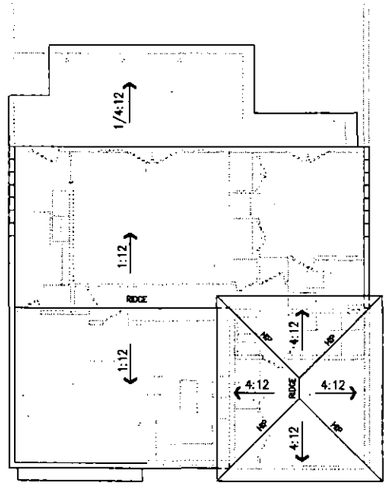
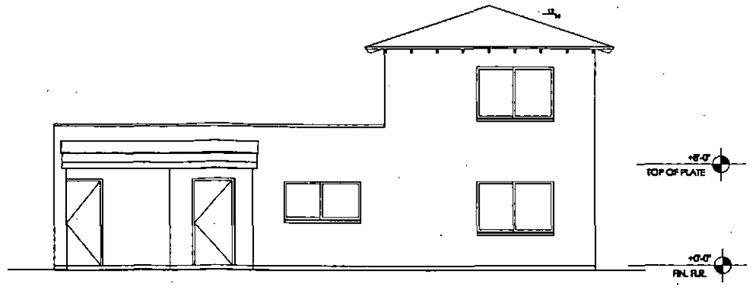
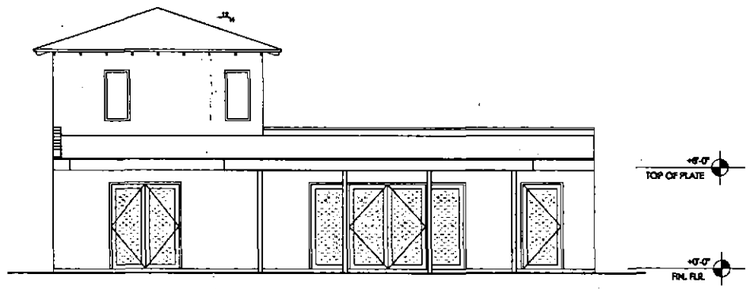
Full Size or Largest Size
(site plan, landscape, elevations)



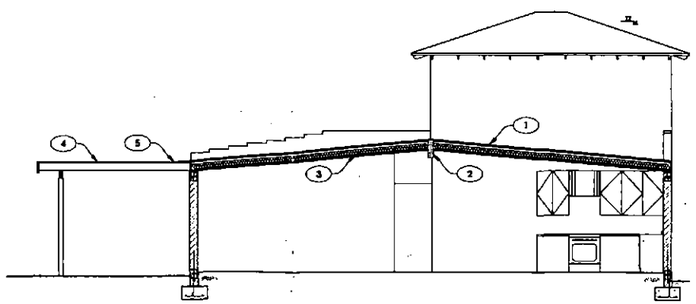
Roof Plan
1/8" = 1'-0"



Front Elevation
3/16" = 1'-0"



Back Elevation
3/16" = 1'-0"



Section
3/16" = 1'-0"

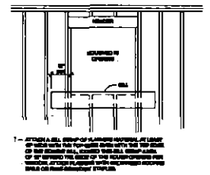
Keynotes

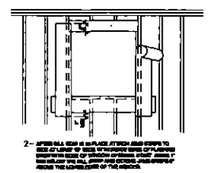
1. Built up asphalt roof system.
2. Structural beam.
3. BUILDING INSULATION. R-31
4. SLOPE TO DRAIN, MINIMUM 1/4" PER FOOT. TORCHED DOWN ROLLED ROOF - APPLY PER MANUFACTURER'S SPECIFICATIONS.
5. ROOF FLASHING PER TRANSITION.

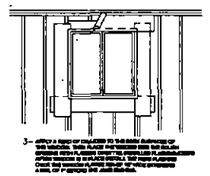
Special Notes

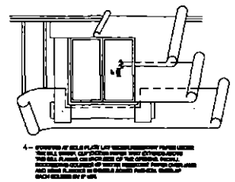
1. PROVIDE WEATHER FLASHING/FLOORING AT EXTERIOR WALL PENETRATIONS, INCLUDING WINDOWS, DOORS, AND VENTS PER R703.8.
2. NO ATTIC VENT CALCS NEEDED - NEW LOWER ROOF IS FLAT FRAMING, AND UPPER ROOF IS EXISTING - NO CHANGES.

Header Details







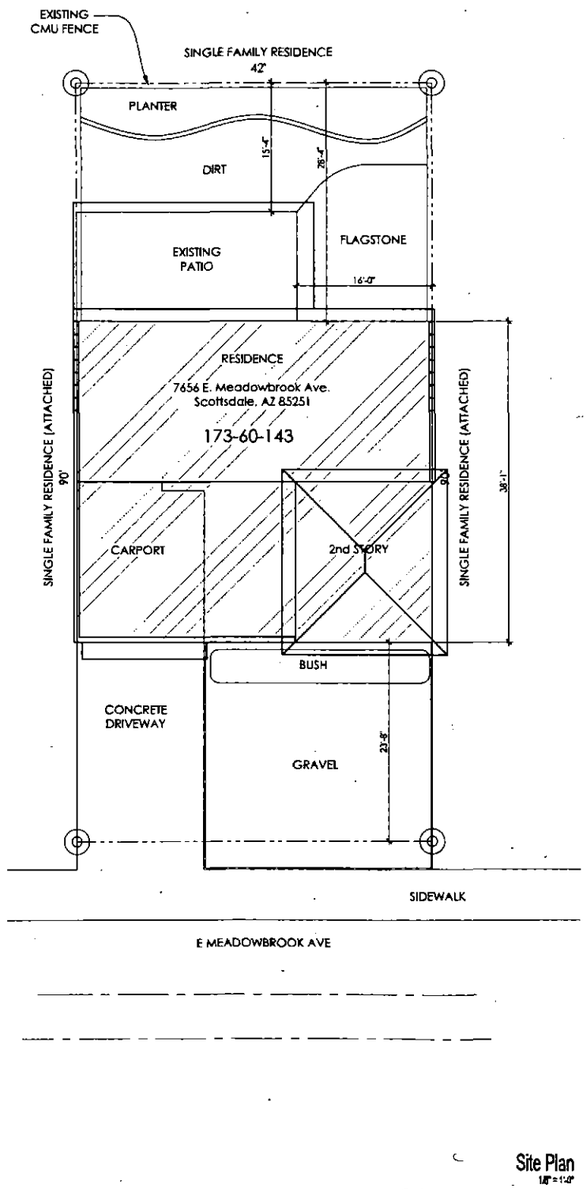


JCL design build

7435 S Juniper St.
Tempe, Arizona 85283
solidrock15@yahoo.com

Single Family Residence
Johnson Residence
Scottsdale

Date: 09.05.17



Site Plan
1/8" = 1'-0"

Scottsdale - Required Residential Notes

1. All products listed by an Evaluation Service Report (ESR) shall be installed per the report and the manufactures written instructions. Product substitutions shall also be listed by an ESR.
2. Provide Fire Sprinkler System per Scottsdale Fire Code (IRC R313 amended)
3. Separate permits required: pools, spas, fences, site walls, retaining walls, and gas storage tanks.
4. Foundation & Footing depth shall be a minimum of 18 inches **below grade** (or per property soil report), provide a minimum of 3 inch clearance between Rebar and soil. (R403.1 amended)
5. Doors between the garage and residence shall be self-closing minimum 1 3/8" thick solid core or 20 minute fire rated. (R302.5.1)
6. Exterior wall penetrations by pipes, ducts or conduits shall be sealed. (R703.1)
7. Wood **sill** plates shall be pressure treated or decay resistant. Exterior sill plates shall bear a minimum of 6 inches above finish grade. (R317.1)
8. Gypsum board applied to a ceiling shall be 1/2" when framing members are 16" o.c. or 5/8" when framing members are 24" o.c. or use labeled **1/2" sag-resistant gypsum ceiling board.** (Table R702.3.5 (d))
9. Showers and tub-shower combinations shall be provided with individual control valves of the pressure balance or thermostatic mixing valve type. (P2708.4)
10. Shower area walls shall be finished with a smooth, hard non-absorbent surface, such as ceramic tile, to a height of not less than 72 inches above the drain inlet. Cement, fiber-cement or glass mat gypsum backers installed in accordance with manufacturers' recommendations shall be used as backers for wall tile in tub and shower areas and wall panels in shower areas. (R702.4.2)
11. Plumbing fixtures shall comply with the following conservation requirements: Water closets-Tank type 1.28 gal. /flush. Shower heads-2.0 gpm. Sinks- 2.2 gpm. Lavatory-1.5 gpm (Table P2903.2 amended)
12. Storage-tank type water heaters shall be installed with a drain pan and drain line. (P2801.6)
13. A demand-controlled hot water circulation system shall be provided in accordance with amended Sections N1103.5.1.1 and N1103.5.1.2.
14. Provide roof/attic ventilation unless insulation is applied directly to underside of roof sheathing or the dimension is 24 inches or less between the ceiling and bottom of roof sheathing. (R806.1 Amended)
15. The building thermal envelope shall comply with climate zone 2. Energy compliance shall be demonstrated by UA trade-off (REScheck) OR performance (REM/Rate) compliance path OR by the following prescriptive values (Table N1102.1.2):
    i. Prescriptive **minimum** R-values : <Ceiling=R-38> / < Walls=R-13>
    ii. Prescriptive **maximum** Window Fenestration values: <U-Factor=0.40> / <SHGC=0.25>
16. Provide Minimum R-3 insulation on hot water pipes. (N1103.5.3)
17. Supply and return ducts in attics shall be insulated to a minimum R-8. Ducts in other portions of the building shall be insulated to minimum R-6. Ducts and air handlers located completely inside the building thermal envelope are exempt. (N1103.3.1).
18. Registers, diffusers and grilles shall be mechanically fastened to rigid supports or structural members on at least two opposite sides.
19. Exhaust air from bathrooms, kitchens and toilet rooms shall be exhausted directly to the outdoors, not recirculated or discharged indoors. (M1507.2 amended)
20. Exhaust fans in bathrooms with a shower or tub shall be provided with a delay timer or humidity/condensation control sensor. Exhaust fans shall be switched separately from lighting systems. (R303.3)
21. Provide a wall mounted GFCI protected receptacle outlet within 36" of a bathroom or powder room lavatory. (E3901.6)
22. Receptacles serving kitchen countertops installed in bathrooms, garages, unfinished accessory buildings, outdoors and located within 6 feet of sinks shall have GFCI protection for personnel. (E3902)
23. All branch circuits that supply 15- and 20-ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, laundry areas and similar rooms or areas shall be protected by a combination type arc-fault circuit interrupter **(AFCI)** installed to provide protection of the branch circuit. (E3902.12)
24. General purpose 15- and 20-ampere receptacles shall be listed **tamper-resistant.** (E4002.14)
25. Provide **Smoke Alarms** in new and existing areas of home. (R314)
26. Approved **Carbon Monoxide Alarms** shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages. (R315)
27. A minimum of 90 percent of the permanently installed lighting fixtures shall contain only high-efficacy lamps. (N1104.1 amended)
28. Recessed luminaires installed in the building thermal envelope shall be IC-rated and labeled as having an air leakage rate not more than 2.0 cfm. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering. (N1102.4.5).
29. Provide illumination with wall switches for stairways when there are 6 or more risers. (R303.7)
30. Receptacle outlets shall be installed so that no point along the floor line in any wall space is more than 6 feet, measured horizontally, from an outlet in that space, including any wall space 2 feet or more in width. (E3901.2)
31. Provide a minimum of two 20-amp small appliance branch circuits for the kitchen/dining/breakfast. (E3703.2)
32. Both metal piping systems and grounded metal parts in contact with the circulating water associated with a hydro massage tub shall be bonded together using an insulated, covered, or bare solid copper bonding jumper not smaller than 8 AWG. (E4209)
33. Provide outside combustion air to all indoor fireplaces with air intake located not higher than the firebox. (R1006.1)
34. At least one thermostat shall be provided for each separate heating and cooling system. (N1103.1)

The following three notes are applicable to New Construction only (BPI certified professionals are approved for testing air leakage in existing buildings, otherwise RESNET professionals are approved for new and existing):

35. The building shall be provided with a whole-house mechanical ventilation system that meets the requirements of Section M1507. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating. (N1103.6)
36. The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding five air changes per hour for detached dwelling units and seven air changes per hour for attached dwelling units. Testing shall be conducted in accordance with ASTM E 779 or ASTM E 1827 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Testing shall be conducted by an approved third party (RESNET certified). A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope. (N1102.4.1.2 amended)
37. Ducts, air handlers, and filter boxes shall be sealed in accordance with N1103.3.2. Joints and seams shall comply with Section M1601.4.1. Ducts shall be pressure tested to determine leakage by one of the following methods (N1103.3.3):

1. Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inches w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. All registers shall be taped or otherwise sealed during the test.
2. Post-construction test: Total leakage shall be measured with a pressure differential of 0.1 inches w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test.

Exception: A duct leakage test shall not be required where the ducts and air handlers are located entirely within the building thermal envelope.

A written report of the results shall be signed by the party conducting the test and provided to the code official prior to the Building Final.

General Builder's Notes

1. All work shall comply with all applicable codes and ordinances.

2. The Contractor shall verify all dimensions and conditions in the field. If a dimensional error occurs or a condition not covered in the drawings is encountered, the Contractor shall notify the architect before commencing that portion of the work.

3. The Contractor shall notify the architect if discrepancies are noted in these Contract Documents, in sufficient time as to not cause delay.

4. Dimensions take precedence over scale on the Construction Documents.

5. Details, notes, and finishes shall be applicable to all typical conditions whether or not referenced at all places on these plans.

6. The Contractor shall verify all existing grades and shall review all grading conditions prior to commencement of work.

7. The Contractor shall take all necessary precautionary measures to protect the public and adjacent properties from damage throughout construction.

8. The Contractor shall verify all equipment loads and notify the the architect of any changes in size, weight, and location, or additional load to those indicated on the drawings.

9. The Contractor shall supervise and direct the work, using the best skill and attention. He shall be solely responsible for all methods, techniques, sequences, and procedures, and for coordinating all portions of the work under the contract.

10. All manufactured articles, material, and equipment shall be applied, installed, connected, erected, used, cleaned, and conditioned in accordance with the manufacturer's written specifications or instructions unless hereinafter specified to the contrary.

11. The Contractor shall verify the location of existing utilities and protect them.

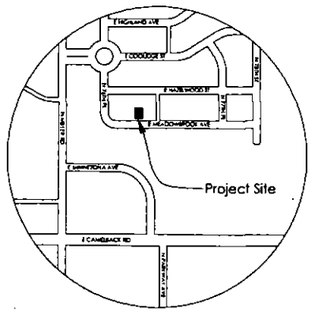
12. The starting of work by any contractor or subcontractor shall be considered prima facie evidence that he has inspected and accepted all conditions involved in his work and finds them satisfactory.

13. The Contractor shall be responsible for safety in the area of work in accordance with all applicable safety codes.

14. Each Contractor is responsible for any damage to adjacent work and is responsible for the repair and said damage at his own expense.

15. These drawings are for permit only. The Contractor is responsible for any standard or special detailing not specified herein.

Vicinity Map N.T.S.



Project Directory

OWNER:
Darla Johnson
7656 E. Meadwbrook Ave.
Scottsdale, AZ 85251

DESIGNER:
JCL design/build
7435 S. Juniper St.
Tempe, AZ 85283
480.734.0094
solidrock15@yahoo.com

Project Data

PROJECT DESCRIPTION:
Residential Fire Restoration.

PROPERTY ADDRESS:
7656 E. Meadwbrook Ave.
Scottsdale, AZ 85251

PARCEL NUMBER:
173-60-143

ZONING:
R-4

OCCUPANCY TYPE:
R-3 Single Family Residential

CONSTRUCTION TYPE:
V-B (sprinklered)

BUILDING SIZE:

Livable -	1,658 sf
Carport -	268 sf
Covered Patio -	338 sf
Total Footprint -	2,264 sf

LOT SIZE:
0.087 acres 3,790 sf

Governing Building Codes

All construction shall comply with the following codes and City of Scottsdale amendments:

2015 International Building Code
2015 International Mechanical Code
2015 International Electrical Code
2015 International Fire Code
2015 International Plumbing Code
2015 National Fire Code

Energy Note:

2015 IECC - New and/or remodeled building envelope areas shall comply with the following: Fenestration = 0.40 max U-Factor, 0.25 max SHGC. Min. R-13 @ frame walls & floors. R-6 @ Mass wall. R-38 @ ceilings. Duct insulation located outside the building envelope requires minimum R-8 and R-6 when located in floor joists. Minimize air leakage per IECC402.4.

ATTENTION:

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

Community	Community

JCL design build

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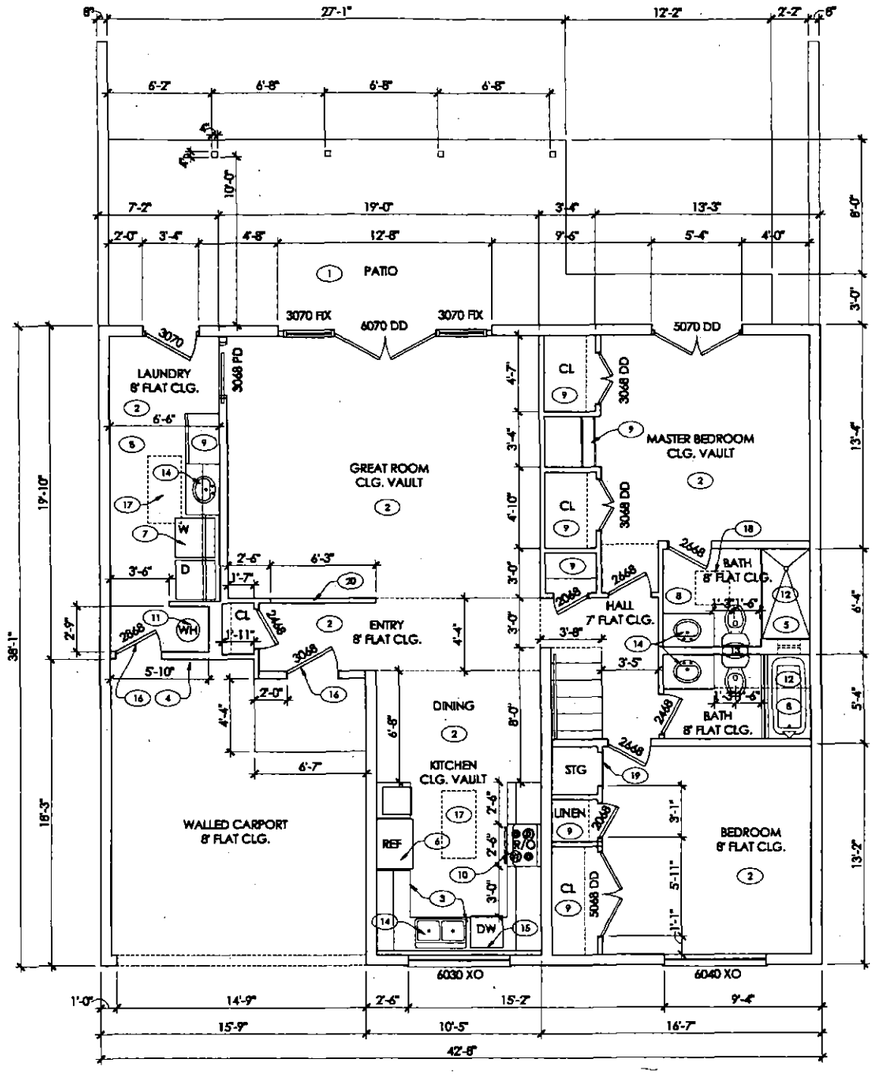
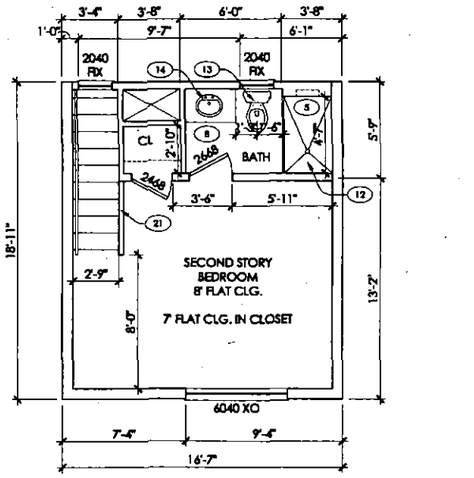
Single Family Residence
Johnson Residence
Scottsdale

Date: 09.05.17



Floor Plan .1
1/4" = 1'-0"



Floor Plan .2
1/4" = 1'-0"

Keynotes

1. Existing Concrete patio slab, sloped 1/4" per 1'-0" min.
2. Existing Concrete floor.
3. Casework & counters to be designed & selected by Owner.
4. 5/8" Type X gypsum wall board, 1 hr fire rating.
5. Non-absorbant floor and wall tile at showers, 6'-0" above floor per R307.2, to be selected by Owner.
6. Provide 1/4" c.w. line in refrigerator space. Owner to select equipment.
7. Provide washer box with waste drain, hot and cold water. Washer to be located to left of the dryer. Owner to select equipment.
8. Provide venting to outside wall with a minimum 4" diameter. Minimum 50 CFM required. Exhaust duct not to exceed 25 ft in length; max. length is reduced by 2.5 ft for each 45° bend and 5 ft for each 90° bend. See M1501. Owner to select equipment.
9. Shelving to be chosen by owner.
10. Elec. range with hood & exhaust fan vented through roof.
11. Elec. water heater with self-closing temperature/pressure relief valve drain to exterior. Terminate in a downward position 6" min and 2'-0" max above finish grade. Drain line to be galvanized steel, hard drawn copper, or CPVC/PB (with fittings not to reduce internal bore of pipe or straight line tubing). Valve shall not be used to control thermal expansion.
12. Tub and shower fixtures to meet low water use requirements, and to be selected by Owner.
13. Water closet to meet low water use requirements, and to be selected by Owner.
14. Sink and faucet to be selected by Owner.
15. Provide drain link and water supply for dishwasher.
16. One hr Fire door with self closure hardware.
17. 2'x4' Skylight - centered in room.
18. 2'x4' Skylight - located between rafters.
19. Removable Wall Panel.
20. 2x4 stud wall - 48" above finished floor.
21. 2x4 stud wall - 42" above finished floor.

Special Notes

1. At all out-swinging doors, provide landing not lower than 4" below top of door threshold, per R311.4.3 amended.
2. No foundation work to be done.
3. Interior walls to be repaired as needed.

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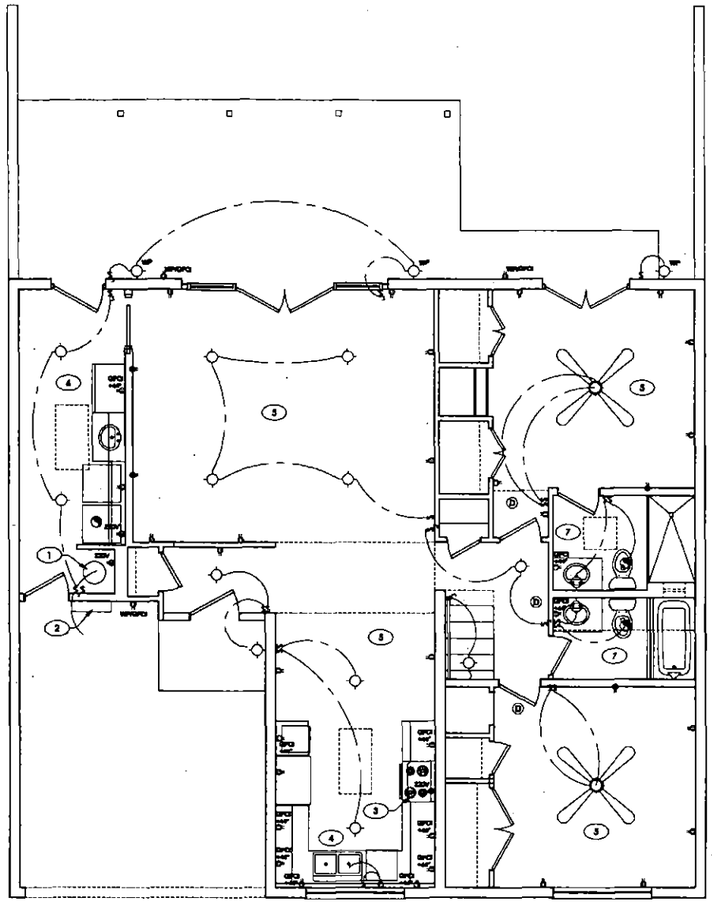
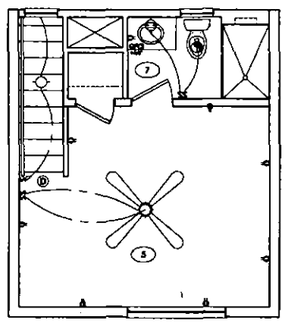




Special Notes

1. Electrical plan is schematic and contains suggested locations for switches, outlets, and electrical equipment.

2. All 120-volt, single-phase, 15- and 20-ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc fault circuit interrupter, combination type, installed to provide protection of the branch circuit (E3902.16) These receptacles shall be tamper resistant

3. Provide a receptacle for the servicing of heating, air-conditioning and refrigeration equipment on the same level and within 25' of the equipment. The receptacle shall not be connected to the load side of the equipment disconnecting means.

4. Disconnecting means required per section (E3701.5.1).

5. GFCI protection shall be provided for all exterior, bathroom, and garage locations or receptacle outlets within 6' of any sink, washbasin, tub or shower.

6. Fixtures located in damp or wet locations shall be "listed" to be suitable for such location. (E4003.9).

7. Provide a Combo Smoke / CO2 Detector. Detection shall be interconnected, receive their primary power from permanent building wiring (without disconnect other than over current protection), and equipped with a battery backup. Shall be installed in accordance with code and manufacture's requirements.

8. Minimal work to locations of outlets, switches and lights will be done to restore house to pre fire conditions. all electrical locations not harmed by the fire will be left as is and rewired as needed.

9. All outlets to be tamper resistant per (E4002.14).

Keynotes

1. Electric water heater.

2. Electric meter & panel.

3. Electric oven & cooktop.

4. Two or more 20-amp small appliance GFCI circuits are required in kitchens: no point along a counter wider than 12" may be further than 24" from a receptacle.

5. For walls greater than 2 ft in length, no point along a wall may be farther than 6 ft from an outlet.

6. A minimum of one 20-amp branch circuit is required to serve laundry room and shall serve only outlets in that room.

7. Minimum of one 20-amp branch circuit is required for bathroom receptacles and shall have no other outlets.

Symbols Legend

- Single Pole Switch
- 3-Way Switch
- 4-Way Switch
- Dimmer Switch
- Duplex Receptacle
- GFCI Receptacle
- Weatherproof Receptacle
- 1/2 Switched Receptacle
- 220V Receptacle
- Wall Mounted Light Fixture
- Ceiling Mounted Light Fixture
- Recessed Light Fixture
- Fluorescent Tube Fixture
- Exhaust Fan
- Combo Smoke & CO2 Detector
- J-Box

Panel Schedules

Panel "A"

200 AMP. MAIN LUGS ONLY — 120/240 V, 1Ø, 3 WIRE — 10,000 AIC RATING

LOAD DESCRIPTION	CKT BKR		LOAD/PHASE (VA)			CKT BKR		LOAD DESCRIPTION
General Lighting & Recepts	20	1	1455.75			20		Appliance Circuit
	1		1500		2	1		
General Lighting & Recepts	20	3		1875		20		Appliance Circuit
	1			1500	4	1		
General Lighting & Recepts	20	5	1875			20		Appliance Circuit
	1		1500		6	1		
General Lighting & Recepts	20	7		1875		40		Oven
	1			3000	8			
Dishwasher & Disposal	20	9	1200			10		
	1		3000				2	
Microwave	20	11		1500		40		Cooktop
	1			3500	12			
		13	3500			14	2	
		15				16		
		17				18		
		19				20		
		21				22		
		23				24		
		25				26		
(M) A/C Unit	60	27	6700			28		
	2			6700		30		
		29						

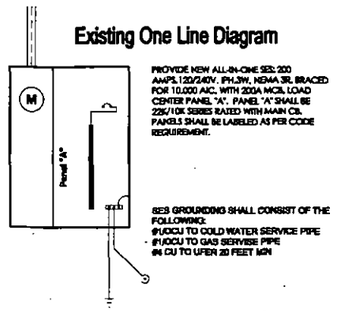
First 10 KW at 100%	5000	5000	
Remainder at 40%	3812	3300	
(M) = HVAC as Connected	6700	6700	
LOAD TOTAL (VA)	18312	15000	= 33312
AMPS	33312	/ 240V	= 139 Amps

Load Calculations

Panel "A"

1. General Lighting and Receptacle Loads (3VA/M)	3	x 1941	= 1.	5823
2. Small Appliance Branch Circuits (min 2)	1500	x 2	= 2.	3000
3. Laundry Branch Circuits	1500	x 1	= 3.	1500
4. Water Heater			4.	8000
5. Dishwasher			5.	1200
6. Garbage Disposal			6.	300
7. Microwave			7.	1500
8. Oven			8.	0
9. Cooktop			9.	0
10. Range			10.	12000
11. Clothes Dryers			11.	5000
12. Other.			12.	0
13. Subtotal (VA)			13.	38823
DEMAND FACTOR				
14. First 10 KW @ 100%			14.	10000
15. Remainder @ 40 %			15.	11729
16. Subtotal (VA)			16.	21729
A/C UNITS				
17. Line A @ 100%			17.	9000
POOL EQUIPMENT TOTALS				
POOL EQUIPMENT				
19. Total Service Load (VA) = line 15 + line 18			19.	35729
20. Total Amperes (A) = line 19 / 240 Volts			20.	128.0

Existing One Line Diagram



PROVIDE NEW ALL-IN-ONE SER: 200 AMPS, 120/240V, 1PH,3W, NEMA 3R, BRACED FOR 10,000 AIC, WITH 200A MCB, LOAD CENTER PANEL "A". PANEL "A" SHALL BE 225/10K SERIES RATED WITH MAIN CB. PANELS SHALL BE LABELED AS PER CODE REQUIREMENT.

SES GROUNDING SHALL CONSIST OF THE FOLLOWING:
#1/0CU TO COLD WATER SERVICE PIPE
#1/0CU TO GAS SERVISE PIPE
#4 CU TO UFER 20 FEET MIN

EXISTING OVERHEAD FEED

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Single Family Residence
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