Estabrook Residence

American Ranch Lot 109

Front Elevation

Project Information

CLIENT:	Ron Estabrook 8870 N. Buchanon Prescott, AZ 86301	Contact: Ron Estabrook PH: 602-418-0850 ronestabrook@gmail.com
PREPARED BY:	W. Alan Kenson & Assoc., P.C. P.O. Box 11593 Prescott, AZ 86304	Contact: Alan Kenson PH: 928-443-5812 wakaarchitect@gmail.com
JOBSITE ADDRESS:	9185 N. American Ranch Road Prescott, AZ 86305	
PARCEL NUMBER:	100-18-129	
ZONING:	PAD	
SITE USE:	Residential	
OCCUPANCY:	Residential Group R	
CONST. TYPE:	VB	
CURRENT CODE:	2018 International Residential Code 2018 International Fire Code 2018 International Plumbing Code 2018 International Mechanical Code 2018 International Fuel Gas Code 2018 International Electrical Code 2017 National Electrical Code 2006 International Energy Conservation Code	
AREA SUMMARY:	1st Floor Livable: 1st Floor Garage: Porch & Patio: Total under roof:	3,711 S.F. 971 S.F. 1,240 S.F. 5,922 S.F.

Sheet Index

Graphic Standards

- EXISTING DOOR
- PROPOSED DOOR
- NORTH ARROW INDICATOR (North)
- DETAIL DESIGNATOR (NUMBER / SHEET)
- BUILDING SECTION DESIGNATOR (LETTER / SHEET)
- GRID LINE DESIGNATOR
- REVISION DESIGNATOR (NUMBER)
- ELEVATION DESIGNATOR (#/SHEET)
- DESCRIPTIVE NOTE DESIGNATOR
- ROOM NUMBER / FINISH DESIGNATOR
- DOOR NUMBER DESIGNATOR (#)
- DOOR TYPE DESIGNATOR (LETTER)
- WINDOW TYPE DESIGNATOR (LETTER)
- WALL TYPE DESIGNATOR

Vicinity Map

North
NO SCALE

Deferred Submittal

FIRE SPRINKLER SYSTEM SHALL BE INSTALLED. REFER TO FIRE SPRINKLER PLANS UNDER SEPARATE COVER.

Architect:

W. Alan Kenson & Associates, P.C.

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ARCHITECTURE & PLANNING

Jun 16, 2023 - 11:50am

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 06/14/22
ARIZONA
EXPIRES: 6/30/24

W. Alan Kenson & Associates, P.C.

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ARCHITECTURE & PLANNING

DRAWING: Cover Sheet

PROJECT: Estabrook Residence
9185 N. American Ranch Road
Prescott, AZ 86305

APN: 100-18-129

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: June 14th, 2023
JOB NO.: 792
SHEET: CS

Estabrook Residence

American Ranch

General Notes

1. A COPY OF THE YAVAPAI COUNTY APPROVED CONSTRUCTION DRAWINGS SHALL BE KEPT AT THE JOB SITE.

2. EXTERIOR WALLS: CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH IRC 2018TABLE 302.1.

3. CEMENT, FIBER-CEMENT AND GLASS MAT GYPSUM BACKERS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.

4. EVERY SLEEPING ROOM AND BASEMENT WITH HABITABLE SPACE SHALL HAVE AT LEAST ONE WINDOW WITH A NET CLEAR OPENING OF 5.7 SQUARE FEET (MIN. 5 SQUARE FEET NET CLEAR OPENING AT GRADE FLOOR), MINIMUM OPENING WIDTH OF 20" MINIMUM OPENING HEIGHT OF 24" AND THE FINISHED SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR, OR PROVIDE EXTERIOR DOOR FOR EMERGENCY EGRESS.

5. WINDOWS SHALL BE FLASHED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

6. GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH IRC 308.

7. ALL INTERIOR AND EXTERIOR GLAZING IN BATHROOMS MUST BE SAFETY GLAZING WHEN THE BOTTOM EDGE IS LESS THAN FIFTY-SIX INCHES ABOVE THE FLOOR LEVEL. (BATHROOM SHALL BE DEFINED AS A ROOM PROVIDED WITH A TUB OR SHOWER.)

8. CEILING INSULATION: R-38 CLOSED CELL SPRAY FOAM INSULATION AT TOP CHORD OF TRUSSES.

9. WOOD FRAMED WALLS: MINIMUM R-19 UNFACED BATT INSULATION.

10. AIR LEAKAGE - THE CODE ALLOWS THE USE OF AIRFLOW RETARDERS (HOUSE WRAPS) OR OTHER SOLID MATERIALS AS ACCEPTABLE METHODS TO MEET THIS REQUIREMENT. TO BE EFFECTIVE, THE BUILDING THERMAL SEAL MUST BE:
- IMPERMEABLE TO AIR FLOW.
- CONTINUOUS OVER THE ENTIRE BUILDING ENVELOPE.
- ABLE TO WITHSTAND THE FORCES THAT MAY ACT ON IT DURING AND AFTER CONSTRUCTION.
- DURABLE OVER THE EXPECTED LIFETIME OF THE BUILDING.
- ALL SEAMS AND EDGES MUST BE SEALED/TAPED PER MANUFACTURER'S SPECIFICATIONS.

11. BUILDING THERMAL ENVELOPE - THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL:
- ALL JOINTS, SEAMS AND PENETRATIONS.
- SITE BUILT WINDOWS, DOORS AND SKYLIGHTS.
- OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING.
- UTILITY PENETRATIONS.
- DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE.
- KNEE WALLS.
- WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES.
- BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS.
- COMMON WALLS BETWEEN DWELLING UNITS.
- OTHER SOURCES OF INFILTRATION.

12. FENESTRATION AIR LEAKAGE - WINDOW, SKYLIGHT AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUARE FOOT, AND SWINGING DOORS NO MORE THAN 0.5 CFM. SPECIFICATION SHALL BE LISTED ON THE MANUFACTURER LABEL. ALL WINDOWS AND EXTERIOR DOORS COMPRISING THE BUILDINGS THERMAL ENVELOPE, SHALL HAVE A FENESTRATION U-FACTOR OF NOT MORE THAN .40.

13. RECESSED LIGHTING - RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES BY BEING:
- IC-RATED AND LABELED WITH ENCLOSURES THAT ARE SEALED OR GASKETED TO PREVENT AIR LEAKAGE TO THE CEILING CAVITY OR UNCONDITIONED SPACE
- OR:
- IC-RATED AND LABELED AS MEETING ASTM E283
- OR:
- LOCATED INSIDE AIRTIGHT SEALED BOX WITH CLEARANCES OF AT LEAST 0.5 INCH FROM COMBUSTIBLE MATERIAL AND 3 INCHES FROM INSULATION.

14. ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-2. ALL NEW RESIDENCES EXCEEDING 1,800 SQUARE FEET WITH TWO OR MORE BATHROOMS SHALL HAVE A CIRCULATING HOT WATER SYSTEM. CIRCULATING HOT WATER SYSTEMS SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE. THERMAL SIPHONING SYSTEMS SHALL HAVE A VALVE TO REDUCE FLOW. ALTERNATE SYSTEM SHALL BE CONSIDERED.

15. A MINIMUM 0.019 INCH, CORROSION RESISTANT WEEP SCREED, WITH MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON THE EXTERIOR STUD WALL IN ACCORDANCE WITH ASTM C 926. THE WEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.

16. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAT 1/2" GPDW APPLIED TO THE GARAGE SIDE.

17. A WATER HEATER RELIEF VALVE SHALL EXTEND OUTSIDE THE BUILDING WITH THE END OF PIPE NOT MORE THAN (2) TWO FEET OR LESS THAN (6) SIX INCHES ABOVE THE GROUND AND POINTING DOWNWARD.

18. MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 F OR BELOW 55 F SHALL BE INSULATED TO A MINIMUM OF R-2.

Jun 16, 2023 - 9:46am

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 06/14/22
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ARCHITECTURE & PLANNING

DRAWING: General Notes

PROJECT: Estabrook Residence
9185 N. American Ranch Road
Prescott, AZ 86305

APN: 100-18-129

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	June 14th, 2023
JOB NO.	792
SHEET	CS1

LOT 109 PHASE 3A OF AMERICAN RANCH - GRADING AND SWPPP PLAN

GRADING PLAN ALREADY APPROVED UNDER SEPARATE PERMIT RES23-000394

EROSION CONTROL NOTES AND DETAILS

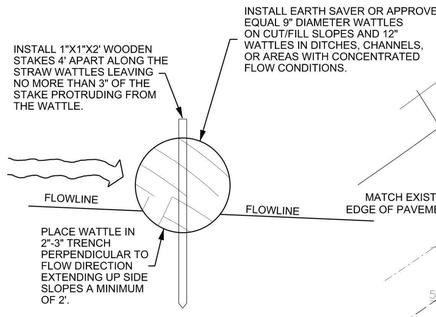
STRAW WATTLE DETAIL (NOT TO SCALE)

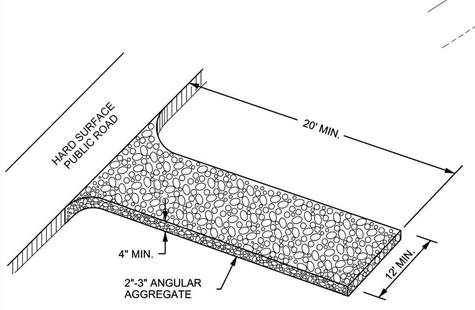
NOTE:

DEBRIS ON UPSTREAM SIDE OF BIO WATTLE SHALL BE CLEANED UP PER THE BEST MANAGEMENT PRACTICES SPECIFIED IN THE SWPPP. BIO WATTLES TO REMAIN IN PLACE UNTIL HYDROSEED OR MULCH HAS GERMINATED AND WILL PROVIDE EROSION PROTECTION OR UNTIL RIP-RAP OR GRAVEL HAS BEEN INSTALLED PER IMPROVEMENT PLAN SET.

STRAW WATTLES ARE TO BE INSTALLED IN THE EXCAVATED TRENCH, INSURING THAT NO GAPS EXIST BETWEEN THE SOIL AND THE BOTTOM OF THE WATTLE. THE ENDS OF ADJACENT WATTLES SHOULD BE TIGHTLY ABUTTED SO THAT NO OPENING EXISTS FOR WATER OR SEDIMENT TO PASS THROUGH. ALTERNATELY, WATTLES MAY BE LAPPED, 6" MINIMUM TO PREVENT SEDIMENT FROM PASSING THROUGH THE FIELD JOINT.

TERMINAL ENDS OF WATTLES SHALL BE DOG LEGGED UP SLOPE TO ENSURE CONTAINMENT AND PREVENT CHANNELING OF SEDIMENTATION.





STABILIZED CONSTRUCTION ENTRANCE DETAIL

TYPICAL STABILIZED CONSTRUCTION ACCESS 2"-3" ANGULAR AGGREGATE 4" THICK ABOVE GEOTEXTILE FABIC. RECOMMENDED MINIMUM 20' IN LENGTH, 12' IN WIDTH FLARED AT ROADWAY.

GENERAL EROSION CONTROL NOTES:

1. DEPENDING ON THE CONTRACTORS PRACTICES, THESE MEASURES MAY BE VARIED WITH APPROVAL FROM THE CITY ENGINEER OR DESIGNEE.

2. CONTRACTOR SHALL CONFORM TO ALL EROSION PREVENTION AND SEDIMENT CONTROL NOTES AND DETAILS.

3. PERIMETER PROTECTION IS REQUIRED ON THE DOWN STREAM SIDE OF THE LOT OR DISTURBED AREAS.

4. CONSTRUCTION ACCESS MAY BE SIZED TO FIT THE SITE, OR A COMBINATION OF OTHER CONTROL MEASURES MAY BE USED TO PREVENT TRACK OUT WITH APPROVAL FROM THE CITY ENGINEER OR DESIGNEE.

5. STOCKPILES MUST BE LOCATED AWAY FROM PAVED AREAS AND DRAINAGE FACILITIES AND MUST HAVE PERIMETER PROTECTION. DURING WET SEASONS, ADDITIONAL CONTROL MAY BE REQUIRED AT THE DISCRETION OF THE CITY ENGINEER OR DESIGNEE.

6. EROSION & SEDIMENT CONTROL MEASURES MUST BE MAINTAINED AND FUNCTION DURING CONSTRUTION ACTIVITY.

CAUTION:
AREAS WITHIN YAVAPAI COUNTY ARE LIKELY TO HAVE EXPANSIVE, COMPRESSIBLE, SHIFTING OR OTHER UNKNOWN SOIL CONDITIONS. THE BUILDING OFFICIAL MAY REQUIRE A SOIL TEST TO DETERMINE THE SOIL'S CHARACTERISTICS AT A PARTICULAR LOCATION.

APPROVAL IS SUBJECT TO FIELD INSPECTION AND COMPLIANCE WITH ALL RELEVANT CODES, LAWS AND ORDINANCES

CAUTION
Yavapai County permitted building plans do not relieve the Owners or General Contractor from their responsibilities to conform to all adopted building codes. Every effort has been made to provide a thorough plan review, however plans may contain inequalities. If plans do not contain the proper information or details the Owner/General Contractor **Shall Not** proceed with the project until the issue has been resolved through Yavapai County and any professional involved in the project.

03/01/2023
Leslie Wager
SPECIAL INSPECTION REQUIRED
Reports to be supplied to Building Inspector

THE ENGINEERED GEOTECHNICAL REPORT IS A PART OF THE PERMITTED DOCUMENTS, AND SHALL BE ONSITE AT ALL TIMES WITH THE PERMITTED PLANS.

Yavapai County Ordinance, Section 112.6 Drainage across Property Lines.
Drainage across property lines shall not exceed that which existed prior to grading. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility. Erosion of the ground in the area of discharge shall be prevented by installation of non-erosive down-drains or other devices.

GENERAL GRADING NOTES:
Where the lot line walls, slopes, or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be provided to insure drainage away from the structure.

MAINTAIN MINIMUM 2:1 SLOPE.
Tie faces of cut and fill slopes shall be prepared and maintained to control against erosion. The protection for the slopes shall be installed as soon as practicable and prior to calling for final approval.

NO GRADING WITHIN TWO FEET OF PROPERTY LINES.

03/01/2023

SECTION 115 – COMPLETION OF WORK

115.1 – Final reports. Upon completion of the rough grading work and at the completion of final grading work, the following are required:

1. As-built grading plans shall be prepared by the civil engineer retained to provide services in accordance with Section 106.4. Plans shall show original ground surface elevations, as-graded ground surface elevations, lot drainage patterns, and the locations and elevations of surface drainage facilities and of the outlets of subsurface drains. As-constructed locations, elevations and details of subsurface drains shall be shown as reported by the soils engineer.

Civil engineers shall state that to the best of their knowledge the work within their area of responsibility was done in accordance with the final approved grading plan.

Soils Engineer retained to provide services in accordance with Section 106.5 shall prepare a report. The report shall include locations and an elevation of field density tests, summaries of field and laboratory tests, and other substantiating data. Report shall includes comments on any changes made during grading and their effect on the recommendations made in the approved soils engineering investigation report.

Soils engineers shall submit a statement that, to the best of their knowledge, the work within their area of responsibility is in accordance with the approved soils engineering report and applicable provisions of this chapter.

Engineering geologist retained to provide services in accordance with Section 106.4 shall provide a report. Report shall include a final description of the geology of the site and any new information disclosed during the grading and the effect of same on recommendations incorporated in the approved grading plan. Engineering geologists shall submit a statement that, to the best of their knowledge, the work within their area of responsibility is in accordance with the approved engineering geologist report and applicable provisions of this chapter.

The grading contractor shall submit in a form prescribed by the building official a statement of conformance in according with the as-built plan and the specifications.

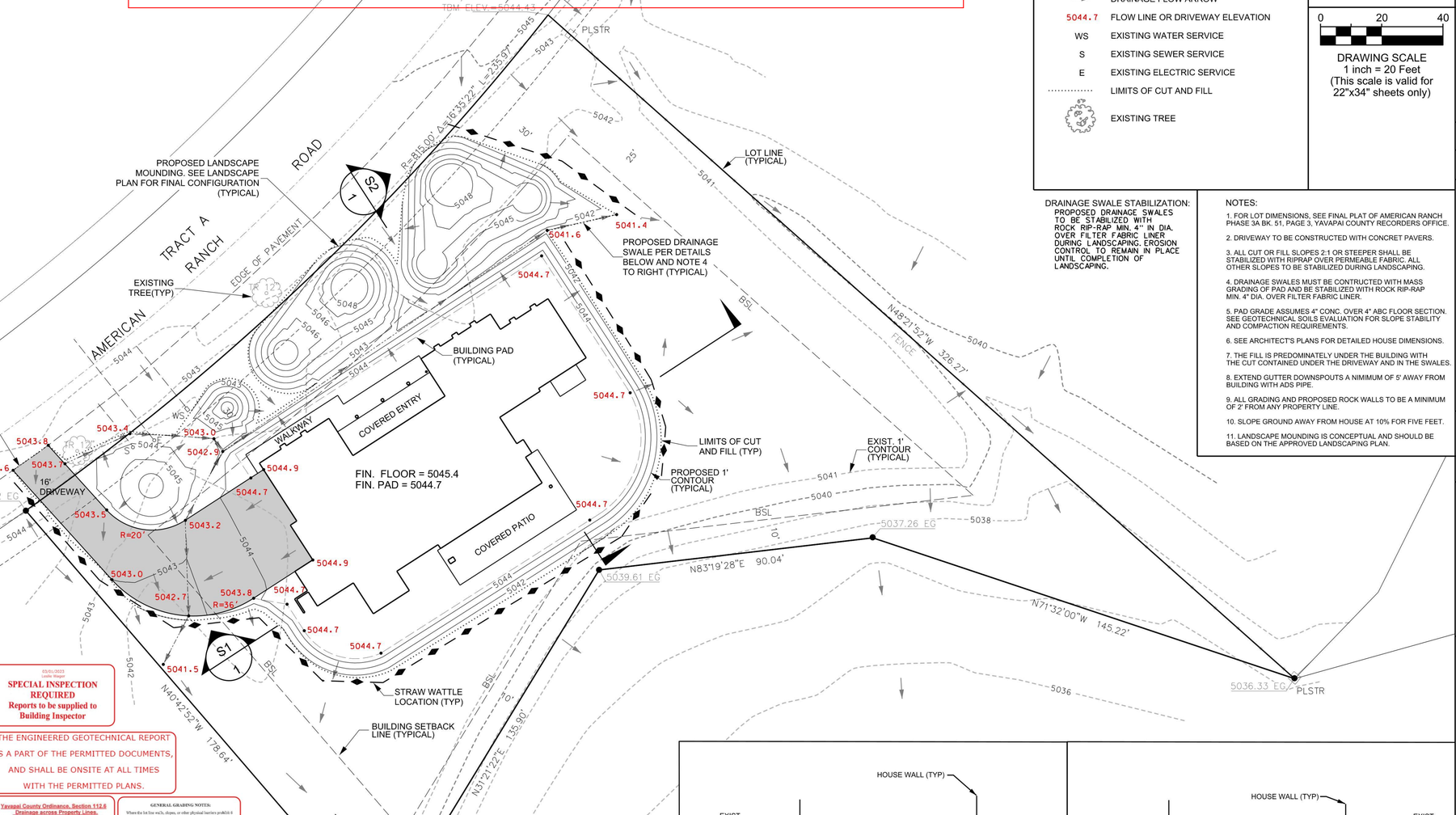
115.2 – Notification of completion. The permittee shall notify the building official when the grading operation is ready for final inspection. Final approval shall not be given until all work; including installation of all drainage facilities and their protective devices, and all erosion-control measures have been completed in accordance with the final approved grading plan.

REVIEWED FOR DESIGN CRITERIA ONLY

2018 IRC/IBC

03/01/2023
YAVAPAI COUNTY BUILDING DEPT.
[ ] REVIEWED FOR CODE COMPLIANCE
[ ] REVIEWED AS NOTED WITH CORRECTION
[X] ENGINEERING REVIEWED FOR DESIGN CRITERIA ONLY
THE ISSUANCE OF A PERMIT BASED ON PLANS, SPECIFICATIONS, AND OTHER DATA, SHALL NOT PREVENT THE BUILDING OFFICIAL FROM THEREAFTER REQUIRING THE CORRECTION OF ERRORS IN SAID PLANS, SPECIFICATIONS, AND OTHER DATA, OR FROM PREVENTING BUILDING OPERATIONS BEING CARRIED ON THEREAFTER, WHEN IN VIOLATION OF THIS CODE OR ANY OTHER ORDINANCES OF THIS JURISDICTION – SEC 105.4
Leslie Wager
PLANS EXAMINER DATE

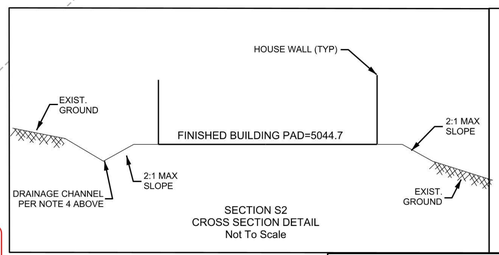
CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-STAKE-IT YAVAPAI COUNTY



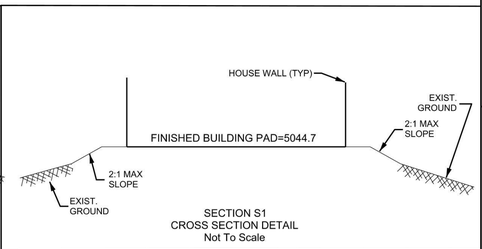
DRAINAGE SWALE STABILIZATION:
PROPOSED DRAINAGE SWALES TO BE STABILIZED WITH ROCK RIP-RAP MIN. 4" IN DIA. OVER FILTER FABRIC LINER DURING LANDSCAPING. EROSION CONTROL TO REMAIN IN PLACE UNTIL COMPLETION OF LANDSCAPING.

NOTES:

1. FOR LOT DIMENSIONS, SEE FINAL PLAT OF AMERICAN RANCH PHASE 3A BK. 51, PAGE 3, YAVAPAI COUNTY RECORDERS OFFICE.
2. DRIVEWAY TO BE CONSTRUCTED WITH CONCRET PAVERS.
3. ALL CUT OR FILL SLOPES 2:1 OR STEEPER SHALL BE STABILIZED WITH RIPRAP OVER PERMEABLE FABRIC. ALL OTHER SLOPES TO BE STABILIZED DURING LANDSCAPING.
4. DRAINAGE SWALES MUST BE CONTRUCTED WITH MASS GRADING OF PAD AND BE STABILIZED WITH ROCK RIP-RAP MIN. 4" DIA. OVER FILTER FABRIC LINER.
5. PAD GRADE ASSUMES 4" CONC. OVER 4" ABC FLOOR SECTION. SEE GEOTECHNICAL SOILS EVALUATION FOR SLOPE STABILITY AND COMPACTION REQUIREMENTS.
6. SEE ARCHITECT'S PLANS FOR DETAILED HOUSE DIMENSIONS.
7. THE FILL IS PREDOMINATELY UNDER THE BUILDING WITH THE CUT CONTAINED UNDER THE DRIVEWAY AND IN THE SWALES.
8. EXTEND GUTTER DOWNSPOUTS A NIMIMUM OF 5' AWAY FROM BUILDING WITH ADS PIPE.
9. ALL GRADING AND PROPOSED ROCK WALLS TO BE A MINIMUM OF 2' FROM ANY PROPERTY LINE.
10. SLOPE GROUND AWAY FROM HOUSE AT 10% FOR FIVE FEET.
11. LANDSCAPE MOUNDING IS CONCEPTUAL AND SHOULD BE BASED ON THE APPROVED LANDSCAPING PLAN.



SECTION S2
CROSS SECTION DETAIL
Not To Scale



SECTION S1
CROSS SECTION DETAIL
Not To Scale

The ground surface shall be prepared to receive fill by removing vegetation, non-complying fill, and other unsuitable materials.
No rocks or similar irreducible materials with a maximum dimension greater than twelve inches (12") shall be allowed in fills in the absence of a soils report and inspection by a soils engineer.
All fills shall be compacted to a minimum of 90% of maximum density and verified by a compaction report when supporting a structure.

EARTHWORK ESTIMATED QUANTITIES
(ASSUMED 0% SHRINK/FILL AND NO SCARIFICATION)

CUT	4	CY
FILL	1377	CY
BALANCE	-1373	CY
APPROXIMATE LANDSCAPE MOUNDING FILL	458	CY

NOTES:

1. THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO THE VARYING FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER.
2. PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, EARTHWORK QUANTITIES, AND REQUIREMENTS OF WORK AND EXCESS OR DEFICIENCY IN EARTHWORK QUANTITIES, IF ANY. NO CLAIM SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR ENGINEER FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.

LEGEND

- EXIST. EASEMENT
- EXISTING 1-FOOT CONTOUR
- PROP. 1-FOOT GRADING CONTOUR
- DRAINAGE FLOW ARROW
- 5044.7 FLOW LINE OR DRIVEWAY ELEVATION
- WS EXISTING WATER SERVICE
- S EXISTING SEWER SERVICE
- E EXISTING ELECTRIC SERVICE
- LIMITS OF CUT AND FILL
- EXISTING TREE

NORTH

0 20 40

DRAWING SCALE
1 inch = 20 Feet
(This scale is valid for 22"x34" sheets only)

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

DESIGN	DRAWN	CHECKED	APPROVED
DAL	DAL	SAL	----

NO.	DATE	REVISION	BY	APVD

LYON ENGINEERING
Civil Engineers • Land Surveyors
1650 Willow Creek Rd, Prescott, AZ 86301
Phone: (928) 776-1750, Fax: (928) 776-0605

GRADING AND SWPPP PLAN

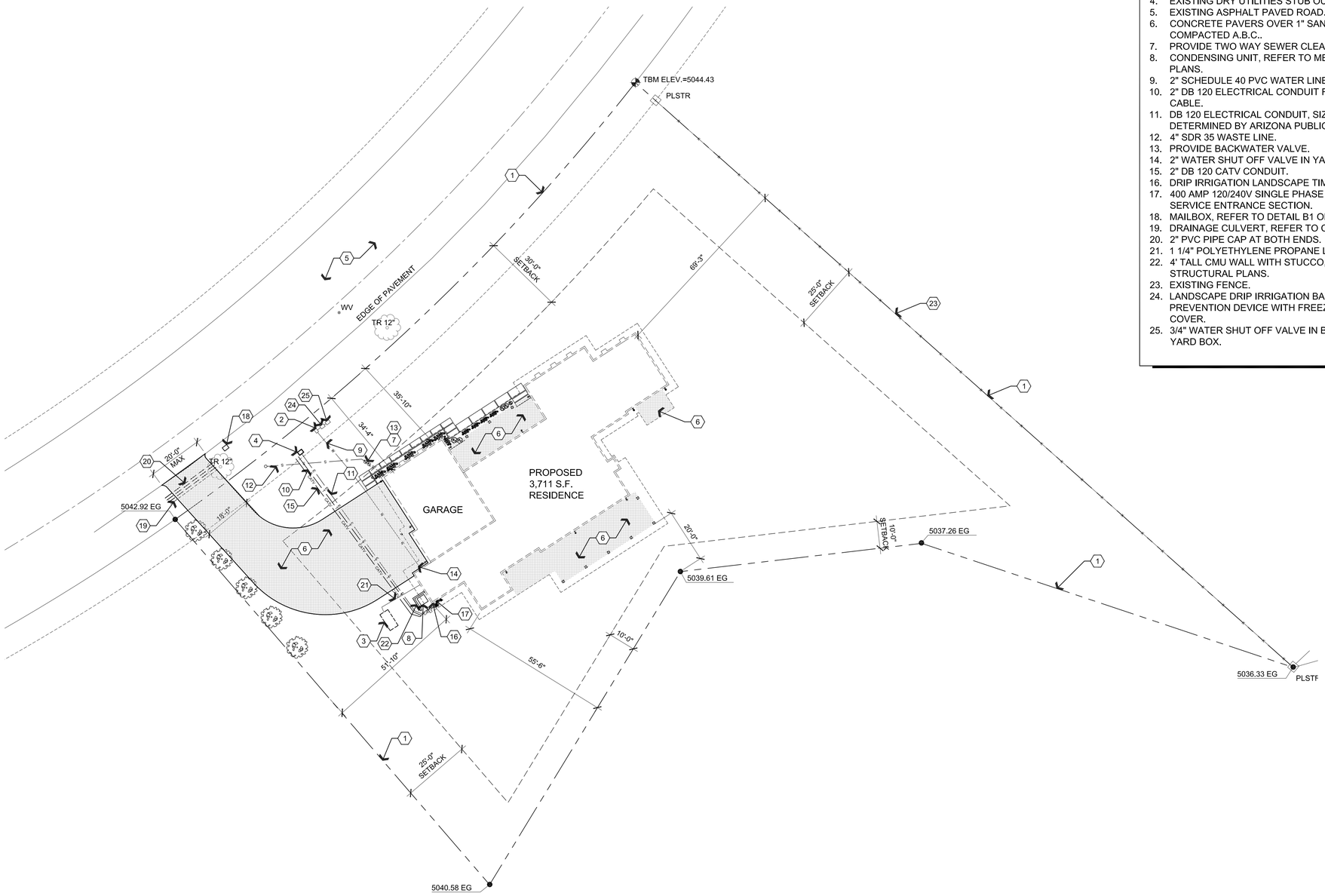
CIVIL

LOT 109
AMERICAN RANCH PH 3A

DATE	FEBRUARY 2023
LYON PROJECT #	1601-01
DRAWING NUMBER	C.01
SHEET	1 OF 1

SCALE: 1:20

FILENAME: G:\PROJECTS\1601_Estabrook\1601-01_Parcel 100-18-129\CADD\DGN\PLANSET\Lot 109 American Ranch Base.dgn



Descriptive Keynotes

1. PROPERTY LINE.
2. PROVIDE 1" WATER METER AT EXISTING YOKE IN METER BOX, REFER TO CIVIL PLANS.
3. PROPOSED UNDERGROUND PROPANE TANK LOCATION.
4. EXISTING DRY UTILITIES STUB OUT.
5. EXISTING ASPHALT PAVED ROAD.
6. CONCRETE PAVERS OVER 1" SAND OVER 4" COMPACTED A.B.C..
7. PROVIDE TWO WAY SEWER CLEAN OUT.
8. CONDENSING UNIT, REFER TO MECHANICAL PLANS.
9. 2" SCHEDULE 40 PVC WATER LINE.
10. 2" DB 120 ELECTRICAL CONDUIT FOR TELEPHONE CABLE.
11. DB 120 ELECTRICAL CONDUIT, SIZE TO BE DETERMINED BY ARIZONA PUBLIC SERVICE.
12. 4" SDR 35 WASTE LINE.
13. PROVIDE BACKWATER VALVE.
14. 2" WATER SHUT OFF VALVE IN YARD BOX.
15. 2" DB 120 CATV CONDUIT.
16. DRIP IRRIGATION LANDSCAPE TIME CLOCK.
17. 400 AMP 120/240V SINGLE PHASE ELECTRIC SERVICE ENTRANCE SECTION.
18. MAILBOX, REFER TO DETAIL B1 ON SHEET A6.0.
19. DRAINAGE CULVERT, REFER TO CIVIL PLANS.
20. 2" PVC PIPE CAP AT BOTH ENDS.
21. 1 1/4" POLYETHYLENE PROPANE LINE.
22. 4' TALL CMU WALL WITH STUCCO, REFER TO STRUCTURAL PLANS.
23. EXISTING FENCE.
24. LANDSCAPE DRIP IRRIGATION BACKFLOW PREVENTION DEVICE WITH FREEZE RESISTANT COVER.
25. 3/4" WATER SHUT OFF VALVE IN BELOW GRADE YARD BOX.

A1 Site Plan

Scale: 1"=20'-0"

Plan North

Jun 16, 2023 - 9:47am

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 06/14/22
ARIZONA
EXPIRES: 6/30/24

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email: wakaarchitect@gmail.com
www.kenson-associates.com
ARCHITECTURE & PLANNING

DRAWING: Site Plan

PROJECT: Estabrook Residence
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APN: 100-18-129

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	June 14th, 2023
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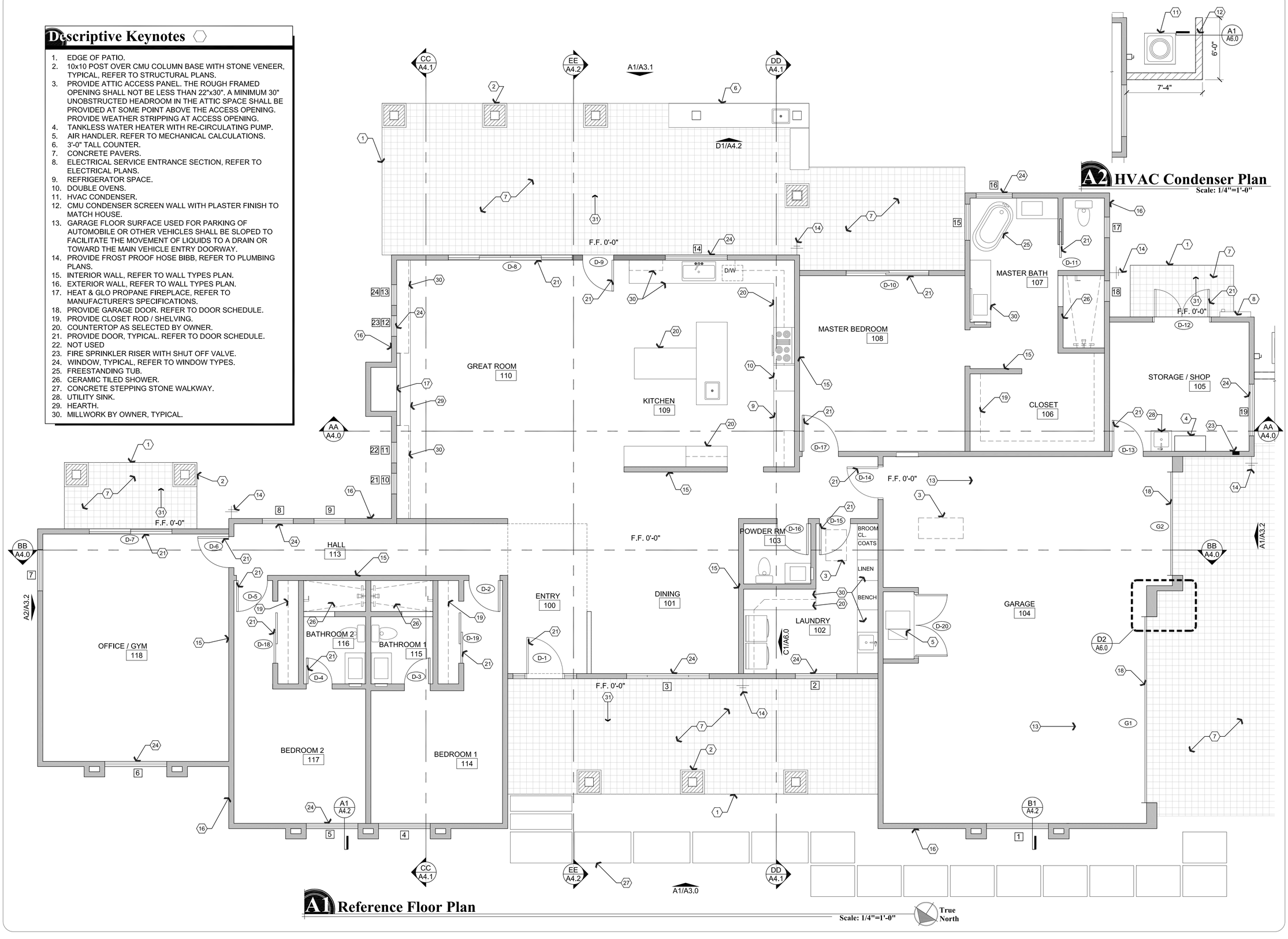
SHEET	A0.0

Descriptive Keynotes

1. EDGE OF PATIO.
2. 10x10 POST OVER CMU COLUMN BASE WITH STONE VENEER, TYPICAL, REFER TO STRUCTURAL PLANS.
3. PROVIDE ATTIC ACCESS PANEL. THE ROUGH FRAMED OPENING SHALL NOT BE LESS THAN 22"x30". A MINIMUM 30" UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT SOME POINT ABOVE THE ACCESS OPENING. PROVIDE WEATHER STRIPPING AT ACCESS OPENING.
4. TANKLESS WATER HEATER WITH RE-CIRCULATING PUMP.
5. AIR HANDLER. REFER TO MECHANICAL CALCULATIONS.
6. 3'-0" TALL COUNTER.
7. CONCRETE PAVERS.
8. ELECTRICAL SERVICE ENTRANCE SECTION, REFER TO ELECTRICAL PLANS.
9. REFRIGERATOR SPACE.
10. DOUBLE OVENS.
11. HVAC CONDENSER.
12. CMU CONDENSER SCREEN WALL WITH PLASTER FINISH TO MATCH HOUSE.
13. GARAGE FLOOR SURFACE USED FOR PARKING OF AUTOMOBILE OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.
14. PROVIDE FROST PROOF HOSE BIBB, REFER TO PLUMBING PLANS.
15. INTERIOR WALL, REFER TO WALL TYPES PLAN.
16. EXTERIOR WALL, REFER TO WALL TYPES PLAN.
17. HEAT & GLO PROPANE FIREPLACE, REFER TO MANUFACTURER'S SPECIFICATIONS.
18. PROVIDE GARAGE DOOR. REFER TO DOOR SCHEDULE.
19. PROVIDE CLOSET ROD / SHELVING.
20. COUNTERTOP AS SELECTED BY OWNER.
21. PROVIDE DOOR, TYPICAL. REFER TO DOOR SCHEDULE.
22. NOT USED
23. FIRE SPRINKLER RISER WITH SHUT OFF VALVE.
24. WINDOW, TYPICAL, REFER TO WINDOW TYPES.
25. FREESTANDING TUB.
26. CERAMIC TILED SHOWER.
27. CONCRETE STEPPING STONE WALKWAY.
28. UTILITY SINK.
29. HEARTH.
30. MILLWORK BY OWNER, TYPICAL.



A2 HVAC Condenser Plan

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

A1 Reference Floor Plan

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

True North

REVISIONS	BY

REGISTERED ARCHITECT
CERTIFICATE NO.
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W. ALAN KENSON
Date Signed 06/14/22
ARIZONA
EXPIRES: 6/30/24

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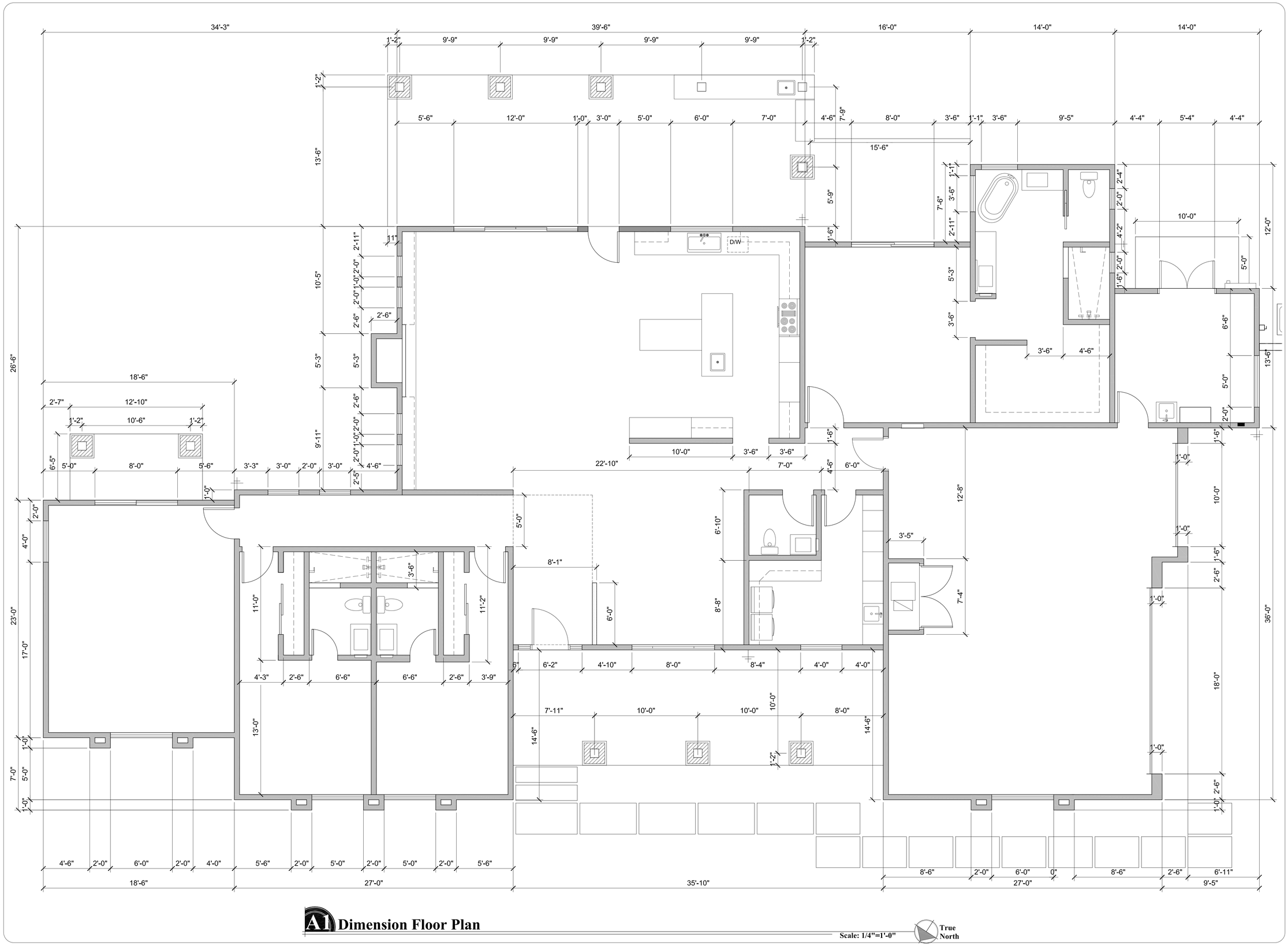
DRAWING: Reference Floor Plan

PROJECT: Estabrook Residence
9185 N. American Ranch Road
Prescott, AZ 86305

APN: 100-18-129

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	June 14th, 2023
JOB NO.	792
SHEET	A1.0

Jun 16, 2023 - 11:54am



A1 Dimension Floor Plan

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

True North

Jun 16, 2023 - 9:48am

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DRAWING: Dimension Plan

PROJECT: Estabrook Residence
9185 N. American Ranch Road
Prescott, AZ 86305

APN: 100-18-129

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	June 14th, 2023
JOB NO.	792
SHEET	A1.1

Wall Types Legend

A — 6" STUD WALL: PROVIDE 2x6 WOOD STUDS AT 1'-4" ON CENTER PROVIDE R-19 UNFACED BATT INSULATION. PROVIDE 1/2" GPDW ON INTERIOR SIDE. REFER TO EXTERIOR FINISHES.

B — INTERIOR 6" STUD WALL: PROVIDE 1-LAYER 1/2" GPDW ON INTERIOR SIDE AND 5/8" TYPE 'X' GPDW ON GARAGE SIDE OF 2x6 WOOD STUDS AT 1'-4" O.C. PROVIDE R-19 BATT INSULATION.

C — INTERIOR 2x4 STUD WALL, TYP. PROVIDE 1-LAYER 1/2" GPDW ON EACH SIDE OF 2x4 WOOD STUDS AT 1'-4" ON CENTER. PROVIDE R-11 BATT INSULATION.

D — INTERIOR 6" STUD WALL: PROVIDE 1-LAYER 1/2" GPDW ON EACH SIDE OF 2x6 WOOD STUDS AT 1'-4" O.C.

E — INTERIOR PONY WALL: PROVIDE 1-LAYER 1/2" GPDW ON EACH SIDE OF 2x4 WOOD STUDS AT 1'-4" O.C., 4'-0" TALL.

EXTERIOR FINISHES

EXTERIOR WALL FINISH: PROVIDE STONE VENEER, AS SELECTED BY OWNER, OVER METAL LATH OVER WEATHER PROOF BARRIER. REFER TO EXTERIOR ELEVATIONS

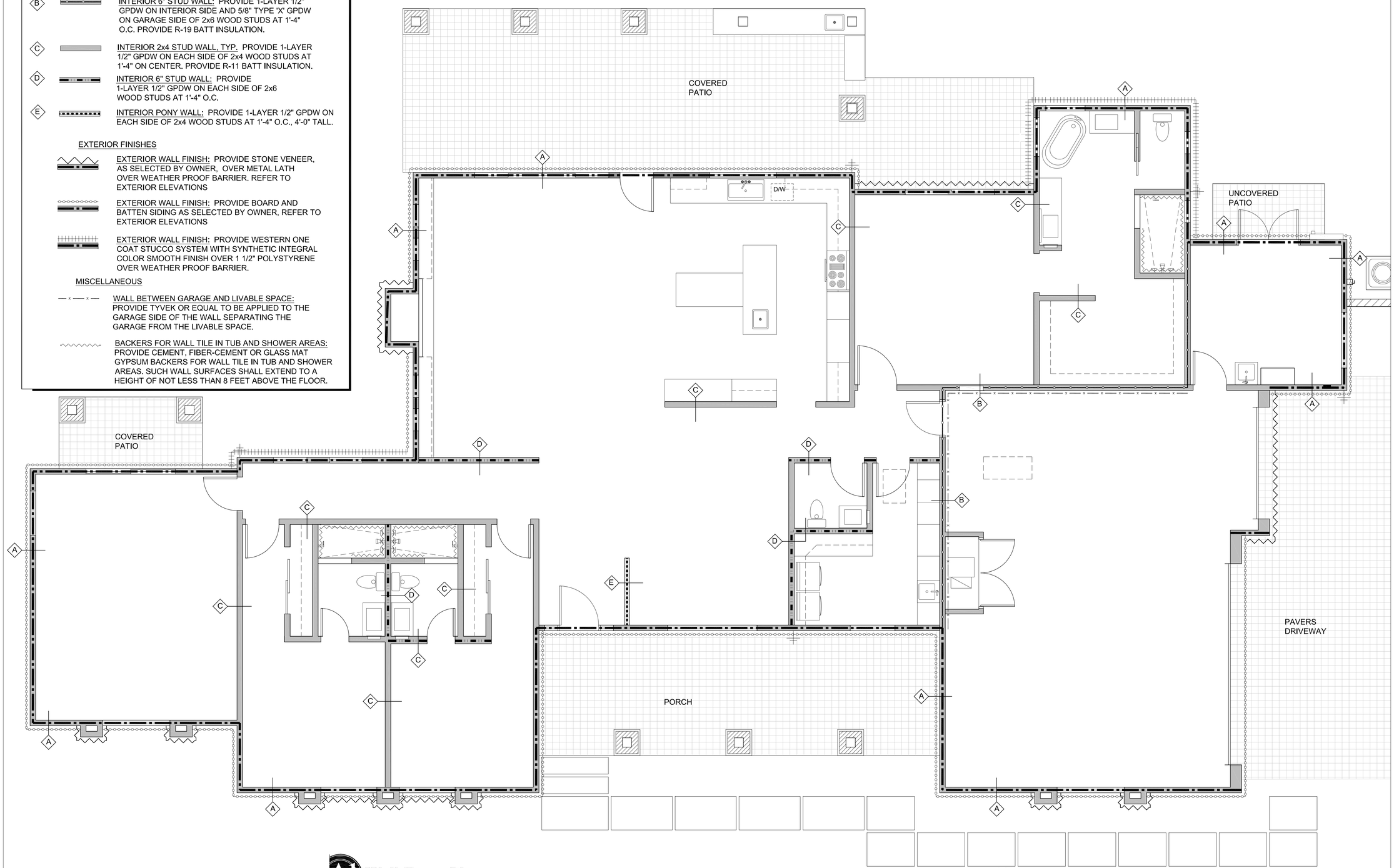
EXTERIOR WALL FINISH: PROVIDE BOARD AND BATTEN SIDING AS SELECTED BY OWNER, REFER TO EXTERIOR ELEVATIONS

EXTERIOR WALL FINISH: PROVIDE WESTERN ONE COAT STUCCO SYSTEM WITH SYNTHETIC INTEGRAL COLOR SMOOTH FINISH OVER 1 1/2" POLYSTYRENE OVER WEATHER PROOF BARRIER.

MISCELLANEOUS

WALL BETWEEN GARAGE AND LIVABLE SPACE: PROVIDE TYVEK OR EQUAL TO BE APPLIED TO THE GARAGE SIDE OF THE WALL SEPARATING THE GARAGE FROM THE LIVABLE SPACE.

BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS: PROVIDE CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 8 FEET ABOVE THE FLOOR.



A1 Wall Types Plan

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

True North

Jun 16, 2023 - 9:49am

REVISIONS	BY

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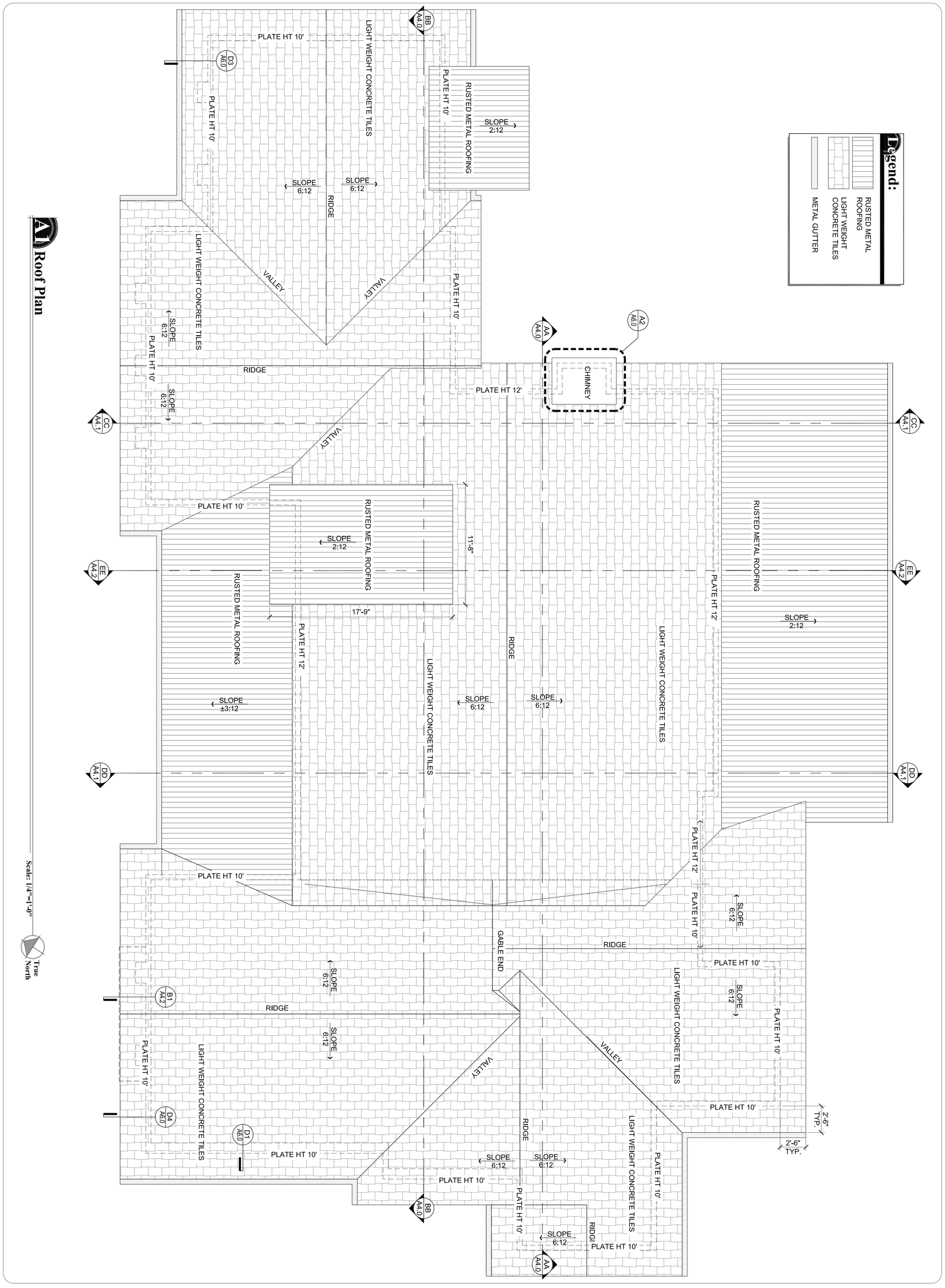
DRAWING: Wall Types Plan

PROJECT: Estabrook Residence
9185 N. American Ranch Road
Prescott, AZ 86305

APN: 100-18-129

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: June 14th, 2023
JOB NO.: 792
SHEET: **A1.2**

Jun 16, 2023 - 9:49am



A1 Roof Plan

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

True North

A2.0

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: June 14th, 2023
JOB NO.: 792
SHEET

DRAWING: Roof Plan

PROJECT: Estabrook Residence
9185 N. American Ranch Road
Prescott, AZ 86305

APN: 100-18-129

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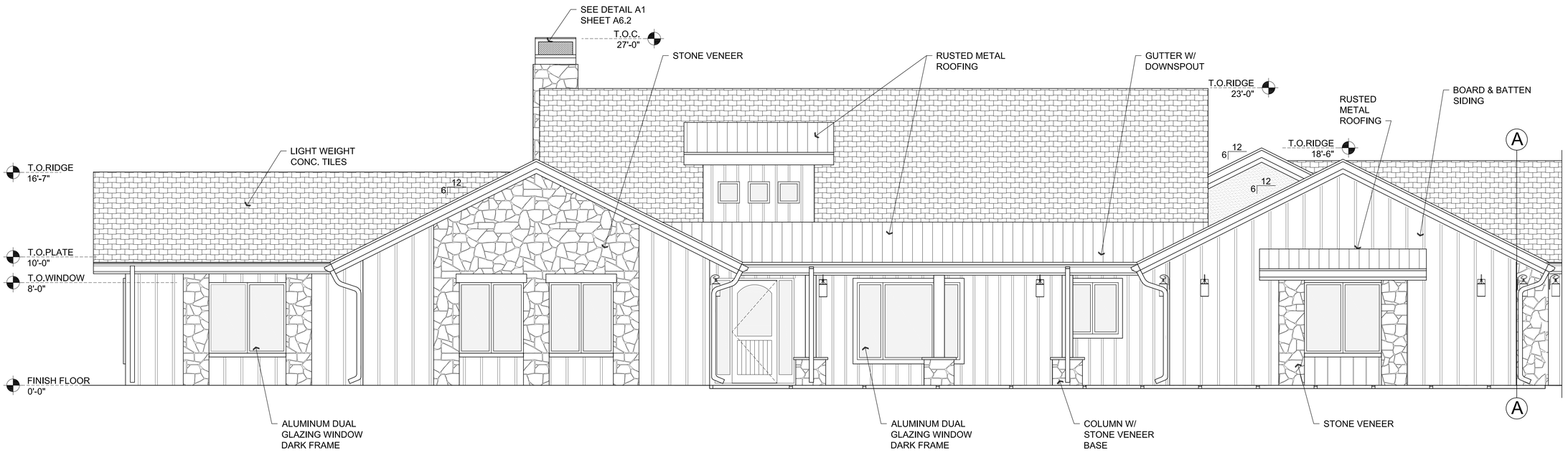
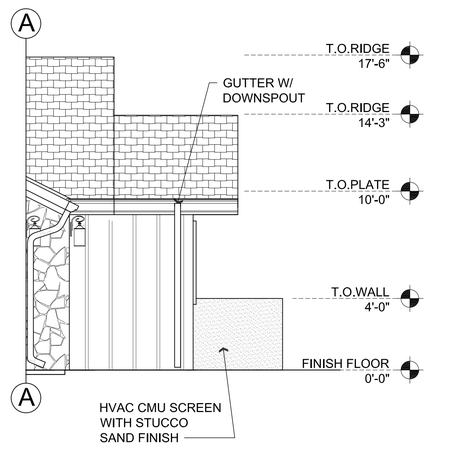


A1 Front Elevation

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



A1 Front Elevation (Right End)

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

Jun 16, 2023 - 9:50am

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ARCHITECTURE & PLANNING

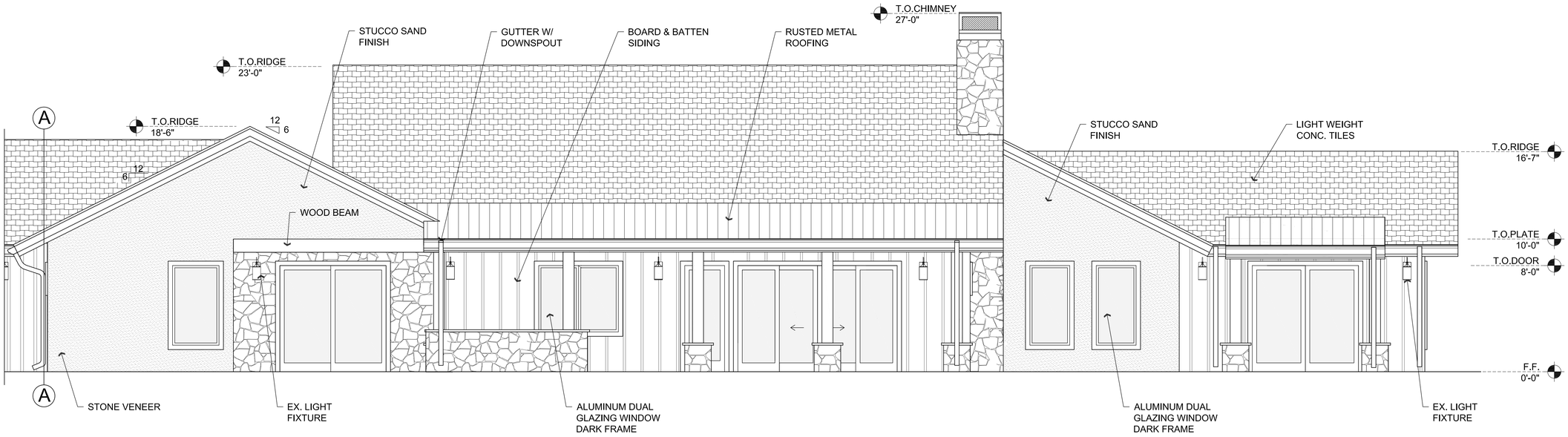
DRAWING: Exterior Elevations

PROJECT: Estabrook Residence
9185 N. American Ranch Road
Prescott, AZ 86305

APN: 100-18-129

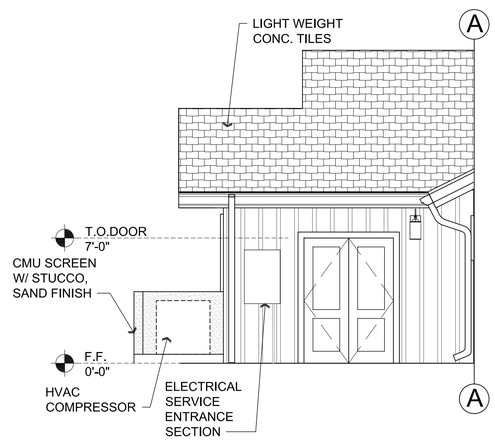
DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: June 14th, 2023
JOB NO.: 792
SHEET:

A3.0



A1 Rear Elevation

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



A1 Rear Elevation (Left End)

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

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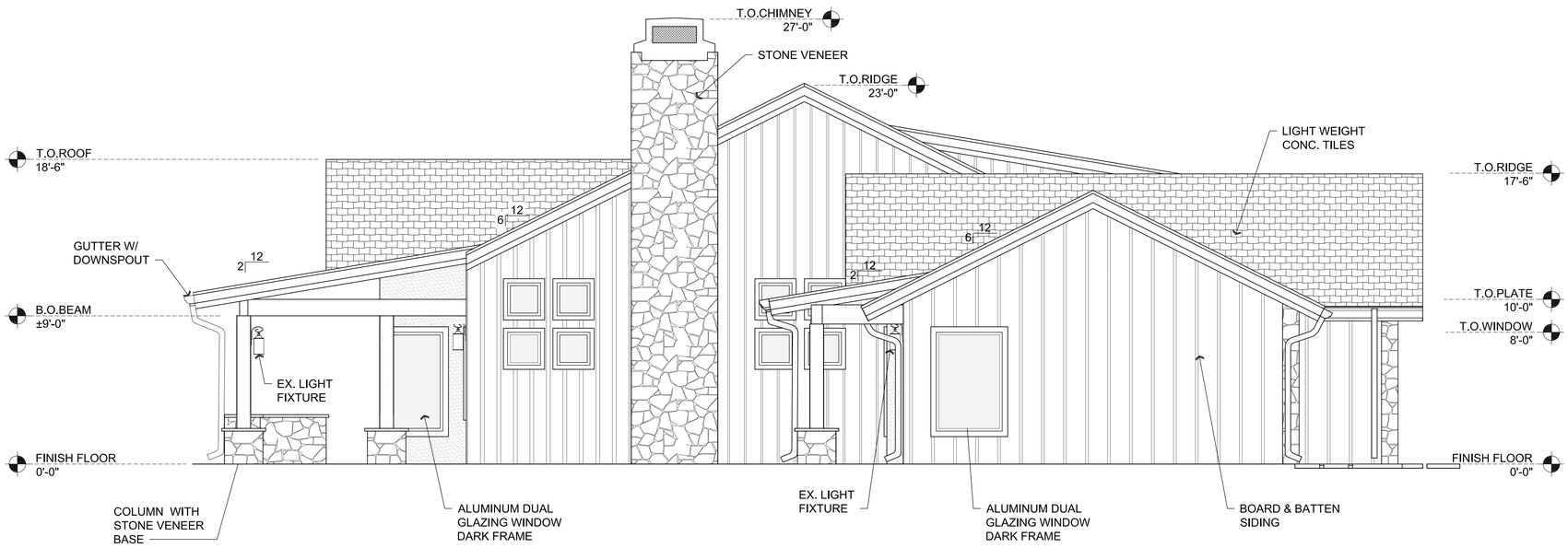
DRAWING: Exterior Elevations

PROJECT: Estabrook Residence
9185 N. American Ranch Road
Prescott, AZ 86305

APN: 100-18-129

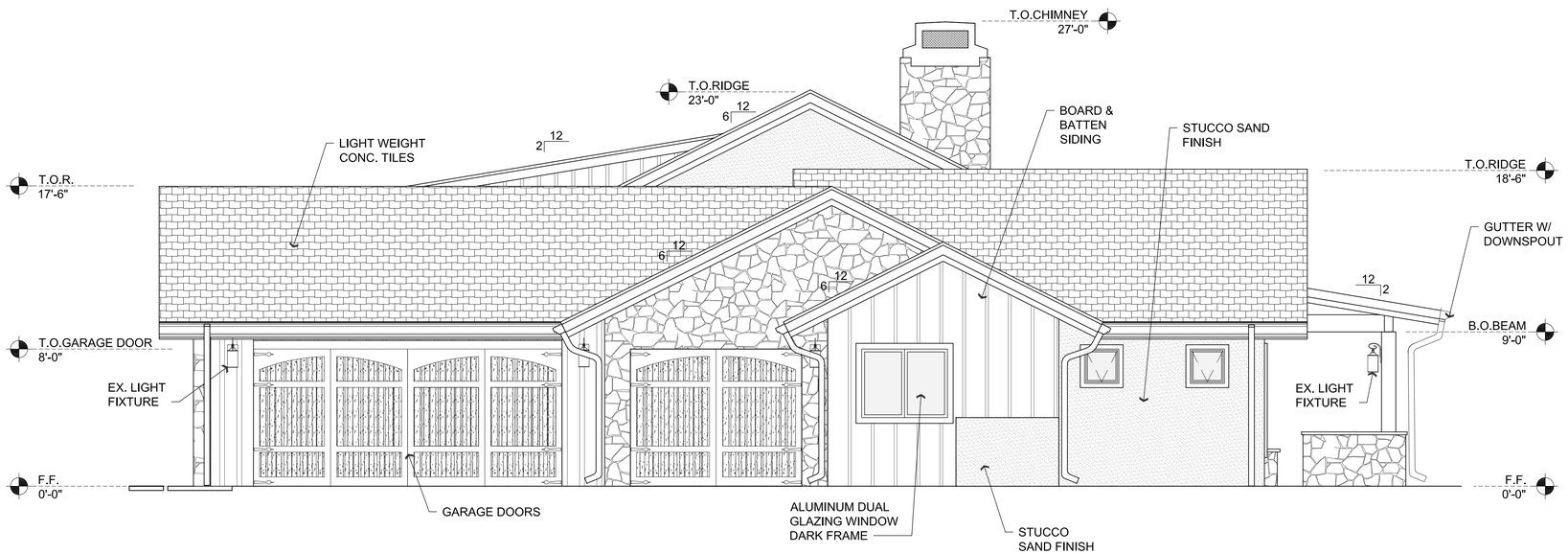
DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: June 14th, 2023
JOB NO.: 792
SHEET:

A3.1



A2 Left Elevation

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



A1 Right Elevation

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

Jun 16, 2023 - 9:50am

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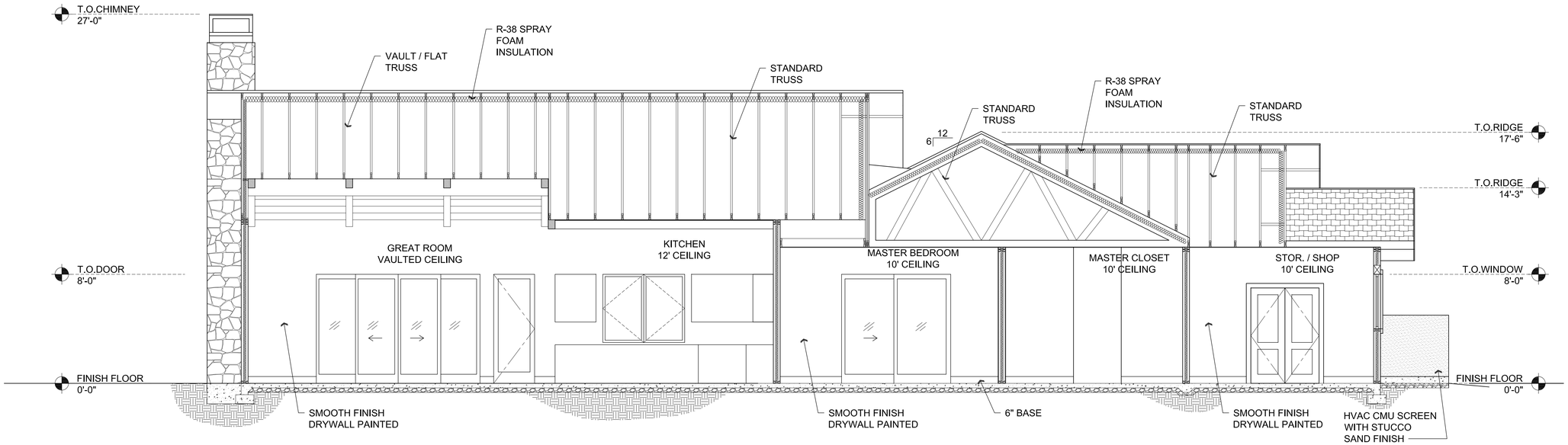
ARCHITECTURE & PLANNING

DRAWING: Exterior Elevations

PROJECT: Estabrook Residence
9185 N. American Ranch Road
Prescott, AZ 86305

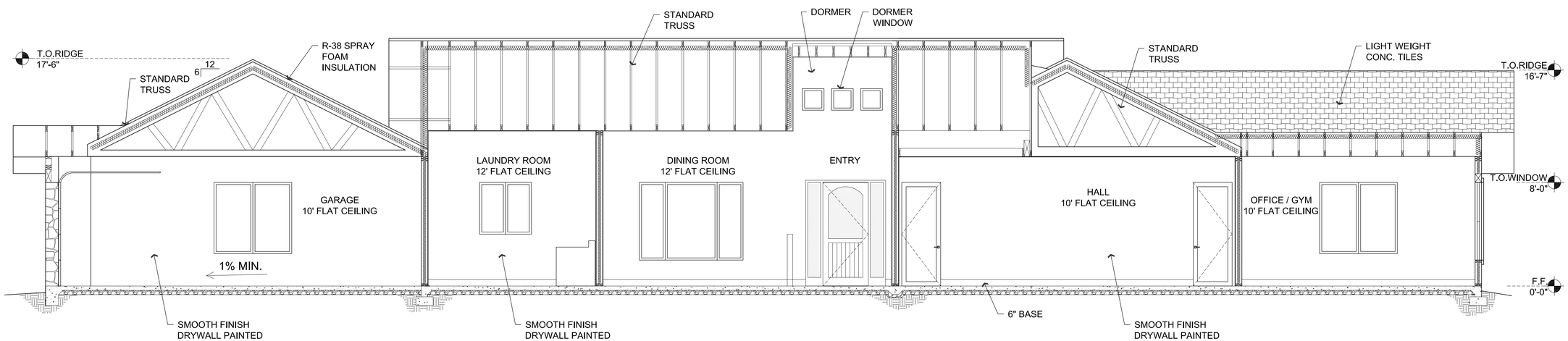
APN: 100-18-129

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	June 14th, 2023
JOB NO.	792
SHEET	A3.2



AA Building Section

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



BB Building Section

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

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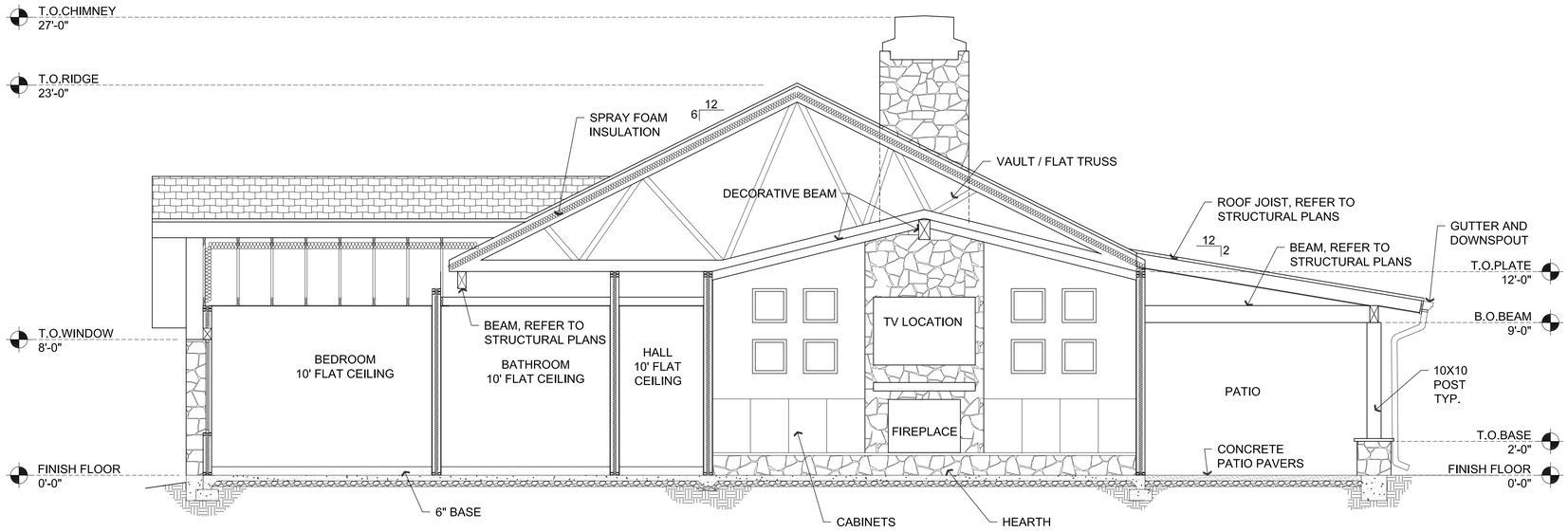
DRAWING: Building Sections

PROJECT: Estabrook Residence
9185 N. American Ranch Road
Prescott, AZ 86305

APN: 100-18-129

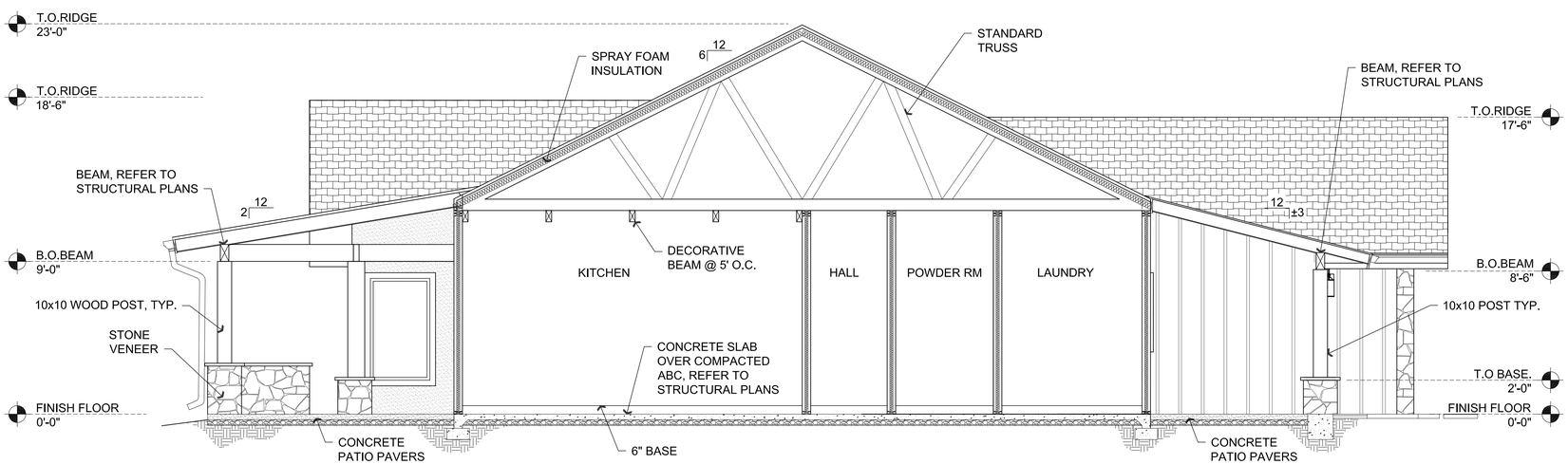
DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: June 14th, 2023
JOB NO.: 792
SHEET

A4.0



CC Building Section

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



DD Building Section

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

Jun 16, 2023 - 9:51am

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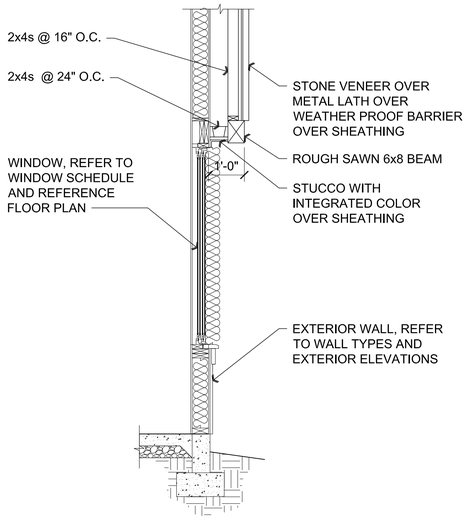
DRAWING: Building Sections

PROJECT: Estabrook Residence
9185 N. American Ranch Road
Prescott, AZ 86305

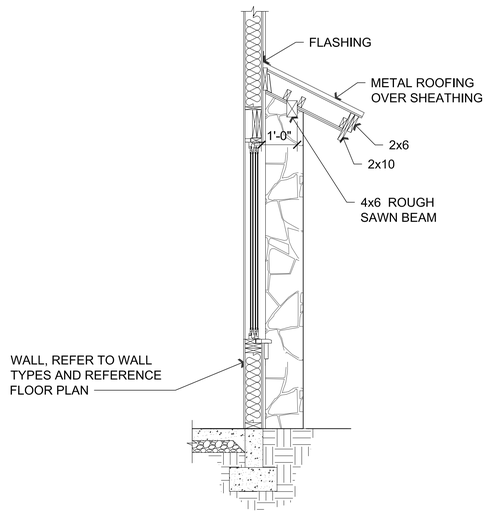
APN: 100-18-129

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	June 14th, 2023
JOB NO.	792
SHEET	A4.1



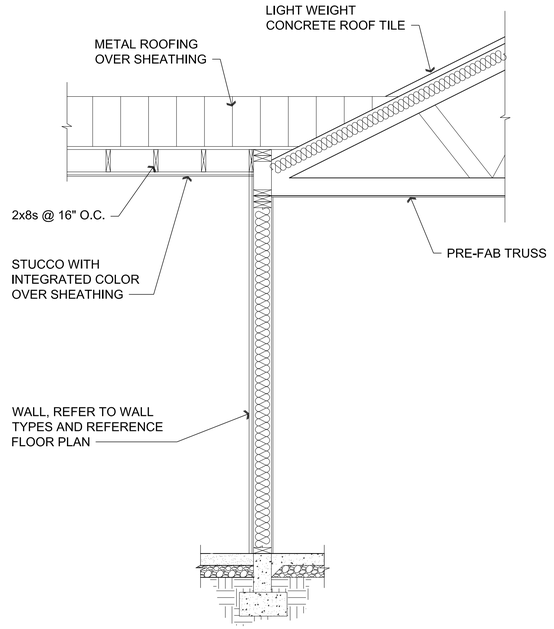
A1 Section

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



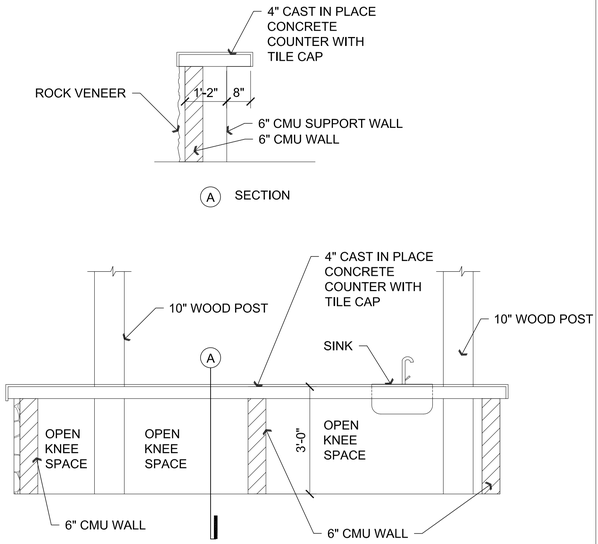
B1 Section

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



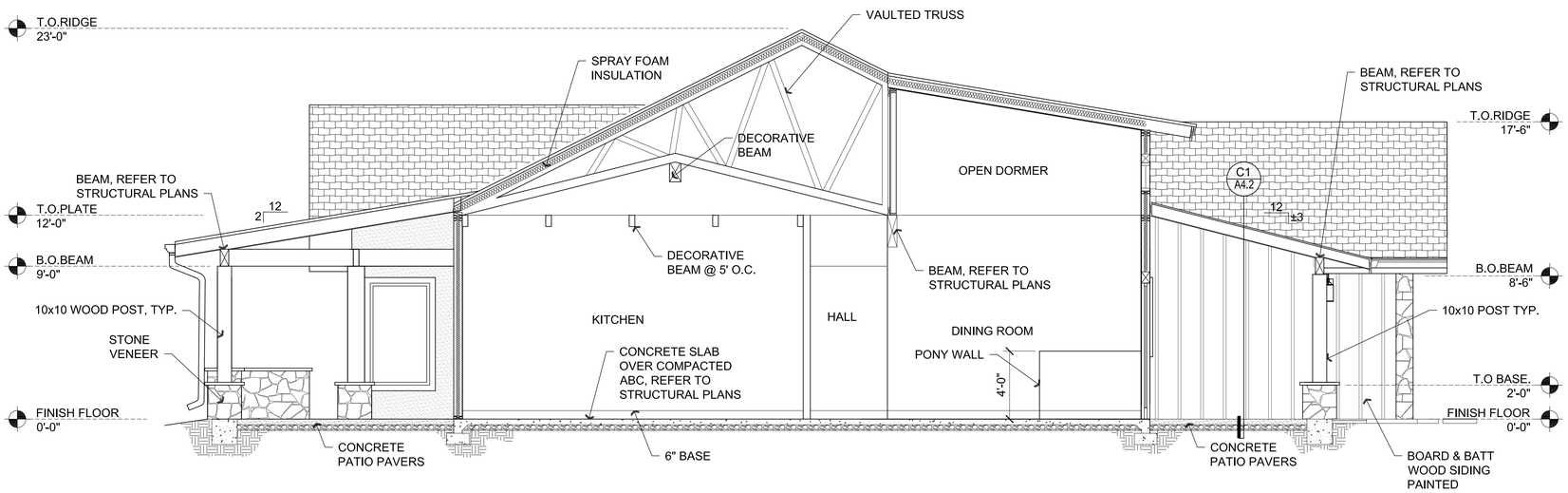
C1 Section

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



D1 Elevation

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



EE Building Section

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

Jun 16, 2023 - 9:52am

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DRAWING: Building Sections

PROJECT: Estabrook Residence
9185 N. American Ranch Road
Prescott, AZ 86305

APN: 100-18-129

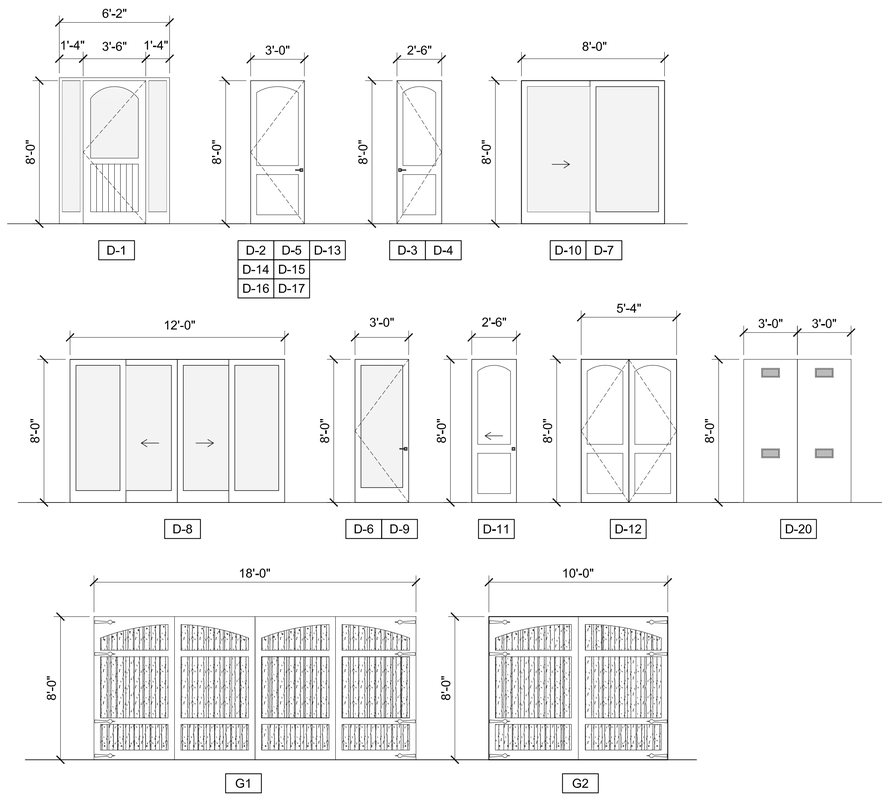
DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: June 14th, 2023
JOB NO.: 792
SHEET:

A4.2

DOOR SCHEDULE

DOOR MKD	DESCRIPTION	SIZE	DOOR		FRAME		HARDWARE TYPE	COMMENTS
			MATERIAL	FINISH	MATERIAL	FINISH		
	NEW DOORS							
D-1	SINGLE DOOR W/ 2 SIDE LITES	6'-0" x 8'-0"	WOOD/GLASS	STAIN	WOOD	STAIN	BY OWNER	FRONT ENTRY
D-2	SINGLE DOOR	3'-0" x 8'-0"	WOOD	PAINT	WOOD	PAINT	BY OWNER	BEDROOM 1
D-3	SINGLE DOOR	2'-6" x 8'-0"	WOOD	PAINT	WOOD	PAINT	BY OWNER	BATHROOM 1
D-4	SINGLE DOOR	2'-6" x 8'-0"	WOOD	PAINT	WOOD	PAINT	BY OWNER	BATHROOM 2
D-5	SINGLE DOOR	3'-0" x 8'-0"	WOOD	PAINT	WOOD	PAINT	BY OWNER	BEDROOM 2
D-6	SINGLE DOOR W/ GLASS	3'-0" x 8'-0"	WOOD/GLASS	PAINT	WOOD	PAINT	BY OWNER	OFFICE / GYM
D-7	SLIDING DOOR	8'-0" x 8'-0"	ALUM/GLASS	-	-	-	BY OWNER	OFFICE / GYM
D-8	SLIDING DOORS	12'-0" x 8'-0"	ALUM/GLASS	-	-	-	BY OWNER	GREAT ROOM
D-9	SINGLE DOOR W/ GLASS	3'-0" x 8'-0"	WOOD/GLASS	PAINT	WOOD	PAINT	BY OWNER	KITCHEN
D-10	SLIDING DOORS	8'-0" x 8'-0"	ALUM/GLASS	-	-	-	BY OWNER	MASTER BEDROOM
D-11	POCKET DOOR	2'-6" x 8'-0"	WOOD	PAINT	WOOD	PAINT	BY OWNER	TOILET ROOM
D-12	DOUBLE DOOR	5'-4" x 8'-0"	FIBERGLASS	PAINT	WOOD	PAINT	BY OWNER	STORAGE / SHOP
D-13	SINGLE DOOR	3'-0" x 8'-0"	WOOD	PAINT	WOOD	PAINT	BY OWNER	STORAGE / SHOP
D-14	SINGLE DOOR	3'-0" x 8'-0"	WOOD	PAINT	WOOD	PAINT	BY OWNER	GARAGE 20 MINUTE FIRE RATED WITH SELF CLOSING HINGES AND SELF LATCHING
D-15	SINGLE DOOR	3'-0" x 8'-0"	WOOD	PAINT	WOOD	PAINT	BY OWNER	LAUNDRY ROOM
D-16	SINGLE DOOR	3'-0" x 8'-0"	WOOD	PAINT	WOOD	PAINT	BY OWNER	POWDER ROOM
D-17	SINGLE DOOR	3'-0" x 8'-0"	WOOD	PAINT	WOOD	PAINT	BY OWNER	MASTER BEDROOM
D-18	BI-PASS CLOSET DOOR	6'-0" x 8'-0"	WOOD	PAINT	WOOD	PAINT	BY OWNER	BEDROOM 2
D-19	BI-PASS CLOSET DOOR	6'-0" x 8'-0"	WOOD	PAINT	WOOD	PAINT	BY OWNER	BEDROOM 1
D-20	DOUBLE DOOR	6'-0" x 8'-0"	FIBERGLASS	PAINT	WOOD	PAINT	BY OWNER	GARAGE WITH HIGH AND LOW 12"x6" VENTS
G-1	GARAGE DOOR	18'-0" x 8'-0"	WOOD	STAIN	-	-	BY OWNER	GARAGE
G-2	GARAGE DOOR	10'-0" x 8'-0"	WOOD	STAIN	-	-	BY OWNER	GARAGE

NOTES:
1. ALL GLAZING IN DOORS SHALL BE SAFETY GLAZING.
2. ALL GLAZING WITHIN 24" OF OPENINGS SHALL BE SAFETY GLASS.
3. IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
4. ALL WINDOWS ARE TO HAVE A MAXIMUM U FACTOR OF .33.
5. EXTERIOR DOORS SHALL BE MIN. 1-3/4" THICK.
6. ALL DIMENSIONS SHALL BE VERIFIED IN FIELD BEFORE FABRICATION / ORDER.
7. FINISHES AND MANUFACTURERS MUST BE APPROVED BY OWNER.



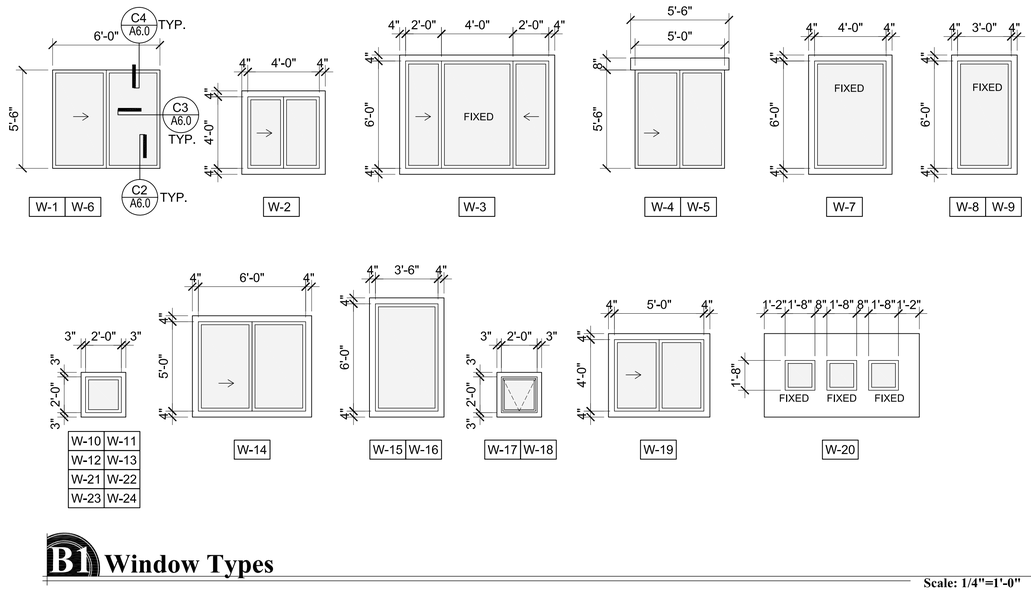
A1 Door Types

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

WINDOWS SCHEDULE

WINDOW MKD	DESCRIPTION	size	QTY.	MATERIAL	FINISH	COMMENTS
	NEW WINDOWS					
W-1	ALUMINUM WINDOW / SLIDER	6'-0" x 5'-6"	1	WOOD / ALUM CLAD	BRONZE	GARAGE
W-2	ALUMINUM WINDOW / SLIDER	4'-0" x 4'-0"	1	WOOD / ALUM CLAD	BRONZE	LAUNDRY ROOM
W-3	ALUMINUM WINDOW / XOX SLIDER	8'-0" x 6'-0"	1	WOOD / ALUM CLAD	BRONZE	DINING ROOM
W-4	ALUMINUM WINDOW / SLIDER	5'-0" x 5'-6"	1	WOOD / ALUM CLAD	BRONZE	BEDROOM - 1 MUST MEET EGRESS REQUIREMENTS
W-5	ALUMINUM WINDOW / SLIDER	5'-0" x 5'-6"	1	WOOD / ALUM CLAD	BRONZE	BEDROOM - 2 MUST MEET EGRESS REQUIREMENTS
W-6	ALUMINUM WINDOW / SLIDER	6'-0" x 5'-6"	1	WOOD / ALUM CLAD	BRONZE	OFFICE / GYM
W-7	ALUMINUM WINDOW / FIXED	4'-0" x 6'-0"	1	WOOD / ALUM CLAD	BRONZE	OFFICE / GYM - EAST SIDE
W-8	ALUMINUM WINDOW / FIXED	3'-0" x 6'-0"	1	WOOD / ALUM CLAD	BRONZE	HALLWAY
W-9	ALUMINUM WINDOW / FIXED	3'-0" x 6'-0"	1	WOOD / ALUM CLAD	BRONZE	HALLWAY
W-10	ALUMINUM WINDOW / FIXED	2'-0" x 2'-0"	1	WOOD / ALUM CLAD	BRONZE	GREAT ROOM
W-11	ALUMINUM WINDOW / FIXED	2'-0" x 2'-0"	1	WOOD / ALUM CLAD	BRONZE	GREAT ROOM
W-12	ALUMINUM WINDOW / FIXED	2'-0" x 2'-0"	1	WOOD / ALUM CLAD	BRONZE	GREAT ROOM
W-13	ALUMINUM WINDOW / FIXED	2'-0" x 2'-0"	1	WOOD / ALUM CLAD	BRONZE	GREAT ROOM
W-14	ALUMINUM WINDOW / SLIDER	6'-0" x 5'-0"	1	WOOD / ALUM CLAD	BRONZE	KITCHEN
W-15	ALUMINUM WINDOW / FIXED	3'-6" x 6'-0"	1	WOOD / ALUM CLAD	BRONZE	MASTER BATH - TEMPERED
W-16	ALUMINUM WINDOW / FIXED	3'-6" x 6'-0"	1	WOOD / ALUM CLAD	BRONZE	MASTER BATH - TEMPERED
W-17	FIBERGLASS / AWNING	2'-0" x 2'-0"	1	FIBERGLASS	ESPRESSO	MASTER BATH - TOILET - TEMPERED
W-18	FIBERGLASS / AWNING	2'-0" x 2'-0"	1	FIBERGLASS	ESPRESSO	MASTER BATH - SHOWER - TEMPERED
W-19	ALUMINUM WINDOW / SLIDER	5'-0" x 4'-0"	1	WOOD / ALUM CLAD	BRONZE	STORAGE / SHOP
W-20	ALUMINUM WINDOW / FIXED	1'-8" x 1'-8"	3	WOOD / ALUM CLAD	BRONZE	DORMER
W-21	ALUMINUM WINDOW / FIXED	2'-0" x 2'-0"	1	WOOD / ALUM CLAD	BRONZE	GREAT ROOM
W-22	ALUMINUM WINDOW / FIXED	2'-0" x 2'-0"	1	WOOD / ALUM CLAD	BRONZE	GREAT ROOM
W-23	ALUMINUM WINDOW / FIXED	2'-0" x 2'-0"	1	WOOD / ALUM CLAD	BRONZE	GREAT ROOM
W-24	ALUMINUM WINDOW / FIXED	2'-0" x 2'-0"	1	WOOD / ALUM CLAD	BRONZE	GREAT ROOM

NOTES: 1. ALL DIMENSIONS SHALL BE VERIFIED IN FIELD BEFORE FABRICATION / ORDER
2. FINISHES AND MANUFACTURERS MUST BE APPROVED BY OWNER



B1 Window Types

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

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REGISTERED ARCHITECT
CERTIFICATE NO.
25646
W. ALAN KENSON
Date Signed 06/14/22
ARIZONA
EXPIRES: 6/30/24

DRAWING: Door and Window Schedules

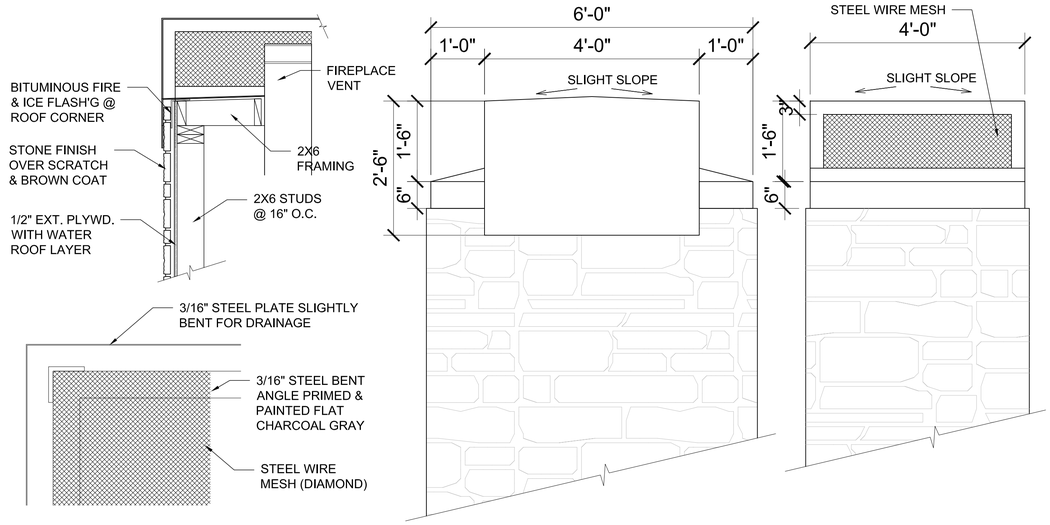
PROJECT: Estabrook Residence
9185 N. American Ranch Road
Prescott, AZ 86305

APN: 100-18-129

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: June 14th, 2023
JOB NO.: 792
SHEET:

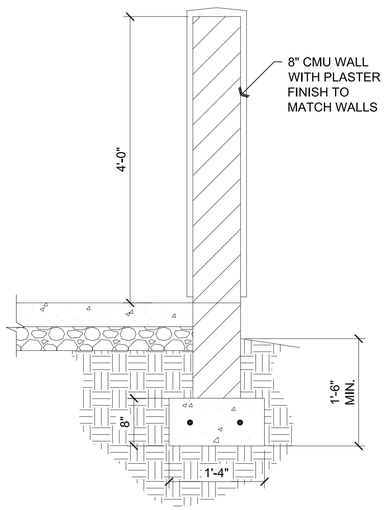
A5.0

Jun 16, 2023 - 9:52am



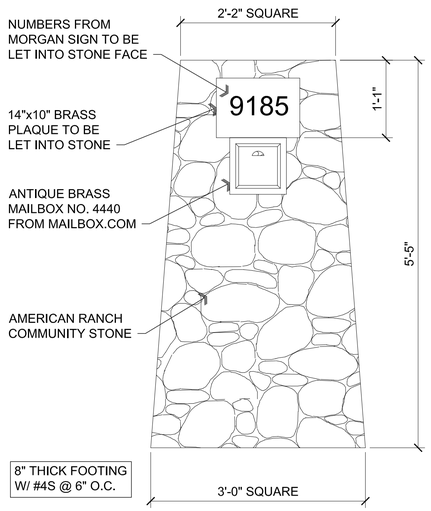
A2 Chimney Details

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



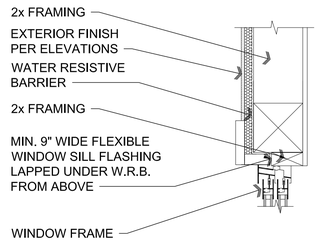
A1 Condenser Wall

Scale: 1"=1'-0"



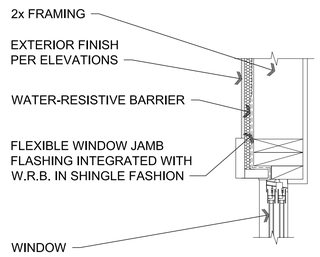
B1 Mailbox Front Elevation

Scale: 1"=1'-0"



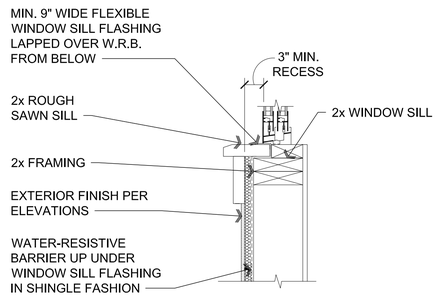
C4 Recessed Window Head

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



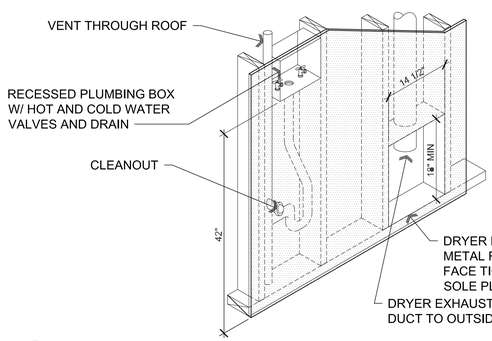
C3 Recessed Window Jamb

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



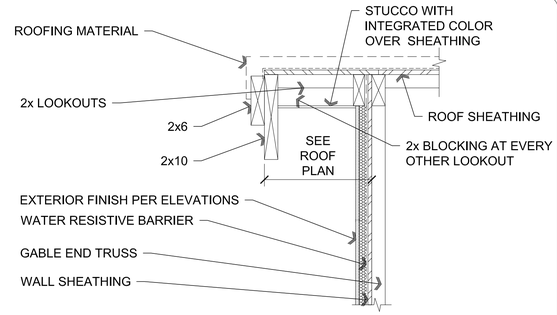
C2 Recessed Window Sill

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



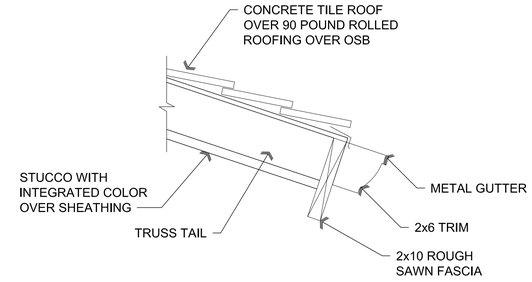
C1 Washer and Dryer

SCALE: N.T.S.



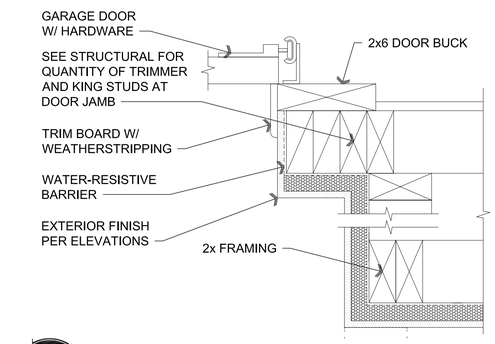
D4 Barge Exposed Overhang

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



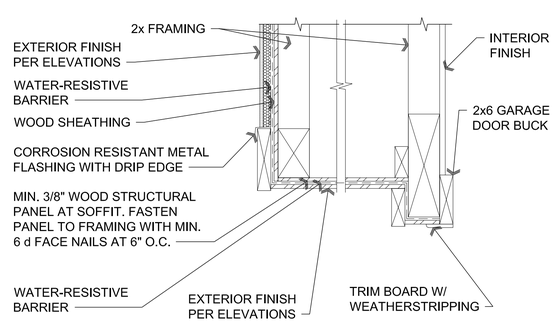
D3 Fascia Soffit Detail

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



D2 Recessed Garage Door Jamb

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



D1 Recessed Garage Door Head

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

Jun 16, 2023 - 9:53am

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DRAWING: Details

PROJECT: Estabrook Residence
9185 N. American Ranch Road
Prescott, AZ 86305

APN: 100-18-129

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	June 14th, 2023
JOB NO.	792
SHEET	A6.0

Room Finish Schedule

NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	HEIGHT
100	ENTRY					VARIES
101	DINING					12'-0"
102	LAUNDRY					9'-0"
103	POWDER RM					9'-0"
104	GARAGE					10'-0"
105	STORAGE / SHOP					10'-0"
106	MASTER CLOSET					10'-0"
107	MASTER BATH					10'-0"
108	MASTER BEDROOM					10'-0"
109	KITCHEN					12'-0"
110	GREAT ROOM					VARIES
113	HALL					9'-0"
114	BEDROOM 1					10'-0"
115	BATHROOM 1					9'-0"
116	BATHROOM 2					9'-0"
117	BEDROOM 2					10'-0"
118	OFFICE /GYM					10'-0"
119	HALL					9'-0"

Legend:

- WOOD VENEER FLOORING
- CERAMIC TILE SHOWER FLOORING
- CARPET
- CONCRETE
- CERAMIC TILE BATH / LAUNDRY FLOORING
- CONCRETE PATIO PAVERS

A1 **Room Finish Plan**

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

True North

Jun 16, 2023 - 9:53am

REVISIONS	BY

REGISTERED ARCHITECT
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W. ALAN KENSON
Date Signed 06/14/22
ARIZONA
EXPIRES: 6/30/24

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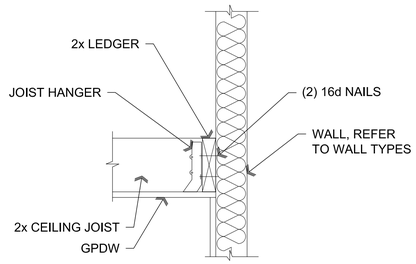
DRAWING: Room Finish Plan

PROJECT: Estabrook Residence
9185 N. American Ranch Road
Prescott, AZ 86305

APN: 100-18-129

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	June 14th, 2023
JOB NO.	792
SHEET	A7.0



A4 Ceiling Framing Detail

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

Descriptive Keynotes

1. 2x4 WOOD JOIST FRAMING AT 2'-0" O.C.
2. 2x6 WOOD JOIST FRAMING AT 2'-0" O.C.
3. CEILING AT BOTTOM CHORD OF TRUSSES.

A1 Ceiling Framing Plan

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

True North

Jun 16, 2023 - 9:53am

REVISIONS	BY

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DRAWING: Ceiling Framing Plan

PROJECT: Estabrook Residence
9185 N. American Ranch Road
Prescott, AZ 86305

APN: 100-18-129

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	June 14th, 2023
JOB NO.	792
SHEET	A8.0

Fixture Unit Calculations

TYPE	COUNT	HOT	COLD	COMBINED	TOTAL
FULL BATH GROUP	3	1.5	2.7	3.6	10.8
KITCHEN GROUP	1	1.9	1	2.5	2.5
LAUNDRY GROUP	1	1.8	1.8	2.5	2.5
HOSE BIBB	5	0	2.5	2.5	12.5
LAVATORY	1	.5	.5	.7	.7
WATER CLOSET	1	0	2.2	2.2	2.2
SINK	3	1	1	2.4	7.2
				TOTAL	38.4

38.4 WATER SUPPLY FIXTURE UNITS = 26.3 GALLONS PER MINUTE
2" WATER LINE PROPOSED

Descriptive Keynotes

1. PROPANE SHUT OFF VALVE.
2. FROST PROOF HOSE BIBB.
3. TOILET AS SELECTED BY OWNER
4. INTEGRAL LAVATORY AS SELECTED BY OWNER.
5. SHOWER AS SELECTED BY OWNER.
6. BATHTUB AS SELECTED BY OWNER.
7. UTILITY SINK.
8. SINGLE BOWL PREP SINK.
9. WASHING MACHINE.
10. PROPANE CLOTHES DRYER.
11. PROPANE GRILL LOCATION.
12. FIRE SPRINKLER RISER WITH SHUT OFF VALVE.
13. MAIN WATER SHUT OFF VALVE.
14. HVAC UNIT.
15. PROPANE INSTANTANEOUS WATER HEATER.
16. LPG RISER FROM BELOW GRADE. PENETRATE EXTERIOR WALL AT +1'-6" ABOVE GRADE AND ROUTE LPG PIPING WITHIN WALL CAVITY OR ABOVE CEILING.
17. PROPANE FIRED LOG FIREPLACE.
18. KITCHEN SINK AS SELECTED BY OWNER.
19. REFRIGERATOR LOCATION WITH WATER LINE FOR ICE MAKER.

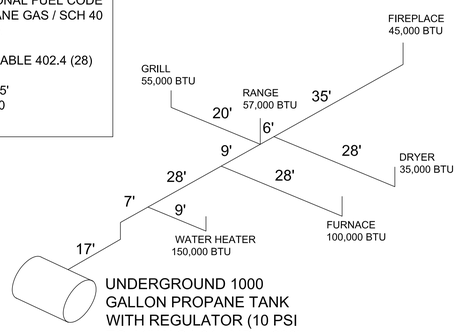
LENGTH OF PIPE FROM METER / REGULATOR TO FURTHEST APPLIANCE OUTLET IS 102'

TOTAL BTU DEMAND IS 442,000 BTUs

SIZED ACCORDING TO INTERNATIONAL FUEL CODE FOR PROPANE GAS / SCH 40 STEEL PIPE

IFGC 2018 TABLE 402.4 (28)

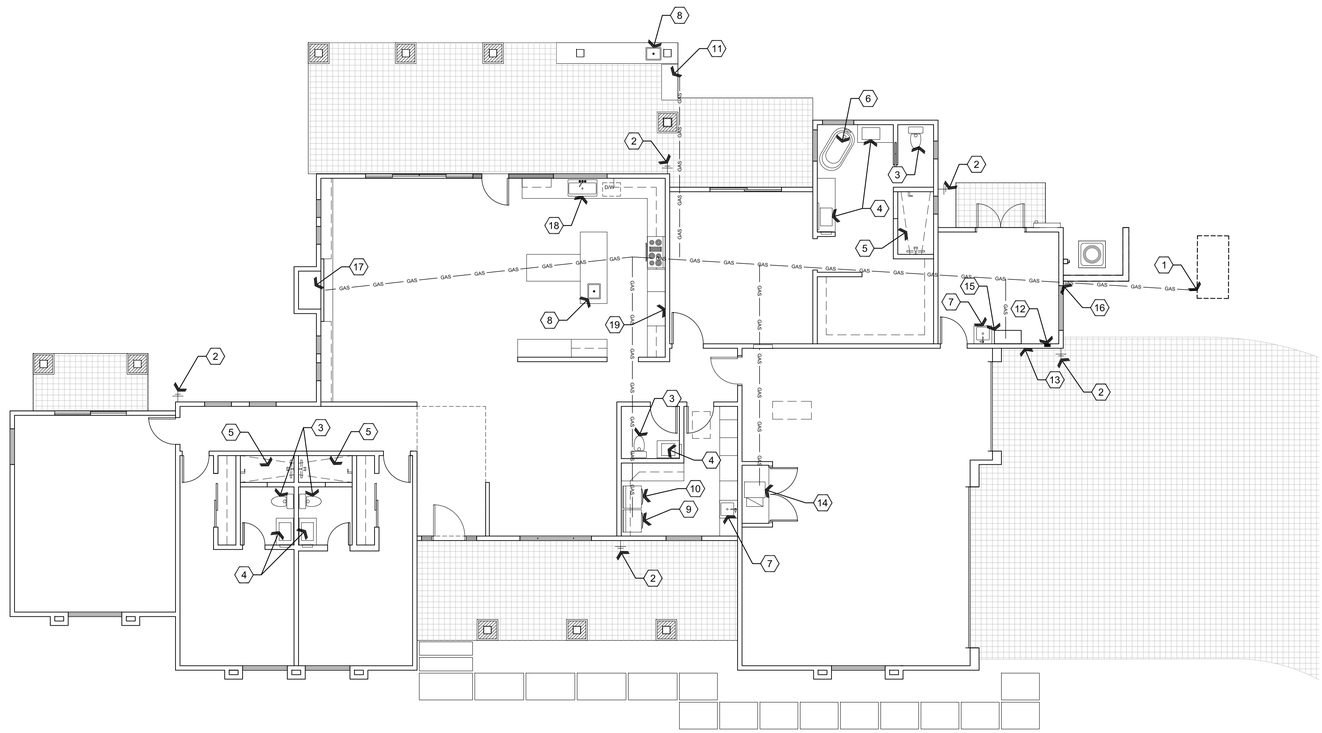
LENGTH: 125'
BTU: 600,000
SIZE: 1 1/4"



UNDERGROUND 1000 GALLON PROPANE TANK WITH REGULATOR (10 PSI TO 11" W.C.) 814 MBH, 200' TOTAL

A1 Propane Gas Isometric

Scale: n.t.s.



A1 Plumbing Plan

Scale: 1/8"=1'-0"

True North

Jun 16, 2023 - 9:54am

REVISIONS	BY

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DRAWING: Plumbing Plan and Gas Isometric

PROJECT: Estabrook Residence
9185 N. American Ranch Road
Prescott, AZ 86305

APN: 100-18-129

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: June 14th, 2023
JOB NO.: 792
SHEET

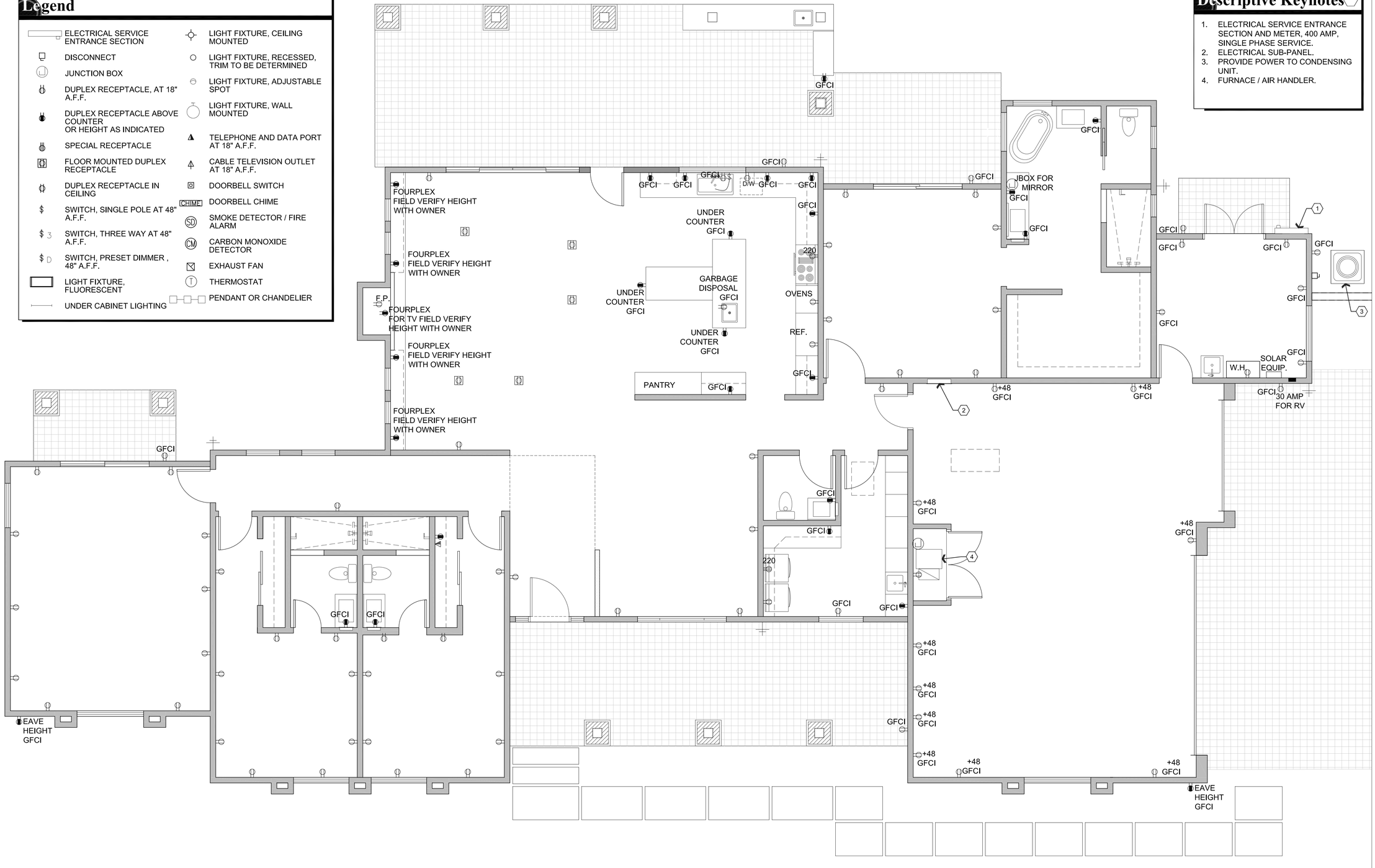
P1.0

Legend

- ELECTRICAL SERVICE ENTRANCE SECTION
- DISCONNECT
- JUNCTION BOX
- DUPLEX RECEPTACLE, AT 18" A.F.F.
- DUPLEX RECEPTACLE ABOVE COUNTER OR HEIGHT AS INDICATED
- SPECIAL RECEPTACLE
- FLOOR MOUNTED DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE IN CEILING
- SWITCH, SINGLE POLE AT 48" A.F.F.
- SWITCH, THREE WAY AT 48" A.F.F.
- SWITCH, PRESET DIMMER , 48" A.F.F.
- LIGHT FIXTURE, FLUORESCENT
- UNDER CABINET LIGHTING
- LIGHT FIXTURE, CEILING MOUNTED
- LIGHT FIXTURE, RECESSED, TRIM TO BE DETERMINED
- LIGHT FIXTURE, ADJUSTABLE SPOT
- LIGHT FIXTURE, WALL MOUNTED
- TELEPHONE AND DATA PORT AT 18" A.F.F.
- CABLE TELEVISION OUTLET AT 18" A.F.F.
- DOORBELL SWITCH
- CHIME — DOORBELL CHIME
- SD — SMOKE DETECTOR / FIRE ALARM
- CM — CARBON MONOXIDE DETECTOR
- EXHAUST FAN
- T — THERMOSTAT
- PENDANT OR CHANDELIER

Descriptive Keynotes

1. ELECTRICAL SERVICE ENTRANCE SECTION AND METER, 400 AMP, SINGLE PHASE SERVICE.
2. ELECTRICAL SUB-PANEL.
3. PROVIDE POWER TO CONDENSING UNIT.
4. FURNACE / AIR HANDLER.



A1 Electrical Power Plan

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

True North

REVISIONS	BY

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ARCHITECTURE & PLANNING

REGISTERED ARCHITECT — CERTIFICATE NO. 25646 — W. ALAN KENSON — Date Signed 06/14/22 — ARIZONA — EXPIRES: 6/30/24

DRAWING: Electrical Power Plan

PROJECT: Estabrook Residence
9185 N. American Ranch Road
Prescott, AZ 86305

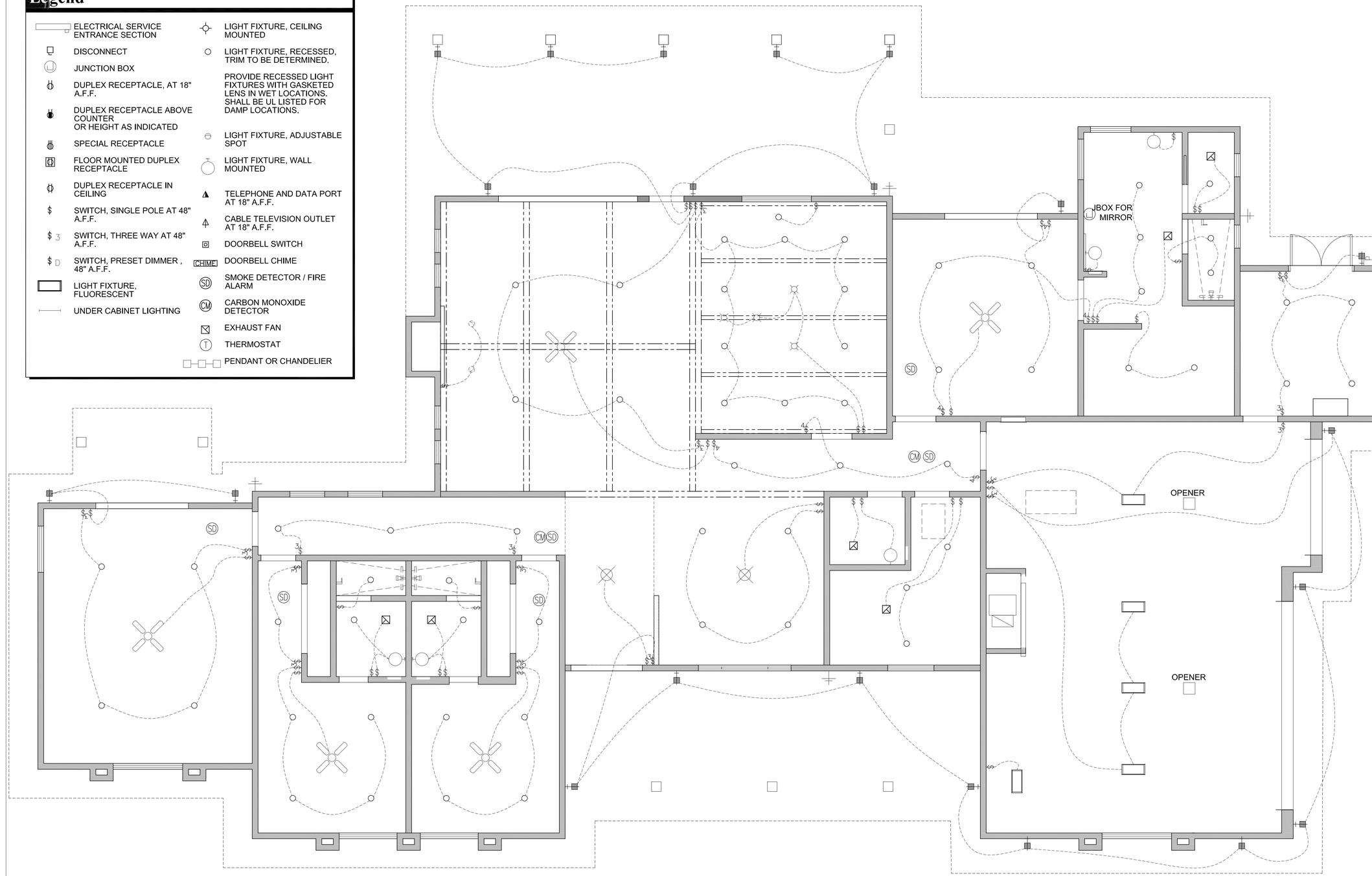
APN: 100-18-129

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	June 14th, 2023
JOB NO.	792
SHEET	E1.0

Jun 16, 2023 - 9:54am

Legend

- ELECTRICAL SERVICE ENTRANCE SECTION
- DISCONNECT
- JUNCTION BOX
- DUPLEX RECEPTACLE, AT 18" A.F.F.
- DUPLEX RECEPTACLE ABOVE COUNTER OR HEIGHT AS INDICATED
- SPECIAL RECEPTACLE
- FLOOR MOUNTED DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE IN CEILING
- $ SWITCH, SINGLE POLE AT 48" A.F.F.
- $ 3 SWITCH, THREE WAY AT 48" A.F.F.
- $ D SWITCH, PRESET DIMMER , 48" A.F.F.
- LIGHT FIXTURE, FLUORESCENT
- UNDER CABINET LIGHTING
- LIGHT FIXTURE, CEILING MOUNTED
- LIGHT FIXTURE, RECESSED, TRIM TO BE DETERMINED. PROVIDE RECESSED LIGHT FIXTURES WITH GASKETED LENS IN WET LOCATIONS. SHALL BE UL LISTED FOR DAMP LOCATIONS.
- LIGHT FIXTURE, ADJUSTABLE SPOT
- LIGHT FIXTURE, WALL MOUNTED
- TELEPHONE AND DATA PORT AT 18" A.F.F.
- CABLE TELEVISION OUTLET AT 18" A.F.F.
- DOORBELL SWITCH
- [CHIME] DOORBELL CHIME
- (SD) SMOKE DETECTOR / FIRE ALARM
- (CM) CARBON MONOXIDE DETECTOR
- EXHAUST FAN
- (T) THERMOSTAT
- PENDANT OR CHANDELIER



A1 Lighting / Reflected Ceiling Plan

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

True North

Jun 16, 2023 - 9:55am

REVISIONS	BY

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DRAWING: Lighting / Reflected Ceiling Plan

PROJECT: Estabrook Residence
9185 N. American Ranch Road
Prescott, AZ 86305

APN: 100-18-129

DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	June 14th, 2023
JOB NO.	792
SHEET	E1.1

RESIDENTIAL ELECTRIC SERVICE LOAD CALCULATION

220.12	GENERAL LIGHTING 3 VAxSQ. FT. OF FLOOR AREA = 3,711 SQ. FT.	11,133 VA
220.52(A)	SMALL APPLIANCE LOAD 1,500 VA FOR EACH 20 AMP BRANCH CIRCUIT REQUIRED PER 210.1(C)(1) IN EACH KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM OR SIMILAR AREAS. NUMBER OF SMALL APPLIANCE BRANCH CIRCUITS = 2 x 1,500 VA =	3,000 VA
220.52(B)	LAUNDRY LOAD NUMBER OF LAUNDRY BRANCH CIRCUITS = 1 x 1,500 VA =	1,500 VA
	TOTAL GENERAL LIGHTING AND APPLIANCE LOAD =	15,633VA
220.42	LIGHTING LOAD FEEDER DEMAND FACTORS FIRST 3,000 OR LESS AT 100% = FROM 3,001 TO 120,000 AT 35% = REMAINDER OVER 120,000 AT 25% =	3,000 VA 4,422 VA 0 VA
	TOTAL LIGHTING DEMAND LOAD =	7,422 VA
220.54	ELECTRIC CLOTHES DRYERS	5000 VA
220.55	ELECTRIC RANGES ELECTRIC RANGE NAMEPLATE KW = 22.5 KW WALL MOUNTED OVEN NAMEPLATE KW = 0 KW ELECTRIC COOKTOP NAMEPLATE KW = 0 KW	
	ELECTRIC COOKING DEMAND LOAD AT 65% =	14,625 VA
220.51 220.21	LARGEST OF FIXED ELECTRIC SPACE HEATING LOADS OR A/C LOAD A/C #1 = 33.0 MCA AT 208-230V	
	TOTAL NON-COINCIDENT LOAD =	7,360 VA

220.53 APPLIANCE LOAD

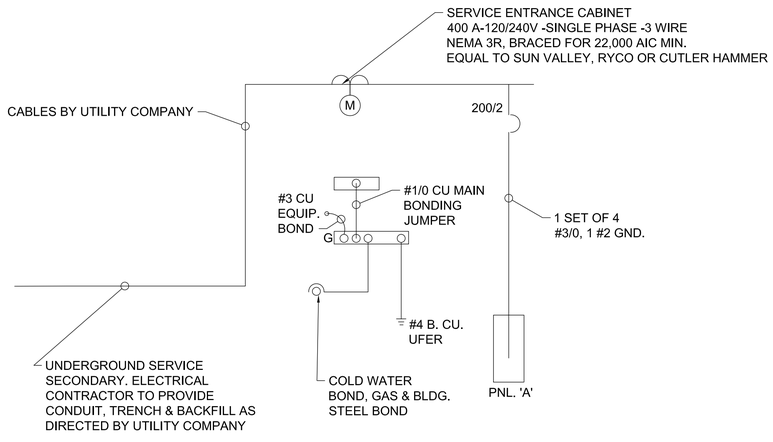
QUANTITY	DESCRIPTION	VA(WATTS)
1	DISHWASHER	1,800
1	MICROWAVE	1,000
5	PADDLE FANS	75
2	REFRIGERATORS	725

TOTAL CONNECTED APPLIANCE LOAD AT 75% = 3, 469 VA

220.50	MOTOR LOADS AT 120 VOLTS TOTAL MOTOR LOAD =	0 VA
	TOTAL CALCULATED DEMAND LOAD IN VOLT-AMPERES =	53,509 VA
	TOTAL CALCULATED DEMAND LOAD IN AMPS AT 1 PHASE 3 WIRE, 120/240 VOLTS =	223 AMPS
	MINIMUM SERVICE REQUIRED =	300 AMPS
	SERVICE SIZE REQUESTED =	400 AMPS

A2 Electric Load Calculations

Scale: N.T.S.



A1 Electrical One-Line Diagram

Scale: N.T.S.

Note: Licensed Electrician to verify all wire sizes

General Electrical Notes:

1. A MINIMUM OF TWO 20-AMPERE RATED BRANCH CIRCUITS SHALL BE PROVIDED FOR RECEPTACLES LOCATED IN THE KITCHEN, PANTRY, BREAKFAST, AND DINING AREAS. AN ADDITIONAL 20 AMPERE RATED BRANCH CIRCUIT SHALL BE PROVIDED TO THE LAUNDRY AND A SEPARATE 20 AMPERE RATED BRANCH CIRCUIT SHALL BE PROVIDED FOR BATHROOM RECEPTACLES.
2. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
3. IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUN ROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAT 6 FEET, MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH.
4. IN KITCHEN AND DINING ROOMS, AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND OR PENINSULAR COUNTER SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES.
5. IN KITCHEN AND DINING ROOMS, AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTER SPACE 12 INCHES OR WIDER SO THAT NO POINT ALONG THE WALL IS MORE THAN 24 INCHES FROM A RECEPTACLE OUTLET AND SHALL BE GFCI PROTECTED.
6. PROVIDE AT LEAST ONE WEATHERPROOF RECEPTACLE OUTLET, NOT MORE THAT 6 FEET 6 INCHES ABOVE GRADE AND GFCI PROTECTED, AT THE FRONT AND BACK OF EACH DWELLING. ALL RECEPTACLES INSTALLED OUTDOORS MUST BE GFCI PROTECTED.
7. PROVIDE AT LEAST (1) ONE RECEPTACLE OUTLET IN HALLWAYS 10 FEET OR MORE IN LENGTH.
8. A 125 VOLT, SINGLE PHASE, 15 OR 20 AMPERE RATED RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING, AIR CONDITIONING AND REFRIGERATION EQUIPMENT. THE RECEPTACLE SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT.
9. ALL 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL BE GFCI PROTECTED: BATHROOMS, GARAGES, UNFINISHED ACCESSORY BUILDINGS, CRAWL SPACES, UNFINISHED BASEMENTS, BAR SINKS (WITHIN 6 FEET) AND LAUNDRY ROOM SINKS (WITHIN 6 FEET).
10. PROVIDE AT LEAST (1) ONE WALL MOUNTED SWITCH CONTROLLED LIGHTING OUTLET IN EVERY HABITABLE ROOM AND BATHROOM.
11. PROVIDE A LIGHTING OUTLET ON THE EXTERIOR SIDE OF ALL EXITS/ENTRANCES.
12. A RECEPTACLE SHALL NOT BE INSTALLED WITHIN A BATHTUB OR SHOWER SPACE.
13. FIXTURES, FITTINGS, BOXES AND RECEPTACLES LOCATED IN DAMP OR WET LOCATIONS SHALL BE "LISTED" TO BE SUITABLE FOR SUCH LOCATION.
14. PROVIDE INTERCONNECTED SMOKE ALARMS IN EACH SLEEPING ROOM, IMMEDIATELY OUTSIDE EACH SLEEPING ROOM, ON EACH ADDITIONAL STORY INCLUDING BASEMENTS, AND IN THE HALLWAY. SMOKE ALARMS SHALL BE HARD WIRED WITH BATTERY BACKUP.
15. PROVIDE A GROUNDING ELECTRODE SYSTEM. PROVIDE BONDING TO THE INTERIOR WATER PIPING AND ABOVE GROUND PORTION OF GAS PIPING SYSTEM.
16. EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT.

REVISIONS	BY

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ARCHITECTURE & PLANNING

DRAWING: Electrical One-Line Diagram

PROJECT: Estabrook Residence
9185 N. American Ranch Road
Prescott, AZ 86305

APN: 100-18-129

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: June 14th, 2023
JOB NO.: 792
SHEET: E1.2

Jun 16, 2023 - 9:55am

GENERAL STRUCTURAL NOTES

APPLY UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS

CODE: Comply with 2018 I.R.C. & 2018 I.B.C. and all current adopted municipal amendments.

WIND DESIGN SPEED:	115 m.p.h., (Ultimate)
WIND EXPOSURE:	C (Site Specific)
SEISMIC DESIGN CATEGORY:	C
SEISMIC SOIL SITE CLASS:	D
WEATHERING:	Moderate
FROST LINE DEPTH:	18" below Finish Grade
SNOW LOAD:	30 PSF
FLOOD HAZARDS:	See FIRM, FEMA, NFIP, FBFM Maps
SUPERIMPOSED DEAD & LIVE DESIGN LOADS:	See Framing Plans for information.
MECHANICAL EQUIPMENT LOADS:	See Mechanical Plans for information.

SHOP DRAWINGS:

1. The structural shop drawing review is intended to help the Engineer verify his design concept. It is the Contractor's responsibility to check his own shop drawings and those of his Subcontractors.

2. The structural shop drawings will be returned for resubmittal if not checked by Contractor or a cursory review shows major errors which should have been found by the Contractor's checking.

3. CONCRETE MIX DESIGNS: When required, submittals shall be prepared or certified to conform to ACI Code by an independent testing laboratory prior to submitting to architect. Each separate mix design shall be included with a cover letter indicating all locations on the project where the mix will be used.

4. When required by the Building Department, for the categories listed below, shop drawings and calculations shall be submitted for structural review. Provide drawings and calculations to S. E. Consultants, Inc. for review prior to submitting for plan review.

1. Wood trusses.
2. Glulam beams.
3. Spliced reinforcing.

5. Any resubmittal of a detail sheet with added information shall be accompanied by location plan identifying the members involved, and clouding around added information.

6. Dimensions will not be checked. Dimension checking and checking of design changes proposed by Contractor without prior consultation with the Engineer shall be checked only if the Contractor wishes them to be checked at his cost.

7. Any Engineering submitted for review shall be appropriately sealed. Full responsibility of such Engineering rests with the person sealing the design.

DEFERRED SUBMITTALS:

Drawings and calculations shall be sealed by an Arizona Registered Engineer and must be forwarded to the Municipal Inspector with a notation from the Engineer of Record that they have been reviewed and approved for general conformance with the original design of the structure. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the Building Official. These documents shall be submitted to the Development Service Department Field Inspector prior to installation.

The following items shall have deferred submittals:

1. New Pre-Engineered Wood Trusses
2. Engineering and Construction details for any Existing Truss modifications when occurs.

STRUCTURAL INSPECTION:

It is the Contractor's responsibility to inspect all structural work for conformance with the contract documents. Any structural inspection provided by others does not relieve him of this responsibility. Any structural deviations from the contract documents that are found at a later date and are declared to be significant by the Structural Engineer shall be corrected by the Contractor with all dispatch. The Structural Inspector is not authorized to direct or approve any changes from the contract documents. If the Contractor wishes to question the Structural Inspector's interpretation of the contract documents, he may do so directly with the Architect or the Structural Engineer.

The Structural Inspector is not authorized to stop or delay the work. If the contractor elects to continue with a certain work after being notified by the Structural Inspector that such work is unacceptable, he does so at his own responsibility and risks correcting the work at a less opportune time.

The Structural Inspector is not inspecting for OSHA compliance and temporary construction, such as bracing. The Contractor is responsible for providing adequate facilities for the Structural Inspector, to allow him to perform his work safely and efficiently.

SPECIAL INSPECTION:

Special inspection by a Municipal approved special inspectors is required for the following types of work in conformance with the current adopted International Building Code (I.B.C.). All Inspections are to be performed on a continuous basis, unless noted otherwise.

The Special Inspection(s) noted below as APPLICABLE are required for the following Construction Categories:
Those Categories noted N / A are not applicable to this Project.

1. N / A : INSPECTION OF STEEL FABRICATORS:
   A. All Structural Steel load-bearing components and assemblies performed on the premises of a fabricator's shop if not done by a Municipal approved fabricator.

2. N / A : STEEL CONSTRUCTION:

   A. Required for all Steel Construction including shop welding if welding is not performed by a Municipal approved fabricator.
   B. Field welding of Structural Steel components.
   C. All structural welding is to be provided with continuous special inspections except where periodic special inspections are allowed by the I.B.C. Code. Special inspections are not required when the work is done on the premises of a Municipal approved steel fabricator.

3. N / A : FIELD WELDING: of the following,
   A. Structural Steel Components (see above)
   B. Rebar splice welding

4. N / A : CONCRETE CONSTRUCTION:
   A. Steel reinforcing
   B. Concrete of 3,000 psi or greater strngth

5. N / A : MASONRY CONSTRUCTION:
   A. All Engineered retaining walls.

6. N / A : WOOD CONSTRUCTION:

7. N / A : PILE / PIER FOUNDATIONS:

8. Applicable : POST-INSTALLED EPOXIED & MECHANICAL ANCHORS / EPOXIED REINFORCING DOWELS (Per Structural Details)

9. N / A : GEO-TECHNICAL INSPECTIONS: To be performed by Civil or Soils Engineer as required per separate S.I. Form.

FOUNDATIONS:

Soil Report by:Engineering & Testing Consultants Inc.
417 N. Arizona Ave.
Prescott, Arizona 86301
928.778.9001
Project Report #: 12074
Dated: 01/10/2023

Basis for Foundation design is 1,500 psf. allowable soil bearing capacity.
Per soils report dated 01/10/23 and addendum dated 06/09/23 'In all areas where the building pad has been completed with 36" or more of imported, compacted, granular, engineered fill, footings may be seated at a min. embedment depth of 18" below lowest, adjacent finished grade, bearing in the controlled compacted fill.' Special attention should be given to final grades and landscaping improvements to ensure efficient draining away from foundations and slabs.

CONCRETE

Shall meet all the requirements of ACI 301-15 with Type II cement. Minimum 28 day strength 3,000 p.s.i., except as follows:

Sidewalks curbs, and gutters,
slabs on grade.....2,500 p.s.i.

Wall foundations, grade beams,
slabs on grade.....2,500 p.s.i.

No admixtures without approval. Admixtures containing chlorides shall not be used. Concrete shall not be in contact with aluminum.

Fly ash shall not be used unless approved by Engineer of Record.

Mechanically vibrate all concrete when placed, except that slabs on grade need be vibrated only around embedded items. Slump 4 inches for slabs not on grade and 5 inches for other concrete. Do not tamp slabs. Use roller bug, vibrating screed or bull float to finish. Do not add water to concrete at site.

All reinforcing, including dowels and anchor bolts, shall be securely tied in location before placing concrete or grout. Dowels will not be allowed to be "stabbed" in.

Cure uncovered slabs on grade and job cast precast panels with polyethylene for 5 days. Tape joints with 6 inch laps and cover with sand. Curing compound for other work shall be compatible with applied finish, conform to ASTM C-309 and shall be clear on uncovered structure and white pigmented on covered structure. Apply at a rate sufficient to retain moisture, but not less than 1 gallon per 200 square feet.

Cast slabs on grade in alternate sections, unless permanent forms are used. Wait 48 hours between all adjacent concrete castings. Revibrate tops of columns and caissons soon after placing concrete to close plastic shrinkage cracks. Do not place concrete in lengths exceeding 100 feet.

The Contractor shall fix all cracks and displacements larger than 1/16" up to the project completion.

Minimum strength for removal of bottom forms and shoring shall be 75% of specified strength at 28 days.

All concrete which during the life of the structure will be subjected to freezing temperatures while wet, shall have a water cement ratio not exceeding 0.53 by weight and shall contain entrained air as per ACI 301. Such concrete shall include exterior slabs, perimeter foundations, exterior curbs and gutters, etc.

When span L exceeds 10'-0", camber up all concrete beams and slabs L/400 at midspan. Camber up all overhangs L3"00 at edge of cantilever. Record cambers at undersides of structure immediately before and after reshoring and immediately after de-shoring.

An anticipated deflections of steel floor beams and girders under weight of wet concrete are L/400. Set screeds to compensate for the deflections and any construction deviations within specified tolerances, so that the finished floor is level. Allow 1/2 inch additional concrete in the bid for leveling.

HIGH-RANGE WATER REDUCING ADMIXTURE (SUPER PLASTICIZER):

The Contractor shall use super plasticizer admix in locations indicated on drawings and shall consider its use where congestion of rebar is likely to cause rock pockets. The cement for the mix shall be Type II. The rate of placing such concrete shall be reduced or the form strength shall be increased to safely resist increased pressure against forms.

The use of the admix shall be in strict accordance with the manufacturer's specifications and ACI recommendations.
Do not use with colored concrete.

Maximum slump may be increased over specified slump but shall not exceed 8".

CONCRETE REINFORCING:

ASTM A-615 Grade 60 except as follows:

#2 bars..... Grade 40

#7 and larger bars to be welded..... A-706

Wire mesh, flat sheets..... A-185

Welded anchors..... Grade 40, chemical analysis limited per AWS spec for weld without preheat. Also see "Welding" below.

All reinforcing bars deformed except #2 bars and wire mesh. Latest ACI Code and Detailing Manual apply. Unless indicated otherwise in details clear concrete cover to any reinforcing including ties is as follows:

Unformed concrete placed against rough earth.....3"

Formed concrete exposed to earth.....2"
*All other.....1 1/2"

*2" coverage for formed concrete exposed to earth or weather is required for #6 or larger rebar. Smaller clearances permissible for precast or prestressed.

LAP SPLICES IN MASONRY: Shall be 48 diameters.

MESH SPLICES: Wire spacing plus 2 inches.

LAP SPLICES IN CONCRETE: See drawings. Unless noted otherwise, provide the following lap splices:
#3 - 18"lap; #4 - 24"lap; #5 - 30"lap; #6 - 36"lap; #7 - 53"lap

Minimum clear cover for spliced reinforcing is greater than one bar diameter, and minimum clear spacing is greater than two bar diameters.

Splice bottom bar over supports and top bar at mid-span only.

Where bars are shown spliced, they may run continuous at Contractor's option.

All splice locations subject to approval. Provide required shop drawings and fabricate after the Architect's review. See Shop Drawing section above. Place rebar per CRSI Manual.

Rebar spacing provided are maximum on center whether stated as "o.c." or not, and all rebar is continuous whether stated as "cont." or not. Provide bent corner rebar to match and lap with horizontal rebar at corners and intersection of walls, beams, bond beams and footings per ACI Manual. Dowel all vertical rebar to foundations. Securely tie all rebar, including dowels, in location before placing concrete or grout.

Where reinforcing is shown continuous thru construction joints, Lenton Form Savers dowel bar splice devices as manufactured by ERICO Products, Inc. (or equivalent) may be used. Sizes and types shall be selected to develop the full tension strength of the bar per ICC Research report.

"Fibermesh" or equivalent independently tested polypropylene fibers may be substituted at a rate of 1.5 pounds per cubic yard of concrete for welded wire fabric in slabs on grade.

MASONRY & MASONRY REINFORCING:

CMU units 1,500 p.s.i. minimum. Block units grade N-1 lightweight or normal weight concrete. Running bond. Mortar type S. Grout 2,000 p.s.i. Mechanical vibrate grout in vertical spaces. Maximum grout lift without cleanouts 4'-0" in block walls. Stay each end and at 8'-0" o.c. vertically each vertical rebar using single wire and loop type ties.

Do not build when air temperature is less than 40 degrees F. Place pipes or conduits in sleeves or hollow unfilled cells only. See Architectural Drawings for expansion or control joints. However, the spacing shall not exceed 24 feet. Do not locate a joint at less than 2'-0" from bearing of beam or lintel, framing perpendicular to wall.

8" Wall Vertical Reinforcing: In center of grout continuous full height of wall as follows:

1 - #4 U.N.O. at all corners, intersections, wall ends, and each side of joints.

1 - #4 U.N.O. at jambs of opening up to 6'-0" wide.

2 - #4 U.N.O. at jambs of opening up to 12'-0" wide.

1 - #4 U.N.O. at 48" o.c. elsewhere.

Dowel all rebar to foundation.

Horizontal Reinforcing: In minimum 8" deep grouted bond beam two #5, at top of parapets and structurally connected roof and floor levels. Add a mid-height bond beam when the wall is higher than 12'-0" to bearing, or higher than 16'-0" to top of parapet. Provide ladder type #9 joint reinforcing at 16" o.c. Place bond beam bars at roof and floor lines continuous through joints. Cut other bars and joint reinforcing at wall joints. Grout barrier below bond beams shall be continuous wire lath.

Wall Openings: Minimum 1 - #4 in 8" bond beam above and below openings extending 24" beyond jambs. See Lintel Schedule for bond beam requirements for openings larger than 24".

WOOD:

GENERAL: All Wood Frame wall Construction shall comply with the provisions of Chapter 6 of the Current adopted I.C.C. Building Codes.

Do not notch or drill joist, beams or any load bearing member without prior approval of the Project Structural Engineer

WOOD GRADE: All stress grade lumber construction shall comply with ANSI/NFPA N.D.S. Standards. All lumber, each piece, shall bear the grade stamp of a grading rules agency approved by the American Lumber Standards Committee. Regardless of required grade stamp and certifications, all lumber, each piece, in place in the structure shall be of the original grade specified or better when inspected by a grading agency approved by the A.L.S.C. Grade loss resulting from effects of weathering, handling, storage, re-sawing, or dividing lengths, will be cause for rejection.

BOTTOM PLATES:	Shall be Borate treated D.F. #2 or better.
TOP PLATES:	Shall be D.F. #2 or better.
BEARING WALL STUDS:	Shall be D.F. #2 or better for studs 10'-0" high or less. See Bearing Wall Stud Schedule on Framing Plan.

GLULAM BEAM: Douglas Fir with either 24F-V4 or 24F-V8 combination stress grade per Structural Calcs and Beam Schedule. Materials manufacture and quality control per ANSI/SITC 190.1, except that the moisture content at the time of manufacture shall not exceed 11 percent. Fabrication and handling by AITC licensed fabricator, per latest ANSI/AITC190.1 Standards. Beams to bear an ANSI quality mark.

The fabricator shall have a minimum of five years continuous experience immediately prior to this work. Use wet service condition adhesive. Camber = L/300 where L = span.

Beams to be Architectural, Industrial appearance grade individually or load wrapped. Seal surfaces with sealer coat.

All Exterior Glulam Beams shall be protected from the elements with G.I. flashing and/or wood sealer.

Inspection of Glulam Beams:

1. G.L.B.'s and their plated / bolted connections shall be inspected prior to erection at the job site by an ICC **qualified** independent inspector with experience in inspecting glulam beams and/or timber framing.

2. Where, as cautioned by American Institute of Timber Construction, tension may occur perpendicular to grain due to wood shrinkage restrained by connection or other reasons, the laminator shall install vertical dowels in glued holes to arrest cracks. Size of dowels and the spacing shall be determined by the laminator for each specific occurrence, regardless of when such cracks occur.

3. All tension lamination finger joints shall be proof-load tested and test results submitted for review.

Sawn Lumber: West Coast Douglas Fir for Posts and 6x beams shall be free of heart centers and select structural.
Built-up beams and 4x joists shall be D.F.#1, U.N.O. All other structural framing shall be D.F.#2 or better.

Sprinkler load allowance is 1.5 lbs. per square foot. Suspend sprinklers so that this allowance is not exceeded on any member. Add members if necessary.

See Mechanical and Architectural Drawings for spreaders, metal curbs, or stand to support M.P.E. equipment from purlins or beams or sufficient number of joists.

Double up studs at jambs of openings up to 6'-0". Provide triple studs at larger opening jambs. Provide horizontal blocking at 48"o.c. vertically staggered, in all bearing walls.

Connections: All framed connections shall be made with framing anchors each side, joist hangers, seats and caps, by Simpson or approved equal, appropriate for the member, for uplift and downwards loads, in accordance with current ICC reports. For nailing see schedule and / or construction detail. Field drill all anchor bolt holes for proper spacing location. Provide cut washers at bolts in wood. Pre-drill all holes for nails larger than 20d. Fasten plywood with 8d common or with .131" x 2" P-nails or No. 13 gage x 1-1/2" long staples, minimum 7/16"o.c. crown. Staples and P-nails shall be installed per ICC-ESR-1539. Fastener spacing shall be 6" at edge supports and 12" at intermediate supports including each of any multiple members, except that the spacing shall not exceed 10" on floor. Minimum edge distance 3/8".

TRUSS JOIST OR WEB JOIST: Fabricator shall be responsible for design using the following loads:

LIVE LOAD: Per plan - 7 day duration - horizontal projection.

DEAD LOAD: Per plan - including weight of joist excluding mechanical units.

Mechanical Equipment: See Mechanical Drawings. Add joist under mechanical equipment.

All construction per current ICC report. Prior to manufacturing, fabricator shall submit design calculations and shop drawings sealed by an Engineer registered in Arizona for review. All permanent and temporary bracing and fastening at bearings shall be by manufacturer. First web member shall be framed so as not to require more than 1-1/2" high notch in_supporting wood.

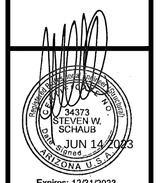
WOOD TRUSSES: The manufacturer of the trusses shall be pre-approved for the proposed application, by the building department.

See the plans for the design live load and dead load.

SEE ARCHITECTURAL DRAWINGS FOR PLAN DIMENSIONS, PLATE HEIGHTS, FLOOR ELEVATIONS, AND STAIR RISER / TREAD INFORMATION - PRIOR TO CONSTRUCTION. S.E. CONSULTANTS, INC. IS NOT RESPONSIBLE FOR ARCHITECTURAL RELATED INFORMATION.

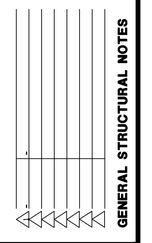
GENERAL STRUCTURAL NOTES
SCALE: none

S. E. Consultants, Inc.
Structural Engineering Consultants
5800 East Thomas Road, Suite 104
Scottsdale, AZ 85251
Phone: (480) 946-2010
Fax: (480) 946-1909



Expires: 12/31/2023

ESTABROOK RESIDENCE
AMERICAN RAN LOT 109
PRESCOTT, ARIZONA



GENERAL STRUCTURAL NOTES

design: CFD
drawn: MJT
check: QK
date: 06/07/2023
issue date: 06 / 14 / 2023

sheet S-1

job #: 0268-23

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
Roof		
1. Blocking between ceiling joist, rafters or trusses to top plate or other framing below	3 - 8d common (2 1/2" x 0.131"); or 3 - 10d box (3" x 0.128"); or 3 - 3" x 0.131" nails; or 3 - 3" 14 gage staples, 7/16" crown	Each end, toe nail
Blocking between rafters or truss not at the wall top plate, to rafter or truss	2 - 8d common (2 1/2" x 0.131") 2 - 3" x 0.131" nails 2 - 3" 14 gage staples	Each end, toe nail
	2 - 16d common (3 1/2" x 0.162") 3 - 3" x 0.131" nails 3 - 3" 14 gage staples	End nail
Flat blocking to truss and web filler	16d common (3 1/2" x 0.162") @ 6" o.c. 3" x 0.131" nails @ 6" o.c. 3" x 14 gage staples @ 6" o.c.	Face nail
2. Ceiling joists to top plate	3 - 8d common (2 1/2" x 0.131"); or 3 - 10d box (3" x 0.128"); or 3 - 3" x 0.131" nails; or 3 -3" 14 gage staples, 7/16" crown	Each joist, toe nail
3. Ceiling joists not attached to parallel rafter, laps over partitions (no thrust) (see Section 2308.7.3.1, Table 2308.7.3.1)	3 - 16d common (3 1/2" x 0.162"); or 4 - 10d box (3" x 0.128"); or 4 - 3" x 0.131" nails; or 4 - 3" 14 gage staples, 7/16" crown	Face nail
4. Ceiling joists attached to parallel rafter (heel joint) (see Section 2308.7.3.1, Table 2308.7.3.1)	Per Table 2308.7.3.1	
5. Collar tie to rafter	3 - 10d common (3" x 0.148"); or 4 - 10d box (3" x 0.128"); or 4 - 3" x 0.131" nails; or 4 - 3" 14 gage staples, 7/16" crown	Face nail
6. Rafter or roof truss to top plate (see Section 2308.7.5, Table 2308.7.5)	3 - 10d common (3" x 0.148"); or 3 - 16d box (3 1/2" x 0.135"); or 4 - 10d box (3" x 0.128"); or 4 - 3" x 0.131 nails; or 4 - 3" 14 gage staples, 7/16" crown	Toenail
7. Roof rafters to ridge valley or hip rafters; or roof rafter to 2 - inch ridge beam	2 - 16d common (3 1/2" x 0.162"); or 3 - 10d box (3" x 0.128"); or 3 - 3" x 0.131" nails; or 3 - 3" 14 gage staples, 7/16" crown; or	End nail
	3 - 10d common (3 1/2" x 0.148"); or 3 - 16d box (3 1/2" x 0.135"); or 4 - 10d box (3" x 0.128"); or 4 - 3" x 0.131 nails; or 4 - 3" 14 gage staples, 7/16" crown	Toenail
Wall		
8. Stud to stud (not braced wall panels)	16d common (3 1/2" x 0.162");	24" o.c. face nail
	10d box (3" x 0.128"); or 3" x 0.131" nails; or 3 - 3" 14 gage staples, 7/16" crown	16" o.c. face nail
9. Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d common (3 1/2" x 0.162"); or	16" o.c. face nail
	16d box (3 1/2" x 0.135"); or	12" o.c. face nail
	3" x 0.131 nails; or 3 - 3" 14 gage staples, 7/16" crown	12" o.c. face nail
10. Built - up header (2" to 2" header)	16d common (3 1/2" x 0.162"); or	16" o.c. each edge, face nail
	16d box (3 1/2" x 0.135")	12" o.c. each edge, face nail
11. Continuous header to stud	4 - 8d common (2 1/2" x 0.131"); or 4 - 10d box (3" x 0.128")	Toenail
12. Top plate to top plate	16d common (3 1/2" x 0.162"); or	16" o.c. face nail
	10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	12" o.c. face nail
13. Top plate to top plate, at end joints	8 - 16d common (3 1/2" x 0.162"); or 12 - 10d box (3" x 0.128"); or 12 - 3" x 0.131" nails; or 12 - 3" 14 gage staples, 7/16" crown	Each side of end joint, face nail (minimum 24" lap splice length each side of each joint)
	16d common (3 1/2" x 0.162");	16" o.c. face nail
14. Bottom plate to joist, rim joist, band joist or block - ing (not at braced wall panels)	16d box (3" x 0.135"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	12" o.c. face nail
15. Bottom plate to joist, rim joist, band joist or block - ing at braced wall panels	2 - 16d common (3 1/2" x 0.162"); or 3 - 16d box (3 1/2" x 0.135"); or 4 - 3" x 0.131" nails; or 4 - 3" 14 gage staples, 7/16" crown	16" o.c. face nail
16. Stud to top or bottom plate	4 - 8d common (2 1/2" x 0.131"); or 4 - 10d box (3" x 0.128"); or 4 - 3" x 0.131" nails; or 4 - 3" 14 gage staples, 7/16" crown	Toenail
	2 - 16d common (3 1/2" x 0.162"); or 3 - 10d box (3" x 0.128"); or 3 - 3" x 0.131" nails; or 3 - 3" 14 gage staples, 7/16" crown	End nail
17. Top plates, laps at corners and intersections	2 - 16d common (3 1/2" x 0.162"); or 3 - 10d box (3" x 0.128"); or 3 - 3" x 0.131" nails; or 3 - 3" 14 gage staples, 7/16" crown	Face nail
18. 1" brace to each stud and plate	2 - 8d common (2 1/2" x 0.131"); or 2 - 10d box (3" x 0.128"); or 2 - 3" x 0.131" nails; or 2 - 3" 14 gage staples, 7/16" crown	Face nail
19. 1" x 6" sheathing to each bearing	2 - 8d common (2 1/2" x 0.131"); or 2 - 10d box (3" x 0.128")	Face nail
20. 1" x 8" and wider sheathing to each bearing	3 - 8d common (2 1/2" x 0.131"); or 3 - 10d box (3" x 0.128")	Face nail
Floor		
21. Joist to sill, top plate, or girder	3 - 8d common (2 1/2" x 0.131"); or floor 3 - 10d box (3" x 0.128"); or 3 - 3" x 0.131" nails; or 3 - 3" 14 gage staples, 7/16" crown	Toenail
22. Rim joist, band joist, or blocking to top plate, sill or other framing below	8d common (2 1/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	6" o.c., toenail
23. 1" x 6" subfloor or less to each joist	2 - 8d common (2 1/2" x 0.131"); or 2 - 10d box (3" x 0.128")	Face nail
24. 2" subfloor to joist or girder	2 - 16d common (3 1/2" x 0.162")	Face nail
25. 2" planks (plank & beam - floor & roof)	2 - 16d common (3 1/2" x 0.162")	Each bearing, face nail
26. Build - up girders and beams, 2" lumber layers	20d common (4" x 0.192")	32" o.c., face nail at top and bottom stagger on opp. sides
	10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	24" o.c., face nail at top and bottom stagger on opp. sides
	And: 2 - 20d common (4" x 0.192"); or 3 - 10d box (3" x 0.128"); or 3 - 3" x 0.131 nails; or 3 - 3" 14 gage staples, 7/16" crown	Ends and at each splice, face nail
27. Ledger strip supporting joists or rafters	3 - 16d common (3 1/2" x 0.162"); or 4 - 10d box (3" x 0.128"); or 4 - 3" x 0.131" nails; or 4 - 3" 14 gage staples, 7/16" crown	Each joist or rafter, face nail
28. Joist to band joist or rim joist	3 - 16d common (3 1/2" x 0.162"); or 4 - 10d box (3" x 0.128"); or 4 - 3" x 0.131" nails; or 4 - 3" 14 gage staples, 7/16" crown	End nail
29. Bridging or blocking to joist, rafter or truss	2 - 8d common (2 1/2" x 0.131"); or 2 - 10d box (3" x 0.128"); or 2 - 3" x 0.131" nails; or 2 - 3" 14 gage staples, 7/16" crown	Each end toenail

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	
Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing			
		Edges (inches)	Intermediate supports (inches)
30. 3/8" - 1/2"	6d common or deformed (2" x 0.113") (subfloor and wall)	3	12
	8d box or deformed (2 1/2" x 0.113") (roof)	3	12
	2 3/8" x 0.113" nail (subfloor and wall)	6	12
	1 3/4" 16 gage staple, 7/16" crown (subfloor and wall)	4	8
	2 3/8" x 0.113" nail (roof)	3	8
	1 3/4" 16 gage staple, 7/16" crown (roof)	3	6
31. 19/32" - 3/4"	8d common (2 1/2" x 0.131"), or 6d deformed (2" x 0.113")	6	12
	2 3/8" x 0.113" nail; or 2" 16 gage staple, 7/16" crown	4	8
32. 7/8" - 1 1/4"	10d common (3" x 0.148"), or 8d deformed (2 1/2" x 0.131")	6	12
Other exterior wall sheathing			
33. 1/2" fiberboard sheathing[h]	1 1/2" galvanized roofing nail (7/16" head diameter); or 1 1/4" 16 gage staple with 7/16" or 1" crown	3	6
34. 25/32" fiberboard sheathing[h]	1 3/4" galvanized roofing nail (7/16" head diameter); or 1 1/2" 16 gage staple with 7/16" or 1" crown	3	6
Wood structural panels, combination subfloor underlayment to framing			
35. 3/4" and less	8d common (2 1/2" x 0.131"), or 6d deformed (2" x 0.113")	6	12
36. 7/8" - 1"	8d common (2 1/2" x 0.131"), or 8d deformed (2 1/2" x 0.131")	6	12
37. 1 1/8" - 1 1/4"	10d common (3" x 0.148"), or 8d deformed (2 1/2" x 0.131")	6	12
Panel siding to framing			
38. 1/2" or less	6d corrosion resistant siding (1 7/8" x 0.106"); or 6d corrosion - resistant casing (2" x 0.099")	6	12
39. 5/8"	8d corrosion - resistant siding 2 3/8" x 0.128"); or 8d corrosion - resistant casing 2 1/2" x 0.113")	6	12
Interior paneling			
40. 1/4"	4d casing (1 1/2" x 0.081"), or 4d finish (1 1/2" x 0.072")	6	12
41. 3/8"	6d casing (2" x 0.099"), or 6d finish (Panel supports at 24 inches)	6	12

a. Common or box nails are permitted to be used except where otherwise stated.
b. Nails spaced at 6 inches on center at edges, 12 inches at intermediate supports except 6 inches at supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
c. Common or deformed shank (6d - 2" x 0.113"; 8d - 2½" x 0.131"; 10d - 3" x 0.148").
d. Common (6d - 2" x 0.113"; 8d - 2½" x 0.131"; 10d - 3" x 0.148").
e. Deformed shank (6d - 2" x 0.113"; 8d - 2½" x 0.131"; 10d - 3" x 0.148").
f. Corrosion-resistant siding (6d - 1⅞" x 0.106"; 8d - 2⅜" x 0.128") or casing (6d - 2" x 099"; 8d - 2½" x 0.113") nail.
g. Fasteners spaced 3 inches on center at exterior edges and 6 inches on center at intermediate supports, when used as structural sheathing. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications.
h. Corrosion-resistant roofing nails with 7/16-inch-diamter head and 1½-inch length for ½-inch sheathing and 1¾-inch length for 25/32-inch sheathing.
i. Corrosion-resistant staples with nominal 7/16-inch crown and 1¼-inch length for ½-inch sheathing and 1½-inch length for 25/32-inch sheathing. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).
j. Casing (1½" X 0.080") or finish (1½" x 0.072") nails spaced 6 inches on panel edges, 12 inches at intermediate supports.
k. Panel supports at 24 inches. Casing or finish nails spaced 6 inches on panel edges, 12 inches at intermediate supports.
l. For roof sheathing applications, 8d nails (2½" x 0.113") are the minimum required for wood structural panels.
m. Staples shall have a minimum crown width of 7/16 inch.
n. For roof sheathing applications, fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.
o. Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports for subfloor and wall sheathing and 3 inches on center at edges, 6 inches at intermediate supports for roof sheathing.
p. Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.

WOOD SHEATHING:

All sheathing shall conform to product standard: A.P.A. P.S. 2-10.
All sheathing shall be APA rated with exterior glue (U.N.O.)
lay up sheathing with face grain perpendicular to supports and stagger joints (U.N.O.)
No unblocked panels less than 16" wide shall be used.
Roof Sheathing shall be 1/2" thick plywood, CDX sheathing structural 2 or better (U.N.O.) or 1/2" thick O.S.B. per A.P.A. reg.
All roof sheathing shall be gapped 1/8" min., 1/4" max.

I.C.C. approved O.S.B. may be used in lieu of plywood per N.E.R. - #108, Exposure 1. (O.S.B. is NOT allowed at walk-decks)
All wood sheathing shall conform to the following nominal thickness, span index ratio and be attached as follows:

Use:	Min. Thickness:	Span Index:	Edge Attachment:	Intermediate Attachment:
Roof:	1/2"	32 / 16	8d @ 6"o.c.	8d @ 12"o.c.
Wall:	3/8"	24 / 0	8d @ 6"o.c.	8d @ 12"o.c.
Shear Wall:	3/8" (U.N.O.)* * U.N.O. on Shear Wall Schedule	24 / 0	See Shear Wall Schedule	
Floor:				
w/ lt. wt. conc.	1-1/8"	42 / 20	screws @ 6"o.c.	screws @ 10"o.c.
w/o lt. wt. conc.	1-1/8"	42 / 20	screws @ 6"o.c.	screws @ 10"o.c.
Walkdecks:	1-1/8"	48 / 24	screws @ 3"o.c.	screws @ 6"o.c.

Screws at floor sheathing shall be #8 x 2-5/8" long for sheathing less than 1-1/2" thick.
Minimum screw diameter = 0.164"

All floor & walkdeck sheathing shall be glued to structural members with an A.P.A. 'AFG-01' qualified gule.

SUPPLEMENTARY NOTES:

Provide all temporary bracing, shoring, guying or other means to avoid excessive stresses and to hold structural elements in place during construction.

Any members required to support equipment from the framing shown shall be designed and provided by the equipment Contractor.

For connections, see details. If not shown or noted, minimum connections to be included in cost shall be two 3/4" diameter bolts or 3/16" fillet weld 4" long using 1/4" connection material and detailed to minimize bending in connection. Proceed after clarification through shop drawing submittal.

Expansion bolts in concrete, drawings shall be 'Hilti' 'Kwik-Bolt 3' (ESR-1385) or 'Hilti' 'TZ' (ESR-1917), or 'DeWalt' Wedge-Bolt' (ESR-2526). Embed 3-1/4" minimum for 5/8" diameter bolts. Where spalling is anticipated due to insufficient edge distance, use threaded anchor rod epoxied into drilled hole. Note: All epoxy anchors shall use either 'Simpson' 'SET-XP' (ICC ES ESR-2508 & IAPMO UES ER-265) epoxy in concrete or fully grouted masonry.

'Simpson 'Titen-HD' (ESR-2713) or 'DeWalt' 'Wedge-Bolt' (ESR-1678) 5/8" diameter screw anchors with 3"minimum embedment are acceptable plate anchors.

"Compressible material" shall be roll foam wrap or sponge rubber.

Options and approved substitutions are for Contractor's convenience. He shall be responsible for all changes and additional costs necessary and he shall coordinate all details.

Any engineering design provided by others and submitted for review shall be by an insured Structural Engineer with continuous five years of experience in the type of design submitted.

Unless noted otherwise, details on Structural Drawings are typical as indicated by cuts, references, or titles.

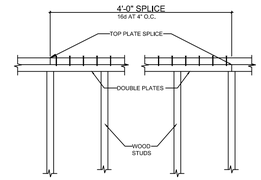
In case of conflicts, more costly requirements govern for bidding. Submit clarification request prior to proceeding with work.

Verify all dimensions with Architectural Drawings.

Contractor shall establish and verify in field all existing conditions affecting new construction. Contact Architect immediately if existing conditions are not as depicted in drawings.

All construction meeting or crossing expansion or shrinkage control joints in framed floors or roofs must have provisions to accommodate the movement or must be delayed until the joint is closed.

Grout other than for filling masonry cells, shall be non-shrink, non-metallic, meeting ASTM C-827, C-191, and C-109, mixed and installed per manufacturer's specifications. Minimum compressive strength 5,000 p.s.i. in two days.



SEE ARCHITECTURAL DRAWINGS FOR PLAN DIMENSIONS, PLATE HEIGHTS, FLOOR ELEVATIONS, AND STAIR RISER / TREAD INFORMATION - PRIOR TO CONSTRUCTION. S.E. CONSULTANTS, INC. IS NOT RESPONSIBLE FOR ARCHITECTURAL RELATED INFORMATION.

GENERAL STRUCTURAL NOTES
SCALE: none

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Registered Professional Engineer
34373
STEVEN W. SCHAUB
JUN 14, 2023
ARIZONA U.S.A.
Expires: 12/31/2023

ESTABROOK RESIDENCE
AMERICAN RANCH LOT 109
PRESCOTT, ARIZONA

GENERAL STRUCTURAL NOTES

design: CFD
drawn: MJT
check: QK
date: 06/07/2023
issue date: 06 / 14 / 2023

sheet S-1.1
job #: 0258-23

SHEARWALL SCHEDULE

MARK	WALL CONSTRUCTION	SILL PLATE BOLTING	WALL PLATE NAILING WHERE 2nd FLOOR OCCURS	WALL CHORD MEMBER (AT NO HOLDOWN)
12	3/8" PLYWOOD AT SINGLE FACE OF WALL WITH 8d NAILS @ 6" O.C. STUDS AT 16" O.C. (V = 264 PLF)	SILL PLATE ANCHOR BOLTS, 1/2" dia. A.B. @ 36" O.C.	TOP AND BOTTOM PLATE NAILING 16d AT 6" O.C.	(2) – 2x STUDS

THE SHEAR CAPACITY OF 1/2" dia. ANCHOR BOLTS IN 1–1/2" SILL PLATES FROM TABLE IIE (NDS)
CAPACITY = 620 x 1.33 = 824 POUNDS

HOLDOWN SCHEDULE

HD MARK	SIMPSON HOLDOWN TYPE AT GROUND FLOOR	STRAP OR HD AT 2ND FLOOR	CAPACITY
A	NONE	NONE	< 600#
B	LSTHD8 (1)(2)	MSTC40	2210#
C	STHD10 IN 6" STEM (1)(2)	MSTC52	3730#
D	STHD14 IN 6" STEM (1)(2)	MSTC66	5025#
E	HDU8 w/ SSTB28 (3)	FTA7	7600#
F	HDU11 w/ SB1X30 (4)(5)	N.A.	9530#

NOTE:
For HD values less than 600 lbs. assume anchor bolts are sufficient. No further holdown required.

(1) Straps may not be used in CMU. Use substitution holdown with Simpson "SSTB16" min.
(2) Install on (2) 2x post (min).
(3) Install on (3) 2x post (min).
(4) Install on (4) 2x post (min).
(5) 24" min. Depth for footing.

HOLDOWN SUBSTITUTE TABLE

SIMPSON HOLDOWN SPECIFIED	SUBSTITUTE SIMPSON HOLDOWN	EXPANSION ANCHOR BOLT FOR INTERIOR CONDITIONS*	EPOXY ANCHOR BOLT FOR EDGE CONDITION**
STHD8	HTT5 or HDU4	5/8" dia. BOLT w/ 7" MIN. EMBEDMENT	5/8" dia. BOLT w/ 10" MIN. EMBEDMENT
STHD10	HDU5	NONE	5/8" dia. BOLT w/ 10" MIN. EMBEDMENT ***
STHD14	HDU8	NONE	7/8" dia. BOLT w/ 10" MIN. EMBEDMENT
HDU11 or LARGER	NONE	NONE	NONE

NOTE:
The table above indicates the allowed holdown substitutions for holdowns specified in the HOLDOWN SCHEDULE.

* "Hilti" Carbon Steel "Kwikbolt TZ" (ESR–1917) Expansion Anchor
** "Hilti" "RE–500–SD" (ESR–2322) or "Simpson" "SET–XP" (ESR–2508) epoxy
*** Use the epoxy system for interior and edge conditions.
All anchors shall be installed as specified in the manufacturer's installation instructions and shall be SPECIAL INSPECTED as required by the local building official.

SPECIAL INSPECTION is required for all post–installed epoxy anchors.

NOTES:

1. See General Structural Notes on Drawings for other information. All sheathing continuous to top of wall unless noted otherwise. Nailing requirements apply at all panel edges, top and bottom plates and blocking. Studs for plywood shear walls to be not smaller than 2 x 4 spaced at not more than at 24" O.C. (typical) U.N.O. on Shear Wall Schedule. Studs for gypsum wall board shear walls to be not smaller than 2 x 4 spaced at not more than at 16" O.C. See shear wall elevations in Details following for information not shown. 3/8" and 1/2" panel grade 2–M–W oriented strand board (O.S.B.) may be substituted for 3/8" and 15/32" plywood sheathing, respectively. 7/16" panel grade 2–M–W oriented strand board (O.S.B.) may be substituted for 15/32" plywood sheathing. Studs for all Shearwalls shall be spaced a maximum of 16" on center.

2. SILL PLATE BOLTING SUBSTITUTIONS:

THE FOLLOWING SUBSTITUTIONS MAY BE MADE FOR THE 1/2" DIAMETER ANCHOR BOLTS NOTED ABOVE:

ALL INTERIOR WALLS
1/2" diameter wedge anchors ('Kwikbolt' TZ') (ESR–1917) 2–1/4" min. embed at same spacing.

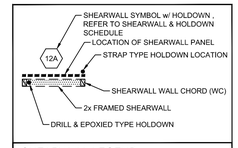
ALL EXTERIOR AND/OR INTERIOR WALLS
1/2" diameter epoxy anchors ('Hilti" epoxy "RE–500–SD" (ESR–2322) or "Simpson" "SET–XP" (ESR–2508) epoxy) – 2–1/4" min. embed at same spacing.

INTERIOR GYPSUM WALLBOARD WALLS ONLY
"Hilti" pins "X–DNI 72P8" at same spacing as the 16d wall plate nailing indicated for 2nd floor condition indicated in shear wall schedule.

3. Nails indicated in table are common nails. 16d sinkers may be substituted for 16d common nails but placed at 0.87 times the spacing.

NOTE:
SPECIAL INSPECTION is required for all post–installed epoxy anchors.

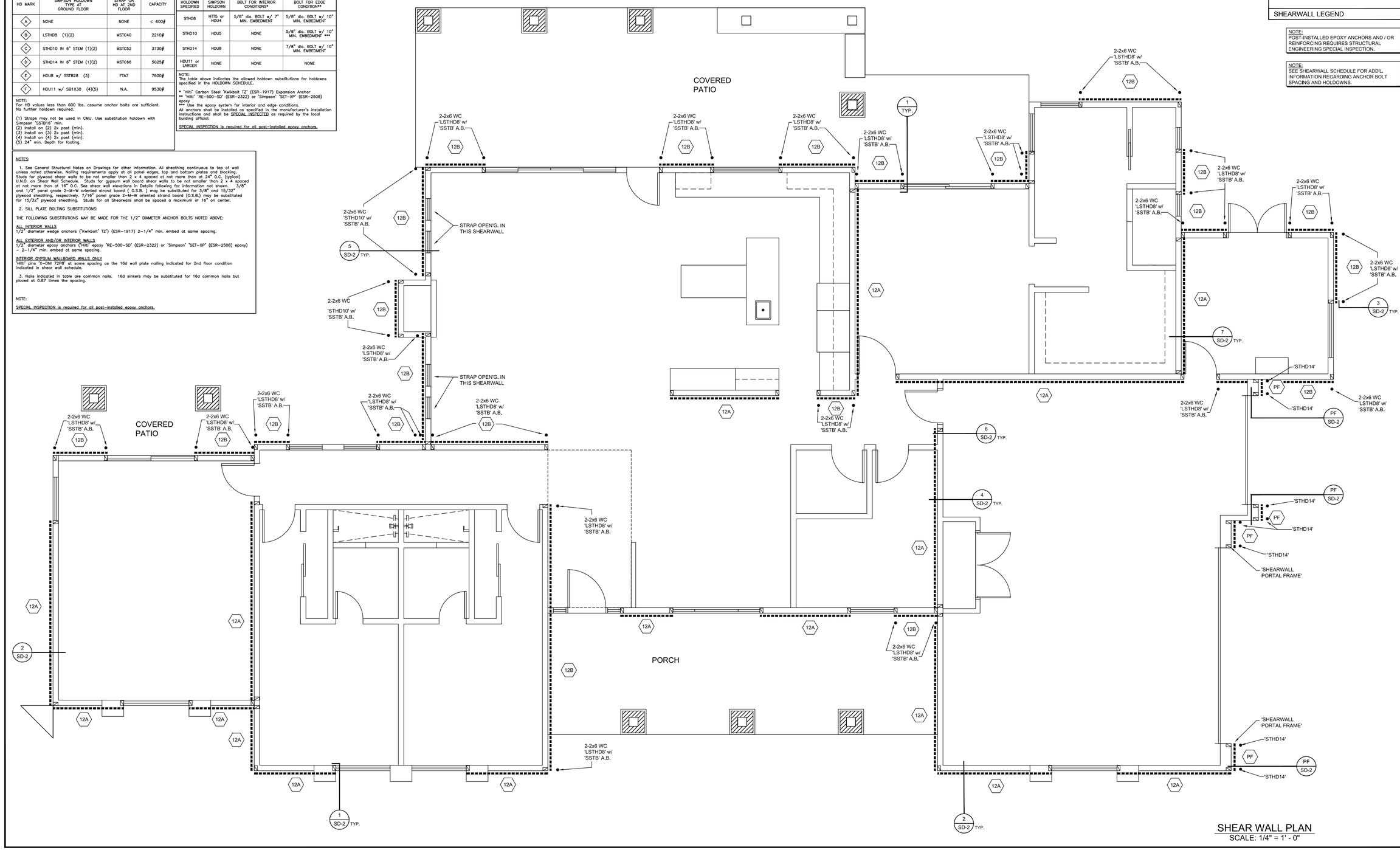
SEE ARCHITECTURAL DRAWINGS FOR PLAN DIMENSIONS, PLATE HEIGHTS, FLOOR ELEVATIONS, AND STAIR RISER / TREAD INFORMATION - PRIOR TO CONSTRUCTION.
S.E. CONSULTANTS, INC. IS NOT RESPONSIBLE FOR ARCHITECTURAL RELATED INFORMATION.



SHEARWALL LEGEND

NOTE:
POST-INSTALLED EPOXY ANCHORS AND / OR REINFORCING REQUIRES STRUCTURAL ENGINEERING SPECIAL INSPECTION.

NOTE:
SEE SHEARWALL SCHEDULE FOR ADD'L. INFORMATION REGARDING ANCHOR BOLT SPACING AND HOLDOWNS.



SHEAR WALL PLAN
SCALE: 1/4" = 1' - 0"

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REGISTERED PROFESSIONAL ENGINEER
34373
STEVEN W. SCHAUB
JUN 14 2023
CERTIFICATE NOT VALID UNLESS SIGNED
ARIZONA U.S.A.
Expires: 12/31/2023

ESTABROOK RESIDENCE
AMERICAN RAN LOT 109
PRESCOTT, ARIZONA

SHEARWALL PLAN

design: CFD
drawn: MJT
check: QK
date: 06/07/2023
issue date: 06 / 14 / 2023

sheet S-2
job #: 0258-23

FOUNDATION NOTES & LEGEND:

1. SEE GENERAL STRUCTURAL NOTES ON SHEET S-1
2. VERIFY ALL DIMENSIONS, SLAB STEP HEIGHTS, SLOPES, SLAB DEPRESSION SIZE & DEPTH AND SITE WALL LOCATIONS & HEIGHT w/ ARCH'L. DRAWINGS PRIOR TO CONSTRUCTION
3. CONTROL JOINTS BY CONTRACTOR. (12' O.C. MAX.)
4. INDICATES INTERIOR BEARING WALL & FTG.
5. INDICATES SPREAD FOOTING
   INDICATES INTERIOR SHEAR-WALL FTG
6. INDICATES CONCRETE FOOTING

SPREAD FOOTING SCHEDULE

FOOTING SYMBOL	FOOTING SIZE (Square)	THICKNESS OF FOOTING (inches)	REINFORCING EA. WAY (3" Clear from sides & bottom)
F-1	2'-0"	10"	3 - # 4
F-2	2'-6"	10"	3 - # 4
F-3	3'-0"	12"	3 - # 5
F-4	3'-6"	12"	4 - # 5
F-5	4'-0"	12"	4 - # 5
F-6	4'-6"	12"	5 - # 5
F-7	5'-0"	12"	5 - # 6
F-8	5'-6"	12"	6 - # 6
F-9	6'-0"	14"	6 - # 6
F-10	6'-6"	14"	7 - # 6
FX-1	FTG, SIZE TO BE 4" PAST EDGE OF STEM & 10" THICK w/ #4 @ 12"o.c. EA. WAY		
FX-2	FTG, SIZE TO BE 6" PAST EDGE OF STEM & 10" THICK w/ #4 @ 12"o.c. EA. WAY		
FX-3	FTG, SIZE TO BE 6" PAST EDGE OF STEM & 12" THICK w/ #5 @ 12"o.c. EA. WAY		
FX-4	FTG, SIZE TO BE 8" PAST EDGE OF STEM & 12" THICK w/ #5 @ 12"o.c. EA. WAY		
PF-1	PORTAL FRM, FTG. SIZE TO BE 6" PAST EA. END, 24"w, x 12"d, w/ 2 - CONT. #4 HORZ, at T & B, PROVIDE 12"w. x 12"d. FTG. w/ CONT. #4 HORZ. @ T & B UNDER OPENING BETWEEN PORTAL FRM. PANELS		

SEE ARCHITECTURAL DRAWINGS FOR PLAN DIMENSIONS, PLATE HEIGHTS, FLOOR ELEVATIONS, AND STAIR RISER / TREAD INFORMATION - PRIOR TO CONSTRUCTION. S.E. CONSULTANTS, INC. IS NOT RESPONSIBLE FOR ARCHITECTURAL RELATED INFORMATION.

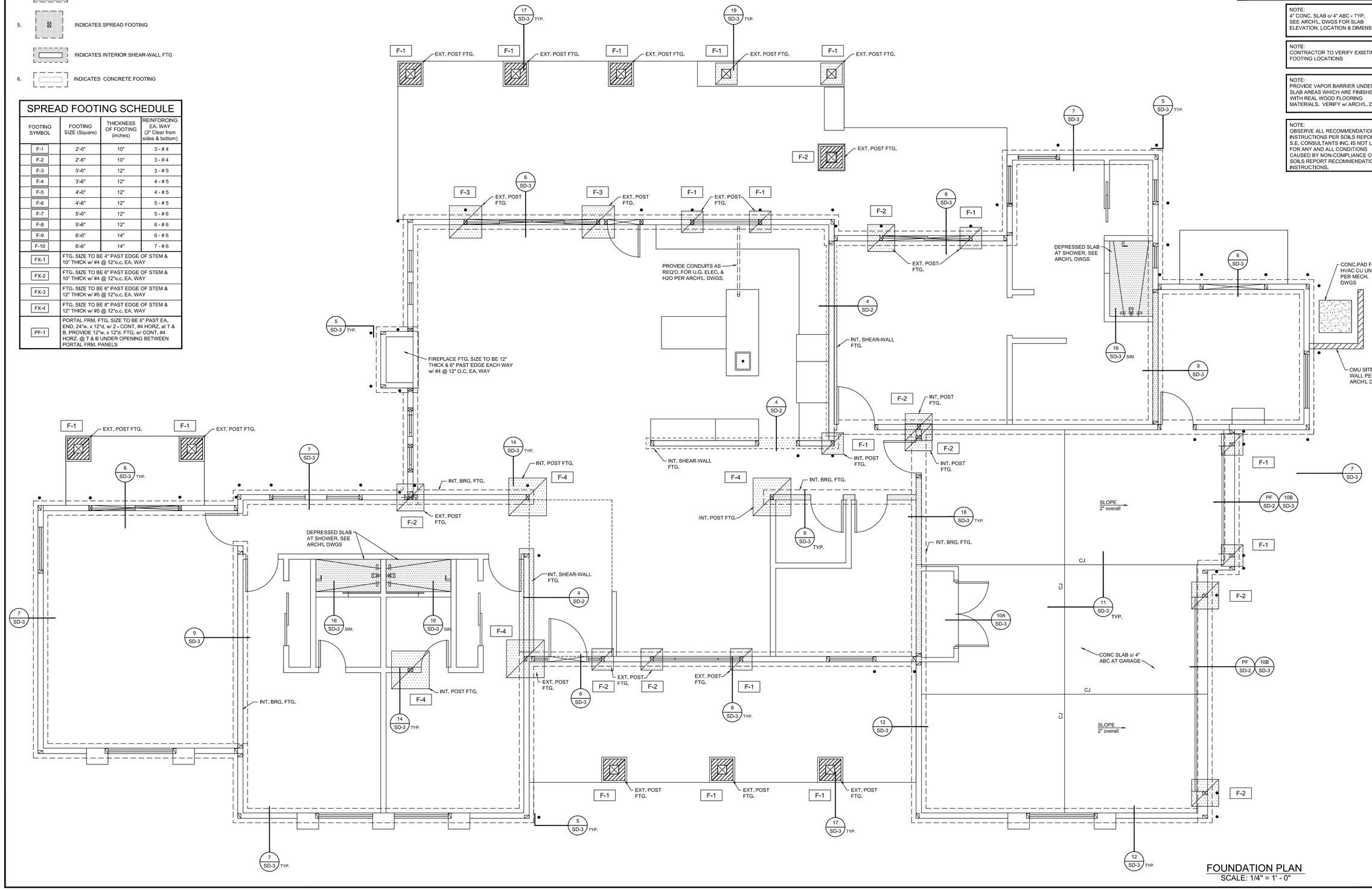
NOTE:
POST-INSTALLED EPOXY ANCHORS AND / OR REINFORCING REQUIRES STRUCTURAL ENGINEERING SPECIAL INSPECTION.

NOTE:
4" CONC. SLAB o/ 4" ABC - TYP.
SEE ARCH'L. DWGS FOR SLAB ELEVATION, LOCATION & DIMENSIONS

NOTE:
CONTRACTOR TO VERIFY EXISTING FOOTING LOCATIONS

NOTE:
PROVIDE VAPOR BARRIER UNDER ALL SLAB AREAS WHICH ARE FINISHED WITH REAL WOOD FLOORING MATERIALS. VERIFY w/ ARCH'L. DWGS.

NOTE:
OBSERVE ALL RECOMMENDATIONS & INSTRUCTIONS PER SOILS REPORT. S.E. CONSULTANTS INC. IS NOT LIABLE FOR ANY AND ALL CONDITIONS CAUSED BY NON-COMPLIANCE OF SOILS REPORT RECOMMENDATIONS & INSTRUCTIONS.



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

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STEVEN W. SCHAUB
JUN 14 2023
ARIZONA U.S.A.
Expires: 12/31/2023

ESTABROOK RESIDENCE
AMERICAN RAN LOT 109
PRESCOTT, ARIZONA

FOUNDATION PLAN

design: CFD
drawn: MJT
check: QK
date: 06/07/2023
issue date: 06 / 14 / 2023

sheet S-3
job #: 0258-23

BEAM SCHEDULE

MARK	POST or HANGER	BEAM OR LINTEL NOTE: AT (* -) SPECIAL INSPECTION REQUIRED
B1	10 X 10 d.f. #1	6 x 12 d.f. #2
B2	(3) 2 x 6	6 x 12 d.f.l. S.S.
B3	6 X 8 d.f. #1	6-3/4" x 22-1/2" G.L.B. d.f. 24F - V4
B4	6 x 6 d.f. #1	5-1/8" x 13-1/2" G.L.B. d.f. 24F - V4
B5	6 X 6 d.f. #1 6 X 8 d.f. #1	5-1/8" x 15" G.L.B. d.f. 24F - V4
B6	6 X 6 d.f. #1	5-1/8" x 12" G.L.B. d.f. 24F - V4
B7	(5) 2 x 6 d.f. #1	5-1/8" x 18" G.L.B. d.f. 24F - V4
B8	10 X 10 d.f. #1	6 x 12 d.f. #2
B9	6 X 6 d.f. #1 10 X 10 d.f. #1	6 x 12 d.f. #2
B10	6 X 6 d.f. #1	5-1/8" x 15" G.L.B. d.f. 24F - V4
B11	6 X 6 d.f. #1	5-1/8" x 12" G.L.B. d.f. 24F - V4

HEADER SCHEDULE

HEADER SYMBOL	HEADER DESCRIPTION
H1	(2) 2 x 6 - d.f. #2
H2	(2) 2 x 8 - d.f. #2
H3	(2) 2 x 10 - d.f. #2
H4	4 x 10 - d.f. #2
H5	(2) 2 x 12 - d.f. #2
H6	4 x 12 - d.f. #2
H7	(3) 2 x 10 - d.f. #2
H8	(3) 2 x 12 - d.f. #2
H9	3-1/8" x 10-1/2" G.L.B. d.f. 24F - V4
H10	3-1/8" x 12" G.L.B. d.f. 24F - V4
H11	6 x 12 d.f. #1
	IF G.L.B. HEADER IS CANTILEVERED OR 3 - POINT BEARING THEN PROVIDE 24F - V8 GRADE G.L.B.

LEDGER SCHEDULE

MARK	LEDGER SIZE
L1	2 x 12 LEDGER d.f. #2 w/ 9 - 16d & 'A35' at ea. STUD

NOTE:
1. 2x LEDGERS MAY BE LET-IN PROVIDED STUDS ARE NOT OVERCUT

BEARING WALL STUD SCHEDULE

PLATE HEIGHT	STUD SIZE / SPACING
0' to 10'-0"	2 x 6 d.f. #2 or better @ 16"o.c.
10'-1" to 14'-0"	2 x 6 d.f. #1 or better @ 16"o.c.
14'-1" to 22'-0"	2 x 12 d.f. #2 or better @ 12"o.c.

CEILING JOIST SCHEDULE

JOIST	SPAN	SPACING	TYPE
2 x 4	0'-0" to 7'-0"	24"	Hem-Fir #2
2 x 6	7'-1" to 11'-0"	24"	Hem-Fir #2
2 x 8	11'-1" to 15'-0"	24"	Hem-Fir #2
2 x 10	15'-1" to 19'-0"	24"	Hem-Fir #2
2 x 12	19'-1" to 23'-0"	24"	Hem-Fir #2

CLG. LOADS:
LIVE = 5
DEAD = 10
TOTAL= 15 p.s.f.

DO NOT USE THIS TABLE FOR ROOF RAFTERS

NON-BEARING HEADER SCHEDULE

SPAN	HEADER SIZE
0' to 3'-0"	2 - 2 x 4 D.F. #2
3'-1" to 5'-0"	2 - 2 x 6 D.F. #2
5'-1" to 6'-0"	2 - 2 x 8 D.F. #2
6'-1" +	SEE CALCS

ROOF DESIGN LOADS:

FLAT ROOF:
LIVE LOAD = 26 PSF
DEAD LOAD = 32 PSF
58 PSF TOTAL

NOTE:
ROOF FRAMING USES PRE-FAB ROOF TRUSSES @ 24" O.C. UNLESS OTHERWISE NOTED

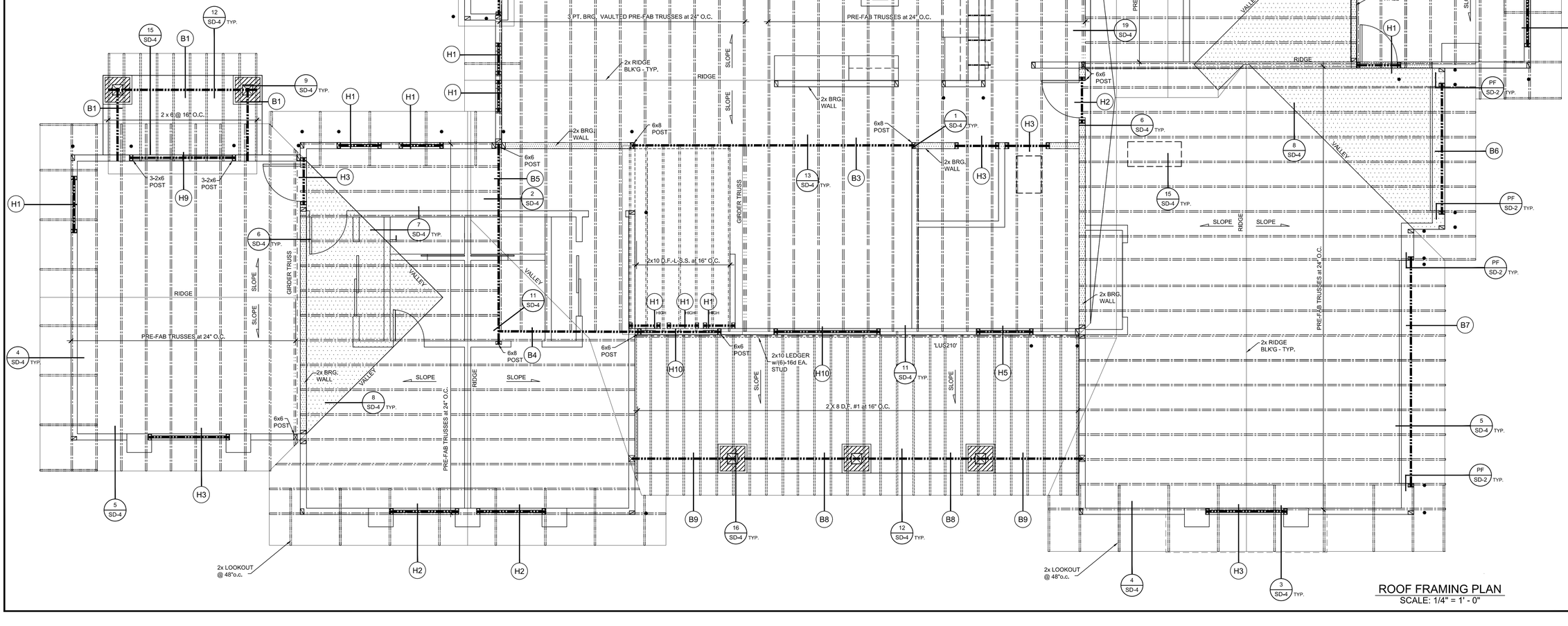
NOTE:
POST-INSTALLED EPOXY ANCHORS AND / OR REINFORCING REQUIRES STRUCTURAL ENGINEERING SPECIAL INSPECTION.

NOTE:
SEE SHEARWALL SCHEDULE FOR ADD'L. INFORMATION REGARDING ANCHOR BOLT SPACING AND HOLDOWNS.

SEE ARCHITECTURAL DRAWINGS FOR PLAN DIMENSIONS, PLATE HEIGHTS, FLOOR ELEVATIONS, AND STAIR RISER / TREAD INFORMATION - PRIOR TO CONSTRUCTION. S.E. CONSULTANTS, INC. IS NOT RESPONSIBLE FOR ARCHITECTURAL RELATED INFORMATION.

ROOF FRAMING NOTES:

1. SEE GENERAL STRUCTURAL NOTES ON SHEET S-1.
2. ▬▬ DENOTES INTERIOR BEARING WALL.
3. ▒▒▒▒▒▒ DENOTES OVER-FRAMING
4. VERIFY DECK / ROOF SLOPE, CRICKETS, AND SCUPPER LOCATIONS w/ ARCH'L DRAWINGS.
5. SEE ARCH'L. DWGS. FOR PLATE AND CEILING HEIGHTS,
6. SEE ARCH'L. DWGS. FOR NON-STRUCTURAL ARCHITECTURAL BEAM INFORMATION
7. PRE-FAB TRUSSES REQUIRE DEFERRED REVIEW PER MUNICIPLE REQUIREMENTS.
8. AT ATTIC MOUNTED MECHANICAL APPLIANCE UNITS, PRE-FAB TRUSSES SHALL BE DESIGNED TO PROVIDE CLEARANCES REQUIRED FOR ACCESS TO THE UNIT AND A LEVEL SERVICE SPACE AT LEAST 30" DEEP AND 30" WIDE ALONG ALL SIDES OF THE APPLIANCE WHERE SERVICE ACCESS IS REQUIRED. TRUSSES SHALL PROVIDE FOR A CONTINUOUS UNOBSTRUCTED 24" w. PASSAGEWAY WITH SOLID FLOOR AS REQUIRED FROM ATTIC ACCESS TO THE SERVICE AREA PLATFORM.



ROOF FRAMING PLAN
SCALE: 1/4" = 1' - 0"

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5800 East Thomas Road, Suite 104
Scottsdale, AZ 85251
Phone: (480) 946-2010
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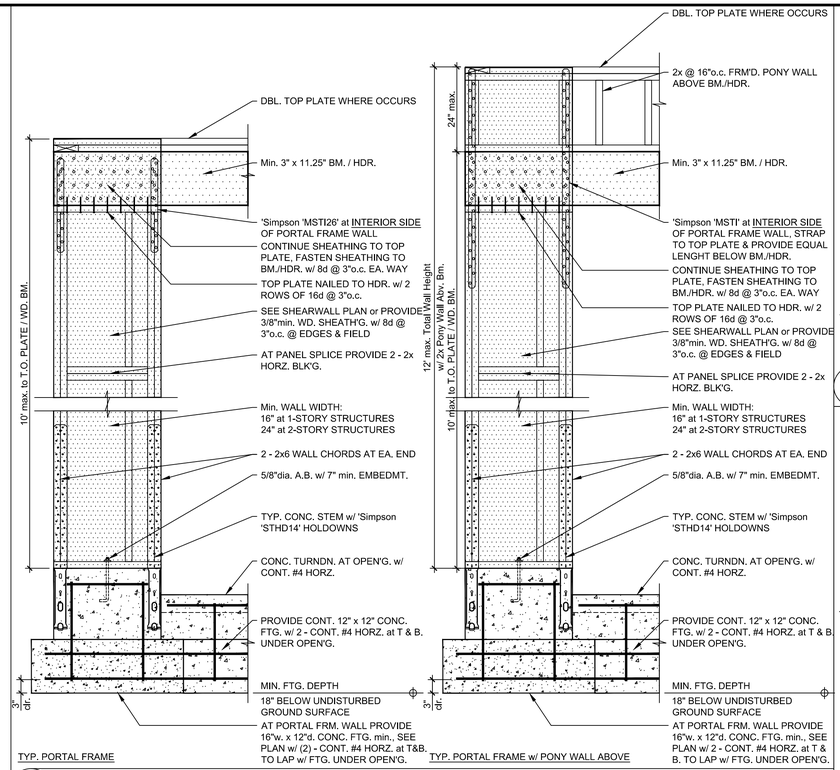
REGISTERED PROFESSIONAL ENGINEER
34373
STEVEN W. SCHAUB
JUN 14 2023
ARIZONA U.S.A.
Expires: 12/31/2023

ESTABROOK RESIDENCE
AMERICAN RANCH LOT 109
PRESCOTT, ARIZONA

ROOF FRAMING PLAN

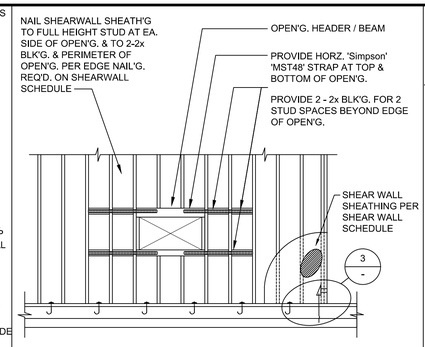
design: CFD
drawn: MJT
check: QK
date: 06/07/2023
Issue date: 06 / 14 / 2023

sheet **S-4**
job #: 0258-23



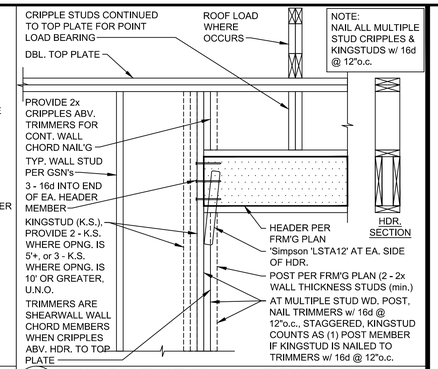
PF PORTAL FRAME w/ HOLDOWNS

3/4"=1'-0"



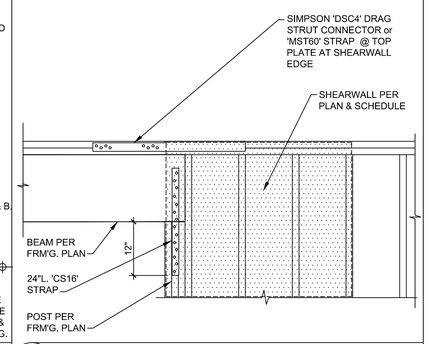
5 OPENING at SHEARWALL

3/4" = 1'-0"



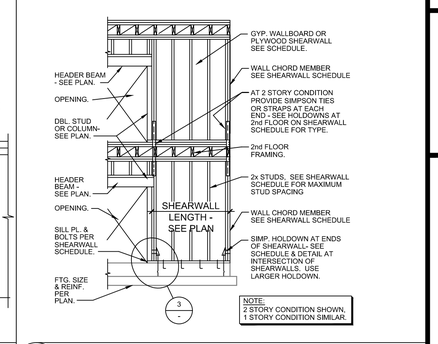
1 KINGSTUDS at OPENING

3/4" = 1'-0"



6 BEAM at ADJ. SHEARWALL

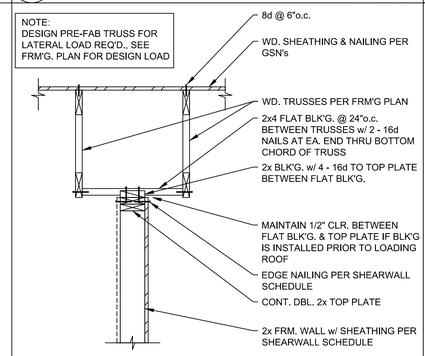
3/4" = 1'-0"



2 TYP.EXT. SHEARWALL

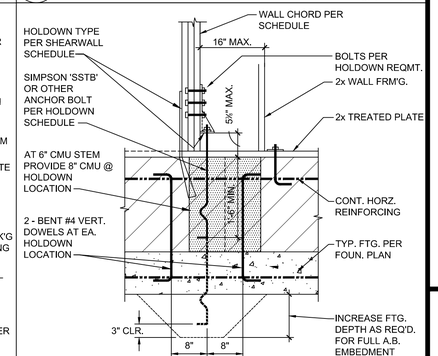
3/4" = 1'-0"

NOTE:
DESIGN PRE-FAB TRUSS FOR LATERAL LOAD REQ'D., SEE FRM'G. PLAN FOR DESIGN LOAD



7 SHEAR TRANSFER BLK'G.

3/4" = 1'-0"

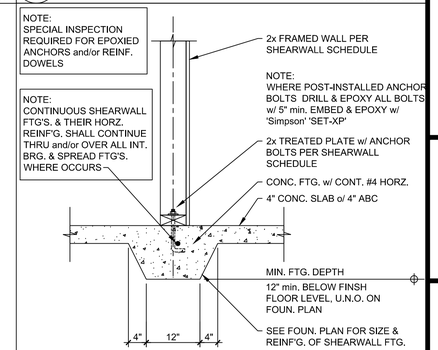


3 SHEARWALL HOLDOWNS

3/4" = 1'-0"

NOTE:
SPECIAL INSPECTION REQUIRED FOR EPOXIED ANCHORS and/or REINF. DOWELS

NOTE:
CONTINUOUS SHEARWALL FTG'S. & THEIR HORZ. REINF'G. SHALL CONTINUE THRU and/or OVER ALL INT. BRG. & SPREAD FTG'S. WHERE OCCURS



4 TYP. INTERIOR SHEARWALL

3/4" = 1'-0"

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CERTIFICATE NO.
34373
STEVEN W. SCHAUB
JUN 14 2023
ARIZONA U.S.A.
Expires: 12/31/2023

ESTABROOK RESIDENCE
LOT 109
AMERICAN RANCH LOT 109
PRESCOTT, ARIZONA

SHEAR-WALL DETAILS

design CFD
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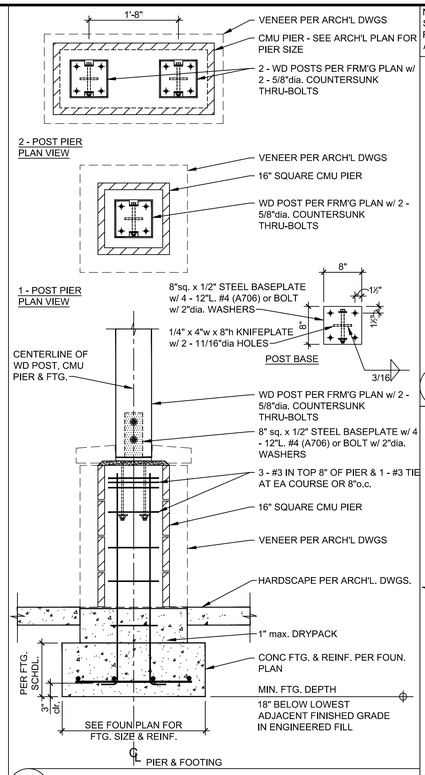
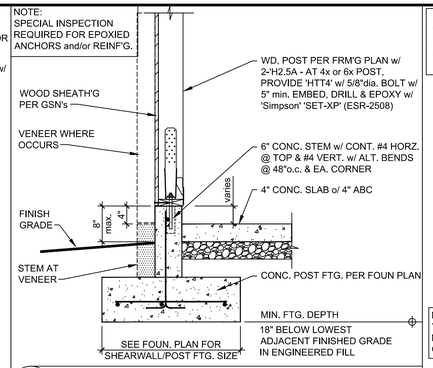
ISSUE DATE: 06 / 14 / 2023

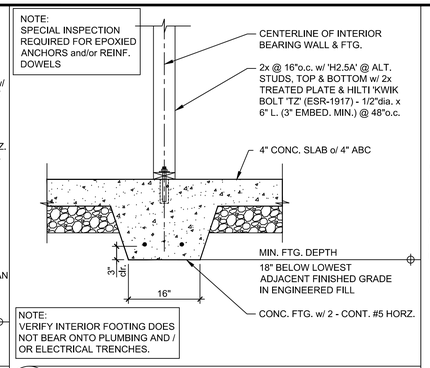
SD-2
of
Job# 0258-23



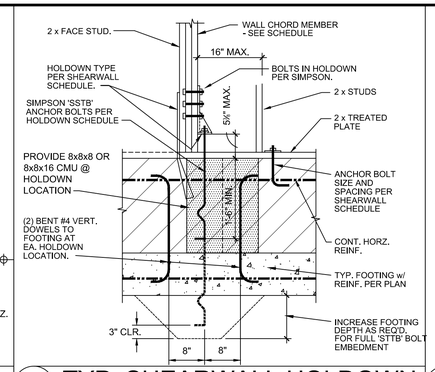
17 WD. POST at CMU PIER
3/4"=1'-0"



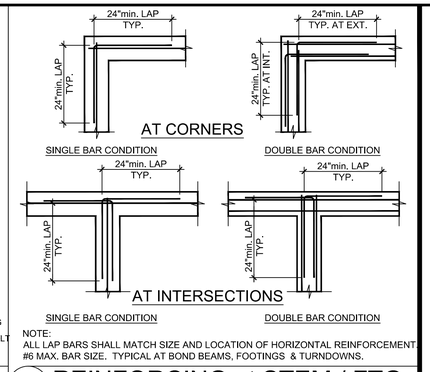
13 GARAGE WALL w/ POST FTG.
3/4" = 1'-0"



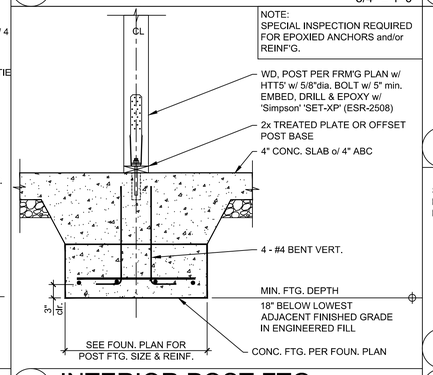
9 INTERIOR BRG. WALL FTG.
3/4" = 1'-0"



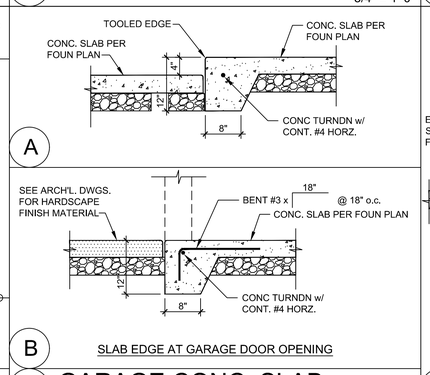
5 TYP. SHEARWALL HOLDOWN
n.t.s.



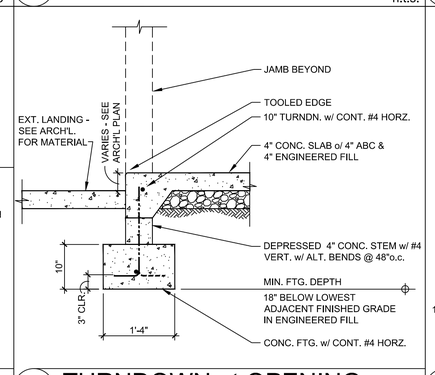
1 REINFORCING at STEM / FTG.
N.T.S.



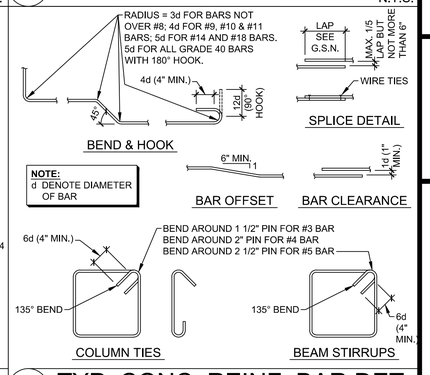
14 INTERIOR POST FTG.
3/4" = 1'-0"



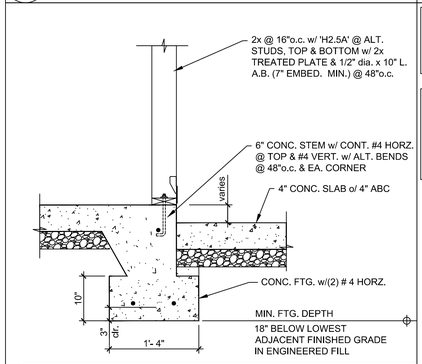
10 GARAGE CONC. SLAB
3/4" = 1'-0"



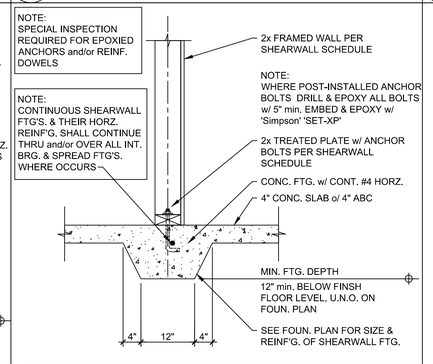
6 TURNDOWN at OPENING
3/4" = 1'-0"



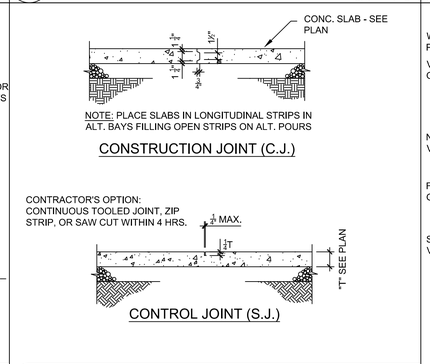
2 TYP. CONC. REINF. BAR DET.
N.T.S.



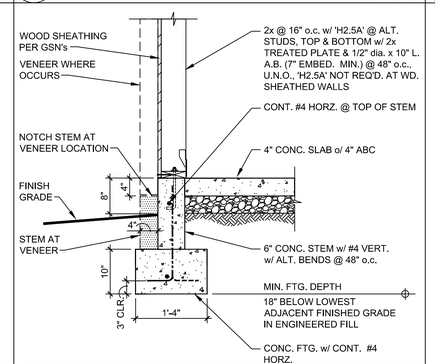
18 INT. GARAGE BRG. WALL FTG
3/4" = 1'-0"



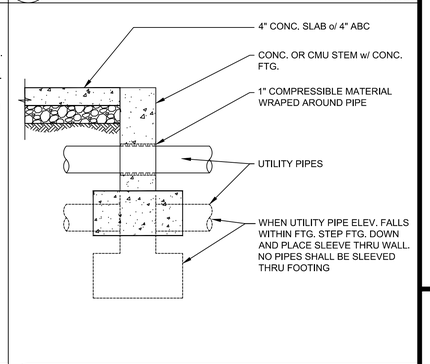
15 TYP. INTERIOR SHEARWALL
3/4" = 1'-0"



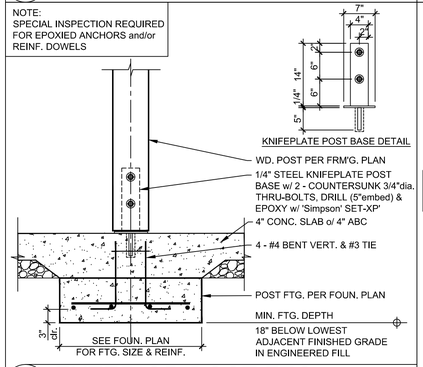
11 TYP. CONTROL JOINTS
3/4" = 1'-0"



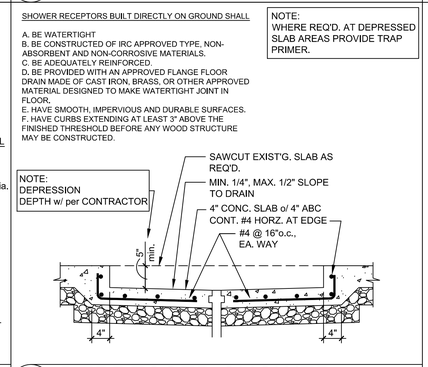
7 TYP. EXT. WALL FTG.
3/4" = 1'-0"



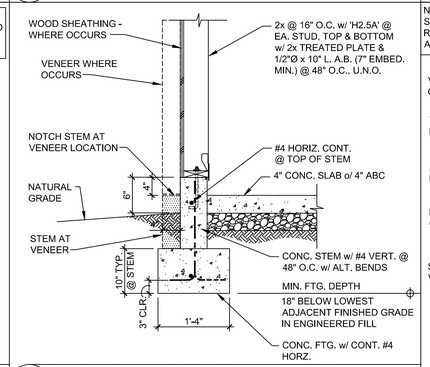
3 PIPE at STEM / FOOTING
3/4" = 1'-0"



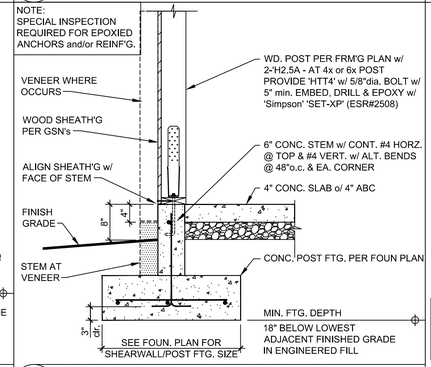
19 EXTERIOR POST FTG.
3/4" = 1'-0"



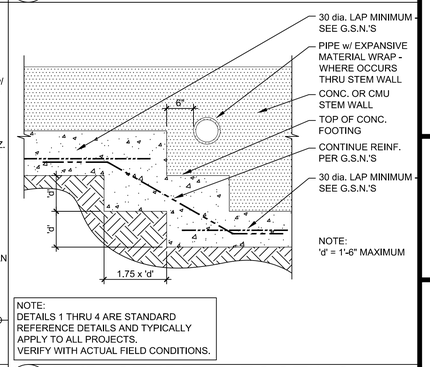
16 DEPRESSED SHOWER
3/4" = 1'-0"



12 EXT. WALL @ GARAGE
3/4"=1'-0"



8 FRM. WALL POST FTG.
3/4" = 1'-0"



4 TYP. STEPPED FOOTING
3/4" = 1'-0"

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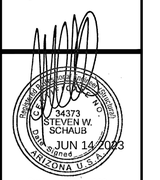
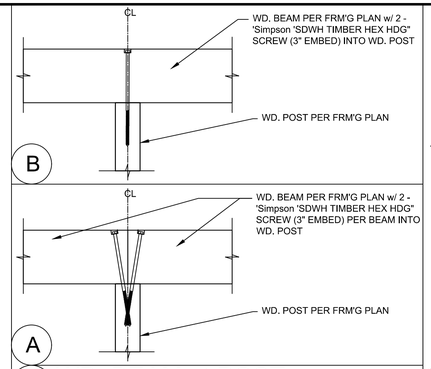


ESTABROOK RESIDENCE
AMERICAN RANCH LOT 109
PRESCOTT, ARIZONA

FOUNDATION DETAILS

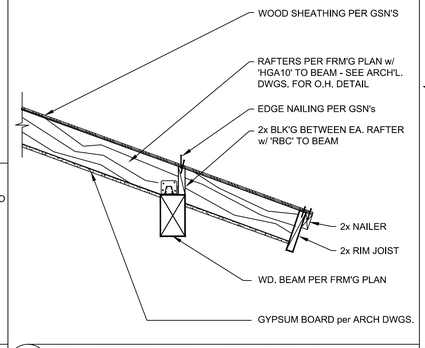
design	CFD
drawn	MJT
check	QK
DATE	06/07/2023
ISSUE DATE:	06 / 14 / 2023

SD-3
of
Job# 0258-23



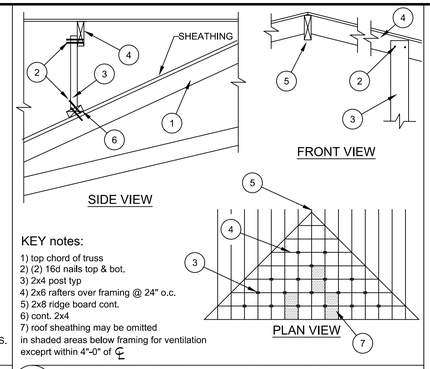
16 WD. BEAM at POST

3/4" = 1'-0"



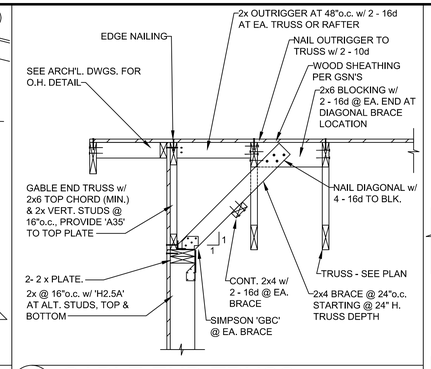
12 RAFTER TO WD. BEAM

-



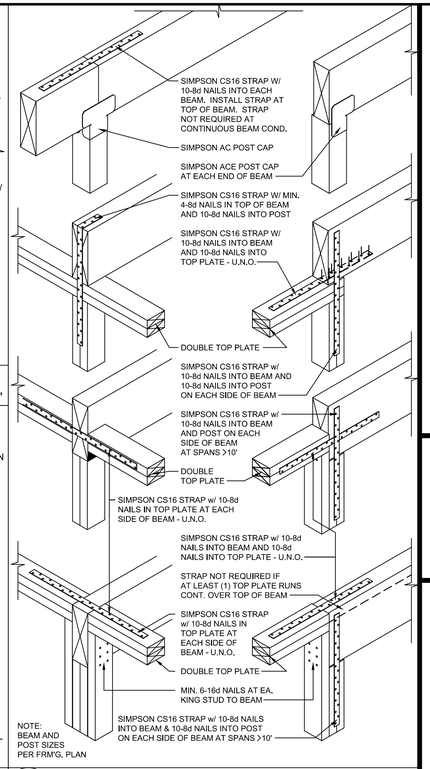
8 CONV. OVERFRAMING

N.T.S.



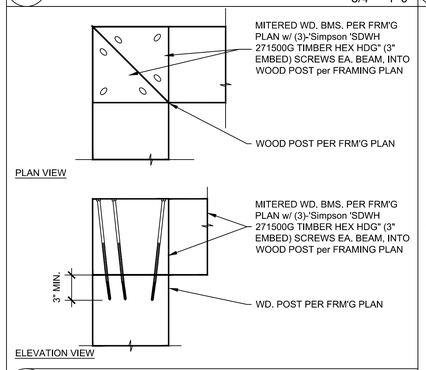
4 GABLE END TRUSS

3/4" = 1'-0"



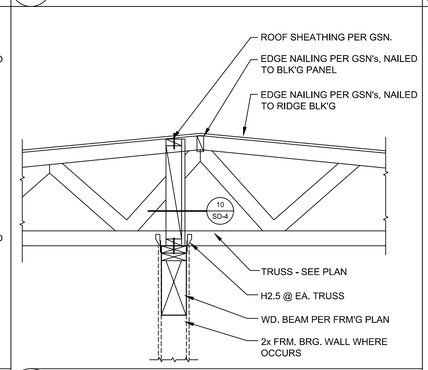
1 TYP. BEAM CONNECTIONS

NO SCALE



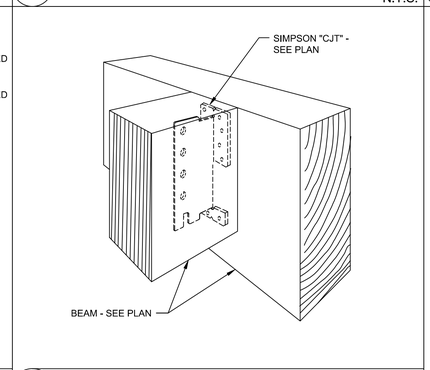
17 WD. BEAMS. to WD. POST

3/4" = 1'-0"



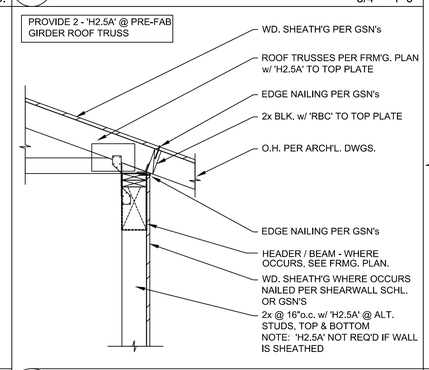
13 MIDSPAN BRG @ TRUSS

3/4" = 1'-0"



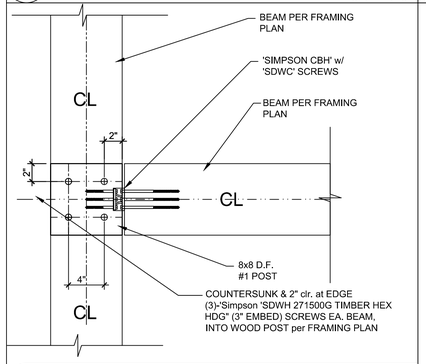
9 BEAM TO BEAM CONN.

3/4" = 1'-0"



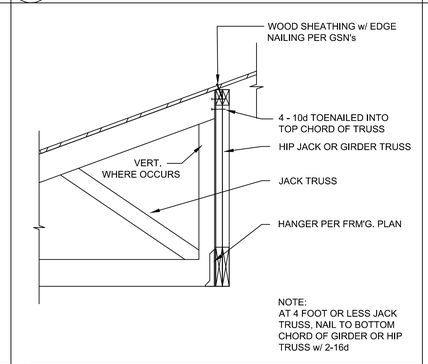
5 ROOF TRUSS to EXT. WALL

3/4" = 1'-0"



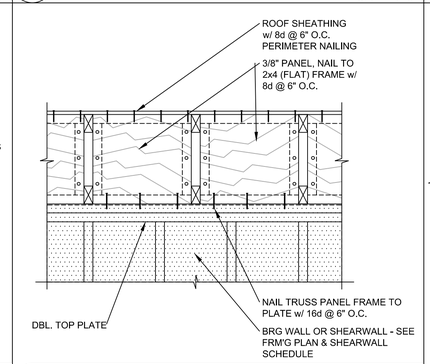
18 BEAM to BEAM at POST

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



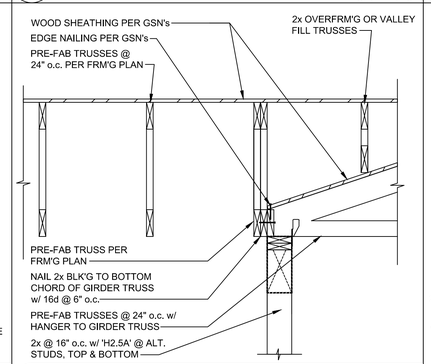
14 JACK TRUSS to GIRDER

3/4" = 1'-0"



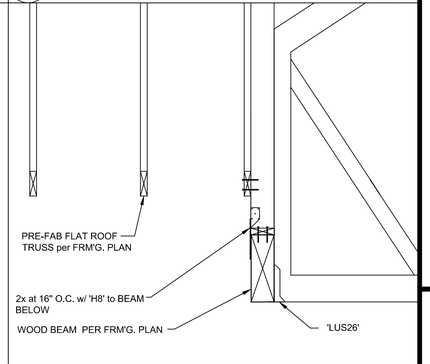
10 TRUSS PANEL

3/4" = 1'-0"



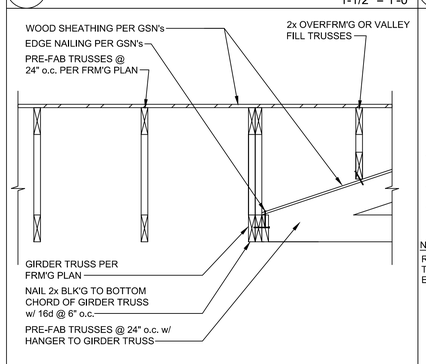
6 TRUSS to WALL and/or BEAM

3/4" = 1'-0"



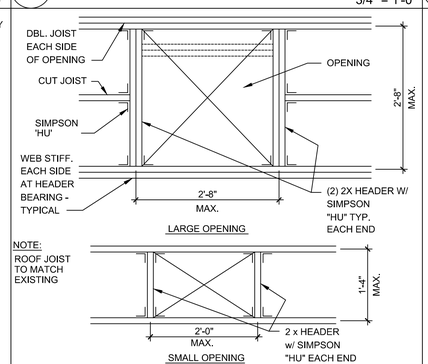
2 TRUSSES at BEAM

3/4" = 1'-0"



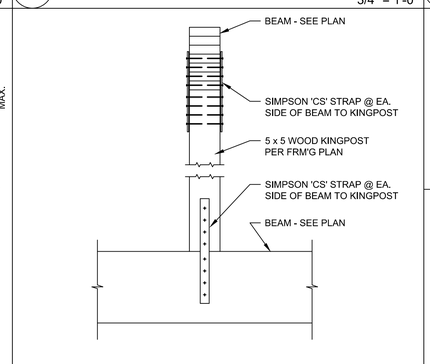
19 TRUSS to GIRDER TRUSS

3/4" = 1'-0"



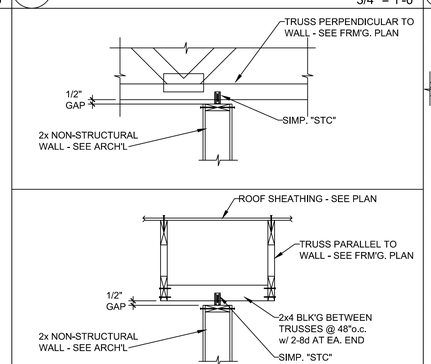
15 OPENING IN FRAMING

N.T.S.



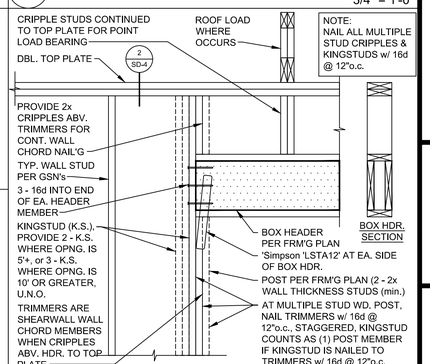
11 KING POST CONNECTION

3/4" = 1'-0"



7 NON-BRG. WALL TO TRUSSES

3/4" = 1'-0"



3 TYP. FRAME BOX HEADER

3/4" = 1'-0"

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34373 STEVEN W. SCHAUB JUN 14 2023 REGISTERED PROFESSIONAL ENGINEER ARIZONA U.S.A.

Expires: 12/31/2023

ESTABROOK RESIDENCE
LOT 109
AMERICAN RANCH
PRESCOTT, ARIZONA

FRAMING DETAILS

design	CFD
drawn	MJT
check	QK
date	06/07/2023
issue date:	06 / 14 / 2023

sheet **SD-4** of

Job# 0258-23