GENERAL NOTES

GENERAL

1. CONNECT WATER, GAS AND ELECTRICAL LINES TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL CITY AND/OR COUNTY BUILDING CODES (WHICHEVER HAS PRECEDENCE).
2. TYPICAL DETAILS MAY NOT NECESSARILY BE CUT ON THE PLANS, BUT APPLY UNLESS NOTED OTHERWISE.
3. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED CONSTRUCTION. LOADS SHALL NOT EXCEEDS THE DESIGN LIVE LOAD PER SQUARE FEET.
4. DO NOT NOTCH OR DRILL JOISTS, BEAMS OR LOAD-BEARING STUDS WITHOUT PRIOR APPROVAL OF STRUCTURAL ENGINEER.
5. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL AND PLUMBING WITH APPROPRIATE TRADES, DRAWINGS AND SUB-CONTRACTORS PRIOR TO CONSTRUCTION.
6. JOIST HANGERS AND OTHER MISCELLANEOUS FRAMING ANCHORS SHALL BE AS MANUFACTURERED BY SIMPSON COMPANY OR OTHER MANUFACTURER WITH CURRENT ICC-ES APPROVAL
7. OPTIONS ARE CONTRACTOR'S CONVENIENCE. IF HE CHOOSES ANY OPTIONS, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CHANGES AND SHALL COORDINATE ALL DETAILS.
8. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDA.
9. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR THE CORRECTNESS OF ALL DIMENSIONS.
10. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.
11. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL NOTES, SPECIFICATIONS AND ALL APPLICABLE CODES, THE MOST STRINGENT REQUIREMENT SHALL GOVERN. THIS DESIGNER'S OFFICE MUST BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
12. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS DISIGNER'S OFFICE MUST BE NOTIFIED OF ANY VARIATIONS AND DISCREPANCIES FOR RESOLVING, PRIOR TO CONSTRUCTION.
13. THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT LIMITED TO, BRACING AND SHORING. THE DESIGNER OR ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS OR METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION, OR THE SAFETY PRECAUTIONS AND PROGRAMS RELATING THERETO.
14. CONSTRUCTION SHALL BE OF THE HIGHEST QUALITY WORKMANSHIP. ALL WALLS SHALL BE PLUMB AND TRUE. ALL CONNECTIONS SHALL BE MADE SECURE ACCORDING TO ACCEPTED CONSTRUCTION PROCEDURES OR AS SPECIFIED HEREIN OR AS PER THE REQUIREMENTS OF ANY LOCAL CODES.

SECURITY (RESIDENTIAL)

1. EXTERIOR DOORS SHALL COMPLY WITH THE 2018 IRC SECTION R311 BUILDING CODE.
2. ALL EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE.
3. EXTERIOR SWINGING DOORS:
   A. DOORS FROM A DWELLING UNIT TO AN ATTACHED GARAGE ARE ALSO CONSIDERED EXTERIOR DOORS.
   B. ALL MAIN OR FRONT ENTRY DOORS MUST HAVE A 180 DEGREE DOOR VIEWER OR BE ARRANGED SO THAT THE OCCUPANT CAN VIEW THE IMMEDIATE AREA OUTSIDE THE DOOR THROUGH A WINDOW.
   C. HOLLOW CORE DOORS SHALL BE 1-3/8" THICK MIN.
   D. SOLID CORE WOOD FLUSH DOORS SHALL BE 1-3/4" THICK MIN.
   E. WOOD PANEL DOORS SHALL BE 1-3/4" THICK MIN. WITH PANELS FABRICATED FROM MATERIALS NOT LESS THAN 3/8" IN THICKNESS PROVIDED ALL SHAPED PORTIONS OF THE PANELS ARE NOT LESS THAN 1/4" THICK.
   F. FERROUS METAL DOORS OF SOLID OR HOLLOW CORE CONSTRUCTION SHALL HAVE SURFACES NOT LESS THAN 24 GAUGE IN THICKNESS.
   G. METAL DOORS SHALL HAVE SURFACES NOT LESS THAN THE EQUIVALENT OF 16 GAUGE SHEET METAL (0.006") IN THICKNESS.
4. HINGES:
   A. PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED:
   a. SHALL HAVE NON-REMOVABLE HINGE PINS OR
   b. SHALL HAVE HINGES SHAPED TO PREVENT REMOVAL OF THE DOOR OR
   c. SHALL HAVE TOP AND BOTTOM HINGES WITH 1/4" STEEL JAMB STUDS WHICH PROJECT A MIN. OF 1/4"
5. DEADBOLTS:
   A. A DEADBOLT LOCK SHALL BE PROVIDED ON ALL EXTERIOR SWINGING DOORS.
   B. JAMBS SHALL BE SHIMMED SOLID FOR SIX INCHES ABOVE AND BELOW THE DEADBOLT LOCK STRIKE PLATE.
   C. MANUALLY OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.
   D. DEADBOLTS SHALL BE HARDENED OR CONTAIN HARDENED INSERTS.
   E. STRAIGHT DEADBOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8".
   F. A HOOK-SHAPED OR EXPANDING-LUG DEADBOLT SHALL HAVE A MIN. THROW OF 3/4".
   G. STRIKE PLATES SHALL BE SECURED TO THE JAMB WITH A MINIMUM OF TWO SCREWS NOT LESS THAN #8 AND 2" IN LENGTH.
   H. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.
   I. SLIDING DOORS AND WINDOWS SHALL BE PROVIDED WITH A LOCKING DEVICE AND SHALL BE CONSTRUCTED AND INSTALLED OR EQUIPPED WITH A DEVICE SO AS TO PROHIBIT THE RAISING AND REMOVING OF THE MOVING PANEL FROM THE TRACK WHILE IN THE CLOSED AND LOCKED POSITION.
   J. EXTERIOR SLIDING DOORS MUST BE EQUIPPED WITH AN AUXILIARY NON-KEYED LOCK. THE STATIONARY SECTION SHALL NOT BE REMOVABLE FROM THE OUTSIDE.
   K. WINDOW PANELS SHALL HAVE WEATHERSTRIP MOULDING OR GLAZING BEAD WHICH IS NOT EASILY REMOVED FROM THE OUTSIDE. AN AUXILIARY LOCK SHALL BE INSTALLED ON ALL WINDOW TRACKS TO PREVENT SLIDING.
   L. UPWARD ACTING DOORS AND SLIDING DOORS OTHER THAN GLASS SHALL BE SECURED WITH A CYLINDER LOCK. AND EITHER A PADLOCK WITH A HARDENED STEEL SHACKLE AND HARDENED STEEL HASP, METAL SLIDING BAR, BOLT OR EQUIVALENT DEVICE, UNLESS SECURED BY ELECTRIC POWER OPERATION.
   M. WINDOW OPENINGS ARE PROHIBITED WITHIN 40" OF THE LOCKING DEVICE OF A DOOR IN THE CLOSED POSITION WHEN THE DOOR IS OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY. 40" IS NOT REQUIRED IF IMPACT RESISTANT GLAZING IS USED.

ADDRESS MARKING

1. AN ADDRESS NUMBER IS TO BE DISPLAYED IN A PROMINANT MANNER SO IT IS PLAINLY VISABLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER IRC SEC. R319

EXTERIOR MATERIAL

1. PROVIDE ICC-ES APPROVED FIBER REINFORCED STUCCO SYSTEM w/ VAPOR BARRIER AND 1" POLYSTYRENE INSULATION BOARD WHEN SO INDICATED ON THE EXTERIOR ELEVATIONS. FOAM APPLICATIONS SHALL COMPLY PER I.R.C. R-703
2. ATTIC AREAS TO BE STUCCO OVER 1/2" A.I.S. BOARD PER I.R.C. R-703
3. GYPSUM BOARD USED ON EXTERIOR & SOFFITS MUST BE APPROVED EXTERIOR TYPE "WR", AND IDENTIFIED & REFERRED TO AS "BROWN BOARD" MUST COMPLY WITH ASTM C931/C 931M-04.

INTERIOR MATERIAL

1. PROVIDE 1/2" DRYWALL THROUGHOUT. UNLESS NOTED OTHERWISE (U.N.O.)
2. PROVIDE 5/8" TYPE "X" DRYWALL IN ONLY AREAS SPECIFICALLY MENTIONED ON THE PLANS.
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.
4. ALL INTERIOR DOORS TO BE 6'-8" HIGH, 1-3/8" HOLLOW CORE, UNLESS NOTED OTHERWISE.

GLAZING

1. GLAZIER IS REQUIRED TO COMPLY WITH I.R.C. SEC. R-308
2. ALL GLASS (WITH LEAST DIMENSION GREATER THAN 3") IN DOORS AND ADJOINING WINDOWS LESS THAN 24" FROM LOCKABLE DEVICE TO BE TEMPERED. PER IRC SEC R-308.4
3. FRENCH AND SLIDING GLASS DOORS SHALL HAVE TEMPERED GLASS.
4. ALL GLASS TUB OR SHOWER ENCLOSURES SHALL BE TEMPERED.
5. ALL EGRESS WINDOWS SHALL MEET IRC SEC. R-308.4 REQUIREMENTS: 20" MIN. WIDTH, 24" MIN. HEIGHT, 5.7 SQUARE FEET TOTAL, 44" MAX SILL HEIGHT.
6. ALL EXTERIOR WINDOWS FROM HABITABLE SPACES TO BE DOUBLE PANE.
7. GLAZING SUBJECT TO HUMAN IMPACT SHALL BE SAFETY GLAZED PER IRC R-308.

BUILT-UP ROOFING

1. MODIFIED BITUMEN, THERMOPLASTIC AND THERMOSET MEMBRANES. MODIFIED BITUMEN, THERMOPLASTIC AND THERMOSET ROOF MEMBRANES SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. IRC 905.11

ATTICS

1. PROVIDE ATTIC VENTILATION WITH SCREENED VENTS OR TURBINE VENTS INSTALLED PER MANUFACTURER'S INSTRUCTIONS. ATTIC VENTILATION MUST COMPLY WITH SECTION R-806 OF THE I.R.C.
2. ATTIC ACCESS DOORS MUST BE LOCATED IN THE INTERIOR OF THE DWELLING OR GARAGE.

INSULATION

1. MIN. INSULATION SHALL BE PROVIDED ADJACENT TO HABITABLE AREAS AS FOLLOWS:
   A. R-7 AT MASONRY WALLS
   B. R-30 AT CEILINGS
   C. R-13 AT EXTERIOR FRAME WALLS

FIREBLOCK

1. FIREBLOCKING IS REQUIRED IN THE FOLLOWING LOCATIONS:
A.) CONCEALED SPACES OF STUD WALLS AT CEILING AND FLOOR LEVELS.
B.) FURRED SPACES AND SOFFITS @ 10' LEVELS BOTH VERTICAL AND HORIZONTAL.
C.) ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT DROP CEILING, SOFFITS, AND COVE CEILING.
D.) BETWEEN STAIR STRINGERS IN TOP AND BOTTOM OF RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE STRINGERS.
E.) OPENINGS AROUND PIPES, DUCTS, VENTS AND CHIMNEYS WITH NONCOMBUSTIBLE MATERIALS (SUCH AS UNFACED FIBERGLASS INSULATION
F.) AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS (I.R.C. R-602.8 R-1001.16).
G.) PROVIDE COMPLIANCE NOTES ON MAINTAINING FIREWALL SEPARATION AT GARAGE WITH AIR HANDLER OR FURNACE IN GARAGE WITH: NO PLASTIC PIPE OR REFRIGERANT LINE INSULATION TO PENETRATE FIREWALL. NO COMMON AIR OPENINGS BETWEEN DWELLING AND GARAGE (CENTRAL VACUUM, ECT.) NO SUPPLY AIR OR OTHER DUCT OPENINGS IN GARAGE WITHOUT FIRE DAMPERS. DUCTS MUST BE MINIMUM 26 GA SHEET, WHICH EXCLUDES DUCT VIBRATION ISOLATORS (I.R.C. R-321.3.1.2)

GLASS BLOCK

1. GLASS BLOCK PANELS SHALL HAVE A MINIMUM 3" THICKNESS AT THE MORTAR JOINTS. (PER I.R.C. SEC R-610).
2. MORTARED SURFACES OF BLOCKS SHALL BE TREATED FOR MORTAR BONDING.
3. GLASS BLOCK SHALL BE LAID IN TYPE N MORTAR. MORTAR SHALL HAVE 200 PER LIN. FOOT (PER I.R.C. R-610.8)
4. BOTH VERTICAL AND HORIZONTAL MORTAR JOINTS SHALL BE AT LEAST 1/4" AND NOT MORE THAN 3/8" THICK AND SHALL BE COMPLETELY FILLED. (I.R.C.SEC R-610.10)
5. GLASS BLOCK PANELS SHALL HAVE REINFORCEMENT IN THE HORIZONTAL MORTAR JOINTS THAT ARE IMMEDIATELY BELOW THE HIGHEST COURSE OF THE GLASS PANEL AREA. REINFORCEMENT SHALL BE CONTINUOUS 2x6 LADDER TYPE GALVANIZED 9 GAUGE HORIZONTAL JOINT REINFORCEMENT. (I.R.C. SEC R-610.10)
6. EXTERIOR GLASS BLOCK PANEL SHALL BE PROVIDED WITH 1/2" EXPANSION JOINTS AT THE SIDES AND TOP. EXPANSION JOINTS SHALL BE ENTIRELY FREE OF MORTAR AND SHALL BE FILLED WITH RESILENT MATERIAL. (I.R.C. R-610.7)
7. GLASS BLOCK PANELS SHALL NOT BE USED AS LOAD BEARING MEMBERS.

PLUMBING (RESIDENTIAL) P2903

1. WATER HEATER TO BE MIN. 40 GALLON CAPACITY.
2. WATER CLOSETS - 1.6 GALLONS PER FLUSH MAX.
3. ALL SHOWERS SHALL BE EQUIPPED WITH FLOW CONTROL DEVICES TO LIMIT TOTAL FLOW TO A MAX. OF 2.5 G.P.M. AT 80 PSI. PER SHOWER HEAD.
4. LAVATORY FAUCETS - 2.2 G.P.M. AT 60 P.S.I.
5. FIXTURES SHALL BE MARKED AS TO ITS FLOW RATE OR WITH VERIFIABLE MODEL NUMBER AT THE TIME OF INSPECTION.
6. PROVIDE ALL HOSE BIBBS WITH BACKFLOW PREVENTERS.
7. ALL DISHWASHERS TO HAVE AIR GAPS INSTALLED.
8. PROVIDE WATER HEATER WITH TEMP./PRESSURE REFLIEF VALVE. DRAIN LINE TO BE FULL SIZE STEEL PIPE OR HARD-DRAWN COPPER TUBING EXTENDED TO THE EXTERIOR OF BUILDING AND TERMINATING IN A DOWNWARD POSITION NOT MORE THAN TWO FEET NOR LESS THAN 6" ABOVE FINISH GRADE.
9. ALL WATER PIPES TO BE COPPER TYPE "L" UNDER FLOOR, TYPE "M" ALT. PEX ABOVE SLAB AND PVC SCHEDULE 40 FROM METER TO HOUSE.
10. ALL WASTE AND VENT PIPE TO BE ABS PLASTIC.
11. SUMP PUMP WITH BACK FLOW VALUE PER UPC SECTION 710.
12. PROVIDE PRESSURE BALANCE OR THERMOSTSTIC MIXING VALUE TYPE CONTROL VALVES FOR ALL SHOWER AND TUB/SHOWER COMBINATIONS
13. WITH 4 WATER CLOSETS, A 4" SANITARY DRAINAGE PIPE IS REQUIRED.

ELECTRICAL GROUNDING

1. ALL INTERIOR METALLIC WATER PIPING WHICH MAY BECOME ENERGIZED SHALL BE BONDED TOGETHER & MADE ELECTRICALLY CONTINUOUS. A BOND (BARE COPPER WIRE #4) SHALL BE MADE BETWEEN THE BONDED PIPING SYSTEM, THE GROUNDING ELECTRODE CONDUCTOR, & THE SERVICE DISCONNECTING MEANS.
2. THE GROUNDING ELECTRODE CONDUCTOR SHALL BE NOT LESS THAN 20'-0" OF BARE COPPER WIRE CONDUCTOR NO SMALLER THAN #4 ENCASED BY AT LEAST 3" OF CONCRETE & LOCATED WITHIN THE BOTTOM OF A CONCRETE FOUNDATION FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH.
3. THE INTERIOR METAL COLD WATER PIPING SYSTEM SHALL BE BONDED TO THE SERVICE EQUIPMENT ENCLOSURE, THE GROUNDING ELECTRODE, OR THE ONE OR MORE GROUNDING ELECTRODES USED.
4. TELEPHONE SERVICE SHALL BE GROUNDED.

ELECTRICAL (RESIDENTIAL)

1. ELECTRICAL SERVICE TO BE 200 AMPS, UNLESS OTHERWISE NOTED.
2. RECEPTACLES SHALL BE SPACED SO THAT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'-0" FROM AN OUTLET, AND OVER ANY COUNTER SPACE OVER 12".
3. SMOKE DETECTORS SHALL COMPLY PER I.R.C. SEC. 314, PARAGRAPH 4 AT DIFFERING CEILING HEIGHTS.
4. SMOKE DETECTORS SHALL BE PLACED NO MORE THAN 12" FROM THE CEILING AND SHALL BE CONNECTED TO HOUSE POWER. (PER I.R.C. R314.4) W/BATT. BACK/UP
5. SMOKE DETECTORS SHALL BE INTERCONNECTED AND 3'-0" MIN. AWAY FROM ANY DUCT OPENING. (PER I.R.C. SEC R-314.5).
6. OUTLET BOXES IN WALL BETWEEN THE DWELLING AND THE GARAGE SHALL BE METAL OR HAVE A U.L. LISTING.
7. OUTLET BOXES SUPPORTING A CEILING FAN MUST BE LISTED AND APPROVED FOR THIS APPLICATION. COMPLY WITH E3905.8
8. ALL LIGHTING FIXTURES IN CLOSETS SHALL BE LOCATED 18" FROM ALL SHELVES.
9. TWO OR MORE 20 AMPERE SMALL APPLIANCE CIRCUITS SHALL BE PROVIDED TO SERVE THE KITCHEN, BREAKFAST, AND DINING ROOM. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS, PER E3603.2
10. ALL BATHROOM GFI OUTLET ON 20 AMPS CIRCUIT WITH NO OTHER OUTLET.

CODE NOTES

ABBREVIATION = (P.C.) PINAL COUNTY

1. GOVERNING BUILDING CODES: (I.R.C. 2018 AS GOVERNING CODE)
ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:
2018 INTERNATIONAL RESIDENTIAL CODE FIRST, THEN:
2018 INTERNATIONAL BUILDING CODE (I.B.C.) W/ AMMEND
2018 INTERNATIONAL PLUMBING CODE (I.P.C.) W/ AMMEND
2017 NATIONAL ELECTRICAL CODE (NEC) W/ AMMEND
2018 INTERNATIONAL PLUMBING CODE (I.P.C.) W/ AMMEND
2018 INTERNATIONAL MECHANICAL CODE (I.M.C.) W/ AMMEND
2018 INTERNATIONAL FUEL/GAS CODE (I.F.C.) W/ AMMEND
2018 INTERNATIONAL ENERGY CONSERVATION CODE (I.E.C.C)

SEISMIC DESIGN & CONSTRUCT TO MEET REQUIREMENTS OF GEOGRAPHIC DESIGN CRITERIA: CATEGORY B, EXPOSURE C AT 90 MPH. DECAY NONE TO SLIGHT, TERMITE MODERATE TO HEAVY.

ICC/ES

ALL PRODUCTS LISTED BY ECC/ES REPORT NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S CURRENT WRITTEN INSTRUCTIONS. SUBSTITUTES FOR PRODUCTS LISTED SHALL ALSO HAVE I.C.C. ES APPROVED EVALUATION REPORT(S) (OR) BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.

PROVIDE MINIMUM MATERIAL SPECIFICATIONS PER I.R.C.

1. PROVIDE CERTIFICATION OF STRESS VALUES FOR STRUCTURAL VIGAS.
2. DIMENSION LUMBER SHALL BE SPECIFIED BY SPECIES & GRADE. DO NOT SPECIFY BY STRESS VALUES.
3. LUMBER GRADING STAMP, MIN. NO.3 PER I.R.C. (SEC.R-602.2)
4. ALL LUMBER MUST BEAR AN APPROVED GRADING STAMP.
5. MINIMUM DISTANCE ABOVE GRADE:
6. FOUNDATIONS SUPPORTING WOOD SHALL EXTEND AT LEAST 12" + 2% ABOVE STREET GUTTER OR INLET OF APPROVED DRAINAGE DEVICE PER I.R.C. R-403.1.7.3.

NOTE: FIELD TREATMENT
FIELD CUT ENDS,NOTCHES AND DRILLED HOLES OF PRESSURE TREATED WOOD SHALL BE RE-TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4 PER I.R.C. SEC. R317.1.1

FLOOR PLAN (MIN) CODE NOTES:

EMERGENCY ESCAPE(S), I.R.C. (R-310) FROM SLEEPING AREAS:
A) IN ALL SLEEPING AREAS, PROVIDE AN OPENABLE WINDOW OR DOOR WITH AN AREA OF 5.7 SQ. FT. (MINIMUM) OPENING DIRECTLY TO THE OUTSIDE WITH A MINIMUM NET CLEAR OPENING OF 20" WIDE AND 24" HIGH. NOTE: (5.7 SQ. FT. = 20" X 41" OR 34" X 24"), 44" MAX SILL HEIGHT.
B) EMERGENCY ESCAPE ROUTE: PROVIDE A CONTINUOUS 3'-0" WIDE (MINIMUM) PATH OF EXCAPE FROM ALL BEDROOM WINDOW/DOORS TO A PUBLIC WAY.

SAFETY GLASS, PER IRC & APPLICABLE FEDERAL LAWS:

1. ALL GLASS IN HAZARDOUS LOCATIONS. ALL GLASS WITHIN 18" OF FLOOR (EXCEPT SINGLE PANES WITH 9 SQ. FT. OR LESS AREA). 24" RADIUS FROM DOOR JAMBS. ANY GLAZING WITHIN DOORS. GLASS SHOWER DOORS/TUB ENCLOSURES AND ANY ADJACENT SHOWER/TUB GLASS.
2. AT GLASS SHOWER/TUB ENCLOSURES. PROVIDE TEMPERED GLASS WITH A Z97.1 BREAK PATTERN (1/4" PIECES) AS A MINIMUM, (OR) A SHOWER ROD AT A MINIMUM. MIN 22" CLEAR OPENING PER I.R.C. 307.2, DOOR SHALL OPEN OUT WARD.
3. ALL OTHER GLASS PROVIDE SAFETY LAMINATED TYPE GLASS. AT DOUBLE GLAZED INSULATED GLASS - BOTH PANES SHALL BE SAFETY LAMINATED GLASS.
4. ALL SAFETY GLASS OF EITHER TYPE SHALL BEAR A PERMANENTLY AFFIXED CODE/LABEL/LOGO TO EACH PANE STATING TEMPERED GLASS (OR) SAFETY LAMINATED GLASS.

BBQ NOTE:

AT OPTION, GAS FIRED BBQ IS TO BE LISTED FOR OUTDOOR USE AND IS TO BE INSTALLED IN ACCORDANCE WITH IT'S LISTING AND THE MANUF. INSTALLATION INSTRUCTIONS ARE TO BE AVAILABLE ON SITE AT TIME OF INSPECTIONS. PER IRC SEC. R106.1.2 AND G2406.3

ATTIC ACCESS, I.R.C SEC. R-807

PROVIDE 22"X30" (MINIMUM) ATTIC ACCESS TO ALL ATTIC AREAS GREATER THAN OR EQUAL TO 30 SQ. FT. WHICH HAVE A 30" OR MORE VERTICAL CLEAR HEIGHT. PROVIDE 30" (MINIMUM) CLEAR HEAD ROOM ABOVE THE ATTIC ACCESS. FOR LOCATION SEE FLOOR PLAN & REFLECTED CEILING PLAN.

OCCUPANCY SEPARATIONS (R-3/U-)

DOORS LEADING INTO THE HOUSE FROM THE GARAGE SHALL BE SOLID CORE, SELF-CLOSING AND TIGHT-FITTING WITH GASKETS & SWEEP. (I.R.C. R-302.5.1)

SHOWER AND TUB CLOSET/ SAUNAS/STEAM ROOMS:

1. WATER SPLASH: I.R..C. CHAPTER 7. PROTECT ALL STUDS SUBJECT TO WATER SPLASH WITH APPROVED FINISHING, R-702
2. ADJACENT WALLS IN AREAS NOTED IN (N) ABOVE SHALL BE AT A MINIMUM BE FINISHED WITH MOISTURE-RESISTANT SHEETROCK AND CERAMIC TILE (OR EQUAL) TO A MINIMUM HEIGHT OF 70" ABOVE DRAIN, I.R.C. SECTION 702.3.8
3. SINKS/LAVATORIES: WALLS BEHIND ALL SINKS AND LAVATORIES SHALL BE FINISHED WITH A MINIMUM OF MOISTURE RESISTANT SHEET ROCK.
4. WALL PENETRATIONS: ALL KITCHEN, TOILET, BATH ETC. ACCESSORIES AND SHEETROCK WALL AND ANY FLOOR PENETRATIONS SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS, MEDICINE CHESTS, SOAP DISHES, ELECTRICAL ELECTRICAL BOXES, WATER PIPE PENETRATIONS, PLUMBING CLEAN-OUTS, ETC. SHALL BE INSTALLED AND SEALED TO STRUCTURAL ELEMENTS (STUDS) FROM MOISTURE AND INSECT/VERMIN PENETRATION. I.P.C. & I.M.C. AS AMD., AZ HEALTH DEPT.'S SANITATION & HEALTH RULES. SEAL W.R. SHEETROCK RAW EDGE IN STRICT ACCORD WITH MANUFACTURER'S CURRENT WRITTEN INSTRUCTIONS. USE ONLY THE CORRECT GYPSUM BOARD MUD AS U.S.G.'S DURAROCK.
5. CENTER OF WATER CLOSETS SHALL BE AS A MINIMUM OF 15" CLEAR FROM ITS CENTER TO ANY FINISHED SIDE WALL OR OBSTRUCTION.

FIRE-WARNING SYSTEMS, PER I.R.C .

1. FIRE-WARNING SYSTEM TO HAVE SMOKE DETECTORS (S.D) PROVIDED TO PROTECT EACH SEPARATE SLEEPING AREA AND BE A MINIMUM OF 3'-0" FROM ANY DUCT OPENING. S.D.'s TO BE PERMANENTLY WIRED AND INTERCONNECTED. WHERE THE HIGHEST POINT OF A CEILING A ROOM THAT OPENS TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE OPENING INTO THE HALLWAY BY 24 INCHES OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. PROVIDE S.D.'S ON EACH ALL SMOKE DETECTORS TO HAVE BATTERIES BACK-UP POWER-SYSTEM.
2. ALL BEDROOMS TO HAVE SMOKE DETECTORS.

CONSTRUCTION REQUIREMENTS:

1. FINISH SOIL GRADE AROUND BUILDING'S PERIMETER SHALL SLOPE DOWN AT A MINIMUM OF 5% FOR A DISTANCE OF THE FIRST 10'-0" AWAY FROM THE BUILDING. NO PUDDLING ALLOWED NEAR BUILDING.
2. SLOPE OF LANDINGS AT DOORS TO BE A MAXIMUM OF 1/4" PER FOOT.
3. ALL EXTERIOR CONCRETE SLABS SHALL DRAIN AWAY FROM BUILDING WITHOUT STANDING OR PUDDLED WATER. MINIMUM CONSTRUCTION STANDARDS - AZ. REGISTRAR OF CONTRACTORS CURRENT EDITION.
4. FOUNDATIONS SUPPORTING WOOD SHALL EXTEND AT LEAST 6" ABOVE ADJACENT FINISH GRADE.
5. SEAL ALL VOIDS AROUND PENETRATIONS THROUGH FLOOR SLABS. VOIDS AROUND PIPING PASSING THROUGH CONCRETE FLOORS ON GROUND SHALL BE APPROPRIATELY SEALED.
6. MAXIMUM PERMITTED HEIGHT IS TWO STORIES, NOT TO EXCEED 30 FEET TO HIGHEST POINT OF ROOF.

HVAC:

1. CLOTHES DRYER EXHAUST DUCT:
SHALL BE AT LEAST THE DIAMETER OF THE APPLIANCE OUTLET AND SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. IT SHALL NOT EXCEED 25 FEET IN LENGTH WITH REDUCTIONS FOR BENDS. THE DUCT SHALL TERMINATE NOT LESS THAN 3-FEET FROM A PROPERTY LINE, OR 3 FEET FROM ANY OPENING TO BUILDING/ OPENABLE AND NON-OPENABLE. M1506.2

HANDRAILS/ GUARDRAILS:

"HANDRAILS AND GUARDRAILS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY POINT ALONG THE TOP, AND HAVE ATTACHEMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOAD TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING." (IN COMPLIANCE WITH TABLE 301.5 AND I.B.C. 1607.7.1)

SHEET INDEX

NOTE:

THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND IT'S ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE NY NOT LESS THAN 5/8" TYPE 'X' GYPSUM BOARD OR EQUAL. WHERE THE SEPARATION IS A FLOOR TO CEILING ASSEMBLY THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUAL. IN BUILDINGS PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM, INCLUDING THE PRIVATE GARAGE, THE SEPARATION SHALL BE PERMITTED TO BE LIMITED TO A MIN. OF 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE.
IN COMPLIANCE W/ R309.2 T.O.G. AMENDD TABLE R702.3.5

NOTE:

ALL UNDERSLAB AREAS AND FOUNDATION SHALL BE CHEMICALLY TREATED FOR TERMITES BY AN ARIZONA LICENSED APPLICATOR (PCBO) COMPLY WITH IRC SEC. R318.1

NOTE:

WHERE THE PRIMARY HEATING SYSTEM IS A FORCED AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURES THROUGHOUT THE DAY. THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED WITH A HEATING TEMP. SET POINT NO HIGHER THAN 70 DEGREES AND A COOLING TEMP. SET POINT NO LOWER THAN 78 DEGREES. (IRC SEC. N1103.1.1)

NOTE:

AIR DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING: POST CONSTRUCTION TEST OR ROUGH-IN TEST.

NOTE:

INSULATION FOR HOT WATER PIPE WITH A MIN. THERMAL RESISTANCE (R- VALUE) OF R-3 SHALL BE APPLIED TO THE FOLLOWING:
- PIPING LARGER THAN 3/4" INCH NOMINAL DIAM.
- PIPING FROM THE WATER HEATER TO THE KITCHEN OUTLETS
- PIPING LOCATED OUTSIDE THE CONDITIONED SPACE
- PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD
- PIPING RUN LENGTHS GREATER THAN THE MAX. RUN LENGTHS FOR THE NOMINAL PIPE DIAM. GIVEN IN TABLE N1103.4.2

ADDRESS IDENTIFICATION:

NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ILLUMINATED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED ILLUMINATED BUILDING IDENTIFICATION PLACED IN A POSITION FROM LEFT TO RIGHT THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY WITH A MAX. HEIGHT OF 20FT. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. RESIDENTIAL INDIVIDUAL UNIT OR SUITE NUMBERS SHALL BE A MIN. OF 4 INCHES HIGH. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWDE FROM THE PUBLIC WAY, A MONUMENT, OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED.

INTEGRITY DESIGN
623-512-9058

REVISIONS	BY
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NEXSTAR STANDARD PLANS
WHITE HAWK SUBDIVISION
CAMP VERDE, ARIZONA

COVER SHEET
PLAN 2355

DATE: 11/19/20
SCALE: 1/4"=1'-0"
DRAWN: JP
JOB: LLC
SHEET: 1

NEXSTAR HOMES LLC

GENERAL STRUCTURAL NOTES
IN ACCORDANCE WITH IBC/IRC 2018

GENERAL STRUCTURAL:

ALL STRUCTURAL DRAWINGS ARE PRELIMINARY PRIOR TO CITY/COUNTY APPROVAL. ANY COST ESTIMATES COMPLETED BY OWNER/CONTRACTOR/ARCHITECT PRIOR TO CITY/COUNTY APPROVAL ARE AT CLIENTS OWN RISK. STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR ANY COST ESTIMATES COMPLETED BY CLIENT PRIOR TO CITY/COUNTY APPROVAL.
WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDA.

CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED CONSTRUCTION. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD (PER SQUARE FOOT) SHOWN BELOW.

NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFIRM TO SIMILAR WORK ON THE PROJECT AND GOVERNING BUILDING CODES.

THE PERMANENT LATERAL LOAD RESISTANCE SYSTEM OF THIS BUILDING RELIES ON ROOF SHEATHING, FLOOR SHEATHING (FOR TWO STORY HOMES), AND EXTERIOR AND INTERIOR WALL SHEATHING AS IDENTIFIED ON THE SHEAR WALL PLAN. IT IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY LATERAL BRACING DURING CONSTRUCTION. THE TEMPORARY BRACING SHALL BE MAINTAINED UNTIL THE PERMANENT LATERAL LOAD RESISTANCE SYSTEM IS FULLY INSTALLED AND FASTENED AS SCHEDULED.

BUILDING CODES:

THESE PLANS WERE PREPARED UNDER THE IBC/IRC2018 AND SHALL COMPLY WITH OR EXCEED THE REQUIREMENTS OF THE CODE AND ITS AMENDMENTS.

DESIGN LOADS:

ROOF LIVE LOAD	= 20 PSF
GROUND SNOW LOAD	= 20 PSF
ROOF DEAD LOAD	= 28 PSF
INTERIOR WALL DEAD LOAD	= 12 PSF
EXTERIOR WALL DEAD LOAD	= 40 PSF

SEISMIC DATA:

Ss = 0.1556g, Sws= 0.249g, Sos = 0.166g
S1 = 0.533g, Sw1 = 0.128g, So1 = 0.085g
R = 6.5 , D = 2.5, Cd = 4, Cs = 0.255,
Fa = 1.6, Fv = 2.4, I = 1
SEISMIC BASE SHEAR (V) = 0.255W
SEISMIC DESIGN CATEGORY = B
SITE CLASS = D
RISK CATEGORY = II

WIND DATA:

BUILDING OCCUPANCY CATEGORY – II (TABLE 1604.5)
WIND DESIGN: BASIC WIND SPEED = 115 MPH (3 SECOND GUST)
EXPOSURE CATEGORY = C.
IMPORTANCE FACTOR = 1
WIND PRESSURE IN TRANSVERSE DIRECTION:
Pa = 19.1 psf, Pb = –8 psf
Pc = 16 psf, Pd = –8 psf
WIND PRESSURE IN LONGITUDINAL DIRECTION:
Pa = 19.1 psf, Pc = 16 psf

LATERAL LOADS INDICATED ARE WORKING STRESS LOADS FOR WIND AND ULTIMATE STRENGTH (LRFD) FACTORED LOADS FOR SEISMIC.

CONVENTIONAL FOUNDATIONS:

BOTTOMS OF BEARING FOOTINGS SHALL BEAR ON COMPACTED SOIL SUPPORTED ON 3'–0" OF LEAN MIX (2–SACK) CONCRETE. DESIGN SOIL PRESSURE IS 2500 PSF @ 2'–6" COMPACTED SOIL.
PER SOIL REPORT PREPARED BY WESTERN TECHNOLOGIES INC.
JOB NO. 2520JB098, DATE: SEPTEMBER 14, 2020.

CONCRETE:

SHALL MEET ALL THE REQUIREMENTS OF A.C.I. 318.08 TYPE II CEMENT.
FOUNDATION SUPPORTING WOOD SHALL EXTEND TO AT LEAST 6" ABOVE ADJACENT FINISHED GRADE (SEC. 1806.1). CONCRETE MIX DESIGN TO BE BASED ON VALUES SHOWN BELOW.
MINIMUM 28 DAY CONCRETE COMPRESSIVE STRENGTH AS FOLLOWS:
SLAB ON GRADE: _____ 3000 psi., 4" THICK
FOUNDATIONS: _____ 3000 psi (DESIGNED FOR 2500 PSI)
EXTERIOR CONCRETE SLABS: _____ 3000 psi., MIN 4" THICK (ON 4" A.B.C)

ALL PROCEDURES, PLACEMENT, FORMWORK, LAP ETC. TO CONFIRM W/ LATEST A.C.I. STANDARDS. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED, EXCEPT THE SLABS ON GRADE NEED BE VIBRATED ONLY AROUND UNDER –FLOOR DUCTS, ETC. MAXIMUM SLUMP 4–1/2" . ALL CONCRETE SLABS ON GRADE SHALL BE BOUNDED BY CONSTRUCTION JOINTS (KEYED OR SAW CUT) SUCH THAT THE ENCLOSED AREA DOES NOT EXCEED 400 SQUARE FEET. KEYED CONSTRUCTION JOINTS NEED ONLY OCCUR AT EXPOSED EDGES DURING POURING (COLD JOINTS). ALL OTHER JOINTS MAY BE SAW–CUT OR MAY USE "ZIP STRIPS"

REINFORCING STEEL:

ASTM A307 ALL ANCHOR BOLTS – MINIMUM EMBEDMENT OF ALL BOLTS IN GROUT, OR CONCRETE TO BE 7" WITH A 3" HOOK AT EMBEDDED END.
ASTM A615 (FY = 60,000 PSI) DEFORMED BARS FOR ALL BARS.
WIRE PER ASTM A62.
LATEST ACI CODE AND DETAILING MANUAL APPLY.
CLEAR CONCRETE COVERS ARE AS FOLLOWS:
CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH_____3"
EXPOSED TO EARTH OR WEATHER (#5 AND SMALLER)_____1–1/2"
SLABS (INTERIOR)_____3/4"
ALL OTHER PER LATEST EDITION OF ACI 318.
UNLESS NOTED OTHERWISE, LAP SPLICES IN CONCRETE SHALL BE 48 BAR DIAMETERS. MINIMUM. STAGGER ALTERNATE SPLICES A MINIMUM OF ONE LAP LENGTH. PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT CORNERS AND INTERSECTIONS OF FOOTINGS AND WALLS. TYPICAL REINFORCING BAR SPACINGS GIVEN ARE MAXIMUM ON VERTICAL REINFORCING TO FOUNDATION. SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE. LAP WELDED WIRE FABRIC ONE SPACING OF CROSS WIRES PLUS 2".

FRAME CONSTRUCTION:

A. THE LATERAL LOAD RESISTANCE SYSTEM OF THIS BUILDING RELIES ON ROOF SHEATHING, FLOOR SHEATHING (FOR TWO STORY HOMES), AND EXTERIOR SHEATHING AS IDENTIFIED ON THE SHEAR WALL PLAN. IT IS SOLELY THE RESPONSIBILITY OF THE FRAMING CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY LATERAL BRACING. THE TEMPORARY BRACING SHALL BE MAINTAINED UNTIL THE PERMANENT LATERAL LOAD RESISTANCE SYSTEM IS FULLY INSTALLED AND FASTENED AS SCHEDULED.
B. WALL STUDS SHALL BE 2x6's SPACED 16" O.C TYPICAL EXCEPT THAT INTERIOR NON–SHEAR AND NONBEARING STUDS MAY BE SPACED 24" O.C.
C. ROOF SHEATHING ON TRUSSES TO CONTINUE TO BEARING OF TRUSSES TYPICAL. THIS APPLIES TO ALL OVER FRAMING AS WELL.
D. AT ALL GABLE WALLS ADJACENT TO SCISSOR TRUSSES, 2x STUDS TO BE CONTINUOUS "BALLOON FRAMED" FROM BOTTOM PLATE TO DOUBLE TOP PLATE.
E. ALL WINDOW OR SIMILAR OPENINGS 6'–0" OR WIDER TO HAVE DOUBLE 2 x SILL PLATES.
F. SUBSTITUTIONS FOR SIMPSON STRONG TIE CO. INC'S PRODUCTS MUST BE PRE–APPROVED IN WRITING BY THE ENGINEER.
G. OVERLAP TOP PLATES AT ALL CORNER CONDITIONS.
H. ALL SOLE PLATES AT EXTERIOR WALLS SHALL BE PRESSURE TREATED PER SEC. 2304.11 AND TO BE ANCHORED W/ 5/8" DIA. ANCHOR BOLTS AT 48" O.C W/ 7" MIN. EMBEDMENT AND 2" WASHER 12" MAX. FROM PLATE ENDS AND ALL OPENINGS PER SEC. 1806.6 (U.N.O)
I. WHEN PLANS CALL FOR 4x OR 6x POSTS THESE ARE INTENDED TO BE SOLID MEMBERS, NOT MULTI STUD POSTS.
J. ALL SPECIFIED 4x6 OR LARGER POSTS MUST BE BALLOON FRAMED FROM BEAM OR GIRDER TO THE CONCRETE FOUNDATION. PLATFORM FRAMING OF THESE POSTS IS PROHIBITED. THESE POSTS WILL BEAR DIRECTLY ON CONCRETE AND NOT ON PLATES. TREAT BOTTOM 1" OF POST FOR MOISTURE RESISTANCE.
K. ALL "SIMPSON" HANGERS & STRAPS SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS.
L. WHERE DOUBLE OR TRIPLE 2x HEADERS ARE SPECIFIED 4x OR 6x HEADERS RESPECTIVELY OF THE SAME DEPTH MAY BE USED IN LIEU OF THE DOUBLE OR TRIPLE HEADER.
M. ALL BEARING WALLS SHALL HAVE DOUBLE TOP PLATES.
N. FRAME WALL OPENINGS WITH 1 TRIMMER AND 1 KING STUD U.N.O ON PLAN.

WOOD TRUSSES:

ALL TRUSSES SHALL BE MANUFACTURED BY A CITY OR COUNTY APPROVED FABRICATOR (WHICHEVER HAS JURISDICTION) AND TO BE AGENCY STAMPED TO CONFORM TO CURRENTLY ADOPTED BUILDING CODE. TRUSS MANUFACTURER SHALL PROVIDE SHOP DRAWINGS COMPLETE WITH STRESS ANALYSIS AND PLACING DRAWINGS. ALL TRUSSES SHALL BE DESIGNED TO SUPPORT DEAD, LIVE AND LATERAL LOADS. ANY ADDITIONAL LOADS RESULTING FROM MECHANICAL EQUIPMENT, PIPING OR ARCHITECTURAL FEATURES WHICH MUST BE SUPPORTED BY THE TRUSSES SHALL BE INCORPORATED INTO THE DESIGN. TRUSS CALCULATIONS SHALL CLEARLY INDICATE ALL DESIGN LOADING CONDITIONS. CALCULATIONS SHALL BE STAMPED BY ENGINEER REGISTERED IN THE STATE OF ARIZONA. (PER TPI–85)

THE TRUSS CONFIGURATION INDICATED ON THE FLOOR/ROOF FRAMING PLAN IS SCHEMATIC ONLY AND IS NOT THE ONLY LAYOUT FEASIBLE OR PRACTICAL. HOWEVER, ALL SUBSEQUENT FRAMING HAS BEEN DESIGNED IN ACCORDANCE TO THE CURRENT LAYOUT REPRESENTED ON THESE DRAWINGS. ANY ADDITIONS OR MODIFICATIONS MAY CHANGE THE LOAD PATH AND EFFECT SUBSEQUENT MEMBERS AT LOWER LEVELS. THE GENERAL CONTRACTOR SHALL ACQUIRE AND SUBMIT SHOP DRAWINGS TO STRUCTURAL ENGINEER FOR REVIEW PRIOR TO ORDERING ANY ROOF TRUSSES. FAILURE BY THE GENERAL CONTRACTOR TO PROPERLY SUBMIT SHOP DRAWINGS TO STRUCTURAL FOR REVIEW SHALL HOLD STRUCTURAL HARMLESS OF THE FLOOR/ROOF FRAMING AND SUBSEQUENT LOWER LEVEL FRAMING, AND BEAR ALL LIABILITY AND RESPONSIBILITY OF THE FLOOR/ROOF TRUSSES AND SUBSEQUENT FRAMING TO THE GENERAL CONTRACTOR.

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING ELEMENTS——NUMBER, TYPE & SPACING (a,b,c,d)

JOIST TO SILL OR GIRDER,TOE–NAIL———— 3–8d
1" x 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL——— 2–8d OR 2–1 3/4" STAPLES
2" SUBFLOOR TO JOIST OR GIRDER, BLIND OR FACE NAIL———— 2–16d
SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL———— 16d @ 16" O.C.
TOP OR SOLE PLATE TO STUD, END NAIL———— 2–16d
STUD TO SOLE PLATE, TOENAIL———— 4–8d
DOUBLE STUDS, FACE NAIL———— 16d @ 24" O.C.
DOUBLE TOP PLATES, TYPICAL FACE NAIL———— 16d @ 24" O.C.
SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS———— 3–16d @ 16" O.C.
DOUBLE TOP PLATES, LAP SPLICE MIN. 48" OFFSET OF END JOINTS———— 8–16d
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL———— 3–8d
RIM JOIST TO TOP PLATE, TOENAIL———— 8d @ 6" O.C
TOP PLATES, LAPS @ CORNERS AND INTERSECTION, FACE NAIL———— 2–16d
BUILT–UP OR CONT. HEADER, (2) PIECE W/ 1.2" SPACER——— 16d @ 16" O.C. ALONG EDGE
CEILING JOIST TO PLATE, TOE–NAIL———— 3–8d
CONTINUOUS HEADER TO STUD, TOE NAIL———— 4–8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL———— 3–16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL———— 3–16d
RAFTER TO PLATE, TOE–NAIL———— 3–8d
1" BRACE TO EACH STUD AND PLATE, FACE NAIL———— 2–8d OR 2–1 3/4" STAPLES
1" x 8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL——— 3–8d OR 3–1 3/4" STAPLES
WIDER THAN 1" x 8" SHEATHING TO EA. BRG., FACE NAIL——— 3–8d OR 4–1 3/4" STAPLES
BUILT–UP CORNER STUDS———— 16d @ 24" O.C.
BUILT–UP GIRDER AND BEAMS, 2" LUMBER LAYERS——— 20d @ 32" O.C @ TOP & BOTTOM AND STAGGERED 2–20d @ EACH SPLICE & @ ENDS.
2" PLANKS———— 2–16d @ EACH BEARING
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS–– 2–16d TOENAIL OR 2–16d FACENAIL
RAFTER TIES TO RAFTERS, FACE ———— 3–8d

WOOD STRUCTURAL PANELS AND PARTICLE BOARD:

ROOF AND WALL SHEATHING (TO FRAMING)

5/16" – 1/2" ———— (ROOF) 8d COMMON(F.) @ 6" O.C. EDGES(I), 12" O.C. INTERMEDIATE(G)
19/32" – 1" ———— 10d COMMON @ 6" O.C. EDGES(I), 12" O.C. INTERMEDIATE(G)
1–1/8" ——— #10 SCREWS @ 6" O.C. EDGES(I), 12" O.C. INTERMEDIATE(g)

COMBINATION SUBFLOOR – UNDERLAYMENT (TO FRAMING)

1–1/8" – #10 SCREWS @ 6" O.C. EDGES(I), 12" O.C. INTERMEDIATE(g) – GLUE ALL PLYWOOD SHEATHING TO FLOOR TRUSSES.

NAILING SCHEDULE NOTES:

FOR SI: 1 INCH = 25.4 MM, 1 FOOT = 304.8 MM, 1 MILE PER HOUR = 1.609 KM/H.
a. ALL NAILS ARE SMOOTH–COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED.
b. STAPLES ARE 16 GAGE WIRE AND HAVE MINIMUM 7/16" ON DIAMETER CROWN WIDTH.
c. NAILS SHALL BE SPACED AT NOT MORE THAN 6" ON CENTER AT ALL SUPPORTS WHERE SPAN ARE 48" OR GREATER.
d. 4'–0"x8'–0" OR 4'–0"x9'–0" PANELS SHALL BE APPLIED VERTICALLY.
e. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3(1).
f. FOR REGIONS HAVING BASIC WIND SPEED OF 110MPH OR GREATER, 8D DEFORMED NAILS SHALL BE USED FOR ATTACHING PLYWOOD AND WOOD STRUCTURAL PANEL ROOF SHEATHING TO FRAMING WITHIN MINIMUM 48" DISTANCE FROM GABLE END WALLS, IF MEAN ROOF HEIGHT IS MORE THAN 25'–0", UP TO 35'–0" MAXIMUM.
g. FOR REGIONS HAVING BASIC WIND SPEED OF 100MPH OR LESS, NAILS FOR ATTACHING WOOD STRUCTURE PANEL ROOF SHEATHING TO GABLE END WALL FRAMING SHALL BE SPACED 6" O.C. WHEN BASIC WIND SPEED IS GREATER THAN 80MPH, NAILS FOR ATTACHING PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 6" O.C. FOR MINIMUM 48" DISTANCE FROM RIDGES, EAVES AND GABLE END WALLS; AND 4" O.C. TO GABLE END WALL FRAMING.
h. GYPSUM SHEATHING SHALL CONFORM TO ASTM C 79 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA253. FIBERBOARD SHEATHING SHALL CONFORM TO EITHER AHA194.1 OR ASTM C 208.
i. SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND AT ALL FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND AT ALL ROOF PANEL PERIMETERS. BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS SHALL NOT BE REQUIRED EXCEPT AT INTERSECTION OF ADJACENT ROOF PANELS. FLOOR AND ROOF PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING.

GLU–LAM BEAMS:

GLU–LAM BEAMS SHALL HAVE THE FOLLOWING PROPERTIES: Fb = 2,400 P.S.I., Fv = 240 P.S.I, Fc (PERP) = 650 P.S.I. (COMB. SYM. 24F–V4(DF/DF)), E = 1,800,00 PSI.
BEAMS CANTILEVERING OVER SUPPORTS SHALL HAVE THE SPECIFIED MINIMUM PROPERTIES TOP AND BOTTOM. (COMB. SYM. 24F–V8(DF/DF)). ALL BEAMS SHALL BE FABRICATED USING WATERPROOF GLUE. FABRICATION AND HANDLING PER LATEST AITC AND WCLA STANDARDS. GLULAM BEAMS SHALL HAVE STANDARD CAMBER (BASED ON 2000 FT. RADIUS).

HEADER SCHEDULE (NON – BRG. INTERIOR):

SPAN UP TO 3' – 0" ————	USE 1–2x4 FLATWISE
3' – 1" UP TO 5' – 0" ————	USE 2–2x4 HEADER
5' – 1" UP TO 7' – 0" ————	USE 2–2x6 HEADER
7' – 1" UP TO 10' – 0" ————	USE 2–2x8 HEADER

SAWN LUMBER:

FRAMING LUMBER SHALL COMPLY WITH THE LATEST EDITION OF THE GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION OR THE WEST COAST LUMBER INSPECTION GRADING AGENCY. ALL LUMBER SHALL BEAR AN APPROVED GRADING STAMP. JOISTS, BEAMS ETC., SHALL HAVE THE FOLLOWNG MINIMUM PROPERTIES:

(APPLIES UNLESS NOTED OTHERWISE ON DRAWINGS)

MEMBERS CLASSIFICATION	BENDING Fb (psi)	TENSION PARALLEL TO GRAIN [Fv (psi)]	SHEAR PARALLEL TO GRAIN [Fv (psi)]	COMPRESSION PERPENDICULAR TO GRAIN [Fc (psi)]	COMPRESSION PARALLEL TO GRAIN [Fc (psi)]	MODULUS OF ELASTICITY [E (psi)]	SPECIES/ GRADE
HEADERS, RAFTERS, JOISTS	900	575	180	625	1350	1,600,000	DFL – 2
4x BEAMS	900	575	180	625	1350	1,600,000	DFL – 2
6x BEAMS	1350	675	170	625	925	1,600,000	DFL – 1
STUDS/POST (2"xWDER)	875	450	135	425	1150	1,400,000	SPF – 2
POSTS (4"xWDER)	875	450	135	425	1150	1,400,000	SPF – 2
TOP & BOTTOM PLATES (2"xWDER)	875	450	135	425	1150	1,400,000	SPF – 2
POSTS (6"xWDER)	1200	825	170	625	1000	1,600,000	DFL – 1

THIS TABLE TO BE USED AS A GUIDE UNLESS NOTED OTHERWISE ON PLANS.

CEILING JOIST SCHEDULE:

(LIVE LOAD = 20 PSF, L/360)

SPAN UP TO 9' – 0" ————	USE 2x6's @ 24"
SPAN UP TO 12' – 0" ————	USE 2x8's @ 24"
SPAN UP TO 15' – 0" ————	USE 2x10's @ 24"
SPAN UP TO 18' – 0" ————	USE 2x12's @ 24"

A.P.A RATED SHEATHING:

A.P.A RATED SHEATHING SHALL CONFORM TO N.E.R. – 108. ALL PLYWOOD SHALL BE C–D INTERIOR SHEATHING WITH EXTERIOR GLUE AND SHALL BEAR THE STAMP OF AN APPROVED TESTING AGENCY. LAY UP FLOOR AND ROOF WITH THE FACE GRAIN PERPENDICULAR TO SUPPORTS. STAGGER JOINTS. ALL NAILING, COMMON NAILS. ALL FLOOR AND DECK OR BALCONY PLYWOOD OR O.S.B SHALL BE TONGUE AND GROOVE, GLUED AND NAILED TO SUPPORTS WITH END JOINTS HELD 1/8" APART. ALL PLYWOOD SHALL BE OF THE FOLLOWING THICKNESS, SPAN/INDEX RATIO AND SHALL BE NAILED AS FOLLOWS :–

USE	THK	SPAN RATING	BOUNDARY/EDGE NAILING	FIELD NAILING
ROOF	15/32	32/16	8d @ 6" O.C	8d @ 12" O.C U.N.O
WALL	3/8"	24/0	8d @ 6" O.C	8d @ 12" O.C U.N.O

A.P.A RATED O.S.B MAY BE USED IN LIEU OF PLYWOOD.
(THE ABOVE INFORMATION APPLIES UNLESS NOTED OTHERWISE IN PLANS)

SPECIAL INSPECTIONS:

SPECIAL INSPECTION IS TO BE PROVIDED IN ADDITION TO THE INSPECTIONS CONDUCTED BY THE DEPARTMENT OF BUILDING SAFETY AND SHALL NOT BE CONSTRUED TO RELIEVE THE OWNER OR HIS AUTHORIZED AGENT FROM REQUESTING THE PERIODIC AND CALLED INSPECTIONS REQUIRED BY THE SECTION 109 OF THE INTERNATIONAL BUILDING CODE. THE SPECIAL INSPECTOR SHALL BE APPROVED BY THE CITY BUILDING OFFICIAL PRIOR TO STARTING WORK.

SPECIAL INSPECTION IS REQUIRED FOR THE FOLLOWING WORK:

(PER IBC SECTION 1704)

REINFORCING STEEL:

DURING PLACING OF REINFORCING STEEL FOR ALL CONCRETE REQUIRED TO HAVE SPECIAL INSPECTION.

EPOXY ANCHORS & REBAR DOWELS:

HOLDOWNS, ANCHOR BOLTS & REBAR DOWELS REQUIRE INSPECTION IF DRILLED WITH APPROVED STRUCTURAL EPOXY ADHESIVES.

CONCRETE CONSTRUCTION

THE SPECIAL INSPECTIONS FOR CONCRETE CONSTRUCTION OF BUILDING SHALL BE AS REQUIRED BY SECTION 1704.4 AND TABLE 1704.4

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CERTIFICATE NO.
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SOUMYA BISWAS
Date Signed
11/19/20
ARIZONA, U.S.A.
EXP. 03/31/2021

623–512–9058

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NEXSTAR STANDARD PLANS
WHITE HAWK SUBDIVISION
CAMP VERDE, ARIZONA

STRUCTURAL NOTES
PLAN 2355

DATE: 11/19/20
SCALE: 1/4"=1'–0"
DRAWN: JP
JOB: PLAN 2355
SHEET: 1 of 1

NEXSTAR HOMES
LLC

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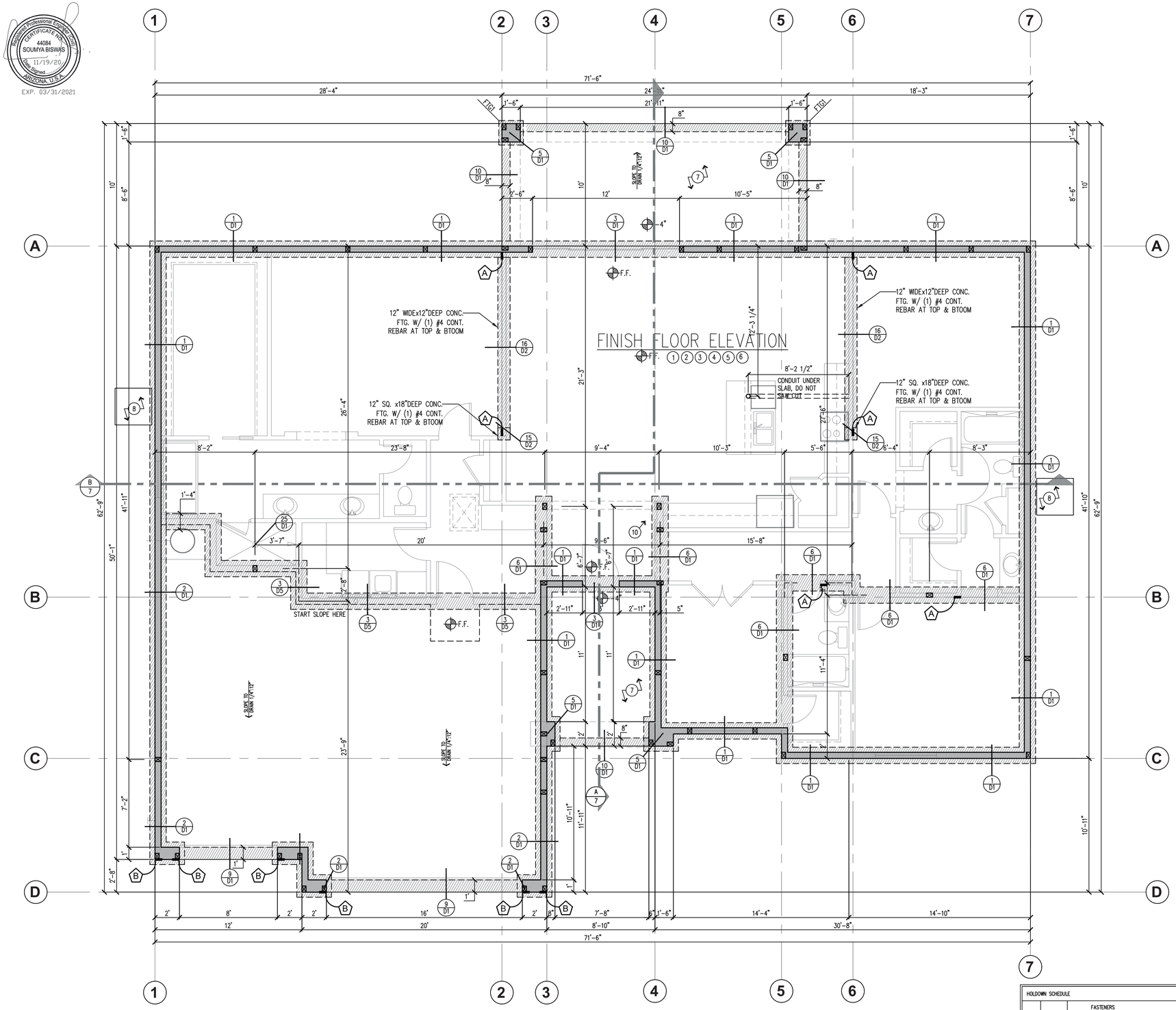

FOUNDATION PLAN (OPTION 'A')

1/4"=1'-0"

KEYNOTE:

1. 4" (3000 PSI) CONCRETE SLAB OVER 4" ABC FILL.
2. ALLOWABLE SOIL BEARING 1500 PSF @ 18" BELOW FINISHED GRADE, SEE SOILS REPORT, ENCLOSED.
3. INTERIOR FOOTING 18" MINIMUM BELOW FINISHED FLOOR.
4. 5/8" DIAMETER x 10" ANCHOR BOLTS @ 48" O/C AND 12" @ ENDS, EMBEDDED MIMIMUM 7" (TYP.). 2" WASHER MIN. 2 ANCHOR BOLTS PER PLATE.
5. ALL CONCRETE STEMS/ FTGS., TO BEAR A MIN. OF 18" BELOW UNDISTURBED SOIL UNLESS, NOTED OTHERWISE.
6. CONTROL JOINTS AS REQUIRED PER CONTRACTOR/BUILDER.
7. CONCRETE SLAB WITH MAXIMUM SLOPE OF .25" PER FOOT NO LESS THAN 4" THICK W/ 8" THICKENED EDGE.
8. MECH UNIT PAD 3'6"x3'6", 3" ABOVE ADJACENT GRADE, 4-1/2" THICK W 8" THICKENED EDGE.

NOTE:

1. FINISH FLOOR TO BE A MINMUM OF 6" ABOVE FINISH GRADE.
2. FINISH GRADE SHALL SLOPE 5 % FOR A DISTANCE OF 10' TO APPROVED WATER DISPOSAL AREA.
3. LANDINGS AT ALL DOOR LOCATION SHALL HAVE A MAXIMUM SLOPE OF 1/4" PER FOOT
4. THERE SHALL BE A LANDING ON EACH SIDE OF A DOOR. THE LANDING SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE DOOR AND A MINIMUM LENGHT OF 36".
5. SPECIFY FLOOR LEVELS AT DOORS. THE LANDING SHALL NOT BE MORE THAN 1" LOWER THAN THE THRESHOLD OF THE DOOR. EXCEPTION 1.1 ALLOWS THE LANDING TO BE A MAXIMUM OF 8" LOWER THAN THE DOOR THRESHOLD WHEN THE DOOR DOES NOT SWING OVER THE LANDING.

NOTE:

ALL UNDERSLAB AREAS AND FOUNDATION SHALL BE CHEMICALLY TREATED FOR TERMITES BY AN ARIZONA LICENSED APPLICATOR (PCBO) COMPLY WITH IRC SEC. R318.1

NOTE:

CONTROL JOINTS TO BE PROVIDED AND DETERMINE BY CONCRETE SUBCONTRACTOR OF LOCATION

STEM WALL WALL FTG. NOTE:

ALL WALL FOOTINGS ARE 16" WIDEx 8" THICK W/2 #4 CONT.- U.N.O.

NOTE:

ALL UNDERSLAB AREAS AND FOUNDATION SHALL BE CHEMICALLY TREATED FOR TERMITES BY AN ARIZONA LICENSED APPLICATOR (PCBO) COMPLY WITH IRC SEC. R318.1

NOTE:

ALL ELECTRODES SPECIFIED IN SECTIONS E3608.1- E3608.6 THAT ARE PRESENT AT EACH BUILDING OR STRUCTURE SERVED SHALL BE BONDED TOGETHER TO FORM THE GROUNDING ELECTRODE SYSTEM. WHERE NONE OF THESE ELECTRODES ARE PRESENT, ONE OR MORE OF THE ELECTRODES SPECIFIED IN SECTIONS E3608.1.3- E3608.1.6 SHALL BE INSTALLED AND USED

FOOTIONG SCHEDULE

MARK	FOOTING SIZE
FTG1	24"x24"x 12" THICK FOOTING W/ (3) #4 EACH WAY.

NOTE:

SEE SHEET 5.1 FOR HOLDWON SCHEDULE AND ANCHOR BOLTS SPACING NOT SHOWN HERE FOR CLARITY

HOLDOWN SCHEDULE

MARK	SIMPSON TYPE	FASTENERS: BOLTS DIA.	FASTENERS: WOOD FASTENERS	WOOD MEMBERS SIZE	ALTERNATE SIMPSON	HOLDOWN ANCHOR BOLT AS PER SIMPSON EPOXY	ALL TENSION LOAD (ALLOW) FOR (SPF) (LBS): MIDDLE/CORNER	ALL TENSION LOAD (ALLOW) FOR (SPF) (LBS): END WALL
(A)	SIMPSON LTT20B	5/8"	(10) 0.148x3	3x3 1/2"	SIMP.LTT20B	5/8" DIA. ALL-THREAD ROD IN SIMP. "SET-XP" EPOXY W/6" EMBEDMENT	1290	1290
(B)	SIMPSON STHD10	NA	(24) 0.148x3 1/4	3x3 1/2"	SIMP. HTT4 (18) 16d x 2 1/2	5/8" DIA. ALL-THREAD ROD IN SIMP. "SET-XP" EPOXY W/10" EMBEDMENT	3535	1960

1. HOLDOWN POSTS TO MATCH WALL DEPTH. SHARED HOLDOWN
2. WHERE 3X SILL PLATES ARE SPECIFIED, HOLDOWN ANCHOR BOLTS TO BE SSTBL MODELS.
3. FOUNDATION HOLDOWNS REQUIRE DOUBLE FULL HEIGHT STUDS AT EACH HOLDOWN. U.N.O.
4. WHERE SIMPSON ANCHOR ANY MISSED/ MIS-LOCATED , PROVIDE SIMPSON ANCHOR PER SCHEDULE U.N.O.

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NEXSTAR STANDARD PLANS
WHITE HAWK SUBDIVISION
CAMP VERDE, ARIZONA

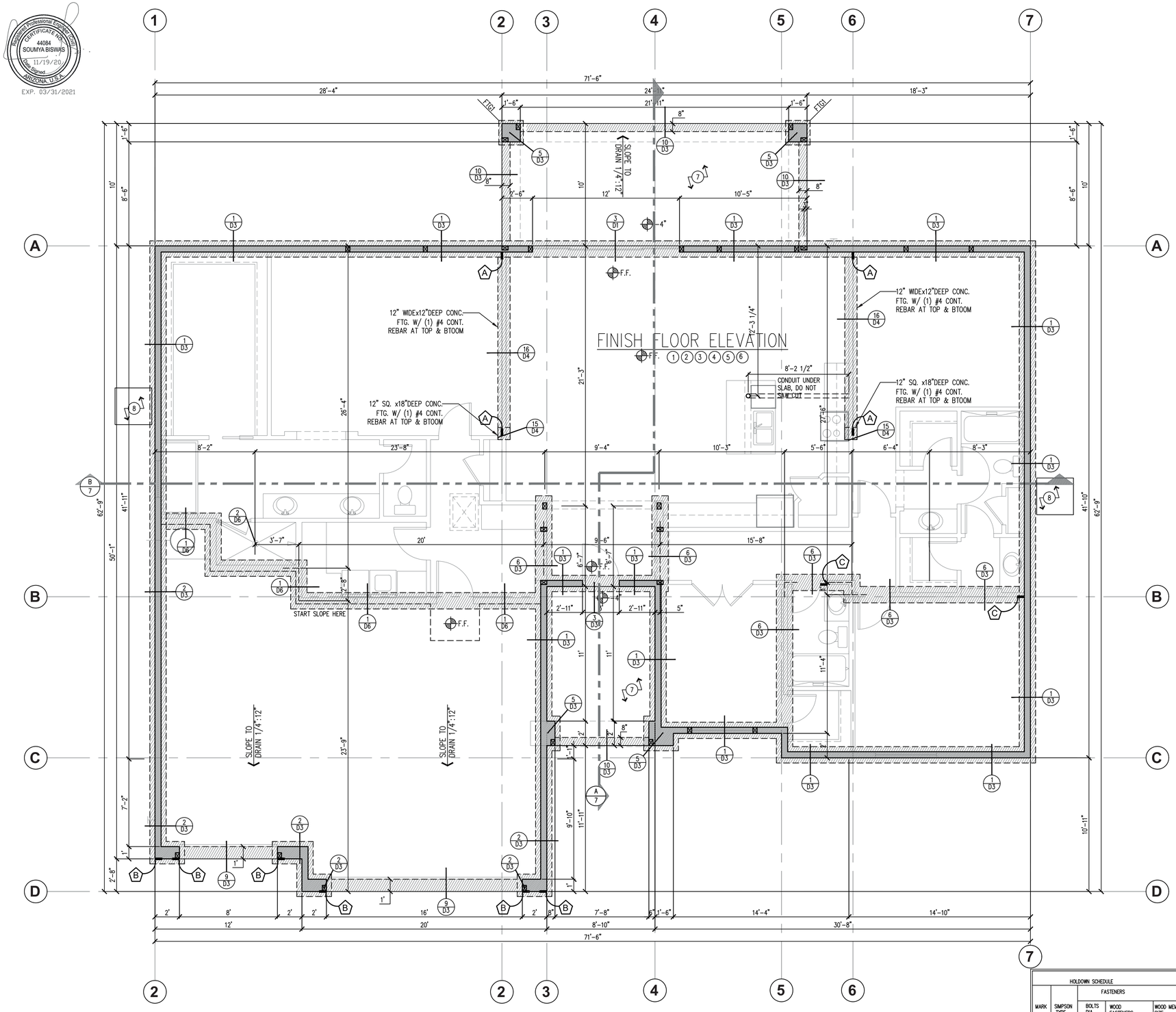
FOUNDATION (OPT. 'A')
PLAN 2355

DATE: 11/19/20
SCALE: 1/4"=1'-0"
DRAWN: JP
JOB: PLAN 2355
SHEET: 2.0

NEXSTAR HOMES

eiffel
STRUCTURAL ENGINEERS
2501 N. HAYDEN ROAD STE 101
SCOTTSDALE, AZ 85257
P 480 | 580 | 4420
Mail : sam@eiffelindustries.com

Registered Professional Engineer
CERTIFICATE NO.
44084
SOUMYA BISWAS
Date Signed
11/19/20
ARIZONA, U.S.A.
EXP: 03/31/2021



FOUNDATION PLAN (OPTION 'B')
1/4"=1'-0"

KEYNOTE:

1. 4" (3000 PSI) CONCRETE SLAB OVER 4" ABC FILL.
2. ALLOWABLE SOIL BEARING 1500 PSF @ 18" BELOW FINISHED GRADE, SEE SOILS REPORT, ENCLOSED.
3. INTERIOR FOOTING 18" MINIMUM BELOW FINISHED FLOOR.
4. 5/8" DIAMETER x 10" ANCHOR BOLTS @ 48" O/C AND 12" @ ENDS, EMBEDDED MIMIMUM 7" (TYP.). 2" WASHER MIN. 2 ANCHOR BOLTS PER PLATE.
5. ALL CONCRETE STEMS/ FTGS., TO BEAR A MIN. OF 18" BELOW UNDISTURBED SOIL UNLESS, NOTED OTHERWISE.
6. CONTROL JOINTS AS REQUIRED PER CONTRACTOR/BUILDER.
7. CONCRETE SLAB WITH MAXIMUM SLOPE OF .25" PER FOOT NO LESS THAN 4" THICK W/ 8" THICKENED EDGE.
8. MECH UNIT PAD 3'6"x3'6", 3" ABOVE ADJACENT GRADE, 4-1/2" THICK W 8" THICKENED EDGE.

NOTE:

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2. FINISH GRADE SHALL SLOPE 5 % FOR A DISTANCE OF 10' TO APPROVED WATER DISPOSAL AREA.
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NOTE:

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NOTE:

CONTROL JOINTS TO BE PROVIDED AND DETERMINE BY CONCRETE SUBCONTRACTOR OF LOCATION

STEM WALL WALL FTG. NOTE:

ALL WALL FOOTINGS ARE 16" WIDEx 8" THICK W/2 #4 CONT.- U.N.O.

NOTE:

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FOOTIONG SCHEDULE

MARK	FOOTING SIZE
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NOTE:

SEE SHEET 5.1 FOR HOLDWON SCHEDULE AND ANCHOR BOLTS SPACING NOT SHOWN HERE FOR CLARITY

HOLDOWN SCHEDULE

MARK	SIMPSON TYPE	FASTENERS: BOLTS DIA.	FASTENERS: WOOD FASTENERS	FASTENERS: WOOD MEMBERS SIZE	ALTERNATE SIMPSON	HOLDOWN ANCHOR BOLT AS PER SIMPSON EPOXY	ALL TENSION LOAD (ALLOW) FOR (SPF) (LBS): MIDDLE/CORNER	ALL TENSION LOAD (ALLOW) FOR (SPF) (LBS): END WALL
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B	SIMPSON STHD10	NA	(24) 0.148x3 1/4	3x3 1/2"	SIMP. HTT4 (18) 16d x 2 1/2	5/8" DIA. ALL-THREAD ROD IN SIMP. "SET-XP" EPOXY W/10" EMBEDMENT	3535	1960
C	SIMPSON HTT4	5/8"	(18) 0.162x2 1/2	3x3 1/2"	SIMP. HTT4	5/8" DIA. ALL-THREAD ROD IN SIMP. "SET-XP" EPOXY W/10" EMBEDMENT	3640	3640

1. HOLDOWN POSTS TO MATCH WALL DEPTH. SHARED HOLDOWN
2. WHERE 3X SILL PLATES ARE SPECIFIED, HOLDOWN ANCHOR BOLTS TO BE SSTBL MODELS.
3. FOUNDATION HOLDOWNS REQUIRE DOUBLE FULL HEIGHT STUDS AT EACH HOLDOWN. U.N.O.
4. WHERE SIMPSON ANCHOR ANY MISSED/ MIS-LOCATED , PROVIDE SIMPSON ANCHOR PER SCHEDULE U.N.O.

623-512-9058

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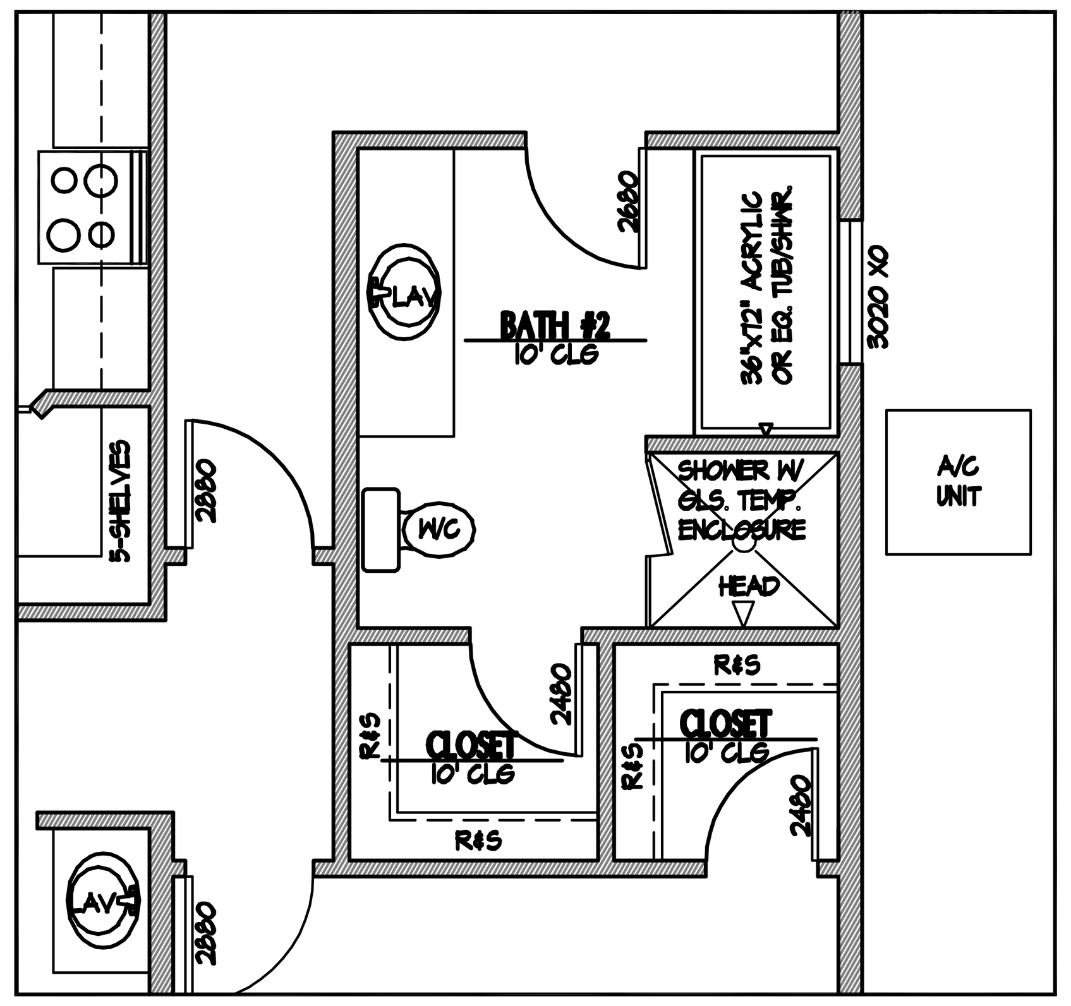
NEXSTAR STANDARD PLANS
WHITE HAWK SUBDIVISION
CAMP VERDE, ARIZONA

FOUNDATION (OPT. 'B')
PLAN 2355

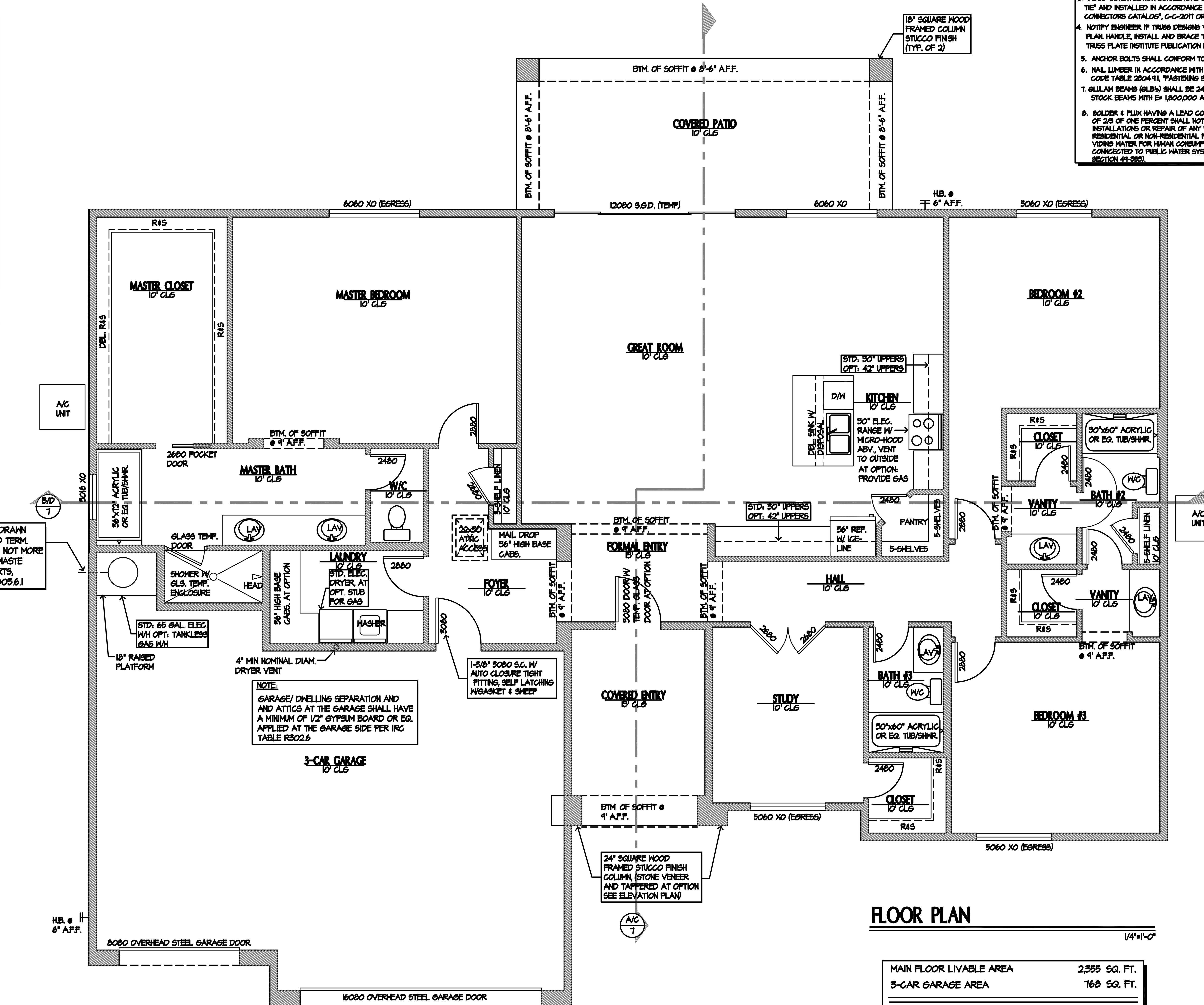
DATE: 11/19/20
SCALE: 1/4"=1'-0"
DRAWN: JP
JOB: PLAN 2355
SHEET: 2.1

NEXSTAR HOMES LLC



ALT. BATH SUITE OPTION

1/4"=1'-0"



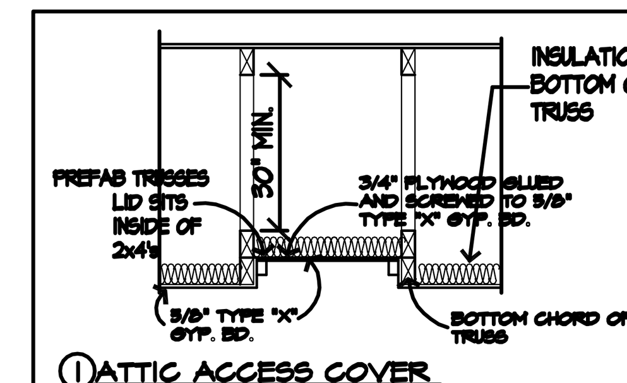
FLOOR PLAN

1/4"=1'-0"

MAIN FLOOR LIVABLE AREA	2,355 SQ. FT.
3-CAR GARAGE AREA	768 SQ. FT.
TOTAL ENCLOSED AREA	3,123 SQ. FT.
REAR COVERED PATIO	249 SQ. FT.
FRONT COVERED ENTRY	53 SQ. FT.
TOTAL UNENCLOSED AREA	302 SQ. FT.
TOTAL UNDER ROOF	3,425 SQ. FT.

GENERAL NOTE:

1. PROVIDE SHEAR WALLS PER SHEAR WALL PLAN
2. LUMBER SHALL BE: PER GSN- SHT. #1, 1.1
3. WOOD CONSTRUCTION CONNECTORS SHALL BE "SIMPSON STRONG TIE" AND INSTALLED IN ACCORDANCE W/ "WOOD CONSTRUCTION CONNECTORS CATALOG", C-C-2017 OR ENGINEER APPROVED EQ.
4. NOTIFY ENGINEER IF TRUSS DESIGNS VARIES FROM ROOF FRAMING PLAN. HANDLE, INSTALL AND BRACE TRUSSES IN ACCORDANCE W/ TRUSS PLATE INSTITUTE PUBLICATION HIB-91.
5. ANCHOR BOLTS SHALL CONFORM TO ASTM A 307.
6. NAIL LUMBER IN ACCORDANCE WITH "INTERNATIONAL BUILDING CODE TABLE 2304.9.1, "FASTENING SCHEDULE."
7. GLULAM BEAMS (GLB's) SHALL BE 24F-V4DF ARCHITECTURAL STOCK BEAMS WITH E= 1,800,000 AND Fb = 2,400 PSI.
8. SOLDER & FLUX HAVING A LEAD CONTENT IN EXCESS OF 2/5 OF ONE PERCENT SHALL NOT BE USED IN THE INSTALLATIONS OR REPAIR OF ANY PLUMBING IN RESIDENTIAL OR NON-RESIDENTIAL FACILITIES PROVIDING WATER FOR HUMAN CONSUMPTION WHICH ARE CONNCECTED TO PUBLIC WATER SYSTEM, (A.R.S. SECTION 49-353).



1 ATTIC ACCESS COVER

IRC SEC. R807.1 ATTIC ACCESS
BUILDINGS W/ COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO THE ATTIC AREAS THAT EXCEED 30 SQ. FEET AND HAVE A VERT. HEIGHT OF 30 INCHES OR GREATER. MEASURED FROM THE TOP OF CEILING FRAMING MEMEBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS.

ROUGH FRAMED OPENING NOT LESS THAN 22 INCHES BY 30 INCHES. LOCATE IN THE HALL OR OTHER READILY ACCESSIBLE LOCATION. MIN. UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES AT SOME POINT ABV. THE ACCESS MEASURED VERT. FROM THE BOTT. OF CEILING FRAMING MEMBERS.

PLUMBING NOTE:

PIPING TYPE AS FOLLOWS:

A. WASTE LINE TO BE ABS SPECIFIED SCHEDULE 40 DWV, SCHEDULE 40 PVC DWV PER P3002.1
B. VENT PIPE TO BE ABS SPECIFIED SCHEDULE 40 DWV , SCHEDULE 40 PVC DWV
C. COPPER TUBING USED IN WATER PIPING MUST BE SPECIFIED TYPE "M" MINIMUM WEIGHT IN THE BUILDINGS ABOVE SLABS & COPPER TUBING USED IN WATER PIPING BELOW FLOOR SLABS MUST BE TYPE "L" MINIMUM WEIGHT INSTALLED WITH JOINTS. PER TABLE P2605.1
E. GAS FUEL PIPING SHALL BE WROUGHT IRON OR STEEL, GALVANIZED, BLACK OR YELLOW BRASS PER SEC G2414

PRESCRIPITIVE REQUREMENTS:

FRAME WALL ASSEMBLY INSULATION MIN. R-19
FRAME CEILING ASSEMBLY INSULATION MIN. R-40
MASONRY INSULATION MIN. R-4
WINDOW (GLAZING) U-FACTOR OF 0.40 MAX. (TN1102.1.1)
SOLAR HEAT GAIN COEFFICIENTCY OF 0.25 MAX. (TN1102.1.1)
OPAQUE DOORS SEPARATING CONDITIONED AND UN-CONDITIONED SPACE MAX. U-FACTOR 0.40 (TN1102.1.1)
SUPPLY AND RETURN AIR DUCT INSULATION R-8 MIN.
DUCTS IN FLOOR TRUSSES MIN. R-6 (PER IRC N1103.2.1)

NOTE:

1. CEMENT, FIBER CEMENT AND GLASS MAT GYPSUM BOARD BACKERS IN COMPLIANCE WITH ASTM C 1288, C 1325, OR C 1178 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHWR AREAS.
2. MINIMUM 32" CLEAR OPENING @ DOOR PER I.R.C. R311.2
3. PROVIDE 18" HIGH PLATFORM UNDER ALL APPLIANCES INSTALLED IN (OR ACCESSIBLE FROM INSIDE) ACCESSIBLE FROM INSIDE) GARAGES (I.R.C. 1505.1.2).
4. PROVIDE MECHANICAL VENTILATION PER 2012 IRC M1507
5. APPLIANCES WHICH DEPEND UPON THE COMBUSTION OF FUEL SHALL NOT BE INSTALL IN BEDROOMS, OR BATHROOMS OR ROOMS WHICH OPENS TO THE BEDROOM OR BATHROOM (I.E. CLOSETS) I.R.C. G2406.2
6. TOTAL LENGTH OF 4" DRYER EXHAUST IS LIMITED TO A 25'-0" MAX. COMBINED HORIZONTAL AND VERTICAL LENGTH, DIAM. TO BE AT LEAST THE DIAM. OF APPLIANCE OUTLET.
7. ALL EXITS TO BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE
8. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.
9. REAR YARDS WHICH ARE THE ONLY EMERGENCY EGRESS ROUTE FROM BEDROOM(S) AND THAT ARE NON APPROACHABLE FROM PUBLIC OR DEDICATED COMMON WAYS ARE PROHIBITED.
10. IN ALL SLEEPING AREAS, PROVIDE AN OPENABLE WINDOW OR DOOR WITH AN AREA OF 5.7 SQ. FT. (MINIMUM OPENING DIRECTLY TO THE OUTSIDE WITH A MINIMUM NET CLEAR OPENING OF 20" WIDE AND 24" HIGH. MAXIMUM WINDOW SILL HEIGHT 44".
11. ALL GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18" OF FLOOR (EXCEPT SINGLE PANES WITH 9 SQ. FT. OR LESS AREA) SHALL BE SAFETY GLASS
12. CEILING GYPSUM BOARD APPLICATION: WHEN APPLYING A WATER-BASED TEXTURE MATERIAL, THE MINIMUM GYPSUM BRD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" FOR 16" O.C. FRAMING, AND FROM 1/2" TO 5/8" FOR 24" O.C. FRAMING OR 1/2" SAG RESISTANCE GYPSUM CEILING BOARD SHALL BE USED.

NOTE:

1. ALL PRODUCTS LISTED BY ICC/NER NUMBERS SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTIONS FOR PRODUCTS LISTED SHALL HAVE AN ICC APPROVED EVALUATION REPORT OR BE APP.
2. MISC. SITE STRUCTURES INCL. POOLS,SPAS,FENCES GAS STORAGE TANKS ETC. REQUIRE SEPERATE PERMITS.
3. MIN. ONE REQUIRED EXIT SHALL BE PROVIDED FOR EACH DWELLING UNIT (R311.2)
4. AIR LEAKAGE: THE BUILDING ENVELOPE SHALL BE CONSTRUCTED TO BE LIMIT LEAKAGE PER SEC. N1102.4.1 THROUGH N1102.4.4
5. SHOWER WALLS SHALL BE FINISHED WITH A SMOOTH, HARD NON-ABSORBENT SURFACE, SUCH AS CUL. MAR. (TILE ETC.) TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE DRAIN INLET. USE A WATER RESIST. GYPSUM BOARD AS A BASE OR EQUAL TO BE USED AND SHALL NOT BE USED OVER A VAPOR RETARDER IN AREAS OF HIGH HUMIDITY OR WHERE FRAMING EXCEEDS 12 INCHES ON CENTER FOR 1/2 GYP. AND 16 INCHES ON CENTER FOR 5/8 GYP (R1023.8)
6. PLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING CONSERVATION REQUIREMENTS: IRC SEC P2903.2
   A. WATER CLOSETS- TANK TYPE= 1.6 GAL. /FLUSH.
   B. SHOWER HEADS - 2.5 GAL/MINUTE.
   C. FAUCETS- 2.2 GAL/MINUTE, PROVIDE ERATOR.
7. WATER TREATMENT SYSTEMS SHALL BE EQUIPED WITH AN AUTO SHUTOFF TO PREVENT CONT. FLOW. WHEN NOT USED.

MANUFACTURER'S INSTALL INSTRUCTIONS

MANUFACTURER'S INSTALLATION INSTRUCTIONS, AS REQ. BY CODE, SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION (R106.1.2)

RANGES AND COOKTOPS:
PROVIDE A LISTED AND APPROVED RANGE AND/OR COOKTOP UNIT INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. VERIFY AND MAINTAIN REQUIRED HORIZONTAL AND VERTICAL CLEARANCES ABOVE THE FINISHED COUNTERTOP SURFACE BEFORE ORDERING OR INSTALLING CABINETS.

INTEGRITY DESIGN
623-512-9058

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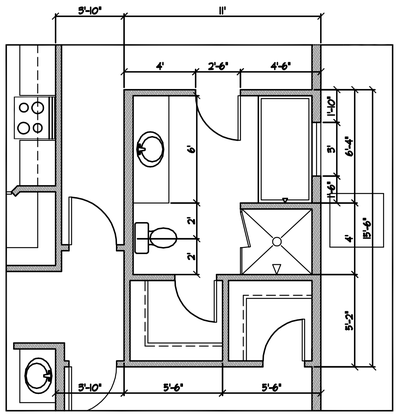
NEXSTAR STANDARD PLAN 2355
WHITE HAWK SUBDIVISION
CAMP VERDE, ARIZONA

FLOOR PLAN
PLAN 2355

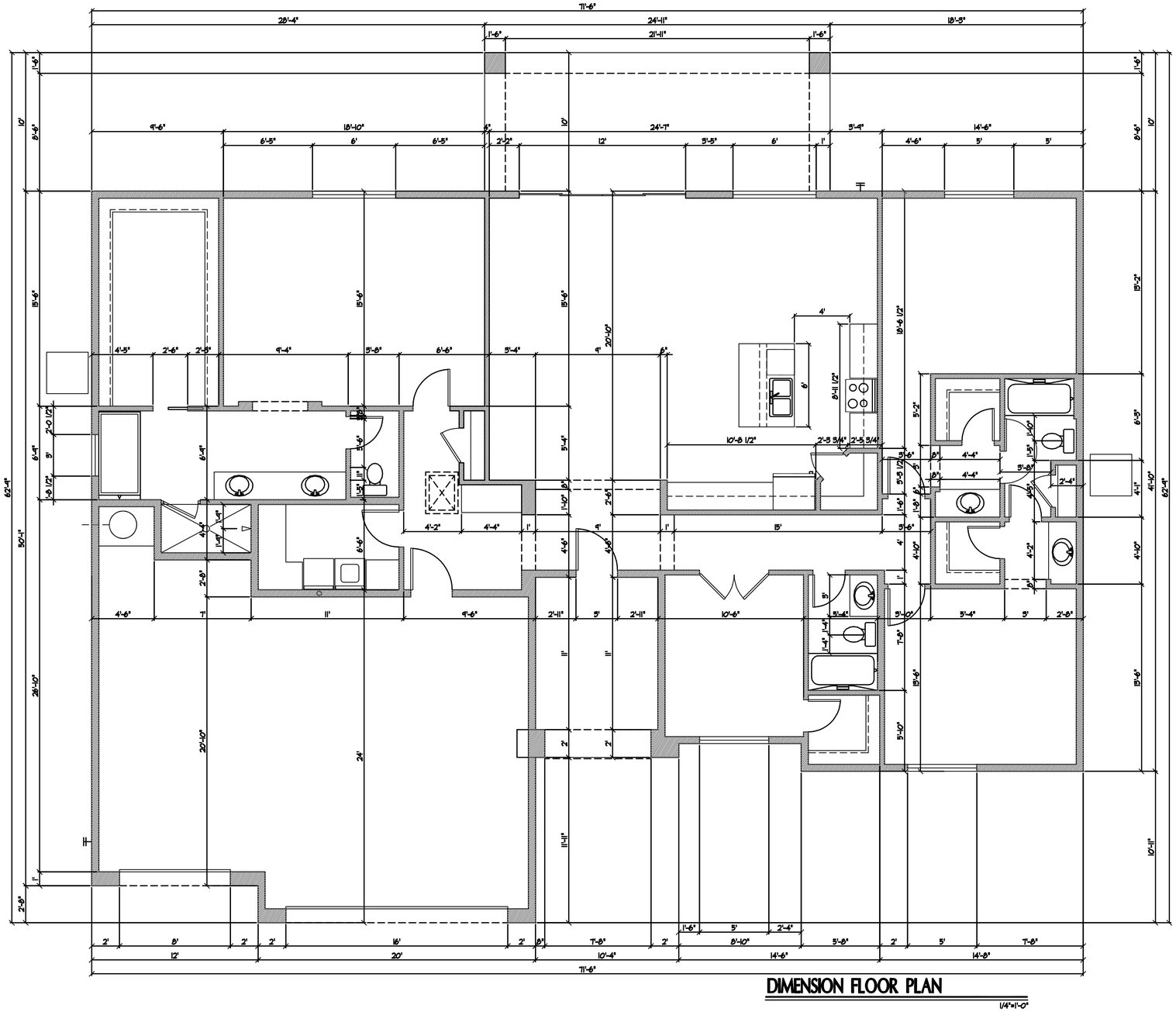
DATE: 1/21/21
SCALE: 1/4"=1'-0"
DRAWN: JP
JOB: PLAN 2355
SHEET: 3

STARWOOD CUSTOM HOMES



ALT. BATH SUITE OPTION

1/4"=1'-0"



DIMENSION FLOOR PLAN

1/4"=1'-0"

623-512-4056

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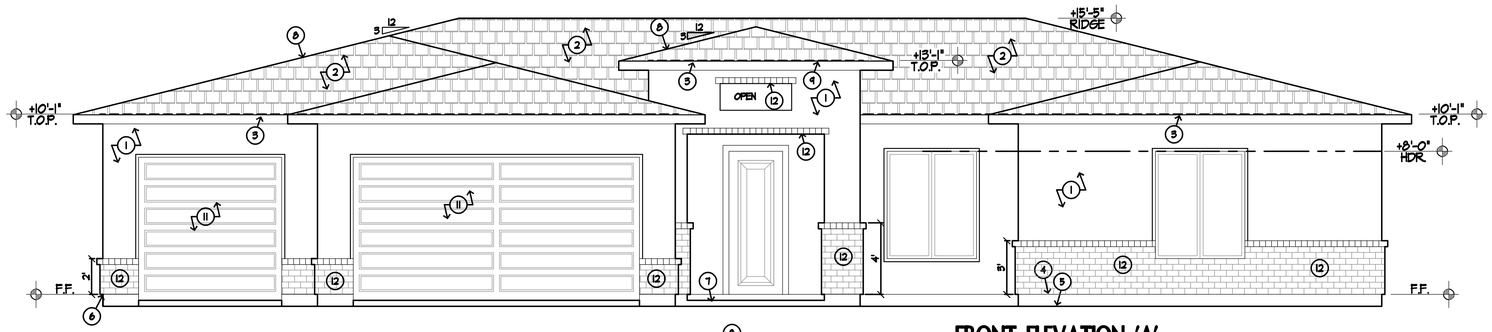
NEXSTAR STANDARD PLAN 2355
WHITE HAWK SUBDIVISION
CAMP VERDE, ARIZONA

DIMENSION FLOOR PLAN 2355

DATE: 1/21/21
SCALE: 1/4"=1'-0"
DRAWN: JP
JOB: PLAN 2355
SHEET: 4

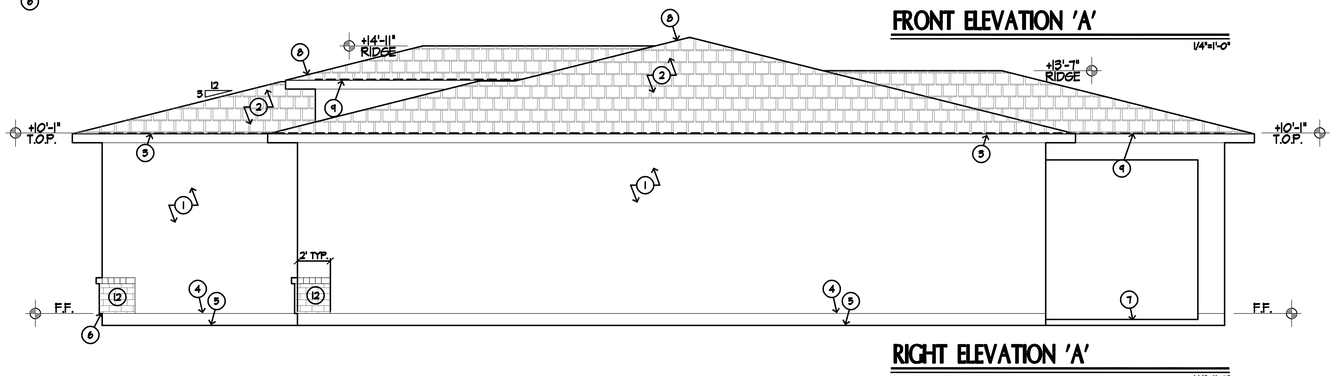
STARWOOD CUSTOM HOMES

USE FRAMING AND FOUNDATION OPTION 'A'



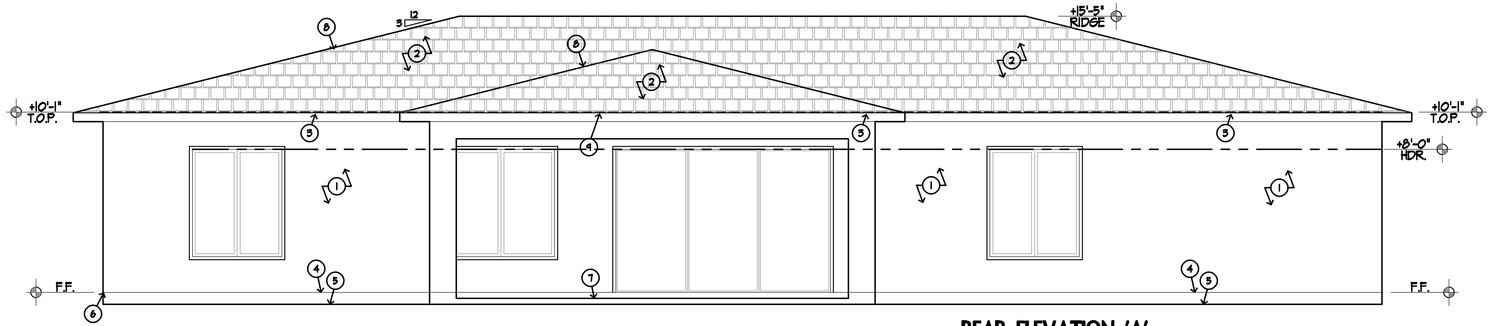
FRONT ELEVATION 'A'

1/4"=1'-0"



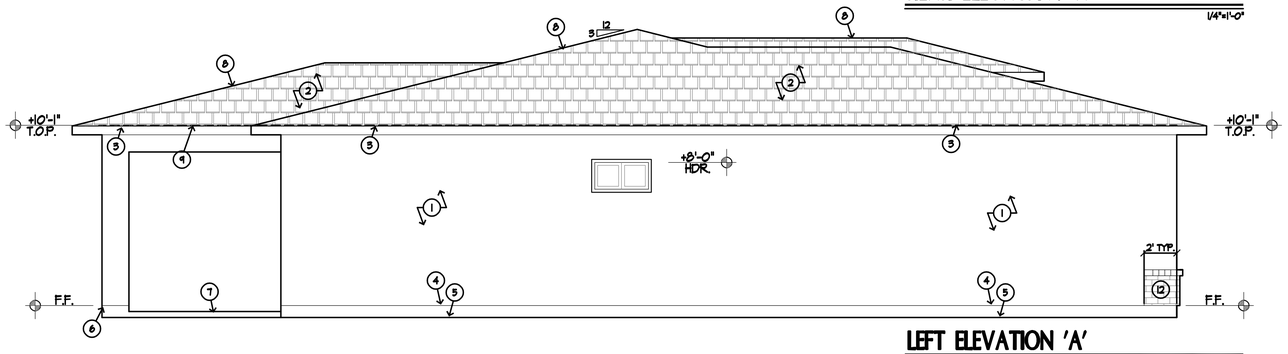
RIGHT ELEVATION 'A'

1/4"=1'-0"



REAR ELEVATION 'A'

1/4"=1'-0"



LEFT ELEVATION 'A'

1/4"=1'-0"

KEYNOTE @ ELEVATIONS

1. ULTRAKOTE PRODUCTS STUCCO SYSTEM ICC ESR-1471 OR EQUAL TO BE SAND FINISH.
2. CONCRETE OR EQUAL BORAL ROOF TILE, FLAT PROFILE. ICC-ESR-1641
3. CEILING LINE
4. FINISH FLOOR
5. EXISTING GRADE
6. G.I. WEEP SCREED
7. 4" CONCRETE PAD OVER 4" ABC FILL OVER COMPACTED GRADE.
8. (2) 30# FELT PAPER OVER 1/2" CDX PLYWOOD OR EQUAL OVER FIRE RAD TRUSSES @ 24" O/C PER I.R.C. (ENG.APPROV)
9. 1/2" BROWN BOARD ICC-ESR-1538 OR EQUAL (WATER-RESISTANT).
10. 2x6 CONTINUOUS FASCIA 16" OVERHANG TRUSS TAILS PAINT TO MATCH.
11. CLOPAY MODERN COLLECTION STEEL DOOR OR EQUAL, BUILDER GRADE PAINT TO MATCH.
12. LIGHT WEIGHT CULTURE STONE VENEER FINISH IN BRICK, TO BE CORONADO OR EQ. ICC-ESR-2548, INSTALL VENEER PER IRC SEC. R105.1.4

WINDOW FLASHING:

APPROVED CORROSION RESISTANT FLASHING SHALL BE APPLIED IN MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCT. FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION RESIST. FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
1. EXTERIOR WINDOW AND DOOR OPENINGS.
2. AT INTERSECTIONS OF CHIMNEYS AND OTHER MASONRY CONSTRUCTION, WITH FRAME OR STUCCO WALLS. WITH PROJECTIONS ON BOTH SIDES AND UNDER COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXT. PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTR.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS. (R103.8)

NOTE:

R806.4 CONDITIONED ATTIC ASSEMBLIES:

UNVENTED CONDITIONED ATTIC ASSEMBLIES (SPACES BETWEEN THE CLG. JOISTS OF THE TOP STORY AND THE ROOF RAFTERS) ARE PERMITTED UNDER THE FOLLOWING CONDITIONS:

1. NO INTERIOR VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY.

2. AN AIR-IMPERMABLE INSULATION IS APPLIED IN DIRECT CONTACT TO THE UNDERSIDE/INTERIOR OF THE STRUCTURAL ROOF DECK. "AIR-IMPERMABLE" SHALL BE DEFINED BY ASTM E283.

J. PATTY DESIGN
623-512-4058

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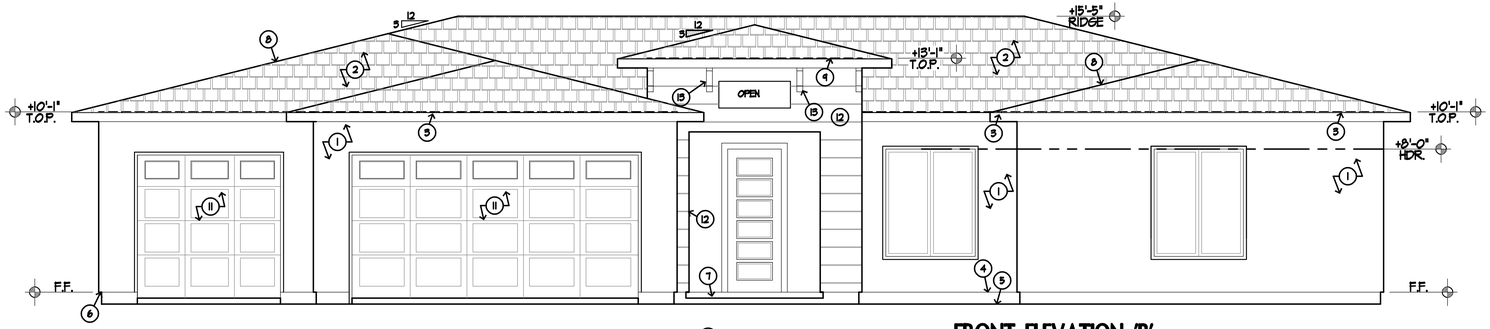
NEXSTAR STANDARD PLAN 2355
WHITE HAWK SUBDIVISION
CAMP VERDE, ARIZONA

ELEVATION PLAN 'A'
PLAN 2355

DATE: 1/21/21
SCALE: 1/4"=1'-0"
DRAWN: JP
JOB: PLAN 2355
SHEET: 5.0

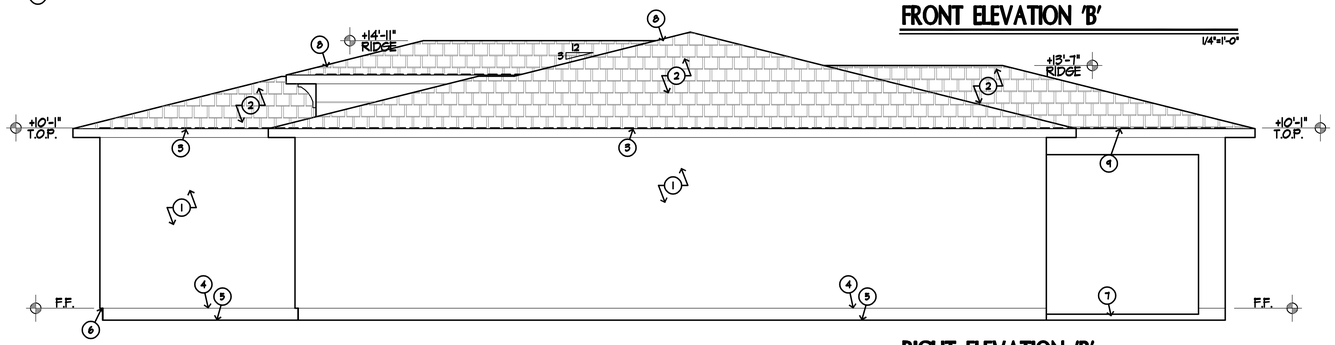
STARWOOD CUSTOM HOMES

USE FRAMING AND FOUNDATION OPTION 'A'



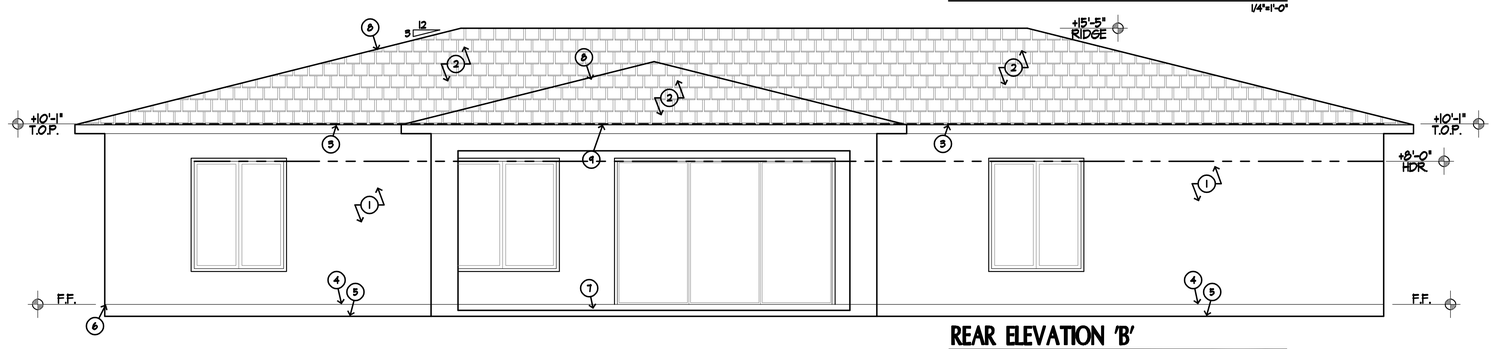
FRONT ELEVATION 'B'

1/4"=1'-0"



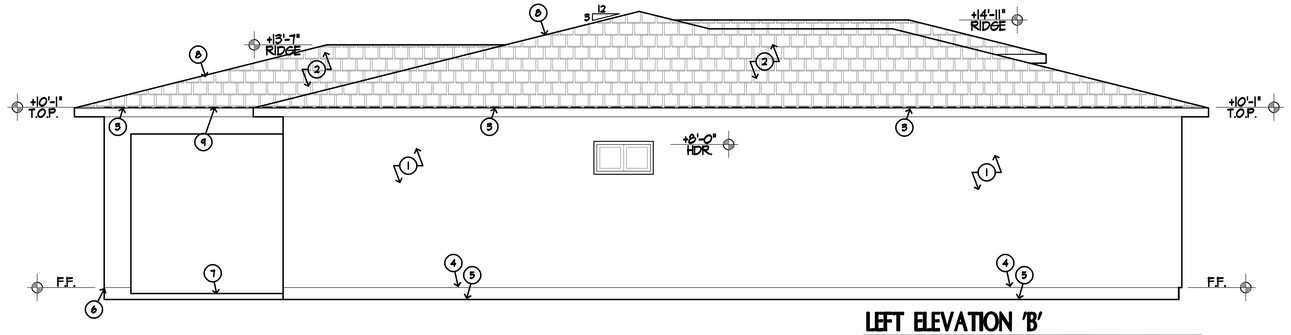
RIGHT ELEVATION 'B'

1/4"=1'-0"



REAR ELEVATION 'B'

1/4"=1'-0"



LEFT ELEVATION 'B'

1/4"=1'-0"

KEYNOTE @ ELEVATIONS

1. ULTRAKOTE PRODUCTS STUCCO SYSTEM ICC ESR-1471 OR EQUAL TO BE SAND FINISH.
2. CONCRETE OR EQUAL BORAL ROOF TILE, FLAT PROFILE. ICC-ESR-1647
3. CEILING LINE
4. FINISH FLOOR
5. EXISTING GRADE
6. 6.I. WEEP SCREED
7. 4" CONCRETE PAD OVER 4" ABC FILL OVER COMPACTED GRADE .
8. (2) 30# FELT PAPER OVER 1/2" CDX PLYWOOD OR EQUAL, OVER PRE FAB TRUSSES @ 24" O/C PER I.R.C. (ENG APPROV)
9. 1/2" BROWN BOARD ICC-ESR-1358 OR EQUAL (WATER-RESISTANT).
10. 2x6 CONTINUOUS FASCIA 16" OVERHANG TRUSS TAILS PAINT TO MATCH.
11. CLOPAY MODERN COLLECTION STEEL DOOR OR EQUAL, BUILDER GRADE PAINT TO MATCH.
12. ULTRAKOTE PRODUCTS STUCCO SYSTEM ICC ESR-1471 OR EQUAL TO BE SMOOTH FINISH SCRIBED AND PAINTED.
15. DECORATIVE POLYURETHANE OR EQUAL DECORATIVE CORBELS, SPACED EVENLY.

WINDOW FLASHING:

APPROVED CORROSION RESISTANT FLASHING SHALL BE APPLIED IN MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCT. FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION RESIST. FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
1. EXTERIOR WINDOW AND DOOR OPENINGS.
2. AT INTERSECTIONS OF CHIMNEYS AND OTHER MASONRY CONSTRUCTION, WITH FRAME OR STUCCO WALLS, WITH PROJECTIONS ON BOTH SIDES AND UNDER COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXT. PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTR.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS. (R703.8)

NOTE:

R806.4 CONDITIONED ATTIC ASSEMBLIES:

UNVENTED CONDITIONED ATTIC ASSEMBLIES (SPACES BETWEEN THE CLG. JOISTS OF THE TOP STORY AND THE ROOF RAFTERS) ARE PERMITTED UNDER THE FOLLOWING CONDITIONS:

1. NO INTERIOR VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY.

2. AN AIR-IMPERMABLE INSULATION IS APPLIED IN DIRECT CONTACT TO THE UNDERSIDE/INTERIOR OF THE STRUCTURAL ROOF DECK. "AIR-IMPERMABLE" SHALL BE DEFINED BY ASTM E283.

623-512-4056

REVISIONS	BY
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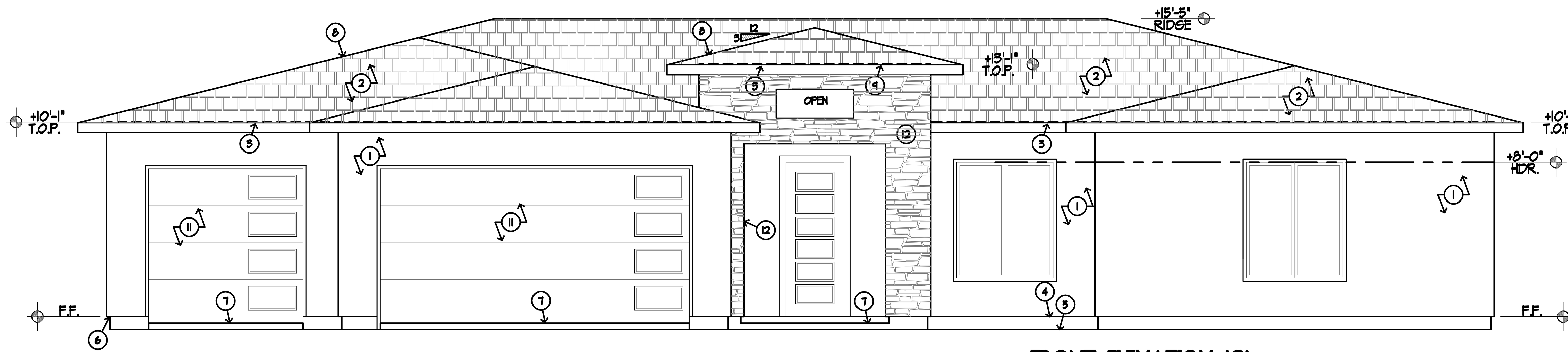
NEXSTAR STANDARD PLAN 2355
WHITE HAWK SUBDIVISION
CAMP VERDE, ARIZONA

ELEVATION PLAN 'B'
PLAN 2355

DATE:	1/21/21
SCALE:	1/4"=1'-0"
DRAWN:	JP
JOB:	PLAN 2355
SHEET:	5.1

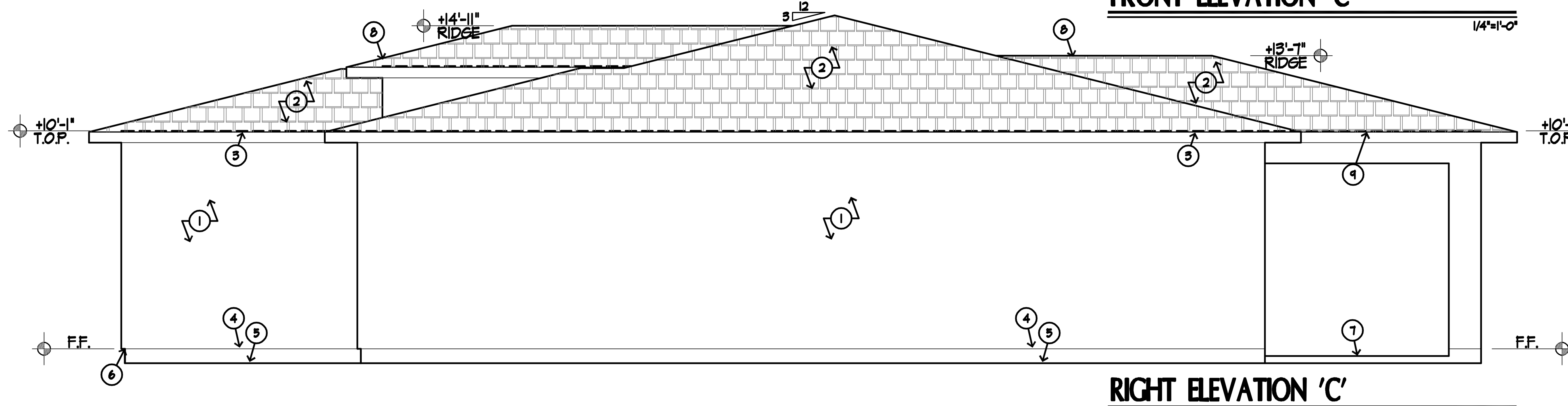
STARWOOD CUSTOM HOMES

USE FRAMING AND FOUNDATION OPTION 'A'



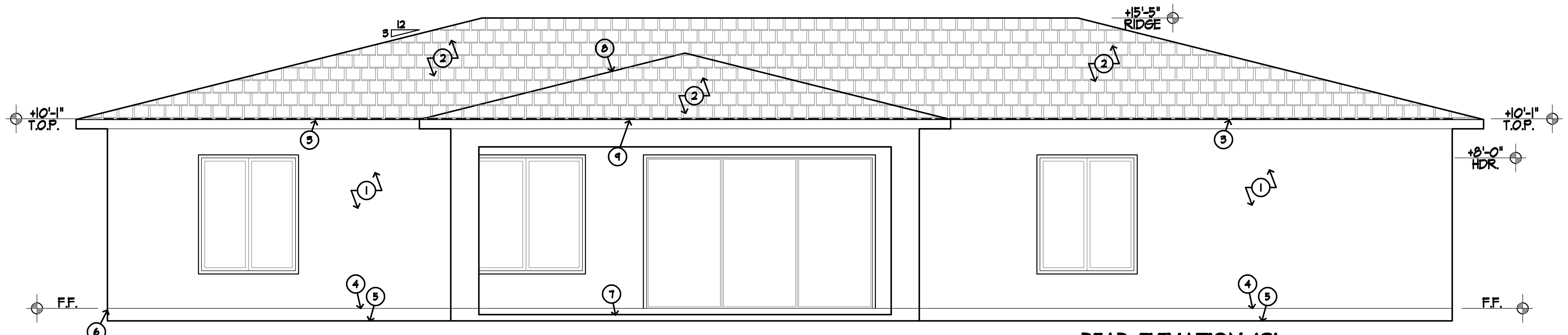
FRONT ELEVATION 'C'

1/4"=1'-0"



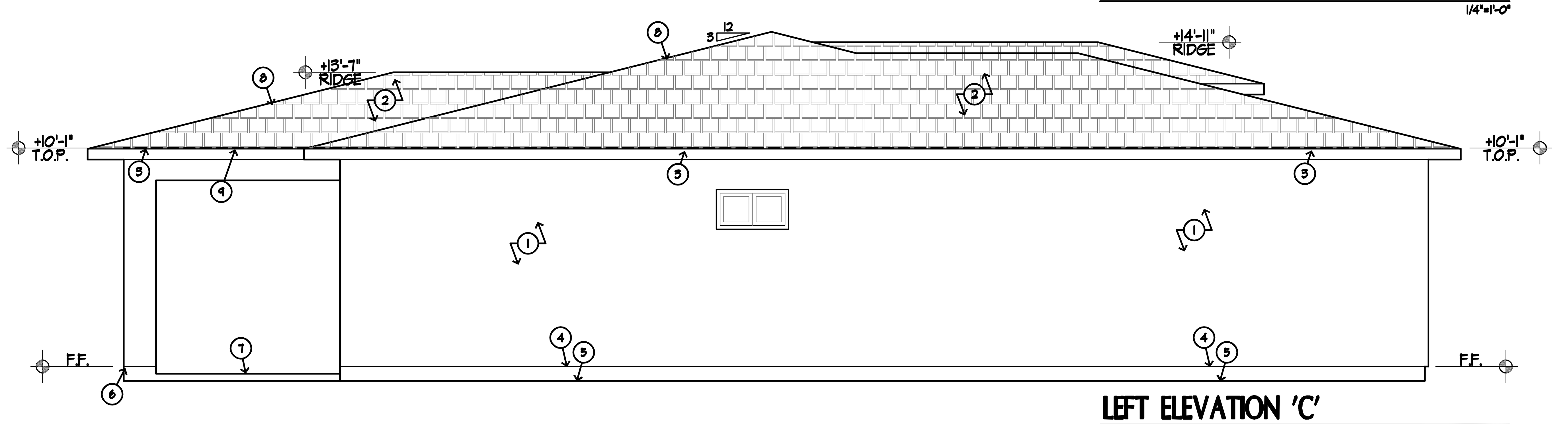
RIGHT ELEVATION 'C'

1/4"=1'-0"



REAR ELEVATION 'C'

1/4"=1'-0"



LEFT ELEVATION 'C'

1/4"=1'-0"

KEYNOTE @ ELEVATIONS

1 . ULTRAKOTE PRODUCTS STUCCO SYSTEM ICC ESR-1471 OR EQUAL TO BE SAND FINISH.
2 . CONCRETE OR EQUAL BORAL ROOF TILE, FLAT PROFILE. ICC-ESR-1647
3 . CEILING LINE
4 . FINISH FLOOR
5 . EXISTING GRADE
6 . G.I. WEEP SCREED
7. 4" CONCRETE PAD OVER 4" ABC FILL OVER COMPACTED GRADE .
8. (2) 30# FELT PAPER OVER 1/2" CDX PLYWOOD OR EQUAL, OVER PRE FAB TRUSSES @ 24" O/C PER I.R.C. (ENG.APPROV)
9. 1/2" BROWN BOARD ICC-ESR-1338 OR EQUAL (WATER-RESISTANT).
10. 18" WOOD FRAMED BOXED OVERHANG W/ CONCR. FIBERBOARD EXT. OR EQUAL CONT. SEE PLAN.
11. CLOPAY CLASSIC COLLECTION STEEL DOOR OR EQUAL, BUILDER GRADE PAINT TO MATCH.
12. LIGHT WEIGHT CULTURE STONE VENEER FINISH, TO BE CORONADO OR EQ. ICC-ESR-2548, INSTALL VENEER PER IRC SEC. R703.7.4

WINDOW FLASHING:

APPROVED CORROSION RESISTANT FLASHING SHALL BE APPLIED IN MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCT. FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION RESIST. FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
1. EXTERIOR WINDOW AND DOOR OPENINGS.
2. AT INTERSECTIONS OF CHIMNEYS AND OTHER MASONRY CONSTRUCTION, WITH FRAME OR STUCCO WALLS, WITH PROJECTIONS ON BOTH SIDES AND UNDER COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXT. PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTR.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS. (R703.8)

NOTE:

R806.4 CONDITIONED ATTIC ASSEMBLIES:

UNVENTED CONDITIONED ATTIC ASSEMBLIES (SPACES BETWEEN THE CLG. JOISTS OF THE TOP STORY AND THE ROOF RAFTERS) ARE PERMITTED UNDER THE FOLLOWING CONDITIONS:

1. NO INTERIOR VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY.

2. AN AIR-IMPERMABLE INSULATION IS APPLIED IN DIRECT CONTACT TO THE UNDERSIDE/INTERIOR OF THE STRUCTURAL ROOF DECK. "AIR-IMPERMABLE" SHALL BE DEFINED BY ASTM E283.

INTEGRITY DESIGN
623-512-4058

REVISIONS	BY
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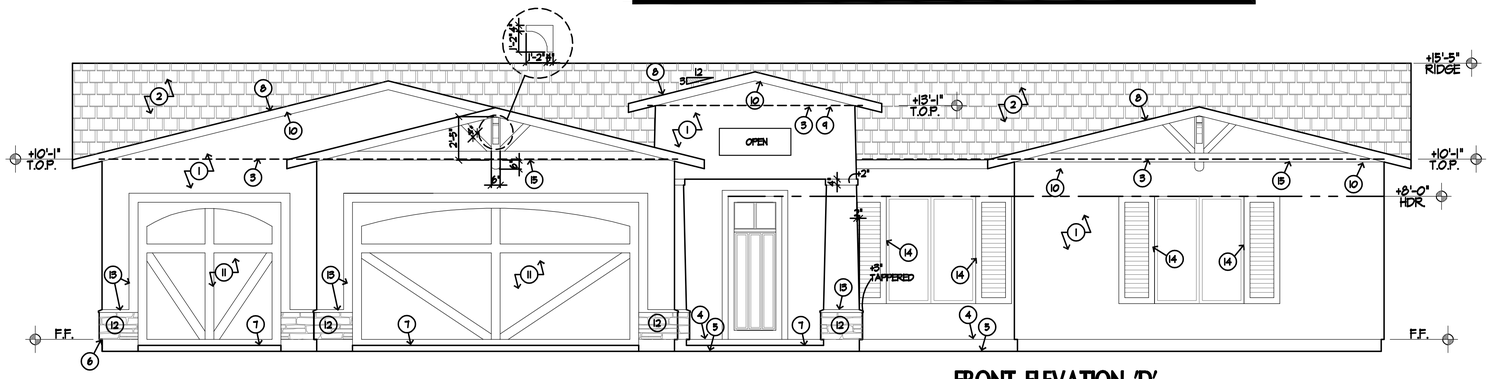
NEXSTAR STANDARD PLAN 2355
WHITE HAWK SUBDIVISION
CAMP VERDE, ARIZONA

ELEVATION PLAN 'C'
PLAN 2355

DATE: 1/21/21
SCALE: 1/4"=1'-0"
DRAWN: JP
JOB: PLAN 2355
SHEET: 5.2

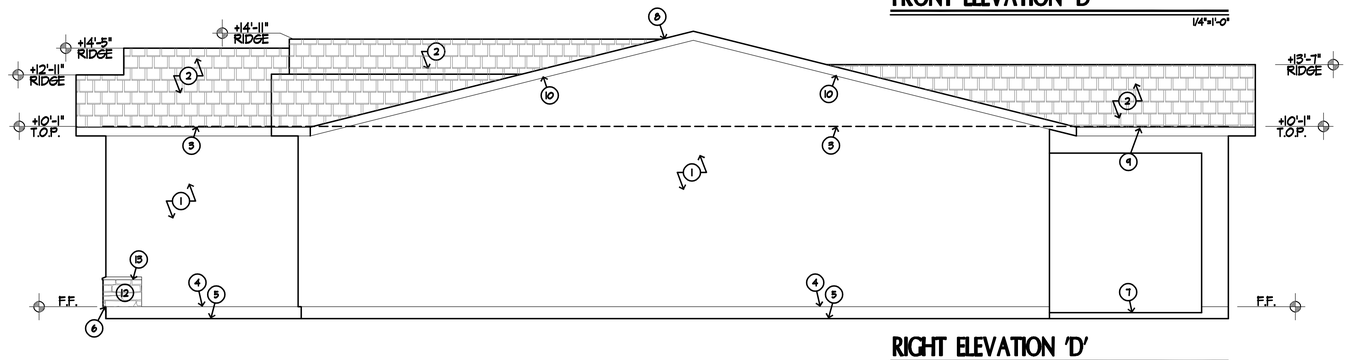
STARWOOD CUSTOM HOMES

USE FRAMING AND FOUNDATION OPTION 'B'



FRONT ELEVATION 'D'

1/4"=1'-0"

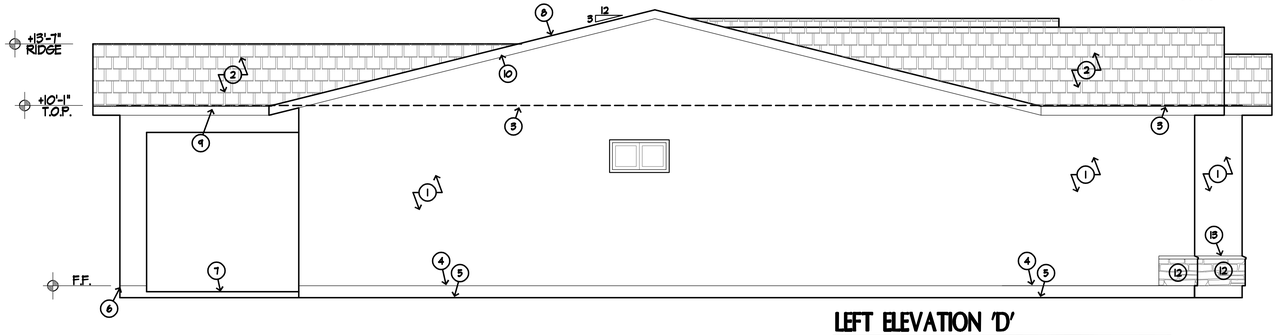


RIGHT ELEVATION 'D'

1/4"=1'-0"

REAR ELEVATION 'D'

1/4"=1'-0"



LEFT ELEVATION 'D'

1/4"=1'-0"

KEYNOTE @ ELEVATIONS

1. ULTRAKOTE PRODUCTS STUCCO SYSTEM ICC ESR-1471 OR EQUAL TO BE SAND FINISH.
2. CONCRETE OR EQUAL BORAL ROOF TILE, FLAT PROFILE. ICC-ESR-1047
3. CEILING LINE
4. FINISH FLOOR
5. EXISTING GRADE
6. G.I. WEEP SCREED
7. 4" CONCRETE PAD OVER 4" ABC FILL OVER COMPACTED GRADE.
8. (2) 30# FELT PAPER OVER 1/2" CDX PLYWOOD OR EQUAL OVER PRE FAB TRUSSES @ 24" O/C PER I.R.C. (ENG.APPROV.)
9. 1/2" BROWN BOARD ICC-ESR-1358 OR EQUAL (WATER-RESISTANT).
10. 2x6 CONTINUOUS FASCIA 16" OVERHANG TRUSS TAILS PAINT TO MATCH. (OVERALL OVERHANG 18")
11. CLOPAY CLASSIC COLLECTION STEEL DOOR OR EQUAL, BUILDER GRADE PAINT TO MATCH.
12. LIGHT WEIGHT CULTURE STONE VENEER FINISH, TO BE CORONADO OR EQ. ICC-ESR-2548, INSTALL VENEER PER IRC SEC. R703.7.4
13. SMOOTH STUCCO POP-OUT TO MIMIC PRECAST SEAMED AND PAINTED TO MATCH.
14. DECORATIVE POLYURETHANE SHUTTER, PAINT TO MATCH.
15. SMOOTH STUCCO GABLE END DETAIL WITH SMOOTH POLYURTHANE OR EQUAL PREFAB. CORBEL PAINTED TO MATCH, SEE DIMS. FOR SIZES

WINDOW FLASHING:

APPROVED CORROSION RESISTANT FLASHING SHALL BE APPLIED IN MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCT. FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION RESIST. FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
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2. AT INTERSECTIONS OF CHIMNEYS AND OTHER MASONRY CONSTRUCTION, WITH FRAME OR STUCCO WALLS, WITH PROJECTIONS ON BOTH SIDES AND UNDER COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXT. PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTR.
6. AT HALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS. (R703.8)

NOTE:

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UNVENTED CONDITIONED ATTIC ASSEMBLIES (SPACES BETWEEN THE CLG. JOISTS OF THE TOP STORY AND THE ROOF RAFTERS) ARE PERMITTED UNDER THE FOLLOWING CONDITIONS:

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J DESIGN GROUP
623-512-4058

REVISIONS	BY
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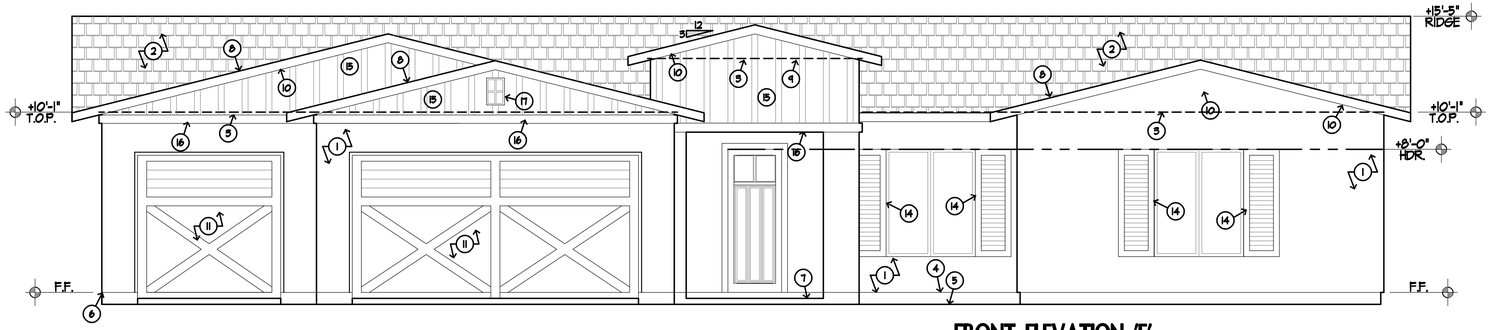
NEXSTAR STANDARD PLAN 2355
WHITE HAWK SUBDIVISION
CAMP VERDE, ARIZONA

ELEVATION PLAN 'D'
PLAN 2355

DATE: 1/21/21
SCALE: 1/4"=1'-0"
DRAWN: JP
JOB: PLAN 2355
SHEET: 5.3

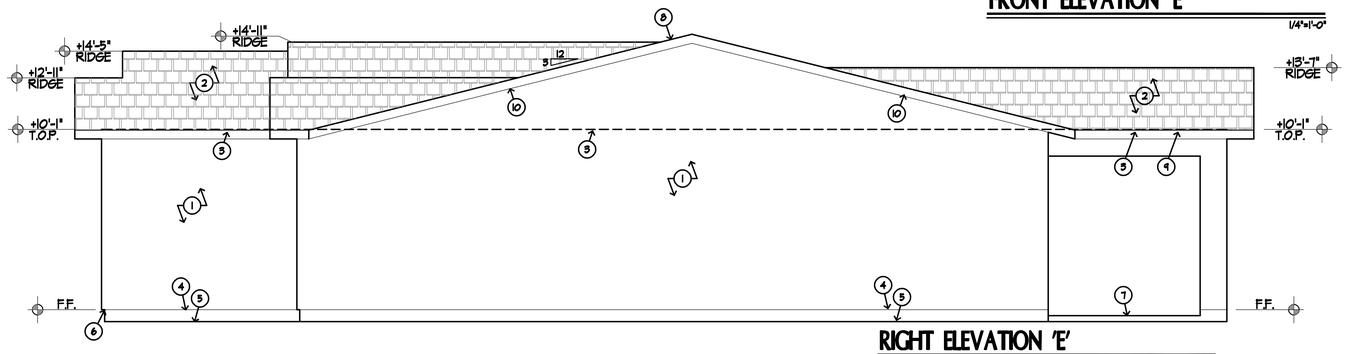
STARWOOD CUSTOM HOMES

USE FRAMING AND FOUNDATION OPTION 'B'



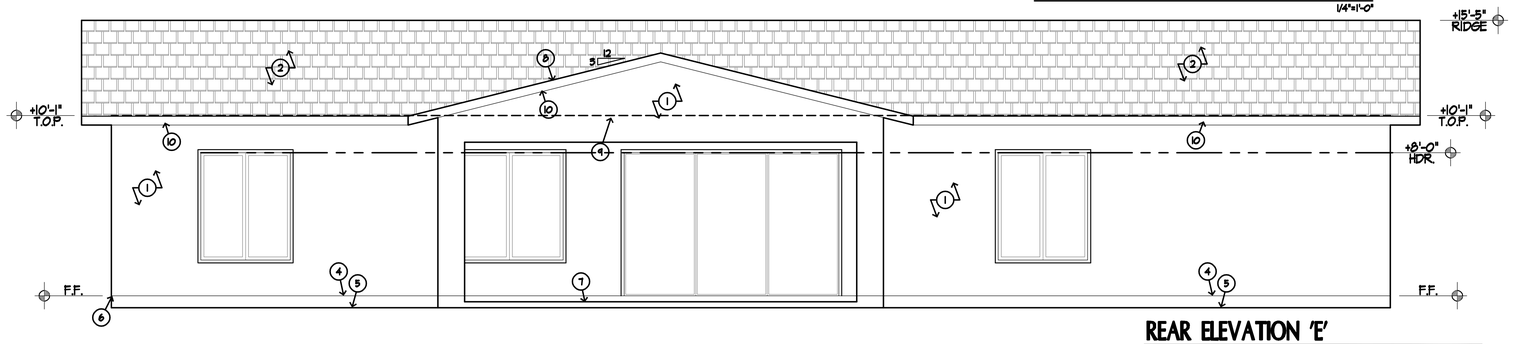
FRONT ELEVATION 'E'

1/4"=1'-0"



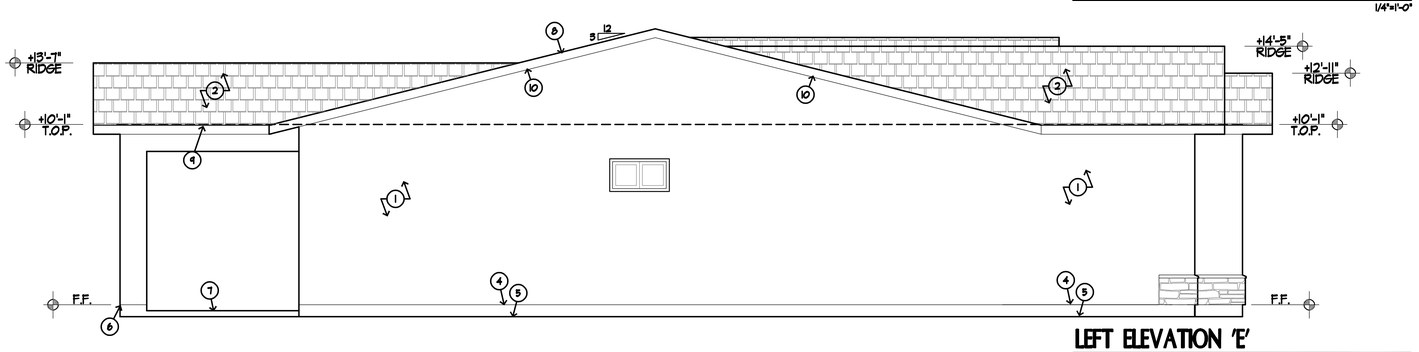
RIGHT ELEVATION 'E'

1/4"=1'-0"



REAR ELEVATION 'E'

1/4"=1'-0"



LEFT ELEVATION 'E'

1/4"=1'-0"

KEYNOTE @ ELEVATIONS

1. ULTRAKOTE PRODUCTS STUCCO SYSTEM ICC ESR-1471 OR EQUAL TO BE SAND FINISH.
2. CONCRETE OR EQUAL BORAL ROOF TILE, FLAT PROFILE. ICC-ESR-1647
3. CEILING LINE
4. FINISH FLOOR
5. EXISTING GRADE
6. G.I. WEEP SCREED
7. 4" CONCRETE PAD OVER 4" ABC FILL OVER COMPACTED GRADE.
8. (2) 30# FELT PAPER OVER 1/2" CDX PLYWOOD OR EQUAL OVER PRE FAB TRUSSES @ 24" O/C PER I.R.C. (ENG.APPROV)
9. 1/2" BROWN BOARD ICC-ESR-1358 OR EQUAL (WATER-RESISTANT).
10. 2x6 CONTINUOS FASCIA 16" OVERHANG TRUSS TAILS PAINT TO MATCH. (OVERALL OVERHANG 18")
11. CLOPAY CLASSIC COLLECTION STEEL DOOR OR EQUAL, BUILDER GRADE PAINT TO MATCH.
12. LIGHT WEIGHT CULTURE STONE VENEER FINISH, TO BE CORONADO OR EQ. ICC-ESR-2548, INSTALL VENEER PER IRC SEC. R703.7.4
13. SMOOTH STUCCO POP-OUT TO MIMIC PRECAST SEAMED AND PAINTED TO MATCH.
14. DECORATIVE POLYURETHANE SHUTTER, PAINT TO MATCH.
15. BOARD AND BATTEN VERTICAL 1x6 PLANKS AT 12" O.C. IN HARDI-PANEL PAINTED TO MATCH.
16. 1x6 HARDI-PLANK TRIMMER AT GABLE END.
17. 12"x 18" DECORATIVE WINDOW BLACKED-OUT AT GABLE END.

WINDOW FLASHING:

APPROVED CORROSION RESISTANT FLASHING SHALL BE APPLIED IN MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCT. FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION RESIST. FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
1. EXTERIOR WINDOW AND DOOR OPENINGS.
2. AT INTERSECTIONS OF CHIMNEYS AND OTHER MASONRY CONSTRUCTION, WITH FRAME OR STUCCO WALLS, WITH PROJECTIONS ON BOTH SIDES AND UNDER COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXT. PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTR.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS. (R703.8)

NOTE:

R806.4 CONDITIONED ATTIC ASSEMBLIES:

UNVENTED CONDITIONED ATTIC ASSEMBLIES (SPACES BETWEEN THE CLG. JOISTS OF THE TOP STORY AND THE ROOF RAFTERS) ARE PERMITTED UNDER THE FOLLOWING CONDITIONS:

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2. AN AIR-IMPERMABLE INSULATION IS APPLIED IN DIRECT CONTACT TO THE UNDERSIDE/INTERIOR OF THE STRUCTURAL ROOF DECK. "AIR-IMPERMABLE" SHALL BE DEFINED BY ASTM E283.

J DESIGN GROUP
623-512-4058

REVISIONS	BY
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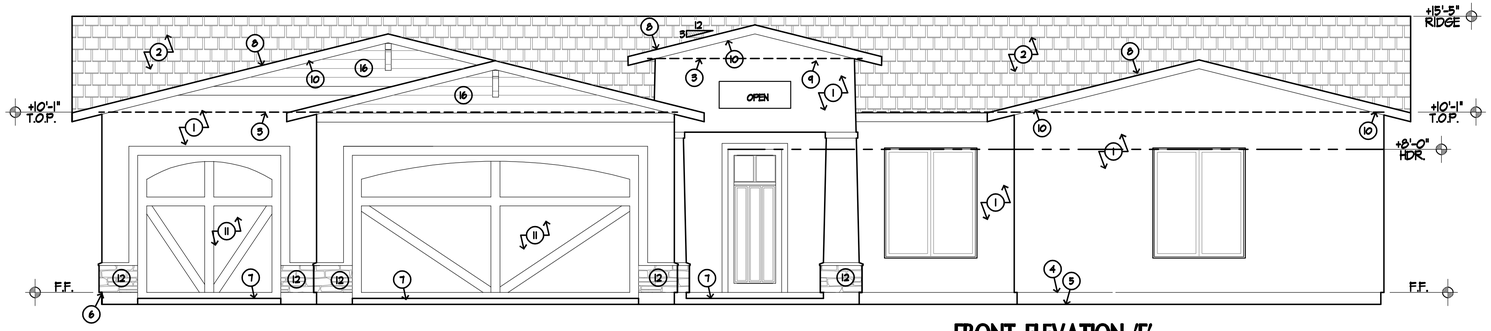
NEXSTAR STANDARD PLAN 2355
WHITE HAWK SUBDIVISION
CAMP VERDE, ARIZONA

ELEVATION PLAN 'E'
PLAN 2355

DATE: 1/21/21
SCALE: 1/4"=1'-0"
DRAWN: JP
JOB: PLAN 2355
SHEET: 5.4

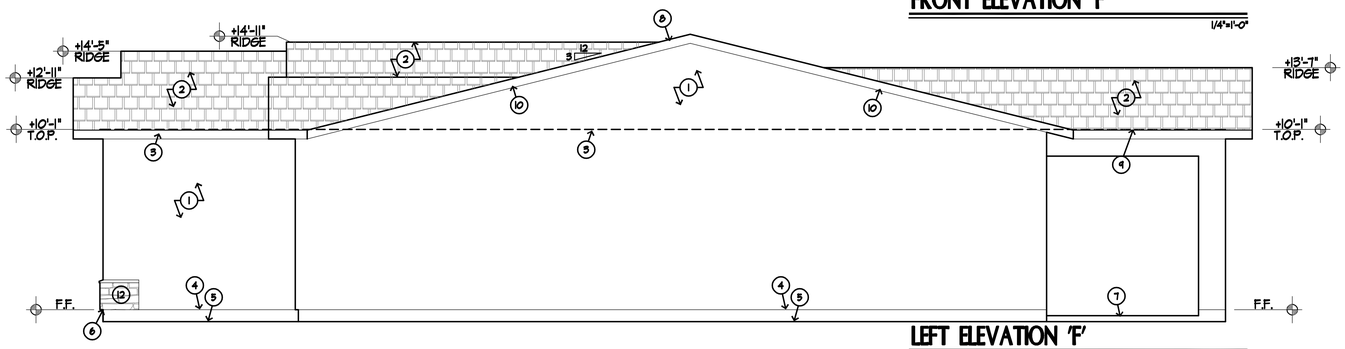
STARWOOD CUSTOM HOMES

USE FRAMING AND FOUNDATION OPTION 'B'



FRONT ELEVATION 'F'

1/4"=1'-0"

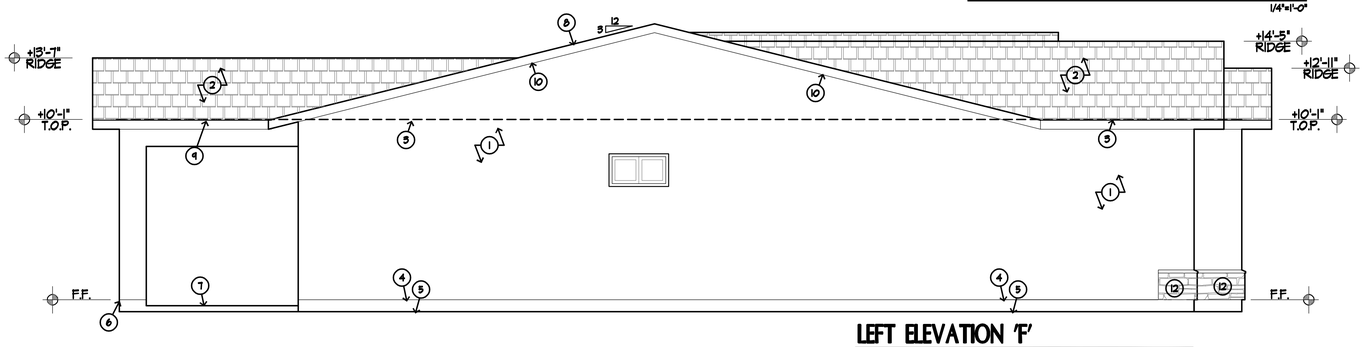


LEFT ELEVATION 'F'

1/4"=1'-0"

REAR ELEVATION 'F'

1/4"=1'-0"



LEFT ELEVATION 'F'

1/4"=1'-0"

KEYNOTE @ ELEVATIONS

1. ULTRAKOTE PRODUCTS STUCCO SYSTEM ICC ESR-1471 OR EQUAL TO BE SAND FINISH.
2. CONCRETE OR EQUAL BORAL ROOF TILE, FLAT PROFILE. ICC-ESR-1647
3. CEILING LINE
4. FINISH FLOOR
5. EXISTING GRADE
6. 6.I. WEEP SCREED
7. 4" CONCRETE PAD OVER 4" ABC FILL OVER COMPACTED GRADE.
8. (2) 30# FELT PAPER OVER 1/2" CDX PLYWOOD OR EQUAL, OVER PRE FAB TRUSSES @ 24" O/C PER I.R.C. (ENG.APPROV.)
9. 1/2" BROWN BOARD ICC-ESR-1338 OR EQUAL (WATER-RESISTANT).
10. 2x6 CONTINUOUS FASCIA 16" OVERHANG TRUSS TAILS PAINT TO MATCH. (OVERALL OVERHANG 18")
11. CLOPAY CLASSIC COLLECTION STEEL DOOR OR EQUAL, BUILDER GRADE PAINT TO MATCH.
12. LIGHT WEIGHT CULTURE STONE VENEER FINISH, TO BE CORONADO OR EQ. ICC-ESR-2548, INSTALL VENEER PER IRC SEC. R703.7.4
13. SMOOTH STUCCO POP-OUT TO MIMIC PRECAST SEAMED AND PAINTED TO MATCH.
14. DECORATIVE POLYURETHANE SHUTTER, PAINT TO MATCH.
15. 2x8 WOOD PAINTED FASCIA AT SHED ROOF NAILED TIGHT.
16. HORIZONTAL BOARD AND BATTEN 1x6 PLANKS TIGHT IN SHIP LAP CONFIG. IN HARDI PLANK PAINTED WITH CORBEL CENTERED AT GABLE END.

WINDOW FLASHING:

APPROVED CORROSION RESISTANT FLASHING SHALL BE APPLIED IN MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCT. FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION RESIST. FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
1. EXTERIOR WINDOW AND DOOR OPENINGS.
2. AT INTERSECTIONS OF CHIMNEYS AND OTHER MASONRY CONSTRUCTION, WITH FRAME OR STUCCO WALLS. WITH PROJECTIONS ON BOTH SIDES AND UNDER COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXT. PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTR.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS. (R703.8)

NOTE:

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UNVENTED CONDITIONED ATTIC ASSEMBLIES (SPACES BETWEEN THE CLG. JOISTS OF THE TOP STORY AND THE ROOF RAFTERS) ARE PERMITTED UNDER THE FOLLOWING CONDITIONS:

1. NO INTERIOR VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY.

2. AN AIR-IMPERMABLE INSULATION IS APPLIED IN DIRECT CONTACT TO THE UNDERSIDE/INTERIOR OF THE STRUCTURAL ROOF DECK. "AIR-IMPERMABLE" SHALL BE DEFINED BY ASTM E283.

J DESIGN GROUP
623-512-4058

REVISIONS	BY
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NEXSTAR STANDARD PLAN 2355
WHITE HAWK SUBDIVISION
CAMP VERDE, ARIZONA

ELEVATION PLAN 'F'
PLAN 2355

DATE: 1/21/21
SCALE: 1/4"=1'-0"
DRAWN: JP
JOB: PLAN 2355
SHEET: 5.5

STARWOOD CUSTOM HOMES

FRAMING NOTES:

1. ALL TRUSSES ARE TWO POINT BEARING U.N.O.
2. AT ALL FLUSH OR RAISED BEAM CONDITIONS WHERE BEAM BEARS ON AN ALIGNED WALL, PROVIDE A SIMPSON CS16 STRAP x 2'-0" LONG W/ (22)-10d NAILS, CENTERED ON BEAM AND DOUBLE TOP PLATE, U.N.O.
3. PROVIDE MINIMUM OF ONE 2x4 TRIMMER AT HEADERS, U.N.O. ON PLAN OR AS DESCRIBED IN NOTES #9 & #10.
4. PROVIDE (2) 2x4 STUD POST @ GIRDER TRUSS BEARING U.N.O. AT HEADERS, PROVIDE (2) - 2x4 CRIPPLE POST.
5. ALL BEARING WALLS ARE 2X4 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE
6. PROVIDE 2x4 BLOCKING BETWEEN TRUSSES AT ALL RIDGES AND HIPS
7. PROVIDE (2) 2X4 STUD POST AT ALL GLULAM BEAM BEARING, U.N.O.
8. PROVIDE (2) 2x4 TRIMMERS AT ALL GLB HEADERS, U.N.O.
9. PROVIDE (2) 2X4 TRIMMERS AT ALL PATIO BEAMS & HEADERS, U.N.O.
10. PREFABRICATED WOOD TRUSSES TO BE PROVIDED BY AN APPROVED FABRICATOR. TRUSS DIAGRAMS AND KEYED LAYOUT SHALL BE AVAILABLE TO THE FIELD INSPECTOR AT THE JOB-SITE AT THE TIME OF ROOF NAILING AND FRAMING INSPECTION.
11. TRUSS MANUFACTURER TO PROVIDE MECHANICAL CHASE BUILT INTO ROOF/FLOOR TRUSS SYSTEM AT ALL AIR HANDLER LOCATIONS.
12. SEE ARCH. DRAWING FOR EAVE DETAIL.
13. EXTENT OF RECESSED CEILING, TRUSS MANUF. TO DESIGN ROOF TRUSSES PROFILE TO ACCOMMODATE RECESSED CEILING.
14. TRUSS MANUFACTURED TO ALIGN FOR FIREPLACE FLUE

TOTAL NUMBER OF JACK AND KING STUDS REQUIRED AT EACH OF AN OPENING (TABLE R603.7(1))				
SIZE OF OPENING (FEET-INCHES)	24-INCHES O.C. STUD SPACING		16-INCH O.C. STUD SPACING	
	NO. OF JACK STUDS	NO. OF KING STUDS	NO. OF JACK STUDS	NO. OF KING STUDS
UP TO 3'-6"	1	1	1	1
>3'-6" to 5'-0"	1	2	1	2
>5'-0" to 5'-6"	1	2	2	2
>5'-6" to 8'-0"	1	2	2	2
>8'-0" to 10'-6"	2	2	2	3
>10'-6" to 12'-0"	2	2	3	3
>12'-0" to 13'-0"	2	3	3	3
>13'-0" to 14'-0"	2	3	3	4
>14'-0" to 16'-0"	2	3	3	4
>16'-0" to 18'-0"	3	3	4	4

NON - BEARING HEADER/BEAM SCHEDULE			
TIMBERSTRAND LSL		BUILT UP MEMBER	SPAN
3 1/2"x4 3/8"	1.3E	(2) 2x6	UP TO 5'-4"
3 1/2"x5 1/2"	1.3E	(2) 2x8	UP TO 6'-0"
3 1/2"x7 1/4"	1.3E	(2) 2x10	UP TO 8'-0"
3 1/2"x8 5/8"	1.3E	(2) 2x12	UP TO 10'-6"
3 1/2"x9 1/2"	1.7E	(2) 2x12	UP TO 12'-0"
3 1/2"x11 1/4"	1.7E	(2) 2x12	12'-0"-16'-0'
THE ABOVE 3 1/2" WIDE TIMBERSTRAND MEMBERS ARE APPROVED TO BE REPLACE BY SOLID SAWN LUMBER MEMBERS			

- -REPRESENTS BRG. WALL
- (1) -REPRESENTS STUD WALL
- -REPRESENTS WOODEN POSTS
- DF -DRAG FORCE

NOTE:

1. REFER SHEET 1 FOR GENERAL ARCHITECTRUAL NOTES
2. REFER SHEET 1.1 FOR GENERAL STRUCTURAL NOTES

STUD WALL SCHEDULE	
MARK	STUD WALL SIZE & SPACING
(1)	2x6 SPF#2 STUD WALL @ 16" O.C.
(2)	2x4 SPF#2 STUD WALL @ 16" O.C.

LEDGER WALL SCHEDULE								
MARK	LEDGER SIZE	LAG SCREW				SIMP. CLIP		
		SIZE	NO.	SPACING	EMBED	SIZE	NO.	SPACING
LB1	2x12 SPF #2	3/8" ø	3	16"	3 1/2"	A35	2	16"

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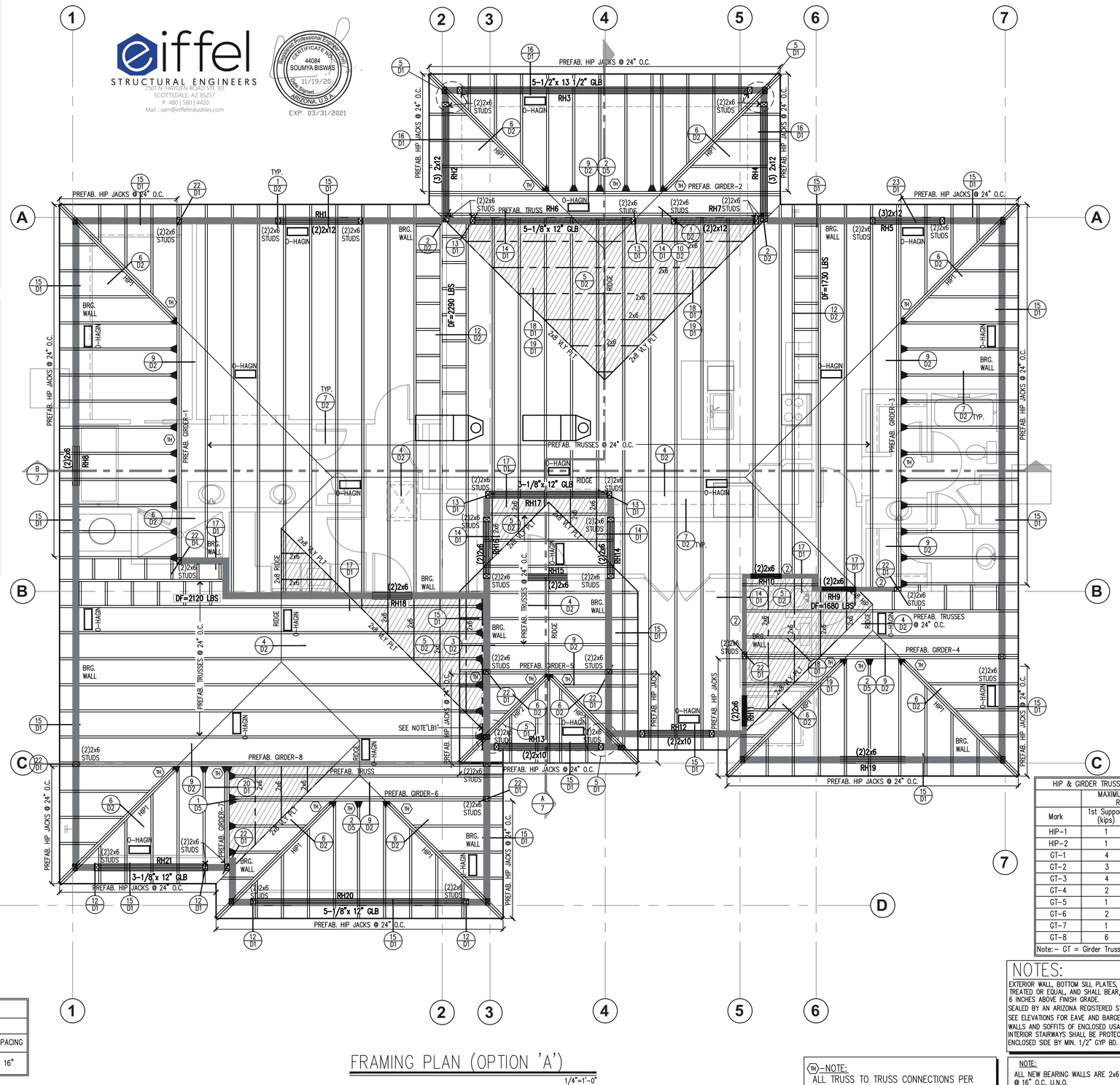
REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
44084
SOUMYA BISWAS
11/19/20
Date Signed
ARIZONA, U.S.A.
EXP. 03/31/2021



FRAMING PLAN (OPTION 'A')

1/4"=1'-0"

KEYNOTE @ SEC.

1. ULTRAKOTE PRODUCTS STUCCO SYSTEM ICC ESR-1471 OR EQUAL TO BE SAND FINISH.
2. CONCRETE OR EQUAL BORAL ROOF TILE, ROUNDED PROFILE ICC-ESR-1647
3. FINISH FLOOR
4. NATURAL GRADE
5. G.I. WEEP SCREED
6. 2x4 TREATED SILL PLATE WITH ANCHOR BOLTS @ 48" O/C & 12" ENDS (MIN 2 PER PLATE).
7. (2) 2x4 CONTINUOUS TOP PLATE.
8. 4" ABC. OVER 4" ABC, OVER COMPACTED FILL OVER SUB-GRADE.
9. (2)30# FELT PAPER OVER 1/2" CDX PLYWOOD OR EQUAL OVER PRE FAB TRUSSES @ 24" O/C (ENG.APPROV)
10. R-40 CELLULOSE BOTTOM CHORD SPRAY INSULATION APPLIED INSULATION AT ATTIC.
11. 1/2" SAG RESIST. GYP BOARD, APPLIED PER TABLE R702.3.5. SEE NOTE 12 SHEET 3 FOR MORE INFO.
12. 2x4 STUDS @ 16" O/C WITH R-13 INSULATION
13. 1/2" BROWN BOARD ICC-ESR-1338 OR EQUAL (WATER-RESISTANT) @ COVERED PATIO.
14. INTERIOR NON BRG. WALL W 2x4's @ 24" O.C.
15. FIREBLK'G. AT ALL 10' INTERVALS ALONG WALLS AND VOIDS, SEE PLAN.
16. MODIFIED BITUMEN ROOFING OVER PREFAB. FLAT ROOF TRUSSES (SEE PLAN).

NOTES:

1. STC CONNECTION FROM TOP PLATE TO TRUSS (TYP) CONNECTION @ ALL NONBEARING WALLS.
2. SHOT ANCHORS @ SILL PLATE AT 48" O/C AND 12" @ ENDS (TYP). CONNECTION @ REQUIRED INTERIOR WALLS ONLY. (SEE FLOOR PLAN)
3. PREFABRICATED WOOD TRUSSES TO BE PROVIDED BY AN APPROVED FABRICATOR. TRUSS DIAGRAMS TO BE PROVIDED TO THE CITY INSPECTOR AT THE FRAMING INSPECTION."
4. 2x8 VALLEY @ OVERFRAMING
5. 18 GA VALLEY FLASHING
6. IRC SEC (R-602.8) FOR CONCEALED SPACES IN WALLS, PARTITIONS, FURRED SPACES, AT CEILING AND FLOOR LEVELS AND AT INTERVALS OF 10' ALONG THE WALLS.
7. FIRE STOPS TOP IN OPENING AROUND VENTS, CHIMNEYS AND FIREPLACES AT FLOOR AND CEILING LEVELS AND IN CONCEALED SPACES BETWEEN WALL STUDS AT STAIRS IN LINE WITH THE STRINGERS.
8. ALL TRUSSES TO BE MANUFACTURED BY A CITY OR COUNTY APPROVED FABRICATOR.
9. SEE ELEVATIONS FOR EAVE AND BARGE SIZES - TYPICAL.

GENERAL NOTES:

1. MIN ROOF SLOPE TO BE 1/2"/FT.
2. WEIGHT OF ALL PLIES & COATING OF ALL BUILT-UP ROOF SHALL COMPLY w/ I.R.C. CHAPTER 9
3. CHIMNEYS ARE TO BE 2' ABOVE A 10' HORIZONTAL DIAMETER TO NEAREST ROOF.PER IRC SEC R1001.6
4. ROOF VENTILATION SHALL COMPLY PER I.R.C. SEC. RB06
5. ALL LUMBER SHALL BEAR AN APPROVED GRADING STAMP. PER IRC SEC R602.2
6. PROVIDE APPROVED CONNECTORS @ ALL REQUIRED CONNECTIONS PER I.R.C CHAPTER 8
7. PROVIDE MULTI. STUDS AS REQUIRED FOR WIDTH BEARING BELOW TRUSS GIRDER SUPPORT POINTS.

HIP & GIRDER TRUSS SCHEDULE		
	MAXIMUM SUPPORT REACTION	
Mark	1st Support (kips)	2nd Support (kips)
HIP-1	1	1
HIP-2	1	1
GT-1	4	3
GT-2	3	3
GT-3	4	3
GT-4	2	2
GT-5	1	1
GT-6	2	2
GT-7	1	4
GT-8	6	4

Note:- GT = Girder Truss

NOTES:

EXTERIOR WALL, BOTTOM SILL PLATES, SHALL BE PRESSURE TREATED OR EQUAL, AND SHALL BEAR/ EXTEND MIN. OF 6 INCHES ABOVE FINISH GRADE.
SEALED BY AN ARIZONA REGISTERED STRUCTURAL ENGINEER
SEE ELEVATIONS FOR EAVE AND BARGE SIZES - TYPICAL.
WALLS AND SOFFITS OF ENCLOSED USABLE SPACE UNDER INTERIOR STAIRWAYS SHALL BE PROTECTED ON THE ENCLOSED SIDE BY MIN. 1/2" GYP BD. SEC R302.7

(TH)-NOTE:
ALL TRUSS TO TRUSS CONNECTIONS PER TRUSS MANUFACTURER. 2015 IBC, 2303.4.1.1

O'HAGIN VENT -REPRESENTS 19"x6-1/4"0' HAGIN (ROUGH OPENING) O'HAGIN ROOF TILE VENT (TYPICAL OF 23)

NOTE:
ALL NEW BEARING WALLS ARE 2x6 DF STUDS @ 16" O.C. U.N.O.
ALL POSTS ARE (2)2x6 DF STUDS U.N.O.
ALL 4" INTERIOR BRG. WALLS ARE 2x4
DF#2 @ 16" O.C.
ALL 4x AND 6x POSTS ARE DF#1
ALL SAWN BEAMS/ HEADERS ARE DF#2
ALL GLULAM BEAMS/ HEADERS ARE 24F-- V4
U.N.O.

ATTIC VENT CALCS.

VENTILATION
2-CAR GARAGE= 768'

768/300 =VENT REQUIRED 2.6

HIGH VENTING @ 50% = 1.3
(3) "O" HAGIN (26"x 20" #50044)
TILE VENTS (.6 SQ. FT. EA.) = 1.8

LOW VENTING @ 50% = 1.3
(3) "O" HAGIN (26"x 20" #50044)
TILE VENTS (.6 SQ. FT. EA.) = 1.8
=VENT PROVIDED = 3.6

VENTILATION
MAIN HOUSE= 2,355'

2355/300 =VENT REQUIRED 7.9

HIGH VENTING @ 50% = 4.0
(7) "O" HAGIN (26"x 20" #50044)
TILE VENTS (.6 SQ. FT. EA.) = 4.2

LOW VENTING @ 50% = 4.0
(7) "O" HAGIN (26"x 20" #50044)
TILE VENTS (.6 SQ. FT. EA.) = 4.2
=VENT PROVIDED = 8.4

VENTILATION
COVERED ENTRY= .4

53/150 =VENT REQUIRD .4

(1) "O" HAGIN (26"x 20" #50044)
TILE VENTS (.6 SQ. FT. EA.) = .6

VENTILATION
REAR COVERED PATIO= 249'

249/300 =VENT REQUIRD .83

HIGH VENTING @ 50% = .4
(1) "O" HAGIN (26"x 20" #50044)
TILE VENTS (.6 SQ. FT. EA.) = .6

LOW VENTING @ 50% = .4
(1) "O" HAGIN (26"x 20" #50044)
TILE VENTS (.6 SQ. FT. EA.) = .6
=VENT PROVIDED = 1.2

623-512-9058

REVISIONS	BY
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NEXSTAR STANDARD PLANS
WHITE HAWK SUBDIVISION
CAMP VERDE, ARIZONA

FRAMING PLAN (OPT. 'A')
PLAN 2355

DATE: 11/19/20
SCALE: 1/4"=1'-0"
DRAWN: JP
JOB: PLAN 2355
SHEET 6.0

NEXSTAR HOMES LLC

FRAMING NOTES:

1. ALL TRUSSES ARE TWO POINT BEARING U.N.O.
2. AT ALL FLUSH OR RAISED BEAM CONDITIONS WHERE BEAM BEARS ON AN ALIGNED WALL, PROVIDE A SIMPSON CS16 STRAP x 2'-0" LONG W/ (22)-10d NAILS, CENTERED ON BEAM AND DOUBLE TOP PLATE, U.N.O.
3. PROVIDE MINIMUM OF ONE 2x4 TRIMMER AT HEADERS, U.N.O. ON PLAN OR AS DESCRIBED IN NOTES #9 & #10.
4. PROVIDE (2) 2x4 STUD POST @ GIRDER TRUSS BEARING U.N.O. AT HEADERS, PROVIDE (2) - 2x4 CRIPPLE POST.
5. ALL BEARING WALLS ARE 2X4 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE
6. PROVIDE 2x4 BLOCKING BETWEEN TRUSSES AT ALL RIDGES AND HIPS
7. PROVIDE (2) 2X4 STUD POST AT ALL GLULAM BEAM BEARING, U.N.O.
8. PROVIDE (2) 2x4 TRIMMERS AT ALL GLB HEADERS, U.N.O.
9. PROVIDE (2) 2X4 TRIMMERS AT ALL PATIO BEAMS & HEADERS, U.N.O.
10. PREFABRICATED WOOD TRUSSES TO BE PROVIDED BY AN APPROVED FABRICATOR. TRUSS DIAGRAMS AND KEYED LAYOUT SHALL BE AVAILABLE TO THE FIELD INSPECTOR AT THE JOB-SITE AT THE TIME OF ROOF NAILING AND FRAMING INSPECTION.
11. TRUSS MANUFACTURER TO PROVIDE MECHANICAL CHASE BUILT INTO ROOF/FLOOR TRUSS SYSTEM AT ALL AIR HANDLER LOCATIONS.
12. SEE ARCH. DRAWING FOR EAVE DETAIL.
13. EXTENT OF RECESSED CEILING, TRUSS MANUF. TO DESIGN ROOF TRUSSES PROFILE TO ACCOMMODATE RECESSED CEILING.
14. TRUSS MANUFACTURED TO ALIGN FOR FIREPLACE FLUE

TOTAL NUMBER OF JACK AND KING STUDS REQUIRED AT EACH OF AN OPENING (TABLE R603.7(1))				
SIZE OF OPENING (FEET-INCHES)	24-INCHES O.C. STUD SPACING		16-INCH O.C. STUD SPACING	
	NO. OF JACK STUDS	NO. OF KING STUDS	NO. OF JACK STUDS	NO. OF KING STUDS
UP TO 3'-6"	1	1	1	1
>3'-6" to 5'-0"	1	2	1	2
>5'-0" to 5'-6"	1	2	2	2
>5'-6" to 8'-0"	1	2	2	2
>8'-0" to 10'-6"	2	2	2	3
>10'-6" to 12'-0"	2	2	3	3
>12'-0" to 13'-0"	2	3	3	3
>13'-0" to 14'-0"	2	3	3	4
>14'-0" to 16'-0"	2	3	3	4
>16'-0" to 18'-0"	3	3	4	4

NON - BEARING HEADER/BEAM SCHEDULE			
TIMBERSTRAND LSL		BUILT UP MEMBER	SPAN
3 1/2"x4 3/8"	1.3E	(2) 2x6	UP TO 5'-4"
3 1/2"x5 1/2"	1.3E	(2) 2x8	UP TO 6'-0"
3 1/2"x7 1/4"	1.3E	(2) 2x10	UP TO 8'-0"
3 1/2"x8 5/8"	1.3E	(2) 2x12	UP TO 10'-6"
3 1/2"x9 1/2"	1.7E	(2) 2x12	UP TO 12'-0"
3 1/2"x11 1/4"	1.7E	(2) 2x12	12'-0"-16'-0'
THE ABOVE 3 1/2" WIDE TIMBERSTRAND MEMBERS ARE APPROVED TO BE REPLACE BY SOLID SAWN LUMBER MEMBERS			

- -REPRESENTS BRG. WALL
- (1) -REPRESENTS STUD WALL
- ⊠ -REPRESENTS WOODEN POSTS
- DF -DRAG FORCE

NOTE:

1. REFER SHEET 1 FOR GENERAL ARCHITECTRUAL NOTES
2. REFER SHEET 1.1 FOR GENERAL STRUCTURAL NOTES

STUD WALL SCHEDULE	
MARK	STUD WALL SIZE & SPACING
(1)	2x6 SPF#2 STUD WALL @ 16" O.C.
(2)	2x4 SPF#2 STUD WALL @ 16" O.C.

LEDGER WALL SCHEDULE								
MARK	LEDGER SIZE	LAG SCREW				SIMP. CLIP		
		SIZE	NO.	SPACING	EMBED	SIZE	NO.	SPACING
LB1	2x12 SPF #2	3/8" ø	3	16"	3 1/2"	A35	2	16"

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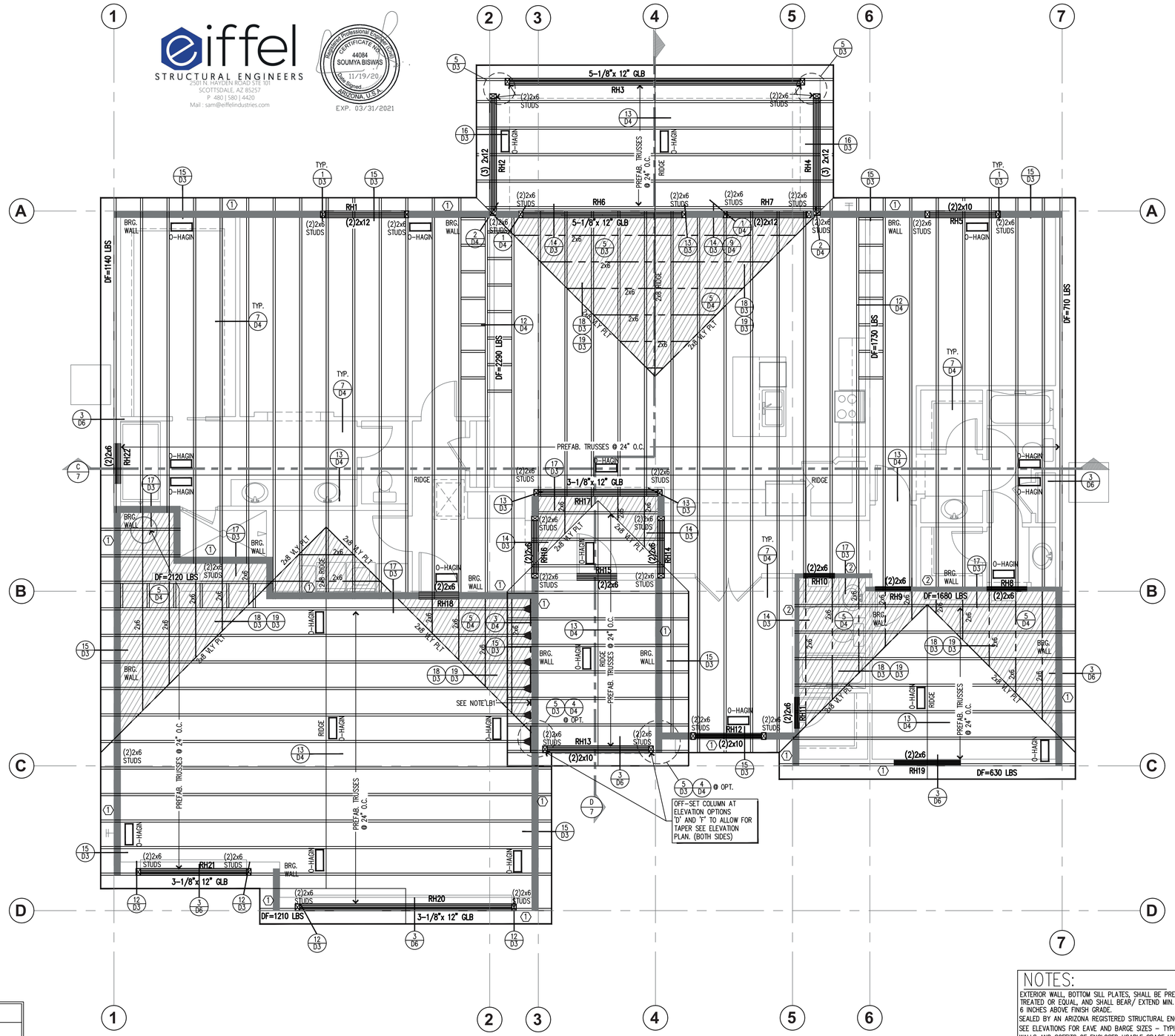
CERTIFICATE NO.
44084
SOUMYA BISWAS
Date Signed 11/19/20
ARIZONA, U.S.A.
EXP. 03/31/2021



FRAMING PLAN (OPTION 'B')

1/4"=1'-0"

(W)-NOTE:
ALL TRUSS TO TRUSS CONNECTIONS PER TRUSS MANUFACTURER. 2015 IBC, 2303.4.1.1

OHAGIN VENT -REPRESENTS 19"x6-1/4"0' HAGIN (ROUGH OPENING) O'HAGIN ROOF TILE VENT (TYPICAL OF 23)

OHAGIN VENT -REPRESENTS 19"x6-1/4"0' HAGIN (ROUGH OPENING) O'HAGIN ROOF TILE VENT (TYPICAL OF 23)

KEYNOTE @ SEC.

1. ULTRAKOTE PRODUCTS STUCCO SYSTEM ICC ESR-1471 OR EQUAL TO BE SAND FINISH.
2. CONCRETE OR EQUAL BORAL ROOF TILE, ROUNDED PROFILE ICC-ESR-1647
3. FINISH FLOOR
4. NATURAL GRADE
5. G.I. WEEP SCREED
6. 2x4 TREATED SILL PLATE WITH ANCHOR BOLTS @ 48" O/C & 12" ENDS (MIN 2 PER PLATE).
7. (2) 2x4 CONTINUOUS TOP PLATE.
8. 4" ABC. OVER 4" ABC, OVER COMPACTED FILL OVER SUB-GRADE.
9. (2)30# FELT PAPER OVER 1/2" CDX PLYWOOD OR EQUAL, OVER PRE FAB TRUSSES @ 24" O/C (ENG.APPROV)
10. R-40 CELLULOSE BOTTOM CHORD SPRAY INSULATION APPLIED INSULATION AT ATTIC.
11. 1/2" SAG RESIST. GYP BOARD, APPLIED PER TABLE R702.3.5. SEE NOTE 12 SHEET 3 FOR MORE INFO.
12. 2x4 STUDS @ 16" O/C WITH R-13 INSULATION
13. 1/2" BROWN BOARD ICC-ESR-1338 OR EQUAL (WATER-RESISTANT) @ COVERED PATIO.
14. INTERIOR NON BRG. WALL W 2x4's @ 24" O.C.
15. FIREBLK'G. AT ALL 10' INTERVALS ALONG WALLS AND VOIDS, SEE PLAN.
16. MODIFIED BITUMEN ROOFING OVER PREFAB. FLAT ROOF TRUSSES (SEE PLAN).

NOTES:

1. STC CONNECTION FROM TOP PLATE TO TRUSS (TYP) CONNECTION @ ALL NONBEARING WALLS.
2. SHOT ANCHORS @ SILL PLATE AT 48" O/C AND 12" @ ENDS (TYP). CONNECTION @ REQUIRED INTERIOR WALLS ONLY. (SEE FLOOR PLAN)
3. PREFABRICATED WOOD TRUSSES TO BE PROVIDED BY AN APPROVED FABRICATOR. TRUSS DIAGRAMS TO BE PROVIDED TO THE CITY INSPECTOR AT THE FRAMING INSPECTION."
4. 2x8 VALLEY @ OVERFRAMING
5. 18 GA VALLEY FLASHING
6. IRC SEC (R-602.8) FOR CONCEALED SPACES IN WALLS, PARTITIONS, FURRED SPACES, AT CEILING AND FLOOR LEVELS AND AT INTERVALS OF 10' ALONG THE WALLS.
7. FIRE STOPS TOP IN OPENING AROUND VENTS, CHIMNEYS AND FIREPLACES AT FLOOR AND CEILING LEVELS AND IN CONCEALED SPACES BETWEEN WALL STUDS AT STAIRS IN LINE WITH THE STRINGERS.
8. ALL TRUSSES TO BE MANUFACTURED BY A CITY OR COUNTY APPROVED FABRICATOR.
9. SEE ELEVATIONS FOR EAVE AND BARGE SIZES - TYPICAL.

GENERAL NOTES:

1. MIN ROOF SLOPE TO BE 1/2"/FT.
2. WEIGHT OF ALL PLIES & COATING OF ALL BUILT-UP ROOF SHALL COMPLY w/ I.R.C. CHAPTER 9
3. CHIMNEYS ARE TO BE 2' ABOVE A 10' HORIZONTAL DIAMETER TO NEAREST ROOF PER IRC SEC R1001.6
4. ROOF VENTILATION SHALL COMPLY PER I.R.C. SEC. R806
5. ALL LUMBER SHALL BEAR AN APPROVED GRADING STAMP. PER IRC SEC R602.2
6. PROVIDE APPROVED CONNECTORS @ ALL REQUIRED CONNECTIONS PER I.R.C CHAPTER 8
7. PROVIDE MULTI. STUDS AS REQUIRED FOR WIDTH BEARING BELOW TRUSS GIRDER SUPPORT POINTS.

ATTIC VENT CALCS.

VENTILATION
2-CAR GARAGE= 768'

768 / 300 =VENT REQUIRED 2.6

HIGH VENTING @ 50% = 1.3
(3) "O" HAGIN (26"x 20" #50044) TILE VENTS (.6 SQ. FT. EA.) = 1.8

LOW VENTING @ 50% = 1.3
(3) "O" HAGIN (26"x 20" #50044) TILE VENTS (.6 SQ. FT. EA.) = 1.8
=VENT PROVIDED = 3.6

VENTILATION
MAIN HOUSE= 2,355'

2355 / 300 =VENT REQUIRED 7.9

HIGH VENTING @ 50% = 4.0
(7) "O" HAGIN (26"x 20" #50044) TILE VENTS (.6 SQ. FT. EA.) = 4.2

LOW VENTING @ 50% = 4.0
(7) "O" HAGIN (26"x 20" #50044) TILE VENTS (.6 SQ. FT. EA.) = 4.2
=VENT PROVIDED = 8.4

VENTILATION
COVERED ENTRY= .4

53 / 150 =VENT REQUIRD .4

(1) "O" HAGIN (26"x 20" #50044) TILE VENTS (.6 SQ. FT. EA.) = .6

VENTILATION
REAR COVERED PATIO= 249'

249 / 300 =VENT REQUIRD .83

HIGH VENTING @ 50% = .4
(1) "O" HAGIN (26"x 20" #50044) TILE VENTS (.6 SQ. FT. EA.) = .6

LOW VENTING @ 50% = .4
(1) "O" HAGIN (26"x 20" #50044) TILE VENTS (.6 SQ. FT. EA.) = .6
=VENT PROVIDED = 1.2

NOTES:

EXTERIOR WALL, BOTTOM SILL PLATES, SHALL BE PRESSURE TREATED OR EQUAL, AND SHALL BEAR/ EXTEND MIN. OF 6 INCHES ABOVE FINISH GRADE.
SEALED BY AN ARIZONA REGISTERED STRUCTURAL ENGINEER
SEE ELEVATIONS FOR EAVE AND BARGE SIZES - TYPICAL.
WALLS AND SOFFITS OF ENCLOSED USABLE SPACE UNDER INTERIOR STAIRWAYS SHALL BE PROTECTED ON THE ENCLOSED SIDE BY MIN. 1/2" GYP BD. SEC R302.7

NOTE:
ALL NEW BEARING WALLS ARE 2x6 DF STUDS @ 16" O.C. U.N.O.
ALL POSTS ARE (2)2x6 DF STUDS U.N.O.
ALL 4" INTERIOR BRG. WALLS ARE 2x4 DF#2 @ 16" O.C.
ALL 4x AND 6x POSTS ARE DF#1
ALL SAWN BEAMS/ HEADERS ARE DF#2
ALL GLULAM BEAMS/ HEADERS ARE 24F- V4 U.N.O.

623-512-9058

REVISIONS	BY
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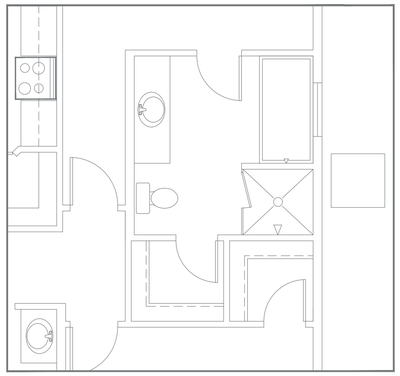
NEXSTAR STANDARD PLANS
WHITE HAWK SUBDIVISION
CAMP VERDE, ARIZONA

FRAMING PLAN (OPT. 'B')
PLAN 2355

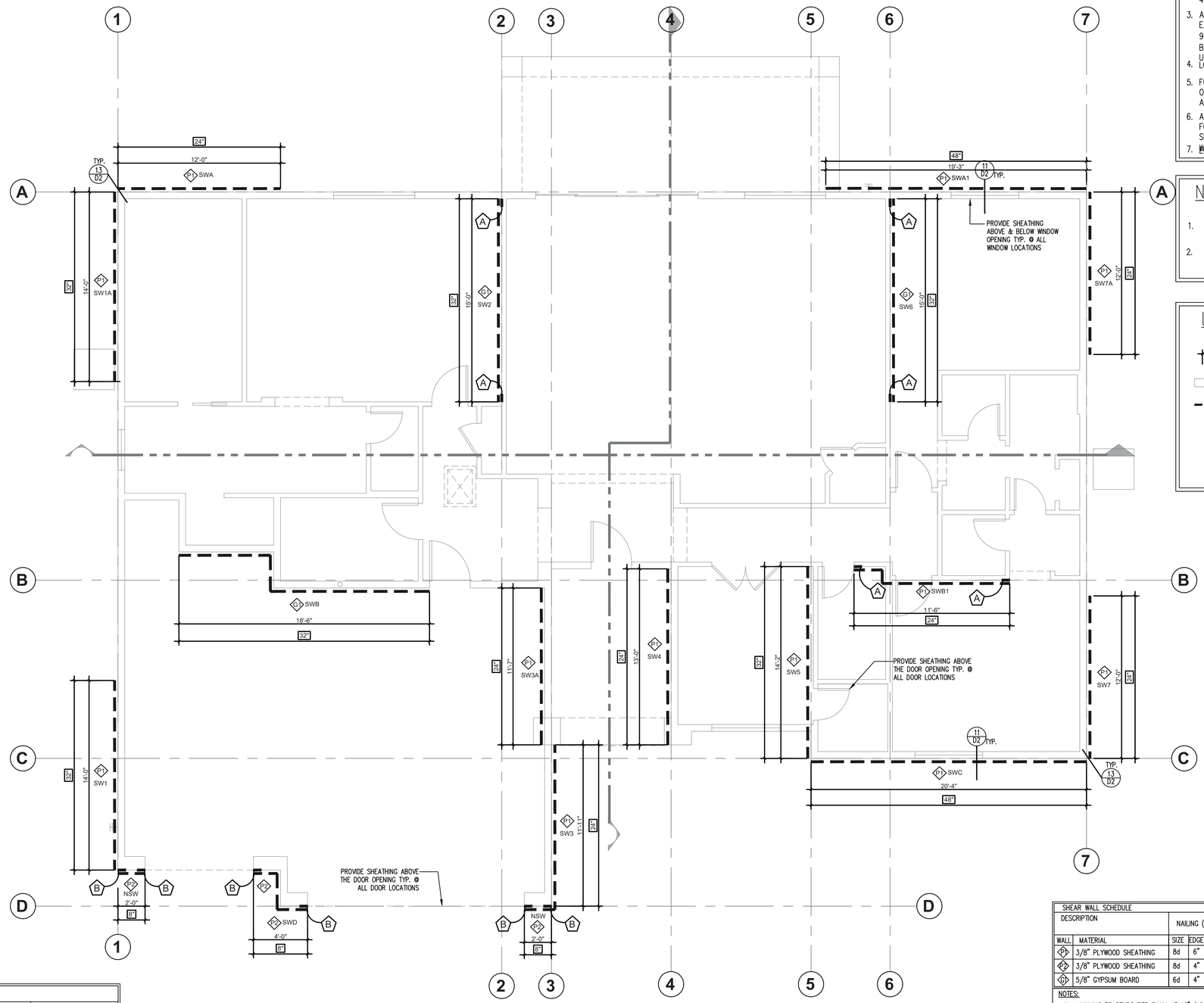
DATE: 11/19/20
SCALE: 1/4"=1'-0"
DRAWN: JP
JOB: PLAN 2355
SHEET: 6.1

NEXSTAR HOMES
FLO



ALT. BATH SUITE OPTION

1/4"=1'-0"



SHEARWALL PLAN (OPTION-'A')

1/4"=1'-0"

SHEARWALL NOTES:

1. BLOCK ALL PANEL EDGES WHERE INDICATED ON SCHEDULE. BLOCKING MAY BE INSTALLED FLATWISE. EDGE NAIL SHEATHING AT BLOCKED EDGES.
2. PROVIDE MINIMUM OF ONE STUD AT ENDS OF GYPSUM BOARD SHEARWALLS, U.N.O. FOUNDATION HOLDOWNS AND PLYWOOD SHEARWALLS REQUIRE DOUBLE STUDS, U.N.O. PROVIDE DOUBLE TOP PLATE AT ALL SHEARWALLS, INCLUDING NON-BEARING.LAP SPLICE WOOD TOP PLATE 4'-0" WITH 8-16d NAILS EACH SIDE OF LAP, U.N.O.
3. A MINIMUM OF TWO ANCHOR BOLTS SHALL BE USED IN EACH SILL PLATE PIECE. PROVIDE ANCHOR BOLT WITHIN 9" OF EACH END. ANCHOR BOLTS SHALL BE 5/8" DIA. BY 10" LONG,WITH 7" OF EMBEDMENT INTO CONCRETE, U.N.O.
4. LOCATE STUDS AT 16" O.C. MAXIMUM, U.N.O.
5. FOR SHEAR PANELS ON BOTH SIDES OF WALL, USE ONE HALF THE SPACING GIVEN IN THE SCHEDULE FOR ANCHOR BOLT OR SOLE PLATE NAIL SPACING, U.N.O.
6. ANCHOR BOLT OR SHOTPIN SPACING, IF INDICATED ON FOUNDATION PLAN, OVERRIDES THE SCHEDULED SPACING ABOVE. ALL ANCHOR BOLTS AT EXTERIOR
7. WALLS SHALL NOT EXCEED SPACING OF 48" O.C.
EXTERIOR WALL BE SHEATHED W/ 3/8" OSB U.N.O.

NOTE A:

THE FOLLOWING ITEMS ARE REQUIRED:

1. STAGGER PANEL FASTENERS BETWEEN TOP PLATES OF STUD WALL AND FACE NAIL TOP PLATES W/ 10d NAILS AT 4" O.C.
2. PROVIDE 2x4 STUDS AT PANEL EDGES W/PANEL U.N.O. FASTENERS STAGGERED AND FACE NAIL STUDS W/10d NAILS AT 8" O.C.

LEGEND:

- X" – ANCHOR BOLTS SPACING
- – FLOOR WALL
- – SHEARWALL
- X – HOLDOWN
- SW 'X' – SHEARWALL WALL NUMBERING
- P – SHEARWALL TYPE PER SCHED.

HOLDOWN SCHEDULE

MARK	SIMPSON TYPE	FASTENERS: BOLTS DIA.	FASTENERS: WOOD FASTENERS	FASTENERS: WOOD MEMBERS SIZE	ALTERNATE SIMPSON	HOLDOWN ANCHOR BOLT AS PER SIMPSON EPOXY	ALL TENSION LOAD (ALLOW) FOR (SPF) (LBS): MIDDLE/CORNER	ALL TENSION LOAD (ALLOW) FOR (SPF) (LBS): END WALL
A	SIMPSON LTT20B	5/8"	(10) 0.148x3	3x3 1/2"	SIMP.LTT20B	5/8" DIA. ALL-THREAD ROD IN SIMP. "SET-XP" EPOXY W/8" EMBEDMENT	1290	1290
B	SIMPSON STHD10	NA	(24) 0.148x3 1/4	3x3 1/2"	SIMP. HTT4 (18) 16d x 2 1/2	5/8" DIA. ALL-THREAD ROD IN SIMP. "SET-XP" EPOXY W/10" EMBEDMENT	3535	1960

1. HOLDOWN POSTS TO MATCH WALL DEPTH. SHARED HOLDOWN
2. WHERE 3X SILL PLATES ARE SPECIFIED, HOLDOWN ANCHOR BOLTS TO BE SSTBL MODELS.
3. FOUNDATION HOLDOWNS REQUIRE DOUBLE FULL HEIGHT STUDS AT EACH HOLDOWN. U.N.O.
4. WHERE SIMPSON ANCHOR ANY MISSED/ MIS-LOCATED , PROVIDE SIMPSON ANCHOR PER SCHEDULE U.N.O.

SHEAR WALL SCHEDULE

WALL	MATERIAL	NAILING (4)(6) SIZE	NAILING (4)(6) EDGE	NAILING (4)(6) FIELD (1)	SHEAR TRANSFER: BOTTOM SILL (2) 16d NAILS	SHEAR TRANSFER: TOP PLATE (2) 16d NAILS	SHEAR TRANSFER: MUD SILL 5/8" ø A.B.	VALUE plf
P1	3/8" PLYWOOD SHEATHING	8d	6"	12"	8"	8"	PER SHEARWALL PLAN	296
P2	3/8" PLYWOOD SHEATHING	8d	4"	12"	6"	6"	PER SHEARWALL PLAN	464
G1	5/8" GYPSUM BOARD	6d	4"	12"	7"	7"	PER SHEARWALL PLAN	161

NOTES:

1. NAILING TO STUDS PER PLAN AT 16" O.C. ALL NAILS TO BE COMMON NAILS.
2. 16d COMMON NAIL TRANSFER THRU BOTTOM SILL OR 3/8" DIA. LAGS, SEE NOTE (5).
3. "SIMPSON" LTP4 FLAT FRAMING ANCHOR.
4. NAILS SHALL BE STAGGERED IN TWO LINES ALONG PARALLEL EDGES WHEN SPACING IS 2" ON CENTER, OR WHEN 10D COMMON NAILS SPACED 3" O.C. PENETRATE FRAMING MORE THAN 1-5/8".
5. AT BOTTOM SILL PLATE FLOOR TRANSFER PROVIDE 3/8" BLOCKING BELOW. PRE-DRILL FOR ALL LAGS.
6. THE USE OF NAIL GUNS FOR SHEAR WALL NAILING IS SUBJECT TO A SATISFACTORY JOBSITE DEMONSTRATION AND APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO FRAMING. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. IF THE NAIL HEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HELD HAMMER, OR IF THE MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED, THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY AND WILL NOT BE APPROVED. CLIPPED HEAD NAILS ARE NOT PERMITTED.
7. APPROVED PLATE WASHERS,3"SQ x0.299" PLATE ARE TO BE USED IN LIEU OF CUT WASHERS.

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SOUMYA BISWAS
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ARIZONA, U.S.A.
EXP. 03/31/2021

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REVISIONS	BY
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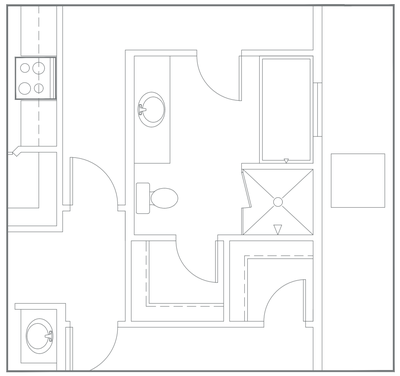
NEXSTAR STANDARD PLANS
WHITE HAWK SUBDIVISION
CAMP VERDE, ARIZONA

SHEARWALL PLAN
PLAN 2355 (OPT. 'A')

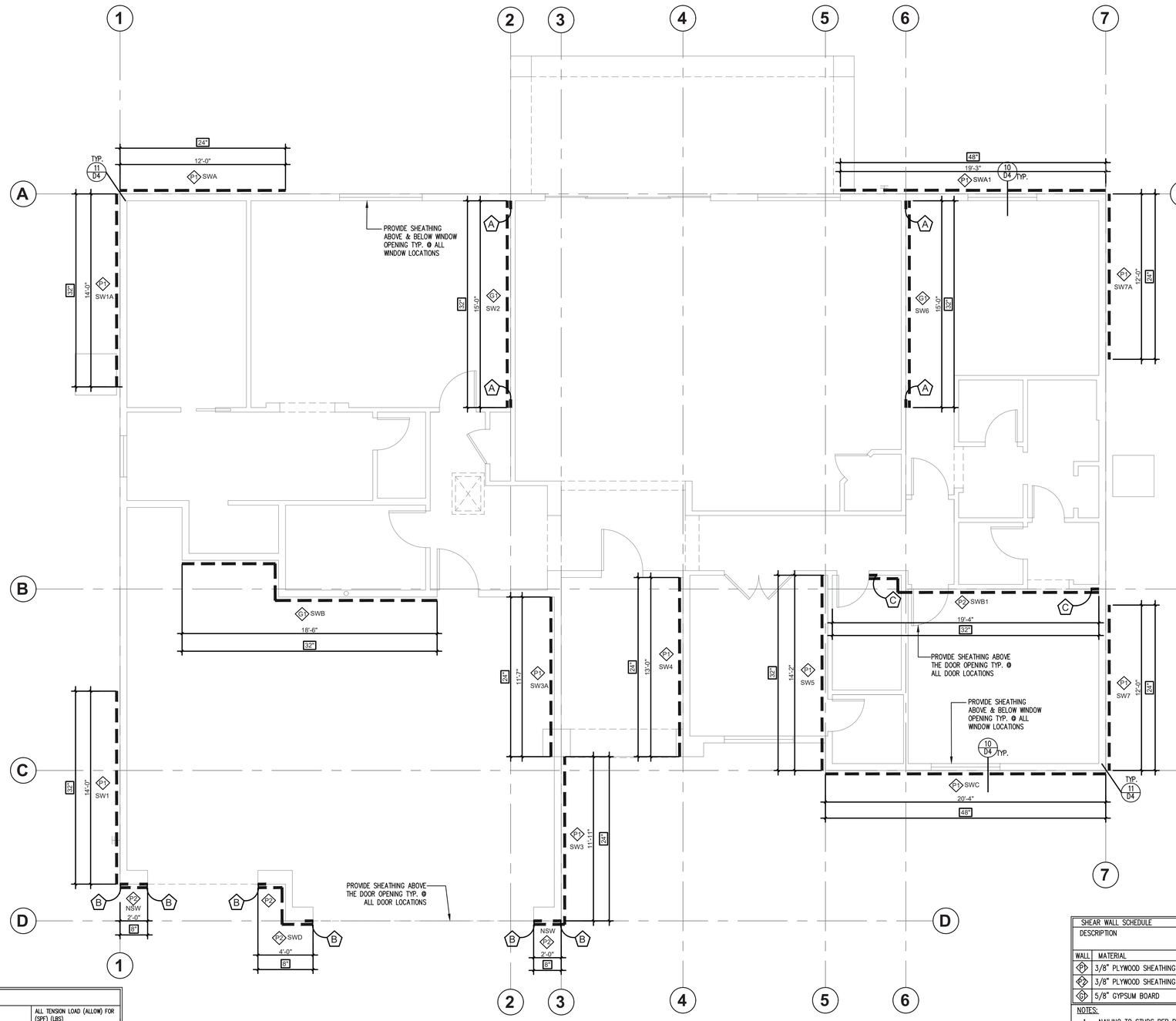
DATE: 11/19/20
SCALE: 1/4"=1'-0"
DRAWN: JP
JOB: PLAN 2355
SHEET: 6.2

NEXSTAR HOMES LLC



ALT. BATH SUITE OPTION

1/4"=1'-0"



SHEARWALL PLAN (OPTION-'B')

1/4"=1'-0"

SHEARWALL NOTES:

1. BLOCK ALL PANEL EDGES WHERE INDICATED ON SCHEDULE. BLOCKING MAY BE INSTALLED FLATWISE. EDGE NAIL SHEATHING AT BLOCKED EDGES.
2. PROVIDE MINIMUM OF ONE STUD AT ENDS OF GYPSUM BOARD SHEARWALLS, U.N.O. FOUNDATION HOLDOWNS AND PLYWOOD SHEARWALLS REQUIRE DOUBLE STUDS, U.N.O. PROVIDE DOUBLE TOP PLATE AT ALL SHEARWALLS, INCLUDING NON-BEARING.LAP SPLICE WOOD TOP PLATE 4'-0" WITH 8-16d NAILS EACH SIDE OF LAP, U.N.O.
3. A MINIMUM OF TWO ANCHOR BOLTS SHALL BE USED IN EACH SILL PLATE PIECE. PROVIDE ANCHOR BOLT WITHIN 9" OF EACH END. ANCHOR BOLTS SHALL BE 5/8" DIA. BY 10" LONG,WITH 7" OF EMBEDMENT INTO CONCRETE, U.N.O.
4. LOCATE STUDS AT 16" O.C. MAXIMUM, U.N.O.
5. FOR SHEAR PANELS ON BOTH SIDES OF WALL, USE ONE HALF THE SPACING GIVEN IN THE SCHEDULE FOR ANCHOR BOLT OR SOLE PLATE NAIL SPACING, U.N.O.
6. ANCHOR BOLT OR SHOTPIN SPACING, IF INDICATED ON FOUNDATION PLAN, OVERRIDES THE SCHEDULED SPACING ABOVE. ALL ANCHOR BOLTS AT EXTERIOR
7. WALLS SHALL NOT EXCEED SPACING OF 48" O.C.
8. EXTERIOR WALL BE SHEATHED W/ 3/8" OSB U.N.O.

NOTE A:

THE FOLLOWING ITEMS ARE REQUIRED:

1. STAGGER PANEL FASTENERS BETWEEN TOP PLATES OF STUD WALL AND FACE NAIL TOP PLATES W/ 10d NAILS AT 4" O.C.
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LEGEND:

- X" – ANCHOR BOLTS SPACING
- – FLOOR WALL
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HOLDOWN SCHEDULE

MARK	SIMPSON TYPE	FASTENERS: BOLTS DIA.	FASTENERS: WOOD FASTENERS	FASTENERS: WOOD MEMBERS SIZE	ALTERNATE SIMPSON	HOLDOWN ANCHOR BOLT AS PER SIMPSON EPOXY	ALL TENSION LOAD (ALLOW) FOR (SPF) (LBS): MIDDLE/CORNER	ALL TENSION LOAD (ALLOW) FOR (SPF) (LBS): END WALL
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B	SIMPSON STHD10	NA	(24) 0.148x3 1/4	3x3 1/2"	SIMP. HTT4 (18) 16d x 2 1/2	5/8" DIA. ALL-THREAD ROD IN SIMP. "SET-XP" EPOXY W/10" EMBEDMENT	3535	1960
C	SIMPSON HTT4	5/8"	(18) 0.162x2 1/2	3x3 1/2"	SIMP. HTT4	5/8" DIA. ALL-THREAD ROD IN SIMP. "SET-XP" EPOXY W/10" EMBEDMENT	3640	3640

1. HOLDOWN POSTS TO MATCH WALL DEPTH. SHARED HOLDOWN
2. WHERE 3X SILL PLATES ARE SPECIFIED, HOLDOWN ANCHOR BOLTS TO BE SSTBL MODELS.
3. FOUNDATION HOLDOWNS REQUIRE DOUBLE FULL HEIGHT STUDS AT EACH HOLDOWN. U.N.O.
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SHEAR WALL SCHEDULE

WALL	MATERIAL	NAILING (4)(6) SIZE	NAILING (4)(6) EDGE	NAILING (4)(6) FIELD (1)	SHEAR TRANSFER BOTTOM SILL (2) 16d NAILS	SHEAR TRANSFER TOP PLATE (2) 16d NAILS	SHEAR TRANSFER MUD SILL 5/8" ø A.B.	VALUE plf
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NOTES:

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7. APPROVED PLATE WASHERS,3"SQ x0.299" PLATE ARE TO BE USED IN LIEU OF CUT WASHERS.

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Registered Professional Engineer (Civil)
CERTIFICATE NO.
44084
SOUMYA BISWAS
11/19/20
Date Signed
ARIZONA, U.S.A.
EXP. 03/31/2021

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REVISIONS	BY
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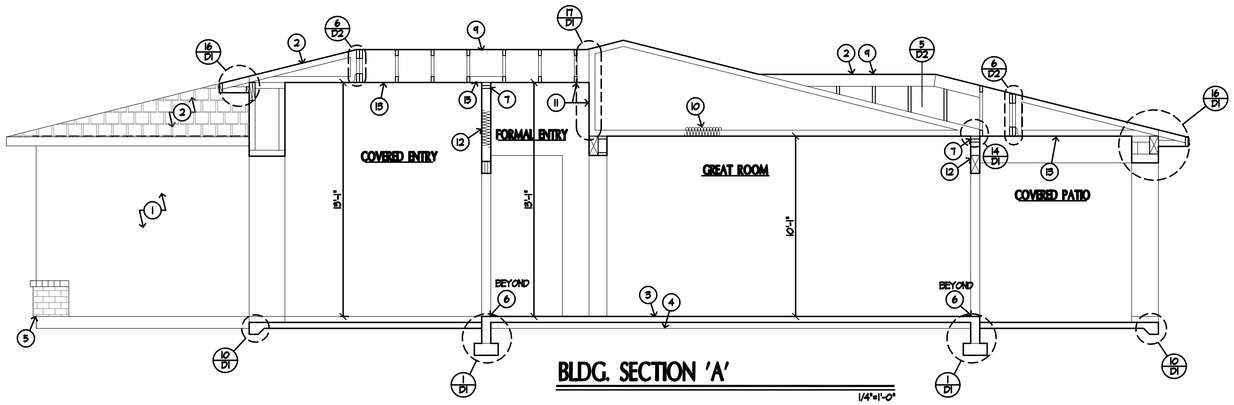
NEXSTAR STANDARD PLANS
WHITE HAWK SUBDIVISION
CAMP VERDE, ARIZONA

SHEARWALL PLAN
PLAN 2355 (OPT. 'B')

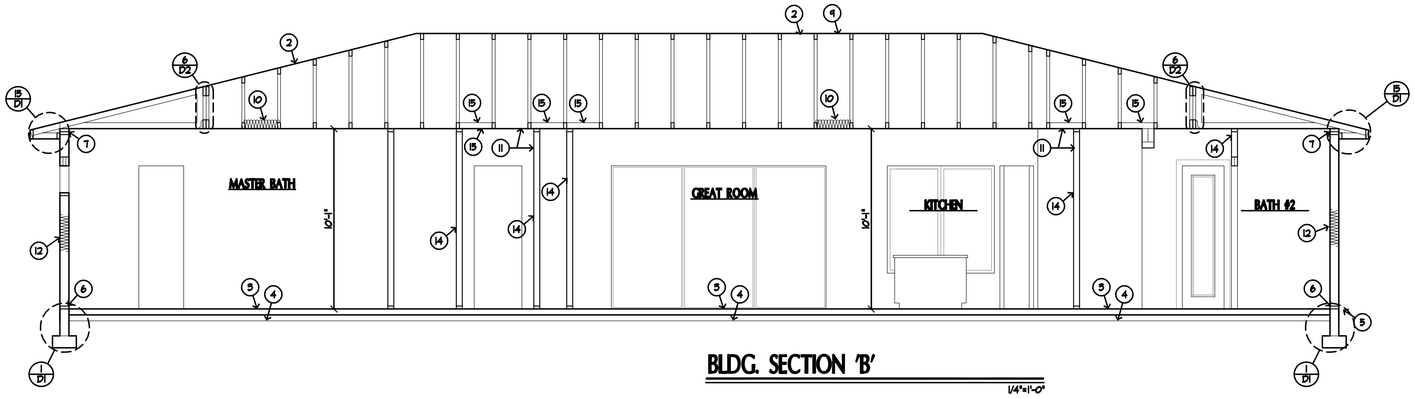
DATE: 11/19/20
SCALE: 1/4"=1'-0"
DRAWN: JP
JOB: PLAN 2355
SHEET: S-3

NEXSTAR HOMES LLC



BLDG. SECTION 'A'

1/4"=1'-0"



BLDG. SECTION 'B'

1/4"=1'-0"

KEYNOTE @ SEC.

1. ULTRAKOTE PRODUCTS STUCCO SYSTEM ICC ESR-1471 OR EQUAL TO BE SAND FINISH.
2. CONCRETE OR EQUAL BORAL ROOF TILE, ROUNDED PROFILE ICC-ESR-1647
3. FINISH FLOOR
4. NATURAL GRADE
5. G.I. WEEP SCREED
6. 2x6 TREATED SILL PLATE WITH ANCHOR BOLTS @ 48" O/C & 12" ENDS (MIN 2 PER PLATE).
7. (2) 2x6 CONTINUOUS TOP PLATE.
8. 4" ABC. OVER 4" ABC, OVER COMPACTED FILL OVER SUB-GRADE.
9. (2)30# FELT PAPER OVER 1/2" CDX PLYWOOD OR EQUAL, OVER PRE FAB TRUSSES @ 24" O/C (ENG.APPROV.)
10. R-40 CELLULOSE BOTTOM CHORD SPRAY INSULATION APPLIED INSULATION AT ATTIC.
11. 1/2" SAG RESIST. GYP BOARD, APPLIED PER TABLE R702.3.5. SEE NOTE 12 SHEET 5 FOR MORE INFO.
12. 2x6 STUDS @ 16" O/C WITH R-19 INSULATION
13. 1/2" BROWN BOARD ICC-ESR-1338 OR EQUAL (WATER-RESISTANT) @ COVERED PATIO.
14. INTERIOR NON BRS. WALL W 2x4's @ 24" O.C.
15. FIREBLK'G. AT ALL 10' INTERVALS ALONG WALLS AND VOIDS, SEE PLAN.

NOTE:

R806.4 CONDITIONED ATTIC ASSEMBLIES.

UNVENTED CONDITIONED ATTIC ASSEMBLIES (SPACES BETWEEN THE CLG. JOISTS OF THE TOP STORY AND THE ROOF RAFTERS) ARE PERMITTED UNDER THE FOLLOWING CONDITIONS.

1. NO INTERIOR VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY.

2. AN AIR-IMPERMABLE INSULATION IS APPLIED IN DIRECT CONTACT TO THE UNDERSIDE/INTERIOR OF THE STRUCTURAL ROOF DECK. "AIR-IMPERMABLE" SHALL BE DEFINED BY ASTM E283.

J DESIGN GROUP
623-512-4058

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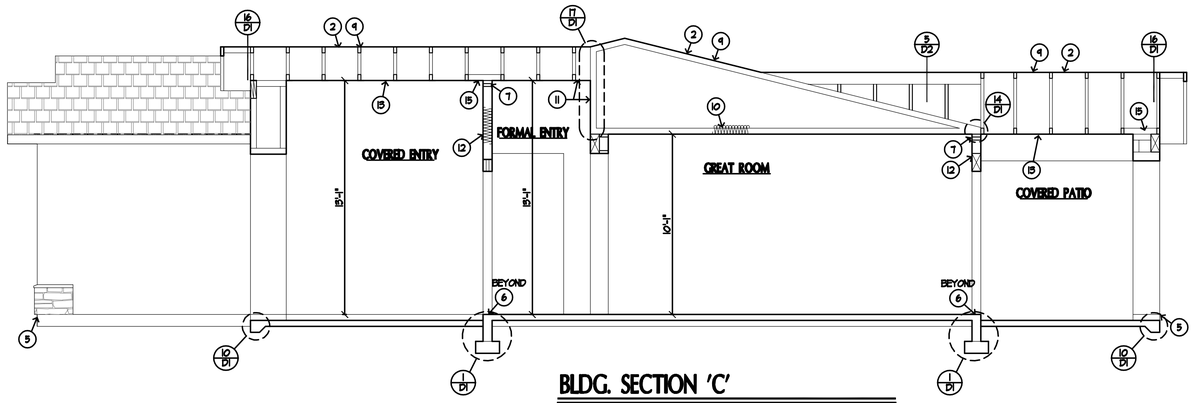
NEXSTAR STANDARD PLAN 2355
WHITE HAWK SUBDIVISION
CAMP VERDE, ARIZONA

BLDG SECTIONS 'A'
PLAN 2355

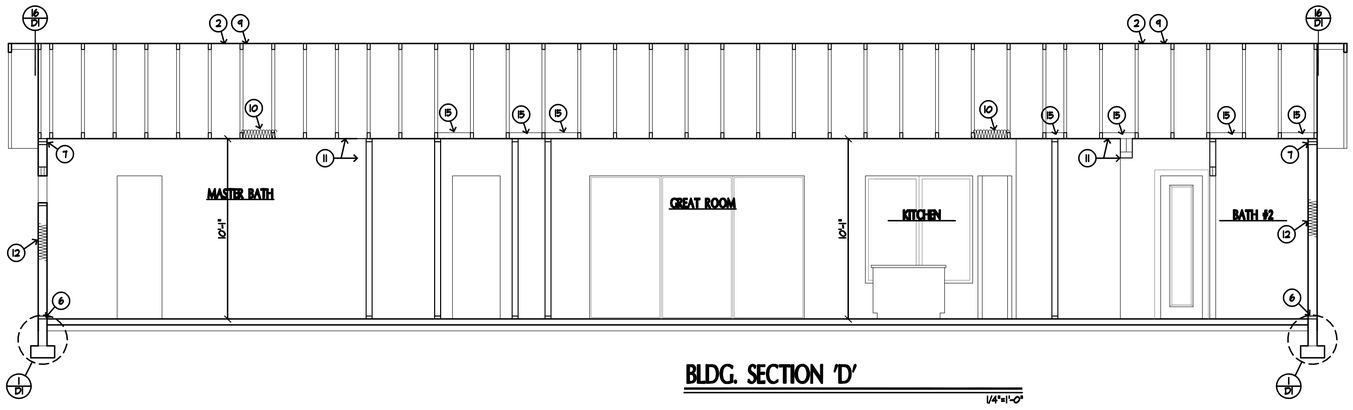
DATE: 1/21/21
SCALE: 1/4"=1'-0"
DRAWN: JP
JOB: PLAN 2355
SHEET: 7.0

STARWOOD CUSTOM HOMES



BLDG. SECTION 'C'

1/4"=1'-0"



BLDG. SECTION 'D'

1/4"=1'-0"

KEYNOTE @ SEC.

1. ULTRAKOTE PRODUCTS STUCCO SYSTEM ICC ESR-1471 OR EQUAL TO BE SAND FINISH.
2. CONCRETE OR EQUAL BORAL ROOF TILE, ROUNDED PROFILE ICC-ESR-1647
3. FINISH FLOOR
4. NATURAL GRADE
5. G.I. WEEP SCREED
6. 2x6 TREATED SILL PLATE WITH ANCHOR BOLTS @ 48" O/C & 12" ENDS (MIN 2 PER PLATE).
7. (2) 2x6 CONTINUOUS TOP PLATE.
8. 4" ABC. OVER 4" ABC, OVER COMPACTED FILL OVER SUB-GRADE.
9. (2)30# FELT PAPER OVER 1/2" CDX PLYWOOD OR EQUAL, OVER PRE FAB TRUSSES @ 24" O/C (ENG.APPROV.)
10. R-40 CELLULOSE BOTTOM CHORD SPRAY INSULATION APPLIED INSULATION AT ATTIC.
11. 1/2" SAG RESIST. GYP BOARD, APPLIED PER TABLE R702.3.5. SEE NOTE 12 SHEET 5 FOR MORE INFO.
12. 2x6 STUDS @ 16" O/C WITH R-19 INSULATION
13. 1/2" BROWN BOARD ICC-ESR-1338 OR EQUAL (WATER-RESISTANT) @ COVERED PATIO.
14. INTERIOR NON BRG. WALL W 2x4's @ 24" O.C.
15. FIREBLK'G. AT ALL 10' INTERVALS ALONG WALLS AND VOIDS, SEE PLAN.

NOTE:

R806.4 CONDITIONED ATTIC ASSEMBLIES.

UNVENTED CONDITIONED ATTIC ASSEMBLIES (SPACES BETWEEN THE CLG. JOISTS OF THE TOP STORY AND THE ROOF RAFTERS) ARE PERMITTED UNDER THE FOLLOWING CONDITIONS:

1. NO INTERIOR VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY.

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NEXSTAR STANDARD PLAN 2355
WHITE HAWK SUBDIVISION
CAMP VERDE, ARIZONA

BLDG SECTIONS 'B'
PLAN 2355

DATE: 1/21/21
SCALE: 1/4"=1'-0"
DRAWN: JP
JOB: PLAN 2355
SHEET: 7.1

STARWOOD CUSTOM HOMES

ELECTRICAL SYMBOLS

- DUPLEX OUTLET
- 1/2 SWITCHED OUTLET
- 220v 220 OUTLET
- CEILING MOUNTED FIXTURE
- EXHAUST FAN TO OUTSIDE 5-AIR CHANGES PER HOUR MIN.
- WALL MOUNTED FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED EYE BALL
- SD SMOKE DETECTOR
- CO CARBON MONOXIDE DETECTOR
- C CHIMES
- PHONE JACK
- TV TELEVISION JACK
- DOOR BELL
- J JUNCTION BOX
- T THERMOSTAT
- CEILING FAN OUTLET SWITCH AND BACKING (LISTED BOX)
- $ SINGLE POLE SWITCH
- $3 THREE WAY SWITCH
- $4 FOUR WAY SWITCH

ARCH-FAULT CIRCUIT INTERRUPTER PROTECTION

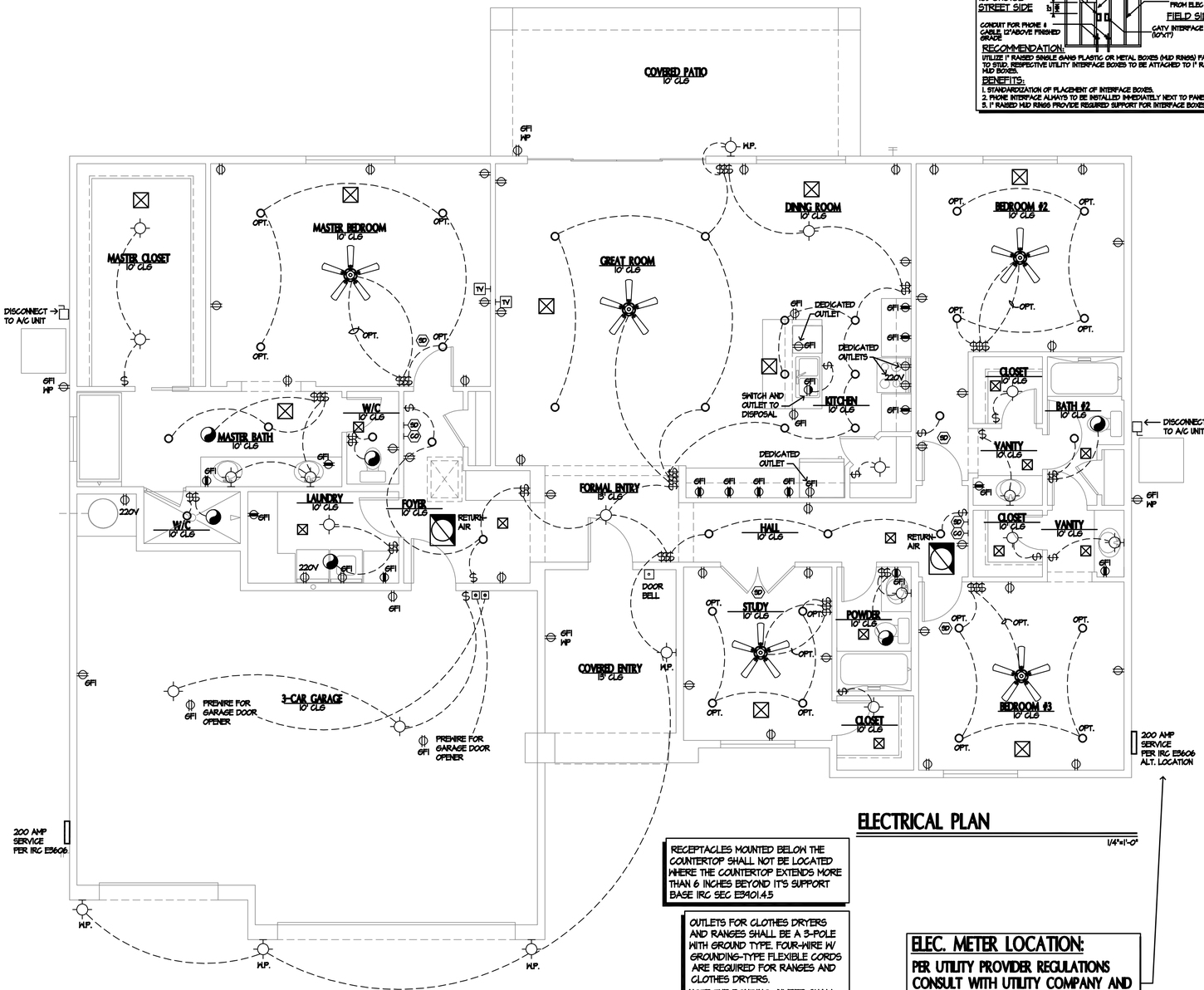
ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE 15 AND 20 AMPERE OUTLETS INSTALLED IN FAMILY ROOMS DINING ROOMS, LIVING ROOMS, DENS, BEDROOMS, SUNROOMS RECREATION ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARCH-FAULT/CIRCUIT INTERRUPTER (AFCI) INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT IRC SEC. E3402.12

DEFINITION:

AN ARC-FAULT CIRCUIT INTERRUPTER IS A DEVICE INTENDED TO PROVIDE PROTECTION FROM THE EFFECTS OF ARC-FAULTS BY RECOGNIZING CHARACTERISTICS UNIQUE TO ARCING AND BY FUNCTIONING TO DE-ENERGIZE THE CIRCUIT WHEN AN ARC FAULT IS DETECTED.

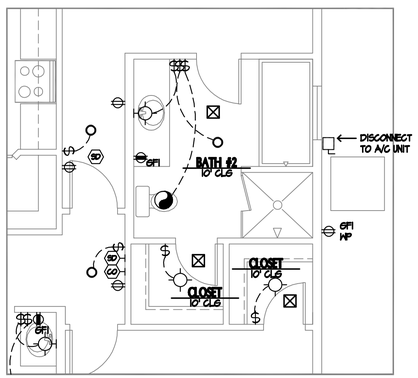
NOTE:

HEATING AND COOLING EQUIP. AND APPLIANCES SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL 'S' BASED ON BLDG. LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL 'J' OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES.



ELECTRICAL PLAN

1/4"=1'-0"



ALT. BATH SUITE OPTION ELEC. PLAN

1/4"=1'-0"

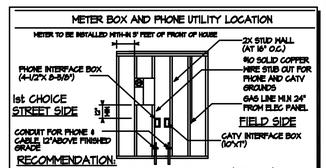
RECEPTACLES MOUNTED BELOW THE COUNTERTOP SHALL NOT BE LOCATED WHERE THE COUNTERTOP EXTENDS MORE THAN 6 INCHES BEYOND IT'S SUPPORT BASE IRC SEC E3901.4.5

OUTLETS FOR CLOTHES DRYERS AND RANGES SHALL BE A 3-POLE WITH GROUND TYPE. FOUR-WIRE W/ GROUNDING-TYPE FLEXIBLE CORDS ARE REQUIRED FOR RANGES AND CLOTHES DRYERS.

NOTE: THE BONDING JUMPER SHALL NOT BE CONNECTED BETWEEN THE NEUTRAL TERMINAL AND THE FRAME OF THE APPLIANCE. IRC. SEC. 3908

METER BOX AND PHONE UTILITY LOCATION

METER TO BE INSTALLED WITH-IN 5' FEET OF FRONT OF HOUSE



RECOMMENDATION:

UTILIZE 1" RAISED SINGLE GANG PLASTIC OR METAL BOXES (MUD RINGS) FASTENED TO STUD, RESPECTIVE UTILITY INTERFACE BOXES TO BE ATTACHED TO 1" RAISED MUD BOXES.

BENEFITS:

1. STANDARDIZATION OF PLACEMENT OF INTERFACE BOXES.
2. PHONE INTERFACE ALWAYS TO BE INSTALLED IMMEDIATELY NEXT TO PANEL.
3. 1" RAISED MUD RINGS PROVIDE REQUIRED SUPPORT FOR INTERFACE BOXES.

LOAD CALCULATIONS

2355 S.F. X 3 WATTS		7065
APPLIANCE CIRCUITS	2 X 1500 W	3000
LAUNDRY CIRCUITS	1 X 1500 W	1500
DISHWASHER	1 X 1500 W	1500
BATH	1 X 1500 W	1500
WATER HEATER	1 X 4500 W	4500
DRYER	1 X 5000 W	5000
RANGE- N.A.	1 X 12000 W	0
COOKTOP	1 X 4600 W	4600
SINGLE OVEN	1 X 6000 W	6000
DOUBLE OVEN- N.A.	1 X 12000 W	0
MICROWAVE	1 X 1500 W	1500
TOTAL		41165
FIRST 10 KW @ 100%		10000
31165 REMAINDER @ 40 %		12466
AC 1 X 7200 (5 TON)		7200
AC 2 X 7200 (5 TON)		7200
TOTAL		36866
36866 DIVIDED BY 240V = 154 AMPS.		

PANEL BOARD SCHEDULE
RANGE & A/C UNIT(S)

200 AMP SERVICE

1.	A/C 1	2	2		DRYER	2.
3.	A/C 1	30	30		DRYER	4.
5.	A/H 1	2	2		OVEN	6.
7.	A/H 1	20	30		OVEN	8.
9.	D/W	20	15		GENERAL	10.
11.	KITCHEN	20	15		LIGHTING	12.
13.	KITCHEN	20	15		GENERAL	14.
15.	WASHER	20	15		LIGHTING	16.
17.	BATHRM GFI	15	15		GENERAL	18.
19.	BATHRM GFI	15	15		LIGHTING	20.
21.	BATHRM GFI	15	15		MICRO	22.
23.	BEDRM 2	20	20		HSTR. BED	24.
25.	BEDRM 3	20	20		DINING	26.
27.	GRT. RM.	20			BLANK	28.
29.	BLANK				BLANK	30.

ELECTRICAL NOTES

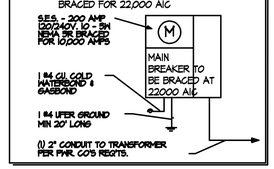
1. 125 VOLT 15 AND 20 AMPERE RECEPTACLES SHALL BE LISTED TAMPER RESISTANT REPTACLES (E4002.14)
2. PROVIDE MINIMUM 75% HIGH EFFICACY LAMPS (N1104.1)
3. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
   A. EACH SLEEPING ROOM.
   B. OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
   C. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE. FOR THE ADJACENT LOWER LEVEL PROVIDED, THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. (R314)
4. CARBON MONOXIDE ALARMS:
   AN APPROVED CARBON
   B. OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED, AND DWELLING UNITS WITH AN ATTACHED GARAGE. (R3608.1.2)
5. A MIN. OF 75 PERCENT IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED, OR A MINIMUM OF 75 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS (N1104.4)
6. RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINARIES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINARIES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING (N1102.4.4)

ELEC. METER LOCATION:

PER UTILITY PROVIDER REGULATIONS CONSULT WITH UTILITY COMPANY AND OBTAIN FORMAL APPROVAL PRIOR TO PULLING ELECTRICAL WIRES AND SETTING

ONE LINE DIAGRAM

FOR AVAILABLE FAULT CURRENT:
BRACED FOR 22,000 AIC



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NEXSTAR STANDARD PLAN 2355
WHITE HAWK SUBDIVISION
CAMP VERDE, ARIZONA

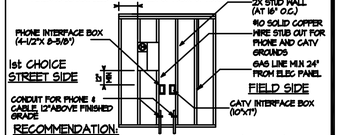
ELECTRICAL PLAN
PLAN 2355

DATE: 1/21/21
SCALE: 1/4"=1'-0"
DRAWN: JP
JOB: PLAN 2355
SHEET: 8

STARWOOD CUSTOM HOMES

METER BOX AND PHONE UTILITY LOCATION

METER TO BE INSTALLED WITHIN 5' FEET OF FRONT OF HOUSE



RECOMMENDATION:

UTILIZE 1" RAISED SINGLE GANG PLASTIC OR METAL BOXES (MUD RINGS) FASTENED TO STUD, RESPECTIVE UTILITY INTERFACE BOXES TO BE ATTACHED TO 1" RAISED MUD BOXES.

BENEFITS:

1. STANDARDIZATION OF PLACEMENT OF INTERFACE BOXES.
2. PHONE INTERFACE ALWAYS TO BE INSTALLED IMMEDIATELY NEXT TO PANEL.
3. 1" RAISED MUD RINGS PROVIDE REQUIRED SUPPORT FOR INTERFACE BOXES.

NOTE:

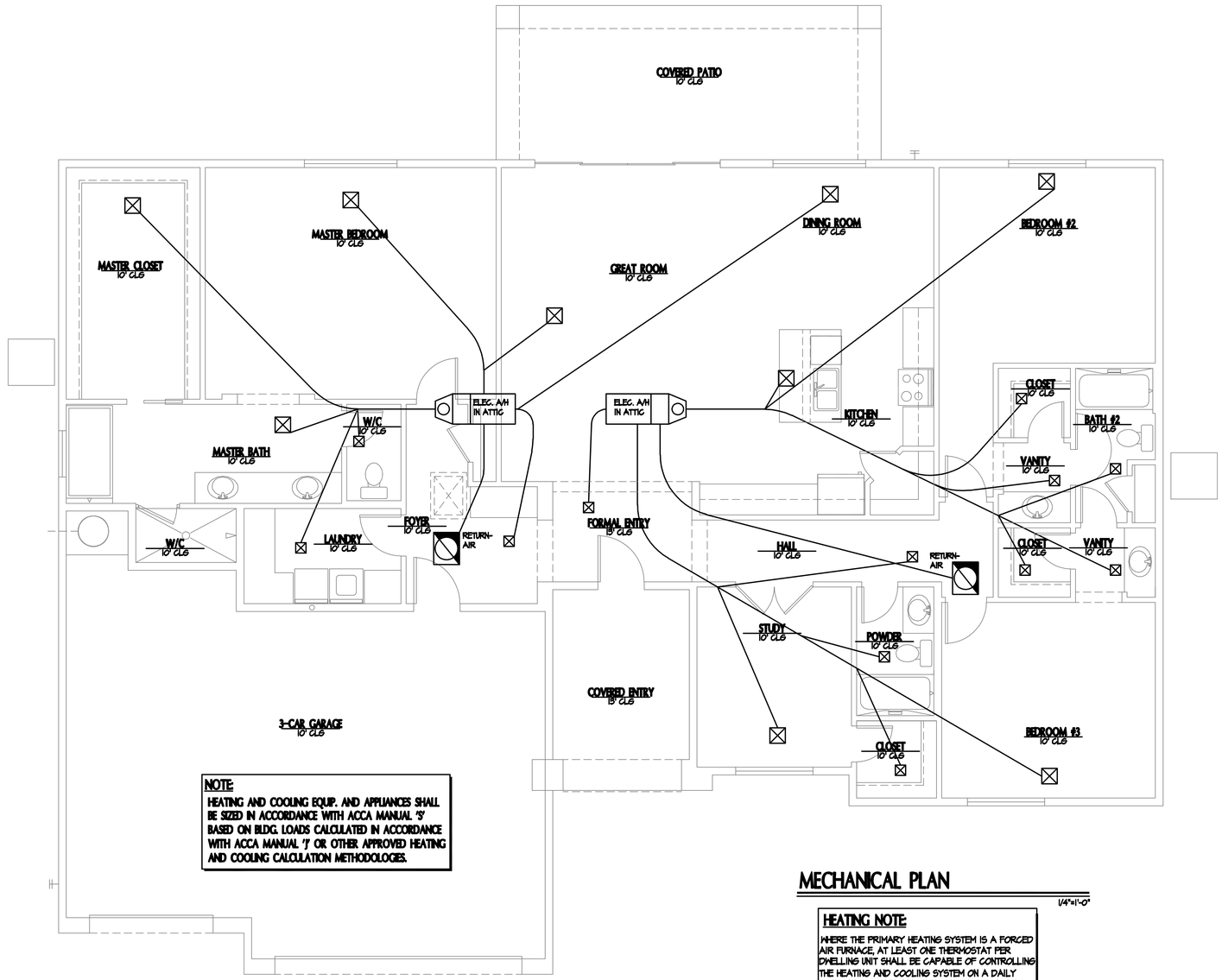
ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE 15 AND 20 AMPERE OUTLETS INSTALLED IN FAMILY ROOMS DINING ROOMS, LIVING ROOMS, DENS, BEDROOMS, SUNROOMS RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHENS, BASEMENTS, GARAGES, OUTDOOR OUTLETS, ACCESSORY BLDGS. CLOSETS, AND SIMILAR AREAS, SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES EXCEPT FOR RECEPTACLES LOCATED MORE THAN 5.5 FEET ABOVE THE FLOOR. RECEPTACLES THAT ARE PART OF A LUMINARIES OR SUCH RECEPTACLES ARE LOCATED IN SPACES DEDICATED FOR THE APPLIANCES SERVED AND UNDER CONDITIONS OF NORMAL USE, THE APPLIANCE ARE NOT EASILY MOVED FROM ONE PLACE TO ANOTHER. THE APPLIANCE SHALL BE CORD AND PLUG CONNECTED TO SUCH RECEPTACLES IN ACCORDANCE WITH IRC SEC E3909.4, SEC. E4002.14.

NOTE:

A PERMANENT CERT. SHALL BE COMPLETED AND POSTED OR IN THE ELECTRICAL DISTRIBUTION PANEL BY THE BUILDER OR REGISTERED DESIGN PROF. THE CERT. SHALL LIST THE PRE-DOMINANT R-VALUES OF INSULATION INSTALLED IN OR CEILING/ ROOF, WALLS, FOUNDATION AND DUCTS OUTSIDE THE CONDITION SPACES; U-FACTORS FOR FENESTRATION AND THE SOLAR HEAT GAIN COEFFICIENT OF FENESTRATION, AND THE RESULTS FROM ANY REQ'D. DUCT SYSTEM AND BLDG. ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING. IRCSEC. N1101.16

MECHANICAL NOTES:

1. EXHAUST FAN TO OUTSIDE, 5 AIR CHANGES PER HOUR. MIN. (50 CFM).
2. SMOKE DETECTOR SHALL BE INSTALLED AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA AND BE A MINIMUM OF 3'-0" FROM DUCT OPENING IRC SEC R314.3
3. SMOKE DETECTOR SHALL BE PERMANENTLY WIRED, INTERCONNECTED AND HAVE BATTERY POWERED BACK UP PER IRC SEC 313.2
4. SMOKE DETECTOR ON EACH LEVEL PER IRC SEC 314.3
5. THE HIGHTEST POINT OF A CEILING IN A ROOM THAT OPENS TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE OPENING INTO THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM, PROVIDE ADDITIONAL SMOKE DETECTOR'S AS APPLICABLE (SEC. 314.3 IRC)
6. PROVIDE 18" HIGH PLATFORM UNDER ALL APPLIANCES INSTALLED IN (OR ACCESSIBLE FROM INSIDE) GARAGE (IRC SEC. P2801.6)
7. CLOTHES DRYER EXHAUST DUCT TOTAL LENGTH TO 35' MAX. COMBINED HORIZONTAL AND VERTICAL, REDUCED PER TABLE M1502.4.4.1
8. ANY MECHANICAL EQUIPMENT MOUNTED IN ATTIC SHALL COMPLY PER IRC SEC M1305.1.3 W/ MIN.30" WIDE WORKING PLATFORM IN FRONT OF MECH UNITS.
9. ANY MECHANICAL EQUIPMENT MOUNTED ON ROOF PLACE AS FAR FROM SIDE PROPERTY LINE AS POSSIBLE
10. MECHANICAL SUBCONTRACTOR TO SIZE SUPPLY AND RETURN DUCTS AND VERIFY UNIT SIZES SEE IRC SEC M601, AND SIZED PER APPRVD METHOD
11. A SWITCH AND LIGHT AND 120V CONVENIENT OUTLET IS REQUIRED FOR MECHANICAL EQUIPMENT SERVICE IN ATTICS, UNDERFLOOR AND FURRED SPACES. THE LIGHT OR OUTLET SHALL BE INSTALLED AT OR NEAR THE EQUIPMENT. THE SWITCH SHALL BE INSTALLED AT THE ACCESS OPENING.
12. GROUND/GRADE MOUNTED AIR CONDITIONING EQUIPMENT, WATER HEATERS, EVAPORATIVE COOLERS, AND FURNACES MUST BE INSTALLED ON A CONCRETE SLAB THAT COMPLETELY SUPPORTS THE EQUIPMENT ELEVATED AT LEAST 3" ABOVE ADJOINING GROUND LEVEL..
13. ELECTRICAL PANELS, INCLUDING MECHANICAL EQUIPMENT DISCONNECTS, REQUIRE 30" WIDE, 36" DEEP, 78" HIGH CLEAR WORKING SPACE IN FRONT. AIR CONDITIONING EQUIPMENT SHALL NOT BE LOCATED IN REQUIRED PATHS OF BEDROOM EGRESS.
14. ALL PIPING FOR FUEL BURNING APPLIANCES SHALL CONFORM TO IRC CHAPTER 24 FOR MATERIALS, INSTALLATIONS AND TESTING
    A. PIPING SHALL NOT BE PERMITTED UNDER STRUCTURE(S), IRC SEC G2415.6 EXCEPT PER IRC SEC G2415.14 UNDERGROUND
    B. PIPING SHALL NOT BE PERMITTED UNDER SLAB(S), PER IRC SEC G2415
    C. EXCEPTIONS: KITCHEN COOKING ISLAND ONLY.
15. LIQUEFIED PETROLEUM GAS (LPG).
    A. LPG SHALL NOT BE PERMITTED IN BASEMENTS(S).
    B. LPG SHALL NOT BE PERMITTED IN PIT(S).
    C. LPG STORAGE TANK(S) SHALL BE LOCATED ON SITE PLAN, IF APPLICABLE.
    D. TANK INSTALLATION REQUIRES SEPARATE PERMIT.
16. A MINIMUM OPENING OF 100 SQUARE INCHES FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR OR BY OTHER APPROVED MEANS.
17. WHEN MORE THAN ONE HEATING, COOLING, VENTILATING OR REFRIGERATING SYSTEM IS INSTALLED ON THE ROOF OF A BUILDING OR WITHIN THE BUILDING, IT SHALL BE PERMANENTLY IDENTIFIED AS TO THE AREA OR SPACE SERVED BY THE EQUIPMENT. PER IRC M1305.1



NOTE:

HEATING AND COOLING EQUIP. AND APPLIANCES SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL 'S' BASED ON BLDG. LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL 'J' OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES.

MECHANICAL PLAN

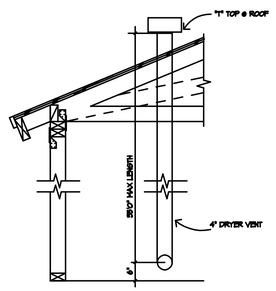
1/4"=1'-0"

HEATING NOTE:

WHERE THE PRIMARY HEATING SYSTEM IS A FORCED AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURES INITIALLY BE PROGRAMMED WITH A HEATING TEMP. SET POINT NO HIGHER THAN 70 DEGREES AND A COOLING TEMP. SET POINT NO LOWER THAN 78 DEG. IRC SEC N1103.1.1

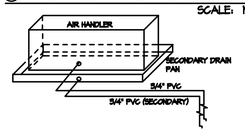
MECHANICAL EQUIPMENT NOTES:

1. PROVIDE A MINIMUM 80% AFUE (ANNUAL FUEL UTILIZATION EFFICIENCY) FOR GAS HEATING
2. MANUFACTURER'S INSTALLATION INSTRUCTIONS, AS REQUIRED BY CODE, SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION.



② DRYER VENT THRU ROOF

SCALE: N.T.S.

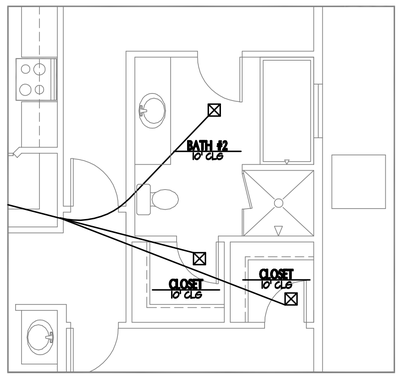


③ CONDENSATION CONTROL

SCALE: N.T.S.

NOTE:

MECHANICAL CONTRACTOR TO COORDINATE LOCATION OF MECHANICAL DUCT WORK WITH ELECTRICAL CONTRACTOR, TO AVOID CONFLICT WITH RECESSED AND FIXTURES.



ALT. BATH SUITE OPTION MECH. PLAN

1/4"=1'-0"

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NEXSTAR STANDARD PLAN 2355
WHITE HAWK SUBDIVISION
CAMP VERDE, ARIZONA

MECHANICAL PLAN
PLAN 2355

DATE: 1/21/21
SCALE: 1/4"=1'-0"
DRAWN: JP
JOB: PLAN 2355
SHEET: 9

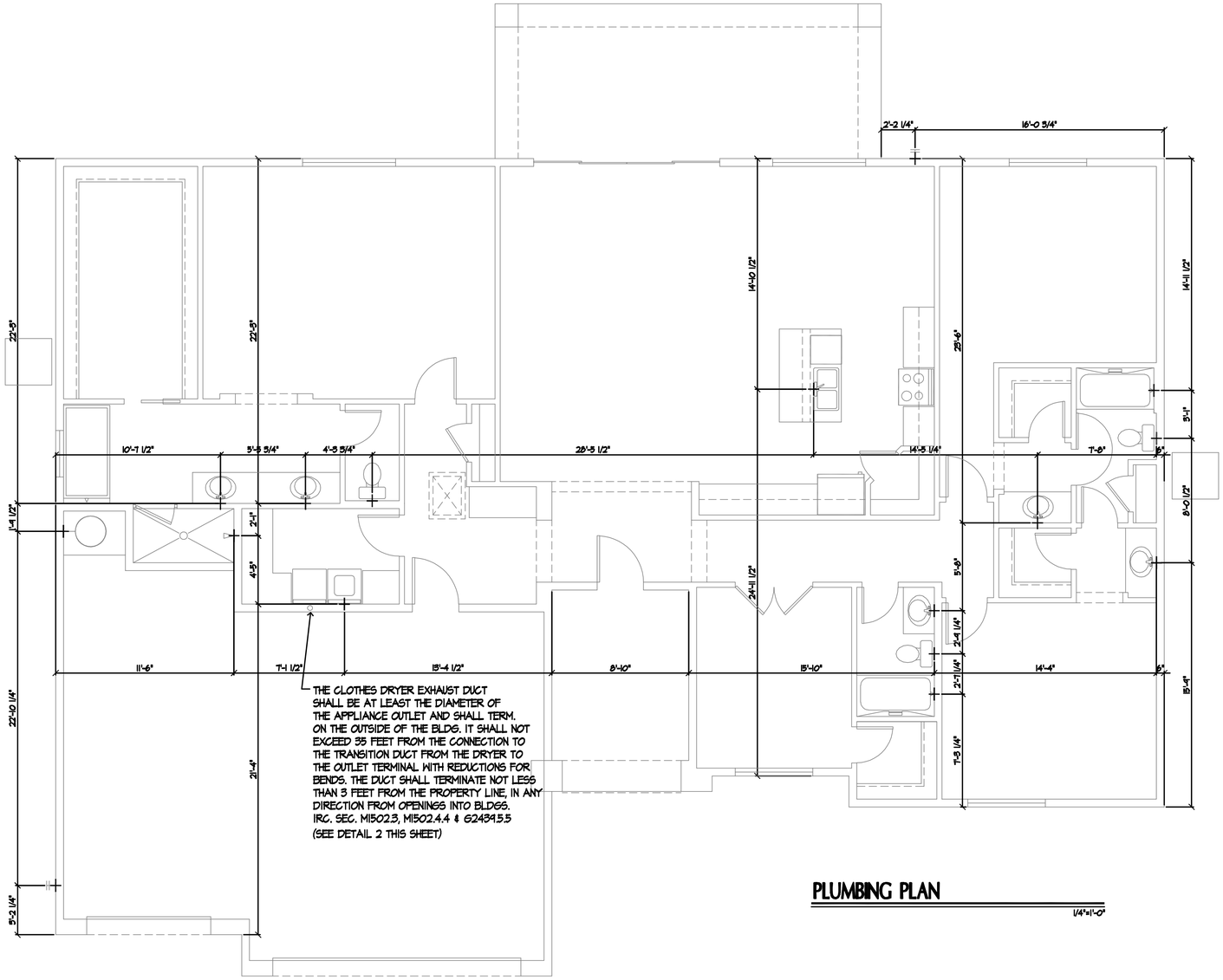
STARWOOD CUSTOM HOMES

THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACKFLOW BY AN ATMOSPHERIC-TYPE VACCUME BREAKER, OR A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER. A VALVE SHALL NOT BE INSTALLED DOWNSTREAM FROM AN ATMOSPHERIC VACCUME BREAKER. WHERE CHEMICALS ARE INTRODUCED INTO THE SYSTEM, THE POTABLE WATER SUPPLY SHALL BE PROTECTED AGAINST BACKFLOW BY A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER. IRC SEC. P2902.5.3

WATER CALCS.

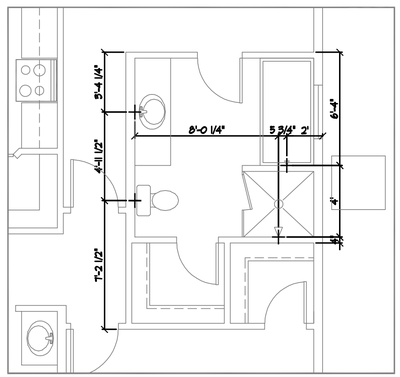
TYPE OF FIXTURE	NO. OF UNITS VALUE	NO. OF FIXTURE	TOTAL FIXTURE UNITS
WATER CLOSET	2.2 x	0	0
LAVATORY	.7 x	2	1.4
SHOWER	1.4 x	1	1.4
TUB	1.4 x	0	0
BIDET	1.4 x	0	0
FULL BATH GROUP	3.6 x	3	10.8
HALF BATH GROUP	2.6 x	0	0
KITCHEN SINK	1.4 x	0	0
DISHWASHER	1.4	0	0
KITCHEN GROUP	2.5 x	1	2.5
CLOTHES WASHER	1.4 x	0	0
LAUNDRY SINK	1.4 x	0	0
LAUNDRY GROUP	2.5 x	1	2.5
BAR SINK	.7 x	0	0
HOSE BIBS (COUNT 2 ONLY)	2.5 x	2	5.0
DEVELOPMENT LENGTH = 151' ±		TOTAL	23.6
SUPPLY LINE SIZE = 1-1/4"			
METER SIZE = 3/4"			

A 4" SANITARY DRAINAGE PIPE IS REQ'D.



PLUMBING PLAN

1/4"=1'-0"



ALT. BATH SUITE OPTION PLUMB. PLAN

1/4"=1'-0"

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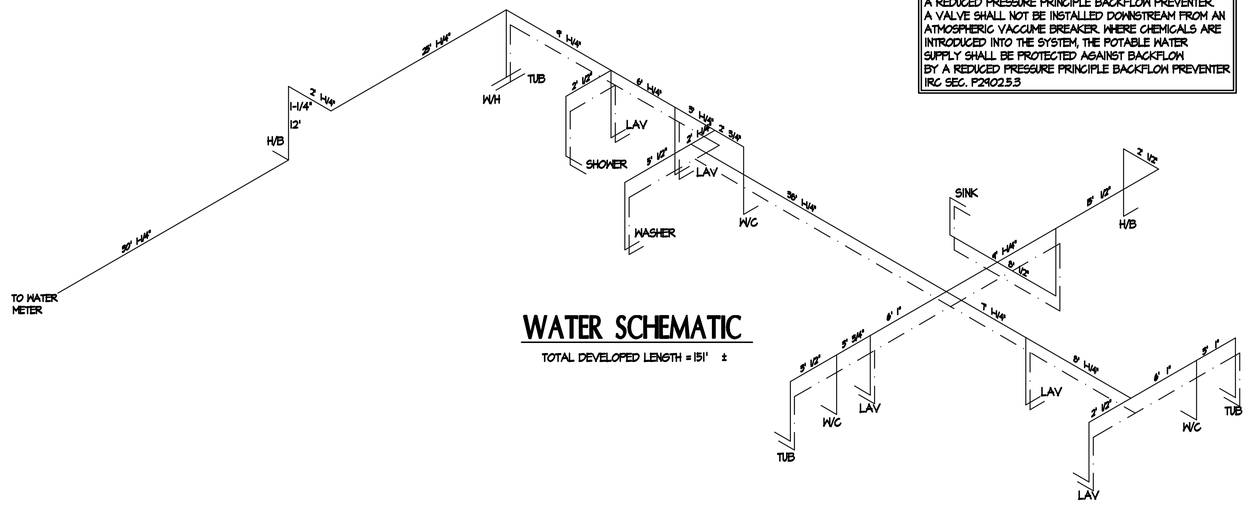
NEXSTAR STANDARD PLAN 2355
WHITE HAWK SUBDIVISION
CAMP VERDE, ARIZONA

PLUMBING PLAN
PLAN 2355

DATE: 1/21/21
SCALE: 1/4"=1'-0"
DRAWN: JP
JOB: PLAN 2355
SHEET: 10

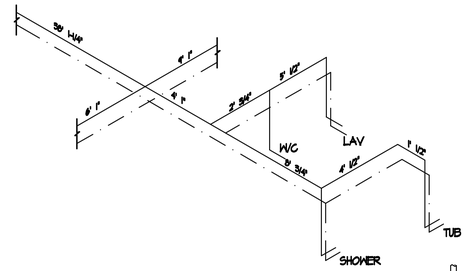
STARWOOD CUSTOM HOMES

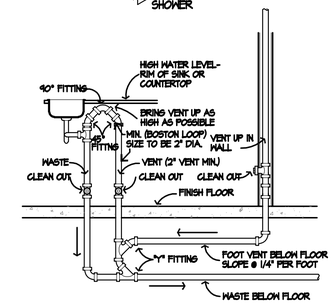


WATER SCHEMATIC

TOTAL DEVELOPED LENGTH = 151' ±

THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACKFLOW BY AN ATMOSPHERIC-TYPE VACCUME BREAKER, OR A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER. A VALVE SHALL NOT BE INSTALLED DOWNSTREAM FROM AN ATMOSPHERIC VACCUME BREAKER. WHERE CHEMICALS ARE INTRODUCED INTO THE SYSTEM, THE POTABLE WATER SUPPLY SHALL BE PROTECTED AGAINST BACKFLOW BY A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER IRC SEC. P2902.5.3



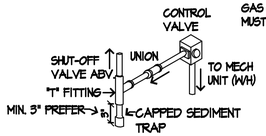


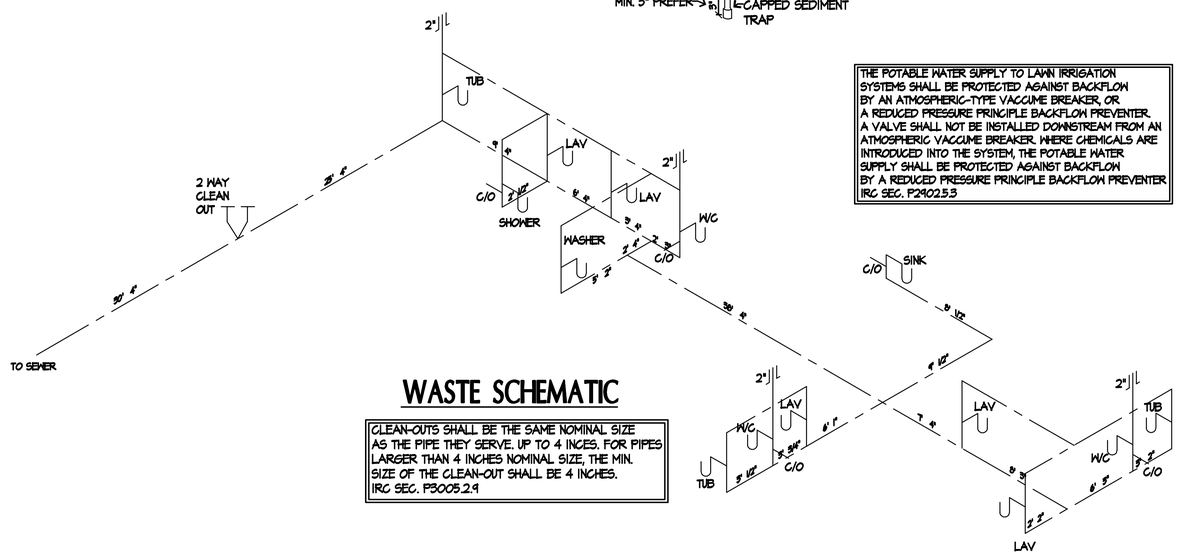
ISLAND VENT DETAIL

N.T.S

NOTE: INSTALL SEDIMENT TRAP AS INDICATED WHERE NOT PART OF EQUIP. INSTALL AS CLOSE AS POSS. TO INLET OF EQUIP. BEFORE REG. OR AUTO SHUT-OFF VALVE.TRAP TO BE "T" FITTING W/ A MIN. 3" LONG CAPPED OPEN. AT BOTT. OF "T" RUN. "T" MUST PROVIDE 90 DEGS. GAS CHANGE OF DIRECTION AND CAP MUST BE LOWER THAN "T" FITTING PER IRC G2419.4

SEDIMENT TRAP ONLY IF NOT PART OF MANUF. UNIT A/H's AND W/H's



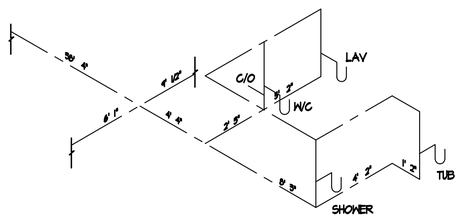


WASTE SCHEMATIC

CLEAN-OUTS SHALL BE THE SAME NOMINAL SIZE AS THE PIPE THEY SERVE. UP TO 4 INCES. FOR PIPES LARGER THAN 4 INCHES NOMINAL SIZE, THE MIN. SIZE OF THE CLEAN-OUT SHALL BE 4 INCHES. IRC SEC. P3005.2.9

THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACKFLOW BY AN ATMOSPHERIC-TYPE VACCUME BREAKER, OR A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER. A VALVE SHALL NOT BE INSTALLED DOWNSTREAM FROM AN ATMOSPHERIC VACCUME BREAKER. WHERE CHEMICALS ARE INTRODUCED INTO THE SYSTEM, THE POTABLE WATER SUPPLY SHALL BE PROTECTED AGAINST BACKFLOW BY A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER IRC SEC. P2902.5.3

WATER HEATER NOTE:
REQUIRED PAN FOR WATER HEATER, PAN SHALL BE GALVANIZED STEEL HAVING A MIN. THICKNESS OF 24 GAGE, OR OTHER PANS LISTED FOR SUCH USE. PAN SHALL BE NOT LESS THAN 1-1/2" DEEP AND SHALL BE OF SUFFICIENT SIZE AND SHAPE TO RECEIVE ALL DRIPPING OR CONDENSATE FROM THE TANK OR WATER HEATER. THE PAN SHALL BE DRAINED BY AN INDIRECT WASTE PIPE HAVING A MINIMUM DIAM. OF 3/4". THE PAN DRAIN SHALL EXTEND, FULL SIZE AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR SHALL EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE NOT MORE THAN 6 INCHES (152MM) AND NOT MORE THAN 24" ABOVE THE ADJACENT GROUND SURFACE.



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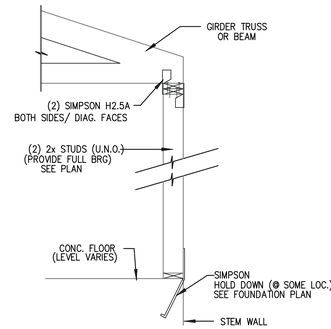
NEXSTAR STANDARD PLAN 2355
WHITE HAWK SUBDIVISION
CAMP VERDE, ARIZONA

SCHEMATIC PLAN
PLAN 2355

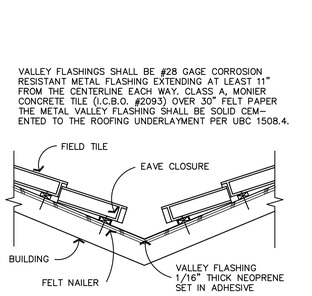
DATE: 1/21/21
SCALE: 1/4"=1'-0"
DRAWN: JP
JOB: PLAN 2355
SHEET: 11

STARWOOD CUSTOM HOMES

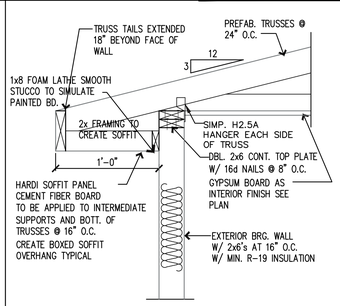
FOR FRAMING AND FOUNDATION OPTION 'A'



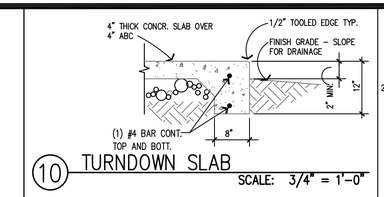
22 GIRDER TO POST & STEM
SCALE: NTS



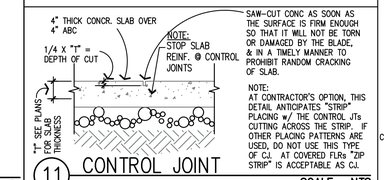
18 TYPICAL VALLEY FLASHING
SCALE: NTS



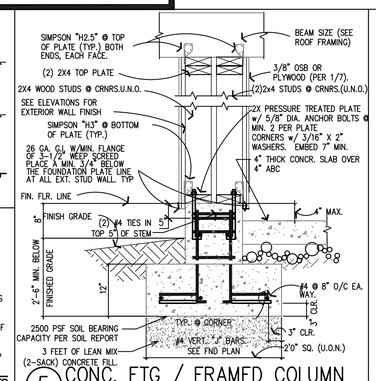
15 FASCIA AT ROOF OVERHANG
SCALE: NTS



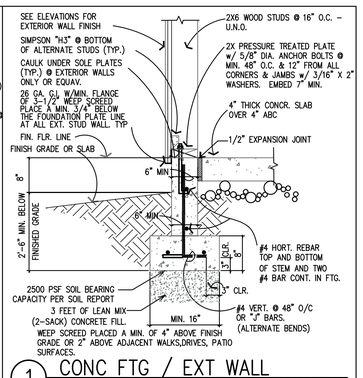
10 TURNDOWN SLAB
SCALE: 3/4" = 1'-0"



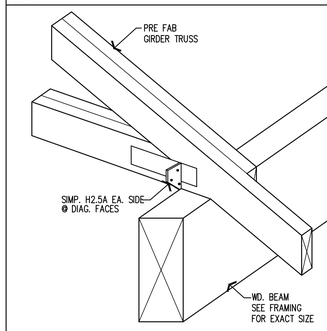
11 CONTROL JOINT
SCALE: NTS



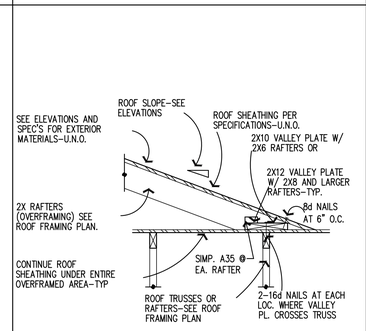
5 CONC. FTG / FRAMED COLUMN
SCALE: NTS



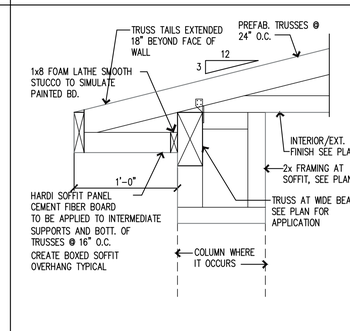
1 CONC FTG / EXT WALL
SCALE: NTS



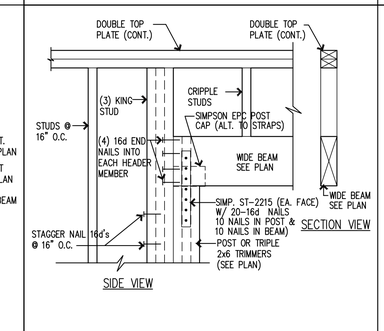
23 GIRDER TO BEAM
SCALE: NTS



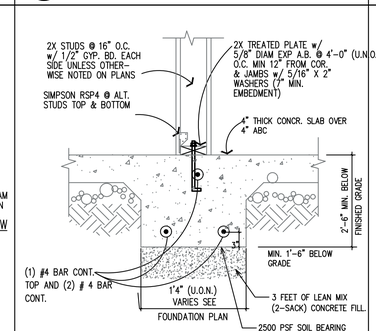
19 VALLEY OVER FRAMING @ ROOF
SCALE: NTS



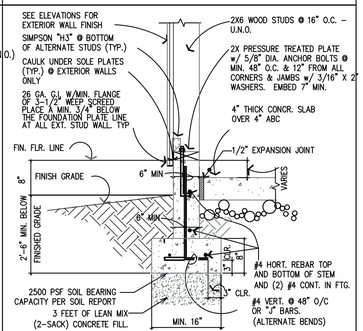
16 FASCIA AT BEAM
SCALE: NTS



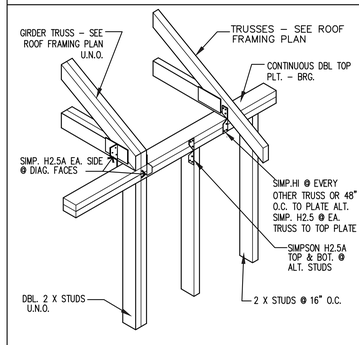
12 GARAGE HDR./BEAM
SCALE: NTS



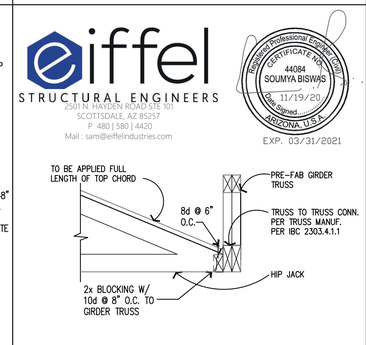
6 INTERIOR BEARING WALL
SCALE: NTS



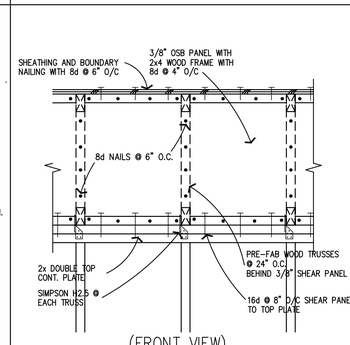
2 CONC FTG / EXT WALL
SCALE: NTS

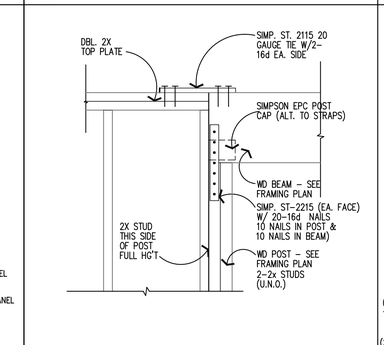


24 GIRDER TRUSS TO TOP PLATE
SCALE: NTS

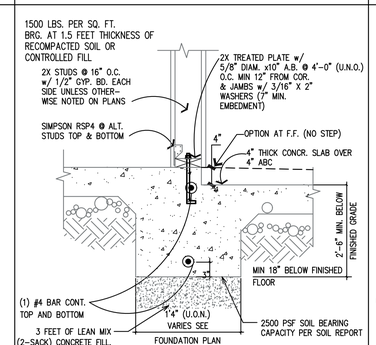


20 TRUSS TO GIRDER OR BEAM
SCALE: NTS

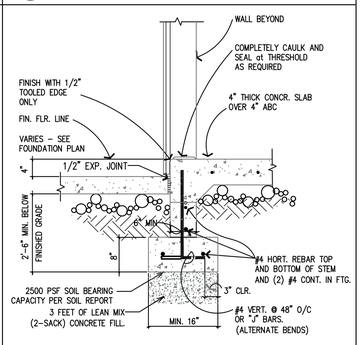




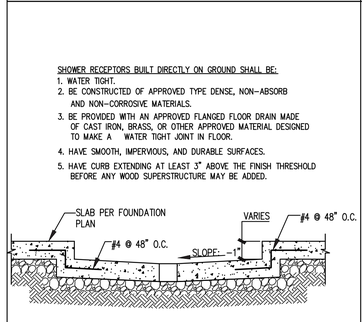
13 BEAM TO WALL/POST CONNE.
SCALE: NTS



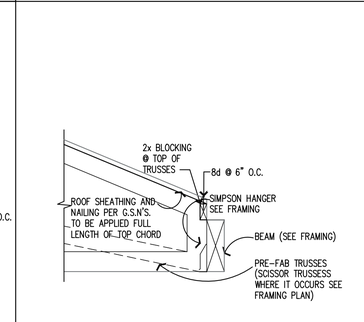
7 INTERIOR BEARING WALL
SCALE: NTS



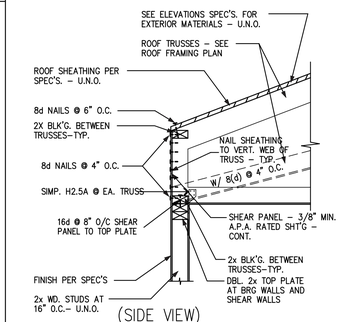
3 DEPRESSED SLAB @ OPENING
SCALE: NTS



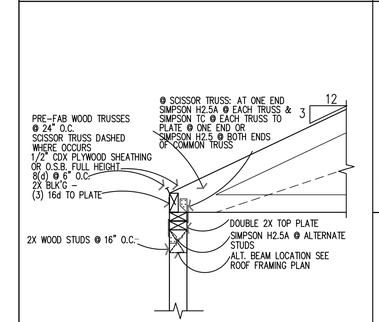
25 DEPRESSED SLAB @ SHOWER
SCALE: NTS



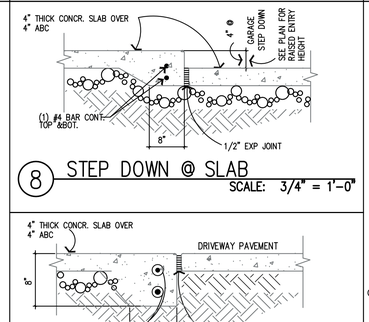
21 TRUSSES TO BEAM
SCALE: NTS



17 SHEAR WALL TO TRUSSES
SCALE: NTS

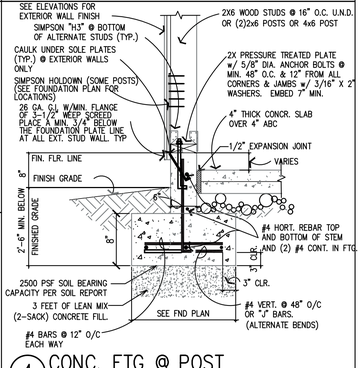


14 PRE–FAB TRUSS @ BRG WALL
SCALE: 3/4" = 1'-0"



8 STEP DOWN @ SLAB
SCALE: 3/4" = 1'-0"

9 TURNDOWN @ SLAB
SCALE: NTS



4 CONC. FTG @ POST
SCALE: NTS

623-512-9058

REVISIONS	BY
1	
2	
3	
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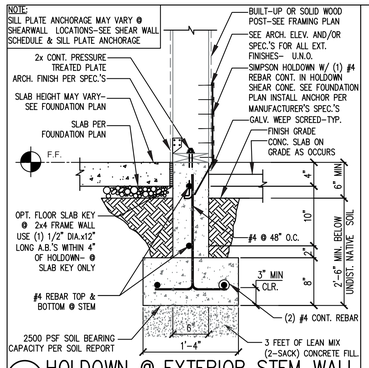
NEXSTAR STANDARD PLANS
WHITE HAWK SUBDIVISION
CAMP VERDE, ARIZONA

DETAIL SHEET OPTION 'A'
PLAN 2355

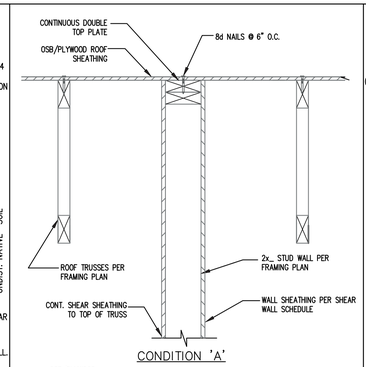
DATE: 11/19/20
SCALE: 1/4"=1'-0"
DRAWN: JP
JOB: PLAN 2355
SHEET: D1

NEXSTAR HOMES LLC

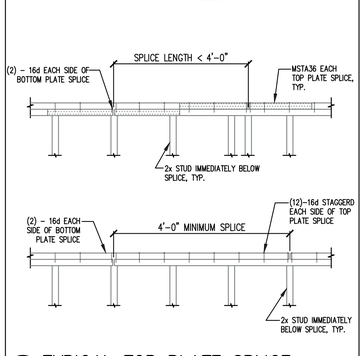
FOR FRAMING AND FOUNDATION OPTION 'A'



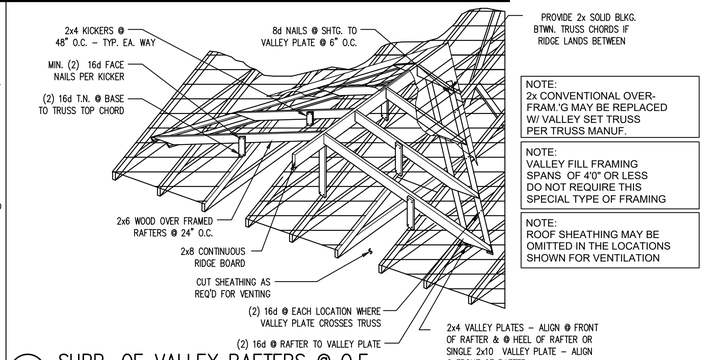
14 HOLDOWN @ EXTERIOR STEM WALL
SCALE: NTS



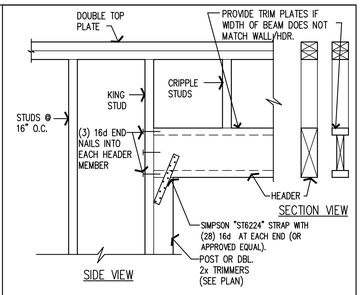
12 TRUSSES/WALL/SHEAR TRANSFER CONDITIONS
SCALE: NTS



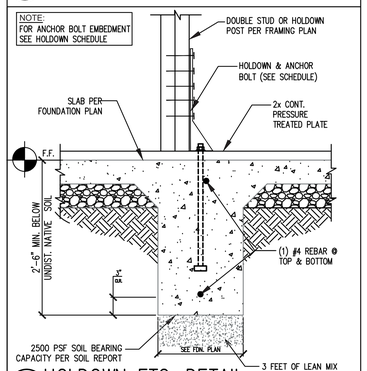
8 TYPICAL TOP PLATE SPLICE
SCALE: NTS



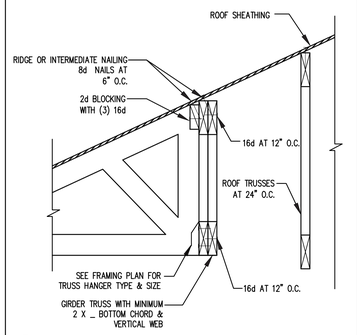
5 SUPP. OF VALLEY RAFTERS @ O.F.
SCALE: NTS



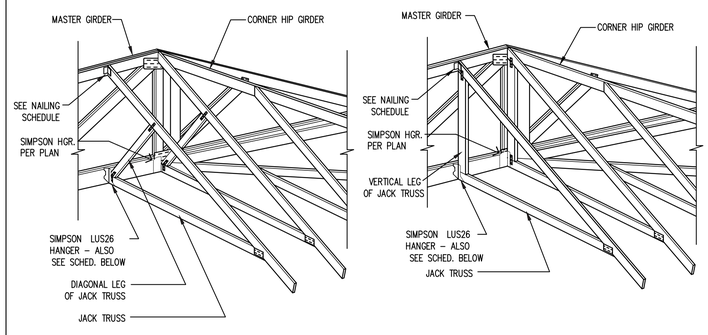
1 HEADER BRG. TO POST
SCALE: NTS

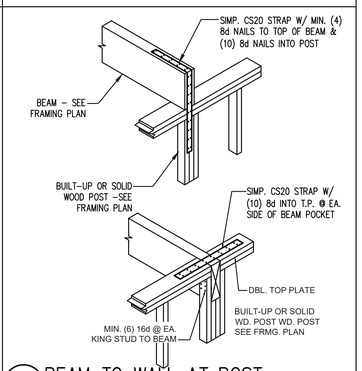


15 HOLDOWN FTG. DETAIL
SCALE: NTS

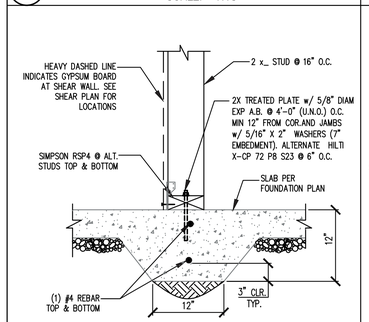


9 TRUSS BEARING AT GIRDER TRUSS
SCALE: N.T.S.

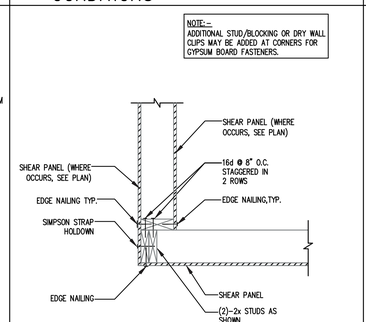




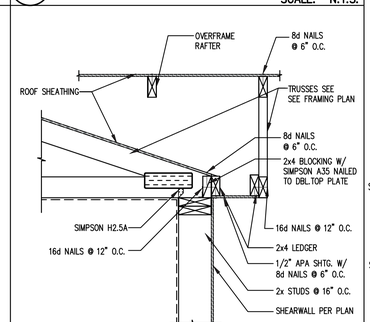
2 BEAM TO WALL AT POST
SCALE: N.T.S.



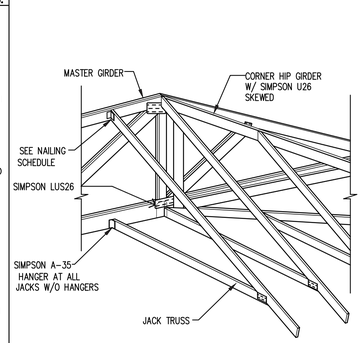
16 SLAB AT NON LOAD BRG. SHEARWALL
SCALE: NTS



13 SHEAR TRANSFER TYP.
SCALE: NTS



10 TRUSS/RAFTER @ WALL
SCALE: NTS



JACK TRUSS SPAN	ROOF LOAD	CONNECTION
0'-0" TO 12'-0" SKEWED HIP JACK	432	SIMPSON LUS26 SIMPSON U26
NAILING SCHEDULE		
TRUSS SPAN	CONNECTION	
0'-0" TO 6'-0"	SIMP. A35 BTM. CHORD	
	(3) 16d TOE NAILS TOP CHORD	
7'-0"-10'-0"	SIMP. LUS26 HANGER BTM. CHORD	
	LS30 AT TOP CHORD	
SKEWED HIP JACK	SIMPSON U26 BTM. CHORD	

6 RAFTER,JACK CONN.
SCALE: NTS

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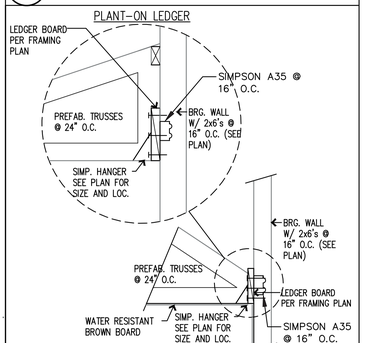
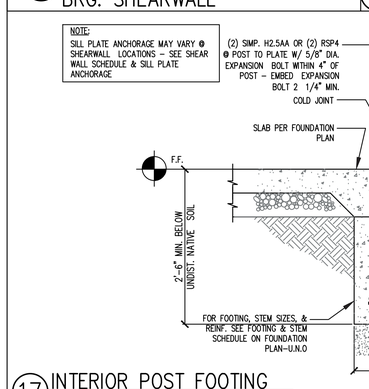
2501 N. HAYDEN ROAD STE 101
SCOTTSDALE, AZ 85257
P 480 | 580 | 4420
Mail : sam@eiffelindustries.com

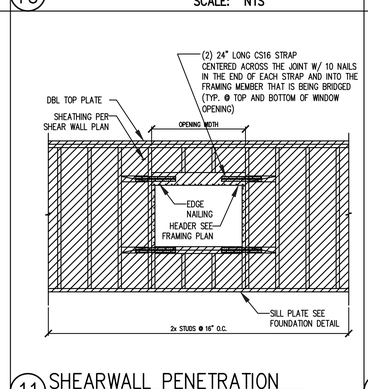
EXP. 03/31/2021



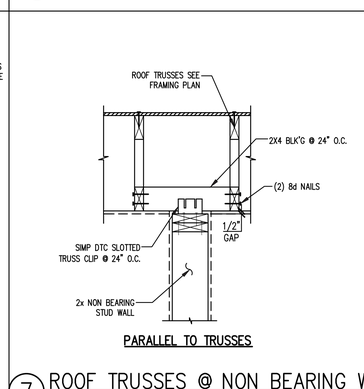
3 TRUSS TO LEDGER
SCALE: N.T.S.



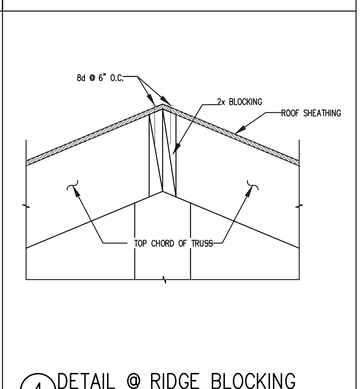
17 INTERIOR POST FOOTING
SCALE: NTS



11 SHEARWALL PENETRATION
SCALE: NTS



7 ROOF TRUSSES @ NON BEARING WALL TYP.
SCALE: NTS



4 DETAIL @ RIDGE BLOCKING
SCALE: NTS

REVISIONS	BY
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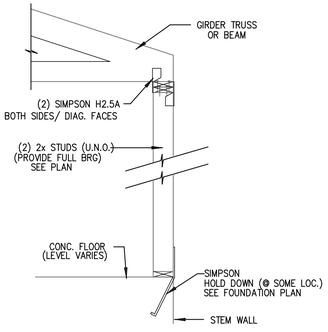
NEXSTAR STANDARD PLANS
WHITE HAWK SUBDIVISION
CAMP VERDE, ARIZONA

DETAIL SHEET OPTION 'A'
PLAN 2355

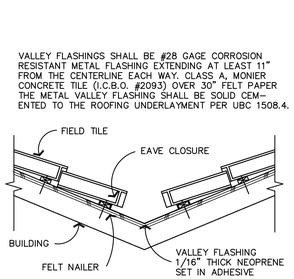
DATE:	11/19/20
SCALE:	1/4"=1'-0"
DRAWN:	JP
JOB:	PLAN 2355
SHEET:	D2

NEXSTAR HOMES LLC

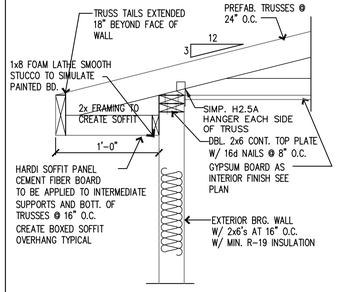
FOR FRAMING AND FOUNDATION OPTION 'B'



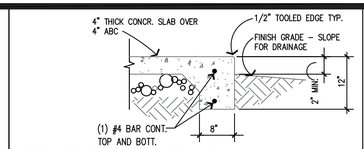
22 GIRDER TO POST & STEM
SCALE: NTS



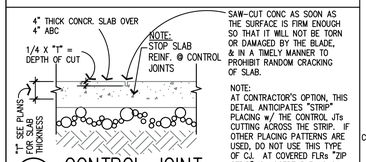
18 TYPICAL VALLEY FLASHING
SCALE: NTS



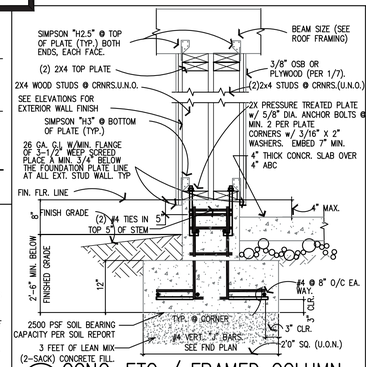
15 FASCIA AT ROOF OVERHANG
SCALE: NTS



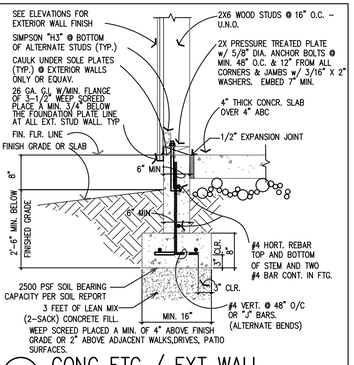
10 TURNDOWN SLAB
SCALE: 3/4" = 1'-0"



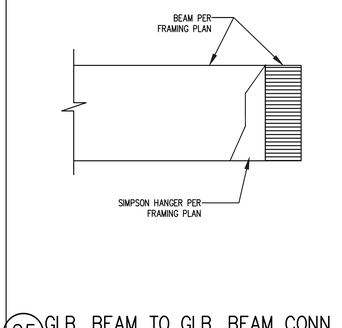
11 CONTROL JOINT
SCALE: NTS



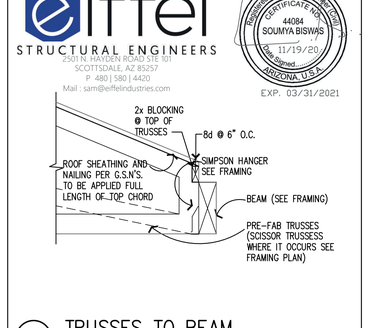
5 CONC. FTG / FRAMED COLUMN
SCALE: NTS



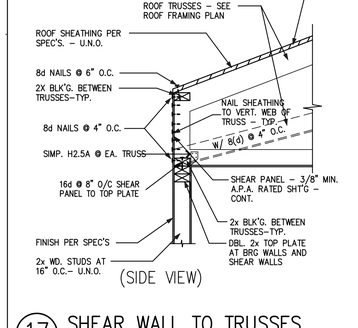
1 CONC FTG / EXT WALL
SCALE: NTS



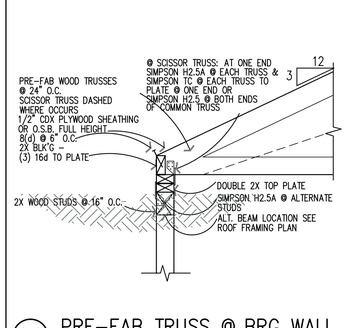
23 GIRDER TO BEAM
SCALE: NTS



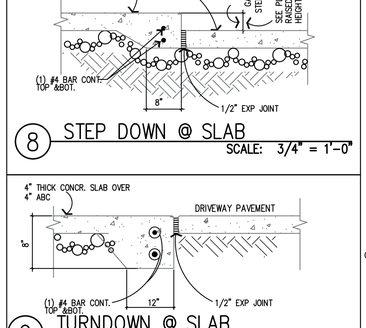
19 VALLEY OVER FRAMING @ ROOF
SCALE: NTS



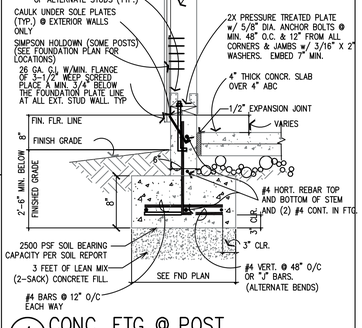
16 FASCIA AT BEAM
SCALE: NTS



12 GARAGE HDR./BEAM
SCALE: NTS



6 INTERIOR BEARING WALL
SCALE: NTS



2 CONC FTG / EXT WALL
SCALE: NTS

24 GIRDER TRUSS TO TOP PLATE
SCALE: NTS

20 TRUSS TO GIRDER OR BEAM
SCALE: NTS

13 BEAM TO WALL/POST CONNE.
SCALE: NTS

7 INTERIOR BEARING WALL
SCALE: NTS

3 DEPRESSED SLAB @ OPENING
SCALE: NTS

25 GLB. BEAM TO GLB. BEAM CONN.
SCALE: N.T.S.

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21 TRUSSES TO BEAM
SCALE: NTS

17 SHEAR WALL TO TRUSSES
SCALE: NTS

14 PRE–FAB TRUSS @ BRG WALL
SCALE: 3/4" = 1'-0"

8 STEP DOWN @ SLAB
SCALE: 3/4" = 1'-0"

9 TURNDOWN @ SLAB
SCALE: 3/4" = 1'-0"

4 CONC. FTG @ POST
SCALE: NTS

REVISIONS	BY
1	
2	
3	
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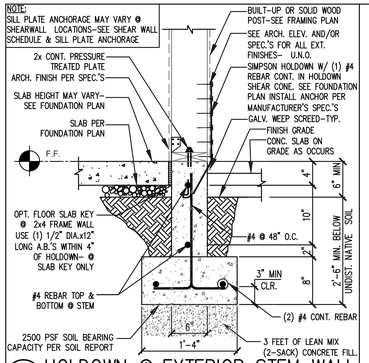
NEXSTAR STANDARD PLANS
WHITE HAWK SUBDIVISION
CAMP VERDE, ARIZONA

DETAIL SHEET OPTION 'B'
PLAN 2355

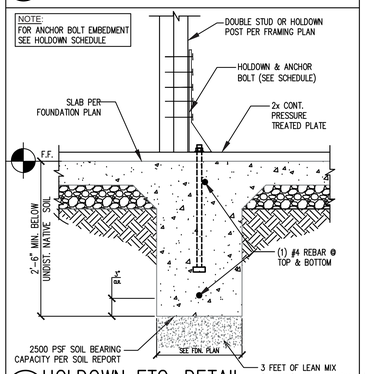
DATE: 11/19/20
SCALE: 1/4"=1'-0"
DRAWN: JP
JOB: PLAN 2355
SHEET: D3

NEXSTAR HOMES LLC

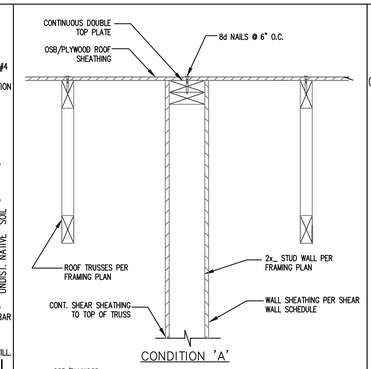
FOR FRAMING AND FOUNDATION OPTION 'B'



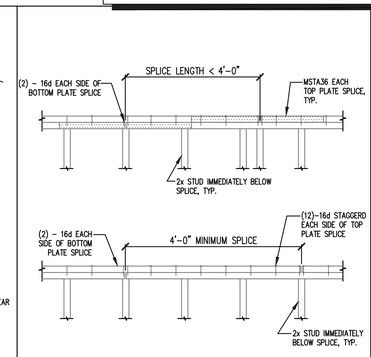
14 HOLDOWN @ EXTERIOR STEM WALL
SCALE: NTS



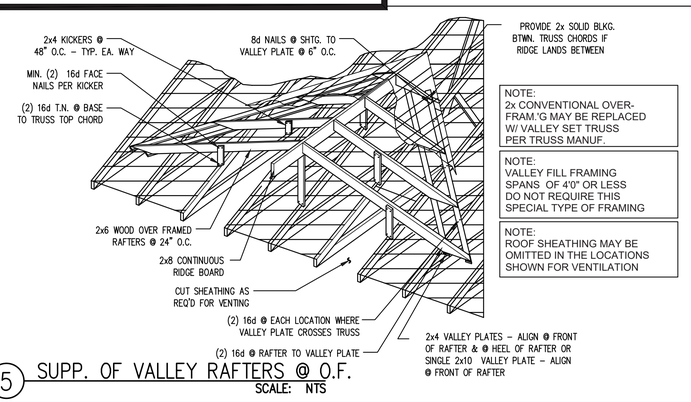
15 HOLDOWN FTG. DETAIL
SCALE: NTS



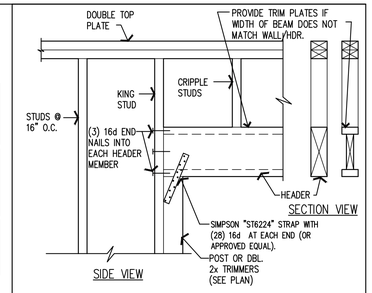
12 TRUSSES/WALL/SHEAR TRANSFER CONDITIONS
SCALE: NTS



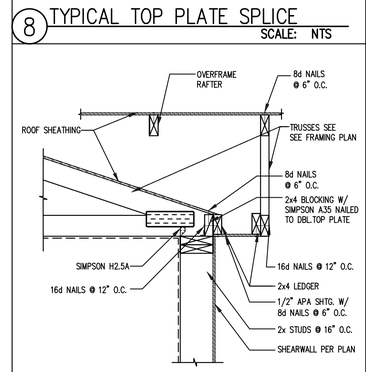
8 TYPICAL TOP PLATE SPLICE
SCALE: NTS



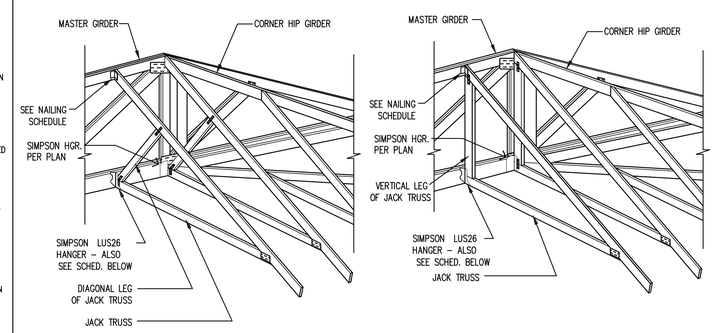
5 SUPP. OF VALLEY RAFTERS @ O.F.
SCALE: NTS

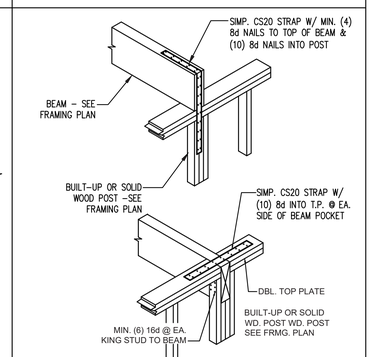


1 HEADER BRG. TO POST
SCALE: NTS

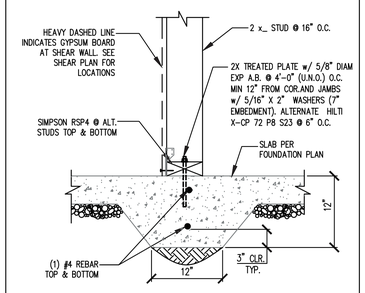


9 TRUSS/RAFTER @ WALL
SCALE: NTS

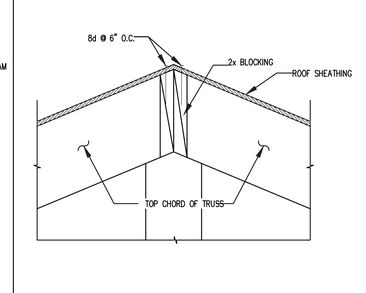




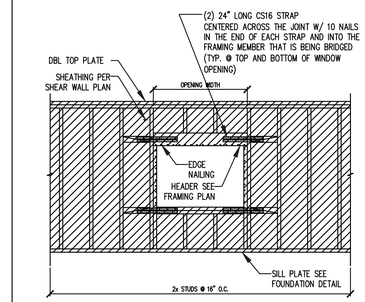
2 BEAM TO WALL AT POST
SCALE: N.T.S.



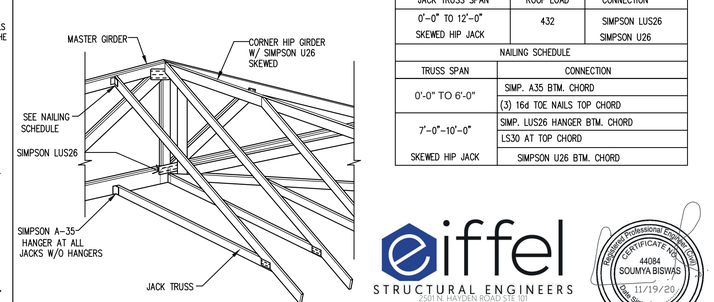
16 SLAB AT NON LOAD BRG. SHEARWALL
SCALE: NTS



13 DETAIL @ RIDGE BLOCKING
SCALE: NTS



10 SHEARWALL PENETRATION
SCALE: NTS



JACK TRUSS SPAN	ROOF LOAD	CONNECTION
0'-0" TO 12'-0" SKEWED HIP JACK	432	SIMPSON LUS26 SIMPSON U26
NAILING SCHEDULE		
TRUSS SPAN	CONNECTION	
0'-0" TO 6'-0"	SIMP. A35 BTM. CHORD	
	(3) 16d TOE NAILS TOP CHORD	
7'-0"-10'-0"	SIMP. LUS26 HANGER BTM. CHORD	
	LS30 AT TOP CHORD	
SKEWED HIP JACK	SIMPSON U26 BTM. CHORD	

6 RAFTER,JACK CONN.
SCALE: NTS

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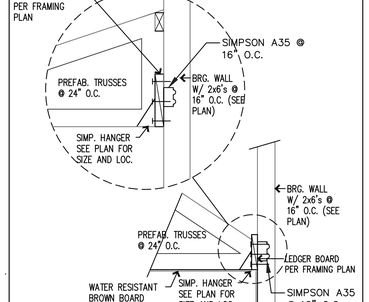
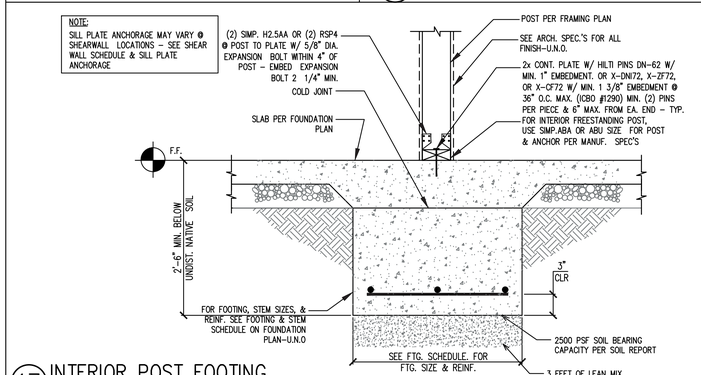
Mail : sam@eiffelindustries.com

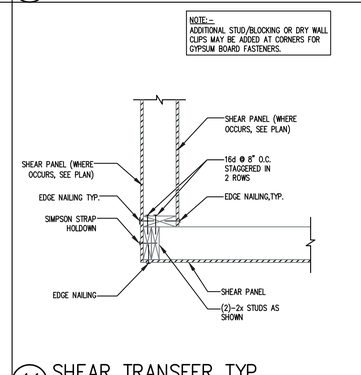
Registered Professional Engineer (Civil)
CERTIFICATE NO.
44084
SOUMYA BISWAS
11/19/20
Date Signed
ARIZONA, U.S.A.
EXP. 03/31/2021



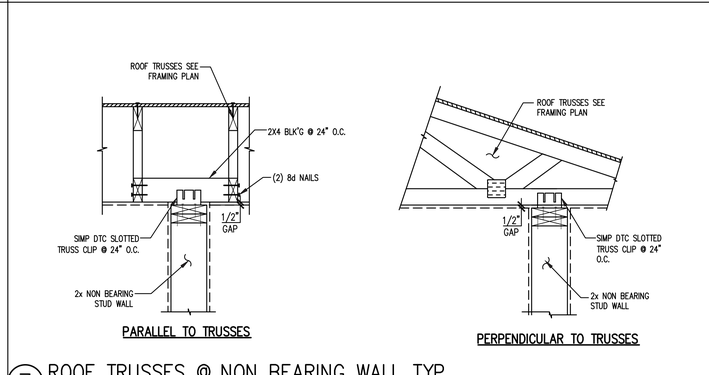
3 TRUSS TO LEDGER
SCALE: N.T.S.



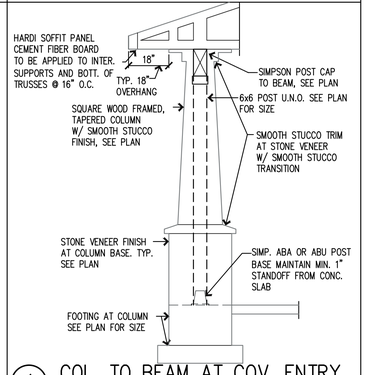
17 INTERIOR POST FOOTING
SCALE: NTS



11 SHEAR TRANSFER TYP.
SCALE: NTS



7 ROOF TRUSSES @ NON BEARING WALL TYP.
SCALE: NTS



4 COL. TO BEAM AT COV. ENTRY
SCALE: NTS

623-512-9058

REVISIONS	BY
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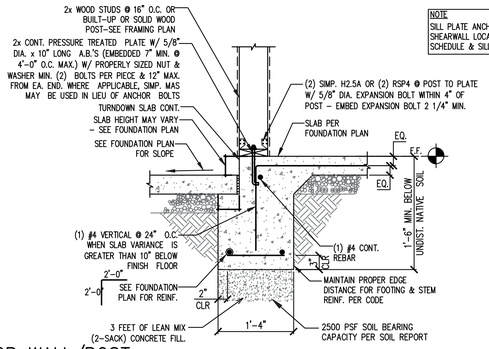
NEXSTAR STANDARD PLANS
WHITE HAWK SUBDIVISION
CAMP VERDE, ARIZONA

DETAIL SHEET OPTION 'B'
PLAN 2355

DATE: 11/19/20
SCALE: 1/4"=1'-0"
DRAWN: JP
JOB: PLAN 2355
SHEET: D4

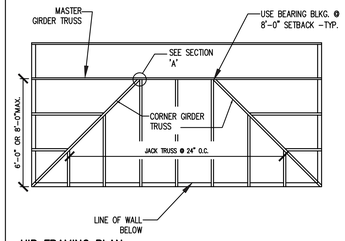
NEXSTAR HOMES LLC

FOR FRAMING AND FOUNDATION OPTION 'A'

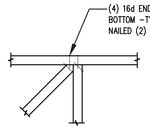


NOTE
SILL PLATE ANCHORAGE MAY VARY @ SHEARWALL LOCATIONS - SEE SHEAR WALL SCHEDULE & SILL PLATE ANCHORAGE

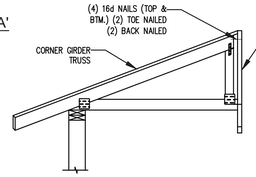
3 INTERIOR WALL/POST FOOTING/SUNKEN SLAB
SCALE: NTS



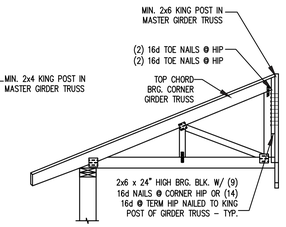
HIP FRAMING PLAN



SECTION 'A'
(SCALE :- N.T.S)

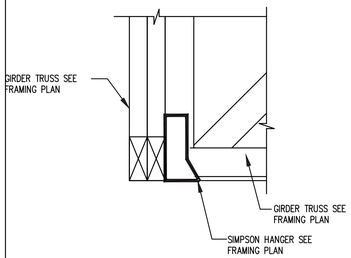


6'-0" MAX. SETBACK
(SCALE :- N.T.S)



8'-0" MAX. SETBACK
(SCALE :- N.T.S)

2 HIP FRAMING
SCALE: NTS



1 G.T. TO G.T. CONNECTION
SCALE: N.T.S.

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Registered Professional Engineer
CERTIFICATE NO.
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SOUMYA BISWAS
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EXP. 03/31/2021

623-512-9058

REVISIONS	BY
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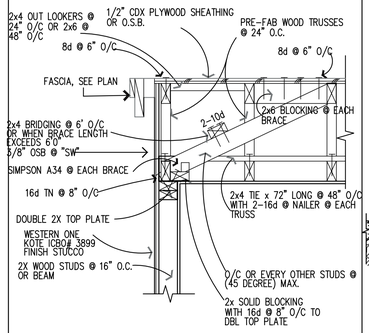
NEXSTAR STANDARD PLANS
WHITE HAWK SUBDIVISION
CAMP VERDE, ARIZONA

DETAIL SHEET OPTION 'A'
PLAN 2355

DATE: 11/19/20
SCALE: 1/4"=1'-0"
DRAWN: JP
JOB: PLAN 2355
SHEET: D5

NEXSTAR HOMES

FOR FRAMING AND FOUNDATION OPTION 'B'

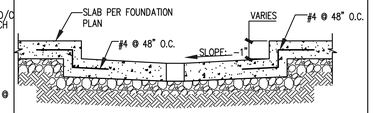


3 TRUSSES @ GABLE END

SCALE: NTS

SHOWER RECEPTORS BUILT DIRECTLY ON GROUND SHALL BE:

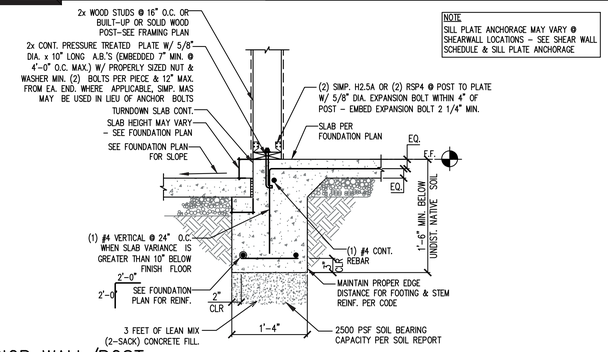
1. WATER TIGHT.
2. BE CONSTRUCTED OF APPROVED TYPE DENSE, NON-ABSORB AND NON-CORROSIVE MATERIALS.
3. BE PROVIDED WITH AN APPROVED FLANGED FLOOR DRAIN MADE OF CAST IRON, BRASS, OR OTHER APPROVED MATERIAL DESIGNED TO MAKE A WATER TIGHT JOINT IN FLOOR.
4. HAVE SMOOTH, IMPERVIOUS, AND DURABLE SURFACES.
5. HAVE CURB EXTENDING AT LEAST 3" ABOVE THE FINISH THRESHOLD BEFORE ANY WOOD SUPERSTRUCTURE MAY BE ADDED.



2 DEPRESSED SLAB @ SHOWER

SCALE: NTS

NOTE
SILL PLATE ANCHORAGE MAY VARY @ SHEARWALL LOCATIONS - SEE SHEAR WALL SCHEDULE & SILL PLATE ANCHORAGE



3 INTERIOR WALL/POST FOOTING/SUNKEN SLAB

SCALE: NTS

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REVISIONS	BY
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NEXSTAR STANDARD PLANS
WHITE HAWK SUBDIVISION
CAMP VERDE, ARIZONA

DETAIL SHEET OPTION 'B'
PLAN 2355

DATE: 11/19/20
SCALE: 1/4"=1'-0"
DRAWN: JP
JOB: PLAN 2355
SHEET: D6

NEXSTAR HOMES