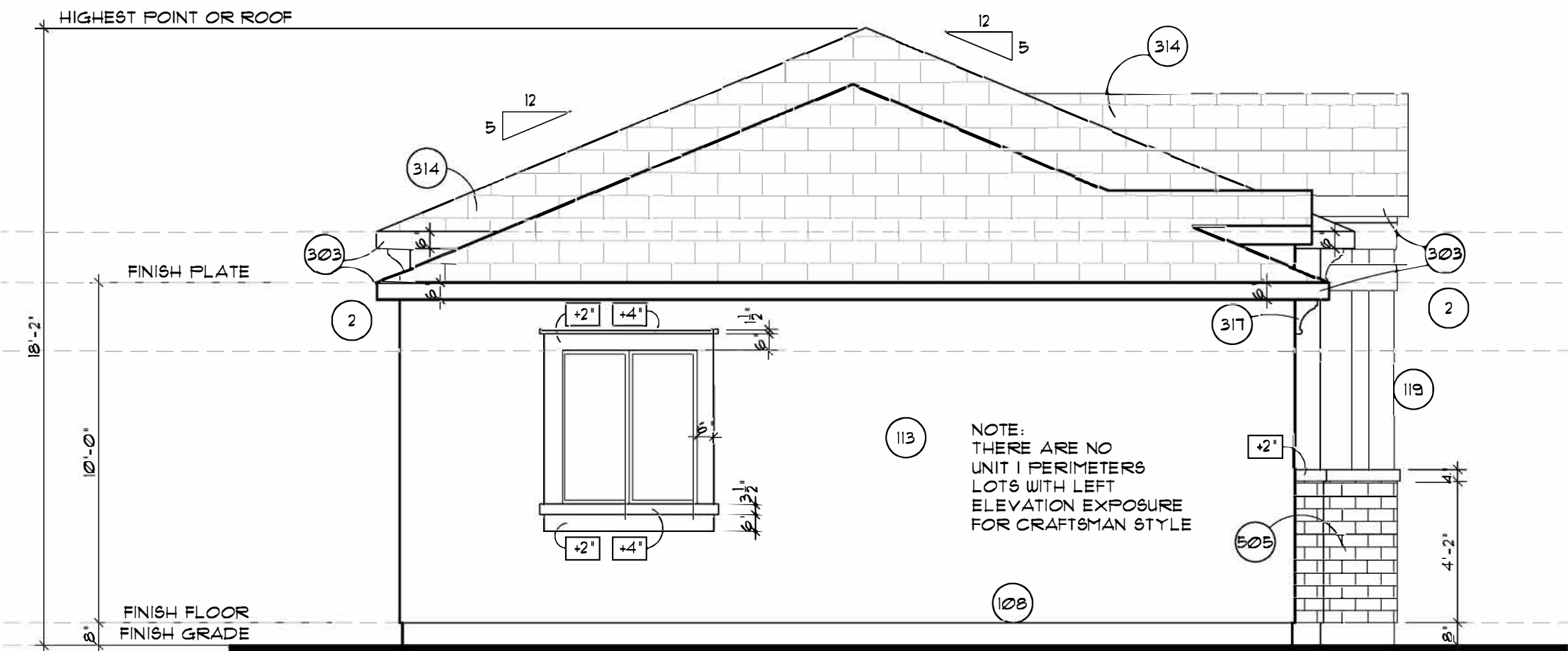


CRAFTSMAN STYLE



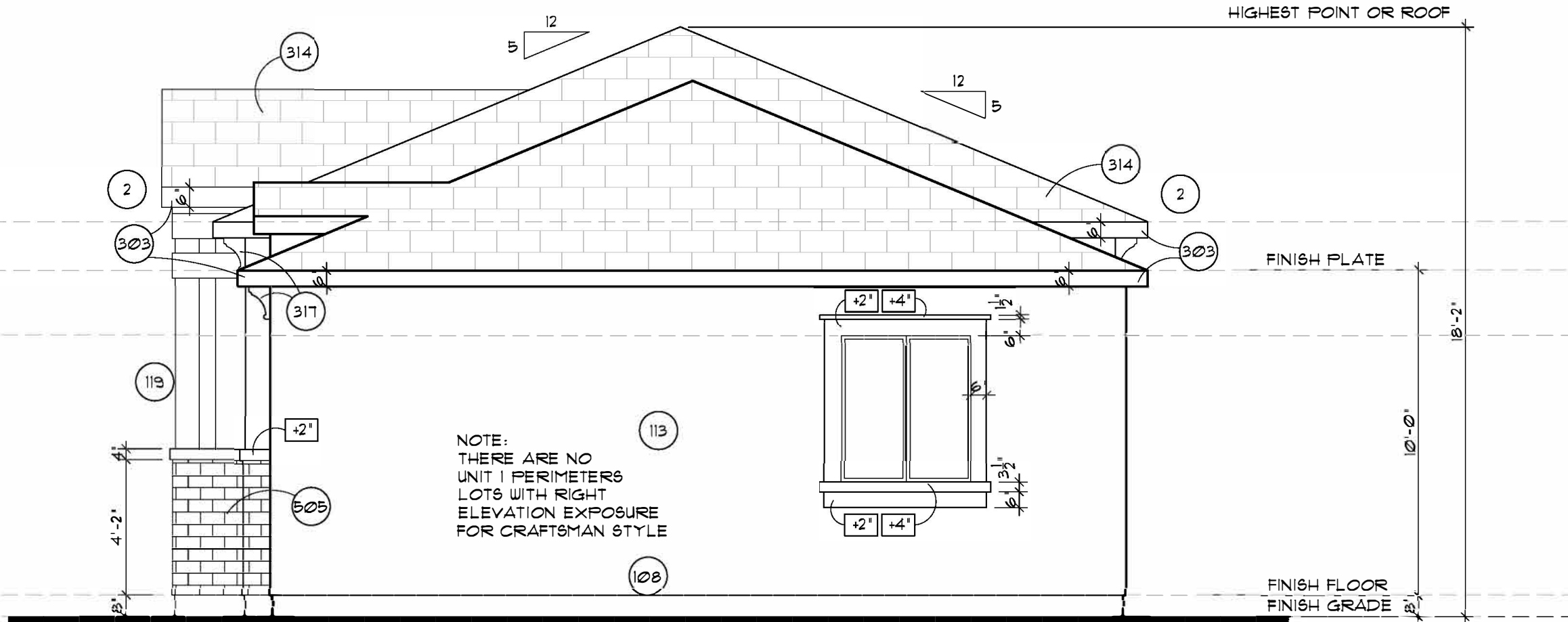
LEFT ELEVATION "B"

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

MECHANICAL EQUIPMENT NOTE:
THERE IS NO ROOF MOUNTED EQUIPMENT. ALL EQUIPMENT IS ENCLOSED IN REAR YARD

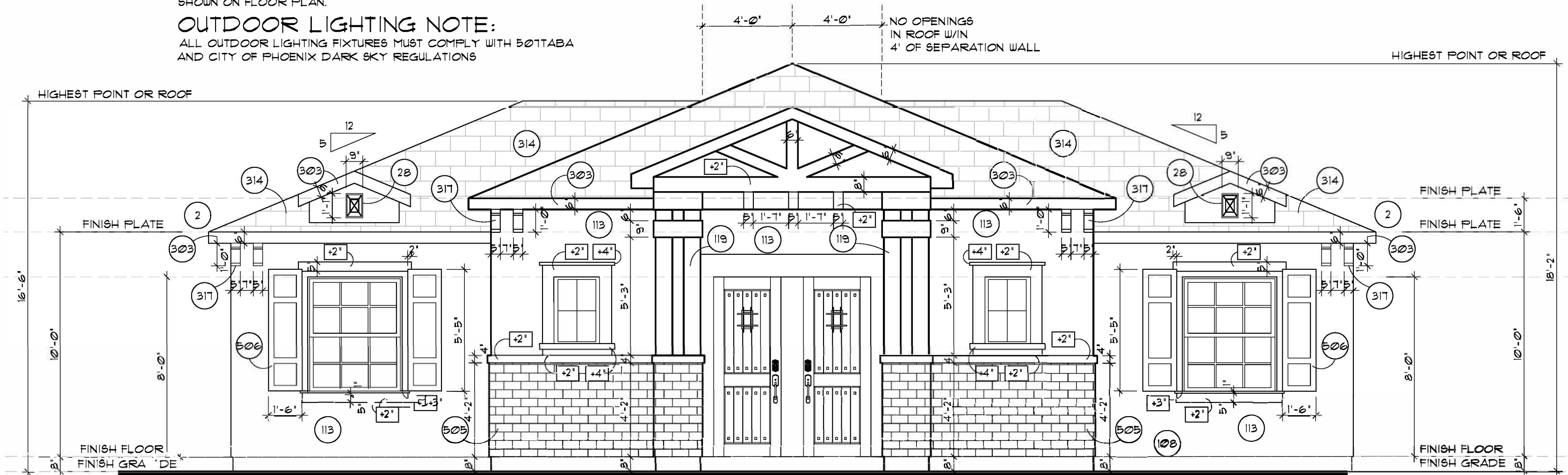
EXTERIOR LIGHTING NOTE:
EXTERIOR WALL MOUNTED LIGHTING SHALL BE MOUNTED 6'-0" AFF. CEILING MOUNTED LIGHTING SHALL BE MOUNTED AT CLG. HEIGHT SHOWN ON FLOOR PLAN.

OUTDOOR LIGHTING NOTE:
ALL OUTDOOR LIGHTING FIXTURES MUST COMPLY WITH 501TABA AND CITY OF PHOENIX DARK SKY REGULATIONS



RIGHT ELEVATION "B"

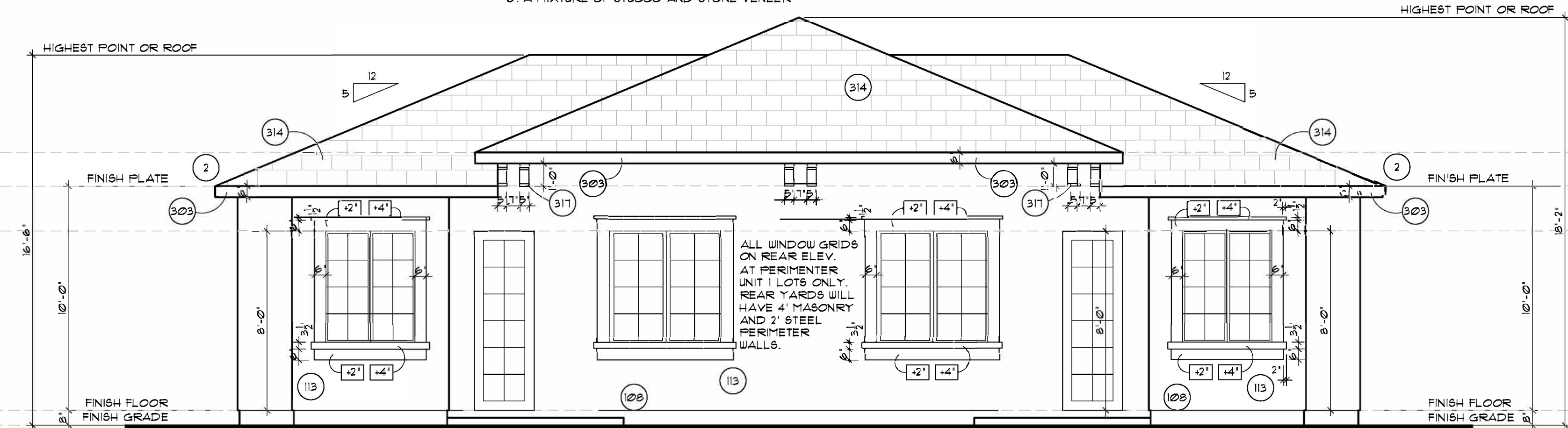
SCALE: 1/4" = 1'-0"



FRONT ELEVATION "B"

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

MARLEY PARK ARCHITECTURAL CRITERIA
THESE CRAFTSMAN ELEVATIONS HAVE INCORPORATED THE FOLLOWING FROM THE MARLEY PARK ARCHITECTURAL CRITERIA AND GUIDELINES:
1. CORBELS, OUTLOOKERS, AND CUTOOT BRACKETS
2. ACCENT SHUTTERS
3. WOOD TRIM AND SURROUNDS AT WINDOWS
4. WOOD POSTS AND PIER COLUMNS
5. GABLE END DETAILING
6. A MIXTURE OF STUCCO AND STONE VENEER



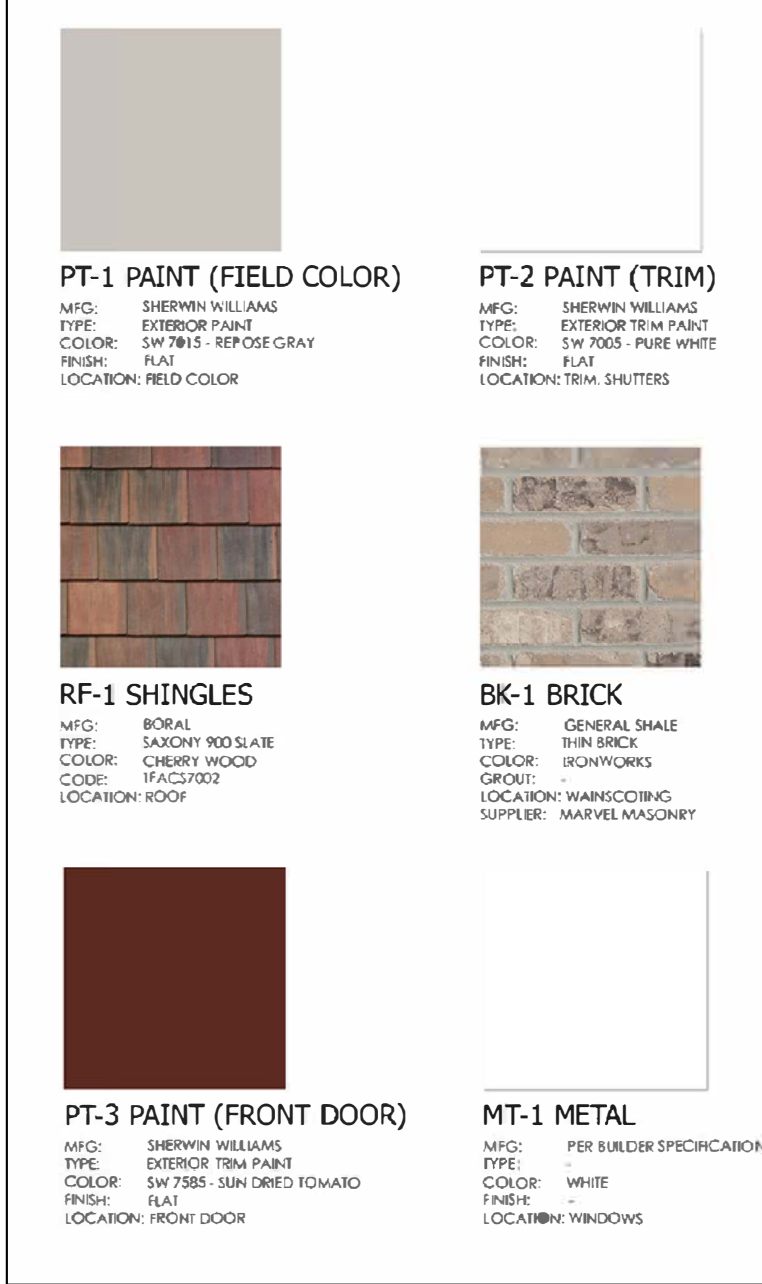
REAR ELEVATION "B"

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

MATERIAL / COLOR LEGEND
CRAFTSMAN - SCHEME #1



MATERIAL / COLOR LEGEND
CRAFTSMAN - SCHEME #2



MATERIAL / COLOR LEGEND
CRAFTSMAN - SCHEME #3



MASTER KEYNOTES	
101	2x4 STUD WALL
102	2x6 STUD WALL
103	6" FLUKEWALL
104	INTERIOR BEARING WALL - SEE FRAMING PLANS
105	MIN. 1-3/8" SELF CLOSING, SELF LATCHING, SOLID WOOD W/ GASKETS AND SLEEP OR 20 MIN. FIRE-RATED DOORS
106	PRESSURE TREATED BOTTOM PLATE
107	DOUBLE TOP PLATE
108	WEEP SCREED TO MIN. 3/4" BELOW FIN. FLOOR-6-411/ADI
109	PAINT CONCRETE STEM BELOW TO MATCH BLDG.
110	R-15 BATT INSULATION AT 2X4 WALL, R-19 AT 2X6 WALL
111	2X FIRE BLOCKING
112	1/2" GYPSUM BOARD, 8AG RESISTANT ON CEILINGS
113	SLOPE TOP 1/4" PLF
114	STUCCO
115	SOFFIT WALLS BETWEEN LIVING AREA AND GARAGE MUST BE 3/4" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOFS SHALL BE SEPARATED BY NOT LESS THAN TWO LAYERS OF 3/4" TYPE X GYPSUM BOARD OR EQUIVALENT. WHEN THE SEPARATION IS A FLOOR CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIV.
116	CRITICAL FINISHED DIMENSION (SEE DIMENSION NOTE UNDER GENERAL FLOOR PLAN NOTES) ON THIS SHEET)
117	NICHE - SEE INTERIOR ELEVATIONS
118	OPENING - SEE INTERIOR ELEVATIONS
119	COLUMN - (SEE FRG FOR WOOD, PRE-CAST, OR STEEL)
120	CRIPPLE
121	HARDIE PLANK 4 HARDIE PANEL, ICC-ESR-2230
201	WATER HEATER PLATFORM 48"
202	FLOOR MATERIAL CHANGE
203	FLOOR DRAIN
204	A/C PAD - SEE MECHANICAL PLANS
301	30x22 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION PROVIDE 5/8" TYPE 'X' GYP. BD. @ GARAGE SIDE
302	EXTERIOR GYP. BOARD, ICC - ESR-1938 OR EQUAL
303	2X FASB WITH 1X TRIM
304	ROOF SLOPE - SEE EXT. ELEVATIONS
305	PREFAB TRUSSES 24" O.C. UNO (SEE ROOF FRAMING PLAN)
306	GIRDER TRUSS - SEE ROOF FRAMING
307	2X RAFTERS - SEE FRAMING
308	1/2" OSB SHEATHING
309	BUILT UP ROOF SYSTEM PER SHEET C-1
310	ON 1/2" PLYWOOD ROOF SHEATHING
311	FURRED CEILING
312	BEAM - SEE FRAMING PLAN
313	2X4 LOOKOUTS AT 48" O.C.
314	R-38 BATT INSULATION
315	MONIER CONC. TILE ROOF ESR-1641 OR APPROVED EQUAL TO BE USED OVER TYPE 30 UNDERLAYMENT
316	2X CONVENTIONAL OVERSHEATHING
317	STRUCTURAL GABLE END TRUSS
318	WOOD CORBELS W/PAINT PER BLDG SPEC-SEE 3/ADI
401	STOOP
402	4" CONC. SLAB OVER 4" OF ABC O/T/ERMITE
403	CREATED SOIL TYPICAL
404	KEYED STEM
405	6" DEPRESS
406	SLOPE 1/8" PLF.
407	8" TURNDOWN
408	EXPANSION JOINT
409	PAVERS OR STONE PER BUILDER
410	PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.
411	PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.
501	MIRRORS 4 MEDICINE CABINETS PER BUILDER SPEC.
502	CITY APPROVED FIREPLACE
503	BASE CABINET - SEE INTERIOR ELEVATIONS
504	UPPER CABINET - SEE INTERIOR ELEVATIONS
505	STONE VENEER-ESR-1933 OR EQUAL
506	PREFAB SHUTTERS
507	SHELVES 4 RODS PER BUILDER SPEC.
508	WATER CLOSET
509	TUB 4 SHOWER WITH ROD
510	GARDEN TUB PER SPEC
511	SHOWER - SEE FLR. PLAN FOR SIZE
512	LAVATORY'S PER BUILDER SPEC.
513	RANGE COVEN
514	DOUBLE SINK W/DISPOSAL
515	DISHWASHER
516	REFRIGERATOR WITH ICE MAKER
517	WASHER
518	DRYER WITH DRYER VENT-SEE GENERAL NOTES
519	WATER HEATER
520	HOSE BIBBS
521	HOSE BIBBS W/SCV
522	MICROWAVE
523	3 SHELVES
524	SERVICE SINK (OPTIONAL)
525	COCKTOP
526	TOILET BARS, RINGS, 4 TP. HOLDERS PER OWNER
1	REFER TO SHEET C1 FOR STRUCTURAL AND ARCHITECTURAL NOTES 4 MATERIAL SPEC'S
2	SEE ROOF FRAMING FOR OVERHANG DIMENSIONS
3	SEE FRONT ELEVATION FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS.
4	SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.
5	
20	SLOPE FINISH GRADE PER ENGINEERING SOILS REPORT. (TYP.)
21	FOAM APPLICATIONS SHALL COMPLY WITH CURRENT CODE AND CITY POLICY.
22	VERIFY WINDOW AND DOOR DESIGN WITH OWNER AND MANUFACTURER. DRAWING IS FOR DIAGRAMATIC PURPOSES ONLY.
23	40' = STANDARD 1" FOAM. STUCCO ON FRAME - 2" EXT. DESIGNATION INDICATES FOAM THICKNESS IN ADDITION TO THE STANDARD 1" FOAM.
24	VERIFY FINAL DEPTH OF FLOOR TRUSSES WITH MEGR
25	NOTE: ALL OF THE FOLLOWING SHALL BE BUILDER SPECIFIED 4 CITY/CODE APPROVED
26	CORBEL
27	PREFAB ORNAMENTAL METAL RAILING
28	PREFAB WOOD SHUTTERS PER BLDG SPEC.
29	PREFAB METAL ORNAMENT
30	PYRAMID LIGHT WITH W/1. ORNAMENT
31	FOAM WITH STUCCO
32	FOAM CORBEL TRUSS SLEEVE
33	GARAGE DOOR PER OWNER/BUILDER SPEC
34	W/1. PORTICO GATE
35	6X6 MIN. SCUPPER - SELECT PER BUILDER
36	SEE DETAIL W/ADI FOR TYPICAL CONDITION.
37	PROVIDE CRACK/DRAINAGE PER CODE
38	STEEL GUARDRAILS 34-38" MIN. STYLE/FINISH PER BLDG.
39	SEE ELEVATIONS
40	CHU BLOCK W/STUCCO 4 PAINT - PER BUILDER SPEC.
41	LIGHT FIXTURE - PER BUILDER SPEC.
42	
CITY ADDRESS NOTE: PROVIDE BUILDING ADDRESS AT A MINIMUM OF 4 INCH HIGH AND IN 1/2 INCH STROKE. R312	
NOTE: WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1 INCH AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING AT THE LOCATION OF THE VENT.	

revisions

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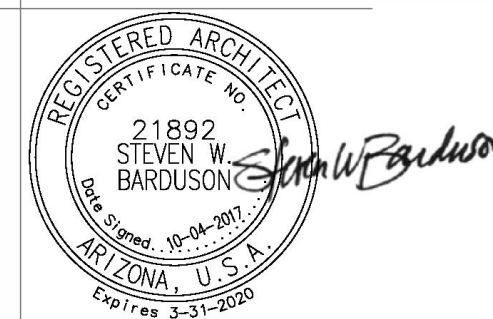
CHRISTOPHER
TODD
COMMUNITIES

ELLSWORTH

MESA, AZ

UNIT 1

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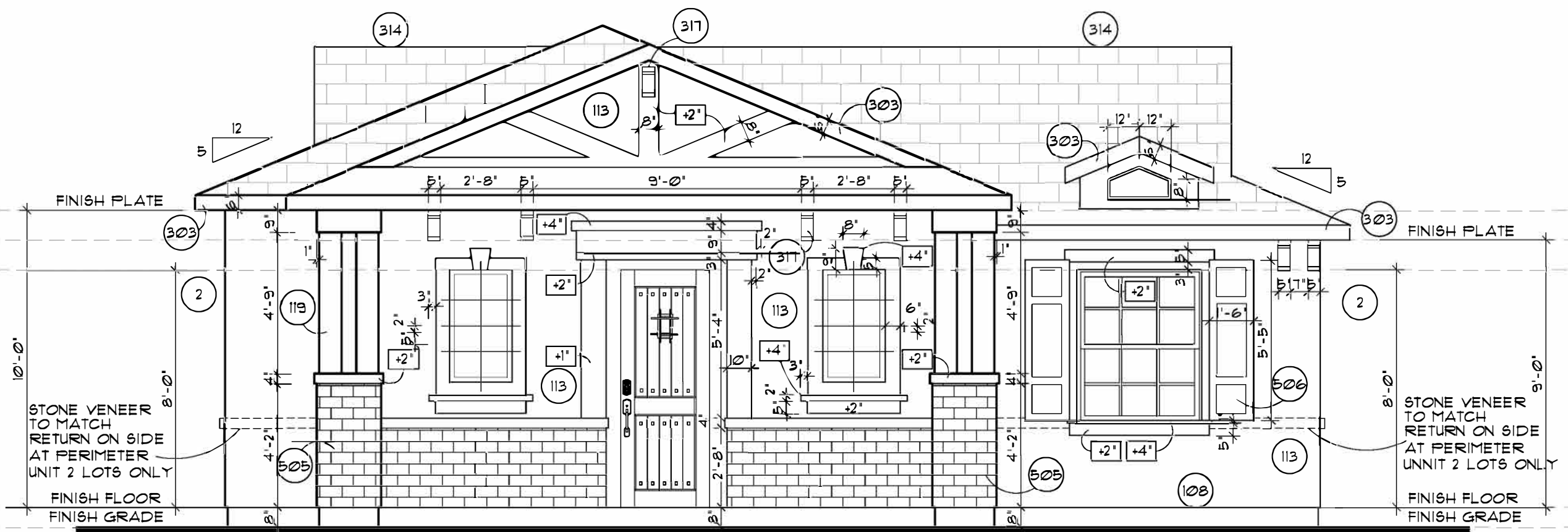
date: 10/04/2017

project no: 1604

A4b

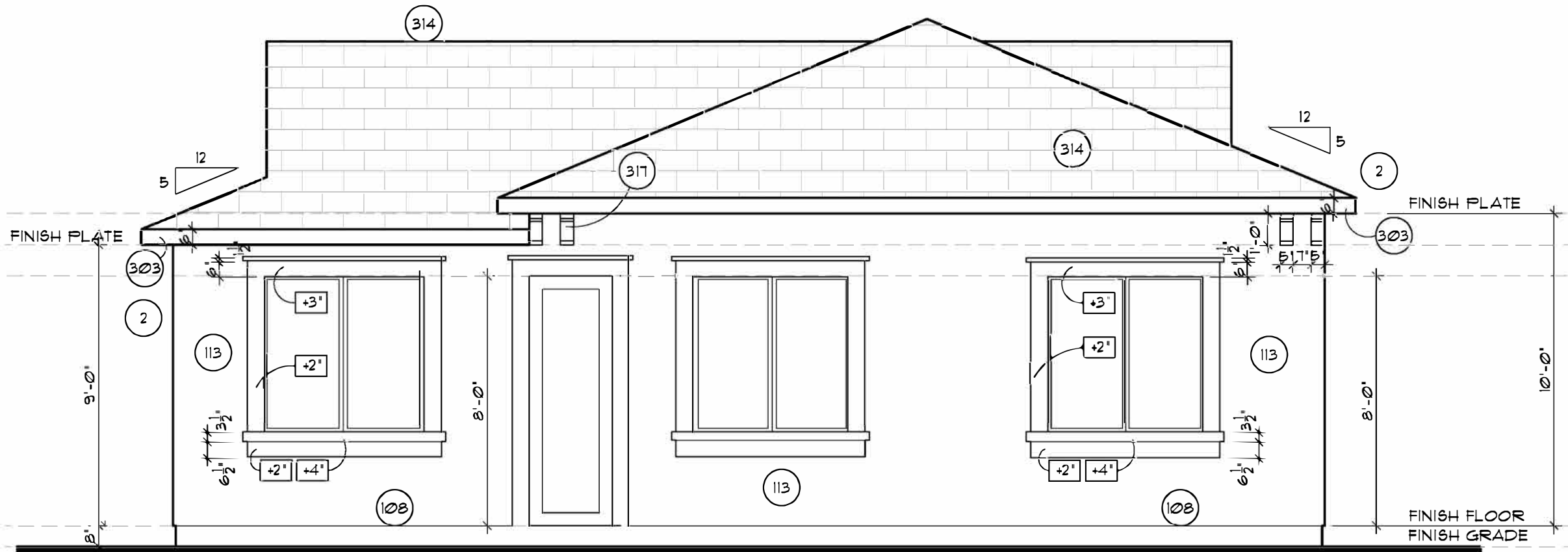
ELEVATIONS-B

CRAFTSMAN STYLE



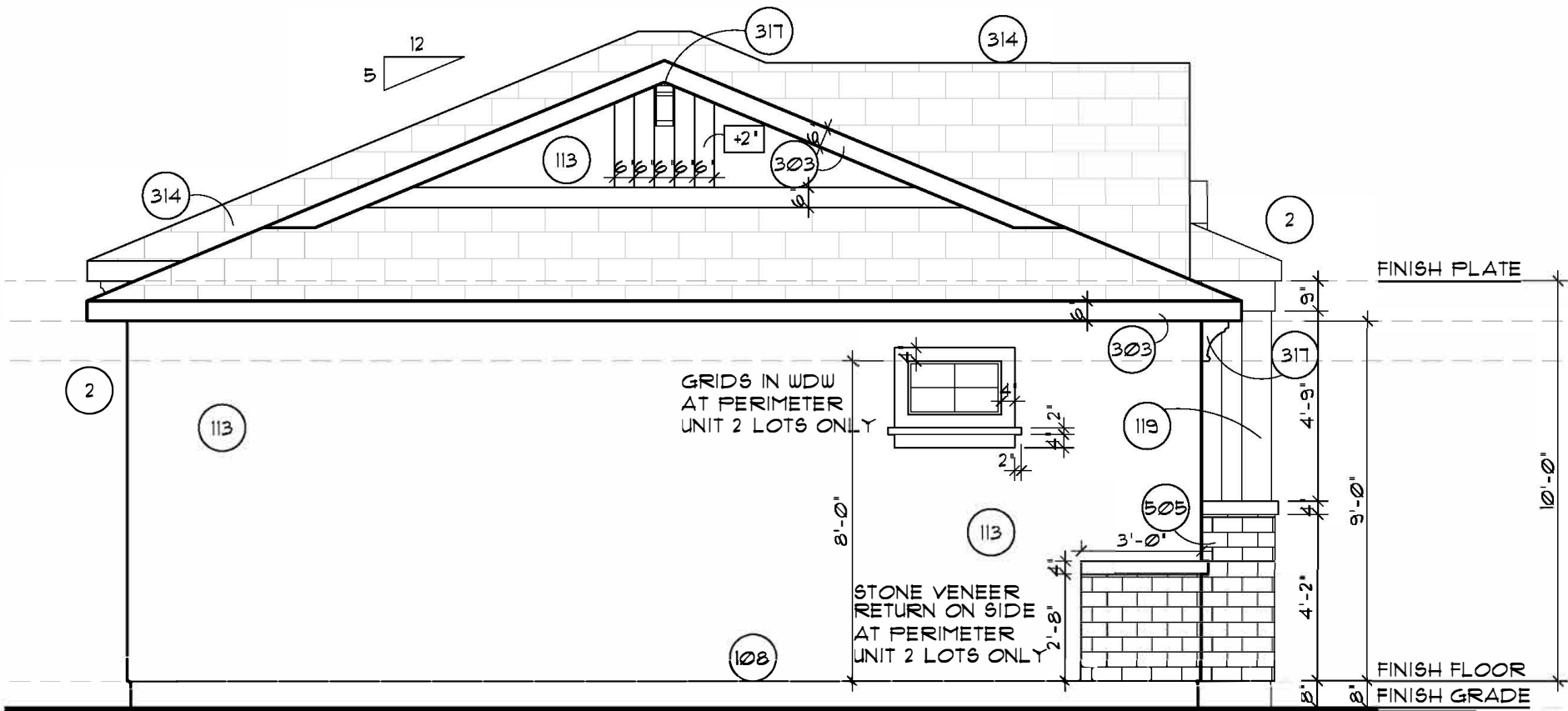
FRONT ELEVATION "B"

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



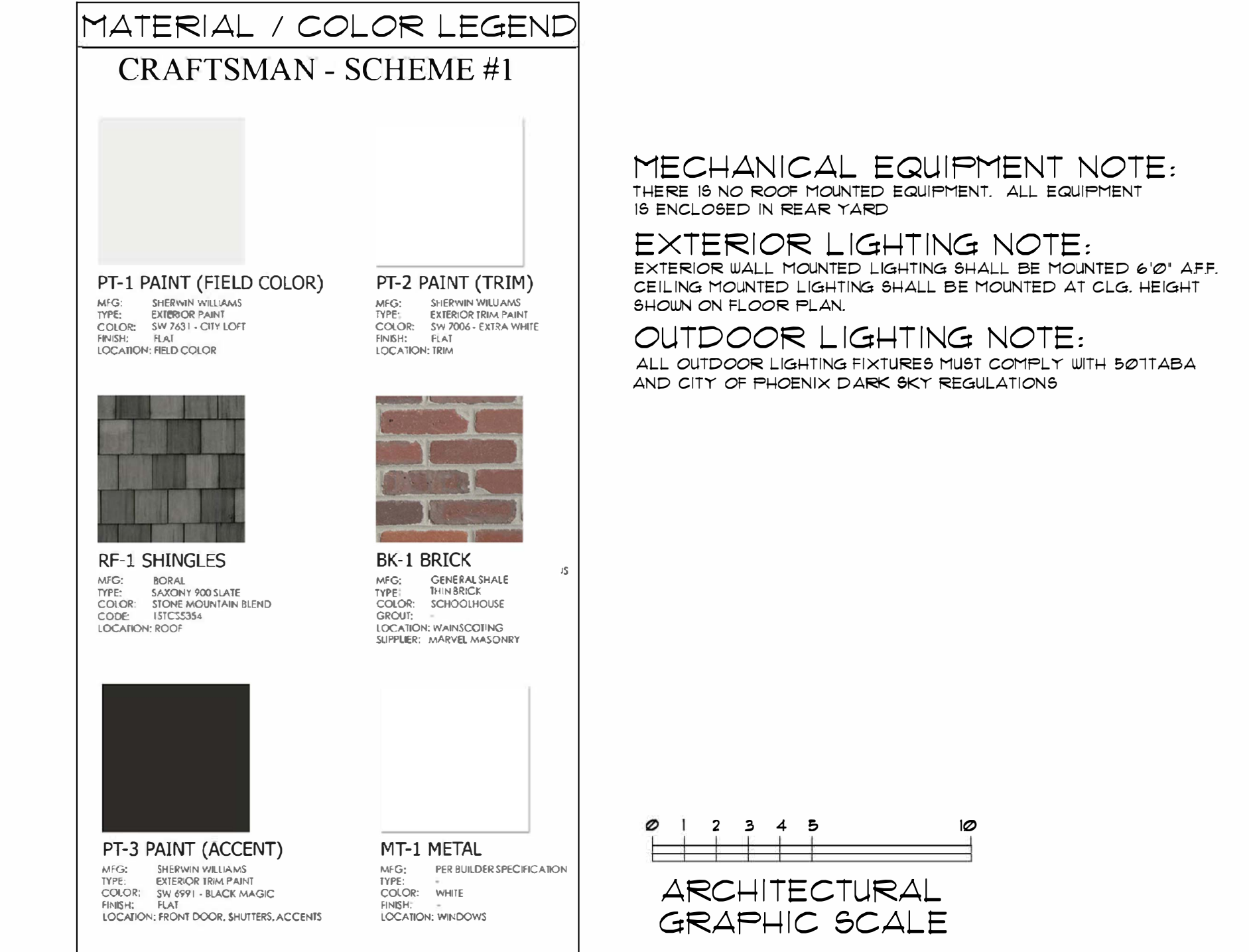
REAR ELEVATION "B"

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



LEFT ELEVATION "B"

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



RIGHT ELEVATION "B"

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

MATERIAL / COLOR LEGEND	
CRAFTSMAN - SCHEME #1	
 PT-1 PAINT (FIELD COLOR) MFG: SHERWIN WILLIAMS TYPE: EXTERIOR TRIM PAINT COLOR: SW 703 - CITY LOFT FINISH: FLAT LOCATION: FIELD COLOR	 PT-2 PAINT (TRIM) MFG: SHERWIN WILLIAMS TYPE: EXTERIOR TRIM PAINT COLOR: SW 703A - EXTRA WHITE FINISH: FLAT LOCATION: TRIM
 RF-1 SHINGLES MFG: Boral TYPE: SADDLE ROO SLATE COLOR: STONE MOUNTAIN BLEND CODE: 1STC256A LOCATION: ROOF	 BK-1 BRICK MFG: GENERAL SHALE TYPE: TRIM BRICK COLOR: SCHOOCHOUSE GROUP: 1 LOCATION: WAND COATING SUPPLIER: MARVEL MASONRY
 PT-3 PAINT (ACCENT) MFG: SHERWIN WILLIAMS TYPE: EXTERIOR TRIM PAINT COLOR: SW 897 - BLACK MAGIC FINISH: FLAT LOCATION: FRONT DOOR, SHUTTERS, ACCENTS	 MT-1 METAL MFG: PER BUILDER SPECIFICATION TYPE: WHITE COLOR: WHITE FINISH: WHITE LOCATION: WINDOWS

MATERIAL / COLOR LEGEND	
CRAFTSMAN - SCHEME #2	
 PT-1 PAINT (FIELD COLOR) MFG: SHERWIN WILLIAMS TYPE: EXTERIOR TRIM PAINT COLOR: SW 703 - REFLECT GRAY FINISH: FLAT LOCATION: FIELD COLOR	 PT-2 PAINT (TRIM) MFG: SHERWIN WILLIAMS TYPE: EXTERIOR TRIM PAINT COLOR: SW 703 - PURE WHITE FINISH: FLAT LOCATION: TRIM, SHUTTERS
 RF-1 SHINGLES MFG: Boral TYPE: SADDLE ROO SLATE COLOR: CHERRY WOOD CODE: 1HAC3082 LOCATION: ROOF	 BK-1 BRICK MFG: GENERAL SHALE TYPE: TRIM BRICK COLOR: SCHOOCHOUSE GROUP: 1 LOCATION: WAND COATING SUPPLIER: MARVEL MASONRY
 PT-3 PAINT (FRONT DOOR) MFG: SHERWIN WILLIAMS TYPE: EXTERIOR TRIM PAINT COLOR: SW 755 - SUN DREB TOMATO FINISH: FLAT LOCATION: FRONT DOOR	 MT-1 METAL MFG: PER BUILDER SPECIFICATION TYPE: WHITE COLOR: WHITE FINISH: WHITE LOCATION: WINDOWS

MATERIAL / COLOR LEGEND	
CRAFTSMAN - SCHEME #3	
 PT-1 PAINT (FIELD COLOR) MFG: SHERWIN WILLIAMS TYPE: EXTERIOR TRIM PAINT COLOR: SW 703 - CITY LOFT FINISH: FLAT LOCATION: FIELD COLOR	 PT-2 PAINT (TRIM) MFG: SHERWIN WILLIAMS TYPE: EXTERIOR TRIM PAINT COLOR: SW 703 - PURE WHITE FINISH: FLAT LOCATION: TRIM
 RF-1 SHINGLES MFG: Boral TYPE: SADDLE ROO SLATE COLOR: CHERRY WOOD CODE: 1HAC3082 LOCATION: ROOF	 BK-1 BRICK MFG: GENERAL SHALE TYPE: TRIM BRICK COLOR: SCHOOCHOUSE GROUP: 1 LOCATION: WAND COATING SUPPLIER: MARVEL MASONRY
 PT-3 PAINT (ACCENT) MFG: SHERWIN WILLIAMS TYPE: EXTERIOR TRIM PAINT COLOR: SW 703 - SEAL SON FINISH: FLAT LOCATION: FRONT DOOR, WALL CAP	 MT-1 METAL MFG: PER BUILDER SPECIFICATION TYPE: WHITE COLOR: WHITE FINISH: WHITE LOCATION: WINDOWS

MASTER KEYNOTES	
101	2x4 STUD WALL
102	2x6 STUD WALL
103	6" PLUMB WALL
104	INTERIOR BEARING WALL - SEE FRAMING PLANS
105	MIN. 1-3/8" SELF CLOSING, SELF LATCHING, SOLID WOOD
106	W/ GASKETS AND SLEEP OR 20 MIN. FIRE-RATED DOORS
107	PRESSURE TREATED BOTTOM PLATE
108	DOUBLE TOP PLATE
109	WEEP SCREED TO MIN. 3/4" BELOW FIN. FLOOR-6 #11/ADI
110	PAINT CONCRETE STEM BELOW TO MATCH BLDG.
111	R-15 BATT INSULATION AT 2X4 WALL, R-19 AT 2X6 WALL
112	2X FIRE BLOCKING
113	1/2" GYPSUM BOARD, 8AG RESISTANT ON CEILINGS
114	SLOPE TOP 1/4" PLF
115	STUCCO
116	SCAFF
117	WALLS BETWEEN LIVING AREA AND GARAGE MUST BE 3/4" TYPE X
118	GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES
119	BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT
120	LESS THAN TWO LAYERS OF 3/4" TYPE X GYPSUM BOARD OR
121	EQUALITY. WHEN THE SEPARATION IS A FLOOR CEILING
122	ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION
123	SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM
124	BOARD OR EQUIV.
125	CRITICAL FINISHED DIMENSION. (SEE DIMENSION NOTE
126	UNDER GENERAL FLOOR PLAN NOTES) ON THIS SHEET)
127	NICE - SEE INTERIOR ELEVATIONS
128	OPENING - SEE INTERIOR ELEVATIONS
129	COLUMN - (SEE FRMG FOR WOOD, PRE-CAST, OR STEEL)
130	CRIPPLE WALL
131	HARDIE PLANK 4" HARDIE PANEL, ICC-ESR-2230
201	WATER HEATER PLATFORM 48"
202	FLOOR MATERIAL CHANGE
203	FLOOR DRAIN
204	A/C PAD - SEE MECHANICAL PLANS
301	30X22 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION
302	PROVIDE 5/8" TYPE 'X' GYP. BD. @ GARAGE SIDE
303	EXTERIOR GYP. BOARD, ICC - ESR-1938 OR EQUAL
304	2X FASCIA WITH 1X TRIM
305	ROOF SLOPE - SEE EXT. ELEVATIONS
306	PREFAB TRUSSES 24" O.C. UNO (SEE ROOF FRAMING PLAN)
307	GIRDER TRUSS - SEE ROOF FRAMING
308	2X RAFTERS - SEE FRAMING
309	12" OSB SHEATHING
310	BUILT UP ROOF SYSTEM PER SHEET C-1
311	ON 1/2" PLYWOOD ROOF SHEATHING
312	FURRED CEILING
313	BEAM - SEE FRAMING PLAN
314	2X4 LOOKOUTS AT 48" O.C.
315	R-38 BATT INSULATION
316	MONIER CONC. TILE ROOF ESR-1641 OR APPROVED
317	EQUAL TO BE USED OVER TYPE 30 UNDERLAYMENT
401	2X CONVENTIONAL OVERHEATING
402	STRUCTURAL GABLE END TRUSS
403	WOOD CORBELS W/PAINT PER BLDG SPEC-SEE 3/ADI
404	STOOP
405	4" CONC. SLAB OVER 4" OF ABC O/TERMITE
406	TREATED SOIL TYPICAL
407	KEYED STEM
408	6" DEPRESS
409	SLOPE 1/8" PLF.
410	8" TURNDOWN
411	EXPANSION JOINT
501	PAVERS OR STONE PER BUILDER
502	PROVIDE CONTROL JOINT AT 400 SQ. FT. MAX.
503	PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.
504	MIRRORS 4 MEDICINE CABINETS PER BUILDER SPEC.
505	CITY APPROVED FIBER GLASS
506	BASE CABINET - SEE INTERIOR ELEVATIONS
507	UPPER CABINET - SEE INTERIOR ELEVATIONS
508	STONE VENEER-ESR-1933 OR EQUAL
509	PREFAB SHUTTERS
510	SHELVES 4 RODS PER BUILDER SPEC.
511	WATER CLOSET
512	TUB 4 SHOWER WITH ROD
513	GARDEN TUB PER SPEC
514	SHOWER - SEE FLR. PLAN FOR SIZE
515	LAVATORY'S PER BUILDER SPEC.
516	RANGE/OVEN
517	DOUBLE SINK W/DISPOSAL
518	DISHWASHER
519	REFRIGERATOR WITH ICE MAKER
520	WASHER
521	DRYER WITH DRYER VENT-SEE GENERAL NOTES
522	WATER HEATER
523	HOSE BIBBS
524	HOSE BIBBS W/SCV
525	MICROWAVE
526	5 SHELVES
527	SERVICE SINK (OPTIONAL)
528	COOKTOP
529	TOILET BARS, RINGS, 4 TP. HOLDERS PER OWNER
601	REFER TO SHEET C1 FOR STRUCTURAL AND
602	ARCHITECTURAL NOTES & MATERIAL SPEC'S
603	SEE ROOF FRAMING FOR OVERHANG DIMENSIONS
604	SEE FRONT ELEVATION FOR ALL TYPICAL CONDITIONS,
605	NOTATIONS, DIMENSIONS, AND CALLOUTS.
606	SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.
701	SLOPE FINISH GRADE PER ENGINEERING SOILS
702	REPORT. (TYP.)
703	FOAM APPLICATIONS SHALL COMPLY WITH
704	CURRENT CODE AND CITY POLICY.
705	VERIFY WINDOW AND DOOR DESIGN WITH OWNER
706	AND MANUFACTURER. DRAWING IS FOR
707	DIAGRAMATIC PURPOSES ONLY.
708	40' x STANDARD 1" FOAM, STUCCO ON FRAME -
709	2" EXT. DESIGNATION INDICATES FOAM THICKNESS
710	IN ADDITION TO THE STANDARD 1" FOAM
711	VERIFY FINAL DEPTH OF FLOOR TRUSSES WITH MEGR
712	NOTE: ALL OF THE FOLLOWING SHALL BE
713	BUILDER SPECIFIED 4 CITY/CODE APPROVED
714	CORBEL
715	PREFAB ORNAMENTAL METAL RAILING
716	PREFAB WOOD SHUTTERS PER BLDG SPEC.
717	PREFAB METAL ORNAMENT
718	PYRAMID LIGHT WITH WJ. ORNAMENT
719	FOAM WITH STUCCO
720	FOAM CORBEL TRUSS SLEEVE
721	GARAGE DOOR PER OWNER/BUILDER SPEC
722	W/ PORTICO GATE
723	6X6 MIN. SPOFFER - SELECT PER BUILDER
724	SEE DETAIL 18/ADI FOR TYPICAL CONDITION.
725	PROVIDE CATCH/DRAINAGE PER CODE
726	STEEL GUARDRAILS 34-38" MIN. STYLE/FINISH PER BLDG.
727	SEE ELEVATIONS
728	CHU BLOCK W/STUCCO 4 PAINT - PER BUILDER SPEC.
729	LIGHT FIXTURE - PER BUILDER SPEC.
CITY ADDRESS NOTE: PROVIDE BUILDING ADDRESS AT A MINIMUM OF 4 INCH HIGH AND IN 1/2 INCH STROKE. R312	
NOTE: WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1 INCH AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING AT THE LOCATION OF THE VENT.	

revisions	
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CHRISTOPHER
TODD
COMMUNITIES

ELLSWORTH
MESA, AZ

UNIT 2

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date: 10/04/2017
project no: 1604

A4b

ELEVATIONS-B

CRAFTSMAN STYLE

MECHANICAL EQUIPMENT NOTE:
THERE IS NO ROOF MOUNTED EQUIPMENT. ALL EQUIPMENT
IS ENCLOSED IN REAR YARD

EXTERIOR LIGHTING NOTE:
EXTERIOR WALL MOUNTED LIGHTING SHALL BE MOUNTED 6'-0" AFF.
CEILING MOUNTED LIGHTING SHALL BE MOUNTED AT CLG. HEIGHT
SHOWN ON FLOOR PLAN.

MATERIAL AND COLOR LEGEND

CRAFTSMAN - SCHEME #3

PT-1 PAINT (FIELD COLOR)

MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7545 - CADET
FINISH: FLAT
LOCATION: FIELD COLOR

PT-2 PAINT (TRIM)

MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR TRIM PAINT
COLOR: SW 7005 - PURE WHITE
FINISH: FLAT
LOCATION: TRIM

RF-1 SHINGLES

MFG: BOKAL
TYPE: SAKONY ROO SHAKE
COLOR: CHARCOAL BLEND
CODE: 118C1430
LOCATION: ROOF

BK-1 BRICK

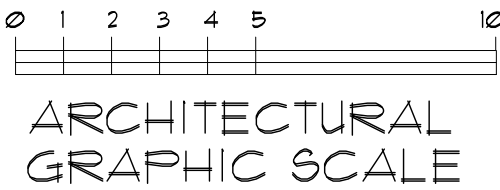
MFG: GENERAL SHALE
TYPE: THIN BRICK
COLOR: SCHOOLHOUSE
GRADE: WANSICORING
SUPPLIER: MARVEL MASONRY

PT-3 PAINT (ACCENT)

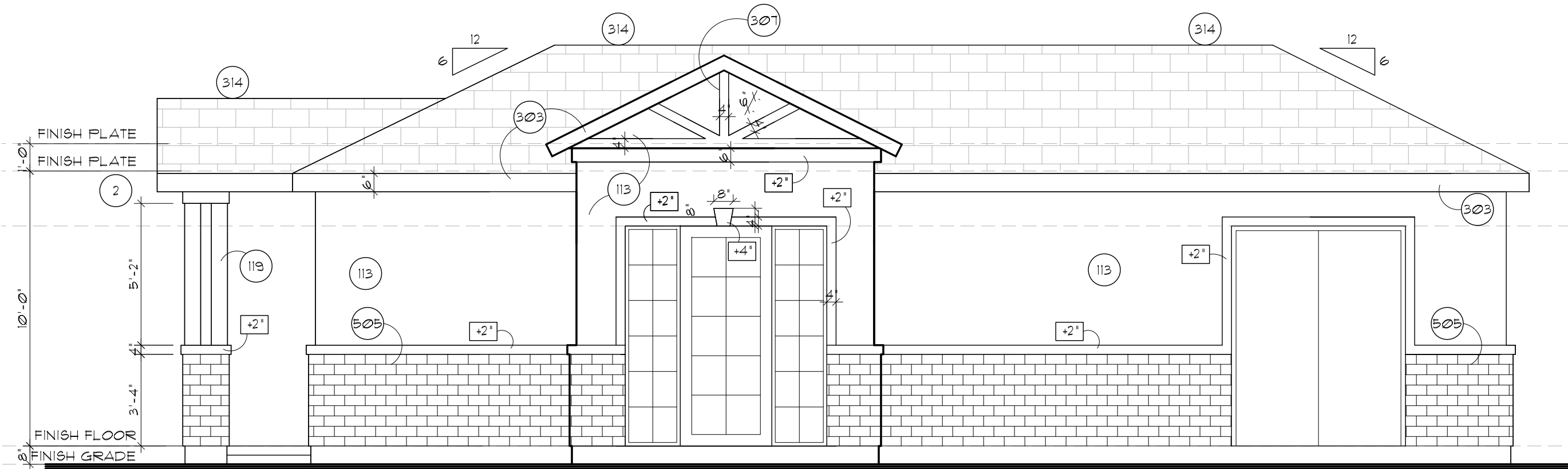
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR TRIM PAINT
COLOR: SW 7035 - SEAL SKIN
FINISH: FLAT
LOCATION: FRONT DOOR, WALL CAP

MT-1 METAL

MFG: PER BUILDER SPECIFICATION
TYPE: WHITE
COLOR: WHITE
FINISH:
LOCATION: WINDOWS

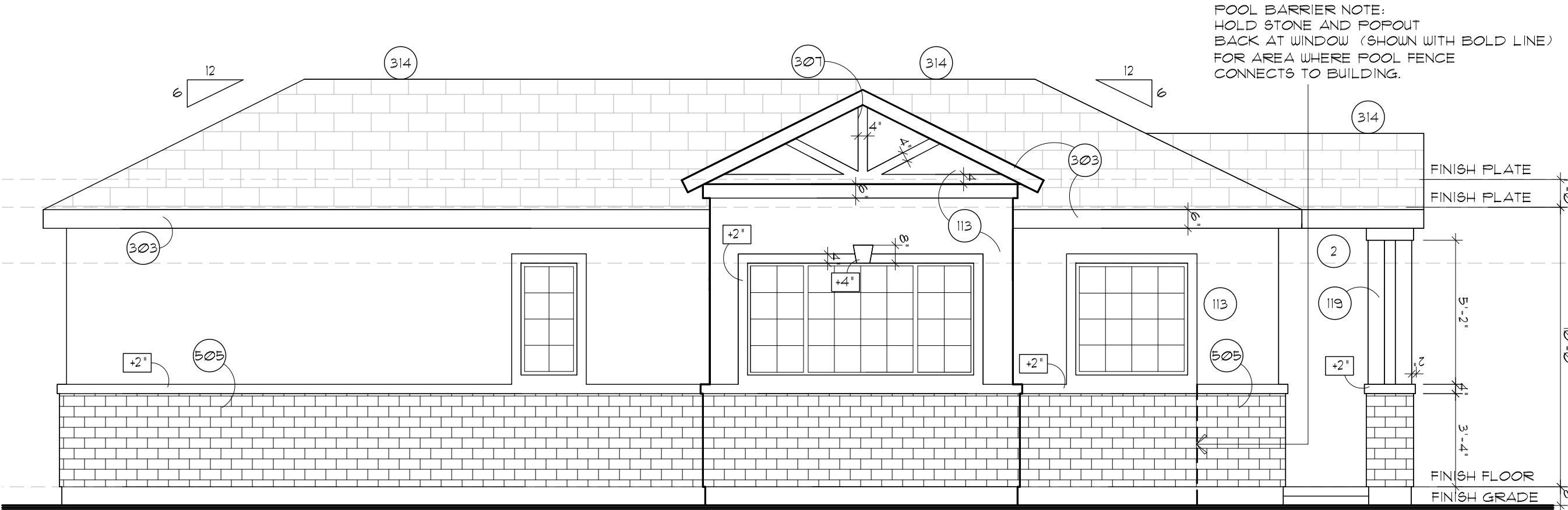


ARCHITECTURAL
GRAPHIC SCALE



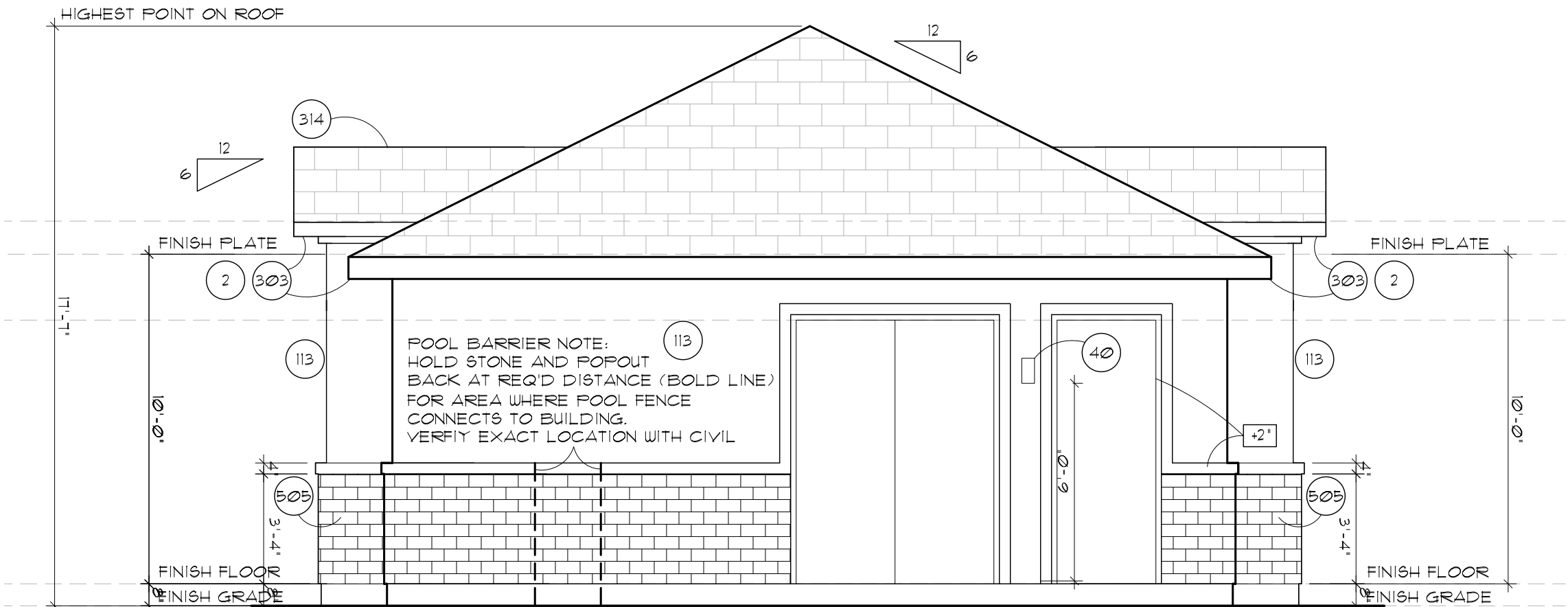
RIGHT ELEVATION "B"

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



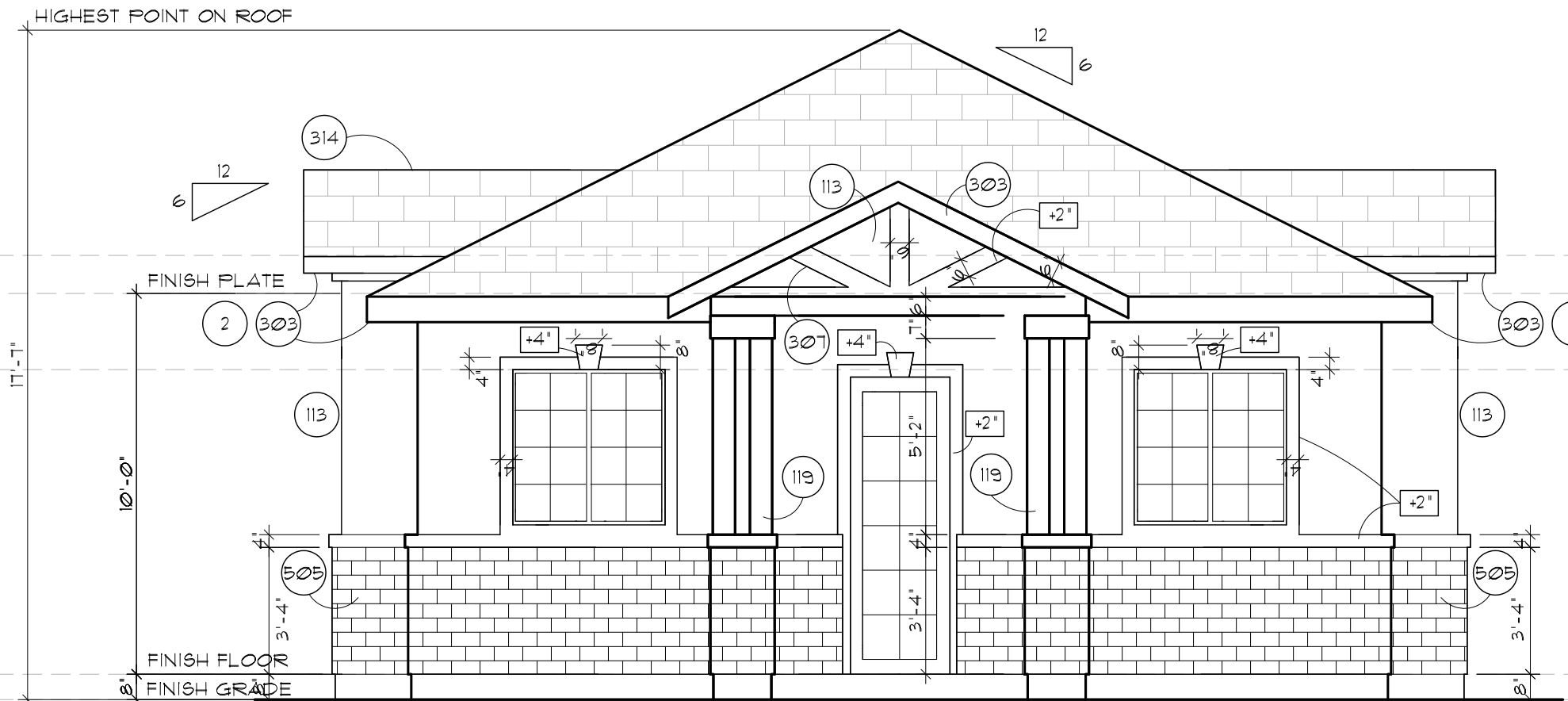
LEFT ELEVATION "B"

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



REAR ELEVATION "B"

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



FRONT ELEVATION "B"

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

MASTER KEYNOTES	
WALL SYSTEM	101 2x4 STUD WALL
	102 2x6 STUD WALL
	103 6" FLUTE WALL
	104 INTERIOR BEARING WALL - SEE FRAMING PLANS
	105 MIN. 1-3/8" SELF CLOSING, SELF LATCHING, SOLID WOOD W/ GASKETS AND SWEEP OR 20 MIN. FIRE-RATED DOORS
	106 PRESSURE TREATED BOTTOM PLATE
	107 DOUBLE TOP PLATE
	108 WEEP SCREED TO MIN. 3/4" BELOW FIN. FLOOR-6 #11/AD1
	109 PAINT CONCRETE STEM BELOW TO MATCH BLDG.
	110 R-15 BATT INSULATION AT 2X4 WALL, R-19 AT 2X6 WALL
	111 1/2" GYPSUM BOARD, 84G RESISTANT ON CEILINGS
	112 SLOPE TOP 1/4" PLF
FLOOR SYSTEM	113 STUCCO
	114 SOFFIT
	115 WALLS BETWEEN LIVING AREA AND GARAGE MUST BE 3/4" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES
	116 BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN TWO LAYERS OF 3/4" TYPE X GYPSUM BOARD OR EQUIVALENT. WHEN THE SEPARATION IS A FLOOR CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 3/4" GYPSUM BOARD OR EQUIV.
	117 CRITICAL FINISHED DIMENSION. (SEE DIMENSION NOTE UNDER "GENERAL FLOOR PLAN NOTES" ON THIS SHEET.)
	118 NICHE - SEE INTERIOR ELEVATIONS
	119 OPENING - SEE INTERIOR ELEVATIONS
	120 COLUMN - (SEE FRMG FOR WOOD, PRE-CAST, OR STEEL)
	121 CRIPPLE WALL
	122 HARDIE PLANK 4 HARDIE PANEL ICC-ESR-2230
ROOF SYSTEM	201 WATER HEATER PLATFORM 48"
	202 FLOOR MATERIAL CHANGE
	203 FLOOR DRAIN
	204 A/C PAD - SEE MECHANICAL PLANS
	301 30x22 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION
	302 PROVIDE 5/8" TYPE 'X' GYP. BD. @ GARAGE SIDE
	303 EXTERIOR GYP. BOARD, ICC - ESR-1338 OR EQUAL
	304 2X FASCIA WITH 1X TRIM
	305 ROOF SLOPE - SEE EXT. ELEVATIONS
	306 PREFAB TRUSSES 24' O.C. UNO (SEE ROOF FRAMING PLAN)
	307 GIRDER TRUSS - SEE ROOF FRAMING
	308 2X RAFTERS - SEE FRAMING
FOUNDATION SYSTEM	309 12" O.S.B. SHEATHING
	310 BUILT UP ROOF SYSTEM PER SHEET C-1
	311 ON 1/2" PLYWOOD ROOF SHEATHING
	312 FURRED CEILING
	313 BEAM - SEE FRAMING PLAN
	314 2X4 LOOKOUTS AT 48" O.C.
	315 R-38 BATT INSULATION
	316 MONIER CONC. TILE ROOF ESR-1641 OR APPROVED
	317 EQUAL TO BE USED OVER TYPE 30 UNDERLAYMENT
	318 2X CONVENTIONAL OVERSHEATHING
	319 STRUCTURAL GABLE END TRUSSES
	320 WOOD CORBELS W/PAINT PER BLDG SPEC.-SEE 3/AD1
CABINETS/FIXTURES/APPLIANCES	401 STUCCO
	402 4" CONC. SLAB OVER 4" OF ABC O/T/WHITE
	403 TREATED SOIL TYPICAL
	404 KEYED STEM
	405 6" DEPRESS
	406 SLOPE 1/8" PLF.
	407 8" TURNDOWN
	408 EXPANSION JOINT
	409 PAVERS OR STONE - PER BUILDER
	410 PROVIDE CONTROL JOINT AT 400 SQ. FT. MAX.
	411 PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.
CROSS REFERENCE NOTES	501 MIRRORS 4 MEDICINE CABINETS PER BUILDER SPEC.
	502 CITY APPROVED FIREPLACE
	503 BASE CABINET - SEE INTERIOR ELEVATIONS
	504 UPPER CABINET - SEE INTERIOR ELEVATIONS
	505 STONE VENEER-ESR-1933 OR EQUAL
	506 PRE-FAB SHUTTERS
	507 SHELVES 4 RODS PER BUILDER SPEC.
	508 WATER CLOSET
	509 TUB 4 SHOWER WITH ROD
	510 GARDEN TUB PER SPEC
	511 SHOWER - SEE FLR. PLAN FOR SIZE
	512 LAVATORY'S PER BUILDER SPEC.
GENERAL ELEVATION NOTES	513 RANGE OVEN
	514 DOUBLE SINK W/DISPOSAL
	515 DISHWASHER
	516 REFRIGERATOR WITH ICE MAKER
	517 WASHER
	518 DRYER WITH DRYER VENT-SEE GENERAL NOTES
	519 WATER HEATER
	520 HOSE BIBB
	521 HOSE BIBB W/GOV
	522 MICROWAVE
	523 3 SHELVES
	524 SERVICE SINK (OPTIONAL)
CITY ADDRESS NOTE:	525 COOKTOP
	526 TOWEL BARS, RINGS, 4 TP. HOLDERS PER OWNER
	1 REFER TO SHEET C1 FOR STRUCTURAL AND ARCHITECTURAL NOTES 4 MATERIAL SPEC'S
	2 SEE ROOF FRAMING FOR OVERHANG DIMENSIONS
	3 SEE FRONT ELEVATION FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS.
	4 SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.
	5
	20 SLOPE FINISH GRADE PER ENGINEERING SOILS REPORT. (TYP.)
	21 FOAM APPLICATIONS SHALL COMPLY WITH CURRENT CODE AND CITY POLICY.
	22 VERIFY WINDOW AND DOOR DESIGNS WITH OWNER AND MANUFACTURER. DRAWING IS FOR DIAGRAMATIC PURPOSES ONLY.
	23 40' + STANDARD 1" FOAM, STUCCO ON FRAME - 2" EXT. DESIGNATION, INDICATES FOAM THICKNESS IN ADDITION TO THE STANDARD 1" FOAM
	24 VERIFY FINAL DEPTH OF FLOOR TRUSSES WITH MEGR.
	NOTE: ALL OF THE FOLLOWING SHALL BE BUILDER SPECIFIED 4 CITY/CODE APPROVED
	25 CORBEL
	26 PRE-FAB ORNAMENTAL METAL RAILING
	27 PRE-FAB WOOD SHUTTERS PER BLDG SPEC.
	28 PRE-FAB METAL ORNAMENT
	29 PYRAMID LIGHT WITH W/ ORNAMENT
	30 FOAM WITH STUCCO
	31 FOAM CORBEL TRUSS SLEEVE
	32 GARAGE DOOR PER OWNER/BUILDER SPEC
	33 W/ PORTICO GATE
	34 6x6 MIN. SCUPPER - SELECT PER BUILDER
	SEE DETAIL 18/AD1 FOR TYPICAL CONDITION.
	35 PROVIDE CRICKET DRAINAGE PER CODE
	36 STEEL GUARDRAILS 34-38" MIN. STYLE/FINISH PER BLDG
	SEE ELEVATIONS
	37 CHU BLOCK W/STUCCO 4 PAINT - PER BUILDER SPEC.
	40 LIGHT FIXTURE - PER BUILDER SPEC.
	CITY ADDRESS NOTE: PROVIDE BUILDING ADDRESS AT A MINIMUM OF 4 INCH HIGH AND IN 1/2 INCH STROKE. R313
	NOTE: WHERE BAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1 INCH AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING AT THE LOCATION OF THE VENT.

revisions

1

2

3

CHRISTOPHER
TODD
COMMUNITIES

CAMELBACK
MARICOPA COUNTY

OFFICE

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date: 10/04/2017
project no: 1604

A4b

ELEVATIONS-B

CRAFTSMAN STYLE

MECHANICAL EQUIPMENT NOTE:
THERE IS NO ROOF MOUNTED EQUIPMENT. ALL EQUIPMENT IS ENCLOSED IN REAR YARD

EXTERIOR LIGHTING NOTE:
EXTERIOR WALL MOUNTED LIGHTING SHALL BE MOUNTED 6'0" AFF. CEILING MOUNTED LIGHTING SHALL BE MOUNTED AT C.L.G. HEIGHT SHOWN ON FLOOR PLAN.

MATERIAL & COLOR LEGEND

CRAFTSMAN - SCHEME #3

PT-1 PAINT (FIELD COLOR)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7005 - CASSET
FINISH: FLAT
LOCATION: FIELD COLOR

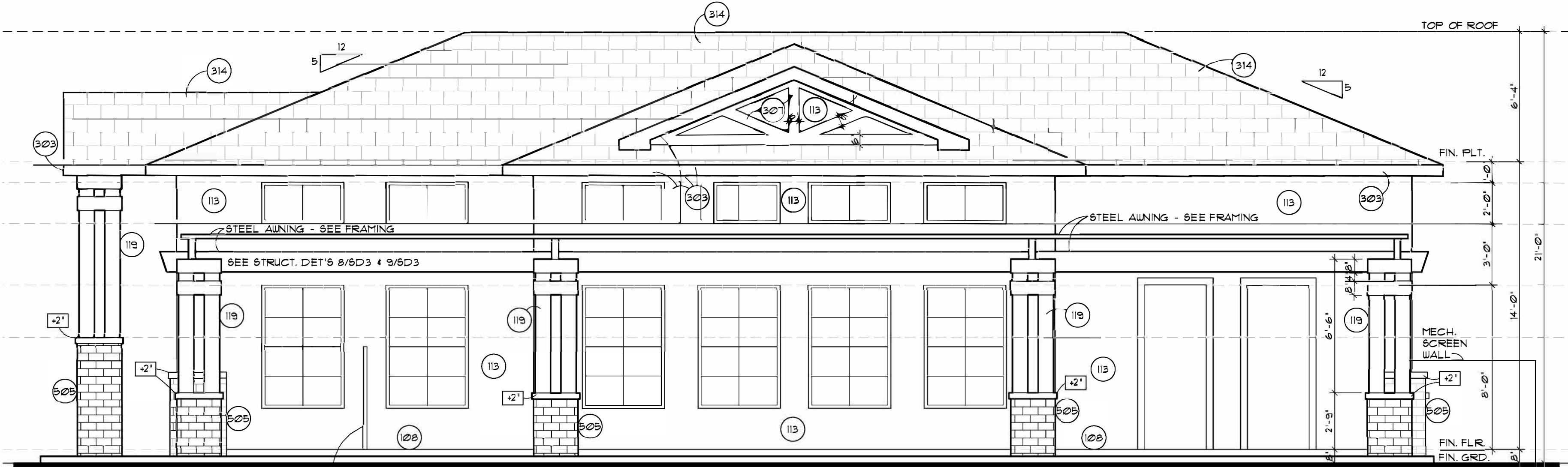
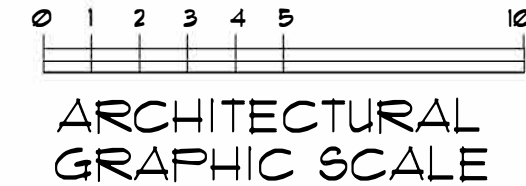
PT-2 PAINT (TRIM)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR TRIM PAINT
COLOR: SW 7005 - PURE WHITE
FINISH: FLAT
LOCATION: TRIM

RF-1 SHINGLES
MFG: SORAL
TYPE: SARDON 900 SHAKE
COLOR: CHARCOAL BLIND
CODE: WFCF 430
LOCATION: ROOF

BK-1 BRICK
MFG: GENERAL SHALE
TYPE: 8 IN BRICK
COLOR: SCHOOLHOUSE
GROUT: MARVEL MASONRY
LOCATION: BRICK

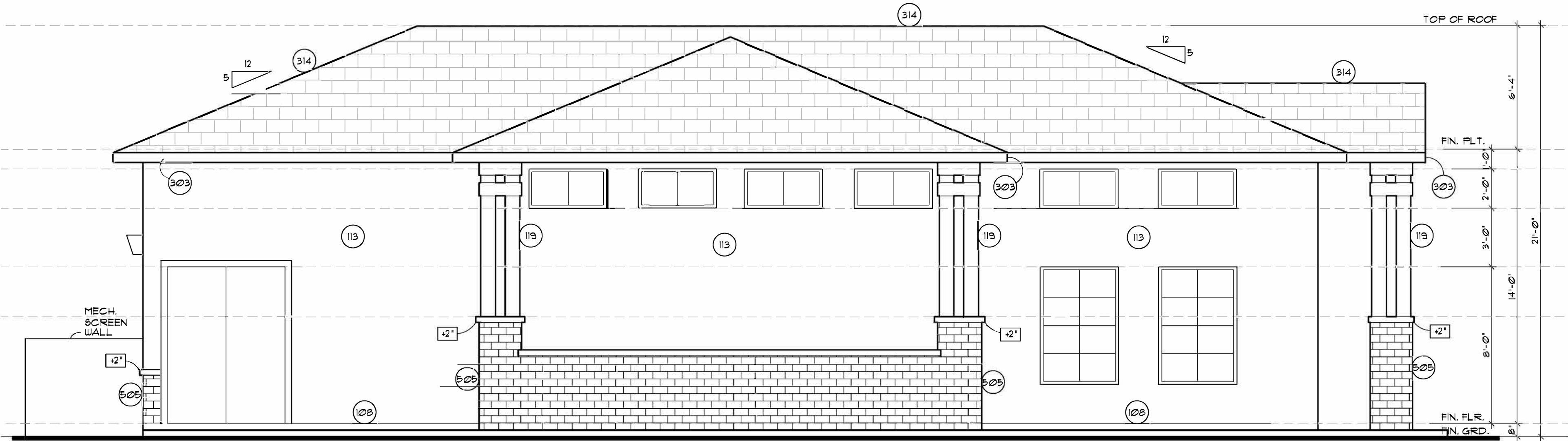
PT-3 PAINT (ACCENT)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR TRIM PAINT
COLOR: SW 7075 - SEAL SUN
FINISH: FLAT
LOCATION: FRONT DOOR, WALL CAP

MT-1 METAL
MFG: PER BUILDER SPECIFICATION
TYPE: WHITE
COLOR: WHITE
FINISH: FLAT
LOCATION: WINDOWS



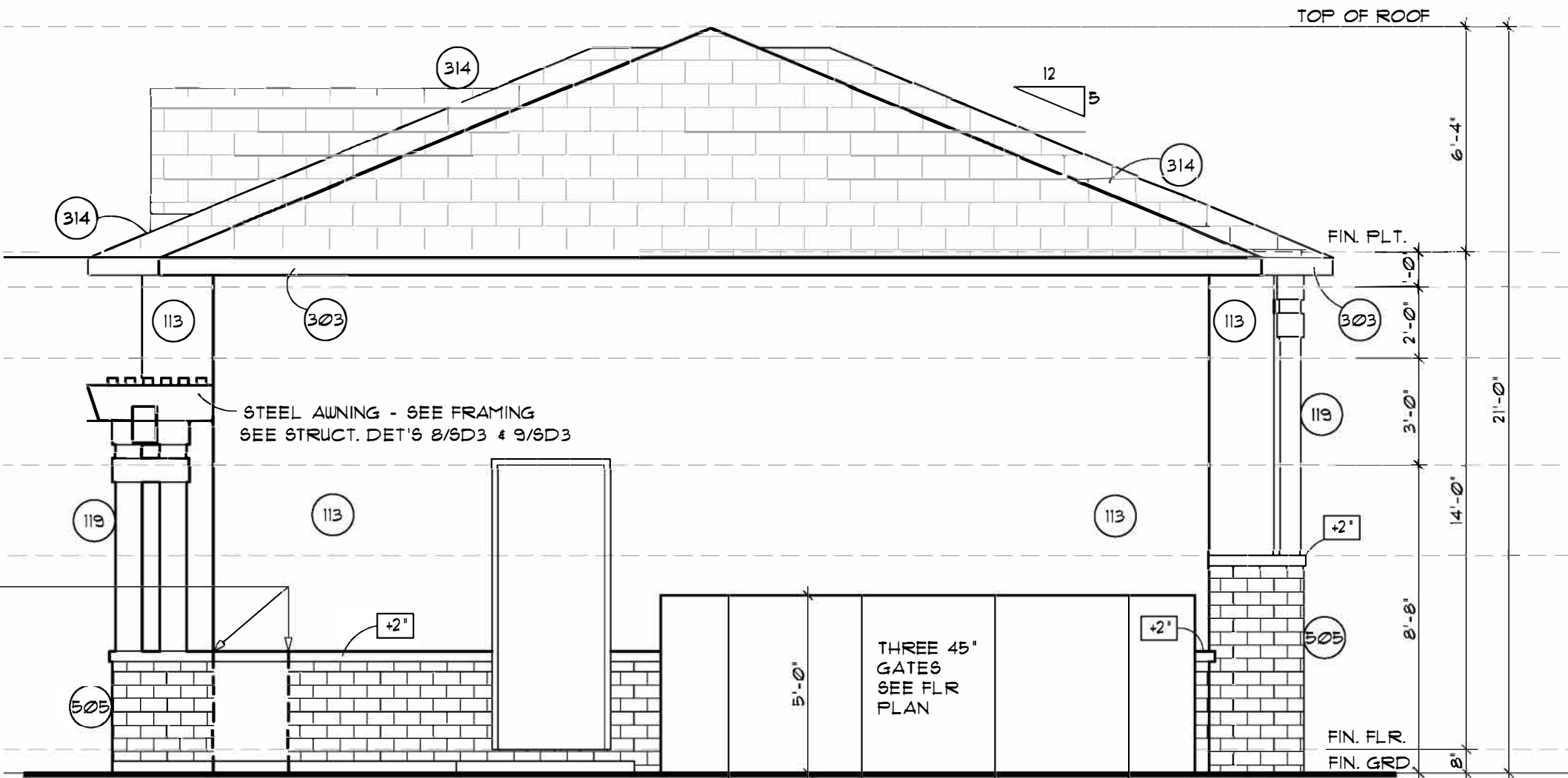
FRONT ELEVATION "B"

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



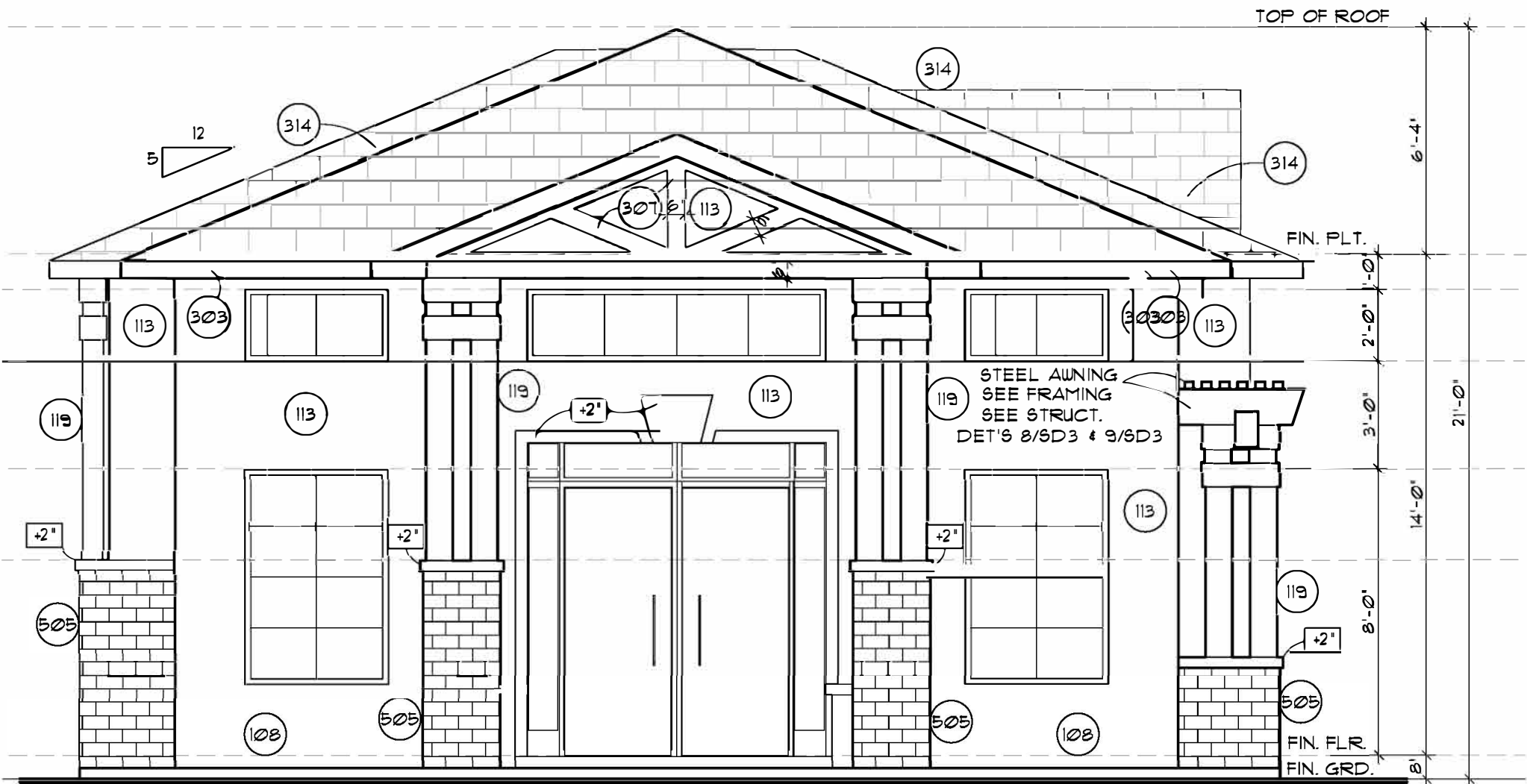
REAR ELEVATION "B"

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



RIGHT ELEVATION "B"

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



LEFT ELEVATION "B"

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

MASTER KEYNOTES	
101	2x4 STUD WALL
102	2x6 STUD WALL
103	6" FLOOR JOIST
104	INTERIOR BEARING WALL - SEE FRAMING PLANS
105	MIN. 1-3/8" SELF CLOSING, SELF LATCHING, SOLID WOOD
106	W/ GASKETS AND SUEEP OR 20 MIN. FIRE-RATED DOORS
107	PRESSURE TREATED BOTTOM PLATE
108	DOUBLE TOP PLATE
109	WEEP SCREED TO MIN. 3/4" BELOW FIN. FLOOR-6 411/ADI
110	PAINT CONCRETE STEM BELOW TO MATCH BLDG.
111	R-15 BATT INSULATION AT 2X4 WALL, R-19 AT 2X6 WALL
112	2X FIRE BLOCKING
113	1/2" GYPSUM BOARD, 8AG RESISTANT ON CEILINGS
114	SLOPE TOP 1/4" PLF
115	STUCCO
116	SCAFF
117	WALLS BETWEEN LIVING AREA AND GARAGE MUST BE 3/4" TYPE X
118	GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES
119	BENEATH HABITABLE ROOFS SHALL BE SEPARATED BY NOT
120	LESS THAN TWO LAYERS OF 3/4" TYPE X GYPSUM BOARD OR
121	EQUALIVANT. WHEN THE SEPARATION IS A FLOOR CEILING
122	ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION
123	SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM
124	BOARD OR EQUIV.
125	CRITICAL FINISHED DIMENSION. (SEE DIMENSION NOTE
126	UNDER GENERAL FLOOR PLAN NOTES) ON THIS SHEET)
127	NICHE - SEE INTERIOR ELEVATIONS
128	OPENING - SEE INTERIOR ELEVATIONS
129	COLUMN - (SEE FRMG FOR WOOD, PRE-CAST, OR STEEL)
130	CRIPPLE
131	HARDIEPLANK & HARDIEPANEL ICC-ESR-2230
201	WATER HEATER PLATFORM 18"
202	FLOOR MATERIAL CHANGE
203	FLOOR DRAIN
204	A/C PAD - SEE MECHANICAL PLANS
301	30X22 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION
302	PROVIDE 5/8" TYPE X GYP. BD. @ GARAGE SIDE
303	EXTERIOR GYP. BOARD, ICC - ESR-1938 OR EQUAL
304	2X FABRICA WITH 1X TRIM
305	ROOF SLOPE - SEE EXT. ELEVATIONS
306	PREFAB TRUSSES 24" O.C. UNO (SEE ROOF FRAMING PLAN)
307	GIRDER TRUSS - SEE ROOF FRAMING
308	2X RAFTERS - SEE FRAMING
309	10' OSB SHEATHING
310	BUILT UP ROOF SYSTEM PER SHEET C-1
311	ON 1/2" PLYWOOD ROOF SHEATHING
312	FURRED CEILING
313	BEAM - SEE FRAMING PLAN
314	2X4 LOOKOUTS AT 48" O.C.
315	R-38 BATT INSULATION
316	MONIER CONC. TILE ROOF ESR-1641 OR APPROVED
317	EQUAL TO BE USED OVER TYPE 30 UNDERLAYMENT
318	2X CONVENTIONAL OVERSHEATHING
319	STRUCTURAL GABLE END TRUSSES
320	WOOD CORBELS W/PAINT PER BLDG SPEC.-SEE 3/ADI
401	STOOP
402	4" CONC. SLAB OVER 4" OF ABC O/TERR/ITE
403	TREATED SOIL TYPICAL
404	KEYED STEM
405	6" DEPRESS
406	SLOPE 1/8" PLF.
407	8" TURNDOWN
408	EXPANSION JOINT
409	PAVERS OR STONE PER BUILDER
410	PROVIDE CONTROL JOINT AT 400 SQ. FT. MAX.
411	PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.
501	MIRRORS & MEDICINE CABINETS PER BUILDER SPEC.
502	CITY APPROVED FIREPLACE
503	BASE CABINET - SEE INTERIOR ELEVATIONS
504	UPPER CABINET - SEE INTERIOR ELEVATIONS
505	STONE VENEER-ESR-1933 OR EQUAL
506	PREFAB SHUTTERS
507	SHELVES & RODS PER BUILDER SPEC.
508	WATER CLOSET
509	TUB & SHOWER WITH ROD
510	GARDON TUB PER SPEC
511	SHOWER - SEE FLR. PLAN FOR SIZE
512	LAVATORY'S PER BUILDER SPEC.
513	RANGE/OVEN
514	DOUBLE SINK W/DISPOSAL
515	DISHWASHER
516	REFRIGERATOR WITH ICE MAKER
517	WASHER
518	DRYER WITH DRYER VENT-SEE GENERAL NOTES
519	WATER HEATER
520	HOSE BIBS
521	HOSE BIBS W/SCV
522	MICROWAVE
523	5 SHELVES
524	SERVICE SINK (OPTIONAL)
525	COOKTOP
526	TOILET BARS, RINGS, & TP. HOLDERS PER OWNER
1	REFER TO SHEET C1 FOR STRUCTURAL AND
2	ARCHITECTURAL NOTES & MATERIAL SPEC'S
3	SEE ROOF FRAMING FOR OVERHANG DIMENSIONS
4	SEE FRONT ELEVATION FOR ALL TYPICAL CONDITIONS,
5	NOTATIONS, DIMENSIONS, AND CALLOUTS.
6	SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.
20	SLOPE FINISH GRADE PER ENGINEERING SOILS
21	REPORT. (TYP.)
22	FOAM APPLICATIONS SHALL COMPLY WITH
23	CURRENT CODE AND CITY POLICY.
24	VERIFY WINDOW AND DOOR DESIGN WITH OWNER
25	AND MANUFACTURER. DRAWING IS FOR
26	DIAGRAMATIC PURPOSES ONLY.
27	40' x STANDARD 1" FOAM, STUCCO ON FRAME -
28	2" EXT. DESIGNATION INDICATES FOAM THICKNESS
29	IN ADDITION TO THE STANDARD 1" FOAM
30	VERIFY FINAL DEPTH OF FLOOR TRUSSES WITH MEGR
31	NOTE: ALL OF THE FOLLOWING SHALL BE
32	BUILDER SPECIFIED & CITY/CODE APPROVED
33	CORBEL
34	PREFAB ORNAMENTAL METAL RAILING
35	PREFAB WOOD SHUTTERS PER BLDG SPEC.
36	PREFAB METAL ORNAMENT
37	PYRAMID LIGHT WITH WJ. ORNAMENT
38	FOAM WITH STUCCO
39	FOAM CORBEL TRUSS SLEEVE
40	GARAGE DOOR PER OWNER/BUILDER SPEC
41	WJ. PORTICO GATE
42	6X6 MIN. SCUPPER - SELECT PER BUILDER
43	SEE DETAIL 18/ADI FOR TYPICAL CONDITION.
44	PROVIDE CRICKET/DRAINAGE PER CODE
45	STEEL GUARDRAILS 134-38" MIN. STYLE/FINISH PER BLDG
46	SEE ELEVATIONS
47	CHU BLOCK W/STUCCO & PAINT- PER BUILDER SPEC.
48	SEE ELEVATIONS
49	LIGHT FIXTURE - PER BUILDER SPEC.
50	SEE ELEVATIONS
CITY ADDRESS NOTE: PROVIDE BUILDING ADDRESS AT A MINIMUM OF 4 INCH HIGH AND IN 1/2 INCH STROKE. R313	
NOTE: WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1 INCH AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING AT THE LOCATION OF THE VENT.	

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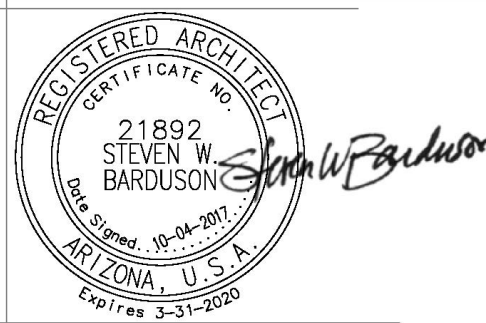
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ELLSWORTH

MESA, AZ

FITNESS
BUILDING

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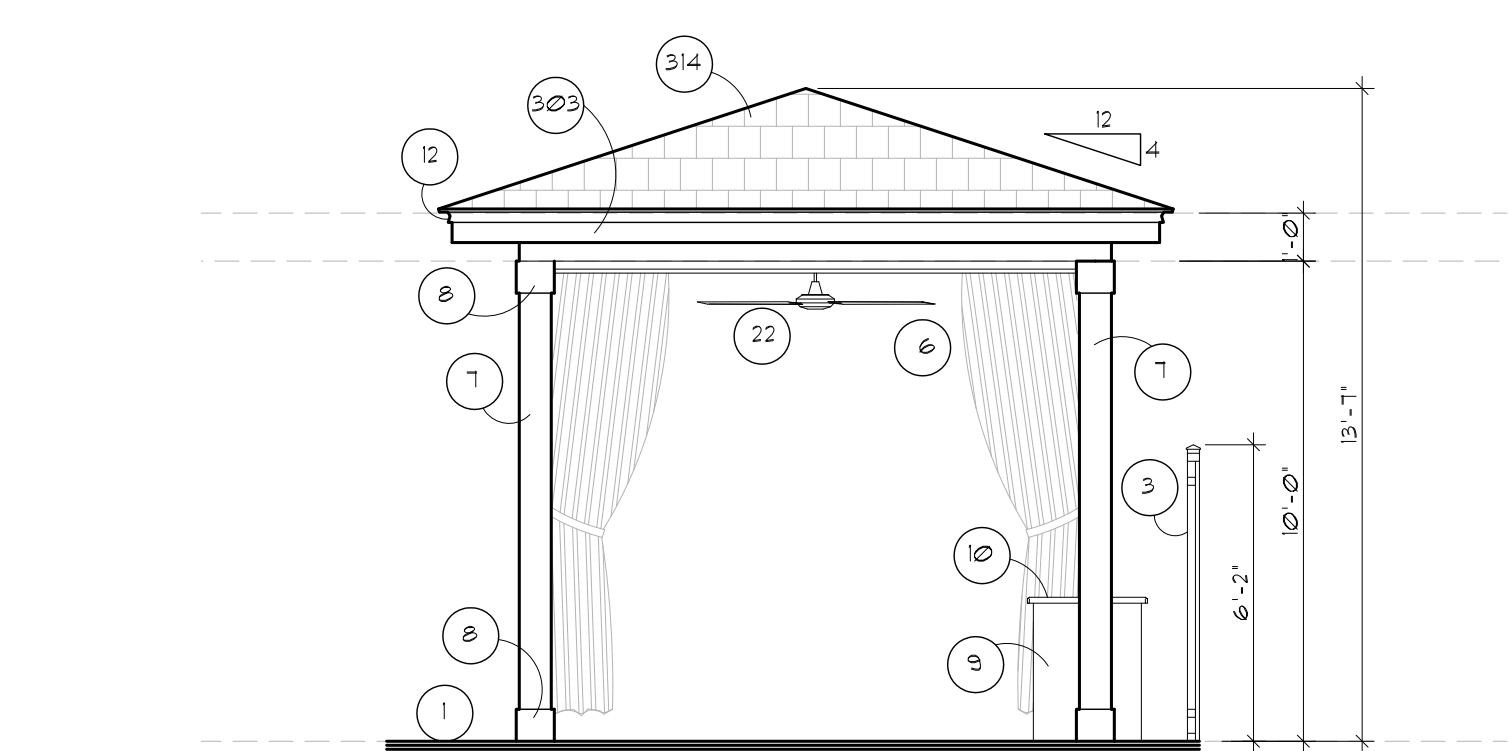
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project no: 1604

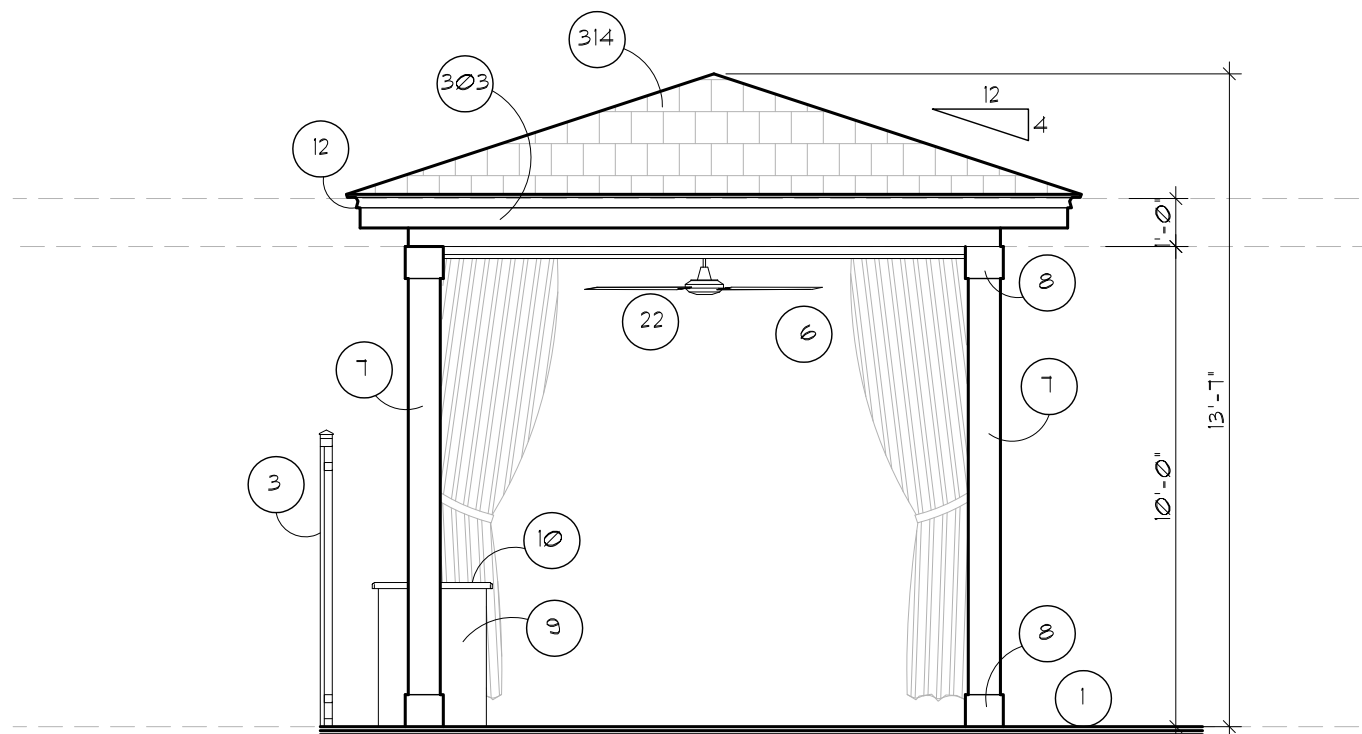
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ELEVATIONS-B



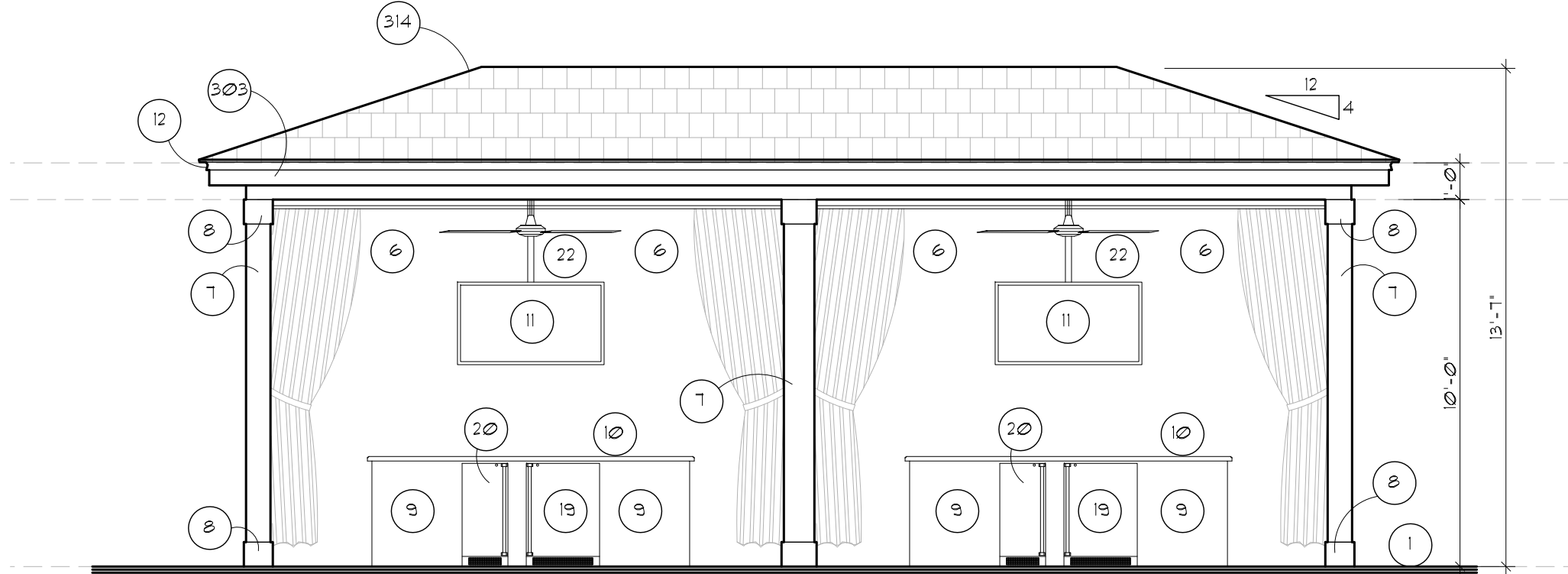
RIGHT ELEVATION "A"

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



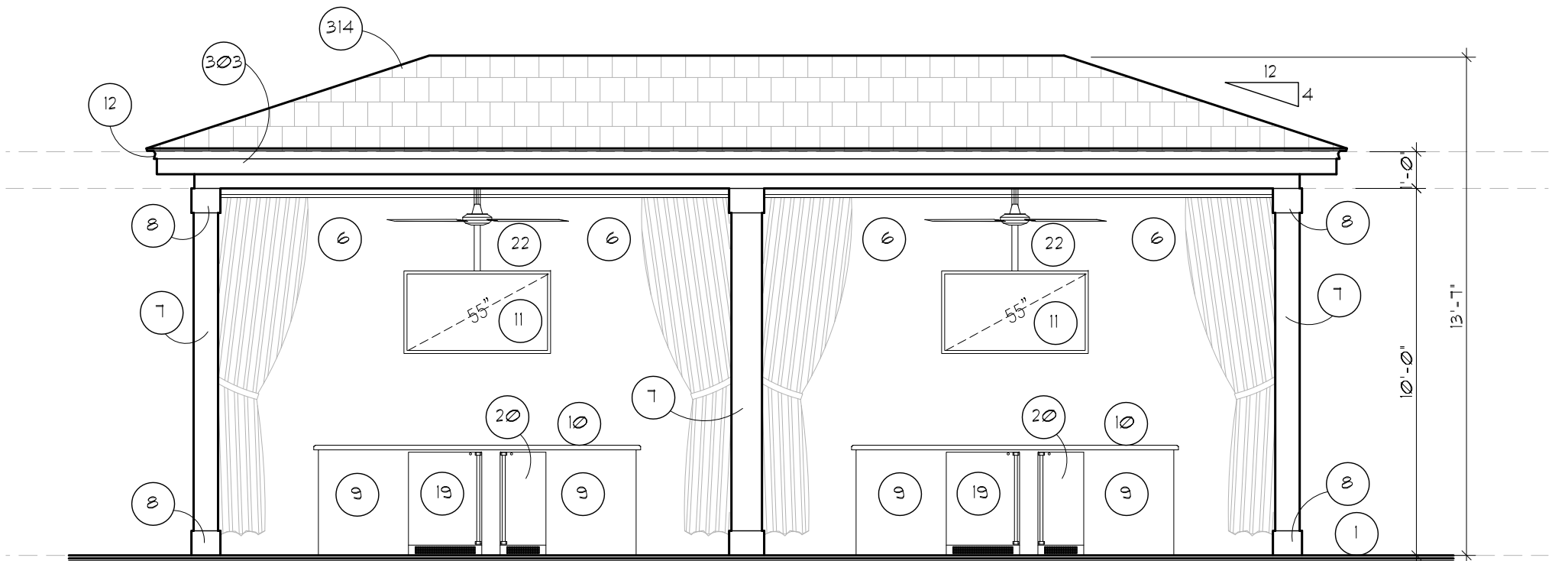
LEFT ELEVATION "A"

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



FRONT ELEVATION "A"

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



REAR ELEVATION "A"

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

RAMADA SPECIFIC KEY NOTES

- FFE (PROVIDED BY CREATIVE LICENSE)
- ELECTRICAL CONVENIENCE OUTLET (PROVIDE POWER)
- WROUGHT IRON PERIMETER FENCE (SEE DETAIL 2/D.301)
- ARTISTIC PAVER HARDSCAPE (H81)
- AUDIO SPEAKER (BLACK IN COLOR), PROVIDE DATA (SPEAKER BY A/V CONSULTANT)
- CURTAIN (FB1) AND ROD (BY CREATIVE LICENSE)
- 8" SQ. WOOD COLUMN (FT1)
- 1"x8" HARD WOOD TRIM (PT1)
- STUCCO FINISH, TO MATCH OFFICE (PT1)
- SOLID SURFACE COUNTERTOP (SS1)
- WATERPROOF TV WITH SUSPENDED MOUNT (PER STRUCTURAL), PROVIDE POWER AND DATA (TV BY A/V CONSULTANT)
- METAL FLASHING (MT1)
- 6" TAG SIDING (WD1) OVER 1/2" PLYWOOD
- 2"x8" WOOD FRAMING (WD1) (PER STRUCTURAL)
- 4"x8" WOOD FRAMING (WD1) (PER STRUCTURAL)
- 5-1/8" x 12" GLB
- 4"x4" WOOD POST (WD1) (PER STRUCTURAL)
- ROOF TILE (RF1) INSTALL PER MFG. SPEC
- UNDER COUNTER REFRIGERATOR (PROVIDE POWER) MFG: MARVEL OUTDOOR TYPE: M004R81R8
- UNDER COUNTER ICE MAKER (PROVIDE POWER AND DRAINAGE) MFG: MARVEL OUTDOOR TYPE: 301MT-SS-F-L
- RECESSED CAN LIGHT (PROVIDE POWER)
- FAN (PROVIDE POWER)

MASTER KEYNOTES

- | | |
|--------------|--|
| WALL SYSTEM | 101 2x4 STUD WALL
102 2x6 STUD WALL
103 6" FLUTEWALL
104 INTERIOR BEARING WALL - SEE FRAMING PLANS
105 MIN. 1-3/8" SELF CLOSING, SELF LATCHING, SOLID WOOD W/ GASKETS AND SWEEP OR 20 MIN. FIRE-RATED DOORS
106 PRESSURE TREATED BOTTOM PLATE
107 DOUBLE TOP PLATE
108 WEEP SCREED TO MIN. 3/4" BELOW FIN. FLOOR-6 411/AD1
109 PAINT CONCRETE STEM BELOW TO MATCH BLDG.
110 R-19 BATT INSULATION AT 2X4 WALL, R-19 AT 2X6 WALL
111 1/2" GYPSUM BOARD, SAG RESISTANT ON CEILINGS
112 SLOPE TOP 1/4" PLF
113 STUCCO
114 SOFFIT
115 WALLS BETWEEN LIVING AREA AND GARAGE MUST BE 5/8" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES, BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN TWO LAYERS OF 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT. WHEN THE SEPARATION IS A FLOOR CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 5/8" GYPSUM BOARD OR EQUIV.
116 CRITICAL FINISHED DIMENSION. (SEE DIMENSION NOTE UNDER "GENERAL FLOOR PLAN NOTES" ON THIS SHEET.)
117 NICHE - SEE INTERIOR ELEVATIONS
118 OPENING - SEE INTERIOR ELEVATIONS
119 COLUMN - (SEE FRMG FOR WOOD, PRE-CAST, OR STEEL)
120 CRIPPLE WALL
121 HARDIEPLANK 4 HARDIEPANEL ICC-ESR-2230 |
| FLOOR SYSTEM | 201 WATER HEATER PLATFORM 48"
202 FLOOR MATERIAL CHANGE
203 FLOOR DRAIN
204 A/C PAD - SEE MECHANICAL PLANS |
| ROOF SYSTEM | 301 30x22 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION
302 PROVIDE 5/8" TYPE X GYP. BD. @ GARAGE SIDE
303 EXTERIOR GYP. BOARD, ICC - ESR-1338 OR EQUAL
304 2X FASCIA WITH 1X TRIM
305 ROOF SLOPE - SEE EXT. ELEVATIONS
306 PREFAB TRUSSES 24" O.C. UNO (SEE ROOF FRAMING PLAN)
307 GIRDER TRUSS - SEE ROOF FRAMING
308 2X RAFTERS - SEE FRAMING
309 1/2" OSB SHEATHING
310 BUILT UP ROOF SYSTEM PER SHEET C-1
311 ON 1/2" PLYWOOD ROOF SHEATHING
312 FURRED CEILING
313 BEAM - SEE FRAMING PLAN
314 2X4 LOOKOUTS AT 48" O.C.
315 R-38 BATT INSULATION
316 MONIER CONC. TILE ROOF ESR-1641 OR APPROVED
317 EQUAL TO BE USED OVER TYPE 30 UNDERLAYMENT
318 2X CONVENTIONAL OVERSHEATHING
319 STRUCTURAL GABLE END TRUSS
320 WOOD CORBELS W/PAINT PER BLDG SPEC.-SEE 3/AD1 |

- | | |
|-------------------|---|
| FOUNDATION SYSTEM | 401 STUCCO
402 4" CONC. SLAB OVER 4" OF ABC 0/TERMITE
403 TREATED SOIL WITH COOL DECK ON TOP TYP.
404 KEYED STEM
405 6" DEPRESS
406 SLOPE 1/8" PLF.
407 8" TURNDOWN
408 EXPANSION JOINT
409 PAVERS OR STONE PER BUILDER
410 PROVIDE CONTROL JOINT AT 400 SQ. FT. MAX.
411 PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX. |
|-------------------|---|

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|------------------------------|---|
| CABINETS/FIXTURES/APPLIANCES | 501 MIRRORS 4 MEDICINE CABINETS PER BUILDER SPEC.
502 CITY APPROVED FIREPLACE
503 BASE CABINET - SEE INTERIOR ELEVATIONS
504 UPPER CABINET - SEE INTERIOR ELEVATIONS
505 STONE VENEER-ESR-1593 OR EQUAL
506 PREFAB SHUTTERS
507 SHELVES 4 RODS PER BUILDER SPEC.
508 WATER CLOSET
509 TUB 4 SHOWER WITH ROD
510 GARDEN TUB PER SPEC
511 SHOWER - SEE FLR. PLAN FOR SIZE
512 LAVATORY'S PER BUILDER SPEC.
513 RANGE OVEN
514 DOUBLE SINK W/DISPOSAL
515 DISHWASHER
516 REFRIGERATOR WITH ICE MAKER
517 WASHER
518 DRYER WITH DRYER VENT-SEE GENERAL NOTES
519 WATER HEATER
520 HOSE BIBS
521 HOSE BIBS W/GOV
522 MICROWAVE
523 3 SHELVES
524 SERVICE SINK (OPTIONAL)
525 COOKTOP
526 TOWEL BARS, RINGS, 4 TP. HOLDERS PER OWNER |
|------------------------------|---|

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|-----------------------|--|
| CROSS REFERENCE NOTES | 1 REFER TO SHEET C1 FOR STRUCTURAL AND ARCHITECTURAL NOTES 4 MATERIAL SPEC'S
2 SEE EXTERIOR ELEVATIONS FOR ALL POROITS AND VENEERS
3 SEE SITE PLAN FOR CONT. OF WALKS 4 DRIVES
4 SEE MECHANICAL FOR A/C OR FAU UNITS
5 SEE EXTERIOR ELEVATIONS FOR HEADER HEIGHTS
6 SEE FRAMING PLANS FOR POST SIZES AND LOCATIONS
7 SEE STANDARD PLAN FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS.
8 SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS. |
|-----------------------|--|

- | | |
|--------------------------|---|
| GENERAL FLOOR PLAN NOTES | 20 INSULATION: - UNO
R-38 ROOF
R-19 BATTs @ EXT. 2X4 WALLS
R-19 BATTs @ EXT. 2X6 WALLS
21 ALL EGRESS WINDOWS SHALL MEET CURRENT CODE REQUIREMENTS
22 MAX. SILL. HGT. 44"
MIN. 5' SOFT OPENABLE TO OUTSIDE IN ALL SLEEPING AREAS
23 SHOWER HEADS TO BE 80" ABOVE FINISH FLOOR
24 ALL PLUMBING FIXTURES TO COMPLY WITH STATE LOW FLOW REQUIREMENTS
25 SEE SHEET C-1 FOR GYP. BOARD INSTALLATION.
26 A/C UNIT TO BE INSTALLED ON A CONCRETE SLAB WHICH COMPLETELY SUPPORTS THE EQUIPMENT ELEVATED AT LEAST 3' ABOVE ADJOINING GROUND LEVEL...
27 MANUFACTURERS INSTALLATION INSTRUCTIONS AND COPY OF APPLICABLE (CBO RESEARCH REPORT WILL BE MADE AVAILABLE TO INSPECTOR ON 2' CLEARANCE FIREPLACE INSTALLATION
28 DRYER VENT - CONFORM TO IMC DRYER VENT LIMITATIONS, SEE SHEET C-1
29 ALL GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 2' OF DOORS SHALL BE SAFETY GLASS
30 SHOWER ENCLOSURES SHALL BE EITHER A SINGLE SHOWER ROD WITH CURTAIN, TEMPERED GLASS PANEL, OR APPROVED EQUAL
31 INTERIOR LAUNDRY ROOMS AND BATHROOMS REQUIRE MECHANICAL VENTILATION OF FIVE AIR CHANGES /HOUR FIRE SEPARATION AT GARAGE WITH WH OR FURNACE, NO PLASTIC PIPE OR REFRIGERANT LINE INSULATION TO PENETRATE FIREWALL. NO SUPPLY AIR OR OTHER DUCT OPENINGS IN GARAGE WITHOUT FIRE DAMPERS, INCLUDING DUCT VIBRATION ISOLATORS
32 TYP RELIEF VALVE TO BE FULL SIZE STEEL PIPE OR HARD DRAIN COPPER TUBING EXTENDING TO THE EXTERIOR OF THE BUILDING AND TERMINATING IN A DOWNWARD POSITION NOT MORE THAN SIX INCHES ABOVE GRADE. THE TYP RELIEF LINE SHALL NOT TERMINATE OVER WALKWAYS, PATIOS, CARPORTS OR OTHER SIMILAR AREAS.
33 ALL FLOOR MATERIALS PER OWNER SPEC.
34 DIMENSION NOTE: IN GENERAL, DIMENSIONS SHALL BE CONSIDERED ROUGH (NOT FINISHED) AND NOMINAL (NOT ACTUAL). BUILDER SHALL BE RESPONSIBLE TO INTERPRET DIMENSIONING SO AS TO PROVIDE FOR CRITICAL FINISHED DIMENSIONS WHERE APPLICABLE, AND SHALL JUSTIFY PARTIAL DIMENSION STRINGS WITH OVERALL DIMENSION STRINGS. |
|--------------------------|---|

revisions

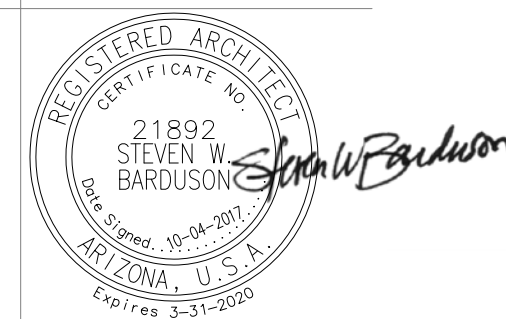
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**CAMELBACK
MARICOPA COUNTY**

RAMADA

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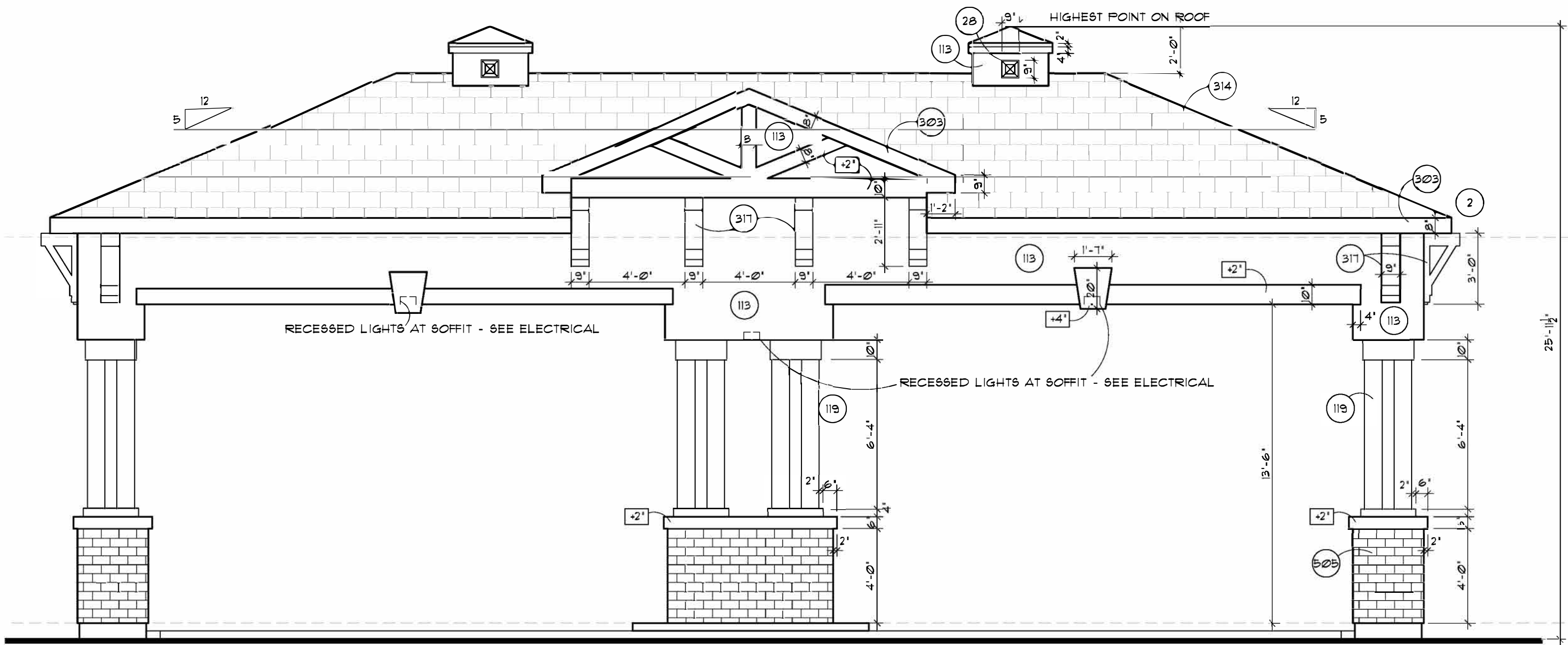
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project no: 1604

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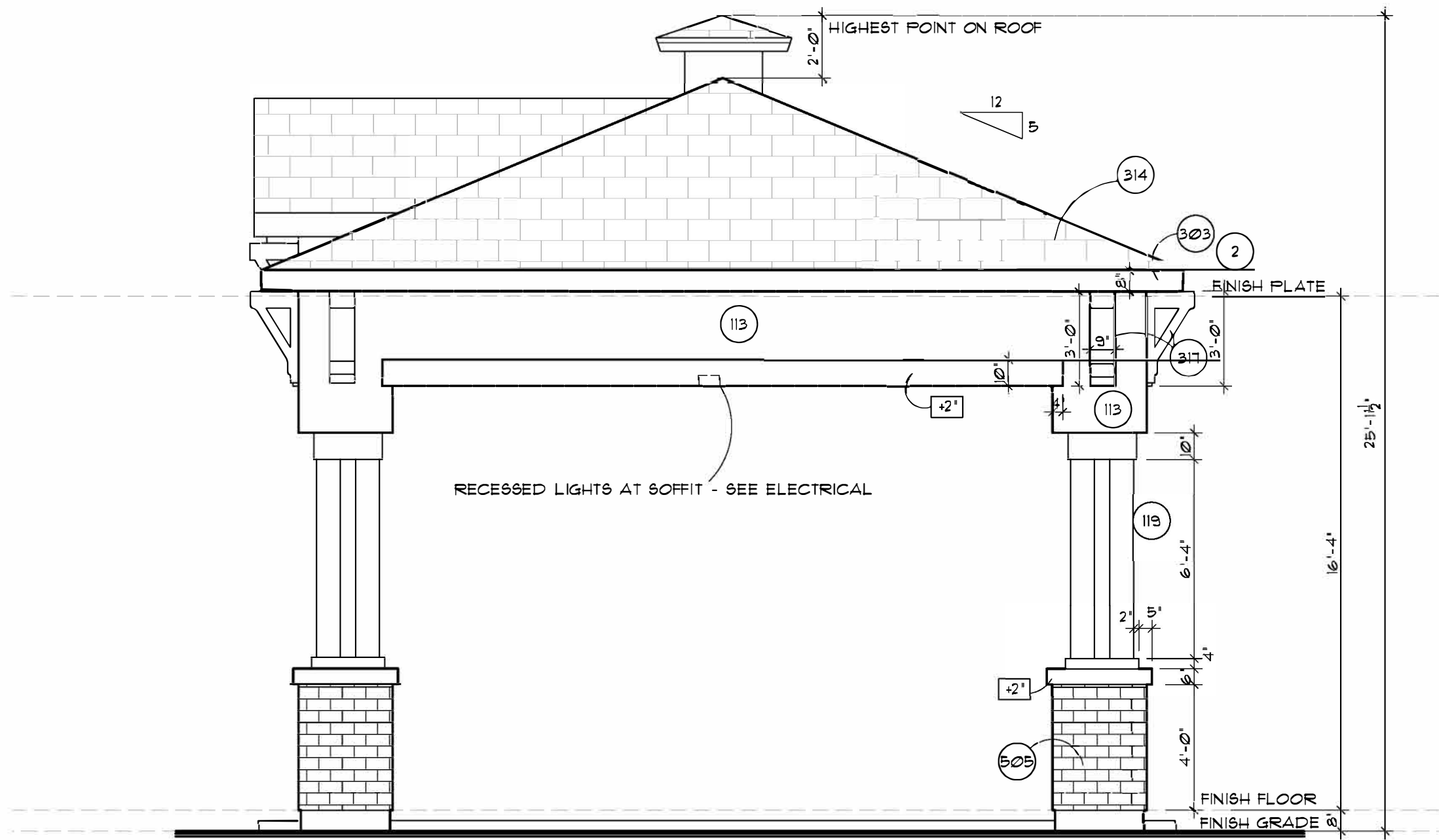
ELEVATIONS-A

CRAFTSMAN STYLE



FRONT ELEVATION "B"

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



RIGHT ELEVATION "B"

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

MECHANICAL EQUIPMENT NOTE:
THERE IS NO ROOF MOUNTED EQUIPMENT. ALL EQUIPMENT IS ENCLOSED IN REAR YARD

EXTERIOR LIGHTING NOTE:
EXTERIOR WALL MOUNTED LIGHTING SHALL BE MOUNTED 6'-0" AFF. CEILING MOUNTED LIGHTING SHALL BE MOUNTED AT CLG. HEIGHT SHOWN ON FLOOR PLAN.

OUTDOOR LIGHTING NOTE:
ALL OUTDOOR LIGHTING FIXTURES MUST COMPLY WITH 507TABA AND CITY OF PHOENIX DARK SKY REGULATIONS

MATERIAL & COLOR LEGEND
CRAFTSMAN - SCHEME #3



PT-1 PAINT (FIELD COLOR)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7143 - CADET
FINISH: FLAT
LOCATION: FIELD COLOR



RF-1 SHINGLES
MFG: BOMI
TYPE: SANDWICH ROOF SHAPE
COLOR: CHIMNEYAL BLEND
CODE: RF01F400
LOCATION: ROOF



PT-3 PAINT (ACCENT)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR TRIM PAINT
COLOR: SW 7025 - TRAIL BLAZE
FINISH: FLAT
LOCATION: FRONT DOOR, WALL CAP



PT-2 PAINT (TRIM)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR TRIM PAINT
COLOR: SW 7025 - PURE WHITE
FINISH: FLAT
LOCATION: TRIM



BK-1 BRICK
MFG: GENERAL
TYPE: THIN BRICK
COLOR: SCORPION/SPICE
GRADE: LOCATION: WANDS/CHIMNEY
SUPPLIER: MARVEL MASONRY



MT-1 METAL
MFG: PER BUILDER SPECIFICATION
TYPE: THIN BRICK
COLOR: WHITE
FINISH: LOCATION: WINDOWS



ARCHITECTURAL
GRAPHIC SCALE

MASTER KEYNOTES	
WALL SYSTEM	101 2x4 STUD WALL
	102 2x6 STUD WALL
	103 6" FLUKEWALL
	104 INTERIOR BEARING WALL - SEE FRAMING PLANS
	105 MIN 1-3/8" SELF CLOSING, SELF LATCHING, SOLID WOOD W/ GASKETS AND SUEEP OR 20 MIN. FIRE-RATED DOORS
	106 PRESSURE TREATED BOTTOM PLATE
	107 DOUBLE TOP PLATE
	108 WEEP SCREED TO MIN. 3/4" BELOW FIN. FLOOR-6 #11/AD1
	109 PAINT CONCRETE STEM BELOW TO MATCH BLDG.
	129 R-19 BATT INSULATION AT 2X4 WALL, R-19 AT 2X6 WALL
	130 2X FIRE BLOCKING
	131 1/2" GYPSUM BOARD, 84G RESISTANT ON CEILINGS
	132 SLOPE TOP 1/4" PLF
	133 STUCCO
	134 SOFFIT
FLOOR SYSTEM	201 WATER HEATER PLATFORM 18"
	202 FLOOR MATERIAL CHANGE
	203 FLOOR DRAIN
	204 A/C PAD - SEE MECHANICAL PLANS
	301 30x22 ATTIC BOUTTLE - ADJUST PER TRUSS DIRECTION
	302 PROVIDE 5/8" TYPE 'X' GYP. BD. @ GARAGE SIDE
	303 EXTERIOR GYP. BOARD, ICC - ESR-1938 OR EQUAL
	304 2X FABCA WITH 1X TRIM
	305 ROOF SLOPE - SEE EXT. ELEVATIONS
	306 PREFAB TRUSSES 24' O.C. UNO (SEE ROOF FRAMING PLAN)
	307 GIRDER TRUSS - SEE ROOF FRAMING
	308 2X RAFTERS - SEE FRAMING
	309 1/2" OSB SHEATHING
	310 BUILT UP ROOF SYSTEM PER SHEET C-1
	311 ON 1/2" PLYWOOD ROOF SHEATHING
ROOF SYSTEM	312 FURRED CEILING
	313 BEAM - SEE FRAMING PLAN
	314 2X4 LOOKOUTS AT 48" O.C.
	315 R-38 BATT INSULATION
	316 MONIER CONC. TILE ROOF ESR-1641 OR APPROVED
	317 EQUAL TO BE USED OVER TYPE 30 UNDERLAYMENT
	318 2X CONVENTIONAL OVERHEATING
	319 STRUCTURAL GABLE END TRUSS
	320 WOOD CORBELS W/PAIN PER BLDG SPEC-SEE 3/AD1
	401 STUCCO
	402 4" CONC. SLAB OVER 4" OF ABC O/TERRITE
	403 KEPTED SOIL TYPICAL
	404 KEYED STEM
	405 6" DEPRESS
	406 SLOPE 1/8" PLF.
FOUNDATION SYSTEM	407 8" TURNDOWN
	408 EXPANSION JOINT
	409 PAVERS OR STONE PER BUILDER
	410 PROVIDE CONTROL JOINT AT 400 SQ. FT. MAX.
	411 PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.
	501 MIRRORS & MEDICINE CABINETS PER BUILDER SPEC.
	502 CITY APPROVED FIREPLACE
	503 BASE CABINET - SEE INTERIOR ELEVATIONS
	504 UPPER CABINET - SEE INTERIOR ELEVATIONS
	505 STONE VENEER-ESR-1933 OR EQUAL
	506 PRE-FAB SHUTTERS
	507 SHELVES & RODS PER BUILDER SPEC.
	508 WATER CLOSET
	509 TUB & SHOWER WITH ROD
	510 GARDEN TUB PER SPEC
CABINETS/FIXTURES/APPLIANCES	511 SHOWER - SEE FLR. PLAN FOR SIZE
	512 LAVATORY'S PER BUILDER SPEC.
	513 RANGE/OVEN
	514 DOUBLE SINK W/DISPOSAL
	515 DISHWASHER
	516 REFRIGERATOR WITH ICE MAKER
	517 WASHER
	518 DRYER WITH DRYER VENT-SEE GENERAL NOTES
	519 WATER HEATER
	520 HOSE BIBBS
	521 HOSE BIBBS W/SCV
	522 MICROWAVE
	523 3 SHELVES
	524 SERVICE SINK (OPTIONAL)
	525 COOKTOP
	526 TOWEL BARS, RINGS, & TP. HOLDERS PER OWNER
CROSS REFERENCE NOTES	1 REFER TO SHEET C1 FOR STRUCTURAL AND ARCHITECTURAL NOTES & MATERIAL SPEC'S
	2 SEE ROOF FRAMING FOR OVERHANG DIMENSIONS
	3 SEE FRONT ELEVATION FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS.
	4 SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.
	5
GENERAL ELEVATION NOTES	20 SLOPE FINISH GRADE PER ENGINEERING SOILS REPORT. (TYP.)
	21 FOAM APPLICATIONS SHALL COMPLY WITH CURRENT CODE AND CITY POLICY.
	22 VERIFY WINDOW AND DOOR DESIGN WITH OWNER AND MANUFACTURER. DRAWING IS FOR DIAGRAMATIC PURPOSES ONLY.
	23 40' = STANDARD 1" FOAM. STUCCO ON FRAME - 2" EXT. DESIGNATION INDICATES FOAM THICKNESS IN ADDITION TO THE STANDARD 1" FOAM
	24 VERIFY FINAL DEPTH OF FLOOR TRUSSES WITH MEGR
	NOTE: ALL OF THE FOLLOWING SHALL BE BUILDER SPECIFIED & CITY/CODE APPROVED
	25 CORBEL
	26 PRE-FAB ORNAMENTAL METAL RAILING
	27 PRE-FAB WOOD SHUTTERS PER BLDG SPEC.
	28 PRE-FAB METAL ORNAMENT
	29 PYRAMID LIGHT WITH W/ ORNAMENT
	30 FOAM WITH STUCCO
	31 FOAM CORBEL TRUSS SLEEVE
	32 GARAGE DOOR PER OWNER/BUILDER SPEC
	33 W/ PORTICO GATE
	34 6x6 MIN. SCUPPER - SELECT PER BUILDER
CITY ADDRESS NOTE:	SEE DETAIL 18/AD1 FOR TYPICAL CONDITION.
	PROVIDE CRICKET/DRAINAGE PER CODE
	STEEL GUARDRAILS -34-38" MIN. STYLE/FINISH PER BLDG.
	SEE ELEVATIONS
	CHU BLOCK W/STUCCO & PAINT- PER BUILDER SPEC.
NOTE:	LIGHT FIXTURE - PER BUILDER SPEC.
	WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1 INCH AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING AT THE LOCATION OF THE VENT.

revisions
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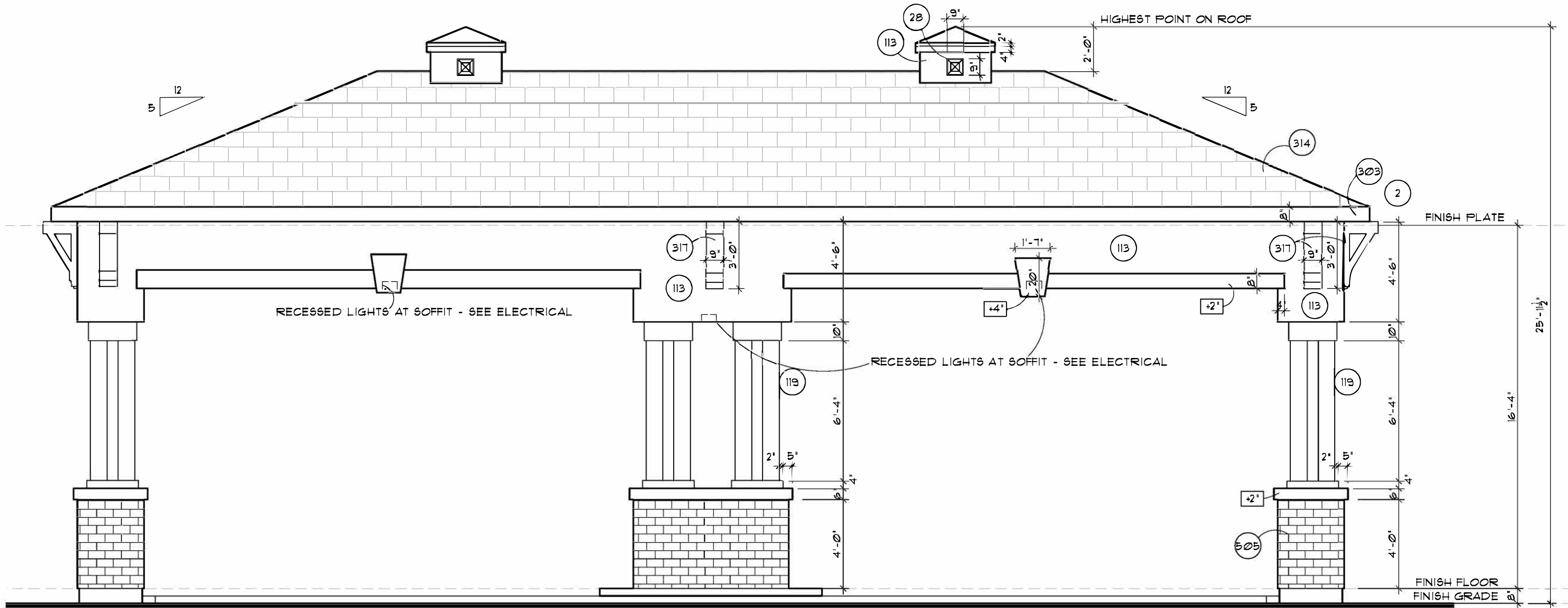
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date: 10/04/2017
project no: 1604

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ENTRY PORTICO / ELEVATIONS-B

CRAFTSMAN STYLE



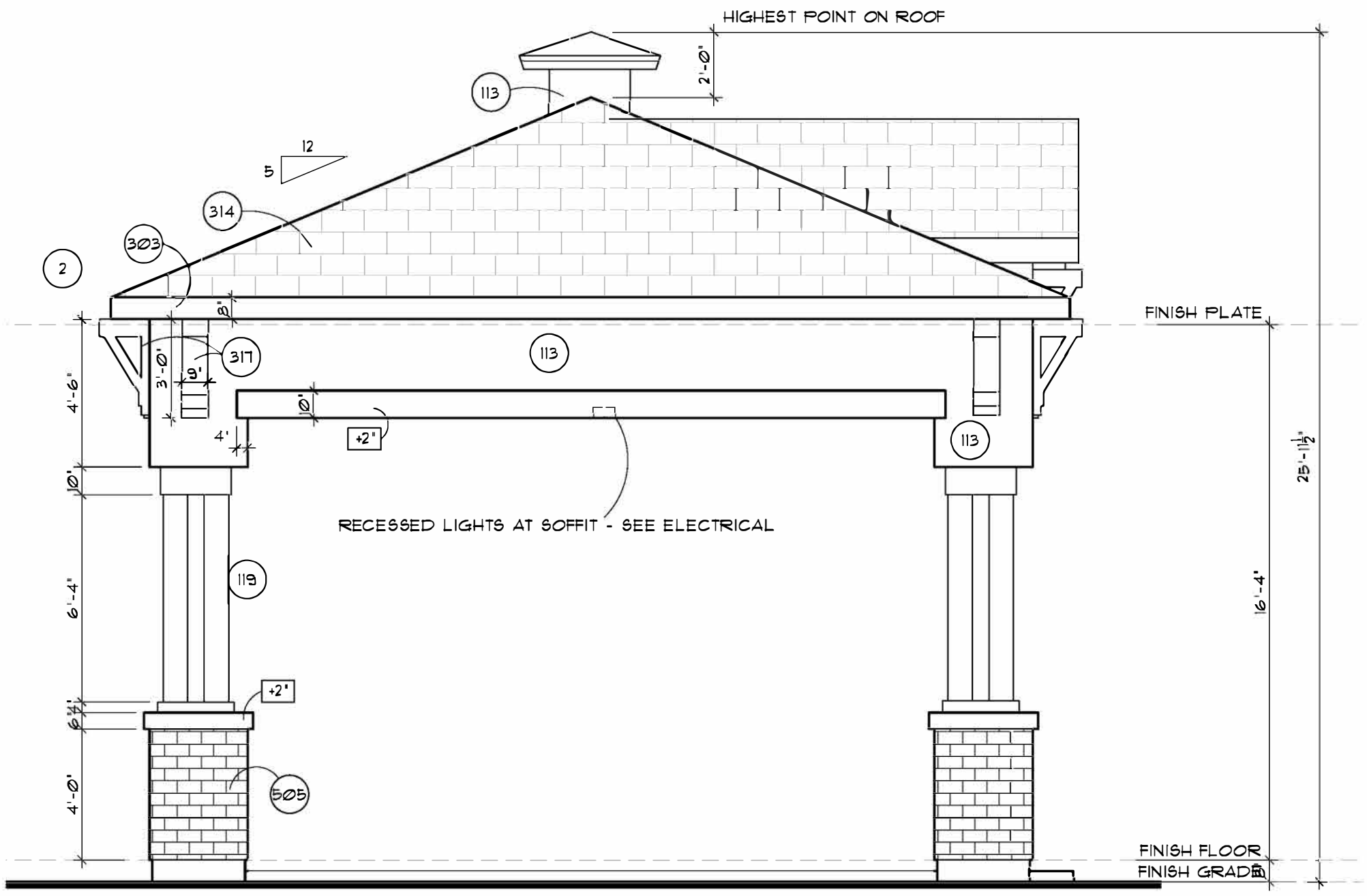
REAR ELEVATION "B"

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

MECHANICAL EQUIPMENT NOTE:
THERE IS NO ROOF MOUNTED EQUIPMENT. ALL EQUIPMENT IS ENCLOSED IN REAR YARD

EXTERIOR LIGHTING NOTE:
EXTERIOR WALL MOUNTED LIGHTING SHALL BE MOUNTED 6'-0" AFF. CEILING MOUNTED LIGHTING SHALL BE MOUNTED AT CLG. HEIGHT SHOWN ON FLOOR PLAN.

OUTDOOR LIGHTING NOTE:
ALL OUTDOOR LIGHTING FIXTURES MUST COMPLY WITH 501TABA AND CITY OF PHOENIX DARK SKY REGULATIONS



LEFT ELEVATION "B"

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

MATERIAL & COLOR LEGEND
CRAFTSMAN - SCHEME #3

PT-1 PAINT (FIELD COLOR)

MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7143 - CADET
FINISH: FLAT
LOCATION: FIELD COLOR

PT-2 PAINT (TRIM)

MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR TRIM PAINT
COLOR: SW 7005 - PURE WHITE
FINISH: FLAT
LOCATION: TRIM

RF-1 SHINGLES

MFG: BOKAL
TYPE: SANDWICH 900 SHAKE
COLOR: CHARCOAL BLEND
GRADE: FIRST CLASS
LOCATION: ROOF

BK-1 BRICK

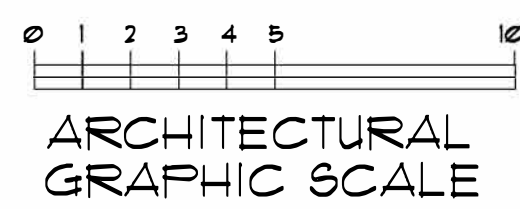
MFG: GENERAL SHALE
TYPE: IRON BRICK
COLOR: SCHOOLHOUSE
GRADE: FIRST CLASS
LOCATION: WANSICOTTING
SUPPLIER: MARVEL MASONRY

PT-3 PAINT (ACCENT)

MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR TRIM PAINT
COLOR: SW 7675 - SEAL SEMI
FINISH: FLAT
LOCATION: FRONT DOOR, WALL CAP

MT-1 METAL

MFG: PER BUILDER SPECIFICATION
TYPE: WHITE
COLOR: WHITE
FINISH: WHITE
LOCATION: WINDOWS



ARCHITECTURAL GRAPHIC SCALE

MASTER KEYNOTES	
101	2x4 STUD WALL
102	2x6 STUD WALL
103	6" FLUKEWALL
104	INTERIOR BEARING WALL - SEE FRAMING PLANS
105	MIN. 1-3/8" SELF CLOSING, SELF LATCHING, SOLID WOOD W/ GASKETS AND SWEEP OR 20 MIN. FIRE-RATED DOORS
106	PRESSURE TREATED BOTTOM PLATE
107	DOUBLE TOP PLATE
108	WEEP SCREED TO MIN. 3/4" BELOW FIN. FLOOR-6 #11/AD1
109	PAINT CONCRETE STEM BELOW TO MATCH BLDG.
110	R-19 BATT INSULATION AT 2X4 WALL, R-19 AT 2X6 WALL
111	2X FIRE BLOCKING
112	1/2" GYPSUM BOARD, 8AG RESISTANT ON CEILINGS
113	SLOPE TOP 1/4" PLF
114	STUCCO
115	SOFFIT WALLS BETWEEN LIVING AREA AND GARAGE MUST BE 5/8" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES
116	UNDER HUSHTABLE ROOFS SHALL BE SEPARATED BY NOT LESS THAN TWO LAYERS OF 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT. WHEN THE SEPARATION IS A FLOOR CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 5/8" GYPSUM BOARD OR EQUIV.
117	CRITICAL FINISHED DIMENSION (SEE DIMENSION NOTE UNDER 'GENERAL FLOOR PLAN NOTES' ON THIS SHEET.)
118	NICHE - SEE INTERIOR ELEVATIONS
119	OPENING - SEE INTERIOR ELEVATIONS
120	COLUMN - (SEE FRMG FOR WOOD, PRE-CAST, OR STEEL)
121	CRIPPLE
122	HARDIEPLANK & HARDIEPANEL, ICC-ESR-2230
201	WATER HEATER PLATFORM 48"
202	FLOOR MATERIAL CHANGE
203	FLOOR DRAIN
204	A/C PAD - SEE MECHANICAL PLANS
301	30x22 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION
302	PROVIDE 5/8" TYPE 'X' GYP. BD. @ GARAGE SIDE
303	EXTERIOR GYP. BOARD, ICC - ESR-1938 OR EQUAL
304	2X FABRIC WITH 1X TRIM
305	ROOF SLOPE - SEE EXT. ELEVATIONS
306	PREFAB TRUSSES 24" O.C. UNO (SEE ROOF FRAMING PLAN)
307	GIRDER TRUSS - SEE ROOF FRAMING
308	2X RAFTERS - SEE FRAMING
309	1/2" OSB SHEATHING
310	BUILT UP ROOF SYSTEM PER SHEET C-1
311	ON 1/2" PLYWOOD ROOF SHEATHING
401	FURRED CEILING
402	BEAM - SEE FRAMING PLAN
403	2X4 LOOKOUTS AT 48" O.C.
404	R-38 BATT INSULATION
405	MONIER CONC. TILE ROOF ESR-1641 OR APPROVED
406	EQUAL TO BE USED OVER TYPE 30 UNDERLAYMENT
407	2X CONVENTIONAL OVERHEATING
408	STRUCTURAL GABLE END TRUSS
409	WOOD CORBELS W/PAINT PER BLDG SPEC.-SEE 3/AD1
501	STOOP
502	4" CONC. SLAB OVER 4" OF ABC O/TERMITE
503	CREATED SOIL TYPICAL
504	KEYED STEM
505	6" DEPRESS
506	SLOPE 1/8" PLF.
507	8" TURNDOWN
508	EXPANSION JOINT
509	PAVERS OR STONE PER BUILDER
510	PROVIDE CONTROL JOINT AT 400 SQ. FT. MAX.
511	PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.
512	MIRRORS & MEDICINE CABINETS PER BUILDER SPEC.
513	CITY APPROVED FIREPLACE
514	BASE CABINET - SEE INTERIOR ELEVATIONS
515	UPPER CABINET - SEE INTERIOR ELEVATIONS
516	STONE VENEER-ESR-1933 OR EQUAL
517	PREFAB SHUTTERS
518	SHELVES & RODS PER BUILDER SPEC.
519	WATER CLOSET
520	TUB & SHOWER WITH ROD
521	GARDEN TUB PER SPEC
522	SHOWER - SEE FLR. PLAN FOR SIZE
523	LAVATORY'S PER BUILDER SPEC.
524	RANGE/OVEN
525	DOUBLE SINK W/DISPOSAL
526	DISHWASHER
527	REFRIGERATOR WITH ICE MAKER
528	WASHER
529	DRYER WITH DRYER VENT-SEE GENERAL NOTES
530	WATER HEATER
531	HOSE BIBBS
532	HOSE BIBBS W/SCV
533	MICROWAVE
534	3 SHELVES
535	SERVICE SINK (OPTIONAL)
536	COOKTOP
537	TOILET BARS, RINGS, & T.P. HOLDERS PER OWNER
1	REFER TO SHEET C1 FOR STRUCTURAL AND ARCHITECTURAL NOTES & MATERIAL SPEC'S
2	SEE ROOF FRAMING FOR OVERHANG DIMENSIONS
3	SEE FRONT ELEVATION FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS.
4	SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.
5	
20	SLOPE FINISH GRADE PER ENGINEERING SOILS REPORT. (TYP.)
21	FOAM APPLICATIONS SHALL COMPLY WITH CURRENT CODE AND CITY POLICY.
22	VERIFY WINDOW AND DOOR DESIGNS WITH OWNER AND MANUFACTURER DRAWING IS FOR DIAGRAMATIC PURPOSES ONLY.
23	40' + STANDARD 1" FOAM, STUCCO ON FRAME - 2" EXT. DESIGNATION INDICATES FOAM THICKNESS IN ADDITION TO THE STANDARD 1" FOAM
24	VERIFY FINAL DEPTH OF FLOOR TRUSSES WITH MFG.
25	NOTE: ALL OF THE FOLLOWING SHALL BE BUILDER SPECIFIED & CITY/CODE APPROVED
26	CORBEL
27	PREFAB ORNAMENTAL METAL RAILING
28	PREFAB WOOD SHUTTERS PER BLDG SPEC.
29	PREFAB METAL ORNAMENT
30	PYRAMID LIGHT WITH W/1. ORNAMENT
31	FOAM WITH STUCCO
32	FOAM CORBEL, TRUSS SLEEVE
33	GARAGE DOOR PER OWNER/BUILDER SPEC
34	W/1. PORTICO GATE
35	6x6 MIN. SCUPPER - SELECT PER BUILDER
36	SEE DETAIL 18/AD1 FOR TYPICAL CONDITION.
37	PROVIDE CRICKET/DRAINAGE PER CODE
38	STEEL GUARDRAILS - 34-38" MIN. STYLE/FINISH PER BLDG.
39	SEE ELEVATIONS
40	CHU BLOCK W/STUCCO & PAINT- PER BUILDER SPEC.
41	LIGHT FIXTURE - PER BUILDER SPEC.
CITY ADDRESS NOTE: PROVIDE BUILDING ADDRESS AT A MINIMUM OF 4 INCH HIGH AND IN 1/2 INCH STROKE. R319	
NOTE: WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1 INCH AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING AT THE LOCATION OF THE VENT.	

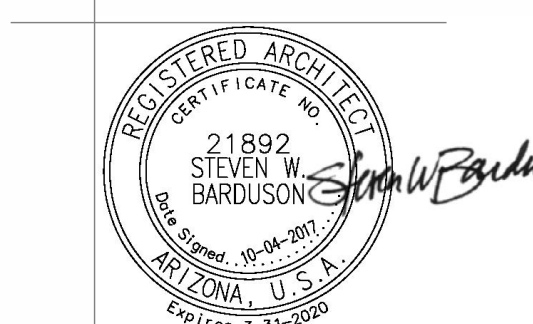
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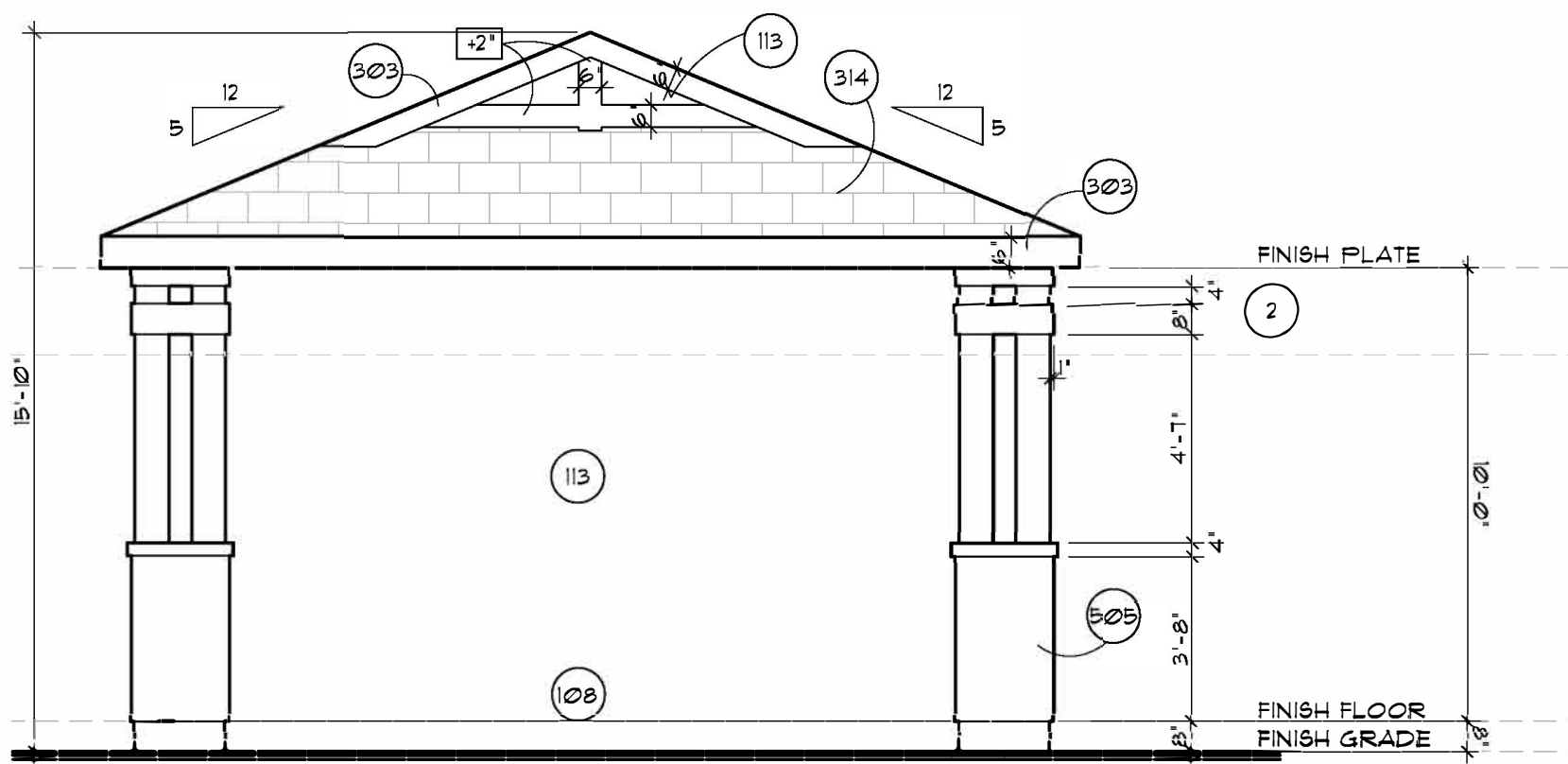
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date: 10/04/2017
project no: 1604

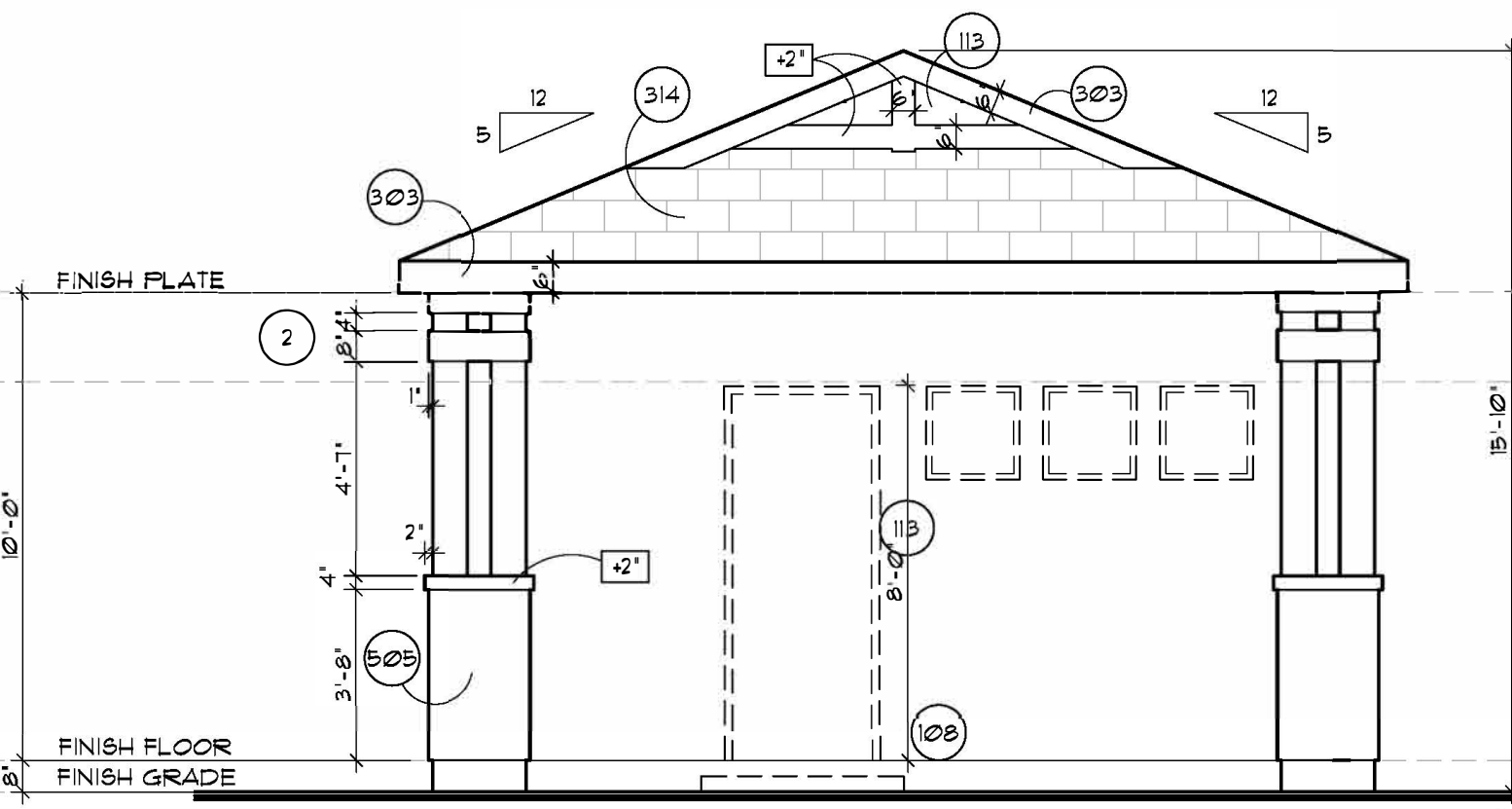
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ENTRY PORTICO ELEVATIONS-B



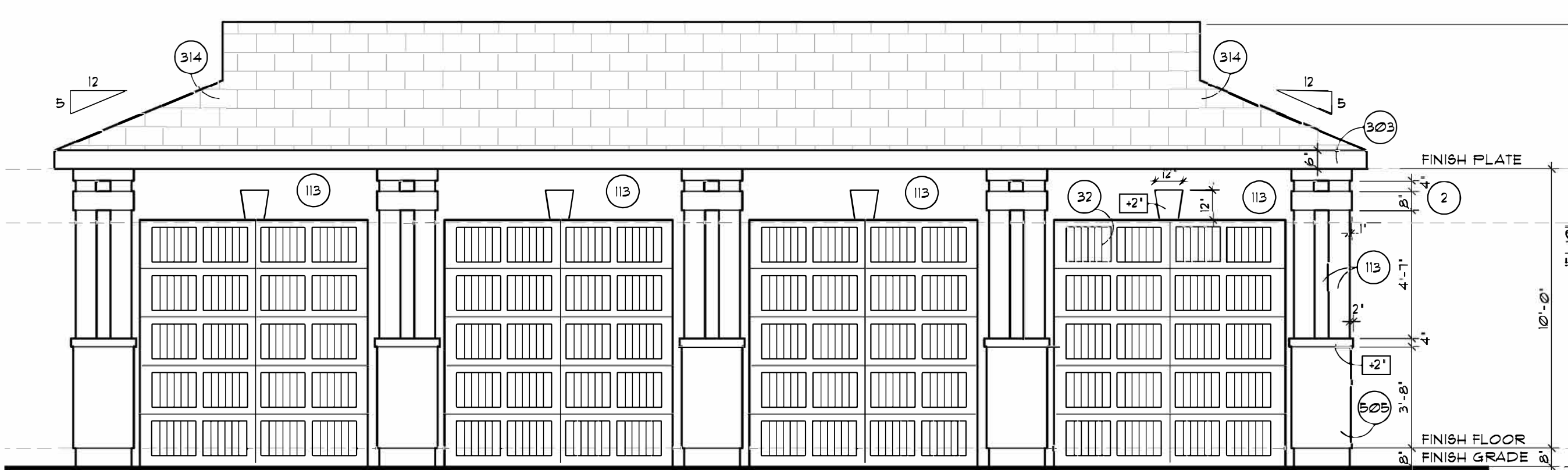
RIGHT ELEVATION "B"

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



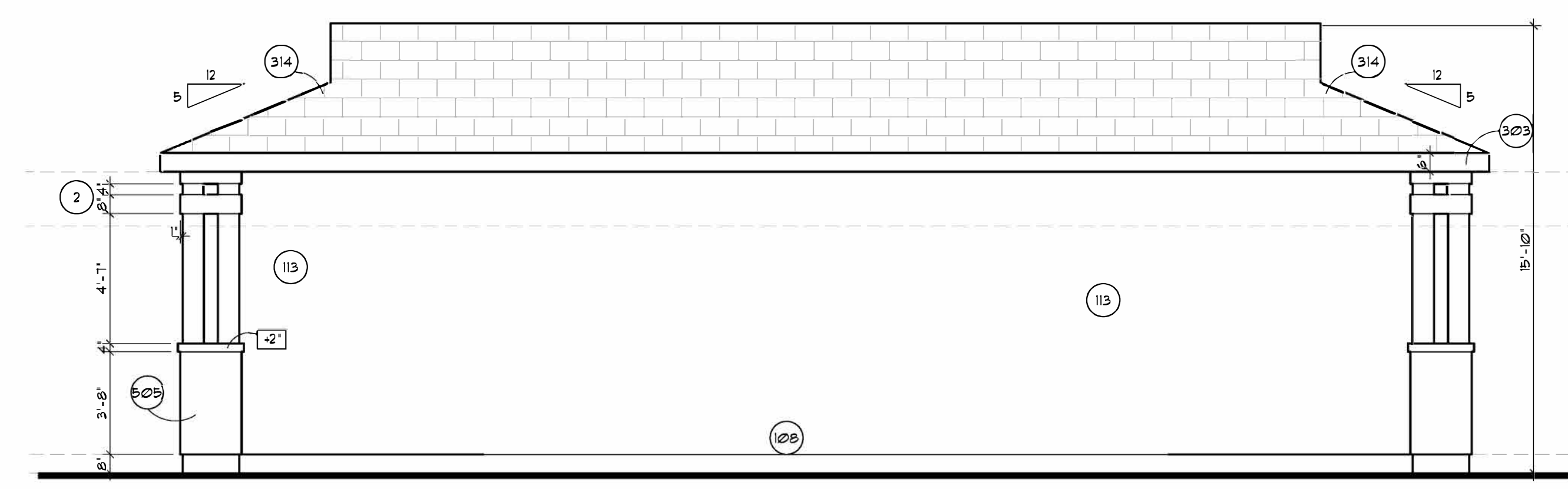
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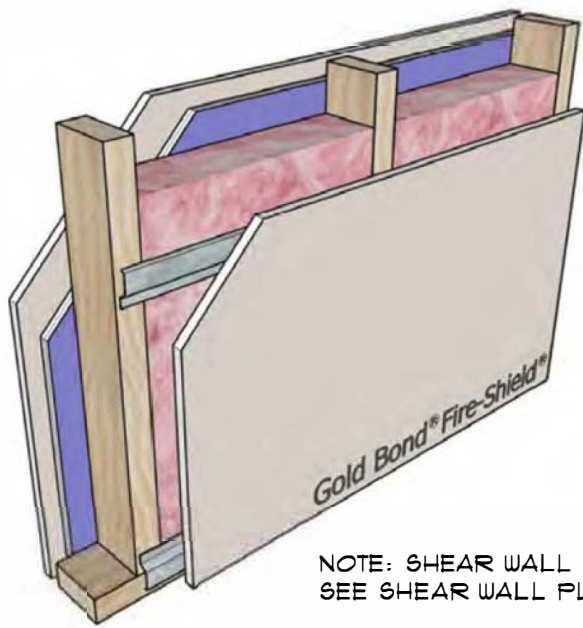
SCALE: 1/4" = 1'-0"



FRONT ELEVATION "B"

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

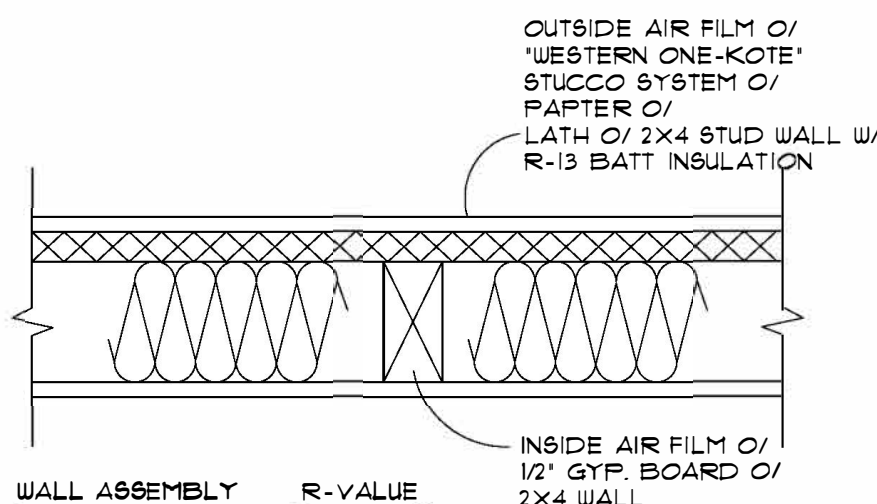




NOTE: SHEAR WALL EACH SIDE
SEE SHEAR WALL PLAN

STC-58 NGC 2011067

Framing: 2x4 wood studs, 16" o.c.
Insulation: 3-1/2" glass fiber
Side 1: 5/8" Fire-Shield Gypsum Board on
5/8" SoundBreak XP Gypsum Board
Side 2: 5/8" Fire-Shield Gypsum Board on RC-1
UL Design: U305 - 1 hour



WALL ASSEMBLY	R-VALUE
OUTSIDE AIR FILM	0.25
STUCCO SYSTEM	0.20
PAPER	0.06
LATH	4.00
INSULATION	15.00
1/2" GYP. BOARD	0.45
INSIDE AIR FILM	0.68
TOTAL	18.64

1 EXT. WALL ASSEMBLY

GLAZING NOTE:

GLAZING SHALL COMPLY WITH 2012 IRC SECTIONS:
R308.41 GLAZING IN DOORS.
R308.42 GLAZING ADJACENT DOORS.
R308.43 GLAZING IN WINDOWS.

SQUARE FOOTAGE LEGEND

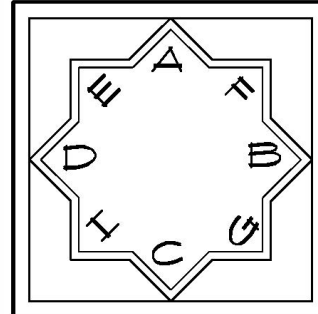
642 SQ. FT. UNIT 1A
642 SQ. FT. UNIT 1B
1284 SQ. FT. TOTAL HABITABLE SPACE UNIT 1
39 SQ. FT. TOTAL FRONT PORCH
1323 SQ. FT. TOTAL UNDER ROOF

ASSEMBLY SHALL COMPLY WITH R302.3 WALL FOUNDATION TO UNDERSIDE ROOF SHEATHING

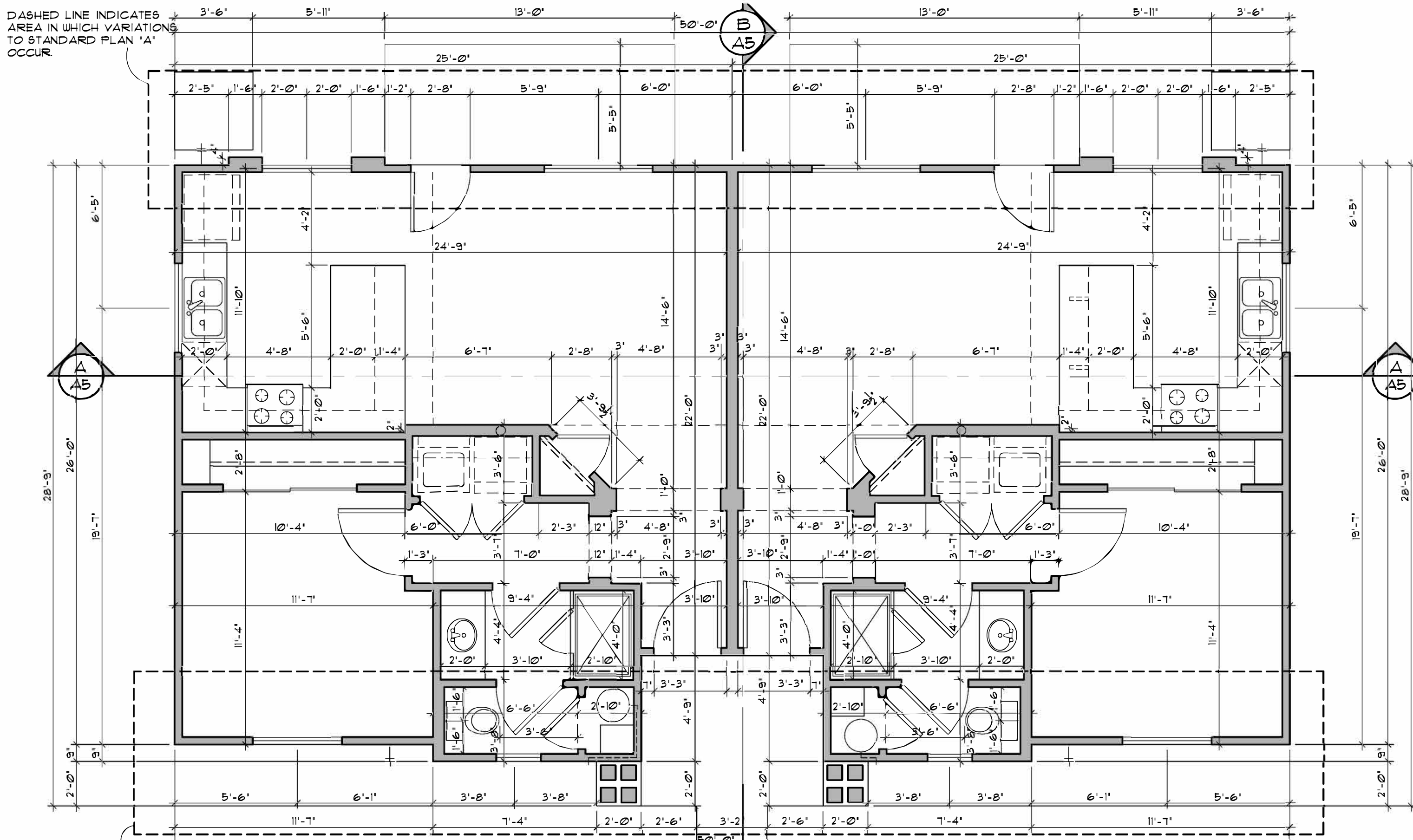
R302.3 Two-Family Dwellings
Dwelling units in two-family dwellings shall be separated from each other by wall and/or floor assemblies having not less than a 1-hour fire-resistance rating when tested in accordance with ASTM E 119 or UL 263. Fire-resistance-rated floor/ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.

Exceptions:
1. A fire-resistance rating of 1/2 hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13.
2. Wall assemblies need not extend through attic spaces when the ceiling is protected by not less than 5/8-inch (15.9 mm) Type X gypsum board and an attic draft stop constructed as specified in Section R302.2.1 is provided above and along the wall assembly separating the dwellings. The structural framing supporting the ceiling shall also be protected by not less than 1/2-inch (12.1 mm) gypsum board or equivalent.

NOTE: See detail 1/A5 (a, b, or c respectively) for alternate separation wall detail.



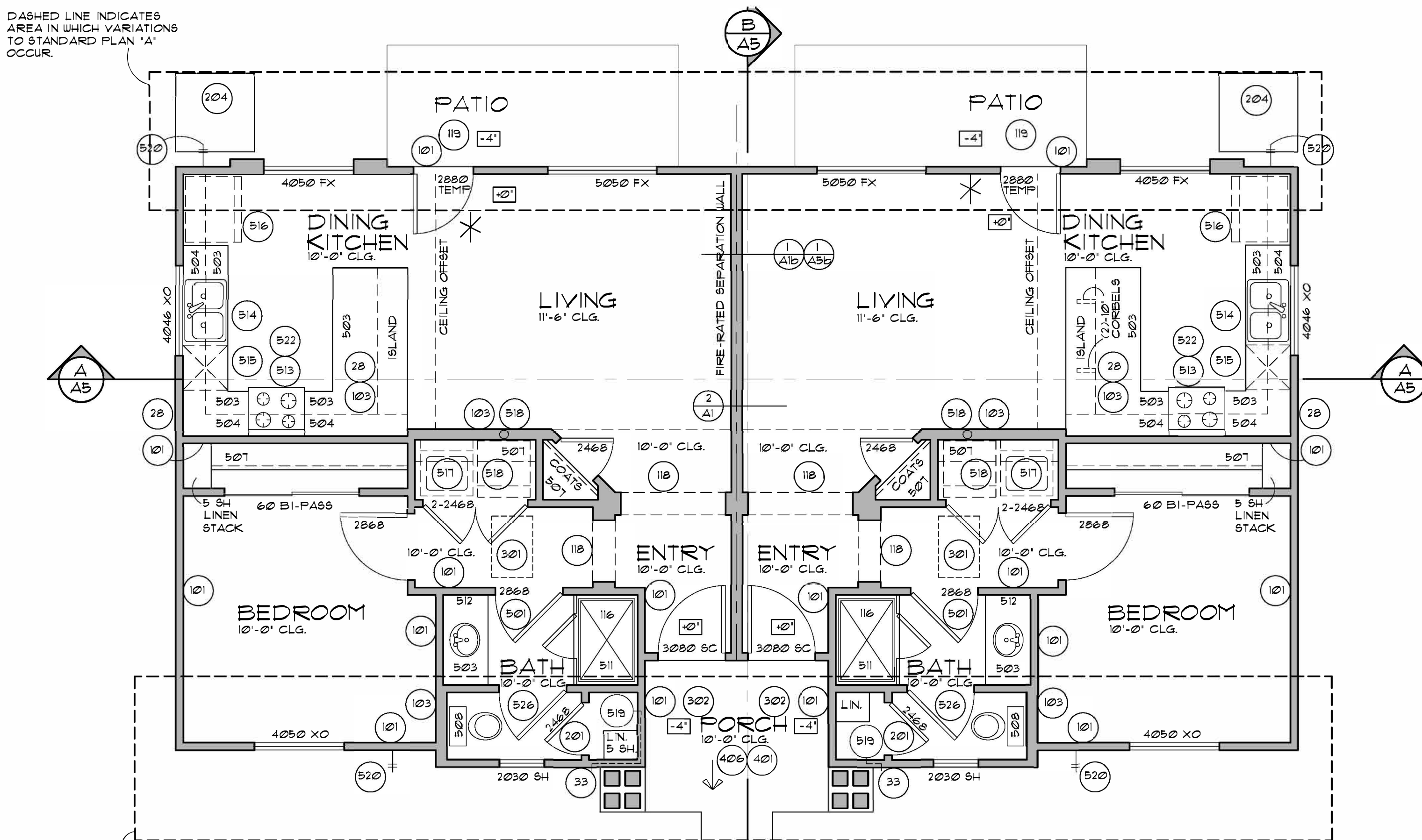
ROOM DESIGNATION KEY



DIMENSION PLAN

UNIT 1 - FLOOR PLAN "B"

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



NOTATION PLAN

UNIT 1 - FLOOR PLAN "B"

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

CRAFTSMAN STYLE

MASTER KEYNOTES

- 2x4 STUD WALL
- 2x6 STUD WALL
- 6" FLUTE WALL
- INTERIOR BEARING WALL - SEE FRAMING PLANS
- MIN. 1-3/8" SELF CLOSING, SELF LATCHING, SOLID WOOD W/ GASKETS AND SWEEP OR 20 MIN. FIRE-RATED DOORS
- PRESSURE TREATED BOTTOM PLATE
- DOUBLE TOP PLATE
- WEEP SCREED TO MIN. 3/4" BELOW FIN. FLOOR-6 1/4" ADI
- PAINT CONCRETE STEM BELOW TO MATCH BLDG.
- R-13 BATT INSULATION AT 2X4 WALL, R-19 AT 2X6 WALL
- 2X FIRE BLOCKING
- 1/2" GYPSUM BOARD, 8AG RESISTANT ON CEILINGS
- SLOPE TOP 1/4" PLF
- STUCCO
- SOFFIT
- WALLS BETWEEN LIVING AREA AND GARAGE MUST BE 3/4" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN TWO LAYERS OF 3/4" TYPE X GYPSUM BOARD OR EQUIVALENT. WHEN THE SEPARATION IS A FLOOR CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 3/4" GYPSUM BOARD OR EQUIV.
- CRITICAL FINISHED DIMENSION. (SEE DIMENSION NOTE UNDER GENERAL FLOOR PLAN NOTES) ON THIS SHEET.)
- NICHE - SEE INTERIOR ELEVATIONS
- OPENING - SEE INTERIOR ELEVATIONS
- COLUMN - (SEE FRMG FOR WOOD, PRE-CAST, OR STEEL) CORNER
- HARDIEPLANK 4" HARDIEPANEL, ICC-ESR-2230
- WATER HEATER PLATFORM 48"
- FLOOR MATERIAL CHANGE
- FLOOR DRAIN
- A/C PAD - SEE MECHANICAL PLANS
- 30x32 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION PROVIDE 5/8" TYPE X GYP. BD. @ GARAGE SIDE
- EXTERIOR GYP. BOARD, ICC - ESR-1938 OR EQUAL
- 2X FABRIC W/ 6"X 12" TRIM
- ROOF SLOPE - SEE EXT. ELEVATIONS
- PREFAB TRUSSES 24" O.C. UNO (SEE ROOF FRAMING PLAN)
- GIRDER TRUSS - SEE ROOF FRAMING
- 2X RAFTERS - SEE FRAMING
- 1/2" OSB SHEATHING
- BUILT UP ROOF SYSTEM PER SHEET C-1 ON 1/2" PLYWOOD ROOF SHEATHING
- FURRED CEILING
- BEAM - SEE FRAMING PLAN
- 2X4 LOOKOUTS AT 48" O.C.
- R-38 BATT INSULATION
- MONIER CONC. TILE ROOF ESR-1641 OR APPROVED EQUAL TO BE USED OVER TYPE 30 UNDERLAMENT
- 2X CONVENTIONAL OVERSHEATHING
- STRUCTURAL GABLE END TRUSS
- WOOD CORBELS W/PAINT PER BLDGR SPEC.-SEE 3/AD1

- STOOP
- 4" CONC. SLAB OVER 4" OF ABC O/TERMITE
- CREATED SOIL TYPICAL
- KEYED STEM
- 4" CEMENTS
- 4000 SLOPE 1/8" PLF.
- 8" TURNDOWN
- EXPANSION JOINT
- PAVERS OR STONE PER BUILDER
- PROVIDE CONTROL JOINT AT 400 SQ. FT. MAX.
- PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.

- MIRRORS 4 MEDICINE CABINETS PER BUILDER SPEC.
- CITY APPROVED FIRE RATED
- BASE CABINET - SEE INTERIOR ELEVATIONS
- UPPER CABINET - SEE INTERIOR ELEVATIONS
- STONE VENEER-ESR-1993 OR EQUAL
- PREFAB SHUTTERS
- SHELVES 4 RODS PER BUILDER SPEC.
- TUB CLOSET
- TUB 4 SHOWER WITH ROD
- GARDEN TUB PER SPEC
- SHOWER - SEE FLR. PLAN FOR SIZE
- LAVATORY'S PER BUILDER SPEC.
- RANGE/OVEN
- DOUBLE SINK W/DISPOSAL
- DISHWASHER
- REFRIGERATOR WITH ICE MAKER
- WASHER
- DRYER WITH DRYER VENT-SEE GENERAL NOTES
- WATER HEATER
- HOSE BIBB W/SCV
- HOSE BIBB W/SCV
- MICROWAVE
- 5 SHELVES
- SERVICE SINK (OPTIONAL)
- COOKTOP
- TOILET BARS, RINGS, 4 T.P. HOLDERS PER OWNER

- REFER TO SHEET C1 FOR STRUCTURAL AND ARCHITECTURAL NOTES 4 MATERIAL SPEC'S
- SEE EXTERIOR ELEVATIONS FOR ALL PORCHES AND VENEERS
- SEE SITE PLAN FOR CONT. OF WALKS 4 DRIVES
- SEE MECHANICAL FOR A/C OR FAU UNITS
- SEE EXTERIOR ELEVATIONS FOR HEADER HEIGHTS
- SEE FRAMING PLANS FOR POST SIZES AND LOCATIONS
- SEE STANDARD PLAN FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS.
- SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.

- INSULATION - UNO
- R-38 ROOF
- R-19 BATTIS
- R-19 BATTIS
- ALL EGRESS WINDOWS SHALL MEET CURRENT CODE REQUIREMENTS
- MAX. SILL HGT. 44"
- MIN. 51 SOFT. OPENABLE TO OUTSIDE IN ALL SLEEPING AREAS
- SHOWER HEADS TO BE 80" ABOVE FINISH FLOOR
- ALL PLUMBING FIXTURES TO COMPLY WITH STATE LOW FLOW REQUIREMENTS
- SEE SHEET C-1 FOR GYP. BOARD INSTALLATION
- A/C UNIT TO BE INSTALLED ON A CONCRETE SLAB WHICH COMPLETELY SUPPORTS THE EQUIPMENT ELEVATED AT LEAST 3" ABOVE ADJOINING GROUND LEVEL.
- MANUFACTURERS INSTALLATION INSTRUCTIONS AND COPY OF APPLICABLE CBO RESEARCH REPORT WILL BE MADE AVAILABLE TO INSPECTOR ON 0' CLEARANCE FIREPLACE INSTALLATION
- DRYER VENT - CONFORM TO IMC DRYER VENT LIMITATIONS, SEE SHEET C-1
- ALL GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 24" OF DOORS SHALL BE SAFETY GLASS
- SHOWER ENCLOSURES SHALL BE EITHER A SINGLE SHOWER ROD WITH CURTAIN, TEMPERED GLASS PANEL, OR APPROV. EQUAL
- INTERIOR LAUNDRY ROOMS AND BATHROOMS REQUIRE MECHANICAL VENTILATION OF FIVE AIR CHANGES /HOUR
- FIRE SEPARATION AT GARAGE WITH WH OR FURNACE, NO PLASTIC PIPE OR REFRIGERANT LINE INSULATION TO PENETRATE FIREWALL. NO SUPPLY AIR OR OTHER DUCT OPENINGS IN GARAGE WITHOUT FIRE DAMPERS, INCLUDING DUCT VIBRATION ISOLATORS.
- TIP RELIEF VALVE TO BE FULL SIZE STEEL PIPE OR HARD DRAIN COPPER TUBING EXTENDING TO THE EXTERIOR OF THE BUILDING AND TERMINATING IN A DOWNGRADE POSITION NOT MORE THAN SIX INCHES ABOVE GRADE. THE TIP RELIEF LINE SHALL NOT TERMINATE OVER WALKWAYS, PATIOS, CARPORTS OR OTHER SIMILAR AREAS.
- ALL FLOOR MATERIALS PER OWNER SPEC.
- DIMENSION NOTE: IN GENERAL, DIMENSIONS SHALL BE CONSIDERED ROUGH (NOT FINISHED) AND NOMINAL (NOT ACTUAL). BUILDER SHALL BE RESPONSIBLE TO INTERPRET DIMENSIONING SO AS TO PROVIDE FOR CRITICAL FINISHED DIMENSIONS WHERE APPLICABLE, AND SHALL JUSTIFY PARTIAL DIMENSION STRINGS WITH OVERALL DIMENSION STRINGS.

revisions

- 1
- 2
- 3

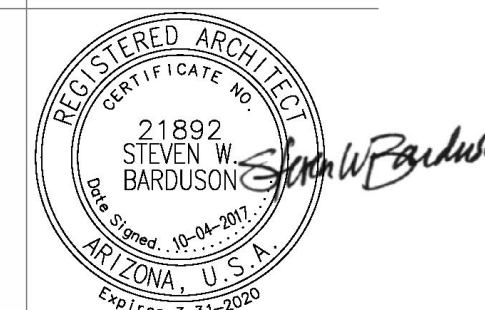
CHRISTOPHER TODD COMMUNITIES

ELLSWORTH

MESA, AZ

UNIT 1

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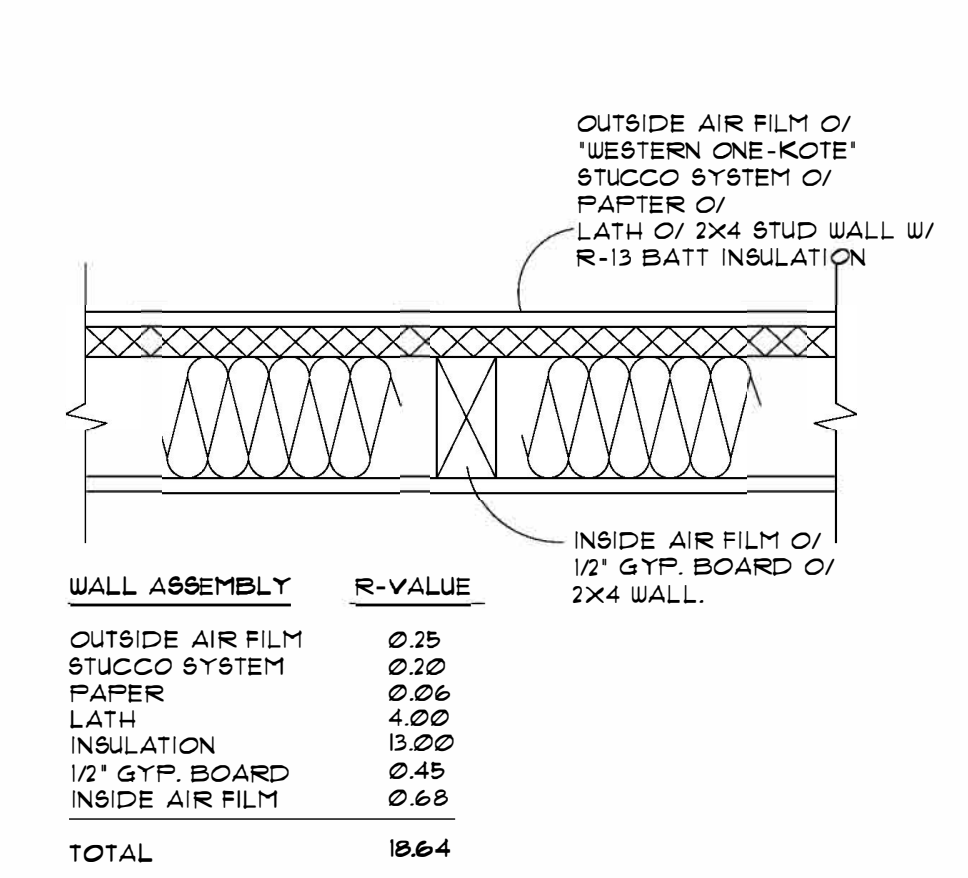
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project no: 1604

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FLOOR PLANS-B



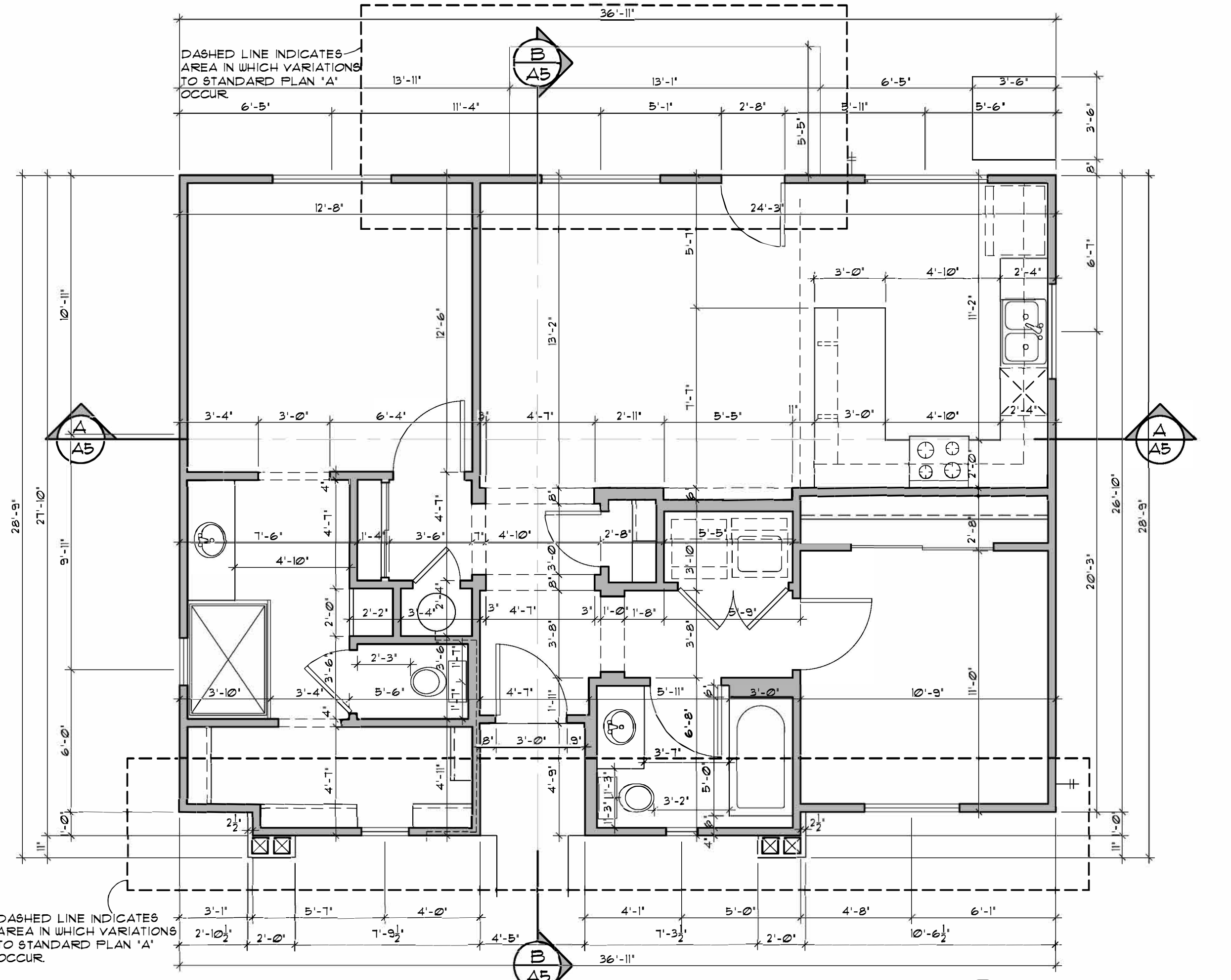
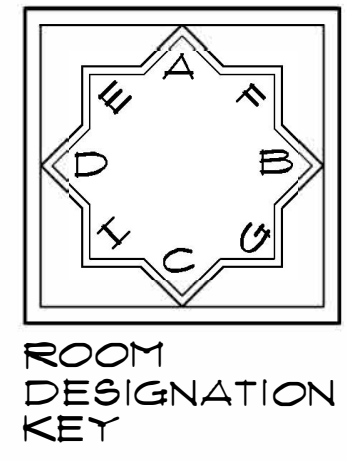
1 EXT. WALL ASSEMBLY

GLAZING NOTE:
GLAZING SHALL COMPLY WITH 2012 IRC SECTIONS:
R308.4.1 GLAZING IN DOORS.
R308.4.2 GLAZING ADJACENT DOORS.
R308.4.3 GLAZING IN WINDOWS.

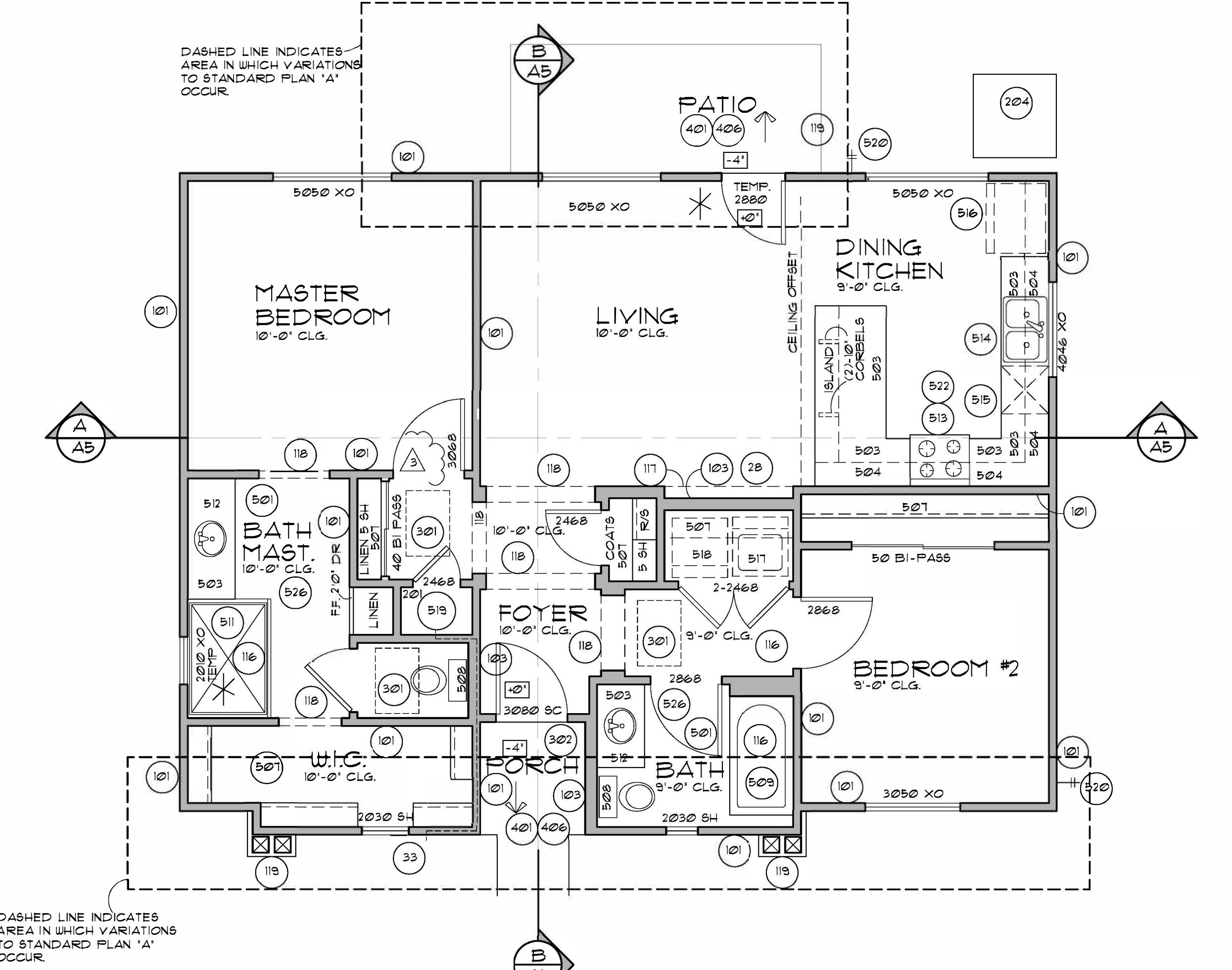
SQUARE FOOTAGE LEGEND	
935 SQ. FT.	TOTAL HABITABLE SPACE
21 SQ. FT.	FRONT PORCH
10162 SQ. FT.	TOTAL UNDER ROOF

SHOWER NOTE
Shower compartments require a non- absorbent finish to 6\"/>

FIXTURE NOTE:
Fixture clearances - 15" on water closet, 21" in front of water closet and sinks. 24" clearance in front of shower opening.
R307.1 figure P2705



UNIT 2 - FLOOR PLAN "B"
SCALE: 1/4" = 1'-0"



UNIT 2 - FLOOR PLAN "B"
SCALE: 1/4" = 1'-0"
CRAFTSMAN STYLE

MASTER KEYNOTES	
101	2x4 STUD WALL
102	2x6 STUD WALL
103	6\"/>
104	INTERIOR BEARING WALL - SEE FRAMING PLANS
105	MIN. 1-3/8\"/>
106	PRESSURE TREATED BOTTOM PLATE
107	DOUBLE TOP PLATE
108	WEEP SCREED TO MIN. 3/4\"/>
109	PAINT CONCRETE STEM BELOW TO MATCH BLDG.
110	R-15 BATT INSULATION AT 2X4 WALL, R-19 AT 2X6 WALL
111	2X FIRE BLOCKING
112	1/2\"/>
113	SLOPE TOP 1/4\"/>
114	STUCCO
115	SOFFIT
116	WALLS BETWEEN LIVING AREA AND GARAGE MUST BE 3/4\"/>
117	UNDER GENERAL FLOOR PLAN NOTES ON THIS SHEET
118	NICHE - SEE INTERIOR ELEVATIONS
119	OPENING - SEE INTERIOR ELEVATIONS
120	COLUMN - (SEE FRMG FOR WOOD, PRE-CAST, OR STEEL)
121	CRIPPLE
122	HARDFEELANK 4 HARDFEELANK ICC-ESR-2230
201	WATER HEATER PLATFORM 48\"/>
202	FLOOR MATERIAL CHANGE
203	FLOOR DRAIN
204	A/C PAD - SEE MECHANICAL PLANS
301	30x22 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION
302	PROVIDE 5/8\"/>
303	EXTERIOR GYP. BOARD, ICC - ESR-1938 OR EQUAL
304	2X FABRIC WITH X TRIM
305	ROOF SLOPE - SEE EXT. ELEVATIONS
306	PREFAB TRUSSES 24\"/>
307	GIRDER TRUSS - SEE ROOF FRAMING
308	2X RAFTERS - SEE FRAMING
309	1/2\"/>
310	BUILT UP ROOF SYSTEM PER SHEET C-1
311	ON 1/2\"/>
312	FURRED CEILING
313	BEAM - SEE FRAMING PLAN
314	2X4 LOOKOUTS AT 48\"/>
315	R-38 BATT INSULATION
316	MONIER CONC. TILE ROOF ESR-1641 OR APPROVED
317	EQUAL TO BE USED OVER TYPE 30 UNDERLAYMENT
401	2X CONVENTIONAL OVERSHEATHING
402	STRUCTURAL GABLE END TRUSS
403	WOOD CORBELS W/PAINT PER BLDG SPEC-SEE 3/AD1
404	STOOP
405	4\"/>
406	CREATED SOIL TYPICAL
407	KEYED STEM
408	6\"/>
409	SLOPE 1/8\"/>
410	8\"/>
411	EXPANSION JOINT
412	PAVERS OR STONE PER BUILDER
413	PROVIDE CONTROL JOINT AT 400 SQ. FT. MAX.
414	PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.
501	MIRRORS 4 MEDICINE CABINETS PER BUILDER SPEC.
502	501 CITY APPROVED FIREPLACE
503	BASE CABINET - SEE INTERIOR ELEVATIONS
504	UPPER CABINET - SEE INTERIOR ELEVATIONS
505	STONE VENEER-ESR-1933 OR EQUAL
506	PRE-FAB SHUTTERS
507	SHELVES 4 RODS PER BUILDER SPEC.
508	WATER CLOSET
509	TUB 4 SHOWER WITH ROD
510	GARDEN TUB PER SPEC
511	SHOWER - SEE FLR. PLAN FOR SIZE
512	LAVATORY'S PER BUILDER SPEC.
513	RANGE/OVEN
514	DOUBLE SINK W/DISPOSAL
515	DISHWASHER
516	REFRIGERATOR WITH ICE MAKER
517	WASHER
518	DRYER WITH DRYER VENT-SEE GENERAL NOTES
519	WATER HEATER
520	HOSE BIBS
521	HOSE BIBS W/SCV
522	MICROWAVE
523	5 SHELVES
524	SERVICE SINK (OPTIONAL)
525	COOKTOP
526	TOILET BARS, RINGS, 4 TP. HOLDERS PER OWNER
1	REFER TO SHEET C1 FOR STRUCTURAL AND ARCHITECTURAL NOTES 4 MATERIAL SPEC'S
2	SEE EXTERIOR ELEVATIONS FOR ALL POROUPS AND VENEERS
3	SEE SITE PLAN FOR CONT. OF WALKS 4 DRIVES
4	SEE MECHANICAL FOR A/C OR FAU UNITS
5	SEE EXTERIOR ELEVATIONS FOR HEADER HEIGHTS
6	SEE FRAMING PLANS FOR POST SIZES AND LOCATIONS
7	SEE STANDARD PLAN FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS.
8	SEE SHEAR WALL. PLAN FOR SHEAR REQUIREMENTS.
20	INSULATION: - UNO
21	R-38 ROOF
22	R-19 BATT'S 4 EXT. 2X4 WALLS
23	R-19 BATT'S 4 EXT. 2X6 WALLS
24	ALL EGRESS WINDOWS SHALL MEET CURRENT CODE REQUIREMENTS
25	MAX. SILL HGT. 44\"/>
26	MIN. 5'1\"/>
27	SHOWER HEADS TO BE 80\"/>
28	ALL PLUMBING FIXTURES TO COMPLY WITH STATE LOW FLOW REQUIREMENTS
29	SEE SHEET C-1 FOR GYP. BOARD INSTALLATION
30	A/C UNIT TO BE INSTALLED ON A CONCRETE SLAB WHICH COMPLETELY SUPPORTS THE EQUIPMENT ELEVATED AT LEAST 3\"/>
31	MANUFACTURERS INSTALLATION INSTRUCTIONS AND COPY OF APPLICABLE (CBO RESEARCH REPORT WILL BE MADE AVAILABLE TO INSPECTOR ON 0\"/>
32	DRYER VENT - CONFORM TO IMC DRYER VENT LIMITATIONS, SEE SHEET C-1
33	ALL GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 24\"/>
34	SHOWER ENCLOSURES SHALL BE EITHER A SINGLE SHOWER ROD WITH CURTAIN, TEMPERED GLASS PANEL, OR APPROVED EQUAL
35	INTERIOR 4 LAUNDRY ROOMS AND BATHROOMS REQUIRE MECHANICAL VENTILATION OF FIVE AIR CHANGES/HOUR
36	FIRE SEPARATION AT GARAGE WITH WH OR FURNACE, NO PLASTIC PIPE OR REFRIGERANT LINE INSULATION TO PENETRATE FIREWALL. NO SUPPLY AIR OR OTHER DUCT OPENINGS IN GARAGE WITHOUT FIRE DAMPERS, INCLUDING DUCT VIBRATION ISOLATORS.
37	TIP RELIEF VALVE TO BE FULL SIZE STEEL PIPE OR HARD DRAIN COPPER TUBING EXTENDING TO THE EXTERIOR OF THE BUILDING AND TERMINATING IN A DOWNGRADE POSITION NOT MORE THAN SIX INCHES ABOVE GRADE. THE TIP RELIEF LINE SHALL NOT TERMINATE OVER WALKWAYS, PATIOS, CARPORTS OR OTHER SIMILAR AREAS.
38	ALL FLOOR MATERIALS PER OWNER SPEC.
39	DIMENSION NOTE: IN GENERAL, DIMENSIONS SHALL BE CONSIDERED ROUGH (NOT FINISHED) AND NOMINAL (NOT ACTUAL). BUILDER SHALL BE RESPONSIBLE TO INTERPRET DIMENSIONING SO AS TO PROVIDE FOR CRITICAL FINISHED DIMENSIONS WHERE APPLICABLE, AND SHALL JUSTIFY PARTIAL DIMENSION STRINGS WITH OVERALL DIMENSION STRINGS.

revisions	
1	
2	
3	

CHRISTOPHER TODD COMMUNITIES
ELLSWORTH
MESA, AZ

UNIT 2

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project no: 1604

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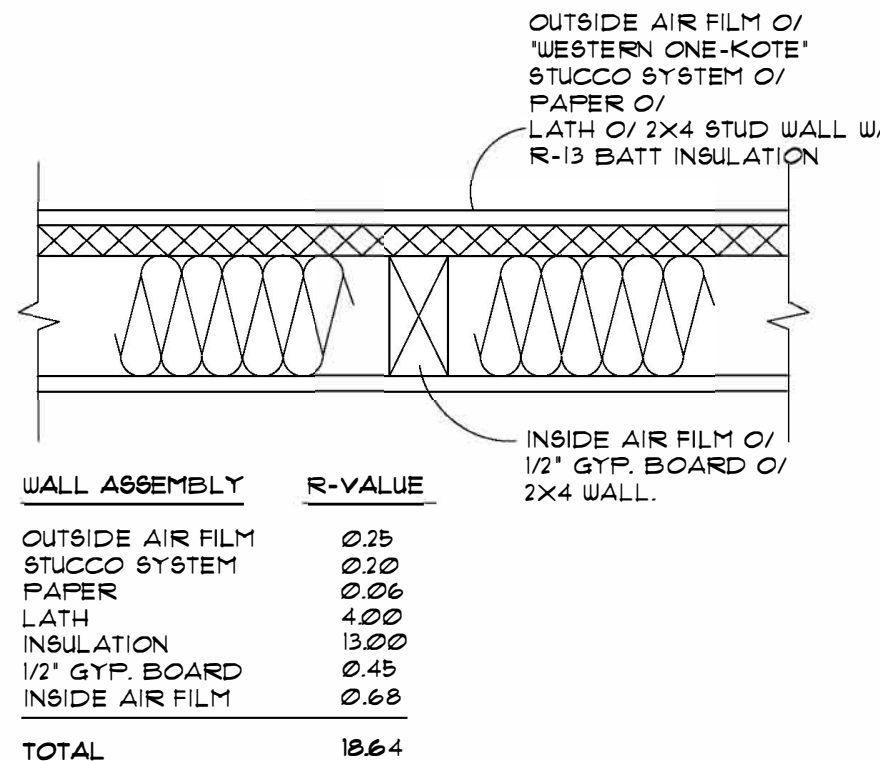
FLOOR PLANS-B

FIRE ALARM NOTE

ALL COMMERCIAL OCCUPANCIES FOR WHICH A BUILDING OR CONSTRUCTION PERMIT IS OBTAINED SHALL BE PROTECTED BY A FULLY AUTOMATIC FIRE ALARM SYSTEM. INSTALLATION OF THE FIRE ALARM SYSTEM SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 72 2002 EDITION UNLESS OTHERWISE APPROVED BY THE FIRE CHIEF. ALL FIRE ALARMS SHALL BE ADDRESSABLE SYSTEMS WITH CLASS A WIRING. ADDRESSABLE DEVICES IN TENANT SPACES SHALL INCLUDE TENANT ADDRESS OR SUITE NUMBER AND SPECIFIC AREA OF DETECTION.

AIR BALANCE REPORT

PROVIDE A COPY OF A CERTIFIED AIR BALANCE REPORT TO THE CITY INSPECTOR PRIOR TO THE FINAL OF THE BUILDING OR TENANT IMPROVEMENT. THIS REPORT NEEDS TO BE CONDUCTED BY A THIRD PARTY COMPANY REPORT AND IS APPROVED BY THE ENGINEER OF RECORD. THE REPORT SHALL DEMONSTRATE THAT THE MECHANICAL SYSTEM WILL MEET THE DESIGN CALCULATIONS AS INDICATED ON THE MECHANICAL PLANS BY EITHER THE MECHANICAL ENGINEER OR THE ARCHITECT OF RECORD.



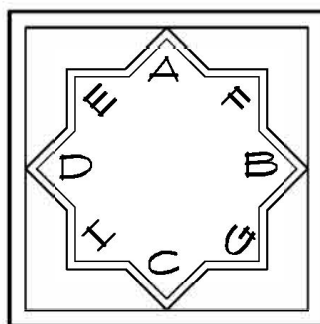
1 EXT. WALL ASSEMBLY

GLAZING NOTE:

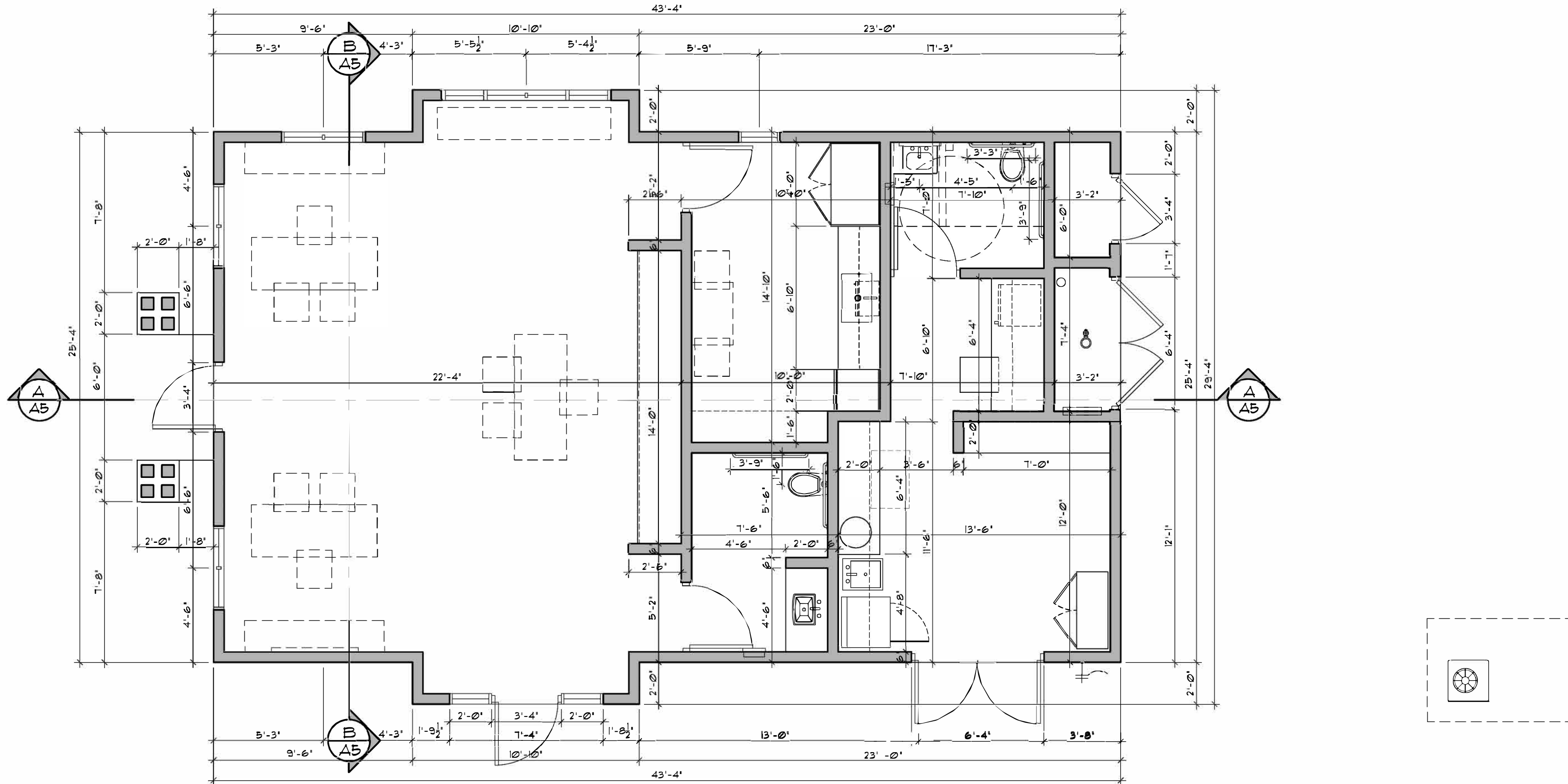
* GLAZING SHALL COMPLY WITH 2012 IRC SECTIONS: R308.4.1 GLAZING IN DOORS. R308.4.2 GLAZING ADJACENT DOORS. R308.4.3 GLAZING IN WINDOWS.

SQUARE FOOTAGE LEGEND

1141 SQ. FT. OFFICE
36 SQ. FT. FRONT PORCH
1171 SQ. FT. TOTAL UNDER ROOF



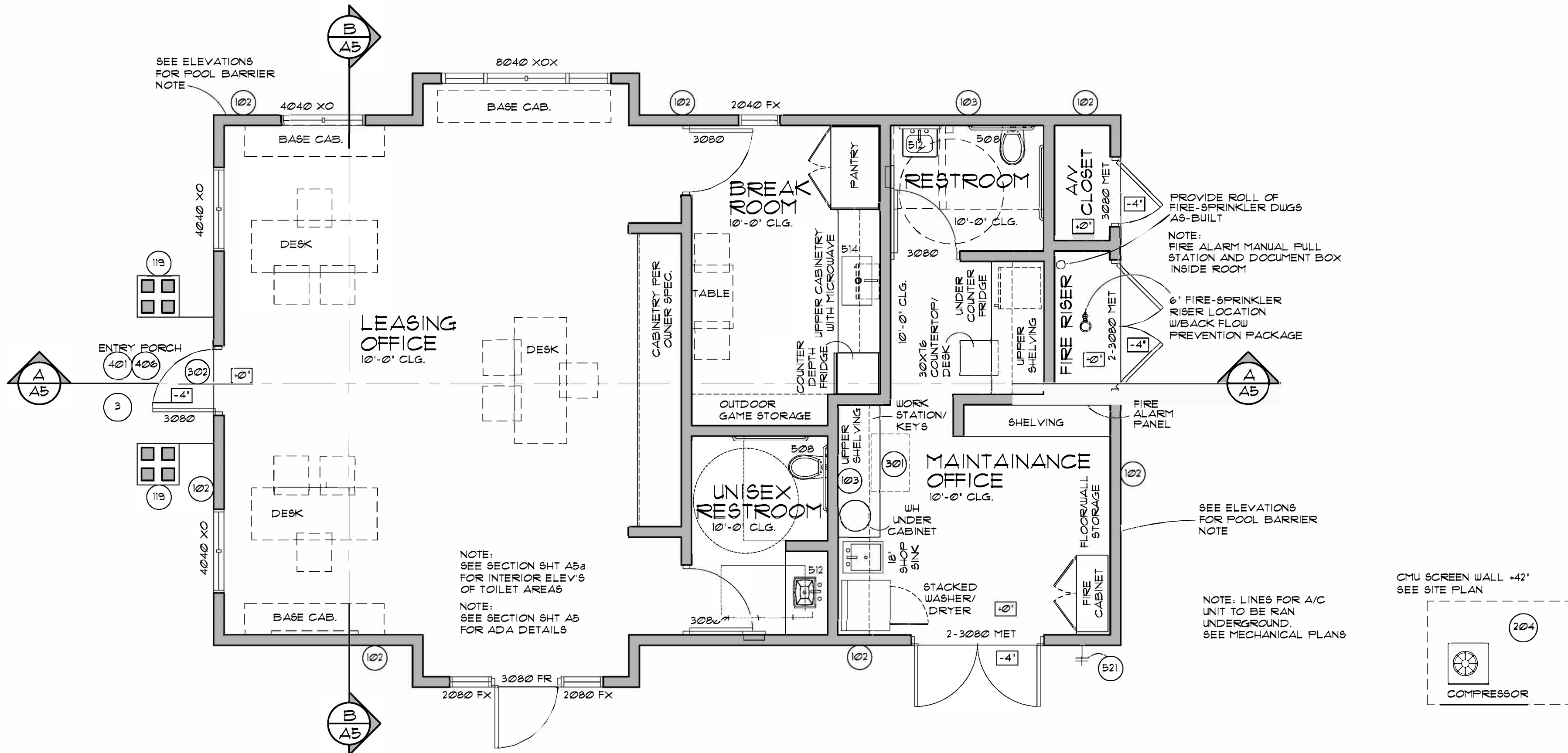
ROOM DESIGNATION KEY



DIMENSION PLAN

OFFICE - FLOOR PLAN "B"

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



NOTATION PLAN

OFFICE - FLOOR PLAN "B"

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

CRAFTSMAN STYLE

MASTER KEYNOTES

- 101 2x4 STUD WALL
102 2x6 STUD WALL
103 6" FLUTE WALL
104 INTERIOR BEARING WALL - SEE FRAMING PLANS
105 MIN. 1-3/8" SELF CLOSING, SELF LATCHING, SOLID WOOD W/ GASKETS AND SUEEP OR 20 MIN. FIRE-RATED DOORS
106 PRESSURE TREATED BOTTOM PLATE
107 DOUBLE TOP PLATE
108 WEEP SCREED TO MIN. 3/4" BELOW FIN. FLOOR-6 411/ADI
109 PAINT CONCRETE STEM BELOW TO MATCH BLDG.
110 R-15 BATT INSULATION AT 2X4 WALL, R-19 AT 2X6 WALL
111 2X FIRE BLOCKING
112 1/2" GYPSUM BOARD, 8AG RESISTANT ON CEILINGS
113 SLOPE TOP 1/4" PLF
114 STUCCO
115 SCOFF
116 WALLS BETWEEN LIVING AREA AND GARAGE MUST BE 5/8" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN TWO LAYERS OF 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT. WHEN THE SEPARATION IS A FLOOR CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 5/8" GYPSUM BOARD OR EQUIV.
117 CRITICAL FINISHED DIMENSION (SEE DIMENSION NOTE UNDER GENERAL FLOOR PLAN NOTES) ON THIS SHEET)
118 NICHE - SEE INTERIOR ELEVATIONS
119 OPENING - SEE INTERIOR ELEVATIONS
120 COLUMN - (SEE FRMG FOR WOOD, PRE-CAST, OR STEEL)
121 CRIPPLE WALL
122 HARDIE PLANK 4 HARDIE PANEL, ICC-ESR-2230
- 201 WATER HEATER PLATFORM 48"
202 FLOOR MATERIAL CHANGE
203 FLOOR DRAIN
204 A/C PAD - SEE MECHANICAL PLANS
301 30x22 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION
302 PROVIDE 5/8" TYPE X GYP. BD. @ GARAGE SIDE
303 EXTERIOR GYP. BOARD, ICC - ESR-1938 OR EQUAL
304 2X FASCIA WITH X TRIM
305 ROOF SLOPE - SEE EXT. ELEVATIONS
306 PREFAB TRUSSES 24" O.C. UNO (SEE ROOF FRAMING PLAN)
307 GIRDER TRUSS - SEE ROOF FRAMING
308 2X RAFTERS - SEE FRAMING
309 1/2" OSB SHEATHING
310 BUILT UP ROOF SYSTEM PER SHEET C-1
311 ON 1/2" PLYWOOD ROOF SHEATHING
312 FURRED CEILING
313 BEAM - SEE FRAMING PLAN
314 2X4 LOOKOUTS AT 48" O.C.
315 R-38 BATT INSULATION
316 MONIER CONC. TILE ROOF ESR-1641 OR APPROVED
317 EQUAL TO BE USED OVER TYPE 30 UNDERLAYMENT
318 2X CONVENTIONAL OVERFRAMING
319 STRUCTURAL GABLE END TRUSS
320 WOOD CORBELS W/PAINT PER BLDG SPEC-SEE 3/AD1

- 401 STOP
402 4" CONC. SLAB OVER 4" OF ABC O/TERMITE
403 TREATED SOIL TYPICAL
404 KEYED STEM
405 6" DEPRESS
406 SLOPE 1/8" PLF.
407 8" TURNDOWN
408 EXPANSION JOINT
409 PAVERS OR STONE PER BUILDER
410 PROVIDE CONTROL JOINT AT 400 SQ. FT. MAX.
411 PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.

- 501 MIRRORS 4 MEDICINE CABINETS PER BUILDER SPEC.
502 CITY APPROVED FIREPLACE
503 BASE CABINET - SEE INTERIOR ELEVATIONS
504 UPPER CABINET - SEE INTERIOR ELEVATIONS
505 STONE VENEER-ESR-1933 OR EQUAL
506 PRE-FAB SHUTTERS
507 SHELVES 4 RODS PER BUILDER SPEC.
508 WATER CLOSET
509 TUB 4 SHOWER WITH ROD
510 GARDEN TUB PER SPEC
511 SHOWER - SEE FLR. PLAN FOR SIZE
512 LAVATORY'S PER BUILDER SPEC.
513 RANGE/OVEN
514 DOUBLE SINK W/DISPOSAL
515 DISHWASHER
516 REFRIGERATOR WITH ICE MAKER
517 WASHER
518 DRYER WITH DRYER VENT-SEE GENERAL NOTES
519 WATER HEATER
520 HOSE BIBB
521 HOSE BIBB W/SCV
522 MICROWAVE
523 5 SHELVES
524 SERVICE SINK (OPTIONAL)
525 COCKTOP
526 TOWEL BARS, RINGS, 4 T.P. HOLDERS PER OWNER

- 1 REFER TO SHEET C1 FOR STRUCTURAL AND ARCHITECTURAL NOTES 4 MATERIAL SPEC'S
2 SEE EXTERIOR ELEVATIONS FOR ALL PORCHES AND VENEERS
3 SEE SITE PLAN FOR CONT. OF WALKS 4 DRIVES
4 SEE MECHANICAL FOR A/C OR FAU UNITS
5 SEE EXTERIOR ELEVATIONS FOR HEADER HEIGHTS
6 SEE FRAMING PLANS FOR POST SIZES AND LOCATIONS
7 SEE STANDARD PLAN FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS.
8 SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.

- 20 INSULATION - UNO
R-38 ROOF
R-19 BATTs @ EXT. 2X4 WALLS
R-19 BATTs @ EXT. 2X6 WALLS
21 ALL EGRESS WINDOWS SHALL MEET CURRENT CODE REQUIREMENTS
22 MAX. SILL HGT. 44"
MIN. 5.7 SQFT. OPENABLE TO OUTSIDE IN ALL SLEEPING AREAS
23 SHOWER HEADS TO BE 80" ABOVE FINISH FLOOR
24 ALL PLUMBING FIXTURES TO COMPLY WITH STATE LOW FLOW REQUIREMENTS
25 SEE SHEET C-1 FOR GYP. BOARD INSTALLATION
26 A/C UNIT TO BE INSTALLED ON A CONCRETE SLAB WHICH COMPLETELY SUPPORTS THE EQUIPMENT ELEVATED AT LEAST 3" ABOVE ADJOINING GROUND LEVEL.
27 MANUFACTURERS INSTALLATION INSTRUCTIONS AND COPY OF APPLICABLE CBO RESEARCH REPORT WILL BE MADE AVAILABLE TO INSPECTOR ON 01 CLEARANCE FIREPLACE INSTALLATION
28 DRYER VENT - CONFORM TO IMC DRYER VENT LIMITATIONS. SEE SHEET C-1
29 ALL GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 2' OF DOORS SHALL BE SAFETY GLASS
30 SHOWER ENCLOSURES SHALL BE EITHER A SINGLE SHOWER ROD WITH CURTAIN, TEMPERED GLASS PANEL, OR APPROVED EQUAL
31 INTERIOR LAUNDRY ROOMS AND BATHROOMS REQUIRE MECHANICAL VENTILATION OF FIVE AIR CHANGES/HOUR
32 FIRE SEPARATION AT GARAGE WITH UN OR FURNACE, NO PLASTIC PIPE OR REFRIGERANT LINE INSULATION TO PENETRATE FIREWALL. NO SUPPLY AIR OR OTHER DUCT OPENINGS N GARAGE WITHOUT FIRE DAMPERS, INCLUDING DUCT VIBRATION ISOLATORS.
33 TIP RELIEF VALVE TO BE FULL SIZE STEEL PIPE OR HARD DRAIN COPPER TUBING EXTENDING TO THE EXTERIOR OF THE BUILDING AND TERMINATING IN A DOWNWARD POSITION NOT MORE THAN SIX INCHES ABOVE GRADE. THE TIP RELIEF LINE SHALL NOT TERMINATE OVER WALKWAYS, PATIOS, CARPORTS OR OTHER SIMILAR AREAS.
34 ALL FLOOR MATERIALS PER OWNER SPEC.
35 DIMENSION NOTE: IN GENERAL, DIMENSIONS SHALL BE CONSIDERED ROUGH (NOT FINISHED) AND NOMINAL (NOT ACTUAL). BUILDER SHALL BE RESPONSIBLE TO INTERPRET DIMENSIONING SO AS TO PROVIDE FOR CRITICAL FINISHED DIMENSIONS WHERE APPLICABLE, AND SHALL JUSTIFY PARTIAL DIMENSION STRINGS WITH OVERALL DIMENSION STRINGS.

- GENERAL FLOOR PLAN NOTES

revisions

1	
2	
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COMMUNITIES

ELLSWORTH

MESA, AZ

OFFICE

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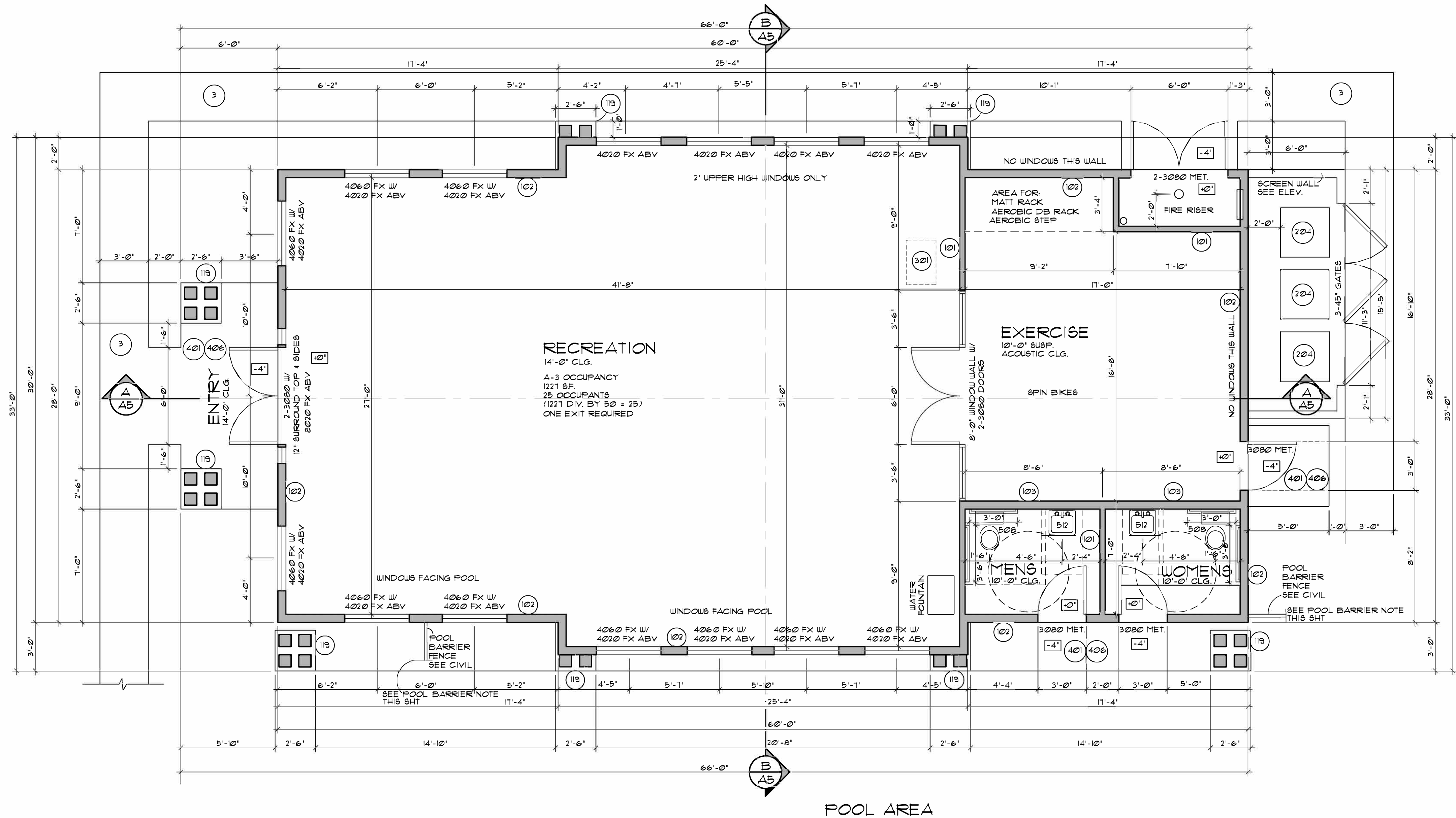
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project no: 1604

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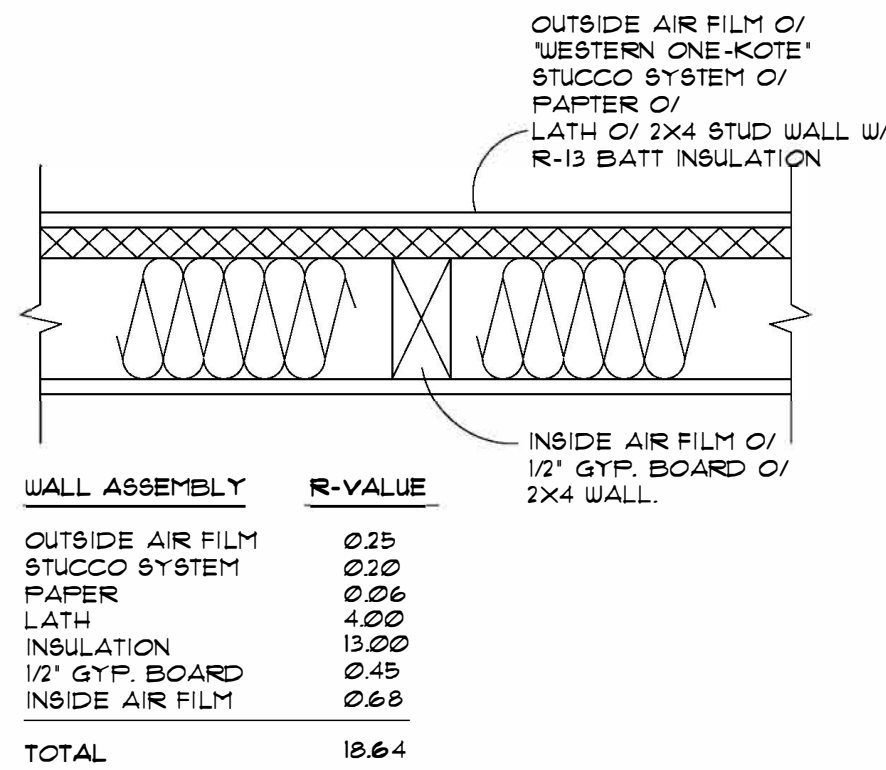
FLOOR PLANS-B



FITNESS BLDG. - FLOOR PLAN

CRAFTSMAN STYLE

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



1 EXT. WALL ASSEMBLY

GLAZING NOTE:
GLAZING SHALL COMPLY WITH 2012 IRC SECTIONS.
R302.4.1 GLAZING IN DOORS.
R302.4.2 GLAZING ADJACENT DOORS.
R302.4.3 GLAZING IN WINDOWS.

SQUARE FOOTAGE LEGEND

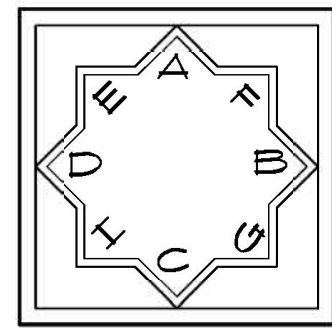
1781 SQ. FT.	TOTAL HABITABLE SPACE
84 SQ. FT.	FRONT PORCH
1865 SQ. FT.	TOTAL UNDER ROOF

FIRE ALARM NOTE

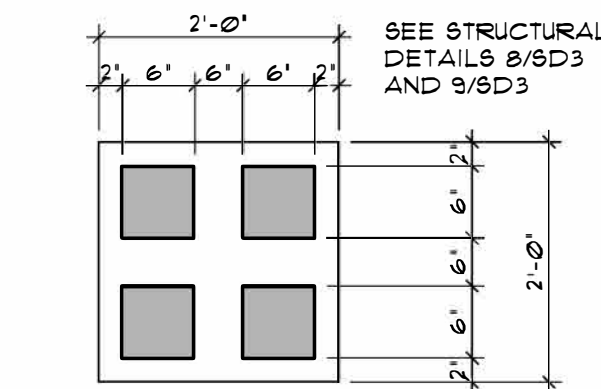
ALL COMMERCIAL OCCUPANCIES FOR WHICH A BUILDING OR CONSTRUCTION PERMIT IS OBTAINED SHALL BE PROTECTED BY A FULLY AUTOMATIC FIRE ALARM SYSTEM. INSTALLATION OF THE FIRE ALARM SYSTEM SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 72 (2002 EDITION) UNLESS OTHERWISE APPROVED BY THE FIRE CHIEF. ALL FIRE ALARM SYSTEMS SHALL BE ADDRESSABLE SYSTEMS WITH CLASS A WIRING. ADDRESSABLE DEVICES IN TENANT SPACES SHALL INCLUDE TENANT ADDRESS OR SUITE NUMBER AND SPECIFIC AREA OF DETECTION.

AIR BALANCE REPORT

*PROVIDE A COPY OF A CERTIFIED AIR BALANCE REPORT TO THE CITY INSPECTOR PRIOR TO THE FINAL OF THE BUILDING OR TENANT IMPROVEMENT. THIS REPORT NEEDS TO BE CONDUCTED BY A THIRD PARTY COMPANY, WHICH IS CERTIFIED TO CONDUCT THIS TYPE OF REPORT AND IS APPROVED BY THE ENGINEER OF RECORD. THE REPORT SHALL DEMONSTRATE THAT THE MECHANICAL SYSTEM WILL MEET THE DESIGN CALCULATIONS AS INDICATED ON THE MECHANICAL PLANS BY EITHER THE MECHANICAL ENGINEER OR THE ARCHITECT OF RECORD.



ROOM DESIGNATION KEY



1 TYPICAL COLUMN

POOL BARRIER NOTE:
HOLD STONE AND POPOUT BACK AT REQ'D DISTANCE (BOLD LINE) FOR AREA WHERE POOL FENCE CONNECTS TO BUILDING. VERIFY EXACT LOCATION WITH CIVIL.

MASTER KEYNOTES	
101	2x4 STUD WALL
102	2x6 STUD WALL
103	6\"/>
104	INTERIOR BEARING WALL - SEE FRAMING PLANS
105	MIN. 1-3/8\"/>
106	GASKETS AND SUEEP OR 20 MIN. FIRE-RATED DOORS
107	PRESSURE TREATED BOTTOM PLATE
108	DOUBLE TOP PLATE
109	WEEP SCREED TO MIN. 3/4\"/>
110	PAINT CONCRETE STEM BELOW TO MATCH BLDG.
111	R-15 BATT INSULATION AT 2X4 WALL, R-19 AT 2X6 WALL
112	2X FIRE BLOCKING
113	1/2\"/>
114	STUCCO
115	SOFFIT
116	WALLS BETWEEN LIVING AREA AND GARAGE MUST BE 3/4\"/>
117	CRITICAL FINISHED DIMENSION (SEE DIMENSION NOTE UNDER GENERAL FLOOR PLAN NOTES) ON THIS SHEET
118	NOTE - SEE INTERIOR ELEVATIONS
119	OPENING - SEE INTERIOR ELEVATIONS
120	COLUMN - (SEE FRMG FOR WOOD, PRE-CAST, OR STEEL)
121	CRIPPLE WALL - SEE DETAIL 1/A1B
122	HARDBEAM & HARDBEAM LCC-ESR-2232
201	WATER HEATER PLATFORM 48\"/>
202	FLOOR MATERIAL CHANGE
203	FLOOR DRAIN
204	A/C PAD - SEE MECHANICAL PLANS
301	30x22 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION
302	PROVIDE 5/8\"/>
303	EXTERIOR GYP. BOARD, ICC - ESR-1938 OR EQUAL
304	2X FASCIA WITH 1X TRIM
305	ROOF SLOPE - SEE EXT. ELEVATIONS
306	PREFAB TRUSSES 24\"/>
307	GIRDER TRUSSES - SEE ROOF FRAMING
308	2X RAFTERS - SEE FRAMING
309	1/2\"/>
310	BUILT UP ROOF SYSTEM PER SHEET C-1
311	ON 1/2\"/>
312	FURRED CEILING
313	BEAM - SEE FRAMING PLAN
314	2X4 LOOKOUTS AT 48\"/>
315	R-38 BATT INSULATION
316	MONIER CONC. TILE ROOF ESR-1641 OR APPROVED
317	EQUAL TO BE USED OVER TYPE 30 UNDERLAYMENT
401	2X CONVENTIONAL OVERSHEATHING
402	WOOD CORBELS W/PAIN PER BLDG SPEC-SEE 3/AD1
403	STOOP
404	4\"/>
405	CREATED SOIL TYPICAL
406	KEYED STEM
407	6\"/>
408	SLOPE 1/8\"/>
409	8\"/>
410	EXPANSION JOINT
411	PAVERS OR STONE PER BUILDER
412	PROVIDE CONTROL JOINT AT 400 SQ. FT. MAX.
413	PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.
501	MIRRORS & MIRROR CASES PER BUILDER SPEC.
502	CITY APPROVED FIREPLACE PER BUILDER SPEC.
503	BASE CABINET - SEE INTERIOR ELEVATIONS
504	UPPER CABINET - SEE INTERIOR ELEVATIONS
505	STONE VENEER-ESR-1933 OR EQUAL
506	PRE-FAB SHUTTERS
507	SHELVES & RODS PER BUILDER SPEC.
508	WATER CLOSET
509	TUB & SHOWER WITH ROD
510	GARDEN TUB PER SPEC
511	SHOWER - SEE FLR. PLAN FOR SIZE
512	LAVATORY'S PER BUILDER SPEC.
513	RANGE/OVEN
514	DOUBLE SINK W/DISPOSAL
515	DISHWASHER
516	REFRIGERATOR WITH ICE MAKER
517	WASHER
518	DRYER WITH DRYER VENT-SEE GENERAL NOTES
519	WATER HEATER
520	HOSE BIBBS
521	HOSE BIBBS W/SCV
522	MICROWAVE
523	5 SHELVES
524	SERVICE SINK (OPTIONAL)
525	COOKTOP
526	TOILET BARS, RINGS, & T.P. HOLDERS PER OWNER
1	REFER TO SHEET C1 FOR STRUCTURAL AND ARCHITECTURAL NOTES & MATERIAL SPECS
2	SEE EXTERIOR ELEVATIONS FOR ALL POROUPS AND VENEERS
3	SEE SITE PLAN FOR CONT. OF WALKS & DRIVES
4	SEE MECHANICAL FOR A/C OR FAU UNITS
5	SEE EXTERIOR ELEVATIONS FOR HEADER HEIGHTS
6	SEE FRAMING PLANS FOR POST SIZES AND LOCATIONS
7	SEE STANDARD PLAN FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS.
8	SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.
20	INSULATION - UNO.
21	R-38 ROOF
22	R-19 BATTIS & EXT. 2X4 WALLS
23	R-19 BATTIS & EXT. 2X6 WALLS
24	ALL EGRESS WINDOWS SHALL MEET CURRENT CODE REQUIREMENTS
25	MAX. SILL HGT. 44\"/>
26	MIN. 5.7 SQ.FT. OPENABLE TO OUTSIDE IN ALL SLEEPING AREAS
27	SHOWER HEADS TO BE 80\"/>
28	ALL PLUMBING FIXTURES TO COMPLY WITH STATE LOW FLOW REQUIREMENTS
29	A/C UNIT TO BE INSTALLED ON A CONCRETE SLAB WHICH COMPLETELY SUPPORTS THE EQUIPMENT ELEVATED AT LEAST 3\"/>
30	MANUFACTURERS INSTALLATION INSTRUCTIONS
31	AND COPY OF APPLICABLE CBO RESEARCH REPORT WILL BE MADE AVAILABLE TO INSPECTOR ON 0\"/>
32	DRYER VENT - CONFORM TO IMC DRYER VENT LIMITATIONS, SEE SHEET C-1
33	ALL GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 24\"/>
34	SHOWER ENCLOSURES SHALL BE EITHER A SINGLE SHOWER RUD WITH CURTAIN, TEMPERED GLASS PANEL, OR APPROVED EQUAL
35	INTERIOR LAUNDRY ROOMS AND BATHROOMS REQUIRE MECHANICAL VENTILATION OF FIVE AIR CHANGES/HOUR FIRE SEPARATION AT GARAGE WITH WH OR FURNACE, NO PLASTIC PIPE OR REFRIGERANT LINE INSULATION TO PENETRATE FIREWALL. NO SUPPLY AIR OR OTHER DUCT OPENINGS IN GARAGE WITHOUT FIRE DAMPERS, INCLUDING DUCT VIBRATION ISOLATORS.
36	TIP RELIEF VALVE TO BE FULL SIZE STEEL PIPE OR HARD DRAIN COPPER TUBING EXTENDING TO THE EXTERIOR OF THE BUILDING AND TERMINATING IN A DOWNWARD POSITION NOT MORE THAN SIX INCHES ABOVE GRADE. THE TIP RELIEF LINE SHALL NOT TERMINATE OVER WALKWAYS, PATIOS, CARPORTS OR OTHER SIMILAR AREAS.
37	ALL FLOOR MATERIALS PER OWNER SPEC.
38	DIMENSION NOTE: IN GENERAL, DIMENSIONS SHALL BE CONSIDERED ROUGH (NOT FINISHED) AND NOMINAL (NOT ACTUAL). BUILDER SHALL BE RESPONSIBLE TO INTERPRET DIMENSIONING SO AS TO PROVIDE FOR CRITICAL FINISHED DIMENSIONS WHERE APPLICABLE, AND SHALL JUSTIFY PARTIAL DIMENSION STRINGS WITH OVERALL DIMENSION STRINGS.

revisions

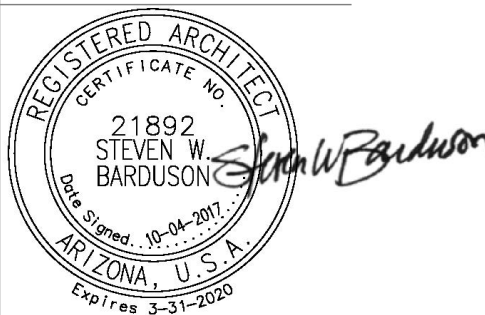
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FITNESS BUILDING

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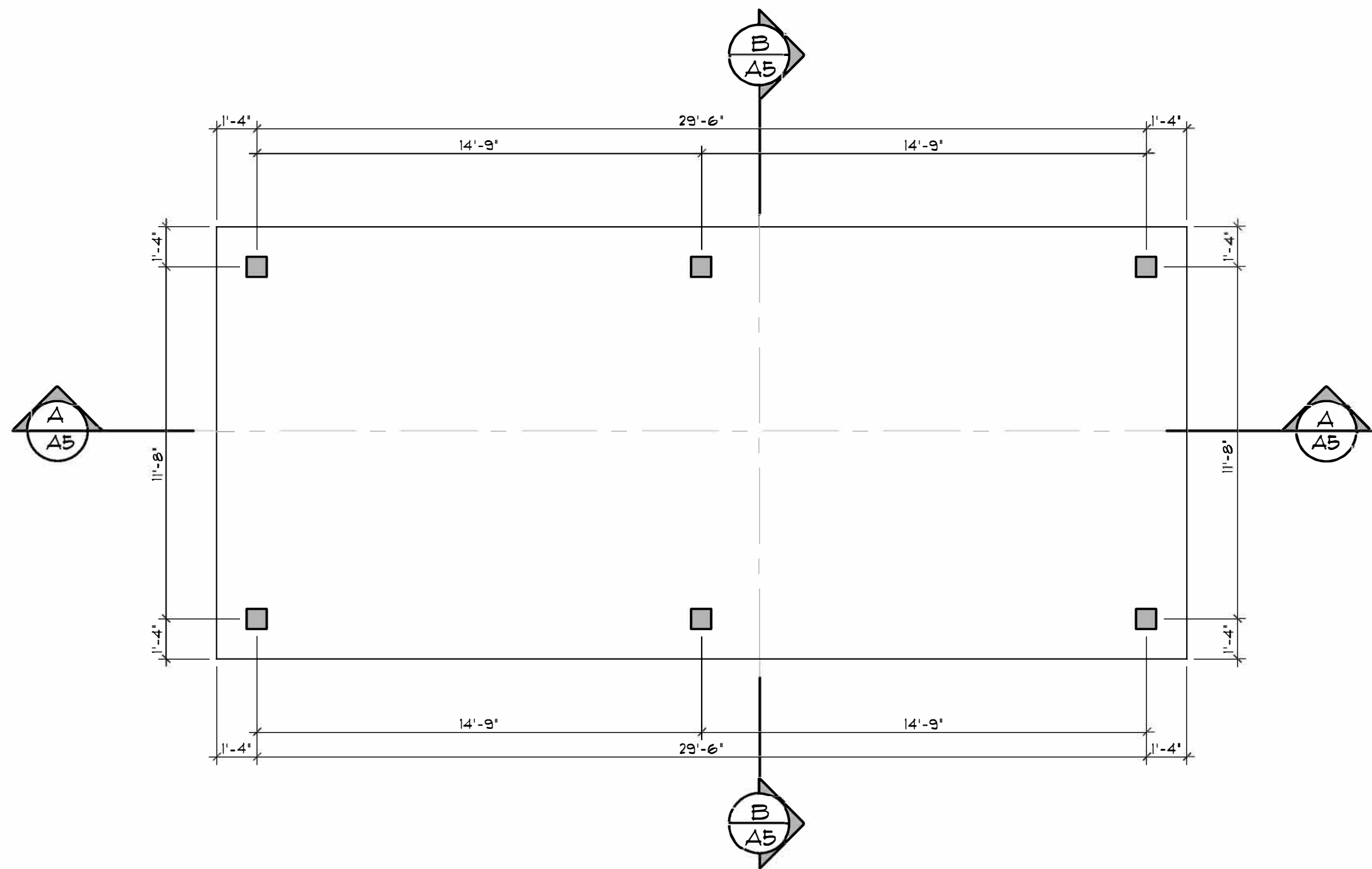
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date: 10/04/2017
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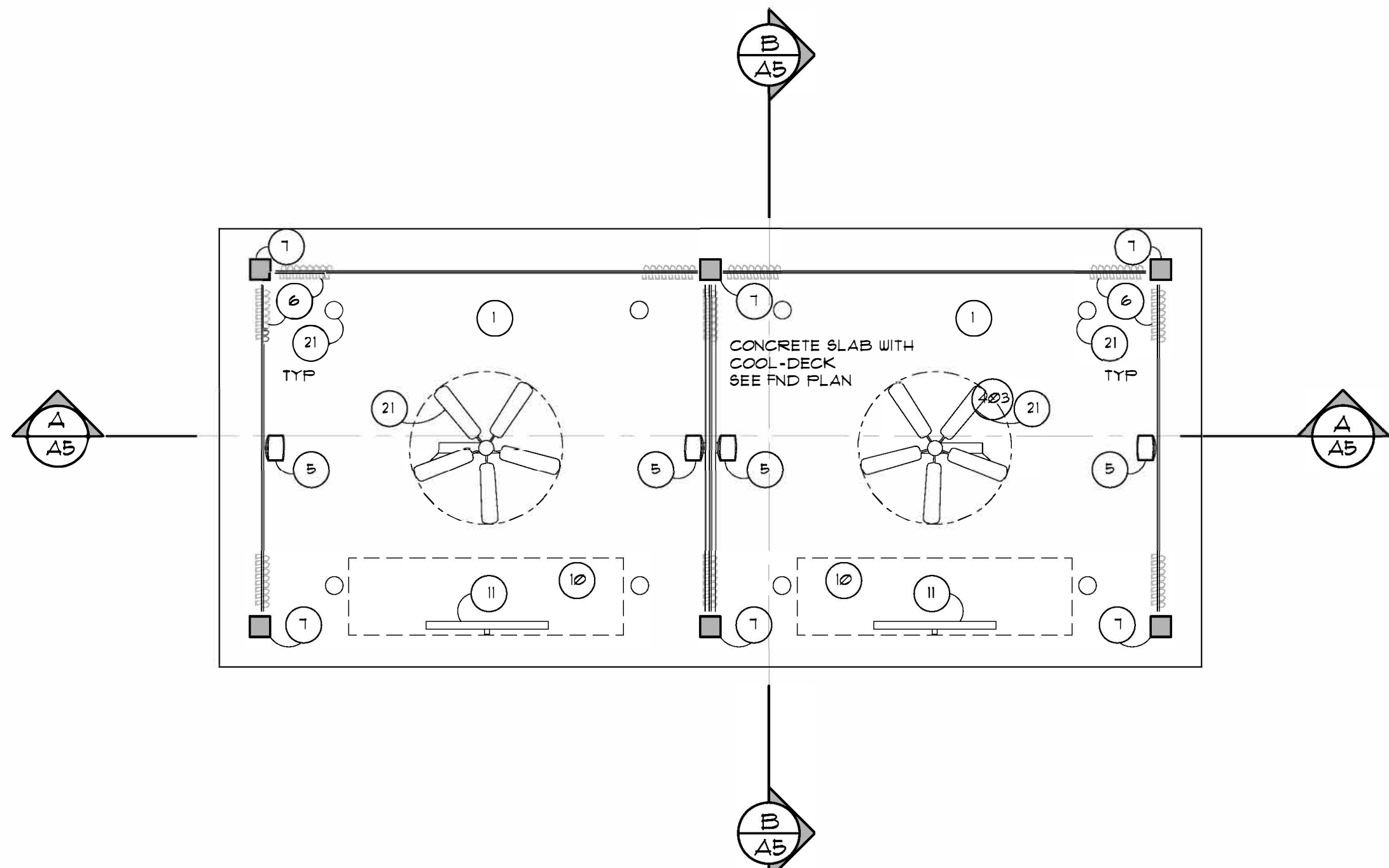
FLOOR PLAN



DIMENSION PLAN

RAMADA - FLOOR PLAN "A"

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



NOTATION PLAN

RAMADA - FLOOR PLAN "A"

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

SQUARE FOOTAGE LEGEND	
372 SQ. FT.	RAMADA

NOTE: TOTAL FOOTPRINT WITH OVERHANGS = 461 SF.

RAMADA SPECIFIC KEY NOTES	
1.	FFE (PROVIDED BY CREATIVE LICENSE)
2.	ELECTRICAL CONVENIENCE OUTLET (PROVIDE POWER)
3.	WROUGHT IRON PERIMETER FENCE (SEE DETAIL 2/D 301)
4.	ARTISTIC PAVER HARDSCAPE (H8)
5.	AUDIO SPEAKER (BLACK IN COLOR), PROVIDE DATA (SPEAKER BY A/V CONSULTANT)
6.	CURTAIN (FB) AND ROD (BY CREATIVE LICENSE)
7.	8" SQ. WOOD COLUMN (PT)
8.	1"x8" HARD WOOD TRIM (PT)
9.	STUCCO FINISH, TO MATCH OFFICE (PT)
10.	SOLID SURFACE COUNTERTOP (SS)
11.	WATERPROOF TV WITH SUSPENDED MOUNT (PER STRUCTURAL), PROVIDE POWER AND DATA (TV BY A/V CONSULTANT)
12.	METAL FLASHING (MT)
13.	6" TAG SIDING (WD) OVER 1/2" PLYWOOD
14.	2"x8" WOOD FRAMING (WD) (PER STRUCTURAL)
15.	4"x8" WOOD FRAMING (WD) (PER STRUCTURAL)
16.	5'-1/8" x 12" GLB
17.	4"x4" WOOD POST (WD) (PER STRUCTURAL)
18.	ROOF TILE (RF) INSTALL PER MPG SPEC
19.	UNDER COUNTER REFRIGERATOR (PROVIDE POWER)
20.	UNDER COUNTER ICE MAKER (PROVIDE POWER AND DRAINAGE)
21.	MFG: MARVEL OUTDOOR
22.	FAN (PROVIDE POWER)

MASTER KEYNOTES	
101	2x4 STUD WALL
102	2x6 STUD WALL
103	6" PLUMB WALL
104	INTERIOR BEARING WALL - SEE FRAMING PLANS
105	MIN. 1-3/8" SELF CLOSING, SELF LATCHING, SOLID WOOD W GASKETS AND SWEEP OR 20 MIN. FIRE-RATED DOORS
106	PRESSURE TREATED BOTTOM PLATE
107	DOUBLE TOP PLATE
108	WEEP SCREED TO MIN. 3/4" BELOW FIN. FLOOR-6 #11/AD1
109	PAINT CONCRETE STEM BELOW TO MATCH BLDG.
110	R-15 BATT INSULATION AT 2X4 WALL, R-19 AT 2X6 WALL
111	1/2" GYPSUM BOARD, 8AG RESISTANT ON CEILINGS
112	SLOPE TOP 1/4" PLF
113	STUCCO
114	SOFFIT
115	WALLS BETWEEN LIVING AREA AND GARAGE MUST BE 3/4" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES, BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN TWO LAYERS OF 3/4" TYPE X GYPSUM BOARD OR EQUIVALENT. WHEN THE SEPARATION IS A FLOOR CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 3/4" GYPSUM BOARD OR EQUIV.
116	CRITICAL FINISHED DIMENSION (SEE DIMENSION NOTE UNDER 'GENERAL FLOOR PLAN NOTES' ON THIS SHEET)
117	NICHE - SEE INTERIOR ELEVATIONS
118	OPENING - SEE INTERIOR ELEVATIONS
119	COLUMN - (SEE FRMG FOR WOOD, PRE-CAST, OR STEEL)
120	CRIPPLE WALL
121	HARDIE PLANK & HARDIE PANEL ICC-ESR-2230
201	WATER HEATER PLATFORM 48"
202	FLOOR MATERIAL CHANGE
203	FLOOR DRAIN
204	A/C PAD - SEE MECHANICAL PLANS
301	30x22 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION
302	PROVIDE 5/8" TYPE 'X' GYP. BD. @ GARAGE SIDE
303	EXTERIOR GYP. BOARD, ICC - ESR-1338 OR EQUAL
304	2X FASCIA WITH 'X' TRIM
305	ROOF SLOPE - SEE EXT. ELEVATIONS
306	PREFAB TRUSSES 24' O.C. UNO (SEE ROOF FRAMING PLAN)
307	GIRDER TRUSS - SEE ROOF FRAMING
308	2X RAFTERS - SEE FRAMING
309	1/2" OSB SHEATHING
310	BUILT UP ROOF SYSTEM PER SHEET C-1
311	ON 1/2" PLYWOOD ROOF SHEATHING
312	FURRED CEILING
313	BEAM - SEE FRAMING PLAN
314	2X4 LOOKOUTS AT 48" O.C.
315	R-38 BATT INSULATION
316	MONIER CONC. TILE ROOF ESR-1641 OR APPROVED
317	EQUAL TO BE USED OVER TYPE 30 UNDERLAYMENT
401	2X CONVENTIONAL OVERSHEATHING
402	STRUCTURAL GABLE END TRUSS
403	WOOD CORBELS W/PAINT PER BLDG SPEC-SEE 3/A D1
404	STOOP
405	4" CONC. SLAB OVER 4" OF ABC 0/TERWHITE
406	CREATED SOIL WITH COOL DECK ON TOP TYP.
407	KEYED STEM
408	6" DEPRESS
409	SLOPE 1/8" PLF.
410	8" TURNDOWN
411	EXPANSION JOINT
412	PAVERS OR STONE PER BUILDER
413	PROVIDE CONTROL JOINT AT 400 SQ. FT. MAX.
414	PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.
501	MIRRORS & MEDICINE CABINETS PER BUILDER SPEC.
502	CITY APPROVED FIREPLACE
503	BASE CABINET - SEE INTERIOR ELEVATIONS
504	UPPER CABINET - SEE INTERIOR ELEVATIONS
505	STONE VENEER-ESR-1593 OR EQUAL
506	PREFAB SHUTTERS
507	SHELVES & RODS PER BUILDER SPEC.
508	WATER CLOSET
509	TUB & SHOWER WITH ROD
510	GARDEN TUB PER SPEC
511	SHOWER - SEE FLR. PLAN FOR SIZE
512	LAVATORY'S PER BUILDER SPEC.
513	RANGE/OVEN
514	DOUBLE SINK W/DISPOSAL
515	DISHWASHER
516	REFRIGERATOR WITH ICE MAKER
517	WASHER
518	DRYER WITH DRYER VENT-SEE GENERAL NOTES
519	WATER HEATER
520	HOSE BIBB
521	HOSE BIBB W/SCV
522	MICROWAVE
523	5 SHELVES
524	SERVICE SINK (OPTIONAL)
525	COOKTOP
526	TOWEL BARS, RINGS, & T.P. HOLDERS PER OWNER
1	REFER TO SHEET C1 FOR STRUCTURAL AND ARCHITECTURAL NOTES & MATERIAL SPEC'S
2	SEE EXTERIOR ELEVATIONS FOR ALL POROUPS AND VENEERS
3	SEE SITE PLAN FOR CONT. OF WALKS & DRIVES
4	SEE MECHANICAL FOR A/C OR FAU UNITS
5	SEE EXTERIOR ELEVATIONS FOR HEADER HEIGHTS
6	SEE FRAMING PLANS FOR POST SIZES AND LOCATIONS
7	SEE STANDARD PLAN FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS.
8	SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.
20	INSULATION: - UNO.
21	R-38 ROOF
22	R-19 BATTIS
23	R-19 BATTIS
24	ALL EGRESS WINDOWS SHALL MEET CURRENT CODE REQUIREMENTS
25	MAX. SILL HGT. 44"
26	MIN. 51 SOFT. OPENABLE TO OUTSIDE IN ALL SLEEPING AREAS
27	SHOWER HEADS TO BE 80" ABOVE FINISH FLOOR
28	ALL PLUMBING FIXTURES TO COMPLY WITH STATE LOW FLOW REQUIREMENTS
29	SEE SHEET C-1 FOR GYP. BOARD INSTALLATION
30	A/C UNIT TO BE INSTALLED ON A CONCRETE SLAB WHICH COMPLETELY SUPPORTS THE EQUIPMENT ELEVATED AT LEAST 3" ABOVE ADJOINING GROUND LEVEL.
31	MANUFACTURERS INSTALLATION INSTRUCTIONS AND COPY OF APPLICABLE (CBO RESEARCH REPORT WILL BE MADE AVAILABLE TO INSPECTOR ON 0' CLEARANCE FIREPLACE INSTALLATION
32	DRYER VENT - CONFORM TO IMC DRYER VENT LIMITATIONS, SEE SHEET C-1
33	ALL GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 24" OF DOORS SHALL BE SAFETY GLASS
34	SHOWER ENCLOSURES SHALL BE EITHER A SINGLE SHOWER ROD WITH CURTAIN, TEMPERED GLASS PANEL, OR APPROVED EQUAL
35	INTERIOR & LAUNDRY ROOMS AND BATHROOMS REQUIRE MECHANICAL VENTILATION OF FIVE AIR CHANGES/HOUR
36	FIRE SEPARATION AT GARAGE WITH WH OR FURNACE, NO PLASTIC PIPE OR REFRIGERANT LINE INSULATION TO PENETRATE FIREWALL. NO SUPPLY AIR OR OTHER DUCT OPENINGS IN GARAGE WITHOUT FIRE DAMPERS, INCLUDING DUCT VIBRATION ISOLATORS.
37	TIP RELIEF VALVE TO BE FULL SIZE STEEL PIPE OR HARD DRAIN COPPER TUBING EXTENDING TO THE EXTERIOR OF THE BUILDING AND TERMINATING IN A DOWNGRADE POSITION NOT MORE THAN SIX INCHES ABOVE GRADE. THE TIP RELIEF LINE SHALL NOT TERMINATE OVER WALKWAYS, PATIOS, CARPORTS OR OTHER SIMILAR AREAS.
38	ALL FLOOR MATERIALS PER OWNER SPEC.
39	DIMENSION NOTE: IN GENERAL, DIMENSIONS SHALL BE CONSIDERED ROUGH (NOT FINISHED) AND NOMINAL (NOT ACTUAL). BUILDER SHALL BE RESPONSIBLE TO INTERPRET DIMENSIONING SO AS TO PROVIDE FOR CRITICAL FINISHED DIMENSIONS WHERE APPLICABLE, AND SHALL JUSTIFY PARTIAL DIMENSION STRINGS WITH OVERALL DIMENSION STRINGS.

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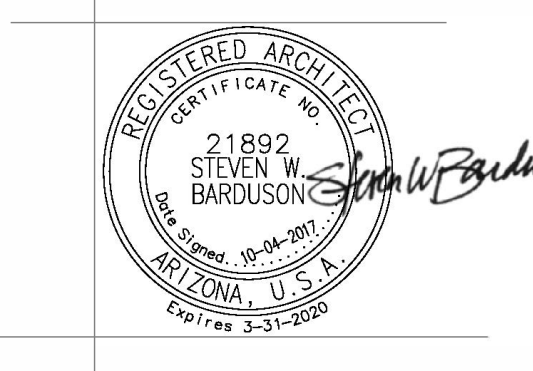
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RAMADA

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project no: 1604

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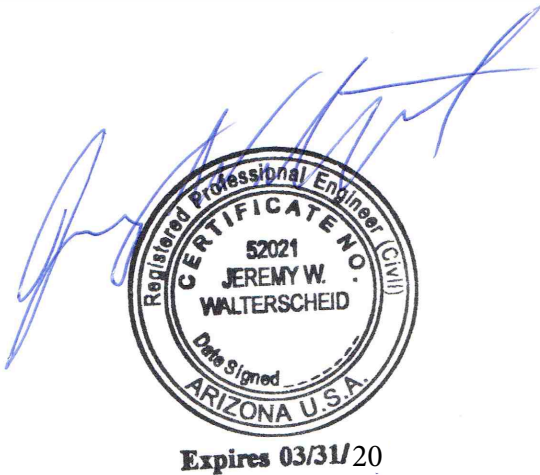
FLOOR PLANS-A

CRAFSTMAN STYLE

MASTER KEYNOTES	
101	DOUBLE TOP PLATE
103	STUCCO
302	EXTERIOR GYP. BOARD, ICC - ESR-1338 OR EQUAL
303	2X FASCIA WITH 1X TRIM
304	ROOF SLOPE - SEE EXT. ELEVATIONS
305	PREFAB TRUSSES 24" O.C. UNO (SEE ROOF FRAMING PLAN)
306	GIRDER TRUSS - SEE ROOF FRAMING
308	1/2" OSB SHEATHING
311	BEAM - SEE FRAMING PLAN
314	MONIER CONC. TILE ROOF ESR-1641 OR APPROVED EQUAL TO BE USED OVER TYPE 30 UNDERLAYMENT
315	2X CONVENTIONAL OVERFRAMING
316	STRUCTURAL GABLE END TRUSS
505	STONE VENEER-ESR-1533 OR EQUAL

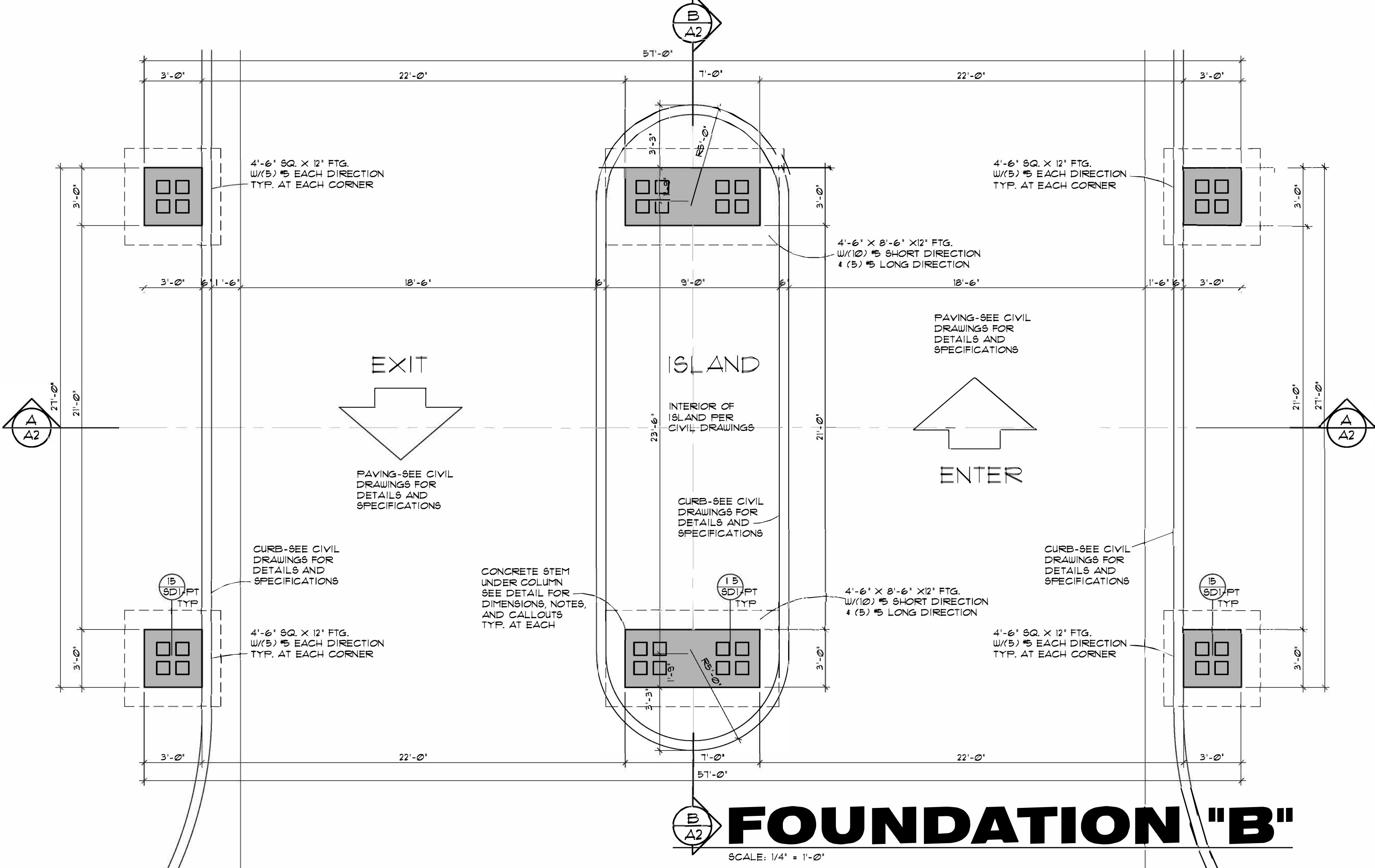
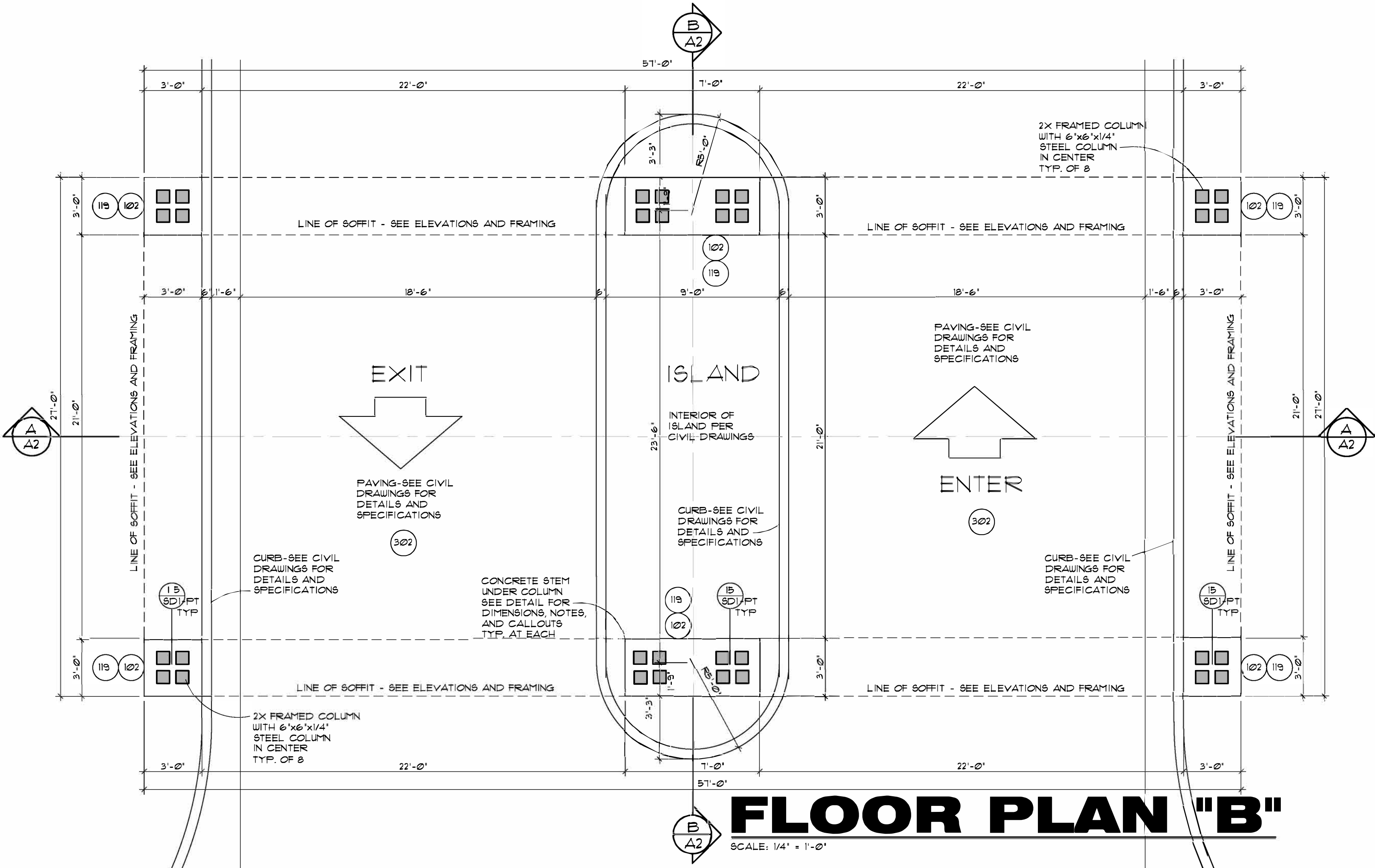
FLOOR PLAN NOTES	
1	REFER TO SHEET C1 FOR STRUCTURAL AND ARCHITECTURAL NOTES & MATERIAL SPECS
2	SEE EXTERIOR ELEVATIONS FOR ALL POROUPS AND VENEERS
3	SEE SITE PLAN FOR CONT. OF WALKS & DRIVES
4	SEE MECHANICAL FOR A/C OR FAU UNITS
5	SEE EXTERIOR ELEVATIONS FOR HEADER HEIGHTS
6	SEE FRAMING PLANS FOR POST SIZES AND LOCATIONS
7	SEE STANDARD PLAN FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS.
8	SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.

ELECTRONICALLY SIGNED
10-3-17



FOUNDATION NOTES	
1	REFER TO SHEET C1 FOR STRUCTURAL AND ARCHITECTURAL NOTES & MATERIAL SPECS
2	SEE EXTERIOR ELEVATIONS FOR ALL POROUPS AND VENEERS
3	SEE SITE PLAN FOR CONT. OF WALKS & DRIVES
4	SEE MECHANICAL FOR A/C OR FAU UNITS
5	SEE EXTERIOR ELEVATIONS FOR HEADER HEIGHTS
6	SEE FRAMING PLANS FOR POST SIZES AND LOCATIONS
7	SEE STANDARD PLAN FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS.
8	SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.

GENERAL FOUNDATION NOTES	
1.	VERIFY THE FOLLOWING PRIOR TO POURING:
2.	ALL HOLD DOWN, STRAP, AND POST LOCATIONS.
3.	CONCRETE FINISHES
4.	UNDER-SLAB MECHANICAL REQUIREMENTS.
5.	STEM WALL BLOCKOUTS.
6.	UNDER-SLAB ELECTRICAL REQUIREMENTS AND PANEL RISER LOCATION - WHERE APPLICABLE.
7.	PROVIDE THE FOLLOWING:
8.	FVS SLEEVE(S) THROUGH STEM WALL IF REQUIRED (EACH CONDENSER LOCATION)
9.	PROVIDE COPPER GROUND BAR PER ELECTRICAL PLANS
10.	SLOPE FINISH GRADE AWAY FROM FOOTING.
11.	VERIFY FINAL FINISH FLOOR ELEVS FOR SLABS WITH CIVIL ENGINEERED DRAWINGS. ELEVATIONS SHOWN IN THESE PLANS ARE NOMINAL/GENERIC TO SHOW DIFFERENTIALS. ACTUAL ELEVATIONS VARY PER INDIVIDUAL LOT.
12.	SEE SHEAR WALL PLANS FOR LOCATION OF ALL HOLDDOWNS.



revisions
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COMMUNITIES

ELLSWORTH

MESA, AZ

PORTICO

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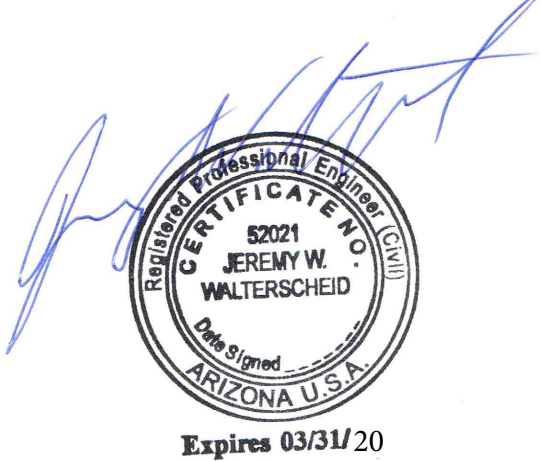
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project no: 1604

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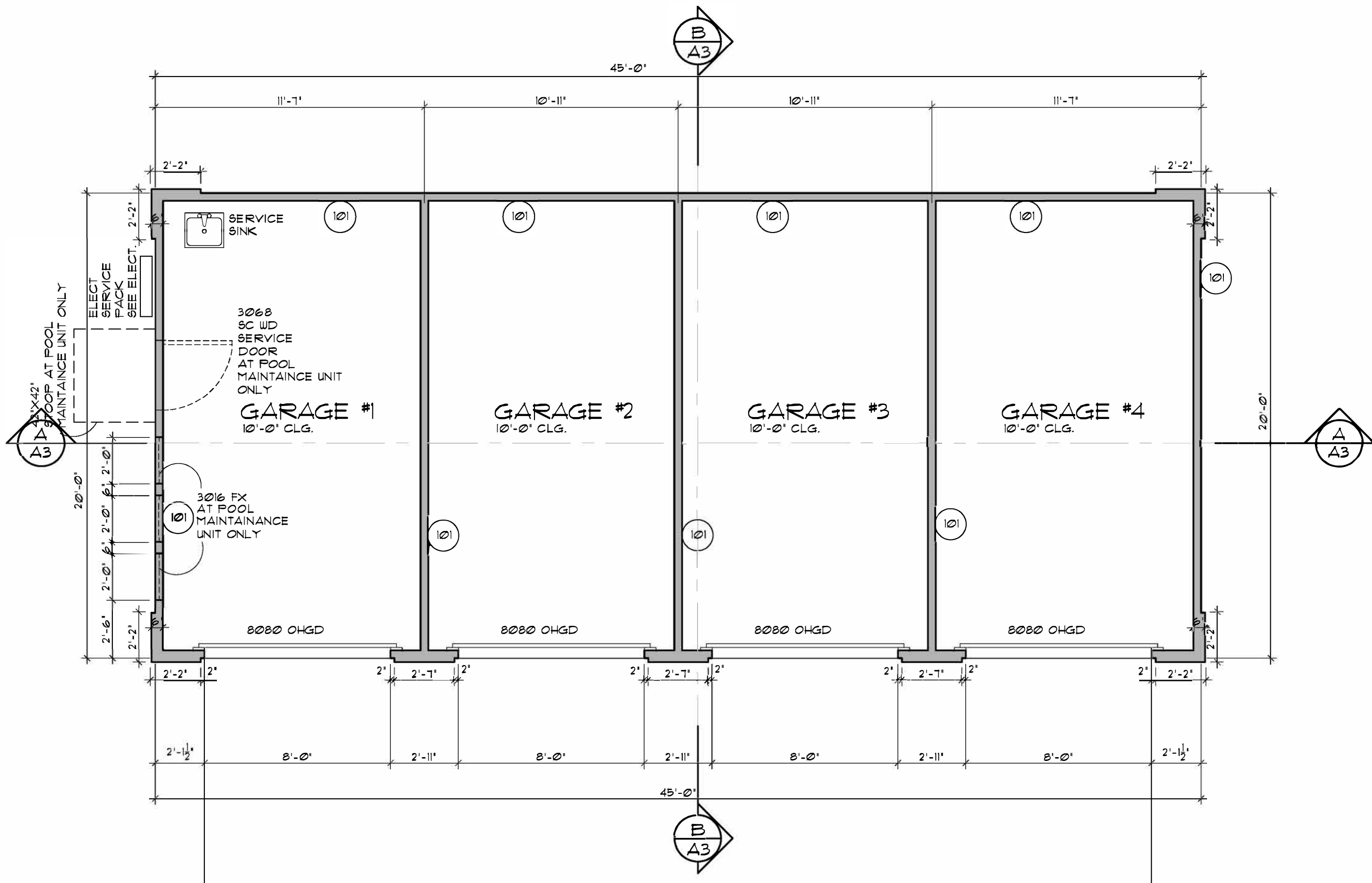
ENTRY PORTICO / FLR. & FND.-B

ELECTRONICALLY SIGNED
10-3-17



SHEAR WALL SCHEDULE	FDN. ANCHORAGE/BILL PLATE NAILING
1 1/2" G.W.B. w/ 5d @ 1' O.C. OR 5/8" G.W.B. w/ 6d @ 1' O.C.	EXTERIOR: 1/2" DIA. AB'S @ 48" O.C. /6d NAILS @ 12" O.C. INTERIOR BEARING: H.L.T.I. FINS @ 12" O.C. /6d NAILS @ 12" O.C. INTERIOR NON-BRG: G.W.B. ONE SIDE: H.L.T.I. FINS @ 18" O.C. /6d NAILS @ 18" O.C. G.W.B. BOTH SIDES: H.L.T.I. FINS @ 12" O.C. /6d NAILS @ 9" O.C.
2 1/2" G.W.B. w/ 5d @ 4' O.C. OR 5/8" G.W.B. w/ 6d @ 4' O.C.	EXTERIOR: 1/2" DIA. AB'S @ 48" O.C. /6d NAILS @ 18" O.C. INTERIOR BEARING: H.L.T.I. FINS @ 12" O.C. /6d NAILS @ 12" O.C. INTERIOR NON-BRG: G.W.B. ONE SIDE: H.L.T.I. FINS @ 12" O.C. /6d NAILS @ 12" O.C. G.W.B. BOTH SIDES: H.L.T.I. FINS @ 6" O.C. /6d NAILS @ 6" O.C.
3 3/8" APA RATED SHTG. w/ 8d @ 6' O.C. EDGE AND BOUNDARY NAILING	EXTERIOR: 1/2" DIA. AB'S @ 48" O.C. /6d NAILS @ 12" O.C. INTERIOR: H.L.T.I. FINS @ 8" O.C.
4 3/8" APA RATED SHTG. w/ 8d @ 6' O.C. EDGE AND BOUNDARY NAILING	EXTERIOR: 1/2" DIA. AB'S @ 36" O.C. /6d NAILS @ 8" O.C. INTERIOR: H.L.T.I. FINS @ 5" O.C.
5 3/8" APA RATED SHTG. w/ 8d @ 4' O.C. EDGE AND BOUNDARY NAILING	EXTERIOR: 1/2" DIA. AB'S @ 24" O.C. /6d NAILS @ 6" O.C. INTERIOR: H.L.T.I. FINS @ 4" O.C.
6 3/8" APA RATED SHTG. w/ 8d @ 3' O.C. EDGE AND BOUNDARY NAILING	EXTERIOR: 1/2" DIA. AB'S @ 16" O.C. /6d NAILS @ 4" O.C. INTERIOR: H.L.T.I. FINS X-DNI TO 3' O.C.
7 3/8" APA RATED SHTG. w/ 8d @ 2' O.C. STAGGERED EDGE AND BOUNDARY NAILING	EXTERIOR: 1/2" DIA. AB'S @ 12" O.C. /6d NAILS @ 3' O.C. INTERIOR: ANCHOR BOLTS OR EQUIV. REQUIRED.
NOTE: 1" MIN. H.L.T.I. FIN EMBEDMENT ACCEPTABLE H.L.T.I. FINS: X-U (ESR-726)	
NOTE: WHEN INSTALLING G.W.B. OVER SHEATHING USE 8d I.L.O. 5d OR 6d.	
NOTE: SHEAR WALL #1 REQUIRES FRAMING AT ADJOINING PANEL. EDGES TO BE 3 INCHES NOMINAL OR WIDER.	
NOTE: USE H.L.T.I. 1/2" DIA. HUS SCREW ANCHOR (ESR-3071) OR SIMPSON 1/2" DIA. TITEN HD (ESR-2713) AS A ONE FOR ONE REPLACEMENT OF 1/2" DIA. ANCHOR BOLTS.	

HOLDOWN SCHEDULE 1, 2, 4	
A	SIMPSON LIT-105 w/ 1/2" DIA. STRONG BOLT 2 6" EMBED. (• INTERIOR APPLICATIONS) OR 3, 6 SIMPSON 1/2" DIA. TITEN HD 12" LONG • STEM, 6" LONG • INT. SLAB (ICC-ES: ESR-2713)
B	SIMPSON HTT-4 w/ 5/8" DIA. ALL THREAD w/ 5" EMBED • INT, 10" MIN EMBED • EXT. 3, 6 USING SIMPSON SET-XP EPOXY (ICC-ES: ESR-2508)
C	SIMPSON LSH-10 8 5
D	SIMPSON STDH 10 5
E	SIMPSON CS-16 x 24" STRAP • CLEAR SPAN
F	(2) SIMPSON CS-16 x 24" STRAP • CLEAR SPAN
G	SIMPSON MASA
H	SIMPSON HTT-5 w/ 5/8" DIA. ALL THREAD w/ 10" EMBED • EXT, 5" EMBED • INT. USING 3, 6 SIMPSON SET-XP EPOXY (ICC-ES: ESR-2508)
I	SIMPSON STDH 14 5
J	(2) SIMPSON CS-14 x 40" STRAP • CLEAR SPAN
K	SIMPSON HDU8-SD525 w/ 1/8" DIA. ALL THREAD w/ 5" EMBED. USING SIMPSON SET-XP EPOXY 3, 6 (ICC-ESR-2508) (D.F. GRADE, 4 1/2" MIN THICK POST, 8" STEM REQUIRED). ALT: SIMPSON SB 1/8" x 24" (8" EMBED) CAST IN PLACE.
NOTE 1: FOUNDATION HOLDOWNS REQUIRE DOUBLE FULL HEIGHT STUDS AT EACH HOLDOWN; THEREFORE LOCATE HOLDOWNS ON KING STUDS OF OPENINGS, NOT TRIMMERS.	
NOTE 2: HOLDOWNS SHALL BE PLACED 8" (MIN) FROM CONCRETE EDGES. EXCEPTION: SIMPSON MAS	
NOTE 3: SPECIAL INSPECTION REQUIRED	
NOTE 4: 1/2" DIA. SIMPSON TITEN HD w/ 6" EMBED (ESR-2713) AS A ONE FOR ONE REPLACEMENT OF 1/2" DIA. ANCHOR BOLTS.	
NOTE 5: WHEN INSTALLING IN POST TENSIONED FOUNDATIONS LOCATE AN 8'-0" LONG #4 BAR DIRECTLY ABOVE EMBEDDED HOOK OF HOLDOWN.	
NOTE 6: WHEN INSTALLING IN POST TENSION SLAB, ALWAYS LOCATE AND MARK TENDONS PRIOR TO DRILLING OF SLAB.	



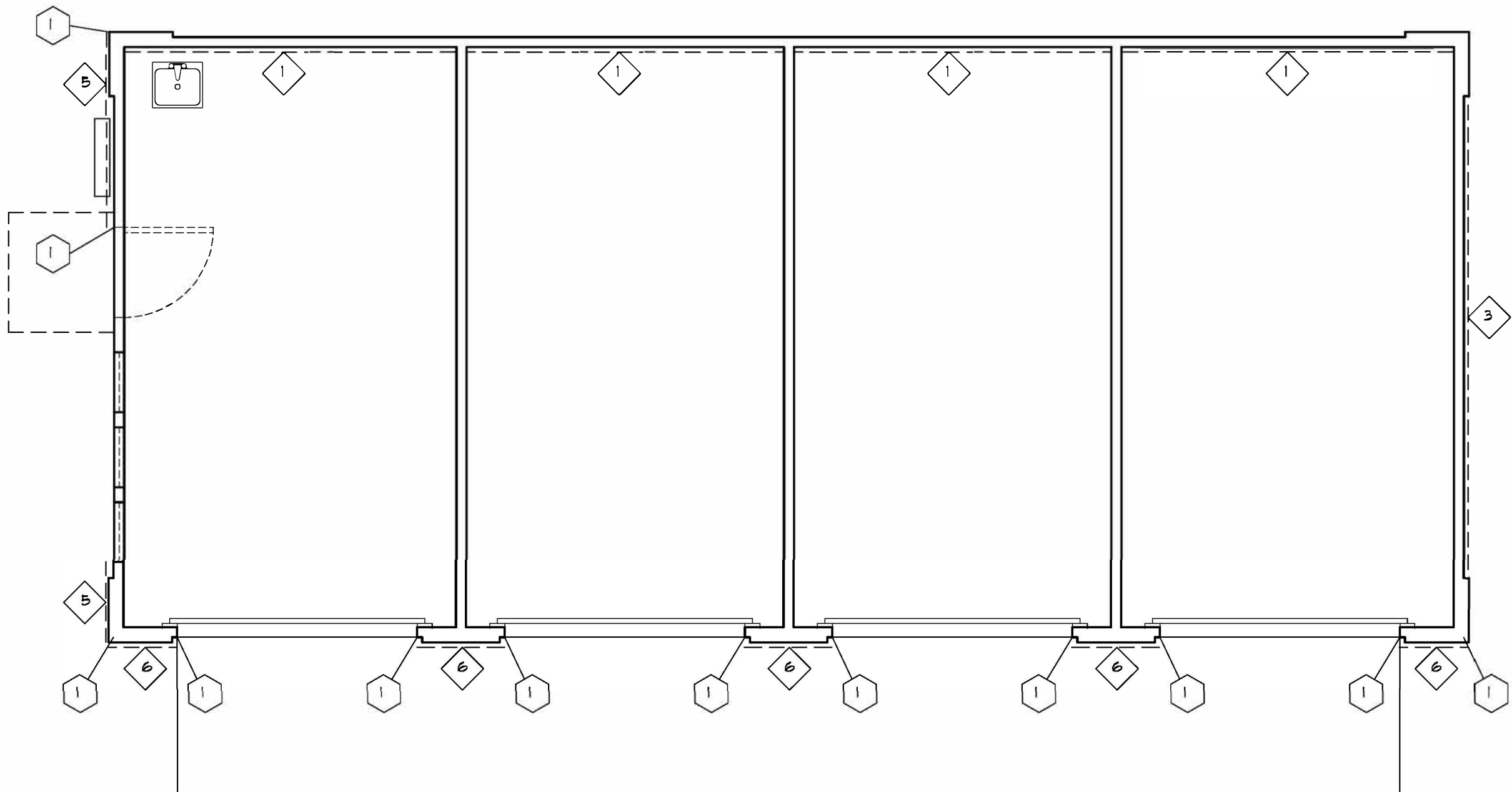
GARAGE - FLOOR PLAN "B"

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

SQUARE FOOTAGE LEGEND

900 SQ. FT. TOTAL UNDER ROOF

NOTE: TOTAL FOOTPRINT WITH OVERHANGS = 1034 S.F.



GARAGE - SHEAR WALL "B"

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

CRAFTSMAN STYLE

MASTER KEYNOTES	
WALL SYSTEM	101 2x4 STUD WALL
	102 2x6 STUD WALL
	103 6" FLUMEWALL
	104 INTERIOR BEARING WALL - SEE FRAMING PLANS
	105 MIN. 1-3/8" SELF CLOSING, SELF LATCHING, SOLID WOOD
	106 GASKETS AND SUEEP OR 20 MIN. FIRE-RATED DOORS
	107 PRESSURE TREATED BOTTOM PLATE
	108 DOUBLE TOP PLATE
	109 WEEP SCREED TO MIN. 3/4" BELOW FIN. FLOOR-6 41/AD1
	110 PAINT CONCRETE STEM BELOW TO MATCH BLDG.
	111 R-15 BATT INSULATION AT 2X4 WALL, R-19 AT 2X6 WALL
	112 2X FIRE BLOCKING
	113 1/2" GYPSUM BOARD, 8AG RESISTANT ON CEILINGS
	114 SLOPE TOP 1/4" PLF
FLOOR SYSTEM	115 STUCCO
	116 SOFFIT
	117 WALLS BETWEEN LIVING AREA AND GARAGE MUST BE 5/8" TYPE X
	118 GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES
	119 BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT
	120 LESS THAN TWO LAYERS OF 5/8" TYPE X GYPSUM BOARD OR
	121 EQUIVALENT. WHEN THE SEPARATION IS A FLOOR CEILING
	122 ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION
	123 SHALL ALSO BE PROTECTED BY NOT LESS THAN 5/8" GYPSUM
	124 BOARD OR EQUIV.
	125 CRITICAL FINISHED DIMENSION. (SEE DIMENSION NOTE
	126 UNDER 'GENERAL FLOOR PLAN NOTES' ON THIS SHEET)
	127 NICHE - SEE INTERIOR ELEVATIONS
	128 OPENING - SEE INTERIOR ELEVATIONS
ROOF SYSTEM	129 COLUMN - (SEE FRMG FOR WOOD, PRE-CAST, OR STEEL)
	130 CRIPPLE
	131 HARDIEPLANK & HARDIEPANEL ICC-ESR-2230
	132 WATER HEATER PLATFORM 18"
	133 FLOOR MATERIAL CHANGE
	134 FLOOR DRAIN
	135 A/C PAD - SEE MECHANICAL PLANS
	136 30x22 ATTIC GUTTLE - ADJUST PER TRUSS DIRECTION
	137 PROVIDE 5/8" TYPE 'X' GYP. BD. @ GARAGE SIDE
	138 EXTERIOR GYP. BOARD, ICC - ESR-1938 OR EQUAL
	139 2X FABRIC WITH 1X TYP
	140 ROOF SLOPE - SEE EXT. ELEVATIONS
	141 PREFAB TRUSSES 24" O.C. UNO (SEE ROOF FRAMING PLAN)
	142 GIRDER TRUSS - SEE ROOF FRAMING
FOUNDATION SYSTEM	143 2X RAFTERS - SEE FRAMING
	144 10" OSB SHEATHING
	145 BUILT UP ROOF SYSTEM PER SHEET C-1
	146 ON 1/2" PLYWOOD ROOF SHEATHING
	147 FURRED CEILING
	148 BEAM - SEE FRAMING PLAN
	149 2X4 LOOKOUTS AT 48" O.C.
	150 R-38 BATT INSULATION
	151 MONIER CONC. TILE ROOF ESR-1641 OR APPROVED
	152 EQUAL TO BE USED OVER TYPE 30 UNDERLAYMENT
	153 2X CONVENTIONAL OVERSHEATHING
	154 STRUCTURAL GABLE END TRUSS
	155 WOOD CORBELS W/PAINT PER BLDG SPEC.-SEE 3/AD1
	156 STUCCO
CABINETS/FIXTURES/APPLIANCES	157 STUCCO
	158 4" CONC. SLAB OVER 4" OF ABC O/TERMITE
	159 CREATED SOIL TYPICAL
	160 KEYED STEM
	161 6" DEPRESS
	162 SLOPE 1/8" PLF.
	163 8" TURNDOWN
	164 EXPANSION JOINT
	165 PAVERS OR STONE PER BUILDER
	166 PROVIDE CONTROL JOINT AT 400 SQ. FT. MAX.
	167 PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.
	168 MIRRORS & MEDICINE CABINETS PER BUILDER SPEC.
	169 CITY APPROVED FIREPLACE
	170 BASE CABINET - SEE INTERIOR ELEVATIONS
CROSS REFERENCE NOTES	171 UPPER CABINET - SEE INTERIOR ELEVATIONS
	172 STONE VENEER-ESR-1593 OR EQUAL
	173 PREFAB SHUTTERS
	174 SHELVES & RODS PER BUILDER SPEC.
	175 WATER CLOSET
	176 TUB & SHOWER WITH ROD
	177 GARDEN TUB PER SPEC
	178 SHOWER - SEE FLR. PLAN FOR SIZE
	179 LAVATORY'S PER BUILDER SPEC.
	180 RANGE/OVEN
	181 DOUBLE SINK W/DISPOSAL
	182 DISHWASHER
	183 REFRIGERATOR WITH ICE MAKER
	184 WASHER
GENERAL FLOOR PLAN NOTES	185 DRYER WITH DRYER VENT-SEE GENERAL NOTES
	186 WATER HEATER
	187 HOSE BIBS
	188 HOSE BIBS W/SCV
	189 MICROWAVE
	190 5 SHELVES
	191 SERVICE SINK (OPTIONAL)
	192 COCKTOP
	193 TOILET BAR, RINGS, & T.P. HOLDERS PER OWNER
	194 REFER TO SHEET C1 FOR STRUCTURAL AND
	195 ARCHITECTURAL NOTES & MATERIAL SPEC'S
	196 SEE EXTERIOR ELEVATIONS FOR ALL
	197 PROPORTS AND VENEERS
	198 SEE SITE PLAN FOR CONT. OF WALKS & DRIVES
	199 SEE MECHANICAL FOR A/C OR FAU UNITS
	200 SEE EXTERIOR ELEVATIONS FOR HEADER HEIGHTS
	201 SEE FRAMING PLANS FOR POST SIZES AND LOCATIONS
	202 SEE STANDARD PLAN FOR ALL TYPICAL CONDITIONS,
	203 NOTATIONS, DIMENSIONS, AND CALLOUTS.
	204 SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.
	205 INSULATION - UNO
	206 R-38 ROOF
	207 R-19 BATTIS @ EXT. 2X4 WALLS
	208 R-19 BATTIS @ EXT. 2X6 WALLS
	209 ALL EGRESS WINDOWS SHALL MEET CURRENT CODE
	210 REQUIREMENTS
	211 MAX. SILL HGT. 44"
	212 MIN. 51 SOFT. OPENABLE TO OUTSIDE IN ALL
	213 SLEEPING AREAS
	214 SHOWER HEADS TO BE 80" ABOVE FINISH FLOOR
	215 ALL PLUMBING FIXTURES TO COMPLY WITH STATE
	216 LOW FLOW REQUIREMENTS
	217 SEE SHEET C-1 FOR GYP. BOARD INSTALLATION
	218 A/C UNIT TO BE INSTALLED ON A CONCRETE SLAB
	219 WHICH COMPLETELY SUPPORTS THE EQUIPMENT ELEVATED
	220 AT LEAST 3" ABOVE ADJOINING GROUND LEVEL.
	221 MANUFACTURERS INSTALLATION INSTRUCTIONS
	222 AND COPY OF APPLICABLE (CBO RESEARCH
	223 REPORT WILL BE MADE AVAILABLE TO INSPECTOR
	224 ON 0' CLEARANCE FIREPLACE INSTALLATION
	225 DRYER VENT - CONFORM TO IMC DRYER
	226 VENT LIMITATIONS, SEE SHEET C-1
	227 ALL GLASS IN HAZARDOUS AREAS AND ALL GLASS
	228 WITHIN 24" OF DOORS SHALL BE SAFETY GLASS
	229 SHOWER ENCLOSURES SHALL BE EITHER A SINGLE
	230 SHOWER ROD WITH CURTAIN, TEMPERED GLASS
	231 PANEL, OR APPROVED EQUAL
	232 INTERIOR LAUNDRY ROOMS AND BATHROOMS REQUIRE
	233 MECHANICAL VENTILATION OF FIVE AIR CHANGES/HOUR
	234 FIRE SEPARATION AT GARAGE WITH UN OR FURNACE,
	235 NO PLASTIC PIPE OR REFRIGERANT LINE INSULATION TO
	236 PENETRATE FIREWALL. NO SUPPLY AIR OR OTHER DUCT
	237 OPENINGS IN GARAGE WITHOUT FIRE DAMPERS,
	238 INCLUDING DUCT VIBRATION ISOLATORS.
	239 TYP RELIEF VALVE TO BE FULL SIZE STEEL PIPE OR HARD
	240 DRAIN COPPER TUBING EXTENDING TO THE EXTERIOR
	241 OF THE BUILDING AND TERMINATING IN A DOWNWARD
	242 POSITION NOT MORE THAN SIX INCHES ABOVE GRADE.
	243 THE TYP RELIEF LINE SHALL NOT TERMINATE OVER
	244 WALKWAYS, PATIOS, CARPORTS OR OTHER SIMILAR
	245 AREAS.
	246 ALL FLOOR MATERIALS PER OWNER SPEC.
	247 DIMENSION NOTE: IN GENERAL, DIMENSIONS SHALL
	248 BE CONSIDERED ROUGH (NOT FINISHED) AND
	249 NOMINAL (NOT ACTUAL). BUILDER SHALL BE
	250 RESPONSIBLE TO INTERPRET DIMENSIONING SO
	251 AS TO PROVIDE FOR CRITICAL FINISHED
	252 DIMENSIONS WHERE APPLICABLE, AND SHALL
	253 JUSTIFY PARTIAL DIMENSION STRINGS WITH
	254 OVERALL DIMENSION STRINGS.

revisions

- 1
- 2
- 3

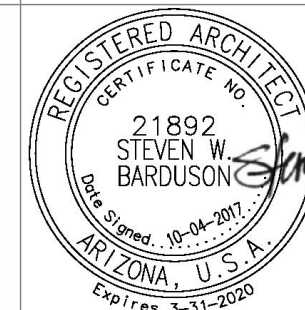
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GARAGE

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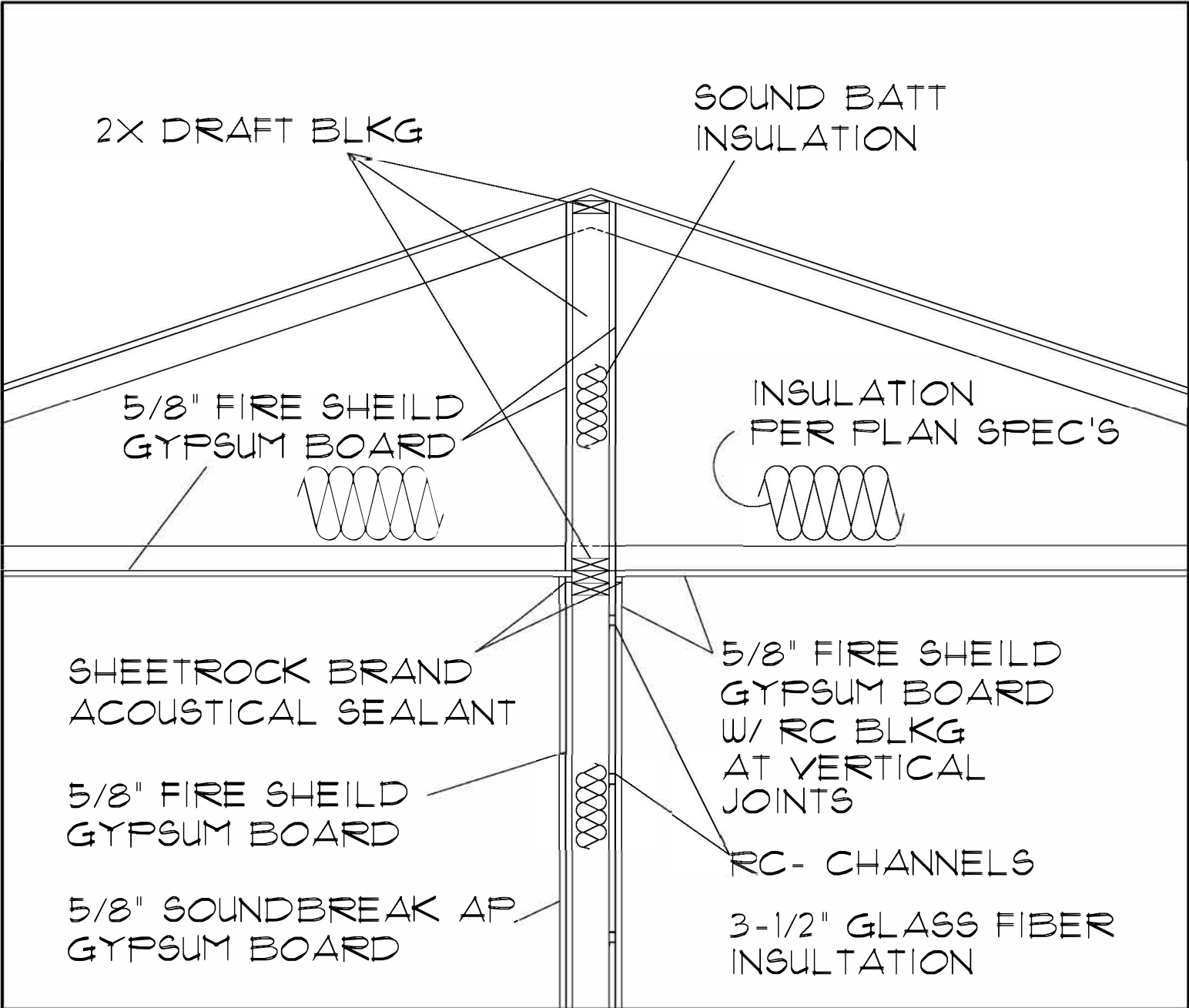
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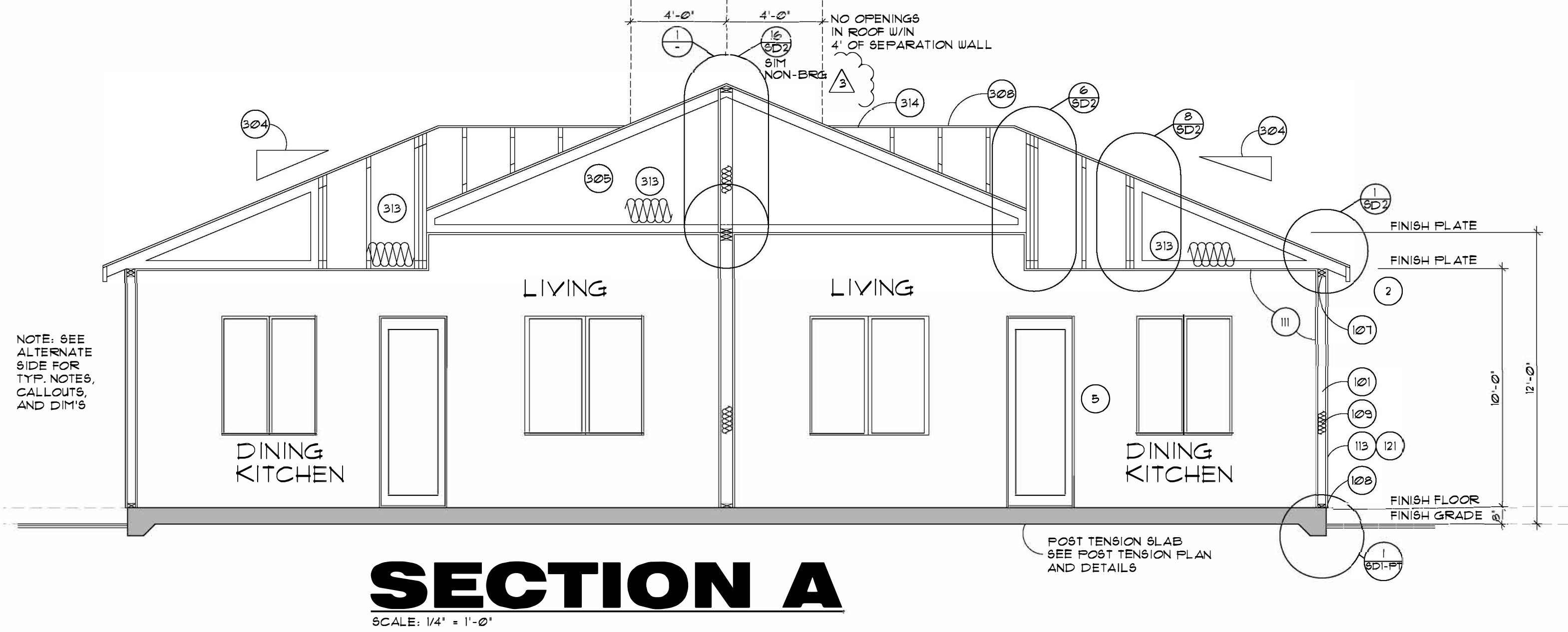
FLOOR PLAN / SHEAR PLAN-B

CRAFTSMAN STYLE

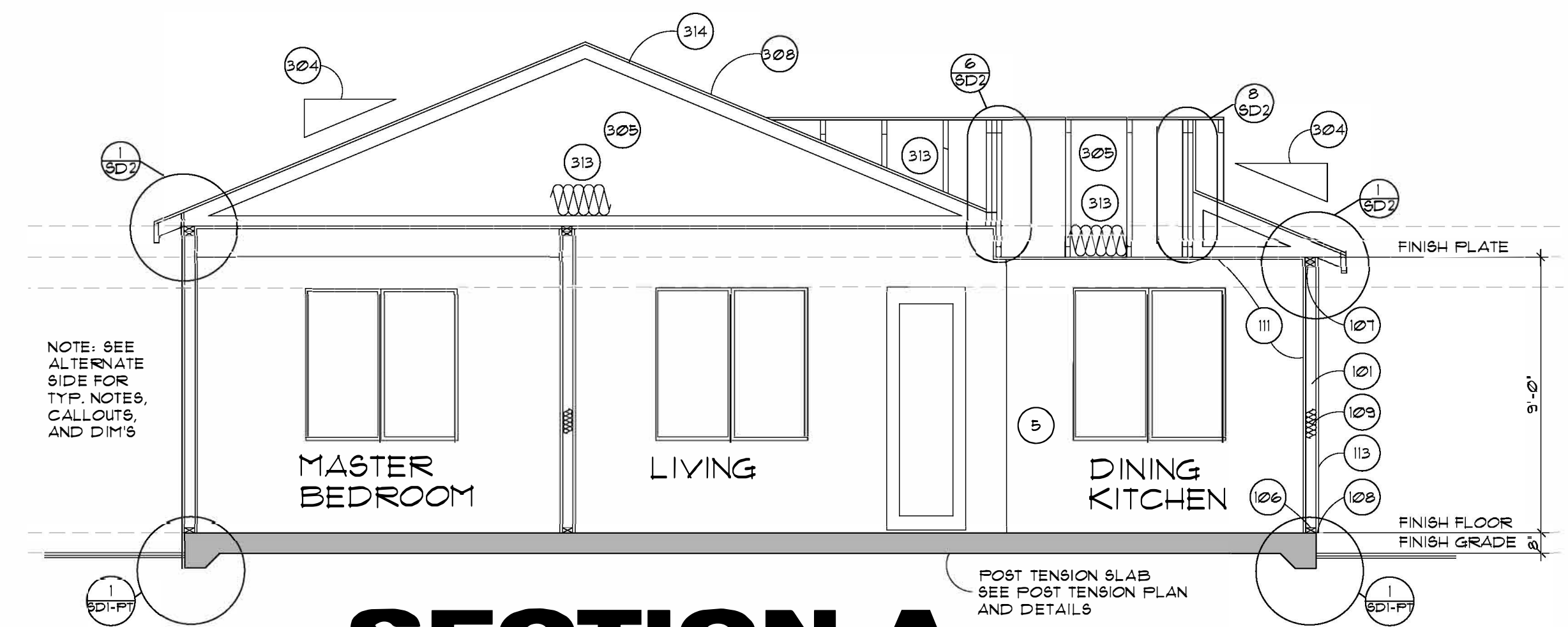


DETAIL 1

SCALE: 1/2" = 1'-0"
ALTERNATE SEPARATION WALL DETAIL
SEE DETAIL 2/4/6 FOR TYP. SEPARATION WALL ASSEMBLY

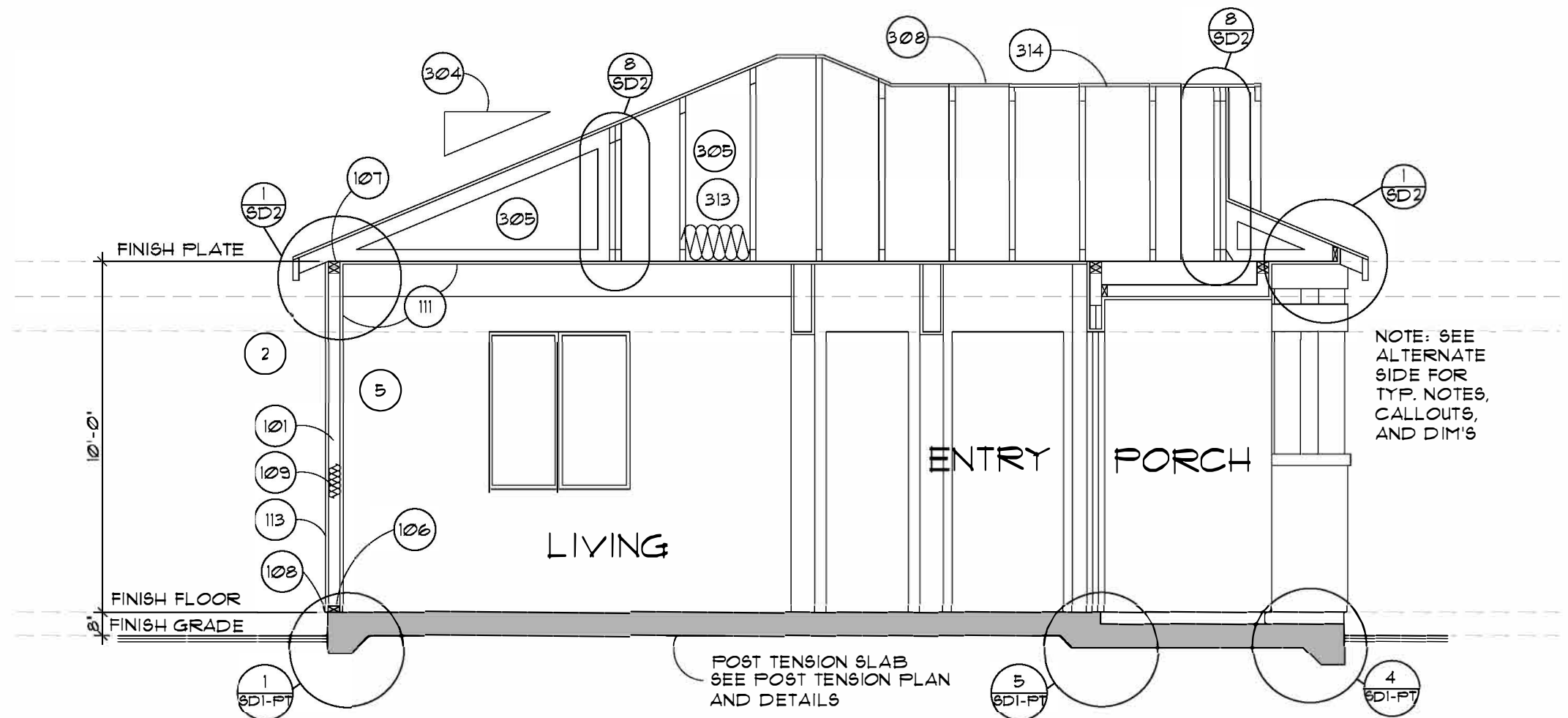


CRAFTSMAN STYLE



SECTION A

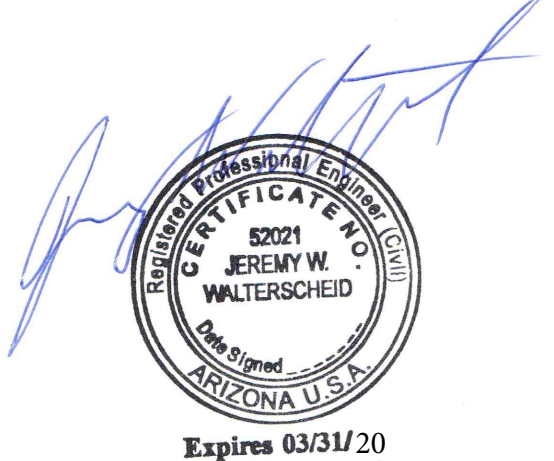
SCALE: 1/4" = 1'-0"



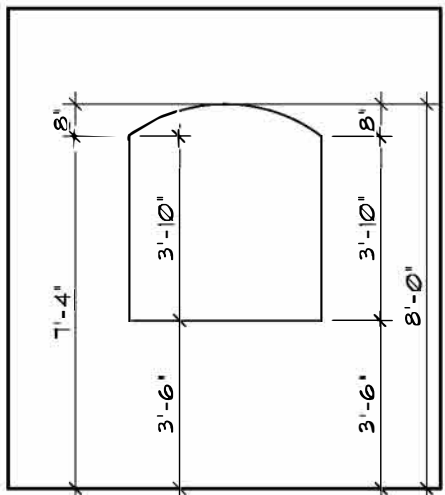
SECTION B

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

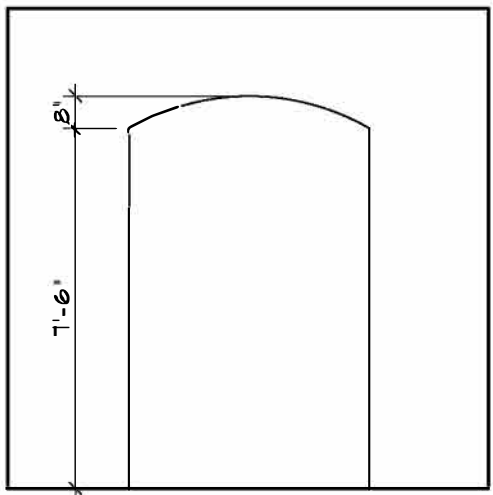
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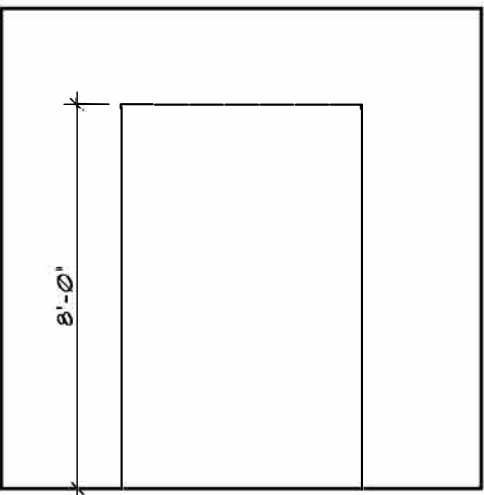
NOTE:
KITCHEN, BATH, AND LAUNDRY
CABINET DRAWINGS TO BE
PROVIDED BY CABINET
MANUFACTURER



TYP. NICHE



TYP. ARCH OPNG.



TYP. FLAT OPNG.

MASTER KEYNOTES	
101	2x4 STUD WALL
102	2x6 STUD WALL
103	6" FLUKE WALL
104	INTERIOR BEARING WALL - SEE FRAMING PLANS
105	MIN. 1-3/8" SELF CLOSING, SELF LATCHING, SOLID WOOD
106	MIN. 1-3/8" GASKETS AND SUEEP OR 20 MIN. FIRE-RATED DOORS
107	PRESSURE TREATED BOTTOM PLATE
108	DOUBLE TOP PLATE
109	WEEP SCREED TO MIN. 3/4" BELOW FN. FLOOR-6 #11/AD1
110	PAINT CONCRETE STEM BELOW TO MATCH BLDG.
111	R-15 BATT INSULATION AT 2X4 WALL, R-19 AT 2X6 WALL
112	2X FIRE BLOCKING
113	1/2" GYPSUM BOARD, 8AG RESISTANT ON CEILING
114	SLOPE TOP 1/4" PLF
115	STUCCO
116	SOFFIT
117	WALLS BETWEEN LIVING AREA AND GARAGE MUST BE 3/4" TYPE X
118	GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES
119	BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT
120	LESS THAN TWO LAYERS OF 3/4" TYPE X GYPSUM BOARD OR
121	EQUIVALENT. WHEN THE SEPARATION IS A FLOOR CEILING
122	ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION
123	SHALL ALSO BE PROTECTED BY NOT LESS THAN 3/4" GYPSUM
124	BOARD OR EQUIV
125	CRITICAL FINISHED DIMENSION. (SEE DIMENSION NOTE
126	UNDER GENERAL FLOOR PLAN NOTES) ON THIS SHEET
127	NICHE - SEE INTERIOR ELEVATIONS
128	OPENING - SEE INTERIOR ELEVATIONS
129	COLUMN - (SEE FRMG FOR WOOD, PRE-CAST, OR STEEL)
130	CRIPPLE WALL
131	HARDIEPLANK 4 HARDIEPANEL ICC-ESR-2230
201	WATER HEATER PLATFORM 48"
202	FLOOR MATERIAL CHANGE
203	FLOOR DRAIN
204	A/C PAD - SEE MECHANICAL PLANS
301	30x22 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION
302	PROVIDE 5/8" TYPE X GYP. BD. @ GARAGE SIDE
303	EXTERIOR GYP. BOARD, ICC - ESR-1338 OR EQUAL
304	2X FASCIA WITH 1X TRIM
305	ROOF SLOPE - SEE EXT. ELEVATIONS
306	PREFAB TRUSSES 24" O.C. UNO (SEE ROOF FRAMING PLAN)
307	GIRDER TRUSS - SEE ROOF FRAMING
308	2X RAFTERS - SEE FRAMING
309	1/2" OSB SHEATHING
310	BUILT UP ROOF SYSTEM PER SHEET C-1
311	ON 1/2" PLYWOOD ROOF SHEATHING
312	FURRED CEILING
313	BEAM - SEE FRAMING PLAN
314	2X4 LOOKOUTS AT 48" O.C.
315	R-38 BATT INSULATION
316	MONIER CONC. TILE ROOF ESR-1641 OR APPROVED
317	EQUAL TO BE USED OVER TYPE 30 UNDERLAYMENT
401	2X CONVENTIONAL OVERFRAMING
402	STRUCTURAL GABLE END TRUSS
403	WOOD CORBELS W/PAIN PER BLDG SPEC-SEE 3/AD1
404	STOOP
405	4" CONC. SLAB OVER 4" OF ABC O/TERMITE
406	CREATED SOIL TYPICAL
407	KEYED STEM
408	6" DEPRESS
409	SLOPE 1/8" PLF.
410	8" TURNDOWN
411	EXPANSION JOINT
412	PAVERS OR STONE PER BUILDER
413	PROVIDE CONTROL JOINT AT 400 SQ. FT. MAX.
414	PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.
501	MIRRORS 4 MEDICINE CABINETS PER BUILDER SPEC.
502	CITY APPROVED FIREPLACE
503	BASE CABINET - SEE INTERIOR ELEVATIONS
504	UPPER CABINET - SEE INTERIOR ELEVATIONS
505	STONE VENEER-ESR-1933 OR EQUAL
506	PREFAB SHUTTERS
507	SHELVES 4 RODS PER BUILDER SPEC.
508	WATER CLOSET
509	TUB 4 SHOWER WITH ROD
510	GARDEN TUB PER SPEC
511	SHOWER - SEE FLR. PLAN FOR SIZE
512	LAVATORY'S PER BUILDER SPEC.
513	RANGE/OVEN
514	DOUBLE SINK W/DISPOSAL
515	DISHWASHER
516	REFRIGERATOR WITH ICE MAKER
517	WASHER
518	DRYER WITH DRYER VENT-SEE GENERAL NOTES
519	WATER HEATER
520	HOSE BIBB
521	HOSE BIBB W/SCV
522	MICROWAVE
523	5 SHELVES
524	SERVICE SINK (OPTIONAL)
525	COOKTOP
526	TOILET BARS, RINGS, 4 TP. HOLDERS PER OWNER
1	REFER TO SHEET C1 FOR STRUCTURAL AND
2	ARCHITECTURAL NOTES 4 MATERIAL SPEC'S
3	SEE ROOF FRAMING FOR OVERHANG DIMENSIONS
4	SEE PDN PLAN FOR STEM AND FOOTING SCHEDULES
5	SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.
6	SEE INTERIOR ELEVATIONS FOR CABINETS, FIXTURES,
7	AND APPLIANCES
8	SEE ALTERNATE SIDE FOR NOTES, CALLOUTS, AND DIM'S
20	SLOPE FINISH GRADE PER ENGINEERING SOILS
21	REPORT. (TYP.)
22	FOAM APPLICATIONS SHALL COMPLY WITH
23	CURRENT CODE AND CITY POLICY.
24	VERIFY WINDOW AND DOOR DESIGNS WITH OWNER
25	AND MANUFACTURER. DRAWING IS FOR
26	DIAGRAMATIC PURPOSES ONLY.
27	40" x STANDARD 1" FOAM STUCCO ON FRAME -
28	2" EXT. DESIGNATION INDICATES FOAM THICKNESS
29	IN ADDITION TO THE STANDARD 1" FOAM
30	ALL EXTERIOR WALLS 4 INTERIOR BEARING
31	WALL STUDS @ 16" O.C. - TYPICAL (UNO)
32	EXTERIOR WALLS: PROVIDE 2 LAYERS OF GRADE 10"
33	PAPER OR 1 LAYER OF TYPE 15 FELT OVER WOOD
34	SHEATHING
FIRE BLOCKING NOTES	
A.	AT CONCEALED SPACES OF STUD WALLS AND
B.	PARTITIONS, INCLUDING FURRED SPACES, AT
C.	THE CEILING AND FLOOR LEVELS, AND AT 10
D.	FT. INTERVALS BOTH VERTICAL AND HORIZONTAL.
E.	AT ALL INTERCONNECTIONS BETWEEN CON-
F.	CEALED VERTICAL AND HORIZONTAL SPACES
G.	SUCH AS SOFFITS, DROPPED CEILINGS, AND
H.	COVE CEILINGS
I.	IN CONCEALED SPACES BETWEEN STAIR STRING-
J.	ERS, AT THE TOP AND BOTTOM OF THE RUN
K.	AND BETWEEN STUDS ALONG AND IN LINE WITH
L.	THE RUN OF STAIRS, IF THE WALLS UNDER THE
M.	STAIRS ARE UNFINISHED.
N.	IN OPENINGS AROUND VENTS, PIPES, DUCTS,
O.	CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS
P.	WHICH AFFORD A PASSAGE FOR FIRE AT CEIL-
Q.	ING AND FLOOR LEVELS, US NON-COMBUSTIBLE
R.	MATERIALS.
S.	AT OPENINGS BETWEEN ATTIC SPACES AND
T.	CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.
U.	WALLS HAVING PARALLEL OR STAGGERED STUDS
V.	FOR SOUND CONTROL, SHALL HAVE FIRE BLOCKS
W.	OF MINERAL FIBER OR GLASS FIBER OR OTHER
X.	APPROVED NONRIGID MATERIAL.
Y.	THE INTEGRITY OF ALL FIRE BLOCKING, AND
Z.	DRAFT STOPS, SHALL BE MAINTAINED.

revisions

1

2

3

CHRISTOPHER
TODD
COMMUNITIES

ELLSWORTH
MESA, AZ

UNIT 2

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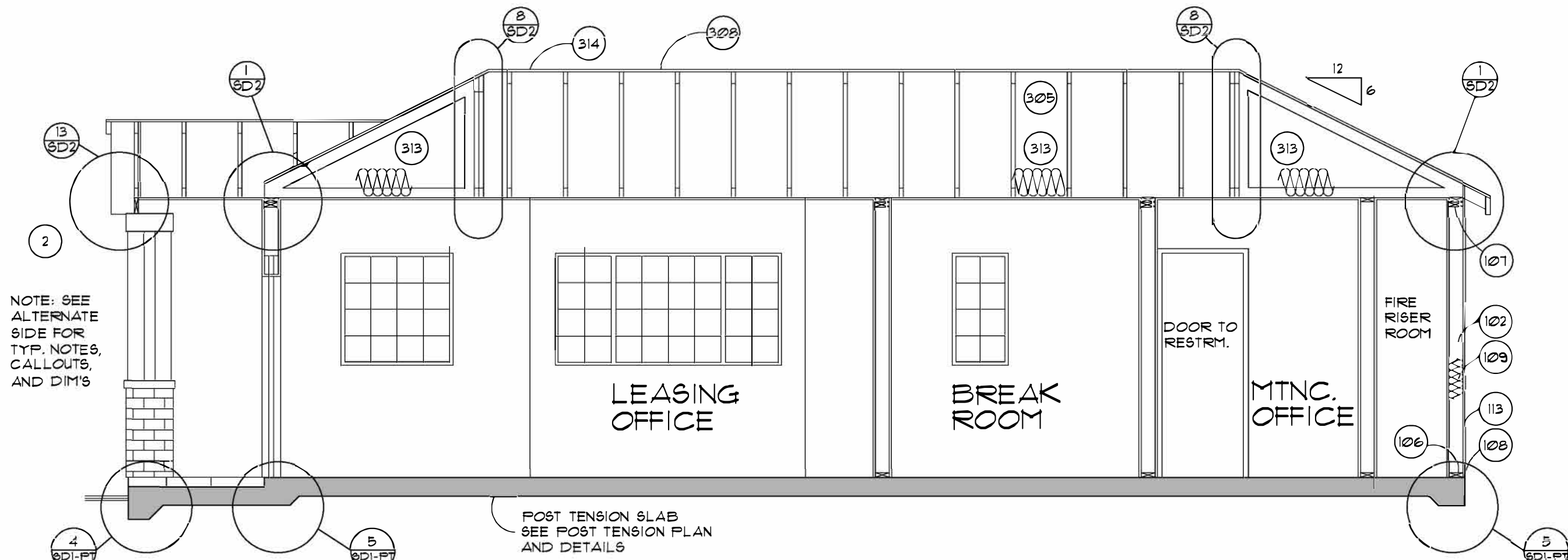
3702 east kachina drive
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date: 10/04/2017
project no: 1604

A5b

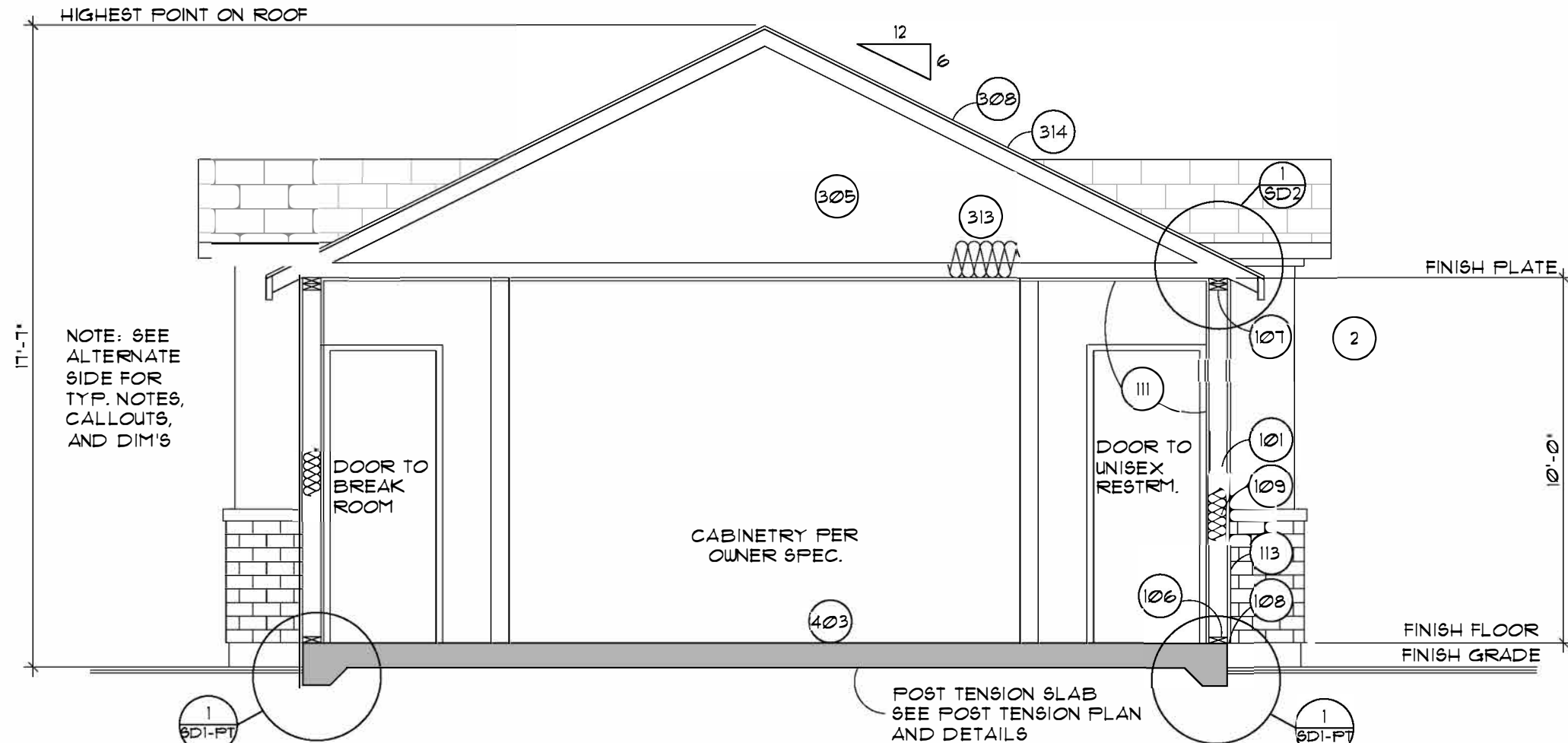
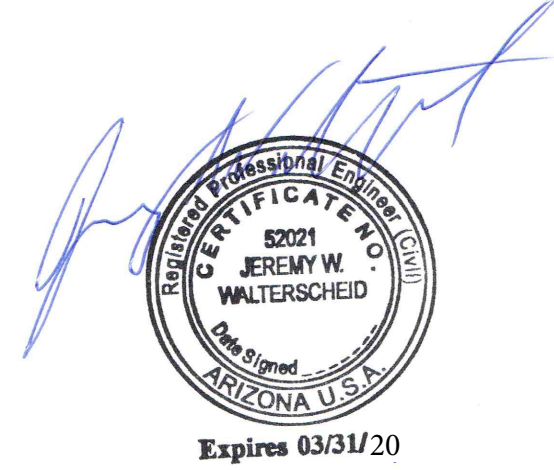
CRAFTSMAN STYLE



SECTION A

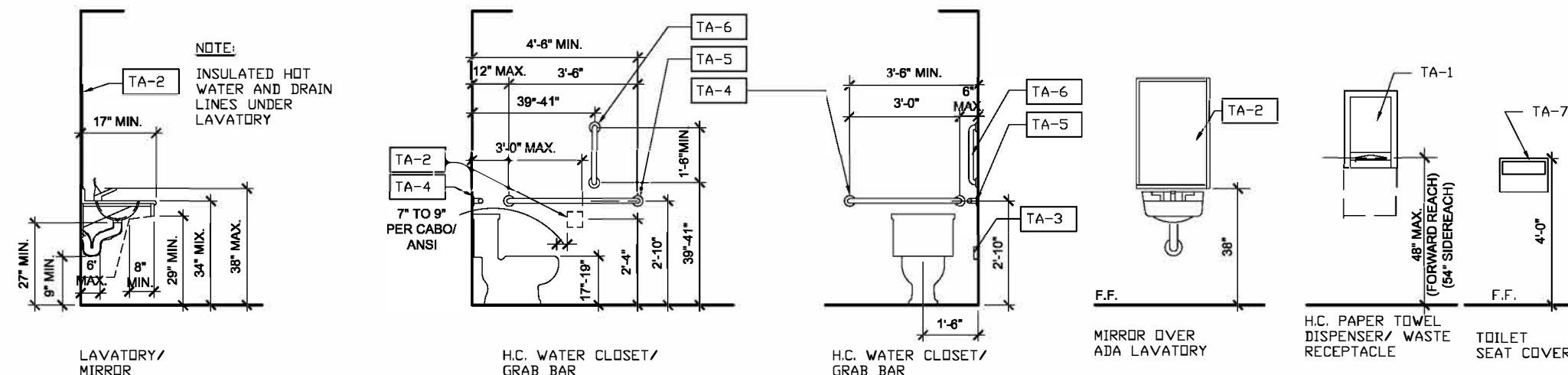
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10-3-17



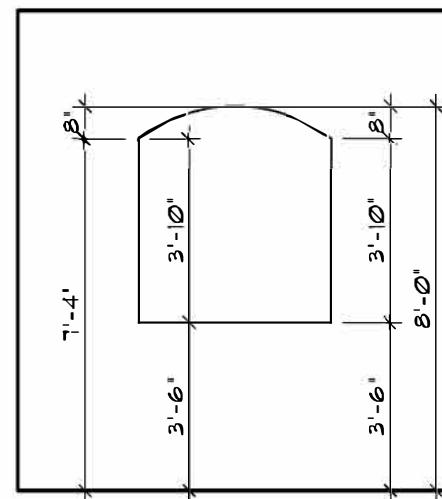
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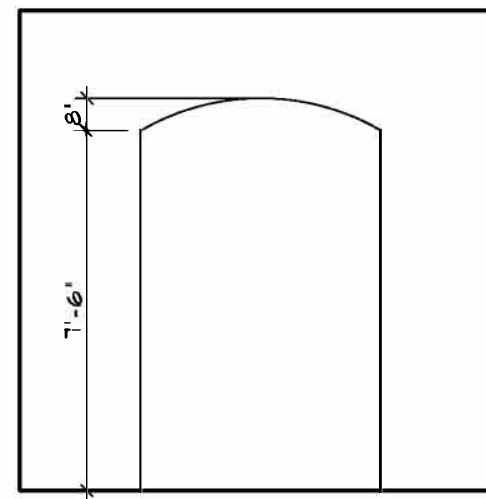


ADA DETAILS

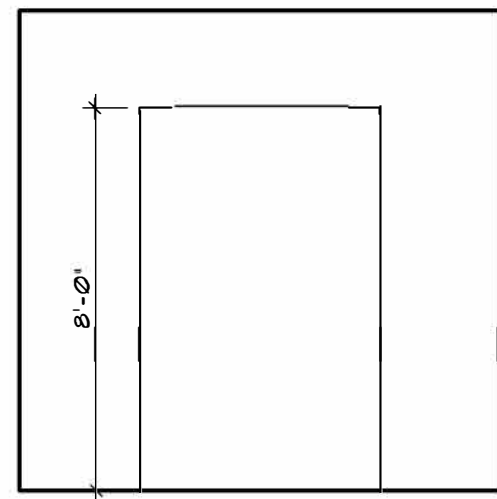
- TA-1 PAPER TOWEL DISPENSER AND TRASH RECEPTACLE
- TA-2 MIRROR PER SPEC.
- TA-3 TOILET TISSUE DISPENSER
- TA-4 36" LONG x 1 1/2" DIA. GRAB BAR WITH 1 1/2" CLEARANCE BETWEEN WALL AND BAR.
- TA-5 42" LONG x 1 1/2" DIA. GRAB BAR WITH 1 1/2" CLEARANCE BETWEEN WALL AND BAR.
- TA-6 18" MINIMUM LONG x 1 1/2" DIA. VERTICAL GRAB BAR WITH 1 1/2" CLEARANCE BETWEEN WALL AND BAR
- TA-7 TOILET SEAT COVER DISPANSER
- TA-8 ADA TOILET BOWL
- TA-9 STANDARD TOILET BOWL



TYP. NICHE



TYP. ARCH OPNG.



TYP. FLAT OPNG.

MASTER KEYNOTES	
WALL SYSTEM	101 2x4 STUD WALL
	102 2x6 STUD WALL
	103 6" FLUKE WALL
	104 INTERIOR BEARING WALL - SEE FRAMING PLANS
	105 MIN. 1-3/8" SELF CLOSING, SELF LATCHING, SOLID WOOD W/ GASKETS AND SWEEP OR 20 MIN. FIRE-RATED DOORS
	106 PRESSURE TREATED BOTTOM PLATE
	107 DOUBLE TOP PLATE
	108 WEEP SCREED TO MIN. 3/4" BELOW FIN. FLOOR-6 #11/AD1
	109 PAINT CONCRETE STEM BELOW TO MATCH BLDG.
	110 R-15 BATT INSULATION AT 2X4 WALL, R-19 AT 2X6 WALL
	111 1/2" GYPSUM BOARD, 8/6G RESISTANT ON CEILINGS
	112 SLOPE TOP 1/4" PLF
FLOOR SYSTEM	113 STUCCO
	114 SOFFIT
	115 WALLS BETWEEN LIVING AREA AND GARAGE MUST BE 5/8" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES
	116 BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN TWO LAYERS OF 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT. WHEN THE SEPARATION IS A FLOOR CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 5/8" GYPSUM BOARD OR EQUIV.
	117 CRITICAL FINISHED DIMENSION. (SEE DIMENSION NOTE UNDER GENERAL FLOOR PLAN NOTES) ON THIS SHEET.)
	118 NICHE - SEE INTERIOR ELEVATIONS
	119 OPENING - SEE INTERIOR ELEVATIONS
	120 COLUMN - (SEE FRMG FOR WOOD, PRE-CAST, OR STEEL)
	121 CRIPPLE WALL
	122 HARDFEELANK & HARDFEPANEL ICC-ESR-2230
	123
ROOF SYSTEM	201 WATER HEATER PLATFORM 48"
	202 FLOOR MATERIAL CHANGE
	203 FLOOR DRAIN
	204 A/C PAD - SEE MECHANICAL PLANS
	301 30x22 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION
	302 PROVIDE 5/8" TYPE X GYP. BD. @ GARAGE SIDE
	303 EXTERIOR GYP. BOARD, ICC - ESR-1938 OR EQUAL
	304 2X FASCIA WITH 1X TRIM
	305 ROOF SLOPE - SEE EXT. ELEVATIONS
	306 PREFAB TRUSSES 24' O.C. UNO (SEE ROOF FRAMING PLAN)
	307 GIRDER TRUSS - SEE ROOF FRAMING
	308 2X RAFTERS - SEE FRAMING
FOUNDATION SYSTEM	309 1/2" O.S.B. SHEATHING
	310 BUILT UP ROOF SYSTEM PER SHEET C-1
	311 ON 1/2" PLYWOOD ROOF SHEATHING
	312 FURRED CEILING
	313 BEAM - SEE FRAMING PLAN
	314 2X4 LOOKOUTS AT 48" O.C.
	315 R-38 BATT INSULATION
	316 MONIER CONC. TILE ROOF ESR-1641 OR APPROVED
	317 EQUAL TO BE USED OVER TYPE 30 UNDERLAYMENT
	318 2X CONVENTIONAL OVERFRAMING
	319 STRUCTURAL GABLE END TRUSSES
	320 WOOD CORBELS W/PAINT PER BLDG SPEC-SEE 3/AD1
CABINETS/FIXTURES/APPLIANCES	401 STOOP
	402 4" CONC. SLAB OVER 4" OF ABC O/TERMITE
	403 KEYPED SOIL TYPICAL
	404 KEYED STEM
	405 6" DEPRESSES
	406 SLOPE 1/8" PLF.
	407 8" TURNDOWN
	408 EXPANSION JOINT
	409 PAVERS OR STONE PER BUILDER
	410 PROVIDE CONTROL JOINT AT 400 SQ. FT. MAX.
	411 PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.
	501 MIRRORS & MEDICINE CABINETS PER BUILDER SPEC.
CROSS REFERENCE NOTES	502 CITY APPROVED FIREPLACE
	503 BASE CABINET - SEE INTERIOR ELEVATIONS
	504 UPPER CABINET - SEE INTERIOR ELEVATIONS
	505 STONE VENEER-ESR-1933 OR EQUAL
	506 PRE-FAB SHUTTERS
	507 SHELVES & RODS PER BUILDER SPEC.
	508 WATER CLOSET
	509 TUB & SHOWER WITH ROD
	510 GARDEN TUB PER SPEC.
	511 SHOWER - SEE FLR. PLAN FOR SIZE
	512 LAVATORY'S PER BUILDER SPEC.
	513 RANGE/OVEN
GENERAL SECTION NOTES	514 DOUBLE SINK W/DISPOSAL
	515 DISHWASHER
	516 REFRIGERATOR WITH ICE MAKER
	517 WASHER
	518 DRYER WITH DRYER VENT-SEE GENERAL NOTES
	519 WATER HEATER
	520 HOSE BIBS
	521 HOSE BIBS W/SOV
	522 MICROWAVE
	523 5 SHELVES
	524 SERVICE SINK (OPTIONAL)
	525 COOKTOP
	526 TOWEL BARS, RINGS, & T.P. HOLDERS PER OWNER
FIRE BLOCKING NOTES	1 REFER TO SHEET C1 FOR STRUCTURAL AND ARCHITECTURAL NOTES & MATERIAL SPEC'S
	2 SEE ROOF FRAMING FOR OVERHANG DIMENSIONS
	3 SEE FDN PLAN FOR STEM AND FOOTING SCHEDULES
	4 SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.
	5 SEE INTERIOR ELEVATIONS FOR CABINETS, FIXTURES, AND APPLIANCES
	6 SEE ALTERNATE SIDE FOR NOTES, CALLOUTS, AND DIM'S
	20 SLOPE FINISH GRADE PER ENGINEERING SOILS REPORT. (TYP.)
	21 FOAM APPLICATIONS SHALL COMPLY WITH CURRENT CODE AND CITY POLICY.
	22 VERIFY WINDOW AND DOOR DESIGNS WITH OWNER AND MANUFACTURER. DRAWING IS FOR DIAGRAMATIC PURPOSES ONLY.
	23 4" = STANDARD 1" FOAM, STUCCO ON FRAME - 4" EXT. DESIGNATION INDICATES FOAM THICKNESS IN ADDITION TO THE STANDARD 1" FOAM
	24 ALL EXTERIOR WALLS & INTERIOR BEARING WALL STUDS @ 16" O.C. - TYPICAL (UNO)
	25 EXTERIOR WALLS: PROVIDE 2 LAYERS OF GRADE 'D' PAPER OR 1 LAYER OF TYPE 'B' FELT OVER WOOD SHEATHING

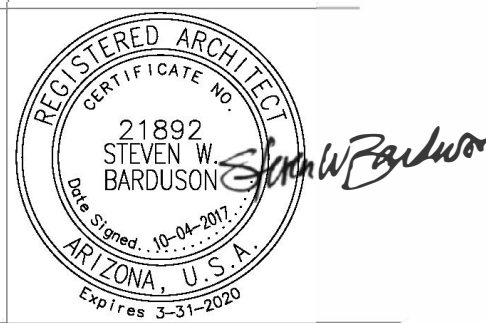
revisions
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2
3

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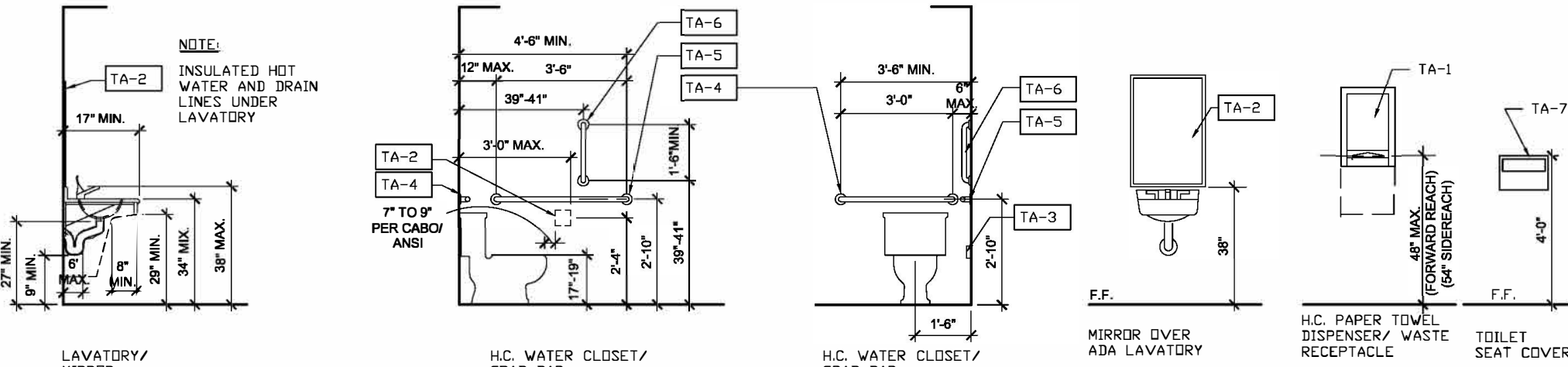
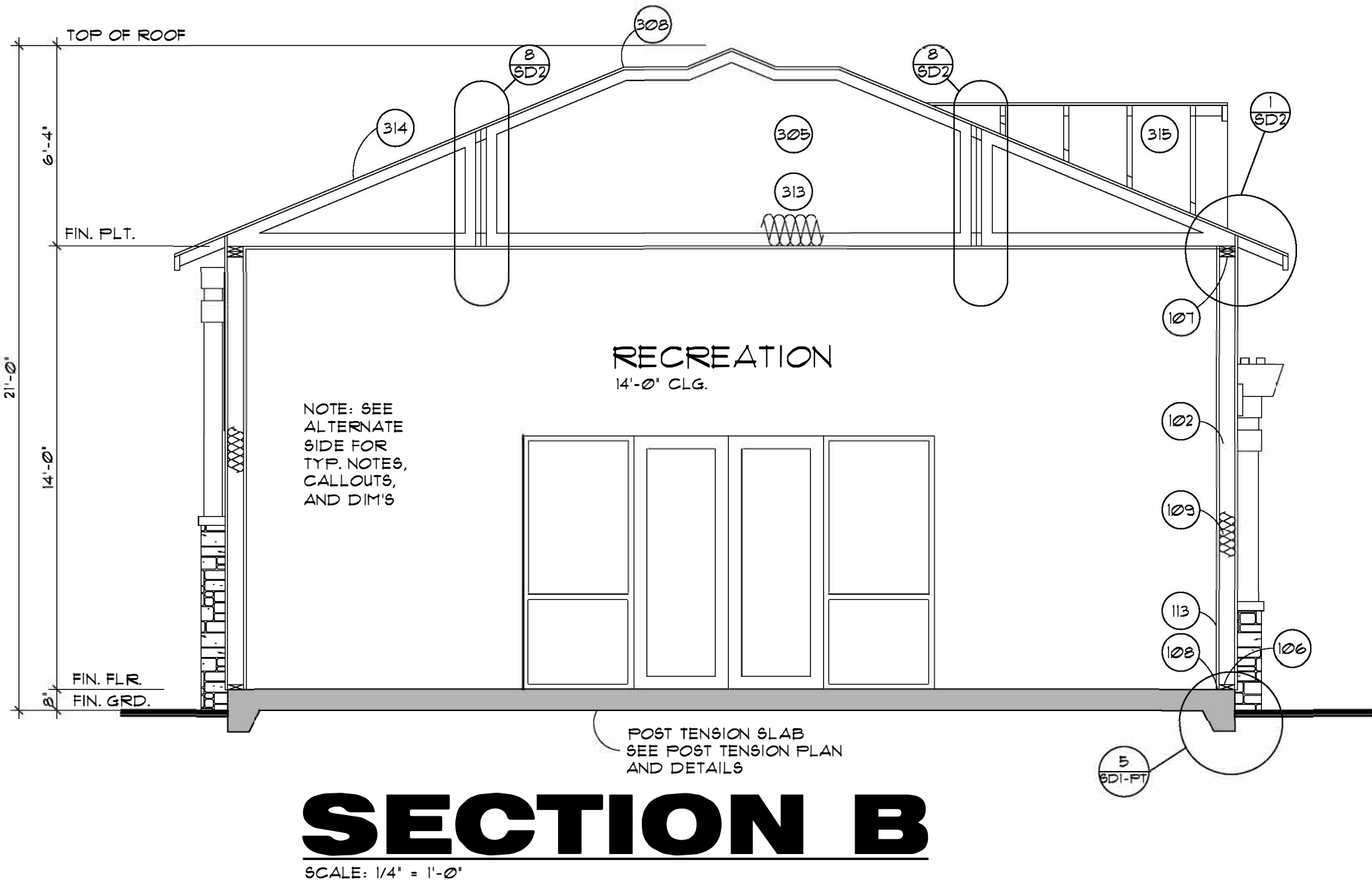
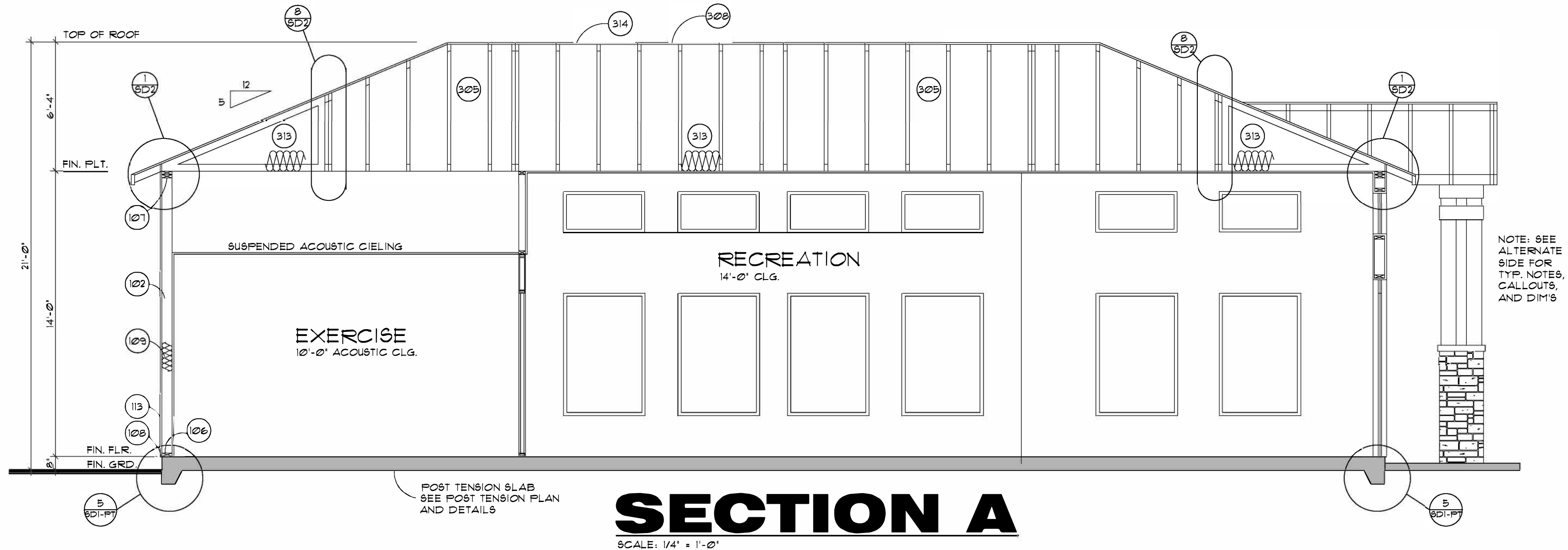
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date: 10/04/2017
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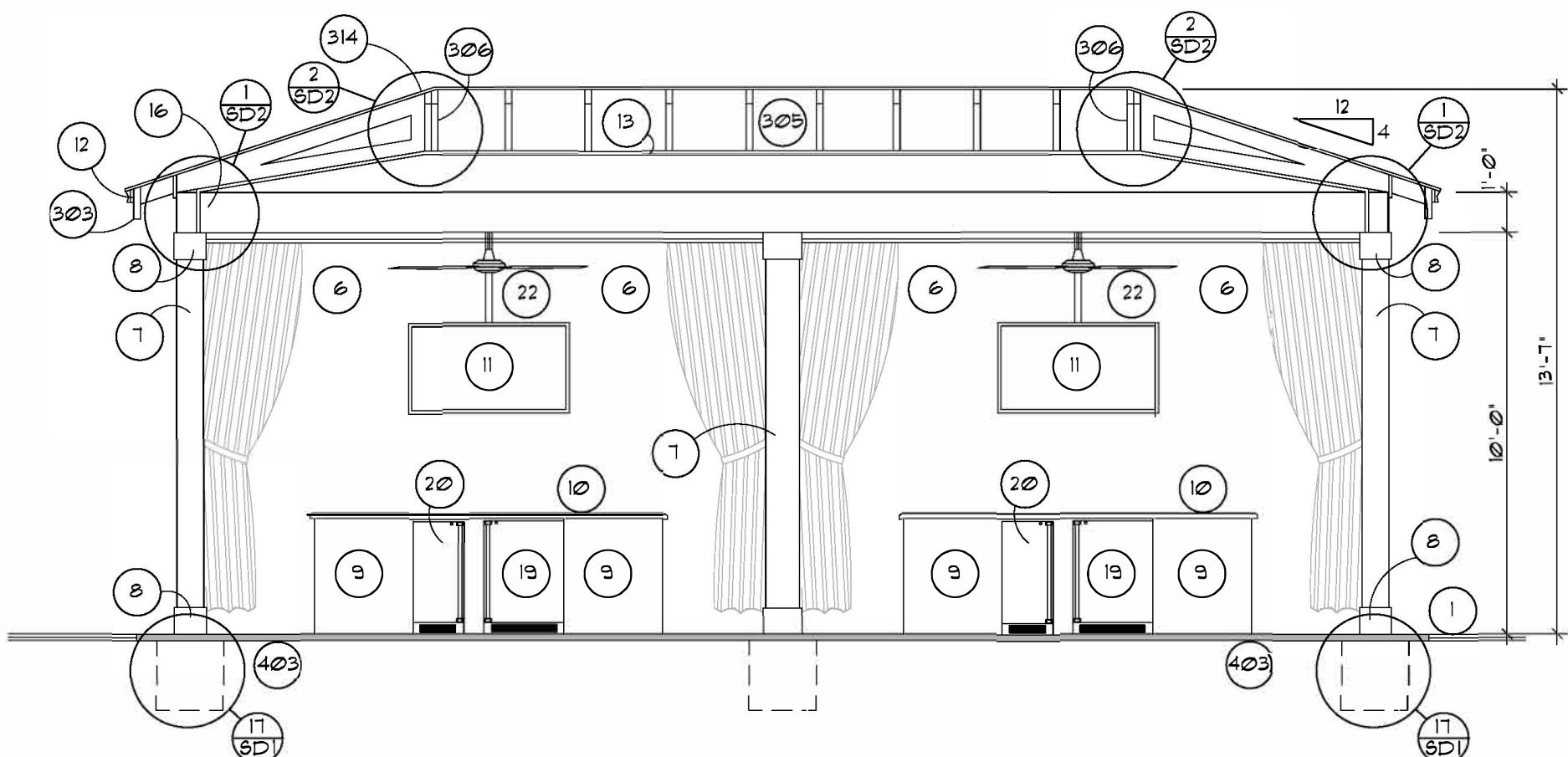
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CRAFTSMAN STYLE



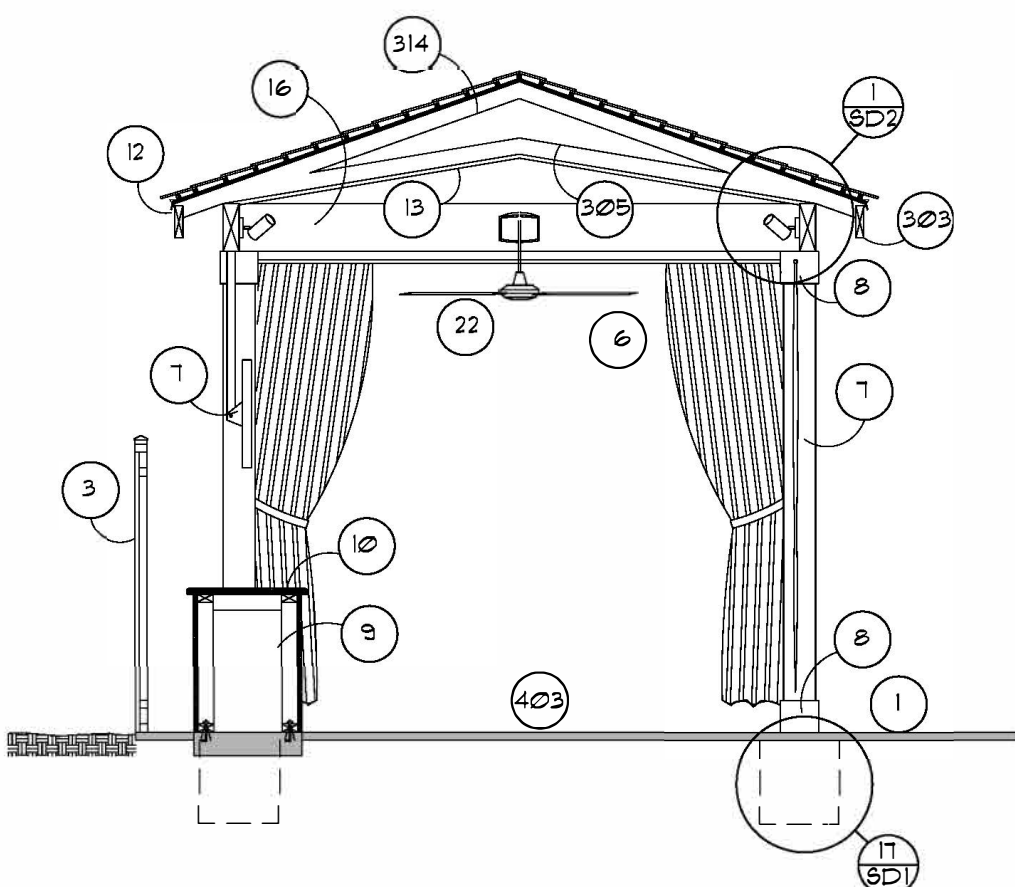
- TA-1 PAPER TOWEL DISPENSER AND TRASH RECEPTACLE
- TA-2 MIRROR PER SPEC.
- TA-3 TOILET TISSUE DISPENSER
- TA-4 36" LONG x 1 1/2" DIA. GRAB BAR WITH 1 1/2" CLEARANCE BETWEEN WALL AND BAR.
- TA-5 42" LONG x 1 1/2" DIA. GRAB BAR WITH 1 1/2" CLEARANCE BETWEEN WALL AND BAR.
- TA-6 18" MINIMUM LONG x 1 1/2" DIA. VERTICAL GRAB BAR WITH 1 1/2" CLEARANCE BETWEEN WALL AND BAR
- TA-7 TOILET SEAT COVER DISPANSER
- TA-8 ADA TOILET BOWL
- TA-9 STANDARD TOILET BOWL

MASTER KEYNOTES		
WALL SYSTEM	101 2x4 STUD WALL	
	102 2x6 STUD WALL	
	103 6" PLUMB WALL	
	104 INTERIOR BEARING WALL - SEE FRAMING PLANS	
	105 MIN. 1-3/8" SELF CLOSING, SELF LATCHING, SOLID WOOD	
	106 W/ GASKETS AND SUEEP OR 20 MIN. FIRE-RATED DOORS	
	107 PRESSURE TREATED BOTTOM PLATE	
	108 DOUBLE TOP PLATE	
	109 WEEP SCREED TO MIN. 3/4" BELOW FIN. FLOOR-6 #11/AD1	
	110 PAINT CONCRETE STEM BELOW TO MATCH BLDG.	
	111 R-13 BATT INSULATION AT 2X4 WALL, R-19 AT 2X6 WALL	
	112 2X FIRE BLOCKING	
	113 1/2" GYPSUM BOARD, 84G RESISTANT ON CEILINGS	
	114 SLOPE TOP 1/4" PLF	
	115 STUCCO	
FLOOR SYSTEM	116 SOFFIT	
	117 WALLS BETWEEN LIVING AREA AND GARAGE MUST BE 5/8" TYPE X	
	118 GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES	
	119 BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT	
	120 LESS THAN TWO LAYERS OF 5/8" TYPE X GYPSUM BOARD OR	
	121 EQUIVALENT. WHEN THE SEPARATION IS A FLOOR CEILING	
	122 ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION	
	123 SHALL ALSO BE PROTECTED BY NOT LESS THAN 5/8" GYPSUM	
	124 BOARD OR EQUIV.	
	125 CRITICAL FINISHED DIMENSION. (SEE DIMENSION NOTE	
	126 UNDER GENERAL FLOOR PLAN NOTES) ON THIS SHEET	
	127 NICHE - SEE INTERIOR ELEVATIONS	
	128 OPENING - SEE INTERIOR ELEVATIONS	
	129 COLUMN - (SEE FRMG FOR WOOD, PRE-CAST, OR STEEL)	
	ROOF SYSTEM	130 CRIPPLE WALL
131 HARDIEPLANK 4 HARDIEPANEL ICC-ESR-2230		
132 WATER HEATER PLATFORM 48"		
133 WEED WATER-RESISTANT CHANGE		
134 FLOOR DRAIN		
135 AAC PAD - SEE MECHANICAL PLANS		
136 30x24 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION		
137 PROVIDE 5/8" TYPE X GYPS. BD. 4 GARAGE SIDE		
138 EXTERIOR GYPS. BOARD, ICC - ESR-1339 OR EQUAL		
139 2X FASCIA WITH IX TRIM		
140 ROOF SLOPE - SEE EXT. ELEVATIONS		
141 PREFAB TRUSSES 24" O.C. UNO (SEE ROOF FRAMING PLAN)		
142 GABLE TRUSSES - SEE ROOF FRAMING		
143 2X RAFTERS - SEE FRAMING		
144 12" O.S.B. SHEATHING		
FOUNDATION SYSTEM	145 BUILT UP ROOF SYSTEM PER SHEET C-1	
	146 1/2" IN. 12" UCCOD ROOF SHEATHING	
	147 FURRED CEILING JOINT	
	148 BEAM - SEE FRAMING PLAN	
	149 2X4 LOOKOUTS AT 48" O.C.	
	150 R-38 BATT INSULATION	
	151 FLOWER CO. TILE OF ESR-1641 OR APPROVED	
	152 EQUIV. TO BE USED OVER TYPE 30 UNDERLAYMENT	
	153 2X CONVENTIONAL OVERFRAMING	
	154 STRUCTURAL GABLE END TRUSSES	
	155 CORBELLS W/PAINT PER BLDG SPEC-SEE 3/AD1	
	CABINETS/FIXTURES/APPLIANCES	501 8100CF
		502 4' CONC. SLAB OVER 4" OF ABC O/TERMITE
		503 TREATED SOIL TYPICAL
		504 KITCHEN CUPBOARD SYSTEM
505 6" DEPRESS		
506 SLOPE 1/8" PLF.		
507 8" TURNOUT		
508 EXTERIOR JOINT		
509 PAVERS OR STONE PER SPEC		
510 PROVIDE COUNTER JOINT AT 400 SQ. FT. MAX.		
511 PROVIDE COUNTER JOINT AT 400 SQ. FT. MAX.		
512 MIRRORS 1 MEDICINE CABINETS PER BUILDER SPEC.		
513 CITY APPROVED FIREPLACE		
514 BASE CABINET - SEE INTERIOR ELEVATIONS		
515 UPPER CABINET - SEE INTERIOR ELEVATIONS		
CROSS REFERENCE NOTES	516 DOOR VENEER ICC-ESR-1953 OR EQUAL	
	517 PRE-FAB SHUTTERS	
	518 SHELVES 4 RODS PER BUILDER SPEC.	
	519 WATER CLOSET	
	520 1/2" 4 SQUIGHER WITH ROD	
	521 GARDEN TUB PER SPEC	
	522 SHOWER - SEE FLR. PLAN FOR ROZ SIZE	
	523 AVATORY'S PER BUILDER SPEC.	
	524 RANGE/OVEN	
	525 DOUBLE SINK W/DISPOSAL	
	526 REFRIGERATOR WITH ICE MAKER	
	527 WASHER	
	528 DRYER WITH DRYER VENT-SEE GENERAL NOTES	
	529 WATER HEATER	
	530 HOSE BIBB	
GENERAL SECTION NOTES	531 HOSE BIBB W/SOV	
	532 MICROWAVE	
	533 2 SHELVES	
	534 SERVICE SINK (OPTIONAL)	
	535 COOKTOP	
	536 TIEBOL BARS, RINGS, 4 T.P. HOLDERS PER OWNER	
	CROSS REFERENCE NOTES	1 REFER TO SHEET C FOR STRUCTURAL AND ARCHITECTURAL NOTES 4 MATERIAL SPECS
		2 SEE ROOF FRAMING FOR OVERHANG DIMENSIONS
		3 SEE FDN PLAN FOR STEM AND FOOTING SCHEDULES
		4 SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.
		5 SEE INTERIOR ELEVATIONS FOR CABINETS, FIXTURES, AND APPLIANCES
		6 SEE ALTERNATE SIDE FOR NOTES, CALLOUTS, AND DIM'S
	GENERAL SECTION NOTES	20 SLOPE FINISH GRADE PER ENGINEERING SOILS REPORT. (TYP.)
		FOAM APPLICATIONS SHALL COMPLY WITH CURRENT CODE AND CITY POLICY.
		VERIFY WINDOW AND DOOR DESIGNS WITH OWNER REGARDING ENERGY EFFICIENCY, AIR SPACES FOR DIAGRAMMATIC PURPOSES ONLY.
4" - 6" STANDARD 1" FOAM STUCCO ON FRAME - 12" EXT. DESIGNATION INDICATES FOAM THICKNESS IN ADDITION TO THE STANDARD 1" FOAM		
ALL EXTERIOR WALLS 4 INTERIOR BEARING WALL STUDS 4 16" O.C. - TYPICAL (UNO)		
EXTERIOR WALLS, PROVIDE 2 LAYERS OF GRADE 'D' PAPER OR 1 LAYER OF TYPE 15 FELT OVER WOOD SHEATHING		
FIRE BLOCKING NOTES		
FIRE BLOCKING NOTES	A. AT CONCEALED SPACES OF STUD WALLS AND CEILINGS, INCLUDING FURRED SPACES, AT THE CEILINGS AND FLOORS, AND AT 10 FT. INTERVALS BOTH VERTICAL AND HORIZONTAL.	
	B. AT ALL INTERCONNECTIONS BETWEEN CONCRETE VERTICAL WALLS, CONCRETE SPACES SUCH AS SOFFITS, DROPPED CEILINGS, AND COVE CEILINGS.	
	C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS, AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS, IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.	
	D. IN OPENINGS AND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, UN NON-COMBUSTIBLE MATERIALS.	
	E. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.	
	F. WALLS HAVING PARALLEL, OR STAGGERED STUDS FOR SOUND CONTROL, SHALL HAVE FIRE BLOCKS OF MINERAL FIBER OR GLASS FIBER OR OTHER APPROVED NONRIGID MATERIAL.	
	G. THE INTEGRITY OF ALL FIRE BLOCKING AND DRAFT STOPS, SHALL BE MAINTAINED.	



SECTION A

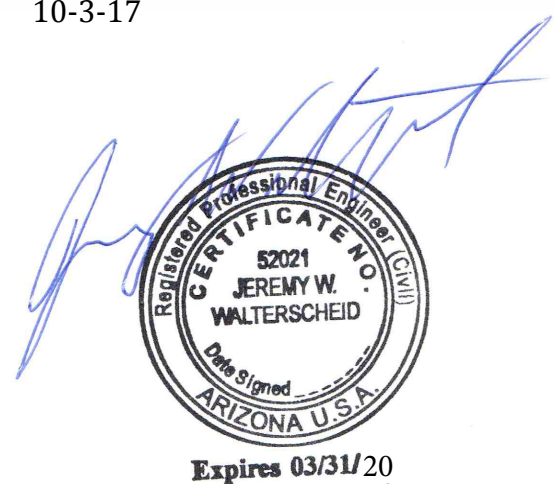
SCALE: 1/4" = 1'-0"



SECTION B

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

ELECTRONICALLY SIGNED
10-3-17



RAMADA SPECIFIC KEY NOTES

- FFE (PROVIDED BY CREATIVE LICENSE)
- ELECTRICAL CONVENIENCE OUTLET (PROVIDE POWER)
- WROUGHT IRON PERIMETER FENCE (SEE DETAIL 2/D 901)
- ARTISTIC PAVER HARDSCAPE (H81)
- AUDIO SPEAKER (BLACK IN COLOR), PROVIDE DATA (SPEAKER BY A/V CONSULTANT)
- CURTAIN (FB1) AND ROD (BY CREATIVE LICENSE)
- 8" SQ. WOOD COLUMN (PT1)
- 1"x8" HARD WOOD TRIM (PT1)
- STUCCO FINISH, TO MATCH OFFICE (PT1)
- SOLID SURFACE COUNTERTOP (881)
- WATERPROOF TV WITH SUSPENDED MOUNT (PER STRUCTURAL), PROVIDE POWER AND DATA (TV BY A/V CONSULTANT)
- METAL FLASHING (MT1)
- 6" TAG SIDING (WD1) OVER 1/2" PLYWOOD
- 2"x8" WOOD FRAMING (WD1) (PER STRUCTURAL)
- 4"x8" WOOD FRAMING (WD1) (PER STRUCTURAL)
- 5-1/8" x 12" GLB
- 4"x4" WOOD POST (WD1) (PER STRUCTURAL)
- ROOF TILE (RF1) INSTALL PER MFG. SPEC
- UNDER COUNTER REFRIGERATOR (PROVIDE POWER) MFG: MARVEL OUTDOOR TYPE: M024RAB18
- UNDER COUNTER ICE MAKER (PROVIDE POWER AND DRAINAGE) MFG: MARVEL OUTDOOR TYPE: 30MT-68-F-L
- RECESSED CAN LIGHT (PROVIDE POWER)
- FAN (PROVIDE POWER)

MASTER KEYNOTES

- | | |
|-----|--|
| 101 | 2x4 STUD WALL |
| 102 | 2x6 STUD WALL |
| 103 | 6" PLUMB WALL |
| 104 | INTERIOR BEARING WALL - SEE FRAMING PLANS |
| 105 | MIN. 1-3/8" SELF CLOSING, SELF LATCHING, SOLID WOOD W/ GASKETS AND SWEEP OR 20 MIN. FIRE-RATED DOORS |
| 106 | PRESSURE TREATED BOTTOM PLATE |
| 107 | DOUBLE TOP PLATE |
| 108 | WEEP SCREED TO MIN. 3/4" BELOW FIN. FLOOR-6 #11/ADI |
| 109 | PAINT CONCRETE STEM BELOW TO MATCH BLDG. |
| 110 | R-15 BATT INSULATION AT 2X4 WALL, R-19 AT 2X6 WALL |
| 111 | 2X FIRE BLOCKING |
| 112 | 1/2" GYPSUM BOARD, SAG RESISTANT ON CEILINGS |
| 113 | SLOPE TOP 1/4" PLF |
| 114 | STUCCO |
| 115 | SOFFIT |
| 116 | WALLS BETWEEN LIVING AREA AND GARAGE MUST BE 5/8" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES, BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN TWO LAYERS OF 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT. WHEN THE SEPARATION IS A FLOOR CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 5/8" GYPSUM BOARD OR EQUIV. |
| 117 | CRITICAL FINISHED DIMENSION. (SEE DIMENSION NOTE UNDER GENERAL FLOOR PLAN NOTES) ON THIS SHEET) |
| 118 | NICHE - SEE INTERIOR ELEVATIONS |
| 119 | OPENING - SEE INTERIOR ELEVATIONS |
| 120 | COLUMN - (SEE FRMG FOR WOOD, PRE-CAST, OR STEEL) |
| 121 | CRIPPLE WALL |
| 122 | HARDIE PLANK & HARDEIPANEL ICC-ESR-2236 |
- | | |
|-----|---|
| 201 | WATER HEATER PLATFORM 48" |
| 202 | FLOOR MATERIAL CHANGE |
| 203 | FLOOR DRAIN |
| 204 | A/C PAD - SEE MECHANICAL PLANS |
| 301 | 30x22 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION |
| 302 | PROVIDE 5/8" TYPE X GYP. BD. @ GARAGE SIDE |
| 303 | EXTERIOR GYP. BOARD, ICC - ESR-1338 OR EQUAL |
| 304 | 2X FASCIA WITH 1X TRIM |
| 305 | ROOF SLOPE - SEE EXT. ELEVATIONS |
| 306 | PREFAB TRUSSES 24" O.C. UNO (SEE ROOF FRAMING PLAN) |
| 307 | GIRDER TRUSS - SEE ROOF FRAMING |
| 308 | 2X RAFTERS - SEE FRAMING |
| 309 | 1/2" OSB SHEATHING |
| 310 | BUILT UP ROOF SYSTEM PER SHEET C-1 |
| 311 | ON 1/2" PLYWOOD ROOF SHEATHING |
| 312 | FURRED CEILING |
| 313 | BEAM - SEE FRAMING PLAN |
| 314 | 2X4 LOOKOUTS AT 48" O.C. |
| 315 | R-38 BATT INSULATION |
| 316 | MONIER CONC. TILE ROOF ESR-1641 OR APPROVED |
| 317 | EQUAL TO BE USED OVER TYPE 30 UNDERLAYMENT |
| 401 | 2X CONVENTIONAL OVERFRAMING |
| 402 | STRUCTURAL GABLE END TRUSS |
| 403 | WOOD CORBELS W/PAINT PER BLDG SPEC-SEE 3/ADI |

- | | |
|-----|---|
| 401 | STOOP |
| 402 | 4" CONC. SLAB OVER 4" OF ABC 0/TERMIT |
| 403 | CREATED SOIL WITH COOL DECK ON TOP TYP. |
| 404 | KEYED STEM |
| 405 | 6" DEPRES |
| 406 | SLOPE 1/8" PLF. |
| 407 | 8" TURNDOWN |
| 408 | EXPANSION JOINT |
| 409 | PAVERS OR STONE PER BUILDER |
| 410 | PROVIDE CONTROL JOINT AT 400 SQ. FT. MAX. |
| 411 | PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX. |

- | | |
|-----|---|
| 501 | MIRRORS & MEDICINE CABINETS PER BUILDER SPEC. |
| 502 | CITY APPROVED FIREPLACE |
| 503 | BASE CABINET - SEE INTERIOR ELEVATIONS |
| 504 | UPPER CABINET - SEE INTERIOR ELEVATIONS |
| 505 | STONE VENEER-ESR-1593 OR EQUAL |
| 506 | PRE-FAB SHUTTERS |
| 507 | SHELVES & RODS PER BUILDER SPEC. |
| 508 | WATER CLOSET |
| 509 | TUB & SHOWER WITH ROD |
| 510 | GARDEN TUB PER SPEC |
| 511 | SHOWER - SEE FLR. PLAN FOR SIZE |
| 512 | LAVATORY'S PER BUILDER SPEC. |
| 513 | RANGE/OVEN |
| 514 | DOUBLE SINK W/DISPOSAL |
| 515 | DISHWASHER |
| 516 | REFRIGERATOR WITH ICE MAKER |
| 517 | WASHER |
| 518 | DRYER WITH DRYER VENT-SEE GENERAL NOTES |
| 519 | WATER HEATER |
| 520 | HOSE BIBS |
| 521 | HOSE BIBS W/SCV |
| 522 | MICROWAVE |
| 523 | 5 SHELVES |
| 524 | SERVICE SINK (OPTIONAL) |
| 525 | COOKTOP |
| 526 | TOILET BARS, RINGS, & T.P. HOLDERS PER OWNER |

- | | |
|---|--|
| 1 | REFER TO SHEET C1 FOR STRUCTURAL AND ARCHITECTURAL NOTES & MATERIAL SPEC'S |
| 2 | SEE ROOF FRAMING FOR OVERHANG DIMENSIONS |
| 3 | SEE FDN PLAN FOR STEM AND FOOTING SCHEDULES |
| 4 | SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS. |
| 5 | SEE INTERIOR ELEVATIONS FOR CABINETS, FIXTURES, AND APPLIANCES |
| 6 | SEE ALTERNATE SIDE FOR NOTES, CALLOUTS, AND DIM'S |

- | | |
|----|---|
| 20 | SLOPE FINISH GRADE PER ENGINEERING SOILS REPORT. (TYP.) |
| 21 | FOAM APPLICATIONS SHALL COMPLY WITH CURRENT CODE AND CITY POLICY. |
| 22 | VERIFY WINDOW AND DOOR DESIGNS WITH OWNER AND MANUFACTURER. DRAWING IS FOR DIAGRAMATIC PURPOSES ONLY. |
| 23 | 40" x STANDARD 1" FOAM STUCCO ON FRAME - 2" EXT. DESIGNATION INDICATES FOAM THICKNESS IN ADDITION TO THE STANDARD 1" FOAM |
| 24 | ALL EXTERIOR WALLS & INTERIOR BEARING WALL STUDS @ 16" O.C. - TYPICAL (UNO) |
| 25 | EXTERIOR WALLS: PROVIDE 2 LAYERS OF GRADE 10" PAPER OR 1 LAYER OF TYPE 15 FELT OVER WOOD SHEATHING |

FIRE BLOCKING NOTES

- | | |
|----|--|
| A. | AT CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS, AND AT 10 FT. INTERVALS BOTH VERTICAL AND HORIZONTAL. |
| B. | AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROPPED CEILINGS, AND COVE CEILINGS. |
| C. | IN CONCEALED SPACES BETWEEN STAIR STRINGERS, AT THE TOP AND BOTTOM OF THE RUN, AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS, IF THE WALLS UNDER THE STAIRS ARE UNFINISHED. |
| D. | IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, USE NON-COMBUSTIBLE MATERIALS. |
| E. | AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS. |
| F. | WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND CONTROL, SHALL HAVE FIRE BLOCKS OF MINERAL FIBER OR GLASS FIBER OR OTHER APPROVED NONRIGID MATERIAL. |
| G. | THE INTEGRITY OF ALL FIRE BLOCKING, AND DRAFT STOPS, SHALL BE MAINTAINED. |

revisions

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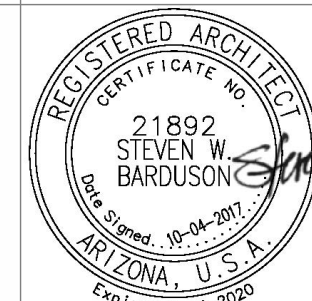
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TODD
COMMUNITIES**

ELLSWORTH

MESA, AZ

RAMADA

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date: 10/04/2017

project no: 1604

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SECTIONS / INTERIORS-A

CRAFTSMAN STYLE

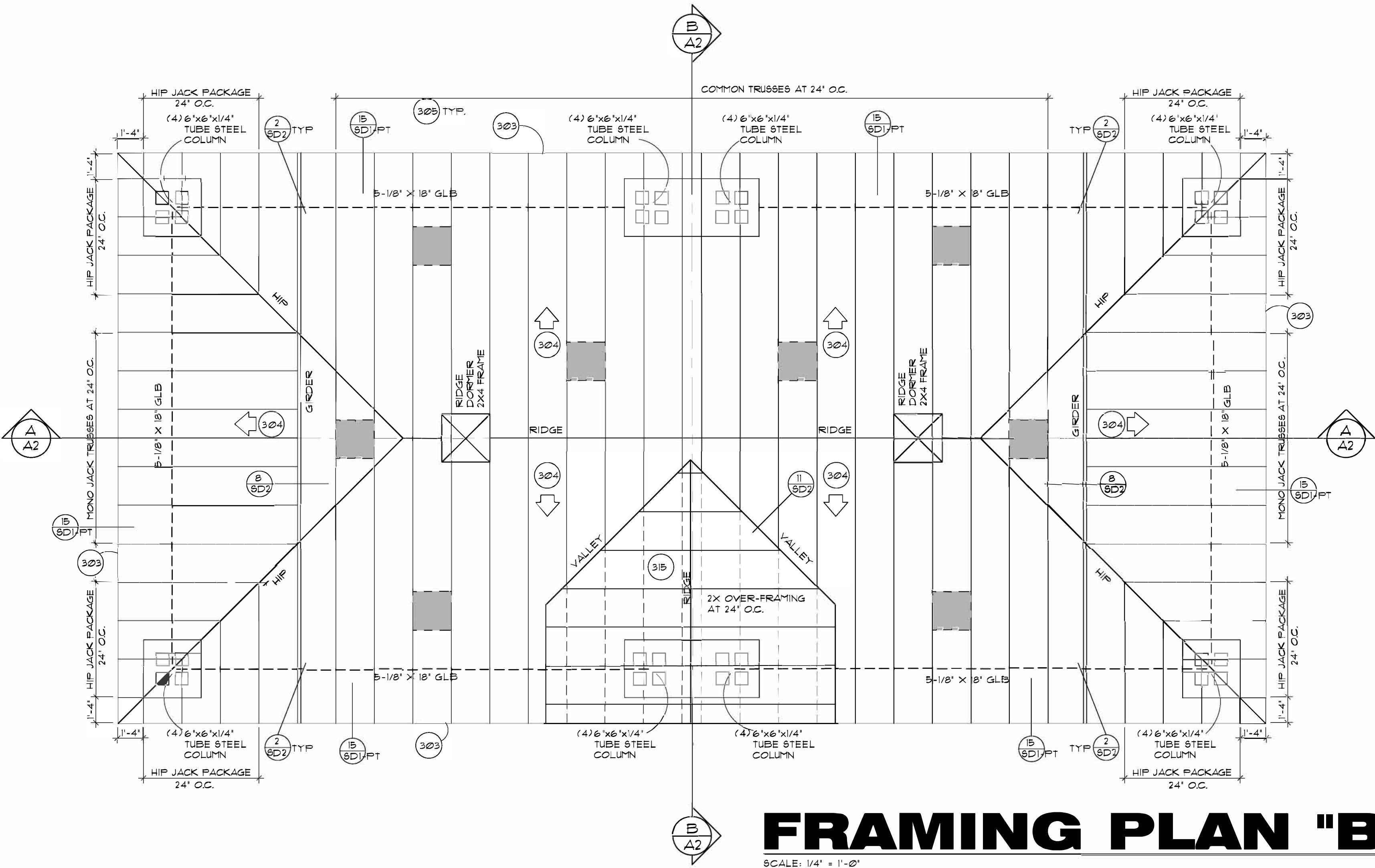
MASTER KEYNOTES				
101	DOUBLE TOP PLATE			
113	STUCCO			
302	EXTERIOR GYP. BOARD, ICC - ESR-1338 OR EQUAL			
303	2X FASCIA WITH 1X TRIM			
304	ROOF SLOPE - SEE EXT. ELEVATIONS			
305	PREFAB TRUSSES 24' O.C. UNO (SEE ROOF FRAMING PLAN)			
306	GIRDER TRUSS - SEE ROOF FRAMING			
308	1/2" OSB SHEATHING			
311	BEAM - SEE FRAMING PLAN			
314	MONIER CONC. TILE ROOF ESR-1641 OR APPROVED			
320	EQUAL TO BE USED OVER TYPE 30 UNDERLAYMENT			
316	2X CONVENTIONAL OVERFRAMING			
319	STRUCTURAL GABLE END TRUSSES			
505	STONE VENEER-ESR-1593 OR EQUAL			

ATTIC VENT CALCULATIONS				
EFFECTIVE AREA TO PROVIDE VENTILATION: 534 SQFT. X 1/300 = 511 SQFT. (50% = 255 SQFT.)				
UPPER VENT BREAKDOWN (MIN. 1/2 SF. REQ.)				
SIZE	NET AREA	QUANTITY	=	SQFT.
OHAGEN MODEL M .66		4		264
ROOF VENT OR EQUAL				
TOTAL UPPER 50% = 264				
LOWER VENT BREAKDOWN (MIN. 1/2 SF. REQ.)				
SIZE	NET AREA	QUANTITY	=	SQFT.
OHAGEN MODEL M .66		2		264
ROOF VENT OR EQUAL				
TOTAL LOWER 50% = 264				
TOTAL NFA = 528				

OHAGEN MODEL M
ROOF VENT OR EQUAL
ICC-ES Legacy Report, 3650-A

FRAMING NOTES	
1	REFER TO SHEET C1 FOR STRUCTURAL AND ARCHITECTURAL NOTES & MATERIAL SPECS
2	SEE MECHANICAL FOR A/C OR FAU UNITS
3	SEE EXTERIOR ELEVATIONS FOR HEADER HEIGHTS
4	SEE STANDARD PLAN FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS
5	SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS
6	SEE EXTERIOR ELEVATIONS FOR BARGE & FASCIA
7	SEE SECTIONS & ELEVATIONS FOR ROOF MATERIALS

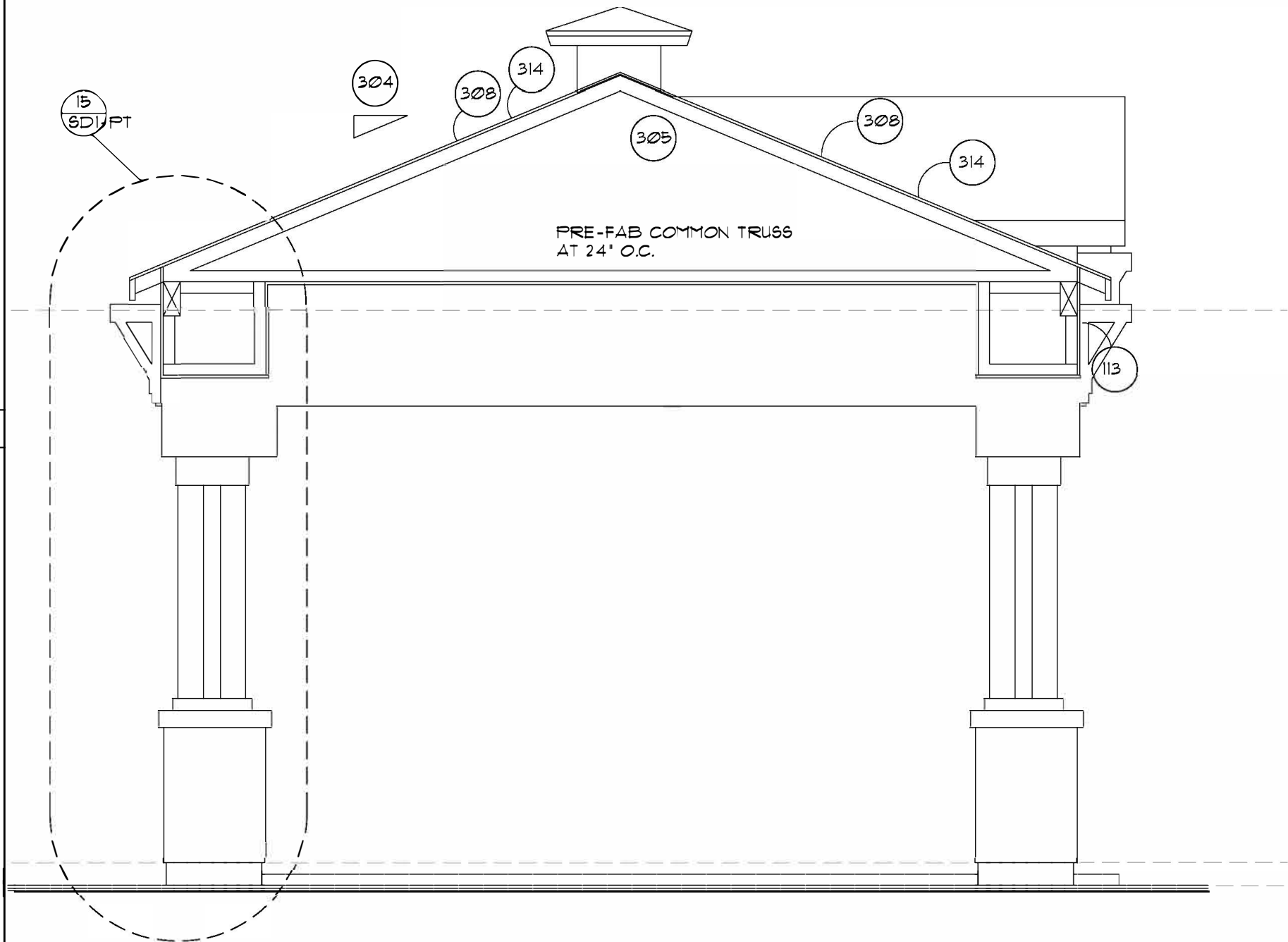
GENERAL FRAMING NOTES	
20	DOUBLE BEARING STUDS SHALL BE USED WHEN PENETRATED BY SOIL PLUMBING LINES
21	ALL POSTS ARE 2 - 2X4 UNO. ON PLAN
22	DOUBLE 2X WOOD POST W/ DBL. TRIMMER AT EACH END OF ALL BEAMS - UNO.
23	2X WOOD POST W/ TRIMMER AT EACH END OF ALL EXTERIOR DOOR AND WINDOW OPENINGS
24	SECONDARY SLOPES, SUCH AS VALLEYS, CRICKETS, OR SLOPING LEDGES SHALL BE NOT LESS THAN 1/8" PER FOOT (U.P.C. APPENDIX D, RAINWATER SYSTEMS AS AMD.
25	FASTEN ALL HIP JACKS w/ 3 - 16d TOE NAILLED * TOP & BOTTOM - TYPICAL. MAXIMUM 6'-0" SPAN (UNO.)
26	ALL TRUSSES TO BE DESIGNED AND MANUFACTURED BY AN ARIZONA APPROVED FABRICATOR. TRUSS DIAGRAMS AND KEYED LAYOUTS SHALL BE AVAILABLE TO THE FIELD INSPECTOR AT THE JOB SITE AT THE TIME OF ROOF NAILING AND FRAMING INSPECTIONS.
27	TRUSS MANUFACTURER TO COORDINATE TRUSS DESIGNS w/ SPECIFIED HANGERS
28	ROOF TILE SHALL BE INSTALLED PER EVALUATION REPORT, MANUFACTURER'S WRITTEN INSTRUCTIONS, AND PER CURRENT CODE
29	RATED BUILT UP ROOF ASSEMBLY SHALL CONSIST OF AN APPROVED & LISTED CLASS 'C' OR BETTER ASSEMBLY (TESTED IN ACCORDANCE w/ U.L. STD. 55.1A) AND INSTALLED PER MFR WRITTEN INSTRUCTION AND CURRENT CODE
30	FLASH ALL CONDITIONS AS REQUIRED BY CODE
31	PROVIDE FULL HEIGHT 2X SOLID BLOCKING OR BLOCKING PANELS BETWEEN FRAMING MEMBERS AT ALL BEARING POINTS
32	PROVIDE ALL BLOCKING AND BRACING PER ALL APPLICABLE CODES AND/OR TRUSS MFR SPECIFICATIONS - UNO.
34	6X6 MIN. SCUPPER - SELECT PER BUILDER SEE DETAIL 18AD1 FOR TYPICAL CONDITION. PROVIDE CRICKET/DRAINAGE PER CODE
35	TRUSS MANUFACTURER TO COORDINATE WITH HVAC FOR TRUSS BAYS AND DUCTS
36	TRUSS MANUFACTURER TO KEY TRUSSES AND PROVIDE KEY IN TRUSS CALC. PACKAGE



SECTION NOTES	
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B.	AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROPPED CEILINGS, AND COVE CEILINGS.
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D.	IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, US NON-COMBUSTIBLE MATERIALS.
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F.	WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND CONTROL, SHALL HAVE FIRE BLOCKS OF MINERAL FIBER OR GLASS FIBER OR OTHER APPROVED NONRIGID MATERIAL.
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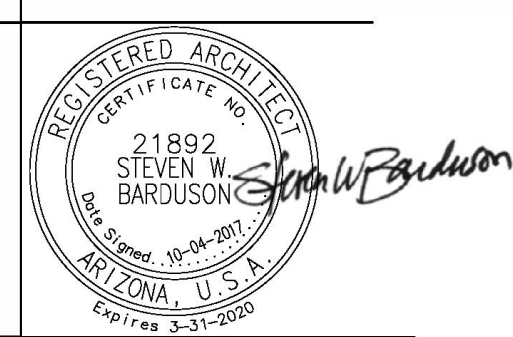
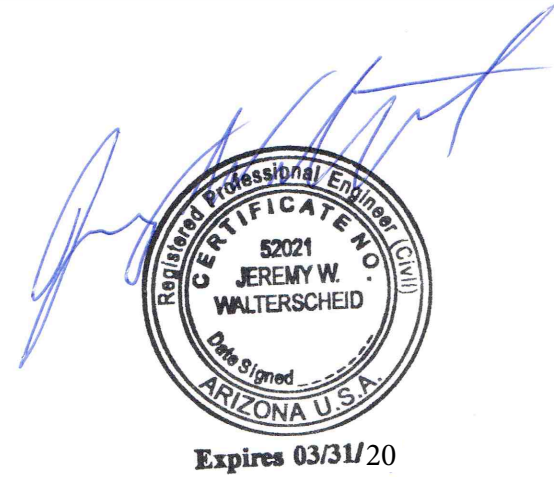
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