

GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2018 IRC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY PINNACLE DESIGN AND DRAFTING, LLC OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

DESIGN CRITERIA:	2018 IRC
GROUND SNOW LOAD:	60 PSF
FLAT ROOF LOAD	46.2 PSF
FROST DEPTH:	"30 INCHES"
SEISMIC ZONE:	C
WIND:	110 MPH EXPOSURE B AND C PER IRC FIGURE R301.1(2)A.
TEMITE:	MODERATE TO HEAVY
DECAY:	MODERATE
WINTER DESIGN TEMP:	4° F
ICE SHEILD UNDERLAYMENT:	YES
AFI:	1014
MEAN ANNUAL TEMP:	45.4° F
RAINFALL:	2.5 INCHES PER HOUR
CLIMATE ZONE:	ZONE 5B

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 10" ABOVE SHOWER DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

WINDOWS SHALL MEET THE MINIMUM EGRESS REQUIREMENTS. MINIMUM OPENING AREA IS 5.7 SQUARE FEET. MINIMUM OPENING HEIGHT IS 24 INCHES. MINIMUM OPENING WIDTH IS 20 INCHES. OPERATIONAL CONSTRAINT OPENS FROM INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. 2018 IRC SECT. 310

WHERE ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL MAINTAIN PROPER EGRESS.

Layout Page Table			Comments
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A0.0	COVER PAGE	PROJECT INFORMATION	
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A1.1	FOUNDATION PLAN	CURRENT FOUNDATION AND POPOSED FOUNDATION FOR NEW SUB-FLOOR	SEE ENG. REPORT AND BCI/GLULAM LAYOUT FROM BOISE CASCADE
A2	ELEVATIONS		NO MODIFICATIONS TO EXTERIOR OF HOME
E1	ELECTRIC PLAN	ALL LOCATIONS OF PROPOSED ELECTRICAL SHOWN	

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CONTRACTOR / HOMEOWNER NOTICE

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE DRAFTSMAN (PINNACLE DESIGN AND DRAFTING) OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

HOMEOWNER WILL TAKE NECESSARY PRECAUTIONS TO REMOVE OR RELOCATE ITEMS OF VALUE TO BE REUSED AND/ OR SAVED, OR IN ANY DANGER OF BEING DAMAGED DUE TO CONSTRUCTION PROCESS.

CLIENT DECLINES TO HAVE PROPERTY SURVEY AND ACCEPTS ALL RISKS BUILDING NEAR EXISTING SETBACK LINES. DIMENSIONS SHOWN ON SITE PLAN ARE BEST ESTIMATE MEASUREMENTS AND HAVE NOT BEEN PERFORMED BY A LICENSED SURVEYOR. DESIGNER / DRAFTSMAN IS NOT RESPONSIBLE FOR BUILDING BEYOND SET BACK LINES.

VICINITY MAP



PROJECT DESCRIPTION

CREATE FULL SET OF CONSTRUCTION DOCUMENTS FOR REMODEL OF A SINGLE FAMILY RESIDENCE FOR PURPOSE OF OBTAINING ALL NECESSARY PERMITS FOR CONSTRUCTION.

CIVIL NOTES

NA

STRUCTURAL NOTES

SUB-FLOOR STRUCTURE AND DESIGN BY AARON BASHNICK OF BOISE CASCADE CONTACT INFO: AARONBASHNICK@BC.COM

ELECTRICAL NOTES

NA

HOA NOTES

NA

BUILDING AREA MEASUREMENTS

EXISTING LIVABLE:	712 SQFT
EXISTING GARAGE:	0 SQFT
EXISTING GROSS:	712 SQFT
EXISTING COVERED:	712 SQFT
PROPOSED TOTAL:	N/A
TOTAL LOT SQUARE FOOTAGE:	830 SQFT
ZONING TYPE:	HR (HISTORIC DISTRICT)
BUILDING COVERAGE PERCENTAGE:	85.7%

CLIENT INFORMATION

NAME: ANDREW HARRINGTON, KATIE MOMMAERTS  
 PHONE: (702) 521-3825, (428) 525-4177  
 EMAIL: ANDREW800M@GMAIL.COM, KMOM05@YAHOO.COM  
 ADDRESS: 123 E BENTON FLAGSTAFF, AZ 86001

PROJECT INFORMATION

TYPE: SINGLE FAMILY RESIDENCE REMODEL  
 ADDRESS: 123 E BENTON FLAGSTAFF, AZ 86001  
 SUBDIVISION: BRANNEN  
 LOT#: 2  
 PARCEL#: 104-01-089  
 ZONING: HR



PINNACLE3D.COM  
 1721 N FORT VALLEY RD  
 FLAGSTAFF, AZ 86001

CLIENT:  
 ANDREW HARRINGTON  
 KATIE MOMMAERTS  
 ANDREW HARRINGTON

PROJECT TYPE:  
 RESIDENTIAL REMODEL

PROJECT NAME:  
 20-158\_HARRINGTON

MUNICIPALITY:  
 CITY OF FLAGSTAFF

ADDRESS:  
 123 E BENTON  
 FLAGSTAFF, AZ 86001

COVER PAGE

REVISIONS:

BUILDING CODES:

2018 IRC  
 2018 IECC  
 2018 IEBC  
 2018 IMC  
 2017 NEC

DATE:  
 1/14/21

SHEET:  
 A0.0

FLOOR PLANS

REVISIONS:

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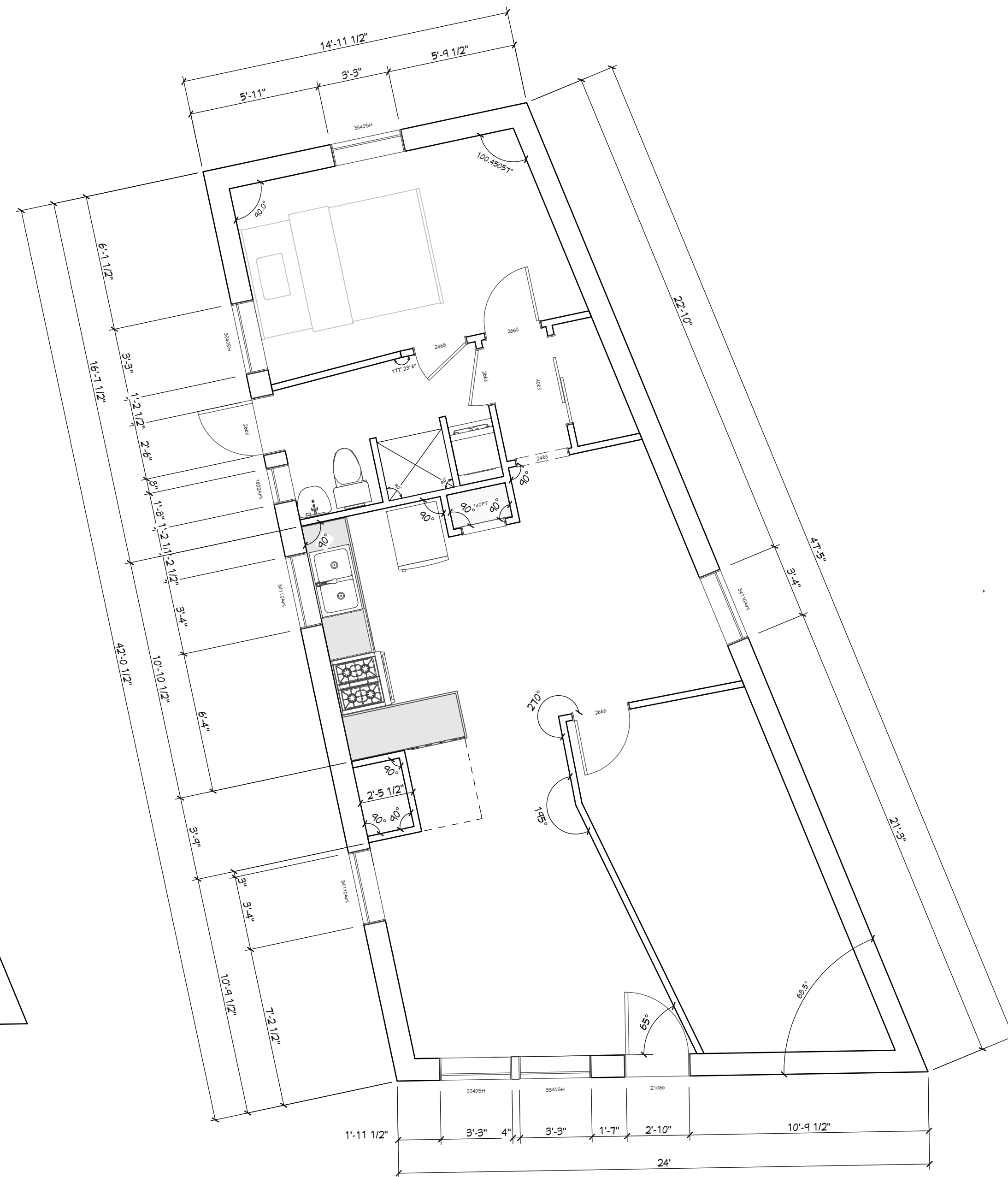
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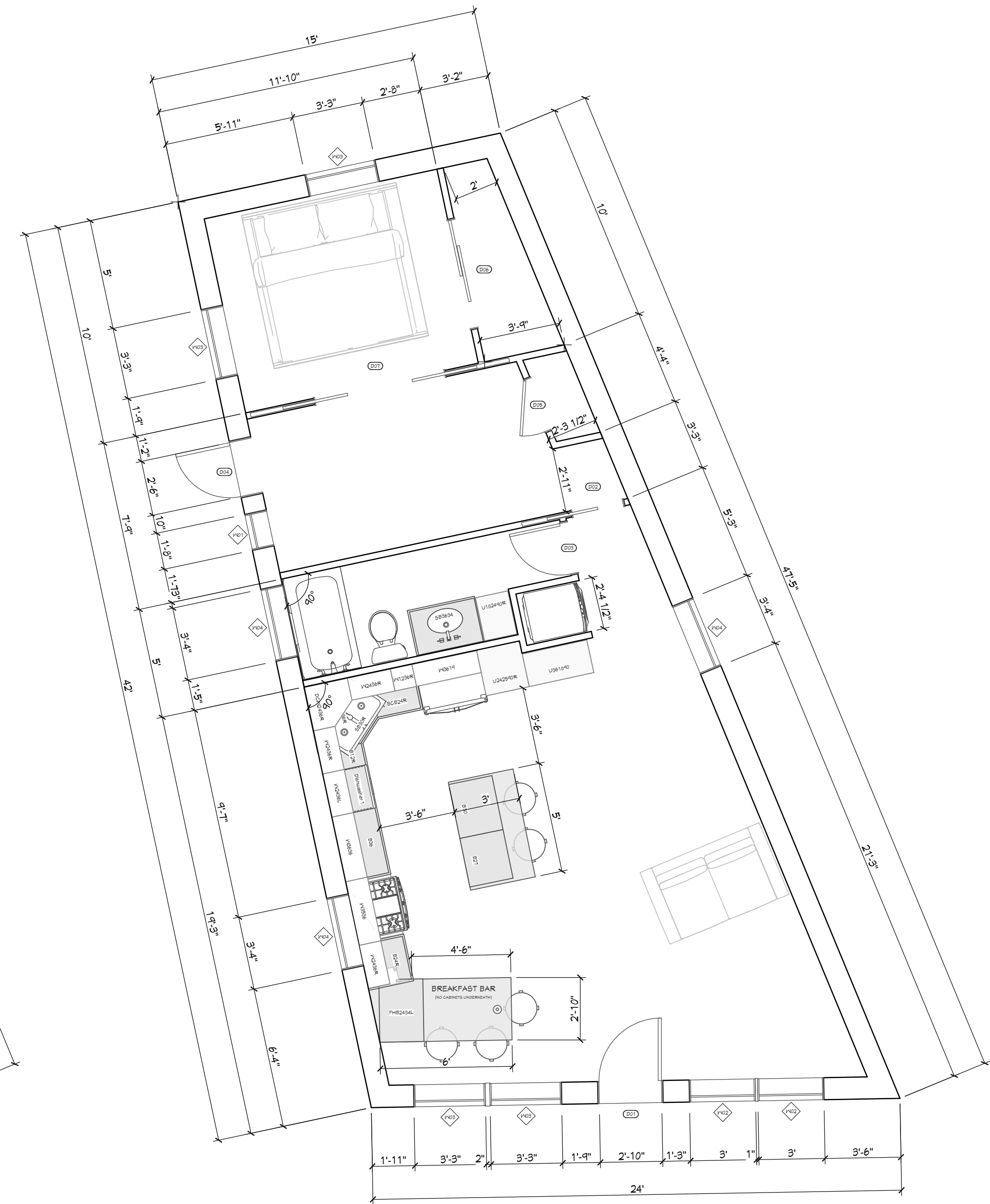
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DEMO FLOOR PLAN  
LEVEL 1  
SCALE 1/4" = 1'



AS-BUILT FLOOR PLAN DIMENSIONED  
LEVEL 1  
SCALE 1/4" = 1'



FLOOR PLAN DIMENSIONED  
LEVEL 1  
SCALE 1/4" = 1'

BATHROOM NOTES

USE MOLD / MOISTURE RESISTANT ASTM C1396 COMPLIANT  
NON-ABSORBANT 1/2" GYPSUM WALL BOARD TO MIN. HEIGHT  
72" ABOVE FINISHED FLOOR. IRC SECT. R307.2

ALL GLAZING IN BATHROOMS TO BE TEMPERED. ARS 36-1631

AS-BUILT DOOR SCHEDULE									
NUMBER	DESCRIPTION	QTY	SIZE	WIDTH	HEIGHT	FIRE	THICKNESS	COMMENTS	
D01	EXT. HINGED-DOOR E20	1	21068 R EX	34"	80"		1 3/4"		
D02	POCKET-DOOR P04	1	2468 L	28 1/8"	80"		1 3/8"		
D03	HINGED-DOOR P04	1	2468 R IN	28"	80"		1 3/8"		
D04	EXT. HINGED-DOOR E20	1	2668 R EX	30"	80"		1 3/4"		
D05	HINGED-BOOKCASE OUTSWING DOOR	1	2668 R IN	30"	80"		1 3/8"		
D06	SLIDER-DOOR P04	1	5068 L IN	60"	80"		1 3/8"		
D07	DOUBLE POCKET-DOOR P04	1	6068 L/R	72"	80"		1 3/8"		

AS-BUILT WINDOW SCHEDULE											
NUMBER	DESCRIPTION	QTY	SIZE	WIDTH	HEIGHT	BOTTOM	TOP	EGRESS	U-FACTOR	TEMPERED	COMMENTS
W01	SINGLE AWNING	1	1822AW	20"	26"	54"	80"		0.3		
W02	SINGLE HUNG	2	3040SH	36"	48"	32"	80"		0.3		
W03	SINGLE HUNG	4	3340SH	34"	48"	32"	80"		0.3		
W04	SINGLE AWNING	3	34110AW	40"	22"	58"	80"		0.3		

FOUNDATION NOTES:

ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL

CONCRETE STRENGTH:

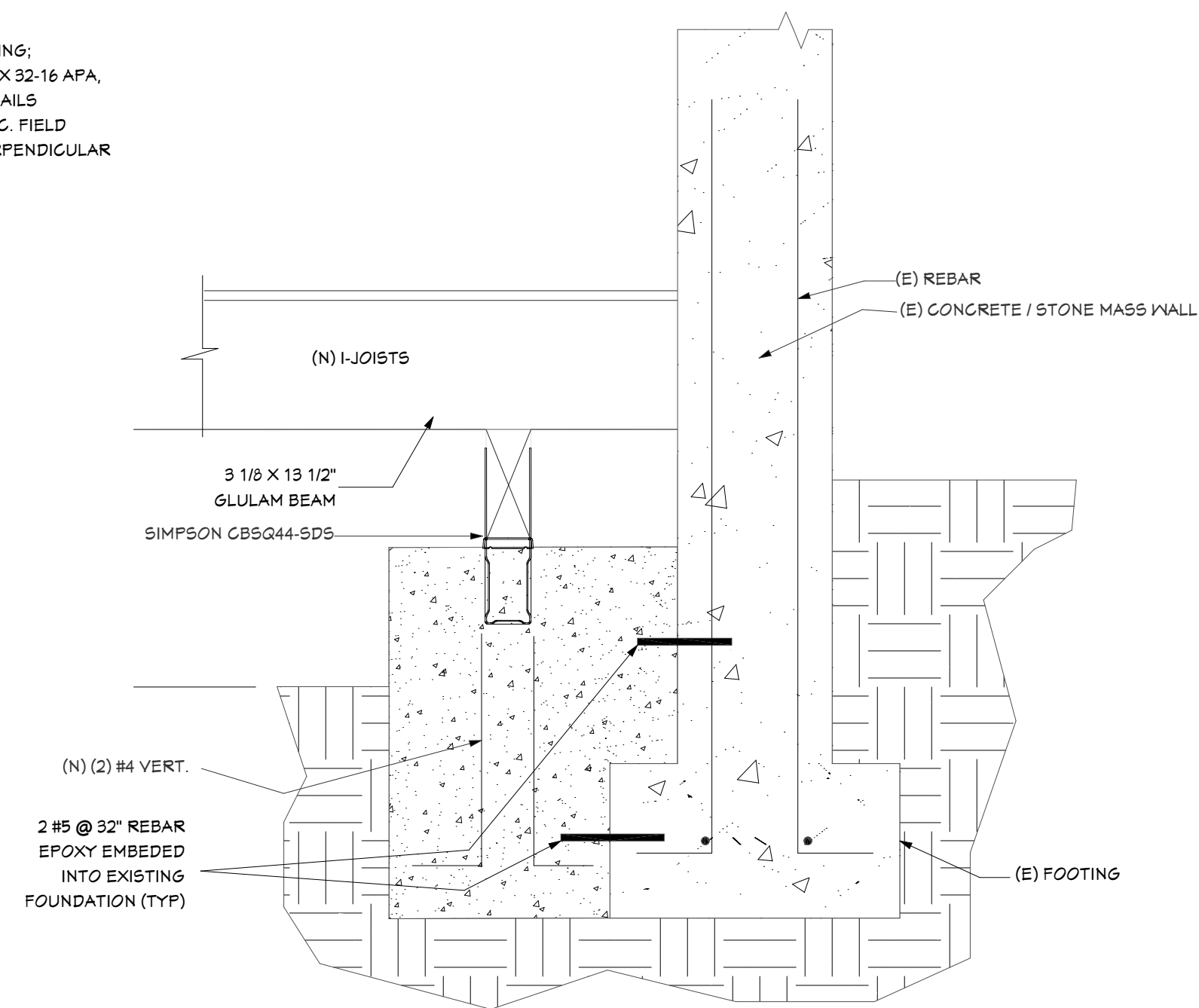
F'c=3000 PSI  
F'm=1500 PSI

USE ASTM A-615 GRADE 40 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE

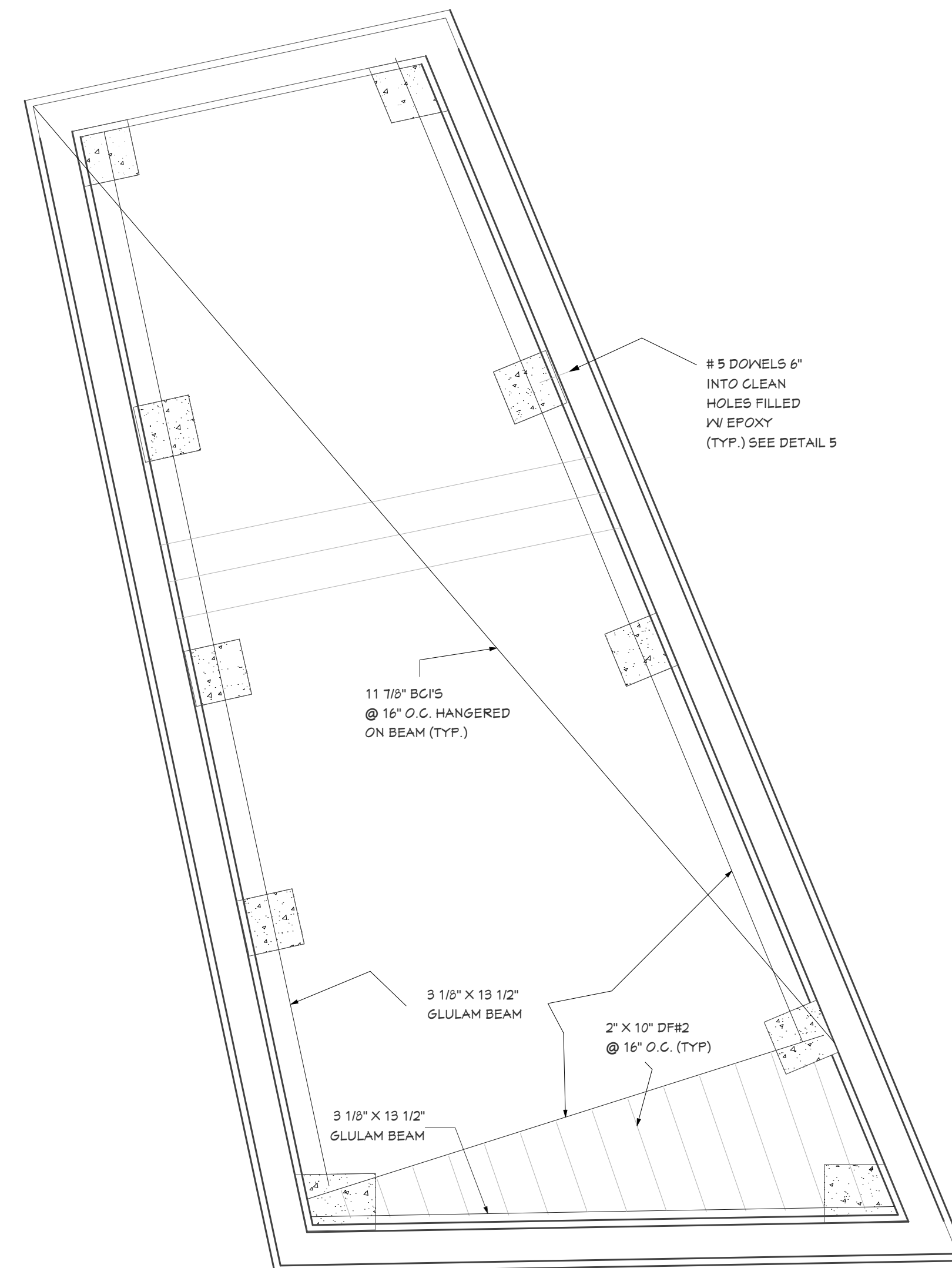
EXISTING CONCRETE STONE MASS WALLS TO REMAIN. NEW FOOTINGS FOR FLOOR FRAMING TO BE PINNED INTO EXISTING STEM WALL WITH #5 REBAR AND EPOXY 6" INTO CLEAN EXIST. STEM WALL.

AFTER DEMOLITION OF EXISTING SUB-FLOOR, NEW FIELD MEASUREMENTS ARE REQUIRED TO BE TAKEN FOR NEW SUB-FLOOR SYSTEM IN ORDER TO SPECIFY EXACT SIZES OF BCI'S FROM BOISE CASCADE.

TYPICAL FLOOR SHEATHING:  
3/4" PLYWOOD, T&G, C-DX 52-16 AFA,  
48 / 24" NAILS COMMON NAILS  
@8" O.C. EDGES & @10" O.C. FIELD  
INSTALL SHEATHING PERPENDICULAR  
TO FRAMING (TYP.)



SUB-FLOOR FRAMING / FOOTING DETAIL



FOUNDATION / FLOOR FRAMING PLAN

SCALE 1/4" = 1'



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ELEVATIONS

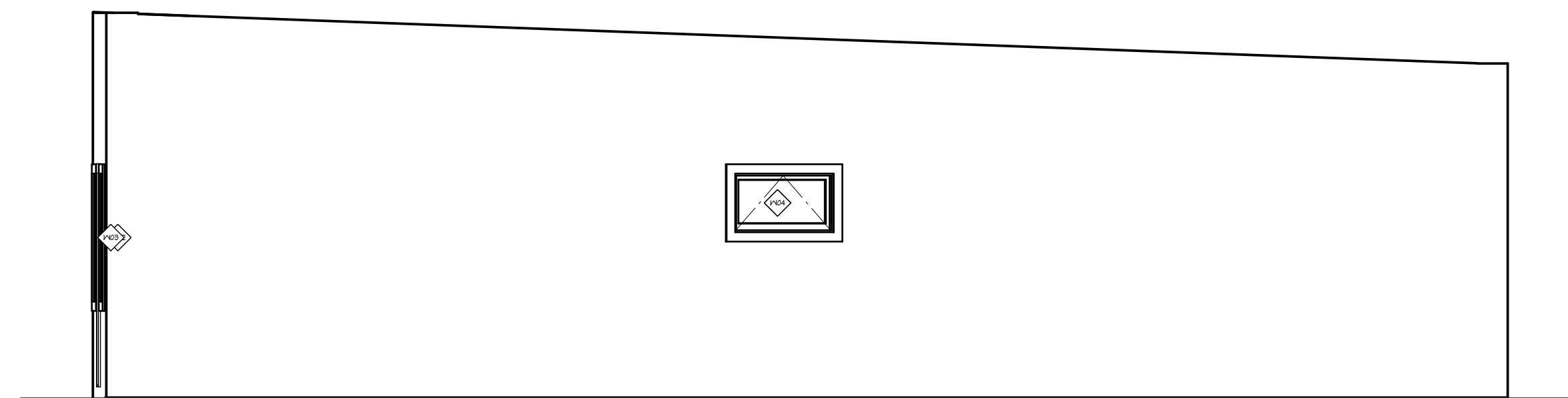
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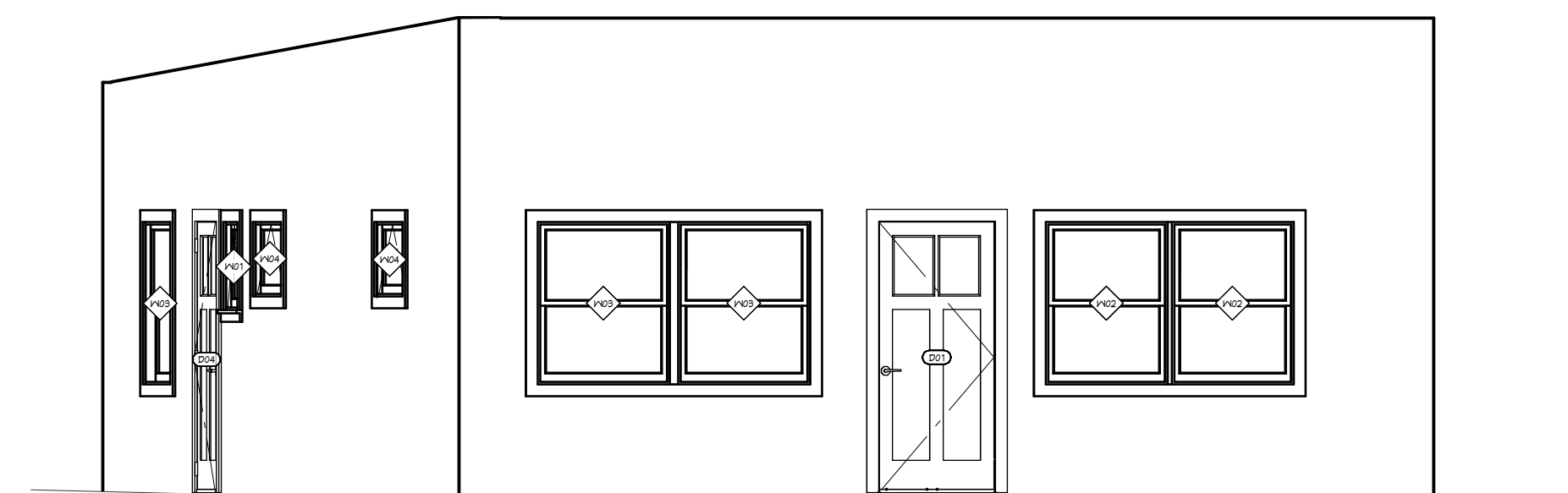
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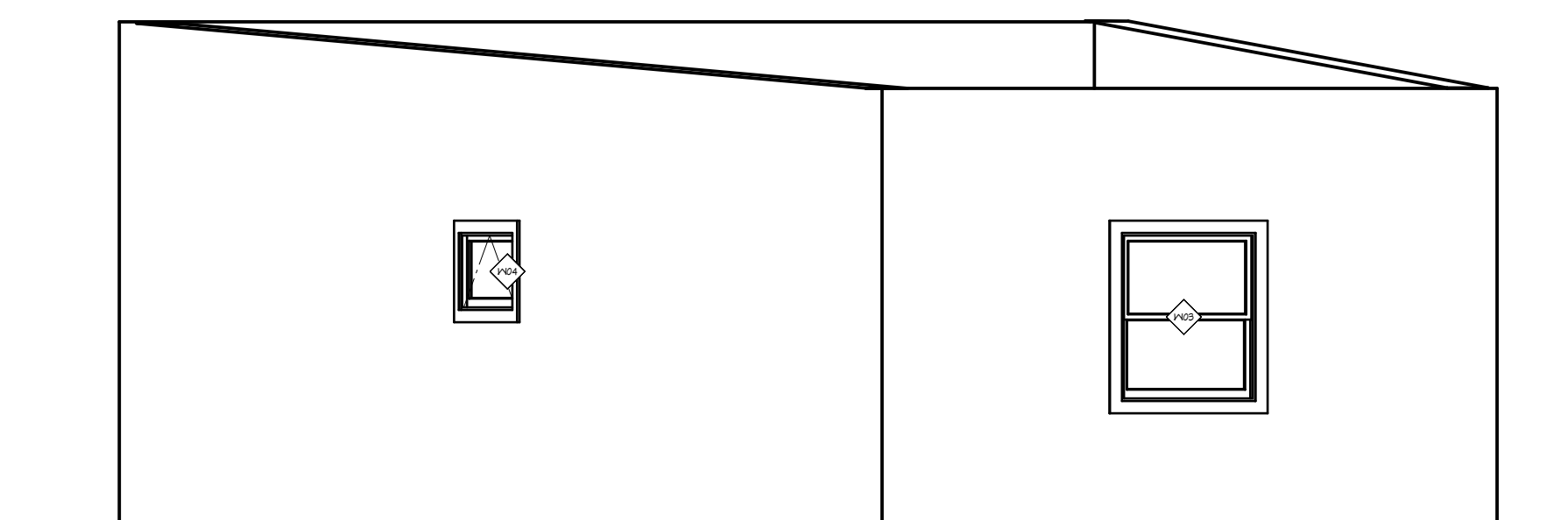
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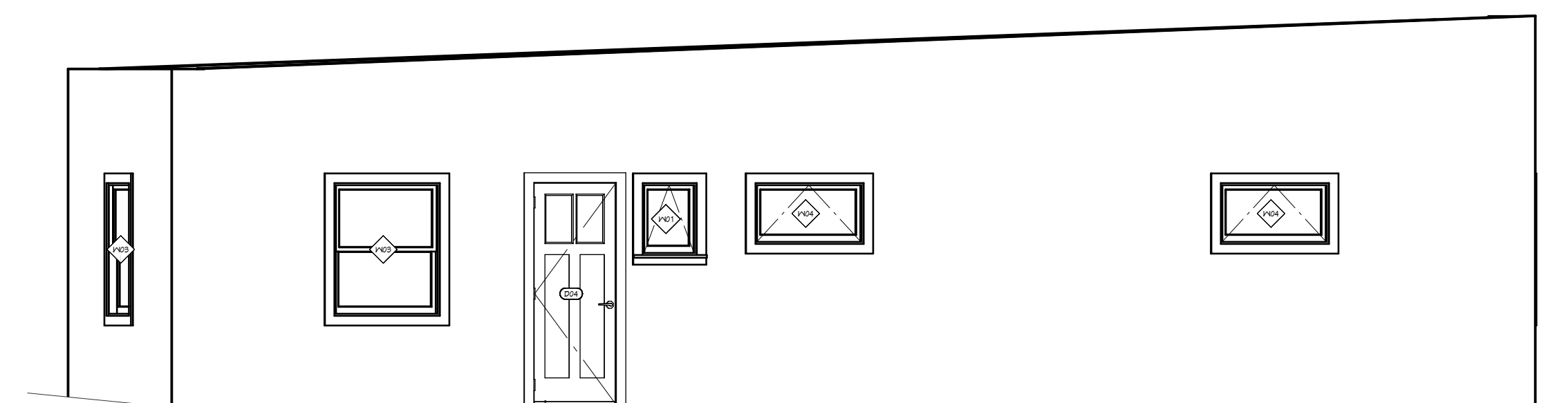
WEST EXTERIOR ELEVATION  
SCALE 1/4" = 1'



NORTH EXTERIOR ELEVATION  
SCALE 1/4" = 1'



SOUTH EXTERIOR ELEVATION  
SCALE 1/4" = 1'



EAST EXTERIOR ELEVATION  
SCALE 1/4" = 1'



**ELECTRICAL, DATA, & AUDIO NOTES:**

HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

**ELECTRICAL NOTES:**

- 1 ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
- 2 PROVIDE ONE SMOKE / CARBON MONOXIDE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE / CARBON MONOXIDE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
- 3 CIRCUIT LOCATIONS AND TYPE SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
- 4 FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
- 5 FIXTURES TO BE SELECTED BY HOME OWNER.
- 6 TAMPER RESISTANT RECEPTACLES ARE REQUIRED.
- 7 WHEN INSTALLED IN A WET LOCATION, 15 AND 20 AMP RECEPTACLES SHALL HAVE AN ENCLOSURE THAT IS WEATHER PROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. THIS WILL INCLUDE OUTSIDE LOCATIONS SUBJECT TO RAIN OR SPRAY FROM A SPRINKLER SYSTEM. PROVIDE EXTERIOR EXTRA DUTY OUTLET COVERS PER IRC SECT. E4002.4.
- 8 RECEPTACLES SHALL BE INSTALLED 16" AFF TO TOP OF OUTLET AND 8" ABOVE COUNTER HEIGHT UNLESS NOTED OTHERWISE AND SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE OF ANY WALL SPACE IF MORE THAN 6' FROM A RECEPTACLE.
- 9 ELECTRICAL WIRING FOR BRANCH CIRCUITS AND FEEDERS TO BE COPPER CONDUCTORS ONLY. BRANCH CIRCUITS SUPPLY 120-VOLT, SINGLE PHASE, 15 AND 20 AMP OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS. E3902.16 ARC FAULT CIRCUIT INTERRUPTER PROTECTION.
10. PROVIDE ARC-FAULT PROTECTION FOR ALL BEDROOM OUTLETS / RECEPTACLES. (IRC E3902.16)

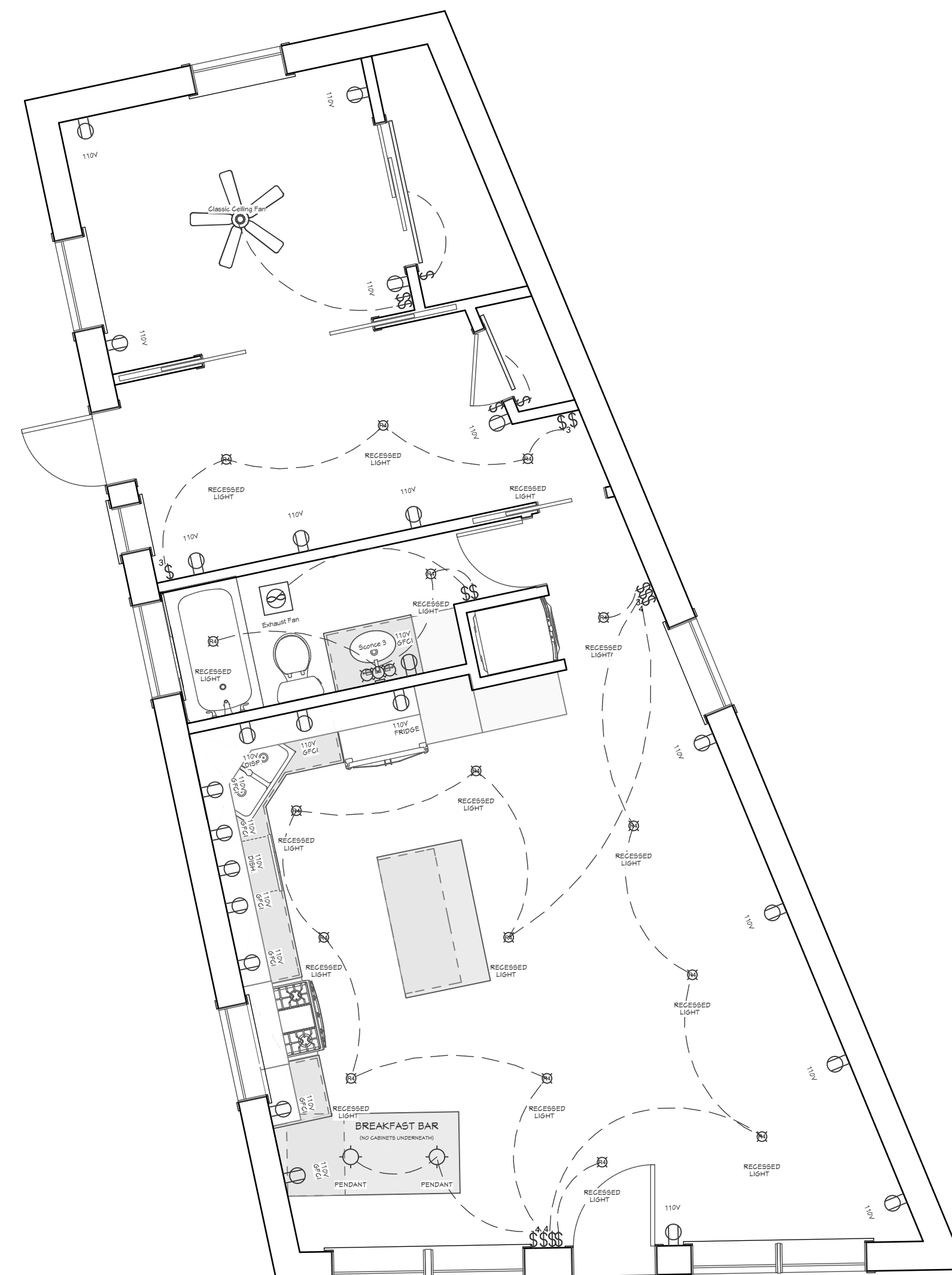
**AUDIO:**

- 1 LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
- 2 AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
- 3 LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.

**DATA / CABLE:**

LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

\*PROVIDE GROUND TO REBAR IN SLAB



**ELECTRIC PLAN**

SCALE 1/4" = 1'

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel



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**E1**