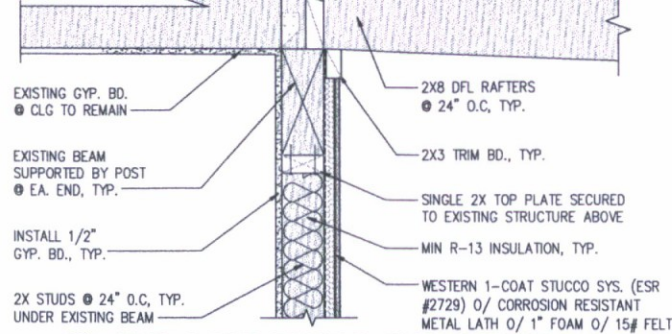


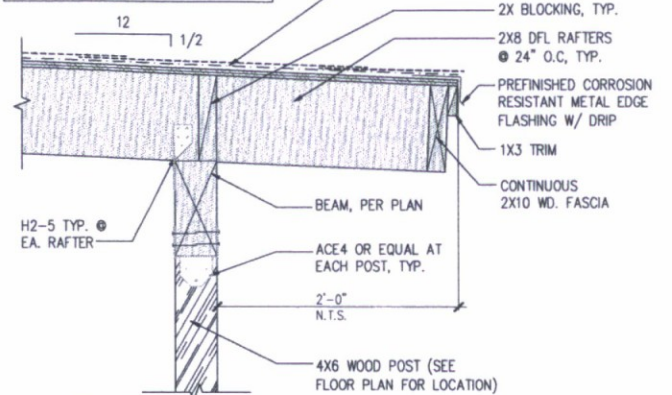
Full Size or Largest Size
(site plan, landscape, elevations)



4 TYP. PATIO EAVE @ ENCLOSURE

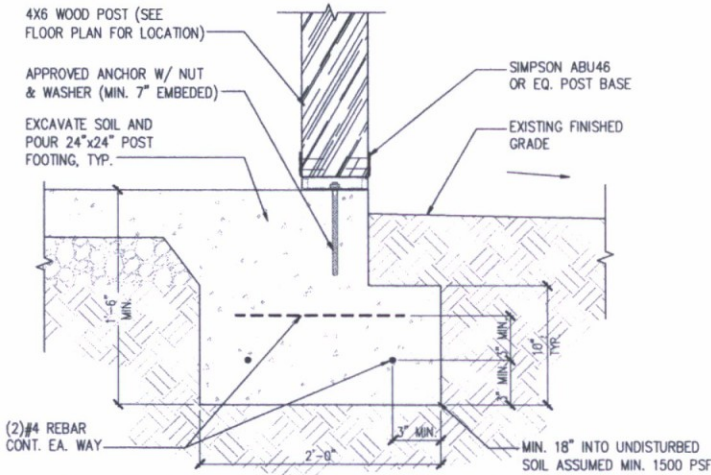
SCALE: 1 1/2" = 1'-0"

NOTE: INSTALL ROOFING MATERIALS PER MANUFACTURER'S RECOMMENDATION AND WRITTEN SPECIFICATIONS



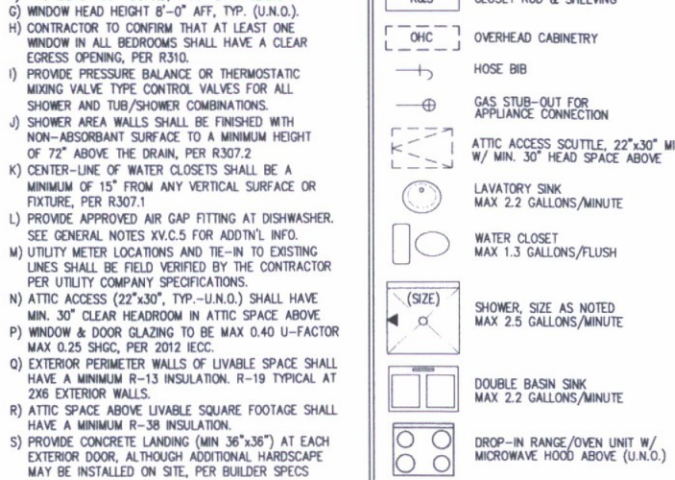
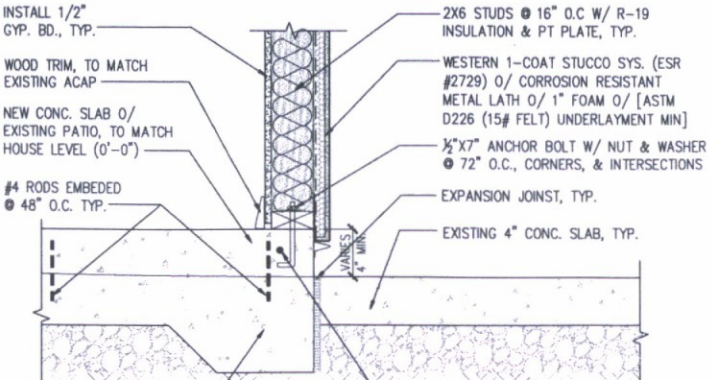
3 TYP. POST/BEAM @ PATIO EAVE

SCALE: 1 1/2" = 1'-0"

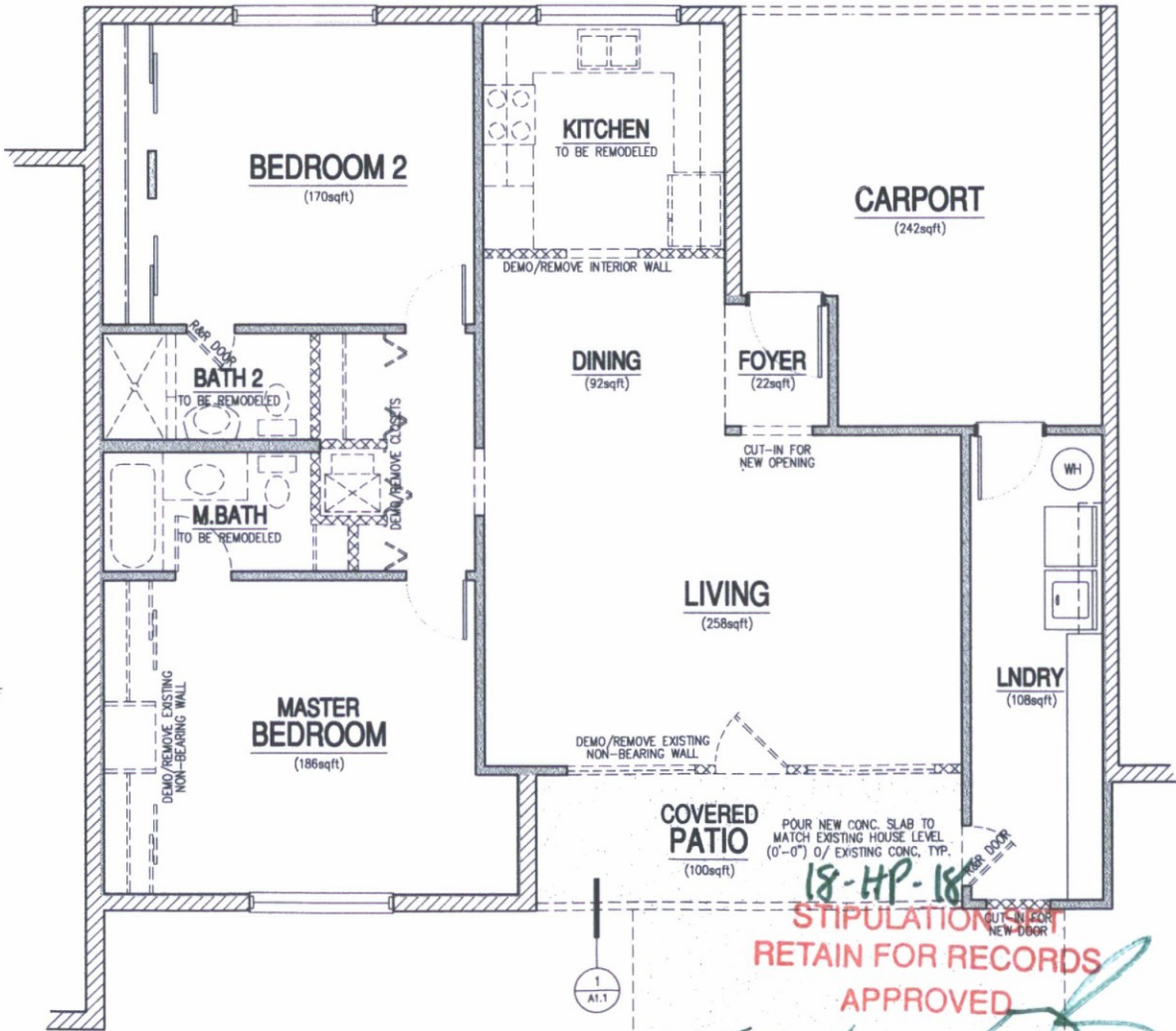
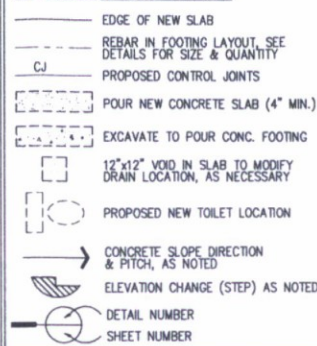


2 ROOF TRANSITION @ ENCLOSURE

SCALE: 1 1/2" = 1'-0"



FOUNDATION LEGEND



PRESENTED TO SCALE" AS NOTED WHEN PRINTED ON 24"x36" SHEETS ONLY, BUT SHOULD NOT BE SCALED IN THE FIELD. REFER TO DIMENSIONS NOTED ON THE PLAN SHOULD ALWAYS TAKE PRECEDENT.

DESIGN SOIL BEARING PRESSURE = 1,500PSF @ 18" BELOW FINISHED GRADE. FOUNDATIONS SHALL BEAR ON 1'-6" OF RECOMPACTED SOILS.

CONTRACTOR SHALL COORDINATE SHUT OFF OF UTILITIES AT PROPERTY PRIOR TO INITIATING DEMOLITION OF AREAS WITH ELECTRICAL, PLUMBING, OR GAS LINES.

(2)2X6 POSTS OR 4X6 POSTS, TYPICAL @ POINT LOADS SEE TRIMMER/KING SCHEDULE FOR ADDITIONAL INFO.

CITY OF SCOTTSDALE RESIDENTIAL PLAN NOTES

- All products listed by ICC/ALC number(s) shall be installed per the report and the manufacturer's written instructions.
- Product substitution(s) for product(s) listed shall also have an ICC approved evaluation report(s) or be approved.
- Provide fire sprinkler system, (IFC 903.4.2.1).
- Miscellaneous site structures, posts, spurs, fences, site walls, retaining walls, and gas storage tanks may require separate permits.
- Foundation & footing depth shall be a minimum of 18" below grade (or per property soil report), typical. Provide a minimum of 3" clearance between rebar and soil.
- Doors leading into basements shall be a minimum 1 1/2" thick solid core 20 minute rated self-closing, self-latching, (IBC 710.2.3.1).
- Exterior wall penetrations by pipes, ducts or conduits shall be caulked. (IBC 710.2.3.1)
- Bottom wood sill plates shall be pressure treated or equal. Exterior wall bottom sill plates shall bear/extend minimum 6 inches above finish grade. (IBC 710.2.3.1, No. 3).
- Gypsum, board applied to a ceiling shall be 5/8" when framing members are 16" o.c. or 5/8" when framing members are 24" o.c. (IBC 710.2.3.1.4)
- Shower and tub-shower combinations shall be provided with individual control valves of the mixing valve type. (P2708.3)
- 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. Water resistant gypsum board shall not be installed over a vapor retarder in a shower or tub compartment. Cement, fiber-cement or glass mat gypsum backers installed in accordance with manufacturer's recommendations shall be used as backers for wall tile in tub and shower areas. (IBC 710.2.4.2)
- Plumbing fixtures shall comply with the following conservation requirements: Water closets - Tank type 1.6 gal./flush. Shower heads - 2.5 gal./minute, provide aerator. (Table 1209.2.2)
- Storage-tank type water heaters shall be installed with a drain pan and drain line. (P2801.5.1-2)
- The hot water circulating system shall be equipped with an automatic or readily accessible manual on/off switch and a temperature sensor activated shut-off that can automatically turn off the hot water circulating pump when the set temperature is reached. (M103.4.1 amended)
- 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. (M103.4.1 amended)
- The building thermal envelope shall comply with climate zone 2. Energy compliance shall be demonstrated by UA trade-off (REScheck) OR performance (RES/Rate) compliance path OR by the following prescriptive values (Table M102.1.2): Prescriptive minimum R-values: Ceiling R-38 / Walls R-13 / Prescriptive minimum window fenestration values: U-factor = 0.40 / SHGC = 0.25
- Provide minimum R-3 insulation on hot water pipes. (M103.4.1)
- Supply and return ducts shall be insulated to a minimum R-6. Ducts in floor trusses, minimum R-6. (M103.1.1). Ducts and air handlers located completely inside the building thermal envelope are exempt. (M103.1.1)
- 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.
- Dryer exhaust ducts shall conform to the requirements of Sections (M502.4.5 amended), M502.4.1 thru M502.4.6.
- 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. (M507.2)
- Provide a wall mounted GFI protected receptacle outlet within 36" of a bathroom or powder room lavatory. (E3801.6)
- 15- and 20- ampere receptacles installed in bedrooms, garages and grade-level portions of detached accessory buildings used for storage or work areas, and installed outdoors shall have GFI protection for personnel. (E3902.1-3)
- All branch circuits that supply 15- and 20- ampere outlets installed in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways 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. (E3902.1.2)
- In areas specified in Section E3901.1, 15- and 20- ampere receptacles shall be listed tamper-resistant. (E4002.14)
- Provide Smoke Alarms in new and existing areas of home. (R314)
- Approved carbon monoxide alarms shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in the dwelling units which heat-fired appliances are installed and in dwelling units that have attached garages. (R315)
- A minimum of 90 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps or a minimum of 90 percent of the permanently installed lighting fixtures shall contain only high-efficacy lamps. (M104.1)
- Recessed luminaires installed in the building thermal envelope shall be IC-rated, labeled with air leakage rate not more than 2.0 cfm... sealed with a gasket or caulk between the housing and the interior wall or ceiling or ceiling covering. (M102.4.4)
- Provide a switch for the stairway when there are 5 or more risers. (R303.7.7)
- 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)
- Provide a minimum of two 20-amp small appliance branch circuits for the kitchen/dining/breakfast. (E3703.2)
- All metal piping systems, metal parts of electrical equipment, and pump motors associated with the hydro massage tub shall be bonded together using a copper bonding jumper, insulated, covered, or bare, not smaller than No. 8Bare. (E4090)
- Provide outside combustion air to all indoor fireplaces with air intake located not higher than the firebox. (R1006.2)
- At least one thermostat shall be provided for each separate heating and cooling system. (M103.1)

- THE FOLLOWING 3 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):
- The building shall be provided with a whole-house mechanical ventilation system that meets the requirements of Section M507 or with other approved means of ventilation. Outdoor air intake and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating. (M101.6)
 - The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding 5 air changes per hour, for detached dwelling units, or 7 air changes per hour for attached dwelling units. Testing shall be conducted with a blower door at a pressure of 0.2 inches w.g. (50 Pascals). Testing shall be conducted by an approved third party. A written report of the results of the test results shall be signed by the party conducting the test and provided to the building official. Testing shall be performed at any time after the creation of all penetrations of the building thermal envelope. (M102.4.1.2)
 - Ducts, air handlers, and filter boxes shall be sealed. Joints and seams shall comply with Section M103.4.1. (M103.2.2) and:
- Post-construction test: 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, including the manufacturer's air handler enclosure. All register boots shall be taped or otherwise sealed during the test.
 - Rough-in test: Total leakage shall be less than or equal to 4 cfm per 100 R2 of conditioned floor area when tested at a pressure differential of 0.1 inches w.g. (25Pa) across the system, including the manufacturer's air handler enclosure. All registers shall be taped or otherwise sealed otherwise sealed during the test. If the air handler is not installed at the time of the test, total leakage shall be less than or equal to 3 cfm per 100 square feet of conditioned floor area

DEMOLITION OF EXISTING STRUCTURE SHALL BE PROVIDED AT ALL LOCATIONS ON THE SITE. SLOPE AWAY FROM THE STRUCTURE A MINIMUM 6" IN 10FT (5%), PER 2012 IRC R401.3 & R403.1.7.3

FINAL INSPECTION IS REQUIRED PRIOR TO OCCUPANCY, PER IRC R101, TYP.

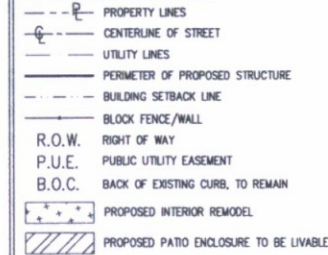
THIS PROJECT IS ACCEPTED FOR REGULAR GRADING (NOT EXCEEDING 2000 CUBIC YARDS OF COMBINED CUT & FILL). GRADING ACTIVITY IS TO REMAIN WITHIN THE PROPERTY LINES OF THE PARCEL PERMITTED. IF GRADING ACTIVITY CANNOT BE CONTAINED ON SITE, CONTACT THE BUILDING OFFICIAL PRIOR TO PROCEEDING.

WHEN TOP OR SUBSOILS ARE COMPRESSIBLE OR SHIFTING (LOOSE, POWDERY, OR FLOUR CONSISTENCY), SUCH SOILS SHALL BE REMOVED TO A DEPTH AND WIDTH TO ASSURE STABLE MOISTURE CONTENT IN EACH ACTIVE ZONE AND SHALL NOT BE USED AS FILL OR STABILIZED BY CHEMICAL, DEWATERING OR PRESATURATION, PER 2012 IRC R401.4.2

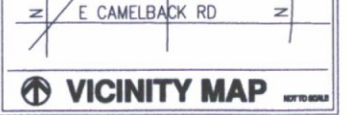
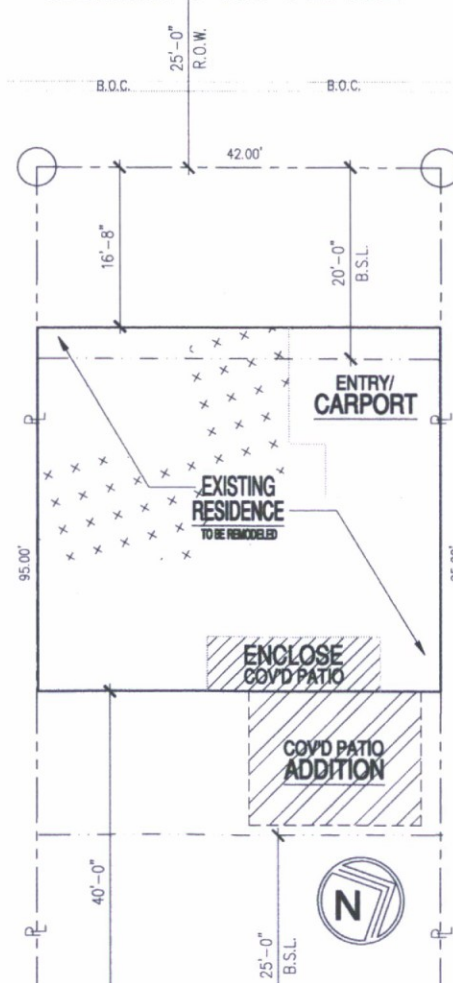
NO NEW LIGHTING IS INCLUDED IN THIS REMODELING PROJECT OR PLAN APPROVAL.

NO NATIVE PLANTS WILL BE DISTURBED DURING ENTIRE DURATION OF PROPOSED CONSTRUCTION.

SITE PLAN LEGEND



NORTH 74th PLACE



LEGAL: LOT # VILLA MONTEREY 1 TR 22

ZONING: R-5

ASSESSOR PARCEL NUMBER: 173-31-025

AREA:	SQFT
EXISTING MAIN LIVABLE	1,145
EXISTING ENTRY/CARPORT	242
EXISTING LAUNDRY/STORAGE	118
EXISTING COVERED PATIO 'A'	100
EXISTING TOTAL - UNDER ROOF	1,605
LIVABLE ENCLOSURE @ PATIO 'A'	100
LAUNDRY CONVERTED TO LIVABLE	118
PROPOSED INTERIOR REMODEL	312
NEW COVERED PATIO ADDITION	+252
EXISTING TOTAL - MAIN LIVABLE	1,363
EXISTING TOTAL - UNDER ROOF	1,857
TOTAL LOT	3,901
COVERAGES:	%
EXISTING LOT COVERAGE	41.1
PROPOSED LOT COVERAGE	47.6
MAX COVERAGE ALLOWED	45

AVERY DESIGN GROUP

QUALITY RESIDENTIAL DESIGN & CONSTRUCTION SERVICES SINCE 2001

2928 EAST HARWELL ROAD GILBERT, AZ 85234 OFF# (480) 804-2614 FAX# (480) 704-4265

THE CONTRACTOR shall be responsible for the review and coordination of all drawings, including architectural and engineering disciplines, and confirm that all information is appropriately implemented in the field to meet compliance with all applicable adopted codes, code amendments and local ordinances.

AVERYNEWDESIGN.COM

PETERSON RESIDENCE REMODEL & PATIO ADDITION

4837 NORTH 74th PLACE SCOTTSDALE, ARIZONA 85251

JOE # 1804PETE-4837

REVISIONS: DATE:

PROJECT INFO:

DRAWN BY: SAA

SCALE: AS SHOWN

DATE: 04/25/2018

DESCRIPTION: LEGAL INFORMATION, SITE PLAN, DEMO/ CONSTRUCTION PLAN