

YINGLING CUSTOM HOME

106-07-032
FLAGSTAFF, AZ
PERMIT SET

LIST OF ABBREVIATIONS

AB.	ANCHOR BOLT	EXP.	EMERSON	PLYWD.	PLYWOOD TREATED
ACCS.	ACROUSTIC CEILING	EXT.	EXTERIOR	PV/RT	PLATE
AC.F.	ACROUSTIC FINISHED FLOOR	F.	FLOOR	REFLECTED CEILING PLAN	
A.F.G.	ASPH. FINISHED GRADE	F.C.	FIRE EXTINGUISHER	REINFORCING	
ALUM.	ALUMINUM	FIN.	FINISH	REINFORCING	
BM.	BEARING	F.N.	FLOOR	REINFORCING	
BRG.	BEARING	F.R.	FLOOR	SCHED.	SCHEDULE
CLG.	CEILING	FTG.	FOOTING	SC	SOLID CORE
C.M.U.	CONCRETE MASONRY UNIT	FURN.	FURNACE	SHT.	SHEET
COL.	COLUMN	GA.	GAUGE	SNG	SINGLE
CONC.	CONCRETE	G.P. BD.	GYPSUM BOARD	STL.	STEEL
DTL.	DETAIL	HR.	HOUR	STRUC.	STRUCTURAL
CPT.	CABINET	H.B.	HOLE BORE	T.V.	TELEVISION
DRS.	DOORS	HT	HEIGHT	T.O.M.	TOP OF MASONRY
DN.	DOWN	INSUL.	INSULATION	U.O.	OVER HEAD
DN/INSUL.	DOWN INSULATION	INSUL.	INSULATION	U.O.	OVER HEAD
DWG'S	DRAWINGS	INSUL.	INSULATION	U.O.	OVER HEAD
EA.	EACH	INSUL.	INSULATION	U.O.	OVER HEAD
ELEC.	ELECTRICAL	INSUL.	INSULATION	U.O.	OVER HEAD
ELEV.	ELEVATION	INSUL.	INSULATION	U.O.	OVER HEAD
EQ.	EQUAL	INSUL.	INSULATION	U.O.	OVER HEAD
EQUIP.	EQUIPMENT	INSUL.	INSULATION	U.O.	OVER HEAD
EXIST.	EXISTING	INSUL.	INSULATION	U.O.	OVER HEAD

PROJECT NOTES

PROJECT DESCRIPTION:
NEW CUSTOM HOME

APN 106-07-032
LOCATION: ** FLAGSTAFF, AZ
OWNER: YINGLING

LIVABLE SQUARE FOOTAGE 1885 S.F.
GARAGE SQUARE FOOTAGE 912 S.F.
COVERED PORCHES MAIN LEVEL 538 S.F.
UNCOVERED PORCHES MAIN LEVEL 405 S.F.

LOT SIZE 2.48 ACRES
LOT COVERAGE 2.16%

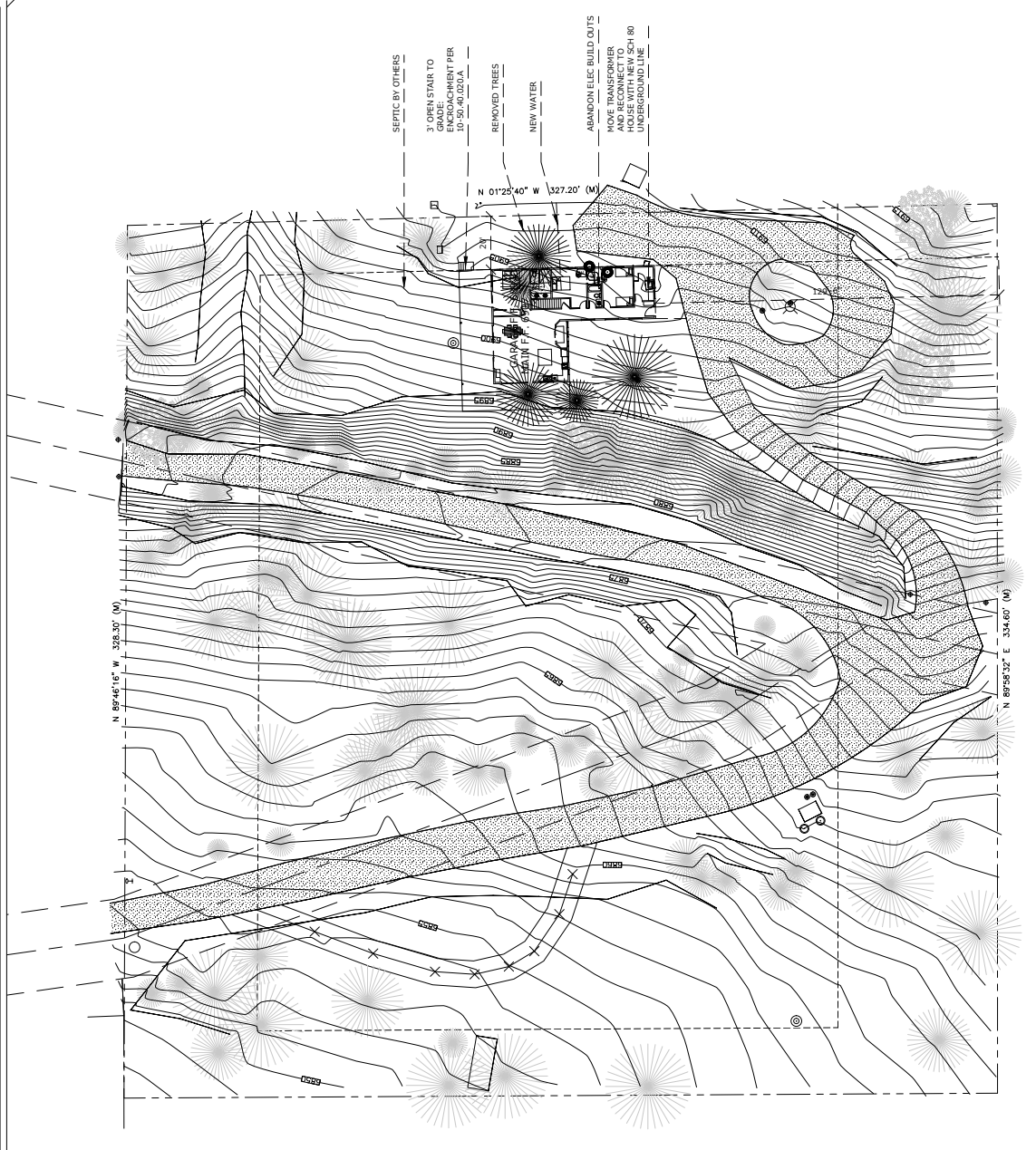
SOLAR READY PROVISIONS APPLICABLE CODES:

HOUSE HAS MORE THAN 600 SQUARE FEET OF ROOF ORIENTED BETWEEN 90 AND 270 DEGREES OF NORTH. SEE ROOF FRAMING AND ELECTRICAL PLANS FOR DETAILS.

2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
COCONINO COUNTY CODES & ORDINANCES

INDEX OF DRAWINGS

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- S1 FOUNDATION PLAN
- S2 FLOOR FRAMING PLAN
- S3 ROOF FRAMING PLAN
- S4 BRACE WALL PLAN
- E1 ELECTRICAL PLANS



1 SITE PLAN 2
SCALE: 1" = 20'

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REVISIONS

NO.	DATE	DESCRIPTION

CUSTOM HOME FOR
YINGLING

SOMETHING
DIFFERENT DESIGNS
KATHLEEN@DIFFERENTDESIGNS.COM
928-853-3196
3150 W. WILSON AVENUE
FLAGSTAFF, AZ 86001



DESIGNER: KATHLEEN DIFFERENT
DRAWN BY: KATHLEEN DIFFERENT
CHECKED BY: KATHLEEN DIFFERENT
DATE: 8/12/21

A1
SITE PLAN &
COVER SHEET
SHEET 1 OF 7

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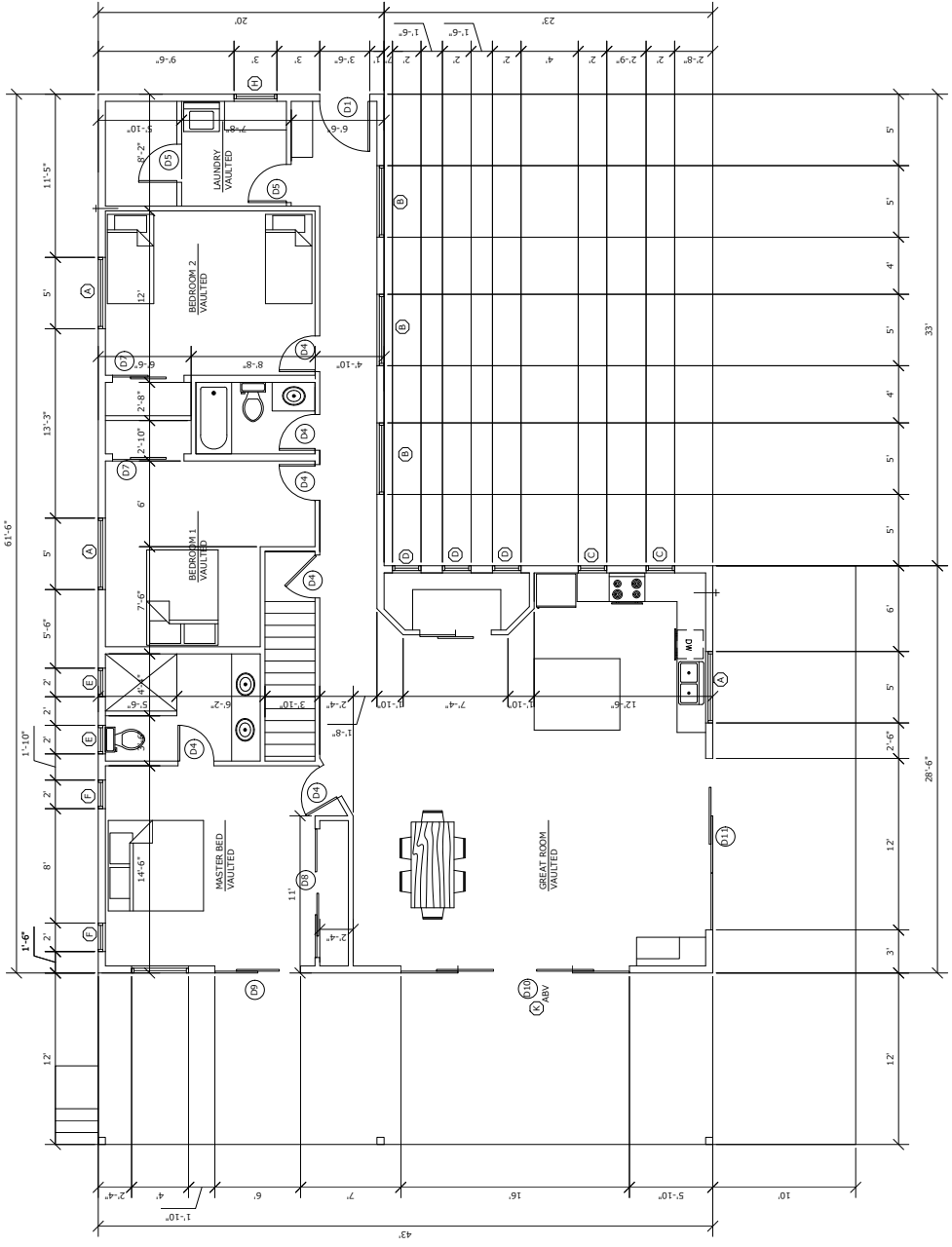
SOMETHING
DIFFERENT DESIGNS
928-853-3196
KATHLEEN@SDAZ.COM
WWW.SOMETHINGDIFFERENTDESIGNS.COM



DESIGNER: KATHLEEN T'GENIES
DRAWN BY: KATHLEEN T'GENIES
REVIEW BY: KDT
DATE: 8/12/21

A2

FLOOR PLANS
SHEET 3 OF 7



MAIN FLOOR PLAN
SCALE: 3/16" = 1'

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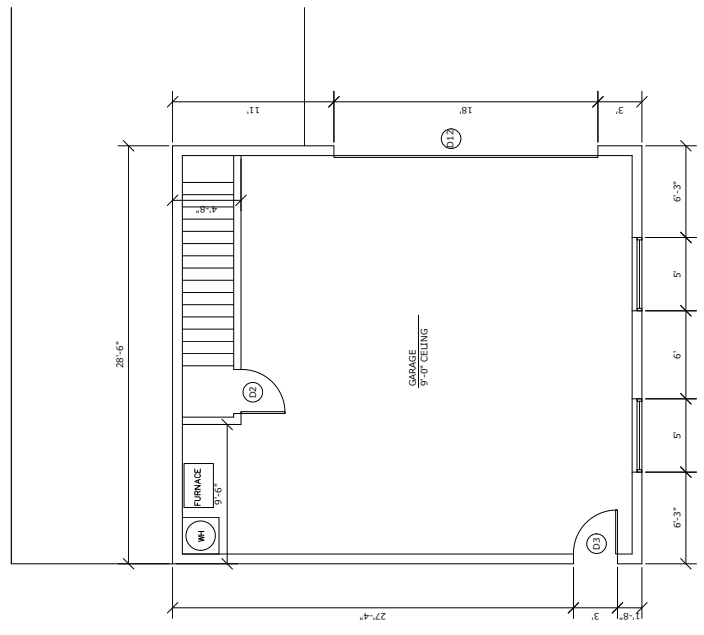
CUSTOM HOME FOR
YINGLING

SOMETHING
DIFFERENT DESIGNS
KATHLEEN@SDAZ.COM
928-853-3196
WWW.SOMETHINGDIFFERENTDESIGNS.COM



DESIGNER:
KATHLEEN T'GENIES
DRAWN BY:
KATHLEEN T'GENIES
REVIEW BY:
KOT
DATE:
8/12/21

A2
LOWER
BASEMENT
FLOOR PLAN
SHEET 3 OF 7



DOOR SCHEDULE	
SIZE	TYPE / REMARKS
① 5'-0" X 8'-0"	SC EXTERIOR 3' ENTRY DOOR
② 2'-8" X 6'-8"	SC EXTERIOR 20 MIN SELF CLOSING
③ 2'-0" X 6'-8"	SC EXTERIOR
④ 2'-5" X 6'-8"	HC INTERIOR
⑤ 2'-5" X 6'-8"	HC INTERIOR
⑥ 2'-5" X 6'-8"	HC INTERIOR BI-PASS BARR
⑦ 2'-5" X 6'-8"	HC INTERIOR BI-PASS
⑧ 3'-0" X 6'-8"	HC INTERIOR 3 WAY BI-PASS
⑨ 6'-0" X 8'-0"	SC EXTERIOR XO SLIDING GLASS DOOR
⑩ 16'-0" X 8'-0"	SC EXTERIOR DOXXO SLIDING GLASS DOOR
⑪ 2'-0" X 8'-0"	SC EXTERIOR DOX SLIDING GLASS DOOR
⑫ 18'-0" X 7'-0"	SC EXTERIOR O.H. INSULATED GARAGE DOOR

WINDOW SCHEDULE	
SIZE	TYPE
① 5'-0" X 5'-0"	SLIDER
② 5'-0" X 7'-0"	SNG HUNG
③ 2'-0" X 4'-0"	SNG HUNG
④ 2'-0" X 1'-0"	SLIDER
⑤ 2'-0" X 2'-0"	SLIDER
⑥ 2'-0" X 5'-0"	SNG HUNG
⑦ 4'-0" X 4'-0"	FIXED
⑧ 2'-0" X 4'-0"	SLIDER
⑨ 4'-0" X 2'-0"	FIXED
⑩ 16'-0" X VARIES	FIXED CUSTOM TRAPEZOIDAL WINDOW

- SEE GENERAL NOTES FOR INFORMATION NOT SPECIFIED HERE.
- SIZES ARE NOMINAL COORDINATE WITH MANUFACTURER FOR EXACT ROUGH OPENING SIZE.
- A "T" NOTATION INDICATES TEMPERED GLASS. SEE GENERAL NOTE FOR LOCATION OF ALL TEMPERED AREAS NOT SPECIFIED HERE.

1. BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'

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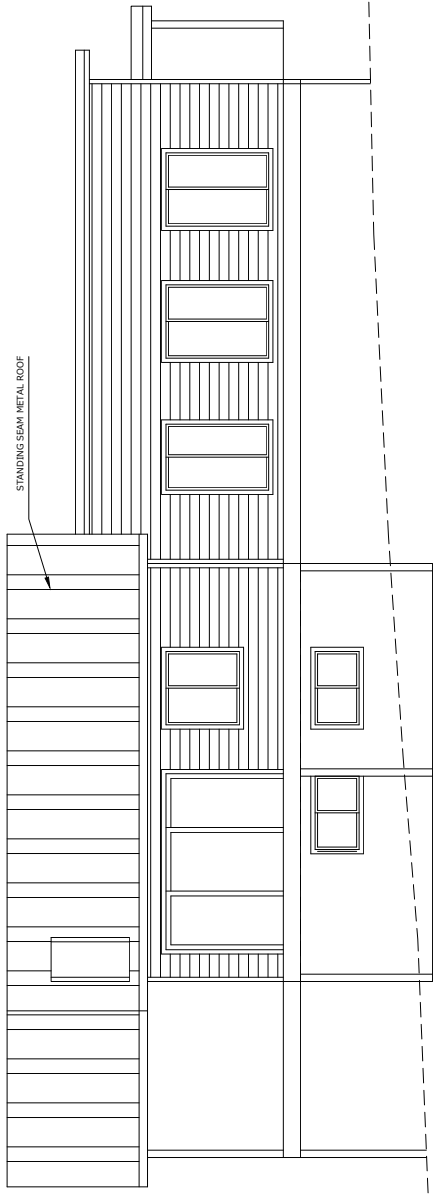
CUSTOM HOME FOR
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SOMETHING
DIFFERENT DESIGNS
928-853-3196
KATHEEN@SDMZ.COM
WWW.SOMETHINGDIFFERENTDESIGNS.COM

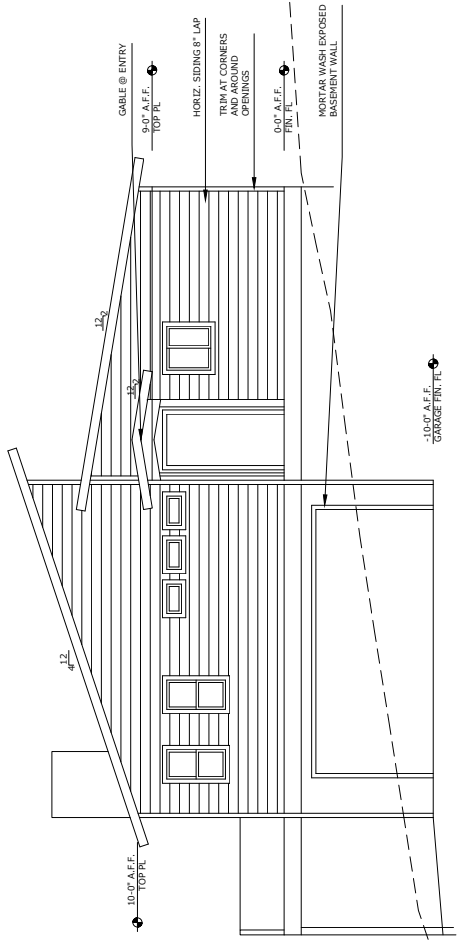


DESIGNER: KATHLEEN T'GENIES
DRAWN BY: KAT
REVIEW BY: KAT
DATE: 8/12/21

A4
ELEVATIONS
SHEET 4 OF 7



1 WEST ELEVATION OPTION 1



1 SOUTH ELEVATION OPT 1

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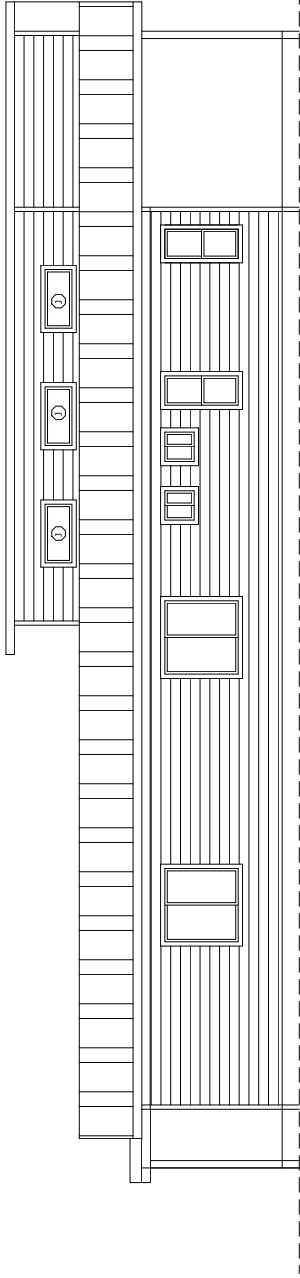
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DIFFERENT DESIGNS
928-853-3196
KATHEEN@SDM2Z.COM
WWW.SOMETHINGDIFFERENTDESIGNS.COM



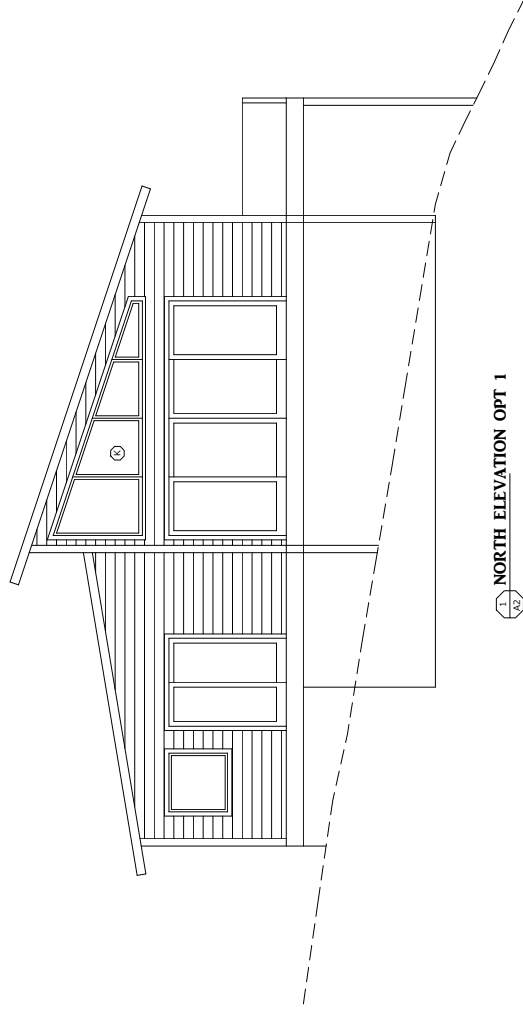
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A5

ELEVATIONS
SHEET 4 OF 7



1 EAST ELEVATION OPT 1



1 NORTH ELEVATION OPT 1

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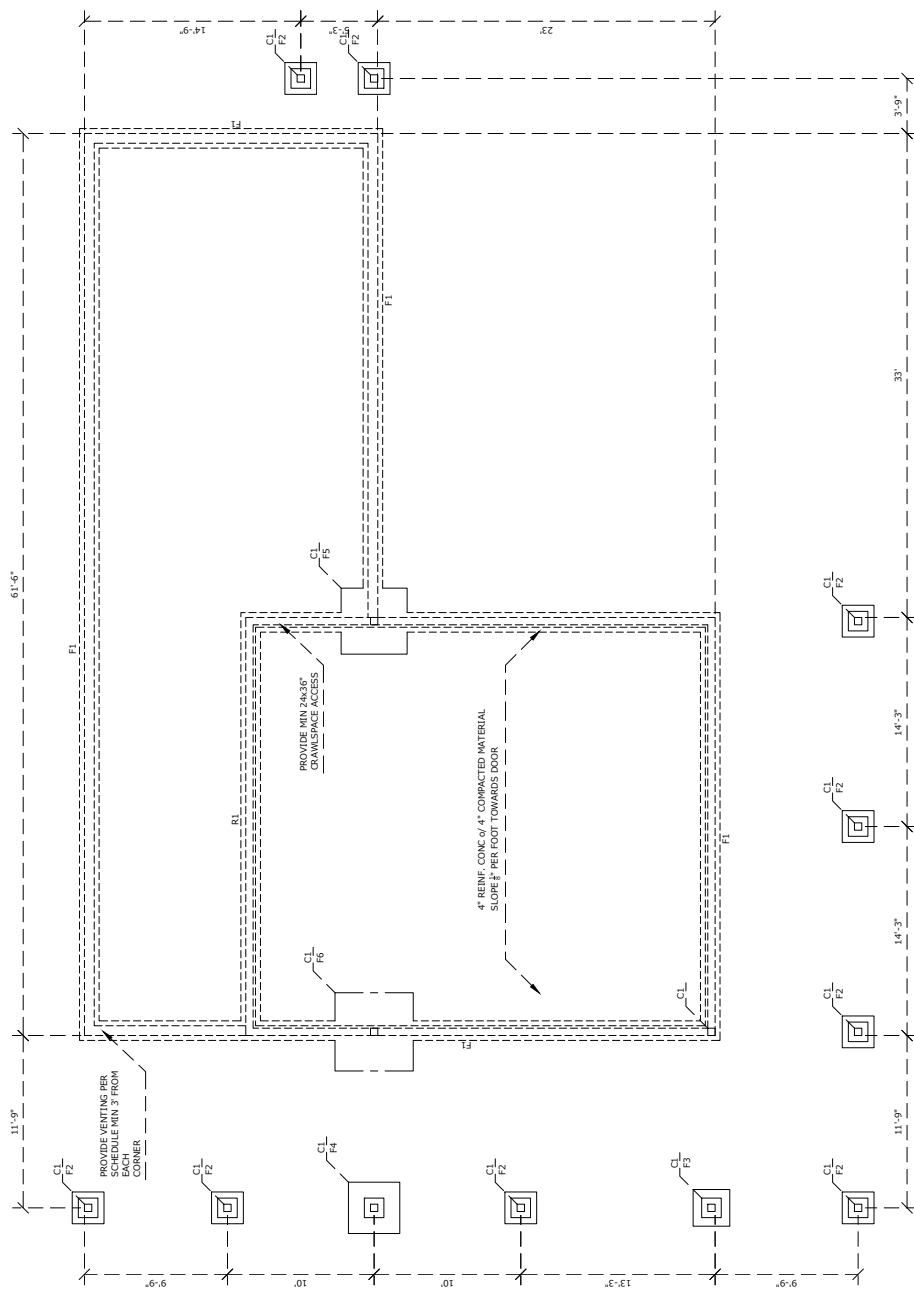
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YINGLING

SOMETHING
DIFFERENT DESIGNS
WWW.SOMETHINGDIFFERENTDESIGNS.COM
928-853-5196
KATHLEEN@SDAZA.COM



DESIGNER: KATHLEEN TOENIES
DRAWN BY: KOT
REVIEW BY: KOT
DATE: 1/24/21

S1
FOUNDATION PLAN
SHEET 5 OF 7



FOUNDATION PLAN

MARK	DIMENSIONS	FOOTING	REMARKS
F1	8' x 1'-4"	(2) #4 CONT.	#4 VERT'S @ 48" O.C.
F2	12' x 24"	(3) #4 EA. WA	PIER FOOTING/ POINT LOAD FOOTING
F3	12' x 28"	(3) #4 EA. WA	PIER FOOTING/ POINT LOAD FOOTING
F4	12' x 42"	(3) #4 EA. WA	PIER FOOTING/ POINT LOAD FOOTING
F5	12' x 54"	(3) #4 EA. WA	PIER FOOTING/ POINT LOAD FOOTING
F6	12' x 64"	(3) #4 EA. WA	PIER FOOTING/ POINT LOAD FOOTING

MARK	SIZE	BASE CONNECTION	BEAM CONNECTION
C1	6x6	ABU 66	SEE BEAM SCH.

#	TYPE	SIZE	FREE AREA	TOTAL
12	BLK	8' x 18"	.08 S.F.	7.92 S.F.
TOTAL COMBINED				7.92 S.F.

VENTILATION
TOTAL AREA OF CRAWLSPACE: 900 S.F.
900/150 = 6 S.F. VENTILATION REQ.
PROVIDED VENTILATION:
12 BLK 8' x 18" .08 S.F. 7.92 S.F.

MARK	ROW	STORY AND TYPE OF STRUCTURE	WIDTH BY DEPTH	HORIZ REINF.	TRANSVERSE REINF.
R1	70 PSF	1 STORY - PLUS BASEMENT	24x7	(4) #5 CONT.	#5 @ 12" O.C.

MARK	WALL HEIGHT	HEIGHT OF LOAD WITH CHU WALL	GW. GP. SW AND SP-SOILS	GM. CC. SM. SH-S.C. AND M. SOILS	DESIGN LATERAL SOIL LOAD (PSF PER FOOT BELOW GRADE)	SC. M-L-C.L. AND INORGANIC CL SOILS
R1	10'-0"	5 FEET (OR LESS)	NR	NR	NR	NR
	6 FEET	NR	NR	NR	NR	NR
	8 FEET	NR	NR	NR	NR	NR
	9 FEET	NR	NR	NR	NR	NR
	10 FEET	NR	NR	NR	NR	NR

MARK	WALL HEIGHT	LOCATION OF HORIZONTAL REINFORCEMENT.
< 8'		ON NO. 4 BAR WITHIN 12 INCHES OF THE TOP OF THE WALL STORY AND ONE NO. 4 BAR NEAR MID HEIGHT OF THE WALL STORY
> 8'		ON NO. 4 BAR NEAR THIRD POINTS IN THE WALL STORY

BASEMENT FOUNDATION (IRC TABLE 403.1)
BASEMENT WALL (IRC TABLE 404.1.1(2))
BASEMENT WALL (IRC TABLE 404.1.2)

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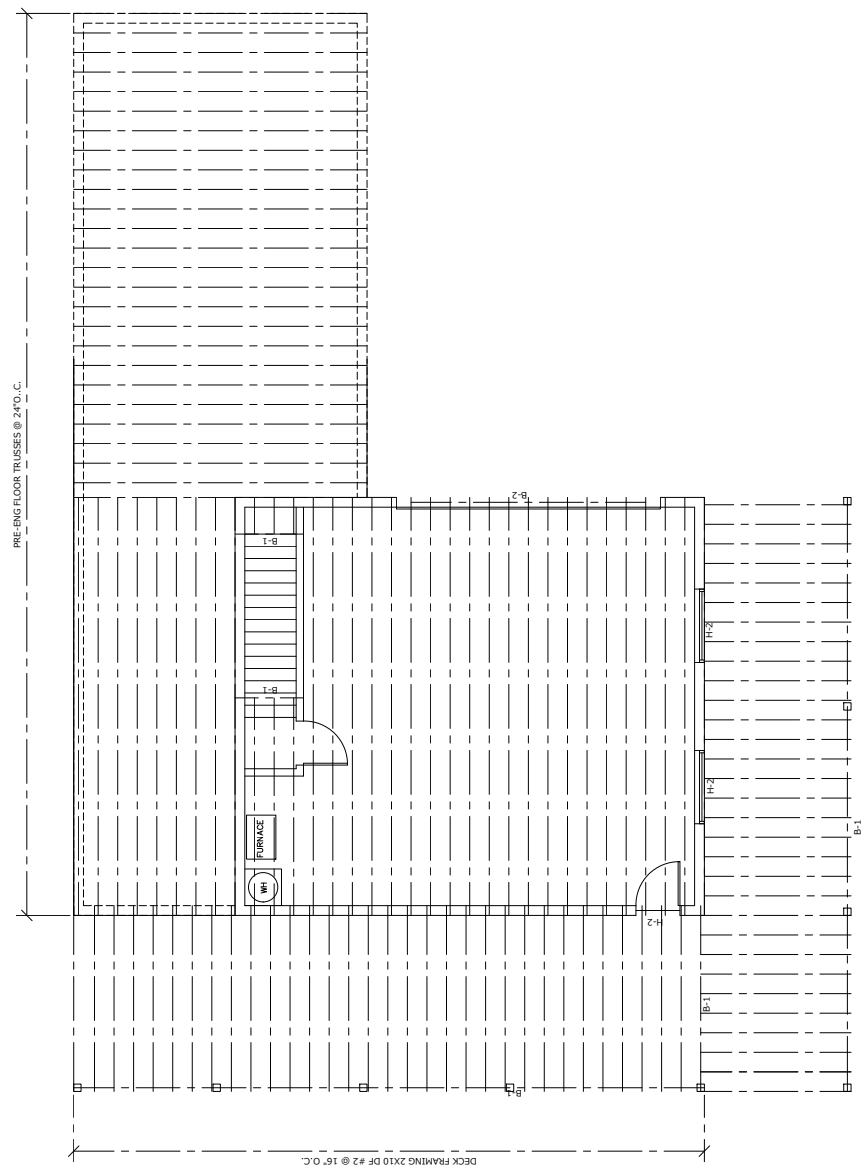
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SOMETHING
DIFFERENT DESIGNS
KATHLEEN@SDAZ.COM
928-853-3196
WWW.SOMETHINGDIFFERENTDESIGNS.COM



DESIGNER: KATHLEEN TOENIES
DRAWN BY: JEFFREY KOT
REVIEW BY: JEFFREY KOT
DATE: 1/21/24

S2
FLOOR FRAMING
PLANS
SHEET 6 OF 7



1 FLOOR FRAMING PLAN

HEADER SCHEDULE		
MARK	SIZE	JACK
H-1	(2) 2x6	2
H-2	(2) 2x10	2
H-3	(2) 2x12	2
H-4	(3) 2x10	2

BEAM SCHEDULE			
MARK	SIZE	CNCTR	BY/MFR
B-1	GIRDER TRUSS		
B-2	5-1/8" x 12 GIB	CCS-1/4	
B-3	5-1/8" x 18 GIB	CCS-1/4	
B-4	8-3/4" x 27 GIB 24F-W8 D7/DF	CCS-3/4	

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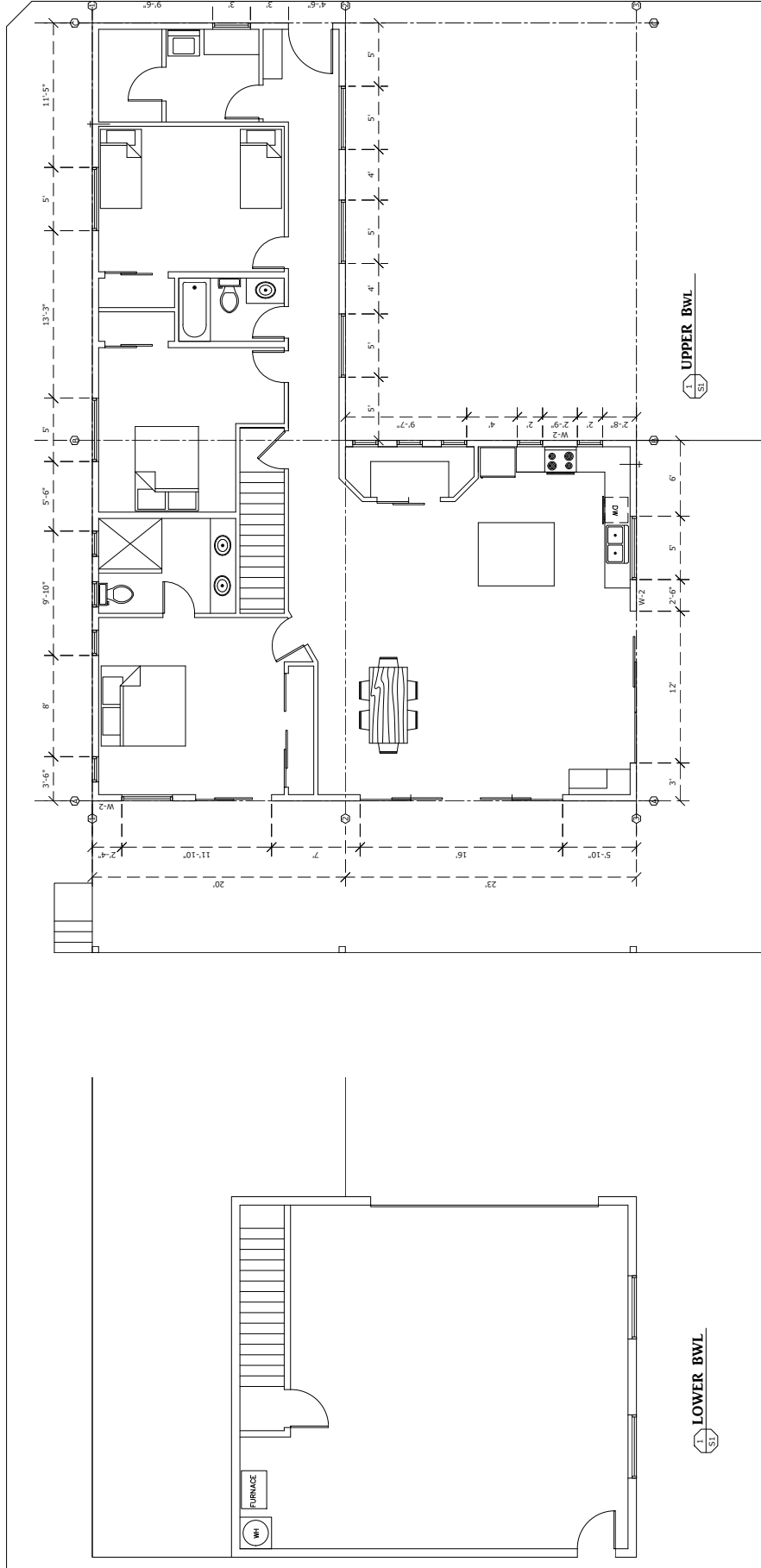
CUSTOM HOME FOR YINGLING

SOMETHING DIFFERENT DESIGNS
 928-853-3196
 KATHLEEN@SDAZ.COM
 WWW.SOMETHINGDIFFERENTDESIGNS.COM



DESIGNER: KATHLEEN T'GENIES
 DRAWN BY: KDT
 REVIEW BY: KDT
 DATE: 1/24/21

S4
 BRACE WALL PLANS
 SHEET 6 OF 7



UPPER BRACE WALL LINE CALCULATIONS

MARK	MAX WALL FT. BETWEEN BWL	SPACING	TOTAL LENGTH REQUIRED	TOTAL ADJ. FACTOR	TOTAL LENGTH PROVIDED
1	10'-0"	20'-0"	2'-6"	1.3	4'-7"
2	10'-0"	23'-0"	4'-6"	1.3	5'-10"
3	10'-0"	23'-0"	4'-6"	1.3	5'-10"
A	10'-0"	28'-6"	4'-6"	1.3	5'-10"
B	10'-0"	33'-0"	6'-0"	1.3	7'-10"
C	10'-0"	33'-0"	6'-0"	1.3	7'-10"

NOTE: WHERE BRACE LINES DO NOT EXTEND TO THE ENTIRE LENGTH OF THE RESIDENCE INTERPOLATION USED WHERE INDICATED BY *
 * INTERPOLATION USED WHERE INDICATED BY *
 SEISMIC ZONE C - WIND 115 MPH
 ADD: 3 BRACE LINES * 1.3

BRACE WALL SCHEDULE NOTE: ALL WALLS W-1 UNLESS MARKED

MARK	TYPE	STUD SIZE	SPACING	SHIGATING	NAILING	BOTTOM R/LT. CONC. ATTACH. W/D. ATTACH.	BOTTOM R/LT. CONC. ATTACH. W/D. ATTACH.	DOUBLE TOP. PLATE ATTACH. CONNECTION	WALL TO ROOF CONNECTION	NOTES
W-1	CS-WSP	2x6	16" O.C.	1/2" SMART SIDING	6" EDGES 12" FIELD	16d @ 16" O.C.	16d @ 16" O.C.	10d @ 24" O.C.	W/ 1/8" WALLS @ 6" O.C.	PORTAL BRACING SEE DTL. IRC R602.10.6.4
W-2	CS-W	2x6	16" O.C.	1/2" SMART SIDING	6" EDGES 12" FIELD	16d @ 16" O.C.	16d @ 16" O.C.	10d @ 24" O.C.	W/ 1/8" WALLS @ 6" O.C.	PORTAL BRACING SEE DTL. IRC R602.10.6.4
W-3	GB	2x6	16" O.C.	BOTH SIDES	4" EDGES 4" FIELD	16d @ 16" O.C.	16d @ 16" O.C.	10d @ 24" O.C.	W/ 1/8" WALLS @ 6" O.C.	INTERIOR SHEER WALL

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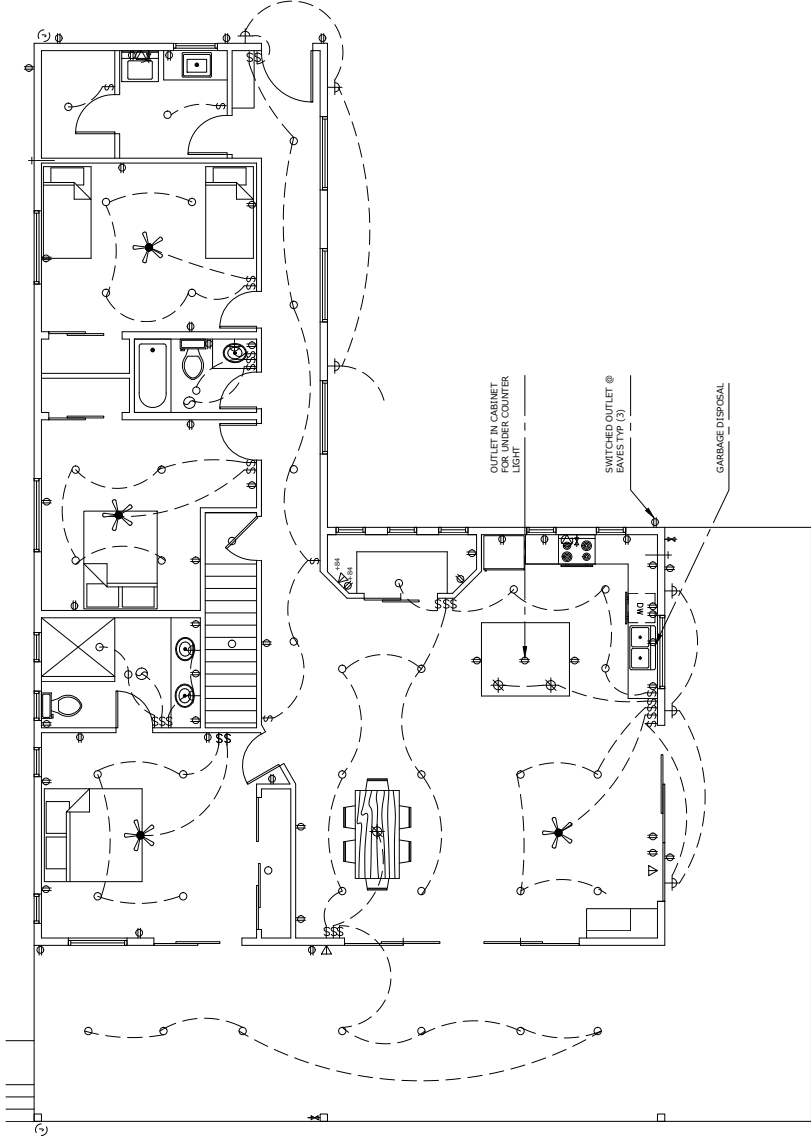
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YINGLING

SOMETHING
DIFFERENT DESIGNS
KATHLEEN@SDMD.COM
928-853-6196
WWW.SOMETHINGDIFFERENTDESIGNS.COM



DESIGNER:
KATHLEEN TERRY
DRAWN BY:
KOT
REVIEW BY:
KOT
DATE:
1/24/21

E1
ELEC PLAN
SHEET 7 OF 7



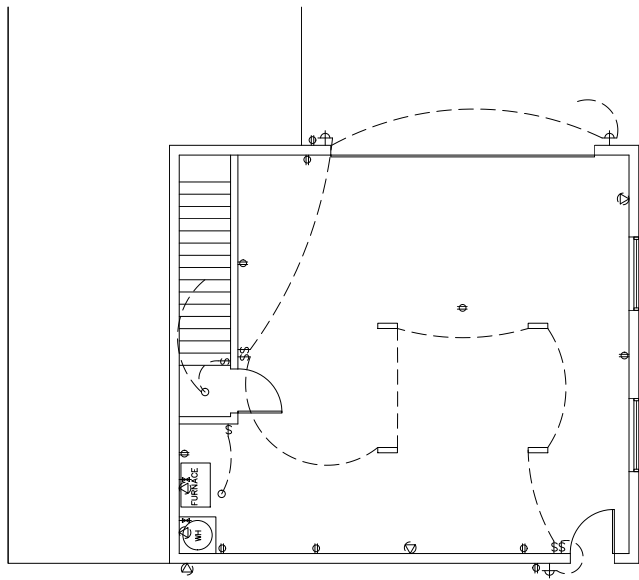
1 MAIN ELEC PLAN

- NOTES: SEE ELECTRICAL NOTES N1 FOR MORE INFORMATION.
- ALL DUPLEX OUTLETS IN THE KITCHEN, BATHROOM, GARAGE AND PORCH SHALL BE WATER PROOF. ALL EXTERIOR OUTLETS OR OUTLETS LOCATED IN WET PLACES OR PLACES OTHERWISE SUBJECTED TO SPRAY SHALL BE WATER PROOF/WEATHER PROOF.
 - ALL OUTLETS SHALL BE TAMPER RESISTANT.
 - ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE PHASE, 15- AND 20 AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, HALLS, LIBRARIES, DEN'S, BEDROOMS, BATHS, AND KITCHENS SHALL BE PROTECTED BY A COMBINATION TYPE OR BRANCH FEEDER TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
 - ALL OUTLETS IN KITCHEN NEED TO BE #48 A.F.F.
 - WHEN FEASIBLE, SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW THE INSTALLATION OF A DUAL POLE CIRCUIT BREAKER FOR FUTURE ELECTRICAL INSTALLATION AND SHALL BE LABELED FOR FUTURE SOLAR ELECTRIC.
 - AT LEAST ONE REQUIRED GAS/LEAK DETECTOR SHALL BE A 208/240VOLT INDIVIDUAL BRANCH CIRCUIT FOR PURPOSES OF ELECTRIC VEHICLE (EV) CHARGING. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL PROVIDE A 50-AMPERE MINIMUM CURRENT DEVICE. ELECTRIC VEHICLE SUPPLY EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH 2017 NFPA 70/NEC.

ELECTRICAL PANEL

BAR	T	DESCRIPTION	CIRCUIT		BAR#
			NO.	DESCRIPTION	
1	FURNACE		20	WATER HEATER	2
3	LOWER LIGHTS		20	LOWER OUTLETS	4
5	WASHERY DRYER		20	REFRIGERATOR	6
7	OUTSIDE LIGHTS		20	OUTSIDE LIGHTS	8
11	OUTSIDE LIGHTS		20	LAUNDRY OUTLETS	12
13	OUTSIDE LIGHTS		20	OUTSIDE OUTLETS	14
15	KITCHEN OUTLETS		20	BATHROOM OUTLETS	16
17	KITCHEN OUTLETS		20	SPACE	18
19	SPACE		20	SPACE	20
21	SPACE		20	SPACE	22

PANEL: W1 LOCATION: BUILDING WIRE 3
 SERVICE: 200 AMP PHASE 1 WIRE 3
 MOUNTING: B SURFACE INCOMING LINE: BOTTOM



2 LOWER ELEC PLAN

LEGEND

- DUPLEX RECEPTACLE
- 220 V. OUTLET, COORD. EXACT PLUG LAYOUT
- W/ MFR'S REQUIREMENTS
- SINGLE POLE SWITCH MOUNTED @ 41" A.F.F., U.N.O.
- 3-WAY SWITCH MOUNTED @ 41" A.F.F., U.N.O.
- CEILING MOUNTED LIGHT FIXTURE
- CEILING MOUNTED PENDANT LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- CEILING MOUNTED LED SHOP LIGHT
- IC RATED 6" DIA. RECESSED CAN LIGHT UL LISTED FOR DIMMING, DIMMABLE, ALL CANS TO BE PLACED ON DIMMERS. SEE NOTE N1
- CEILING FAN, SEE OWNER FOR FANS REQUIRING LIGHT KITS
- SHOCK DETECTOR, HARD WIRED WITH BATTERY
- EXHAUST FAN, 150W, EXTEND TO THE OUTSIDE 3" FROM FRESH AIR INLETS
- CARBON MONOXIDE DETECTOR, 24" A.F.F.
- GAS STUB OUT
- TV OUTLET
- PHONE/ DATA
- 1-BOX, FOR LIGHTURE