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December 26, 2019 **Historic Preservation Office**

Miad Vakili
10632 N Scottsdale Road
Scottsdale, Arizona 85254
Miad@miadconstruction.com

**Subject:** Certificate of Appropriateness (Historic Clearance) for 111 W 7th Place, Mesa, AZ 85201 (ADM19-00943, APN/Parcel# 13724011).

Dear Mr. Vakili:

This office has been asked to review the request for a Certificate of Appropriateness for a proposed garage located in the side yard and a patio in the rear yard of the property located at 111 W 7th Place in the Evergreen Historic District.

Our office has reviewed the project and has the following information:

- The subject property is located within Evergreen Historic District.
- This property is identified as a non-contributing property in the National Register of Historic Places.
- The subject property is currently zoned RS-9 (Single Residence) District.
- Per the Project Narrative, the proposal involves:
    - Adding a new attached garage (571 sq.ft.) in the side yard along east property line, garage roof is flat which will be visible from the street and
    - Also modify existing roofing and additional attached covered patio (304 sq.ft.) in the southeast corner of the house, and

The Historic Preservation Office has approved the proposed addition as shown in the plan submitted (ADM19-00943) for the property at 111 W 7th Place located in the Evergreen Historic District in compliance with the following conditions:

1. Compliance with the Project Narrative submitted to the City (ADM19-00943).
2. Match the new/repaired wall with the existing wall in material, color, texture and height.
3. Compliance with all requirements of Development Services in the issuance of building permits.
4. Design slope roof over the proposed two car garage to be compatible with the front elevation of the house. Match the proposed addition to the house in color, material and texture including roof shingles with the existing house.

Any other modifications to the house or property need a separate application for consideration of a certificate of Appropriateness.

Sincerely,

Nana Appiah, PhD, AICP
Planning Director/Historic Preservation Officer

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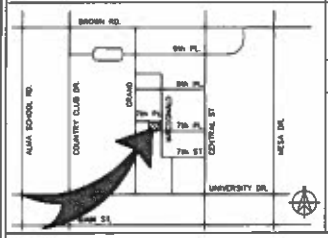
City of Mesa Historic Preservation Office Recommendation:

☐ Approved ☒ Approved with Conditions ☐ Denied

# 7th PLACE
# Residence Remodel

111 W 7TH PLACE
MESA, AZ 85201

## VICINITY MAP




## OWNER CONTACT INFO

Miad Investments LLC
10632 N Scottsdale rd. #B322
Scottsdale AZ 85254

Contact: MIAD VAKILI
617-304-0075

## PROPERTY INFORMATION

| | | LOT SIZE: |
|---|---|---|
| PARCELS # | 137-24-012 | 7,976 S.F. |
| # | 137-24-011 | 9,736 S.F. |
| | TOTAL LOT SIZE: | 17,712 S.F. |

ZONING: RS-9 POOL: NO

SUBDIVISION (4 PARCELS): VISTA GARDENS

## DESCRIPTION OF WORK

* DEMOLITION AND RECONSTRUCTION OF INTERIOR AREAS OF THE EXISTING HOUSE, RAISING OF THE CEILING AND ROOF LINE OF THE FAMILY ROOM AND ADDITION OF A NEW 2-CAR GARAGE AND COVERED PATIO. RELOCATION OR REPLACEMENT OF ELECTRICAL, MECHANICAL AND PLUMBING FIXTURES AS REQUIRED FOR THE PLAN CHANGES

## NEW AREA S.F.

EXISTING LIVABLE AREA: 1,979 S.F. (NO CHANGE)
NEW GARAGE 1: 571 S.F.
NEW PATIO 1: 304 S.F.

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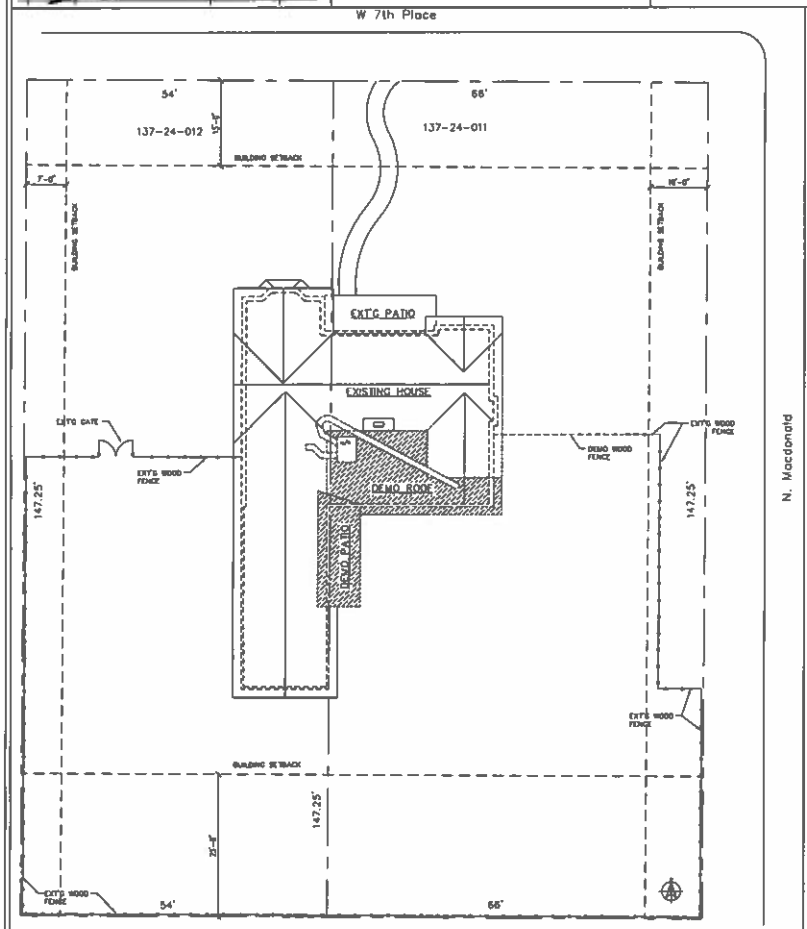
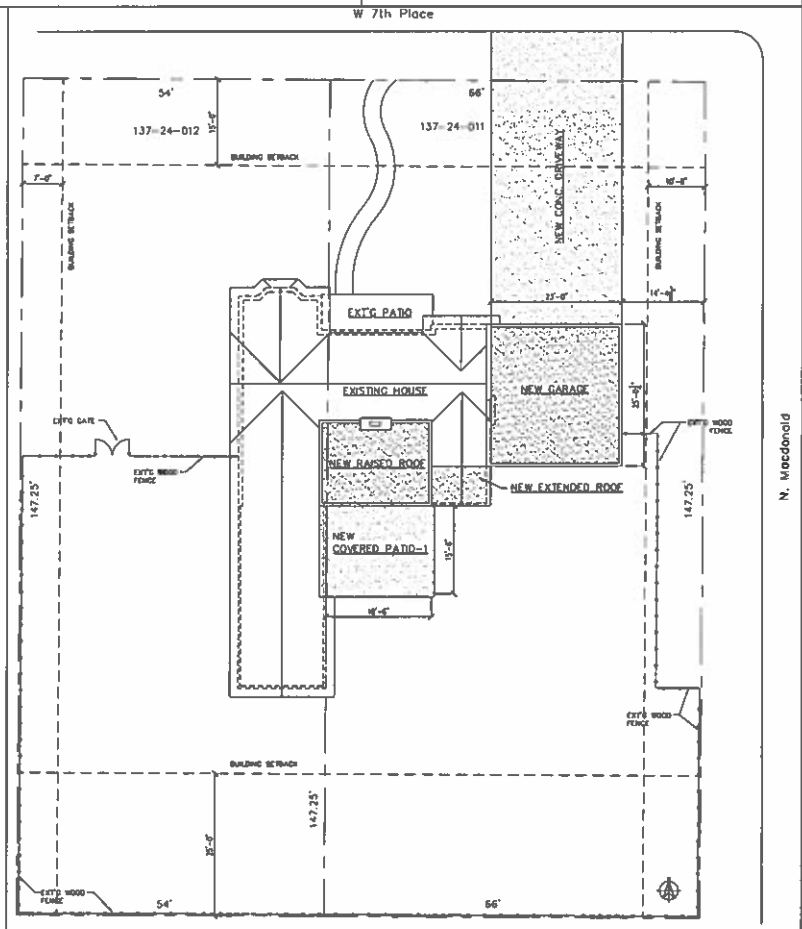



1 DEMO SITE PLAN
SCALE: 1"=10'-0"




2 PROPOSED SITE PLAN
SCALE: 1"=10'-0"

## BUILDING CODE:

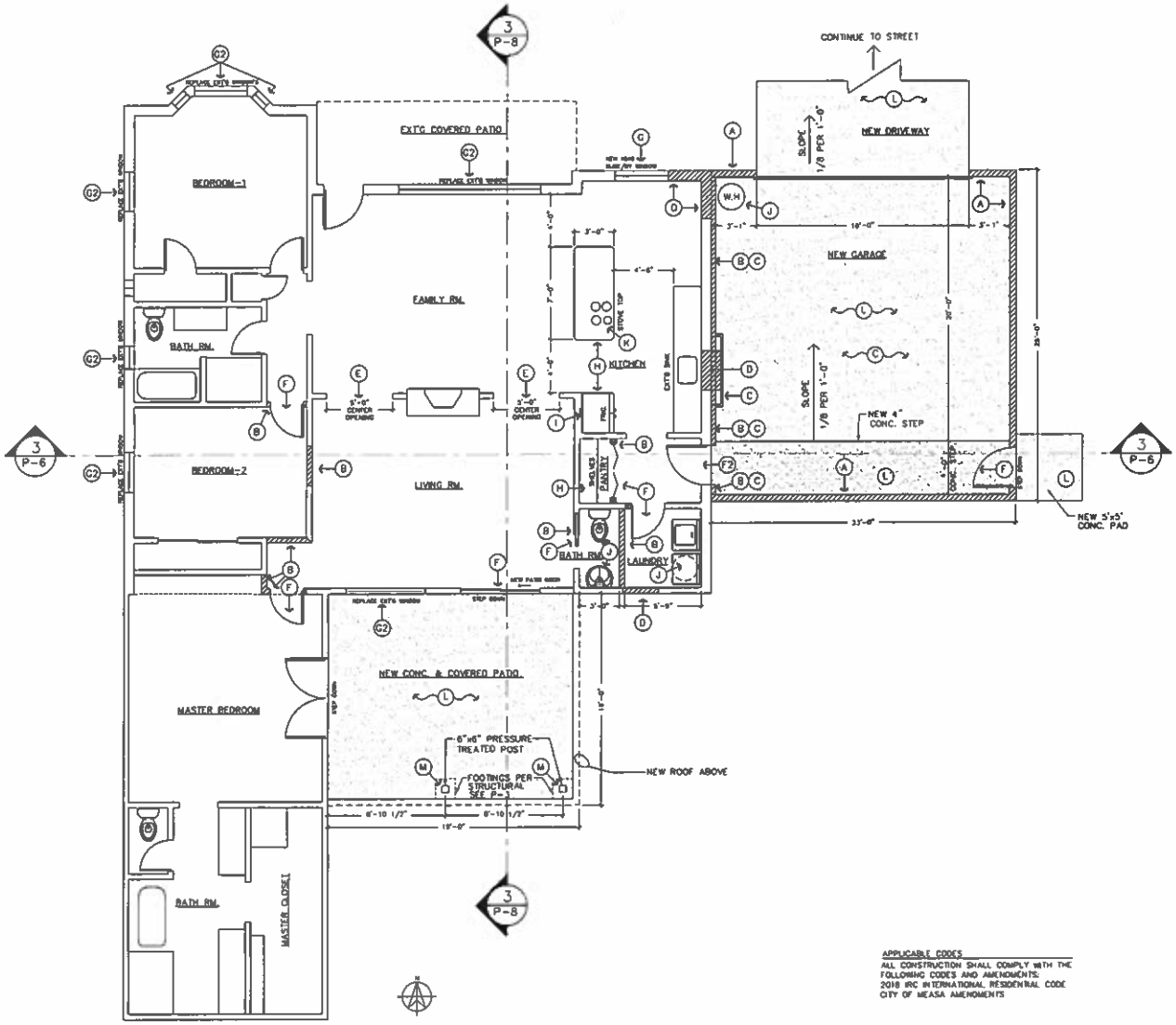
2018 International Building Code (IBC)
2018 International Existing Building Code (IEBC)
2018 International Residential Code (IRC)
2018 International Energy Conservation Code (IECC)
2018 International Fire Code (IFC)
2018 International Fuel Gas Code (IFGC)
2018 International Mechanical Code (IMC)
2018 International Plumbing Code (IPC)
2018 International Swimming Pool and Spa (ISPSC)
2017 National Electric Code (NEC)

## NOTES:

1) CHECK OR CONTRACTOR TO VERIFY PROPERTY LINES & SETBACKS
2) POOLS REQUIRE SEPARATE APPROVAL AND PERMIT.
3) POOLS SHALL NOT BE EMPTIED OR BACKWASHED INTO WASHES, STREETS, ONTO AN ADJACENT LOT OR ONACT OF LAND. (ORDINANCE 7-2.50.B.4.E.)
4) ALL MECHANICAL EQUIPMENT (AIR CONDITIONER, POOL EQUIP ETC.) SHALL BE SCREENED A MINIMUM OF 1 FOOT ABOVE THE HIGHEST PORTION OF THE EQUIPMENT FROM ALL SIDES AND SHALL BE COMPATIBLE WITH THE ADJACENT BUILDING. SHOW LOCATION OF EQUIPMENT ON SITE PLAN.

## CITY STAMP

**PAGE-T**
DATE: 11/21/19




1 REVISED FLOOR PLAN

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

APPLICABLE CODES

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS:
2018 IRC INTERNATIONAL RESIDENTIAL CODE
CITY OF MESA AMENDMENTS

## 1 GENERAL NOTES

A. ALL PLUMBING WALLS ARE 2x6 WD. STUDS AT 16" O.C.

B. INTERIOR NONBEARING WALLS ARE 2x4 WOOD STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.

C. INTERIOR LOAD BEARING WALLS ARE 2x6 WOOD STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.

D. ALL EXIT'S TO BE OPERABLE FROM INSIDE WITH-OUT USE OF A KEY OR SPECIAL KNOWLEDGE.

E. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.

F. PROVIDE 18" HIGH PLATFORM UNDER ALL APPLIANCE INSTALLED IN (OR ADJACENT TO FROM INSIDE) GARAGE'S IRC 02-406.3 (306.3)

G. ALL GLASS IN HAZARDOUS AREAS, INCLUDING WITHIN 24" ARC OF AN ACTIVE DOOR AND ALL GLASS WITHIN 18" OF FLOOR SHALL BE SAFETY GLASS.

H. BOTTOM OF CLEAR OPENING AT BEDROOMS 44" A.F.F.

I. SMOKE DETECTORS SHALL BE INSTALLED AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA AND BE A MINIMUM OF 3'-0" FROM DUCT OPENINGS.

J. SMOKE DETECTORS SHALL BE PERMANENTLY WIRED, INTERCONNECTED AND HAVE BATTERY BACK-UP POWER.

K. WHERE THE HIGHEST POINT OF A CEILING IN A ROOM WHICH OPENS TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE OPENING INTO THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN HALLWAY AND IN THE HIGH CEILING AREA OF THE ADJOINING ROOM.

L. MINIMUM INSULATION AND FENESTRATION REQUIREMENTS:
FRAME WALLS = R-13
MASONRY WALLS = R-8
ROOF = R-30
FLOORS = R-13
SLABS = R-0
CRAWL SPACES = R-0
GLAZED FENESTRATION = 0.40
SHGC = 0.25
SKYLIGHT U-FACTOR = 0.75
FENESTRATION U-FACTOR = 0.65
IRC 2018 CHAPTER 11, TABLE N1102.1

M. HOT WATER SHALL BE LEFT FITTED AT ALL FAUCETS (IRC P2722.2)

N. CONTRACTOR SHALL PROVIDE AND INSTALL FIRE BLOCKING IN THE FOLLOWING LOCATIONS:

1. CONCEALED SPACES OF STUD WALLS AT CEILING AND FLOOR LEVELS.
2. FURRED SPACES AND SOFFITS AT 10' LEVELS BOTH VERTICAL AND HORIZONTAL.
3. ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT DROP CEILINGS, SOFFITS, AND COVE CEILINGS.
4. BETWEEN STAIRS STRINGERS IN TOP AND BOTTOM OF RUN AND BETWEEN STUDS ALONG IN LINE WITH THE STRINGERS.
5. OPENINGS AROUND PIPES, CHUTS, VENTS, AND CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS. REFERENCE IRC SECTION R1003.19

O. REFRIGERATOR, PROVIDE 1/4" C.W. LINE FROM SINK.

P. STUCCO WALL STRUCTURES ARE REQUIRED TO HAVE AN APPROVED FRAMING CONNECTION AT THE TOP AND BOTTOM OF STUDS TO THE THE STUDS AND PLATES FOR EACH. REFERENCE IRC SECTION R602.

Q. CONTRACTOR SHALL PROVIDE ATTIC VENTILATION CALCULATIONS, INCLUDING ENGINEED RAFTER SPACES ON FLAT ROOFS AND PATIO COVERS/PORCHES FOR ALL NECESSARY OUTLETS/VENTS. REFERENCE IRC R806.

R. BEDROOMS SHALL HAVE AT LEAST ONE 5.7 SQUARE SQUARE FOOT OPENING DIRECTLY TO OUTSIDE, WITH A MINIMUM OPENING HEIGHT OF 24" AND MINIMUM OPENING WIDTH OF 20". REFERENCE IRC R310.1.

S. IF APPLICABLE HANDRAILS AND GUARDRAIL BALUSTERS ARE REQUIRED TO BE SPACED SO A SPHERE 4" IN DIAMETER WILL NOT PASS THROUGH. REFERENCE IRC SECTION R311.5.6 AND R312.2.

T. ALL GLASS IN SHOWER ENCLOSURES OR OTHER HAZARDOUS AREAS OR WITHIN 18" OF FLOOR SHALL BE SAFETY GLASS/TEMPERED GLASS.

U. INTERIOR LAUNDRY ROOMS AND BATHROOMS REQUIRE MIN. OF 3 S.F. GLASS, OPENS HALF-WAY. EXCEPTIONS 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS.

V. MANUFACTURER INSTALLATION INSTRUCTIONS AND COPY OF APPLICABLE ICBO RESEARCH REPORT SHALL BE AVAILABLE TO INSPECTOR ON 0" CLEARANCE FIREPLACE INSTALLATION.

W. GROUND / GRADE MOUNTED AIR CONDITIONING EQUIPMENT, WATER HEATERS, EVAPORATIVE COOLERS, AND FURNACES MUST BE INSTALLED ON A CONCRETE SLAB THAT COMPLETELY SUPPORTS THE EQUIPMENT AT LEAST 3" ABOVE GROUND LEVEL. IRC M1401.7 AND M1403.2.

X. CONTRACTOR SHALL COMPLY WITH THE FOLLOWING NOTES ON MAINTAINING FIREWALL SEPARATION AT GARAGE WITH AIR HANDLER OR FURNACE IN GARAGE.

1. NO PLASTIC PIPE OR REFRIGERANT LINE INSULATION TO PENETRATE FIREWALL.
2. NO SUPPLY AIR OR OTHER DUCT OPENINGS IN GARAGE WITHOUT FIRE DAMPERS, INCLUDING DUCT VIBRATION ISOLATORS.

Y. ELECTRICAL PANELS, INCLUDING MECHANICAL EQUIPMENT CHECKOUTS, REQUIRE 30" WIDE, 36" DEEP, 77" HIGH CLEAR WORKING SPACE IN FRONT. AIR CONDITIONING EQUIPMENT SHALL NOT BE LOCATED IN REQUIRED PATHS OF BEDROOM EXITS. REFERENCE IRC SECTION E3305 AND M1305.1

Z. RECEPTACLES SERVING COUNTER SPACE MUST BE SPACED 20 MS POINT OF A COUNTER OR FURTHER THEN 24" FROM A RECEPTACLE EXCEPT AS REQUIRED BY CODE.

1. RANGE (GAS) W/ HOOD VENT DIRECT TO OUTSIDE.

2. CERAMIC TILE SHOWER FROM FINISH FLOOR TO CEILING = WHEN CERAMIC TILE IS USED AT THE SHOWER COMPARTMENT THE BACKING SHALL BE DENSHIELD, FIBER-CEMENT OR GLASS MAT GYPSUM IN COMPLIANCE WITH ASTM C1178, C1278, OR C1278 WITH CORCH SEALED PER MANUFACTURER. (PROVIDE HANDICAP BACKING FOR FUTURE GRAB BARS - TYP.) 3/4" SUPPLY TO SHOWER. PROVIDE TEMPERED

## 2 PLAN LEGEND

NEW WALL

EXISTING WALL TO REMAIN

## 3 CONSTRUCTION KEY NOTES

(A) INSTALL NEW 2x6, 16" C/C WOOD STUD WALL WITH R-19 INSULATION & STUCCO FINISH, MATCH EXISTING.

(B) INSTALL NEW 2x4, 16" C/C WOOD STUD WALL, MATCH EXISTING.

(C) INSTALL NEW (1) LAYER OF 5/8" TYPE 'X' GYP BOARD OR 2 LAYERS OF 1/2" GYP BOARD ON GARAGE SIDE OF WALLS.

(D) INFILL DOOR OR WINDOW OPENING WITH NEW WALL TO MATCH EXISTING.

(E) INSTALL NEW WALL OPENING.

(F) INSTALL NEW DOOR, FRAME & HARDWARE, AS PER OWNER.

(F2) INSTALL NEW SELF-CLOSING 20 MINUTE RATED DOOR,. EQUIPPED WITH SELF CLOSING HINGES.

(G) INSTALL NEW WINDOW.

(G2) REPLACE EXISTING WINDOW WITH NEW WINDOW AS PER OWNER.

(H) INSTALL NEW MILL WORK AS PER OWNER.

(I) REFRIGERATOR: PROVIDE 1/4" C.W. LINE FROM SINK.

(J) INSTALL NEW PLUMBING FIXTURE AS PER OWNER.

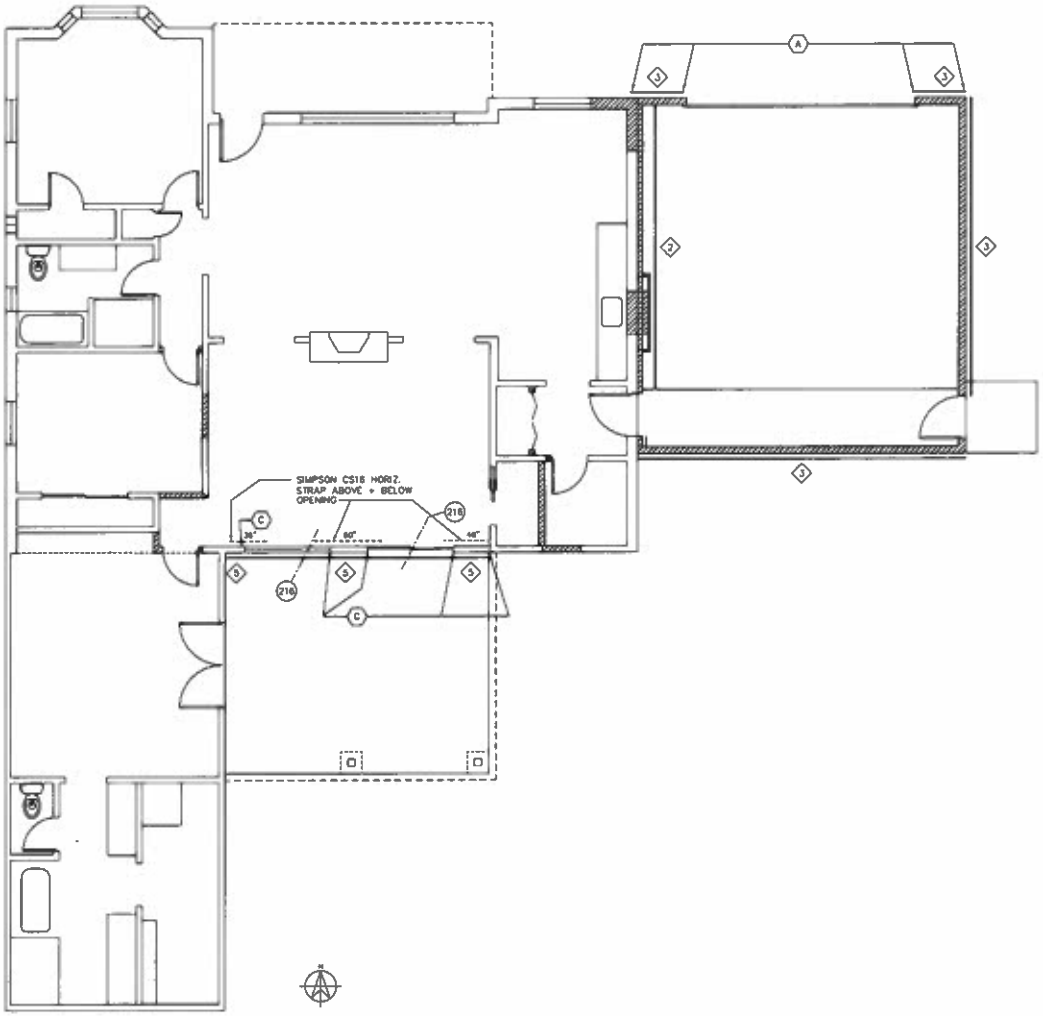
(K) INSTALL NEW STOVE TOP AS PER OWNER.

(L) INSTALL 4" CONC. SLAB. OVER 4" OF ABC. - SEE STRUCTURAL.

(M) INSTALL NEW COLUMN, SEE STRUCTURAL.



DATE: 11/21/19




1 SHEAR WALL PLAN

SCALE: 1/4"=1'-0"  1'  5'  10'

# SHEAR NOTES

## GENERAL NOTES:

1. UNLESS NOTED OTHERWISE, SHEATH EXTERIOR FACE OF WALLS W/ 3/8" SHEATHING FASTENED W/ 8D COMMON NAILS SPACED 6" O.C., AT PANEL & BOUNDARY EDGES & 12" O.C. A INTERIOR SUPPORTS

2. ALL EXTERIOR AND INTERIOR SHEAR WALLS TO HAVE ALL PANEL EDGES BLOCKED

3. SHEATH ROOF TRUSSES W/ 19/32" WOOD STRUCTURAL PANELS W/ 8d NAILS SPACED 6" O.C. AT PANEL AND BOUNDARY EDGES & 12" O.C. @ INTERIOR SUPPORTS. USE PSCA OR PSCL CLIPS AT 24" O.C. AT EDGES NOT DIRECTLY OVER TRUSSES/JOISTS. CLIPS TO MATCH SHEATHING THICKNESS. AT OWNERS OPTION, AT SLOPED ROOFS 4/12 AND OVER, 15/32" SHEATHING MAY BE USED WITH PSCA/PSCL CLIPS.

2. UNLESS NOTED OTHERWISE, PROVIDE 2x6 PLATE W/ 1/2" DIA ASTM F1554 'L'- ANCHOR BOLTS W/ 1" LEG & 7" MIN EMBEDMENT AT 48" O.C. PROVIDE (1) BOLT WITHIN 12" OF ALL CORNERS AND SOLE PLATE ENDS. MINIMUM (2) EA. PLATE

## SHEAR WALL SCHEDULE, ALL NOTES APPLY

| TYPE ALLOW | PANEL TYPE AND ATTACHMENT | FOUNDATION AND FLR. TO FLR. ATTACHMENT |
|---|---|---|
| 1 | PORTAL FRAME: 7/16" APA SHEATHING W/ 8d (.131" DIA. x 2 1/2" LONG) @ 3" O.C. ALL STUDS, BLOCKING AND PLATES AND GRID PATTER ON BEAM | EXTERIOR: 5/8" DIA. x 12" ANCHOR BOLT OR (2) 1/2" DIA. x 12" ANCHOR BOLT W/ 2" SQ. x 3/16" PLATE WASHER ON TRIPLE 2x PLATE<br>FLR TO FLR: SIMP SDS25412 @ 8" o.c. |
| 2<br>155 PLF | 1/2" OR 5/8" GYPSUM BOARD W/ #8 x 1 1/4" LONG SCREWS (TYPE W OR S) AT 4" O.C. EDGE, 12" O.C. FIELD, BLOCK ALL EDGES | EXTERIOR: 1/2" DIA. A.B.'S @ 48" O.C.<br>INTERIOR: HILTI/SIMPSON PINS @ 12" O.C./ 8" O.C. AT GYP. BOARD ON 2 SIDES<br>FLR TO FLR: SIMP SDS25412 @ 2'-6" o.c./16" |
| 3<br>260 PLF | 3/8" APA SHEATHING W/ 8d ( .131" DIA. x 2 1/2" LONG) @ 6" O.C. EDGE, PLATES AND BLOCKING. 12" O.C. FIELD. BLOCK ALL PANEL EDGES | EXTERIOR: 1/2" DIA. A.B.'S @ 48" O.C.<br>INTERIOR: HILTI/SIMPSON PINS @ 8" O.C./<br>FLR TO FLR: SIMP SDS25412 @ 1'-8" o.c. |
| 4<br>335 PLF | 3/8" APA SHEATHING W/ 8d (.131" DIA. x 2 1/2" LONG) @ 6" O.C. EDGE, PLATES AND BLOCKING. 12" O.C. FIELD. BLOCK ALL PANEL EDGES | EXTERIOR: 1/2" DIA. A.B.'S @ 32" O.C.<br>INTERIOR: HILTI/SIMPSON PINS @ 6" O.C./<br>FLR TO FLR: SIMP SDS25412 @ 1'-4" o.c. |
| 5<br>460 PLF | 3/8" APA SHEATHING W/ 8d (.131" DIA. x 2 1/2" LONG) @ 4" O.C. EDGE, PLATES AND BLOCKING. 12" O.C. FIELD. BLOCK ALL PANEL EDGES | EXTERIOR: 1/2" DIA. A.B.'S @ 24" O.C.<br>INTERIOR: HILTI/SIMPSON PINS @ 4" O.C./<br>FLR TO FLR: SIMP SDS25412 @ 10" o.c. |
| 6<br>630 PLF | 3/8" APA SHEATHING W/ 8d (.131" DIA. x 2 1/2" LONG) @ 3" O.C. EDGE, PLATES AND BLOCKING. 12" O.C. FIELD. BLOCK ALL PANEL EDGES | EXTERIOR: 1/2" DIA. A.B.'S @ 16" O.C.<br>INTERIOR: 1/2" DIA. A.B.'S @ 16" O.C.<br>FLR TO FLR: SIMP SDS25412 @ 8" o.c. |
| 7<br>930 PLF | 15/32" APA SHEATHING W/ 8d (.131" DIA. x 2 1/2" LONG) @ 2" O.C. EDGE, PLATES AND BLOCKING. 12" O.C. FIELD. BLOCK ALL PANELS EDGES | EXTERIOR: 5/8" DIA. A.B.'S @ 12" O.C.<br>INTERIOR: 5/8" DIA. A.B.'S @ 12" O.C.<br>FLR TO FLR: SIMP SDS25412 @ 6" o.c. |

NOTES:
1. ALL SHEAR WALLS REQUIRE STUDS MAXIMUM 16" O.C.
2. ACCEPTABLE PINS ARE HILTI XU (ESR 2269) AND SIMPSON POP (ESR2138)
3. SHEAR WALL TYPE 5, 6 & 7 REQUIRE DBL STUDS AT ADJOINING PANEL EDGES
4. USE 1/2" DIA. SIMPSON TITEN HD x 10" AS A 1 TO 1 REPLACEMENT FOR A.B.'S (ESR2713)
5. 8d COOLER NAILS MAY BE USED IN LIEU OF #8 SCREWS AT TYPE 2 SHEAR WALL. SPACE NAILS 7" O.C. AT TYPE 1 SHEAR WALL
6. ALL SHEAR WALLS TO USE 3" SQ x .229" PLATE WASHERS. TYPE 5, 6, & 7 SHEAR WALLS REQUIRE THE EDGE OF THE WASHER TO BE WITHIN 1/2" OF THE PLATE WOOD PLATE EDGE
7. AT PORTAL FRAMES, USE MINIMUM 7/16" PLYWOOD SHEATHING W/ .131" DIA NAILS

| KEY | HOLDDOWN | ATTACHMENT FOUNDATION | ATTACHMENT STUD |
|---|---|---|---|
| A | SIMPSON STHD10 | WET SET EMBED | (24) 16D SINKERS |
| B | SIMPSON STHD14 | WET SET EMBED | (30) 16d SINKERS |
| C | SIMPSON HTT4 | 5/8" DIA. EXP. ANCHOR @ INT., 5/8" DIA. A.T.R. W/ 12" EPOXY EMBED @ EXT. | (18) 16d .162" x 2 1/2" |
| D | SIMPSON HTT5 | 5/8" DIA. ALL THREAD W/ 6" EPOXY EMBED @ INT., 12" EPOXY EMBED @ EXT. | (26) 16d .162" x 2 1/2" |
| E | SIMPSON HDU8-SDS2.5 | SET839 W/ 34" EMBED OR SET70 x 24" W/ 18" EMBED | (20) SDS 1/4" x 2 1/2" |

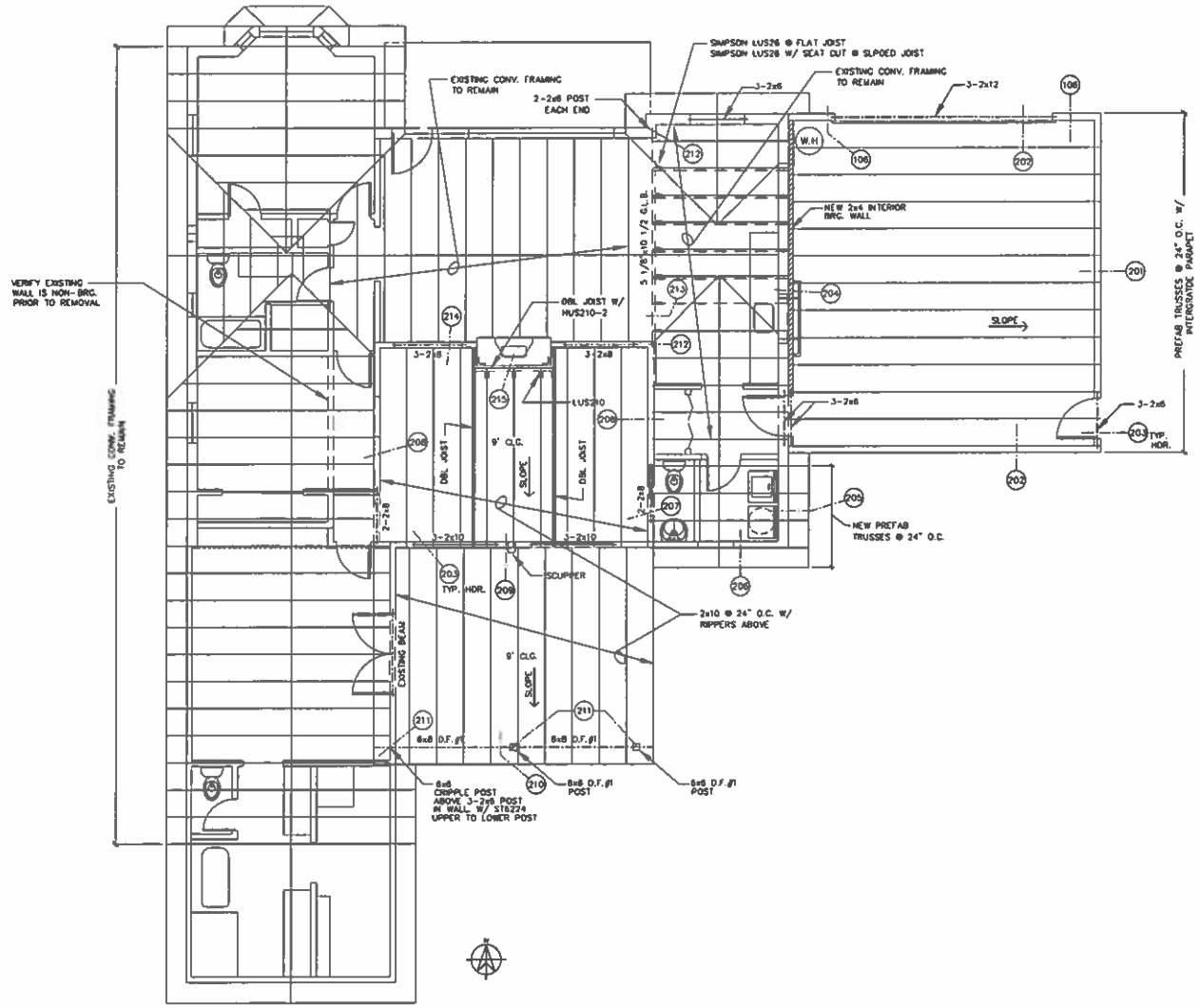
NOTES:
1. ALL HOLDDOWNS SHALL BE LOCATED AT (3) 2x FULL HT. D.F. #2 STUDS EXCEPT HDU8: USE (3) 2x STUDS
2. APPROVED EXPANSION ANCHORS: SIMPSON: STRONG BOLT 2 (ESR 3037), HILTI KWIK BOLT-TZ (ESR 1917), HILTI KWIK BOLT-3 (ESR 2302) ALL W/ 6" EMBED
3. ALL WET SET HOLDDOWNS SHALL BE MIN 1/2" CLEAR FROM CONCRETE EDGES
4. SPECIAL INSPECTION REQUIRED FOR POST INSTALLED HOLDDOWNS WITH A.T.R. USE SIMPSON SET-XP (ESR 2508) OR OTHER APPROVED EPOXY. SEE GEN
5. EXP = EXPANSION, INT. = INTERIOR, EXT. = EXTERIOR, A.T.R. = ALL THREAD ROD
6. TYPE 'C' HOLDDOWN MAY BE USED IN LIEU OF 'A', AND TYPE 'D' HOLDDOWN MAY BE USED IN LIEU OF TYPE 'B'. SPECIAL INSP. REQ'D FOR SUBSTITUTION.

Date: 3-31-22

My seal denotes only that I have reviewed these plans as they relate to my structural calculations and that they meet the intent of those calculations.

**PAGE-3.1**

DATE: 11/21/19




1 ROOF FRAMING PLANS

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

## FRAMING NOTES

### GENERAL ROOF NOTES:

1. UNLESS NOTED OTHERWISE, SHEATH EXTERIOR FACE OF WALLS W/ 3/8" SHEATHING FASTENED W/ 8D COMMON NAILS SPACED 6" O.C., AT PANEL & BOUNDARY EDGES & 12" O.C. A INTERIOR SUPPORTS. BLOCK ALL PANEL EDGES

2. SHEATH ROOF TRUSSES W/ 19/32" WOOD STRUCTURAL PANELS W/ 8d NAILS SPACED 6" O.C. AT PANEL AND BOUNDARY EDGES & 12" O.C. @ INTERIOR SUPPORTS. USE PSCA OR PSCL CLIPS AT 24" O.C. AT EDGES NOT DIRECTLY OVER TRUSSES/JOISTS. CLIPS TO MATCH SHEATHING THICKNESS. AT OWNERS OPTION, AT SLOPED ROOFS 4/12 AND OVER, 15/32" SHEATHING MAY BE USED WITH PSCA/PSCL CLIPS.

3. ALL BUILT UP HEADERS SHALL USE 1/2" CDX SPACER PLATE TO MATCH WIDTH OF WALL

4. ALL GIRDERS AND GLUE LAM BEAMS SHALL BE SUPPORTED BY MINIMUM 2-2x6 POST/TRIMMER, U.N.O.

5. SEE GSN FOR NAILING SCHEDULE AND ALL OTHER SPECIFICATIONS, SEE SHEET D1 FOR FOUNDATION DETAILS (100 LEVEL DETAILS), SEE SHEET D2 FOR FRAMING DETAILS (200 LEVEL DETAILS)

6. VERIFY EXACT SIZE, WEIGHT, AND LOCATION OF MECHANICAL EQUIPMENT WITH MECHANICAL PLANS AND ARCHITECT. VERIFY WEIGHTS DO NOT EXCEED THE LIVE LOAD FOR THE EQUIVALENT AREA OF UNIT FOOTPRINT.

7. FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITIONS. DETAILS ARE TYPICAL THROUGHOUT THE PLAN AND MAY NOT BE KEYED AT EVERY LOCATION WHERE THEY OCCUR

8. ALL HIPS, RIDGES, & VALLEYS SHALL BE SOLID BLOCKED WITH 2x BLOCKING. PROVIDE EDGE NAILING FROM SHEATHING TO BLOCK ON BOTH SIDES OF SPLICE

9. THE CONTRACTOR SHALL INSPECT ALL EXISTING CONDITIONS AND AREAS TO BE MODIFIED TO VERIFY THE CONDITIONS MATCH THE CONSTRUCTION DOCUMENTS PRIOR TO STARTING ANY WORK. IF CONDITIONS ARE DIFFERENT THEN SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS, THE CONTRACTOR SHALL NOTIFY ARCHITECT OR ENGINEER OF RECORD OF THE ACTUAL CONDITION. THE CONTRACTOR SHALL NOT PROCEED PRIOR TO RECEIVING WRITTEN INSTRUCTIONS OR MODIFIED PLANS FROM THE ARCHITECT OR ENGINEER OF RECORD.

10. CONTRACTOR TO VERIFY THAT ALL WALLS BEING REMOVED ARE NOT SUPPORTING ROOF RAFTERS, KICKERS OR CEILING JOISTS. WHERE WALLS ARE SUPPORTING EXISTING STRUCTURE, CONTRACTOR TO VERIFY NEW FRAMING PLAN ADDRESSES SUPPORT OF EXISTING STRUCTURE IN THE AREA BEING REMOVED. PROVIDE SHORING OF EXISTING STRUCTURAL ELEMENTS WHILE WALLS ARE BEING REMOVED AND NEW STRUCTURE ADDED. WHERE NEW CEILING JOISTS ARE REQUIRED, SEE DETAIL 209. ALL ROOF RAFTERS TO BE SUPPORTED AT MAXIMUM 48" O.C., RIDGE, VALLEY AND HIP BOARDS AT MAXIMUM 8'-0" O.C AND TERMINAL ENDS. CONTACT ARCHITECT OR ENGINEER PRIOR TO DEMOLITION IF AREA IN QUESTION BEING DEMOED IS SUPPORTING BEARING ELEMENTS AND IS NOT ADDRESSED ON NEW FRAMING PLAN.

Opens 3-31-22

My seal denotes only that I have reviewed these plans as they relate to my structural calculations and that they meet the intent of those calculations.

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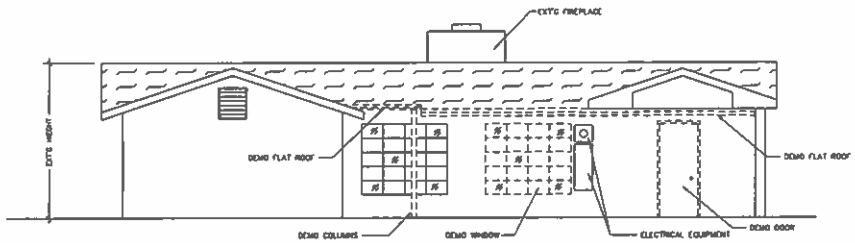
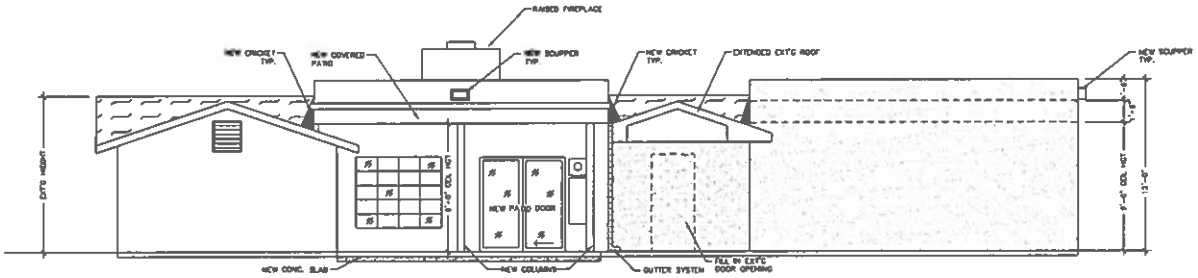
DATE: 11/21/19



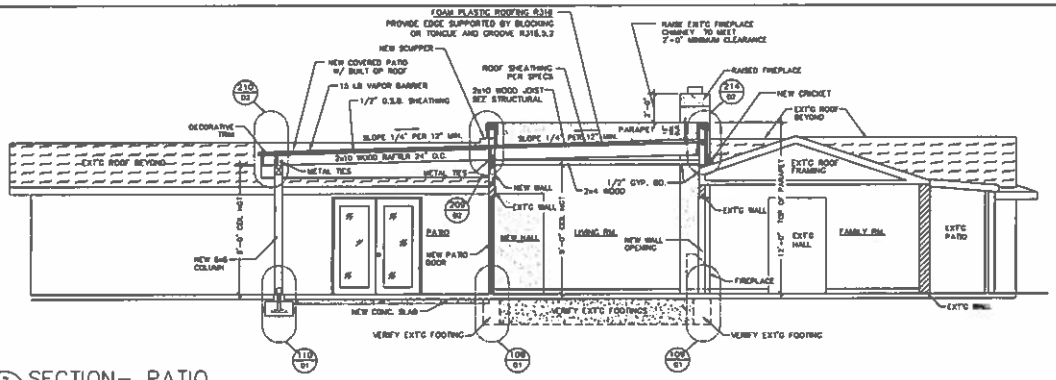

1 ELEVATION– BACK– EXT'G

1/4"=1'-0"




2 ELEVATION– BACK– NEW

1/4"=1'-0"




3 SECTION– PATIO

1/4"=1'-0"

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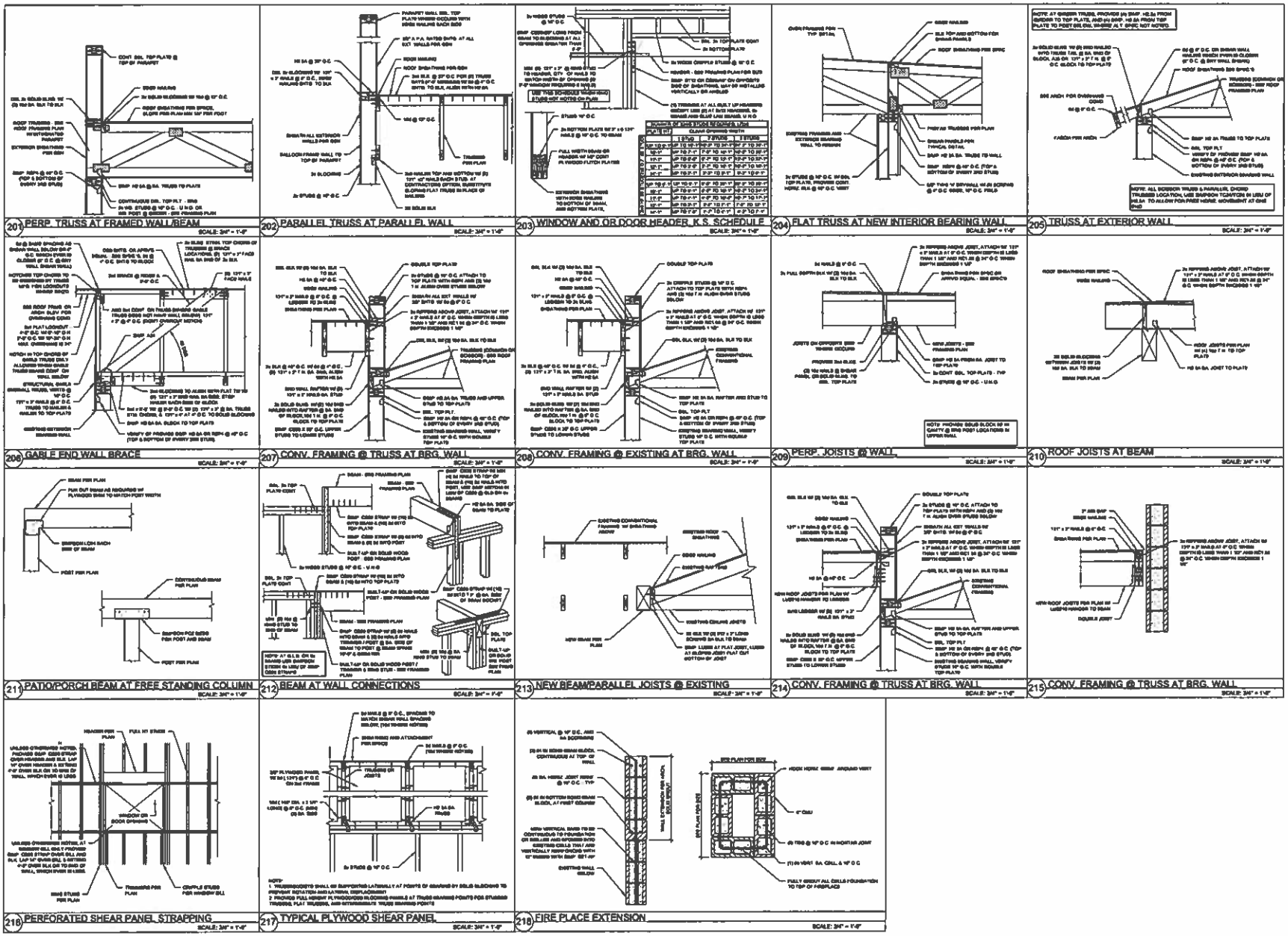


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PROJECT
REMODEL AND ADDITION
111 W 7TH PL.,
MESA, AZ

ENGINEER: MSS
DRAWN: MSS

revisions:

date: 11/21/19

SHEET
D2

PROJECT: 19178