2018 IRC - IBC

2006 **IECC**

CALL TWO WORKING DAYS BEFORE YOU DIG

1-800-STAKE-IT (1-800-782-5348) YAVAPAI COUNTY

Reviewed for **2018 Code Compliance Yavapai County Building Safety**

Interconnected smoke detectors

are required for this project per

2018 IRC R314.3.1. Each sleeping

room, outside each sleeping

room and on each floor level.

Effective April 20, 2006,

Fully shielded fixtures are

required for all exterior lamps

Per Article 210.12 of the

2017 NEC

Arc fault circuit interupters

are required

Reviewed for Design Criteria Only **Development Services**



It is imperative that the owner/contractor print ALL permit documents from the online portal before inspection.

SPECIAL INSPECTIONS REQUIRED: YES The following items require special inspections:

Reports to be supplied to the Building Inspector

Parcel #:

Permit #:

Project:

Owner/ applicant:

CAUTION

Yavapai County permitted building plans do not relieve the Owners or General Contractor from their responsibilities to conform to all adopted building codes. Every effort has been made to provide a thorough plan review, however plans may contain irregularities. If plans do not contain the proper information or details the Owner/General Contractor Shall Not proceed with the project until the issue has been resolved through Yavapai County and any professional involved in the project

Yavapai County Ordinance, Section 112.6 **Drainage across Property Lines** Drainage across property lines shall not exceed that which existed prior to grading. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility. Erosion of the ground in the area of discharge shall be

prevented by installation of non-erosive down-drains or other devices.

CAUTION:

Areas within Yavapai County are likely to have expansive, compressible, shifting or other unknown soils conditions. The building official may require a soils test to determine the soils characteristic at a particular location.

GENERAL GRADING NOTES: Where the lot line walls, slopes, or other physical barriers prohibit 6" of fall within 10', drains or swales shall be provided to insure drainage away from the structure. **MAINTAIN MINIMUM 2:1 SLOPE**

The faces of cut and fill slopes shall be prepared and maintained to control against erosion. The protection for the slopes shall be installed as soon as practicable and prior to requesting final approval. NO GRADING WITHIN 2' OF PROPERTY LINES

IMPORTANT! Footings will not be inspected until the property corners are properly pinned, flagged and easily identifiable to the building inspector.

Per 2018 YCABC Ordinance 2014-1 Section 110.3.4: Pre-slab inspections are required

Slab insulation shall be approved for the under slab application. Provide an ES Report and manufacturer's specifications if not using the pre-approved products

- 1. Extruded polystyrene insulation Dow square edge (Blue)
- 2. Extruded polystyrene Owen corning Foamular 250 (Pink)

No slab grade or floor framing inspections will be conducted without compaction reports.

Per 2018 IRCR309.1, R309.2, and IBC 406.3.3: Garage/ carport surfaces used for parking of vehicles shall be sloped to drain liquids to the main vehicle entry doorway or an approved drain

2018 IRC R311.3 There shall be a floor or landing on each side of the exterior door. The width of the landing shall not be less than the door served with a minimum distance of 36" measured in the direction traveled

THE ENGINEERED **GEOTECHNICAL REPORT IS A** PART OF THE PERMITTED **DOCUMENTS, AND SHALL BE** ONSITE AT ALL TIMES WITH THE PERMITTED PLANS.

Engineer of Record shall conduct inspections on structural elements that exceed the provisions of the 2018 IRC, at the request of the Building Official or the Building Inspector. This does not replace the required inspections by the Building Inspector.

Applicant acknowledges that plans stamped by a registrant will not be fully reviewed by staff and that approvals are contingent upon favorable field inspections. Should conditions in the field prove non-conducive to code requirements, significant delays may be realized. Applicant attests that the sealed plans are in compliance with all applicable codes and ordinances

ENGINEERED CALCULATIONS ARE ATTACHED AS PART OF THESE PLANS

The inspector may require further clarification on stamped plans. This may include, but not limited to a special inspection and /or a cross section detail stamped and signed by the Designer/Architect/Engineer of record.



Contact APS BEFORE you start construction; APS Prescott Office: 928-443-6797; Prescottcontroldesk@apsc.com APS Cottonwood Office: 928-646-8502; Verdecontroldesk@apsc.com APS Wickenburg Office: 602-371-6200; Wickenburg controldesk@apsc.com Truss calculations to be on site at the time of frame inspection

APPROVAL IS SUBJECT TO FIELD INSPECTION AND COMPLIANCE WITH **ALL RELEVANT CODES,** LAWS AND ORDINANCES Foam spray shall comply with the ES Reports and applicable codes. It is the responsibility

of the owner and/or contractor(s) to review reports and understand requirements before application. Ignition/thermal barrier is required unless otherwise exempt. Failure to comply may cause additional cost to the

owner/contractor(s).

The mechanical equipment, design

and system have been reviewed for the basic design ONLY. The HVAC

contractor shall review the plans/

calculations to assure the design is

adequate and complies with all

applicable codes and installation

THE GAS PIPING INSTALLER SHALL

VERIFY THE SYSTEM IS OF SUCH SIZE

FOR THE MAXIMUM DEMAND AND TO

MEET EACH APPLIANCE INLET AT NOT LESS THAN THE MINIMUM SUPPLY

PRESSURE REQUIRED

Provide at least one window or exterior door approved for emergency escape or rescue for every room used for sleeping purposes. 2018 IRC R310.1

RAIN GUTTERS & DOWNSPOUTS ARE REQUIRED

Positive drainage away from the structure is required. Refer to the geotechnical report for an additional requirements

REVIEWED FOR 2018 CODE COMPLIANCE - YAVAPAI COUNTY BUILDING SAFETY.

SEE ATTACHED COVER SHEET FOR ALL STAMPS. IT IS THE RESPONSIBILITY OF THE **OWNER/APPLICANT TO REVIEW AND ACKNOWLEDGE APPLICABLE STAMPS.**

YAVAPAI COUNTY BUILDI	ING DEPARTMENT
-----------------------	----------------

RFVIFWF	FD FOR (CODE CO	OMPLIANC	F

REVIEWED AS NOTED WITH CORRECTIONS

▼ ENGINEERING REVIEWED FOR DESIGN CRITERIA ONLY

REVIEWED FOR DESIGN CRITERIA WITH COMMENTS

THE ISSUANCE OF A PERMIT BASED ON PLANS, SPECIFICATIONS, AND OTHER DATA, SHALL NOT PREVENT THE BUILDING OFFICIAL FROM THEREAFTER REQUIRING THE CORRECTION OF ERRORS IN SAID PLANS, SPECIFICATIONS, AND OTHER DATA, OR FROM PREVENTING BUILDING OPERATIONS BEING CARRIED ON THEREAFTER, WHEN IN VIOLATION OF THIS CODE OR ANY OTHER ORDINANCES OF THIS JURISDICTION - 2018 IBC SEC. 105.4

BY T. GALLAGHER

DATE 9/19/2023

Truss design drawings attached as part of these plans

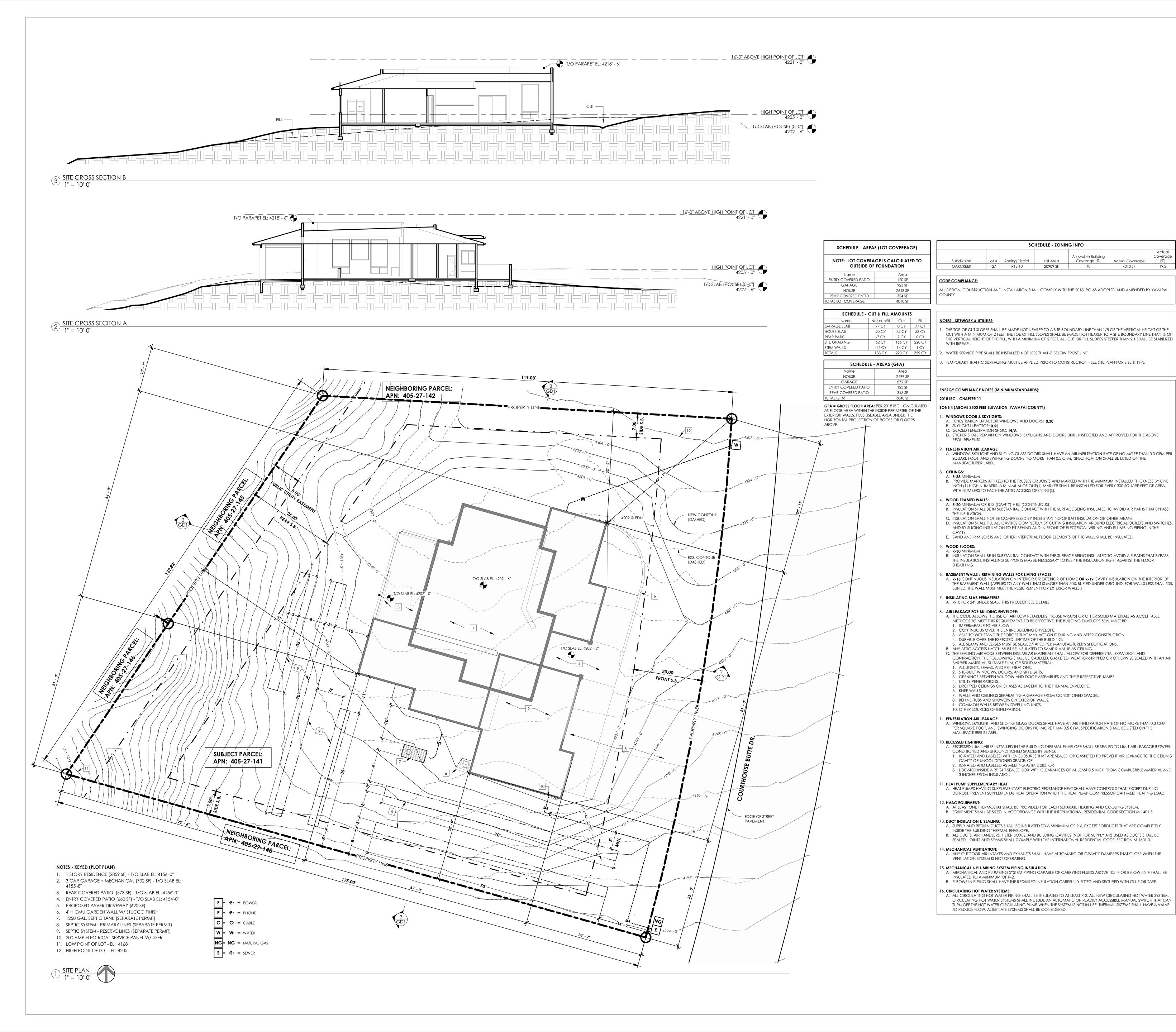
Truss company:

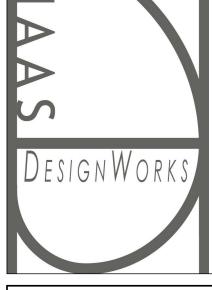
Crown Components Job Number:

R165COURTHOUSEB

9/19/2023

Date:





\$1.2 SHEARWALL PLAN

SCHEDULE - ZONING INFO

Lot Area

20909 SF

Jesse Haas, Owner 20 Bell Rock Plaza, Suite J Sedona, AZ 86351 217-621-4882 www.haasdesignworks.com

	SHEET LIST
Sheet Number	Sheet Name
A1.0	SITE PLAN & COVER PAGE
A1.1	FLOOR PLAN
A1.2	ROOF PLAN
A2.0	ELEVATIONS
A3.0	BUILDING SECTIONS
D1	DETAILS
E1.0	ELECTRICAL PLAN
M1.0	HVAC PLAN
NG1.0	GAS PLAN
P1.0	D.W.V. PLAN
\$1.0	FOUNDATION PLAN
\$1.1	ROOF FRAMING PLAN

COMPLIANCE - YAVAPA COUNTY BUILDING SAFETY

SEE ATTACHED COVER SHEET FOR ALL STAMPS. IT IS THE RESPONSIBILITY OF THE OWNER/APPLICANT TO REVIEW AND **ACKNOWLEDGE APPLICABLE STAMPS**

OWNER / BUILDER: Seresun Construction P.O. Box 20832 Sedona, AZ 86341

928-300-7242

seresun@sedona.net

Description Date 7.11.23 FOR PERMIT 8.8.23 PERMIT CORRECTIONS PERMIT CORRECTIONS - REV2 9.7.23

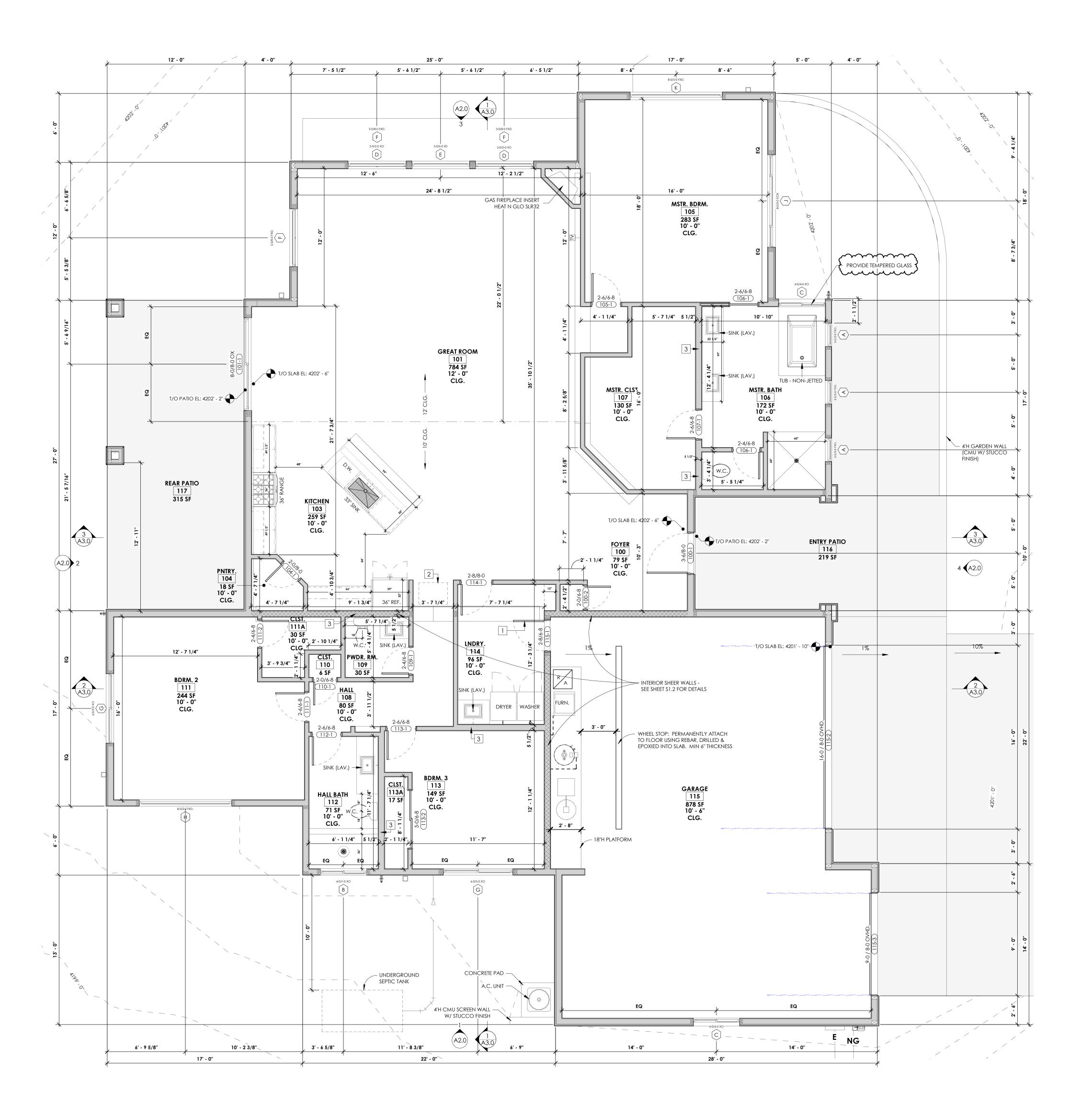
NEW RESIDENCE

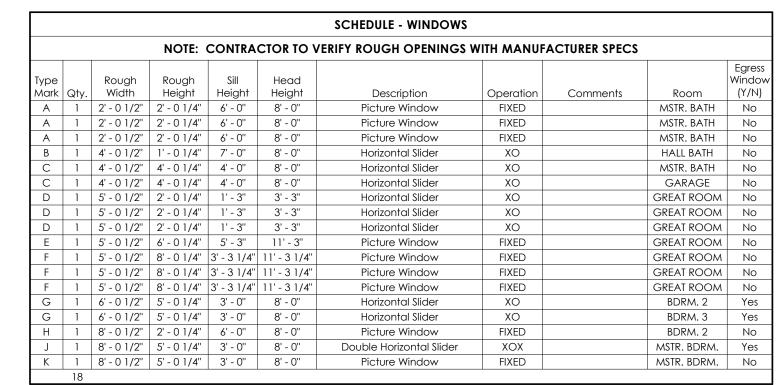
165 Courthouse Butte Sedona, AZ 86351

SITE PLAN & COVER PAGE

HDW_2022_061 Project Number HDW-JJH Drawn By Checked By

As indicated Scale





Door Number	Width	Height	Manufactuer	Description		Com	ments
100-1	3' - 6"	8' - 0"		<u> </u>		Com	ITIETIIS
			T.B.D.	Entry Door			
101-1	8' - 0''	8' - 0''	T.B.D.	Exterior / Sliding Patio			
115-2	15' - 10''	7' - 11"	T.B.D.	Overhead Door			
115-3	8' - 10''	7' - 11"	T.B.D.	Overhead Door			
			SC	CHEDULE - DOORS (INTERIO	OR)		
Door Number	Width	Height		Description	Finish	Jamb Size	Comments
100-2	2' - 0''	6' - 8"	Interior / Sc	olid Wood / Single Door	Stain	4 9/16"	
104-1	2' - 0''	8' - 0"		olid Wood / Single Door	Stain	4 9/16"	
105-1	2' - 6"	6' - 8"	Interior / Solid Wood / Single Door		Stain	4 9/16"	
106-1	2' - 4"	6' - 8"		olid Wood / Single Door	Stain	4 9/16"	
106-1	2' - 6"	6' - 8"	Interior / Solid Wood / Single Door / Pocket		Stain	4 9/16"	
107-1	2' - 6"	6' - 8"	Interior / Solid Wood / Single Door		Stain	4 9/16"	
109-1	2' - 4"	6' - 8"	Interior / Solid Wood / Single Door		Stain	4 9/16"	
110-1	2' - 0''	6' - 8''	Interior / Sc	Interior / Solid Wood / Single Door		4 9/16"	
111-1	2' - 6"	6' - 8''	Interior / Sc	Interior / Solid Wood / Single Door		4 9/16"	
111-2	2' - 4''	6' - 8''	Interior / Solid Wood / Single Door		Stain	4 9/16"	
112-1	2' - 6"	6' - 8"	Interior / Sc	olid Wood / Single Door	Stain	4 9/16"	
113-1	2' - 6"	6' - 8"	Interior / Sc	olid Wood / Single Door	Stain	4 9/16"	
113-2	5' - 0''	6' - 8"	Interior / Solid W	ood / Double Door / Bi-Pass	Stain	4 9/16"	
114-1	2' - 8''	8' - 0"	Interior / Sc	olid Wood / Single Door	Stain	4 9/16"	
115-1	2' - 8"	6' - 8"		olid Wood / Single Door	Stain	4 9/16"	

NOTE:	CONTRACTOR TO	VERIFY ALL WINDO	W & DOOR ROUGH OPENINGS PRIOR	TO FRAMING

SCHEDULE -	- AREAS (GFA)
Name	Area
HOUSE	2499 SF
GARAGE	872 SF
ENTRY COVERED PATIO	123 SF
REAR COVERED PATIO	346 SF
TOTAL GFA:	3840 SF
GFA = GROSS FLOOR AREA AS FLOOR AREA WITHIN THE EXTERIOR WALLS, PLUS USEA HORIZONTAL PROJECTION ABOVE	ABLE AREA UNDER THE

SCHEDULE - AREAS (LOT COVEREAGE)			
NOTE: LOT COVERAGE IS CALCULATED TO OUTSIDE OF FOUNDATION			
Name	Area		
ENTRY COVERED PATIO	120 SF		
GARAGE	923 SF		
HOUSE	2643 SF		
REAR COVERED PATIO	324 SF		
TALLOT COVERACE	4010 SE		

FLOOR PLAN - GENERAL NOTES

- PROVIDE 5/8" FIRECODE GYP. BD. ON GARAGE CEILING, COMMON WALLS WITH LIVEABLE AREAS, IN MECHANICAL ROOMS, AND UNDER STAIRS. FOR ANY AREA REQUIRING FIRECODE GYP. BD. AND WHERE THE CEILING FRAMING IS TRUSSES WITH STAMP-ON METAL CONNECTORS, PROVIDE TWO LAYERS OF 5/8" FIRECODE GYPSUM BOARD ON THE CEILING.
- REDUCE FLOW. ALTERNATE SYSTEMS SHALL BE CONSIDERED. 2. ADDRESS MARKING: A HOUSE NUMBER SHALL BE DISPLAYED IN A PROMINENT LOCATION SO AS TO BE VISIBLE TO EMERGENCY VEHICLES. THIS NUMBER SHALL CONTRAST WITH ITS BACKGROUND.
- 3. ALL LUMBER MUST HAVE AN APPROVED GRADING STAMP. 4. ALL GLASS IN HAZARDOUS LOCATIONS SHALL BE OF APPROVED SAFETY GLASS. SEE SPEC. SECTION 08800 FOR DEFINITIONS
- 5. BRACED PANELS: 1/2" PLYWOOD W/8" COMMON NAILS AT 3" O.C. ALONG EDGES AND AT 6" O.C. IN FIELD. 6. PROVIDE ALL BLOCKING NECESSARY IN ALL LOCATIONS RECEIVING TOWEL BARS AND WINDOW COVERINGS.

7. PROVIDE 22" X 30" ATTIC ACCESS(S) AS SHOWN ON THE FLOOR PLAN TO ALL ATTIC AREAS WITH 30" OR MORE VERTICAL

- CLEAR HEIGHT. THE LOCATION(S) SHALL ALLOW FOR 30" MIN. HEAD ROOM. ACCESS PANEL SHALL BE 5/8" FIRECODE GYP. BD. GLUED AND SCREWED TO 1/2" PLYWOOD. 8. WINDOWS SHALL BE ALUMINUM CLAD WOOD, INSULATED GLASS, WITH ANODIZED FINISH (VERIFY). MFGR'S: SIERRA PACIFIC. OWNER SHALL APPROVE MFGR CHOSEN. WINDOW DIMENSIONS ARE NOMINAL. SEE SPECIFIC MFGR'S INFORMATION FOR ROUGH-IN DIMENSIONS. GLASS SHALL BE "LOW-E". THE CONTRACTOR SHALL VERIFY ALL ROUGH-IN REQUIREMENTS FOR
- WINDOWS PRIOR TO PURCHASE AND INSTALLATION OF THOSE WINDOWS, ALL OPERABLE WINDOWS SHALL HAVE SCREENS. 9. EGRESS WINDOWS FOR BEDROOM SHALL HAVE A NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE MIN. NET CLEAR OPENABLE HT. SHALL BE 24" MIN., AND THE NET CLEAR OPENING WIDTH SHALL BE 24" MIN. THE FIN. SILL SHALL NOT BE MORE THAN 44" ABOVE THE INT. FLOOR. WINDOWS SHALL BE EQUIPPED WITH RELEASE MECHANISMS WHICH ARE OPENABLE FROM THE
- INSIDE WITHOUT ANY SPECIAL KNOWLEDGE OR EFFORT. 10. ALL EXTERIOR FRENCH DOORS AND SLIDING GLASS DRS SHALL HAVE SCREENS.
- 11. PROVIDE FIRESTOP BLOCKING AT RETURN AIR DUCT PENETRATIONS THROUGH PLYWOOD SUBFLOORS. 12. CONSULT WITH THE MECHANICAL CONTRACTOR FOR DIMENSIONS OF SOFFITS AND FURR-DOWNS FOR DUCTS.
- 13. SHOWER WALLS SHALL HAVE GREENBOARD (MOISTURE-RESISTANT) GYP. BD. COVERED WITH A WATER-PROOF SURFACE MATERIAL (CERAMIC TILE OR EQUAL) TO A HEIGHT OF 70" MIN. ABOVE DRAIN. GREENBOARD SHALL NOT BE PLACED ON 14. ALL EXITS SHALL BE OPENABLE FROM THE INSIDE WITH-OUT USE OF A KEY OR SPECIAL KNOWLEDGE. MANUALLY OPERATED
- EDGE OR SURFACE-MOUNTED FLUSH AND SURFACE BOLTS ARE PROHIBITED AT A DOOR OR THE ACTIVE LEAF OF A PAIR OF 15. ALL GLAZING IN BATHROOMS WITH A BOTTOM EDGE LESS THAN 54 INCHES AFF SHAL BE SAFETLY GLAZING AS REQUIRED BY
- 16. ALL GAS OR LIQUID FUEL FIREPLACES SHALL HAVE DAMPERS THAT REMAIN PERMANENTLY OPEN

NOTES - KEYED (FLOOR PLAN)

- 1. 20 MIN. FIRE RATED DOOR. SELF-CLOSING & SELF-LATCHING 2. PROVIDE 22" X 30" ATTIC ACCESS(S) AS SHOWN ON THE FLOOR PLAN TO ALL
- ATTIC AREAS WITH 30" OR MORE VERTICAL CLEAR HEIGHT. THE LOCATION(S) SHALL ALLOW FOR 30" MIN. HEAD ROOM. ACCESS PANEL SHALL BE 5/8"
- FIRECODE GYP. BD. GLUED AND SCREWED TO 1/2" PLYWOOD. 3. ALL PLUMBING WALLS TO BE MIN. 2x6 FRAMING

Jesse Haas, Owner 20 Bell Rock Plaza, Suite J Sedona, AZ 86351 217-621-4882 www.haasdesignworks.com

REVIEWED FOR 2018 CODE COMPLIANCE - YAVAPAI COUNTY BUILDING SAFETY

SEE ATTACHED COVER SHEET FOR ALL STAMPS. IT IS THE RESPONSIBILITY OF THE OWNER/APPLICANT TO REVIEW AND **ACKNOWLEDGE APPLICABLE STAMPS.**

OWNER / BUILDER: Seresun Construction P.O. Box 20832 Sedona, AZ 86341 928-300-7242 seresun@sedona.net

No.	Description	Date
01	FOR PERMIT	7.11.23
02	PERMIT CORRECTIONS	8.8.23
03	PERMIT CORRECTIONS - REV2	9.7.23

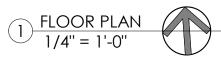
NEW RESIDENCE

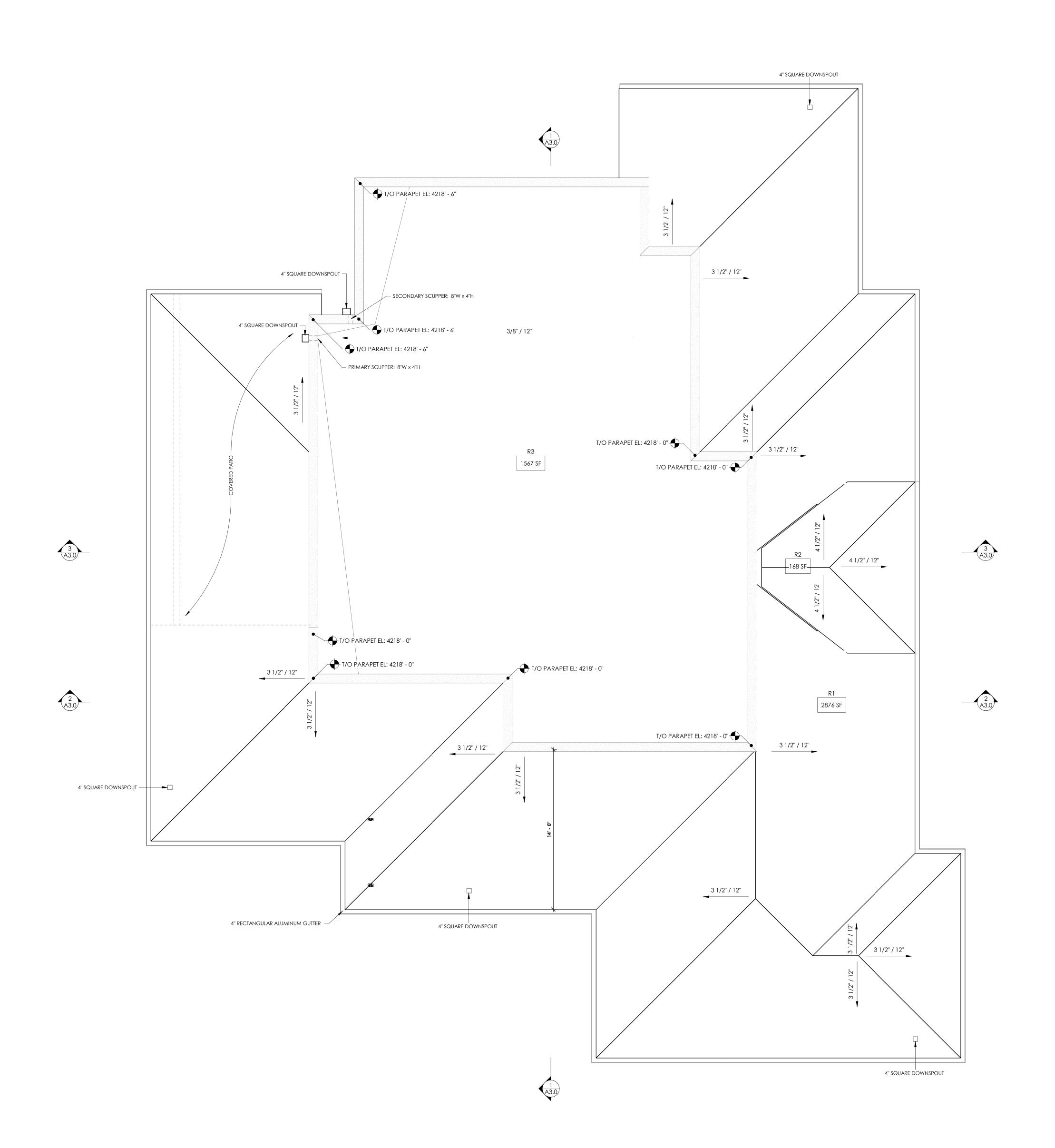
165 Courthouse Butte Sedona, AZ 86351

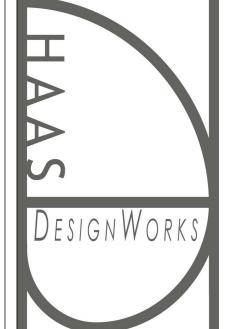
FLOOR PLAN

HDW_2022_061 Project Number 9.7.23 HDW-JJH Drawn By Checked By

Scale







REVIEWED FOR 2018 CODE COMPLIANCE - YAVAPAI COUNTY BUILDING SAFETY. SEE ATTACHED COVER SHEET FOR ALL STAMPS. IT IS THE RESPONSIBILITY OF THE OWNER/APPLICANT TO REVIEW AND ACKNOWLEDGE APPLICABLE STAMPS.

OWNER / BUILDER: Seresun Construction P.O. Box 20832 Sedona, AZ 86341 928-300-7242 seresun@sedona.net

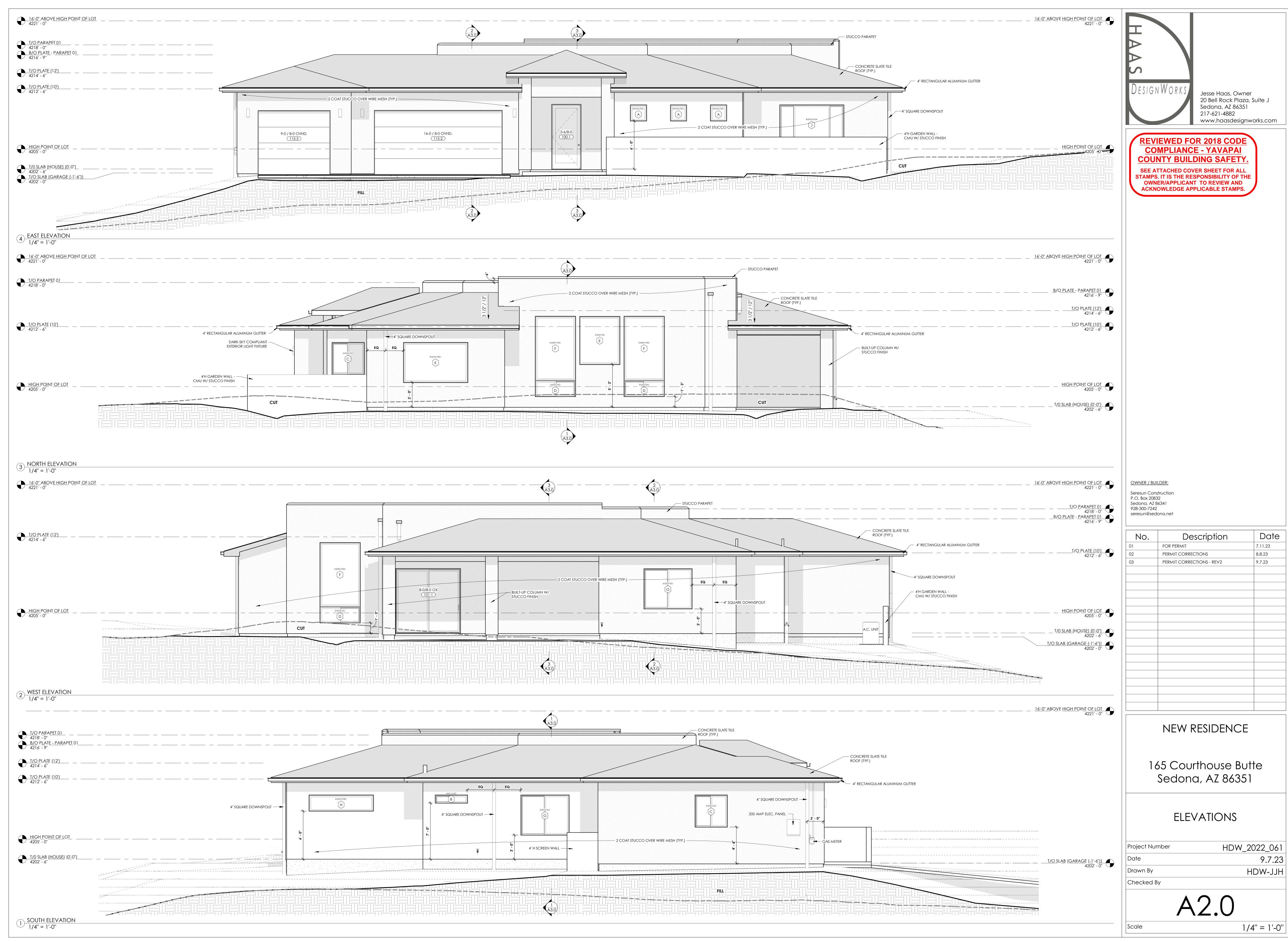
No.	Description	Date
01	FOR PERMIT	7.11.23
02	PERMIT CORRECTIONS	8.8.23
03	PERMIT CORRECTIONS - REV2	9.7.23

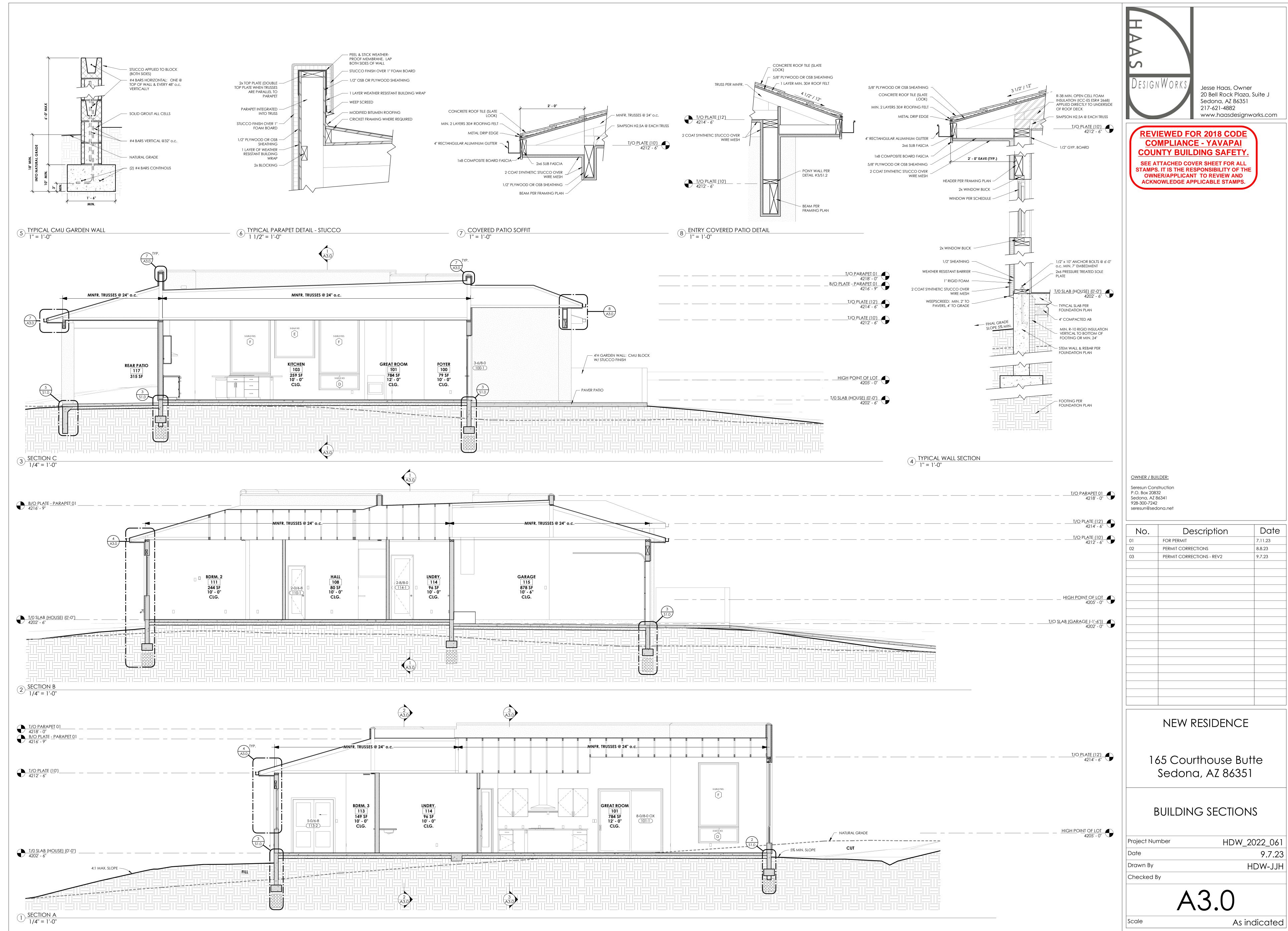
NEW RESIDENCE

165 Courthouse Butte Sedona, AZ 86351

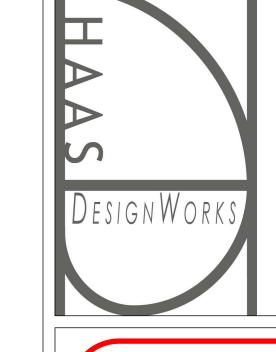
ROOF PLAN

Project Number	HDW_2022_0
Date	9.7.2
Drawn By	HDW-J
Checked By	





No.	Description	Date
110.		
	FOR PERMIT	7.11.23
)	PERMIT CORRECTIONS	8.8.23
3	PERMIT CORRECTIONS - REV2	9.7.23



REVIEWED FOR 2018 CODE COMPLIANCE - YAVAPAI COUNTY BUILDING SAFETY SEE ATTACHED COVER SHEET FOR ALL

STAMPS. IT IS THE RESPONSIBILITY OF THE OWNER/APPLICANT TO REVIEW AND **ACKNOWLEDGE APPLICABLE STAMPS.**

OWNER / BUILDER: Seresun Construction P.O. Box 20832 Sedona, AZ 86341 928-300-7242

seresun@sedona.net

Description	Date
FOR PERMIT	7.11.23
PERMIT CORRECTIONS	8.8.23
PERMIT CORRECTIONS - REV2	9.7.23
	FOR PERMIT PERMIT CORRECTIONS

NEW RESIDENCE

165 Courthouse Butte Sedona, AZ 86351

ELECTRICAL PLAN

Project Number	HDW_2022_0
Date	9.7.
Drawn By	HDW-J.

Checked By

Scale

SCHEDULE - EQUIPMENT 36" RANGE Gas Range DW-01-A Dishwasher DR-01-A Dryer / Front Load EH-01-A Wall Hood FU-01-A FP-01-A GAS FIREPLACE INSERT 40" Gas Fireplace Insert **HEAT N GLO** WA-01-A WASHER Washer / Front Load WF-01-A FP-01-C WATER FILTER / SOFTENER Water Softener WATER HEATER Water Heater **GE Appliances** GG50T10BXR

SCHEDULE - LIGHTING FIXTIURES						
Type Mark	Count	Manufacturer	Lamp	Type Comments		
Α	58	T.B.D	LED	Interior / Recessed Can / 6" Dia.		
B-WP	1	T.B.D	LED	Interior / Recessed Can / 4" Dia. / Water proof		
С	4	T.B.D	LED	Ceiling Fan w/ Light		
D	3	T.B.D	LED	Interior / Ceiling-Mounted / Pendant		
E1	5	T.B.D	LED	Interior / Wall-Mounted / LED		
F	4	T.B.D	LED	Interior / Garage Utility		
G	4	T.B.D	LED	Exterior / Wall-mounted / Dark Sky Compliant		
DTAL	79					

φ	Outlet - Duplex
#	Outlet - Quad
P _{GFCI}	Outlet - GFCI
Ψ	Outlet - Switched
0	Outlet - In-Floor
Ю	Light Fixture - Wall Mounted
ф	Light Fixture - Ceiling Mounted
- \ P	Light Fixture - Pendant Light
0	Light Fixture - Recessed Can
J	Junction Box
∇	CAT 6 / Ethernet Jack
T _V	TV / Coax
0	Exhaust Fan
•	Exhaust Fan & Light Combo
\$	Switch
\$_	Switch w/ Dimmer
\$ ₃	Switch - 3-Way
\$_4	Switch - 4-Way
Y	Ceiling Fan
\bigcirc	Thermostat
SD	Smoke Detector
<u>©</u>	CO ₂ Detector
	Panel
(IR)	Irrigation Controller

ELECTRICAL NOTES - GENERAL: I. ELECTRICAL WORK TO BE PERFORMED ON A "DESIGN-BUILD" BASIS: THE CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR THE COMPLETE DESIGN, ENGINEERING AND INSTALLATION OF THE ELECTRICAL SYSTEMS AND EQUIPMENT. THE CONTRACTORS SHALL WARRANTY TO THE OWNER THAT SUCH WORK WILL MEET THE NEEDS AND REQUIREMENTS OF THE

SCHEDULE ELECTRICAL FIXTURES

Ouplex Receptacle - GFCI

Duplex Receptacle - Standard

Ouplex Receptacle - GFCI / Appliance Duplex Receptacle - GFCI / Water Proof

APPLICABLE CODES, ORDINANCES AND GOVERNING REGULATIONS. IN NO WAY SHALL A DESIGN-BUILD ARRANGEMENT LIMIT THE RESPONSIBILITY OF THE CONTRACTORS TO COMPLETE HIS/HER OBLIGATIONS TO MEET SUCH NEEDS AND . ALL WORK SHALL COMPLY WITH THE 2018 IRC AND ALL OTHER CODES ADOPTED BY CITY OF SEDONA THE WIRING SHOWN IS SCHEMATIC ONLY. THE ELECTRICAL CONTRACTOR SHALL DETERMINE THE ACTUAL WIRING LOCATIONS AND RUNS. THIS CONTRACTOR SHALL DO A THOROUGH PRE-INSTALLATION WALK-THROUGH OF THE LAYOUT WITH THE OWNER. ALL ASPECTS OF THIS CONTRACTOR'S WORK SHALL MEET THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE, NFPA REQUIREMENTS, AND ANY AND ALL CITY, COUNTRY, AND STATE REGULATIONS.).

OWNER AND OF THE PROJECT AS PLANNED AND ITS INTENDED USES AS WELL AS COMPLY COMPLETELY WITH ALL

. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL TRENCHING AND CONDUIT STUB-OUTS FOR POWER, CABLE, AND PHONE EQUIPMENT, OR SHALL ARRANGE WITH THE CONTRACTOR FOR THIS WORK TO BE DONE. 5. PROVIDE UFER GROUND AT THE SERVICE ENTRANCE SECTION, AND WATER BOND AS PER N.E.C. 6. SPACE RECEPTACLES SO THAT NO POINT ALONG ANY WALL IS MORE THAN 6 FEET FROM A RECEPT. EACH WALL THAT IS MORE THAN 24" LONG SHALL HAVE A RECEPTACLE. PROVIDE A RECEPTACLE AT NO MORE THAN 48" O.C. ALONG KITCHEN WALLS AND EACH COUNTER 12" OR WIDER.

7. PROVIDE GROUND FAULT CURRENT INTERRUPTER RECEPTACLES IN BATHROOM, GARAGE, OUTSIDE, AND WITHIN 6 FEET OF KITCHEN SINK. 8. DEDICATED COMPUTER CIRCUIT LINES SHALL NOT BE RUN PARALLEL WITHIN 12" OF ANY OTHER WIRING. 9. SMOKE DETECTORS SHALL BE 36" MIN. FROM AIR SUPPLY DUCTS AND SHALL RECEIVE THEIR POWER FROM THE BUILDING WIRING, AND SHALL HAVE BATTERY BACK-UP POWER. MULTIPLE DETECTORS SHALL BE INTERCONNECTED. SMOKE DETECTORS SHALL BE INSTALLED IN EACH BEDROOM, HALLS TO BEDROOMS, AND AT TOP OF STAIRS. 10. ALL SMOKE DETECTORS SHALL BE LOCATED WITHIN 12" OF HIGH POINT OF CEILING, WIRED W/ BATTERY BACKUP 11. PROVIDE TYPEWRITTEN DESCRIPTION FOR EACH CIRCUIT IN BREAKER PANEL.

12. LOCATIONS FOR BREAKER PANELS AND MECHANICAL DISCONNECT SWITCHES SHALL HAVE A CLEAR FLOOR AREA IN FRONT OF THEM: 30" WIDE MIN. AND 36" MIN IN DIRECTION OF ACCESS. 13. CEILING FANS FOR HIGH CEILINGS SHALL BE HUNG ON PENDANTS AT BETWEEN 8 TO 10 FEET ABOVE THE FLOOR. ELECTRICAL BOXES SUPPORTING CEILING FANS SHALL BE U.L. RATED FOR THIS USE, AND SHALL BE INSTALLED IN ACCORDANCE W/ MFGR'S SPEC'S. 14. RECESSED CAN LIGHTS SHALL BE A MINIMUM OF 3" FROM INSULATION, OR SHALL BE U.L. APPROVED FOR DIRECT

CONTACT WITH INSULATION. PROVIDE A MIN. OF 6" CLEARANCE TO COMBUSTIBLE MATERIALS. 15. PROVIDE SEPARATE 20 AMP CIRCUITS AS FOLLOWS: A. (2) IN KITCHEN, PANTRY, BREAKFAST, DINING AREAS B. (1) LAUNDRY ROOM

16. PROVIDE ARC-FAULT CIRCUIT INTERRUPTS FOR ALL RECEPTACLES IN FAMILY ROOMS, DINING ROOM, LIVING ROOMS, OFFICES, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS 17. CONSTRUCTION SITE POWER FOR 120 VOLT, 15 AND 20 AMP RECEPTACLES SHALL BE GFCI PROTECTED. 18. SHELVING IN CLOTHES CLOSETS MUST MAINTAIN 12" CLEARANCE FROM GLOBE-TYPE FIXTURES, OR 6" FROM RECESSED FIXTURES. PROVIDE A MINIMUM OF 6" CLEARANCE TO COMBUSTIBLE MATERIALS. 19. PROVIDE A 120 V. WATERPROOF RECEPT. WITHIN 25 FT OF ALL EXTERIOR MECHANICAL EQUIPMENT. 20. PROVIDE A GFCI RECEPTACLE FOR ANY SPA OR WHIRLPOOL PUMP MOTOR (IF APPLICABLE). 1. EMERGENCY SWITCH OR SHUTOFE FOR WHIRI POOL MOTOR PROVIDING POWER TO RE-CIRCULATION AND JET SYSTEMS. SHALL BE INSTALLED AT A POINT THAT IS READILY ACCESSIBLE TO THE USERS, ADJACENT TO AND WITHIN SIGHT OF THE

WHIRLPOOL, SPA OR HOT TUB AND NOT LESS THAN 5 FEET AWAY FROM THE WHIRLPOOL, SPA OR HOT TUB WITHIN LINE OF SIGHT (IF APPLICABLE) 22. ALL PHONE LINE WIRING SHALL BE CAT 6 WIRING FROM EACH ROOM, AND SHALL BE HOME-RUN TO A CENTRAL LOCATION. COORDINATE HOME-RUN LOCATION WITH OWNERS

23. ALL TV/CABLE WIRING SHALL BE COAX RG6 WIRING FROM EACH ROOM AND AS SHOWN ON THE PLAN, AND SHALL BE HOME-RUN TO A CENTRAL LOCATION. COORDINATE HOME-RUN LOCATION WITH OWNERS. 24. PROVIDE A CARBON MONOXIDE ALARM OUTSIDE OF EACH SLEEPING ARE IN THE IMMEDIATE VICINITY OF THE

BEDROOMS. 25. BOND METAL & GAS PIPING TO GROUND

26. WATER AND GAS PIPE BONDING SHALL BE IN ACCORDANCE WITH 2018 IRC SECTIONS E3609.6 & E3609.7 27. ALL EXTERIOR LIGHTING FIXTURES SHALL BE UL-LISTED FOR OUTDOOR USE 28. ALL EXTERIOR LIGHTING FIXTURES SHALL BE DARK-SKY COMPLIANT 29. CONDUCTORS USED TO CONDUCT CURRENT SHALL BE OF COPPER

32. ALL EXTERIOR GFCI RECEPTACLES TO HAVE "EXTRA DUTY" IN-USE COVERS

SECTION N1104.1

30. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW INSTALLATION OF A DUAL POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC INSTALLATION AND SHALL BE LABELED "FOR FUTURE SOLAR ELECTRIC". THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITTE (LOAD) END FROM THE INPUT FEEDER LOATION OR MAIN CIRCUIT LOCAITON. AN APPROVED CONDUIT OF NO LESS THAN ¾" IN DIAMETER SHALL BE INSTALLED FROM THE SERVICE PANEL TO AN APPROVED AND COVERED JUNCTION BOX LOCATED IN AN AREA ADJACENT TO OR IN AN ACCESSIBLE ATTIC DIRECTLY BENEATH THE REQUIRED SOLAR-READY ZONE AND SIZED TO ALLOW THE INSTALLATION OF A 240-VOLT RECEPTACLE. ALL JUNCTION BOXES INSTALLED AS PART OF THE EV-READY CONDUIT SYSTEM SHALL BE LABELED AS "EV

31. AT LEAST 90% OF ALL PERMANENTLY INSTALLED LIGHT FIXTURES SHALL BE HIGH-EFFICIENCY TYPE AS REQUIRED BY IRC

ELECTRICAL SYMBOL LEGEND
1/4" = 1'-0"

Low Voltage Controller

CLG.

A2.0 2

5' - 0"

REAR PATIO 117 315 SF

EQ

`----

200 AMP ELEC. PANEL

UNDERGROUND PVC TO ——

APS PAD AT STREET

---m

GFCI WATER FILTER / SOFTENER

SERVICE OUTLET ~

220V DISCONNECT

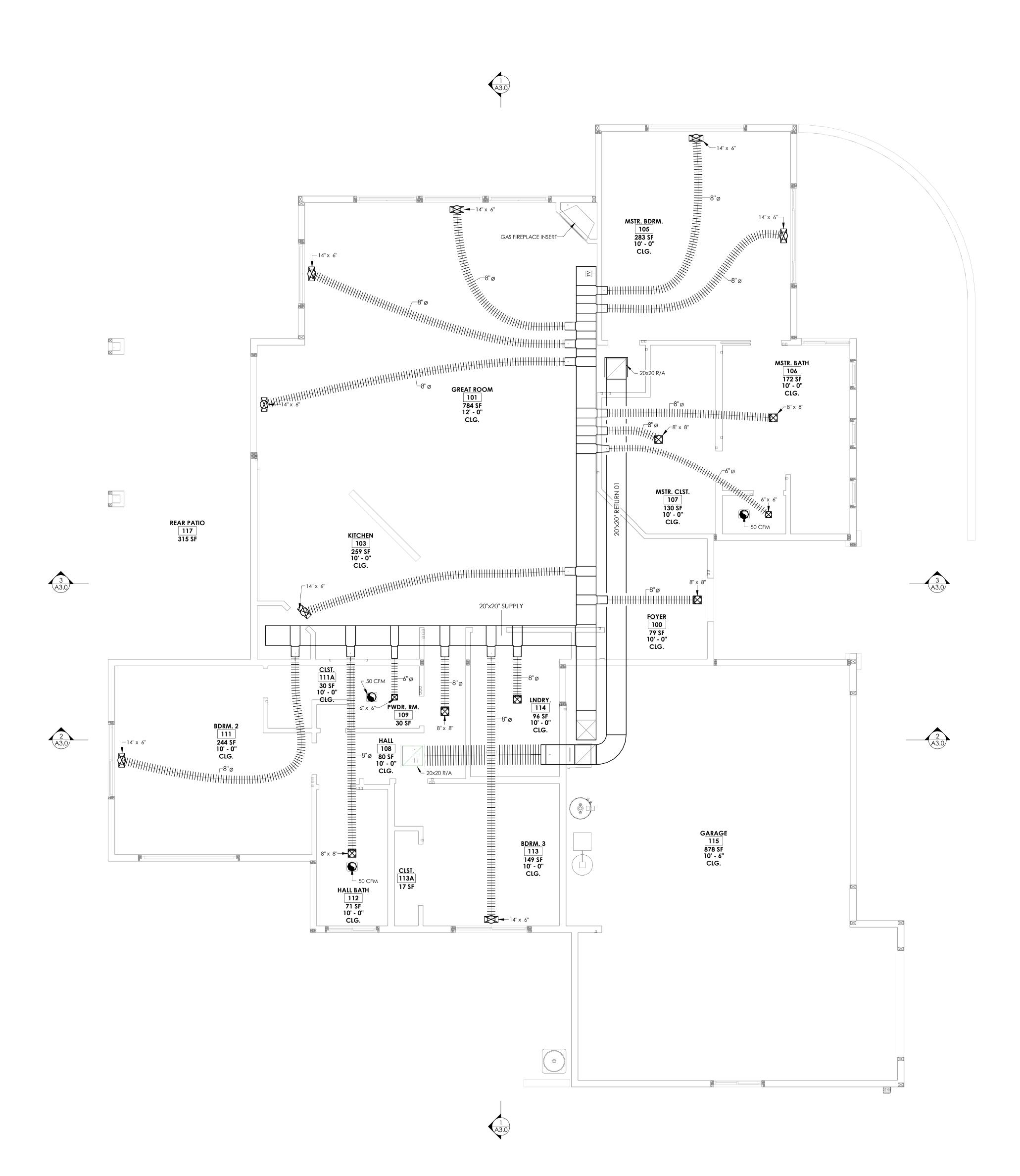
(A2.0)

GARAGE

878 SF

1 ELECTRICAL PLAN ·/ 1/4" = 1'-0"

1/4" = 1'-0"



HVAC NOTES

- 1. THE MECHANICAL LAYOUT IS SCHEMATIC AND INTENDED TO SHOW THE MOST PROBABLE LOCATIONS OF EQUIPMENT, DUCTS REGISTERS, GRILLES, ETC. THE MECHANICAL CONTRACTOR SHALL DESIGN THE ENTIRE HEATING/COOLING SYSTEM(S), SIZING THE EQUIPMENT, DUCTS, GRILLES, AND REGISTERS, AND SHALL GUARANTEE THE SYSTEM(S) TO PROVIDE COMFORTABLE TEMPERATURE YEAR LONG THROUGHOUT THE LIVEABLE SPACE. THIS CONTRACTOR SHALL BALANCE THE SYSTEM(S) AFTER CHANGING THE SYSTEM DESIGN FROM THE LAYOUT SHOWN SHALL NOT BE DONE WITHOUT CONSULTATION WITH THE ARCHITECT. ALL WORK TO BE DONE SHALL COMPLY WITH THE APPLICABLE CHAPTERS OF THE 2018 I.R.C.
- WORK AND INSTALLATION SHALL CONFORM TO ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES
- 4. THE MECHANICAL CONTRACTOR SHALL COMMUNICATE TO THE OWNER AND ARCHITECT PRIOR TO ANY INSTALLATION, THE TOTAL SYSTEM DESIGN, INCLUDING THE INTENDED SYSTEM PERFORMANCE, AND REGISTER AND GRILLE LOCATIONS.
- 5. EXTERIOR HEAT PUMPS AND A/C COMPRESSORS SHALL BE PLACED ON CONCRETE SLABS. SLABS SHALL BE SEPARATED FROM ANY BUILDING STRUCTURE BY 4"MIN. AND SHALL NOT TOUCH THE BUILDING. EQUIPMENT CLOSE TO ANY LIVEABLE AREA SHALL BE MOUNTED ON VIBRATION ISOLATORS. SLAB SHALL BE 3" MIN. ABOVE GRADE
- 6. COMPRESSOR PIPING SHALL BE ISOLATED FROM ALL BUILDING FRAMING WITH INSULATORS 7. THERMOSTATS SHALL HAVE "ON-OFF" AND "AUTO-FAN" SWITCHES
- 8. THERMOSTATS SHALL BE 7 DAY PROGRAMMABLE WITH BATTERY BACK-UP
- 9. DOORS TO MECHANICAL ROOMS SHALL BE SOLID-CORE, WITH WEATHER STRIPPING AND THRESHOLDS FOR A TIGHT-FITTING INSTALLATION
- 10. VENT CLOTHES DRYER TO OUTSIDE WITH A 4" MIN. DIA. EXHAUST DUCT. THE MAX. LENGTH SHALL NOT EXCEED 25 FEET FROM THE DRYER TO THE WALL OR ROOF TERMINATION. THE MAX. LENGTH SHALL BE REDUCED 2.5 FEET FOR EACH 45 DEG. BEND, AND 5 FEET FOR EACH 90 DEG BEND
- 11. PROVIDE EXTERIOR SCREENED AND LOUVERED VENT CAPS FOR ALL EXHAUST FANS 12. THIS CONTRACTOR IS RESPONSIBLE FOR TRENCHING FOR ANY BELOW-SLAB DUCTS, OR SHALL ARRANGE WITH THE CONTRACTOR TO HAVE THIS WORK DONE
- 13. RETURN AIR DUCTS FROM BEDROOMS EXITING INTO LIVING SPACES (FOR PICK-UP BY THE MAIN RETURN AIR GRILLE) SHALL BE LINED ON THE INSIDE OF THE DUCT FOR NOISE REDUCTION 14. UNLESS INSTRUCTED OTHERWISE, EACH CLOSED-OFF LIVEABLE ROOM SHALL HAVE ITS OWN RETURN AIR
- CUTTING OF DOORS FOR RETURN AIR PURPOSES IS NOT PERMITED 15. THE SUPPLY AND RETURN TRUNK LINES SHALL BE RIGID SHEET METAL. INDIVIDUAL BRANCH LINES MAY BE
- FLEX-DUCT AT THIS CONTRACTOR'S OPTION 16. THE MECHANICAL CONTRACTOR SHALL CONVEY TO THE GENERAL CONTRACTOR, DUCT SIZES
- NECESSARY FOR PLENUM AND SOFFIT FRAMING ENCLOSING DUCTS 17. FLUES FROM ANY GAS APPLIANCES SHALL HAVE THE REQUIRED CLEARANCES TO COMBUSTIBLE
- MATERIALS AS PER CODE AND MFGR'S REQUIREMENTS 18. PROVIDE SCREENED AND LOUVERED COMBUSTION AIR VENTS (HIGH-LOW) TO MECHANICAL ROOMS WITH GAS APPLIANCES. THE SIZE OF EACH VENT SHALL BE A MINIMUM OF 1 SQ. INCH PER 1000 BTU, OR AS PER CODE. MINIMUM EACH VENT = 100 SQ. INCHES. THIS AIR SHALL NOT BE TAKEN FROM THE INSIDE
- OF A GARAGE 19. FOLLOW ALL MECHANICAL CODE REQUIREMENTS FOR GAS FLUE PIPING AND ANNULAR SPACES
- 20. ALL CONTROL WIRING SHALL BE 18 GAUGE SOLID COPPER WIRE 21. CONDENSATE PIPING SHALL BE 3/4" PVC SCHEDULE 40 PIPE WITH SOLVENT-CEMENTED JOINTS MADE IN
- ACCORDANCE WITH 2018 IMC SECTION 1203.3.4 22. CONDENSATE PIPING WILL BE 3/4" PVC SCHEDULE 40 PIPE EXTENDING AT FULL PIPE SIZE TO OUTSIDE 6" TO 24" ABOVE GRADE
- 23. REFRIGERANT "SUCTION" LINE SHALL BE INSULATED WITH 3/8" WALL CLOSE CELL INSULATION IN ACCORDANCE WITH 2018 IMC SECTION 1107.4
- 24. ALL REFRIGERANT LINES ARE TO BE TYPE ACR TYPE SOFT COPPER TUBING
- 25. ALL FLEXIBLE DUCT TO BE SUPPORTED EVERY 6'
- 26. ALL SUPPLY AND RETURN DUCTS, TRANSITIONS, AND FLEXIBLE DUCTS SHALL BE INSULATED TO A MINIMUM 27. ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES (NOT FOR SUPPLY AIR) USED AS DUCTS
- SHALL BE SEALED. JOINTS AND SEAMS SHALL BE SEALED TO COMPLY WITH SECTION M1601.3. OF THE 28. CLOTHES DRYER EXHAUST DUCTS TO BE IN ACCORDANCE WITH 2018 IMC SECTION 504.1, 504.2, 504.3,
- 504.4, 504.5, 504.6. 504.6.1 AND 504.6.2
- 29. KITCHEN EXHAUST EQUIPMENT DUCTS TO BE IN ACCORDANCE WITH 2018 IMC SECTION 505.1 AND 505.2.ALL LOAD CALCULATIONS AND DUCT SIZING TO BE IN ACCORDANCE WITH 2018 IECC SECTION
- 32. KITCHEN EXHAUST EQUIPMENT DUCTS TO BE IN ACCORDANCE WITH 2018 IMC SECTION 505.1 AND 505.2.ALL LOAD CALCULATIONS AND DUCT SIZING TO BE IN ACCORDANCE WITH 2018 IECC SECTION
- 403.6 AND IRC SECTIONS M1401.3 AND M1601.1 33. ALL EXHAUST FANS TO BE PLACED IN ACCORDANCE WITH 2018 IMC SECTION 502.18
- 34. EXHAUST FANS TO BE SIZED IN ACCORDANCE WITH 2018 IMC SECTION 403.3
- 35. ALL EXHAUST FANS TO BE DUCTED IN 4" ALUMINUM FLEX DUCT. DUCTS TO BE IN ACCORDANCE WITH 2018 IMC SECTION 603.6
- 36. ALL EXHAUST FANS TO HAVE A MECHANICAL BACK DRAFT DAMPER 37. ALL EXHAUST TERMINATIONS TO BE PLACED IN ACCORDANCE WITH 2018 IMC SECTION 501.2, 401.4.2

403.6 AND IRC SECTIONS M1401.3 AND M1601.1

Jesse Haas, Owner 20 Bell Rock Plaza, Suite J Sedona, AZ 86351 217-621-4882 www.haasdesignworks.com

REVIEWED FOR 2018 CODE COMPLIANCE - YAVAPAI COUNTY BUILDING SAFETY. SEE ATTACHED COVER SHEET FOR ALL

STAMPS. IT IS THE RESPONSIBILITY OF THE OWNER/APPLICANT TO REVIEW AND ACKNOWLEDGE APPLICABLE STAMPS.

OWNER / BUILDER: Seresun Construction P.O. Box 20832 Sedona, AZ 86341 928-300-7242 seresun@sedona.net

Description	Date
FOR PERMIT	7.11.23
PERMIT CORRECTIONS	8.8.23
PERMIT CORRECTIONS - REV2	9.7.23
	PERMIT CORRECTIONS

NEW RESIDENCE

165 Courthouse Butte Sedona, AZ 86351

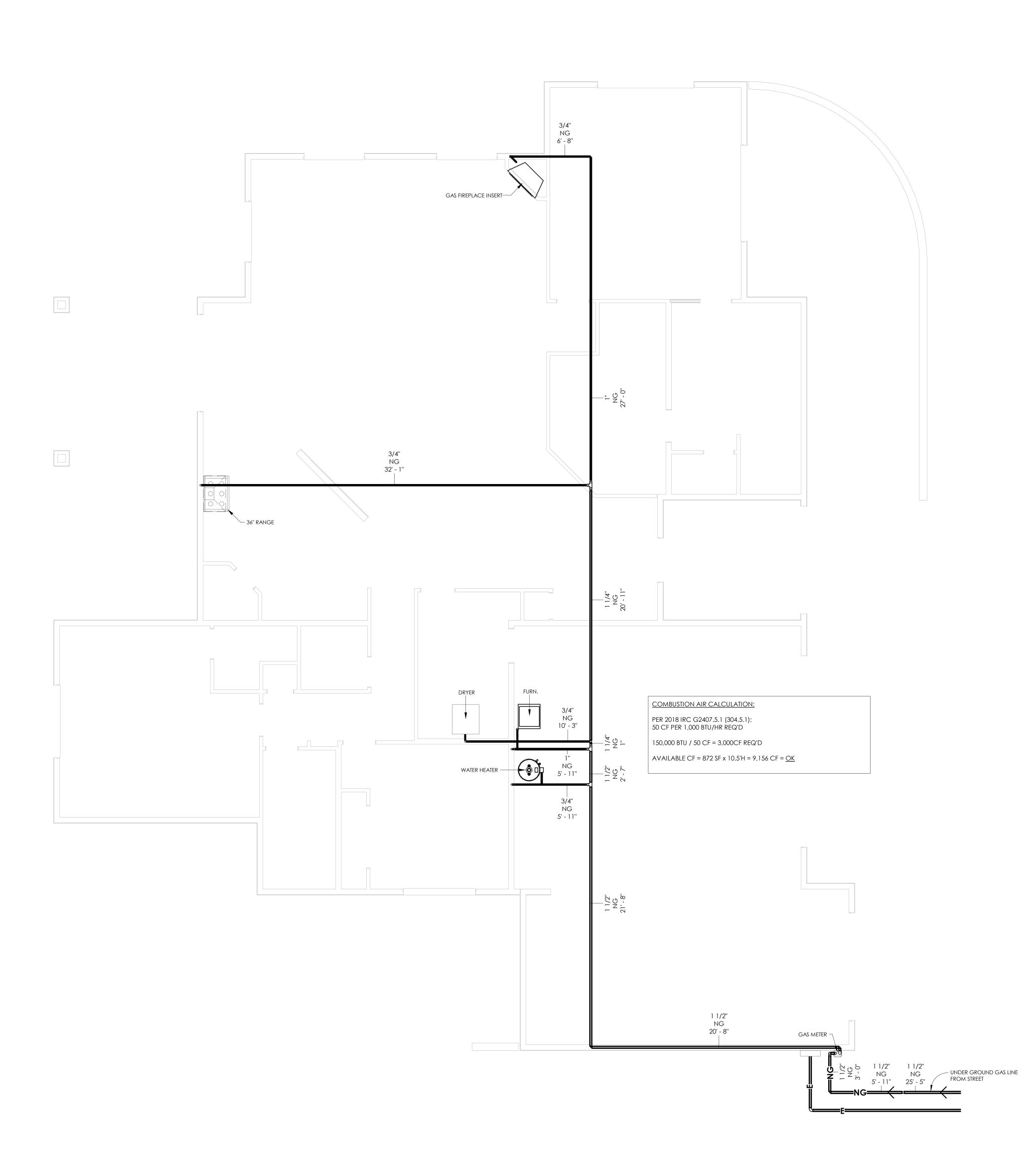
HVAC PLAN

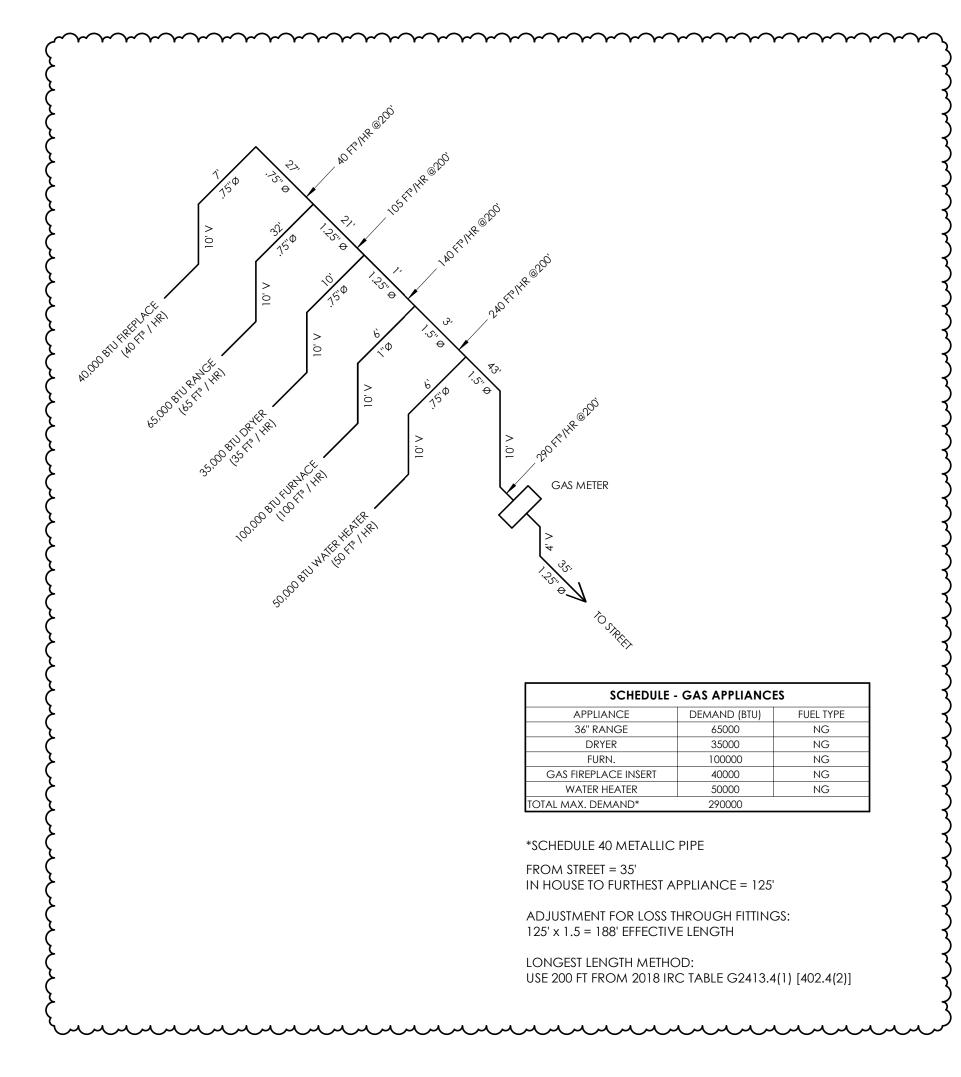
HDW_2022_061 Project Number 9.7.23 HDW-JJH

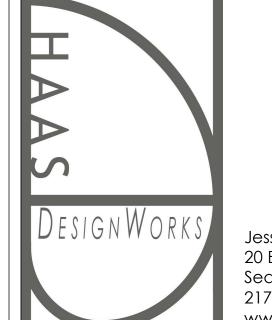
Checked By

1/4'' = 1'-0''

1) HVAC PLAN 1/4" = 1'-0"







REVIEWED FOR 2018 CODE
COMPLIANCE - YAVAPAI
COUNTY BUILDING SAFETY.

SEE ATTACHED COVER SHEET FOR ALL
STAMPS. IT IS THE RESPONSIBILITY OF THE
OWNER/APPLICANT TO REVIEW AND
ACKNOWLEDGE APPLICABLE STAMPS.

OWNER / BUILDER:

Seresun Construction
P.O. Box 20832
Sedona, AZ 86341
928-300-7242
seresun@sedona.net

No.	Description	Dat
01	FOR PERMIT	7.11.23
02	PERMIT CORRECTIONS	8.8.23
03	PERMIT CORRECTIONS - REV2	9.7.23

NEW RESIDENCE

165 Courthouse Butte Sedona, AZ 86351

GAS PLAN

Project Number HDW_2022_061

Date 9.7.23

Drawn By HDW-JJH

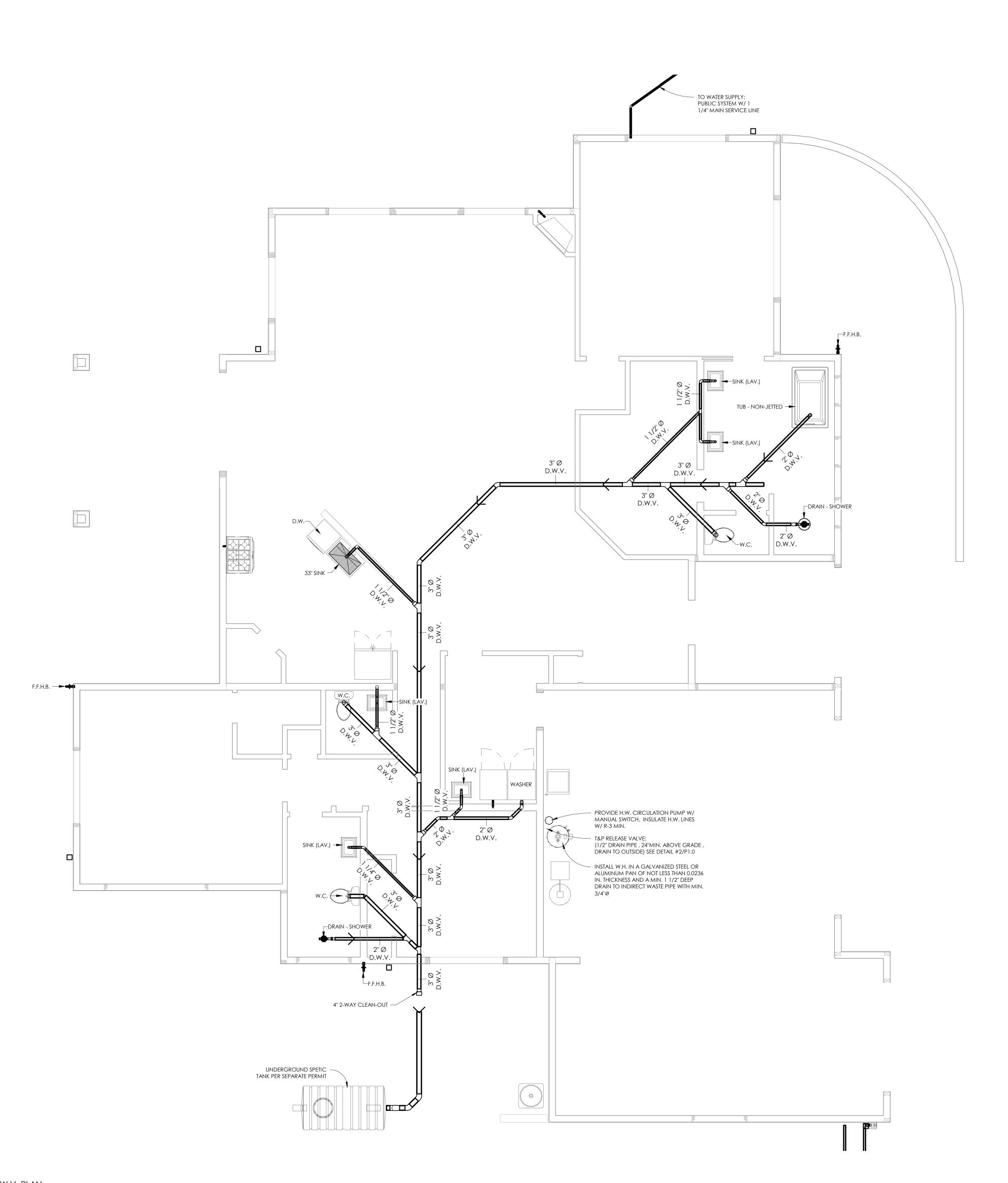
Checked By

NIC 1 O

NGI.0

1) GAS PLAN 1/4" = 1'-0"

1/4" = 1'-0"



GENERAL PLUMBING NOTES

- 1. VERIFY IN FIELD THE LOCATION OF THE CONNECTION TO THE WASTE TREATMENT SYSTEM LOCATION.
- 2. PROVIDE DISHWASHER WITH AN APPROVED AIR-GAP DEVICE.
- 3. ALL FIXTURES WITH HOSE OUTLETS SHALL BE EQUIPPED WITH APPROVED BACK-FLOW PREVENTERS (VACUUM BREAKERS).
- 4. ISOLATE ALL PIPING FROM FRAMING WITH INSULATORS.
- 5. INSULATE ALL HOT WATER PIPES, AND COLD WATER PIPES EXPOSED TO POTENTIAL FREEZING CONDITIONS. USE FIBERGLASS PIPE INSULATION IN CRAWL SPACES AND IN EXPOSED LOCATIONS.
- 6. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THE ACTUAL LAYOUT OF ALL GAS, WATER, AND WASTE LINES. 7. INSULATE ALL PLUMBING WALLS WITH SOUND-DEADENING BATTS.
- 8 WATER HEATER(S) SHALL BE 80 GAL, QUICK RECOVERY. PROVIDE WITH A RE-CIRCULATING HOT WATER LOOP AND A 24 HOUR TIMER OPERATED PUMP, WITH OVER-RIDE SWITCHES AS PER OWNER'S LOCATIONS. PLACE IN A PAN WITH A DRAIN LINE TO AN APPROVED LOCATION. WATER HEATERS SHALL HAVE TEMPERATURE AND PRESSURE-REDUCING VALVES. THE OVERFLOW LINE SHALL BE THE SAME SIZE AS THE VALVE AND SHALL DISCHARGE TO AN APPROVED EXTERIOR LOCATION, 6" MIN. AND 24" MAX.
- 9 PROVIDE THERMAL EXPANSION TANK AT WATER SUPPLY. 10 SEE THE PLAN FOR LOCATION OF HOSE BIBBS (FROST FREE HB'S ABOVE 2500 FT ELEVATION). PROVIDE WITH BACK-FLOW
- 11 PROTECT WITH PLASTIC SLEEVES ALL COPPER LINES WHICH HAVE POTENTIAL OF COMING IN CONTACT WITH CONCRETE OR
- 12 DIELECTRIC UNIONS SHALL BE REQUIRED ON WATER PIPING OF DISSIMILAR METAL MATERIALS.
- 13 ISLAND SINKS SHALL BE LOOP VENTED.

ABOVE FINISHED GRADE.

- 14 THE AUTO WASHER BOX FOR THE WASHING MACHINE SHALL HAVE A SINGLE LEVER-TYPE HOSE TURN OFF FOR BOTH HOT AND COLD WATER. GLOBE VALVES ARE NOT ACCEPTED.
- 15 SOLDER FOR COPPER PIPING SHALL HAVE A MAXIMUM LEAD CONTENT OF 0.002% (TWO TENTHS OF ONE PERCENT).
- 16 VENTS SHALL BE A MINIMUM OF 10 FEET FROM ANY AIR INTAKE. 17 AT OPENINGS AROUND VENTS, PIPES, WASTE LINES, ETC., IN CEILINGS AND FLOOR PENETRATIONS, PROVIDE AN APPROVED
- FLAME AND HOT GAS SEALANT. 18 PROVIDE CODE APPROVED SEDIMENT TRAPS AT GAS FIRED APPLIANCES, EXCLUDING ILLUMINATING FIXTURES, RANGES, CLOTHES
- DRYERS AND OUTDOOR GRILLS. SEE IRC G2419.4. 19 ALL PLUMBING WORK SHALL BE TESTED, THEN INSPECTED BY THE COUNTY BUILDING OFFICIAL TO ENSURE COMPLIANCE WITH THE
- REQUIREMENTS OF THIS CODE. THE PLUMBER SHALL BE FAMILIAR WITH THE PLUMBING REQUIREMENTS OF THE 2018 IRC.

Type Mark	Type Comments	Count	Room: Name	Description	Manufacturer	Model	Color
FD-01	DRAIN - SHOWER	1	HALL BATH	4" Square shower drain	T.B.D.	T.B.D.	T.B.D.
FD-01	DRAIN - SHOWER	1	MSTR. BATH	4" Square shower drain	T.B.D.	T.B.D.	T.B.D
SK-01	33" SINK	1	KITCHEN	33" W Kitchen sink / Under-mount / Single bowl	T.B.D.	T.B.D.	T.B.D
SK-03	SINK (LAV.)	1	HALL BATH	19 3/4" Vanity sink / Undermount / Rectangular	T.B.D.	T.B.D.	T.B.D
SK-03	SINK (LAV.)	1	MSTR. BATH	19 3/4" Vanity sink / Undermount / Rectangular	T.B.D.	T.B.D.	T.B.D
SK-03	SINK (LAV.)	1	MSTR. BATH	19 3/4" Vanity sink / Undermount / Rectangular	T.B.D.	T.B.D.	T.B.D
SK-03	SINK (LAV.)	1	PWDR. RM.	19 3/4" Vanity sink / Undermount / Rectangular	T.B.D.	T.B.D.	T.B.D
SK-03	SINK (LAV.)	1	LNDRY.	19 3/4" Vanity sink / Undermount / Rectangular	T.B.D.	T.B.D.	T.B.D.
TB-01	TUB - NON-JETTED	1		UNDERSCORE™ 60 x 36 BATH	T.B.D.	T.B.D.	T.B.D
WC-01	W.C.	1	MSTR. BATH	One piece / Elongated / Chair height	T.B.D.	T.B.D.	T.B.D
WC-01	W.C.	1	HALL BATH	One piece / Elongated / Chair height	T.B.D.	T.B.D.	T.B.D
WC-01	W.C.	1	PWDR. RM.	One piece / Elongated / Chair height	T.B.D.	T.B.D.	T.B.D.



Jesse Haas, Owner 20 Bell Rock Plaza, Suite J Sedona, AZ 86351 217-621-4882 www.haasdesignworks.com

REVIEWED FOR 2018 CODE **COMPLIANCE - YAVAPAI COUNTY BUILDING SAFETY.**

SEE ATTACHED COVER SHEET FOR ALL STAMPS. IT IS THE RESPONSIBILITY OF THE OWNER/APPLICANT TO REVIEW AND ACKNOWLEDGE APPLICABLE STAMPS.

OWNER / BUILDER:

Seresun Construction P.O. Box 20832 Sedona, AZ 86341 928-300-7242 seresun@sedona.net

No.	Description	Date
01	FOR PERMIT	7.11.23
02	PERMIT CORRECTIONS	8.8.23
03	PERMIT CORRECTIONS - REV2	9.7.23

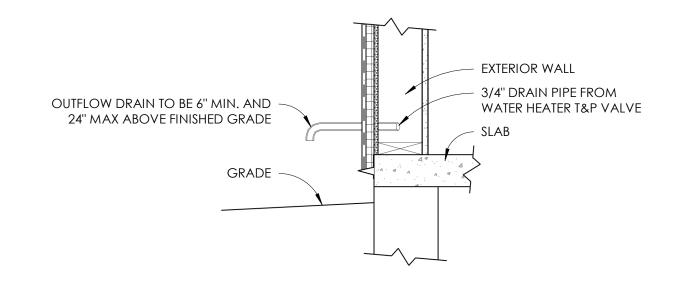
NEW RESIDENCE

165 Courthouse Butte Sedona, AZ 86351

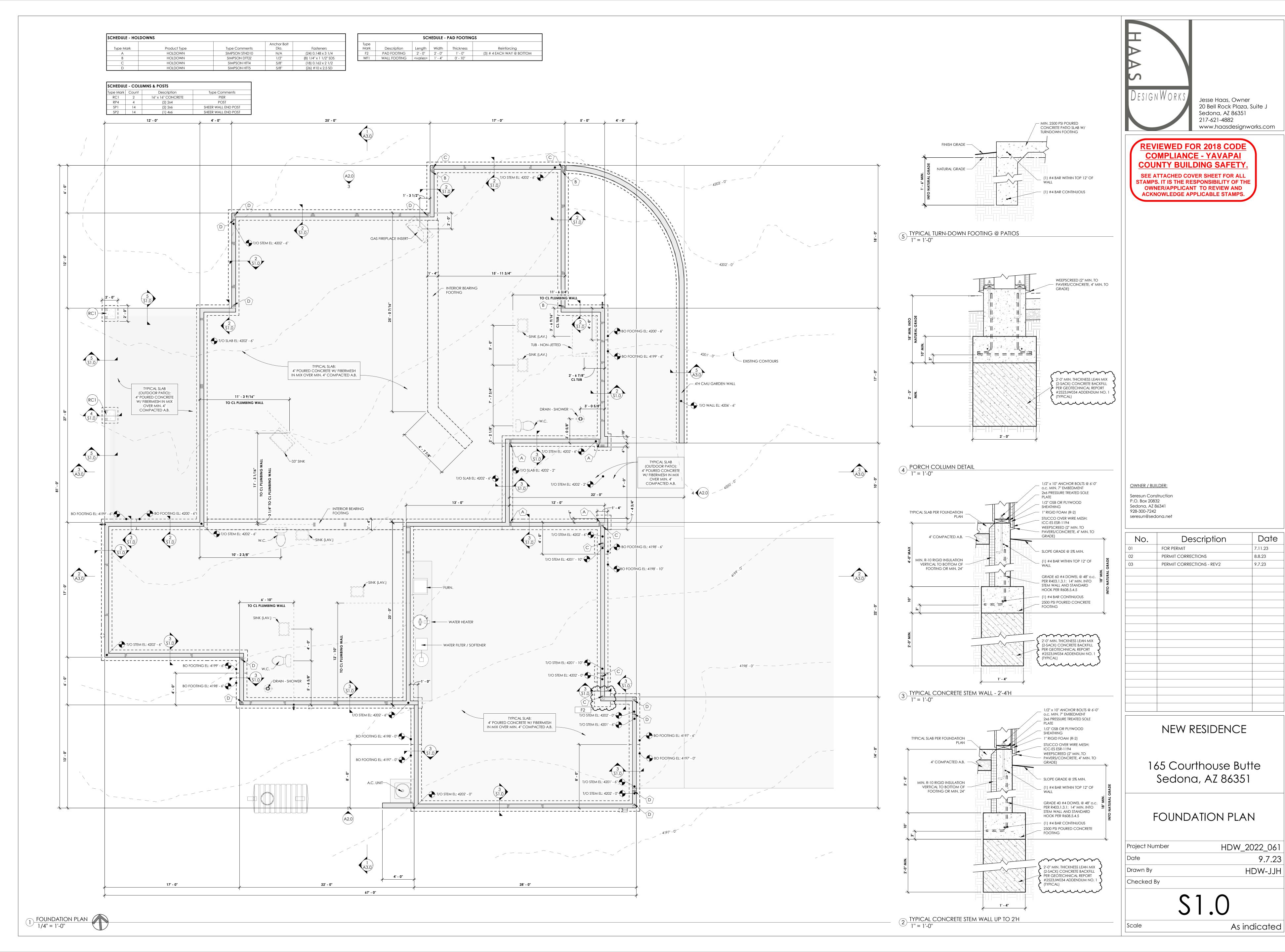
D.W.V. PLAN

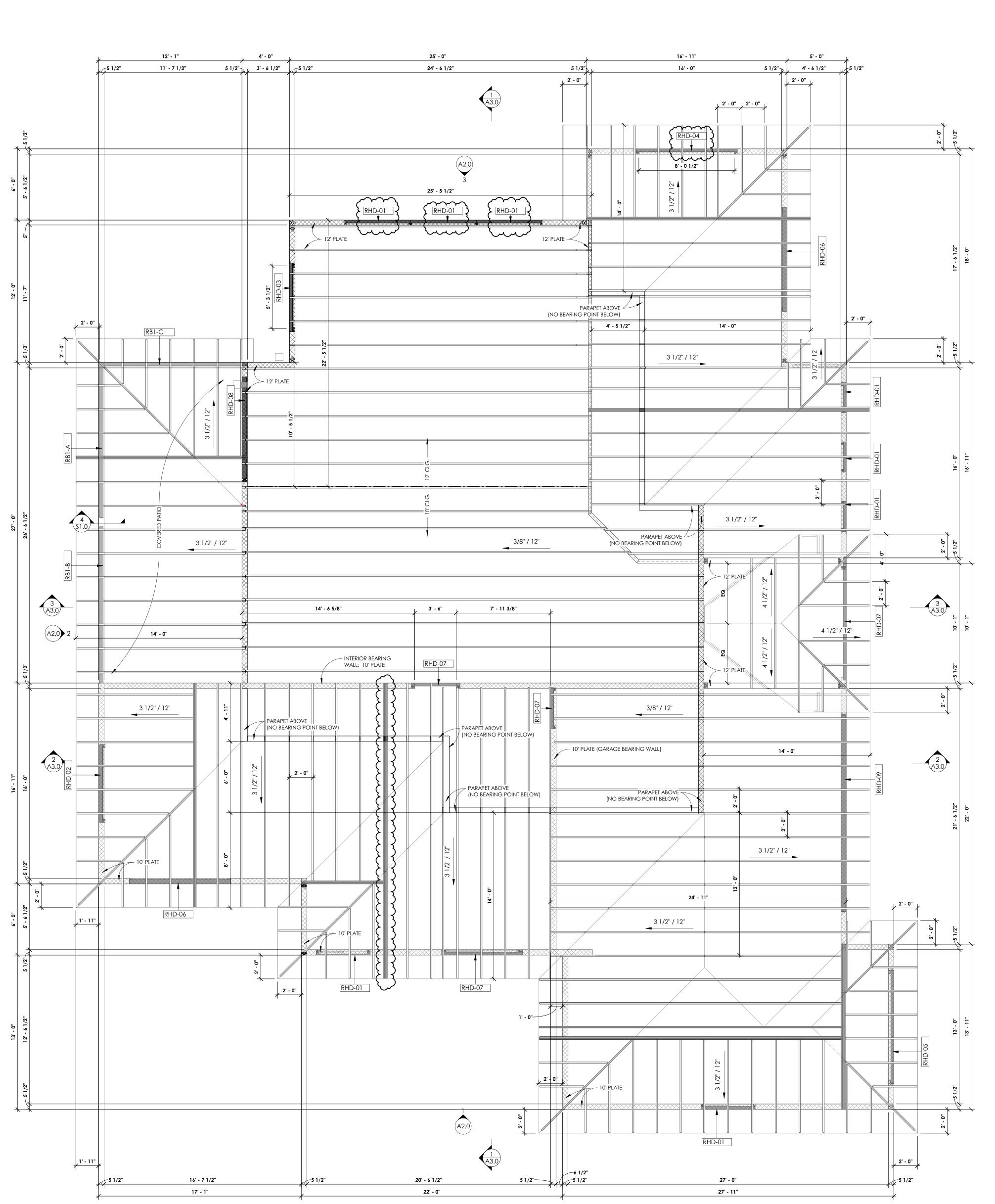
HDW_2022_061 Project Number 9.7.23 HDW-JJH Drawn By Checked By

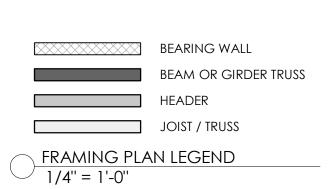
As indicated Scale



2 T & P RELIEF DRAIN
1" = 1'-0"

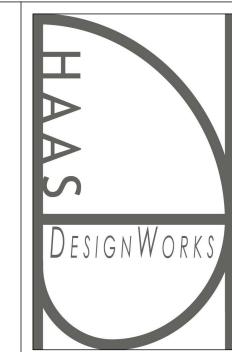






Type Mark	D	escription	Type Co	omments	Grade	Framing System	
RB1	3 1/2" x 12" GLULAM		BEAM			ROOF SYSTEM	
CHEDULE - HE	ADERS						
MEDULE - HE	ADEKS			# Jack			
Type Mark	Mark	Descriptio	n	Studs	Type Comments	Framing System	
RHD-01		(2) 2x6 HEAD	DER	1	HEADER	ROOF SYSTEM	
RHD-02		(2) 2x8 HEAD	DER	1	HEADER	ROOF SYSTEM	
RHD-03		(2) 2x8 HEAD	DER	2	HEADER	ROOF SYSTEM	
RHD-04		(2) 2x10 HEA	DER	1	HEADER	ROOF SYSTEM	
RHD-05		(2) 2x10 HEA	DER	2	HEADER	ROOF SYSTEM	
RHD-06		(3) 2x10 HEA	DER	2	HEADER	ROOF SYSTEM	
RHD-07		(2) 2x12 HEA	DER	2	HEADER	ROOF SYSTEM	
RHD-08		(3) 2x12 HEA	DER	2	HEADER	ROOF SYSTEM	
RHD-09		5 1/2" x 13.5" GI	IIII AM	2	HEADER	ROOF SYSTEM	

CHEDULE - HOLDOWNS						
Type Mark	Product Type	Type Comments	Anchor Bolt Dia.	Fasteners		
A	HOLDOWN	SIMPSON STHD10	N/A	(24) 0.148 x 3 1/4		
В	HOLDOWN	SIMPSON DTT2Z	1/2"	(8) 1/4" x 1 1/2" SDS		
С	HOLDOWN	SIMPSON HTT4	5/8"	(18) 0.162 x 2 1/2		
D	HOLDOWN	SIMPSON HTT5	5/8"	(26) #10 x 2.5 SD		



REVIEWED FOR 2018 CODE COMPLIANCE - YAVAPAI COUNTY BUILDING SAFETY.

SEE ATTACHED COVER SHEET FOR ALL STAMPS. IT IS THE RESPONSIBILITY OF THE OWNER/APPLICANT TO REVIEW AND ACKNOWLEDGE APPLICABLE STAMPS.

OWNER / BUILDER:

Seresun Construction P.O. Box 20832 Sedona, AZ 86341 928-300-7242 seresun@sedona.net

No.	Description	Date
01	FOR PERMIT	7.11.23
02	PERMIT CORRECTIONS	8.8.23
03	PERMIT CORRECTIONS - REV2	9.7.23

NEW RESIDENCE

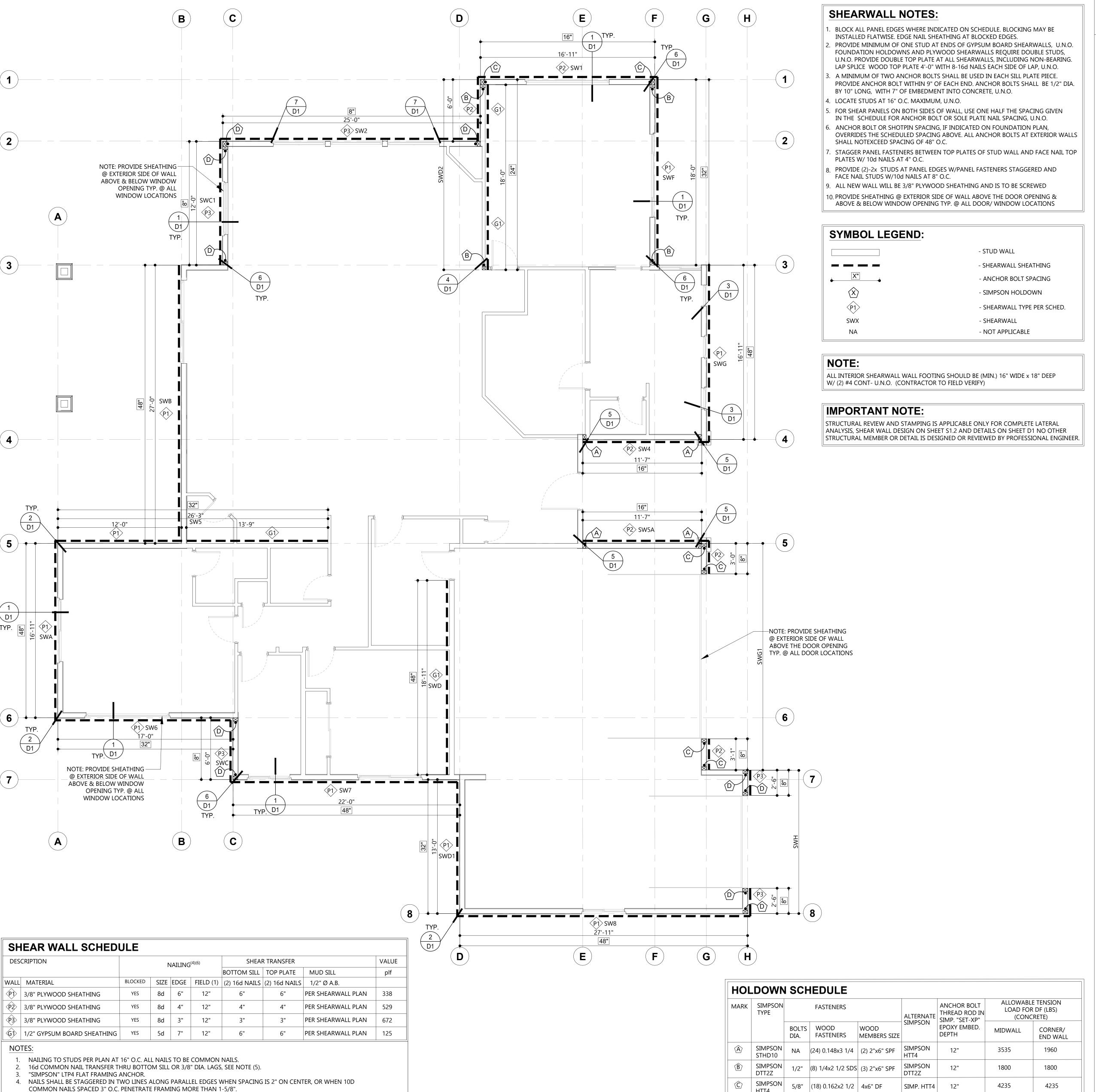
165 Courthouse Butte Sedona, AZ 86351

ROOF FRAMING PLAN

HDW_2022_061 Project Number 9.7.23 HDW-JJH Drawn By Checked By

Scale

1/4" = 1'-0"



AT BOTTOM SILL PLATE FLOOR TRANSFER PROVIDE 3/8" BLOCKING BELOW. PRE-DRILL FOR ALL LAGS.

7. APPROVED PLATE WASHERS,3"SQ x0.299" PLATE ARE TO BE USED IN LIEU OF CUT WASHERS.

1/4" = 1'-0"

6. THE USE OF NAIL GUNS FOR SHEAR WALL NAILING IS SUBJECT TO A SATISFACTORY JOBSITE DEMONSTRATION AND

WILL BE DEEMED UNSATISFACTORY AND WILL NOT BE APPROVED. CLIPPED HEAD NAILS ARE NOT PERMITTED.

APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO FRAMING. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. IF THE NAIL HEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A

HAND HELD HAMMER, OR IF THE MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED, THE PERFORMANCE

HTT4

HTT5

5/8" (26) 0.148x3

1. HOLDOWN POSTS TO MATCH WALL DEPTH. SHARED HOLDOWN

2. WHERE 3X SILL PLATES ARE SPECIFIED, HOLDOWN ANCHOR BOLTS TO BE SSTBL MODELS.

3. FOUNDATION HOLDOWNS REQUIRE DOUBLE FULL HEIGHT STUDS AT EACH HOLDOWN. U.N.O.

4. WHERE SIMPSON ANCHOR ANY MISSED/ MIS-LOCATED, PROVIDE SIMPSON ANCHOR PER SCHEDULE U.N.O.

4670

SIMP. HTT5 12"

4670

GENERAL STRUCTURAL NOTES **IN ACCORDANCE WITH IRC/IBC 2018**

GENERAL STRUCTURAL:

ALL STRUCTURAL DRAWINGS ARE PRELIMINARY PRIOR TO CITY/COUNTY APPROVAL. ANY COST ESTIMATES COMPLETED BY OWNER/CONTRACTOR/ARCHITECT PRIOR TO CITY/COUNTY APPROVAL ARE AT CLIENTS OWN RISK. STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR ANY COST ESTIMATES COMPLETED BY CLIENT PRIOR TO CITY/COUNTY APPROVAL.

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 SOUARE FOOT) SHOWN BELOW.

NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFIRM TO SIMILAR WORK ON THE PROJECT AND GOVERNING BUILDING CODES.

THE PERMANENT LATERAL LOAD RESISTANCE SYSTEM OF THIS BUILDING RELIES ON ROOF SHEATHING, FLOOR SHEATHING (FOR TWO STORY HOMES), AND EXTERIOR AND INTERIOR WALL SHEATHING AS IDENTIFIED ON THE SHEAR WALL PLAN. IT IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY LATERAL BRACING DURING CONSTRUCTION. THE TEMPORARY BRACING SHALL BE MAINTAINED UNTIL THE PERMANENT LATERAL LOAD RESISTANCE SYSTEM IS FULLY INSTALLED AND FASTENED AS SCHEDULED.

BUILDING CODES:

THESE PLANS ARE PREPARED UNDER THE IRC/IBC 2018 AND SHALL COMPLY WITH OR EXCEED THE REQUIREMENTS OF THE CODE AND ITS AMENDMENTS.

DESIGN LOADS:

FLAT ROOF DEAD LOAD = 20 PSF FLAT ROOF LIVE LOAD = 20 PSF SLOPE ROOF DEAD LOAD = 24 PSF SLOPE ROOF LIVE LOAD = 20 PSF = 30 PSF EXTERIOR WALL LOAD = 12 PSF INTERIOR WALL LOAD

SEISMIC DATA:

SEISMIC DESIGN: $S_S = 0.2914g$ $S_{MS} = 0.457g$ $S_{DS} = 0.304g$ $S_1 = 0.0918g$ $S_{M1} = 0.220g$ $S_{D1} = 0.147g$ SEISMIC SITE CLASS = C RISK CATEGORY = II Fa = 1.57, Fv = 2.4

R = 6.5, Cd = 4.0, $\Omega = 2.5$ Cs = 0.0468, Is = 1SEISMIC DESIGN CATEGORY (SDC) = C

WIND DATA:

V= 0.0468W

BUILDING OCCUPANCY CATEGORY - II (TABLE 1604.5) WIND DESIGN: BASIC WIND SPEED = 115 MPH (3 SECOND GUST) EXPOSURE CATEGORY = C. IMPORTANCE FACTOR = 1 WIND PRESSURE IN TRANSVERSE DIRECTION:

Pa = 21.1 psf, Pb = -8 psfPc = 16.0 psf, Pd = -8 psf

WIND PRESSURE IN LONGITUDINAL DIRECTION: Pa = 21.1 psf, Pc = 16.0 psf

LATERAL LOADS INDICATED ARE WORKING STRESS LOADS FOR WIND AND ULTIMATE STRENGTH (LRFD) FACTORED LOADS FOR SEISMIC.

NAILING SCHEDULE:

- FOR SI: 1 INCH = 25.4 MM, 1 FOOT = 304.8 MM, 1 MILE PER HOUR = 1.609 KM/H. a. ALL NAILS ARE SMOOTH-COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED.
- b. STAPLES ARE 16 GAGE WIRE AND HAVE MINIMUM 7/16" ON DIAMETER CROWN WIDTH.
- c. NAILS SHALL BE SPACED AT NOT MORE THAN 6" ON CENTER AT ALL SUPPORTS WHERE SPAN ARE
- d. 4'-0"x8'-0" OR 4'-0"x9'-0" PANELS SHALL BE APPLIED VERTICALLY.
- e. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3(1). f. FOR REGIONS HAVING BASIC WIND SPEED OF 110MPH OR GREATER, 8D DEFORMED NAILS SHALL BE USED FOR ATTACHING PLYWOOD AND WOOD STRUCTURAL PANEL ROOF SHEATHING TO FRAMING WITHIN MINIMUM 48" DISTANCE FROM GABLE END WALLS, IF MEAN ROOF HEIGHT IS MORE THAN
- 25'-0", UP TO 35'-0" MAXIMUM. g. FOR REGIONS HAVING BASIC WIND SPEED OF 100MPH OR LESS, NAILS FOR ATTACHING WOOD STRUCTURE PANEL ROOF SHEATHING TO GABLE END WALL FRAMING SHALL BE SPACED 6" O.C. WHEN BASIC WIND SPEED IS GREATER THAN 80MPH, NAILS FOR ATTACHING PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 6" O.C. FOR MINIMUM 48" DISTANCE FROM RIDGES, EAVES
- AND GABLE END WALLS; AND 4" O.C. TO GABLE END WALL FRAMING. h. GYPSUM SHEATHING SHALL CONFORM TO ASTM C 79 AND SHALL BE INSTALLED IN ACCORDANCE WITH
- GA253. FIBERBOARD SHEATHING SHALL CONFORM TO EITHER AHA194.1 OR ASTM C 208. i. SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND AT ALL FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND AT ALL ROOF PANEL PERIMETERS. BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS SHALL NOT BE REQUIRED EXCEPT AT INTERSECTION OF ADJACENT ROOF PANELS. FLOOR AND ROOF PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING.

A.P.A RATED SHEATHING:

A.P.A RATED SHEATHING SHALL CONFORM TO N.E.R. - 108. ALL PLYWOOD SHALL BE C-D INTERIOR SHEATHING WITH EXTERIOR GLUE AND SHALL BEAR THE STAMP OF AN APPROVED TESTING AGENCY. LAY UP FLOOR AND ROOF WITH THE FACE GRAIN PERPENDICULAR TO SUPPORTS. STAGGER JOINTS. ALL NAILING, COMMON NAILS. ALL FLOOR AND DECK OR BALCONY PLYWOOD OR O.S.B SHALL BE TONGUE AND GROOVE, GLUED AND NAILED TO SUPPORTS WITH END JOINTS HELD 1/8" APART. ALL PLYWOOD SHALL BE OF THE FOLLOWING THICKNESS, SPAN/INDEX RATIO AND SHALL BE NAILED AS FOLLOWS:

FIELD NAILING SPAN RATING BOUNDARY/EDGE NAILING ROOF 1/2" (UNBLOCKED) 32/16" 8d @ 12" O.C U.N.O 8d @ 6" O.C / 6" O.C U.N.O 24/0" 8d @ 6" O.C / 6" O.C U.N.O 8d @ 12" O.C U.N.O 3/8" (BLOCKED)

A.P.A RATED O.S.B MAY BE USED IN LIEU OF PLYWOOD. (THE ABOVE INFORMATION APPLIES UNLESS NOTED OTHERWISE IN PLANS)



Jesse Haas, Owner 20 Bell Rock Plaza, Suite J Sedona, AZ 86351 217-621-4882 www.haasdesignworks.com

REVIEWED FOR DESIGN **CRITERIA ONLY**

SEE ATTACHED COVER SHEET FOR ALL STAMPS. IT IS THE RESPONSIBILITY OF THE OWNER/APPLICANT TO REVIEW AND **ACKNOWLEDGE APPLICABLE STAMPS.**

Sedona, AZ 86341 928-300-7242 seresun@sedona.net

OWNER / BUILDER:

P.O. Box 20832

Seresun Construction

No.	Description	Date
01	FOR PERMIT	7.11.23
02	PERMIT CORRECTIONS	8.8.23
03	PERMIT CORRECTIONS - REV2	8.24.23

NEW RESIDENCE

165 Courthouse Butte Sedona, AZ 86351

SHEARWALL PLAN

HDW_2022_061 Project Number 09.07.23 HDW-JJH Drawn By Checked By

As indicated Scale



