

Vakula Residence Remodel / Addition

PRESCOTT, ARIZONA

Project Description

The Clark K. Hartzell House at 226 South Pleasant Street was built in 1905 and is on the Historic Register. It was recently purchased by Alex and Maureen Vakula, long-time Prescott residents. The house has fallen into disrepair over the last 30+ years and needs a lot of attention and investment. A new roof has been installed to mitigate leaking and water damage. Alex and Maureen now desire to renovate the home for our single-family use as follows:

- The livable floor area of the house is 1,260 square feet with two bedrooms, a full bath and a one-half bath. The front bedroom will be used as a home office. The back master bedroom is 10' x 11' and we seek to expand the house to the west to provide for a new, larger master bedroom. The back dining area is currently 12'x13' and we seek to expand it to the west as well. Below the west addition will be two rooms and a reconfiguration of the back entry stairwell and door. We also seek to add a deck area on the west and north off of the new dining area. There is also a storage area below the main residence. (The basement has about 7 foot ceilings and is also about 1,260 square feet but is not considered livable, and is utilized for storage.)
- To the west is an alley and an existing auxiliary building/storage garage. We seek to install a three-car garage with access on the alley. The existing electrical and cable lines will be placed underground. The garage would be similar to the three car garage of the Victorian property immediately to the south at 230 South Pleasant in that it will step down with the terrain of the alley. (The Victorian to the south has a livable floor area of 4,376 square feet. The lot to the north is vacant.)
- We also desire to install a retaining wall on the north-west side of the property with a wood picket fence on top. The retaining wall will be block or Versa-Lok with a 3' wood picket fence on top of the existing concrete wall and new retaining wall.
- Lastly, we seek to repair and update the front porch and modify the roof line. The front stairs and fence also need to be replaced. We desire to install a wood picket fence here too, as it is an old, rusty wire fence that is falling apart and creates a hazard to people walking by on the side walk because of its low height and its ability for our dogs to poke their noses through the fence.

Alex and Maureen have hired Alan Kenson or W. Alan Kenson & Associates, PC as their architect to prepare the remodeling plans. This is the fourth historic building in Prescott owned or restored by Alex and Maureen. Previously, they owned the property at 241 Congress Avenue (1924), restored the Day Octagon Building at 212 East Gurley Street (18__) and most recently resided and renovated the Marks house at 203 Union Street (1894).

Vicinity Map



Project Information

CLIENT: Alex and Maureen Vakula
226 S. Pleasant St.
Prescott, AZ 86303
alex@vakulalaw.net

PREPARED BY: W. Alan Kenson & Assoc., P.C. PH: 928-443-5812
P.O. Box 11593 Contact: Alan Kenson
Prescott, AZ 86304 wakaarchitect@gmail.com

CONTRACTOR: Kenson Construction
6135 Corsair Ave.
Prescott, AZ 86301

JOBSITE ADDRESS: 226 S. Pleasant St.
Prescott, AZ 86303

PARCEL NUMBER: 109-01-114A

ZONING: MF-M

EXISTING BLDG: 2,624 S.F.
PROPOSED ADDITION: 962 S.F.
TOTAL: 3,586 S.F.

PROPOSED DECK: 732 S.F.

EXISTING DETACHED GARAGE: 1,422 S.F.

Sheet Index

- ARCHITECTURAL**
- CS1 Cover Sheet / Project Information
 - CS2 General Notes
 - A1.0 Site Plan
 - A2.0 Existing / Demolition Floor Plans
 - A2.1 Reference / Wall Types First Floor Plan
 - A2.2 Reference / Wall Types Basement Floor Plan
 - A2.3 Dimension First Floor Plan
 - A2.4 Dimension Basement Floor Plan
 - A3.0 Existing / Demolition Exterior Elevations
 - A3.1 Proposed Exterior Elevations
 - A3.2 Proposed Exterior Elevations
 - A4.0 Building Sections
 - A4.1 Wall Sections
 - A4.2 Exterior Stair Details
 - A5.0 Door and Window Schedules
 - A6.0 Roof Plan
- STRUCTURAL**
- S1 General Structural Notes
 - S1.1 Typical Details
 - S2 Foundation Plan
 - S2.1 Shearwall Plan - Lower
 - S3 Floor Framing Plan
 - S3.1 Shearwall Plan - Upper
 - S3.2 Roof Framing Plan
 - S4 Foundation Details
 - S5 Framing Details
 - S5.1 Framing Details Continued
- MECHANICAL/PLUMBING/ELECTRICAL**
- MPE1.0 Mechanical / PLUMBING / Electrical / Reflected Ceiling Plan - First Floor
 - MPE1.1 Mechanical / PLUMBING / Electrical / Reflected Ceiling Plan - Basement
- ELECTRICAL**
- E1.0 Electrical One-Line Diagram, Panel Schedules and Calc's

Graphic Standards

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

Architect:

W. Alan Kenson & Associates, P.C.

P 928-443-5812 P.O. Box 11593
F 928-443-5815 Prescott, AZ 86304

email: wakaarchitect@gmail.com
www.kenson-associates.com

ARCHITECTURE & PLANNING



REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.

W. Alan Kenson & Associates, P.C.

P.O. Box 11593
Prescott, AZ 86304

P 928-443-5812
F 928-443-5815
email: wakaarchitect@gmail.com
www.kenson-associates.com

ARCHITECTURE & PLANNING

DRAWING: Cover Sheet

PROJECT: Vakula Residence Remodel / Addition
226 S. Pleasant St.
Prescott, AZ 86303

APN: 109-01-114A

DRAWN BY L.O.
CHECKED BY W.A.K.
DATE January 12th, 2024
JOB NO. 790
SHEET

CS1

Vakula Residence

Prescott

General Notes

1. A COPY OF THE CITY OF PRESCOTT 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 2012 TABLE 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 SPRAY FOAM INSULATION AT TOP CHORD OF TRUSSES.
9. WOOD FRAMED WALLS: MINIMUM R-20 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.

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.



W. Alan Kenson & Associates, P.C.

P 928-443-5812 P.O. Box 11593
 F 928-443-5815 Prescott, AZ 86304
 email: wakaarchitect@gmail.com
 www.kenson-associates.com

ARCHITECTURE & PLANNING

DRAWING: General Notes

PROJECT: Vakula Residence Remodel / Addition
 226 S. Pleasant St.
 Prescott, AZ 86303

APN: 109-01-114A

DRAWN BY L.O.
CHECKED BY W.A.K.
DATE January 12th, 2024
JOB NO. 790
SHEET

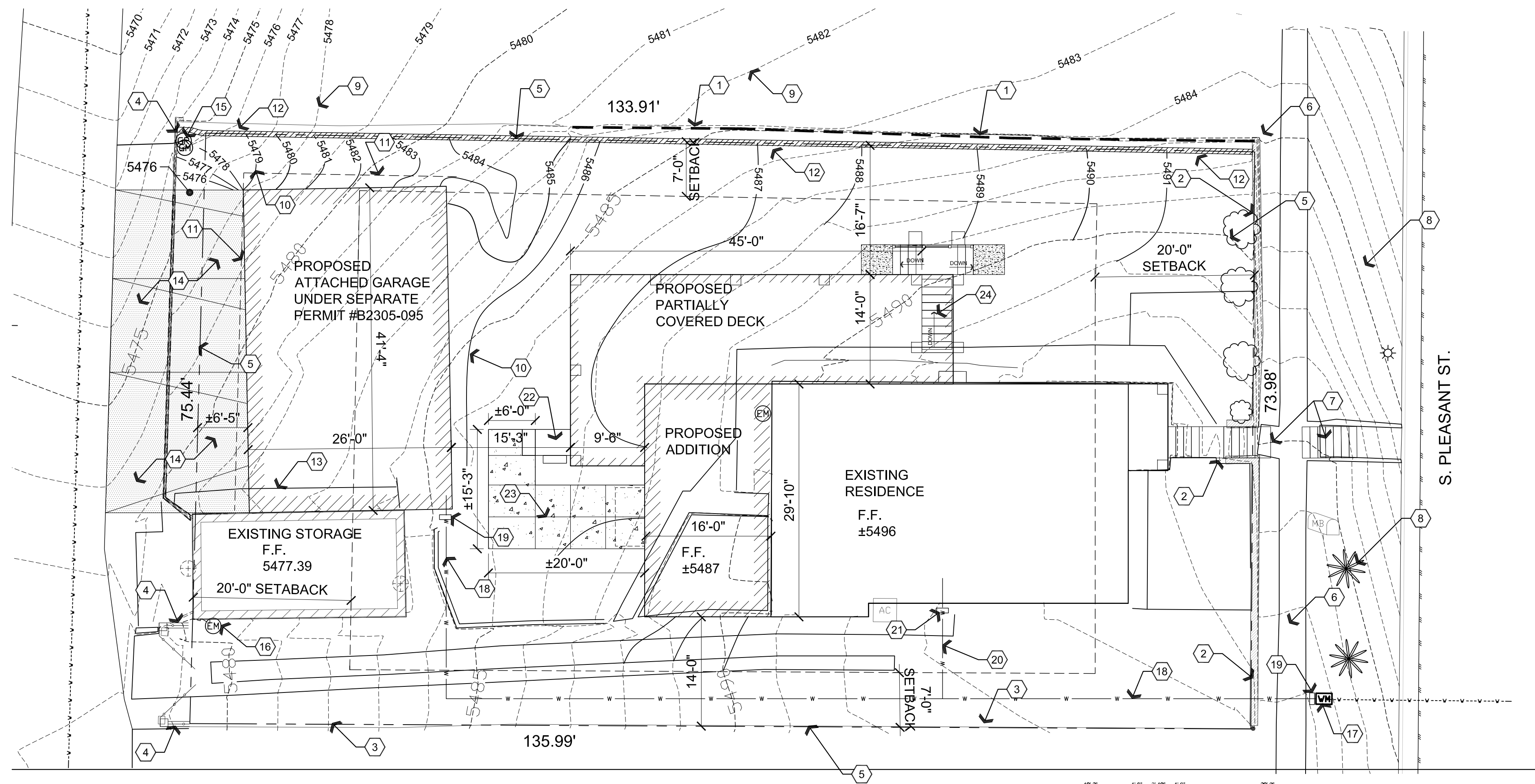
CS2

Jan 18, 2024 - 9:08am

NOTE: EROSION AND SEDIMENT CONTROL MEASURES WILL BE PROVIDED DOWNSTREAM OF ALL CONSTRUCTION AND THE CONSTRUCTION ENTRANCE WILL BE STABILIZED OR A SWEEPING PLAN WILL BE PROVIDED.

Descriptive Keynotes

- EXISTING NORTH CONCRETE WALL.
- EXISTING EAST CONCRETE WALL TO REMAIN. NEW WOOD PICKET FENCE WILL REPLACE EXISTING WIRE FENCE ON TOP OF WALL. FENCE UNDER SEPARATE PERMIT.
- EXISTING SOUTH FENCE TO REMAIN AS IS.
- EXISTING WEST CONCRETE WALL TO REMAIN AS INDICATED. WHERE WALL REMAINS, NEW WOOD PICKET FENCE WILL REPLACE EXISTING WIRE FENCE ON TOP OF WALL. FENCE UNDER SEPARATE PERMIT.
- PROPERTY LINE.
- EXISTING SIDEWALK.
- EXISTING STAIRS.
- EXISTING LANDSCAPING.
- EXISTING CONTOUR.
- PROPOSED CONTOUR. GRADING IS BEING DONE UNDER SEPARATE PERMIT #B2305-095.
- 5' ACCESSORY BUILDING SETBACK.
- NEW RETAINING WALL UNDER SEPARATE PERMIT.
- EXISTING CONCRETE TO BE REMOVED UNDER SEPARATE PERMIT.
- PROVIDE 4" CONCRETE SLAB WITH #3 @ 2'-0" O.C. EACH WAY, OVER 4" A.B.C. FROM GARAGE TO PAVED ALLEY, APPROXIMATELY 17'-0"x42'-0". UNDER SEPARATE PERMIT #B2305-095.
- EXISTING NATURAL GAS METER.
- ELECTRICAL SERVICE ENTRANCE SECTION. EXISTING ELECTRICAL SERVICE TO BE REPLACED WITH NEW. REFER TO ELECTRICAL PLANS. UNDER SEPARATE PERMIT #B2305-095.
- 3/4" WATER METER TO BE REPLACED WITH 1" WATER METER. UNDER SEPARATE PERMIT #B2305-095.
- 2" PEX WATER LINE BELOW GRADE TO PROPOSED GARAGE. UNDER SEPARATE PERMIT #B2305-095.
- 2" WATER SHUT OFF VALVE IN BELOW GRADE YARD BOX. UNDER SEPARATE PERMIT #B2305-095.
- 1" PEX WATER LINE BELOW GRADE TO EXISTING HOUSE. UNDER SEPARATE PERMIT #B2305-095.
- PROVIDE 1" WATER SHUT OFF VALVE IN BELOW GRADE YARD BOX. UNDER SEPARATE PERMIT #B2305-095.
- WHEELCHAIR LIFT BY OWNER, REFER TO REFERENCE FLOOR PLAN.
- PROVIDE 4" CONCRETE SLAB WITH #3 @ 2'-0" O.C. EACH WAY OVER 4" COMPACTED A.B.C.
- PROPOSED STAIRS, REFER TO REFERENCE FLOOR PLAN.



REVISIONS BY

These drawings are the property of W. Alan Kenson & Associates P.C. and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.



W. Alan Kenson & Associates, P.C.
 P 928-443-5812 P.O. Box 11593
 F 928-443-5815 Prescott, AZ 86304
 email: wakaarchitect@gmail.com
 www.kenson-associates.com

ARCHITECTURE & PLANNING

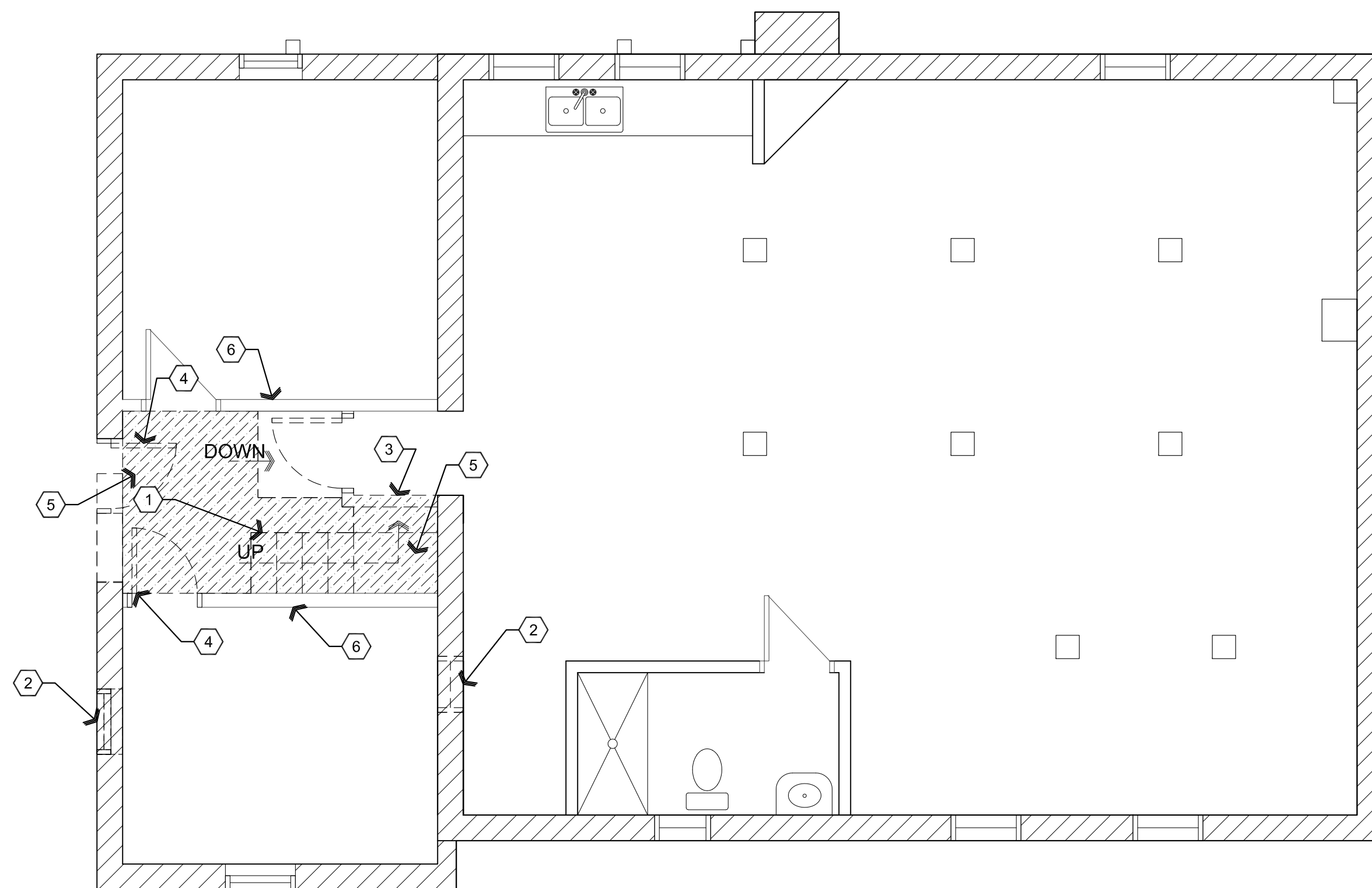
DRAWING: Proposed Site Plan

PROJECT: Vakula Residence Remodel / Addition
 226 S. Pleasant St.
 Prescott, AZ 86303

APN: 109-01-114A

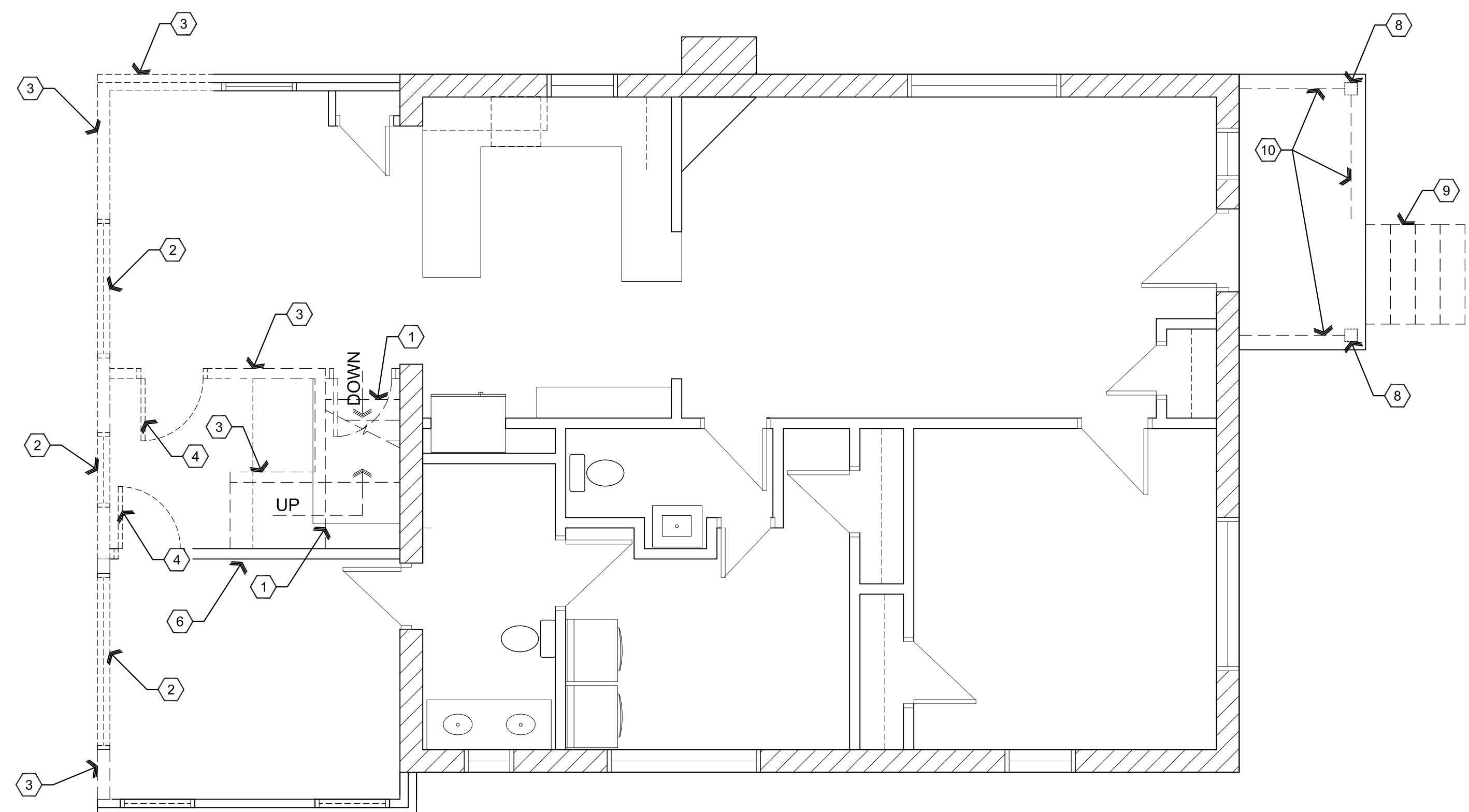
DRAWN BY
 L.O.
 CHECKED BY
 W.A.K.
 DATE
 January 12th, 2024
 JOB NO.
 790
 SHEET

A1.0



A2 Existing / Demolition Basement Floor Plan

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



A1 Existing / Demolition First Floor Plan

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



Descriptive Keynotes

1. REMOVE EXISTING STAIRS.
2. REMOVE EXISTING WINDOW. ATTEMPT TO RE-PURPOSE IN NEW MASTER BEDROOM.
3. REMOVE EXISTING WALL.
4. REMOVE EXISTING DOOR.
5. REMOVE EXISTING CONCRETE FLOOR.
6. EXISTING WALL TO REMAIN.
7. NOT USED.
8. REMOVE EXISTING COLUMNS.
9. REMOVE EXISTING CONCRETE STAIRS.
10. REMOVE EXISTING GUARD RAIL.

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.



W. Alan Kenson & Associates, P.C.

P 928-443-5812 P.O. Box 11593
 F 928-443-5815 Prescott, AZ 86304
 email: wakaarchitect@gmail.com
 www.kenson-associates.com

ARCHITECTURE & PLANNING

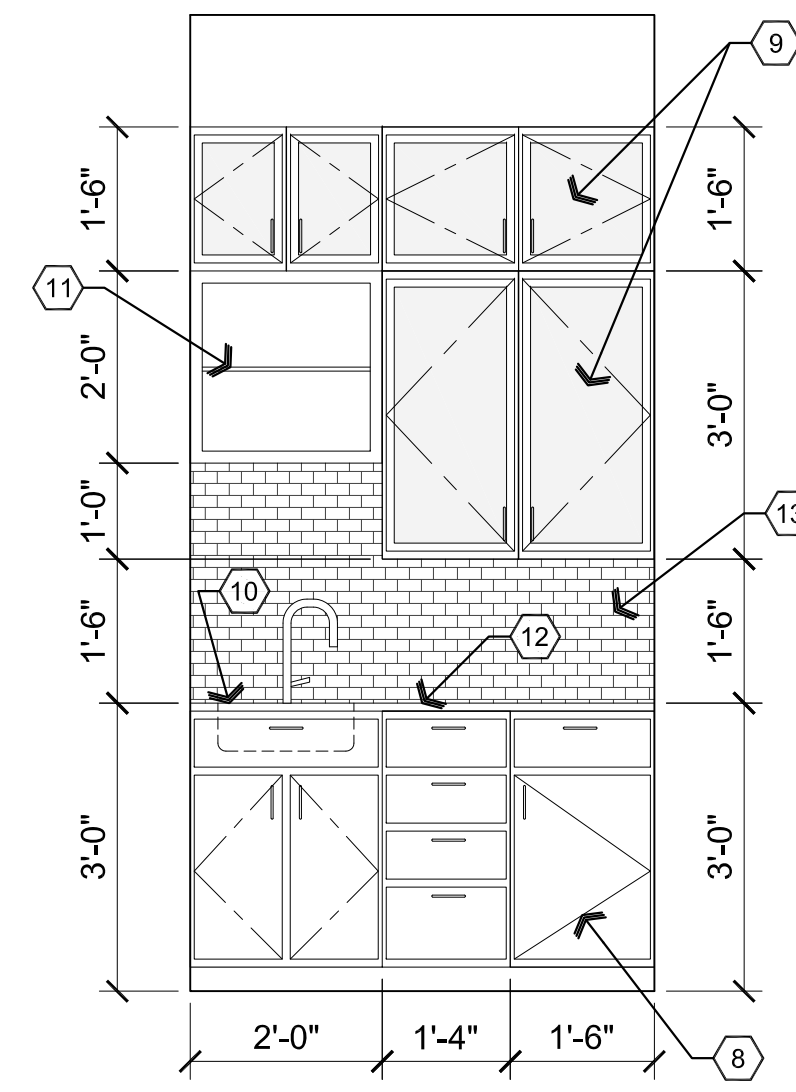
DRAWING: Demolition Plans

PROJECT: Vakula Residence Remodel / Addition
 226 S. Pleasant St.
 Prescott, AZ 86303

APN: 109-01-114A

DRAWN BY L.O.
CHECKED BY W.A.K.
DATE January 12th, 2024
JOB NO. 790
SHEET

A2.0



A2 Interior Elevation
Scale: 1/2"=1'-0"

- ### Descriptive Keynotes
- EXISTING WALL, TYPICAL.
 - EXISTING DOOR, TYPICAL.
 - PROVIDE WALL, TYPICAL. REFER TO WALL TYPES.
 - PROPOSED DOOR, TYPICAL. REFER TO DOOR SCHEDULE.
 - NO WORK THIS AREA.
 - PROVIDE ±7"x7" x 1'-6" DEEP RECESSED DECK FOR SPA, REFER TO STRUCTURAL PLANS.
 - VERTICAL PLATFORM LIFT, BRUNO 3200 OR SIMILAR BY OWNER.
 - PROVIDE WOOD BASE CABINETRY.
 - PROVIDE WOOD UPPER CABINETRY WITH GLASS INSERTS.
 - PROVIDE SINK.
 - PROVIDE OPEN SHELVING CABINETRY.
 - PROVIDE QUARTZITE COUNTERTOP.
 - PROVIDE TILE BACKSPASH.
 - PROVIDE MINI SPLIT, REFER TO MECHANICAL / PLUMBING / ELECTRICAL PLANS.
 - PROVIDE GATE FOR WHEELCHAIR LIFT.
 - CERAMIC TILE SHOWER WITH LINEAR DRAIN AND RAIN SHOWER HEAD.
 - PROVIDE TILE FINISHED CMU BENCH SEAT.
 - PROVIDE SAFETY GLASS SHOWER DOOR/PARTITION.
 - SHOWER CONTROLS.
 - LINE OF ROOF ABOVE.
 - PROVIDE 3'-0" (MIN.) HIGH GUARD RAILING. SPACING NOT TO ALLOW 4" SPHERE TO PASS THROUGH, TYPICAL, REFER TO EXTERIOR ELEVATIONS.
 - CMU COLUMN WITH BRICK VENEER, TYPICAL, REFER TO STRUCTURAL PLANS AND EXTERIOR ELEVATIONS.

REVISIONS	BY

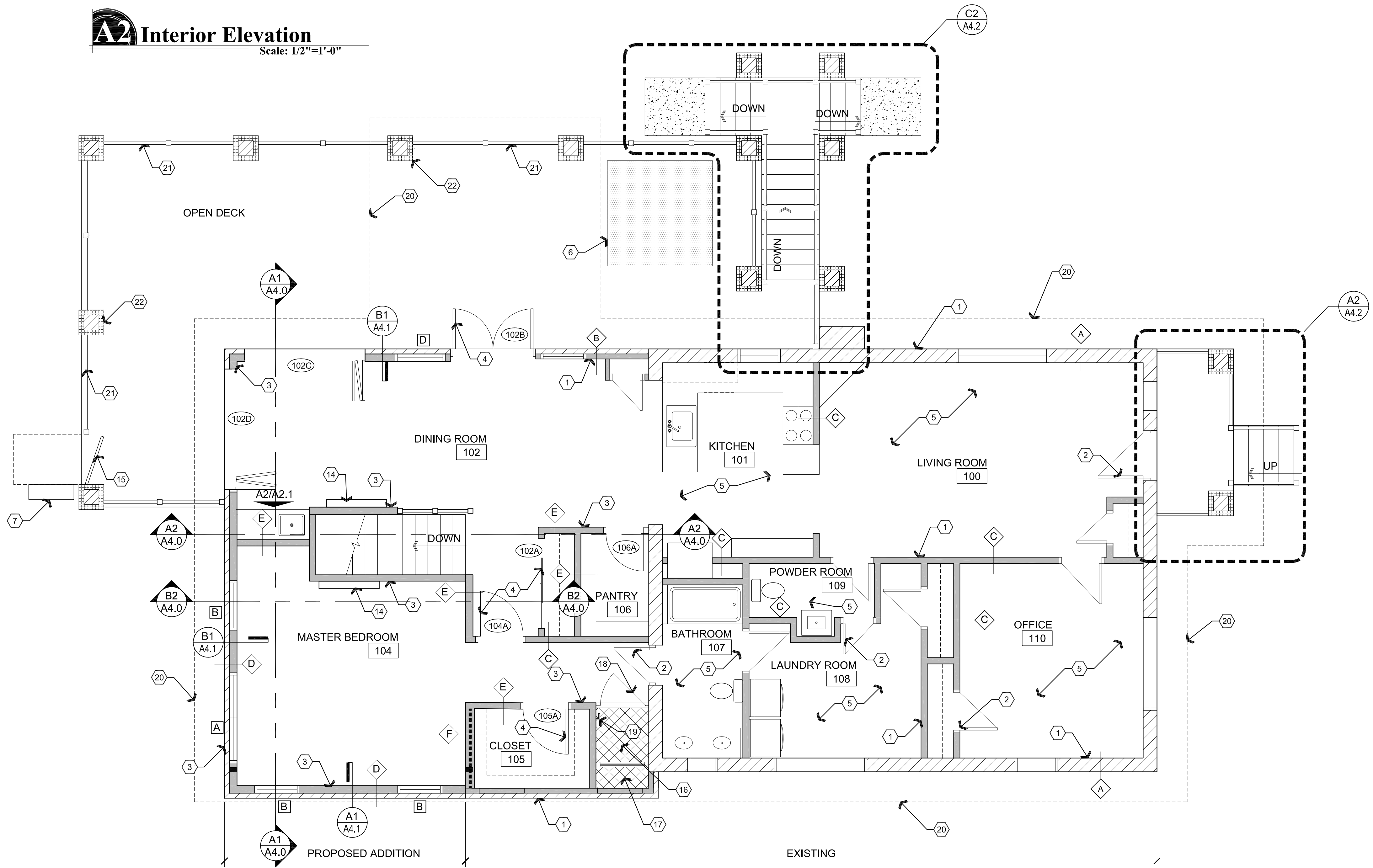
These drawings are the property of W. Alan Kenson & Associates P.C. and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.

W.A.K. ARCHITECT
25644 W. ALAN KENSON
ARIZONA
EXPIRES: 6/30/24

W. Alan Kenson & Associates, P.C.

P.O. Box 11593
Prescott, AZ 86304
P 928-443-5812
F 928-443-5815
email: wakaarchitect@gmail.com
www.kenson-associates.com

ARCHITECTURE & PLANNING



A1 Reference / Wall Types First Floor Plan

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

Wall Types Legend

	EXISTING SOLID BRICK WALL
	EXISTING 2x WALL WITH 4" BRICK VENEER
	EXISTING INTERIOR WALL
	EXTERIOR WALL, TYP. PROVIDE 4" BRICK VENEER OVER 1/2" OSB OVER WEATHERPROOF BARRIER OVER 2x6 WOOD STUDS @ 1'-4" O.C. WITH 1-LAYER 1/2" GPDW ON INTERIOR SIDE. PROVIDE R-20 BATT INSULATION. PROVIDE SIDING OVER 1/2" OSB OVER WEATHERPROOF BARRIER OVER 2x6 WOOD STUDS @ 1'-4" O.C. ABOVE DECORATIVE CONCRETE BANDING INSTEAD OF BRICK VENEER. REFER TO EXTERIOR ELEVATIONS AND WALL SECTIONS.
	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.
	INTERIOR 2x6 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.
	COLUMN: 12"x12" CMU COLUMN WITH 4" BRICK VENEER WITH CONCRETE COLUMN CAP

DRAWING: Reference / Wall Types First Floor Plan

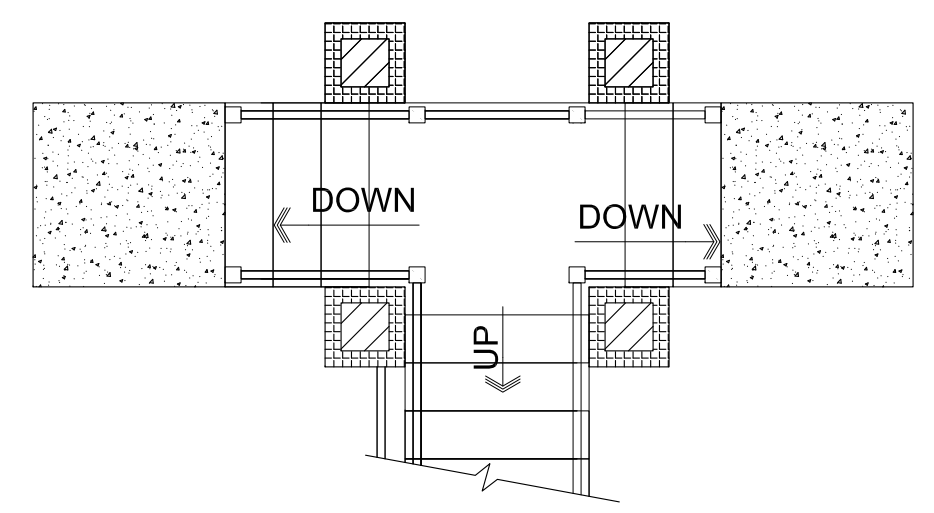
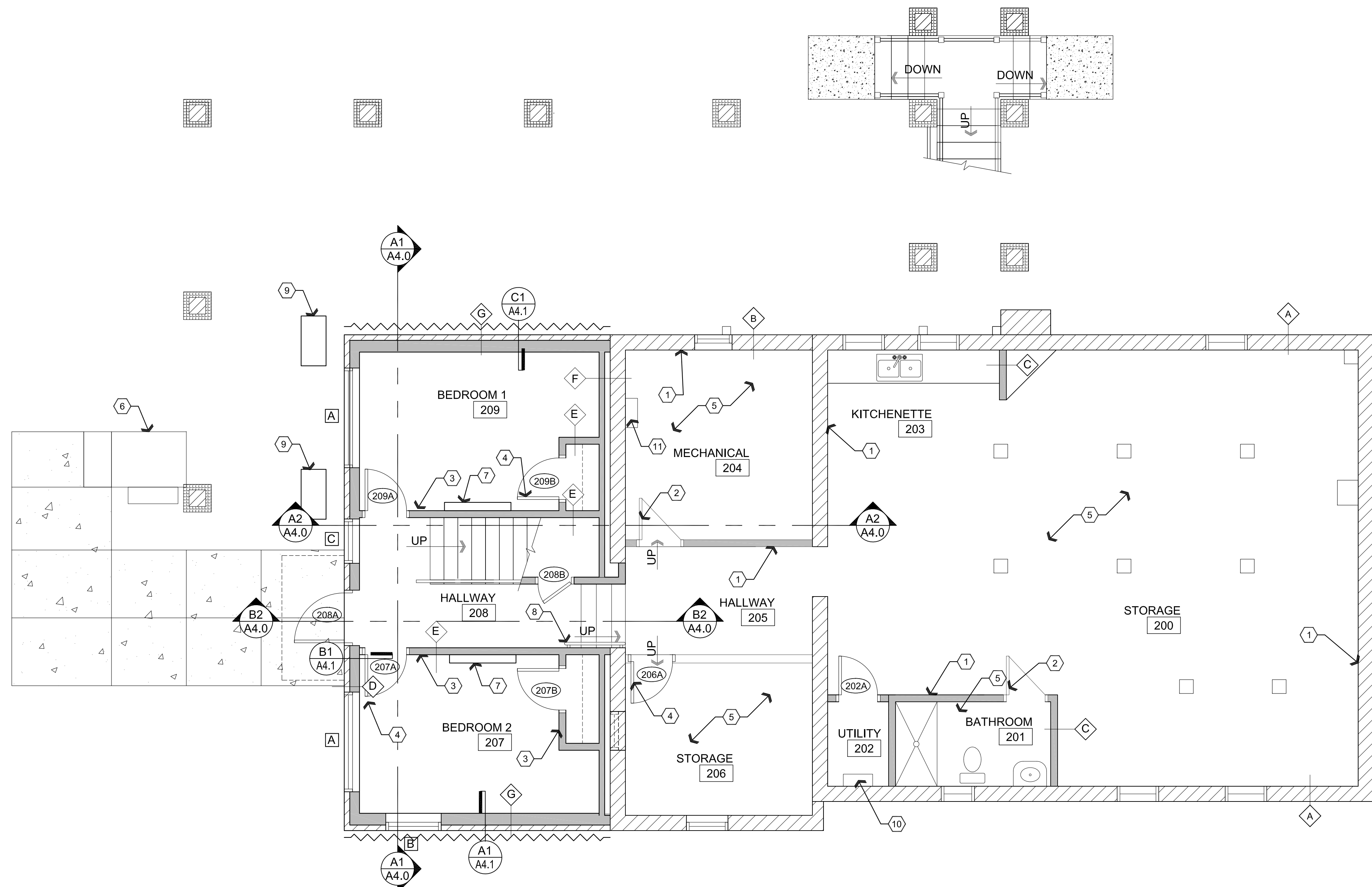
PROJECT: Vakula Residence Remodel / Addition
226 S. Pleasant St.
Prescott, AZ 86303

APN: 109-01-114A

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: January 12th, 2024
JOB NO.: 790
SHEET

A2.1

Jan 18, 2024 - 11:49am



- ### Descriptive Keynotes
- EXISTING WALL, TYPICAL.
 - EXISTING DOOR, TYPICAL.
 - PROVIDE WALL, TYPICAL. REFER TO WALL TYPES.
 - PROPOSED DOOR, TYPICAL. REFER TO DOOR SCHEDULE.
 - NO WORK THIS AREA.
 - VERTICAL PLATFORM LIFT, BRUNO 3200 OR SIMILAR, BY OWNER.
 - PROVIDE MINI-SPLIT, REFER TO MECHANICAL / PLUMBING / ELECTRICAL PLANS.
 - METAL HANDRAIL, 3'-8" LONG.
 - HVAC CONDENSING UNIT, REFER TO MECHANICAL / PLUMBING / ELECTRICAL PLANS.
 - EXISTING WATER HEATER.
 - ELECTRICAL PANEL UNDER SEPARATE PERMIT #B2305-095.

Wall Types Legend

A		EXISTING SOLID BRICK WALL
B		EXISTING 2x WALL WITH 4" BRICK VENEER
C		EXISTING INTERIOR WALL
D		EXTERIOR WALL, TYP. PROVIDE 4" BRICK VENEER OVER 1/2" OSB OVER WEATHERPROOF BARRIER OVER 2x6 WOOD STUDS @ 1'-4" O.C. WITH 1-LAYER 1/2" GPDW ON INTERIOR SIDE. PROVIDE R-20 BATT INSULATION. PROVIDE SIDING OVER 1/2" OSB OVER WEATHERPROOF BARRIER OVER 2x6 WOOD STUDS @ 1'-4" O.C.C ABOVE DECORATIVE CONCRETE BANDING INSTEAD OF BRICK VENEER. REFER TO EXTERIOR ELEVATIONS AND WALL SECTIONS.
		4' HIGH MAX RETAINING WALL. REFER TO WALL SECTIONS AND STRUCTURAL PLANS.
E		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.
G		EXTERIOR WALL, TYP. PROVIDE 4" BRICK VENEER OVER 1/2" OSB OVER WEATHERPROOF BARRIER OVER 2x8 WOOD STUDS @ 1'-4" O.C. WITH 1-LAYER 1/2" GPDW ON INTERIOR SIDE. PROVIDE R-20 BATT INSULATION. PROVIDE SIDING OVER 1/2" OSB OVER WEATHERPROOF BARRIER OVER 2x6 WOOD STUDS @ 1'-4" O.C.C ABOVE DECORATIVE CONCRETE BANDING INSTEAD OF BRICK VENEER. REFER TO EXTERIOR ELEVATIONS AND WALL SECTIONS.
		COLUMN: 12"x12" CMU COLUMN WITH 4" BRICK VENEER WITH CONCRETE COLUMN CAP

A1 Reference / Wall Types Basement Floor Plan

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

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.



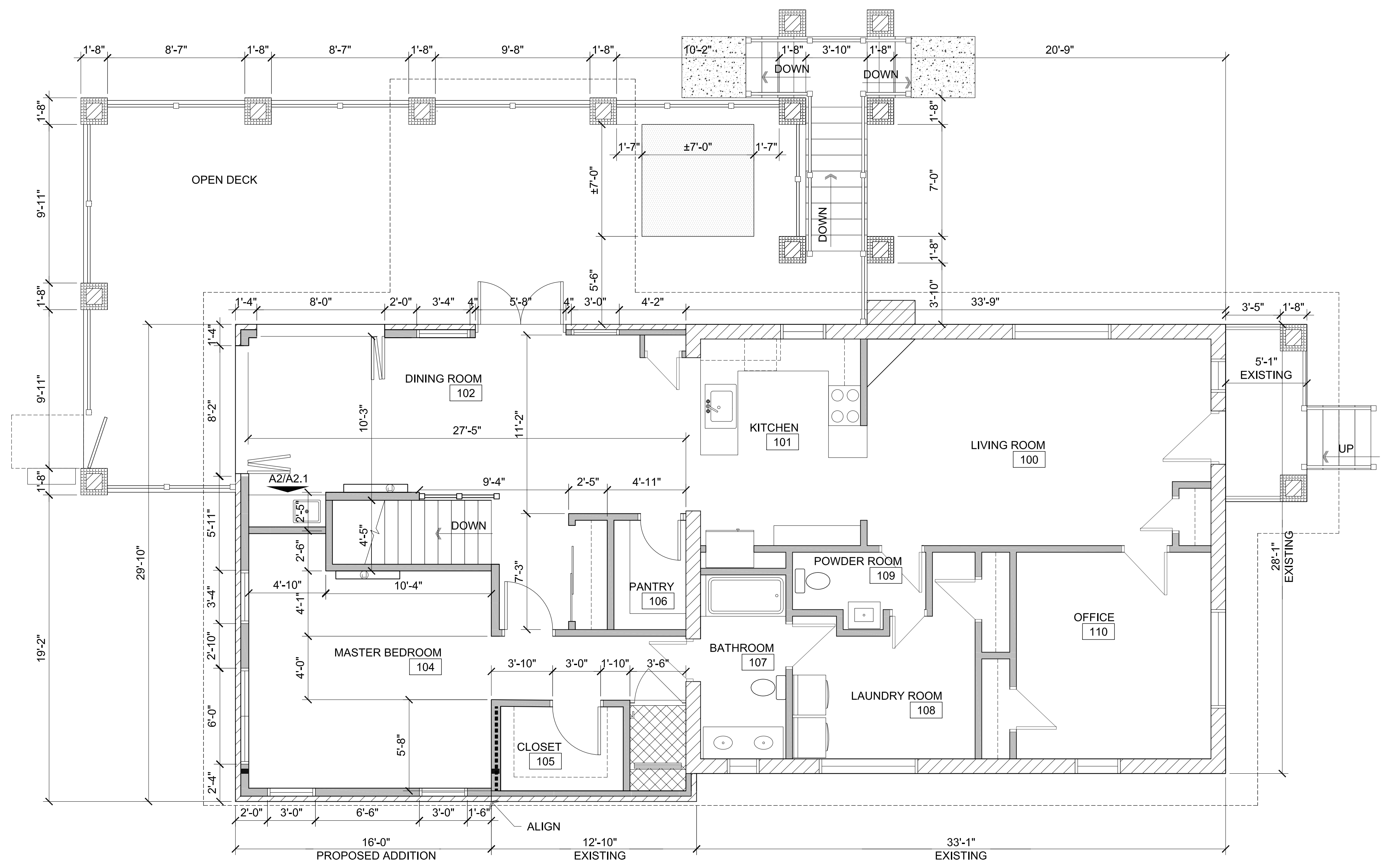
W. Alan Kenson & Associates, P.C.
 P 928-443-5812 P.O. Box 11593
 F 928-443-5815 Prescott, AZ 86304
 email: wakaarchitect@gmail.com
 www.kenson-associates.com
ARCHITECTURE & PLANNING

DRAWING: Reference / Wall Types Basement Plan
PROJECT: Vakula Residence Remodel / Addition
 226 S. Pleasant St.
 Prescott, AZ 86303
APN: 109-01-114A

DRAWN BY: L.O.
 CHECKED BY: W.A.K.
 DATE: January 12th, 2024
 JOB NO.: 790
 SHEET

A2.2

Jan 18, 2024 - 9:09am



Dimension First Floor Plan

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



REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.



W. Alan Kenson & Associates, P.C.
 ARCHITECTURE & PLANNING

P 928-443-5812 P.O. Box 11593
 F 928-443-5815 Prescott, AZ 86304
 email: wakaarchitect@gmail.com
 www.kenson-associates.com

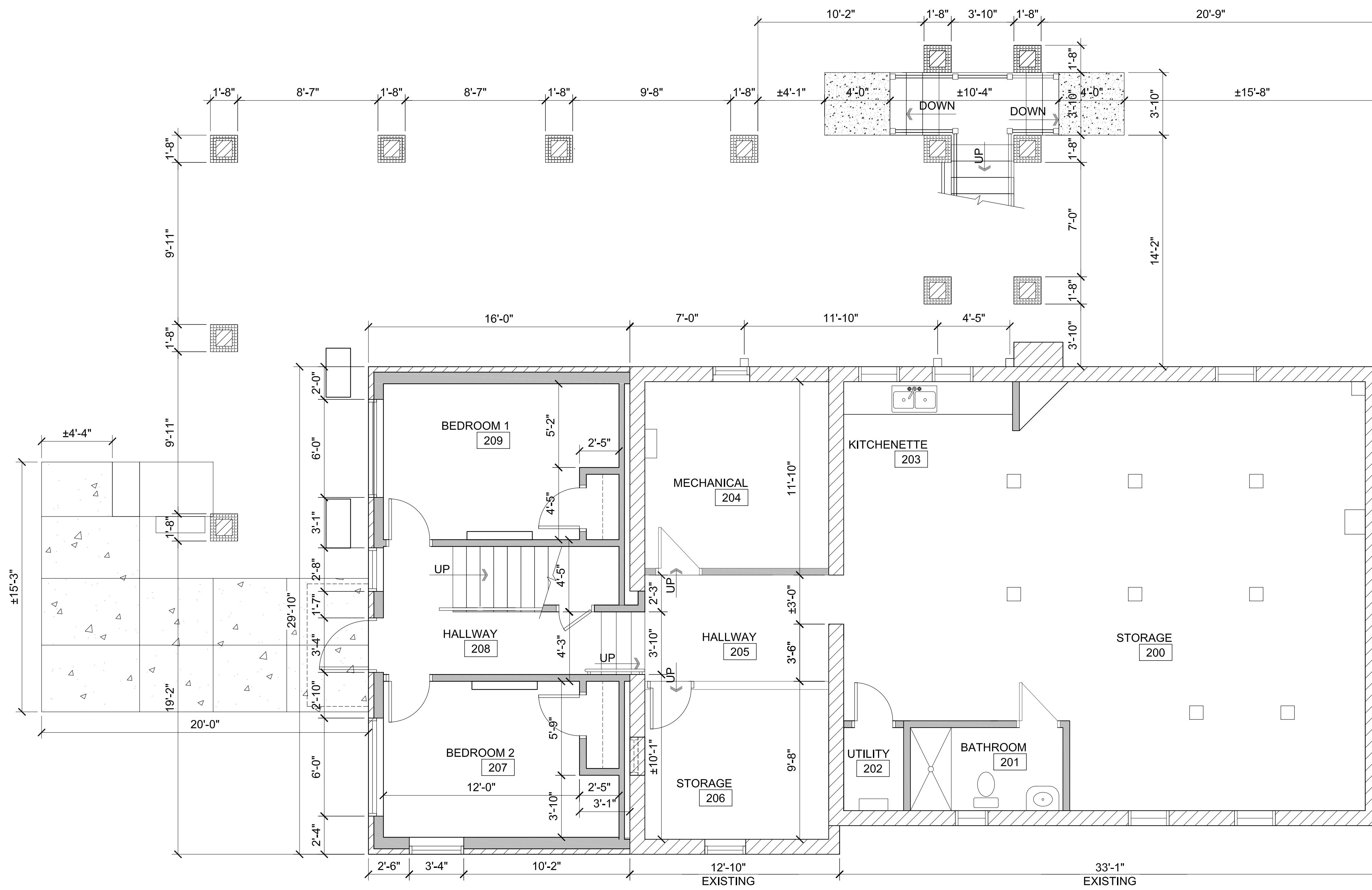
DRAWING: Dimension First Floor Plan

PROJECT: Vakula Residence Remodel / Addition
 226 S. Pleasant St.
 Prescott, AZ 86303

APN: 109-01-114A

DRAWN BY L.O.
CHECKED BY W.A.K.
DATE January 12th, 2024
JOB. NO. 790
SHEET

A2.3



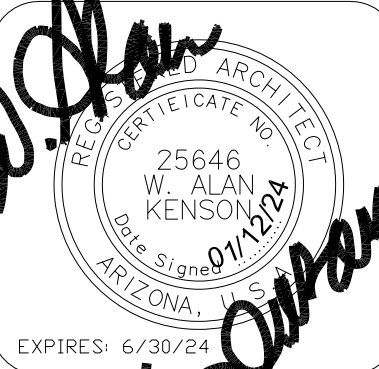
Dimension Basement Floor Plan

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



REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C. and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.



W. Alan Kenson & Associates, P.C.
 ARCHITECTURE & PLANNING

P 928-443-5812 P.O. Box 11593
 F 928-443-5815 Prescott, AZ 86304
 email: wakaarchitect@gmail.com
 www.kenson-associates.com

DRAWING: Dimension Basement Floor Plan

PROJECT: Vakula Residence Remodel / Addition
 226 S. Pleasant St.
 Prescott, AZ 86303

APN: 109-01-114A

DRAWN BY
L.O.

CHECKED BY
W.A.K.

DATE
January 12th, 2024

JOB NO.
790

SHEET

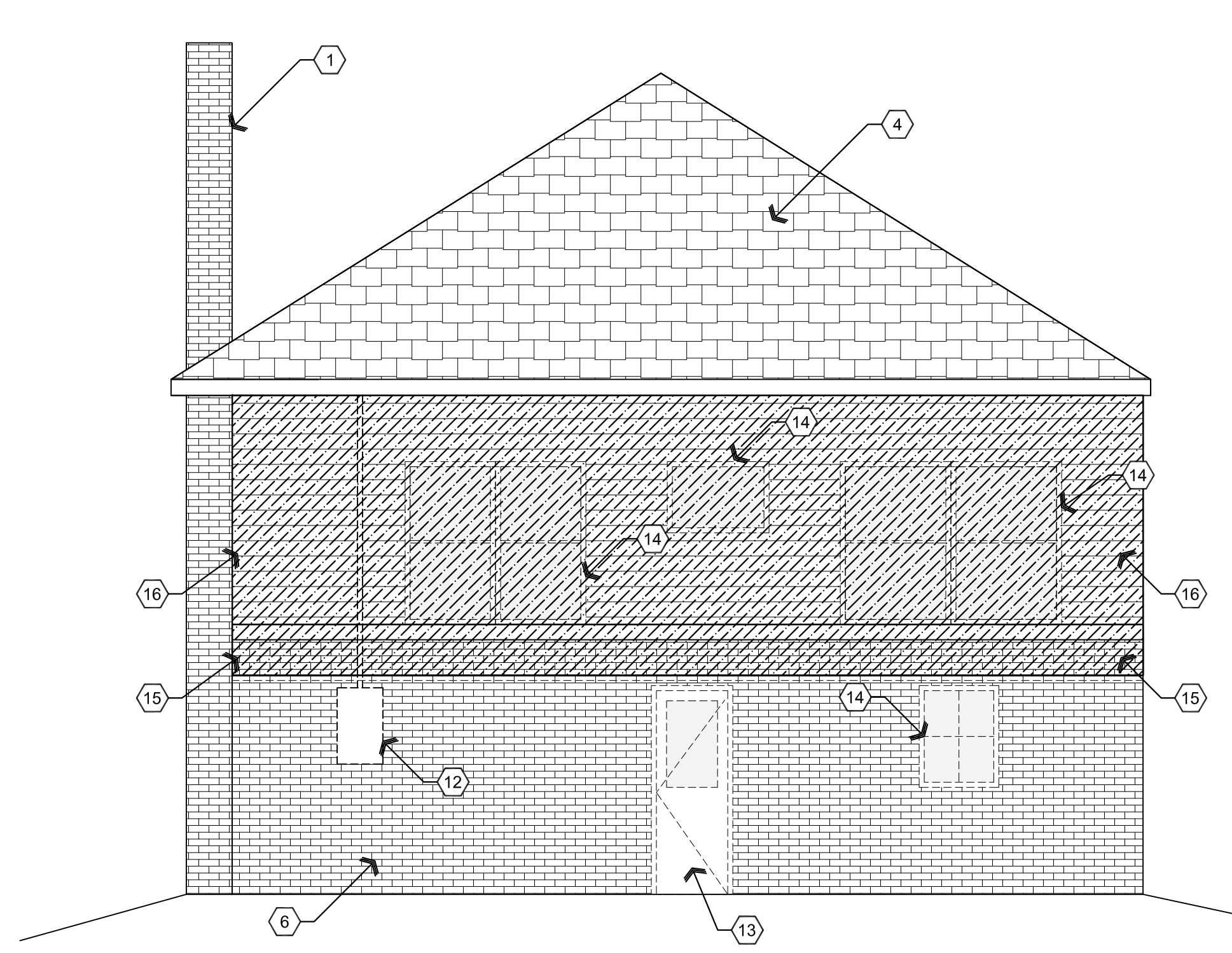
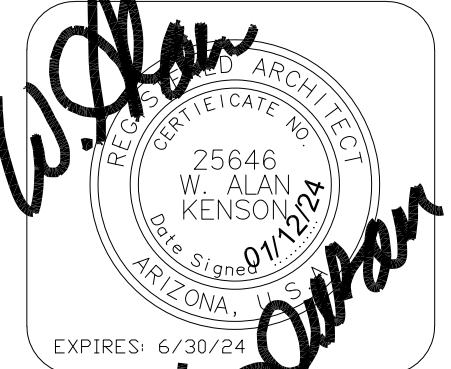
A2.4

Descriptive Keynotes

1. EXISTING FIREPLACE CHIMNEY.
2. REMOVE EXISTING CONCRETE STAIRS.
3. EXISTING EXTERIOR WINDOW, TYPICAL.
4. EXISTING ROOF.
5. EXISTING DOOR.
6. EXISTING BRICK WALL.
7. EXISTING SIDING.
8. REMOVE EXISTING PORCH ROOF.
9. REMOVE EXISTING PORCH COLUMNS.
10. REMOVE EXISTING PORCH BEAMS.
11. REMOVE EXISTING GUARDRAILS.
12. REMOVE ELECTRICAL SES UNDER SEPARATE PERMIT #B2305-095.
13. REMOVE EXISTING DOOR.
14. REMOVE EXISTING WINDOW.
15. REMOVE PORTION OF EXISTING BRICK.
16. REMOVE EXISTING SIDING.

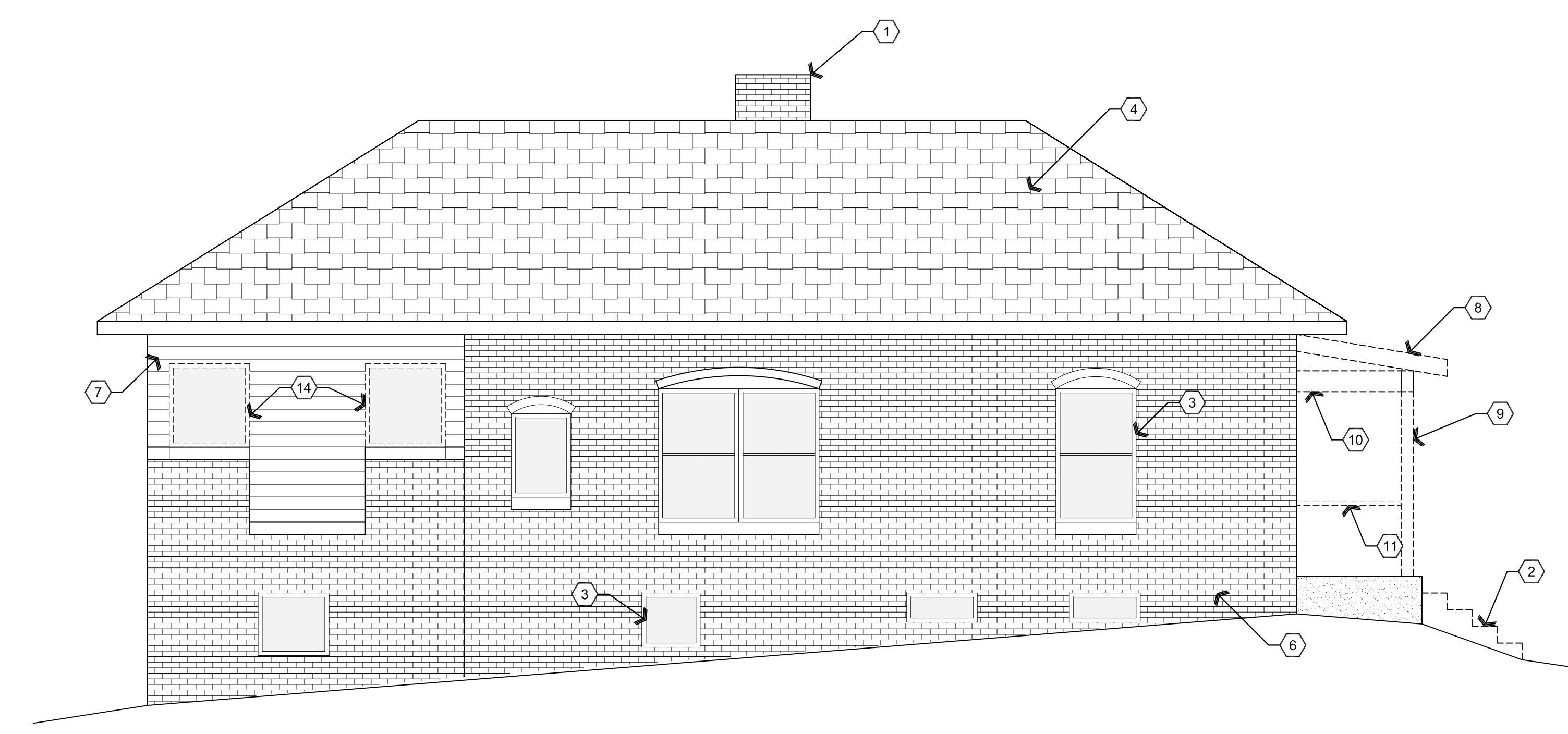
REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.



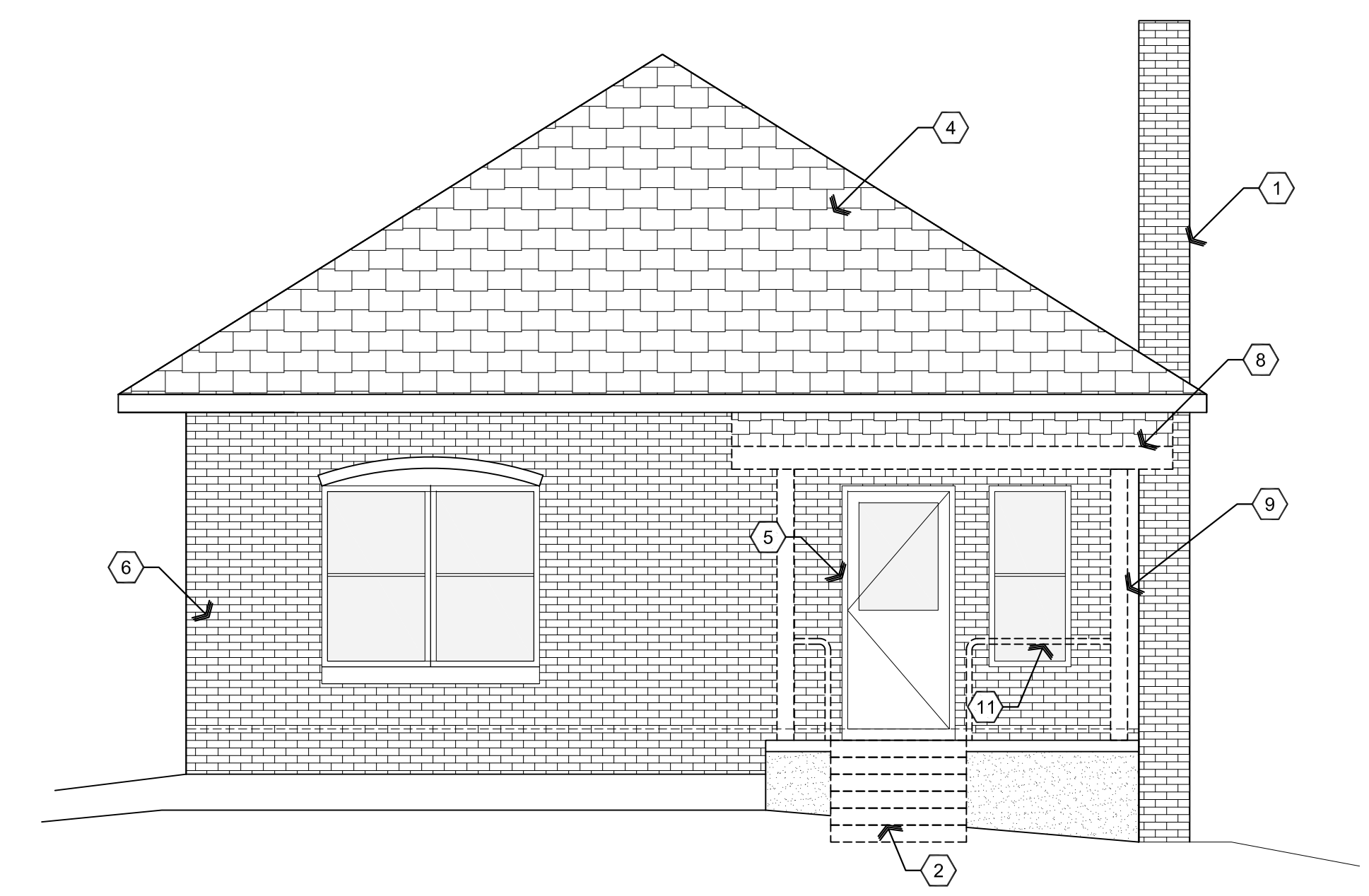
A2 Existing / Demolition West Elevation

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



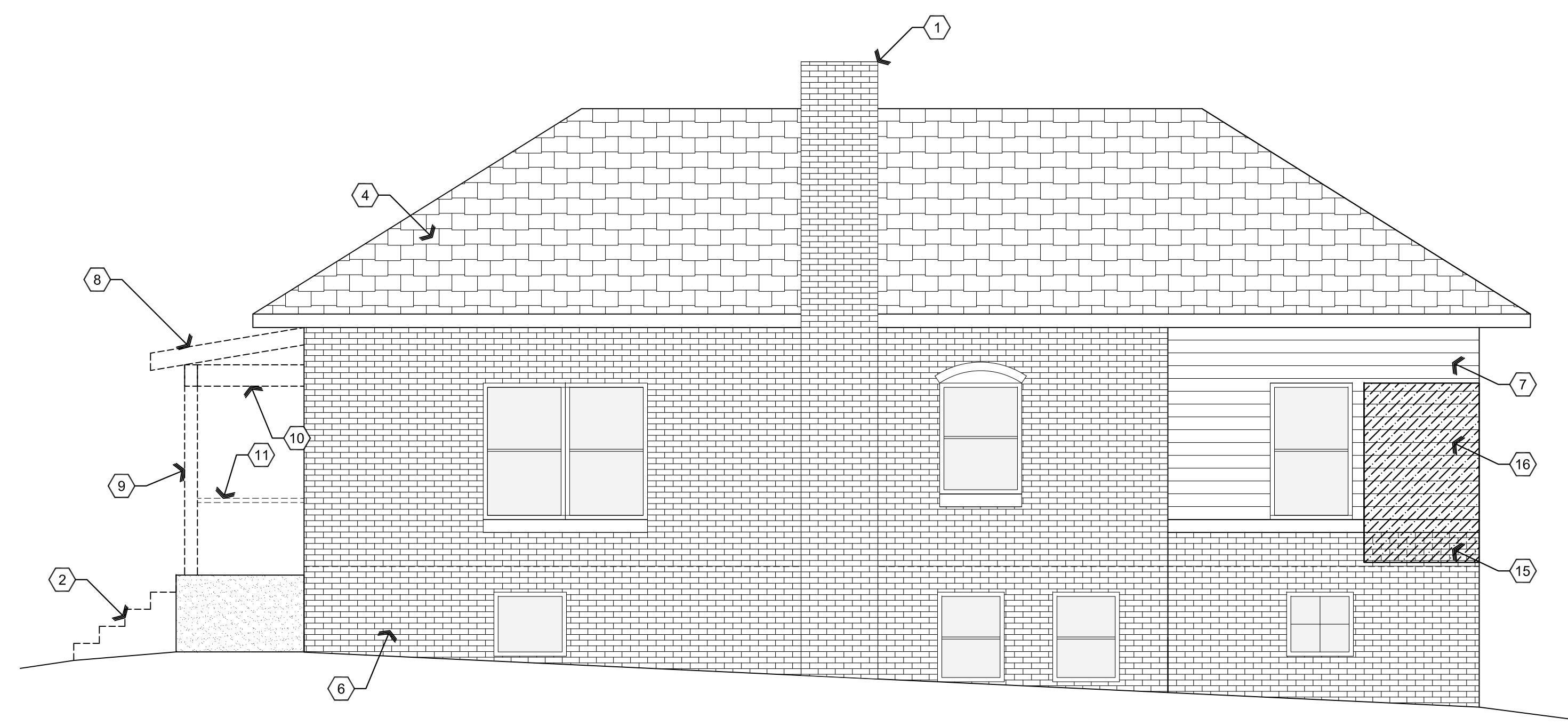
B2 Existing / Demolition South Elevation

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



A1 Existing / Demolition East Elevation

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



B1 Existing / Demolition North Elevation

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

W. Alan Kenson & Associates, P.C.
 P 928-443-5812 P.O. Box 11593
 F 928-443-5815 Prescott, AZ 86304
 email: wakaarchitect@gmail.com
 www.kenson-associates.com
ARCHITECTURE & PLANNING

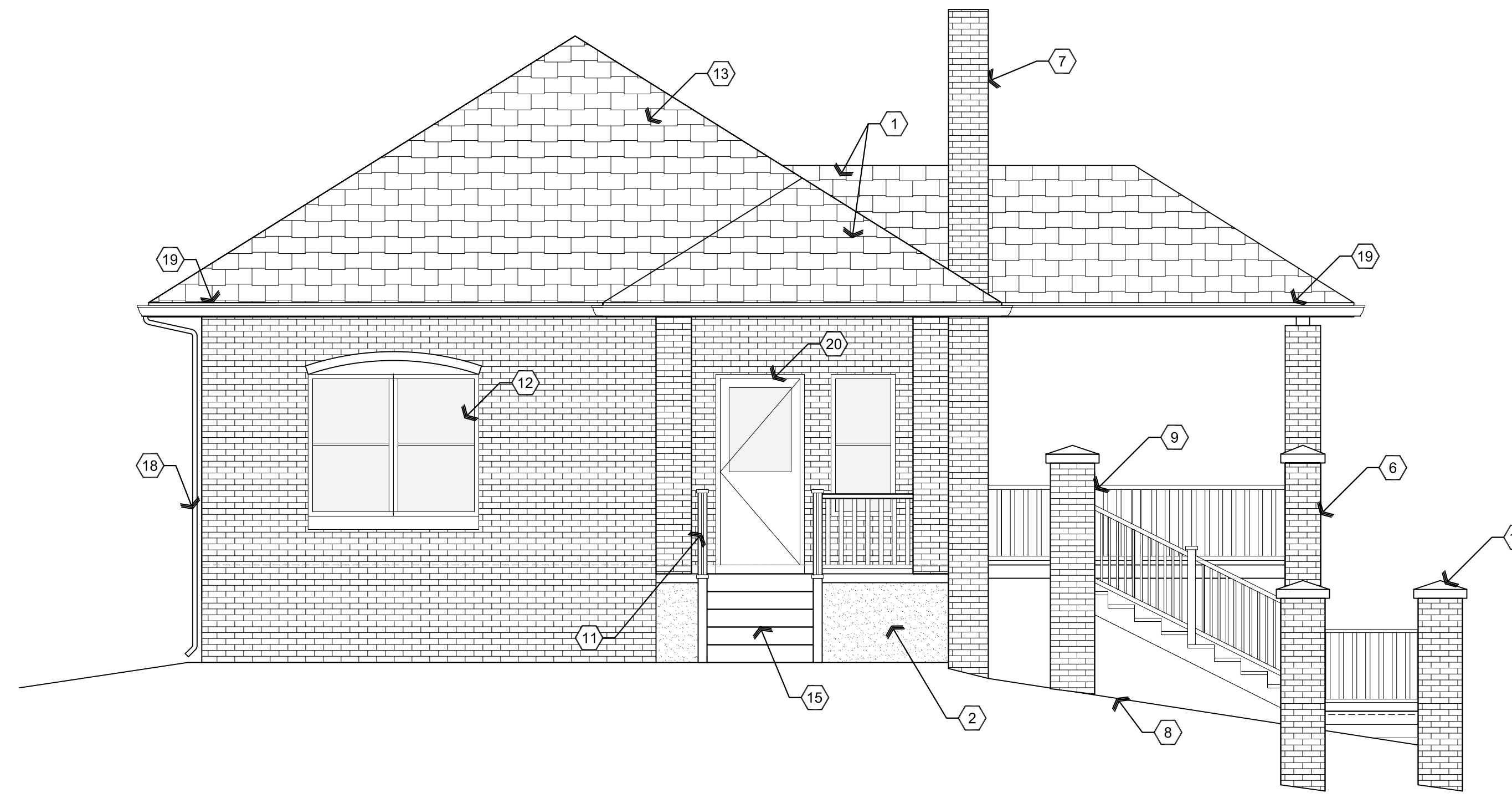
DRAWING: Existing Exterior Elevations

PROJECT: Vakula Residence Remodel / Addition
 226 S. Pleasant St.
 Prescott, AZ 86303

APN: 109-01-114A

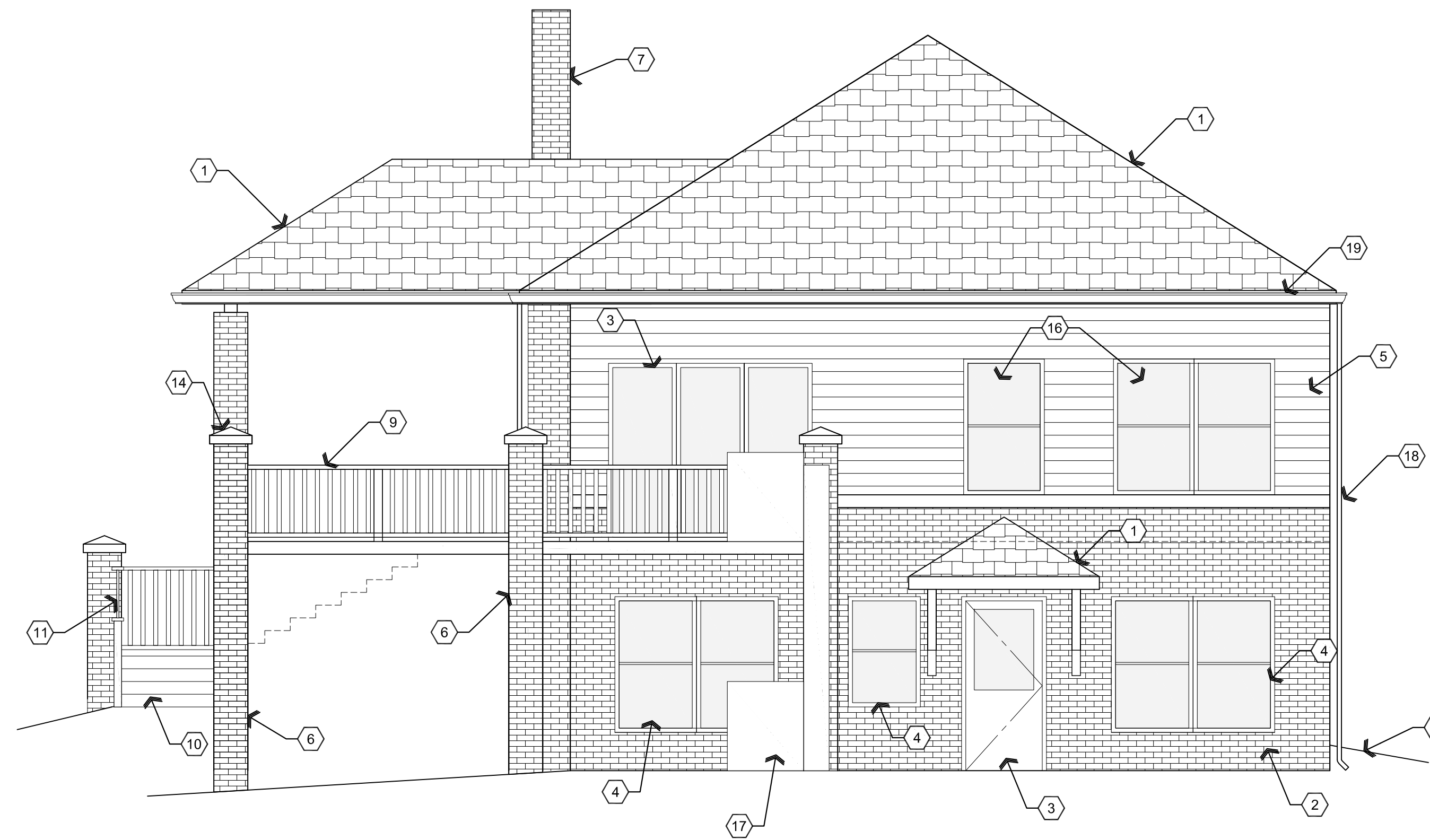
DRAWN BY	L.O.
CHECKED BY	W.A.K.
DATE	January 12th, 2024
JOB NO.	790
SHEET	

A3.0



A2 Proposed East Elevation

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



A1 Proposed West Elevation

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

Descriptive Keynotes

1. PROVIDE ARCHITECTURAL STYLE ROOF SHINGLES, OVER ROLLED ROOFING OVER O.S.B. SHEATHING TO MATCH EXISTING.
2. PROVIDE BRICK VENEER FINISH TO MATCH EXISTING.
3. PROVIDE EXTERIOR DOOR. REFER TO DOOR SCHEDULE.
4. PROVIDE EXTERIOR WINDOW. REFER TO WINDOW ELEVATIONS.
5. PROVIDE SIDING TO MATCH EXISTING.
6. PROVIDE BRICK COLUMN, TYPICAL. REFER TO STRUCTURAL PLANS.
7. EXISTING FIREPLACE CHIMNEY.
8. EXISTING GRADE.
9. PROVIDE 3'-0" (MIN.) HIGH GUARD RAILING. SPACING NOT TO ALLOW 4" SPHERE TO PASS THROUGH.
10. PROVIDE WOODEN STAIRS.
11. PROVIDE WOODEN HANDRAIL 34" TO 36" ABOVE STAIR NOSING.
12. EXISTING EXTERIOR WINDOW.
13. EXISTING ROOF.
14. PROVIDE CONCRETE CAP ON BRICK COLUMN.
15. PROVIDE CONCRETE STAIRS.
16. ATTEMPT TO RE-PURPOSE EXISTING WINDOWS FROM EXISTING MASTER BEDROOM AND DINING ROOM.
17. PROVIDE VERTICAL PLATFORM LIFT, BRUNO 3200 OR SIMILAR.
18. PROVIDE DOWNSPOUT, TYPICAL.
19. PROVIDE GUTTER, TYPICAL.
20. EXISTING EXTERIOR DOOR.

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.



W. Alan Kenson & Associates, P.C.
 ARCHITECTURE & PLANNING

P 928-443-5812 P.O. Box 11593
 F 928-443-5815 Prescott, AZ 86304
 email: wakaarchitect@gmail.com
 www.kenson-associates.com

DRAWING: Proposed Exterior Elevations

PROJECT: Vakula Residence Remodel / Addition
 226 S. Pleasant St.
 Prescott, AZ 86303

APN: 109-01-114A

DRAWN BY L.O.
CHECKED BY W.A.K.
DATE January 12th, 2024
JOB NO. 790
SHEET

A3.1

Descriptive Keynotes 

1. PROVIDE ARCHITECTURAL STYLE ROOF SHINGLES, OVER ROLLED ROOFING OVER O.S.B. SHEATHING TO MATCH EXISTING.
2. PROVIDE BRICK VENEER FINISH TO MATCH EXISTING.
3. PROVIDE EXTERIOR DOOR. REFER TO DOOR SCHEDULE.
4. PROVIDE EXTERIOR WINDOW. REFER TO WINDOW ELEVATIONS.
5. PROVIDE SIDING TO MATCH EXISTING.
6. PROVIDE BRICK COLUMN, TYPICAL, REFER TO STRUCTURAL PLANS.
7. EXISTING FIREPLACE CHIMNEY.
8. EXISTING GRADE.
9. PROVIDE 3'-0" (MIN.) HIGH GUARD RAILING. SPACING OF PICKETS NOT TO ALLOW A 4" SPHERE TO PASS THROUGH.
10. PROVIDE WOODEN STAIRS.
11. PROVIDE WOODEN HANDRAIL 34" TO 36" ABOVE STAIR NOSING.
12. EXISTING EXTERIOR WINDOW.
13. EXISTING ROOF.
14. PROVIDE CONCRETE CAP ON BRICK COLUMN.
15. PROVIDE CONCRETE STAIRS.
16. PROVIDE SIDING TO MATCH EXISTING WHERE WINDOWS WERE REMOVED.
17. PROVIDE VERTICAL PLATFORM LIFT, BRUNO 3200 OR SIMILAR.
18. PROVIDE DOWNSPOUT, TYPICAL.
19. PROVIDE GUTTER, TYPICAL.

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C. and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.



W. Alan Kenson & Associates, P.C.
 ARCHITECTURE & PLANNING

P 928-443-5812 P.O. Box 11593
 F 928-443-5815 Prescott, AZ 86304
 email: wakaarchitect@gmail.com
 www.kenson-associates.com

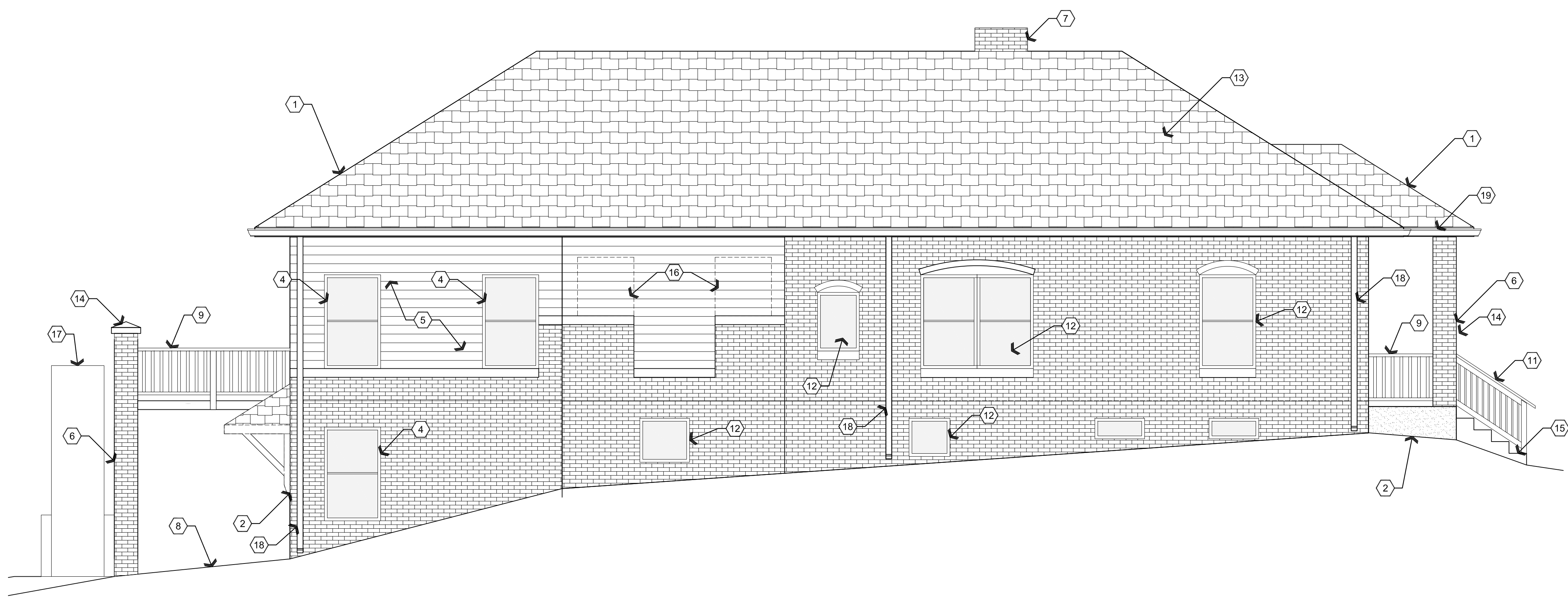
DRAWING: Proposed Exterior Elevations

PROJECT: Vakula Residence Remodel / Addition
 226 S. Pleasant St.
 Prescott, AZ 86303

APN: 109-01-114A

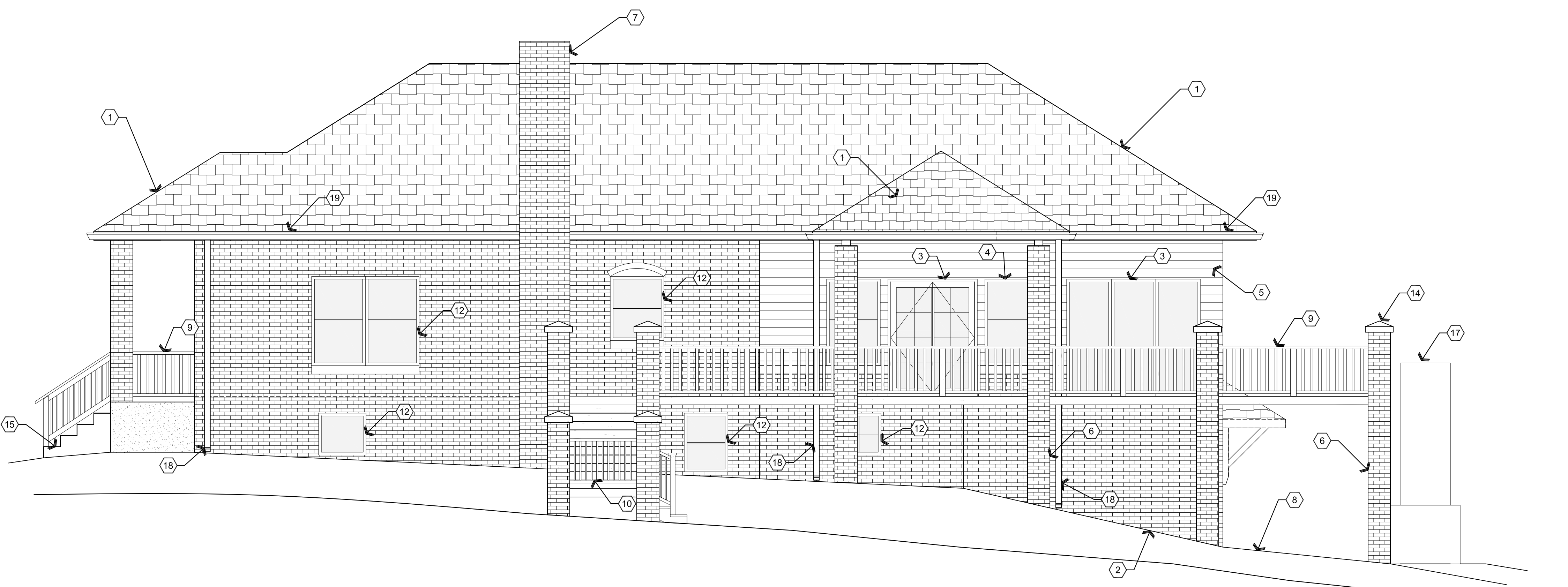
DRAWN BY L.O.
CHECKED BY W.A.K.
DATE January 12th, 2024
JOB NO. 790
SHEET

A3.2



A2 Proposed South Elevation

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

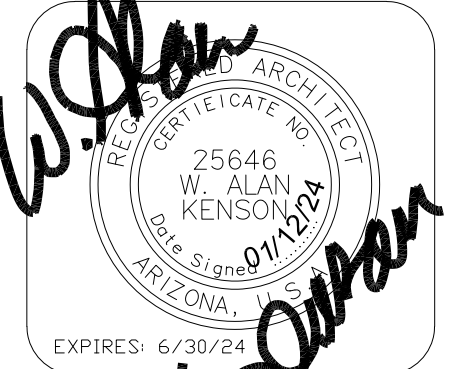


A1 Proposed North Elevation

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

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C. and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.



W. Alan Kenson & Associates, P.C.
 P 928-443-5812 P.O. Box 11593
 F 928-443-5815 Prescott, AZ 86304
 email: wakaarchitect@gmail.com
 www.kenson-associates.com
ARCHITECTURE & PLANNING

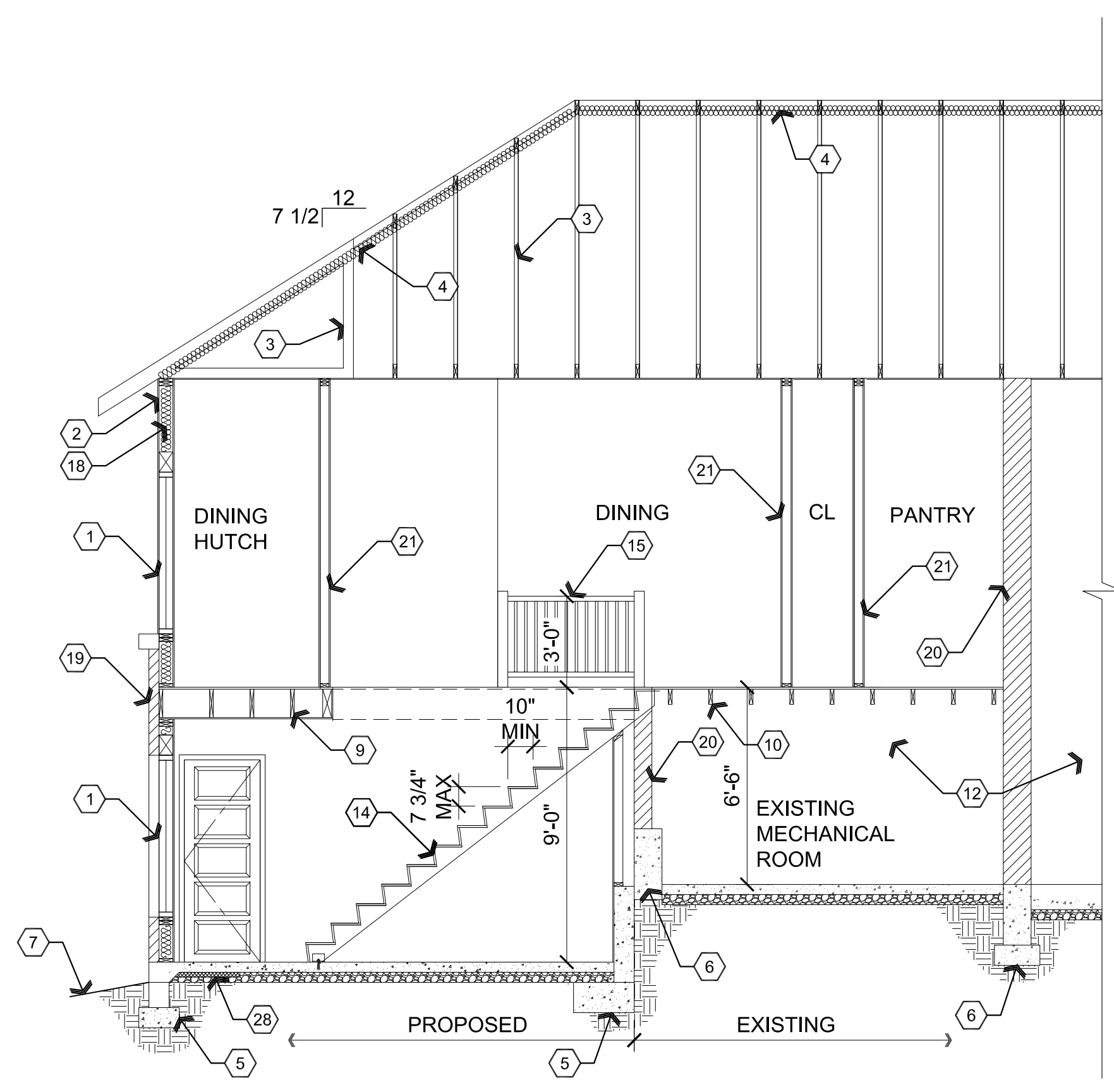
DRAWING: Building Sections
PROJECT: Vakula Residence Remodel / Addition
 226 S. Pleasant St.
 Prescott, AZ 86303
APN: 109-01-114A

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: January 12th, 2024
JOB NO.: 790
SHEET:

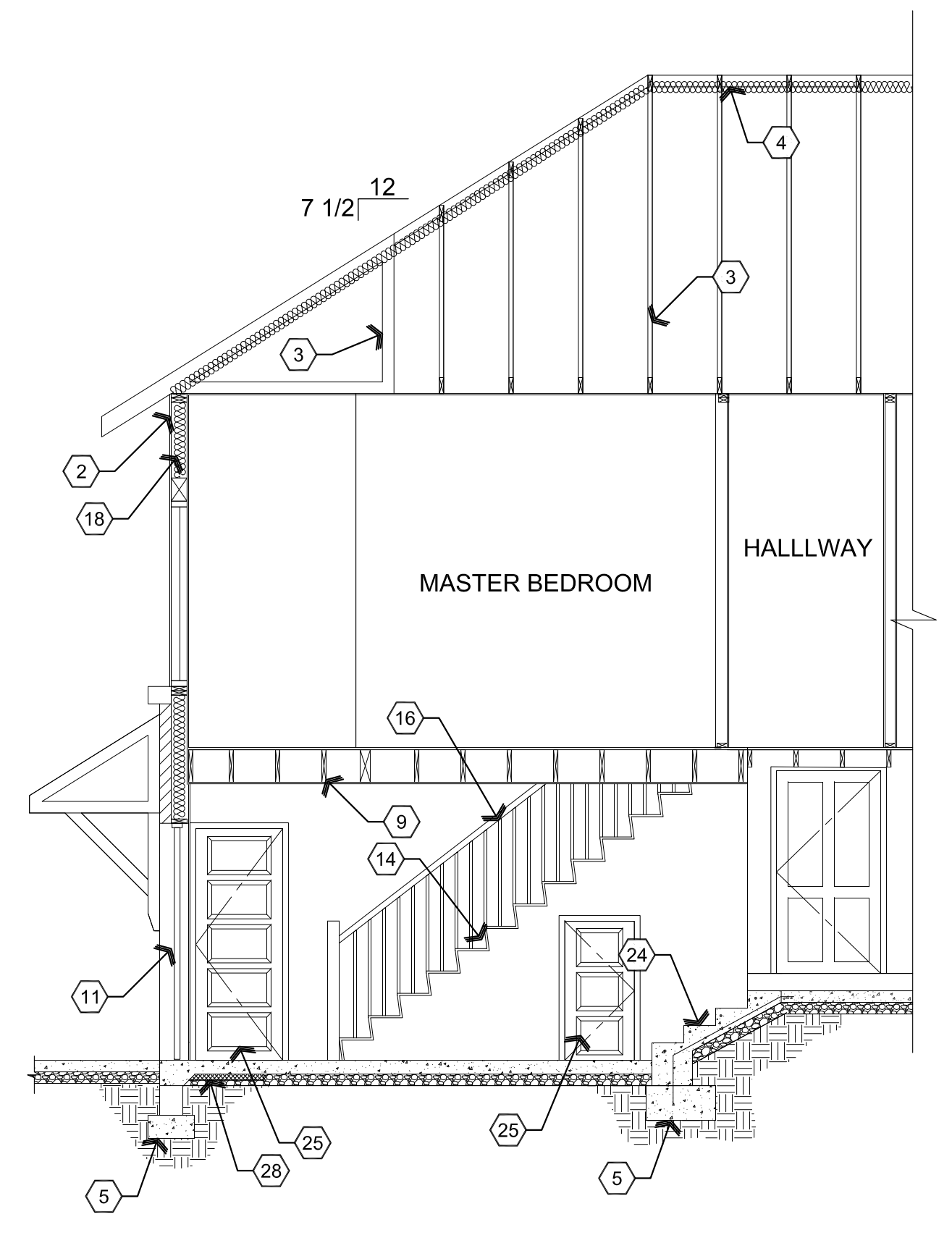
A4.0

Descriptive Keynotes

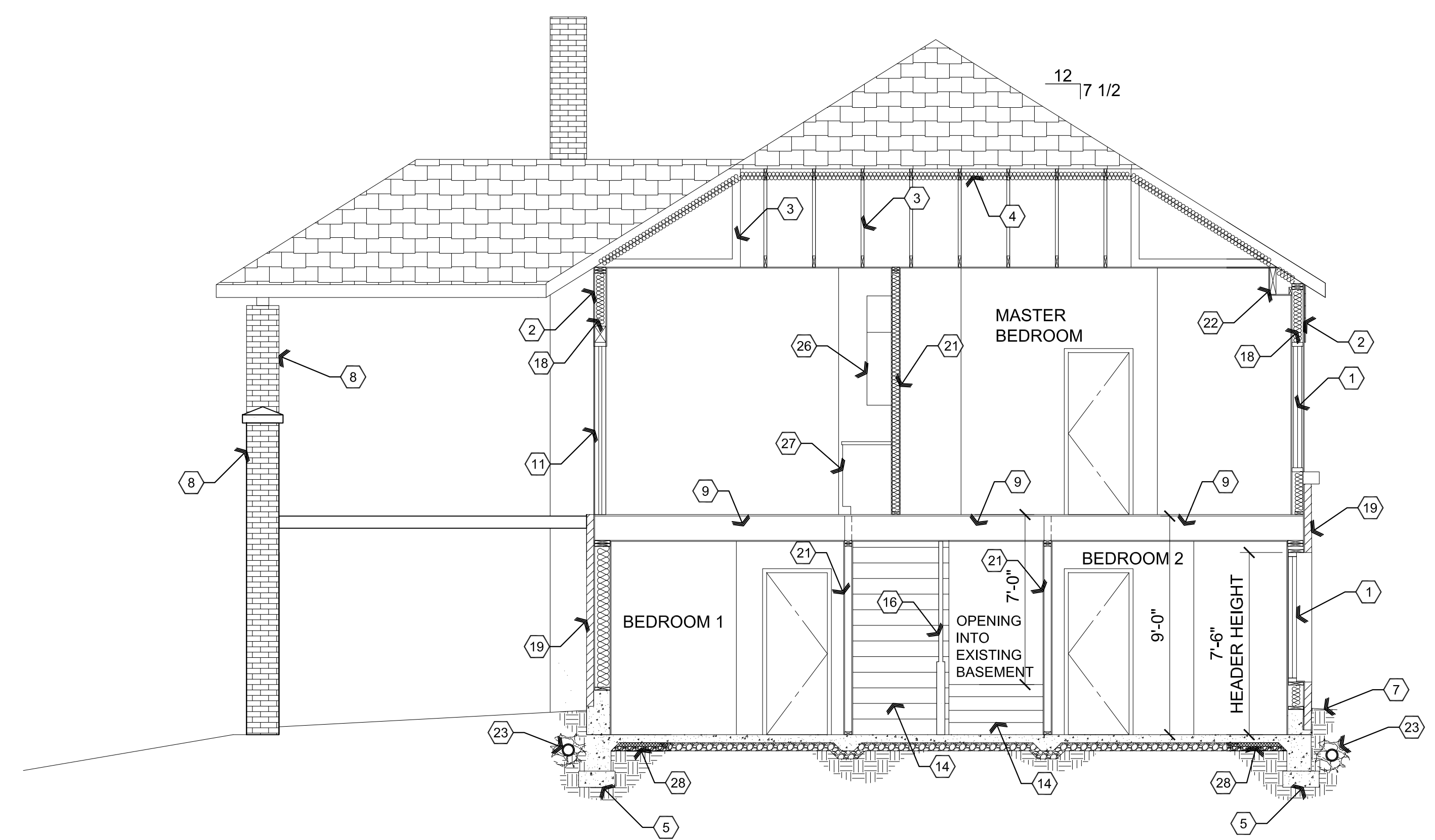
1. EXTERIOR WINDOW, TYPICAL, REFER TO WINDOW ELEVATIONS.
2. PROVIDE SIDING TO MATCH EXISTING, REFER TO WALL TYPES.
3. PROVIDE PRE-FAB ROOF TRUSS, REFER TO STRUCTURAL PLANS.
4. PROVIDE R-38 CLOSED CELL SPRAY FOAM INSULATION.
5. PROVIDE CONCRETE FOOTING, REFER TO STRUCTURAL PLANS.
6. EXISTING CONCRETE FOOTING.
7. APPROXIMATE LINE OF EXISTING GRADE.
8. PROVIDE COLUMN, REFER TO STRUCTURAL PLANS.
9. PROVIDE FLOOR JOIST, REFER TO STRUCTURAL PLANS.
10. EXISTING FLOOR JOIST.
11. EXTERIOR DOOR, REFER TO REFERENCE FLOOR PLAN AND DOOR SCHEDULE.
12. EXISTING BASEMENT.
13. NOT USED.
14. PROVIDE STAIRS.
15. PROVIDE 3'-0" HIGH GUARD RAILING. SPACING OF PICKETS NOT TO ALLOW A 4" SPHERE TO PASS THROUGH.
16. PROVIDE HANDRAIL 34" TO 36" ABOVE STAIR NOSING.
17. NOT USED.
18. PROVIDE R-20 BATT INSULATION.
19. PROVIDE BRICK VENEER TO MATCH EXISTING, REFER TO WALL TYPES.
20. EXISTING WALL.
21. PROVIDE WALL, REFER TO REFERENCE / WALL TYPES FLOOR PLAN.
22. PROVIDE BEAM, REFER TO STRUCTURAL PLANS.
23. PROVIDE FRENCH DRAIN.
24. PROVIDE CONCRETE STAIRS, REFER TO STRUCTURAL PLANS.
25. PROVIDE INTERIOR DOOR, REFER TO REFERENCE FLOOR PLAN AND DOOR SCHEDULE.
26. PROVIDE UPPER CABINETRY, REFER TO INTERIOR ELEVATIONS.
27. PROVIDE LOWER CABINETRY, REFER TO INTERIOR ELEVATIONS.
28. PROVIDE 2'-0" HORIZONTAL R-10 RIGID INSULATION AT SLAB/FOUNDATION.



A2 Building Section
 Scale: 1/4"=1'-0"

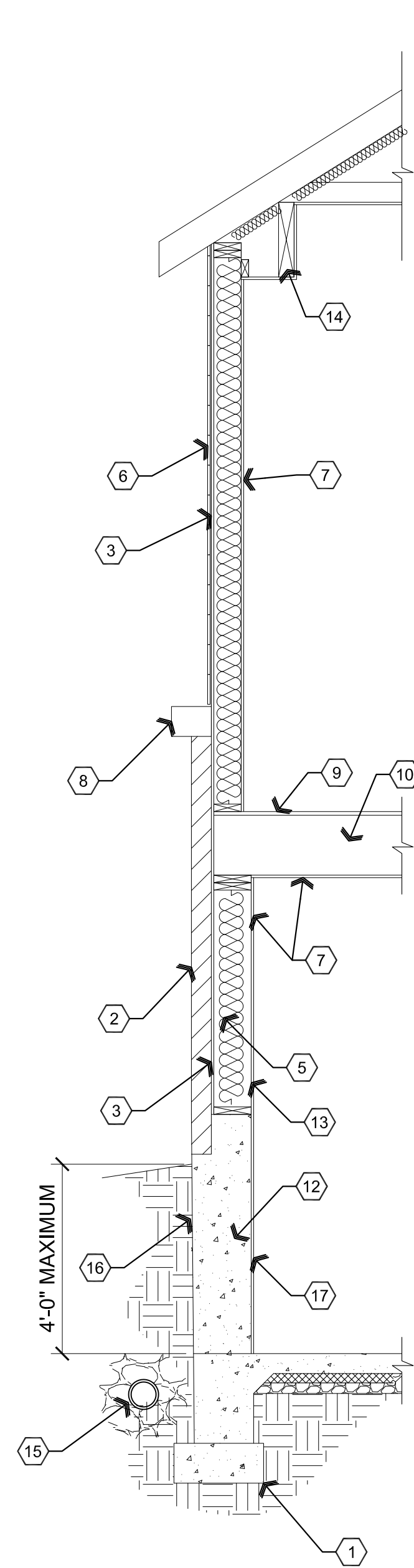


B2 Building Section
 Scale: 1/4"=1'-0"

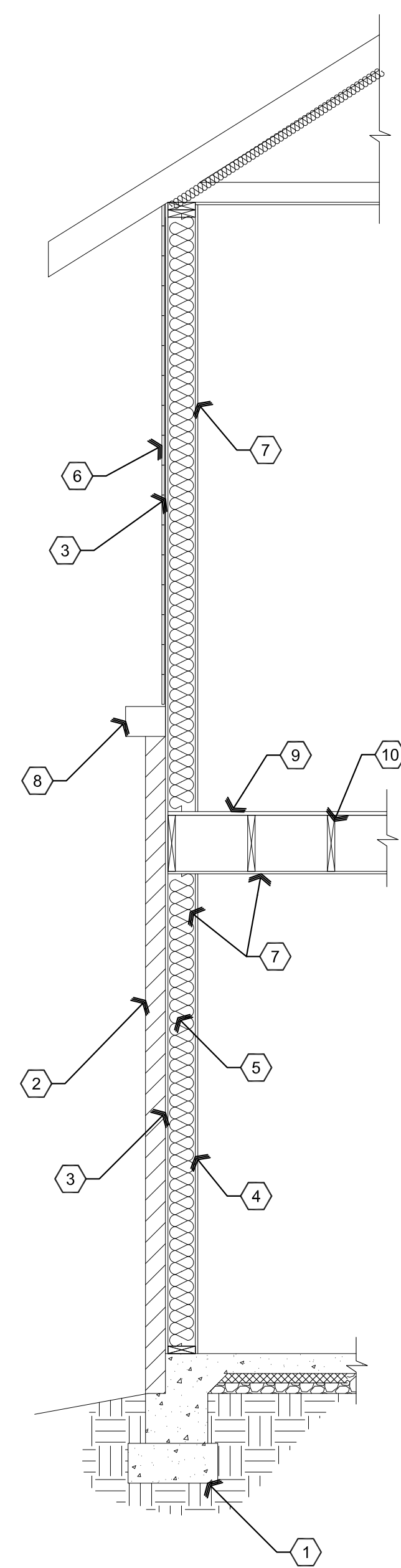


A1 Building Section
 Scale: 1/4"=1'-0"

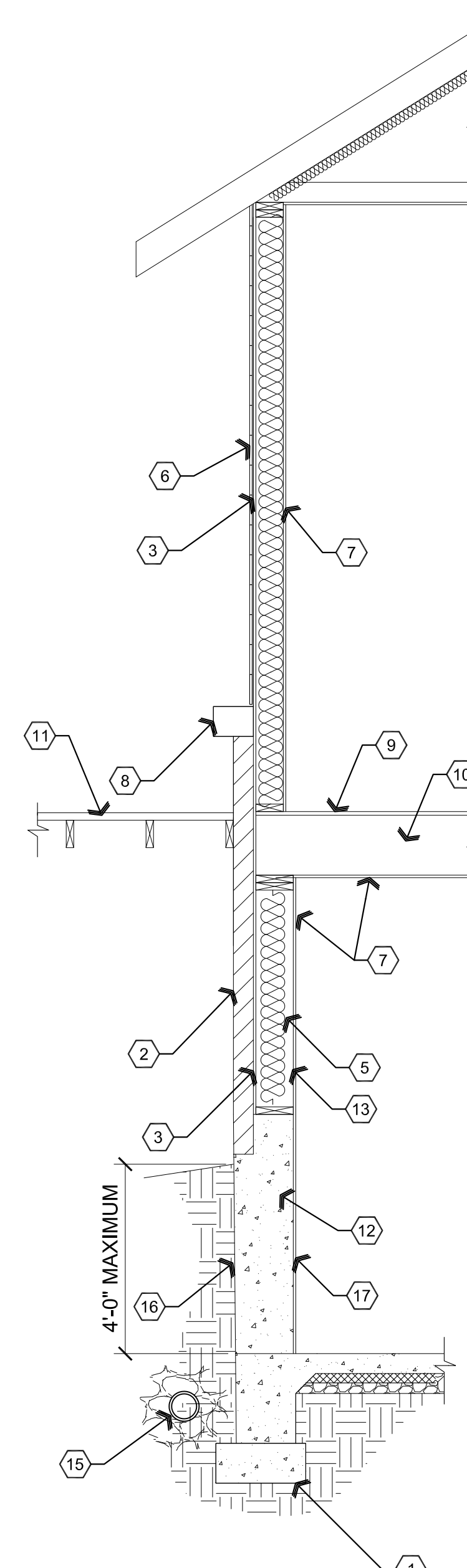
Jan 18, 2024 - 11:34am



A Wall Section
Scale: 1/2"=1'-0"



B Wall Section
Scale: 1/2"=1'-0"



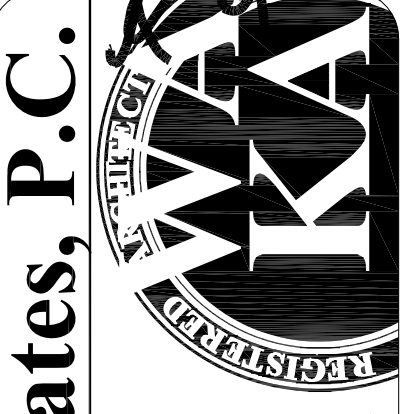
C Wall Section
Scale: 1/2"=1'-0"

Descriptive Keynotes

1. PROVIDE CONCRETE FOOTING. REFER TO STRUCTURAL PLANS.
2. PROVIDE 4" BRICK VENEER TO MATCH EXISTING.
3. PROVIDE WEATHERPROOF BARRIER OVER 1/2" OSB.
4. PROVIDE 2x6 WOOD STUDS @ 1'-4" O.C.
5. PROVIDE R-20 BATT INSULATION.
6. PROVIDE SIDING TO MATCH EXISTING.
7. PROVIDE 1/2" GPDW.
8. PROVIDE CAST-IN-PLACE CONCRETE BAND TO MATCH EXISTING.
9. PROVIDE 3/4" SHEATHING.
10. PROVIDE FLOOR JOIST, REFER TO STRUCTURAL PLANS.
11. DECKING.
12. CONCRETE RETAINING STEM WALL, REFER TO STRUCTURAL PLANS.
13. PROVIDE 2x8 WOOD STUDS @ 1'-4" O.C.
14. BEAM, REFER TO STRUCTURAL PLANS.
15. PROVIDE FRENCH DRAIN.
16. PROVIDE WATER PROOFING WITH PROTECTION BOARD.
17. PROVIDE 1/2" GPDW GLUED TO CONCRETE RETAINING STEM WALL.

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.



W. Alan Kenson & Associates, P.C.
 ARCHITECTURE & PLANNING
 P 928-443-5812 P.O. Box 11593
 F 928-443-5815 Prescott, AZ 86304
 email: wakaarchitect@gmail.com
 www.kenson-associates.com

DRAWING: Wall Sections
PROJECT: Vakula Residence Remodel / Addition
 226 S. Pleasant St.
 Prescott, AZ 86303
APN: 109-01-114A

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: January 12th, 2024
JOB NO.: 790
SHEET:

A4.1

REVISIONS	BY

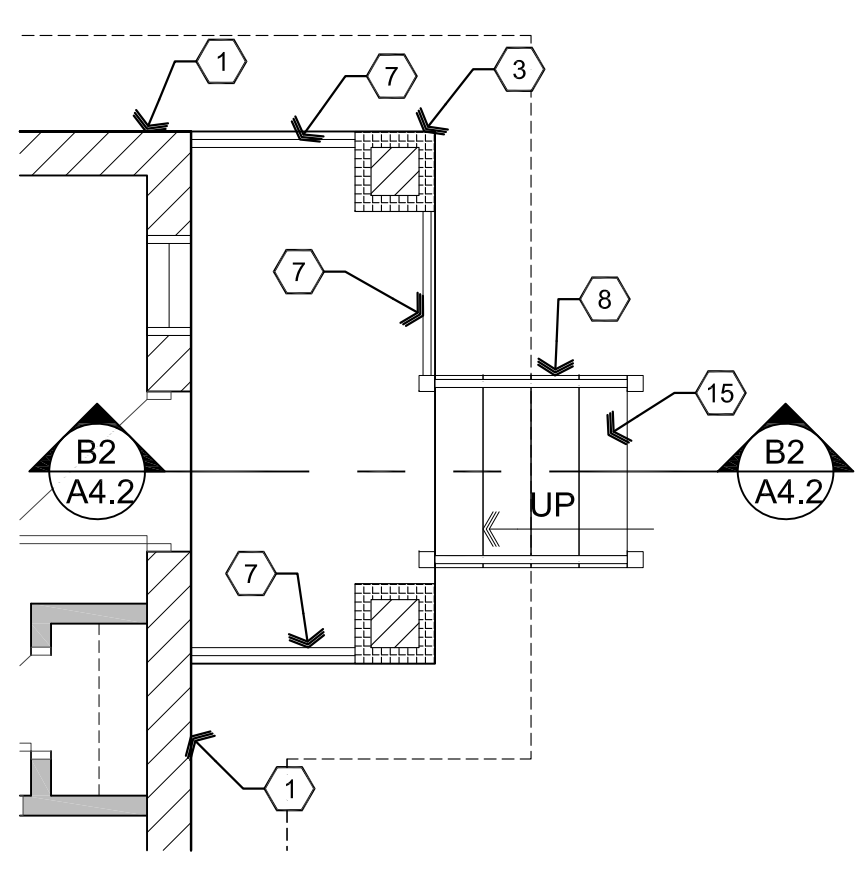
These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.



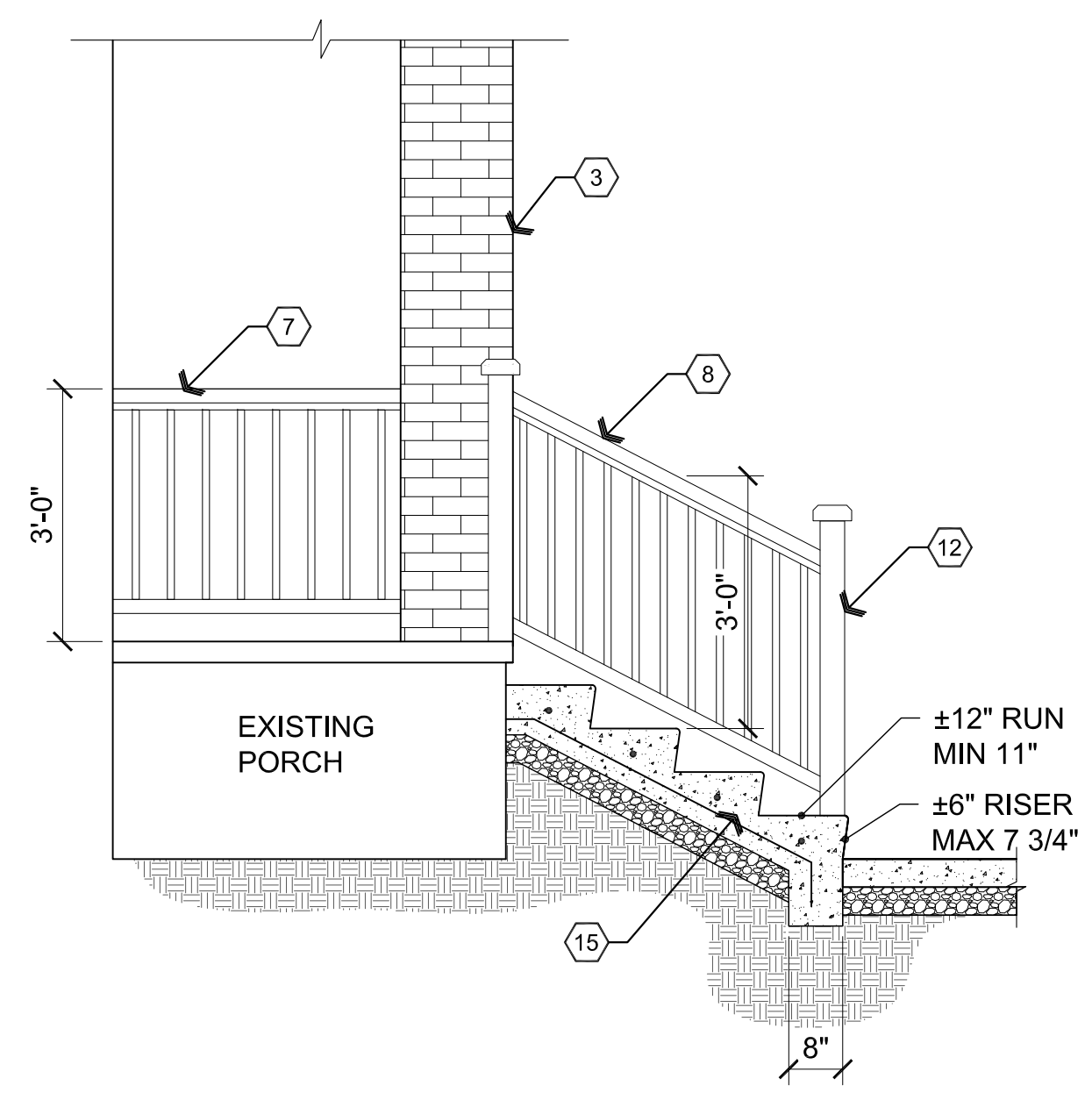
W. Alan Kenson & Associates, P.C.
 ARCHITECTURE & PLANNING
 P.O. Box 11593
 Prescott, AZ 86304
 P 928-443-5812
 F 928-443-5815
 email: wakaarchitect@gmail.com
 www.kenson-associates.com

Descriptive Keynotes

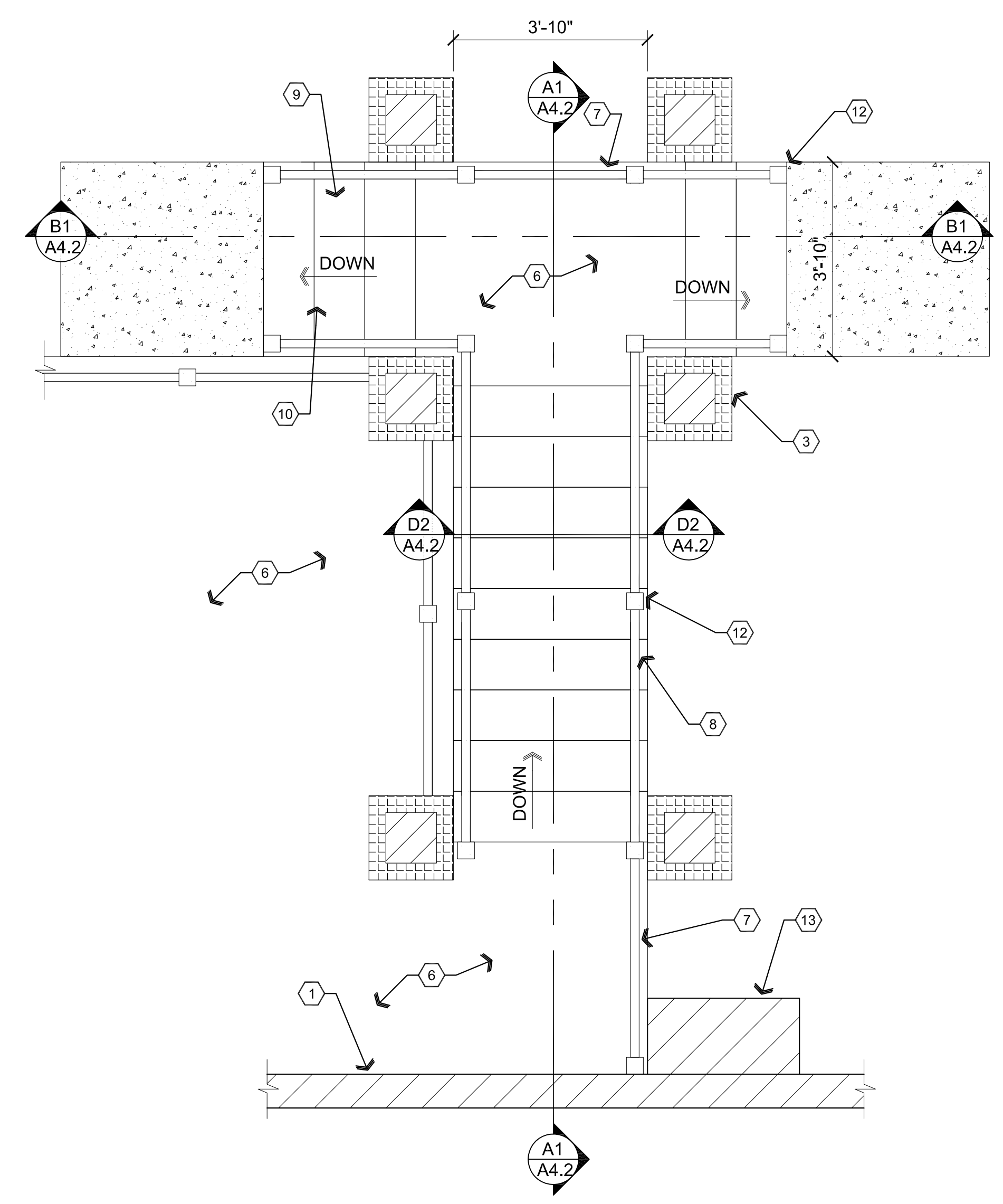
- EXISTING EXTERIOR WALL.
- CONCRETE FOOTING, REFER TO STRUCTURAL PLANS.
- MASONRY COLUMN, REFER TO STRUCTURAL PLANS.
- WOOD BEAM, REFER TO STRUCTURAL PLANS.
- DECK JOIST, REFER TO STRUCTURAL PLANS.
- 2x6 TREX DECKING (OR EQUAL).
- COMPOSITE GUARD RAIL @ 3'-0" TALL WITH COMPOSITE PICKETS AS SELECTED BY OWNER. OPENINGS IN RAILINGS SHALL BE SUCH THAT A 4" SPHERE CAN NOT PASS THROUGH THE RAILING.
- COMPOSITE STAIR RAILING @ 2'-10" TALL WITH COMPOSITE PICKETS AS SELECTED BY OWNER. OPENINGS IN RAILINGS SHALL BE SUCH THAT A 4" SPHERE CAN NOT PASS THROUGH THE RAILING.
- 2x6 TREX TREAD (OR EQUAL), 12" TREAD, (MIN. 10")
- 2x6 TREX RISER (OR EQUAL), 6" RISER (MAX 7.75")
- 2x12 STRINGER, REFER TO STRUCTURAL PLANS.
- 4x4 COMPOSITE POST.
- EXISTING CHIMNEY.
- PROVIDE COMPOSITE OR WOOD RAILING.
- PROVIDE CONCRETE STAIRS.
- PROVIDE CONCRETE CAP ON BRICK COLUMN.



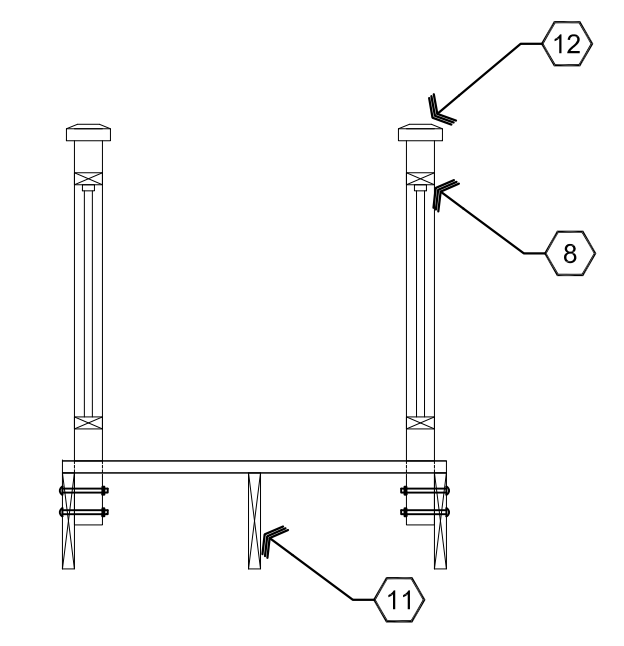
A2 Stair Plan
 Scale: 1/2"=1'-0"



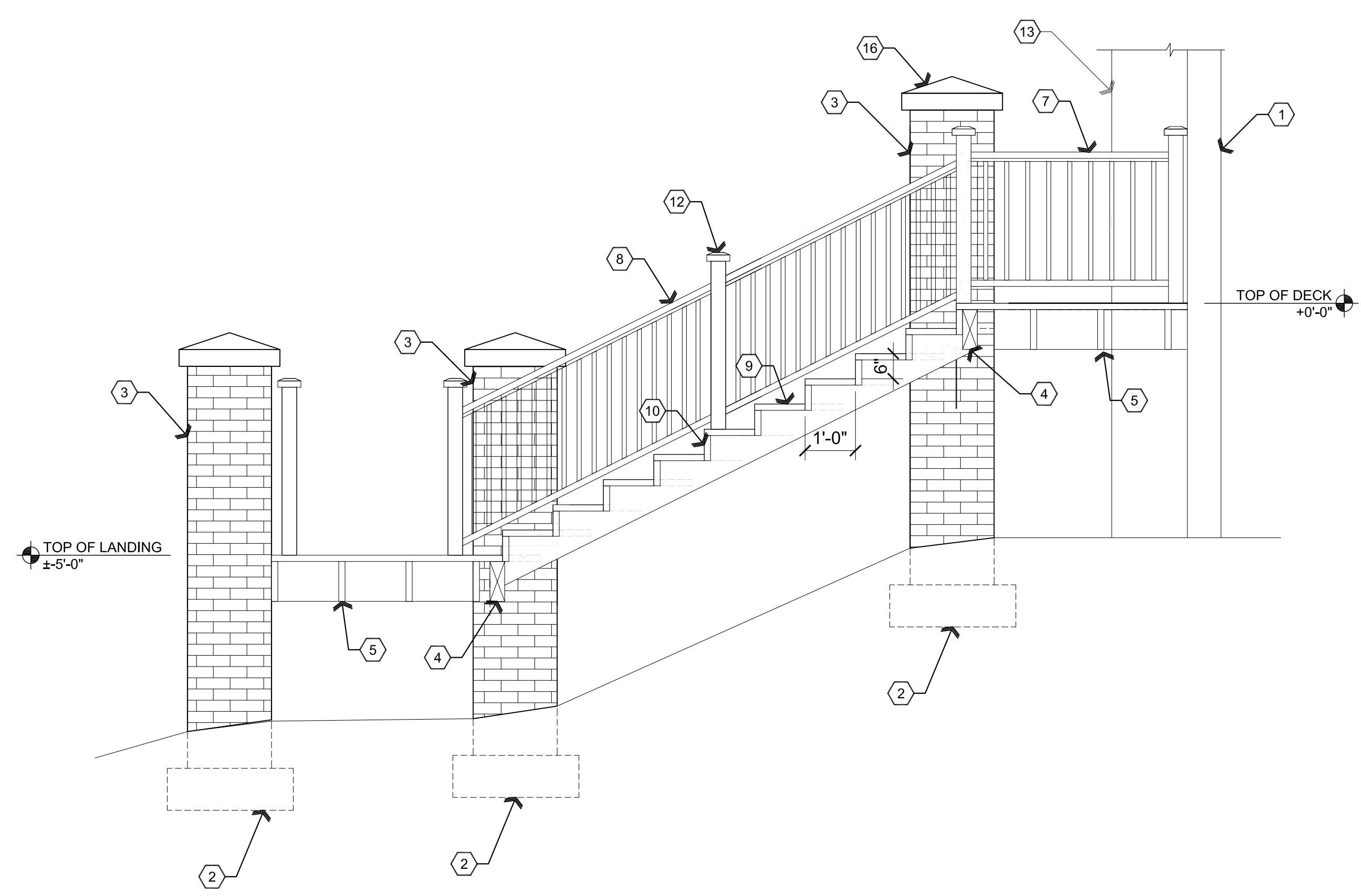
B2 Stair Section
 Scale: 1/2"=1'-0"



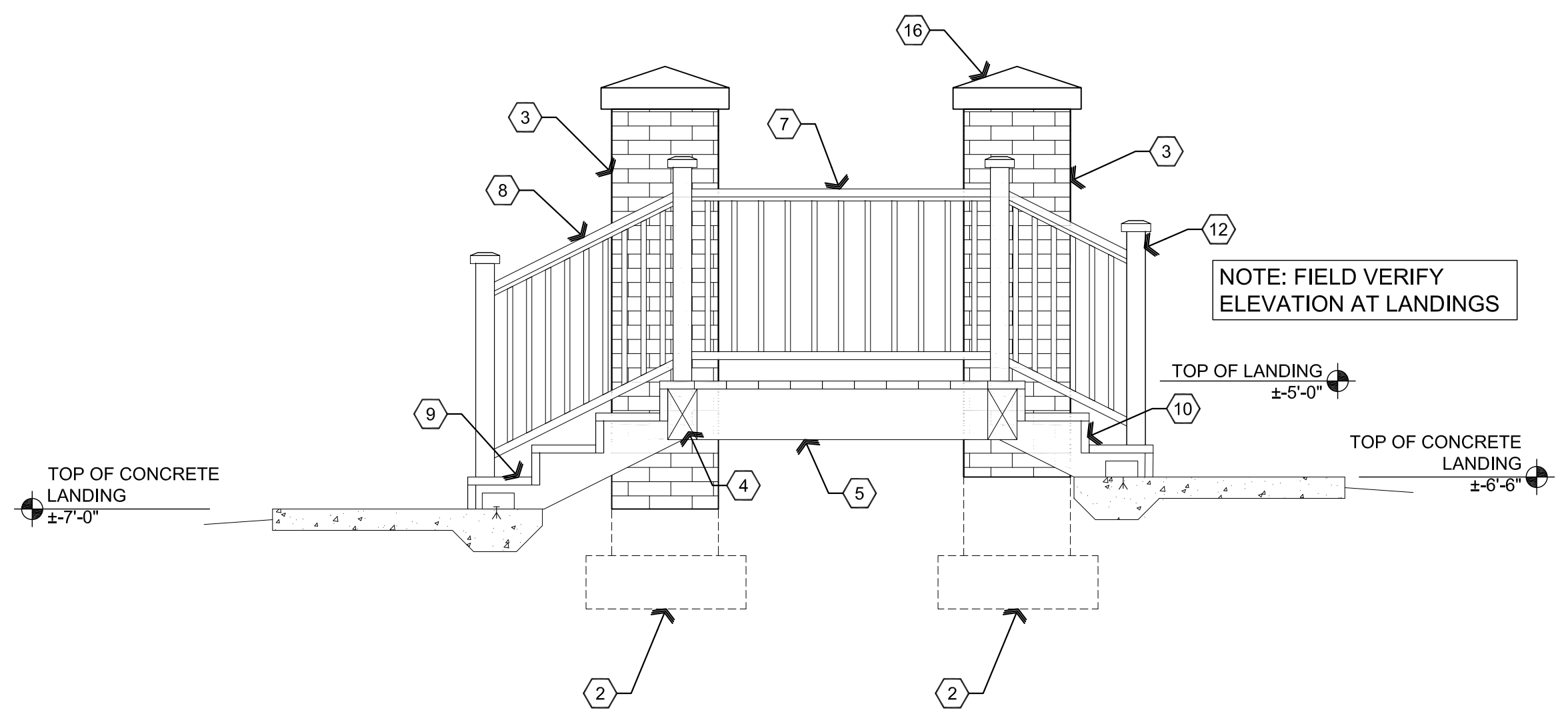
C2 Stair Plan
 Scale: 1/2"=1'-0"



D2 Stair Section
 Scale: 1/2"=1'-0"



A1 Stair Section
 Scale: 1/2"=1'-0"

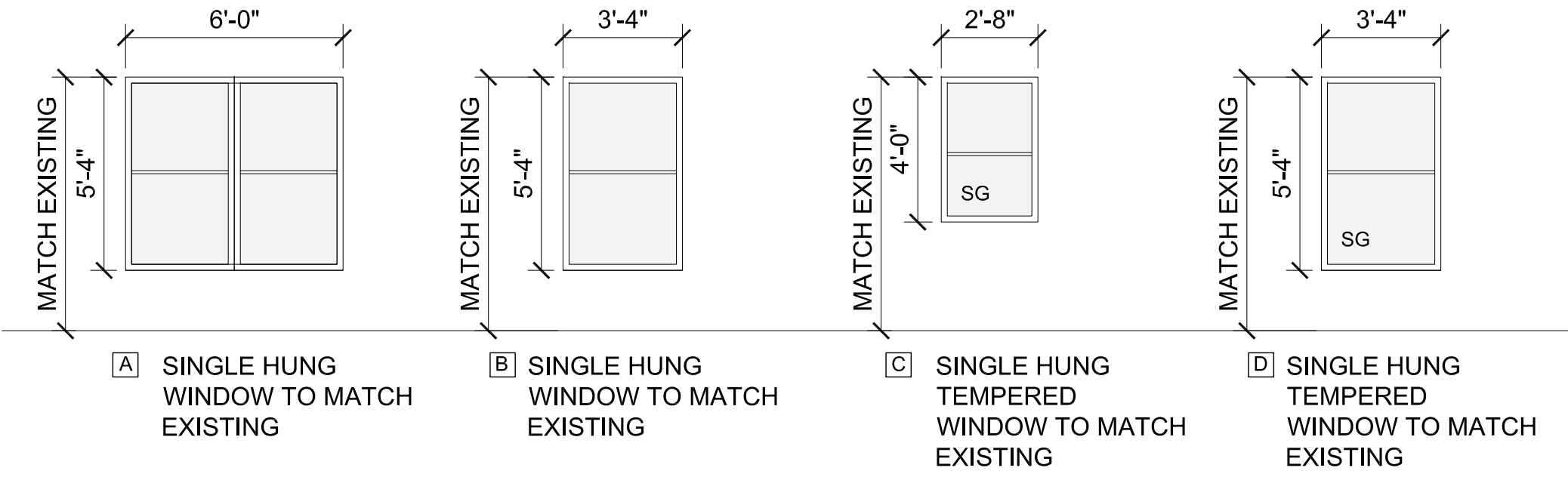
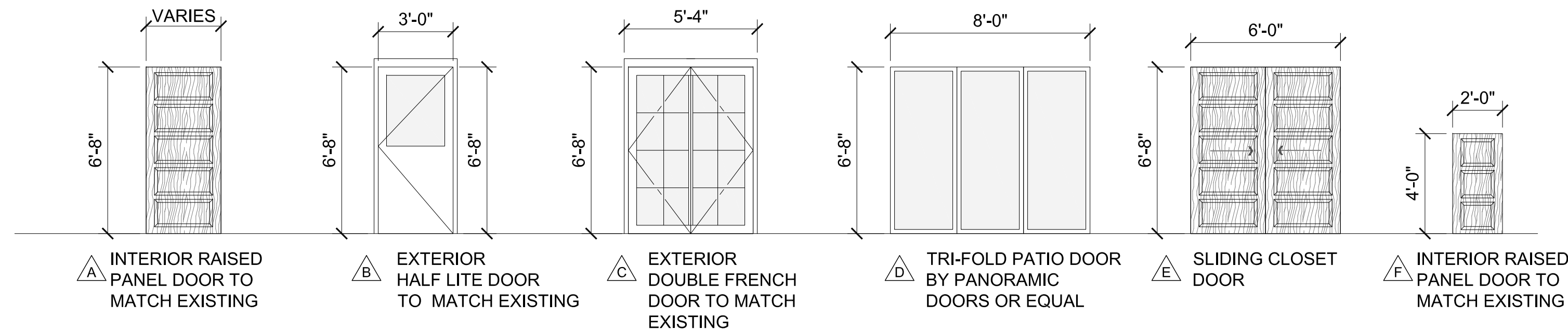


B1 Stair Section
 Scale: 1/2"=1'-0"

DRAWING: Exterior Stair Details
PROJECT: Vakula Residence Remodel / Addition
 226 S. Pleasant St.
 Prescott, AZ 86303
APN: 109-01-114A

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: January 12th, 2024
JOB NO.: 790
SHEET:

A4.2



AI Door and Window Types

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

Door Schedule

NO.	RM. NAME	SIZE	TYPE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	HARDWARE TYPE	COMMENTS
102A	DINING	6'-0"x6'-8"	E	WOOD	STAIN	WOOD	STAIN	-	
102B	DINING	5'-0"x6'-8"	C	WOOD/GLASS	STAIN	WOOD	STAIN	A	
102C	DINING	8'-0"x6'-8"	D	GLASS	ALUM/CLAD	WOOD	ALUM/CLAD	-	HARDWARE BY DOOR MANUFACTURER
102D	DINING	8'-0"x6'-8"	D	GLASS	ALUM/CLAD	WOOD	ALUM/CLAD	-	HARDWARE BY DOOR MANUFACTURER
104A	BEDROOM	3'-0"x6'-8"	A	WOOD	STAIN	WOOD	STAIN	B	
105A	CLOSET	3'-0"x6'-8"	A	WOOD	STAIN	WOOD	STAIN	C	
106A	PANTRY	2'-6"x6'-8"	A	WOOD	STAIN	WOOD	STAIN	C	
202A	UTILITY	2'-4"x6'-8"	A	WOOD	STAIN	WOOD	STAIN	C	
206A	STORAGE	2'-6"x6'-8"	A	WOOD	STAIN	WOOD	STAIN	C	
207A	BEDROOM	2'-6"x6'-8"	A	WOOD	STAIN	WOOD	STAIN	B	
207B	BEDROOM	2'-6"x6'-8"	A	WOOD	STAIN	WOOD	STAIN	C	
208A	EXT. HALLWAY	3'-0"x6'-8"	B	WOOD/GLASS	STAIN	WOOD	STAIN	A	
208B	UNDER STAIRS	2'-0"x4'-0"	F	WOOD	STAIN	WOOD	STAIN	C	
209A	BEDROOM	2'-6"x6'-8"	A	WOOD	STAIN	WOOD	STAIN	B	
209B	BEDROOM	2'-6"x6'-8"	A	WOOD	STAIN	WOOD	STAIN	C	

Door Hardware Schedule

HARDWARE SET A:
LEVER ENTRY LOCK, WEATHER STRIP, THRESHOLD, DEADBOLT, HINGES.

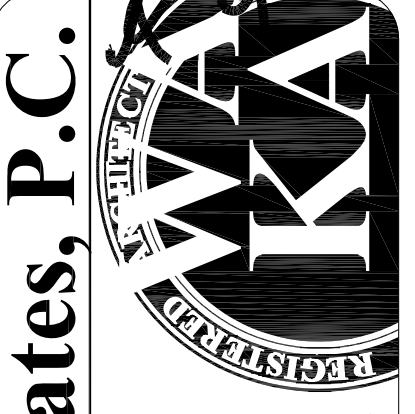
HARDWARE SET B:
LEVER PRIVACY LOCK, HINGES.

HARDWARE SET C:
LEVER PASSAGE, HINGES.

NOTES:

- ALL GLAZING IN DOORS SHALL BE SAFETY GLAZING.
- ALL GLAZING WITHIN 24" OF OPENINGS SHALL BE SAFETY GLASS.
- 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.
- ALL WINDOWS ARE TO HAVE A MAXIMUM U FACTOR OF .33.
- EXTERIOR DOORS SHALL BE MIN. 1-3/4" THICK.

These drawings are the property of W. Alan Kenson & Associates P.C. and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.



W. Alan Kenson & Associates, P.C.
 P 928-443-5812 P.O. Box 11593
 F 928-443-5815 Prescott, AZ 86304
 email: wakaarchitect@gmail.com
 www.kenson-associates.com
ARCHITECTURE & PLANNING

DRAWING: Door and Window Schedules

PROJECT: Vakula Residence Remodel / Addition
 226 S. Pleasant St.
 Prescott, AZ 86303

APN: 109-01-114A

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: January 12th, 2024
JOB NO.: 790
SHEET:

A5.0

Descriptive Keynotes

1. PROVIDE ASPHALT SHINGLES TO MATCH EXISTING.
2. PROVIDE FLASHING AT VALLEYS.
3. SHEET METAL RAIN GUTTERS.
4. PROVIDE DOWNSPOUTS FOR RAIN GUTTERS, TYPICAL, REFER TO EXTERIOR ELEVATIONS.

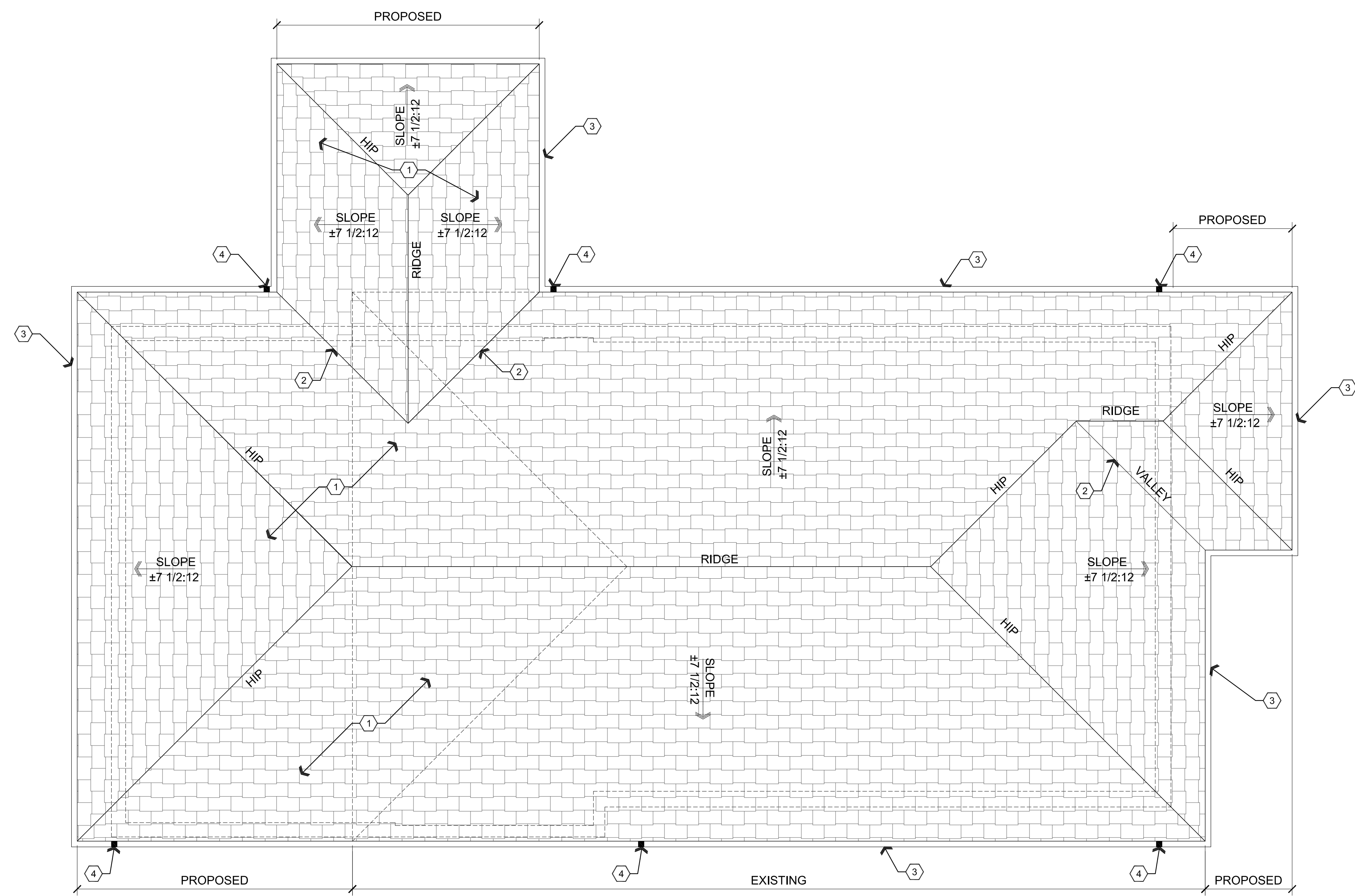
REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.



W. Alan Kenson & Associates, P.C.
 ARCHITECTURE & PLANNING

P 928-443-5812 P.O. Box 11593
 F 928-443-5815 Prescott, AZ 86304
 email: wakaarchitect@gmail.com
 www.kenson-associates.com



DRAWING: Roof Plan

PROJECT: Vakula Residence Remodel / Addition
 226 S. Pleasant St.
 Prescott, AZ 86303

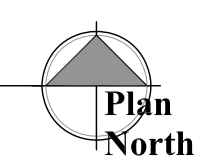
APN: 109-01-114A

DRAWN BY L.O.
CHECKED BY W.A.K.
DATE January 12th, 2024
JOB NO. 790
SHEET

A6.0

Proposed Roof Plan

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



GENERAL REQUIREMENTS:

- 1. THESE DRAWINGS, AND THEIR ASSOCIATED STRUCTURAL CALCULATIONS, HAVE BEEN PERFORMED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE STRUCTURAL ENGINEERS IN THIS OR SIMILAR LOCALITIES. THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CHANGES AND SHALL COORDINATE ALL DETAILS, AT NO ADDITIONAL COST TO OWNER.

BASIS FOR DESIGN:

- 1. BUILDING CODE: 2018 EDITION OF THE IBC WITH CITY/COUNTY AMENDMENTS. RISK CATEGORY = II

Table with 3 columns: LOCATION, LIVE / SNOW LOAD, DEAD LOAD. Rows include ROOF, FLOOR, and DECK.

Table with 2 columns: ANALYSIS PROCEDURE, EQUIVALENT LATERAL FORCE PROCEDURE. Rows include IMPORTANCE FACTOR, SEISMIC DESIGN CATEGORY, and WIND DESIGN PARAMETERS (STRENGTH).

FOUNDATION NOTES:

- 1. THE SOIL DESIGN PARAMETERS LISTED BELOW HAVE BEEN APPROVED BY THE CITY/COUNTY DEVELOPMENT SERVICES DEPARTMENT, CONTINGENT THAT THE SOIL ON THE SITE PREDOMINATELY CONSISTS OF THE FOLLOWING PROPERTIES: PLASTICITY INDEX (PI) = 15 OR LESS EXPANSION INDEX (EI) = 20 OR LESS

Table with 2 columns: ALLOWABLE BEARING PRESSURE, ALLOWABLE LATERAL BEARING PRESSURE, etc. Rows include ALLOWABLE BEARING PRESSURE, ALLOWABLE LATERAL BEARING PRESSURE, etc.

FOUNDATION NOTES (CONTINUED):

- 1. ALL FOUNDATIONS SHALL BEAR ON UNDISTURBED NATURAL SOIL OR COMPACTED ENGINEERED FILL 18 INCHES MINIMUM BELOW FINISH GRADE. GRADE IS DEFINED AS TOP OF SLAB FOR INTERIOR FOOTINGS AND LOWEST ADJACENT GRADE WITHIN 5 FEET OF THE BUILDING FOR PERIMETER FOOTINGS.

CONCRETE:

- 1. MINIMUM 28 DAY CONCRETE STRENGTH SHALL BE AS FOLLOWS: Table with 3 columns: USE, CONCRETE STRENGTH, REMARKS.

- 1. REINFORCING PLACEMENT TOLERANCES: ALL DIMENSIONS SHOWING THE LOCATION OF REINFORCING STEEL NOT NOTED AS "CLEAR" OR "CLR" ARE TO CENTER OF STEEL.

Table with 4 columns: LOCATION, MINIMUM COVER, TOLERANCE. Rows include CAST AGAINST EARTH (FOOTINGS), SLABS ON GRADE, etc.

- 1. MATERIALS: ROLLED W SHAPES, SHALL CONFORM TO ASTM A992 (FY=50 KSI), ALL OTHER STRUCTURAL STEEL SHAPES, ROLLED SECTIONS, BEAMS AND PLATES SHALL CONFORM TO ASTM A36 (FY = 36 KSI), ALL PIPE STEEL SHALL BE ASTM A501 (FY = 36 KSI) OR ASTM A53, TYPE E OR S, GRADE B (FY = 35 KSI).

GENERAL STRUCTURAL NOTES

(APPLY UNLESS NOTED OTHERWISE ON PLANS/DETAILS)

MASONRY (CONCRETE BLOCK):

MINIMUM 28 DAY MASONRY STRENGTH SHALL BE 1500 PSI.

- 1. VERTICAL REINFORCING: SIZE AND PLACEMENT OF REINFORCING PER PLAN SCHEDULES AND DETAILS. TIE AT 8"-0" VERTICALLY, WITH SINGLE WIRE LOOP TIE OR EQUIVALENT.

- 1. MINIMUM 28 DAY CONCRETE STRENGTH SHALL BE AS FOLLOWS: Table with 3 columns: USE, CONCRETE STRENGTH, REMARKS.

- 1. ASTM A615 GRADE 60 (FY = 60 KSI) DEFORMED BARS FOR ALL BARS #5 AND LARGER. ASTM A615 GRADE 40 (FY = 40 KSI) DEFORMED BARS FOR ALL BARS #4 AND SMALLER.

REINFORCING STEEL:

- 1. MATERIALS: ROLLED W SHAPES, SHALL CONFORM TO ASTM A992 (FY=50 KSI), ALL OTHER STRUCTURAL STEEL SHAPES, ROLLED SECTIONS, BEAMS AND PLATES SHALL CONFORM TO ASTM A36 (FY = 36 KSI), ALL PIPE STEEL SHALL BE ASTM A501 (FY = 36 KSI) OR ASTM A53, TYPE E OR S, GRADE B (FY = 35 KSI).

STEEL:

- 1. MATERIALS: ROLLED W SHAPES, SHALL CONFORM TO ASTM A992 (FY=50 KSI), ALL OTHER STRUCTURAL STEEL SHAPES, ROLLED SECTIONS, BEAMS AND PLATES SHALL CONFORM TO ASTM A36 (FY = 36 KSI), ALL PIPE STEEL SHALL BE ASTM A501 (FY = 36 KSI) OR ASTM A53, TYPE E OR S, GRADE B (FY = 35 KSI).

WOOD:

- 1. SAWN LUMBER: FRAMING LUMBER SHALL COMPLY WITH THE LATEST EDITION OF THE GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION (WWPA) OR THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB).

Table with 2 columns: USE, MATERIAL. Rows include 2X4 STUDS, 2X6 STUDS, JOISTS, TOP PLATES AND ALL OTHER SAWN LUMBER, BEAMS AND POSTS.

- 2. PLYWOOD: ALL PLYWOOD SHALL BE C-D OR C-C SHEATHING CONFORMING TO STANDARD PS 1-09. LAY UP PLYWOOD WITH FACE GRAIN IN PERPENDICULAR TO SUPPORTS.

Table with 5 columns: LOCATION, NOMINAL THICKNESS, SPAN INDEX RATING, EDGE ATTACHMENT, FLD ATTACHMENT. Rows include WALLS, ROOF, FLOOR.

SCREWS AT FLOOR SHEATHING SHALL BE #8 SCREWS AND SHALL PENETRATE AT LEAST 1/2" INTO THE SUPPORTING MEMBER.

PLYWOOD ALTERNATE: AMERICAN PLYWOOD ASSOCIATION PERFORMANCE RATED SHEATHING MAY BE USED AS AN ALTERNATE TO PLYWOOD WITH PRIOR APPROVAL OF OWNER, ARCHITECT AND ROOFER.

- 3. GLUED-LAMINATED BEAMS (GLULAM): GLUED-LAMINATED BEAMS SHALL BE DOUGLAS FIR COMBINATION AT 24F-V4 AT SIMPLE SPAN BEAMS AND 24F-V8 AT CANTILEVERED BEAMS WITH THE FOLLOWING MINIMUM PROPERTIES: FB = 2,400 PSI, FV = 190 PSI, FC (PERPENDICULAR) = 650 PSI, E = 1,800 KSI.

- 1. GENERAL: DO NOT NOTCH OR DRILL JOISTS, BEAMS OR LOAD BEARING STUDS WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER THROUGH THE ARCHITECT.

SHOP DRAWINGS SHALL SHOW ANY SPECIAL DETAILS REQUIRED AT BEARING POINTS. ALL CONNECTORS SHALL HAVE CURRENT IBCO APPROVAL. ADDITIONAL TRUSSES SHALL BE SUPPLIED AS REQUIRED TO SUPPORT MECHANICAL EQUIPMENT.

SPECIAL INSPECTION ITEMS:

- 1. THE OWNER SHALL EMPLOY A SPECIAL INSPECTOR DURING CONSTRUCTION OF CERTAIN TYPES OF WORK. PER IBC SECTION 1704 AND THE STRUCTURAL ENGINEER OF RECORD, SPECIAL INSPECTION IS (IS NOT) REQUIRED AS FOLLOWS:

Table with 3 columns: TYPE OF WORK, REQUIRED, REMARKS. Rows include CONCRETE SLAB ON GRADE, CONCRETE FOUNDATIONS, REINFORCED CONCRETE WALLS, etc.

SPECIAL INSPECTIONS NOT LISTED ABOVE ARE NOT REQUIRED BY FSE HOWEVER, ADDITIONAL SPECIAL INSPECTIONS MAY BE REQUIRED BY THE BUILDING OFFICIAL.

- A. ACCORDING TO THE SI CERTIFICATE, THE SPECIAL INSPECTOR SHALL BE, OR WORK UNDER THE DIRECT SUPERVISION OF THE STRUCTURAL ENGINEER OF RECORD - FROST STRUCTURAL ENGINEERING (FSE) (928)776-4757. FSE IS NOT RESPONSIBLE FOR SPECIAL INSPECTIONS IF WE ARE NOT CONTACTED OR CONTRACTED TO DO SO.

3. QUALITY ASSURANCE PROGRAM: A. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED TO BE CERTAIN IT CONFORMS WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS.

- A. ACCORDING TO THE SI CERTIFICATE, THE SPECIAL INSPECTOR SHALL BE, OR WORK UNDER THE DIRECT SUPERVISION OF THE STRUCTURAL ENGINEER OF RECORD - FROST STRUCTURAL ENGINEERING (FSE) (928)776-4757. FSE IS NOT RESPONSIBLE FOR SPECIAL INSPECTIONS IF WE ARE NOT CONTACTED OR CONTRACTED TO DO SO.

3. QUALITY ASSURANCE PROGRAM: A. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED TO BE CERTAIN IT CONFORMS WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS.

Table with 4 columns: A.B.C., A.F.F., A.L.T., etc. Rows include A.B.C., A.F.F., A.L.T., etc.

Table with 3 columns: SHEET, DESCRIPTION, DETAILS. Rows include S1, S11, S2, S21, S3, S31, S32, S4, S5, S51.

FROST STRUCTURAL ENGINEERING
1678 Oaklawn Drive, Suite C Prescott, Arizona 86305
phone: 928.776.4757 info@frost-structural.com www.frost-structural.com

Table with 2 columns: REVISIONS, BY. Rows include blank space.

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.



P. O. Box 11593 Prescott, AZ 86304

F 928-443-5812 email: wakaarchitect@gmail.com www.kenson-associates.com

ARCHITECTURE & PLANNING

GENERAL STRUCTURAL NOTES

PROJECT: Vakula Residence Addition 226 S. Pleasant St. Prescott, AZ 86303

APN: 109-01-114A

DRAWING: GENERAL STRUCTURAL NOTES

DRAWING: GENERAL STRUCTURAL NOTES

DRAWING: GENERAL STRUCTURAL NOTES

DRAWING: GENERAL STRUCTURAL NOTES

DRAWING: GENERAL STRUCTURAL NOTES

DRAWING: GENERAL STRUCTURAL NOTES

DRAWING: GENERAL STRUCTURAL NOTES

DRAWING: GENERAL STRUCTURAL NOTES

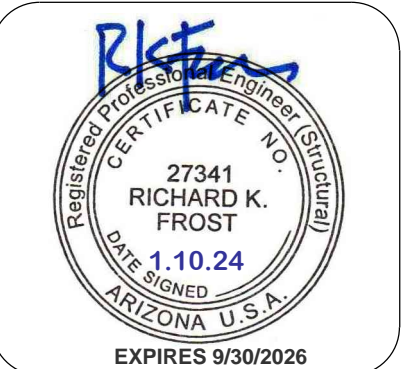
DRAWING: GENERAL STRUCTURAL NOTES

DRAWING: GENERAL STRUCTURAL NOTES

DRAWING: GENERAL STRUCTURAL NOTES

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.

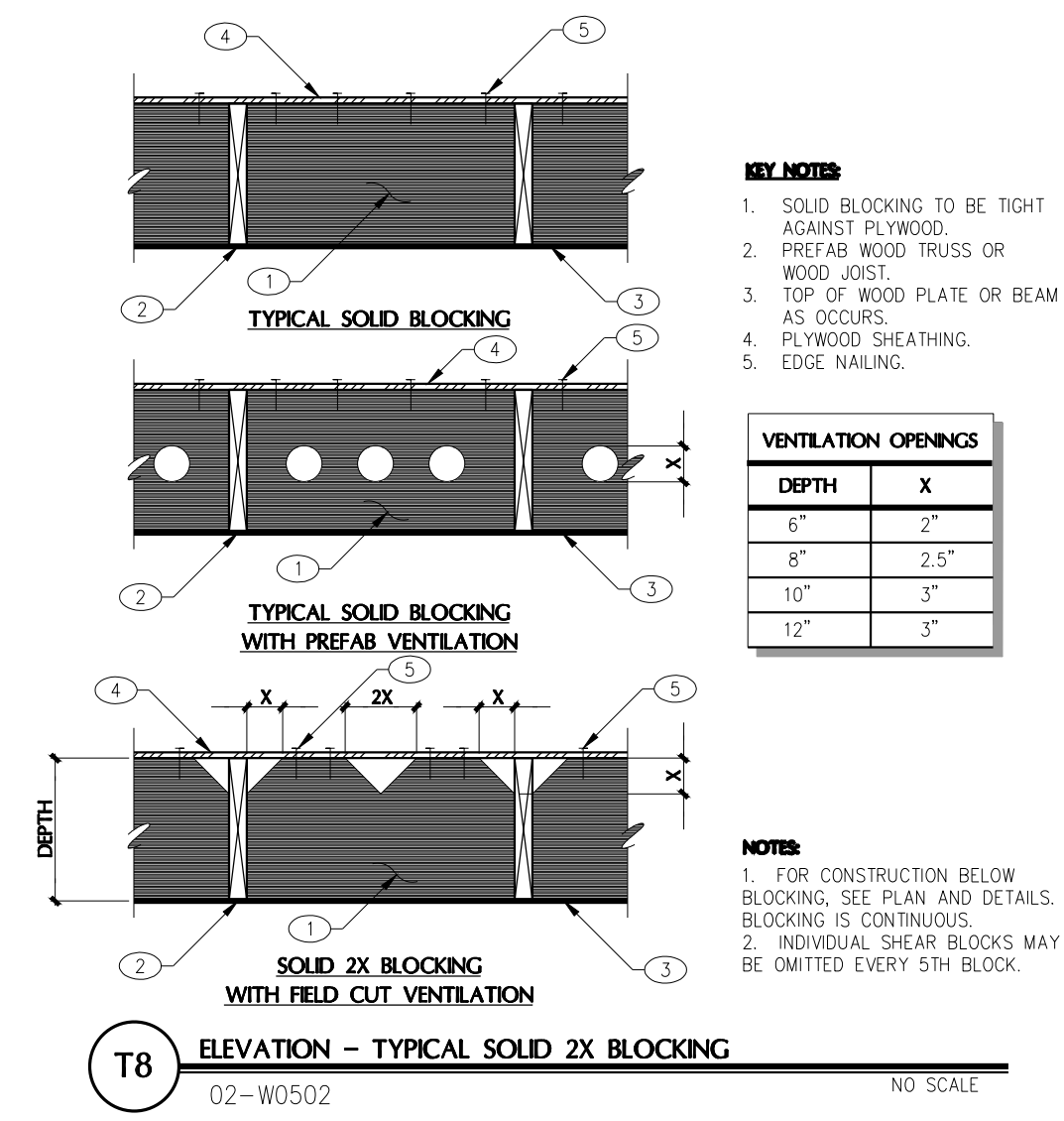


W. Alan Kenson & Associates, P.C.
 ARCHITECTURE & PLANNING
 P.O. Box 11593
 Prescott, AZ 86304
 P 928-443-5812
 F 928-443-5815
 email: wakaarchitect@gmail.com
 www.kenson-associates.com

DRAWING: TYPICAL DETAILS
PROJECT: Vakula Residence Addition
 226 S. Pleasant St.
 Prescott, AZ 86303
APN: 109-01-114A

DRAWN BY: ASF
CHECKED BY: AGK
DATE: April 5th, 2023
JOB NO.: 790
SHEET:

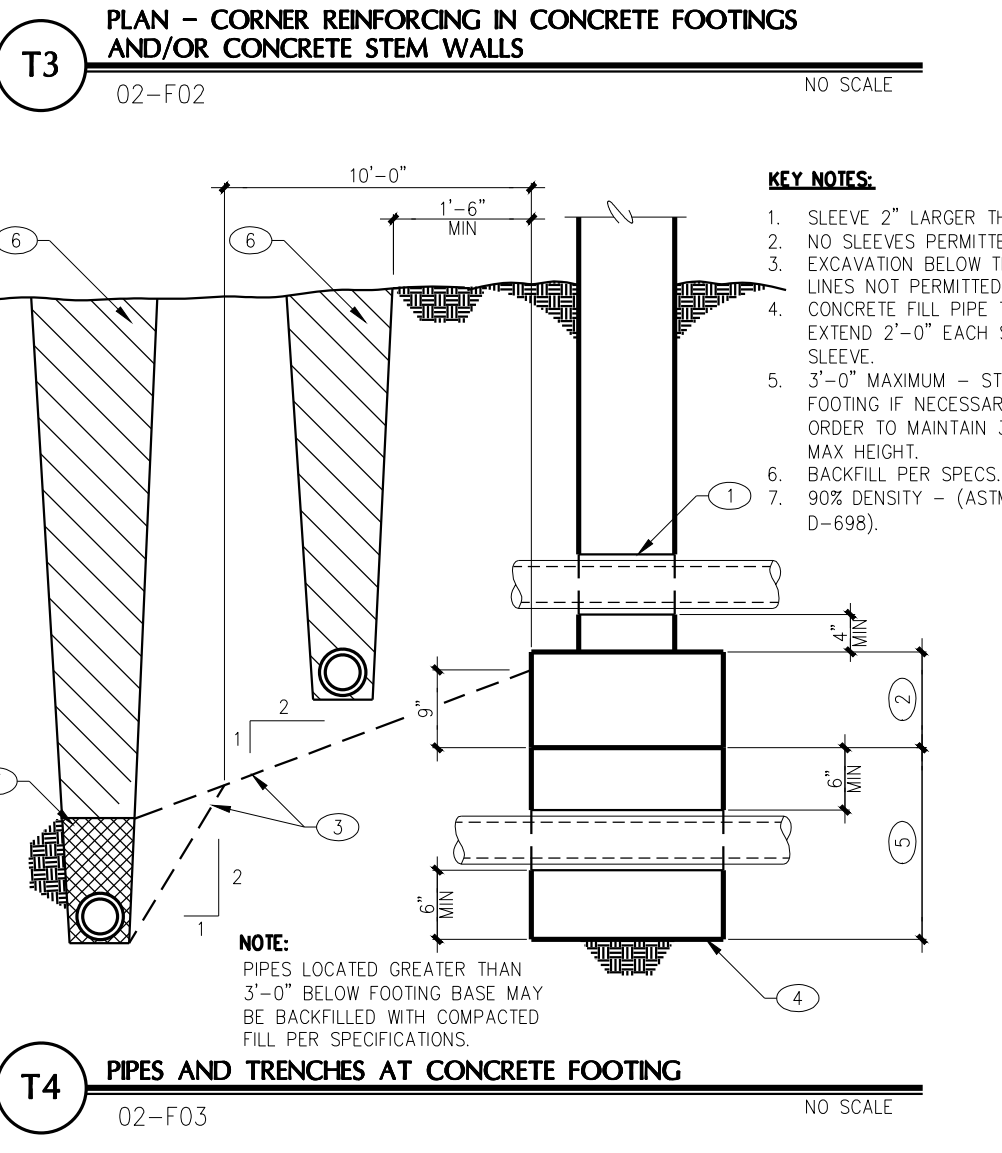
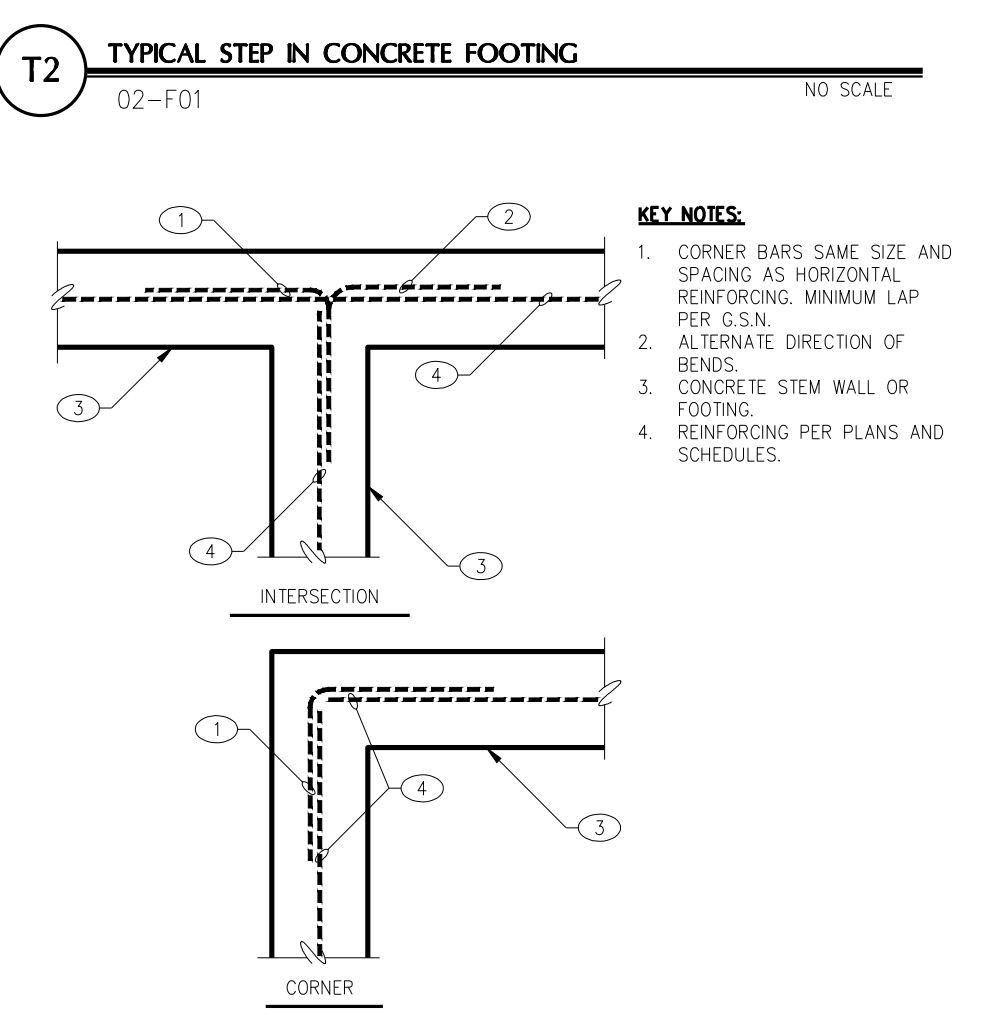
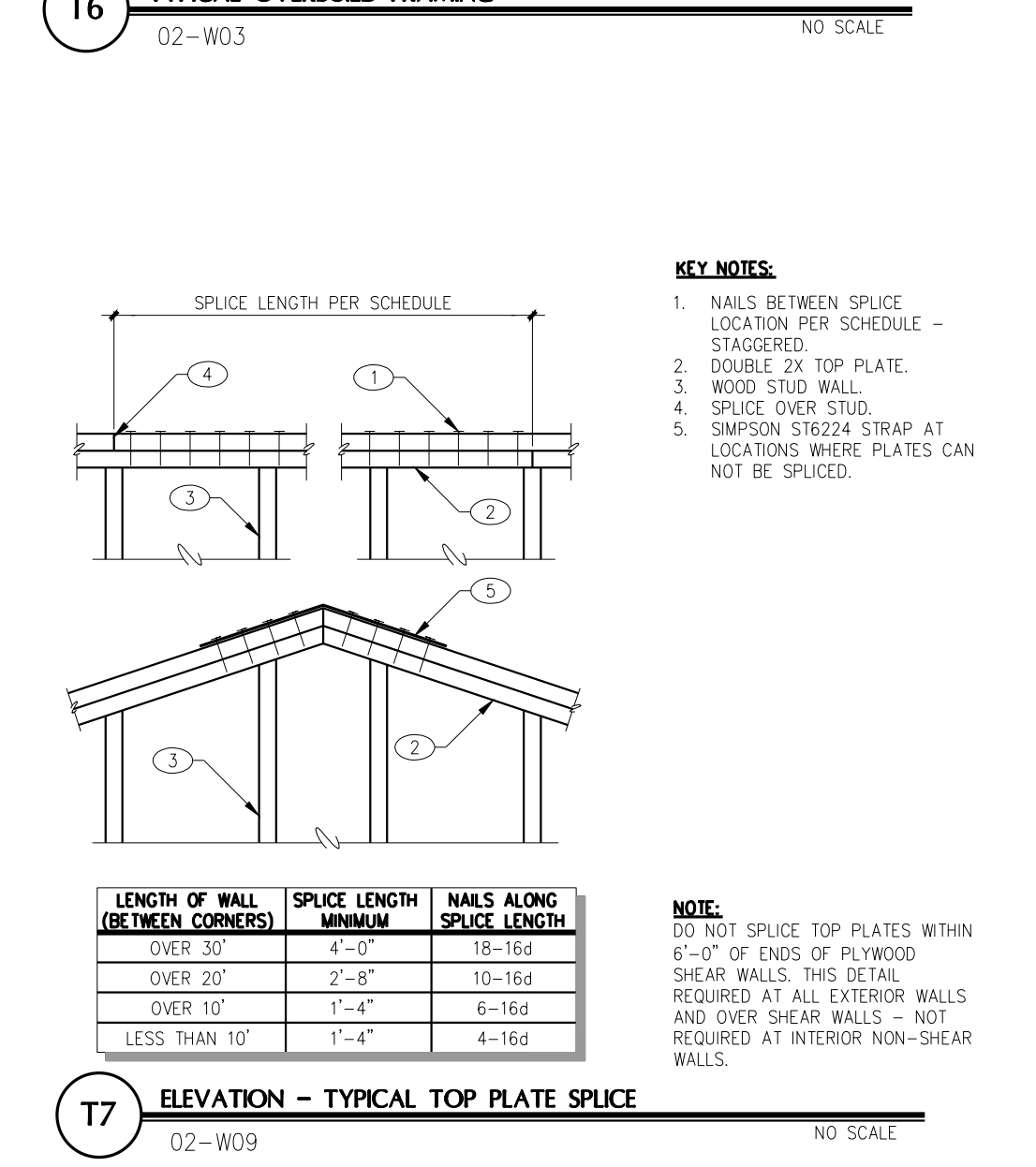
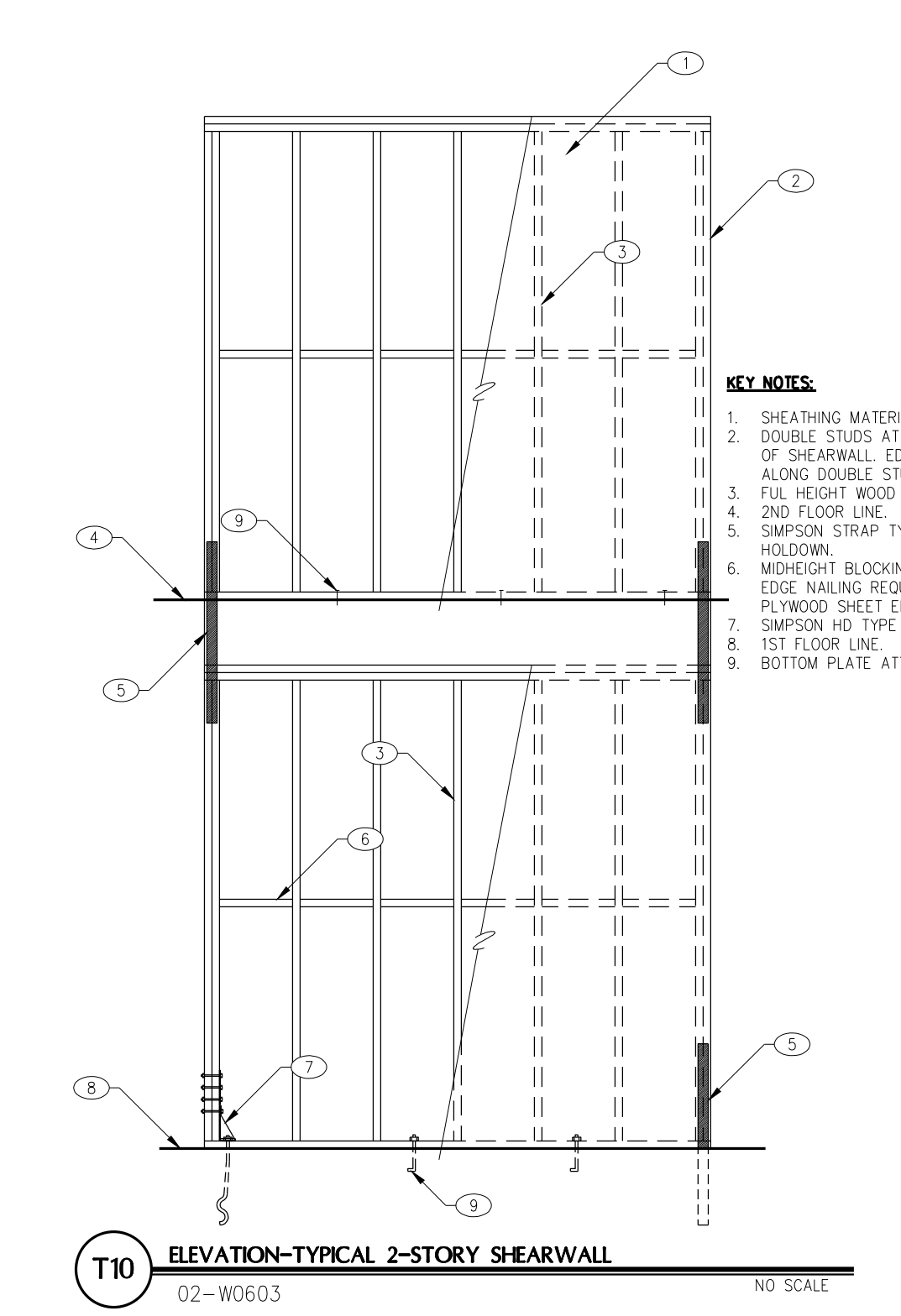
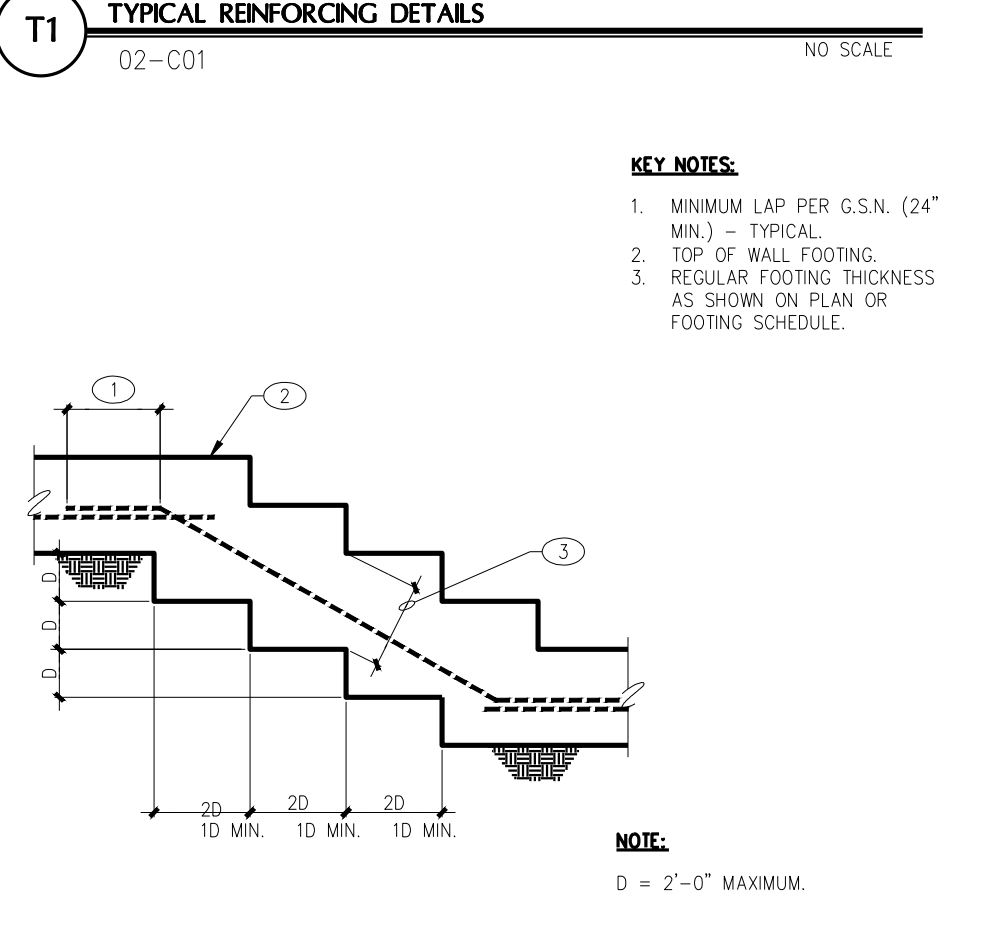
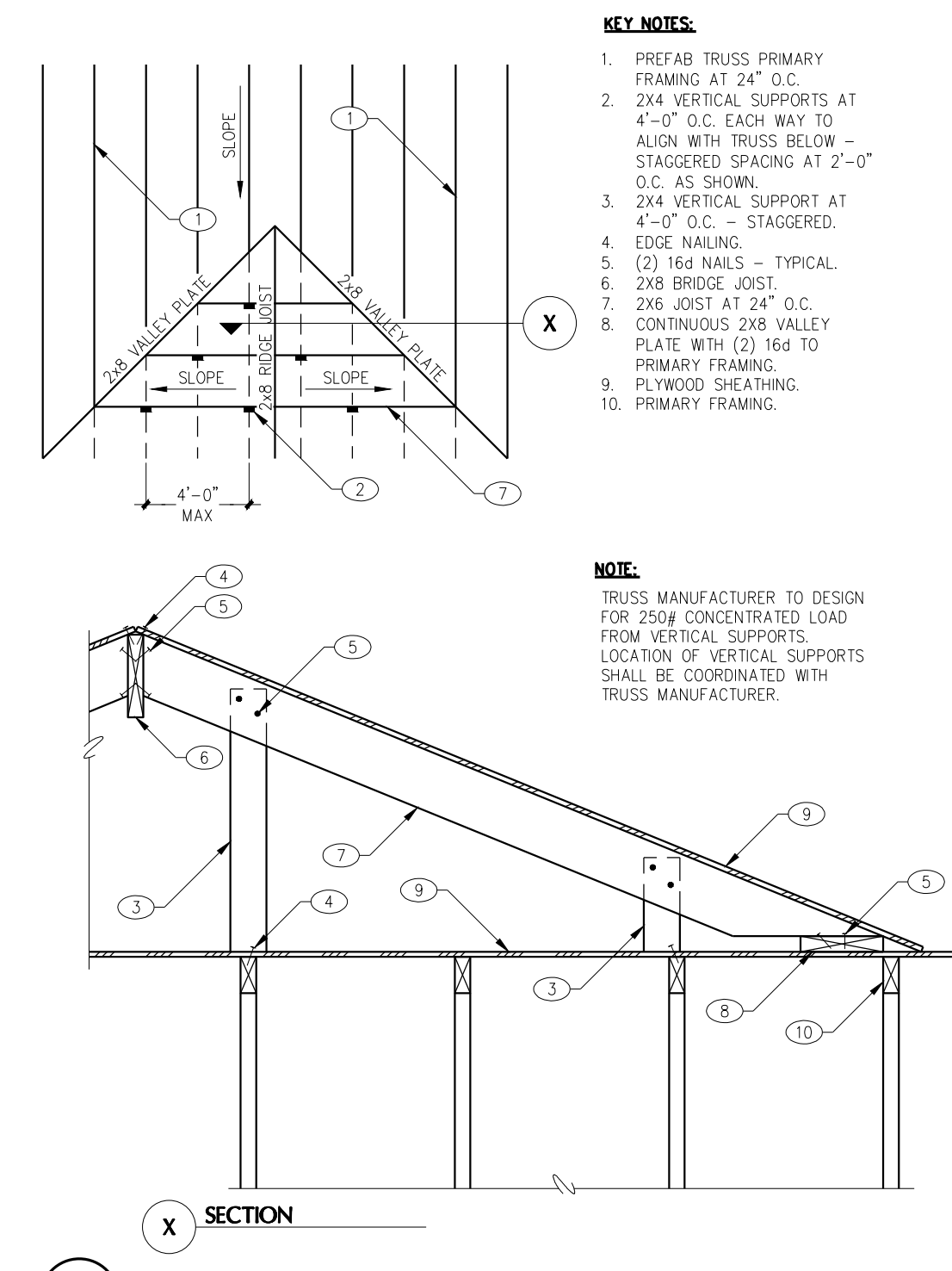
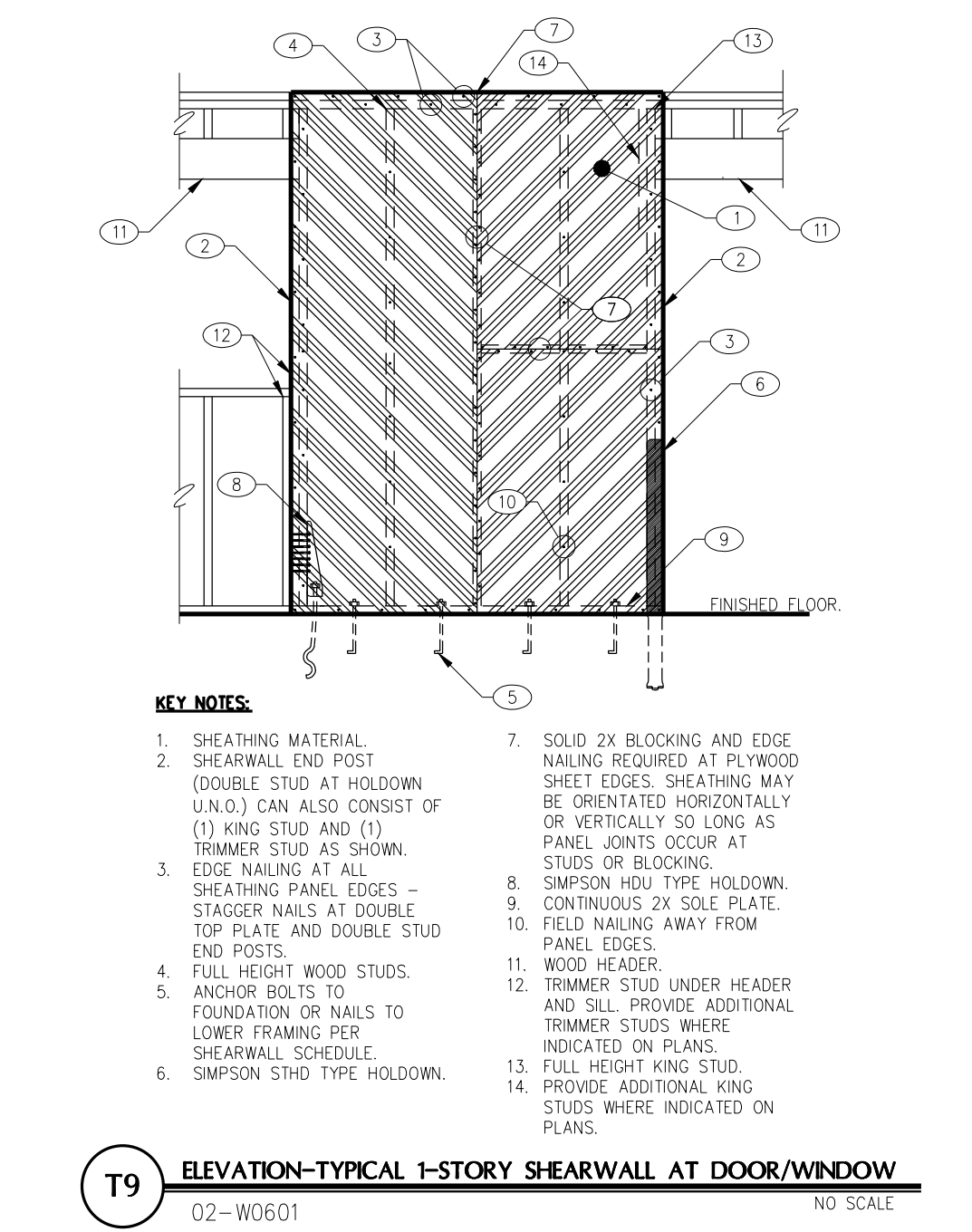
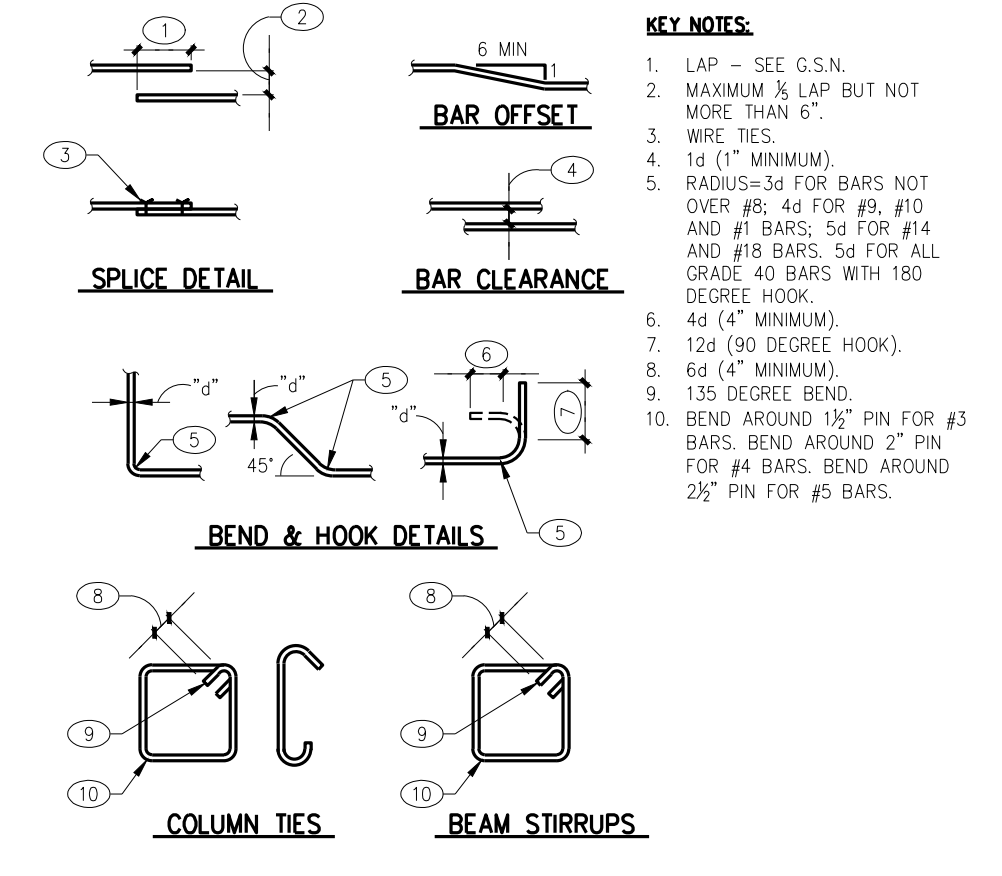
S1.1



CONNECTION	NAILING	TYPE
JOIST OR TRUSS BEARING ON SILL OR GIRDER	(3) 8d	TOENAIL
BRIDGING TO JOIST	(2) 8d	TOENAIL
SOLE PLATE TO JOIST OR BLOCKING	16d AT 16" O.C.	FACE NAIL
TOP PLATE TO STUD	(2) 16d	END NAIL
STUD TO SOLE PLATE	(2) 16d, END NAIL	-NA-
DOUBLE STUDS	16d AT 24" O.C.	FACE NAIL
DOUBLE TOP PLATES	16d AT 16" O.C.	FACE NAIL
TOP PLATES, LAP AND INTERSECTIONS	(2) 16d	FACE NAIL
CONTINUOUS HEADER, TWO PIECES	16d AT 16" O.C. ALONG EACH EDGE	-NA-
CEILING JOISTS TO PLATE	(3) 8d	TOENAIL
CONTINUOUS HEADER TO STUD	(4) 8d	TOENAIL
CEILING JOISTS, LAPS OVER PARTITIONS	(3) 16d	FACE NAIL
CEILING JOISTS TO PARALLEL RAFTERS	(3) 16d	FACE NAIL
RAFTER OR TRUSS TO PLATE	(3) 8d	TOENAIL
1" BRACE TO EACH STUD AND PLATE	(2) 8d	FACE NAIL
BUILT-UP CORNER STUDS	16d AT 24" O.C.	-NA-

NOTE:
 1. MINIMUM NAILING SPECIFIED HEREIN SHALL BE PROVIDED UNLESS NOTED OTHERWISE ON PLANS, DETAILS OR GENERAL STRUCTURAL NOTES.
 2. NAILING NOT NOTED ON THESE PLANS OR DETAILS SHALL BE PER I.B.C. TABLE 2304.9.1.

T5 MINIMUM NAILING SCHEDULE - UNLESS NOTED OTHERWISE
 02-W01-2012 NO SCALE



BEAM (B) SCHEDULE		
MARK	SIZE	CAMBER
B1	4x6 DF#2	---
B2	4x8 DF#2	---
B3	5 1/2"x9" GLB	STD.
B4	4x12 DF#2	---
B5	5 1/2"x12" GLB	STD.
B6	2x6 DF#2	---
B7	4x4 DF#2	---
B8	3 1/2"x15" GLB	STD.
B9	3 1/2"x18" GLB	STD.
B10	4x10 DF#2	---

WALL REINFORCING (W) SCHEDULE			
MARK	THICKNESS	REINFORCING	REMARKS
W1		SEE DETAIL (105)	---
W2		SEE DETAIL (104)	---

DECK JOIST (DJ) SCHEDULE		
MARK	JOIST	REMARKS
DJ1	2X10 AT 16" O.C.	---

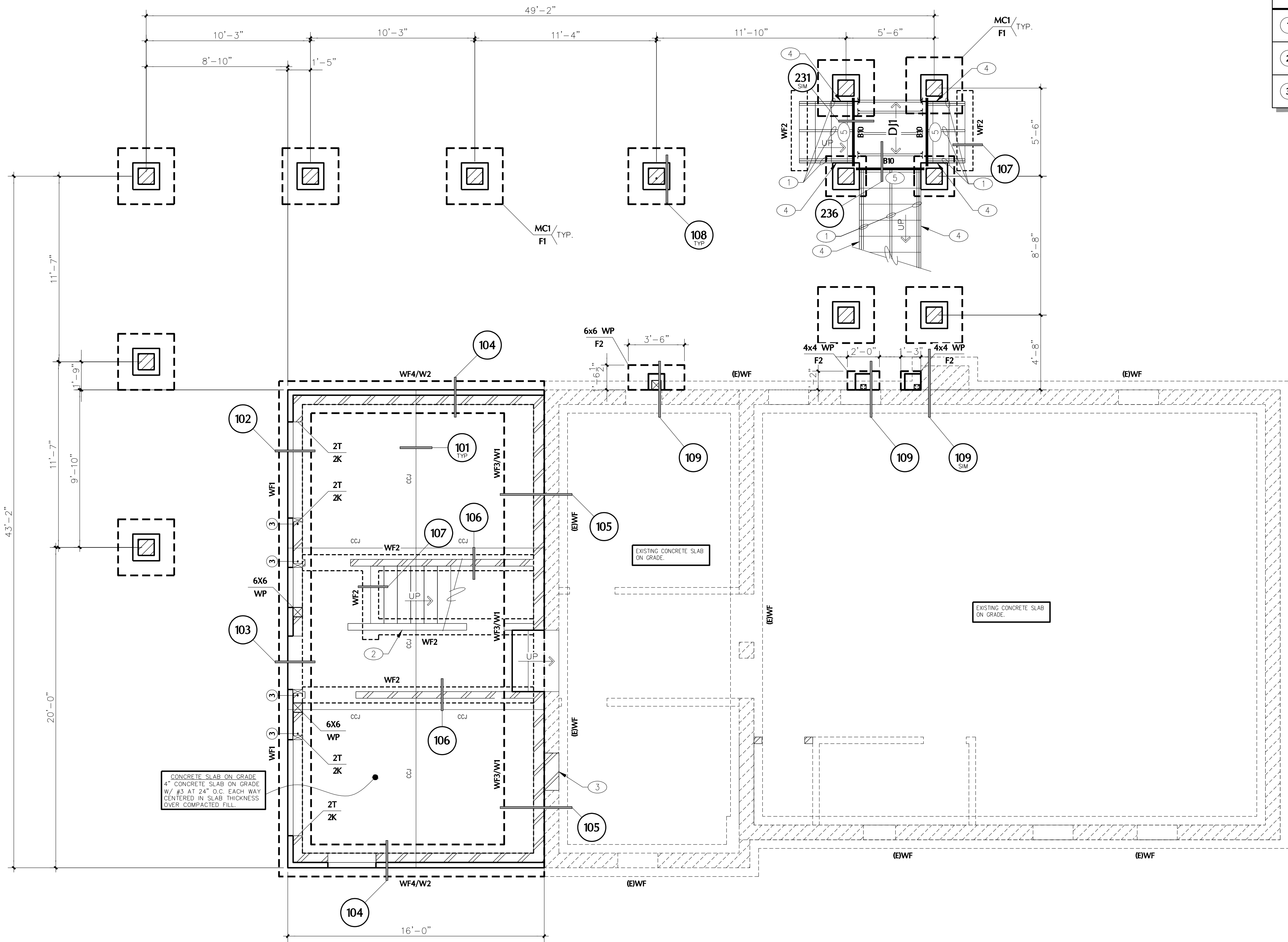
MASONRY COLUMN (MC) SCHEDULE				
MARK	SIZE	REINFORCING		REMARKS
		VERTICAL	TIES	
MCI	12"x12"	(4) #5	#2 AT 8" O.C.	---

CONCRETE FOOTING (F) SCHEDULE					
MARK	DIMENSIONS			FOOTING REINFORCING	REMARKS
	LENGTH	WIDTH	THICKNESS		
F1	3'-6"	3'-6"	10"	(7) #4 EACH WAY	---
F2	SEE PLAN	10"		#4 AT 6" O.C. EACH WAY	---
F3	2'-0"	2'-0"	10"	(4) #4 EACH WAY	---

CONCRETE WALL FOOTING (WF) SCHEDULE				
MARK	DIMENSIONS		FOOTING REINFORCING	FOOTING TYPE
	WIDTH	THICKNESS		
WF1	24"	10"	(3) #4 CONTINUOUS	[STRIP]
WF2	12"	12"	(2) #4 CONTINUOUS	[MONO W/ SLAB]
WF3	SEE DETAIL (105)			[STRIP]
WF4	SEE DETAIL (104)			[STRIP]

SHEARWALL HOLDOWN SCHEDULE				
MARK	HOLDOWN	SHEARWALL END POST	DETAIL REFERENCE	ALTERNATE DETAIL
(2)	(2) SIMPSON HDU5 OR MST60	(2) 2X STUDS	(217)	(218)
(3)	SIMPSON HDU11 OR STHD14	(2) 2X STUDS	(110)	(111)

WALL SCHEDULE	
-HATCHING INDICATES STRUCTURAL ELEMENT CONTIGUES TO THE NEXT LEVEL (VERIFY WITH ARCHITECTURAL DRAWINGS). -SEE PLAN SCHEDULES, DETAILS, AND GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.	
TYPICAL STEM WALL	12" CONCRETE STEM WALL UP TO 4'-0" RETAINING #4 AT 24" O.C. EACH FACE VERTICAL #4 AT 16" O.C. HORIZONTAL CENTERED IN WALL.
AS SEEN ON PLANS	INDICATES-
[Hatch]	4" WOOD STUD WALL STUDS: 2X4 AT 16" O.C. (1) TRIMMER/(1) KING STUD EACH JAMB U.N.O. BEAM/ORDER POSTS: DOUBLE STUD (MIN. U.N.O.) SHEARWALL ENDPOTS: DOUBLE STUD (MIN. U.N.O.)
[Hatch]	6" WOOD STUD WALL STUDS: 2X6 AT 16" O.C. (1) TRIMMER/(1) KING STUD EACH JAMB U.N.O. BEAM/ORDER POSTS: DOUBLE STUD (MIN. U.N.O.) SHEARWALL ENDPOTS: DOUBLE STUD (MIN. U.N.O.)
[Hatch]	EXISTING MASONRY WALL.
[Hatch]	EXISTING 4" STUD WALL.
[Hatch]	EXISTING 6" STUD WALL.
FOUNDATION PLAN NOTES	
1. VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.	
2. FOR LOCATION OF DETAILS SEE SHEET INDEX ON SHEET S1.	
3. ALL SCHEDULED MARK DESIGNATIONS MAY NOT NECESSARILY BE FOUND ON THIS PLAN. SCHEDULES ARE TYPICAL TO THIS PROJECT.	
4. THE DEPTH OF FOOTING DIMENSION INDICATED IN THE G.S.N. IS A MINIMUM. FOUNDATION CONTRACTOR SHALL COORDINATE WITH THE SOILS REPORT AND OTHER TRADES TO INSURE THAT THESE MINIMUMS ARE SUFFICIENT FOR THE WORK. SEE TYPICAL DETAILS FOR ADDITIONAL REQUIREMENTS.	
5. WF1, WF2, ETC. - AS SHOWN ON PLAN INDICATES A CONTINUOUS WALL FOOTING. SEE WALL FOOTING SCHEDULE FOR ADDITIONAL INFORMATION.	
6. F1, F2, ETC. - AS SHOWN ON PLAN INDICATES A CONCRETE FOOTING. SEE FOOTING SCHEDULE FOR ADDITIONAL INFORMATION.	
7. W1, W2, ETC. - AS SHOWN ON PLAN INDICATES WALL REINFORCING. SEE WALL REINFORCING SCHEDULE FOR ADDITIONAL INFORMATION.	
8. MCI, MC2, ETC. - AS SHOWN ON PLAN INDICATES A MASONRY COLUMN. SEE MASONRY COLUMN SCHEDULE FOR ADDITIONAL INFORMATION.	
9. (1) (2) - AS SHOWN ON PLAN INDICATES A SHEARWALL HOLDOWN. SEE HOLDOWN SCHEDULES AND DETAILS FOR ADDITIONAL INFORMATION.	
10. (E)WF - AS SHOWN ON PLAN INDICATES AN EXISTING WALL FOOTING.	
11. CCJ - AS SHOWN ON PLAN INDICATES LOCATION OF EITHER A KEYED OR A SAW CUT CONTROL JOINT IN THE SLAB ON GRADE AT CONTRACTOR'S OPTION. SEE GENERAL STRUCTURAL NOTES AND DETAIL 101.	
12. VERIFY EXACT SIZE AND LOCATION OF DEPRESSED AND/OR RAISED SLABS WITH ARCHITECTURAL DRAWINGS.	
13. FOR SIDEWALK AND LANDING LOCATIONS, SEE ARCHITECTURAL DRAWINGS.	
PLAN KEYNOTES	
(X)	
1. NOTCHED 2x12'S FOR STAIR TREADS AND RISERS.	
2. RAKE WALL SUPPORTING STAIR AND RAILING.	
3. FILL IN EXISTING OPENING WITH WOOD FRAMING (NON-STRUCTURAL).	
4. 2x12 STAIR STRINGER (NO NOTCHING PERMITTED).	
5. ATTACHED EACH END OF BEAM, B10, TO THE MASONRY COLUMNS WITH SIMPSON HUC140 TYPE HANGERS WITH (14) 1/2"x2 1/2" TITEN TURBO SCREWS.	



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

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.



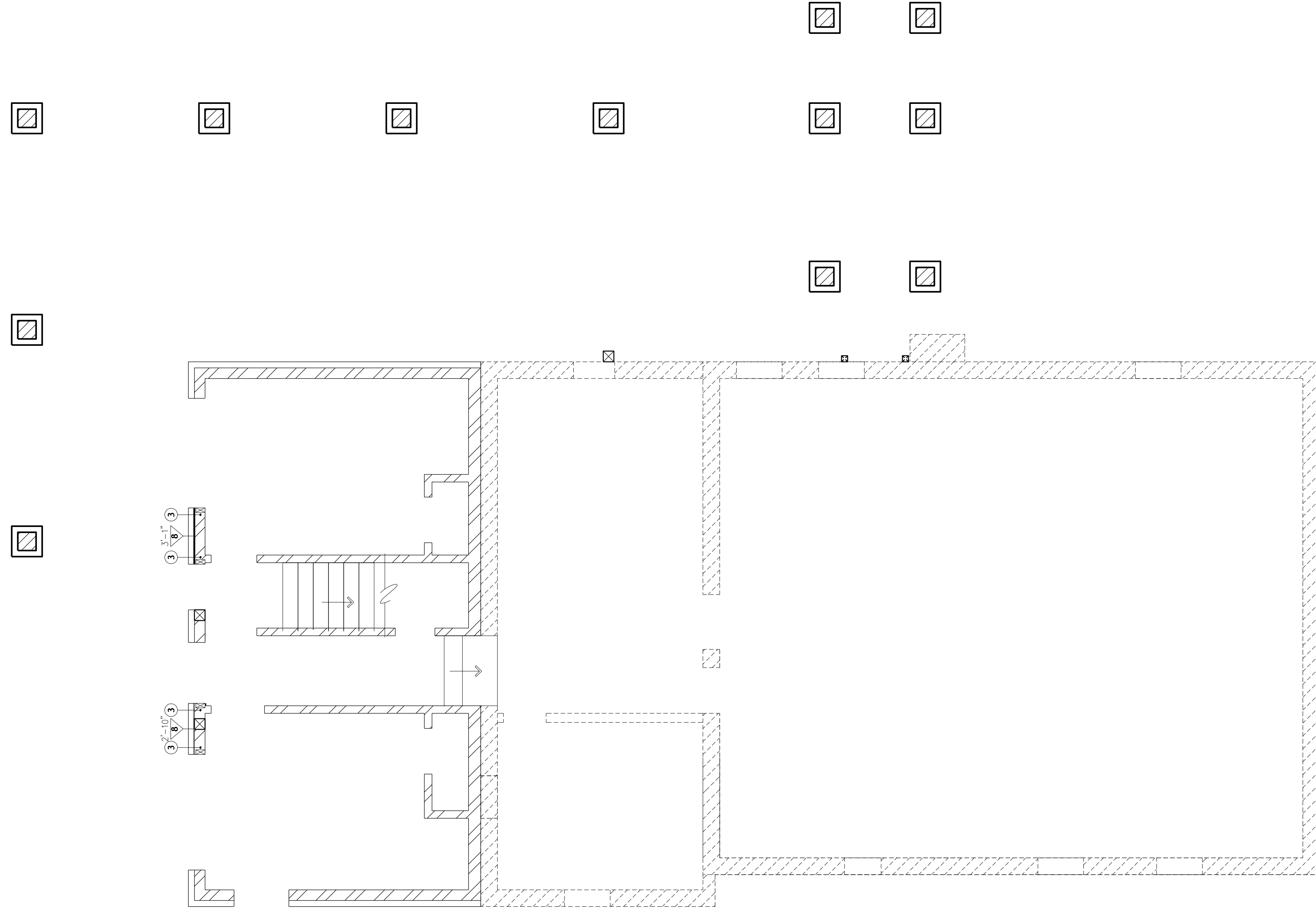
W. Alan Kenson & Associates, P.C.
 ARCHITECTURE & PLANNING
 P.O. Box 11593
 Prescott, AZ 86304
 P 928-443-5812
 F 928-443-5815
 email: wakaarchitect@gmail.com
 www.kenson-associates.com

DRAWING: FOUNDATION PLAN
PROJECT: Vakula Residence Addition
 226 S. Pleasant St.
 Prescott, AZ 86303
APN: 109-01-114A

DRAWN BY ASF
CHECKED BY AGK
DATE April 5th, 2023
JOB NO. 790
SHEET



Jan 10, 2024 - 10:27am



SHEARWALL HOLDOWN FASTENERS		
HOLDOWN	HOLDOWN CONNECTS TO STRUCTURE BELOW WITH:	HOLDOWN CONNECTS TO SHEARWALL ENDOPOST WITH:
(2) SIMPSON HDU4	3/8" THREADED ROD	(10) 1/4"x2.5" SDS SCREWS
(2) SIMPSON HDU5	3/8" THREADED ROD	(14) 1/4"x2.5" SDS SCREWS
SIMPSON HDU11	16" LONG 1" THREADED ROD ANCHOR WITH DBL NUT AT BOTTOM	(30) 1/4"x2.5" SDS SCREWS
SIMPSON MST48	(23) 16d SINKERS	(23) 16d SINKERS
SIMPSON MST60	(28) 16d SINKERS	(28) 16d SINKERS
SIMPSON STHD14	CAST-IN-PLACE SIMPSON	(30) 16d SINKERS

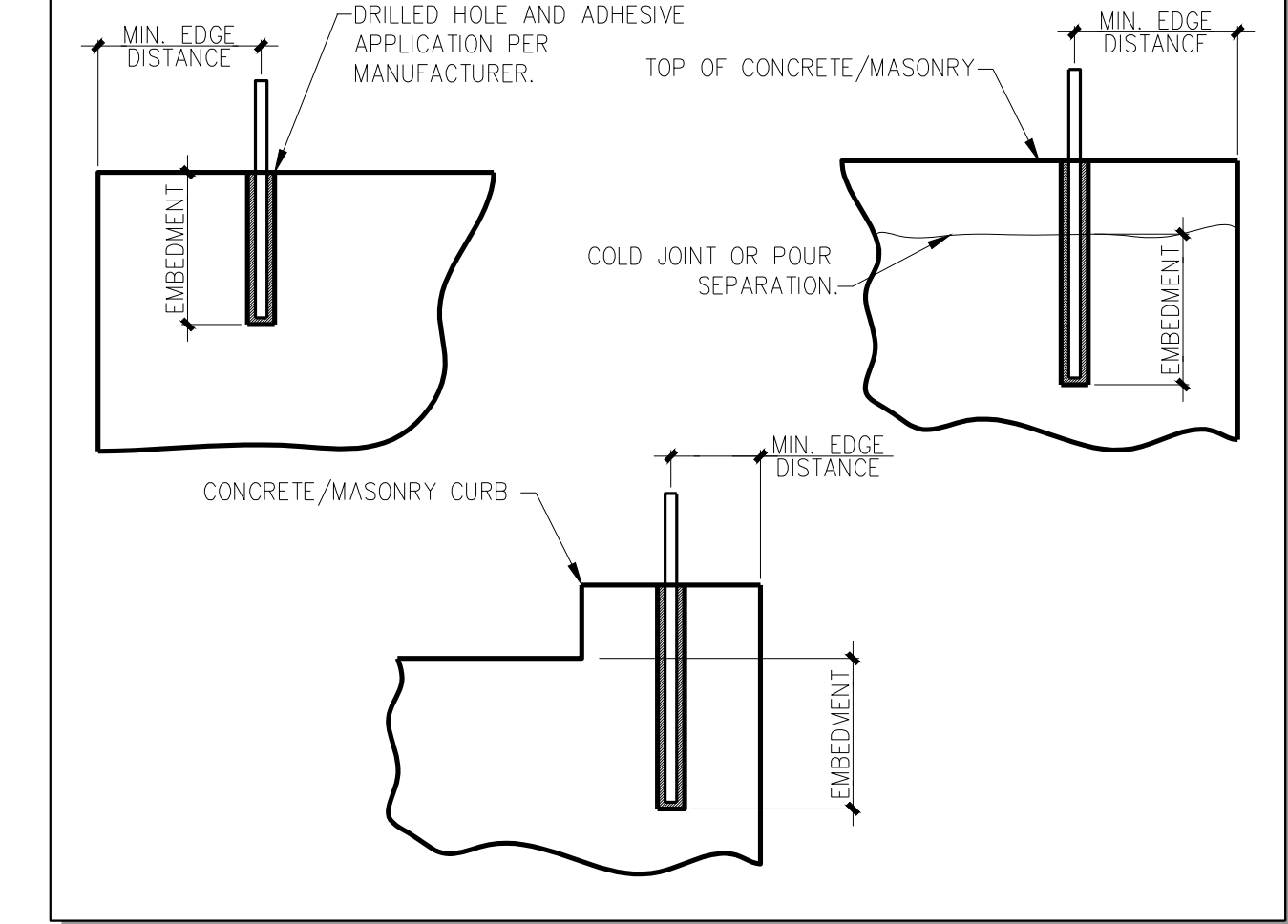
SHEARWALL HOLDOWN SCHEDULE				
MARK	HOLDOWN	SHEARWALL END POST	DETAIL REFERENCE	ALTERNATE DETAIL
1	(2) SIMPSON HDU4 OR MST48	(2) 2X STUDS	217	218
2	(2) SIMPSON HDU5 OR MST60	(2) 2X STUDS	217	218
3	SIMPSON HDU11 OR STHD14	(2) 2X STUDS	110	111

SHEARWALL SCHEDULE (ALL EXTERIOR WALLS ARE 5' UNLESS NOTED OTHERWISE)				
NOTES:				
1. SHEARWALL TYPES LISTED BELOW ARE NOT JOB SPECIFIC. SOME TYPES MAY NOT BE USED ON PLANS.				
2. BLOCK ALL PANEL EDGES WHERE INDICATED ON SCHEDULE. EDGE NAIL SHEATHING AT BLOCKED EDGES.				
3. FRAMING MEMBER SUPPORTING MATERIAL SHALL BE SPACED AT 16" ON CENTER MAXIMUM.				
4. ANCHOR BOLTS TO FOUNDATION SHALL BE 10 LONG AND SHALL BE EMBEDDED 7 INCHES INTO CONCRETE. EXPANSION BOLTS OR SHOT PINS MAY BE USED AT INTERIOR WALLS (AWAY FROM EDGE OF SLAB OR SLAB STEPDOWN) PER SUPPLEMENTAL INSTRUCTIONS.				
5. A MINIMUM OF 2 ANCHOR BOLTS SHALL BE USED ON EACH BASE PLATE PIECE. PROVIDE 1 ANCHOR BOLT MINIMUM WITHIN 9 INCHES OF EACH END OF EACH PIECE.				
6. PROVIDE CONTINUOUS DOUBLE 2X PLATE TOP PLATE AT ALL SHEAR WALLS AND EXTERIOR WALLS. UNLESS NOTED OTHERWISE, LAP SPICE TOP PLATE A MINIMUM OF 6'-0" WITH 16d NAILS STAGGERED AT 4" ON CENTER (18-16d NAILS TOTAL BETWEEN SPICE JOINTS).				
7. PROVIDE FULL HEIGHT DOUBLE STUDS AT ENDS OF SHEAR WALLS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS.				
8. ELEVATED SHEAR WALLS TO BE FRAMED OVER DOUBLE JOIST OR SOLID BLOCKING UNLESS NOTED OTHERWISE.				
9. "L=P.P." DESIGNATES LENGTH OF SHEARWALL (±3").				
MARK	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING	BOTTOM PLATE ATTACHMENT
1 L=P.P.	1/2" GYPBOARD (UNBLOCKED) ONE SIDE OF WALL	5d COOLER AT 7" O.C. OR #6 SCREWS AT 6" O.C.	5d COOLER AT 7" O.C. OR #6 SCREWS AT 12" O.C.	CONCRETE: 1/2" A.B. AT 72" O.C. WOOD: 16d AT 16" O.C.
2 L=P.P.	3/8" GYPBOARD (UNBLOCKED) ONE SIDE OF WALL	5d COOLER AT 7" O.C. OR #6 SCREWS AT 6" O.C.	5d COOLER AT 7" O.C. OR #6 SCREWS AT 12" O.C.	CONCRETE: 1/2" A.B. AT 72" O.C. WOOD: 16d AT 12" O.C.
3 L=P.P.	1 BOTH SIDES	5d COOLER AT 7" O.C. OR #6 SCREWS AT 6" O.C.	5d COOLER AT 7" O.C. OR #6 SCREWS AT 12" O.C.	CONCRETE: 1/2" A.B. AT 48" O.C. WOOD: 16d AT 8" O.C.
4 L=P.P.	1 ONE SIDE 2 OTHER SIDE	SEE ABOVE	SEE ABOVE	CONCRETE: 1/2" A.B. AT 36" O.C. WOOD: 16d AT 6" O.C.
5 L=P.P.	1/2" OR 3/8" PLYWOOD OR OSB (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 6" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" A.B. AT 36" O.C. WOOD: 16d AT 6" O.C.
6 L=P.P.	1/2" OR 3/8" PLYWOOD OR OSB (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 4" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" A.B. AT 24" O.C. WOOD: 16d AT 4" O.C.
7 L=P.P.	1/2" OR 3/8" PLYWOOD OR OSB (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 3" O.C.	8d COMMON AT 12" O.C.	CONCRETE: 1/2" A.B. AT 18" O.C. WOOD: 16d AT 3" O.C.
8 L=P.P.	1/2" OR 3/8" PLYWOOD OR OSB (BLOCKED) ONE SIDE OF WALL 3X STUDS/BLOCKING AT ADJOINING PANEL EDGES. 3X BOTTOM PLATE.	10d COMMON AT 3" O.C. STAGGER AT ADJOINING PANEL EDGES	10d COMMON AT 12" O.C.	CONCRETE: 1/2" A.B. AT 23" O.C. WOOD: 3/8" X 6" LONG LAG SCREWS AT 8" O.C.

ALTERNATE EPOXY ANCHOR SCHEDULE			
SPECIFIED ANCHOR	ALTERNATE ANCHOR	DRILLED HOLE	MINIMUM EDGE DISTANCE
16" LONG 1" THREADED ROD ANCHOR WITH DBL NUT AT BOTTOM	16" LONG 1" GR36 THREADED ROD	1 1/8" X 13" DEEP	1 3/4"

SCHEDULE NOTES:

- CLEAN ALL DRILLED HOLES WITH COMPRESSED AIR.
- CONCRETE: USE HILTI HIT-RE 500-SD ADHESIVE (ESR-2322) OR SIMPSON SET-3G (ESR-4057). MASONRY: USE SIMPSON "SET" ADHESIVE (ESR-1772).
- INSTALL ALL SYSTEMS ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
- DO NOT PLACE ALL-THREAD ROD WITHIN MINIMUM EDGE DISTANCE TO FREE EDGE OF CONCRETE OR ADJACENT BOLTS.

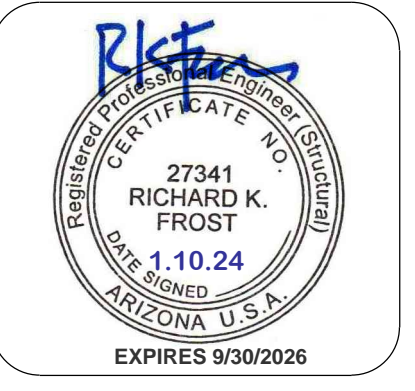


SHEARWALL PLAN - LOWER

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

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.



W. Alan Kenson & Associates, P.C.
 ARCHITECTURE & PLANNING
 P.O. Box 11593
 Prescott, AZ 86304
 P 928-443-5812
 F 928-443-5815
 email: wakaarchitect@gmail.com
 www.kenson-associates.com

DRAWING: SHEARWALL PLAN - LOWER
PROJECT: Vakula Residence Addition
 226 S. Pleasant St.
 Prescott, AZ 86303
APN: 109-01-114A

DRAWN BY ASF
CHECKED BY AGK
DATE April 5th, 2023
JOB NO. 790
SHEET

S2.1

SHEARWALL HOLDOWN SCHEDULE				
MARK	HOLDOWN	SHEARWALL END POST	DETAIL REFERENCE	ALTERNATE DETAIL
1	(2) SIMPSON HDU4 OR MST48	(2) 2X STUDS	217	218
2	(2) SIMPSON HDU5 OR MST60	(2) 2X STUDS	217	218
3	SIMPSON HDU11 OR STD14	(2) 2X STUDS	110	111

MASONRY COLUMN (MC) SCHEDULE				
MARK	SIZE	REINFORCING		REMARKS
		VERTICAL	HORIZONTAL	
MC1	12"x12"	(4) #5	#2 AT 8" O.C.	---

CONCRETE FOOTING (F) SCHEDULE					
MARK	DIMENSIONS			FOOTING REINFORCING	REMARKS
	LENGTH	WIDTH	THICKNESS		
F1	3'-6"	3'-6"	10"	(7) #4 EACH WAY	---
F2	SEE PLAN	10"		#4 AT 6" O.C. EACH WAY	---
F3	2'-0"	2'-0"	10"	(4) #4 EACH WAY	---

LEDGER (L) SCHEDULE		
MARK	SIZE	CONNECTION
L1	2X10	(2) SIMPSON TIMBER-HEX SCREWS AT 32" O.C.
L2	2X10	(3) SIMPSON TIMBER-HEX SCREWS AT 16" O.C.
L3	2X10	(2) 3/8"Ø X 2 1/2" LONG TAPCON SCREWS AT 24" O.C.

FLOOR JOIST (FJ) SCHEDULE		
MARK	JOIST	REMARKS
FJ1	2X12 AT 16" O.C.	---

DECK JOIST (DJ) SCHEDULE		
MARK	JOIST	REMARKS
DJ1	2X10 AT 16" O.C.	---

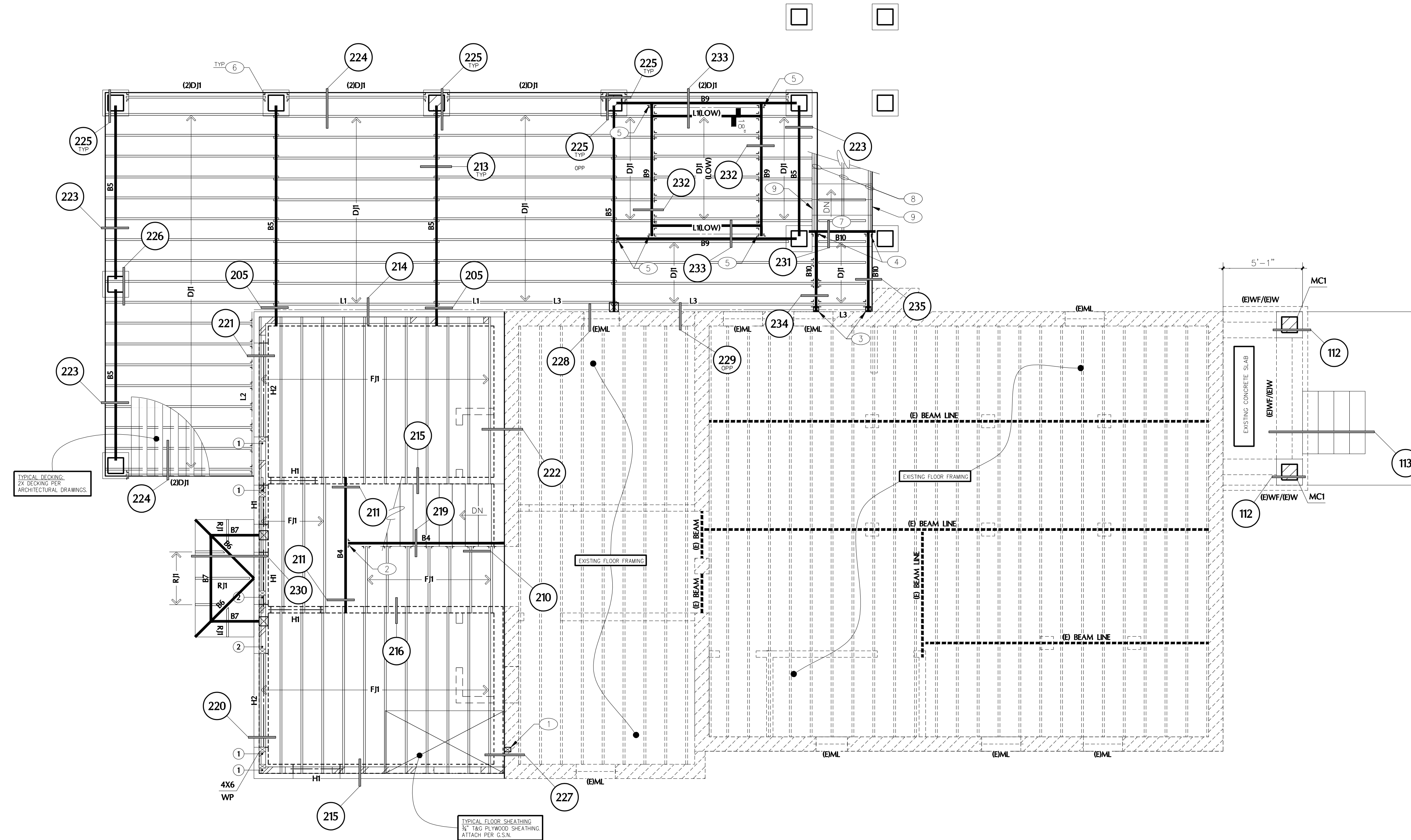
BEAM (B) SCHEDULE		
MARK	SIZE	CAMBER
B1	4x6 DF#2	---
B2	4x8 DF#2	---
B3	5 1/2"x9" GLB	STD.
B4	4x12 DF#2	---
B5	5 1/2"x12" GLB	STD.
B6	2x6 DF#2	---
B7	4x4 DF#2	---
B8	3 1/2"x15" GLB	STD.
B9	3 1/2"x18" GLB	STD.
B10	4x10 DF#2	---

HEADER (H) SCHEDULE		
MARK	SIZE	REMARKS
H1	(2) 2X6	OR 4X6
H2	(2) 2X8	OR 4X8
H3	5 1/2"x7 1/2" GLB	24F-V4
H4	5 1/2"x7 1/2" GLB	24F-V8

ROOF JOIST (RJ) SCHEDULE		
MARK	JOIST	REMARKS
RJ1	2X6 AT 24" O.C.	---

WALL SCHEDULE	
NOTE:	SEE PLAN SCHEDULES, DETAILS AND GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
AS SHOWN ON PLANS	INDICATES-
	4" WOOD STUD WALL STUDS: 2X4 AT 16" O.C. (1) TRIMMER/(1) KING STUD EACH JAMB U.N.O. BEAM/GROER POSTS: DOUBLE STUD (MIN. U.N.O.) SHEARWALL ENDOPOSTS: DOUBLE STUD (MIN. U.N.O.)
	6" WOOD STUD WALL STUDS: 2X6 AT 16" O.C. (1) TRIMMER/(1) KING STUD EACH JAMB U.N.O. BEAM/GROER POSTS: DOUBLE STUD (MIN. U.N.O.) SHEARWALL ENDOPOSTS: DOUBLE STUD (MIN. U.N.O.)
	EXISTING MASONRY WALL.
	EXISTING 4" STUD WALL.
	EXISTING 6" STUD WALL.
	STRUCTURAL WALL BELOW (BEARING WALL, SHEARWALL, OR EXTERIOR WALL).
	NON-STRUCTURAL WALL BELOW.
FLOOR FRAMING PLAN NOTES	
1.	VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
2.	FOR LOCATION OF DETAILS SEE SHEET INDEX ON SHEET S1.
3.	ALL SCHEDULED MARK DESIGNATIONS MAY NOT NECESSARILY BE FOUND ON THIS PLAN. SCHEDULES ARE TYPICAL TO THIS PROJECT.
4.	F.J., F.Q., ETC. - AS SHOWN ON PLAN INDICATES FLOOR JOISTS. SEE FLOOR JOIST SCHEDULE FOR ADDITIONAL INFORMATION.
5.	B1, B2, ETC. - AS SHOWN ON PLAN INDICATES A BEAM. SEE BEAM SCHEDULE FOR ADDITIONAL INFORMATION.
6.	D.J., D.Q., ETC. - AS SHOWN ON PLAN INDICATES A DECK JOIST. SEE DECK JOIST SCHEDULE FOR ADDITIONAL INFORMATION.
7.	R.J., R.Q., ETC. - AS SHOWN ON PLAN INDICATES ROOF JOISTS. SEE ROOF JOIST SCHEDULE FOR ADDITIONAL INFORMATION.
8.	H1, H2, ETC. - AS SHOWN ON PLAN INDICATES A HEADER. SEE HEADER SCHEDULE FOR ADDITIONAL INFORMATION.
9.	L1, L2, ETC. - AS SHOWN ON PLAN INDICATES A LEDGER. SEE LEDGER SCHEDULE FOR ADDITIONAL INFORMATION.
10.	(E)ML - AS SHOWN ON PLAN INDICATES AN EXISTING MASONRY LINTEL.
11.	FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION.
12.	(1) (2) - AS SHOWN ON PLAN INDICATES A SHEARWALL HOLDOWN. SEE HOLDOWN SCHEDULES AND DETAILS FOR ADDITIONAL INFORMATION.

PLAN KEYNOTES	
1	4x6 DOUG FIR SELECT STRUCTURAL WOOD POST.
2	SIMPSON HU412 OR HUC412 TYPE HANGER.
3	SIMPSON LCE4 TYPE COLUMN CAP.
4	SIMPSON HUC410 TYPE HANGER WITH (14)16d NAILS TO SUPPORTING BEAM.
5	SIMPSON HGLT OR LEG3 WITH TOP FLANGE TYPE HANGER.
6	SIMPSON HUC210-2 TYPE HANGER WITH (14)3/8"x2 3/8" TITEN TURBO SCREWS TO MASONRY COLUMN.
7	ATTACHED EACH END OF BEAM, B10, TO THE MASONRY COLUMNS WITH SIMPSON HUC410 TYPE HANGERS WITH (14)3/8"x2 3/8" TITEN TURBO SCREWS.
8	NOTCHED 2x12'S FOR STAIR TREADS AND RISERS.
9	2x12 STAIR STRINGER (NO NOTCHING PERMITTED).

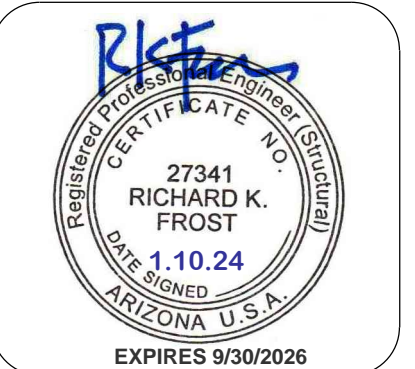


FLOOR FRAMING PLAN

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

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.



W. Alan Kenson & Associates, P.C.
 ARCHITECTURE & PLANNING
 P.O. Box 11593
 Prescott, AZ 86304
 P 928-443-5812
 F 928-443-5815
 email: wakaarchitect@gmail.com
 www.kenson-associates.com

DRAWING: FLOOR FRAMING PLAN
PROJECT: Vakula Residence Addition
 226 S. Pleasant St.
 Prescott, AZ 86303
APN: 109-01-114A

DRAWN BY	ASF
CHECKED BY	AGK
DATE	April 5th, 2023
JOB NO.	790
SHEET	



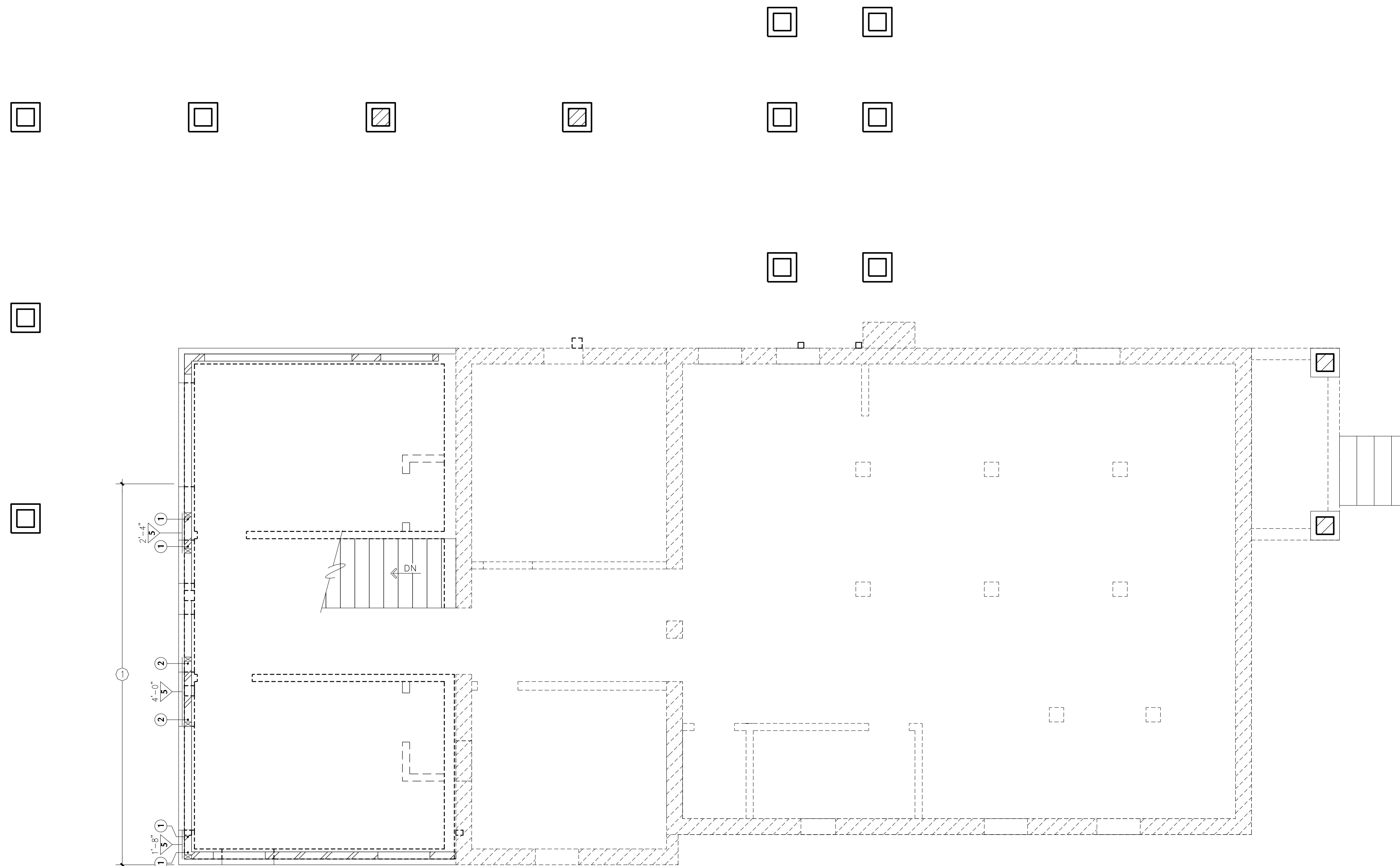
Jan 10, 2024 - 10:27am

SHEARWALL HOLDOWN SCHEDULE				
MARK	HOLDOWN	SHEARWALL END POST	DETAIL REFERENCE	ALTERNATE DETAIL
1	(2) SIMPSON HDU4 OR MST48	(2) 2X STUDS	217	218
2	(2) SIMPSON HDU5 OR MST60	(2) 2X STUDS	217	218
3	SIMPSON HDU11 OR STD14	(2) 2X STUDS	110	111

SHEARWALL SCHEDULE (ALL EXTERIOR WALLS ARE $\frac{5}{8}$ " UNLESS NOTED OTHERWISE)				
NOTES: 1. SHEARWALL TYPES LISTED BELOW ARE NOT JOB SPECIFIC. SOME TYPES MAY NOT BE USED ON PLANS. 2. BLOCK ALL PANEL EDGES WHERE INDICATED ON SCHEDULE. EDGE NAIL SHEATHING AT BLOCKED EDGES. 3. FRAMING MEMBER SUPPORTING MATERIAL SHALL BE SPACED AT 16" ON CENTER MAXIMUM. 4. ANCHOR BOLTS TO FOUNDATION SHALL BE TO LONG AND SHALL BE EMBEDDED 7 INCHES INTO CONCRETE. EXPANSION BOLTS OR SHOT PINS MAY BE USED AT INTERIOR WALLS (AWAY FROM EDGE OF SLAB OR SLAB STEPDOWN) PER SUPPLEMENTAL INSTRUCTIONS. 5. A MINIMUM OF 2 ANCHOR BOLTS SHALL BE USED ON EACH BASE PLATE PIECE. PROVIDE 1 ANCHOR BOLT MINIMUM WITHIN 9 INCHES OF EACH END OF EACH PIECE. 6. PROVIDE CONTINUOUS DOUBLE 2X PLATE TOP PLATE AT ALL SHEAR WALLS AND EXTERIOR WALLS. UNLESS NOTED OTHERWISE, LAP SPLICE TOP PLATE A MINIMUM OF 6'-0" WITH 16d NAILS STAGGERED AT 4" ON CENTER (18-16d NAILS TOTAL BETWEEN SPLICE JOINTS). 7. PROVIDE FULL HEIGHT DOUBLE STUDS AT ENDS OF SHEAR WALLS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS. 8. ELEVATED SHEAR WALLS TO BE FRAMED OVER DOUBLE JOIST OR SOLID BLOCKING UNLESS NOTED OTHERWISE. 9. "L=P.P." DESIGNATES LENGTH OF SHEARWALL (±3").				
MARK	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING	BOTTOM PLATE ATTACHMENT
1 L=P.P.	$\frac{1}{2}$ " GYPBOARD (UNBLOCKED) ONE SIDE OF WALL	5d COOLER AT 7" O.C. OR #6 SCREWS AT 6" O.C.	5d COOLER AT 7" O.C. OR #6 SCREWS AT 12" O.C.	CONCRETE: $\frac{1}{2}$ " A.B. AT 72" O.C. WOOD: 16d AT 16" O.C.
2 L=P.P.	$\frac{3}{8}$ " GYPBOARD (UNBLOCKED) ONE SIDE OF WALL	5d COOLER AT 7" O.C. OR #6 SCREWS AT 6" O.C.	5d COOLER AT 7" O.C. OR #6 SCREWS AT 12" O.C.	CONCRETE: $\frac{1}{2}$ " A.B. AT 72" O.C. WOOD: 16d AT 12" O.C.
3 L=P.P.	1 BOTH SIDES	5d COOLER AT 7" O.C. OR #6 SCREWS AT 6" O.C.	5d COOLER AT 7" O.C. OR #6 SCREWS AT 12" O.C.	CONCRETE: $\frac{1}{2}$ " A.B. AT 48" O.C. WOOD: 16d AT 8" O.C.
4 L=P.P.	1 ONE SIDE 2 OTHER SIDE	SEE ABOVE	SEE ABOVE	CONCRETE: $\frac{1}{2}$ " A.B. AT 36" O.C. WOOD: 16d AT 6" O.C.
5 L=P.P.	$\frac{1}{2}$ " OR $\frac{3}{8}$ " PLYWOOD OR OSB (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 6" O.C.	8d COMMON AT 12" O.C.	CONCRETE: $\frac{1}{2}$ " A.B. AT 36" O.C. WOOD: 16d AT 6" O.C.
6 L=P.P.	$\frac{1}{2}$ " OR $\frac{3}{8}$ " PLYWOOD OR OSB (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 4" O.C.	8d COMMON AT 12" O.C.	CONCRETE: $\frac{1}{2}$ " A.B. AT 24" O.C. WOOD: 16d AT 4" O.C.
7 L=P.P.	$\frac{1}{2}$ " OR $\frac{3}{8}$ " PLYWOOD OR OSB (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 3" O.C.	8d COMMON AT 12" O.C.	CONCRETE: $\frac{1}{2}$ " A.B. AT 18" O.C. WOOD: 16d AT 3" O.C.
8 L=P.P.	$\frac{1}{2}$ " OR $\frac{3}{8}$ " PLYWOOD OR OSB (BLOCKED) ONE SIDE OF WALL 3X STUDS/BLOCKING AT ADJOINING PANEL EDGES. 3X BOTTOM PLATE.	10d COMMON AT 3" O.C. STAGGER AT ADJOINING PANEL EDGES	10d COMMON AT 12" O.C.	CONCRETE: $\frac{1}{2}$ " A.B. AT 16" O.C. WOOD: $\frac{3}{8}$ " X 6" LONG LAG SCREWS AT 8" O.C.

SHEARWALL HOLDOWN FASTENERS		
HOLDOWN	HOLDOWN CONNECTS TO STRUCTURE BELOW WITH:	HOLDOWN CONNECTS TO SHEARWALL ENDOPOST WITH:
(2) SIMPSON HDU4	$\frac{3}{8}$ " THREADED ROD	(10) $\frac{1}{2}$ "x2.5" SDS SCREWS
(2) SIMPSON HDU5	$\frac{3}{8}$ " THREADED ROD	(14) $\frac{1}{2}$ "x2.5" SDS SCREWS
SIMPSON HDU11	16" LONG 1" THREADED ROD ANCHOR WITH OBL NUT AT BOTTOM	(30) $\frac{1}{2}$ "x2.5" SDS SCREWS
SIMPSON MST48	(23) 16d SINKERS	(23) 16d SINKERS
SIMPSON MST60	(28) 16d SINKERS	(28) 16d SINKERS
SIMPSON STD14	CAST-IN-PLACE SIMPSON	(30) 16d SINKERS

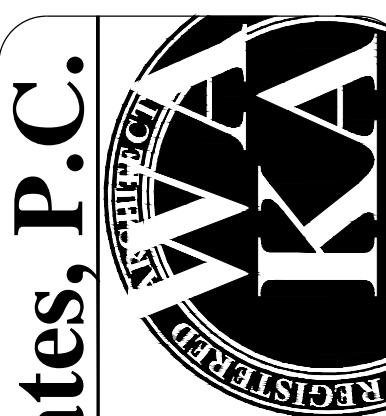
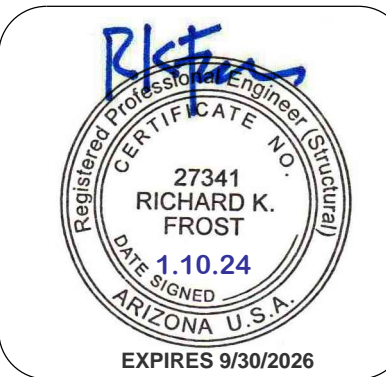
PLAN KEYNOTES	
1	SOLID 3X BLOCKING OR 4X BLOCKING WITH SIMPSON CMT16 TYPE STRAP AT THE BOTTOM OF THE HEADERS TO THE END OF THE WALL.



SHEARWALL PLAN - UPPER
SCALE: 1/4" = 1'-0"

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.



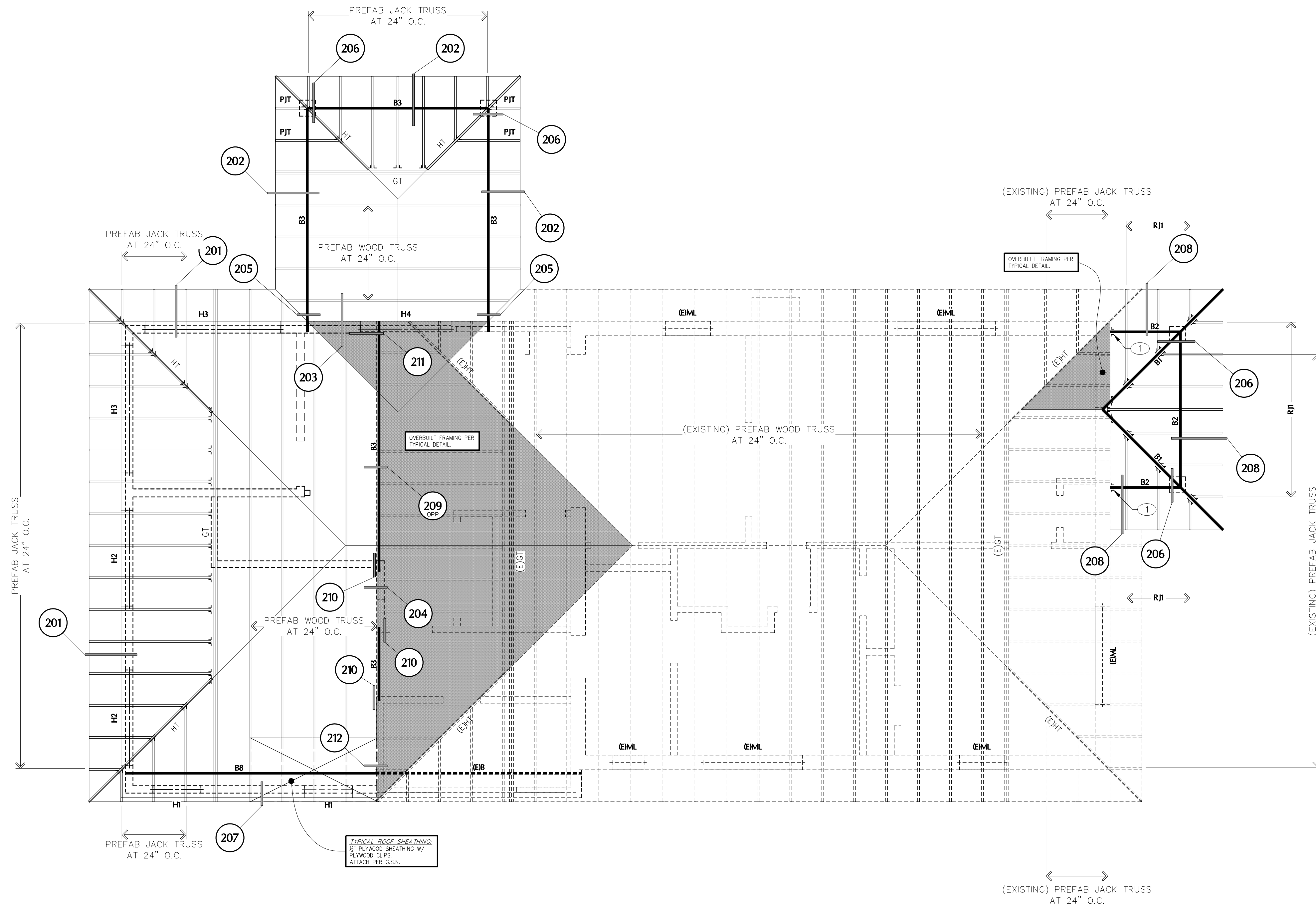
W. Alan Kenson & Associates, P.C.
 P 928-443-5812 P.O. Box 11593
 F 928-443-5815 Prescott, AZ 86304
 email: wakaarchitect@gmail.com
 www.kenson-associates.com
ARCHITECTURE & PLANNING

DRAWING: SHEARWALL PLAN - UPPER
PROJECT: Vakula Residence Addition
 226 S. Pleasant St.
 Prescott, AZ 86303
APN: 109-01-114A

DRAWN BY: ASF
CHECKED BY: AGK
DATE: April 5th, 2023
JOB NO.: 790
SHEET:

S3.1

Jan 10, 2024 - 10:27am



ROOF FRAMING PLAN

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

BEAM (B) SCHEDULE		
MARK	SIZE	CAMBER
B1	4x6 DF#2	---
B2	4x8 DF#2	---
B3	5 1/2"x9" GLB	STD.
B4	4x12 DF#2	---
B5	5 1/2"x12" GLB	STD.
B6	2x6 DF#2	---
B7	4x4 DF#2	---
B8	3 1/2"x15" GLB	STD.
B9	3 1/2"x18" GLB	STD.
B10	4x10 DF#2	---

HEADER (H) SCHEDULE		
MARK	SIZE	REMARKS
H1	(2) 2X6	OR 4X6
H2	(2) 2X8	OR 4X8
H3	5 1/2"x7 1/2" GLB	24F-V4
H4	5 1/2"x7 1/2" GLB	24F-V8

ROOF JOIST (R) SCHEDULE		
MARK	JOIST	REMARKS
RJ1	2X6 AT 24" O.C.	---

WALL SCHEDULE

NOTE: SEE PLAN SCHEDULES, DETAILS AND GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.

AS SHOWN ON PLANS INDICATES-

STRUCTURAL WALL BELOW (BEARING WALL, SHEARWALL, OR EXTERIOR WALL).

NON-STRUCTURAL WALL BELOW.

ROOF FRAMING PLAN NOTES

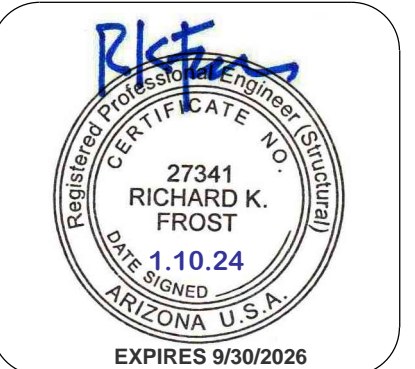
- VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
- FOR LOCATION OF DETAILS SEE SHEET INDEX ON SHEET S1.
- ALL SCHEDULED MARK DESIGNATIONS MAY NOT NECESSARILY BE FOUND ON THIS PLAN. SCHEDULES ARE TYPICAL TO THIS PROJECT.
- B1, B2, ETC. - AS SHOWN ON PLAN INDICATES A BEAM. SEE BEAM SCHEDULE FOR ADDITIONAL INFORMATION.
- RJ1, RJ2, ETC. - AS SHOWN ON PLAN INDICATES ROOF JOISTS. SEE ROOF JOIST SCHEDULE FOR ADDITIONAL INFORMATION.
- H1, H2, ETC. - AS SHOWN ON PLAN INDICATES A HEADER. SEE HEADER SCHEDULE FOR ADDITIONAL INFORMATION.
- GT - AS SHOWN ON PLAN INDICATES A PREFAB GIRD TRUSS.
- HT - AS SHOWN ON PLAN INDICATES A PREFAB HIP TRUSS.
- (E)ML - AS SHOWN ON PLAN INDICATES AN EXISTING MASONRY Lintel.
- (E)JT - AS SHOWN ON PLAN INDICATES AN EXISTING PREFAB GIRD TRUSS.
- (E)HT - AS SHOWN ON PLAN INDICATES AN EXISTING PREFAB HIP TRUSS.
- FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION.

PLAN KEYNOTES

1 SIMPSON HUC48 WITH 1/2"x2 1/2" TITEN TURBO SCREWS.

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.



W. Alan Kenson & Associates, P.C.

P 928-443-5812 P.O. Box 11593
 F 928-443-5815 Prescott, AZ 86304
 email: wakaarchitect@gmail.com
 www.kenson-associates.com

ARCHITECTURE & PLANNING

DRAWING: ROOF FRAMING PLAN

PROJECT: Vakula Residence Addition
 226 S. Pleasant St.
 Prescott, AZ 86303

APN: 109-01-114A

DRAWN BY: ASF
 CHECKED BY: AGK
 DATE: April 5th, 2023
 JOB NO.: 790
 SHEET

S3.2

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C. and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.

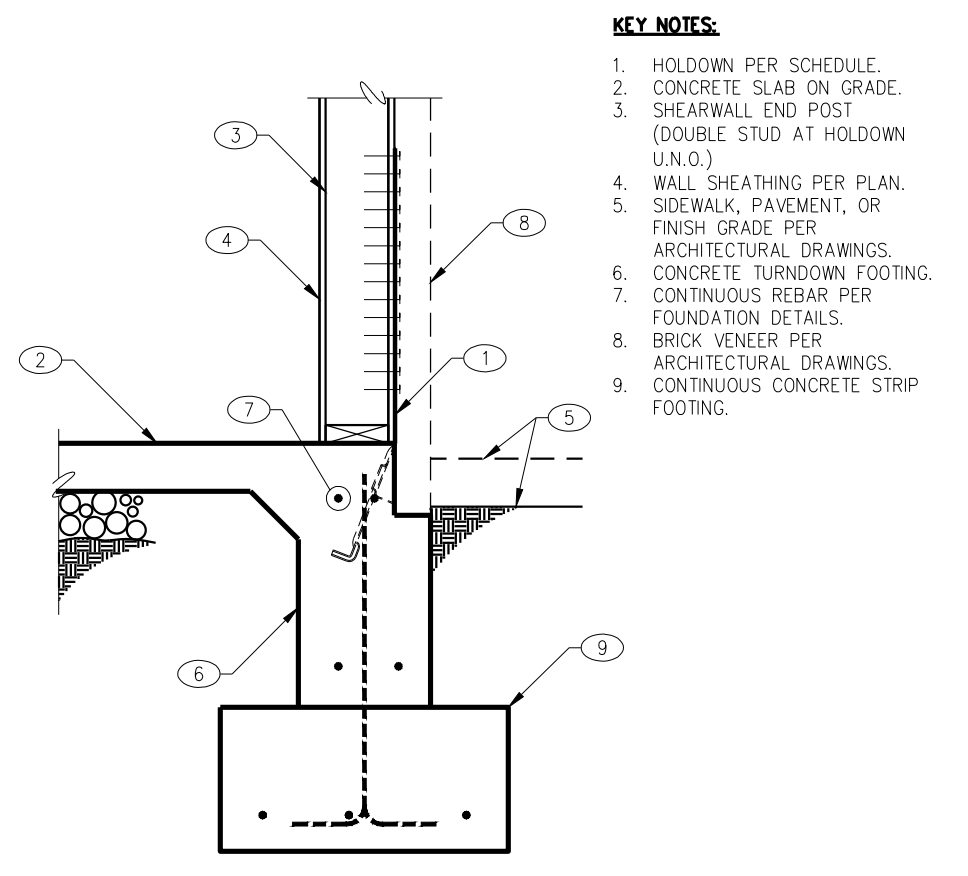


W. Alan Kenson & Associates, P.C.
 ARCHITECTURE & PLANNING
 P.O. Box 11593
 Prescott, AZ 86304
 P 928-443-5812
 F 928-443-5815
 email: wakaarchitect@gmail.com
 www.wkenson-associates.com

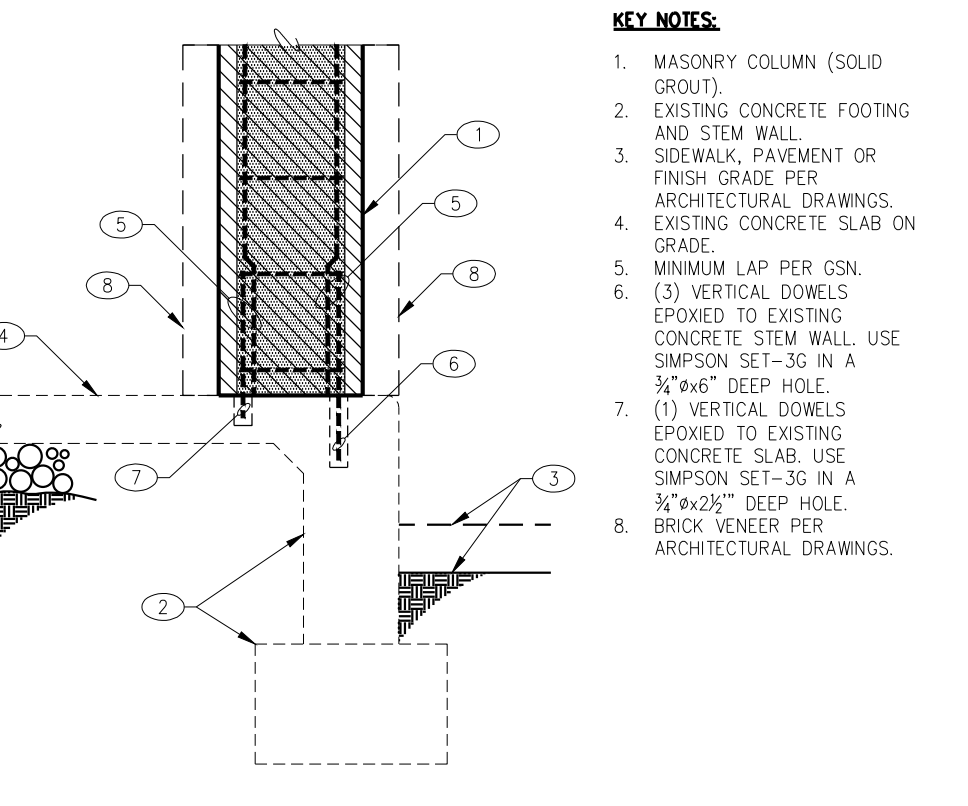
DRAWING: FOUNDATION DETAILS
PROJECT: Vakula Residence Addition
 226 S. Pleasant St.
 Prescott, AZ 86303
APN: 109-01-114A

DRAWN BY: ASF
 CHECKED BY: AGK
 DATE: April 5th, 2023
 JOB NO.: 790
 SHEET

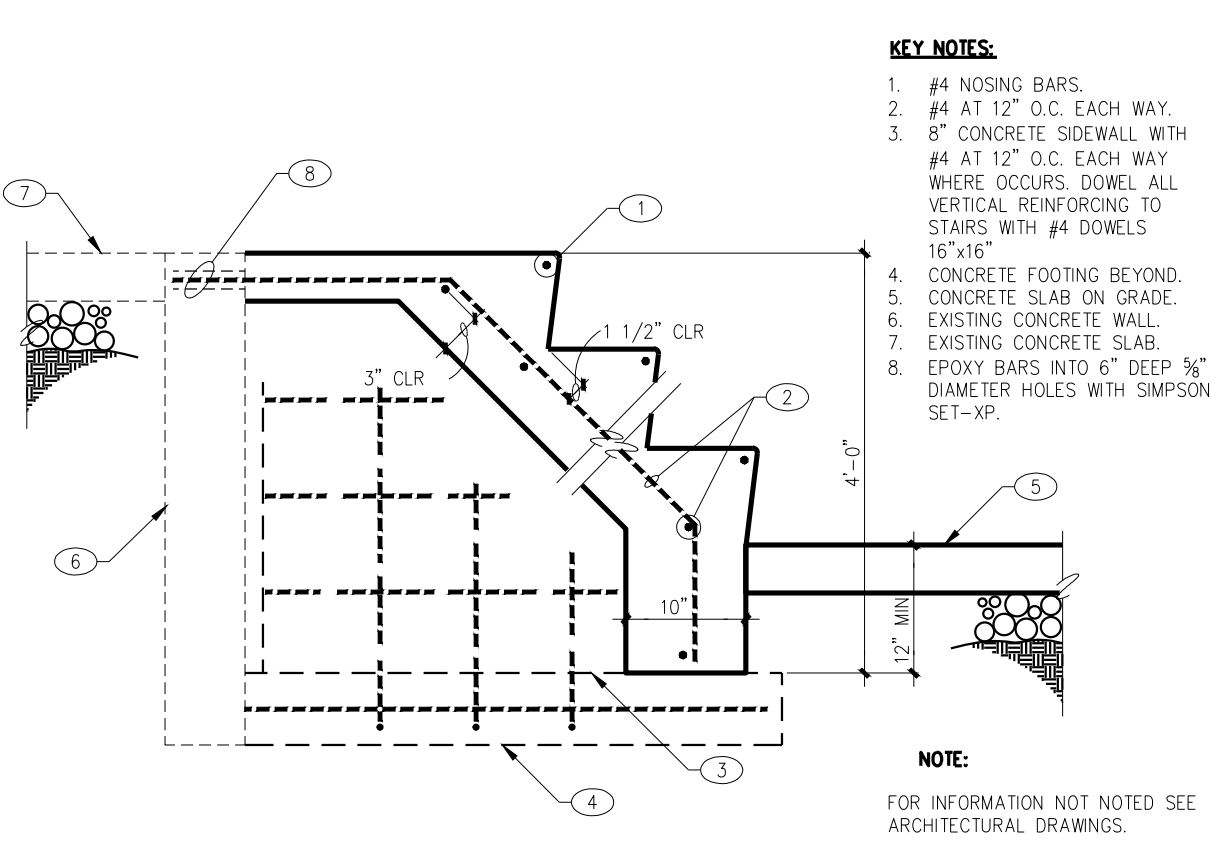
S4



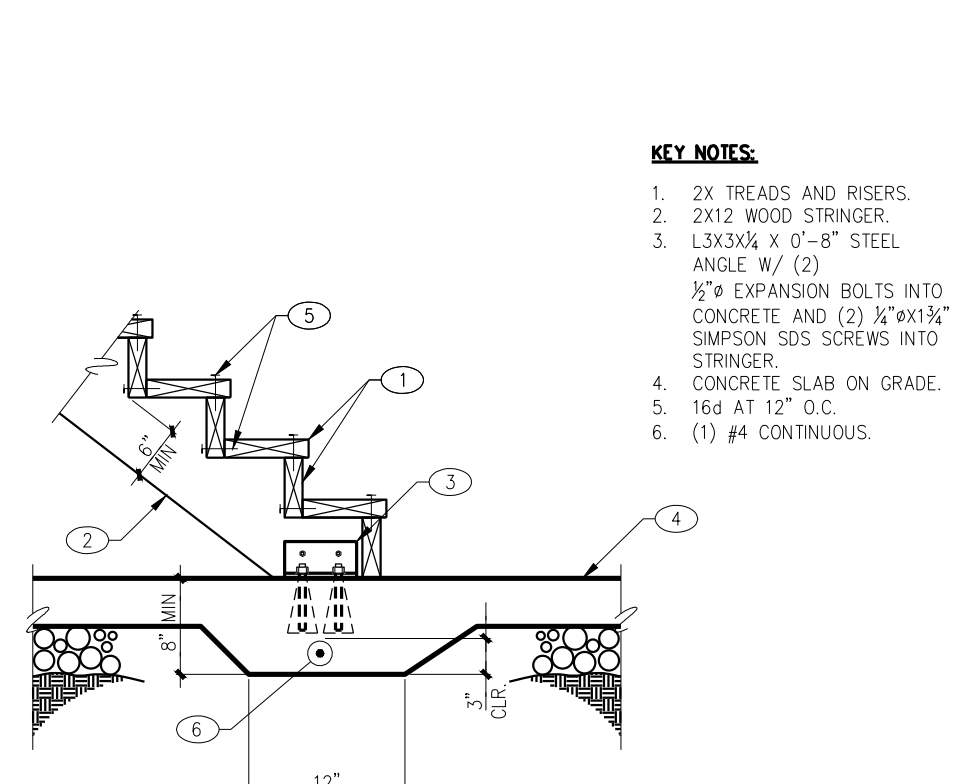
111 "STRAP" TYPE HOLDOWN AT CONCRETE FOUNDATION
 04-HD0301 NO SCALE



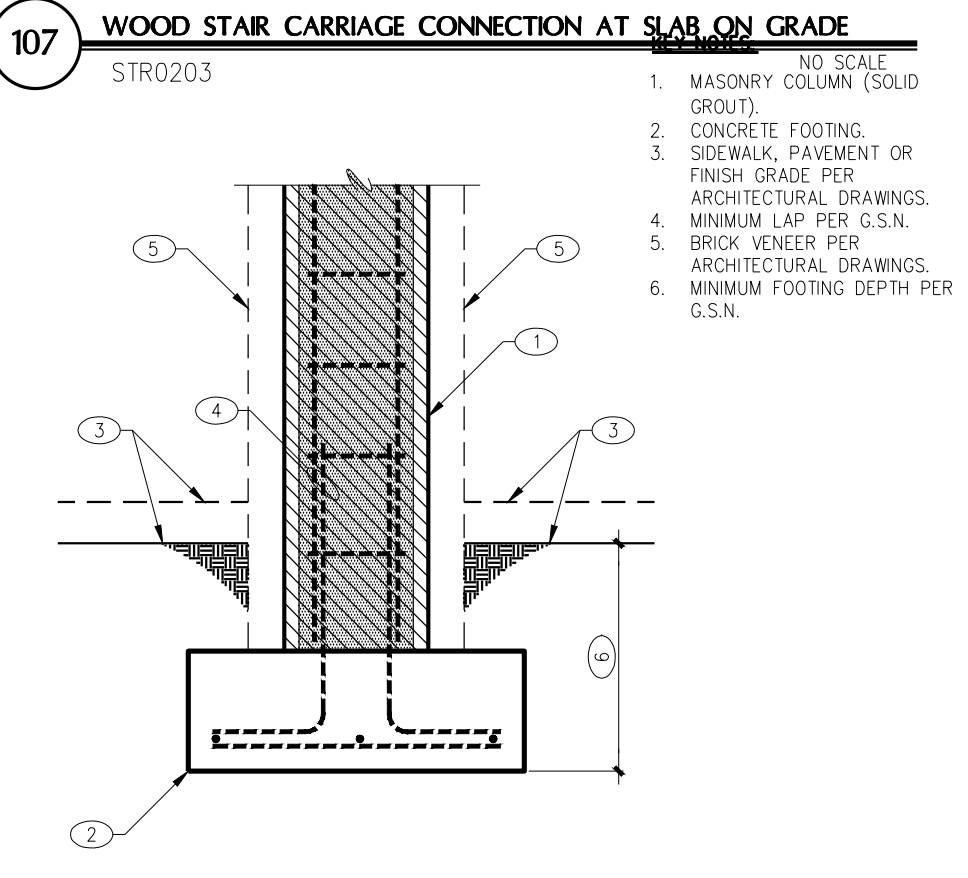
112 MASONRY COLUMN AT EXISTING CONCRETE FOOTING
 SKETCH NO SCALE



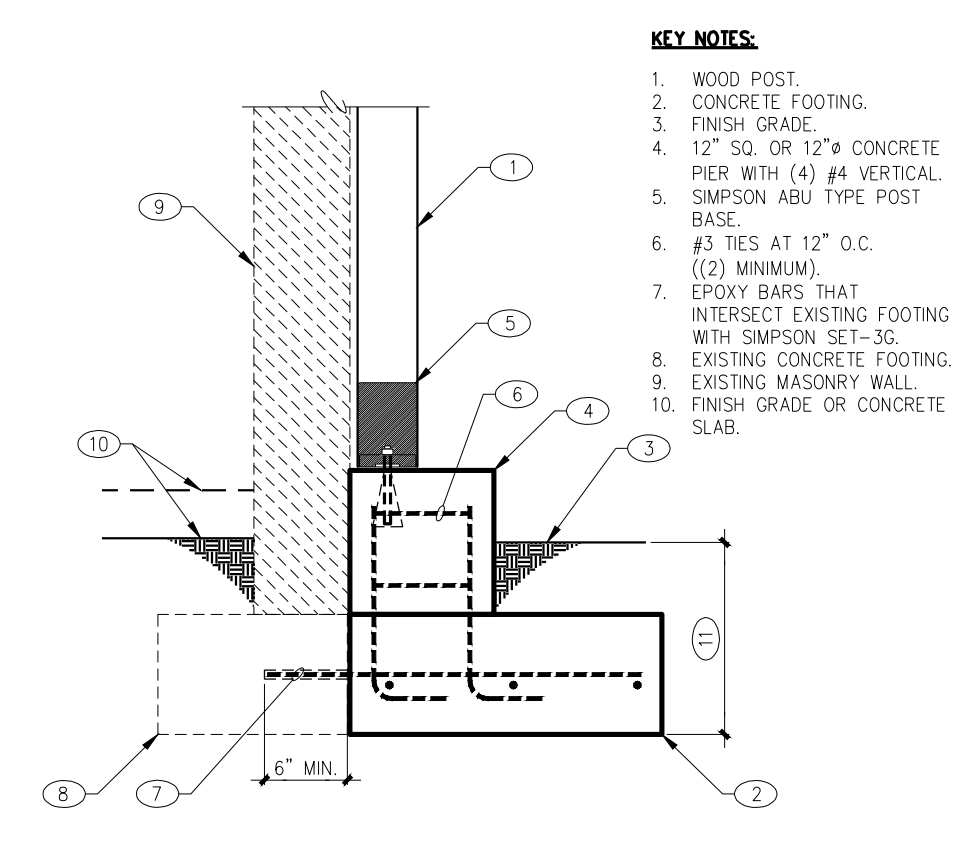
113 TYPICAL CONCRETE STAIRS ON GRADE
 03-CS0501 NO SCALE



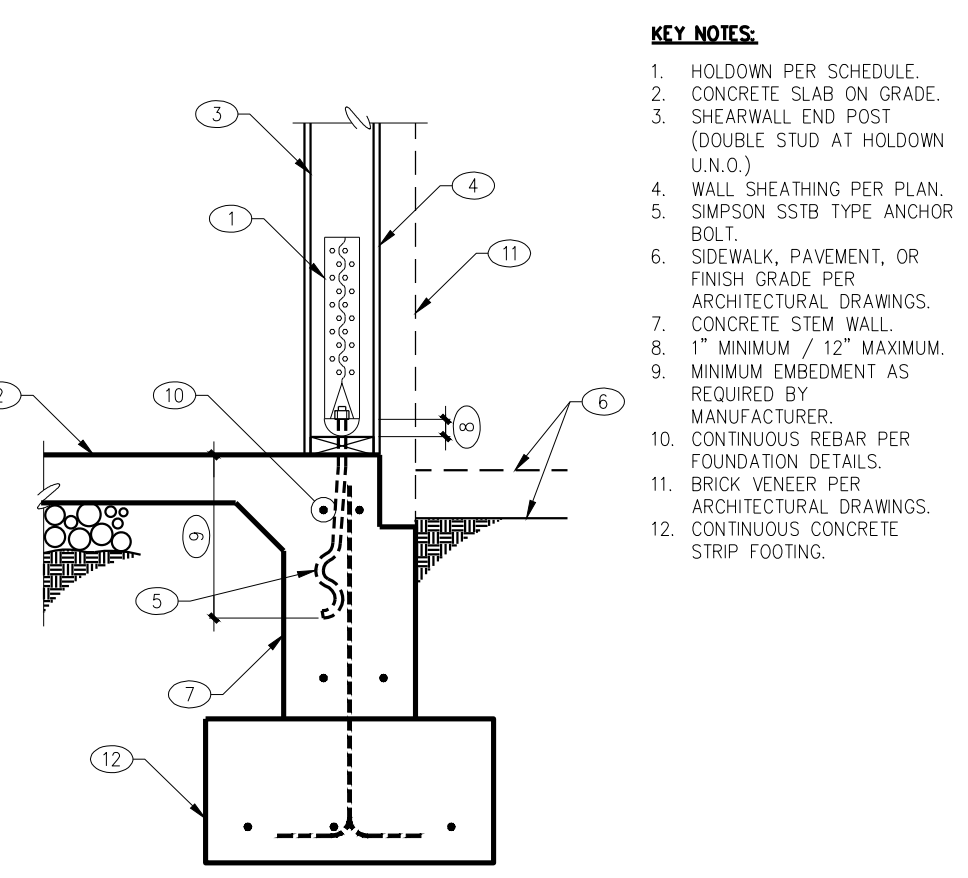
107 WOOD STAR CARRIAGE CONNECTION AT SLAB ON GRADE
 STRO203 NO SCALE



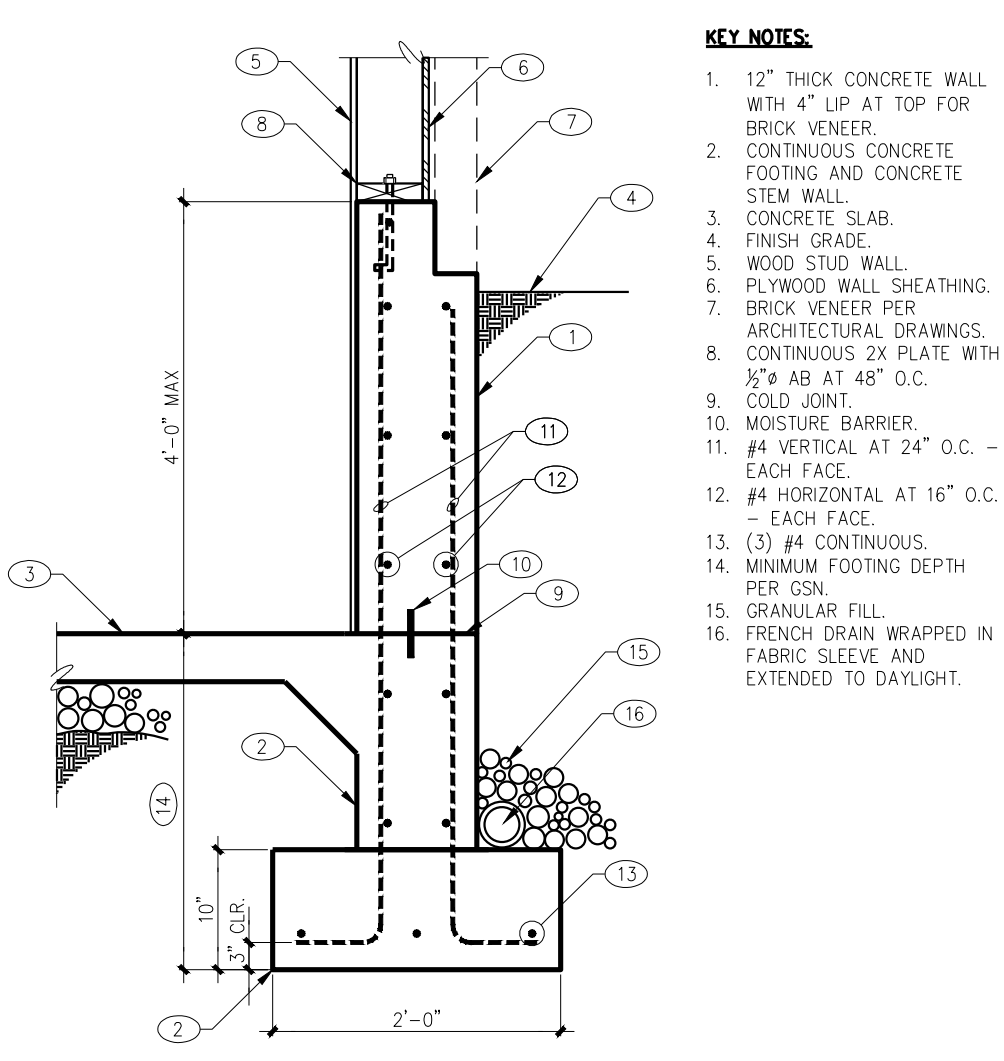
108 MASONRY COLUMN AT CONCRETE FOOTING
 03-MC-CF0401 NO SCALE



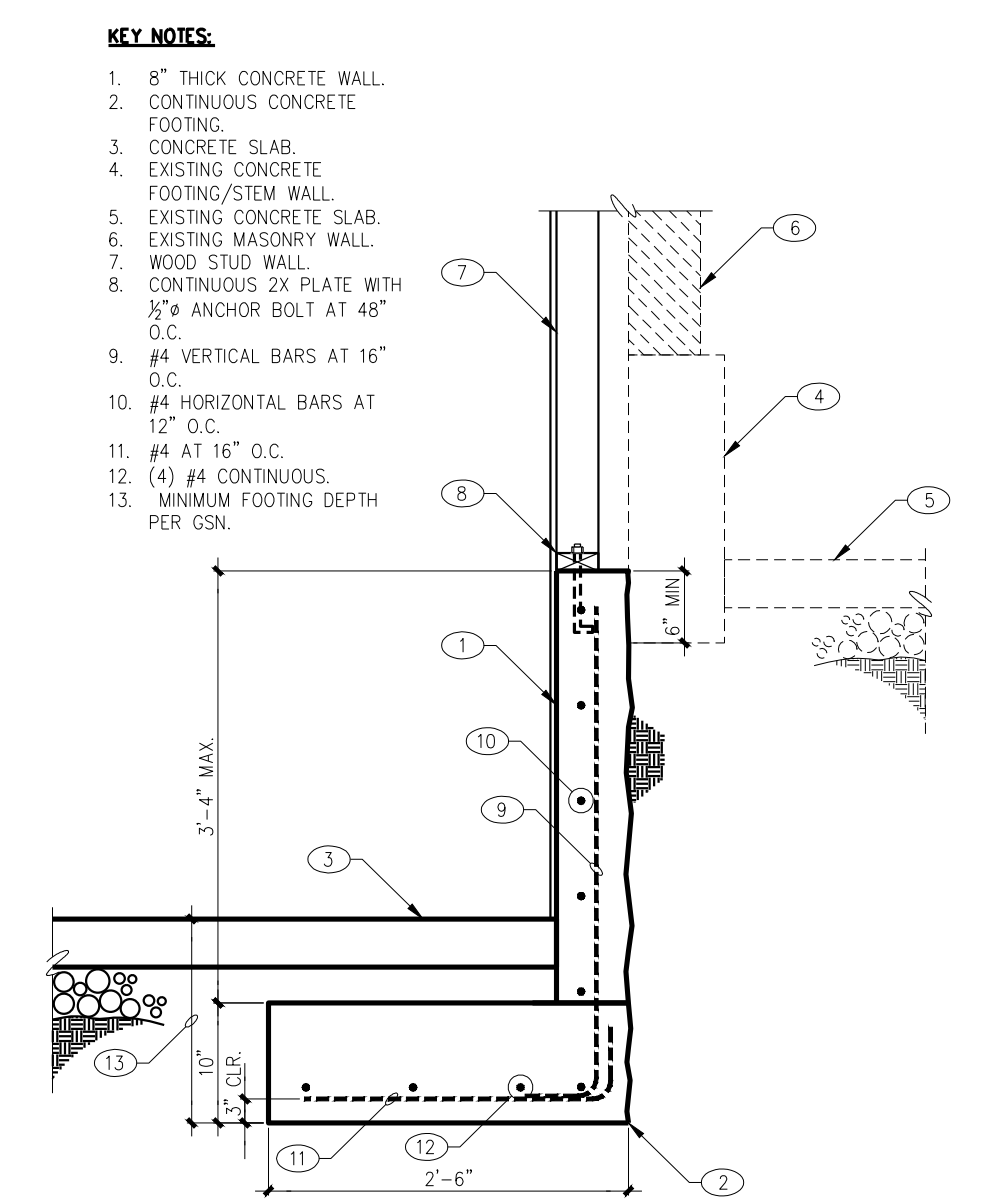
109 WOOD POST AT CONCRETE FOOTING
 NO SCALE



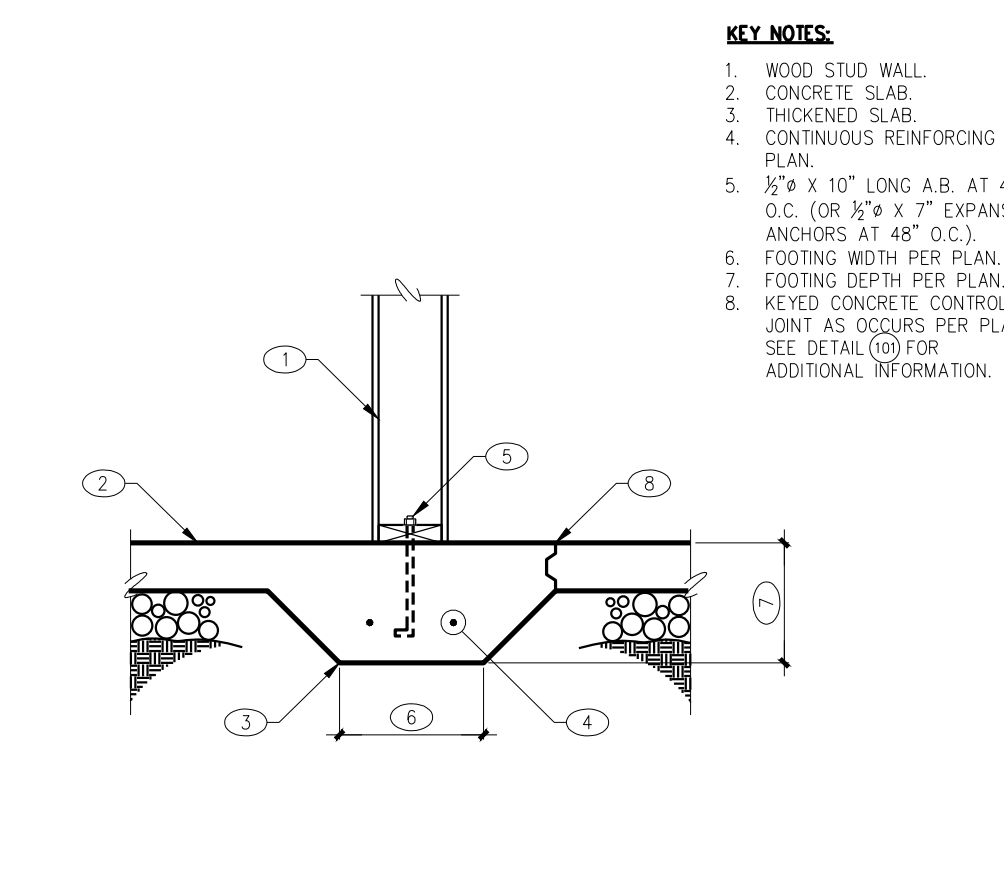
110 HDU TYPE HOLDOWN AT CONCRETE FOUNDATION
 04-HD0302 NO SCALE



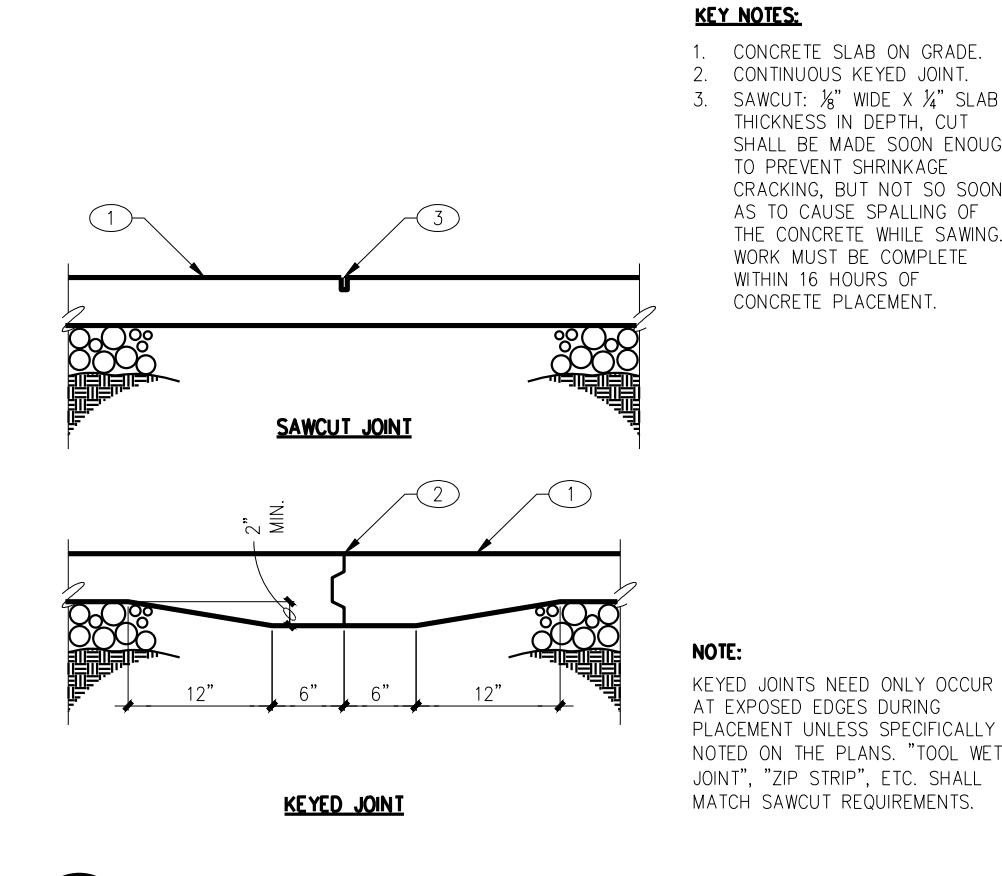
104 CONCRETE WALL AT CONCRETE FOOTING
 NO SCALE



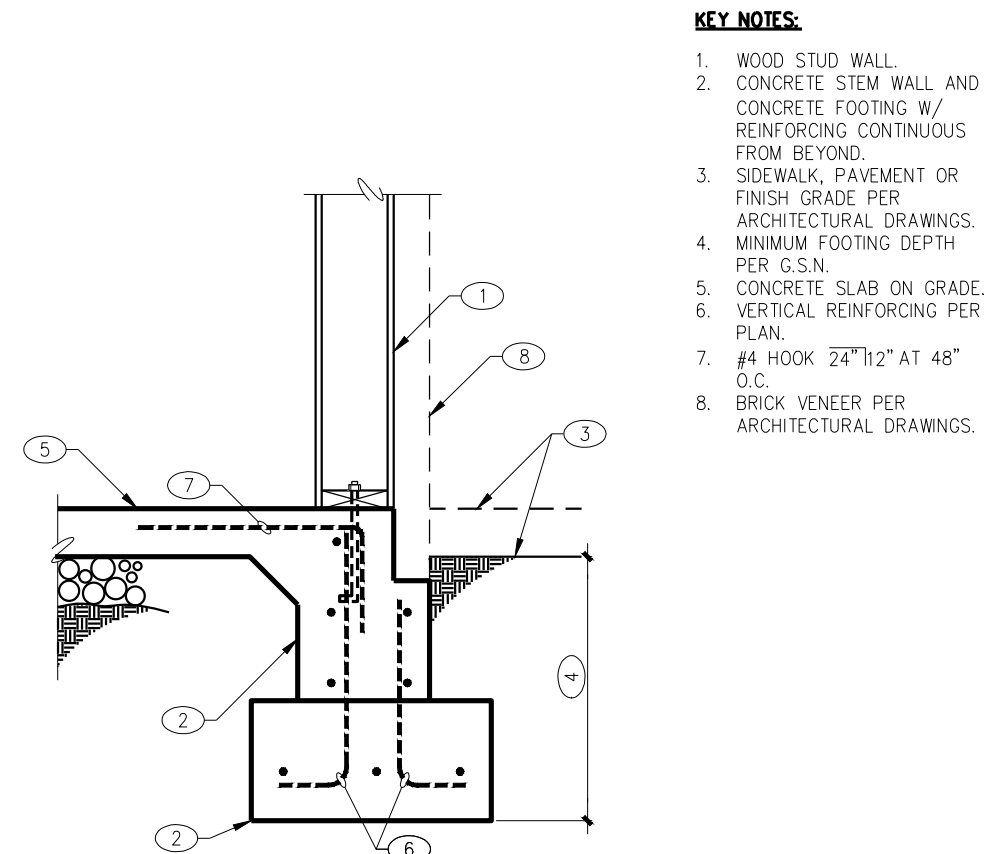
105 CONCRETE WALL AT CONCRETE FOOTING
 NO SCALE



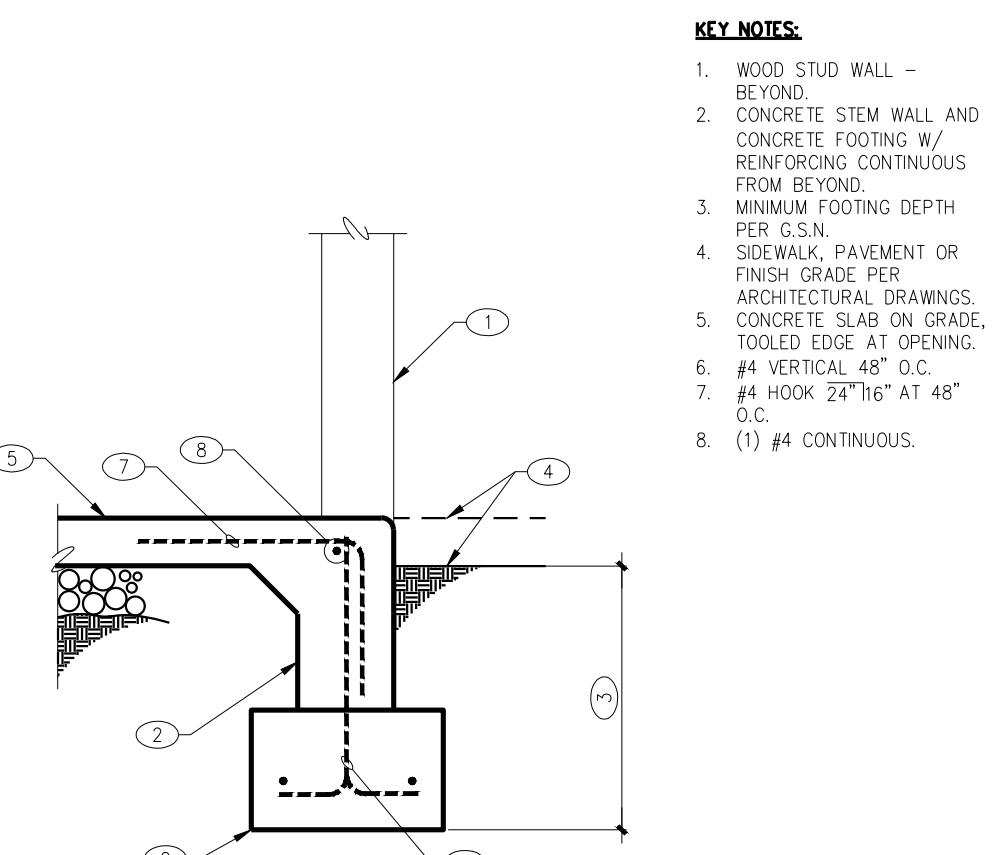
106 WOOD STUD WALL AT THICKENED SLAB
 03-WSW-CF0105 NO SCALE



101 CONTROL JOINTS IN CONCRETE SLAB ON GRADE
 03-CS0101 NO SCALE



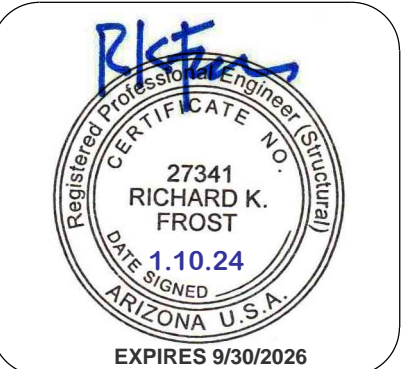
102 WOOD STUD WALL AT CONCRETE FOOTING
 03-WSW-CF0301 NO SCALE



103 DOOR OPENING AT CONCRETE FOOTING
 03-WSW-CF0302 NO SCALE

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.



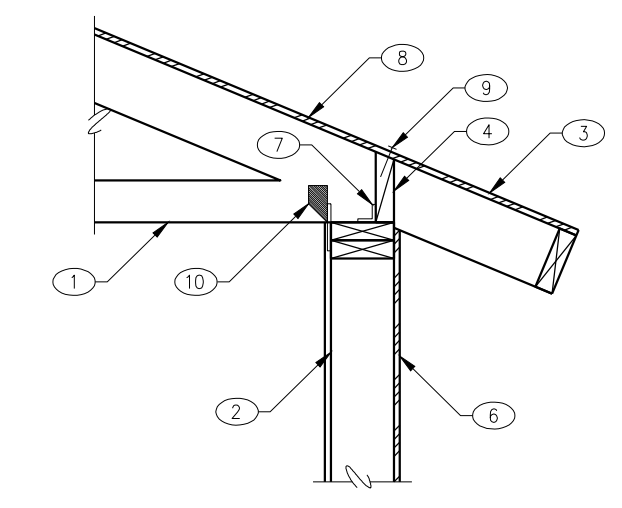
W. Alan Kenson & Associates, P.C.
ARCHITECTURE & PLANNING
P.O. Box 11593
Prescott, AZ 86304
P 928-443-5812
F 928-443-5815
email: wakaarchitect@gmail.com
www.kenson-associates.com

DRAWING: FRAMING DETAILS
PROJECT: Vakula Residence Addition
226 S. Pleasant St.
Prescott, AZ 86303
APN: 109-01-114A

DRAWN BY: ASF
CHECKED BY: AGK
DATE: April 5th, 2023
JOB NO.: 790
SHEET:

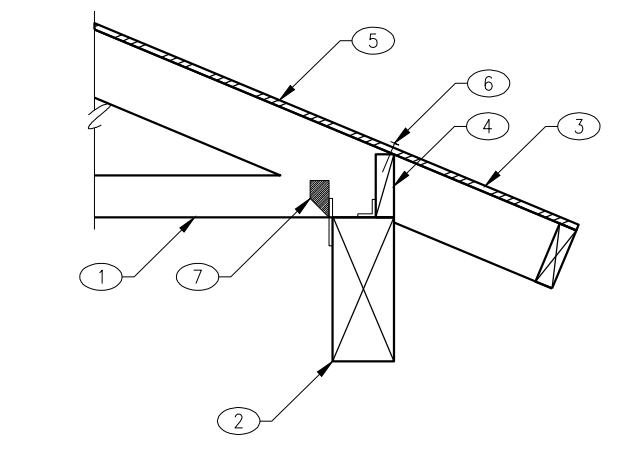


- KEY NOTES:**
1. PREFAB WOOD TRUSS.
 2. WOOD STUD WALL.
 3. VERIFY EAVE CONDITION WITH ARCHITECTURAL DRAWINGS.
 4. SOLID 2X BLOCKING RIPPED TO FIT BOTTOM OF PLYWOOD SHEATHING.
 5. DOUBLE TOP PLATE.
 6. WALL SHEATHING AS OCCURS.
 7. SIMPSON A35 TYPE CONNECTOR AT EACH BLOCK.
 8. PLYWOOD SHEATHING.
 9. EDGE NAILING.
 10. SIMPSON H2.5A TYPE CONNECTOR AT EACH TRUSS.



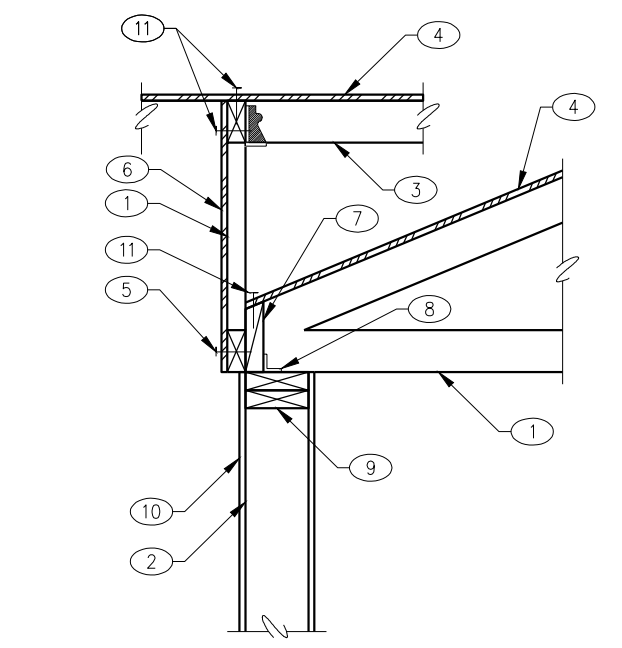
201 2X PREFAB WOOD TRUSS AT WOOD STUD WALL
06-WT-WSW0101-1 NO SCALE

- KEY NOTES:**
1. PREFAB WOOD TRUSS.
 2. WOOD BEAM.
 3. VERIFY EAVE CONDITION WITH ARCHITECTURAL DRAWINGS.
 4. SOLID 2X BLOCKING W/ SIMPSON A35 TYPE CONNECTOR.
 5. PLYWOOD SHEATHING.
 6. EDGE NAILING.
 7. SIMPSON H2.5A TYPE CONNECTOR.



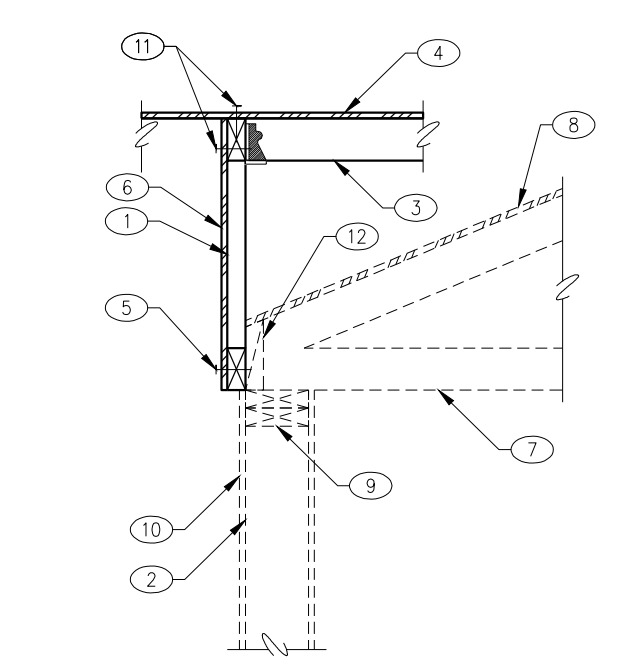
202 2X PREFAB WOOD TRUSS AT WOOD BEAM
06-WT-WB0101 NO SCALE

- KEY NOTES:**
1. PREFAB WOOD TRUSS.
 2. WOOD STUD WALL.
 3. SIMPLE FRAMING AT OVERBUILD PER TYPICAL DETAILS.
 4. PLYWOOD ROOF SHEATHING PER G.S.N.
 5. (2) 16d NAILS TO EACH BLOCK.
 6. PLYWOOD WALL SHEATHING PER G.S.N.
 7. SOLID 2X BLOCKING.
 8. SIMPSON A35 WHERE NOTED ON PLANS.
 9. DOUBLE TOP PLATE.
 10. WALL SHEATHING AS OCCURS.
 11. EDGE NAILING.



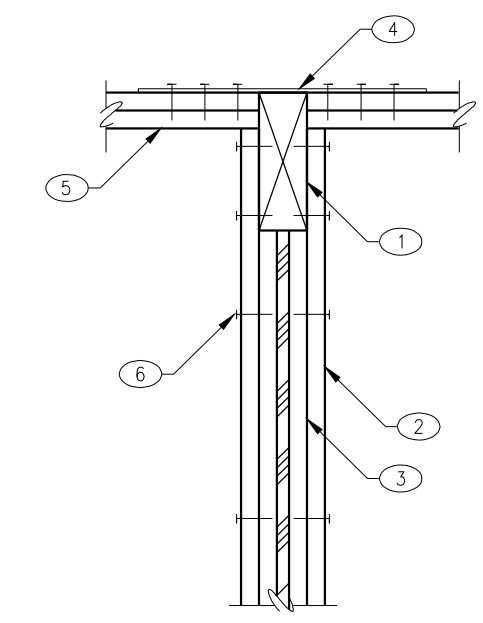
203 PREFAB 2X WOOD TRUSS AT WOOD STUD WALL
06-WT-WSW106 NO SCALE

- KEY NOTES:**
1. PREFAB WOOD TRUSS.
 2. EXISTING WOOD STUD WALL.
 3. SIMPLE FRAMING AT OVERBUILD PER TYPICAL DETAILS.
 4. PLYWOOD ROOF SHEATHING PER G.S.N.
 5. (2) 16d NAILS TO EACH BLOCK.
 6. PLYWOOD WALL SHEATHING PER G.S.N.
 7. EXISTING ROOF FRAMING.
 8. EXISTING PLYWOOD SHEATHING.
 9. EXISTING DOUBLE TOP PLATE.
 10. EXISTING WALL SHEATHING AS OCCURS.
 11. EDGE NAILING.
 12. EXISTING SOLID BLOCKING.



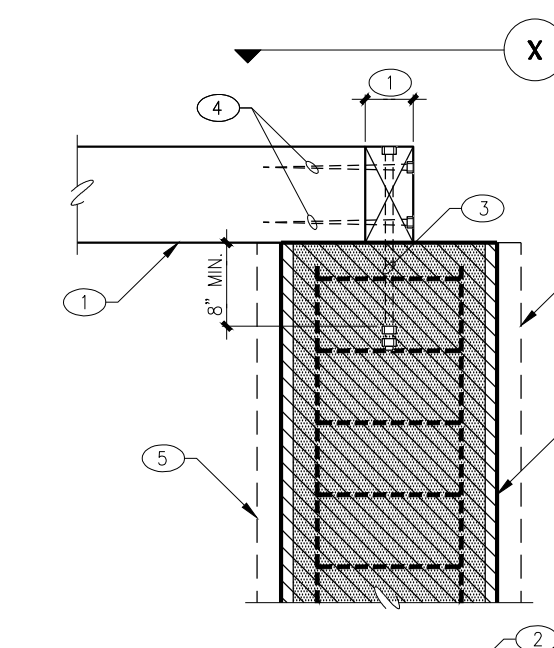
204 PREFAB 2X WOOD TRUSS AT WOOD STUD WALL
06-WT-WSW106 NO SCALE

- KEY NOTES:**
1. WOOD BEAM BEARING BELOW DOUBLE TOP PLATE AT WALL.
 2. WOOD STUD FULL HEIGHT EACH SIDE OF BEAM.
 3. BUILT-UP STUDS UNDER BEAM UNLESS POST IS NOTED ON PLANS - LOCATE PLYWOOD SPACER AS OCCURS TOWARDS CENTER OF BEAM.
 4. SIMPSON ST6224 STRAP UNLESS NOTED OTHERWISE ON PLANS - CENTER STRIP AT BEAM.
 5. DOUBLE TOP PLATE.
 6. 16d NAIL AT 24" O.C. EACH FACE.



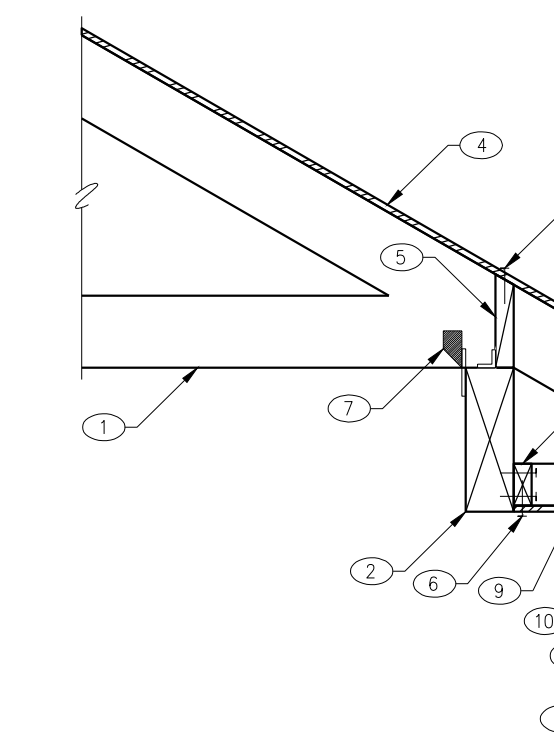
205 WOOD BEAM POCKETED AT WOOD STUD WALL
06-WB-WPD602 NO SCALE

- KEY NOTES:**
1. WOOD BEAM.
 2. MASONRY COLUMN (SOLID GROUT).
 3. 3/8" THREADED ROD WITH DOUBLE NUT AT BOTTOM.
 4. (2) 12" LONG 3/8" LAG BOLTS.
 5. BRICK VENEER PER ARCHITECTURAL DRAWINGS.



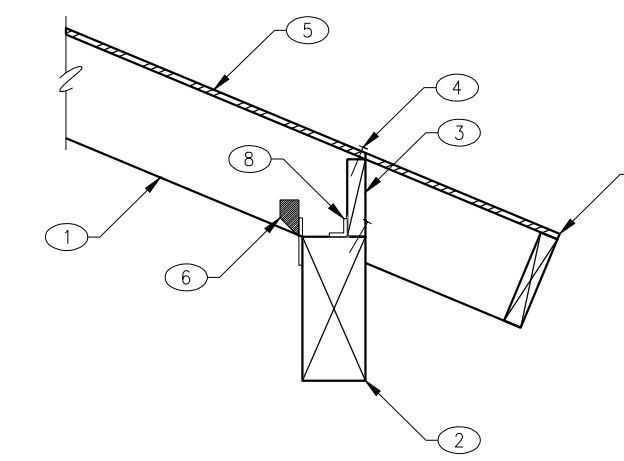
206 WOOD BEAM AT MASONRY COLUMN
NO SCALE

- KEY NOTES:**
1. PREFAB WOOD TRUSS.
 2. WOOD BEAM.
 3. WOOD STUD WALL.
 4. PLYWOOD ROOF SHEATHING.
 5. SOLID 2X BLOCKING WITH SIMPSON A35 AT 48" O.C.
 6. EDGE NAILING.
 7. SIMPSON H2.5A AT EACH TRUSS.
 8. CONTINUOUS 2X4 WITH (1) 16d AT 8" O.C. - STAGGERED.
 9. 2X4 JOIST AT 24" O.C. WITH (3) 16d O.C. TOENAILS EACH END.
 10. CONTINUOUS 1/2" PLYWOOD SHEATHING.
 11. BEELED TOP PLATE WITH 16d AT 12" O.C.
 12. DOUBLE TOP PLATE.
 13. WALL SHEATHING PER G.S.N.



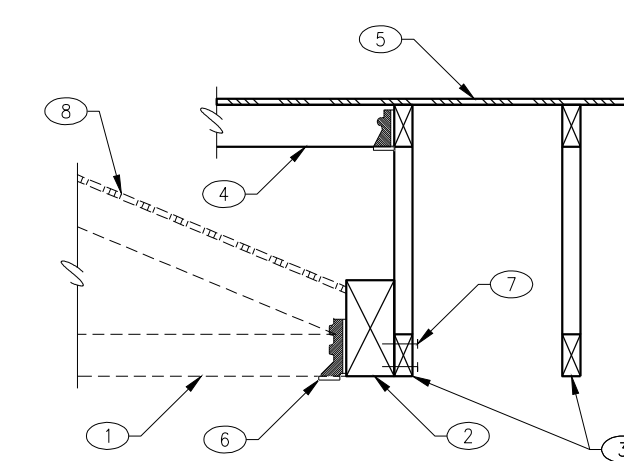
207 WOOD TRUSS AT WOOD BEAM
NO SCALE

- KEY NOTES:**
1. WOOD JOIST - NOTCH AS REQUIRED.
 2. SOLID 2X BLOCKING WITH (3) 16d TO BEAM.
 3. EDGE NAILING.
 4. PLYWOOD SHEATHING.
 5. SIMPSON H2.5A AT EACH JOIST.
 6. VERIFY EAVE CONDITION W/ ARCHITECTURAL DRAWINGS.
 7. SIMPSON A35 AT 48" O.C. SIMPSON LPS4 ATTACHED TO OUTSIDE OF BLOCKING MAY BE USED AS ALTERNATE.



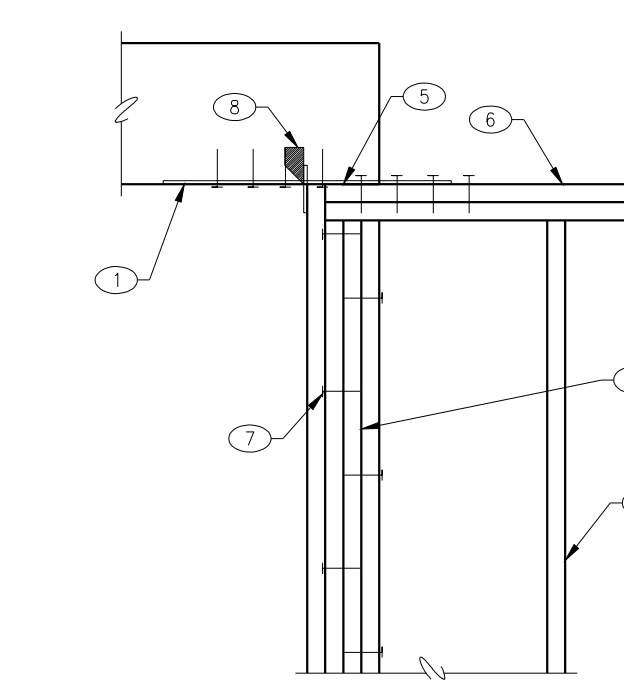
208 WOOD JOIST AT WOOD BEAM
06-WJ-WB0305 NO SCALE

- KEY NOTES:**
1. EXISTING FRAMING.
 2. WOOD BEAM.
 3. PREFAB WOOD TRUSS.
 4. SIMPLE FRAMING AT OVER BUILD PER TYPICAL DETAILS.
 5. PLYWOOD ROOF SHEATHING.
 6. SIMPSON LUS26 (OR LUS26-2 IF 2-PLY).
 7. 16d NAILS AT 12" O.C. - STAGGERED.
 8. EXISTING PLYWOOD SHEATHING.



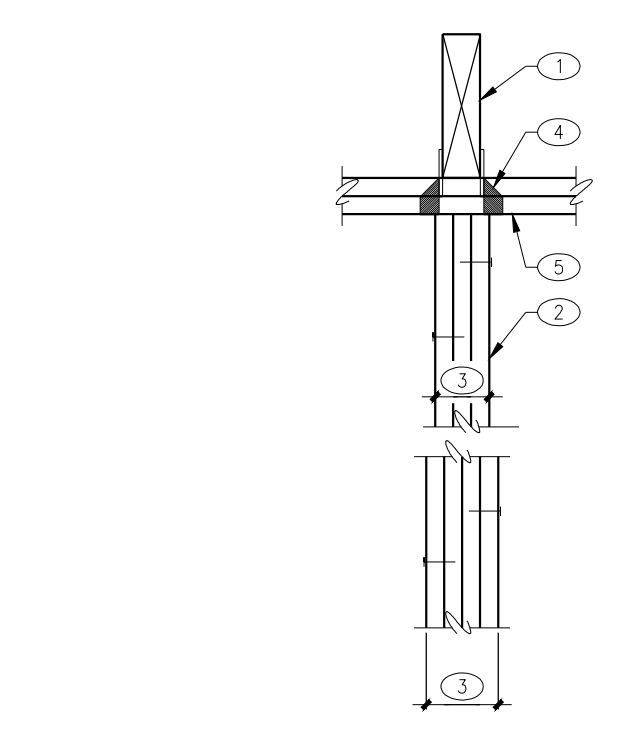
209 EXISTING FRAMING AT WOOD BEAM
06-WT-WSW106 NO SCALE

- KEY NOTES:**
1. WOOD HEADER OR BEAM.
 2. WOOD STUD WALL.
 3. WALL STUDS AT OPENING.
 4. (4) 16d FACENAIL TO END OF HEADER.
 5. SIMPSON ST6224 TYPE STRAP.
 6. DOUBLE TOP PLATE.
 7. 16d FACENAIL AT 24" O.C. - TYPICAL EACH SIDE.
 8. SIMPSON H2.5A TYPE CONNECTOR EACH SIDE OF BEAM.



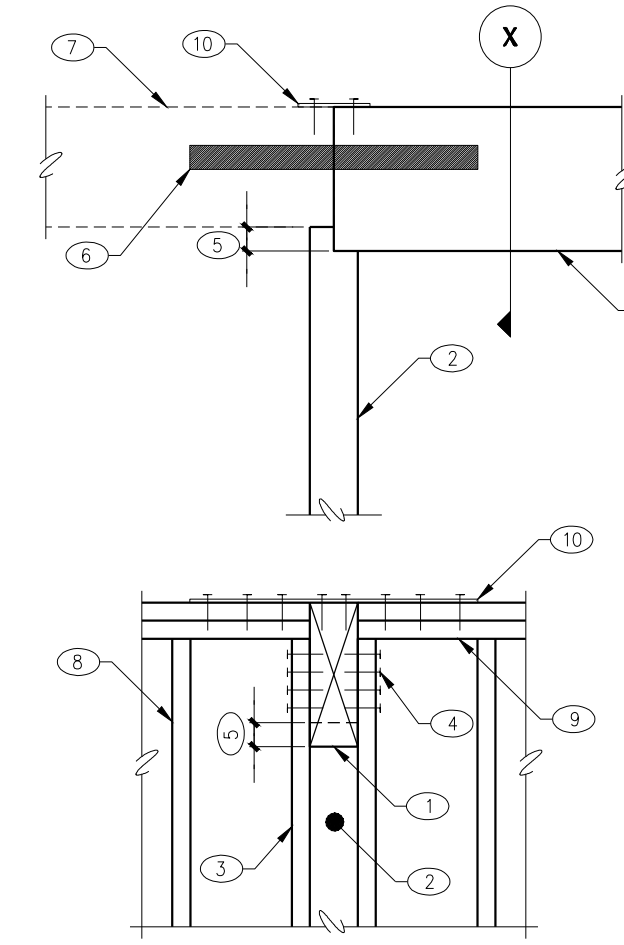
210 BEAM ON TOP OF WOOD STUD WALL
06-WB-WP0607 NO SCALE

- KEY NOTES:**
1. WOOD BEAM.
 2. BUILT-UP STUDS W/ 16d AT 24" O.C. STAGGERED EACH SIDE.
 3. (3) STUDS AT 4x WIDE OR LESS BEAMS - (4) STUDS AT 6x OR WIDER BEAMS.
 4. SIMPSON H2.5 TYPE CONNECTOR EACH SIDE OF ORDER TRUSS OR BEAM.
 5. DOUBLE TOP PLATE.



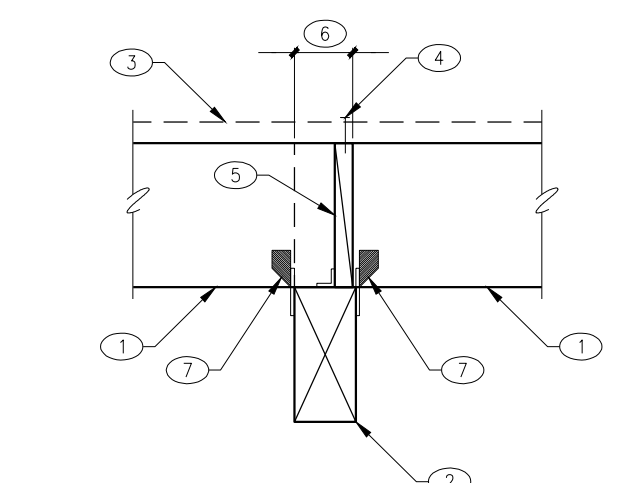
211 WOOD BEAM AT WOOD STUD WALL
06-WB-WP0601 NO SCALE

- KEY NOTES:**
1. WOOD BEAM.
 2. WOOD POST.
 3. FULL-HEIGHT STUD ON EACH SIDE OF WOOD BEAM, AND EXISTING WOOD BEAM.
 4. (4) 16d NAILS ON EACH SIDE OF WOOD BEAM AND ON EACH SIDE OF EXISTING BEAM.
 5. NOTCH WOOD POST AS REQUIRED.
 6. SIMPSON ST6224 STRAP ON ONE SIDE OF BEAM, CENTERED ON EXISTING AND NEW BEAM.
 7. EXISTING WOOD BEAM.
 8. WOOD STUD WALL.
 9. DOUBLE TOP PLATE.
 10. SIMPSON ST6224 STRAP CENTERED OVER BEAMS.



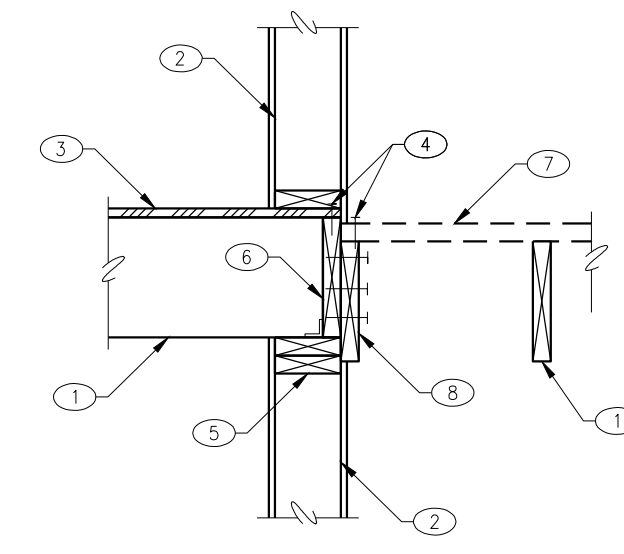
212 WOOD BEAM AT WOOD POST
NO SCALE

- KEY NOTES:**
1. WOOD JOIST.
 2. WOOD BEAM.
 3. WOOD DECKING.
 4. EDGE NAILING.
 5. SOLID BLOCKING WITH SIMPSON A35 AT EACH BLOCK.
 6. JOISTS LAP OVER BEAM.
 7. SIMPSON H2.5A AT EACH JOIST.



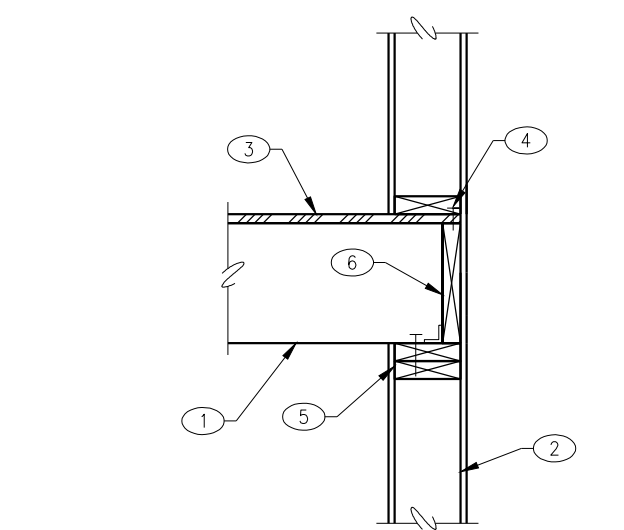
213 WOOD JOIST AT WOOD BEAM
06-WJ-WB0201 NO SCALE

- KEY NOTES:**
1. WOOD JOIST.
 2. WOOD STUD WALL.
 3. PLYWOOD SHEATHING.
 4. EDGE NAILING.
 5. DOUBLE TOP PLATE.
 6. CONTINUOUS RIM JOIST WITH SIMPSON A35 AT 48" O.C.
 7. WOOD DECKING.
 8. CONTINUOUS WOOD LEDGER.



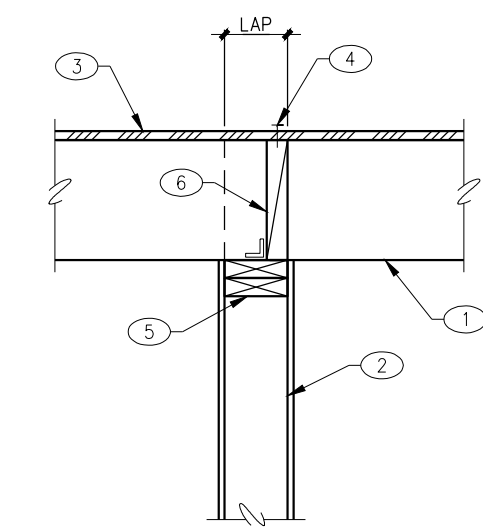
214 WOOD JOIST AT WOOD STUD WALL
06-WJ-WSW0401-F NO SCALE

- KEY NOTES:**
1. WOOD JOIST.
 2. WOOD BEAM.
 3. WOOD STUD WALL.
 4. SIMPSON LUS210 TYPE HANGER.
 5. PLYWOOD FLOOR SHEATHING.
 6. EDGE NAILING.



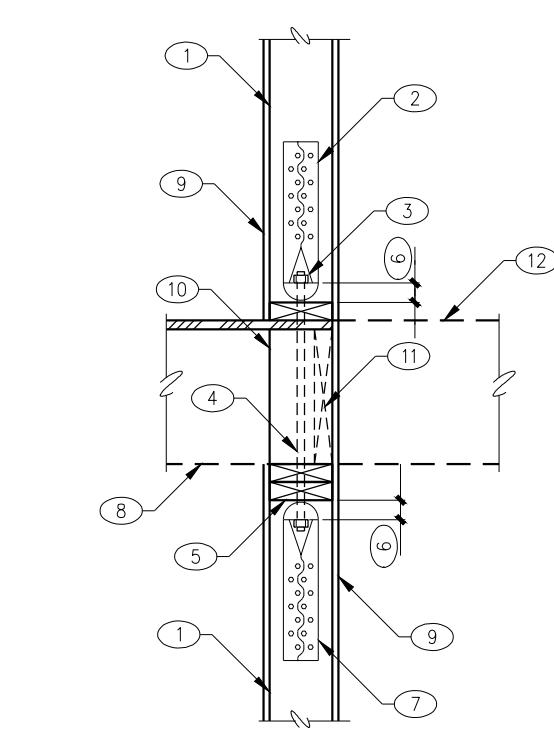
215 WOOD JOIST AT WOOD STUD WALL
06-WJ-WSW0501-F NO SCALE

- KEY NOTES:**
1. WOOD JOIST CONTINUOUS OVER WOOD STUD WALL.
 2. WOOD STUD WALL.
 3. PLYWOOD SHEATHING.
 4. EDGE NAILING.
 5. DOUBLE TOP PLATE.
 6. SOLID 2X BLOCKING WITH SIMPSON A34 AT EACH BLOCK.



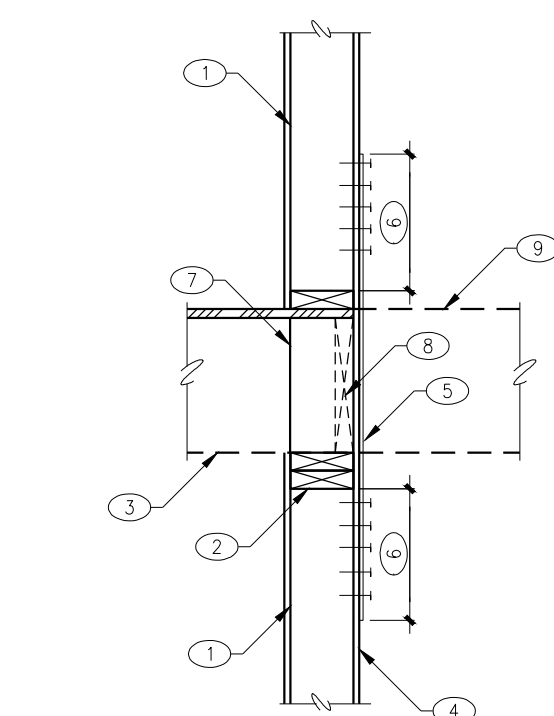
216 WOOD JOIST AT WOOD STUD WALL
06-WJ-WSW0303-F NO SCALE

- KEY NOTES:**
1. SHEARWALL END POST (DOUBLE STUD AT U.N.O.).
 2. HOLDOWN PER SCHEDULE.
 3. TIGHTEN NUTS AS REQUIRED BY MFR.
 4. THREADED ROD.
 5. DOUBLE TOP PLATE.
 6. 1" MINIMUM / 12" MAXIMUM HOLDOWN PER SCHEDULE.
 7. HOLDOWN PER SCHEDULE.
 8. WOOD FLOOR FRAMING NOT SHOWN FOR CLARITY.
 9. WALL SHEATHING PER PLAN. SOLID BLOCKING TO EQUAL SHEARWALL END POST.
 10. RIM JOIST AS OCCURS.
 11. FLOOR SYSTEM CONTINUES WHERE SHOWN ON PLANS.
 - 12.



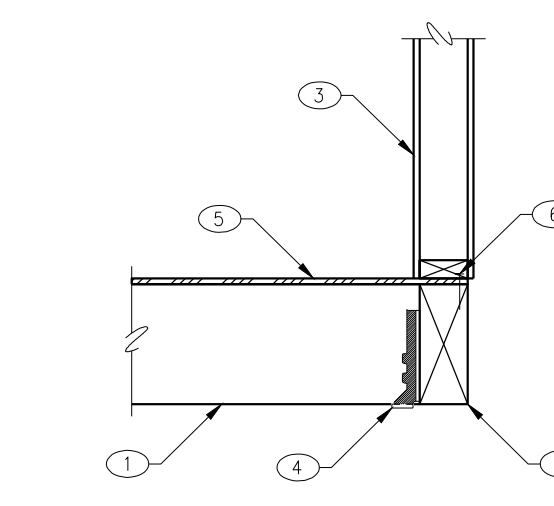
217 "HDU" TYPE HOLDOWN AT WOOD STUD WALL
04-HD0502 NO SCALE

- KEY NOTES:**
1. SHEARWALL END POST (DOUBLE STUD U.N.O.).
 2. DOUBLE TOP PLATE.
 3. WOOD FLOOR FRAMING NOT SHOWN FOR CLARITY.
 4. WALL SHEATHING PER PLAN.
 5. HOLDOWN PER SCHEDULE.
 6. FILL ALL HOLES WITH 16d NAILS.
 7. SOLID BLOCKING TO EQUAL SHEARWALL END POST.
 8. RIM JOIST AS OCCURS.
 9. FLOOR SYSTEM CONTINUES WHERE SHOWN ON PLANS.



218 "STRAP" TYPE HOLDOWN AT WOOD STUD WALL
04-HD0501 NO SCALE

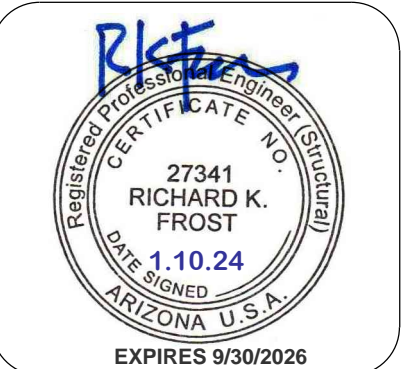
- KEY NOTES:**
1. WOOD JOIST.
 2. WOOD BEAM.
 3. WOOD STUD WALL.
 5. SIMPSON LUS210 TYPE HANGER.
 6. PLYWOOD FLOOR SHEATHING.
 7. EDGE NAILING.



219 WOOD JOIST AT WOOD BEAM
NO SCALE

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.



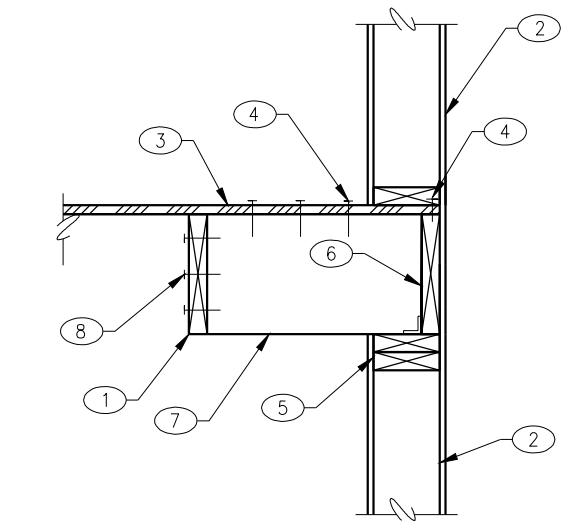
W. Alan Kenson & Associates, P.C.
 ARCHITECTURE & PLANNING
 P.O. Box 11593
 Prescott, AZ 86304
 P 928-443-5812
 F 928-443-5815
 email: wakaarchitect@gmail.com
 www.kenson-associates.com

DRAWING: FRAMING DETAILS CONTINUED
PROJECT: Vakula Residence Addition
 226 S. Pleasant St.
 Prescott, AZ 86303
APN: 109-01-114A

DRAWN BY: ASF
CHECKED BY: AGK
DATE: April 5th, 2023
JOB NO.: 790
SHEET:

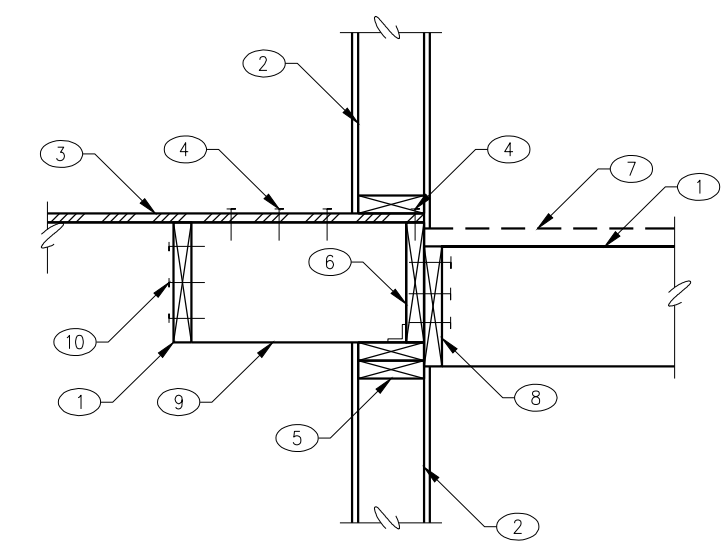
S5.1

- KEY NOTES:**
- WOOD JOIST.
 - WOOD STUD WALL.
 - PLYWOOD SHEATHING.
 - EDGE NAILING.
 - DOUBLE TOP PLATE.
 - CONTINUOUS RM JOIST WITH SIMPSON A35 AT 48" O.C.
 - 2X BLOCK FOR (1) BAY AT 24" O.C.
 - (3) 16d NAILS AT EACH BLOCK.



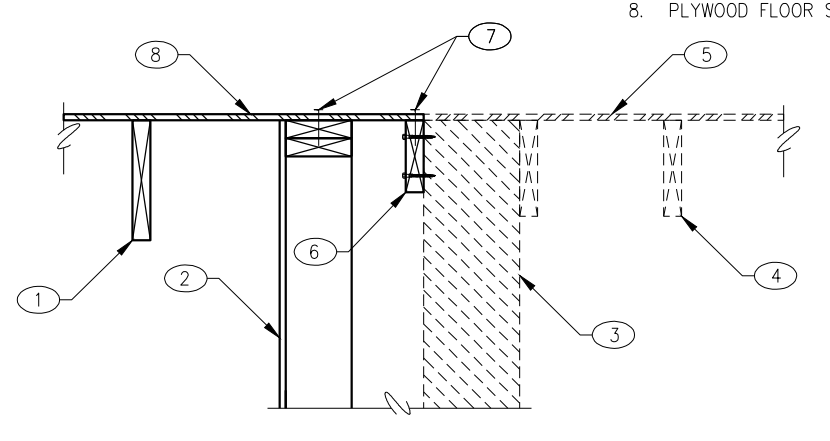
220 WOOD JOIST AT WOOD STUD WALL
 06-WJ-WSW0501-F NO SCALE

- KEY NOTES:**
- WOOD JOIST.
 - WOOD STUD WALL.
 - EXISTING MASONRY WALL.
 - EXISTING WOOD JOIST.
 - EXISTING PLYWOOD FLOOR SHEATHING.
 - CONTINUOUS 2X6 LEDGER WITH 3/8" x 2 1/2" LONG TAPCON SCREWS AT 16" O.C. - STAGGERED.
 - EDGE NAILING.
 - PLYWOOD FLOOR SHEATHING.



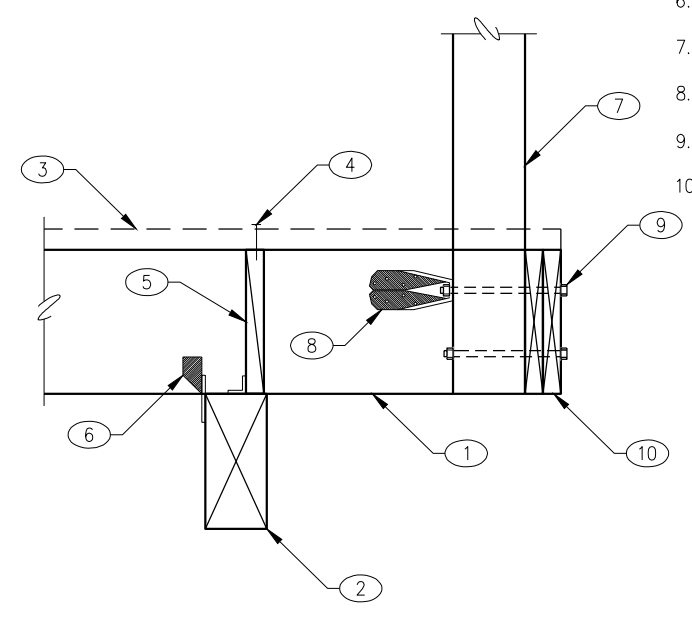
221 WOOD JOIST AT WOOD STUD WALL
 06-WJ-WSW0401-F NO SCALE

- KEY NOTES:**
- WOOD JOIST.
 - WOOD STUD WALL.
 - EXISTING MASONRY WALL.
 - EXISTING WOOD JOIST.
 - EXISTING PLYWOOD FLOOR SHEATHING.
 - CONTINUOUS 2X6 LEDGER WITH 3/8" x 2 1/2" LONG TAPCON SCREWS AT 16" O.C. - STAGGERED.
 - EDGE NAILING.
 - PLYWOOD FLOOR SHEATHING.



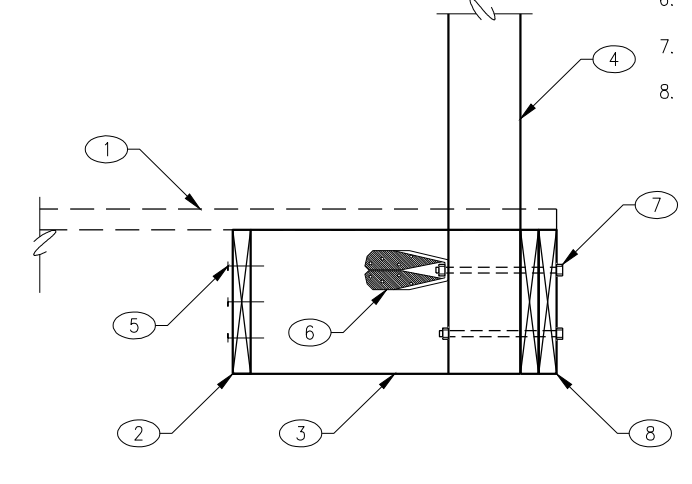
222 WOOD JOIST AT WOOD STUD WALL
 NO SCALE

- KEY NOTES:**
- WOOD JOIST.
 - WOOD BEAM.
 - WOOD DECKING.
 - EDGE NAILING.
 - SOLID BLOCKING WITH SIMPSON A35 AT 48" O.C.
 - SIMPSON H2.5A AT EACH JOIST.
 - RAILING POST AT 6'-0" O.C. - MAX.
 - SIMPSON DTT22 AT EACH RAILING POST.
 - (2) 3/8" THRU BOLTS AT EACH RAILING POST.
 - DOUBLE RM JOIST.



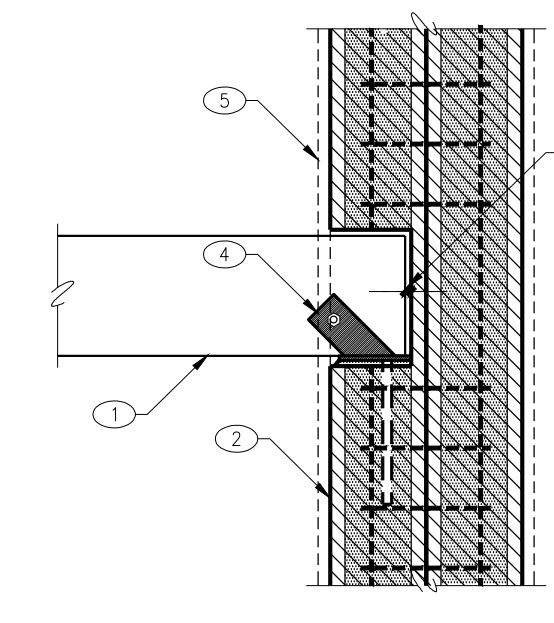
223 WOOD JOIST AT WOOD BEAM
 06-WJ-WB0201 NO SCALE

- KEY NOTES:**
- WOOD DECKING.
 - WOOD JOIST.
 - 2X BLOCK AT EACH RAILING POST.
 - RAILING POST AT 6'-0" O.C. - MAX.
 - (3) 16d NAILS AT EACH BLOCK.
 - SIMPSON DTT22 AT EACH RAILING POST.
 - (2) 3/8" THRU BOLTS AT EACH RAILING POST.
 - DOUBLE RM JOIST.



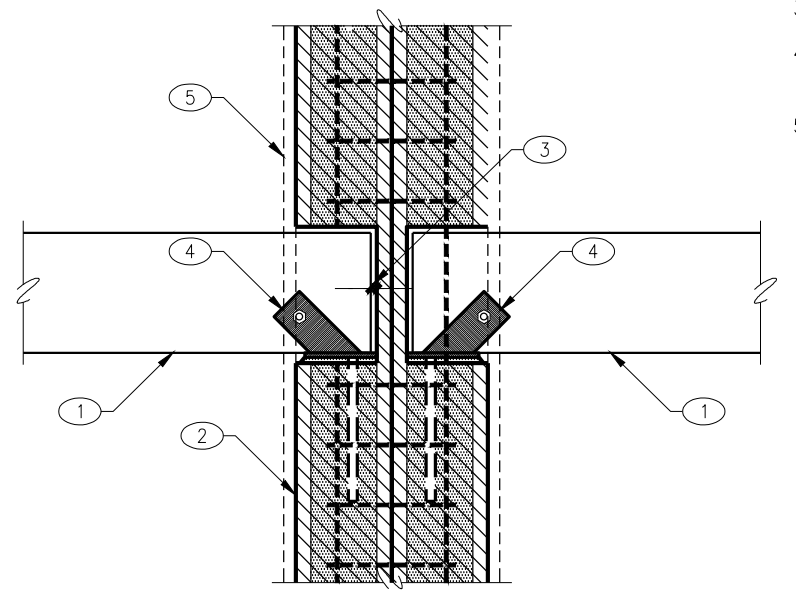
224 WOOD DECKING AT WOOD JOIST.
 NO SCALE

- KEY NOTES:**
- WOOD BEAM.
 - MASONRY COLUMN.
 - 3/8" MINIMUM AIR SPACE ALL AROUND.
 - SIMPSON GLB TYPE BEAM SEAT W/ (1) 3/8" BOLT OVER OPTIONAL 1"± DRYPACK.
 - BRICK VENEER PER ARCHITECTURAL DRAWINGS.



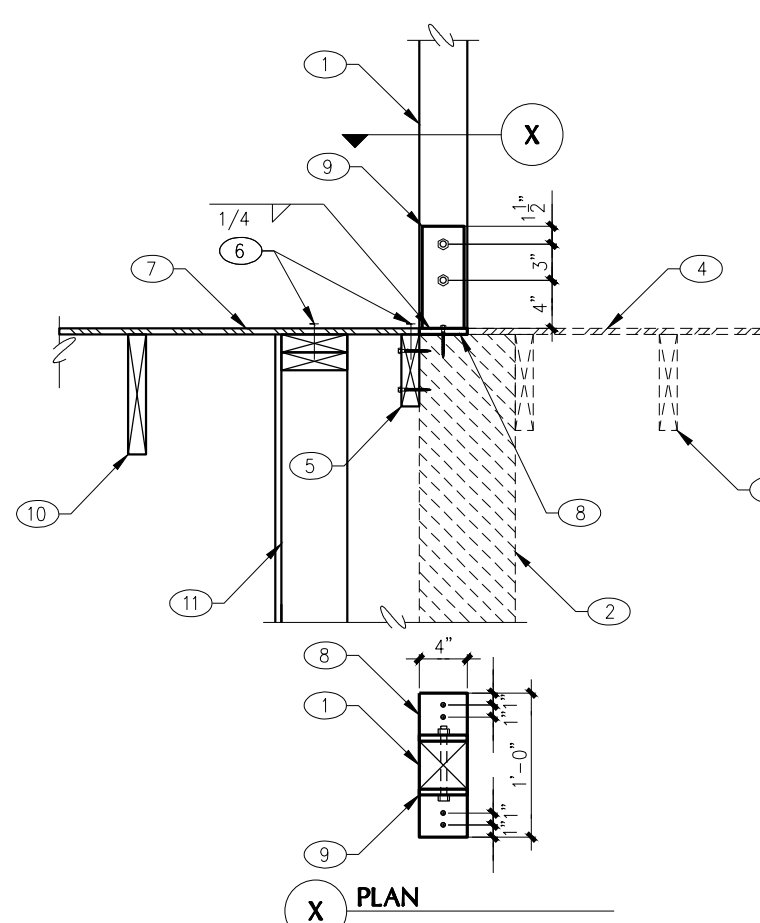
225 WOOD BEAM AT MASONRY COLUMN
 NO SCALE

- KEY NOTES:**
- WOOD BEAM.
 - MASONRY COLUMN.
 - 3/8" MINIMUM AIR SPACE ALL AROUND.
 - SIMPSON GLB TYPE BEAM SEAT W/ (1) 3/8" BOLT OVER OPTIONAL 1"± DRYPACK.
 - BRICK VENEER PER ARCHITECTURAL DRAWINGS.



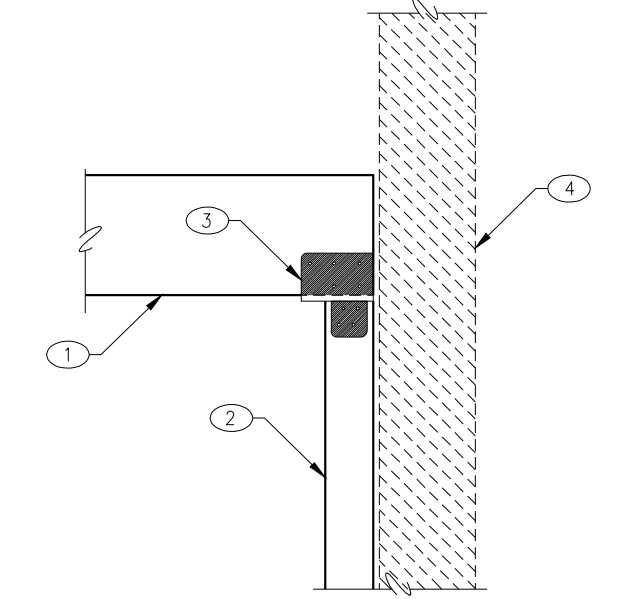
226 WOOD BEAM AT MASONRY COLUMN
 NO SCALE

- KEY NOTES:**
- WOOD POST.
 - EXISTING MASONRY WALL.
 - EXISTING WOOD JOIST.
 - EXISTING PLYWOOD FLOOR SHEATHING.
 - CONTINUOUS 2X6 LEDGER WITH 3/8" x 2 1/2" LONG TAPCON SCREWS AT 16" O.C. - STAGGERED.
 - EDGE NAILING.
 - PLYWOOD FLOOR SHEATHING.
 - 12"x4"x24" THICK STEEL PLATE WITH (4) 3/8" x 2 1/2" LONG TAPCON TO EXISTING MASONRY WALL BELOW.
 - 8 1/2"x3"x1/2" STEEL PLATE ON EACH SIDE OF WOOD POST WITH (2) 3/8" THRU BOLTS.
 - WOOD JOIST.
 - WOOD STUD WALL.



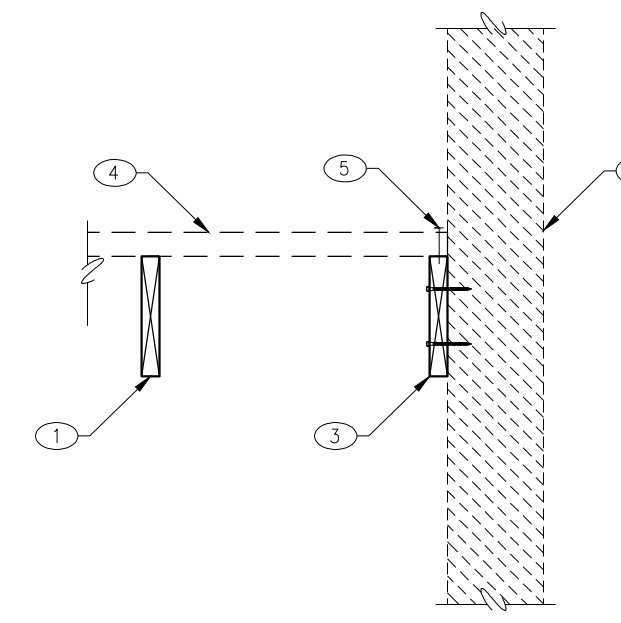
227 WOOD POST AT EXISTING MASONRY WALL
 NO SCALE

- KEY NOTES:**
- WOOD BEAM.
 - WOOD POST.
 - SIMPSON EPC6Z TYPE POST CAP.
 - EXISTING MASONRY WALL.



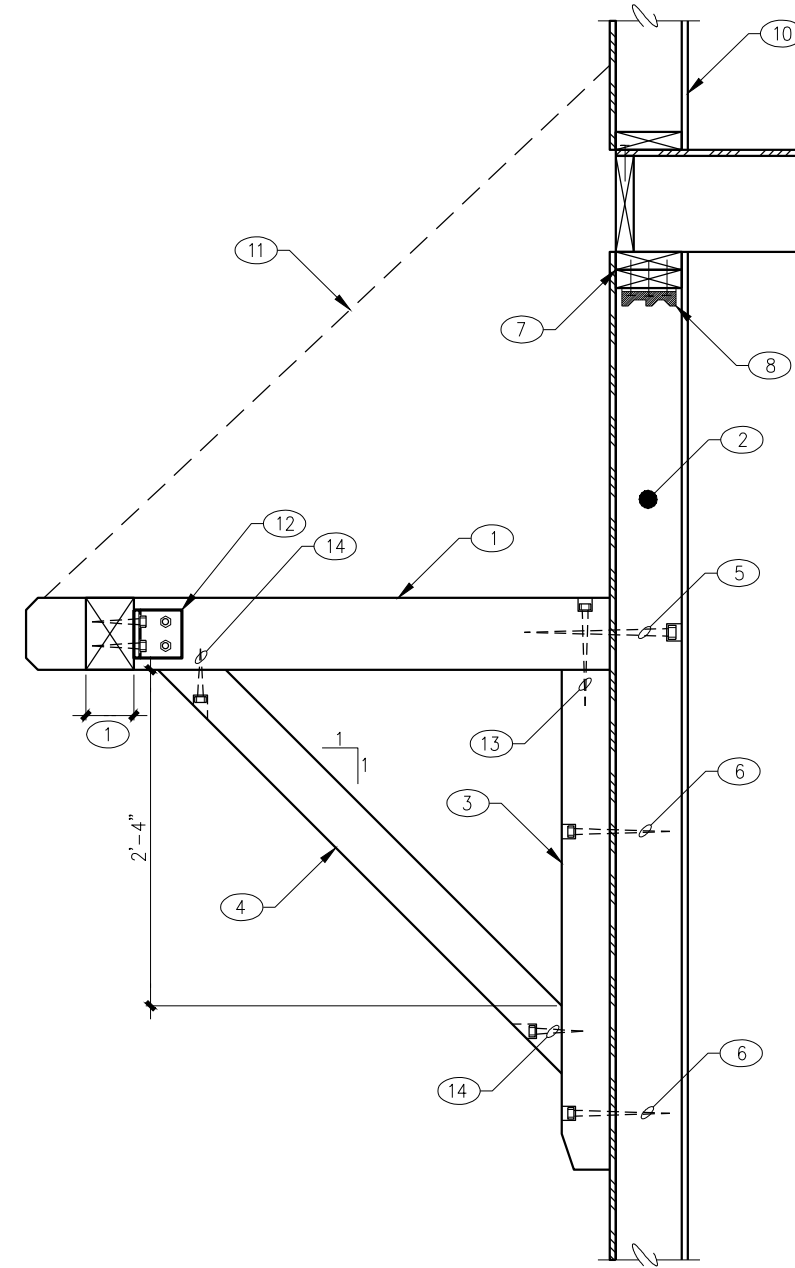
228 WOOD BEAM AT WOOD POST
 NO SCALE

- KEY NOTES:**
- WOOD JOIST.
 - EXISTING MASONRY WALL.
 - CONTINUOUS WOOD LEDGER.
 - DECKING PER ARCHITECTURAL DRAWINGS.
 - EDGE NAILING.



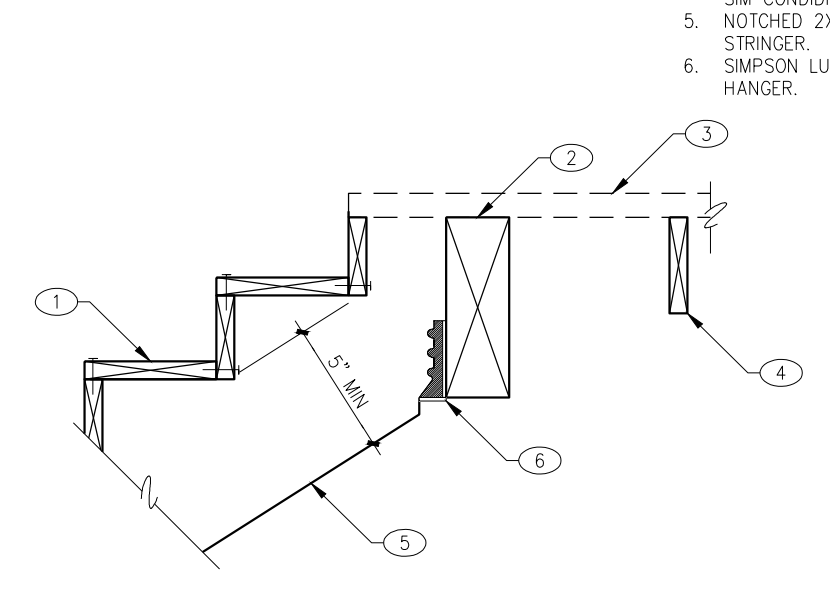
229 WOOD JOIST AT EXISTING MASONRY WALL
 NO SCALE

- KEY NOTES:**
- WOOD BEAM (4x6).
 - WOOD POST (6x6) IN WOOD STUD WALL.
 - VERTICAL KNS.
 - KNEE BRACE (4x4).
 - 12" LONG 3/8" LAG BOLT - COUNTER SUNK.
 - 8" LONG 3/8" LAG BOLT - COUNTER SUNK.
 - DOUBLE TOP PLATE.
 - SIMPSON A35 EACH SIDE OF WOOD POST, TOP AND BOTTOM.
 - FLOOR FRAMING, SEE DETAIL 220.
 - WOOD STUD WALL.
 - SIMPLE FRAMING ABOVE, NOT SHOWN FOR CLARITY.
 - 4" LONG L4x4x1/2" W/ (2) 3/8" x 2 1/2" LONG LAGS TO EACH BEAM.
 - (2) 3/8" x 8" LONG LAGS.
 - (2) 3/8" x 4" LONG LAGS.



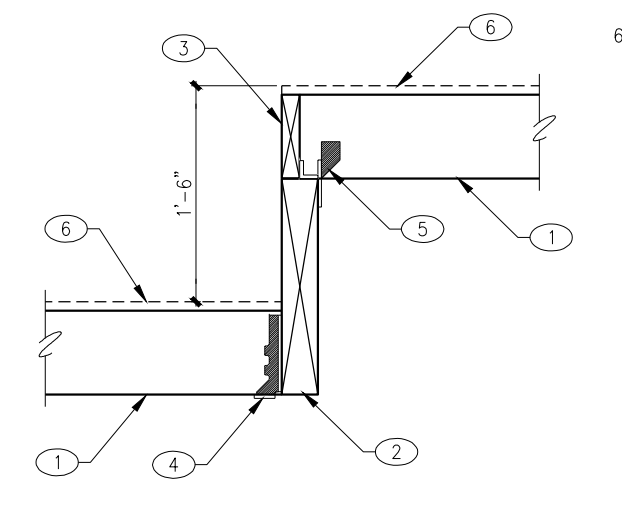
230 WOOD BEAM AT WOOD POST
 NO SCALE

- KEY NOTES:**
- 2X WOOD TREAD.
 - WOOD BEAM.
 - WOOD DECKING.
 - WOOD JOIST (JOISTS SPAN OPPOSITE DIRECTION AT SIM CONDITION).
 - NOTCHED 2X12 WOOD STRINGER.
 - SIMPSON LU210 TYPE HANGER.



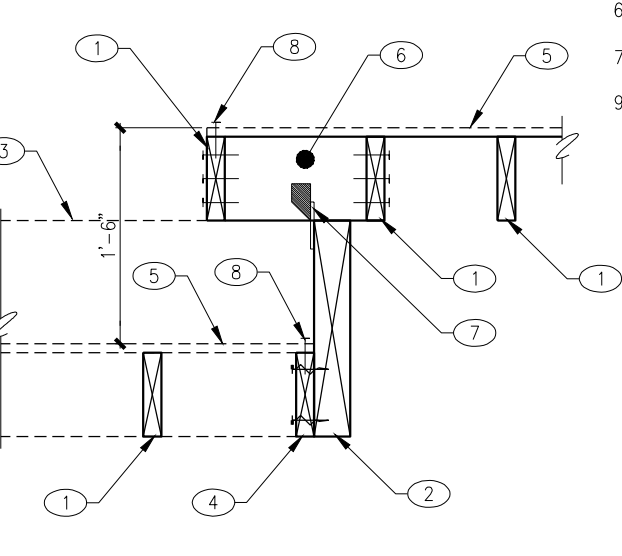
231 WOOD STAIRS AT WOOD BEAM
 STRO206 NO SCALE

- KEY NOTES:**
- WOOD JOIST.
 - WOOD BEAM.
 - CONTINUOUS 2X RM JOIST W/ SIMPSON A35 AT 48" O.C.
 - SIMPSON LUS28 TYPE HANGER.
 - SIMPSON H2.5A AT EACH JOIST.
 - DECKING PER ARCHITECTURAL DRAWINGS.



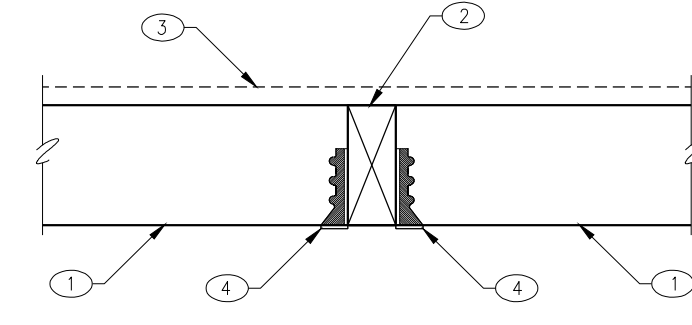
232 WOOD JOIST AT WOOD BEAM
 NO SCALE

- KEY NOTES:**
- WOOD JOIST.
 - WOOD BEAM.
 - WOOD BEAM - BEYOND CONTINUOUS WOOD LEDGER.
 - WOOD DECKING PER ARCHITECTURAL DRAWINGS.
 - 2X WOOD BLOCK AT 24" O.C. W/ (3) 16d EACH END.
 - SIMPSON H2.5A AT EACH JOIST.
 - EDGE NAILING.



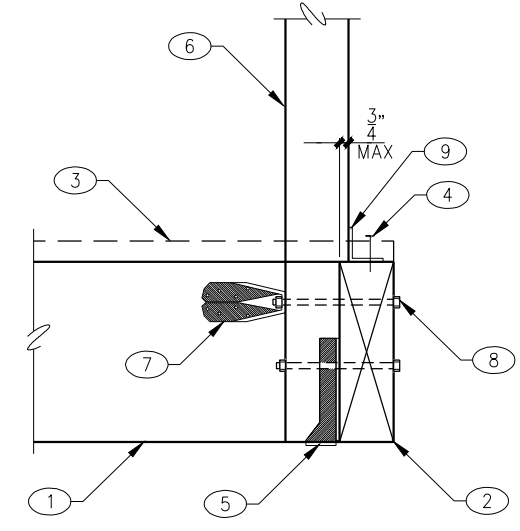
233 WOOD JOIST AT WOOD BEAM
 NO SCALE

- KEY NOTES:**
- WOOD JOIST.
 - WOOD BEAM.
 - 2X WOOD DECKING.
 - SIMPSON LUS28 TYPE HANGER.



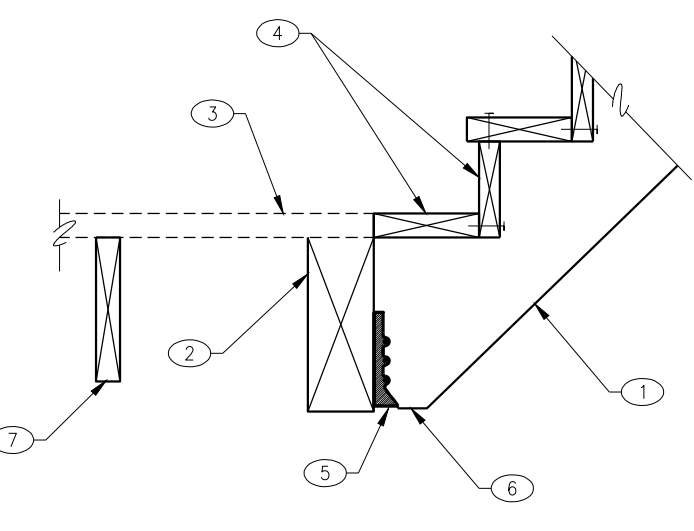
234 WOOD JOIST AT WOOD BEAM
 NO SCALE

- KEY NOTES:**
- WOOD JOIST.
 - WOOD BEAM.
 - WOOD DECKING.
 - EDGE NAILING.
 - SIMPSON LUS28 TYPE HANGER.
 - RAILING POST AT 6'-0" O.C. MAX NOTCH AROUND BEAM AS REQUIRED.
 - SIMPSON DTT22 AT EACH RAILING POST.
 - (2) 3/8" THRU BOLTS AT EACH RAILING POST.
 - SIMPSON A35 AT EACH NOTCHED POST.



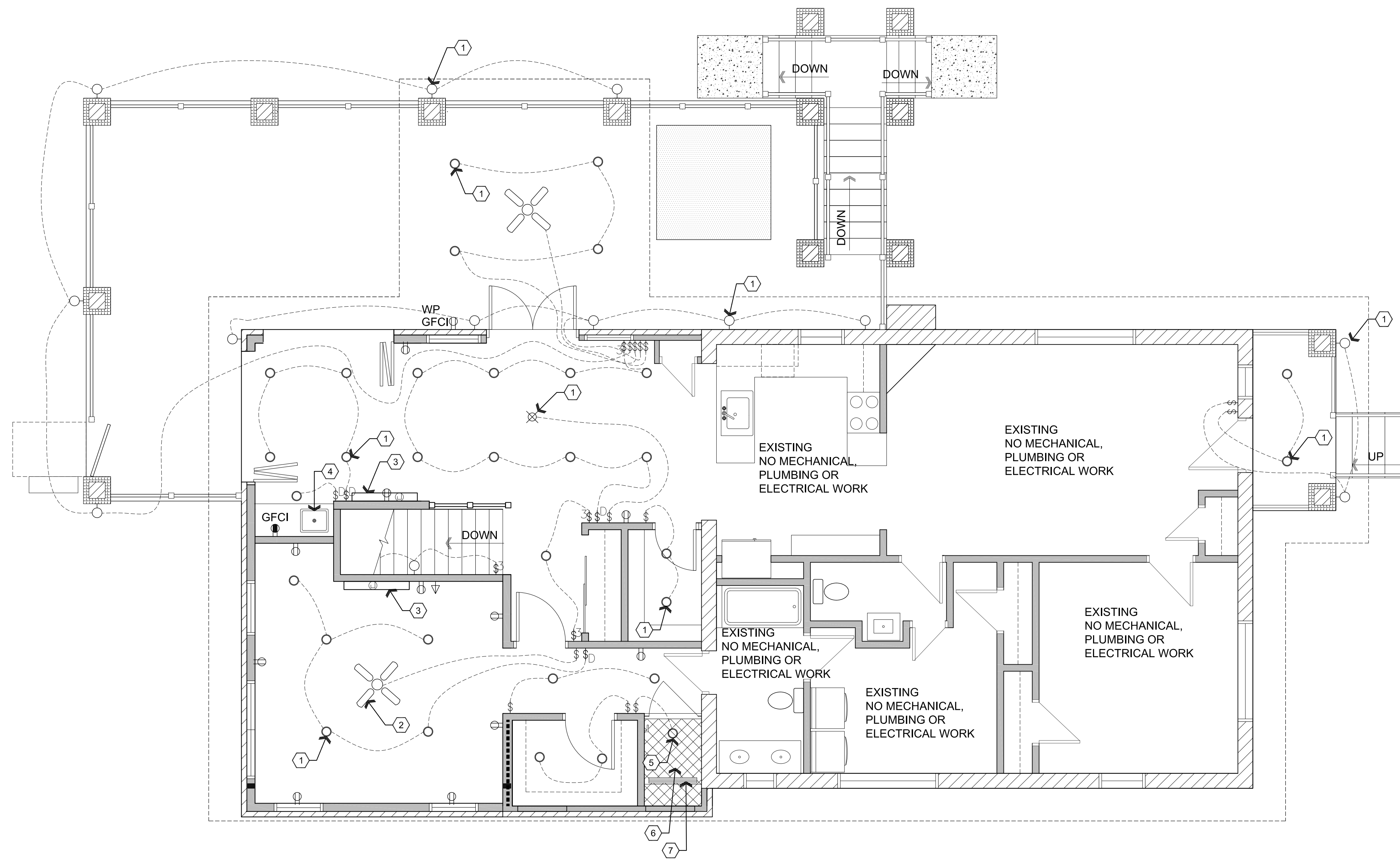
235 WOOD JOISTS AT WOOD BEAM
 NO SCALE

- KEY NOTES:**
- 2X12 WOOD STRINGER.
 - WOOD BEAM.
 - WOOD DECKING.
 - 2X TREADS AND RISERS.
 - SIMPSON LU210.
 - NOTCH 1 1/2" MAX.
 - WOOD JOIST.



236 WOOD STAIR STRINGER TO WOOD BEAM
 STRO205 NO SCALE

Jan 18, 2024 - 11:35am

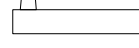





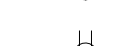

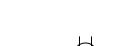





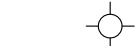












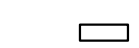
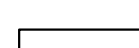




MEP1.0 Mechanical / Plumbing / Electrical First Floor Plan
 Scale: 1/4"=1'-0" 

Descriptive Keynotes

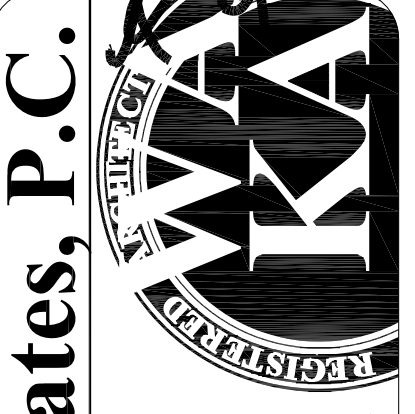
1. LIGHTING FIXTURE, TYPICAL, REFER TO LEGEND.
2. CEILING FAN.
3. DUCTLESS MINI-SPLIT AIR CONDITIONER / HEATER.
4. SINGLE COMPARTMENT, CAST IRON BAR SINK. PROVIDE 2" WASTE LINE TO CLOSEST AVAILABLE WASTE LINE IN BASEMENT. PROVIDE 2" STUDOR VENT. PROVIDE 1/2" HOT AND COLD WATER FROM CLOSEST AVAILABLE HOT AND COLD WATER LINES IN BASEMENT. PROVIDE RECESSED LIGHT FIXTURE WITH GASKETED LENS.
5. PROVIDE 2" WASTE LINE TO CLOSEST AVAILABLE WASTE LINE IN BASEMENT. PROVIDE 1/2" HOT AND COLD WATER FROM CLOSEST AVAILABLE HOT AND COLD WATER LINES IN BASEMENT.
6. CERAMIC TILE SHOWER WITH LINEAR DRAIN AND RAIN SHOWER HEAD.

Legend

-  ELECTRICAL SES
-  DISCONNECT
-  JUNCTION BOX
-  DUPLEX RECEPTACLE, AT 18" A.F.F.
-  DUPLEX RECEPTACLE ABOVE COUNTER OR HEIGHT AS INDICATED
-  SPECIAL RECEPTACLE
-  FOURPLEX 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, LED
-  UNDER CABINET LIGHTING
-  LIGHT FIXTURE, CEILING MOUNTED
-  LIGHT FIXTURE, PENDANT MOUNTED
-  LIGHT FIXTURE, RECESSED, TRIM TO BE DETERMINED
-  LIGHT FIXTURE, ADJUSTABLE SPOT
-  LIGHT FIXTURE, WALL MOUNTED
-  CABLE TELEVISION OUTLET AT 18" A.F.F.
-  DOORBELL SWITCH
-  DOORBELL CHIME
-  SMOKE DETECTOR / FIRE ALARM
-  EXHAUST FAN
-  THERMOSTAT
-  CARBON MONOXIDE ALARM
-  CHANDELIER / PENDANT LIGHT
-  ELECTRIC WALL HEATER
-  DUCTLESS MINI-SPLIT AIR CONDITIONER
-  CEILING FAN
-  GARAGE DOOR OPENER

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.



W. Alan Kenson & Associates, P.C.
 ARCHITECTURE & PLANNING
 P 928-443-5812 P.O. Box 11593
 F 928-443-5815 Prescott, AZ 86304
 email: wakaarchitect@gmail.com
 www.kenson-associates.com

DRAWING: Mechanical / Plumbing / Electrical First Floor Plan
PROJECT: Vakula Residence Remodel / Addition
 226 S. Pleasant St.
 Prescott, AZ 86303
APN: 109-01-114A

DRAWN BY: L.O.
 CHECKED BY: W.A.K.
 DATE: January 12th, 2024
 JOB NO.: 790
 SHEET

MEP1.0

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C., and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.



W. Alan Kenson & Associates, P.C.
 ARCHITECTURE & PLANNING
 P.O. Box 11593
 Prescott, AZ 86304
 P 928-443-5812
 F 928-443-5815
 email: wakaarchitect@gmail.com
 www.kenson-associates.com

DRAWING: Mechanical / Plumbing / Electrical Basement Plan
PROJECT: Vakula Residence Remodel / Addition
 226 S. Pleasant St.
 Prescott, AZ 86303
APN: 109-01-114A

DRAWN BY: L.O.
CHECKED BY: W.A.K.
DATE: January 12th, 2024
JOB NO.: 790
SHEET:

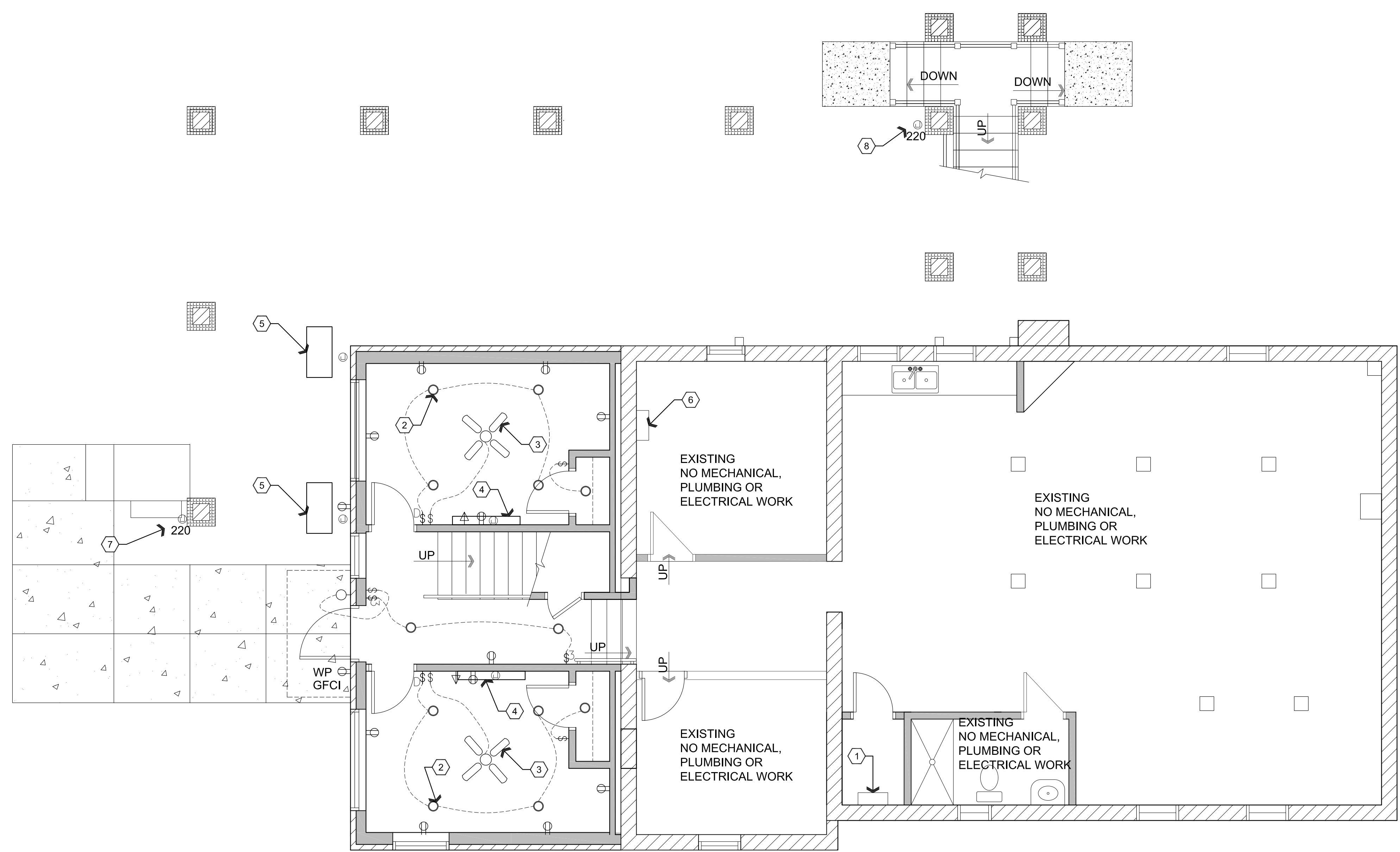
MEP1.1

Descriptive Keynotes

- EXISTING ELECTRIC TANKLESS WATER HEATER.
- LIGHTING FIXTURE, TYPICAL, REFER TO LEGEND.
- CEILING FAN.
- DUCTLESS MINI-SPLIT AIR CONDITIONER / HEATER.
- HVAC CONDENSING UNIT ON PRE-MANUFACTURED PAD.
- EXISTING ELECTRICAL PANEL, REFER TO PANEL SCHEDULE.
- PROVIDE POWER TO VERTICAL PLATFORM LIFT, REFER TO PANEL SCHEDULE.
- PROVIDE POWER TO HOT TUB, REFER TO PANEL SCHEDULE.

Legend

- ELECTRICAL SES
- DISCONNECT
- JUNCTION BOX
- DUPLEX RECEPTACLE, AT 18" A.F.F.
- DUPLEX RECEPTACLE ABOVE COUNTER OR HEIGHT AS INDICATED
- SPECIAL RECEPTACLE
- FOURPLEX 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, LED
- UNDER CABINET LIGHTING
- LIGHT FIXTURE, CEILING MOUNTED
- LIGHT FIXTURE, PENDANT MOUNTED
- LIGHT FIXTURE, RECESSED, TRIM TO BE DETERMINED
- LIGHT FIXTURE, ADJUSTABLE SPOT
- LIGHT FIXTURE, WALL MOUNTED
- CABLE TELEVISION OUTLET AT 18" A.F.F.
- DOORBELL SWITCH
- DOORBELL CHIME
- SMOKE DETECTOR / FIRE ALARM
- EXHAUST FAN
- THERMOSTAT
- CARBON MONOXIDE ALARM
- CHANDELIER / PENDANT LIGHT
- ELECTRIC WALL HEATER
- DUCTLESS MINI-SPLIT AIR CONDITIONER
- CEILING FAN
- GARAGE DOOR OPENER



Mechanical / Plumbing / Electrical Basement Plan
 Scale: 1/4"=1'-0"
 Plan North

Jan 18, 2024 - 9:12am

ONE LINE GENERAL NOTES:

- SYSTEM SHOWN IS A TWO TIER SERIES RATED SYSTEM 22/10K. MANUFACTURER SHALL PROVIDE A UL LISTED SYSTEM TO MATCH THIS RATING.
- MOTOR SHORT CIRCUIT CONTRIBUTION IS LESS THAN 1% OF SYSTEM SHORT CIRCUIT AMPS.
- NO DESIGN CHANGES MAY BE MADE TO THE SYSTEM WITHOUT THE PRIOR APPROVAL OF THE DESIGN ELECTRICAL ENGINEER AND THE ELECTRICAL INSPECTOR.

ONE LINE KEYNOTES:

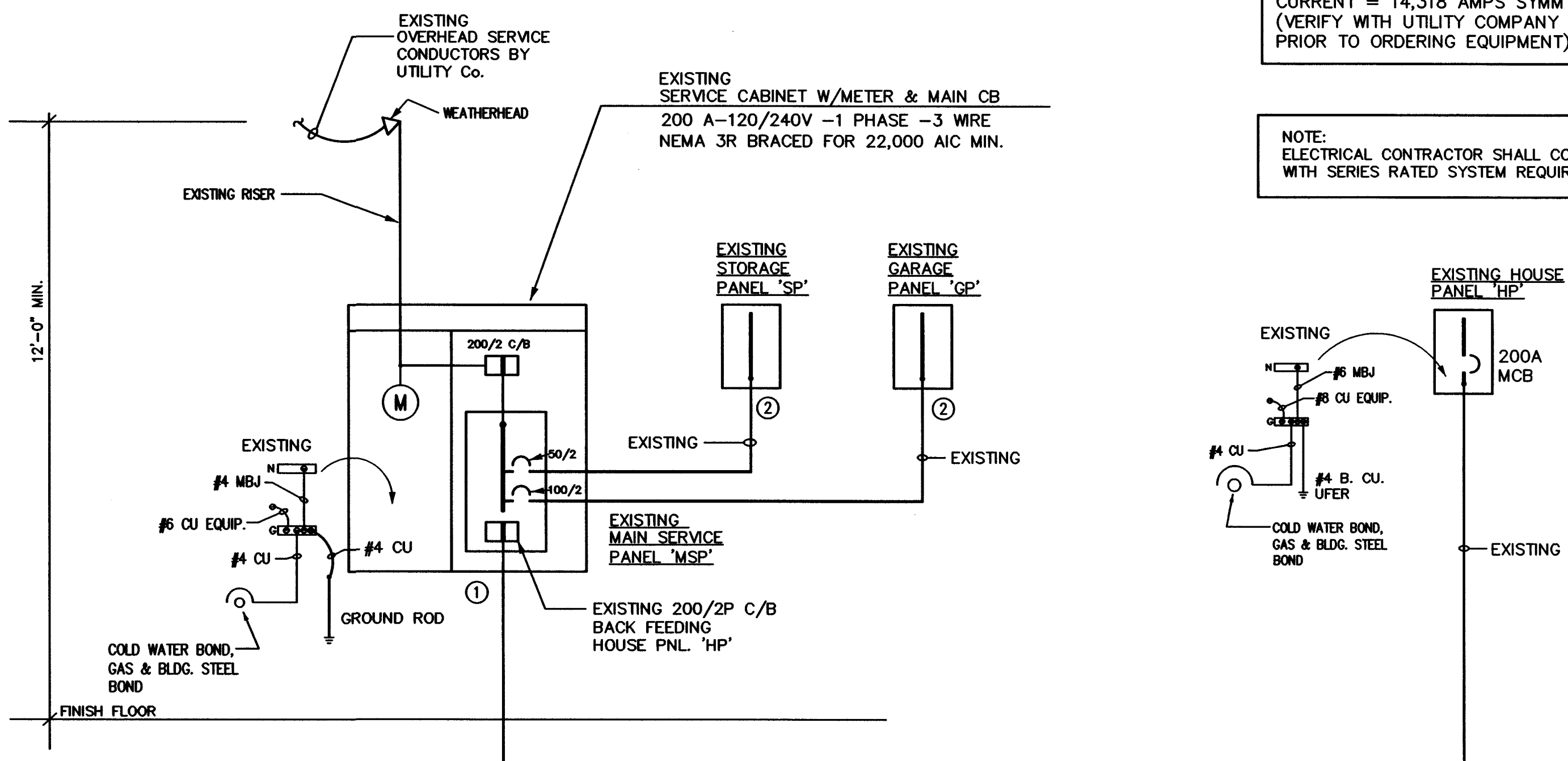
- PROVIDE A PERMANENT LABEL READING "THIS CIRCUIT BREAKER IS PART OF A SERIES RATED SYSTEM WITH DOWNSTREAM PANELS 22/10K. 22,000 AMPS AVAILABLE. IDENTIFIED REPLACEMENT COMPONENT REQUIRED"
- PROVIDE A PERMANENT LABEL READING "CAUTION-SERIES RATED SYSTEM 22/10. IDENTIFIED REPLACEMENT COMPONENTS REQUIRED"

ELECTRICAL DESIGN & CADD SERVICES INC.
 1600 LAMB LANE
 PRESCOTT, AZ. 86305
 PH: (928) 776-4900
 CELL: (928) 430-1200
 E-MAIL: archie@elecdesign.net

REVISIONS	BY

These drawings are the property of W. Alan Kenson & Associates P.C. and may not be reproduced in any way without the written consent of W. Alan Kenson & Associates, P.C.

ANGELO OSSANNA
 7450
 EXPIRES 12/30/2024



MAXIMUM AVAILABLE FAULT CURRENT = 14,318 AMPS SYMM (VERIFY WITH UTILITY COMPANY PRIOR TO ORDERING EQUIPMENT)

NOTE: ELECTRICAL CONTRACTOR SHALL COMPLY WITH SERIES RATED SYSTEM REQUIREMENTS.

EXISTING ELEC. ONE-LINE DIAGRAM - 'SES'

NOTE: ALL CONDUCTOR SIZES ARE BASED ON 'XHHW', 'THHN'/'THWN' COPPER. N.T.S.

PANELBOARD SYMBOLS

- * CONTINUOUS DUTY/LARGEST MOTOR @ 125%
- ▲ AFCI TYPE CIRCUIT BREAKER
- HACR TYPE CIRCUIT BREAKER
- △ GFCI TYPE CIRCUIT BREAKER
- NEW BREAKER W/ NEW LOAD

ELEC. FAULT CURRENT CALCULATIONS

PANEL 'HP'	PANEL 'GP'
$f = \frac{2 \times 60' \times 14,318 \text{ A}}{10740 \times 240\text{V}} = .666$	$f = \frac{2 \times 20' \times 8,590 \text{ A}}{2430 \times 240\text{V}} = .589$
$M = \frac{1}{1 + .666} = .148$	$M = \frac{1}{1 + .589} = .629$
$I_{sc} = 14,318 \text{ A} \times .600 = 8,590 \text{ AMPS}$	$I_{sc} = 8,590 \text{ A} \times .629 = 5,403 \text{ AMPS}$

PANELBOARD				HP				SCHEDULE					
MAINS: 200A MLO				LOAD-VA				LOCATION: SEE PLAN (GARAGE VERIFY W/ARCHITECT)					
VOLTAGE: 120/240-1φ-3W				MOUNTING: SURFACE				MIN. A.I.C.: 22/10K SERIES RATED					
TYPE: (EXISTING)													
CIRCUIT DESCRIPTION	BKR. NO.	CR. NO.	∅A	∅C	BKR. NO.	CR. NO.	∅A	∅C	CIRCUIT DESCRIPTION	BKR. NO.	CR. NO.	∅A	∅C
GEN. LIGHTING/REC'S. (AFCI)	20	1			20	1			MASTER BATHROOM RECEPT'S.	20	1		
		3				4							
		5				6			KIT. APPLIANCE RECEPT'S.				
		7				8							
		9				10							
DISHWASHER		11				12			REFRIGERATOR/FREEZER				
COMPACTOR		13				14							
MICROWAVE		15				16			SPARE				
EXHAUST HOOD		17				18			PLATFORM CHAIR LIFT				
DISPOSAL		19				20			(VERIFY SIZE & REQUIREMENTS)				
COFFEE SYSTEM (IF REQUIRED)		21				22			SPA (VERIFY SIZE & REQUIREMENTS)				
WARMING DRAWER (IF REQUIRED)		23				24							
SPARE		25				26			RESTROOM RECEPT. (GFCI)				
SPARE		27				28			RESTROOM RECEPT. (GFCI)				
LAUNDRY WASHER		29				30			SPARE				
LAUNDRY DRYER	30	31				32			FURNACE F-1				
		33				34			FURNACE F-2				
A/C CONDENSING UNIT AC-1	50	35				36			A/C CONDENSING UNIT AC-2				
		37				38			SPACE				
SPACE		39				40			SPACE				
SPACE		41				42			SPACE				
TOTAL LOAD PER PHASE:													

TOTAL SERVICE PANEL 'MSP' ELEC. LOAD CALC'S:

200 AMP SERVICE ENTRANCE SECTION:

GENERAL LIGHTING & RECEPT'S. (3,000 SQ. FT. @ 5VA/SQ. FT.)	= 15,000 VA
SMALL APPLIANCE LOAD: 3 CKTS. @ 1500 VA	= 4,500 VA
DISHWASHER: 1 @ 1200 VA	= 1,200 VA
COMPACTOR: 1 @ 830 VA	= 830 VA
DISPOSAL: (1) @ 1590 VA	= 1,590 VA
MICROWAVES: (1) @ 1500 VA	= 1,500 VA
RANGE COOKTOP (GAS)	= 0 VA
REFRIGERATOR/FREEZER	= 1,500 VA
WATER HEATER (GAS)	= 0 VA
U.C. REFRIGERATORS 1 @ 750 VA (IF REQUIRED)	= 750 VA
LAUNDRY (WASHER) LOAD: 1 @ 1500 VA	= 1,500 VA
LAUNDRY (DRYER) LOAD: 1 @ 5000 VA	= 5,000 VA
EXTERIOR RECEPT'S.	= 1,400 VA
EXTERIOR LIGHTING:	= 1,400 VA
STORAGE PANEL 'SP'	= 4,000 VA
GARAGE PANEL 'GP'	= 10,000 VA
PLATFORM CHAIR LIFT	= 4,500 VA
SPA	= 6,000 VA
SUB-TOTAL	= 60,670 VA
FIRST 10 KVA AT 100%	= 10,000 VA
REMAINDER AT 40% (50,670VA X 0.4)	= 20,268 VA
TOTAL	= 30,268 VA
HEATING & COOLING LOAD:	
FURNACES INDOOR UNIT FC-1 (1 @ 9.0A x 120V) @ 100%	= 1,080 VA
FURNACES INDOOR UNIT FC-2 (1 @ 7.5A x 230V) @ 100%	= 1,725 VA
A/C COND'G. UNIT HP-1 (1 @ 20.3A x 230V) @ 100%	= 4,669 VA
A/C COND'G. UNIT HP-2 (1 @ 28.2A x 230V) @ 100%	= 6,486 VA
GRAND TOTAL	= 44,228 VA
	+ 240 V
TOTAL PANEL LOAD	= 184.2 AMPS

W. Alan Kenson & Associates, P.C.
 P.O. Box 11593
 Prescott, AZ 86304
 P 928-443-5812
 F 928-443-5815
 email: wakaarchitect@gmail.com
 www.kenson-associates.com

ARCHITECTURE & PLANNING

DRAWING: Electrical One-Line Diagram, Panel Schedules and Calc's.

PROJECT: Vakula Residence Addition
 226 S. Pleasant St.
 Prescott, AZ 86303

APN: 109-01-114A

DRAWN BY: R.A.
CHECKED BY: A.O.
DATE: December 19th, 2023
JOB NO.: 790
SHEET:

E1.0