

**Marked Agendas  
Approved Minutes  
Approved Reports**



# CERTIFICATE OF NO EFFECT - HISTORIC RESOURCES

3-HP-2019  
Knudson Residence

## APPLICATION INFORMATION

LOCATION: 4817 N 78th Pl

PARCEL: 173-30-308B

Q.S.: 18-46

APPLICANT: Lisa & Wayne Knudson

ADDRESS: 4817 N 78th Pl Scottsdale, AZ 85251

PHONE: 571-239-9317

Request: Request for approval of a Certificate of No Effect for an addition to an existing house, with Multiple-family Residential Historic Property (R-5 HP) zoning, located at 4817 N. 78th Place.

### Certificate of No Effect Criteria:

In accordance with the Section 6.122.D of the Zoning Ordinance, the Historic Preservation Officer:

- Finds that the proposed work is determined the proposed work is minor and clearly within the adopted Historic Preservation Plan;
- Requires that any modifications to the proposed work requested by the Historic Preservation Officer are agreed to by the owner/applicant; and
- Finds that the proposed work will not diminish, eliminate, or adversely affect the historic character of the subject property or the HP District.

## STIPULATIONS

1. Final Plans submittal for permitting shall be in conformance with the conceptual plans submitted with this application, having a City staff approval dated 1/25/2019.
2. Exterior paint colors and outdoor light fixtures shall be in conformance with those identified with this submittal and approved, having a City staff approval dated 1/25/2019.

## CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

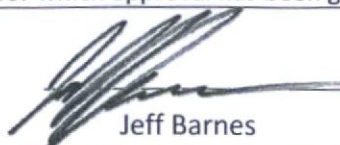
Submit one copy of this approval letter, a completed Owner/Builder form if applicable, and a permit application along with plan sets as required for single-family residential additions to the One-Stop-Shop for plan review:

<https://www.scottsdaleaz.gov/planning-development/plan-review/requirements>

### Expiration of this Certificate of No Effect Determination

This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

SIGNATURE:



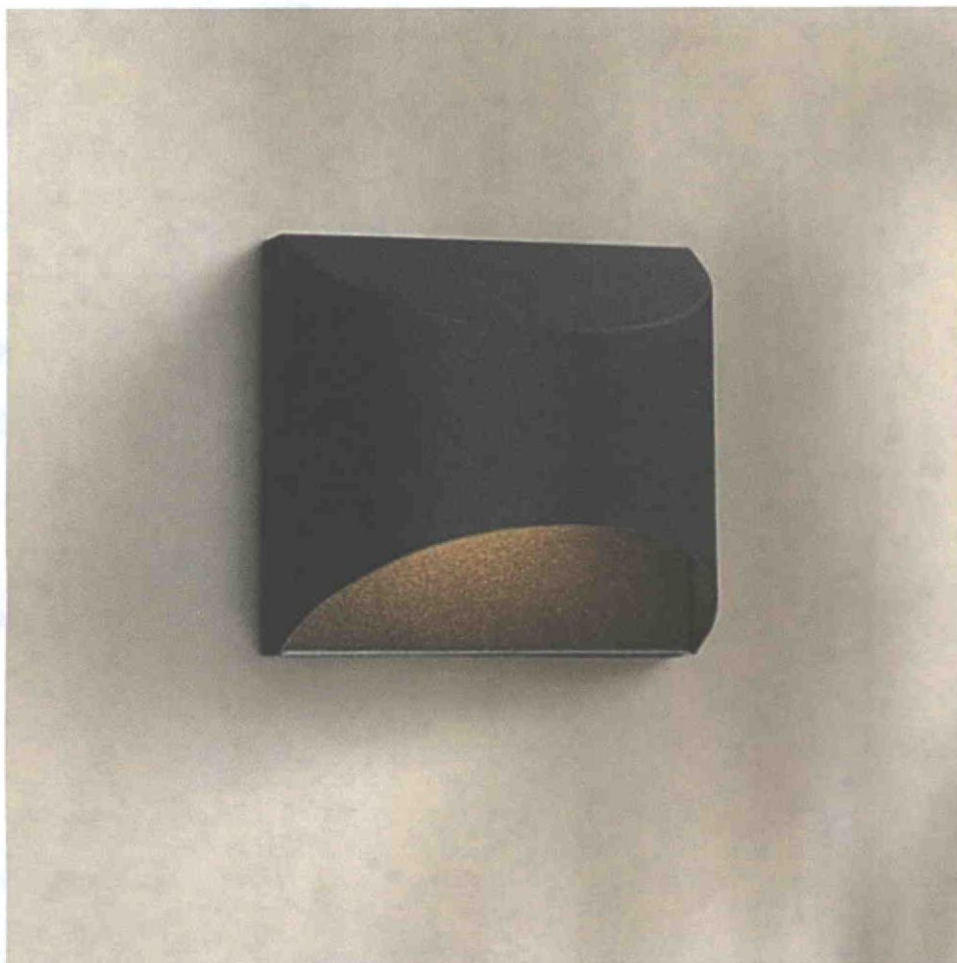
Jeff Barnes

DATE: 1/25/2019

## Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 • [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)





## Possini Euro Ratner 5 1/2" High Black LED Outdoor Wall Light - Style # 33H43

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1

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Reinforce the refined and contemporary style outside your home with this Ratner energy-efficient LED down light outdoor wall light.

**MORE DETAILS >**



3-HP-2019  
STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
1/25/19  
DATE INITIALS



**Warm Hearth**  
DE6110



**Foxtail**  
DEC707

DE6110 Accent Color. Below 2nd story red tile roof on fascia board/wood eaves. Interior half wall facing office doors at West elevation (not on exterior of these half walls), Accent arch above walkway to front door - only to slump brick arch and carport interior N and E walls for better LRValue. In backyard on interior of block wall to be stucco finish.

DEC707 Body of home color same as existing. On ALL exterior facing walls, whole body of home except for slump block accents that will remain the same -unpainted looking and on N wall of carport that extends outside of carport.

3-HP-2019  
STIPULATION SET

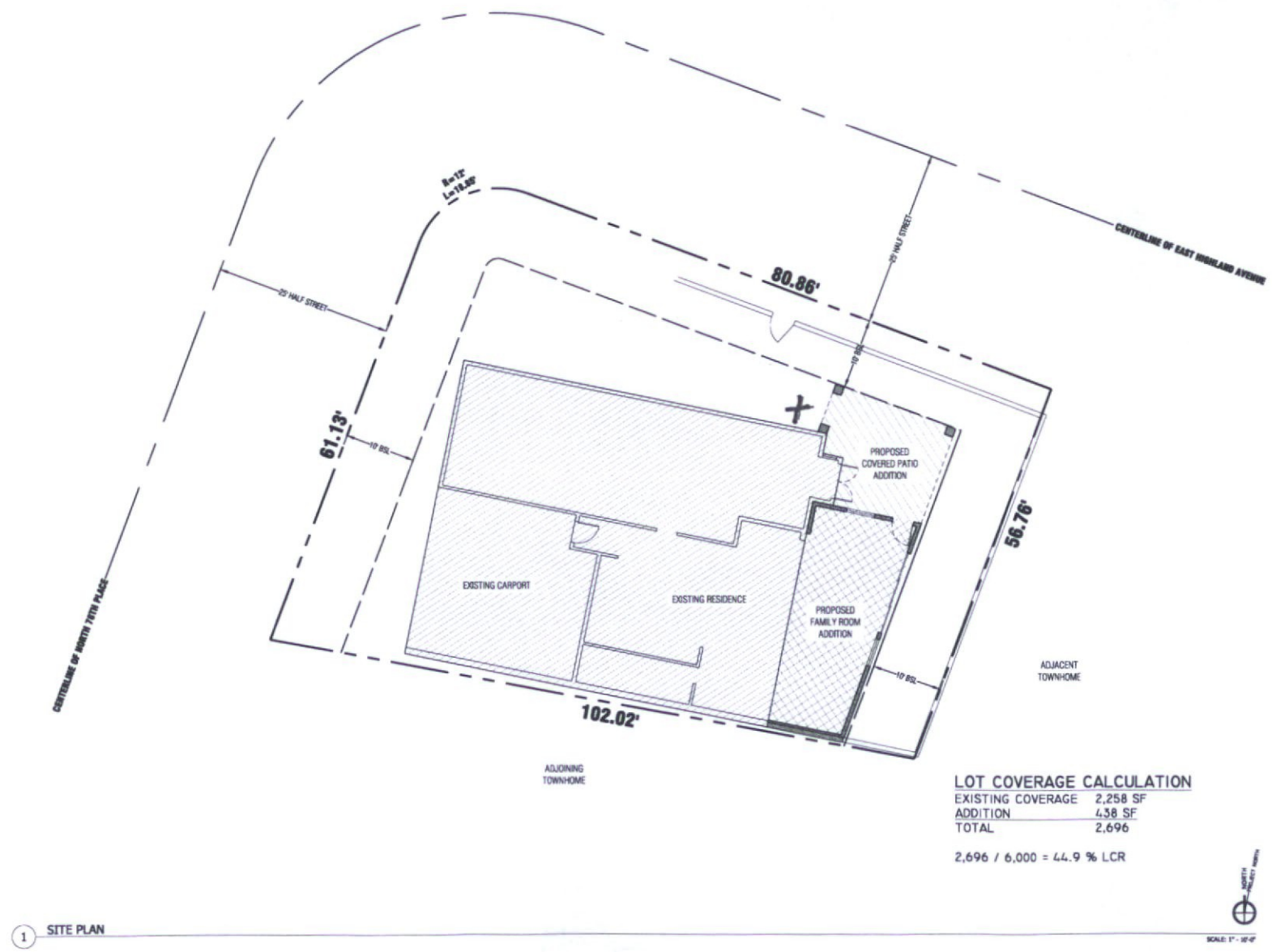
RETAIN FOR RECORDS

APPROVED

1/25/19  
DATE

INITIALS





1 SITE PLAN

3-HP-2019  
STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
1/25/19  
DATE INITIALS

SCOPE OF WORK  
EXTEND EXISTING LIVING ROOM INTO REAR YARD

PROJECT DATA  
HOMEOWNER WAYNE AND LISA KNUDSON  
PROJECT ADDRESS 4817 NORTH 78TH PLACE  
SCOTTSDALE, ARIZONA 85251  
APN# 173-30-308B  
PARCEL 23 N2 4E  
SUBDIVISION VILLA MONTEREY 5, LOT 25  
LOT SIZE 6,000 SF  
MCR 10744  
USE ATTACHED SINGLE FAMILY HOME  
EXISTING HOME SIZE 1,955 SF LIVABLE (PER ASSESSOR)  
PROPOSED ADDITION 83 SF AT BEDROOM  
370 SF AT LIVING ROOM  
2,408 SF TOTAL

LEGAL DESCRIPTION  
LOT 25, MONTEREY UNIT 5, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 107 OF MAPS, PAGE 44, TOGETHER WITH PARTY WALL RIGHTS AS SET FORTH IN DECLARATION RECORDED IN DOCKET 5513 PAGE 583, RECORDS OF MARICOPA COUNTY, ARIZONA, ASSESSOR'S PARCEL NUMBER A PORTION OF 173-30-308A

APPLICABLE CODES  
CITY OF SCOTTSDALE ZONING ORDINANCE  
2015 INTERNATIONAL BUILDING CODE  
2015 INTERNATIONAL RESIDENTIAL CODE  
2015 INTERNATIONAL FIRE CODE  
(ORD. # 4284, RESOLUTION #10597)  
(ORE. # 4284, RESOLUTION #10599)  
(ORF. # 4283, RESOLUTION #10598)

SHEET INDEX  
C1.0 COVER AND SITE PLAN  
C1.1 SCOTTSDALE NOTES  
C1.2 GENERAL PROJECT NOTES  
A1.0 EXISTING FLOOR PLAN  
A1.1 PROPOSED FLOOR PLAN  
A2.0 ELEVATIONS  
S1.0 STRUCTURAL PLANS  
E1.0 ELECTRICAL PLAN

+ See Detail on A1.0



DOCUMENTATION  
JASON COMER, ARCHITECT  
3154 EAST CHASELBACK ROAD #125  
PHOENIX, ARIZONA 85016  
602.373.7884  
JASONCOMER@GMAIL.COM

HOMEOWNERS  
LISA & WAYNE KNUDSON  
4817 NORTH 78TH PLACE  
SCOTTSDALE, ARIZONA 85251

REVISION DATE  
HISTORIC PRESERVATION  
SUBMITTAL  
653-PA-2016 BOA/HP

ISSUED: 12/3/2018  
COVER, INDEX  
AND PLOT PLAN  
C1.0



2015 INTERNATIONAL BUILDING CODE  
2015 INTERNATIONAL RESIDENTIAL CODE  
2015 INTERNATIONAL FIRE CODE

(ORD. # 4284, RESOLUTION #10597) (ORD. # 4284, RESOLUTION #10599) (ORD. # 4283, RESOLUTION #10598)

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 BATH-ROOM 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 HYDROMASSAGE 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)



DOCUMENTATION  
TRUESPACE  
JASON CONNER  
3134 EAST CAMELBACK ROAD #116  
PHOENIX, ARIZONA 85016  
602 373 7834  
JASONCONNER@GMAIL.COM

HOMEOWNERS  
LESA & WAYNE KNUSSON  
4817 NORTH 78TH PLACE  
SCOTTSDALE, ARIZONA 85251

| REVISION | DATE |
|----------|------|
|          |      |
|          |      |
|          |      |

HISTORIC PRESERVATION  
SUBMITTAL

653-PA-2016 80A/HP

ISSUED: 3/13/2018

SCOTTSDALE NOTES

C1.1



|        |                                            |        |                                       |
|--------|--------------------------------------------|--------|---------------------------------------|
| AB     | AIR CONDITIONING                           | AW     | KILOWATT                              |
| ABR    | ANCHOR BOLT                                | AX     | ANGLE                                 |
| ACI    | AMERICAN CONCRETE INSTITUTE                | LAM    | LAMINATE OR LAMINATED                 |
| ADJ    | ADJUNCT                                    | LAV    | LAVATORY                              |
|        | ADJOINING                                  | LBS    | POUND                                 |
| AFCI   | ARC FAULT CIRCUIT INTERRUPTER              | LED    | LIGHT EMITTING DIODE                  |
| AFI    | AFRAME FINISHED FLOOR                      | LF     | LINEAR FEET (FOOT)                    |
| AFS    | AFRAME FINISHED SHADE                      | LH     | LEFT HAND                             |
| AFU    | AUTOMATIC FURNACE JURISDICTION             | LNR    | LEFT HAND REVERSE                     |
| AHJ    | AIR HANDLING UNIT                          | LK     | LINK                                  |
| ASC    | AMERICAN INSTITUTE OF STEEL CONSTRUCTION   | LH     | LONG LEG HORIZONTAL                   |
| ALT    | ALTERNATE                                  | LV     | LONG LEG VERTICAL                     |
| ALUM   | ALUMINUM                                   | LW     | LOWMED ROOF VENT                      |
| AMP    | AMPERE                                     | LT     | LIGHT                                 |
| ANS    | AMERICAN NATIONAL STANDARDS INSTITUTE      | MAINT  | MAINTENANCE                           |
| APA    | AMERICAN PLYWOOD ASSOCIATION               | MAN    | MANUAL                                |
| APPROX | APPROXIMATE                                | MAX    | MAXIMUM                               |
| ARCH   | ARCHITECTURAL SHEETS                       | MCB    | MAIN CIRCUIT BREAKER                  |
|        | ARCHITECT                                  | MECH   | MECHANICAL                            |
| AS     | ARCHITECT'S SUPPLEMENTAL INSTRUCTION       | MED    | MEDIUM                                |
| ASDA   | ASSOCIATION                                | MIB    | MINIMUM                               |
| ASTM   | AMERICAN SOCIETY FOR TESTING AND MATERIALS | MIN    | MINIMUM                               |
| AWI    | ARCHITECTURAL WOODWORKING INSTITUTE        | MISC   | MISCELLANEOUS                         |
| AWPA   | AMERICAN WOOD PRESERVATION INSTITUTE       |        |                                       |
| AWSD   | AMERICAN WELDING SOCIETY                   | N      | NORTH                                 |
| AWT    | ACOUSTICAL WALL TREATMENT                  | N      | NOT APPLICABLE                        |
|        |                                            | NEC    | NATIONAL ELECTRICAL CODE              |
| BLDG   | BUILDING                                   | NEG    | NEGATIVE                              |
| BM     | BEAM                                       | NEMA   | NATIONAL ELECTRICAL MANUFACTURES ASSN |
|        | BENCHMARK                                  | NFC    | NATIONAL FIRE CODE                    |
| BOT    | BOTTOM                                     | NFPA   | NATIONAL FIRE PROTECTION ASSOCIATION  |
| BR     | BEDROOM                                    | NTS    | NOT TO SCALE                          |
|        |                                            |        |                                       |
| C      | CIRCUIT CHANNEL                            | OA     | OUTSIDE AIR OR OVERALL                |
| CONC   | CONCRETE                                   | OL     | OVERALL LENGTH                        |
| CFC    | CONCRETE TO CONCRETE                       | OC     | ON CENTER                             |
| CZW    | COUNTERTOP COUNTER                         | OC     | OCCUPY                                |
| CD     | CONSTRUCTION DOCUMENTS                     | OD     | OUTSIDE DIAMETER                      |
|        | CONTRACT DOCUMENTS                         | OD     | OUTSIDE DIMENSION                     |
| CFM    | CUBIC FEET PER MINUTE                      | ODW    | OUTSIDE WALL                          |
| CP     | CAST IRON                                  | OR     | OUTSIDE RADIUS                        |
| CP     | CAST-IN-PLACE                              | PCF    | POUNDS PER CUBIC FOOT                 |
| CJ     | CONSTRUCTION JOINT                         | PCD    | PERPENDICULAR                         |
| CL     | CONTROL JOINT                              | PERP   | PERPENDICULAR                         |
| CL     | CENTER LINE                                | PL     | PROPERTY LINE                         |
| CLG    | CLEARANCE                                  | PREAB  | PRE-APPROVED                          |
| CLJ    | CLEAR JOINT                                | PRELIM | PRELIMINARY                           |
| CMJ    | CONCRETE MASONRY UNIT                      | PREP   | PREPARATION                           |
| CO     | CARBON MONOXIDE                            | PREV   | PREVIOUS                              |
|        | CERTIFICATE OF OCCUPANCY                   | PREJ   | PREDICT                               |
|        | CLANDID                                    | PRO    | PROTECTION                            |
| COL    | COLUMN                                     | PROP   | PROPERTY                              |
| CONC   | CONCRETE                                   | PSF    | POUNDS PER SQUARE FOOT                |
| COND   | CONDENSER                                  | PSI    | POUNDS PER SQUARE INCH                |
|        | CONDUIT                                    | PSI    | PRESSURIZED TREATED                   |
| CONT   | CONTINUE                                   | QTY    | QUANTITY                              |
|        | CONTINUOUS                                 |        |                                       |
| CSI    | CONSTRUCTION SPECIFICATIONS INSTITUTE      | R      | RADIUS                                |
| CSMT   | CASEMENT                                   | RA     | RETURN AIR                            |
| CTR    | CENTER                                     | RCPT   | REFLECTED CEILING PLAN                |
| CTL    | CONTROL                                    | RECT   | RECTANGLE                             |
| CU     | CUPPER                                     | REF    | REFERENCE                             |
| CU/T   | CUBIC TON                                  | REIN   | REINFORCE                             |
| CU IN  | CUBIC INCH                                 | REPL   | REPLACE                               |
| CU/YD  | CUBIC YARD                                 | REQ    | REQUIRED                              |
|        |                                            | REQD   | REQUIRED                              |
| D      | DEPTH                                      | RET    | RETURN                                |
|        | PURNEY (NAIL)                              | REV    | REVISION                              |
| DB     | DECIBEL                                    | RIG    | ROOFING                               |
| DBL    | DOUBLE                                     | RIT    | REQUEST FOR INFORMATION               |
| DEL    | DELETE                                     | RFP    | REQUEST FOR PROPOSAL                  |
| DEMO   | DEMOLITION                                 | RH     | RIGHT HAND                            |
| DEPT   | DEPARTMENT                                 | RHR    | RIGHT HAND REVERSE                    |
| DOA    | DOOR                                       | RM     | ROOM                                  |
| DM     | DIMENSION                                  | RND    | ROUND                                 |
| DIST   | DISTANCE                                   | RO     | ROUGH OPENING                         |
| DV     | DIVIDED OR DIVISION                        | ROW    | RIGHT OF WAY                          |
| DL     | DEAD LOAD                                  | RS     | ROUGH SAWN                            |
|        |                                            | RT     | RIGHT                                 |
| EA     | EACH                                       |        |                                       |
| ELEC   | ELECTRIC                                   | SA     | SUPPLY AIR                            |
|        | ELECTRIC                                   | SALV   | SAVAGE                                |
| EPDM   | ETHYLENE PROPYLENE DIENE MONOMER           | SC     | SOLID CORE                            |
| EPS    | EXPANDED POLYSTYRENE BOARD (INSULATION)    | SCHD   | SCHEDULE                              |
| EQ     | EQUAL                                      | SCRN   | SCREEN                                |
| EQ SP  | EQUALLY SPACED                             | SD     | SMOKE DETECTOR                        |
| EQUIP  | EQUIPMENT                                  | SECT   | SECTION                               |
| EQUIN  | EQUIPMENT                                  | SF     | SQUARE FOOT (FEET)                    |
| ESMT   | ELEMENT                                    | SGL    | SINGLE GLASS DOOR                     |
| EST    | ESTIMATE                                   | SKD    | SKETCH                                |
| EST    | ESTIMATED                                  | SPC    | SPECIFICATION                         |
| ET     | ET CETERA                                  | SPK    | SPEAKER                               |
| EW     | EACH WAY                                   | SQ     | SQUARE                                |
| EXT    | EXTERNAL                                   | SQ IN  | SQUARE INCH                           |
| EXT    | EXTENDING                                  | SQ YD  | SQUARE YARD                           |
|        |                                            | SS     | STAINLESS STEEL                       |
| F      | FAHRENHEIT                                 | ST     | STREET                                |
| FA     | FIRE ALARM                                 | STC    | SOUND TRANSMISSION COEFFICIENT        |
| FF     | FIRE FIGHTER                               | STD    | STANDARD                              |
| FFI    | FIRE FIGHTER                               | STRUCT | STRUCTURAL                            |
| FIN    | FINISH                                     | SUB    | SUBSTITUTE                            |
| FLX    | FLEXIBLE                                   |        |                                       |
| FOC    | FACE OF CONCRETE                           | TBD    | TO BE DETERMINED                      |
|        | FACE OF CURB                               | T&G    | TONGUE AND GROOVE                     |
| FOF    | FACE OF FINISH                             | T&M    | TIE AND MATERIALS                     |
| FOH    | FACE OF MASONRY                            | TEL    | TELECOMMUNICATIONS                    |
| FOV    | FACE OF SLAB OR FACE OF STUD               | TEMP   | TEMPERATURE                           |
| FW     | FACE OF WALL                               | THRU   | THROUGH                               |
| FP     | FIRE PROTECTION                            | TEMP   | TEMPERATURE                           |
|        | FIREPROOF                                  | TO     | TOP OF                                |
| FM     | FEET PER MINUTE                            | TOF    | TOP OF FOUNDATION                     |
| FPS    | FEET PER SECOND                            | TOP    | TOP OF BEAM                           |
| FT     | FEET                                       | TOP    | TOP OF MASONRY                        |
| ITE    | FOOTING                                    | TOP    | TOP OF PARAPET                        |
| IV     | FLUE VENT                                  | TOS    | TOP OF STEEL                          |
| GAL    | GALLON                                     | TOW    | TOP OF WALL                           |
| GALV   | GALVANIZED                                 | TSAT   | TERMINATING                           |
|        | GENERAL CONTRACTOR                         | TR     | TRIMMER (CROSS STUD)                  |
| GEN    | GENERAL                                    | TV     | TELEVISION                            |
|        | GROUND FAULT CIRCUIT INTERRUPTER           | TYPE   | TYPICAL                               |
| GFCI   | GROUND FAULT CIRCUIT INTERRUPTER           | U      | HEAT TRANSFER COEFFICIENT             |
| GFI    | GROUND FAULT CIRCUIT INTERRUPTER           | UL     | UNDERGROUND                           |
| GFR    | GLASS-FIBER-REINFORCED CONCRETE            | UPS    | UNINTERRUPTIBLE POWER                 |

|                                                                                                       |                                                                                                              |                                                                  |
|-------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| JOINTS BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW                 | (2) 80 COMMON<br>(2) 100 BOX<br>(3) 2" x 0.131" NAILS<br>(3) 2" 14 GAGE STAPLES, 7/16" CROWN                 | TOE NAIL EACH END                                                |
| BLOCKING BETWEEN RAFTERS OR TRUSS                                                                     | (2) 80 COMMON<br>(2) 2" x 0.131" NAILS<br>(3) 2" 14 GAGE STAPLES                                             | TOE NAIL EACH END                                                |
| CEILING JOISTS TO TOP PLATE                                                                           | (2) 80 COMMON<br>(4) 100 BOX<br>(4) 2" x 0.131" NAILS<br>(4) 2" 14 GAGE STAPLES, 7/16" CROWN                 | TOENAIL EACH JOIST                                               |
| CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER LAPS OVER PARTITIONS                                   | (3) 100 BOX                                                                                                  | FACE NAIL                                                        |
| COLLAR TIE TO RAFTER                                                                                  | (3) 100 COMMON<br>(4) 100 BOX<br>(4) 2" x 0.131" NAILS<br>(4) 2" 14 GAGE STAPLES, 7/16" CROWN                | FACE NAIL                                                        |
| RAFTER OR ROOF TRUSS TO TOP PLATE                                                                     | (3) 100 COMMON<br>(3) 100 BOX<br>(4) 100 BOX<br>(4) 2" x 0.131" NAILS<br>(4) 2" 14 GAGE STAPLES, 7/16" CROWN | TOE NAIL                                                         |
| ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS, OR ROOF RAFTER TO 2x RIDGE BEAM                          | (2) 160 COMMON<br>(3) 100 BOX<br>(3) 2" x 0.131" NAILS<br>(3) 2" 14 GAGE STAPLES, 7/16" CROWN                | END NAIL                                                         |
| ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS, OR ROOF RAFTER TO 2x RIDGE BEAM                          | (3) 100 COMMON<br>(4) 100 BOX<br>(4) 2" x 0.131" NAILS<br>(4) 2" 14 GAGE STAPLES, 7/16" CROWN                | TOE NAIL                                                         |
| WALL STRUCTURAL MEMBERS                                                                               |                                                                                                              |                                                                  |
| BUILT-UP STUDS NOT AT BRACED WALL PANELS                                                              | 160 COMMON<br><br>100 BOX<br>2" x 0.131" NAILS<br>2" 14 GAGE STAPLES, 7/16" CROWN                            | 24" OC FACE NAIL<br><br>12" OC FACE NAIL                         |
| BUILT-UP CORNER STUDS AND BUILT-UP STUDS AT BRACED WALL PANELS                                        | 160 COMMON<br><br>160 BOX<br><br>2" x 0.131" NAILS<br>2" 14 GAGE STAPLES, 7/16" CROWN                        | 16" OC FACE NAIL<br><br>12" OC FACE NAIL<br><br>12" OC FACE NAIL |
| BUILT-UP HEADER, TWO OR MORE PIECES WITH DISAPPLYWOOD SPACERS AS NEEDED TO FLUSH OUT WITH STUDS BELOW | 160 COMMON<br><br>160 BOX                                                                                    | 16" OC EACH FACE, FACE NAIL<br>12" OC EACH FACE, FACE NAIL       |
| CONTINUOUS HEADER, TWO PIECES                                                                         | 160 COMMON                                                                                                   | 16" OC EACH FACE, FACE NAIL                                      |
| CONTINUOUS HEADER TO STUD                                                                             | 160 COMMON<br><br>160 BOX                                                                                    | 16" OC EACH FACE, FACE NAIL<br>12" OC EACH FACE, FACE NAIL       |
| DOUBLE TOP PLATES                                                                                     | 160 COMMON<br><br>100 BOX<br>2" x 0.131" NAILS<br>2" 14 GAGE STAPLES, 7/16" CROWN                            | 16" OC FACE NAIL<br>12" OC FACE NAIL                             |
| DOUBLE TOP PLATES, MINIMUM 24-INCH LAP SPICE AT END JOINTS                                            | (8) 160 COMMON<br>(12) 160 BOX<br>(12) 2" x 0.131" NAILS<br>(12) 2" 14 GAGE STAPLES, 7/16" CROWN             | FACE NAIL EACH SIDE OF END JOINT IN OVERLAPPED AREA              |
| BOTTOM PLATE TO JOIST, ROW JOIST, BAND JOIST, OR BLOCKING (NOT AT BRACED WALL PANELS)                 | 160 COMMON<br><br>160 BOX<br>2" x 0.131" NAILS<br>2" 14 GAGE STAPLES, 7/16" CROWN                            | 16" OC FACE NAIL<br>12" OC FACE NAIL                             |
| BOTTOM PLATE TO JOIST, ROW JOIST, BAND JOIST, OR BLOCKING AT BRACED WALL PANELS                       | (2) 160 COMMON<br>(3) 160 BOX<br>(4) 2" x 0.131" NAILS<br>(4) 2" 14 GAGE STAPLES, 7/16" CROWN                | 16" OC FACE NAIL                                                 |
| STUD TO TOP OR BOTTOM PLATE                                                                           | (4) 80 COMMON<br>(4) 100 BOX<br>(4) 2" x 0.131" NAILS<br>(4) 2" 14 GAGE STAPLES, 7/16" CROWN                 | TOENAIL                                                          |
| STUD TO TOP OR BOTTOM PLATE                                                                           | (2) 160 COMMON<br>(3) 100 BOX<br>(3) 2" x 0.131" NAILS<br>(3) 2" 14 GAGE STAPLES, 7/16" CROWN                | END NAIL                                                         |
| TOP PLATES, LAPS AT CORNERS, AND INTERSECTIONS                                                        | (2) 160 COMMON<br>(3) 100 BOX<br>(3) 2" x 0.131" NAILS<br>(3) 2" 14 GAGE STAPLES, 7/16" CROWN                | FACE NAIL                                                        |
| 1" BRACE TO EACH STUD AND PLATE                                                                       | (2) 80 COMMON<br>(2) 100 BOX<br>(2) 2" x 0.131" NAILS<br>(2) 2" 14 GAGE STAPLES, 7/16" CROWN                 | FACE NAIL                                                        |

|                                                                            |                                                                                                                                                                                           |                                                                                                                                        |
|----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| JOIST TO BELL, TOP PLATE, OR GIRDER                                        | (2) 8D COMMON<br>(3) 10D BOX<br>(4) 3" x 0.131" NAILS<br>(6) 3" x 14 GAGE STAPLES, 7/16" CROWN                                                                                            | TOP NAIL                                                                                                                               |
| RIM JOIST, AND JOIST OR BLOODING TO TOP PLATE, BELL OR OTHER FRAMING BELOW | 8D COMMON<br>10D BOX<br>3" x 0.131" NAILS<br>3" x 14 GAGE STAPLES, 7/16" CROWN                                                                                                            | 6" OC TOP NAIL                                                                                                                         |
| BUILT-UP GIRDERS AND BEAMS USING 2x LAYERS                                 | 20D COMMON<br><br>10D BOX<br>3" x 0.131" NAILS<br>3" x 14 GAGE STAPLES, 7/16" CROWN<br><br>AND<br>(2) 20D COMMON<br>(3) 10D BOX<br>3" x 0.131" NAILS<br>3" x 14 GAGE STAPLES, 7/16" CROWN | 32" OC FACT NAIL<br>STAGGERED TOP & BOTTOM<br>ON OPPOSITE SIDES<br><br>24" OC FACT NAIL<br>STAGGERED TOP & BOTTOM<br>ON OPPOSITE SIDES |
| LEDGER STRIP SUPPORTING JOISTS OR RAFTERS                                  | (3) 16D COMMON<br>(4) 10D BOX<br>(6) 3" x 0.131" NAILS<br>(6) 3" x 14 GAGE STAPLES, 7/16" CROWN                                                                                           | FACE NAIL AT ENDS AND AT EACH SPLICE                                                                                                   |
| JOIST TO BAND JOIST OR RIM JOIST                                           | (3) 16D COMMON<br>(4) 10D BOX<br>(6) 3" x 0.131" NAILS<br>(6) 3" x 14 GAGE STAPLES, 7/16" CROWN                                                                                           | END NAIL                                                                                                                               |
| BLOODING OR BLOODING TO JOIST, RAFTER OR TRUSS                             | (2) 8D COMMON                                                                                                                                                                             | TORNAIL AT EACH END                                                                                                                    |

STRUCTURAL DRAWINGS SHOW THE COMPLETED PROJECT. THEY DO NOT INCLUDE COMPONENTS THAT MAY BE NECESSARY FOR CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY ON AND AROUND THE JOBSITE DURING CONSTRUCTION.

GENERAL STRUCTURAL NOTES SHALL BE USED ALONG WITH THE SPECIFICATIONS ON THE DRAWINGS. WHEN THE STRUCTURAL NOTES, DRAWINGS OR SPECIFICATIONS DISAGREE, THE CONTRACTOR MAY REQUEST A CLARIFICATION DURING THE BIDDING PERIOD. OTHERWISE THE MORE STRINGENT REQUIREMENTS SHALL CONTROL.

PROVIDE ALL TEMPORARY BRACING, SHORING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.

ESTABLISH AND VERIFY ALL OPENINGS, VOIDS, AND INSERTS FOR MECHANICAL, ELECTRICAL AND PLUMBING WITH THE APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.

VERIFY AND COORDINATE ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK. NOTIFY THE DESIGNER OF ANY DISCREPANCIES OR INCONSISTENCIES.

STRUCTURAL DETAILS DETAILS ARE APPLICABLE WHERE INDICATED BY SECTION CUT. BY NOTE OR BY DETAIL. TELL. PROVIDE SIMILAR DETAILS AT SIMILAR CONDITIONS UNLESS NOTED OTHERWISE. THE CONTRACTOR MAY REQUEST A CLARIFICATION DURING THE BIDDING PERIOD. OTHERWISE THE MORE STRINGENT REQUIREMENTS SHALL CONTROL.

REFER TO ARCHITECTURAL AND/OR CIVIL DRAWINGS FOR ALL SLAB ELEVATIONS AND SLOPES NOT NOTED. ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL AND SIGNATURE OF A STRUCTURAL ENGINEER REGISTERED IN ARIZONA.

CHANGES TO THE DESIGN OF THE STRUCTURE WHICH ARE PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW BY THE STRUCTURAL ENGINEER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL STRUCTURAL AND NON-STRUCTURAL ELEMENTS AFFECTED BY THE PROPOSED CHANGE. THE COST OF ANY DESIGN WORK NECESSITATED BY SUCH A PROPOSED CHANGE SHALL BE BORNE BY THE CONTRACTOR.

THE COST OF DESIGN WORK RESULTING FROM ERRORS OR OMISSIONS IN CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR.

**DESIGN CRITERIA:**

**BUILDING CODE:**  
REFER TO BUILDING PLANS COVER SHEET

**LOADING:**

|                |                                      |
|----------------|--------------------------------------|
| ROOF LIVE LOAD | 20 PSF (ON HORIZONTAL PROJECTION)    |
| ROOF DEAD LOAD | 20 PSF                               |
| WIND LOAD      | 175 MPH (ELIMINATE) ZONE: EXPOSURE C |

**SEISMIC DESIGN CATEGORY:** B

**SEISMIC SDS:** 0.157

**SEISMIC SDI:** 0.200

**SEISMIC SITE CLASS:** D

**SEISMIC R FACTOR:** 6.5 (LIGHT FRAME SHEAR WALLS)

**SOILS:**

NO SOILS REPORT - 1,500 PSF BEARING CAPACITY ASSUMED

FINISHED FLOOR ELEVATION OF FIRST FLOOR UNLABLE AREAS SHALL MATCH THE EXISTING FINISHED FLOOR.

ALL FOOTINGS ARE TO BE FOUNDED AT NOT LESS THAN 1'-0" BELOW LOWEST ADJACENT FINISH FLOOR OR FINISH GRADE, WHICHEVER IS DEEPER. UNLESS OTHERWISE NOTED, SOILS HAVING A MINIMUM BEARING CAPACITY OF 1,500 PSF. UNLESS OTHERWISE NOTED ON A SCALED SOILS REPORT.

BACKFILL EXCAVATIONS AS PROMPTLY AS WORK PERMITS. BACKFILL AROUND BUILDING AND UP TO EDGE OF WALKS TO DRAIN WATER AWAY FROM BUILDING. LEAVE FINAL GRADE SLOPED SMOOTH.

ALL ENGINEERED FILL SHALL BE COMPACTED TO MIN 95% TEST UNLESS OTHERWISE NOTED.

EXCAVATION SOIL WORK, FOUNDATIONS, COMPACTION, OR ENGINEERED FILL SHALL COMPLY WITH MIN 95% COMPACTION TEST UNLESS OTHERWISE NOTED.

PRIORITY CHEMICAL TREATMENT SHALL BE APPLIED TO ALL AREAS UNDER FLOOR SLABS ON GRADE AND ADJACENT TO ALL STEEL WALLS AND AT ALL VERTICAL WALLS BELOW GRADE IN ORDER TO VARIANTE SPACE. CHEMICAL TREATMENT SHALL BE APPLIED BY AN ARIZONA LICENSED APPLICATOR. TREATMENT AGAINST TERMITES INFESTATION SHALL CONSIST OF AN APPROVED CHEMICAL. APPLICATION SHALL BE MADE MINIMUM TWELVE (12) HOURS PRIOR TO PLACING OF CONCRETE OVER TREATED AREAS. APPLY ONLY AFTER ALL PREPARATION FOR SLAB PLACEMENT HAS BEEN COMPLETED OR AS SPECIFICALLY NOTED BY THE CHEMICAL MANUFACTURER.

**CONCRETE**

**EXTERIOR FLATWORK:**

EXTERIOR FLATWORK SHALL RECEIVE BREATHE FINISH. GARAGE FLATWORK SHALL RECEIVE BROOM FINISH.

28 DAY COMPRESSIVE STRENGTHS ARE TO BE AS FOLLOWS:

|                  |                                                  |
|------------------|--------------------------------------------------|
| FOUNDATIONS      | 3,000 PSI AT 28 DAYS, TYPE I CONCRETE, 3 BAG MIN |
| FLOOR SLABS      | 3,000 PSI AT 28 DAYS, MAX SLUMP EQUAL TO 4"      |
| WALLS AND DRIVES | 3,000 PSI AT 28 DAYS                             |

PROVIDE CONTROL JOINTS PER CONTROL JOINT PLAN (IF PROVIDED) OR AT 225 SQUARE FEET IN AREAS AS SQUARE AS POSSIBLE. CONTROL JOINT DEPTH TO BE 1/4 OF SLAB THICKNESS AND OF UNIFORM CONSISTENCY IN TERMS OF DEPTH AND WIDTH.

ANCHOR BOLTS SHALL BE PLACED AT ALL BEARING WALLS AS NOTED ON THE BRACED WALL OR SHEAR WALL PLAN. ANCHOR BOLTS SHALL BE MINIMUM 1/2" DIAMETER WITH 2" EMBEDMENT AND SHALL BE LOCATED AT 4'-0" OC AND WITH 12" OC PRESERVATIVE TREATED PLATE GUSSET. INTERIOR NON-BEARING PRESERVATIVE TREATED PLATES SHALL BE ATTACHED TO THE SLAB WITH H.U.B. GUSSET OR 1/4" DIAMETER BY 2" LONG POWDER ACTIVATED FASTENERS AT 8" OC THROUGH THE CENTER OF PRESERVATIVE TREATED PLATES.

FOR SIMPSON HOLD-DOWNS OR ANCHORS, REFER TO INSTALLATION INSTRUCTIONS PROVIDED BY SIMPSON STRONG-TIE.

ALL EXPANSION BOLTS SHALL BE RED HEAD TRUBOLT 3/8" E250 OR EQUAL WITH 180 DEGREE WEDGING ACTION.

LINETS SHALL BE POWERS STEEL LINETS OVER MASONRY OPENINGS OR STEEL ANGLE AS SPECIFIED ON THE PLANS.

**WOOD**

**DIMENSIONAL LUMBER**

ALL LUMBER IN DIRECT CONTACT WITH MASONRY SHALL BE PRESERVATIVE TREATED.

ALL TO BE GRADE STAMPS PER W.C.B. RULES. FRAMING LUMBER SHALL COMPLY WITH THE 2009 EDITION OF THE NATIONAL DESIGN SPECIFICATION. MAXIMUM MOISTURE CONTENT SHALL NOT EXCEED 19%. UNLESS OTHERWISE NOTED, ALL SAWN LUMBER SHALL BE DOUGLAS FIR-LARCH WITH THE FOLLOWING GRADES:

|                                |    |
|--------------------------------|----|
| ALL 2x JOISTS, BEAMS AND POSTS | #2 |
| 4x BEAMS AND POSTS             | #1 |
| 6x, 8x BEAMS AND POSTS         | #1 |

AS A MINIMUM, PROVIDE 2X SOLID BLOCKING AT MIDSPAN OF ALL JOISTS SPANNING LENGTH 4'-0". DOUBLE UP STUDS BELOW ALL BEAMS, DOUBLE UP JOISTS OVER MASONRY OR EQUIPMENT. PROVIDE 2X BLOCKING AT MID-HEIGHT OF ALL STRUCTURAL WALLS.

**GULF LAMINATED BEAMS**

TO BE GRADE STAMPED PER A.I.C. DOUGLAS FIR-LARCH COMBINATION 24F-18 FOR CONTINUOUS SPANS AND D.F.V.A. COMBINATION 24F-14 FOR SIMPLE SPANS. GLUED WITH WATERPROOF GLUE.

**GULF LAMBS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:**

|                            |
|----------------------------|
| FB-2400PS                  |
| FB-2400PS                  |
| FC (PERPENDICULAR) 650 PSI |
| E = 1,800,000 PSI          |

**PLYWOOD**

ALL PLYWOOD SHALL CONFORM TO PRODUCT STANDARD 1-83 OR APA PRG-108 AND HAVE AN EXTORTOR OR EXPOSURE 1 DURABILITY CLASSIFICATION, AND SHALL BEAR THE STAMP OF AN A.C. APPROVED TESTING AGENCY. APA RATED SHEATHING (E.E. WATERBOARD AND ORIENTED STRAND BOARD) CONFORMING TO ENR-108 AND WITH THE EQUIVALENT DURABILITY CLASSIFICATION. THICKNESS AND SPAN RATIO MAY BE SUBSTITUTED FOR PLYWOOD. JAP UP SHEETS WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS AND STAGGER JOINTS.

ROOF SHEATHING TO BE MINIMUM 1/2" CDX PLYWOOD OR 7/16" OSB (APA 307E) SPAN RATED WITH BD NAJLNG AT 12" OC IN FIELD AND 8" OC AT FULLY BLOCKED EDGES UNLESS OTHERWISE NOTED AT ROOF FRAMING PLAN. GAP ALL ROOF SHEATHING PER MANUFACTURER'S SPECIFICATIONS. INSTALL H-CLIPS ON 7/16" OSB OR 1/2" PLYWOOD ROOF SHEATHING, AS AN ALTERNATE TO BLOCKING AND H-CLIPS, PROVIDE 2x10 OR BETTER SPAN RATED 2x10 SHEATHING.

EXTERIOR WALL SHEATHING TO BE MINIMUM 5/8" EXPOSURE 1 PLYWOOD OR OSB WITH BD NAJLNG AT 12" OC IN FIELD AND 8" OC AT FULLY BLOCKED EDGES UNLESS OTHERWISE NOTED AT BRACED WALL PLAN OR SHEAR WALL PLAN.

FLOOR SHEATHING SHALL BE MINIMUM 1/2" T&G WITH A 4824 SPAN RATING AND #1/3 3/4" SCREWING AT 12" OC IN FIELD AND 8" OC AT JOINTS. EDGES, PROVIDE SUB-FLOOR CONSTRUCTION EXCEPT IMMEDIATELY PRIOR TO FASTENING SUBFLOORING TO FLOOR STRUCTURE.

**WOOD CONNECTORS**

ALL LUMBER CONNECTORS SPECIFIED AS "TYPICAL" TYPE TO BE MANUFACTURED BY THE "SIMPSON STRONG-TIE COMPANY" OR A PRE-APPROVED EQUAL, WHICH HAS AN EQUAL OR GREATER RATING AS SHOWN IN AN APPROVED LISTING REPORT.

FOR CONNECTIONS NOT SPECIFICALLY KEYNOTED ON THE PLANS, REFER TO FASTENING SCHEDULE.

**SPECIAL INSPECTIONS**

SPECIAL INSPECTION IS REQUIRED DURING THE FOLLOWING OPERATIONS PER NBC CHAPTER 17:

BY GEOTECHNICAL ENGINEER - GRADING, EXCAVATION AND FILLING, DURING EARTHWORK EXCAVATIONS, GRADING AND FILLING AS REQUIRED TO SATISFY REQUIREMENTS OF NBC CHAPTER 17, INCLUDING PLACEMENT OF ENGINEERED FILL.

WELDING DURING ALL STRUCTURAL, FIELD WELDING AND SHOP WELDING INCLUDING WELDING OF REINFORCING STEEL, EXCEPT WELDING FORMED IN A WELDING SHOP APPROVED BY THE BUILDING OFFICIAL.

EPoxy INSTALLATIONS, DURING INSTALLATION OF ALL REINFORCING BARS OR ALL TIE RODS TO ENSURE THAT EPOXY PREPARATION, INSTALLATION AND CURE REQUIREMENTS HAVE BEEN MET.

**FUTURE PERMANENT**

THIS PROJECT IS NOT DESIGNED FOR FUTURE EXPANSION UNLESS SPECIFICALLY NOTED ON THE PLANS.

The diagram illustrates the installation of various types of nails and screws into wood, showing their relative positions and dimensions. The vertical axis represents depth in inches, ranging from 0" to 3 1/2". The horizontal axis represents the width of the wood, with dimensions for the spacing of the fasteners.

**Fasteners and Dimensions:**

- 16D COMMON:** 141 LBS. Spacing: 0.162"
- 16D BOX:** 133 LBS. Spacing: 0.130"
- 16D SKINER:** 105 LBS. Spacing: 0.148"
- 10D COMMON:** 105 LBS. Spacing: 0.148"
- 10D BOX:** 87 LBS. Spacing: 0.128"
- 8D COMMON:** 60 LBS. Spacing: 0.131"
- 8D BOX:** 72 LBS. Spacing: 0.112"
- 30S LENGTH VARIER:** 2 1/2" TO 3 1/2" 190-250 LBS. Spacing: 0.25"

GENERAL CONTRACTOR  
HOLTZMAN HOME IMPROVEMENT, LLC  
1105 WEST UNIVERSITY DRIVE #100  
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800 242000 8-3 / 208-443 0837  
602-329-0574  
480-272-7793 FAX  
H@H.HOLTZMAN-HOMEIMPROVEMENT.COM

DOCUMENTATION:  
 TRUESPACE  
 JASON COMER  
 5194 EAST CANELBACK ROAD #128  
 PHOENIX, ARIZONA 85018  
 480-373-7834  
 JASCOMER@GMAIL.COM

| REVISION | DATE |
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**BUILDING PERMIT SET**

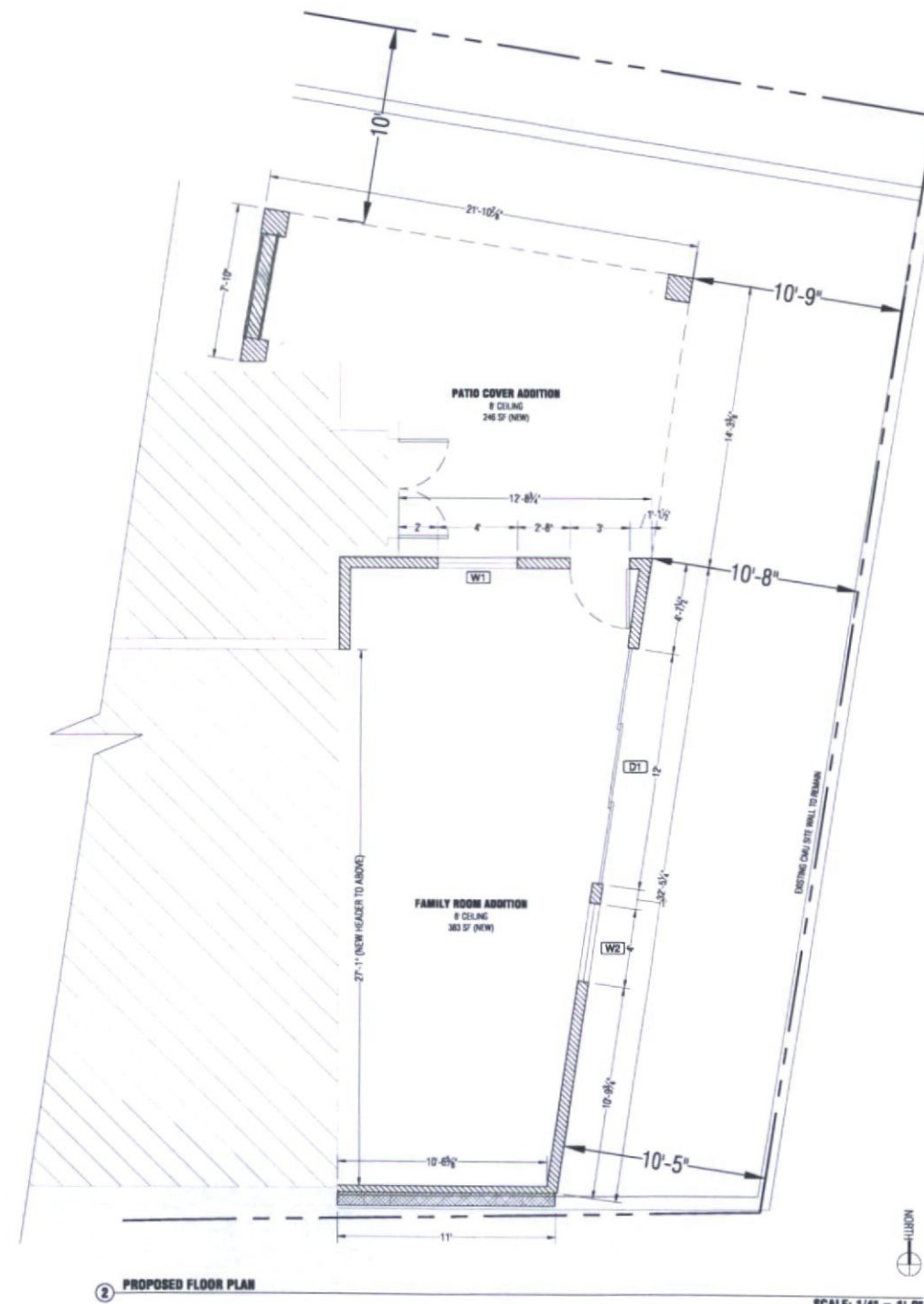
ISSUED: JANUARY 16, 2019

**GENERAL PROJECT NOTES  
AND FASTENING SCHEDULE**

**C1.2**



3-HP-2019  
STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
1/25/19  
DATE INITIALS



| DOOR & WINDOW SCHEDULE |                              |          |                        |  |
|------------------------|------------------------------|----------|------------------------|--|
| TAG                    | SIZE                         | MATERIAL | NOTES                  |  |
| W1                     | 4040 FX                      | WOOD     | ALREADY PURCHASED      |  |
| W2                     | 4040 FX                      | WOOD     | ALREADY PURCHASED      |  |
| D1                     | 12'-0" WIDE x 8'-0" HIGH DND | WOOD     | PELLA ARCHITECT SERIES |  |



DOCUMENTATION  
JASON CORNER, ARCHITECT  
3784 EAST CAMELBACK ROAD #125  
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HISTORIC PRESERVATION  
SUBMITTAL

653-P8-2018 80A/HP

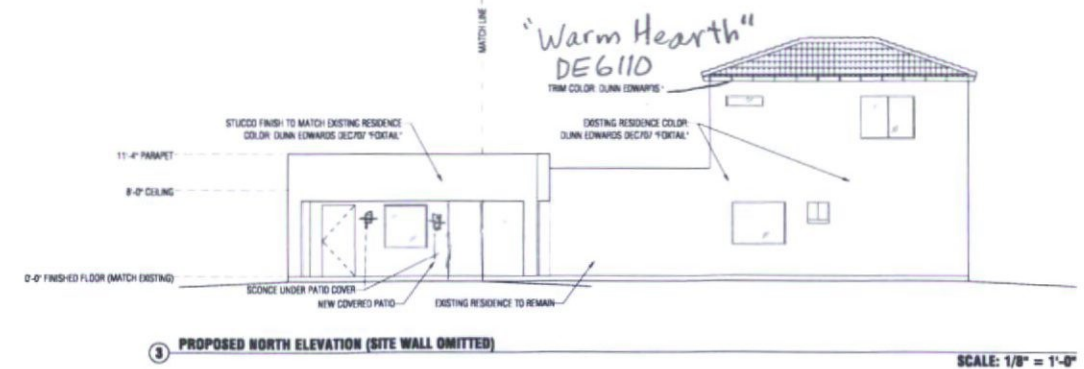
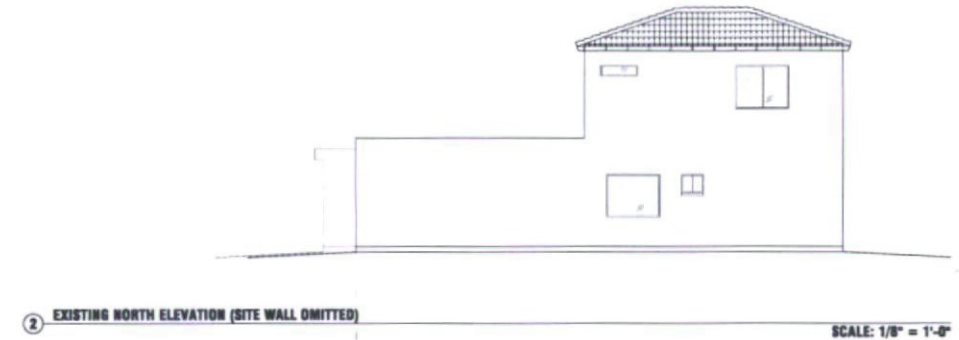
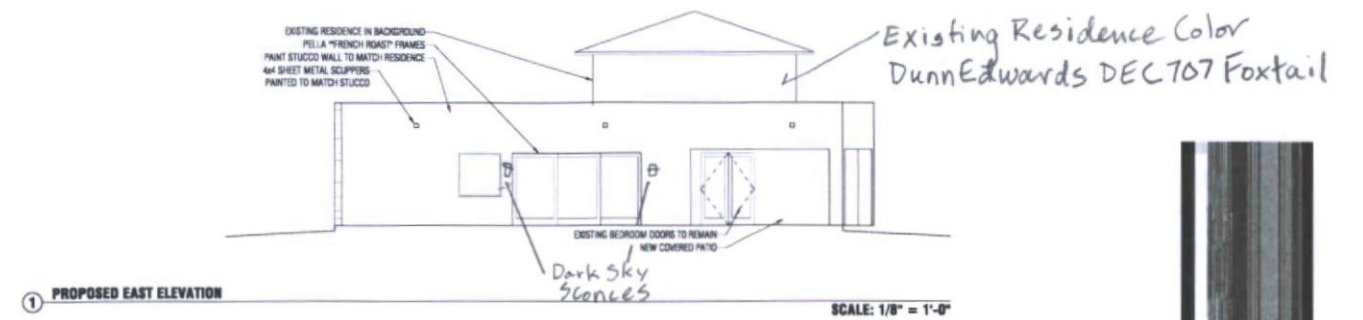
ISSUED: 12/3/2018

FLOOR PLAN  
**A1.0**

And  
A1.1

YVK 15 Jan 19





3-MP-2019  
STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
1/25/19  
DATE INITIALS

24K 15 Jan '19



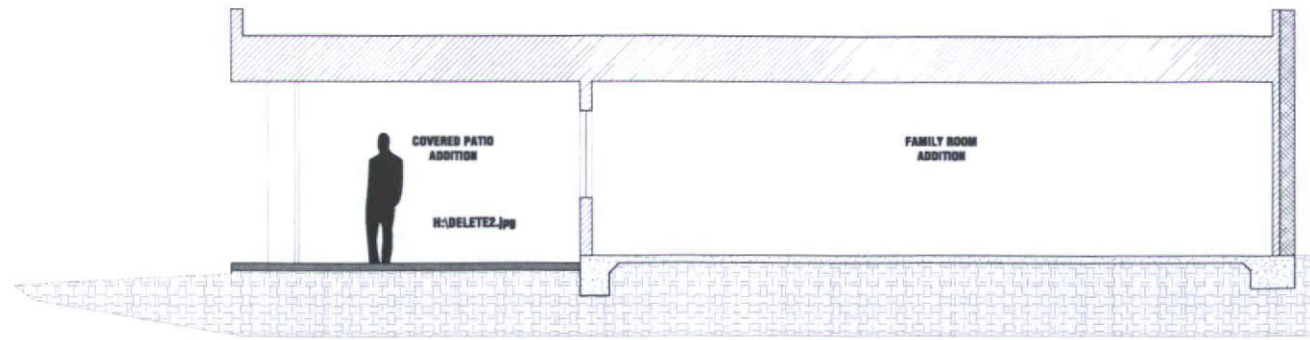
DOCUMENTATION  
JASON COMER, ARCHITECT  
3104 EAST CAMELBACK ROAD #106  
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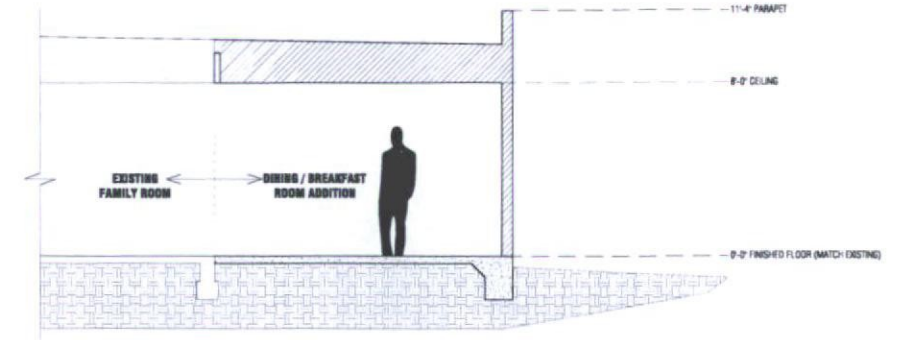
HISTORIC PRESERVATION  
SUBMITTAL  
653-PA-2018 BDA/HP

ISSUED: 12/3/2018  
ELEVATIONS  
A2.0



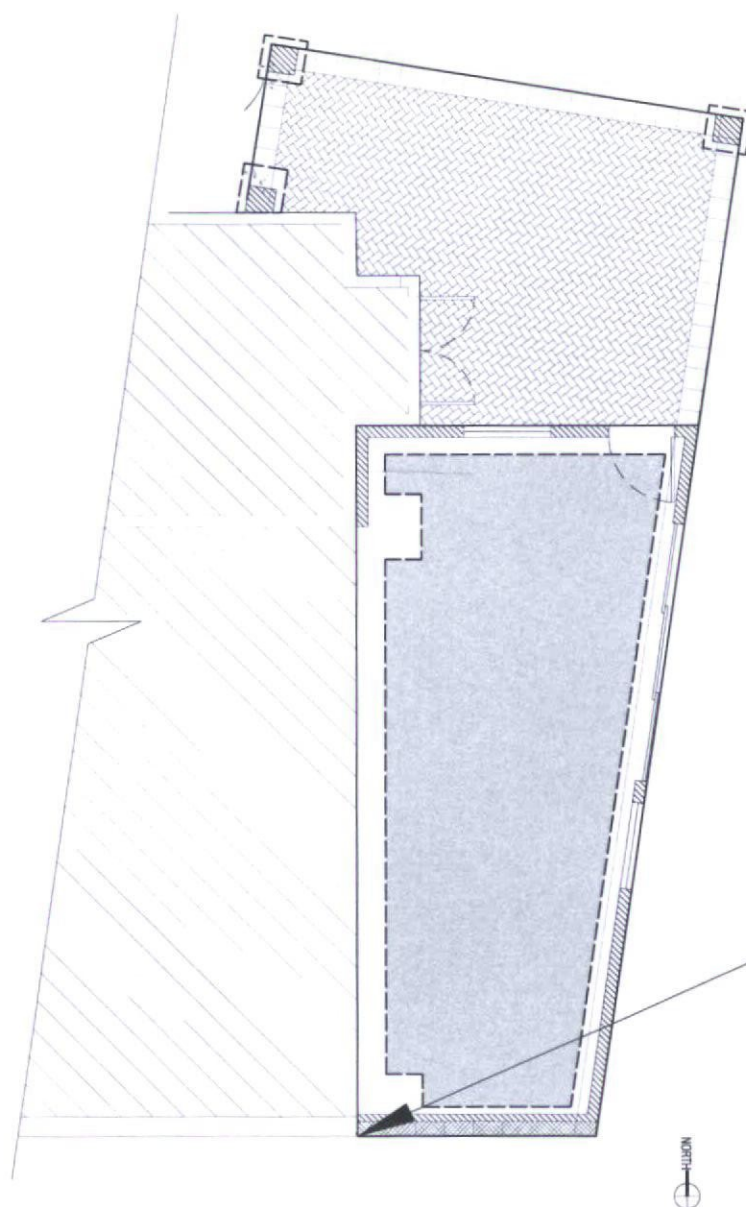
4 LONGITUDINAL SECTION AT ADDITION

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



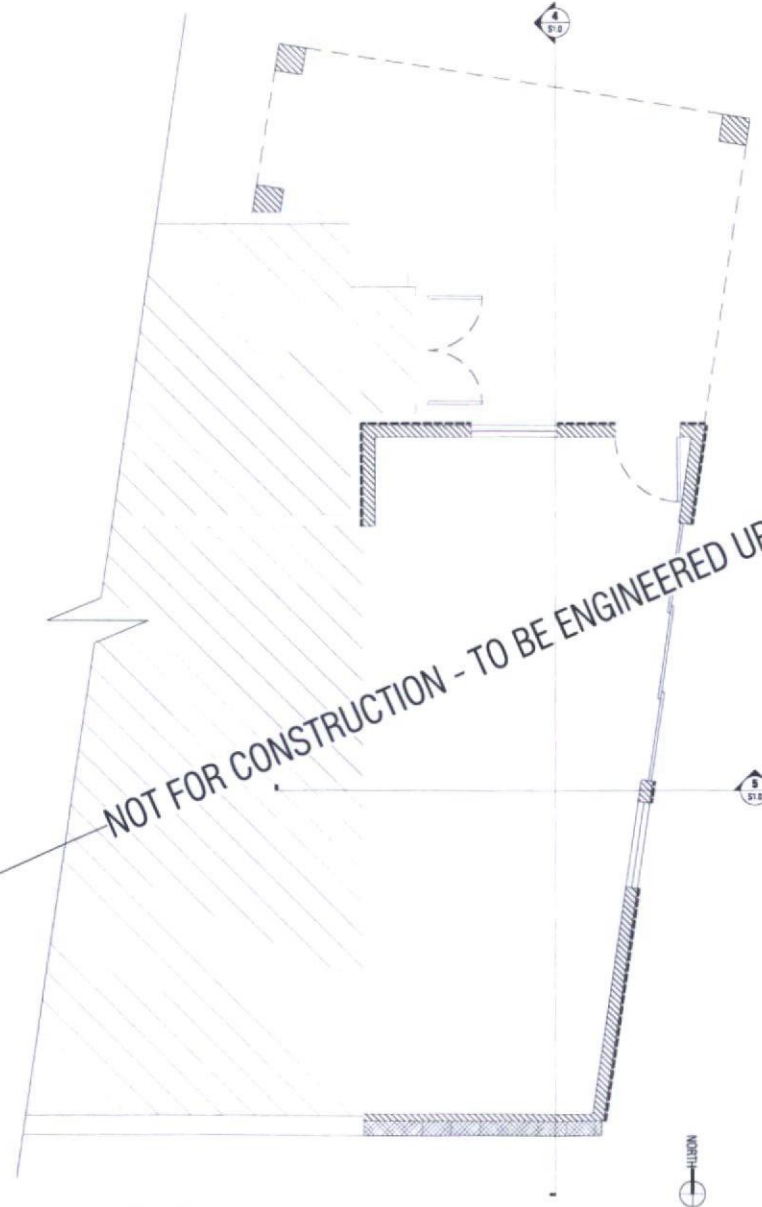
5 LATERAL SECTION AT ADDITION

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



1 FOUNDATION PLAN

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



2 BRACED WALL PLAN

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



3 ROOF FRAMING PLAN

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

NOT FOR CONSTRUCTION - TO BE ENGINEERED UPON HP APPROVAL



DOCUMENTATION  
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HISTORIC PRESERVATION  
SUBMITTAL

SSS-PH-2016 BDA/HP

ISSUED: 12/3/2018

STRUCTURAL PLANS

**S1.0**



ELECTRICAL NOTES

ELECTRICIAN TO VERIFY POWER REQUIREMENT WITH MANUFACTURER'S SPECIFICATION FOR ACTUAL EQUIPMENT INSTALLED INCLUDING HVAC (BOTH INDOOR AIR HANDLERS AND OUTDOOR COMPRESSORS) TO ENSURE PROPER BREAKER SIZE. WHERE MANUFACTURER'S RECOMMENDATION CONFLICTS WITH PANEL SCHEDULE, MANUFACTURER'S SPECIFICATION SHALL PREVAIL.

SMOKE DETECTORS SHALL BE HARDWIRED AND INTERCONNECTED ON DEDICATED CIRCUIT. VERIFY EXISTING SMOKE DETECTORS AT BEDROOMS AND AT HALLWAY OUTSIDE BEDROOMS. VERIFY CARBON MONOXIDE DETECTOR. PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS ON DEDICATED 15 AMP CIRCUIT IF ABSENT.

PROVIDE GFI RECEPTACLE UL-LISTED FOR EXTERIOR USE WITHIN 20' AND LINE OF SIGHT OF HVAC OUTDOOR CONDENSING UNITS. THIS RECEPTACLE SHALL BE ON A 15- OR 20-AMP CIRCUIT AND SHALL NOT BE CONNECTED TO THE LOAD SIDE OF HVAC DISCONNECT.

PROVIDE SERVICE DISCONNECT AT HVAC OUTDOOR CONDENSING UNITS. VERIFY POWER REQUIREMENTS WITH MECHANICAL SYSTEM SPECIFICATIONS. REFER TO MECHANICAL PLANS AND WITH ACTUAL EQUIPMENT AS DELIVERED TO THE SITE PRIOR TO INSTALLATION.

PROVIDE ARC FAULT PROTECTION (AFP) TO ALL 15- OR 20-AMP CIRCUITS SERVING NEW GREAT ROOM ADDITION.

75% OF ALL LIGHTING TO HAVE HIGH-EFFICACY LAMPS TO MEET THE 2012 IECC.

MAXIMUM OF 12 RECEPTACLES ON A SINGLE CIRCUIT.

TYPICAL SWITCH BOXES 50" AFF.

TYPICAL RECEPTACLE BOXES 16" AFF UNLESS OTHERWISE NOTED (WALL MOUNTED TV).

RECEPTACLE AT 54" AFF FOR WALL MOUNTED FLAT SCREEN TV.

PROVIDE STAPLES FROM WIRE TO CENTER OF STUD WITHIN 6" OF J-BOXES.

PROVIDE STAPLES FROM WIRE TO CENTER OF STUD @ 36" OC IN WALLS.

PROVIDE 16GA METAL PLATES WHERE WIRES PASS THROUGH STUDS (SIMPSON MS1 OR EQUIVALENT).

ELECTRICAL SYMBOL KEY

- SWITCH
- DIMMER SWITCH
- SWITCH CONTROLLED FROM 2 LOCATIONS
- TIMER SWITCH, LUTRON MAESTRO OR EQUIVALENT
- HARDWIRED, INTERCONNECTED SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- VENTILATION FAN, REFER TO MECHANICAL SHEETS
- TAMPER RESISTANT DUPLEX RECEPTACLE
- TAMPER RESISTANT GFI PROTECTED DUPLEX RECEPTACLE
- TAMPER RESISTANT WEATHERPROOF GFI DUPLEX RECEPTACLE UL-LISTED FOR USE IN WET LOCATIONS
- 220V APPLIANCE RECEPTACLE
- 4" LED RECESSED CAN, IC-RATED IF IN INSULATION
- WALL MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE LISTED FOR EXTERIOR USE
- SURFACE MOUNTED UTILITY LIGHT FIXTURE
- TSTAT THERMOSTAT
- CEILING FAN WITH LIGHT, JOCK LISTED TO SUPPORT 50 LB.

1 ELECTRICAL LIGHTING PLAN

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

2 ELECTRICAL POWER PLAN

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

To Be Completed  
Upon H.P. Approval

Jason, 4  
Scorces  
Dark Sky

DOCUMENTATION  
TRUESPACE  
JASON CORNER  
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REVISION DATE  
HISTORIC PRESERVATION  
SUBMITTAL  
653-PA-2018 804/HP

ISSUED: 3/13/2018  
ELECTRICAL PLANS  
E1.0

dykh  
15 Jan 19