



jaime.gomez Jan 09, 2025 - 1:40pm Z:\A_Millsola Communities\202 and Elliot - Phoenix - For Rent\Residences - Wood\Plan 2\Architecture\Active Folder\Plot Sheets\Plan 2-01-C1.1.dwg

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FIRE SEPARATION DISTANCES (IRC)

NOTES:

1. DIMENSIONS SHOWN ON FIRE SEPARATION FOOTPRINT DRAWINGS ARE MINIMUMS AND DO NOT PROVIDE ALLOWANCE FOR CONSTRUCTION TOLERANCE

2. FELTEN GROUP DOES NOT RECOMMEND MINIMUM SEPARATIONS

FIRE SEPARATION DISTANCES ARE BASED ON THE FOLLOWING CONDITIONS:

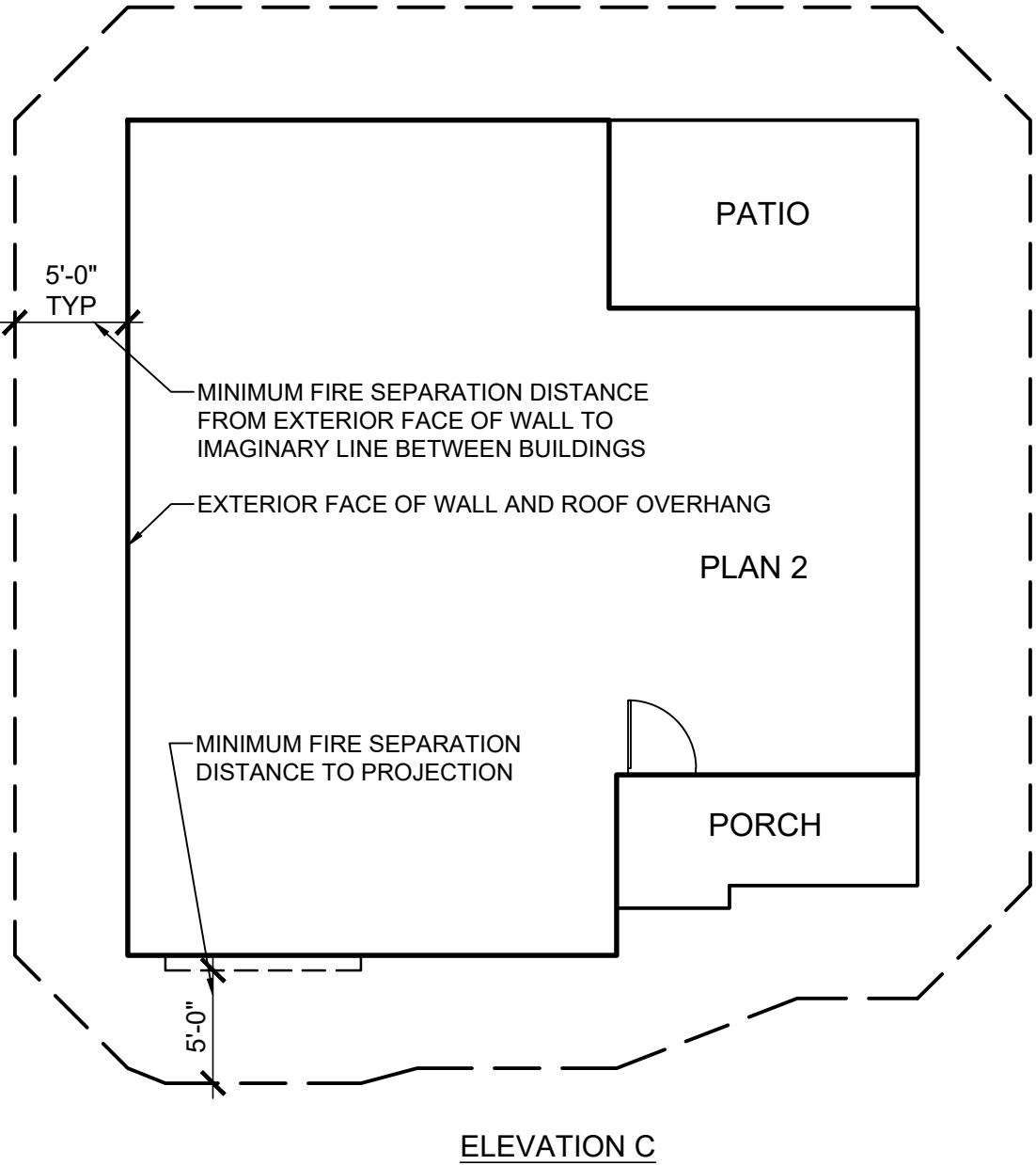
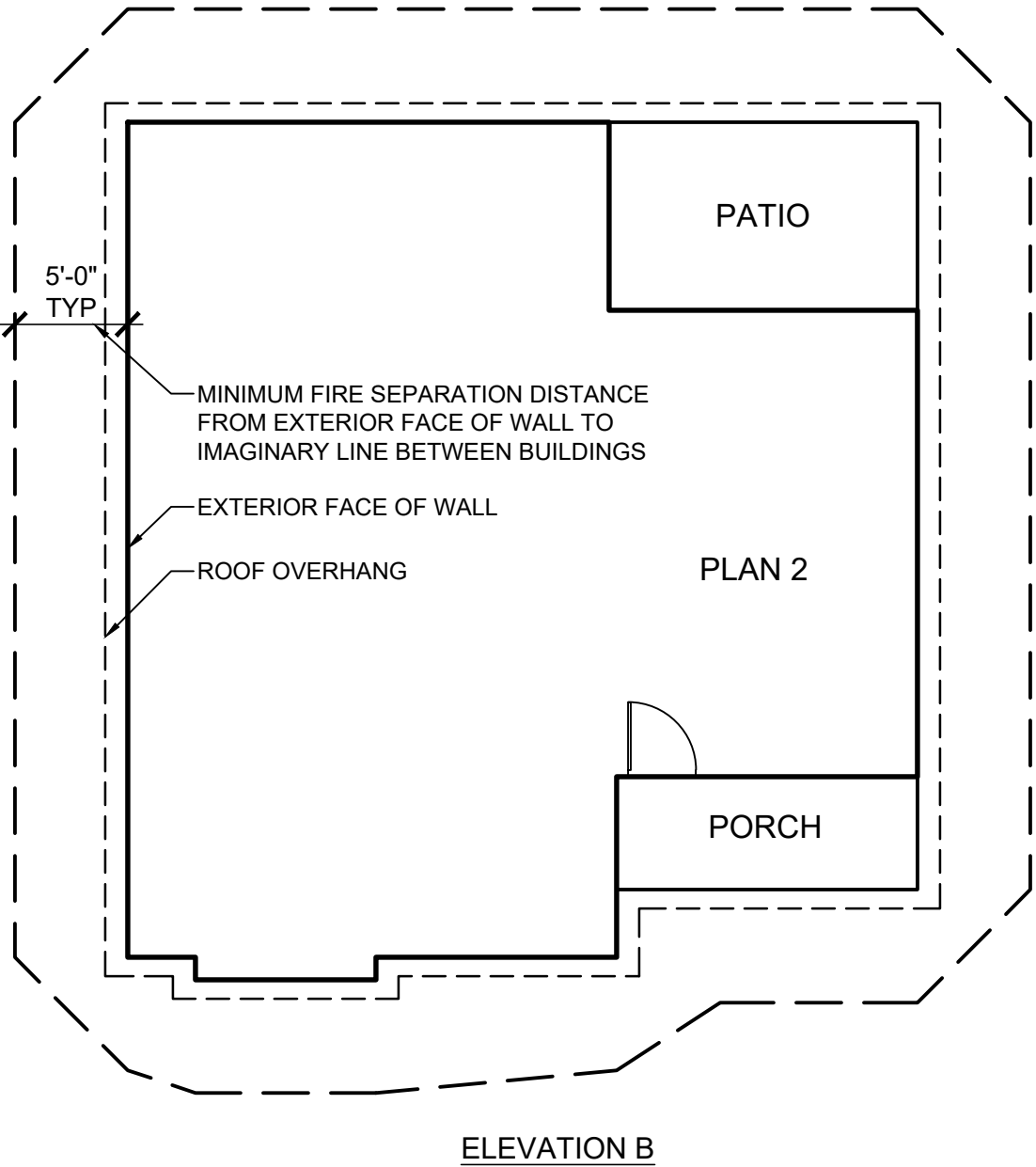
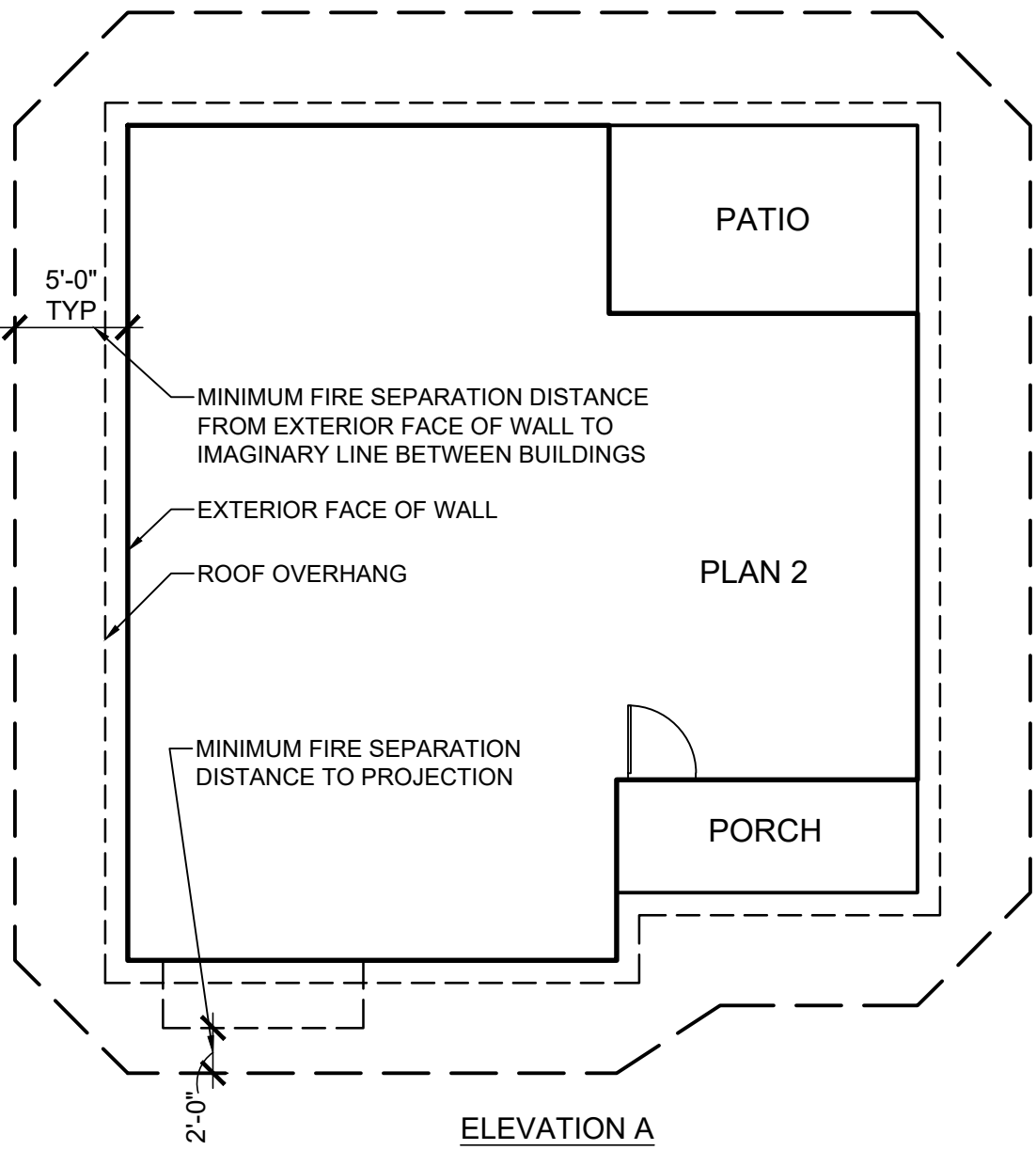
1. CITY OF PHOENIX - 2018 INTERNATIONAL RESIDENTIAL CODE

2. TABLE R302.1(1) EXTERIOR WALLS - NO FIRE SPRINKLERS

- * EXTERIOR WALLS TO BE MINIMUM 5'-0" FROM IMAGINARY LINE BETWEEN TWO BUILDINGS
- * NO ROOF OVERHANG OR PROJECTION ALLOWED WITHIN 2'-0" OF IMAGINARY LINE BETWEEN TWO BUILDINGS
- * ALL ROOF OVERHANGS AND PROJECTIONS ARE NON-RATED
- * FIREBLOCKING IS PROVIDED AT ALL EAVE OVERHANGS FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING (FOOTNOTE a)
- * NO GABLE VENT OPENINGS WILL BE INSTALLED BELOW RAKE OVERHANGS (FOOTNOTE b)

3. ROOF OVERHANGS AND PROJECTIONS SHOWN ARE INCLUSIVE OF CORBELS / BRACKETS

4. FIRE SEPARATION DISTANCES MEASURE AT A RIGHT ANGLE FROM THE FACE OF WALL



					01/16/2025 - BUILDER REVISIONS J. GOMEZ ORIGINAL PLAN SET (#212300025) WAS APPROVED ON 04/13/22 AND AGAIN WITH REVISIONS ON 02/27/23 WITH AN INSULATED CONCRETE PANEL SYSTEM FOR EXTERIOR WALLS. THIS PLAN SET HAS BEEN REVISED WITH 2X WOOD EXTERIOR WALLS. GENERAL NOTES AND DETAILS HAVE BEEN REPLACE WITH 2X EXTERIOR WALL BUILDING TYPE INFORMATION. REVISED SHEETS C1.1-AD4, M0.2-M1.1, P1.1, E1.0-LAST SD SHEET
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PROJECT MANAGER: JAIME GOMEZ
DATE: 01/09/2025
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ISOLA AT
202 AND ELLIOT
5800 W ELLIOT RD
PHOENIX, AZ 85339

PLAN NUMBER
PLAN 2

SHEET NUMBER
ARL1.1



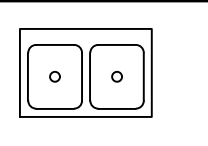
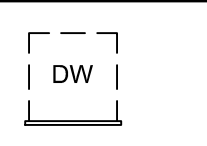
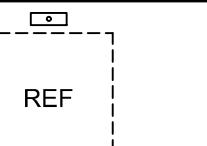
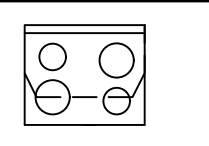
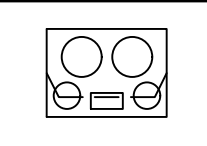
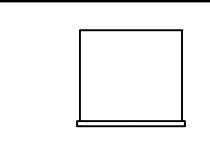
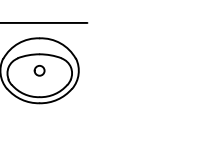
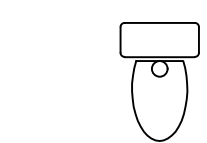
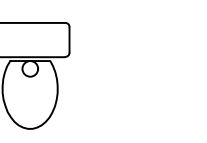
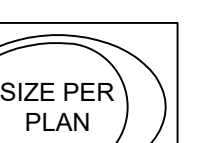
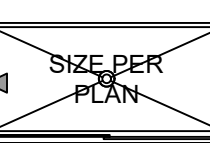
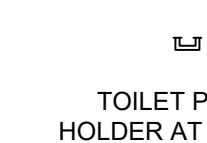
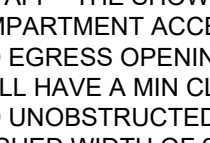
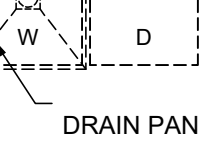
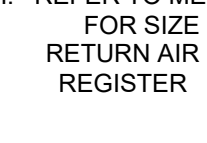
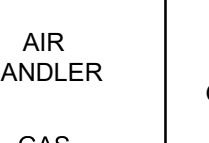
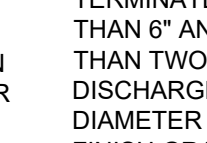
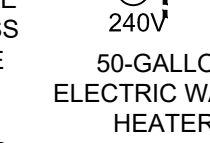
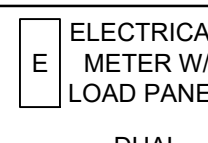
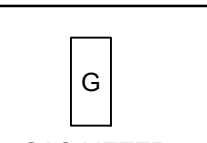
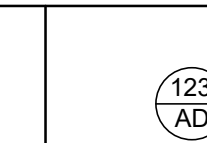
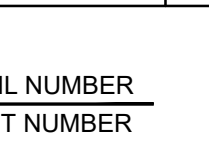
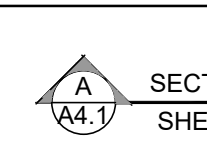
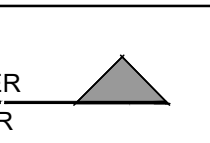
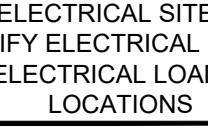
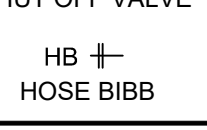
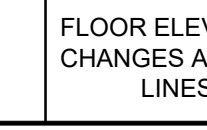
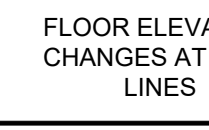
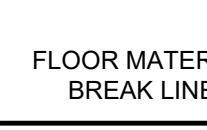
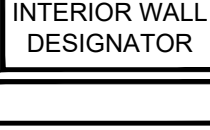
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ARCHITECTURE | ENGINEERING | FORENSICS
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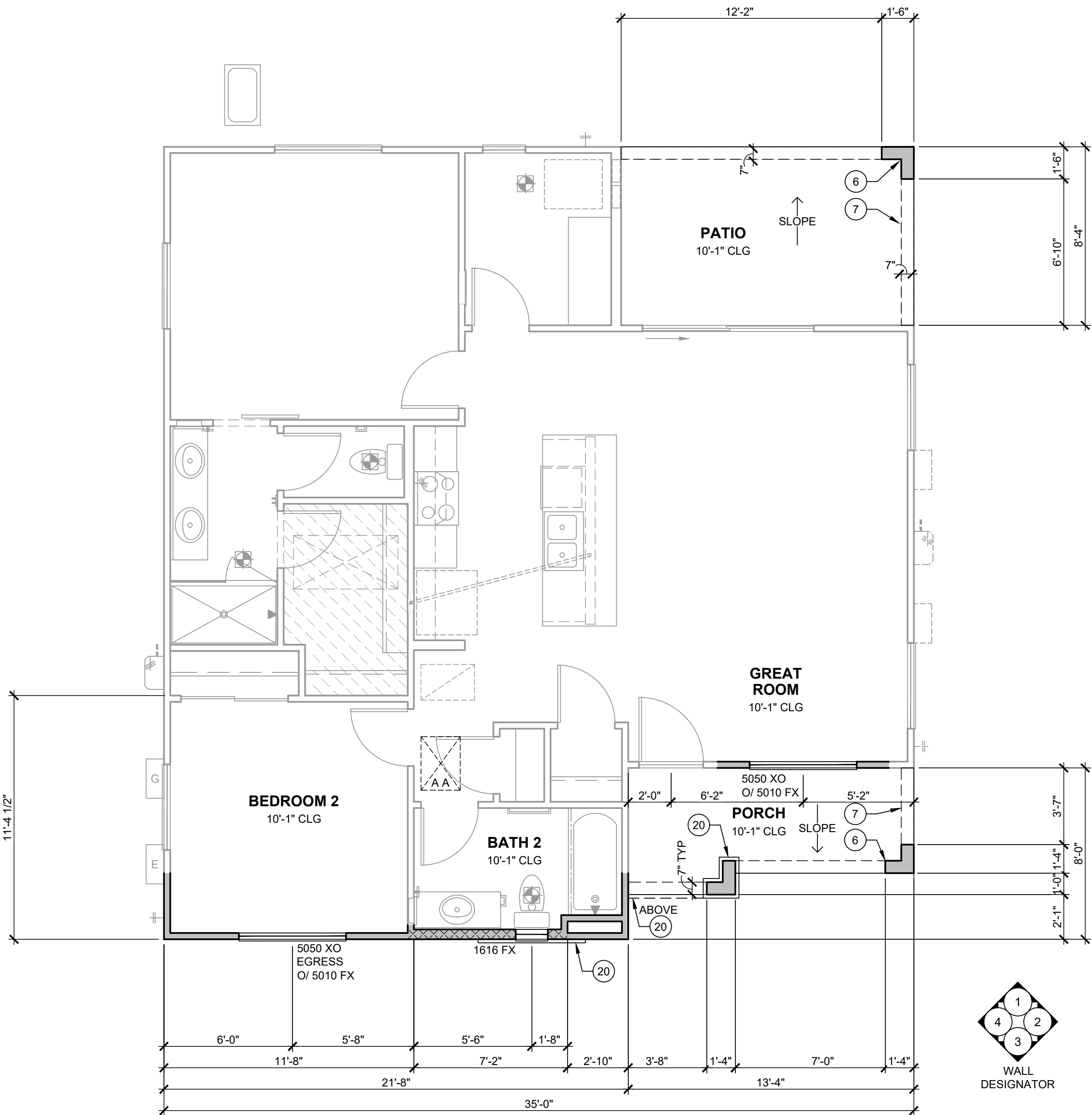
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GENERAL ARCHITECTURAL NOTES			
CODE COMPLIANCE		GRADING AND DRAINAGE	
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (I.R.C.) AND ALL OTHER APPLICABLE BUILDING CODES (SEE CODE INFORMATION ON SHEET C1.1) INCLUDING ADOPTED MUNICIPAL AMENDMENTS.		1. REFER TO THE SITE-SPECIFIC PROFESSIONALLY ENGINEERED SYSTEMS AND DOCUMENTATION PROVIDED BY OTHERS (ENGINEERED GRADING AND DRAINAGE PLANS, ENGINEERED OFFSITE DEVELOPMENT PLANS, AND/OR ENGINEERED GEOTECHNICAL REPORT) FOR ADDITIONAL INFORMATION, RECOMMENDATIONS AND REQUIREMENTS NOT SHOWN ON THESE PLANS. THE MORE RESTRICTIVE REQUIREMENTS SHALL APPLY.	
DISCREPANCIES		2. IN THE ABSENCE OF PROFESSIONALLY ENGINEERED SYSTEMS AND DOCUMENTATION FOR THIS PROJECT, THE OWNER, BUILDER, CONTRACTOR AND TRADE CONTRACTORS ARE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL SITE IMPROVEMENTS THAT PROVIDE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE AND SITE AS REQUIRED BY CODE AND GOOD CONSTRUCTION PRACTICE. FAILURE TO PROVIDE PROPER DRAINAGE MAY AFFECT THE LONG TERM PERFORMANCE OF THE FOUNDATION SYSTEM, STRUCTURE AND SURROUNDING FLATWORK.	
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND CONDITIONS WITH THE DRAWINGS PRIOR TO START OF CONSTRUCTION. VERIFY IN FIELD ALL EXISTING CONDITIONS SHOWN ON DRAWINGS. THE CONTRACTOR SHALL INFORM FELTEN GROUP OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS. ANY SUCH DISCREPANCIES, OMISSIONS, OR VARIATION NOT REPORTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.		3. ALL NATURAL AND FINISHED GRADES, FINISHED PAD AND FLOOR HEIGHTS, SLOPES, DRAINAGE SWALES, ROOF GUTTER AND DOWNSPOUT COLLECTION SYSTEMS, UNDERGROUND UTILITIES AND SITE IMPROVEMENTS SUCH AS DRIVEWAYS AND WALKWAYS ARE TO BE INSTALLED TO PROVIDE ADEQUATE DRAINAGE AWAY FROM THE STRUCTURE.	
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS ON THE SITE PRIOR TO CONSTRUCTION. ALL DISCREPANCIES AND POTENTIAL CONFLICTS WITH THESE CONSTRUCTION DRAWINGS SHALL BE REPORTED TO FELTEN GROUP BEFORE PROCEEDING WITH CONSTRUCTION.		4. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING. THE PROCEDURE USED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL ACCOUNT FOR ADDITIONAL SETTLEMENT OF THE BACKFILL.	
3. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED.		5. THE ROOF RUNOFF COLLECTION AND DRAINAGE SYSTEMS (INCLUDING OTHER SOURCES OF MOISTURE NEAR THE FOUNDATION) ARE TO BE DESIGNED AND COORDINATED BY THE BUILDER/OWNER/GENERAL CONTRACTOR OR OTHER BUILDER/OWNER/GENERAL CONTRACTOR CONSULTANTS WHEN REQUIRED BY THE GEOTECHNICAL ENGINEER, CIVIL ENGINEER OR OTHER RECOMMENDATIONS AND REQUIREMENTS. FELTEN GROUP DOCUMENTS MAY REFLECT GUTTERS AND DOWNSPOUTS, HOWEVER, WILL NOT REFLECT THE ENTIRE METHOD OF CAPTURING THE DOWNSPOUT DISPERSAL (OR OTHER SOURCES OF MOISTURE NEAR THE FOUNDATION) OR METHOD OF CONVEYANCE TO THE REQUIRED POINT OF DISCHARGE. IT IS THE RESPONSIBILITY OF THE CLIENT OR CLIENTS OTHER CONSULTANTS TO SELECT THE PROPER METHOD OF DRAINAGE AND DISCHARGE (SURFACE OR UNDERGROUND PIPING) FOR THE APPLICABLE SITE CONDITION.	
GENERAL		6. PROPER GRADING SHALL BE PROVIDED DURING CONSTRUCTION AS WELL AS THROUGHOUT THE LIFE OF THE STRUCTURE.	
1. ALL WORK SHALL COMPLY WITH THE GENERAL NOTES, DRAWINGS, APPLICABLE BUILDING CODES AND ALL LOCAL ORDINANCES, LAWS, REGULATIONS, AND PROTECTIVE COVENANTS GOVERNING THE SITE OF WORK, INCLUDING, WITHOUT LIMITATION, ALL APPLICABLE ZONING, BUILDING, FIRE, HEALTH, HANDICAP ACCESSIBILITY, AND ENVIRONMENTAL LAWS, CODES AND ORDINANCES OF THE GOVERNING MUNICIPALITY, COUNTY AND STATE.		7. CONCRETE AND MASONRY FOUNDATIONS SHALL EXTEND ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS NOT LESS THAN 4 INCHES WHERE MASONRY VENEER IS USED AND NOT LESS THAN 6 INCHES ELSEWHERE.	
2. IN CASE OF CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.		GUARDRAILS AND HANDRAILS	
3. TYPICAL DETAILS SHALL APPLY UNLESS SHOWN OTHERWISE IN THE DRAWINGS.		1. GUARDRAILS AND HANDRAILS SHALL BE DESIGNED FOR A SINGLE 200 POUND CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.	
4. ALL PRODUCTS LISTED BY ICC-ES ESR REPORT NUMBERS, OR SIMILAR TESTING REPORTS, SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTIONS FOR PRODUCTS LISTED SHALL ALSO HAVE ICC-ES-APPROVED EVALUATION REPORTS OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.		2. THE DESIGN OF GUARDRAIL WALLS CONSTRUCTED OF WOOD STUD FRAMING SHALL BE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER OF RECORD.	
5. CONNECT WATER, GAS AND ELECTRIC LINES TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL BUILDING CODES.		3. THE DESIGN OF GUARDRAILS AND HANDRAILS CONSTRUCTED OF FINISH WOOD, STEEL OR OTHER MATERIALS INSTALLED AFTER ROUGH FRAMING SHALL BE THE RESPONSIBILITY OF THE PRODUCT SUPPLIER.	
6. MISCELLANEOUS SITE STRUCTURES, SWIMMING POOLS, SPAS, FENCES, SITE WALLS (INCLUDING RETAINING WALLS), AND GAS STORAGE TANKS REQUIRE SEPARATE PERMITS.		INTERIOR MATERIAL AND FINISHES	
7. THE STANDARD OF CARE FOR ALL PROFESSIONAL ARCHITECTURAL AND RELATED SERVICES PERFORMED OR FURNISHED BY FELTEN GROUP WILL BE THE CARE AND SKILL ORDINARILY USED BY MEMBERS OF THE SUBJECT PROFESSION PRACTICING UNDER SIMILAR CIRCUMSTANCES AT THE SAME TIME AND IN THE SAME LOCALITY. FELTEN GROUP MAKES NO WARRANTIES, EXPRESS OR IMPLIED, OR OTHERWISE, IN CONNECTION WITH FELTEN GROUP'S SERVICES. FELTEN GROUP AND ITS CONSULTANTS MAY USE OR RELY UPON THE DESIGN SERVICES OF OTHERS, INCLUDING, BUT NOT LIMITED TO, ENGINEERS, ARCHITECTS, DESIGNERS, CONTRACTORS, MANUFACTURERS, AND SUPPLIERS.		1. 1/2" GYPSUM BOARD THROUGHOUT, UNLESS NOTED OTHERWISE. USE 1/2" SAG-RESISTANT GYPSUM BOARD AT CEILING.	
8. ALL DESIGN DOCUMENTS PREPARED OR FURNISHED BY FELTEN GROUP ARE INSTRUMENTS OF SERVICE, AND FELTEN GROUP RETAINS OWNERSHIP AND PROPERTY INTEREST (INCLUDING THE COPYRIGHT) IN SUCH DOCUMENTS, WHETHER OR NOT THE PROJECT IS COMPLETED. CLIENT SHALL NOT REUSE THE DOCUMENTS WITHOUT WRITTEN PERMISSION FROM FELTEN GROUP.		2. SHOWER DOOR/OPENING SHALL BE SHOWER ROD OR TEMPERED GLASS SHOWER ENCLOSURE/DOOR.	
9. THE CONTRACTOR, NOT FELTEN GROUP, IS RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT, AND FELTEN GROUP IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF ANY CONTRACTOR, SUBCONTRACTOR OR MATERIAL SUPPLIER. FOR SAFETY PRECAUTIONS, PROGRAMS OR ENFORCEMENT; OR FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES EMPLOYED BY THE CONTRACTOR, FELTEN GROUP SHALL NOT AT ANY TIME SUPERVISE, DIRECT, OR HAVE CONTROL OVER ANY CONTRACTORS WORK.		3. GLAZING IN WALLS, ENCLOSURES AND DOORS CONTAINING OR FACING BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE DESIGNED TO COMPLY WITH THE TEST CRITERIA FOR CATEGORY II GLAZING IN ACCORDANCE WITH CPSC 16 CFR 1201. THE CONTRACTOR, NOT FELTEN GROUP, IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION TO COMPLY WITH THIS IMPACT TEST STANDARD.	
10. FELTEN GROUP NEITHER GUARANTEES THE PERFORMANCE OF ANY CONTRACTOR NOR ASSUMES RESPONSIBILITY FOR ANY CONTRACTOR'S FAILURE TO FURNISH AND PERFORM ITS WORK IN ACCORDANCE WITH THE CONTRACT BETWEEN CLIENT AND SUCH CONTRACTOR.		4. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.	
11. FELTEN GROUP WILL NOT HAVE CONTROL OVER NOR BE EITHER RESPONSIBLE OR LIABLE IN ANY WAY FOR SAFETY PROCEDURES, SAFETY TRAINING AND PROGRAMS OR OTHER SAFETY RELATED ASPECTS OF THE WORK OF THE PROJECT SINCE THESE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.		5. MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE OF APPROVED MATERIAL, AS FOLLOWS: GLASS MAT GYPSUM BACKING PANEL, FIBER-REINFORCED GYPSUM PANELS, NONASBESTOS FIBER-CEMENT BACKER BOARD, OR NONASBESTOS FIBER MAT-REINFORCED CEMENTITIOUS BACKER UNITS. BACKER BOARDS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. CUT OR EXPOSED EDGES, INCLUDING THOSE AT WALL INTERSECTIONS, SHALL BE SEALED AS RECOMMENDED BY THE MANUFACTURER.	
12. THE ARCHITECT AND ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES. THE CONTRACTOR WILL NOTIFY THE OWNER OF ANY SUSPECTED HAZARDOUS MATERIAL.		6. GENERAL CONTRACTOR SHALL COORDINATE BACKING FOR ALL ACCESSORIES (TOWEL BARS, TOWEL RINGS, TOILET PAPER HOLDERS, CLOTHES PEGS, ETC.) IN BATHROOMS, KITCHEN AND OTHER AREAS AS REQUIRED.	
13. THE CONTRACTOR, BY PROCEEDING WITH CONSTRUCTION REPRESENTS THAT: HE HAS REVIEWED THE CONSTRUCTION DRAWINGS, HAS HAD THE OPPORTUNITY TO VISIT THE SITE, HAS FAMILIARIZED HIMSELF WITH LOCAL CONDITIONS, LAWS, REGULATIONS AND SECURITY REQUIREMENTS UNDER WHICH WORK IS TO BE PERFORMED, AND THE SITE USES COORDINATED WITH THE BUILDER.		7. PROVIDE BACKING FOR CURTAIN RODS AS REQUIRED.	
14. FAILURE TO VISIT THE SITE AND BECOME FAMILIAR WITH CONDITIONS SHALL NOT RELIEVE CONTRACTOR OR A SUBCONTRACTOR FROM FURNISHING MATERIALS OR EQUIPMENT OR COMPLETING THE WORK IN ACCORDANCE WITH CONTRACT DOCUMENTS AT NO ADDITIONAL COST. ALL ITEMS NOT SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED UNDER CONTRACT WITH BUILDER.		8. GYPSUM BOARD CEILINGS AT KITCHEN AND BATHS SHALL BE TAPED, TEXTURED AND PAINTED SEMI-GLOSS. ALL OTHER GYPSUM BOARD CEILINGS SHALL BE TAPED, TEXTURED AND PAINTED FLAT UNLESS NOTED OTHERWISE.	
16. ALL MATERIALS USED IN THIS PROJECT SHALL BE NEW AND UNUSED UNLESS OTHERWISE SPECIFIED BY BUILDER.		9. ALL INTERIOR DOORS AND TRIM SHALL BE PAINTED GLOSS UNLESS NOTED OTHERWISE.	
		10. ALL FINISHES SHALL BE SELECTED BY BUILDER, AND ALL FLOORS, WALLS, CEILINGS, WOODWORK, ETC. SHALL BE PREPARED APPROPRIATELY TO RECEIVE THEIR RESPECTIVE FINISHES.	
		11. ALL DOORS TO BE 6'-8" HIGH, 1-3/8" HOLLOW CORE AT INTERIOR, 1-3/4" SOLID CORE AT EXTERIOR, UNLESS NOTED OTHERWISE. SLIDING GLASS DOORS SHALL HAVE TEMPERED GLASS.	
		12. FURNISH ALL FINISH HARDWARE NECESSARY FOR SMOOTH OPERATION OF DOORS. INCLUDE ALL REQUIRED DOOR STOPS, THRESHOLDS, WEATHER STRIPPING, FLUSH BOLTS, ETC. CONSULT WITH THE OWNER AS TO THE FUNCTION OF EACH DOOR IN ORDER TO DETERMINE APPROPRIATE HARDWARE.	
		13. ALL FINISH HARDWARE SHALL BE SELECTED BY BUILDER.	

ABBREVIATIONS			
AA	ATTIC ACCESS	DN	DOWN
AB	ANCHOR BOLT	DR	DOOR
ABS	ACRYLONITRILE BUTADIENE STYRENE (PIPING)	DS	DOWNSPOUT
ABV	ABOVE	DTL	DETAIL(S)
AC (A/C)	AIR CONDITIONING	DWG	DRAWING
ADJ	ADJUSTABLE	DWR	DRAWER
AFCI	ARC-FAULT CIRCUIT-INTERRUPTER	EA	EACH
AFF	ABOVE FINISHED FLOOR	ELEC	ELECTRIC (AL)
AH	AIR HANDLER	ELEV	ELEVATION
AIS	ASPHALT-IMPREGNATED SHEATHING	EQ	EQUAL
AL	ALUMINUM	EQUIP	EQUIPMENT
ALT	ALTERNATE	EXPD	EXPANDED
AMP	AMPERE(S)	EXH	EXHAUST
ARCH	ARCHITECTURAL	EXIST	EXISTING
ASPH	ASPHALT	EXT	EXTERIOR
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	FAU	FORCED AIR UNIT
AUTO	AUTOMATIC	FB	FLOOR BREAK
BATH	BATH	FD	FLOOR DRAIN
BD	BOARD	FF	FINISH FLOOR
BDRM	BEDROOM	FF HB	FROST-FREE HOSE BIBB
BET	BETWEEN	FIN	FINISH
BF	BI-FOLD	FJ	FLOOR JOIST
BL	BUILDING LINE	FLR	FLOOR
BLDG	BUILDING	FLUOR	FLUORESCENT
BLK	BLOCK	FND	FOUNDATION
BLKG	BLOCKING	FRENCH	FRENCH
BM	BEAM	FS	FACE OF STUD
BO	BOTTOM OF	FS	FREE STANDING
BOT	BOTTOM	FT	FOOT OR FEET
BP	BI-PASS	FTG	FOOTING
BRG	BEARING	FURR	FURRED (ING)
BSMT	BASEMENT	FUT	FUTURE
CABS	CABINET	FX	FACE
CEM	CEMENT	G	GAS
CER	CERAMIC	GA	GAUGE OR GAGE
CF	CUBIC FEET	GALV	GALVANIZED
CIR	CIRCLE	GC	GENERAL ARCHITECTURAL NOTES
CJ	CEILING JOIST	GEN	GENERAL ELECTRICAL NOTES
CJT	CONTROL JOINT	GFCI	GROUND-FAULT CIRCUIT-INTERRUPTER
CL	CENTER LINE	GI	GALVANIZED IRON
CLG	CEILING	GL	GLASS OR GLAZING
CLG HT	CEILING HEIGHT	GL BLK	GLASS BLOCK
CLKG	CAULKING	GRDN	GARDEN
CLO	CLOSET	GS	GAS STUB
CLR	CLEAR (ANCE)	GSN	GENERAL STRUCTURAL NOTES
CM	CONSTRUCTION MANAGER	GYP	GYPSUM
CMU	CONCRETE MASONRY UNIT	GYP BD	GYPSUM BOARD
CNTR	COUNTER	H	HOLE
CNTRTP	COUNTERTOP	HB	HOSE BIBB
COL	COLUMN	HC	HOLLOW CORE
COMB	COMBUSTION	HD	HEAD
CONC	CONCRETE	HDR	HEADER
CONST	CONSTRUCTION	HDW	HARDWARE
CONT	CONTINUOUS OR CONTINUE	HM	HOLLOW METAL
CORR	CORROSION	HORIZ	HORIZONTAL
CPT	CARPET	HR	HOUR
CSMT	CASEMENT	HS	HARD SURFACE
CT	CERAMIC TILE	HT (HGT)	HEIGHT
CTR	CENTER OR COUNTER	HVAC	HEATING / VENTING / AIR CONDITIONING
CRWL	CRAWL OR CRAWL SPACE	HYD	HYDRANT
CW	COLD WATER	IBD	INTERNATIONAL BUILDING CODE
D	DRYER	IECC	INTERNATIONAL ENERGY CONSERVATION CODE
DBL	DOUBLE	IEC	INTERNATIONAL MECHANICAL CODE
DET	DETAIL(S)	ILU	IN LIEU OF
DIA	DIAMETER	IN	INCH
DIAG	DIAGONAL	INCL	INCLUDE (ED) (ING)
DIF	DIFFUSER		
DIM	DIMENSION		
DISP	DISPENSER OR DISPOSAL		
DIV	DIVISION		

SYMBOL LEGEND					
					
DOUBLE SINK WITH DISPOSAL	DISHWASHER - PROVIDE APPROVED AIR GAP	REFRIGERATOR SPACE WITH ICE MAKER	RANGE WITH MICROWAVE / HOOD VENTED TO OUTSIDE	COOKTOP WITH HOOD VENTED TO OUTSIDE	WALL OVEN / MICROWAVE
					
LAVATORY WITH MIRROR FULL WIDTH OF VANITY	PEDESTAL SINK WITH DECORATIVE MIRROR	ELONGATED AND STANDARD WATER CLOSET - PROVIDE 15" (MIN) ON EACH SIDE AND 21" (MIN) CLEAR IN FRONT	TUB / SHOWER COMBO W/ SHOWER ROD SURROUND TO 6'-0" AFF	OVAL TUB - SEE PLAN FOR SIZE	SHOWER PAN WITH TEMP GLASS ENCLOSURE WITH SURROUND TO 6'-0" AFF - SHOWER HEAD TO BE AT 6'-8" AFF - THE SHOWER COMPARTMENT ACCESS AND EGRESS OPENINGS SHALL HAVE A MIN CLEAR AND UNOBSTRUCTED FINISHED WIDTH OF 22"
					
TOWEL BAR AT +40" AFF	RECESSED MEDICINE CABINET - BOTTOM AT +48" AFF	TOWEL RING AT +42" AFF	TOILET PAPER HOLDER AT +24" AFF	TOWEL HOOKS	EXHAUST FAN
					
DRAIN PAN WHERE OCCURS	LAUNDRY SINK	REFER TO MECH. FOR SIZE ATTIC ACCESS PANEL	REFER TO MECH. FOR SIZE RETURN AIR REGISTER	AIR HANDLER	GAS VENT
					
WASHER AND DRYER SPACE W/ RECESSED PLUMBING BOX AND DRYER VENT BOX	REFER TO MECH. FOR SIZE JUMP DUCT	GAS STUB	GAS KEY	GAS TANKLESS WATER HEATER	50-GALLON GAS WATER HEATER
					
ELECTRICAL METER W/ LOAD PANEL	GAS METER	A/C CONDENSER AND PAD	FLOOR ELEVATION CHANGES AT SLAB LINES	FLOOR ELEVATION CHANGES AT SLAB LINES	FLOOR MATERIAL BREAK LINE
					
DUAL ELECTRICAL METER PACK	HOSE BIBB WITH SHUT OFF VALVE	HOSE BIBB	DETAIL NUMBER	SECTION LETTER	INTERIOR WALL DESIGNATOR
ELECTRICAL LOAD PANEL					
SEE ELECTRICAL SITE PLAN - VERIFY ELECTRICAL METER AND ELECTRICAL LOAD PANEL LOCATIONS					

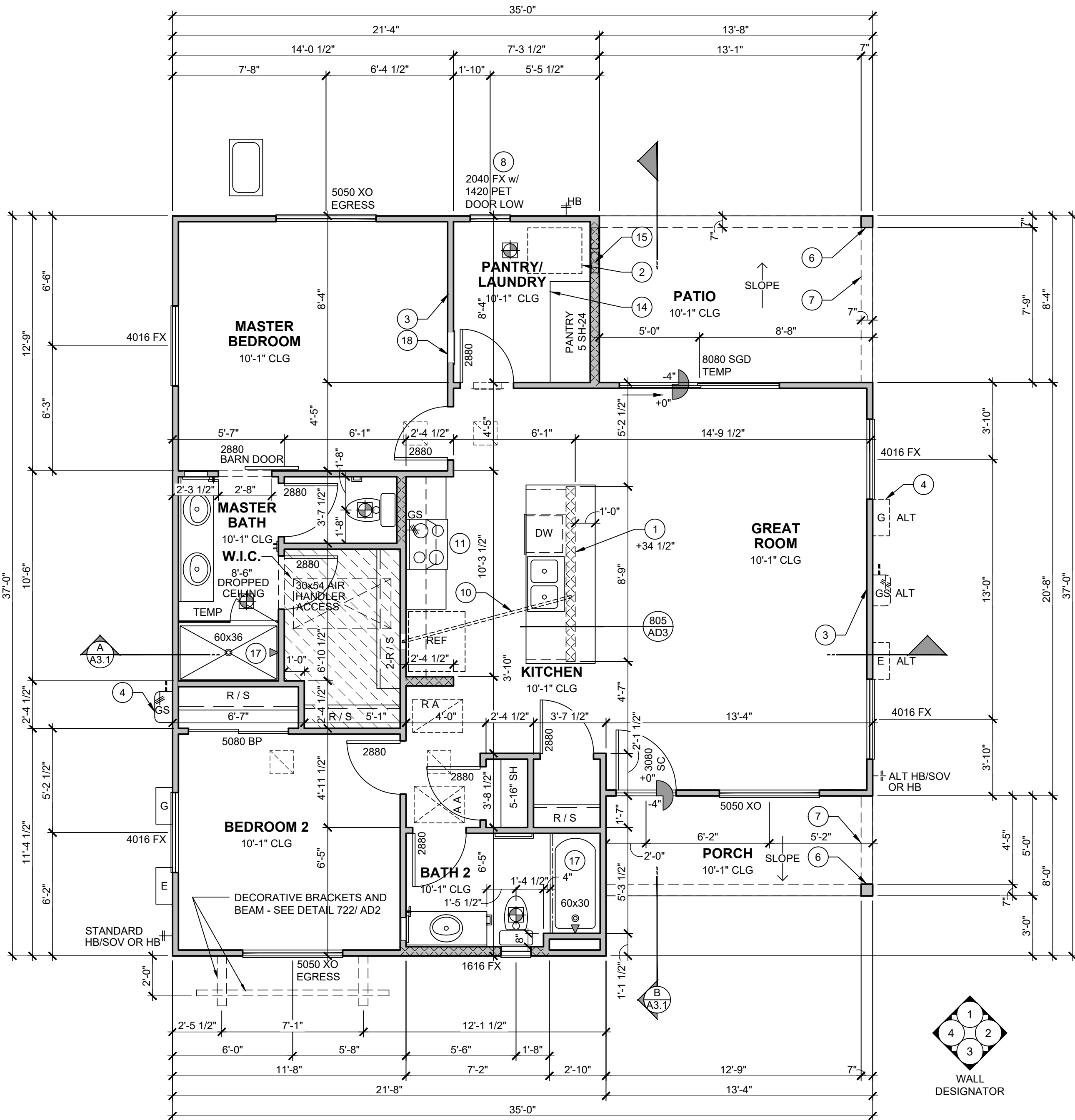
jaime.gomez Jan 09, 2025 - 1:14 pm Z:\A_Misala Communities\202 and Elliot - Phoenix - For Rent\Residences - Wood\Plan 2\Architecture\Active Folder\Plot Sheets\Plan 2.dwg Floor Plans.dwg



FLOOR PLAN

ELEVATION C - MODERN

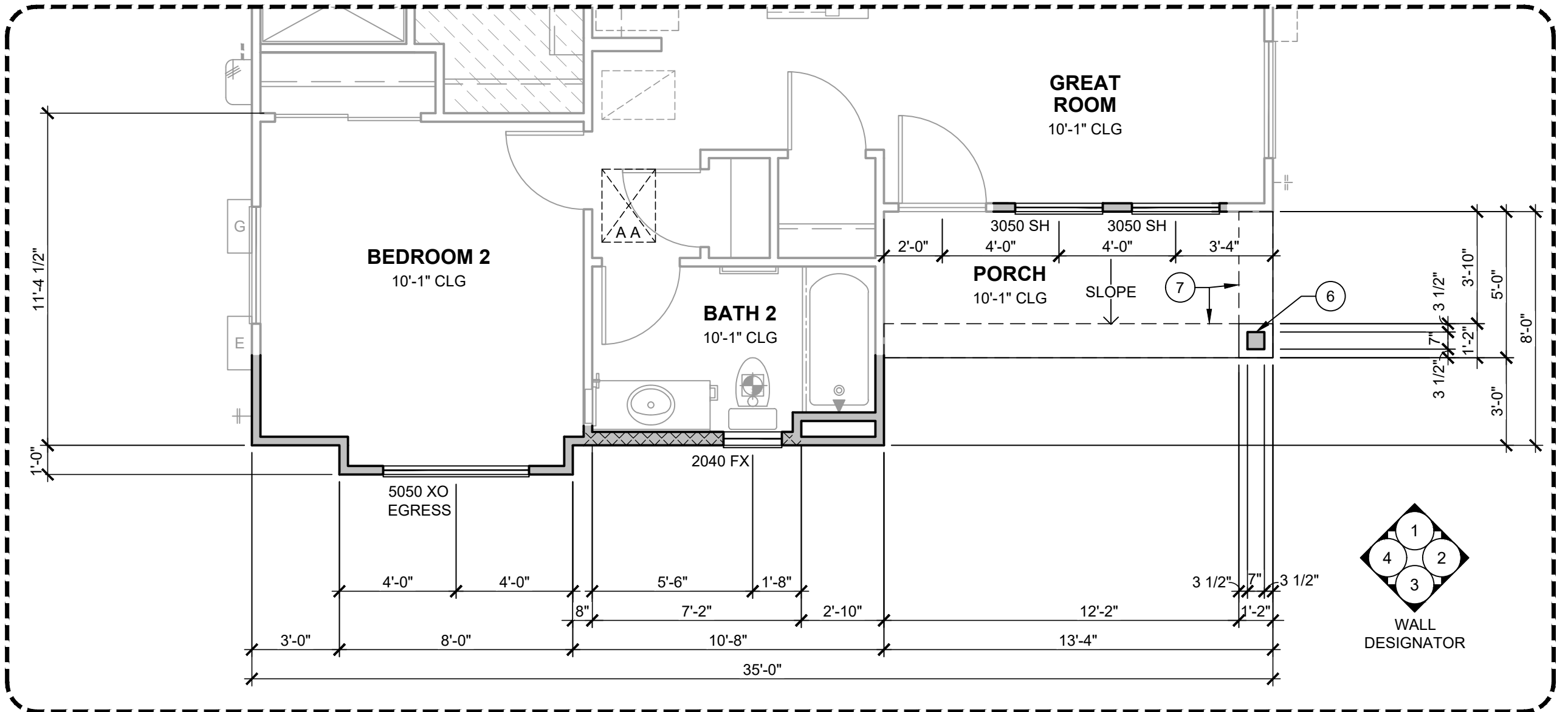
1/4" = 1'-0"



FLOOR PLAN

ELEVATION A - COTTAGE

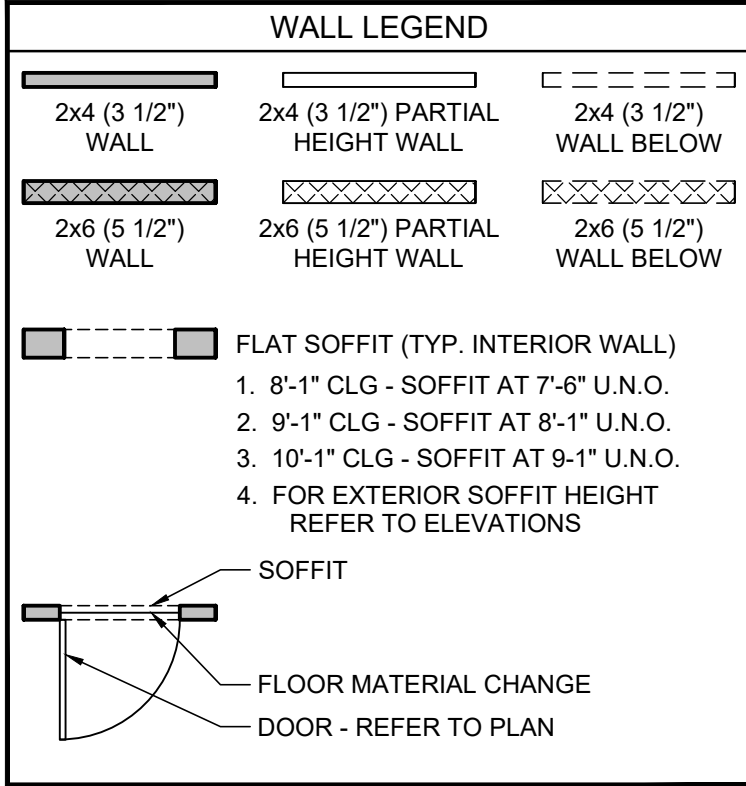
1/4" = 1'-0"



FLOOR PLAN

ELEVATION B - CRAFTSMAN

1/4" = 1'-0"



- FLOOR PLAN KEYNOTES**
- NOTE: ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET
- LOW WALL - HEIGHT AS NOTED
 - STACKED WASHER / DRYER - SEE OWNER FOR SPECIFICATIONS
 - PROVIDE BACKING FOR T.V. AT 56" HIGH - SEE OWNER
 - GAS TANKLESS WATER HEATER - INSTALL PER MANUFACTURER'S SPECIFICATIONS AND CLEARANCES
 - NOT USED
 - FRAMED STUCCO COLUMN
 - FRAMED STUCCO SOFFIT
 - PROVIDE 30" x 30" PAVER STOOP
 - NOT USED
 - UNDER-SLAB CONDUIT
 - 30" RANGE WITH MICROWAVE/HOOD VENTED TO OUTSIDE
 - RANGE VENT SOFFIT TO CEILING (DO NOT PENETRATE FIRE RATED ASSEMBLY WITH RANGE VENT)
 - NOT USED
 - STANDARD SHELF OR OPT. OVERHEAD CABINET - VERIFY WITH BUILDER SPECIFICATIONS
 - 4" DRYER VENT TO OUTSIDE TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS - SEE DETAIL 801/AD3
 - NOT USED
 - PROVIDE SHOWER / TUB 2x BACKING - SEE DETAIL 811/AD3
 - STRUCTURED WIRING PANEL
 - NOT USED
 - VENEER - SEE EXTERIOR ELEVATIONS

- FLOOR PLAN GENERAL NOTES**
- ALL DIMENSIONS ARE TO ROUGH-FRAMED FACE OF STUD, U.N.O. DO NOT SCALE DRAWINGS.
 - ALL 1ST FLOOR WINDOW HEADS TO BE 5'-0" U.N.O.
 - PROVIDE WINDOW AREAS EQUAL TO 8% OF FLOOR AREA WITH MINIMUM OPENABLE AREA TO OUTDOORS EQUAL TO 4% OF FLOOR AREA
 - WINDOW SUPPLIER TO VERIFY THAT ALL WINDOWS IDENTIFIED AS "EGRESS" PROVIDE MINIMUM NET CLEAR OPENING AREA, HEIGHT AND WIDTH, AND WINDOW CONTROL OPENING DEVICES REQUIRED FOR EMERGENCY ESCAPE AND RESCUE OPENINGS.
 - SEE EXTERIOR ELEVATIONS FOR VERTICAL HEIGHTS.
 - ALL INTERIOR WALLS TO BE 1/2" GYPSUM BOARD, U.N.O. ALL INTERIOR CEILINGS TO BE 1/2" SAG-RESISTANT GYPSUM CEILING BOARD, U.N.O. ALL EXTERIOR CEILINGS TO BE 1/2" EXTERIOR-RATED, SAG-RESISTANT GYPSUM CEILING BOARD, U.N.O. USE MOISTURE-RESISTANT AND/OR MOLD-RESISTANT GYPSUM BOARD AT BATHTUB AND SHOWER AREAS PER BUILDER SPECIFICATIONS.
 - FIRE / DRAFTSTOP BLOCK ALL VERTICAL AND HORIZONTAL VOID SPACES AS REQUIRED BY BUILDING CODE.
 - APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR.
 - CABINET LAYOUTS ARE SHOWN CONCEPTUALLY. SUB-CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR FINAL CONFIGURATION AND APPROVAL BY BUILDER. ALL M.P.E. TRADES TO COORDINATE LOCATIONS W/ APPROVED CABINET SHOP DRAWINGS.
 - FINAL CONSTRUCTION, CONFIGURATION, AND LOCATION OF SHELVING TO BE DETERMINED BY BUILDER - SEE DETAIL 810/AD3 FOR CLOTHES CLOSET SHELVING.
 - ATTIC ACCESS 22"x30" - SEE DETAIL 808/AD3 AND 809/AD3.
 - PROVIDE WATER SUPPLY FOR LANDSCAPING AS REQUIRED.
 - PROVIDE FROST-FREE HOSE BIBBS AS REQUIRED IN APPLICABLE CLIMATES ZONES.
 - ELECTRICAL METER - SEE DETAIL 303/AD1.
 - IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING. DECO DRAINS AND OTHER NECESSARY MEANS ARE TO BE INSTALLED TO PROVIDE ADEQUATE DRAINAGE AWAY FROM THE STRUCTURE FOR LANDSCAPE AREAS WHERE DRAINAGE COULD BE TRAPPED BY SIDEWAYS, DRIVEWAYS, OTHER FLATWORK, SITE WALLS, AND SIMILAR OBSTRUCTIONS.

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FLOOR PLAN
ALL ELEVATIONS



PROJECT MANAGER:
JAIME GOMEZ
DATE: 01/09/2025

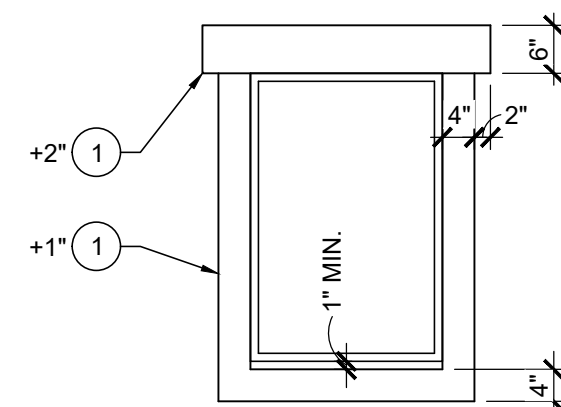
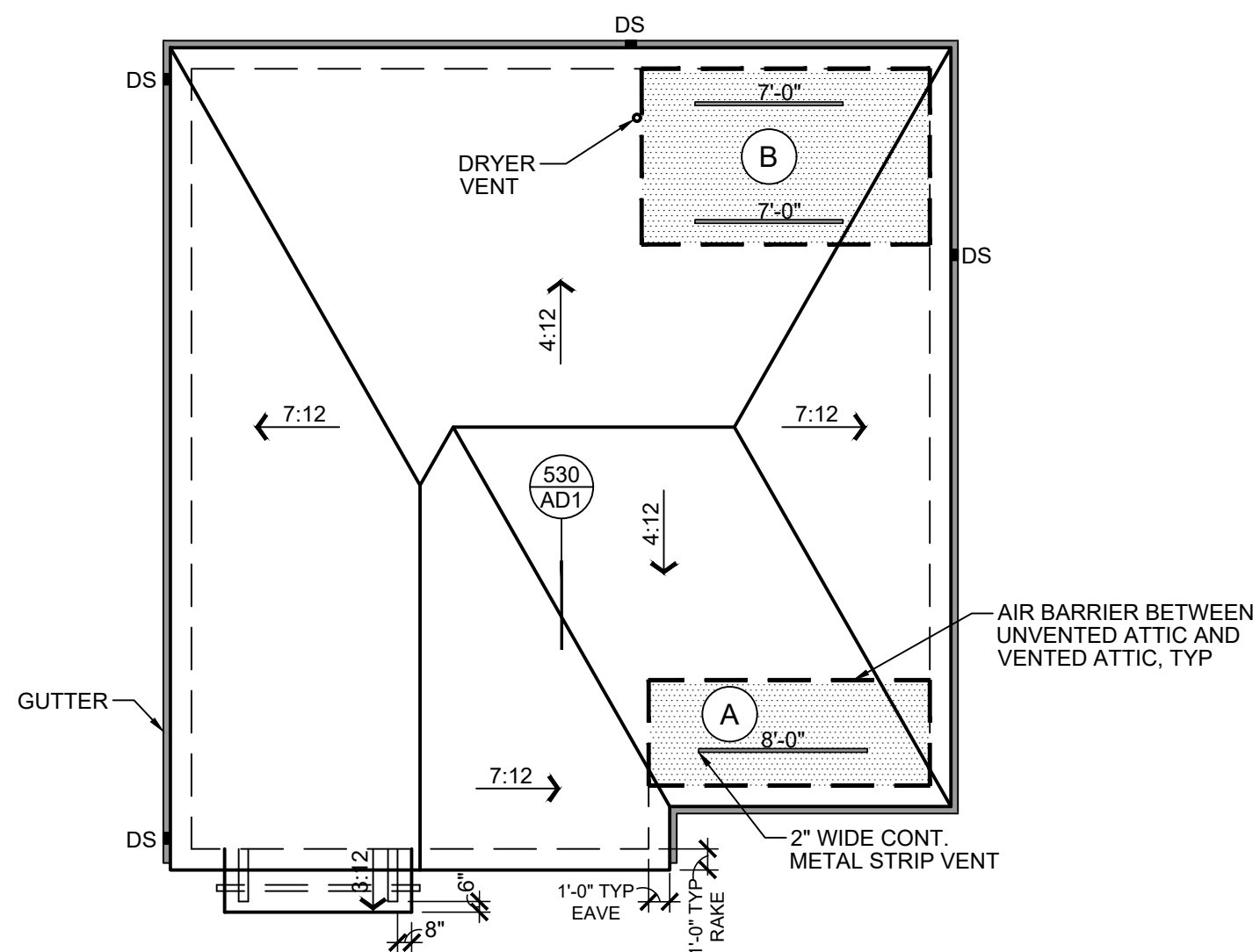
ISOLA AT
202 AND ELLIOT
8800 W ELLIOT RD
PHOENIX, AZ 85339

PLAN NUMBER
PLAN 2

SHEET NUMBER
A1.1

(A) ROOF VENTILATION CALCULATIONS					1/150	
TOTAL ROOF AREA		=	67 SQ. FT.		VENTING REQUIRED = 64.00 SQ. IN.	
VENTING PROVIDED		8 L.F.	2" WIDE CONT. METAL STRIP VENT - 8.00 SQ. IN. P.L.F. =		64.00 SQ. IN.	
TOTAL VENTING PROVIDED =					64.00 SQ. IN.	

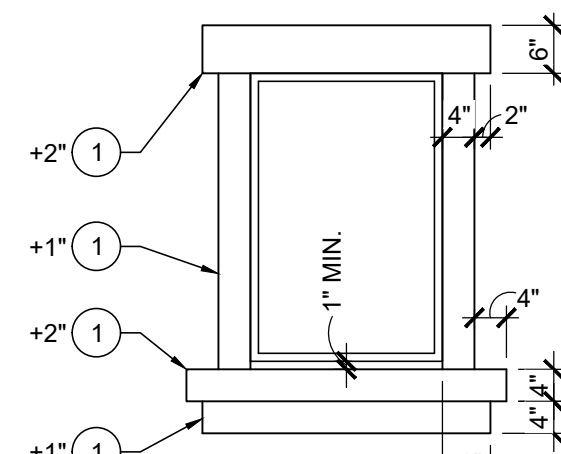
B ROOF VENTILATION CALCULATIONS				1/150
TOTAL ROOF AREA	=	114 SQ. FT.	VENTING REQUIRED =	109.33 SQ. IN.
VENTING PROVIDED		14 L.F.	2" WIDE CONT. METAL STRIP VENT - 8.00 SQ. IN. P.L.F.	112.00 SQ. IN.
TOTAL VENTING PROVIDED =				112.00 SQ. IN.



TYP WINDOW TRIM

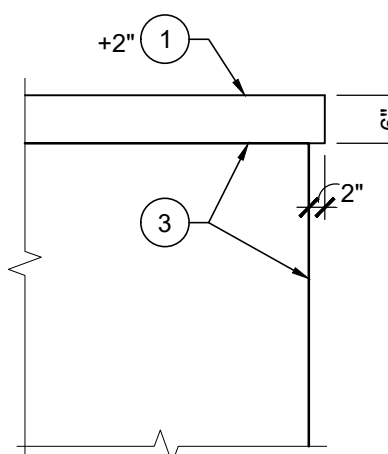
ELEVATION A - COTTAGE 1/2" = 1'-0"

STUCCO TRIM AT FRONT, SIDES AND REAR APPLIED TO
ALL WINDOWS INCLUDING SLIDING GLASS DOOR AT
COVERED PATIO



WINDOW TRIM

ELEVATION A - COTTAGE 1/2" = 1'-0"
TRIM AT FRONT WINDOW AT BEDROOM 2



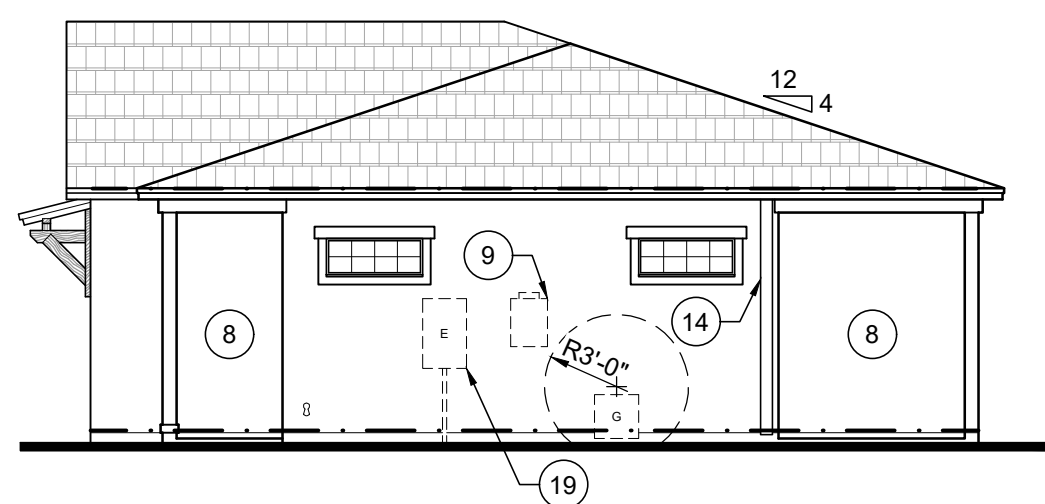
STUCCO TRIM

ELEVATION A - COTTAGE 1/2" = 1'-0"
STUCCO TRIM AT PORCH AND COVERED PATIO



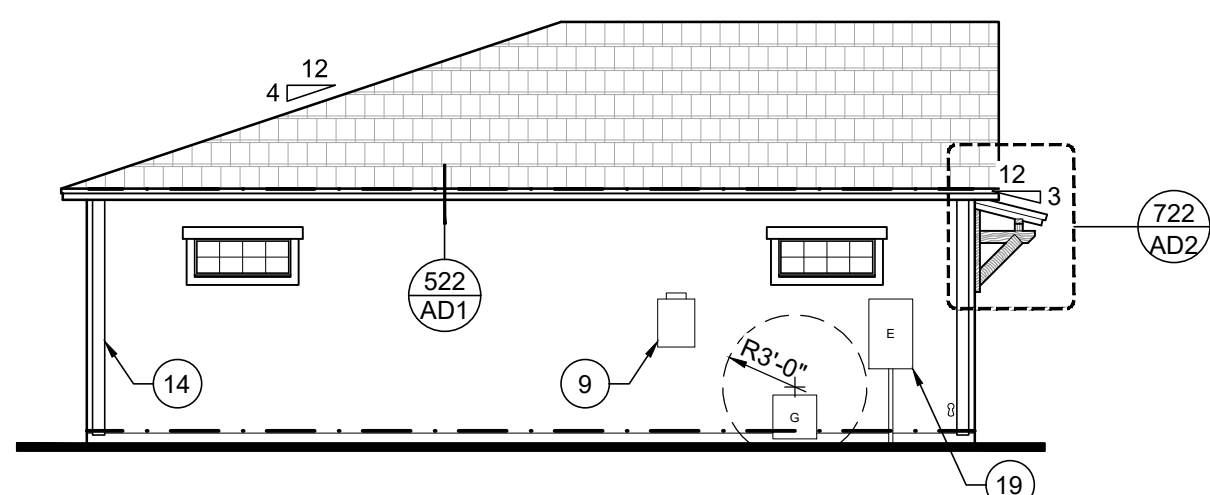
REAR ELEVATION

ELEVATION A - COTTAGE 1/8" = 1'-0"



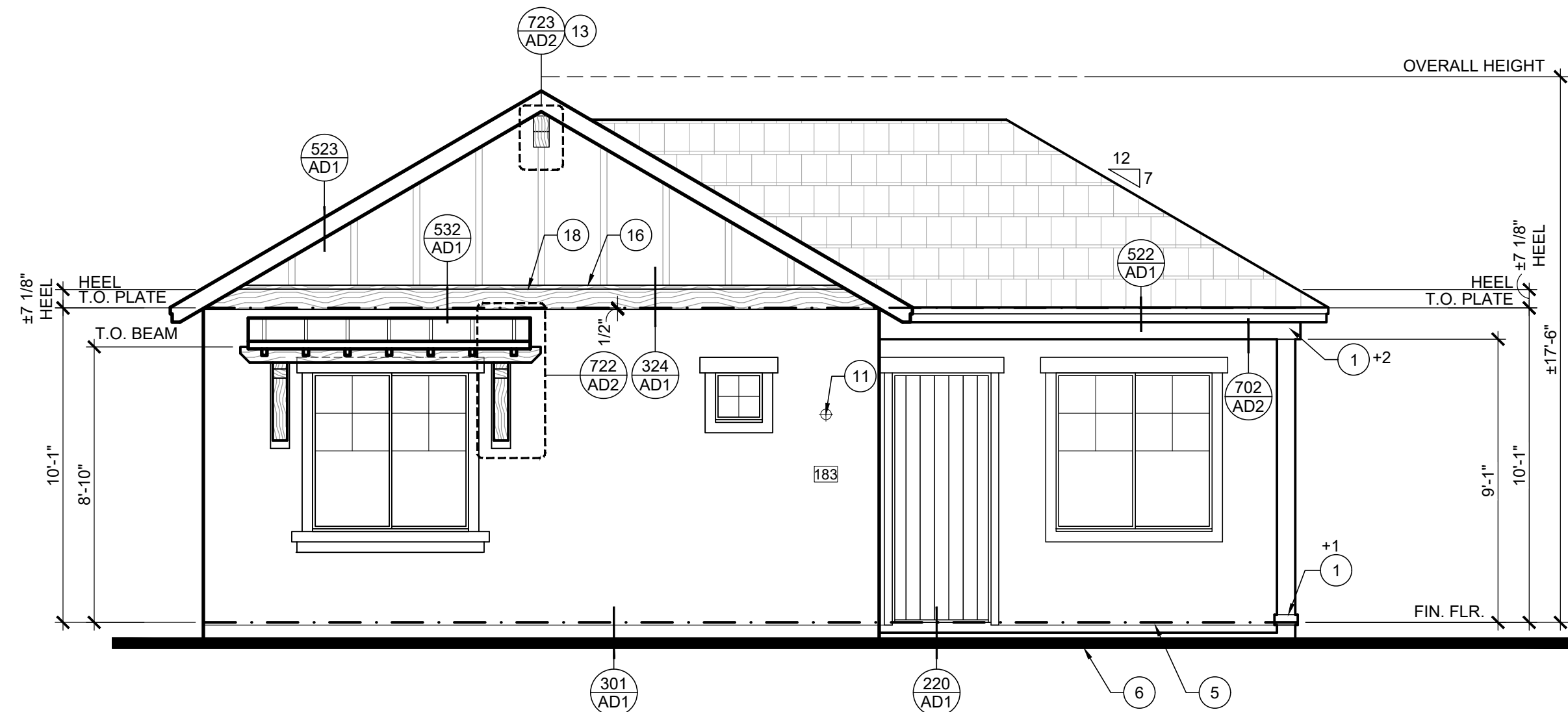
RIGHT ELEVATION

ELEVATION A - COTTAGE 1/8" = 1'-0"



LEFT ELEVATION

ELEVATION A - COTTAGE 1/8" = 1'-0"

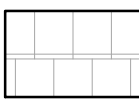
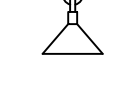


FRONT ELEVATION

ELEVATION A - COTTAGE 1/4" = 1'-0"

- ROOF PLAN GENERAL NOTES**
1. PROVIDE ROOF VENTILATION TO COMPLY WITH I.R.C. R806 FOR ALL ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FLOORED WHERE CEILINGS ARE NOT DIRECTLY EXPOSED TO THE AIR FLOW OF RAFTERS.
 2. ATTIC VENTILATION OPENINGS SHALL BE PROTECTED WITH CORROSION-RESISTANT WIRE MESH OR HARDWARE CLOTH WITH 1/16" MINIMUM TO 1/8" MAXIMUM OPENING.
 3. PROVIDE OPENINGS INTO MAIN ATTIC SPACE FROM ADJACENT ATTICS TO PROVIDE ADEQUATE VENTILATION AS REQUIRED BY THE CODE. SEE DETAIL 531/AD1 FOR ROOF PENETRATIONS, SLOPE CRICKETS MIN. 1/2" P/LF. TO DRAIN - SEE DETAIL 526/AD1 FOR ROOF CRICKETS.
 4. PROVIDE 1/32" DIA. VENTS TO EACH ATTIC SPACE NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA FOR EACH ATTIC SPACE. PROVIDE VENTS TO THE UPPER PORTION OF THE ATTIC TO ALLOW A 1/300 CALCULATION. UPPER VENTS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR AT THE POINT OF THE GABLE END. VENTS LOCATED ATTIC AREA, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION SHALL BE LOCATED AT THE BOTTOM OF THE ATTIC SPACE.
 5. LOCATION OF VENTS SHOWN ON ROOF PLANS FOR REFERENCE ONLY - FIELD VERIFY LOCATIONS.
 6. FIELD VERIFY THAT THE MINIMUM REQUIRED VENTILATION AS LISTED ON ROOF PLANS. CALCULATIONS IS PROVIDED WHEN THE FREE VENTILATION AREA FOR INDIVIDUAL VENTS IS NOT MORE THAN THOSE LISTED IN THE ATTIC VENT CALCULATIONS.
 7. OPTIONS ARE REPRESENTED BY DASHED LINES. TO PROVIDE ADEQUATE DRAINAGE AWAY FROM THE BUILDING, ROOF DRAINAGE SYSTEMS AND GUTTER COLLECTION SYSTEMS ARE TO BE INSTALLED IN ADDITION TO THE PROVISION OF APPROPRIATE VENTS. AND FINISH GRADE TO BE MAINTAINED AT FLOOR HEIGHTS, SLOPES, DRAINAGE SWALES, UNDERGROUND UTILITIES, AND SITE IMPROVEMENTS SUCH AS DRIVEWAYS AND WALKWAYS.
 8. DOWNSPOUTS SHALL BE INSTALLED TO GRADE SHALL DISCHARGE TO AN ENGINEERED DRAINAGE AND GRADING SYSTEM - SEE CIVIL DRAWINGS.
 9. PROVIDE DRAINAGE SYSTEMS TO REMOTE DRAINAGE SYSTEMS (INCLUDING OTHER SOURCES OF MOISTURE NEAR THE FOUNDATION) ARE TO BE DESIGNED AND COORDINATED BY THE ARCHITECT/OWNER/ENGINEER OR OTHER BUILDER/OWNER/GENERAL CONTRACTOR CONSULTANTS WHEN REQUIRED BY THE APPLICABLE ELECTRICAL, MECHANICAL, CIVIL, ELECTRICAL AND OTHER RECOMMENDATIONS AND REQUIREMENTS. FELTEN GROUP DOCUMENTS MAY REFLECT GUTTERS AND DOWNSPOUTS, HOWEVER WILL NOT BE RESPONSIBLE FOR THE DESIGN OF THE DOWNSPOUT DISPERSAL (OR OTHER SOURCES OF MOISTURE NEAR THE FOUNDATION) OR METHOD OF CONVEYANCE TO THE REQUIREMENTS OF DISCHARGE. IT IS THE RESPONSIBILITY OF THE CLIENT OR CLIENT'S OTHER CONSULTANTS TO SELECT THE PROPER METHOD OF DRAINAGE AND DISCHARGE (SURFACE OR UNDERGROUND PIPING) FOR THE APPLICABLE SITE CONDITION.

COLOR SCHEME	
SCHEME 1	SCHEME 2
MAIN BODY: LATTE FROTH (DE6239) MFG: DUNN-EDWARDS	MAIN BODY: SILHOUETTE (DE6276) MFG: DUNN-EDWARDS
TRIM / ACCENT: SILHOUETTE (DE6276) MFG: DUNN-EDWARDS	TRIM / ACCENT: LOOKING GLASS (DE6376) MFG: DUNN-EDWARDS
BOARD AND BATTEN: LOOKING GLASS (DE6376) MFG: DUNN-EDWARDS	BOARD AND BATTEN: LATTE FROTH (DE6239) MFG: DUNN-EDWARDS
FRONT DOOR - PANEL PLANK ENTRY DOOR CEDAR CHEST (DE6112) MFG: DUNN-EDWARDS	
CONCRETE ROOF TILES - PONDEROSA #5687 MFG: EAGLE ROOFING	

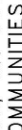
- ### MATERIAL LEGEND
- | | |
|--|---|
|  | TYPICAL EXTERIOR FINISH - WESTERN
1-KOTE EXTERIOR STUCCO SYSTEM (IAPMO
UES REPORT #382), OR EQUAL
LACE FINISH |
|  | FLAT CONCRETE ROOF TILE - EAGLE
CONCRETE ROOFING TILE (IAPMO UES
ER#1900), OR EQUAL |
|  | STANDING METAL ROOF (IC-ES EVALUATION
REPORT NO. ESR-2385) |
|  | BOARD & BATTEN - 2" WIDTH - 12" O.C.
(ESR-1844) |
|  | BOARD & BATTEN - 2" WIDTH - 24" O.C.
(ESR-1844) |
|  | WOOD LOOK FINISH MATERIAL (IE, RS WOOD,
OR HIGH DENSITY FOAM - PER BUILDER
SPECS. |
|  | COACH LIGHT - SEE BUILDER FOR
SPECS - BOTTOM OF LIGHT HOUSING
TO BE MINIMUM 80" ABOVE FINISHED
WALKING SURFACE BELOW |

FASCIA AND BARGE BOARDS
ELEVATION A AND B 2x6 FASCIA WITH 1x3 TRIM, AND 2x6 BARGE BOARD
ELEVATION C 2x8 FASCIA WITH 1x3 TRIM, AND 2x8 BARGE BOARD

- | EXTERIOR ELEVATION KEYNOTES | |
|---|--|
| NOTE: ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET | |
| 1. | FOAM PROJECTION WITH STUCCO FINISH - SLOPE TO DRAIN WHERE APPLICABLE |
| 2. | 14x20 PET DOOR |
| 3. | TOP / SIDE OPENING OR RECESS |
| 4. | 6"x6" GALV. METAL SCUPPER |
| 5. | GALV. W/VEG. SLOPED |
| 6. | 1" SLOPE AWAY FROM STRUCTURE TO PROVIDE POSITIVE DRAINAGE |
| 7. | PARAPET WALL |
| 8. | OPENING |
| 9. | GAS TANKLESS WATER HEATER - INSTALL PER MANUFACTURER'S SPECIFICATIONS AND CLEARANCES |
| 10. | LINE OF ROOF TRUSS BEYOND |
| 11. | COACH LIGHT |
| 12. | DECORATIVE WOOD BRACKET |
| 13. | DECORATIVE CORBEL |
| 14. | DOWNSPOUTS |
| 15. | LINE OF ROUGH FRAME OPENING |
| 16. | 5/4x2 TRIM BOARD |
| 17. | 5/4x8 TRIM BOARD |
| 18. | 5/4x10 TRIM BOARD |
| 19. | SEAL OFF ROOF Joints SITE PLAN - VERIFY ELECTRICAL METER AND ELECTRICAL LOAD PANEL LOCATIONS |

1. ALL VERTICAL DIMENSIONS ARE TO FACE OF ROUGH FRAMING, U.N.O. DO NOT SCALE DRAWINGS.
2. FLASH ALL EXTERIOR OPENINGS - SEE DETAIL 501AD2.
3. SEE DETAIL 703AD2 FOR FLASHING ELEMENTS OR FEATURES APPLIED TO EXTERIOR WALLS (I.E. CORBELS, BRACKETS, ETC.).
4. INSTALL ALL MATERIALS PER MANUFACTURER'S SPECIFICATIONS.
5. SEE STANDARD ELEVATIONS FOR NOTES AND DIMENSIONS NOT SHOWN ON OPTION ELEVATIONS.
6. ALL WINDOW HEADS ARE TO BE EQUAL TO 1/2".
7. PROVIDE WINDOW HEADS BE EQUAL TO 1/2" OF FLOOR AREA WITH MINIMUM OPENABLE AREA TO OUTDOORS EQUAL TO 4% OF FLOOR AREA.
8. REFER TO BUILDERS' SPECIFICATIONS FOR ALL MATERIALS FINISHES AND STANDARDS.
9. UTILITY SERVICES: LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS.
10. CLEARANCE BETWEEN GAS REGULATOR VENT AND ELECTRICAL EQUIPMENT, OPERABLE DOORS AND WINDOWS, VENTS, AND MECHANICAL EQUIPMENT SHALL BE MAINTAINED.
11. ALL EXTERIOR JOINTS SHALL BE SEALED TO COMPLY WITH STUCCO CONTRACTOR WITH STUCCO SYSTEM MANUFACTURER'S SPECIFICATIONS. INSTALLATION INSTRUCTIONS, AND/OR EVALUATION REPORT, IF EXISTING, SHALL BE PROVIDED TO THE JOINTS. THESE ARE FOR AESTHETIC PURPOSES ONLY. THE STUCCO CONTRACTOR SHALL ADVISE THE BUYER OF ADDITIONAL OR ALTERNATE LOCATIONS FOR JOINTS. JOINTS SHALL BE MAINTAINED TO COMPLY WITH THE STUCCO SYSTEM'S REQUIREMENTS.
12. FLOW PLASTIC INSULATION BOARDS USED AS COMPONENTS OF EXTERIOR ONE-COAT STUCCO SYSTEM SHALL BE PROTECTED FROM CRACKS, JOINTS AND CRAWLSPLACES MUST EITHER BE PROTECTED AGAINST IGNITION USING AN APPROVED IGNITION BARRIER MATERIAL OR BE TESTED AND RATED FOR USE AS AN IGNITION BARRIER MATERIAL ON THE INTERIOR SIDE OF THE FLOW PLASTIC.

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EXTERIOR ELEVATIONS & ROOF PLAN ELEVATION A - COTTAGE



PROJECT MANAGER: JAIME GOMEZ
DATE: 01/09/2025

**ISOLA AT
202 AND ELLIOT**
5800 W ELLIOT RD
PHOENIX, AZ 85339

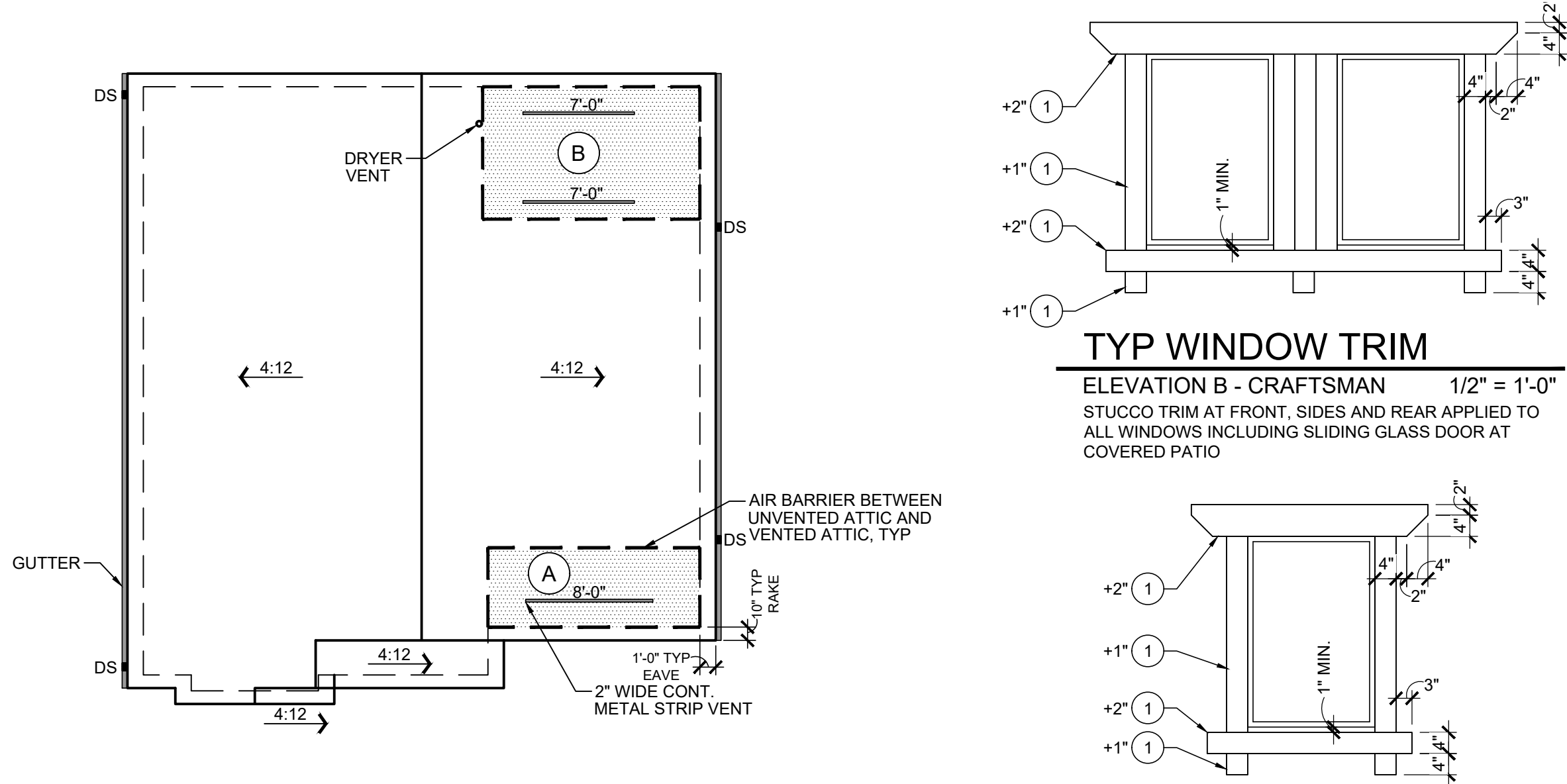
PLAN NUMBER

PLAN 2

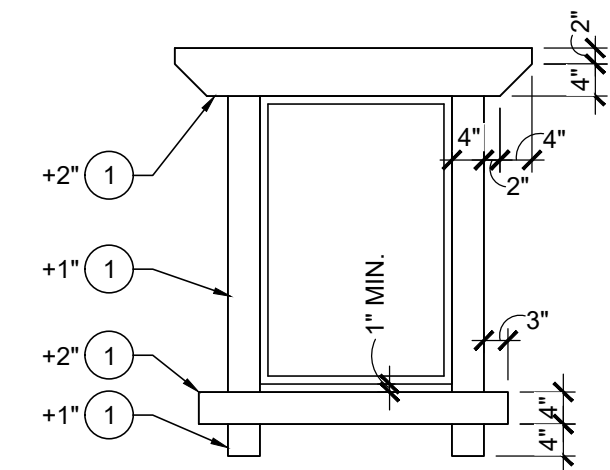
SHEET NUMBER
A2.1

(A) ROOF VENTILATION CALCULATIONS					1/150	
TOTAL ROOF AREA		=	67 SQ. FT.		VENTING REQUIRED =	64.00 SQ. IN.
VENTING PROVIDED		8 L.F.	2" WIDE CONT. METAL STRIP VENT - 8.00 SQ. IN. P.L.F. =		64.00 SQ. IN.	
					TOTAL VENTING PROVIDED =	64.00 SQ. IN.

B ROOF VENTILATION CALCULATIONS				1/150
TOTAL ROOF AREA		=	114 SQ. FT.	VENTING REQUIRED = 109.33 SQ. IN.
VENTING PROVIDED		14 L.F.	2" WIDE CONT. METAL STRIP VENT - 8.00 SQ. IN. P.L.F.	112.00 SQ. IN.
TOTAL VENTING PROVIDED =				112.00 SQ. IN.

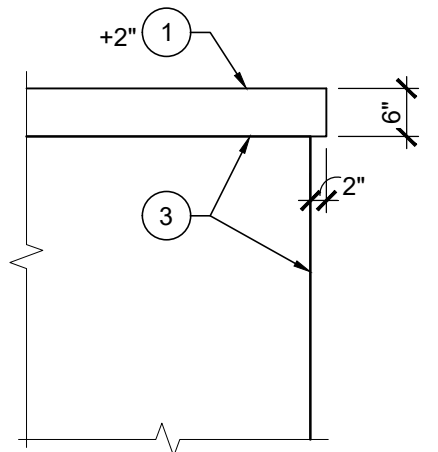


ELEVATION B - CRAFTSMAN 1/2" = 1'-0"
STUCCO TRIM AT FRONT, SIDES AND REAR APPLIED TO
ALL WINDOWS INCLUDING SLIDING GLASS DOOR AT
COVERED PATIO



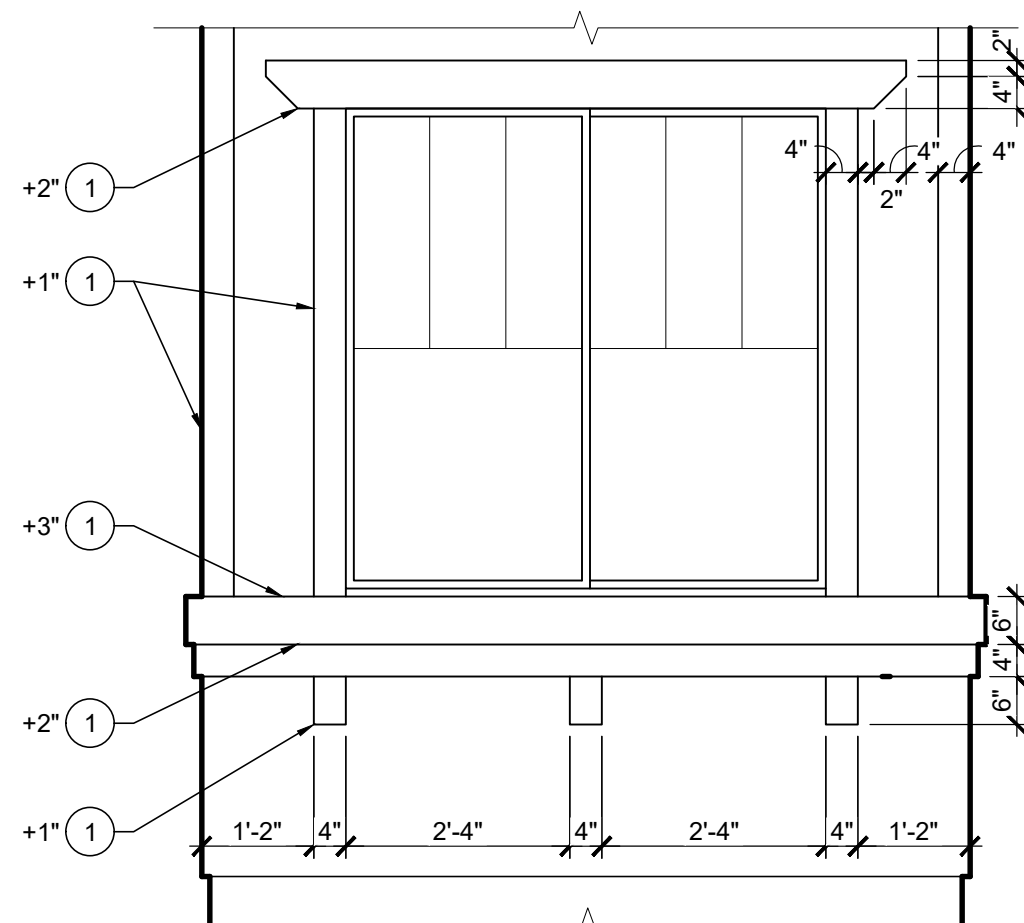
WINDOW TRIM

ELEVATION B - CRAFTSMAN 1/2" = 1'-0"
TRIM AT FRONT WINDOW AT BEDROOM 2



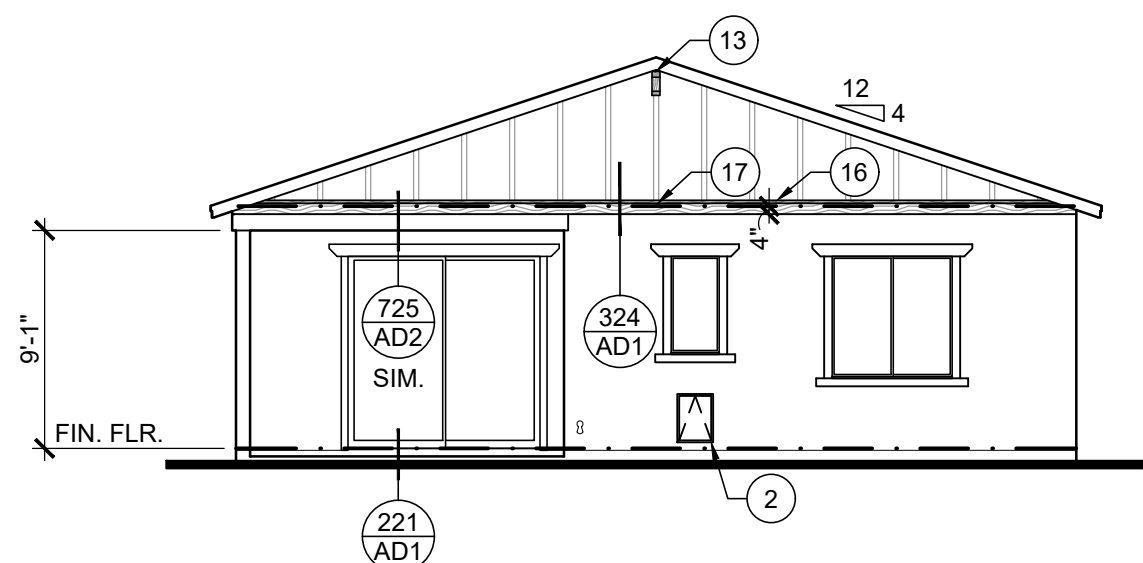
STUCCO TRIM

ELEVATION B - CRAFTSMAN 1/2" = 1'-0"
STUCCO TRIM AT PORCH AND COVERED PATIO



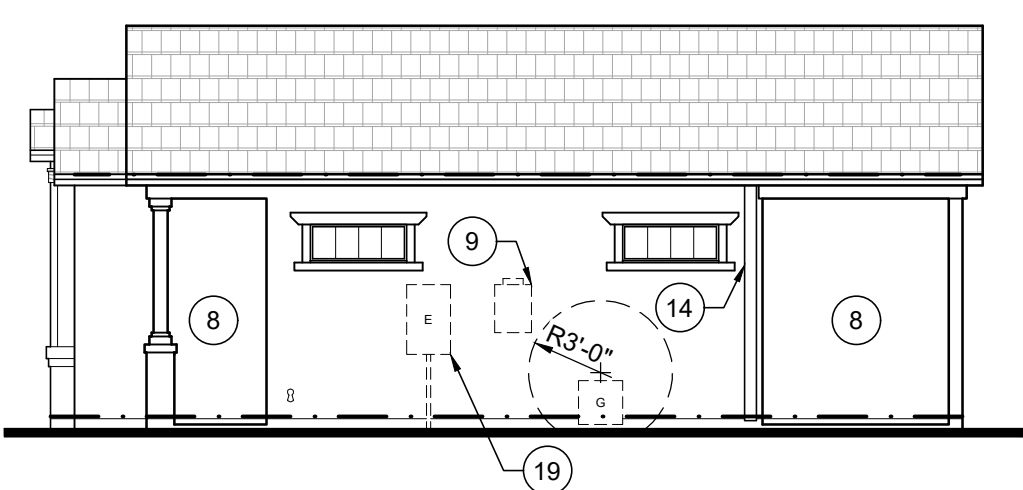
STUCCO TRIM

ELEVATION B - CRAFTSMAN 1/2" = 1'-0"



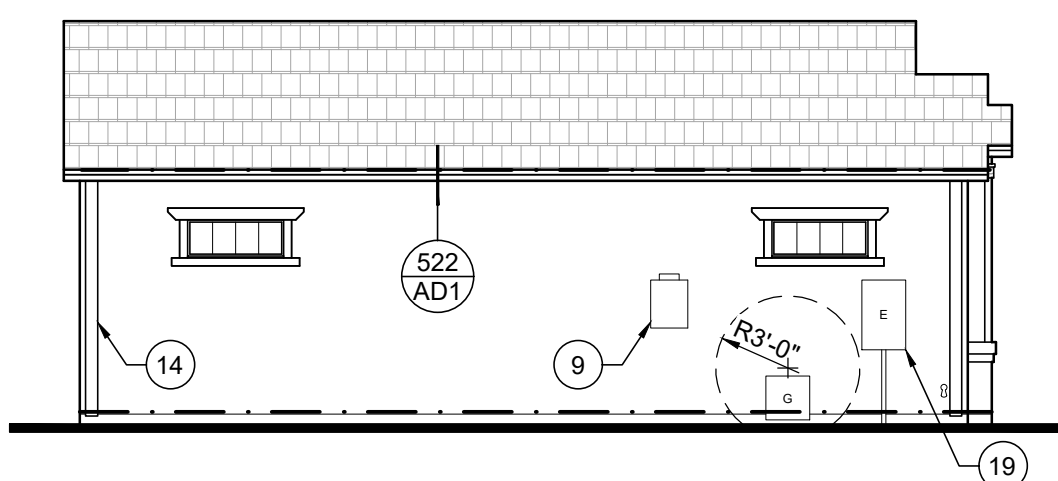
REAR ELEVATION

ELEVATION B - CRAFTSMAN 1/8" = 1'-0"



RIGHT ELEVATION

ELEVATION B - CRAFTSMAN 1/8" = 1'-0"

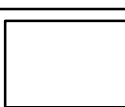
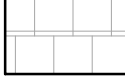
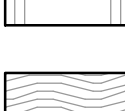
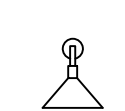


LEFT ELEVATION

ELEVATION B - CRAFTSMAN 1/8" = 1'-0"

[illegible]

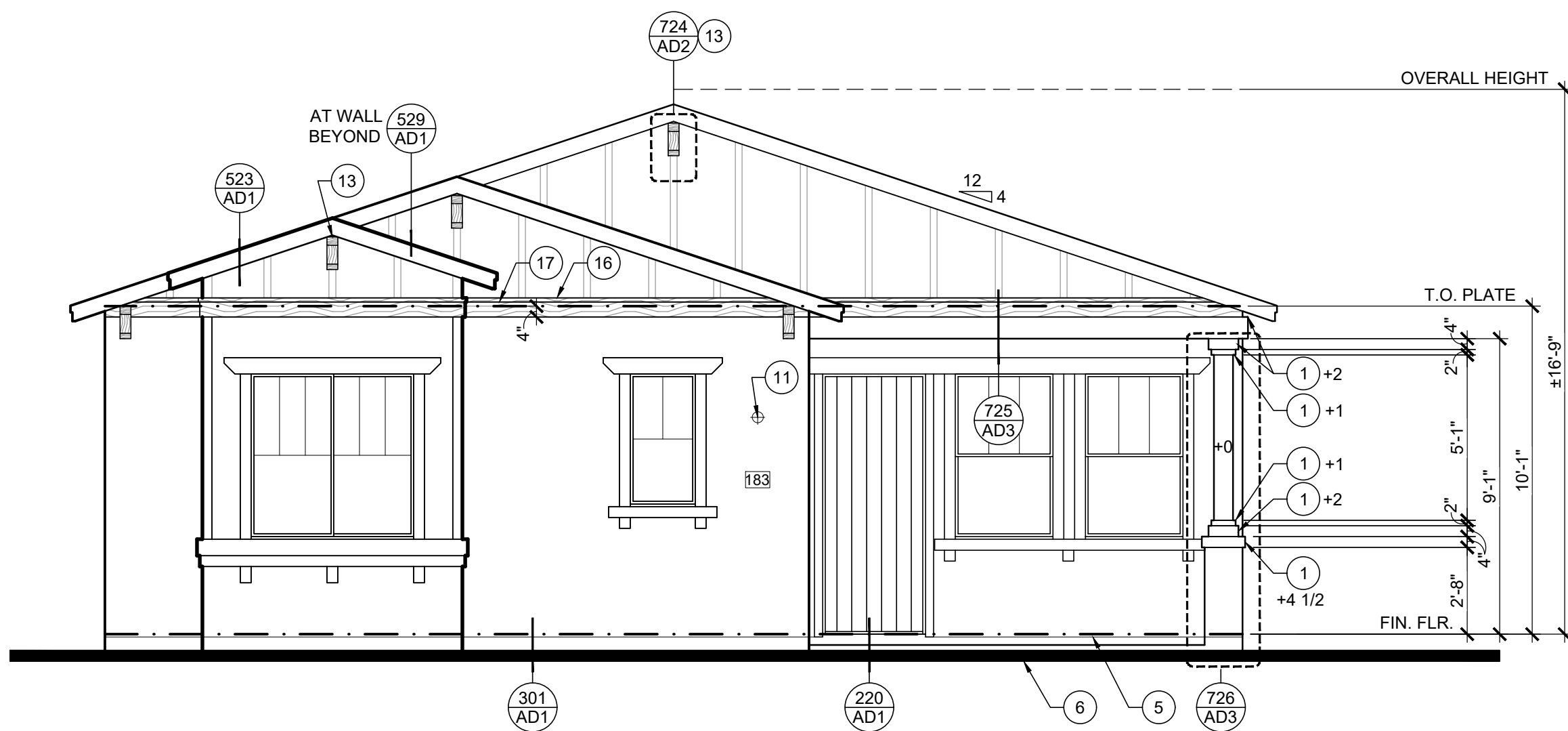
COLOR SCHEME	
SCHEME 1	SCHEME 2
MAIN BODY: GLASS TILE (DE6282) MFG: DUNN-EDWARDS	MAIN BODY: SHADY (DEC773) MFG: DUNN-EDWARDS
TRIM / ACCENT: LATTE FROTH (DE6239) MFG: DUNN-EDWARDS	TRIM / ACCENT: LATTE FROTH (DE6239) MFG: DUNN-EDWARDS
BOARD AND BATTEN: IRON (DET611) MFG: DUNN-EDWARDS	BOARD AND BATTEN: IRON (DET611) MFG: DUNN-EDWARDS
FRONT DOOR - CRAFTSMAN ENTRY DOOR CEDAR CHEST (DE6112) MFG: DUNN-EDWARDS	
ROOF TILES - PONDEROSA #5699 MFG: EAGLE ROOFING	

MATERIAL LEGEND	
	TYPICAL EXTERIOR FINISH - WESTERN 1-KOTE EXTERIOR STUCCO SYSTEM (IAPMO UES REPORT #382), OR EQUAL FLAC FINISH
	LACE CONCRETE ROOF TILE - EAGLE CONCRETE ROOFING TILE (IAPMO UES ER#1900), OR EQUAL
	STANDING METAL ROOF (C-ES EVALUATION REPORT NO. ESR-2385)
	BOARD & BATTEN - 2" WIDTH - 12" O.C. (ESR-1844)
	BOARD & BATTEN - 2" WIDTH - 24" O.C. (ESR-1844)
	WOOD LOOK FINISH MATERIAL (I.E. RS WOOD, OR HIGH DENSITY FOAM - PER BUILDER SPECS.
	COACH LIGHT - SEE BUILDER FOR SPECS - BOTTOM OF LIGHT HOUSING TO BE MINIMUM 80" ABOVE FINISHED WALKING SURFACE BELOW
FASCIA AND BARGE BOARDS	
ELEVATION A AND B 2x6 FASCIA WITH 1x3 TRIM, AND 2x6 BARGE BOARD	
ELEVATION C 2x8 FASCIA WITH 1x3 TRIM, AND 2x8 BARGE BOARD	

e) ALL PLAN ELEVATION KEYNOTES	
	NOTE: ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN - SLOPE
1.	FOAM PROJECTION WITH STUCCO FINISH - SLOPE TO DRAIN WHERE APPLICABLE
2.	14x20 PET DOOR
3.	TOP / SIDE OPENING OR RECESS
4.	6"x6" GALV. METAL SCOPER
5.	GALV. WEEP SPOUT
6.	1" MIN. SLOPE AWAY FROM STRUCTURE TO PROVIDE POSITIVE DRAINAGE
7.	PARAPET WALL
8.	OPENING
9.	GAS TANKLESS WATER HEATER - INSTALL PER MANUFACTURER'S SPECIFICATIONS AND CLEARANCES
10.	LINE OF ROOF TRUSS BEYOND
11.	COACH LIGHT
12.	DECORATIVE WOOD BRACKET
13.	DECORATIVE CORBEL
14.	DOWNSPOUTS
15.	LINE OF ROUGH FRAME OPENING
	5/4x2 TRIM BOARD
	5/4x8 TRIM BOARD
	5/4x10 TRIM BOARD
	SEE ELECTRICAL SITE PLAN - VERIFY ELECTRICAL METER AND ELECTRICAL LOAD PANEL LOCATIONS

EXTERIOR ELEVATION GENERAL NOTES

1. ALL VERTICAL DIMENSIONS ARE TO FACE OF ROUGH FRAMING, U.N.O. DO NOT SCALE DRAWINGS.
2. FLASH ALL EXTERIOR OPENINGS - SEE DETAIL 801A012.
3. SEE DETAIL 703A022 FOR FLASHING ELEMENTS OR FEATURES APPLIED TO EXTERIOR WALLS (I.E. CORBELS, BRACKETS, ETC.).
4. INSTALL ALL MATERIALS PER MANUFACTURER'S SPECIFICATIONS.
5. SEE STANDARD ELEVATIONS FOR NOTES AND DIMENSIONS NOT SHOWN ON OPTION ELEVATIONS.
6. ALL WINDOW HEADS TO BE 8" U.N.O.
7. PROVIDE WINDOW AND DOOR AREA OF FLOOR AREA WITH MINIMUM OPENABLE AREA TO OUTDOORS EQUAL TO 4% OF FLOOR AREA.
8. REFER TO BUILDERS SPECIFICATIONS FOR ALL EXTERIOR FINISHES.
9. UTILITY SERVICES: LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND MAINTAIN CLEARANCE.
10. MAINTAIN CLEARANCE BETWEEN GAS REGULATOR VENT AND ELECTRICAL EQUIPMENT, OPERABLE DOORS AND WINDOWS, VENTS, AND MECHANICAL EQUIPMENT.
11. STUCCO INSTALLATION SHALL BE AS INSTALLED IN STRICT CONFORMANCE WITH STUCCO SYSTEM MANUFACTURER'S SPECIFICATIONS, INSTALLATION INSTRUCTIONS, AND/OR EVALUATION REPORT. IF EXTERIOR ELEVATION CALLS FOR STUCCO, THESE ARE FOR AESTHETIC PURPOSES ONLY. THE STUCCO CONTRACTOR SHALL ADVISE THE BUILDER OF ADDITIONAL OR ALTERNATE LOCATIONS FOR POINTS OF INSPECTION NECESSARY TO COMPLY WITH THE STUCCO SYSTEM'S REQUIREMENTS.
12. FOAM PLASTIC INSULATION BOARDS USED AS COMPONENTS OF EXTERIOR ONE-COAT STUCCO SYSTEMS SHALL BE PROTECTED FROM INSECTS AND CRAWLSPACES MUST EITHER BE PROTECTED AGAINST IGNITION USING AN APPROVED IGNITION BARRIER MATERIAL OR BE PROTECTED AGAINST FIRE USING WITHOUT A COVERED AREA APPLIED TO THE BARRIER SIDE OF THE FOAM PLASTIC.

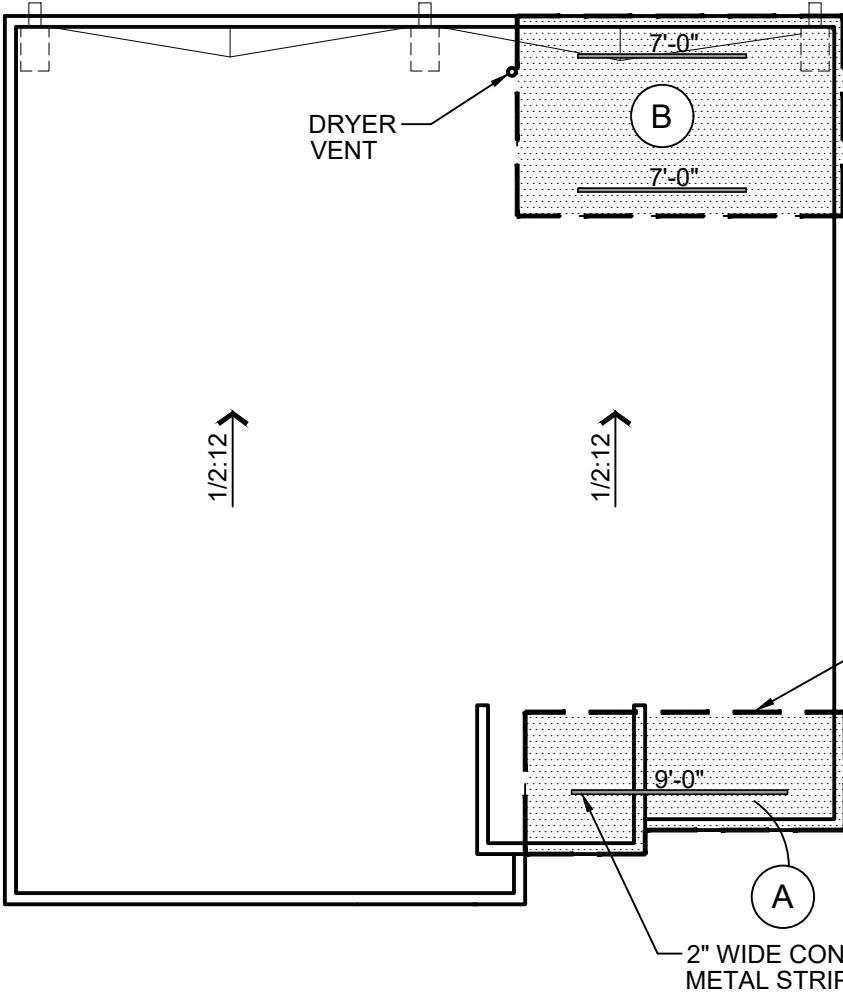


FRONT ELEVATION

ELEVATION B - CRAFTSMAN 1/4" = 1'-0"

A ROOF VENTILATION CALCULATIONS				1/150
TOTAL ROOF AREA	=	67 SQ. FT.	VENTING REQUIRED =	64.00 SQ. IN.
VENTING PROVIDED	8 L.F.	2" WIDE CONT. METAL STRIP VENT - 8.00 SQ. IN. P.L.F. =		64.00 SQ. IN.
TOTAL VENTING PROVIDED =				64.00 SQ. IN.

B ROOF VENTILATION CALCULATIONS				1/150
TOTAL ROOF AREA	=	114 SQ. FT.	VENTING REQUIRED =	109.33 SQ. IN.
VENTING PROVIDED	14 L.F.	2" WIDE CONT. METAL STRIP VENT - 8.00 SQ. IN. P.L.F. =		112.00 SQ. IN.
TOTAL VENTING PROVIDED =				112.00 SQ. IN.

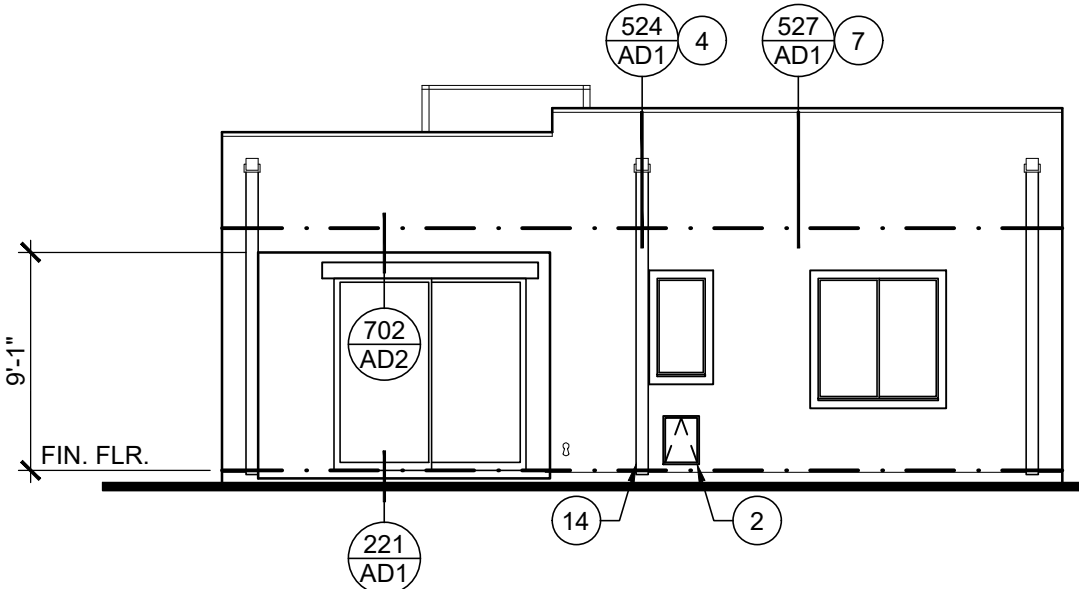


TYP WINDOW TRIM

ELEVATION C - MODERN 1/2" = 1'-0"
STUCCO TRIM AT FRONT, SIDES AND REAR APPLIED TO ALL WINDOWS INCLUDING SLIDING GLASS DOOR AT COVERED PATIO

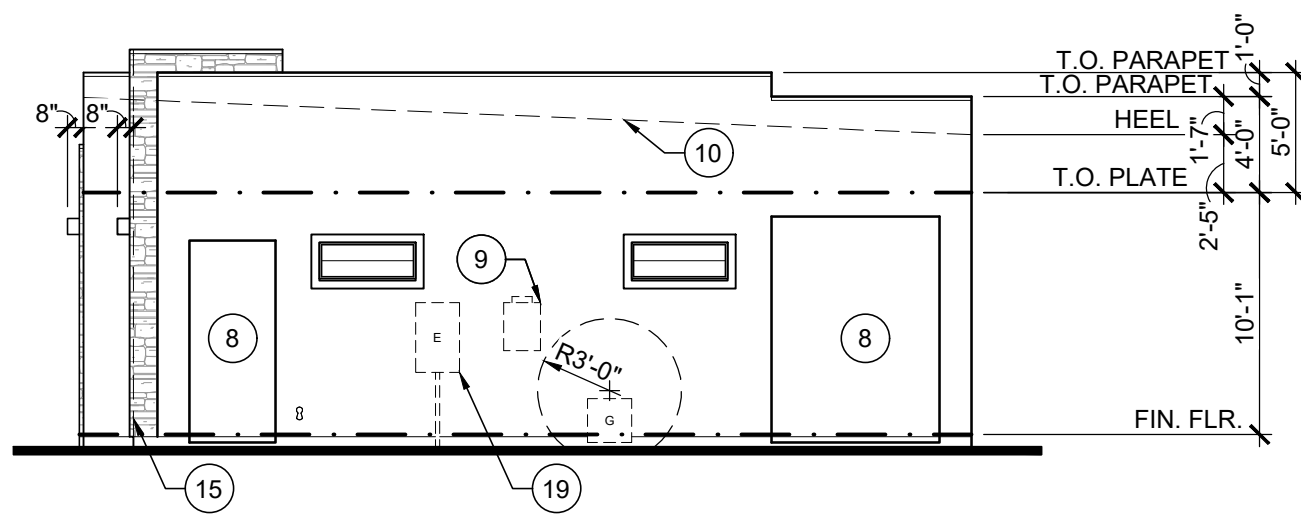
ROOF PLAN

ELEVATION C - MODERN 1/8" = 1'-0"



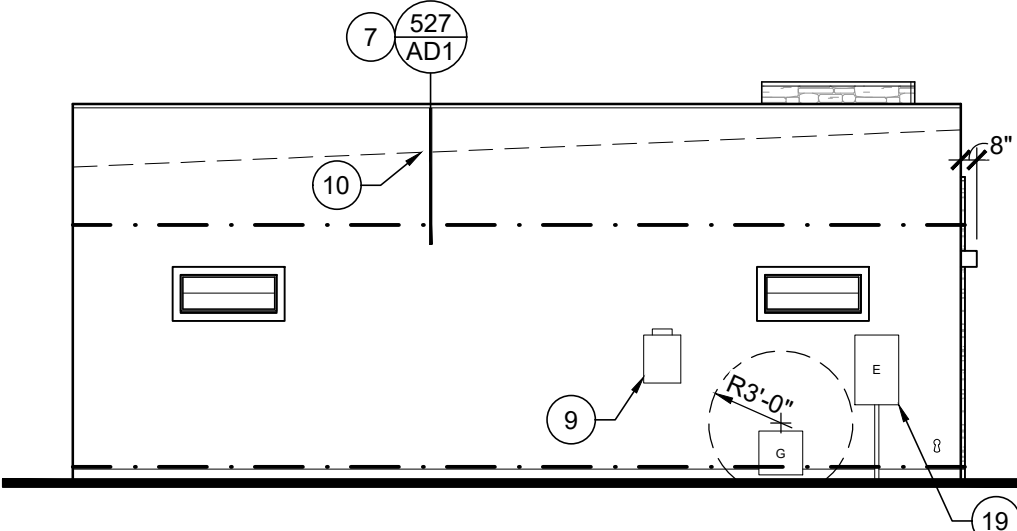
REAR ELEVATION

ELEVATION C - MODERN 1/8" = 1'-0"



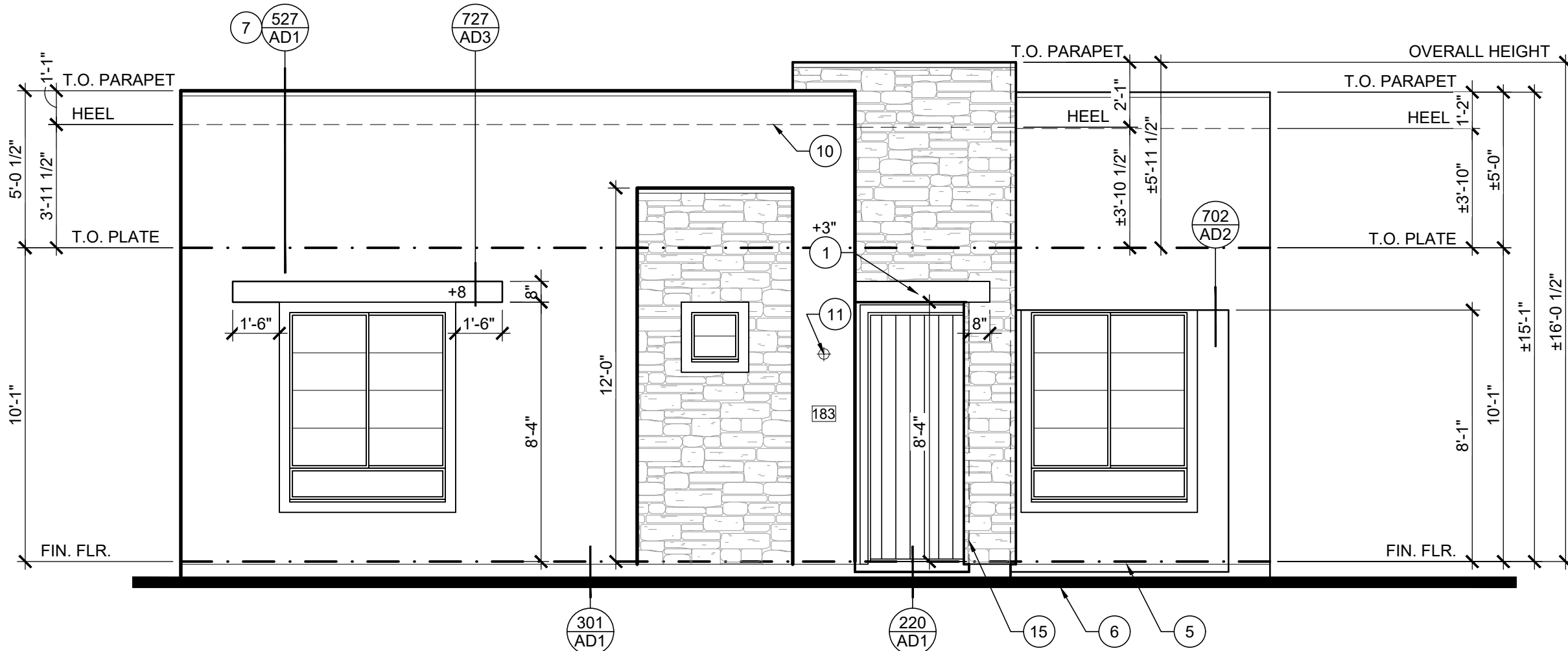
RIGHT ELEVATION

ELEVATION C - MODERN 1/8" = 1'-0"



LEFT ELEVATION

ELEVATION C - MODERN 1/8" = 1'-0"



FRONT ELEVATION

ELEVATION C - MODERN 1/4" = 1'-0"

- ROOF PLAN GENERAL NOTES**
- PROVIDE ROOF VENTILATION TO COMPLY WITH I.R.C. R806 FOR ALL ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF RAFTERS.
 - ATTIC VENTILATION OPENINGS SHALL BE PROTECTED WITH CORROSION-RESISTANT WIRE MESH OR HARDWARE CLOTH WITH 1/16" MINIMUM TO 1/4" MAXIMUM OPENINGS.
 - PROVIDE OPENINGS INTO MAIN ATTIC SPACE FROM ADJACENT ATTIC TO PROVIDE ADEQUATE VENTILATION AS REQUIRED.
 - SEE DETAIL 531/AD1 FOR ALL ROOF PENETRATIONS.
 - SLOPE CRICKETS MIN. 1/2" P.L.F. TO DRAIN - SEE DETAIL 526/AD1 FOR ROOF CRICKETS.
 - SEE DETAIL 530/AD1 FOR VALLEY FLASHING.
 - NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA MUST BE PROVIDED BY VENTS LOCATED IN THE UPPER PORTION OF THE ATTIC TO ALLOW A 1/300 CALCULATION. UPPER VENTS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF EACH SEPARATELY CALCULATED ATTIC AREA, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF EACH ATTIC SPACE.
 - LOCATION OF VENTS SHOWN ON ROOF PLANS FOR REFERENCE ONLY - FIELD VERIFY LOCATIONS.
 - FIELD VERIFY THAT THE MINIMUM REQUIRED VENTING AS LISTED IN THE ATTIC VENT CALCULATIONS IS PROVIDED WHEN THE FREE VENTILATION AREA FOR INDIVIDUAL VENTS IS DIFFERENT THAN THOSE LISTED IN THE ATTIC VENT CALCULATIONS.
 - OPTIONS ARE REPRESENTED BY DASHED LINES.
 - TO PROVIDE ADEQUATE DRAINAGE AWAY FROM THE STRUCTURE, ROOF GUTTER AND DOWNSPOUT COLLECTION SYSTEMS ARE TO BE INSTALLED IN ADDITION TO THE PROVISION OF APPROPRIATE NATURAL AND FINISHED GRADES, FINISHED PAD AND FLOOR HEIGHTS, SLOPES, DRAINAGE SWALES, UNDERGROUND UTILITIES, AND SITE IMPROVEMENTS SUCH AS DRIVEWAYS AND WALKWAYS.
 - ALL DOWNSPOUTS TERMINATING AT GRADE SHALL DISCHARGE TO AN ENGINEERED DRAINAGE AND GRADING SYSTEM - SEE CIVIL DRAWINGS.
 - THE ROOF RUNOFF COLLECTION AND DRAINAGE SYSTEMS (INCLUDING OTHER SOURCES OF MOISTURE NEAR THE FOUNDATION) ARE TO BE DESIGNED AND COORDINATED BY THE BUILDER/OWNER/GENERAL CONTRACTOR OR OTHER BUILDER/OWNER/GENERAL CONTRACTOR CONSULTANTS WHEN REQUIRED BY THE GEOTECHNICAL ENGINEER, CIVIL ENGINEER OR OTHER RECOMMENDATIONS AND REQUIREMENTS. FELTEN GROUP DOCUMENTS MAY REFLECT GUTTERS AND DOWNSPOUTS, HOWEVER WILL NOT REFLECT THE ENTIRE METHOD OF CAPTURING THE DOWNSPOUT DISPERSAL, (OR OTHER SOURCES OF MOISTURE NEAR THE FOUNDATION) OR METHOD OF CONVEYANCE TO THE REQUIRED POINT OF DISCHARGE. IT IS THE RESPONSIBILITY OF THE CLIENT OR CLIENT'S OTHER CONSULTANTS TO SELECT THE PROPER METHOD OF DRAINAGE AND DISCHARGE (SURFACE OR UNDERGROUND PIPING) FOR THE APPLICABLE SITE CONDITION.

COLOR SCHEME	
SCHEME 1	SCHEME 2
MAIN BODY: LATTE FROTH (DE6239) MFG: DUNN-EDWARDS	MAIN BODY: LATTE FROTH (DE6239) MFG: DUNN-EDWARDS
TRIM / ACCENT: BISON BEIGE (DEC750) MFG: DUNN-EDWARDS	TRIM / ACCENT: ASH GRAY (DEC751) MFG: DUNN-EDWARDS
8" STUCCO WRAPPED POPOUT: BLACK FOX (SW7020) MFG: SHERWIN WILLIAMS	8" STUCCO WRAPPED POPOUT: BLACK FOX (SW7020) MFH: SHERWIN WILLIAMS
FRONT DOOR - CRAFTSMAN ENTRY DOOR CEDAR CHEST (DE6112) MFG: DUNN-EDWARDS	
STONE STYLE: 6" SPLIT LIMESTONE IN CREAM MFG: CORONADO STONE	

MATERIAL LEGEND	
	TYPICAL EXTERIOR FINISH - WESTERN 1-KOTE EXTERIOR STUCCO SYSTEM (IAPMO UES REPORT #382), OR EQUAL LACE FINISH
	FLAT CONCRETE ROOF TILE - EAGLE CONCRETE ROOFING TILE (IAPMO UES ER#1900), OR EQUAL
	STANDING METAL ROOF (C-ES EVALUATION REPORT NO. ESR-2385)
	BOARD & BATTEN - 2" WIDTH - 12" O.C. (ESR-1844)
	BOARD & BATTEN - 2" WIDTH - 24" O.C. (ESR-1844)
	WOOD LOOK FINISH MATERIAL (IE, RS WOOD, OR HIGH DENSITY FOAM - PER BUILDER SPECS.
	COACH LIGHT - SEE BUILDER FOR SPECS - BOTTOM OF LIGHT HOUSING TO BE MINIMUM 80" ABOVE FINISHED WALKING SURFACE BELOW
FASCIA AND BARGE BOARDS	
ELEVATION A AND B 2x6 FASCIA WITH 1x3 TRIM, AND 2x6 BARGE BOARD	
ELEVATION C 2x8 FASCIA WITH 1x3 TRIM, AND 2x8 BARGE BOARD	

- EXTERIOR ELEVATION KEYNOTES**
- NOTE: ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET
- FOAM PROJECTION WITH STUCCO FINISH - SLOPE TO DRAIN WHERE APPLICABLE
 - 14x20 PET DOOR
 - TOP / SIDE OF OPENING OR RECESS
 - 6"x6" GALV. METAL SCUPPER
 - GALV. WEEP SCREED
 - FINISH GRADE - SLOPE AWAY FROM STRUCTURE TO PROVIDE POSITIVE DRAINAGE
 - PARAPET WALL
 - OPENING
 - GAS TANKLESS WATER HEATER - INSTALL PER MANUFACTURER'S SPECIFICATIONS AND CLEARANCES
 - LINE OF ROOF TRUSS BEYOND
 - COACH LIGHT
 - DECORATIVE WOOD BRACKET
 - DECORATIVE CORBEL
 - DOWNSPOUTS
 - LINE OF ROUGH FRAME OPENING
 - 5/4x2 TRIM BOARD
 - 5/4x8 TRIM BOARD
 - 5/4x10 TRIM BOARD
 - SEE ELECTRICAL SITE PLAN - VERIFY ELECTRICAL METER AND ELECTRICAL LOAD PANEL LOCATIONS

- EXTERIOR ELEVATION GENERAL NOTES**
- ALL VERTICAL DIMENSIONS ARE TO FACE OF ROUGH FRAMING, U.N.O. DO NOT SCALE DRAWINGS.
 - FLASH ALL EXTERIOR OPENINGS - SEE DETAIL 601/AD2.
 - SEE DETAIL 703/AD2 FOR FLASHING ELEMENTS OR FEATURES APPLIED TO EXTERIOR WALLS (I.E. CORBELS, BRACKETS, ETC.).
 - INSTALL ALL MATERIALS PER MANUFACTURER'S SPECIFICATIONS.
 - SEE STANDARD ELEVATIONS FOR NOTES AND DIMENSIONS NOT SHOWN ON OPTION ELEVATIONS.
 - ALL WINDOW HEADS TO BE 8'-0" U.N.O.
 - PROVIDE WINDOW AREAS EQUAL TO 8% OF FLOOR AREA WITH MINIMUM OPENABLE AREA TO OUTDOORS EQUAL TO 4% OF FLOOR AREA.
 - REFER TO BUILDERS SPECIFICATIONS FOR ALL EXTERIOR FINISHES AND TEXTURES.
 - UTILITY SERVICES: LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. PROVIDE MINIMUM 36" CLEARANCE BETWEEN GAS REGULATOR VENT AND ELECTRICAL EQUIPMENT, OPERABLE DOORS AND WINDOWS, VENTS, AND MECHANICAL EQUIPMENT.
 - STUCCO CONTROL JOINTS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH STUCCO SYSTEM MANUFACTURER'S SPECIFICATIONS. INSTALLATION INSTRUCTIONS, AND/OR EVALUATION REPORT. IF EXTERIOR ELEVATIONS INCLUDE CONTROL JOINTS, THESE ARE FOR AESTHETIC PURPOSES ONLY. THE STUCCO CONTRACTOR SHALL ADVISE THE BUILDER OF ADDITIONAL OR ALTERNATE LOCATIONS FOR CONTROL JOINTS DEEMED NECESSARY TO COMPLY WITH THE STUCCO SYSTEM'S REQUIREMENTS.
 - FOAM PLASTIC INSULATION BOARDS USED AS COMPONENTS OF EXTERIOR ONE-COAT STUCCO SYSTEMS APPLIED OVER OPEN FRAMING IN ATTICS AND CRAWL SPACES MUST EITHER BE PROTECTED AGAINST IGNITION USING AN APPROVED IGNITION BARRIER MATERIAL OR BE TESTED AND RATED FOR USE WITHOUT A COVERING APPLIED TO THE INTERIOR SIDE OF THE FOAM PLASTIC.

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EXTERIOR ELEVATIONS & ROOF PLAN
ELEVATION C - MODERN

REGISTERED ARCHITECT
PAUL KNITTER
66041
PAUL KNITTER
1000 N. CENTRAL AVENUE
SUITE 200
PHOENIX, ARIZONA U.S.A.

PROJECT MANAGER:
JAIME GOMEZ
DATE: 01/09/2025

ISOLA AT
202 AND ELLIOT
8800 W ELLIOT RD
PHOENIX, AZ 85339

PLAN NUMBER
PLAN 2

SHEET NUMBER
A2.3



#	SECTION KEYNOTES
	NOTE: ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET
1.	ROOFING MATERIAL PER ELEVATIONS
2.	EXTERIOR FINISH - STUCCO SYSTEM IAPMO USE REPORT #382, OR APPROVED EQUAL
3.	PRE-MANUFACTURED ROOF TRUSS
4.	2X TOP PLATE
5.	DBL. 2X TOP PLATE
6.	2" X TREATED SOLE PLATE
7.	2X FRAMING - SEE PLAN FOR MORE INFORMATION
8.	1/2" GYPSUM BOARD
9.	FOUNDATION SYSTEM OVER TERMITES-TREATED SOIL PER STRUCTURAL
10.	GALV. 26 GA. CORROSION RESISTANT 3/8" J-WEEP SCREED
11.	SILL SEALER
12.	NOT USED
13.	NOT USED
14.	ROOF UNDERLAYMENT - MUST COMPLY WITH ROOFING MANUFACTURER'S INSTALLATION INSTRUCTIONS - FOR CLAY TILE, CONCRETE TILE, AND ASPHALT SHINGLE ROOFING, ROOF SLOPES LESS THAN 4:12 REQUIRE AT LEAST TWO LAYERS OF UNDERLAYMENT.
15.	AIR BARRIER PER BUILDER SPECIFICATIONS APPLIED BETWEEN VENTED AND NON-VENTED SPACE
16.	NOT USED
17.	BEAM / HEADER - SEE STRUCTURAL PLANS FOR MORE INFORMATION
18.	FINISH GRADE - SLOPE AWAY FROM STRUCTURE TO PROVIDE POSITIVE DRAINAGE
19.	SPRAYED-IN-PLACE POLYURETHANE FOAM ROOFING SEE ROOF PLAN

GENERAL NOTES	
1.	INSTALL ALL MATERIALS PER MANUFACTURES SPECIFICATIONS.
2.	ALL VERTICAL DIMENSIONS ARE TO FACE OF ROUGH FRAMING, U.N.O. DO NOT SCALE DRAWINGS.
3.	REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN.
4.	ALL INTERIOR WALLS TO BE 1/2" GYPSUM BOARD, U.N.O. ALL INTERIOR CEILINGS TO BE 1/2" SAG-RESISTANT GYPSUM BOARD, U.N.O. ALL EXTERIOR CEILINGS TO BE 1/2" EXTERIOR-RATED, SAG-RESISTANT GYPSUM CEILING BOARD, U.N.O. USE MOISTURE-RESISTANT ANCHOR MOLD-RESISTANT GYPSUM BOARD AT BATHTUB AND SHOWER AREAS PER BUILDER SPECIFICATIONS.

FIREBLOCKING / DRAFTSTOPPING NOTES	
1.	FIREBLOCKING AND DRAFTSTOPS SHALL BE LOCATED AND INSTALLED PER CODE.
2.	FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF FURRED WALLS, PARTITIONS, INCLUDING FURRED SPACES, VERTICALLY AT THE CEILING AND FLOOR LEVELS, AND HORIZONTALLY AT WALLS AND PARTITIONS. FIREBLOCKING SHALL BE PROVIDED AT ALL INTERCONNECTIONS BETWEEN CONCEALED SPACES AND THE MAIN SPACE, SUCH AS AT OCCURS AT SOFFITS, DROPPED CEILINGS, AND COVE CEILINGS.
3.	FIREBLOCKING SHALL BE PROVIDED IN OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIALS TO RESIST FIRE AND FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
4.	WHERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, PROVIDE DRAFTSTOPS SUCH THAT THE AREA OF THE CONCEALED SPACE ABOVE AND BELOW THE FLOOR/CEILING ASSEMBLY DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.
5.	THE INTEGRITY OF THE FLOOR/CEILING AND DRAFTSTOPPING SHALL BE MAINTAINED.

NOTE: FENESTRATION VALUES AND INSULATION R-VALUES LISTED ABOVE MEET OR EXCEED THOSE SHOWN IN THE ENERGY REPORT PREPARED BY OTHERS

INSULATION GENERAL NOTES	
1.	SEE ENERGY REPORT PROVIDED BY OTHERS FOR ENERGY CODE COMPLIANCE.
2.	A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR AN APPROVED PARTY AND POSTED ON A WALL OR SPACER WHERE THE FURNACE IS LOCATED. A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING. THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL STATE THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILINGS, ROOFS, WALLS, FOUNDATION COMPONENTS SUCH AS SLABS, EXTERIOR WALLS, BASEMENTS, ATTICS AND FLOORS, AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS OF FENESTRATION AND SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION; AND THE RESULTS OF ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING PERFORMED ON THE BUILDING.
3.	ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SUCH AS ATTICS AND CRAWL SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO MEET THE SAME R-VALUE AS THE INSULATION ON THE SURROUNDING SURFACES.
4.	CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY FULLY FILLED WITH INSULATION MATERIAL HAVING A THERMAL RESISTANCE OF NOT LESS THAN R-3 PER INCH.
5.	VAPOR RETARDERS SHALL BE LOCATED AND INSTALLED FOR APPLICABLE CLIMATE ZONES PER CODE.



ISOLA
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**BUILDING SECTIONS AND
THERMAL ENVELOPE PLAN
ALL ELEVATIONS**



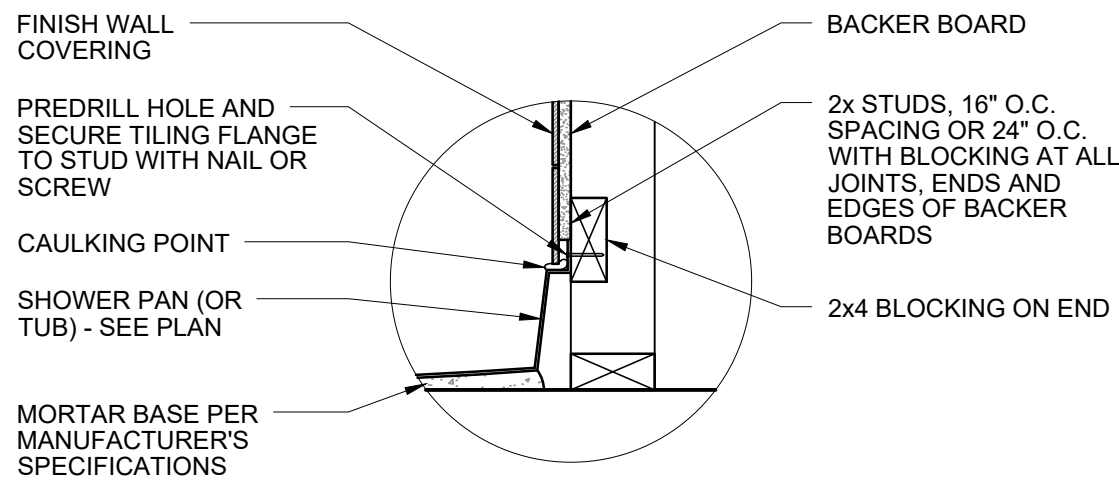
PROJECT MANAGER: JAIME GOMEZ	
DATE: 01/09/2025	
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ISOLA AT
202 AND ELLIOT
5800 W ELLIOT RD
PHOENIX, AZ 85339

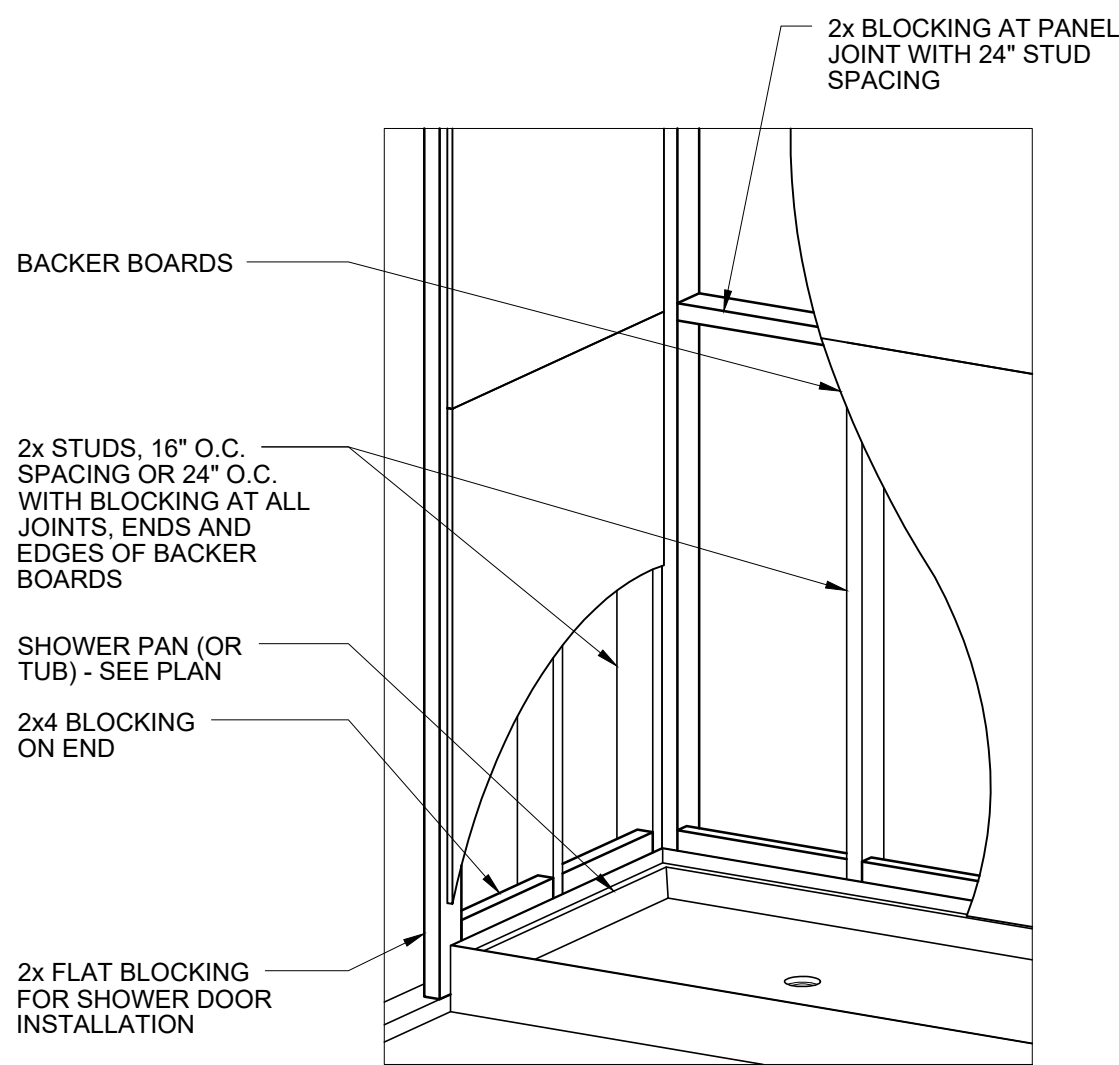
PLAN NUMBER

PLAN 2

SHEET NUMBER
A3.1

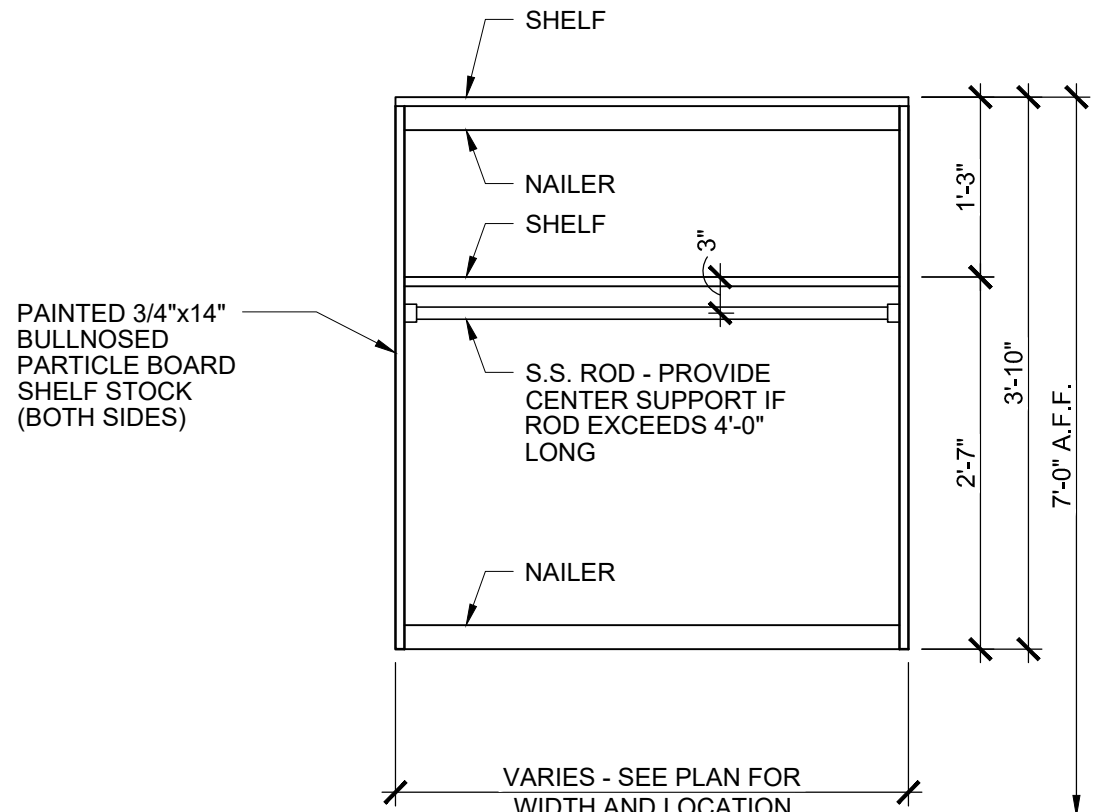


FLANGE DETAIL

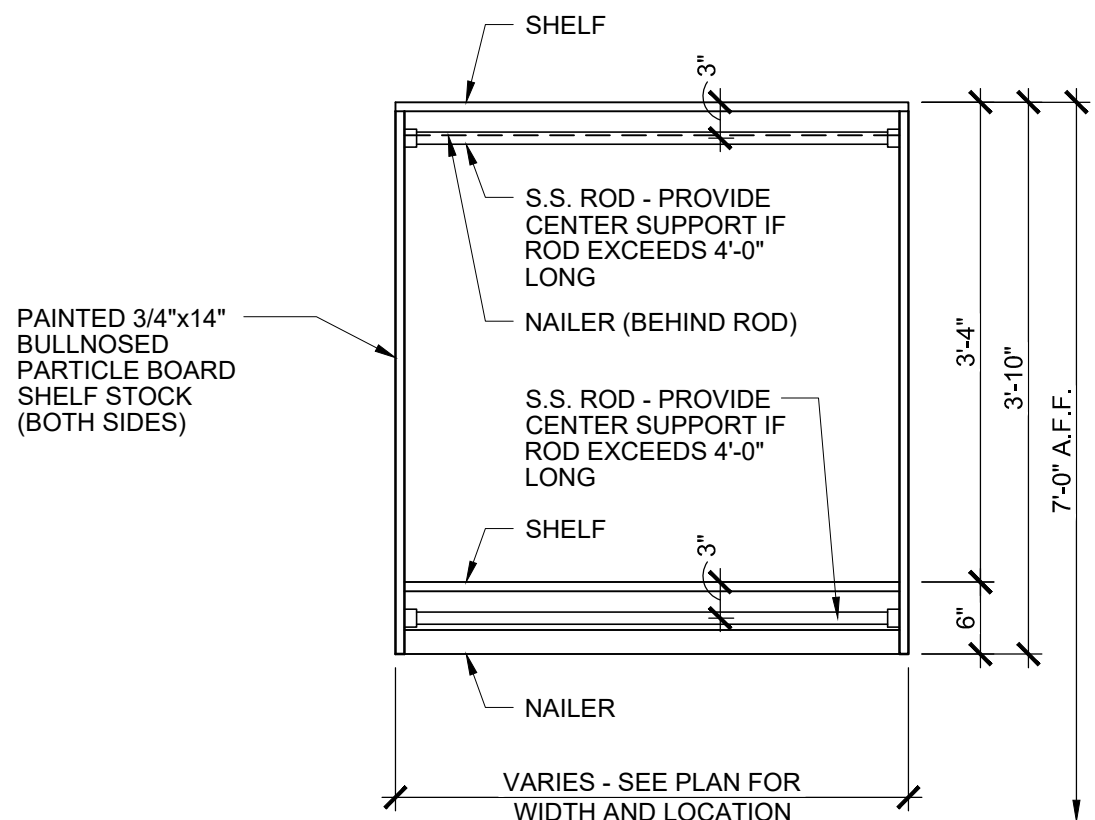


811 TUB / SHOWER BLOCKING

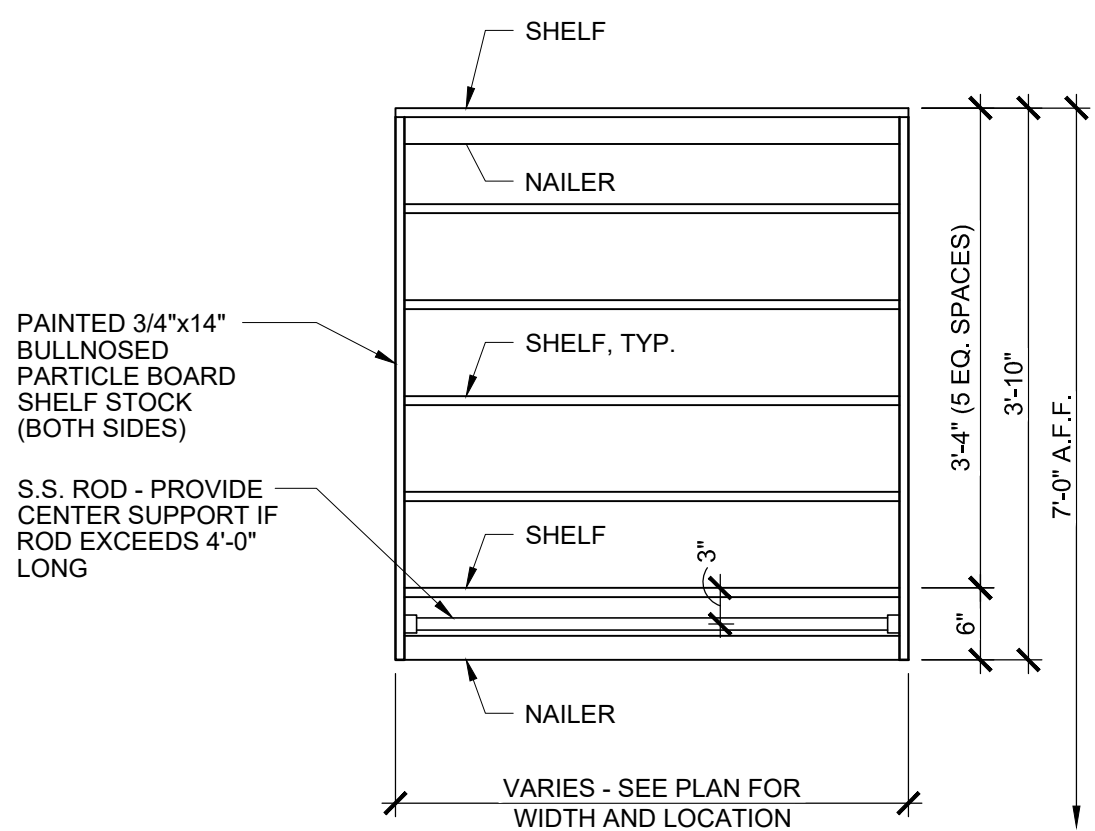
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8001-011-811-12-AZ-STD



SINGLE-HUNG UNIT



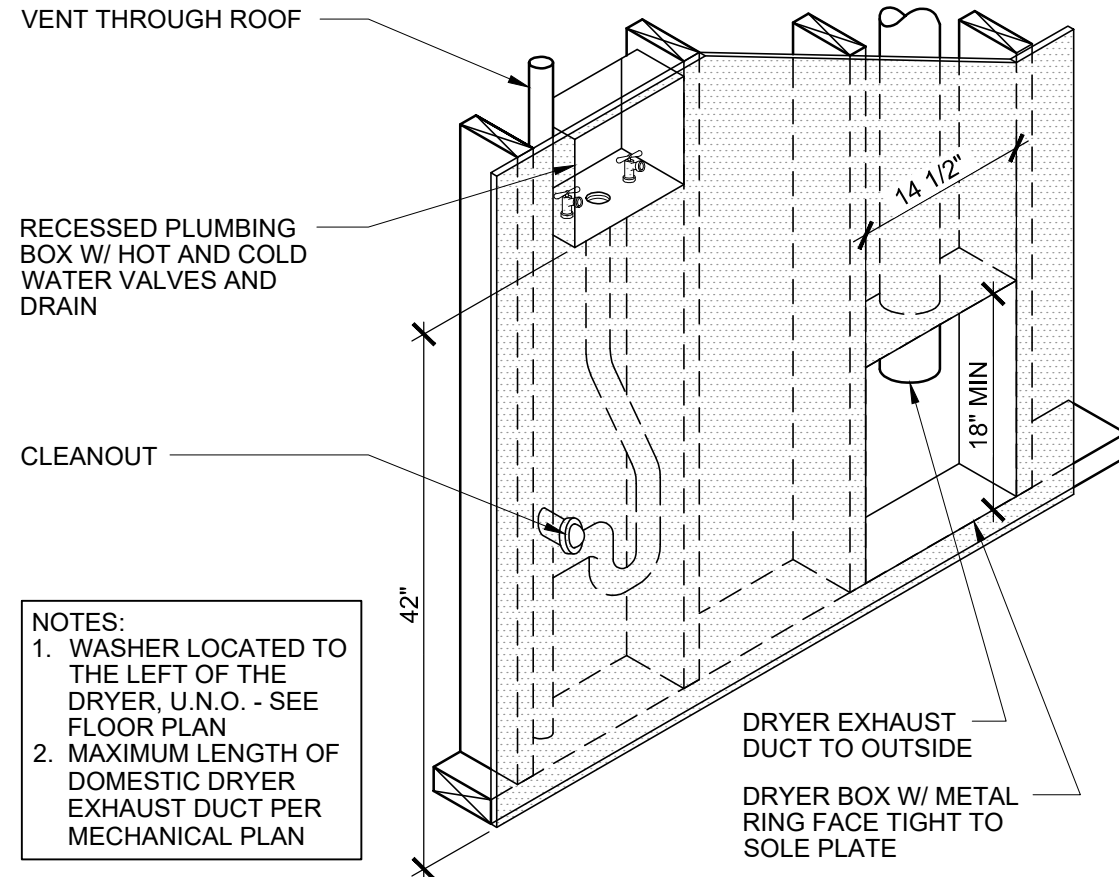
DOUBLE-HUNG UNIT



SHELVES W/ LOW-HUNG UNIT

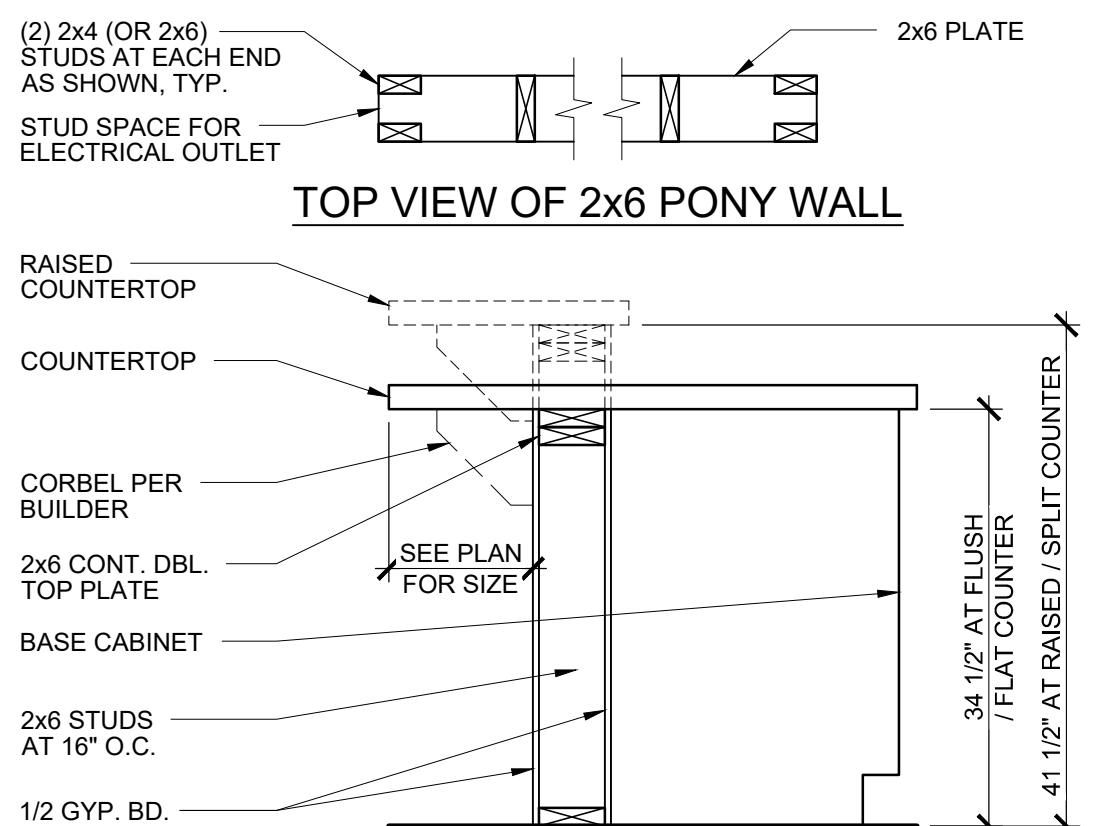
810 CLOSET SHELVEING

SCALE: 3/4" = 1'-0"
8001-010-810-13-AZ-STD



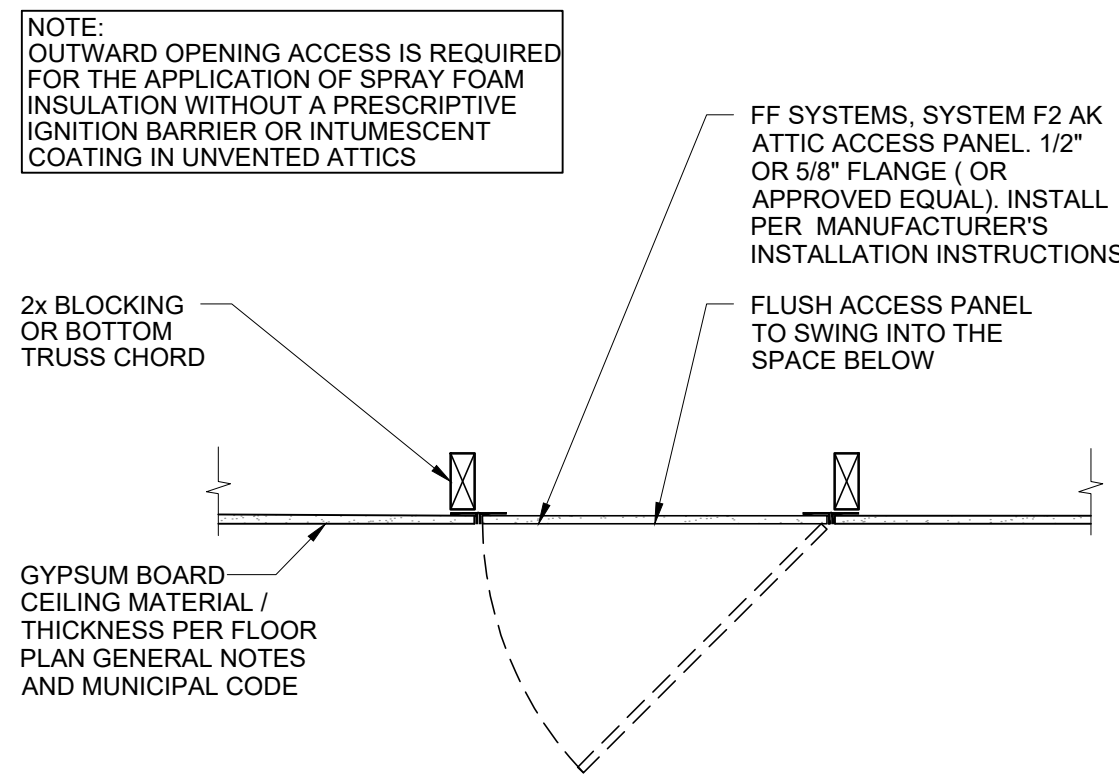
801 WASHER AND DRYER

SCALE: 3/4" = 1'-0"
8001-001-801-11-AZ-STD



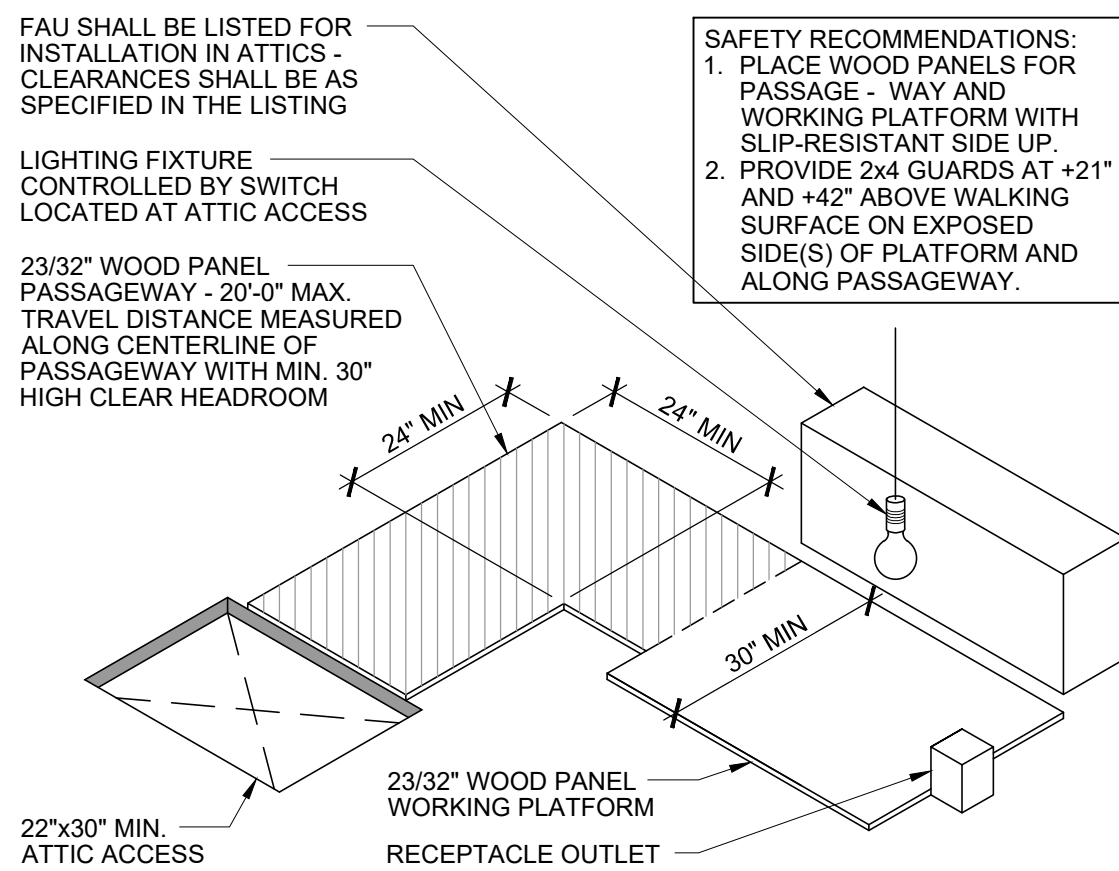
805 PONY WALL AT KITCHEN

SCALE: 3/4" = 1'-0"
8001-005-805-11-AZ-STD



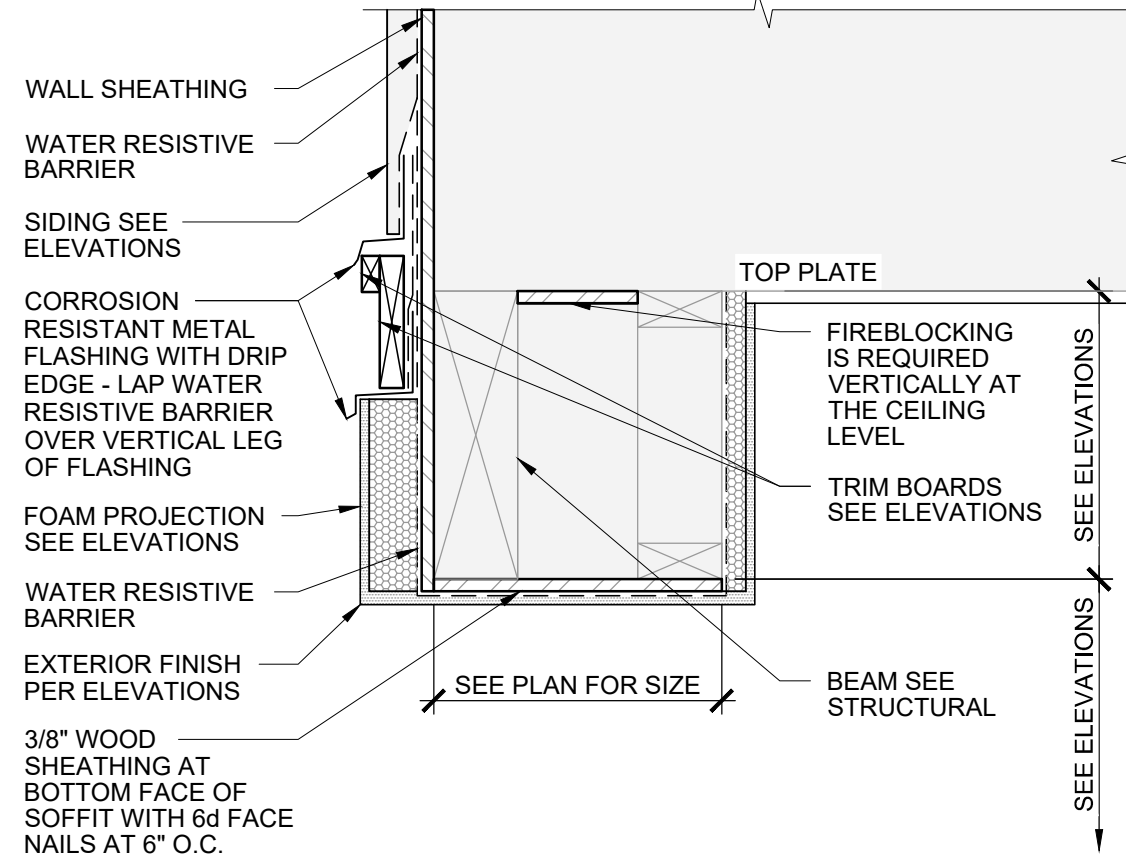
808 ATTIC ACCESS

SCALE: 1" = 1'-0"
8001-019-819-11-US-STD



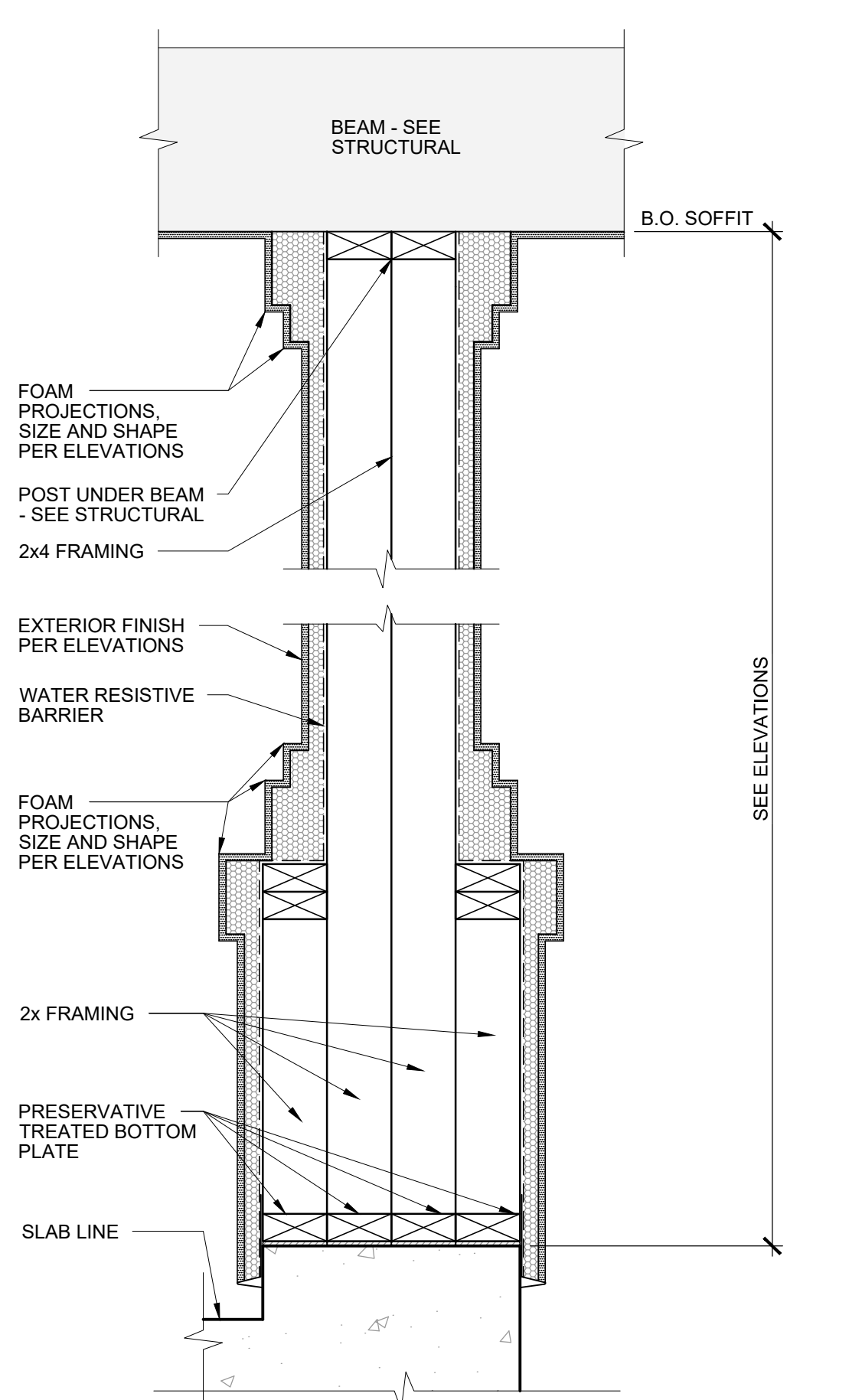
809 HORIZ. FAU ATTIC INSTALLATION

SCALE: 3/4" = 1'-0"
8001-009-809-11-AZ-STD



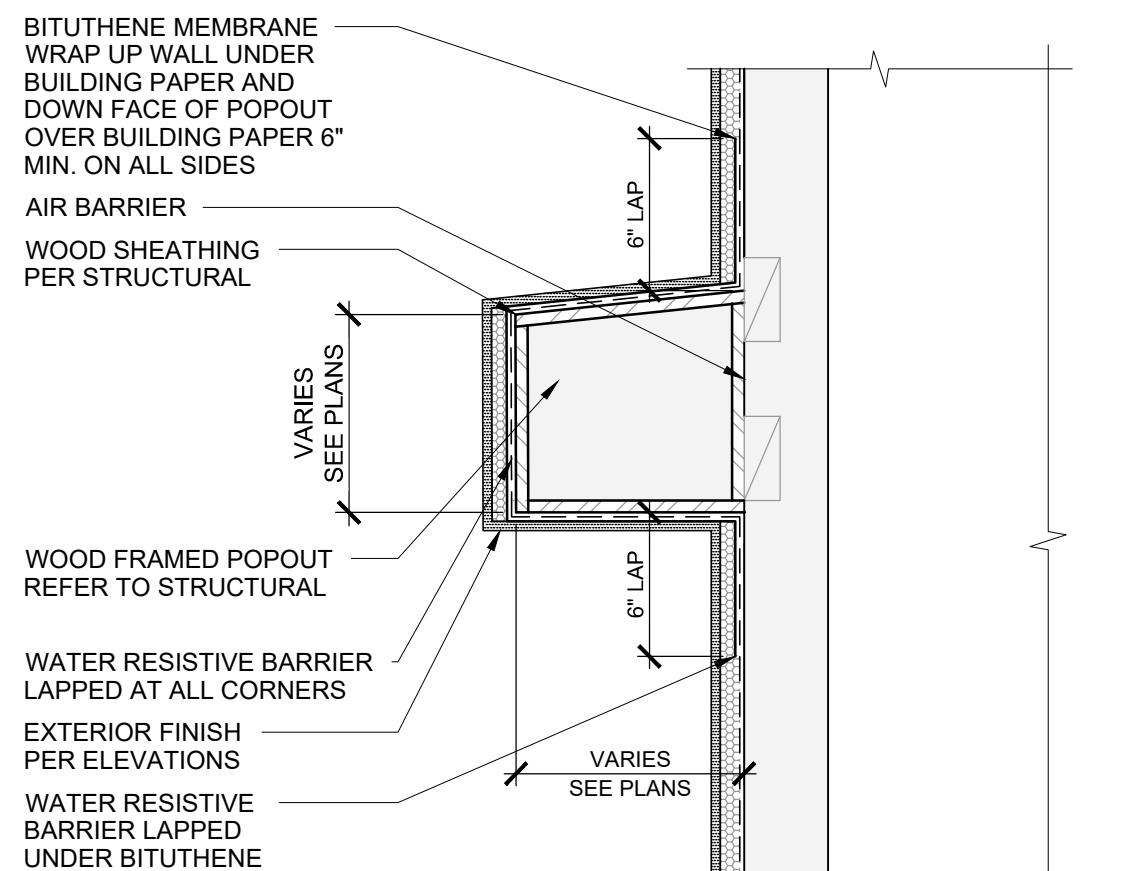
725 EXTERIOR SOFFIT

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



726 COLUMN DETAIL

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



727 FRAMED STUCCO POPOUT

SCALE: 1-1/2" = 1'-0"
3101-017-3XX-11-AZ

[illegible]

STAMP



Professional Engineer
State of Arizona
40668
JOSEPH M
McCabe
Date Signed 3-17-2014
ARIZONA, U.S.A.
Exp. 3-31-2027

It is the client's responsibility prior to or during construction to notify in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with building codes and methods of construction should be reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received prior to the client or client's subcontractors proceed with the work. The client will be responsible for any defects in construction if these procedures are not followed.

5800 W. ELLIOT ROAD
PHOENIX, AZ 85339

DRAWN	LP	CHECKED	JM
DATE		09.18.2024	
SCALE		1/4"=1'-0"	
ARCHITECTURAL RECEIVED		02.01.2021	
STRUCTURAL RECEIVED		NOT RECVD.	
SHEET			

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NOTES:

1. MECHANICAL CONTRACTOR MUST USE MODELS SPECIFIED ABOVE OR EQUIVALENT.
2. ALL COMPONENTS MUST BE ACCESSIBLE FOR MAINTENANCE AND/OR REPLACEMENT.

RETURN / JUMP DUCT GRILLE SPECIFICATIONS							
AIR DEVICE DATA							SYMBOL
TYPE	MANUFACTURER	MODEL	MATERIAL	MAX NC	PATTERN	DAMPER	
JUMP DUCT	TRUEAIR	170 STAMPED	STEEL	25	LOUVERED	N/A	
R/A FILTER	TRUEAIR	190 STAMPED	STEEL	25	LOUVERED	N/A	
TRANSFER	TRUEAIR	170 STAMPED	STEEL	25	LOUVERED	N/A	

*STANDARD GRILLE SIZES, U.N.O.

ALL DAMPERS TO BE INSTALLED IN LOCATIONS ACCESSIBLE FOR
MANIPULATION, REPAIR, OR REMOVAL. INSTALLATION OF PERMANENT
ACCESS PANEL OF PROPER SIZE FOR REPAIR OR REMOVAL MAY BE
REQUIRED IF NOT READILY ACCESSIBLE (MAY OR MAY NOT BE
REQUIRED ON PLAN DEPENDING ON PURITY). ADDITIONAL MANUAL
DAMPERS MAY BE SHOWN PER PLAN.

A. MANUAL BALANCING DAMPER (MBD):
TO BE INSTALLED STANDARD AT COLLAR CONNECTION FOR ALL
SUPPLY AND RETURN PLENUM DUCT TAKE-OFFS (NOT SHOWN ON
PLAN DRAWING FOR CLARITY).

B. BACKDRAFT DAMPER (BD):
TO BE INSTALLED PER PLAN OR MECHANICAL DETAILS TO PROVIDE
UNIDIRECTIONAL AIRFLOW FOR SUPPLY AND EXHAUST
APPLICATIONS. DAMPER TO BE INSTALLED LEVELED AND
HORIZONTAL UNLESS OTHERWISE NOTED PER INSTALLATION
INSTRUCTIONS.

C. MOTORIZED DAMPER (MVD):
TO BE INSTALLED WITH CONTROL SYSTEM TO PROHIBIT OR
RESTRICT AIRFLOW, SHOWN PER PLAN.

D. MECHANICAL VENTILATION DAMPER: TO BE INSTALLED AND OPERATE IN
CONJUNCTION WITH MECHANICAL VENTILATION CONTROLLER AND
OR FAN WIRED PER INSTALLATION INSTRUCTIONS.

E. MOTORIZED ZONE DAMPER: TO BE INSTALLED IN CONJUNCTION
WITH HVAC ZONE CONTROL BOARD FOR MULTI-ZONE HVAC
APPLICATION. (ZONE DAMPER "CLOSED" POSITION SHOULD SET
TO BLEED/ALLOW FOR 10-20% OPTION POSITION AIRFLOW)
TO BE OPERATED BY A HVAC TECHNICIAN.

F. BYPASS DAMPER (B/P):
TO BE INSTALLED WITH MOTORIZED TO ALLOW FOR
RE-CIRCULATION AND PRESSURE RELIEF IN MULTI-ZONE HVAC
SYSTEMS. BAROMETRIC WEIGHTED BYPASS DAMPERS TO BE SET
AND ADJUSTED BY A HVAC TECHNICIAN.

G. BAROMETRIC ZONE DAMPER (BZD):
COMBINATION MOTORIZED ZONE DAMPER WITH WEIGHTED
BAROMETRIC RELIEF MECHANISM BUILT IN (REDUCES NEED FOR
SEPARATE BYPASS DAMPER).

BUILDING THERMAL ENVELOPE

TESTING

THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS). TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.

SEALING

DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH CURRENT CODE, DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING:

1. POST CONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25 PA) ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
2. FULCH-IN TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 FT² OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25 PA) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. IF THE HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA.

GENERAL NOTES	
MECHANICAL DESIGN: HEAT LOAD, DUCT DESIGN, AND EQUIPMENT SIZING HAVE BEEN PRODUCED USING THE LATEST VERSION OF ACCA MANUAL J, S, AND D RESPECTIVELY. HEAT LOAD MODEL, DUCT DESIGN, AND EQUIPMENT SIZING BASED ON BUILDER SPECIFICATIONS AT THE TIME OF THE DESIGN. DUCT LAYOUT AND CEILING PENETRATION LOCATIONS MAY VARY TO CONFORM WITH LOCAL BUILDING CODES, ACTUAL FIELD CONDITIONS, AND BUILDER PREFERENCES. MECHANICAL DESIGN MUST BE INSTALLED BY REGISTERED CONTRACTOR.	
MECHANICAL CONTRACTOR: MECHANICAL INSTALLATION CONTRACTOR MUST USE EQUIPMENT MATCH-UP LISTED OR EQUIPMENT MATCH UP OF EQUAL CAPACITY BASED ON MANUFACTURERS EXPANDED RATINGS DATA FOR SET DESIGN CONDITIONS. EQUIPMENT SELECTION MUST ADHERE TO CURRENT ACCA MANUAL S SPECIFICATIONS.	
THESE SPECIFICATIONS MEET THE REQUIREMENTS FOR THE CITY ADOPTED CODES AND AMENDMENTS ESTABLISHED IN THE 2018 I.M.C., 2018 I.B.C., 2018 I.E.C.C., AND 2018 I.R.C. EDITION.	
MECHANICAL EQUIPMENT	
ALL MECHANICAL EQUIPMENT TO BE INSTALLED PER MANUFACTURE INSTALLATION INSTRUCTIONS	
A. LABEL & LOCK-OUT: 1. PROVIDE A PERMANENT FACTORY-APPLIED NAME PLATE AFFIXED TO THE UNIT WITH MANUFACTURER'S NAME, MODEL, SERIAL NUMBER, ELECTRICAL RATING, FUEL-BURNING UNITS MAINTENANCE INSTRUCTIONS. 2. REFRIGERANT CIRCUIT ACCESS PORT CAPS SHALL BE FITTED WITH LOCKING-TYPE TAMPER RESISTANT CAPS OR OTHERWISE SECURED TO PREVENT UNAUTHORIZED ACCESS.	
B. VENTILATION: 1. VENTS: - MUST TERMINATE IN ACCORDANCE WITH I.M.C. REQUIREMENTS PROVIDED THEY ARE AT LEAST 8 FEET FROM ANY VERTICAL WALL OF 45 DEGREES OR MORE AND TERMINATE NOT LESS THAN 2 FEET HIGHER THAN THE HIGHEST POINT THEY PASS THROUGH. - SHALL BE OF TYPE 'B' OR 'L' MIN. LENGTH OF 5'. EXCEPT ONE 60 DEGREE BEND MAX. BENDS ARE 45 DEGREES. - GAS FURNACES EQUIPMENT AND B-VENT CLEARANCES FROM COMBUSTIBLES SHALL BE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. 2. TERMINATION & INTAKE SHALL BE INSTALLED AT A HEIGHT GREATER THAN AVERAGE SNOW LINE (WHERE APPLICABLE). 3. GAS FIED FURNACE SHALL HAVE ELECTRONIC IGNITION; NO CONTINUOUS PILOT LIGHT.	
C. COMBUSTION: 1. FURNACE TYPE: a. 80% AFUE GAS FURNACE COMBUSTION AIR – WHEN USING HORIZONTAL DUCTS THAT COMMUNICATE DIRECTLY TO THE OUTDOORS, EACH OPENING SHALL HAVE A MIN. FREE AREA OF NO LESS THAN 1 SQ. INCH PER 2,000 BTU OF TOTAL INPUT RATING OF THE APPLIANCE. b. 90% OR GREATER AFUE GAS FURNACE COMBUSTION AIR – CONCENTRIC PVC VENTING/COMBUSTION AIR TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. EQUIPMENT SHALL HAVE SEALED COMBUSTION CHAMBER AND/OR NOT DRAW AIR FOR COMBUSTION FROM ATTIC SPACE.	
D. DRAIN: 1. PRIMARY CONDENSATE DRAINS SHALL BE CONSTRUCTED OF AN APPROVED MATERIAL WITH A MIN. 3/4" INNER DIMENSION AND SLOPE MIN. 1/8" PER FOOT. 2. SECONDARY DRAIN PAN MUST BE INSTALLED UNDER THE COIL SECTION TO PREVENT DAMAGE TO THE CEILING BELOW. THE SECONDARY DRAIN MUST BE INSTALLED WITH A MINIMUM GRADE OF 1/8 INCH PER 12 INCHES OF HORIZONTAL RUN AND MUST EXIT TO THE OUTSIDE WHERE IT CAN BE READILY VISIBLE. 3. AUXILIARY DRAIN PAN 1 1/2" DEEP AND 3" LARGER THAN THE UNIT COIL & SHALL BE CORROSION RESISTANT. APPLIANCE SHALL BE LOCATED ABOVE FLOOR LEVEL. 4. ON UNITS AND COILS THAT HAVE NO SECONDARY DRAIN OR PROVISIONS TO INSTALL A SECONDARY OR AUXILIARY DRAIN PAN, A WATER-LEVEL MONITORING DEVICE SHALL BE IN INSTALLED INSIDE THE PRIMARY DRAIN PAN TO SHUT OFF EQUIPMENT IN THE EVENT OF PRIMARY DRAIN RUSTIION.	
E. PIPING INSULATION: 1. REFRIGERANT SUCTION PIPING SHALL BE INSULATED WITH INSULATION HAVING EXTERNAL SURFACE PERFORMANCE NOT EXCEEDING 0.05 PERM [2.87 ng/(s*in²*Pa)] WHEN TESTED IN ACCORDANCE WITH ASTM E 96. 2. PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105°F (41°C) OR BELOW 55°F (13°C) SHALL BE INSULATED TO A MIN. OF R-4.	
F. ELECTRICAL: 1. A POSITIVE MEANS OF ELECTRICAL DISCONNECT MUST BE LOCATED AT OR NEAR THE AIR HANDLER/FURNACE & OUTSIDE CONDENSER. 2. A PERMANENT 120-VOLT RECEPTACLE OUTLET AND LIGHTING FIXTURE PROTECTED FROM DAMAGE BY LOCATION OR LAMP GUARDS AND CONTROLLED BY A SWITCH LOCATED AT THE REQUIRED PASSAGEWAY OPENING SHALL BE PROVIDED AT OR NEAR THE EQUIPMENT.	
G. APPLIANCE ACCESS: 1. ACCESS PLATFORM – SHALL HAVE CONTINUOUS FLOORING, MIN. 3/4" PLYWOOD, NOT LESS THAN 24 INCHES WIDE, THE DISTANCE SHALL NOT EXCEED 20 FEET IN LENGTH WHEN MEASURED ALONG THE CENTER LINE OF THE PASSAGE WAY FROM THE OPENING TO THE APPLIANCE. EXCEPTION: NOT REQUIRED WHERE THE APPLIANCE CAN BE SERVED AND REMOVED THROUGH THE REQUIRED OPENING. 2. ATTIC ACCESS: WEATHER STRIPPED AND INSULATED, SHALL BE LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES BY 22 INCHES. PASSAGEWAY TO THE EQUIPMENT SHALL BE CLEAR & UNOBSTRUCTED. 3. WORKING SPACE – A LEVELED SERVICE SPACE AT LEAST 30 INCHES DEEP & 30 INCHES WIDE WITH A MINIMUM HEIGHT OF 30 INCHES HEAD CLEARANCE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED..THE ACCESS PLATFORM MUST BE LEVELED WITH A MINIMUM OF 24 INCHES WIDE CONTINUOUS FLOOR NOT MORE THAN 20 FEET IN LENGTH. *WORK PROVISIONS FOR PROPER INSULATION TO BE INSTALLED UNDER THE PLATFORMS WHEN REQUIRED. 4. APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED MIN. 18" ABOVE FLOOR GARAGE. <u>EXCEPTION:</u> CLOTHES DRYERS AND APPLIANCES THAT ARE LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT.	
DUCT DESIGN	
A. DUCT: 1. DUCT SYSTEM TO BE FACTORY MADE FLEXIBLE WIRE HELIX DUCT, SUPPORTED EVERY 4 FEET OR PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. 2. ALL BOOT BOXES, TEE-WYES, SUPPLY AND RETURN PLENUMS TO BE MINIMUM 28 GAUGE METAL. 3. ALL JOINTS, SEAMS, AND CONNECTIONS SHALL HAVE A CONTACT LAP NO LESS THAN 1 INCH, BE SEALED WITH MASTIC, MECHANICALLY FASTENED WITH "ZIP-TIE" OR "PANDUIT STRAP", AND BE MECHANICALLY FASTENED WITH UL-181 RATED TAPE. 4. FACTORY-MADE DUCTS SHALL BEAR A LISTING AND LABEL INDICATING COMPLIANCE WITH UL 181 AND UL 181B. 5. RETURN AIR INLET SHALL BE PROTECTED BY ½" TO ¾" SCREEN.	
B. DUCT INSULATION: PRESCRIPTIVE METHOD (IECC): MINIMUM R-8 FOR DUCT INSULATION OUTSIDE THE THERMAL ENVELOPE PERFORMANCE METHOD (IECC): MINIMUM R-6 FOR DUCT INSULATION OUTSIDE THE THERMAL ENVELOPE & MINIMUM R-4.2 FOR DUCTS WITHIN THE THERMAL ENVELOPE.	
INTAKE & EXHAUST	
A. INTAKE 1. SHALL BE LOCATED A MIN. OF 10' FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT. WHERE A SOURCE OF CONTAMINANT IS LOCATED WITHIN 10' OF AN INTAKE OPENING, SUCH OPENING SHALL BE LOCATED A MIN. OF 3' BELOW THE CONTAMINANT SOURCE EXHAUST FROM DWELLING UNIT TOILET ROOMS, BATHROOMS & KITCHENS SHALL NOT BE CONSIDERED AS HAZARDOUS OR NOXIOUS.	
B. EXHAUST 1. TERMINATE NOT LESS THAN 3' FROM PROPERTY LINES; 3' FROM OPERABLE AND NON-OPERABLE OPENINGS INTO THE BUILDING & 10' FROM MECHANICAL AIR INTAKES EXCEPT WHERE THE OPENING IS LOCATED 3' ABOVE THE AIR EXHAUST. EXHAUST SHALL NOT BE DIRECTED ONTO WALKWAYS. 2. AIR EXHAUST AND INTAKE OPENINGS THAT TERMINATE OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS OR GRILLES HAVING A MIN. OPENING SIZE OF 1/4" & A MAX. OPENING SIZE OF 1/2" IN ANY DIMENSION. OPENINGS SHALL BE PROTECTED AGAINST LOCAL WEATHER CONDITIONS AND SHALL MEET THE PROVISIONS FOR EXTERIOR WALL OPENING PROTECTIVE.	
a. FANS: - ALL EXHAUST FANS SHALL BE DESIGNED TO EXHAUST THE MINIMUM AIRFLOW OF 100 CFM INTERMITTENT OR 25 CFM CONTINUOUS FOR KITCHEN AND 50 CFM CONTINUOUS FOR BATH-TOILET ROOMS. - MECHANICAL EXHAUST FANS TERMINATE TO BE EQUIPPED WITH CORROSION RESISTANT SCREEN HAVING A MINIMUM OPENING SIZE OF 1/4 INCH AND MAXIMUM OPENING SIZE OF 1/2". - EXHAUST SYSTEMS TO BE EQUIPPED WITH BACK DRAFT DAMPER. CONCEALED EXHAUST DUCTS SHALL IDENTIFY EQUIVALENT LENGTH OF THE EXHAUST DUCT WITH PERMANENT LABEL OR TAG LOCATED WITHIN 6 FEET OF THE EXHAUST DUCT CONNECTION.	
b. RANGE HOODS SHALL DISCHARGE OUTDOORS THROUGH SMOOTH SINGLE AIR TIGHT WALL DUCT WITH BACKDRAFT DAMPER UNLESS LISTED AND LABELED AS A DUCTLESS RANGE HOOD.	
C. LAUNDRY ROOM 1. CLOTHES DRYER EXHAUSTING MORE THAN 200 CFMS SHALL BE PROVIDED WITH MAKE UP AIR BY HAVING AN OPENING AREA OF NOT LESS THAN 100 SQ. INCHES PER, CURRENT CODE. 2. COMBUSTION VENTILATION MAY BE EXEMPT WHEN TYPE 1 DRYERS ARE PROVIDED WITH MAKE UP AIR IN ACCORDANCE WITH CURRENT CODE. 3. DRYER VENT SHALL BE MIN. 4", NOT TO EXCEED 35' WITH 2.5' REDUCTIONS FOR EACH 45 DEGREE BEND AND 5' FOR EACH 90 DEGREE BEND. TERMINATE TO EXTERIOR OF BUILDING WITH BACKDRAFT DAMPER, NO SCREENS, DUCTS SHALL BE MECHANICALLY FASTENED WITH SCREWS OR SIMILAR FASTENERS AND SHALL NOT PROTRUDE MORE THAN 1/8" INTO THE INSIDE OF THE DUCT. 4. DRYER VENT TERMINAL OUTLET SHALL HAVE A MIN. AREA OF 12.5 SQUARE INCHES. PROVIDE SUFFICIENT SPACE IN THE WALL AND CEILING THAT THE DRYER DUCT IS NOT COMPRESSED OUT OF ROUNDNESS.	

ENERGY NOTES	
A. EFFICIENCY CERTIFICATE (SEE ENERGY RATER SHEET)	
1. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL AND SHALL BE COMPLETED BY THE BUILDER OR THE DESIGN PROFESSIONAL. THE CERTIFICATE SHALL PREDOMINATE R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FLOORS/FOUNDATIONS/FLOORS AND DUCTS. THE CERTIFICATE MUST ALSO LIST THE TYPE AND EFFICIENCY OF THE INSTALLED HEATING, COOLING, AND WATER HEATING EQUIPMENT.	
B. TESTING	
1. AIR HANDLER SHALL BE SEALED WITH LEAKAGE NO MORE THAN 2% OF AIR FLOW WHEN TESTED TO ASHRAE 193 STANDARD.	

ES:WARMED, MIGRATED FROM OTHER SOURCES: 3/18/2024 9:17:22AM, 9/17/2024 10:42:AM, BY: AGAM DONOVAN

ACCA Manual D - AIRFLOW RANGE		
DUCT CODE	MIN. AIRFLOW (CFM)	MAX. AIRFLOW (CFM)
SYSTEM #1		
1T01	167	254
1T02	299	453
1T03	139	215
1T04	30	51
1T05	229	364
BATH2	37	63
BED2	96	157
GREAT	115	182
GREAT-A	115	182
KITCHEN	60	103
LAUNDRY	52	80
MASTER	115	175
MASTER-BATH	24	40
MASTER-WIC	6	11
RJ01	847	847
JUMP DUCTS		
RJ04	145	226
RJ05	96	157

ACCA Manual J - HEAT LOAD DATA											
Builder:		ISOLA COMMUNITIES				Design Cond		Cooling	Heating	Plan:	
Community:		ISOLA AT 202 AND ELLIOT				ODDB (°F)		110	40	Sq.Ft.	
Location:		PHOENIX, AZ				IDDB (°F)		75	70	Design Date:	
						IDWB (°F)		63	63	September 3, 2024	



ENGINEERING

2570 S. MILLER LN.
LAS VEGAS, NV. 89117
702-365-8080 (T)
702-869-3657 (F)

REVISIONS

NO.	DATE	DESCRIPTION	BY

DEVELOPER
ISOLA COMMUNITIES
13555 SE 36TH STREET, SUITE 320
BELLEVUE, WA 98006

STAMP



CONTACT INFORMATION
PROJECT CONTACT: HEATH CHISHOLM
EMAIL: hchisholm@arcxis.com
PRINCIPAL: JOSEPH MCCABE
PROJECT DESIGNER: LOGAN PENTZER
PROJECT NUMBER:

It is the client's responsibility prior to or during construction to notify in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with building codes and methods of construction should be reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received prior to the client or client's subcontractors proceed with the work. The client will be responsible for any defects in construction if these procedures are not followed.

ISOLA AT 202 & ELLIOT

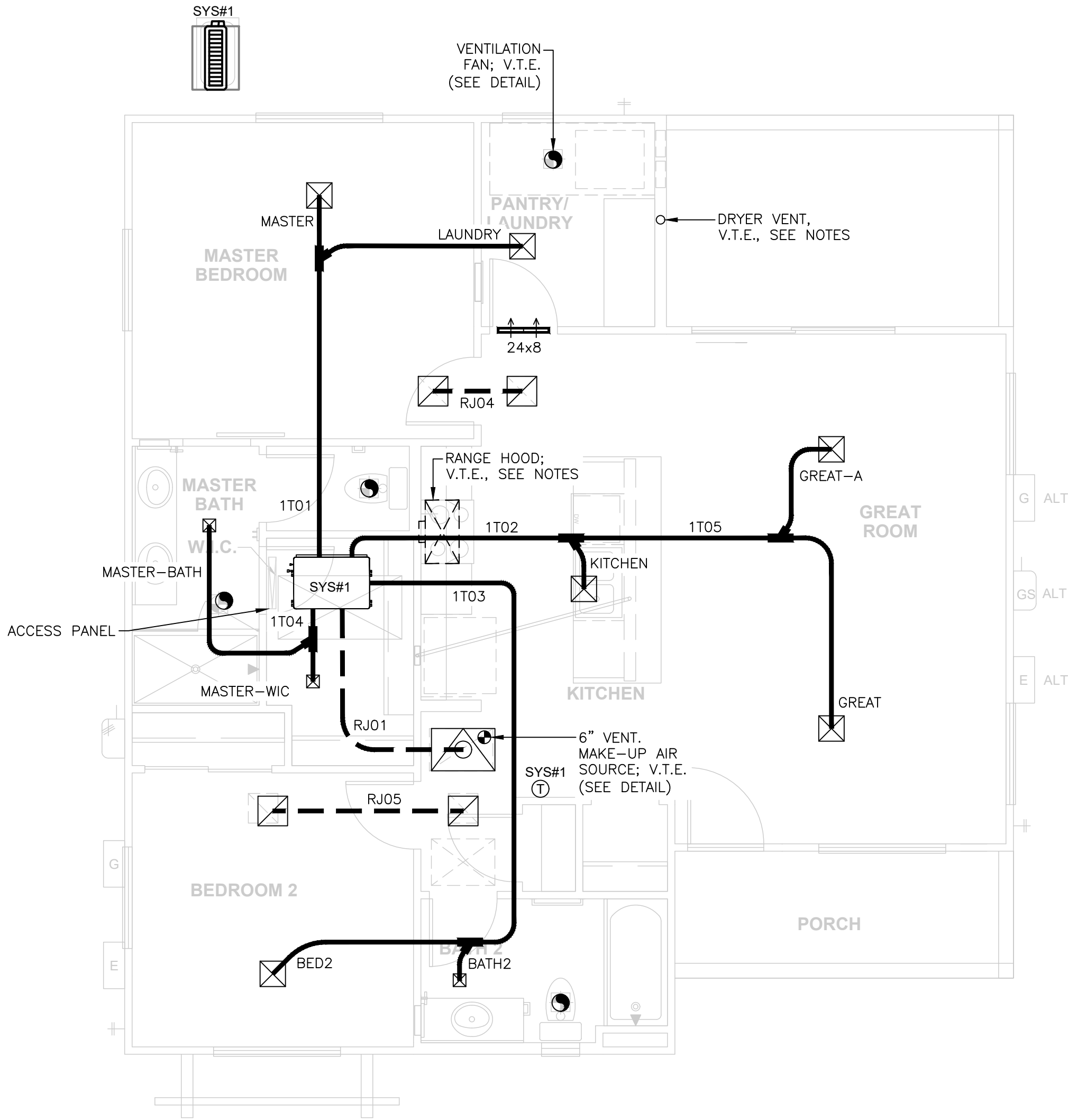
5800 W. ELLIOT ROAD
PHOENIX, AZ 85339

PLAN 2

MECHANICAL
PLAN

DRAWN	LP	CHECKED	JM
DATE	09.18.2024		
SCALE	1/4"=1'-0"		
ARCHITECTURAL RECEIVED	02.01.2021		
STRUCTURAL RECEIVED	NOT RECVD.		
SHEET			

M1.1



MAIN FLOOR
MECHANICAL PLAN 2
ALL ELEVATIONS

ACCA MAN. D - DUCT SIZING DATA*	
DUCT CODE	3.0 TON DUCT SIZE (IN)
SYSTEM #1	
1T01	9
1T02	12
1T03	8
1T04	4
1T05	10
BATH2	5
BED2	7
GREAT	8
GREAT-A	8
KITCHEN	5
LAUNDRY	6
MASTER	8
MASTER-BATH	4
MASTER-WIC	4
RJ01	16
JUMP DUCTS	
RJ04	14
RJ05	12

*CONTRACTOR ALLOWED TO INCREASE
INDIVIDUAL DUCT RUNS TO NEXT
AVAILABLE SIZE (1" - 2") IF REQUIRED TO
COMPLY WITH LOT SPECIFIC ROOM-
LEVEL TARGET AIRFLOWS.

SYMBOL		PATTERN	GRILLE SIZE (IN)	DUCT SIZE (IN)							
				4	5	6	7	8	9	10	12
		4-WAY	(IN)	6X6	6X6	8X8	10X10	12X12	12X12	12X12	14X14
		1-WAY	(IN)	8X6	8X6	8X6	10X6	12X6	14X6	16X6	16X8
		WALL	(IN)	6X6	6X6	8X8	10X10	10X10	12X12	12X12	14X14
				8X6	10X6	12X6	14X6	16X6	18X6	20X6	

STANDARD GRILLES SIZE, UNLESS NOTED OTHERWISE

SYMBOL		TYPE	GRILLE SIZE (IN)	DUCT SIZE (IN)							
				8	9	10	12	14	16	18	20
		JUMP DUCT	(IN)	12X12	12X12	12X12	14X14	16X16	20X20	20X20	25X20
		DIRECT RETURN	(IN)	12X12	12X12	20X20	20X20	25X20	30X20	40X20	40X20

STANDARD GRILLES SIZE, UNLESS NOTED OTHERWISE

20X20 GRILLE AT MASTER RETURN, U.N.O.

ABBR.	DESCRIPTION	PLUMBING FIXTURES
-------	-------------	-------------------

- ## PLUMBING HANDICAP NOTES

- APPLICABLE CODES
- 2018 INTERNATIONAL BUILDING CODE
 - 2018 INTERNATIONAL RESIDENTIAL CODE
 - 2018 INTERNATIONAL FIRE CODE
 - 2018 INTERNATIONAL MECHANICAL CODE
 - 2018 INTERNATIONAL PLUMBING CODE
 - 2018 INTERNATIONAL FUEL GAS CODE
 - 2017 NATIONAL ELECTRICAL CODE
 - 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 - 2018 INTERNATIONAL GREEN CONSTRUCTION CODE

ABBR.	DESCRIPTION
-------	-------------

WCO	WALL CLEANOUT
COTG	CLEAN OUT TO GRADE
SOV	SHUT OFF VALVE
PRV	PRESSURE REDUCING VALVE
WHA	WATER HAMMER ARRESTER
FD	FLOOR DRAIN
HB	HOSE BIBB
WH	WATER HEATER
L	LAVATORY
WC	WATER CLOSET
BT	BATH TUB
SH	SHOWER
KS	KITCHEN SINK
DW	DISH WASHER
VS	VEGGIE SINK
WB	WASHER BOX
LS	LAUNDRY SINK
SS	SERVICE SINK
IM	ICE MAKER
VTR	VENT THROUGH ROOF
AFF	ABOVE FINISH FLOOR

	WALL CLEANOUT
	TWO WAY CLEAN OUT
	CLEAN OUT TO GRADE
	DUAL DRAIN PORT BOX
	SINGLE DRAIN PORT BOX
	VENT
	GAS COCK
	CONNECT TO EXISTING
	FLOOR DRAIN
	STUB-OUT
	HOSE BIBB
	WATER HAMMER ARRESTER
	UNION
	SHUT OFF VALVE
	PRESSURE REDUCING VALVE
	CHECK VALVE

—————	GAS LINE
- - - - -	WASTE LINE
—————	WASTE LINE ABOVE
- - - - -	VENT LINE
—————	COLD WATER (CW)
- - - - -	RAW COLD WATER (RCW)
.....	HOT WATER (HW)
-	HOT WATER RETURN (HWR)

TANKLESS WATER HEATER SCHEDULE

EQUIPMENT NUMBER		WH
LOCATION		OUTDOOR
MANUFACTURER		RINNAI
MODEL		RL75E
VENTING TYPE		N/A
STORAGE CAPACITY		N/A
CFH INPUT		180
FLOW RATE, GPM		0.26 TO 6.5
UNIFORM ENERGY FACTOR (UEF)		0.81
ENERGY FACTOR (EF)		0.82
SEIPOINT TEMPERATURE		98°F - 120°F
PHYS DATA	DIMENSIONS	14"W X 23"H X 9.27"D
	OPERATING WEIGHT	46 LBS.
CONN. SIZE	WATER CONN.	3/4" NPT
	GAS CONN.	3/4" NPT
PHYS DATA	SUPPLY	120 VAC
	POWER	76 WATTS

1. INSTALL RL75E FOR UP TO (3) SHOWER HEAD ASSEMBLIES
2. INSTALL RL95E FOR (4) SHOWER HEAD ASSEMBLIES
3. CERTIFIED TO NSF/ANSI 372 (LEAD CONTENT)
4. PROVIDE SPECIFIED MODEL OR EQUAL MANUFACTURER TO MEET THE CAPACITY, RATINGS, AND CERTIFICATIONS.

PIPE INSULATION SCHEDULE

SYSTEM	PIPE DIAMETER	MINIMUM THERMAL RESISTANCE (R-VALUE)	INSULATION CONDUCTIVITY RANGE
DOMESTIC HOT WATER	3/4" AND LARGER	R-3	0.25 TO 0.036
1. INSULATE ALL DOMESTIC HOT WATER SUPPLY & RETURN PIPING PER THIS SCHEDULE. 2. INSULATE WITH R-3 INSULATION APPLIES TO THE FOLLOWING CONDITIONS: • ALL PIPING SERVING MORE THAN ONE DWELLING UNIT. • ALL PIPING LOCATED OUTSIDE CONDITIONED SPACE. • ALL PIPING FROM THE WATER HEATER TO DISTRIBUTION MANIFOLD. • ALL PIPING LOCATED UNDER A FLOOR SLAB & ALL BURIED PIPING. • ALL SUPPLY & RETURN PIPING IN RECIRCULATION SYSTEMS OTHER THAN DEMAND RECIRCULATION SYSTEMS. 3. SEE 2018 INTERNATIONAL ENERGY CONSERVATION CODE FOR ADDITIONAL REQUIREMENTS.			

1. SIZED PER TABLE P2605.1, IRC.
2. FOR CSST PIPE FOLLOW MANUFACTURE INSTALLATION PROCEDURES.

ABBR.	DESCRIPTION
-------	-------------

- ## PLUMBING HANDICAP NOTES

- APPLICABLE CODES
- 2018 INTERNATIONAL BUILDING CODE
 - 2018 INTERNATIONAL RESIDENTIAL CODE
 - 2018 INTERNATIONAL FIRE CODE
 - 2018 INTERNATIONAL MECHANICAL CODE
 - 2018 INTERNATIONAL PLUMBING CODE
 - 2018 INTERNATIONAL FUEL GAS CODE
 - 2017 NATIONAL ELECTRICAL CODE
 - 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 - 2018 INTERNATIONAL GREEN CONSTRUCTION CODE

ABBR.	DESCRIPTION
-------	-------------

WCO	WALL CLEANOUT
COTG	CLEAN OUT TO GRADE
SOV	SHUT OFF VALVE
PRV	PRESSURE REDUCING VALVE
WHA	WATER HAMMER ARRESTER
FD	FLOOR DRAIN
HB	HOSE BIBB
WH	WATER HEATER
L	LAVATORY
WC	WATER CLOSET
BT	BATH TUB
SH	SHOWER
KS	KITCHEN SINK
DW	DISH WASHER
VS	VEGGIE SINK
WB	WASHER BOX
LS	LAUNDRY SINK
SS	SERVICE SINK
IM	ICE MAKER
VTR	VENT THROUGH ROOF
AFF	ABOVE FINISH FLOOR

	WALL CLEANOUT
	TWO WAY CLEAN OUT
	CLEAN OUT TO GRADE
	DUAL DRAIN PORT BOX
	SINGLE DRAIN PORT BOX
	VENT
	GAS COCK
	CONNECT TO EXISTING
	FLOOR DRAIN
	STUB-OUT
	HOSE BIBB
	WATER HAMMER ARRESTER
	UNION
	SHUT OFF VALVE
	PRESSURE REDUCING VALVE
	CHECK VALVE

—————	GAS LINE
- - - - -	WASTE LINE
—————	WASTE LINE ABOVE
- - - - -	VENT LINE
— · — · — · —	COLD WATER (CW)
- - - - -	RAW COLD WATER (RCW)
· · · · ·	HOT WATER (HW)
- · · · · - · · · ·	HOT WATER RETURN (HWR)

TANKLESS WATER HEATER SCHEDULE

EQUIPMENT NUMBER		WH
LOCATION		OUTDOOR
MANUFACTURER		RINNAI
MODEL		RL75E
VENTING TYPE		N/A
STORAGE CAPACITY		N/A
CFH INPUT		180
FLOW RATE, GPM		0.26 TO 6.5
UNIFORM ENERGY FACTOR (UEF)		0.81
ENERGY FACTOR (EF)		0.82
SETPOINT TEMPERATURE		98°F - 120°F
PHYS DATA	DIMENSIONS	14"W X 23"H X 9.27"D
	OPERATING WEIGHT	46 LBS.
CONN. SIZE	WATER CONN.	3/4" NPT
	GAS CONN.	3/4" NPT
PHYS DATA	SUPPLY	120 VAC
	POWER	76 WATTS

1. INSTALL RL75E FOR UP TO (3) SHOWER HEAD ASSEMBLIES
2. INSTALL RL95E FOR (4) SHOWER HEAD ASSEMBLIES
3. CERTIFIED TO NSF/ANSI 372 (LEAD CONTENT)
4. PROVIDE SPECIFIED MODEL OR EQUAL MANUFACTURER TO MEET THE CAPACITY, RATINGS, AND CERTIFICATIONS.

PIPE INSULATION SCHEDULE

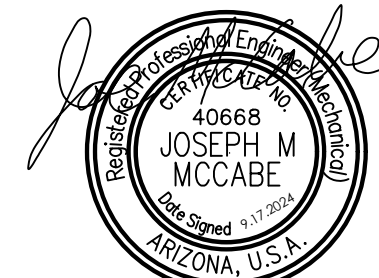
SYSTEM	PIPE DIAMETER	MINIMUM THERMAL RESISTANCE (R-VALUE)	INSULATION CONDUCTIVITY RANGE
DOMESTIC HOT WATER	3/4" AND LARGER	R-3	0.25 TO 0.036
1. INSULATE ALL DOMESTIC HOT WATER SUPPLY & RETURN PIPING PER THIS SCHEDULE. 2. INSULATE WITH R-3 INSULATION APPLIES TO THE FOLLOWING CONDITIONS: • ALL PIPING SERVING MORE THAN ONE DWELLING UNIT. • ALL PIPING LOCATED OUTSIDE CONDITIONED SPACE. • ALL PIPING FROM THE WATER HEATER TO DISTRIBUTION MANIFOLD. • ALL PIPING LOCATED UNDER A FLOOR SLAB & ALL BURIED PIPING. • ALL SUPPLY & RETURN PIPING IN RECIRCULATION SYSTEMS OTHER THAN DEMAND RECIRCULATION SYSTEMS. 3. SEE 2018 INTERNATIONAL ENERGY CONSERVATION CODE FOR ADDITIONAL REQUIREMENTS.			

1. SIZED PER TABLE P2605.1, IRC.
2. FOR CSST PIPE FOLLOW MANUFACTURE INSTALLATION PROCEDURES.

[illegible]

DEVELOPER
ISOLA COMMUNITIES
13555 SE 36TH STREET, SUITE 320
BELLEVUE, WA 98006

STAMI



Exp. 3-31-2027

CONTACT INFORMATION
PROJECT CONTACT: HEATH CHISHOLM
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PRINCIPAL: JOSEPH MCCABE, PE
PROJECT DESIGNER: MELISSA BOWERS, PE
PROJECT NUMBER: 60.0092724

It is the client's responsibility prior to or during construction to notify in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with building codes and methods of construction should be reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received prior to the client or client's subcontractors proceed with the work. The client will be responsible for any defects in construction if these procedures are not followed.

ISOLA COMMUNITIES
AT 202 & ELLIOT

PHOENIX, AZ

PLAN

PLAN 2

GENERAL NOTES & SCHEDULES

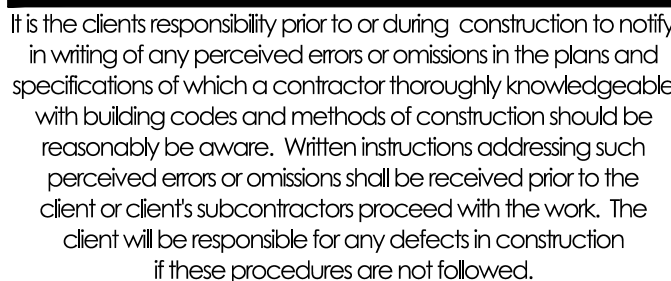
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SCALE		AS NOTED	
ARCHITECTURAL RECEIVED		2.1.2021	
STRUCTURAL RECEIVED		NOT RECVD.	
SHEET			

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UNENGYEDRIVE\ENERGYINSPECTORS\SHARED\MIGRATED FROM OTHER SOURCES\ELI_SERVER\DIVISION\AZ\VIA COMMUNITIES\VII AT 202 AND ELLIOT\PHOENIX\02_ENGIN\05_PUUMB\SOLA AT 202 & ELLIOT_PLAN 2_P.DWG 9/17/2024 2:29 PM BY DAVID HAUGHTON

IRC P308.1; BACKFLOW PROTECTION, FIXTURES INSTALLED ON A FLOOR LEVEL THAT IS LOWER THAN THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC, OR PRIVATE SEWER SHALL BE PROTECTED FROM BACKFLOW OF SEWAGE BY INSTALLING AN APPROVED TYPE OF BACKWATER VALVE. FIXTURES ON SUCH FLOOR LEVEL THAT ARE NOT BELOW THE NEXT UPSTREAM MANHOLE COVER SHALL NOT BE REQUIRED TO BE PROTECTED BY A BACKWATER VALVE. BACKWATER VALVES SHALL BE LOCATED SUCH THAT SEWAGE SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE. CLEANOUTS FOR DRAINS THAT PASS THROUGH A BACKWATER VALVE SHALL BE CLEARLY IDENTIFIED WITH A PERMANENT LABEL STATING "BACKWATER VALVE DOWNSTREAM."



ISOLA COMMUNITIES
AT 202 & ELLIOT

PHOENIX, AZ

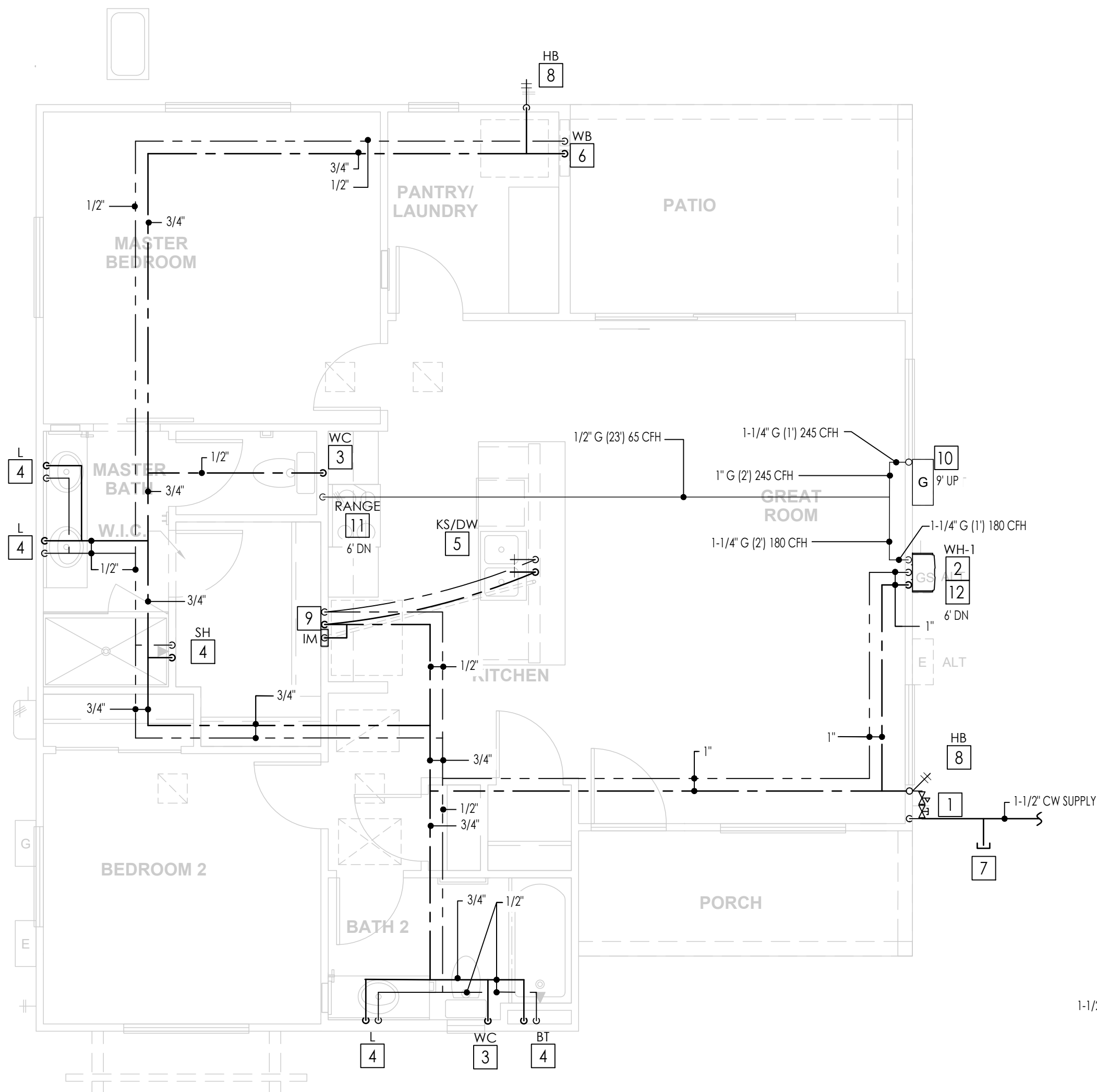
PLAN

PLAN 2
WASTE & VENT

DRAWN	MGB	CHECKED	JMM
	DATE 09.18.2024		
	SCALE AS NOTED		
	ARCHITECTURAL RECEIVED 2.1.2021		
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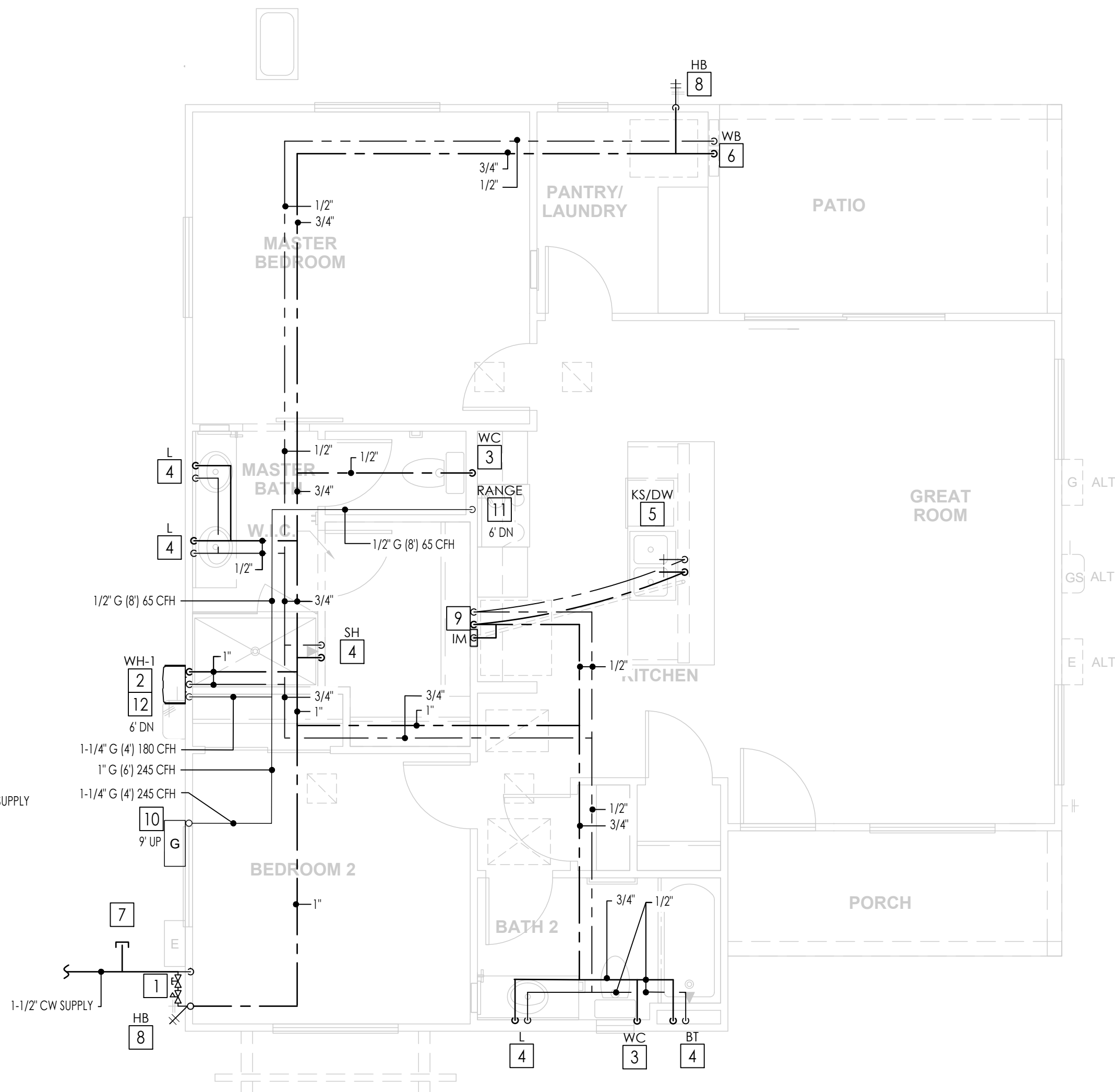
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\\SGN7EDWEL\ENGINEERING\INSPECTORS\SHARED\MIGRATED FROM OTHER SOURCES\B SERVER\DIVISION\ALVITA COMMUNITIES\ALVITA AT 202 AND ELLIOT\PLAN 2 2.DWG 9/17/2024 2:29 PM BY: DAVID HAUGHION



1ST FLOOR - ALTERNATE SIDE ENTRY

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



1ST FLOOR - PLAN 2

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

WATER PRESSURE NOTE: WHERE CHANGES IN THE MUNICIPAL WATER SUPPLY SYSTEM IS UNDER DEVELOPMENT AND SUBJECT TO AVAILABLE PRESSURE CHANGES, OR INFORMATION REGARDING THE RESIDUAL PRESSURE AT THE BUILDING POINT OF CONNECTION FOR THIS PROJECT IS UNAVAILABLE AT THE TIME OF DESIGN, IT IS THE RESPONSIBILITY OF THE BUILDER AND BUILDER'S CONTRACTOR TO CONFIRM WITH THE CIVIL ENGINEER THE MINIMUM WATER PRESSURE REFLECTED IN THE PLUMBING WATER CALCULATION IS AVAILABLE AND MAINTAINED AT THE BUILDING PRIOR TO CONSTRUCTION.

Key Notes - NOT ALL NOTES APPLY TO PLAN

- 1

1-1/2" CW FROM (2)3" WATER METERS AT STREET TO S.O.V. & P.R.V (IF REQUIRED). SEE SITE PLAN FOR METER LOCATIONS.
- 2

3/4" T&P RELIEF DRAIN TYPE "M" COPPER OR CPVC PIPING TO OUTSIDE TO SPILL AT 6" A.F.G. PER AUTHORITY HAVING JURISDICTION. 1" CW/HW TO WH.
- 3

1/2"CW.
- 4

1/2"CW & 1/2" HW.
- 5

1/2"CW & 1/2" HW. PROVIDE 1/2" HW TO DISHWASHER
- 6

PROVIDE CW(WB) WITH 1/2" CW & 1/2" HW.
- 7

CAPPED 3/4" CW LANDSCAPE STUB WITH SHUT OFF VALVE IN YARD BOX. PROVIDE BACKFLOW PREVENTION AS REQUIRED.
- 8

3/4" CW TO HB WITH VACUUM BREAKER.
- 9

1/2" CW & 1/2" HW IN WALL DISTRIBUTE TO FIXTURES.
- 10

GAS STUB OUT, METER SIZE AND LOCATION TO BE VERIFIED WITH GAS CO. TOTAL DEMAND AT 245 CFH MAX., 41' TDL. 1" SUPPLY REQUIRED. ALL GAS PIPING SIZED PER TABLE G241.3.4(1) IRC. PER SOUTHWEST GAS REQUIREMENTS, GAS METERS MUST BE AT A MINIMUM 3 FEET FROM ALL EDGES OF WALLS, ALL WINDOWS AND DOORS, AND AIR VENTS. (GAS METER SHOWN IS THREE FEET BELOW WINDOW BOTTOM.)
- 11

1/2" G RANGE (65 CFH)
- 12

1" G WH (180 CFH)

WATER CALCULATIONS

FIXTURE	FIXTURE COUNT	HOT	COLD	COMBINED	TOTAL
CLOTHES WASHER	1	1.0	1.0	1.4	1.4
FULL-BATH GROUP	2	1.5	2.7	3.6	7.2
HOSE BIBB	2	0.0	2.5	2.5	5.0
KITCHEN GROUP	2	1.9	1.0	2.5	5.0
LAVATORY	1	0.5	0.5	0.7	0.7
TOTAL DEMAND					19.3

* FROM IRC TABLE P2903.6.

GAS CALCULATIONS

APPLIANCE	TOTAL GAS (USAGE CFH)
RANGE (41' TDL)	65
WATER HEATER (29' TDL)	180
TOTAL DEMAND (@ 41' TDL)	245
* FROM IRC SECTION G241.3.2 (402.2) (CONVERTED AT 1000 BTU/HR PER CFH)	

GAS CALCULATIONS-ALTERNATE

APPLIANCE	TOTAL GAS (USAGE CFH)
RANGE (41' TDL)	65
WATER HEATER (21' TDL)	180
TOTAL DEMAND (@ 41' TDL)	245
* FROM IRC SECTION G241.3.2 (402.2) (CONVERTED AT 1000 BTU/HR PER CFH)	

WATER PIPING SIZING CALCULATIONS

DAILY SERVICE WATER PRESSURE					45	PSI
WATER METER PRESSURE LOSS TWO 3" METERS ON SITE (@ 32 GPM)					= 0.5	PSI
SUPPLY DEMAND FOR BUILDING (DOMESTIC)			19.3	WSFUS	15	GPM
PSI AVAILABLE AFTER WATER METER					44.5	PSI
MIN. RESIDUAL PRESSURE REQUIRED					20	PSI
	HEIGHT					
HIGHEST FIXTURE SERVED	10	X	0.43	=	4.3	PSI
PRESSURE AVAILABLE FOR FRICTION LOSS				=	20.2	PSI
TOTAL DEVELOPED LENGTH				=	100	FEET
25% FITTINGS LOSS	0.25	X	100	=	120	FEET
TOTAL DEVELOPED LENGTH + FITTINGS				=	125	FEET
PERMISSIBLE FRICTION LOSS PER 100 FEET				=	16.5	PSI
FROM IRC APPENDIX P FIGURE: AP103.3(3)						
		COLD	COLD	HOT	HOT	
	GPM	WSFUS	GPM	WSFUS		
COLD WATER SIZED AT 8 F.P.S. VELOCITY	1/2"	3	3	3	3	
HOT WATER SIZED AT 5 F.P.S. VELOCITY	3/4"	9	12	7	8	
	1"	15	22	13	16	
	1-1/4"	23	36	19	28	
	1-1/2"	32	58	27	49	



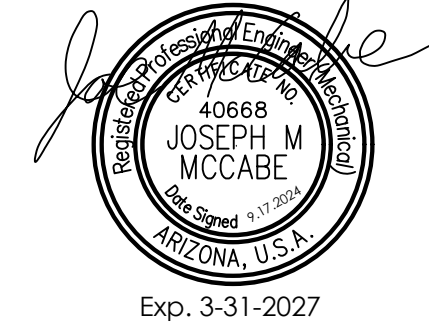
2570 S. MILLER LN.
LAS VEGAS, NV. 89117
702-365-8080 (T)
702-869-3657 (F)

REVISIONS

NO.	DATE	DESCRIPTION	BY

DEVELOPER
ISOLA COMMUNITIES
13555 SE 36TH STREET, SUITE 320
BELLEVUE, WA 98006

STAMP



CONTACT INFORMATION
PROJECT CONTACT: HEATH CHISHOLM
EMAIL: hchisholm@arcxis.com
PRINCIPAL: JOSEPH MCCABE, PE
PROJECT DESIGNER: MELISSA BOWERS, PE
PROJECT NUMBER: 60.0092724

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ISOLA COMMUNITIES
AT 202 & ELLIOT

PHOENIX, AZ

PLAN

PLAN 2
WATER & GAS

DRAWN	MGB	CHECKED	JMM
DATE	09.18.2024		
SCALE	AS NOTED		
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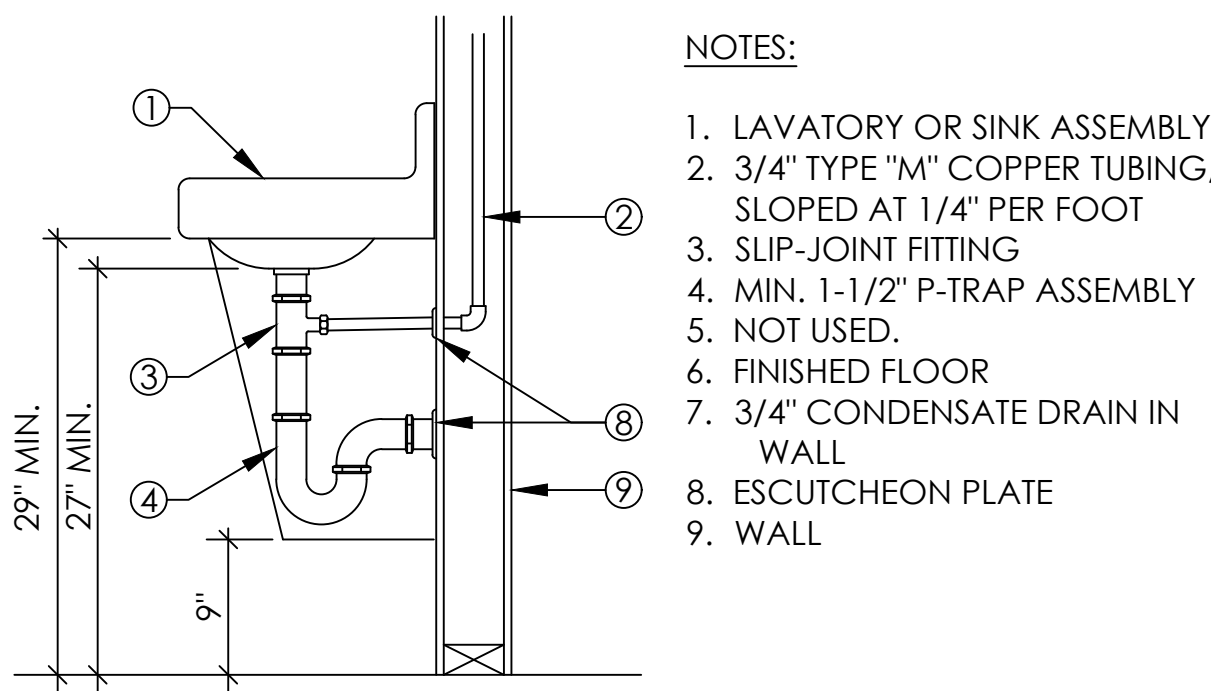
ISOLA COMMUNITIES
AT 202 & ELLIOT

PHOENIX, AZ

PLAN 2
PLUMBING
DETAILS

DRAWN	MGB	CHECKED	JMM
DATE	09.18.2024		
SCALE	AS NOTED		
ARCHITECTURAL RECEIVED	2.1.2021		
STRUCTURAL RECEIVED	NOT RECVD.		
SHEET			

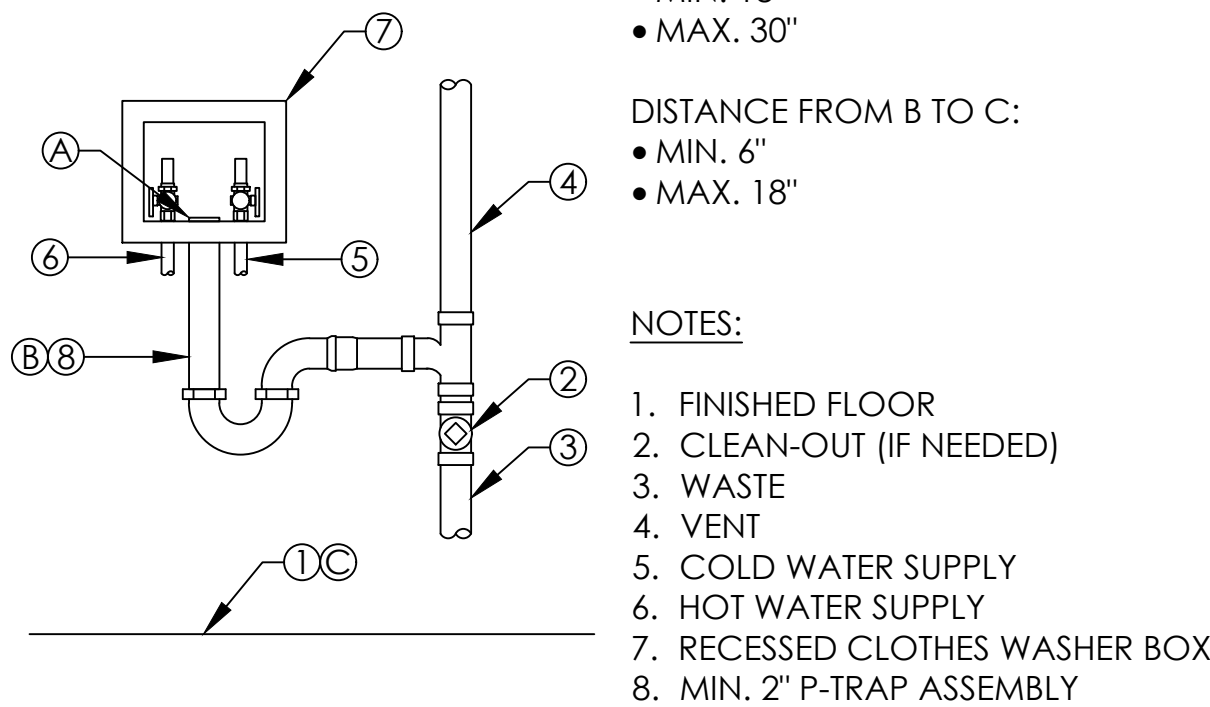
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CONDENSATE AT LAVATORY

SCALE: N.T.S.

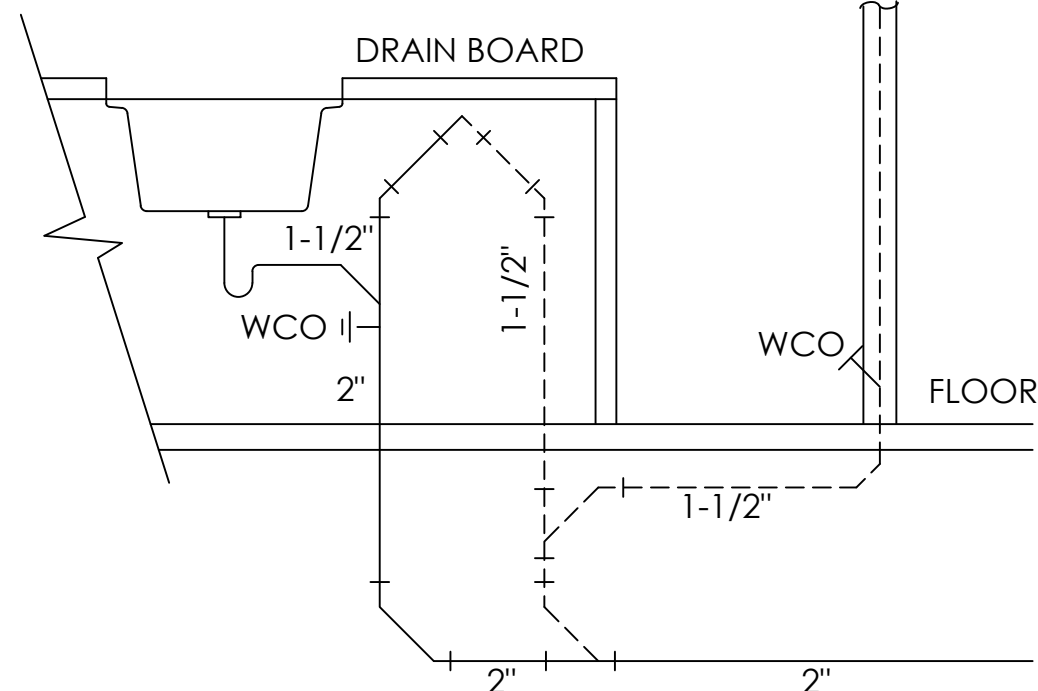
10



CLOTHES WASHER BOX SANITARY

SCALE: N.T.S.

9

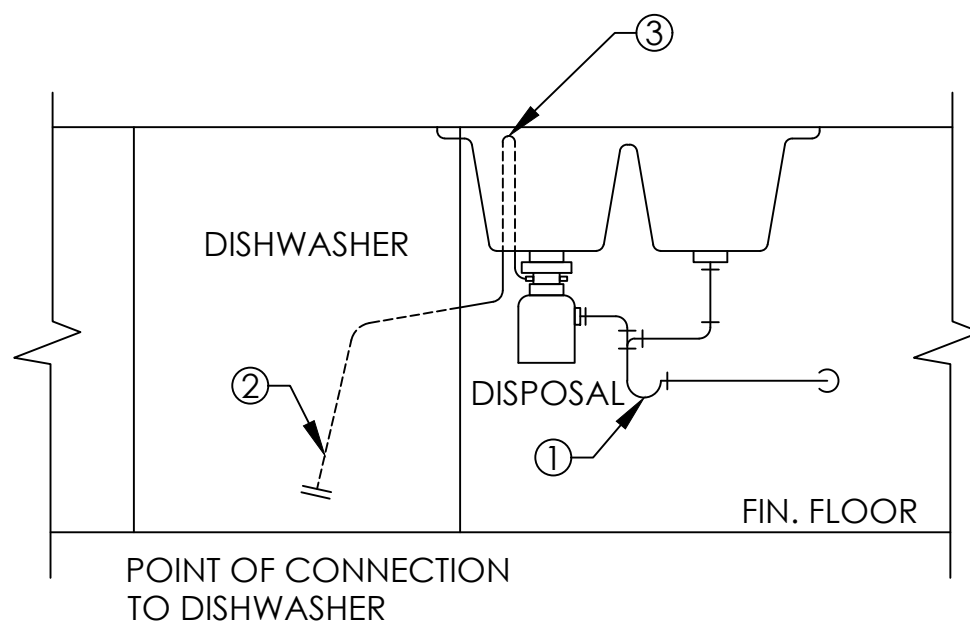


ISLAND SANITARY AND VENT

SCALE: N.T.S.

8

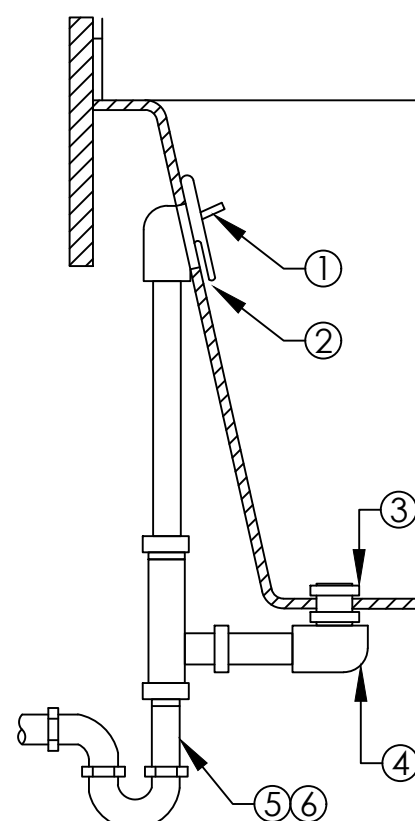
- NOTES:
1. TRAP
 2. DISHWASHER DRAIN LINE
 3. SECURE IN A HIGH LOOP AS HIGH AS POSSIBLE UNDER THE CABINET



TYPICAL KITCHEN SINK & DISHWASHER
W/ HIGH LOOP

SCALE: N.T.S.

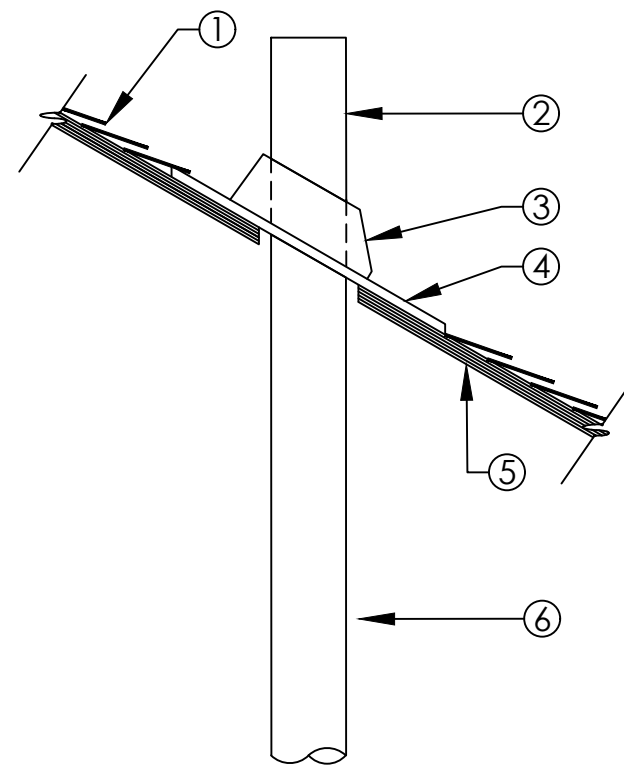
7



BATHTUB WASTE & OVERFLOW

SCALE: N.T.S.

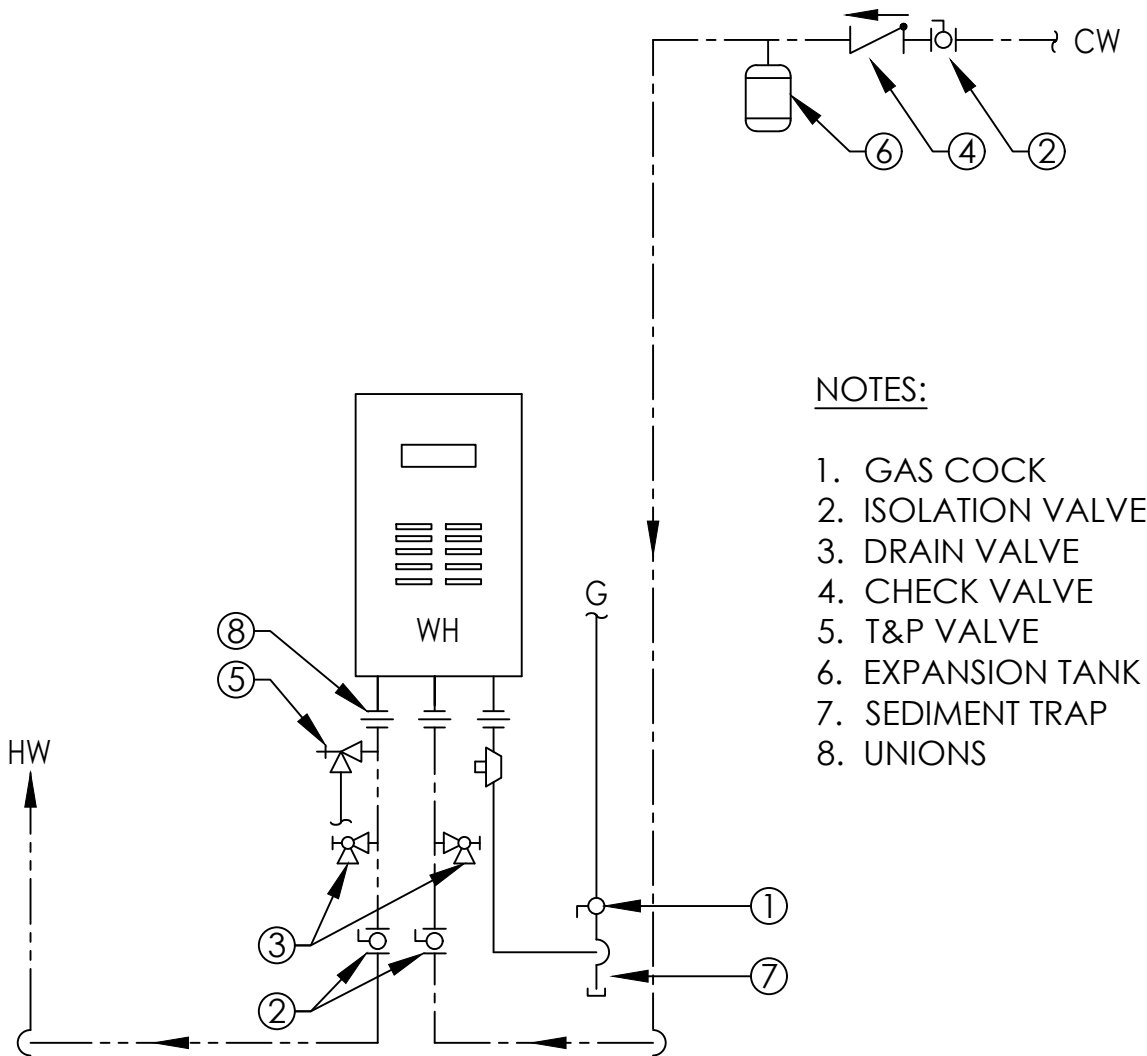
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TYPICAL VENT THROUGH ROOF

SCALE: N.T.S.

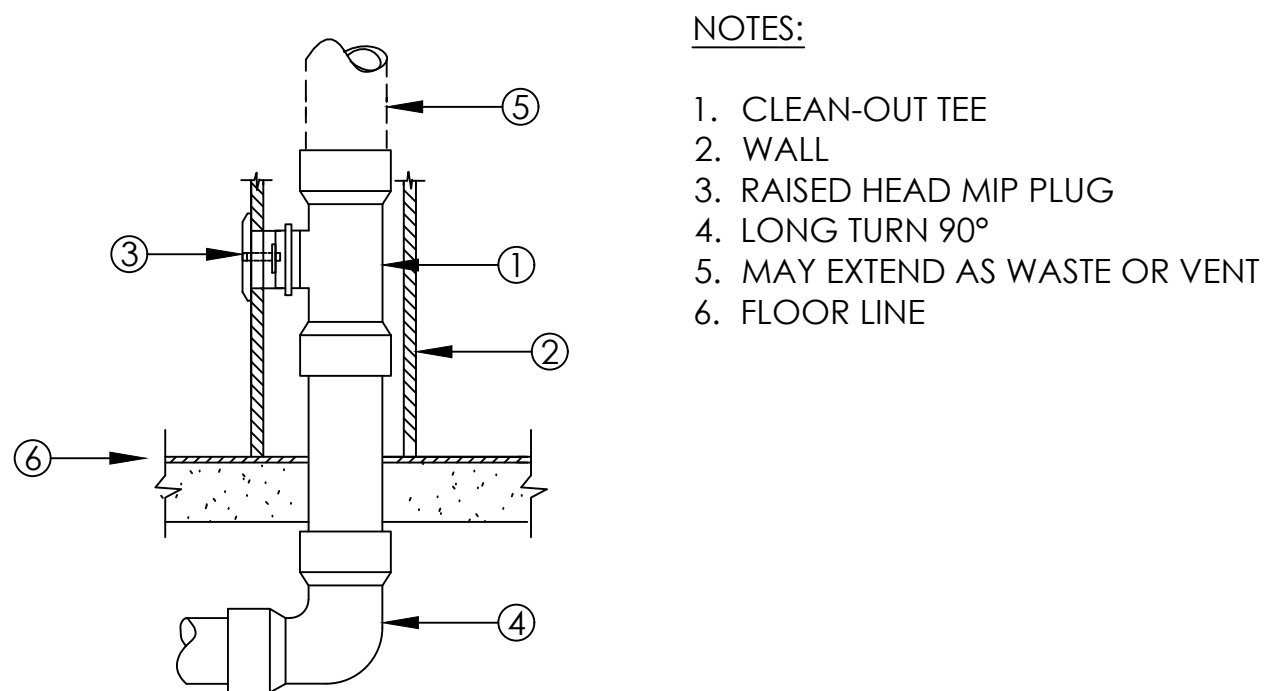
5



EXTERIOR TANKLESS WATER HEATER

SCALE: N.T.S.

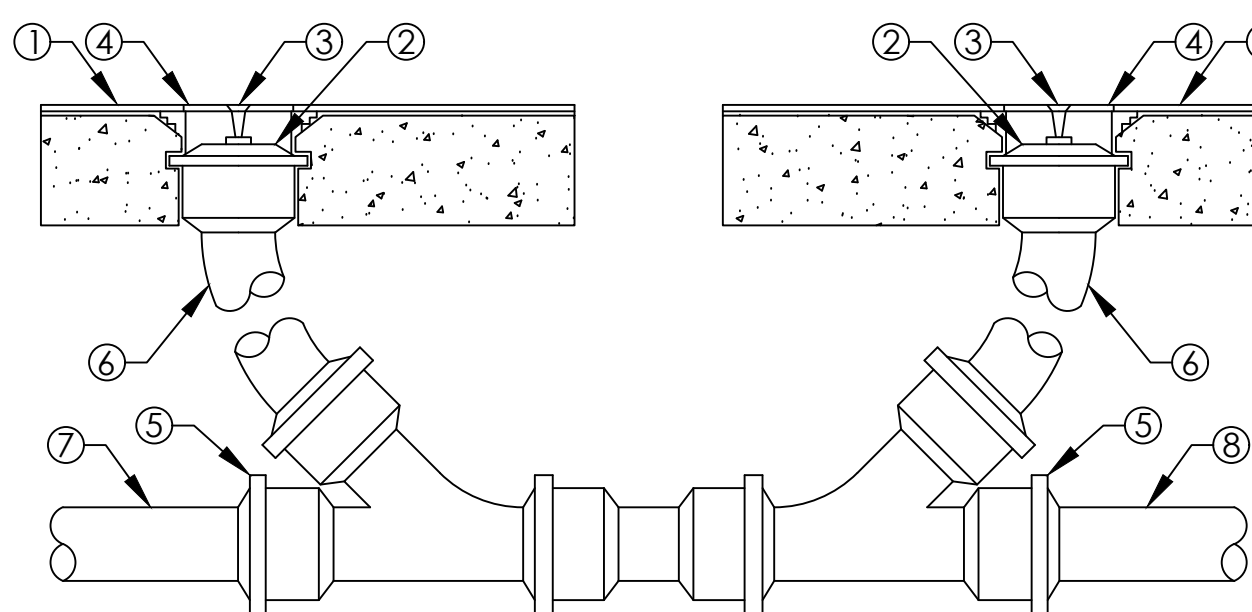
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WALL CLEANOUT

SCALE: N.T.S.

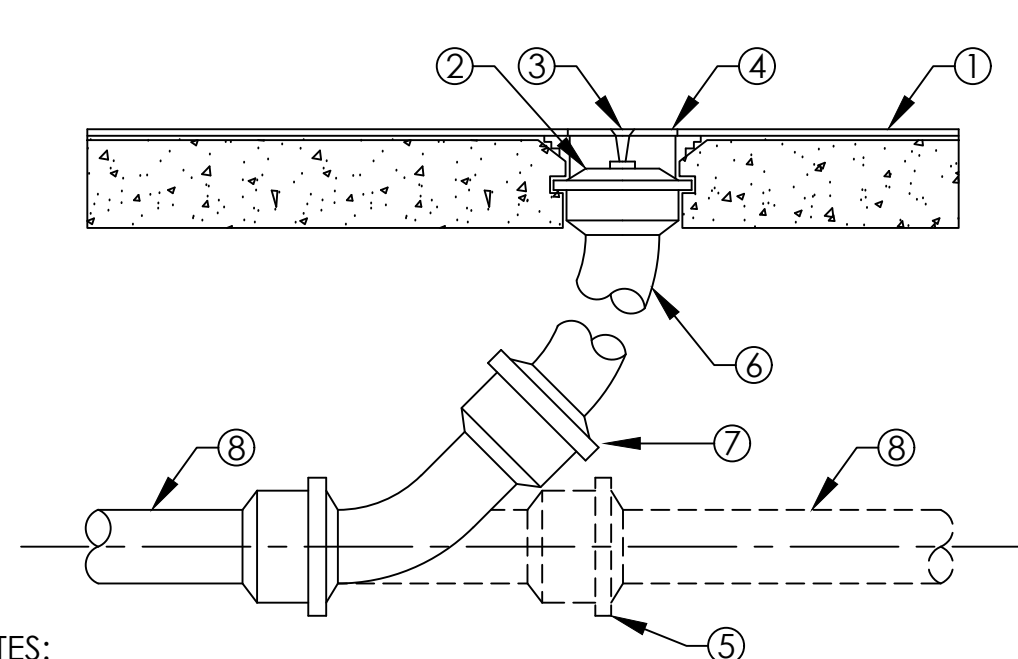
3



TWO-WAY CLEAN-OUT DETAIL

SCALE: N.T.S.

2



CLEAN-OUT

SCALE: N.T.S.

1

ESKIMARD VARGAS/ART FROM OTHER SOURCES/US SERVER DAWSON/ALVITA COMMUNITIES/VITA AT 202 AND ELLIOT (PHOBNA) US ENGINAL ELEC/DIA AT 202 ELLIOT/PLAN 2/EWG 7/13/2024 4:53:53 AM BY ALEX HERMANN

ELECTRICAL SPECIFICATIONS

SCOPE OF WORK:
THE CONTRACTOR SHALL PROVIDE EQUIPMENT AND MATERIALS, ELECTRICAL AND APPURTENANT WORK NECESSARY FOR A COMPLETE AND OPERABLE ELECTRICAL SYSTEM, PROVIDE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING ITEMS.

1. COORDINATE WITH THE ELECTRIC AND TELEPHONE, AND CABLE TV UTILITIES AND PROVIDE ALL THE NECESSARY LABOR AND MATERIALS AND ITS REQUIREMENTS ASSOCIATED WITH THIS PROJECT (ESPECIALLY NOT PROVIDED BY THE UTILITIES). SEE DRAWINGS.

CODES, REGULATIONS AND STANDARDS:
THE FOLLOWING INDUSTRY STANDARDS, SPECIFICATIONS AND CODES ARE MINIMUM REQUIREMENTS.

- 2018 INTERNATIONAL RESIDENTIAL CODE (IRC).
- 2017 NATIONAL ELECTRICAL CODE (NEC).
- UNDERWRITER LABORATORIES INCORPORATED STANDARD (UL).
- AMERICAN STANDARDS ASSOCIATION.
- BUILDING CODE PER JURISDICTION, ADOPTED BY JURISDICTION WITH AUTHORITY

ALL EQUIPMENT AND MATERIALS SHALL BE LISTED BY AND SHALL BEAR THE LABEL OF THE UNDERWRITERS' LABORATORIES INCORPORATED (UL), OR OF AN INDEPENDENT TESTING LABORATORY ACCEPTABLE TO THE LOCAL CODE-ENFORCEMENT AGENCY HAVING JURISDICTION.

THE CONSTRUCTION AND INSTALLATION OF THE ELECTRICAL EQUIPMENT AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE OSHA SAFETY AND HEALTH STANDARDS (29CFR1910 AND 29CFR1926, AS APPLICABLE), STATE BUILDING STANDARDS, AND APPLICABLE CODES AND REGULATIONS.

STORAGE AND HANDLING:
DELIVER MATERIALS AND EQUIPMENT TO THE PROJECT IN THE MANUFACTURER'S ORIGINAL, UNOPENED, LABELED CONTAINERS, PROTECT AGAINST MOISTURE, TAMPERING, OR DAMAGE FROM IMPROPER HANDLING ETC.

ARRANGE FOR TIMELY DELIVERY OF MATERIALS AND EQUIPMENT TO THE JOB SITE IN ORDER TO MINIMIZE THE LENGTH OF THE TIME BETWEEN DELIVERY AND INSTALLATION.

COVER AND PROTECT ANY MATERIALS, WHICH MAY BE AFFECTED BY THE WEATHER WHILE IN TRANSIT OR STORED AT THE PROJECT SITE. ANY MATERIAL FOUND DEFECTIVE OR NOT FUNCTIONAL OR NOT INSTALLED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS MAY BE REJECTED BY THE ENGINEER, CONSTRUCTION MANAGER OR AUTHORITY HAVING JURISDICTION.

CONTRACTOR SHALL PROTECT MATERIALS AND EQUIPMENT AND BE RESPONSIBLE IN FOR ANY DAMAGE, ANY DAMAGE OR LOSS THAT MAY OCCUR DURING THIS PERIOD OR IF IT IS DEEMED AS CONTRACTORS FAULT, CONTRACTOR SHALL REPAIRED OR REPLACE TO ITS ORIGINAL CONDITION WITHOUT ADDITIONAL COST TO THE OWNER.

CLEANUP:
KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS, OR RUBBISH CAUSED BY EMPLOYEES OR WORK UNDER THIS DIVISION OF THE SPECIFICATIONS, AT THE COMPLETION OF THE WORK, REMOVE ALL SURPLUS MATERIALS, TOOLS, ETC., AND LEAVE THE PREMISES CLEAN (I.E., BROOM CLEAN).

DRAWINGS:
THE DRAWINGS INDICATE GENERAL LAYOUT OR ARRANGEMENT AND LOCATIONS OF THE ELECTRICAL WORK ONLY. DATA PRESENTED ON THESE DRAWINGS ARE AS ACCURATE AS THE ENGINEER CAN DETERMINE. FIELD VERIFICATION IS REQUIRED OF ALL DIMENSIONS, LOCATIONS, LEVELS, ETC. TO SUIT FIELD CONDITIONS. REVIEW ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND OTHER TRADES' DRAWINGS AND ADJUST ALL WORK TO MEET THE REQUIREMENTS OF THE CONDITIONS SHOWN. IF DISCREPANCIES ARE NOT REPORTED, THE CONTRACTOR SHALL BID THE GREATER QUANTITY OR BETTER QUALITY, AND APPROPRIATE ADJUSTMENTS WILL BE MADE AFTER CONTRACT AWARD. CONTRACTOR SHALL BE RESPONSIBLE TO FIELD MEASURE AND CONFIRM MOUNTING HEIGHTS AND LOCATIONS OF ELECTRICAL EQUIPMENT WITH RESPECT TO COUNTERS, RADIATION, ETC. DO NOT SCALE DISTANCE OFF THE ELECTRICAL DRAWINGS. USE ACTUAL BUILDING DIMENSIONS.

IN ALL CASES SWITCHES CONTROLLING LIGHTING ARE TO BE LOCATED ON THE STRIKE SIDE OF THE DOORS (WHERE OR AS APPLICABLE), LOCATIONS INDICATED FOR SWITCHES AND OUTLETS ARE APPROPRIATE. OWNER MAY MAKE MINOR RELOCATIONS AT NO ADDITIONAL COST.

EXCAVATION, CUTTING AND FITTING: PERFORM THE CUTTING, FITTING, REPAIRING, AND FINISHING OF THE WORK NECESSARY FOR THE INSTALLATION OF THE EQUIPMENT OF THIS SECTION. HOWEVER, NO CUTTING OF THE WORK OF OTHER TRADES OR ANY STRUCTURAL MEMBER SHALL BE DONE WITHOUT THE CONSENT OF THE ARCHITECT OR TO THE AUTHORITY HAVING JURISDICTION.

COORDINATION AND COOPERATION WITH OTHER CONTRACTORS:
COORDINATE AND COOPERATE WITH THE OTHER CONTRACTORS OR TRADES SO THAT THE INSTALLATIONS OF THE ELECTRICAL OUTLETS AND EQUIPMENT WILL BE PROPERLY INSTALLED. CONDUIT, FIXTURES, AND OTHER EQUIPMENT LOCATIONS SHALL BE CHECKED WITH OTHER TRADES TO AVOID CONFLICT WITH THE PIPING, DUCTWORK, STEEL, BEAMS, OR OTHER OBSTRUCTIONS.

CAREFULLY CHECK THE LOCATIONS OF THE OUTLET BOXES AND DETERMINE THAT THEY HAVE NOT BEEN DISTURBED DURING THE INSTALLATION OF MATERIALS OF OTHER TRADES.

MATERIALS:
ALL MATERIALS SHALL BE NEW AND OF QUALITY AS SPECIFIED ON THE PLANS OR SPECIFICATIONS AND MUST CARRY THE UNDERWRITERS' LABORATORIES APPROVAL COVERING THE PURPOSE FOR WHICH THEY ARE USED, IN ADDITION TO MEETING ALL REQUIREMENTS OF THE CURRENT APPLICABLE CODES AND REGULATIONS.

WIRES:
UNLESS OTHERWISE SPECIFIED, ALL WIRES SHALL BE 600 VOLT, 75, TYPE THW, THWN, THHN, OR XHHN. ALL WIRING SHALL BE COPPER, THE WIRES SHALL BE MARKED WITH COLOR INSULATION TO SIMPLIFY CIRCUIT IDENTIFICATION. MINIMUM WIRE SIZE FOR ALL OTHER APPLICATIONS SHALL BE #14 AWG (ISA BREAKERS) AND #12 (20A BREAKERS). BRANCH CIRCUITS WHOSE LENGTH FROM PANEL TO CENTER OF CIRCUIT LOAD EXCEEDS 100 FEET, SHALL BE UPSIZED TO THE NEXT LARGER WIRE SIZE. ALL CONDUCTORS LARGER THAN #10 AWG SHALL BE STRANDED.

FEEDERS FROM MAIN INCOMING POINT OF CONNECTION (ELECTRICAL) TO SUB PANELS MAY BE ALUMINUM, TYPE SER. ALUMINUM CONDUCTORS SHALL BE SIZED PER IRC E3406 OR PER IRC 3603.1 FOR SINGLE-PHASE DWELLING SERVICES.

NO WIRE SHALL BE INSTALLED IN THE CONDUIT SYSTEM UNTIL THE CONDUIT SYSTEM IS COMPLETE. USE MINERALAC #100 OR EQUIVALENT AS LUBRICANT TO FACILITATE THE INSTALLATION OF THE WIRES IN THE CONDUIT SYSTEM. CONTRACTOR MAY USE MC CABLE OR NON-METALIC CABLE PROVIDED THAT MATERIALS AND NSTALLATIONS SHALL BE IN ACCORDANCE WITH ALL THE APPLICABLE CODES.

OUTLET, PULL AND JUNCTION BOXES:
WHERE REQUIRED: EACH SWITCH, LIGHT, RECEPTACLE OR OTHER OUTLET SHALL BE PROVIDED WITH CODE GAGE GALVANIZED STEEL OUTLET BOX OR SHALL BE U.L. LISTED FOR APPLICATION. OUTLET BOXES SHALL BE OF THE ONE PIECE, KNOCKOUT TYPE.

LIGHTING FIXTURES:
WHERE APPLICABLE ALL NEW LIGHTING FIXTURES, WIRED AND CONNECTED AS INDICATED. THE DRAWINGS INDICATE THE FIXTURES FOR EACH LOCATION. PROVIDE LAMPS FOR ALL FIXTURES. THE LAMPS SHALL BE THE SAME MANUFACTURER. VERIFY CEILING CONSTRUCTION BEFORE ORDERING RECESSED UNITS. PROVIDE PLASTER FRAMES AND HANGERS AS REQUIRED.

MECHANICAL AND ELECTRICAL COORDINATION:
1. ANY DEVICE WHICH CARRIES THE FULL LOAD CURRENT OF THE ELECTRICALLY DRIVEN MACHINERY, AS OPPOSED TO THE CONTROL OF INSTRUMENTATION CURRENT IN THE HOLDING COIL, IS DEFINED AS A POWER CIRCUIT AND IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. CONTROL AND INSTRUMENTATION CIRCUITS CONNECTING HOLDING COILS TO THE AUTOMATIC TEMPERATURE CONTROL SYSTEM ARE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR.

2. THE POWER CIRCUIT IS DEFINED AS ALL DEVICES NECESSARY TO OPERATE THE UNIT, AND AS ALL DEVICES REQUIRED BY CODE TO PROTECT AND SERVICE THE UNIT, INCLUDING BRANCH CIRCUIT PROTECTIVE DEVICES, FUSED AND UNFUSED DISCONNECTS, MAGNETIC MOTOR STARTERS WITH RUNNING OVERLOAD AND SINGLE PHASING PROTECTION, AND MAGNETIC CONTACTORS.

3. THE CONTROL AND INSTRUMENTATION CIRCUIT IS DEFINED AS ALL DEVICES NECESSARY TO INTERFACE THE ELECTRICAL POWER CIRCUIT WITH THE AUTOMATIC TEMPERATURE CONTROL SYSTEM, INCLUDING CONDUIT, BOXES, CONDUIT FITTINGS, CONDUCTORS, ELECTRIC PNEUMATIC SWITCHES, PNEUMATIC ELECTRIC SWITCHES, ELECTRIC AND PNEUMATIC RELAYS, AND PNEUMATIC TUBING.

4. WHERE AN AIR CONDITIONER IS LISTED BY A QUALIFIED ELECTRICAL TESTING LABORATORY WITH A NAMEPLATE THAT READS "MAXIMUM FUSE SIZE," THE LISTING RESTRICTS THE USE OF THIS UNIT TO FUSE PROTECTION ONLY AND DOES NOT COVER ITS USE WITH CIRCUIT BREAKERS. IF THE AIR CONDITIONER HAS BEEN EVALUATED FOR BOTH FUSES AND ORDINARY CIRCUIT BREAKERS, OR BOTH FUSES AND HACR-TYPE CIRCUIT BREAKERS, IT MAY BE SO MARKED. UL-LISTED CIRCUIT BREAKERS THAT HAVE BEEN FOUND SUITABLE FOR USE WITH HEATING, AIR-CONDITIONING, AND REFRIGERATION EQUIPMENT COMPRISING MULTIMOTOR OR COMBINATION LOADS ARE MARKED "LISTED HACR TYPE." THE MANUFACTURER'S INSTALLATION SPECIFICATIONS SHALL BE CLOSELY FOLLOWED AND THAT ANY RESTRICTION OF THE LISTING BE APPLIED TO THE INSTALLATION OF THE EQUIPMENT, IN ORDER TO COMPLY WITH THE NEC.

SAFETY SWITCHES (DISCONNECT):
SAFETY SWITCHES, UNLESS OTHERWISE INDICATED ON THE DRAWINGS, SHALL BE HEAVY DUTY TYPE, 480 OR 250-VOLT, OF THE NUMBER OF POLES REQUIRED. SAFETY SWITCHES FOR AIR CONDITIONING USE SHALL BE RECOMMENDED BY EQUIPMENT MANUFACTURER. THE SWITCH SHALL BE AS REQUIRED BY CODE AND AS INDICATED ON THE DRAWINGS. WHEN OUTSIDE THE BUILDING, THE SWITCHES SHALL BE RAIN TIGHT NEMA 3R. ALL SWITCHES SHALL BE LOCKABLE.

PRIOR TO COMMENCING WORK

- OBTAIN AND REVIEW ALL OTHER DRAWINGS INCLUDING REFLECTED CEILING PLAN, INTERIOR AND EXTERIOR ELEVATIONS, FURNITURE PLANS AND ALL MILL WORK DRAWINGS. COORDINATE INSTALLATION OF ALL ELECTRICAL DEVICES AND EQUIPMENT PRIOR TO ROUGH-IN.
- COORDINATE INSTALLATION OF HVAC CONTROLS WITH MECHANICAL. VERIFY ALL REQUIREMENTS WITH EQUIPMENT SUPPLIED.
- OBTAIN SUBMITTAL AND SHOP DRAWINGS FROM ALL OTHER TRADES AND COORDINATE YOUR INSTALLATION ACCORDINGLY.
- INSTALLATION SHALL COMPLY WITH ALL CURRENT APPLICABLE CODES AND GOVERNING AGENCIES HAVING JURISDICTION.
- THOROUGHLY READ AND REVIEW ALL NOTES, SPECIFICATIONS, SYMBOL LISTS, SCHEDULES, ETC.
- YOU ARE RESPONSIBLE FOR A COMPLETE INSTALLATION IN ACCORDANCE WITH ALL DOCUMENTS. CONTACT YOUR PRIME CONTRACTOR FOR A COMPLETE SET OF DOCUMENTS.

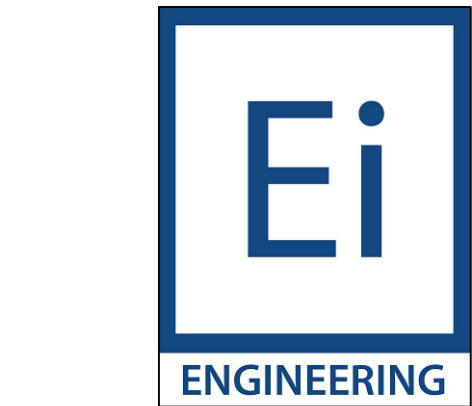
ELECTRICAL FLOOR PLAN NOTES

- ALL SMOKE DETECTORS AND COMBINATION SMOKE/ CARBON MONOXIDE DETECTORS SHALL BE HARDWIRED ON SAME CIRCUIT AND HAVE A BATTERY BACKUP SYSTEM.
- WHEN MORE THAN EITHER ONE (1) SMOKE ALARM OR MORE THAN ONE (1) CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, ALL ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATED ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. SMOKE AND CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: (IRC SECTION R314.3)
 - SMOKE ALARMS IN EACH SLEEPING ROOM.
 - SMOKE ALARMS OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - SMOKE ALARMS ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACE 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 SURFACE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
 - CARBON MONOXIDE ALARMS OUTSIDE OF SLEEPING AREAS IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.
 - CARBON MONOXIDE ALARMS WITHIN EACH BEDROOM WHICH CONTAINS A FUEL-FIRED APPLIANCES.
- ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SLEEPING ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. IRC E3902.12.
- ALL ATTIC ACCESSES SHALL BE PROVIDED WITH A SWITCHED LIGHT AND 120 VOLT GFI OUTLET AT OR NEAR THE FORCED AIR UNIT. LOCATE LIGHT SWITCH AT THE ATTIC ACCESS OPENING.
- CIRCUITS PROVIDED FOR HVAC AND PLUMBING EQUIPMENT SHALL BE LOCATED PER MECHANICAL DRAWINGS.
- FEEDERS TO AIR CONDITIONING EQUIPMENT SHALL BE RATED FOR FULL LOAD CURRENT. UNLESS NOTED OTHERWISE, NON-FUSED DISCONNECTS SHALL BE INSTALLED AT AIR CONDITIONING EQUIPMENT LOCATIONS. HACR CIRCUIT BREAKERS/FUSES SHALL BE SIZED IN ACCORDANCE WITH THE HVAC EQUIPMENT MANUFACTURER'S RECOMMENDATIONS. AS INDICATED ON THE PLANS, 120 VAC WEATHERPROOF GFCI RECEPTACLES SHALL BE INSTALLED SO THAT NO HVAC EQUIPMENT IS MORE THAN 25 FEET FROM A RECEPTACLE.
- WHERE A BOX IS USED AS THE SOLE SUPPORT OF A CEILING-SUSPENDED (PADDLE) FAN, THE BOX SHALL BE LISTED FOR THE APPLICATION AND FOR THE WEIGHT OF THE FAN SUPPORTED. IRC E3905.8.
- ALL CEILING LIGHT/FAN FIXTURES TO BE CENTERED IN ROOM UNLESS OTHERWISE NOTED.
- LIGHTING FIXTURES SHOWN ON THESE PLANS INDICATE THE DESIGN INTENT. FINAL APPROVAL OF ALL LUMINAIRES SHALL BE BY THE OWNER.
- CIRCUITS PROVIDED FOR HVAC AND PLUMBING EQUIPMENT SHALL BE PROVIDED BY OTHERS.
- THE ELECTRICAL CONTRACTOR SHALL FOLLOW DRAWINGS FROM RESPECTIVE UTILITY COMPANY FOR DRY UTILITY DESIGN.
- THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL ELECTRICAL COMPONENTS AND HARDWARE AS REQUIRED BY THE NATIONAL ELECTRICAL CODE, LATEST ADOPTED EDITION, AND SHALL COMPLY WITH THE REQUIREMENTS OF THE INSPECTING AUTHORITY HAVING JURISDICTION.
- IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUN ROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH THE GENERAL PROVISIONS SPECIFIED TO THE FOLLOWING 2018 IRC SECTIONS: SPACING - E3901.2.1, WALL SPACE - E3901.2.2, FLOOR RECEPTACLES - E3901.2.3.
- AT COUNTERTOPS IN KITCHEN AND DINING ROOMS OF DWELLING UNITS, RECEPTACLE OUTLETS FOR COUNTER SPACES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING 2018 IRC SECTIONS: WALL COUNTER SPACE - E3904.4.1 ISLAND COUNTER SPACE - E3901.4.2, PENINSULAR COUNTER SPACE - E3901.4.3, SEPARATE SPACES - E3901.4.4, RECEPTACLE OUTLET LOCATIONS - E3901.4.5.
- AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND COUNTER SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER. THIS OUTLET SHALL SERVE UP TO THE FIRST 4 FEET OF COUNTER SPACE MEASURED HORIZONTALLY IN THE LONG DIMENSION. AN ADDITIONAL OUTLET SHALL BE REQUIRED TO SERVE EACH ADDITIONAL 4 FEET OR FRACTION THEREOF.
- ALL LUMINAIRES (LIGHTING FIXTURES) PERMITTED TO BE INSTALLED WITHIN A ZONE MEASURED 3 FEET HORIZONTALLY AND 8 FEET VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD SHALL BE MARKED FOR DAMP LOCATIONS, OR MARKED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY. IRC E4003.11.
- THE FOLLOWING FASTENED-IN-PLACE APPLIANCES ARE REQUIRED TO HAVE A SEPARATE MINIMUM 20-AMPERE CIRCUIT - DISHWASHER, TRASH COMPACTOR, MICROWAVE OVEN, RANGE HOOD, CLOTHES WASHER, AND HYDRO-MASSAGE BATHTUB.
- RECEPTACLE OUTLETS SHALL NOT BE INSTALLED IN A FACE-UP POSITION IN THE WORK SURFACES OR COUNTERTOPS. (NEC ART. 406.4(E)).
- ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIRS, INCLUDING THE LANDINGS AND TREADS. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING OF THE STAIRWAY. FOR INTERIOR STAIRS THE ARTIFICIAL LIGHT SOURCES SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1 FOOT-CANDLE MEASURED AT THE CENTER OF TREADS AND LANDINGS. (IRC SECTION R303.6).
- LUMINAIRES IN CLOTHES CLOSETS SHALL BE INSTALLED IN ACCORDANCE WITH IRC E4003.12.
- AT EVERY OUTLET EXCLUSIVELY FOR LIGHTING, THE CEILING BOX SHALL BE DESIGNED OR INSTALLED SO THAT THE LUMINAIRE OR LAMPHOLDER CAN BE ATTACHED. SUCH BOXES SHALL BE CAPABLE OF SUPPORTING A LUMINAIRE WEIGHING UP TO 50 POUNDS, A LUMINAIRE THAT WEIGHS MORE THAN 50 POUNDS SHALL BE SUPPORTED INDEPENDENTLY OF THE OUTLET BOX, UNLESS THE OUTLET BOX IS LISTED AND MARKED FOR THE MAXIMUM WEIGHT TO BE SUPPORTED. IRC E3905.6
- ALL LUMINAIRES (FIXTURES) INSTALLED IN DAMP LOCATIONS SHALL BE MARKED, SUITABLE FOR WET LOCATIONS" OR SUITABLE FOR DAMP LOCATIONS." IRC E4003.9.
- A MINIMUM OF 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
- EACH PANELBOARD OR LOAD CENTER INSTALLED IN A NEW ONE OR TWO-FAMILY DWELLING SHALL HAVE A CAPACITY FOR A MINIMUM OF TWO (2) ADDITIONAL FULL-SIZE POLE OR OVERCURRENT DEVICES ON ADJACENT OPPOSITE POLES FOR EXPANSION. ALL AVAILABLE OVERCURRENT DEVICE SPACES SHALL COMPLY WITH ARTICLE 404.8(A). NEC ARTICLE 408.54.
- BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER IRC R321.1.
- SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED. SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. (IRC R314.1, R314.2, R314.4).
- IN ALL AREAS SPECIFIED IN 210.52, ALL 125 VOLT, 15 AND 20 AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (NEC 406.11 & E4002.14)
- ALL 125-VOLT, SINGLE PHASE, 15 AND 20 AMPERE RECEPTACLES SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL, INCLUDING: BATHROOMS, GARAGES, OUTDOORS, KITCHEN COUNTERTOPS, LAUNDRY, UTILITY AND WET BAR SINKS - WITHIN 6 FEET OF THE OUTSIDE EDGE OF THE SINK.
- PROVIDE CONNECTIONS AND TERMINATIONS FOR INTERSYSTEM BONDING AND GROUNDING PER IRC E3609.3
- LIGHT FIXTURES IN CEILING ENVELOPE EITHER TYPE IC AIRTIGHT, TYPE IC MAX 2 CFM LEAKAGE, OR NON-IC IN AIRTIGHT BOX. NON-IC REQUIRES CLEARANCE TO COMBUSTIBLES, IRC N1102.4.4 & E4004.8
- DISCONNECTS AT ALL HVAC EQUIPMENT, CLEAR ACCESS 30" WIDE AND 36" FRONT, ALWAYS IN LINE SIGHT OF EQUIPMENT.

ELECTRICAL LEGEND

(NOT ALL SYMBOLS ARE USED)

	SCNCE LIGHT FIXTURE, FIELD VERIFY EXACT MTG HT
	CEILING SURFACE MOUNTED
	WALL SURFACE MOUNTED (LED), TYPE AND FINISH BY OWNER FIELD VERIFY EXACT MTG HGT
	PENDANT FIXTURE
	6" RECESSED ROUND DOWNLIGHT (LED), TYPE AND FINISH BY OWNER
	KICKLIGHT, VERIFY TYPE AND EXACT MTG HGT WITH OWNER
	RECESSED ROUND WALLWASHER
	1"x4" SURFACE FLUORESCENT
	OPT, UNDER CABINET LIGHT
	CEILING FAN AND LIGHT -prewire only -optional if shown as dashed
	VANITY LIGHT, FIELD VERIFY EXACT MTG HT
	EXHAUST FAN
	DUPLEX RECEPTACLE
	SINGLE RECEPTACLE
	220V SPECIAL RECEPTACLE
	1/2 HOT RECEPTACLE
	DUPLEX RECEPTACLE GFI
	DUPLEX RECEPTACLE GFI/AFI
	CEILING MOUNTED RECEPTACLE
	QUAD RECEPTACLE
	USB RECEPTACLE
	FLOOR MOUNT DUPLEX RECEPTACLE
	SINGLE POLE SWITCH, +44" UNO
	3-WAY SWITCH, +44" UNO
	4-WAY SWITCH, +44" UNO
	DIMMER SWITCH, +44" UNO
	WALL SWITCH SENSOR, +44" UNO
	JUNCTION BOX
	ELECTRIC PANEL
	ELECTRIC SERVICE METER/MAIN
	TELEPHONE TERMINATION BOX
	CABLE TERMINATION BOX
	NON-FUSIBLE DISCONNECT SWITCH
	SMOKE DETECTOR
	THERMOSTAT
	LOW VOLTAGE TRANSFORMER
	HORN STROBE
	PUSH BUTTON
	CHIME
	TELEVISION OUTLET, +18" UNO
	TELEPHONE OUTLET, +18" UNO
	DATA OUTLET, +18" UNO
	SMOKE/CARBON DETECTOR
	TV/DATA
	DAMP LOCATION LISTED
	OPTIONAL ITEM
	STRUCTURED CABLE WIRING
	UNLESS NOTED OTHERWISE
	WATER HEATER
	WEATHERPROOF
	ARC-FAULT INTERRUPTER
	LIGHTS
	SWITCH



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REVISIONS

NO.	DATE	DESCRIPTION	BY
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

DEVELOPER

ISOLA COMMUNITIES
13555 SE 36TH STREET, SUITE 320
BELLEVUE, WA 98006

STAMP



09/13/2024

CONTACT INFORMATION

PROJECT CONTACT: HEATH CHISHOLM
EMAIL: hchisholm@arcxis.com
PRINCIPAL: EDWARD BORDEN III PE
PROJECT DESIGNER: FRANCIS CANNON
PROJECT NUMBER: 60.0092724

It is the clients responsibility prior to or during construction to notify in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with building codes and methods of construction should be reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received prior to the client or client's subcontractors proceed with the work. The client will be responsible for any defects in construction if these procedures are not followed.

ISOLA COMMUNITIES
AT 202 & ELLIOT

PHOENIX, AZ

PLAN

PLAN 2

SPEC'S., GEN. NOTES
& LEGENDS

DRAWN	FC	CHECKED	EB
DATE		09.18.2024	
SCALE		1/4"=1'-0"	
ARCHITECTURAL RECEIVED		2.1.2021	
STRUCTURAL RECEIVED		NOT RECVD.	
SHEET			

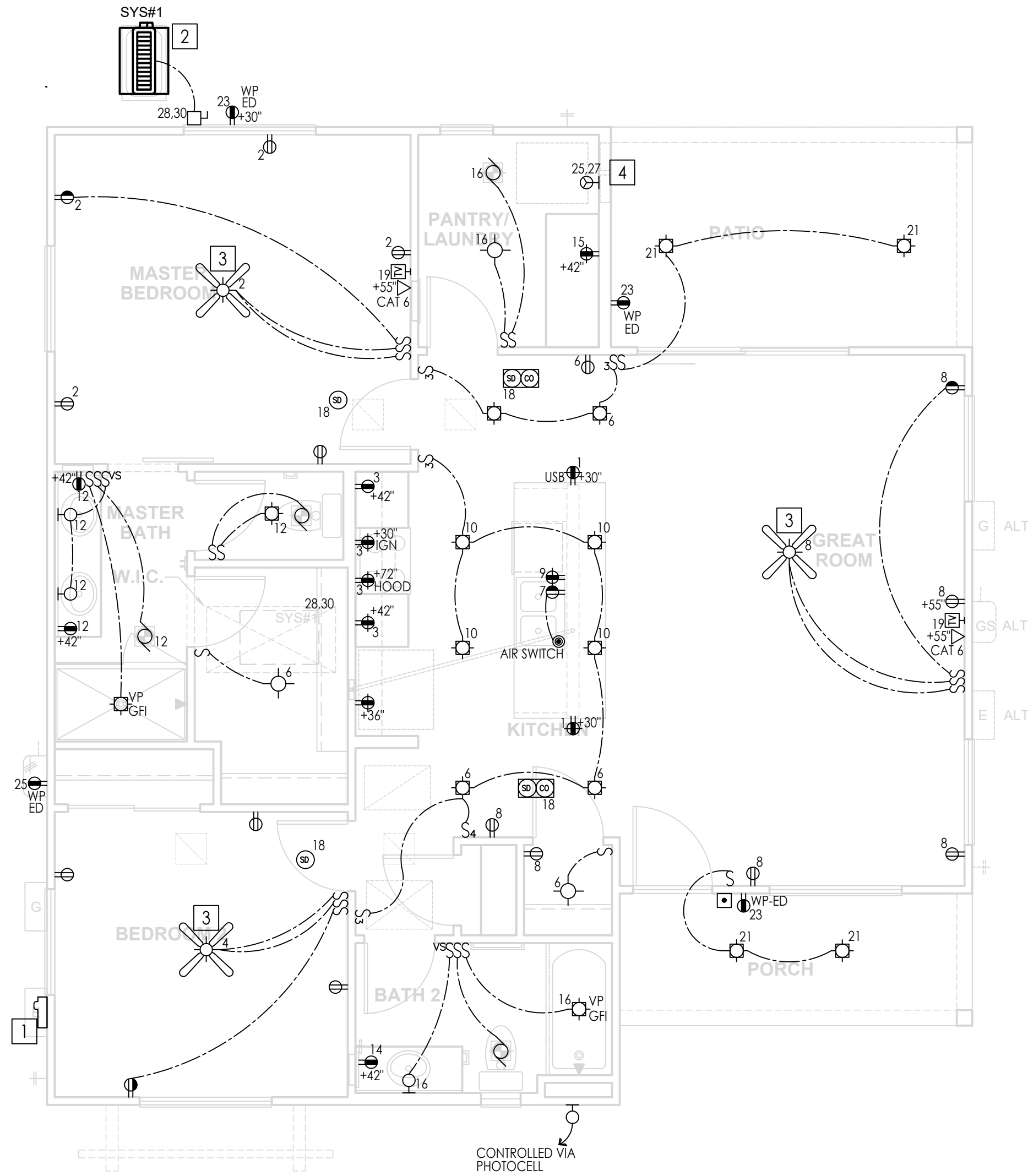
E0.0

GENERAL PLAN NOTES

- ALL ATTIC ACCESSES SHALL BE PROVIDED WITH A SWITCH, LIGHT AND 120V GFI OUTLET AT OR NEAR THE FORCED AIR UNIT. LOCATE SWITCH NEAR ATTIC ACCESS PANEL.
- SWITCHES SHALL BE MOUNTED AT A MAXIMUM OF 48" ON CENTER ABOVE FINISHED FLOOR. GENERAL RECEPTACLES, TV AND TELE/COMPUTER OUTLETS SHALL BE MOUNTED AT A MINIMUM OF 18" ON CENTER ABOVE FINISHED FLOOR. INSTALL RECEPTACLE IN KITCHEN AND BATHROOMS 4" ON CENTER ABOVE COUNTER SPLASHBOARD HORIZONTALLY UNLESS NOTED OTHERWISE.
- ALL ELECTRICAL DEVICES EXPOSED TO WEATHER SHALL BE WEATHERPROOF.
- A MINIMUM OF 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
- IN THE AREA OUTSIDE OF THE BEDROOM(S), PROVIDE A COMBINATION SMOKE/CARBON MONOXIDE ALARM. ALARM(S) MUST BE INSTALLED IN THE IMMEDIATE VICINITY OF THE BEDROOM(S), HARD WIRED WITH BATTERY BACK-UP, AND INTERCONNECTED WITH ALL OTHER SMOKE ALARMS.
- REFER TO SHEET E0.0 FOR RESIDENTIAL PLAN NOTES.
- OUTLET BOXES IN THE GARAGE SIDE OF THE WALL BETWEEN THE DWELLING AND THE GARAGE AND IN THE GARAGE CEILING SHALL BE METAL OR OF OTHER MATERIALS LISTED FOR THE INTENDED USE (IRC302.4.2).
- OUTLET BOXES APPROVED FOR SUPPORTING CEILING FANS SHALL BE USED (IRC E3805.8).

KEYED PLAN NOTES

- ELECTRICAL SERVICE METER/MAIN PROPOSED LOCATION.
- FIELD VERIFY EXACT LOCATION OF CONDENSING UNIT PER MECHANICAL PLAN.
- STANDARD PRE-WIRED WITH OPTIONAL FAN & LIGHT.
- OUTLET NOT TO EXCEED +72" AFF.



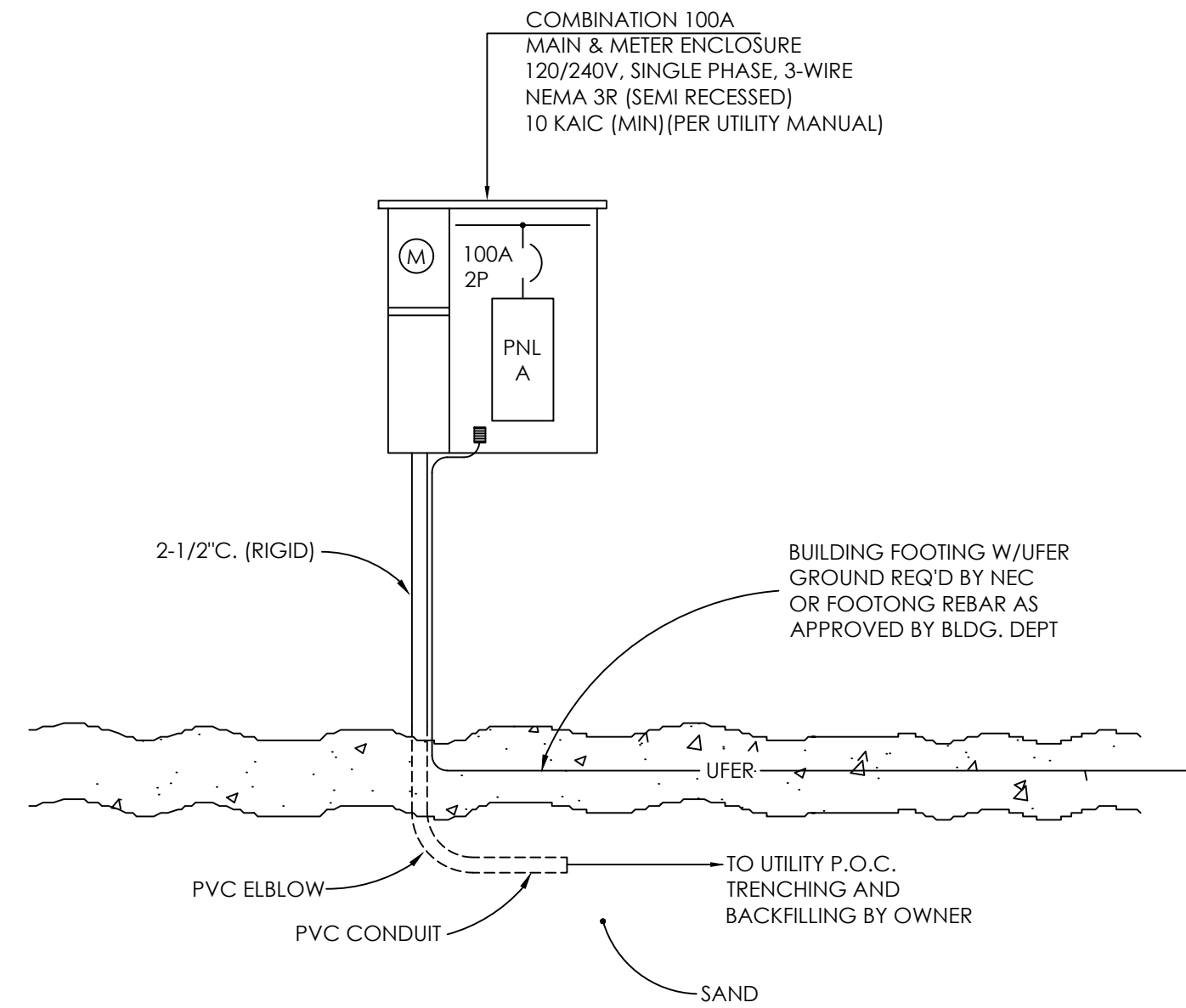
ELECTRICAL PLAN

1/4" = 1'-0"

ELECTRICAL LOAD CALCULATION			
PROJECT NAME:	ISOLA AT 202 & ELLIOT		
UNIT OR MODEL:	PLAN 2	SQUARE FOOTAGE:	1,082 SF
SERVICE VOLTAGE:	120/240		
	120/208		
GENERAL LIGHTING LOAD:			
1,082 SQ. FT. x	3 W. / SQ. FT.	=	3,246 W.
SMALL APPLIANCE LOAD:			
2 KITCHEN APPLIANCE CIRCUIT @	1500 W =	3,000 W	
1 LAUNDRY CIRCUIT @	1500 W =	1,500 W	
TOTAL GEN. LTG. AND SMALL APPL.		=	7,746 W.
FIRST 3000 W. AT 100%		=	3,000 W
REMAINING 4,746 W. AT 35% (NEC TABLE 220.42)		=	1,661 W
FIXED APPLIANCE LOAD:			
1 DISHWASHERS @	1,200 W =	1,200 W	
1 GARBAGE DISPOSAL @	950 W =	950 W	
1 REFRIGERATOR @	1,200 W =	1,200 W	
1 CLOTHES WASHER/DRYER @	5,000 W =	5,000 W	
1 MICROWAVES @	1,500 W =	1,500 W	
1 GAS WATER HEATER @	150 W =	150 W	
FIXED APPLIANCE LOAD		=	10,000 W
FOUR OR MORE APPLIANCES (NEC ART. 220.53)			
10,000 W x 75%		=	7,500 W
TOTAL FIXED APPLIANCE LOAD		=	7,500 W
OTHER LOADS (ELECT. RANGE & DRYER, HVAC, MOTORS, EV CHARGER, E			
1 3 TON HEAT PUMP @	3,128 W =	3,128 W	
1 1/2 HP FAN COIL @	1,176 W =	1,176 W	
25% OF LARGEST MOTOR LOAD		=	1,202 W
TOTAL LOAD (WATTS)		=	17,667 W.
TOTAL LOAD (AMPS)	17,667 / 240 VOLTS	=	74 A.
MINIMUM RECOMMENDED SERVICE		=	100 A.

PANEL A				X SERVICE ENTRANCE				X SNAP-ON CIRCUIT BREAKERS			
VOLTS: 240/120				X METER				BOLT-ON CIRCUIT BREAKERS			
PANEL AMP RATING: 125				NEMA 1				X ALUMINUM BUS			
MAIN BREAKER AMP RATING: 100				X NEMA 3R				COPPER BUS			
MINIMUM KAIC: 10				X SURFACE MOUNT							
PHASE: 1				FLUSH MOUNT							
WIRE: 3				X HINGE DOOR							
NEUTRAL: FULL SIZE				DOOR IN DOOR							
GROUND: CU/SOLID				X LATCH LOCK DOOR							
CKT NO.	BRK TYPE	CIRCUIT DESCRIPTION	BRK SIZE	WIRE SIZE FEEDER	GRND SIZE	WIRE SIZE	BRK SIZE	CIRCUIT DESCRIPTION	BRK TYPE	CKT NO.	
1	A/G	REC - KITCHEN	20	12	12	14	14	15 LGT/REC - MASTER	A	2	
3	A/G	REC - KITCHEN	20	12	12	14	14	15 LGT/REC - BDRM 2	A	4	
5		SPARE	20	12	12	14	14	15 LGT/REC - FOYER/HALLWAY/CLOSET	A	6	
7	A/G	GARBAGE DISPOSAL	20	12	12	14	14	15 LGT/REC - GREAT RM	A	8	
9	A/G	DISHWASHER	20	12	12	14	14	15 LGT - KITCHEN/DINING/PANTRY	A	10	
11	A/G	MICROWAVE	20	12	12	12	12	20 LGT/REC - MASTER BATH	G	12	
13	A/G	REFRIGERATOR	20	12	12	12	12	20 REC - BATHS/POWDER	G	14	
15	A/G	REC - LAUNDRY RM	20	12	12	14	14	15 LGT - BATHS/POWDER/LAUNDRY	A	16	
17		SPARE	20	12	12	14	14	15 SMOKE/CO DETECTORS	A	18	
19	A	REC - TEL/DATA/CABLE HUB	20	12	12	14	14	15 MAINT. LGT/REC - ATTIC	G	20	
21	G	LGT - EXTERIOR	15	14	14			SPACE		22	
23	G	REC - EXTERIOR	15	14	14			SPACE		24	
25	A/G	ELECTRIC WASHER & DRYER COMBO	30/2	10	10			SPACE		26	
27						10	8	35/2 HP - 1/AHU - 1		28	
29	G	WATER HEATER	20	12	12		8			30	
NOTES:											
1) HVAC M.O.C.P. ESTIMATED FROM MECHANICAL PLAN. CONFIRM ACTUAL EQUIPMENT AND ELECTRICAL REQUIREMENTS AT JOB SITE.											
2) MINIMUM A.I.C. RATING FOR CBS ARE TO BE VERIFIED WITH AVAILABLE FAULT CURRENT FROM UTILITY PROVIDE UNLESS SERIES-RATED AT 10 KAIC. PROVIDE DOCUMENTATION FOR VERIFICATION IF SERIES-RATING OPTION IS USED.											
3) ALL OUTLET CIRCUITS SHALL BE PROVIDED WITH AFCI BREAKERS AS REQUIRED IN AREAS MENTIONED BY NEC 210.12											
4) ALL RECEPTACLE CIRCUITS FOR KITCHEN, BATHROOMS, LAUNDRY SHALL BE PROTECTED WITH GFCI/AFCI COMBINATION CIRCUIT BREAKER PROTECTION											
5) ALL RECEPTACLE CIRCUITS FOR GARAGE AND EXTERIOR SHALL BE PROTECTED WITH GFCI CIRCUIT BREAKER											
A - PROVIDE ARC FAULT INTERRUPTER CIRCUIT BREAKER (AFCI)											
G - PROVIDE GROUND FAULT INTERRUPTER CIRCUIT BREAKER (GFCI)											
A/G - PROVIDE COMBINATION ARC FAULT/GROUND INTERRUPTER CIRCUIT BREAKER (AFCI/GFCI)											

WIRE SIZING CHART - 75°C (167°F)			
BREAKER SIZE	POLE	CU WIRE SIZE	AL WIRE SIZE
15	1	(1) #14, (1) #14 GND, 3/4" C.	-----
20	1	(1) #12, (1) #12 GND, 3/4" C.	-----
20	2	(2) #12, (1) #12 GND, 3/4" C.	-----
30	2	(2) #10, (1) #10 GND, 3/4" C.	-----
40	2	(2) #8, (1) #10 GND, 1" C.	(2) #6, (1) #8 GND, 1" C.
45	2	(2) #8, (1) #10 GND, 1" C.	(2) #6, (1) #8 GND, 1" C.
50	2	(2) #8, (1) #10 GND, 1" C.	(2) #6, (1) #8 GND, 1" C.
60	2	(2) #6, (1) #10 GND, 1" C.	(2) #4, (1) #8 GND, 1" C.
100	2	(2) #3, (1) #8 GND, 1-1/2" C.	(2) #1, (1) #6 GND, 1-1/2" C.
AMPCAPACITY BASED ON AMBIENT TEMPERATURE OF 75°C (167°F) FOR WIRE TYPES RHW, THW, THHW, XHHW, THWN, XHHWN, USE, ZW (NEC TABLE 310.16.)			



SINGLE LINE DIAGRAM

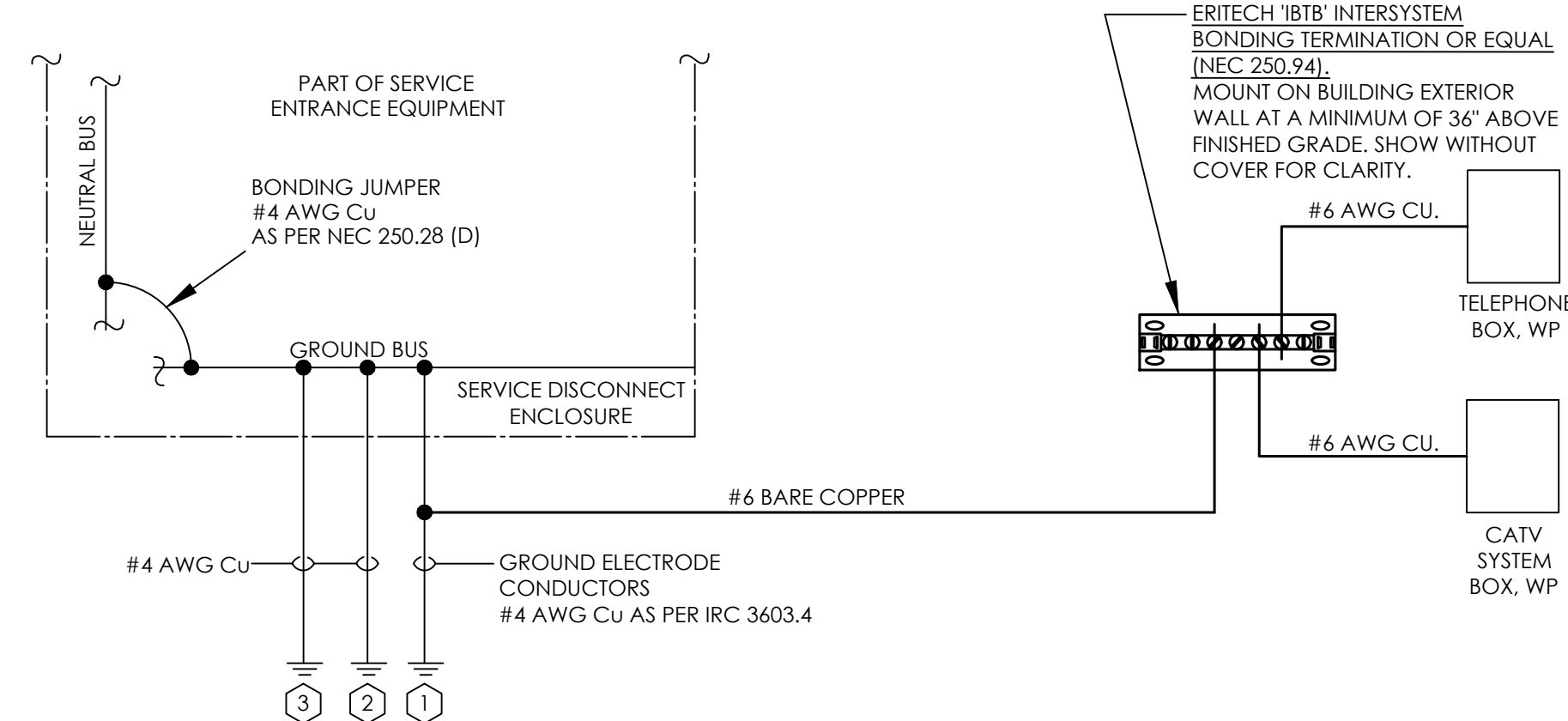
NOT TO SCALE

SINGLE LINE GENERAL NOTES

- THE DESIGN PROFESSIONAL HAS PERFORMED ALL REQUIRED SHORT CIRCUIT CALCULATIONS AND THE AIC RATING INDICATED FOR EACH DEVICE IS ADEQUATE TO PROTECT THE EQUIPMENT AND THE ELECTRICAL SYSTEM.
- THE DESIGN PROFESSIONAL HAS PERFORMED ALL REQUIRED VOLTAGE DROP CALCULATIONS AND ALL BRANCH CITCUITS AND FEEDERS COMPLY WITH NEC 210-19(A) FPN NO. 4.
- FAULT CURRENT AT SERVICE ENTRANCE IS BASED UPON UTILITY DESIGN MANUAL SERVICE SPECIFICATIONS.
- VERIFY AND CONFIRM EXACT LOCATION OF PANELS DURING CONSTRUCTION PRIOR TO ROUGH-IN.
- ALL PANEL DIMENSIONS SHALL BE COORDINATED WITH THE INSTALLING CONTRACTORS ACTUAL PRODUCT SUBMITTAL DIMENSIONS.
- INSTALLING CONTRACTOR SHALL FURNISH CONDUIT SIZING PER THE CONTRACT DOCUMENTS.
- AL EQUIPMENT MOUNTING SHALL BE INSTALLED PER THE NEC HANDBOOK BEING ENFORCED, AND LOCAL AUTHORITY HAVING JURISDICTION.

NEC 250.50 Grounding Electrode System, IF AVAILABLE ON THE PREMISES AT EACH BUILDING OR STRUCTURE SERVED, EACH ITEM IN 250.52(A)(1) THROUGH (A)(6) SHALL BE BONDED TOGETHER TO FORM THE GROUNDING ELECTRODE SYSTEM. WHERE NONE OF THESE ELECTRODES ARE AVAILABLE, ONE OR MORE OF THE ELECTRODES SPECIFIED IN 250.52(A)(4) THROUGH (A)(7) SHALL BE INSTALLED AND USED.

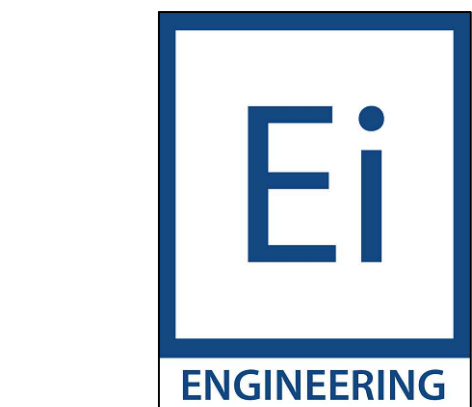
THE CONCRETE-ENCASED ELECTRODE DESCRIBED IN ARTICLE 250.52(A)(3) SHALL BE THE MAIN GROUNDING ELECTRODE FOR NEW BUILDINGS AND STRUCTURES THAT ARE SUPPLIED BY ELECTRICAL POWER.



- CONCRETE ENCASED ELECTRODE (UFER) PER NEC 250.52 (A)(3).
- TO METAL UNDERGROUND WATER PIPE PER NEC 250.52(A)(1).
- TO BUILDING STEEL PER NEC 250.52(A)(2).

GROUNDING & BONDING DETAIL

SCALE: NONE



2570 S. MILLER LN.
LAS VEGAS, NV. 89117
702-365-8080 (T)
702-869-3657 (F)

REVISIONS

NO.	DATE	DESCRIPTION	BY
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

DEVELOPER
ISOLA COMMUNITIES
13555 SE 36TH STREET, SUITE 320
BELLEVUE, WA 98006

STAMP



CONTACT INFORMATION
PROJECT CONTACT: HEATH CHISHOLM
EMAIL: hchisholm@arcxis.com
PRINCIPAL: EDWARD BORDEN III PE
PROJECT DESIGNER: FRANCIS CANNON
PROJECT NUMBER: 60.0092724

It is the clients responsibility prior to or during construction to notify in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with building codes and methods of construction should be reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received prior to the client or client's subcontractors proceed with the work. The client will be responsible for any defects in construction if these procedures are not followed.

ISOLA COMMUNITIES

AT 202 & ELLIOT

PHOENIX, AZ

PLAN

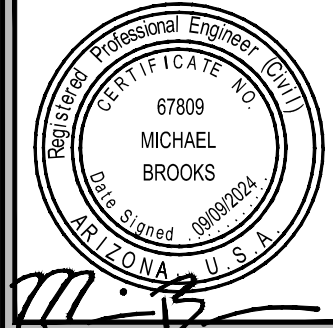
PLAN 2

ELECTRICAL PLAN

DRAWN	FC	CHECKED	EB
DATE	2.10.2021		
SCALE	1/4"=1'-0"		
ARCHITECTURAL RECEIVED	2.1.2021		
STRUCTURAL RECEIVED	NOT RECVD.		
SHEET			

E1.0

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PROJECT MANAGER M. BROOKS
DATE 09/09/2024
▲
▲
▲
▲
▲
▲

SERIES
ISOLA AT
202 AND
ELLIOT

PLAN NUMBER
PLAN 2

SHEET NUMBER
RL

TITLE:
**REVISION
LIST**



FELTEN GROUP
ARCHITECTURE | ENGINEERING | FORENSICS
PHONE: 802.887.2500 WWW.FELTENGROUP.COM

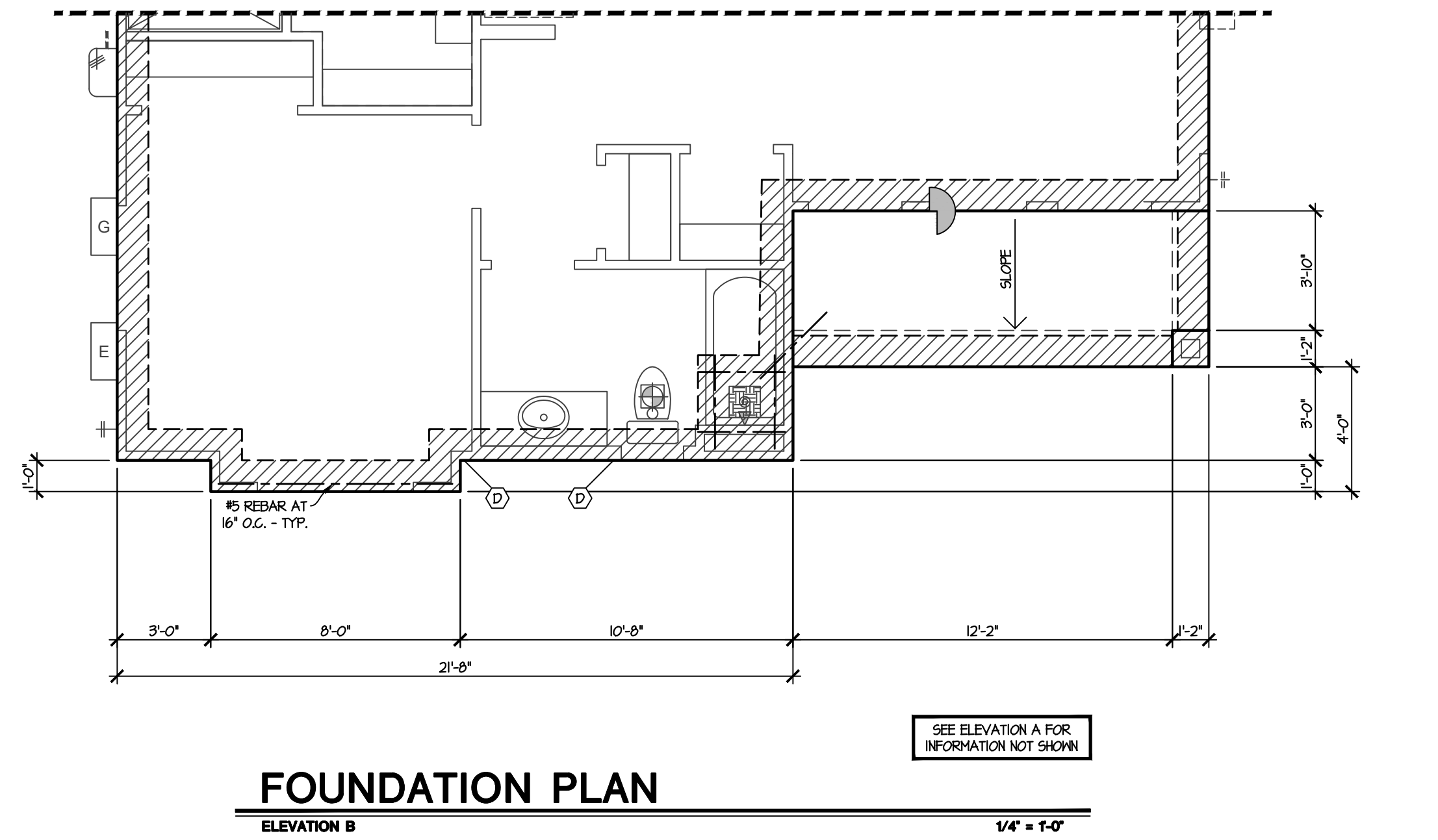
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 $\frac{1}{4}^\circ = 1-0^\circ$

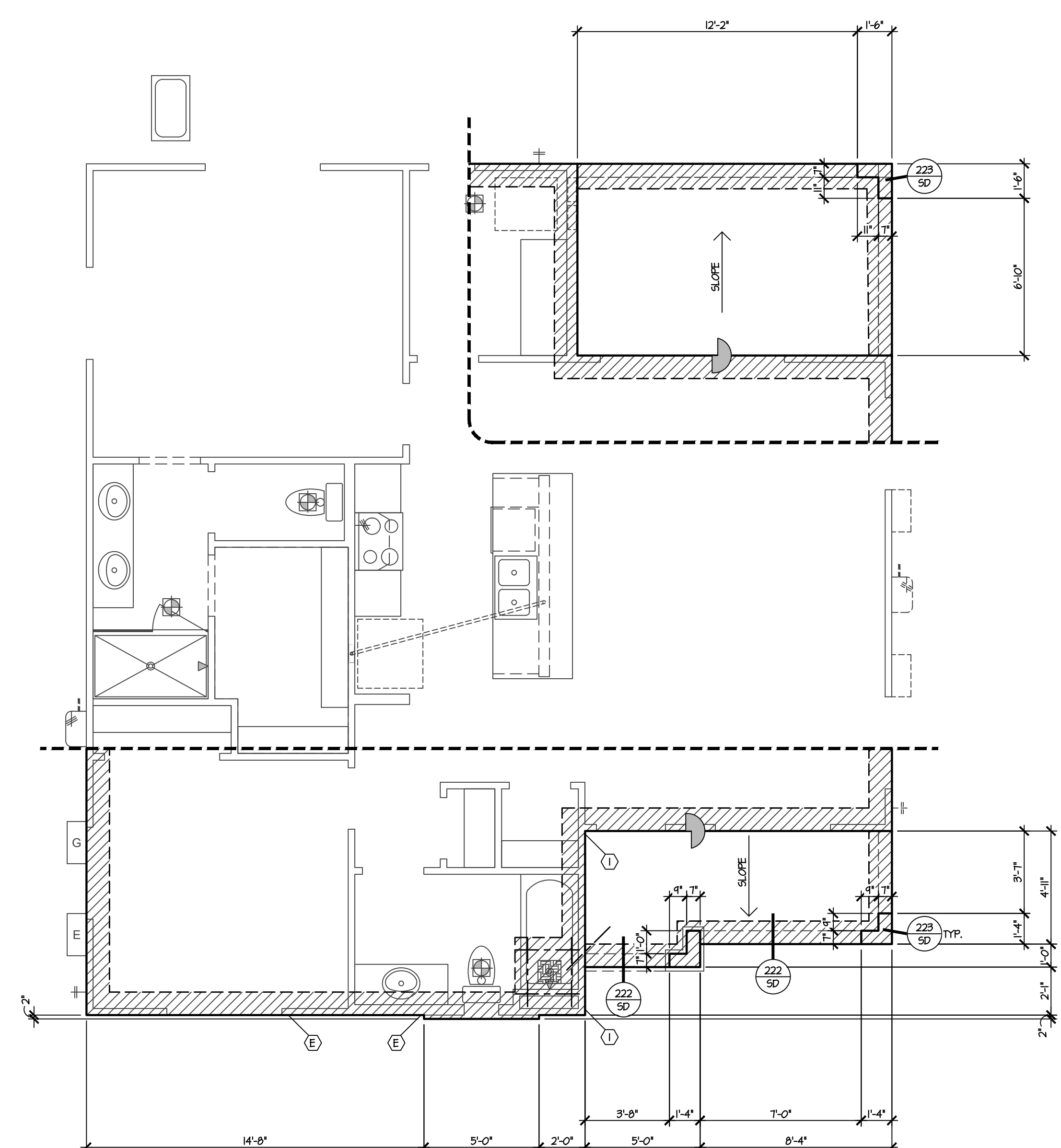
AZ - EXPANSIVE		FELTEN GROUP, INC. HEREBY CERTIFIES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS MADE FOR THE PURPOSE OF THE PROVISIONS OF THE FEDERAL AIA AND THE AIA CODE OF ETHICS. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE. FELTEN GROUP, INC. 2024 FELTEN GROUP, INC. ALL RIGHTS RESERVED. 2024 FELTEN GROUP, INC. ALL RIGHTS RESERVED. 2024 FELTEN GROUP, INC. ALL RIGHTS RESERVED.	
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PHONE 602.867.2500		WWW.FELTENGROUP.COM	
		13555 SE 36th STREET BELLEVUE, WA 98005 ISSUANCE COMMUNITIES 604	
AZ PT		TITLE:	
FOUNDATION PLAN		ELEVATION A	
		PROJECT MANAGER M. BROOKS	
DATE: 09/09/2024		SERIES	
▲		ISOLA AT	
▲		202 AND	
▲		ELLIOT	
▲		PLAN NUMBER	
▲		PLAN 2	
▲		SHEET NUMBER	
▲		S1.01	

SOIL	
1. ALL EXCAVATION, FILL (INCLUDING BASEMENT WALL AND RETAINING WALL BACKFILL), COMPACTION, AND SOIL RELATED OPERATIONS SHALL BE PERFORMED ACCORDING TO SOILS CONSULTANT'S RECOMMENDATIONS. SEE SOILS REPORT AND ADDENDUMS BY THE GEOTECHNICAL ENGINEER FOR RECOMMENDATIONS ON THE CONSTRUCTION OF THE FOUNDATION SYSTEM. 2. SOME SOIL REPORTS REFERENCE FOUNDATION DEPTH FROM LOWEST ADJACENT GRADE WITHIN 5 FEET OF THE FOUNDATION WHILE OTHER SOIL REPORTS USE "ADJACENT GRADE". SEE SITE SPECIFIC SOILS REPORT FOR PROPER DATUM FOR THIS PROJECT.	
SOILS REPORT INFORMATION	
GEOTECHNICAL REPORT BY:	SAECO
GEOTECHNICAL REPORT #:	44.19.2149
GEOTECHNICAL REPORT DATE:	02/12/2021 (GEOTECHNICAL REPORT UPDATE - 07/09/2024)
ALLOWABLE BEARING PRESSURE	1250 psf
ALL EXCAVATION, FILL, COMPACTION AND SOIL RELATED OPERATIONS SHALL BE PERFORMED ACCORDING TO GEOTECHNICAL REPORT RECOMMENDATIONS.	
PARCEL/UNIT INFORMATION	
N/A	
P.T. SLAB DESIGN INFORMATION	
THE SLAB FOR THIS STRUCTURE HAS BEEN DESIGNED AS A PT-3 SLAB IN ACCORDANCE WITH THE "STANDARD REQUIREMENTS FOR DESIGN AND ANALYSIS OF SHALLOW POST-TENSIONED CONCRETE FOUNDATIONS ON EXPANSIVE AND STABLE SOILS", BY THE POST-TENSIONING INSTITUTE.	
AS A PREFERABLE ALTERNATIVE TO DESIGNING FOR THE LARGE C_u VALUES FOR PREFABRICATED ROOF TRUSSES, JOINERY DETAILS (SUCH AS PREFORMED METAL CLIPS) SHALL BE PROVIDED BETWEEN THE TRUSSES AND THE INTERSECTING NON-BEARING PARTITIONS WHICH PERMIT RELATIVE VERTICAL MOVEMENT WITHOUT INDUCING STRESS INTO THE PARTITIONS, WHILE PROVIDING THE REQUIRED LATERAL BRACING. IN ADDITION, SPECIAL GYPSUM DETAILS (FLOATING ANGLES, RESILIENT CHANNEL, FLEXIBLE JOINT COMPOUND, ETC) SHALL BE CONSIDERED TO MINIMIZE THE RISK OF COSMETIC CRACKS. THEREFORE, C_A USED FOR DESIGN OF SUBJECT SLAB IS BASED ON EXTERIOR WALL MATERIAL.	
EXPANSIVE SOIL CONDITIONS	
EDGE MOISTURE VARIATION DISTANCE:	
CENTER LIFT (Em) :	9.0 FT.
EDGE LIFT (Em) :	5.0 FT.
MAXIMUM DIFFERENTIAL SOIL MOVEMENT:	
CENTER LIFT (Ym) :	0.10 IN.
EDGE LIFT (Ym) :	0.62 IN.
SLAB TO SUBGRADE FRICTION COEFFICIENT=	
1.0	
FOUNDATION INFORMATION	
STRENGTH AT TIME OF STRESSING =	2000 psi
STRENGTH AT 28 DAYS =	3000 psi
UNIFORM SLAB THICKNESS =	8"
MIN. PLATE COMPACTED A.B.C. THICKNESS =	2"
FOR STRUCTURAL REQUIREMENTS THE BASE COURSE SHALL BE COMPACTED TO ACHIEVE THE COEFFICIENT OF FRICTION USED IN THE DESIGN. SEE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.	
NOMINAL SLAB THICKNESS AT NON-POST TENSIONED PORCHES & PATIOS =	N/A
(ON SUBGRADE PER GEOTECHNICAL REPORT)	
BOTTOM OF EDGE TURNDOWNS TO BEAR A MINIMUM OF 0" BELOW ENGINEERED CERTIFIED COMPACTED PAD AND 6" BELOW FINISHED GRADE. INTERIOR FOOTING DEPTH MEASURED FROM TOP OF SLAB.	
SULFATES	
SULFATE EXPOSURE =	NEGIGIBLE
CONCRETE THAT IS IN DIRECT CONTACT WITH NATIVE SOILS CONTAINING WATER-SOLUBLE SULFATES SHALL CONFORM TO THE FOLLOWING:	
NEGIGIBLE: $SO_4 < 0.10\%$ NO SPECIAL REQUIREMENTS.	
MODERATE: $0.10\% < SO_4 < 0.20\%$ CONCRETE SHALL BE MADE WITH ASTM C 150 TYPE I CEMENT, OR AN ASTM C 595 OR C 1157 HYDRAULIC CEMENT MEETING MODERATE SULFATE-RESISTANT HYDRAULIC CEMENT (MS) DESIGNATION.	
SEVERE: $0.20\% < SO_4 < 2.00\%$ CONCRETE SHALL BE MADE WITH ASTM C 150 TYPE V CEMENT, OR AN ASTM C 595 OR C 1157 HYDRAULIC CEMENT MEETING HIGH SULFATE-RESISTANT HYDRAULIC CEMENT (HS) DESIGNATION.	
VERY SEVERE: $SO_4 > 2.00\%$ CONCRETE SHALL BE MADE WITH ASTM C 150 TYPE V CEMENT, OR AN ASTM C 595 OR C 1157 HYDRAULIC CEMENT MEETING HIGH SULFATE-RESISTANT HYDRAULIC CEMENT (HS) DESIGNATION AND POZZOLAN OR SLAG DETERMINED BY SERVICE RECORD.	
CHLORIDES	
CHLORIDE CONCENTRATION	43, 51, 64, 66 ppm
IF SOILS CONTAIN CONCENTRATION OF CHLORIDE IONS IN EXCESS OF LOCAL INDUSTRY STANDARDS KNOWN TO HAVE CAUSED CORROSION, USE ENCAPSULATED TENDONS IN CONFORMANCE WITH "SPECIFICATIONS FOR SINGLE STRAND UNBONDED TENDONS", POST TENSIONING INSTITUTE.	
ENCAPSULATION REQUIREMENT	NOT REQUIRED

HOLDOWN SCHEDULE					
MARK	TYPE	LABEL	LOCATION	ANCHOR	MINIMUM EMBED.
A	POST-SET	LTTP2	STD. SLAB	1/2" DIA. TITEN HD	3 $\frac{1}{2}$ "
			STEP	1/2" DIA. TITEN HD	2 $\frac{1}{2}$ "
	CAST-IN- PLACE		STD. SLAB	1/2" DIA. HEAVY HEX BOLT OR HEADED STUD	2 $\frac{1}{2}$ "
B	POST-SET	HTT5-3/4	STD. SLAB	5/8" DIA. TITEN HD	5 $\frac{1}{2}$ "
			STEP	3/4" DIA. HEAVY HEX BOLT OR HEADED STUD	4 $\frac{1}{2}$ "
	CAST-IN- PLACE		STD. SLAB	3/4" DIA. TITEN HD	6 $\frac{1}{2}$ "
C	POST-SET	HDU8-SDS2.5	STD. SLAB	7/8" DIA. F1554 GR 36 THREADED ROD W/ SET-3G EPOXY	8 $\frac{1}{2}$ "
			STEP	7/8" DIA. HEAVY HEX BOLT OR HEADED STUD	6 $\frac{1}{2}$ "
	CAST-IN- PLACE		STD. SLAB	7/8" DIA. HEAVY HEX BOLT OR HEADED STUD	6 $\frac{1}{2}$ "
D	CAST-IN- PLACE	LSTHD8	ALL LOCATIONS	N/A	8"
E	CAST-IN- PLACE	STHD10	ALL LOCATIONS	N/A	10"
F	CAST-IN- PLACE	STHD14	ALL LOCATIONS	N/A	14"
G	VERTICAL COIL STRAP	CS16	CLEAR SPAN + 28" (14" ABOVE & BELOW) W/ (26) 8d NAILS		
H	VERTICAL COIL STRAP	(2) CS16 OR CMSTC16	CLEAR SPAN + 28" (14" ABOVE & BELOW) W/ (26) 8d NAILS AT CS16 CLEAR SPAN + 38" (19" ABOVE & BELOW) W/ (44) 10d NAILS AT CMSTC16		
I	CAST-IN- PLACE	MASA	MIN. (1) LEG ATTACHED TO STUD		
1. SEE GSN FOR HEADED STUD MATERIAL SPECIFICATIONS 2. TYPE A, B, D, E, & H HOLDDOWNS SHALL BE ATTACHED TO (2) 2x POST MIN. AND - TYPE C & F HOLDDOWNS SHALL BE ATTACHED TO (3) 2x POST MIN. 3. SEE DETAIL 246 WHERE APPLICABLE.					
			STD. SLAB	STEP	



FOUNDATION PLAN
ELEVATION B
1/4" = 1'-0"



FOUNDATION PLAN
ELEVATION C
1/4" = 1'-0"

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13555 SE 38th STREET
BOULDER, CO 80504
ISOLA COMMUNITIES

FOUNDATION PLAN
ELEVATIONS B & C

PROJECT MANAGER
M. BROOKS
DATE: 09/09/2024

SERIES
ISOLA AT
202 AND
ELLIOT

PLAN NUMBER
PLAN 2

SHEET NUMBER
S1.03

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 $\frac{1}{4}'' = 1-0''$ 

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BELLEVUE, WA 98006
ISOLACOMMUNITIES.COM

PROJECT MANAGER:
M. BROOKS

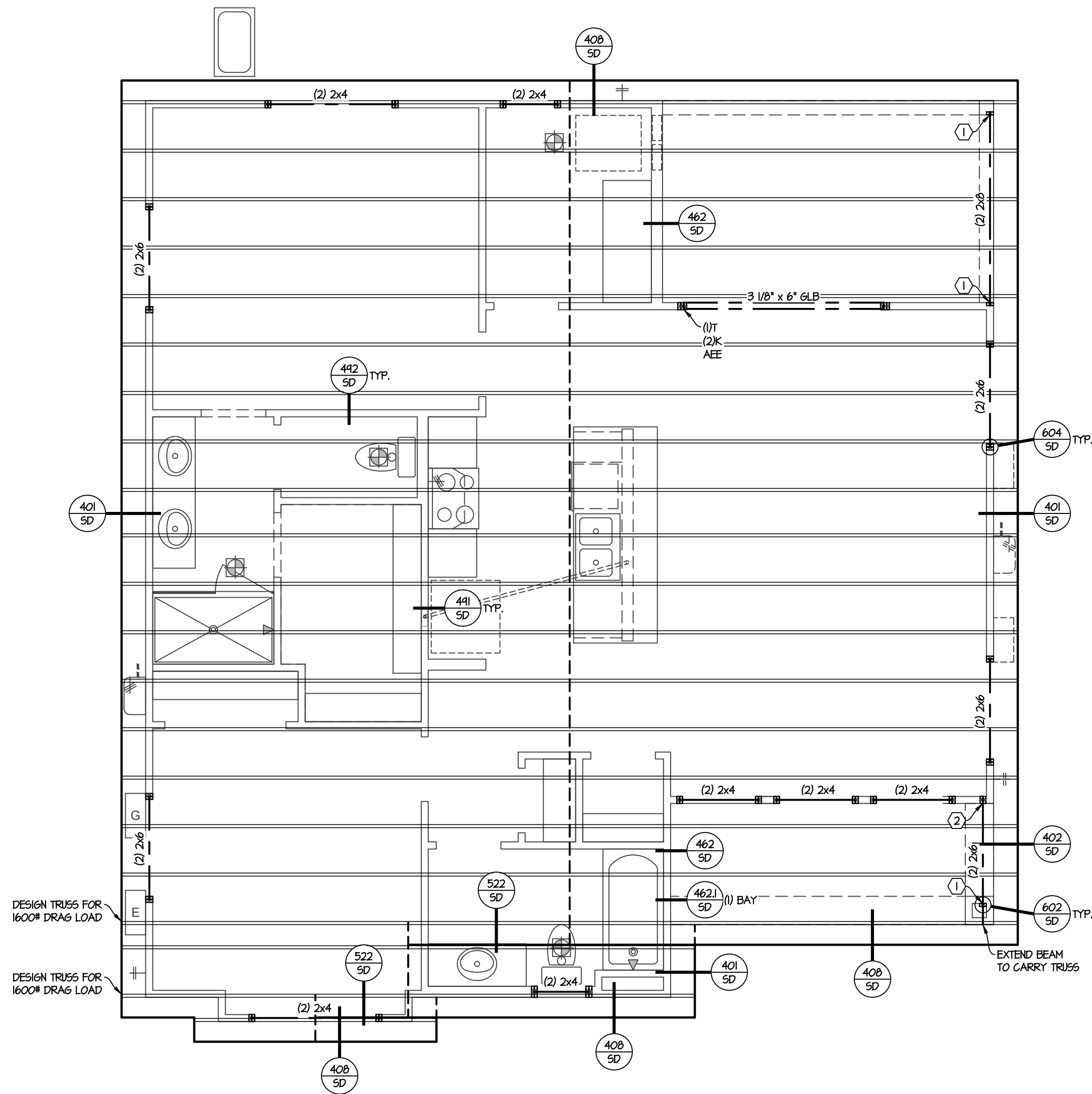
DATE: 09/09/2024

1
2
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8

PLAN 2

SHEET NUMBER
S2.01

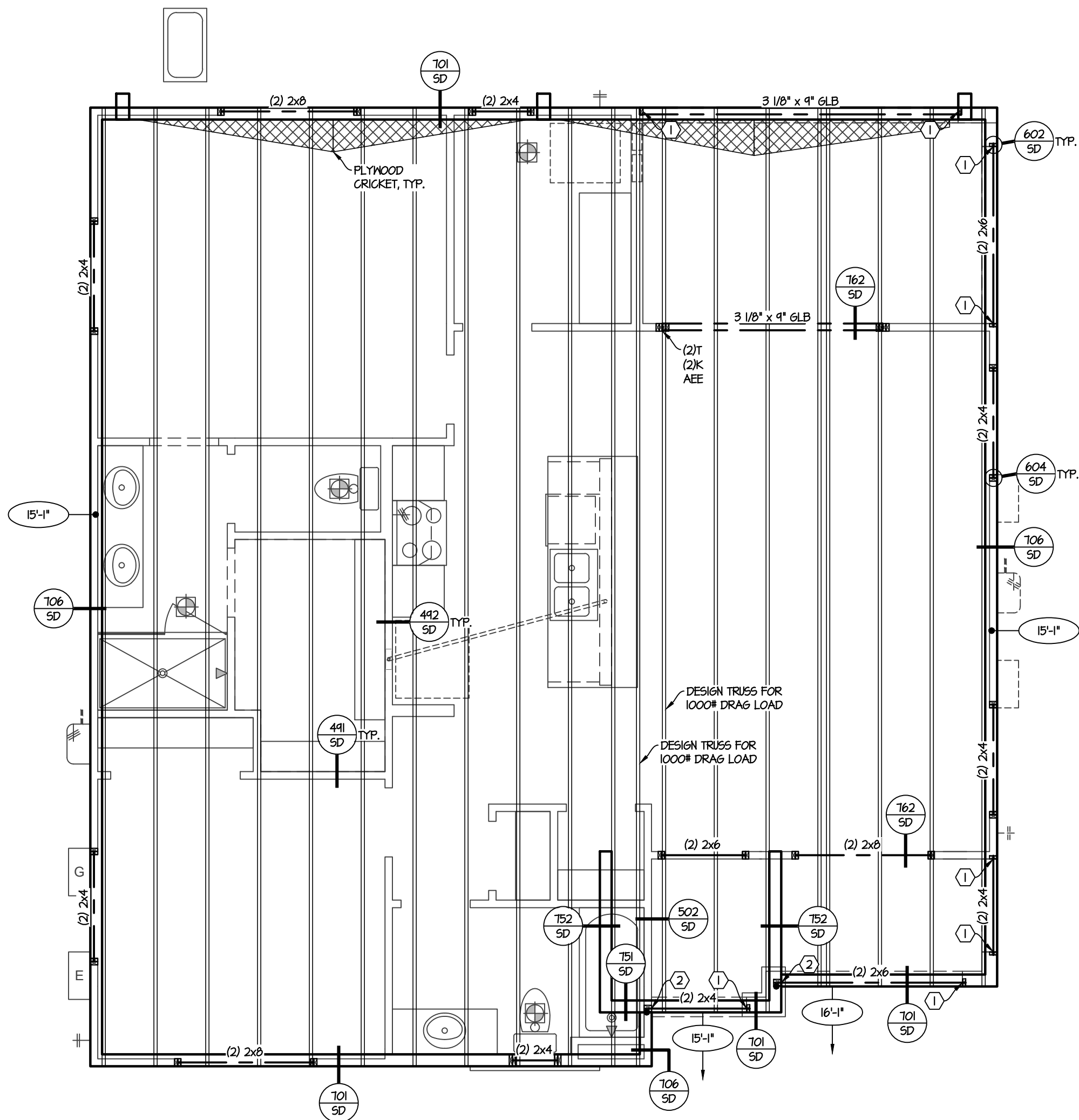
M:\B\Brooks Sep 03, 2024 - 2:32pm - 2\A_Milisha Communities - WoodPlan 2\Structural\Active ElevationPlan 2-24-Roof Framing.dwg



ROOF FRAMING PLAN

ELEVATION B

1/4" = 1'-0"



ROOF FRAMING PLAN

ELEVATION C

1/4" = 1'-0"

TRIMMERS AND KING STUDS		
USE (1) TRIMMER STUD AND (1) KING STUD FOR ALL OPENINGS, UNLESS NOTED OTHERWISE. T = TRIMMER K = KING STUD		
POST SCHEDULE		
⓪ = NO POST REQUIRED ⓧ = (X) 2x STUDS		
STUD SCHEDULE		
PLATE HEIGHT:	6'-1"	8'-1" AND GREATER
ALL BEARING AND/OR EXTERIOR WALLS	HEM-FIR OR S.P.F. STUD GRADE STUDS AT 16" O.C. U.N.O.	HEM-FIR OR S.P.F. #2 GRADE STUDS AT 16" O.C. U.N.O.
NON-BEARING INTERIOR PARTITION WALLS	HEM-FIR OR S.P.F. STUD GRADE STUDS AT 24" O.C. U.N.O.	
SEE ARCHITECTURAL PLAN FOR WALL THICKNESS. • 3 1/2" (NOM. 4") = 2x4 • 5 1/2" (NOM. 6") = 2x6 • 7 1/4" (NOM. 8") = 2x8 • 9 1/4" (NOM. 10") = 2x10 • 11 1/4" (NOM. 12") = 2x12		
W1	2x HEM-FIR OR S.P.F. STUD GRADE STUDS AT 12" O.C.	W2 2x HEM-FIR OR S.P.F. No. 2 STUDS AT 12" O.C.
W3	2x HEM-FIR OR S.P.F. No. 2 STUDS AT 16" O.C.	W4 2x HEM-FIR OR S.P.F. MSR 1650F-1.5E AT 16" O.C.
LEGEND		
FLUSH = FLUSH BEAM	10'-1"	= TOP OF WALL, U.N.O.
DROPPED = DROPPED BEAM		= INTERIOR BEARING WALL
N.L.B = NON LOAD BEARING WALL		= CRIPPLE WALL
- ALL TRUSSES SHALL BE PREFABRICATED WOOD FRAMED TRUSSES, AT 24" O.C. U.N.O. - GIRDER TRUSSES ARE SHOWN WITH THE NUMBER OF PLIES REQUIRED TO SATISFY BEARING. - ALL FLOOR TRUSSES TO BE 20" DEEP, U.N.O.		

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ISOLA COMMUNITIES

13555 SE 38th STREET
SUITE 100
BOULDER, CO 80504

TITLE: ROOF FRAMING PLAN
ELEVATIONS B & C

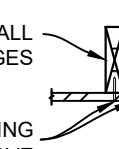
Professional Engineer
MICHAEL BROOKS
STATE OF UTAH

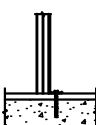
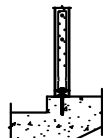
PROJECT MANAGER
M. BROOKS
DATE: 09/09/2024

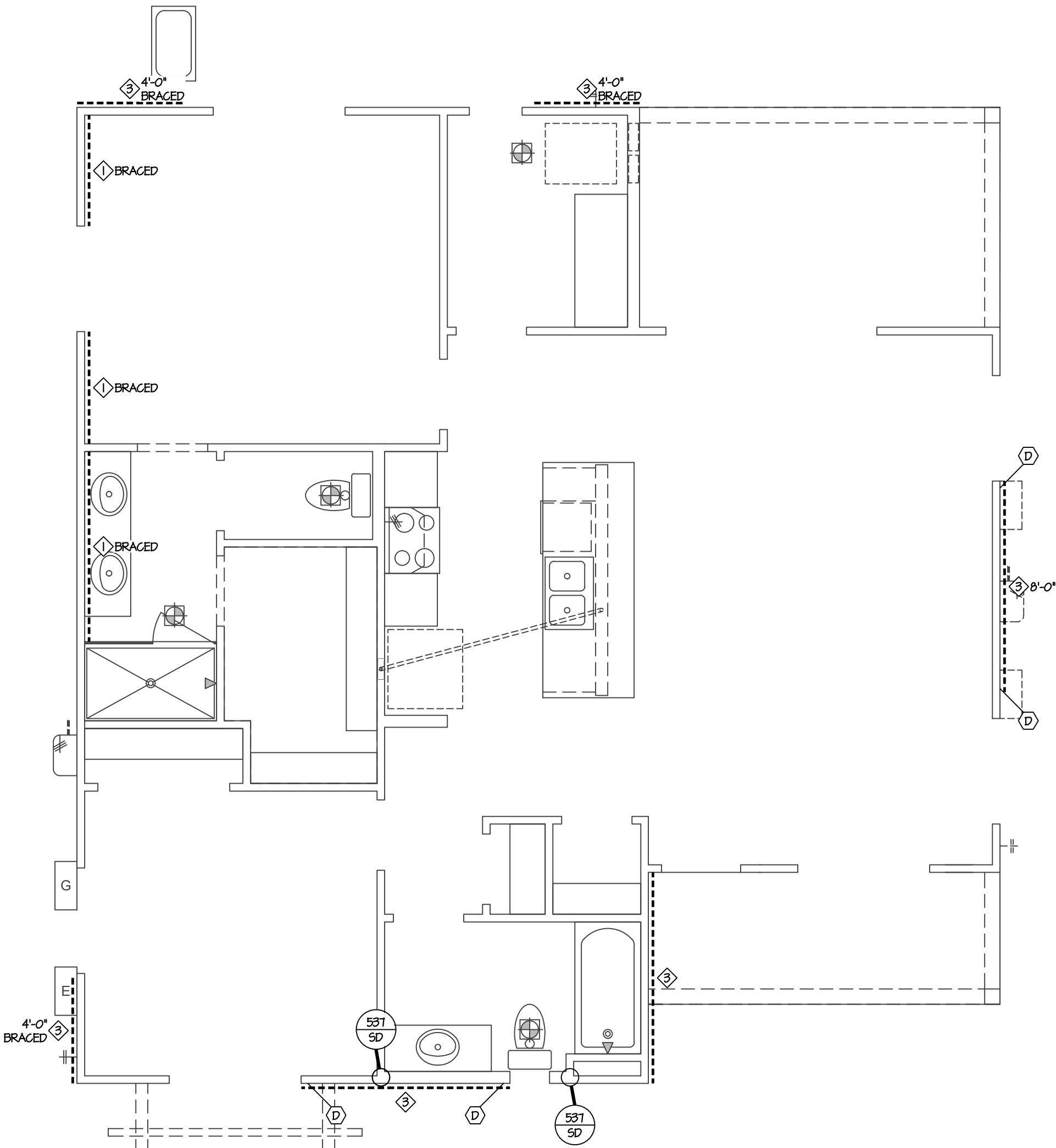
SERIES
ISOLA AT 202 AND ELLIOT

PLAN NUMBER
PLAN 2

SHEET NUMBER
S2.02

BRACED/SHEAR WALL SCHEDULE					
①	MATERIAL:	3/8" MIN. RATED SHEATHING			
	NAILS:	.131" x 2 1/2" NAILS			
	NAIL SPACING:	EDGE 6" O.C.		FIELD 12" O.C.	
②	MATERIAL:	1/2" GYPSUM BOARD		5/8" GYPSUM BOARD	
	UNBLOCKED				
	NAILS:	1 5/8" x 0.083" NAILS W/ 1/4" HEAD DIAMETER		2" x 0.120" NAILS W/ 17/64" HEAD DIAMETER	
	NAIL SPACING:	EDGE 7" O.C.	FIELD 7" O.C.	EDGE 7" O.C.	FIELD 7" O.C.
	SCREWS:	NO. 6 x 1 1/4"		NO. 6 x 1 1/4"	
	SCREW SPACING:	EDGE 5" O.C.	FIELD 12" O.C.	EDGE 5" O.C.	FIELD 12" O.C.
	SCREW SPACING:	EDGE 5" O.C.	FIELD 12" O.C.	EDGE 5" O.C.	FIELD 12" O.C.
LOCATION:	FOUNDATION ANCHORAGE:				BOTTOM PLATE ANCHORAGE:
EXTERIOR	MASA'S OR 1/2" DIA. ANCHOR BOLTS AT 48" O.C.				
INTERIOR	PINS AT 12" O.C. OR 1/2" DIA. SCREW ANCHORS AT 48" O.C.				3" x 0.131" NAILS AT 6" O.C.
③	MATERIAL:	1/2" GYPSUM BOARD		5/8" GYPSUM BOARD	
	UNBLOCKED				
	NAILS:	1 5/8" x 0.083" NAILS W/ 1/4" HEAD DIAMETER		2" x 0.120" NAILS W/ 17/64" HEAD DIAMETER	
	NAIL SPACING:	EDGE 4" O.C.	FIELD 4" O.C.	EDGE 4" O.C.	FIELD 4" O.C.
	SCREWS:	NO. 6 x 1 1/4"		NO. 6 x 1 1/4"	
	SCREW SPACING:	EDGE 5" O.C.	FIELD 12" O.C.	EDGE 5" O.C.	FIELD 12" O.C.
	SCREW SPACING:	EDGE 5" O.C.	FIELD 12" O.C.	EDGE 5" O.C.	FIELD 12" O.C.
LOCATION:	FOUNDATION ANCHORAGE:				BOTTOM PLATE ANCHORAGE:
EXTERIOR	MASA'S OR 1/2" DIA. ANCHOR BOLTS AT 48" O.C.				
INTERIOR	PINS AT 6" O.C. OR 1/2" DIA. SCREW ANCHORS AT 48" O.C.				3" x 0.131" NAILS AT 6" O.C.
④	MATERIAL:	3/8" MIN. RATED SHEATHING			
	NAILS:	.131" x 2 1/2" NAILS			
	NAIL SPACING:	STUDS AT 16" O.C.		STUDS AT 24" O.C.	
LOCATION:	FOUNDATION ANCHORAGE:				BOTTOM PLATE ANCHORAGE:
EXTERIOR	MASA'S OR 1/2" DIA. ANCHOR BOLTS AT 32" O.C.				
INTERIOR	PINS AT 4" O.C. OR 1/2" DIA. SCREW ANCHORS AT 32" O.C.				3" x 0.131" NAILS AT 4" O.C.
⑤	MATERIAL:	3/8" MIN. RATED SHEATHING			
	NAILS:	.131" x 2 1/2" NAILS			
	NAIL SPACING:	STUDS AT 16" O.C.		STUDS AT 24" O.C.	
LOCATION:	FOUNDATION ANCHORAGE:				BOTTOM PLATE ANCHORAGE:
EXTERIOR	MASA'S OR 1/2" DIA. ANCHOR BOLTS AT 16" O.C.				
INTERIOR	1/2" DIA. SCREW ANCHORS AT 16" O.C.				3" x 0.131" NAILS AT 3" O.C.
⑥	MATERIAL:	3/8" MIN. RATED SHEATHING			
	NAILS:	.131" x 2 1/2" NAILS			
	NAIL SPACING:	STUDS AT 16" O.C.		STUDS AT 24" O.C.	
LOCATION:	FOUNDATION ANCHORAGE:				BOTTOM PLATE ANCHORAGE:
EXTERIOR	MASA'S OR 1/2" DIA. ANCHOR BOLTS AT 8" O.C.				
INTERIOR	1/2" DIA. SCREW ANCHORS AT 8" O.C.				3 1/2" x 0.162" NAILS AT 2" O.C.
⑦	MATERIAL:	3/8" MIN. RATED SHEATHING			
	NAILS:	.131" x 2 1/2" NAILS			
	NAIL SPACING:	STUDS AT 16" O.C.		STUDS AT 24" O.C.	
LOCATION:	FOUNDATION ANCHORAGE:				BOTTOM PLATE ANCHORAGE:
EXTERIOR	MASA'S OR 1/2" DIA. ANCHOR BOLTS AT 8" O.C.				
INTERIOR	1/2" DIA. SCREW ANCHORS AT 8" O.C.				3 1/2" x 0.162" NAILS AT 2" O.C.
⑧	MATERIAL:	15/32" MIN. RATED SHEATHING			
	NAILS:	.148" x 3" NAILS			
	NAIL SPACING:	STUDS AT 16" O.C.		STUDS AT 24" O.C.	
LOCATION:	FOUNDATION ANCHORAGE:				BOTTOM PLATE ANCHORAGE:
EXTERIOR	MASA'S OR 1/2" DIA. ANCHOR BOLTS AT 8" O.C.				
INTERIOR	1/2" DIA. SCREW ANCHORS AT 8" O.C.				1/4" x 4 1/2" SDS SCREWS AT 2" O.C.
TYPICAL ADJOINING PANEL EDGES: ① AND ② WALLS					
DOUBLE 2x STUDS AT ALL ADJOINING PANEL EDGES  PANEL EDGE NAILING PER SCHEDULE ABOVE (2) 10d NAILS AT 6" O.C. - STAGGERED					
NOTES: - CS = CONTINUOUS SHEATHING - PSW = PERFORATED SHEAR WALL, SHEATH ABOVE AND BELOW OPENING					

HOLDOWN SCHEDULE					
MARK	TYPE	LABEL	LOCATION	ANCHOR	MINIMUM EMBED.
(A)	POST- SET	LTTP2	STD. SLAB	1/2" DIA. TITEN HD	3 $\frac{1}{2}$ "
	CAST-IN- PLACE		STD. SLAB		2 $\frac{1}{2}$ "
(B)	POST- SET	HTT5-3/4	STD. SLAB	5/8" DIA. TITEN HD	5 $\frac{1}{2}$ "
	CAST-IN- PLACE		STD. SLAB		4 $\frac{1}{2}$ "
	POST- SET	HDU8-SDS2.5	STD. SLAB	3/4" DIA. TITEN HD	6 $\frac{1}{2}$ "
			STEP	7/8" DIA. F1554 GR 36 THREADED ROD W/ SET-3G EPOXY	8 $\frac{1}{4}$ 3
CAST-IN- PLACE	STD. SLAB	STEP	7/8" DIA. HEAVY HEX BOLT OR HEADED STUD	6 $\frac{1}{2}$ "	
(D)	CAST-IN- PLACE	LSTHD8	ALL LOCATIONS	N/A	8"
(E)	CAST-IN- PLACE	STHD10	ALL LOCATIONS	N/A	10"
(F)	CAST-IN- PLACE	STHD14	ALL LOCATIONS	N/A	14"
(G)	VERTICAL COIL STRAP	CS16	CLEAR SPAN + 28" (14" ABOVE & BELOW) W/ (26) 8d NAILS		
(H)	VERTICAL COIL STRAP	(2) CS16 OR CMSTC16	CLEAR SPAN + 28" (14" ABOVE & BELOW) W/ (26) 8d NAILS AT CS16 CLEAR SPAN + 38" (19" ABOVE & BELOW) W/ (44) 10d NAILS AT CMSTC16		
(I)	CAST-IN- PLACE	MASA	MIN. (1) LEG ATTACHED TO STUD		
1. SEE GSN FOR HEADED STUD MATERIAL SPECIFICATIONS					
2. TYPE A, B, D, E, & H HOLDOWNS SHALL BE ATTACHED TO (2) 2x POST MIN. AND - TYPE C & F HOLDOWNS SHALL BE ATTACHED TO (3) 2x POST MIN.					
3. SEE DETAIL 246 WHERE APPLICABLE.					
 STD. SLAB  STEP					



BRACED/ SHEAR WALL PLAN

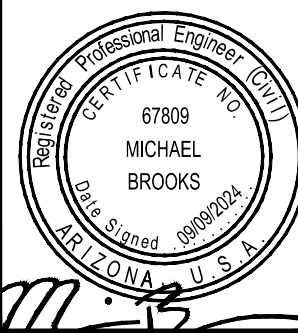
ELEVATION A

1/4" = 1'-0"

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BRACED/ SHEAR WALL PLAN
ELEVATION A

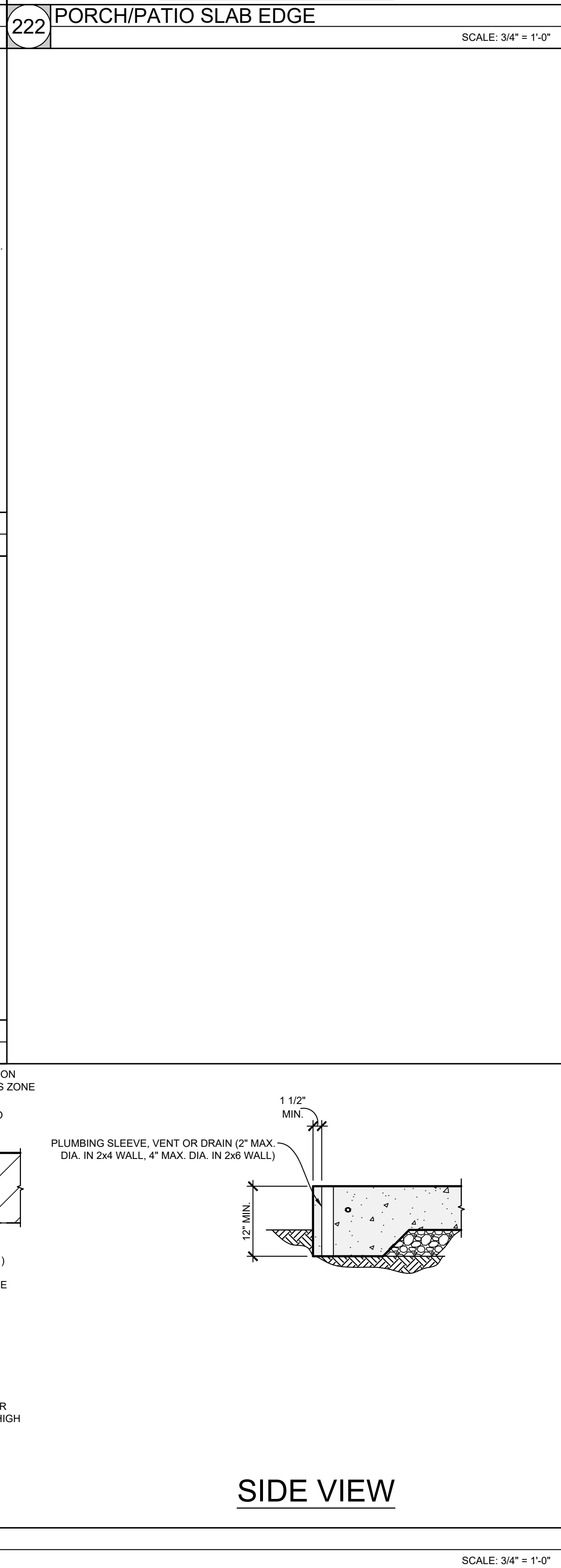
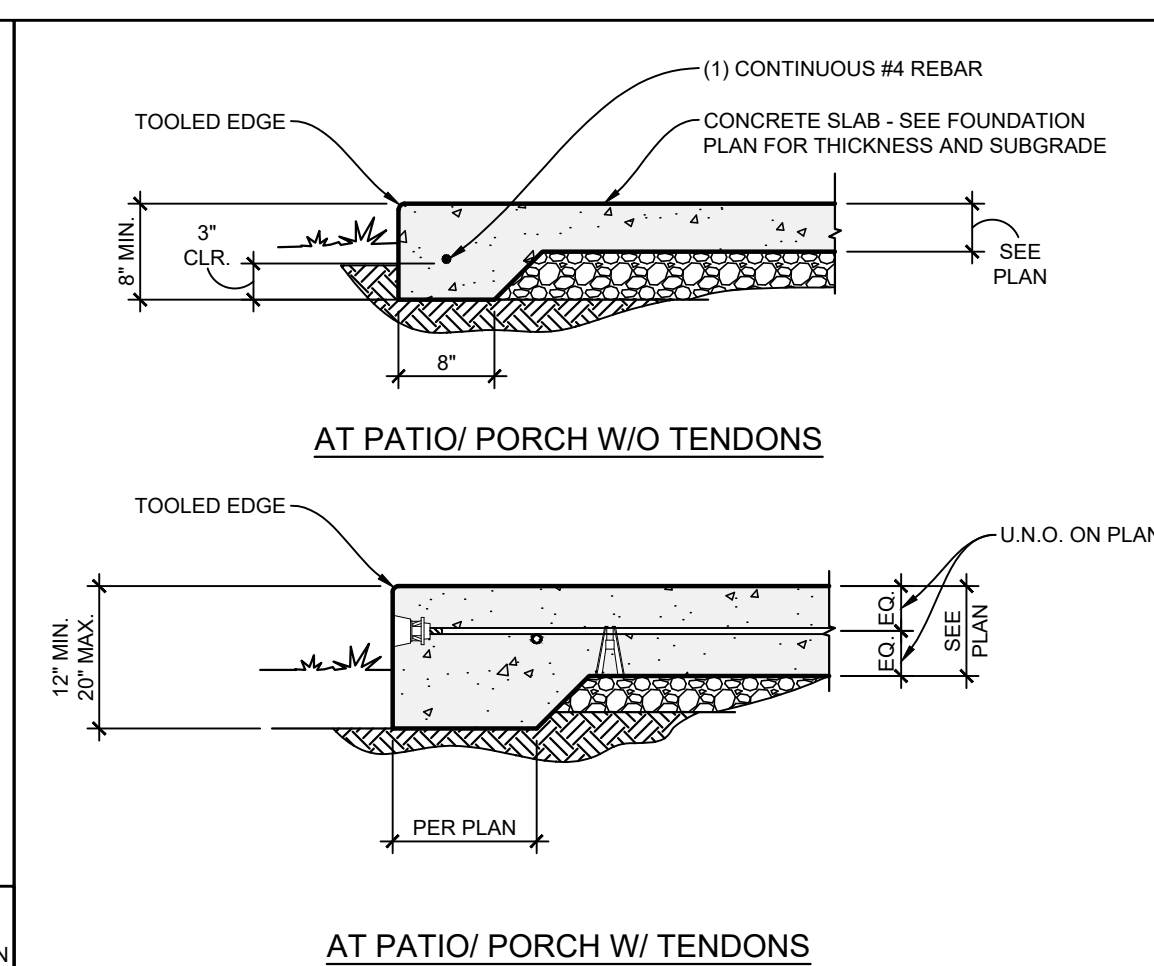
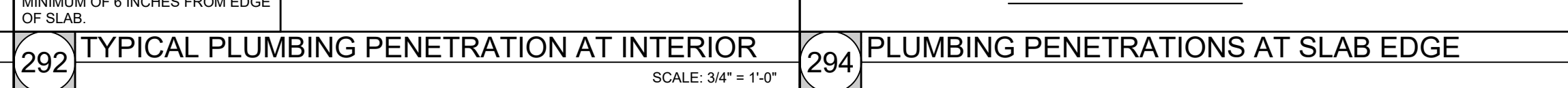
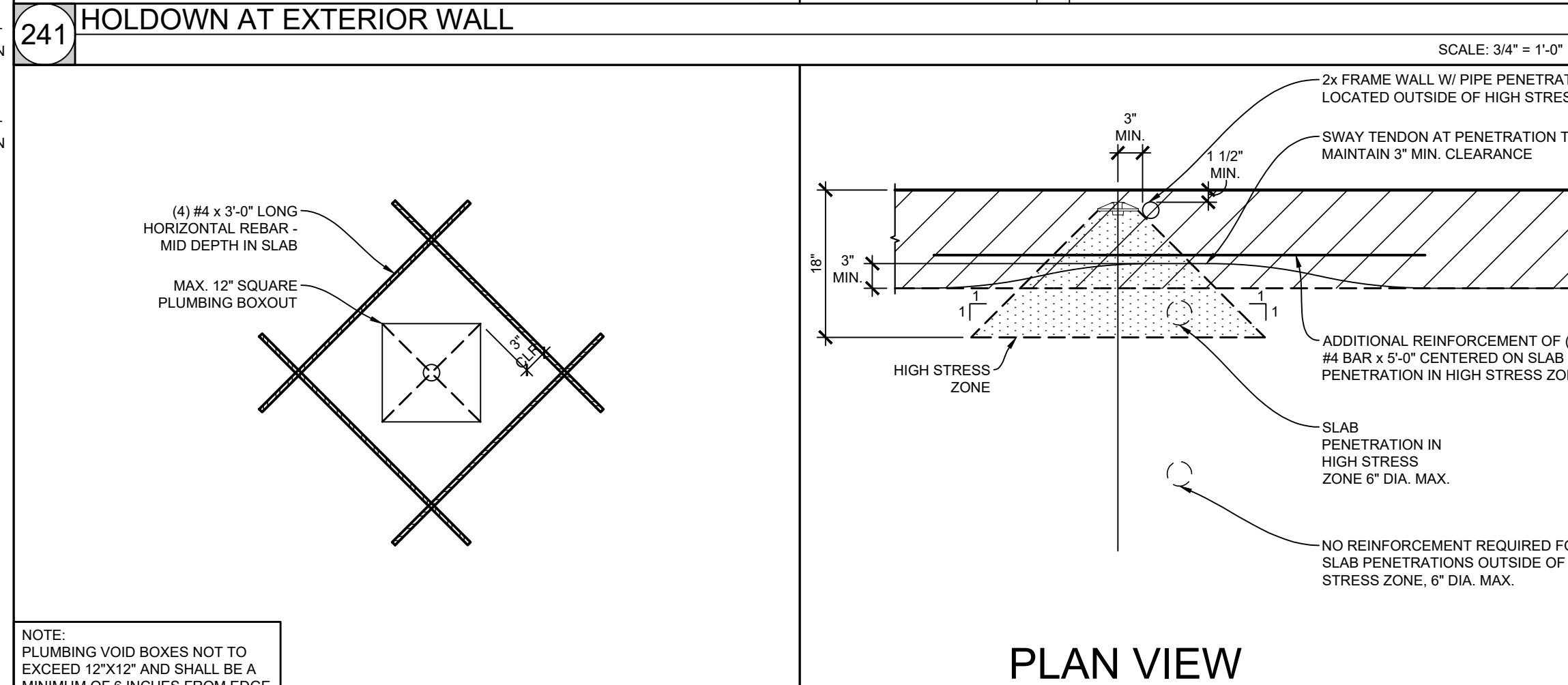
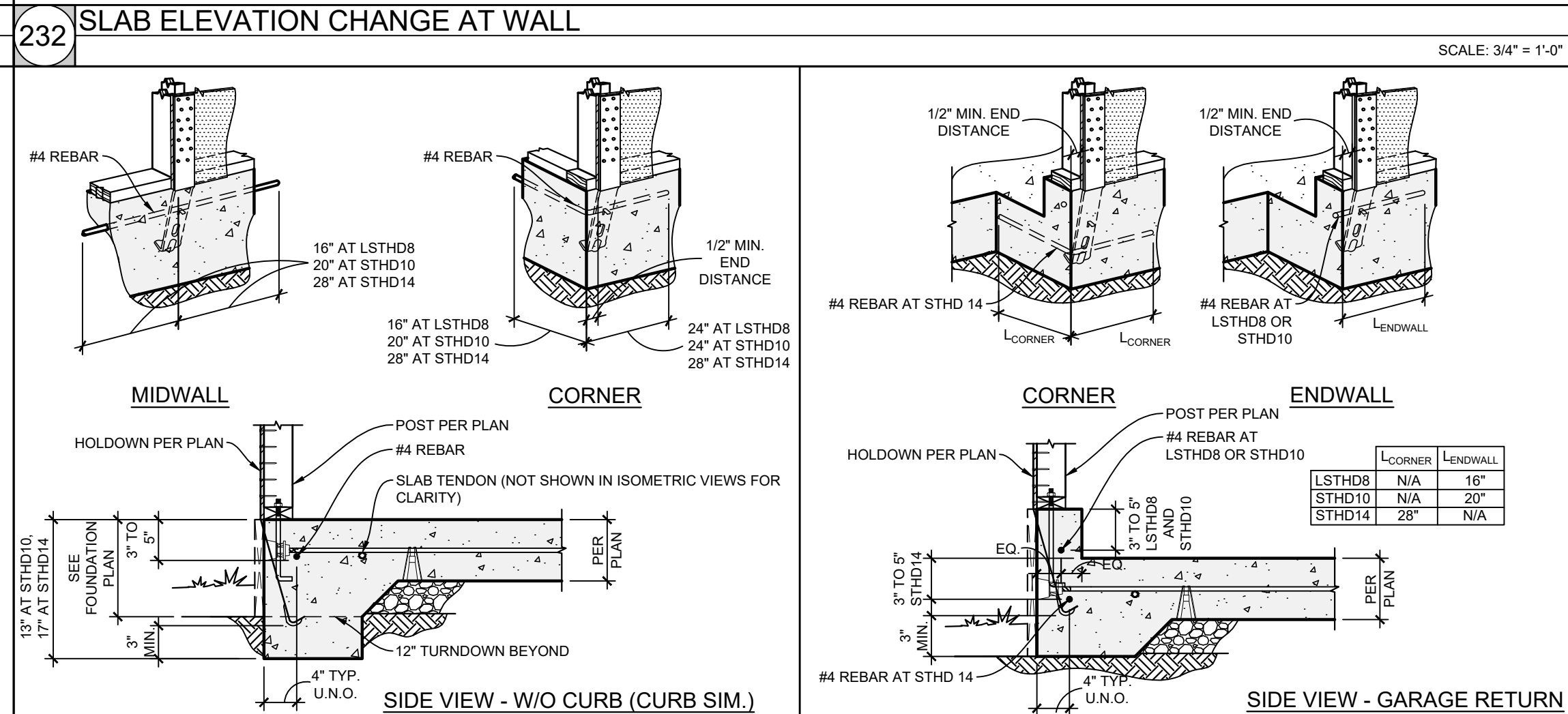
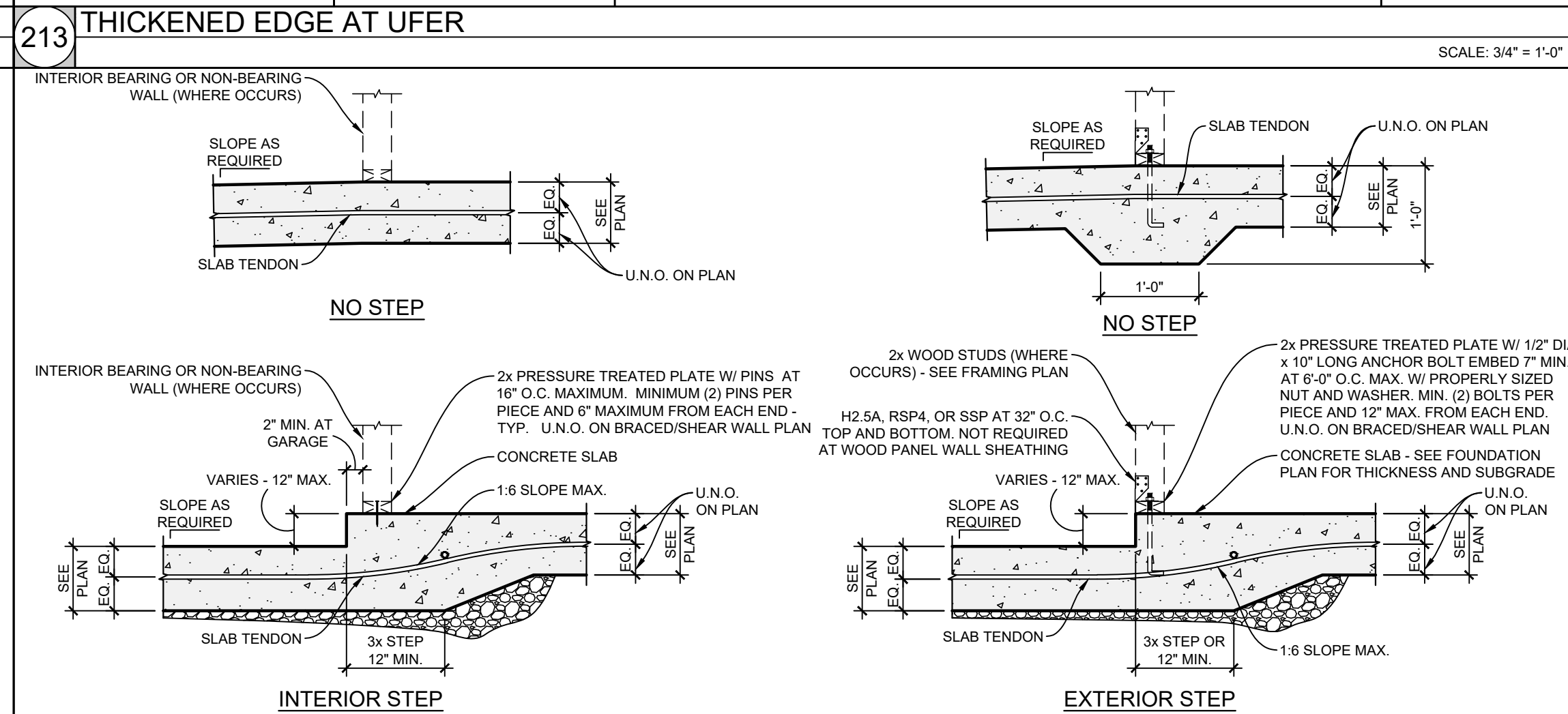
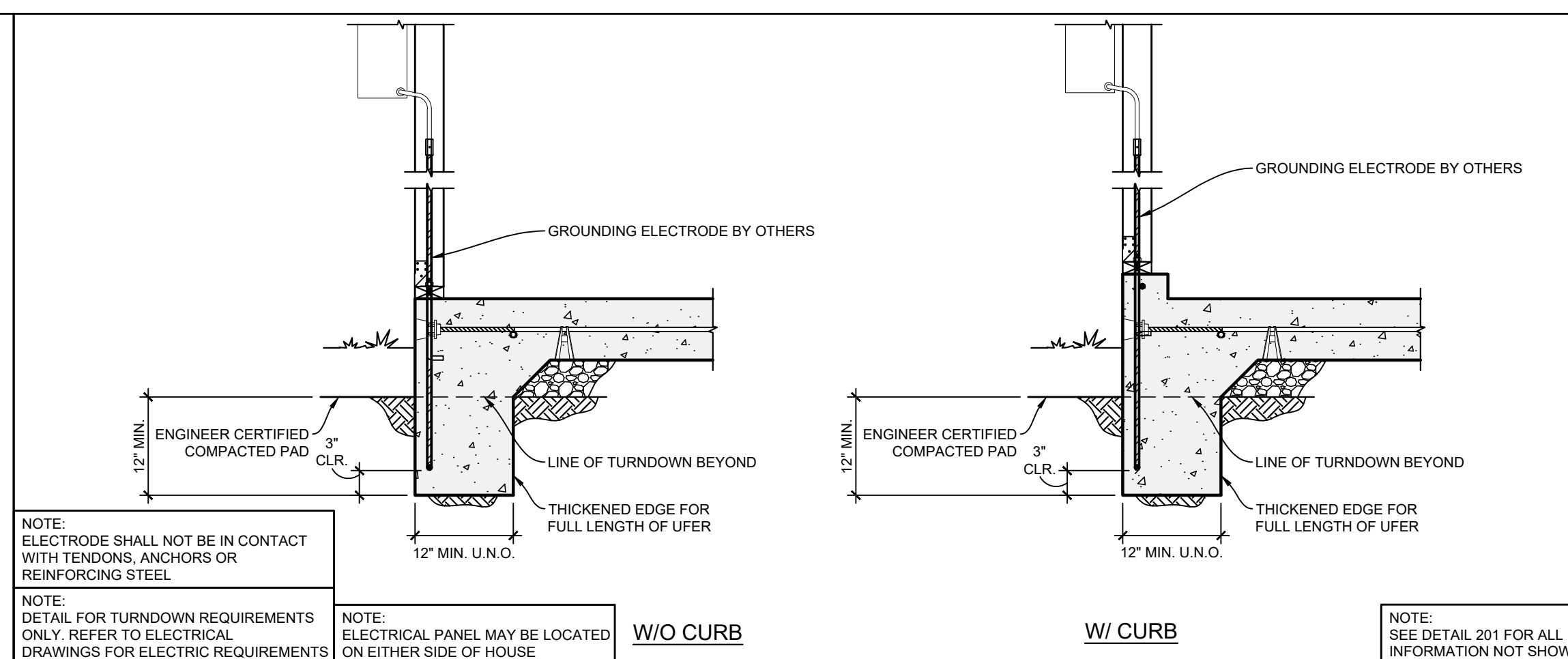
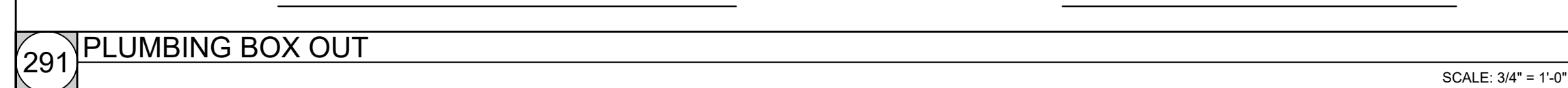
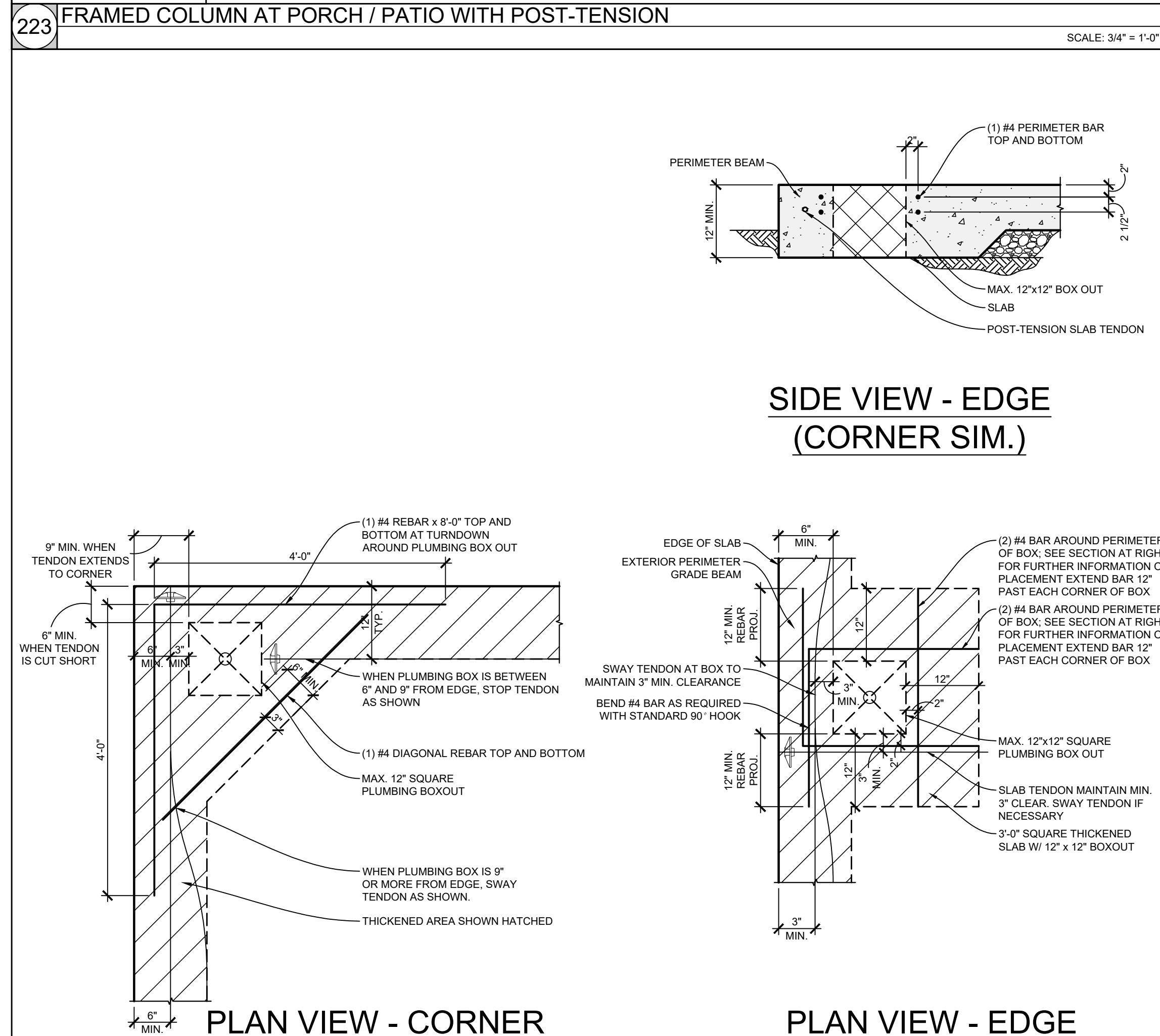
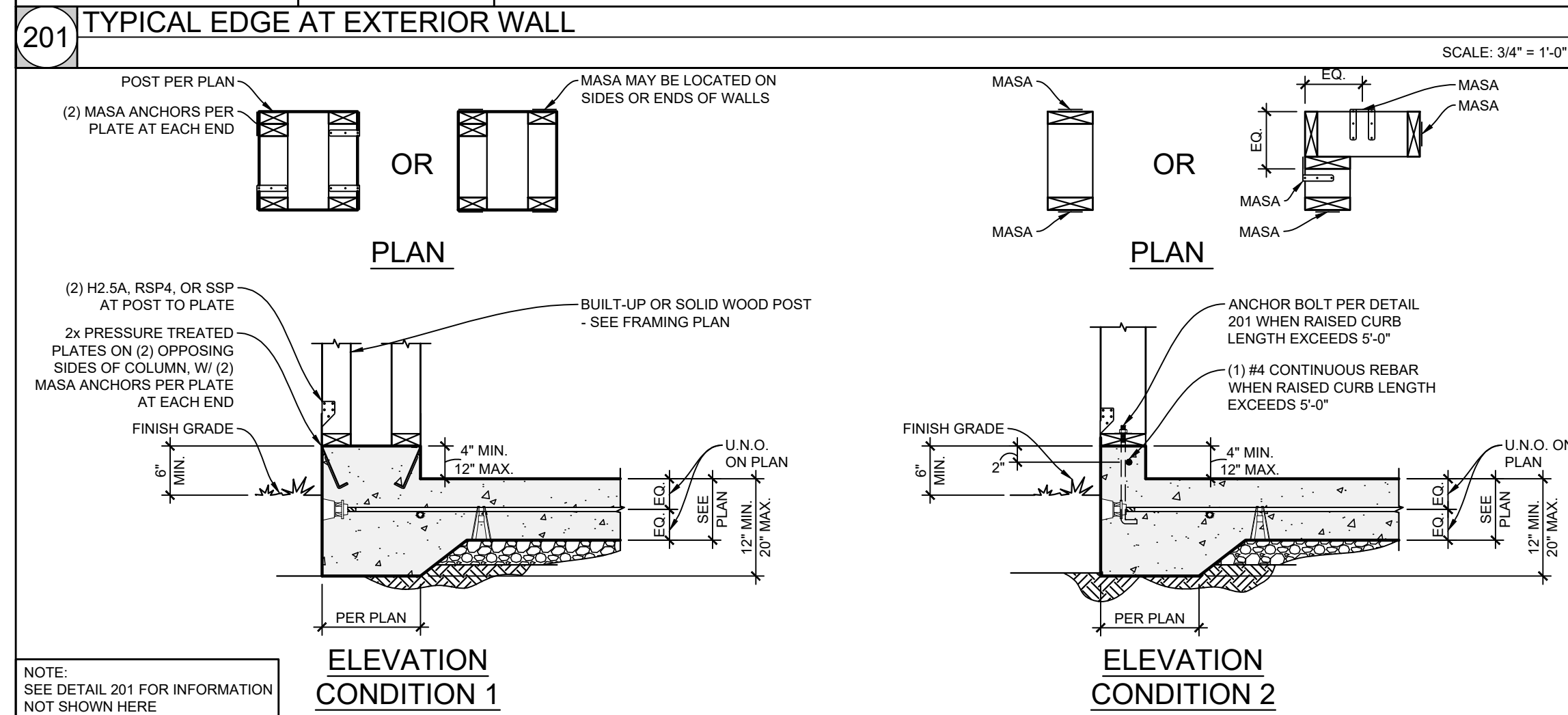
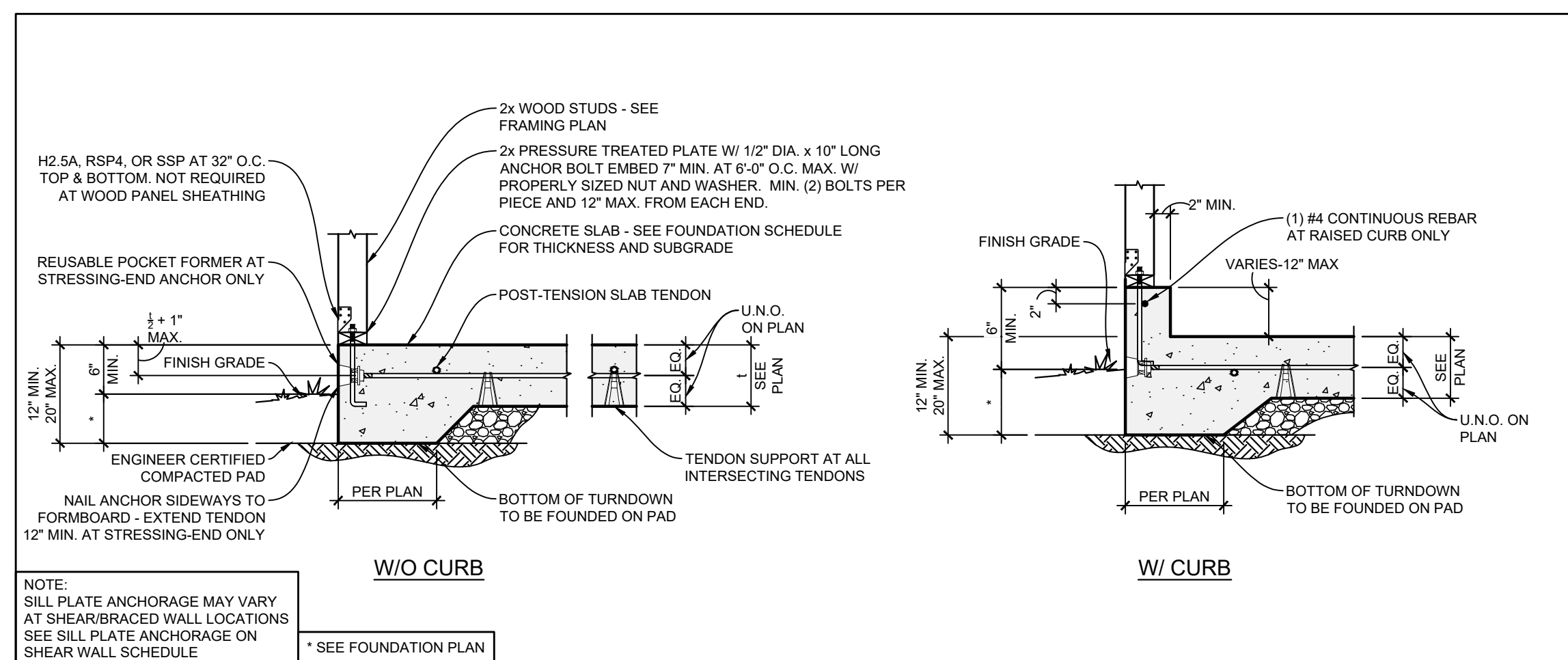


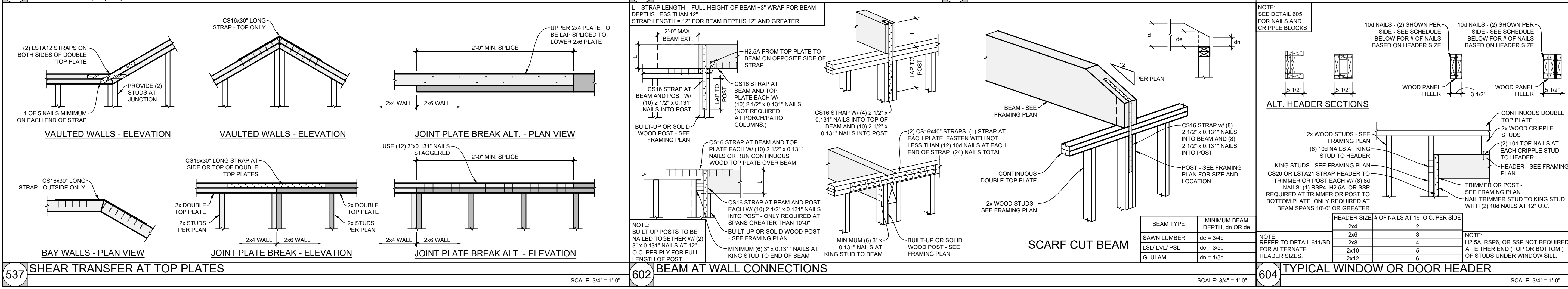
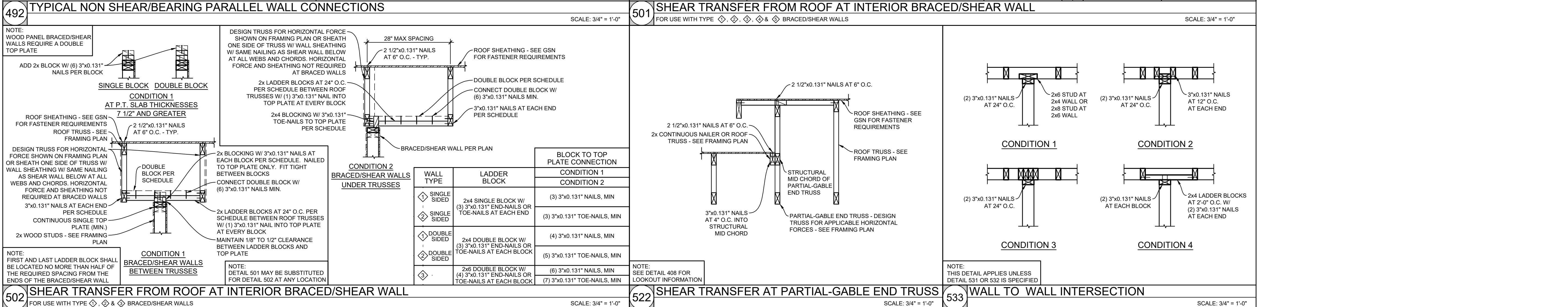
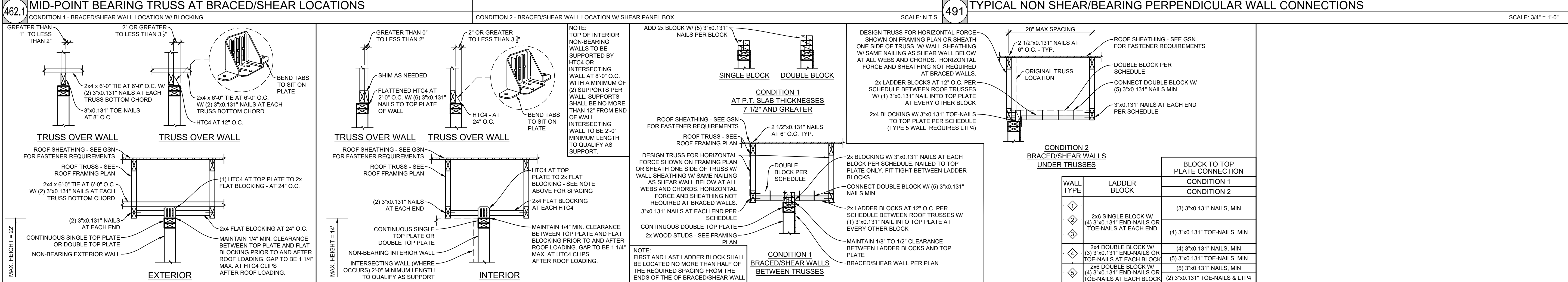
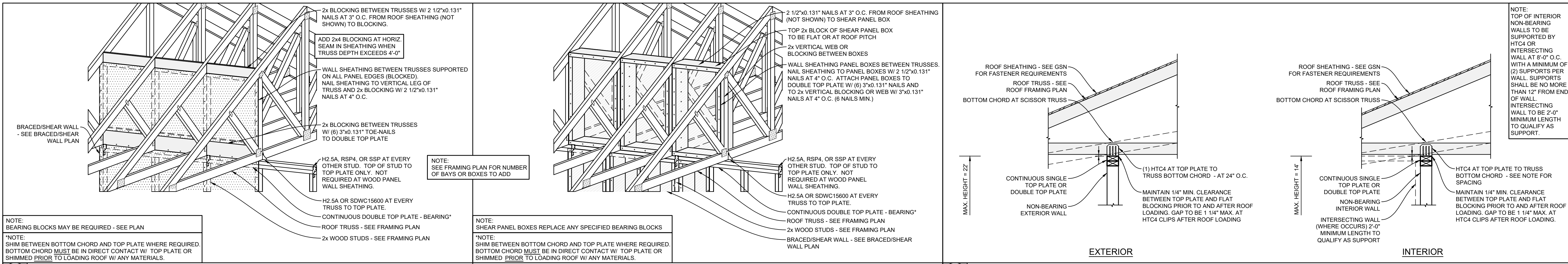
PROJECT MANAGER:
M. BROOKS
DATE: 09/09/2024

SERIES
ISOLA AT 202 AND ELLIOT

PLAN NUMBER
PLAN 2

SHEET NUMBER
S3.01





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13555 SE 38th STREET
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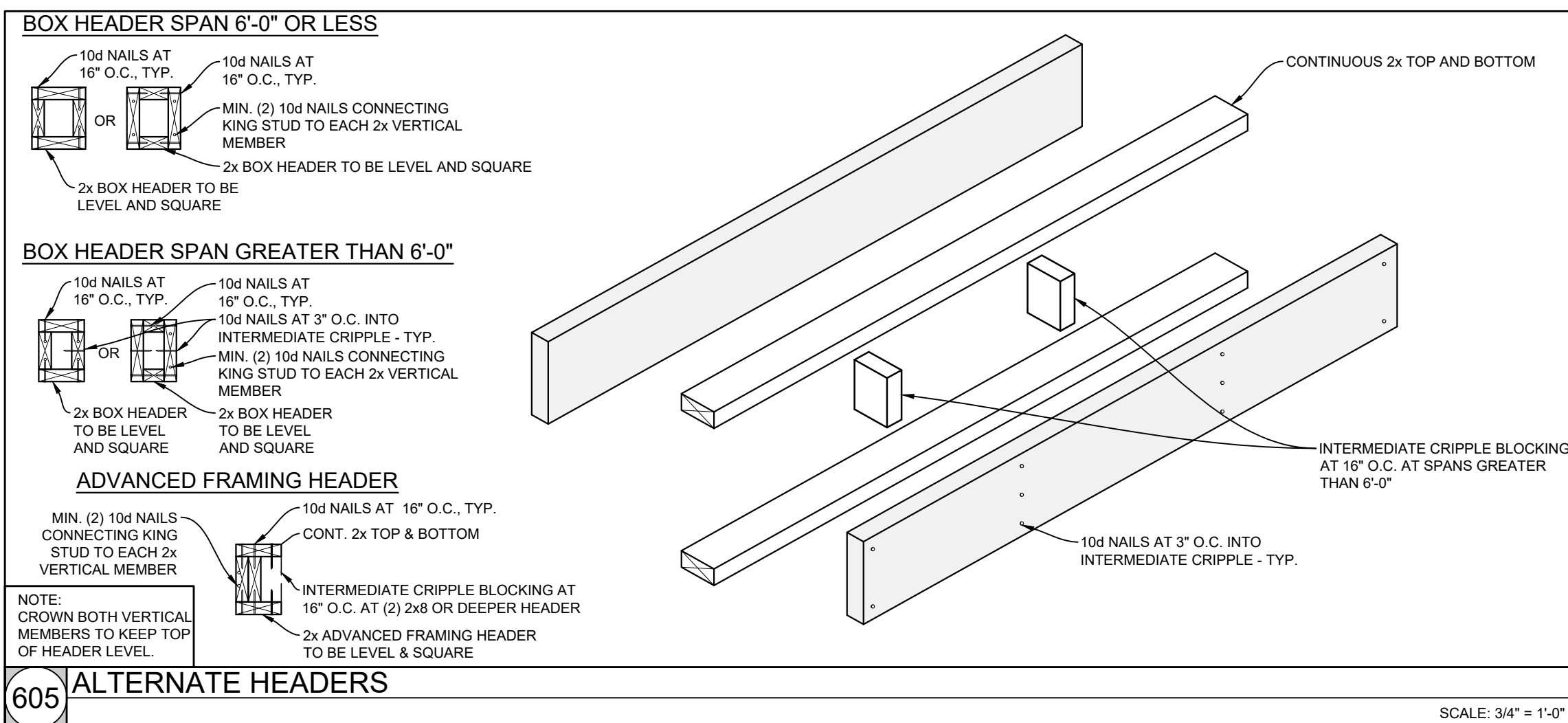
ISOLA COMMUNITIES
13555 SE 38th STREET
SUITE 100
BOCA RATON, FL 33433
PHONE: 802.887.2500
WWW.FELTENGROUP.COM

STRUCTURAL DETAILS

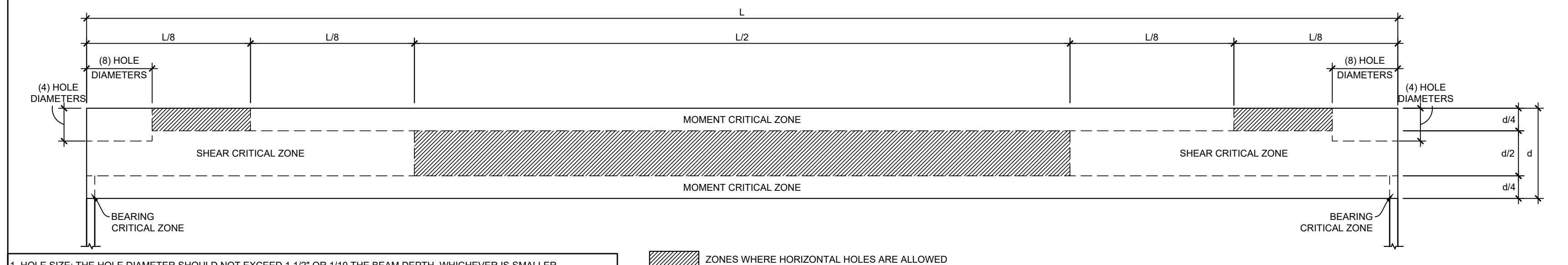
PROJECT MANAGER
MICHAEL BROOKS
DATE: 09/09/2024

SERIES
ISOLA AT 202 AND ELLIOT
PLAN NUMBER
PLAN 2

SHEET NUMBER
SD



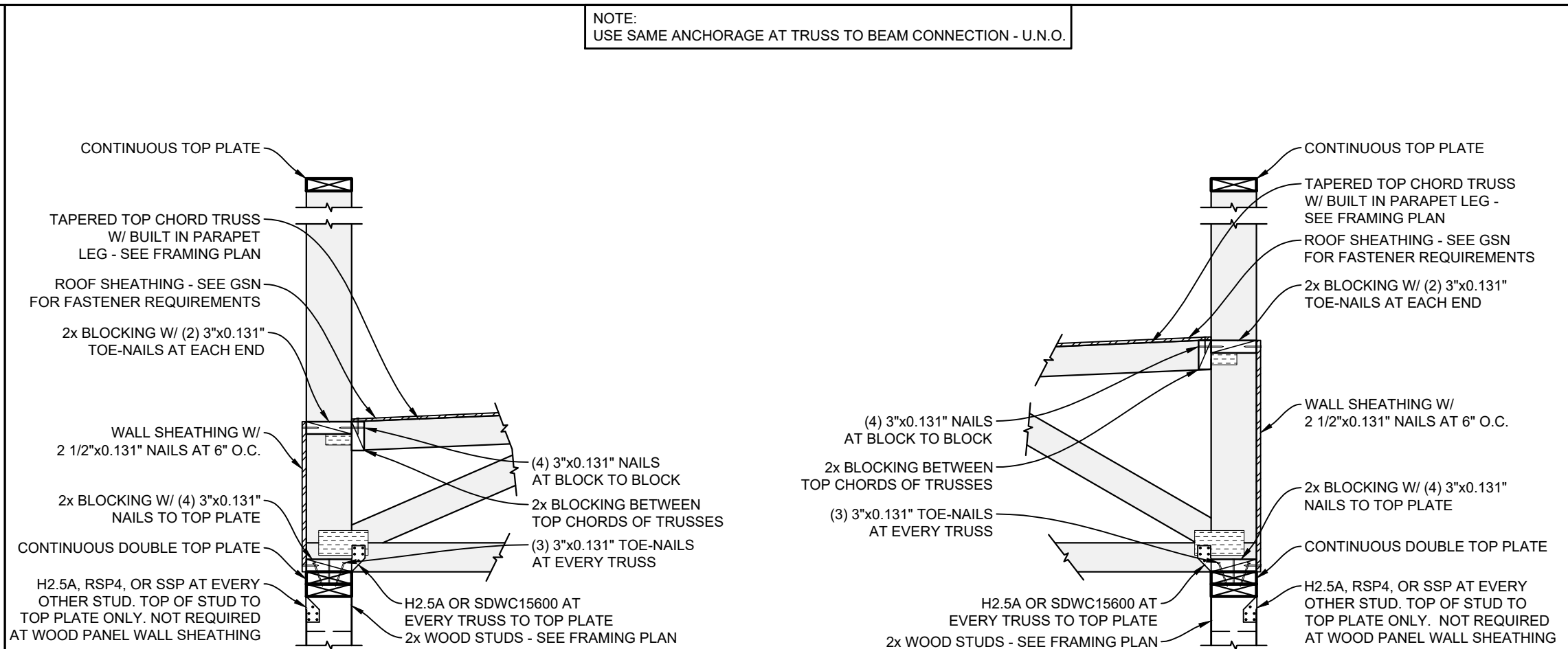
NOTE: DETAIL SHALL BE USED FOR SIMPLE SPAN UNIFORMLY LOADED BEAMS ONLY. FOR BEAMS OTHER THAN SIMPLE SPAN (MULTIPLE BEARING POINTS, CANTILEVERS, ETC.) OR WITH MORE COMPLEX LOADING CONDITIONS (POINT LOADS, MULTIPLE UNIFORM LOADS, ETC.) CONTACT ENGINEER OF RECORD.
NOTE: SEALING HOLES IS RECOMMENDED.



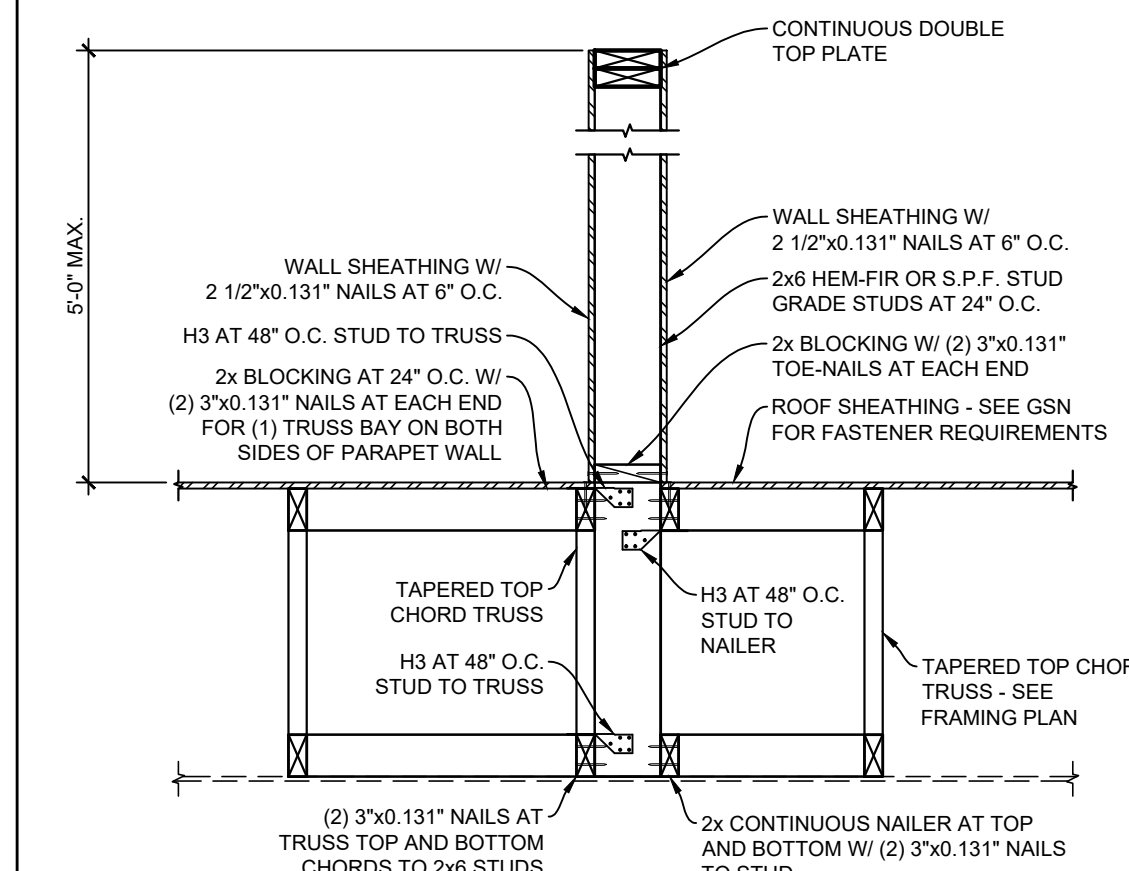
1. HOLE SIZE: THE HOLE DIAMETER SHOULD NOT EXCEED 1/2" OR 1/10 THE BEAM DEPTH, WHICHEVER IS SMALLER.
2. HOLE LOCATION: THE HOLE SHOULD HAVE A MINIMUM CLEAR DISTANCE, AS MEASURED FROM THE EDGE OF THE HOLE TO THE NEAREST EDGE OF THE BEAM, OF 4 HOLE DIAMETERS TO THE TOP OR BOTTOM FACE OF THE BEAM AND 8 HOLE DIAMETERS FROM THE END OF THE BEAM.
3. HOLE SPACING: THE MINIMUM CLEAR SPACING BETWEEN ADJACENT HOLES, AS MEASURED BETWEEN THE NEAREST EDGES OF THE HOLES, SHOULD BE 8 HOLE DIAMETERS BASED ON THE LARGEST DIAMETER OF ANY ADJACENT HOLE IN THE BEAM.
4. NUMBER OF HOLES: THE MAXIMUM NUMBER OF HOLES SHOULD NOT EXCEED 1 HOLE PER 5 FEET OF BEAM LENGTH, IN

607 ALLOWABLE HORIZONTAL HOLE LOCATIONS IN UNIFORMLY LOADED GLULAM BEAMS

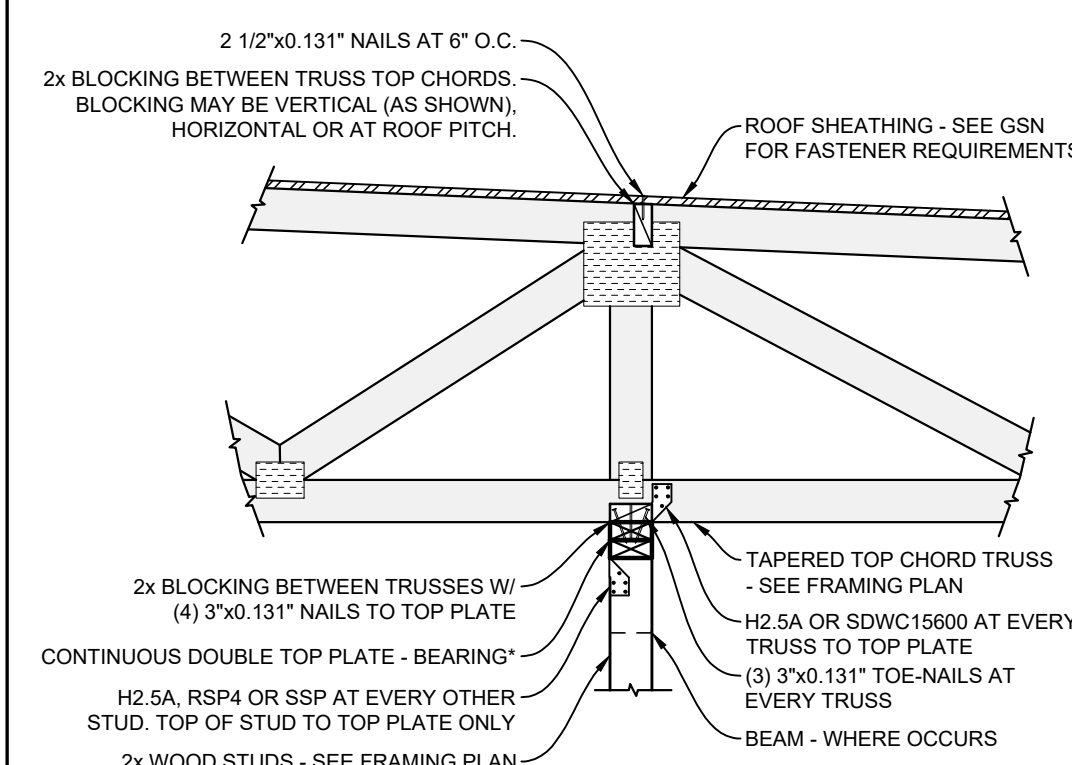
SIMPSON STRONG-TIE	ISP	SIMPSON STRONG-TIE	ISP
A34	MP34	L570	MP87
A35	MPA1	LSMH210	LSMH210
ABU44	PAU44	LS7A12	LS7A12
ABN95	PA1N95	LS7A18	LS7A18
AC4	PE954	LS7A21	LS7A21
AC4H	PE8544	LS7HDS	NOT ALLOWED
CMSTC16	CMSTC16	TH18A26	HHC26/HJC26
CS45	RS150	TH4	TH4
D20	RS200	LT20B	D18-T2
DTT	TR2	LSU24	JUS24
EPC2 (44)	EPCMA4-72	LSU26	JR26
H1	RT15	LSU28	JUS28
H2.5A	RT74	MA5A	MA4 (75% O.C. SPACING AT SILL ANCHORAGE)
H2.5H	RT1A7	MTX28	FTX28
HDB3-SDS3	PHB3	MTXMC2-SD5	HHC26
HDB3-M2S.2	PHB3	SP34	SP34
HDB3-2	THD3-2	SP4	SP4
HDB3-2	THD3-2S-2	S112	S112
HDB3-3	THD3-3	S162A4	SK1224
HDB3-3B	THD3-3B	TDH10	NOT ALLOWED
HDB3-3	THD3-3	TDH11A	NOT ALLOWED
HDB3-2D-3	THD3-2D-3	SKR1A26	SKH26-R/L
HDB3-2D-2	THD3-2D-2	TBE4	SBP4
HT316	HTW16	THA29	MSH29
HT34	HTC4 (50% O.C. SPACING)	THA13	MSH13 (USE 16d COMMON NAILS)
HTT4	HTT4S (MIN.)	THA813	MSH813
HTT5	HTT4S (MAX.)	THA818	MSH818 (USE 16d COMMON NAILS)
HRS26	HS26	THA22	MSH22
ITS	ITL	THC26	HHC26/HJC26
LS50	MP5	TK524	TK524



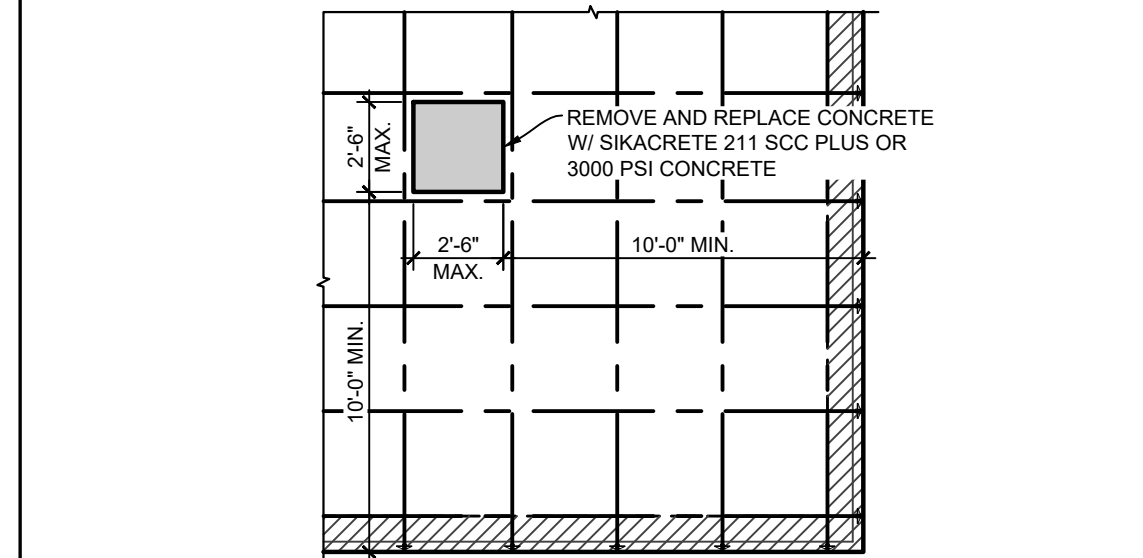
612 CONNECTOR CONVERSION CHART



752 PARAPET AT PARALLEL ROOF TRUSSES



762 MIDPOINT BEARING TRUSS

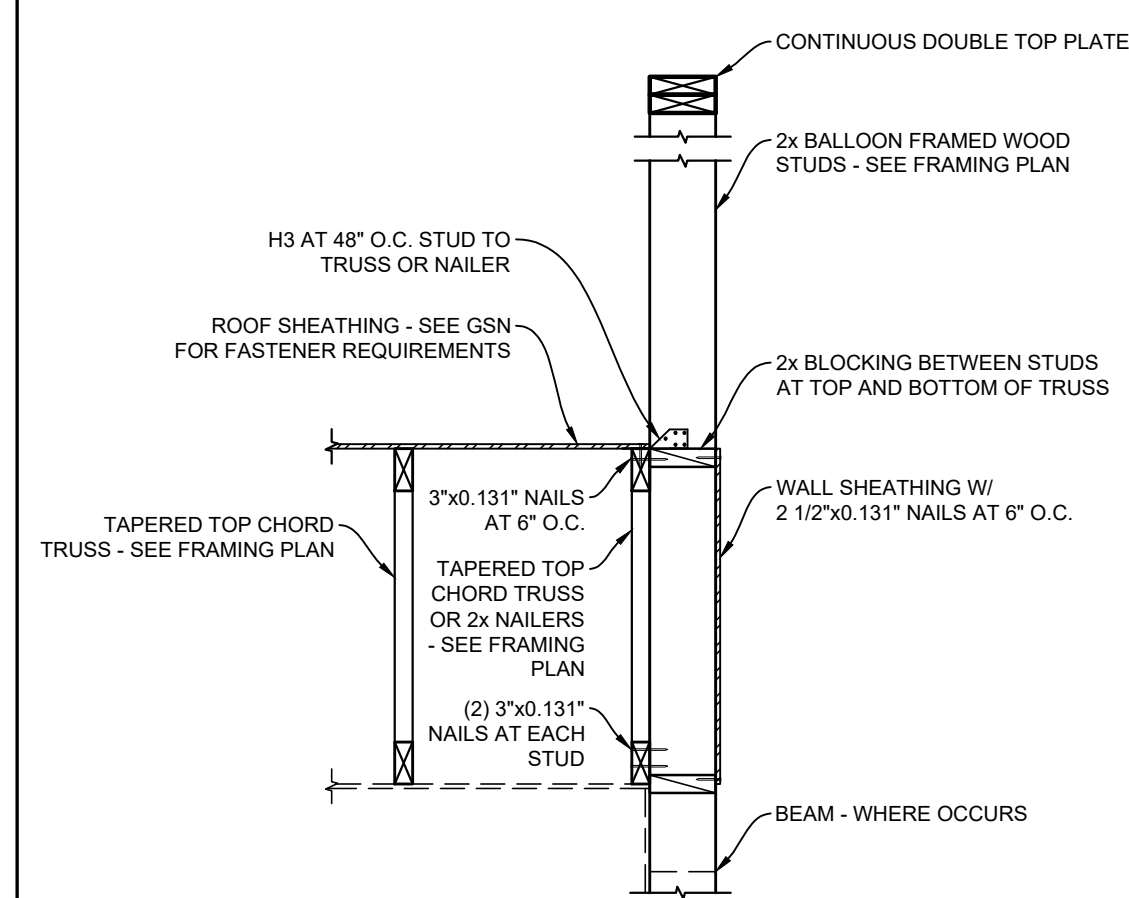


801 STANDARD POST-TENSIONED REPAIR

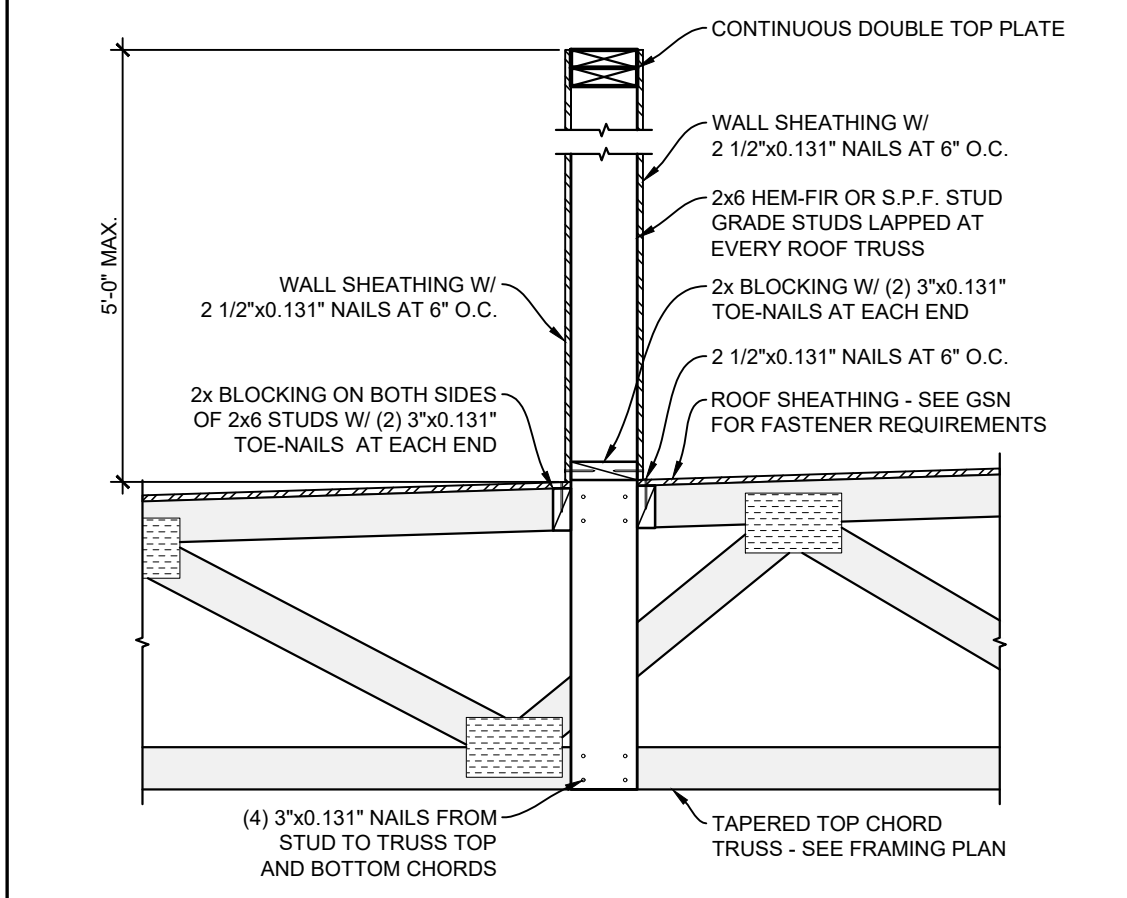
NOTES:

1. ALL RMT DEPTHS ARE BASED ON DOUG-FIR SELECT STRUCTURAL PROPERTIES.
2. GLU-LAM BEAMS ARE BASED ON THE FOLLOWING PROPERTIES FOR 24F-V4:
F_b = 2400 psi, F_v = 265 psi, AND E = 1,800,000 psi.
3. PARALLAM (PSL) BEAMS ARE BASED ON 2.0 E.
4. GANG LAM (LVL) BEAMS ARE BASED ON 2.0 E.
5. TIMBERSTRAND (LSL) ARE BASED ON 1.3E/1.55E.
6. 5 1/2" x 3 1/2" "PLANK" LSL MAY BE USED I.L.O. 3 1/2" x 3 1/2" LSL.

611 HEADER CONVERSION CHART

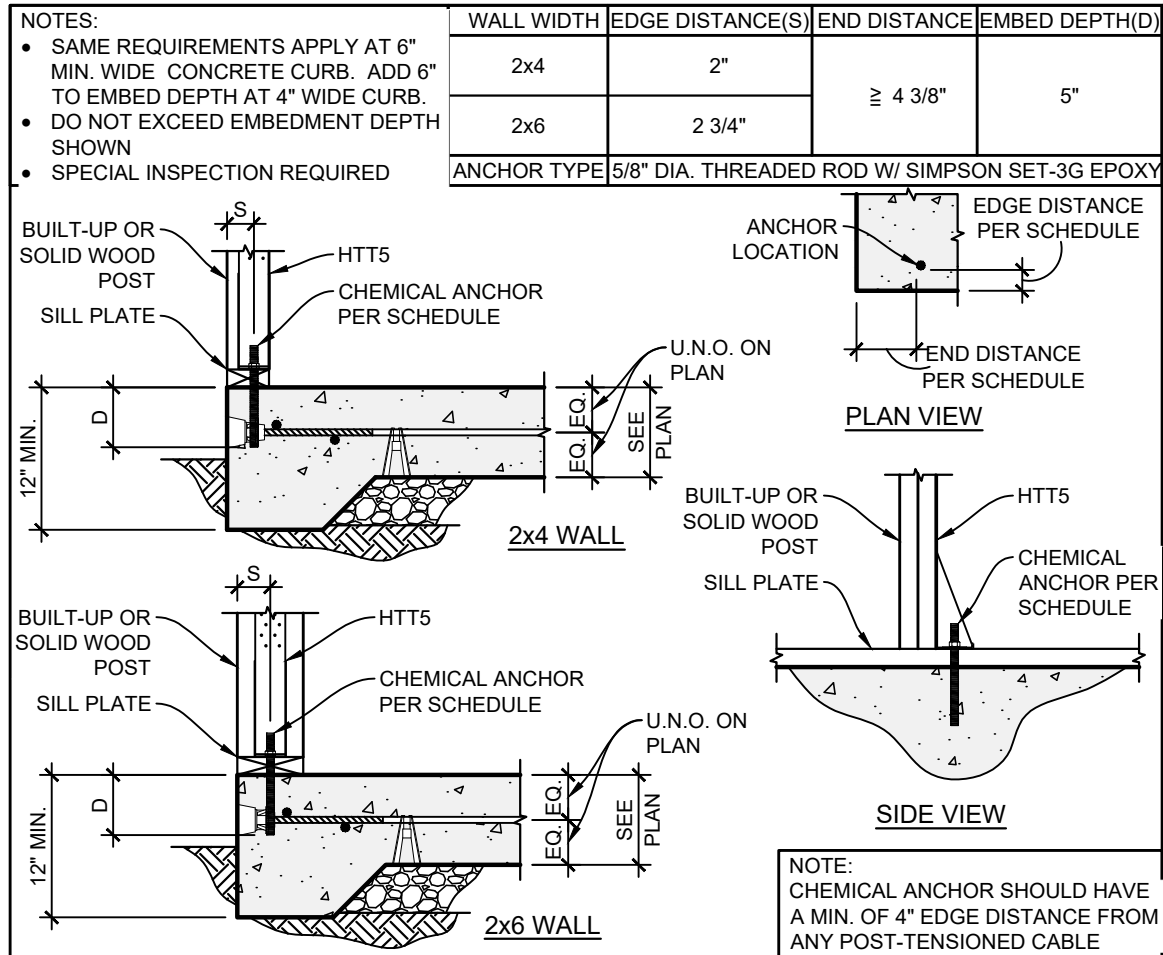


306 PARALLEL TRUSS AT WALL W/ PARAPET

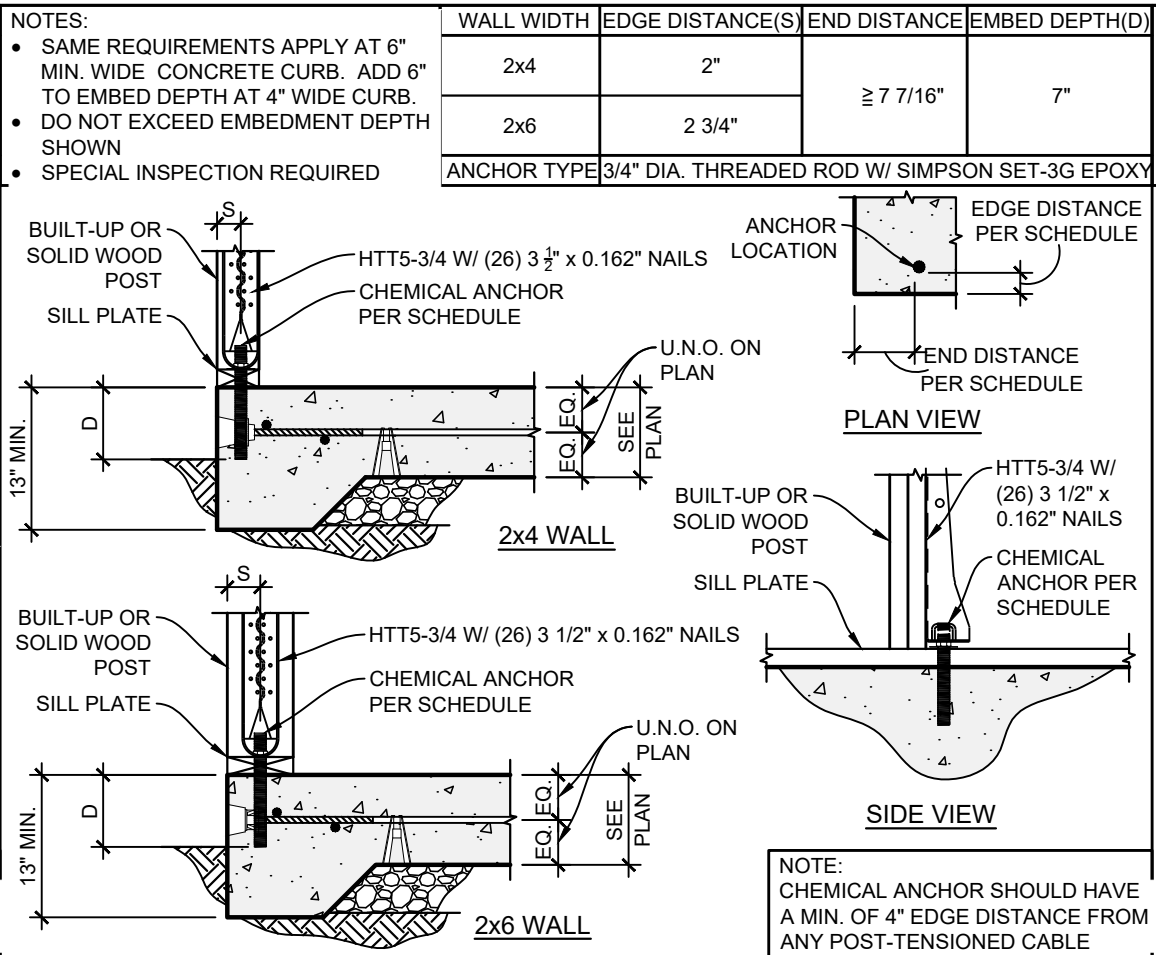


751 PARAPET AT PERPENDICULAR ROOF TRUSS

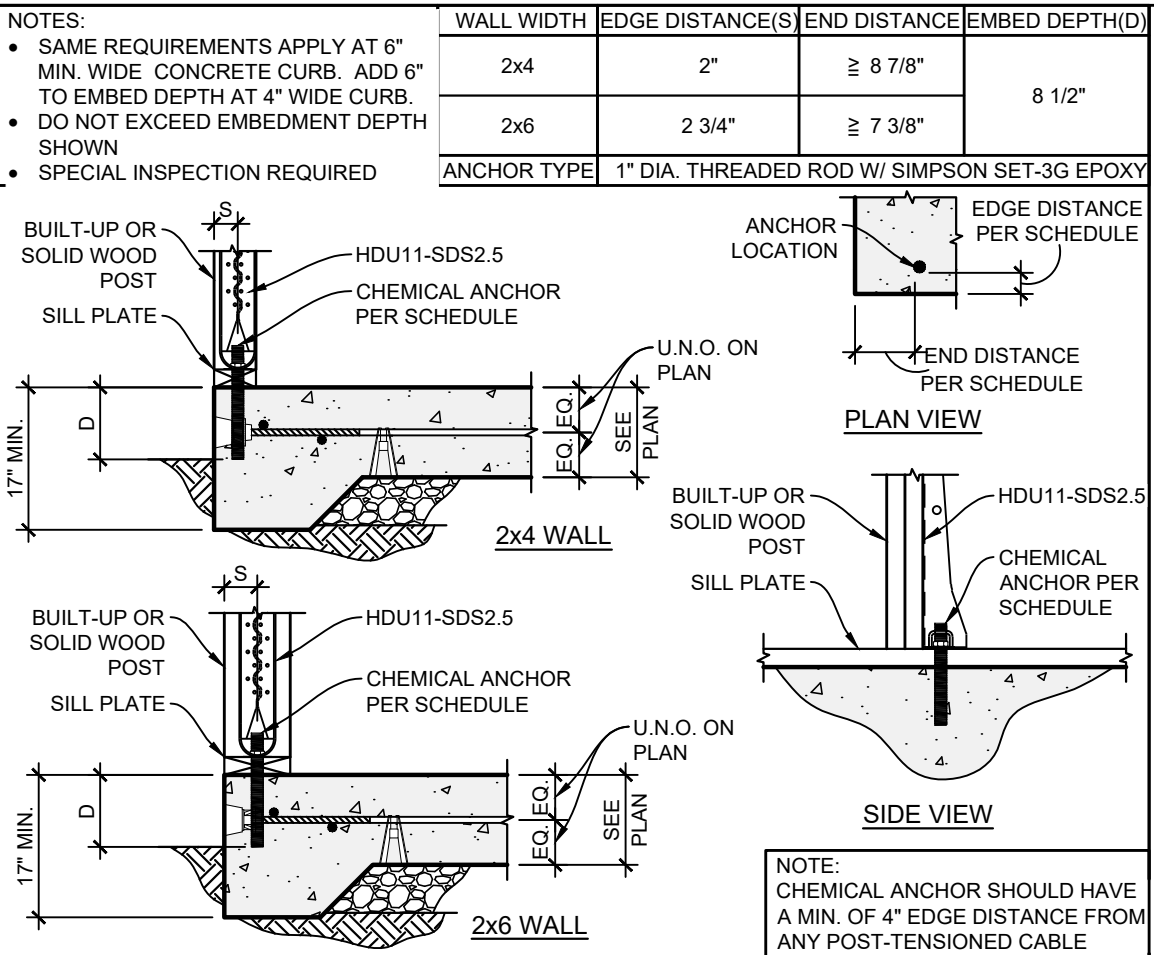
Mike Brooks Sep 03, 2024 - 2:24pm "A_Missola Communities202 and Elliot - Photos - For Rebar/Reinforcement - Wood/Plan 1 Structural/Active Folder/Plan 1-27 Structural Details.dwg



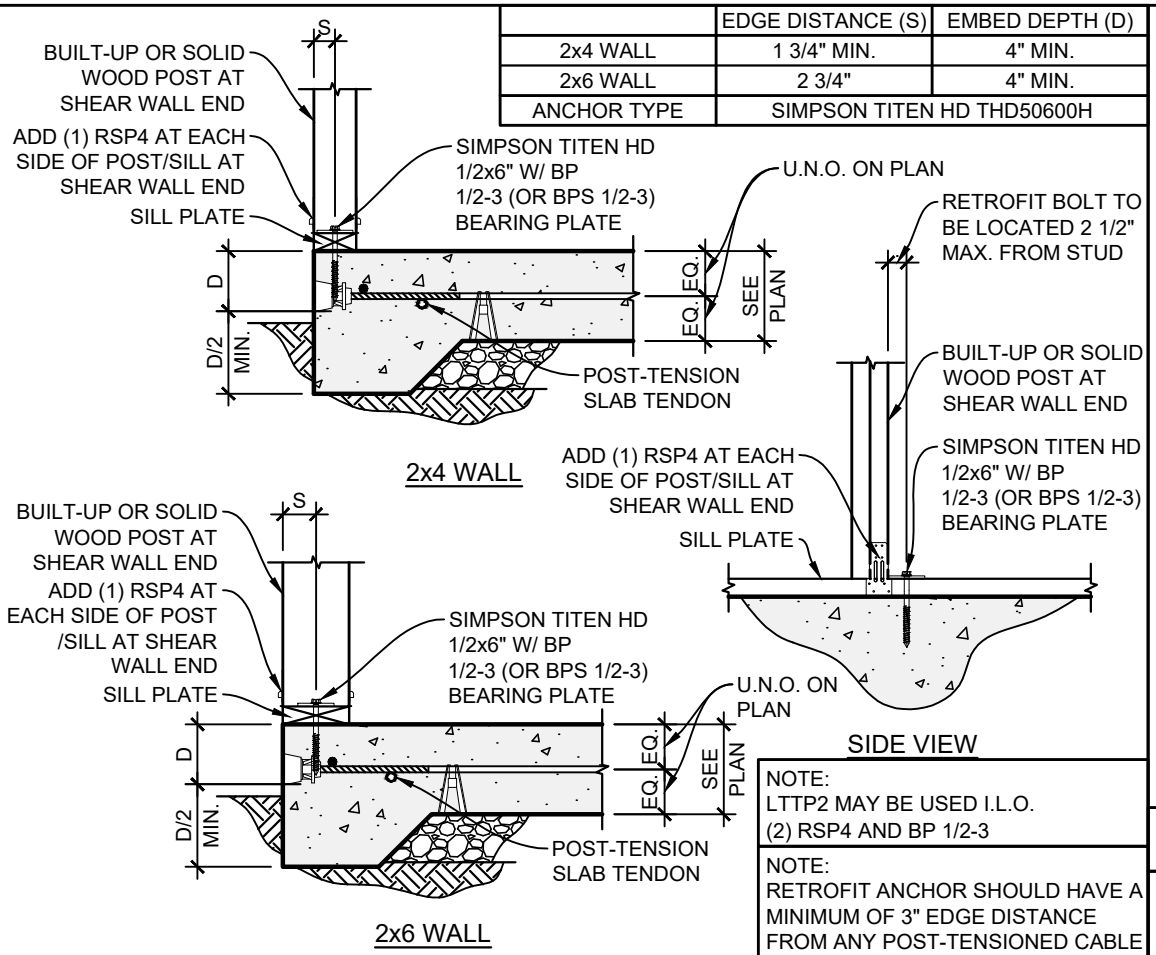
802 SUBSTITUTE HTT5 FOR MISSED OR DAMAGED LSTD8
POST-TENSION FOUNDATION



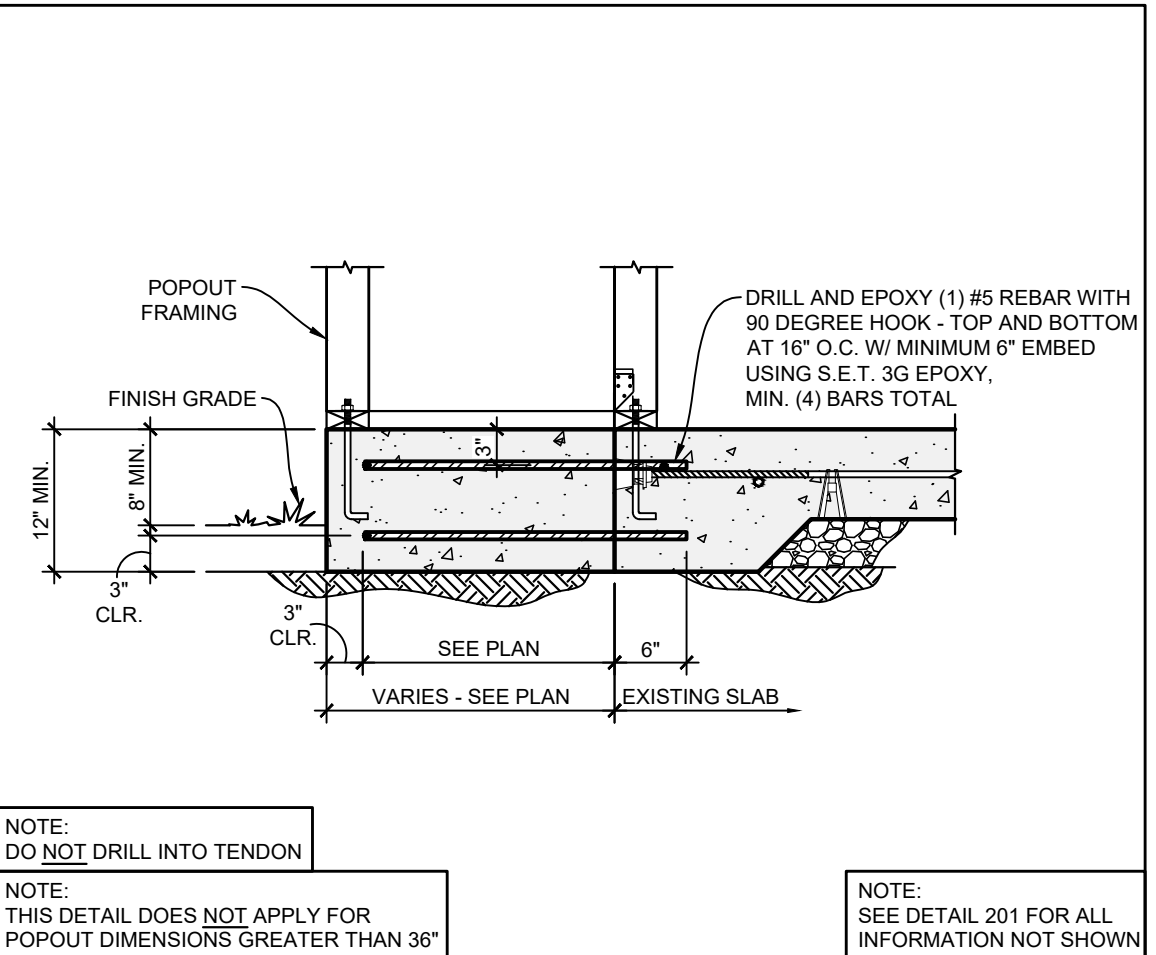
803 SUBSTITUTE HTT5-3/4 FOR MISSED OR DAMAGED STHD10
POST-TENSION FOUNDATION



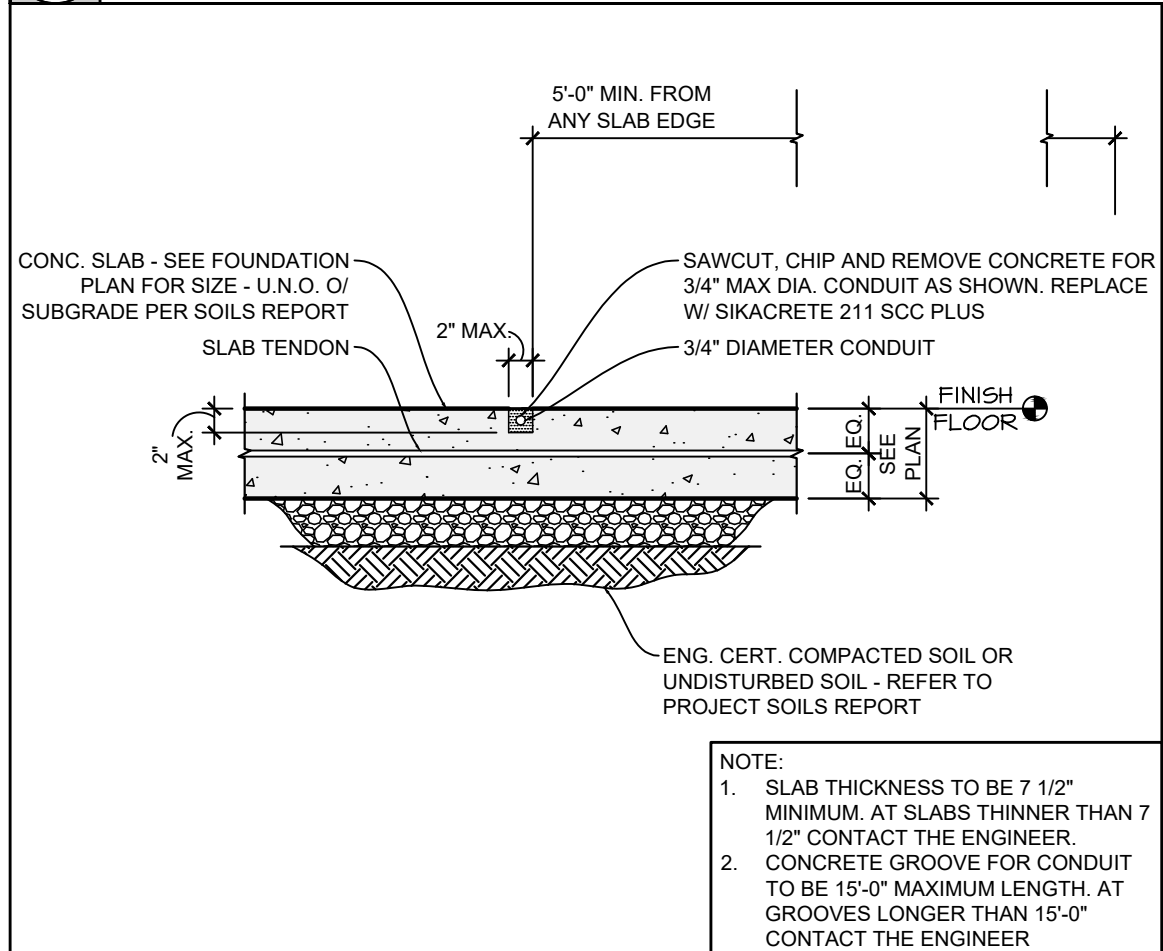
804 SUBSTITUTE HDU11-SDS2.5 FOR MISSED OR DAMAGED STHD14
POST-TENSION FOUNDATION



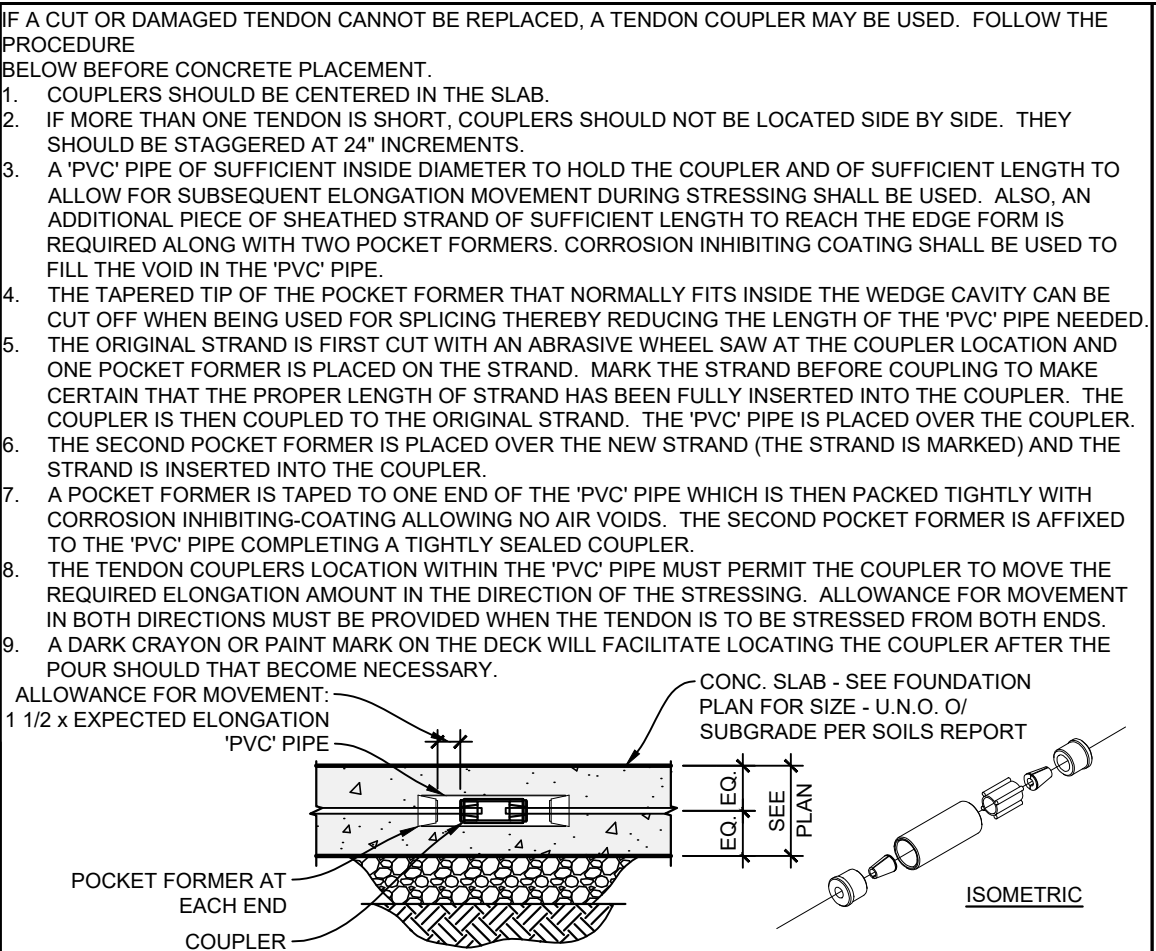
805 RETROFIT FOR MASA HOLD-DOWN
POST-TENSIONED FOUNDATION



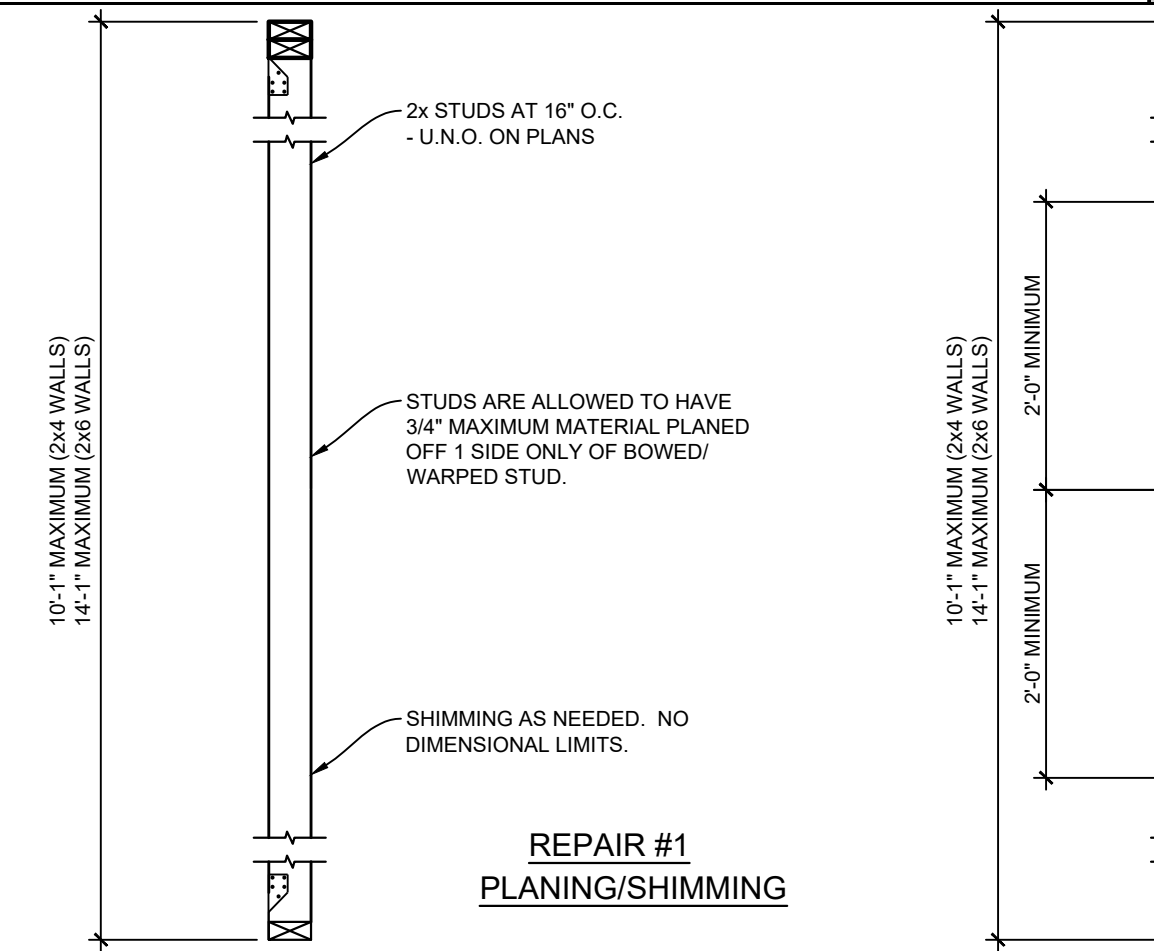
806 POST-SET POPOUT TO POST-TENSIONED SLAB
POST-TENSIONED FOUNDATION



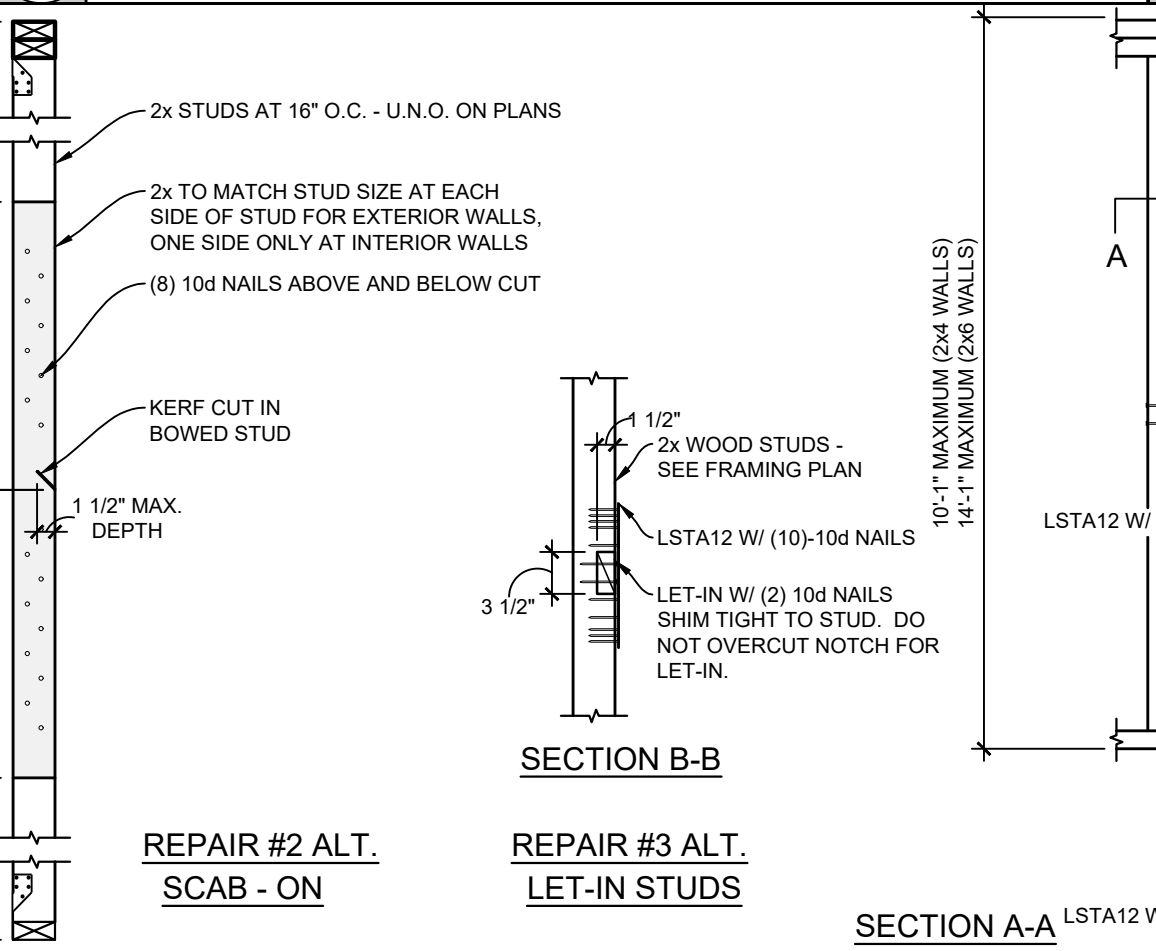
807 MISSED ELECTRICAL CONDUIT IN POST-TENSIONED SLAB
SCALE: 3/4" = 1'-0"



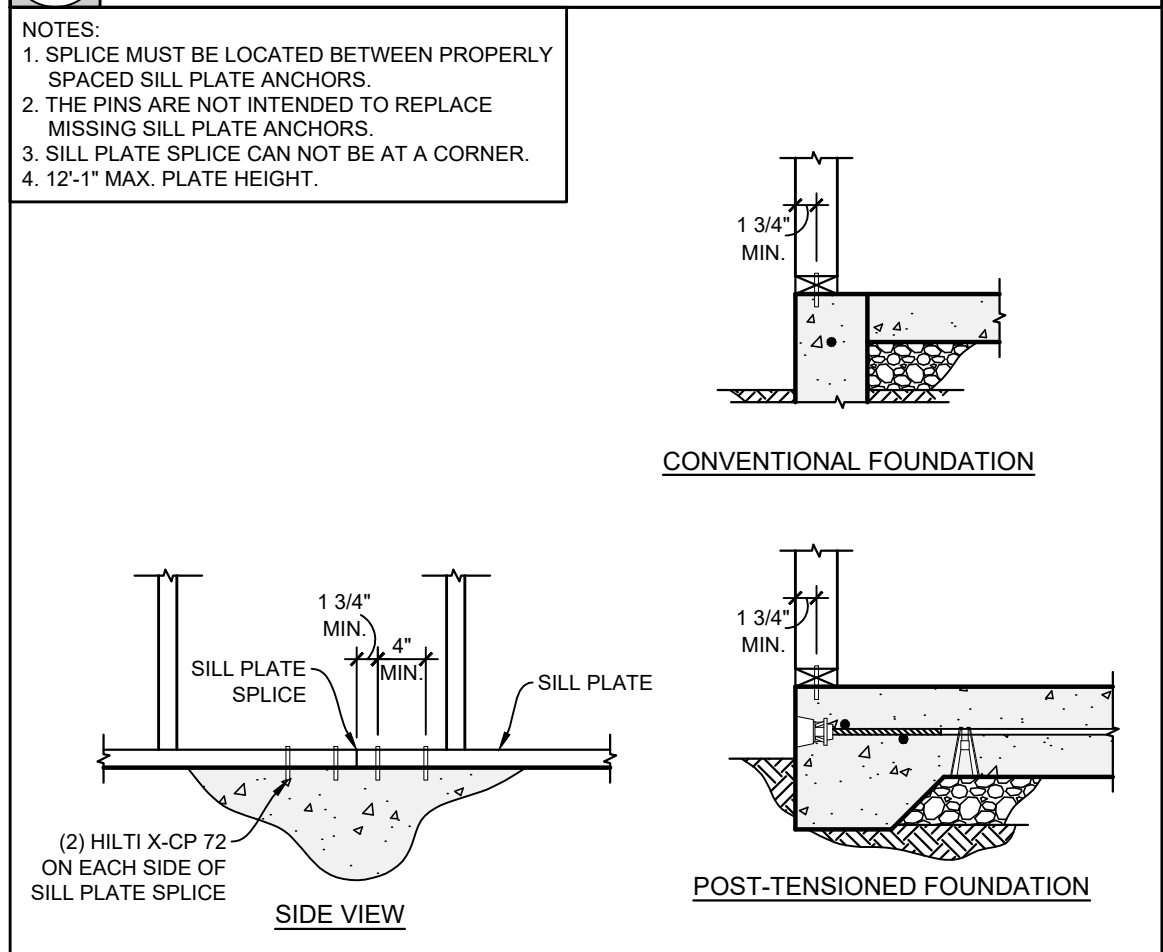
808 TENDON COUPLER
SCALE: 3/4" = 1'-0"



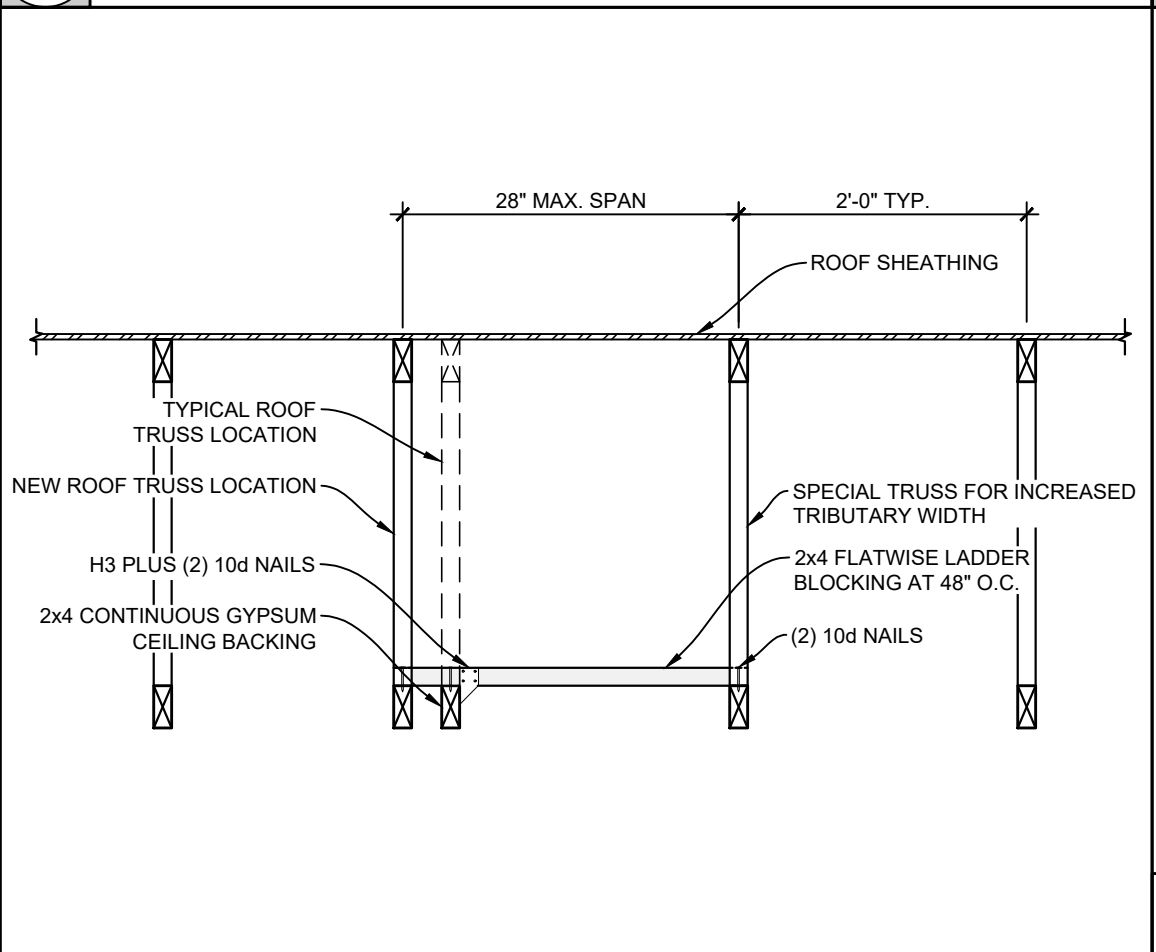
809 BOWED/WARPED STUD REPAIRS
SCALE: 3/4" = 1'-0"



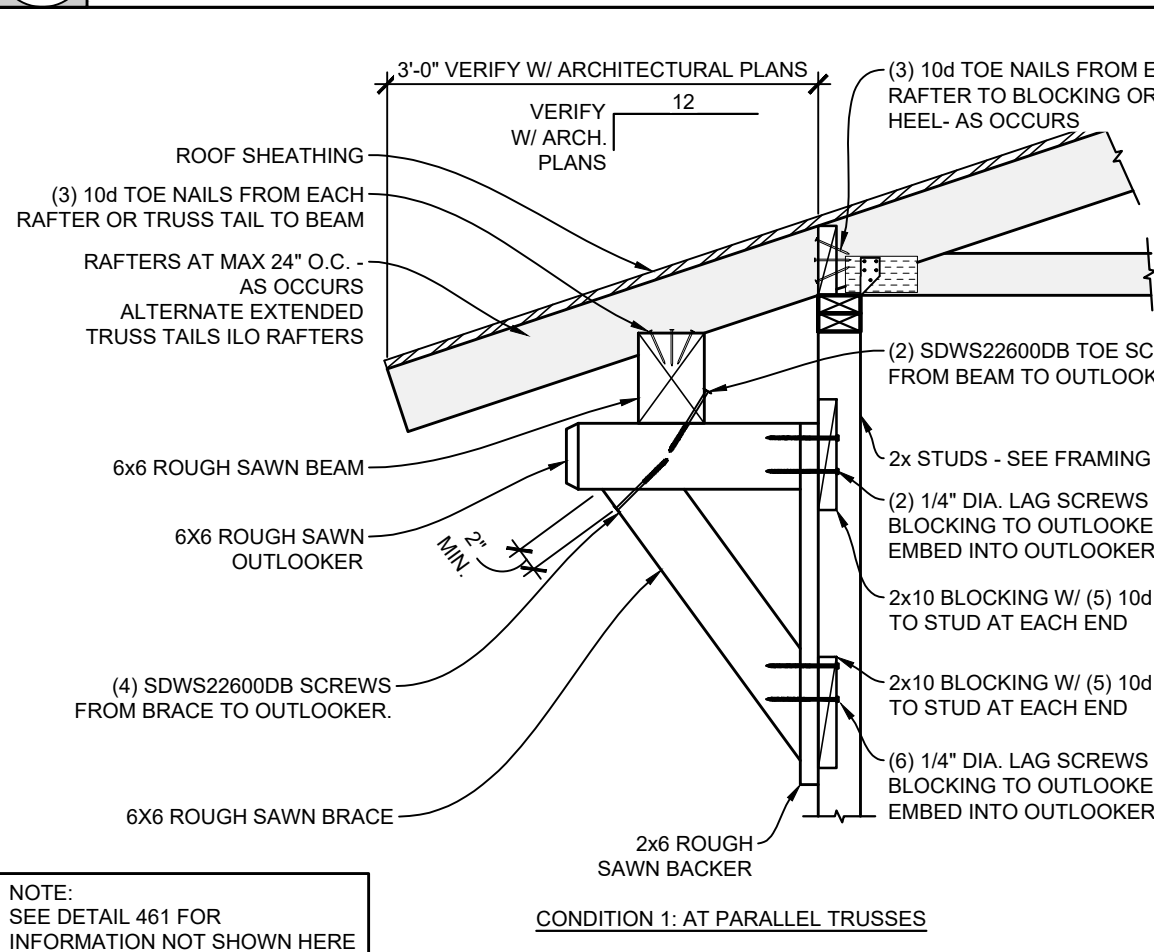
810 SECTION A-A
SCALE: 1 1/2" = 1'-0"



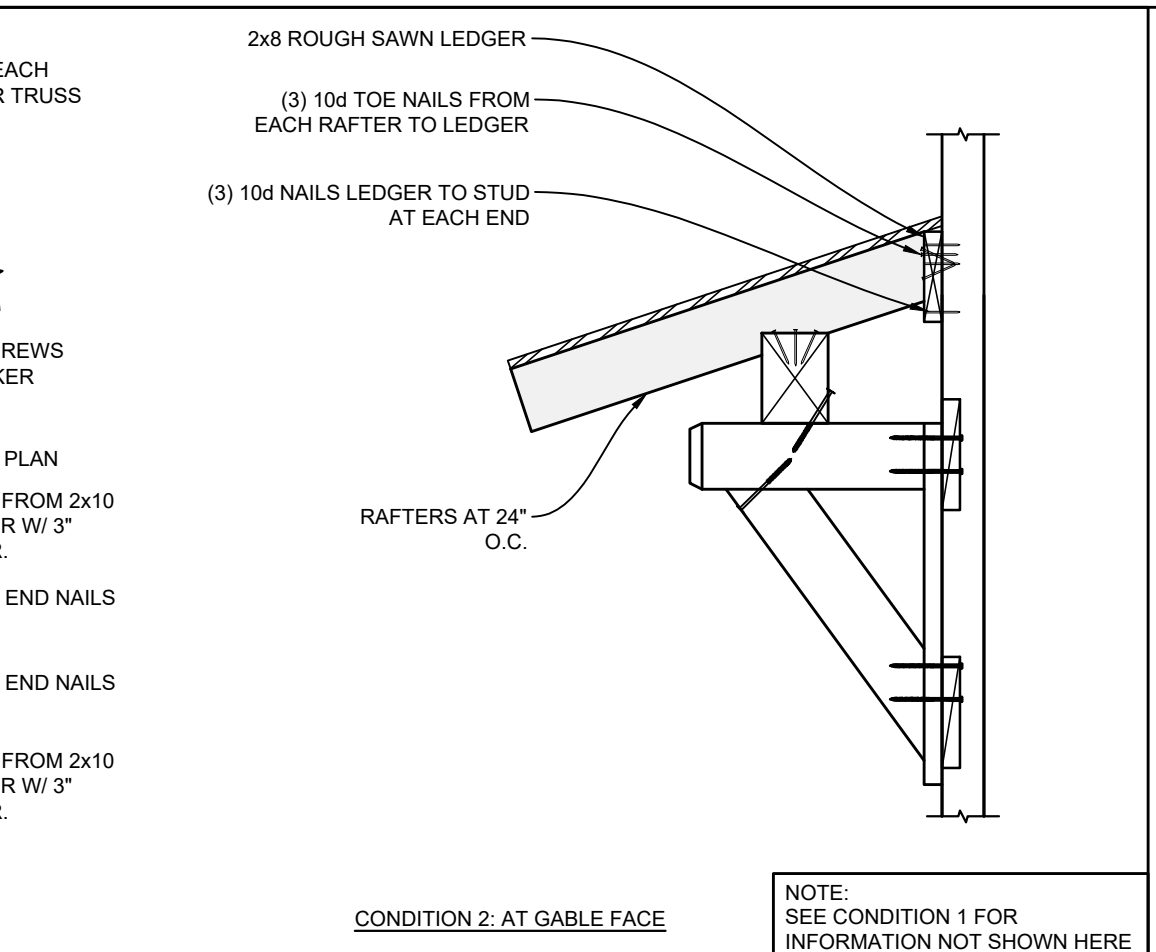
811 SILL ANCHORAGE RETROFIT AT EXTERIOR SILL PLATE SPLICE
SCALE: 3/4" = 1'-0"



812 ROOF / CEILING OVERSPAN
SCALE: 3/4" = 1'-0"



813 ARCHITECTURAL EYEBROW ROOF (SMALL)
SCALE: 3/4" = 1'-0"



814 SECTION B-B
SCALE: 3/4" = 1'-0"