

# PROWSE GARAGE ADDITION

DESCRIPTION

ROOM ADDITION	
EXIST. LIVABLE:	1,222
EXISTING GARAGE:	344
EXISTING PORCH:	39
EXISTING PATIO:	216
GARAGE ADDITION:	110
TOTAL:	1,931

PROPERTY INFO:

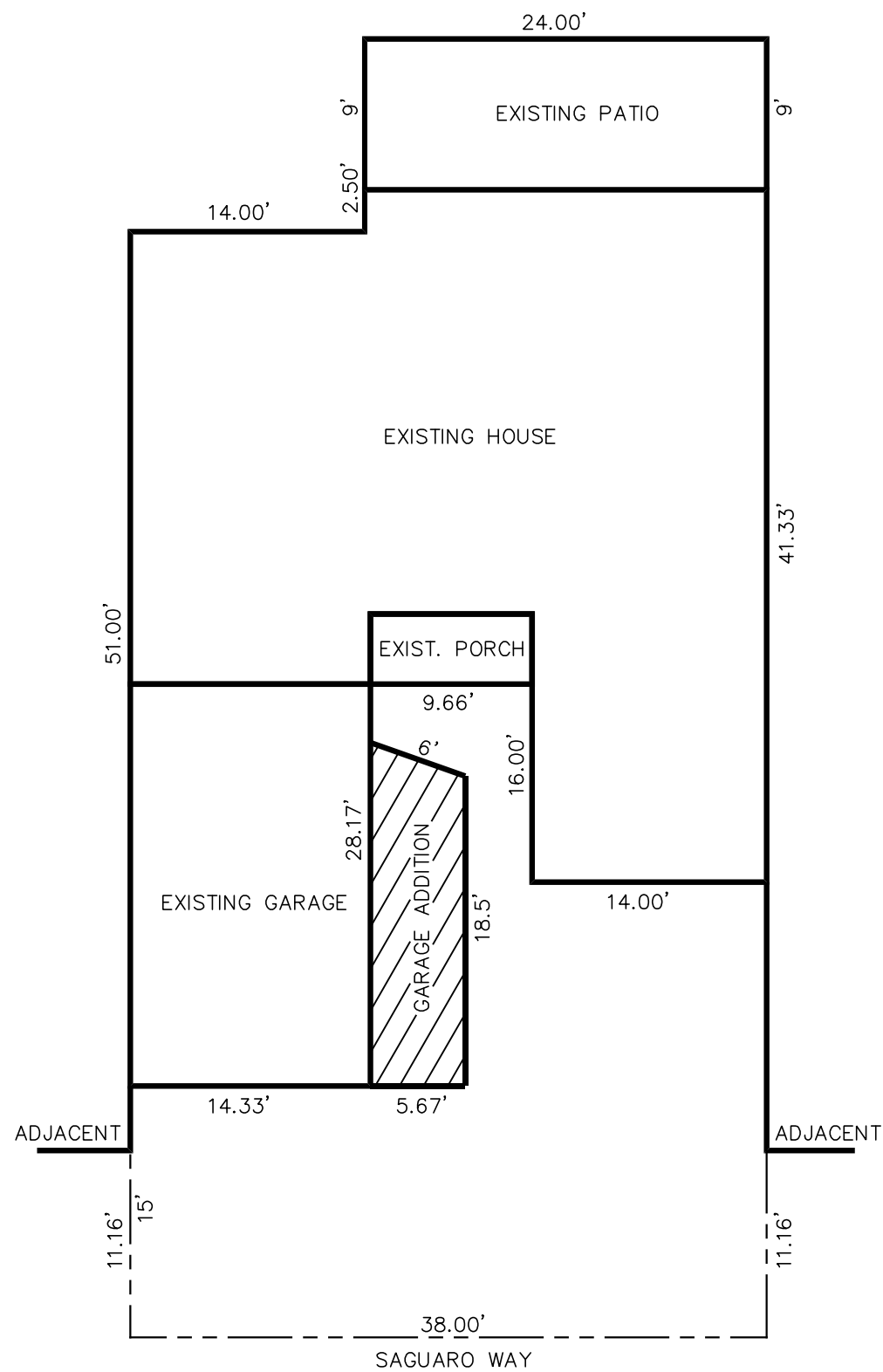
WAYNE PROWSE  
630 S. SAGUARO WAY  
MESA, AZ. 85208  
A.P.N.# 218-69-012  
FOUNTAIN OF THE SUN LOT # 118


NOTE:  
All construction to comply  
with current code.  
All as amended per C.O. Mesa  
2006 IRC 2006 IMC  
2005 NEC 2009 IECC  
2006 IPC 2006 IFC 2006 IFGC  
EXTERIOR DOORS AND WINDOWS  
SHALL COMPLY WITH SECTION  
R325 SECURITY STANDARDS OF  
THE CITY OF MESA RESIDENTIAL  
CODE.

PRECISE DRAFTING

PRECISEDRAFTING@HOTMAIL.COM

480-217-3857



 NORTH  
SITE PLAN  
SCALE: 1"=10'-0"  
LOT = 1,563 SQ. FT.  
FOOTPRINT = 1,931 SQ. FT.  
LOT USAGE = 124%  
ZONE: RM-2  
A.P.N.# 218-69-012  
630 S. SAGUARO WAY  
MESA, AZ. 85208  
FOUNTAIN OF THE SUN LOT # 118

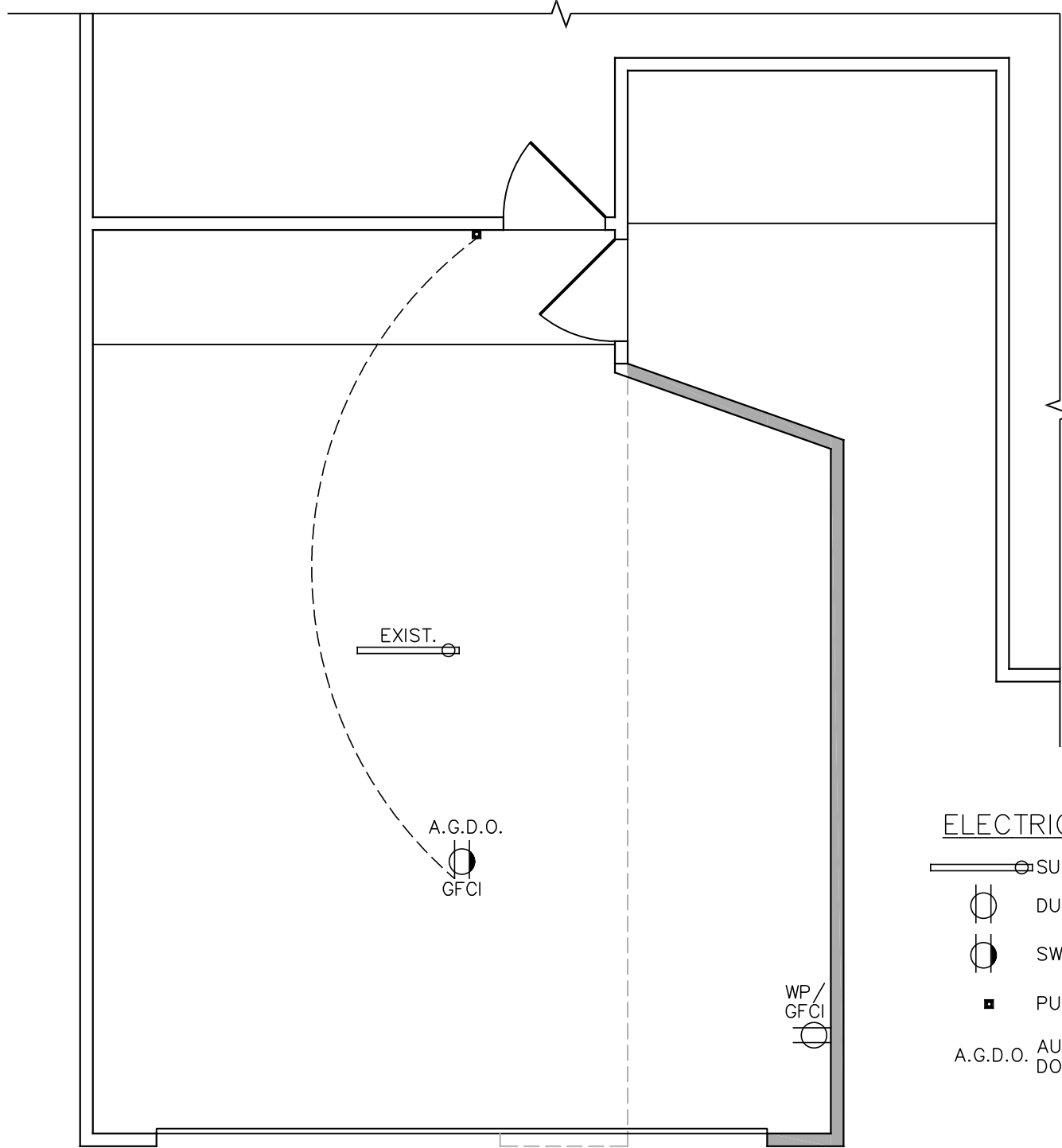
DESIGNED	—	DATE	—
DRAWN	—	DATE	—
SCALE	—	PROJECT	—
FILE NAME	—	FILE NAME	—

SITE PLAN

630 S. SAGUARO WY.  
MESA, AZ 85208

SHEET  
SP-1

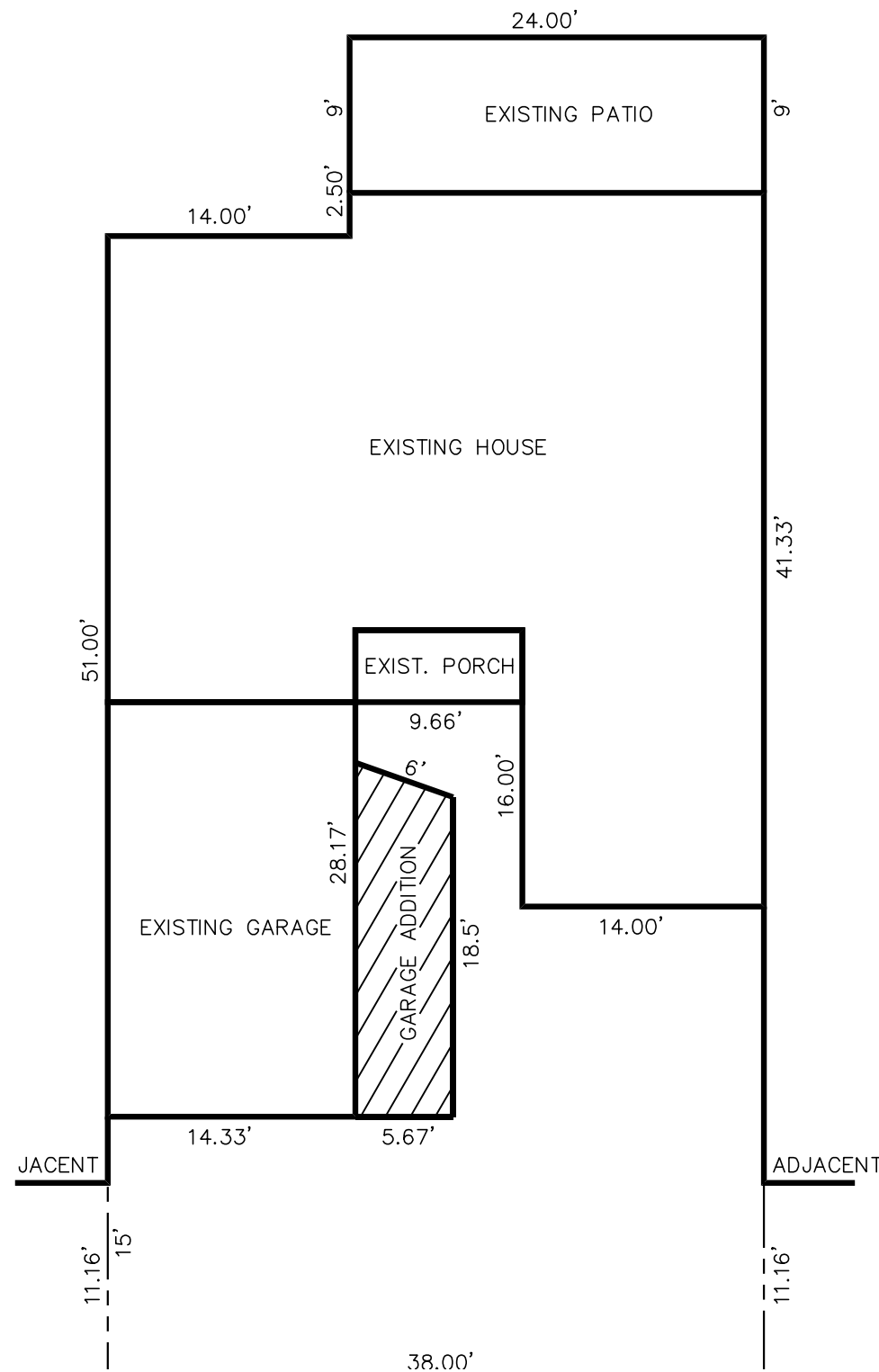
# PROWSE GARAGE ADDITION



ELECTRICAL PLAN  
SCALE: 1/4"=1'

## ELECTRICAL LEGEND

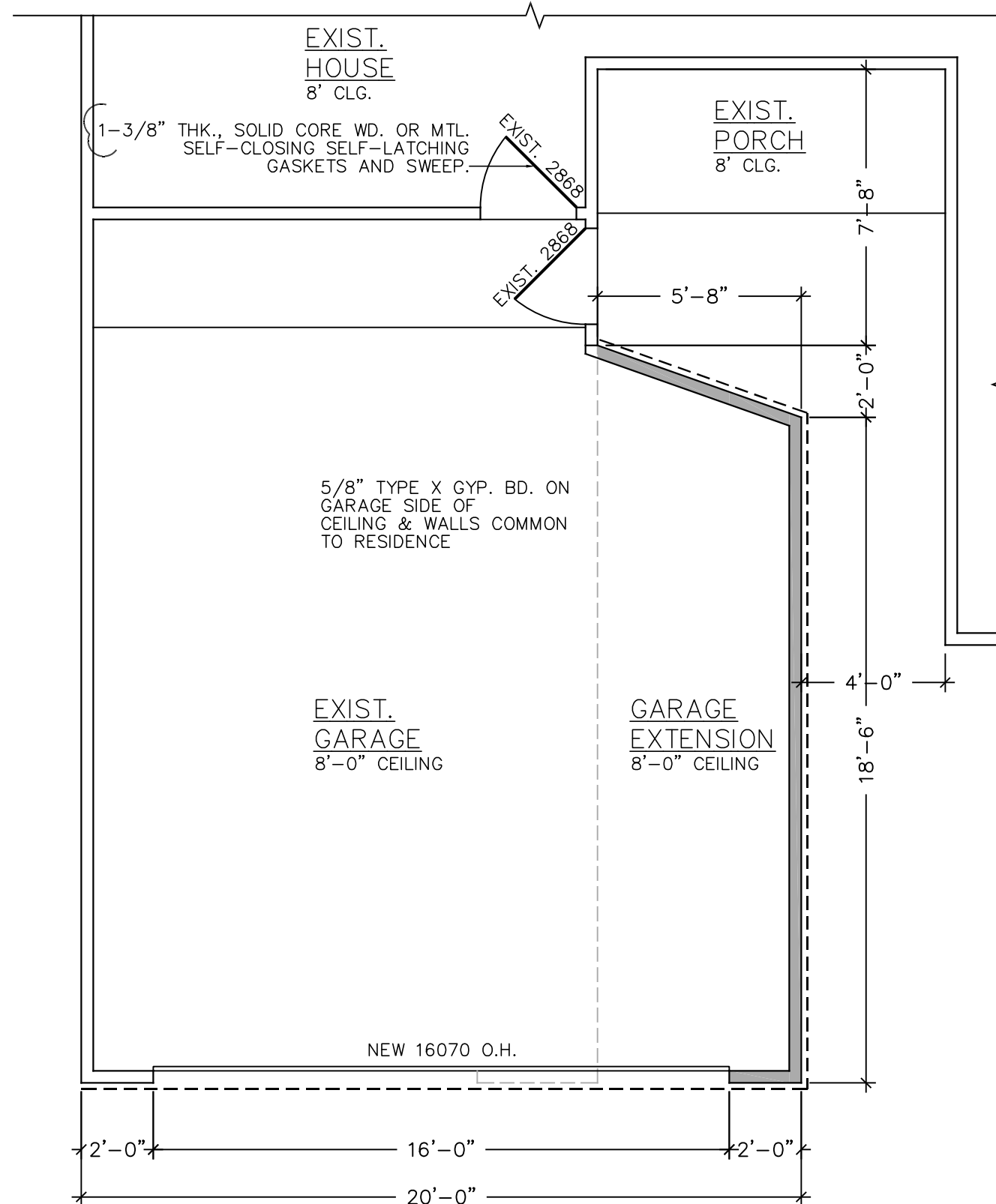
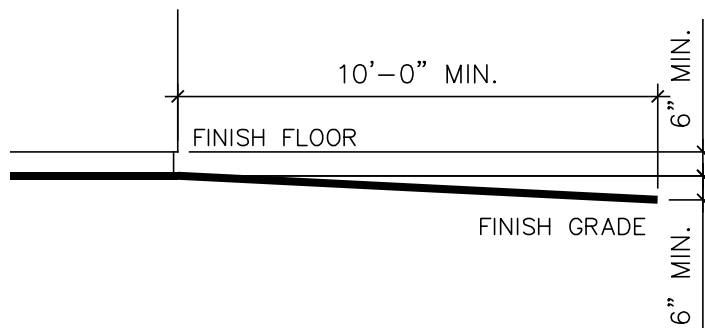
- SURFACE MOUNT FLUORESCENT
- DUPLEX RECEPTACLE
- SWITCHED RECEPTACLE
- PUSH BUTTON
- A.G.D.O. AUTOMATIC GARAGE DOOR OPENER OUTLET



R401.3 / DRAINAGE.  
SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION SO AS TO NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 MM).

EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES (152 MM) OF FALL WITHIN 10 FEET (3048 MM), THE FINAL GRADE SHALL SLOPE AWAY FROM THE FOUNDATION AT A MINIMUM SLOPE OF 5 PERCENT AND THE WATER SHALL BE DIRECTED TO DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. SWALES SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHEN LOCATED WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

R404.1.6 / HEIGHT ABOVE FINISHED GRADE.  
CONCRETE AND MASONRY FOUNDATION WALLS SHALL EXTEND ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS A MINIMUM OF 4 INCHES (102 MM) WHERE MASONRY VENEER IS USED AND A MINIMUM OF 6 INCHES (152 MM) ELSEWHERE.



## FLOOR PLAN

SCALE: 1/4"=1'

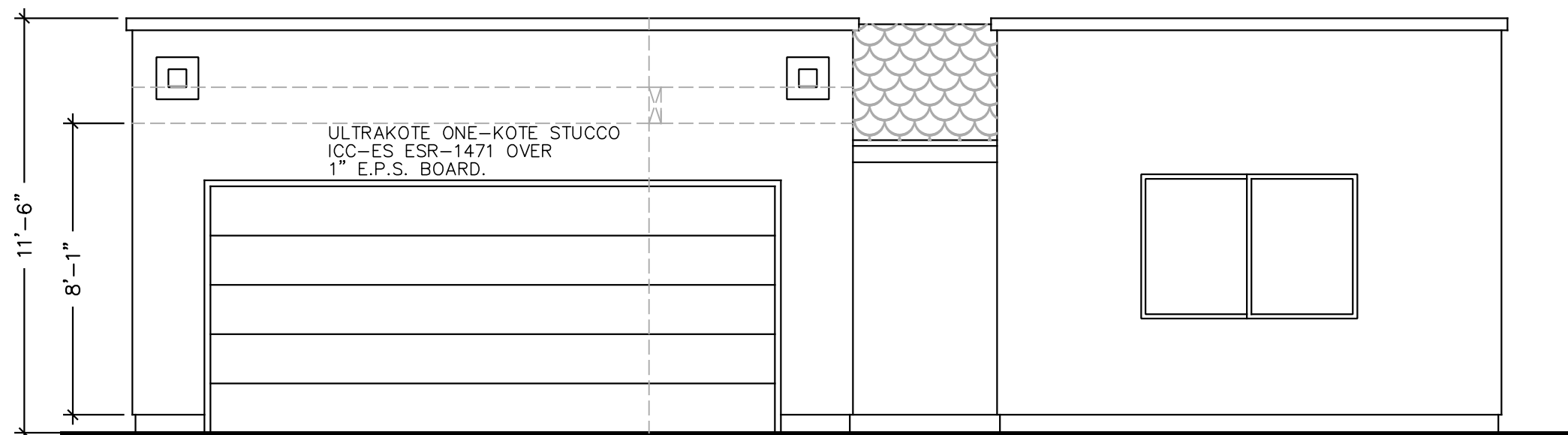
- NEW STUD WALL=
- EXISTING WALL=
- DEMO=

## SHEAR WALL SCHEDULE

ALL WALLS TO BE CONTINUOUSLY SHEATHED W/ 3/8" O.S.B. PANELS SHALL BE APPLIED DIRECT TO FRAMING WITH 2X STUDS SPACED AT 16 O.C. UNLESS NOTED OTHERWISE. PER IRC 602.10 (ABOVE AND BELOW ALL OPENINGS)

NAILING SCHEDULE AS FOLLOWS:

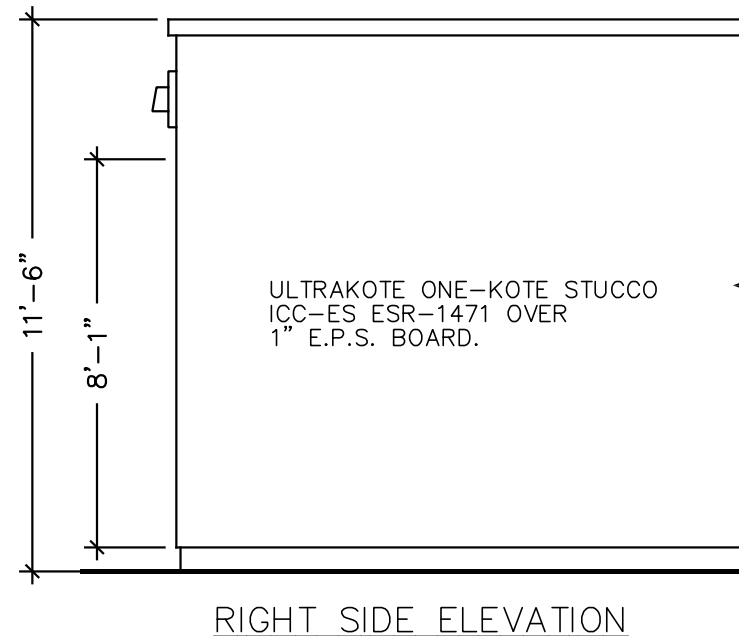
- 3/8" PANELS: 8d NAILS AT 6" O.C. ON PANEL EDGE AND 8d NAILS AT 12" FIELD NAILING.
- 3/8" PANELS: 8d NAILS AT 3" O.C. ON PANEL EDGE AND 8d NAILS AT 3" FIELD NAILING.



## FRONT ELEVATION

SCALE: 1/4"=1'

NOTE: ALL EXTERIOR MATERIALS TO MATCH EXIST. COLOR & TEXTURE



## RIGHT SIDE ELEVATION

SCALE: 1/4"=1'

NOTE: ALL EXTERIOR MATERIALS TO MATCH EXIST. COLOR & TEXTURE

## GENERAL PLAN NOTES

WALL FRAMING- U.N.O.  
EXTERIOR WALLS- 2x4 @ 16" O.C. (FIELD VERIFY TO MATCH)

GYPSUM BOARD APPLIED PERPENDICULAR TO A CEILING SHALL BE 1/2" WHEN FRAMING MEMBERS ARE 24" O.C. W/ (7) 5d COOLER NAILS 1-5/8 LONG OR 1/2-INCH SAG-RESISTANT GYPSUM CEILING BOARD SHALL BE USED. R702.3.5

FIREBLOCKING REQUIRED. FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:

IN CONCEALED SPACES OF STUD WALLS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, VERTICALLY AT CEILING AND FLOOR LEVELS, AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.

AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. IN CLOSED SPACES UNDER STAIRS SHALL COMPLY WITH R311.2.2. AT OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVEL. AT CORNICES FOR TWO-FAMILY DWELLINGS AT THE LINE OF DWELLING UNIT SEPARATION. CHIMNEY FIREBLOCKING. ALL SPACES BETWEEN CHIMNEYS AND FLOORS AND CEILINGS THROUGH WHICH CHIMNEYS PASS SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIAL SECURELY FASTENED IN PLACE.

R317.1 PROTECTION FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE TREATED IN ACCORDANCE W/ AWPA U1 FOR THE SPECIES PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SEC. 4 OF AWPA U1. 2. ALL WOOD FRAMING MEMBERS THAT REST ON CONC. OR MASONRY EXT. FOUNDATION WALLS & ARE LESS THAN 8 IN. FROM EXPOSED GROUND. 3. SILLS & SLEEPERS ON A CONC. OR MASONRY SLAB THAT IS IN DIRECT CONTACT W/ THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.

4. WOOD SIDING, SHEATHING & WALL FRAMING ON THE EXT. OF A BLDG. HAVING A CLEARANCE OF LESS THAN 6 IN. FROM THE GROUND.

OWNER/CONTRACTOR TO VERIFY ALL DIMENSIONS AND DETAILS ARE SUITABLE FOR CONSTRUCTION

WEATHER-RESISTANT SHEATHING PAPER. ASPHALT-SATURATED FELT, FREE FROM HOLES AND BREAKS, WEIGHING NOT LESS THAN 14 LBS./100 SQ. FT., SHALL BE APPLIED OVER STUDS OR SHEATHING OF EXTERIOR WALLS AS PER TABLE R703.4. APPLY HORIZONTALLY AND OVERLAP AT LEAST 2" (6" AT VERTICAL JOINTS). R703.2 TABLE R703.4 64.

FLASHING, APPROVED CORROSION-RESISTANT FLASHING SHALL BE PROVIDED AT ALL OF THE FOLLOWING LOCATIONS: AT TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS; AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS; UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS; CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM, WHERE EXTERIOR PORCHES, DECKS OR STAIRS, ATTACH TO A WOOD FRAME WALL OR FLOOR ASSEMBLY; AT WALL AND ROOF INTERSECTIONS; AT BUILT-IN GUTTERS.

## ELEVATION NOTES

ENTIRE EXTERIOR OF STRUCTURE IS TO BE SHEATHED W/ 3/8" O.S.B./PLYWOOD. (REFER TO SHEAR WALL SCHEDULE FOR NAILING.)

EXTERIOR LOCATIONS SHALL NOT USE GYP. BD. ON THE CEILINGS UNLESS THERE IS 12" OF PROTECTION BY A BEAM OR WALL OR A HORIZONTAL DISTANCE OF 10'. IT IS NECESSARY TO USE AN EXTERIOR MATERIAL SUCH AS SOFFIT BOARD APPROVED FOR THE LOCATION

STUCCO SYSTEM SHALL BE ULTRA-KOTE STUCCO SYSTEM OVER K-LATH OVER 1" THICK 1.5 P.C.F. DENSITY TYPE II T&G EXPANDED POLYSTYRENE INSULATION BD. OVER 1 LAYER 15# FELT OVER 3/8" OSB BD. SHEATHING OVER 2x5 @ 16" O.C.

WEEP SCREED SHALL BE A 26 MIN. GA. CORROSION - RESISTIVE METAL, WITH A MIN. VERTICAL ATTACHMENT FLANGE OF 3 1/2"

WEEP SCREED SHALL BE PLACED A MIN OF 4" ABOVE FINISH GRADE OR 2" ABOVE ADJACENT WALKS, DRIVES & PATIO SURFACES.

WEEP SCREED SHALL BE PLACED 3/4" BELOW THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS

## DESCRIPTION

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PRECISE DRAFTING

PRECISEDRAFTING@HOTMAIL.COM

480-217-3857

DESIGNED	DRAWN	SCALE	PROJECT	FILE NAME
—	—	—	—	—

FLOOR PLAN /  
ELEVATION

630 S. SAGUARO WY.  
MESA, AZ 85208

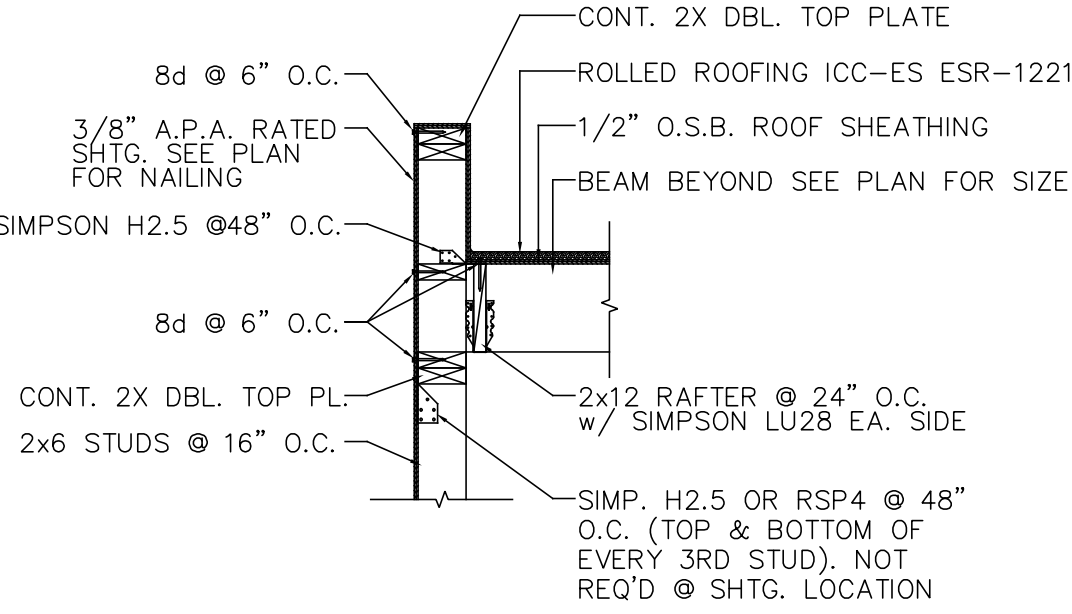
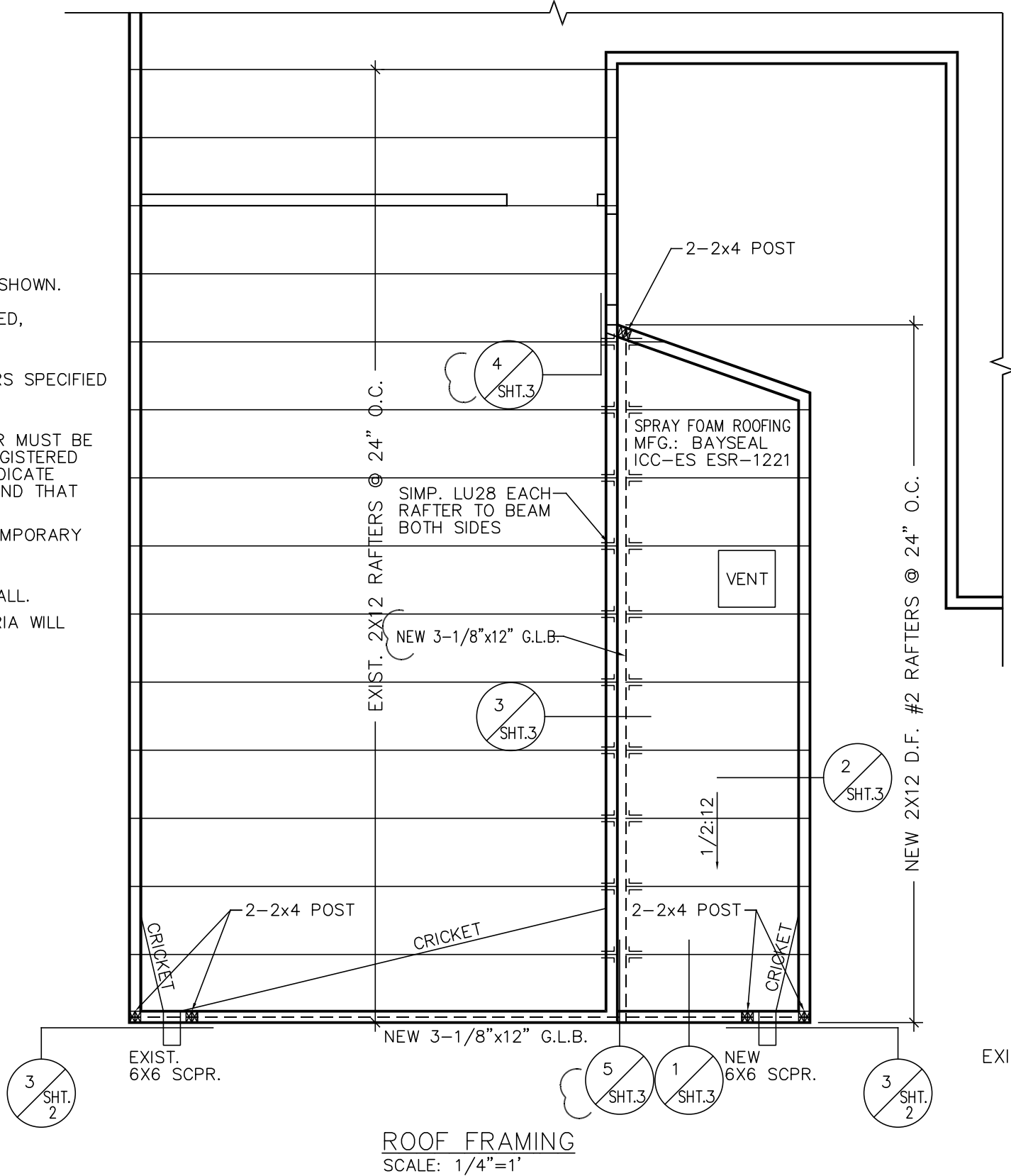
SHEET

1 OF 3

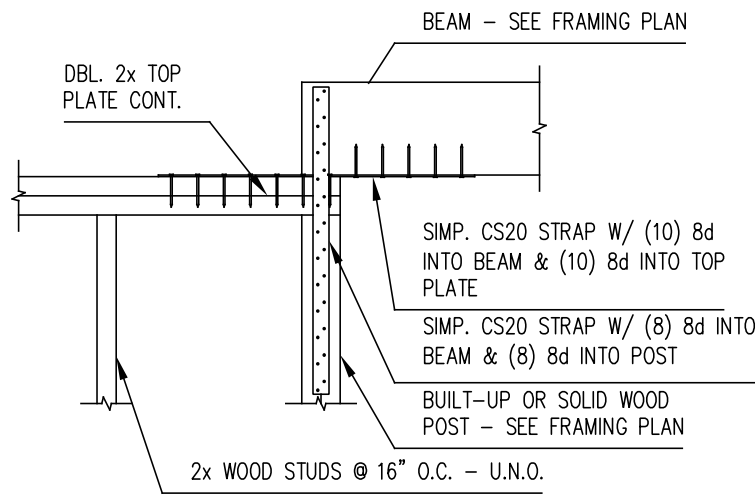


VENT CALCULATION	
TOTAL UNDER ROOF ADDITION SQ. FT.	REQUIRED VENT SQ. FT. ( 1/150)
110	0.73
20"SQ. ROOF VENT	(1) x 1.00 = 1.00

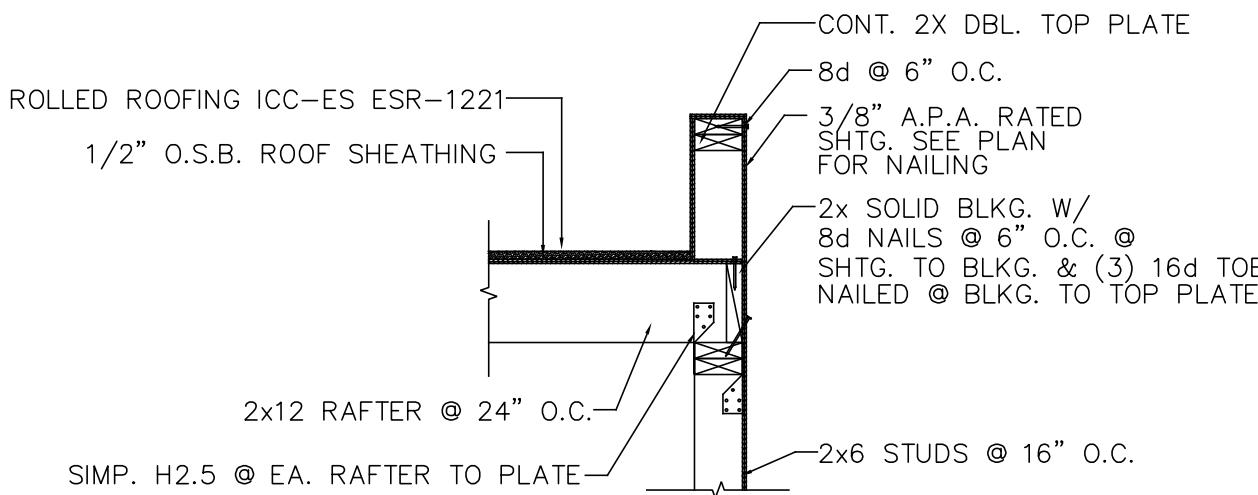
PREFAB TRUSSES:  
TRUSS MANUFACTURER'S DESIGN SHALL MATCH THE LAYOUT SHOWN.  
FRAMING PLAN.  
TRUSS DESIGNS SHALL ADHERE TO ALL INFORMATION INDICATED,  
SUCH AS: MINIMUM NUMBER OF CHORDS, WEB SIZES, CEILING  
CONFIGURATIONS AND BEARING WIDTH RESTRICTIONS.  
TRUSSES SHALL BE DESIGNED TO ACCOMMODATE ALL HANGERS SPECIFIED  
OR SELECTED BY TRUSS MANUFACTURER W/ ACCOMPANYING  
DOCUMENTATION.  
ALL CALCULATIONS SUBMITTED BY THE TRUSS MANUFACTURER MUST BE  
SEALED, SIGNED AND CURRENTLY DATED BY AN ENGINEER REGISTERED  
IN THE STATE OF ARIZONA. CALCULATIONS MUST CLEARLY INDICATE  
ACTUAL GRADE OF WOOD TRUSSES WILL BE ASSEMBLED OF AND THAT  
ACTUAL MOISTURE CONTENT HAS BEEN CONSIDERED.  
DESIGNER AND ENGINEER ARE NOT RESPONSIBLE FOR ANY TEMPORARY  
SHORING AND BRACING.  
TRUSS INSTALLER IS RESPONSIBLE FOR ALL FIELD APPLIED  
PERMANENT BRACING OF TRUSS TO TRUSS AND TRUSS TO WALL.  
ALL DESIGNS WHICH DO NOT CONFORM TO THE ABOVE CRITERIA WILL  
NOT BE USED.



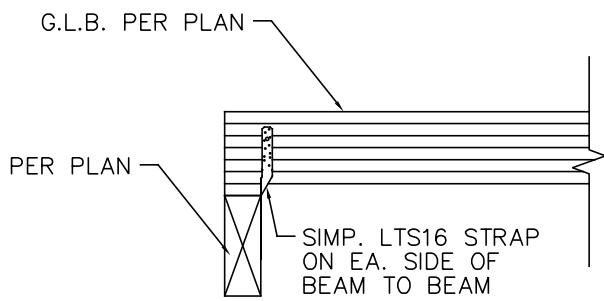
1 PARALLEL RAFTER DETAIL



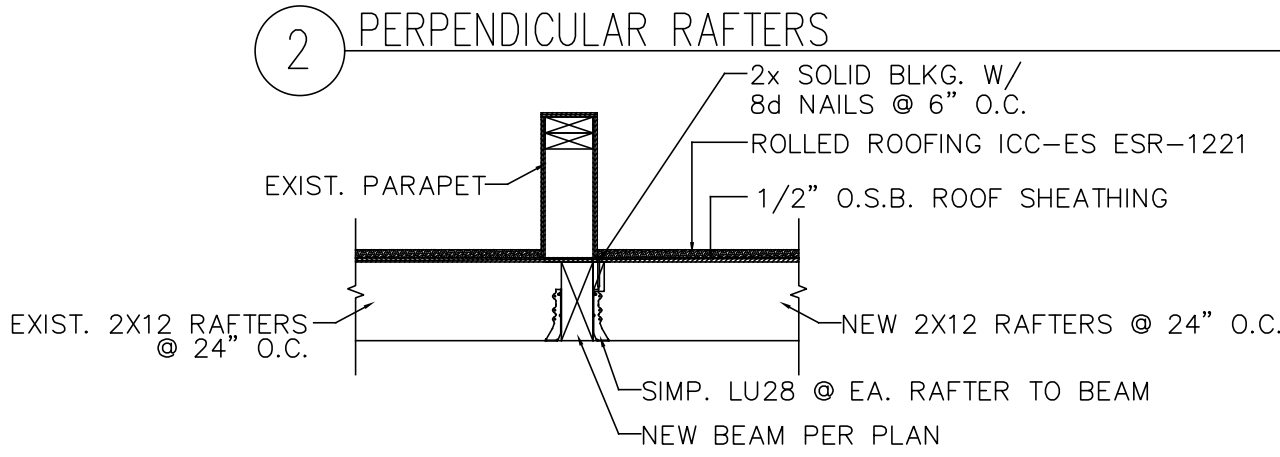
4 Beam @ Wall Connections



2 PERPENDICULAR RAFTERS



5 Beam to Beam



3 RAFTER HUNG @ BEAM

DESIGNED -	SAW
DRAWN -	6-16-17
DATE -	
SCALE -	
PROJECT -	
FILE NAME -	