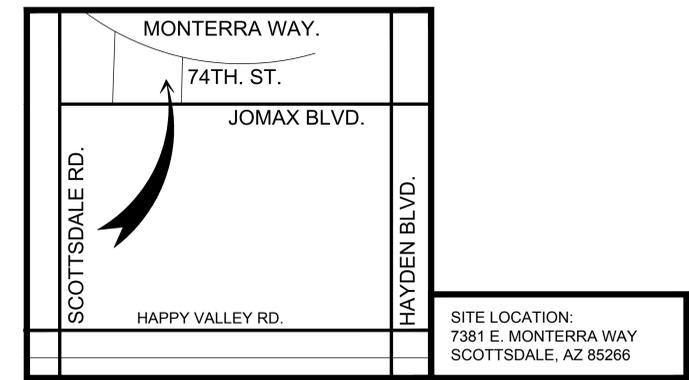


CITY APPROVED PLANS ARE TO REMAIN ON THE JOB SITE AT ALL TIMES DURING COURSE OF CONSTRUCTION



2015 CODES



brianscottedesign

4127 E. Mesquite St.
Gilbert, AZ 85296
602-999-1690

bromney@brianscottedesign.com

KIDWAI RESIDENCE

7381 E. MONTERRA WAY
SCOTTSDALE AZ
85266

SPECIAL INSPECTION REQUIRED	
PER BUILDING CODES CH. 17, NOTE: SPECIAL INSPECTIONS DO NOT WAIVE ANY CITY INSPECTIONS.	
Structural steel construction	Soils
Steel construction other than structural steel	Foundations
X Concrete construction	Spray applied fire-proofing materials
Masonry construction	Mastic and intumescent fire-resistant coating
Wood Construction	Exterior insulation and finish system (EIFS)
X Special cases: Post-installed Anchors	Other
X other Retaining Walls	Other



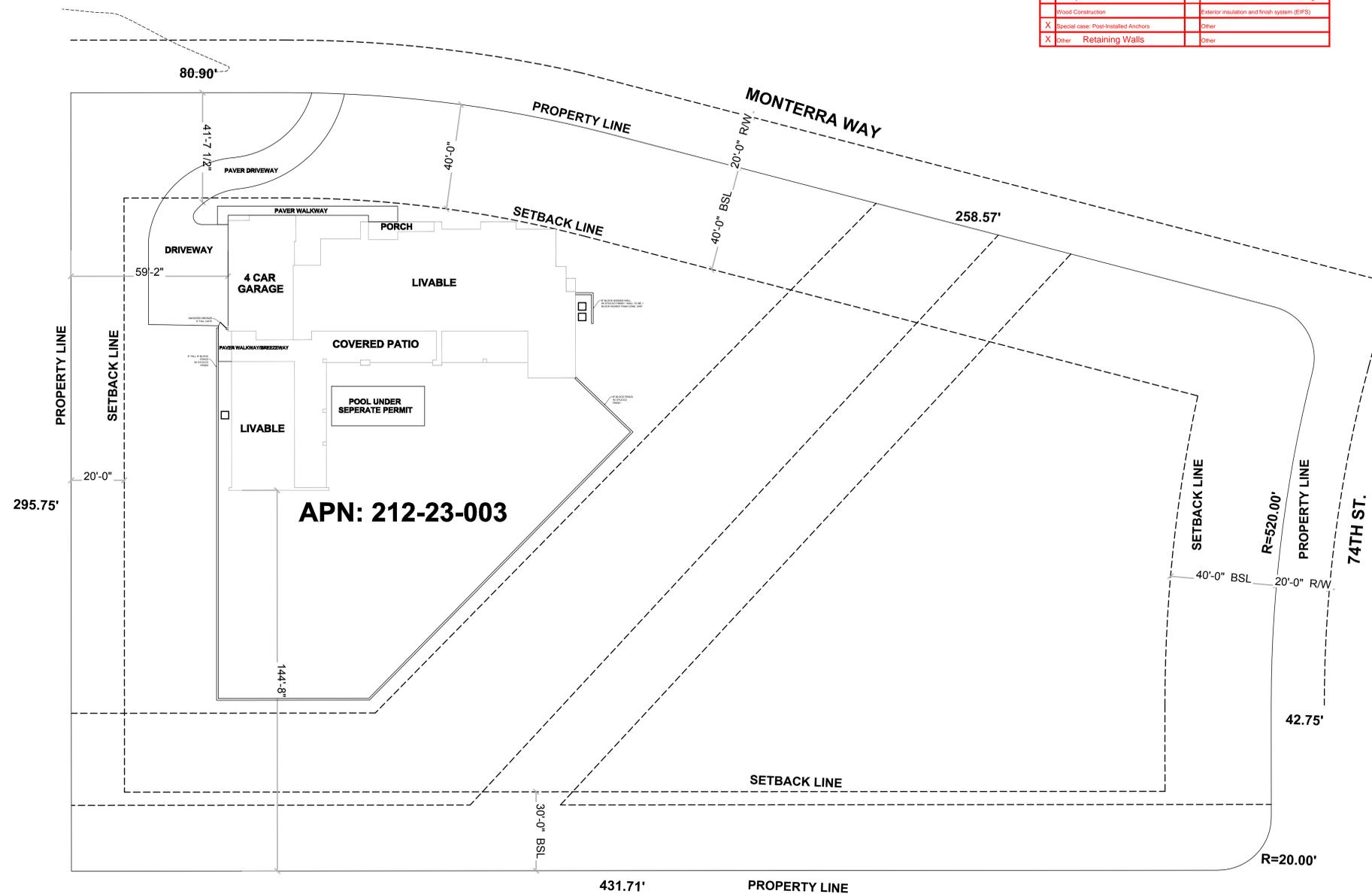
DEFERRED SUBMITTAL FOR TRUSS DESIGN

Complete and Provide Energy Compliance Certificate To Building Inspector. Fasten Energy Values Labeling Inside Main Electrical Panel.

PROVIDE AN APPROVED POOL/SPA...BARRIER PER CITY OF SCOTTSDALE ORD.

SPRINKLER SYSTEM REQUIRED IN THIS BUILDING BEFORE APPROVAL BY SCOTTSDALE FIRE DEPARTMENT

NOTE: SPRINKLER SYSTEM REQUIRED IN THIS BUILDING BEFORE APPROVAL BY SCOTTSDALE FIRE DEPARTMENT



PROPERTY INFORMATION	
OWNER:	FARHAT KIDWAI
ADDRESS:	7381 E. MONTERRA WAY SCOTTSDALE, AZ 85266
APN:	212-23-003
ZONING:	PRO ESL FO
TOTAL BUILDING FOOTPRINT:	8,519 SQ. FT.
LOT SIZE:	121,968 SQ. FT.
PROPOSED LOT COVERAGE:	6.9%
PROPOSED LOT DISTURBANCE:	24,192 SQ. FT.
ALLOWED TOTAL DISTURBANCE:	28,320 SQ. FT.

SHEET INDEX	
ARCHITECTURALS	
C1.1	COVER SHEET AND SHEET INDEX
C1.2	GENERAL ARCH. NOTES
C1.3	GENERAL ARCH. NOTES
GD-1	GRADING AND DRAINAGE
GD-2	GRADING AND DRAINAGE
GD-3	GRADING AND DRAINAGE
GD-4	LANDSCAPE PLAN
A1.1	FIRST FLOOR PLAN
A1.2	-DELETED-
A1.3	EXTERIOR ELEVATIONS/SECTIONS
A1.4	ROOF PLAN
A1.5	ROOF HEIGHT VERIFICATION
E1.1	ELECTRICAL PLAN
PI.1	PLUMBING AND WASTE SCHEMATIC
PI.2	GAS SCHEMATIC
AD1	-DELETED-
AD2	ARCHITECTURAL DETAILS
AD3	ARCHITECTURAL DETAILS
AD4	ARCHITECTURAL DETAILS
M1.1	MECHANICAL PLAN
STRUCTURALS	
GSN	GENERAL STRUCTURAL NOTES
S1.0	FOUNDATION PLAN
S2.0	FRAMING PLAN
S3.0	SHEAR WALL PLAN
SD.1	DETAILS
SD.2	DETAILS
SD.3	DETAILS

SQUARE FOOTAGE TABLE	
LIVABLE:	4102 SQ. FT.
GARAGE:	1124 SQ. FT.
COVERED PATIO:	1972 SQ. FT.
PORCH:	156 SQ. FT.
CASITA LIVABLE:	1160 SQ. FT.
STAIRS:	105 SQ. FT.
TOTAL FOOTPRINT:	8,519 SQ. FT.
RETAINING WALL:	130 LINEAR FEET
SITE WALL:	340 LINEAR FEET

CODE INFORMATION	
MUNICIPALITY - CITY OF SCOTTSDALE	
2015 IBC	
2015 IRC	
2015 IBC	
2015 IRC	
2015 IBC	
2015 IRC	
2015 IBC	
2015 IRC	
2015 IBC	
2015 IRC	

CITY OF SCOTTSDALE BUILDING PLANS
THESE PLANS HAVE BEEN REVIEWED AND ARE READY FOR A PERMIT.
THIS DOES NOT AUTHORIZE VIOLATIONS OF ANY CODE OR ORDINANCE.

WATER METER SIZE 1 inch
BUILDING SUPPLY LINE SIZE (inside diameter) 1-1/4 inch
AN APPROVED TYPE PRESSURE REGULATOR PRECEDED BY AN ADEQUATE STRAINER SHALL BE INSTALLED.
Note: Size may change pending fire sprinker designer's calculations.

Building Review By:
Todd Phillips
TPhillips@ScottsdaleAZ.gov
February 27, 2023



TITLE: COVER SHEET/SITE PLAN
KIDWAI RESIDENCE

DATE: 3/17/22

- ▲ CITY COMMENTS 10-05-2022
- ▲ CITY COMMENTS 01-12-2023
- ▲ CITY COMMENTS 02-09-2023

SHEET NUMBER

C1.1



brianscottsdesign

4127 E. Mesquite St. Gilbert, AZ 85296 602-999-1690

bromney@brianscottsdesign.com

KIDWAI RESIDENCE

7381 E. MONTERA WAY SCOTTSDALE, AZ 85266

GENERAL CONTRACTOR

DATE: 3/17/22

CITY COMMENTS

CITY COMMENTS

CITY COMMENTS

02-09-2023

SHEET NUMBER

CITY COMMENTS

CITY COMMENTS

CITY COMMENTS

02-09-2023

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ARCHITECTURAL

ROOF ASSEMBLIES - R902-R906
1. R902.1 ROOF COVERING MATERIALS, ROOFS SHALL BE COVERED WITH MATERIALS AS SET FORTH IN SECTIONS R904 AND R905. CLASS A OR C ROOF COVERING SHALL BE INSTALLED IN AREAS DESIGNATED BY LAW AS REQUIRING THE USE OF ROOF COVERING...

MECHANICAL
1. R903.1 REQUIRED HEATING, TABLE R901.2(1) IS BELOW 60 DEGREES F. EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 DEGREES F AT A POINT 3 FEET ABOVE THE FLOOR AND IN THE CENTER OF THE ROOM...

3. R914.5. INTERCONNECTION, WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R914.3, ALL SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT...

INCLUSION THOSE AT WALL INTERSECTIONS, THEY SHALL BE SEALED AS RECOMMENDED BY THE MANUFACTURER. R912.3.3. HANDRAILS: HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2 INCHES ON EITHER SIDE OF THE STAIRS AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 36 INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES...

INSULATION AND PENETRATION REQUIREMENTS BY COMMODITY
TABLE H012.1.1. NOT APPLICABLE IF PERFORMANCE METHOD APPLIED
MASS WALL R-VALUE, FLOOR R-VALUE, ROOF R-VALUE, CEILING R-VALUE, WOOD FRAMED WALL R-VALUE, GLAZED FENESTRATION U-FACTOR, SKYLIGHT U-FACTOR, CEILING R-VALUE, WOOD FRAMED WALL R-VALUE, FLOOR R-VALUE, ROOF R-VALUE, CEILING R-VALUE, WOOD FRAMED WALL R-VALUE, GLAZED FENESTRATION U-FACTOR, SKYLIGHT U-FACTOR...

EXCEPTIONS
1. CLASS A ROOF ASSEMBLIES INCLUDE THOSE WITH COVERINGS OF BRICK, MASONRY, AND EXPOSED CONCRETE ROOF DECK.
2. CLASS A ROOF ASSEMBLIES ALSO INCLUDE FERROUS OR COPPER SHINGLES OR SHEETS, METAL SHEETS AND SHINGLES, CLAY OR CONCRETE ROOF TILES, OR CLAY OR CONCRETE ROOF TILES OVER NONCOMBUSTIBLE ROOF DECKS.
3. CLASS A ROOF ASSEMBLIES INCLUDE MINIMUM 1/2 OZ/SQUARE FEET COPPER SHEETS INSTALLED OVER COMBUSTIBLE DECKS.

1. R903.1 GENERAL. ROOF DECKS SHALL BE COVERED WITH APPROVED ROOF COVERINGS SECURED TO THE BUILDING OR STRUCTURE. ROOF ASSEMBLIES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CODE AND WITH THE APPROVED MANUFACTURER'S INSTALLATION INSTRUCTIONS SUCH THAT THE ROOF ASSEMBLY SHALL SERVE TO PROTECT THE BUILDING OR STRUCTURE.
1. R903.2 FLASHING. FLASHINGS SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH FASTENERS, THROUGH PENETRATING MATERIALS, AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.

1. R903.2.1 FLASHING. FLASHINGS SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH FASTENERS, THROUGH PENETRATING MATERIALS, AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.
1. R903.2.2 FLASHING. FLASHINGS SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH FASTENERS, THROUGH PENETRATING MATERIALS, AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.

GRADING & DRAINAGE GENERAL NOTES

1. AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
2. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, PIPES, PROTECTIVE BERMS OR OTHER MEASURES DESIGNED TO PROTECT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO ANY STRUCTURE BEING BUILT.
3. FOUNDATIONS SHALL BEAR ON NATIVE SOIL OR COMPACTED FILL w/ MIN 95% COMPACTION PER ASTM D698.
4. PREPARATION OF GROUND: THE AREA OVER WHICH FILLS ARE TO BE MADE SHALL BE CLEARED OF ALL TRASH, TREES, STUMPS, DEBRIS OR OTHER MATERIAL NOT SUITABLE AS A FOUNDATION FOR FILL.
5. LOCATIONS OF ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON INFORMATION SUPPLIED TO THE ENGINEER BY A FIELD SURVEY OR AVAILABLE MAPS. NO GUARANTEE ON LOCATIONS OR ACCURACY IS IMPLIED OR GIVEN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT BLUE STAKE (263-1100) AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
6. DISTURBED AREAS SHALL BE REPLANTED WITH DESERT PLANTS OR DROUGHT-RESISTANT PLANTS. EXISTING VEGETATION SHALL BE RELOCATED IF DISTURBED BY CONSTRUCTION.
7. CONTRACTOR/BUILDER SHALL NOTIFY THE ENGINEER OF ANY VARIANCES BETWEEN THESE PLANS AND ON-SITE CONDITIONS.
8. ALL DRAINAGE SWALES SHALL BE MAINTAINED BY OWNER TO BE FREE OF TRASH, SILT, VEGETATION AND DEBRIS.
9. CONTRACTOR SHALL VERIFY PROPERTY LINE LOCATIONS PRIOR TO PROCEEDING WITH WORK.
10. ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL AND PLUMBING ARE NOT A PART OF THIS SITE PLAN.
11. LOCATIONS OF ANY VEGETATION NOTED ARE APPROXIMATE AND SHOULD NOT BE USED FOR ARCHITECTURAL LANDSCAPE PLANNING.
12. FINISH GRADE SHALL SLOPE 5% FOR A DISTANCE OF 10' TO AN APPROVED WATER DISPOSAL AREA.
13. UTILITIES SHALL NOT BE LOCATED IN NATURAL AREA OPEN EASEMENTS (NAOS).
14. FINISH FLOOR ELEVATION SHALL BE PROVIDED BY THE C.O.S. FOR FEMA WHERE REQUIRED.
15. SWIMMING POOLS, SPAS, FENCES, SITE WALLS, AND RETAINING WALLS REQUIRE SEPARATE PERMITS.
16. ALL MECHANICAL EQUIPMENT (AIR CONDITIONER, POOL EQUIPMENT, ETC.) SHALL BE SCREENED A MINIMUM OF ONE FOOT HIGHER THAN THE HIGHEST PORTION OF THE EQUIPMENT, AND SHALL BE COMPATIBLE WITH THE ADJACENT BUILDING.
17. GUESTHOUSES ON LOTS LESS THAN 35,000 Sq. Ft. SHALL NOT PROVIDE COOKING FACILITIES AND WILL NEVER BE OFFERED FOR RENT. GUESTHOUSES ON LOTS GREATER THAN 35,000 Sq. Ft. MAY PROVIDE COOKING FACILITIES. (AND WILL NEVER BE OFFERED FOR RENT)
18. LAND DESIGNATED AS NAOS SHALL BE PERMANENTLY MAINTAINED AS NATURAL OPEN SPACE THROUGH EASEMENT, DONATION OR DEDICATION TO THE CITY OR OTHER ENTITY. NAOS SHALL BE MAINTAINED BY THE PROPERTY OWNER.
19. ENSURE NO CONSTRUCTION OFF PROPERTY.
20. POOLS SHALL NOT BE EMPTIED OR BACKWASHED INTO WASHES, STREETS, NAOS, SCENIC CORRIDORS, ON TO AN ADJACENT LOT, OR TRACT OF LAND.
21. A GUESTHOUSE OR ACCESSORY STRUCTURE SHALL NOT EXCEED A GROSS SIZE GREATER THAN 50% OF THE FOOTPRINT SIZE OF THE PRINCIPAL BUILDING.
22. REFLECTIVE BUILDING MATERIALS ARE PROHIBITED.
23. THE OWNER AND/OR CONTRACTOR INCORPORATED DEVELOPMENT DESIGN AND CONSTRUCTION TECHNIQUES THAT BLEND SCALE, FORM AND VISUAL CHARACTER INTO THE NATURAL LANDFORM AND MINIMIZE EXPOSED SCARS TO THE SATISFACTION OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
24. EXTERIOR LIGHTING SHOULD BE LOW SCALE AND DIRECTED DOWNWARD, RECESSED OR SHIELDED SO THAT THE LIGHT SOURCE IS NOT VISIBLE FROM RESIDENTIAL DEVELOPMENTS IN THE AREA OR FROM PUBLIC VIEWPOINT. EXTERIOR FIXTURES SHALL NOT GENERALLY EXCEED A HEIGHT OF 6 FEET MEASURED FROM THE NEAREST ADJACENT GRADE TO THE TOP OF THE FIXTURE (LOWER HEIGHTS MAY BE REQUIRED BY THE INSPECTION OR CODE ENFORCEMENT STAFF).
25. LAND DESIGNATED AS NAOS SHALL BE PERMANENTLY MAINTAINED AS OPEN SPACE. THE PROPERTY OWNER SHALL MAINTAIN ALL DESIGNATED NAOS.
26. A REGISTERED SURVEYOR SHALL STAKE AND ROPE OR FENCE THE CONSTRUCTION ENVELOPE AND NAOS EASEMENT IN ACCORDANCE WITH THE SITE PLAN. THE CONSTRUCTION ENVELOPE AND NAOS AREA STAKED IS THE MOST RESTRICTIVE IN ACCORDANCE WITH THE ZONING ORDINANCE.

CITY OF SCOTTSDALE SITE PLAN NOTES (ESL & FO OVERLAY)

55. POOLS REQUIRE SEPARATE APPROVAL AND PERMIT.
56. POOLS SHALL NOT BE EMPTIED OR BACKWASHED INTO WASHES, STREETS, NAOS, SCENIC CORRIDORS, ON TO AN ADJACENT LOT, OR TRACT OF LAND.
57. ALL MECHANICAL EQUIPMENT (AIR CONDITIONER, POOL EQUIP. ETC.) SHALL BE SCREENED A MINIMUM OF 1 FOOT ABOVE THE HIGHEST PORTION OF THE EQUIPMENT FROM ALL SIDES AND SHALL BE COMPATIBLE WITH THE ADJACENT BUILDING. SHOW LOCATION OF EQUIPMENT ON SITE PLAN.
58. A GUESTHOUSE SHALL NEVER BE OFFERED FOR RENT.
59. A GUESTHOUSE SHALL NOT EXCEED A GROSS FOOTPRINT SIZE GREATER THAN 50% OF THE FOOT PRINT SIZE OF THE PRINCIPAL BUILDING.
60. EXTERIOR MATERIALS AND PAINT COLORS SHALL NOT EXCEED A VALUE AND/OR CHROMA OF 6 AS INDICATED IN THE MUNSSEL BOOK OF COLOR ON FILE IN THE CITY OF SCOTTSDALE'S PLANNING & DEVELOPMENT DEPARTMENT. THE CITY MAY REQUIRE COLOR SAMPLES TO VERIFY COMPLIANCE.
61. MATERIALS USED FOR EXTERIOR SURFACES OF ALL STRUCTURES SHALL BLEND IN COLOR, HUE, AND TONE WITH THE SURROUNDING NATURAL DESERT SETTING TO AVOID HIGH CONTRAST.
62. SURFACE MATERIALS OF WALLS, RETAINING WALLS OR FENCES SHALL BE SIMILAR TO AND COMPATIBLE WITH THOSE OF THE ADJACENT MAIN BUILDINGS.
63. PLANT MATERIALS NOT INDIGENOUS TO THE ESL AREA SHALL BE LIMITED TO ENCLOSED YARD AREAS AND NON-INDIGENOUS PLANTS THAT HAVE THE POTENTIAL OF EXCEEDING TWENTY (20) FEET IN HEIGHT ARE PROHIBITED. TURF SHALL BE LIMITED TO ENCLOSED AREAS NOT VISIBLE FROM A LOWER ELEVATION.
64. REFLECTIVE BUILDING MATERIALS ARE PROHIBITED.
65. REFLECTIVE BUILDING AND ROOFING MATERIALS (OTHER THAN WINDOWS AND SOLAR PANELS) INCLUDING MATERIALS WITH HIGH GLOSS FINISHES AND BRIGHT, UNTARNISHED COPPER, ALUMINUM, GALVANIZED STEEL OR OTHER METALLIC SURFACES, SHALL BE TEXTURED OR HAVE A MATTE OR NON-REFLECTIVE SURFACE TREATMENT TO REDUCE THE REFLECTIONS OF SUNLIGHT ONTO OTHER PROPERTY.
66. MIRRORRED SURFACES OR ANY TREATMENTS THAT CHANGE ORDINARY GLASS INTO A MIRRORRED SURFACE ARE PROHIBITED.
67. THE OWNER SHALL INCORPORATE DEVELOPMENT DESIGN AND CONSTRUCTION TECHNIQUES THAT BLEND IN SCALE, FORM AND VISUAL CHARACTER TO MINIMIZE EXPOSED SCARS TO THE SATISFACTION OF THE PLANNING & DEVELOPMENT DEPARTMENT.
68. ANY PROPOSED MODIFICATIONS TO NATURAL WATERCOURSES AND ALL WALLS AND FENCES CROSSING NATURAL WATERCOURSES SHALL BE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND POLICIES SPECIFIED IN CHAPTER 37 (DRAINAGE AND FLOODPLAIN ORDINANCE) OF THE SCOTTSDALE REVISED CODE.
69. LAND DESIGNATED AS NAOS SHALL BE PERMANENTLY MAINTAINED AS OPEN SPACE. THE PROPERTY OWNER SHALL MAINTAIN ALL DESIGNATED NAOS.
70. ALL EXTERIOR LIGHTING BELOW 3 FEET IN HEIGHT SHALL BE FULLY SHIELDED. ALL EXTERIOR LIGHTING ABOVE 3 FEET IN HEIGHT SHALL CONSIST OF HORIZONTAL FULL-CUTOFF FIXTURES AND DIRECTED DOWNWARD, EXCEPT LIGHTS UTILIZED FOR SECURITY PURPOSES.
71. ALL EXTERIOR LIGHTS INCLUDING THOSE MOUNTED TO BUILDINGS/STRUCTURES AND ON POLES SHALL NOT EXCEED A HEIGHT OF SIXTEEN (16) FEET. EXEMPTION: LIGHTS THAT ARE CONNECTED TO A DELAY SWITCH THAT DO NOT STAY ON MORE THAN 15 MINUTES FOR SECURITY PURPOSES SHALL NOT BE REQUIRED TO BE SHIELDED OR CONTAIN HORIZONTAL CUTOFFS.
72. EXTERIOR LIGHTING SHOULD BE LOW SCALE AND DIRECTED DOWNWARD, RECESSED OR SHIELDED SO THAT THE LIGHT SOURCE IS NOT VISIBLE FROM RESIDENTIAL DEVELOPMENTS IN THE AREA OR FROM A PUBLIC VIEWPOINT. EXTERIOR FIXTURES SHALL NOT GENERALLY EXCEED A HEIGHT OF 6 FEET MEASURED FROM THE NEAREST ADJACENT GRADE TO THE TOP OF THE FIXTURE (LOWER HEIGHTS MAY BE REQUIRED BY THE INSPECTION OR CODE ENFORCEMENT STAFF).
73. WHERE ON-SITE WALLS ARE PLACED ADJACENT TO NAOS AREAS AT LEAST 50 PERCENT OF THE WALL SURFACE SHALL BE A VIEW FENCE.
74. TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICES MANUAL.
75. IN ACCORDANCE WITH THE ZONING ORDINANCE, A REGISTERED SURVEYOR SHALL STAKE AND ROPE THE MOST RESTRICTIVE AREA DEFINED BY THE CONSTRUCTION ENVELOPE AND NAOS EASEMENT AS SHOWN ON THE SITE PLAN.
76. NO PAINT COLOR OR SURFACE TREATMENT SHALL BE USED WHICH HAS A LIGHT REFLECTIVE VALUE (LRV) GREATER THAN 35%.
79. SITE WALLS MUST BE SETBACK 15 FEET FROM SIDE AND REAR PROPERTY LINES. THIS APPLIES ONLY TO RESIDENTIAL PARCELS CONTAINING AN AREA OF 35,000 SQ FT OR LARGER.
80. WASHES OF 50 CFS OR GREATER FLOW SHALL BE IDENTIFIED AND WATERCOURSE(S) SHALL BE UNALTERED. IF WATERCOURSE(S) ARE ALTERED, PROVIDE A COPY OF THE WASH MODIFICATION APPROVAL LETTER AND REFERENCE THE CASE NUMBER ON THE SITE PLAN.
81. APPLICATIONS THAT HAVE RECEIVED A HARDSHIP EXEMPTION SHALL PROVIDE THE CASE NUMBER ON THE SITE PLAN.
82. SITE WALLS SHALL NOT BE PROVIDED IN NAOS AREAS OR DISRUPT THE CONTINUITY OF NAOS CORRIDORS.
83. IDENTIFY THE SPECIFIC LOCATION OF THE CONSTRUCTION ENVELOPE ON SITE PLAN. THE CONSTRUCTION ENVELOPE CONSISTS OF AN AREA ENCLOSED BY A LINE EXTENDING 15 FEET OUT FROM ALL DISTURBANCES ON LOT.

SCOTTSDALE FIRE DEPARTMENT

GUIDELINES FOR EMERGENCY VEHICLE ACCESS

ACCESS GRADES FROM 0 TO 12% FOR ONE SINGLE FAMILY RESIDENCE						
Drive	Drive	Drive	Turn-a-round	Hose	Sprinkler Requirements	
Length	Width	Surface	Required	Lay	Mod-13d	Attic Pilot Heads & Patio Protection
Less < 200 feet	12'	Hard	No	More than 200 feet	Yes	Yes

GRADING & DRAINAGE PLAN
FOR
KIDWAI PROPERTY

A SINGLE FAMILY RESIDENCE
at 7381 EAST MONTERRA WAY

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

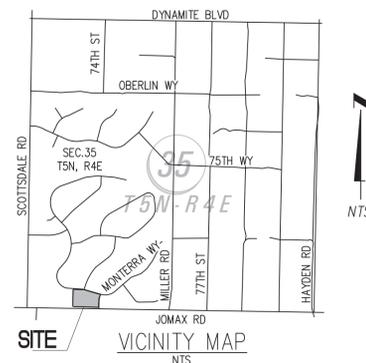
SITE PLAN
APPROVED

BY THE CITY OF SCOTTSDALE PLAN REVIEW DEPARTMENT

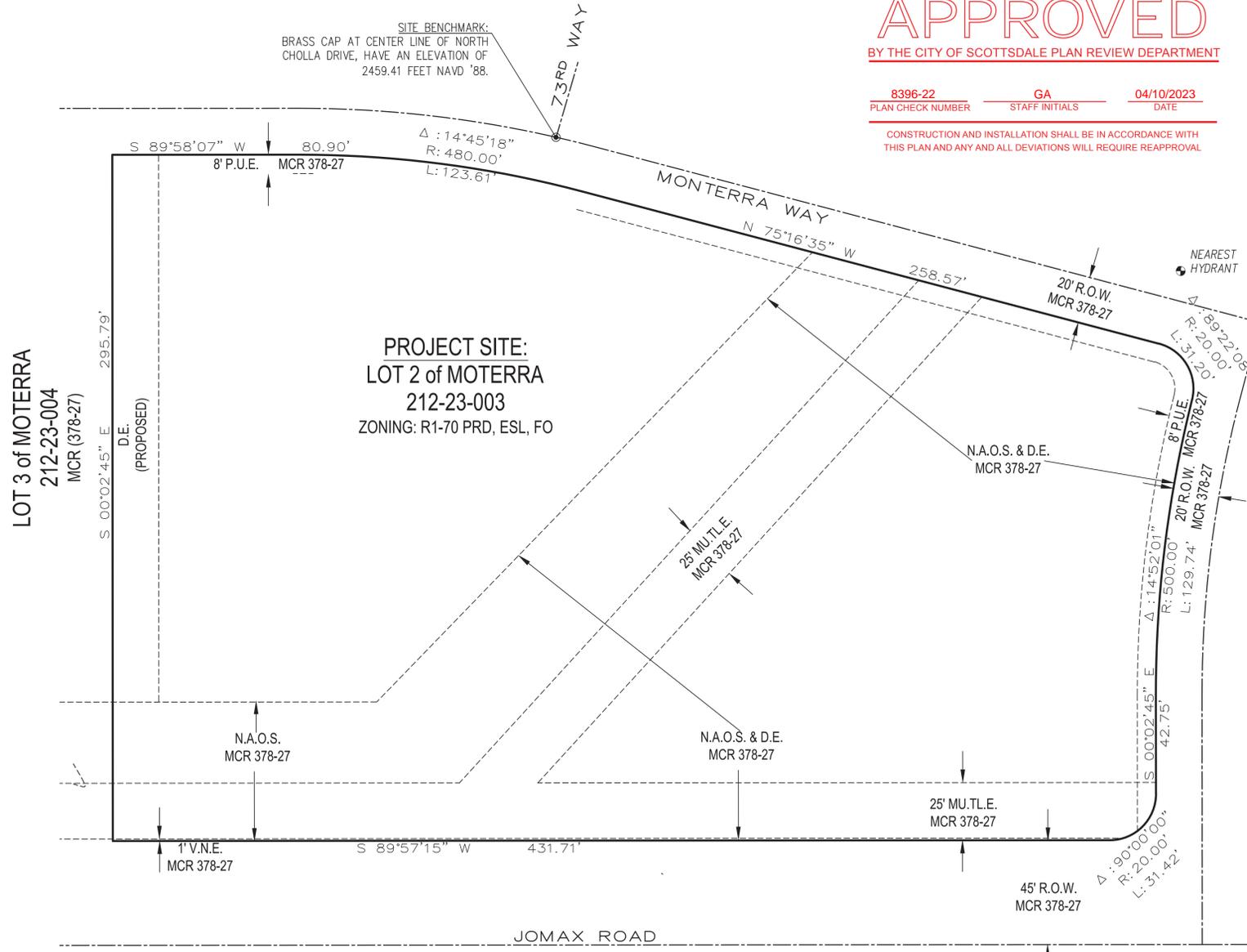
8396-22 PLAN CHECK NUMBER
GA STAFF INITIALS
04/10/2023 DATE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL

LOCATION MAP



SITE VICINITY MAP
NTS



PROJECT SITE:
LOT 2 of MOTERRA
212-23-003
ZONING: R1-70 PRD, ESL, FO

BENCHMARK

MCDOT BRASS CAP IN HAND HOLE (0.9' DOWN), LOCATED AT THE INTERSECTION OF SCOTTSDALE ROAD AND JOMAX ROAD. HAVING AN ELEVATION OF 2016.13 FEET NAVD '88. (GDACS# 42503-1)

SITE BENCHMARK: BRASS CAP IN CENTERLINE OF MONTERRA WAY, AT INTERSECTION OF 73RD WAY, HAVING AN ELEVATION OF 2036.29 FEET NAVD '88.

I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON THE NAVD 1988 AND MEET THE FEMA BENCHMARK MAINTENANCE (BMM) CRITERIA.

SITE DATA

LEGAL DESCRIPTION
LOT 2 OF MOTERRA SUBDIVISION (MCR 378-27), SECTION THIRTY FIVE (35), TOWNSHIP FIVE (5) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

AREA: 121,968 SqFt (2.8 Ac)
APN: 212-23-003
MCR: 378-27
ZONING: R1-70 PRD, ESL, FO
Q.S.: 49-45

LANDFORM CLASSIFICATION: LOWER DESERT

BUILDING SETBACKS (BSB):

FRONT/STREET SIDE 40' (NORTH)
SIDE 20' (WEST)
REAR 30' (SOUTH)

NAOS REQUIREMENTS:

*** NAOS REQUIRED AND PROVIDED BY COMMON EASEMENTS ON FINAL PLAT FOR MONTERRA IN BOOK 378, PAGE 27, M.C.R.

NAOS = 72,074 SqFt (RECORDED, PER MCR 378-27)
UNDISTURBED: 72,074 SqFt (100%)
DISTURBED / REVEGED: 0 SqFt (0%)

UNDER ROOF: ***REFERENCE BUILDING PLANS FOR DETAILS
LOT COVERAGE: 8,519 SqFt PROPOSED UNDERROOF (6.9% TOTAL LOT COVERAGE)

FOOTHILLS OVERLAY:

LOT AREA / ENCLOSURE AREA:
MAX ALLOWED: 67,082 SqFt (55%)
PROPOSED: 20,864 SqFt (17%)

WALL QUANTITIES

SCREEN WALL (CMU): 370 LF

NATIVE PLANTS

OWNER RESPONSIBLE FOR PROVIDING APPROVED NATIVE PLANT SURVEY TO CITY IF REQUIRED. NATIVE PLANT INFORMATION WILL NOT APPEAR ON GRADING & DRAINAGE PLAN

FLOOD INSURANCE RATE MAP (FIRM)

COMMUNITY NUMBER	PANEL NUMBER (Panel Date)	SUFFIX	DATE OF FIRM (Index Date)	FIRM ZONE	BASE FLOOD ELEVATION (IN AD ZONE USE DEPTH)
04013C	1306 (07/20/21)	M	7/20/21	X	N/A

ENGINEER'S CERTIFICATION STATEMENT
THE LOWEST FLOOR ELEVATION(S) AND/OR FLOODPROOFING ELEVATION(S) ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A ONE-HUNDRED YEAR STORM, AND ARE IN ACCORDANCE WITH CITY OF SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN & STORMWATER REGULATIONS.

OWNER

FARHAT KIDWAI
27038 NORTH 73RD STREET
SCOTTSDALE, AZ 85266
C/O: GEORGE KASNOFF
(480) 262-6883
KASNOFF@AOL.COM

ENGINEER

S S E
11350 SOUTH VIEWPOINTE WAY
YUMA, ARIZONA 85367
PRINCIPLE: STEVE SEITZ
PROJECT MANAGER: CLINT SCHERF
PH. 480-225-4920

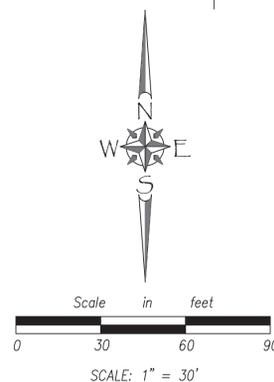
SURVEYOR

LAND DEVELOPMENT GROUP
8808 N CENTRAL AVE, SUITE 288
PHOENIX, AZ 85020
(602) 889-1984
SURVEY DATE: MAY, 2022

ENGINEERING NOTES:

1. TOPOGRAPHIC/BOUNDARY SURVEY WAS DONE BY OTHERS, S.S.E. MAKES NO ASSURANCES TO THE ACCURACY OF CONTOURS, BOUNDARY LOCATIONS, OR EASEMENT LOCATIONS WITHIN SAID SURVEY.
2. THE BUILDING SETBACKS, ENVELOPE AND LOT COVERAGE ARE SHOWN PER THE ZONING DISTRICT. SETBACKS AND OTHER RESTRICTIONS CREATED BY AMENDED STANDARDS OR COVENANTS MAY BE APPLICABLE. FINAL INTERPRETATION IS THE RESPONSIBILITY OF THE OWNER OF SAID PROPERTY AND THE CORRESPONDING GOVERNMENTAL AGENCY OVERSEEING SAID PROPERTY.
3. WATERMAIN AND SEWER LOCATIONS ARE BASED ON INFORMATION PROVIDED BY THE CITY OF SCOTTSDALE AND MONUMENTS FOUND IN THE FIELD MAY NOT BE EXACT. CONTRACTOR TO VERIFY ACTUAL SIZES, LOCATIONS AND TYPES OF ALL UTILITIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM BUILDING FOUNDATION FOR A MINIMUM OF 5% SLOPE FOR 10 FEET, NOTIFY ENGINEER OF ANY DISCREPANCIES.
5. ALL COMPACTION, EXCAVATION AND BACK FILL SHALL BE DONE IN ACCORDANCE WITH GEOTECHNICAL REPORT OR AT MINIMUM A 95% COMPACTION RATE IS REQUIRES PER ASTM D698.
6. ALL SURFACE AND UNDERGROUND DRAINAGE SYSTEM, ARE TO BE MAINTAINED BY OWNER, INCLUDING MAINTENANCE.
7. AND CLEANING. PERIODIC MAINTENANCE WILL KEEP SYSTEM OPERATING PROPERLY.
8. POOL AND SPA BUILDING PERMIT TO BE OBTAINED BY OTHERS, AND DESIGN SPECS ARE NOT PART OF THIS PLAN. LOCATION OF SAID FACILITIES ON THIS PLAN ARE APPROXIMATIONS, AND ARE NOT FOR CONSTRUCTION.
8. ON-SITE PLANT SALVAGE INFORMATION SHOWN HEREON IS FOR CITY OF SCOTTSDALE PLAN APPROVAL PURPOSES
9. ONLY S.S.E. ASSUMES NO LIABILITY FOR THE EVALUATION, SALVAGE ABILITY, REMOVAL, AND/OR RELOCATION OF
10. ON-SITE PLANT MATERIALS. CONTACT SALVAGE CONTRACTOR FOR MORE INFORMATION.
11. THE PAD ELEVATIONS OF ALL NEW A/C &/OR ELECTRO-MECHANICAL UNITS WILL BE SET AT OR ABOVE R.F.E.

CITY OF SCOTTSDALE BUILDING PLANS
THESE PLANS HAVE BEEN REVIEWED AND ARE READY FOR A PERMIT.
THIS DOES NOT AUTHORIZE VIOLATIONS OF ANY CODE OR ORDINANCE.



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ARIZONA811
Call 811 or click Arizona811.com

08/22/22	FIRST SUBMITTAL - CITY OF SCOTTSDALE	
11/09/22	FIRST SUBMITTAL - CITY OF SCOTTSDALE	
1/23/23	FIRST SUBMITTAL - CITY OF SCOTTSDALE	
3/06/23	FINAL SUBMITTAL - CITY OF SCOTTSDALE	

5514272004@GMAIL.COM

(480) 225-4920

CIVIL ENGINEER

33862 STATE J. SEITZ

06-24

REGISTERED SURVEYOR

Exp. Res: 3/31/26

PROJECT MANAGER: CLINT SCHERF (480) 225-4920

E S E

CIVIL ~ STRUCTURAL

RESIDENTIAL ~ COMMERCIAL

11350 SOUTH VIEWPOINTE WAY
YUMA, ARIZONA 85367

Grading & Drainage Plan

LOT 2 - MONTERRA

7381 EAST MONTERRA WAY
SCOTTSDALE, ARIZONA

8396 - 2 2

COS PLAN CHK#

SCALE:	AS NOTED
PROJECT No:	SSE-967-2022
SHEET:	GD 1 of 03

GRADING & DRAINAGE PLAN FOR KIDWAI PROPERTY

A SINGLE FAMILY RESIDENCE
at 7381 EAST MONTERRA WAY

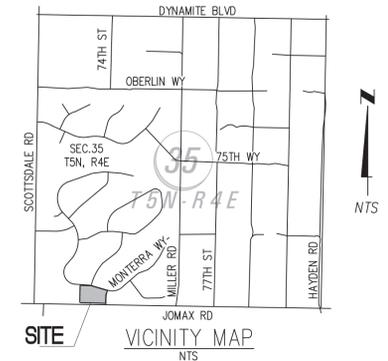
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 4
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

PROVIDE AN APPROVED
POOL/SPA...BARRIER PER
CITY OF SCOTTSDALE ORD.

CITY OF SCOTTSDALE
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LOCATION MAP



BENCHMARK
MCDOT BRASS CAP IN HAND HOLE (0.9' DOWN), LOCATED AT THE
INTERSECTION OF SCOTTSDALE ROAD AND JOMAX ROAD. HAVING
AN ELEVATION OF 2016.13 FEET NAVD '88. (GDACS# 42503-1)

SITE BENCHMARK: BRASS CAP IN CENTERLINE OF MONTERRA WAY,
AT INTERSECTION OF 73RD WAY, HAVING AN ELEVATION OF
2036.29 FEET NAVD '88.

I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS
PLAN ARE BASED ON THE NAVD 1988 AND MEET THE FEMA
BENCHMARK MAINTENANCE (BMM) CRITERIA.

SITE DATA
LEGAL DESCRIPTION
LOT 2 OF MONTERRA SUBDIVISION (MCR 378-27), SECTION THIRTY
FIVE (35), TOWNSHIP FIVE (5) NORTH, RANGE FOUR (4) EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA.

AREA: 121,968 SqFt (2.8 Ac)
APN: 212-23-003
MCR: 378-27
ZONING: R1-70 PRD, ESL, FO
Q.S.: 49-45
LANDFORM
CLASSIFICATION: LOWER DESERT

BUILDING SETBACKS (BSB):
FRONT/STREET SIDE 40' (NORTH)
SIDE 20' (WEST)
REAR 30' (SOUTH)

NAOS REQUIREMENTS:
*** NAOS REQUIRED AND PROVIDED BY COMMON EASEMENTS ON
FINAL PLAT FOR MONTERRA IN BOOK 378, PAGE 27, M.C.R.

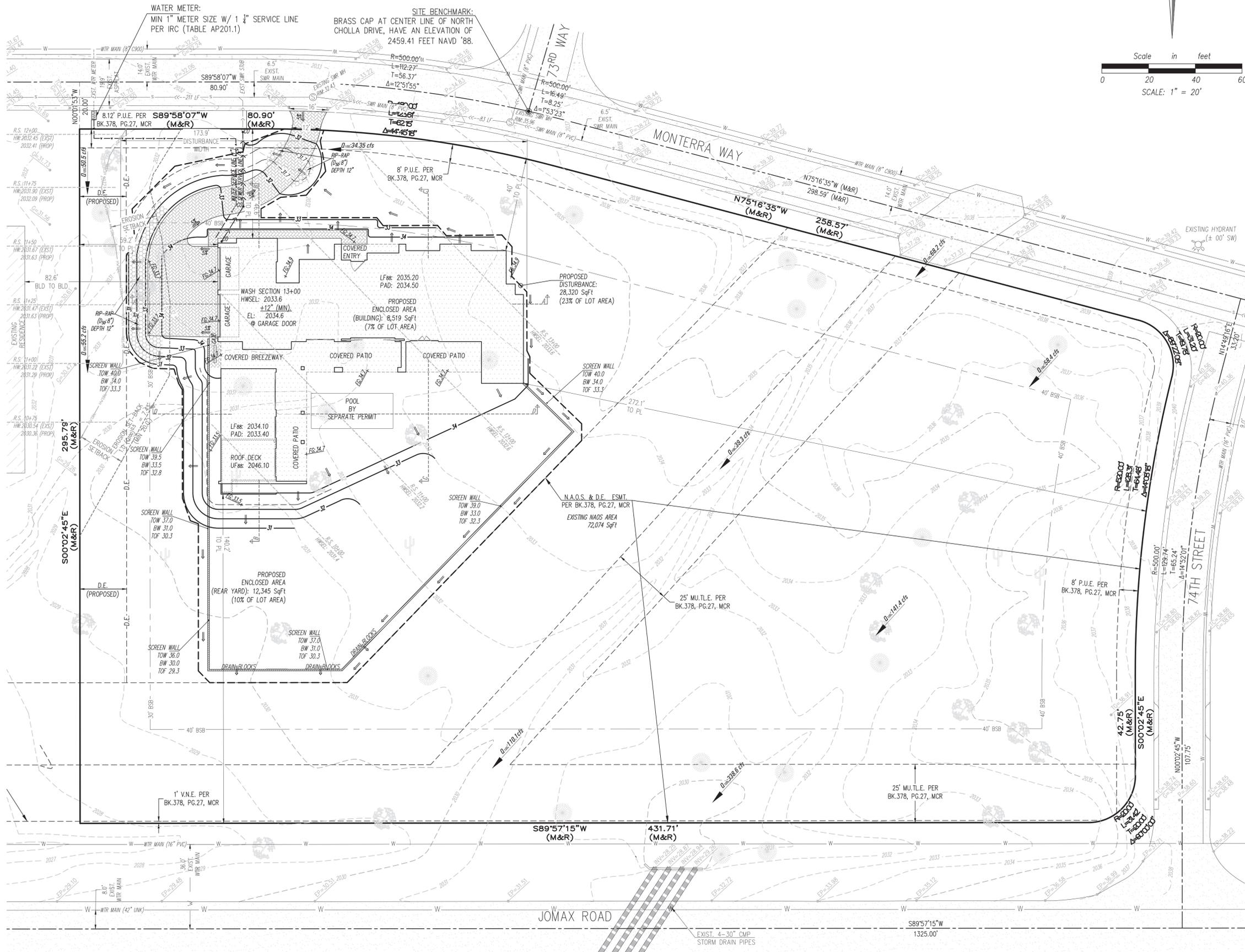
NAOS = 72,074 SqFt (RECORDED, PER MCR 378-27)
UNDISTURBED: 72,074 SqFt (100%)
DISTURBED / REVEGED: 0 SqFt (0%)

UNDER ROOF: *REFERENCE BUILDING PLANS FOR DETAILS**
LOT COVERAGE: 8,519 SqFt PROPOSED UNDERROOF
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FOOTHILLS OVERLAY:
LOT AREA / ENCLOSURE AREA:
MAX ALLOWED: 67,082 SqFt (55%)
PROPOSED: 20,864 SqFt (17%)

LEGEND

- CL / MONUMENT LINE
- PROPERTY LINE
- OTHERS PROPERTY LINE
- EASEMENT
- B.S.L. BUILDING SETBACK LINE
- SANITARY SEWER LINE
- WATER LINE
- FOUND REBAR (AS NOTED)
- FOUND BRASS CAP FLUSH
- SET REBAR (AS NOTED)
- P.U.E. PUBLIC UTILITIES EASEMENT
- D.E. DRAINAGE EASEMENT
- S.V.E. SIGHT VISIBILITY EASEMENT
- R/W RIGHT OF WAY
- HYDRANT
- WATER VALVE
- WATER METER
- TELEPHONE BOX
- CABLE TV BOX
- TRANSFORMER
- SANITARY MANHOLE
- OCOTILLO
- SAGUARO
- RIPRAP/ROCK



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5514272004@GMAIL.COM

CIVIL - STRUCTURAL

SS E

RESIDENTIAL - COMMERCIAL

(480) 225-14920

ARIZONA ENGINEERING

33862 STATE J. SEELY

06-14-2014

REGISTERED PROFESSIONAL ENGINEER

PROJECT MANAGER: CLINT SCHERF (480) 225-4920

Grading & Drainage Plan

LOT 2 - MONTERRA
7381 EAST MONTERRA WAY
SCOTTSDALE, ARIZONA

SCALE: AS NOTED
PROJECT No: SSE-967-2022
SHEET: GD 2 of 03

COS PLAN CHK# 8396 - 2 2

GRADING & DRAINAGE PLAN

FOR

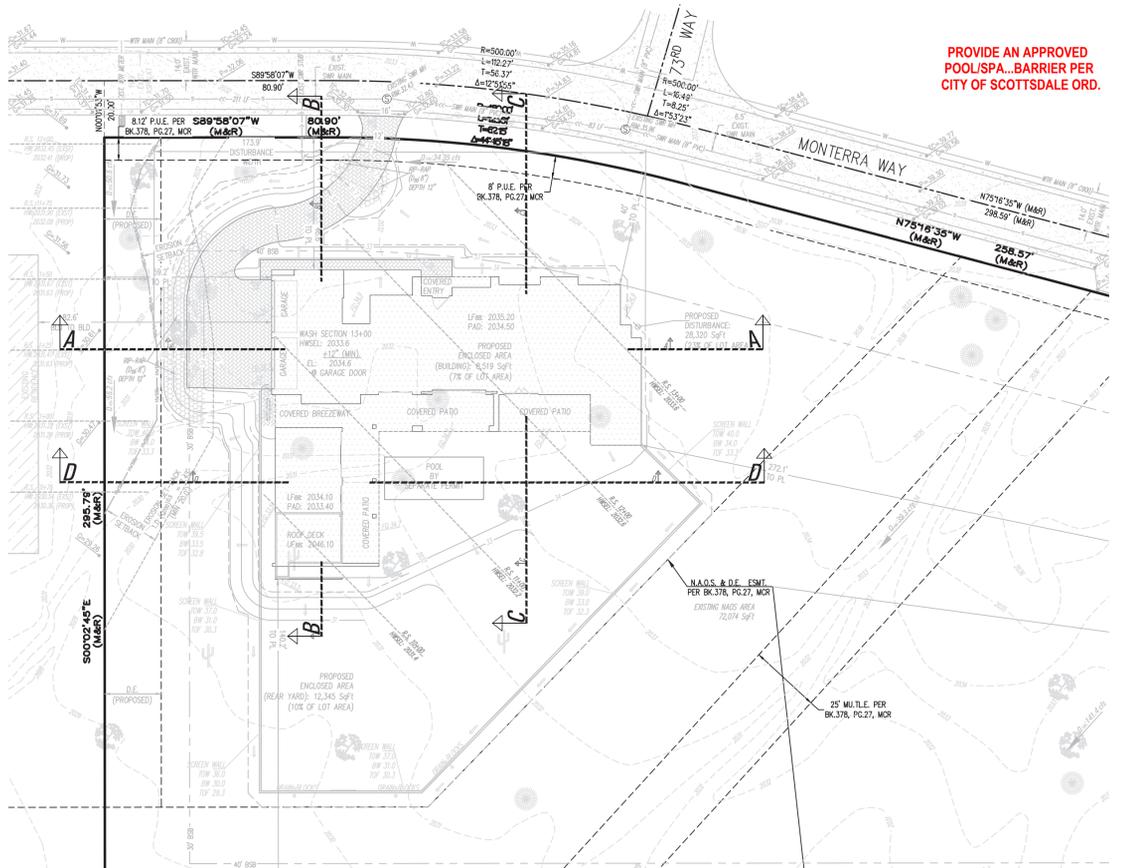
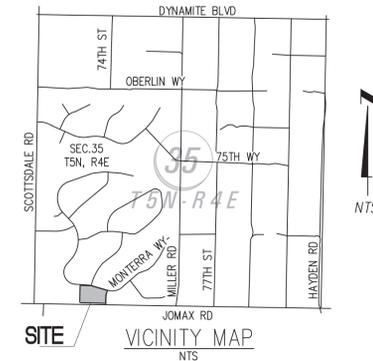
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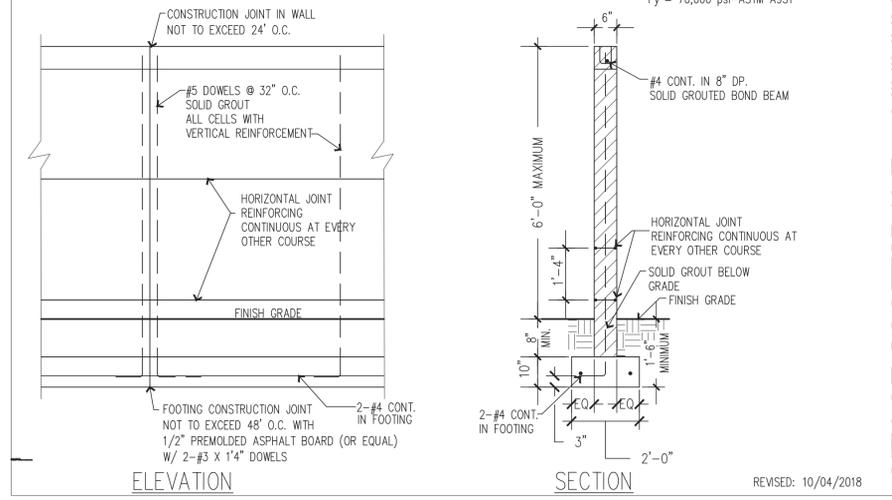
LOCATION MAP



WALL DETAIL

THIS DETAIL SHALL APPLY TO WALLS 6'-0" OR LESS IN HEIGHT
SEPARATE APPROVAL BY THE PLANNING DEPARTMENT IS REQUIRED
SEPARATE APPROVAL BY THE STORMWATER DEPARTMENT IS REQUIRED
INDICATE DRAIN BLOCKS AT FINISH GRADE, AS REQUIRED, ON FINAL PLANS
THE CITY OF SCOTTSDALE SHALL NOT ADDRESS ANY VARIATION OF THE DETAIL SHOWN BELOW.

THE CITY OF SCOTTSDALE MAKES NO RESERVATIONS AND ASSUMES NO RESPONSIBILITY OR LIABILITY IN PROVIDING THIS STANDARD DETAIL. OWNERS/APPLICANTS AND PROFESSIONALS USING THIS DETAIL SHALL ASSUME FULL RESPONSIBILITY FOR ITS DESIGN.
OWNERS/APPLICANTS ARE ENCOURAGED TO CONSULT WITH A PROFESSIONAL ENGINEER OR ARCHITECT LICENSED BY THE STATE OF ARIZONA REGARDING THE NEEDS FOR THEIR PROJECT. AN ENGINEER OR ARCHITECT LICENSED BY THE STATE OF ARIZONA COULD DETERMINE DIFFERENT DETAILS OR SPECIFICATIONS.
OWNER/APPLICANT/BUILDER IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS AT THE FOOTING'S BEARING SURFACE AND IS SOLELY RESPONSIBLE FOR THE PERFORMANCE OF FOOTING.



WALL QUANTITIES

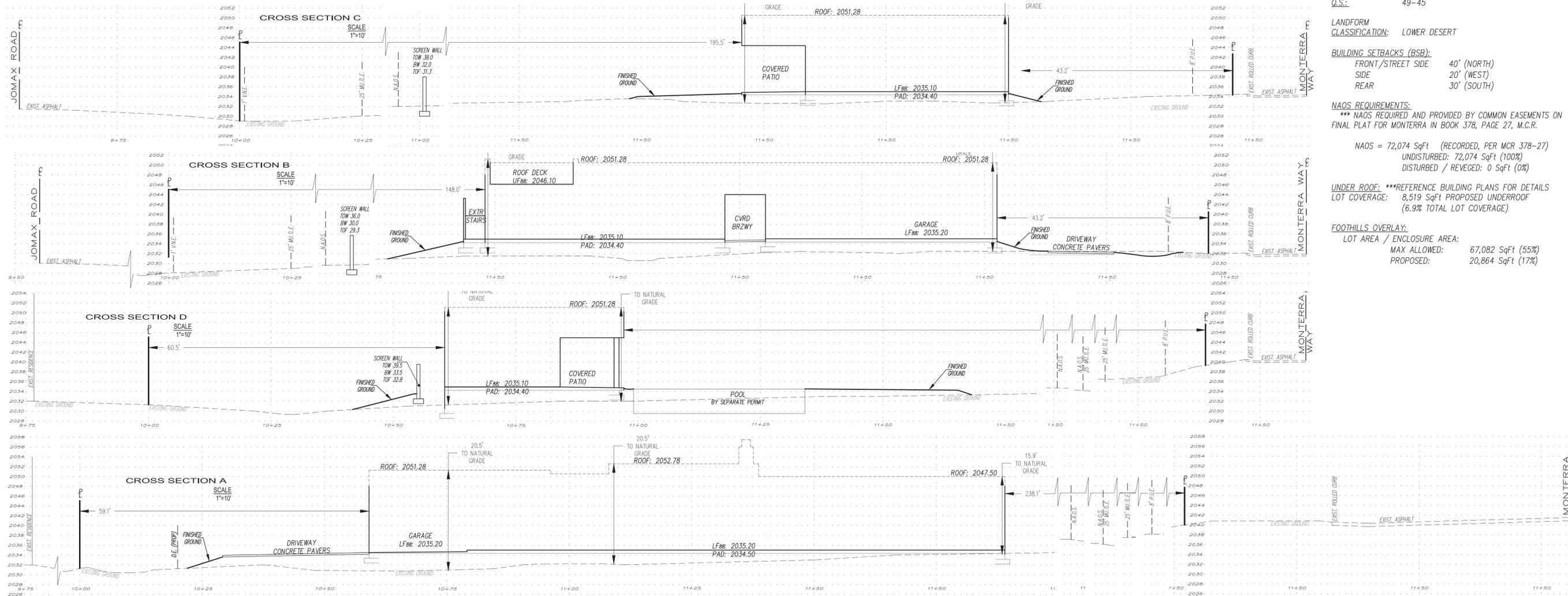
SCREEN WALL (CMU): 370 LF

8" MASONRY WALL PER 2015 IBC

WIND LOAD: 21 psf(ultimate) per ASCE 7-16
CMU: 1900 psi-ASTM C90
MORTAR: ASTM TYPE S-ASTM C270
GROUT: f_c = 2000 psi-ASTM C476
REINFORCING: f_y = 60,000 psi-ASTM A615
CONCRETE: f_c = 2500 psi-ASTM A615
JOINT REINFORCING: W1.7 LADDER TYPE, f_y = 70,000 psi-ASTM A951

CITY OF SCOTTSDALE MINIMUM STANDARD

SITE SECTIONS



BENCHMARK

MCDOT BRASS CAP IN HAND HOLE (0.9' DOWN), LOCATED AT THE INTERSECTION OF SCOTTSDALE ROAD AND JOMAX ROAD. HAVING AN ELEVATION OF 2016.13 FEET NAVD '88. (GDACS# 42503-1)

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PROJECT INFO - PLEASE CONTACT PROJECT MANAGER CLINT SCHERF (480) 225-4920

5514272004@GMAIL.COM

CIVIL - STRUCTURAL

S S E

RESIDENTIAL - COMMERCIAL

11350 SOUTH VILPUNTO WAY
YUMA, ARIZONA 85367

CIVIL ENGINEER

PROJECT MANAGER: CLINT SCHERF (480) 225-4920

Grading & Drainage Plan

LOT 2 - MONTERRA
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SCOTTSDALE, ARIZONA

SCALE: AS NOTED
PROJECT No: SSE-967-2022
SHEET: GD 3 of 03

COS PLAN CHK# 8396 - 2



brianscottedesign

4127 E. Mesquite St.
Gilbert, AZ 85296
602-999-1690

bromney@brianscottedesign.com

KIDWAI
RESIDENCE

7381 E. MONTERA WAY
SCOTTSDALE AZ
85266



TITLE
ROOF PLAN
KIDWAI RESIDENCE

DATE: 3/17/22

- ▲ CITY COMMENTS 10-05-2022
- ▲ CITY COMMENTS 01-12-2023
- ▲ CITY COMMENTS 02-09-2023

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SHEET NUMBER

A1.4

ROOF PLAN

3/16" = 1'-0"



brianscottedesign

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Gilbert, AZ 85296
602-999-1690

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**KIDWAI
RESIDENCE**

7381 E. MONTESSA WAY
SCOTTSDALE AZ
85266

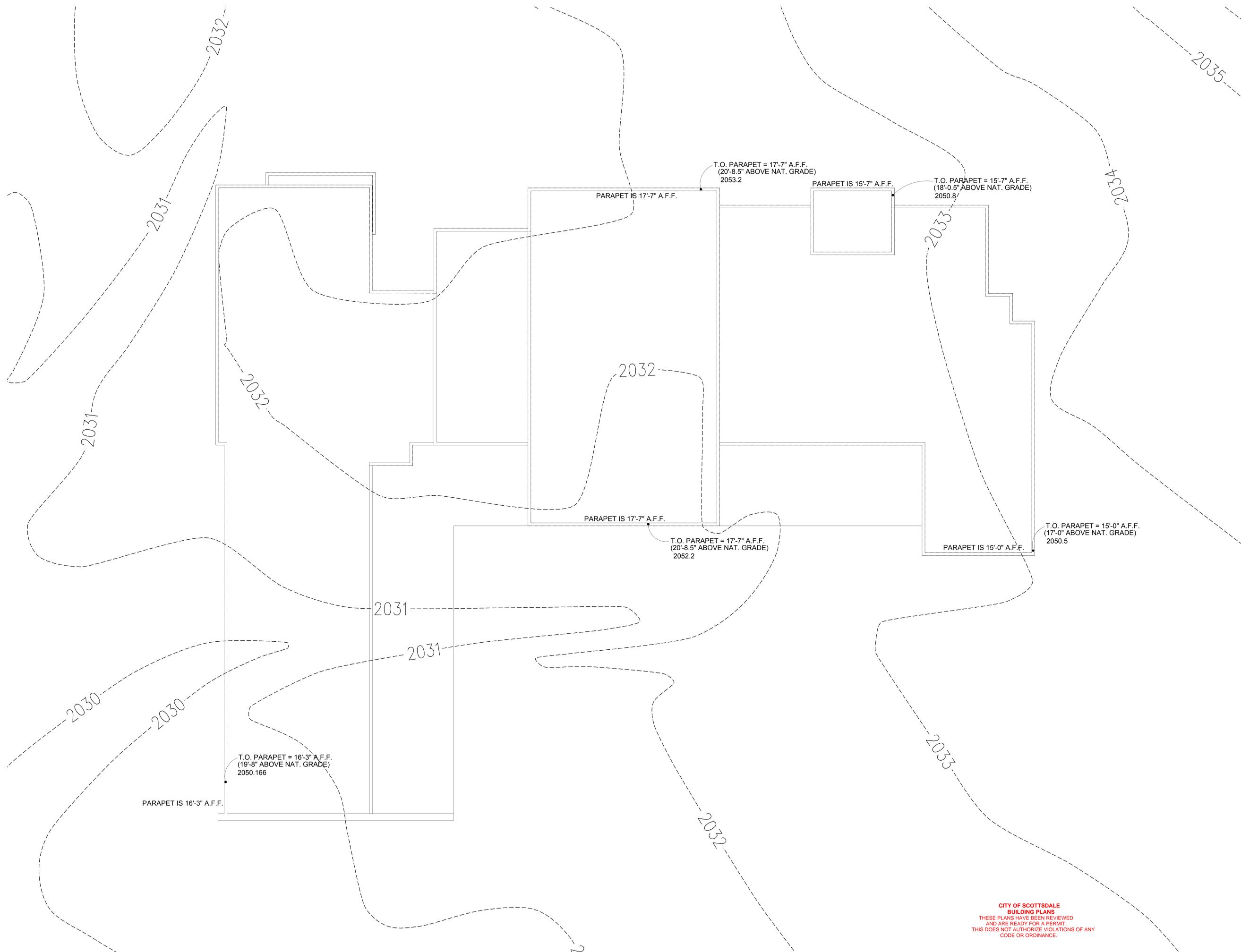
TITLE
ROOF HEIGHT VERIFICATION
KIDWAI RESIDENCE

DATE: 3/17/22

- ▲ CITY COMMENTS 10-05-2022
- ▲ CITY COMMENTS 01-12-2023
- ▲ CITY COMMENTS 02-09-2023

SHEET NUMBER

A1.5



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ROOF PLAN

3/16" = 1'-0"

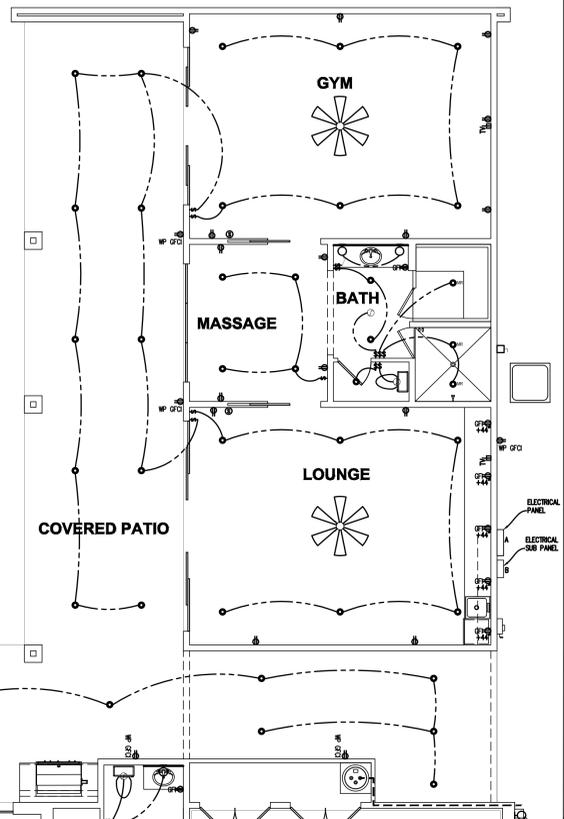
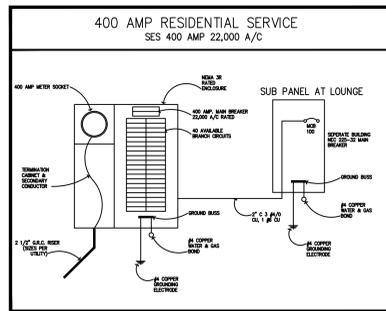
PANEL SCHEDULE - SUB PANEL			
METER PANEL TYPE-SQUARE D			
#	USAGE	CB	WIRE
1	ELECTRIC OVEN	2-40	8-3 CU W/G
3	HVAC UNIT #1	2-50	8-3 AL W/G
5	HVAC UNIT #2	2-50	8-3 AL W/G
7	AIR HANDLER #1	1-15	14-2 CU W/G
9	AIR HANDLER #2	1-15	14-2 CU W/G
11	ARC FAULT - FAMILY ROOM	1-15	14-2 CU
13	ARC FAULT - BEDROOM	1-15	14-2 CU
15	GARBAGE DISP/DISHWASHER	1-20	12-2 CU W/G
17	SMOKE DETECTORS	1-15	14-2 CU
19	BATHROOM RECEPTACLES	1-20	12-2 CU W/G
21	KITCHEN APPLIANCES	1-20	12-2 CU W/G
23	GLC - FAMILY ROOM	1-15	14-2 CU
25	GLC - BEDROOM, BATH 3	1-15	14-2 CU
27	GLC - PORCH, PATIO, GARAGE	1-15	14-2 CU
29	WH RECIRCULATOR	1-15	14-2 CU W/G
31	LANDSCAPING	1-20	12-2 CU W/G
33	GARAGE/EXTERIOR GFCI	1-15	14-2 CU W/G
35	LAUNDRY	1-20	12-2 CU W/G

PANEL SCHEDULE - MAIN PANEL			
METER PANEL TYPE-SQUARE D SURFACE MOUNT 120/240 VOLT 1 PH-3W			
#	USAGE	CB	WIRE
1	ELECTRIC OVEN	2-40	8-3 CU W/G
3	HVAC UNIT #1	2-50	8-3 AL W/G
5	HVAC UNIT #2	2-50	8-3 AL W/G
7	AIR HANDLER #1	1-15	14-2 CU W/G
9	AIR HANDLER #2	1-15	14-2 CU W/G
11	ARC FAULT - MASTER, FAMILY ROOM	1-15	14-2 CU
13	ARC FAULT - BEDS 2, 3, 4	1-15	14-2 CU
15	ARC FAULT - DINING, WINE	1-15	14-2 CU
17	ARC FAULT - BONUS ROOM	1-15	14-2 CU
19	GARBAGE DISPOSAL/DISHWASHER	1-20	12-2 CU W/G
21	SMOKE DETECTORS	1-15	14-2 CU
23	BATHROOM RECEPTACLES	1-20	12-2 CU W/G
25	KITCHEN APPLIANCES	1-20	12-2 CU W/G
27	FUTURE SOLAR ELECTRIC	1-15	14-2 CU W/G
29	GLC - HALL, FOYER, BATH 4	1-15	14-2 CU
31	GLC - POWDER, BATH 2, BATH 3	1-15	14-2 CU
33	GLC - LAUNDRY, GARAGE	1-15	14-2 CU
35	GLC - DINING, KITCHEN	1-15	14-2 CU
37	GLC - OFFICE, MEDIA, BONUS RM	1-15	14-2 CU
39	GLC - PORCH, PATIO, GARAGE	1-15	14-2 CU

ELEC. LOAD CALCS - MAIN PANEL			
		WATTS	
LIVABLE SQ. FT. X 3	3 X	5262	15786
SMALL APPLIANCE CIRCUITS	2 X	1500	3000
LAUNDRY CIRCUIT	2 X	1500	3000
WATER HEATER	0 X	4500	0
DISHWASHER	2 X	1500	3000
DRYER	1 X	5000	1500
RANGE	0 X	12000	0
WALL OVEN	0 X	6000	0
MICROWAVE	0 X	1500	0
WALL OVEN/MICROWAVE	1 X	12000	12000
DOUBLE WALL OVEN	0 X	12000	0
COOKTOP	0 X	6000	0
REFRIGERATOR	3 X	1500	4500
WHIRLPOOL TUB	0 X	1500	0
BATHROOM GFCI	5 X	1500	7500
CENTRAL VAC	0 X	1500	0
SOFT WATER	1 X	1500	1500
WATER RECIRC. PUMP	2 X	1500	3000
GARAGE EXTERIOR	1 X	1500	1500
LANDSCAPING	1 X	1500	1500
UNDER COUNTER REFRIGERATOR	3 X	1500	4500
WINE REFRIGERATOR	1 X	1500	1500
FREEZER	1 X	1500	1500
SUBTOTAL		65,286	
FIRST 10000 @ 100%	10,000	10,000	
BALANCE @ 40%	55,286	22,114.4	
SUBTOTAL CALCULATED DEMAND		32,114.4	
ADDITIONAL LOADS			
1ST A/C	4,688	4,688	
2ND A/C	5,290	5,290	
3RD A/C	5,290	5,290	
TOTAL A/C LOADS		15,268	
POOL EQUIPMENT		2,000	
TOTAL LOAD		49,382.4	
PANEL LOAD - AMPS		205.76	

ELECTRICAL SPECIFICATIONS

- WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE RULES, REGULATIONS AND ORDINANCES.
- PROVIDE PROPER GROUNDING FOR ALL EQUIPMENT, RACEWAYS, ETC.
- ALL DISCONNECTS, FIXTURES AND OTHER ELECTRICAL COMPONENTS SUBJECT TO THE WEATHER MUST HAVE WEATHERPROOF ENCLOSURES.
- ALL ROUGH-IN LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR DETERMINING PROPER LOCATION.
- PROVIDE DISCONNECTS, FUSES, OVER CURRENT PROTECTION, CONTROL AND POWER WIRING, CHORDS AND PLUGS TO ALL EQUIPMENT INCLUDED AS PART OF THIS PROJECT, IF REQUIRED FOR PROPER OPERATION BUT NOT PROVIDED BY THE EQUIPMENT MANUFACTURER. EQUIPMENT SHALL INCLUDE ALL HVAC, EXHAUST FANS, HOODS, KITCHEN EQUIPMENT, MEDICAL EQUIPMENT AND ANY SPECIAL EQUIPMENT SHOWN AS A PART OF THE PROJECT.
- CONDUCTORS:
 - USE THW OR THWN #12 MINIMUM, 75° RATING.
 - FOR HOME RUNS OVER 65 FEET, USE ONE SIZE LARGER WIRE.
 - FOR HOME RUNS OVER 115 FEET, USE TWO SIZES LARGER WIRE.
 - ALUMINUM CONDUCTORS ARE NOT ALLOWED.
- CONDUIT:
 - USE RIGID OR EMT AS ALLOWED BY CODE.
 - ALL CONDUITS EXPOSED TO THE ELEMENTS OR BURIED UNDERGROUND SHALL BE WRAPPED WITH SCOTCH 51 TAPE OR EQUAL.
 - MC TYPE PREWIRED FLEXIBLE CABLE SHALL BE PERMITTED IN ALL WALLS AND CEILINGS AS PERMITTED BY CODE AND LOCAL BUILDING OFFICIALS.
- OVER CURRENT PROTECTION:
 - CIRCUIT BREAKERS THAT ARE TO BE USED TO PROTECT LIGHTING CIRCUITS ARE TO BE RATED FOR SWITCHING DUTY.
 - PROVIDE LOCK-ON DEVICES FOR NIGHT LIGHT, EMERGENCY AND EXIT LIGHT CIRCUITS.
 - ALL RECEPTACLES AND FIXED EQUIPMENT WITHIN AREA OF WET LOCATION NEED GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION PER NEC 517.20.
- PER 2015 E3902.12 ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
- ALL OUTLETS ARE TO BE TAMPER RESISTANCE PER IRC 2015 E4002.14

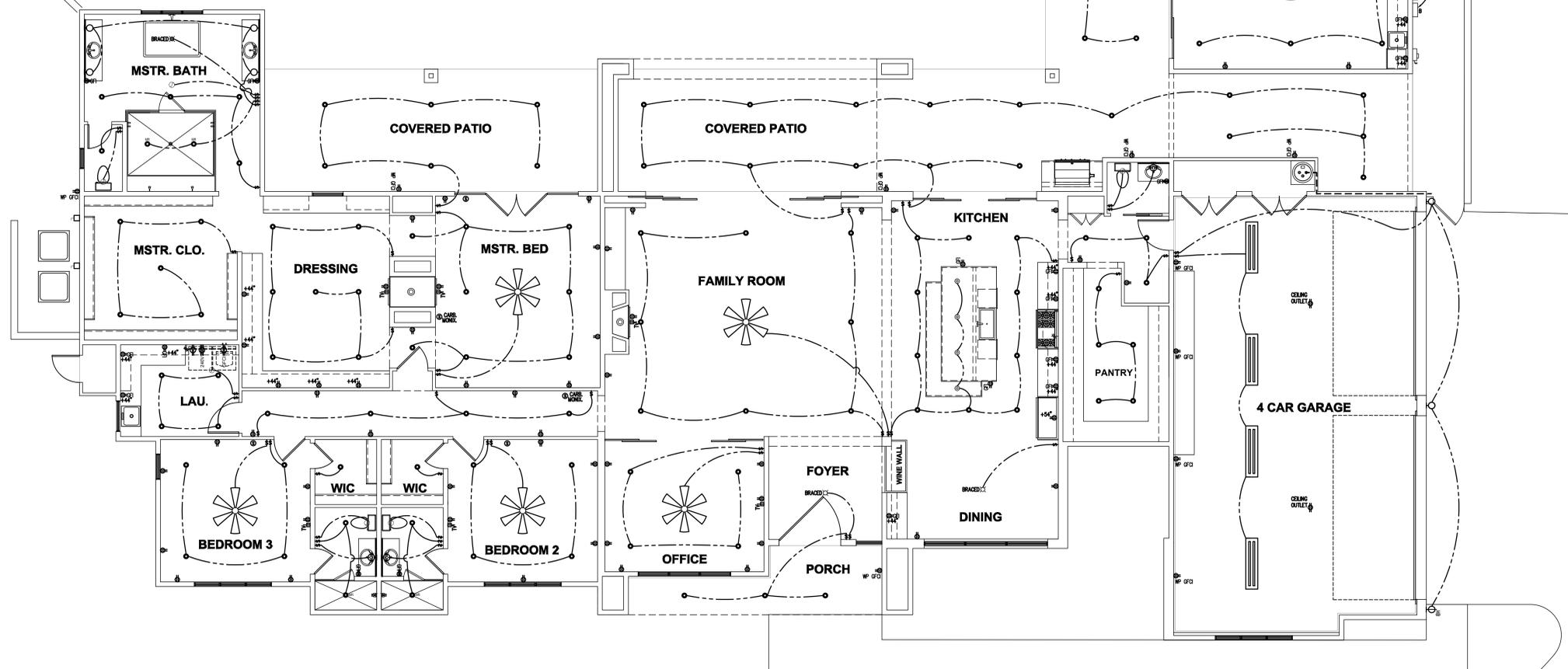


- | SYMBOL | DESCRIPTION |
|----------|--|
| [Symbol] | 4' TRACK WITH (3) HEADS |
| [Symbol] | UNDER CABINET FLOURESCENT STRIP LIGHT |
| [Symbol] | PENDANT LIGHT FIXTURE |
| [Symbol] | CEILING MOUNTED LIGHT |
| [Symbol] | WALL MOUNTED SCENCE |
| [Symbol] | RECESSED CAN LIGHT |
| [Symbol] | EXHAUST FAN |
| [Symbol] | SWITCH BETWEEN 36" TO 54" A.F.F. |
| [Symbol] | 3 WAY SWITCH BETWEEN 36" TO 54" A.F.F. |
| [Symbol] | DIMMER SWITCH BETWEEN 36" TO 54" A.F.F. E4002.14 |
| [Symbol] | IN SLAB OUTLET (110V) @ 15" A.F.F. |
| [Symbol] | DUPLEX OUTLET (110V) @ 15" A.F.F. |
| [Symbol] | 110V OUTLET 6" ABOVE COUNTER U.N.O. |
| [Symbol] | SINGLE SWITCH OUTLET |
| [Symbol] | WALL MOUNTED PORCELAIN SOCKET |
| [Symbol] | GROUND FAULT INTERRUPT OUTLET (110V) |
| [Symbol] | WEATHERPROOF OUTLET (110V) |
| [Symbol] | 220V OUTLET |
| [Symbol] | JUNCTION BOX |
| [Symbol] | DISCONNECT SWITCH |
| [Symbol] | PHONE / DATA JACK - CONDUIT WITH PULL STRING TO ABOVE CEILING |
| [Symbol] | PHONE JACK - CONDUIT WITH PULL STRING TO ABOVE CEILING |
| [Symbol] | DATA JACK - CONDUIT WITH PULL STRING TO ABOVE CEILING |
| [Symbol] | CONDUIT |
| [Symbol] | ELECTRICAL PANEL |
| [Symbol] | DUPLEX RECEPTACLE |
| [Symbol] | J-BOX |
| [Symbol] | DUPLEX RECEPTACLE W/ ROUND FAULT PROTECTION |
| [Symbol] | DUPLEX RECEPTACLE W/ ROUND FAULT PROTECTION AND WET GRADE EXTERIOR COVER |
| [Symbol] | 220V RECEPTACLE |
| [Symbol] | SINGLE POLE SWITCH |
| [Symbol] | THREE WAY SWITCH |
| [Symbol] | SMOKE DETECTOR - HARD WIRED, WITH BATTERY BACKUP |
| [Symbol] | WALL MOUNTED LIGHT |
| [Symbol] | FLOURESCENT LIGHT FIXTURE |
| [Symbol] | FLOOD LIGHT FIXTURE |
| [Symbol] | GARAGE DOOR |
| [Symbol] | HALF HOT OUTLET |
| [Symbol] | PHONE LINE |
| [Symbol] | CABLE TELEVISION |
| [Symbol] | EYE BALL CAN LIGHT |
| [Symbol] | DOOR BELL |
| [Symbol] | DOOR BELL CHIMES |
| [Symbol] | PANELBOARD W/ CIRCUIT BREAKERS |
| [Symbol] | HOSE BIB |
| [Symbol] | GAS TAP |
| [Symbol] | COLD/HOT WATER SUPPLY |

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 bromney@branscottsdesign.com

KIDWAI RESIDENCE

7381 E. MONTERA WAY
 SCOTTSDALE AZ
 85266



TITLE: ELECTRICAL PLAN
 KIDWAI RESIDENCE

DATE: 3/17/22

CITY COMMENTS
 01-09-2022
 CITY COMMENTS
 01-12-2023
 CITY COMMENTS
 02-09-2023

CITY OF SCOTTSDALE
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PLUMBING

- NOTES:
1. PLUMBING SHALL BE IN ACCORDANCE WITH THE IRC AND ALL APPLICABLE CITY ORDINANCES.
 2. WASTE AND VENT PIPE SHALL BE ABS PLASTIC PVC SCHEDULE 40
 3. THIS DIAGRAM IS FOR PIPE SIZE AND CLEAN OUT LOCATION ONLY. SIZE PIPE ACCORDING TO IRC.
 4. PROVIDE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE CONTROL VALVES FOR ALL SHOWER TUB/SHOWER AND WHIRLPOOL TUB COMBINATIONS
 5. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION AS TO NOT CREATE A HAZARD.

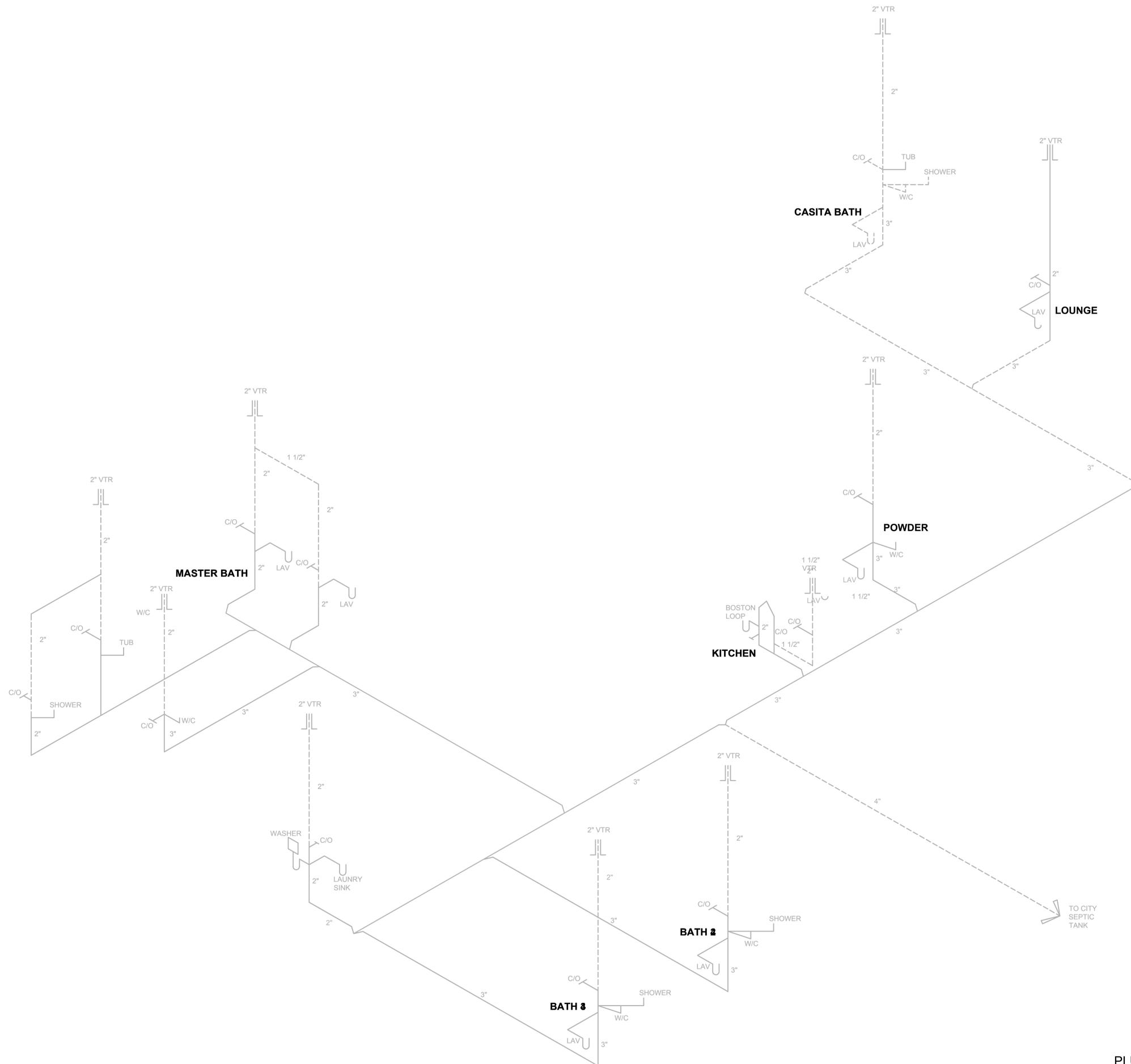
WATER METER CALCS

TYPE OF FIXTURE	NO. OF FIXTURES	FIXTURE UNIT VALUE	TOTAL
BATHTUB	-	1.4	= 1.4
CLOTHES WASHER	-	1.4	= -
DISHWASHER	1	1.4	= 1.4
HOSE/BIB	3	2.5	= 5.0
KITCHEN SINK	-	1.4	= -
LAUNDRY TUB	-	1.4	= -
LAVATORY/BAR SINK	1	0.7	= 0.7
SHOWER STALL	-	1.4	= -
WATER CLOSET	-	2.2	= -
FULL BATH GROUP	4	3.6	= 14.4
HALF BATH GROUP	1	2.6	= 2.6
KITCHEN GROUP	1	2.5	= 2.5
LAUNDRY GROUP	1	2.5	= 2.5
TOTAL			= 30.5

EFFECTIVE WATER PRESSURE FOR THIS COMMUNITY: 40-49 PSI OR 49-60 PSI
 DEVELOPED LENGTH: 190' WATER METER 1" MIN. SUPPLY LINE: 1 1/4" MIN.

- NOTES:
1. ALL CALCULATIONS CONFORM TO IRC TABLES P2903.6 AND P2903.7
 2. WATER CALCULATIONS INCLUDE ALL OPTIONAL FIXTURES
 3. WATER SUPPLY OUTLETS FOR ITEMS NOT SHOWN ABOVE SHALL BE COMPUTED AT THEIR MAXIMUM DEMAND OR ACCORDING TO THE SIZE OF THE SUPPLY PIPE AS LISTED ABOVE - WHICHEVER IS GREATER
 4. PRESSURE REDUCING VALVE INSTALLATION REQUIRED BY CITY OF SCOTTSDALE.

NOTES:
 P3008.1 SEWAGE BACKFLOW
 WHERE THE FLOOD LEVEL RIMS OF PLUMBING FIXTURES ARE BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER, THE FIXTURES SHALL BE PROTECTED BY A BACKWATER VALVE INSTALLED IN THE BUILDING DRAIN, BRANCH OF THE BUILDING DRAIN OR HORIZONTAL BRANCH SERVING SUCH FIXTURES. PLUMBING FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER SHALL NOT DISCHARGE THROUGH A BACKWATER VALVE.



TITLE: PLUMBING SCHEMATIC
KIDWAI RESIDENCE

DATE: 3/17/22

- ▲ CITY COMMENTS 10-05-2022
- ▲ CITY COMMENTS 01-12-2023
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PLUMBING SCHEMATIC

N.T.S.

SHEET NUMBER

P1.1

GAS	
NOTES:	
1. GAS PIPING CALCULATIONS CONFORM TO IRC TABLE G2413.4(1)(402-423)	
2. GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL PIPE W/ MALLEABLE FITTINGS. USE COATED BLACK PIPE UNDERGROUND AND PLACE NO GAS PIPE UNDER SLAB UNLESS VENTED PER IRC STANDARDS.	
3. CONTACT SOUTHWEST GAS FOR INSTALLATION OF GAS SERVICE AND METER REQUIRED.	
BTU VALUES	
FIREPLACE	30,000 BTUS
COOKTOP	18,000 BTUS
DRYER	22,000 BTUS
FURNACE 1	100,000 BTUS
FURNACE 2	90,000 BTUS
FURNACE 3	60,000 BTUS
FURNACE 4	60,000 BTUS
FURNACE 5	60,000 BTUS
WATER HEATER 1	40,000 BTUS
WATER HEATER 2	30,000 BTUS



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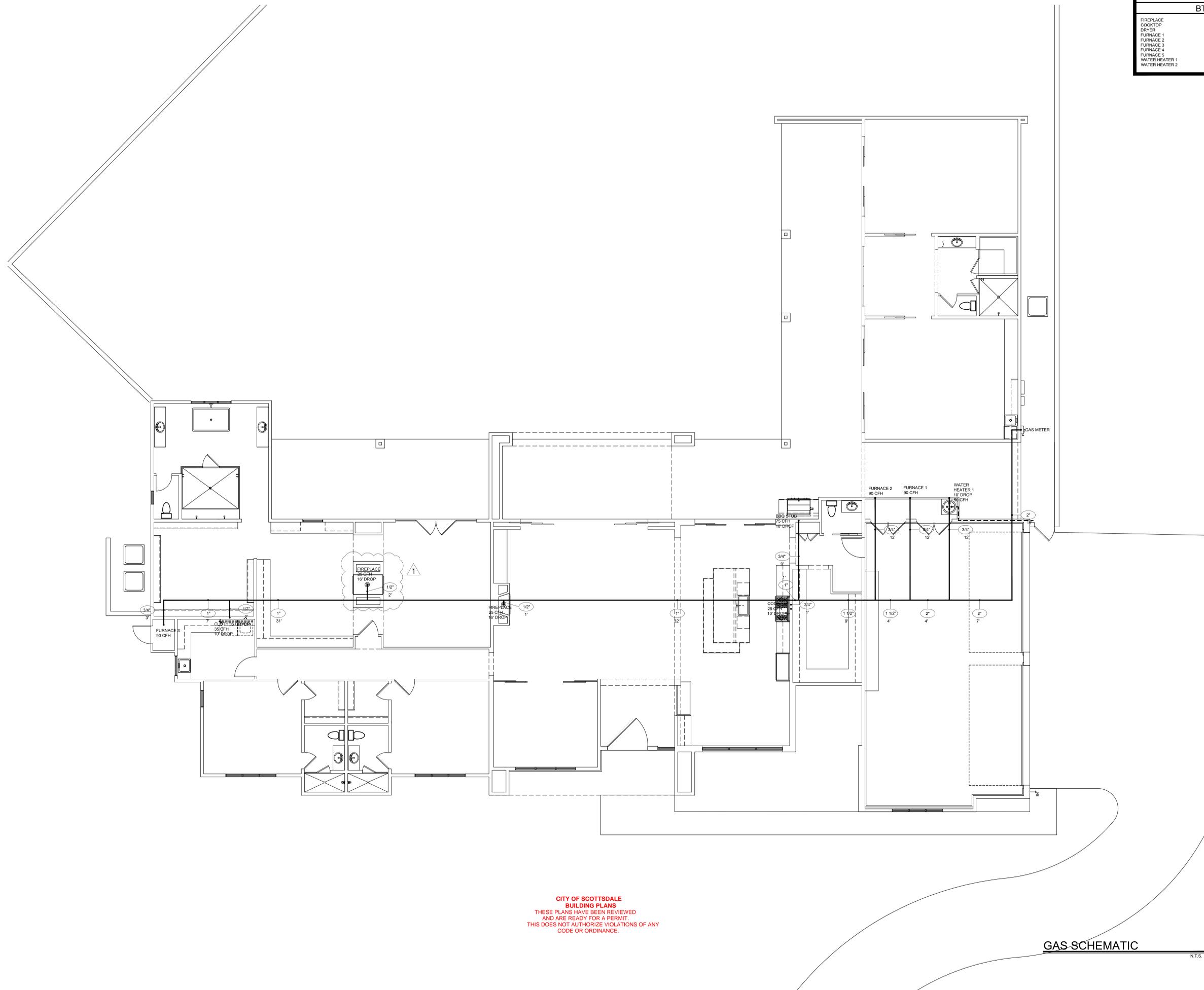
TITLE
GAS SCHEMATIC
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SHEET NUMBER

P1.2



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GAS SCHEMATIC
 N.T.S.



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ARCHITECTURAL DETAILS
KIDWAI RESIDENCE

DATE: 3/17/22

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- ▲ CITY COMMENTS 02-09-2023

SHEET NUMBER

AD2

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KIDWAI RESIDENCE

DATE: 3/17/22

- ▲ CITY COMMENTS 10-09-2022
- ▲ CITY COMMENTS 01-12-2023
- ▲ CITY COMMENTS 02-09-2023

SHEET NUMBER

AD3

<p>VIEW NOT USED</p>	<p>VIEW NOT USED</p>				

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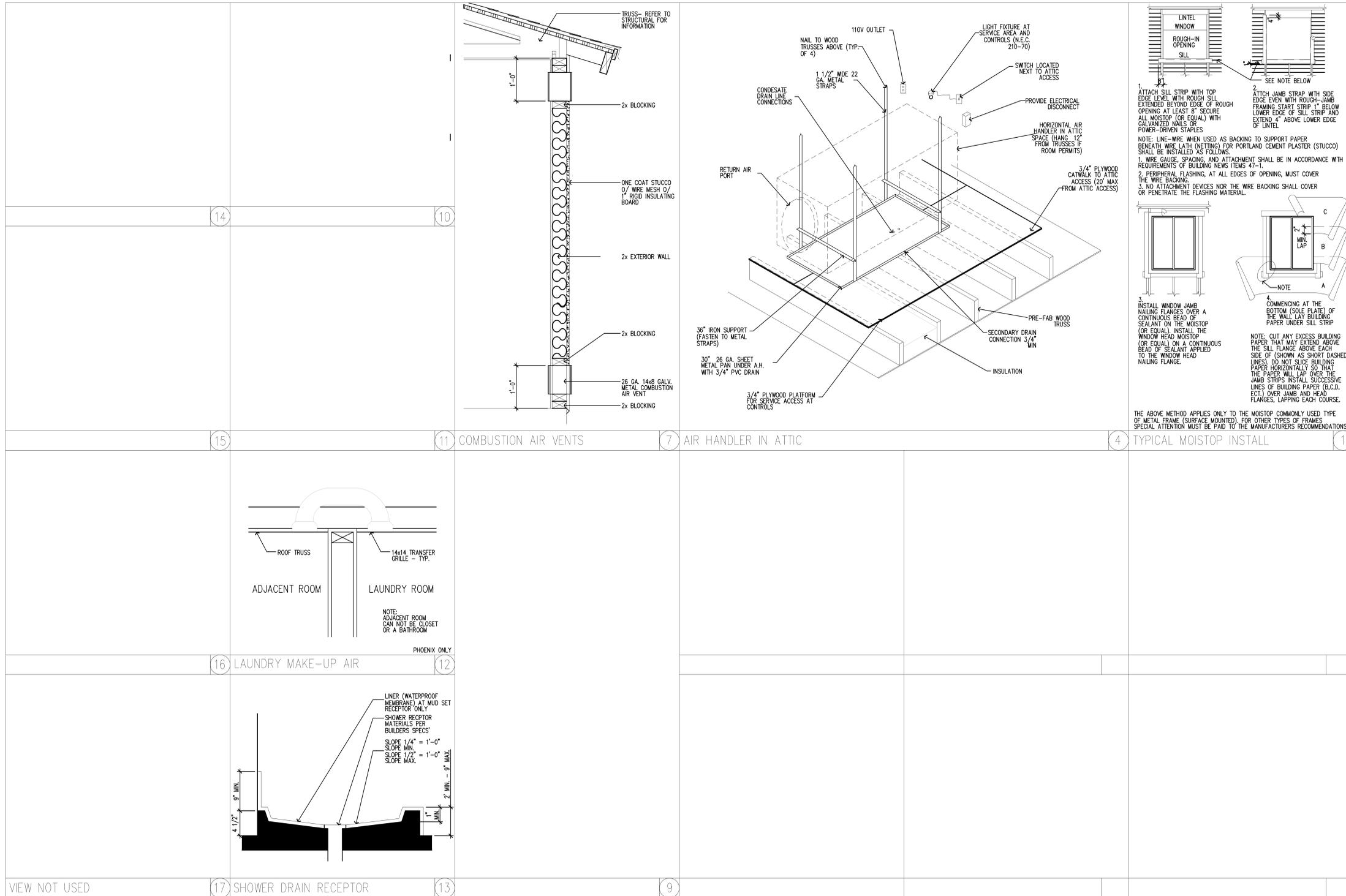
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SHEET NUMBER

AD4



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HVAC EQUIPMENT: TRANE OR SUBSTITUTE

MARK	EQUIPMENT
HP 1	TRANE 5-TON SPLIT HEAT PUMP SYSTEM OUTDOOR: 4TRW6060H1 (XR16 SERIES) 208/230V; MCA = 32 AMPS; MOCP = 50 AMPS INDOOR: TEM6A0C60H51+TDR (15 SEER MATCH) 208/230V; MCA = 9 AMPS; MOCP = 15 AMPS AHLR NO.: 8858393 AIR HANDLER WEIGHT: 174 LBS.
HP 2	TRANE 5-TON SPLIT HEAT PUMP SYSTEM OUTDOOR: 4TRW6060H1 (XR16 SERIES) 208/230V; MCA = 32 AMPS; MOCP = 50 AMPS INDOOR: TEM6A0C60H51+TDR (15 SEER MATCH) 208/230V; MCA = 9 AMPS; MOCP = 15 AMPS AHLR NO.: 8858393 AIR HANDLER WEIGHT: 174 LBS.
HP 3	TRANE 3.5-TON SPLIT HEAT PUMP SYSTEM OUTDOOR: 4TRW6042H1 (XR16 SERIES) 208/230V; MCA = 22 AMPS; MOCP = 35 AMPS INDOOR: TEM6A0C48H41+TDR (17 SEER MATCH) 208/230V; MCA = 9 AMPS; MOCP = 15 AMPS AHLR NO.: 8858408 AIR HANDLER WEIGHT: 174 LBS.

CONTROLS: HONEYWELL PROGRAMMABLE THERMOSTATS

MARK	EQUIPMENT MODEL
TI	TH6220WF206 (T6-PRO WIFI PROGRAMMABLE)

EXHAUST FANS: PANASONIC WHISPER VALUE

MARK	EQUIPMENT
EF-1	PANASONIC MODEL FV-0510VS1 VENTILATION FAN 50-80-110 CFM, 0.4 SONES AT 0.1" P.W. 120V, .13 AMPS (ENERGY STAR RATED) (#980 CFM)

AIR DISTRIBUTION: PROSELECT OR LIKE

MARK	EQUIPMENT MODEL
SR-1	PS4CW*** CURVED BLADE CEILING REGISTER
SR-2	PSVAF*** VERTICAL BLADE SUPPLY REGISTER
RG-1	PSRGW*** STAMPED FACE RETURN AIR GRILLE

GENERAL MECHANICAL NOTES:

EQUIPMENT SIZING: HEATING AND COOLING EQUIPMENT WAS SIZED AND SELECTED IN ACCORDANCE WITH ACCA MANUAL-S BASED ON BUILDING LOAD CALCULATION IN ACCORDANCE WITH ACCA MANUAL-L (SEE REPORTS).

AIR DUCT INSULATION: ALL SUPPLY DUCTS IN THE ATTIC SPACE OUTSIDE THE THERMAL ENVELOPE (ABOVE THE INSULATION LINE) SHALL BE INSULATED TO MINIMUM OF R-8. ALL OTHER DUCTS, OR DUCTS INSIDE THE THERMAL ENVELOPE (UNDER THE INSULATION LINE) MAY BE INSULATED TO A MINIMUM OF R-6.

DUCT SEALING: ALL JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS, AND CONNECTIONS IN DUCTWORK SHALL BE SECURELY FASTENED AND SEALED WITH WELDS, GASKETS, MASTICS (ADHESIVES), MASTIC-PLUS-EMBEDDED-FABRIC SYSTEMS OR TAPES. PROVIDE DUCT TIGHTNESS TESTING CONDUCTED BY AN APPROVED THIRD PARTY TESTING AGENCY (BPI OR RESNET CERTIFIED) AND THE SIGNED WRITTEN RESULTS SHALL BE SUBMITTED TO THE CODE OFFICIAL PRIOR TO BUILDING FINAL DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING:
POST-CONSTRUCTION TESTS: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25 PA) ACROSS THE ENTIRE SYSTEM. ALL REGISTER BOOTHS SHALL BE TAPED OR OTHERWISE SEALED DURING TESTING. **ROUGH-IN TESTS:** TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25 PA) ACROSS THE ENTIRE SYSTEM. ALL REGISTER BOOTHS SHALL BE TAPED OR OTHERWISE SEALED DURING TESTING. IF THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, THE TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA.

BUILDING ENVELOPE: THE DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PA). TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY (BPI OR RESNET CERTIFIED). A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING OFFICIAL. TESTING SHALL BE PERFORMED ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.

CONDENSATE DISPOSAL: CONDENSATE FROM ALL COOLING COILS AND EVAPORATORS SHALL CONSIST OF 3/4" PVC PIPING WITH A MINIMUM SLOPE IN THE DIRECTION OF DISCHARGE NOT LESS THAN 1/8" VERTICAL FALL OVER EACH 12" SECTION OF PIPE. SUCH PIPING SHALL BE APPROVED PLACE OF DISPOSAL. A WATER-LEVEL DETECTION DEVICE CONFORMING TO UL 508 SHALL BE INSTALLED AT THE HIGHER SECONDARY OUTLET PORT OF THE EVAPORATOR COIL AND WIRED TO SHUT OFF THE EQUIPMENT SERVED IN THE EVENT OF BLOCKAGE IN THE PRIMARY DRAIN LINE. THE SECONDARY DRAIN PIPING MAY BE BACK INTO THE PRIMARY DRAIN LINE DOWN STREAM FROM THE REQUIRED P-TRAP AND BREATHER VALVE.

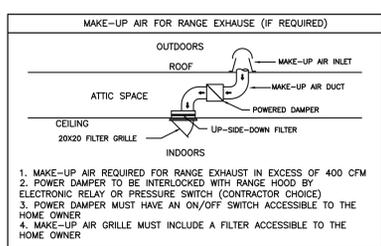
EXHAUST VENT: THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE 35 FEET FROM THE CONNECTION TO THE FLEXIBLE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL (WALL CAP WITH BACKDRAFT DAMPER OR NON-SCREENED T-TOP). WHERE FITTINGS ARE USED, THE MAXIMUM DRYER DUCT LENGTH SHALL BE REDUCED AS FOLLOWS: 2.5 FEET FOR EVERY 45° ELBOW, AND 5' FOR EVERY 90° ELBOW.

MAKEUP AIR: EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CFM SHALL BE PROVIDED WITH MAKEUP AIR AT A RATE EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM.

DUCT DESIGN: DUCT SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ACCA MANUAL-D.

REGISTERS: REGISTERS, DIFFUSERS AND GRILLES SHALL BE MECHANICALLY FASTENED TO RIGID SUPPORTS OR STRUCTURAL MEMBERS ON AT LEAST TWO OPPOSITE SIDES IN ADDITION TO BEING CONNECTED TO THE DUCTWORK THEY SERVE.

EXHAUST: EXHAUST AIR FROM KITCHENS, BATHROOMS AND TOILET ROOMS SHALL NOT BE RE-CIRCULATED WITHIN A RESIDENCE OR TO ANOTHER DWELLING UNIT. SHALL NOT DISCHARGE INTO AN ATTIC AND/OR CRAWL SPACE AND SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS.

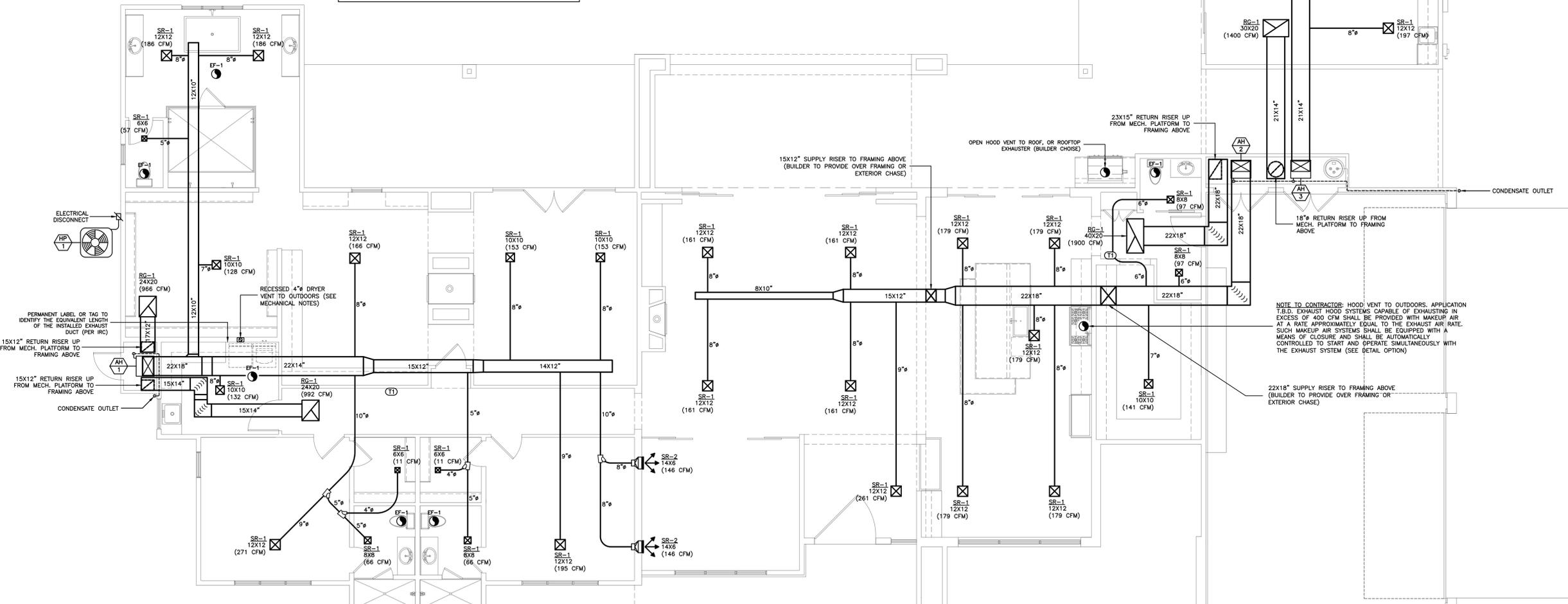


WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM

FLOOR AREA (SQ. FT.)	NUMBER OF BEDROOMS	REQUIRED VENTILATION* (CFM)	PER 1-HOUR CYCLE		MEANS OF FORCED AIR
			REQUIRED DELIVERY RATE (CFM)	REQUIRED CYCLE TIME (MINUTES)	
4090	3 (1)	70.90	170	25	SYSTEM BLOWER
1159	2	28.59	170	9.38	

*CALCULATED FROM IRC TABLES. APRILAIRE MODEL 8145 FRESH AIR VENTILATION SYSTEM SPECIFIED AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS. CONTRACTOR MAY CHOOSE OTHER METHOD OF VENTILATION SO LONG AS IT MEETS THE REQUIREMENTS ESTABLISHED IN IRC TABLES.

VENTILATION DETAIL:



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STRUCTURAL NOTES

IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE 2015

GENERAL :

WHERE SPECIFIC INSTRUCTIONS IN THESE SPEC'S REQUIRE THAT A PARTICULAR PRODUCT AND/OR MATERIAL(S) BE INSTALLED AND/OR APPLIED BY AN APPROVED APPLICATOR OF THE MANUFACTURER, IT SHALL BE THE SUBCONTRACTOR'S RESPONSIBILITY TO ENSURE THE WORK IS DONE BY AN APPROVED APPLICATOR.

NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS UNLESS GENERAL STRUCTURAL NOTES ARE MORE STRINGENT. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THE DRAWINGS.

TYPICAL DETAILS MAY NOT NECESSARILY BE PUT ON THE PLANS, BUT APPLY UNLESS NOTED OTHERWISE.

CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED CONSTRUCTION. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.

WHERE ANY DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL STRUCTURAL NOTES, SPECIFICATIONS AND ALL APPLICABLE CODES, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN. THIS OFFICE MUST BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

ANY STRUCTURAL DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW, SHALL BEAR THE SEAL OF AN ENGINEER REGISTERED IN THE STATE OF THE PROPOSED CONSTRUCTION.

ALL PRODUCTS LISTED BY I.C.C./A.E.R. NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION(S) FOR PRODUCT(S) LISTED SHALL ALSO HAVE I.C.C. APPROVED EVALUATION REPORT(S) OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.

THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES WILL INCLUDE, BUT NOT BE LIMITED TO BRACING AND SHORING. THE PROJECT ARCHITECT OR THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS OR METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION, OR THE SAFETY PRECAUTIONS AND PROGRAMS RELATING THERETO.

DESIGN LOADS :

ROOF LIVE LOAD = 20 P.S.F. AT FLAT ROOFS, 20 P.S.F. AT PITCHED ROOFS
 ROOF DEAD LOAD = 15 P.S.F. AT FLAT ROOFS, 20 P.S.F. AT PITCHED ROOFS
 FLOOR LIVE LOAD = 40 P.S.F.
 FLOOR DEAD LOAD = 15 P.S.F.

WIND LOAD = Max 115 mph, EXPOSURE C

SEISMIC SITE CATEGORY C (I.R.C. TABLE R301.2.2.1.1)

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WIND LOAD = Max 115 mph, EXPOSURE C

SEISMIC SITE CATEGORY C (I.R.C. TABLE R301.2.2.1.1)

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SEISMIC SITE CATEGORY C (I.R.C. TABLE R301.2.2.1.1)

STRUCTURAL STEEL :

ALL STRUCTURAL STEEL SHALL BE ASTM A992 (F_y = 50 KSI). ALL CHANNELS, ANGLES, AND PLATES SHALL BE ASTM A36 (F_y = 36 KSI). ALL TUBE STEEL SHALL BE ASTM A500 (F_y = 46 KSI). ALL BOLTS SHALL BE ASTM A307, UNLESS NOTED OTHERWISE. ALL CONSTRUCTION PER LATEST AISC HANDBOOK. ALL EXPANSION AND EPOXY BOLTS TO HAVE ICC RATING FOR MATERIAL INTO WHICH INSTALLATION TAKES PLACE. ALL BOLTS, ANCHOR BOLTS, EXPANSION BOLTS, ETC. SHALL BE INSTALLED WITH STEEL WASHERS AT SLOTTED HOLES IN STEEL SECTIONS. ALL WELDS SHALL BE PERFORMED BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN THE TYPE OF WELD SHOWN ON THE DRAWING OR NOTES. CERTIFICATES SHALL THOSE ISSUED BY AN ACCEPTED TESTING AGENCY. ALL WELDING DONE BY E70 SERIES LOW HYDROGEN ROSES UNLESS NOTED OTHERWISE. FOR GRADE 60 REINFORCING BARS, USE E60 SERIES. ALL WELDING PER LATEST AMERICAN WELDING SOCIETY STANDARDS. (EXCEPT STEEL JOISTS SHALL COMPLY WITH A31 STANDARDS). THESE DRAWINGS DO NOT DISTINGUISH BETWEEN SHOP AND FIELD WELDS. THE CONTRACTOR MAY SHOP WELD OR FIELD WELD AT HIS/HER DISCRETION. SHOP WELDS AND FIELD WELDS SHALL BE SHOWN ON THE SHOP DRAWINGS SUBMITTED FOR REVIEW. WHEN STRUCTURAL STEEL IS FURNISHED TO A SPECIFIED MINIMUM YIELD POINT GREATER THAN 36 KSI, THE ASTM OR OTHER SPECIFICATION DESIGNATION SHALL BE INCLUDED NEAR THE ERECTION MARK ON EACH SHIPPING ASSEMBLY OR IMPORTANT CONSTRUCTION COMPONENT, OVER ANY SHOP COAT OF PAINT, PRIOR TO SHIPMENT FROM FABRICATOR'S PLANT.

STRUCTURAL LUMBER :

THE WESTERN WOOD PRODUCTS ASSOCIATION OR WEST COAST LUMBER INSPECTION GRADING (MUST COMPLY WITH LATEST ADOPTED N.D.S. STANDARDS)

FRAMING LUMBER SHALL COMPLY WITH THE LATEST EDITION OF THE GRADING RULES OF SAWN LUMBER.

FRAMING LUMBER SHALL COMPLY WITH THE LATEST EDITION OF THE GRADING RULES OF AGENCY. ALL LUMBER SHALL BEAR AN APPROVED GRADING STAMP.

JOISTS AND HEADERS :

ALL STRUCTURAL FRAMING MEMBERS SHALL BE DFL-1 OR BETTER WITH THE FOLLOWING MINIMUM VALUES, UNLESS OTHERWISE NOTED:

F_b (PARALLEL TO GRAIN) = 875 P.S.I.
 F_t (PERP. TO GRAIN) = 575 P.S.I.
 F_c (PARALLEL TO GRAIN) = 1300 P.S.I.
 F_v = 95 P.S.I.
 E = 1,600,000 P.S.I.

TIMBERS :

ALL STRUCTURAL FRAMING MEMBERS SHALL BE DFL-1 OR BETTER WITH THE FOLLOWING MINIMUM VALUES, UNLESS OTHERWISE NOTED:

F_b (PARALLEL TO GRAIN) = 1200 P.S.I.
 F_t (PERP. TO GRAIN) = 825 P.S.I.
 F_c (PARALLEL TO GRAIN) = 1000 P.S.I.
 F_v = 85 P.S.I.
 E = 1,600,000 P.S.I.

STUDS AND POSTS :

ALL STUDS & POSTS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

MEMBER E (psi) (MIN.) SPECIES AND GRADE
 POSTS 4x4, 4x6 1,600,000 DFL-2
 POSTS 6x6, 6x8 1,600,000 DFL-1
 STUDS 2x4, 3x4, 2x6 1,200,000 HEM-FR-2 OR BETTER

INTERIOR BEARING WALLS 2x AT 16" O.C. U.N.O.

INTERIOR NON-BEARING WALLS 2x AT 24" O.C. U.N.O.

(FOR STUD SPACING AT 24" O.C., THREE-PLY PLYWOOD OR EQUAL WALL SHEATHING SHALL BE APPLIED WITH LONG DIMENSION ACROSS STUDS TO CONFORM WITH TABLE 602.3(3))

GENERAL :

ALL LUMBER SHALL BE PROPERLY STORED OFF GROUND AND ADEQUATELY PROTECTED FROM THE ELEMENTS. CONTRACTOR SHALL VERIFY THAT ALL FRAMING LUMBER HAS APPROPRIATE AGENCY STAMPS. CONTRACTOR SHALL SUPERVISE LUMBER SUPPLIER WHILE OFF LOADING LUMBER MATERIAL TO PREVENT DAMAGE, SPLITTING AND / OR BREAKING OF ANY MATERIAL.

FRAMING CONNECTORS :

FRAMING CONNECTORS NOTED ARE MANUFACTURED BY SIMPSON STRONG TIE COMPANY, INC. SIMPSON STRONG TIE CONNECTORS ARE SPECIFICALLY REQUIRED TO MEET THE STRUCTURAL CALCULATIONS OF THESE PLANS. BEFORE SUBSTITUTING ANOTHER BRAND THE CONTRACTOR SHALL CONFORM THE LOAD CAPACITY BASED ON RELIABLE PUBLISHED TESTING DATA OR CALCULATIONS FROM THE SUBSTITUTION BRAND COMPANY, PRIOR TO THEIR USE.

GLU-LAM BEAMS :

GLU-LAM BEAMS SHALL HAVE THE FOLLOWING PROPERTIES:
 F_b = 2,400 P.S.I.
 F_v = 190 P.S.I.
 F_c (PERP) = 450 P.S.I. (COMB. SYM. 24VF4)
 E = 1,800,000 P.S.I.

BEAMS CANTILEVERED OVER SUPPORTS SHALL HAVE THE SPECIFIED MINIMUM PROPERTIES TOP AND BOTTOM. (COMB. SYM. 24FV8)

ALL BEAMS SHALL BE FABRICATED USING WATERPROOF GLUE.

FABRICATION AND HANDLING PER LATEST AITC AND WCLA STANDARDS.

BEAMS TO BEAR AITC STAMP AND CERTIFICATE AND GRADE STAMP. CAMBER AS SHOWN ON DRAWINGS.

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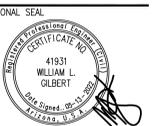
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KIDWAI RESIDENCE

7399 EAST MONTERA WAY
SCOTTSDALE, ARIZONA 85266

Gilbert Structural LLC
2036 North Gilbert Road
Suite 2-428
Mesa, Arizona 85203
Office 480-398-8144
Fax 480-398-8166

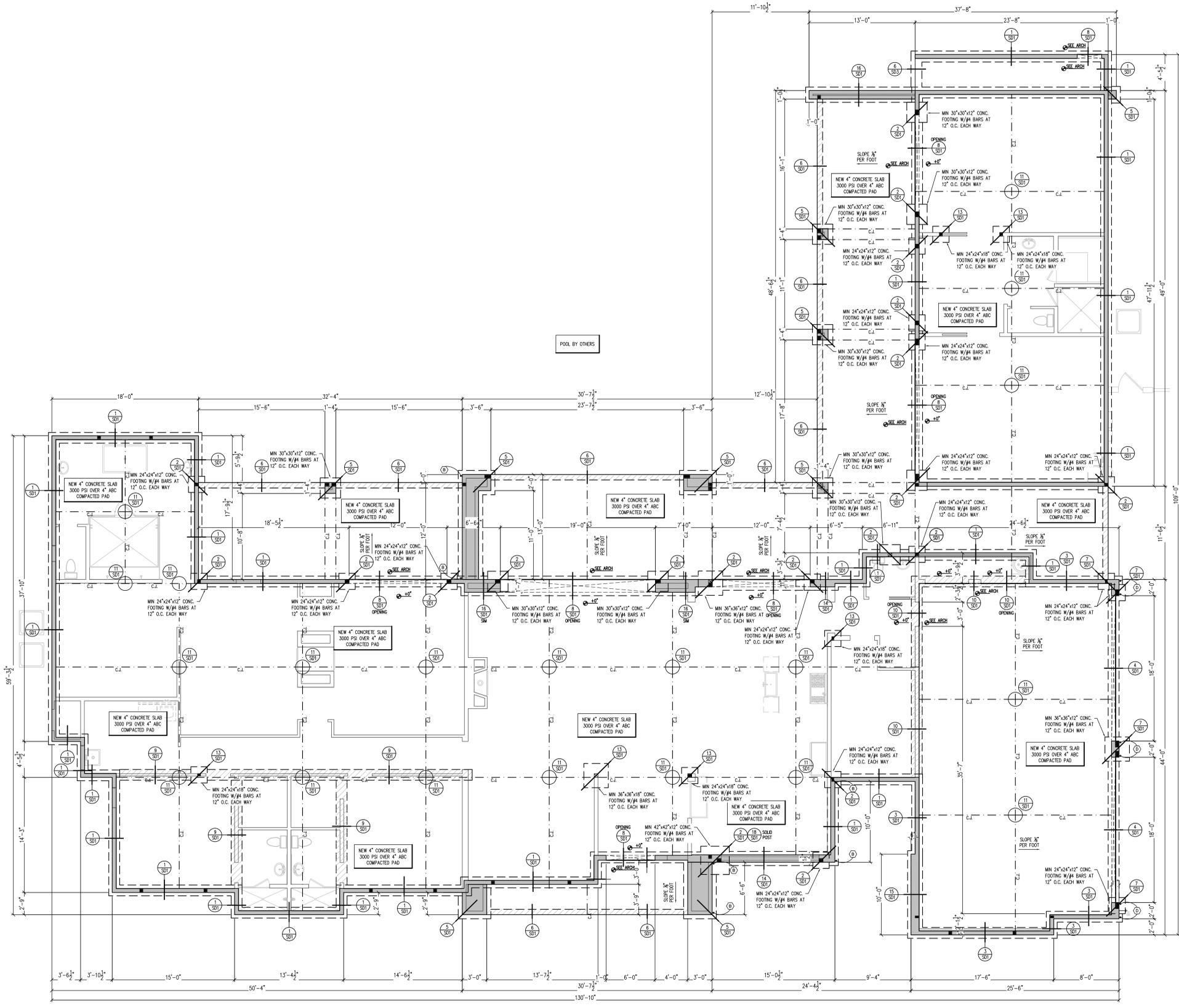


PROFESSIONAL SEAL
REVISIONS
PROJECT NUMBER:
DATE: 5.13.2022

SHEET TITLE:
FOUNDATION LAYOUT
SHEET NUMBER:

FOUNDATION LAYOUT

S1.0



CITY OF SCOTTSDALE
BUILDING PLANS
THESE PLANS HAVE BEEN REVIEWED
AND ARE READY FOR A PERMIT.
THIS DOES NOT AUTHORIZE VIOLATIONS OF ANY
CODE OR ORDINANCE.

- FOUNDATION NOTES**
- REFER TO STRUCTURAL NOTES PAGE FOR MATERIAL SPECIFICATIONS AND ADDITIONAL REQUIREMENTS NOT LISTED BELOW.
 - ALL CONSTRUCTION AND FOUNDATION WORK SHALL COMPLY WITH THE LATEST ADOPTED VERSION OF ALL APPLICABLE BUILDING CODES.
 - REFER ALL FOUNDATION DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
 - ALL WOOD PLATES THAT ANCHOR TO THE FOUNDATION SHALL BE PRESSURE TREATED OR FOUNDATION READY.
 - COORDINATE FOUNDATION PLAN WITH SHEARWALL PLAN FOR LOCATION OF HOLDINGS AND SHEARWALL ANCHOR BOLT SPACING.
 - CONTRACTOR TO PLACE CONTROL JOINTS AS INDICATED ON THE FOUNDATION PLAN WHERE APPLICABLE.
 - SEE ARCHITECTURAL PLANS FOR BAY WINDOW OPTIONS.
 - CONTRACTOR SHALL REFER TO MECHANICAL DRAWINGS FOR HOLDING AND SHEARWALL WORKS NOT SHOWN ON THESE DRAWINGS.
 - TYPICAL ANCHOR BOLT $\frac{3}{8}$ " DIA. \times 12" LONG AT 12" O.C. UNLESS NOTED OTHERWISE ON PLAN. ALL WOOD SILL PLATES SHALL HAVE MIN. OF 2 ANCHOR BOLTS PER PLATE. ANCHOR BOLTS SHALL BE LOCATED NOT LESS THAN 6" NOR MORE THAN 12" FROM END OF PLATE OR AT PLATE STAYS. ANCHORS USED FOR HOLDINGS SHALL NOT BE CONSIDERED IN PLACING ANCHOR BOLTS. REFER SHEAR WALL LAYOUT PLAN FOR THE SPACING OF ANCHOR BOLTS AT THE LOCATION OF SHEAR PANELS. GIMPSON WASH ANCHORS OR STRONG BOLTS $\frac{3}{4}$ " DIA. OR EXPANSION ANCHORS (MIN. $\frac{3}{8}$ " DIA.) MAYBE USED I.L.O. $\frac{3}{8}$ " EMBEDDED A.B. PROVIDED THEY ARE INSTALLED AT THE SAME SPACING INDICATED IN THE NOTES, DETAILS OR SCHEDULES OF THIS PLAN.

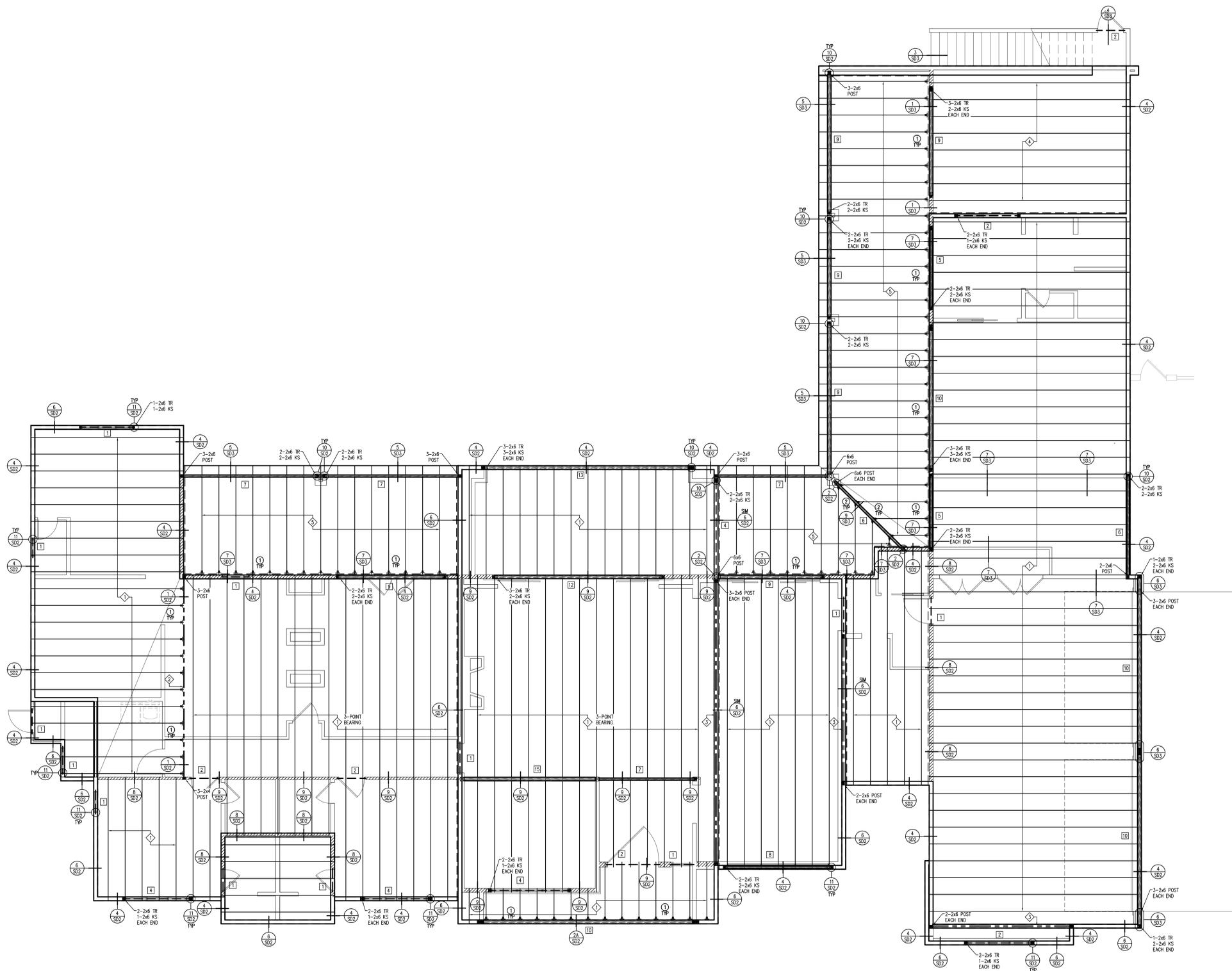
MARK	TYPE	REVISION
B	STRONG	USE STRONG (WITH 28) 18# SHOWN (NAILED)
C	HTS-S	USE HTS (WITH 28) 18# SHOWN (NAILED) 1" STRONG-BOLT 2 WITH 50# (DIAED 038-3037)
D	STRONG	USE STRONG (WITH 28) 18# SHOWN (NAILED)

NOTES:
ALL HOLDINGS SHALL BE ATTACHED TO DOUBLE FULL HEIGHT STUD (MIN.)
* USE CARBON STEEL FOR STRONG-BOLT 2 AND SPECIAL INSPECTOR REQ. ONLY WHEN SPECIFIED (038-3037)
** SEE ITEM USED FOR HOLDING INFORMATION
*** # REPAIR REQUIRED FOR HOLDINGS INSTALLED AT RAZED CURB LOCATIONS ONLY.
INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

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LEGEND:

- BEARING WALL
- RAKED CRIPPLE
- WALL OVER TRUSSES BELOW
- 2-2x POST (U.N.O.)

HANGER SCHEDULE

①	LUS210
②	LSSR210Z
③	LTHJ
④	HUS26
⑤	HGUS26-2
⑥	THA218
⑦	LSJ26
⑧	HUCS.125/16-SDS

BEAM SCHEDULE

①	(2) 2x6 DFL #2 OR 4x6
②	(2) 2x8 DFL #2 OR 4x8
③	(2) 2x10 DFL #2 OR 4x10
④	(2) 2x12 DFL #2 OR 4x12
⑤	(1) 3x6 x 9" GLB
⑥	(1) 3x6 x 10 1/2" GLB
⑦	(1) 3x6 x 12" GLB
⑧	(1) 3x6 x 13 1/2" GLB
⑨	(1) 3x6 x 12" GLB
⑩	(1) 3x6 x 13 1/2" GLB
⑪	(1) 3x6 x 15" GLB
⑫	(1) 3x6 x 16 1/2" GLB
⑬	(1) 3x6 x 18" GLB
⑭	(1) 3x6 x 19 1/2" GLB
⑮	(1) 3x6 x 21" GLB

TRUSS SCHEDULE

①	TAPERED TOP CHORD FLAT ROOF TRUSSES AT 24" O.C.
②	TAPERED TOP CHORD FLAT ROOF GIRDER TRUSS
③	BOX GIRDER TRUSS
④	20" DEEP WALK DECK TRUSSES AT 24" O.C.
⑤	2x12 RAFTERS W/ RIPPERS A 24" O.C.

- FRAMING NOTES**
- REFER TO STRUCTURAL NOTES PAGE FOR MATERIAL SPECIFICATIONS AND ADDITIONAL REQUIREMENTS NOT LISTED BELOW.
 - ALL FRAMING AND ANCHORS SHALL COMPLY WITH THE LATEST ADOPED VERSION OF THE BUILDING CODE.
 - EXTERIOR WALLS TO BE 2x STUDS AT 16" O.C., TYPICAL, U.N.O.
 - INTERIOR BEARING WALLS TO BE 2x STUDS AT 16" O.C., U.N.O.
 - INTERIOR PARTITION WALLS TO BE 2x STUDS AT 24" O.C., TYPICAL, U.N.O.
 - ALL POSTS TO BE 2-2x THE WALL THICKNESS, U.N.O.
 - SINGLE TRIMMER IS TO BE PROVIDED UNDER THE ENDS OF ALL BEAMS AND HEADERS, U.N.O.
 - ALL JOISTS SHALL BEAR A MINIMUM OF 2" ON ALL BEAMS OR WALL PLATES. PROVIDE H2-ST TIE AT EACH TRUSS ALONG INTERIOR BEARING WALLS.
 - METAL CONNECTORS, HANGERS AND TIES TO BE "SIMPSON STRONG-TIE" OR APPROVED EQUAL.
 - ALL ROOF TRUSSES SHALL BE AT 24" O.C. U.N.O.
 - ALL TRUSSES AND STRUCTURAL MEMBERS SHALL BE BRACED, BLOCKED AND SUPPORTED AT ALL TIMES DURING CONSTRUCTION.
 - TRUSS MANUFACTURER TO COORDINATE WITH MECHANICAL AND ARCHITECTURAL DRAWINGS FOR EXACT WEIGHT AND LOCATION OF MECHANICAL EQUIPMENT.
 - SEE MECHANICAL AND ARCHITECTURAL PLANS FOR LOCATIONS OF SOFFITS AND LOWERED SOFFITS.
 - PROVIDE BLOCK-OUTS IN ROOF FOR FIREPLACE FLUES, PLUMBING, ETC. VERIFY LOCATIONS OF FIREPLACE FLUES PRIOR TO CONSTRUCTION.
 - PROVIDE CROSS BLOCKING AND 1/2" PLYWOOD BACKING AT ALL CEILING FAN LOCATIONS.
 - REFER TO ARCHITECTURAL FLOOR AND/OR ROOF PLANS FOR ATTIC ACCESS LOCATIONS AND CODE REQUIREMENTS.
 - PROVIDE 2x BLOCKING AT ALL HIPS AND RIDGES FOR PANEL EDGE NAILING REFER TO ENGINEERING SPECIFICATIONS.
 - PROVIDE SMP, STCT CLIP AT ALL TRUSSES TO EXTERIOR NON-BEARING WALLS.
 - SIMPSON H2-ST OR R24 NOT REQUIRED AT TOP OR BOTTOM PLATE CONNECTIONS IF OSB IS INSTALLED AT THAT LOCATION.
 - 16-GAUGE 1 1/2" LONG (2" CROWN) STAPLES MAY BE USED IN LIEU OF 8d NAILS FOR ROOF SHEATHING CONNECTIONS. SAME SPACING APPLIES TO BOTH 8d NAILS AND 16-GAUGE STAPLES.
 - ORDER TRUSS POST REQUIREMENTS:
 - SINGLE PLY GIRDER TRUSS - USE 1-2x (WALL THICKNESS) U.N.O.
 - TWO PLY GIRDER TRUSS - USE 2-2x (WALL THICKNESS) U.N.O.
 - THREE PLY GIRDER TRUSS - USE 3-2x (WALL THICKNESS) U.N.O.

CITY OF SCOTTSDALE
BUILDING PLANS
 THESE PLANS HAVE BEEN REVIEWED
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 CODE OR ORDINANCE.

ROOF FRAMING PLAN
 SCALE: 3/16" = 1'-0"

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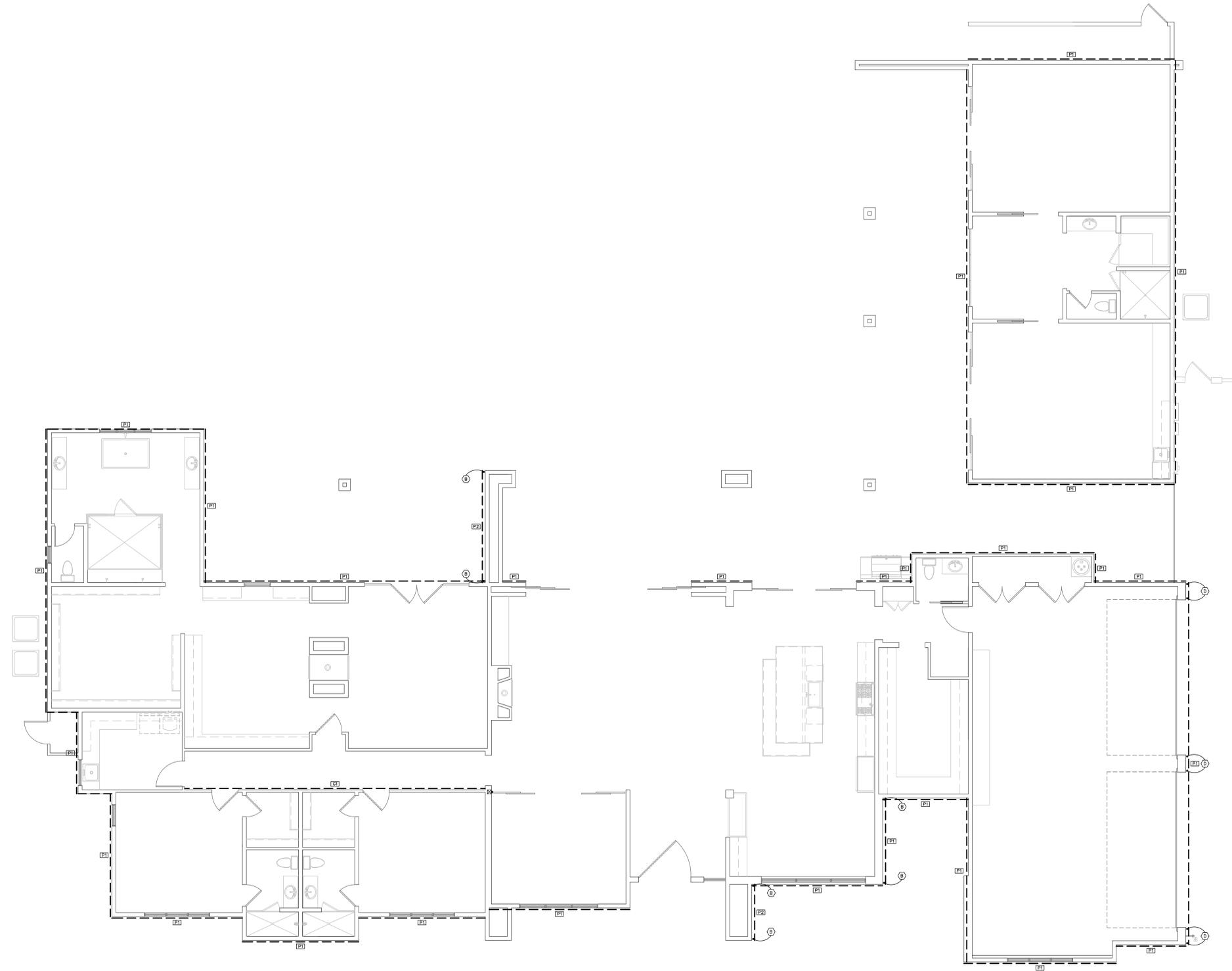


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PROJECT NUMBER:
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SHEET TITLE:
FRAMING LAYOUT
 SHEET NUMBER:
S2.0



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BUILDING PLANS**
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CODE OR ORDINANCE.

SHEARWALL PLAN

SCALE: 3/16" = 1'-0"

HOLDOWN SCHEDULE		
MARK	TYPE	DESCRIPTION
B	STH010	USE STH010 (WITH 28) 16d SINKER NAILS
C	HTT-5	USE HTT5 (WITH 26) 10d SINKER NAILS 3/8" STRONG-BOLT 2 WITH 5-16" EMBED (ESR #3037)
D	STH014	USE STH014 (WITH 28) 16d SINKER NAILS

NOTES:
 ALL HOLDOWNS SHALL BE ATTACHED TO DOUBLE FULL HEIGHT STUD (MIN.)
 * USE CARBON STEEL FOR STRONG-BOLT 2 AND SPECIAL INSPECTION REQ. ONLY WHEN SPECIFIED (ESR-3037)
 ** SEE DETAIL 12/SD1 FOR RETROFIT HOLDOWN APPLICATION
 *** #4 REBAR REQUIRED FOR HOLDOWNS INSTALLED AT RAISED CURB LOCATIONS ONLY.
 INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

SHEATHING SCHEDULE		SILL PLATE NAIL SPACING - SHEARWALL AT UPPER FLOORS (16d NAILS)
MARK	DESCRIPTION	
G1	3/8" G.W.B. w/ 5d COOLER NAILS AT 7" O.C. EDGES AND FIELD (UNBLOCKED) (EXTERIOR) 3/8" x 10" ANCHOR BOLTS AT 48" O.C. (INTERIOR) - RIFT PINS AT 9" O.C.	4"
P1	3/4" PLYWOOD/OSB w/8d AT 6" O.C. EDGES 1/2" O.C. FIELD (BLOCKED) (EXTERIOR) 3/8" x 10" ANCHOR BOLTS AT 32" O.C. (INTERIOR) 3/8" SMP, STRONG-BOLT 2 A.B. AT 32" O.C. (EMBED 2 1/2" MIN. ESR-3037)	(2) ROWS AT 4"
P2	3/4" PLYWOOD/OSB w/8d AT 4" O.C. EDGES 1/2" O.C. FIELD (BLOCKED) (EXTERIOR) 3/8" x 10" ANCHOR BOLTS AT 24" O.C. (INTERIOR) 3/8" SMP, STRONG-BOLT 2 A.B. AT 24" O.C. (EMBED 2 1/2" MIN. ESR-3037)	(2) ROWS AT 3"
P3	3/4" PLYWOOD/OSB w/8d AT 3" O.C. EDGES 1/2" O.C. FIELD (BLOCKED) (EXTERIOR) 3/8" x 10" ANCHOR BOLTS AT 16" O.C. (INTERIOR) 3/8" SMP, STRONG-BOLT 2 A.B. AT 16" O.C. (EMBED 2 1/2" MIN. ESR-3037)	(2) ROWS AT 2 1/2"

ALL SHEARWALLS TO HAVE DOUBLE TOP PLATES AND 2x STUDS AT 16" O.C. - U.N.O.
 * FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR WIDER, AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED LESS THAN 3" O.C.
 ** USE CARBON STEEL FOR STRONG-BOLT 2 AND SPECIAL INSPECTION REQ. ONLY WHEN SPECIFIED. (ESR-3037)
 *** AS AN ALTERNATE TO MET-SET ANCHOR BOLTS AND STRONG-BOLT 2 ANCHORS, SIMPSON ITEN-HO ANCHOR BOLTS MAY BE USED PROVIDED THE SAME SPACING IS ADHERED TO AS STATED IN THE SCHEDULE ABOVE. THE ANCHORS SHALL BE 3/4" x 5" WITH A MINIMUM EMBEDMENT OF 3". (ESR-2713)
 **** AS AN ALTERNATE TO 5d COOLER NAILS, #6 1 1/2" TYPE "W" DRYWALL SCREWS MAY BE USED. AS AN ALTERNATE TO 6d COOLER NAILS, #6 1 1/2" TYPE "W" DRYWALL SCREWS MAY BE USED. SAME SPACING APPLIES PER SCHEDULE.

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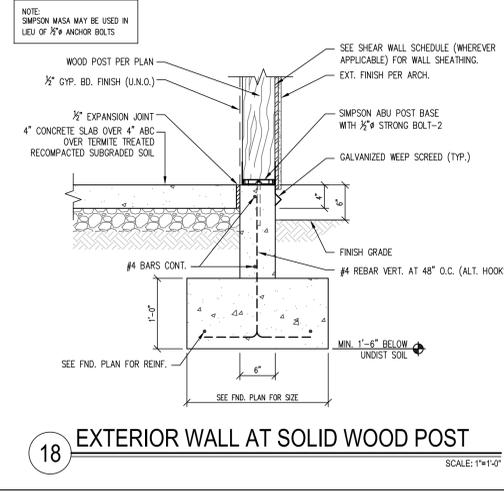
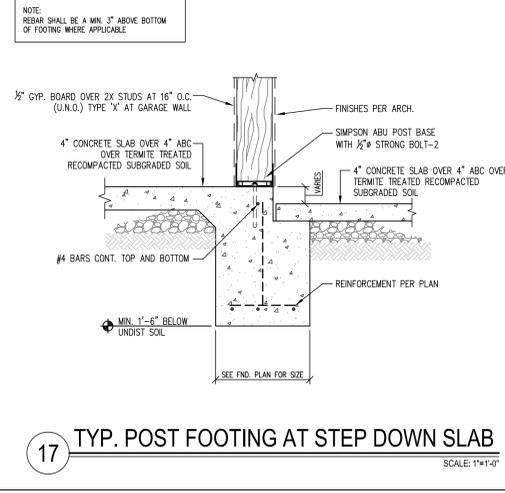
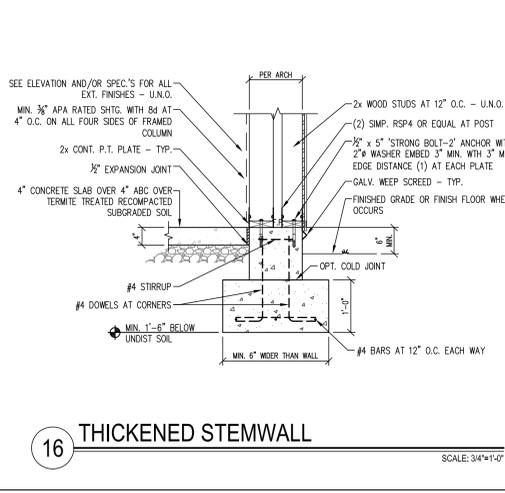
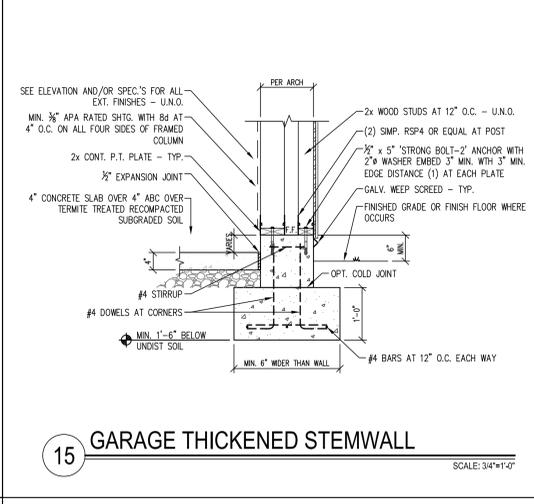
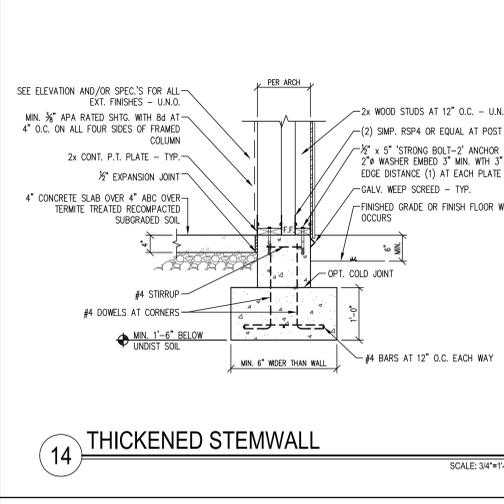
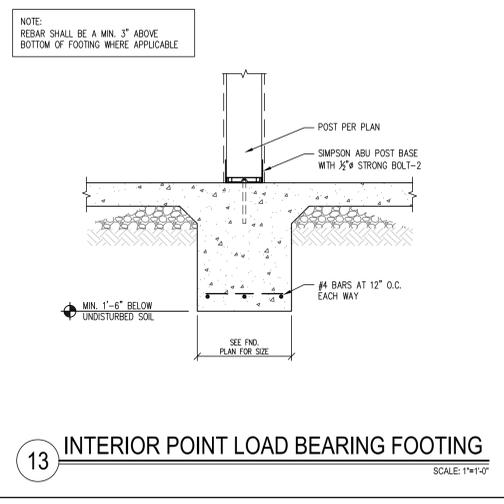
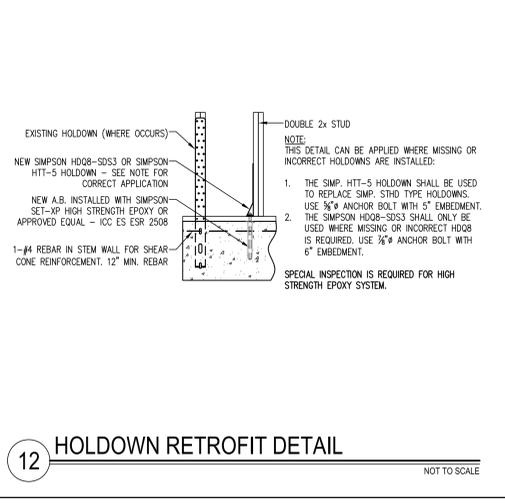
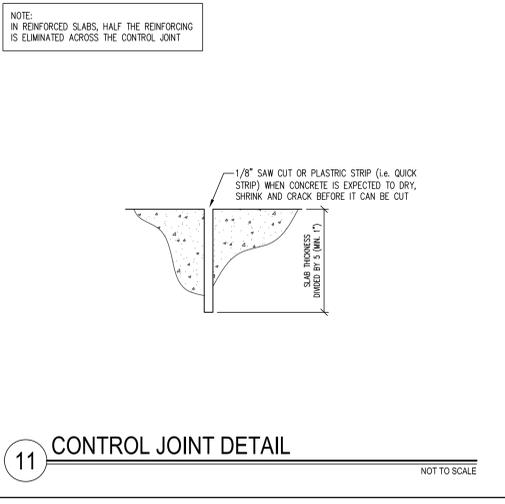
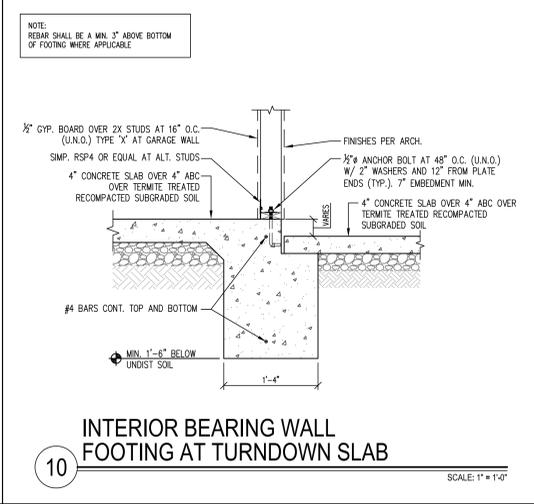
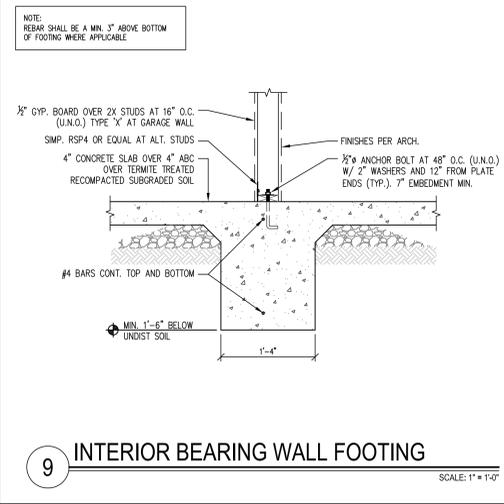
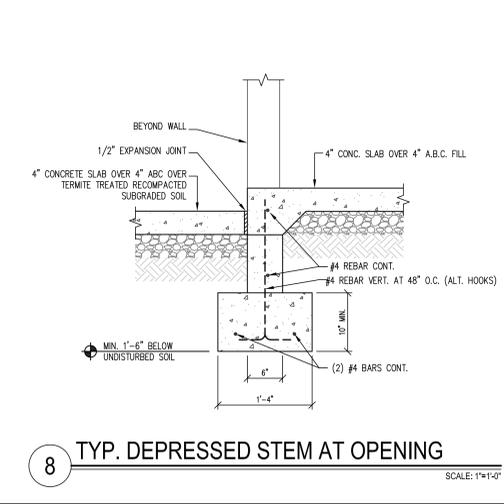
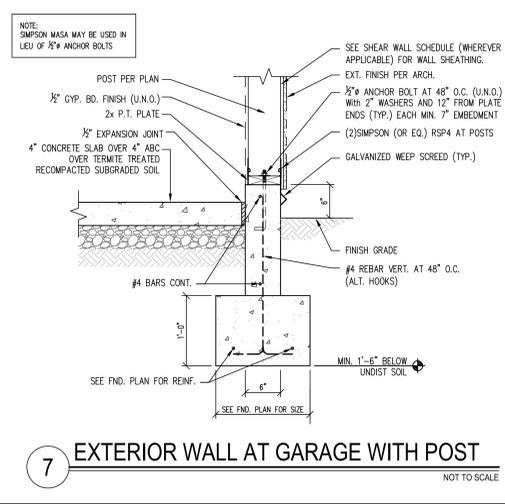
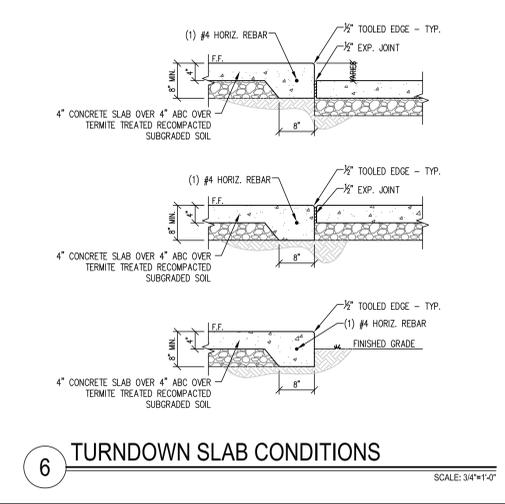
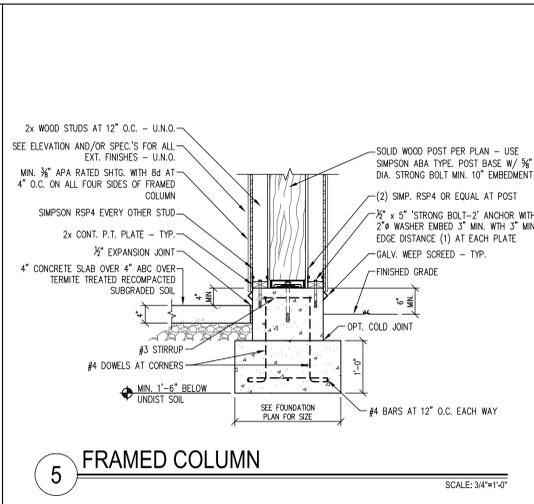
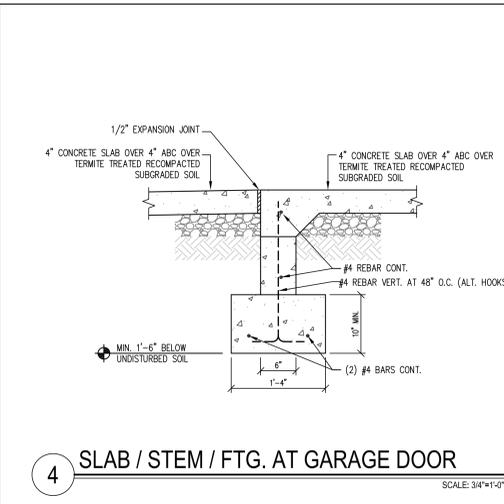
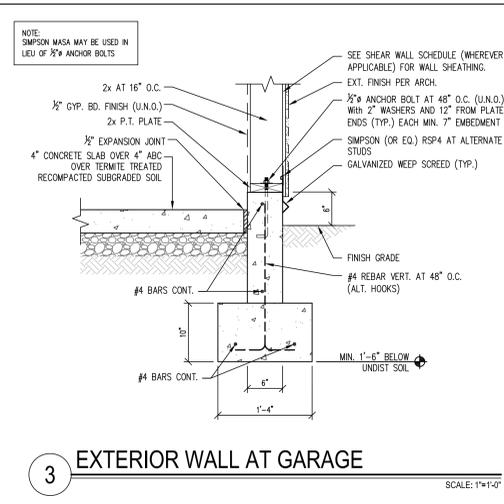
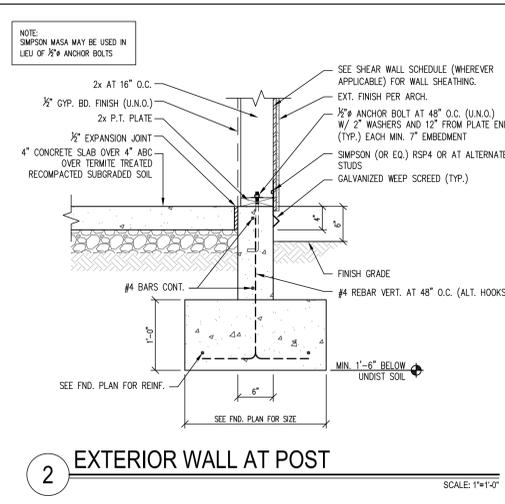
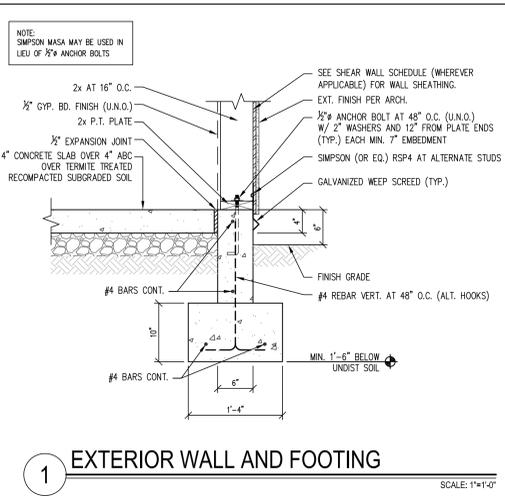


PROFESSIONAL SEAL
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SHEET TITLE:
SHEARWALL LAYOUT
 SHEET NUMBER:

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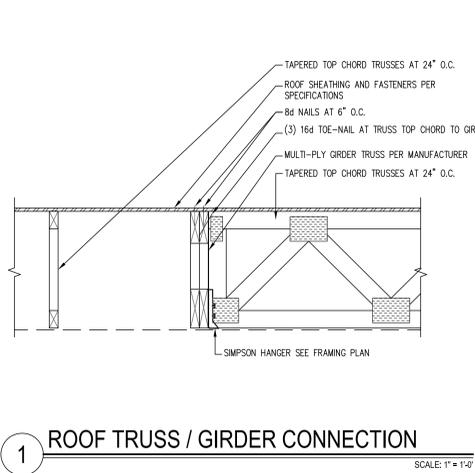
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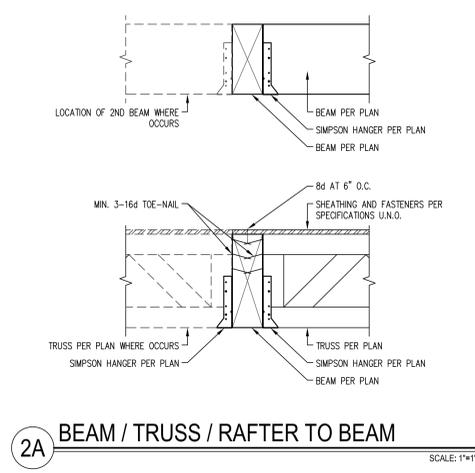
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STRUCTURAL DETAILS

SHEET NUMBER:
SD1

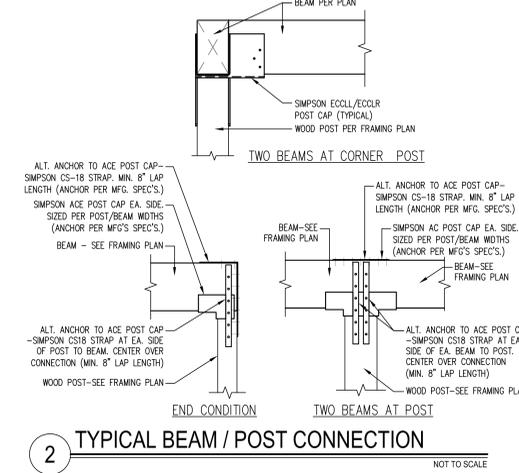
CITY OF SCOTTSDALE
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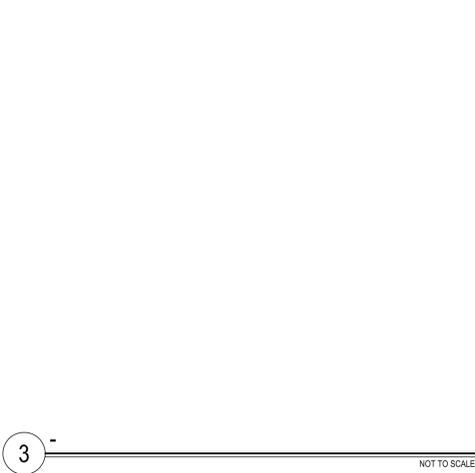
1 ROOF TRUSS / GIRDER CONNECTION
SCALE: 1" = 1'-0"



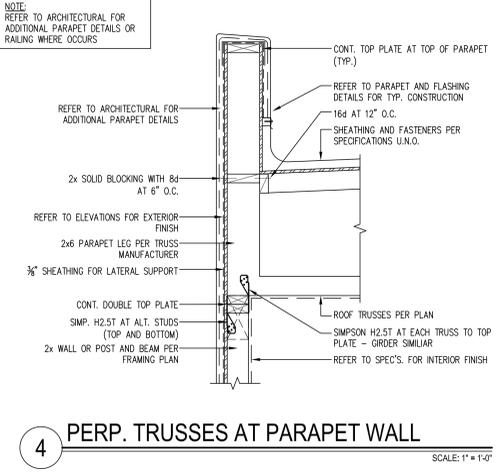
2A BEAM / TRUSS / RAFTER TO BEAM
SCALE: 1" = 1'-0"



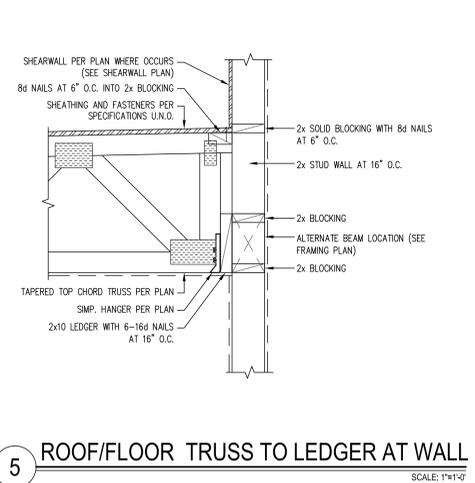
2 TYPICAL BEAM / POST CONNECTION
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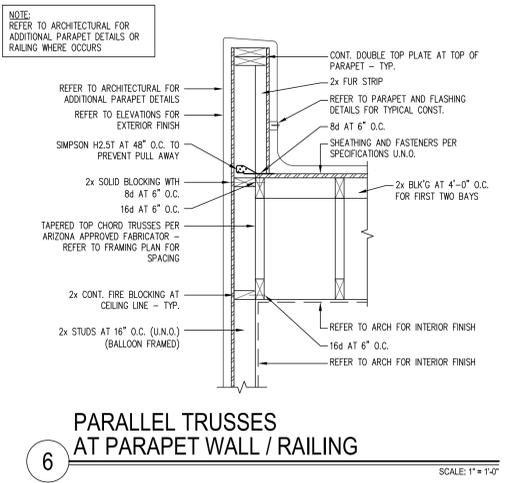
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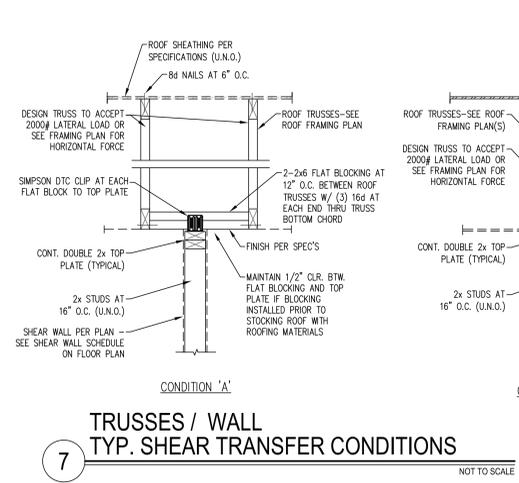
4 PERP. TRUSSES AT PARAPET WALL
SCALE: 1" = 1'-0"



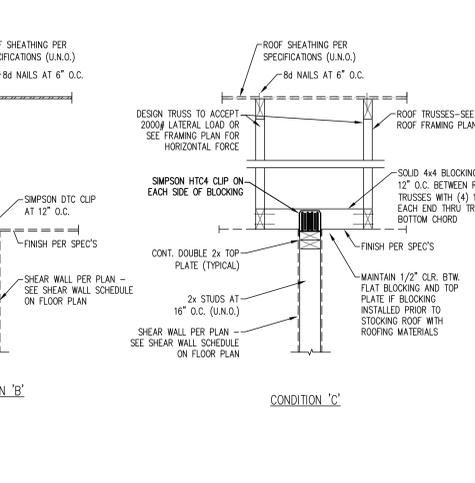
5 ROOF/FLOOR TRUSS TO LEDGER AT WALL
SCALE: 1" = 1'-0"



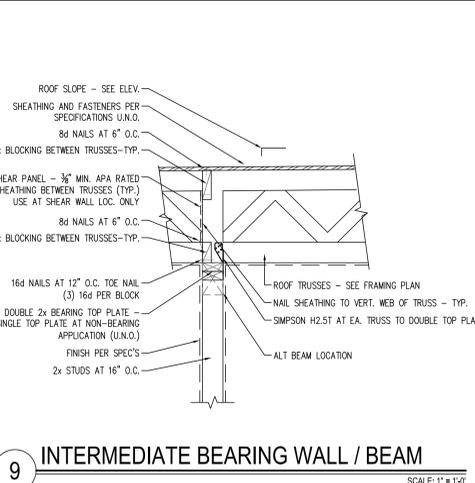
6 PARALLEL TRUSSES AT PARAPET WALL / RAILING
SCALE: 1" = 1'-0"



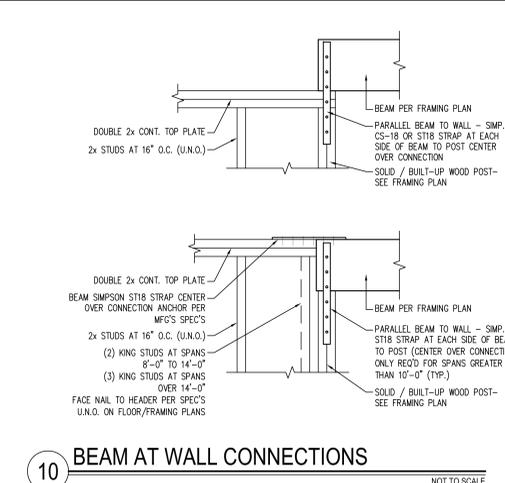
7 TRUSSES / WALL TYP. SHEAR TRANSFER CONDITIONS
NOT TO SCALE



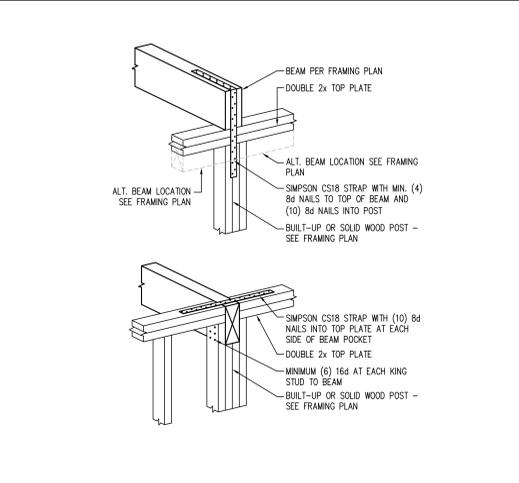
8 PERP. / PAR. ROOF TRUSSES AT WALL
SCALE: 3/4" = 1'-0"



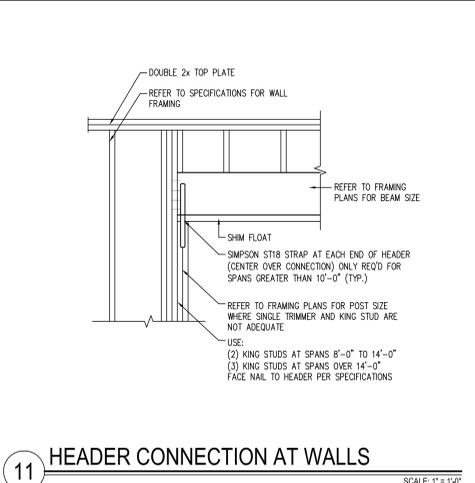
9 INTERMEDIATE BEARING WALL / BEAM
SCALE: 1" = 1'-0"



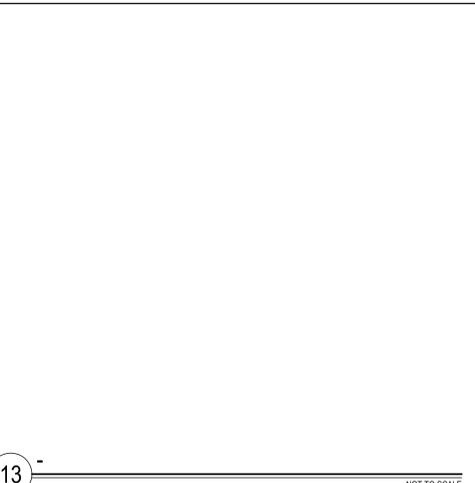
10 BEAM AT WALL CONNECTIONS
NOT TO SCALE



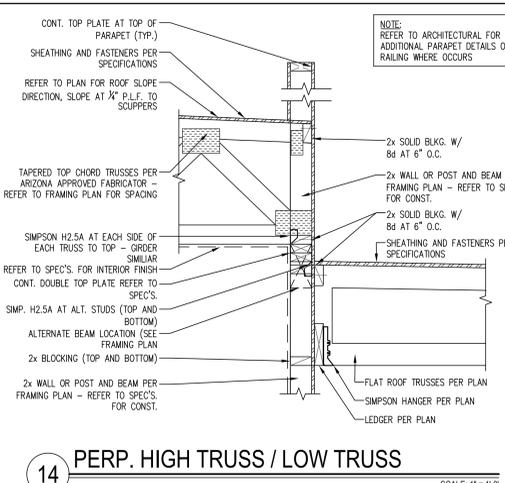
11 HEADER CONNECTION AT WALLS
SCALE: 1" = 1'-0"



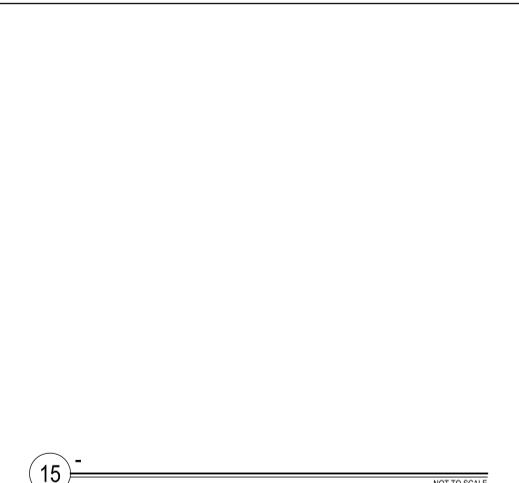
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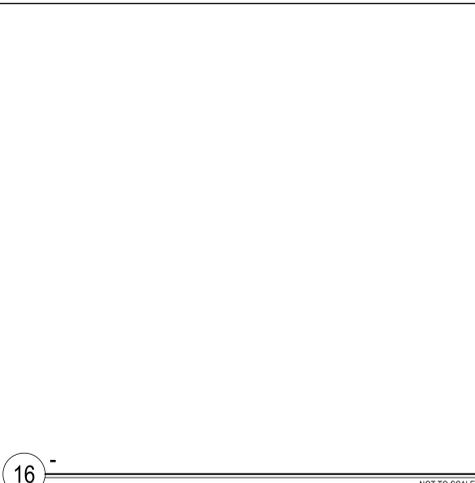
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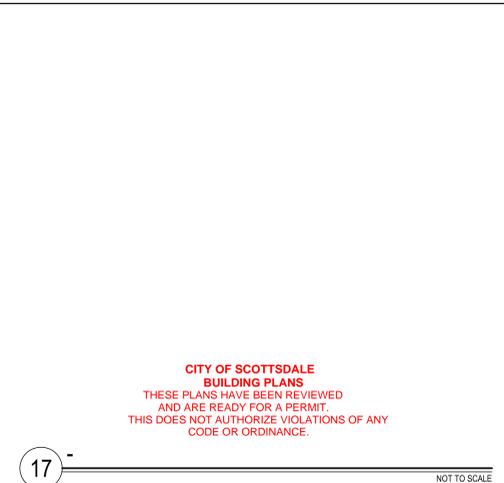
14 PERP. HIGH TRUSS / LOW TRUSS
SCALE: 1" = 1'-0"



15
NOT TO SCALE



16
NOT TO SCALE



17
NOT TO SCALE

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PROJECT NUMBER:
DATE: 5.13.2022

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STRUCTURAL DETAILS
SHEET NUMBER:
SD2

CITY OF SCOTTSDALE BUILDING PLANS
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