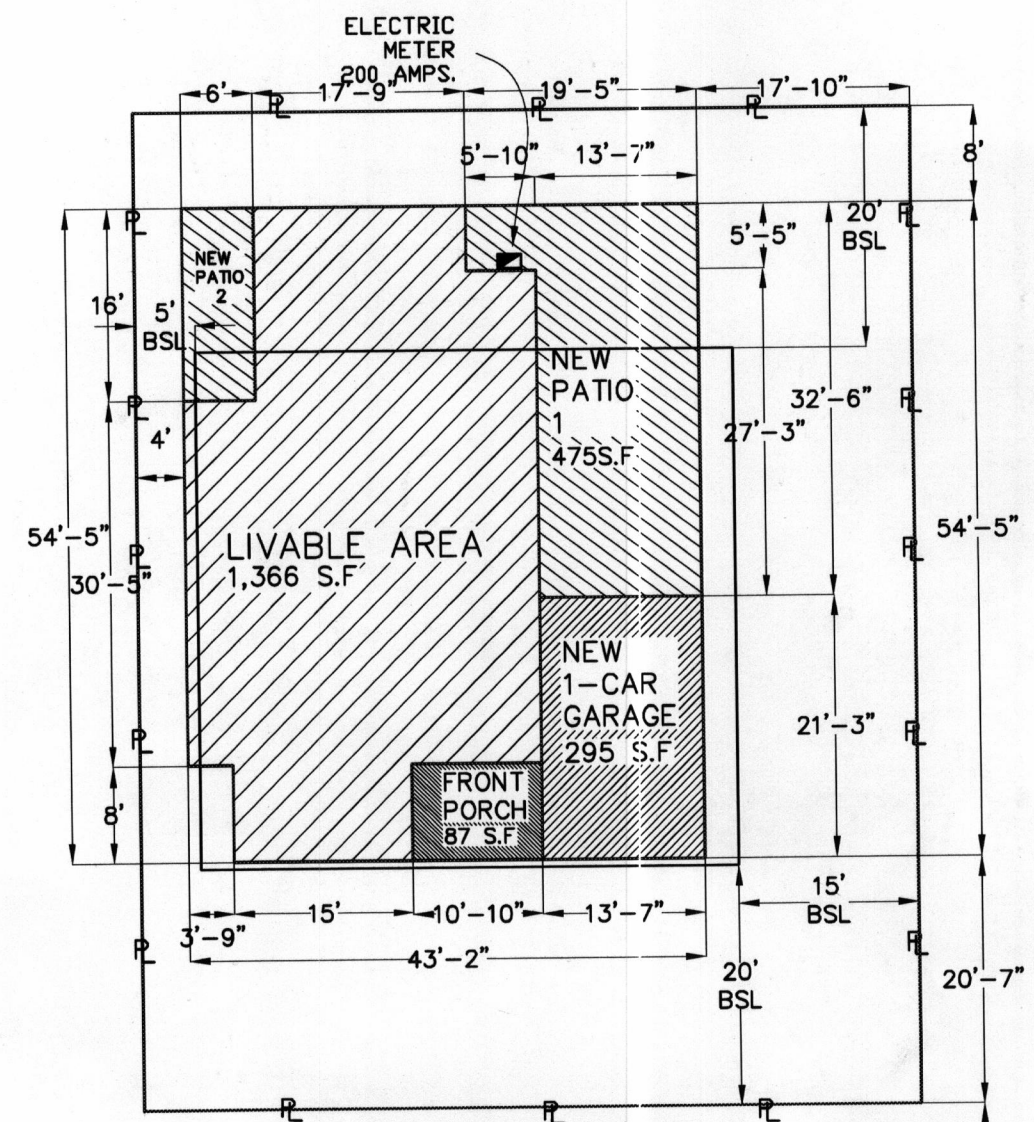


4 POST & BEAM W/JOIST DETAIL



- MATERIAL SPECS.
- CONCRETE = FC-2500 P.S.I.
REINFORCING-ASTM A-616-60 GRADE 40
ANCHOR BOLTS-ASTM A-307-68 GRADE A D A36
MASONRY UNITS-ASTM C-90-70
MORTAR-TYPE "S"
GROUT= 2000 P.S.I.
LUMBER : DOUGLAS FIR No.2
SOIL VALUE. 1000 P.S.F.

The MESA Building Construction Code consists of:
The MESA administrative provisions.
2012 International Building Code
2012 International Residential Code
2012 International Mechanical Code
2012 International Energy Conservation Code
2012 International Existing Building Code
2012 International and Uniform Plumbing Codes
2011 National Electrical Code



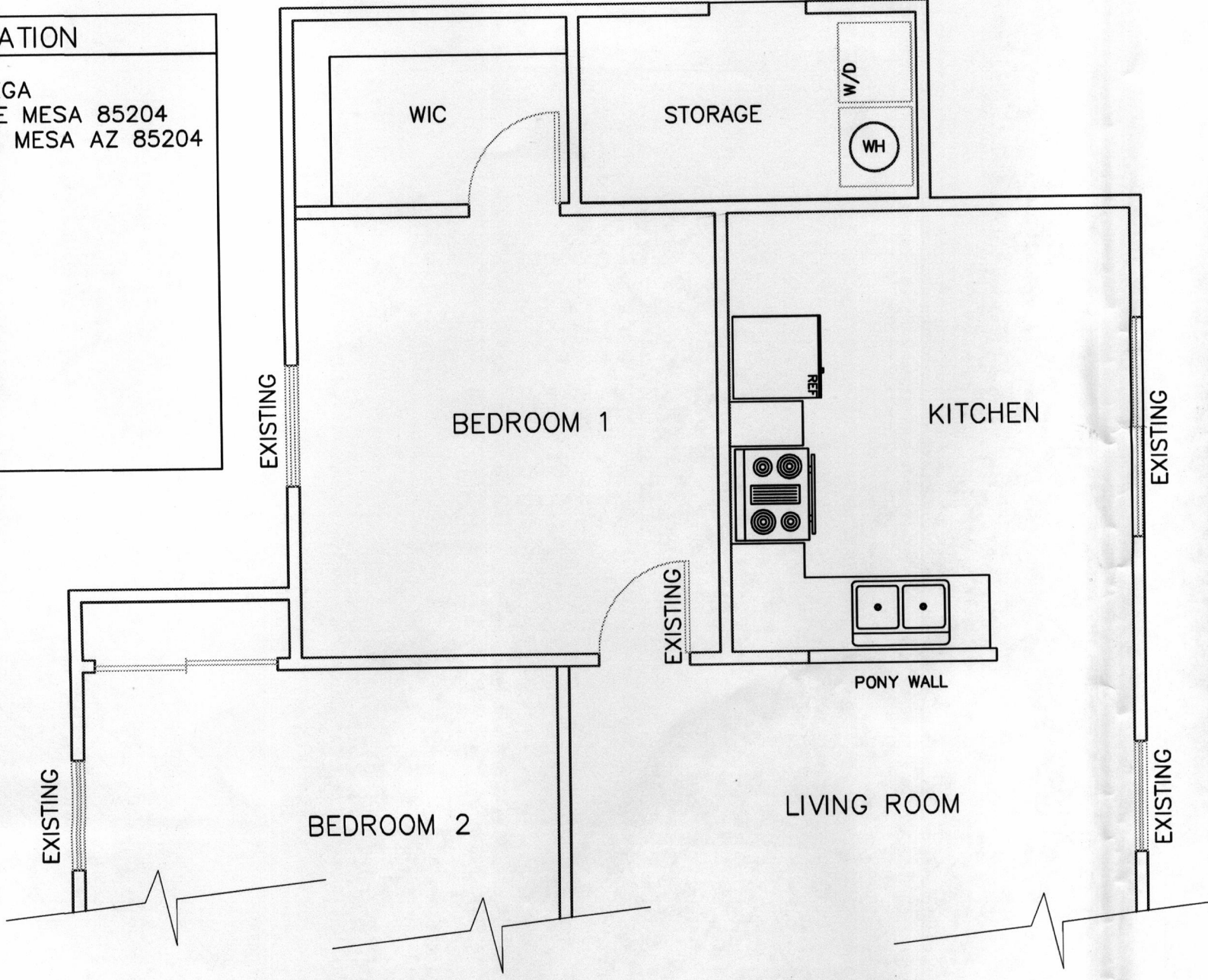
ORIGINAL PROPERTY INFORMATION

Owner Name: PEREZ ANDRES ORTEGA
Property Address: 1144 E 6TH AVE MESA 85204
Mailing Address 841 E DOLPHIN AVE MESA AZ 85204

Property Information
Lat/Long: 33.404446, -111.806093
S/T/R: 26 1N 5E
Jurisdiction: MESA
Zoning: RS-6
Lot Size (sq ft): 5,484
MCR #: 017-42
Subdivision: TEMPLE ACRES
Lot #: 1
Floor: 1
Construction Year: 1945

ELECTRICAL SYMBOLS LEGEND

	SURFACE MTD. LIGHT FIXTURE
	DUPLEX OUTLET
	METAL BOX W/ DUPLEX ON GROUND MTL GFCI FAULT INTERRUPTER CIRCUIT
	SINGLE POLE SWITCH
	2X4 LAMP FLORESCENT FIXTURE
	200 AMP ELEC. SERV. ENTRANCE & METER



1) Total number of water supply fixture unit values: (IRC P2903.6)

TYPE OF FIXTURE	EXIST.	NEW	TOTAL	FIXTURE UNIT VALUE	TOTAL FIXTURE UNITS
Bathtub(with/without overhead shower)	1	1	X	1.4	1.4
Clothes Washer			X	1.4	1.4
Dishwasher			X	1.4	1.4
Full-Bath Group with Bathtub (with or without shower head) or Shower Stall	1	1	2	3.6	7.2
Half-Bath Group (water closet and lavatory)			X	2.6	2.6
Hose Bibb (include only 2)	1	1	X	2.5	2.5
Kitchen Group (dishwasher and sink with or without garbage disposal)	1	1	X	2.5	2.5
Kitchen Sink			X	1.4	1.4
Laundry Group (clothes washer standpipe and laundry tub)			X	2.5	2.5
Laundry Tub			X	1.4	1.4
Lavatory			X	0.7	0.7
Shower Stall			X	1.4	1.4
Water Closet (tank type)			X	2.2	2.2
Other (Specify)			X		
Other (Specify)			X		
TOTAL					16.20

2.- Total developed length of the water supply line from the water meter to the most remote water using fixture (this includes hot and cold water branches)= 45 feet multiplied by 1.2 (compensation for the pressure loss through fittings)= 54 feet.(IRC P2903.7.2)
EXISTING 5/8" WATER METER

P2705.1 General Plumbing Fixtures.

The installation of fixtures shall conform to the following:

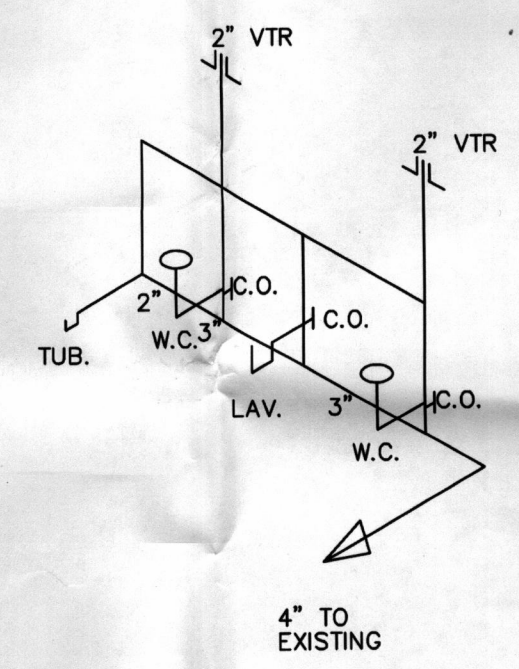
1. Floor-outlet or floor-mounted fixtures shall be secured to the drainage connection and to the floor, where so designed, by screws, bolts, washers, nuts and similar fasteners of copper, brass or other corrosion-resistant material.
2. Wall-hung fixtures shall be rigidly supported so that strain is not transmitted to the plumbing system.
3. Where fixtures come in contact with walls and floors, the contact area shall be water tight.
4. Plumbing fixtures shall be usable.
5. Water closets, lavatories and bidets. A water closet, lavatory or bidet shall not be set closer than 15 inches (381 mm) from its center to any side wall, partition or vanity or closer than 30 inches (762 mm) center-to-center between adjacent fixtures. There shall be a clearance of not less than 21 inches (533 mm) in front of a water closet, lavatory or bidet to any wall, fixture or door.
6. The location of piping, fixtures or equipment shall not interfere with the operation of windows or doors.
7. In flood hazard areas as established by Table R301.2(1), plumbing fixtures shall be located or installed in accordance with Section R322.1.7.
8. Integral fixture-fitting mounting surfaces on manufactured plumbing fixtures or plumbing fixtures constructed on site, shall meet the design requirements of ASME A112.19.2/CSA B45.1 or ASME A112.19.3/CSA B45.1.

E3901.6 BATHROOM

E3901.6 Bathroom. At least one wall receptacle outlet shall be installed in bathrooms and such outlet shall be located within 36 inches of the outside edge of each lavatory basin. The receptacle outlet shall be located on a wall or partition that is adjacent to the lavatory basin location, or installed on the side or face of the basin cabinet not more than 12 inches below the countertop.

PLUMBING:

- 1.- NEW LINES SHALL BE 3/4" COPPER TYPE 'M' EXCEPT FOR LINES UNDER CONCRETE SLABS SHALL BE TYPE 'L'
- 2.- PROVIDE PIPE INSULATION, OWENS CORNING FIBERGLASS 25AS/SSL OR EQUAL AT ALL HOT AND COLD WATER LINES ABOVE CEILINGS OR IN SOFFITS OR OTHER BOXED-OUT AND CONCEALED SPACES.
- 3.- INSTALL SPECIAL TIES PRODUCTS CO. PIPE INSULATION P2077 OR EQUAL AT ALL PIPES WHICH PENETRATE STUDS OR PLATES.
- 4.- SHOWER ENCLOSURES SHALL BE OF TEMPERED GLASS OR EQUAL.
- 5.- PLUMBING VENTS SHALL BE A MINIMUM OF 10 FEET AWAY FROM ALL AIR INTAKES



P2903.2 Maximum flow and water consumption. The maximum water consumption flow rates and quantities for all plumbing fixtures and fixture fittings shall be in accordance with Table P2903.2.

TABLE P2903.2 MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES AND FIXTURE FITTINGS "b"

FIXTURE	FLOW RATE (GPM)	CONSUMPTION (GALLONS PER FLUSHING CYCLE)
LAVATORY FAUCET	2.2 GPM @ 60 PSI	
SHOWER HEAD "a"	2.5 GPM @ 80 PSI	
SINK FAUCET	2.2 GPM @ 60 PSI	
WATER FAUCET	1.6 GALLONS PER FLUSHING CYCLE	

For SI: 1 gallon per minute = 3.785 L/m.
1 pound per square inch = 6.895 kPa.
a. A handheld shower spray is also a shower head.
b. Consumption tolerances shall be determined from referenced standards.

NOTE FOR SHEAR WALLS:

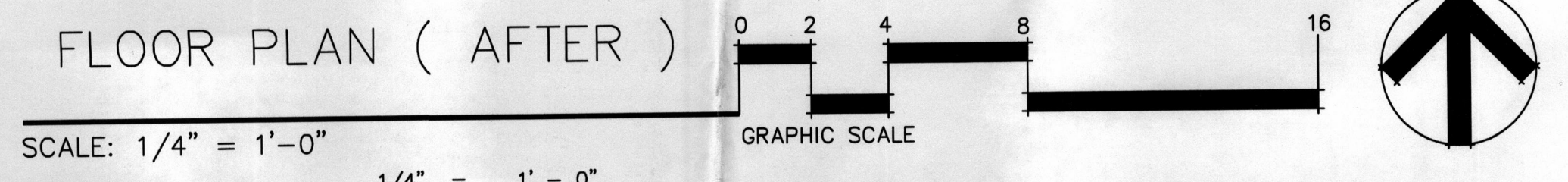
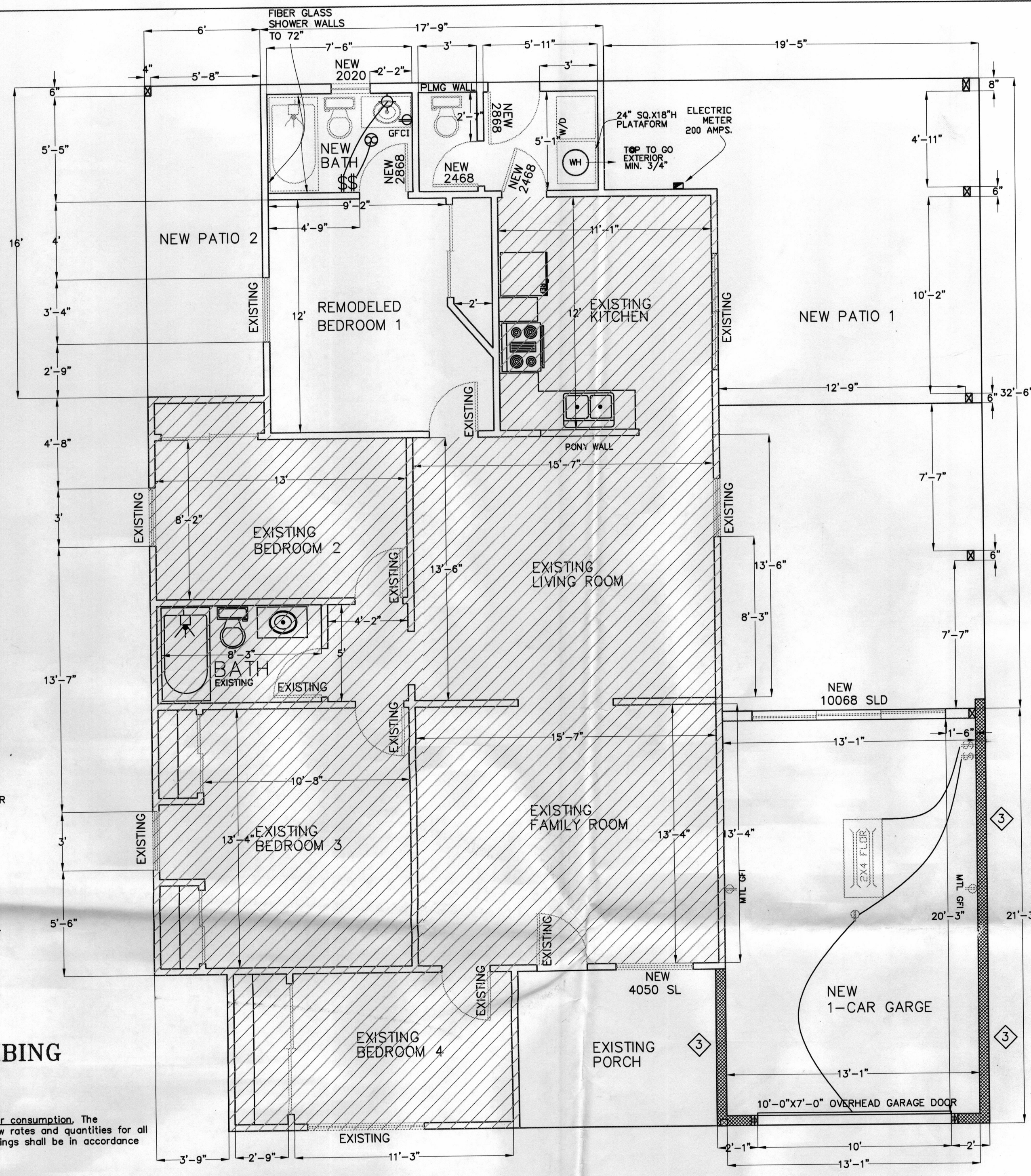
SHEAR ALL THE EXTERIOR WALLS WITH 3/8"x4'x8" OSB PANELS USE W2.5A SIMPSON TOP & BOT. OF EVERY OTHER STUD NAIL 8d @ 4" O.C. EDGES, 12" O.C. ON FIELD.

3/8" OSB PANEL NAILING 8d @ 4" O.C. EDGES & 12" O.C. ON FIELD.

N102.4.1 BUILDING THERMAL ENVELOPE.

The building thermal envelope shall be durably sealed to limit infiltration, expansion and contraction. The following shall be caulked, gasketed, weatherstripped or otherwise sealed with an air barrier material, suitable film or solid material.

1. All joints, seams and penetrations.
2. Site-built windows, doors and skylights.
3. Openings between windows and door assemblies and their respective jambs and framing.
4. Utility penetrations.
5. Dropped ceilings or chases adjacent to the thermal envelope.
6. Knee walls.
7. Walls and ceilings separating the garage from conditioned spaces.
8. Behind tubs and showers on exterior walls.
9. Common walls between dwelling units.
10. Attic access openings.
11. Rim joists junction.
12. Other sources of infiltration.



NOTE FOR SHEAR WALLS:

SHEAR ALL THE EXTERIOR WALLS WITH 3/8"x4'x8" OSB PANELS USE W2.5A SIMPSON TOP & BOT. OF EVERY OTHER STUD NAIL 8d @ 4" O.C. EDGES, 12" O.C. ON FIELD.

3/8" OSB PANEL NAILING 8d @ 4" O.C. EDGES & 12" O.C. ON FIELD.

LUMBER:

- 1.- ALL SAWN LUMBER SHALL BEAR STAMP OF WMA OR APPR'D TESTING AGENCY.
- 2.- ROOF JOISTS, FLOOR JOIST, BEAMS, LEDGERS, AND PLATES TO BE DOUGLAS-FIR #2 OR BETTER.
- 3.- STUD LENGTH GREATER THAN 8'-1" TO BE HEMLOCK-FIR #2 OR BETTER. STUD LENGTH LESS THAN 8'-1" TO BE STUD GRADE OR BETTER.
- 4.- AT NON-BRG. EXTERIOR GABLE ENDWALLS USE 2X4 HEM-FIR #2 OR BETTER AT 16" O.C. TO T.O. PLATE FOR SPANG 8'-0" TO 13'-0". USE 2X4 HEM-FIR #2 STUDS OR BETTER AT 12" O.C. TO T.O. PLATE FOR SPANG 13'-0" TO 15'-0".

WINDOWS:

EGRESS.- Note the minimum requirements for emergency escape and rescue openings-R310

Show 5.7 S.F. minimum per 310.1.1 (5.0 S.F. ok at grade level)

Show minimum clear opening height of 24" R310.2

Show minimum clear opening width of 20" R310.3

Show maximum window sill height of 44" R310.1

DRYWALL

01. PROVIDE 1/2" GYPSUM BOARD AT WALLS AT ALL INTERIOR. ALL CEILINGS WITH 24" O. C. FRAMING WILL NEED 1/2" SAG RESISTANT OR 5/8" GYP. GYPSUM BOARD TO BE ATTACHED WITH 5d COOLER NAILS AT 7" O. C.
02. GYPSUM BOARD AROUND TUBS, SHOWERS AND OTHER WET AREAS SHALL BE 1/2" WATER RESISTANT TO MINIMUM HEIGHT OF 72" ABOVE DRAIN.
03. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD AT ALL WALLS & CEILING OF GARAGE. (ONE HOUR FIRE PROTECTION, EXCEPT WHERE FIRE SPRINKLERS ARE REQUIRED).

WANCHO'S PROJECT

Phone (602) 621-7324

PEREZ ANDRES ORTEGA

1144 E 6TH AVE MESA 85204

FLOOR PLAN & ELECTRICAL

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DATE 10/31/2016
DRAWN BY CB
PROJ. NO.: