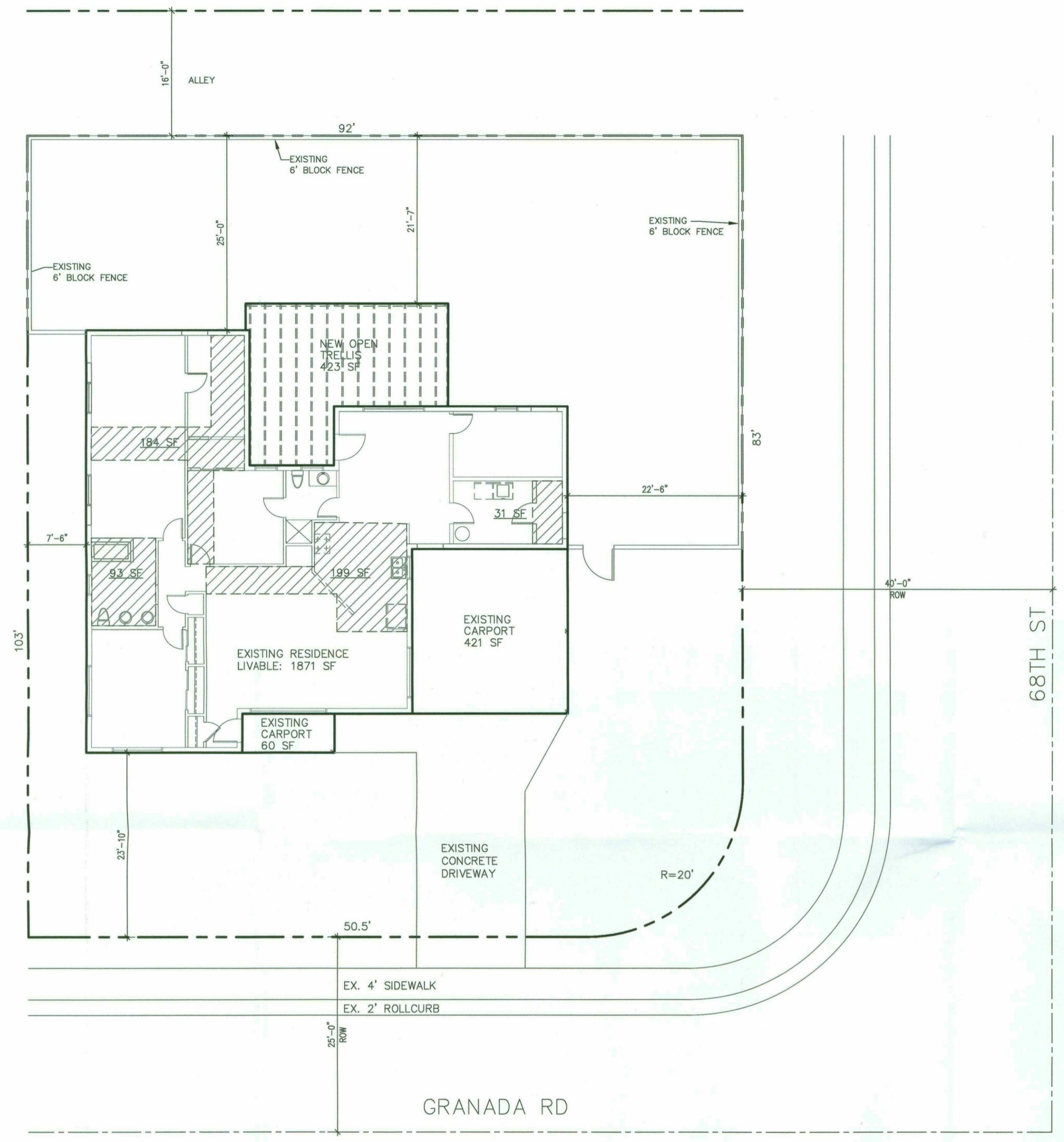


Final Approved Stamped Plans
Full Size



BUILDING AREAS:	
EXISTING LIVABLE:	2244 SF
(INTERIOR REMODEL AREA 508 SF)	
NEW OPEN TRELLIS:	423 SF
2 CAR CARPORT:	421 SF
COVERED ENTRY:	60 SF
TOTAL ROOFED AREA: 3148 SF	
LOT COVERAGE:	33.5%

SITE PLAN
SCALE: 1" = 10'-0"

SHEET INDEX

- A0 SITE PLAN AND GENERAL INFORMATION
- A1 DEMOLITION PLAN
- A2 FLOOR PLAN AND DEMOLITION
- A3 ELEVATIONS
- L1 LANDSCAPE PLAN

250 N. Litchfield Rd
Suite 201G
Goodyear AZ 85338

Direct: (623) 694-6834
Office: (623) 633-4672
Email: info@2nddimensiondesign.com

2nd Dimension
Design Studio LLC

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SITE & PROJECT DATA

OWNER:
NORDHOFF INVESTMENTS LLC
6501 E. GREENWAY PKWY
SUITE 103 PMB 101
SCOTTSDALE AZ 85254-2070

PROPERTY ADDRESS:
6744 E. GRANADA RD
SCOTTSDALE AZ 85257

APN: 129-29-072

SUBDIVISION: VILLAGE GROVE 2

LOT: 72

ZONING: R1-7

TOWNSHIP RANGE: 34 2N 4E

LOT SIZE: 9393 SF

BUILDING CODES:
2015 IRC
2015 IBC
2015 IMC
2015 IPC
2015 IECC
2015 IFC
2014 NEC
2015 IFGC

#	DATE	REVISIONS
1	-	-
2	-	-

INTERIOR REMODEL AND TRELLIS ADDITION
EXISTING RESIDENCE
 6744 E. GRANADA RD.
 SCOTTSDALE ARIZONA

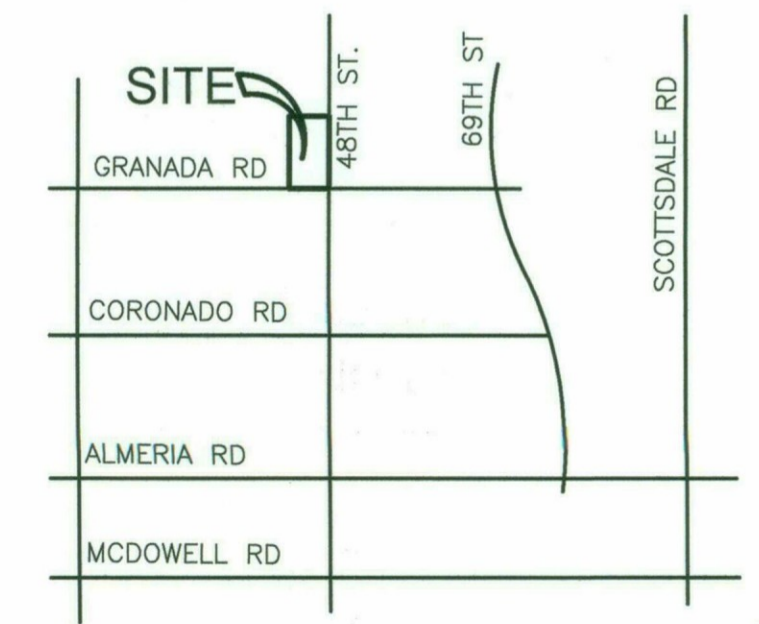
STIPULATION SET
RETAIN FOR RECORDS
APPROVED

8.6.18
DATE

[Signature]
INITIALS

DATE: 4/17/18
JOB #: 1825
CAD FILE: A0.dwg

VICINITY MAP



SITE PLAN GENERAL INFORMATION

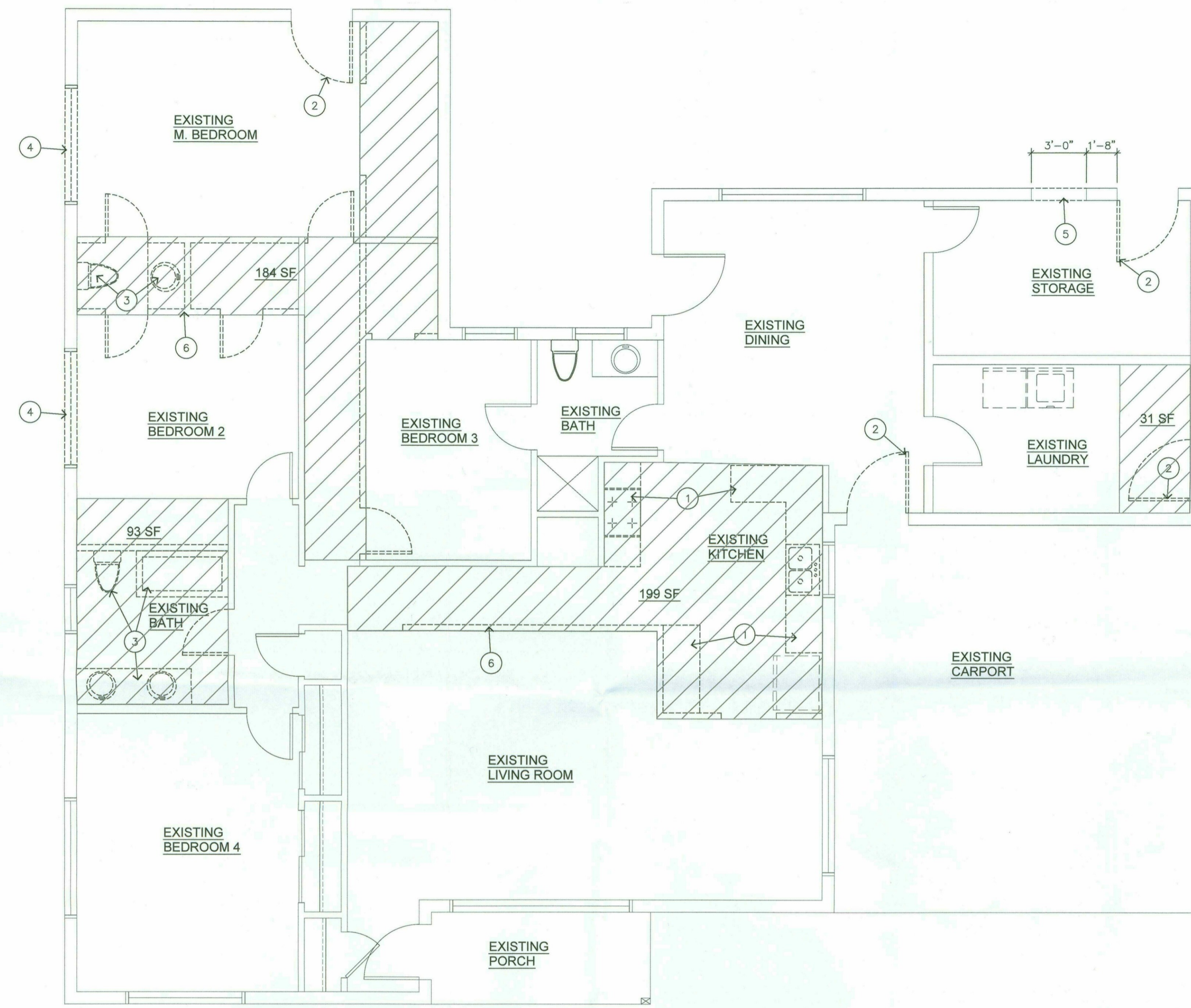
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DEMOLITION NOTES

1. DEMO EXISTING KITCHEN CABINETS AND APPLIANCES AND REPLACE WITH NEW
2. REMOVE EXISTING DOORS/FRAME AND INFILL OPENING TO MATCH EXISTING WALL
3. REMOVE EXISTING PLUMBING FIXTURES CAP-OFF WATER AND SEWER LINES AS REQUIRED
4. REMOVE EXISTING WINDOWS AND REPLACE WITH NEW - SEE FLOOR PLAN SHEET A2
5. SAW-CUT NEW OPENING FOR NEW WINDOW AND PROVIDE NEW HEADER/LINTEL
6. DEMO EXISTING INTERIOR BEARING WALLS AND REPLACE WITH NEW BEAM

WALL LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVE
- INDICATES INTERIOR REMODEL EXTEND OF WORK AREA - TOTAL 507 SF

#	DATE	REVISIONS
1	-	-
2	-	-

DEMOLITION PLAN
SCALE: 1/4"=1'-0"

INTERIOR REMODEL AND TRELIS ADDITION
EXISTING RESIDENCE
 6744 E. GRANADA RD.
 SCOTTSDALE ARIZONA

DATE: 4/17/18
JOB #: 1825
CAD FILE:

DEMOLITION PLAN

STIPULATION SET
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8-6-18 DATE INITIALS

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4/19/2018

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DATE	REVISIONS

DATE	REVISIONS

**INTERIOR REMODEL AND TRELLIS ADDITION
EXISTING RESIDENCE
6744 E. GRANADA RD.
SCOTTSDALE ARIZONA**

DATE:	4/17/18
JOB #:	1825
CAD FILE:	

**Floor Plan
and
General Notes**
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8-6-18
DATE INITIALS
A2
SHEET OF

LEGEND NOTES

- RANGE W/ HOOD - VENT DIRECT TO OUTSIDE
- REFRIGERATOR, WITH EXISTING 1/4" C.W. LINE FROM SINK
- EXISTING WATER HEATER TO REMAIN
- EXISTING ELEC. DRYER - DRYER VENT SIZE & LENGTH; MIN. 4" NOT TO EXCEED 35' W/ REDUCTIONS 2 1/2" REDUCTION FOR EA. 45 DEGREE BEND & 5' FOR EA. 90 DEGREE BEND. TERMINATE TO OUTSIDE OF BUILDING W/ BACKDRAFT DAMPER. NO SCREENS. DUCTS SHALL BE MECHANICALLY FASTENED. SCREWS OR SIMILAR FASTENERS SHALL NOT PROTRUDE MORE THAN 1/8" INTO THE INSIDE OF THE DUCT. 2" OVER-SIZED NAIL PLATES
- EXISTING WASHER WITH HOT & COLD WATER BIBB.
- R/S WOOD POST AND TRELIS - SEE STRUCTURAL CALCS AND DETAILS
- DEMO EXISTING DOOR AND INFILL OPENING WITH MASONRY WALL TO MATCH EXISTING

GENERAL NOTES

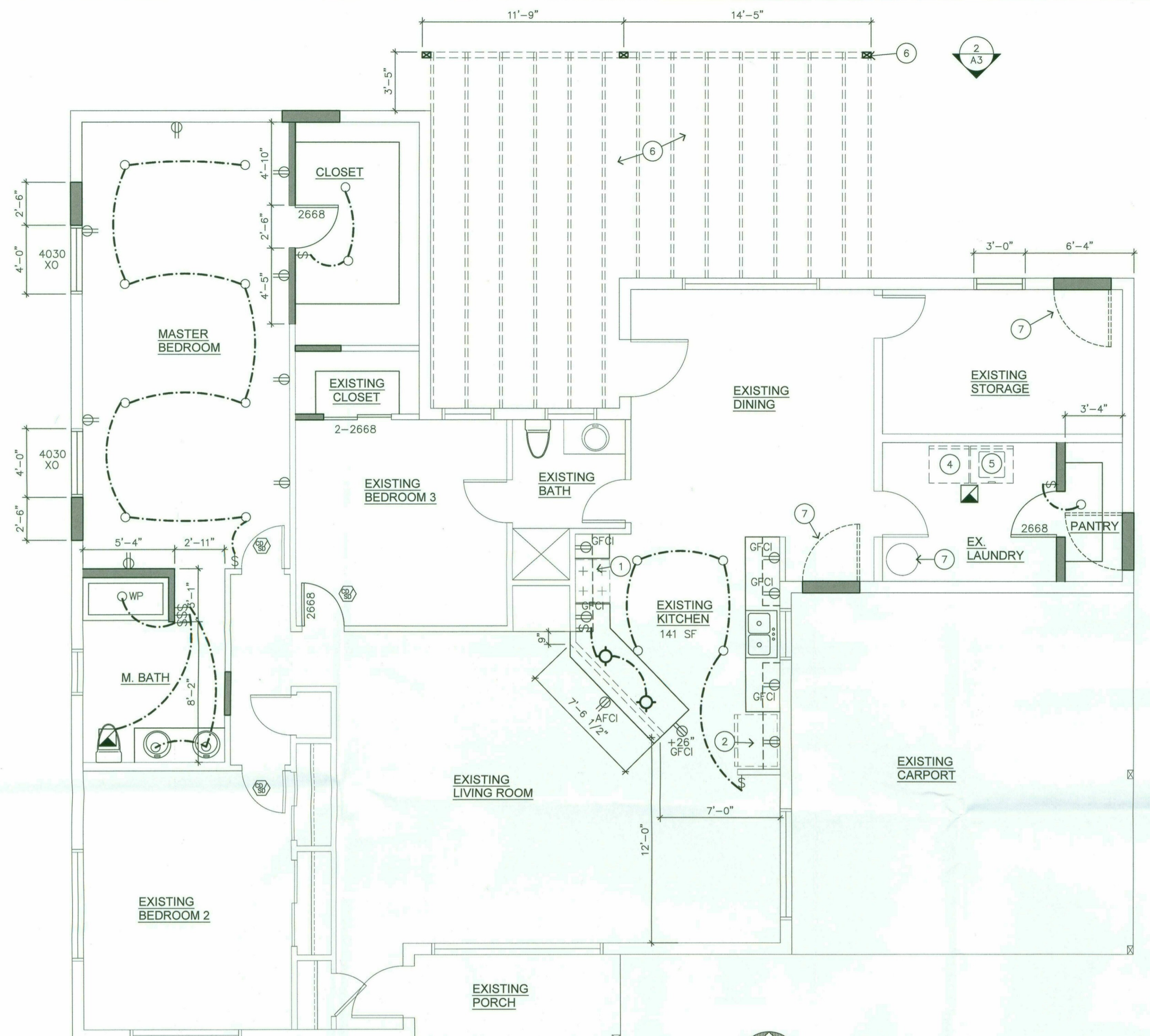
- ALL PLUMBING WALLS ARE 2x6 WD. STUDS AT 16" O.C.
- INTERIOR NONBEARING WALLS ARE 2x4 WOOD STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
- INTERIOR LOAD BEARING WALLS ARE 2x6 WOOD STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
- ALL EXITS TO BE OPENABLE FROM INSIDE WITH-OUT USE OF A KEY OR SPECIAL KNOWLEDGE.
- MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.
- PROVIDE 18" HIGH PLATFORM UNDER ALL APPLIANCES INSTALLED IN (OR ACCESSIBLE FROM INSIDE) GARAGES IRC G2408.2 (305.3)
- ALL GLASS IN HAZARDOUS AREAS, INCLUDING WITHIN 24" ARC OF AN ACTIVE DOOR AND ALL GLASS WITHIN 18" OF FLOOR SHALL BE SAFETY GLASS.
- MAX. SILL HEIGHT AT BEDROOMS +44" A.F.F.
- SMOKE DETECTORS SHALL BE INSTALLED AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA AND BE A MINIMUM OF 3'-0" FROM DUCT OPENINGS.
- SMOKE DETECTORS SHALL BE PERMANENTLY WIRED, INTERCONNECTED AND HAVE BATTERY BACK-UP POWER.
- WHERE THE HIGHEST POINT OF A CEILING IN A ROOM WHICH OPENS TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE OPENING INTO THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN HALLWAY AND IN THE HIGH CEILING AREA OF THE ADJOINING ROOM.
- MINIMUM INSULATION AND FENESTRATION REQUIREMENTS:
FRAME WALLS = R-13.
MASONRY WALLS = R-6
ROOF = R-38
GLAZED FENESTRATION SHGC = 0.40
SKYLIGHT U-FACTOR = 0.75
FENESTRATION U-FACTOR = 0.75
IRC 2012 CHAPTER 11, TABLE N1102.1
13 SEER MIN. MECHANICAL EQUIPMENT
- HOT WATER SHALL BE LEFT FITTING AT ALL FAUCETS (IRC P2722.2)
- CONTRACTOR SHALL PROVIDE AND INSTALL FIRE BLOCKING IN THE FOLLOWING LOCATIONS:
1. CONCEALED SPACES OF STUD WALLS AT CEILING AND FLOOR LEVELS
2. FURRED SPACES AND SOFFITS AT 10' LEVELS BOTH VERTICAL AND HORIZONTAL
3. ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT DROP CEILING, SOFFITS, AND COVE CEILING
4. BETWEEN STAIRS STRINGERS IN TOP AND BOTTOM OF RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE STRINGERS
5. OPENINGS AROUND PIPES, DUCTS, VENTS, AND CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS. REFERENCE IRC SECTION R1003.19
- STUCCO WALL STRUCTURES ARE REQUIRED TO HAVE AN APPROVED FRAMING CONNECTOR AT THE TOP AND BOTTOM OF STUDS TO TIE THE STUDS AND PLATES TOGETHER. REFERENCE IRC SECTION R602
- CONTRACTOR SHALL PROVIDE ATTIC VENTILATION CALCULATIONS, INCLUDING ENCLOSED RAFTER SPACES ON FLAT ROOFS AND PATIO COVERS/PORCHES FOR ALL NECESSARY ELEVATIONS. REFERENCE IRC R806
- BEDROOMS SHALL HAVE AT LEAST ONE 5.7 SQUARE FOOT OPENING DIRECTLY TO OUTSIDE WITH A MINIMUM OPENING HEIGHT OF 24" AND MINIMUM OPENING WIDTH OF 20". REFERENCE IRC R310.1
- IF APPLICABLE HANDRAILS AND GUARDRAIL BALUSTERS ARE REQUIRED TO BE SPACED SO A SPHERE 4" IN DIAMETER WILL NOT PASS THROUGH. REFERENCE IRC SECTION R311.5.6 AND R312.2
- ALL GLASS IN SHOWER ENCLOSURES OR OTHER HAZARDOUS AREAS OR WITHIN 18" OF FLOOR SHALL BE SAFETY GLASS/TEMPERED GLASS
- INTERIOR LAUNDRY ROOMS AND BATHROOMS REQUIRE MECHANICAL VENTILATION OF FIVE AIR CHANGES PER HOUR. REFERENCE IRC M1507.
- MANUFACTURER INSTALLATION INSTRUCTIONS AND COPY OF APPLICABLE ICBO RESEARCH REPORT SHALL BE AVAILABLE TO INSPECTOR ON 0" CLEARANCE FIREPLACE INSTALLATION
- GROUND/ GRADE MOUNTED AIR CONDITIONING EQUIPMENT, WATER HEATERS, EVAPORATIVE COOLERS, AND FURNACES MUST BE INSTALLED ON A CONCRETE SLAB THAT COMPLETELY SUPPORTS THE EQUIPMENT ELEVATED AT LEAST 3" ABOVE GROUND LEVEL. IRC M1401.2 AND M1403.2
- CONTRACTOR SHALL COMPLY WITH THE FOLLOWING NOTES ON MAINTAINING FIREWALL SEPARATION AT GARAGE:
1. NO PLASTIC PIPE OR REFRIGERANT LINE INSULATION TO PENETRATE FIREWALL
2. NO SUPPLY AIR OR OTHER DUCT OPENINGS IN GARAGE WITHOUT FIRE DAMPERS, INCLUDING DUCT VIBRATION ISOLATORS
- ELECTRICAL PANELS, INCLUDING MECHANICAL EQUIPMENT DISCONNECTS, REQUIRE 30" WIDE, 36" DEEP, 77" HIGH CLEAR WORKING SPACE IN FRONT. AIR CONDITIONING EQUIPMENT SHALL NOT BE LOCATED IN REQUIRED PATHS OF BEDROOM EGRESS. REFERENCE IRC SECTION E3305 AND M1306.1
- RECEPTACLES SERVING COUNTER SPACES MUST BE SPACED SO NO POINT OF A COUNTER IS FURTHER THAN 24" FROM A RECEPTACLE EXCEPT AS REQUIRED BY CODE.

WALL LEGEND

- INTERIOR WALLS - 2 X 4 WOOD STUDS AT 24" O.C. WITH 1/2" GYPSUM BOTH SIDES
- EXISTING WALLS TO REMAIN

ELECTRICAL SYMBOLS

- SWITCH
- 3-WAY SWITCH @ 48" A.F.F.
- 4-WAY SWITCH @ 48" A.F.F.
- WATERPROOF
- GROUND FAULT CURRENT INTERRUPTER
- ARC - FAULT CIRCUIT INTERRUPTOR
- DUPLEX OUTLET (110V + 18" A.F.F. U.N.O.)
- HALF SWITCHED DUPLEX OUTLET
- 220V OUTLET
- SURFACE MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE (+84" A.F.F. U.N.O.) OWNER TO PROVIDE, CONTRACTOR TO INSTALL
- EXHAUST FAN
- TELEPHONE JACK
- JUNCTION BOX - OWNER TO PROVIDE CEILING FAN, AND CONTRACTOR TO INSTALL AND PROVIDE FAN RATED BOX
- TITUS 250 - 4 WAY - 10 X 10 DUCTS TO CONNECT TO EXISTING DUCTS
- T.V. JACK (VERIFY CABLE AND ANTENNA)
- CAN DOWN LIGHT
- SMOKE/CARBON MONOXIDE DETECTOR COMBO DIRECT WIRED W/ BATTERY BACK-UP



FLOOR PLAN
SCALE: 1/4"=1'-0"

PLUMBING FIXTURE CALCS. IRC P2903.6

TYPE OF FIXTURE OR GROUP OF FIXTURES	NUMBER OF FIXTURES	X	FIXTURE UNIT VALUE	TOTAL MAXIMUM FIXTURES UNITS
BATHTUB (WITH/ WITHOUT OVERHEAD SHOWER)		X	1.4	=
CLOTHES WASHER	1	X	1.4	= 1.4
FULL BATH GROUP WITH BATHTUB (WITH OR WITHOUT SHOWER HEAD) OR SHOWER STALL	2 EX	X	3.6	= 7.2
HALF-BATH GROUP (WATER CLOSET AND LAVATORY)		X	2.6	=
HOSE BIBB (INCLUDE ONLY 2)	2 EX	X	2.5	= 5.0
KITCHEN GROUP (DISHWASHER AND SINK WITH OR WITHOUT GARBAGE DISPOSAL)	1 EX.	X	2.5	= 2.5
KITCHEN SINK		X	1.4	=
LAUNDRY GROUP (CLOTHES WASHER STANDPIPE AND LAUNDRY TUB)		X		=
LAUNDRY TUB		X	1.4	=
LAVATORY	1 EX.	X	0.7	= 0.7
SHOWER STALL		X	1.4	=
WATER CLOSET (TANK TYPE)		X	2.2	=
OTHER* (SPECIFY)		X		=
TOTAL UNITS =				16.8 UNITS

* FOR FIXTURE UNIT VALUES NOT LISTED, CHOOSE A FIXTURE WITH SIMILAR FLOW CHARACTERISTICS (IRC P2903.6)

- THE TOTAL DEVELOPED LENGTH OF THE WATER LINE FROM THE WATER METER TO THE MOST REMOTE WATER USING FIXTURE (THIS INCLUDES HOT AND COLD WATER BRANCHES = 85' FEET MULTIPLIED BY 1.2 (COMPENSATION FOR THE PRESSURES LOST THROUGH FITTINGS = (IRC P2903.7.2)
- BASE WATER PRESSURE = PSI
- THE HIGHEST WATER SUPPLY OUTLET IS 6'-4" FEET ABOVE/ BELOW THE ELEVATION AT THE WATER METER
EXISTING 5/8" WATER METER
EXISTING 1" WATER SERVICE

PLUMBING GENERAL NOTES

- EACH HOSE BIBB SHALL BE EQUIPPED WITH AN INTEGRAL BACKFLOW PREVENTER INSTALLED ON THE DISCHARGE SIDE OF A HOSE THREADED OUTLET.
- IF PROVIDED, ISLAND SINK VENTING SHALL COMPLY WITH CODE REQUIREMENTS
- ALL WATER LINES TO BE PEX DISTRIBUTION SYSTEM ASPM S 877, SDR 9 TUBING, OR OPTIONAL COPPER TYPE "L" UNDER FLOOR, TYPE "M" ABOVE SLAB, AND PVC FROM METER TO HOUSE.
- WASTE AND VENT TO BE ABS SCHEDULE 40.
- PLUMBING FIXTURES FLOW RATE IS ANTICIPATED TO BE APPROXIMATELY SELECTED PER THE FOLLOWING SCHEDULE:
SHOWER HEADS - 2.5 GPM @ 80 PSI
LAVATORY FAUCETS - 2.2 GPM @ 60 PSI
KITCHEN SINK - 2.2 GPM @ 60 PSI
BAR SINK - 2.2 GPM @ PSI
WATER CLOSETS - 1.6 GPM PER FLUSH
- REFER TO FOUNDATION PLAN FOR LOCATIONS OF HOSE BIBS.

LOAD CALCULATIONS

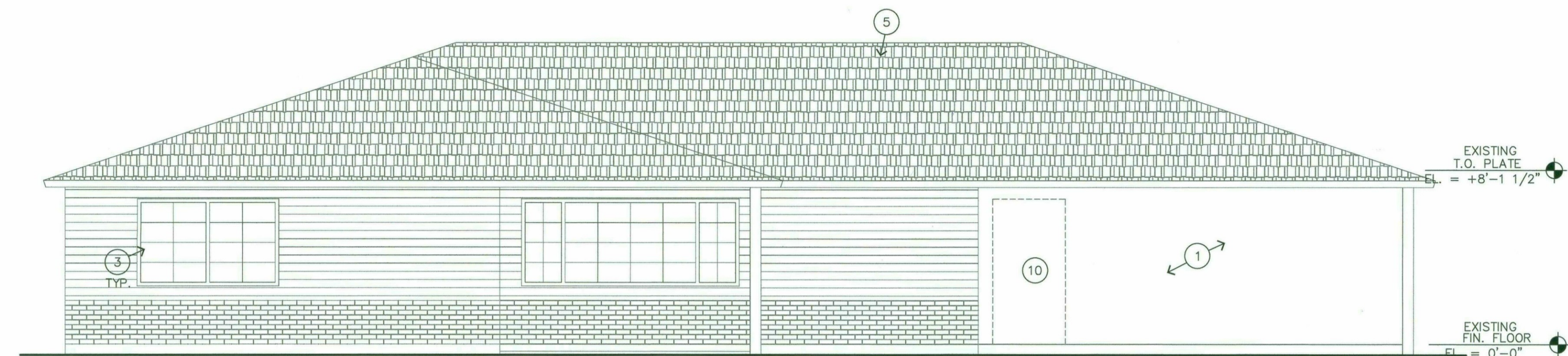
GENERAL LIGHTING AND RECEPTACLES	
GROSS SQ. FT. 2244 X 3 VA/SQ. FT.	6732 VA
SMALL APPLIANCES (2)	3000 VA
DISHWASHER	1200 VA
WASHER	1500 VA
DRYER	5000 VA
DISPOSAL AND DISH WASHER	1600 VA
WATER HEATER	4500 VA
SUB-TOTAL LOAD 23532 VA	
BASIC: FIRST 10KW @ 100% BALANCE (10332 VA) @ 40%	
OTHER LOADS:	
(E) A/C UNIT @ 7000 EA.	7000
TOTAL LOAD 22,412.8 VA	
22,412.8 DIVIDED BY 240 VOLTS= 93.38 AMPS	

* THIS RESIDENCE IS SERVED BY AN EXISTING 200 AMP SERVICE ENTRANCE

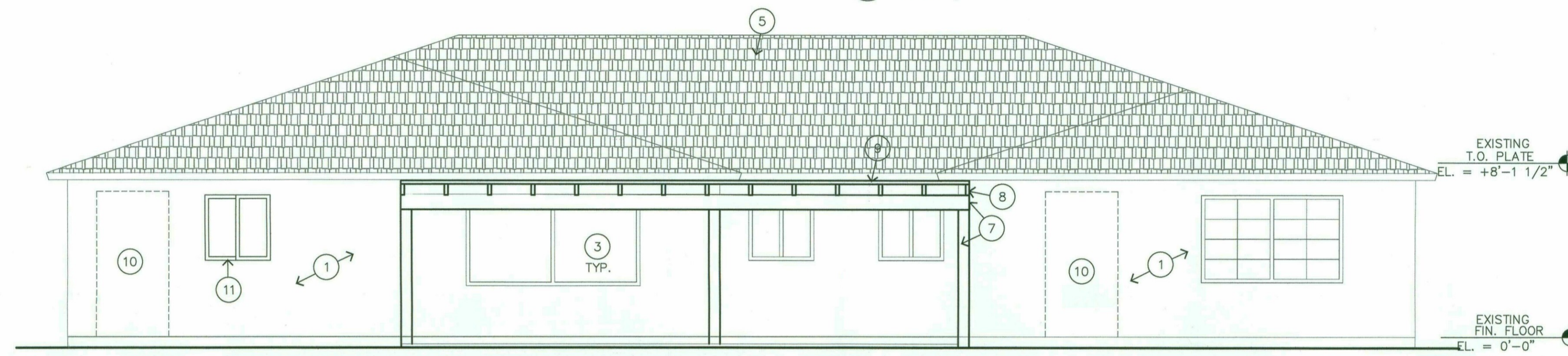
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LEGEND NOTES

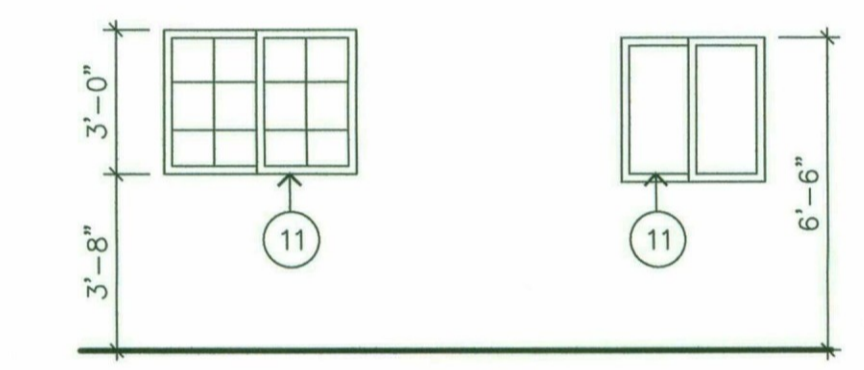
1. EXISTING BLOCK WALLS
2. EXISTING DOOR
3. EXISTING WINDOW
4. FINISH GRADE - SLOPE AWAY FROM BUILDING - 6" WITHIN FIRST 10'
5. EXISTING ASPHALT SHINGLES
6. WOOD FASCIA
7. WOOD POST AND BEAM
8. 2 X 6 WOOD JOISTS AT 24" O.C.
9. 2 X 2 WOOD LATTICE
10. REMOVE EXISTING DOOR AND INFILL OPENING WITH MASONRY TO MATCH EXISTING
11. NEW WINDOW



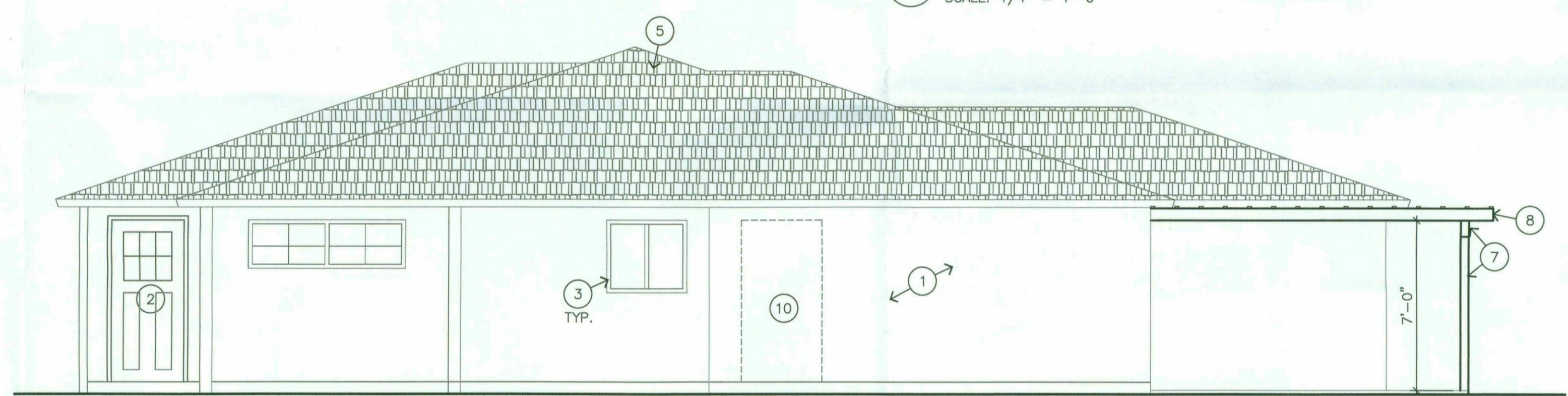
1 FRONT SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



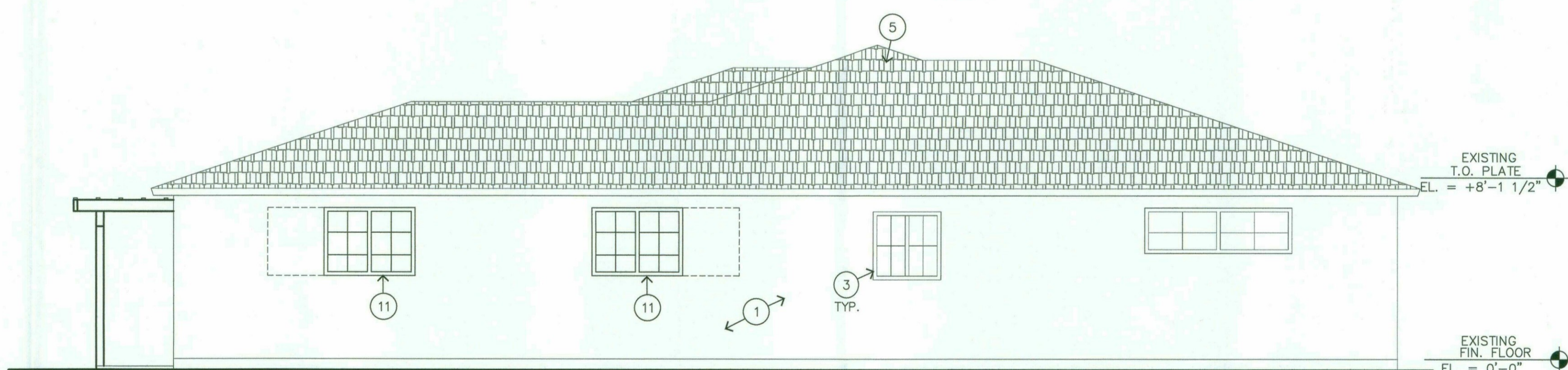
2 REAR NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 NEW WINDOWS
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"

#	DATE	REVISIONS
1	-	-
2	-	-

INTERIOR REMODEL AND TRELLIS ADDITION
EXISTING RESIDENCE
 6744 E. GRANADA RD.
 SCOTTSDALE ARIZONA

DATE: 4/17/18
JOB #: 1825
CAD FILE:

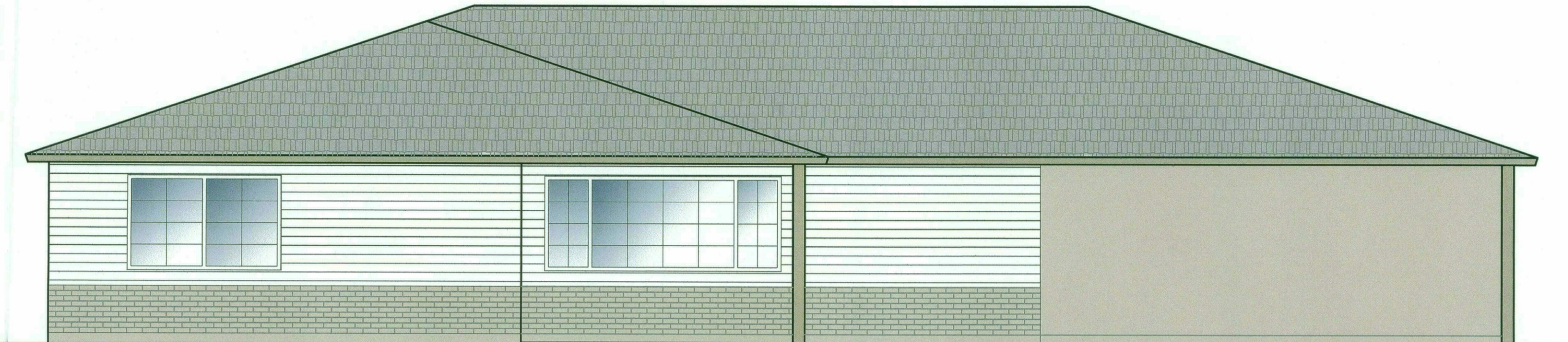
Exterior Elevations

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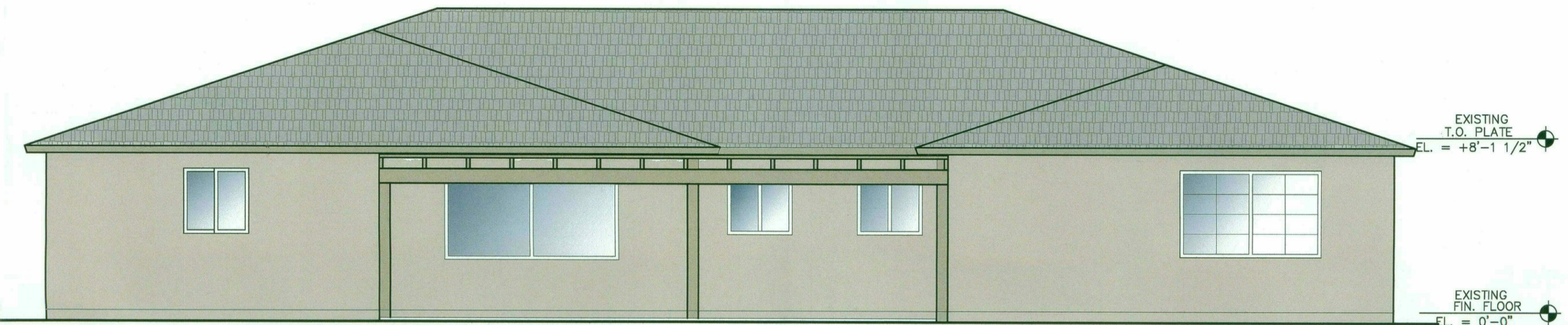
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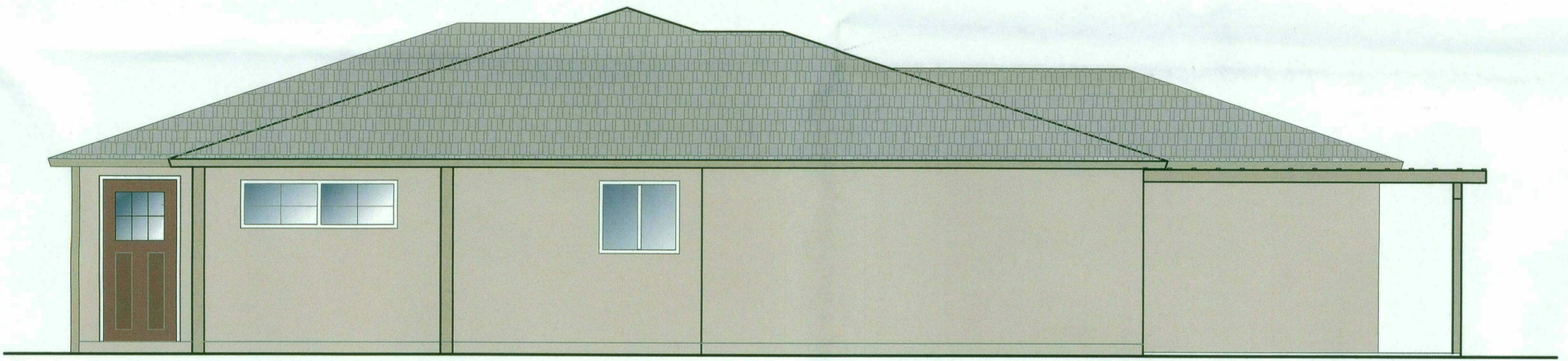
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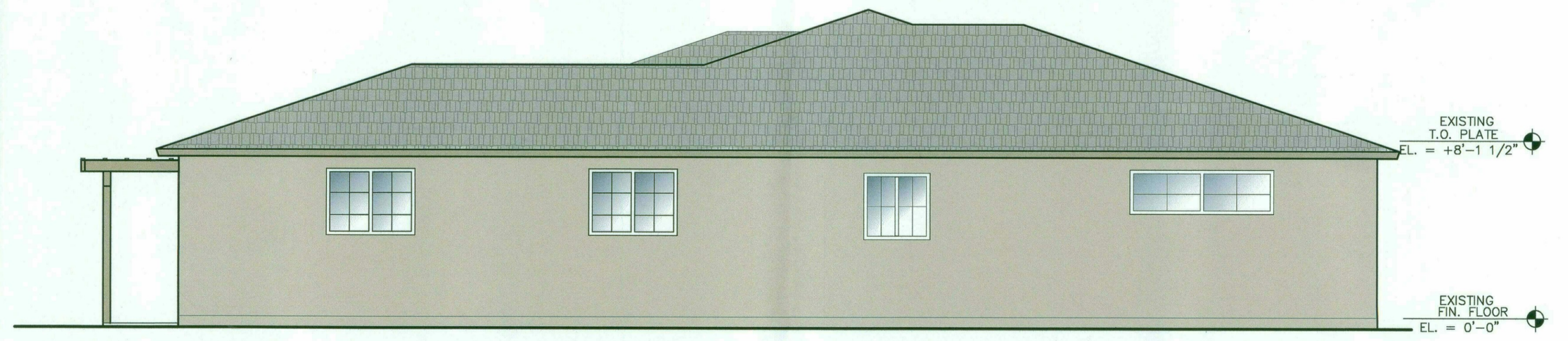
1 FRONT SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 REAR NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"

DATE	REVISIONS
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**INTERIOR REMODEL AND TRELIS ADDITION
EXISTING RESIDENCE**
6744 E. GRANADA RD.
SCOTTSDALE ARIZONA

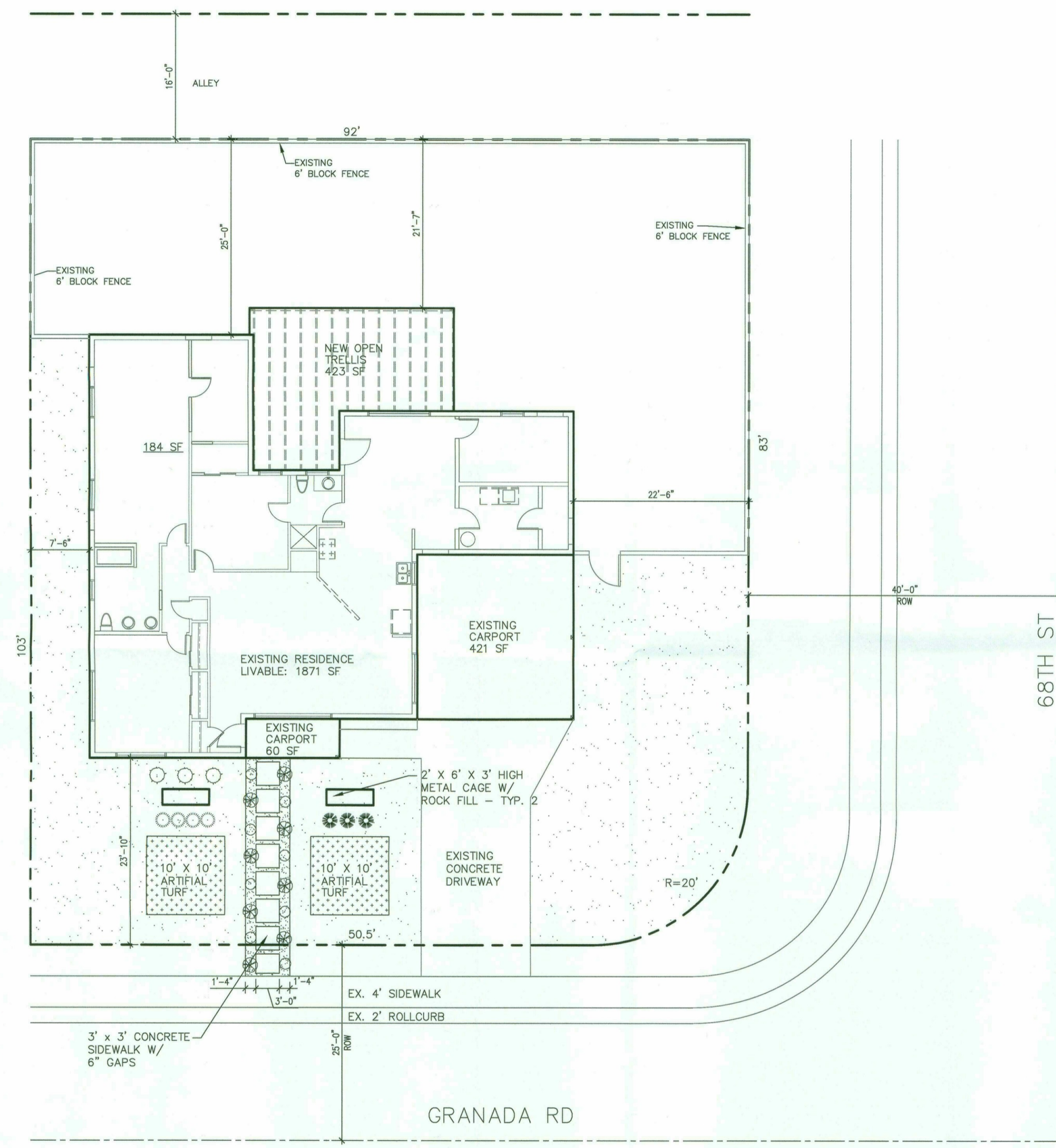
DATE: 4/17/18
JOB #: 1825
CAD FILE:

Color
Exterior Elevations

- DUN EDWARDS
- 1- BODY - BLOCK WALL / BIRCHWOOD
 - 2- FASCIA/OVERHANG/ TRELIS NORTHGATE GREEN
 - 3- VINYL SIDING - WHITE

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8-6-18
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A4



PLANT MATERIAL LEGEND

- EXISTING LANDSCAPE ROCKS
- DECORATIVE WOOD CHIPS GROUND COVERS
- ARTIFICIAL GRASS AREA
- HONEYSUCKLE 5 GALLON
- RED TENSION CORDYLINA 2 1/2 QUART GALLON
- GOLDEN BARREL CACTUS 3 GALLON
- GREEN CLOUD TEXAS SAGE 3 GALLON
- LIGHT JOHN DWART BOTTLEBRUSH 3 GALLON

SITE PLAN
SCALE: 1" = 10'-0"

DATE	REVISIONS
-	-
-	-

**INTERIOR REMODEL AND TRELLIS ADDITION
EXISTING RESIDENCE**
6744 E. GRANADA RD.
SCOTTSDALE ARIZONA

DATE: 4/17/18
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CAD FILE:

LANDSCAPING PLAN

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
8-6-18 DATE
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13-HP-2018
4/19/2018

SHEET OF