

GENERAL NOTES

GOVERNING CODES; CITY OF MESA PROCEDURES, RULES, AND REGULATIONS:

1. 2006 INTERNATIONAL RESIDENTIAL CODE (IRC), w/ AMENDMENTS
2. 2006 INTERNATIONAL BUILDING CODE (IBC), w/ AMENDMENTS
3. 2006 INTERNATIONAL MECHANICAL CODE (IMC), w/ AMENDMENTS
4. 2006 INTERNATIONAL PLUMBING CODE (IPC), w/ AMENDMENTS
5. 2006 INTERNATIONAL FIRE CODE (IFC), w/ AMENDMENTS
6. 2005 NATIONAL ELECTRICAL CODE (NEC), w/ AMENDMENTS
7. 2004 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), w/ AMENDMENTS

FOUNDATIONS:

1. FOUNDATIONS DESIGN IS BASED ON MINIMUM SOIL BEARINGS VALUES PER IBC 1804.2 FOR CLASS 5 MATERIAL.
2. BEAR FOOTINGS ON FIRM NATIVE SOIL OR ENGINEERED FILL BELOW ADJACENT FINISHED GRADE AS INDICATED.
3. PLACE CONCRETE ONLY ON CLEAN, FIRM, INSPECTED BEARING MATERIAL.
4. ALLOWABLE SOIL BEARING PRESSURE:
  - a. 1000 PSF @ 18" BELOW FINISHED GRADE (FOR DEAD LOADS).
  - b. 1500 PSF @ 18" BELOW FINISHED GRADE (FOR DL + LL)
  - c. ALLOW 1/3 INCREASE IN ALLOWABLE STRESSES FOR TOE PRESSURES ON ECCENTRICALLY LOADED FOUNDATIONS OR FOUNDATIONS SUBJECT TO OVERTURNING LOADS.
5. BOTTOMS OF ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL: 1'-6" BELOW FINISHED GRADE EXTERIOR AND 1'-0" INTERIOR. DESIGN SOIL PRESSURE: 1000 PSF DEAD LOAD OR 1500 PSF TOTAL LOAD.

TERMITE CONTROL:

1. ALL SOIL UNDER FOOTINGS & SLABS ON GRADE SHALL BE TREATED WITH TERMITE POISON BEFORE POURING CONCRETE.

CONCRETE:

1. CONCRETE QUALITY: CONFORM TO ACI-301 & ACI-318.
2. USE REGULAR WEIGHT CONCRETE WITH TYPE I OR II CEMENT PER ASTM C150 AGGREGATE/ASTM C33 & POTABLE WATER.
3. MINIMUM 28 DAY COMPRESSIVE STRENGTH 2500 PSI.
4. MAXIMUM SLUMP 5".
5. MECHANICALLY VIBRATE CONCRETE.
6. DO NOT USE ADMIXTURES WITHOUT APPROVAL. ADMIXTURES CONTAINING CHLORIDES SHALL NOT BE USED.
7. CONCRETE SHALL NOT BE IN CONTACT WITH ALUMINUM.
8. ALL EXPOSED EDGES AND CORNERS SHALL BE CHAMFERED, BEVELED, OR ROUNDED.
9. WAIT 48 HOURS BETWEEN ADJACENT CONCRETE CASTINGS.
10. NON-SHRINK CEMENT GROUT SHALL BE NON-METALLIC HIGH STRENGTH OF 4000 PSI.

REINFORCING:

1. DEFORMED BARS SHALL CONFORM TO ASTM-615, GRADE 60.
2. CONCRETE COVERAGE FOR REINFORCING BARS SHALL BE AS FOLLOWS:
  - a. UNFORMED CONCRETE IN CONTACT WITH EARTH: 3".
  - b. FORMED CONCRETE IN CONTACT WITH EARTH: 2".
3. LAP SPlice LENGTHS SHALL BE 40 BAR DIAMETERS MINIMUM, UON.
4. DOWEL ALL VERTICAL REINFORCING TO FOUNDATIONS, UON.
5. SECURly TIE AND SUPPORT ALL REINFORCING STEEL IN PLACE BEFORE PLACING CONCRETE OR GROUT.
6. REINFORCING PLACEMENT, BAR BENDS, AND STANDARD HOOKS SHALL COMPLY WITH ACI-318 AND CRSI STANDARDS.

MASONRY:

1. USE HOLLOW CONCRETE BLOCK UNITS: GRADE N, NORMAL HEIGHT, fm= 1500 PSI.
2. LAY UNITS IN RUNNING BOND. CORNERS SHALL HAVE A STANDARD BOND BY OVERLAPPING UNITS.
3. MORTAR: TYPE S, MINIMUM 28 DAY COMPRESSIVE STRENGTH 1800 PSI.
4. GROUT: TYPE S, MINIMUM 28 DAY COMPRESSIVE STRENGTH 2000 PSI.
5. MAXIMUM GROUT LIFTS WITHOUT CLEAN-OUTS AND INSPECTION 4'-0".
6. PROVIDE WALL REINFORCING AS FOLLOWS:
  - a. LOCATE #4 REBAR IN VERTICAL GROUTED CELL AT CORNERS, JAMBS, INTERSECTIONS, WALL ENDS & @ 48" VERTICALLY.
  - b. PLACE #4 REBAR IN CONTINUOUS GROUTED BOND BEAM AT ROOF LINE, ALL FLOOR LEVELS, AND AT TOP OF PARAPET WALLS.
  - c. PLACE #4 LADDER OR TRUSS TYPE HORIZONTAL JOINT REINFORCING (CROWWALL OR VERTICAL) AT 16" VERTICAL SPACING.
7. PLACE BOND BEAM REINFORCING CONTINUOUS THROUGH CONTROL JOINTS AND EXPANSION JOINTS, WRAPPING BARS WITH 1/8" THICK BOND BREAKING TAPE 2'-0" BOTH SIDES OF JOINT. DO NOT SPlice HORIZONTAL REINFORCING WITH-IN 6'-0" OF A CONTROL OR EXPANSION JOINT.
8. ALL ANCHOR BOLTS SHALL BE IN GROUTED CELLS.

STRUCTURAL STEEL:

1. LATEST AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) HANDBOOKS SHALL APPLY.
2. ROLLED SECTIONS AND PLATES SHALL CONFORM TO ASTM A-36, fy=36ksi.
3. BOLTS AND PLAIN ANCHORS SHALL CONFORM TO ASTM A-307.
4. EXPANSION BOLTS SHALL BE APPROVED DRILLED ANCHORS (PHILLIPS RED HEAD, KNUK BOLT, OR EQUAL), TORQUE AND INSTALL PER MANUF. SPEC.
5. W/ SHAPES SHALL CONFORM TO ASTM A992, fy = 50 ksi.
6. STEEL PIPE COLUMN SHALL CONFORM TO ASTM A53, GRADE B, fy = 35 ksi.

WOOD:

1. GENERAL:
  - a. COMPLY WITH AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC) STANDARDS, LATEST EDITION.
  - b. EACH PIECE OF LUMBER SHALL BEAR THE GRADE STAMP OF A GRADING RULES AGENCY APPROVED BY THE AMERICAN LUMBER STANDARDS COMMITTEE.
  - c. EACH PIECE OF LUMBER IN PLACE SHALL BE OF THE GRADE SPECIFIED OR BETTER.
  - d. DO NOT NOTCH OR DRILL JOIST, BEAMS OR LOAD BEARING STUDS WITHOUT APPROVAL.
  - e. DOUBLE FLOOR JOIST UNDER PARALLEL PARTITIONS.
  - f. PROVIDE METAL OR 1X3 WOOD CROSS BRACINGS @ MID-SPAN WHEN JOIST EXCEED DEPTH OF 10".
  - g. PROVIDE 2X SOLID BLOCKING @ JOIST BEARING SUPPORTS.
  - h. PROVIDE FIRESTOPPS AS FOLLOWS:
    1. IN CONCEALED SPACES IN WALLS, @ FURRED SPACES & @ SOFFITS AND FLOOR & CEILING LEVELS.
    2. IN OPENINGS AROUND VENTS, CHIMNEYS, & FIREPLACES @ FLOOR/CLS LEVELS.
    3. IN CONCEALED SPACES BETWEEN WALL STUDS @ STAIRS IN LINE W/ STRINGERS.
  - i. PRESSURE TREAT WOOD SILL PLATES.
  - j. ATTIC ACCESS SHALL BE MIN 22" X 30" & PROVIDE MIN. 30" OF HEAD ROOM ABOVE ACCESS.
  - k. WINDOWS SHALL BE OPENABLE W/ SPECIAL TOOLS, KNOWLEDGE, EFFORT OR KEY.
2. CONNECTIONS:
  - a. SEE 2006 IBC FOR NAILING NOT SPECIFICALLY CALLED OUT ON THE DRAWINGS. USE COMMON NAILS.
  - b. MAKE FRAMED CONNECTIONS WITH APPROVED FRAMING ANCHORS ON EACH SIDE OR JOIST HANGERS BY SIMPSON OR APPROVED EQUAL.
  - c. NAIL PLYWOOD WITH 8d COMMON NAILS @ 6" SPACING @ ALL EDGES AND BOUNDARIES & @ 12" SPACING @ ALL INTERMEDIATE SUPPORTS UON.
  - d. PRE-DRILL ALL HOLES FOR NAILS LARGER THAN 20d.
  - e. FIELD DRILL BOLT HOLES FOR PROPER MATCHING AND BEARING.
  - f. PROVIDE STANDARD WASHERS @ BOLTS IN WOOD WITHOUT STEEL PLATES.
  - g. AT LEDGERS AND PLATES, PROVIDE ANCHOR BOLTS @ A MIN. OF 6" AND MAX. 12" FROM EACH END OF EACH PIECE.
  - h. FOUNDATION PLATES OR SILLS SHALL BE BOLTED TO FOUNDATIONS WITH ANCHOR BOLTS NOT LESS THAN 1/2" IN DIAMETER, EMBEDDED @ LEAST 1" INTO CONCRETE OR REINFORCED MASONRY UON.
  - i. HOLES IN WOOD PLATES SHALL BE NO MORE THAN 1/6" LARGER THAN THE BOLT DIAMETER. STANDARD WASHERS SHALL BE USED AND NUTS SHALL BE SECURELY TIGHTENED.
  - j. CENTERS OF ALL ANCHOR BOLTS SHALL BE WITH-IN 1/2" OF THE CENTER LINE OF 2X4 WOOD PLATES OR SILLS & WITH-IN 1" OF THE CENTER LINE FOR 2X6 OR LARGER PLATES OR SILLS. BOLTS PLACED CLOSER THAN SPECIFIED TO THE EDGE OF THE PLATE OR SILL MAY BE LEFT IN PLACE BUT AN EXPANSION ANCHOR OF THE SAME SIZE SHALL BE INSTALLED WITHIN 12" OF THE IMPROPERLY INSTALLED BOLT.
  - k. ANCHOR BOLTS FOR FOUNDATION PLATES OF SILLS SHALL BE SPACED NO MORE THAN 4'-0" APART (CLOSER SPACING SHALL BE INDICATED ON THE PLANS) AND SHALL BE NO CLOSER TO ONE ANOTHER THAN 12" FROM PLATE ENDS.
  - l. WHERE ONE OR MORE WOOD PLATES AND FLAT BLOCKING ARE NAILED TOGETHER @ TRUSS BEARINGS, NAIL EACH WOOD PLATE OR BLOCKING TO THE ONE BELOW WITH 16d COMMON @ 6" SPACING.
  - m. FIELD DRILL HOLES FOR 16d AND LARGER, WHEN SPACED LESS THAN 4'-0" IN THE SAME ROW PARALLEL TO THE GRAIN IN 2X LUMBER, OR PREFABRICATED WOOD TRUSSES.

- n. NAILS THAT ARE SHORTER THAN STANDARD LENGTH SHALL BE USED ONLY WHERE NOTED ON THE DRAWINGS OR WHERE APPROVED BY THE STRUCTURAL ENGINEER.
- o. COUNTERSINK ANCHOR BOLTS IN PLATES AND LEDGERS ONLY IF INDICATED ON THE STRUCTURAL DRAWINGS.
- p. ATTACH ALL BRICK VENEER TO WOOD FRAMING W/ VENEER TIES (SIMPSON BT-R/BTB OR EQUAL) @ 16" O.C. EA. WAY.
3. STRUCTURAL SAWN LUMBER:
  - a. S-DRY, 19K MAXIMUM MOISTURE CONTENT & FINISHED S4S.
  - b. JOIST, BEAMS, AND LEDGERS: DOUGLAS FIR-LARCH #2.
  - c. PLATES AND BLOCKING: SPRUCE/PINE/FIR (SPF) STUD GRADE.
  - d. STUDS: SPRUCE/PINE/FIR (SPF) STUD GRADE @ INTERIOR WALLS & SPF #2 @ EXTERIOR WALLS.
  - e. COLUMNS AND POSTS: DOUGLAS FIR-LARCH #2.
4. GLU-LAM BEAMS:
  - a. WEST COAST DOUGLAS FIR WITH fb=2400 PSI, E=1.6 X 10-6 PSI
  - b. FABRICATIONS AND HANDLING SHALL COMPLY WITH LATEST AITC STANDARDS. EACH BEAM SHALL BEAR AITC STAMP INDICATING SPECIES AND STRESS GRADE.
  - c. FABRICATE WITH WATER RESISTANT GLUE FOR INTERIOR CONDITIONS AND WATERPROOF GLUE FOR EXPOSED CONDITIONS.
  - d. SEE PLANS FOR REQUIRED CAMBERS. (PROVIDE 1800' RADIUS CAMBER UON.)
5. ROOF SHEATHING: (COMPLY W/ IBC 2306.3.1) (PSI & P52)
  - a. 15/32" PLYWOOD OR OSB w/ 8d @ 6" O.C. @ SUPPORTED EDGES (UNBLOCKED) & 8d @ 12" O.C. INTERM. SUPPORTS UON. (1-1/2"X13 9d STAPLES (CBO 3540 CAN BE USED IN LIEU OF 8d NAILS). SPAN INDEX 32/16. STAGGER EDGES
  - b. WALL SHEATHING: (COMPLY W/ IBC 2306.4.1 - ANY SPECIES EXCEPT GROUP 5) a. 3/8" OSB WALL SHEATHING w/ 8d NAILS @ 4" O.C. EDGES AND 12" O.C. @ INTERMEDIATE SUPPORTS-ALL EDGES UNBLOCKED. (1-1/2"X13 9d STAPLES (CBO 3540 CAN BE USED IN LIEU OF 8d NAILS). SPAN INDEX 24/10. STAGGER EDGES
7. FLOOR SHEATHING:
  - a. 1/4" PLYWOOD (SEE PLAN FOR SIZE) w/ 48/24 GLUE & SCREWS @ 6" O.C. SUPPORTED EDGES & 10"OC INTERMEDIATE SUPPORTS. (USE SCREWS EQ. TO 10d NAILS - SIMPSON HNTL2125 OR EQUAL)

LIGHT METAL PLATE CONNECTED WOOD TRUSSES:

1. DESIGN, FABRICATE, TRANSPORT, AND ERECT PER LATEST AITC STANDARDS AND MANUFACTURER RECOMMENDATIONS.
2. FOR SLOPED TRUSSES:
  - a. DESIGN FOR 24 PSF DEAD LOAD PLUS 20 PSF LIVE LOAD (REDUCIBLE) FOR FLAT TRUSSES-
  - b. DESIGN FOR 20 PSF DEAD LOAD PLUS 20 PSF LIVE LOAD (REDUCIBLE) DESIGN DEAD LOAD INCLUDES ALLOWANCE FOR TRUSS DEAD LOAD.
3. FOR FLOOR TRUSSES:
  - a. DESIGN FOR 20 PSF DEAD LOAD PLUS 40 PSF LIVE LOAD
  - b. SUBMIT DESIGN CALCULATIONS AND SHOP DRAWINGS. FABRICATE AFTER ENGINEER'S REVIEW. INCLUDE WOOD GRADES AND CONNECTOR PLATES TO BE USED.
5. TRUSSES SHALL CONFORM TO 2006 IRC #R-502.11 & #R-602.10

GLASS:

1. GLAZING IN LOCATIONS SUBJECT TO HUMAN IMPACT SHALL BE IMPACT RESISTANT AS DEFINED IN IRC 2006 & AS FOLLOWS:
  - a. ALL GLASS DOORS, INCLUDING GLASS,
  - b. SIDE LIGHTS & WINDOWS ADJACENT TO DOORS.
  - c. GLAZING ADJACENT TO A WALKING SURFACE, LESS THAN 18" ABOVE THE WALKING SURFACE & NOT PROTECTED BY A RAILING.
  - d. SHOWER DOORS AND TUB ENCLOSURES.
  - e. GLAZING IN BATHROOMS WITH THE LOWER EDGE LESS THAN 56" ABOVE FFE.
  - f. MIRRORS/MIRROR DOORS UNLESS ATTACHED DIRECTLY TO WALL, FRAMED OR REINFORCED.
  - g. GLAZING WITHIN 24" OF DOOR OPENINGS

FLASHING:

1. METAL FLASHING SHALL BE 26 GA.

PLUMBING:

1. THE 1/2" RELIEF VALVE DRAIN LINE SHALL BE FULL DRAWN STEEL PIPE OR HARD DRAWN COPPER TUBING EXTENDING TO THE EXTERIOR OF THE BUILDING & TERMINATING IN A DOWNWARD POSITION NOT MORE THAN 2' OR LESS THAN 6" ABOVE GRADE. SLOPE & DRAIN & SUPPORT AT 32'OC.
2. ABS OR PVC USED IN DRAIN, WASTE, & VENT SYSTEM SHALL BE SCHEDULE 40.
3. COPPER TUBING USED IN WATER PIPING SHALL BE TYPE "M" MIN HEIGHT IN THE BUILDING ABOVE SLAB.
4. COPPER TUBING USED IN WATER PIPING BELOW SLABS SHALL BE TYPE "L" MIN HEIGHT INSTALLED WITHOUT JOINTS.
5. GAS FUEL PIPING SHALL BE WROUGHT IRON OR STEEL, GALVANIZED OR BLACK.
6. PLUMBING FIXTURES SHALL BE LOW FLOW FITTINGS AS FOLLOWS:
  - a. WATER CLOSETS-----1.6 GPM MAX.
  - b. SHOWER HEADS-----2.5 GPM MAX.
  - c. LAV & SINKS-----2.2 GPM MAX.
7. DISHWASHERS SHALL HAVE AIR GAP.
8. LEFT FITTING AT ALL FAUCETS SHALL BE HOT WATER FITTING.
9. PROVIDE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE CONTROL VALVES FOR ALL SHOWER AND TUB-SHOWER COMBINATIONS

ELECTRICAL:

1. ELECTRIC SMOKE DETECTORS SHALL BE LOCATED ON CEILING OR WALL WITH-IN 12" OF CEILING, WIRED TOGETHER & NOT CLOSER THAN 3'-0" TO A DUCT OPENING.
2. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING W/ DISCONNECT OTHER THAN CIRCUIT PROTECTION W/ BATTERY BACK-UP IRC R-311.2
3. PROVIDE A GROUNDING CONDUCTOR MIN 20' OF #4 SIZE OR LARGER BARE COPPER WIRE EMBEDDED IN CONCRETE FOOTING.
4. PROVIDE A BONDING CONDUCTOR MIN OF 1/4" COPPER WIRE CONNECTED TO THE BUILDINGS WATER PIPING SYSTEM TO THE SERVICE EQUIPMENT ENCLOSURE GROUNDING BUSS.

MECHANICAL:

1. EQUIPMENT SHALL BE CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF TO DEGREES F @ A POINT 3'-0" ABOVE THE FLOOR.

ATTIC VENTILATION:

1. PROVIDE A NET FREE VENTILATION AREA OF NOT LESS THAN 1/50 OF ATTIC AREA.
2. EAVE OR CORNICE VENT UNITS SHALL NOT BE LOCATED WITH-IN 3'-0" Laterally ABOVE WINDOW OR DOOR NOR WHERE INSULATION WILL BLOCK ATTIC VENTILATION.

SUPPLEMENTARY NOTES:

1. VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK. NOTIFY THE DESIGNER OF ANY DISCREPANCIES OR INCONSISTENCIES.
2. VERIFY IN THE FIELD ALL EXISTING CONDITIONS SHOWN ON THE DRAWING.
3. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL, AND PLUMBING WITH APPROPRIATE TRADES AND DRAWINGS.
4. PROVIDE ALL NECESSARY TEMPORARY SHORING, GUTTING, OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.
5. OPTIONS ARE FOR THE CONTRACTORS CONVENIENCE. HE SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY IF HE CHOOSES AN OPTION AND SHALL COORDINATE ALL DETAILS. THE COST OF ADDITIONAL DESIGN WORK NECESSITATED BY SELECTION OF AN OPTION SHALL BE BORNE BY THE CONTRACTOR.
6. THE COST OF ADDITIONAL DESIGN WORK DUE TO ERRORS OR OMISSIONS IN CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR.
7. ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL AND SIGNATURE OF A STRUCTURAL ENGINEER REGISTERED IN ARIZONA.
8. IF THE CONTRACTOR OR SUBCONTRACTOR SHOULD FIND ANY DISCREPANCIES IN OR OMISSIONS FROM THESE DRAWINGS, OR IF HE SHOULD BE IN QUESTION TO THEIR MEANING OR INTENT, HE SHOULD CONTACT THIS OFFICE AT ONCE FOR INTERPRETATION OR CLARIFICATION.
9. HOLD HARMLESS AGREEMENT: DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR ANY AND ALL COST, EXPENSES, DAMAGES, OR OTHER LIABILITY OF ANY NATURE ARISING OUT OF, IN CONNECTION WITH OR IN ANY WAY RELATED TO THE PLANS DRAWN BY LESLIE CUSTOM HOMES INCLUDING WITHOUT LIMITATION, DEFECT IN DESIGN OR MATERIAL SPECIFIED.

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF LESLIE CUSTOM HOMES AND MAY NOT BE REPRODUCED OR REPRODUCTIONS THEREOF USED WITHOUT THEIR PERMISSION

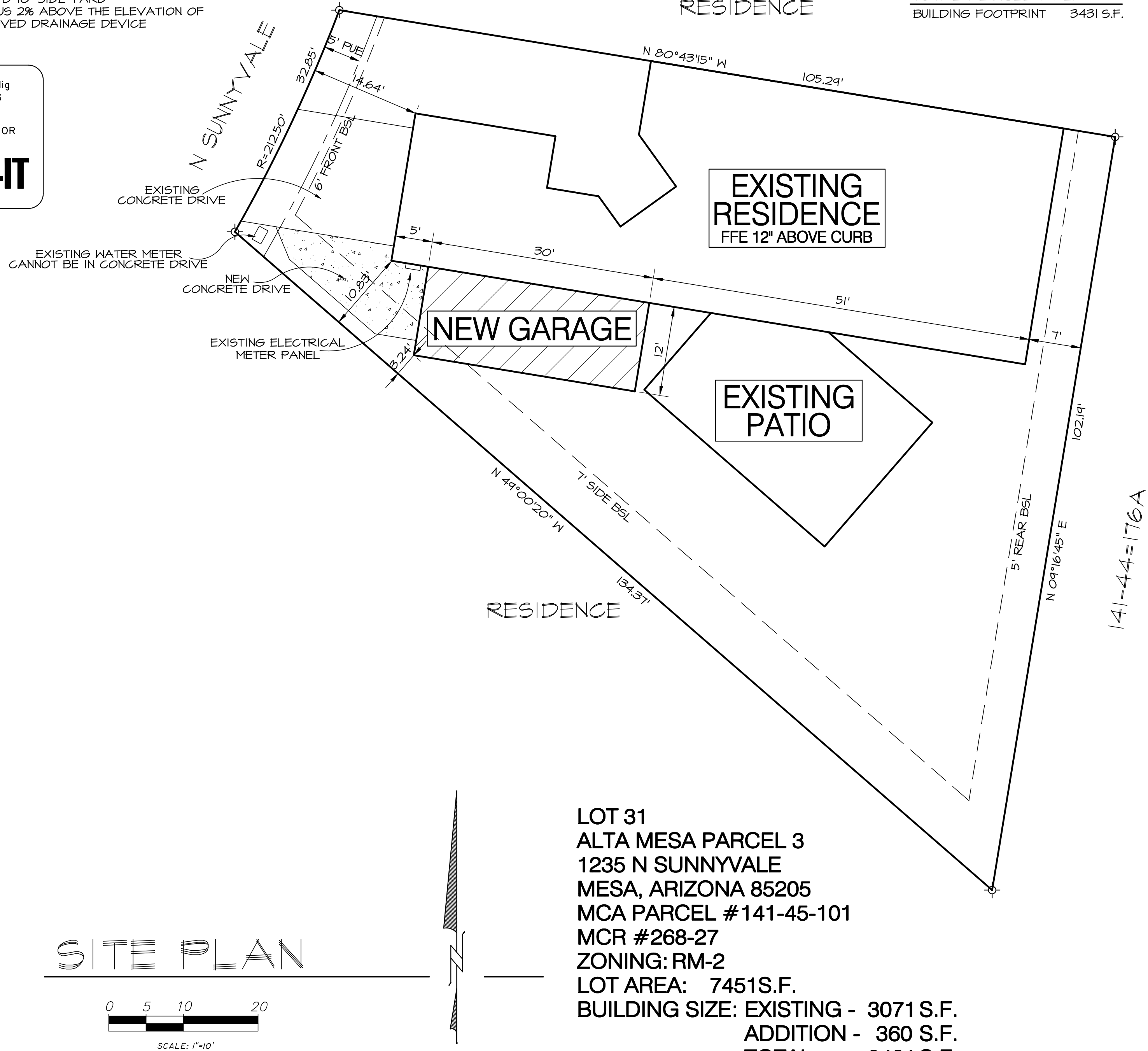
SECURITY NOTES

PER SEC R325 SECURITY STANDARDS OF THE CITY OF MESA RESIDENTIAL CODE

- EXTERIOR SWINGING DOORS MUST BE SOLID CORE OR METAL SKIN CONSTRUCTION WITH JAMBS SHIMMED SOLID FOR 6" ABOVE AND BELOW THE DEADBOLT LOCK STRIKE PLATE. IF HINGES ARE ON THE OUTSIDE, THEY MUST HAVE NONREMOVABLE PINS OR BE PIN STANDARD HINGES. ALL MAIN OR FRONT ENTRY DOORS MUST HAVE A 180 DEGREE DOOR VIEWER OR BE ARRANGED SO THE OCCUPANT CAN VIEW THE IMMEDIATE AREA OUTSIDE THE DOOR THROUGH A WINDOW. DOORS FROM A DNELLING UNIT TO AN ATTACHED GARAGE ARE ALSO CONSIDERED EXTERIOR SWINGING DOORS. THIS DOES NOT PROHIBIT THE USE OF "FRENCH DOORS".
- EXTERIOR SLIDING DOORS MUST HAVE THE SLIDING SECTION EQUIPPED SO THAT IT CANNOT BE RAISED OR REMOVED WHILE IN THE CLOSED AND LOCKED POSITION. AN AUXILIARY NON-KEYED LOCK MUST ALSO BE INSTALLED. THE STATIONARY SECTION SHALL NOT BE REMOVABLE FROM THE OUTSIDE.
- DEADBOLT LOCKS ARE REQUIRED ON ALL EXTERIOR SWINGING DOORS AND MUST BE EQUIPPED WITH A MINIMUM ONE INCH BOLT THROWN, WRENCH RESISTANT COLLAR, FASTENERS WHICH THREAD INTO THE CYLINDER BODY, AND A TWO SCREW STRIKE PLATE USING TWO INCH BY #8 SCREWS (#8 SCREWS IN METAL JAMBS). SUCH LOCKS MUST BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY.
- EXTERIOR WINDOWS SHALL BE CONSTRUCTED AND INSTALLED SO AS TO PROHIBIT SLIDING, RAISING, OR REMOVAL OF THE MOVING SECTION WHILE IN THE CLOSED AND LOCKED POSITION. WINDOW PANELS SHALL HAVE WEATHER STRIP MOLDING OR GLAZING BEAD WHICH IS NOT EASILY REMOVED FROM THE OUTSIDE. AN AUXILIARY LOCK SHALL BE INSTALLED ON ALL WINDOW TRACKS TO PREVENT SLIDING. ("SLEEPING ROOM" WINDOWS MAY NOT HAVE LOCKS WHICH REQUIRE A KEY OR SPECIAL KNOWLEDGE OR EFFORT TO UNLOCK.
- GARAGE DOORS SHALL BE EQUIPPED WITH AT LEAST TWO LOCKING DEVICES OF THE FOLLOWING TYPES: THROW BOLT OR FLUSH BOLT; CYLINDER-TYPE LOCK PADLOCK AND HASP; OR BE EQUIPPED WITH A POWER OPERATED MECHANISM.
- ATTIC ACCESS DOORS MUST BE LOCATED IN THE INTERIOR OF THE DWELLING OR GARAGE. IF NO INTERIOR LOCATION IS AVAILABLE, A STEEL HASP AND PADLOCK MUST BE INSTALLED.
- DEVICES SHALL NOT BE INSTALLED IN MANNER TO PREVENT PROPER EGRESS THROUGH DOORS OR BEDROOM WINDOWS
- ALL OPENABLE OPENINGS IN EXTERIOR WALLS AND IN THE ROOF LESS THAN 16 FEET ABOVE GRADE OR ADJACENT TO A ROOF SURFACE, BALCONY, STAIR LANDINGS, OR SIMILAR STRUCTURE SHALL BE PROVIDED WITH SECURITY DEVICES TO PREVENT UNLAWFUL ENTRY FROM THE OUTSIDE.

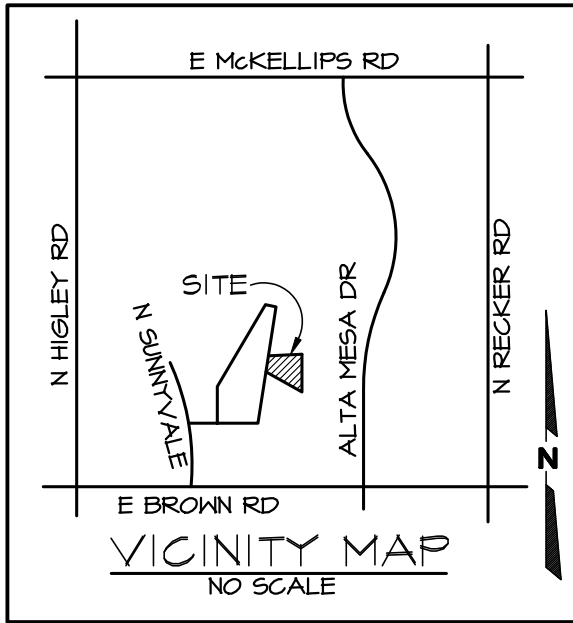
NOTE

- BUILDING PROJECTIONS SUCH AS FIREPLACES, BAY WINDOWS, OR BUILDING SERVICE EQUIPMENT ARE NOT PERMITTED IN REQ'D 10' SIDE YARD.
- TOP OF EXTERIOR FOUNDATION SHALL BE 12" PLUS 2% ABOVE THE ELEVATION OF THE STREET GUTTER OR THE INLET OF AN APPROVED DRAINAGE DEVICE



LOT 31  
ALTA MESA PARCEL 3  
1235 N SUNNYVALE  
MESA, ARIZONA 85205  
MCA PARCEL #141-45-101  
MCR #268-27  
ZONING: RM-2  
LOT AREA: 7451S.F.  
BUILDING SIZE: EXISTING - 3071 S.F.  
ADDITION - 360 S.F.  
TOTAL - 3431 S.F.

SHEET INDEX:	
SHEET #	INFORMATION SHOWN
1	SITE PLAN, GENERAL NOTES
2	FLOOR PLAN, ELECTRICAL PLAN, ELEVATIONS
3	ROOF FRAMING PLAN, FOUNDATION, DETAILS, SECTION



AREAS

EXISTING RESIDENCE	
LIVABLE	1834 S.F.
GARAGE	483 S.F.
PATIO	754 S.F.
BUILDING FOOTPRINT	3071 S.F.
NEW ADDITION	
GARAGE	360 S.F.
TOTAL REVISED AREA	
BUILDING FOOTPRINT	3431 S.F.

DESIGN AND DRAFTING BY:

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REVISIONS:

DATE:

DATE:

GARAGE ADDITION FOR:

MR. & MRS.

JOHN PARGMAN

DATE: 11-1-2017

JOB NO: 17-082

DWN BY: LL

SCALE AS SHOWN

SHEET

1 OF 3

ELECTRICAL NOTE:

- VERIFY ALL LIGHTING LOCATIONS W/ OWNER
- EXTERIOR LIGHTING FIXTURES SHALL COMPLY WITH ANY CITY ORDINANCES CONCERNING SUCH
- SEE GENERAL NOTES FOR FIRE WARNING SYSTEM SPECIFICATIONS
- PROVIDE GFI PROTECTION WITHIN 6'-0" OF ALL SINKS & AT PUMP MOTORS
- CEILING FAN BOXES SHALL BE RIGIDLY SECURED IN PLACE & LISTED FOR THE APPLICATION & LOCATION
- TYPE NM OR NMC (ROMEX) CABLE SHALL NOT BE EMBEDDED IN POURED CONCRETE OR MASONRY
- OUTLET BOXES IN THE WALL BETWEEN THE GARAGE & THE DWELLING SHALL BE METAL OR U/L APPROVED FIRE-RESISTANT PLASTIC. OUTLET BOXES IN THE GARAGE CEILING SHALL BE METAL
- GARAGE OUTLETS TO BE 24" MIN. ABOVE THE FINISH FLOOR TYPICAL
- PROVIDE A READILY ACCESSIBLE DISCONNECT ADJACENT TO & WITHIN SIGHT OF ELECTRIC WATER HEATERS
- RECESSED INCANDESCENT LIGHTS SHALL MAINTAIN A 3" CLEARANCE TO INSULATION OR BE LISTED TO HAVE INSULATION IN DIRECT CONTACT WITH THE FIXTURE
- CEILING FANS OR LIGHTS INSTALLED OUTDOORS OR UNDER PATIO COVERS MUST BE LISTED FOR DAMP LOCATIONS. IRC SECTION E3103.8
- BOND ALL METAL LARGER THAN 4" IN ANY DIMENSION (WEEP SCREED, WINDOW FRAME, ETC.) WHEN WITHIN 5' OF POOL WATERS EDGE
- BOND ALL INTERIOR WATER & GAS PIPING

ELECTRICAL SYMBOL LIST

- ⊕ DUPLEX CONVENIENCE OUTLET, MOUNTED 120V. (MOUNTED +18" HI OR AS NOTED)
- ⊖ 220V OUTLET
- ⊖ 120V - HARDWIRED
- ⊖ DENOTES GROUND FAULT CIRCUIT INTERRUPTOR.
- WP DENOTES WEATHERPROOF - DAMP LOCATION RATED FLOOR OUTLET. 120V.
- ⊖ SINGLE POLE SWITCH, MOUNTED +42" OR AS NOTED.
- ⊖ THREE-WAY SWITCH, MOUNTED +42" OR AS NOTED.
- ⊖ FOUR-WAY SWITCH, MOUNTED +42" OR AS NOTED.
- ⊖ TELEPHONE OUTLET - MOUNTED +18" OR AS NOTED.
- ⊖ TELEVISION OUTLET, MOUNTED +18" OR AS NOTED.
- ⊖ IC INTERCOM
- ⊖ PB PUSH BUTTON STATION.
- ⊖ SD SMOKE DETECTOR
- ⊖ EF EXHAUST FAN
- ⊖ CHIMES
- ⊖ CO CARBON MONOXIDE DETECTOR
- AGDO DENOTES WIRING FOR AUTOMATIC GARAGE DOOR OPENER
- ⊖ WALL MOUNTED LIGHT FIXTURE
- ⊖ CEILING MOUNTED LIGHT FIXTURE
- ⊖ RECESSED CAN LIGHT FIXTURE
- ⊖ SPOTLIGHT
- ⊖ SCONCE LIGHT
- ⊖ L.E.D. LIGHTING PANEL

NOTE:

- ALL TEXTURES, FINISHES, & COLORS TO MATCH EXISTING RESIDENCE
- ATTENTION FRAMER: SEE FOUNDATION PLAN FOR HOLDDOWN INFORMATION
- FIREBLOCKING IS REQUIRED IN THE FOLLOWING LOCATIONS:
  - CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'
  - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS
  - OPENINGS AROUND PIPES, DUCTS, VENTS, AND CHIMNEYS W/ NON-COMBUSTIBLE MATERIALS (SUCH AS UNFACED FIBERGLASS INSULATION)
  - ITEMS ABOVE REFERENCE IRC SECTION R602.8
- CEILING BOARD NOTE:
  - WHEN APPLYING A WATER-BASED TEXTURE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" FOR 16" O.C. FRAMING, AND FROM 1/2" TO 5/8" FOR 24" O.C. FRAMING OR 1/2" "SAG-RESISTANT" GYPSUM CEILING BOARD SHALL BE USED

SHEAR NOTE:

- BRACE ALL NEW EXTERIOR WALLS TYP. PER DETAIL 1/2

SHEAR

WALL SHEATHING

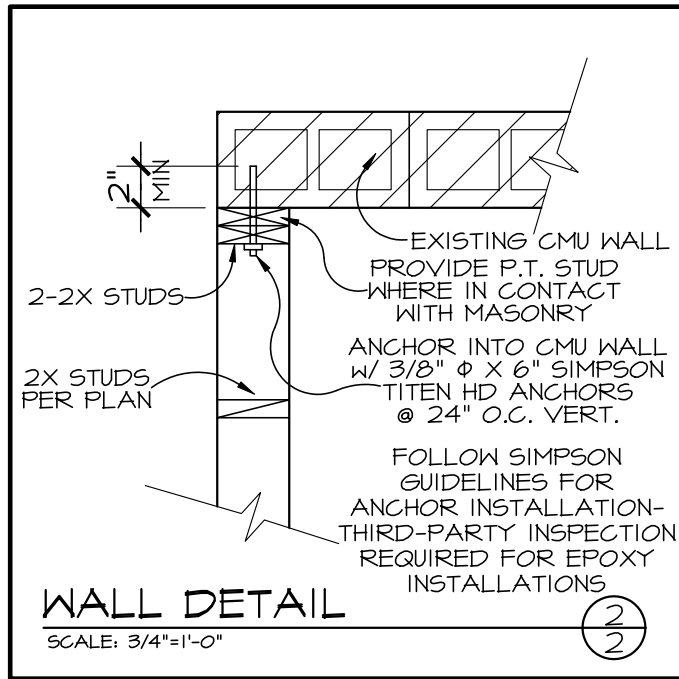
- (SW) 3/8" PLYWOOD OR O.S.B. APA RATED, STRUCTURAL II OR BETTER, ONE FACE W/ 8d @ 4" O.C. AT EDGES (ALL EDGES BLOCKED) & 8d @ 12" O.C. AT INTERMEDIATE SUPPORTS (COMPLY W/ IBC 2306.4.1) (ANY SPECIES EXCEPT GROUP 5)

SHEATH ALL EXTERIOR WALLS TYP.

SIMPSON HOLDDOWNS @ ENDS OF SOME "SW" (SEE FOUNDATION PLAN)

SHEAR WALL DETAIL

NO SCALE



ELEVATION NOTE:

- BRACE ALL EXTERIOR WALLS TYPICAL PER DETAIL 1/2
- EXTERIOR WALL FINISH TO BE SUPERWALL STUCCO SYSTEM ESR-2214 o/ WIRE MESH, 1" FOAM & VAPOR BARRIER - PROVIDE 2 LAYERS OF GRADE "D" KRAFT PAPER OVER ALL WOOD-BASED WALL SHEATHING OR PROVIDE 1 LAYER TYPE 15 ASPHALT-SATURATED ORGANIC FELT PAPER
- ALL ONE COAT STUCCO SYSTEMS SHALL BE INSTALLED BY MANUFACTURER-APPROVED INSTALLERS.
- DO NOT EXPOSE FOAM BOARD TO ATTIC AREAS-PROVIDE BLACK BOARD AT THESE AREAS TO COMPLY W/ SEC R314.2.3
- ALL TEXTURES, FINISHES, & COLORS TO MATCH EXISTING RESIDENCE
- EXTERIOR WINDOW/DOOR TREATMENTS TO MATCH EXISTING
- FINISH OF NEW FRONT GARAGE WALL TO BE CONSISTENT WITH FINISH ON EXISTING GARAGE WALL PER HOA REQ'NTS

WALL LEGEND

EXISTING MASONRY WALL:

EXISTING FRAME WALL:

NEW FRAME WALL:

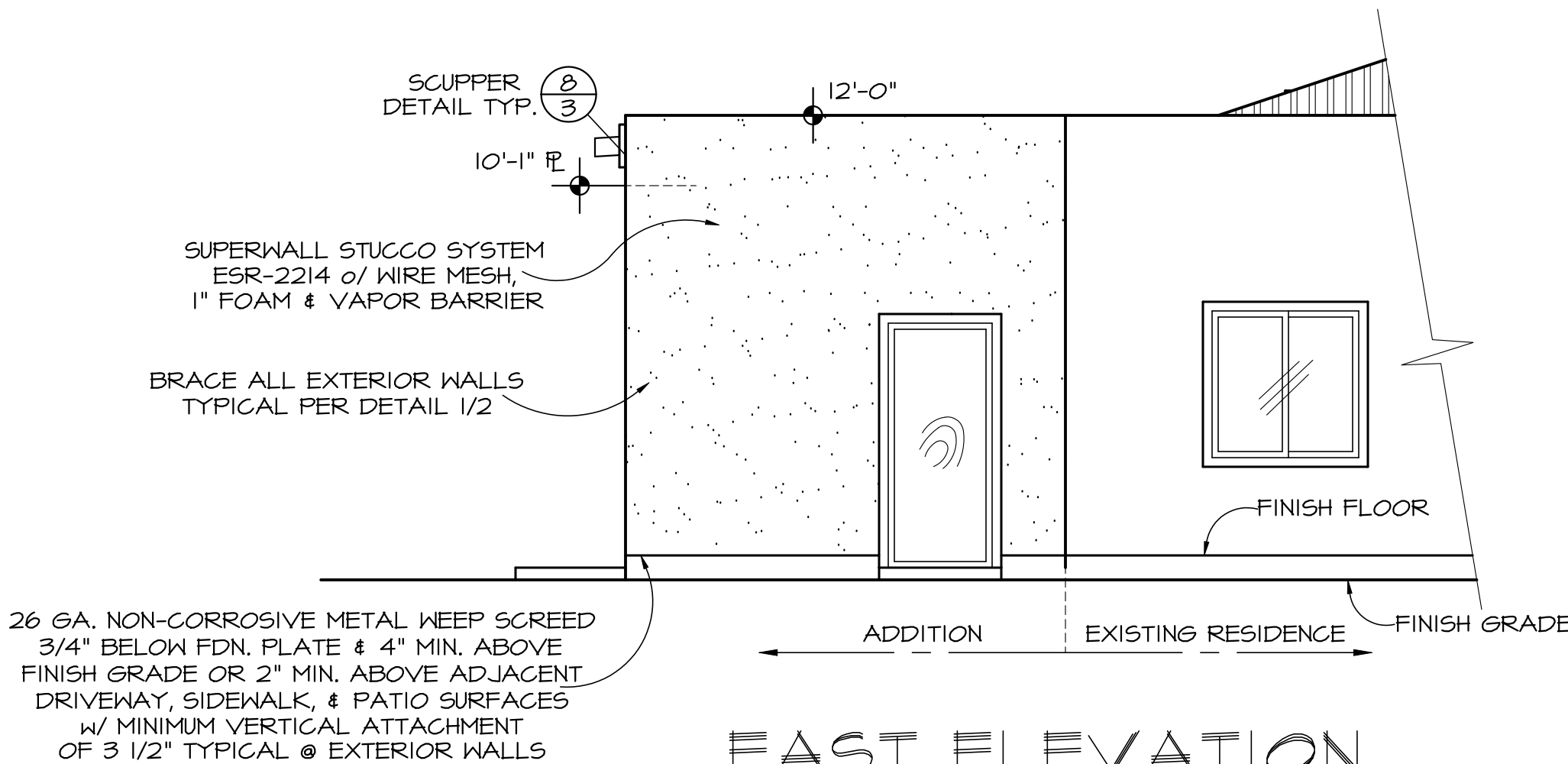
AREAS

EXISTING RESIDENCE

LIVABLE	1834 S.F.
GARAGE	403 S.F.
PATIO	754 S.F.
BUILDING FOOTPRINT	3071 S.F.
NEW ADDITION	
GARAGE	360 S.F.
TOTAL REVISED AREA	
BUILDING FOOTPRINT	3431 S.F.

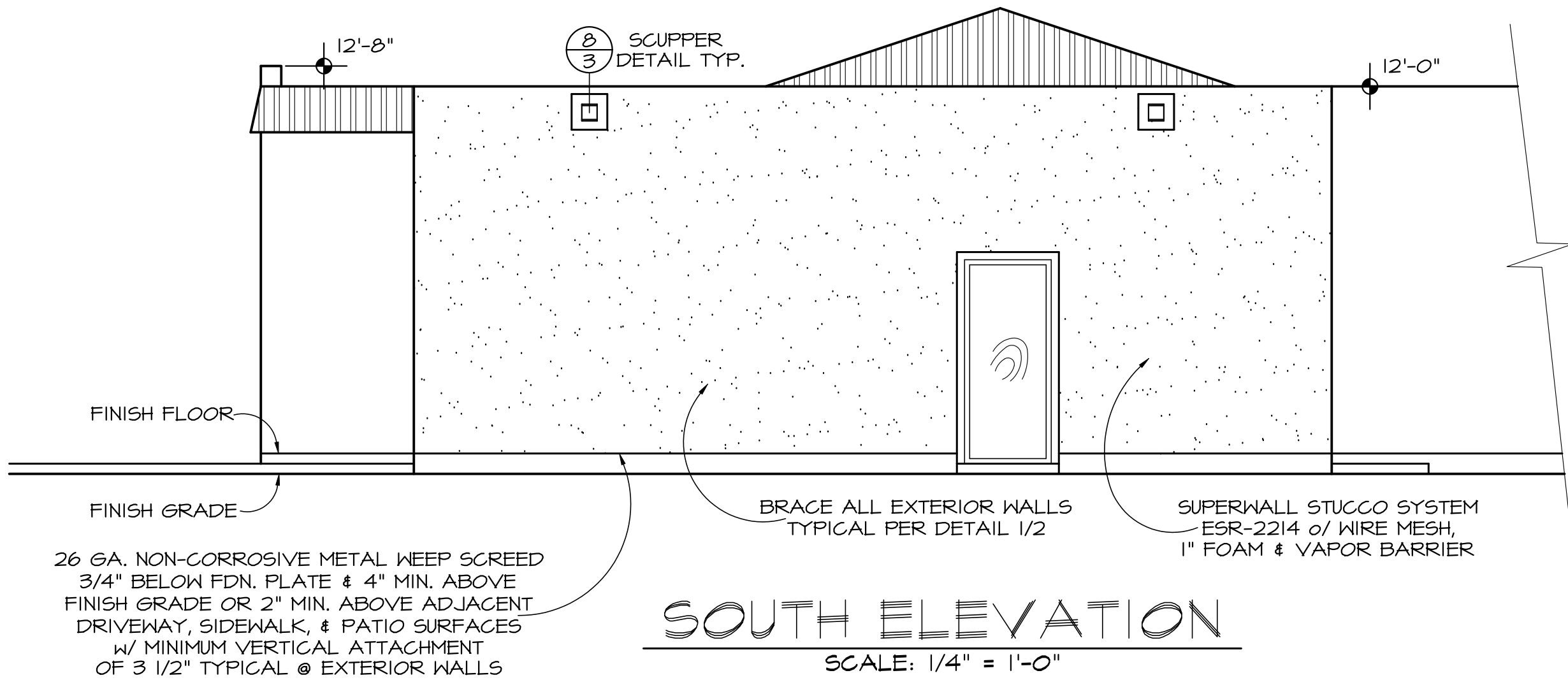
FLOOR PLAN/ELECTRICAL PLAN

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



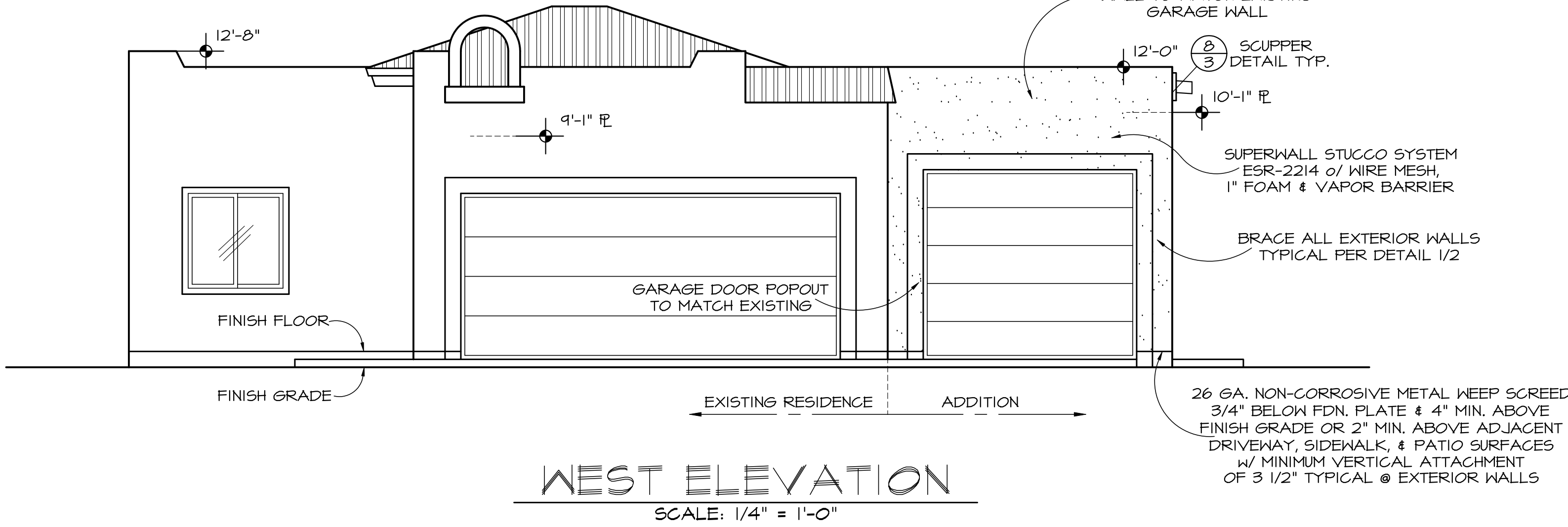
EAST ELEVATION

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



SOUTH ELEVATION

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



WEST ELEVATION

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

DESIGN AND DRAFTING BY:

LESLIE CUSTOM HOMES

LYLE LESLIE

ylestie@gmail.com

480-818-0532

REVISIONS:

DATE:

DATE:

GARAGE ADDITION PLANS FOR:

MR. & MRS.

JOHN PARGMAN

DATE: 11-1-2017

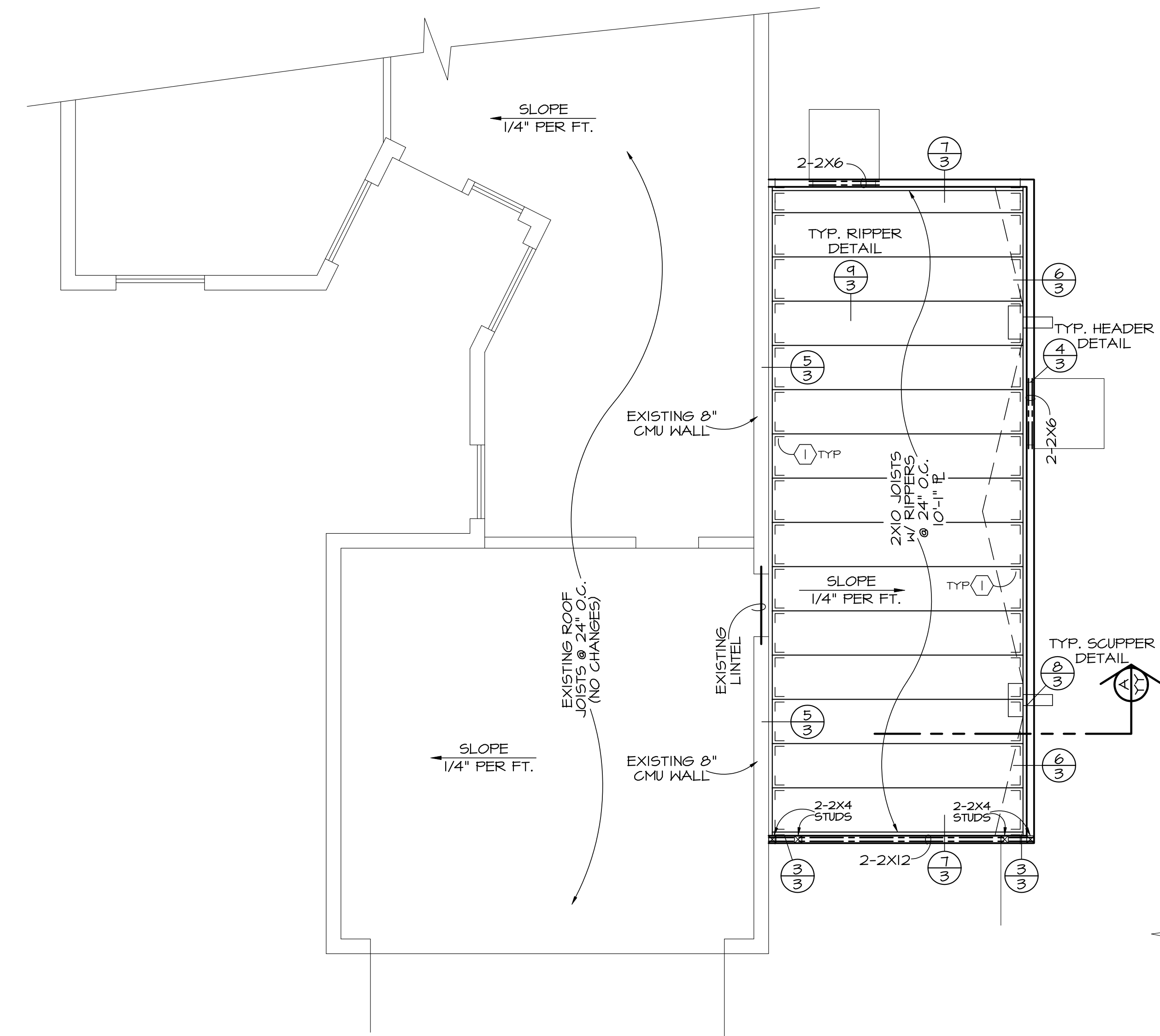
JOB NO: 17-082

DWN BY: LL

SCALE AS SHOWN

SHEET  
2 OF 3





ROOF FRAMING PLAN

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

ROOF FRAMING NOTE:

- LUMBER TYPES:
- ALL EXTERIOR WALLS- 2X4 STUDS @ 16" O.C. (SPF #2) (U.O.N.)
- CEILING JOISTS SHALL BE DOUGLAS FIR LARCH NUMBER 2 OR BETTER
- VERIFY ALL HANGER TYPES WITH TRUSS MANUFACTURER
- DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR DAMAGES OCCURRING FROM DEVIATIONS MADE WITHOUT HIS VERIFICATION AND APPROVAL
- EXTERIOR WALLS 2-2X4 STUDS UNDER BEAMS (U.O.N.)
- ALL PLATE & BEAM HEIGHTS ARE ASSUMED TO BE TAKEN FROM THE FINISH FLOOR DIRECTLY BELOW U.O.N.
- INSTALL ALL BEAMS W/ CAMBER UP
- VERIFY ALL SCUPPER LOCATIONS W/ OWNER TO ENSURE SCUPPERS WILL NOT DRAIN OVER POOL AREAS OR AN AREA UNDESIRABLE TO OWNER

ATTIC VENTILATION @ LIVABLE AREAS:

- OUTER PERIMETER OF ATTIC SPACE TO BE INSULATED ENTIRELY, ELIMINATING THE NEED FOR VENTILATION (SEE SECTION)

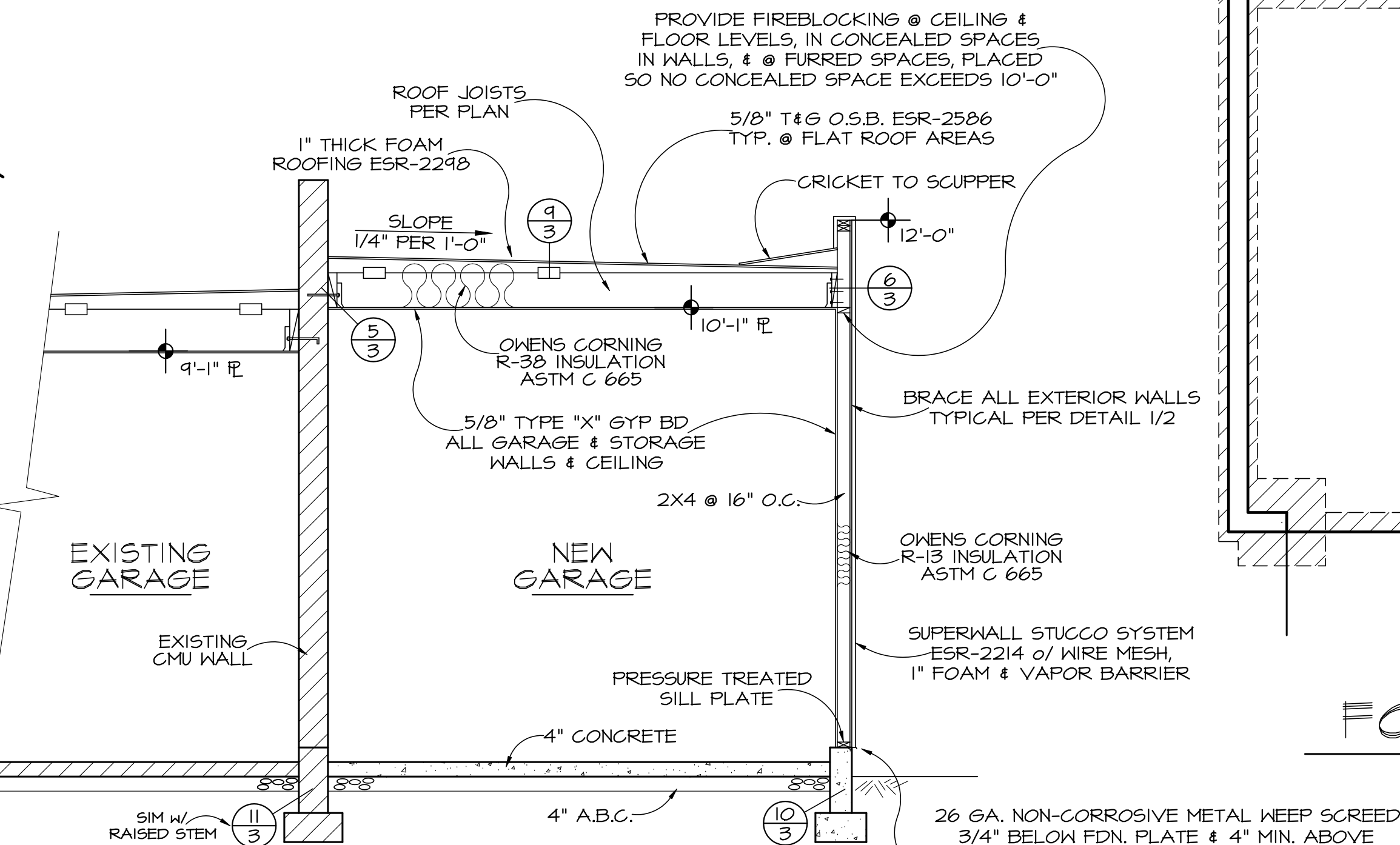
HANGER SCHEDULE:

MK #	HANGER TYPE
(1)	SIMPSON LUS28

FOOTING LEGEND

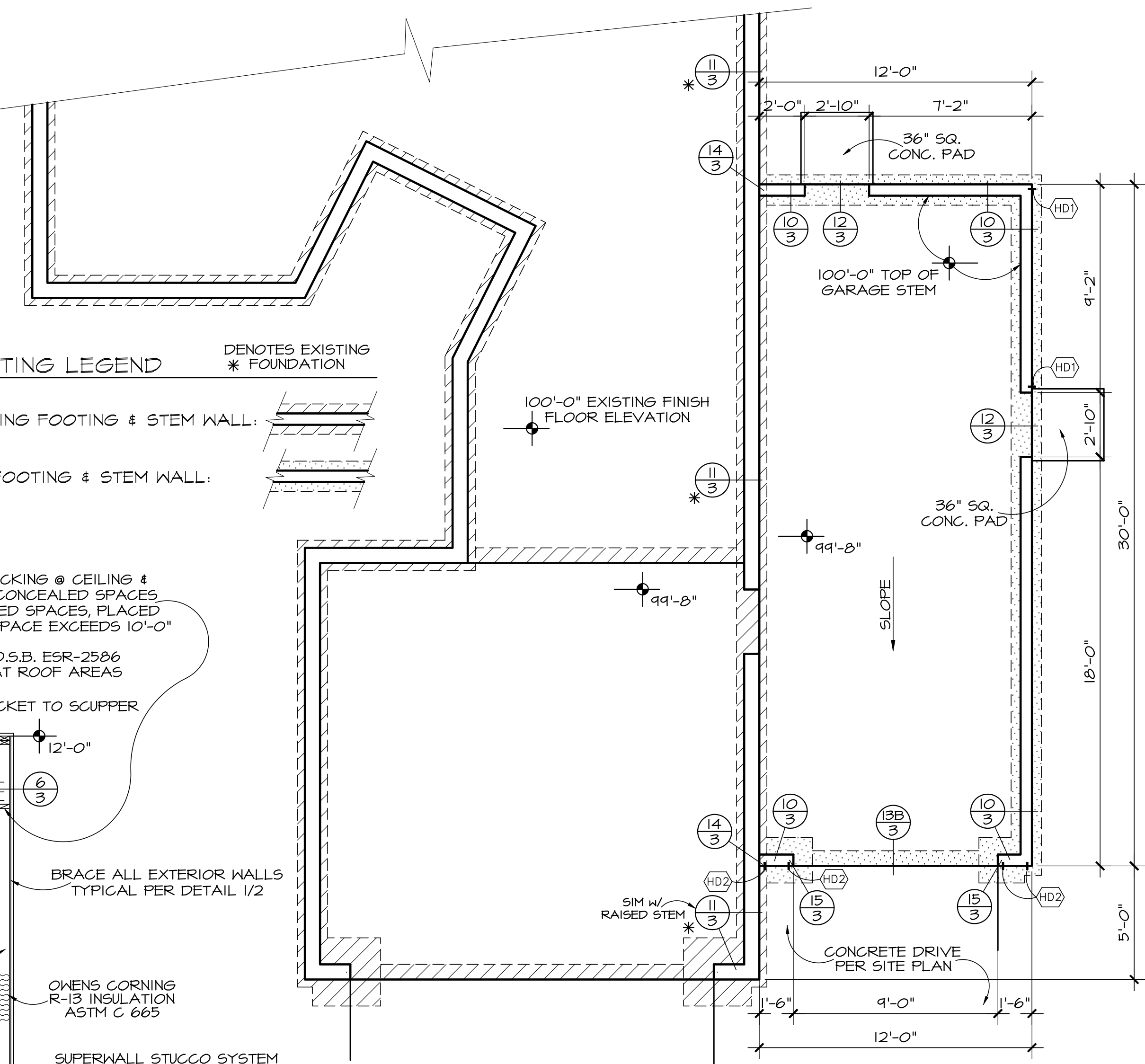
EXISTING FOOTING & STEM WALL:

NEW FOOTING & STEM WALL:



SECTION "A-A"

SCALE: 3/8"=1'-0"

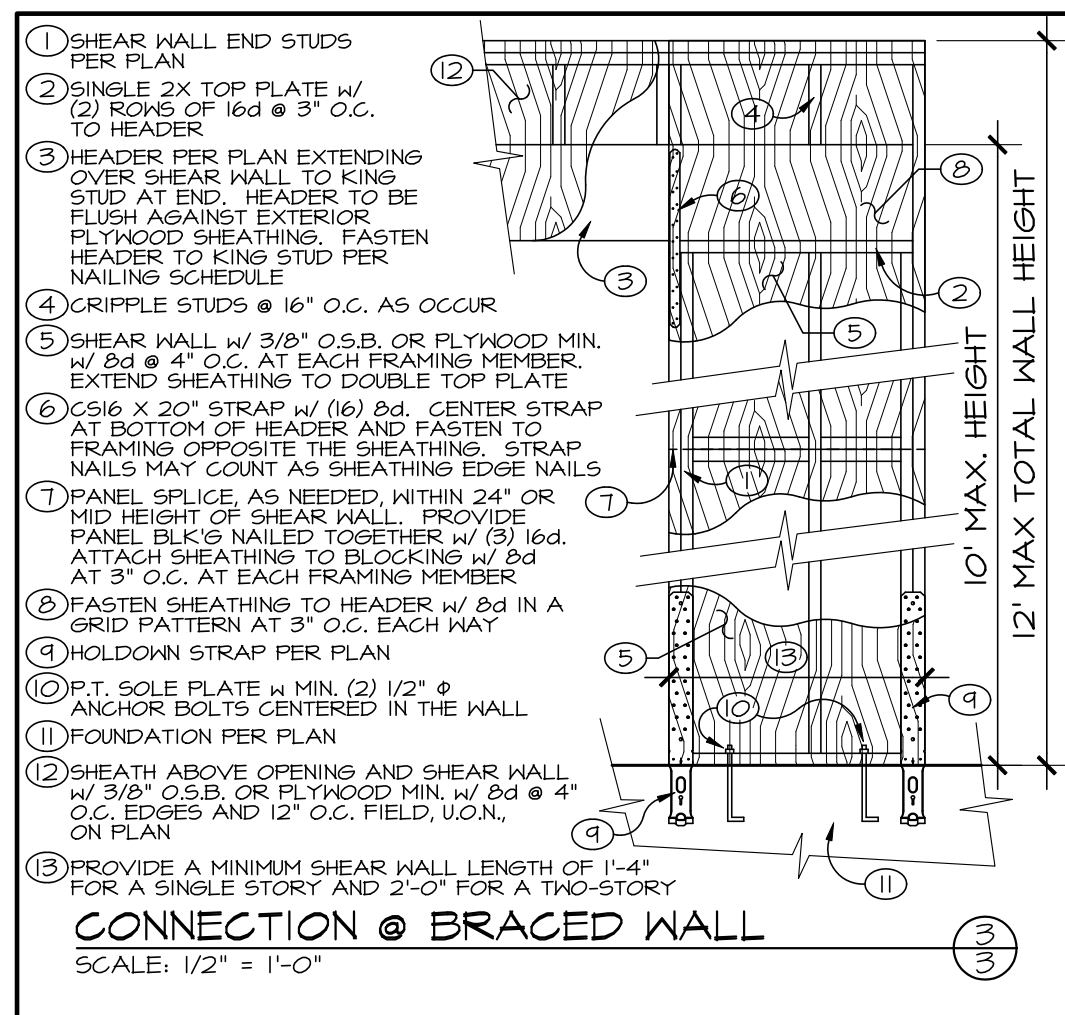


FOUNDATION PLAN

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

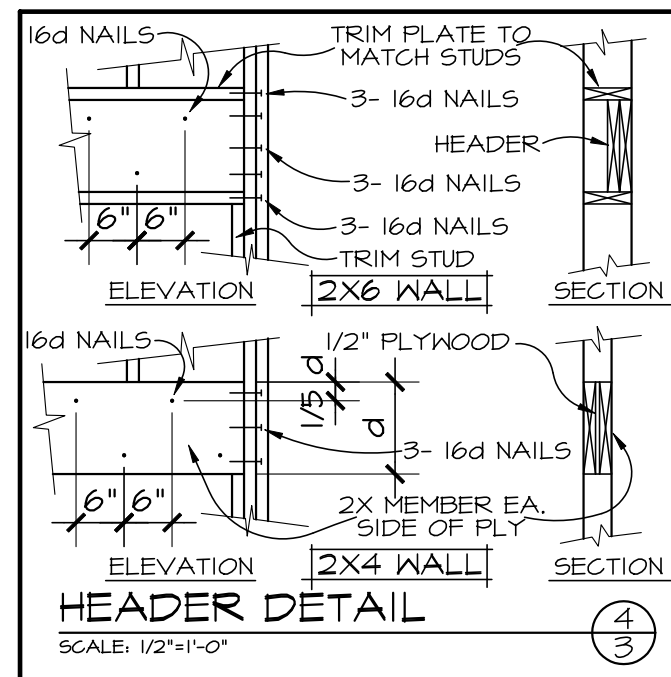
FOUNDATION NOTE:

- FINISH GRADES ARE REQUIRED TO SLOPE AWAY FROM THE FOUNDATION WALLS. PROVIDE DRAINAGE SWALES & OTHER DEVICES AS NECESSARY SO NO WATER ACCUMULATES AT OR INSIDE THE FOUNDATION
- VERIFY SIZE & LOCATION OF AIR CONDITIONING & POOL EQUIPMENT PADS W/ THE APPROPRIATE CONTRACTOR PRIOR TO CONSTRUCTION
- VERIFY UNDERGROUND RETURN AIR SIZES W/ MECHANICAL CONTRACTOR'S SPECIFICATIONS PRIOR TO CONSTRUCTION
- WHERE DRAIN PIPES PENETRATE FOOTINGS, PROVIDE PIPE SLEEVE & COMPRESSIBLE MATERIAL



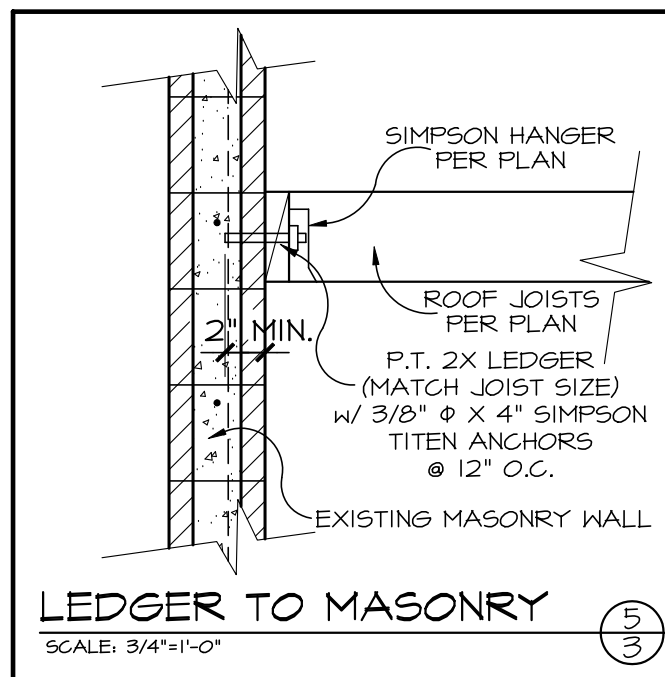
CONNECTION @ BRACED WALL

SCALE: 1/2"=1'-0"



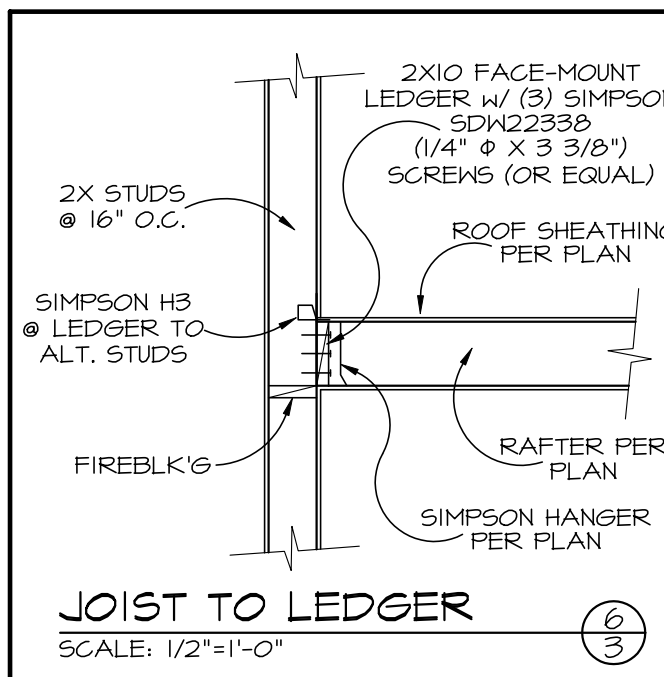
HEADER DETAIL

SCALE: 1/2"=1'-0"



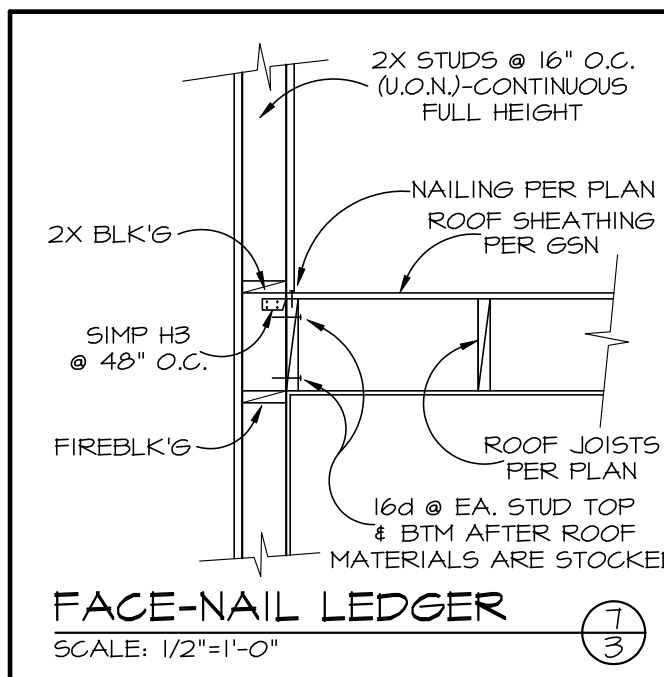
LEDGER TO MASONRY

SCALE: 3/4"=1'-0"



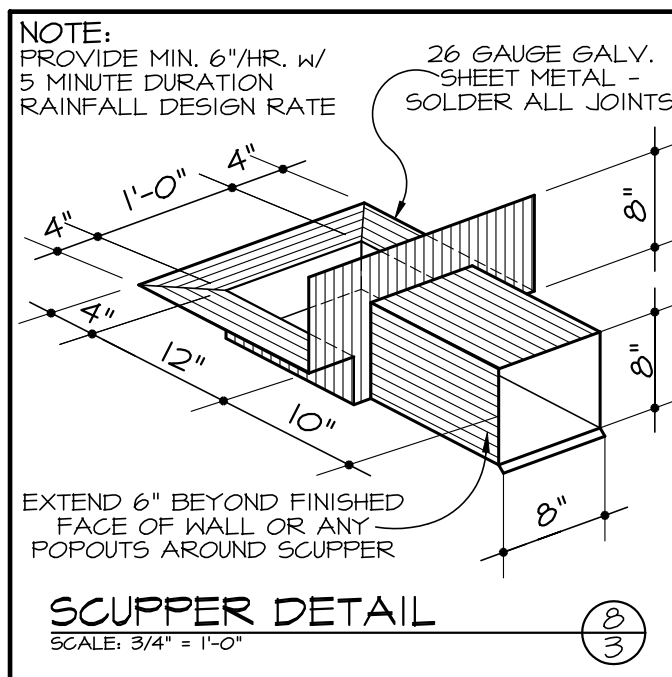
JOIST TO LEDGER

SCALE: 1/2"=1'-0"



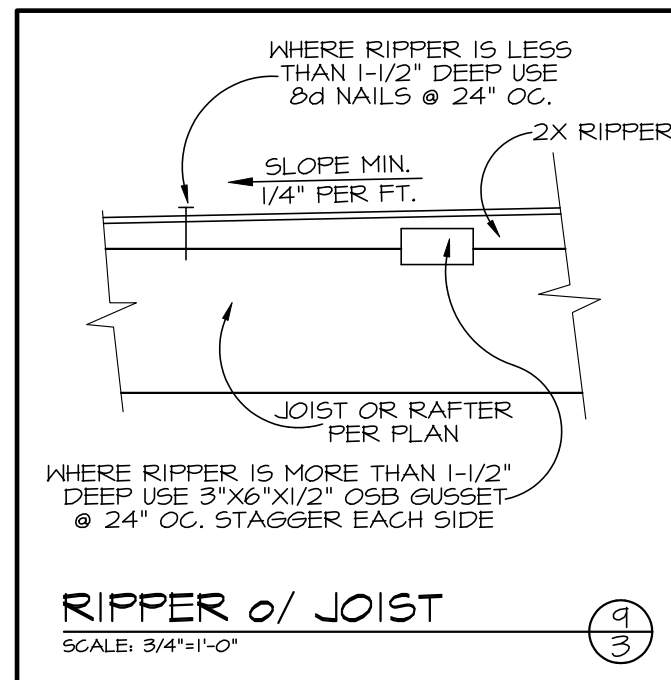
FACE-NAIL LEDGER

SCALE: 1/2"=1'-0"



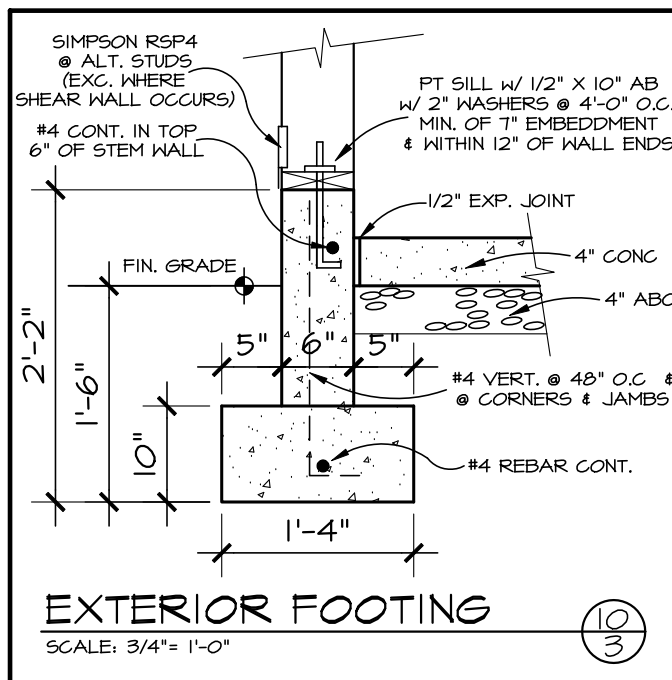
SCUPPER DETAIL

SCALE: 3/4"=1'-0"



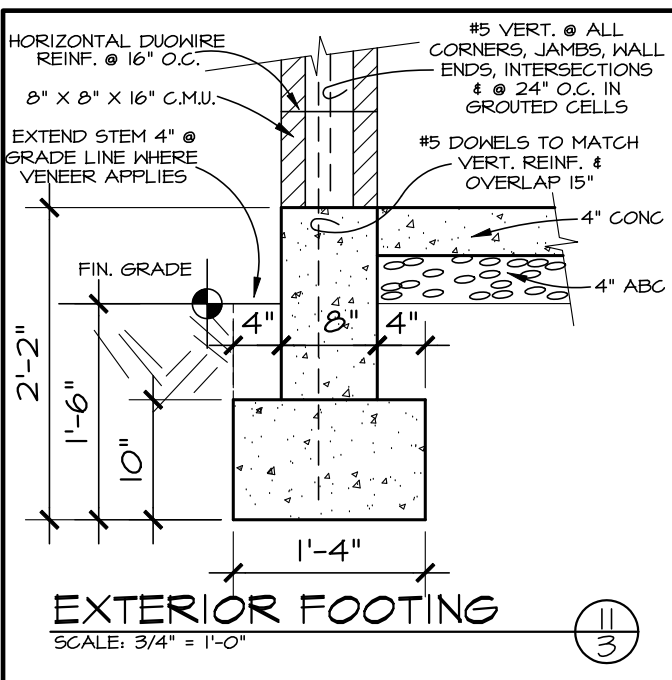
RIPPER o/ JOIST

SCALE: 3/4"=1'-0"



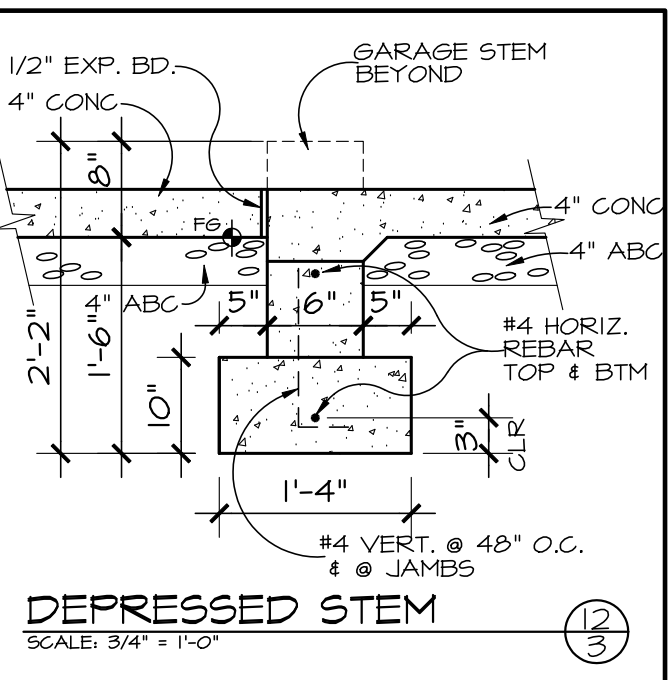
EXTERIOR FOOTING

SCALE: 3/4"=1'-0"



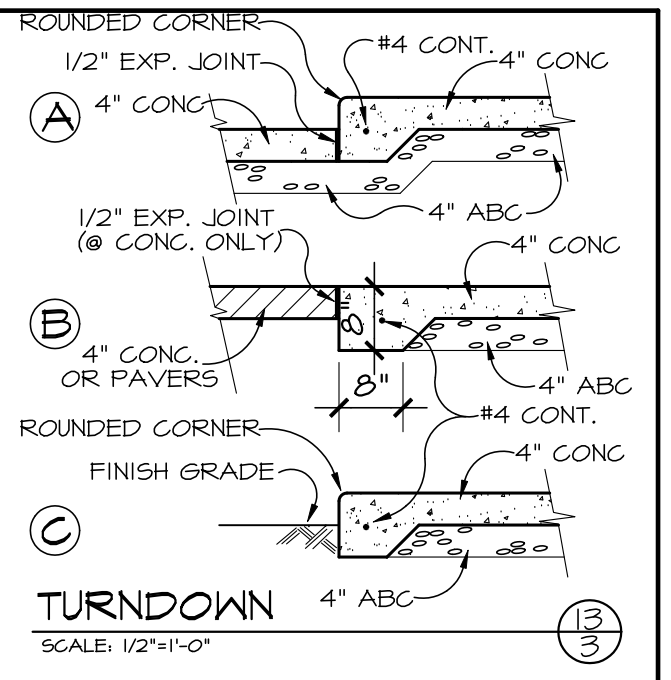
EXTERIOR FOOTING

SCALE: 3/4"=1'-0"



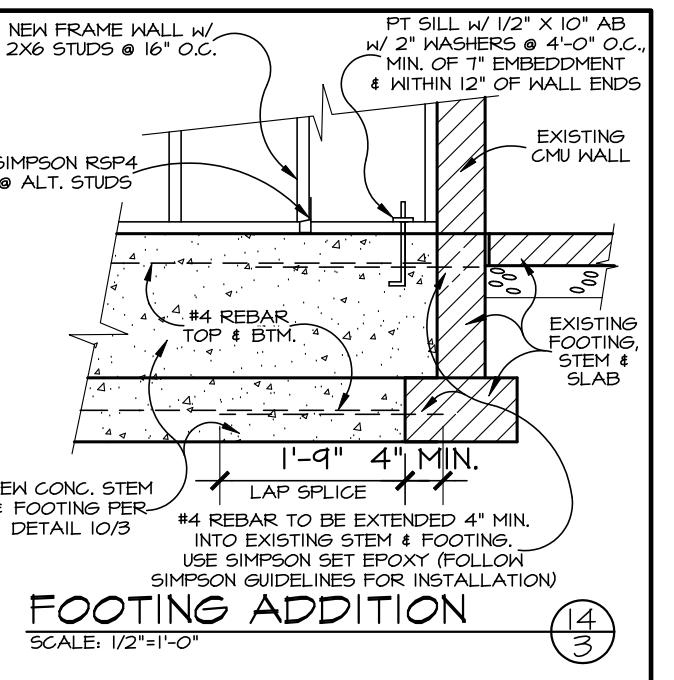
DEPRESSED STEM

SCALE: 3/4"=1'-0"



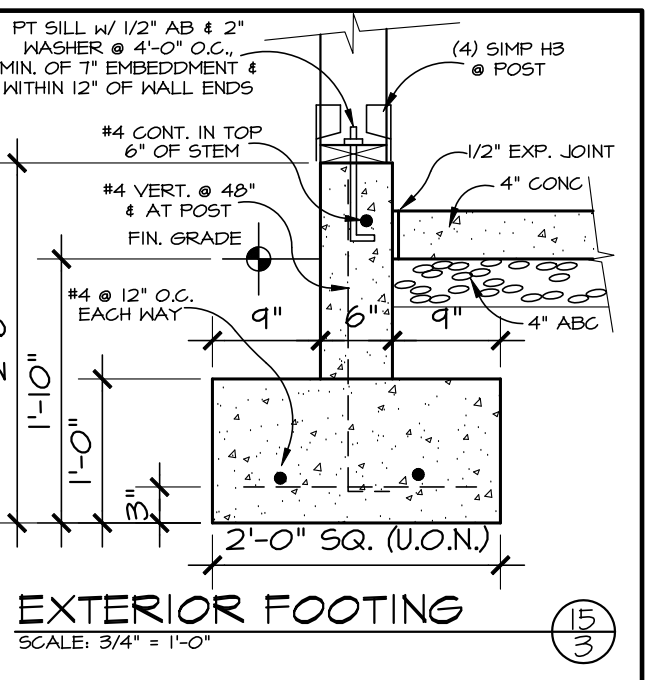
TURNDOWN

SCALE: 1/2"=1'-0"



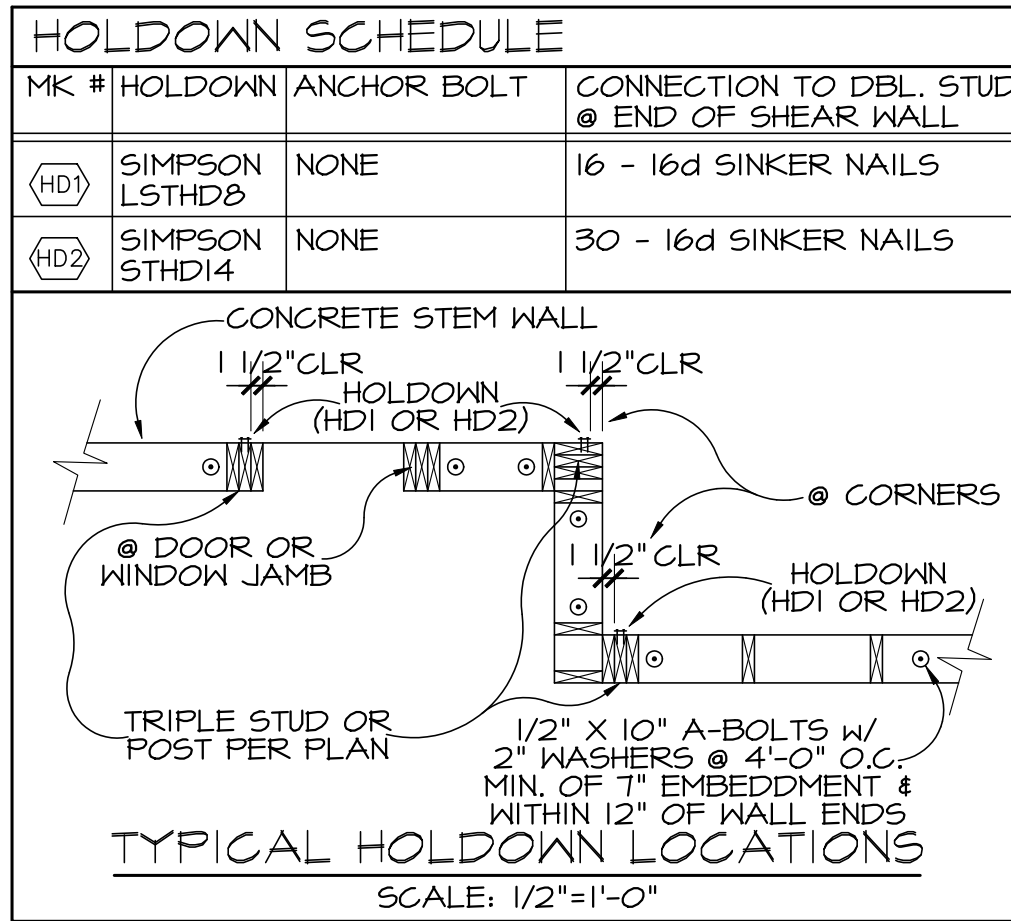
FOOTING ADDITION

SCALE: 1/2"=1'-0"



EXTERIOR FOOTING

SCALE: 3/4"=1'-0"



TYPICAL HOLDOWN LOCATIONS

SCALE: 1/2"=1'-0"

HOLDOWN SCHEDULE

MK #	HOLDOWN	ANCHOR BOLT	CONNECTION TO DBL. STUD @ END OF SHEAR WALL
(HD)	SIMPSON L5HD8	NONE	16 - 16d SINKER NAILS
(HD2)	SIMPSON 5THD14	NONE	30 - 16d SINKER NAILS