ROJAS DUPLEX REMODELING

ILLUSTRATION ONLY
NOT IN SCALE

OWNER INFORMATION 1

APN:	105-34-079A / 105-34-081B
OWNER:	ROJAS DANIEL J
ADDRESS:	948 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 2

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	
Ⓐ UNIT A	519 SF	Ⓓ STORAGE	573 SF
Ⓑ UNIT B	620 SF		
Ⓒ LAUNDRY ROOM	95 SF		
TOTAL LIVABLE=	1,234 SF	TOTAL NON-LIVABLE=	573 SF

LOT COVERAGE CALCULATION 4

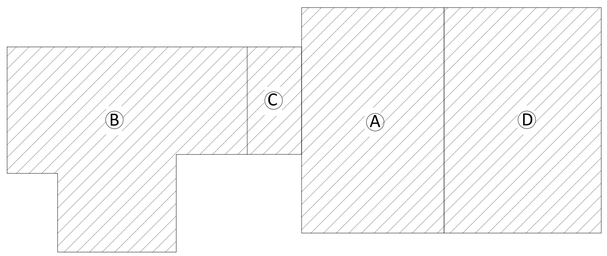
LOT SQUARE FOOTAGE COMBINED= 10,104 SQ FT
ALLOWABLE LOT COVERAGE= 50%

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



NOT IN SCALE

EXISTING

NEW ADDITION,STRUCTURE, CONVERSIONS,EXTENSION, EXTERIOR AND INTERIOR REMODELING ETC.

SHEET INDEX 6

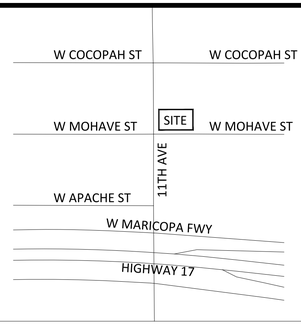
KELL DRAFTING AND DESIGN

PROJECT INFORMATION 7

EXISTING DUPLEX TO BE REMODELED ON THE INTERIOR. THE CURRENT INTERIOR PARTITION WALLS, AS SHOWN ON THE EXISTING FLOOR PLAN, WILL REMAIN AND BE UTILIZED TO PROVIDE A 1-HOUR FIRE-RESISTANCE RATING.

EACH UNIT WILL INCLUDE 2 BEDROOMS, 1 BATHROOM, AND A KITCHEN, LIVING ROOM, AND DINING AREA.

VACINITY MAP 8



DESIGNER

Drawings & 3D Designs
Kelldraftinganddesign@gmail.com

PROJECT NAME

ROJAS DUPLEX REMODELING

OWNER: ROJAS DANIEL J
ADDRESS: 948 W MOHAVE ST PHOENIX 85007
APN: 105-34-079A

DESCRIPTION: EACH UNIT WILL INCLUDE 2 BEDROOMS, 1 BATHROOM, AND A KITCHEN, LIVING ROOM, AND DINING AREA.

ISSUES/REVISIONS

Revision Table	
Number	Date

SHEET INFORMATION

COVER SHEET

SHEET #/SCALE

0

SCALE NS

4/23/2026

KELL DRAFTING & DESIGN

GENERAL ARCHITECTURAL NOTES

NEW INTERIOR REMODEL

BUILDER SET

THE SCOPE OF THIS SET OF PLANS IS TO PROVIDE A "BUILDER'S SET" OF CONSTRUCTION DOCUMENTS AND GENERAL NOTES HEREINAFTER REFERRED TO AS "PLANS". THIS SET OF PLANS IS SUFFICIENT TO OBTAIN A BUILDING PERMIT; HOWEVER, ALL MATERIALS AND METHODS OF CONSTRUCTION NECESSARY TO COMPLETE THE PROJECT ARE NOT NECESSARILY DESCRIBED. THE PLANS DELINEATE AND DESCRIBE ONLY LOCATIONS. DIMENSIONS, TYPES OF MATERIALS AND GENERAL METHODS OF ASSEMBLING OR FASTENING. THE ARE NOT INTENDING TO SPECIFY PARTICULAR PRODUCTS OR OlliER METHODS OF ANY SPECIFIC MATERIAL, PRODUCT OR METHOD. THE IMPLEMENTATION OF THE PLANS REQUIRES A LICENSED GENERAL CONTRACTOR THOROUGHLY KNOWLEDGEABLE IMTH THE APPLICABLE BUILDING CODES AND METHODS OF CONSTRUCTION SPECIFIC TO THIS PRODUCT TYPE AND TYPE OF CONSTRUCTION.

SECURITY NOTES

SECURITY DOORS ARE ALL EXTERIOR DOORS LEADING INTO A RESIDENCE, INCLUDING SLIDING GLASS DOORS, GARAGE DOORS, DOORS FROM GARAGE TO RESIDENCE AND SWINGING DOORS.

ALL EXTERIOR SWINGING DOORS AND UTILITY DOORS SHALL BE OF SOLID CORE OR METAL SKIN CONSTRUCTION. EXTERIOR GLASS INSERT DOORS SHALL BE SOLID CORE OR METAL SKIN IN NON GLAZED PORTION.

OPEN SPACE BETWEEN TRIMMERS AND WOOD EXTERIOR DOOR JAMBS SHALL BE SOLID SHIMMED EXTENDING NOT LESS THAN 12 INCHES ABOVE AND BELOW THE DEADBOLT STRIKE PLATE. DEADBOLT STRIKE PLATES FOR EXTERIOR DOOR LOCKS SHALL BE ATTACHED TO WOOD JAMBS WITH NOT LESS THAN 4-#8 BY 3" SCREWS WITH 3/4" PENETRATION INTO NEAREST STUD OR, WHEN ATTACHED TO METAL JAMBS, SHALL BE ATTACHED WITH NOT LESS THAN 4-#8 MACHINE SCREWS.

EXTERIOR DOORS WITH HINGE PINS EXPOSED ON THE OUTSIDE SHALL USE AT LEAST (1) OF THE 3 REQ'D HINGES WITH NON-REMOVABLE PINS OR PIN STANDARD HINGES TO PREVENT REMOVAL OF THE DOOR FROM EXTERIOR BY REMOVAL OF THE HINGE PINS. IN WOOD CONSTRUCTION. AN OPEN SPACE BETWEEN TRIMMERS AND WOOD DOOR JAMBS SHALL BE SOLID SHIMMED EXTENDING NOT LESS THAN 5 INCHES ABOVE AND BELOW THE PLATE.

ALL EXTERIOR SLIDING DOORS SHALL BE CONSTRUCTED AND INSTALLED OR EQUIPPED SO AS TO PROHIBIT THE RAISING, SLIDING OR REMOVAL OF THE SLIDING SECTION FROM THE TRACK WHILE IN THE CLOSED AND LOCKED POSITION. THE STATIONARY SECTION SHALL NOT BE REMOVABLE FROM THE OUTSIDE. SUCH SLIDING DOORS SHALL BE PROVIDED WITH AN AUXILIARY OR ADDITIONAL LOCKING DEVICE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

GLASS WITHIN 24" OF A DOOR SHALL BE SAFETY GLASS.

WOOD PANEL DOORS SHALL HAVE A MINIMUM 4-5/8" STILE 'MOTH.

THE ACTIVE LEAF OF A PAIR OF DOORS SHALL BE EQUIPPED WITH A DEADBOLT AND THE LOCK SHALL BE KEY OPERATED FROM THE EXTERIOR. LOCKS SHALL ENGAGE OR DISENGAGE FROM THE INTERIOR SIDE OF THE DOOR BY A DEVICE NOT REQUIRING A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

GARAGE DOORS: ALL GARAGE DOORS NOT EQUIPPED WITH A POWER OPERATED MECHANISM SHALL BE EQUIPPED WITH AT LEAST 2 LOCKING DEVICES OF THE FOLLOWING TYPES:

THROW SOLT OR FLUSH BOLT.
CYLINDER TYPE LOCK.
PAD LOCK AND HASP.

ALL GARAGE DOORS SHALL BE CAPABLE OF BEING UNLOCKED AND OPERABLE FROM INSIDE THE GARAGE WITHOUT THE USE OF ELECTRICAL POWER.

ATTIC ACCESS: ACCESS DOORS TO THE ATTIC SPACE SHALL BE LOCATED IN THE INTERIOR OF THE DWELLING UNIT OR WITHIN A SECURED ENCLOSED ROOM OR GARAGE.
EXCEPTION: WHERE NO INTERIOR LOCATION IS AVAILABLE, AN ACCESS DOOR SECURED 'MTH A STEEL HASP AND A HEAVY DUTY LOCK MAY BE LOCATED ON THE EXTERIOR.

ADDRESS MARKING: A HOUSE NUMBER SHALL BE DISPLAYED IN A PROMINENT MANNER SO THAT IT IS REASONABLY VISIBLE FROM THE STREET TO ENABLE EMERGENCY VEHICLES TO LOCATE THE RESIDENCE.

EXTERIOR DOOR LOCKS: ALL EXTERIOR SWINGING DOORS AND DOORS FROM A DWELLING TO AN ATTACHED GARAGE SHALL BE EQUIPPED WITH A DEADBOLT LOCK, SUCH LOCKS SHALL:

1. HAVE A MINIMUM OF 1• THROW AND RECEIVING STRIKE PLATE HOLE 1/4" DEEPER THAN THE PROJECTED BOLT THROW, AND
2. HAVE A WRENCH-RESISTANT COLLAR, AND
3. HAVE FASTENERS WHICH THREAD INTO THE CYLINDER BODY, AND
4. BE OPERABLE FROM THE INSIDE WITH USE OF A KEY.

DEADBOLTS SHALL BE MADE OF CAST HARDENED STEEL, POWDERED S.S. BAR BRASS, BRONZE ALLOY.

EXTERIOR MATERIALS

WHEN SO INDICATED ON THE ELEVATIONS, PROVIDE STUCCO SYSTEM ON FRAME (OR APPROVED EQUAL) - 3/8" FIBERGLASS REINFORCED STUCCO ON WIRE LATH ON 1" E.P.S BO. OVER 2 LAYERS OF GRADE KRAFT PAPER, OR 1-TYPE 15 FELT ON STUDS OR PLYWOOD SHEATHING.

PROVIDE BUILDING PAPER OVER ALL WOOD SHEATHING, 2 - LAYERS OF GRADE '"D" WATERPROOF OR HOUSE WRAP TAPED, SEALED & INSTALLED PER MFR. SPECS.

BRICK/STONE VENEERS REQUIRE 2 LAYERS OF BUILDING WRAP OR GRADE 'D' PAPER IF NO FOAM
IS PRESENT.

ALL FOAM APPLICATIONS SHALL COMPLY PER IRC STANDARDS.

PROVIDE CONTINUOUS 26 GA. CORROSION-RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2" AT A MINIMUM OF 3/4" BELOW THE FOUNDATION PLATE LINE OF ALL EXTERIOR STUD WALLS. THE WEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS AND SHALL BE OF TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO EXTERIOR OF THE BUILDING. THE WEATHER RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.

ADHERED STONE VENEER SHALL BE INSTALLED:
MIN. 4" ABOVE EARTH
MIN. 2" ABOVE PAVED AREAS
MIN. 1/2" ABOVE WALKING SURFACES

MUST HAVE FLASHING AND WEEP SCREED AT FOUNDATION PLATE LEVEL

ALL NON-GLAZED PORTIONS OF EXTERIOR SIDE-HINGED DOORS SHALL BE SOLID-CORE WOOD OR INSULATED HOLLOW METAL OF AT LEAST 1 3/4" THICK AND FULLY WEATHER-STRIPPED. THE PERIMETER DOOR FRAMES SHALL BE SEALED TO AIR-TIGHT CONSTRUCTION.

EXTERIOR WALL PENETRATIONS BY PIPES, DUCTS, OR CONDUITS SHALL BE CAULKED.

DOOR BETWEEN THE RESIDENCE AND GARAGE SHALL BE SELF-CLOSING, TIGHT FITTING. SOLID WOOD OR STEEL, 1 3/8" THICK HAVING A FIRE RATING OF NOT LESS THAN 20 MINUTES.

USE "FORTIFIBER" WINDOW FLASHING (ASTM-E 2112 COMPLIANT) FOR WINDOW FLASHING, FOLLOW MANUFACTURER RECOMMENDATIONS.

VENTILATION OPENINGS FOR ATTICS AND CRAWL SPACES SHALL BE COVERED WITH NON-COMBUSTIBLE CONSTRUCTION OR CORROSION RESISTANT MESH NOT EXCEEDING 1/8"" AT OPENINGS.

ROOFING

CONCRETE TILE TO BE "'EAGLE"",ICC-ES LEGACY REPORT #ER-3748 , OR APPROVED EQUAL. OVER TYPE 30 FELT UNDERLAYMENT, (2 LAYERS TYPE 30 FELT UNDERLAYMENT IN CITY OF SCOTTSDALE), ON TYPICAL ROOF SHEATHING. INSTALL PER EVALUATION REPORT, MANUFACTURER'S WRITTEN INSTRUCTIONS.

RATED BUILT-UP ROOF COVERING ASSEMBLY SHALL CONSIST OF AN APPROVED AND LISTED "CLASS C" OR BETTER ASSEMBLY AND INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

ROOF SHINGLES TO BE FIBERGLASS "ELK" CLASS "A" OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS

REQUIREMENTS FOR ASPHALT SHINGLES ON 2: 12 & 3: 12 SLOPES SELF SEALING OVER 2 LAYERS OF 15# FELT LAID SHINGLE STYLE HALF LAPPED.

WALKING DECK

WALKING DECK TRAFFIC COATING TO BE POLYCOAT IN TUFFLEX FIRE-RETARDANT AND ROOF SURFACING SYSTEM, INSTALL PER EVALUATION REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS.
THE MINIMUM HEIGHT OF GUARDRAILS SHALL BE NOT LESS THAN 36 INCHES. OPENINGS IN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. R312.1 & 312.2

GENERAL NOTES

IN ALL SLEEPING AREAS, PROVIDE AN OPERABLE WINDOW OR DOOR WITH AN AREA OF 5.0 SQ, FT. (MINIMUM) OPENING DIRECTLY TO THE OUTSIDE WITH A MINIMUM NET CLEAR OPENING OF 20" WIDE AND 24" HIGH. MAXIMUM SILL HEIGHT OF 44".

IN ALL SLEEPING AREAS, PROVIDE AN OPERABLE WINDOW OR DOOR WITH AN AREA OF 5.7 SQ. FT. (MINIMUM) OPENING ABOVE 40" OF GRADE WITH A MINIMUM NET CLEAR OPENING OF 20" WIDE AND 41" HIGH WITH CASEMENT WINDOW AND 34" WIDE AND 24" HIGH WITH SINGLE HUNG WINDOW -MAXIMUM SILL HEIGHT OF 44".

INSULATION IN ALL EXTERIOR 2X6 FRAME WALLS SHALL BE R-19, ALL ATTIC INSULATION SHALL BE A MINIMUM R-493. COMMON WALLS AT GARAGE AND LIVABLE SPACES SHALL BE A MIN. OF R-19.

INSULATE ALL PLUMBING WALLS WHEN ADJACENT TO LIVING AREAS. WRAP ALL DRAIN LINES FROM SECOND FLOOR BATHROOMS IN FIRST FLOOR WALLS & CEILING.

CLOTHES DRYER EXHAUST DUCT SHALL BE AT LEAST THE DIAMETER OF THE APPLIANCE OUTLET AS RECOMMENDED BY THE MANUFACTURER AND SHALL TERMINATE AT THE EXTERIOR OF THE BUILDING. IT SHALL NOT EXCEED 35 FEET IN LENGTH WITH REDUCTIONS FOR BENDS. THE EXHAUST DUCT SHALL TERMINATE NOT LESS THAN 3 FEET FROM A PROPERTY LINE, 3' FROM OPERABLE OPENINGS, AND 10· FROM MECHANICAL AIR INTAKES.

MINIMUM 5 FEET FIRE SEPARATION DISTANCE MEASURED FROM EXTERIOR WALLS AT RIGHT ANGLE TO PROPERTY LINE AND MINIMUM 4 FEET FIRE SEPARATION DISTANCE MEASURED FROM PROJECTIONS AT RIGHT ANGLE TO PROPERTY LINE. LESS THAN MINIMUM FIRE SEPARATION DISTANCE WILL REQUIRE ONE-HOUR FIRE-RESISTANCE RATED CONSTRUCTION.

PROVIDE 22 1/2" X 34" ATTIC ACCESS TO ALL ATTIC AREAS GREATER THAN 30" HIGH. AT ALL ATTIC ACCESS LOCATED IN GARAGE, PROVIDE 5/8" TYPE "X" DRYWALL GLUED TO 3/4" PARTICLE BOARD HINGED PANEL, UNLESS COVERED BY A FIRE SPRINKLER SYSTEM.

BASEMENT WINDOW WELL MIN. 9 S.F TOTAL AREA.

WHERE THE PASSAGEWAY IS UNOBSTRUCTED AND NOT LESS THAN 6' HIGH AND 22" WIDE FOR ITS ENTIRE LENGTH, THE PASSAGEWAY SHALL NOT BE GREATER THAN 50' IN LENGTH.

APPLIANCES UNDER FLOORS WHERE THE PASSAGEWAY IS UNOBSTRUCTED AND NOT LESS THAN 6' HIGH AND 22" WIDE FOR ITS ENTIRE LENGTH. THE PASSAGEWAY SHALL NOT BE LIMITED IN LENGTH.

PROVIDE 1B" HIGH PLATFORM UNDER ALL GAS APPLIANCES INSTALLED IN (OR ACCESSIBLE FROM INSIDE) GARAGES OR 30" HIGH PLATFORM WHEN APPLIANCE IS IN THE NORMAL PATH OF THE VEHICLES.

COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, INSPECTIONS, ETC.

CONTRACTOR AND BUILDER SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, LIVABLE SQUARE FOOTAGES, AND CONDITIONS ON THE JOB. DO NOT SCALE PLANS. DIMENSIONS AS NOTED SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

SEE SEPARATE DRAWINGS FOR HEATING AND AIR CONDITIONING LAYOUTS.

ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL AND PLUMBING SUBCONTRACTORS PRIOR TO CONSTRUCTION.

CONNECT WATER, GAS AND ELECTRICAL LINES TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL CITY AND/OR COUNTY BUILDING CODES (WHICHEVER HAS PRECEDENCE).

FINISHED GRADE SHALL SLOPE 5 PERCENT FOR A DISTANCE OF 10'-0" TO APPROVED WATER DISPOSAL AREA.

PROVIDE CONTROL JOINTS AT ALL EXTERIOR CONCRETE SLABS AS FOLLOWS:

WALKS - @ 6'-0" 0. C. MAXIMUM
PATIOS - 8' X 12' MAXIMUM UNINTERRUPTED SLAB
DRIVES - 8' X 12' MAXIMUM UNINTERRUPTED SLAB

GARAGE FLOOR SURFACE SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO DRAIN TOWARD THE MAIN VEHICLE ENTRY DOORWAY. CARPORTS SHALL BE OPEN ON AT LEAST 2 SIDES.

SLOPE OF LANDING AT DOORS AND PATIOS SHALL BE A MINIMUM OF 1/8" PER FOOT AND A MAXIMUM OF 1/4" PER FOOT.

MINIMUM FINISHED FLOOR ELEVATION SHALL BE 1r PLUS 2 PERCENT ABOVE THE STREET GUTTER DISCHARGE POINT OR PLUS 14" ABOVE HIGHEST CURB ELEVATION AT STREET.

PROVIDE TERMITE PROTECTION GOVERNMENT REGULATIONS.

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24" SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4" DIA. SPHERE CANNOT PASS THROUGH.

FIREPLACES

PRE-FAB FIREPLACE(S) TO BE HEAT & GLO MODEL SL-550TR

IF GAS FIREPLACE IS EQUIPPED WITH A MANUALLY OPERATED DAMPER, THE DAMPER SHALL BE WELDED FULLY OPEN OR REMOVED IN ACCORDANCE WITH G2426.15.

CHIMNEY TO TERMINATE MINIMUM 2'-0" HIGHER THAN ANY PORTION OF THE BUILDING WITl-ilN A 10'-0" RADIUS.

PROVIDE PLYWOOD OR GYPSUM BOARD BARRIER ON INSIDE FACE OF CHIMNEY TO PREVENT INSULATION FROM CONTACTING FLUE

INSULATION

R-38 SHALL BE DEEMED TO SATISFY THE REQUIREMENTS FOR R-49 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES.

MARKERS SHALL BE AFFIXED TO THE TRUSSES OR JOIST AND MARKED WITH THE MINIMUM INITIAL INSTALLED THICKNESS BY ONE INCH (1) HIGH NUMBERS. A MINIMUM OF ONE (1) MARKER SHALL BE INSTALLED FOR EVERY 300 SQUARE FEET OF AREA WITH NUMBERS TO FACE THE ATTIC ACCESS OPENING.

MARKERS SHALL BE INSTALLED AT COMBO ROUGH-IN INSPECTION OR WALL INSULATION INSPECTION.

IN WOOD FRAMED WALLS:

INSULATION SHALL BE IN SUBSTANTIAL CONTACT WITH THE SURFACE BEING INSULATED TO AVOID AIR PATHS THAT BYPASS THE INSULATION.

INSULATION SHALL NOT BE COMPRESSED BY INSET STAPLING OF BATT INSULATION OR OTHER MEANS

INSULATION SHALL FILL ALL CAVITIES COMPLETELY BY CUTTING INSULATION AROUND ELECTRICAL OUTLETS AND SWITCHES, AND BY SLICING INSULATION TO FIT BEHIND AND IN FRONT OF ELECTRICAL WIRING IN THE CAVITY AND PLUMBING PIPING.

BAND JOISTS AND OTHER INTERSTITIAL FLOOR ELEMENTS OF THE WALL SHALL BE INSULATED.

FLOORS:

1. INSULATION SHALL BE IN SUBSTANTIAL CONTACT WITH THE SURFACE BEING INSULATED TO AVOID AIR PATHS THAT BYPASS THE INSULATION, INSTALLING SUPPORTS MAY BE NECESSARY TO KEEP INSULATION TIGHT AGAINST FLOOR.

CRAWLSPACE WALL:

ZONE 4 R-10 CONTINUOUS R-13 CAVITY FILLED INSULATION.

INSULATING THE CRAWLSPACE IS AN ALTERNATIVE TO INSULATING FLOORS OVER CRAWLSPACES
CRAWLSPACE WALL INSULATION SHALL BE PERMANENTLY FASTENED TO THE WALL AND EXTEND DOWNWARD FROM THE FLOOR TO THE FINISHED GRADE LEVEL AND THEN VERTICALLY AND / OR HORIZONTALLY FOR AT LEAST AN ADDITIONAL 24 INCHES

A CONTINUOUS VAPOR RETARDED SHALL BE INSTALLED TO THE EXPOSED EARTH

BASEMENT WALLS:

EACH WALL OF A BASEMENT MUST BE CONSIDERED SEPARATELY TO DETERMINE WHETHER IT IS A BASEMENT WALL OR EXTERIOR WALL. A WALL THAT IS LESS THAN 50 '.7, BELOW GRADE IS AN EXTERIOR WALL AND MUST MEET THE INSULATION REQUIREMENTS FOR WALLS.

STAIRWAY NOTES

A. HEADROOM NOT LESS THAN 6'-8'' ABOVE STAIR NOSING, MEASURED VERTICALLY FROM SLOPE PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM. PER R311.7.2
B. WIDTH NOT LESS THAN 3'-0" ABOVE HANDRAILS, 27"-31.5" BELOW HANDRAILS PER R311.7.1-3
C. HANDRAILS TO BE 34" TO 38" ABOVE STAIR NOSING.
D. HANDGRIP PORTION OF HANDRAIL(S) SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSION.
E. HANDRAIL(S) PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAIL AND MAY PROJECT 4-1/2".
F. FIRE BLOCK STUD WALLS AT STAIR STRINGERS WHERE WALLS UNDER STAIRS ARE UNFINISHED.
G. BALUSTERS FOR HANDRAILS AND GUARDRAILS TO BE DESIGNED AS SUCH THAT A 4" SPHERE CANNOT PASS THROUGH OR 3.99" CLEAR.
H. THE TOP OF GUARDRAILS SHALL BE 36" IN HEIGHT.
I. HANDRAIL ENDS SHALL TERMINATE W/ SAFETY TERMINALS, OR RETURN TO WALL, OR TERMINATE AT NEWEL POSTS.
J. TREADS SHALL BE 10" MINIMUM, RISERS SHALL BE 7 3/4" MAX. +- 3/8" DEVIATION WINDER TREADS SHALL HAVE A MIN. TREAD DEPTH OF 10 INCHES MEASURED AT A POINT 1H2 INCHES FROM THE SIDE WHERE THE TREADS ARE NARROWER. WINDER TREADS SHALL AVE A MIN. TREAD DEPTH OF 6 INCHES AT ANY POINT.
K. HANDRAIL REQUIRED WHERE FLOOR SURFACE IS 30" OR MORE ABOVE FLOOR OR GRADE.
L. HANDRAILS REQUIRED ON RAMPS STEEPER THAN 1: 12.
M. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL BE PROTECTED WITH 1 /2" GYPSUM BOARD.
N. HANDRAIL REQUIRED AT FOUR OR MORE RISERS.
0. THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31.5" WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27" WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.
P. R311.7.5.3 NOSING RADIUS IS NO GREATER THAN 9/16", NOSING THICKNESS FROM 3/4" TO 1-1/4", NOT REQUIRED IF TREAD IS OVER 11".

GLASS

GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH IRC308

FENESTRATION U-FACTOR WINDOWS & DOORS	ZONE 4 .40
SKYLIGHT U-FACTOR	ZONE 4 .60
GLAZED FENESTRATION SHGC	ZONE 4 .40

STICKERS SHALL REMAIN ON WINDOWS, SKYLIGHTS AND DOORS UNTIL INSPECTED AND AND APPROVED FOR THE ABOVE REQUIREMENTS.

WINDOW, SKYLIGHT AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUARE FOOT, AND SWINGING DOORS NO MORE THAN 0.5 CFM

ALL SLIDING DOORS, FRENCH DOORS AND SHOWER ENCLOSURES SHALL BE TEMPERED. ALL GLASS IN HAZARDOUS AREA AND ALL GLASS WITHIN 18" OF FLOOR (EXCEPT SINGLE PANES WITH 9 SQ. FT. OR LESS AREA) SHALL BE SAFETY GLASS. ALL GLAZING WITHIN 24" FROM A DOOR AND LESS THAN 60" ABOVE THE WALKING SURFACE SHALL BE SAFETY GLASS. GLAZING IN BATH ROOMS WHEN BOTTOM EDGE IS LESS THAN 60" ABOVE FLOOR LEVEL.

NATURAL LIGHT 8% FLOOR AREA. NATURAL VENTILATION 4% OF FLOOR AREA OR MECHANICAL VENTILATION.

WINDOWS SHALL HAVE 2 PANES OF GLASS AND A SOUND TRANSMISSION RANGE OF STC-22 ALL OPERABLE WINDOWS SHALL BE WEATHER STRIPPED AND AIR TIGHT IN ACCORDANCE WITH ASTM E-28384-T STANDARD. PERIMETER WINDOW FRAMES SHALL BE SEALED TO AIRTIGHT SPECIFICATIONS.

GLAZING INSTALLED IN WALLS OR PANELS ADJACENT TO STAIRWAYS AND LANDINGS WHERE THE SILL IS 34" TO 36" ABOVE THE FLOOR AND THE CONSTRUCTION AT THE TOP OF THE WALL IS CAPABLE OF RESISTING THE SAME HORIZONTAL LOAD AS THE PROTECTIVE BAR.

BASEMENTS SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING.

EMERGENCY ESCAPE WINDOWS ARE ALLOWED TO BE INSTALLED UNDER DECKS AND PORCHES PROVIDED THE LOCATION OF THE DECK ALLOWS THE EMERGENCY ESCAPE WINDOW TO BE FULLY OPENED AND PROVIDES A PATH NOT LESS THAN 36" IN HEIGHT TO YARD OR COURT.

GENERAL REQUIREMENTS LOW FLOW FIXTURES

WATER CLOSET -----------------------1.6 GAL/FLUSH MAX.
SHOWER -----------------------------------2.50 GPM/MAX.
LAV FAUCETS---------------------------- 2.5 GPM/MAX.
KITCHEN SINK----------------------------2.5 GPM/MAX.
BAR SINK -----------------------------------2.5 GPM/MAX.

ALL FIXTURES TO BE MARKED WITH FLOW RATE AND VERIFIABLE MODEL NUMBER AT FINAL INSPECTION. HOT WATER SHALL BE THE LEFT FAUCET FITTING.

SOLDERS AND FLUX HAVING A LEAD CONTENT IN EXCESS OF TWO-TENTHS OF ONE PERCENT SHALL NOT BE USED IN THE INSTALLATION OR REPAIR OF ANY PLUMBING IN RESIDENTIAL OR NON-RESIDENTIAL FACILITIES PROVIDING WATER FOR HUMAN CONSUMPTION WHICH ARE CONNECTED TO PUBLIC WATER SYSTEMS.
VOIDS AROUND PIPING PASSING THROUGH CONCRETE FLOORS ON GROUND SHALL BE APPROPRIATELY SEALED.
PLUMBER TO ROUTE ALL SUPPLY AND WASTE LINES IN A MANNER THAT WILL PROTECT THE LIVABLE AREAS FROM NOISE DUE TO THE OPERATION OF THE PLUMBING SYSTEMS.

PROVIDE VACUUM BREAKER ON HOSE BIBB.

ALL DISHWASHERS TO HAVE AIR GAPS INSTALLED. A HIGH LOOP STRAPPED WITH 3/4 INCH STRAP AT THE DISHWASHER TO SINK CONNECTION MAY BE PROVIDED IN LIEU OF THE AIR GAP SPECIFIED.
PROVIDE WATER HEATHER WITH TEMP./PRESSURE RELIEF VALVE. DRAIN LINE TO BE FULL SIZE STEEL PIPE OR HARD DRAWN COPPER TUBING EXTENDED TO THE EXTERIOR OF THE BUILDING AND TERMINATING IN A DOWNWARD Position NOT MORE THAN 6 INCHES AND NO LESS THAN TWO TIMES THE DISCHARGE PIPE DIAMETER ABOVE THE FINISH GRADE. DRAIN LINE SHALL BE SLOPED AND SUPPORTED AT 32 INCHES O.C. MAX AND BE A MINIMUM OF 3 FEET AWAY FROM ALL DOORS. NOT TO TERMINATE OVER CONCRETE AREAS.

ALL COPPER TUBING USED IN WATER PIPING UNDER THE FLOOR SLAB MUST BE TYPE "L" MINIMUM WEIGHT, INSTALLED WITHOUT JOINTS. ALL COPPER TUBING USED IN WATER PIPING ABOVE THE FLOOR SLAB MUST BE TYPE "M" MINIMUM WEIGHT.

ALL ABS AND PVC USED IN DWV SYSTEMS MUST BE SCHEDULE 40.

GAS FUEL PIPING SHALL BE WROUGHT IRON OR STEEL - GALVANIZED OR BLACK,
ALL GAS APPLIANCES TO HAVE SHUT OFF VALVE WITHIN 6 FEET.
AN APPROVED DIELECTRIC INSULATOR SHALL BE PROVIDED ON ALL DISSIMILAR METAL WATER PIPING CONNECTIONS OF WATER HEATERS AND RELATED WATER HEATING EQUIPMENT.

PROVIDE AN EXPANSION TANK OR OTHER DEVICE DESIGNED FOR INTERMITTENT OPERATION FOR THERMAL EXPANSION CONTROL AT THE WATER HEATER, IF A BACK FLOW PREVENTER IS ON OR TO BE INSTALLED ON THE WATERLINE OR AT THE METER.

SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.

MEMBRANE PENETRATIONS IN RATED GARAGE WALLS SHALL COMPLY WITH SECTION R302.4.

JACUZZI TYPE TUBS - MUST HAVE REMOVABLE PANEL SUFFICIENT SIZE TO ACCESS PUMP.

AUTOMATIC WASHING MACHINE DRAIN BOXES SHALL BE METAL, OR IF A PLASTIC BOX IS USED, THE OPENING AROUND THE BOX SHALL BE LINED WITH 5/8 INCH TYPE "X" GYPSUM WALLBOARD AND ALL PENETRATIONS SHALL BE FIRE STOPPED.

GAS AND ELECTRIC FURNACES OR WATER HEATERS SHALL BE INSTALLED ON A RAISED PLATFORM A MINIMUM 18 INCHES ABOVE GARAGE FLOOR.
FURNACES AND WATER HEATERS SHALL BE OUT OF THE NORMAL TRAVEL PATH OF MOTOR VEHICLES. THIS PROTECTION OF EQUIPMENT SHALL BE EITHER A FLOOR ELEVATION CHANGE WITH A CURB 4 INCHES HIGH BY 3 FEET DEEP, OR A MINIMUM 3 INCH STEEL PIPE BOLLARD INSTALLED A MINIMUM OF 18 INCHES BELOW AND A MINIMUM OF 44 INCHES ABOVE THE FINISHED FLOOR IN FRONT OF THE EQUIPMENT.

A MINIMUM OF TWO OPENINGS SHALL BE PROVIDED INTO THE GARAGE WITH A MINIMUM OF 60 SQ. INCHES IN EACH OPENING IF A FUEL BURNING WATER HEATER IS INSTALLED.

ELECTRICAL NOTES CONT.

OUTLET PLACEMENT SHALL COMPLY PER 2017 N.E.C.

AT APPROVED ELECTRIC SERVICE ENTRANCE, PROVIDE MINIMUM 20 FEET #4 COPPER GROUND CONDUCTOR, EMBED INTO CONC. FTG. WITH MINIMUM J" COVER.

SMOKE DETECTORS SHALL BE LOCATED 3'-0" MINIMUM FROM DUCT OPENINGS, AND SHALL BE PERMANENTLY 'WIRED AND INTERCONNECTED, WITH A BATTERY BACK-UP.

WHERE THE HIGHEST POINT OF CEILING IN A ROOM THAT OPENS TO A HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE OPENING INTO THE HALLWAY BY 24", OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. THE LOCATION OF SMOKE DETECTORS SHALL COMPLY WITH R-313.

PROVIDE 110V., 20 AMP OUTLET IN UTILITY ROOM, OUTLET TO BE ON SEPARATE CIRCUIT.

SUB PANEL SHALL BE PROVIDED WITH A #4 UFER GROUNDING ELECTRODE OF NOT LESS THAN 20 FEET PER EJ508.1.2 OR OTHER APPROVED GROUNDING METHOD SPECIFIED IN E3509.

ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT. SINGLE-PHASE. 15- AND 20-AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. INCLUDING ALL LIGHTS, SWITCHES (INTERIOR AND EXTERIOR) FANS AND RECEPTACLES.

RECEPTACLES SHALL BE TAMPER RESISTANT.

CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE ATE AREA OF THE BEDROOMS.

75% OF LIGHT FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

RECEPTACLES IN BATHROOMS, GARAGES, OR LOCATED WITHIN 6 FEET OF SINKS OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTING CIRCUIT PER 2018 IRC.

PROVIDE A BONDING CONDUCTOR - MINIMUM OF ON #4 COPPER WIRE CONNECTING THE BUILDER'S WATER PIPING SYSTEM TO THE SERVICE EQUIPMENT ENCLOSURE GROUNDING BUSS.

THE TWO OR MORE 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL HAVE NO OTHER OUTLETS, EXCEPT THE RECEPTACLE INSTALLED SOLELY FOR ELECTRIC SUPPLY TO AN ELECTRIC CLOCK IN THE KITCHEN/DINING/BREAKFAST AREAS OR RECEPTACLES FOR SUPPLEMENTAL EQUIPMENT AND LIGHTING FOR GAS-FIRE RANGES, OVENS, OR COUNTER-MOUNTED UNITS.

TWO OR MORE 2D AMP SMALL APPLIANCE CIRCUITS SHALL BE PROVIDED TO SERVE THE KITCHEN, BREAKFAST ROOM AND DINING ROOM. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20 AMP BRANCH CIRCUIT SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
LAUNDRY RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20 AMP BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
ALL ELECTRIC IN WALLS OR CEILING OF GARAGE COMMON TO LIVABLE SPACE TO BE IN METAL OR U.L. APPROVED PLASTIC BOXES. ONLY METAL ALLOWED IN CEILINGS.

PROVIDE AT LEAST ONE WEATHERPROOF RECEPTACLE OUTLET, NOT MORE THAN 6 FEET 6 INCHES ABOVE GRADE AND GFCI PROTECTED, AT THE FRONT AND BACK OF EACH DWELLING.

ALL RECEPTACLES INSTALLED OUTDOORS MUST BE GFCI PROTECTED.

A 125-VOLT, SINGLE-PHASE, 15- OR 20 AMPERE-RATED RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING, AIR-CONDITIONING AND REFRIGERATION EQUIPMENT. THE RECEPTACLE SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT.

ATTIC WIRING MUST BE PROTECTED WITHIN 6'-0" OF ATTIC ACCESS.

PROVIDE A PERMANENT ELECTRIC OUTLET AND LIGHT FIXTURE IN ATTIC AREAS AT HVAC EQUIPMENT' THAT REQUIRES SERVICING, CONTROLLED BY A SWITCH AT THE ACCESS OPENING.

AN 18" CLEARANCE IS REQUIRED BETWEEN SURFACE MOUNTED LIGHT AND CLOSET SHELVING.

NOTE:IF A HYDRO MASSAGE TYPE OF TUB IS INSTALLED, A G.F.I. IS REQUIRED PER 2018 I.R.C.

VERIFY ALL KITCHEN LIGHT FIXTURES WITH BUILDER.

PROVIDE RECEPTACLE SPACING ALONG ALL WALLS GREATER THAN 2 FEET SO THAT NO POINT ALONG THE WALL IS MORE THAN 6 FEET FROM AN OUTLET (12 FEET O.C.).

OUTLET BOXES SUPPORTING A CEILING FAN MUST BE LISTED AND APPROVED FOR THIS APPLICATION.

FIXTURES, INCLUDING CEILING FANS. THAT ARE LOCATED IN DAMP OR WET LOCATIONS SHALL BE "LISTED" TO BE SUITABLE TO SUCH LOCATIONS.

RECESSED INCANDESCENT FIXTURES SHALL MAINTAIN A 3 INCH CLEARANCE TO INSULATION OR BE LISTED TO HAVE INSULATION IN DIRECT CONTACT WITH THE FIXTURE.

VERIFY ALL CEILING LIGHT FIXTURES WITH MECHANICAL PLAN.

RECEPTACLE OUTLETS FOR RANGES AND CLOTHES DRYERS SHALL BE A 3-POLE WITH GROUND TYPE. FOUR-WIRE, GROUNDING-TYPE FLEXIBLE CORDS WILL BE REQUIRED FOR CONNECTION OF RANGES AND CLOTHES DRYERS. THE BONDING JUMPER SHALL NOT BE CONNECTED BETWEEN THE NEUTRAL TERMINAL AND THE FRAME OF THE APPLIANCE.

IN KITCHEN AND DINING ROOMS, RECEPTACLE OUTLETS FOR COUNTER TOP SPACES SHALL BE INSTALLED AS FOLLOWS;

RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH COUNTER SPACE 12 INCHES OR WIDER. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES, MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE.

A MINIMUM OF ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND COUNTER SPACE. ISLAND AND PENINSULA COUNTER TOPS 12 INCHES OR WIDER SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH 4 FEET OF COUNTER TOP.

THE MINIMUM SIZE OF GROUNDING ELECTRODE FOR A 400 AMPERE SERVICE FOR A DWELLING UNIT WOULD BE A #1/0 COPPER CONDUCTOR.

NON-METALLIC Service WATER PIPING SHALL HAVE A MINIMUM 18 GAUGE INSULATED TRACE WIRE.

BUILDING THERMAL ENVELOPE

THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKET£□, WEATHER-STRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL:

1. ALL JOINTS, SEAMS, AND PENETRATIONS.
2. SITE-BUILT WINDOWS, DOORS AND SKYLIGHTS.
3. OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING.
4. UTILITY PENETRATIONS.
5. DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE.
6. KNEE WALLS. 7· WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES IF SHALL RESIST THE FREE PASSAGE FLAMMABLE PRODUCTS.
8. BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS.
9. COMMON WALLS BETWEEN DWELLING UNITS.
10. OTHER SOURCES OF INFILTRATION.
11. FLOORS
12. GARAGE SEPARATIONS
13. FIREPLACES

TESTING RESULTS TO BE ON SITE FOR FINAL INSPECTION.

RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES BY BEING:

A. IC-RATED AND LABELED WITH ENCLOSURES THAT ARE SEALED OR GASKETED TO PREVENT AIR LEAKAGE TO THE CEILING CAVITY OR UNCONDITIONED SPACE; OR
B. IC-RATED AND LABELED AS MEETING ASTM E 283; OR
C. LOCATED INSIDE AIRTIGHT SEALED BOX WITH CLEARANCES OF AT LEAST 0.5 INCH FROM COMBUSTIBLE MATERIAL AND 3 INCHES FROM INSULATION.

HOUSE WRAP MAY BE USED TO SEAL BUILDING, THE BUILDING THERMAL ENVELOPE SEAL MUST BE:
-IMPERMEABLE TO AIR FLOW.
-CONTINUOUS OVER THE ENTIRE BUILDING ENVELOPE
-ABLE TO WITHSTAND THE FORCES THAT MAY ACT ON IT DURING AND AFTER CONSTRUCTION.
-DURABLE OVER THE EXPECTED LIFETIME OF THE BUILDING.
-ALL SEAMS AND EDGES MUST BE SEALED/TAPED PER MANUFACTURES SPECIFICATIONS.
HOUSE WRAP SHALL BE 'TYVEK' STUCCO WRAP

GYPSUM BOARD

1/2" GYPSUM BOARD ON WALLS, TYPICAL. AT USABLE AREAS BELOW STAIRS, PROVIDE 5/8" TYPE X DRYWALL ON WALLS AND CEILING. AT GARAGE CEILING AND EXTERIOR WALLS PROVIDE 5/8"TYPE x D.W. AND WALLS SUPPORTING A 1-HOUR CEILING. TYPICAL AT GARAGE UNLESS COVERED BY A FIRE SPRINKLER SYSTEM. PROVIDE 5/8" DRYWALL WHERE JOIST OR TRUSS EXCEED 16" ON CENTER AT GARAGE.

CEILING GYPSUM BOARD WHEN APPLIED TO FRAMING AT 24" O.C. SHALL BE 5/8" OR USE 1/2" SAG RESISTANT CEILING BOARD.

SHOWER WALLS TO BE FINISHED WITH MOISTURE-RESISTANT SHEETROCK AND CERAMIC TILE (OR EQUAL) TO A MINIMUM HEIGHT OF 72" ABOVE DRAIN UNLESS MUD SET TILE APPLICATION IS USED.

GYPSUM BOARD USED ON EXTERIOR AND CEILINGS MUST BE APPROVED EXTERIOR TYPE "MR"

R30:2.1 PENETRATION5 THROUGH THE 5EPARATION WALL SHALL BE PROTECTED MATERIAL BY TO FILLING RESIST n+E THE OPENING FREE AROUND PASSAGE THE OF FLAME PENETRATING AND ITEM PRODUCTS WITH OF AN APPROVED COMBUSTION.

R302.5 SEPARATED FROM DWELLING/GARAGE THE RESIDENCE PENETRATIONS AND ITS TABLE ATTIC R302.'-, AREA BY THE NOT GARAGE LESS THAN SHALL 1/2 BE INCH
SHALL GYPSUM BE BOARD SEPARATED APPLIED FROM TO ALL THE GARAGE HABITABLE SIDE. ROOMS GARAGES ABOVE BY BENEATH NOT LESS HABITABLE Tl-!AN 5/8 ROOMS INCH TYPE 'X' GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION ALL ALSO 15 A BE FLOOR-CEILING PROTECTED BY ASSEMBLY, NOT LESS THE THAN 1/2 STRUCTURE INCH GYPSUM SUPPORTING BOARD THE OR SEPARATION EQUIVALENT.

MECHANICAL

DWELLING UNIT MUST BE PROVIDED WITH WHOLE-HOUSE MECHANICAL VENTILATION IN ACCORDANCE WITH SECTION M1507.3

MECHANICAL EQUIPMENT SHALL HAVE PRIMARY CONDENSATE DRAIN LINES (3/4" UP TO 20 TONS) AND SHALL TERMINATE IN AN APPROVED LOCATION SUCH AS TO THE EXTERIOR OF THE BUILDING OR TO A LAVATORY TAILPIECE. ANY CONDENSATE DRAINS THAT ARE PVC AND EXPOSED TO DAYLIGHT SHALL BE PAINTED TO PROTECT THE PIPE FROM DETERIORATION.

AIR HANDLER UNITS LOCATED IN Attics, FURRED SPACES, OR WOOD FLOOR FRAMING, WHERE DAMAGE MAY RESULT FROM CONDENSATE OVERFLOW, SHALL BE PROVIDED WITH A WATER TIGHT PAN WITH A 3/4" DRAIN OR A SECONDARY CONDENSATE DRAIN LINE DISCHARGING AT A POINT THAT CAN BE READILY OBSERVED.

PERMANENTLY Identify Multiple HVAC UNITS WITH PERMANENT LABELS/MARKINGS.
REGISTERS, DIFFUSERS, AND GRILLS SHALL BE MECHANICALLY FASTENED TO RIGID SUPPORTS OR STRUCTURAL MEMBERS ON AT LEAST 2 OPPOSITES SIDES IN Addition TO BEING CONNECTED TO THE DUCTWORK THEY SERVE.
DRYER VENTS THAT PENETRATE THE PROTECTED MEMBRANE SHALL BE MINIMUM 26 GA. RIGID METAL DUCT, DRAFT-STOPPED AT THE TOP PLATE AND BOTTOM OPENING. FIRE CAULKING WILL BE REQUIRED IF THE ANNULAR SPACE AROUND THE DUCT EXCEEDS 1/8".

PIPING THAT PENETRATES THE GARAGE SIDE MEMBRANE SHALL BE METALLIC. PLASTIC PIPING MAY PENETRATE THE PROTECTED MEMBRANE IF THE OPENING IS PROTECTED BY A LISTED METHOD. FIRE CAULKING WILL BE REQUIRED IF THE ANNULAR SPACE AROUND THE METALLIC PIPING EXCEEDS 1/8".

WITHIN ATTICS AND CRAWLSPACES WHERE ENTRY IS MADE ONLY FOR SERVICE OF UTILITIES, FOAM Plastics SHALL BE PROTECTED AGAINST IGNITION BY 1-1/2 INCH-THICK \38 MM) MINERAL FIBER INSULATION, 1/4--INCH THICK (6.4MM) WOOD STRUCTURAL PANELS, 3/8-INCH (9.5 MM PARTICLEBOARD, 1/4-INCH (6.4 MM) HARDBOARD 3/8-INCH(9.5 MM) GYPSUM BOARD, OR CORROSION-RESISTANT STEEL HAVING A BASE METAL THICKNESS OF 0.016 INCH (0.0406 MM)

PROVIDE 22 1/2" X 34" ACCESS NO FURTHER THAN 20' FROM HVAC EQUIPMENT THAT REQUIRES SERVICING IN ATTIC SPACE(S) ALONG WITH SOLID FLOORING NOT LESS THAN 24" WIDE FROM THE ACCESS OPENING TO THE HVAC EQUIPMENT - MECHANICAL SUBCONTRACTOR TO ENSURE THE LARGEST PIECE OF MECHANICAL EQUIPMENT CAN BE REMOVED THROUGH SCUTTLE OPENING. MIN. 30" HIGH.

WHERE THE PASSAGEWAY IS UNOBSTRUCTED AND NOT LESS THAN 6' HIGH AND 22" WIDE FOR ITS Entire LENGTH, THE PASSAGEWAY SHALL NOT BE GREATER THAN 50' IN LENGTH.

APPLIANCES UNDER FLOORS WHERE THE PASSAGEWAY IS UNOBSTRUCTED AND NOT LESS THAN 6' HIGH AND 22" IMDE FOR ITS ENTIRE LENGTH, THE PASSAGEWAY SHALL NOT BE LIMITED IN LENGTH.

HEAT PUMPS Having SUPPLEMENTARY ELECTRIC-RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENTAL HEAT OPERATION WHEN THE HEAT PUMP COMPRESSOR CAN MEET HEATING LOAD.

AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM.

SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO A MINIMUM OF R-8 (EXCEPT DUCTS THAT ARE COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE).

ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING Cavities (NOT FOR SUPPLY AIR) USED AS DUCTS SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M1601.3.1 OF THE I.R.C.

MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 OR BELOW 55 F SHALL BE INSULATED TO A MINIMUM OF R-3. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPER THAT CLOSE WHEN THE Ventilation SYSTEM IS NOT OPERATING. M1507 AND IECC R-403.5, MUST MEET TABLE R-403.5.1 t TABLE 1507.3.3(1) HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH SECTION M1401.3 OF THE I.R.C. HEATING & COOLING EQUIPMENT SHALL BE SIZED BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR OTHER APPROVED METHODS.

GENERAL STRUCTURAL

WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDA.

CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED CONSTRUCTION. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.
NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS DESIGNER MUST BE NOTIFIED IN WRITING OF ANY VARIATIONS AND DISCREPANCIES FOR RESOLVING, PRIOR TO CONSTRUCTION.
WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL STRUCTURAL NOTES, SPECIFICATIONS AND ALL APPLICABLE CODES, THE MOST STRINGENT REQUIREMENT SHALL GOVERN. ANY DEVIATION FROM THESE PLANS SHALL CONSTITUTE NON-COMPLIANCE FROM THE INTENT OF THESE PLANS AND SHALL ALSO MEAN THAT THE BUILDER SHALL SAVE AND HOLD HARMLESS THE DESIGNER FROM ALL ISSUES AND MATTERS ARISING FROM SUCH ACTS OF NON-COMPLIANCE.

POST CONSTRUCTION DRAINAGE IS THE RESPONSIBILITY OF PROPERTY OWNER.
FILL BEING PLACED THAT EXCEEDS 2' WILL REQUIRE A CERTIFIED COMPACTION TEST AND REPORT.

EXTERIOR WALLS:
CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH IRC 2018 TABLE 302.1 AND RESOLUTION NO. 3842-0810. WOOD COLUMNS SHALL BE APPROVED WOOD OF NATURAL DECAY RESISTANCE OF APPROVED PRESSURE PRESERVATIVE TREATED WOOD OR BE SUPPORTED BY PIERS OR METAL PEDESTALS PROJECTING 1 INCH ABOVE CONCRETE FLOOR OR 6'' ABOVE EXPOSED EARTH IF COVERED BY AN IMPERVIOUS MOISTURE BARRIER. PER IRC SEC. R3191.4

CEMENT, FIBER-CEMENT AND GLASS MAT GYPSUM BACKERS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. SEC. 702.4.2

PLUMBING "READ ME"

EXCAVATIONS ARE NOT PERMITTED WITHIN A 45 DEGREE ANGLE FROM THE BOTTOM OF ANY FOUNDATION EITHER INTERIOR OR EXTERIOR.
ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-J. ALL NEW RESIDENCES SHALL HAVE A CIRCULATING HOT WATER SYSTEM.

GAS LINE MIN. 10 PSI AIR TEST FOR 10 MINUTES.
WATER HEATERS INSTALLED WHERE LEAKAGE WILL CAUSE DAMAGE SHALL BE INSTALLED IN A GALVANIZED STEEL PAN.
ALL WATER PIPES TO BE "WIRSBO" PEX UNDER FLOOR AND ABOVE SLAB AND PVC SCHEDULE 40 OR COPPER TYPE 'M' FROM METER TO HOUSE.
WASTE AND VENT PIPING SHALL BE A.B.S. PLASTIC. ALL PLUMBING FIXTURES SHALL BE WATER CONSERVATION TYPE.

DESIGNER

Drawings & 3D Designs
Kelldraftinganddesign@gmail.com

PROJECT NAME

ROJAS DUPLEX REMODELING

OWNER: ROJAS DANIEL J
ADDRESS: 948 W MOHAVE ST PHOENIX 85007
APN: 105-34-079A

DESCRIPTION: EACH UNIT WILL INCLUDE 2 BEDROOMS, 1 BATHROOM, AND A KITCHEN, LIVING ROOM, AND DINING AREA.

1

ISSUES/REVISIONS

Revision Table

Number	Date

SHEET INFORMATION

GENERAL ARCHITECTURAL NOTES

SHEET #/SCALE

1

SCALE NS

4/23/2026

K E L L D R A F T I N G & D E S I G N

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 50IL5 REPORT AND ADDENDUM5 OF THE FOUNDATION 5YSTEM

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.I. 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. Ill 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'rn = 1350 P.5.1.
BRICK UNITS - GRADE A F'm = 2500 P.S.I.

2. GROUT - 2000 P.S.I.

3. MORTAR - TYPE S - 1800 P.S.I.

4. PROVIDE DUR0-0-WIRE ti! Ib" O.C. VERT. IN HORIZ. JOINTS @ GAUGE WIRE MIN. LAP REINFORCEMENT Ib".

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 "WEJ-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. E70xx LOW HYDROGEN RODS.

REINFORCING STEEL

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 3i'. 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 tt2 STUDS OR BETTER AT 12" O.C. TO T.O. PLATE FOR SPANS I3'-0" TO I5'-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 15 TO BE ERECTED.

GLU-LAM BEAM

WEST COAST DOUG. FIR WI 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-I08).

2. ALL ROOF SHEATHING SHALL HAVE:
8d COMMON AT b"O.C. AT EDGES AND BOUNDRY.
8d AT 12" 0.C. AT INTERMEDIATE FRAMING MEMBERS,
OR 14 GA. X 1-3/4" LONG X I/I.;" O.D. CROWN
GALVANIZED WIRE STAPLES AT /," 0.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-I081

4. ALL FLOOR SHEATHING 5HALL HAVE:
10d NAILS AT 6" O.C. AT EDGES AND BOUNDRY,
10" 0.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" 0.C.
INT. BEARING TO BE 2X4 STUDS AT 16" 0.C.
INT. NON-BEARING STUDS AT 24" 0.C. (UNLESS NOTED OTHERWISE)_

3. ALL BEARING PARTITIONS SHALL HAVE DOUBLE TOP PLATE5.

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. IX4 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 IX3 OR METAL CROSS BRIDGING AT MIDSPAN OF JOIST IF INDICATED ON PLANS.

PROVIDE I" SPACE BETWEEN EACH CROSS BRIDGING MEMBER TO PREVENT SQUEAKING.

FIRE BLOCKS

I. 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 I 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 Ib" 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 I.;" 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 I-#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 A50I 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" I.C.B.O. #1372.

5. ALL ANCHORS AND ANCHOR BOLTS SHALL BE ASTM A307 OR ASTM A3b /U.N.0.I

6. ALL CONSTRUCTION PER LATEST AISC STEEL CONSTRUCTION MANUAL.

7. ALL BOLTS SHALL BE INSTALLED WITH WASHERS,

8. WELDING ELECTRODES SHALL BE E70I8 (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. I" X I" SUB-FLOOR OR LESS TO EACH JOIST. FACE NAIL.	2-8D
4. WIDER THAN I" 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, LAP5 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. I" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8D
21. I" X 8" SHEATHING TO EACH BEARING. FACE NAIL	2-8D
22. WIDER THAN I" 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	6D[3]
19/32" - 3/4"	8D[4] OR 6D[5]
7/8" - I"	8D[3]
1-1/8" - 1-1/4"	10D[4] OR 8D[5]

COMBINATION SUB-FLOOR UNDERLAYMENT INTO FRAMING

3/4" AND LESS	6D[5]
7/8" - I"	8D[5]
1-1/8" - 1-1/ 4"	10D[4] OR 8D[5]

27. PANEL SIDING (TO FRAMING).

1/2"' OR LESS	6D[6]
	8D[6]
5/8"	NO. 11 GA[8]

28. FIBERBOARD SHEATHING

1/2"	6D[4]
	NO. 11 GA[8]
	NO. 11 GA[8]
25/32"	6D[4]
	NO. 16 GA[9]

29. INTERIOR PANELING

1/4"'	6D[10]
3/8"	6D[11]

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

PROJECT NAME

ROJAS DUPLEX REMODELING

OWNER: ROJAS DANIEL J
ADDRESS: 948 W MOHAVE ST PHOENIX 85007
APN: 105-34-079A

DESCRIPTION: EACH UNIT WILL INCLUDE 2 BEDROOMS, 1 BATHROOM, AND A KITCHEN, LIVING ROOM, AND DINING AREA.

KELL DRAFTING & DESIGN

ISSUES/REVISIONS

Revision Table	Date
Number	

SHEET INFORMATION

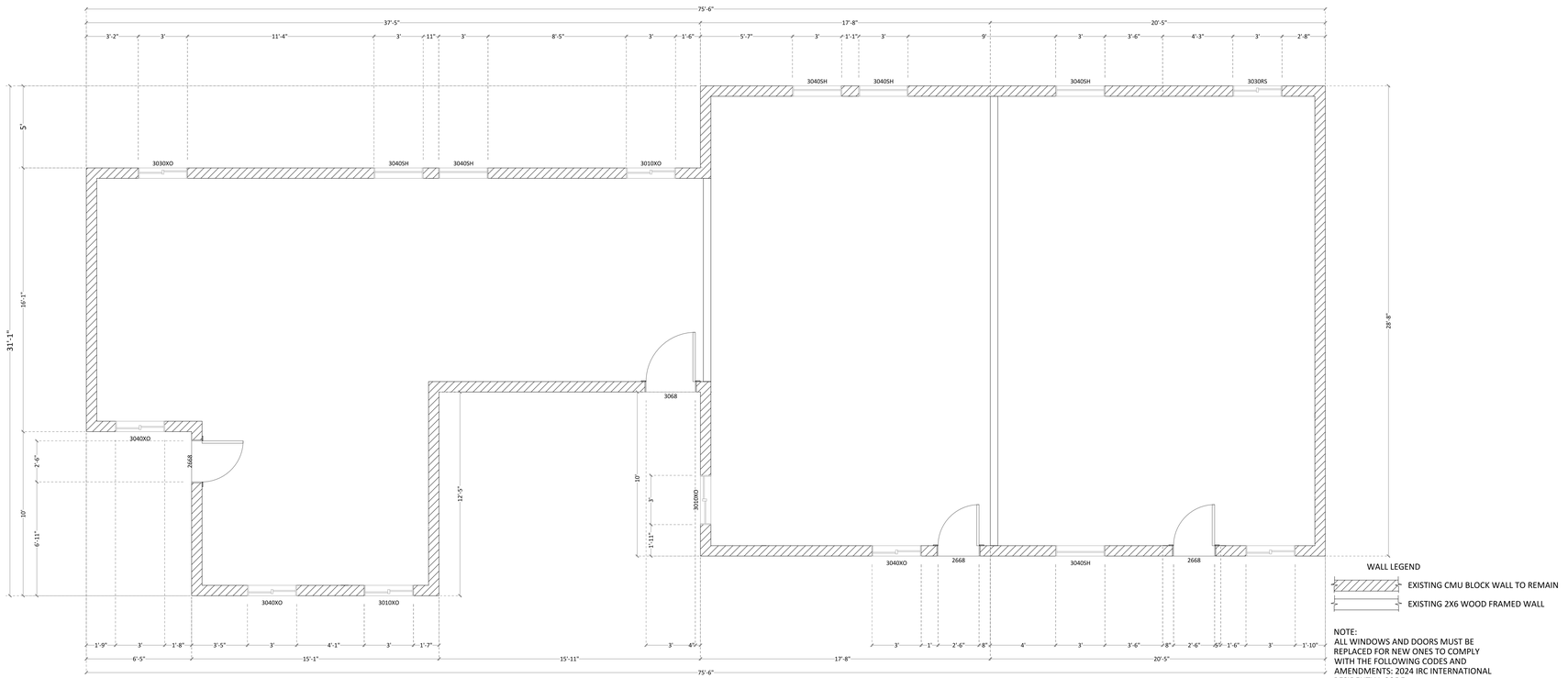
GENERAL STRUCTURAL NOTES

SHEET #/SCALE

2

SCALE NS

4/23/2026



WALL LEGEND

EXISTING CMU BLOCK WALL TO REMAIN

EXISTING 2X6 WOOD FRAMED WALL

NOTE:
ALL WINDOWS AND DOORS MUST BE REPLACED FOR NEW ONES TO COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS: 2024 IRC INTERNATIONAL RESIDENTIAL CODE

DESIGNER

Drawings & 3D Designs
Kelldraftinganddesign@gmail.com

PROJECT NAME

ROJAS DUPLEX REMODELING

OWNER: ROJAS DANIEL J
ADDRESS: 948 W MOHAVE ST PHOENIX 85007
APN: 105-34-079A

DESCRIPTION: EACH UNIT WILL INCLUDE 2 BEDROOMS, 1 BATHROOM, AND A KITCHEN, LIVING ROOM, AND DINING AREA.

ISSUES/REVISIONS

Revision Table
Number
Date

SHEET INFORMATION

EXISTING FLOOR PLAN

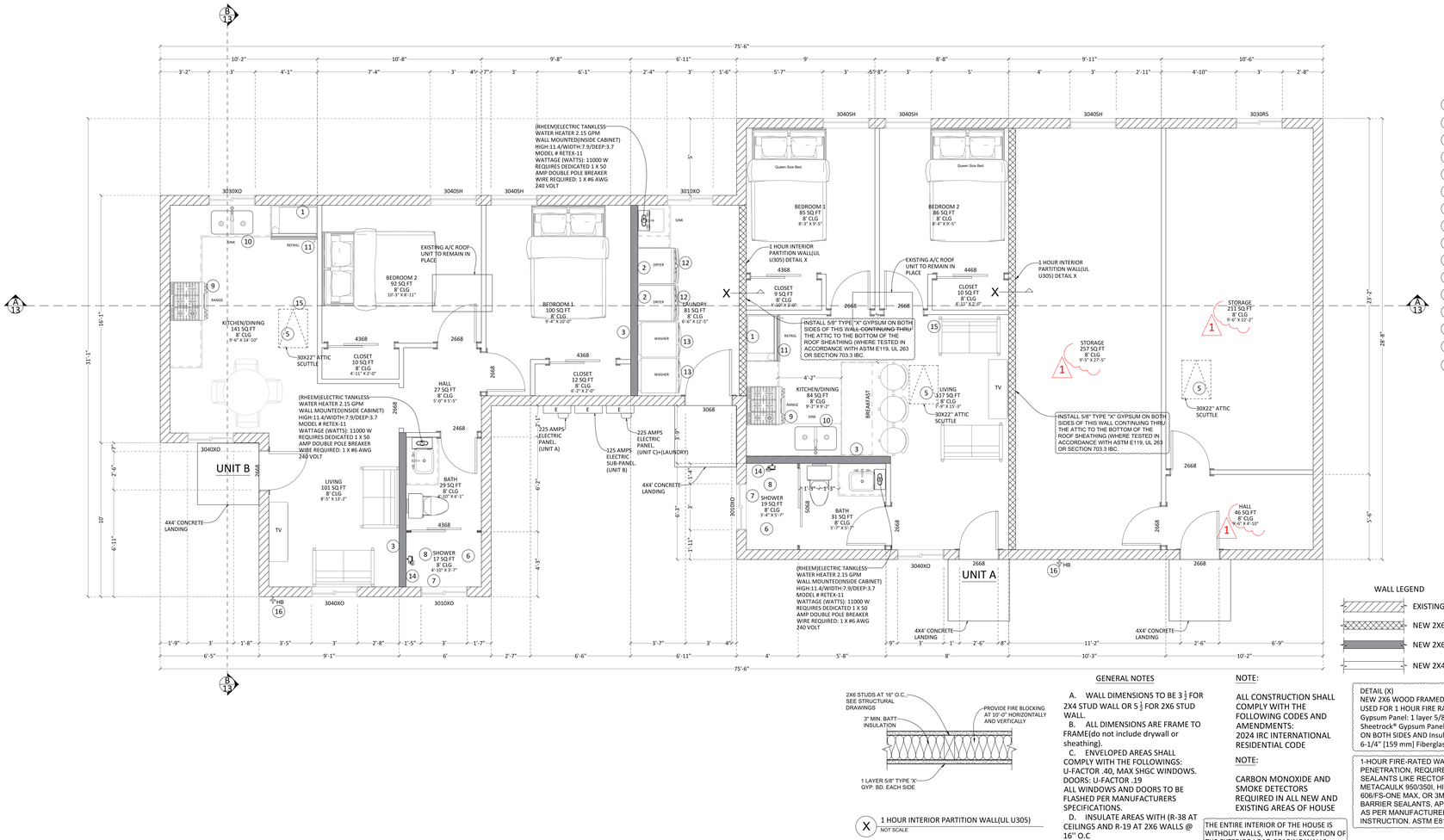
SHEET #/SCALE

4

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

4/23/2026

KELL DRAFTING & DESIGN



KEYED NOTES

NOT ALL USED

1. RECESSED ICE MAKER BOX WITH BIB
2. 4" DIA. DRYER VENT THROUGH ROOF-NOT TO EXCEED 25'-0" PER IRC SEC. G2437.5
3. 2X6 STUD WALL
4. NOT USED
5. 30"X22" ATTIC ACCESS, LOCATE FOR MAXIMUM HEADROOM, 30" MIN. W/ LADDER
6. TUB/SHOWER COMBO W/SHOWER ROD
7. SOAP DISH AT +24" AT TUB.AT 54" AT SHOWER
8. FIBER CEMENT BACKING BEHIND WALL TILE OR EQ. TO 72" ABV. DRAIN-I.R.C SEC. R702.4.2
9. RANGE & OVEN W/HOOD/MICROWAVE ABOVE HOOD EXHAUST @ +77" (ELECTRIC) 350 CFM
10. DOUBLE SINK W/DISPOSAL
11. REFRIGERATOR SPACE
12. DRYER (ELECTRIC)
13. WASHER
14. SHOWER AREA W/SLOPE ¼" AND STRIP DRAIN
15. PROVIDE LIGHT FOR ATTIC ACCESS WITH A SWITCH & RECEPT.
16. HOSE BIB WITH BACK FLOW PREVENTER AND SHUT OFF VALVE AT FRONT

WALL LEGEND

- EXISTING CMU BLOCK WALL TO REMAIN
- NEW 2X6 WOOD FRAMED WALL(FIRE WALL)
- NEW 2X6 WOOD FRAMED WALL(NON BEARING)
- NEW 2X4 WOOD FRAMED WALL

X 1 HOUR INTERIOR PARTITION WALL(UL U305)
NOT SCALE

GENERAL NOTES

A. WALL DIMENSIONS TO BE 3 ½ FOR 2X4 STUD WALL OR 5 ½ FOR 2X6 STUD WALL.
B. ALL DIMENSIONS ARE FRAME TO FRAME(do not include drywall or sheathing).
C. ENVELOPED AREAS SHALL COMPLY WITH THE FOLLOWINGS:
U-FACTOR .40, MAX SHGC WINDOWS.
DOORS: U-FACTOR .19
ALL WINDOWS AND DOORS TO BE FLASHED PER MANUFACTURERS SPECIFICATIONS.
D. INSULATE AREAS WITH (R-38 AT CEILINGS AND R-19 AT 2X6 WALLS @ 16" O.C

NOTE:

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS:
2024 IRC INTERNATIONAL RESIDENTIAL CODE

NOTE:

CARBON MONOXIDE AND SMOKE DETECTORS REQUIRED IN ALL NEW AND EXISTING AREAS OF HOUSE

THE ENTIRE INTERIOR OF THE HOUSE IS WITHOUT WALLS, WITH THE EXCEPTION OF THE EXTERIOR LOAD-BEARING WALLS, WHICH WILL REMAIN IN PLACE WITHOUT ANY ALTERATION.

DETAIL (X)
NEW 2X6 WOOD FRAMED WALL TO BE USED FOR 1 HOUR FIRE RATE W/ Gypsum Panel: 1 layer 5/8" [15.9 mm] Sheetrock® Gypsum Panel (UL Type SCX) ON BOTH SIDES AND Insulation: 1 layer 6-1/4" [159 mm] Fiberglass insulation

1-HOUR FIRE-RATED WALL PIPE PENETRATION. REQUIRED FIRESTOP SEALANTS LIKE RECTORSEAL, METACAULK 950/350I, HILTI CP 606/FS-ONE MAX, OR 3M FIRE BARRIER SEALANTS, APPLIED AS PER MANUFACTURER INSTRUCTION. ASTM E814/UL 1479

METAL PIPING REQD FOR ANY PLUMBING THAT PENETRATES THE FIREWALL.PENETRATIONS MUST HAVE A FIRE RESISTANCE RATING PER 302.4.2

OUTLETS IN FIRE WALLS MUST BE OFFSET AT LEAST 24". ALL BOXES IN FIRE WALLS MUST BE ONE HOUR RATED OR METAL PER R302.4.1

NOTE:

*PREFABRICATED SHOWER PANS

NOTE:
ALL EXISTING INTERIOR FACE BLOCK WALLS WILL BE COVERED WITH 1/2" DRYWALL ON WALLS(SHALL BE ATTACHED TO THE BLOCK WALL USING 2X2" FURRING STRIPS @ 16" O.C W/MASONRY SCREWS, W/VAPOR BARRIER DIRECT TO THE BLOCK WALL SURFACE AND R-MATTE PLUS 3 INSULATION OR SIMILAR BETWEEN FURRING STRIPS.

DESIGNER

Drawings & 3D Designs
Kelldraftinganddesign@gmail.com

PROJECT NAME

ROJAS DUPLEX REMODELING

OWNER: ROJAS DANIEL J
ADDRESS: 948 W MOHAVE ST PHOENIX 85007
APN: 105-34-079A

DESCRIPTION: EACH UNIT WILL INCLUDE 2 BEDROOMS, 1 BATHROOM, AND A KITCHEN, LIVING ROOM, AND DINING AREA.

KELL DRAFTING & DESIGN

ISSUES/REVISIONS

Revision Table	Date
Number	

SHEET INFORMATION

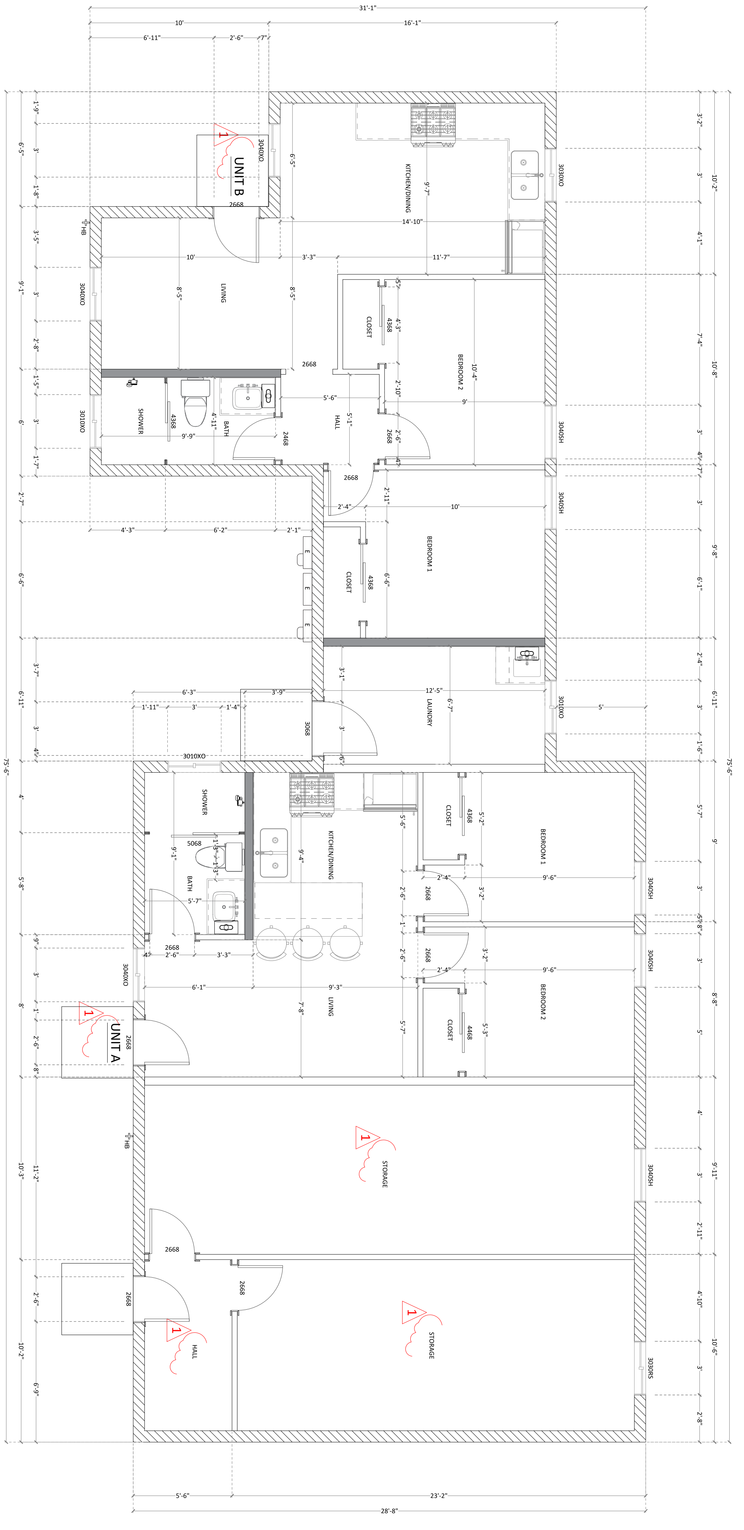
NEW FLOOR PLAN

SHEET #/SCALE

5

SCALE 1/4"=1'

4/23/2026



KELL DRAFTING & DESIGN

DESIGNER

Drawings & 3D Designs

Kelldraftinganddesign@gmail.com

PROJECT NAME

ROJAS DUPLEX REMODELING

OWNER: ROJAS DANIEL J
ADDRESS: 948 W MOHAVE ST PHOENIX 85007
APN: 105-34-079A

DESCRIPTION: EACH UNIT WILL INCLUDE 2 BEDROOMS, 1 BATHROOM, AND A KITCHEN, LIVING ROOM, AND DINING AREA.

ISSUES/REVISIONS

SHEET INFORMATION

Revision Table

Number	Date

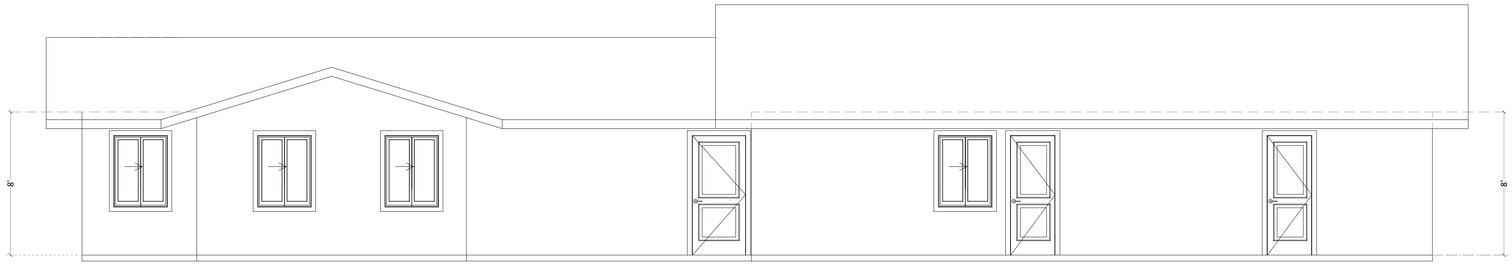
SHEET #/SCALE

DIMENSIONED FLOOR PLAN

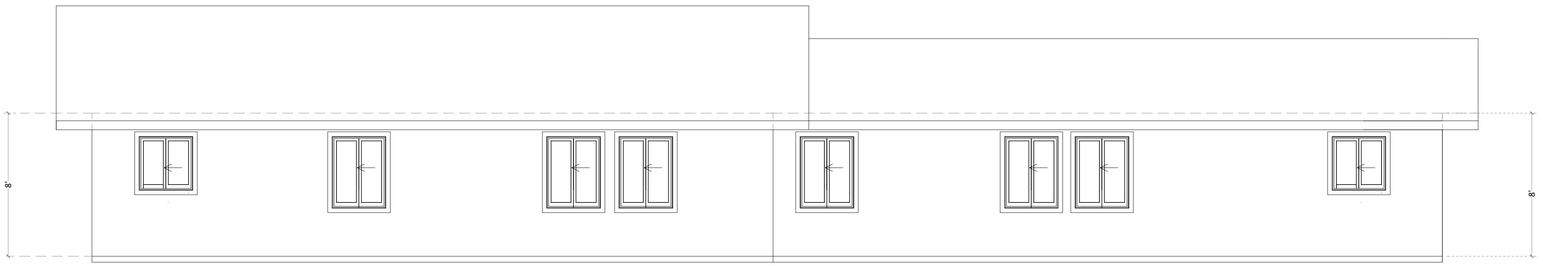
9

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

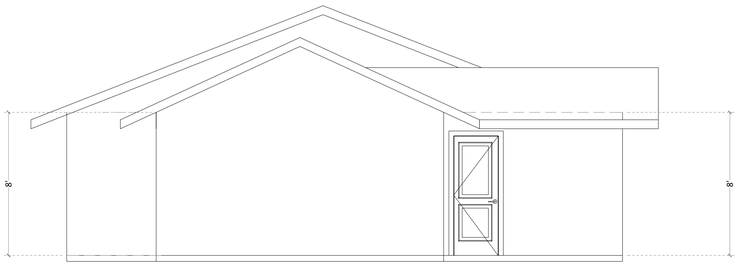
4/23/2026



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

DESIGNER

Drawings & 3D Designs
Kelldraftinganddesign@gmail.com

PROJECT NAME

ROJAS DUPLEX REMODELING

OWNER: ROJAS DANIEL J
ADDRESS: 948 W MOHAVE ST PHOENIX 85007
APN: 105-34-079A

DESCRIPTION: EACH UNIT WILL INCLUDE 2 BEDROOMS, 1 BATHROOM, AND A KITCHEN, LIVING ROOM, AND DINING AREA.

ISSUES/REVISIONS

Revision Table	
Number	Date

SHEET INFORMATION

ELEVATIONS

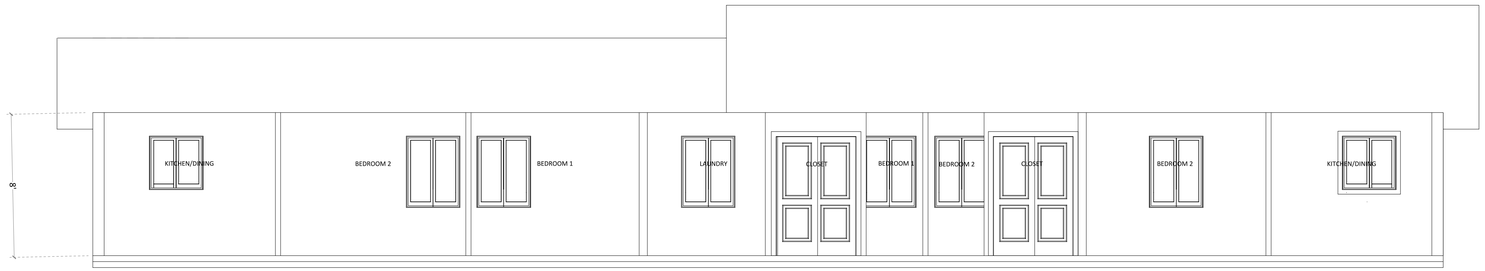
SHEET #/SCALE

12

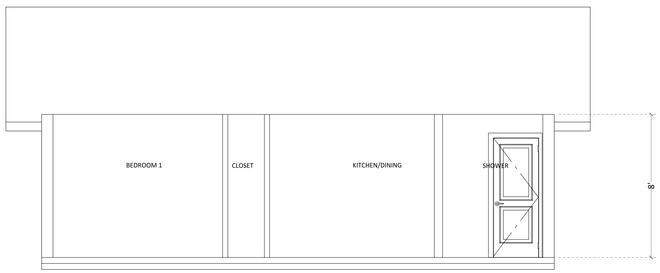
SCALE $\frac{1}{4}$''=1'

4/23/2026

KELL DRAFTING & DESIGN



SECTION A



SECTION B

DESIGNER

Drawings & 3D Designs
Kelldraftinganddesign@gmail.com

PROJECT NAME

ROJAS DUPLEX REMODELING

OWNER: ROJAS DANIEL J
ADDRESS: 948 W MOHAVE ST PHOENIX 85007
APN: 105-34-079A

DESCRIPTION: EACH UNIT WILL INCLUDE 2 BEDROOMS, 1 BATHROOM, AND A KITCHEN, LIVING ROOM, AND DINING AREA.

ISSUES/REVISIONS

Revision Table	Date
Number	

SHEET INFORMATION

SECTIONS

SHEET #/SCALE

13

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

4/23/2026

KELL DRAFTING & DESIGN