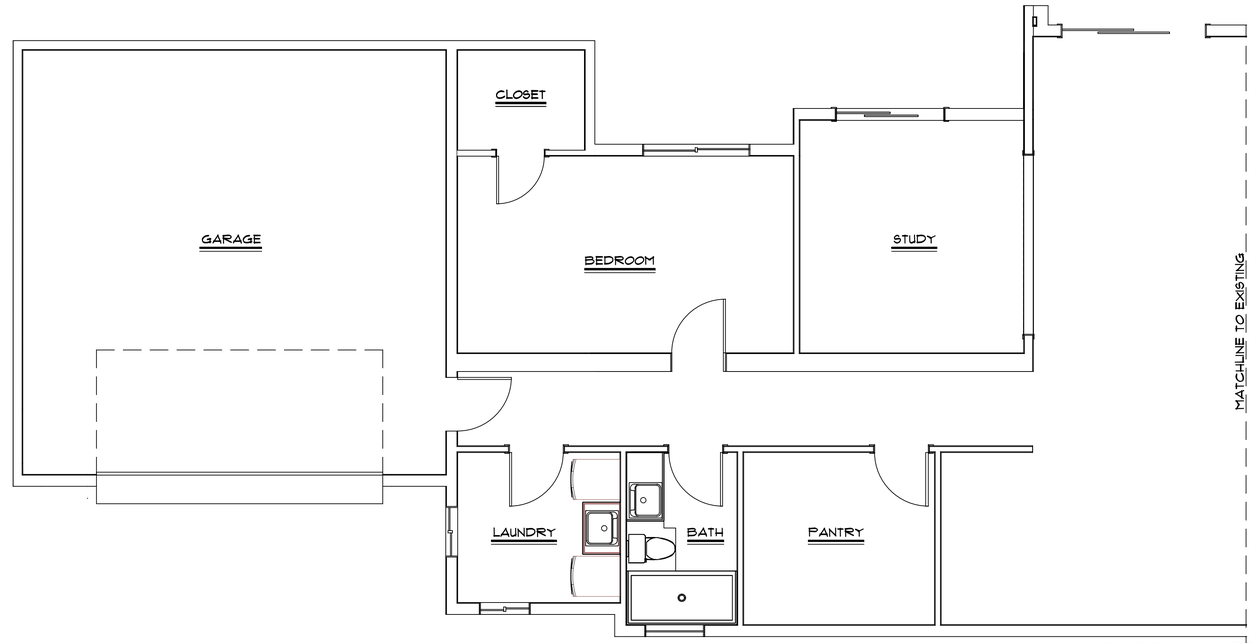

EXISTING FLOOR PLAN

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

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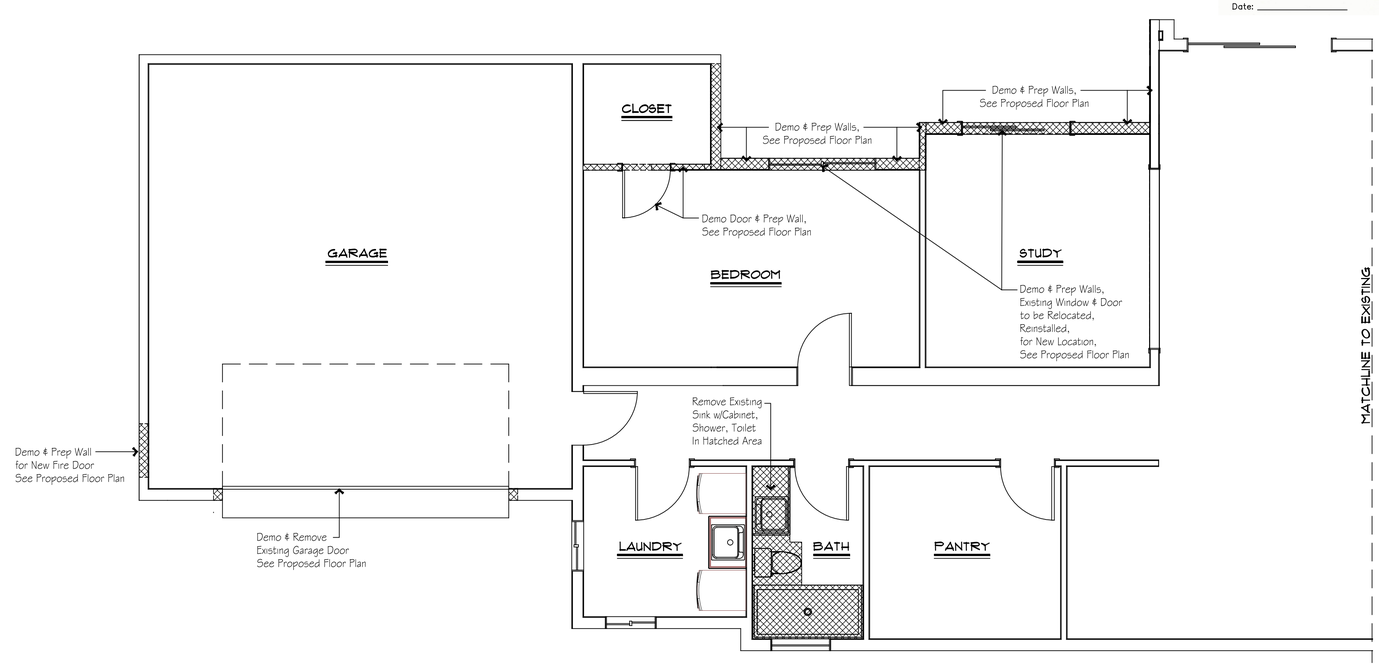

DEMO FLOOR PLAN

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

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Harrah
Renovation/ Addition
7002 N. 40th St.
Paradise Valley,AZ

5	8/3/18 JM
4	7/10/18 JM
3	6/26/18 JM
2	06-12-18 E.P.
1	06-01-18 E.P.

issuance / revisions

drawn by	MD
reviewed by	ES
date	5-16-18
project #	Harrah

drawing name

Existing Floor Plan
Demo Floor Plan

sheet number

3

GENERAL NOTES and SPECIFICATIONS

WOOD:

General: All stress grade lumber construction shall comply with ANSI/NFPA NDS Standards. All lumber, each piece, shall bear the grade stamp of a grading rules agency approved by the American Lumber Standards Committee. Regardless of required grade stamp and certifications, all lumber, each piece, in place in the structure shall be of the original grade specified or better when inspected by a grading agency approved by the ALSC. Grade loss resulting from effects of weathering, handling, storage, resawing, or dividing lengths, will be cause for rejection.

Do not notch or drill joists, beams or load bearing studs without prior approval of the Structural Engineer through the Architect.

Glulam Beams: West Coast Douglas Fir with 24F–V8 combination stress grade. Materials manufacture and quality control per ANSI/SITC 190.1, except that the moisture content at the time of manufacture shall not exceed 11 percent. Fabrication and handling by AITC licensed fabricator, per latest ANSI/AITC190.1 Standards. Beams to bear ANSI quality mark.

The fabricator shall have a minimum of five years continuous experience immediately prior to this work. Use wet service condition adhesive. Camber = L/300 where L = span.

Beams to be Architectural, Industrial appearance grade individually or load wrapped. Seal surfaces with sealer coat.

Inspection of Glulam Beams:

1. The beams and their connections shall be inspected prior to erection at the job site by an ICC certified independent inspector with minimum five years experience in inspecting glulam beams.

2. Where, as cautioned by American Institute of Timber Construction, tension may occur perpendicular to grain due to wood shrinkage restrained by connection or other reasons, the laminator shall install vertical dowels in glued holes to arrest cracks. Size of dowels and the spacing shall be determined by the laminator for each specific occurrence, regardless of when such cracks occur.

3. All tension lamination finger joints shall be proof–load tested and test results submitted for review.

Sawn Lumber: West Coast Douglas Fir. Post and 6X beams: free of heart centers, select structural. Built up beams and 4X joists: No. 1. All other structural framing No. 2 or better.

Sprinkler load allowance is 1.5 lbs. per square foot. Suspend sprinklers so that this allowance is not exceeded on any member. Add members if necessary.

See Mechanical and Architectural Drawings for spreaders, metal curbs, or stand to support MPE equipment from purlins or beams or sufficient number of joists.

Double up studs at jambs of openings up to 6'–0". Provide triple studs at larger opening jambs. Provide horizontal blocking at 4'–0" o.c. vertically staggered, in all bearing walls.

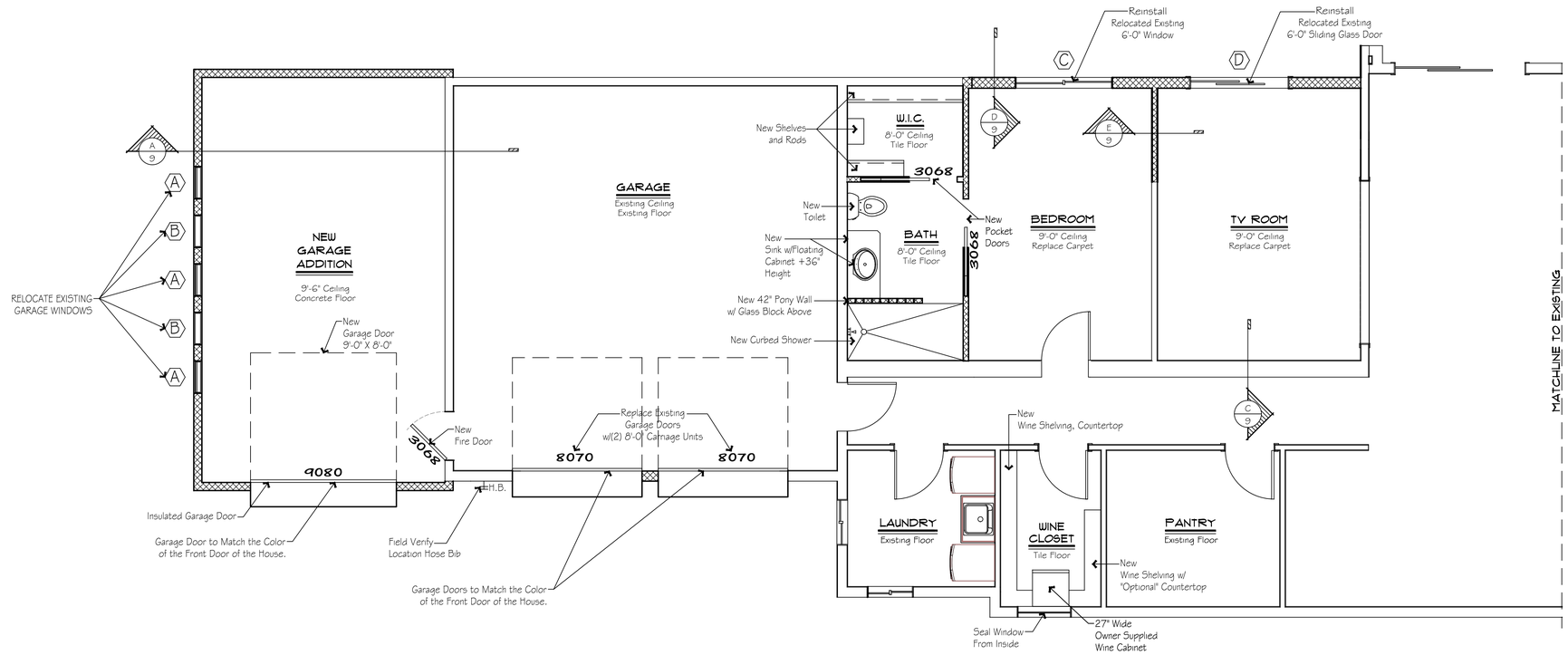
Connections: All framed connections shall be made with framing anchors each side, joist hangers, seats and caps, by Simpson or approved equal, appropriate for the member, for uplift and downwards loads, in accordance with current ICC reports. For Nailing Schedule, see detail or see Table 2404.9.1 of International Building Code. Field drill all holes for proper matching and bearing. Provide cut washers at bolts in wood. Predrill all holes for nails larger than 20d. Fasten plywood with 8d common or with .131" x 2" P–nails or No. 13 gage x 1–1/2" long staples, minimum 7/16" o.c. crown. Staples and P–nails shall be installed per NER–272. Fastener spacing shall be 6" at edge supports and 12" at intermediate supports including each of any multiple members, except that the spacing shall not exceed 10" on floor. Minimum edge distance 3/8".

WOOD SHEATHING:
All sheathing shall conform to product standard: PS 1–83.
All sheathing shall be APA rated with exterior glue (U.N.O.)
lay up sheathing with face grain perpendicular to supports and stagger joints (U.N.O.)
No unblocked panels less than 16" wide shall be used.
Roof Sheathing shall be 1/2" thick plywood, CDX sheathing structural 2 or better (U.N.O.) or 1/2" thick O.S.B. per A.P.A. reg.
All roof sheathing shall be gapped 1/8" min., 1/4" max.
I.C.C. approved O.S.B. may be used in lieu of plywood per N.E.R. – #108, Exposure 1. (O.S.B. is NOT allowed at walk–decks)
All wood sheathing shall conform to the following nominal thickness, span index ratio and be attached as follows:

USE	Thickness	Span Index	Edge Attachment	Intermediate Attachment
Roof	1/2"	32 / 16	8d @ 6" o.c.	8d @ 12" o.c.
Wall	3/8"	24 / 0	8d @ 6" o.c.	8d @ 12" o.c.
Shear Wall	3/8"(U.N.O.)*	24 / 0	See Shear Wall Schedule	
	* U.N.O. on Shear Wall Schedule			
Floor				
w/lt.wt. conc.	1–1/8"	42 / 20	screws @ 6" o.c.	screws @ 10" o.c.
w/o lt.wt.conc.	1–1/8"	42 / 20	screws @ 6" o.c.	screws @ 10" o.c.
Walkdecks	1–1/8"	48 / 24	screws @ 3" o.c.	screws @ 6" o.c.

Screws at floor sheathing shall be #8 x 2–5/8" long for sheathing less than 1–1/2" thick.
Minimum screw diameter = 0.164"
All floor & walkdeck sheathing shall be glued to structural members with an A.P.A. 'AFG–01' qualified gule.

1. Energy Star Construction & Appliances.
2. All Slab Doors to be Stained w/ Painted Jams.
3. No Door Trim- Corner Bead to Jam.
4. All Windows to be 4-Way Drywall Wrap.
5. All Hardware will be Chrome or Brush-Chrome.
6. All Plumbing Fixtures- White.
7. All New Windows to be Vinyl Insulated Units to Match Existing.
8. Contractor to Construct 2x4 Furr Out Walls Where Necessary.
9. All New Cabinetry to be Stain or Paint Finish Per Interior Designer.
10. All Existing Ceiling Heights are 8'-0" Tall, Unless Otherwise Noted.
11. Contractor to Re-Paint All Required Walls with Eggshell Finish Paint (Color T.B.D.).
12. Contractor to Install Flat Screen T.V. in Living Area.



PROPOSED NOTED FLOOR PLAN

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

WINDOW SCHEDULE*

SYM.	TYPE	SIZE	QTY.	T.O.W.
A	AWN "OPTIONAL"	2'-0" x 2'-0"	3	7'-0"
B	Fix "OPTIONAL"	2'-0" x 2'-0"	2	7'-0"
C	Reuse Existing H5	6'-0" x 4'-0" (Field Verify)	1	7'-0"
D	Reuse Existing Sliding Door	6'-0" x 6'-8" (Field Verify)	1	7'-0"

* All Windows To Have 0.35 or Better U-Factor
* All Skylights To Have 0.45 or Better U-Factor

AREA CALC.

New Garage Un-Heated Area Sq. Ft.:	404 SF
Renovated Heated (Bedroom, W.I.C, Bath/Shower) Area Sq. Ft.:	608 SF
Renovated Heated (Wine Closet) Area Sq. Ft.:	59 SF
Total New & Renovated Areas Sq. Ft.:	1,037 SF

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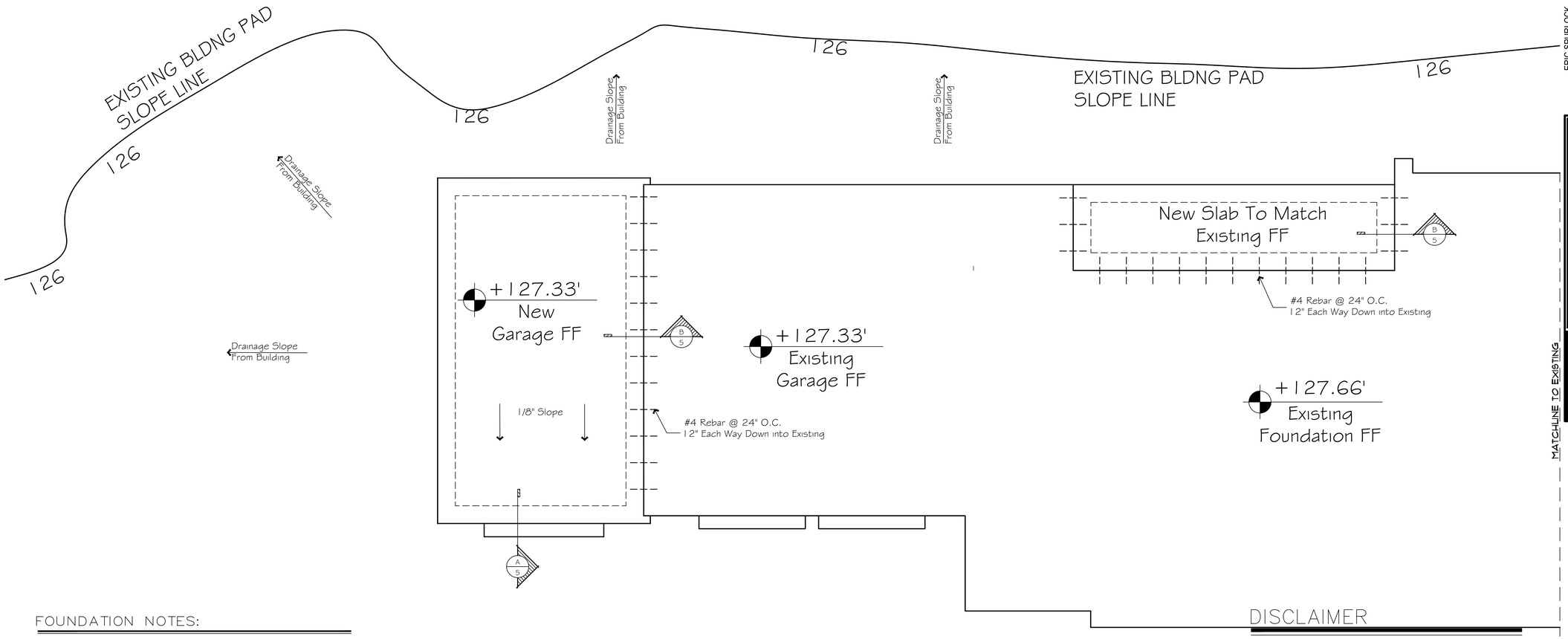
drawn by	MD
reviewed by	ES
date	5-16-18
project #	Harrah
drawing name	Proposed Floor Plan

sheet number

4



FOUNDATION FLOOR PLAN

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

FOUNDATION NOTES:

STRUCTURAL INSPECTION :

It is the Contractor's responsibility to inspect all structural work for conformance with the contract documents. Any structural inspection provided by others does not relieve him of this responsibility. Any structural deviations from the contract documents that are found at a later date and are declared to be significant by the Structural Engineer shall be corrected by the Contractor with all dispatch. The Structural Inspector is not authorized to direct or approve any changes from the contract documents. If the Contractor wishes to question the Structural Inspector's interpretation of the contract documents, he may do so directly with the Architect or the Structural Engineer.

The Structural Inspector is not authorized to stop or delay the work. If the contractor elects to continue with a certain work after being notified by the Structural Inspector that such work is unacceptable, he does so at his own responsibility and risks correcting the work at a less opportune time.

The Structural Inspector is not inspecting for OSHA compliance and temporary construction, such as bracing.

The Contractor is responsible for providing adequate facilities for the Structural Inspector, to allow him to perform his work safely and efficiently.

FOUNDATIONS:

Soil Report by: N / A

Basis for Foundation design is 1,500 psf. soil pressure.
Footings shall bear on firm undisturbed native soil 18" below undisturbed ground surface.

1. All Reinforcing Bars to be Grade 40 or Better.
2. All Concrete to be 3,500 PSI Min.
3. All Exterior Concrete to be 5% Air Entrained.
4. All Footing Excavations to be 18" Min. Below Finished Grade and 12" Min. Into Native, Undisturbed Soil.
5. All Footing Excavations to be Compacted to 95% and be Free of Loose Soil, Vegetation, Roots, and Debris.
6. All Stumps and Roots to be Removed to a Depth of 24".
7. Contractor to repair existing deck patio.
8. 2" foam insulation from top of stem to depth of footing.

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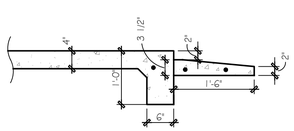
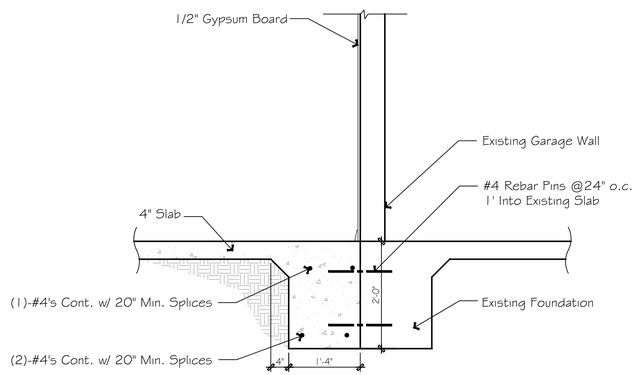


"A" - DEP. SLAB @ GAR. DOOR

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



"B" - NEW SLAB SECTION TO EXISTING

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

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issuance / revisions

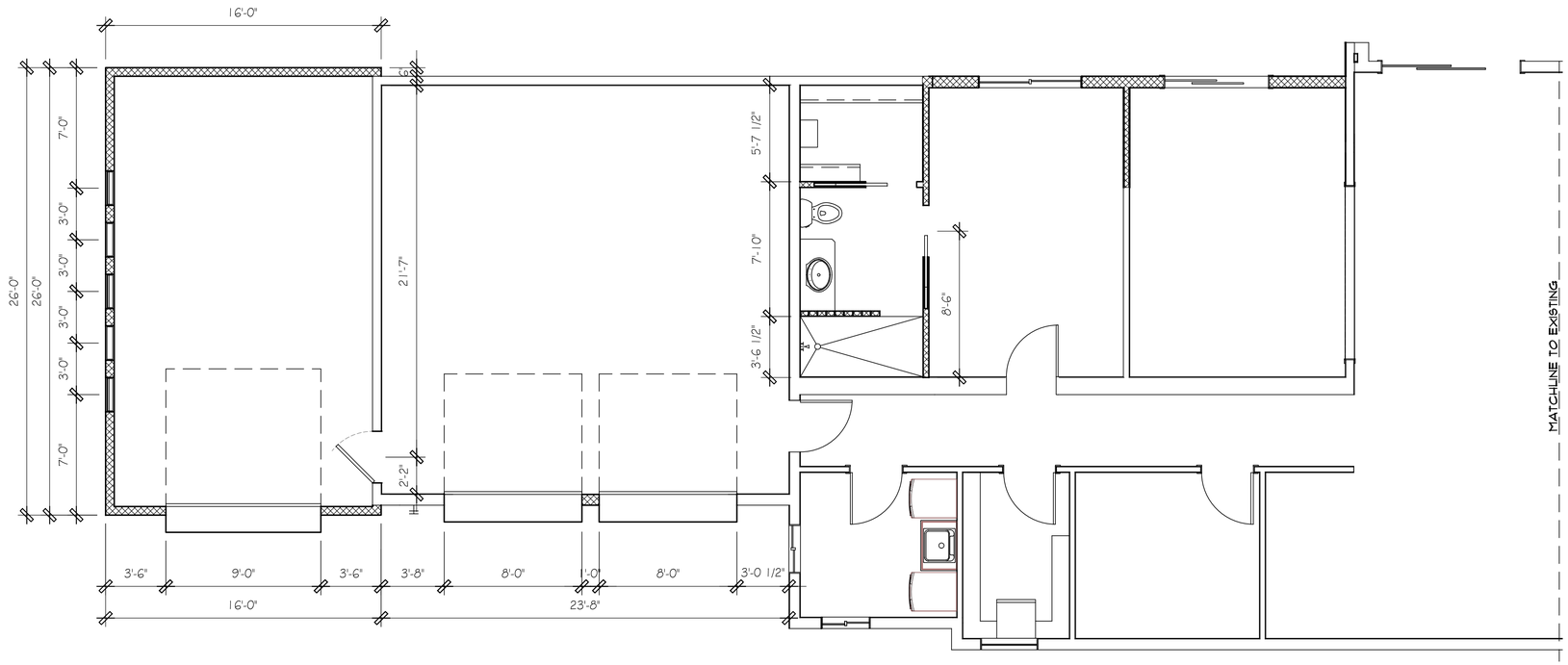
drawn by	JM
reviewed by	ES
date	5-16-18
project #	Harrah

drawing name

Foundation Floor Plan

sheet number

5



DIMENSIONED FLOOR PLAN

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

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drawn by	SS
reviewed by	ES
date	5-16-18
project #	Harrah

drawing name

Dimensioned Floor Plan
Reflected Ceiling Plan

sheet number

6

1.	JOIST TO SILL OR GIRDER, TOENAIL	3 – 8d
2	BRIDGING TO JOIST, TOENAIL EACH END	2 – 8d
3	1" X 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2 – 8d
4	WIDER THAN 1" X 6" SUBFLOOR TO EACH JOIST, FACE NAIL	3 – 8d
5	2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2 – 16d
6	SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL, FACE NAIL	16d at 16" o.c. 16d per every 16"
7	TOP PLATE TO STUD, END NAIL	2 – 16d
8	STUD TO SOLE PLATE, TOE NAIL	4 – 8d or 2 – 16d
9	DOUBLE STUDS, FACE NAIL	16d at 24" o.c.
10	DOUBLE TOP PLATE, TYP. FACE NAIL DOUBLE TOP PLATE, LAP SPLICE	16d at 16" o.c. 8 – 16d
11	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3 – 8d
12	RIM JOIST TO TOP PLATE, TOENAIL	8d at 6" O.C.
13	TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2 – 16d
14	CONTINUOUS BUILT-UP HEADER, TWO PIECES WITH 1/2" SPACER	16d at 16" O.C. @ EACH EDGE
15	CEILING JOISTS TO PLATE, TOE NAIL	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	1"x DIAGONAL BRACE TO EACH STUD AND PLATE, FACE NAIL	2 – 8d
21	1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	3 – 8d
22	WIDER THAN 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	3 – 8d
23	BUILT-UP CORNER STUDS	16d at 24" O.C.
24	BUILT-UP GIRDER AND BEAMS FACE NAIL @ TOP & BOTTOM, STAGGERED ON OPPOSITE SIDES FACE NAIL @ ENDS & AT EACH SPLICE	 20d AT 32" O.C. 2 – 20d
25	2" PLANKS	16d AT EACH BEARING
26	COLLAR TIES TO RAFTER, FACE NAIL	3 – 10d
27	JACK RAFTER TO HIP JACK	3 – 10d TOENAILED 2 – 16d FACE NAILED
28	ROOF RAFTERS TO 2x RIDGE BEAM	2 – 16d TOENAILED 2 – 16d FACE NAILED
29	JOIST TO BAND (RIM) JOIST, FACE NAIL	3 – 16d
30	LEDGER STRIP, FACE NAIL	3 – 16d
31	WOOD STRUCTURAL PANELS & O.S.B. SUBFLOOR, ROOF & WALL SHEATHING (TO FRAMING) 1/2" & less 19/32" to 3/4" 7/8" to 1" 1-1/8" to 1-1/4"	 6d, (C), (L) 8d, (D) or 6d, (E) 8d, (C) 10d, (D) or 8d, (D)
	SINGLE FLOOR COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING 3/4" & less 7/8" to 1" 1-1/8" to 1-1/4"	 6d, (E) 8d, (E) 10d, (D) or 8d, (E)
32	PANEL SIDING (TO FRAMING)	1/2" & less 6d, (F) 5/8" 8d, (F)
33	FIBERBOARD SHEATHING, (G)	1/2" 6d 25/32" 8d
34	INTERIOR PANELING	1/4" 4d, (J) 3/8" 6d, (K)

FOR SI: 1" = 25.4 mm, 1' = 304.8 mm, 1mile per hour = 1.609 km/h.

A Common or box nails are permitted to be used except where otherwise stated.

B Nails spaced at 6" o.c. at edges, 12" o.c at intermediate supports except 6" o.c. at supports where spans are 48" or more. For nailing of wood structural panel and OSB diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.

C Common or deformed shank nails, 6d , 8d ,10d.

D Common nails, 6d , 8d ,10d.

E Deformed shank nails, 6d , 8d ,10d.

F Corrosion-resistant siding nails, 6d , 8d , or casing nails, 6d , 8d

G Fasteners spaced at 3" o.c. at exterior edges and 6" o.c. at intermediate supports, when used as structural sheathing. Spacing shall be 6" o.c. at edges and 12" o.c., at intermediate supports for non-structural applications.

H 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.

I Corrosion-resistant staples with nominal 7/16" crown and 1-1/8" length for 1/2" sheathing and 1-1/2" length for 25/32" sheathing. Panel supports at 16" (20" if strength axis is in the long direction of the panel, U.N.O.)

J 1-1/2" casing nails or 1-1/2" finish nails spaced at 6" o.c. at panel edges, 12" at intermediate supports.

K Panel supports at 24" o.c. Casing or finish nails spaced 6" o.c. at panel edges, 12" at intermediate supports.

L For roof sheathing applications, 8d nails are the minimum required for wood structural panels.

M Staples shall have a minimum crown width of 7/16".

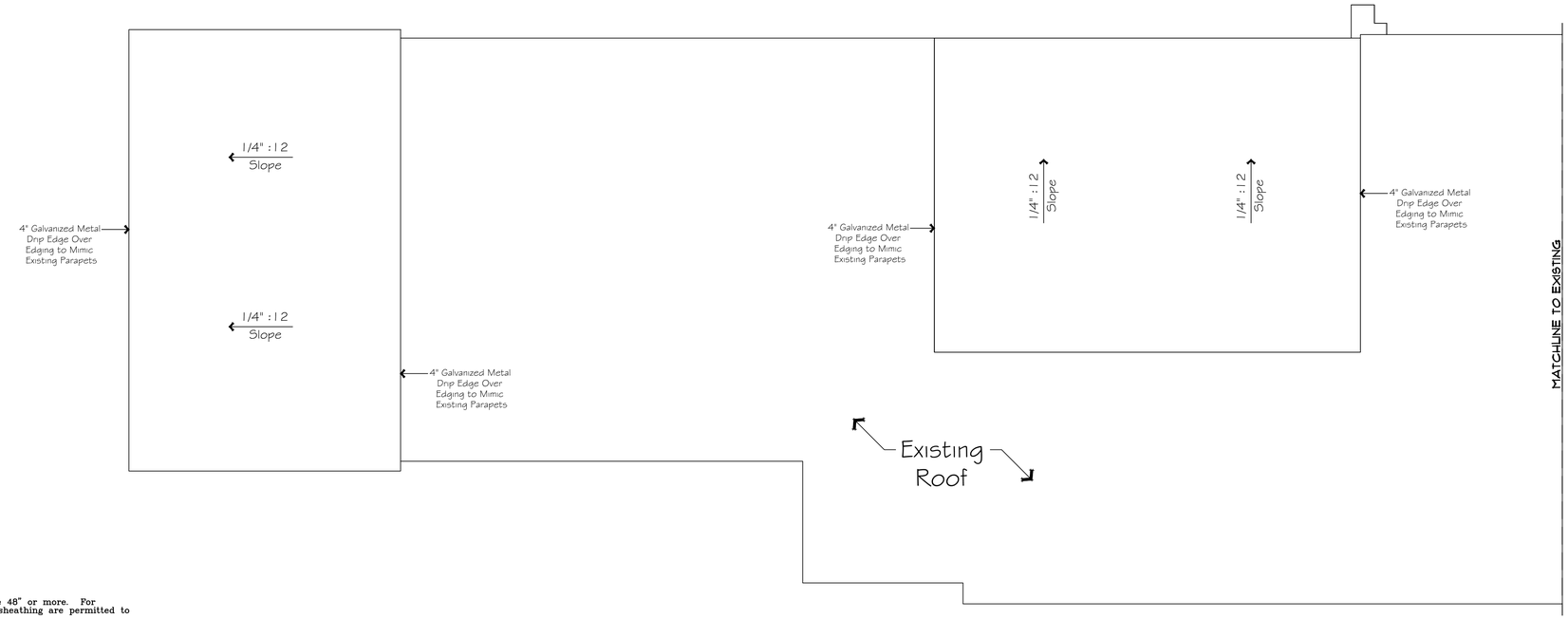
N For roof sheathing applications, fasteners spaced 4" o.c. at edges, 8" o.c. at intermediate supports.

O Fasteners spaced at 4" o.c. at edges, 8" o.c. at intermediate supports for subfloor and wall sheathing and 3" o.c. at edges, 6" o.c. at intermediate supports for roof sheathing.

P Fasteners spaced 4" o.c. at edges, 8" o.c. at intermediate supports.

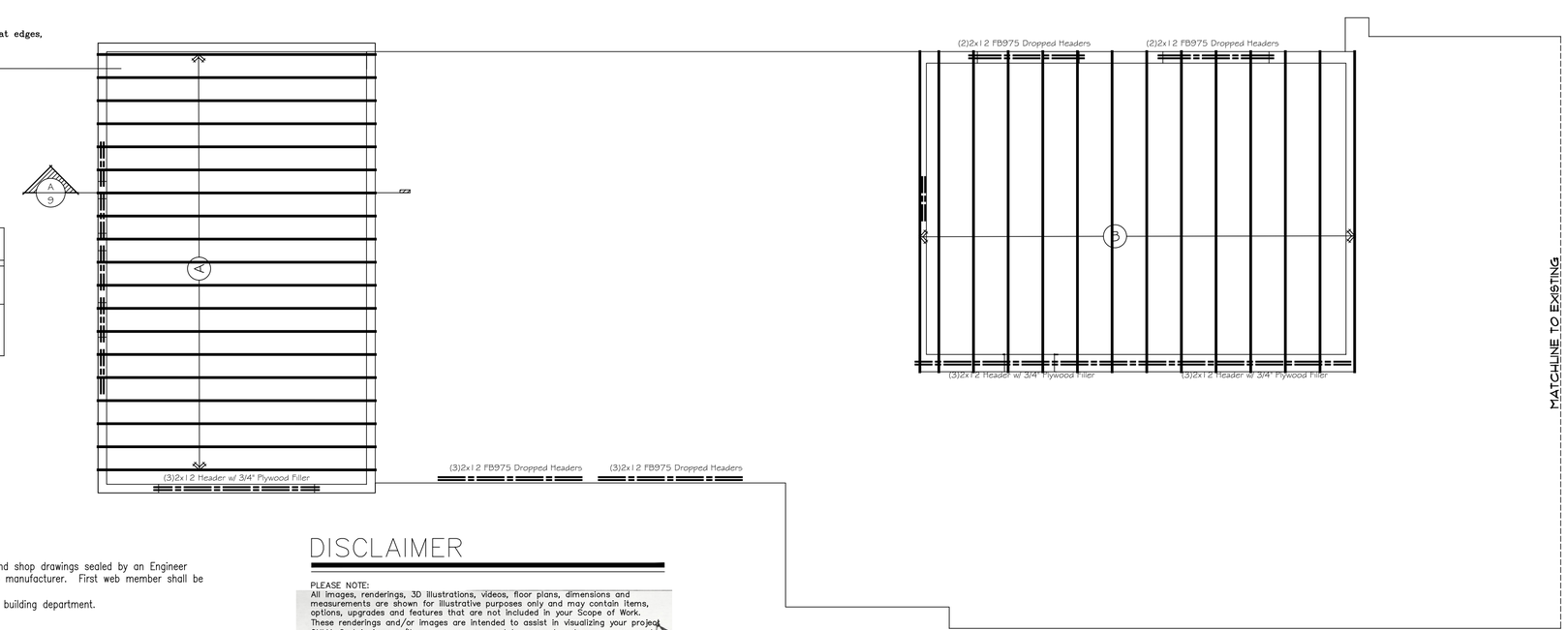
DT FASTENING
Schedule per 2016 I.B.C.
DOS_STD#

SCALE



DRAINAGE PLAN

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



FRAMING PLAN

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

FRAMING SCHEDULE	
A	9 1/2" x 11 7/8" TJI's @ 16" O.C.
B	1 3/4" x 11 7/8" TJI's @ 24" O.C. w/ 1/4" per 1'-0" Slopped Rippers @ 8'- 0" Pl. Ht.

FRAMING NOTES:

TRUSS JOIST OR WEB JOIST: Fabricator shall be responsible for design using the following loads:
LIVE LOAD: Roof – see plan – 7 day duration – horizontal projection.
DEAD LOAD: See plan – including weight of joist excluding mechanical units.
Mechanical Equipment: See Mechanical Drawings. Add joist under mechanical equipment.
All construction per current ICC report. Prior to manufacturing, fabricator shall submit design calculations and shop drawings sealed by an Engineer registered in Arizona for review. All permanent and temporary bracing and fastening at bearings shall be by manufacturer. First web member shall be framed so as not to require more than 1-1/2" high notch in_supporting wood.
WOOD TRUSSES: The manufacturer of the trusses shall be preapproved for the proposed application, by the building department.
See the plans for the design live load and dead load.

1. New Roof to be slopped ½" per 1'-0" Min.
2. New Roof Cricket to be slopped ½" per 1'-0" Min.
3. All Load Bearing Openings to have (2) 2"x12" Headers.

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reviewed by	ES
date	5-16-18
project #	Harrah

drawing name

Roof Framing Plan
Drainage Plan

sheet number

7