

ROJAS REMODELING



ILLUSTRATION ONLY
NOT IN SCALE

OWNER INFORMATION 1

APN: 105-34-079A / 105-34-081B
OWNER: ROJAS DANIEL J
ADDRESS: 954 W MOHAVE ST PHOENIX 85007

LOT SIZE: 5790 + 4314=10,104 SQ FT
ZONING: R-3
LOT: #26 & #28
JURISDICTION: CITY OF PHOENIX

BUILDING CODES

2024 INTERNATIONAL BUILDING CODE (IBC)
2024 INTERNATIONAL RESIDENTIAL CODE (IRC)
2024 INTERNATIONAL MECHANICAL CODE (IMC)
2024 INTERNATIONAL PLUMBING CODE (IPC)
2024 UNIFORM PLUMBING CODE (UPC)
2024 INTERNATIONAL FUEL GAS CODE (IFGC)
2024 INTERNATIONAL ENERGY CONSERVATION CODE
2024 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2024 INTERNATIONAL GREEN CONSTRUCTION CODE (IGCC)
2024 INTERNATIONAL SWIMMING POOL AND SPA CODE
2023 NATIONAL ELECTRICAL CODE (NEC)
2018 PHOENIX FIRE CODE

SQUARE FOOTAGE CALCS. **3**

LIVABLE		NON-LIVABLE	
Ⓐ MAIN RESIDENCE	2273 SF	Ⓑ COV.PORCH	195 SF
TOTAL LIVABLE= 2273 SF		TOTAL NON-LIVABLE= 195 SF	

LOT COVERAGE CALCULATION 4

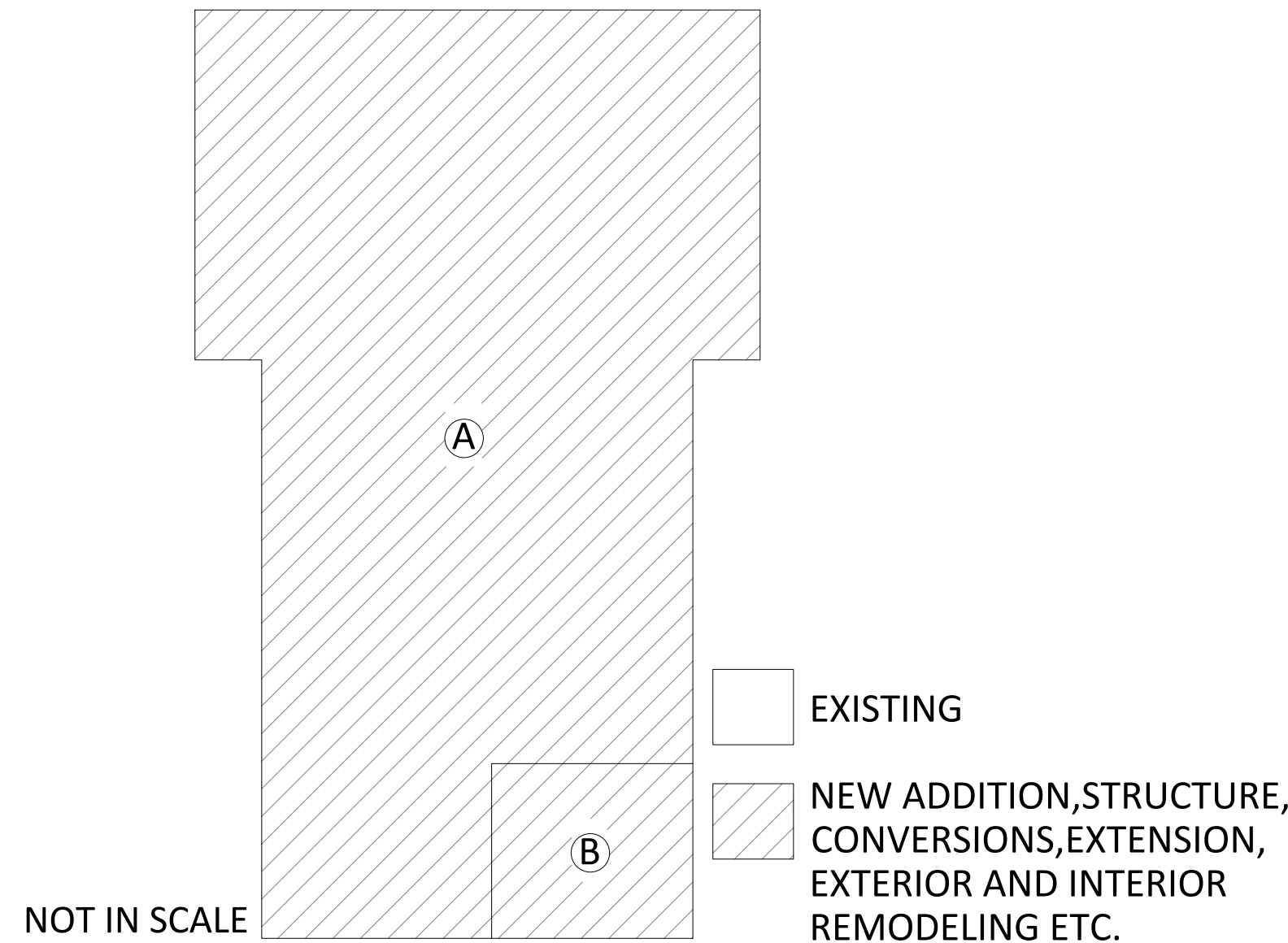
LOT SQUARE FOOTAGE COMBINED= 10,104 SQ FT
ALLOWABLE LOT COVERAGE= 50%

EXISTING STRUCTURES:
MAIN RESIDENCE= 2,468 S.F
DUPLEX= 1,807 S.F

TOTAL UNDER ROOF=4,275 S.F.

LOT COVERAGE
4,275 / 10,104(X100)= 42.30%
TOTAL PROPOSED LOT COVERAGE= 42.30%

SQUARE FOOTAGE LAYOUT 5



SHEET INDEX **6**

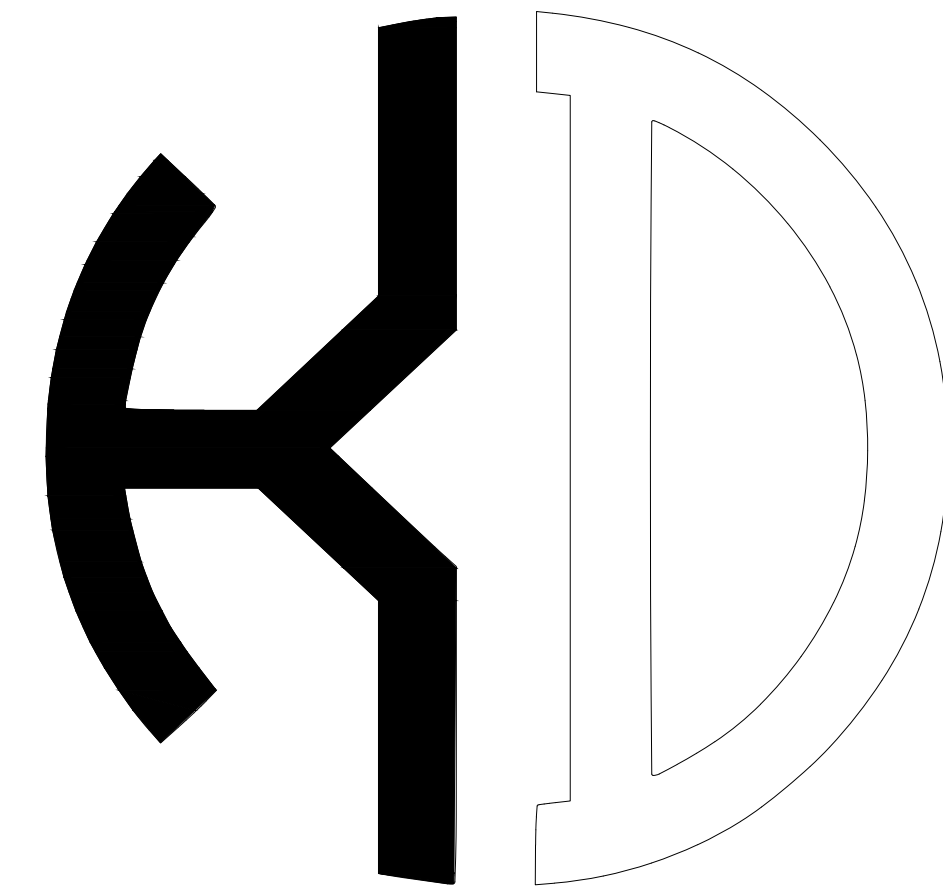
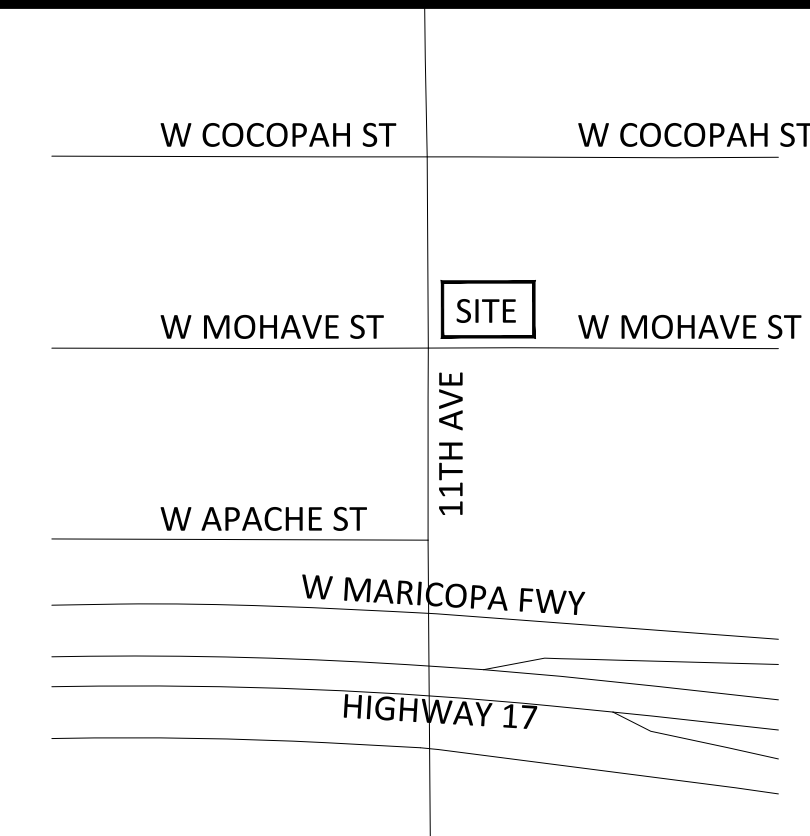
SHT #	SHEET TITLE
COVER SHEET INDEX	
0	COVER SHEET
ARCHITECTURAL PLANS:	
1	GENERAL ARCHITECTURAL NOTES
2	GENERAL STRUCTURAL NOTES
3	SITE PLAN (SPLIT)
3.1	SITE PLAN (COMBINED)
4	EXISTING FLOOR PLAN
5	NEW FLOOR PLAN
6	DIMENSIONED FLOOR PLAN
7	ELECTRIC PLAN
8	PLUMBING & GAS PLAN
9	WASTE & GAS ISOMETRIC
10	FOUNDATION PLAN
11	ROOF FRAMING PLAN
12	ELEVATIONS
13	SECTIONS

PROJECT INFORMATION 7

EXISTING HOUSE TO BE REMODELED ON THE INTERIOR AND DEMOLISH THE FRONT PORTION THAT IS BUILT WITH CLAY, IN ORDER TO INSTALL A NEW WALL IN THE SECTIONS MARKED ON THE CONSTRUCTION PLANS AND USE 2X6 STUDS AS LOAD-BEARING SUPPORTS FOR THE EXISTING ROOF.

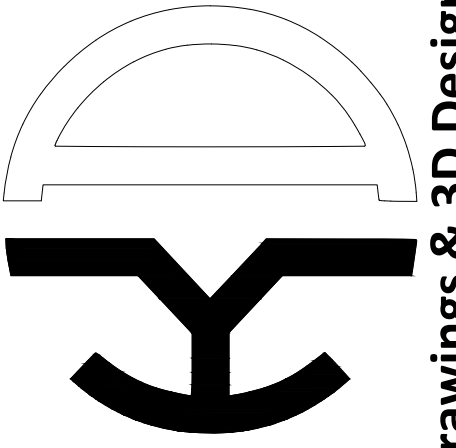
THIS NEW REMODEL INCLUDES 3 BEDROOMS AND 1 AREA FOR THE MOTHER-IN-LAW THAT INCLUDES ITS OWN LIVING AND DINING AREA AND ITS OWN LAUNDRY ROOM.

VACINITY MAP 8



KELL DRAFTING AND DESIGN

DESIGNER



Drawings & 3D Designs
Kelldraftinganddesign@gmail.com

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1 AREA FOR THE MOTHER-IN-LAW THAT INCLUDES ITS OWN LIVING AND DINING AREA AND ITS OWN LAUNDRY ROOM.

ISSUES/REVISIONS

[illegible]

SHEET INFORMATION

COVER SHEET

SHEET #/SCALE

0

SCALE NS

4/23/2026

STRUCTURAL NOTES

DESIGN LOADS

SOIL BEARING	1500 PSF UNLESS NOTED OTHERWISE IN THE SOILS REPORT
FLOOR LOADS	
FLOOR LIVE LOAD	40 PSF
FLOOR DEAD LOAD	15 PSF
ROOF LOADS	
"FLAT" LIVE LOAD	30 PSF
SLOPED LIVE LOAD	30 PSF
ROOF DEAD LOAD	SHINGLE OR FLAT 15 PSF TILE: 24 PSF HVAC EQUIP: 400 LBS./UNIT
STAIRS	
LIVE LOAD : 40 PSF	BALCONIES
DECKS	LIVE LOAD : 60 PSF
LIVE LOAD : 40 PSF (NO CANTILEVERS)	

SOIL

- ALL EXCAVATION, FILL, COMPACTION t SOIL RELATED OPERATIONS SHALL BE PERFORMED ACCORDING TO SOILS CONSULT ANT'S RECOMMENDATIONS. SEE SOILS REPORT AND ADDENDUMS OF THE FOUNDATION SYSTEM
- MINIMUM FLOOR ELEVATION WILL BE 12" PLUS 2% ABOVE LOW POINT OF LOT.
3. TREAT ALL AREAS UNDER FLOOR SLAB ON GRADE & ADJACENT TO ALL STEM WALLS FOR TERMITE PROTECTION. PROVIDE A WRITTEN GUARANTEE AGAINST TERMITE INFESTATION TO BEGIN AT DATE OF SUBSTANTIAL COMPLETION.
4. REFER TO THE MOST CURRENT SOILS REPORT PROVIDED BY OWNER FOR ALL RECOMMENDATIONS PERTAINING TO SITE PREPARATION. SOIL BEARING CAPACITY, COMPACTION, ENGINEERED FILL, de. ARE ALL TO BE TAKEN AND/OR PERFORMED AS OUTLINED IN THE PROJECT SOILS REPORT. PROCEDURES TO BE SUPERVISED BY SOILS CONSULTANT. SPREAD FOOTINGS SHALL BEAR ON CONTROLLED, COMPACTED ENGINEERED FILL, UNDISTURBED NATIVE SOIL, OR EXPANSIVE SOIL.
5. UNLESS NOTED OTHERWISE IN OWNER/BUILDER SUPPLIED PROJECT SOILS REPORT, FOUNDATION DESIGN BASED ON 1500 PSF ALLOWABLE SOIL BEARING PRESSURE AT MINIMUM 1'-6" BELOW ENGINEER CERTIFIED COMPACTED PAD OR UNDISTURBED SOIL. SOIL IS ASSUMED TO BE NON-EXPANSIVE, NON-COLLAPSIBLE, AND NON-CORROSIVE. FINISH GRADE TO PROVIDE ADEQUATE DRAINAGE AWAY FROM FOUNDATION SYSTEM.

FOUNDATIONS

1. FOOTINGS SHALL BEAR ONLY ON ENGINEER CERTIFIED COMPACTED SOIL OR UNDISTURBED SOIL. DEPTH OF FOOTINGS PER DETAILS.
2. FOUNDATION REINFORCEMENT SHALL NOT HAVE CONTACT WITH EARTH. PER DETAILS AND SHALL BE IN PLACE AT FOUNDATION INSPECTION. BARS MAY BE SUPPORTED BY CHAINS, BLOCKS, ETC. TO MAINTAIN REQUIRED CLEARANCES.
3. PRIOR TO ANY BACKFILLING, ALL BASEMENT OR FOUNDATION WALLS ARE TO BE ADEQUATELY BRACED 50 AS TO PREVENT EXCESSIVE PRESSURES DURING CONSTRUCTION, BACKFILLING AND COMPACTION. ALL BRACING TO REMAIN IN POSITION UNTIL MASONRY AND/OR CONCRETE REACHES FULL DESIGN STRENGTH.

CONC. LAP SPLICES

1. UNLESS NOTED OTHERWISE, LAP SPLICES IN CONCRETE SHALL BE CLASS " B" TENSION LAP SPLICES - 40 BAR DIAMETERS MINIMUM.
2. STAGGER ALTERNATE SPLICES A MINIMUM OF ONE LAP LENGTH.
3. PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT CORNERS AND INTERSECTIONS OF FOOTINGS AND WALLS.
4. SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE.

CONCRETE

1. DESIGNED FOR 2500 P.5.1. - HOWEVER, MIX DESIGNED AS FOLLOWS, FOUNDATIONS - 2500 P .5.1. -a 28 DAYS, TYPE II CONC. -5 BAG MIN.
2. FLOOR SLABS - 2500 P.5.1. 8 28 DAYS. MAX. SLUMP = 5-1/2" NO FLY ASH.
3. PROVIDE CONSTRUCTION JOINTS a 400 SQ. MAX. /IF REQUIRED).
4. WALKS t DRIVES - 2500 P.S.I. III 28 DAYS, NO FL(ASH.
5. BASEMENT WALLS - 3000 P.5.I. 61 28 DAYS. NO FLY ASH.

MASONRY

1. CONC. BLOCK UNITS - GRADE N: F'm = 1350 P.5.1. BRICK UNITS - GRADE A F'm = 2500 P.S.I.
2. GROUT - 2000 P.5.I.
3. MORTAR - TYPE S - 1800 P.S.I.
4. PROVIDE DURO-Q-WIRE ti! lb" O.C. VERT. IN HORIZ. JOINTS @ GAUGE WIRE MIN. LAP REINFORCEMENT lb".
5. ALL CELLS WITH REBAR TO BE GROUTED SOLID.

STRUCTURAL STEEL

1. ASTM A- 3b, Fy = 3b KSI. STRUCTURAL TUBES SHALL BE ASTM A-500 (Fy - 46 KSI)
2. BOLTS-ASTM A-301. LATEST AISC AND AWS CODES APPLY. ALL CONSTRUCTION PER LATEST AISC HANDBOOK MIN. EMBEDMENT OF ALL BOLTS IN MASONRY. GROUT OR CONC. TO BE 1" U.N.O. ON PLANS.
3. ALL EXPANSION BOLTS TO BE "WEI-IT" RAM - SET OR RED HEAD PHILLIPS /I.C.B.O. APPROVED) TYPE WITH A 3W EXPANSIVE WEDGING ACTION.
4. SEE DETAILS FOR SIZES.

WELDING

1. E7Oxx LOW HYDROGEN RODS.
- ASTM A-.15 - 40, Fy = 40 KSI, NO TWIST.
- LINTELS SHALL BE "POWERS" APPROVED STEEL LINTELS OVER MASONRY OPENINGS.
- MASONRY VENEER SHALL BE ANCHORED PER CODE WITH A MINIM"UM OF ONE 22 GA. GALVANIZED METAL ANCHOR FOR EACH TWO SQUARE FEET OF WALL AREA.
4. STEEL REINFORCING BARS SHALL BE DEFORMED GRADE 40, GRADE W FOR U:la AND LARGER. LAP VERT. BARS A MIN. OF 3l". BAR DIA. - TIE W/ APPROVED WIRE TIES.
5. SOLID GROUT ALL MASONRY CELLS WHERE REBARS OCCUR.

LUMBER

- ALL SAWN LUMBER SHALL BEAR ST AMP OF WWPA OR APPROVED TESTING AGENCY.
- ROOF JOISTS, FLOOR JOISTS, BEAMS, LEDGERS, AND PLATES TO BE DOUGLAS-FIR 112 OR BETTER.
3. STUD LENGTH GREATER THAN 8'-1" TO BE HEMLOCK-FIR 112 OR BETTER. STUD LENGTH LESS THAN 8'-1" TO BE CONSTRUCTION GRADE OR BETTER.
4. AT NON-BRG. EXTERIOR GABLE ENDWALL'S USE 2X4 HEM-FIR 112 OR BETTER. AT 16" O.C. TO T.O. PLATE FOR SPANS 9'-0" TO 13'-0". USE 2X4 HEM-FIR t2 STUDS OR BETTER AT 12" O.C. TO T.O. PLATE FOR SPANS l3'-0" TO l5'-0".
5. EXTERIOR STUD WALLS SHALL BE 2Xb AT W" O.C. U.N.O.

TRUSSES

- ALL TRUSSES TO BE FABRICATED BY AN ARIZONA APPROVED FABRICATOR.
- DESIGN SHALL BE SUBMITTED AND SEALED BY AN ENGINEER REGISTERED IN THE STATE WHERE THE STRUCTURE l5 TO BE ERECTED.

GLU-LAM BEAM

WEST COAST DOUG. FIR Wl Fb = 2400 P.S.l STRUCT. GRADE COMBINATION EWS 24f-v4 FOR SIMPLE SPANS OR EWS 24f-v8 FOR CONTINUOUS SPANS t CANTILEVERS. FABRICATION AND HANDLING PER AITC AND WCLA STANDARDS. ADHESIVE FOR INTERIOR BEAMS, WATER RESISTANT GLUE. ADHESIVE FOR PART OR FULL BEAM EXPOSED DIRECTLY TO RAIN. WATERPROOF GLUE. BEAMS TO BEAR AITC STAMP AND CERTIFICATE AND GRADE STAMP. STANDARD CAMBER R = 3500' UNLESS NOTED OTHERWISE ON PLANS.

SHEATHING

1. ROOF SHEATHING SHALL BE 1/2" STD. GRADE SHEATHING (5-PLYJ W/ EXTERIOR GLUE. SPAN INDEX RATIO 32/lb W/ STAMP OF APPROVED TESTING AGENCY OR ORIENTED STRAND BOARD (NER-l08).
2. ALL ROOF SHEATHING SHALL HAVE: 8d COMMON AT b"O.C. AT EDGES AND BOUNDRY. 8d AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS, OR 14 GA. X 1-3/4" LONG X l/l;" O.D. CROWN GALVANIZED WIRE STAPLES AT /," O.C. AT EDGES AND BOUNDRY, AT 12" O.C. AT INTERMEDIATE (NER-272)
3. FLOOR SHEATHING TO BE 3/4" TONGUE AND GROOVE UNDERLAYMENT. M8/21J GROUP I W/ EXTERIOR GLUE WITH ST AMP OF AN APPROVED TESTING AGENCY OR ORIENTED STRAND BOARD (NER-l08l
4. ALL FLOOR SHEATHING SHALL HAVE: 10d NAILS AT 6" O.C. AT EDGES AND BOUNDRY, 10" O.C. AT INTERMEDIATE.

FRAMING

1. JOIST HANGERS AND OTHER MISCELLANEOUS FRAMING ANCHORS SHALL BE AS Manufactured BY SIMPSON COMPANY OR APPROVED EQUAL.
2. ALL EXT. BEARING WALLS TO BE 2Xla STUDS 8 16" O.C. INT. BEARING TO BE 2X4 STUDS AT 16" O.C. INT. NON-BEARING STUDS AT 24" O.C. (UNLESS NOTED OTHERWISE)_
3. ALL BEARING PARTITIONS SHALL HAVE DOUBLE TOP PLATES.
4. ROOF AND FLOOR PLYWOOD SHEATHING PANEL EDGES 5HALL BEAR ON FRAMING MEMBERS AND BUTT ALONG THEIR CENTER LINES WITH PANEL EDGES STAGGERED AND FACE GRAIN PERPENDICULAR TO SUPPORT.
5. SEE FRAMING PLAN(S) FOR HEADERS OVER ALL OPENINGS IN EXTERIOR WALLS - UNLESS OTHERWISE NOTED.
6. USE DBL. STUDS UNDER BRG. POINTS OF GIRDER AND BEAMS - U.O.N. ON PLANS.
7. lX4 DIAGONAL BRACING OR SIMPSON WALL BRACING AT ALL EXTERIOR CORNERS 25'-0" O.C. IF NO SHEAR PANELS ARE INDICATED.
8. ALL FRAMING MEMBERS SHALL BE BLOCKED AND BRIDGED.
9. ALL BOTTOM PLATES SHALL HAVE A MINIMUM OF TWO ANCHORS AND SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD.

BLOCKING

- PROVIDE lX3 OR METAL CROSS BRIDGING AT MIDSPAN OF JOIST IF INDICATED ON PLANS.
- PROVIDE l" SPACE BETWEEN EACH CROSS BRIDGING MEMBER TO PREVENT SQUEAKING.

FIRE BLOCKS

- l. FIRE STOPS SHALL BE PLACED:
- IN ALL CONCEALED SPACES IN WALLS, DROPPED CEILINGS, 50FFITS AND FLOOR/CEIL. LEVELS 50 NO CONCEALED SPACE EXCEEDS TEN FEET BOTH VERTICAL l HORIZONTAL.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS.
- IN OPENINGS AROUND PIPES, DUCTS, VENTS AND CHIMNEYS W/ NON-COMBUSTIBLE MATERIALS (SUCH AS UNFACED FIBERGLASS INSULATION).
- AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES.

GLASS BLOCKS

- SHALL HAVE A MINIMUM OF 3" THICKNESS AT THE MORTAR JOINT.
- HAVE TREATED SURFACES FOR MORTAR BONDING AT ALL MORTARED JOINTS.
- NOT TO BE USED FOR LOAD BEARING MEMBERS.
- USE TYPE "N" MORTAR WITH 750 P.S.I. MIN. 28 DAY COMPRESSIVE STRENGTH.
- ALL MORTAR JOINTS SHALL BE AT LEAST 1/4" AND NOT MORE THAN 3/8" THICK COMPLETELY FILLED.
6. PROVIDE RESILIENT FILLED 3/8" EXP. JOINTS, FREE OF MORTAR, AT SIDES AND TOP OF EXTERIOR PANELS.
- JOINT REINFORCEMENT SHALL BE AT lb" O.C. IN THE MORTAR BED EXTENDING THE ENTIRE LENGTH OF PANEL. REINFORCEMENT SHALL ALSO BE PLACED DIRECTLY BELOW AND ABOVE ANY OPENINGS. REINFORCEMENT SHALL BE GALVANIZED.

MASONRY STRUCTURAL NOTES

HORIZONTAL REINFORCEMENT

- MINIMUM 8" DEEP GROUTED BOND BEAMS WITH 2-#4 CONTINUOUS AT THE FOLLOWING LOCATIONS, (A) ROOF LINE (B) BELOW ALL OPENINGS (EXTEND 2'-0" MIN. BEYOND OPENING) (C) AS NOTED ON PLANS.
2. MINIMUM 8" DEEP GROUTED BOND BEAM WITH 1-#5 CONTINUOUS AT THE TOP OF PARAPETS.
3. HORIZONTAL BARS ARE CONTINUOUS AT ALL CONTROL JOINTS. WRAP 18" EACH SIDE OF JOINT WITH BOND BREAKING TAPE.
4. STAGGER SPLICES A MINIMUM OF W BAR DIAMETERS.
5. PROVIDE BENT BARS AT CORNERS TO MATCH AND LAP HORIZONTAL REINFORCEMENT A MINIMUM OF 2'-0".
6. PROVIDE STANDARD TRUSS TYPE HORIZONTAL REINFORCEMENT AT l;" O.C. VERTICALLY (U.N.O)

VERTICAL REINFORCING

1. TYPICAL VERTICAL REINFORCING SHALL BE #5 BARS AT 32" O.C. IN THE CENTER OF THE WALL IN SOLID GROUTED CELLS (U.N.O)
2. IN ADDITION TO TYPICAL REINFORCING l-#4 VERTICAL AT ALL WALL INTERSECTIONS, CORNERS, EACH SIDE OF OPENINGS AND CONTROL JOINTS. AND AT ALL LOCATIONS INDICATED ON PLANS.
3. AT ALL BEAM BEARING LOCATIONS GROUT SOLID FROM FDN. TO BEAM BEARING THREE (3) ADJACENT CELLS WITH 1-#4 (MIN) BAR/CELL. (U.N.O.)
4. FOUNDATION SHALL HAVE DOWELS TO MATCH AND LAP VERTICAL WALL OR COLUMN REINFORCING.
5. MAXIMUM VERTICAL GROUT LIFT 4'-0" WITHOUT CLEAN OUTS, 8'-0" WITH CLEAN OUTS (U.N.O.)
6. ALL WALLS IN CONTACT WITH SOIL SHALL BE GROUTED SOLID.
7. ALL EXPANSION BOLTS AND ANCHOR BOLTS SHALL BE INSTALLED IN SOLID GROUTED CELLS.

STRUCTURAL STEEL

- ALL STRUCTURAL STEEL SHALL BE ASTM A36 Fy=36,000 P.S.I. (U.N.O)
2. ALL TUBE STEEL SHALL BE ASTM A500 GRADE B. ALL PIPE COLUMNS SHALL BE ASTM A53 TYPE E OR S GRADE B OR ASTM A501 GRADE B.
3. ALL BOLTS FOR STEEL TO STEEL CONNECTIONS SHALL BE ASTM A325N, ALL OTHER BOLTS SHALL BE ASTM A301 (U.N.O)
4. ALL EXPANSION BOLTS SHALL BE PHILLIPS "RED-HEAD" l.C.B.O. #1372.
5. ALL ANCHORS AND ANCHOR BOLTS SHALL BE ASTM A307 OR ASTM A3b /U.N.O.l
6. ALL CONSTRUCTION PER LATEST AISC STEEL CONSTRUCTION MANUAL.
7. ALL BOLTS SHALL BE INSTALLED WITH WASHERS,
8. WELDING ELECTRODES SHALL BE E7018 (U.N.O)
9. ALL WELDING PER CODE AND AWS REQUIREMENTS.

FIRE BLOCKS

1. JOIST TO SILL OR GIRDER, TOENAIL 3-8D
2. BRIDGING TO JOIST. TOENAIL EACH END 2-8D
3. l" X l" SUB-FLOOR OR LESS TO EACH JOIST. FACE NAIL. 2-8D
4. WIDER THAN l" X /," SUB-FLOOR TO EACH JOIST, FACE NAIL 3-8D
5. 2" SUB-FLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL 2-16D
6. SOLE PLATE TO JOIST OR BLOCKING. TYPICAL FACE NAIL 16D@ 16" O.C
- SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS 3-16D PER 16"
7. TOP PLATE TO STUD, END NAIL. 2-16D
8. STUD TO SOLE PLATE 4-8D. TOENAIL OR 2-16D END TAIL
9. DOUBLE STUDS, FACE NAIL 16D @ 24" O.C
10. DOUBLED TOP PLATES, TYP. FACE NAIL 16D @ 16" O.C
- DOUBLED TOP PLATES. LAP SPLICE 8-16D
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL 3-8D
12. RIM JOIST TO TOP PLATE, TOENAIL 8D@ 6" O.C
13. TOP PLATES, LAPs AND INTERSECTIONS, FACE NAIL 2-16D
14. CONTINUOUS HEADER, TWO PIECES 16D@ 16" O.C ALONG EACH EDGE
15. CEILING JOISTS TO PLATE, TOENAIL 3-8D
16. CONTINUOUS HEADER TO STUD. TOENAIL 4-8D
17. CEILING JOISTS. LAPs OVER PARTITIONS. FACE NAIL 3-16D
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL 3-16D
19. RAFTER TO PLATE, TOENAIL 3-8D
20. l" BRACE TO EACH STUD AND PLATE, FACE NAIL 2-8D
21. l" X 8" SHEATHING TO EACH BEARING. FACE NAIL 2-8D
22. WIDER THAN l" X 8" SHEATHING TO EACH BEARING. FACE NAIL 3-8D
23. BUILT-UP CORNER STUDS 16D@ 24" O.C
24. BUILT-UP GIRDER AND BEAMS 20D @ 32" O.C @ TOP AND BOTTOM AND STAGGERED 2-20D AT ENDS & AT EA SPLICE
25. 2" PLANKS 2-16D @ EACH BEARING
26. WOOD STRUCTURAL PANELS AND PARTICLE BOARD.

SUB-FLOOR, ROOF AND WALL SHEATHING NO FRAMING)

- 1/2" AND LESS 6D³
- 19/32" - 3/4"..... 8D⁴ OR 6D⁵
- 7/8" - l"..... 8D⁵
- 1-1/8" - 1-1/4"..... 10D⁴ OR 8D⁵

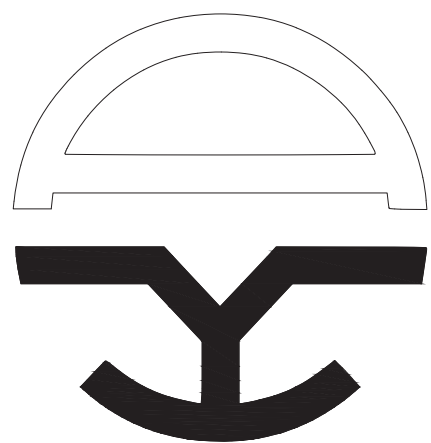
COMBINATION SUB-FLOOR UNDERLAYMENT INTO FRAMING

- 3/4" AND LESS 6D⁵
- 7/8" - l"..... 8D⁵
- 1-1/8" - 1-1/ 4"..... 10D⁴ OR 8D⁵

27. PANEL SIDING (TO FRAMING). 6D⁶
- 1/2" OR LESS 8D⁶
- 5/8" NO. 11 GA⁸
28. FIBERBOARD SHEATHING 6D⁴
- 1/2" NO. 11 GA⁸
- NO. 11 GA⁸
- 25/32" 6D⁴
- NO. 16 GA⁹
29. INTERIOR PANELING 6D¹⁰
- 1/4" 6D¹¹
- 3/8"

1. COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.
2. NAILS SPACED AT 6" O.C. AT EDGES, 12" AT INTERMEDIATE SUPPORTS EXCEPT 6" AT ALL SUPPORTS WHERE SPANS ARE 48" OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLE BOARD DIAPHRAGMS AND SHEAR WALLS, NAILS FOR WALL SHEATHING MAY BE COMMON BOX OR CASING.
3. COMMON OR DEFORMED SHANK.
4. COMMON.
5. DEFORMED SHANK.
6. CORROSION-RESISTANT ROOFING NAILS WITH 7/16" DIAMETER HEAD AND 1-1/2" LENGTH FOR 1/2" . SHEATHING AND 1-3/4" LENGTH FOR 25/32" SHEATHING.
7. FASTENERS SPACED 3" O.C. AT EXT. EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS.
8. CORROSION-RESIST ANT ROOFING NAILS WITH 7/16" DIAMETER HEAD AND 1-1/2" LENGTH FOR 1/2' SHEATHING AND 1-3/4' LENGTH FOR 25/32" SHEATHING.
9. CORROSION-RESISTANT STAPLES WITH NOMINAL 1/16" CROWN AND 1-1/8" LENGTH FOR 1/2' SHEATHING AND 1-1/2" LENGTH FOR 25/32" SHEATHING.
10. PANEL SUPPORTS AT 16" IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE. MARKED. CASING OR FINISH NAILS SPACED 6" ON PANEL EDGES 12" AT INTERMEDIATE SUPPORTS.
11. PANEL SUPPORTS AT 24". CASING OR FINISH NAILS SPACED 6" ON PANEL EDGES, 12' AT INTERMEDIATE SUPPORTS

DESIGNER



Drawings & 3D Designs
kelldraftinganddesign@gmail.com

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ISSUES/REVISIONS

Revision	Table	Date
Number		

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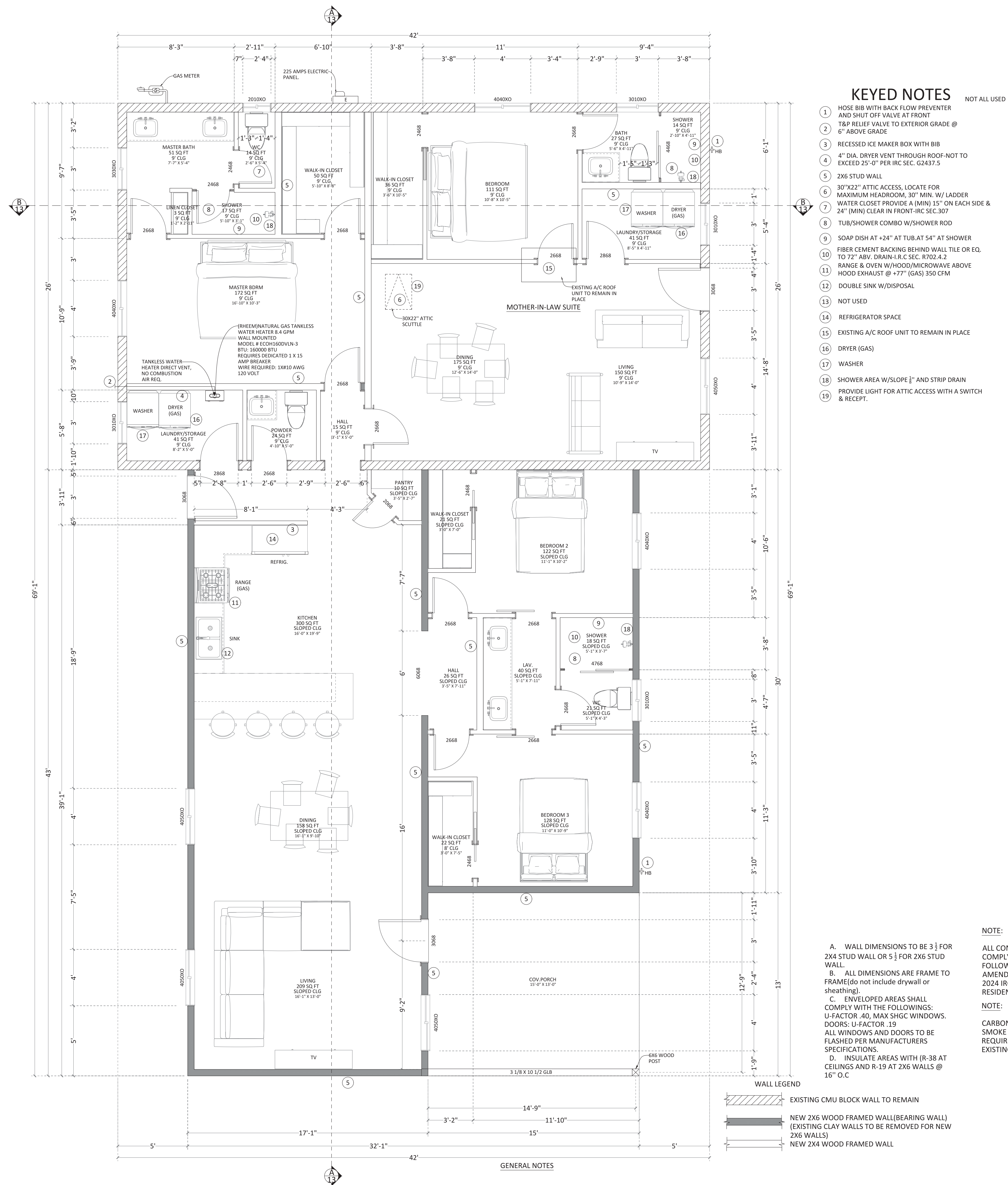
GENERAL STRUCTURAL NOTES

SHEET #/SCALE

2

SCALE NS

2/16/2026



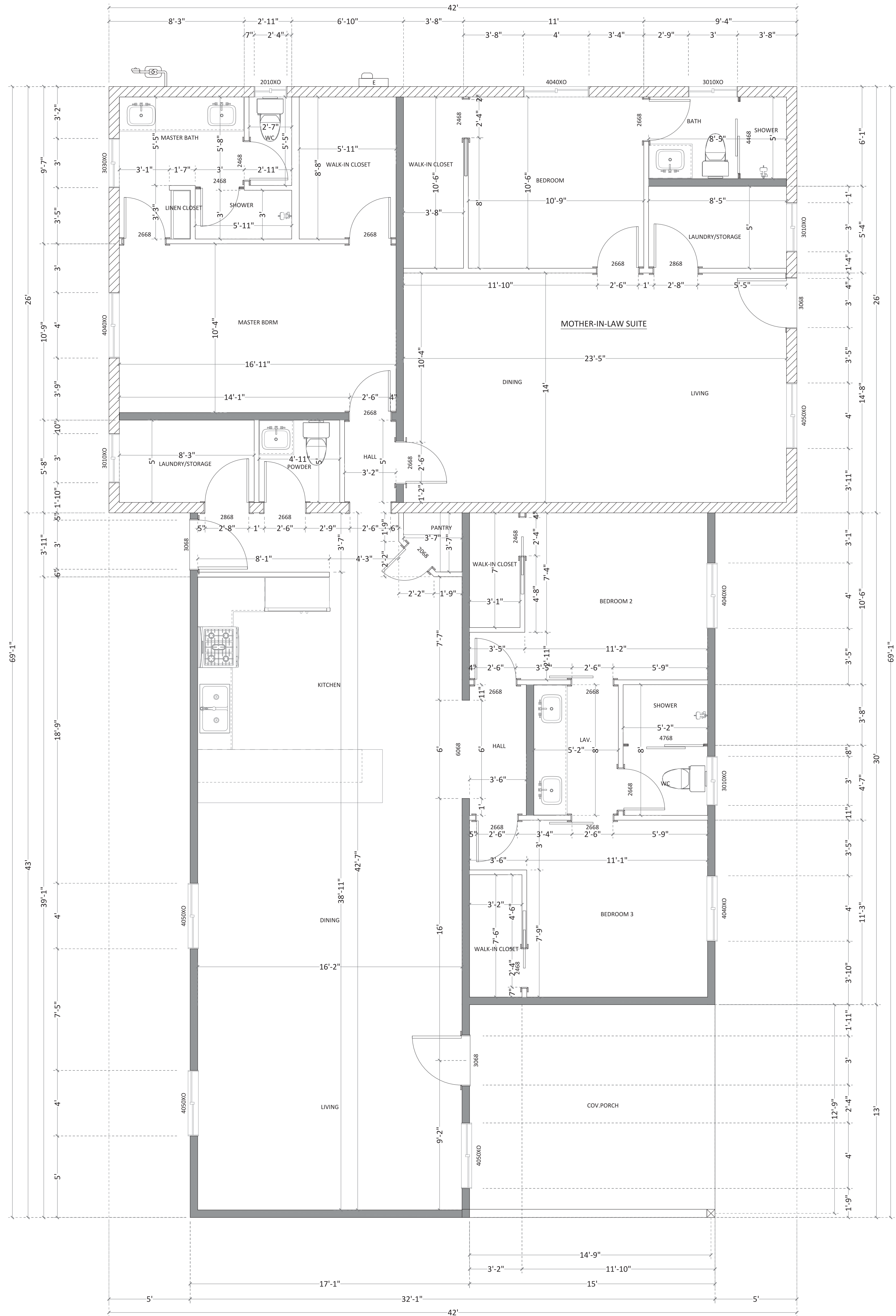
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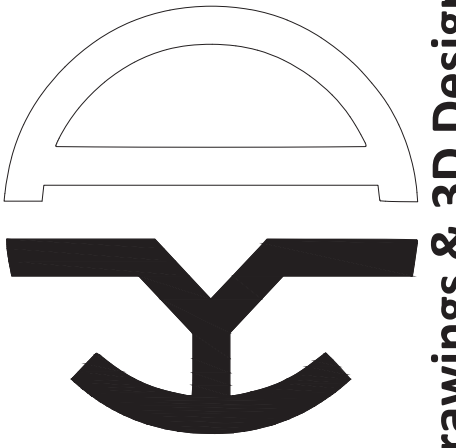
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DIMENSIONED FLOOR PLAN

6

2/16/2026





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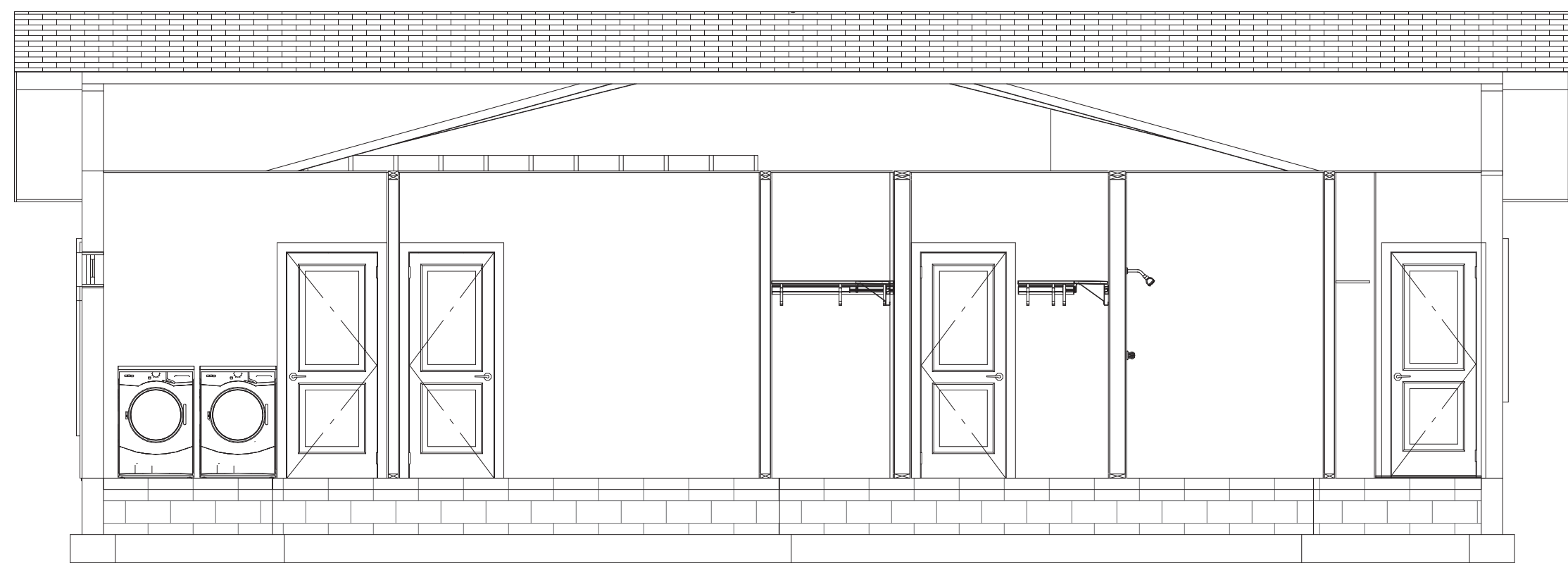
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SCALE $\frac{1}{4}"=1'$

2/16/2026



SECTION A



SECTION B