



# CERTIFICATE OF NO EFFECT

## - HISTORIC RESOURCES

20-HP-2019

Ekstrand Townhouse Fire  
Reconstruction

APPLICATION INFORMATION	
LOCATION: 5110 N 78th St	APPLICANT: Terry Shipman
PARCEL: 173-25-100	COMPANY: Terry Shipman
Q.S.: 19-46	ADDRESS: PO Box 1029 Mesa, AZ 85211
CODE VIOLATION #:n/a	PHONE: (480) 297-9636
<b>Request:</b> For approval of a Certificate of No Effect for window replacements and remodel work due to fire damage at the rear of an existing residence located at 5110 N. 78th Street with Multiple-family Residential Historic Property (R-5 HP) zoning.	

### 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 shall substantially conform to the plans and elevations stamped approved by Current Planning Staff on April 12, 2019.
2. Reconstructed Arizona room in the back of the home shall match the existing residence in exterior color, material, and texture.
3. With final plans, please provide HOA approval of the new work.
4. With final plans, please provide a site plan that clearly identifies remodel area/additions, existing work, property lines, street right of way width, existing site walls, and setbacks.
5. The two patio covers never received permits. With final plans, please note that the west patio cover will be removed and if you want to keep the northern patio cover, please include it in the scope of work as new to be retroactively permitted.
6. New work on common property lines will require written neighbor authorization.

### CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter, and a completed Owner/Builder form if applicable, and a permit application along with the following plan set(s) to the One-Stop-Shop for plan review (NOT OVER THE COUNTER):

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ARCHITECTURAL:  2 complete architectural plan sets and 3 separate site plans and elevations

**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:



DATE:

4/12/2019

Katie Posler

Donald Ekstrand Residence

5110 N 78<sup>th</sup> Street

Scottsdale, AZ 85250

Titan Restoration of AZ has been hired by Donald Ekstrand to bring the property to pre-loss condition following a lightening strike that occurred. These repairs include code upgrades throughout the home as well as upgrades to the Arizona Room to bring it up to code.

# Development Application



## Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other:
<input type="checkbox"/> Conditional Use Permit (UP)	<input checked="" type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Project Name: EKSTRAND HOME RESTORATION

Property's Address: 5110 N. 78TH ST SCOTTSDALE, AZ 85250

## Property's Current Zoning District Designation:

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: <u>DONALD EKSTRAND</u>	Agent/Applicant: <u>TERRY SHIPMAN</u>
Company:	Company: <u>TITAN RESTORATION OF AZ</u>
Address: <u>5110 N. 78th ST SCOTTSDALE AZ 85250</u>	Address: <u>2848 N OMAHA MESA AZ 85215</u>
Phone: <u>602-350-1141</u>	Phone: <u>480-649-5050</u>
Fax:	Fax: <u>480-222-0029</u>
E-mail: <u>dwekstrand@yahoo.com</u>	E-mail: <u>tshipman@titan911.com</u>
Designer:	Engineer:
Company:	Company:
Address:	Address:
Phone:	Phone:
Fax:	Fax:
E-mail:	E-mail:

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications<sup>1</sup> will be reviewed in a format similar to the Enhanced Application Review methodology.

<input type="checkbox"/> Enhanced Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
<input type="checkbox"/> Standard Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

	
Owner Signature	Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

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# Development Application

## Review Methodologies



### Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

#### **1. Enhanced Application Review Methodology**

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

#### **2. Standard Application Review Methodology:**

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion of the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

Note:

1. Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III.

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# Development Application

## Arizona Revised Statutes Notice



### §9-834. Prohibited acts by municipalities and employees; enforcement; notice

- A. A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.
- B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.
- C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.
- D. A municipality shall not request or initiate discussions with a person about waiving that person's rights.
- E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.
- F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.
- G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.

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# Request To Submit Concurrent Development Applications



## Acknowledgment and Agreement

The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more of the development applications are related to another development application. City Staff may agree to process concurrently where one or more of the development applications related to the approval of another development application upon receipt of a complete form signed by the property owner.

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input checked="" type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Owner: DONALD EKSTRAND

Company: \_\_\_\_\_

Address: 5110 N 78TH ST SCOTTSDALE AZ 85250

Phone: 602-350-1141

Fax: \_\_\_\_\_

E-mail: dwekstrand@yahoo.com

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications; 4) to placing a development application on hold in order to continue processing a concurrent development application that is related to an another development application; and 5) that upon completion of the City review(s) of the development applications, one or more of the development application(s) may not be approved.

Property owner (Print Name): DONALD EKSTRAND Title: \_\_\_\_\_

Date: 4-1-19

Official Use Only:	Submittal Date: _____
Request: <input type="checkbox"/> Approved or <input type="checkbox"/> Denied	_____
Staff Name (Print): _____	_____
Staff Signature: _____	Date: _____

## Planning and Development Services

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# **Affidavit of Authorization to Act for Property Owner**



1. This affidavit concerns the following parcel of land:

a. Street Address: 5110 N 78TH ST SCOTTSDALE, AZ 85250  
b. County Tax Assessor's Parcel Number: 173-25-100  
c. General Location: CHAPARREL RD + N. 78TH ST, SCOTTSDALE  
d. Parcel Size: 3998 SQ FT  
e. Legal Description: VILLA MONTEREY 6  
(If the land is a platted lot, then write the lot number, subdivision name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.

3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest, and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.

4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the Director of the Scottsdale Planning & Development Services Department a written statement revoking my authority.

5. I will immediately deliver to the Director of the City of Scottsdale Planning & Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.

6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.

7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land, and may expose me and the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed)

DONALD W. EKSTRAND

Date

4-1-, 2019

Signature

Mark Westfall

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# Appeals of Dedication, Exactions or Zoning Regulations



## Rights of Property Owner

In addition to the other rights granted to you by the U.S. and Arizona Constitution, federal and state law and city ordinances or regulations, you are hereby notified of your right to appeal the following City actions relating to your property:

- 1) Any dedication or exaction which is required of you by an administrative agency or official of the city as a condition of granting approval of your request to use, improve or develop your real property. This appeal right does not apply to a dedication or exaction required as part of a city legislative act (for example a zoning ordinance) when an administrative agency or official has no discretion to determine the dedication or exaction.
- 2) The adoption or amendment of a zoning regulation that creates a taking of property in violation of Arizona and federal court decision.

## Appeal Procedure

The appeal must be in writing and specify the City action appealed and the date final action was taken, and must be filed with or mailed to the hearing officer designated by the city within 30 days after the final action is taken

- No fee will be charged for filing
- The city Attorney's Office will review the appeal for compliance with the above requirements, and will notify you if your appeal does not comply
- Eligible appeals will be forwarded to the hearing officer, and a hearing will be scheduled within 30 days of receipt by the hearing officer of your request. Ten days notice will be given to you of the date, time and place of the hearing unless you indicate that less notice is acceptable to you.
- The City will submit a takings impact report to the hearing officer.
- In an appeal from a dedication or exaction, the City will bear the burden of proving that the dedication or exaction to be imposed on your property bears an essential nexus between the requirement and a legitimate governmental interest and that the proposed dedication or exaction is roughly proportional to the impact of the use, improvement or development you proposed.
- In an appeal from the adoption or amendment of a zoning regulation, the City will bear the burden of proving that any dedication or exaction requirement in the zoning regulation is roughly proportional to the impact of the proposed use, improvement, or development, and that the zoning regulation does not create a taking of property in violation of Arizona and federal court cases.
- The hearing officer must render his decision within five working days after the appeal is heard.
- The hearing officer can modify or delete a dedication or exaction or, in the case of an appeal from a zoning regulation, transmit a recommendation to the City Council.
- If you are dissatisfied with the decision of the hearing officer, you may file a complaint for a trial nevo with the Superior Court within 30 days of the hearing officer's decision.

For questions, you may contact:

City's Attorney's Office  
3939 Drinkwater Blvd.  
Scottsdale, AZ 85251  
480-312-2405

Address your appeal to:

Hearing Officer, C/O City Clerk  
3939 Drinkwater Blvd  
Scottsdale, AZ 85251

Please be aware that City Staff cannot give you legal advice. You may wish, but are not required, to hire an attorney to represent you in an appeal.

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Owner Certification  
Acknowledging Receipt  
Of  
Notice Of Right To Appeal  
Exactions And Dedications

I hereby certify that I am the owner of property located at:

5110 N. 78<sup>TH</sup> STREET, SCOTTSDALE, AZ 85250

(address where development approval, building permits, or city required improvements and dedications are being required)

and hereby certify that I have received a notice that explains my right to appeal all exactions and/or dedications required by the City of Scottsdale as part of my property development on the parcel listed in the above address.

  
Signature of Property Owner

4-1-19  
Date

# Request for Site Visits and/or Inspections

Development Application (Case Submittals)



This request concerns all property identified in the development application.

Pre-application No: 148 -PA- 2019

Project Name: DONALD EKSTRAND RESTORATION

Project Address: 5110 N 78TH ST SCOTTSDALE, AZ 85250

## STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

## STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owner's agent: \_\_\_\_\_

Print Name \_\_\_\_\_

Signature \_\_\_\_\_

City Use Only:

Submittal Date: \_\_\_\_\_ Case number: \_\_\_\_\_

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***FIRE RESTORATION PROJECT FOR  
DONALD & BARBARA EKSTRAND  
5110 N. 78TH STREET  
SCOTTSDALE, AZ 85250***



NOTES:  
BUILDING ADDRESS @ FRONT OF HOUSE SHALL BE  
PERMANENT AND MINIMUM 4" HIGH AND 1/2" STROKE.  
IF ADDRESS IS EXISTING IT CAN REMAIN, IF IT IS TO BE  
REPLACED IT MUST MEET THE ABOVE REQUIREMENT. R319

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT <sup>a</sup>										
CLIMATE ZONE	FENESTRATION U-FACTOR <sup>b</sup>	SKYLIGHT <sup>b</sup> U-FACTOR	GLAZED FENESTRATION SHGC <sup>b,c</sup>	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE <sup>i</sup>	FLOOR R-VALUE	BASEMENT <sup>c</sup> WALL R-VALUE	SLAB <sup>d</sup> R-VALUE & DEPTH	CRAWL SPACE <sup>c</sup> WALL R-VALUE
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0

## SHEET SCHEDULE

T-1	TITLE PAGE
T-1.1	SITE PLAN
A-0	GENERAL NOTES
A-1	DEMO PLAN
A-2	FLOOR PLAN
A-3	FRAMING PLAN
A-4	EXTERIOR ELEVATIONS
D-1	DETAILS
M-1	MECHANICAL PLAN
E-1	ELECTRICAL PLAN

**TABLE R402.1.1  
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT<sup>1</sup>**



# 2012 IECC Energy Efficiency Certificate

Insulation Rating	R-Value
<b>Above-Grade Wall</b>	26.00
<b>Below-Grade Wall</b>	0.00
<b>Floor</b>	0.00
<b>Ceiling / Roof</b>	76.00
<b>Ductwork (unconditioned spaces):</b>	

Glass & Door Rating	U-Factor	SHGC
<b>Window</b>	0.40	0.25
<b>Door</b>	0.40	0.25
<b>Skylight</b>	0.40	0.25

Heating & Cooling Equipment	Efficiency
Forced Hot Air	80 AFUE
Electric Central Air	14 SEER
Water Heater: _____	_____

**Name:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Comments**

**SAMPLE CERTIFICATE-**

A permanent certificate shall be completed and posted on or in the electrical distribution panel by the builder. The certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label or other required labels. The certificate shall list the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation (slab, basement wall, crawl space wall and/or floor) and ducts outside conditioned spaces; U-factors for fenestration and the solar heat gain coefficient (SHGC) of fenestration, and the results from any required duct system and building envelope air leakage testing done on the building. Where there is more than one value for each component, the certificate shall list the value covering the largest area. The certificate shall list the types and efficiencies of heating, cooling and service water heating equipment.

## SCOPE OF WORK:

REPLACE DAMAGED ROOF FRAMING W/ PRE-MANUFACTURED TRUSSES  
REPLACE FIRE DAMAGED 'FLAT' ROOF FRAMING PER ENGINEER'S REPORT  
REPLACE ROOF SHEATHING PER ENGINEER'S REPORT  
REPLACE FIRE DAMAGED WALL FRAMING PER ENGINEER'S REPORT  
POUR NEW FOUNDATION @ UNPERMITTED ADDITION  
NEW FRAMING PER PLAN @ ADDITION  
INSTALL NEW SPRAY FOAM ROOFING AS REQUIRED @ ADDITION & REPAIRS  
INSTALL NEW WIRING OF ELECTRICAL SYSTEM THROUGHOUT  
INSTALL NEW HVAC EQUIPMENT & DUCTING PER PLAN  
INSTALL NEW R-38 INSULATION IN ATTIC AND R-13 IN EXTERIOR WALLS AS NECESSARY  
INSTALL AND FINISH NEW DRYWALL  
INSTALL NEW MILLWORK & COUNTERTOPS TO MATCH PREVIOUS EXISTING  
INSTALL NEW FINISH TRIM AS NECESSARY TO MATCH PREVIOUS EXISTING  
INSTALL NEW ELECTRICAL AND PLUMBING FIXTURES TO MATCH PREVIOUS EXISTING  
PAINT THROUGHOUT, INTERIOR/EXTERIOR TO MATCH PREVIOUS EXISTING  
INSTALL NEW FLOORING THROUGHOUT TO MATCH PREVIOUS EXISTING  
INSTALL ALL FINISH TRIM FOR MPE THROUGHOUT TO MATCH PREVIOUS EXISTING

# PRIME DESIGN DRAFTING, LLC

PHONE: 602.505.0322  
E-MAIL: [jess@primedesigndrafting.com](mailto:jess@primedesigndrafting.com)

**TITAN RESTORATION OF AZ  
PO BOX 1029  
MESA, AZ 85211  
480-980-4331**

Project Name and Address

project	Sheet
date	
<b>FEB. 14, 2019</b>	<b>T-1</b>
scale	



# GENERAL NOTES

## CONTRACTOR NOTES

1. VERIFY ALL DIMENSIONS AT JOB SITE, CONTRACTOR RESPONSIBLE FOR COORDINATING ALL DRAWINGS AND CONSTRUCTION.
2. CONTRACTOR SHALL COORDINATE ALL DIMENSIONS, DETAILS, SPECIFICATIONS AND SHOP DRAWINGS BETWEEN ALL TRADES.
3. CONTRACTOR IS RESPONSIBLE FOR CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES OF PROCEDURES OF CONSTRUCTION, AND THE SAFETY PRECAUTIONS THROUGH THE COMPLETION OF PROJECT.
4. IT IS RESPONSIBILITY OF CONTRACTOR TO REVIEW PLANS AND TO OBTAIN ANY AND ALL ENGINEERING
5. AT THE TIME THAT A BUILDING PERMIT IS ISSUED BY THE GOVERNING MUNICIPALITY THE CONTRACTOR/OWNER ABSORBS ALL LIABILITY ASSOCIATED WITH THE CONTRACT DOCUMENTS (DRAWINGS) AND SHALL INDEMNIFY AND HOLD HARMLESS PRIME DESIGN DRAFTING LLC AND ANY EMPLOYEES THEREOF FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.

## CODE NOTES

2015 International Building Code  
2015 International Residential Code  
All amended per City of Scottsdale  
under applicable building codes

1. All products listed by ICC/N.E.R. number(s) shall be installed per the report and manufacturer's written instructions. Product substitution(s) for product(s) listed shall also have an ICC approved evaluation report(s) or be approved.
2. Exterior wall, bottom sill plates, shall be pressure treated in accordance with AWPA U1 and shall bear/extend minimum 6 inches above finish grade. (R317.1).
3. OMITTED.
4. Miscellaneous site structures, pools, spas, fences, site walls, retaining walls, and gas storage tanks require separate permits.
5. All exits to be operable from the inside without the use of a key or special knowledge.
6. Doors leading into house from garage shall be PER 2015 R302.5.1 regarding solid wood door not less than 1-3/8" thick, solid or honey-comb-core steel door not less than 1-3/8" thick, or a 20-minute fire-rated door, equipped with a self-closing device.
7. Seal penetrations in fire separation walls per P2606.1 The annular space between the outside of a pipe and the inside of a pipe sleeve or between the outside of a pipe and an opening in a building envelope wall, floor, or ceiling assembly penetrated by a pipe shall be sealed with caulking material or foam sealant or closed with a gasketing system. The caulking material, foam sealant or gasketing system shall be designed for the conditions at the penetration location and shall be compatible with the pipe, sleeve and building materials in contact with the sealing materials.
8. Provide roof attic ventilation per R806.4
9. Fire separation - walls 1/2" gypsum board and ceilings are 5/8" type X at garages even without livable space above.
10. Lumber shall bear an approved grading stamp (R502.1). All load-bearing lumber for joists, beams, and girders shall be identified by a grade mark of a lumber grading or inspection agency that has been approved by an accreditation body that complies with DOC PS 20.
11. Provide engineered truss designs for all prefabricated trusses for review and approval by the City of Scottsdale (R802.10.1).
12. Fire blocking shall comply with (R602.8).
13. Windows located more than 72" above finished grade shall have the lowest part of clear opening of the window to be minimum 24 inches above the floor in which it serves. (R312.2).
14. 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).
15. Showers and tub-shower combinations shall be provided with individual control valves of the pressure balance or thermostatic mixing valve type. (P2708.3).
16. 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. When ceramic tile is used at the shower compartment or tub, the backing shall be cement, fiber-cement or glass mat gypsum in compliance with ASTM C1288, C1325, C1178, AC 1278. If another non absorbent finish is used other than ceramic tile, the water-resistant gypsum backing shall be in compliance with ASTMC1396, C1178, C1278 with edges sealed per manufacturer. (R702.4.2).
17. Plumbing fixtures shall comply with the following conservation requirements: Table P2903.2. Water closets-Tank type 1.6 gal. /flush. Shower heads- 2.5 gal. /minute. Faucets- 2.2 gal. /minute, provide aerator.
18. Water treatment systems- shall be equipped with an automatic shutoff to prevent continuous flow when not in use.
19. Domestic dishwashing machines connected to a disposer shall have the discharge installed PER. (P2717.3). with a 3/4" pipe securely fastened to the underside of the counter or air gap method. The combined discharge from a sink, dishwasher, and waste grinder is permitted to discharge through a single 1-1/2" trap. The discharge pipe from the dishwasher shall be increased to not less than 3/4" in diameter and shall connect with a wye fitting between the discharge of the food-waste grinder and the trap inlet or to the head of the food grinder. The dishwasher waste line shall rise and be securely fastened to the underside of the counter before connecting to the sink tail piece or the food grinder.

CONTINUED:  
20. OMIT

21. 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.
22. The clothes dryer shall be provided with a 4-inch diameter exhaust duct to the exterior and shall not exceed a total length of 35 feet, with reductions of 2-1/2" reduction for ea. 45 degree bend & 5" for ea. 90 degree bend. Terminate to outside of building with back draft damper. No screens. Ducts shall be mechanically fastened. Screws or similar fasteners shall not protrude more than 1/8" into the inside of duct. Protect where penetrating plate w/ 2" oversized nail plates. (M1502).
23. Exhaust air from kitchens, bathrooms and toilet rooms shall not be re-circulated within a residence or to another dwelling unit and shall be exhausted directly to the outdoors. Exhaust air from kitchens, bathrooms and toilet rooms shall not discharge into an attic, crawl space or other areas inside the building. M1503.1 & M1507.2
24. Provide type ic air tight, type ic max 2 cfm leakage, or non-IC-rated recessed light fixtures installed in air tight box in insulated ceilings. (N1102.4.4 & E4004.8).
25. Fixtures located in damp or wet locations shall be "listed" to be suitable for such location. (E3903.8)
26. Provide GFCI protection for receptacles within 6' of all lavatories, sinks and basins. (E3902.7).
27. Provide GFCI protected receptacles at all exterior, bathroom and garage locations. (E3902).
28. Provide a wall mounted GFCI protected receptacle outlet within 36" of a bathroom or powder room lavatory. (E3901.6).
29. All 125-volt branch circuits... in bedrooms shall be protected by a listed AFCI. (E3802.12)
30. All 120-volt, single phase, 15- and 20- amp branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, 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. (2014 NEC 210.12) (IRC E3902.12)
31. 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).
32. Provide a minimum of two 20-amp small appliance branch circuits for the kitchen/dining/breakfast. (E3901.3).
33. The two or more 20-ampere small appliance branch circuits shall have no other outlets, except the receptacle installed solely for electric supply to an electrical clock in the kitchen/dining/breakfast areas or receptacles for supplemental equipment and lighting for gas-fired ranges, ovens, or counter-mounted units. (E3901.3.1).
34. Receptacle outlets for ranges and clothes dryers shall be a 3-pole with ground type. Four-wire, grounding-type flexible cords will be required for connection of ranges and clothes dryers. The bonding jumper shall not be connected between the neutral terminal and the frame of the appliance. Flexible cords shall be used only where the...flexible cord supplying an appliance shall terminate in a grounding-type attachment plug. 2014 NEC(250.140)
35. Provide a concrete encased grounding electrode of not less than 20 feet of #4 bare copper (200 ampere service) horizontally encased by minimum 2" of concrete within the foundation. (IRC E3608.1, 2).
36. Provide bonding to the water piping, gas and metal building systems. (Minimum #4 for 200-amp service). (E3609.5-.7).
37. 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. 8 solid. Metal parts of listed equipment incorporating an approved system of double insulation and providing a means for grounding internal non-accessible, nonconcurrent-carrying metal parts shall not be bonded. (IRC E4204.2, 4).
38. R608.2.1 Masonry Bed and head joints...shall be 3/8 inch-thick, the thickness of the bed joint of the starting course placed over foundations shall not be less than 1/4 inch and not more than 1/4 inch. Mortar joint thickness shall be within the following tolerances from the specified dimensions:  
1. Bed joint: + 1/8 inch. 2. Head joint: 1/4 inch + 3/8 inch. 3. Collar joints: 1/4 inch + 3/8 inch.
- Fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space. Fireblocking shall be provided in wood-framed construction in the following locations:  
1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs; as follows:  
1.1 Vertically at ceiling and floor levels.  
1.2 Horizontally at intervals not exceeding 10 feet (3048 mm)
2. At all interconnections between concealed vertical and horizontal spaces such as occurs at soffits, drop ceilings and coved ceilings.
3. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R322.2.
4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion.
5. For the fireblocking of chimneys and fireplaces, all spaces between chimneys and floors and ceilings through which chimneys pass shall be fireblocked with noncombustible material securely fastened in place. The fireblocking of spaces between chimneys and wood joist, beams or headers shall be self-supporting or braced on strips of metal or metal lath laid across the spaces between combustible materials and the chimney.
- Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.

40. An R-value identification mark shall be applied by the manufacturer to each piece of building thermal envelope insulation 12" or greater in width. alternately, the insulation installers shall provide a certification listing the type, manufacturer and R-value of all installation installed in each element of the building thermal envelope. For blown or sprayed insulation(fiberglass and cellulose), the initial thickness, settled thickness, settled R-value, installed density, coverage area and number of bags installed shall be listed on the certification. For sprayed polyurethane foam (SPF) insulation, the installed thickness of the areas covered and R-value of installed thickness shall be listed on the certification. The insulation installer shall sign, date and post the certification in a conspicuous location on the job site. N1101.2.1.1
41. Provide protection from ignition barrier or product testing data for exposed foam plastic insulation in attics. flame spread index not greater than 200 and smoke-developed index of not greater than 450 per ASTM E84 or UL 723, or other methods defined. ESR-1006, R316.5.12 & R302.9.4
42. In areas subject to damage by termites as indicated in table R301.2(1), methods of protection shall be one of the following methods or a combination of these methods:  
1. Chemical termiticide treatment as provided in Section R318.2  
2. termite baiting system installed and maintained per label  
3. pressure -preservative-treated wood in accordance with the provision of Section R317.1  
4. Naturally durable termite resistant wood and used in locations as specified Section R318.3  
5. Physical barriers as provided in Section R318.3  
6. Cold-formed steel framing in accordance with Section R505.2.1 & R603.2.1
43. The Building thermal envelope shall be durably sealed to limit infiltration. The sealing methods between dissimilar materials shall allow for differential expansion and contraction. The following shall be caulked, gasketed, weatherstripped or otherwise sealed with an air barrier material, suitable film or solid material.  
1. All joints, seams & penetrations  
2. Site built skylights, windows and doors  
3. Openings between window and door assemblies and their respective jambs and framing.  
4. Utility penetrations.  
5. Dropped ceilings or chases adjacent to the thermal envelope.  
6. Knee walls.  
7. Walls and ceilings separating the garage from the conditioned space.  
8. Behind tubs and showers on exterior walls.  
9. Common walls between dwelling units.  
10. Attic access openings  
11. Rim joist junctions  
12. Other sources of infiltration  
N1102.3
44. Building envelope air tightness and insulation shall be demonstrated to comply with one of the following options given by Section N1102.4.1.2 and shall be conducted by an approved third party.
45. Access hatches and doors from conditioned to unconditioned spaces shall be weatherstripped and insulated and protected Per N1102.2.3.

### CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

#### DESIGN WIND SPEED

2015 IBC & IRC

OCCUPANCY CATEGORY I= 105 MPH

OCCUPANCY CATEGORY II= 115 MPH

OCCUPANCY CATEGORY III=& IV= 120 MPH

OCCUPANCY CATEGORY DETERMINED BY 2015 IBC RISK  
CATEGORY OF BUILDINGS AND OTHER STRUCTURES TABLE 1604.5

#### IRC

#### WIND EXPOSURE:

B OR C AS DEFINED IN COS INTERPRETATIONS & APPLICATIONS OF BUILDING CODES & REGULATIONS No. 15-1

#### SEISMIC DESIGN:

CATEGORY 'B' FOR SFR, FOR OTHER OCCUPANCIES, ENGINEER TO CALCULATE

SNOW LOAD= NONE

WINTER DESIGN TEMP= 34F

General Notes

PHONE: 480.505.3222  
E-MAIL: jess@primedrafting.com

PRIME DESIGN DRAFTING, LLC

No.	Revision/Issue	Date

Form Name and Address

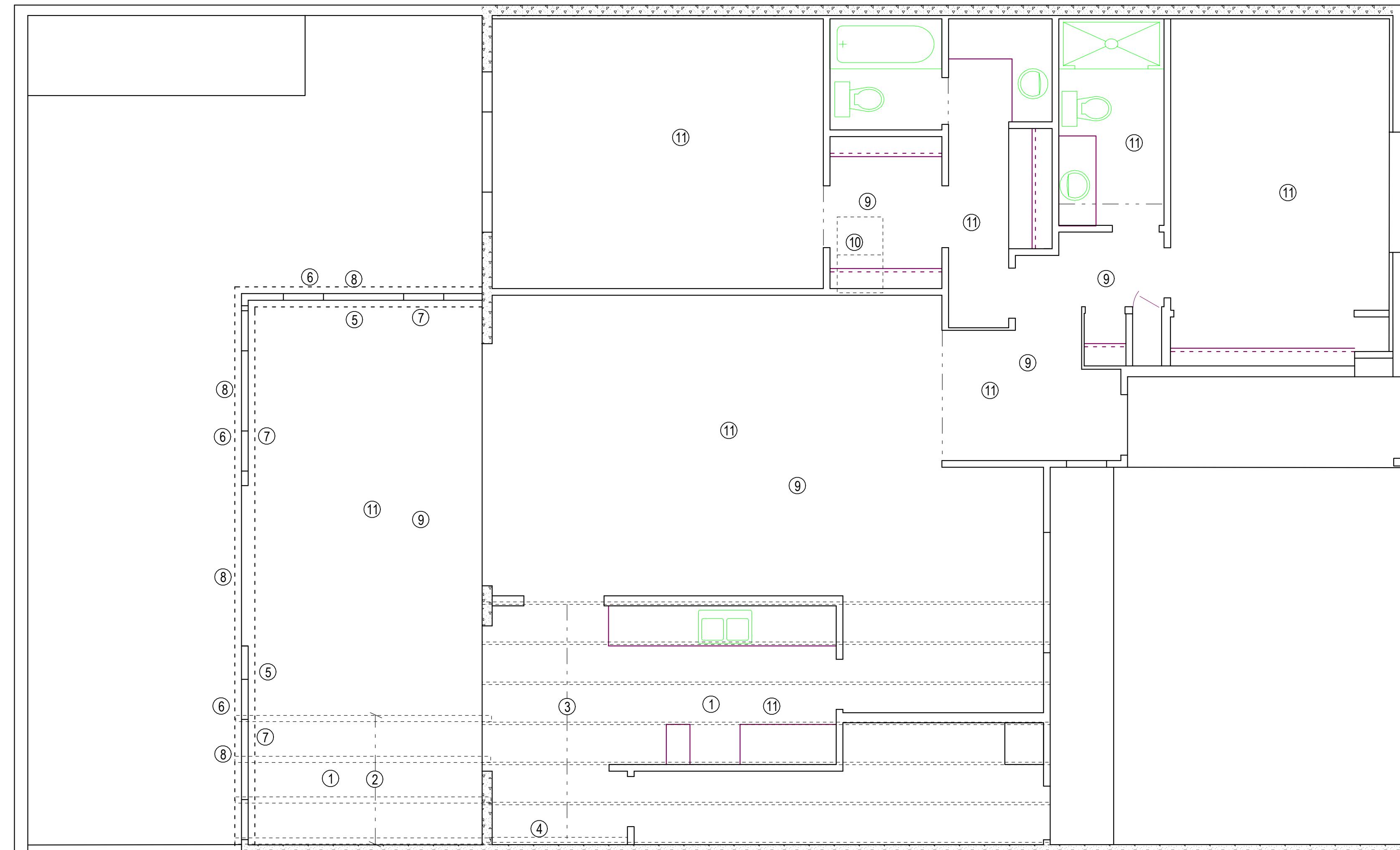
TITAN RESTORATION OF AZ  
PO BOX 1029  
MESA, AZ 85211  
480-980-4331

Project Name and Address

DONALD & BARBARA EKSTRAND  
5110 N. 78TH STREET  
SCOTTSDALE, AZ 85250

Project	Sheet
Date	
FEB. 14, 2019	
Scale	

A-0



DEMO KEYNOTES: (○)

1. REMOVE ROOFING & ROOF SHEATHING AT FIRE DAMAGED AREA
2. REMOVE FIRE DAMAGED RAFTERS (4)
3. REMOVE FIRE DAMAGED TRUSSES (6)
4. REMOVE FIRE DAMAGED 2X4 FRAMING PER ENGINEER'S REPORT
5. SHORE UP AZ ROOM EXTERIOR WALLS
6. CUT CONCRETE SLAB & REMOVE
7. EXCAVATE TO DEPTH REQUIRED FOR NEW FOOTINGS (SEE DETAIL FOR SIZE)
8. REMOVE EXISTING WINDOWS & SLIDER @ AZ ROOM FOR HEADER INSTALLATION
9. REMOVE EXISTING DUCTWORK
10. REMOVE EXISTING ROOF TOP AC UNIT
11. REMOVE EXISTING DRYWALL AS NECESSARY

LIVING AREA =  
ADDITION =  
CARPORT =  
TOTAL FOOTAGE =

1,578 SQ FT  
296 " "  
412 " "  
2,286 " "

**DEMO PLAN**

ALL CONTRACTORS TO VERIFY DIMENSIONS.      SCALE = 1/4" = 1'-0"  
DO NOT SCALE DRAWINGS

**PRIME DESIGN DRAFTING, LLC**

PHONE: 402.505.0322

E-MAIL: [primedesigndrafting.com](mailto:primedesigndrafting.com)

No.	Revision/Issue	Date
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TITAN RESTORATION OF AZ  
PO BOX 1029  
MESA, AZ 85211  
480-980-4331

Project Name and Address	
DONALD & BARBARA EKSTRAND 5110 N. 78TH STREET SCOTTSDALE, AZ 85250	

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Date	
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1/4" = 1'	

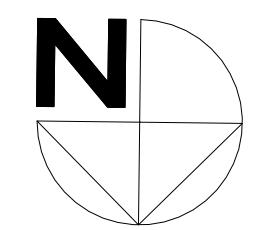
**A-1**

WINDOW SCHEDULE				
#	WINDOW DIMENSIONS	MATERIAL	OP-TYPE	COMMENTS
A	8-0 X 5-0	METAL	XOX	EXISTING
B	6-0 X 5-0		XO	
C	2-0 X 4-0		FXD	
D	6-0 X 3-0		FXD	
E	2-0 X 4-0	METAL	FXD	NEW SKYLIGHT
F				

NOTES:  
EXTERIOR WINDOWS AND SLIDING GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH AAMA/WDMA/CSA 101/I.S.2/A440. EXTERIOR SIDE-HINGED DOORS SHALL BE TESTED AND LABELED AS CONFORMING TO AAMA/WDMA/CSA 101/I.S.2/A440 OR COMPLY WITH ASTM E330. R-612. GARAGE DOORS SHALL BE TESTED IN ACCORDANCE WITH EITHER ASTM E330 OR ANSI/ DASMA 108. R-612.4 ALL NEW WINDOWS MUST MEET 2012 IECC R452.1 STANDARDS

U FACTOR-.40 OR BETTER  
SNGC: -0.25 OR BETTER  
\* FIELD VERIFY ALL WINDOW SIZES

DOOR SCHEDULE				
DR #	DOOR SIZE	DOOR MATL	FRM MATL	COMMENTS
1	3-0 X 6-8 X 1-3/4"	SCWD	WD	EXISTING
2	2-8 X 6-8 X 1-3/4"	SCWD	WD	ENTRY DOOR, LEVER HDWR, DB THRESHOLD, WEATHERSTRIP
3	2-6 X 6-8 X 1-3/4"	HCWD	WD	ENTRY DOOR, LEVER HDWR, DB THRESHOLD, WEATHERSTRIP
4	2-6 X 6-8 X 1-3/8"	HCWD	WD	LEVER HDWR, PASSAGE
5	2-6 X 6-8 X 1-3/8"	HCWD	WD	POCKET DOOR W/ STDRD HDWR
6	(2) 3-0 X 6-8 X 1-3/8"	HCWD	WD	LEVER HDWR, PRIVACY
7	(3) 3-0 X 6-8 X 1-3/8"	HCWD	WD	BI-PASS W/ STDRD HDWR
8	2-6 X 6-8 X 1-3/8"	HCWD	WD	BI-PASS W/ STDRD HDWR
9	8-0X6-8 SGD	GLASS	METAL	LEVER HDWR, PASSAGE
				SLD GLS DR W/ LOCKING HDWR



FLOOR PLAN KEY NOTES: ①  
NEW UNLESS OTHERWISE NOTED:

- 00 KEYNOTES FOR THIS SHEET
- 01 DBL SINK (VERIFY SIZE & MODEL) 36" SINK BASE
- 02 DISHWASHER
- 03 30" ELECT COOKTOP W/ 30" EXHAUST (VERIFY SIZE & MODEL)
- 04 PROVIDE 36" SPACE FOR REFRIGERATOR SPACE, PLUMB FOR ICE MAKER RECESSED IN WALL
- 05 5 SHELF PANTRY
- 06 EXISTING TILE SHOWER REMAINS
- 07 EXISTING STEEL TUB WITH TILE SHWR SURROUND. CEMENT BOARD TO 72" ABOVE DRAIN.
- 08 5 SHELF LINEN CLOSET
- 09 SHATTER RESISTANT SHOWER ENCLOSURE- FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC
- 10 MIRROR
- 11 TOWEL BAR
- 12 SOLID SURFACE COUNTERTOP
- 13 PAPER HOLDER
- 14 MEDICINE CABINET
- 15 TOWEL RING HOLDER
- 16 PRE FAB MILLWORK
- 17 WASHER
- 18 DRYER, VENT TO OUTSIDE W/ 3-1/2" X 5-3/4" RIGID G.I. VENT
- 19 CLOSET RODS & SHELVES (VERIFY CONFIGURATION AND COUNT)
- 20 WATER HEATER W/ PRESSURE RELIEF VALVE & 3/4" LINE TO OUTSIDE, WITHIN 6' OF FG
- 21 1/2" DRYWALL @ WALLS (UNO)
- 22 5/8" OR 1/2" SAG-RESISTANT DRYWALL ON TRUSSES OR RAFTERS @ 24" O.C.
- 23 CERAMIC TILE FLOORING
- 24 EXISTING COLUMN, REPLACE EXISTING DECORATIVE COLUMN
- 25 EXISTING CARPORT W/ 2X12 JOISTS @ 24" O.C.
- 26 ELECTRICAL SERVICE (EXISTING 100 AMP SERVICE)
- 27 26 GA. DRAIN PAN W/ 3/4" DRAIN TO EXTERIOR
- 28 CONCRETE DRIVEWAY (EXISTING)
- 29 SLAB ON GRADE (EXISTING)
- 30 CONCRETE SLAB & FOUNDATION (EXISTING)
- 31 EXISTING CONCRETE STEP UP PORCH
- 32 NEW SLAB OVERPOUR TO MATCH ORIGINAL RESIDENCE FINISH FLOOR ELEVATION
- 33 22X30 ATTIC ACCESS, INSULATE BACK & WEATHER STRIP

GENERAL NOTES:  
ALL BEDROOMS SHALL HAVE 1 WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE TO A PUBLIC WAY

ESCAPE OR RESCUE WINDOWS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ FT MIN. WIDTH + 20" MIN. HEIGHT = 24" AND 44" MAX. MEASURED FROM THE FINISHED FLOOR TO THE BOTTOM OF THE CLEAR OPENING

SAFETY GLAZING FOR WINDOWS WITHIN 24" ARC OF EITHER VERTICAL EDGE OF DOOR

ALL INTERIOR AND EXTERIOR GLAZING IN BATHROOMS MUST BE SAFETY GLAZING WHEN THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FINISH FLOOR LEVEL.

DOUBLE KEYED DEAD BOLTS NOT PERMITTED ON REQD. EXIT OR EMERGENCY ROUTES

LEGEND	
=====	2X4 WALL, 16" O.C. (BEARING)
=====	EXISTING NON-BEARING WALL, 24" O.C.
=====	EXISTING CMU WALL
=====	7' DROP CEILING
①	DOOR #
○	KEYNOTE
□	WINDOW SYMBOL
②④	DETAIL MARK
SECTION ID	SECTION ID
SECTION SYMBOL	SECTION SYMBOL
PAGE #	PAGE #
⑤	ELEVATION # INTERIOR ELEVATION DIRECTION OF VIEW

No.	Revision/Issue	Date
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Form Name and Address

TITAN RESTORATION OF AZ  
PO BOX 1029  
MESA, AZ 85211  
480-980-4331

Project Name and Address

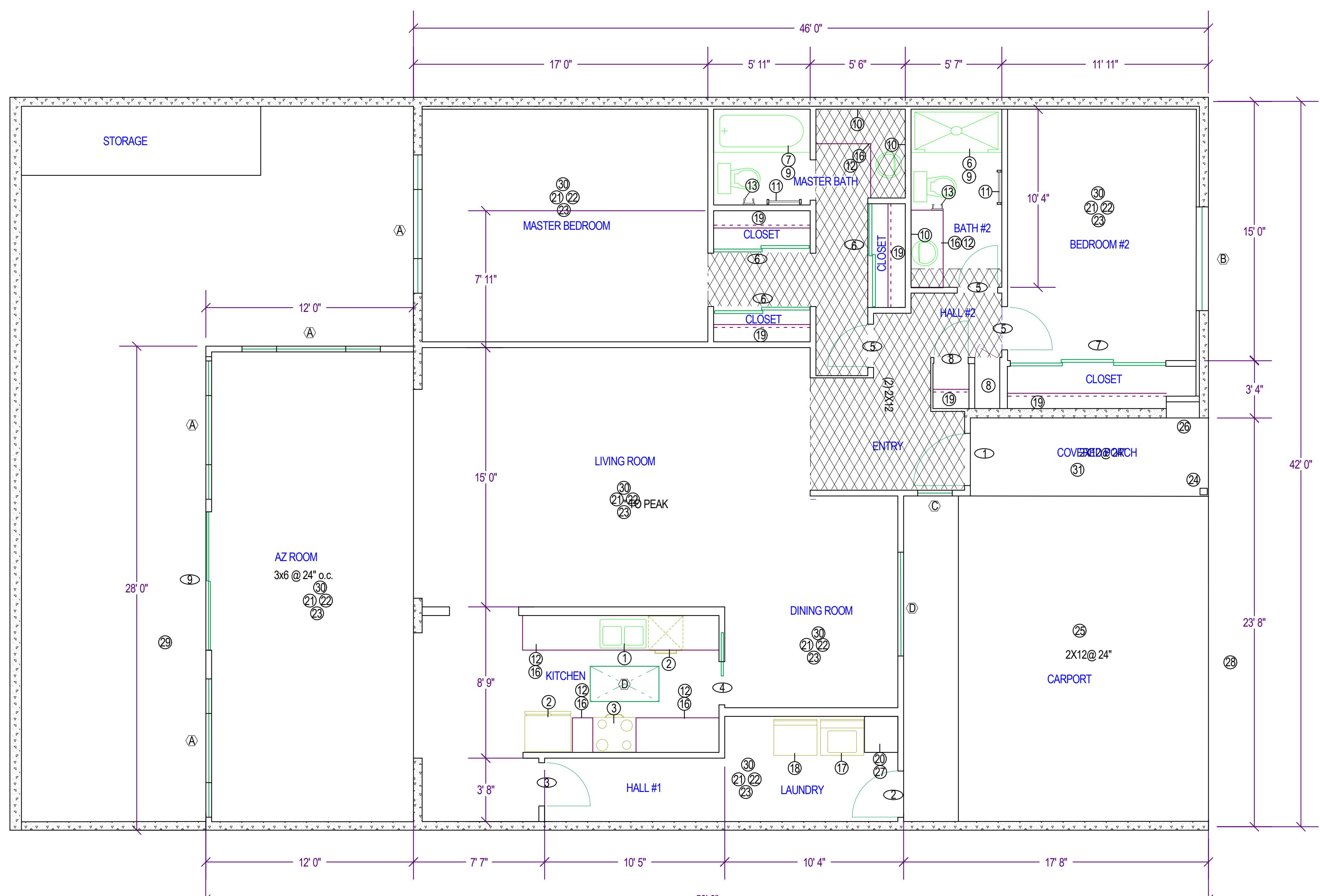
DONALD & BARBARA EKSTRAND  
5110 N. 78TH STREET  
SCOTTSDALE, AZ 85250

FLOOR PLAN  
ALL CONTRACTORS TO VERIFY DIMENSIONS. DO NOT SCALE DRAWINGS  
SCALE= 1/4" = 1'-0"  
FEB. 14, 2019

Project Date Sheet  
Scale  
1/4"=1'

PRIME DESIGN DRAFTING, LLC

PHONE: 480 505-0322  
E-MAIL: ess@primedesigndrafting.com



LIVING AREA = 1,578 SQ FT  
ADDITION= 296 " "  
CARPORT= 412 " "  
TOTAL FOOTAGE= 2,286 " "

A-2

FASTENER SCHEDULE FOR  
STRUCTURAL MEMBERS

BUILDING ELEMENT	# OF NAILS	SPACING
TOP OR SOLE PLATE TO STUD, END NAIL	2-16d SINKERS	—
STUD TO SOLE PLATE, TOE NAIL	3-8d SINKERS	—
DOUBLE STUD FACE NAIL	10d SINKERS	24" OC
DOUBLE TOP PLATE FACE NAIL	10d SINKERS	24" OC
DOUBLE TOP PLATE, MIN. 24" OFFSET OF END JOINTS FACE NAIL IN LAPPED AREA	8-16d SINKERS	—
TOP PLATES, LAPS @ CORNERS AND INTERSECTIONS, FACE NAIL	2-10d SINKERS	—
BUILT-UP HEADER, TWO PEICES W-1/2" SPACER	16d SINKERS	16" O.C. @ EA. EDGE
CEILING JOIST TO PLATE	3-8d SINKERS	—
SHEATHING PANELS- 5/16" 1/2"	8d CMN. NAIL -WALLS 8d CMN. NAIL -ROOF	EDGE- 6" / FIELD 12"
SHEATHING PANELS- 19/32"-1"	8d COMMON NAIL	EDGE- 6" / FIELD 12"
STUD TO HEADER	2-16d SINKERS	EVERY 2' OF HEIGHT

SEE- IRC TABLE R602.3(1)

ATTIC VENTING CALCULATIONS			
LOCATION	SQ. FT/300 SQ. FT	REQUIRED	PROVIDED
MAIN ROOF	1863/300	6.21	④ EA CMI BH24=2.76 (UPPER) 5 EA CMI BH24= 3.45 (LOWER) 6.21
COVERED PORCH	OPEN FRAME	NA	

④ CMI PRODUCTS DORMER VENTS MODEL BH24 (ASTM A653)= .69 SQ FT FREE AIR EACH

③ HOLE BLK VENT = .043 EA

⑤ 16"X24" METAL GABLE VENTS = 384/144 = 2.7 SQ FT X.75= 1.99 FREE AIR

⑥ 2' CONTINOUS SOFFIT VENT = .033 SQ FT FREE AIR PER LINEAL FOOT

NOTE: INSTALL ROOF VENTS PER EXCEPTION #2

R806.2 Minimum vent area.

The minimum net free ventilating area shall be 1/150 of the area of the vented space.

Exception: The minimum net free ventilation area shall be 1/300 of the vented space provided one or more of the following conditions are met:

1. In Climate Zones 6, 7 and 8, a Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling.
2. At least 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located no more than 3 feet (914 mm) below the ridge

FRAMING KEY NOTES:  
ALL KEYNOTES NOT NECESSARILY USED

1. EXISTING HEADER REMAINS U.O.N.
2. NEW MANUFACTURED TRUSSES
3. EXISTING TRUSSES REMAIN
4. ALL EXISTING INTERIOR WALLS ARE 2X4 @16" O.C. U.N.O.
5. NEW 1/2" CDX ROOF SHEATHING NAIL PER SCHEDULE
6. NEW 1X6 PLANK OR 3/4" PLYWOOD SHEATHING @ RAFTER REPLACEMENT AREA
7. NEW 2X FASCIA AT RAFTER REPLACEMENT TO MATCH EXISTING
8. EXISTING FASCIA REMAINS
9. EXISTING (2)X12 GIRDER
10. NEW VELUX SKYLIGHT
11. PROVIDE SIMPSON "DTC CLIPS" @ EVERY OTHER TRUSS AT NON-BEARING WALLS WHERE OCCURS
12. PROVIDE SIMPSON H3/TC ANCHOR @ EACH TRUSS/RAFTER TO TOP PLATE/BEAM CONNECTION
13. 2X (3) HOLE VENT BLKG
14. REPAIR SPRAY FOAM ROOFING PER R905.14, COMPLY WITH ASTM C 1029, TYPE III OR IV. APPLY PER MANUF. INSTRUCTION, APPLY PROTECTIVE COATING PER R905.15.
15. EXISTING PARAPET REMAINS
16. EXISTING LINTEL REMAINS
17. EXISTING HEADER REMAINS
18. NEW ROOF VENT
19. 2X BLOCKING

GENERAL NOTES:

ALL BEDROOMS SHALL HAVE 1 WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE TO A PUBLIC WAY

ESCAPE OR RESCUE WINDOWS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ FT MIN. WIDTH = 20" MIN. HEIGHT = 24" AND 44" MAX. MEASURED FROM THE FINISHED FLOOR TO THE BOTTOM OF THE CLEAR OPENING

SAFETY GLAZING FOR WINDOWS WITHIN 24" ARC OF EITHER VERTICAL EDGE OF DOOR

SAFETY GLASS REQUIRED IN WINDOW LESS THAN 60" ABOVE DRAIN

DOUBLE KEYED DEAD BOLTS NOT PERMITTED ON REQD. EXIT OR EMERGENCY ROUTES.



The decorative column located at the northeast corner of the carport was removed by firefighters and was laying in the front yard of the house at the time of the investigation. The existing decorative column appeared undamaged and can be reset back into position during the rebuild. The column is not a structural component and does not need to be replaced during the rebuild.

NOTE:  
STRUCTURAL FIRE DAMAGE ASSESSMENT NOTES HAVE BEEN COPIED AND PASTED FROM THE REPORT SUBMITTED BY STARLING MADISON LOFQUIST, INC. FOR CONVENIENCE ONLY AND IN NO WAY CONSTRUE THAT THE FRAMING PLAN AS A WHOLE HAS BEEN REVIEWED AND APPROVED BY STARLING MADISON LOFQUIST, INC.

reconstructed roof shall match the existing roof in exterior materials, color, and texture.

ROOF LOAD DESIGN(SPRAY FOAM ROOFING):  
DEAD LOAD = 14 PSF  
LIVE LOAD = 20PSF  
TOTAL LOAD=34 PSF

PRIME DESIGN DRAFTING, LLC

PHONE: 802 505-0322  
E-MAIL: ess@primedesigndrafting.com

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DONALD & BARBARA EKSTRAND  
5110 N. 78TH STREET  
SCOTTSDALE, AZ 85250

Project Name and Address  
FEB. 14, 2019  
Scale  
1/4"=1'

A-3

ROOF FRAMING PLAN

ALL CONTRACTORS TO VERIFY DIMENSIONS. SCALE= 1/4" = 1'-0"  
DO NOT SCALE DRAWINGS

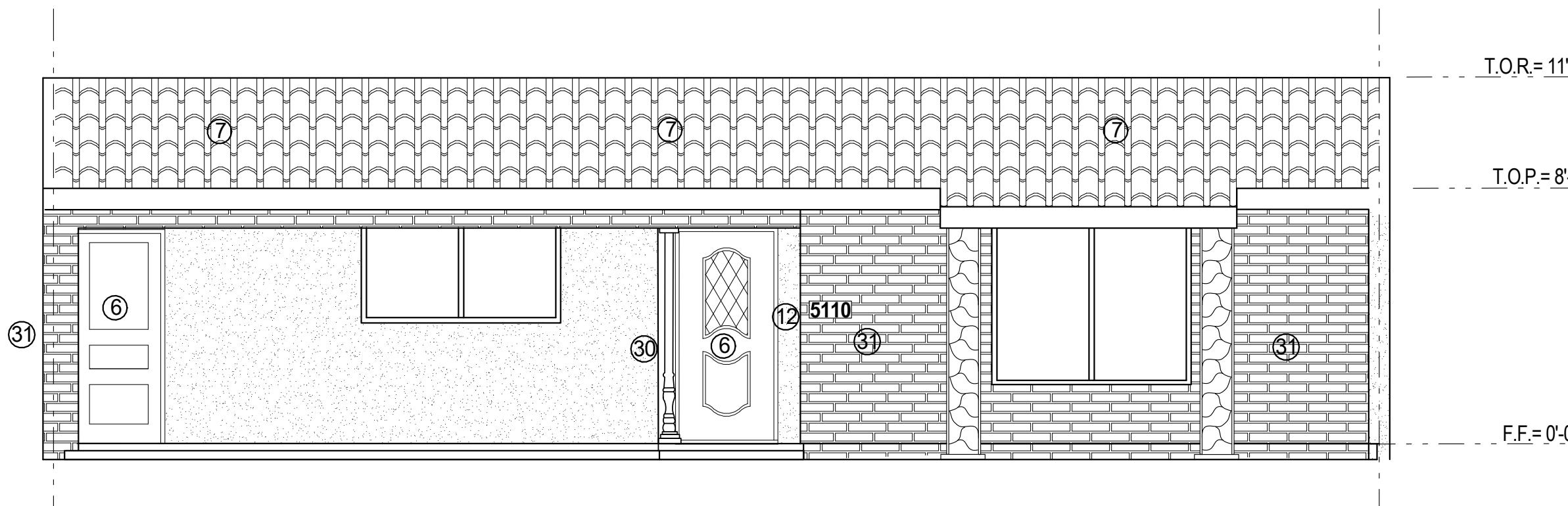
3.) Approximately six (6) linear feet of 2X top plate at the south end of the original west exterior masonry wall of the house was structurally damaged by the fire and needs to be removed and replaced with a "like for like" section of 2X top plate. The anchor bolts at the top of the masonry wall were not structurally damaged by the fire and are structurally acceptable to use to attach the new section of top plate to the wall.

4.) A section of the 2X4 top plate and one (1) 2X4 wall stud at the east end of the south wood stud wall of the enclosed rear patio area on the west side of the unit were structurally damaged by the fire and need to be removed and replaced with an approximately 32" long section of 2X4 top plate and 2X4 wall stud.

5.) Four (4) approximately 13' long east - west spanning 4X6 roof joists at the south end of the enclosed rear patio area on the west side of the unit were structurally damaged by the fire and need to be removed and replaced with "like for like" 4X6 roof joists at 24" on center maximum. The new roof joists need to be attached to the top plates of the support walls at each end with Simpson H3 anchors. The new roof joists need to be sheathed with "like for like" 1X6 plank or 3/4" plywood / OSB sheathing attached to the roof framing members with 10d nails at 6" on center at the edges and 12" on center in the field (2-10d minimum per plank each joist). The new roof sheathing needs to "saw-tooth" 24" minimum into the existing roof sheathing at the north end of the replaced roof area.

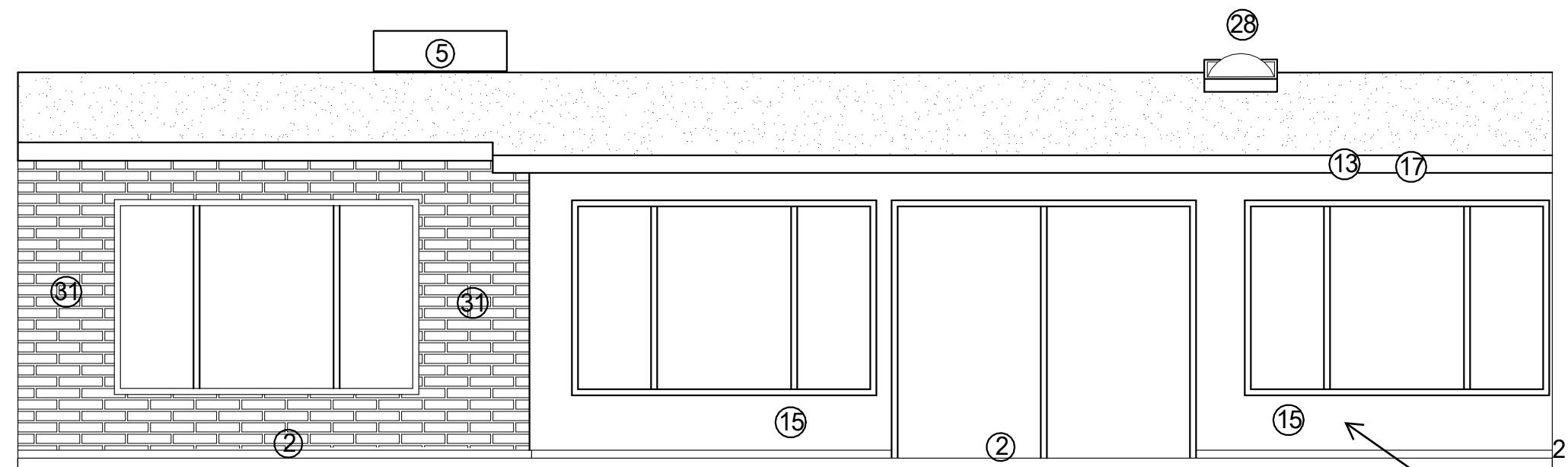
**R-value of Materials and Depths**

Material	R-value/in	3 1/2"	5 1/4"	10"	12"	15"
Fiberglass (batt)	3.1 - 3.4	10.8 -	16.3 -	31.0 -	37.2 -	46.5 - 51.0
		11.9	17.8	34.0	40.8	
Fiberglass blown (attic)	2.2 - 4.3	7.7 - 15.0	11.5 -	22.0 -	26.4 -	33.0 - 64.5
			22.6	43.0	51.6	
Fiberglass blown (wall)	3.7 - 4.3	12.9 -	19.4 -	37.0 -	44.4 -	55.5 - 64.5
		15.0	22.6	43.0	51.6	
Mineral Wool (batt)	3.1 - 3.4	10.8 -	16.3 -	31.0 -	37.2 -	46.5 - 51.0
		11.9	17.8	34.0	40.8	
Mineral Wool blown (attic)	3.1 - 4.0	10.8 -	16.3 -	31.0 -	37.2 -	46.5 - 60.0
		14.0	21.0	40.0	48.0	
Mineral Wool blown (wall)	3.1 - 4.0	10.8 -	16.3 -	31.0 -	37.2 -	46.5 - 60.0
		14.0	21.0	40.0	48.0	
Cellulose blown (attic)	3.2 - 3.7	11.2 -	16.8 -	32.0 -	38.4 -	48.0 - 55.5
		12.9	15.0	37.0	44.4	
Cellulose blown (wall)	3.8 - 3.9	13.3 -	19.9 -	38.0 -	45.6 -	57.0 - 58.5
		13.6	20.8	39.0	46.8	
Polystrene Board	3.8 - 5.0	13.3 -	19.9 -	38.0 -	45.6 -	57.0 - 75.0
		17.5	26.2	50.0	60.0	
Polyurethane Board	5.5 - 6.5	19.2 -	28.9 -	55.0 -	66.0 -	82.5 - 97.5
		22.7	34.1	65.0	78.0	
Polyisocyanurate (foil-faced)	5.6 - 8.0	18.2 -	29.4 -	56.0 -	67.2 -	84.0 -
		28.0	42.0	80.0	96.0	120.0
Open Cell Spray Foam	3.5 - 3.6	12.2 -	18.4 -	35.0 -	42.0 -	52.5 - 54.0
		12.6	18.9	36.0	43.2	
Closed Cell Spray Foam	6.0 - 6.5	21.0 -	31.5 -	60.0 -	72.0 -	90.0 - 97.5
		22.7	34.1	65.0	78.0	



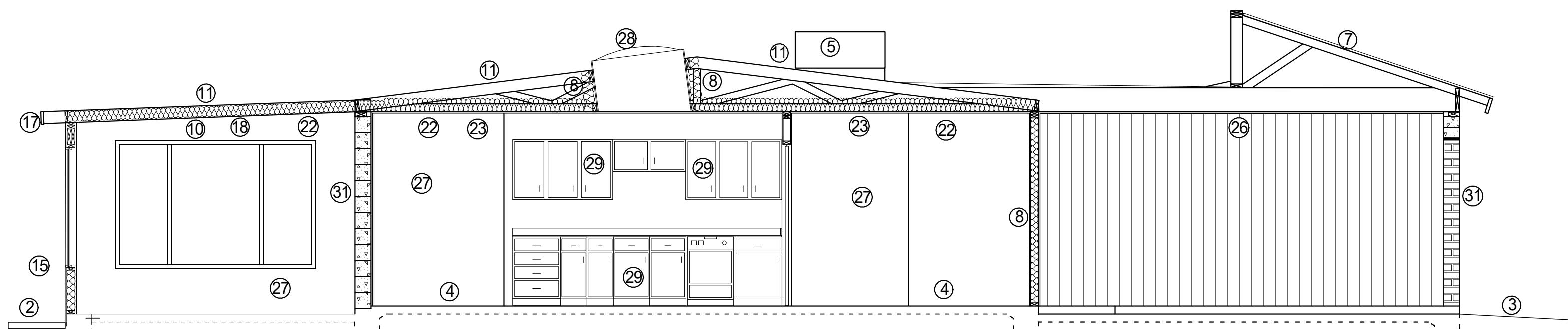
**EAST ELEVATION**

ALL CONTRACTORS TO VERIFY DIMENSIONS.  
DO NOT SCALE DRAWINGS. SCALE=1/4" = 1'-0"

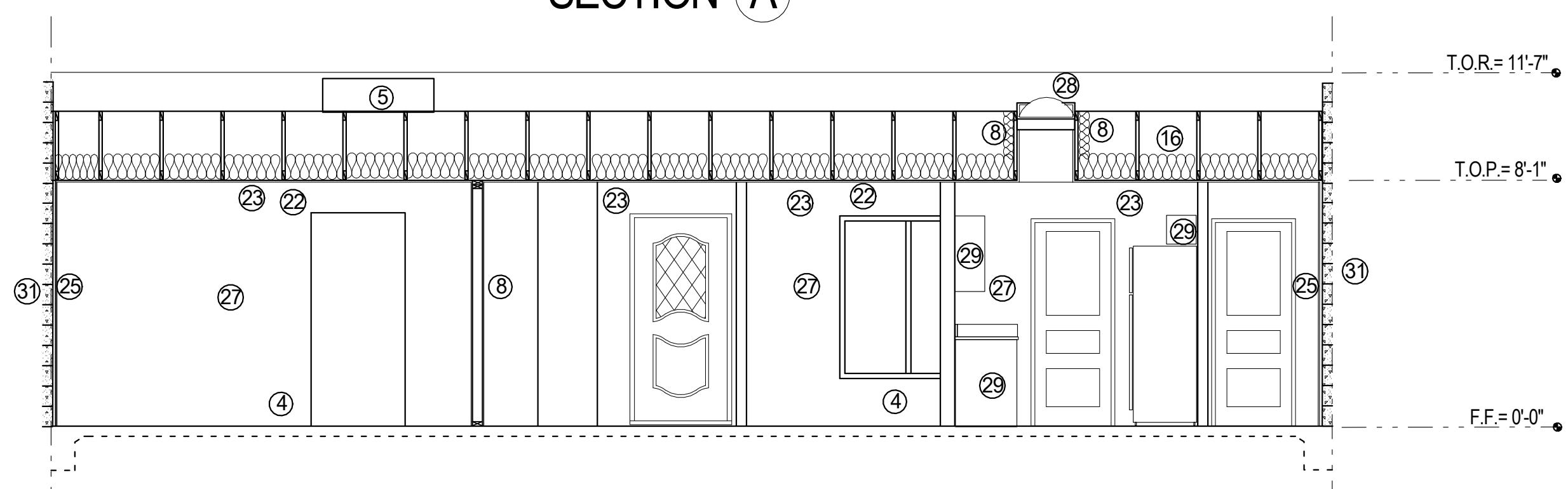


**WEST ELEVATION**

ALL CONTRACTORS TO VERIFY DIMENSIONS.  
DO NOT SCALE DRAWINGS. SCALE=1/4" = 1'-0"



**SECTION A**



**SECTION B**

ELEVATION KEY NOTES:   
ALL KEY NOTES NOT NECESSARILY USED

- EXISTING CONCRETE DRIVEWAY
- EXISTING CONCRETE PATIO SLAB ON GRADE
- EXISTING CONCRETE PORCH
- EXISTING SLAB & FOOTINGS
- NEW GAS PACK ROOF TOP UNIT
- EXISTING INSULATED EXTERIOR DOOR
- EXISTING TILE ROOFING REMAINS
- EXISTING 2X4 @ 16" O.C. FRAMED WALL REMAINS, REPAIR AS NECESSARY
- NEW 2X4 @ 16" O.C. FRAMED WALLS
- NEW 4X6 RAFTERS @ 24" O.C. PER ENGINEER'S REPORT, SEE FRAMING PLAN FOR LOCATION
- REPAIR SPRAY FOAM ROOFING PER R905.14, COMPLY WITH ASTM C 1029, TYPE III OR IV. APPLY PER MANUF. INSTRUCTION, APPLY PROTECTIVE COATING PER R905.15.
- ADDRESS SIGN PER R319
- NEW 2X11.8 O.C. PATTERN, NAIL PER SCHEDULE
- NEW METAL DRIP EDGE PER R905.2.524.
- CLOSED CELL SPRAY FOAM INSULATION (MIN. 5" = R-30)
- EXISTING ELECTRICAL SERVICE
- NEW 1/2" PLYWOOD ROOF SHEATHING AT AREA OF TRUSS REPLACEMENT
- NEW 1X6 PLANK OR 3/4" PLYWOOD SHEATHING @ RAFTER REPLACEMENT AREA
- 5/8" DW OR 1/2" SAG RESISTANT DRYWALL @ CEILINGS 24" OC
- NEW R-38 INSULATION
- NEW R-13 BATT INSULATION
- NEW 2X4 FURRING W/ R-MAX FOAM INSULATION OR EQUAL AT ALL EXTERIOR CMU WALLS
- 5/8" DRYWALL SHEATHING @ PORCH CEILING
- 1/2" DRYWALL @ ALL WALLS U.N.O.
- NEW VELUX SKYLIGHT
- NEW MILLWORK W/ SOLID SURFACE COUNTERTOPS
- EXISTING DECO COLUMN TO BE RE-INSTALLED.
- EXISTING CMU WALLS REMAIN

**GENERAL NOTES:**

ALL BEDROOMS SHALL HAVE 1 WINDOW OR DOOR  
APPROVED FOR EMERGENCY ESCAPE TO A PUBLIC WAY

ESCAPE OR RESCUE WINDOWS SHALL HAVE A MIN. NET  
CLEAR OPENABLE AREA OF 5.7 SQ.FT. MIN. WIDTH = 20" MIN.  
HEIGHT = 24" AND 44" MAX. MEASURED FROM THE FINISHED  
FLOOR TO THE BOTTOM OF THE CLEAR OPENING

SAFETY GLAZING FOR WINDOWS WITHIN 24" ARC OF EITHER  
VERTICAL EDGE OF DOOR

SAFETY GLASS REQUIRED IN WINDOW LESS THAN 60" ABOVE DRAIN

DOUBLE KEYED DEAD BOLTS NOT PERMITTED ON REQD. EXIT OR  
EMERGENCY ROUTES.

PROVIDE SAFETY GLAZING IN WINDOWS AS PER IRC R308.4

PROVIDE ROOF VALLEY FLASHING PER IRC R703.8 AND ALL OTHER ROOF  
FLASHINGS PER IRC R703.8.5. ALL FLASHING SHALL BE INSTALLED PER  
MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE PRODUCT SPECIFIC  
INSTRUCTIONS FOR MATERIAL INSTALLED TO BE REVIEWED DURING  
INSPECTION.

ALL EXTERIOR OPENINGS (WINDOWS, DOORS, ETC.) TO BE FLASHED AS TO  
MAKE WEATHER TIGHT. ALL FLASHING SHALL BE INSTALLED PER  
MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE PRODUCT SPECIFIC  
INSTRUCTIONS FOR MATERIAL INSTALLED TO BE REVIEWED BY INSPECTOR.

INSTALL ALL VALLEY FLASHING, PENETRATION FLASHING, ROOF/WALL FLASHING  
PER R703.8 & 903.2 (MINIMUM 26 GAUGE CORROSION-RESISTANT METAL)

PROVIDE VAPOR BARRIER AROUND ALL WALL PENETRATIONS INCLUDING  
DOORS, WINDOWS, VENTS, ETC.

VENTILATION REQUIRED SHALL BE PER IRC R806

WINDOWS IN SLEEPING AREAS SHALL COMPLY WITH SECTION R612 OF THE IRC

SEE NFRC SCHEDULE FOR THERMAL VALUES FOR DUAL PANEL WINDOWS

SEE BUILDING ELEVATIONS FOR WINDOW ELEVATIONS AND PROFILES

**PRIME DESIGN DRAFTING, LLC**

PHONE: 602.563.0322  
EMAIL: jess@primedesigndrafting.com

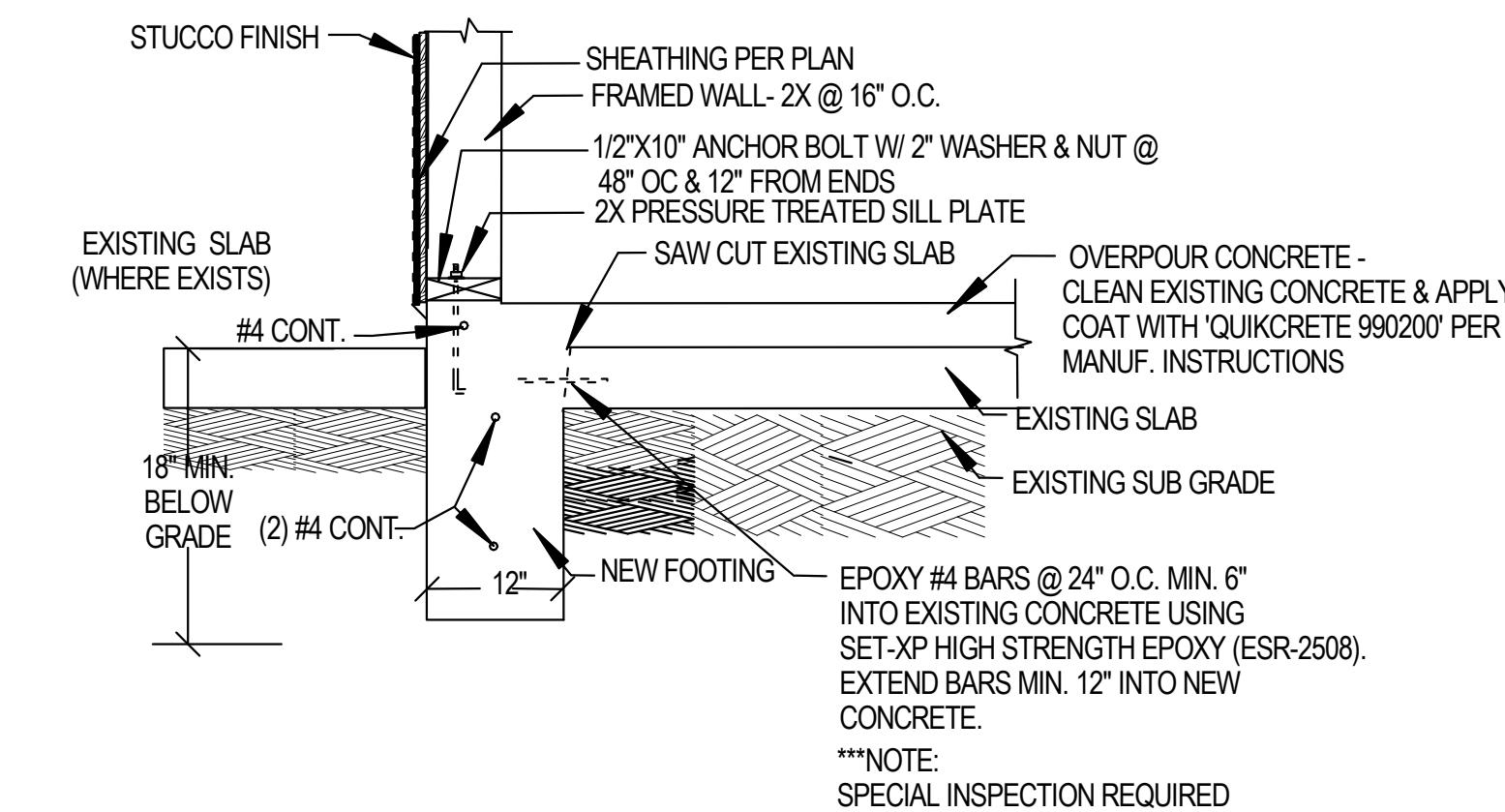
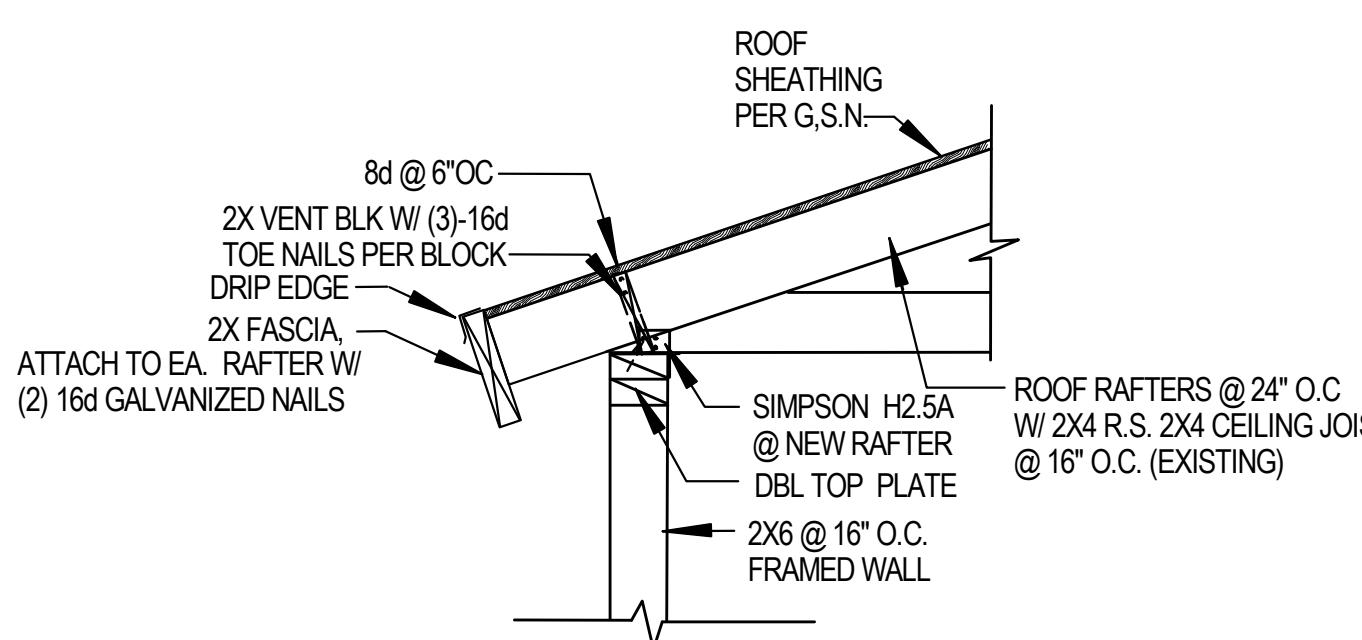
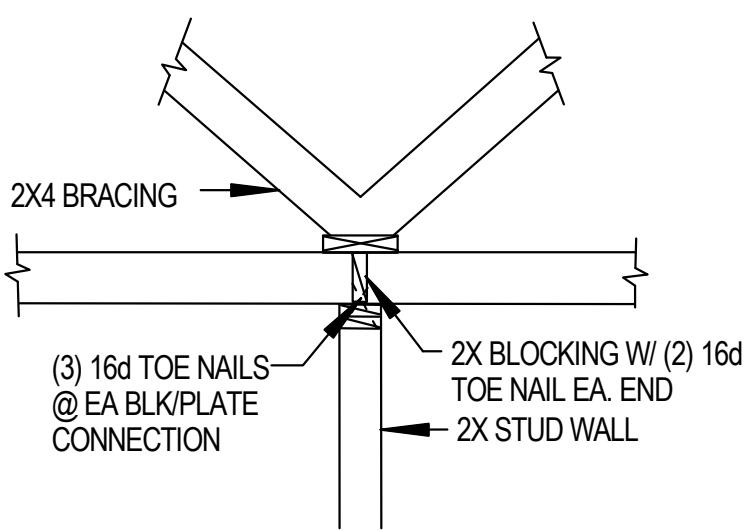
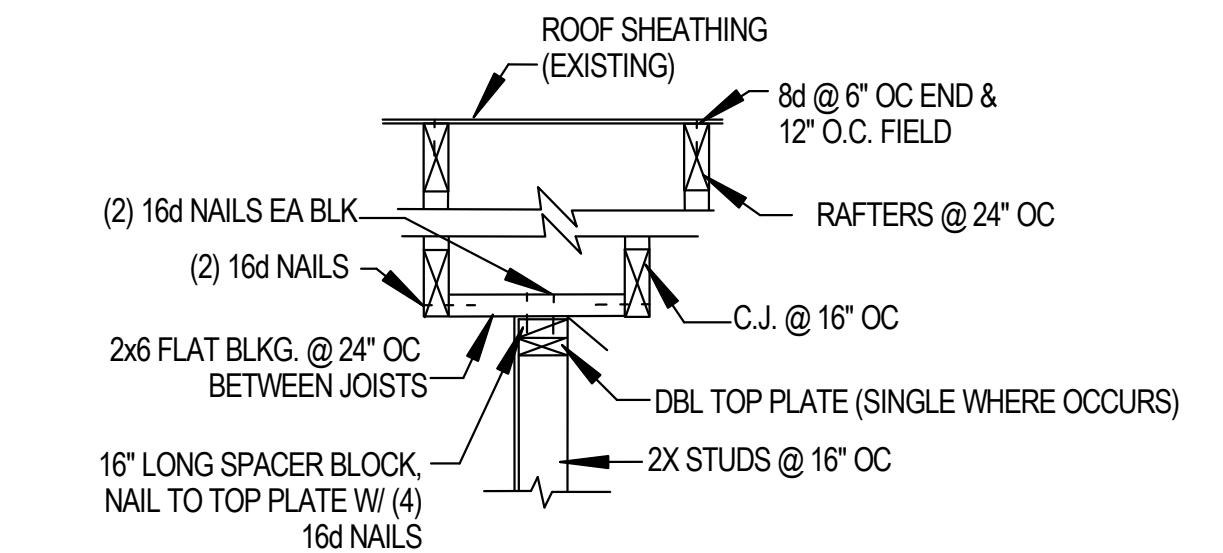
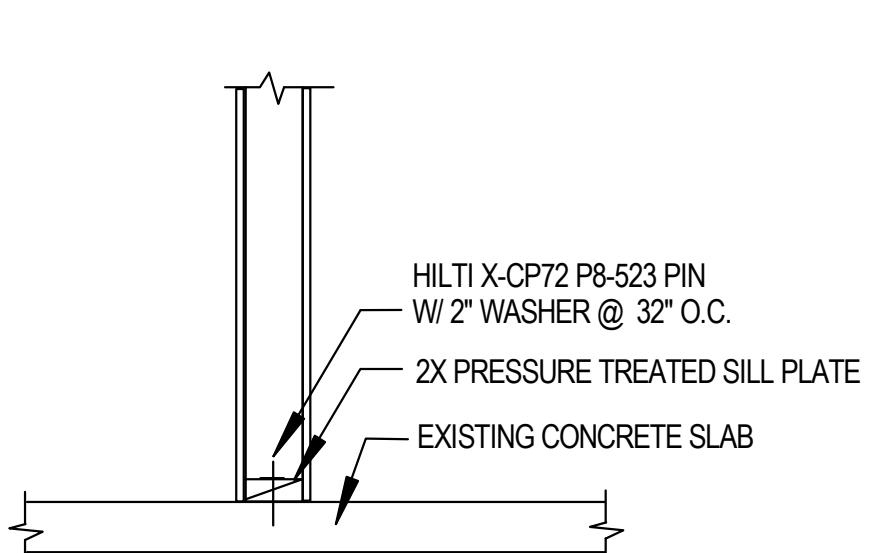
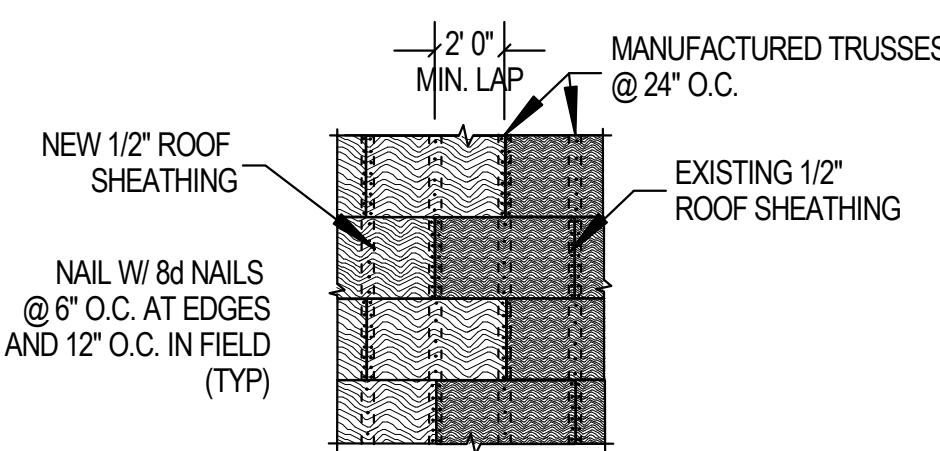
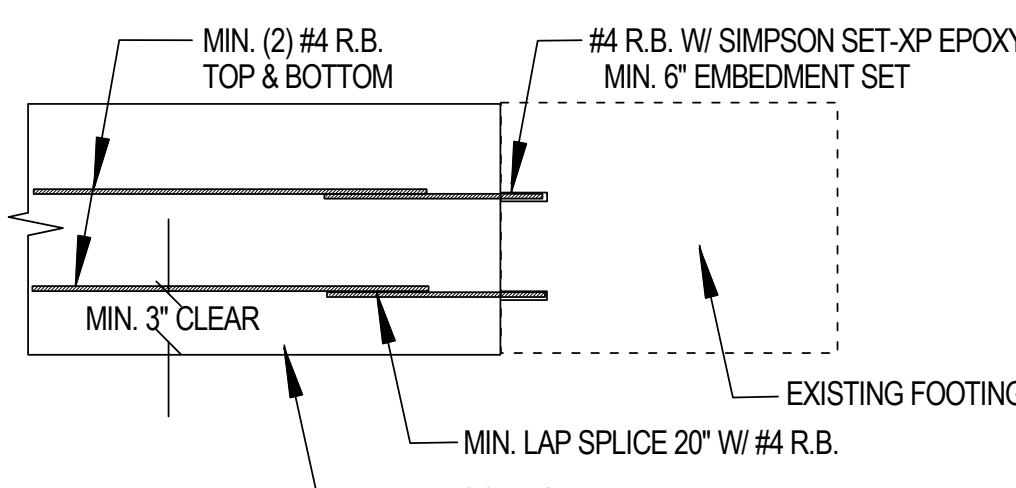
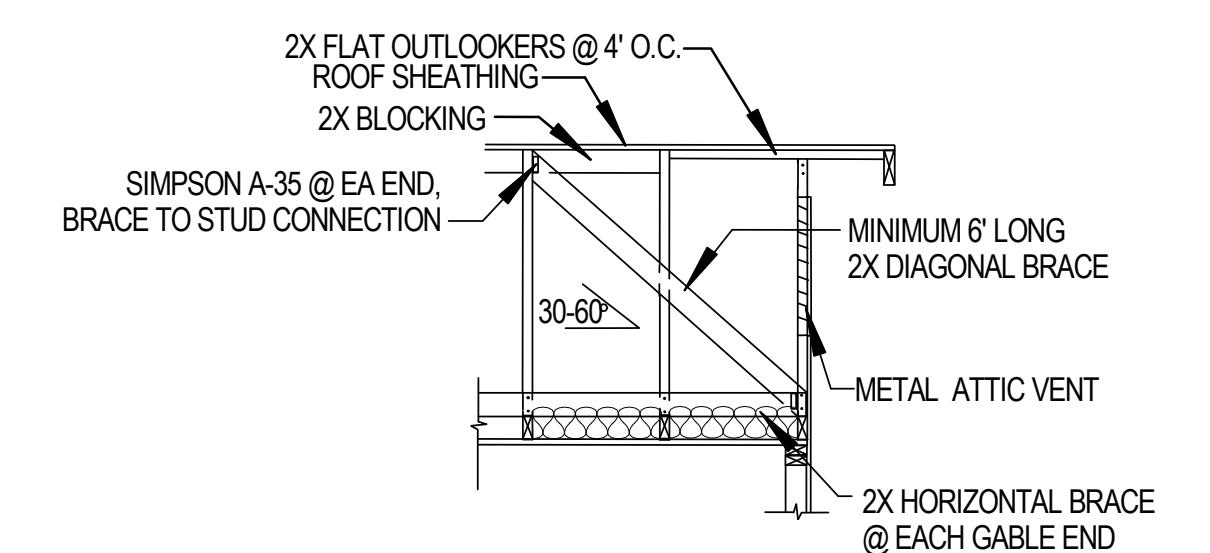
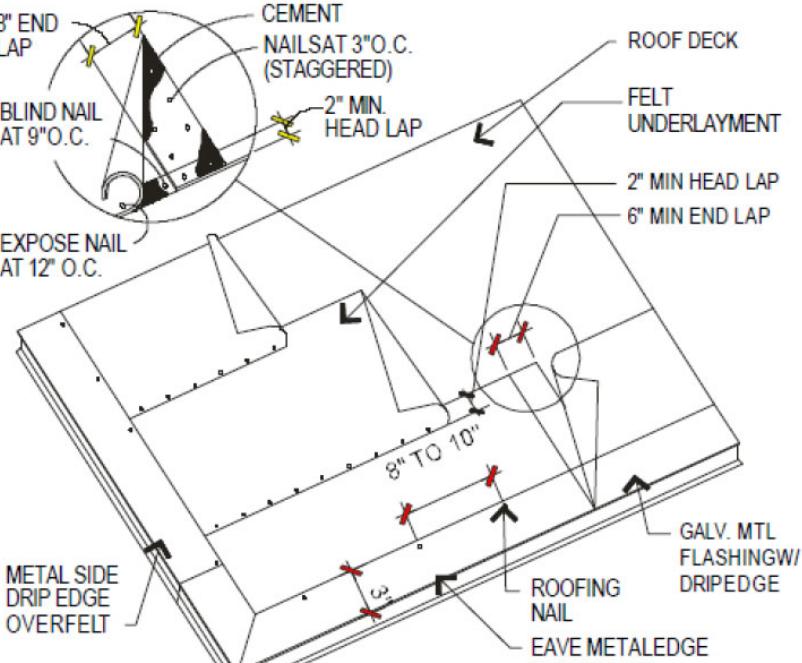
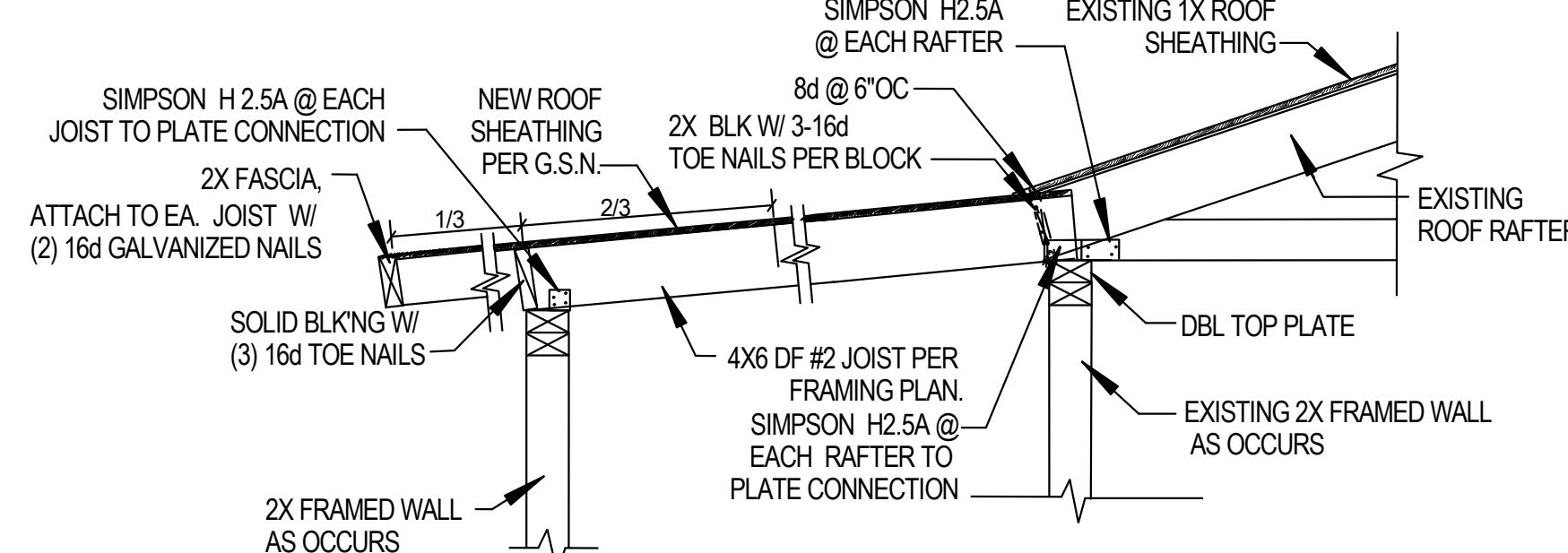
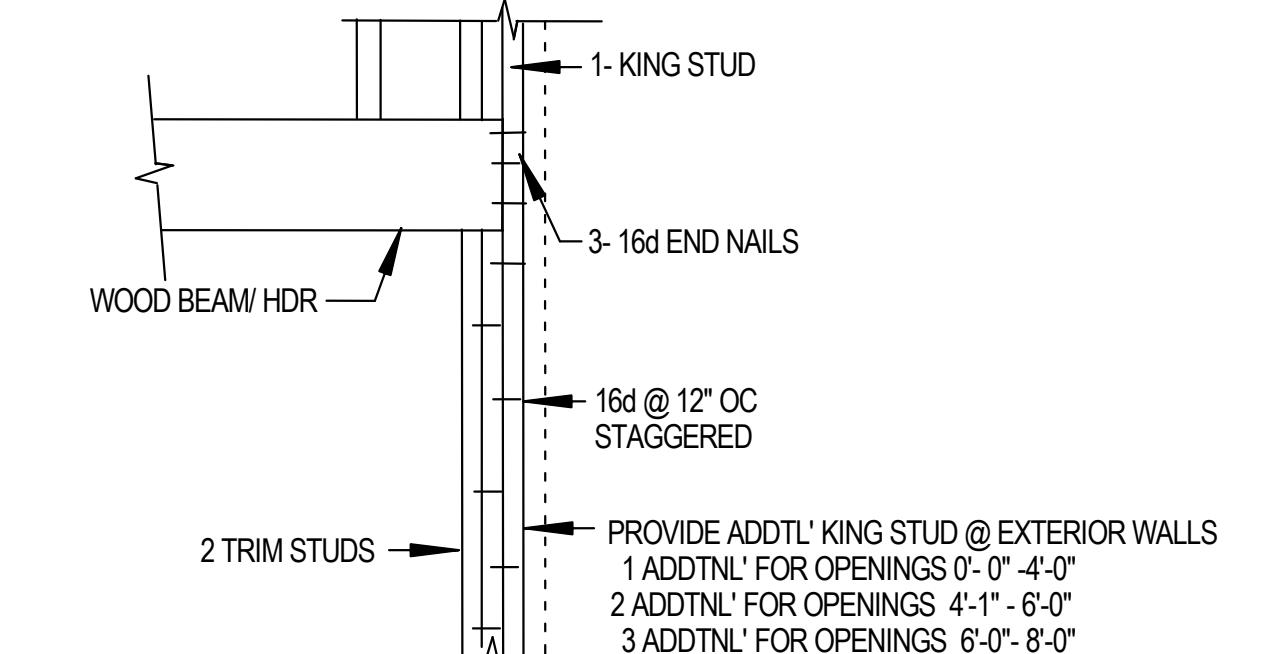
**TITAN RESTORATION OF AZ**  
PO BOX 1029  
MESA, AZ 85211  
480-980-4331

**DONALD & BARBARA EKSTRAND**  
5110 N. 78TH STREET  
SCOTTSDALE, AZ 85250

Project Name and Address  
FEB. 14, 2019  
1/4"=1'  
A-4

**EXTERIOR ELEVATION**

ALL CONTRACTORS TO VERIFY DIMENSIONS.  
DO NOT SCALE DRAWINGS. SCALE=1/4" = 1'-0"

EXTERIOR WALL AND FOOTING  
NOT TO SCALE (A)BEARING WALL / RAFTER CONNECTION  
NOT TO SCALE (B)WALL @ CEILING JOIST CONNECTION  
NOT TO SCALE (C)TYPICAL CEILING JOISTS TO PARALLEL WALL CONNECTION (NON-BEARING WALL)  
NOT TO SCALE (D)NON-BEARING WALL TO SLAB CONNECTION  
NOT TO SCALE (E)TYPICAL SAW TOOTH @ ROOF SHEATHING  
NOT TO SCALE (F)NEW FOOTING TO EXISTING CONNECTION  
NOT TO SCALE (G)TYPICAL GABLE END BRACE  
NOT TO SCALE (H)FELT UNDERLayment  
NOT TO SCALE (J)RAFTER @ BEARING CONNECTION  
NOT TO SCALE (K)TYPICAL HEADER / STUD CONNECTION  
NOT TO SCALE (L)

TITAN RESTORATION OF AZ  
PO BOX 1029  
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480-980-4331

DONALD & BARBARA EKSTRAND  
5110 N. 78TH STREET  
SCOTTSDALE, AZ 85250

Project \_\_\_\_\_ Sheet \_\_\_\_\_  
Date FEB. 14, 2019  
Scale N.T.S.  
D-1

NOTE & SPECIFICATIONS:

THERMOSTAT: HONEYWELL FOCUS PRO 6000 SERIES MODEL TH6110D1021 (OR EQUAL)

EXHAUST- BROAN MODEL QTR080 VENT OR EQUAL

EQUIPMENT:

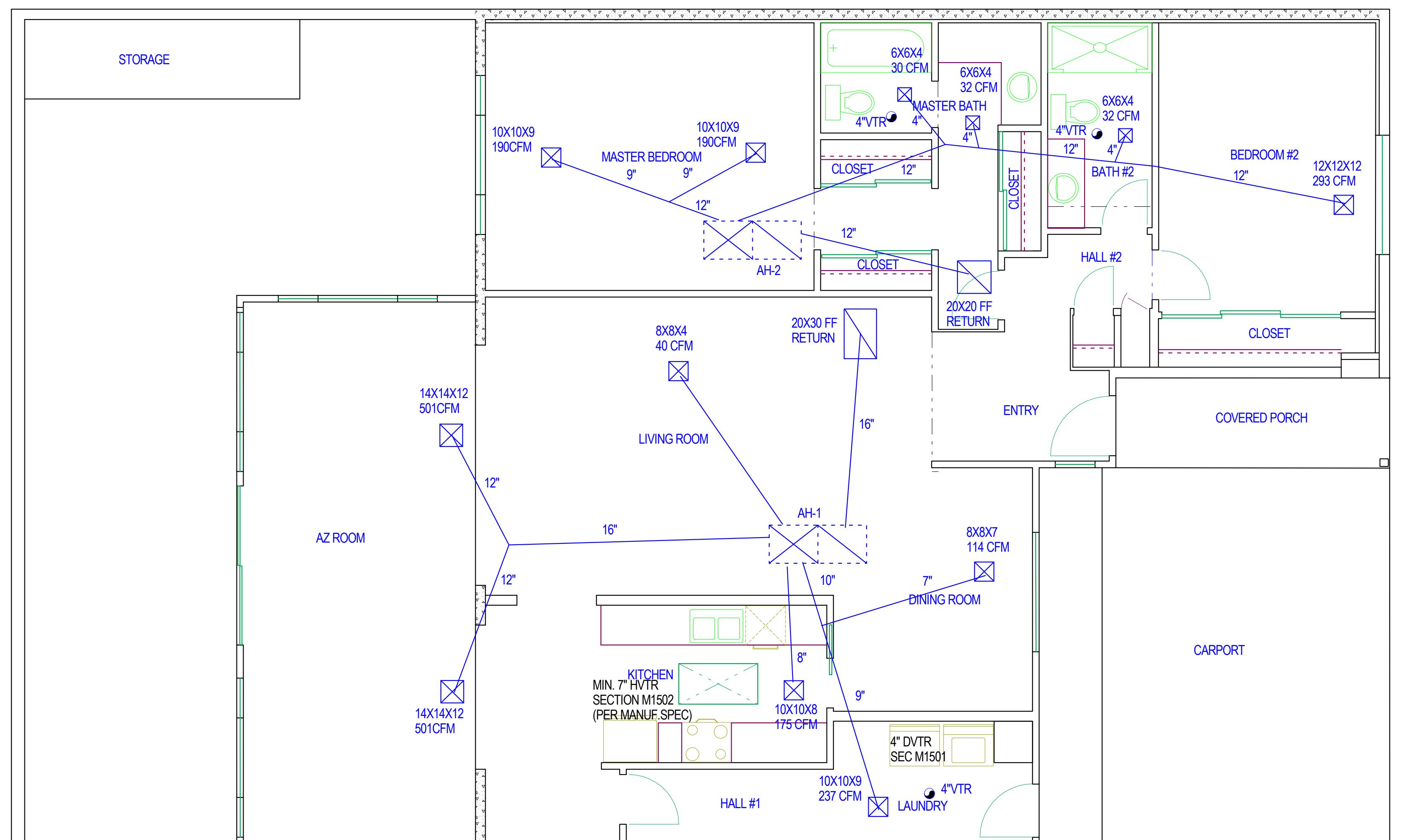
UNIT 1  
GOODMAN GAS PACK ROOF TOP UNIT  
MODEL: GPG14424040M41  
14 SEER  
AHRI ref 201179243  
208/230 VOLT 1-PHASE  
40 AMP  
WEIGHT-493#

UNIT 2  
GOODMAN GAS PACK ROOF TOP UNIT  
MODEL: GPG1424040M41  
14 SEER  
AHRI ref 201179203  
208/230 VOLT 1-PHASE  
20 AMP

WEIGHT-417#

MECHANICAL CONTRACTOR TO  
VERIFY SIZE AND MODEL OF EQUIPMENT  
PER ACCA MANUAL S&J M1401.3  
WITH CALCS AND TONAGE REQUIRED

- 1.. FLEX DUCT TO BE VERSATILE ELP.
- 2.. RECTANGULAR DUCT SHALL BE 26 GA.  
GAV. STEEL W/ 1" THICK 3/4# DUCT WRAP  
OR LINED INTERNALLY WHEN IN UNCONDITIONED SPACE.
- 3.. DUCT PENETRATIONS THROUGH GARAGE WALLS AND  
CEILINGS SHALL BE 26 GAUGE.R302.5.2
- 4.. CEILING DIFFUSERS SHALL BE AIRMATE E400-0 SERIES OR EQ.
- 5.. SIDEWALL REGISTERS SHALL BE AIRMATE 90V SERIES OR EQ.
- 6.. RETURN AIR GRILLS SHALL BE FILTER FRAME AIRMATE E280 & E280FF SERIES OR EQ.  
WHEN AIR HANDLER IS IN ATTIC SPACE, WHEN VERTICAL UNIT AND EASILY ACCESSIBLE  
FILTERS MAY BE IN UNIT.
- 7.. EXHAUST FANS BROAN MODEL QTR080 VENT OR EQUAL
- 8.. BUILDING ENVELOPE, SYSTEMS & LIGHTING PER IRC N101.13 (IECC R401.2)
- 9.. ALL WORKSHIP SHALL CONFORM TO 2015IRC
- 10.. ALL SUPPLY & RETURN DUCT WORK TO BE INSULATED W/ MINIMUM R-8 INSULATION
- 11.. FURNACE AND WATER HEATER TO HAVE NO CONTINUOUS PILOT LIGHT PER N1104.11
- 12.. AIR HANDLER SHALL HAVE A MANUFACTURER'S DESIGNATION FOR AIR LEAKAGE  
OF NO MORE THAN 2% OF AIR FLOW WHEN TESTED TO ASHRAE 193 M1103.2.1
- 13.. DUCT TIGHTNESS SHALL CONFORM TO TEST PER N1103.2.2 OR OTHER ADOPTED METHOD
- 14.. VERTICAL AIR HANDLER TO HAVE PRIMARY DRAIN PAN WITH 3/4" PVC LINE TO EXTERIOR  
WITH MINIMUM SLOPE OF 1/8" PER FOOT.PER M1411.3.2. A 'WET SWITCH' INSTALLED FOR  
SECONDARY BACKUP. M1411.3.1.1
- 15.. REFRIGERANT CIRCUIT ACCESS PORT CAPS SHALL BE FITTED WITH LOCKING-TYPE  
TAMPER RESISTANT CAPS OR OTHERWISE SECURED TO PREVENT UNAUTHORIZED  
ACCESS M1411.6
- 16.. WHERE THE EXHAUST DUCT IS CONCEALED WITHIN THE BUILDING CONSTRUCTION,  
THE EQUIVALENT LENGTH OF THE EXHAUST DUCT SHALL BE IDENTIFIED ON A PERMANENT  
LABEL OR TAG. THE LABEL OR TAG SHALL BE LOCATED WITHIN 6' OF THE EXHAUST  
CONNECTION. M1502.4.5, G2439.5.6
- 17.. RANGE HOODS DISCHARGE OUTDOORS THROUGH SMOOTH SINGLE AIR TIGHT WALL  
DUCT WITH BACKDRAFT DAMPER UNLESS LISTED AND LABELED AS A DUCTLESS RANGE  
HOOD. M1503.
- 18.. EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CFM SHALL  
BE PROVIDED WITH MAKEUP AIR AT A RATE APPROX. EQUAL TO THE EXHAUST AIR RATE.  
SUCH MAKEUP AIR SYSTEMS SHALL BE AUTOMATICALLY CONTROLLED TO START AND  
OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM.
- 19.. RETURN AIR DUCT THRU FIRST RATED WALL 26 GA. WITH NO OPENINGS TO GARAGE R302.5.2
- 20.. WHEN OUTDOOR AIR DUCTS ARE REQUIRED TO COMPLY WITH WHOLE HOUSE VENTILATION  
SYSTEMS THEN THE MECHANICAL AND GRAVITY OUTDOOR INTAKE OPENINGS SHALL BE LOCATED  
A MINIMUM OF 10' FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANTS SUCH AS VENTS,  
CHIMNEYS, PLUMBING VENTS, STREETS, ALLEYS, PARKING LOTS, LOADING DOCKS, EXCEPT AS  
OTHERWISE SPECIFIED IN THIS CODE. WHERE A SOURCE OF CONTAMINANT IS LOCATED WITHIN  
10' OF AN INTAKE OPENING, SUCH OPENING SHALL BE LOCATED A MINIMUM OF 3' BELOW THE  
CONTAMINANT SOURCE. EXHAUST FROM DWELLING UNIT TOILET ROOMS, BATHROOM AND KITCHENS  
SHALL NOT BE CONSIDERED AS HAZARDOUS OR NOXIOUS. M1507.3.1 & R303.5.1
- 21.. DUCT INSULATION MATERIALS LOCATED IN GARAGE AREAS, ATTICS & CRAWL SPACES SHALL  
COMFORM TO THE FOLLOWING REQUIREMENTS:  
1. DUCT COVERINGS AND LININGS, INCLUDING ADHESIVES WHERE USED, SHALL  
HAVE A FLAME SPREAD INDEX NOT HIGHER THAN 25, AND A SMOKE-DEVELOPED INDEX OF NOT OVER  
50 WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723, USING THE SPECIMEN PREPARATION  
AND MOUNTING PROCEDURES OF ASTM E 2231.  
EXCEPTIONS: SPRAY APPLICATION OF POLYURETHANE FOAM TO THE EXTERIOR OF DUCTS IN ATTICS  
AND CRAWL SPACES SHALL BE PERMITTED SUBJECT TO ALL OF THE FOLLOWING:  
1.) THE FLAME SPREAD INDEX IS NOT GREATER THAN 25 AND THE SMOKE-DEVELOPMENT INDEX IS  
NOT GREATER THAN 450 AT THE SPECIFIED INSTALLED THICKNESS.  
2.) THE FOAM PLASTIC IS PROTECTED IN ACCORDANCE WITH THE IGNITION BARRIER REQUIREMENTS  
OF SECTIONS R316.5.3 AND R316.6.  
3.) THE FOAM PLASTIC COMPLIES WITH THE REQUIREMENTS OF SECTION R316.  
2. DUCT COVERINGS AND LININGS SHALL NOT FLAME, GLOW, SMOLDER OR SMOKE WHEN TESTED IN  
ACCORDANCE WITH ASTM C 411 AT THE TEMPERATURE TO WHICH THEY ARE EXPOSED IN SERVICE.  
THE TEST TEMPERATURE SHALL NOT FALL BELOW 250 DEGREES (F). COVERINGS AND LININGS SHALL  
BE LISTED AND LABELED.
- 3.. EXTERNAL DUCT INSULATION AND FACTORY INSULATED FLEXIBLE DUCTS SHALL BE LEGIBLY PRINTED  
OR IDENTIFIED AT INTERVALS NOT LONGER THAN 36" WITH THE NAME OF THE MANUFACTURER, THE  
THERMAL RESISTANCE R-VALUE AT THE SPECIFIED INSTALLED THICKNESS AND THE FLAME SPREAD  
AND SMOKE-DEVELOPED INDEXES OF THE COMPOSITE MATERIALS. SPRAY POLYURETHANE FOAM  
MANUFACTURERS SHALL PROVIDE THE SAME PRODUCT INFORMATION AT THE NOMINAL INSTALLED  
THICKNESS TO THE CUSTOMER IN WRITING AT THE TIME OF FOAM APPLICATION. ALL DUCT INSULATION  
PRODUCT R-VALUES SHALL BE BASED ON THE INSULATION ONLY, EXCLUDING AIR FILMS, VAPOR  
RETARDERS OR OTHER DUCT COMPONENTS, AND SHALL BE BASED ON TESTED C-VALUES AT 75  
DEGREES (F) MEAN TEMPERATURE AT THE INSTALLED THICKNESS, IN ACCORDANCE WITH  
RECOGNIZED INDUSTRY PROCEDURES. THE INSTALLED THICKNESS OF DUCT INSULATION USED TO  
DETERMINE ITS R-VALUE SHALL BE DETERMINED AS FOLLOWS:  
3.1 FOR DUCT BOARD, DUCT LINER AND FACTORY-MADE RIGID DUCTS NOT NORMALLY SUBJECTED  
TO COMPRESSION, THE NOMINAL INSULATION THICKNESS SHALL BE USED.  
3.2 FOR DUCTWRAP, THE INSTALLED THICKNESS SHALL BE ASSUMED TO BE 75% (25% COMPRESSION)  
OF NOMINAL THICKNESS.  
3.3 FOR FACTORY MADE FLEX AIR DUCTS, THE INSTALLED THICKNESS SHALL BE DETERMINED BY  
DIVIDING THE DIFFERENCE BETWEEN THE ACTUAL OUTSIDE DIAMETER AND NOMINAL INSIDE  
DIAMETER BY TWO.  
3.4 FOR SPRAY POLYURETHANE FOAM, THE AGED R-VALUE PER INCH MEASURED IN ACCORDANCE  
WITH RECOGNIZED INDUSTRY STANDARDS SHALL BE PROVIDED TO THE CUSTOMER IN WRITING  
AT THE TIME OF FOAM APPLICATION. IN ADDITION, THE TOTAL R-VALUE FOR THE NOMINAL APPLI-  
CATION THICKNESS SHALL BE PROVIDED. M1601.4.5 DUCT INSULATION.
- 22.. DUCT INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:  
1. A VAPOR RETARDER HAVING A MAXIMUM PERMEANCE OF 0.05 perm (2.87 ng/(S x m<sup>2</sup> x Pa)) IN  
ACCORDANCE WITH ASTM E96, OR ALUMINUM FOIL WITH A MINIMUM THICKNESS OF 2mils (0.05 mm),  
SHALL BE INSTALLED ON THE EXTERIOR OF INSULATION ON COOLING SUPPLY DUCTS THAT PASS  
THROUGH UNCONDITIONED SPACES CONDUCIVE TO CONDENSATION EXCEPT WHERE THE INSUL-  
ATION IS SPRAY FOAM POLYURETHANE FOAM WITH A MAXIMUM WATER VAPOR PERMEANCE OF  
3 PERM INCH (1722 ng/(S x m<sup>2</sup> x Pa)) AT THE INSTALLED THICKNESS.  
2. EXTERIOR DUCT SYSTEMS SHALL BE PROTECTED AGAINST THE ELEMENTS.  
3. DUCT COVERINGS SHALL NOT PENETRATE A FIREBLOCKED WALL OR FLOOR.
- 23.. FACTORY-MADE DUCTS SHALL BEAR A LISTING AND LABEL INDICATING COMPLIANCE WITH UL 181  
AND UL 181A OR UL 181B M1601.2
- 24.. ONE PROGRAMMABLE THERMOSTAT PER EACH SEPARATE HEATING AND COOLING SYSTEM SHALL BE  
PROVIDED CAPABLE OF CONTROLLING THE HEATING AND COOLING ON A DAILY SCHEDULE TO  
MAINTAIN DIFFERENT TEMPERATURE SET POINTS N1103.1
- 25.. INSULATION OF MECHANICAL SYSTEM REFRIGERANT SUCTION PIPING WITH R-4. M1411.5
- 26.. WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM REQUIRED WHEN HOUSE MEETS THE MANDATORY  
5 AIR EXCHANGES PER HOUR EFFICACY FOR RANGE HOODS AND LINEN FANS 2.8 CFM/WATTS  
BATHROOM, UTILITY ROOMS WITH MINIMUM CFM OF 10 EFFICACY OF 1.4 CFM/WATT AND MINIMUM  
OF 90 CFM. BATHROOM, UTILITY ROOM WITH MINIMUM OF 90 CFM EFFICACY OF 2.8/ WATT AND NO  
MAXIMUM. SEE TABLE M1507.3(3.1) FOR CFM BASED ON FLOOR AREA N1103.5, M1507.8 R202
- 27.. INTAKE OPENINGS FOR OUTSIDE AIR AND OUTLET FOR EXHAUST PROTECTED BY 1/4"-1/2" SCREEN R303.6  
28.. OUTSIDE WALLS OF BUILDING ENVELOPE SHALL NOT BE UTILIZED AS ANY PORTION OF THE RETURN  
AIR PLenums.
- 29.. ALL PENETRATIONS THROUGH ROOF STRUCTURES OR WALLS SHALL BE FLASHED WITH AN APPROVED  
CORROSION-RESISTANT FLASHING IN A MANNER TO PREVENT ENTRY OF WATER INTO THE STRUCTURAL  
FRAMING COMPONENTS. R703.8



MECHANICAL PLAN

ALL CONTRACTORS TO VERIFY DIMENSIONS.  
DO NOT SCALE DRAWINGS. SCALE= 1/4" = 1'-0"

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DONALD & BARBARA EKSTRAND  
5110 N. 78TH STREET  
SCOTTSDALE, AZ 85250

FEB. 14, 2019  
1/4"=1'  
M-1

TITAN RESTORATION OF AZ  
PO BOX 1029  
MESA, AZ 85211  
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ELECTRICAL SYMBOLS	
GFI	GROUND FAULT INTERRUPTER RECEPTACLE
RC	RECESSED CAN LIGHT
200 AMP SEVICE	
CHIMES	
DOOR BELL	
48" FLOURESCENT LIGHT	
GARAGE DOOR OPENER BUTTON	
SPLIT RECEPTACLE & GARBAGE DISPOSAL DW	
DISCONNECT	
BROAN MODEL QTR080 VENT	

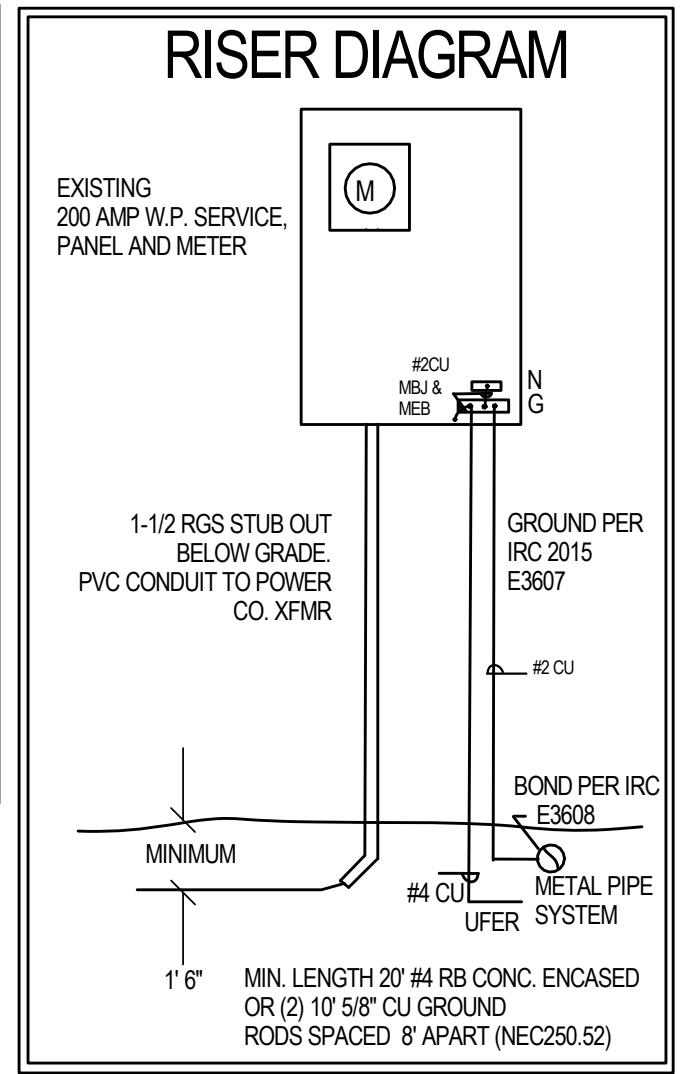
CEILING FAN
WALL LIGHT
RECESSED WALL LIGHT @ 8" AFF
CEILING MOUNT LIGHT
RECEPTACLE
220 VOLT RECEPTACLE
CARBON MONOXIDE/SMOKE DETECTOR (HARD WIRE W/BATTERY BACK UP)
SPLIT RECEPTACLE & GARBAGE DISPOSAL DW
DISCONNECT
SMOKE DETECTOR (HARD WIRE W/BATTERY BACK UP)

ELECTRICAL PANEL SCHEDULE					
MAIN BREAKER 200 AMP 120/240V 1O 3 WIRE		USE	USE	WIRE	BKR CIR
1 2	10	WATER HEATER	DRYER	10 2	2
3 30	V	—	—	V 30	4
5 2	8	RTU GAS PACK AC #2	APPLIANCES ①	12 1	20 6
7 40	V	—	APPLIANCES ①	12 1	20 8
9 2	10	RANGE/OVEN	DISH/DISPOSAL	12 1	20 10
11 30	V	—	RECEPTACLES ④	12 1	20 12
13 15	14	LIGHTS ④	WASHER	12 1	20 14
15 15	14	LIGHTS ④	BATHROOM RECEPTACLES ⑤ ①	12 1	20 16
17 15	14	RECEPTS NORTH ④	SMOKE DETECTORS ④	14 1	15 18
19 15	14	RECEPTS SOUTH ④	EXTER. RECEPTACLES ①	12 1	20 20
21 2	12	RTU GAS PACK AC #2	REFRIG	12 1	20 22
23 20	V	—	MICROWAVE	12 1	20 24
25		SPARE	SPARE		26
27					28
29					30

① CIRCUIT PROTECTED BY GFCI RECEPTACLE/ WP COVER  
 ② PROVIDE 4 CONDUCTOR CIRCUIT & RECEPTACLE PER 2015IRC  
 ③ UTILIZE THIRD CONDUCTOR TO INTERLOCK DETECTORS  
 ④ PROVIDE AFCI PROTECTION AT ALL RECEPTACLES PER NOTE #16  
 ⑤ PROVIDE SEPERATE GFI PROTECTED CIRCUIT FOR BATHROOM

SES ELECTRICAL CALCS	
DWELLING AREA	1874 SQ FT
GENERAL CIRCUITS	1874 X 3 VA
KITCHEN CIRCUITS	121,150 VA EA
RANGE/ OVEN	10000 VA
D.W./ DISP	10000 VA
MICROWAVE	1500 VA
REFRIGERATOR	1400 VA
BATHROOM CIRCUIT	1200 VA
EXTERIOR CIRCUIT	1500 VA
DRYER	5000 VA
LAUNDRY CIRCUIT	1500 VA
SMOKE DETECTORS	1200 VA
TOTA VA =	33,122

FIRST 10,000 VA @ 100%  
 REMAINDER VA @ 40%  
 HAVAC LOAD =  
 TOTAL VA = 27,649 VA/240 V= 115 AMP  
 EXISTING 200 AMP SERVICE



### ELECTRICAL NOTES

- ENTIRE ELECTRICAL INSTALLATION SHALL COMPLY WITH 2014 NEC AND 2015 IRC.
- CONTRACTOR SHALL APPLY FOR AND OBTAIN ALL NECESSARY PERMITS.
- ALL MATERIALS SUPPLIED BY THIS CONTRACTOR SHALL BE NEW AND IN FIRST CLASS CONDITION.
- ELECTRICAL LOCATIONS SHOWN ARE APPROX. EC SHALL COORDINATE WITH OWNER AND OTHER TRADES PRIOR TO INSTALLATION TO PREVENT CONFLICTS.
- WIRE DEVICES AS DIRECTED BELOW:

  - A. SWITCHES: + 48" AFF MAX. HEIGHT TO CENTER OF BOX
  - B. RECEPTACLES: + 10" AFF TO CENTER OF BOX EXCEPT OVER COUNTERTOPS, ETC. HEIGHT AS NOTED. MOUNT ALL RECEPTACLES VERTICAL W/ G. P. @ BOTTOM

- WIRE MATERIAL SHALL BE COPPER.
- ALL LIGHTING FIXTURES IN CLOSETS SHALL BE LOCATED MIN. 1-6" FROM SHELVES.
- INSTALL APPROVED CEILING FAN J-BOXES TO STRUCTURE. ALL CEILING FAN OUTLET BOXES SHALL BE LISTED FOR THE APPLICATION AS SOLE MEANS OF SUPPORT. CEILING FAN BLADES TO BE NO LOWER THAN 7'-0" AFF.
- INSTALL DOOR CHIME, DOOR BELL, AND TRANSFORMER. VERIFY BELL, CHIME, AND TRANSFORMER LOCATION W/ OWNER.
- ALL CIRCUITS FEEDING OUTLETS IN GARAGES, OUT DOOR LOCATIONS, IN BATHROOMS AND ABOVE COUNTERS IN KITCHEN SHALL BE GFCI PROTECTED. JUNCTION BOXES IN WALL BETWEEN GARAGE AND LIVING SPACES SHALL BE METAL OR UL APPROVED.
- PROVIDE GFCI PROTECTED OUTLET WITHIN 25' OF OUTSIDE HVAC EQUIPMENT FOR SERVICE PER IRC E390.1.1. ROOF TOP UNIT SHALL HAVE SERVICE RECEPTACLE WITHIN 25' OF UNIT AND ON SAME LEVEL.
- SMOKE DETECTORS SHALL BE INSTALLED PER 2015IRC SECT. R314 AND SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND BE EQUIPPED WITH A BATTERY BACK-UP. DETECTORS SHALL SOUND AN AUDIBLE ALARM IN ALL SLEEPING AREAS IN DWELLING UNIT IN WHICH THEY ARE LOCATED, AND SHALL REQUIRE INTERCONNECTING. INSTALL CEILING DETECTORS A MIN. OF 6' TO ANY VERTICAL SURFACES. ALL INSTALLATION SHALL BE A MIN. OF 36" FROM ANY MECHANICAL SUPPLY OR RETURN GRILL AND A MINIMUM OF 36" AWAY FROM CENTER OF CEILING FAN BLADES.

- AS DESCRIBED IN PANEL SCHEDULE AND AS SHOWN ON PLAN, INSTALL MIN. TWO 20 AMP BREAKERS FOR SMALL APPLIANCES TO SERVE KITCHEN, BREAKFAST AND DINING ROOM. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLET.
- AS DESCRIBED IN PANEL SCHEDULE AND AS SHOWN ON PLAN, INSTALL MIN. ONE 20 AMP BREAKER FOR LAUNDRY ROOM. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLET.

- AS DESCRIBED IN PANEL SCHEDULE AND AS SHOWN ON PLANS, PROVIDE A MIN. OF ONE 20 AMP CIRCUIT FOR BATH RECEPTACLES. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLET.
- ALL 120-VOLT, SINGLE PHASE, 15- AND 20- AMP BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (2014 NEC 210.12)

- RECESSED LIGHTING TO HAVE MIN. 3" SEPARATION FROM COMBUSTIBLES OR IC LISTING. R808 AND COMPLIANCE W/ ENERGY EFFICIENCY LEAKAGE, N1102.4.3
- CEILING FAN OUTLET BOXES PER NEC 314.27 (D)
- INSTALL CARBON MONOXIDE ALARMS IN ACCORDANCE WITH SECTION R315.1
- IN AREAS SPECIFIED IN SECTION E390.1.1. 125-VOLT, 15- AND 20- AMP RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER IRC E4002.14
- RECESSED LIGHT FIXTURES LOCATED IN WET AREAS SHALL BE LABELED "SUITABLE FOR WET LOCATIONS" PER IRC E4003.9

- RECEPTACLES INSTALLED OUTDOORS IN A LOCATION PROTECTED FROM WEATHER OR IN OTHER DAMP LOCATIONS SHALL HAVE AN ENCLOSURE FOR THE RECEPTACLE THAT IS WEATHERPROOF WHEN THE RECEPTACLE COVER(S) IS CLOSED AND AN ATTACHMENT PLUG IS NOT INSERTED. A RECEPTACLE SHALL BE CONSIDERED TO BE IN A LOCATION PROTECTED FROM THE WEATHER WHERE LOCATED UNDER ROOFED OPEN PORCHES, CANOPIES AND SIMILAR STRUCTURES AND NOT SUBJECT TO RAIN OR WATER RUNOFF. GFCI AND WEATHERPROOF EXTERIOR RECEPTACLES AT FRONT AND REAR OF HOUSE ARE NOT TO BE MORE THAN 6'-0" ABOVE GRADE. E3901.7, E3902.3 & E4002.9
- RECEPTACLES LOCATED IN WET LOCATIONS AND WHERE THE PRODUCT INTENDED TO BE PLUGGED INTO IT IS NOT ATTENDED WHILE IN USE, THE RECEPTACLE SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF BOTH WHEN THE ATTACHMENT PLUG CAP IS INSERTED AND WHEN IT IS REMOVED. E4002.10

- A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR A MINIMUM OF 75% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS. (N1104)
- CLEARANCES TO LIGHT FIXTURES IN CLOTHES CLOSETS: 1. SURFACED MOUNTED INCANDESCENT OR LED WITH A COMPLETELY ENCLOSED LIGHT SOURCE SHALL BE INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING PROVIDED THERE IS A MINIMUM CLEARANCE OF 12" BETWEEN THE FIXTURE AND THE NEAREST POINT OF STORAGE. 2. FLUORESCENT LUMINAIRES SHALL BE INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING PROVIDED THERE IS A MINIMUM OF 6" CLEARANCE. 3. RECESSED INCANDESCENT LUMINAIRES WITH A COMPLETELY ENCLOSED LIGHT SOURCE SHALL BE INSTALLED IN THE WALL OR CEILING PROVIDED THERE IS A MINIMUM OF 6" CLEARANCE (E4003.12)

- LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE INSTALLED SO THAT WATER CANNOT ENTER OR ACCUMULATE IN WIRING COMPARTMENTS, LAMPHOLDERS OR OTHER ELECTICAL PARTS. ALL LUMINAIRES INSTALLED IN WET LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS." ALL LUMINAIRES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS OR SUITABLE FOR DAMP LOCATIONS". (E4003.9)
- LAMPHOLDERS IN WET OR DAMP LOCATIONS SHALL BE OF THE WEATHERPROOF TYPE. (E4003.10)

ALL CONTRACTORS TO VERIFY DIMENSIONS. DO NOT SCALE DRAWINGS.

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

DATE: FEB. 14, 2019

SCALE: 1/4" = 1'

Sheet: E-1

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