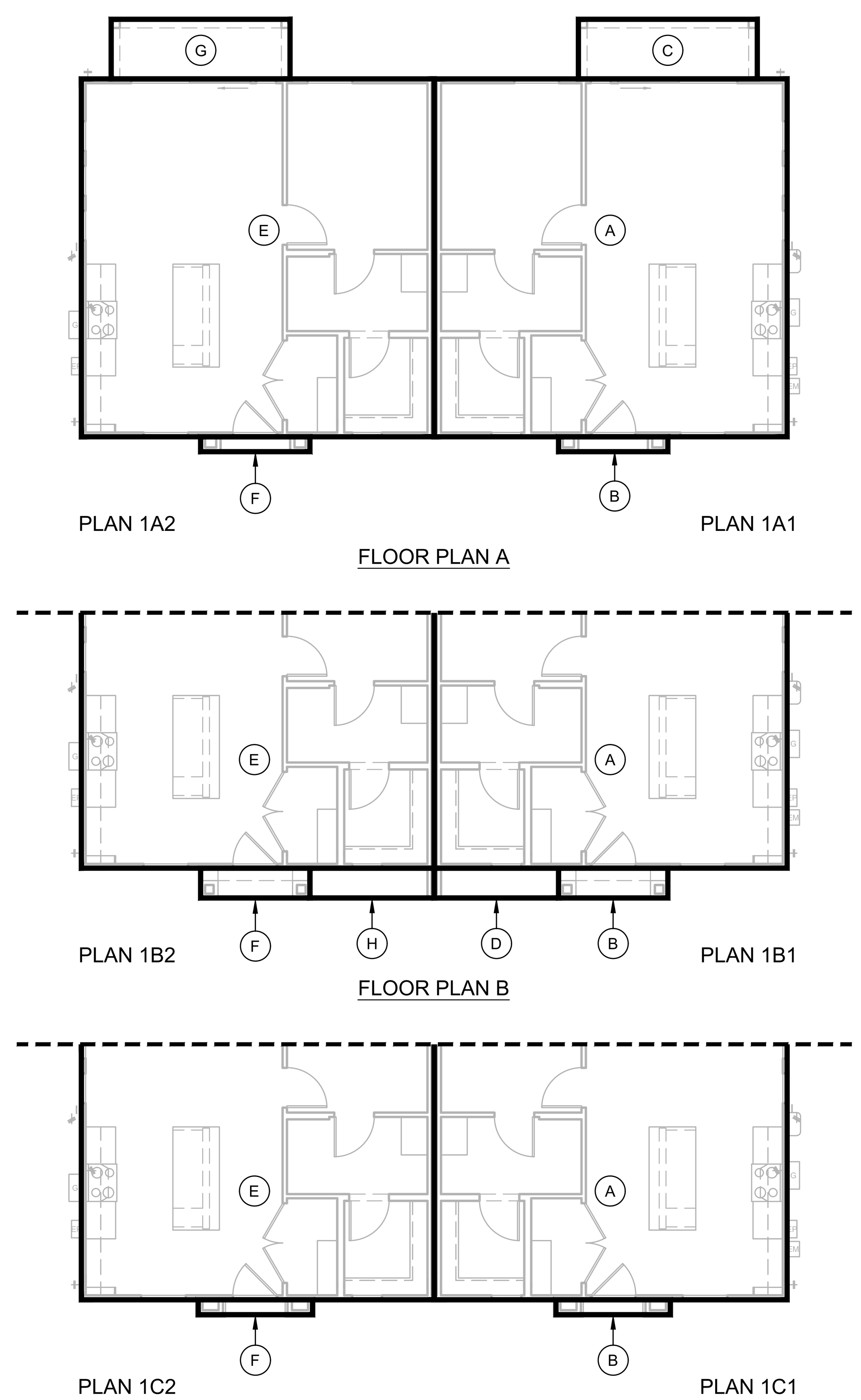
202 AND ELLIOT
5800 W. ELLIOT ROAD
PHOENIX, AZ 85339

BUILDING FOOTPRINT



SQUARE FOOTAGE TABLE

FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS BUILDING WERE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

PLAN 3A1 LIVABLE:	ALL ELEV.	A	B	C
(A) FLOOR PLAN	-	568	568	568
TOTAL LIVABLE:	-	568	568	568
NON LIVABLE:	ALL ELEV.	A	B	B
(B) PORCH	-	7	15	8
(C) PATIO	48	-	-	-
(D) PROJECTIONS[1]	-	-	17	-
TOTAL UNDER ROOF:	-	623	648	624

PLAN 3A2 LIVABLE:	ALL ELEV.	A	B	C
(E) FLOOR PLAN	-	568	568	568
TOTAL LIVABLE:	-	568	568	568
NON LIVABLE:	ALL ELEV.	A	B	B
(F) PORCH	-	7	15	8
(G) PATIO	48	-	-	-
(H) PROJECTIONS[1]	-	-	17	-
TOTAL UNDER ROOF:	-	623	648	624

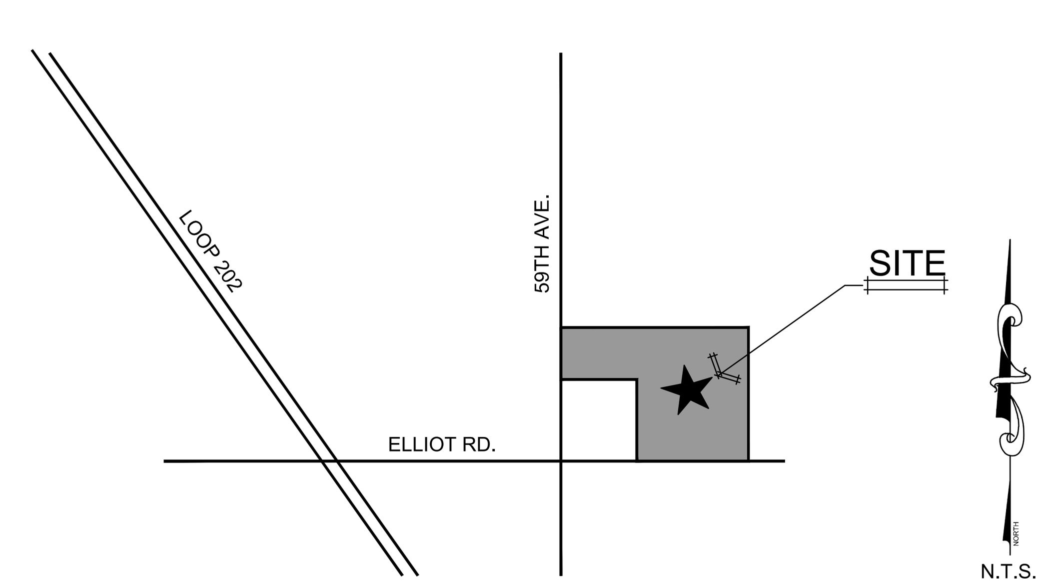
1. MISC. PROJECTIONS SUPPORT ROOF STRUCTURE WITH OR WITHOUT FOUNDATION UNDERNEATH, I.E. AREA UNDER ROOF.
2. MISC. APPENDAGES HAVE CONCRETE FOUNDATION UNDERNEATH WITHOUT ROOF STRUCTURE, I.E. SLAB AREA.

PROJECT INFORMATION

SITE PARCEL / ADDRESS:
APN: 300-02-055A
ADDRESS: 5800 W. ELLIOT RD., PHOENIX, AZ 85339

PROJECT DESCRIPTION:
2018 IRC, NEW CONSTRUCTION, 1-STORY, TWO-FAMILY DWELLING, FIRE-RESISTANT RATED WALL ASSEMBLY BETWEEN UNITS (SEE DETAIL 903/AD4), WOOD FRAME, NO FIRE SPRINKLERS, NON-RATED EXTERIOR WALLS, SEE C1.2 FOR FIRE SEPARATION

VICINITY MAP:



SPECIAL INSPECTIONS

1. POST TENSION SLAB SYSTEM
2. EPOXY/ADHESIVE ANCHORS

CONSULTANTS

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18325 N. ALLIED WAY, SUITE 200
PHOENIX, AZ 85054
CONTACT: PAUL KNITTER
(602) 867-2500
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ARCHITECTURAL CONSTRUCTION DOC'S:
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CODE INFORMATION
MUNICIPALITY - CITY OF PHOENIX

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:

2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL PLUMBING CODE
2017 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL SWIMMING POOL AND SPA CODE

REQUIRED SEPARATE PERMITS

1. ELECTRICAL SITE PLAN
2. SITE PLAN
3. LANDSCAPE PLAN

DEFERRED SUBMITTALS

1. PREFABRICATED WOOD TRUSSES IN CONFORMANCE WITH IRC SECTION R802.10

SHEET INDEX

* INDICATES SHEETS PREPARED BY CONSULTANTS OTHER THAN FELTEN GROUP

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C1.2 FIRE SEPARATION DISTANCES
ARL 1.1 ARCHITECTURAL REVISION LIST
GAN1.1 GENERAL ARCHITECTURAL NOTES

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S1.02 TENDON LAYOUT ELEVS. A -COTTAGE & B - CRAFTSMAN
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ROOF FRAMING PLANS
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BRACED/SHEAR WALL PLANS
S3.01 BRACED/SHEAR WALL PLAN ELEVS. A - COTTAGE & B - CRAFTSMAN
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STRUCTURAL DETAILS
SD DETAILS
SD DETAILS
SD DETAILS
SD DETAILS
SD DETAILS

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COVER SHEET

REGISTERED ARCHITECT
CERTIFICATE
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PAUL
KNITTER
Date Signed 01/09/2025
ARIZONA, U.S.A.

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

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

PLAN NUMBER
PLAN 3

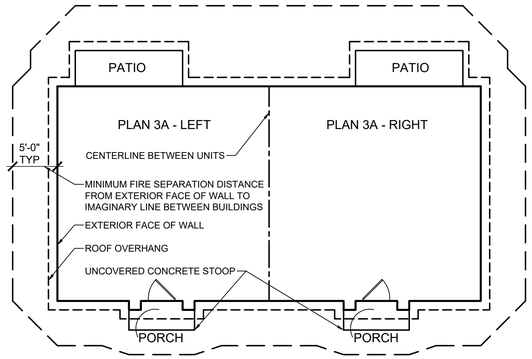
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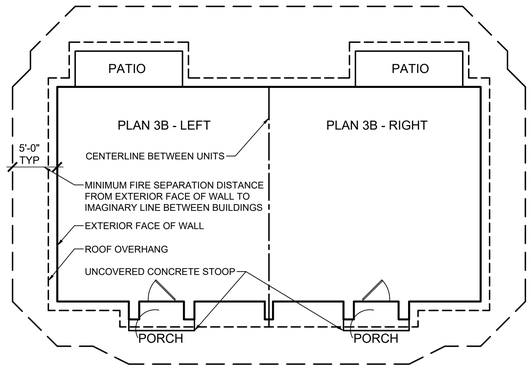
FIRE SEPARATION DISTANCES (IRC)

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

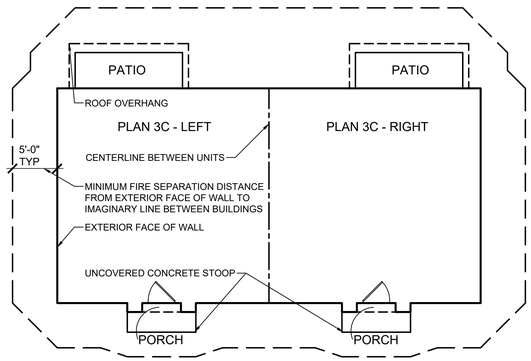
FIRE SEPARATION DISTANCES ARE BASED ON THE FOLLOWING CONDITIONS:
1. CITY OF PHOENIX - 2018 INTERNATIONAL RESIDENTIAL CODE
2. TABLE R302.1(1) EXTERIOR WALLS
   * EXTERIOR WALLS TO BE MINIMUM 5'-0" FROM IMAGINARY LINE BETWEEN TWO BUILDINGS
   * NO ROOF OVERHANG OR PROJECTION ALLOWED WITHIN 2'-0" OF IMAGINARY 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



ELEVATION A



ELEVATION B



ELEVATION C

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ISOLA COMMUNITIES

FIRE SEPARATION DISTANCES

REGISTERED ARCHITECT
58041
PAUL KNITTER
ARIZONA, U.S.A.

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

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ISOLA AT
202 AND ELLIOT
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PHOENIX, AZ 85339

PLAN NUMBER
PLAN 3

SHEET NUMBER
C1.2

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01/16/2025 - BUILDER REVISIONS
J. GOMEZ

ORIGINAL PLAN SET (#212300026) WAS APPROVED ON 05/05/22 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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CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY FELTEN GROUP, INC. OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE CONSTRUCTION DOCUMENTS.
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Date Signed 01/17/2025
ARIZONA, U.S.A.

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 3

SHEET NUMBER
ARL1.1

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GENERAL ARCHITECTURAL NOTES

CODE COMPLIANCE

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.

DISCREPANCIES

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.
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.
3. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED.

GENERAL

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.
2. IN CASE OF CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
3. TYPICAL DETAILS SHALL APPLY UNLESS SHOWN OTHERWISE IN THE DRAWINGS.
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.
5. CONNECT WATER, GAS AND ELECTRIC LINES TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL BUILDING CODES.
6. MISCELLANEOUS SITE STRUCTURES, SWIMMING POOLS, SPAS, FENCES, SITE WALLS (INCLUDING RETAINING WALLS), AND GAS STORAGE TANKS REQUIRE SEPARATE PERMITS.
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.
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.
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
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.
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.
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.
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.
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.
15. ALL ITEMS NOT SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED UNDER CONTRACT WITH BUILDER.
16. ALL MATERIALS USED IN THIS PROJECT SHALL BE NEW AND UNUSED UNLESS OTHERWISE SPECIFIED BY BUILDER.

GRADING AND DRAINAGE

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.
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.
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.
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.
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 CLIENT'S OTHER CONSULTANTS TO SELECT THE PROPER METHOD OF DRAINAGE AND DISCHARGE (SURFACE OR UNDERGROUND PIPING) FOR THE APPLICABLE SITE CONDITION.
6. PROPER GRADING SHALL BE PROVIDED DURING CONSTRUCTION AS WELL AS THROUGHOUT THE LIFE OF THE STRUCTURE.
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.

GUARDRAILS AND HANDRAILS

1. GUARDRAILS AND HANDRAILS SHALL BE DESIGNED FOR A SINGLE 200 POUND CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.
2. THE DESIGN OF GUARDRAIL WALLS CONSTRUCTED OF WOOD STUD FRAMING SHALL BE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER OF RECORD.
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.

INTERIOR MATERIAL AND FINISHES

1. 1/2" GYPSUM BOARD THROUGHOUT, UNLESS NOTED OTHERWISE. USE 1/2" SAG-RESISTANT GYPSUM BOARD AT CEILING.
2. SHOWER DOOR/OPENING SHALL BE SHOWER ROD OR TEMPERED GLASS SHOWER ENCLOSURE/DOOR.
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.
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.
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.
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.
7. PROVIDE BACKING FOR CURTAIN RODS AS REQUIRED.
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.
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.

METHOD OF CONSTRUCTION

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING AND BRACING DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY REGULATIONS.
3. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN FIRE PROTECTION WITH SUFFICIENT CLEAR AREAS TO THE SATISFACTION OF THE GOVERNING MUNICIPALITY.
4. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF FELTEN GROUP AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK AFFECTED.

THERMAL AND MOISTURE PROTECTION

1. CONTRACTOR SHALL PROVIDE ALL FLASHINGS, SEALANTS, WEATHER STRIPPING AND OTHER NECESSARY MATERIALS TO ENSURE THE FINISHED BUILDING WILL BE WEATHER TIGHT. CAULK AROUND ALL DOORS, WINDOWS, AND OTHER OPENINGS OR JOINTS WITH A SILICONE BASE SEALANT, LEAVE ADJACENT SURFACES CLEAN AND PROVIDE BACKING WHERE REQUIRED.
2. PROVIDE CAULKING AT ALL STUCCO PENETRATIONS BY STUCCO CONTRACTOR.
3. SLOPE SILLS TO DRAIN AWAY FROM WINDOWS.
4. SLOPE EXPOSED TOP OF PARAPETS AND WALLS TO DRAIN WATER.
5. WATERPROOF ALL SILLS AND PARAPETS. AT C.M.U., USE WATERPROOF COATING PRIOR TO INSTALLING FINISH. AT WOOD FRAMING, COVER WITH ASTM TYPE 30 FELT OR BITUTHENE MEMBRANE PRIOR TO INSTALLING FINISH (DO NOT PENETRATE TOP SURFACE AND ATTACH AT SIDES).
6. SEAL ALL VOIDS AROUND PENETRATIONS THROUGH FLOOR SLABS.

SUBTERRANEAN TERMITE PROTECTION

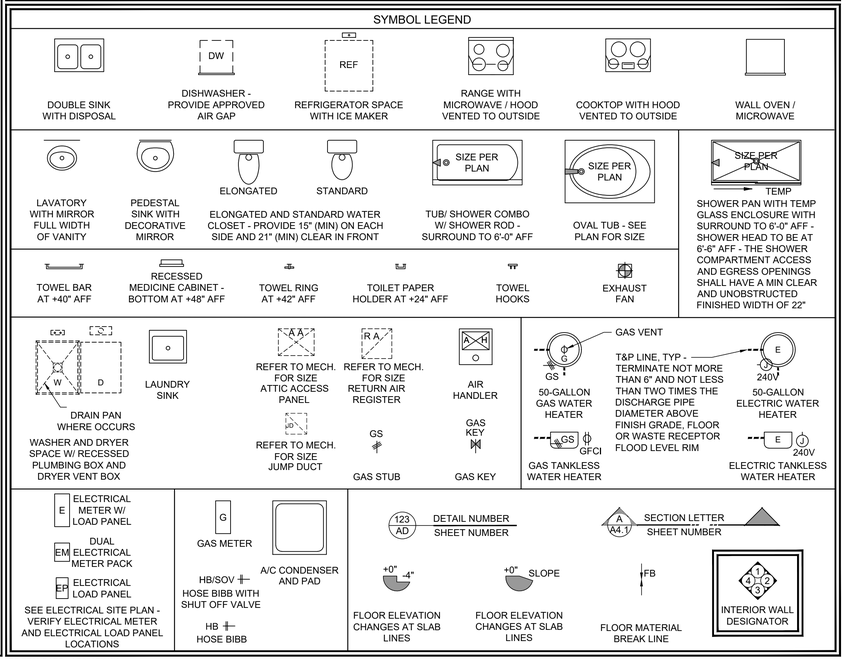
1. PROVIDE PROTECTION AGAINST SUBTERRANEAN TERMITES BY ONE OF THE METHODS LISTED IN THE I.R.C.

IRC STANDARD

ABBREVIATIONS

AA	ATTIC ACCESS	DN	DOWN	INSUL	INSULATE OR INSULATION	REINF	REINFORCE (D) (ING)
AB	ANCHOR BOLT	DR	DOOR	INT	INTERIOR	REQ	REQUIRE (D)
ABS	ACRYLONITRILE BUTADIENE STYRENE (PIPING)	DS	DOWNSPOUT	IPC	INTERNATIONAL PLUMBING CODE	REV	REVISION (S)
		DTL	DETAIL(S)			RJ	ROOF JOIST
ABV	ABOVE	DW	DISHWASHER	IRC	INTERNATIONAL RESIDENTIAL CODE	RM	ROOM
AC (A/C)	AIR CONDITIONING	DWG	DRAWING			RO	ROUGH OPENING
ADJ	ADJUSTABLE	DWR	DRAWER	KIT	KITCHEN	RS	ROUGH SAWN
AFCI	ARC-FAULT CIRCUIT-INTERRUPTER	EA	EACH	LAM	LAMINATE	R/S	ROD AND SHELF
		ELEC	ELECTRIC (AL)	LAUN	LAUNDRY	SC	SOLID CORE
AFF	ABOVE FINISHED FLOOR	ELEV	ELEVATION	LAV	LAVATORY	SCH	SCHEDULE
AH	AIR HANDLER	EQ	EQUAL	LB	POUND	SD	SMOKE DETECTOR
AIS	ASPHALT-IMPREGNATED SHEATHING	EQUIP	EQUIPMENT	LF	LINEAL FEET	SF	SQUARE FEET
		EXPD	EXPANDED	LIN	LINEN	SGD	SLIDING GLASS DOOR
AL	ALUMINUM	EXH	EXHAUST	LT	LIGHT	SGL	SINGLE
ALT	ALTERNATE	EXIST	EXISTING	LTG	LIGHTING	SH	SINGLE-HUNG
AMP	AMPERE(S)	EXT	EXTERIOR	LVR	LOUVER	SH	SHELF OR SHELVING
ARCH	ARCHITECTURAL	FAU	FORCED AIR UNIT	MAS	MASONRY	SHT	SHEET
ASPH	ASPHALT	FB	FLOOR BREAK	MATL	MATERIAL	SHTG	SHEATHING
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	FD	FLOOR DRAIN	MAX	MAXIMUM	SHWR	SHOWER
		FF	FINISH FLOOR	MB	MACHINE BOLT	SIM	SIMILAR
AUTO	AUTOMATIC	FF HB	FROST-FREE HOSE BIBB	M BA	MASTER BATH	SOV	SHUT OFF VALVE
BA	BATH	FG	FINISH GRADE	M BD	MASTER BEDROOM	SPEC	SPECIFICATION
BD	BOARD	FIN	FINISH	M BDRM	MASTER BEDROOM	SQ	SQUARE
BDRM	BEDROOM	FJ	FLOOR JOIST	MC	MEDICINE CABINET	SS	STAINLESS STEEL
BET	BETWEEN	FLR	FLOOR	MECH	MECHANIC (AL)	STD	STANDARD
BF	BI-FOLD	FLUOR	FLUORESCENT	MED	MEDIUM	STL	STEEL
BL	BUILDING LINE	FND	FOUNDATION	MEMB	MEMBRANE	STOR	STORAGE
BLDG	BUILDING	FR	FRENCH	MFR	MANUFACTURE (R)	STRUCT	STRUCTURAL
BLK	BLOCK	FOS	FACE OF STUD	MIN	MINIMUM	SYS	SYSTEM
BLKG	BLOCKING	FS	FREE STANDING	MIR	MIRROR	T	TREAD
BM	BEAM	FT	FOOT OR FEET	MISC	MISCELLANEOUS	TBD	TO BE DETERMINED
BO	BOTTOM OF	FTG	FOOTING	MLD	MOLDING	T BM	TOP OF BEAM
BOT	BOTTOM	FURR	FURRED (ING)	MPE	MECHANICAL, PLUMBING, ELECTRICAL	TEL	TELEPHONE
BP	BI-PASS	FUT	FUTURE			TEMP	TEMPERED
BRG	BEARING	FX	FIXED	MTL	METAL	T&G	TONGUE AND GROOVE
BSMT	BASEMENT	G	GAS	MO	MASONRY OPENING	THRES	THRESHOLD
CABS	CABINET	GA	GAUGE OR GAGE	NEC	NATIONAL ELECTRICAL CODE	TOM	TOP OF MASONRY
CEM	CEMENT	GALV	GALVANIZED	NTS	NOT TO SCALE	TOP	TOP OF PARAPET
CER	CERAMIC	GAN	GENERAL ARCHITECTURAL NOTES	O/ (o/)	OVER	TOP	TOP OF PLATE
CF	CUBIC FEET			OA	OVERALL	TOS	TOP OF SLAB
CIR	CIRCLE	GC	GENERAL CONTRACTOR	OBS	OBSCURE	TOW	TOP OF WALL
CJ	CEILING JOIST	GEN	GENERAL ELECTRICAL NOTES	OC	ON CENTER	T PL	TOP PLATE
CJT	CONTROL JOINT	GFCI	GROUND-FAULT CIRCUIT-INTERRUPTER	OFF	OFFICE	T&P LINE	TEMPERATURE AND PRESSURE LINE
CL	CENTER LINE			OHC	OVERHEAD CABINET		
CLG	CEILING	GI	GALVANIZED IRON	OHD	OVERHEAD DOOR	TV	TELEVISION
CLG HT	CEILING HEIGHT	GL	GLASS OR GLAZING	OHGD	OVERHEAD GARAGE DOOR	TYP	TYPICAL
CLKG	CAULKING	GL BLK	GLASS BLOCK	OPG	OPENING	UNFIN	UNFINISHED
CLO	CLOSET	GRDN	GARDEN	OPT	OPTION OR OPTIONAL	UNO	UNLESS NOTED OTHERWISE
CLR	CLEAR (ANCE)	GS	GAS STUB	OSB	ORIENTED STRAND BOARD	UPC	UNIFORM PLUMBING CODE
CM	CONSTRUCTION MANAGER	GSN	GENERAL STRUCTURAL NOTES	PAN	PANTRY	V	VOLT(S)
CMU	CONCRETE MASONRY UNIT			P BD	PARTICLE BOARD	VCT	VINYL COMPOSITION TILE
CNTR	COUNTER	GYP	GYPSUM	PH	PAPER HOLDER	VERT	VERTICAL
CNTRTP	COUNTERTOP	GYP BD	GYPSUM BOARD	PKT	POCKET	VEST	VESTIBULE
COL	COLUMN	HB	HOSE BIBB	PL	PLATE	VIF	VERIFY IN FIELD
COMB	COMBUSTION	HC	HOLLOW CORE	PL	PROPERTY LINE	VTR	VENT THROUGH ROOF
CONC	CONCRETE	HD	HEAD	PLMB	PLUMBING	W	WASHER
CONST	CONSTRUCTION	HDR	HEADER	PLWD	PLYWOOD	W/ (w/)	WITH
CONT	CONTINUOUS OR CONTINUE	HDW	HARDWARE	PNL	PANEL	WC	WATER CLOSET
CORR	CORRIDOR	HM	HOLLOW METAL	PR	PAIR	WD	WOOD
CPT	CARPET	HORIZ	HORIZONTAL	PREFAB	PREFABRICATED	W&D	WASHER AND DRYER
CSMT	CASEMENT	HR	HOUR	PRTL	PARTIAL	WDW	WINDOW
CT	CERAMIC TILE	HS	HARD SURFACE	PSF	POUNDS PER SQUARE FOOT	WH	WATER HEATER
CTR	CENTER OR COUNTER	HT (HGT)	HEIGHT	PSI	POUNDS PER SQUARE INCH	w/g	WITH GROUND
CRWL	CRAWL OR CRAWL SPACE	HVAC	HEATING / VENTING / AIR CONDITIONING	PT	POST-TENSIONED	WI	WROUGHT IRON
CU	COPPER			PT	PRESSURE-TREATED	WIC	WALK-IN CLOSET
CW	COLD WATER	HYD	HYDRANT	PVC	POLYVINYL CHLORIDE (PIPING)	WIN	WINDOW
D	DRYER	IBC	INTERNATIONAL BUILDING CODE			W/O (w/o)	WITHOUT
DBL	DOUBLE			PWDR	POWDER	WO	WALKOUT
DET	DETAIL(S)	IECC	INTERNATIONAL ENERGY CONSERVATION CODE	R	RISER	WP	WATERPROOF (ING)
DIA	DIAMETER			RA	RETURN AIR	WRB	WATER-RESISTIVE BARRIER
DIAG	DIAGONAL	IEC	INTERNATIONAL MECHANICAL CODE	RAD (R)	RADIUS	WRGA	WATER RESISTANT GYPSUM BOARD
DIF	DIFFUSER			RAG	RETURN AIR GRILL		
DIM	DIMENSION	ILU	IN LIEU OF	RECP	RECEPTACLE	XO	SLIDING WINDOW
DISP	DISPENSER OR DISPOSAL	IN	INCH	REF	REFERENCE OR REFRIGERATOR	XOX	SLIDING-FIX-SLIDING WINDOW
DIV	DIVISION	INCL	INCLUDE (ED) (ING)				

SYMBOL LEGEND



IRC STANDARD - AZ NV TX WA

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ISOLA COMMUNITIES

GENERAL ARCHITECTURAL NOTES

REGISTERED ARCHITECT
Paul Knitter
58041
PAUL KNITTER
Date Registered: 11/08/2024
ARIZONA, U.S.A.

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

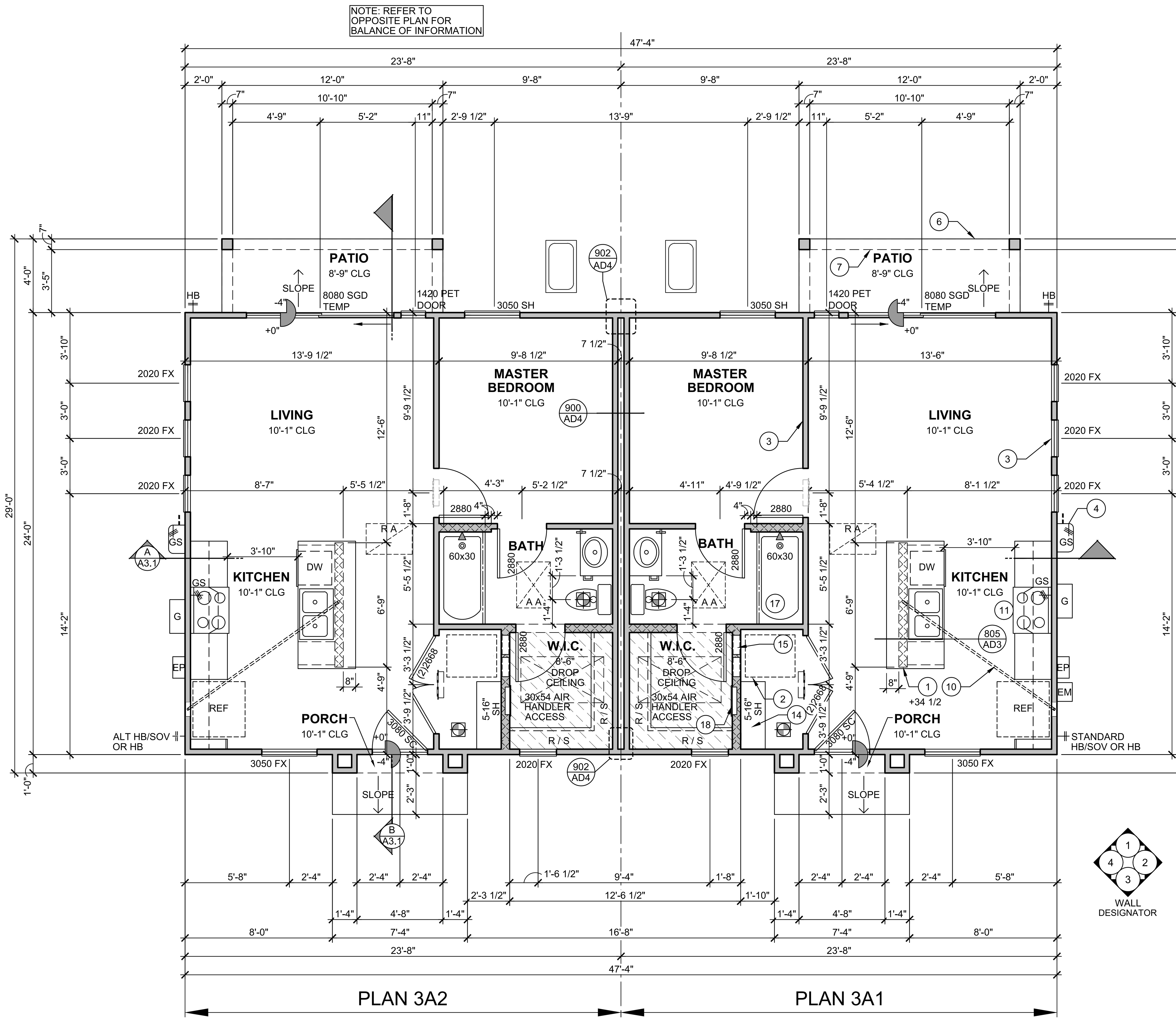
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ISOLA AT 202 AND ELLIOT
5800 W ELLIOT RD
PHOENIX, AZ 85339

PLAN NUMBER
PLAN 3

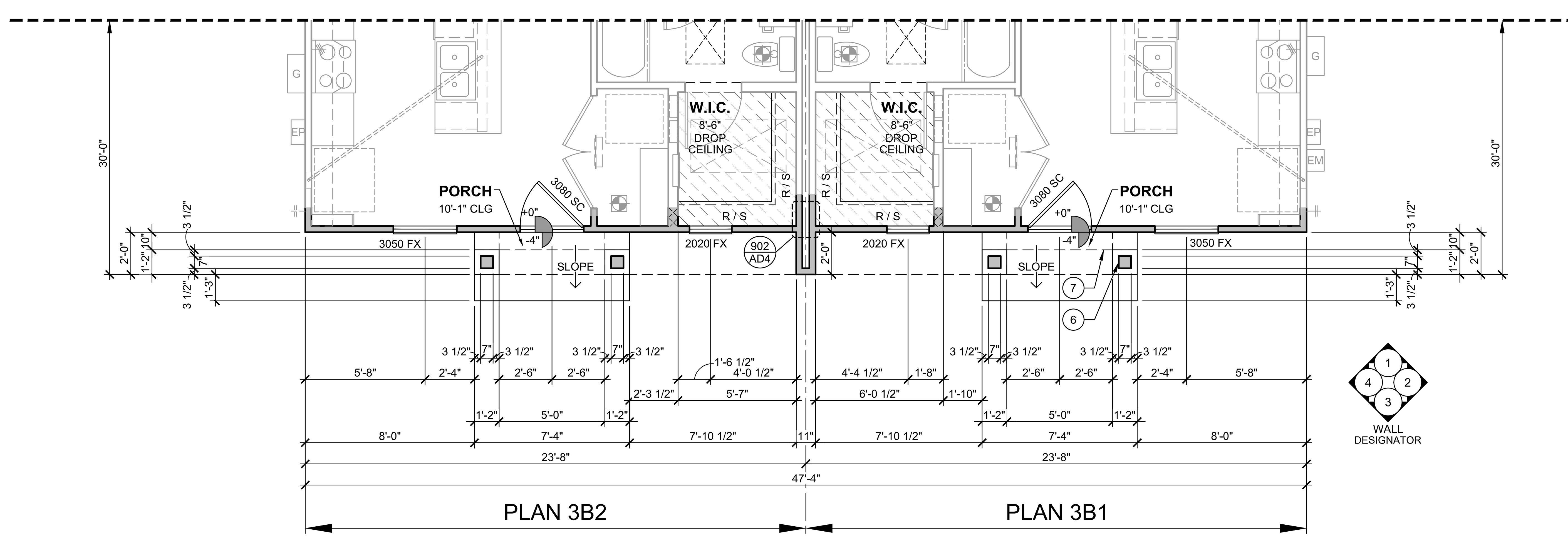
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FLOOR PLAN

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



FLOOR PLAN

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

WALL LEGEND

2x4 (3 1/2") WALL	2x4 (3 1/2") PARTIAL HEIGHT WALL	2x4 (3 1/2") WALL BELOW
2x6 (5 1/2") WALL	2x6 (5 1/2") PARTIAL HEIGHT WALL	2x6 (5 1/2") WALL BELOW

FLAT SOFFIT (TYP. INTERIOR WALL)

1. 8'-1" CLG - SOFFIT AT 7'-6" U.N.O.
2. 9'-1" CLG - SOFFIT AT 8'-1" U.N.O.
3. 10'-1" CLG - SOFFIT AT 9-1" U.N.O.
4. FOR EXTERIOR SOFFIT HEIGHT REFER TO ELEVATIONS

SOFFIT

FLOOR MATERIAL CHANGE

DOOR - REFER TO PLAN

FLOOR PLAN KEYNOTES

NOTE: ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET

1. LOW WALL - HEIGHT AS NOTED
2. STACKED WASHER / DRYER - SEE OWNER FOR SPECIFICATIONS
3. PROVIDE BACKING FOR T.V. AT 56" HIGH - SEE OWNER
4. GAS TANKLESS WATER HEATER - INSTALL PER MANUFACTURER'S SPECIFICATIONS AND CLEARANCES
5. NOT USED
6. FRAMED STUCCO COLUMN
7. FRAMED STUCCO SOFFIT
8. PROVIDE 30" x 30" PAVER STOOP
9. NOT USED
10. UNDER-SLAB CONDUIT
11. 30" RANGE WITH MICROWAVE/HOOD VENTED TO OUTSIDE
12. RANGE VENT SOFFIT TO CEILING (DO NOT PENETRATE FIRE RATED ASSEMBLY WITH RANGE VENT
13. NOT USED
14. STANDARD SHELF OR OPT. OVERHEAD CABINET - VERIFY WITH BUILDER SPECIFICATIONS
15. 4" DRYER VENT TO OUTSIDE TO BE INSTALLED PER MANUFACTURES INSTRUCTIONS - SEE DETAIL 801/AD3
16. NOT USED
17. PROVIDE SHOWER / TUB 2x BACKING - SEE DETAIL 811/AD3
18. STRUCTURED WIRING PANEL
19. NOT USED
20. VENEER - SEE EXTERIOR ELEVATIONS

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO ROUGH-FRAMED FACE OF STUD, U.N.O. DO NOT SCALE DRAWINGS.
2. ALL 1ST FLOOR WINDOW HEADS TO BE 8'-0" U.N.O.
3. PROVIDE WINDOW AREAS EQUAL TO 8% OF FLOOR AREA WITH MINIMUM OPENABLE AREA TO OUTDOORS EQUAL TO 4% OF FLOOR AREA.
4. 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.
5. SEE EXTERIOR ELEVATIONS FOR VERTICAL HEIGHTS.
6. 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.
7. FIRE / DRAFTSTOP BLOCK ALL VERTICAL AND HORIZONTAL VOID SPACES AS REQUIRED BY BUILDING CODE.
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11. ATTIC ACCESS 22"x30" - SEE DETAIL 808/AD3 AND 809/AD3.
12. PROVIDE WATER SUPPLY FOR LANDSCAPING AS REQUIRED.
13. PROVIDE FROST-FREE HOSE BIBBS AS REQUIRED IN APPLICABLE CLIMATES ZONES.
14. ELECTRICAL METER - SEE DETAIL 303/AD1.
15. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.
17. 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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ISOLA COMMUNITIES

FLOOR PLAN ELEVATION A - COTTAGE & ELEVATION B - CRAFTSMAN

REGISTERED ARCHITECT CERTIFICATE 68041 PAUL KNITTER Date Signed 01/09/2025 ARIZONA, U.S.A.

PROJECT MANAGER: JAIME GOMEZ

DATE: 01/09/2025

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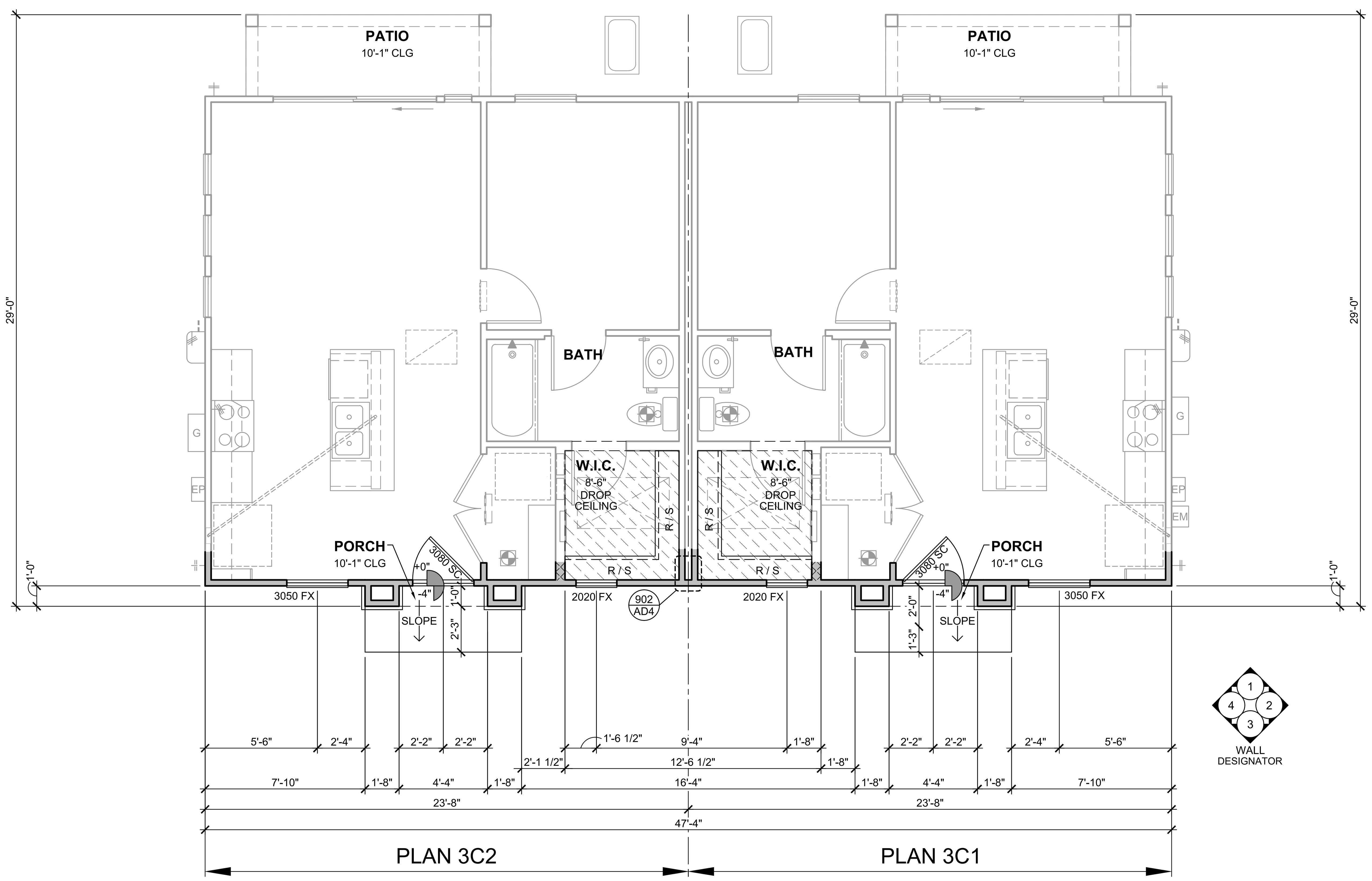
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PHOENIX, AZ 85339

PLAN NUMBER
PLAN 3

SHEET NUMBER
A1.1

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FLOOR PLAN

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

WALL LEGEND

- 2x4 (3 1/2") WALL
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12. PROVIDE WATER SUPPLY FOR LANDSCAPING AS REQUIRED.
13. PROVIDE FROST-FREE HOSE BIBBS AS REQUIRED IN APPLICABLE CLIMATES ZONES.
14. ELECTRICAL METER - SEE DETAIL 303/AD1.
15. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.
17. 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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CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY FELTEN GROUP, INC. OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE CONSTRUCTION DOCUMENTS.

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ISOLA COMMUNITIES
13555 SE 36th STREET
BELLEVUE, WA 98006
ISOLACOMMUNITIES.COM

FLOOR PLAN
ELEVATION C - MODERN

REGISTERED ARCHITECT
CERTIFICATE 68041
PAUL KNITTER
Date Signed 01/09/2025
ARIZONA, U.S.A.

PROJECT MANAGER: JAIME GOMEZ

DATE: 01/09/2025

1	
2	
3	
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ISOLA AT
202 AND ELLIOT
5800 W ELLIOT RD
PHOENIX, AZ 85339

PLAN NUMBER

PLAN 3

SHEET NUMBER

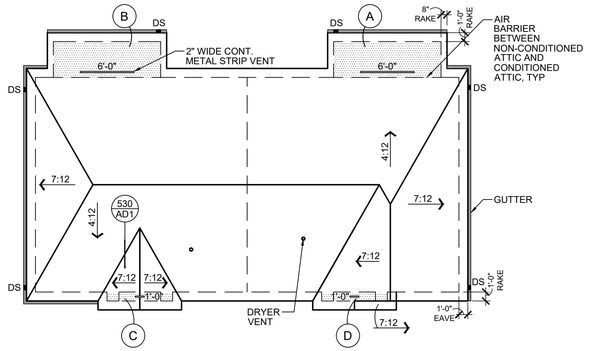
A1.2

A	ROOF VENTILATION CALCULATIONS			1/150
TOTAL ROOF AREA	=	48 SQ. FT.	VENTING REQUIRED =	46.08 SQ. IN.
VENTING PROVIDED		6 L.F.	2" WIDE CONT. METAL STRIP VENT - 8.00 SQ. IN. P.L.F. =	48.00 SQ. IN.
			TOTAL VENTING PROVIDED =	48.00 SQ. IN.

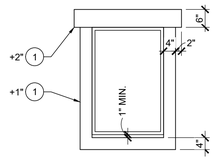
B	ROOF VENTILATION CALCULATIONS			1/150
TOTAL ROOF AREA	=	48 SQ. FT.	VENTING REQUIRED =	46.08 SQ. IN.
VENTING PROVIDED		6 L.F.	2" WIDE CONT. METAL STRIP VENT - 8.00 SQ. IN. P.L.F. =	48.00 SQ. IN.
			TOTAL VENTING PROVIDED =	48.00 SQ. IN.

C	ROOF VENTILATION CALCULATIONS			1/150
TOTAL ROOF AREA	=	7 SQ. FT.	VENTING REQUIRED =	7.04 SQ. IN.
VENTING PROVIDED		1 L.F.	2" WIDE CONT. METAL STRIP VENT - 8.00 SQ. IN. P.L.F. =	8.00 SQ. IN.
			TOTAL VENTING PROVIDED =	8.00 SQ. IN.

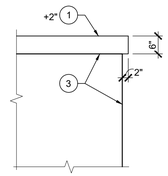
D	ROOF VENTILATION CALCULATIONS			1/150
TOTAL ROOF AREA	=	7 SQ. FT.	VENTING REQUIRED =	7.04 SQ. IN.
VENTING PROVIDED		1 L.F.	2" WIDE CONT. METAL STRIP VENT - 8.00 SQ. IN. P.L.F. =	8.00 SQ. IN.
			TOTAL VENTING PROVIDED =	8.00 SQ. IN.



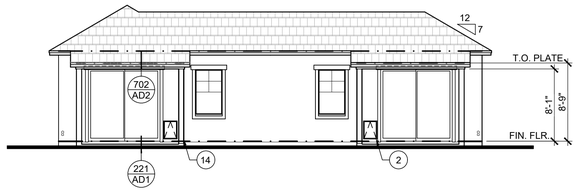
ROOF PLAN
ELEVATION A - COTTAGE 1/8" = 1'-0"



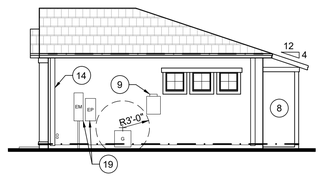
TYP WINDOW TRIM
ELEVATION A - COTTAGE 1/2" = 1'-0"
STUCCO TRIM AT FRONT, SIDES, AND REAR WINDOWS INCLUDING SLIDING GLASS DOOR AT COVERED PATIO



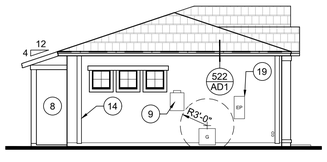
STUCCO TRIM
ELEVATION B - CRAFTSMAN 1/2" = 1'-0"
STUCCO TRIM AT COVERED PATIO



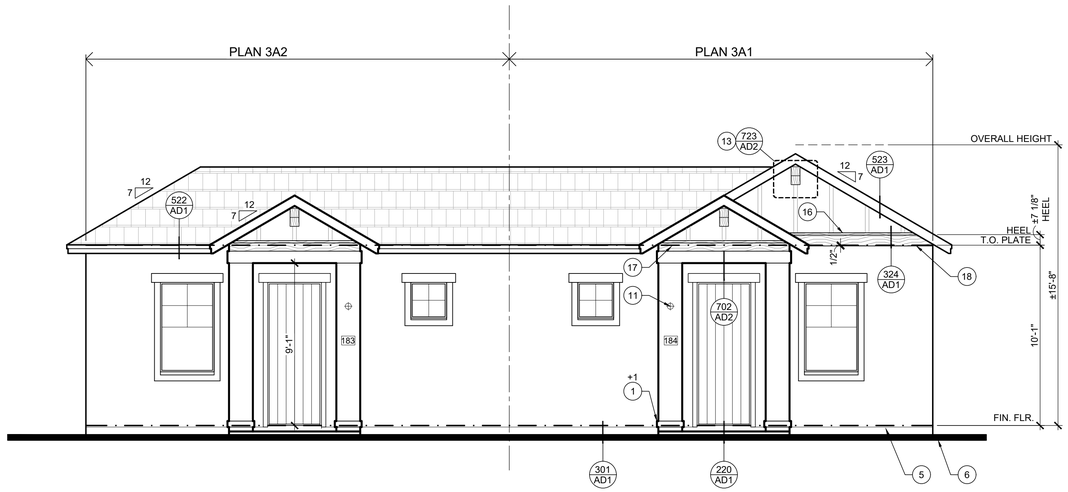
REAR ELEVATION
ELEVATION A - COTTAGE 1/8" = 1'-0"



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 FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF RAFTERS.
2. ATTIC VENTILATION OPENINGS SHALL BE PROTECTED WITH CORROSION-RESISTANT WIRE MESH OR HARDWARE CLOTH WITH 1/16" MINIMUM TO 1/4" MAXIMUM OPENINGS.
3. PROVIDE OPENINGS INTO MAIN ATTIC SPACE FROM ADJACENT ATTICS TO PROVIDE ADEQUATE VENTILATION AS REQUIRED.
4. SEE DETAIL 531/AD1 FOR ALL ROOF PENETRATIONS.
5. SLOPE CRICKETS MIN. 1/2" P.L.F. TO DRAIN - SEE DETAIL 526/AD1 FOR ROOF CRICKETS.
6. SEE DETAIL 530/AD1FOR VALLEY FLASHING.
7. 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.
8. LOCATION OF VENTS SHOWN ON ROOF PLANS FOR REFERENCE ONLY - FIELD VERIFY LOCATIONS.
9. 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.
10. OPTIONS ARE REPRESENTED BY DASHED LINES.
11. 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.
12. ALL DOWNSPOUTS TERMINATING AT GRADE SHALL DISCHARGE TO AN ENGINEERED DRAINAGE AND GRADING SYSTEM - SEE CIVIL DRAWINGS.
13. 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: 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 OF OPENING OR RECESS
4. 6"x6" GALV. METAL SCUPPER
5. GALV. WEEP SCREED
6. FINISH GRADE - 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. 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 601/AD2.
3. SEE DETAIL 703/AD2 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'-0" U.N.O.
7. PROVIDE WINDOW AREAS EQUAL TO 8% OF FLOOR AREA WITH MINIMUM OPENABLE AREA TO OUTDOORS EQUAL TO 4% OF FLOOR AREA.
8. REFER TO BUILDERS SPECIFICATIONS FOR ALL EXTERIOR FINISHES AND TEXTURES.
9. 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.
10. 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.
11. FOAM PLASTIC INSULATION BOARDS USED AS COMPONENTS OF EXTERIOR ONE-COAT STUCCO SYSTEMS APPLIED OVER OPEN FRAMING IN ATTICS AND CRAWLSPACES 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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13555 SE 36th STREET
BELLEVUE, WA 98006
ISOLACOMMUNITIES.COM

EXTERIOR ELEVATIONS & ROOF PLAN
ELEVATION A - COTTAGE

REGISTERED ARCHITECT
Paul Knitter
68041
PAUL KNITTER
State Registered Professional
ARIZONA, U.S.A.

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

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

PLAN NUMBER
PLAN 3

SHEET NUMBER
A2.1

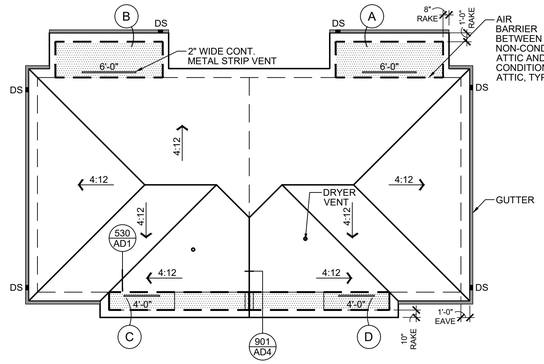
jaime.gomez Jan 09, 2025 - 1:43pm Z:\A_Mlsola Communities\202 and Elliot - Phoenix - For Rent\Residences - Wood\Plan 3\Architecture\Active Folder\Plot Sheets\Plan 3-06-1-Exterior Elevs.dwg

A	ROOF VENTILATION CALCULATIONS			1/150
TOTAL ROOF AREA	=	48 SQ. FT.	VENTING REQUIRED =	46.08 SQ. IN.
VENTING PROVIDED		6 L.F.	2" WIDE CONT. METAL STRIP VENT - 8.00 SQ. IN. P.L.F. =	48.00 SQ. IN.
			TOTAL VENTING PROVIDED =	48.00 SQ. IN.

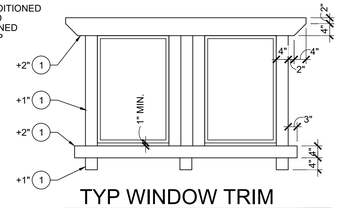
B	ROOF VENTILATION CALCULATIONS			1/150
TOTAL ROOF AREA	=	48 SQ. FT.	VENTING REQUIRED =	46.08 SQ. IN.
VENTING PROVIDED		6 L.F.	2" WIDE CONT. METAL STRIP VENT - 8.00 SQ. IN. P.L.F. =	48.00 SQ. IN.
			TOTAL VENTING PROVIDED =	48.00 SQ. IN.

C	ROOF VENTILATION CALCULATIONS			1/150
TOTAL ROOF AREA	=	31 SQ. FT.	VENTING REQUIRED =	30.08 SQ. IN.
VENTING PROVIDED		4 L.F.	2" WIDE CONT. METAL STRIP VENT - 8.00 SQ. IN. P.L.F. =	32.00 SQ. IN.
			TOTAL VENTING PROVIDED =	32.00 SQ. IN.

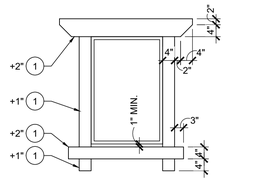
D	ROOF VENTILATION CALCULATIONS			1/150
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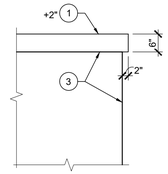
ROOF PLAN
ELEVATION B - CRAFTSMAN 1/8" = 1'-0"



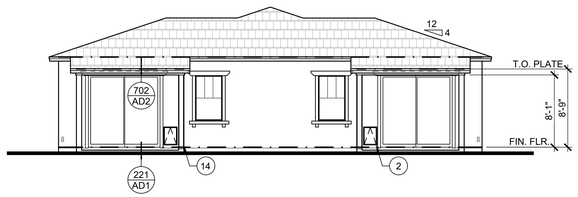
TYP WINDOW TRIM
ELEVATION B - CRAFTSMAN 1/2" = 1'-0"
STUCCO TRIM AT SIDES WINDOWS



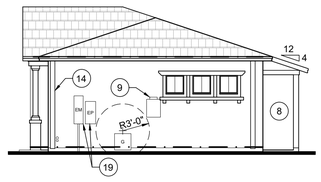
WINDOW TRIM
ELEVATION B - CRAFTSMAN 1/2" = 1'-0"
TRIM AT FRONT AND REAR WINDOWS INCLUDING SLIDING GLASS DOOR AT PATIO



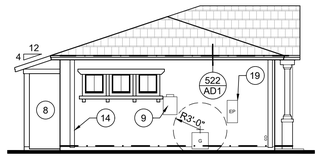
STUCCO TRIM
ELEVATION B - CRAFTSMAN 1/2" = 1'-0"
STUCCO TRIM AT COVERED PATIO



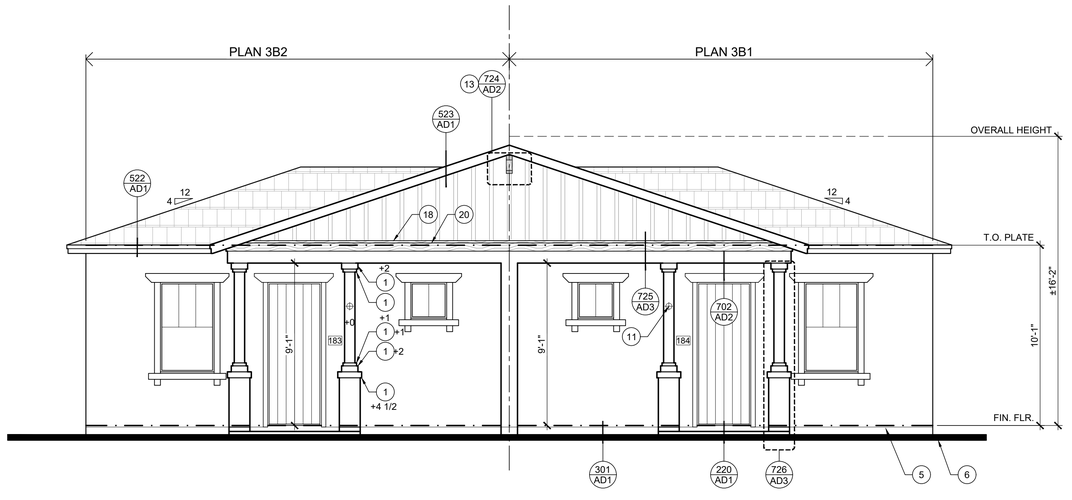
REAR ELEVATION
ELEVATION B - CRAFTSMAN 1/8" = 1'-0"



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



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



FRONT ELEVATION
ELEVATION B - CRAFTSMAN 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 FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF RAFTERS.
2. ATTIC VENTILATION OPENINGS SHALL BE PROTECTED WITH CORROSION-RESISTANT WIRE MESH OR HARDWARE CLOTH WITH 1/16" MINIMUM TO 1/4" MAXIMUM OPENINGS.
3. PROVIDE OPENINGS INTO MAIN ATTIC SPACE FROM ADJACENT ATTICS TO PROVIDE ADEQUATE VENTILATION AS REQUIRED.
4. SEE DETAIL 531/AD1 FOR ALL ROOF PENETRATIONS.
5. SLOPE CRICKETS MIN. 1/2" P.L.F. TO DRAIN - SEE DETAIL 526/AD1 FOR ROOF CRICKETS.
6. SEE DETAIL 530/AD1FOR VALLEY FLASHING.
7. 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.
8. LOCATION OF VENTS SHOWN ON ROOF PLANS FOR REFERENCE ONLY - FIELD VERIFY LOCATIONS.
9. 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.
10. OPTIONS ARE REPRESENTED BY DASHED LINES.
11. 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.
12. ALL DOWNSPOUTS TERMINATING AT GRADE SHALL DISCHARGE TO AN ENGINEERED DRAINAGE AND GRADING SYSTEM - SEE CIVIL DRAWINGS.
13. 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: GLASS TILE (DE6262) 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 (DE8112)
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 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 OF OPENING OR RECESS
4. 6"x6" GALV. METAL SCUPPER
5. GALV. WEEP SCREED
6. FINISH GRADE - 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. 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 601/AD2.
3. SEE DETAIL 703/AD2 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'-0" U.N.O.
7. PROVIDE WINDOW AREAS EQUAL TO 8% OF FLOOR AREA WITH MINIMUM OPENABLE AREA TO OUTDOORS EQUAL TO 4% OF FLOOR AREA.
8. REFER TO BUILDERS SPECIFICATIONS FOR ALL EXTERIOR FINISHES AND TEXTURES.
9. 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.
10. 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.
11. FOAM PLASTIC INSULATION BOARDS USED AS COMPONENTS OF EXTERIOR ONE-COAT STUCCO SYSTEMS APPLIED OVER OPEN FRAMING IN ATTICS AND CRAWLSPACES 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 ELEVATION & ROOF PLAN
ELEVATION B - CRAFTSMAN

REGISTERED ARCHITECT
Paul Knitter
68041
PAUL KNITTER
State Registered Professional
ARIZONA, U.S.A.

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

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202 AND ELLIOT
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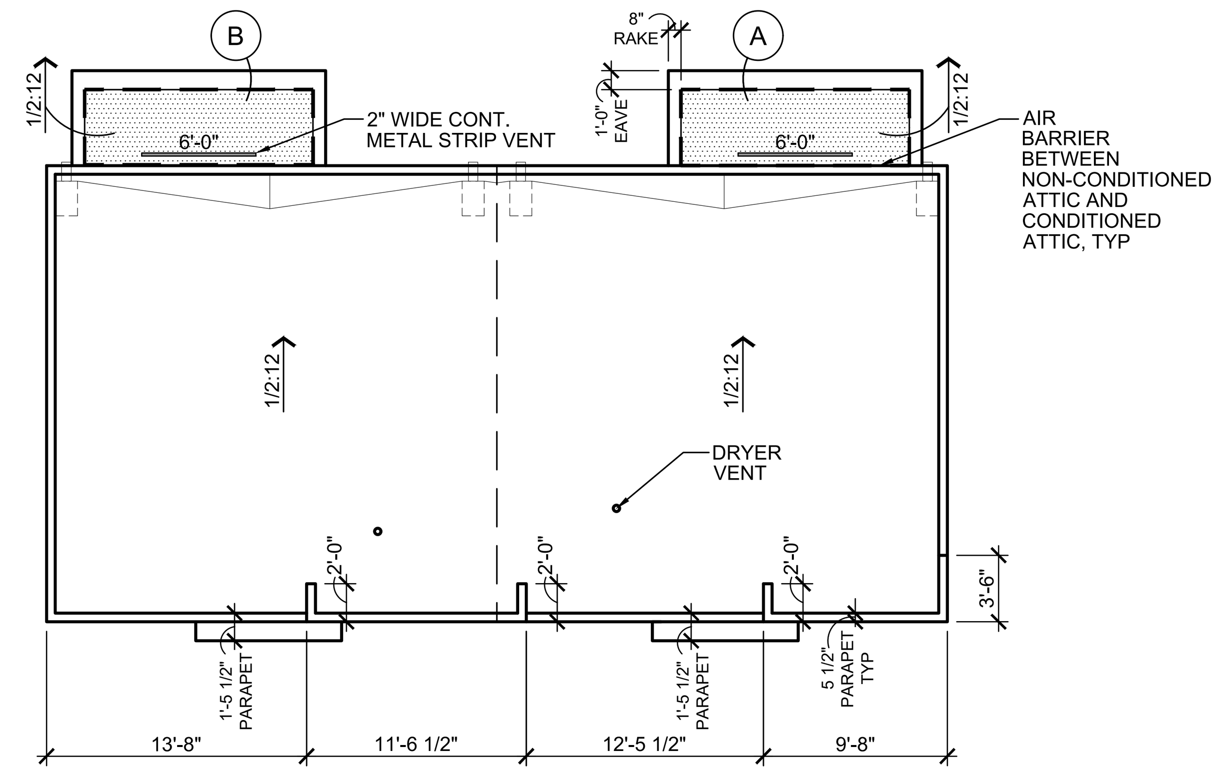
PLAN NUMBER
PLAN 3

SHEET NUMBER
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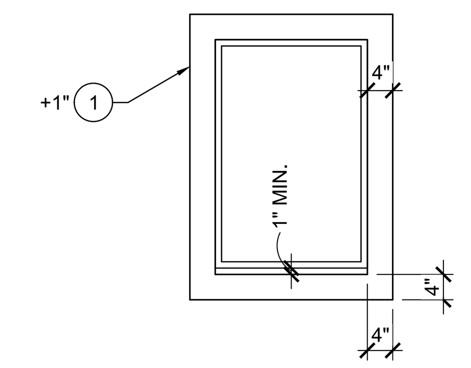
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A RAFTER BAY VENT CALCULATIONS PER BAY			1/150
TYPICAL RAFTER BAY AREA =	48 SQ. FT.	VENTING REQUIRED =	46.08 SQ. IN.
VENTING PROVIDED PER BAY	6.00 L.F.	2" WIDE CONT. METAL STRIP VENT - 8.00 SQ. IN. P.L.F. =	48.00 SQ. IN.
		TOTAL VENTING PROVIDED =	48.00 SQ. IN.

B RAFTER BAY VENT CALCULATIONS PER BAY			1/150
TYPICAL RAFTER BAY AREA =	48 SQ. FT.	VENTING REQUIRED =	45.60 SQ. IN.
VENTING PROVIDED PER BAY	6.00 L.F.	2" WIDE CONT. METAL STRIP VENT - 8.00 SQ. IN. P.L.F. =	48.00 SQ. IN.
		TOTAL VENTING PROVIDED =	48.00 SQ. IN.

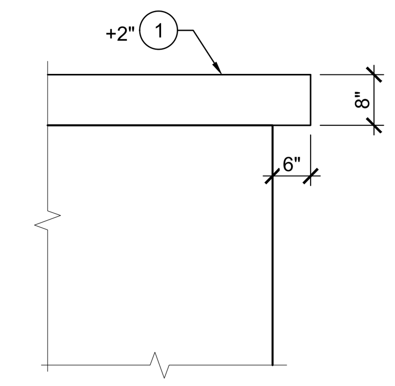


ROOF PLAN
ELEVATION C - MODERN 1/8" = 1'-0"



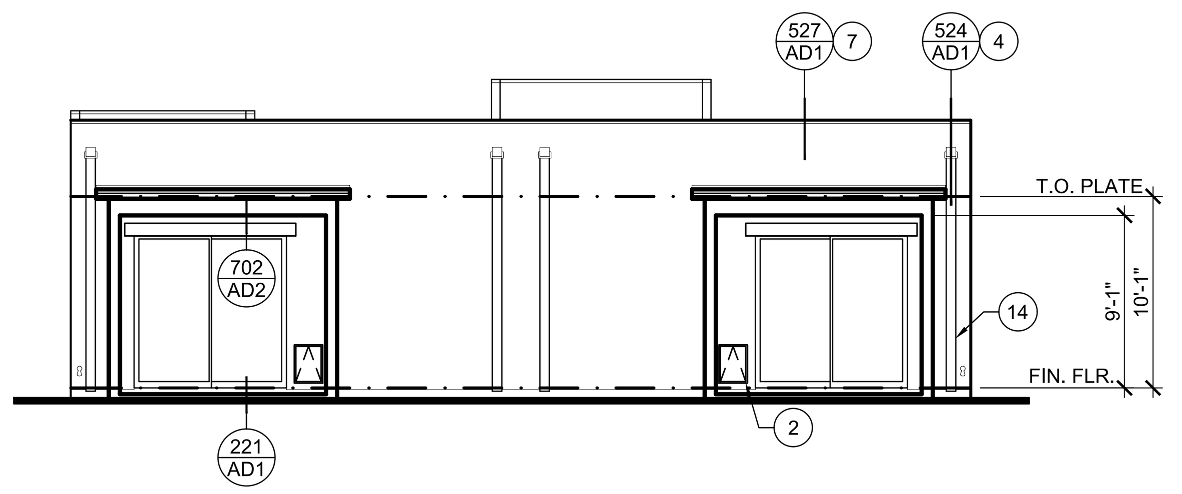
TYP WINDOW TRIM
ELEVATION C - MODERN 1/2" = 1'-0"

STUCCO TRIM AT FRONT AND SIDE WINDOWS

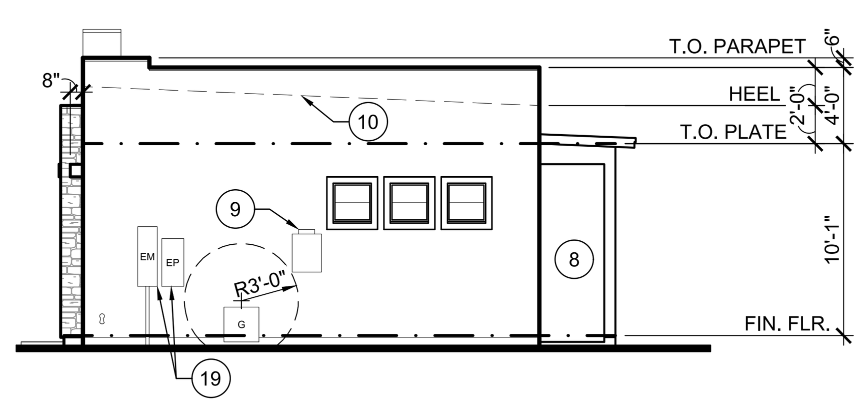


WINDOW TRIM
ELEVATION C - MODERN 1/2" = 1'-0"

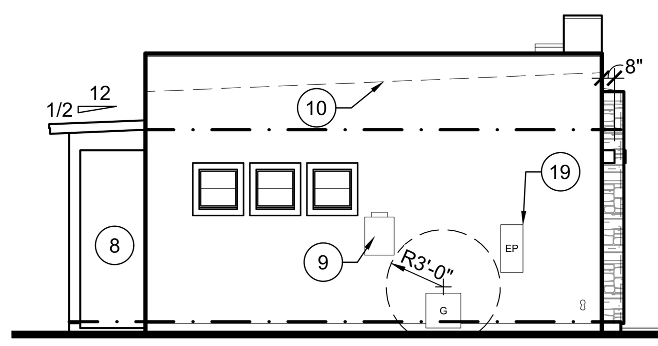
STUCCO TRIM AT SLIDING GLASS DOOR AT COVERED PATIO



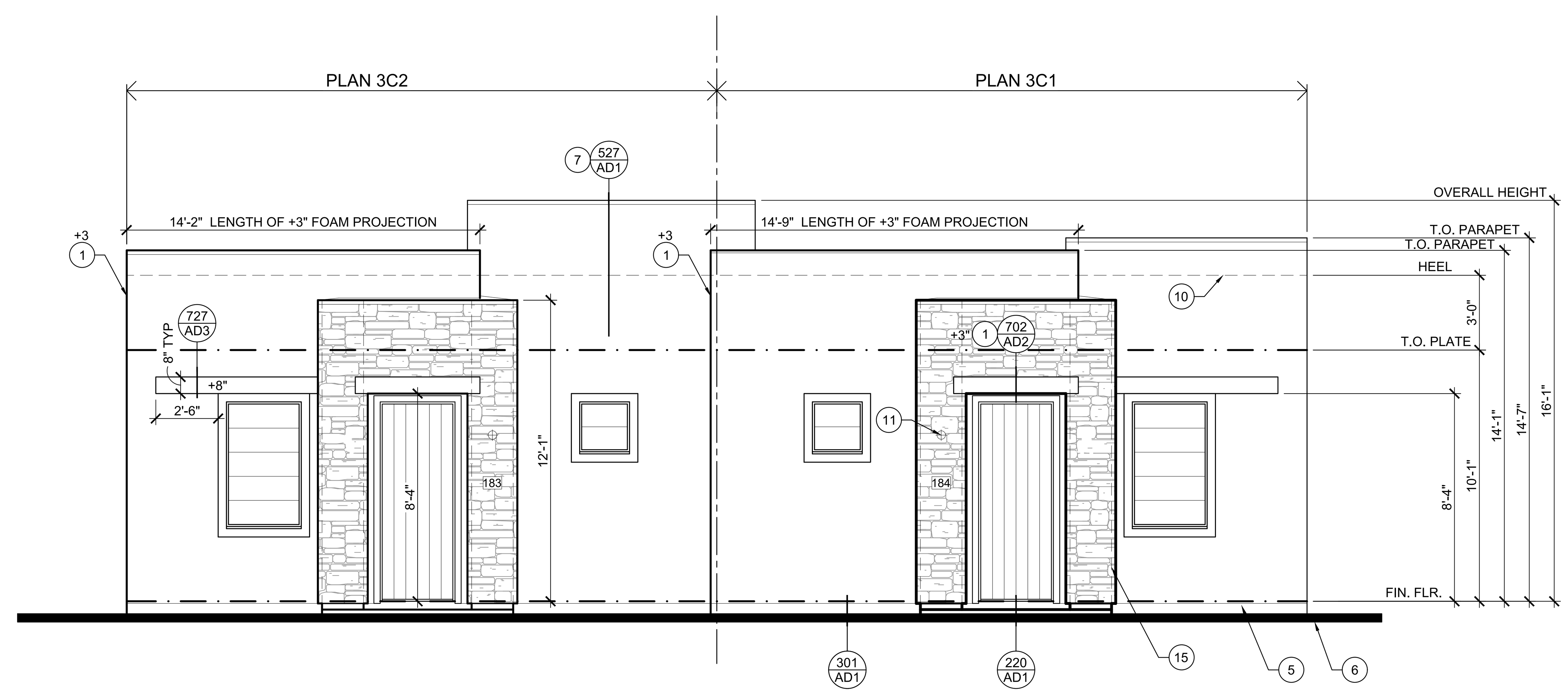
REAR ELEVATION
ELEVATION C - MODERN 1/8" = 1'-0"



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

1. 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.
2. ATTIC VENTILATION OPENINGS SHALL BE PROTECTED WITH CORROSION-REISTANT WIRE MESH OR HARDWARE CLOTH WITH 1/16" MINIMUM TO 1/4" MAXIMUM OPENINGS.
3. PROVIDE OPENINGS INTO MAIN ATTIC SPACE FROM ADJACENT ATTICS TO PROVIDE ADEQUATE VENTILATION AS REQUIRED.
4. SEE DETAIL 531/AD1 FOR ALL ROOF PENETRATIONS.
5. SLOPE CRICKETS MIN. 1/2" P.L.F. TO DRAIN - SEE DETAIL 526/AD1 FOR ROOF CRICKETS.
6. SEE DETAIL 530/AD1FOR VALLEY FLASHING
7. 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.
8. LOCATION OF VENTS SHOWN ON ROOF PLANS FOR REFERENCE ONLY - FIELD VERIFY LOCATIONS.
9. 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.
10. OPTIONS ARE REPRESENTED BY DASHED LINES.
11. 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.
12. ALL DOWNSPOUTS TERMINATING AT GRADE SHALL DISCHARGE TO AN ENGINEERED DRAINAGE AND GRADING SYSTEM - SEE CIVIL DRAWINGS.
13. 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: GLASS TILE (DE6262) 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 LACE FINISH
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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

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3. TOP / SIDE OF OPENING OR RECESS
4. 6"x6" GALV. METAL SCUPPER
5. GALV. WEEP SCREED
6. FINISH GRADE - SLOPE AWAY FROM STRUCTURE TO PROVIDE POSITIVE DRAINAGE
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9. GAS TANKLESS WATER HEATER - INSTALL PER MANUFACTURER'S SPECIFICATIONS AND CLEARANCES
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11. COACH LIGHT
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13. DECORATIVE CORBEL
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15. LINE OF ROUGH FRAME OPENING
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19. SEE ELECTRICAL SITE PLAN - VERIFY ELECTRICAL METER AND ELECTRICAL LOAD PANEL LOCATIONS

EXTERIOR ELEVATION GENERAL NOTES

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ISOLA COMMUNITIES

EXTERIOR ELEVATION & ROOF PLAN ELEVATION C - MODERN

REGISTERED ARCHITECT
CERTIFICATE NO. 68041
PAUL KNITTER
Date Signed 01/09/2025
ARIZONA, U.S.A.

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

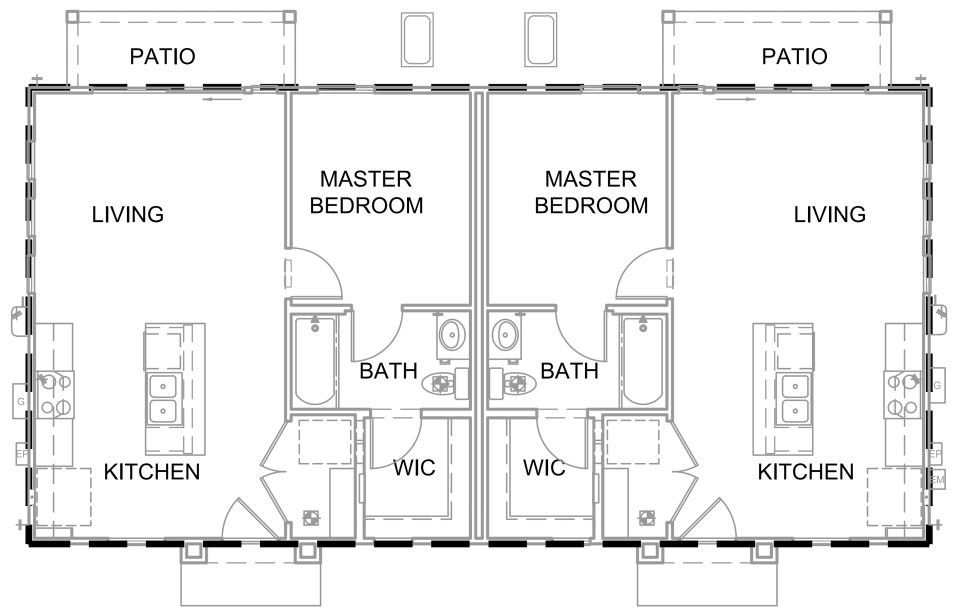
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5800 W ELLIOT RD
PHOENIX, AZ 85339

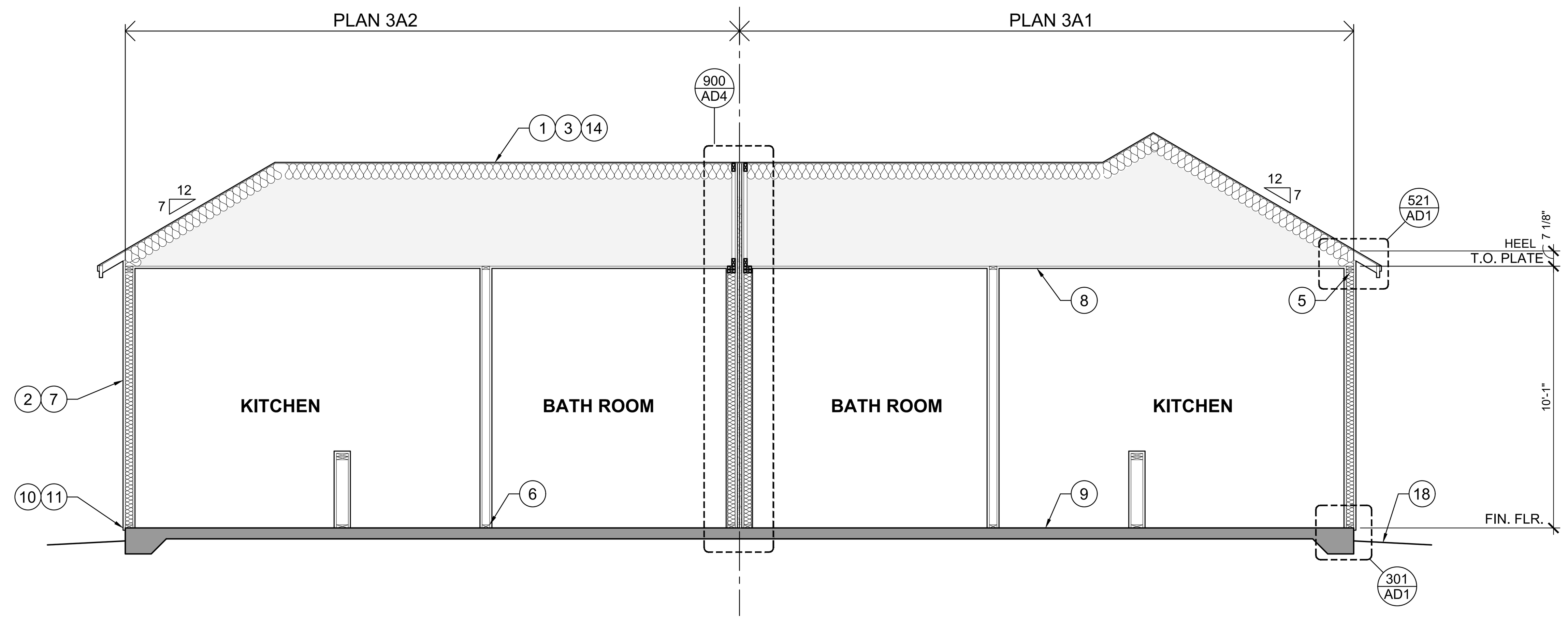
PLAN NUMBER
PLAN 3

SHEET NUMBER
A2.3

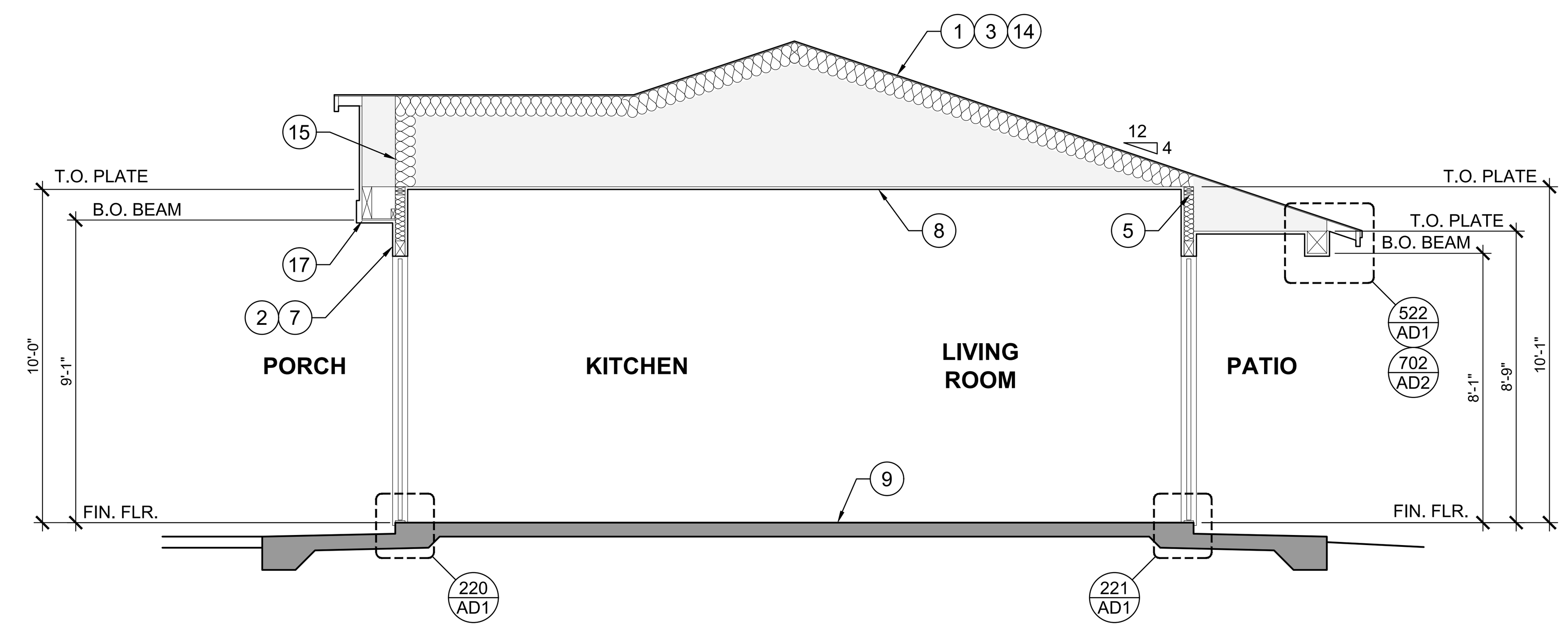
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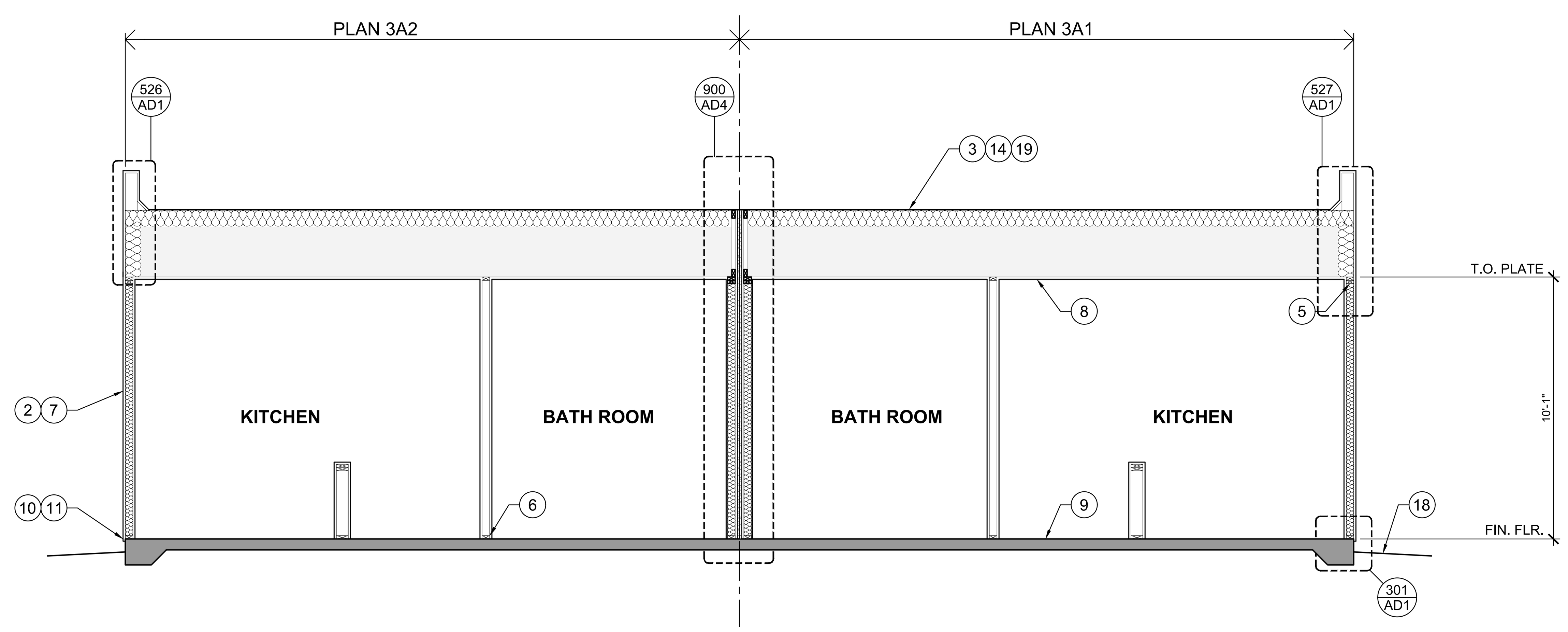
THERMAL ENVELOPE PLAN
ELEVATION A - COTTAGE 1/8" = 1'-0"
(B - CRAFTSMAN AND C - MODERN SIM.)



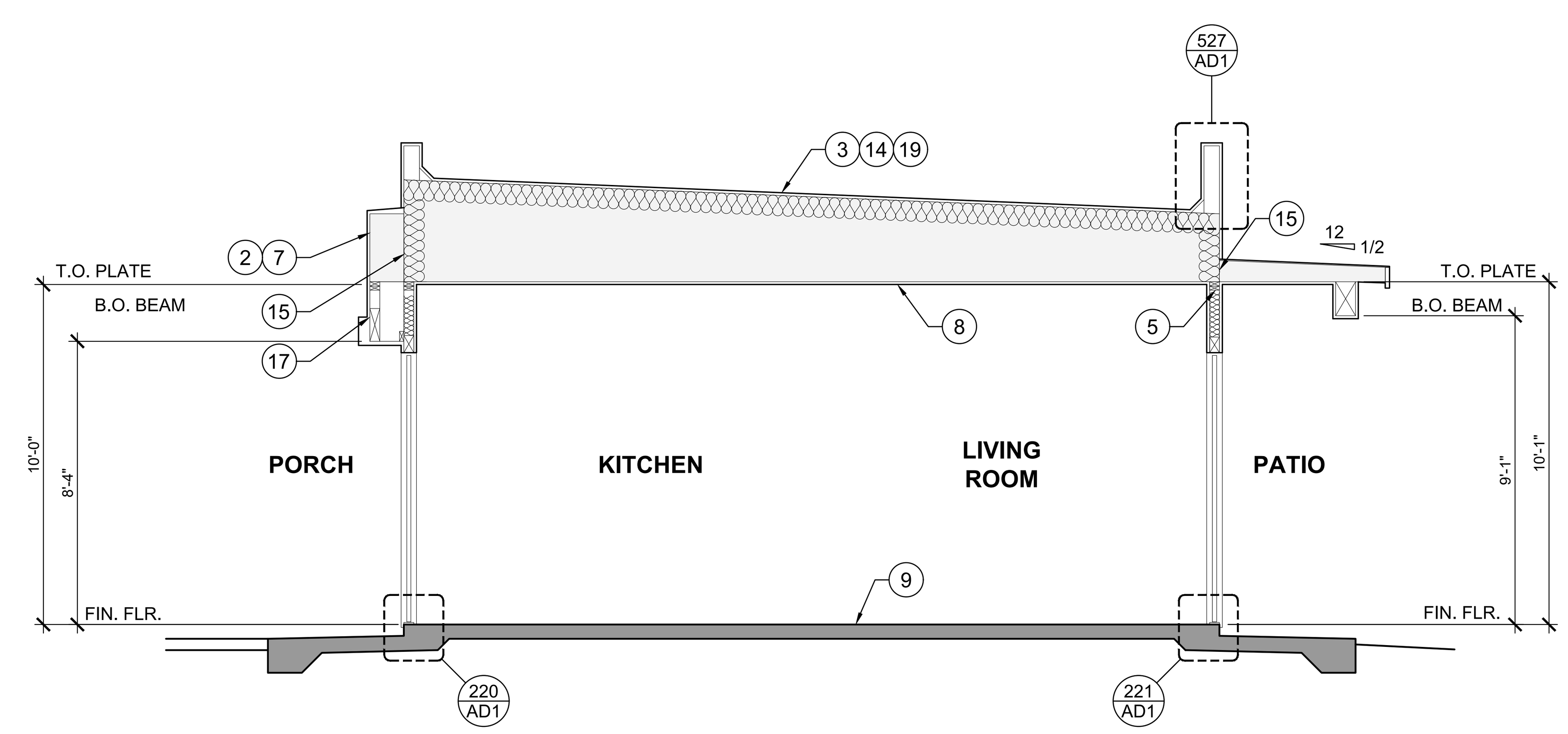
BUILDING SECTION A
ELEVATION A - COTTAGE 1/4" = 1'-0"
(ELEVATION B - CRAFTSMAN SIM.)



BUILDING SECTION B
ELEVATION A - COTTAGE 1/4" = 1'-0"
(ELEVATION B - CRAFTSMAN SIM.)



BUILDING SECTION A
ELEVATION C - MODERN 1/4" = 1'-0"



BUILDING SECTION B
ELEVATION C - MODERN 1/4" = 1'-0"

SWD URETHANE - WWW.SWDURETHANE.COM
SWD QUIK SHIELD-108 SPRAY APPLIED
POLYURETHANE FOAM INSULATION
(INTERTEK CCRR-1051)
IBC 2018, IRC 2018

5.1 **GENERAL:**
SWD QUIK-SHIELD 108 MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS, THE APPLICABLE CODE, AND THIS RESEARCH REPORT. A COPY OF THE MANUFACTURER'S INSTRUCTIONS MUST BE AVAILABLE ON THE JOBSITE DURING INSTALLATION.

INSTALLATION REQUIREMENTS
5.3.1: APPLY A CODE PRESCRIBED THERMAL BARRIER.
5.3.2: APPLY AN INTUMESCENT COATING I.L.O. A CODE PRESCRIBED THERMAL BARRIER.
5.4.1: APPLY A CODE PRESCRIBED IGNITION BARRIER IN ATTICS AND CRAWL SPACES.
5.4.2: APPLY AN INTMUSCENT COATING I.L.O. A CODE PRESCRIBED IGNITION BARRIER IN ATTICS AND CRAWL SPACES.
5.4.1.5: IN UNVENTED ATTICS, CRAWL SPACES AND ENCLOSED RAFTER ASSEMBLIES, THE SUBJECT SPRAY FOAM PRODUCT QUALIFIES THROUGH TESTING AND ANALYSIS, TO BE INSTALLED WITHOUT A CODE PRESCRIBED IGNITION BARRIER OR AN INTUMESCENT COATING, IF APPROVED BY THE BUILDING OFFICIAL. REFER TO INSTALLATION INSTRUCTIONS FOR ADDITIONAL REQUIREMENTS

SECTION KEYNOTES
NOTE: ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET

1. ROOFING MATERIAL PER ELEVATIONS
2. EXTERIOR FINISH - STUCCO SYSTEM IAPMO UES REPORT #382, OR APPROVED EQUAL
3. PRE-MANUFATURED ROOF TRUSS
4. 2X TOP PLATE
5. DBL. 2X TOP PLATE
6. 2X TREATED SOLE PLATE
7. 2X FRAMING - SEE PLAN FOR MORE INFORMATION
8. 1/2" GYPSUM BOARD
9. FOUNDATION SYSTEM OVER TERMITE-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 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.

FIREBLOCKING / DRAFTSTOPPING NOTES
1. FIREBLOCKING AND DRAFTSTOPS SHALL BE LOCATED AND INSTALLED PER CODE.
2. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, VERTICALLY AT THE CEILING AND FLOOR LEVELS, AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
3. FIREBLOCKING SHALL BE PROVIDED AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SOFFITS, DROPPED CEILINGS, AND COVE CEILINGS.
4. FIREBLOCKING SHALL BE PROVIDED IN OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
5. WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, PROVIDE DRAFTSTOPS SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.
6. THE INTEGRITY OF ALL FIREBLOCKING AND DRAFTSTOPPING SHALL BE MAINTAINED.

INSULATION / FENESTRATION SCHEDULE

FENESTRATION U-FACTOR	0.34
GLAZED FENESTRATION SHGC	0.23
EXTERIOR FRAMED WALLS WITH STUCCO: BATT INSULATION 1" RIGID INSULATION OF STUCCO SYSTEM	 R-13 R-4
EXTERIOR FRAMED WALLS WITH SIDING: BATT INSULATION	 R-17
UNVENTED ATTICS: SWD QUICK-SHIELD - 108 - SPRAY-APPLIED POLYURETHANE FOAM INSULATION - SEE INTERTEK CCRR-1051 REPORT FOR INSULATION THICKNESS	 R-30
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 OTHER APPROVED PARTY AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING. WHERE LOCATED ON AN ELECTRICAL PANEL, THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL INDICATE THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILINGS, ROOFS, WALLS, FOUNDATION COMPONENTS SUCH AS SLABS, BASEMENT WALLS, CRAWL SPACE WALLS AND FLOORS, AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS OF FENESTRATION AND SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION; AND THE RESULTS FROM 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 A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.
4. CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A 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.

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ISOLACOMMUNITIES.COM
ISOLA COMMUNITIES

BUILDING SECTIONS
THERMAL ENVELOPE PLAN
ALL ELEVATIONS

REGISTERED ARCHITECT
CERTIFICATE NO. 68041
PAUL KNITTER
Date Signed 01/09/2025
ARIZONA, U.S.A.

PROJECT MANAGER: JAIME GOMEZ
DATE: 01/09/2025
1
2
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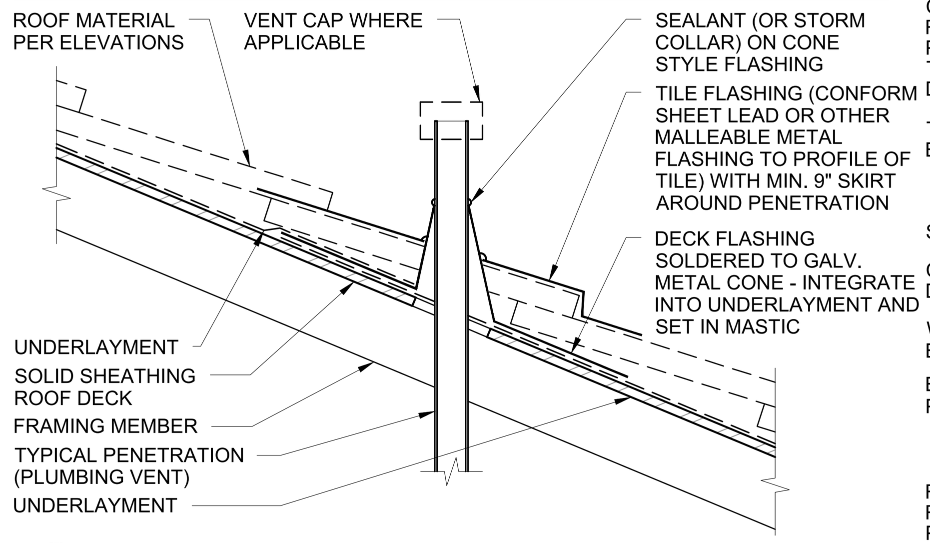
ISOLA AT
202 AND ELLIOT
5800 W ELLIOT RD
PHOENIX, AZ 85339

PLAN NUMBER
PLAN 3

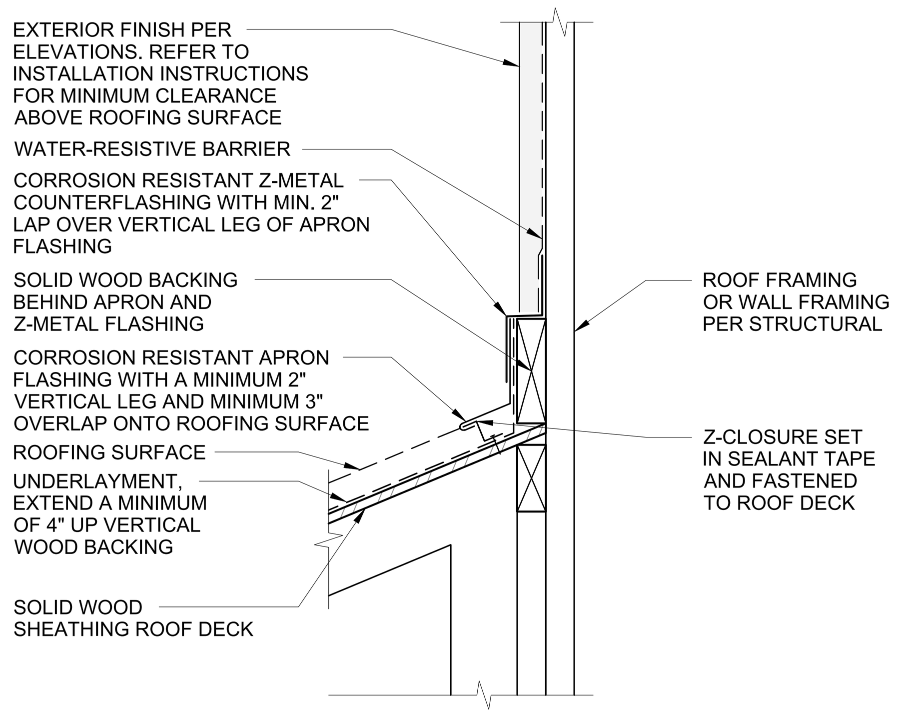
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A3.1

jaime.gomez Jan 09, 2025 - 1:44pm Z:\A_M\Isola Communities\202 and Elliot - Phoenix - For Rent\Residences - Wood\Plan 3\Architecture\Active Folder\Plot Sheets\Plan 3-08-Building Sections.dwg

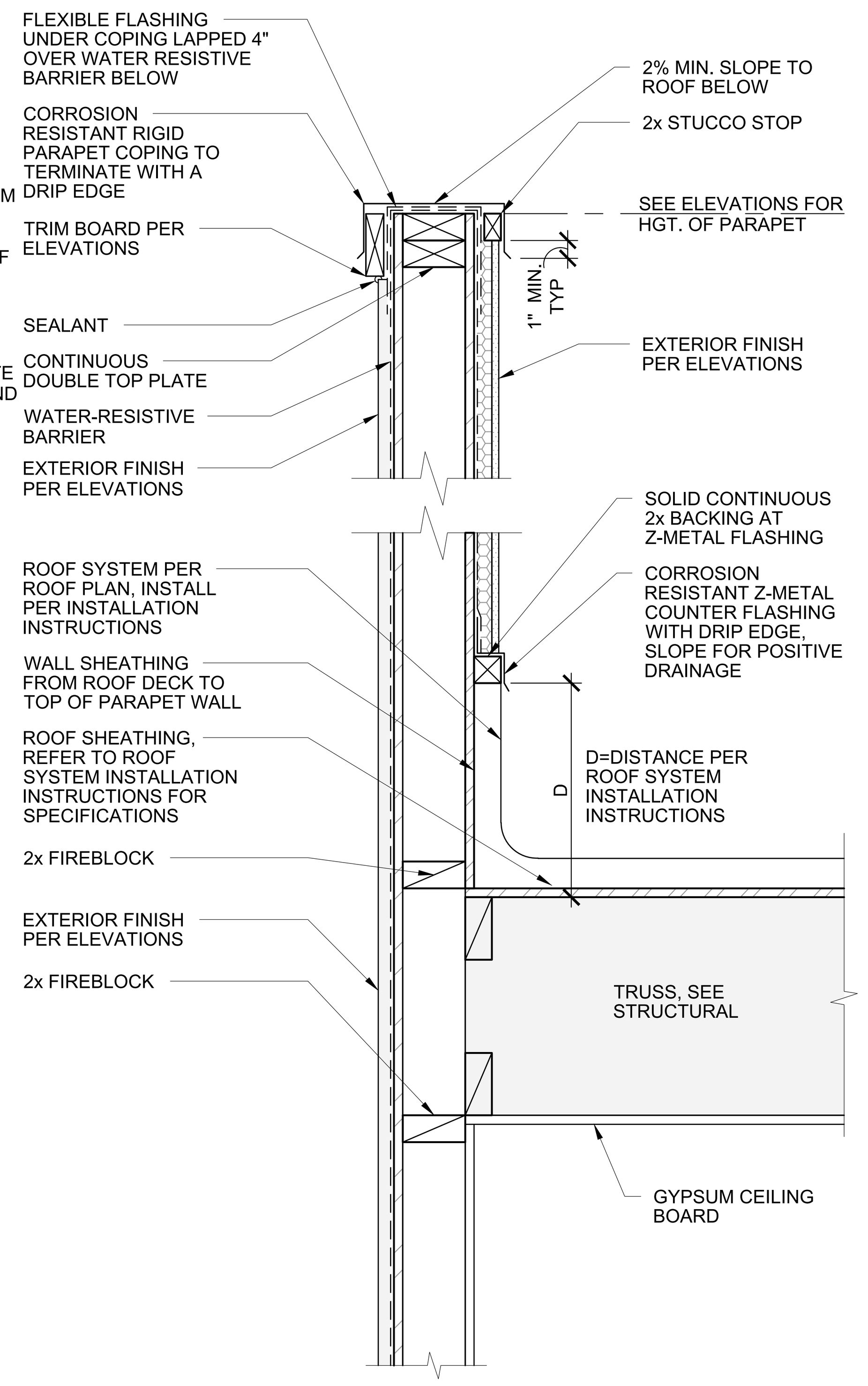
NOTES:
1. ALL PENETRATIONS REQUIRE A DECK FLASHING AND TILE FLASHING.
2. ALL PENETRATIONS SHOULD BE LOCATED IN SUCH A MANNER AS TO NOT IMPEDE FLASHING AT ROOF TRANSITIONS.
3. TILE FLASHINGS SHALL EXTEND ONTO THE TILE A MINIMUM OF 4" ON FLAT TILE AND A MINIMUM OF 1" PAST THE CROWN OF A PROFILED TILE.
4. FOR FLAT TILE, RIGID FLASHING MATERIALS MAY BE USED.



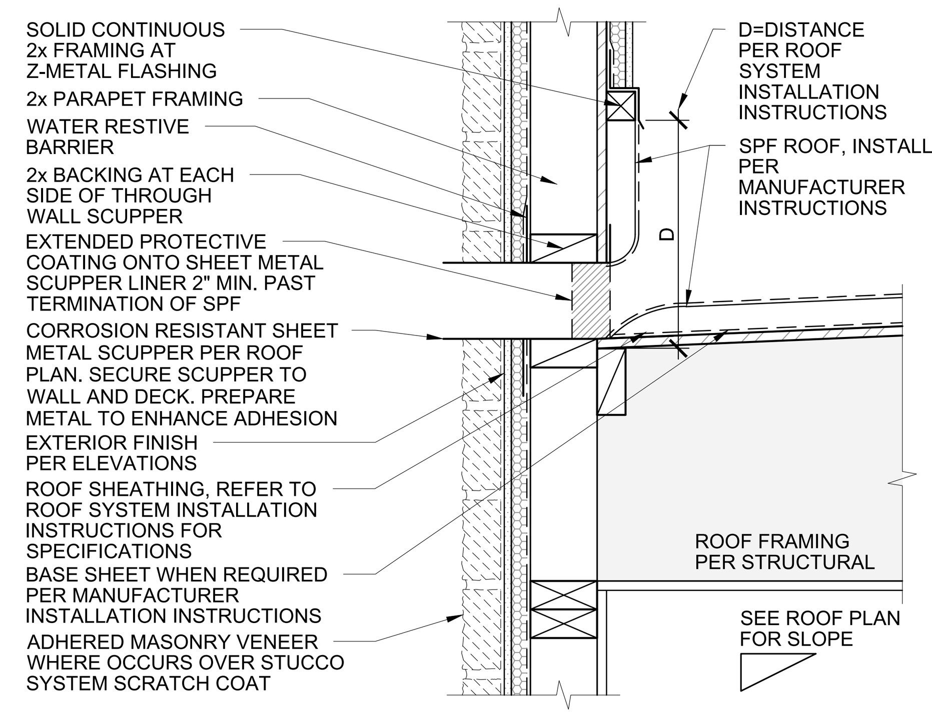
531 ROOF PENETRATION AT TILE ROOF
SCALE: 1-1/2" = 1'-0"
5401-007-5XX-11-AZ



532 METAL ROOF FLASHING AT HEADWALL
HEAD WALL FLASHING / METAL
SCALE: 1-1/2" = 1'-0"
5405-001-5XX-11-AZ

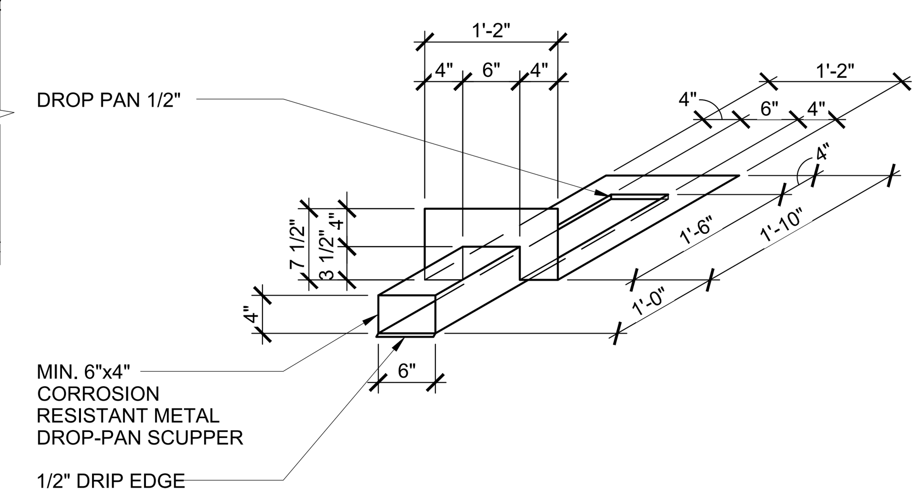


527 PARAPET WALL
ROOF TRUSS / SIDING
SCALE: 1-1/2" = 1'-0"
5306-012-5XX-12-AZ

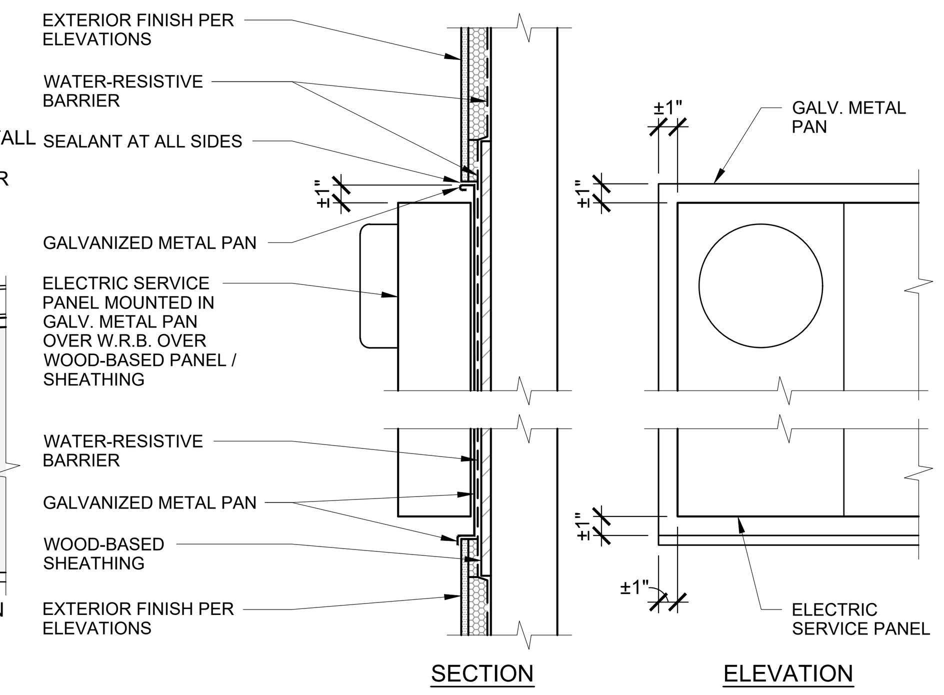


524 THROUGH WALL SCUPPER
SPF ROOF / STUCCO
SCALE: 1-1/2" = 1'-0"
5305-002-5XX-11-AZ

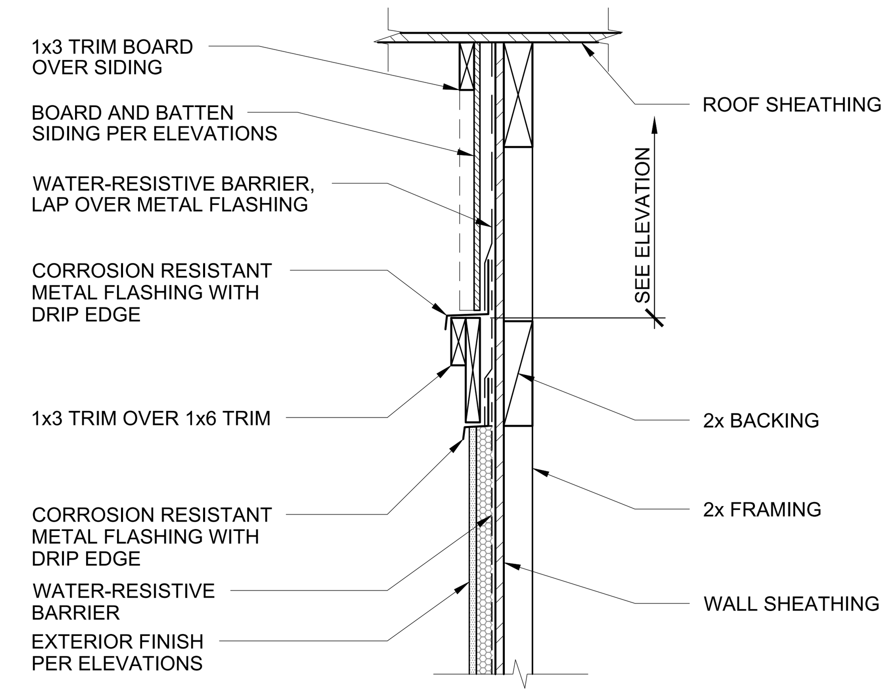
NOTES:
1. SEE ROOF PLAN FOR SCUPPER LOCATIONS, U.N.O.
2. INSTALL SCUPPERS TO RAKE WITH THE SAME SLOPE AS ROOF PITCH, TYP.



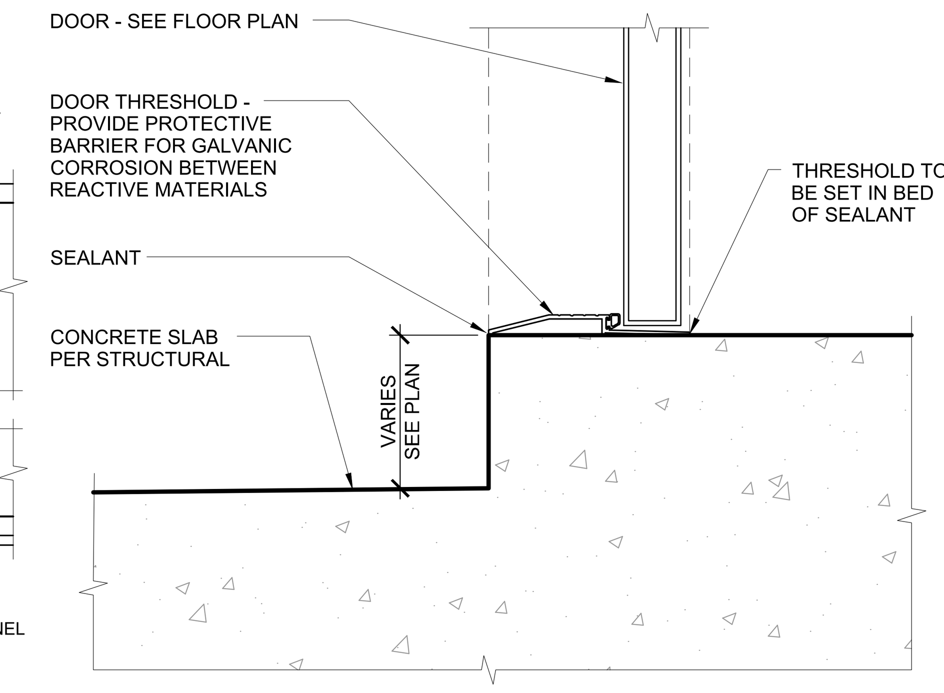
525 TYP. SCUPPER DETAIL
SCALE: 3/4" = 1'-0"
5305-003-5XX-11-AZ



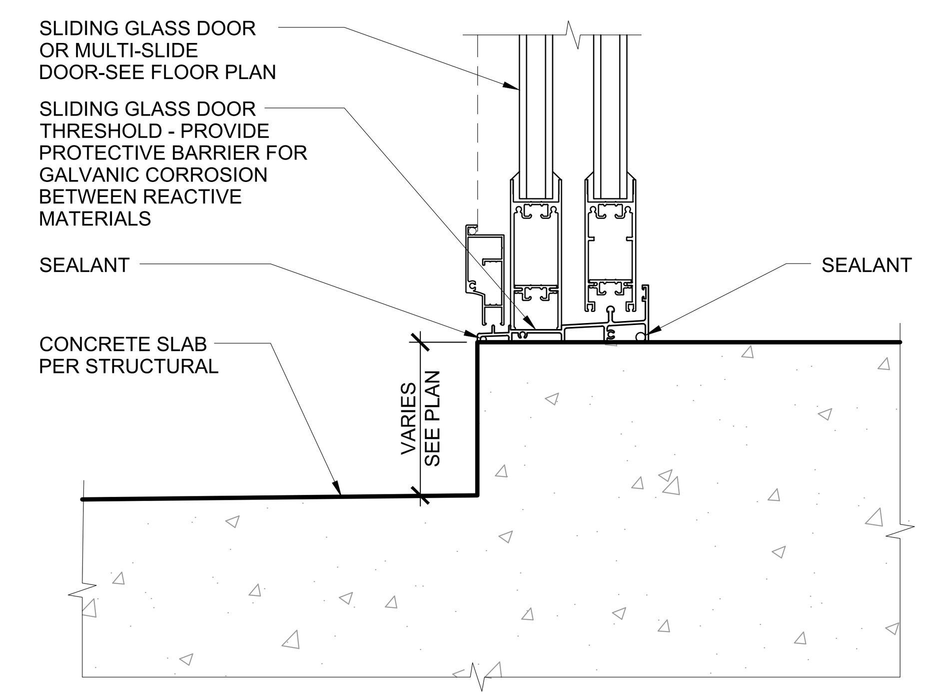
303 ELEC. PANEL AT WOOD FRAME WALL
STUCCO SYSTEM / ELECTRICAL PANEL
SCALE: 1-1/2" = 1'-0"
3001-003-303-11-AZ-STD



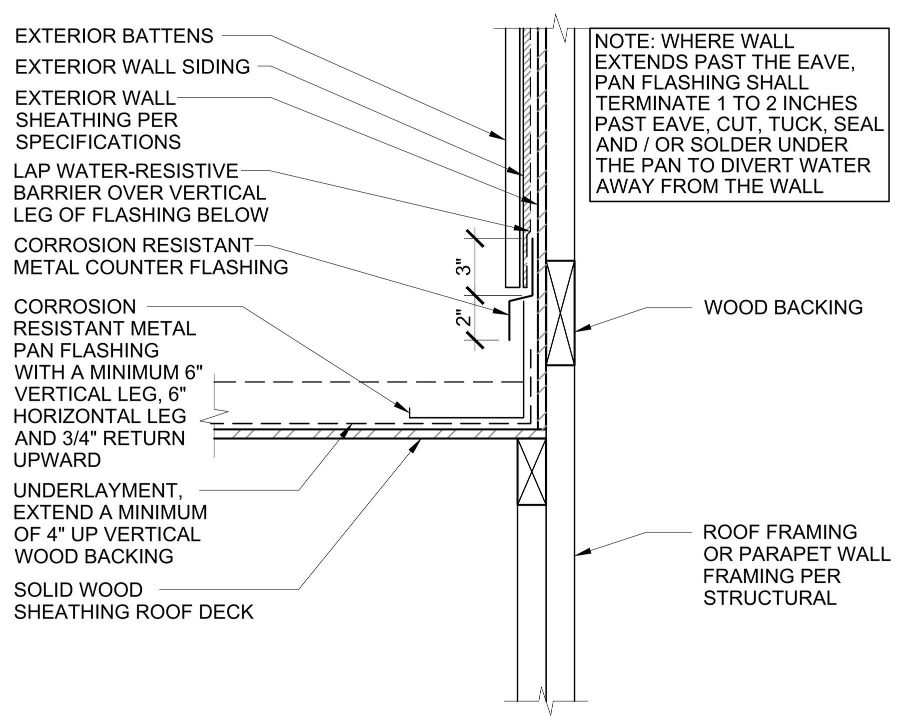
324 HORIZONTAL TRANSITION
BOARD AND BATTEN SIDING / STUCCO / TRIM BAND
SCALE: 1-1/2" = 1'-0"
3102-102-3XX-11-AZ



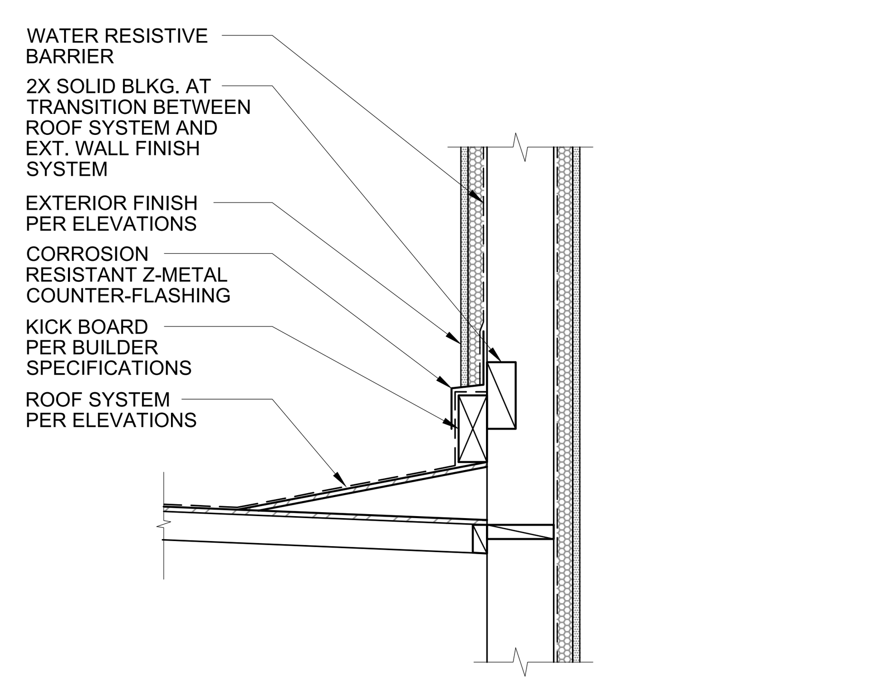
220 DOOR THRESHOLD AT SLAB
DOOR THRESHOLD / CONCRETE SLAB
SCALE: 3" = 1'-0"
2101-001-2XX-11-AZ



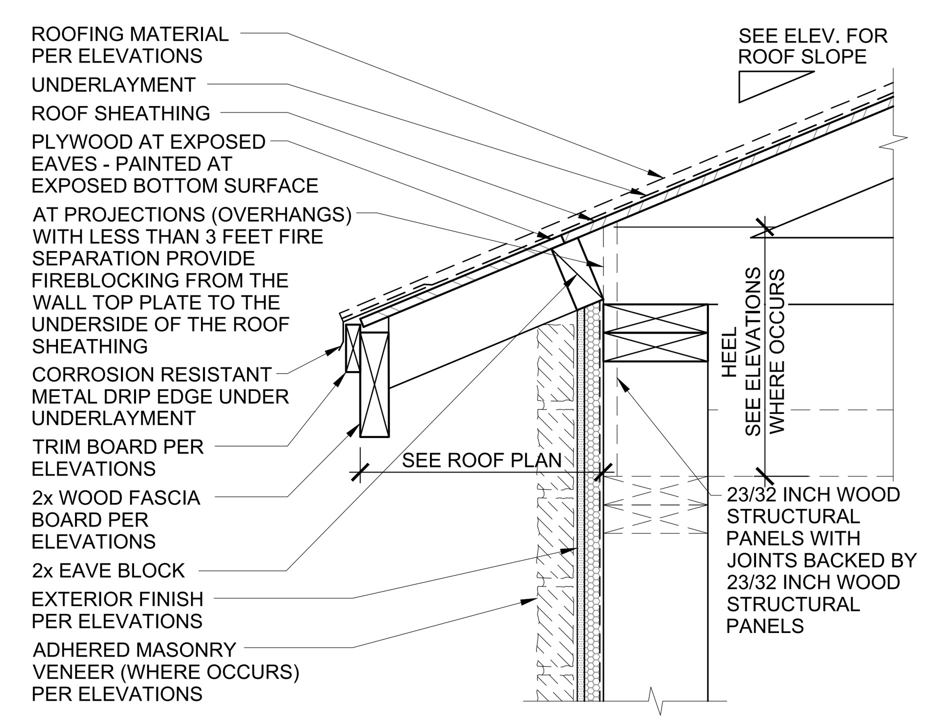
221 S.G.D. THRESHOLD AT SLAB
SGD THRESHOLD / CONCRETE SLAB
SCALE: 3" = 1'-0"
2102-001-2XX-11-AZ



529 TILE ROOF PAN FLASHING AT SIDEWALL
SIDEWALL FLASHING / TILE (B&B WITH SIDING)
SCALE: 1-1/2" = 1'-0"
5401-004-5XX-11-AZ

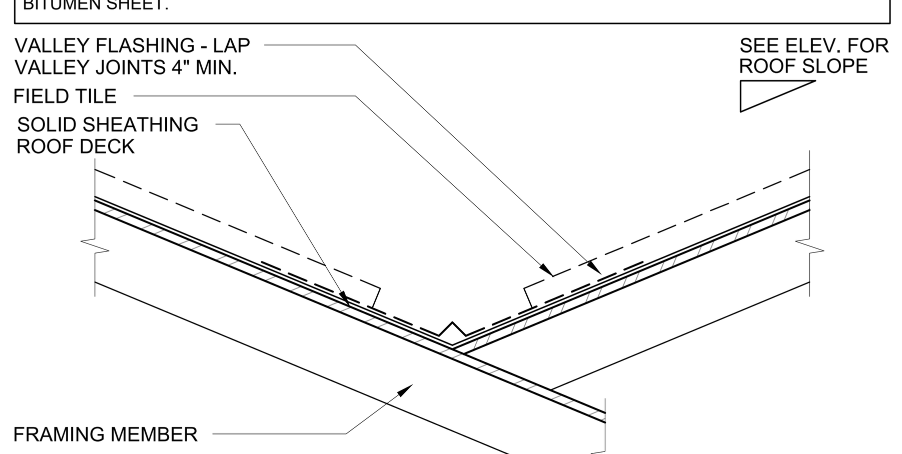


526 PARAPET ROOF CRICKET
SCALE: 1-1/2" = 1'-0"
5306-001-5xx-11-AZ



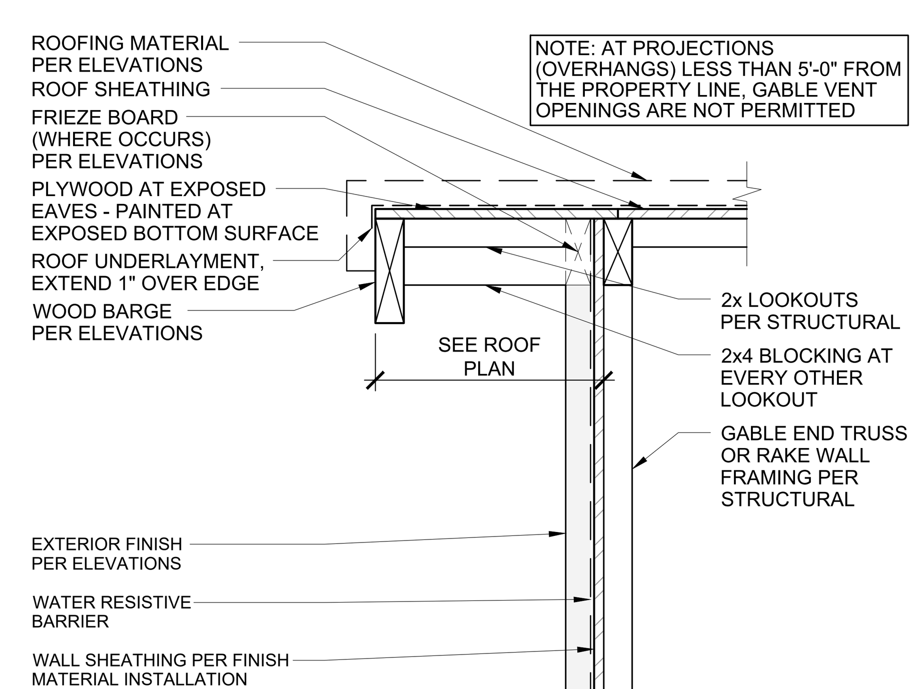
522 ROOF EAVE
PLUMB CUT / 2x FASCIA / 1x TRIM
2015 IRC - 2018 IRC
SCALE: 1-1/2" = 1'-0"
5101-024-5XX-11-AZ

NOTE: MIN. 0.019" THICK CORROSION RESISTANT METAL VALLEY FLASHING EXTENDED NOT LESS THAN 11" FROM THE CENTERLINE EACH WAY AND HAVE A SPLASH DIVERTER RIB NOT LESS THAN 1" IN HEIGHT AT THE FLOW LINE FORMED AS PART OF THE FLASHING. SECTIONS OF FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 4" FOR ROOF SLOPES OF 3:12 AND GREATER, VALLEY FLASHING SHALL HAVE A 36" WIDE UNDERLAYMENT OF ONE LAYER OF TYPE 1 UNDERLAYMENT RUNNING THE FULL LENGTH OF THE VALLEY IN ADDITION TO OTHER REQUIRED UNDERLAYMENT. IN AREAS WHERE THE AVERAGE DAILY TEMPERATURE IN JANUARY IS 25 DEGREES F OR LESS, METAL VALLEY FLASHING UNDERLAYMENT SHALL BE SOLID CEMENTED TO THE ROOFING UNDERLAYMENT FOR SLOPES LESS THAN 7:12 OR BE OF SELF ADHERING POLYMER MODIFIED BITUMEN SHEET.

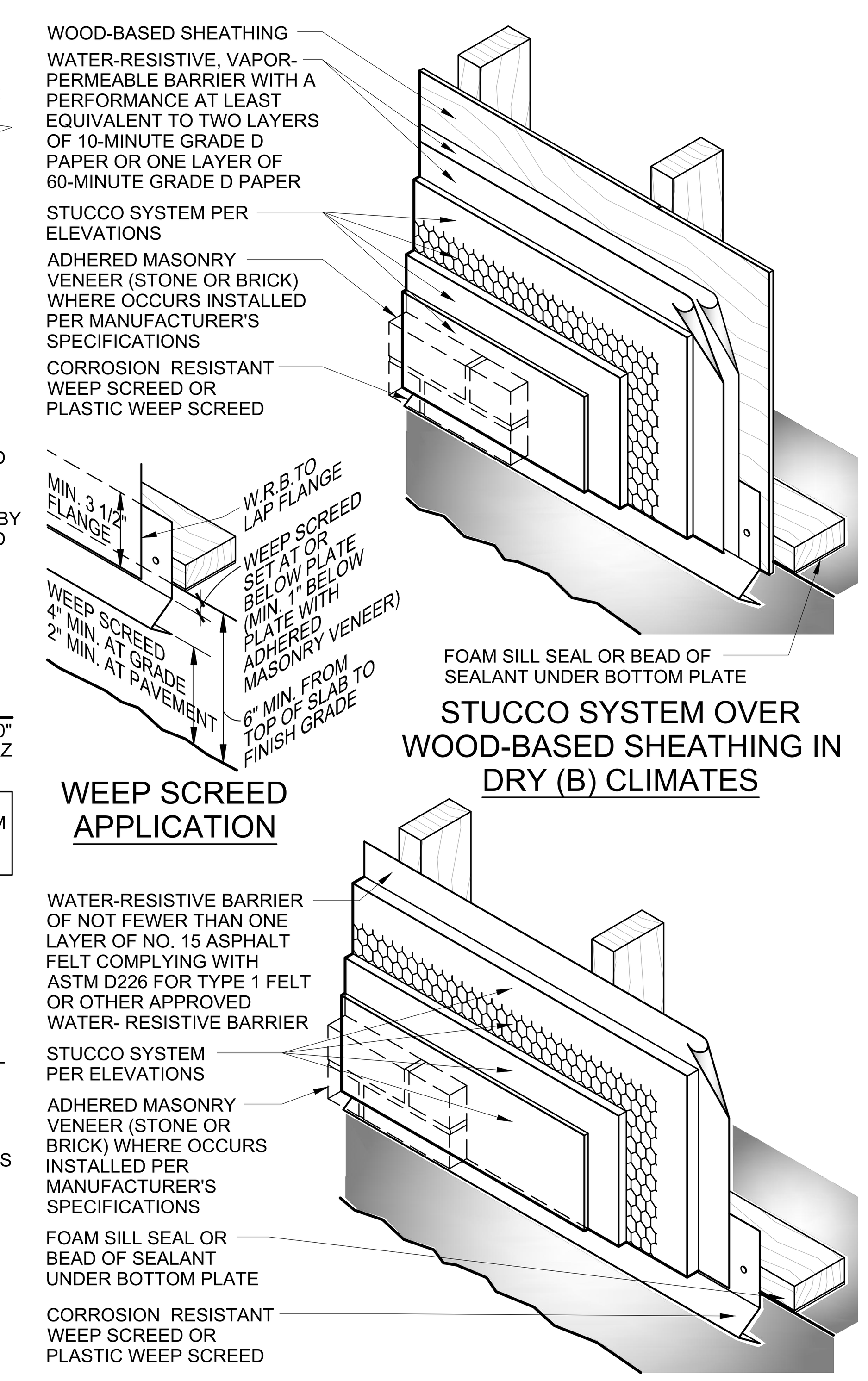


530 VALLEY FLASHING AT TILE ROOF
TILE
SCALE: 1-1/2" = 1'-0"
5401-003-5XX-11-AZ

NOTE: AT PROJECTIONS (OVERHANGS) LESS THAN 5'-0" FROM THE PROPERTY LINE, GABLE VENT OPENINGS ARE NOT PERMITTED



523 OPEN RAKE OVERHANG
2x WOOD BARGE / STUCCO / TILE
2015 IRC - 2018 IRC
SCALE: 1-1/2" = 1'-0"
5107-002-5XX-11-AZ



WEEP SCREED APPLICATION

STUCCO SYSTEM OVER WOOD-BASED SHEATHING IN DRY (B) CLIMATES

STUCCO SYSTEM OVER OPEN FRAMING

301 STUCCO SYSTEM & WEEP SCREED
STUCCO SYSTEM / 2x FRAMING / CONCRETE FOUNDATION
DRY CLIMATES
3" = 1'-0"
3001-001-301-12-AZ-STD

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REGISTERED ARCHITECT CERTIFICATE 68041 PAUL KNITTER Date Signed 01/09/2025 ARIZONA, U.S.A.

PROJECT MANAGER: JAIME GOMEZ
DATE: 01/09/2025
1 2 3 4 5 6 7 8

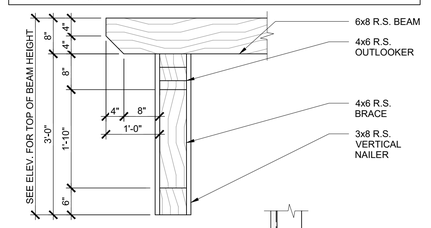
ISOLA AT 202 AND ELLIOT
5800 W ELLIOT RD
PHOENIX, AZ 85339

PLAN NUMBER
PLAN 3

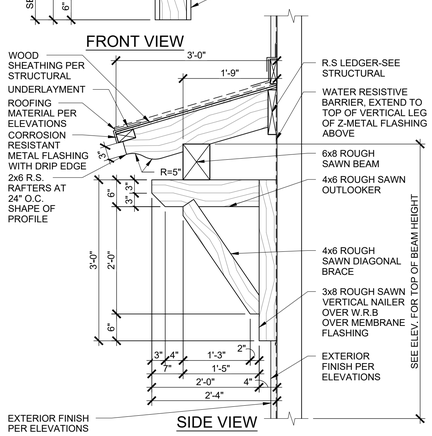
SHEET NUMBER
AD1

jaime.gomez Jan 09, 2025 - 1:44pm Z:\A_M\Isola Communities\202 and Elliot - Phoenix - For Rent\Residences - Wood\Plan 3\Architecture\Active Folder\Plot Sheets\Plan 3-11-Arch Details.dwg

NOTE:
1. PRE-INSTALL MECHANICALLY ATTACHED FLEXIBLE FLASHING BETWEEN ALL EXPOSED WOOD MEMBERS PRIOR TO THE CONNECTION TO FRAMING OR BACKING. PRE-INSTALLED FLEXIBLE FLASHING SHALL BE 9" LARGER, THAN THE APPLIED WOOD MEMBER, ON EACH SIDE, TOP AND BOTTOM TO ALLOW INTEGRATION WITH THE WATER RESISTIVE BARRIER AT A LATER TIME.
2. APPLY SEALANT AT CONSTRUCTION MATERIAL JOINTS AS REQUIRED TO PROVIDE A WEATHER RESISTANT EXTERIOR WALL ENVELOPE



FRONT VIEW

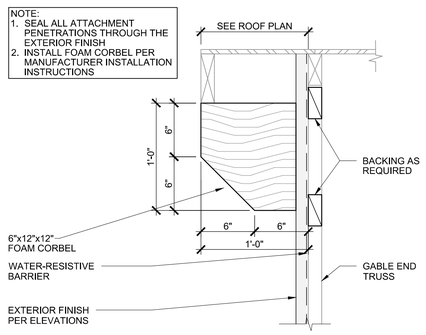


SIDE VIEW

722 BRACKET DETAIL
STUCCO / ROUGH SAWN

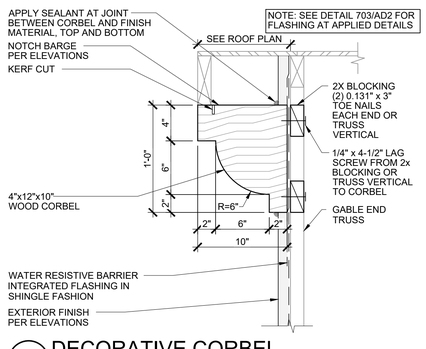
SCALE: 3/4" = 1'-0"
7604-075-7XX-12-AZ

NOTE:
1. SEAL ALL ATTACHMENT PENETRATIONS THROUGH THE EXTERIOR FINISH
2. INSTALL FOAM CORBEL PER MANUFACTURER INSTALLATION INSTRUCTIONS



723 DECORATIVE CORBEL
6x12x12 FOAM CORBEL

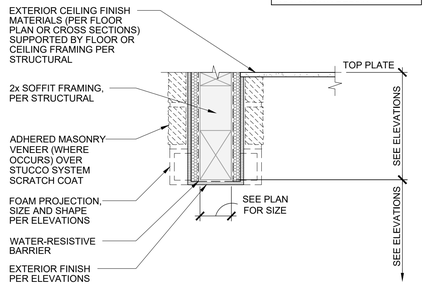
SCALE: 1-1/2" = 1'-0"
MOD 7606-601-7XX-11-AZ



724 DECORATIVE CORBEL
4x12x10 WOOD CORBEL

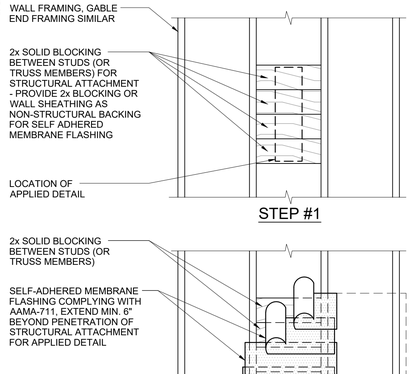
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MOD 7605-202-7XX-11-AZ-ROB

SEE DRAWINGS FOR SPECIFIC CONSTRUCTION DETAILING NOT SHOWN BELOW



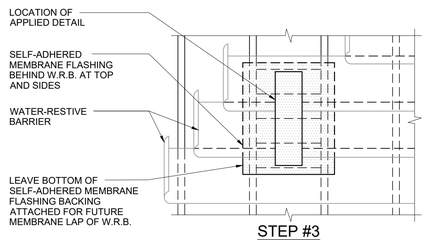
702 EXTERIOR SOFFIT
STUCCO / SINGLE 2x SOFFIT FRAMING

SCALE: 1-1/2" = 1'-0"
7001-002-702-11-AZ-STD



STEP #1

STEP #2

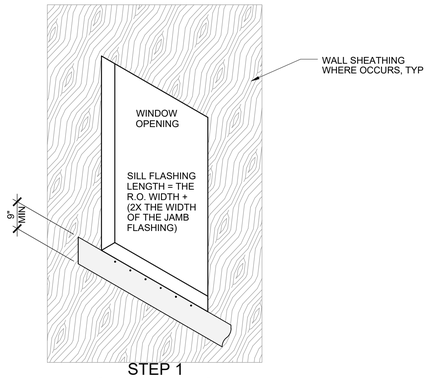


STEP #3

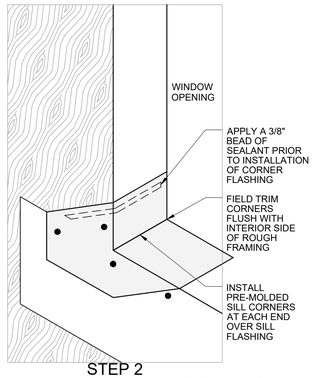
703 TYP. FLASHING AT APPLIED DETAIL

SCALE: 3/4" = 1'-0"
7001-003-703-12-AZ-STD

1. INSTALL FLEXIBLE SILL FLASHING AT THE BOTTOM OF THE ROUGH OPENING. CUT THE SILL FLASHING THE WIDTH OF THE ROUGH OPENING + 2X THE WIDTH OF THE JAMB FLASHING.
2. MECHANICALLY ATTACH THE SILL FLASHING WITHIN 3/8" FROM THE TOP OF THE SILL TO ALLOW THE WATER RESISTIVE BARRIER TO BE SLIPPED UP AND UNDER THE SILL FLASHING IN WEATHERBOARD FASHION.

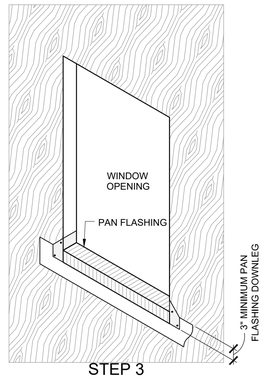


STEP 1
SILL FLASHING



STEP 2
INSTALL PRE-MOLDED SILL CORNERS

1. INSTALL FLEXIBLE PAN FLASHING WITH A 3" MINIMUM DOWN LEG OVER FLEXIBLE SILL FLASHING AND PRE-MOLDED SILL CORNERS



STEP 3
INSTALL PAN FLASHING

1. MECHANICALLY ATTACH JAMB FLASHING FLUSH WITH SIDES OF ROUGH OPENING WITH TWO ROWS OF STAPLES. DO NOT ATTACH LOWER 24" (12" ABOVE AND 12" BELOW SILL) TO ALLOW THE WATER RESISTIVE BARRIER TO BE SLIPPED UP AND UNDER THE JAMB FLASHING IN WEATHERBOARD FASHION.
2. CUT THE JAMB FLASHING THE HEIGHT OF THE ROUGH OPENING + 24". INSTALL JAMB FLASHING TO A HEIGHT 12" ABOVE AND 12" BELOW THE WINDOW OPENING.

STEP 4
JAMB FLASHING

1. CLEAN ALL SURFACES THAT WILL HAVE SEALANT APPLIED TO THEM.
2. APPLY A CONTINUOUS 3/8" BEAD OF SEALANT TO THE PERIMETER OF THE ROUGH OPENING. APPLY A 3/8" BEAD OF SEALANT TO THE BACK SIDE OF THE WINDOW NAILING FINS.
3. INSTALL THE WINDOW ACCORDING TO THE WINDOW MANUFACTURER'S INSTRUCTIONS. SEAL ALL NAIL FIN CORNERS.

STEP 5
APPLY SEALANT AND INSTALL WINDOW

1. INSTALL FLEXIBLE HEAD FLASHING OVER THE TOP OF THE WINDOW NAILING FIN. CUT THE HEAD FLASHING THE WIDTH OF THE ROUGH OPENING + 2X THE WIDTH OF THE JAMB FLASHING PLUS 2".
2. APPLY A CONTINUOUS 3/8" BEAD OF SEALANT ON THE TOP OF THE HEAD MOUNTING FLANGE. EMBED THE HEAD FLASHING OVER THE SEALANT, PRESS THE HEAD FLASHING UNTIL THE SEALANT APPEARS AT THE BOTTOM EDGE.

NOTE: IF THE WINDOW DOES NOT RECEIVE A FINISH TRIM PIECE ABOVE THE WINDOW, AND IF RIGID WINDOW HEAD FLASHING IS REQUIRED BY THE BUILDER OR OWNER; INSTALL RIGID WINDOW HEAD FLASHING OVER THE WINDOW HEAD FLASHING MEMBRANE AND PLACE THE WATER RESISTIVE BARRIER SYSTEM OVER THE FLANGE OF THE RIGID WINDOW HEAD FLASHING

STEP 6
HEAD FLASHING

1. THE WATER RESISTIVE BARRIER SHALL BE APPLIED HORIZONTALLY WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES AND JOINTS SHALL BE LAPPED NOT LESS THAN 6 INCHES. REFER TO THE WRB MANUFACTURER INSTALLATION INSTRUCTIONS FOR SPECIFIC REQUIREMENTS THAT MAY SUPERSEDE THE MINIMUM BUILDING CODE INSTALLATION REQUIREMENTS.

STEP 7
APPLY WATER RESISTIVE BARRIER

1. INSTALL WINDOW TRIM. APPLY A BEAD OF SEALANT ON TOP OF THE WINDOW HEAD TRIM PIECE AT THE JOINT BETWEEN THE WRB AND TRIM.
2. CUT A CORROSION RESISTANT METAL DRIP FLASHING SO THAT IT EXTENDS 1" BEYOND THE WINDOW HEAD TRIM ON EACH END. APPLY A 3/8" BEAD OF SEALANT BETWEEN THE DRIP FLASHING VERTICAL LEG AND WRB.

STEP 8 (WHERE REQUIRED)
INSTALL WINDOW TRIM AND DRIP FLASHING

STEP 9 (WHERE REQUIRED)
DRIP EDGE FLASHING INTEGRATION WITH WRB

601 WINDOW INSTALLATION PRIOR TO THE INSTALLATION OF THE WATER RESISTIVE BARRIER
WINDOW FLASHING - AAMA 2400-10 (METHOD B) MECHANICALLY ATTACHED

1/2" = 1'-0"
6001-001-601-34-AZ-STD

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58041
PAUL KNITTER
Date Signed: 11/05/2025
ARIZONA, U.S.A.

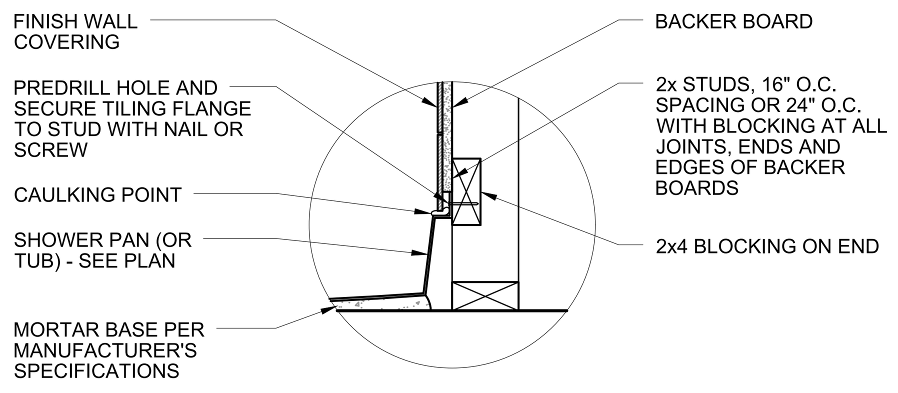
PROJECT MANAGER: JAIME GOMEZ
DATE: 01/09/2025

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

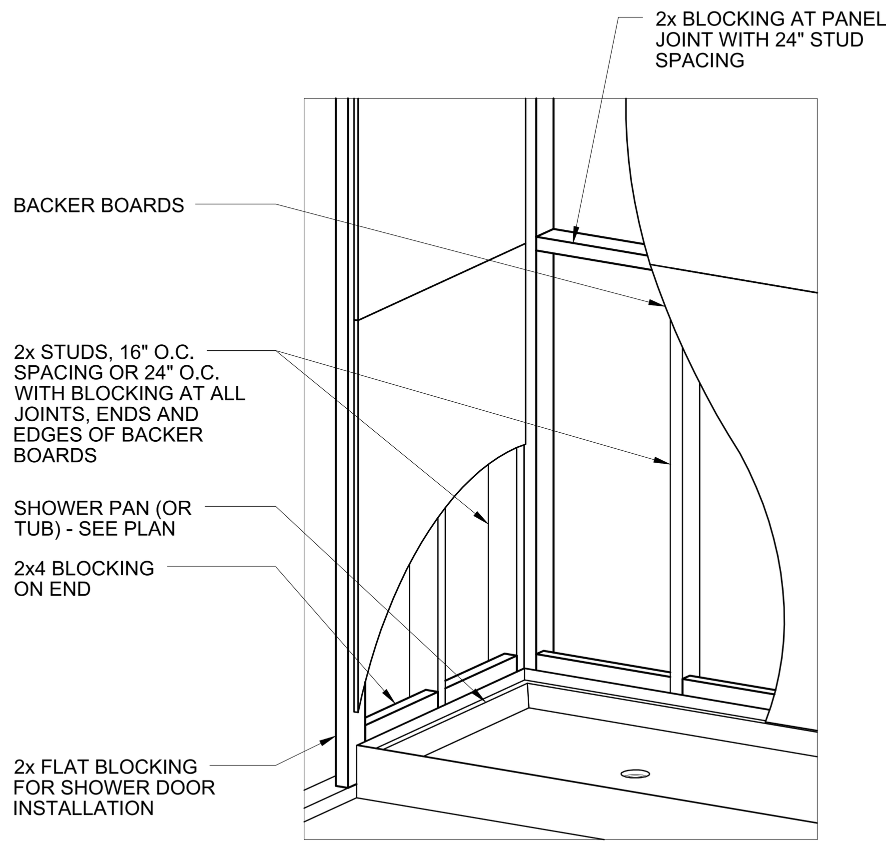
PLAN NUMBER
PLAN 3

SHEET NUMBER
AD2

jaime.gomez - Jan 09, 2025 - 1:45pm Z:\A_Isola Communities\202 and Elliot - Phoenix - For Rent\Residences - Wood\Plan 3\Architecture\Active Folder\Pkg Sheets\Plan 3-1-Arch Details.dwg

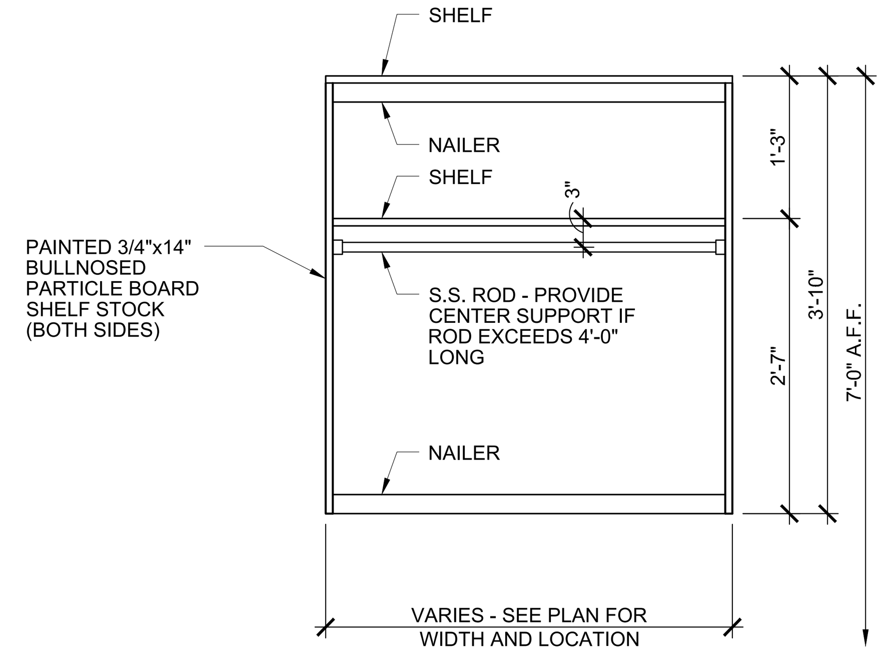


FLANGE DETAIL

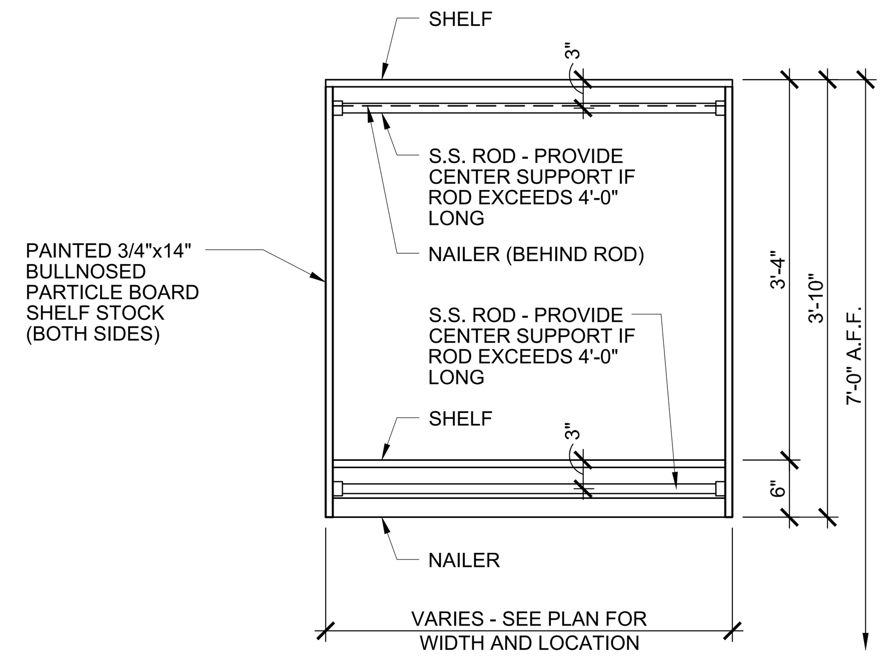


811 TUB / SHOWER BLOCKING

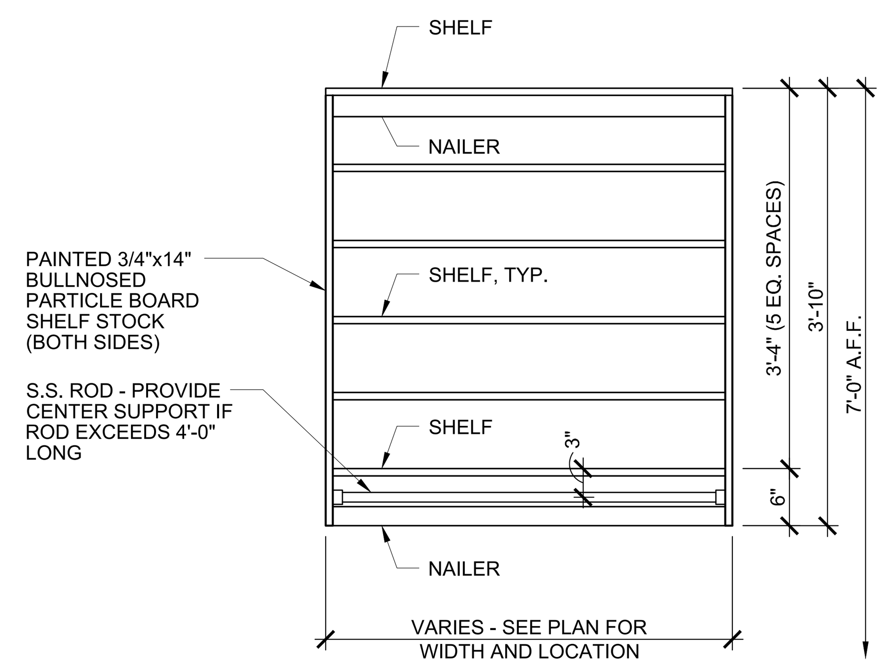
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SINGLE-HUNG UNIT



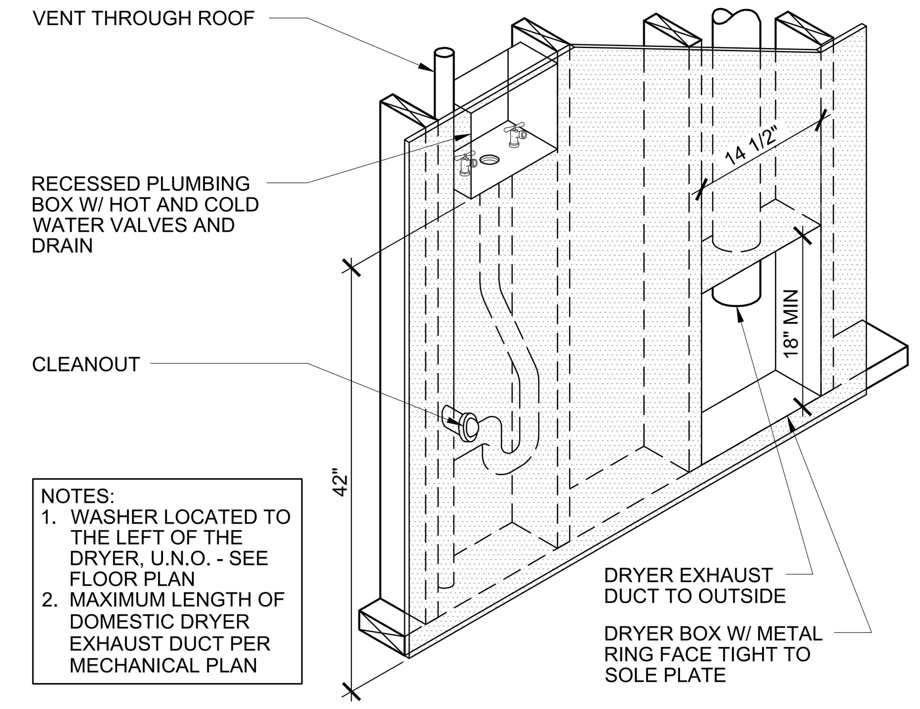
DOUBLE- HUNG UNIT



SHELVES W/ LOW-HUNG UNIT

810 CLOSET SHELVING

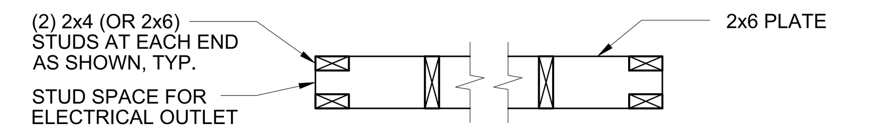
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8001-010-810-13-AZ-STD



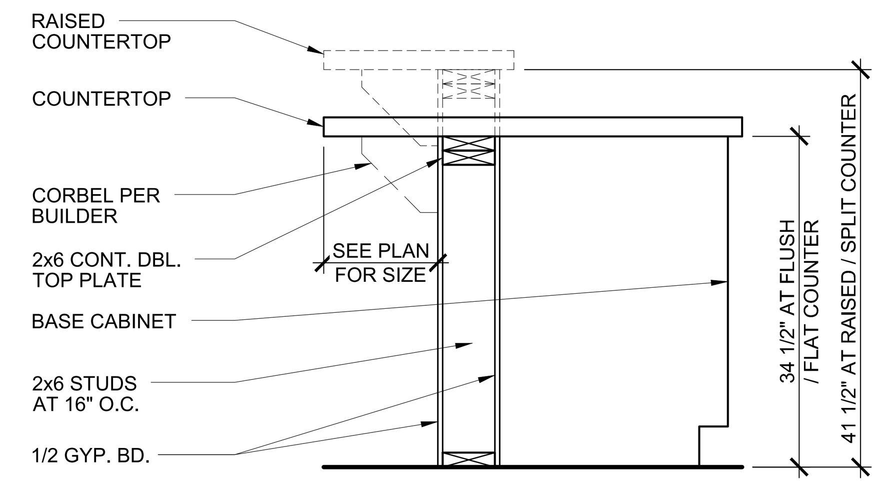
NOTES:
1. WASHER LOCATED TO THE LEFT OF THE DRYER, U.N.O. - SEE FLOOR PLAN
2. MAXIMUM LENGTH OF DOMESTIC DRYER EXHAUST DUCT PER MECHANICAL PLAN

801 WASHER AND DRYER

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



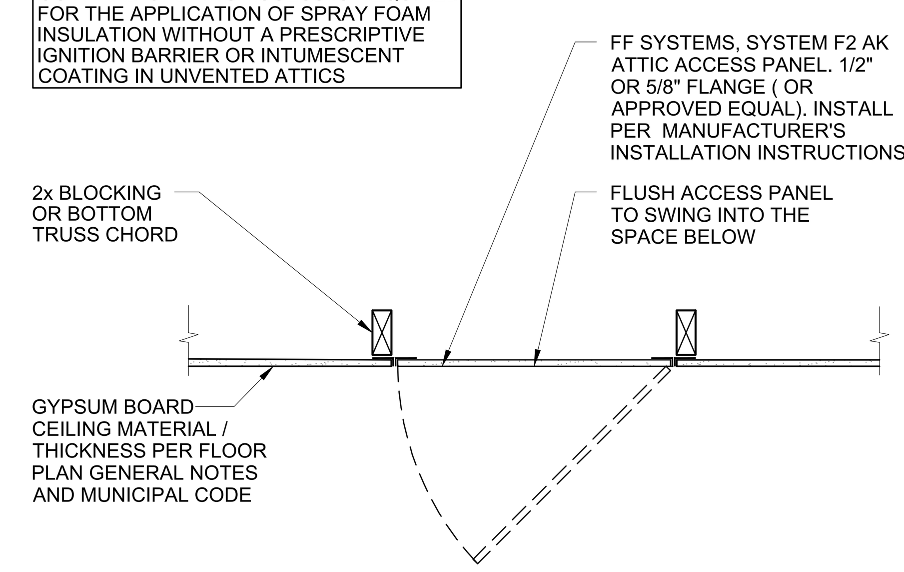
TOP VIEW OF 2x6 PONY WALL



805 PONY WALL AT KITCHEN

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

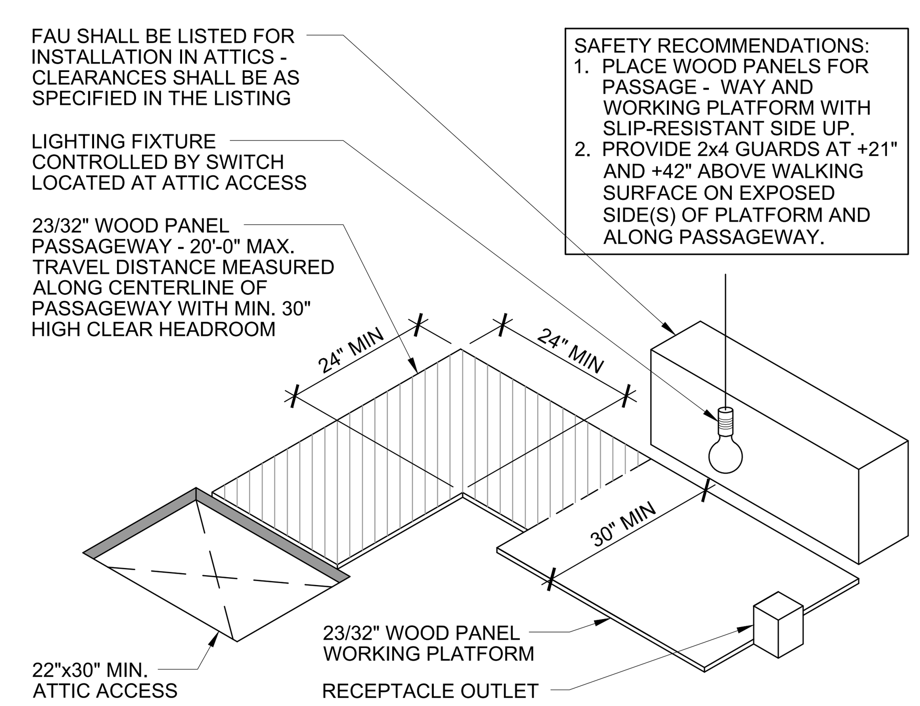
NOTE:
OUTWARD OPENING ACCESS IS REQUIRED FOR THE APPLICATION OF SPRAY FOAM INSULATION WITHOUT A PRESCRIPTIVE IGNITION BARRIER OR INTUMESCENT COATING IN UNVENTED ATTICS



808 ATTIC ACCESS

OUTWARD OPENING

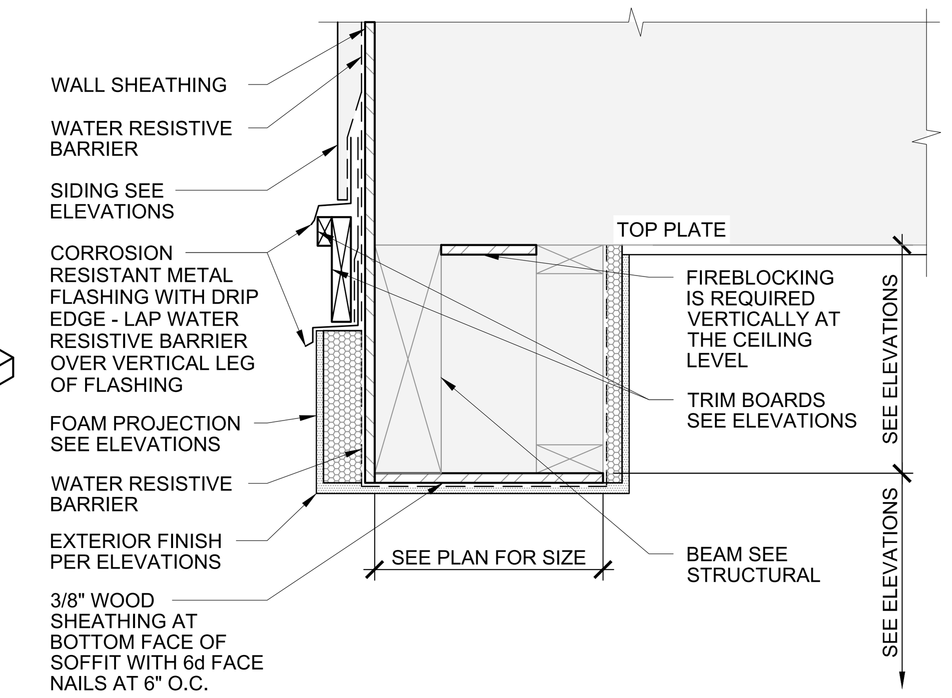
SCALE: 1" = 1'-0"
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SAFETY RECOMMENDATIONS:
1. PLACE WOOD PANELS FOR PASSAGE - WAY AND WORKING PLATFORM WITH SLIP-RESISTANT SIDE UP.
2. PROVIDE 2x4 GUARDS AT +21" AND +42" ABOVE WALKING SURFACE ON EXPOSED SIDE(S) OF PLATFORM AND ALONG PASSAGEWAY.

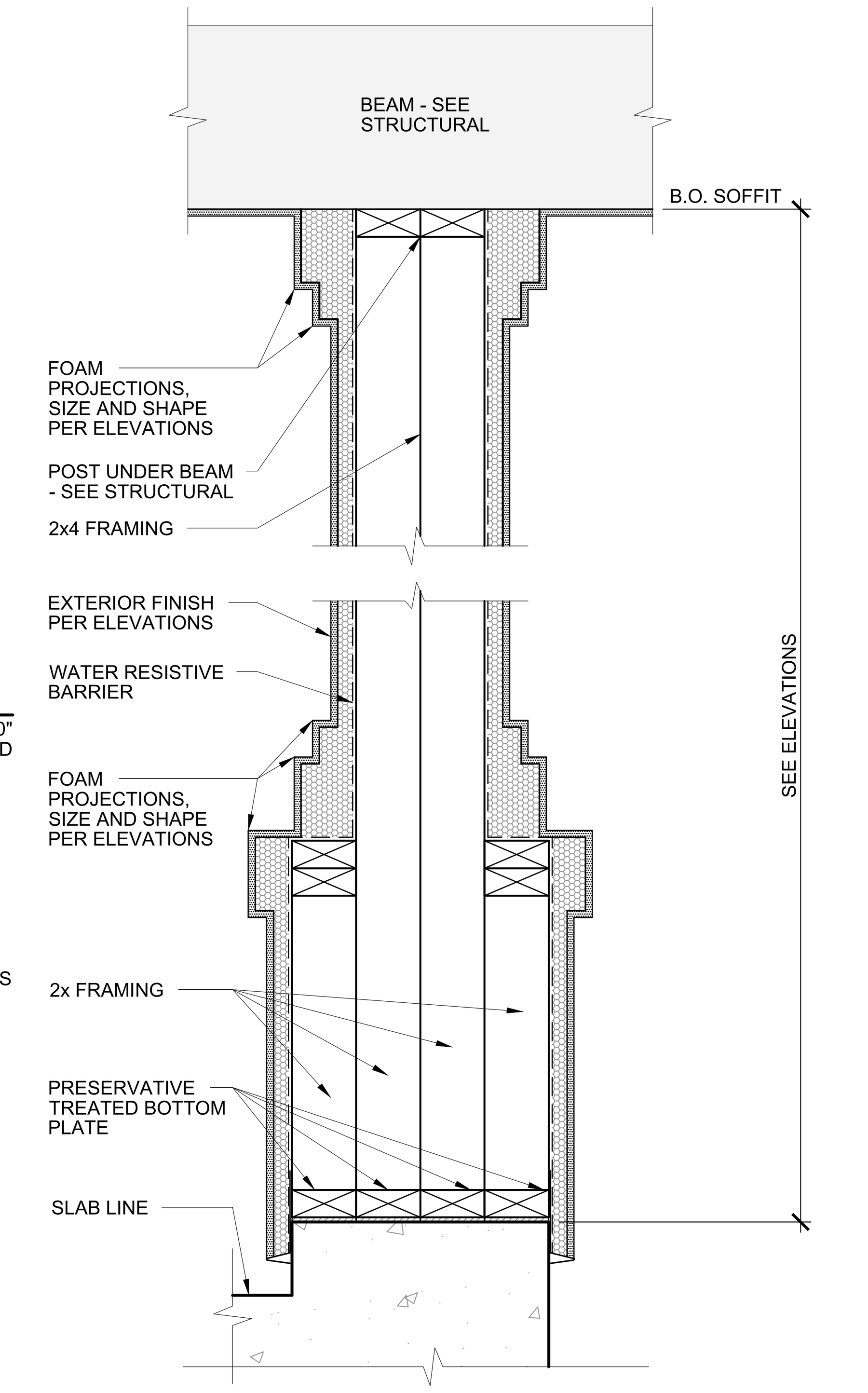
809 HORIZ. FAU ATTIC INSTALLATION

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



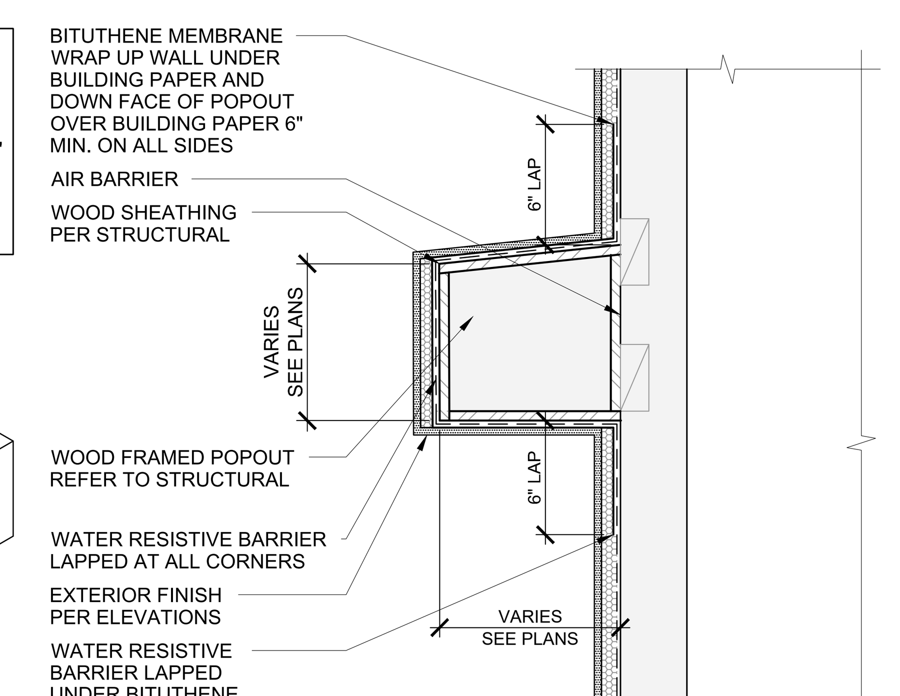
725 EXTERIOR SOFFIT

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

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ARCHITECTURAL DETAILS

REGISTERED ARCHITECT
CERTIFICATE
68041
PAUL
KNITTER
Date Signed 01/09/2025
ARIZONA, U.S.A.

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

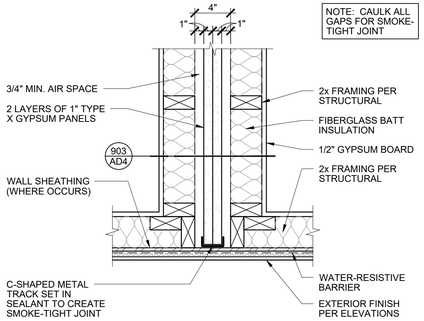
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ISOLA AT
202 AND ELLIOT
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PLAN NUMBER
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AD3

jaime.gomez Jan 09, 2025 - 1:45pm Z:\A_M\Isola Communities\202 and Elliot - Phoenix - For Rent\Residences - Wood\Plan 3\Architecture\Active Folder\Plot Sheets\Plan 3-11-Arch Details.dwg

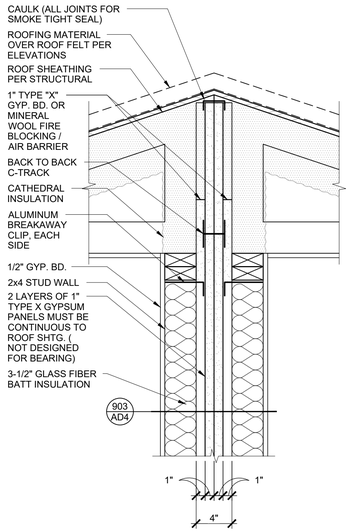


NOTE: CAULK ALL GAPS FOR SMOKE-TIGHT JOINT

902 EXTERIOR WALL INTERSECTION

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

SEE ELEV. FOR ROOF SLOPE

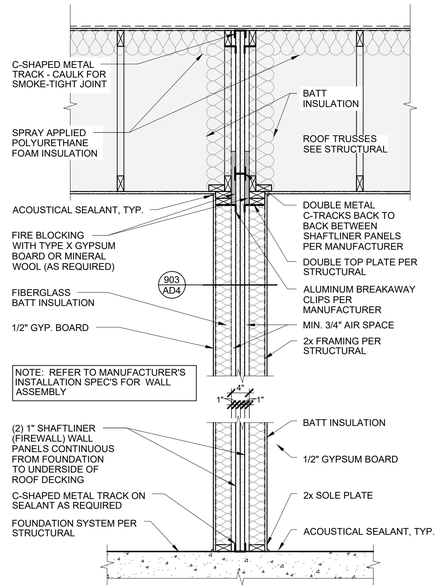


901 2 HOUR RATED COMMON WALL

PARALLEL TRUSS - TWO FAMILY DWELLING
GA FILE NO. ASW 0810 OR EQUAL

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

NOTE: THE ASSEMBLY DRAWINGS ARE REPRESENTATIONS AND ARE NOT ALL INCLUSIVE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIAR WITH THE INSTALLATION REQUIREMENTS. GYPSUM ASSOCIATION DWELLING UNIT SEPARATING ASSEMBLIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL (CURRENT EDITION) AND ITS EXPLANATORY NOTES.



NOTE: REFER TO MANUFACTURER'S INSTALLATION SPEC'S FOR WALL ASSEMBLY

900 UNIT SEPARATION WALL

SHAFTLINER @ 1 STORY

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

Installation Instructions

The Area Separation Wall is constructed once the framing for one townhouse unit is complete and prior to the construction of the adjacent unit. The solid 2" (51 mm) Area Separation Wall is constructed a minimum 3/4" (19 mm) away from the adjacent framing, which is typically constructed from wood. In many cases the Area Separation Wall is positioned 1" (25.4 mm) away from the wall framing to accommodate the 1" (25.4 mm) DensGlass® Shaftliner panels used as firebloc

MECHANICAL SYSTEM COMPONENTS

PROGRAMMABLE TIMER SWITCH

MANUFACTURER	MODEL	LOCATION	VOLTS	STANDARD MET.	AMBIENT TEMP. RANGE (°F)	PROGRAMMABLE
HONEYWELL	HVC0001	SEE PLAN	120	ASHRAE 62.2	5–122	YES

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

SUPPLY GRILLE SPECIFICATIONS

AIR DEVICE DATA

TYPE	MANUFACTURER	MODEL	MATERIAL	MAX NC	PATTERN	DAMPER	SYMBOL
CEILING	TRUEAIRE	401M STAMPED	STEEL	25	CB 1–WAY	MSD	
CEILING	TRUEAIRE	404M STAMPED	STEEL	25	CB 4–WAY	MSD	
WALL	TRUEAIRE	210 BAR	STEEL	25	BAR–WALL	MSD	
FLOOR	TRUEAIRE	150M STAMPED	STEEL	25	LOUVERED	MSD	
TOE SPACE	TRUEAIRE	150TS STAMPED	STEEL	25	LOUVERED	MSD	
LINEAR SLOT	TITUS	MLT39	ALUMINUM	30	ADJUSTABLE	N/A	
LINEAR SLOT	TITUS	MLT39	ALUMINUM	30	ADJUSTABLE	N/A	
LINEAR BAR	TITUS	CT	ALUMINUM	30	STANDARD	N/A	

RETURN / JUMP DUCT GRILLE SPECIFICATIONS

AIR DEVICE DATA

TYPE	MANUFACTURER	MODEL	MATERIAL	MAX NC	PATTERN	DAMPER	SYMBOL
JUMP DUCT	TRUEAIRE	170 STAMPED	STEEL	25	LOUVERED	N/A	
R/A FILTER	TRUEAIRE	190 STAMPED	STEEL	25	LOUVERED	N/A	OR
TRANSFER	TRUEAIRE	170 STAMPED	STEEL	25	LOUVERED	N/A	

DUAL JUMP DUCT GRILLE TERMINATION SCHEDULE

DUCT SIZE	10	12	14	16	18	20
10	25X20	25X20	25X20	30X20	30X20	40X20
12	25X20	25X20	30X20	30X20	40X20	40X20
14	25X20	30X20	30X20	40X20	40X20	40X20
16	30X20	30X20	40X20	40X20	40X20	–
18	30X20	40X20	40X20	40X20	–	–
20	40X20	40X20	40X20	–	–	–

*STANDARD GRILLE SIZES, U.N.O.

DAMPER NOTES

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 SHOWN ON PLAN DRAWING FOR CLARITY). 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.
1. MECHANICAL VENTILATION: TO BE INSTALLED AND OPERATE IN CONJUNCTION WITH MECHANICAL VENTILATION CONTROLLER AND OR FAN WIRED PER INSTALLATION INSTRUCTIONS.
2. 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)
3. ZONE DAMPERS ARE DESIGNATED BY ZONE NUMBER AT DAMPER AND CORRESPONDING CONTROL.

D. 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 QUALIFIED TECHNICIAN.

E. 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. ROUGH–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 AIR 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.

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 LIST PREDOMINATE R–VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, 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.

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 FIRED 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 PAN FLOOD 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 RESTRICTION.

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*m2*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 SERVICED 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.
   *MAKE 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. EXCEPTION: 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 ¼" TO ½" 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 INTERMITTENT OR 20 CFM CONTINUOUS FOR BATH–TOILET ROOMS.
- MECHANICAL EXHAUST FANS TERMINATION 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.

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Registered Professional Engineer (Mechanical) CERTIFICATE NO. 40668 JOSEPH M MCCABE Date Signed 9/17/2024 ARIZONA, U.S.A.

Exp. 3-31-2027

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PRINCIPAL: JOSEPH MCCABE
PROJECT DESIGNER: LOGAN PENTZER
PROJECT NUMBER:

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ISOLA AT 202 & ELLIOT

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PLAN

PLAN 3

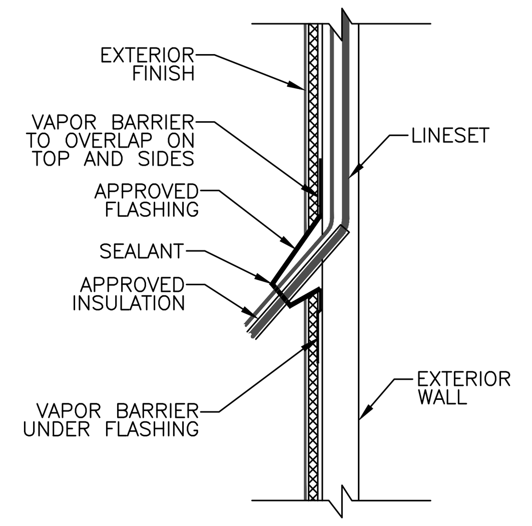
GENERAL NOTES & SCHEDULES

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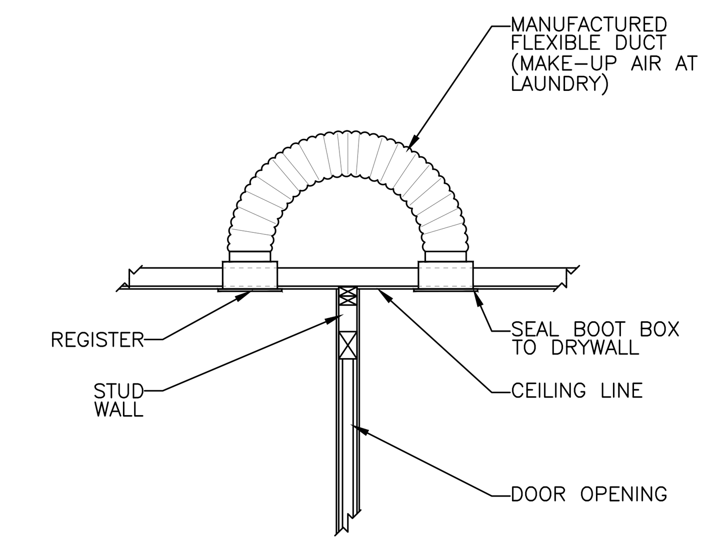
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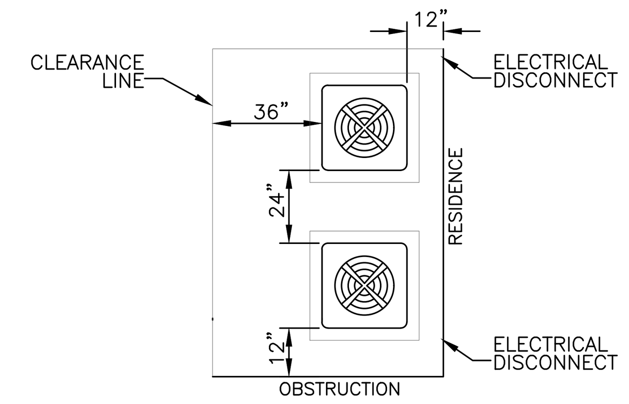
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09 LINESET FLASHING & PROTECTION
AT EXTERIOR WALL — N.T.S



07 JUMP DUCT DETAIL
AIR BALANCE OR DRYER MAKE-UP AIR — N.T.S



NOTE:
1. 48" MIN. CLEARANCE ABOVE UNIT; VERIFY WITH MANUFACTURER.
2. ONE SIDE MUST BE 36", TWO SIDES MAY BE 12".
3. CLEARANCES MAY VARY PER MANUFACTURER; SEE MANUFACTURER'S RECOMMENDATIONS.
4. SEE ELECTRICAL PLAN FOR DISCONNECT LOCATIONS

05 CONDENSER CLEARANCE
N.T.S

- T-Y SHEET METAL CONNECTION
- PROGRAMMABLE THERMOSTAT
- TEMPERATURE SENSOR
- EXHAUST FAN, VENT TO EXT. (50 CFM MIN.)
- SEALED SUPPLY AIR FLEX DUCT, MIN.R-6 -MIN R-4.2 IF ENCAPSULATED ATTIC
- SEALED RETURN AIR FLEX DUCT, MIN.R-6 -MIN R-4.2 IF ENCAPSULATED ATTIC
- DAMPER DISK
- RISER (ROUND)
- RISER (RECTANGULAR)
- DAMPER - BACKDRAFT OR MOTORIZED
- CONDENSER

ABBREVIATIONS

ABV.	ABOVE	O.D.D.B	OUTDOOR DRY BULB
ALT.	ALTERNATE	OBD	OPPOSING BLADE
BD	BACKDRAFT DAMPER		DAMPER
B/P	BYPASS DAMPER	OPT.	OPTIONAL
BTU	BRITISH THERMAL UNIT	O.S.A.	OUTSIDE AIR
BZD	BAROMETRIC ZONE DAMPER	R/A	RETURN AIR
CFM	CUBIC FEET PER MINUTE	REG.	REGISTER
CLG.	CEILING	REQ.	REQUIRED
D/R	DIRECT RETURN	SHT.	SHEET
DEEP	DEEP REGISTER CAN	SYS.	SYSTEM
EXT.	EXTERIOR	SQ.FT.	SQUARE FEET
F.A.	FRESH AIR	TS	TEMPERATURE SENSOR
F.F.	FINISH FLOOR	TSTAT	THERMOSTAT
I.D.D.B.	INDOOR DRY BULB	U.N.O.	UNLESS NOTED OTHERWISE
I.D.W.B	INDOOR WET BULB		
I.F.E.	INTAKE FROM EXTERIOR	VAV	VARIABLE AIR VOLUME
IN.	INCHES	V.T.E.	VENT TO EXTERIOR
J/D	JUMP DUCT	V.T.R.	VENT TO ROOF
KIT.	KITCHEN	W/	WITH
LOC.	LOCATION	WATT	WATTAGE
MAX.	MAXIMUM	WEDGE	WEDGE REGISTER CAN
MBD	MANUAL BALANCING DAMPER	ZD	ZONE DAMPER
MECH.	MECHANICAL		
MIN.	MINIMUM		
MTL.	METAL		
MSD	MULTI-SHUT DAMPER		
MVD	MOTORIZED VENT. DAMPER		

03 MECH. LEGEND & ABBREVIATIONS

WHOLE HOUSE MECHANICAL VENTILATION METHOD TO BE INSTALLED BY MECHANICAL CONTRACTOR PER VENTILATION DETAIL. VENTILATION SYSTEM CONTROLS TO BE SPECIFIED & INSTALLED TO ENABLE MANUAL OVERRIDE & MEET VENTILATION RATES. VENTILATION DESIGN & MATERIALS TO BE INSTALLED WITH AUTOMATIC OR GRAVITY DAMPERS WHICH CLOSE WHEN NOT IN OPERATION. SPECIFIED BY BUILDER/MECHANICAL CONTRACTOR MUST HAVE VENTILATION FAN EFFICACY TO MEET OR EXCEED THE FOLLOWING TABLE:

FAN LOCATION	AIRFLOW RATE MIN.	MIN. EFFICACY	AIRFLOW RATE MAX.
RANGE HOOD	ANY	2.8 CFM/WATT	ANY
IN-LINE	ANY	2.8 CFM/WATT	ANY
BATH / UTILITY	10	1.4 CFM/WATT	<90
BATH / UTILITY	90	2.8 CFM/WATT	ANY

MECHANICAL VENTILATION FAN FLOW RATE TO BE DIRECTLY ADJUSTED TO THE REQUIRED VENTILATION RATE USING ONE OF THE FOLLOWING METHODS:

1. CONTINUOUS VENTILATION RATE

BASED ON PRESCRIPTIVE ENERGY EFFICIENCY APPROACH TO PROVIDE AIR FLOW AT A CONTINUOUS RATE NOT LESS THAN THE TABLE BELOW:

DWELLING UNIT FLOOR AREA (SQ. FT.)	NUMBER OF BEDROOMS				
	0-1	2-3	4-5	6-7	>7
	AIRFLOW (CFM)				
<1,500	30	45	60	75	90
1,501-3,000	45	60	75	90	105
3,001-4,500	60	75	90	105	120
4,501-6,000	75	90	105	120	135
6,001-7,500	90	105	120	135	150
>7,500	105	120	135	150	165

**FAN MUST BE LESS THAN 1 SONE

2. INTERMITTENT VENTILATION RATE

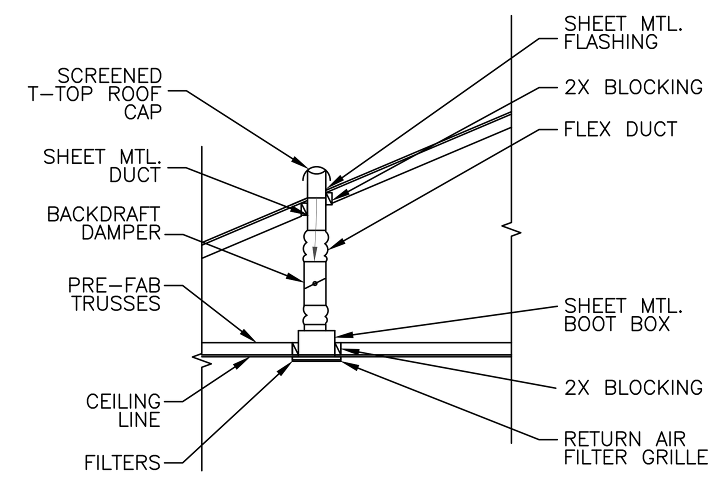
TO BE PERMITTED NOT LESS THAN 25% OF EACH 4 HOUR SEGMENT. INTERMITTENT RATE DETERMINED BY MULTIPLYING CONTINUOUS RATE BY FACTOR LISTED IN TABLE BELOW:

RUN-TIME % IN EACH 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%
FACTOR	4	3	2	1.5	1.3	1.0

**FAN MUST BE LESS THAN 3 SONE

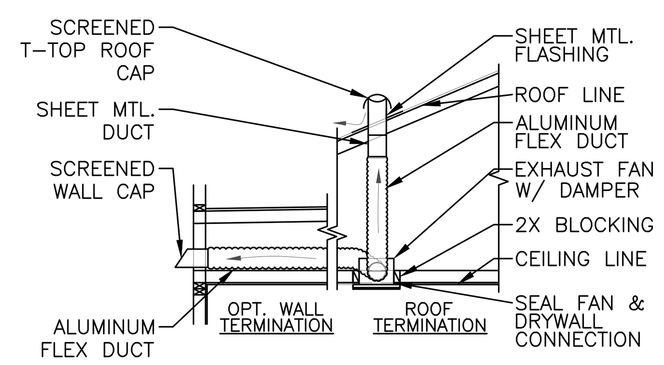
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10 NOT USED



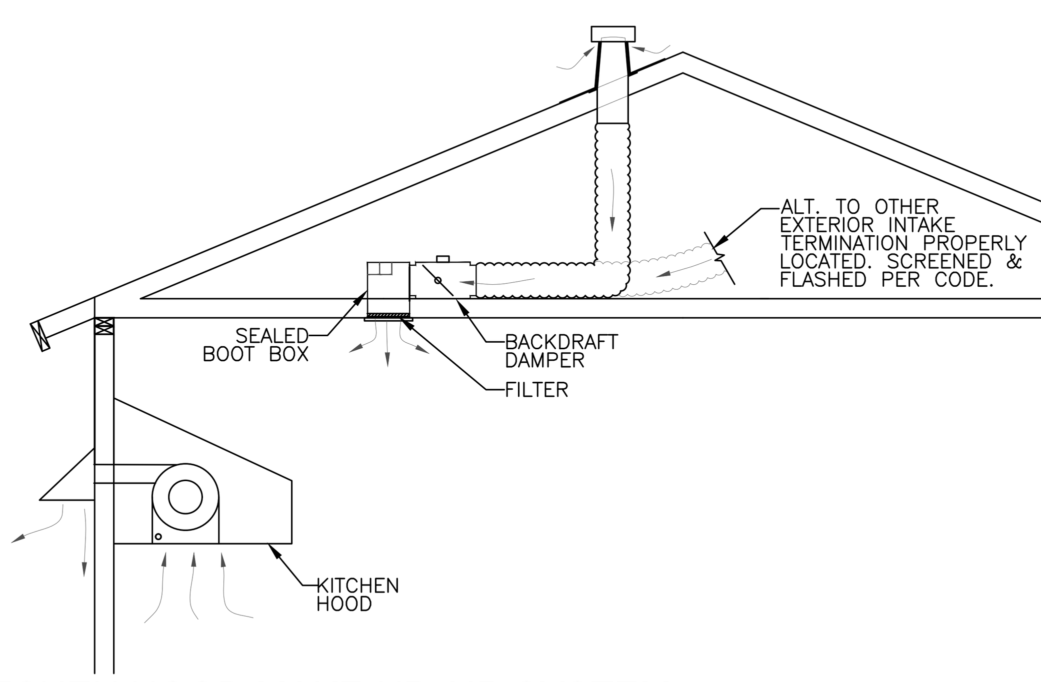
1. MIN. FLEX SIZE IS 6 INCHES (8 INCHES RECOMMENDED)
2. SEE PLAN FOR LOCATION

08 VENTILATION MAKE-UP AIR SOURCE
ENGINEERED OPENING — N.T.S



1. CONTRACTOR TO SELECT EXHAUST FAN TO MEET VENTILATION DESIGN SPECIFICATIONS AND VENTILATION RATE.
4. SEE VENTILATION NOTES FOR SPECIFICATIONS AND CONTROLLER.
5. SEE PLAN FOR FAN LOCATION
6. FAN CONTROLLED VIA SWITCH LABELED AS "MECHANICAL VENTILATION". LOCATION AND LABELING TO BE CONFIRMED BY BUILDER AND ELECTRICIAN

06 FRESH AIR VENTILATION
EXHAUST FAN LOCATED @ LAUNDRY — N.T.S



A. KITCHEN HOODS EXHAUSTING MORE THAN 400 CFMS SHALL BE PROVIDED WITH MAKE-UP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE.

B. LOCATION OF INTERIOR TERMINATION SHALL BE AS CLOSE TO THE HOOD AS POSSIBLE, FILED CONDITIONS MAY VARY. ADVISE HOMEOWNER THAT UNTEMPERED MAKE-UP AIR WILL BE INTRODUCED INTO THE KITCHEN UPON THE OPERATION OF THE KITCHEN HOOD & MAY INFLUENCE THE TEMP. IN THE AREA.

C. KITCHEN RANGE EXHAUST FAN TO BE INSTALLED PER MANUFACTURER'S SPECS & VENTED OUTSIDE PER CURRENT CODE & PER THE LOCAL JURISDICTION.

D. MAKE-UP AIR TERMINATION SHALL BE MIN. 10 FEET AWAY FROM ANY VENTED TERMINATION & 5 FEET FROM OUTDOOR CONDENSER.

E. DAMPER SHALL BE ACCESSIBLE THRU FILTER GRILLE

F. MAKEUP AIR IS NOT REQUIRED WHEN ONE OF THE FOLLOWING IS MET:
1. EXHAUST SYSTEM IS NOT CAPABLE OF EXHAUSTING IN EXCESS OF 400 CMFs
2. ALL FUEL-BURNING APPLIANCES IN THE DWELLING HAVE A DIRECT VENT OR MECHANICAL DRAFT VENT SYSTEM
3. ALL APPLIANCES IN THE DWELLING ARE ELECTRIC.

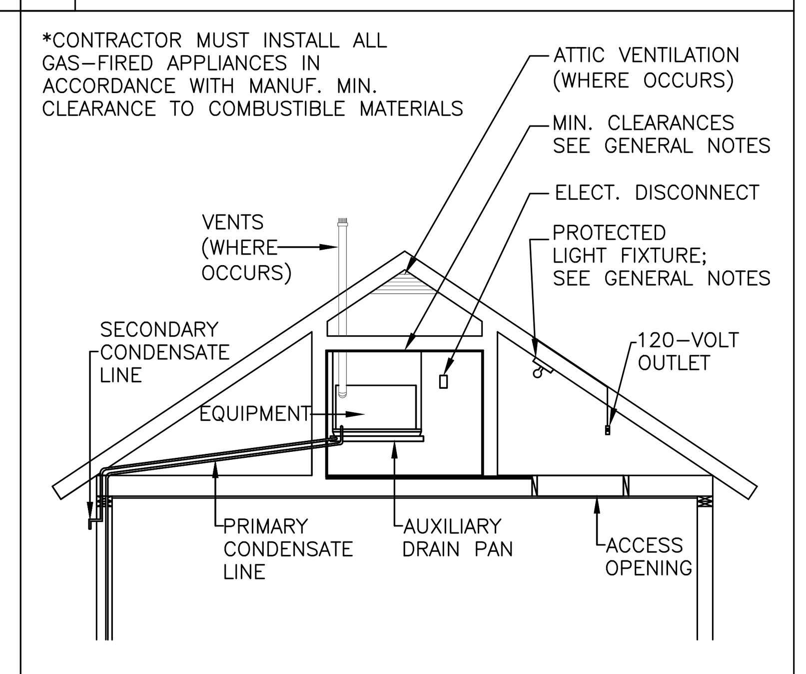
11 KITCHEN HOOD MAKE-UP AIR SYSTEM
INSTALLED HOOD SHALL BE IN ACCORDANCE WITH 2018 IRC SECTION M1503.2. — N.T.S.

NOTE:
TO COMPLY WITH THE CODE REQUIREMENT THAT DRYER EXHAUST VENTS NOT EXCEED A FIXED LENGTH, THE BUILDER MUST AFFIX A WARNING LABEL THAT APPRISES THE HOMEOWNER OF THEIR RESPONSIBILITY TO INSTALL AN APPLIANCE THAT DOES NOT CREATE A HAZARD. THIS WARNING IS TO BE PERMANENTLY ATTACHED TO THE WALL IN AN AREA NEAR WHERE THE DRYER WILL BE LOCATED AND SHOULD BE VISIBLE TO THE PURCHASER DURING AN INSPECTION. THE TAG SHOULD READ AS FOLLOWS:

WARNING
DO NOT REMOVE
TO AVOID THE RISK OF FIRE CAUSED BY LINT BUILD-UP IN THE EXHAUST DUCT, ALL DOMESTIC DRYERS INSTALLED AT THIS LOCATION SHALL BE MANUFACTURER APPROVED (UL LISTED) FOR CONNECTION TO AN EXHAUST DUCT THAT IS
[ ] FEET OR GREATER WITH [ ] ELBOWS

04 DRYER TAG
AT LAUNDRY

*CONTRACTOR MUST INSTALL ALL GAS-FIRED APPLIANCES IN ACCORDANCE WITH MANUF. MIN. CLEARANCE TO COMBUSTIBLE MATERIALS



NOTES:
1. SEE ARCHITECTURAL SHEETS FOR ATTIC VENTILATION
2. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION

02 MECHANICAL EQUIPMENT
N.T.S

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Registered Professional Engineer (Mechanical) CERTIFICATE NO. 40668 JOSEPH M MCCABE Date Signed 9.17.2024 ARIZONA, U.S.A.
Exp. 3-31-2027

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PRINCIPAL: JOSEPH MCCABE
PROJECT DESIGNER: LOGAN PENTZER
PROJECT NUMBER:

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ISOLA AT 202 & ELLIOT

5800 W. ELLIOT ROAD
PHOENIX, AZ 85339

PLAN
PLAN 3
MECHANICAL DETAILS

DRAWN	LP	CHECKED	JM
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MECH. DESIGN TABLE PROCEDURE

ACCA MANUAL J - HEAT LOAD CALCULATIONS

ACCA MANUAL J HEAT LOAD DATA IS DISPLAYED IN THE FIRST TABLE BY SYSTEM. THE STD OPTION NUMBER CONTAINS TOTAL HEAT LOAD DATA PER ALLOWABLE GLAZING AND LIVABLE AREA REQUIREMENTS.

THE PRECEDING OPTION NUMBERS LIST ALL OPTIONS WHICH MAY CHANGE THE THERMAL ENVELOPE, CONDITIONED AREA, VENTILATION/ INFILTRATION, OR DUCT DESIGN OF THE HOME. THE BTU LOADS FOR THE OPTIONS LISTED AFTER THE STANDARD ARE DISPLAYED AS THE DELTA DIFFERENCE OF LOAD FROM THE STANDARD.

SENSIBLE COOLING LOAD IS LISTED BY ORIENTATION, FOLLOWED BY LATENT COOLING AND HEATING LOAD IN BTUH. TOTAL HEATING AND COOLING GAINS CAN BE CALCULATED BY PROPERLY ADDING OR SUBTRACTING THE OPTION DELTA'S TO THE STANDARD PER ORIENTATION AND OPTION CONFIGURATION.

TOTAL MAXIMUM AND MINIMUM LOAD VALUES ARE LISTED AT THE BOTTOM OF EACH SYSTEM. OPTIONS WHICH ARE MUTUALLY EXCLUSIVE IN THAT THEY OCCUPY THE SAME PHYSICAL LOCATION ARE NOT COUNTED TWICE IN THE MAX / MIN CALCULATIONS. TO GIVE A TRUE WORST CASE (MAX OR MIN) ANY EXCLUSIVE OPTION IS COUNTED ONCE.

THE MAXIMUM LOAD VALUE FOR EACH CONFIGURATION IS THEN USED FOR MANUAL S EQUIPMENT SIZING. THIS METHOD IS IN ACCORDANCE WITH ACCA EQUIPMENT SIZING AND ENERGY STAR HVAC DESIGNER REQUIREMENTS.

ACCA MANUAL S - EQUIPMENT SIZING CALCULATIONS

SELECTION HAS BEEN PERFORMED FOLLOWING ACCA MANUAL S EQUIPMENT SIZING GUIDELINES FOR EACH CONFIGURATION BASED ON HEATING LOSS AND COOLING GAIN VALUES LISTED.

ALL EQUIPMENT MATCH-UPS HAVE BEEN EVALUATED AGAINST THE MANUFACTURER'S EXTENDED RATINGS DATA SHEETS FOR LOCAL DESIGN CONDITIONS. EQUIPMENT MAKE, MODEL, AND OTHER REQUIRED SPECIFICATIONS ARE LISTED FOR EACH SYSTEM AT THE TIME OF THE DESIGN DATE.

EQUIPMENT MATCH-UP AND AHRI# ARE SUBJECT TO CHANGE PER MANUFACTURER. MECHANICAL CONTRACTOR MUST USE THE EQUIPMENT MATCH-UP LISTED OR EQUIPMENT MATCH-UP OF EQUAL CAPACITY BASED ON MANUFACTURER'S EXPANDED RATINGS DATA FOR LOCAL DESIGN CONDITIONS. EQUIPMENT SELECTION MUST ADHERE TO CURRENT ACCA MANUAL S SPECIFICATIONS AND REQUIREMENTS.

ACCA MANUAL D - DUCT DESIGN CALCULATIONS

THE DUCT DESIGN HAS BEEN BASED OFF OF BLOWER PERFORMANCE AND THE PRESSURE DROP DATA OF LISTED EQUIPMENT MATCH-UPS.

MECHANICAL CONTRACTOR TO INSTALL BALANCING DAMPERS AT ALL PLENUM SUPPLY COLLARS AND WHERE ACCESSIBLE TO AID IN ADJUSTING ROOM TARGET AIRFLOW BASED ON THE HOME ORIENTATION, AND OPTION CONFIGURATION.

MECHANICAL CONTRACTOR / BUILDER NOTE

LOT SPECIFIC EQUIPMENT & ROOM LEVEL TARGET AIRFLOW WILL BE PROVIDED TO THE MECHANICAL CONTRACTOR BY USING THE THIRD PARTY DESIGN TOOL CONTAINING ORIENTATION AND OPTION DATA.

ACCA Manual D - AIRFLOW RANGE

DUCT CODE	MIN. AIRFLOW (CFM)	MAX. AIRFLOW (CFM)
SYSTEM #1		
1T01	177	413
1T02	146	316
BATH1	11	28
CLOSET	33	76
KITCHEN	145	338
LIVING	174	388
MASTER	90	200
RJ01	636	636

ACCA Manual J - HEAT LOAD DATA

Builder:	ISOLA COMMUNITIES
Community:	ISOLA AT 202 AND ELLIOT
Location:	PHOENIX, AZ

Design Cond	**Cooling**	**Heating**
ODDB (°F)	110	40
IDDB (°F)	75	70
IDWB (°F)	63	63

Plan:	PLAN 3
Sq.Ft.	491
Design Date:	September 3, 2024

Option #	Option Description	Sensible Cooling Load By Solar Orientation - Front Door Facing (Btuh) N	NE	E	SE	S	SW	W	NW	Latent Cooling Load (Btuh)	Heating Load (Btuh)
SYSTEM #1											
STD	PLAN 3	10,924	12,243	12,881	11,989	10,927	11,880	12,265	11,654	611	8,375
								Total Cooling	Sensible Cooling	Latent Cooling	Heating
							Max	13,492	12,881	611	8,375
							Min	11,535	11,535	611	8,375

ACCA Manual S - EQUIPMENT SIZING DATA

AHRI#	Manufacturer	Condenser or Heat Pump Model	Coil or Air Handler Model	Furnace or Heat Strips Model	Total Cooling Capacity	Sensible Cooling Capacity	Heating Capacity	Nom. Tons / SEER(SEER2) / EER(EER2) / HSPF(HSPF2) / AFUE	Condenser or Heat Pump Voltage / MOP / MCA	Air Handler & Heat Strips or Furnace Voltage / MOP / MCA / FLA	Airflow / Blower Setting	Suction Line Set O.D. (in) / Line Set Length (ft)
SYSTEM #1												
207702714	Mitsubishi	SUZ-KA24NA2	PEAD-A24AA		17,332	15,599	13,607	2 / 18(18.9) / 12.5(11.7) / 11.2(9.3) / -	230 / 24 / 14	SEE COND.	636 / Med	3/8" / 50

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PLAN

PLAN 3

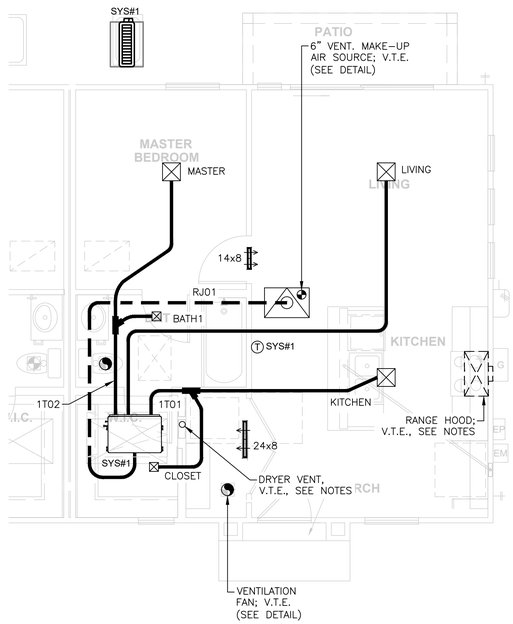
MANUALS
J, D, & S

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MAIN FLOOR MECHANICAL PLAN 3

ALL ELEVATIONS

ACCA MAN. D - DUCT SIZING DATA*	
DUCT CODE	2.0 TON DUCT SIZE (IN)
SYSTEM #1	
1T01	10
1T02	8
BATH1	4
CLOSET	4
KITCHEN	8
LIVING	10
MASTER	8
RJ01	14

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

SUPPLY GRILLES SCHEDULE										
SYMBOL	PATTERN	GRILLE SIZE (IN)	DUCT SIZE (IN)							
			4	5	6	7	8	9	10	12
⊠	4-WAY		6X6	6X6	8X8	10X10	12X12	12X12	12X12	14X14
⊠↓	1-WAY		8X6	8X6	8X6	10X6	12X6	14X6	16X6	16X8
			6X6	6X6	8X8	10X10	10X10	12X12	12X12	14X14
	WALL			8X6	10X6	12X6	14X6	16X6	18X6	20X6
STANDARD GRILLES SIZE, UNLESS NOTED OTHERWISE										

RETURN / JUMPER GRILLES SCHEDULE									
SYMBOL	TYPE	GRILLE SIZE (IN)	DUCT SIZE (IN)						
			8	9	10	12	14	16	18	20
	JUMP DUCT		12X12	12X12	12X12	14X14	16X16	20X20	20X20	25X20
F	DIRECT RETURN		12X12	12X12	20X20	20X20	25X20	30X20	40X20	40X20
STANDARD GRILLES SIZE, UNLESS NOTED OTHERWISE										
20X20 GRILLE AT MASTER RETURN, U.N.O.										

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REVISIONS

NO.	DATE	DESCRIPTION	BY

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

STAMP

Registered Professional Engineer (Electrical)
40668
JOSEPH M MCCABE
Date Signed 9/17/2024
ARIZONA, U.S.A.

Exp. 3-31-2027

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EMAIL: hchisholm@arcxis.com
PRINCIPAL: JOSEPH MCCABE
PROJECT DESIGNER: LOGAN PENTZER
PROJECT NUMBER:

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 AT 202 & ELLIOT

5800 W. ELLIOT ROAD
PHOENIX, AZ 85339

PLAN

PLAN 3

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

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E:\SHARED\MIGRATED FROM OTHER SOURCES\B SERVER\DIVISIONS\ACTIVITA COMMUNITIES\VITA AT 202 AND ELLIOT (PHOENIX)\02 ENGR\02_MECH\PLAN 3\ISOLA AT 202 & ELLIOT_PLAN 3_M.DWG, 9/17/2024 10:54 AM, BY: ADAM DONOVAN

ELECTRICAL SPECIFICATIONS

SCOPE OF W0RK:
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.

1. 2018 INTERNATIONAL RESIDENTIAL CODE (IRC).
2. 2017 NATIONAL ELECTRICAL CODE (NEC).
3. UNDERWRITER LABORATORIES INCORPORATED STANDARD (UL).
4. AMERICAN STANDARDS ASSOCIATION.
5. 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 RE 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 RELOCATION'S AT NO ADDITIONAL CHARGE.

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 (15A 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 SOMARKED. 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, 600 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

1. 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.
2. COORDINATE INSTALLATION OF HVAC CONTROLS WITH MECHANICAL. VERIFY ALL REQUIREMENTS WITH EQUIPMENT SUPPLIED.
3. OBTAIN SUBMITTAL AND SHOP DRAWINGS FROM ALL OTHER TRADES AND COORDINATE YOUR INSTALLATION ACCORDINGLY.
4. INSTALLATION SHALL COMPLY WITH ALL CURRENT APPLICABLE CODES AND GOVERNING AGENCIES HAVING JURISDICTION.
5. THOROUGHLY READ AND REVIEW ALL NOTES, SPECIFICATIONS, SYMBOL LISTS, SCHEDULES, ETC.
6. 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

1. ALL SMOKE DETECTORS AND COMBINATION SMOKE/ CARBON MONOXIDE DETECTORS SHALL BE HARDWIRED ON SAME CIRCUIT AND HAVE A BATTERY BACKUP SYSTEM.
2. 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)
   a. SMOKE ALARMS IN EACH SLEEPING ROOM.
   b. SMOKE ALARMS OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
   c. 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 SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
   d. CARBON MONOXIDE ALARMS OUTSIDE OF SLEEPING AREAS IN THE IMMEDIATE VICINITY ID THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.
   e. CARBON MONOXIDE ALARMS WITHIN EACH BEDROOM WHICH CONTAINS A FUEL-FIRED APPLIANCES.
3. 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, DENS, BEDROOMS, SUNROOMS, 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.
4. 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.
5. CIRCUITS PROVIDED FOR HVAC AND PLUMBING EQUIPMENT SHALL BE LOCATED PER MECHANICAL DRAWINGS.
6. 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.
7. 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.
8. ALL CEILING LIGHT/FAN FIXTURES TO BE CENTERED IN ROOM UNLESS OTHERWISE NOTED.
9. LIGHTING FIXTURES SHOWN ON THESE PLANS INDICATE THE DESIGN INTENT. FINAL APPROVAL OF ALL LUMINAIRES SHALL BE BY THE OWNER.
10. SECURITY ALARM SYSTEM DESIGN SHALL BE PROVIDED BY OTHERS.
11. THE ELECTRICAL CONTRACTOR SHALL FOLLOW DRAWINGS FROM RESPECTIVE UTILITY COMPANY FOR DRY UTILITY DESIGN.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. RECEPTACLE OUTLETS SHALL NOT BE INSTALLED IN A FACE-UP POSITION IN THE WORK SURFACES OR COUNTERTOPS. (NEC ART. 406.4(E)).
19. 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).
20. LUMINAIRES IN CLOTHES CLOSETS SHALL BE INSTALLED IN ACCORDANCE WITH IRC E4003.12.
21. 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 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
22. ALL LUMINAIRES (FIXTURES) INSTALLED IN DAMP LOCATIONS SHALL BE MARKED, SUITABLE FOR WET LOCATIONS" OR SUITABLE FOR DAMP LOCATIONS." IRC E4003.9.
23. A MINIMUM OF 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
24. 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.
25. 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.
26. 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).
27. 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)
28. 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.
29. PROVIDE CONNECTIONS AND TERMINATIONS FOR INTERSYSTEM BONDING AND GROUNDING PER IRC E3609.3
30. 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
31. 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)

SYMBOL	DESCRIPTION
	SCONCE 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	USB RECEPTACLE
	FLOOR MOUNT DUPLEX RECEPTACLE
S	SINGLE POLE SWITCH, +44", UNO
S_3	3-WAY SWITCH, +44" UNO
S_4	4-WAY SWITCH, +44" UNO
S_D	DIMMER SWITCH, +44" UNO
S_S	WALL SWITCH SENSOR, +44"
J	JUNCTION BOX
	ELECTRIC PANEL
	ELECTRIC SERVICE METER/MAIN
TEL	TELEPHONE TERMINATION BOX
CABLE	CABLE TERMINATION BOX
	NON-FUSIBLE DISCONNECT SWITCH
SD	SMOKE DETECTOR
T	THERMOSTAT
T	LOW VOLTAGE TRANSFORMER
	HORN STROBE
	PUSH BUTTON
CHIME	CHIME
TV	TELEVISION OUTLET, +18", UNO
	TELEPHONE OUTLET, +18", UNO
	DATA OUTLET, +18", UNO
SD CO	SMOKE/CARBON DETECTOR
TV	TV/DATA
DL	DAMP LOCATION LISTED
OPT	OPTIONAL ITEM
SMC	STRUCTURED CABLE WIRING
UN0	UNLESS NOTED OTHERWISE
WH	WATER HEATER
WP	WEATHERPROOF
AFI	ARC-FAULT INTERRUPTER
LTS	LIGHTS
ED	EXTRA DUTY

ENGINEERING
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REVISIONS

NO.	DATE	DESCRIPTION	BY
-	-	- -	-
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DEVELOPER
ISOLA COMMUNITIES
13555 SE 36TH STREET, SUITE 320
BELLEVUE, WA 98006

STAMP

Registered Professional Engineer (Electrical)
CERTIFICATE NO. 66594
EDWARD BORDEN III
Expires 06-30-2027
ARIZONA, U.S.A.
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

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ISOLA COMMUNITIES
AT 202 & ELLIOT
PHOENIX, AZ

PLAN
PLAN 3
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		

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GENERAL PLAN NOTES

1. 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.
2. 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.
3. ALL ELECTRICAL DEVICES EXPOSED TO WEATHER SHALL BE WEATHERPROOF.
4. A MINIMUM OF 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
5. 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.
6. REFER TO SHEET E0.0 FOR RESIDENTIAL PLAN NOTES.
7. 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).
8. OUTLET BOXES APPROVED FOR SUPPORTING CEILING FANS SHALL BE USED (IRC E3805.8).

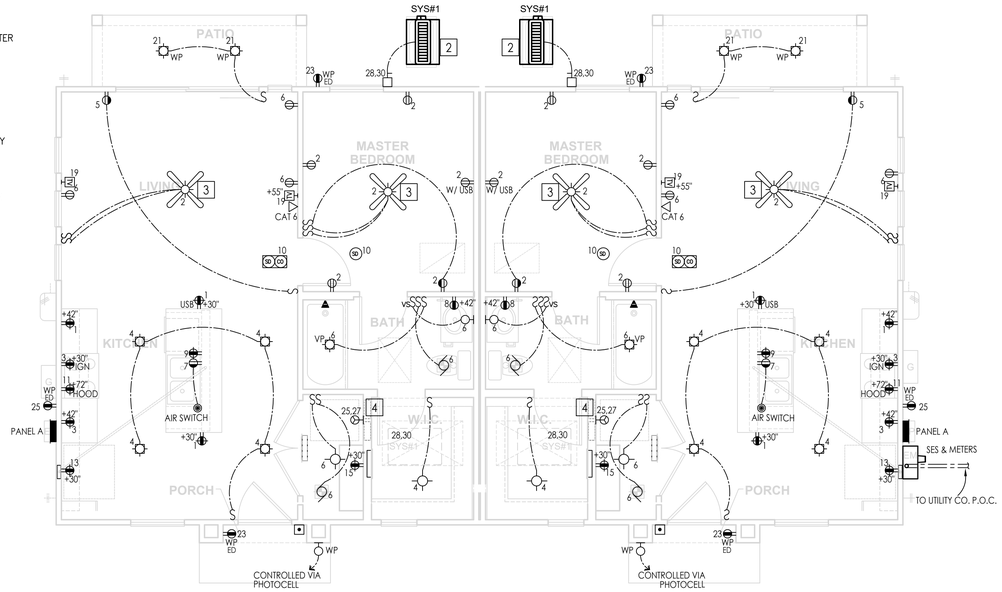
KEYED PLAN NOTES

1 ELECTRICAL SERVICE METER/MAIN PROPOSED LOCATION.

2 FIELD VERIFY EXACT LOCATION OF CONDENSING UNIT PER MECHANICAL PLAN.

3 STANDARD PRE-WIRED WITH OPTIONAL FAN & LIGHT.

4 OUTLET NOT TO EXCEED +72" AFF.



ELECTRICAL PLAN

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

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.
AMPACITY BASED ON AMBIENT TEMPERATURE OF 75°C (167°F) FOR WIRE TYPES RHW, THW, THHW, XHHW, THWN, XHWN, USE, ZW (NEC TABLE 310.16.)			

ELECTRICAL LOAD CALCULATION

PROJECT NAME: ISOLA AT 202 & ELLIOT
UNIT OR MODEL: PLAN 3 **SQUARE FOOTAGE:** 568 SF
SERVICE VOLTAGE: [X] 120/240 [ ] 120/208 [X] SINGLE PHASE [ ] THREE PHASE

GENERAL LIGHTING LOAD:				
568 SQ. FT. x	3 W. / SQ. FT.	=	1,704 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.			=	6,204 W
FIXED APPLIANCE LOAD:				
1 DISHWASHERS	@	1,200 W =	1,200 W	
1 GARBAGE DISPOSAL	@	950 W =	950 W	
1 GAS RANGE	@	180 W =	180 W	
1 MICROWAVES	@	1,500 W =	1,500 W	
1 REFRIGERATOR/FREEZER	@	1,200 W =	1,200 W	
1 CLOTHES WASHER / DRYER	@	5,000 W =	5,000 W	
1 GAS WATER HEATER	@	150 W =	150 W	
FIXED APPLIANCE LOAD			=	10,180 W
TOTAL GENERAL LIGHTING, OUTLETS & FIXED APPLIANCE LOAD			**=**	**16,384 W**
OPTIONAL LOAD CALCULATION PER 220.82				
FIRST 10,000 W.	@	100% DEMAND FACTOR	=	10,000 W
REMAINING 6,384 W.	@	40% DEMAND FACTOR	=	2,554 W
HVAC LOADS				
1 2 TON HEAT PUMP @		3,243 W	=	3,243 W
1 1/2 HP FAN COIL @		1,176 W	=	1,176 W
TOTAL LOAD (WATTS)			**=**	**16,973 W**
TOTAL LOAD (AMPS) 16,973 / 240 VOLTS			**=**	**71 A.**
MINIMUM RECOMMENDED SERVICE			**=**	**100 A.**

PANEL A				SERVICE ENTRANCE				SNAP-ON CIRCUIT BREAKERS				
VOLTS: 240/120				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: 22			X	SURFACE MOUNT								
PHASE: 1				FLUSH MOUNT								
WIRE: 3			X	HINGE DOOR								
NEUTRAL: FULL SIZE				DOOR IN DOOR				PANEL LOCATION				
GROUND: CU-SOLID			X	LATCH/LOCK DOOR				SEE ELECTRICAL FLOOR PLAN				

CKT NO.	BRK TYPE	CIRCUIT DESCRIPTION	BRK SIZE	WIRE SIZE FEEDER	WIRE SIZE GRND	WIRE SIZE GRND	WIRE SIZE FEEDER	BRK SIZE	CIRCUIT DESCRIPTION	BRK TYPE	CKT NO.
1	A/G	REC - KITCHEN	20	12	12	14	14	15	LGT/REC - SLEEP	A	2
3	A/G	REC - KITCHEN	20	12	12	14	14	15	LGT - KITCHEN/LIVING/CLOSET	A	4
5	A	REC - LIVING	20	12	12	14	14	15	LGT - BATH/LAUNDRY	A	6
7	A/G	GARBAGE DISPOSAL	20	12	12	12	12	20	REC - BATH	G	8
9	A/G	DISHWASHER	20	12	12	14	14	15	SMOKE/CO DETECTORS	A	10
11	A/G	MICROWAVE	20	12	12	14	14	15	MAINT. LGT/REC - ATTIC	G	12
13	A/G	REFRIGERATOR	20	12	12				SPACE		14
15	A/G	REC - LAUNDRY RM	20	12	12				SPACE		16
17		SPACE							SPACE		18
19	A	REC - TEL/DATA/CABLE HUB	20	12	12				SPACE		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		10	10	25/2	HP - 1/AHU - 1		28
29	G	WATER HEATER	20	12	12		10				30

NOTES:
1) HVAC M.O.C.P ESTIMATED FROM MECHANICAL PLAN. CONFIRM ACTUAL EQUIPMENT AND ELECTRICAL REQUIREMENTS AT JOB SITE.
2) MINIMIM A.I.C. RATING FOR CB's 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)

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Registered Professional Engineer (Electrical) CERTIFICATE NO. 66594 EDWARD BORDEN III Expires 06-30-2027 ARIZONA, U.S.A.

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

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ISOLA COMMUNITIES
AT 202 & ELLIOT
PHOENIX, AZ

PLAN

PLAN 3

ELECTRICAL PLAN, LOAD CALC & PANEL SCHED.

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

SECTION 1: GENERAL INFORMATION

TABLE 1 – 1Ø RESIDENTIAL (NON-COMMERCIAL)
SINGLE OR DOUBLE METER SOCKET SES

SES (A)	Overhead or Underground Service 1Ø 120/240V Transformer		
	Number of Meter Sockets	Minimum SES Bracing (A)	SRP Supplied Fault Current (A)
100	1 or 2	10,000	9,554
125			
150			
200	1 or 2		
225	1	22,000	21,188
400 (320 Class)			

NOTES

1. For the above SES, SRP will size transformer and design secondary/service conductor length to limit the SRP supplied fault current to 9,554A or 21,188A based upon SES size.
2. Refer to Table 2 for residential SES not listed above.

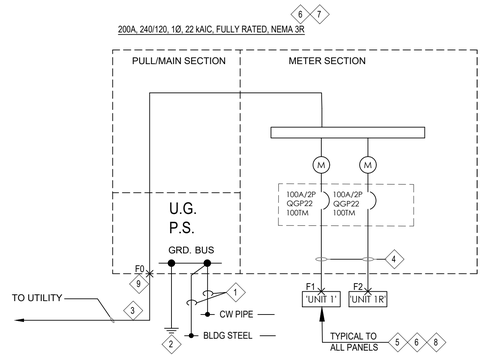
Electric Service Specifications	REV: UPDATE TABLE TITLE	Page 1 of 4
	GENERAL INFORMATION FAULT CURRENT TABLES	ISSUE DATE: 04/15/86 REV. DATE: 02/13/24 APPROVAL: J. Robbins
PROPRIETARY MATERIAL	1-35	ESS1-35 to1-38.doc

FAULT CALCULATION FOR 120/240V, 1-PHASE

AFC (FROM UTILITY OR PREVIOUS CALC.) = AFC(1)
f = (2 X L X AFC(1))/(N X C X V)
M=1/(1+f)
AFC(2) = AFC(1) X M

FAULT LABEL	FAULT LOCATION	AFC(1)	FEEDER CONDUCTOR (OR XFMR KVA)	C VALUE (OR %Z)	CONDUCTOR LENGTH (L)	VOLTAGE L-L (V)	NUMBER OF SETS (N)	f VALUE	M VALUE	CALCULATED FAULT VALUE AFC(2)	
F0	SES*	21,188								21,188	
F1	UNIT 1	21,188	#1 AWG AL	4678	45	240	1	1.69848226	0.370579	7,852	
F2	UNIT 1R	21,188	#1 AWG AL	4678	5	120	3	0.1258135	0.888247	18,820	

*BASED ON SRP DESIGN MANUAL AVAILABLE FAULT CURRENT TABLE 1



SINGLE LINE DIAGRAM - DUPLEX BUILDING

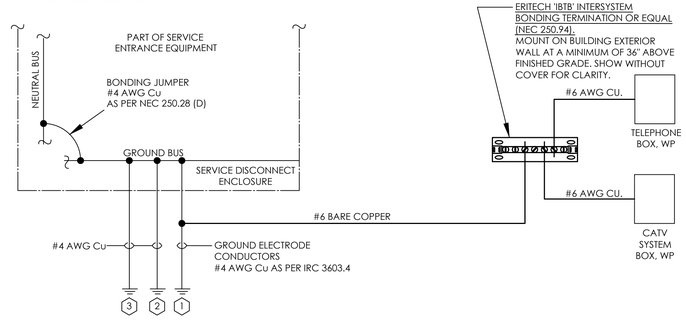
SCALE: N.T.S.

SINGLE LINE DIAGRAM NOTES

1. 1"C-#2/0 STRANDED BARE COPPER, SYSTEM SHALL BE GROUNDED TO OTHER METAL PIPING IN ACCORDANCE WITH NEC 250.104(B).
2. PROVIDE CONCRETE ENCASED GROUNDING ELECTRODE CONSISTING OF MIN 20' OF #4 BARE COPPER OR 1/2" REBAR INSTALLED PER NEC 250.52(A)(3).
3. TO UTILITY COMPANY NEAREST POINT OF CONNECTION. VERIFY ALL OTHER REQUIREMENTS WITH UTILITY COMPANY.
4. SEE FAULT CURRENT TABLE FOR WIRE SIZE. PROVIDE GROUNDING PER NEC REQUIREMENTS. IF FEEDER LENGTH EXCEEDS 100', UPSIZE TO THE NEXT CONDUCTOR SIZE ACCORDINGLY. WHERE INSTALLED IN THERMAL INSULATION, THE AMPACITY SHALL BE IN ACCORDANCE WITH THE 60 °C CONDUCTOR TEMPERATURE RATING 338.10(B)(4).
5. PROVIDE BRANCH CIRCUIT BREAKERS THAT ARE SERIES RATED WITH THE UPSTREAM FEEDER BREAKERS.
6. PROVIDE A NAMEPLATE TO READ "CAUTION ENGINEERED, SERIES COMBINATION SYSTEM RATED 65,000A/10,000A. IDENTIFIED REPLACEMENT COMPONENTS REQUIRED".
7. VERIFY WITH SERVICE PLANNER FOR AIC RATING AND ELECTRICAL INFO BEFORE ISSUING ANY BID. NOTIFY ENGINEER ON RECORD IMMEDIATELY IF MAJOR DISCREPANCIES OCCURS.
8. PROVIDE 2-POLE TYPE 2 SPD PER 2020 NEC 230.67.
9. ISC = 21,188 A PER SRP DESIGN MANUAL.

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.



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

GROUNDING & BONDING DETAIL

SCALE: NONE

ELEMENTS MIGRATED FROM OTHER SOURCES (I:\SERVER\DIVISION\ATVITA COMMUNITIES\VITA AT 202 AND ELLIOT (PHOENIX)\02 ENGINEERING\ELECTRICAL\ATVITA AT 202 ELLIOT_PLAN 3_ESWG 9/13/2024 8:34 AM BY ALEX HERMANN

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09/13/2024

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ISOLA COMMUNITIES AT 202 & ELLIOT

PHOENIX, AZ

PLAN

PLAN 3

SINGLE LINE DIAGRAM & FAULT CALCS

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

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SPECIFICATIONS

1. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION AND SIZES OF ALL PLUMBING UTILITIES PRIOR TO COMMENCEMENT OF WORK. ANY DEVIATIONS OR PROBLEMS SHALL BE TRANSMITTED TO THE ENGINEER FOR REVIEW.
2. PLUMBING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (IRC) AND ALL APPLICABLE LOCAL REQUIREMENTS, STATE CODES AND REGULATIONS WITH AMENDMENTS (LATEST EDITION).
3. POTABLE WATER SYSTEM MUST BE DISINFECTED PRIOR TO USE AS REQUIRED.
4. PIPING AND PLUMBING EQUIPMENT SHOWN ON DRAWINGS WITHOUT DIMENSIONAL LOCATIONS SHALL BE CONFIRMED BY CONTRACTOR. CONTRACTOR SHALL VERIFY PROPOSED PIPE ROUTINGS PRIOR TO INSTALLATION, INCLUDING INTERFERENCE WITH BUILDING STRUCTURES, EQUIPMENT AND WORK OF OTHER TRADES WHETHER NEW OR EXISTING. PROPOSED ROUTINGS SHALL BE REVIEWED WITH THE CONSTRUCTION MANAGER.
5. ELEVATIONS SHOWN ON PLUMBING DRAWINGS ARE REFERENCED FROM FINISHED FLOOR ELEVATION.
6. OPTIONS AND PLAN ELEVATIONS NOT SHOWN, REQUIRE NO CHANGE FROM ORIGINAL DESIGNS.
7. COMBUSTION AIR FOR ALL WATER HEATER SHALL COMPLY WITH SECTION G2407 OF IRC.
8. WATER HEATER VENTS SHALL CONFORM WITH SECTION G2427 OF IRC.
9. VENT PIPING SHALL CONFORM WITH CHAPTER 31 OF IRC.
10. CONTRACTOR SHALL SEAL PENETRATIONS THROUGH FIRE WALLS AND FLOORS WITH APPROVED FIRE SEALANT. REFER TO SPECIFICATIONS, INSTALL PER MANUFACTURERS INSTRUCTIONS FOR APPLICABLE PIPE MATERIAL AND SIZE. PIPE PENETRATIONS THROUGH NON-RATED WALLS AND FLOORS SHALL BE SEALED AIR TIGHT AND RODENT PROOF.
11. CLEAN-OUTS SHALL BE INSTALLED BY CONTRACTOR, AS INDICATED AND AS REQUIRED BY SECTION P3005.2 OF IRC.
12. BUILDING DRAIN AND SEWER SIZE AND SLOPE SHALL BE DETERMINED FROM TABLE P3005.4.2 ON THE BASIS OF DRAINAGE FIXTURE UNITS FROM TABLE P3004.1. A MINIMUM GRADE OF 1/8" PER FOOT MAY BE USED WHEN INDICATED ON PLUMBING PLANS OR APPROVED BY ADMINISTRATIVE AUTHORITY.
13. ALL SIZING FOR DRAIN, WASTE AND VENTS SHALL BE IN COMPLIANCE WITH TABLES P3005.4.1, P3005.4.2, P3107.3, P3108.3, P3109.4 & P3111.3 OF IRC.
14. A WATER HAMMER ARRESTER IS TO BE USED AT ALL QUICK-ACTING VALVES, REFER TO SECTION P2903.5 OF IRC.
15. BATHTUB, SHOWER, AND TUB-SHOWER COMBINATIONS REQUIRE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. HANDLE POSITION STOPS SHALL BE PROVIDED ON THE VALVES AND ADJUSTED PER MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM 120°F. (IRC P2708.3 & P2713.3)
16. ALL GAS PIPING DOWNSTREAM OF PRESSURE REGULATOR TO BE SIZED PER SECTION G2413 OF IRC. INSTALL AUTOMATIC EARTHQUAKE SHUT-OFF VALVE AND REGULATOR AS REQUIRED. GAS METER, SHUT-OFF VALVES AND PRESSURE REGULATORS TO BE READILY ACCESSIBLE.
17. A SEDIMENT TRAP IS TO BE INSTALLED AS CLOSE TO THE INLET OF THE EQUIPMENT, AS PRACTICAL, AT THE TIME OF EQUIPMENT INSTALLATION WHERE REQUIRED BY CODE, REFER TO SECTION G2419.4 OF IRC.
18. GAS PIPE SIZING SHALL CONFORM WITH CHAPTER 24 OF IRC. WHEN A "HYBRID" SYSTEM IS INSTALLED, GAS PIPE SIZING SHALL BE SIZED ACCORDING TO MANUFACTURE DESIGN AND INSTALLATION GUIDES.
19. PLUMBING FIXTURES TO BE SOLID CONNECTION. IF SLIP JOINT CONNECTIONS USED; PROVIDE ACCESS PANEL OR UTILITY SPACE NOT LESS THAN 12 INCHES (305 MM) IN ITS LEAST DIMENSION AND SO ARRANGED WITHOUT OBSTRUCTIONS AS TO MAKE SUCH CONNECTIONS ACCESSIBLE FOR INSPECTION AND REPAIR. (IRC P2704.1)
20. IF GRAY WATER RECYCLING SYSTEMS ARE TO BE USED, FOLLOW ALL GUIDELINES OUTLINED IN SECTION P3009 OF IRC.

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

TESTING NOTES

- REQUIRED PRESSURE TESTS OF TEN PSI OR LESS SHALL BE PERFORMED WITH GAUGES OF ONE-TENTH OF A POUND INCREMENTATION OR LESS. IRC SECTION 318. REQUIRED PRESSURE TESTS EXCEEDING 10 PSI BUT LESS THAN OR EQUAL TO 100 PSI SHALL BE PERFORMED WITH GAUGES OF 1 PSI INCREMENTATION OR LESS. IRC SECTION P2503.9.
- WASTE AND VENT
  - EACH SECTION SHALL BE FILLED WITH WATER, BUT NO SECTION SHALL BE TESTED WITH LESS THAN A FIVE-FOOT HEAD OF WATER. THE WATER SHALL BE KEPT IN THE SYSTEM, OR IN PORTION UNDER TEST, FOR NOT LESS THAN FIFTEEN MINUTES BEFORE INSPECTION STARTS. IRC SECTION P2503.5.1, BUILDING SEWER TEST IRC SECTION P2503.4. NO AIR TESTING IS ALLOWED FOR PLASTIC PIPE PER IRC SECTION P2503.5.1.
- WATER
  UPON COMPLETION OF A SECTION OR OF THE ENTIRE HOT AND COLD WATER SUPPLY SYSTEM, IT SHALL BE TESTED AND PROVED TIGHT UNDER A WATER PRESSURE NOT LESS THAN THE WORKING PRESSURE UNDER WHICH IT IS TO BE USED. THE WATER USED FOR TESTS SHALL BE OBTAINED FROM A POTABLE SOURCE OF SUPPLY. EXCEPT FOR PLASTIC PIPING, A FIFTY LB. AIR PRESSURE SHALL BE PERMITTED TO SUBSTITUTED FOR THE WATER TEST. IN EITHER METHOD OF TEST, THE PIPING SHALL WITHSTAND THE TEST WITHOUT LEAKING FOR A PERIOD OF NOT LESS THAN FIFTEEN MINUTES. IRC SECTION P2503.7
- GAS
  - THIS INSPECTION SHALL INCLUDE AN AIR, CO2, PRESSURE TEST, AT WHICH TIME THE GAS SYSTEM SHALL STAND A PRESSURE OF NOT LESS THAN ONE-HALF TIMES THE PROPOSED MAXIMUM WORKING PRESSURE, BUT NOT LESS THAN 3 PSIG FOR A LENGTH OF TIME SATISFACTORY TO THE ADMINISTRATIVE AUTHORITY, BUT IN NO CASE LESS THAN 10 MINUTES. SECTION G2417 OF IRC. THESE TESTS SHALL BE MADE IN THE PRESENCE OF THE AUTHORITY HAVING JURISDICTION.

PLUMBING HANDICAP NOTES

1. TOILET FLUSH CONTROLS SHALL BE OPERABLE WITH SENSOR OR WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. CONTROLS SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREA NO MORE THAN 44-INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS FORCE.
2. URINAL FLUSH CONTROLS SHALL BE OPERABLE WITH SENSOR OR WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING OR TWISTING OF THE WRIST AND SHALL BE MOUNTED NO MORE THAN 44-INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS FORCE.
3. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACE UNDER LAVATORIES.
4. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH SENSOR OR WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS FORCE LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANICAL ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN AT LEAST 10 SECONDS.

FIXTURE SCHEDULE

ITEM	FIXTURE	TRAP	COLD WATER	HOT WATER	WASTE	VENT	DESCRIPTION
WC	WATER CLOSET	-	1/2"	-	3"	2"	GRAVITY TANK - INCLUDES SINGLE AND DUAL FLUSH WATER CLOSETS WITH AN EFFECTIVE FLUSH OF 1.6 GALLONS OR LESS.
L	LAVATORY	1 1/4"	1/2"	1/2"	2"	1 1/2"	1.2 GPM @ 60 PSI MAXIMUM FLOW, 2 GPM @ 8 PSI MINIMUM FLOW.
BT	BATHTUB	1 1/2"	1/2"	1/2"	2"	1 1/2"	BATHTUB/ WITH SHOWER COMBINATION WHERE SHOWN ON PLANS. 2.5 GPM SHOWER HEAD @ 80 PSI MAXIMUM FLOW.
SH	SHOWER	2"	1/2"	1/2"	2"	1 1/2"	2.5 GPM SHOWER HEAD @ 80 PSI MAXIMUM FLOW. PROVIDE A THERMOSTATIC OR PRESSURE BALANCE TYPE MIXING VALVE FOR THERMAL SHOCK AND SCALD PROTECTION.
KS	KITCHEN SINK	1 1/2"	1/2"	1/2"	2"	1 1/2"	2.2 GPM @ 60 PSI.
LS	LAUNDRY SINK	1 1/2"	1/2"	1/2"	2"	1 1/2"	2.2 GPM @ 60 PSI.
BS	BAR SINK	1 1/2"	1/2"	1/2"	2"	1 1/2"	2.2 GPM @ 60 PSI.
WB	WASHER BOX	2"	1/2"	1/2"	2"	1 1/2"	PROVIDE DUAL STANDPIPE WASHING MACHINE OUTLET BOX, GUY GRAY "TT" SERIES OR EQUAL.
DW	DISH WASHER	-	-	1/2"	-	-	PROVIDE VALVED STUB OUT.
IM	ICE MAKER STUB	-	1/2"	-	-	-	PROVIDE SHUTOFF VALVE AT STUBOUT.
HB	HOSE BIBB	_	1/2"	_	_	-	PROVIDE ANTI-SIPHON DEVICE.
WHA	WATER HAMMER ARRESTER	-	-	-	-	-	WATTS LS15M2- DR SERIES OR EQUAL, SIZED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
--	---	-	-	-	-	-	--- ---

1. MAXIMUM FLOW AND WATER CONSUMPTION TO COMPLY WITH SECTION P2903, IRC.
2. CONTRACTOR MAY SELECT EQUIVALENT FIXTURES BASED ON APPROVED MANUFACTURERS.
3. ALL FIXTURE SELECTIONS TO BE APPROVED BY OWNER.

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

PLUMBING FIXTURES

- 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

PIPE SYMBOLS

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

PIPING MATERIAL

INDIRECT WASTE AND CONDENSATE PIPING	PVC, CPVC OR TYPE "M" COPPER TUBING WITH WROUGHT COPPER SWEAT FITTINGS AND ADAPTERS FOR SCREWED PIPE CONNECTIONS. THREADED PIPE UNION AND FITTINGS AT FIXTURE CONNECTIONS SHALL BE 85% RED BRASS WITH IPS THREADS. ALL PIPE JOINTS AT SWEAT FITTINGS SHALL BE MADE WITH 95/5 LEAD FREE SOLDER. INSULATE ALL INDOOR CONDENSATE PIPING.
DOMESTIC WATER PIPING WITHIN UNIT PLANS	UPONOR/WIRSBO 'AQUAPEX' PEX TUBING WITH PROPEX COLD EXPANSION PLASTIC FITTINGS AND LEAD-FREE BRASS ADAPTORS (FOR TRANSITIONS TO THREADED OR COPPER PIPE). INSTALLED IN COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS
NATURAL GAS PIPING BELOW GRADE (NOT BELOW BUILDING)	UNDERGROUND GAS POLYETHYLENE (PE) PIPING AND FITTINGS. PIPING AND FITTINGS SHALL BE LISTED WITH IAPMO/UPC. INSTALL WITH ELECTRICALLY CONTINUOUS CORROSION-RESISTANT TRACER WIRE NOT LESS THAN AWG 14.
NATURAL GAS PIPING ABOVE GRADE	SCHEDULE 40 BLACK STEEL (ASTM A53, GRADE B). PIPING 2" & SMALLER SHALL HAVE BLACK MALLEABLE IRON 150# BANDED PATTERN THREADED FITTINGS, OR CSST THAT IS INSTALLED AND SIZED PER MANUFACTURE SPECIFICATIONS. PIPING 2 1/2" & LARGER SHALL HAVE FORGED STEEL BUTT-WELDING TYPE FITTINGS.
SEWER WASTE AND VENT PIPING INSIDE BUILDING ABOVE GROUND (1-AND 2-STORY)	ABS, PVC-DWV, COPPER-DWV OR CAST IRON IN ACCORDANCE WITH IRC TABLE P3002.1(1)
SEWER WASTE AND VENT PIPING INSIDE BUILDING ABOVE GROUND (3-STORY ONLY)	ABS, PVC-DWV, COPPER-DWV OR CAST IRON IN ACCORDANCE WITH IRC TABLE P3002.1(1)
SEWER WASTE AND VENT PIPING INSIDE BELOW GROUND	SCHEDULE 40 ABS (OR PVC-DWV) PLASTIC PIPE WITH DWV TYPE FITTINGS IN ACCORDANCE WITH IRC TABLE P3002.1(2).

1. BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH IRC SECTION TABLES REFERENCED ABOVE. IF MATERIAL IS NOT LISTED ABOVE BUT IS LISTED IN THE IRC TABLES REFERENCED AND CONTRACTOR WISHES TO INSTALL, CONTRACTOR MUST CONFER WITH AHJ TO ENSURE LOCAL CODE COMPLIANCE.
2. ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY.
3. ALL COPPER FITTINGS UNDER CONCRETE SLAB SHALL BE BRAZED INSTEAD OF SOLDERED.
4. TYPE L COPPER TUBING MAY BE USED FOR ABOVE GROUND WATER PIPING INSIDE OR ON THE BUILDING.

PIPING SUPPORT CRITERIA

MATERIALS	TYPE OF JOINTS	HORIZONTAL	VERTICAL
CAST	LEAD AND OAKUM	5 FEET, EXCEPT WHERE 10 FOOT LENGTHS ARE INSTALLED	BASE AND EACH FLOOR, NOT TO EXCEED 15 FEET.
CAST	COMPRESSION GASKET	5 FEET, EXCEPT WHERE 10 FOOT LENGTHS ARE INSTALLED	BASE AND EACH FLOOR, NOT TO EXCEED 15 FEET.
COPPER	SOLDERED OR BRAZED	1 1/4 INCH AND SMALLER, 6 FEET; 1 1/2 INCH AND LARGER, 10 FEET	BASE AND EACH FLOOR, NOT TO EXCEED 10 FEET.
SCH 40/ABS	SOLVENT CEMENTED	ALL SIZES, 4 FEET; ALLOW FOR EXPANSION EVERY 30 FEET	BASE AND EACH FLOOR; NOT TO EXCEED 10 FEET. PROVIDE MID-STORY GUIDES ON SIZES 2 INCHES AND SMALLER.
CPVC	SOLVENT CEMENTED	1 INCH AND SMALLER, 3 FEET; 1 1/4 INCHES AND LARGER, 4 FEET	BASE AND EACH FLOOR; NOT TO EXCEED 10 FEET. PROVIDE MID-STORY GUIDES ON SIZES 2 INCHES AND SMALLER.
PEX	COLD EXPANSION, INSERT AND COMPRESSION	1 INCH AND SMALLER, 32 INCHES 1 1/4 INCHES AND LARGER, 4 FEET	BASE AND EACH FLOOR; NOT TO EXCEED 10 FEET. PROVIDE MID-STORY GUIDES ON SIZES 2 INCHES AND SMALLER.

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

TANKLESS WATER HEATER SCHEDULE

EQUIPMENT NUMBER		WH-1 & WH-2
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
ELEC 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.

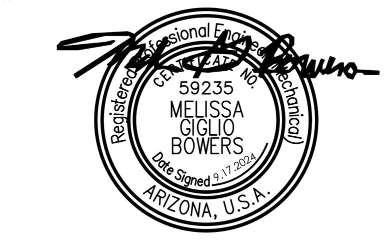
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Exp. 3-31-2027

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PROJECT DESIGNER: DAVID HAUGHTON
PROJECT NUMBER:

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ISOLA COMMUNITIES
AT 202 & ELLIOT
PHOENIX, AZ

PLAN
PLAN 3
GENERAL NOTES & SCHEDULES

DRAWN	DH	CHECKED	MB
DATE	09-18-2024		
SCALE	AS NOTED		
ARCHITECTURAL RECEIVED	08-29-2024		
STRUCTURAL RECEIVED	NOT RECVD.		
SHEET	P0.0		

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\\EGNITEDRIVE.ENERGYINSPECTORS\SHARED\MIGRATED FROM OTHER SOURCES\LIB SERVER\DIVISION\AZ\VITA COMMUNITIES\VITA A1 202 AND ELLIOT (PHOENIX)\02. ENGINEERING\PLUMB\ISOLA A1 202 & ELLIOT PLAN 3_F.DWG 9/17/2024 2:39 PM BY DAVID HAUGHTON

Key Notes - NOT ALL NOTES APPLY TO PLAN

1	2-WAY CLEAN-OUT TO GRADE (INSTALLED IN TRAFFIC RATED FRAME AND COVER WHEN IN TRAFFIC AREA). CONNECT TO SITE SEWER. REFER TO CIVIL PLANS FOR POINT OF CONNECTION AND BACKWATER VALVE REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO VERIFY WITH THE CIVIL ENGINEER ALL PLANS AND BUILDINGS THAT REQUIRE A BACKWATER VALVE, AND PROVIDE A DUAL WASTE INSTALLATION WHERE REQUIRED IN ACCORDANCE WITH IRC P3008.1.
2	3"W, 2"V
3	2"W, 1 1/2"V
4	PROVIDE (WB) WITH 2"W, 1 1/2"V
5	1 1/2" VENT THROUGH ROOF. MAINTAIN 48" CLEARANCE FROM DIVIDING LINE OF DUPLEX PER CITY OF PHOENIX REQUIREMENTS.
6	2" VENT THROUGH ROOF. MAINTAIN 48" CLEARANCE FROM DIVIDING LINE OF DUPLEX PER CITY OF PHOENIX REQUIREMENTS.
7	WASTE FROM ABOVE, SEE PLAN FOR SIZE
8	1 1/2" BELOW SLAB REFER TO DETAIL 2, SHEET PD1.0

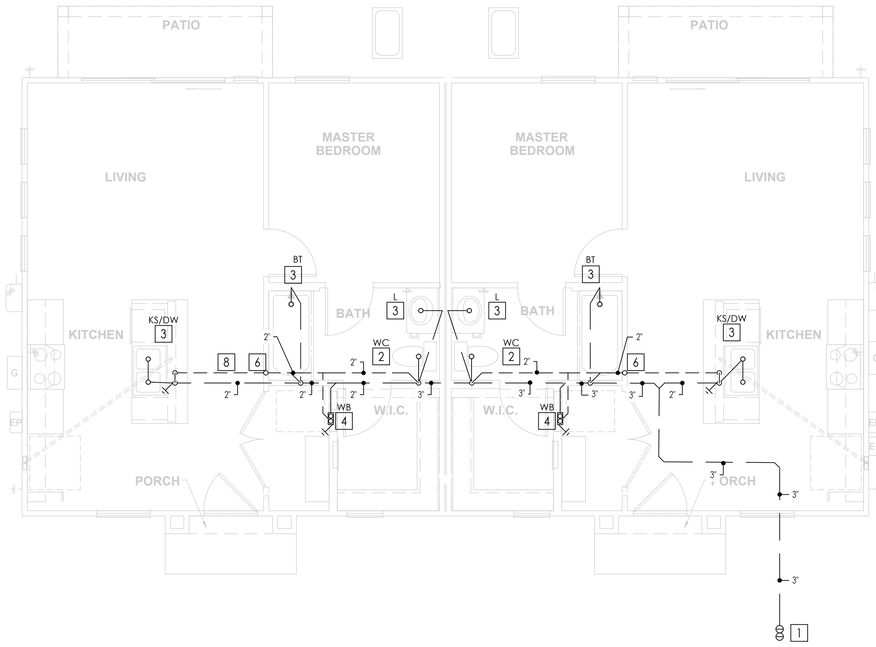
DRAINAGE CALCULATIONS

FIXTURE	FIXTURE COUNT	DRAINAGE FIXTURE UNITS	TOTAL DFU
WASHER BOX	2	2	4
FULL BATHROOM GROUP	2	5	10
KITCHEN GROUP	2	2	4
TOTAL DEMAND			18

* FROM IRC TABLE P3004.1

BACKWATER VALVE & DUAL WASTE CODE REQUIREMENTS

IRC P3008.1; 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. FIXTURES ON FLOOR LEVELS ABOVE SUCH ELEVATION 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."



1ST FLOOR

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

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ISOLA COMMUNITIES
AT 202 & ELLIOT
PHOENIX, AZ

PLAN
PLAN 3
WASTE & VENT

DRAWN	DH	CHECKED	MB
DATE	09-18-2024		
SCALE	AS NOTED		
ARCHITECTURAL RECEIVED	08-29-2024		
STRUCTURAL RECEIVED	NOT RECVD.		

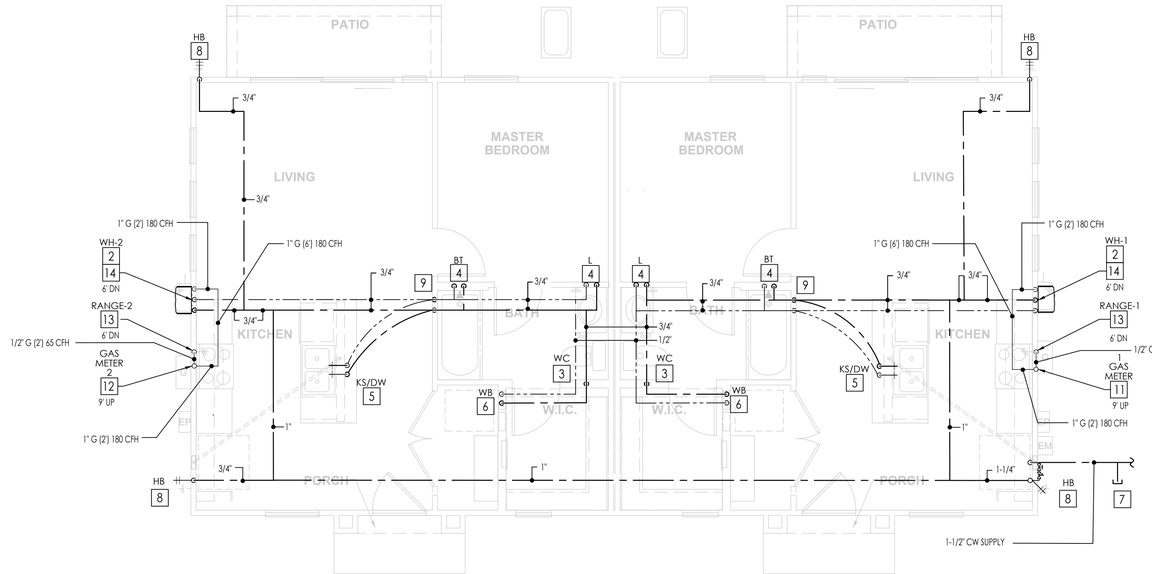
SHEET

P1.0

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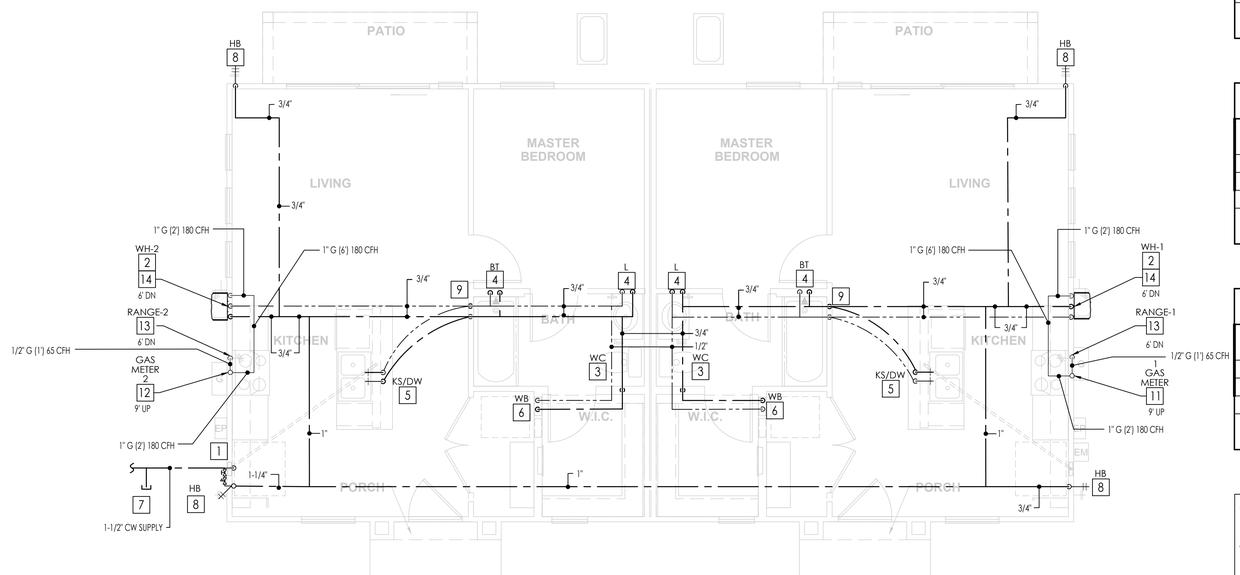
WATER PIPING SIZING CALCULATIONS

DAILY SERVICE WATER PRESSURE					45	PSI
WATER METER PRESSURE LOSS TWO 3" METERS ON SITE				=	0.5	PSI
SUPPLY DEMAND FOR BUILDING (DOMESTIC)			25	WSFUS	18	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 HOT WATER SIZED AT 5 F.P.S. VELOCITY	1/2"	3	3	3	3	
	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	



1ST FLOOR - PLAN 3

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



1ST FLOOR - PLAN 3 - ALTERNATE SIDE ENTRY

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

Key Notes - NOT ALL NOTES APPLY TO PLAN

1	1-1/2" CW FROM (2)3" METER (MIN.) AT STREET TO S.O.V. & P.R.V (IF REQUIRED) SEE CIVIL SITE PLAN FOR METER LOCATION.
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. 3/4" 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 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	NOT USED.
11	GAS STUB OUT #1. METER SIZE AND LOCATION TO BE VERIFIED WITH GAS CO. TOTAL DEMAND AT 245 CFH MAX., 25' TDL, 1" SUPPLY REQUIRED. ALL GAS PIPING SIZED PER TABLE G2413.4(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.
12	GAS STUB OUT #2. METER SIZE AND LOCATION TO BE VERIFIED WITH GAS CO. TOTAL DEMAND AT 245 CFH MAX., 25' TDL, 1" SUPPLY REQUIRED. ALL GAS PIPING SIZED PER TABLE G2413.4(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.
13	1/2" G RANGE-1 & RANGE-2 (65 CFH EACH)
14	1" G WH-1 & WH-2 (180 CFH EACH)

WATER CALCULATIONS

FIXTURE	FIXTURE COUNT	HOT	COLD	COMBINED	TOTAL
CLOTHES WASHER	2	1.0	1.0	1.4	2.8
FULL-BATH GROUP	2	1.5	2.7	3.6	7.2
HOSE BIBB	4	0.0	2.5	2.5	10.0
KITCHEN GROUP	2	1.9	1.0	2.5	5.0
TOTAL DEMAND					25.0

* FROM IRC TABLE P2903.6.

GAS CALCULATIONS - METER #1

APPLIANCE	TOTAL GAS (USAGE CFH)
RANGE (22' TDL)	65
WATER HEATER (25' TDL)	180
TOTAL DEMAND (@ 25' TDL)	245

* FROM IRC SECTION G2413.2 (402.2)
(CONVERTED AT 1000 BTU/HR PER CFH)

GAS CALCULATIONS - METER #2

APPLIANCE	TOTAL GAS (USAGE CFH)
RANGE (22' TDL)	65
WATER HEATER (25' TDL)	180
TOTAL DEMAND (@ 25' TDL)	245

* FROM IRC SECTION G2413.2 (402.2)
(CONVERTED AT 1000 BTU/HR PER CFH)

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 BUILDNG PRIOR TO CONSTRUCTION.

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ISOLA COMMUNITIES AT 202 & ELLIOT

PHOENIX, AZ

PLAN

PLAN 3 WATER & GAS

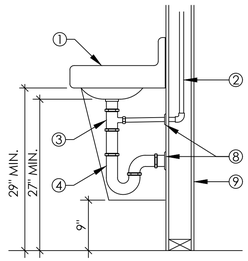
DRAWN	DH	CHECKED	MB
DATE	09-18-2024		
SCALE	AS NOTED		
ARCHITECTURAL RECEIVED	08-29-2024		
STRUCTURAL RECEIVED	NOT RECVD.		

SHEET

P1.1

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\\EGNYTEDRIVE\ENERGYNEFFECTORS\SHARED\MIGRATED FROM OTHER SOURCES\EI SERVER\DIVISION\AZ\VITA COMMUNITIES\VITA AT 202 AND ELLIOT (PHOENIX)\02_ENGR\05_PLUMB\ISOLA AT 202 & ELLIOT_PLAN 3_P.DWG 9/17/2024 5:35 PM BY DAVID HAUGHTON



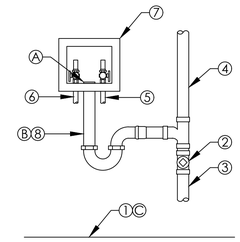
NOTES:

1. LAVATORY OR SINK ASSEMBLY
2. 3/4" TYPE "M" COPPER TUBING, SLOPED AT 1/4" PER FOOT
3. SLIP-JOINT FITTING
4. MIN. 1-1/2" P-TRAP ASSEMBLY
5. NOT USED.
6. FINISHED FLOOR
7. 3/4" CONDENSATE DRAIN IN WALL
8. ESCUTCHEON PLATE
9. WALL

CONDENSATE AT LAVATORY

SCALE: N.T.S.

10



INSTALLATION GUIDELINES:

LENGTH A TO B:
- MIN. 18"
- MAX. 30"

DISTANCE FROM B TO C:
- MIN. 6"
- MAX. 18"

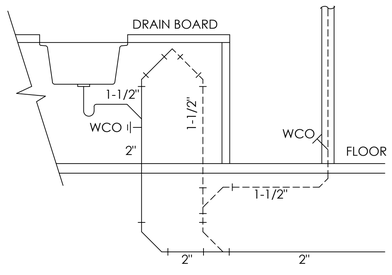
NOTES:

1. FINISHED FLOOR
2. CLEAN-OUT (IF NEEDED)
3. WASTE
4. VENT
5. COLD WATER SUPPLY
6. HOT WATER SUPPLY
7. RECESSED CLOTHES WASHER BOX
8. MIN. 2" P-TRAP ASSEMBLY

CLOTHES WASHER BOX SANITARY

SCALE: N.T.S.

9

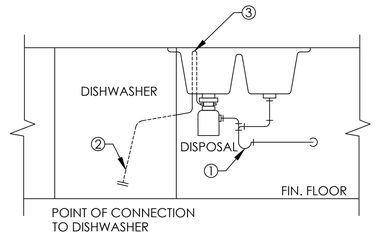


ISLAND SANITARY AND VENT

SCALE: N.T.S.

8

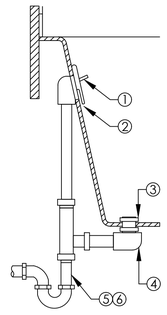
NOTES:
1. TRAP
2. DISHWASHER DRAIN LINE
3. SECURE IN A HIGH LOOP AS HIGH AS POSSIBLE UNDER THE CABINET



TYPICAL KITCHEN SINK & DISHWASHER W/ HIGH LOOP

SCALE: N.T.S.

7



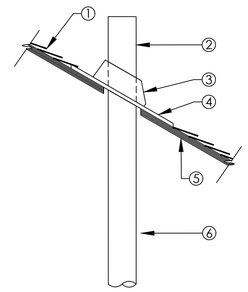
NOTES:

1. TRIP LEVER
2. OVERFLOW AND DISCHARGE INTO FIXTURE SIDE OF TRAP
3. POP-UP WASTE
4. 1-1/2" WASTE & OVERFLOW FITTING
5. MIN. 1-1/2" P-TRAP ASSEMBLY IF TRAP ARM IS 3'-6" OR LESS.
6. MIN. 2" P-TRAP ASSEMBLY IF TRAP ARM ASSEMBLY IS MORE THAN 3'-6".

BATHTUB WASTE & OVERFLOW

SCALE: N.T.S.

6



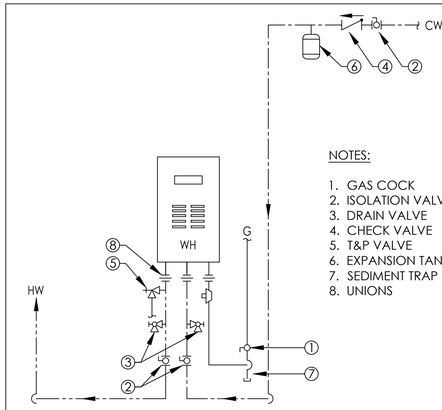
NOTES:

1. ROOF SHINGLES
2. VENT THROUGH ROOF, TERMINATE MIN. 6" ABOVE ROOFING
3. IPS WATERTIGHT ROOF FLASHING COLLAR, OR EQUAL
4. SEAL ALL EDGES OF FLASHING COLLAR WITH ROOF CAULKING
5. ROOFING
6. SEE PLANS FOR SIZES

TYPICAL VENT THROUGH ROOF

SCALE: N.T.S.

5



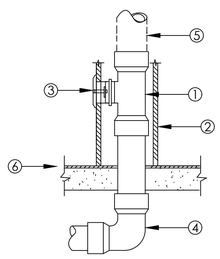
NOTES:

1. GAS COCK
2. ISOLATION VALVE
3. DRAIN VALVE
4. CHECK VALVE
5. T&P VALVE
6. EXPANSION TANK
7. SEDIMENT TRAP
8. UNIONS

EXTERIOR TANKLESS WATER HEATER

SCALE: N.T.S.

4



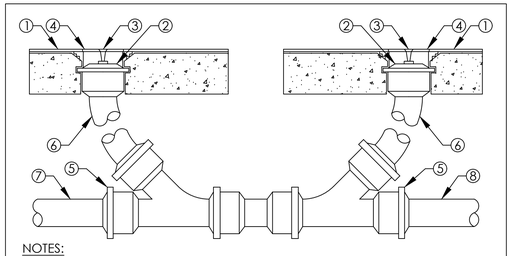
NOTES:

1. CLEAN-OUT TEE
2. WALL
3. RAISED HEAD MIP PLUG
4. LONG TURN 90°
5. MAY EXTEND AS WASTE OR VENT
6. FLOOR LINE

WALL CLEANOUT

SCALE: N.T.S.

3



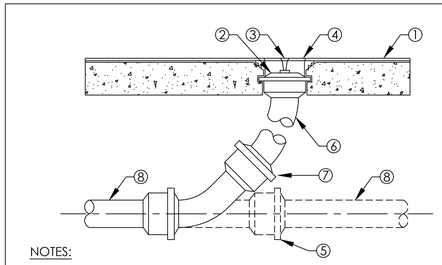
NOTES:

1. ASPHALT PAVEMENT, CONCRETE, OR FINISHED GRADE
2. BRASS CLEAN-OUT PLUG OR FERRULE
3. COUNTERSUNK SCREW
4. HEAVY DUTY ACCESS COVER AND FRAME. TOP OF COVER SHALL BE FLUSH WITH FINISHED FLOOR
5. PVC-DWV OR ABS COMBINATION WYE AND 1/8 BEND
6. BALANCE OF PIPING SAME AS CLEAN-OUT TO FINISHED GRADE OR FLOOR.
7. WASTE PIPING BUILDING DRAIN
8. WASTE PIPING BUILDING SEWER

TWO-WAY CLEAN-OUT DETAIL

SCALE: N.T.S.

2



NOTES:

1. ASPHALT PAVEMENT, CONCRETE, OR FINISHED GRADE
2. BRASS CLEAN-OUT PLUG OR FERRULE
3. COUNTERSUNK SCREW
4. HEAVY DUTY ACCESS COVER AND FRAME. TOP OF COVER SHALL BE FLUSH WITH FINISHED FLOOR
5. PVC-DWV OR ABS COMBINATION WYE AND 1/8 BEND
6. BALANCE OF PIPING SAME AS CLEAN-OUT TO FINISHED GRADE OR FLOOR.
7. LONG TURN 90° IF CLEAN-OUT OCCURS AT END OF LINE.
8. WASTE PIPING BUILDING DRAIN

CLEAN-OUT

SCALE: N.T.S.

1

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NO.	DATE	DESCRIPTION	BY

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ISOLA COMMUNITIES
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BELLEVUE, WA 98006

STAMP

Registered Professional Engineer
59235
MELISSA CECILIA BOWERS
Date Signed 1-31-24
ARIZONA, U.S.A.

Exp. 3-31-2027

CONTACT INFORMATION
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EMAIL: hchisholm@arcxis.com
PRINCIPAL: JOSEPH MCCABE, PE
PROJECT DESIGNER: DAVID HAUGHTON
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 COMMUNITIES
AT 202 & ELLIOT
PHOENIX, AZ

PLAN

PLAN 3 PLUMBING DETAILS

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SHEET NUMBER
RL

PLAN NUMBER
PLAN 3

SERIES
ISOLA AT
202 AND
ELLIOT

DRAWN BY:
M. BROOKS

CHECKED BY:
M. BROOKS

DATE:
09/09/2024

TITLE:
REVISION
LIST

ISOLA COMMUNITIES

13555 SE 36th STREET
BELLEVUE, WA 98006
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FELTENGROUP
ARCHITECTURE | ENGINEERING | FORENSICS
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GENERAL

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.
2. IN CASE OF CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
3. TYPICAL DETAILS SHALL APPLY UNLESS SHOWN OTHERWISE IN THE DRAWINGS.
4. NO STRUCTURAL MEMBERS SHALL BE CUT, NOTCHED OR OTHERWISE PENETRATED UNLESS SPECIFICALLY APPROVED BY FELTEN GROUP IN ADVANCE OR AS SHOWN ON THESE DRAWINGS.
5. THE STANDARD OF CARE FOR ALL PROFESSIONAL ENGINEERING, 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.
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7. 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.
8. 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.
9. FELTEN GROUP WILL NEITHER HAVE CONTROL OVER NOR BE RESPONSIBLE NOR 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.

GENERAL - CODE MINIMUM CONSTRUCTION LOADS

1. BUILDING MATERIALS SHALL BE PLACED ON FLOORS AND ROOFS SO AS NOT TO EXCEED THE DESIGN LOADS.

GENERAL - DEFERRED SUBMITTALS

1. DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM FOR SUBMITTAL TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING.
2. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE ENGINEER OF RECORD.
3. AN APPROVED SET OF TRUSS SHOP DRAWINGS SHALL BE AVAILABLE TO THE BUILDING INSPECTOR AT THE JOB SITE AS REQUIRED BY THE LOCAL JURISDICTION.
4. THE FOLLOWING ITEMS SHALL BE SUBMITTED PER THIS SECTION:
   - 4.1. PREFABRICATED WOOD TRUSSES.
   - 4.2. ENGINEERED JOISTS.
   - 4.3. OTHER PRE-ENGINEERED SYSTEMS.

GENERAL - DISCREPANCIES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND CONDITIONS WITH THE DRAWINGS PRIOR TO START OF CONSTRUCTION. 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.
2. NOTED DIMENSIONS TAKE PRECEDENT OVER SCALED.

GENERAL - GYPSUM BOARD

1. IN ORDER TO REDUCE THE RISK OF GYPSUM BOARD CEILING CRACKS, FG SUGGESTS THAT RC-1 BE INSTALLED ON ALL CEILINGS WITH A DIMENSION GREATER THAN 20 FEET. AS AN ALTERNATE IN GARAGE CEILINGS, A CONTROL JOINT(S) MAY BE USED.
2. IN ORDER TO REDUCE THE RISK OF GYPSUM BOARD WALL CRACKS, FG SUGGESTS THAT VERTICAL CONTROL JOINTS BE PLACED IN WALLS WITH AN UNINTERRUPTED DIMENSION LONGER THAN 30 FEET. THIS WILL TYPICALLY OCCUR IN RV GARAGES.

GENERAL - HARDWARE

1. ALL METAL HARDWARE AND SDS SCREWS TO BE SIMPSON STRONG-TIE PRODUCTS, OR APPROVED SUBSTITUTION, U.N.O. USP PRODUCTS MAY BE USED AS ALTERNATES FOR SOME CONNECTORS PER CONNECTOR CONVERSION CHART. SEE DETAIL 612.
2. ALL HARDWARE TO BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
3. ALL HANGERS, STRAPS, HOLDOWNS AND OTHER METAL CONNECTORS SHALL BE INSTALLED WITH THE MANUFACTURER'S RECOMMENDED FASTENERS, U.N.O.
4. BUILDER AND/ OR CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING CORROSION CONDITIONS AND CORROSION PROTECTION REQUIREMENTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS FOR ALL HARDWARE AND CONNECTORS.

GENERAL - METHOD OF CONSTRUCTION

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING AND BRACING DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY REGULATIONS.
3. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF FELTEN GROUP AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK AFFECTED.

GENERAL - SPECIAL INSPECTIONS

1. SPECIAL INSPECTIONS SHALL BE PROVIDED AS REQUIRED BY THE IBC AND LOCAL BUILDING OFFICIAL. THE TYPES OF WORK TO BE INSPECTED ARE:

1.1 POST-TENSIONED SLAB ON GROUND. THREE SPECIAL INSPECTIONS SHALL BE PERFORMED FOR EACH POST-TENSIONED SLAB ON GROUND. THE INSPECTIONS SHALL BE DOCUMENTED ON THE LOCAL MUNICIPALITY FORMS (REQUIRED BY CERTAIN MUNICIPALITIES.) THE FIRST SHALL BE AN INSPECTION OF THE REINFORCING STEEL, INCLUDING TENDONS AND EMBEDDED ANCHORS. THIS MAY OCCUR AT ANY TIME AFTER THE INSTALLATION OF THE REINFORCEMENT AND BEFORE THE CONCRETE IS POURED. THE SECOND SHALL BE DURING CONCRETE PLACEMENT AND SHALL INCLUDE SAMPLES FOR CONCRETE STRENGTH VERIFICATION. THE THIRD SPECIAL INSPECTION SHALL OCCUR DURING THE STRESSING OPERATION.
1.2 EPOXY ANCHORS AND OTHER CONCRETE ANCHORS AS OUTLINED IN EVALUATION REPORTS.
1.3 GEOTECHNICAL INSPECTION OF THE BUILDING PAD.
1.4 CONCRETE OR MASONRY BASEMENT WALLS OVER 9'-0" IN HEIGHT.
1.5 CONCRETE OR MASONRY RETAINING WALLS OVER 4'-0" IN HEIGHT.
1.6 FIELD WELDING.
1.7 STEEL CONSTRUCTION

GENERAL - SUBSTITUTIONS

1. ALL PRODUCT SUBSTITUTIONS SHALL BE SUBMITTED TO FELTEN GROUP FOR REVIEW PRIOR TO CONSTRUCTION. CONTRACTOR TO SUBMIT DOCUMENTATION TO DEMONSTRATE THAT THE PROPOSED SUBSTITUTION IS EQUAL TO THE SPECIFIED PRODUCT. PRODUCT SUBSTITUTIONS MAY BE USED PROVIDED THEY ARE APPROVED BY FELTEN GROUP IN WRITING.

FOUNDATION - CONCRETE

1. ALL MATERIALS, PROCEDURES, PLACEMENT, FORMWORK, LAPS, ETC. TO CONFORM TO THE LATEST APPLICABLE ACI STANDARDS.
2. SHALL MEET ALL THE REQUIREMENTS OF ACI 301, TYPE II CEMENT U.N.O. MINIMUM STRENGTHS AT 28 DAYS SHALL BE AS FOLLOWS, U.N.O.:
   - 2.1. CONVENTIONAL FOUNDATIONS - 2500 PSI
   - 2.2. CONVENTIONAL FLOOR SLABS - 2500 PSI
   - 2.3. POST-TENSIONED SYSTEM - 3000 PSI
   - 2.4. MAT FOUNDATIONS - 3000 PSI
   - 2.5. BASEMENT WALLS - 3000 PSI
   - 2.6. EXTRA STRENGTH CONCRETE - 4000 PSI (WHEN SPECIFIED BY OWNER)
   - 2.7. LEAN MIX, SLURRY (1) SACK - 150 PSI
3. MAXIMUM SIZE OF AGGREGATE SHALL BE 1 INCH AGGREGATE PER ASTM 57 OR C33.
4. CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED AS ADDITIVES.
5. CONCRETE THAT IS EXPOSED TO FREEZING TEMPERATURES OR SUBJECT TO SEVERE WEATHERING AS DEFINED BY ACI SHALL HAVE 6% ± 1% AIR ENTRAINMENT.
6. FLYASH MAY BE USED PROVIDED IT MEETS ASTM C618 TYPE F AND DOES NOT EXCEED 20% OF THE WEIGHT OF TOTAL CEMENTITIOUS MATERIAL FOR CONCRETE STRENGTH UP TO AND INCLUDING 3000 PSI, AND 25% OF THE WEIGHT OF TOTAL CEMENTITIOUS MATERIAL FOR CONCRETE STRENGTH OF 4000 PSI.
7. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED, EXCEPT THAT SLABS ON GRADE NEED ONLY BE VIBRATED AROUND PENETRATIONS, EDGES, HOLDOWNS, AND POST-TENSIONING ANCHORS.
8. FOUNDATIONS SUPPORTING WOOD SHALL EXTEND TO AT LEAST 6 INCHES ABOVE ADJACENT FINISH GRADE.
9. PROTECT CONCRETE FROM DAMAGE OR REDUCED STRENGTH FROM COLD OR HOT WEATHER IN COMPLIANCE WITH ACI 305 AND ACI 306.
10. THE CONTRACTOR SHALL PROVIDE PROPER CURING TO MINIMIZE SHRINKAGE CRACKING AND ENSURE PROPER STRENGTH GAIN.
11. THE CONTRACTOR SHALL SELECT THE LOCATIONS AND PROVIDE CRACK CONTROL JOINTS IN CONVENTIONAL SLABS TO MINIMIZE RANDOM SHRINKAGE CRACKING UNLESS THE JOINT LAYOUT IS SHOWN IN THE DRAWINGS. JOINTS SHALL BE A MINIMUM DEPTH OF 1/4 OF THE SLAB THICKNESS FOR CONVENTIONAL SLABS.
12. EVALUATION AND ACCEPTANCE OF CONCRETE SHALL BE BASED ON CYLINDER STRENGTH TESTS AS OUTLINED IN THE APPLICABLE BUILDING CODE.
13. FILL PLUMBING BOXES WITH 3 1/2" MINIMUM SLAB OF 2500 PSI CONCRETE.

FOUNDATION - EPOXY

1. EPOXY TO BE SIMPSON SET 3G EPOXY ESR-4057 OR HILTI "HIT-RE 500 V3" ESR-3814 U.N.O.
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

FOUNDATION - GRADING AND DRAINAGE

1. GRADING AND DRAINAGE SHALL BE CONSTRUCTED TO THE STRICTER REQUIREMENTS OF THE SITE SPECIFIC SOILS REPORT, THE SITE SPECIFIC CIVIL ENGINEERING PLANS, OR THOSE LISTED BELOW.
2. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE PROVIDED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
3. STORM WATER SHALL BE DIRECTED AWAY FROM THE STRUCTURE THROUGH PROPER GRADING AND DRAINAGE.
4. IN AREAS WHERE EXPANSIVE OR COLLAPSIBLE SOILS ARE KNOWN TO EXIST, ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ALL ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM.
5. PROPER GRADING SHALL BE PROVIDED DURING CONSTRUCTION AS WELL AS THROUGHOUT THE LIFE OF THE STRUCTURE.
6. LANDSCAPE WATERING SHOULD NOT LEAD TO MOISTURE INFILTRATION OR MOISTURE CONTENT FLUCTUATION IN THE SOILS UNDER THE FOUNDATION. IT IS RECOMMENDED THAT VEGETATION BE KEPT A MINIMUM OF 3 FEET FROM THE STRUCTURE AND THAT THE VEGETATION BE DESERT TYPE. (SHALLOW WATERING, MOISTURE NOT TO PENETRATE INTO THE SOIL MORE THAN 8 INCHES).
7. IT IS RECOMMENDED THAT TREES BE KEPT AWAY FROM THE STRUCTURE SUCH THAT THE DRIP LINE OF THE MATURE TREE DOES NOT OVERLAP THE FOUNDATION.

FOUNDATION - HEADED STUDS

1. ALL HEADED STUDS TO BE ASTM F1554 STEEL.
2. ALL HEADED STUDS TO BE HEAVY HEX BOLT W/ HEAVY HEX NUT PER HOLDOWN SCHEDULE. HEX NUT SHALL BE THREADED ONTO BOLT SUCH THAT BOTTOM OF NUT IS FLUSH W/ BOTTOM OF BOLT. STRIKE THREADS OR TACK WELD NUT TO BOLT TO PREVENT BOLT ROTATION.

FOUNDATION - HOLDOWNS

1. ALL HOLDOWNS TO BE SIMPSON STRONG-TIE PRODUCTS OR APPROVED SUBSTITUTION, U.N.O. INSTALL PER MANUFACTURER'S RECOMMENDATIONS, AND AS SHOWN IN DETAILS 141 OR 241.
2. SEE HOLDOWN SCHEDULE FOR MINIMUM EDGE DISTANCE REQUIREMENTS FOR ALL POST-SET AND HEADED STUD CAST-IN PLACE HOLDOWNS.
3. ALL HOLDOWNS SHALL BE SECURELY TIED TO FORMS BEFORE PLACING CONCRETE.
4. BENDING LSTHD\ STHD STRAPS MAY CAUSE SPALLING.
5. FOR LSTHD\ STHD HOLDOWNS, IF SPALLING IS 1 INCH OR LESS, MEASURED FROM EMBEDMENT LINE TO THE BOTTOM OF THE SPALL, NO STRUCTURAL REPAIR IS REQUIRED.
6. FOR LSTHD\ STHD HOLDOWNS, IF SPALLING IS BETWEEN 1 INCH AND 4 INCHES, CONTACT FELTEN GROUP FOR STRUCTURAL ASSESSMENT.
7. FOR LSTHD\ STHD HOLDOWNS, IF SPALLING IS 4 INCHES OR MORE CONTACT FELTEN GROUP FOR STRUCTURAL REPAIR.
8. HOLDOWN STRAPS ARE TYPICALLY NAILED TO 2 FULL HEIGHT STUDS, HOWEVER HOLDOWN STRAPS MAY BE NAILED TO 1 KING STUD AND 1 TRIMMER STUD AT WINDOW AND DOOR OPENINGS. PROVIDED TRIMMER STUD IS NAILED TO KING STUD WITH A MINIMUM OF (20) 3" x 0.131" NAILS AND THE HOLDOWN STRAP IS SHIMMED TO THE TRIMMER STUD WITH WOOD PANEL OF EQUAL THICKNESS TO BRACED/SHEAR WALL.
9. HOLDOWN LOCATIONS SHOWN ARE TO CENTERLINE OF HOLDOWN AND ARE BASED ON WINDOW AND SLIDING GLASS DOOR ROUGH OPENINGS 1/2 INCH OVER CALLOUT, AND SWINGING DOOR ROUGH OPENINGS 2 1/2" OVER CALLOUT. IF DIFFERENT ROUGH OPENINGS ARE REQUIRED, CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO ADJUST HOLDOWN LOCATIONS.
10. WHEN SWINGING DOOR OPTIONS ARE PROVIDED FOR SLIDING GLASS DOORS, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO ADJUST HOLDOWN LOCATIONS.
11. MINIMUM END DISTANCE FOR ANY STHD HOLDOWN SHALL BE 1 1/2".
12. REFER TO DETAIL 803 FOR MISPLACED OR MISSED MASA HOLDOWNS.
13. REFER TO DETAIL 802 FOR MISPLACED OR MISSED STHD8, STHD10 OR STHD14 HOLDOWNS.

FOUNDATION - PLATE ANCHORAGE

GENERAL:

1. FASTENERS, INCLUDING NUTS AND WASHERS, AND CONNECTORS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE IN ACCORDANCE WITH THE MATERIAL AND CORROSION PROTECTION REQUIREMENTS IN THE IRC.
2. FOUNDATION ANCHORAGE TO BE PROVIDED AT SPACING SHOWN IN SCHEDULE. FIRST ANCHOR TO BE THE LESSER OF 12 INCHES OR 1/2 SPECIFIED SPACING FROM EACH END OF BRACED/ SHEAR WALL.

FOUNDATION - PLATE ANCHORAGE - CONT.

GENERAL (CONT.):

3. WHEN BRACED/ SHEAR WALLS ARE SHEATHED ON BOTH SIDES, SPACE FOUNDATION ANCHORAGE AT ONE HALF OF SPACING SHOWN ON BRACED/ SHEAR WALL SCHEDULE.

ANCHOR BOLTS:

1. ALL ANCHORS AND ANCHOR BOLTS SHALL BE ASTM F1554 - U.N.O.
2. MINIMUM EMBEDMENT OF ALL BOLTS IN MASONRY, GROUT, OR CONCRETE TO BE 7" U.N.O. ON PLANS.
3. ALL BOLTS SHALL BE INSTALLED WITH PROPERLY SIZED NUTS AND WASHERS. WASHERS AT BOTTOM/SILL PLATE ANCHOR BOLTS SHALL BE A MINIMUM 2" DIAMETER.

MASA/ MASAP:

1. MASA ANCHORS MAY BE USED AT 6'-0" O.C. IN LIEU OF 1/2" DIA. ANCHOR BOLTS AT 6'-0" O.C. U.N.O. IN THE DRAWINGS.
2. SPALLING, FULL PUBLISHED CAPACITY IS ACHIEVED SO LONG AS A MAXIMUM HEIGHT OF 1 1/4" AND A MAXIMUM DEPTH OF 7/8" IS NOT EXCEEDED. ANY EXPOSED PORTION OF THE BOTTOM/SILL ANCHOR MUST BE PROTECTED AGAINST POSSIBLE CORROSION.
3. IF SPALLING IS MORE THAN LISTED ABOVE CONTACT FELTEN GROUP FOR STRUCTURAL REPAIR.
4. WHEN USED AT WOOD PANEL BRACED OR SHEAR WALLS, USE 4-HOLE MASA PLACED BEHIND WOOD PANEL AND NAILED TO BOTTOM/SILL PLATE OR ADD 2x4 EDGEWISE BLOCKING BETWEEN STUDS FOR MASA NAILING OVER WOOD PANEL.

SCREW ANCHORS:

1. ALL SCREW ANCHORS TO BE TITEN HD. SEE ESR-2713 FOR CONCRETE AND ESR-1056 FOR MASONRY. DIAMETER TO BE 1/2-INCH.
2. SCREW ANCHORS MAY BE USED IN LIEU OF ANCHOR BOLTS FOR MISSING, MIS-LOCATED OR DAMAGED ANCHOR BOLTS OR MASA ANCHORS. SCREW ANCHORS MAY NOT BE USED TO REPLACE MASA ANCHORS USED AS HOLDOWNS.
3. MINIMUM EMBEDMENT TO BE 3 1/4 INCHES U.N.O. IN DRAWINGS.
4. MINIMUM EDGE DISTANCE TO BE 1 3/4 INCHES U.N.O. IN DRAWINGS
5. MINIMUM CONCRETE THICKNESS IS 5".
6. VERIFY TENDON LOCATIONS PRIOR TO DRILLING FOR SCREWS AT POST-TENSIONED SLABS.
7. SPECIAL INSPECTION IS REQUIRED FOR TITEN HD ANCHORS INSTALLED IN CONCRETE PER THE ICC REPORT.
8. SPECIAL INSPECTION SHALL BE PROVIDED WHEN REQUIRED IN ESR-1056 FOR ALL TITEN HD ANCHORS INSTALLED IN MASONRY.
9. USE SCREW ANCHORS IN DRY AND NON-CORROSIVE ENVIRONMENTS.

POWDER-ACTUATED PINS:

1. ALL PINS TO BE HILTI X-CP 72, ESR-2379, OR SIMPSON STRONG-TIE PDPAWL-287, PDPAWL-287MG, ESR-2138.
2. MINIMUM EDGE DISTANCE TO BE 3 INCHES.
3. MINIMUM SPACING TO BE 4 INCHES.
4. THE FASTENERS SHALL NOT BE DRIVEN UNTIL THE CONCRETE HAS REACHED A COMPRESSIVE STRENGTH OF 2500 PSI.

FOUNDATION - STEEL REINFORCEMENT

1. SHALL BE SUPPLIED AND INSTALLED PER THE LATEST ACI STANDARDS.
2. USE ASTM A615 GRADE 60 FOR ALL REINFORCEMENT.
3. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT.

CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
EXPOSED TO EARTH OR WEATHER	1 1/2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	3/4"

4. U.N.O., LAP SPLICES SHALL BE AS SHOWN IN THE CHART BELOW. STAGGER ALTERNATE SPLICES A MINIMUM OF 1 LAP LENGTH. PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT CORNERS AND INTERSECTIONS OF FOOTINGS AND WALLS.

BAR SIZE (NO.)	LAP SPLICE LENGTH (INCHES)
#3	17"
#4	22"
#5	28"
#6	34"
#7	49"
#8	56"
#9	69"
#10	85"
#11	103"
#14	NOT PERMITTED
#18	NOT PERMITTED

5. SECURELY TIE ALL BARS AND ANCHOR BOLTS IN LOCATION BEFORE PLACING CONCRETE.

FRAMING

1. ALL WALLS TO FRAMED IN ACCORDANCE WITH THE FRAMING SCHEDULE ON THE FRAMING PLANS.
2. ALL EXTERIOR AND INTERIOR BEARING WALLS SHALL HAVE DOUBLE TOP PLATES NAILED TOGETHER WITH (2) 3" x 0.131" AT 24" O.C.
3. END JOINTS IN TOP PLATES SHALL BE OFFSET AT LEAST 24". FASTEN WITH (12) 3" x 0.131" NAILS EACH SIDE OF SPLICE. U.N.O.
4. SINGLE TOP PLATE SPLICES SHALL BE CONNECTED WITH A 16 GAUGE BY 1 1/2 INCH WIDE STRAP TO BOTH SIDES OF PLATE. FASTEN WITH NOT LESS THAN (8) 3" x 0.162" OR (12) 3" x 0.131" NAILS AT EACH END OF EACH STRAP.
5. WHERE DOUBLE TOP PLATES OF NON-SHEAR WALLS ARE NOTCHED MORE THAN 25 PERCENT, ADD A 16 GAGE BY 1 1/2 INCH WIDE STRAP TO NOTCH SIDE OF EACH PLATE. FASTEN WITH NOT LESS THAN (8) 3 1/2" x 0.162" OR (12) 3" x 0.131" NAILS AT EACH END OF EACH STRAP. WHERE TOP PLATES ARE NOTCHED MORE THAN 50 PERCENT, ADD A 16 GAGE BY 1 1/2 INCH WIDE STRAP TO BOTH SIDES OF EACH PLATE. FASTEN WITH NOT LESS THAN (8) 3 1/2" x 0.162" OR (12) 3" x 0.131" NAILS AT EACH END OF EACH STRAP.
6. BRACED/ SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES EXCEPT THAT INTERIOR SHEAR WALLS MAY HAVE A SINGLE TOP PLATE SO LONG AS IT IS CONTINUOUS FOR THE LENGTH OF THE WALL. WHEN DOUBLE TOP PLATES AT BRACED/ SHEAR WALLS ARE CUT, ADD A MSTC52 STRAP ON EACH SIDE OF WALL WITH (48) 3 1/4" x 0.148" NAILS.
7. OVERLAP DOUBLE TOP PLATES AT ALL CORNERS AND INTERSECTIONS WITH (3) 3" x 0.131" FACE NAILS. WHERE OVERLAP CAN NOT BE CONSTRUCTED, USE LSTA24 STRAP WITH (18) 3" x 0.131" NAILS.
8. WHERE INTERIOR WALL SINGLE TOP PLATES MEET EXTERIOR WALLS USE (2) 3" x 0.131" TOENAILS.
9. WHERE INTERIOR WALLS MEET EXTERIOR WALLS - SEE DETAIL 533.
10. AT SINGLE TOP PLATE CORNERS AND INTERSECTIONS USE (2) 3" x 0.131" TOENAILS.
11. ALL BOTTOM/SILL PLATES AND SLEEPERS IN CONTACT WITH THE CONCRETE SLAB SHALL BE PRESSURE TREATED WITH SODIUM BORATE (SBX). FIELD CUT ENDS, NOTCHES AND DRILLED HOLES MAY NEED TO BE RETREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.
12. THE BOTTOM/SILL PLATE FOR ALL INTERIOR WALLS, INCLUDING THE GARAGE/RESIDENCE COMMON WALLS, SHALL BE FASTENED WITH PINS PER THE TABLE BELOW, U.N.O.

PLATE HEIGHT	PIN SPACING
<= 10'-1"	48" O.C.
> 10'-1" <= 14'-1"	36" O.C.
> 14'-1" <= 21'-1"	24" O.C.
> 21'-1"	12" O.C.

13. BUILT-UP WOOD POSTS OF 2x4 OR 2x6 STUDS SHALL BE NAILED WITH (2) 3" x 0.131" NAILS AT 12" O.C. PER PLY FOR FULL LENGTH OF POST.
14. TRIMMER STUDS SHALL BE NAILED TO KING STUDS WITH (2) 3" x 0.131" NAILS AT 12" O.C.
15. BUILT-UP OR SOLID WOOD POSTS SHALL BE FASTENED AT TOP AND BOTTOM WITH (2) H2.5A, (2) RSP4 OR (2) SSP, U.N.O.
16. STUDS AND MULTI-STUD POSTS MAY BE BORED OR NOTCHED TO THE PRESCRIPTIVE LIMITS IN THE CONVENTIONAL CONSTRUCTION CODE PROVISIONS.

FRAMING - CONT.

17. PROVIDE SOLID BLOCKING THROUGH FLOOR TRUSS DEPTH FOR ALL MULTIPLE STUD INCLUDING DOUBLE TRIMMERS OR 4x OR GREATER POSTS. BLOCKING SHALL BE SAME SIZE AS POST ABOVE, U.N.O. POSTS SHALL BE CONTINUOUS TO STRUCTURAL ELEMENT OR CARRYING MEMBER OR FOUNDATION.
18. WHEN THE DRAWINGS CALL FOR 4x OR 6x POSTS OR HEADERS, THESE ARE TO BE SOLID SAWN MEMBERS, NOT BUILT-UPS.
19. ALL BEAMS AND GIRDERS TO HAVE FULL WIDTH BEARING U.N.O.
20. COLUMNS AND POSTS LOCATED DIRECTLY ON CONCRETE (NOT ON A WOOD SILL) SHALL BE SUPPORTED BY CONCRETE PIERS OR METAL CONNECTORS PROJECTING ABOVE THE SLAB (UNLESS THE POST IS AN APPROVED WOOD SPECIES OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD). THE PIERS OR BASES SHALL PROJECT AT LEAST 6 INCHES ABOVE EXPOSED EARTH AND AT LEAST 1 INCH ABOVE THE CONCRETE SLAB.
21. AT ALL GABLE WALLS ADJACENT TO SCISSOR TRUSSES, STUDS TO BE BALLOON FRAMED FROM BOTTOM PLATE TO UNDERSIDE OF GABLE END TRUSS.
22. TEMPORARY OR ERECTION BRACING IS SOLELY THE RESPONSIBILITY OF THE FRAMING CONTRACTOR. THE DEPTH OF NOTCHES FOR LET-IN BRACES SHALL NOT EXCEED THE PRESCRIPTIVE CODE LIMITS FOR NOTCHES.
23. BOWED STUD REPAIRS SHALL BE COMPLETED PER DETAIL 811.
24. 2x NAILERS OR BLOCKING SHALL BE NAILED WITH (2) 3" x 0.131" TOENAILS OR END NAILS AT EACH END U.N.O.
25. BUILT-UP HEADERS SHALL BE NAILED TOGETHER WITH (3) 3" x 0.131" NAILS AT 16" O.C.
26. BOX HEADERS SHALL BE NAILED TOGETHER PER DETAIL 605.
27. BUILT-UP CORNER STUDS SHALL BE NAILED TOGETHER WITH 3" x 0.131" AT 12" O.C. EXCEPT AT CORNER RETURNS FOR CONTINUOUSLY SHEATHED BRACED WALLS, USE 3" x 0.131" AT 8" O.C.
28. TOP PLATE AND BOTTOM/SILL PLATE TO STUD SHALL BE NAILED AS LISTED BELOW:
    - 2x4 STUD = (2) 3" x 0.131" END NAILS OR (3) 3" x 0.131" TOENAILS
    - 2x6 STUD = (3) 3" x 0.131" END NAILS OR (4) 3" x 0.131" TOENAILS
29. FIREBLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED AS SHOWN OR SPECIFIED IN THE ARCHITECTURAL DRAWINGS AND APPLICABLE BUILDING CODE.
30. END NOTCHES, LOCATED AT THE ENDS OF SAWN LUMBER BENDING MEMBERS FOR BEARING OVER A SUPPORT, SHALL BE PERMITTED, AND SHALL NOT EXCEED 1/4 THE BEAM DEPTH.
31. INTERIOR NOTCHES, LOCATED IN THE OUTER THIRDS OF THE SPAN OF A SINGLE SPAN SAWN LUMBER BENDING MEMBER, SHALL BE PERMITTED, AND SHALL NOT EXCEED 1/6 THE DEPTH OF THE MEMBER. INTERIOR NOTCHES ON THE TENSION SIDE OF 3 1/2" OR GREATER THICKNESS (4" NOMINAL THICKNESS) SAWN LUMBER BENDING MEMBERS ARE NOT PERMITTED.
32. ALL TRIMMERS, POSTS, CRIPPLE POSTS OR OTHER CUT STUDS SHALL BE SHIMMED AS NECESSARY TO BE IN FULL CONTACT WITH HEADERS, BEAMS AND PLATES.
33. ALL ROOFS AND DECKS SHALL BE SLOPED SUCH THAT THERE IS POSITIVE DRAINAGE. WHERE DIRECT DRAINAGE CAN'T BE ACHIEVED, E.G. AT PARAPET OR MANSARD ROOF, DRAINAGE SHALL BE SPECIFIED BY ARCHITECT OR DESIGNER. NO PONDING OF WATER SHALL OCCUR.

FRAMING - NAILS

1. WHERE THE DETAILS CALL FOR 10d NAILS, THE DESIGN IS BASED ON 10d BOX NAILS (3" x 0.128" DIA.). THIS ALLOWS FOR THE USE OF 10d FRAMING NAILS FROM NAIL GUNS IN THESE LOCATIONS (3 INCHES x .131-INCH DIAMETER).
2. WHERE THE DETAILS CALL FOR 16d NAILS, THE DESIGN IS BASED ON 16d COMMON NAILS (3 1/2" x 0.162" DIA.) AND THEY ARE ALL THAT MAY BE USED IN THESE LOCATIONS.
3. WHERE THE DETAILS AND NOTES CALL FOR 8d NAILS, 8d COMMON NAILS (2 1/2" x .131" DIA.) SHALL BE USED U.N.O.
4. CONCRETE CUT NAILS MAY BE USED I.L.O. PINS AT INTERIOR NON-BRACED/ SHEAR WALL BOTTOM/SILL PLATES AT A TWO FOR ONE SUBSTITUTION.
5. TOENAILS SHALL BE DRIVEN AT AN ANGLE OF APPROXIMATELY 30° WITH WOOD MEMBER AND STARTED APPROXIMATELY 1/3 THE LENGTH OF THE NAIL FROM THE MEMBER END.
6. WHERE HUS/LUS HANGERS ARE CONNECTED TO A 1-PLY GIRDER TRUSS, USE 10d SHORT COMMON NAILS (1 1/2" x 0.148" DIA.)

FRAMING - GUARDRAILS AND HANDRAILS

1. GUARDRAILS AND HANDRAILS SHALL BE DESIGNED FOR THE LOAD SHOWN IN DESIGN LOADS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.
2. THE DESIGN OF GUARDRAIL WALLS CONSTRUCTED OF WOOD STUD FRAMING SHALL BE THE RESPONSIBILITY OF FELTEN GROUP.
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.

FRAMING - LEDGERS

1. WHERE THE DRAWINGS CALL FOR CONTINUOUS WOOD LEDGERS, LEDGERS SHALL BE INSTALLED WITH AS LONG OF LENGTHS AS POSSIBLE. THE MINIMUM LEDGER LENGTH ALLOWED SHALL BE 4 FEET. THE MINIMUM NUMBER OF SUPPORTS PER LEDGER SHALL BE THREE.
2. LEDGER SPLICES MAY OCCUR AT SUPPORTS OR BETWEEN SUPPORTS. LEDGER SPLICES AT SUPPORTS REQUIRE A MINIMUM OF A 3 INCH WIDE SUPPORT FOR NAILING, SUCH AS DOUBLE STUDS OR THE END OF A FLOOR TRUSS.
3. LEDGER SPLICES NEED NOT BE STRAPPED U.N.O. IN THE DRAWINGS
4. LEDGER SPLICES SHALL BE LOCATED SO THAT RAFTER, TRUSS OR JOIST HANGERS DO NOT FALL ON A SPLICE.
5. LEDGERS AT NON-TYPICAL LOADS FROM ROOF GIRDERS AND BEAMS SHALL BE NAILED TO A MINIMUM OF A 3-INCH WIDE SUPPORT ON EACH SIDE OF THE NON-TYPICAL LOAD WITH DOUBLE THE TYPICAL NAILING U.N.O. ON FRAMING PLAN
6. LEDGERS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WITH SODIUM BORATE (SBX). FIELD CUT ENDS, NOTCHES AND DRILLED HOLES MAY NEED TO BE RETREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.

FRAMING - SAWN LUMBER

1. SAWN LUMBER SHALL COMPLY WITH THE LATEST GRADING RULES OF THE AMERICAN LUMBER STANDARDS COMMITTEE, WESTERN WOOD PRODUCTS ASSOCIATION OR THE WEST COAST LUMBER INSPECTION GRADING AGENCY. ALL LUMBER SHALL BEAR AN APPROVED GRADING STAMP. SAWN LUMBER SHALL BE PROVIDED WITH THE SPECIES AND MINIMUM GRADES SHOWN BELOW, U.N.O. ON THE DRAWINGS.

MEMBER	SPECIES	GRADE
2x HEADERS/ BEAMS	HEM-FIR	NO. 2
2x POSTS	SAME AS STUDS	
4x, 6x, 8x, 10x, 12x HEADERS/ BEAMS/ POSTS	DOUG-FIR	NO. 2 OR BETTER
RAFTERS	HEM-FIR OR S-P-F	NO. 2
CEILING/ FLOOR JOISTS	HEM-FIR OR S-P-F	NO. 2
STUDS	HEM-FIR OR S-P-F	STUD, U.N.O. ON FRAMING PLAN
BLOCKING	HEM-FIR OR S-P-F	STUD
LEDGERS	HEM-FIR OR S-P-F	NO. 2
TOP PLATES*	S-P-F	STANDARD
BOTTOM/ SOLE PLATES	HEM-FIR OR S-P-F	STANDARD - PRESSURE TREATED WHEN IN CONTACT W/ CONCRETE OR MASONRY
SLEEPERS	HEM-FIR OR S-P-F	STUD

*CONSTRUCTION GRADE WHEN ROOF TRUSS CLEAR SPAN EXCEEDS 40 FT. OR WHEN FLOOR TRUSS CLEAR SPAN EXCEEDS 16 FT.

FRAMING - SAWN LUMBER - CONT.

2. FINGER JOINTED MATERIAL STAMPED "VERTICAL USE ONLY" OF THE SAME SPECIES AND MINIMUM GRADE SHOWN ABOVE OR IN THE DRAWINGS MAY BE USED FOR STUDS AND BLOCKING IN UNRATED CONSTRUCTION. FINGER JOINTED MATERIAL IN FIRE-RATED CONSTRUCTION REQUIRES A HEAT RESISTANT ADHESIVE (HRA) STAMP. FINGER JOINTED MATERIAL STAMPED "CERT EXT. JNTS" OF THE SAME SPECIES AND MINIMUM GRADE SHOWN ABOVE OR IN THE DRAWINGS MAY BE USED FOR ANY SAWN LUMBER APPLICATION IN UNRATED CONSTRUCTION. FINGER JOINTED MATERIAL IN FIRE-RATED CONSTRUCTION REQUIRES A HEAT RESISTANT ADHESIVE (HRA) STAMP.

FRAMING - GLU-LAM BEAMS (STANDARD WIDTH)

1. FABRICATION AND HANDLING OF ALL GLULAM BEAMS SHALL BE PER APA-EWS/ANSI A 190.1, AMERICAN NATIONAL STANDARD FOR STRUCTURAL GLUED LAMINATED TIMBER.
2. BEAMS TO BEAR APA-EWS CERTIFICATE AND GRADE STAMP.
3. GLULAM BEAMS, OF WIDTHS 3 1/8", 5 1/8", 6 3/4", 8 3/4" AND 10 3/4" U.N.O. SHALL HAVE THE FOLLOWING PROPERTIES:

SIMPLE SPAN AND CONTINUOUS SPANS AND CANTILEVERS

APA-EWS	24F-V4
DF/DF	UNBALANCED LAYUP
Fb+ =	2400 PSI
Fb- =	1850 PSI
Fv =	265 PSI (190PSI)*
Fc (PERP.) =	650 PSI
E =	1,800,000 PSI

* Fv AT SLOPED END CUT.

4. ALL BEAMS SHALL BE FABRICATED USING WATERPROOF GLUE.
5. APPEARANCE TO BE INDUSTRIAL GRADE U.N.O.
6. BEAMS SHALL HAVE STANDARD CAMBER (BASED ON 5000 FT. RADIUS) U.N.O.
7. BEAMS HAVE A TOP AND BOTTOM AND NEED TO BE INSTALLED RIGHT SIDE UP.
8. ALL EXPOSED BEAMS TO BE ROUGH SAWN (R.S.)
9. THE PORTIONS OF GLUED-LAMINATED TIMBERS THAT FORM THE STRUCTURAL SUPPORTS OF A BUILDING OR OTHER STRUCTURE AND ARE EXPOSED TO WEATHER AND NOT PROPERLY PROTECTED BY A ROOF, EAVE OR SIMILAR COVERING SHALL BE PRESSURE TREATED WITH PRESERVATIVE, OR BE MANUFACTURED FROM NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

FRAMING - STRUCTURAL COMPOSITE LUMBER (SCL)

1. IF LSL HEADER IS TO BE USED IN THE FLATWISE OR PLANK ORIENTATION, IT WILL BE LABELED WITH "PLANK" IN THE DRAWINGS.

MEMBER	E (PSI)	Fb (PSI)
LAMINATED STRAND LUMBER (LSL)	1.3/1.55	1700/2325
LAMINATED VENEER LUMBER (LVL)	2.0	2600
PARALLEL STRAND LUMBER (PSL)	2.0	2900

2. (2) AND (3) PLY BEAMS SHALL BE CONNECTED W/ (3) ROWS OF 3" x 0.131" NAILS AT 12" O.C. U.N.O. DRIVE NAILS FROM BOTH SIDES FOR (3) PLY BEAMS
3. (4) PLY BEAMS SHALL BE CONNECTED W/ (2) ROWS OF SDS 1/4" x 6" SCREWS AT 16" O.C. OR (2) ROWS OF 1/2" DIAMETER THROUGH BOLTS AT 24" O.C. U.N.O.

FRAMING - SCREWS

1. SCREWS FOR FLOOR AND DECK SHEATHING SHALL BE WSNTL OR WSV BY SIMPSON STRONG-TIE, INC., U.N.O.
2. SCREWS FOR GYPSUM WALL BOARD SHALL BE NO. 6 x 1 1/4 INCHES LONG, TYPE W OR S AND SHALL MEET THE REQUIREMENTS OF ASTM C954 AND C1002
3. SCREWS FOR BOTTOM/SILL PLATE ANCHORS SHALL BE NO. 8 x 3 INCHES LONG; AND MAY BE USED I.L.O. 3" x 0.131" NAILS SHOWN IN DRAWINGS AT A 1 FOR 1 SUBSTITUTION.
4. SIMPSON SDWC 15600 SCREWS MAY BE USED I.L.O. H2.5A'S AT DOUBLE TOP PLATE TO TRUSS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

FRAMING - STRUCTURAL STEEL

1. ASTM A992, Fy = 50 K.S.I. STRUCTURAL TUBES SHALL BE ASTM A500, Fy = 50 K.S.I.
2. LATEST AISC AND AWS CODE APPLY. ALL CONSTRUCTION PER LATEST AISC HANDBOOK.

WOOD SHEATHING

1. EACH PANEL SHALL BE IDENTIFIED WITH THE APPROPRIATE TRADEMARK OF A.P.A., OR APPROVED SUBSTITUTION, AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF VOLUNTARY PRODUCT STANDARD PS-1, VOLUNTARY PRODUCT STANDARD PS-2 OR A.P.A. PRP-108 PERFORMANCE STANDARDS
2. ALL PANELS SHALL BE A.P.A. RATED SHEATHING, EXPOSURE 1 PER CHART BELOW

LOCATION	THICKNESS	SPAN RATING	NAILING/ - EDGE/ FIELD
ROOF	15/32"	32/16*	0.131" x 2 1/2" - 6"/12" OR 16 GAUGE x 1 3/4" - 3"/6"
FLOOR	23/32" STURD-I-FLOOR	24" O.C.	RINGSHANK 0.131" x 2 1/2" - 6"/12" 0.113" x 2 3/8"** - 6"/12" NO. 8 x 2 1/2" - 6"/12"
DECK	23/32" PLYWOOD	24" O.C.	
WALL***	3/8"	24/0	0.131" x 2 1/2" - 6"/12"****

* ROOF SHEATHING ALLOWED TO SPAN 28". 1x6 TONGUE & GROOVE MAY BE USED AT OVERHANGS.

** PASLODE TETRA GRIP

*** 3-PLY PLYWOOD PANELS SHALL BE APPLIED W/ LONG DIMENSION ACROSS STUDS

**** U.N.O. IN BRACED/ SHEAR WALL SCHEDULE

3. SEE DETAIL 812 FOR FLOOR SHEATHING OVERSPAN. SEE DETAIL 814 FOR ROOF SHEATHING OVERSPAN.
4. INSTALL PANELS WITH LONG DIMENSION OR STRENGTH AXIS OF THE PANEL ACROSS SUPPORTS, EXCEPT WALL PANELS MAY HAVE LONG DIMENSION PARALLEL TO SUPPORTS.
5. INSTALL PANELS CONTINUOUS OVER TWO OR MORE SPANS.
6. PLACE ROOF SHEATHING WITH SIDE WITH SKID-RESISTANT COATING UP. KEEP ROOF DECK FREE OF DIRT, DEBRIS AND SAWDUST DURING CONSTRUCTION.
7. PANEL END JOINTS SHALL OCCUR OVER FRAMING. PANEL END JOINTS SHALL BE STAGGERED, NOT REQUIRED AT WALL SHEATHING. MINIMUM SPACING OF 1/8" IS RECOMMENDED AT ALL PANEL ENDS AND EDGES. PANEL SPACING SHALL NOT EXCEED 1/4 INCH.
8. ROOF SHEATHING IS UNBLOCKED U.N.O.
9. WHEN USING 2 1/2" x 0.131" NAILS FOR ROOF SHEATHING, FIELD NAILS WITHIN 4 FEET OF ANY ROOF EDGE SHALL BE 6" O.C.
10. WALL SHEATHING IS TO BE BLOCKED WHEN USED AS BRACED WALL OR SHEAR WALL.
11. PROVIDE H-CLIPS FOR ROOF SHEATHING BETWEEN SUPPORTS (RAFTERS/TRUSSES) FOR ALL ROOFS LESS THAN 3:12 SLOPE.
12. FLOOR SHEATHING IS UNBLOCKED U.N.O.
13. FLOOR AND DECK SHEATHING SHALL BE NAILED OR SCREWED. FASTEN 6" O.C. ALONG SUPPORTED PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
14. ADHESIVES MAY BE USED FOR FLOOR AND DECK SHEATHING. ADHESIVES SHALL MEET A.P.A. SPECIFICATION AFG-01 OR ASTM D3498, APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SHEATHING ADHESIVE SHALL BE APPLIED TO FRAMING MEMBERS PRIOR TO PLACEMENT OF SHEATHING. SHEATHING TO BE FULLY FASTENED PRIOR TO SETTING TIME OF ADHESIVE.
15. ROOF SHEATHING ON TRUSSES TO CONTINUE TO ENDS OF TRUSSES TYPICAL. THIS APPLIES TO ALL OVERFRAMING AREAS. SHEATHING MAY BE OMITTED FOR VENTILATION PURPOSES ONLY AS SHOWN IN THE DETAIL 451.

WOOD SHEATHING - CONT.

16. ROOF SHEATHING SHALL BE INSTALLED WITH A 24" MINIMUM PANEL WIDTH WHEREVER POSSIBLE. FOR PANEL WIDTHS GREATER THAN 16" BUT LESS THAN 24", USE PANEL EDGE CLIPS OR LUMBER BLOCKING AT UNSUPPORTED EDGES. THE EDGE SUPPORT IS TO BE PLACED AT THE JOINT BETWEEN THE NARROW-WIDTH PANEL AND AN ADJACENT FULL-WIDTH PANEL. UNLESS OTHERWISE REQUIRED BY THE BUILDING CODE, THE SUPPORT MAY BE OMITTED AT THE EDGE ADJACENT TO A RIDGE OR VALLEY WHEN THE OPPOSITE EDGE OF THE NARROW-WIDTH PANEL IS THUS SUPPORTED. WHEN USED, TWO PANEL EDGE CLIPS, EQUALLY SPACED, SHOULD BE PLACED BETWEEN EACH PAIR OF SUPPORTS. AS AN ALTERNATIVE, TWO-BY-FOUR BLOCKING MAY BE USED FLATWISE OR EDGEWISE AND SHOULD BE ADEQUATELY ATTACHED TO ROOF FRAMING. FOR PANEL WIDTHS GREATER THAN 12" BUT LESS THAN OR EQUAL TO 16", ONLY LUMBER BLOCKING AS DESCRIBED ABOVE IS RECOMMENDED. FOR PANEL WIDTHS OF 12" OR LESS, LUMBER BLOCKING APPLIED TO BOTH NARROW-WIDTH PANEL EDGES IS RECOMMENDED, REGARDLESS OF ADJACENT RIDGE OR VALLEY.

WOOD TRUSSES

1. ALL TRUSSES SHALL BE SUPPLIED BY A CITY OR COUNTY APPROVED FABRICATOR (WHICHEVER HAS JURISDICTION). TRUSSES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH ANSI/TPI 1 NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION AND APPLICABLE BUILDING CODE.
2. MANUFACTURER SHALL FURNISH TRUSS PLACEMENT PLANS AND TRUSS DESIGN DRAWINGS. THE TRUSS DESIGN DRAWINGS SHALL BE SEALED AND SIGNED BY A REGISTERED ENGINEER LICENSED IN THE STATE OF ARIZONA. TRUSS DRAWINGS SHALL BE REVIEWED BY FELTEN GROUP PRIOR TO MANUFACTURE OR FRAMING INSPECTION.
3. TRUSSES SHALL BE DESIGNED FOR MAXIMUM TOTAL LOADS SHOWN UNDER DESIGN LOADS, CONCENTRATED LOADS FROM AIR HANDLER UNITS AND ANY OTHER CONCENTRATED LOADS.
4. LUMBER USED SHALL BE IDENTIFIED BY GRADE MARK OF A LUMBER INSPECTION BUREAU OR AGENCY APPROVED BY BOARD OR REVIEW OF AMERICAN LUMBER STANDARDS COMMITTEE, AND SHALL BE THE SIZE, SPECIES, AND GRADE IN ACCORDANCE WITH THE TRUSS DESIGN DRAWINGS.
5. CONNECTOR PLATES SHALL BE MANUFACTURED BY A TPI MEMBER PLATE SUPPLIER AND SHALL MEET OR EXCEED ASTM A653/A653M REQUIREMENTS FOR STRUCTURAL STEEL.
6. HANDLING, INSTALLING, RESTRAINING & BRACING SHALL BE IN ACCORDANCE WITH "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES", BCSI LATEST EDITION BY WTCA AND TPI.
7. TRUSSES SHALL BE SET AND SECURED LEVEL AND PLUMB, AND IN CORRECT LOCATION.
8. TRUSSES SHALL BE SUFFICIENTLY BRACED DURING ERECTION TO PREVENT TOPPLING OR DOMINOING. INSTALL ALL BRACING BEFORE PLACING CONCENTRATED LOADS ATOP TRUSSES. THE INSTALLATION OF TEMPORARY/ERECTION BRACING IS SOLELY THE RESPONSIBILITY OF THE FRAMING TRADE PARTNER.
9. PERMANENT RESTRAINT/ BRACING OF CHORDS AND WEB MEMBERS SHALL BE INSTALLED IN ACCORDANCE WITH BCSI-B3 U.N.O.
10. WHERE PERMANENT BRACING OF TRUSS WEB MEMBERS IS REQUIRED ON THE TRUSS DESIGN DRAWINGS, IT SHALL BE ACCOMPLISHED BY THE METHODS OUTLINED IN BCSI.
11. GABLE END TRUSS PERMANENT BRACING SHALL BE PROVIDED AS SHOWN IN DETAIL 408.
12. NOTCHING OF TOP CHORD OF GABLE END TRUSS FOR LOOKOUTS SHALL BE ACCOUNTED FOR IN DESIGN BY TRUSS MANUFACTURER.
13. CUTTING AND ALTERING OF TRUSSES IS NOT PERMITTED. TRUSS REPAIRS SHALL BE SEALED AND SIGNED BY A REGISTERED ENGINEER LICENSED IN THE STATE OF ARIZONA.
14. ATTICS ARE DESIGNED WITHOUT STORAGE, THEREFORE THERE SHALL NOT BE TWO OR MORE ADJACENT TRUSSES WITH THE SAME WEB CONFIGURATION CAPABLE OF CONTAINING A RECTANGLE 42 INCHES HIGH BY 2 FEET WIDE LOCATED WITHIN THE PLANE OF THE TRUSS. THE RECTANGLE SHALL BE MEASURED FROM THE TOP OF THE BOTTOM CHORD AND THE BOTTOM OF ANY OTHER TRUSS MEMBER. THIS REQUIREMENT DOES NOT APPLY IF THE REQUIRED INSULATION DEPTH IS MORE THAN THE BOTTOM CHORD MEASURE DEPTH.
15. WHEN PIGGYBACK ROOF TRUSS SYSTEM IS USED, FULLY SHEATH LOWER TRUSSES OR PROVIDE CONTINUOUS LATERAL RESTRAINT (CLR) AT SPACING SPECIFIED ON THE TRUSS DESIGN DRAWING AND DIAGONAL BRACING EVERY 10 FEET U.N.O. IN THE DRAWINGS. ALL BRACING TO BE INSTALLED PER LATEST EDITION OF BCSI-B3. DIAGONAL BRACING TO HAVE (2) 3" x 0.131" AT EACH INTERMEDIATE TRUSS AND (3) 3" x 0.131" AT EACH END.
16. WHEN HIP OVERLAY TRUSSES ARE USED FOR HIP END ROOFS, SEE DETAIL 454 FOR CONNECTION REQUIREMENTS.
17. PURLIN GABLES SHALL BE ATTACHED TO TRUSSES BELOW WITH (2) 3" x 0.131" FACE NAILS AT EACH INTERSECTION.
18. FELTEN GROUP DESIGNS INCLUDE MWFRS LOADS AND ARE BASED ON RATIONAL ANALYSIS. FELTEN GROUP'S CALCULATED TRUSS REACTIONS AND/OR CONNECTIONS SHALL SUPERSEDE ALL REACTIONS AND/OR CONNECTIONS LISTED IN THE TRUSS SHOP DRAWINGS.
19. THE FOLLOWING TRUSSES SHALL BE CONSTRUCTED WITHOUT CAMBER:
    - MULTI-POINT BEARING TRUSSES
    - GABLE ENDWALL TRUSSES
    - TRUSSES SET ON MULTIFAMILY DEMISING/ AREA SEPARATION WALLS

FLOOR TRUSS STRONG BACKS

1. STRONGBACKS SHALL BE A MINIMUM 2x6, AND SHALL BE ATTACHED WITH A MINIMUM OF (3) 3" x 0.131" NAILS TO A 2x4 VERTICAL WEB.
2. STRONGBACKS SHALL BE IN CONTACT WITH THE BOTTOM CHORD, PER THE WTCA.
3. IN THE ABSENCE OF A VERTICAL WEB, A 2x4 SCAB VERTICAL SHALL BE SECURED TO THE TOP AND BOTTOM CHORDS WITH A MINIMUM OF (2) 3" x 0.131" NAILS AT EACH END. THE STRONGBACK MAY THEN BE ATTACHED TO THE SCAB.
4. STRONGBACKS SHALL BE PLACED AS SHOWN IN THE TRUSS DESIGN DRAWINGS.
5. STRONGBACKS SHALL NOT BE CUT OR NOTCHED
6. STRONGBACK SPACING MAY NOT EXCEED 10' UNLESS THERE IS A RIGID CEILING ATTACHED AND LIVE LOAD DEFLECTION DOES NOT EXCEED 480.

DESIGN LOADS

2018 INTERNATIONAL BUILDING AND RESIDENTIAL CODES (IBC/IRC)

ROOF DEAD LOAD =	21 psf. CONCRETE TILE 15 psf. MEMBRANE / SHINGLE 12 psf. STANDING METAL SEAM
ROOF LIVE LOAD =	16 psf. 4:12 SLOPE AND GREATER 20 psf. LESS THAN 4:12 SLOPE
ATTIC LIVE LOAD = (WITHOUT STORAGE)	10 psf. NON - CONCURRENT
FLOOR DEAD LOAD =	10 psf. +5 psf. w/ PARTITION WALL +5 psf. w/ TILE
FLOOR LIVE LOAD =	40 psf.
DECK LIVE LOAD =	40 psf.
GUARDRAIL LOAD =	200 lb (CONCENTRATED)
EXT. WALL DEAD LOAD = INT. WALL DEAD LOAD =	12 psf. 7 psf.
WIND SPEED = EXPOSURE AT M.W.F.R.S = EXPOSURE AT C & C = RISK CATEGORY	105 mph. (IBC) 115 mph. (IRC) C C II
SEISMIC DESIGN CATEGORY =	B SITE CLASS = D
GROUND SNOW LOAD; Pg =	0 psf.

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ISOLA COMMUNITIES
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TITLE: GENERAL STRUCTURAL NOTES

Registered Professional Engineer (Civil) CERTIFICATE NO. 67809 MICHAEL BROOKS Date Signed 09/09/2024 ARIZONA U.S.A.

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

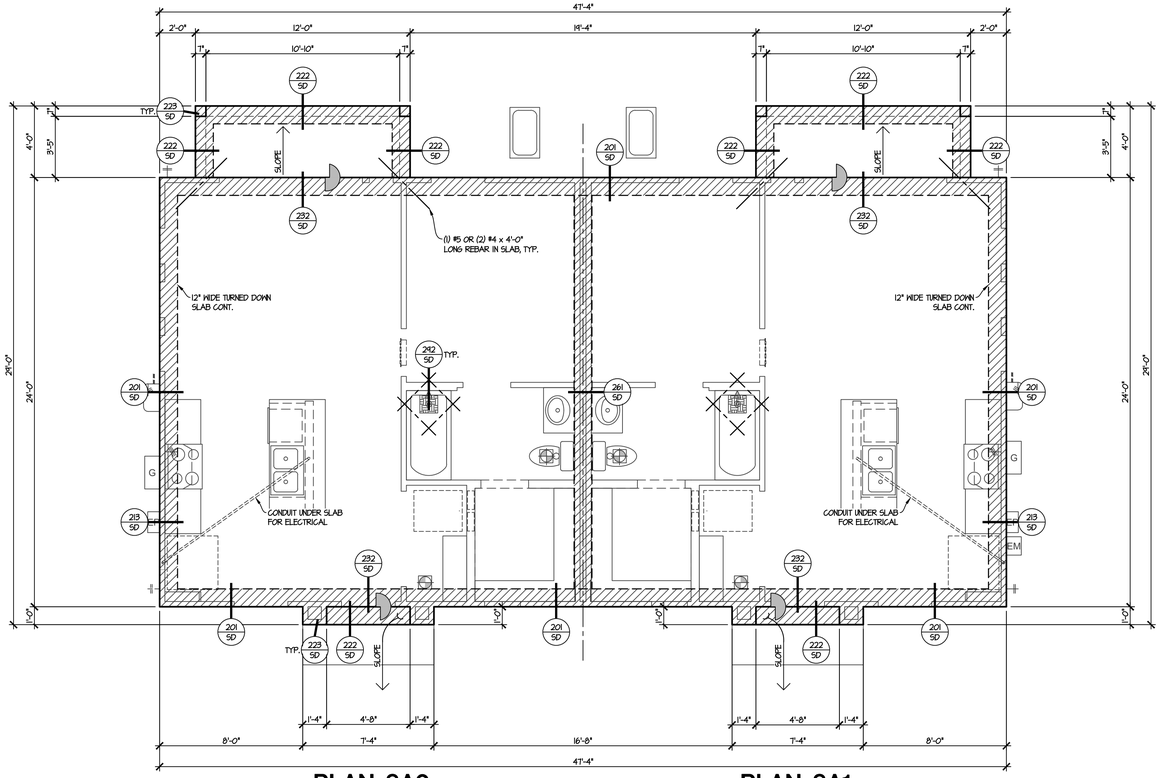
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SERIES
ISOLA AT 202 AND ELLIOT

PLAN NUMBER
PLAN 3

SHEET NUMBER
GSN

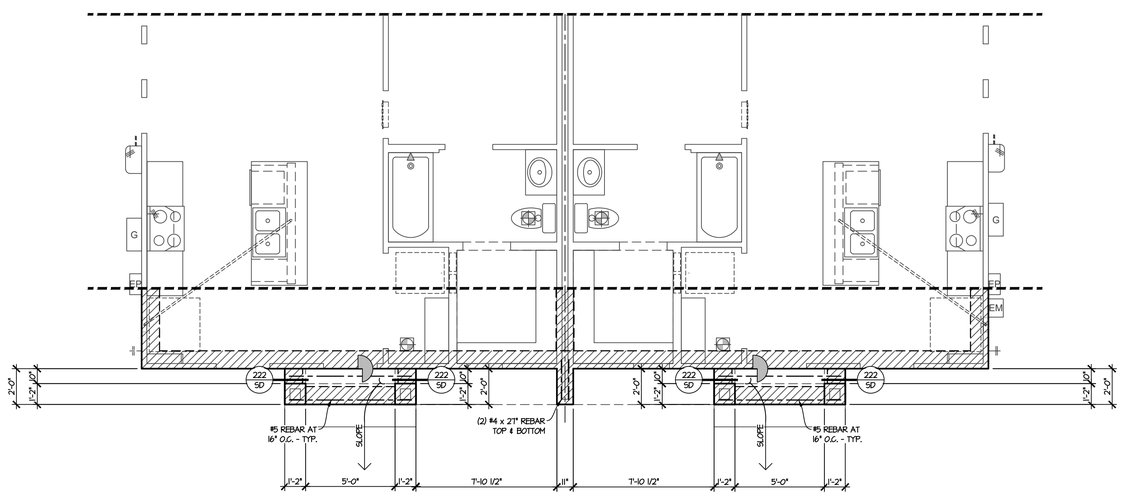
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PLAN 3A2 PLAN 3A1

FOUNDATION PLAN

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



PLAN 3B2 PLAN 3B1

FOUNDATION PLAN

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

SEE ELEVATION A - COTTAGE FOR INFORMATION NOT SHOWN

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 PTI-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_S 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_S 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 = 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.	2"
NOMINAL SLAB THICKNESS AT NON-POST TENSIONED PORCHES & PATIOS = (ON SUBGRADE PER GEOTECHNICAL REPORT)	N/A

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 = NEGLIGIBLE

CONCRETE THAT IS IN DIRECT CONTACT WITH NATIVE SOILS CONTAINING WATER-SOLUBLE SULFATES SHALL CONFORM TO THE FOLLOWING:

NEGLIGIBLE: SO_4 < 0.10%
NO SPECIAL REQUIREMENTS.

MODERATE: 0.10% < SO_4 < 0.20%
CONCRETE SHALL BE MADE WITH ASTM C 150 TYPE II 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 1/4"
			STEP		
	CAST-IN- PLACE		STD. SLAB	1/2" DIA. HEAVY HEX BOLT OR HEADED STUD	2 1/4"
			STEP		
(B)	POST- SET	HTT5-3/4	STD. SLAB	5/8" DIA. TITEN HD	5 1/2"
			STEP		
	CAST-IN- PLACE		STD. SLAB	3/4" DIA. HEAVY HEX BOLT OR HEADED STUD	4 1/8"
			STEP		
(C)	POST- SET	HDU8-SDS2.5	STD. SLAB	3/4" DIA. TITEN HD	6 1/2"
			STEP	7/8" DIA. F1554 GR 36 THREADED ROD W/ SET-3G EPOXY	8 1/2"
	CAST-IN- PLACE		STD. SLAB	7/8" DIA. HEAVY HEX BOLT OR HEADED STUD	6 1/2"
			STEP		
(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

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ISOLA COMMUNITIES

TITLE:
FOUNDATION PLAN
ELEVS. A - COTTAGE & B - CRAFTSMAN

AZ PT

Registered Professional Engineer
CERTIFICATE NO.
67809
MICHAEL
BROOKS
Date Signed 10/09/2024
ARIZONA U.S.A.

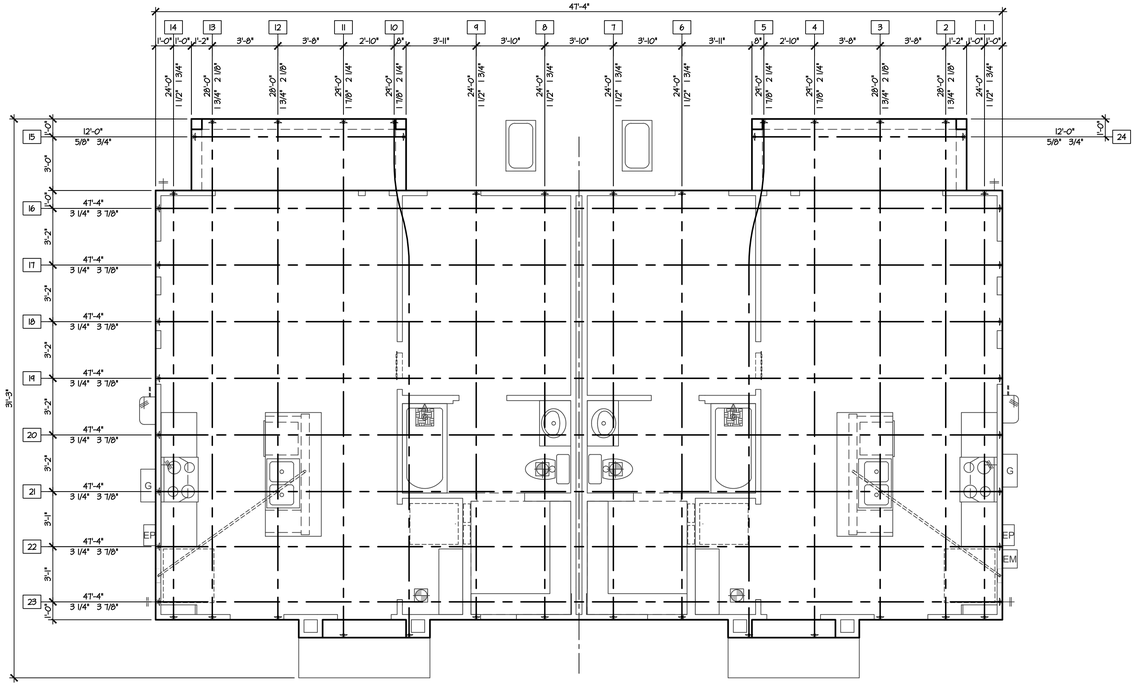
PROJECT MANAGER:
M. BROOKS
DATE: 09/09/2024

SERIES:
ISOLA AT 202 AND ELLIOT

PLAN NUMBER
PLAN 3

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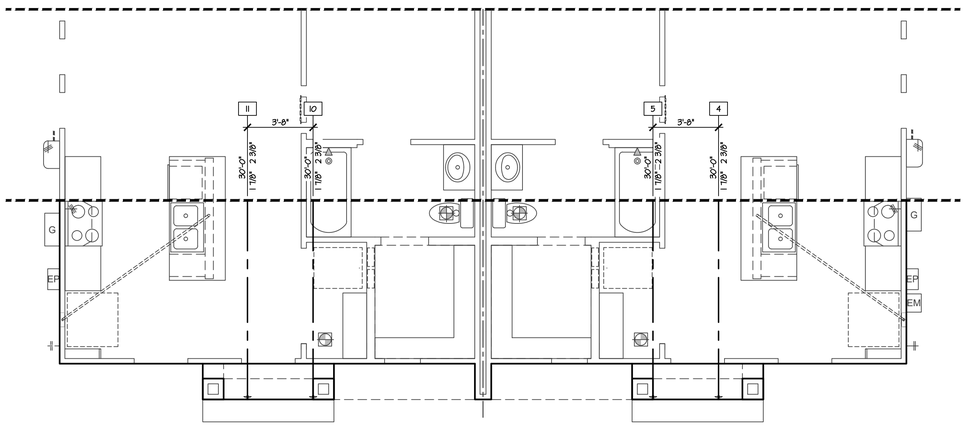


PLAN 3A2

PLAN 3A1

TENDON LAYOUT

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



PLAN 3B2

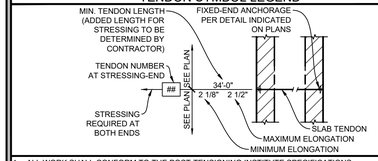
PLAN 3B1

SEE ELEVATION A - COTTAGE FOR INFORMATION NOT SHOWN

TENDON LAYOUT

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

TENDON SYMBOL LEGEND



1. ALL WORK SHALL CONFORM TO THE POST-TENSIONING INSTITUTE SPECIFICATIONS.
2. ALL STRAND PLACEMENT AND STRESSING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN INDIVIDUAL EXPERIENCED IN POST-TENSIONED SLAB-ON-GROUND CONSTRUCTION AND CERTIFIED BY PTI.
3. TENDONS SHALL BE 1/2 INCH DIAMETER, 270 KSI, SEVEN WIRE LOW RELAXATION STRAND, ASTM A-416. STRAND SHALL BE FREE OF CORROSION AND COATED WITH GREASE. STRAND SHALL BE SHEATHED IN HIGH DENSITY POLYETHYLENE OR POLYPROPYLENE WITH A MINIMUM THICKNESS OF 0.025 INCHES. TENDONS TO BE SUPPLIED BY A PTI CERTIFIED PLANT OR APPROVED SUBSTITUTION.
4. ANCHORS SHALL PRECISION SURE-LOCK ESR-2381 INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. BACK-UP BARS ARE NOT REQUIRED.
5. ALL FIXED-END ANCHORAGES SHALL BE SHOP FABRICATED, PRESEATED WEDGES.
6. ALL MATERIAL SHALL BE CLEAN AND FREE FROM RUST.
7. BOX AND WRAP PLUMBING PRIOR TO SETTING TENDONS.
8. THE AREA IMMEDIATELY BEHIND THE ANCHORS SHALL BE FREE OF SLEEVES, BLOCKOUTS, LARGE CONDUITS OR OTHER VOIDS OR CONGESTION THAT WOULD CAUSE THE CONCRETE TO FAIL IN THIS HIGH STRESS ZONE. THIS "ZONE" IS DEFINED AS THE REGION 18" BEHIND THE ANCHOR AND AT 45 DEGREES ON EACH SIDE FROM THE BACK OF THE ANCHOR AS SHOWN IN DETAIL 294.
9. REUSABLE POCKET FORMERS ARE TO BE USED ON ALL STRESSING ENDS. THE POCKET FORMER SHALL PROVIDE ADEQUATE CONCRETE COVERAGE FOR THE ANCHOR AS REQUIRED. DIPPING POCKET FORMERS IN OIL OR OTHER MATERIALS, FOR EASE OF REMOVAL, IS ACCEPTABLE. USE 45 DEGREE POCKET FORMERS AT BAY WINDOWS AND SKEWED WALLS.
10. TENDON SUPPORTS SHALL BE PLACED AT EACH TENDON INTERSECTION AND SHOULD NOT BE SPACED MORE THAN 4 FEET 6 INCHES ON CENTER IN BOTH DIRECTIONS.
11. SUPPORTS FOR ALL REINFORCING SHALL HAVE ADEQUATE BEARING SURFACE TO MAINTAIN POSITION DURING CONCRETE PLACEMENT.
12. ALL TENDON INTERSECTIONS SHALL BE SECURED WITH TIE WIRE UNLESS A SNAP CHAIR IS USED. TIE WIRE SHALL WRAP BOTH TENDONS AND THE SUPPORT CHAIR.
13. MINIMUM COVER FOR ANCHORAGES SHALL BE 2 INCHES. MINIMUM COVER FOR TENDONS SHALL BE 1 INCH TO TOP AND 1 1/2 INCH TO BOTTOM OF UNIFORM THICKNESS SLABS.
14. TENDONS SHALL BE HELD A MINIMUM OF 6 INCHES AND A MAXIMUM OF 24 INCHES FROM ALL SLAB EDGES.
15. PLACE ALL OF THE SLAB TENDONS IN ONE DIRECTION FIRST AND THEN THOSE IN THE OPPOSITE DIRECTION.
16. THE FIXED-END SHOULD NOT BE ATTACHED TO A FLOATING FORM, BUT HELD SECURELY IN PLACE BY OTHER MEANS, E.G. REBAR.
17. NO MORE THAN 12 INCHES OF BARE STRAND SHALL BE EXPOSED AT FIXED-ENDS.
18. NO MORE THAN 1 INCH OF BARE STRAND SHALL BE EXPOSED AT STRESSING ENDS.
19. IF SHEATHING IS DAMAGED AND MORE THAN 1 INCH OF STRAND EXPOSED, THE SHEATHING SHALL BE REPAIRED TO PREVENT BONDING OF THE CONCRETE TO THE STRAND.
20. TENDONS SHALL BE INSTALLED AS STRAIGHT AS POSSIBLE.
21. PLACEMENT OF THE FIXED-ENDS AND THE STRESSING ENDS MAY BE REVERSED AT THE CONTRACTOR'S OPTION FOR ANY TENDON(S).
22. IT IS RECOMMENDED THAT TENDONS OVER 120'-0" LONG BE STRESSED FROM BOTH ENDS.
23. TENDON PLACEMENT SHALL CONFORM TO THE FOLLOWING TOLERANCES.
    VERTICAL PLACEMENT: +/- 1/2 INCH FOR SLABS LESS THAN 7 1/2" THICK.
    +/- 1 INCH FOR SLABS 7 1/2" THICK OR THICKER.
    HORIZONTAL PLACEMENT: +/- 12 INCHES
24. TENDONS SHALL BE LOCATED AT THE CENTER OF THE SLAB THICKNESS, UNLESS NOTED OTHERWISE.
25. WHEN TENDONS ARE SHOWN WITH A HORIZONTAL TRANSITION, TENDONS SHALL NOT TRANSITION MORE THAN ONE FOOT FOR EVERY 12 FEET OF LENGTH (1:12 RATIO).
26. PROVIDE A MINIMUM 3 INCH CLEARANCE TO TENDONS AT PLUMBING STACKS, BLOCKOUTS, ETC.
27. VERIFY UNDERSLAB MECHANICAL REG AND PLUMBING BOX-OUTS PRIOR TO POUR. PLUMBING LINES SHALL BE PLACED BELOW SLAB AND ALL TURNDOWNS.
28. VERIFY UNDERSLAB ELECTRICAL AND PANEL RISER LOCATIONS PRIOR TO POUR. ELECTRICAL CONDUIT SHALL BE PLACED BELOW SLAB BUT MAY OCCUR IN EDGE TURNDOWN.
29. VERIFY ALL CAST IN PLACE HOLDOWN LOCATIONS PRIOR TO POUR.
30. PROVIDE FOR ELECTRICAL UFER AT REQUIRED LOCATION PER LOCAL CODE. UFER CONDUCTOR TO BE 6" MIN. FROM TENDONS.
31. PRIOR TO PLACEMENT OF CONCRETE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LOCATIONS OF TENDONS, REINFORCEMENT, HOLDOWNS AND OTHER EMBEDS AND VERIFY THAT THE PRE-POUR SPECIAL INSPECTION WAS COMPLETED.
32. MINIMUM COMPRESSIVE STRENGTH AT TIME OF STRESSING = 2000 PSI. STRESS AS SOON AS POSSIBLE AFTER ACHIEVING 2000 PSI TO REDUCE THE RISK OF SHRINKAGE CRACKS.
33. RESTRAINT-TO-SHORTENING CRACKING IS EXPECTED TO OCCUR IN POST-TENSIONED SLABS ON GRADE. AS SUCH, THE FOLLOWING METHODS MAY BE USED TO REDUCE THE POTENTIAL FOR RESTRAINT-TO-SHORTENING CRACKING.
    33.1. IMMEDIATELY AFTER FINISHING, A SPRAY-APPLIED LIQUID CURING COMPOUND MAY BE USED TO LIMIT THE AMOUNT OF WATER LOST DURING THE INITIAL CURING PROCESS AND TO REDUCE THE POTENTIAL FOR RESTRAINT-TO-SHORTENING CRACKS PRIOR TO THE STRESSING OPERATION. AN ALTERNATIVE METHOD WOULD BE TO KEEP THE SURFACE WET FOR SEVERAL DAYS AFTER CONCRETE PLACEMENT AND PRIOR TO STRESSING. THIS WILL REPLACE THE WATER LOST BY HYDRATION AND LOWER THE SURFACE TEMPERATURE.
    33.2. ANOTHER METHOD OF REDUCING THE POTENTIAL FOR THE FORMATION OF RESTRAINT-TO-SHORTENING CRACKS IS THE APPLICATION OF "PARTIAL STRESSING". THE USE OF PARTIAL STRESSING SHOULD BE CAREFULLY EVALUATED BY THE LDP TO ENSURE THAT THE LOWER INITIAL PRESTRESSING FORCE IS SUFFICIENT TO OVERCOME SUBGRADE FRICTION AT THE CENTER OF THE FOUNDATION; OTHERWISE, RESTRAINT-TO-SHORTENING CRACKS CAN STILL OCCUR PRIOR TO THE FINAL FULL-FORCE STRESSING OPERATION. PARTIAL STRESSING SHOULD BE DONE IN CONJUNCTION WITH, NOT IN LIEU OF, PROPER CONCRETE CURING. PARTIAL STRESSING CAN BE PERFORMED AS EARLY AS 24 HOURS AFTER THE CONCRETE PLACEMENT IS COMPLETED. IN PARTIAL STRESSING, ALL OF THE TENDONS ARE STRESSED TO BETWEEN 30 AND 50% OF THE FULL JACKING FORCE, DEPENDING ON THE COMPRESSIVE STRENGTH OF THE CONCRETE AT THE TIME THE PARTIAL STRESSING OPERATION COMMENCES. **UNDER NO CIRCUMSTANCES SHOULD ONLY A FEW OF THE TENDONS BE STRESSED TO *FULL FORCE* TO ACHIEVE PARTIAL STRESSING.**
    33.3. CRACK CONTROL JOINTS (TOOL JOINTS OR SAW CUTS) CAN BE USED TO CONTROL THE LOCATION OF RESTRAINT-TO-SHORTENING CRACKS THAT MY OCCUR PRIOR TO STRESSING. SAW-CUT DEPTH SHOULD BE LIMITED TO PROVIDE A MINIMUM OF 3/8 INCH CLEAR FROM THE TENDON CLOSEST TO THE SURFACE. IF TOOL JOINTS OR SAW CUTS ARE USED, THEY SHOULD BE LOCATED IN CONJUNCTION WITH THE PLACEMENT OF THE TENDONS TO ENSURE THAT THE JOINT IS NOT PLACED PARALLEL TO AND DIRECTLY ON TOP OF A TENDON.
34. IF A COLD JOINT OCCURS WITHIN A SLAB, CONTACT FELTEN GROUP PRIOR TO PROCEEDING WITH SUBSEQUENT POUR.
35. SLAB THICKNESS SHALL BE AS SHOWN ON THE FOUNDATION PLAN. SLAB THICKNESS MAY BE -1/2 INCH TO + 1 INCH AT INDIVIDUAL LOCATIONS BUT THE AVERAGE SHALL BE NO MORE THAN -1/4 INCH TO +3/4 INCH.
36. POST-TENSIONED SLAB TO BE LABELED IN TWO PLACES:
    * CONCRETE SLAB IN GARAGE TO BE STAMPED WITH THE FOLLOWING NOTE: "POST-TENSION SLAB - DO NOT CUT OR DRILL." THE STAMP SHALL BE PLACED IN A CONSPICUOUS LOCATION. (CENTER OF GARAGE DOOR OPENING).
    * MAIN WATER SHUT-OFF VALVE TO HAVE METAL TAG WITH NOTE: "POST-TENSION SLAB - DO NOT CUT OR DRILL."
37. ALL TENDONS SHALL BE STRESSED BY MEANS OF A HYDRAULIC JACK EQUIPPED WITH A CALIBRATED PRESSURE GAUGE. EACH JACK SHALL BE ACCOMPANIED BY A CURRENT CALIBRATION CHART. IF THE MEASURED ELONGATION DOES NOT CORRESPOND TO THE CALCULATED ELONGATION BY PLUS OR MINUS 10% STOP STRESSING OPERATIONS AND DETERMINE THE CAUSE OF THE DISCREPANCY. ON THE TENDONS 25'-0" OR LESS, GAUGE PRESSURE GOVERNS OVER ELONGATION.
38. STRESS ALL TENDONS BEFORE LOADING CONCRETE ROOF TILE OR GYPSUM BOARDS OR PLACING ANY MASONRY WALLS. PARTIAL STRESSING (30 AND 50% OF TOTAL FORCE) THE DAY AFTER POURING CONCRETE IS RECOMMENDED FOR ALL CABLES WHEN THE STRUCTURES LENGTH EXCEEDS 100'-0".
39. PROJECTING ENDS OF TENDONS SHALL BE CUT OFF ONLY AFTER STRESSING HAS BEEN PROPERLY COMPLETED AND APPROVED.
40. THE TENDONS SHALL BE CUT WITH AN ABRASIVE WHEEL CUT OFF SAW. IT IS PERMISSIBLE TO REDUCE THE GROUT COVER TO THE TENDON TAIL TO 1/8 INCH PROVIDED THAT THE TENDON TAIL IS COVERED WITH A PROTECTION CAP OR EQUIVALENT DEVICE THAT WILL RESULT IN A MINIMUM COVER OF 1 INCH FROM THE FACE OF THE CONCRETE TO THE END OF THE EXPOSED STRAND AND PROVIDED THAT THE CONTRACTOR CAN ENSURE THE INTEGRITY OF THE GROUT.
41. THE POCKET FORMER RECESSES SHALL BE FILLED WITH GROUT IMMEDIATELY AFTER THE TENDON TAILS HAVE BEEN CUT. THE GROUT MATERIAL SHALL BE NON-SHRINK GROUT AND SHALL ATTAIN THE SAME MINIMUM COMPRESSIVE STRENGTH AS THE CONCRETE SLAB.
42. CERTAIN SLAB REPAIRS FOR PLUMBING PENETRATIONS MAY BE COMPLETED PER DETAIL 801.
43. SEE DETAIL 804 FOR NON POST-TENSIONED POPOUT.

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ISOLA COMMUNITIES
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BELLEVUE, WA 98006
ISOLACOMMUNITIES.COM

TITLE:
TENDON LAYOUT
ELEVS. A - COTTAGE & B - CRAFTSMAN

Registered Professional Engineer
CERTIFICATE NO.
67809
MICHAEL
BROOKS
Date Signed 10/9/2024
ARIZONA U.S.A.

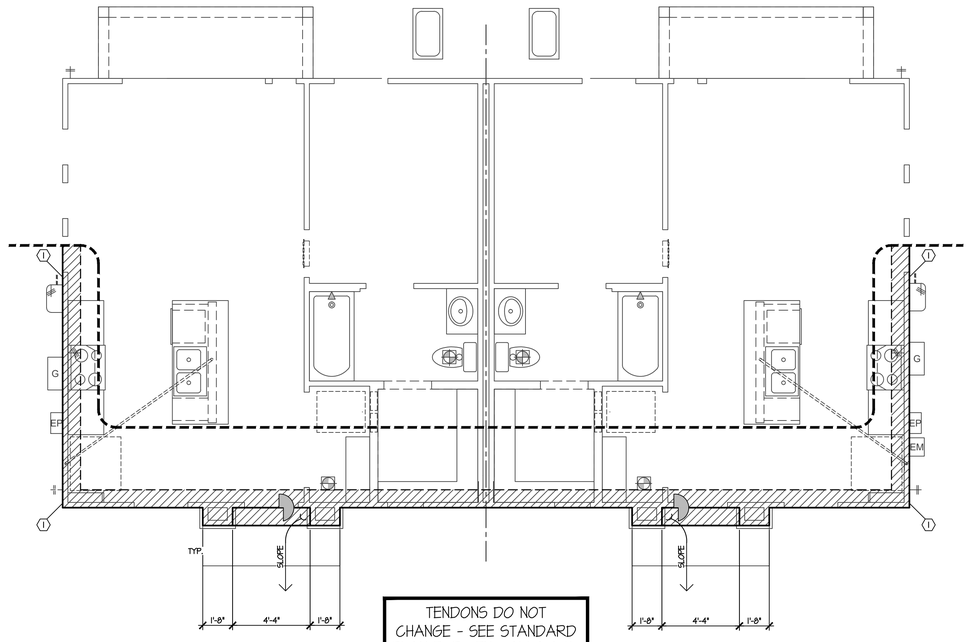
PROJECT MANAGER:
M. BROOKS
DATE: 09/09/2024
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SERIES
ISOLA AT 202 AND ELLIOT

PLAN NUMBER
PLAN 3

SHEET NUMBER
S1.02

Mike.Brooks Sep 09, 2024 - 2:20pm Z:\4_Mikelik Communities\202 and Elliot - Phoenix - For Rent\Residences - Wood\Plan 3\Structural\Active Folder\Plan 3 2-D Foundation.dwg



PLAN 3C2

PLAN 3C1

FOUNDATION PLAN

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

SEE ELEVATION A - COTTAGE FOR INFORMATION NOT SHOWN

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 PTI-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_Q 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_Q 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 = 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.	2"
NOMINAL SLAB THICKNESS AT NON-POST TENSIONED PORCHES & PATIOS = (ON SUBGRADE PER GEOTECHNICAL REPORT)	N/A

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 = NEGLIGIBLE

CONCRETE THAT IS IN DIRECT CONTACT WITH NATIVE SOILS CONTAINING WATER-SOLUBLE SULFATES SHALL CONFORM TO THE FOLLOWING:

NEGLIGIBLE: SO_4 < 0.10%
NO SPECIAL REQUIREMENTS.

MODERATE: 0.10% < SO_4 < 0.20%
CONCRETE SHALL BE MADE WITH ASTM C 150 TYPE II 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

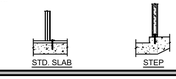
IF SOILS CONTAIN CONCENTRATION OF CHLORIDE IONS IN EXCESS OF LOCAL INDUSTRY STANDARDS KNOWN TO HAVE CAUSED CORROSION, USE ENCAPSULATED TENDONS IN CONFORMANCE WITH "SPECIFICATIONS FOR SINGLE STRAND UNBONDED TENDONS", POST TENSIONING INSTITUTE.

ENCAPSULATION REQUIREMENT NOT REQUIRED

HOLDOWN SCHEDULE

MARK	TYPE	LABEL	LOCATION	ANCHOR	MINIMUM EMBED.
(A)	POST- SET	LTTP2	STD. SLAB	1/2" DIA. TITEN HD	$3\frac{1}{4}$"
			STEP		
	CAST-IN- PLACE		STD. SLAB	1/2" DIA. HEAVY HEX BOLT OR HEADED STUD	$2\frac{1}{4}$"
			STEP		
(B)	POST- SET	HTT5-3/4	STD. SLAB	5/8" DIA. TITEN HD	$5\frac{1}{2}$"
			STEP		
	CAST-IN- PLACE		STD. SLAB	3/4" DIA. HEAVY HEX BOLT OR HEADED STUD	$4\frac{1}{8}$"
			STEP		
(C)	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	$8\frac{1}{2}^{+3}$"
	CAST-IN- PLACE		STD. SLAB	7/8" DIA. HEAVY HEX BOLT OR HEADED STUD	$6\frac{1}{2}$"
			STEP		
(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.



AZ - EXPANSIVE

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ISOLA COMMUNITIES
13555 SE 36th STREET
BELLEVUE, WA 98006
ISOLACOMMUNITIES.COM

AZ PT

TITLE: FOUNDATION PLAN
ELEVATION C - MODERN

Registered Professional Engineer (Civil)
CERTIFICATE NO.
67809
MICHAEL
BROOKS
Date Signed 09/09/2024
ARIZONA U.S.A.

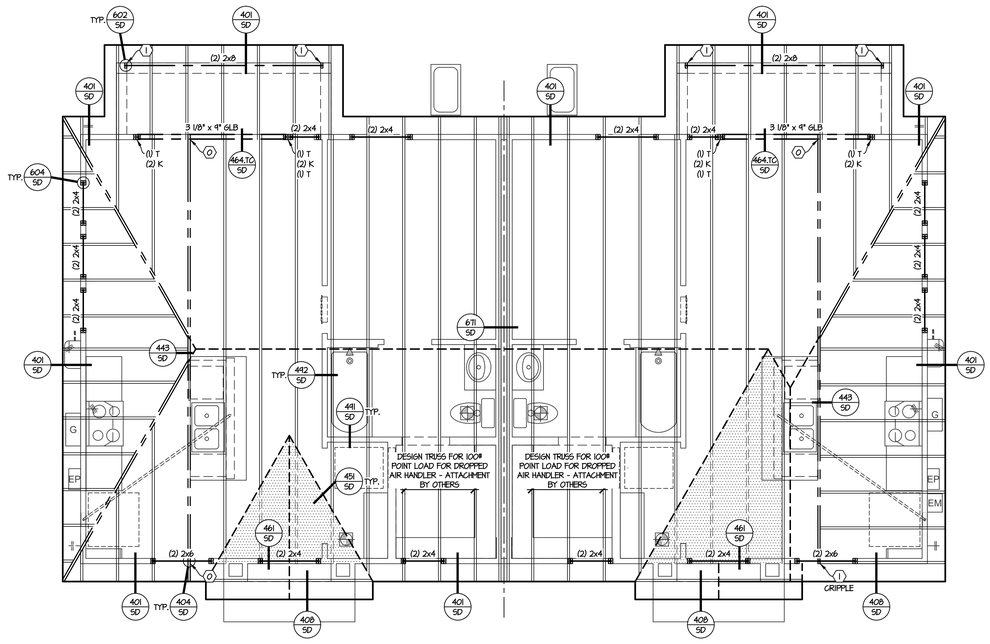
PROJECT MANAGER: M. BROOKS
DATE: 09/09/2024
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SERIES: ISOLA AT 202 AND ELLIOT

PLAN NUMBER: PLAN 3

SHEET NUMBER: S1.03

Mike.Brooks Sep 09, 2024 - 3:20pm Z:\A_Isola Communities\202 and Elliot - Phoenix - For Rent\Residences - Wood\Plan 3\Structural\Active Folder\Plan 3-2cFoundation.dwg



PLAN 3A2 **PLAN 3A1**

ROOF FRAMING PLAN

ELEVATION A - COTTAGE **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) = (X) 2x STUDS

STUD SCHEDULE

PLATE HEIGHT:	8'-1"	9'-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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13555 SE 36th STREET
BELLEVUE, WA 98006
ISOLACOMMUNITIES.COM

TITLE
ROOF FRAMING PLAN
ELEVATION A - COTTAGE

Registered Professional Engineer
CERTIFICATE NO.
67809
MICHAEL
BROOKS
Date Signed 10/09/2024
ARIZONA U.S.A.

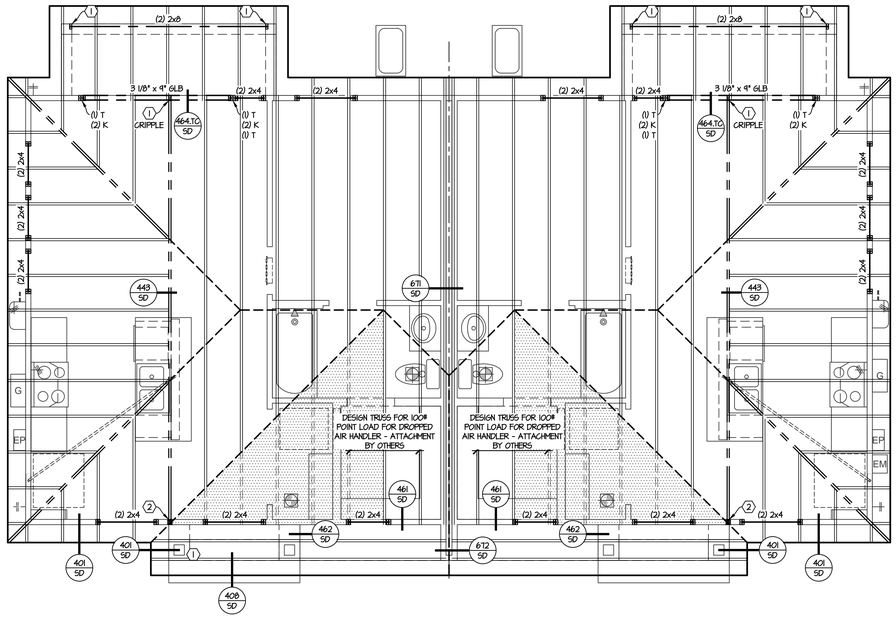
PROJECT MANAGER: M. BROOKS
DATE: 09/09/2024

SERIES
ISOLA AT 202 AND ELLIOT

PLAN NUMBER
PLAN 3

SHEET NUMBER
S2.01

Mike.Brooks Sep 09, 2024 - 3:20pm Z:\1_Isola Communities\202 and Elliot - Phoenix - For Rent\Residences - Wood\Plan 3\Structural\Active Folder\Plan 3-3A-Roof Framing.dwg



PLAN 3B2 **PLAN 3B1**

ROOF FRAMING PLAN

SEE ELEVATION A - COTTAGE FOR INFORMATION NOT SHOWN

ELEVATION B - CRAFTSMAN 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) = (X) 2x STUDS

STUD SCHEDULE

PLATE HEIGHT:	8'-1"	9'-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.
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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

TITLE:
ROOF FRAMING PLAN
ELEVATION B - CRAFTSMAN

Registered Professional Engineer
CERTIFICATE NO.
67809
MICHAEL
BROOKS
Date Signed 10/09/2024
ARIZONA, U.S.A.

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

SERIES
ISOLA AT 202 AND ELLIOT

PLAN NUMBER
PLAN 3

SHEET NUMBER
S2.02

Mike.Brooks Sep 09, 2024 - 3:21pm Z:\4_Mikolik Communities\202 and Elliot - Phoenix - For Rent\Residences - Wood\Plan 3\Structural\Active Folder\Plan 3 24-Roof Framing.dwg

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TRIMMERS AND KING STUDS	
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POST SCHEDULE	
⟨0⟩ = NO POST REQUIRED	⟨X⟩ = (X) 2x STUDS

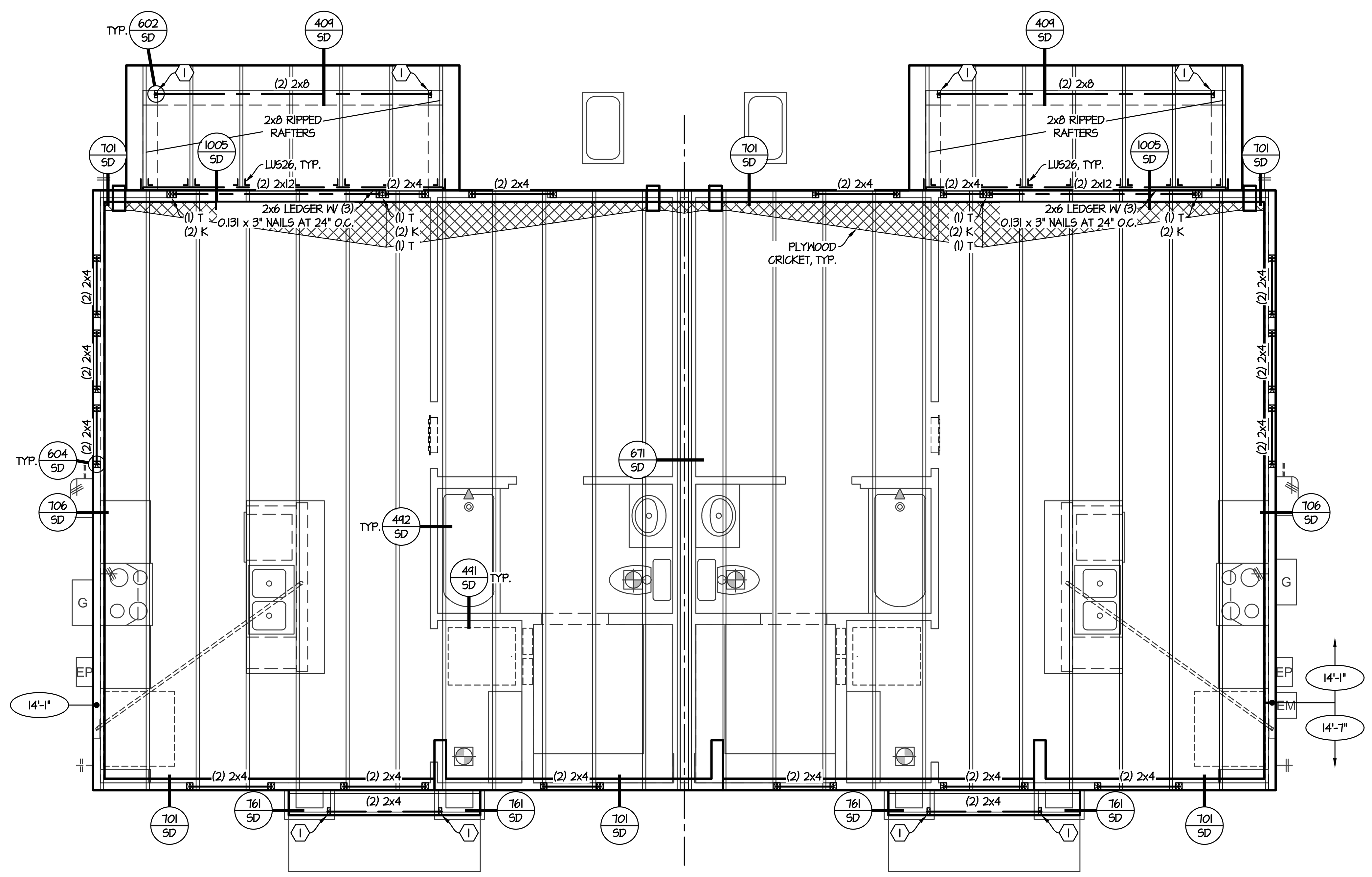
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- 3 1/2" (NOM. 4") = 2x4
- 5 1/2" (NOM. 6") = 2x6
- 7 1/4" (NOM. 8") = 2x8
- 9 1/4" (NOM. 10") = 2x10
- 11 1/4" (NOM. 12") = 2x12

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.



PLAN 3C2

PLAN 3C1

ROOF FRAMING PLAN

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

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ISOLA COMMUNITIES
13555 SE 36th STREET
BELLEVUE, WA 98006
ISOLACOMMUNITIES.COM

TITLE: ROOF FRAMING PLAN
ELEVATION C - MODERN

Registered Professional Engineer (Civil)
CERTIFICATE NO. 67809
MICHAEL BROOKS
Date Signed 09/09/2024
ARIZONA, U.S.A.

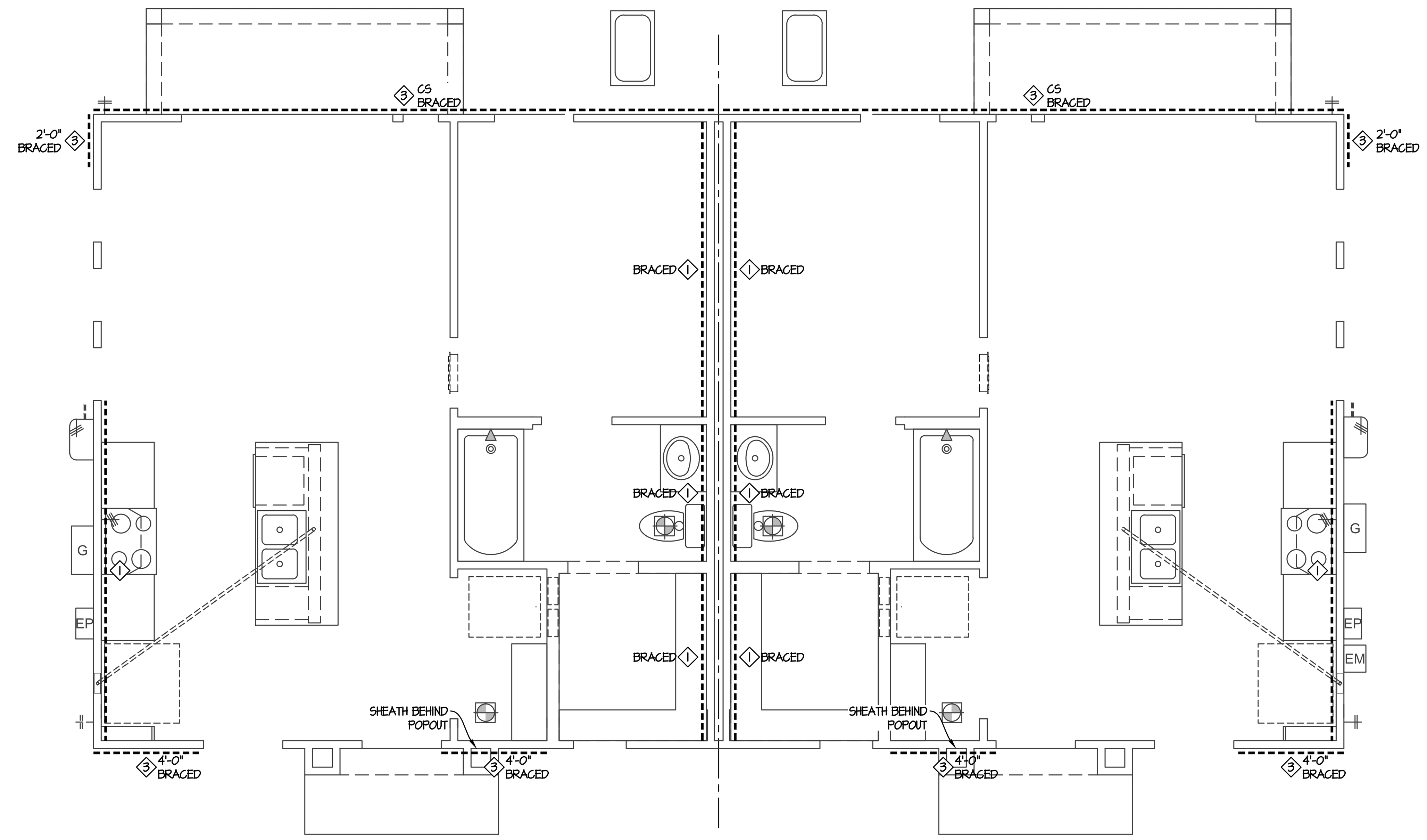
PROJECT MANAGER: M. BROOKS
DATE: 09/09/2024
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SERIES
ISOLA AT 202 AND ELLIOT

PLAN NUMBER
PLAN 3

SHEET NUMBER
S2.03

Mike.Brooks Sep 09, 2024 - 3:21pm Z:\A_M\Isola Communities\202 and Elliot - Phoenix - For Rent\Residences - Wood\Plan 3\Structural\Active Folder\Plan 3-24-Roof Framing.dwg

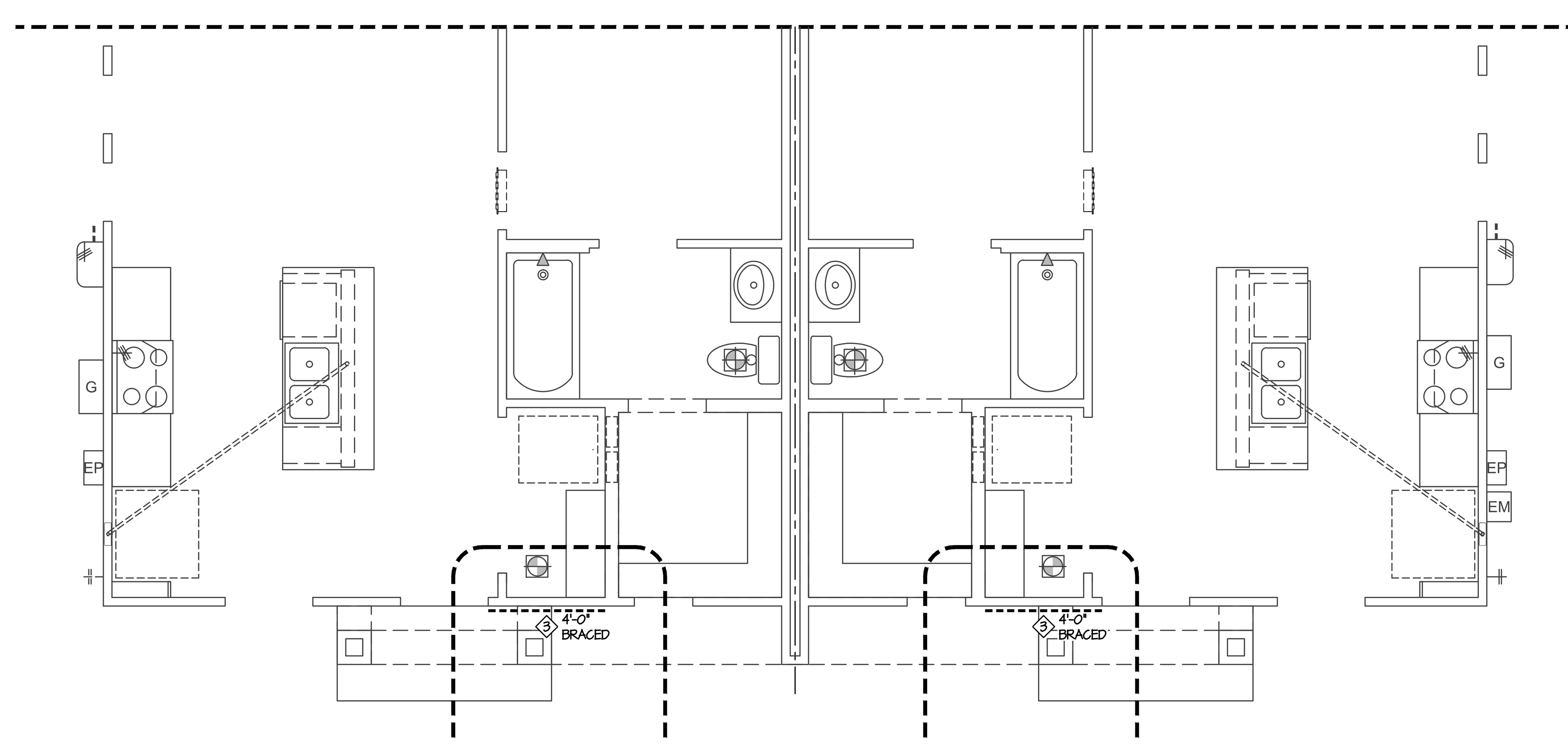


PLAN 3A2

PLAN 3A1

BRACED/ SHEAR WALL PLAN

ELEVATION A - COTTAGE — 1/4" = 1'-0"



PLAN 3B2

PLAN 3B1

SEE ELEVATION A - COTTAGE FOR INFORMATION NOT SHOWN

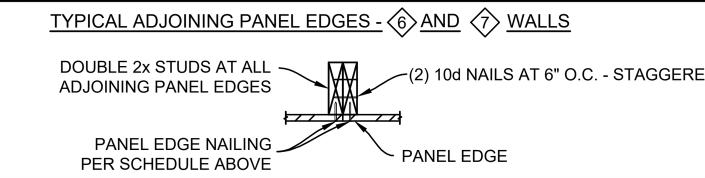
BRACED/ SHEAR WALL PLAN

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

BRACED/SHEAR WALL SCHEDULE

MARK	ITEM				
0	MATERIAL:	3/8" MIN. RATED SHEATHING			
	NAILS:	.131" x 2 1/2" NAILS			
	NAIL SPACING:	EDGE		FIELD	
		6" O.C.		12" O.C.	
1	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	FIELD	EDGE	FIELD
		7" O.C.	7" O.C.	7" O.C.	7" O.C.
	SCREWS:	NO. 6 x 1 1/4"		NO. 6 x 1 1/4"	
	SCREW SPACING:	EDGE	FIELD	EDGE	FIELD
		5" O.C.	12" O.C.	5" O.C.	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.	
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	FIELD	EDGE	FIELD
		4" O.C.	4" O.C.	4" O.C.	4" O.C.
	SCREWS:	NO. 6 x 1 1/4"		NO. 6 x 1 1/4"	
	SCREW SPACING:	EDGE	FIELD	EDGE	FIELD
		5" O.C.	12" O.C.	5" O.C.	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.	
3	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.	
		EDGE	FIELD	EDGE	FIELD
		6" O.C.	12" O.C.	6" O.C.	6" 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.	
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.	
		EDGE	FIELD	EDGE	FIELD
		4" O.C.	12" O.C.	4" O.C.	6" 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.	
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.	
		EDGE	FIELD	EDGE	FIELD
		3" O.C.	12" O.C.	3" O.C.	6" 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 2" 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.	
		EDGE	FIELD	EDGE	FIELD
		2" O.C.	12" O.C.	2" O.C.	6" 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:	15/32" MIN. RATED SHEATHING			
	NAILS:	.148" x 3" NAILS			
	NAIL SPACING:	STUDS AT 16" O.C.		STUDS AT 24" O.C.	
		EDGE	FIELD	EDGE	FIELD
		2" O.C.	12" O.C.	2" O.C.	6" 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 - 6 AND 7 WALLS



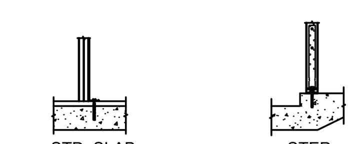
NOTES:
- CS = CONTINUOUS SHEATHING
- PSW = PERFORATED SHEAR WALL. SHEATH ABOVE AND BELOW OPENING

AZ-PT

HOLDOWN SCHEDULE

MARK	TYPE	LABEL	LOCATION	ANCHOR	MINIMUM EMBED.
A	POST- SET	LTTP2	STD. SLAB	1/2" DIA. TITEN HD	3 3/4"
			STEP		
	CAST-IN- PLACE		STD. SLAB	1/2" DIA. HEAVY HEX BOLT OR HEADED STUD	2 3/4"
			STEP		
B	POST- SET	HTT5-3/4	STD. SLAB	5/8" DIA. TITEN HD	5 1/4"
			STEP		
	CAST-IN- PLACE		STD. SLAB	3/4" DIA. HEAVY HEX BOLT OR HEADED STUD	4 1/8"
			STEP		
C	POST- SET	HDU8-SDS2.5	STD. SLAB	3/4" DIA. TITEN HD	6 1/4"
			STEP	7/8" DIA. F1554 GR 36 THREADED ROD W/ SET-3G EPOXY	8 1/4" 3
	CAST-IN- PLACE		STD. SLAB	7/8" DIA. HEAVY HEX BOLT OR HEADED STUD	6 1/2"
			STEP		
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.



AZ PT

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ISOLA COMMUNITIES
13555 SE 36th STREET
BELLEVUE, WA 98006
ISOLACOMMUNITIES.COM

TITLE: BRACED/ SHEAR WALL PLAN
ELEVS. A - COTTAGE & B - CRAFTSMAN

Registered Professional Engineer (Civil) — CERTIFICATE NO. 67809 — MICHAEL BROOKS — Date Signed 09/09/2024 — ARIZONA, U.S.A.

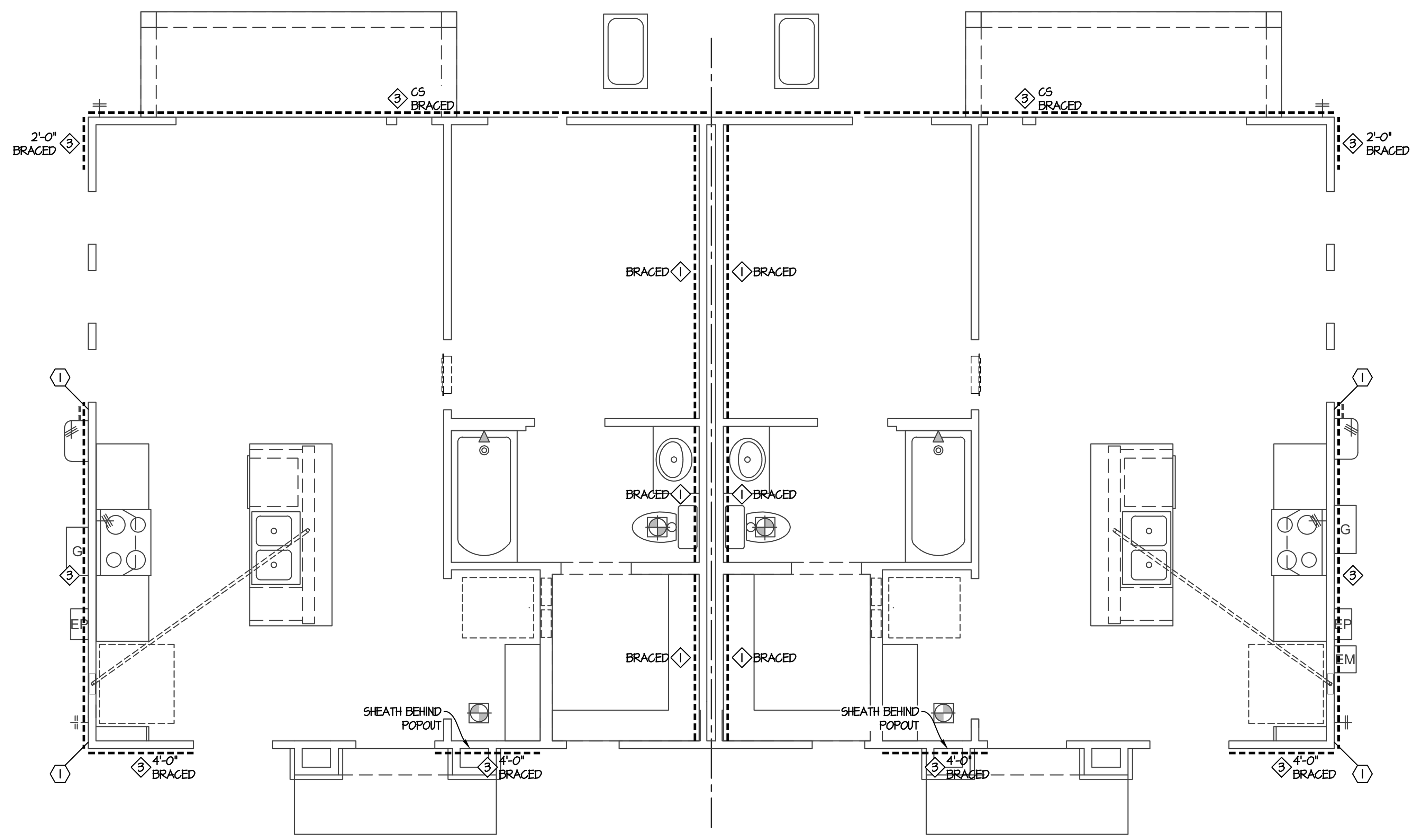
PROJECT MANAGER: M. BROOKS
DATE: 09/09/2024
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SERIES
ISOLA AT 202 AND ELLIOT

PLAN NUMBER
PLAN 3

SHEET NUMBER
S3.01

Mike.Brooks Sep 09, 2024 - 3:21pm Z:\A_M\Isola Communities\202 and Elliot - Phoenix - For Rent\Residences - Wood\Plan 3\Structural\Active Folder\Plan 3-25-Braced-Shear Wall.dwg



PLAN 3C2

PLAN 3C1

BRACED/ SHEAR WALL PLAN

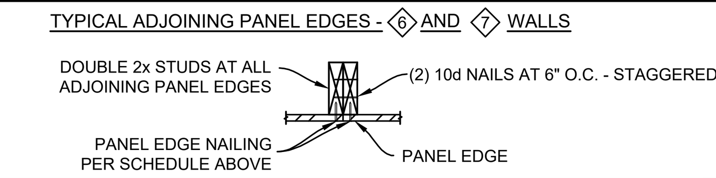
SEE ELEVATION A - COTTAGE FOR INFORMATION NOT SHOWN

ELEVATION C - MODERN — 1/4" = 1'-0"

BRACED/SHEAR WALL SCHEDULE

⟨0⟩	MATERIAL:	3/8" MIN. RATED SHEATHING			
	NAILS:	.131" x 2 1/2" NAILS			
	NAIL SPACING:	EDGE		FIELD	
		6" O.C.		12" O.C.	
⟨1⟩	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	FIELD	EDGE	FIELD
		7" O.C.	7" O.C.	7" O.C.	7" O.C.
	SCREWS:	NO. 6 x 1 1/4"		NO. 6 x 1 1/4"	
	SCREW SPACING:	EDGE	FIELD	EDGE	FIELD
		5" O.C.	12" O.C.	5" O.C.	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.	
⟨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	FIELD	EDGE	FIELD
		4" O.C.	4" O.C.	4" O.C.	4" O.C.
	SCREWS:	NO. 6 x 1 1/4"		NO. 6 x 1 1/4"	
	SCREW SPACING:	EDGE	FIELD	EDGE	FIELD
		5" O.C.	12" O.C.	5" O.C.	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.	
⟨3⟩	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.	
		EDGE	FIELD	EDGE	FIELD
		6" O.C.	12" O.C.	6" O.C.	6" 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.	
⟨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.	
		EDGE	FIELD	EDGE	FIELD
		4" O.C.	12" O.C.	4" O.C.	6" 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.	
⟨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.	
		EDGE	FIELD	EDGE	FIELD
		3" O.C.	12" O.C.	3" O.C.	6" 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 2" 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.	
		EDGE	FIELD	EDGE	FIELD
		2" O.C.	12" O.C.	2" O.C.	6" 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:	15/32" MIN. RATED SHEATHING			
	NAILS:	.148" x 3" NAILS			
	NAIL SPACING:	STUDS AT 16" O.C.		STUDS AT 24" O.C.	
		EDGE	FIELD	EDGE	FIELD
		2" O.C.	12" O.C.	2" O.C.	6" 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 - ⟨6⟩ AND ⟨7⟩ WALLS



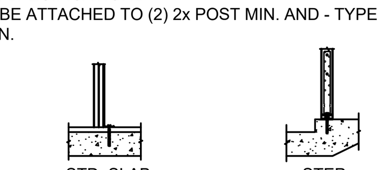
NOTES:
- CS = CONTINUOUS SHEATHING
- PSW = PERFORATED SHEAR WALL. SHEATH ABOVE AND BELOW OPENING

AZ-PT

HOLDOWN SCHEDULE

MARK	TYPE	LABEL	LOCATION	ANCHOR	MINIMUM EMBED.
⟨A⟩	POST- SET	LTTP2	STD. SLAB	1/2" DIA. TITEN HD	3 3/4"
			STEP		
	CAST-IN- PLACE		STD. SLAB	1/2" DIA. HEAVY HEX BOLT OR HEADED STUD	2 3/4"
			STEP		
⟨B⟩	POST- SET	HTT5-3/4	STD. SLAB	5/8" DIA. TITEN HD	5 1/4"
			STEP		
	CAST-IN- PLACE		STD. SLAB	3/4" DIA. HEAVY HEX BOLT OR HEADED STUD	4 1/8"
			STEP		
⟨C⟩	POST- SET	HDU8-SDS2.5	STD. SLAB	3/4" DIA. TITEN HD	6 1/4"
			STEP	7/8" DIA. F1554 GR 36 THREADED ROD W/ SET-3G EPOXY	8 1/4" 3
	CAST-IN- PLACE		STD. SLAB	7/8" DIA. HEAVY HEX BOLT OR HEADED STUD	6 1/2"
			STEP		
⟨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

AZ-PT

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ISOLA COMMUNITIES
13555 SE 36th STREET
BELLEVUE, WA 98006
ISOLACOMMUNITIES.COM

TITLE: BRACED/ SHEAR WALL PLAN
ELEVATION C - MODERN

Registered Professional Engineer (Civil)
CERTIFICATE NO. 67809
MICHAEL BROOKS
Date Signed 09/09/2024
ARIZONA, U.S.A.

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

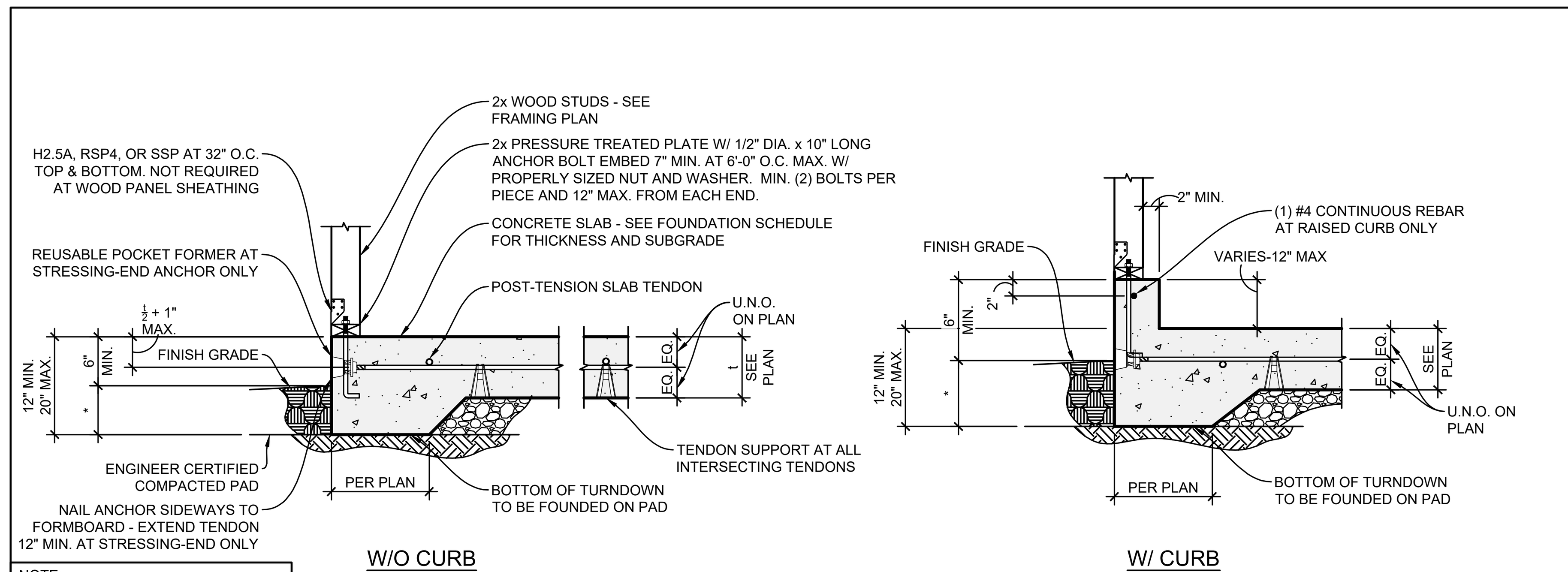
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SERIES
ISOLA AT 202 AND ELLIOT

PLAN NUMBER
PLAN 3

SHEET NUMBER
S3.02

Mike.Brooks Sep 09, 2024 - 3:21pm Z:\A_M\Isola Communities\202 and Elliot - Phoenix - For Rent\Residences - Wood\Plan 3\Structural\Active Folder\Plan 3-25-Braced-Shear Wall.dwg



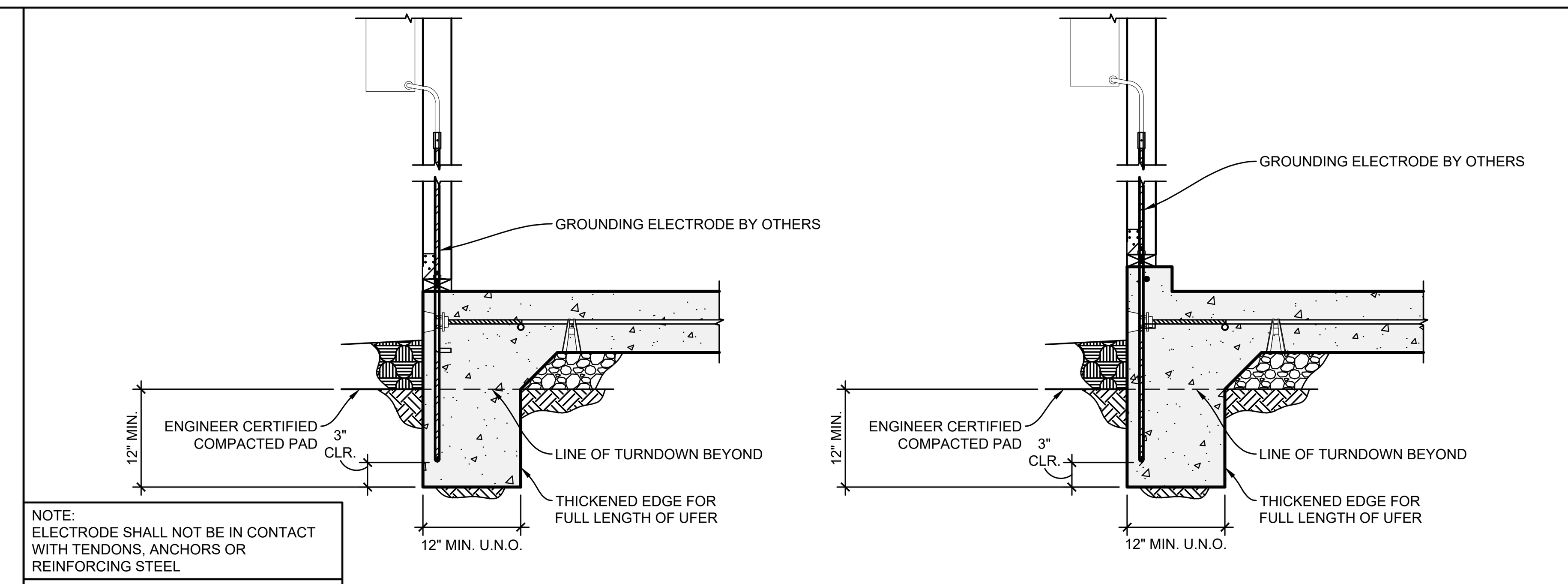
NOTE:
SILL PLATE ANCHORAGE MAY VARY AT SHEAR/BRACED WALL LOCATIONS SEE SILL PLATE ANCHORAGE ON SHEAR WALL SCHEDULE

* SEE FOUNDATION PLAN

FINISHED GRADE IS DEFINED AS TOP OF LANDSCAPING MATERIAL (DECOMPOSED GRANITE OR OTHER FINISH MATERIAL)

201 TYPICAL EDGE AT EXTERIOR WALL

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



NOTE:
ELECTRODE SHALL NOT BE IN CONTACT WITH TENDONS, ANCHORS OR REINFORCING STEEL

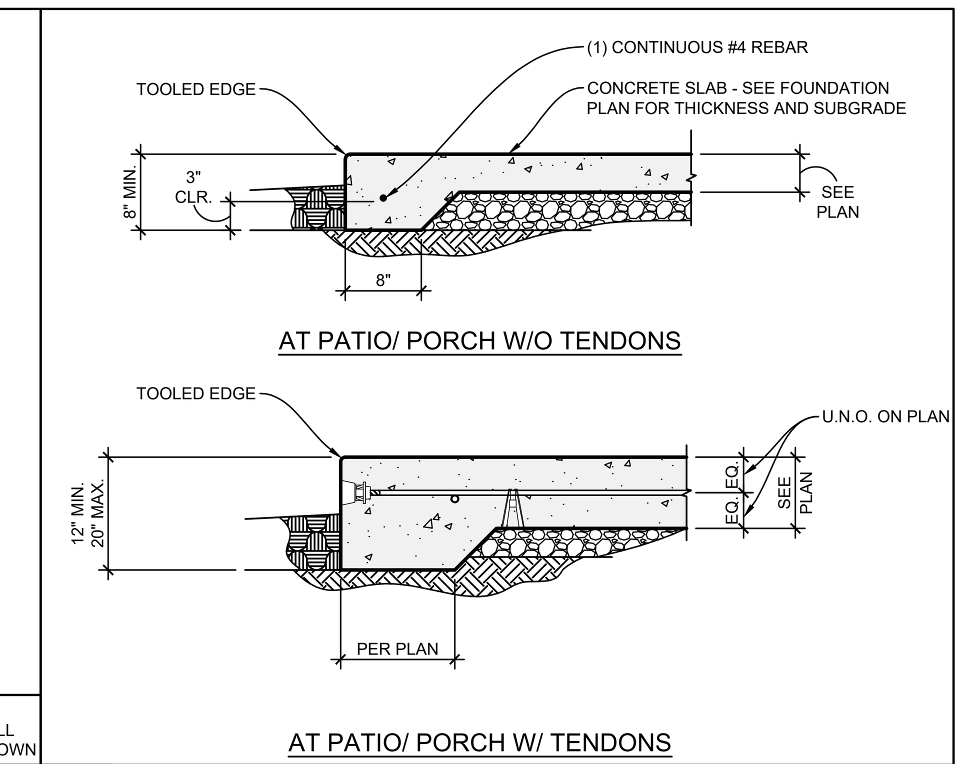
NOTE:
DETAIL FOR TURNDOWN REQUIREMENTS ONLY. REFER TO ELECTRICAL DRAWINGS FOR ELECTRIC REQUIREMENTS

NOTE:
ELECTRICAL PANEL MAY BE LOCATED ON EITHER SIDE OF HOUSE

NOTE:
SEE DETAIL 201 FOR ALL INFORMATION NOT SHOWN

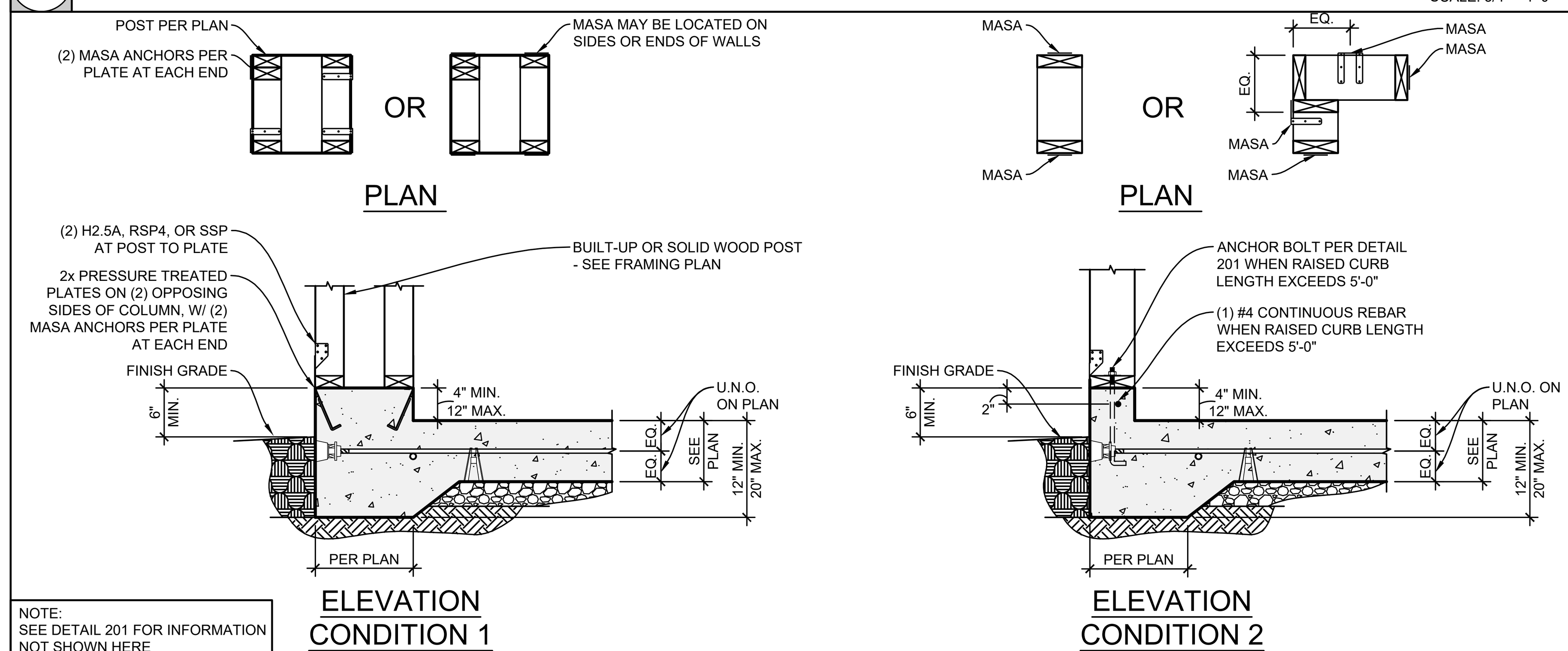
213 THICKENED EDGE AT UFER

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



222 PORCH/PATIO SLAB EDGE

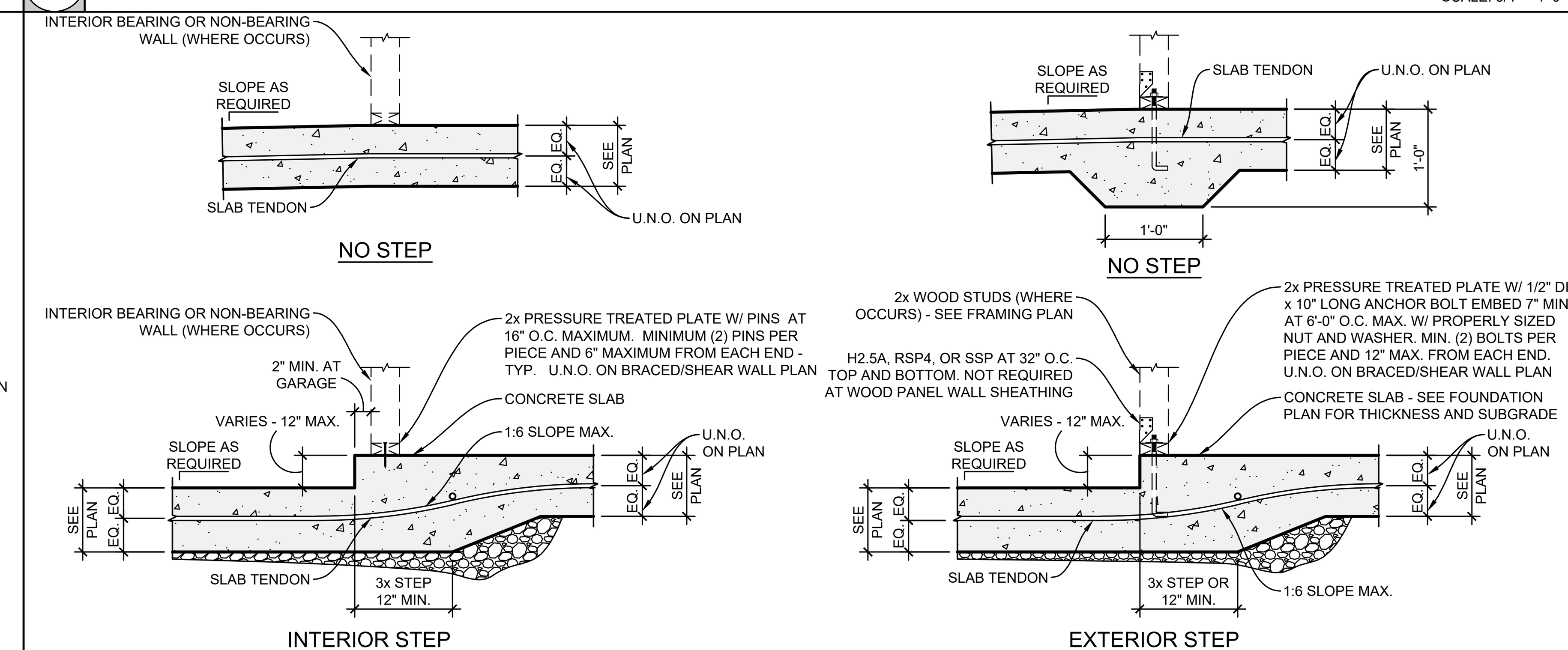
SCALE: 3/4" = 1'-0"



NOTE:
SEE DETAIL 201 FOR INFORMATION NOT SHOWN HERE

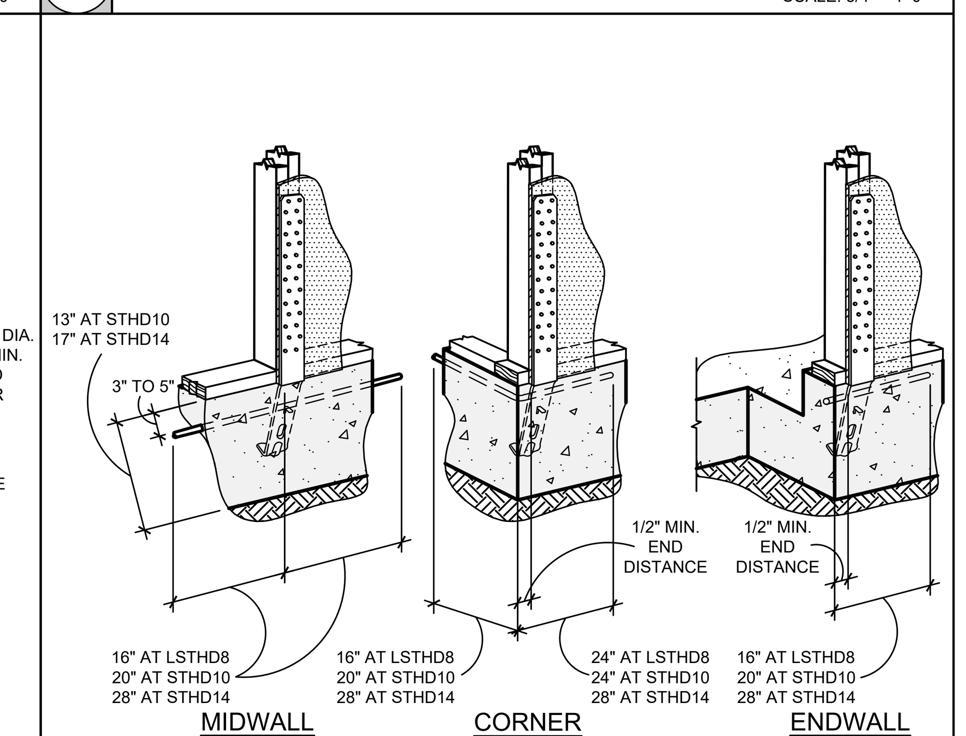
223 FRAMED COLUMN AT PORCH / PATIO WITH POST-TENSION

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



232 SLAB ELEVATION CHANGE AT WALL

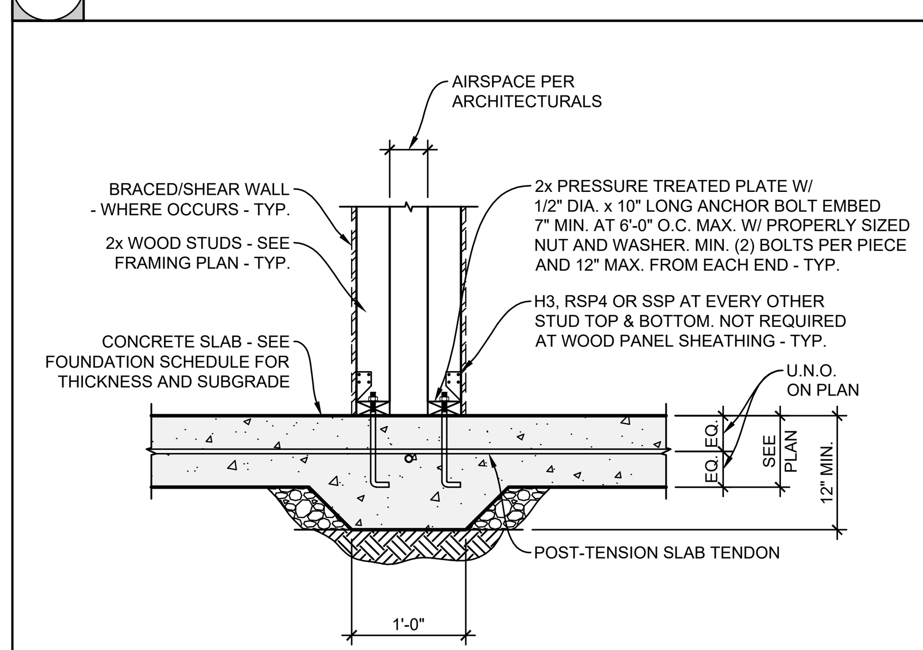
SCALE: 3/4" = 1'-0"



NOTE: TENDONS NOT SHOWN FOR CLARITY

241 HOLDOWN AT EXTERIOR WALL

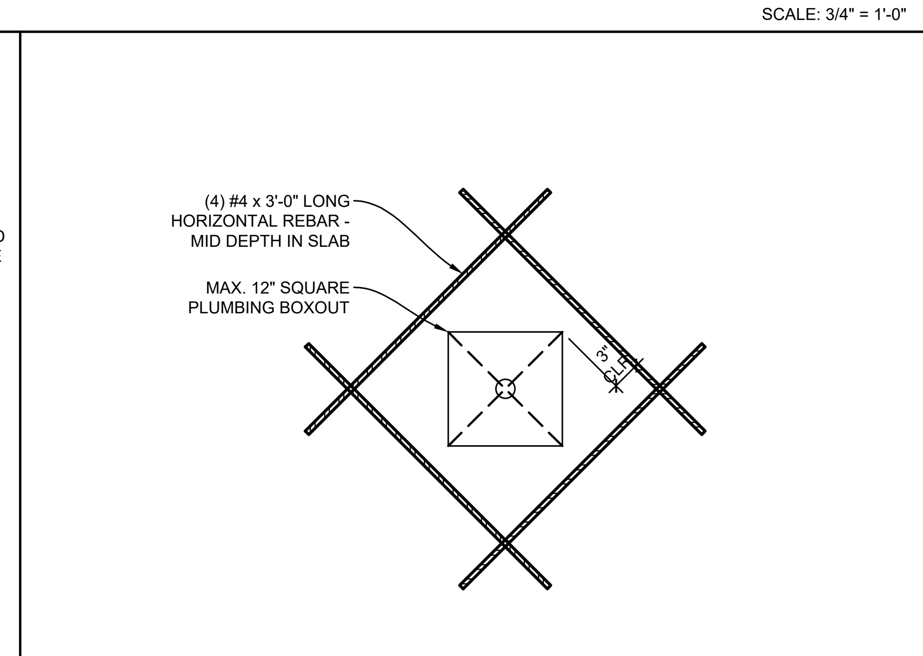
SCALE: 3/4" = 1'-0"



NOTE:
BOTTOM PLATE ANCHORAGE MAY VARY AT BRACED/SHEAR WALL LOCATIONS SEE BOTTOM PLATE ANCHORAGE ON SHEAR WALL SCHEDULE

261 COMMON WALL AT POST-TENSIONED SLAB

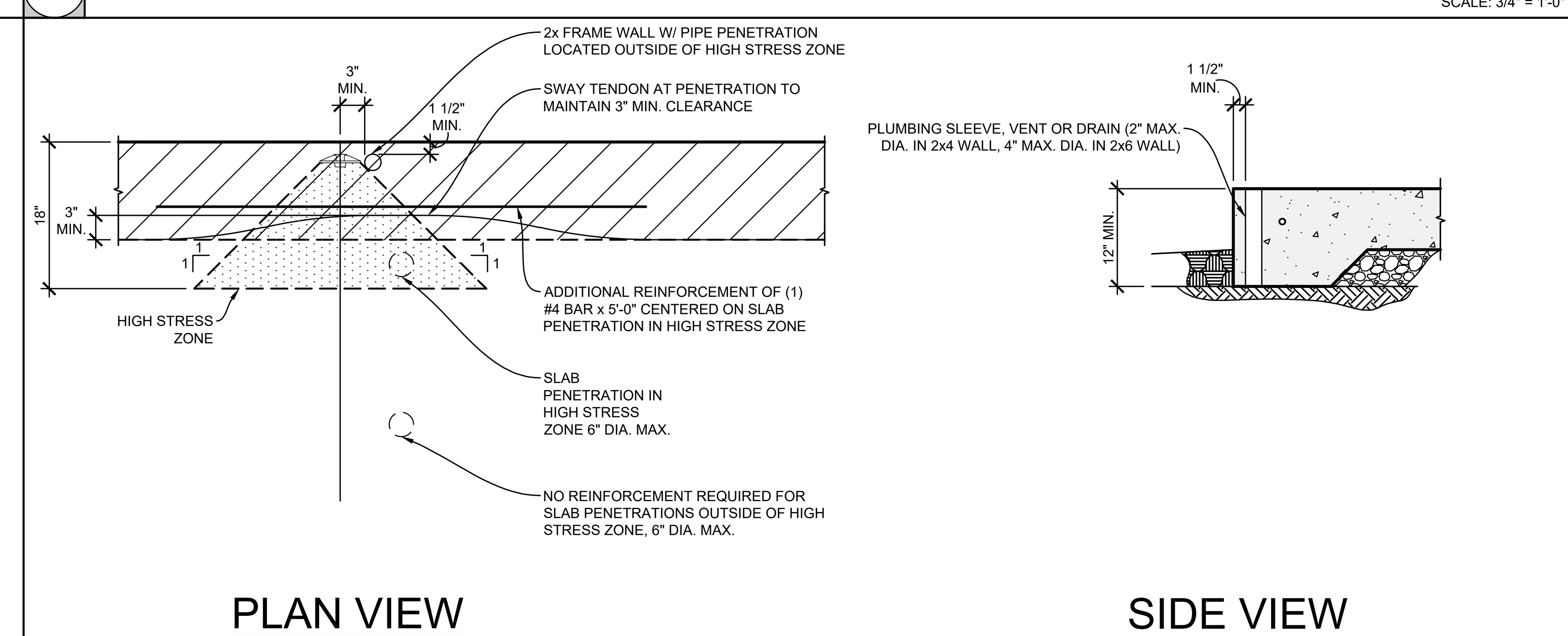
SCALE: 3/4" = 1'-0"



NOTE:
PLUMBING VOID BOXES NOT TO EXCEED 12"X12" AND SHALL BE A MINIMUM OF 6 INCHES FROM EDGE OF SLAB.

292 TYPICAL PLUMBING PENETRATION AT INTERIOR

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



294 PLUMBING PENETRATIONS AT SLAB EDGE

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

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ISOLACOMMUNITIES.COM

TITLE: STRUCTURAL DETAILS

Registered Professional Engineer (Civil) CERTIFICATE NO. 67809 MICHAEL BROOKS Date Signed 09/09/2024 ARIZONA U.S.A.

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

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SERIES
ISOLA AT 202 AND ELLIOT

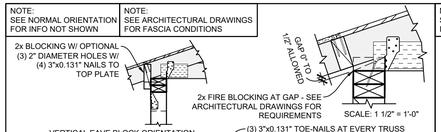
PLAN NUMBER
PLAN 3

SHEET NUMBER
SD

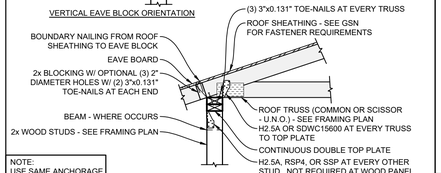
Mike.Brooks Sep 09, 2024 - 3:21pm Z:\A_M\Isola Communities\202 and Elliot - Phoenix - For Rent\Residences - Wood\Plan 3\Structural\Active Folder\Plan 3-27-Structural Details.dwg

NOTE:
SEE NORMAL ORIENTATION FOR INFO NOT SHOWN

NOTE:
SEE ARCHITECTURAL DRAWINGS FOR FASCIA CONDITIONS



VERTICAL EAVE BLOCK ORIENTATION



NOTE:
USE SAME ANCHORAGE AT TRUSS TO BEAM CONNECTION - U.N.O.

NORMAL EAVE BLOCK ORIENTATION

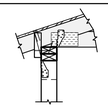
NOTE:
ALL SCISSOR TRUSS LOCATIONS ALLOW FOR FREE HORIZONTAL MOVEMENT AT ONE SUPPORT. INSTALL NAILS IN H2.5A TO TRUSS AFTER LOADING ROOF W/ ALL MATERIALS.

NOTE:
EAVE BLOCKING MAY BE OMITTED FOR FULL SCREEN EAVE VENTS AS FOLLOWS:
1. ONE VENT PER 6'-0" LENGTH OF EAVE

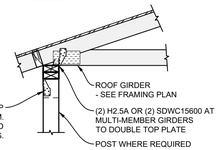
401 TRUSS AT WALL

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

NOTE:
SEE NORMAL ORIENTATION FOR INFORMATION NOT SHOWN



VERTICAL



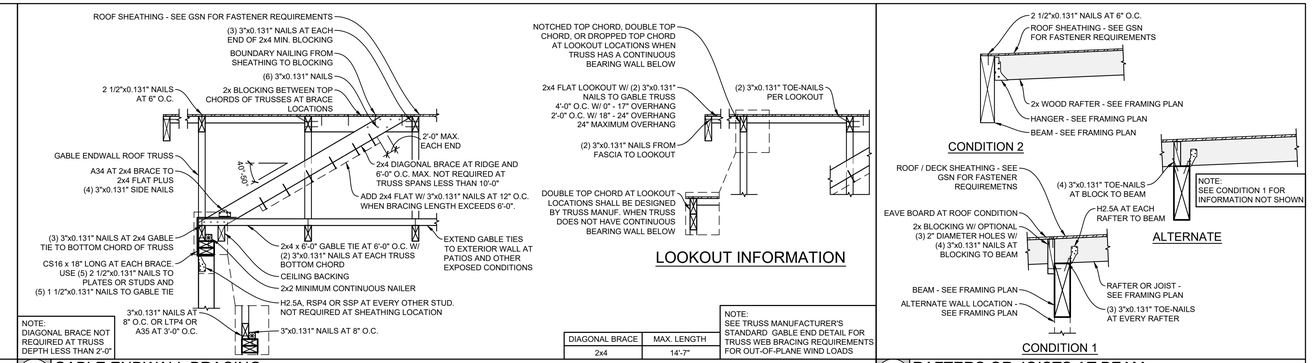
NORMAL

NOTE:
SEE DETAIL 401 FOR INFORMATION NOT SHOWN

NOTE:
(1) H1A MAY BE USED I.L.O.
(2) H2.5A'S AT SINGLE MEMBER GIRDER

404 GIRDER TRUSS AT WALL

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



NOTE:
DIAGONAL BRACE NOT REQUIRED AT TRUSS DEPTH LESS THAN 2'-0"

LOOKOUT INFORMATION

DIAGONAL BRACE	MAX. LENGTH
2x4	14'-7"

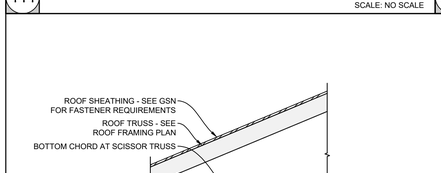
NOTE:
SEE TRUSS MANUFACTURER'S STANDARD GABLE END DETAIL FOR TRUSS WEB BRACING REQUIREMENTS FOR OUT-OF-PLANE WIND LOADS

408 GABLE ENDWALL BRACING

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

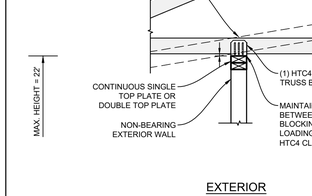
409 RAFTERS OR JOISTS AT BEAM

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

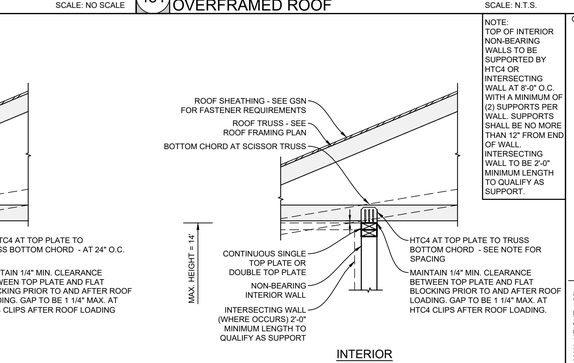


STANDARD HEEL

NOTE:
BOTTOM CHORD OF GIRDER TO BE DEEP ENOUGH SO THAT SIDE FLANGES OF HANGER ARE NOT BENT

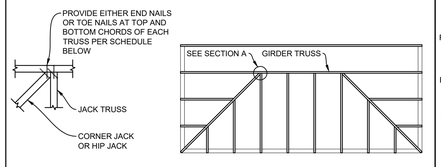


STUBBED HEEL



441 TRUSS AT GIRDER TRUSS

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



SECTION A

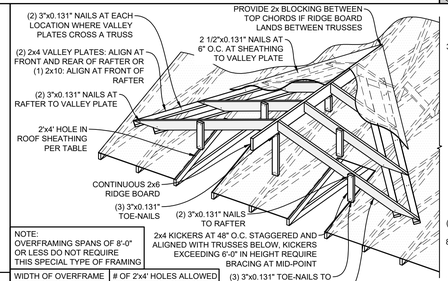
HIP FRAMING PLAN

NOTE:
MAX. JACK TRUSS SPAN 12'-0"

TRUSS CONDITION	HANGER OPTION	NAIL OPTION
0 - 6'-0" SETBACK	LTHJA26	(3) 3"x0.131" NAILS AT TOP & BOTTOM CHORDS OF CORNER JACK (2) 3"x0.131" NAILS AT TOP & BOTTOM CHORDS OF JACK TRUSS
0 - 8'-0" SETBACK	LTHJA26	(5) 3"x0.131" NAILS AT TOP & BOTTOM CHORDS OF CORNER JACK (2) 3"x0.131" NAILS AT TOP & BOTTOM CHORDS OF JACK TRUSS
UP TO 12'-0" SETBACK	THJA26	NOT AVAILABLE

443 HIP FRAMING

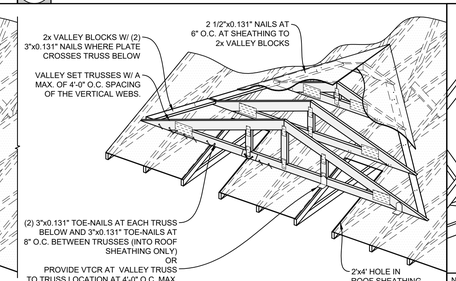
SCALE: NO SCALE



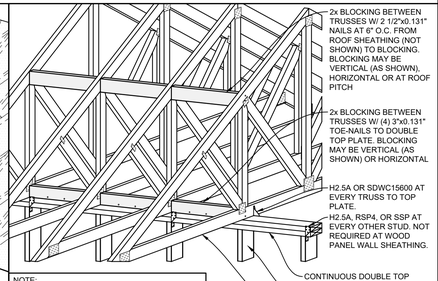
NOTE:
OVERFRAMING SPANS OF 8'-0" OR LESS DO NOT REQUIRE THIS SPECIAL TYPE OF FRAMING

WIDTH OF OVERFRAME	# OF 2'x4' HOLES ALLOWED
0 TO 8'-0"	1
8'-1" TO 16'-0"	2
16'-1" TO 24'-0"	3
24'-1" TO 32'-0"	4
32'-1" TO 40'-0"	5
40'-1" TO 48'-0"	6

DETAIL NOT REQUIRED WHEN THE TRUSS MANUFACTURER CHOOSES TO USE A SPECIALLY SHAPED TRUSS THAT ELIMINATES THE OVERFRAMING



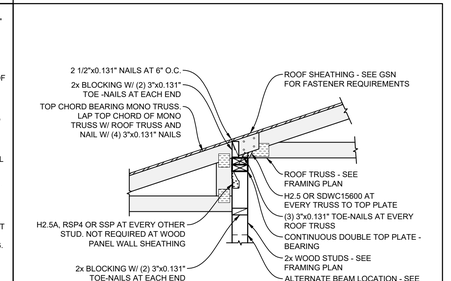
DETAIL NOT REQUIRED WHEN THE TRUSS MANUFACTURER CHOOSES TO USE A SPECIALLY SHAPED TRUSS THAT ELIMINATES THE OVERFRAMING



NOTE:
BEARING BLOCKS MAY BE REQUIRED - SEE PLAN

NOTE:
USE SAME ANCHORAGE AT TRUSS TO BEAM CONNECTION - U.N.O.

*NOTE:
SHIM BETWEEN BOTTOM CHORD AND TOP PLATE WHERE REQUIRED. BOTTOM CHORD MUST BE IN DIRECT CONTACT W/ TOP PLATE OR SHIMMED PRIOR TO LOADING ROOF W/ ALL MATERIALS.



NOTE:
TOP CHORD BEARING MONO TRUSSES MUST ACHIEVE FULL BEARING ON PLATE - TRUSSES MAY BE SHIMMED

NOTE:
USE SAME ANCHORAGE AT TRUSS TO BEAM CONNECTION - U.N.O.

444 ALTERNATE HANGER OPTIONS

SCALE: NO SCALE

451 SUPPORT OF VALLEY RAFTERS AT OVERFRAMED ROOF

SCALE: N.T.S.

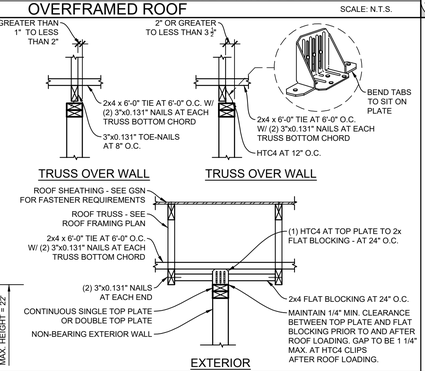
EXTERIOR

INTERIOR

NOTE:
TOP OF INTERIOR NON-BEARING WALLS TO BE SUPPORTED BY HTC4 OR INTERSECTING WALL AT 8'-0" O.C. WITH A MINIMUM OF (2) SUPPORTS PER WALL. SUPPORTS SHALL BE NO MORE THAN 12" FROM END OF WALL. INTERSECTING WALL TO BE 2'-0" MINIMUM LENGTH TO QUALIFY AS SUPPORT.

SUPPORT OF VALLEY SET TRUSSES AT OVERFRAMED ROOF

SCALE: N.T.S.

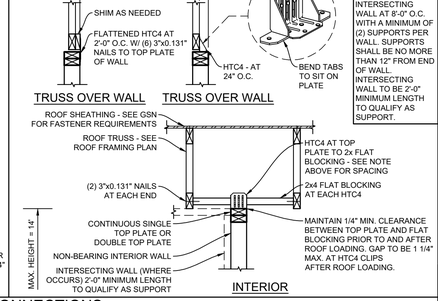


EXTERIOR

NOTE:
SEE DETAIL 444 FOR CORNER JACK CONNECTIONS

NOTE:
DIAGONAL WEB REQUIRED FOR JACK TRUSS SPANS GREATER THAN 7'-0"

NOTE:
MAX. JACK TRUSS SPAN 12'-0"



462 MID-POINT BEARING TRUSS

NON BRACED/NON SHEAR WALL LOCATION

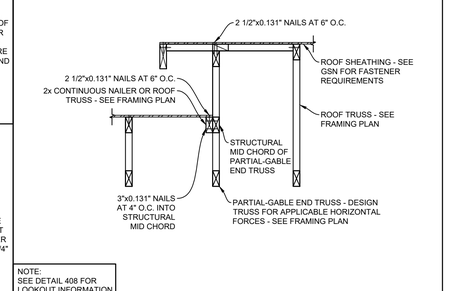
SCALE: N.T.S.

INTERIOR

NOTE:
TOP OF INTERIOR NON-BEARING WALLS TO BE SUPPORTED BY HTC4 OR INTERSECTING WALL AT 8'-0" O.C. WITH A MINIMUM OF (2) SUPPORTS PER WALL. SUPPORTS SHALL BE NO MORE THAN 12" FROM END OF WALL. INTERSECTING WALL TO BE 2'-0" MINIMUM LENGTH TO QUALIFY AS SUPPORT.

464.TC TOP CHORD BEARING MONO TRUSS AND COMMON TRUSS TO WALL

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



NOTE:
SEE DETAIL 408 FOR LOOKOUT INFORMATION

491 TYPICAL NON SHEAR/BEARING PERPENDICULAR WALL CONNECTIONS

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

492 TYPICAL NON SHEAR/BEARING PARALLEL WALL CONNECTIONS

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

522 SHEAR TRANSFER AT PARTIAL-GABLE END TRUSS

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

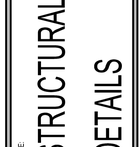
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ISOLA COMMUNITIES

TITLE: STRUCTURAL DETAILS



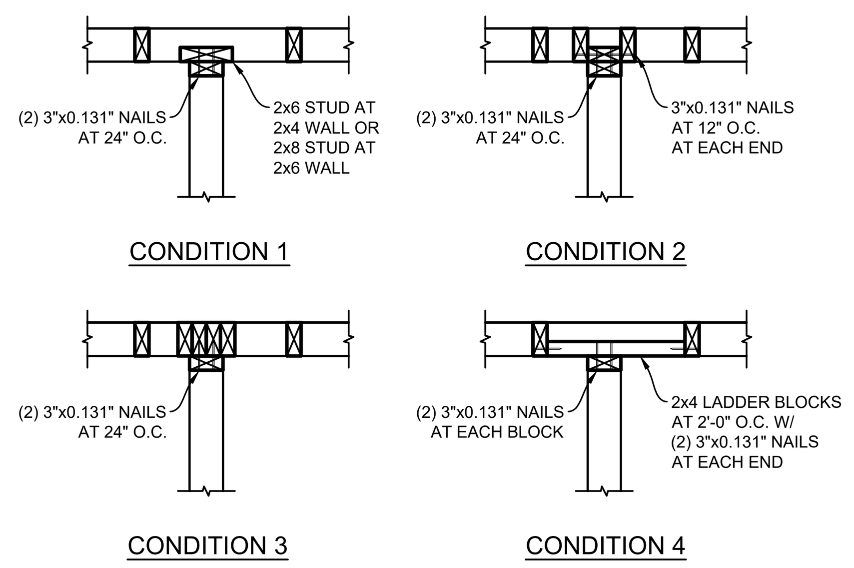
PROJECT MANAGER: M. BROOKS
DATE: 09/09/2024

SERIES: ISOLA AT 202 AND ELLIOT

PLAN NUMBER: PLAN 3

SHEET NUMBER: SD

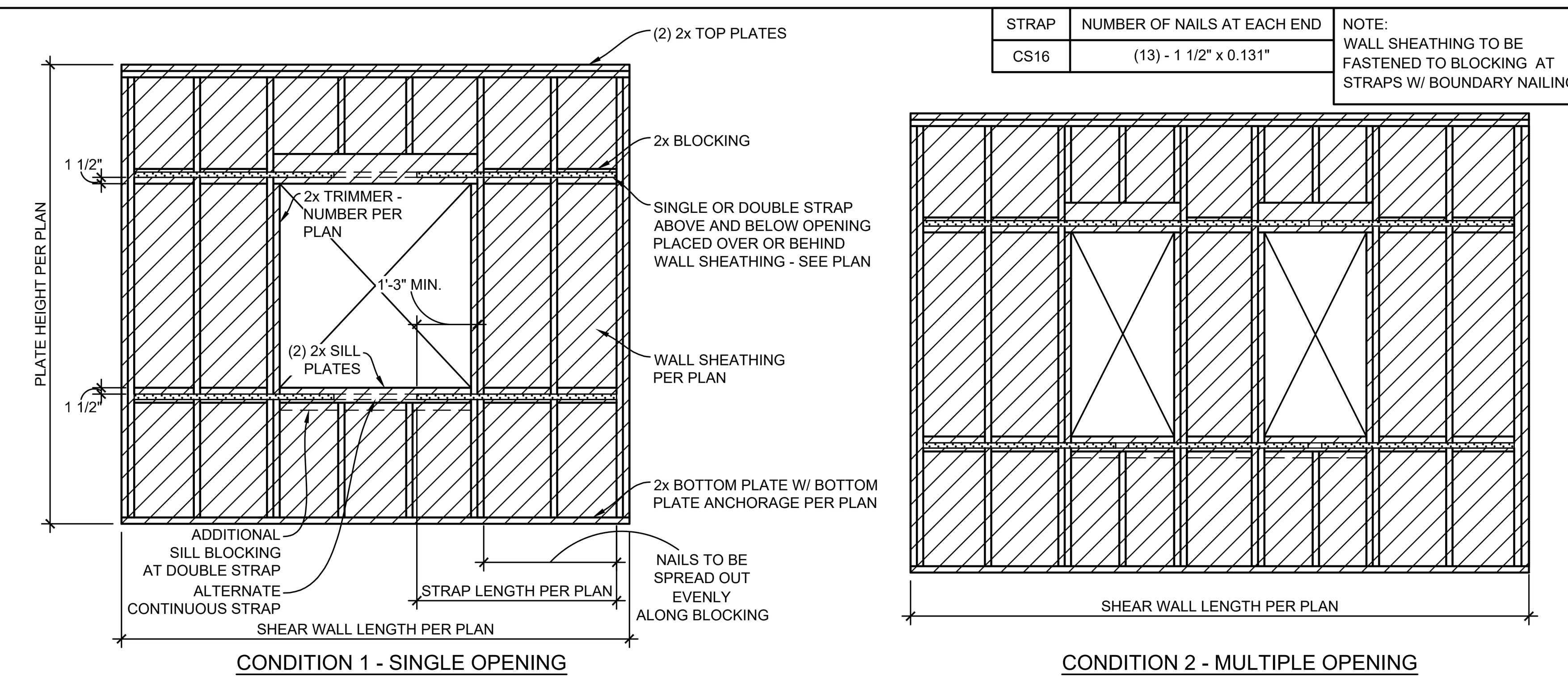
Mike.Brooks Sep 09, 2024 - 3:21pm Z:\A_MBrooks Communities\202 and Elliot - Phoenix – For Rent\Residences - Wood\Plan 3\Structural\Active Folder\Plan 3-S7-Structural Details.dwg



NOTE:
THIS DETAIL APPLIES UNLESS DETAIL 531 OR 532 IS SPECIFIED

533 WALL TO WALL INTERSECTION

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



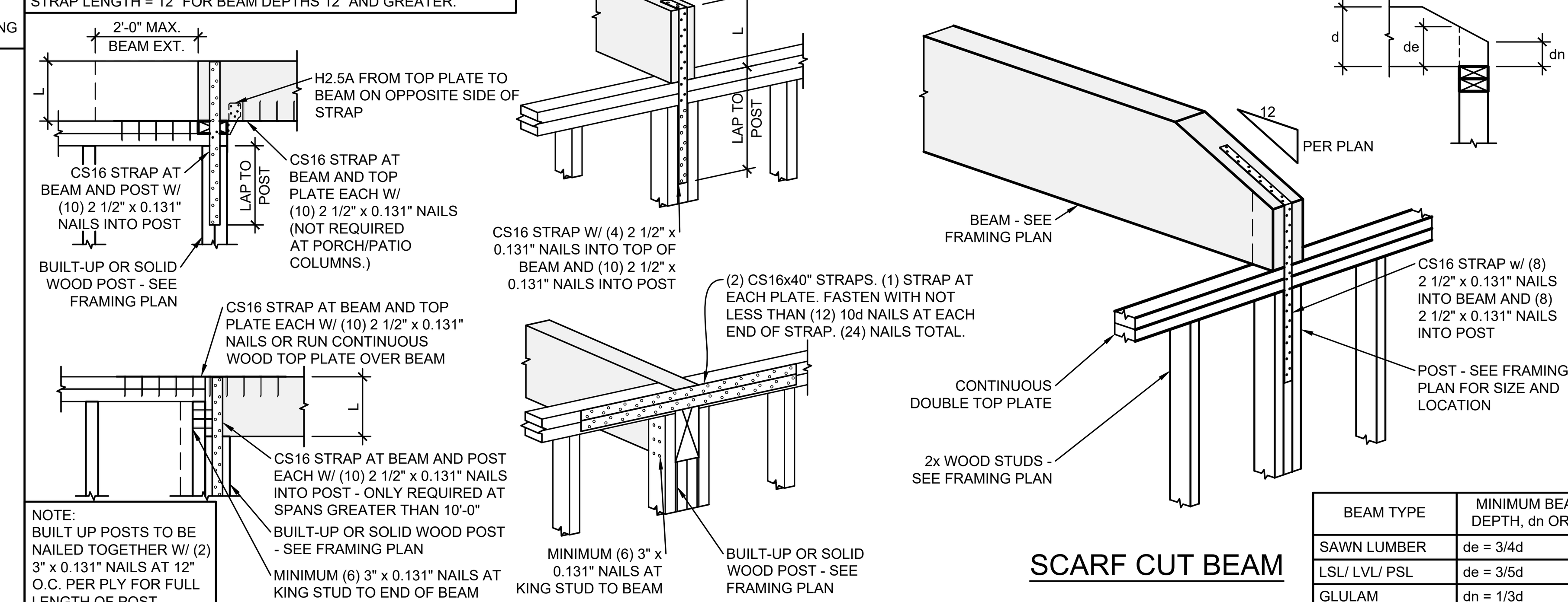
STRAP	NUMBER OF NAILS AT EACH END
CS16	(13) - 1 1/2" x 0.131"

NOTE:
WALL SHEATHING TO BE FASTENED TO BLOCKING AT STRAPS W/ BOUNDARY NAILING

541 FORCE TRANSFER AROUND OPENING

SCALE: 3/8" = 1'-0"

L = STRAP LENGTH = FULL HEIGHT OF BEAM +3" WRAP FOR BEAM DEPTHS LESS THAN 12".
STRAP LENGTH = 12" FOR BEAM DEPTHS 12" AND GREATER.



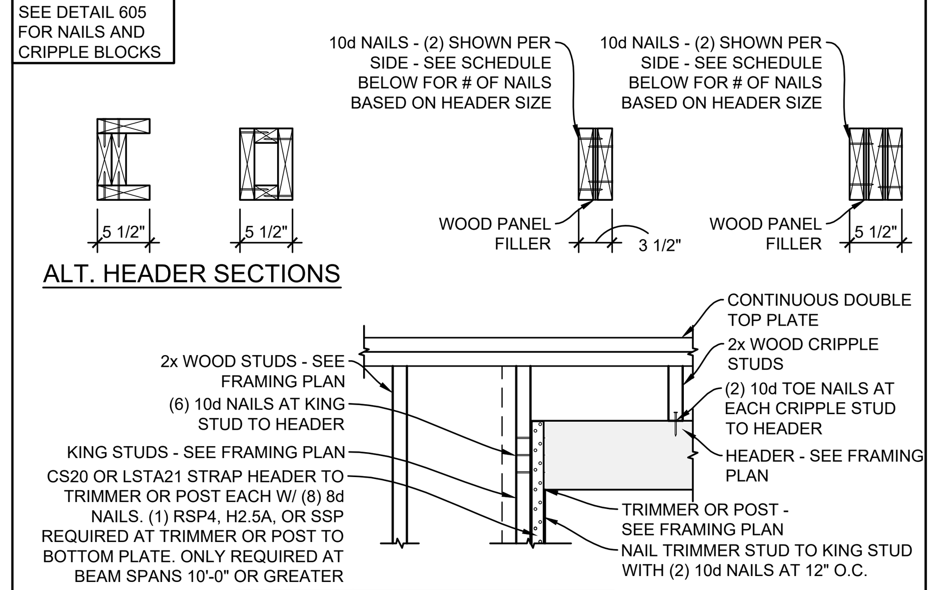
NOTE:
BUILT UP POSTS TO BE NAILED TOGETHER W/ (2) 3" x 0.131" NAILS AT 12" O.C. PER PLY FOR FULL LENGTH OF POST

BEAM TYPE	MINIMUM BEAM DEPTH, dn OR de
SAWN LUMBER	de = 3/4d
LSL/ LVL/ PSL	de = 3/5d
GLULAM	dn = 1/3d

602 BEAM AT WALL CONNECTIONS

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

NOTE:
SEE DETAIL 605 FOR NAILS AND CRIPPLE BLOCKS



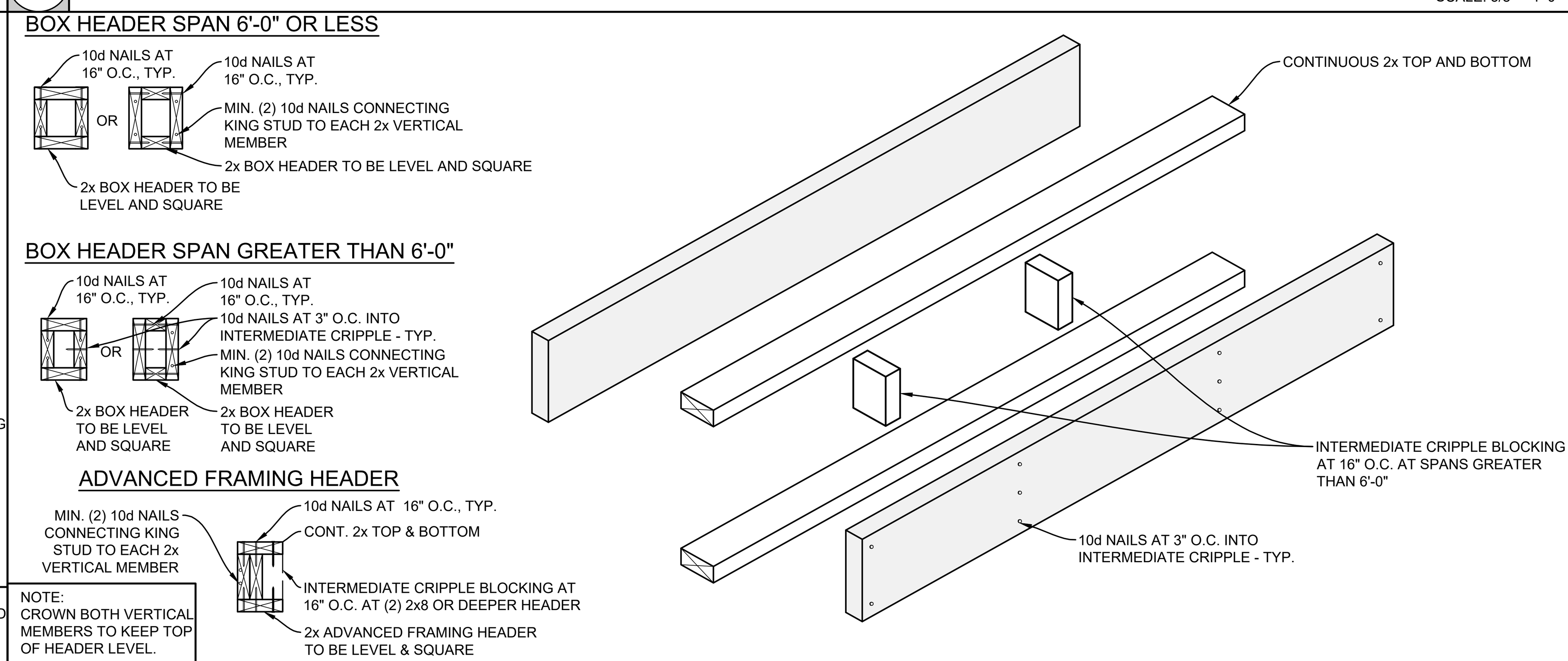
HEADER SIZE	# OF NAILS AT 16" O.C. PER SIDE
2x4	2
2x6	3
2x8	4
2x10	5
2x12	6

NOTE:
REFER TO DETAIL 611/SD FOR ALTERNATE HEADER SIZES.

NOTE:
H2.5A, RSP6, OR SSP NOT REQUIRED AT EITHER END (TOP OR BOTTOM) OF STUDS UNDER WINDOW SILL.

604 TYPICAL WINDOW OR DOOR HEADER

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



NOTE:
CROWN BOTH VERTICAL MEMBERS TO KEEP TOP OF HEADER LEVEL.

605 ALTERNATE HEADERS

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

(2) 2x HEM-FIR #2 TO 24F-V4 GLB, PARALLAM (PSL), GANG LAM (LVL), OR TIMBERSTRAND (LSL) CONVERSION CHART

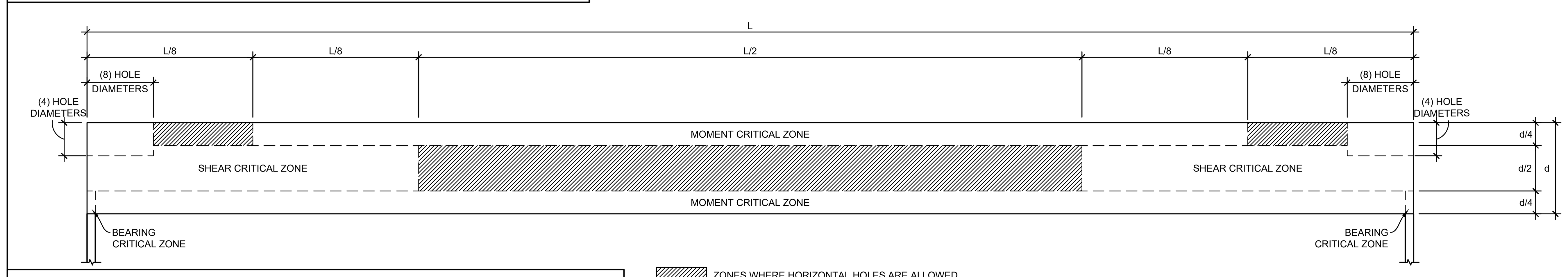
SPAN	(2) 2x4	(2) 2x6	(2) 2x8	(2) 2x10	(2) 2x12	SPAN	(2) 2x4	(2) 2x6	(2) 2x8	(2) 2x10	(2) 2x12
1'-3"	3 1/8" x 6" GLB	3 1/8" x 6" GLB	3 1/8" x 6" GLB	3 1/8" x 6" GLB	3 1/8" x 7 1/2" GLB	11'-3"	-	-	-	3 1/8" x 7 1/2" GLB	3 1/8" x 9" GLB
	3 1/2" x 9 1/4" PSL	3 1/2" x 9 1/4" PSL	3 1/2" x 9 1/4" PSL	3 1/2" x 9 1/4" PSL	3 1/2" x 9 1/4" PSL		-	-	-	3 1/2" x 9 1/4" PSL	3 1/2" x 9 1/4" PSL
	3 1/2" x 3 1/2" LVL	3 1/2" x 4 3/8" LVL	3 1/2" x 5 1/2" LVL	3 1/2" x 5 1/2" LVL	3 1/2" x 7 1/4" LVL		-	-	-	3 1/2" x 9 1/2" LVL	3 1/2" x 9 1/2" LVL
	3 1/2" x 3 1/2" LSL	3 1/2" x 4 3/8" LSL	3 1/2" x 5 1/2" LSL	3 1/2" x 7 1/4" LSL	3 1/2" x 7 1/4" LSL		-	-	-	3 1/2" x 9 1/4" LSL	3 1/2" x 9 1/4" LSL
2'-3"	3 1/8" x 6" GLB	3 1/8" x 6" GLB	3 1/8" x 6" GLB	3 1/8" x 6" GLB	3 1/8" x 7 1/2" GLB	12'-3"	-	-	-	3 1/8" x 7 1/2" GLB	3 1/8" x 9" GLB
	3 1/2" x 9 1/4" PSL	3 1/2" x 9 1/4" PSL	3 1/2" x 9 1/4" PSL	3 1/2" x 9 1/4" PSL	3 1/2" x 9 1/4" PSL		-	-	-	3 1/2" x 9 1/4" PSL	3 1/2" x 9 1/4" PSL
	3 1/2" x 3 1/2" LVL	3 1/2" x 3 1/2" LVL	3 1/2" x 4 3/8" LVL	3 1/2" x 5 1/2" LVL	3 1/2" x 7 1/4" LVL		-	-	-	3 1/2" x 9 1/2" LVL	3 1/2" x 9 1/2" LVL
	3 1/2" x 3 1/2" LSL	3 1/2" x 4 3/8" LSL	3 1/2" x 5 1/2" LSL	3 1/2" x 7 1/4" LSL	3 1/2" x 7 1/4" LSL		-	-	-	3 1/2" x 9 1/4" LSL	3 1/2" x 9 1/4" LSL
3'-3"	3 1/8" x 6" GLB	3 1/8" x 6" GLB	3 1/8" x 6" GLB	3 1/8" x 6" GLB	3 1/8" x 7 1/2" GLB	13'-3"	-	-	-	3 1/8" x 7 1/2" GLB	3 1/8" x 9" GLB
	3 1/2" x 9 1/4" PSL	3 1/2" x 9 1/4" PSL	3 1/2" x 9 1/4" PSL	3 1/2" x 9 1/4" PSL	3 1/2" x 9 1/4" PSL		-	-	-	3 1/2" x 9 1/4" PSL	3 1/2" x 9 1/4" PSL
	3 1/2" x 3 1/2" LVL	3 1/2" x 3 1/2" LVL	3 1/2" x 4 3/8" LVL	3 1/2" x 5 1/2" LVL	3 1/2" x 7 1/4" LVL		-	-	-	3 1/2" x 9 1/2" LVL	3 1/2" x 9 1/2" LVL
	3 1/2" x 3 1/2" LSL	3 1/2" x 4 3/8" LSL	3 1/2" x 5 1/2" LSL	3 1/2" x 7 1/4" LSL	3 1/2" x 7 1/4" LSL		-	-	-	3 1/2" x 9 1/4" LSL	3 1/2" x 9 1/4" LSL
4'-3"	3 1/8" x 6" GLB	3 1/8" x 6" GLB	3 1/8" x 6" GLB	3 1/8" x 6" GLB	3 1/8" x 7 1/2" GLB	14'-3"	-	-	-	3 1/8" x 9" GLB	3 1/8" x 9" GLB
	3 1/2" x 9 1/4" PSL	3 1/2" x 9 1/4" PSL	3 1/2" x 9 1/4" PSL	3 1/2" x 9 1/4" PSL	3 1/2" x 9 1/4" PSL		-	-	-	3 1/2" x 9 1/4" PSL	3 1/2" x 9 1/4" PSL
	3 1/2" x 3 1/2" LVL	3 1/2" x 4 3/8" LVL	3 1/2" x 4 3/8" LVL	3 1/2" x 5 1/2" LVL	3 1/2" x 7 1/4" LVL		-	-	-	3 1/2" x 9 1/2" LVL	3 1/2" x 9 1/2" LVL
	3 1/2" x 3 1/2" LSL	3 1/2" x 4 3/8" LSL	3 1/2" x 5 1/2" LSL	3 1/2" x 7 1/4" LSL	3 1/2" x 7 1/4" LSL		-	-	-	3 1/2" x 9 1/4" LSL	3 1/2" x 9 1/4" LSL
5'-3"	-	3 1/8" x 6" GLB	3 1/8" x 6" GLB	3 1/8" x 6" GLB	3 1/8" x 7 1/2" GLB	15'-3"	-	-	-	-	3 1/8" x 9" GLB
	-	3 1/2" x 9 1/4" PSL	3 1/2" x 9 1/4" PSL	3 1/2" x 9 1/4" PSL	3 1/2" x 9 1/4" PSL		-	-	-	-	3 1/2" x 9 1/4" PSL
	-	3 1/2" x 4 3/8" LVL	3 1/2" x 5 1/2" LVL	3 1/2" x 5 1/2" LVL	3 1/2" x 7 1/4" LVL		-	-	-	-	3 1/2" x 9 1/2" LVL
	-	3 1/2" x 4 3/8" LSL	3 1/2" x 5 1/2" LSL	3 1/2" x 7 1/4" LSL	3 1/2" x 7 1/4" LSL		-	-	-	-	3 1/2" x 11 1/4" LSL
6'-3"	-	3 1/8" x 6" GLB	3 1/8" x 6" GLB	3 1/8" x 6" GLB	3 1/8" x 7 1/2" GLB	16'-3"	-	-	-	-	3 1/8" x 9" GLB
	-	3 1/2" x 9 1/4" PSL	3 1/2" x 9 1/4" PSL	3 1/2" x 9 1/4" PSL	3 1/2" x 9 1/4" PSL		-	-	-	-	3 1/2" x 9 1/4" PSL
	-	3 1/2" x 4 3/8" LVL	3 1/2" x 5 1/2" LVL	3 1/2" x 7 1/4" LVL	3 1/2" x 7 1/4" LVL		-	-	-	-	3 1/2" x 9 1/2" LVL
	-	3 1/2" x 4 3/8" LSL	3 1/2" x 5 1/2" LSL	3 1/2" x 7 1/4" LSL	3 1/2" x 7 1/4" LSL		-	-	-	-	3 1/2" x 11 1/4" LSL
7'-3"	-	3 1/8" x 6" GLB	3 1/8" x 6" GLB	3 1/8" x 6" GLB	3 1/8" x 7 1/2" GLB	17'-3"	-	-	-	-	3 1/8" x 9" GLB
	-	3 1/2" x 9 1/4" PSL	3 1/2" x 9 1/4" PSL	3 1/2" x 9 1/4" PSL	3 1/2" x 9 1/4" PSL		-	-	-	-	3 1/2" x 9 1/4" PSL
	-	3 1/2" x 5 1/2" LVL	3 1/2" x 5 1/2" LVL	3 1/2" x 7 1/4" LVL	3 1/2" x 7 1/4" LVL		-	-	-	-	3 1/2" x 9 1/2" LVL
	-	3 1/2" x 5 1/2" LSL	3 1/2" x 7 1/4" LSL	3 1/2" x 7 1/4" LSL	3 1/2" x 7 1/4" LSL		-	-	-	-	3 1/2" x 11 1/4" LSL
8'-3"	-	3 1/8" x 6" GLB	3 1/8" x 6" GLB	3 1/8" x 6" GLB	3 1/8" x 7 1/2" GLB	18'-3"	-	-	-	-	3 1/8" x 10 1/2" GLB
	-	3 1/2" x 9 1/4" PSL	3 1/2" x 9 1/4" PSL	3 1/2" x 9 1/4" PSL	3 1/2" x 9 1/4" PSL		-	-	-	-	3 1/2" x 9 1/4" PSL
	-	3 1/2" x 5 1/2" LVL	3 1/2" x 7 1/4" LVL	3 1/2" x 7 1/4" LVL	3 1/2" x 9 1/2" LVL		-	-	-	-	3 1/2" x 9 1/2" LVL
	-	3 1/2" x 5 1/2" LSL	3 1/2" x 7 1/4" LSL	3 1/2" x 7 1/4" LSL	3 1/2" x 9 1/4" LSL		-	-	-	-	3 1/2" x 11 1/4" LSL
9'-3"	-	-	3 1/8" x 6" GLB	3 1/8" x 7 1/2" GLB	3 1/8" x 7 1/2" GLB	19'-3"	-	-	-	-	3 1/8" x 10 1/2" GLB
	-	-	3 1/2" x 9 1/4" PSL	3 1/2" x 9 1/4" PSL	3 1/2" x 9 1/4" PSL		-	-	-	-	3 1/2" x 9 1/4" PSL
	-	-	3 1/2" x 7 1/4" LVL	3 1/2" x 7 1/4" LVL	3 1/2" x 9 1/2" LVL		-	-	-	-	3 1/2" x 9 1/2" LVL
	-	-	3 1/2" x 7 1/4" LSL	3 1/2" x 9 1/4" LSL	3 1/2" x 9 1/4" LSL		-	-	-	-	3 1/2" x 11 1/4" LSL
10'-3"	-	-	3 1/8" x 6" GLB	3 1/8" x 7 1/2" GLB	3 1/8" x 7 1/2" GLB	20'-3"	-	-	-	-	3 1/8" x 10 1/2" GLB
	-	-	3 1/2" x 9 1/4" PSL	3 1/2" x 9 1/4" PSL	3 1/2" x 9 1/4" PSL		-	-	-	-	3 1/2" x 9 1/4" PSL
	-	-	3 1/2" x 7 1/4" LVL	3 1/2" x 9 1/2" LVL	3 1/2" x 9 1/2" LVL		-	-	-	-	3 1/2" x 9 1/2" LVL
	-	-	3 1/2" x 7 1/4" LSL	3 1/2" x 9 1/4" LSL	3 1/2" x 9 1/4" LSL		-	-	-	-	3 1/2" x 11 1/4" LSL

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:
Fb = 2400 psi, Fv = 265 psi, AND E = 1,800,000 psi.
3. PARALLAM (PSL) BEAMS ARE BASED ON 2.0E.
4. GANG LAM (LVL) BEAMS ARE BASED ON 2.0E.
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

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

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 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 EDGE 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 OTHER WORDS, THE MAXIMUM NUMBER OF HOLES SHOULD NOT EXCEED (4) FOR A 20 FOOT BEAM LENGTH.

607 ALLOWABLE HORIZONTAL HOLE LOCATIONS IN UNIFORMLY LOADED GLULAM BEAMS

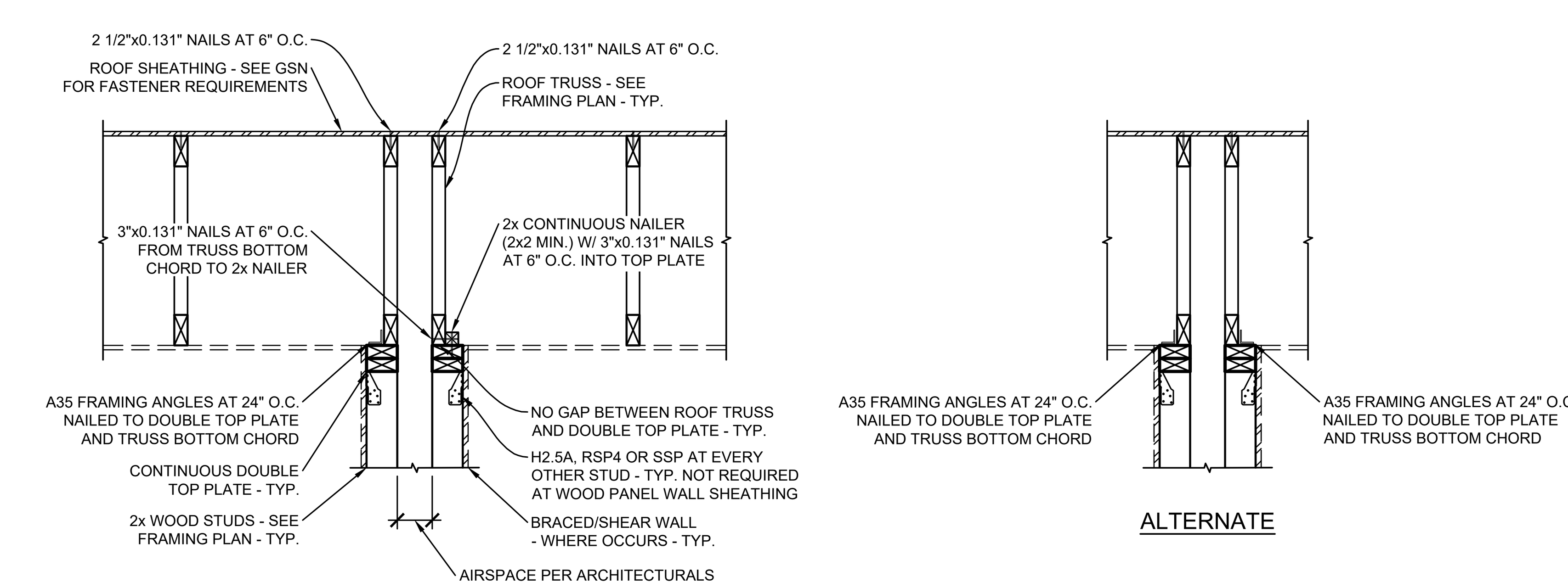
SCALE: 3/4" = 1'-0"

SIMPSON STRONG-TIE	USP
A34	MP34
A35	MPA1
ABU44Z	PAU44
ABU66Z	PAU66
AC4	PBS44-TZ
CMSTC16	CMSTC16
CS16	RS150
CS20	RS250
DTC	TR2
DTT2Z	DTB-TZ
EPC4Z	EPCM44
H1A	RT15
H2.5A	RT7A
H2.5T	RT7AT
HDQ8-SDS3	PHD8
HDU8-SDS2.5	PHD8
HGUS26	THDH26
HGUS26-2	THDH26-2
HGUS26-3	THDH26-3
HGUS28-2	THDH28-2
HGUS28-3	THDH28-3
HGUS210-3	THDH210-3
HHUS210-2	THD210-2
HTS16	HTW16
HTC4	HTC4
HTT4	HTT45 (MIN.)
HTT5	HTT45 (MAX.)
HUS26	HUS26
ITS	TFL
LCE4	PBES44-TZ

SIMPSON STRONG-TIE	USP
LS50	MP5
LS70	MP7
LSSR210Z	LSSH210-TZ
LSTA12	LSTA12
LSTA18	LSTA18
LSTA24	LSTA24
LSTHD8	NOT ALLOWED
LTHJA26	HHC26 / HJC26
LTP4	MP4F
LUS24	JUS24
LUS26	JUS26
LUS28	JUS28
MASA	FA4 (75% O.C. SPACING OF MASA)
MSTC28	MSTC28
MTHMQ-SDS3	HJHC28
MTS20	MTW20
RSP4	RSPT4
SSP	RSPT6
ST12	ST12
ST6224	KST224
STHD10	NOT ALLOWED
STHD14	NOT ALLOWED
SUR/L26	SKH26L/R
TBE4	SBP4
THA29	MSH29
THA213	MSH213
THA413	MSH413
THA418	MSH418 (USE 0.162" x 3 1/2" NAILS)
THA422	MSH422
THJA26	HHC26 / HJC26

612 CONNECTOR CONVERSION CHART

SCALE: N.T.S.



671 PARALLEL ROOF TRUSSES AT COMMON WALL

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

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13555 SE 36th STREET
BELLEVUE, WA 98006
ISOLACOMMUNITIES.COM

TITLE: STRUCTURAL DETAILS

Registered Professional Engineer (Civil) CERTIFICATE NO. 67809 MICHAEL BROOKS Date Signed 09/09/2024 ARIZONA, U.S.A.

PROJECT MANAGER: M. BROOKS
DATE: 09/09/2024
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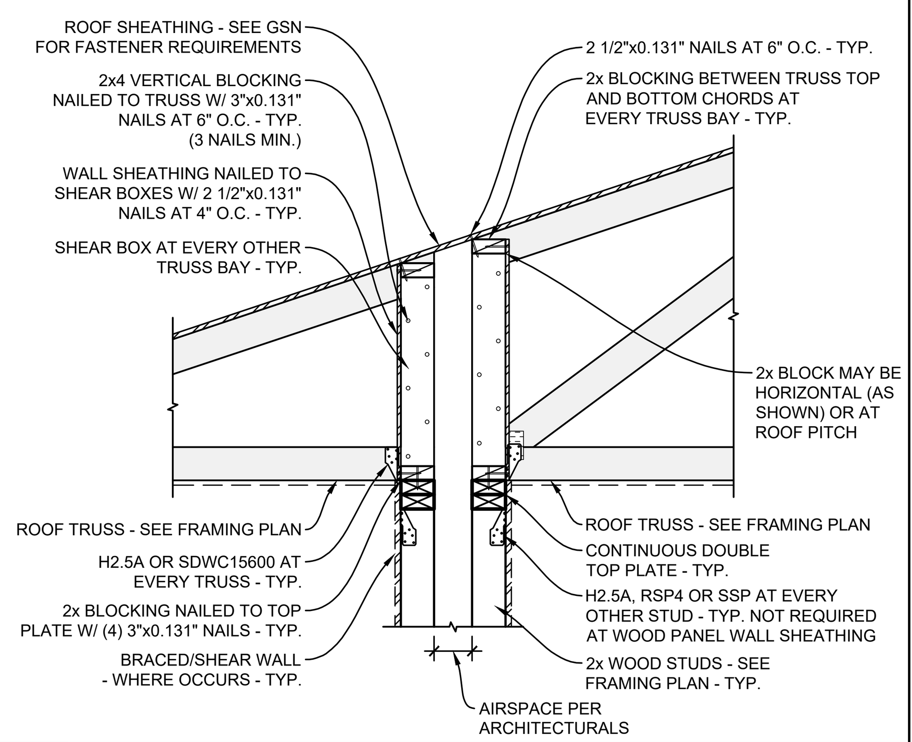
SERIES
ISOLA AT 202 AND ELLIOT

PLAN NUMBER
PLAN 3

SHEET NUMBER
SD

Mike.Brooks Sep 09, 2024 - 3:21pm Z:\A_M\Isola Communities\202 and Elliot - Phoenix - For Rent\Residences - Wood\Plan 3\Structural\Active Folder\Plan 3-27-Structural Details.dwg

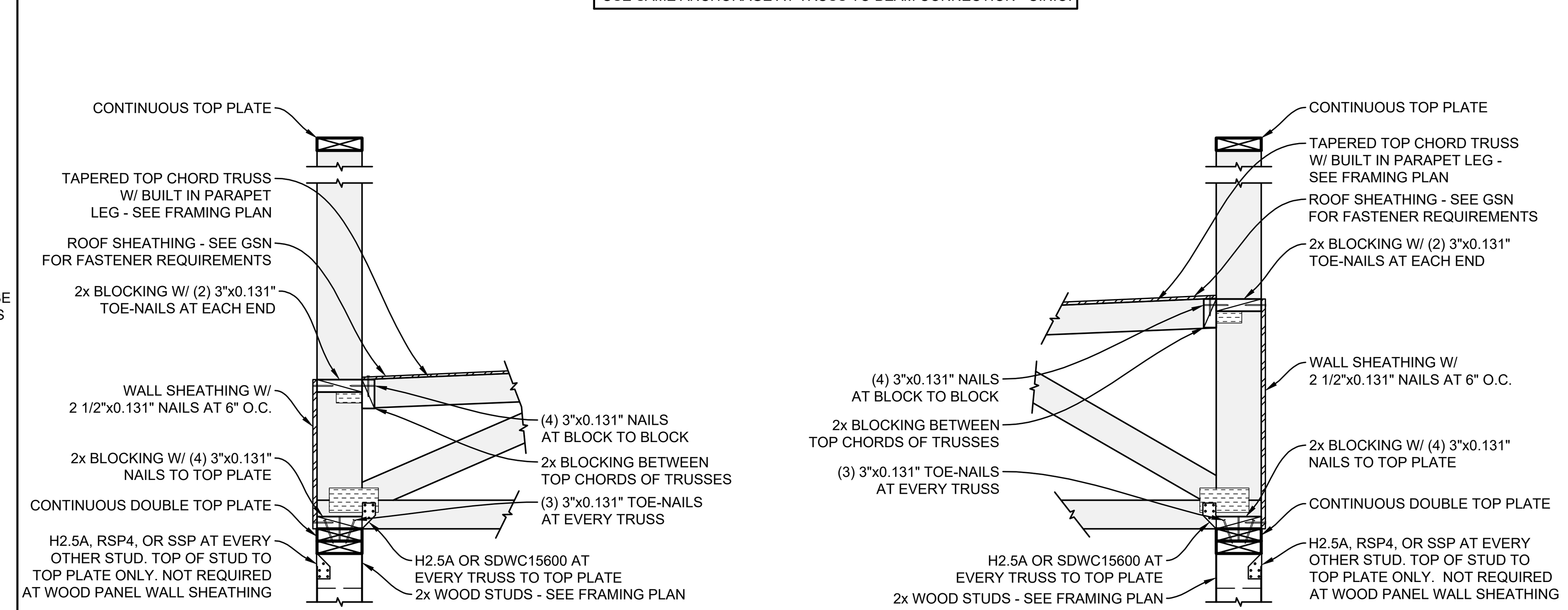
672 PERPENDICULAR ROOF TRUSSES AT COMMON WALL



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

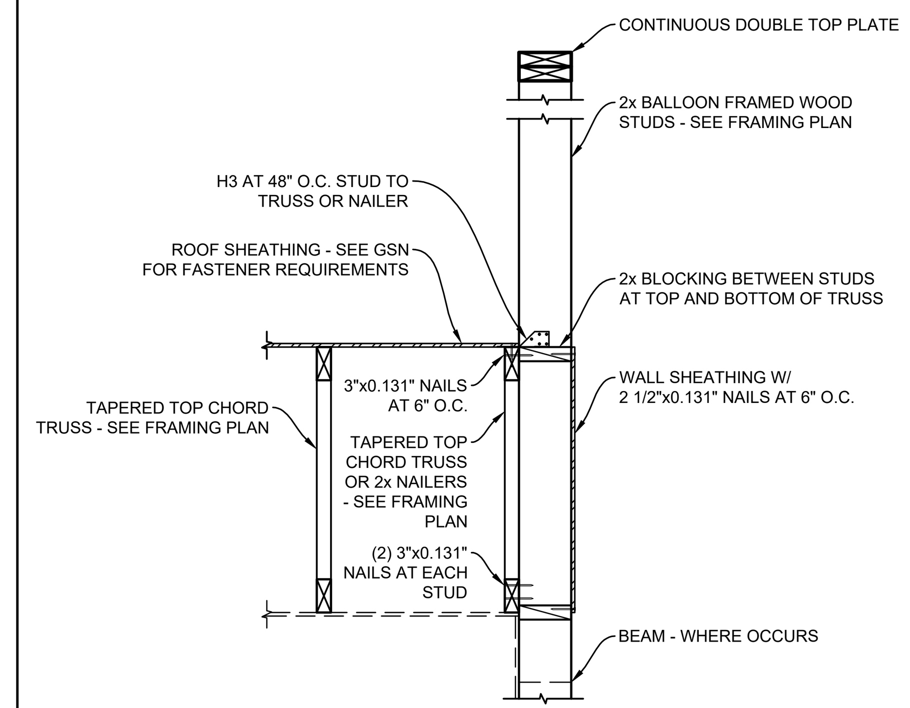
701 PERPENDICULAR TRUSS AT WALL W/ PARAPET

NOTE:
USE SAME ANCHORAGE AT TRUSS TO BEAM CONNECTION - U.N.O.



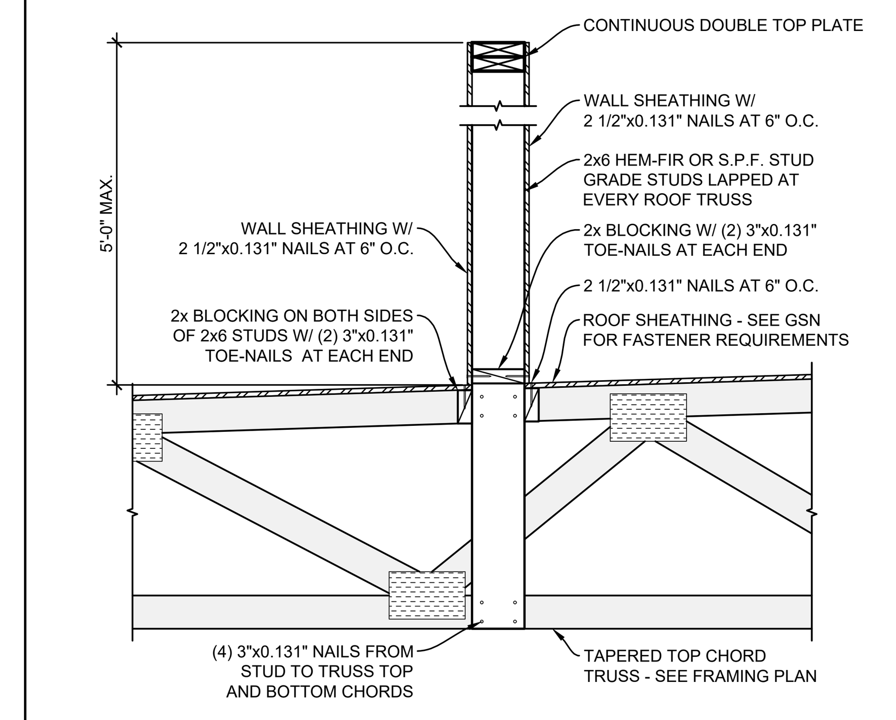
SCALE: 3/4" = 1'-0"

706 PARALLEL TRUSS AT WALL W/ PARAPET



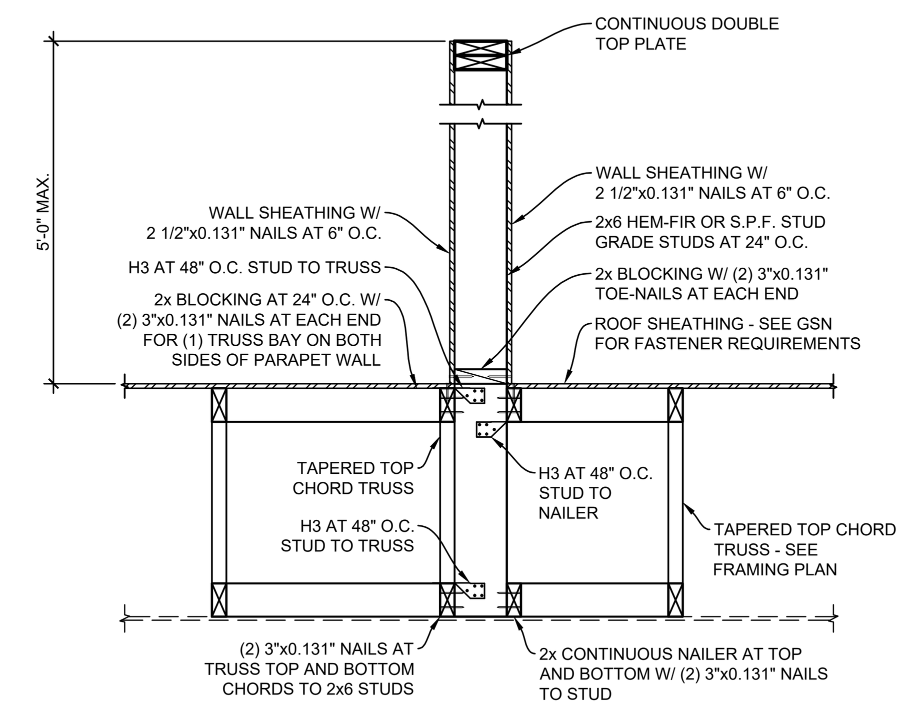
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751 PARAPET AT PERPENDICULAR ROOF TRUSS



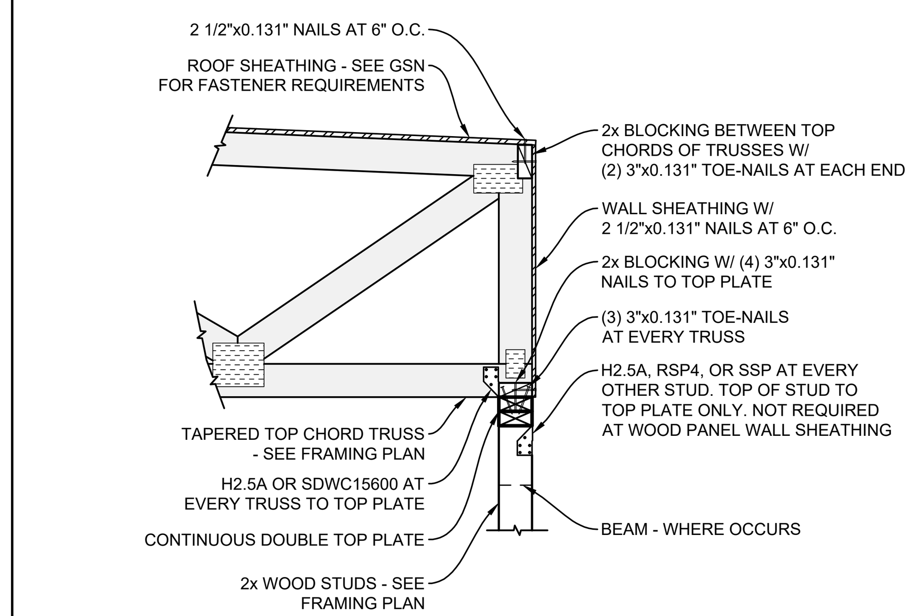
SCALE: 3/4" = 1'-0"

752 PARAPET AT PARALLEL ROOF TRUSSES



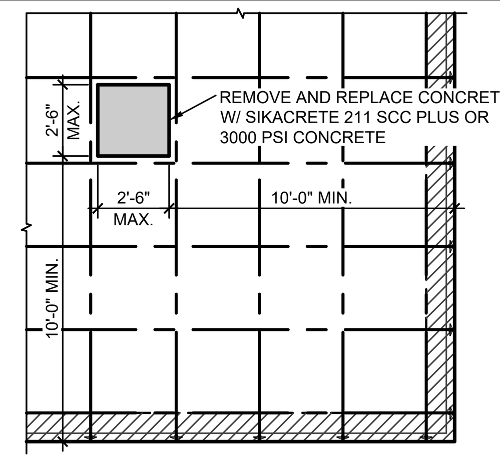
SCALE: 3/4" = 1'-0"

761 TRUSS BEARING AT WALL - NO PARAPET



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

801 STANDARD POST-TENSIONED REPAIR



REPAIR TO BE DONE BY ORIGINAL CONCRETE CONTRACTORS OR THEIR DESIGNATE

NOTE: PRIOR TO CUTTING AND/OR DRILLING SLAB
1. VERIFY LOCATION OF ALL TENDONS.
2. HOLE SIDES MUST BE PARALLEL TO TENDONS WITH 3" MIN. CLEARANCE
3. ALL TENDONS MUST BE 3" MIN. CLEAR FROM PIPE PENETRATIONS
4. SLAB PENETRATION TO BE A MINIMUM OF 12" FROM ANY LOAD BEARING POST OR WALL
5. TEMPORARY SHORING SHALL BE PLACED TO SUPPORT ANY BEARING ELEMENTS WITHIN 2 FEET OF PENETRATION. SHORING SHALL BE MAINTAINED UNTIL PATCH HAS REACHED A STRENGTH OF 2000 psi.

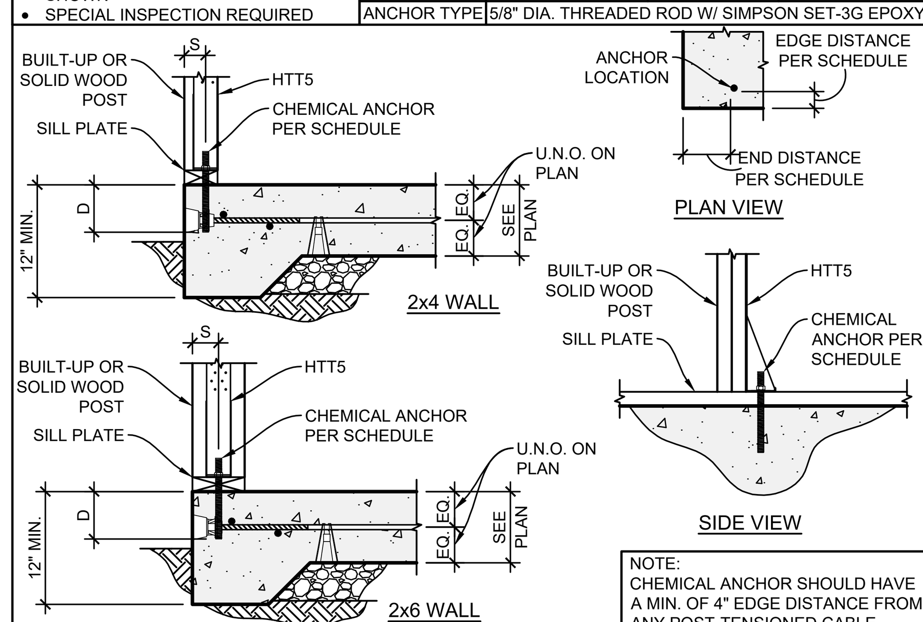
NOTE: PRIOR TO PATCHING CONCRETE
1. ROUGHEN ANY SMOOTH EDGES OF PENETRATION TO PROVIDE A MINIMUM SURFACE PROFILE OF +\- 1/8 IN.
2. PRE-WET SURFACE TO SSD (SATURATED SURFACE DRY). NO BONDING AGENT REQUIRED.
3. INSTALL SIKACRETE 211 SCC PLUS PER MANUFACTURER'S RECOMMENDATIONS.

802 SUBSTITUTE HTT5 FOR MISSED OR DAMAGED LSTHD8

POST-TENSION FOUNDATION

NOTES:
- SAME REQUIREMENTS APPLY AT 6" MIN. WIDE CONCRETE CURB. ADD 6" TO EMBED DEPTH AT 4" WIDE CURB.
- DO NOT EXCEED EMBEDMENT DEPTH SHOWN
- SPECIAL INSPECTION REQUIRED

WALL WIDTH	EDGE DISTANCE(S)	END DISTANCE	EMBED DEPTH(D)
2x4	2"	≧ 4 3/8"	5"
2x6	2 3/4"		
ANCHOR TYPE	5/8" DIA. THREADED ROD W/ SIMPSON SET-3G EPOXY		

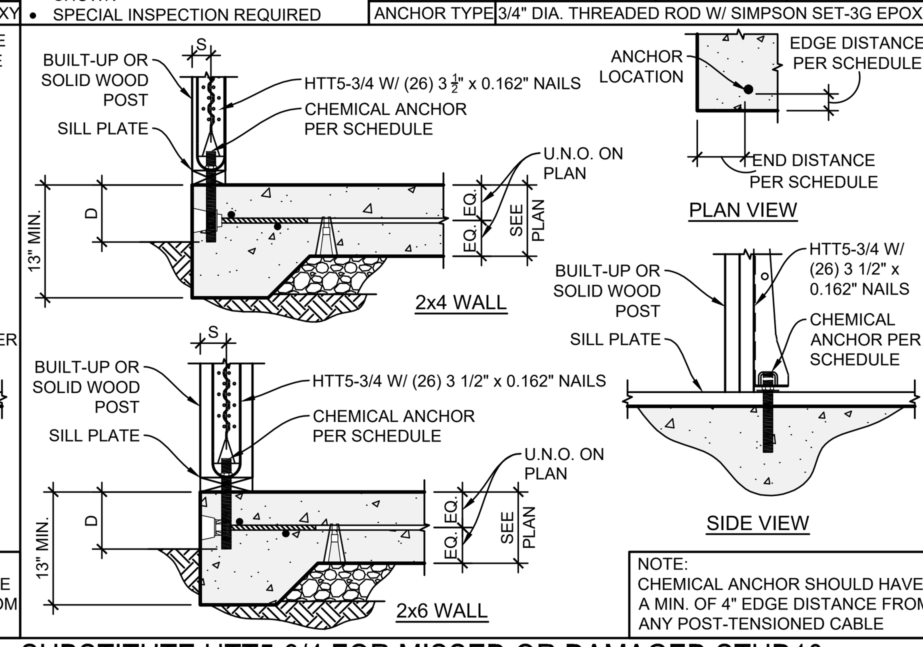


NOTE:
CHEMICAL ANCHOR SHOULD HAVE A MIN. OF 4" EDGE DISTANCE FROM ANY POST-TENSIONED CABLE

SUBSTITUTE HTT5-3/4 FOR MISSED OR DAMAGED STHD10

NOTES:
- SAME REQUIREMENTS APPLY AT 6" MIN. WIDE CONCRETE CURB. ADD 6" TO EMBED DEPTH AT 4" WIDE CURB.
- DO NOT EXCEED EMBEDMENT DEPTH SHOWN
- SPECIAL INSPECTION REQUIRED

WALL WIDTH	EDGE DISTANCE(S)	END DISTANCE	EMBED DEPTH(D)
2x4	2"	≧ 7 7/16"	7"
2x6	2 3/4"		
ANCHOR TYPE	3/4" DIA. THREADED ROD W/ SIMPSON SET-3G EPOXY		

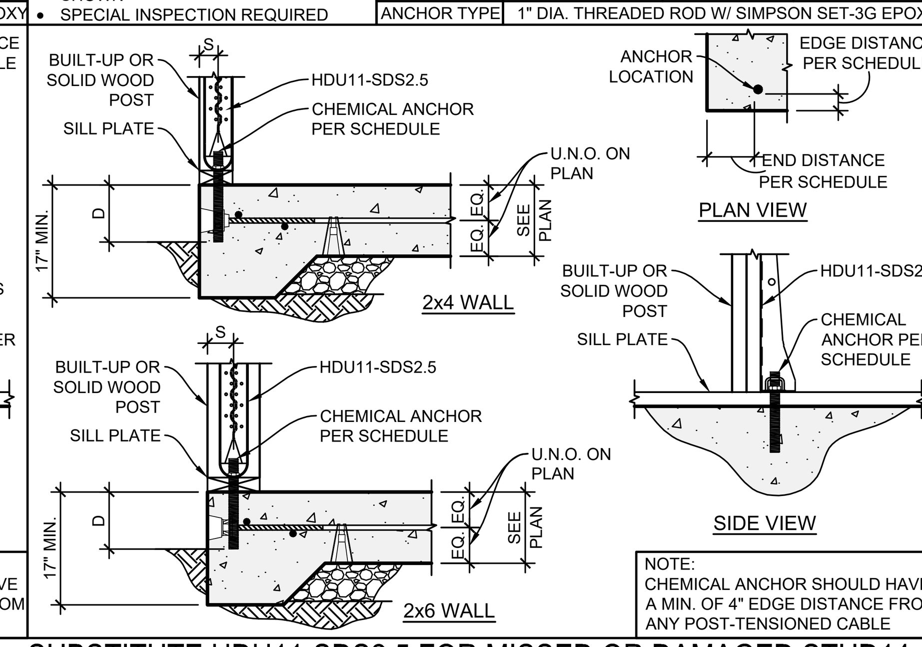


NOTE:
CHEMICAL ANCHOR SHOULD HAVE A MIN. OF 4" EDGE DISTANCE FROM ANY POST-TENSIONED CABLE

SUBSTITUTE HDU11-SDS2.5 FOR MISSED OR DAMAGED STHD14

NOTES:
- SAME REQUIREMENTS APPLY AT 6" MIN. WIDE CONCRETE CURB. ADD 6" TO EMBED DEPTH AT 4" WIDE CURB.
- DO NOT EXCEED EMBEDMENT DEPTH SHOWN
- SPECIAL INSPECTION REQUIRED

WALL WIDTH	EDGE DISTANCE(S)	END DISTANCE	EMBED DEPTH(D)
2x4	2"	≧ 8 7/8"	8 1/2"
2x6	2 3/4"	≧ 7 3/8"	
ANCHOR TYPE	1" DIA. THREADED ROD W/ SIMPSON SET-3G EPOXY		



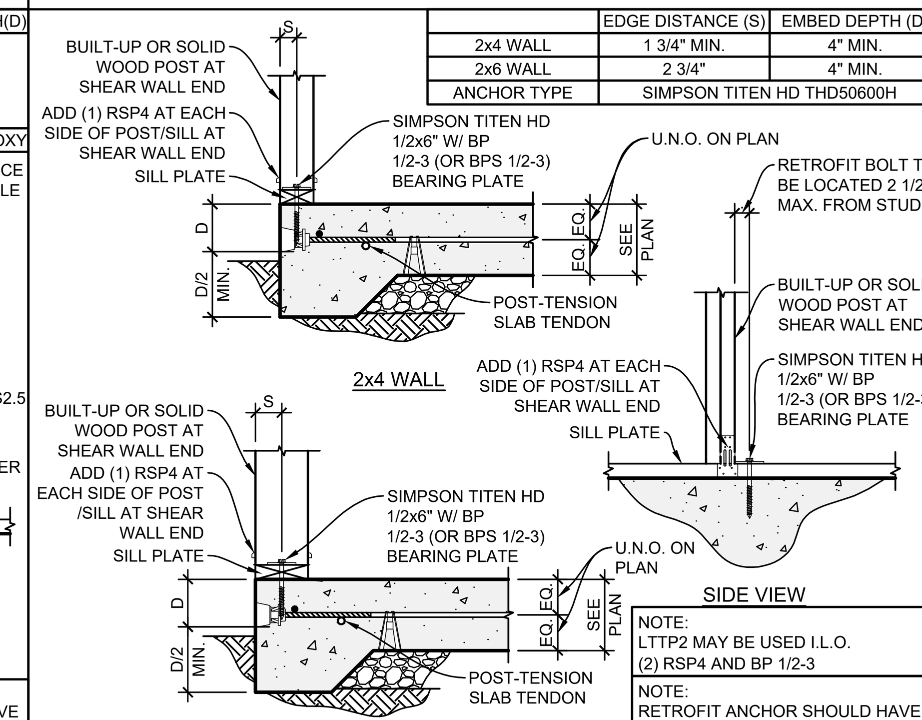
NOTE:
CHEMICAL ANCHOR SHOULD HAVE A MIN. OF 4" EDGE DISTANCE FROM ANY POST-TENSIONED CABLE

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

803 RETROFIT FOR MASA HOLD-DOWN

POST-TENSIONED FOUNDATION

	EDGE DISTANCE (S)	EMBED DEPTH (D)
2x4 WALL	1 3/4" MIN.	4" MIN.
2x6 WALL	2 3/4"	4" MIN.
ANCHOR TYPE	SIMPSON TITEN HD THD50600H	

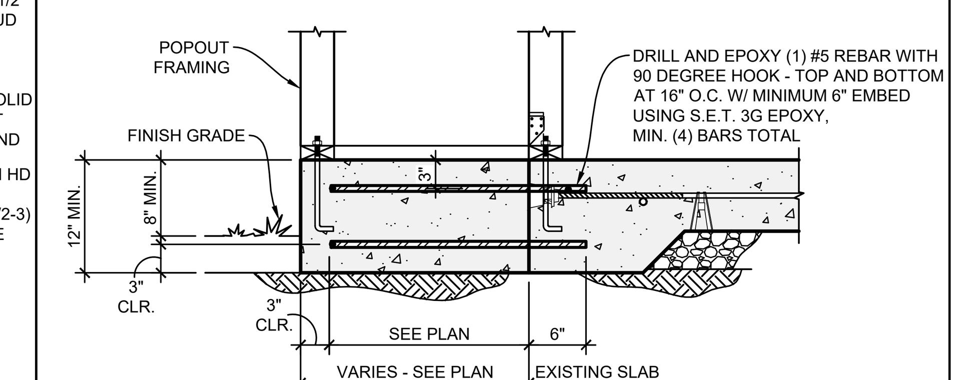


NOTE:
LTTP2 MAY BE USED I.L.O. (2) RSP4 AND BP 1/2-3

NOTE:
RETROFIT ANCHOR SHOULD HAVE A MINIMUM OF 3" EDGE DISTANCE FROM ANY POST-TENSIONED CABLE

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

804 POST-SET POPOUT TO POST-TENSIONED SLAB



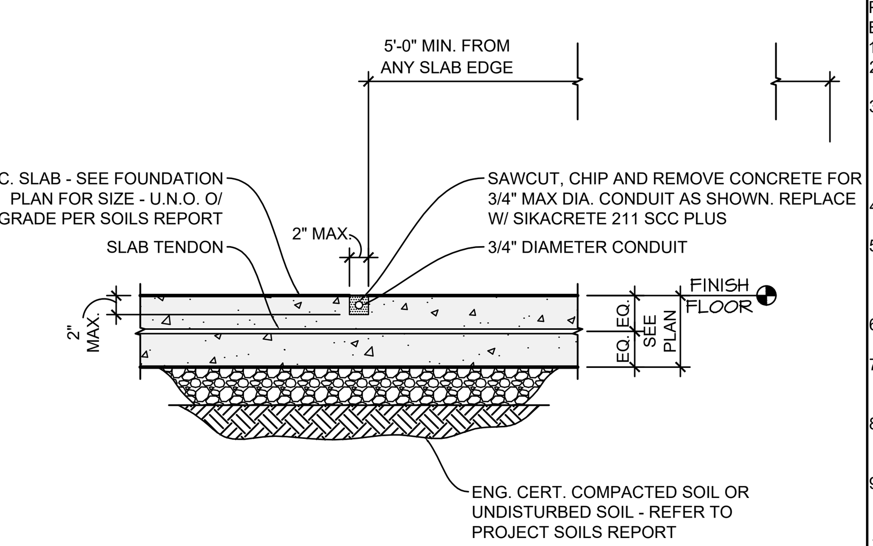
NOTE:
DO NOT DRILL INTO TENDON

NOTE:
THIS DETAIL DOES NOT APPLY FOR POPOUT DIMENSIONS GREATER THAN 36"

NOTE:
SEE DETAIL 201 FOR ALL INFORMATION NOT SHOWN

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

805 MISSED ELECTRICAL CONDUIT IN POST-TENSIONED SLAB

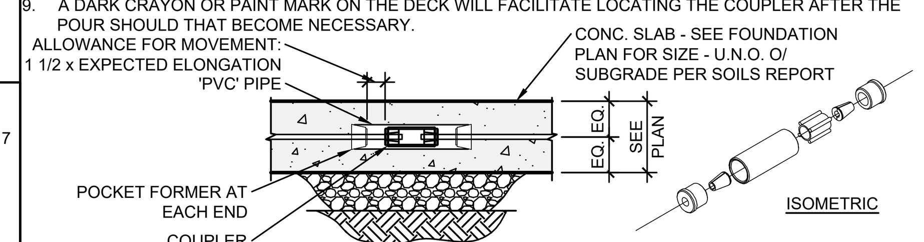


NOTE:
1. SLAB THICKNESS TO BE 7 1/2" MINIMUM. AT SLABS THINNER THAN 7 1/2" CONTACT THE ENGINEER.
2. CONCRETE GROOVE FOR CONDUIT TO BE 15'-0" MAXIMUM LENGTH. AT GROOVES LONGER THAN 15'-0" CONTACT THE ENGINEER

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

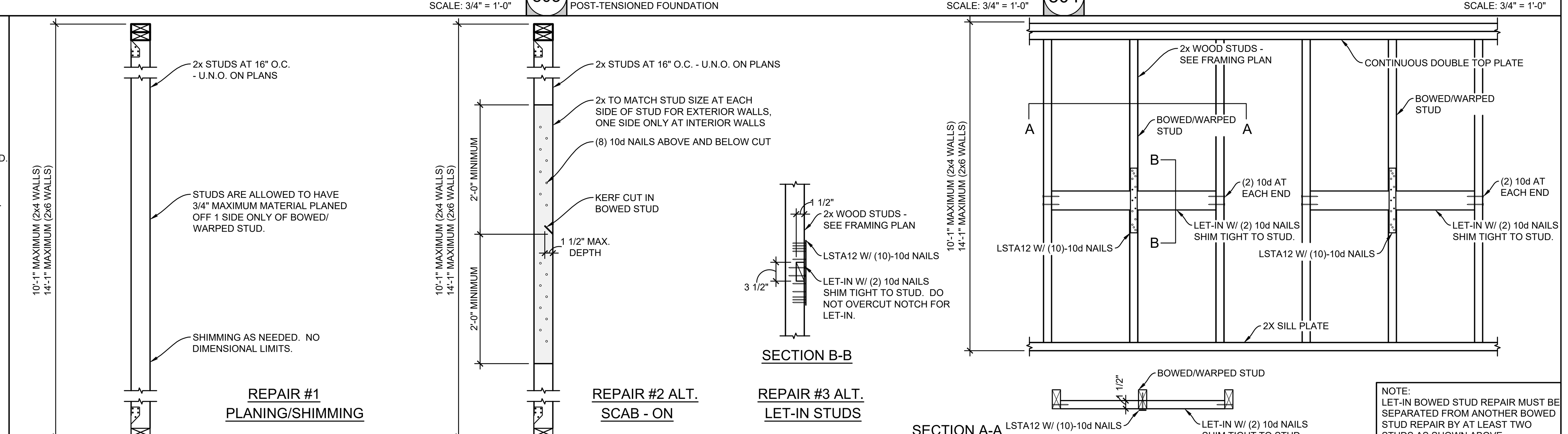
806 TENDON COUPLER

IF A CUT OR DAMAGED TENDON CANNOT BE REPLACED, A TENDON COUPLER MAY BE USED. FOLLOW THE PROCEDURE
BELOW BEFORE CONCRETE PLACEMENT.
1. COUPLERS SHOULD BE CENTERED IN THE SLAB.
2. IF MORE THAN ONE TENDON IS SHORT, COUPLERS SHOULD NOT BE LOCATED SIDE BY SIDE. THEY SHOULD BE STAGGERED AT 24" INCREMENTS.
3. A 'PVC' PIPE OF SUFFICIENT INSIDE DIAMETER TO HOLD THE COUPLER AND OF SUFFICIENT LENGTH TO ALLOW FOR SUBSEQUENT ELONGATION MOVEMENT DURING STRESSING SHALL BE USED. ALSO, AN ADDITIONAL PIECE OF SHEATHED STRAND OF SUFFICIENT LENGTH TO REACH THE EDGE FORM IS REQUIRED ALONG WITH TWO POCKET FORMERS. CORROSION INHIBITING COATING SHALL BE USED TO FILL THE VOID IN THE 'PVC' PIPE.
4. THE TAPERED TIP OF THE POCKET FORMER THAT NORMALLY FITS INSIDE THE WEDGE CAVITY CAN BE CUT OFF WHEN BEING USED FOR SPLICING THEREBY REDUCING THE LENGTH OF THE 'PVC' PIPE NEEDED.
5. THE ORIGINAL STRAND IS FIRST CUT WITH AN ABRASIVE WHEEL SAW AT THE COUPLER LOCATION AND ONE POCKET FORMER IS PLACED ON THE STRAND. MARK THE STRAND BEFORE COUPLING TO MAKE CERTAIN THAT THE PROPER LENGTH OF STRAND HAS BEEN FULLY INSERTED INTO THE COUPLER. THE COUPLER IS THEN COUPLED TO THE ORIGINAL STRAND. THE 'PVC' PIPE IS PLACED OVER THE COUPLER.
6. THE SECOND POCKET FORMER IS PLACED OVER THE NEW STRAND (THE STRAND IS MARKED) AND THE STRAND IS INSERTED INTO THE COUPLER.
7. A POCKET FORMER IS TAPED TO ONE END OF THE 'PVC' PIPE WHICH IS THEN PACKED TIGHTLY WITH CORROSION INHIBITING-COATING ALLOWING NO AIR VOIDS. THE SECOND POCKET FORMER IS AFFIXED TO THE 'PVC' PIPE COMPLETING A TIGHTLY SEALED COUPLER.
8. THE TENDON COUPLERS LOCATION WITHIN THE 'PVC' PIPE MUST PERMIT THE COUPLER TO MOVE THE REQUIRED ELONGATION AMOUNT IN THE DIRECTION OF THE STRESSING. ALLOWANCE FOR MOVEMENT IN BOTH DIRECTIONS MUST BE PROVIDED WHEN THE TENDON IS TO BE STRESSED FROM BOTH ENDS.
9. A DARK CRAYON OR PAINT MARK ON THE DECK WILL FACILITATE LOCATING THE COUPLER AFTER THE POUR SHOULD THAT BECOME NECESSARY.



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

811 BOWED/WARPED STUD REPAIRS



NOTE:
LET-IN BOWED STUD REPAIR MUST BE SEPARATED FROM ANOTHER BOWED STUD REPAIR BY AT LEAST TWO STUDS AS SHOWN ABOVE.

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

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TITLE: STRUCTURAL DETAILS

Registered Professional Engineer (Civil) CERTIFICATE NO. 67809 MICHAEL BROOKS Date Signed 09/09/2024 ARIZONA U.S.A.

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

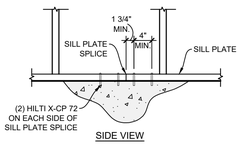
SERIES: ISOLA AT 202 AND ELLIOT

PLAN NUMBER: PLAN 3

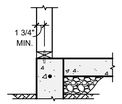
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Mike.Brooks Sep 09, 2024 - 3:21pm Z:\A_M\Isola Communities\202 and Elliot - Phoenix - For Rent\Residences - Wood\Plan 3\Structural\Active Folder\Plan 3-27-Structural Details.dwg

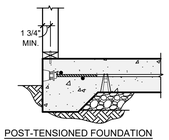
NOTES:
1. SPLICE MUST BE LOCATED BETWEEN PROPERLY SPACED SILL PLATE ANCHORS.
2. THE PINS ARE NOT INTENDED TO REPLACE MISSING SILL PLATE ANCHORS.
3. SILL PLATE SPLICE CAN NOT BE AT A CORNER.
4. 12'-1" MAX. PLATE HEIGHT.



SIDE VIEW

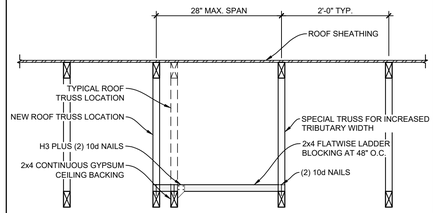


CONVENTIONAL FOUNDATION

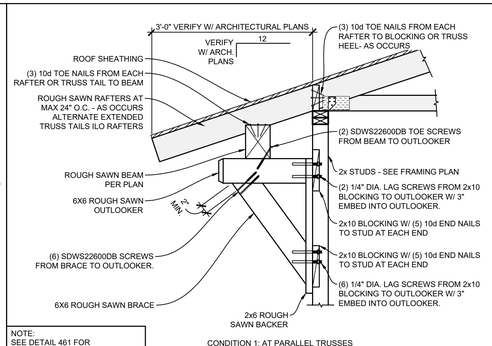


POST-TENSIONED FOUNDATION

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

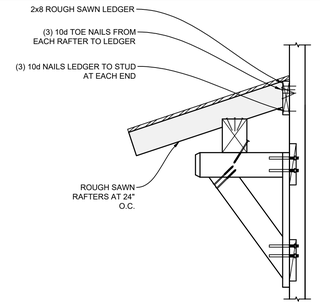


814 ROOF / CEILING OVERSPAN
SCALE: 3/4" = 1'-0"



NOTE:
SEE DETAIL 461 FOR INFORMATION NOT SHOWN HERE

CONDITION 1: AT PARALLEL TRUSSES



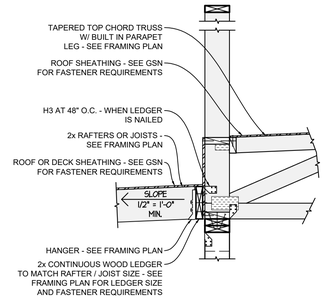
CONDITION 2: AT GABLE FACE

NOTE:
SEE CONDITION 1 FOR INFORMATION NOT SHOWN HERE

1003 ARCHITECTURAL EYE BROW ROOF (LARGE)
SCALE: 3/4" = 1'-0"

NOTE:
SEE DETAIL 701 FOR INFORMATION NOT SHOWN

NOTE:
USE SAME ANCHORAGE AT TRUSS TO BEAM CONNECTION - U.N.O.



1005 RAFTER TO LEDGER AT PERPENDICULAR TRUSS AT WALL W/ PARAPET
SCALE: 3/4" = 1'-0"

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ISOLA COMMUNITIES

TITLE
STRUCTURAL DETAILS

REGISTERED Professional Engineer STATE OF ARIZONA
67809
MICHAEL BROOKS
Date Signed 09/09/2024

PROJECT MANAGER:
M. BROOKS
DATE: 09/09/2024
1
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SERIES
ISOLA AT 202 AND ELLIOT

PLAN NUMBER
PLAN 3

SHEET NUMBER
SD

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