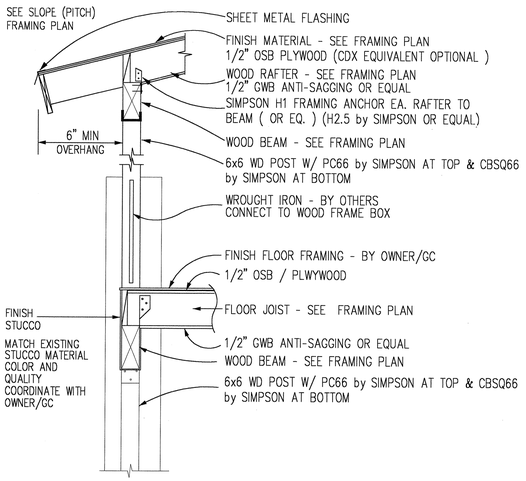
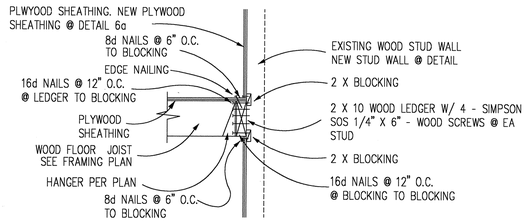


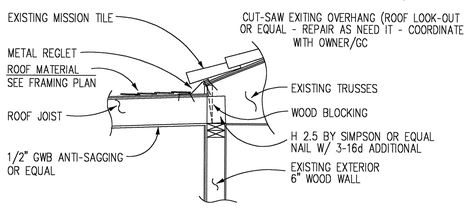
1 PORCH /BALCONY AREA

SEE ARCH FLOOR PLAN FOR DIMENSION — 3/4"=1'-0"



2 FLOOR JOISTS @ EXISTING EXTERIOR WALL

3/4" = 1'-0"

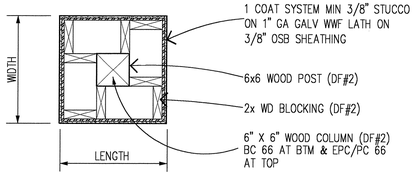


COORDINATE WITH OWNER/GC FOR DIMENSIONS

3 ROOF JOISTS @ EXISTING EXTERIOR WALL

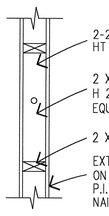
EXISTING - TO REMAIN AS IS — 3/4" = 1'-0"

STUCCO - INSTALL PER MANUFACTURER SPECIFICATIONS - PER ESR CODE COMPLIANCE



4 BUILT-UP WOOD COLUMN

AT EXTERIOR STUCCO FINISH PROVIDE EXPANSION JOINTS AT 20'-0" O.C. MAX — PATCH/REPAIR EXISTING STUCCO - AS NEED IT — 3/4" = 1'-0"



5 5'-0" HT PONY WALL (EXTERIOR)

3/4" = 1'-0"

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Electrical

PART VIII - ELECTRICAL
CHAPTER 33 - 42

Electrical installation shall comply with electrical codes in this area & with the National Electrical Code. All work must comform to all requirements of the Int. Residential Code 2006 edition. Comply with all laws, ordinances, codes, rules & regulations of authorities having jurisdiction. Codes are minimal acceptable standards & do not relieve the contractor from complying with the more stringent requirements of the plans.

GENERAL:

ALL WORK SHALL COMPLY WITH THE LATEST PUBLISHED EDITION OF THE NATIONAL ELECTRIC CODE, AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION, AND THE RULES AND REGULATIONS OF ANY UTILITY COMPANIES SERVING THE FACILITY OR THE PROPERTY. WHERE THE CONTRACT DOCUMENTS EXCEED THESE REQUIREMENTS, THE CONTRACT DOCUMENTS SHALL GOVERN. IN NO CASE SHALL ANY WORK BE INSTALLED CONTRARY TO, OR BELOW, MINIMUM LEGAL STANDARDS. ANY DISCREPANCY BETWEEN THE CONTRACT DOCUMENTS AND THESE CODES, RULES AND REGULATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BIDDING THE PROJECT OR ANY WORK ON THE ITEM IN QUESTION.

THE CONTRACTOR SHALL VISIT THE JOB SITE AND FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BIDDING, ORDERING OF EQUIPMENT, OR CONSTRUCTION.

ALL EQUIPMENT SHALL BE NEW, PURCHASED SPECIFICALLY FOR THE PROJECT, BE U.L. LISTED FOR THE ENVIRONMENT IN WHICH INSTALLED, AND BE DELIVERED TO THE JOB SITE IN THE ORIGINAL MANUFACTURER'S SHIPPING CONTAINERS. ALL ELECTRICAL EQUIPMENT, FUSES, ETC. WITHIN THE SAME CATEGORY (E.G., DISCONNECTS, PANEL BOARDS, CIRCUIT BREAKERS, FUSES) SHALL BE OF THE SAME MANUFACTURER.

THE ELECTRICAL CONTRACTOR IS SPECIFICALLY RESPONSIBLE FOR COORDINATING THE FURNISHING AND INSTALLATION OF THE MECHANICAL EQUIPMENT CONTROL WIRING, STARTERS FOR MECHANICAL AND OWNER FURNISHED EQUIPMENT, STARTER INTERLOCK WIRING, MECHANICAL AND OWNER FURNISHED EQUIPMENT DISCONNECTS, FIRE ALARM CONNECTIONS TO HVAC EQUIPMENT, FIRE ALARM SPRINKLER FLOW SWITCHES, FIRE ALARM DUCT SMOKE DETECTORS AND THEIR ASSOCIATED CONDUIT AND WIRING WITH THE GENERAL CONTRACTOR PRIOR TO BIDDING THE PROJECT. THE ELECTRICAL CONTRACTOR SHALL BE SPECIFICALLY RESPONSIBLE FOR FURNISHING AND INSTALLING THESE ITEMS AND THEIR ASSOCIATED CONDUIT, WIRING AND INTERCONNECTS UNLESS SPECIFICALLY RELIEVED OF THE RESPONSIBILITY BY THE GENERAL CONTRACTOR.

LIGHT FIXTURES:

ALL LIGHT FIXTURES SHALL BE U.L. LISTED, AS SCHEDULED OR INDICATED ON THE DRAWINGS, AND BE INSTALLED COMPLETE WITH ALL MOUNTING HARDWARE, LAMPS, LENSES, JUNCTION BOXES, SEISMIC WIRES, ETC. NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM. ALL FIXTURES SHALL BE THOROUGHLY CLEANED AT THE END OF THE CONSTRUCTION AND ALL BURNED OUT LAMPS REPLACED.

LAMPS SHALL BE AS SCHEDULED ON THE DRAWINGS, OF STANDARD WATTAGE AND BE GENERAL ELECTRIC OR EQUAL.

WIRING:

ALL WIRING SHALL BE SOLID COPPER, TYPE "NM", FOR ALL CIRCUITING CONCEALED WITHIN WALL AND OTHER BUILDING SPACES. IN EXPOSED LOCATIONS, BELOW SIX FEET TO FINISHED FLOOR OR FINISHED GRADE, OR IN WET LOCATIONS, WIRING SHALL BE TYPE THHN/THWN INSTALLED IN GALVANIZED IMC CONDUIT. UNDERGROUND SERVICE FEEDERS SHALL BE TYPE "SE" CABLE, UNDERGROUND PANEL OR EQUIPMENT FEEDERS SHALL BE TYPE "UF" CABLE.

MINIMUM WIRE SIZE SHALL BE #12 AWG UNLESS NOTED OTHERWISE ON THE DRAWINGS.

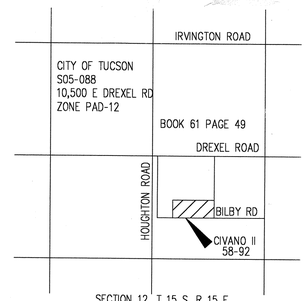
ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. RECOMMENDED WIRE PULLING TENSIONS (WHERE CONDUIT IS USED), TAKING INTO ACCOUNT CONDUIT SIZE, CONDUIT BENDS AND WIRE LAY, SHALL NOT BE EXCEEDED.

CONDUIT:

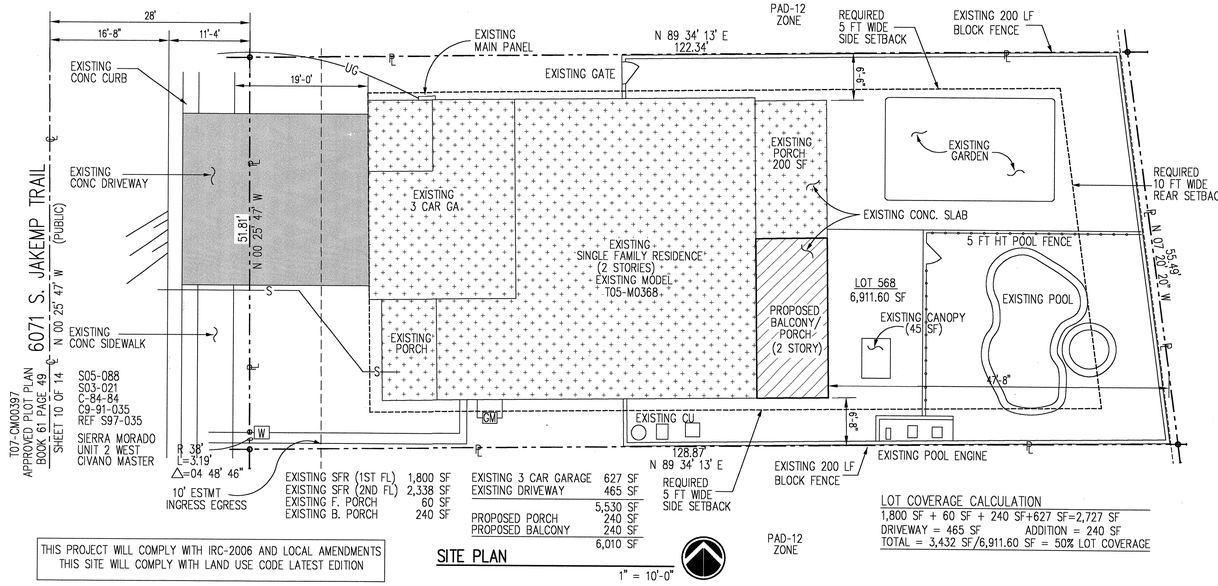
ALL CONDUITS SHALL BE GALVANIZED IMC IN EXPOSED LOCATIONS ABOVE GRADE.
CONDUITS INSTALLED IN SLABS SHALL BE GALVANIZED IMC, MAXIMUM OF 3/4 INCH, IN SLABS NOT LESS THAN FOUR INCHES THICK.

CONNECTORS FOR IMC CONDUITS SHALL BE SET-SCREW TYPE IN DRY LOCATIONS. CONNECTORS FOR DAMP OR WET LOCATIONS SHALL BE THE COMPRESSION TYPE.

1. Electrical panels shall be square "D" type "QD" or equivalent.
2. ~~Minimun wire size shall be # 14 (cu) in Kitchen, Dining Room, Rec/Family Room install #1 2 (cu). All branch circuit wire shall be "THW"~~
3. Verify exact location of mech. equipment, T-stats & control wiring, size of equip. eg. (HP, amps, voltage, etc) prior to rough-in & comply as required.
4. Electrical contr. shall do all wiring necessary & connect all special controls furnished by mech. contr.
5. ~~Fuses of A/C units & motors shall be type "FRN". Fuses for panels feeders shall be type "KTR".~~
6. All disconnect switches for motors shall be HP rated. Motors shall be protected with proper sized fusetrons
7. If electrical conductors used are aluminum, terminate & splice as recommended by mfgr. & as follows:
   A. Clean conductors with a wire brush & apply "NO-OX-ID" "grade A" special (sealing paste) thoroughly as soon as conductors are cleaned.
   B. Use AL/CU type lugs. Connectors etc. with factory filled connector paste.
8. The following items may be used where permitted by code:
   A. Non-metallic type cable.
   B. Non-metallic device boxes.
   C. Alluminum conductors.
9. Verify the telephone co. as to conduit & trenching requirements & comply as required for entire job.
10. Switches & receptacles shall be Leviton, Slater or equal flush wit ivory plates of proper gang as required.
11. Light fixtures as selected by owner, furnished & installed by electrical contractor unless otherwise noted.
12. All wire shall be THMW/THWN or THWN INSULATION. optional



SECTION 12, T 15 S, R 15 E
PIMA COUNTY, ARIZONA



EXISTING SFR (1ST FL)	1,800 SF	
EXISTING SFR (2ND FL)	2,338 SF	
EXISTING F. PORCH	60 SF	
EXISTING B. PORCH	240 SF	
EXISTING 3 CAR GARAGE	627 SF	
EXISTING DRIVEWAY	465 SF	
	5,530 SF	
PROPOSED PORCH	240 SF	
PROPOSED BALCONY	240 SF	
	6,010 SF	

THIS PROJECT WILL COMPLY WITH IRC-2006 AND LOCAL AMENDMENTS
THIS SITE WILL COMPLY WITH LAND USE CODE LATEST EDITION

SITE PLAN — 1" = 10'-0"

LOT COVERAGE CALCULATION
1,800 SF + 60 SF + 240 SF+627 SF=2,727 SF
DRIVEWAY = 465 SF ADDITION = 240 SF
TOTAL = 3,432 SF/6,911.60 SF = 50% LOT COVERAGE

Nailing Schedule

CHAPTER 6 - WALL CONSTRUCTION — TABLE R602.3 FASTENER SCH. FOR STRUCTURAL MEMBERS — CHAPTER 8 - ROOF CEILING CONSTRUCTION TABLE R802 & R802.5

NAILING SCHEDULE: IRC 2006

All framing to comply with CONNECTION — NAILING

1. Joist to sill or girder, toe-nail.	3-8d
2. Bridging to joists, toe-nail each end.	2-8d
3. 1"x6" (25mm x 152mm) subfloor to ea. joist, face nail.	2-8d
4. Wider than 1"x6" subfloor to each joist, face nail.	3-8d
5. 2" (51mm) subfloor to joist or girder, blind and face nail.	2-16d
6. Sole plate to joist or blocking, face nail.	16d @ 16"(406mm)o.c.
7. Sole plate to joist or blocking, at braced wall panels	S-16d per 16" (406mm)
8. Top plate to stud, end nail.	2-16d
9. Stud to sole plats.	4-8d toe-nail or 2-16d, end-nail
10. Doubled studs, face wall.	16d @ 24"(610mm)o.c.
11. Doubled top plates, typical face nail.	16d @ 16"(406mm)o.c.
12. Double top plates, lap splice.	8-16d
13. Blocking between joists or rafters to top plate, toe-nail	5-8d
14. Rim joist to top plate, toenail.	8d @ 6" (152mm)o.c.
15. Top plates, laps and intersections, face nail.	2-16d
16. Continous header, two pieces.	16d @ 16"(406mm)o.c. along each edge
17. Ceiling joists to plate, toenail.	3-8d
18. Continous header to stud, toenail.	4-8d
19. Ceiling joists, laps over partitions, face nail.	3-16d
20. Ceiling joists to parallel rafters, face nail	3-16d
21. Rafter to plate, toenail.	3-8d
22. 1"(25mm) brace to each stud and plate, face nail 1"x8" (25mm x 203mm) sheating or less to each bearing, face nail. Wider than 1"x8" (25mm x 203mm) sheating to each bearing, face nail.	2-8d
23. Built-up corner studs.	3-8d
	16d @ 24"o.c. 20d @ 32"(815mm) o.c. @ top bottom and staggered 2-20d at ends & at each splice. 2-16d at each bearing

City of Tucson ENGINEERING APPROVAL HDX ☐ SVT ☐ OTHER ☒ by: 7-29-11 PORCH/BALCONY date TMCM02396

APPROVED 7/29/11 Bldg. Permit Specialist

WIRING DEVICES:

ALL SWITCHES, RECEPTACLES, OUTLETS, ETC. SHALL BE INSTALLED COMPLETE WITH GROUNDING BOXES, ALL MOUNTING HARDWARE AND SMOOTH WHITE SWITCHES/OUTLETS WITH LIGHT SWITCHES FACE PLATES IN STAINLESS AND OUTLETS IN WHITE MATCHED TO THE DEVICE INSTALLED UNLESS NOTED OTHERWISE ON THE DRAWINGS. CONFIRM FACE PLATE MATERIAL @ KITCHEN WITH ARCH. TECT.

ALL LIGHT SWITCHES SHALL BE INSTALLED AT 54 INCHES ABOVE FINISHED FLOORS (A.F.F.) UNLESS NOTED OTHERWISE ON THE DRAWINGS.

ALL RECEPTACLES SHALL BE RATED AT TWENTY AMPS, 125 VOLTS, GROUNDING, TYPE, OF STANDARD NEMA CONFIGURATION AND EQUAL TO PASS & SEYMOUR UNLESS NOTED OTHERWISE ON THE DRAWINGS.

ALL SWITCHES SHALL BE RATED AT TWENTY AMPS, 125 VOLTS, TYPE AS INDICATED ON THE DRAWINGS, AND EQUAL TO PASS & SEYMOUR UNLESS NOTED OTHERWISE ON THE DRAWINGS.

HARDWARE SCHEDULE

All Hardware Strong tile by Simpson (or equal)

EXTERIOR WALLS	BEARING	
WITH LEDGER OR NAILED		
Stud to sole plate	H25 every stud	H25 every other stud
Stud to ledger/nailer	A35 every stud	A35 every other stud
Stud to top plate	none	none
WITH TRUSSES OR RAFTER		
Stud to sole plate	H25 every stud	H25 every other stud
Stud to top plate	A35 every stud	A35 every other stud
Truss/rafter to top plate	H25 every stud	NA
Gable to top plate	NA	H25 Plat o/s @ 32" o.c or A53 inside @ 52" o.c.
WINDOWS, DOORS		
Header to kingstud	H25 Plat ea. end	H25 Plat ea. end.
Kingstud/trimmer to sole pl.	2-H25 1 o/s, 1 1/2	2-H25 1 o/s, 1 1/s
Cripples under sill	none	none

INTERIOR WALLS
Bearing walls,- Same hardware as exterior nonbearing
non-bearing - no hardware required.

26. Wood structural panels & partitioboard: Subfloor, roof & wall sheathing (to framing): (1 inch = 2.54mm)	2-16d at each bearing	
1/2" and less	6d (3)	
19/32" - 3/4"	8d (4) or 6d (5)	
7/8" - 1"	8d (3)	
1-1/8" - 1-1/4"	10d (4) or 8d (5)	
Combination Subfloor - underlayment (to framing): (1 inch = 2.54mm)		
3/4" and less	6d (5)	
7/8" - 1"	8d (3)	
1-1/8" - 1-1/4"	10d (4) or 8d (5)	
27. Panel siding (to framing):		
1/2" (13mm) or less	6d (6)	
5/8" (16mm)	8d (6)	
28. Fiberboard sheathing		
1/2" (13mm)	N* 11 ga. (8) 8d (6)	
	N* 16 ga. (9)	
25/52" (20mm)	N* 11 ga. (8) 8d (4)	
	N* 11 ga. (9)	
29. Interior paneling: 1/4" (6.4mm)	4d (10)	

DRAWING INDEX:
A-01 SITE PLAN DETAILS
A-02 STRUCT PLAN
ARCH. PLAN
ELECT. PLAN
DETAILS

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CELL (520) 808-4052

JOB. NO. 88-2K11
STAR DATE JULY 2011
DWGS by

PROJECT:
BALCONY&PORCH ADDITION
Parcel 141-35-3410
6071 S JAKEMP TR
TUCSON, AZ 85747
SIERRA MORADO UNIT 2
WEST LOT 568
BOOK 61 PAGE 49
T15S, R 15E, SEC 12
SHEET NO.
A-01
OF SH.

KEYNOTE - EXISTING/ DEMOLITION NOTES

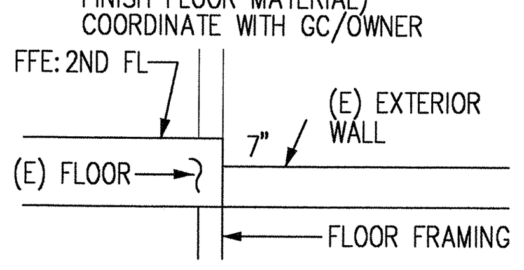
(E) EXISTING - TO REMAIN AS IS
(DE) DEMOLITION

- (A) (E) WINDOW
- (B) (E) DOOR
- (C) (E) 6" WIDE EXTERIOR WALL
- (D) (E) HB W/ V.B. GAS CONNECTION
- (E) (DEM) WINDOW AND REPLACE WITH 2-2668 SL (U= VALUE) PATCH STUCCO AS NEED IT REMOVE PARTIAL WALL CLEAN OF DEBRIS
- (F) CUT SAW (E) CONCRETE SLAB (1'-8" X 1'-8" X 14") FOR CONC. FOOTING CLEAN OF DEBRIS
- (G) (E) 4" THICK CONC. SLAB
- (H) (E) 12" X 12' WOOD COLUMN STUCCO
- (J) (E) ROOF - BUILT-UP WHITE COATING
- (K) (E) OUTDOOR LIGHT (E) OUTDOOR RECEPTACLE GFIC/WP
- (L) (E) CEILING PROJECTION
- (M) (DEM) EXISTING ROOF LINE GET NEW ROOF FRAMING CONNECTION SEE FRAMING PLAN

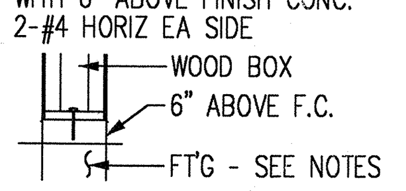
KEYNOTE - ARCH.

(N) NEW /PROPOSED

- (1) (N) 12" X 12" WOOD FRAME BOX W/ STUCCO FINISHED
- (2) (N) 36" - 42" WROUGHT IRON GUARD-RAIL - BY OTHERS INSTALLED PER IRC-2006 COORDINATE WITH G.C./OWNER
- (3) (N) 7" MAX STEP-UP (TOP OF FINISH FLOOR MATERIAL) COORDINATE WITH GC/OWNER



- (4) (N) 16" X 16"X10" CONC. FT'G WITH 6" ABOVE FINISH CONC. 2-#4 HORIZ EA SIDE



- (5) (N) CEILING PROJECTION 1/2" GWB ANTI-SAGGING OR EQ SEE FRAMING PLAN
- (6) (N) NON-BEARING WALL (HT=5.00') 2 X 4 @ 24" O.C. WITH 1/2" OSB SHEATHING AND FINISH STUCCO (MATCH QUALITY AND COLOR)
- (7) (N) FLOOR FINISHED (WOOD OR EQ) INSTALLED PER CODE - AND MANUF. SPECIFICATIONS
- (8) 6"X6" WOOD POST (DF#2) W/ BC 66 OR EQUAL - SEE FRAMING PLAN PORCH & COVERED BALCONY

KEYNOTE - ROOF FRAMING

(N) NEW /PROPOSED

BM-1 6 X 10 WD BEAM (DF#2)(DF#1) or better
BM-2 6 X 10 WD BEAM (DF#2)
COL-1 6 X 6 WD POST (DF#2)
PLW-1 1/2" PLYWOOD OR EQUAL SUB-FLOORING
EX-1 EXISTING EXTERIOR WD FRAME WALL - AND FLOOR JOIST

1. CUT EXISTING OVERHANG (N) WOOD RAFTER OVER EXISTING TOPPLATE COORDINATE WITH OWNER/GC
2. H 2.5 CONN. FLOOR JOIST BEAM - TYP. OF ALL
3. FINISH ROOFING PEEL AND STICK SELF ADHESIVE UNDERLAYMENT FOR ROOFING INSTALLED PER MANUFACT. SPCS BY OWNER/GC COFAIR PRODUCTS INC OR EQUAL
4. 1 X 'S WOOD FASCIA (DF#2) OR EQUAL INSTALLED PER MANUFACT. SPCS TREK - BY OWNER/GC

KEYNOTE - FLOOR FRAMING

(N) NEW /PROPOSED

BM-1 6 X 10 WD BEAM (DF#1) or Better
BM-2 6 X 10 WD BEAM (DF#2)
COL-1 6 X 6 WD POST (DF#2)
PLW-1 1/2" PLYWOOD OR EQUAL SUB-FLOORING
LG-1 3 X 12 WOOD LEDGER (DF#2) (STAGGERED) NAILING PER CODE COORDINATE WITH GC/OWNER
EX-1 EXISTING EXTERIOR WD FRAME WALL - AND FLOOR JOIST

1. LUS 210 HANGER CONN. 2 X 10 FLOOR JOIST/LEDGER TYP OF ALL
2. H 2.5 CONN. FLOOR JOIST BEAM - TYP. OF ALL
3. FINISH FLOORING INSTALLED PER MANUFACT. SPCS TREK OR EQUAL - BY OWNER/GC
4. 1 X 'S WOOD FASCIA (DF#2) OR EQUAL INSTALLED PER MANUFACT. SPCS TREK - BY OWNER/GC

KEYNOTE - ELECTRICAL

(N) NEW /PROPOSED

CEILING FAN INSTALL PER MANUF. SPECIFICATIONS CEILING BOX 40 LBS PER CODE - COORDIN. WITH FRAMING CONT. FIXTURE BY GC/OWNER

#14 AWG — OUTDOOR LIGHTING UNDER COVER BALCONY (FULL CUT- OFF) 100 WATTS MAX RATING 65 WATTS BULB

#14 AWG — FIXTURE BY GC/OWNER

#14 AWG — $ SINGLE SWITCH W/ PLATE INSTALLED PER IRC-2006 HT= +42" AFF OR PER CODE FIXTURE BY GC/OWNER

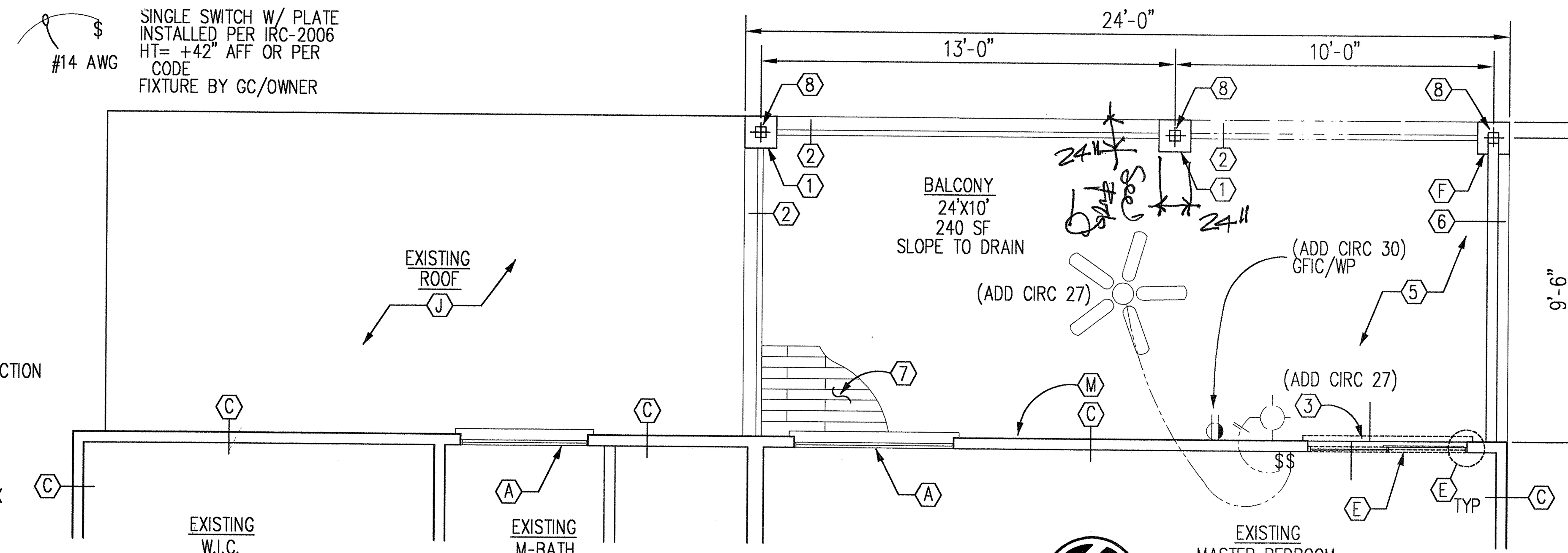
(N) GFIC/WP OUTLET # 12 AWG - CONNECT TO EXISTING OUTDOOR OUTLETS SEE EXISTING ELECTRICAL PLAN COORDINATE WITH OWNER/GC

SCOPE OF WORK - ELECTRICAL
2 CEILING FAN AND 1 EXTRA OUTLET ELECTRICAL (OUTDOOR) GFIC/WP INSTALL PER CODE (IRC-2006) COORDINATE WITH OWNER/GC FIXTURES - BY OWNER

BASIS OF DESIGN:

BUILDING CODE:	2006 ED. OF THE INTERNATIONAL BUILDING CODE (IBC) AND 2006 ED. OF THE INTERNATIONAL RESIDENTIAL CODE (IRC)	
ROOF LIVE LOAD:	FLAT ROOFS:	20 PSF
	SLOPED ROOFS:	15 PSF
FLOOR LIVE LOAD:	FLAT ROOFS:	40 PSF
WIND LOADING:	90 MPH	

THE SOLAR HEAT GAIN COEFICIENT SHGC MIN VALUE OF 0.40 FOR ALL DOORS / WINDOWS PER N 1102.2 IRC-2006 (U=0.75 MAX)

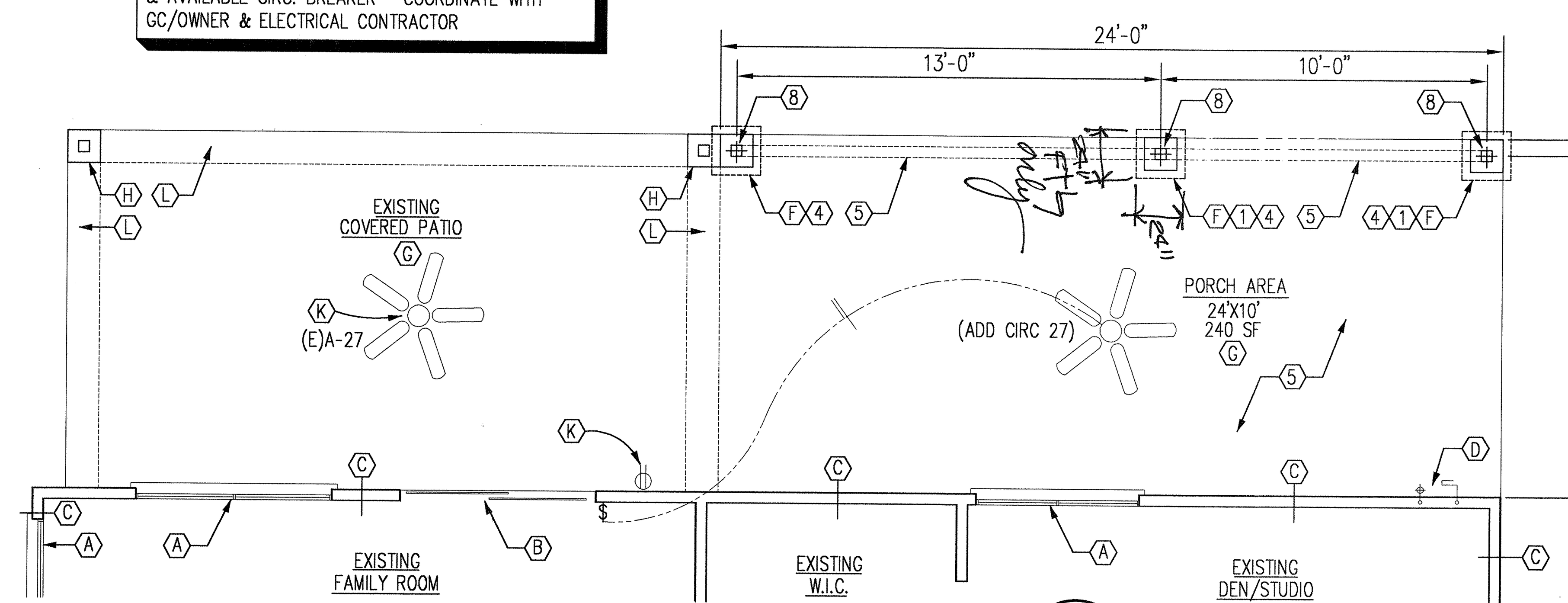


2ND FLOOR

1/4" = 1'-0"

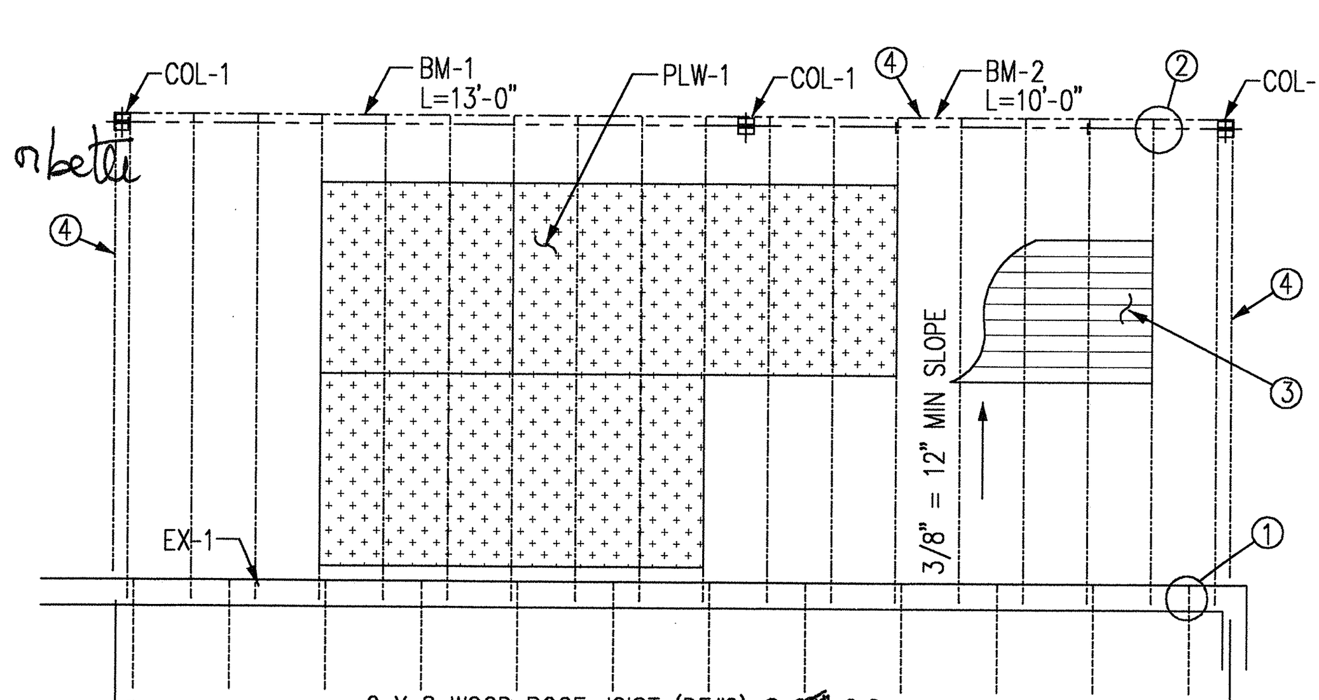
NO MECHANICAL/PLUMBING WORK IN THIS PROJECT - IRC-2006 & LOCAL AMENDMENTS

NOTE- CONNECT NEW ELECTRICAL FIXTURE TO EXISTING & AVAILABLE CIRC. BREAKER - COORDINATE WITH GC/OWNER & ELECTRICAL CONTRACTOR



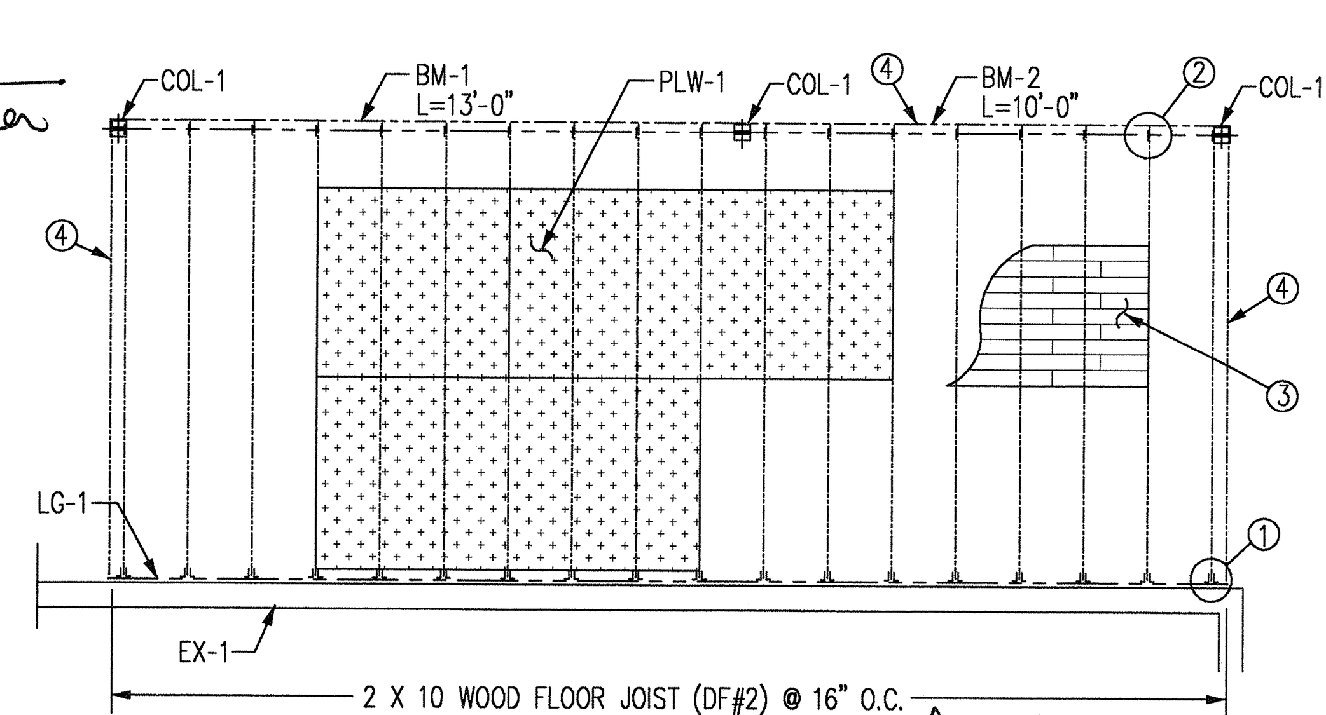
FIRST FLOOR

1/4" = 1'-0"



2ND FRAMING FLOOR

IRC-2006 & LOCAL AMENDMENTS 1/4" = 1'-0"



1ST FRAMING FLOOR

IRC-2006 & LOCAL AMENDMENTS 1/4" = 1'-0"

Structural

CHAPTER 4 - FOUNDATION

All work must conform to all requirements of the International Residential Code 2006 edition. Comply with all laws, ordinances, codes, rules & regulations of authorities having jurisdiction. Codes are minimal acceptable standards & do not relieve the contractor from complying with the more stringent requirements of the plans.

1. DESIGN LOADS
   1. Design Loads ______ 20 PSF
   2. Horizontal Wind loads ______ 15 PSF
   3. Seismic Loading ______ Zone C

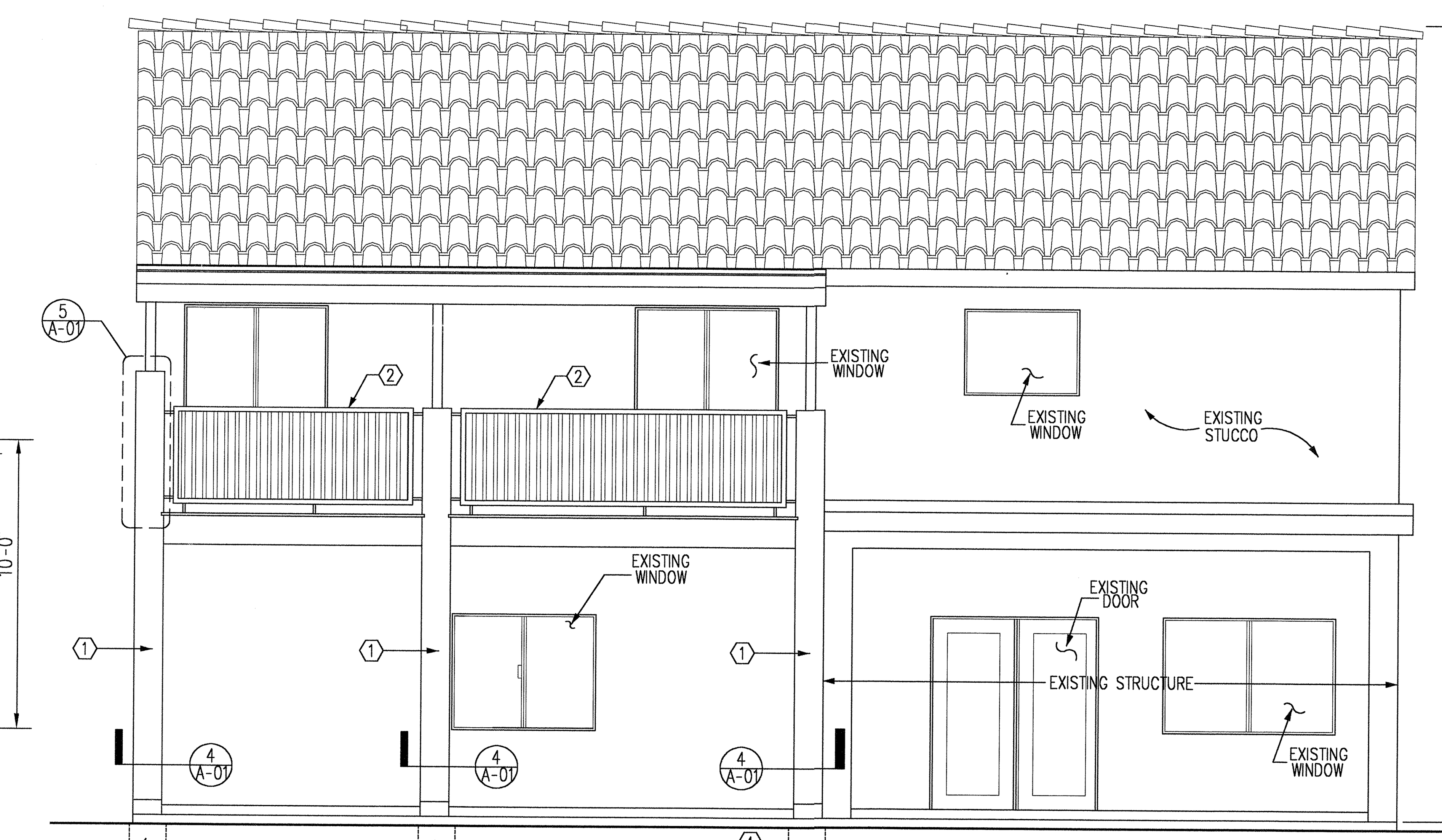
11. FOUNDATION AND EARTHWORK
   1. All footing shall be founded at the depths indicated on construction drawings.
   2. All earth fill under footing, floors, and other paved areas shall be machine compacted in 6 inch layers to the following maximum densities, at optimum moisture content; in accordance with ASTM D698-58T, Method D:

      A. Below foundation level 95% compaction

111. CONCRETE
   1. All concrete shall be ready-mixed, conforming with ASTM-C94, and attain the following minimum 28-day compressive strenghts:

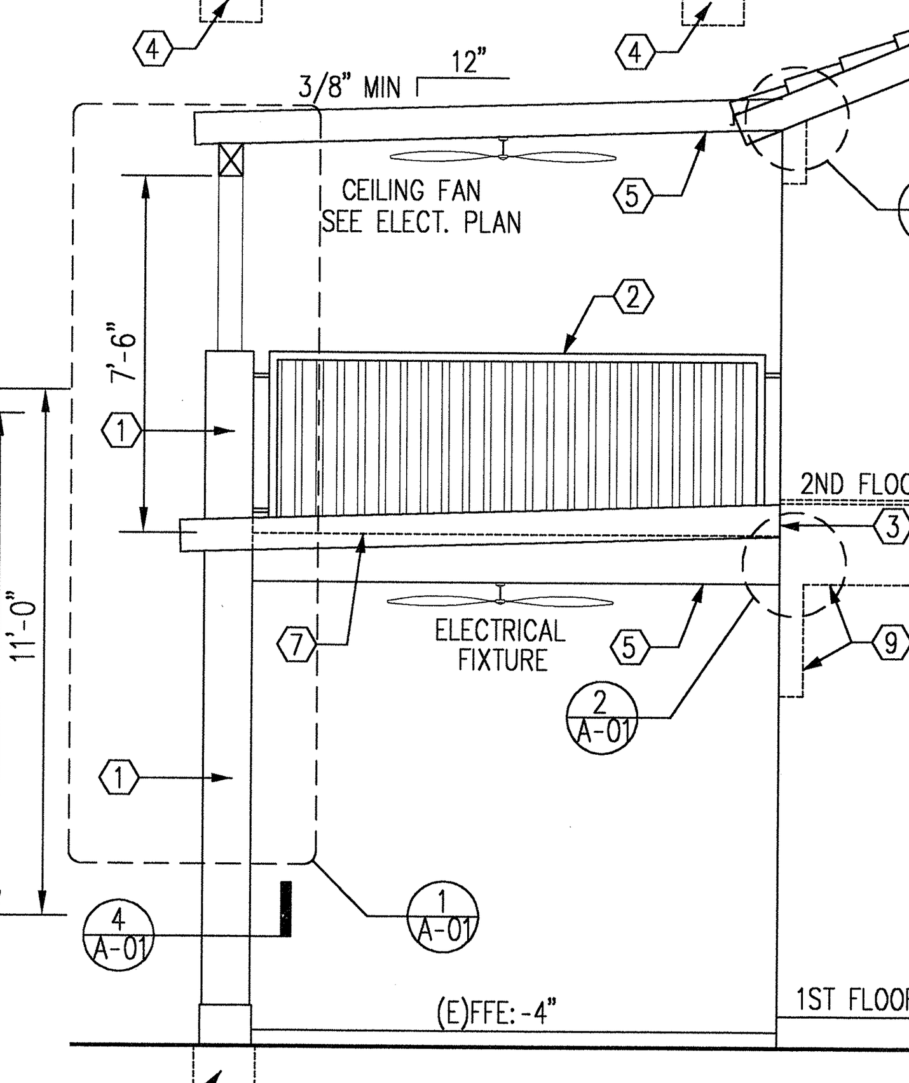
      Footing, stemwalls and slabs on grade 2800 psi (max)

   2. Concrete work shall conform with the latest editions of the following ACI STANDARDS OF RECOMMENDED PRACTICE & THE 2006 IBC
      - A- ACI 318-71 Building Code Requirements for reinforced concrete.
      - B- ACI 605-59 Practice for Hot Weather Concreting
      - C- ACI 614-59 Practice for Measuring, Mixing 4 Placing
      - D- ACI 347-67 Practice of Formwork
   3. All concrete shall have a minimum cement content of 5-1/2 sacks per cubic yard, and a maximum water content of 6 gallons per sack of cement. Maximum slump shall be 4 inches.
   4. All concrete shall contain pozzolith water reducing agent.



BACK ELEVATION

1/4" = 1'-0"

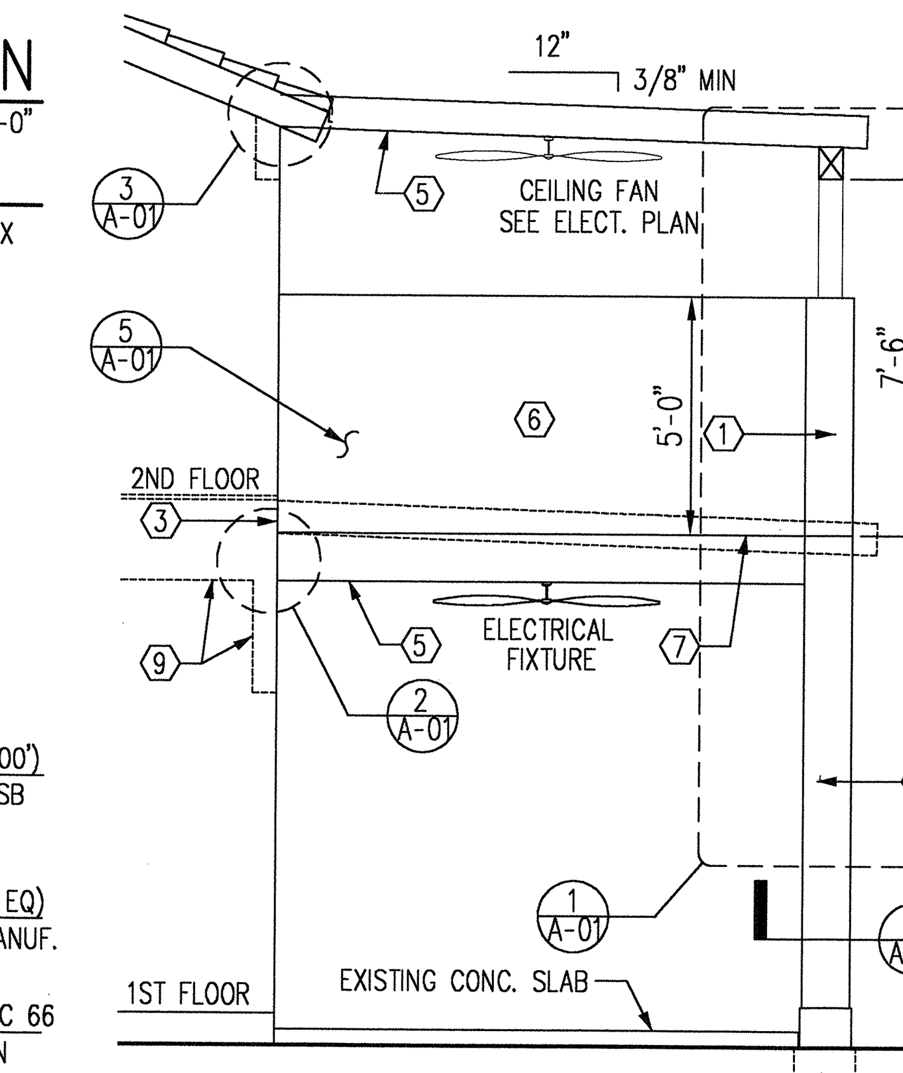


SIDE ELEVATION

1/4" = 1'-0"

KEYNOTES

- (1) (N) 12" X 12" WOOD FRAME BOX W/ STUCCO FINISHED
- (2) (N) 36" - 42" WROUGHT IRON GUARD-RAIL - BY OTHERS INSTALLED PER IRC-2006 COORDINATE WITH G.C./OWNER
- (3) (N) 7" MAX STEP-UP (TOP OF FINISH FLOOR MATERIAL) COORDINATE WITH GC/OWNER
- (4) (N) 16" X 16"X10" CONC. FT'G WITH 6" ABOVE FINISH CONC. 2-#4 HORIZ EA SIDE
- (5) (N) CEILING PROJECTION 1/2" GWB ANTI-SAGGING OR EQ SEE FRAMING PLAN
- (6) (N) NON-BEARING WALL (HT=5.00') 2 X 4 @ 24" O.C. WITH 1/2" OSB SHEATHING AND FINISH STUCCO (MATCH QUALITY AND COLOR)
- (7) (N) FLOOR FINISHED (WOOD OR EQ) INSTALLED PER CODE - AND MANUF. SPECIFICATIONS
- (8) 6"X6" WOOD POST (DF#2) W/ BC 66 OR EQUAL - SEE FRAMING PLAN PORCH & COVERED BALCONY
- (9) WALL PROJECTION



SIDE ELEVATION

1/4" = 1'-0"

ROUGH HARDWARES:

SOLID SAWN LUMBER SHALL COMPLY WITH THE LATEST EDITION OF THE GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION (WWPA) OR THE COAST LUMBER INSPECTION BUREAU (NCLIB). ALL SOLID SAWN LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED GRADING AGENCY. SOLID SAWN LUMBER SHALL HAVE THE FOLLOWING MINUMUM GRADES. UNLESS SHOWN OTHERWISE ON THE PLANS, PROV'D THE FOLLOW'G TRIMMERS AT BEAMS.

SINGLE TRIMMER FOR ALL 4x8 AND SMALLER BEAMS AND HEADERS.

WOOD AND LUMBER PRODUCTS:

ALL WOOD CONSTRUCTION SHALL CONFORM TO INTERNATION RESIDENTIAL CODE 2006 DOUGLAS FIR LARCH N # 2

ALL STRESS GRADE LUMBER SHALL COMPLY WITH THE APPOPIATE SPECIFICATIONS AS PUBLISHED IN THE CURRENT EDITION OF THE W.C.L.A. MANUAL AND ALL PIECES OF LUMBER, IN PLACE, SHALL BEAR THE APPROVAL STAMP OF THE W.C.L.A.

SPECIFICATIONS FOR LUMBER AND WOOD PRODUCTS:
FRAMING LUMBER, S4S (2x4 - 4x16): SIMPSON STRONG-TIE

HOLES FOR NAILS, WHERE NECCESSARY TO PREVENT SPLITTING, SHALL BE PREDRILLED AT A SMALLER DIAM. THAN NAILS.

CONCRETE:

ALL CONCRETE CONSTRUCTION SHALL CONFORM TO IBC-2006
INSTALLED CONCRETE SHALL CONFORM TO THE FOLLOWINGS:

CURBS, GUTTERS, STAIRS ON GRADE
EQUIPMENT SLABS ON GRADE
FOOTINGS AND STEM WALLS
(DESIGNED FOR 2,800 PSI MAX)

NO ADMIXTURES SHALL BE USED WITHOUT SPECIFIC PRIOR WRITTEN APPROVAL FROM THE BUILDING OFFICIAL. ADMIXTURES USING ANY FORM OF CHLORIDES SHALL NOT BE USED.

STRUCTURAL STEEL:

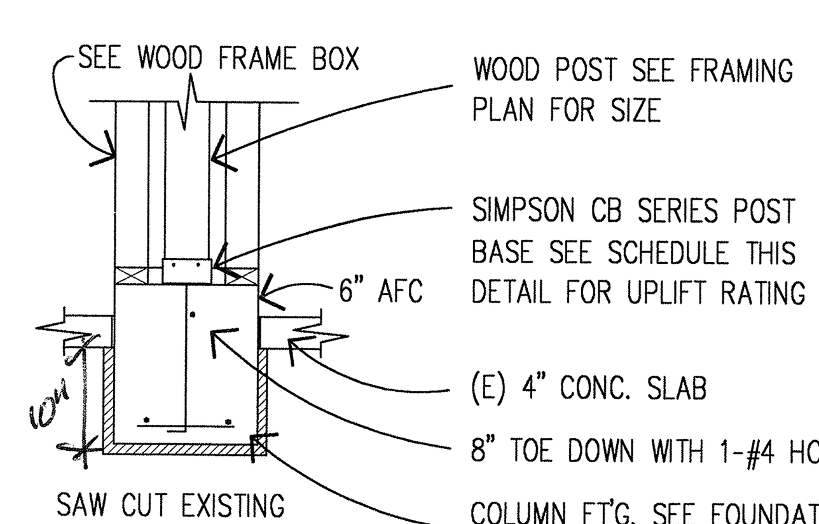
ALL STRUCTURAL STEEL SHALL HAVE ASTM A36 Fy=36,000 PSI (U.N.O.)

ALL BOLTS FOR STEEL TO STEEL CONN. SHALL BE ASTM A325N, ALL OTHER BOLTS SHALL BE PHILLIPS "RED HEAD" ICBO LATEST EDITION

ALL CONSTRUCTION PER LATEST ASIC STEEL CONST. MANUAL.

1V. REINFORCING STEEL
1. Reinforcing steel shall conform to ASTM Specification A615, Grade 40
2. Welded wire fabric shall have minimum strenght of 65,000 PSI and conform with ASTM designation A-185
3. Minimum concrete protection, except as noted:
   - A- Slabs........3/4 inches.
   - B- Walls & Columns........1-1/2 inches.
   - C- Footings........3 inches.
4. Lap all reinforcing steel splices, dowels, wall corners, and footing corners, at minimum of 50 diameters. Min. lap for masonry splices shall be 50 diameters.
5. See Section VII - Masonry, Paragraph 7, below.

V. MISCELLANEOUS STEEL
1. All miscellaneous steel shapes shall conform to ASTM A36 with a minimum yield strenght of 36,000 PSI.
2. Steel tubes to conform with ASTM A500.



ROOF AREA SUPPORTED BY POST (S.F.)	REQUIRED UPLIFT RATING
0 - 50	750#
50 - 100	1475#
100 - 150	2220#
150 - 200	2950#

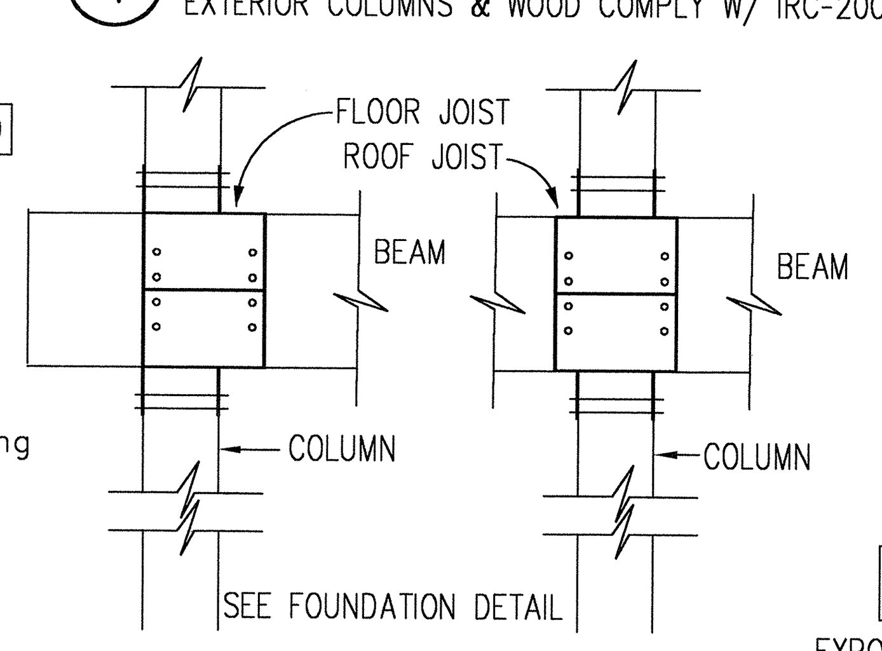
COLUMNS COMPLY W/ IRC-2006

APPROVED 7/29/11 Bldg. Permit Specialist

AFC - ABOVE FINISH CONCRETE SLAB (PATIO)

1 COLUMN FOOTING (TYP OF 3)

EXTERIOR COLUMNS & WOOD COMPLY W/ IRC-2006 3/4"=1'-0"



COLUMN CAP AT END COLUMN
SIMPSON EPC66 AT 6x BM & 6x6 COLUMN

COLUMN CAP AT CENTER COLUMN
SIMPSON PC66 AT 6x BM & 6x6 COLUMN

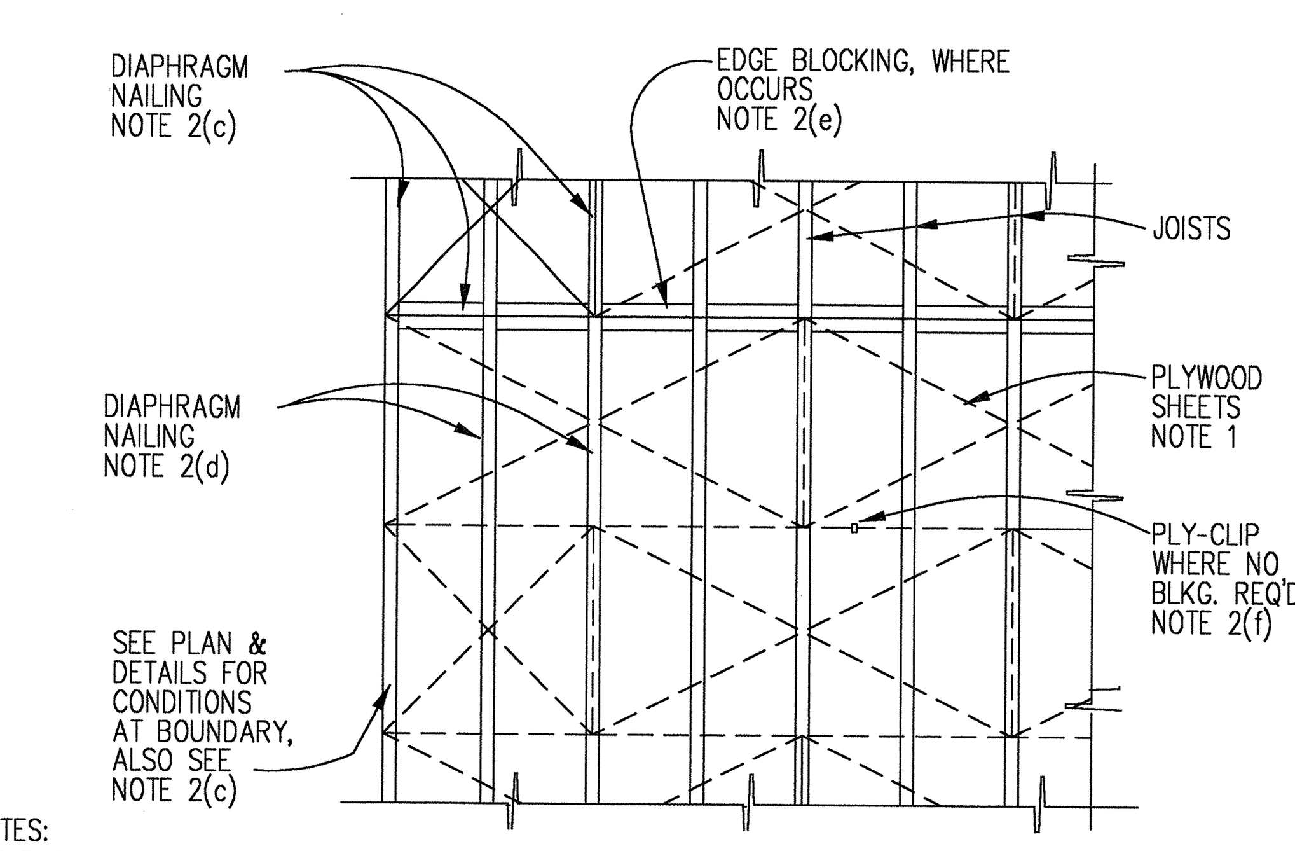
FOR OTHER SIZES REFER SIMPSON CATALOG COLUMN CAP TO MATCH BEAM AND COLUMN SIZES.

COORDINATE WITH FRAMING CONTRACTOR FOR DETAILS, AND CONNECTIONS

EXPOSED EXTERIOR NAILS AND HARDWARE SHALL BE GALVANIZED.

2 BEAM TO WOOD CONNECTION

SEE WOOD FRAME BOX FOR DETAIL 3/4"=1'-0"



NOTES:
SEE PLAN FOR PLYWOOD NAILING DATA. UNLESS NOTED OTHERWISE ON THE PLAN, USE THE FOLLOWING:

1. PLYWOOD
   - (a) SEE GENERAL STRUCTURAL NOTES
   - (b) STAGGER SHEETS AS SHOWN.
   - (c) RUN FACE GRAIN PERPENDICULAR TO SUPP.
   - (d) MINIMUM SHEET SIZE SHALL BE 2'-0"x4'-0".
2. NAILING:
   - (a) USE COMMON NAILS
   - (b) MINIMUM EDGE DISTANCE SHALL BE 3/8", AND NAILS SHALL NOT BE OVERDRIVEN THRU OUTER PLY. STAGGER NAILS AT ADJACENT PLYWOOD SHEET.
   - (c) SHEET EDGES: 10d AT 6"O.C. ROOF BOUNDARIES: 10d AT 6" O.C. EDGES OF OPENINGS: 10d AT 6" O.C.
   - (d) INTERMEDIATE: 10d AT 12" O.C.
   - (e) BLOCK ALL EDGES WITH 2x4 FLAT, WHERE NOTED ON PLANS OR DETAILS.
   - (f) WHERE EDGE BLOCKING IS NOT REQUIRED, PROVIDE PLY-CLIP AT THE CENTER OF EACH SPAN.

FINISH MATERIAL
SEE FRAMING PLAN (ROOF PLAN)

3 TYP. HORIZ. FLOOR/ROOF SHEATHING

IBC-2006 & LOCAL AMENDMENTS (ROOF CONSTRUCTION) 3/4" = 1'-0"

DRAWING INDEX:

JOB. NO. 83-2K11
STAR DATE JULY 2011
DWGS by
J.A.C.A. DESIGN L.L.C.
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