

GRADING AND DRAINAGE PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE G.&S.R. B. & M., MARICOPA COUNTY, ARIZONA.

E.S.L.O. BUILDING AND DEVELOPMENT NOTES

- MIRRORED SURFACES OR ANY TREATMENTS WHICH CHANGE ORDINARY GLASS INTO A MIRRORED SURFACE ARE PROHIBITED.
- REFLECTIVE BUILDING AND ROOFING MATERIALS (OTHER THAN WINDOWS AND SOLAR PANELS) INCLUDING MATERIALS WITH HIGH GLOSS FINISHES AND BRIGHT, UNTARNISHED COPPER, ALUMINUM GALVANIZED STEEL OR OTHER METALLIC SURFACES, SHALL BE TEXTURED OR HAVE A MATTE OR NON-REFLECTIVE SURFACE TREATMENT TO REDUCE THE REFLECTIONS OF SUNLIGHT FROM THE PROPERTY.
- MATERIALS USED FOR EXTERIOR SURFACES OF ALL STRUCTURES SHALL BLEND IN COLOR, HUE, AND TONE WITH THE SURROUNDING NATURAL DESERT SETTING TO AVOID HIGH CONTRAST.
- SURFACE MATERIALS OF WALLS, RETAINING WALLS OR FENCES SHALL BE SIMILAR TO AND COMPATIBLE WITH THOSE OF THE ADJACENT MAIN BUILDINGS.(ZO SEC. 6.1070.G.1.h.)
- DEVELOPMENT DESIGN AND CONSTRUCTION TECHNIQUES SHOULD BLEND SCALE, FORM AND VISUAL CHARACTER INTO THE NATURAL LANDFORM AND MINIMIZE EXPOSED SCARS.
- EXTERIOR LIGHTING SHOULD BE LOW SCALE AND DIRECTED DOWNWARD, RECESSED OR SHIELDED SO THAT THE LIGHT SOURCE IS NOT VISIBLE FROM RESIDENTIAL DEVELOPMENT IN THE AREA OR FROM A PUBLIC VIEWPOINT.
- NO PAINT COLORS SHALL BE USED WITHIN ANY LANDFORM THAT HAVE A LRV GREATER THAN THIRTY-FIVE PERCENT.
- EXTERIOR PAINT AND MATERIAL COLORS SHALL NOT EXCEED A VALUE OF SIX (6) AND A CHROMA OF SIX (6) AS INDICATED IN THE MUNSSELL BOOK OF COLOR ON FILE IN THE PLANNING SYSTEMS DEPARTMENT.
- PLANT MATERIALS THAT ARE NOT INDIGENOUS TO THE ESL AREA SHALL BE LIMITED TO ENCLOSED YARD AREAS AND NON-INDIGENOUS PLANTS THAT HAVE THE POTENTIAL OF EXCEEDING TWENTY (20) FEET IN HEIGHT ARE PROHIBITED. A LIST OF INDIGENOUS PLANTS IS AVAILABLE FROM THE PLANNING SYSTEMS DEPARTMENT. OUTDOOR COMMUNITY RECREATION FACILITIES, INCLUDING PARKS AND GOLF COURSES SHALL BE ALLOWED TURF AS SPECIFIED IN SECTION 6.1070 (G) (1) (J).
- TURF SHALL BE LIMITED TO ENCLOSED AREAS NOT VISIBLE OFFSITE FROM LOWER ELEVATION. OUTDOOR RECREATION FACILITIES, INCLUDING PARKS AND GOLF COURSES, SHALL BE EXEMPT FROM THIS STANDARD.
- ALL EQUIPMENT APPURTENANT TO UNDERGROUND FACILITIES, SUCH AS SURFACE MOUNTED UTILITY TRANSFORMERS, PULL BOXES, PEDESTAL CABINETS, SERVICE TERMINALS OR OTHER SIMILAR ON-THE-GROUND FACILITIES, SHALL BE PAINTED COLORS WITH A LRV OF LESS THAN THIRTY-FIVE (35) PERCENT.
- ANY PROPOSED MODIFICATIONS TO NATURAL WATERCOURSES AND ALL WALL AND FENCES CROSSING NATURAL WATERCOURSES SHALL BE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND POLICIES SPECIFIED IN CHAPTER 37 (DRAINAGE AND FLOODPLAIN ORDINANCE) OF THE CITY OF SCOTTSDALE REVISED CODE.
- BUILDING ELEVATION NOT TO EXCEED 24' MEASURED ABOVE PRE-CONSTRUCTION NATURAL GRADE.
- ALL MECHANICAL EQUIPMENT (AIR CONDITIONER, POOL EQUIP. ETC.) SHALL BE SCREENED A MINIMUM OF 1' ABOVE THE HIGHEST PORTION OF THE EQUIPMENT FROM ALL SIDES AND SHALL BE COMPATIBLE WITH THE ADJACENT BUILDING. SHOW THE LOCATION OF EQUIPMENT ON THIS SITE PLAN.
- WATER SERVICES ARE EXISTING.
- POOL REQUIRES SEPERATE APPROVAL AND PERMIT.
- GUESTHOUSE SHALL NEVER BE OFFERED FOR RENT GUEST HOMES ON LOTS UNDER 35,000 SQ. FT. MAY NOT PROVIDE COOKING FACILITIES.
- POOLS SHALL NOT BE EMPTIED OR BACKWASHED INTO WASHES, STREETS, OR NAOS. SCENIC CORRIDORS, OR ON THE ADJACENT LAND. S. A GUESTHOUSE SHALL NOT EXCEED A GROSS FOOTPRINT GREATER THAN 50% OF THE FOOTPRINT SIZE OF THE PRINCIPAL BUILDING.(ZO SEC. 5.012.A.6.b. AND SEC. 5.102.A.6.b.)
- REFLECTIVE BUILDING MATERIALS ARE PROHIBITED.
- THE OWNER SHALL INCORPORATE DEVELOPMENT DESIGN AND CONSTRUCTION TECHNIQUE THAT BLEND IN SCALE, FORM, AND VISUAL CHARACTER TO MINIMIZE EXPOSED SCARS TO THE SATISFACTION OF THE PLANNING AND DEVELOPMENT DEPARTMENT.
- LAND DESIGNATED AS NAOS SHALL BE PERMANENTLY MAINTAINED AS OPEN SPACE. THE PROPERTY OWNER SHALL MAINTAIN ALL DESIGNATED NAOS.
- ALL EXTERIOR LIGHTING BELOW 3' IN HEIGHT SHALL BE FULLY SHIELDED. ALL EXTERIOR LIGHTING ABOVE 3' IN HEIGHT SHALL CONSIST OF HORIZONTAL FULL-CUTOFF FIXTURES AND DIRECTED DOWNWARD, EXCEPT LIGHTS UTILIZED FOR SECURITY PURPOSES.
- EXTERIOR LIGHTING SHALL BE LOW SCALE AND DIRECTED DOWNWARD, RECESSED OR SHIELDED SO THAT THE LIGHT SOURCE IS NOT VISIBLE FROM RESIDENTIAL DEVELOPMENTS IN THE AREA OR FROM A PUBLIC VIEWPOINT. EXTERIOR FIXTURES SHALL NOT GENERALLY EXCEED 6 FEET MEASURED FROM THE NEAREST ADJACENT GRADE TO THE TOP OF THE FIXTURE(LOWER HEIGHTS MAY BE REQUIRED BY THE INSPECTION OR CODE ENFORCEMENT STALL.)
- WHERE ON-SITE WALLS ARE PLACED ADJACENT TO NAOS AREAS AT LEAST 50 PERCENT OF THE WALL SHALL BE A VIEW FENCE.
- TEMPORARY SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICY MANUAL.
- AA. IN ACCORDANCE WITH THE ZONING ORDINANCE, A REGISTERED SURVEYOR SHALL STAKE AND ROPE THE MOST RESTRICTIVE AREA DEFINED BY THE CONSTRUCTION ENVELOPE AND NAOS EASEMENT AS SHOWN ON THE SITE PLAN.
- BB. SITE WALLS MUST BE SETBACK 15 FEET FROM SIDE AND REAR PROPERTY LINES. THIS APPLIES ONLY TO RESIDENTIAL PARCELS CONTAINING AN AREA OF 35,000 SQ FEET OR LARGER.
- CC. IDENTIFY THE SPECIFIC LOCATION OF THE CONSTRUCTION ENVELOPE ON THE SITE PLAN. THE CONSTRUCTION ENVELOPE CONSISTS OF AN AREA ENCLOSED BY A LINE EXTENDING 15 FEET OUT FROM ALL DISTURBANCES ON THE LOT.

ENGINEERS CERTIFICATION

THE LOWEST FLOOR ELEVATION ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY THE 100 YEAR STORM, AND ARE IN ACCORDANCE WITH CITY OF SCOTTSDALE REVISED CODE, CHAPTER 37, FLOODWAYS FLOOD PLAIN ORDINANCE.

DRAINAGE NOTE

THE PAD ELEVATIONS OF ALL A/C AND/OR ELECTRO-MECHANICAL UNITS WILL BE SET REASONABLY HIGHER THAN THE ADJACENT GRADES TO PROVIDE FLOOD PROTECTION UNDER THE 100-YEAR STORM EVENT.

SALVAGE CONTRACTOR

TREE RELOCATORS, INC.
6502 N. 81ST PLACE
SCOTTSDALE, ARIZONA 85250
PHONE: (480) 947-6118
EMAIL: treelocators@cox.net

CUT AND FILL QUANTITIES

CUT = 25 C.Y.
FILL = 150 C.Y.

* QUANTITIES ARE FOR ENGINEERS USE ONLY - CONTRACTOR TO VERIFY

NAOS CALCULATIONS

LOT AREA= 184,215 S.F.
SLOPE = 2181-2168 = 13'/314' = 4.1%
TOTAL NAOS REQUIRED= 46,054 S.F. (25%)
TOTAL NAOS PROVIDED = 46,061 S.F. (25%)

FENCE CALCULATIONS

L.F. OF FENCES (NON-RETAINING)= 212 L.F.

DRAINAGE MAINTENANCE NOTE

HOMEOWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE WASHES INCLUDING THE REMOVAL OF ANY DEBRIS, SEDIMENT OR EXCESS VEGETATION.

OWNERS

SCOTT PASMORE
9411 E HAPPY VALLEY RD
SCOTTSDALE 85255

SITE DATA

APN: 217-05-001G
EX. ZONING R1-190 ESL HD
NET AREA:

SF 184,215
AC 4.229

LANDFORM: LOWER DESERT

BUILDING SETBACK LINES:

FRONT: 60'
SIDES: 30'
BACK: 60'

BASIS OF BEARINGS

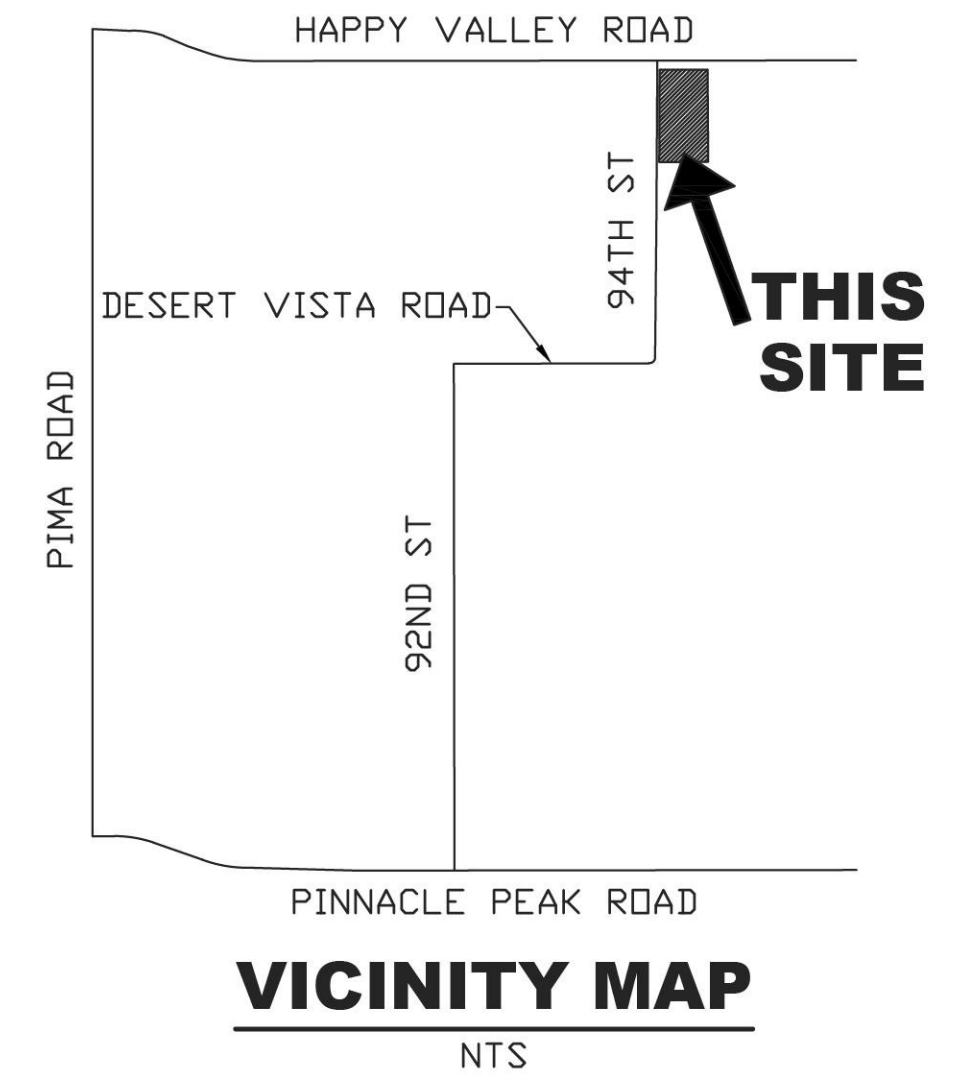
THE NORTH LINE OF SECTION 7 BEARS NORTH 90°00'00" EAST ACCORDING TO BOOK 606 OF MAPS, PAGE 11, RECORDS OF MARICOPA COUNTY, ARIZONA.

BENCHMARK

FOUND BRASS CAP AT THE INTERSECTION OF HAPPY VALLEY ROAD AND PIMA ROAD
ELEVATION = 2074.837 NAVD88

LINE TABLE

LINE NUMBER	BEARING	DISTANCE
L1	N 89°59'52" E	30.00'



LEGAL DESCRIPTIONS

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE G.&S.R.B.M., MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7;

THENCE NORTH 89°54'29" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 660.12 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE SOUTH 00°06'55" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 55.00 FEET TO THE SOUTH LINE OF THE ROADWAY DESCRIBED IN DOCKET 5307, PAGE 402;

THENCE NORTH 89°54'29" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 315.06 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00°06'32" WEST A DISTANCE OF 604.82 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER;

THENCE NORTH 89°54'37" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 314.99 FEET TO A POINT 30 FEET EAST OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE NORTH 00°06'09" EAST, 30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 604.83 FEET TO A POINT 55 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER;

THENCE SOUTH 89°54'29" EAST, 55 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 315.06 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING ALL MINERALS, URANIUM, THORIUM, OR ANY OTHER MINERAL WHICH IS OR MAY BE DETERMINED TO BE PARTICULARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS SET FORTH IN THE PATENT TO SAID LAND.

CERTIFICATION

I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PAGE ARE BASED ON THE ELEVATION DATUM FOR THE CITY OF SCOTTSDALE BENCHMARK PROVIDED ABOVE

GREGORY L. ALLEN P.E. DATE

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE, USE DEPTH)
04013C	1310 10-16-13	L	9-18-2020	X	N/A

SCOTTSDALE FIRE LINE ACCESS REQUIREMENTS

DRIVE LENGTH LESS THAN 200 FEET	DRIVE WIDTH 12'	DRIVE SURFACE AW	TURN-A-ROUND REQUIRED NO	HOSE LAY LESS THAN 200 FEET	SPRINKLER MOD-130 YES
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DEFERRED SUBMITTAL FOR PREMANUFACTURED TRUSS DESIGNS

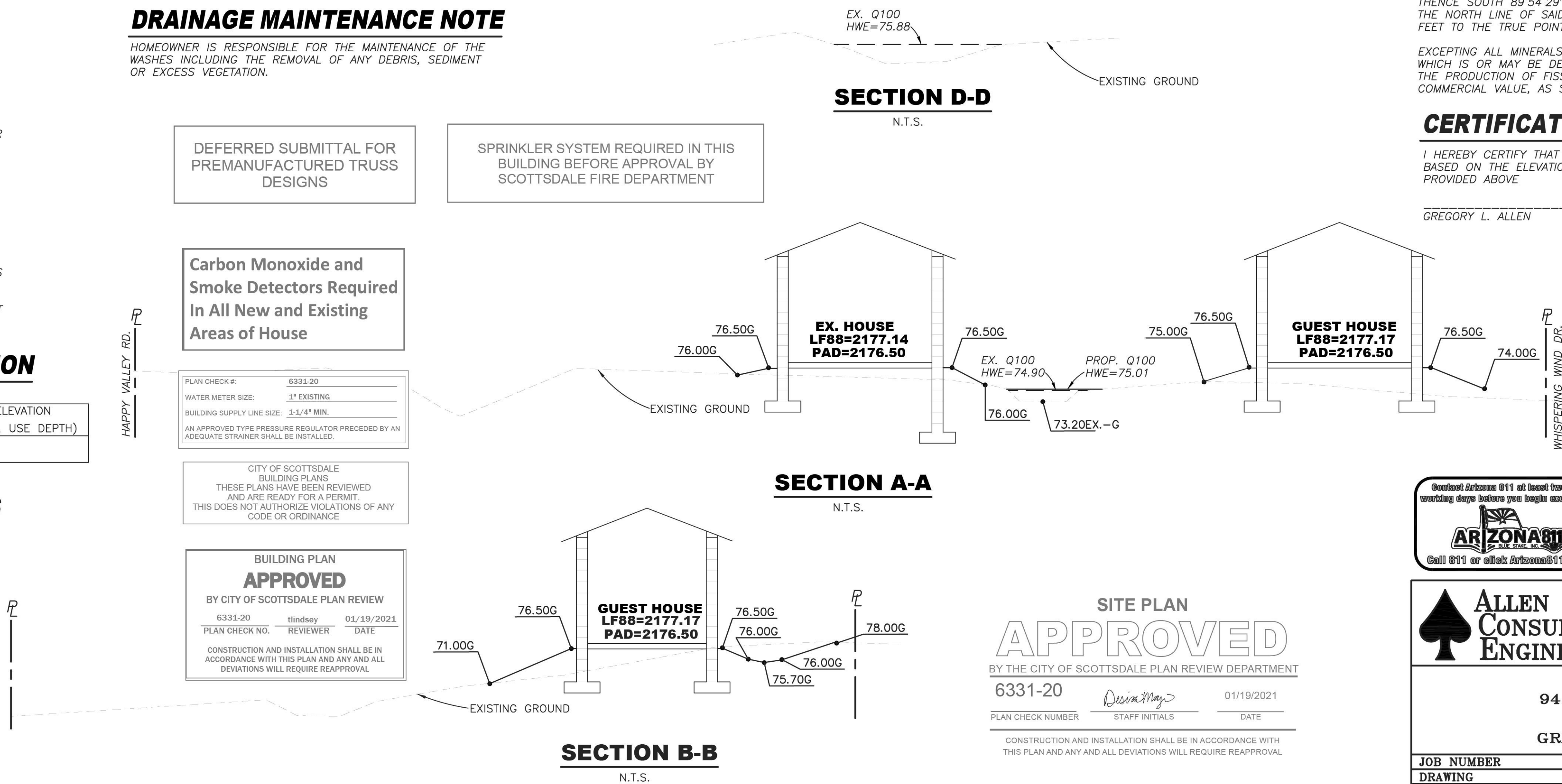
SPRINKLER SYSTEM REQUIRED IN THIS BUILDING BEFORE APPROVAL BY SCOTTSDALE FIRE DEPARTMENT

Carbon Monoxide and Smoke Detectors Required In All New and Existing Areas of House

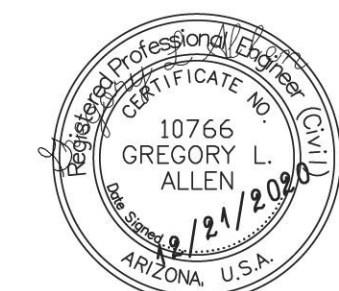
PLAN CHECK #: 6331-20
WATER METER SIZE: 1" EXISTING
BUILDING SUPPLY LINE SIZE: 1-1/4" MIN.
AN APPROVED TYPE PRESSURE REGULATOR PRECEDED BY AN ADEQUATE STRAINER SHALL BE INSTALLED.

CITY OF SCOTTSDALE BUILDING PLANS THESE PLANS HAVE BEEN REVIEWED AND ARE READY FOR A PERMIT. THIS DOES NOT AUTHORIZE VIOLATIONS OF ANY CODE OR ORDINANCE.

BUILDING PLAN APPROVED BY CITY OF SCOTTSDALE PLAN REVIEW
6331-20 tindsay 01/19/2021
PLAN CHECK NO. REVIEWER DATE
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL



SITE PLAN APPROVED
BY THE CITY OF SCOTTSDALE PLAN REVIEW DEPARTMENT
6331-20
DATE: 01/19/2021
STAFF INITIALS: [Signature]

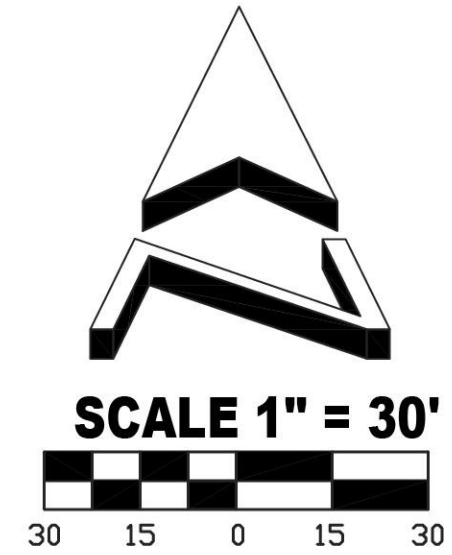


DATE
▲
▲
▲
▲

ALLEN CONSULTING ENGINEERS, INC.
4111 E VALLEY AUTO DRIVE #103
MESA, ARIZONA 85208
PHONE (480) 844-1666
E-MAIL: ace@allenconsultengr.com

APN: 217-05-001G
9411 E. HAPPY VALLEY ROAD
SCOTTSDALE, AZ 85255
GRADING AND DRAINAGE PLAN

JOB NUMBER	96457	SHEET	1	OF	2
DRAWING	G&D	CHECKED BY		DATE	12-21-2020



LEGEND

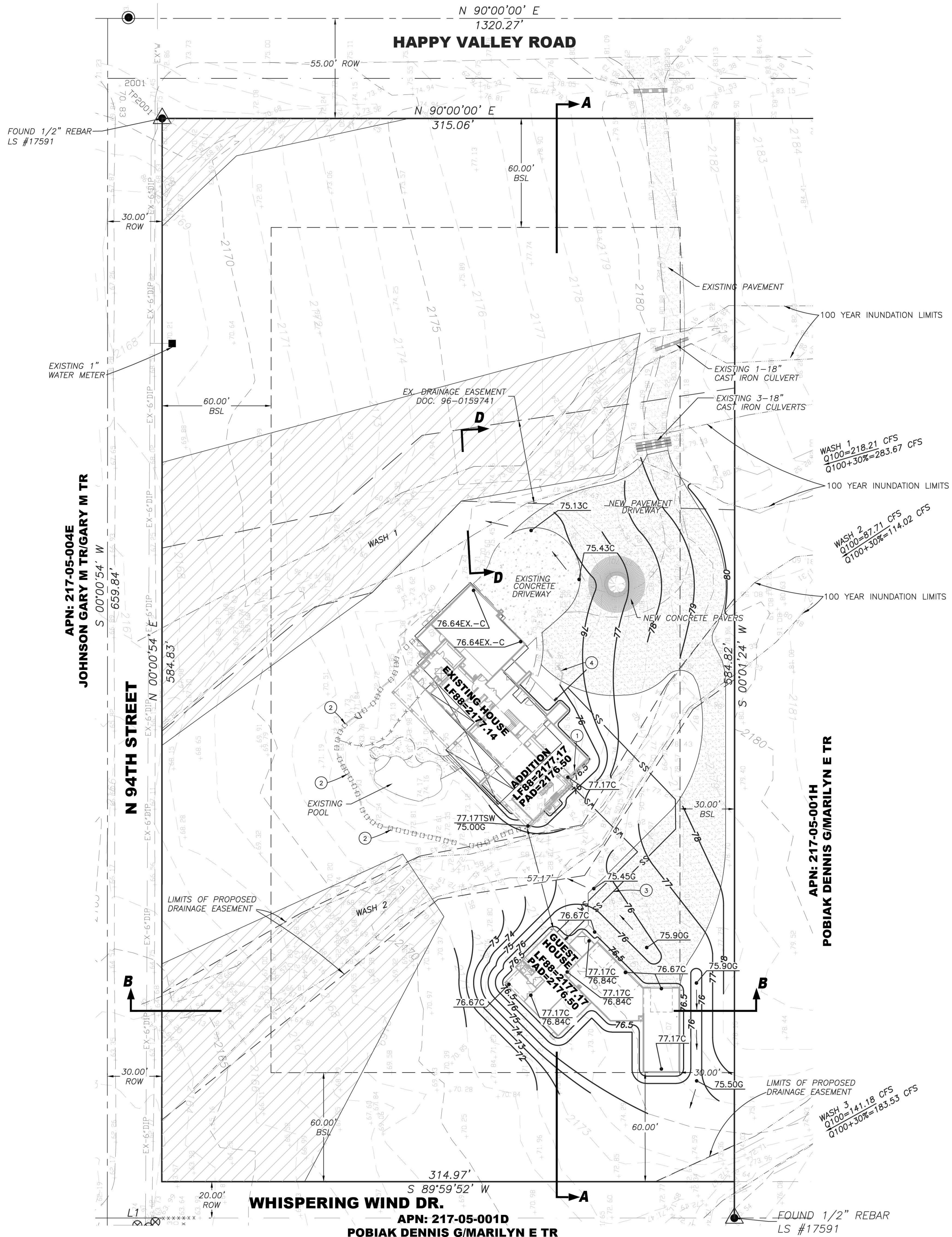
- ▲ FOUND 1/2" REBAR
- SET PK NAIL WITH TAG LS#41076
- BRASS CAP
- SET 1/2" REBAR LS#41076
- ⊗ WATER VALVE
- ⊕ FIRE HYDRANT
- WATER SERVICE
- ⊙ SEWER MANHOLE
- ⊙ SEWER CLEANOUT
- CABLE TV
- BSL BUILDING SET BACK LINE
- ROW RIGHT OF WAY
- PUE PUBLIC UTILITY EASEMENT
- BCHH BRASS CAP IN HANDHOLE
- M.C.R. MARICOPA COUNTY RECORDER
- C GRADE
- C CONCRETE GRADE
- TW TOP OF WALL
- TF TOP OF FOOTING
- TSW TOP STEM WALL
- ▨ UNDISTURBED NAOS
- ▨ RIP RAP
- DRAINAGE PATH
- ▨ EXTENDED FOOTING
- 🌵 SAGUARO CACTUS
- 🌿 PALO VERDE
- 🌵 OCOTILLO
- 🌳 IRON WOOD
- 100 YEAR INUNDATION LIMITS

CITY OF SCOTTSDALE
BUILDING PLANS
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AND ARE READY FOR A PERMIT.
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CODE OR ORDINANCE

SITE PLAN
APPROVED
BY THE CITY OF SCOTTSDALE PLAN REVIEW DEPARTMENT

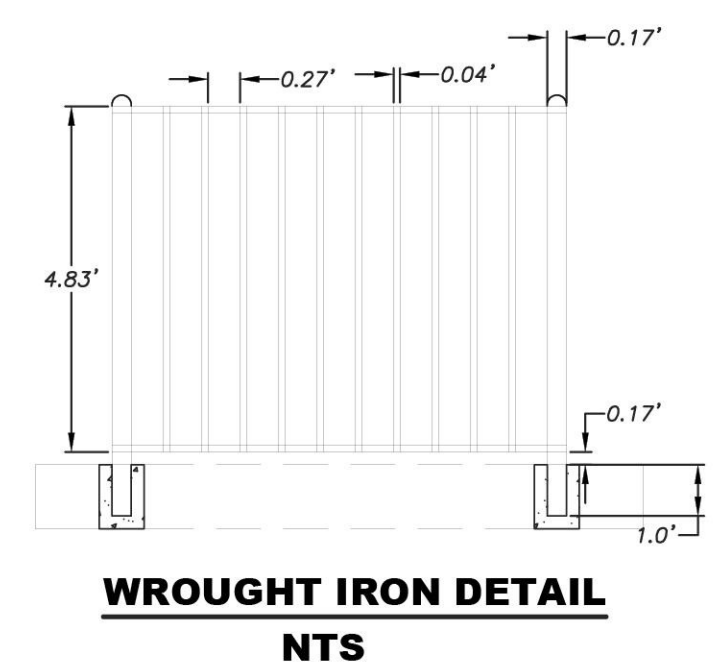
6331-20 PLAN CHECK NUMBER
Dennis May STAFF INITIALS
01/19/2021 DATE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH
THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL



CONSTRUCTION NOTES

- 1 EXTEND FOOTING 3' BELOW GRADE FOR SCOUR PROTECTION.
- 2 REMOVE EXISTING CMU WALL AND REPLACE WITH WROUGHT IRON FENCE PER DETAIL THIS SHEET.
- 3 INSTALL 4" SEWER SERVICE AND CONNECT TO EXISTING SEWER SERVICE AT MAIN RESIDENCE.
- 4 REMOVE EXISTING WALL.



DATE

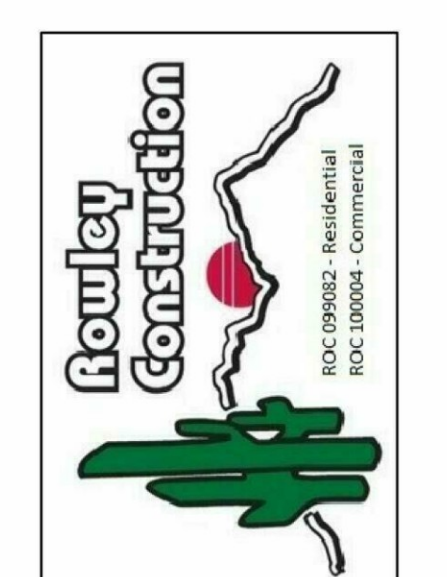
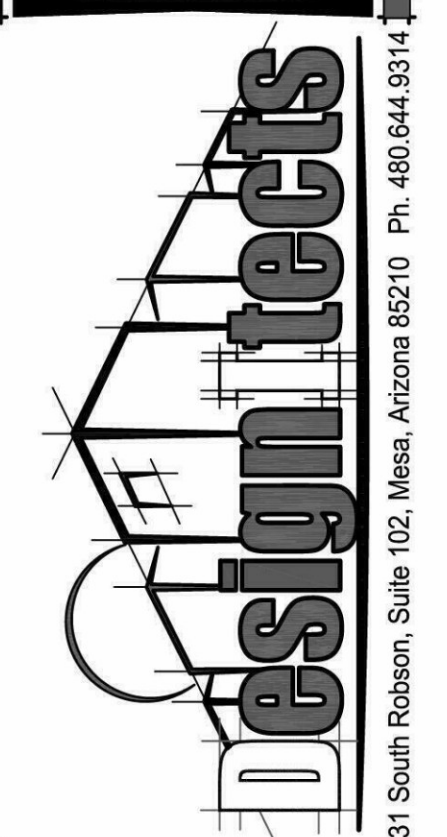
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SCOTTSDALE, AZ 85255
GRADING AND DRAINAGE PLAN

JOB NUMBER	96457	SHEET	2 OF 2
DRAWING	C&D	CHECKED BY	
DRAFTSMAN		DATE	12-21-2020

6331-20

PASMORE RESIDENCE, 9411 E. HAPPY VALLEY ROAD, SCOTTSDALE, AZ 85255



2015 INTERNATIONAL BUILDING CODE (ord. # 4284, resolution #10597)
 2015 INTERNATIONAL RESIDENTIAL CODE (ord. # 4284, resolution #10599)
 2015 INTERNATIONAL FIRE CODE (ord. # 4283, resolution #10598)

- ALL PRODUCTS LISTED BY I.C.C./N.E.R. NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROVIDE FIRE SPRINKLER SYSTEM PER SCOTTSDALE FIRE CODE (IRC R313 AMENDED)
- SEPARATE PERMITS REQUIRED: POOLS, SPAS, FENCES, SITE WALLS, RETAINING WALLS, AND GAS STORAGE TANKS.
- FOUNDATION & FOOTING DEPTH SHALL BE A MIN. OF 18 INCHES BELOW GRADE (OR PER PROPERTY SOILS REPORT), PROVIDE A MIN. OF 3-INCH CLEARANCE BETWEEN REBAR AND SOIL. (R403.1) AMENDED)
- DOORS BETWEEN THE GARAGE & RESIDENCE SHALL BE SELF-CLOSING MIN. 1-3/8" THICK SOLID CORE OR 20-MIN FIRE RATED (R302.5.1)
- EXTERIOR WALL PENETRATIONS BY PIPES, DUCTS OR CONDUITS SHALL BE SEALED. (R301.1)
- WOOD SILL PLATES SHALL BVE PRESSURE TREATED OR DECAY RESISTANT. EXTERIOR SILL PLATES SHALL BEAR A MIN. OF 6 INCHES ABOVE FINISH GRADE. (R311)
- GYPSPM 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 GYPSPM CEILING BOARD. (TABLE r102.3.5 (d))
- SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTRAO. VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. (P108.4)
- SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH, HARD NON-ABSORBENT SURFACE, SUCH AS CERAMIC TILE, TO A HEIGHT OF NOT LESS THAN 12" INCHES ABOVE THE DRAIN INLET. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSPM BACKERS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB & SHOWER AREAS & WALLS PANELS IN SHOWER AREA. (R102.4.2)
- 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 P2103.2 AMENDED)
- STORAGE-TANK TYPE WATER HEATERS SHALL BE INSTALLED WITH A DRAIN PAN AND DRAIN LINE. (P2801.6)
- A DEMAND-CONTROLLED HOT WATER CIRCULATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH AMENDED SECTIONS M1033.1.1 AND N1035.1.2.
- 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)
- THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH CLIMATE ZONE 2. ENERGY COMPLIANCE SHALL BE DEMONSTRATED BY UA TRADE-OFF (RESCHCK) OR PERFORMANCE (REM/RATE) COMPLIANCE PATH OR BY THE FOLLOWING PRESCRIPTIVE VALUES (TABLE n102.1.2):
 - PRESCRIPTIVE MINIMUM R-VALUES: (CEILING-R-38) / (WALLS-R-13)
 - PRESCRIPTIVE MAXIMUM WINDOW FENESTRATION VALUES: (UFACTOR<0.40) / (SHGC<0.25)
- PROVIDE MINIMUM R-3 INSULATION ON HOT WATER PIPES. (N1033.3)
- SUPPLY & RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MIN. R-8. DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL COMPLY BE INSULATED TO A MIN. R-6. DUCTS & AIR HANDLERS LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE ARE EXEMPT. (N1033.3)
- REGISTERS, DIFFUSERS & GRILLES SHALL BE MECHANICALLY FASTENED TO RIGID SUPPORTS OR STRUCTURAL MEMBERS ON AT LEAST TWO OPPOSITE SIDES.
- EXHAUST AIR FROM BATHROOMS, KITCHENS AND TOILET ROOMS SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS, NOT RECIRCULATED OR DISCHARGED INDOORS. (M507.2) AMENDED)
- 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)
- PROVIDE A WALL MOUNTED GFCI PROTECTED RECEPTACLE OUTLET WITHIN 36" OF A BATHROOM OR POWDER ROOM LAVATORY. (E3401.6)
- 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. (E3402)
- ALL BRANCH CIRCUITS THAT SUPPLY 15- AND 20-AMPERE OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION 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. (E3402.12)
- GENERAL PURPOSE 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT. (E4002.14)
- PROVIDE SMOKE ALARMS IN NEW AND EXISTING AREAS OF HOME. (R314)
- APPROVED CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. (R315)
- A MIN. OF 40 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS (N104.1) AMENDED)
- REGRESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE IC-RATED & LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL REGRESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. (N102.4.5)
- PROVIDE ILLUMINATION WITH WALL SWITCHES FOR STAIRWAYS WHEN THERE ARE 6 OR MORE RISERS. (R303.1)
- 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. (E3401.2)
- RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET, PROVIDE A MINIMUM OF TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN/DINING/BREAKFAST. (E103.2)
- BOTH METAL PIPING SYSTEMS AND GROUNDED METAL PARTS IN CONTACT WITH THE CIRCULATING WATER ASSOCIATED WITH A HYDRO MASSAGE TUB SHALL BE BONDED TOGETHER USING AN INSULATED, COVERED, OR BARE SOLID COPPER BONDING JUMPER NOT SMALLER THAN 8 AWG. (E420.4)
- PROVIDE OUTSIDE COMBUSTION AIR TO ALL INDOOR FIREPLACES WITH AIR INTAKE LOCATED NOT HIGHER THAN THE FIREBOX. (R1006.1)
- AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM. (N103.1)
- THE BUILDING SHALL BE PROVIDED WITH A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM THAT MEETS THE REQUIREMENTS OF SECTION M507. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING. (N103.6)
- THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING FIVE AIR CHANGES PER HOUR FOR DETACHED DWELLING UNITS AND SEVEN AIR CHANGES PER HOUR FOR ATTACHED DWELLING UNITS. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY (RESNET CERTIFIED). A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATING OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. (N102.4.1.2) AMENDED)
- DUCTS, AIRHANDLERS, AND FILTER BOXES SHALL BE SEALED IN ACCORDANCE WITH N1033.3.2. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M601.4.1. DUCTS SHALL BE PRESSURE TESTED TO DETERMINE LEAKAGE BY ONE OF THE FOLLOWING METHODS (N1033.3.3):
 - ROUGH-IN TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCHES H.G. (25 PA) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE IF INSTALLED AT THE TIME OF THE TEST. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
 - POST-CONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCHES H.G. (25 PA) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. EXCEPTION: A DUCT LEAKAGE TEST SHALL NOT BE REQUIRED WHERE THE DUCTS AND AIR HANDLERS ARE LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE. A WRITTEN REPORT OF THE RESULTS SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL PRIOR TO THE BUILDING FINAL.

GENERAL ARCHITECTURAL NOTES

EXTERIOR MATERIALS:
 WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R103.2 AND WHERE APPLIED OVER HOOD-BASED SHEATHING SHALL INCLUDE A WATER-RESISTIVE, VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHINGS, INSTALLED IN ACCORDANCE WITH SECTION R103.4 AND INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER, IS DIRECTED BETWEEN THE LAYERS.

PROVIDE CONTINUOUS 26 GA. CORROSION-RESISTANT HEAVY SCREEN W/ A MINIMUM VERTICAL ATTACHMENT FORCE OF 31/2" AT A MINIMUM OF 3/4" BELOW THE FOUNDATION PLATE LINE OF ALL EXTERIOR 5100 WALLS.

ENABLE BIDS ADJACENT TO ATTIC AREAS TO BE STICCO OVER 1/2" A.I.S. BOARD ABOVE CEILING LINES IN LIEU OF FOAM APPLICATION. SET BARS AND TIES 12" IN FROM END CONCRETE TILE TO BE ROOF TILE (MAY BE HERRINGWOOD), OR APPROVED EQUAL, AT TYPE 30 FELT UNDERLAYMENT, (2 LAYERS TYPE 30 FELT UNDERLAYMENT IN CITY OF SCOTTSDALE) ON TYPICAL ROOF SHEATHING. INSTALL PER EVALUATION REPORT, MANUFACTURERS WRITTEN INSTRUCTIONS AND I.R.C. SEC. R903.2

RATED BUILT-UP ROOF COVERING ASSEMBLY SHALL CONSIST OF AN APPROVED AND LISTED CLASS 2 OR BETTER ASSEMBLY. INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS. I.R.C. SEC. R905.8 AND TABLE R905.2.

DOOR AND WINDOW FLASHING TO COMPLY WITH THE FOLLOWING:
 PROVIDE WOODOR FIBER AS FLASHING AT ALL HEADS, JAMBS, AND SILLS OF WINDOW & DOOR OPENINGS.
 A. FLASH HORIZONTAL INDOOR SLOPED AREAS AND 6" MINIMUM OF VERTICAL WALL SURFACE AROUND OPENINGS.
 B. PROVIDE CONTINUOUS SEALANT BEAD WHERE STICCO APPLIES INDOOR AND DOOR FRAMES SO AS TO PROVIDE A WATER-RESISTIVE BARRIER.
 C. PROVIDE TYPE D FELT PAPER BEHIND FASCIA WHERE IT MEETS WITH WALL. FLASHING DOES NOT GO INTO WALL.

ALL EXTERIOR EXPOSED WOODS, BEAMS, FASCIAS, PLANT-INGS, ETC. ARE TO BE ROUGH SAWN LUMBER, UNLESS NOTED OTHERWISE ON PLAN.

THE FINISH OF ALL INTERIOR CONCRETE SLABS ARE TO BE AT BUILDERS OPTION.

HIDDINGS
 ALL BEDROOM ESCAPE OR RESCUE WINDOWS SHALL HAVE A MIN. NET CLEAR OPERABLE AREA OF 5.7 SQ. FT. THE MIN. NET CLEAR OPERABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE MIN. NET CLEAR OPERABLE WIDTH DIMENSION SHALL BE 20 INCHES. WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE THEY SHALL HAVE A FINISHED SILL HEIGHT OF NOT MORE THAN 4 INCHES ABOVE FIN. FL. I.R.C. SEC. R903.2

LIGHT & VENTILATION REQUIREMENTS FOR ALL WINDOWS ARE TO COMPLY W/ I.R.C. SEC. R903.2. USES HAZARDOUS AREAS AND RESCUE WINDOWS SHALL BE SAFETY TEMPERED GLASS. I.R.C. SEC. R903.4. ALL GLAZING WITHIN 24" FROM A DOOR AND LESS THAN 18" ABOVE THE WALKING SURFACE SHALL BE SAFETY GLASS.

ATTIC VENTILATION SCUTTLE, VENTS, & INSULATION
 ATTIC SCUTTLES SHALL BE NOT LESS THAN 22"x30" & 3" MIN. CLEAR HEADROOM ABOVE THE ACCESS OPENING.

VENTILATION SHALL COMPLY WITH I.R.C. SECTION R906. SEE ATTIC VENTILATION CALCULATIONS FOR DETERMINATION OF VENTILATION CALCULATIONS.

WHERE THINCOAT STICCO IS USED AT ATTIC AREAS, A THERMAL BARRIER BEHIND THE FOAM OR IN LIEU OF THE FOAM SHALL BE USED. I.R.C. SEC. R308.4 & R308.5.3

PROVIDE CORROSION RESISTANT METAL MESH @ EXTERIOR VENTS W/ MESH OPENINGS LESS THAN 1/4" I.R.C. SEC. R903.2. (P2804.3)

REQUIRED FIREBLOCKING
 PROVIDE FIREBLOCKING IN UNFURRED SPACES OF STIJO WALLS, AT CEILING AND FLOOR LEVELS, FURRED SPACES & SOFFITS @ R LEVELS BOTH VERTICAL AND HORIZONTAL. ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS OCCUR @ DROP CEILINGS, SOFFITS, & CORNERED CEILINGS.
 PROVIDE FIREBLOCKING BETWEEN STAIR STRINGERS IN TOP & BOTTOM OF RUN & BETWEEN STIJOS ABOVE AND IN LINE WITH THE STRINGERS.
 PROVIDE FIREBLOCKING OPENINGS AROUND PIPES, DUCTS, VENTS AND CHIMNEYS W/ NON-COMBUSTIBLE MATERIALS SUCH AS UNFACED FIBERGLASS INSULATION.

PROVIDE FIREBLOCKING @ OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS. I.R.C. SECTION R903.1.

GYPSPM BOARD
 GENT, FIBER-CENT AND GLASS MAT GYPSPM BACKERS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. REFERENCE - I.R.C. SECTION R108.4

1/2" DRYWALL THROUGHOUT - TYPICAL. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE X GYPSPM BOARD OR EQUIVALENT. SEE I.R.C. SECTION R302.6, TABLE R302.5.

FIREPLACES
 PRE-FAB FIREPLACES TO BE CLOSED COMBUSTION TECHNOLOGY & COMPLY WITH HANDBOOK HERSEY REPORT# 606-28303 COMPLIES W/ Z21-504, Z21-506 (M10) & ANIA Z2108-2000

WHEN INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS, THE FIREBOX MAY TOUCH AND/OR BE WALLOW TO COMBUSTIBLE MATERIALS AT THE BOTTOM & SIDES. A 1" CLEAR SPACE MUST BE MAINTAINED @ THE TOP OF THE UNIT FOR COMBUSTIBLE AIR.

ALL FIREPLACES ARE LISTED BY UNDERWRITERS LABORATORIES IN ACCORDANCE W/ THE AMERICAN NATIONAL STANDARDS INSTITUTE ANIA STANDARD FOR VENTED DECORATIVE GAS APPLIANCES Z21-504 LATEST ISSUE. THESE STANDARDS DO NOT REQUIRE HEARTH EXTENSIONS.

MECHANICAL
 ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES HIGH AND 22 INCHES WIDE AND NOT MORE THAN 20 FEET LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 3 NOT LESS THAN 24 INCHES WIDE. A LEVEL SERVICE SPACE NOT LESS THAN 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE NOT LESS THAN 6" BY 30 INCHES AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE (I.R.C. SEC. M503.12).

CONDENSATE FROM COOLING COILS AND EVAPORATORS SHALL BE CONVEYED FROM THE DRAIN PAN OUTLET TO AN APPROVED PLACE OF DISPOSAL. 3/4" PIPE SHALL HAVEN A MINIMUM HORIZONTAL SLOPE IN THE DIRECTION OF DISPOSAL OF NOT LESS THAN 1/8" PER VERTICAL IN 10" UNITS HORIZONTAL. (IF PERMIT SLOPE) CONDENSATE SHALL NOT DISCHARGE INTO A STREET, ALLEY OR OTHER AREA WHERE IT WOULD CAUSE A NUISANCE (I.R.C. SEC. M413.1)

IF AN AUXILIARY DRAIN PAN WITH A SEPARATE DRAIN SHALL BE INSTALLED UNDER THE COILS ON HIGH CONCENTRATION HELL LOCAR. THE AUXILIARY PAN DRAIN SHALL DISCHARGE TO A CONSPICUOUS POINT OF DISPOSAL TO ALERT OCCUPANTS IN THE EVENT OF A STOPPAGE OF THE PRIMARY DRAIN. THE PAN SHALL HAVE A MINIMUM DEPTH OF 1/2 INCHES, SHALL BE NOT LESS THAN 3 INCHES LONGER THAN THE INET OR THE COIL DIMENSIONS IN WIDTH AND LENGTH AND SHALL BE CONSTRUCTED OF CORROSION-RESISTANT MATERIAL. GALVANIZED SHEET STEEL PANS SHALL HAVE A MINIMUM THICKNESS OF NOT LESS THAN 0.025-INCH (NO. 24 GAUGE). NONMETALLIC PANS SHALL HAVE A MINIMUM THICKNESS OF NOT LESS THAN 0.003-INCH I.R.C. SEC. M503.12

2. A SEPARATE OVERFLOW DRAIN LINE SHALL BE CONNECTED TO THE DRAIN PAN INSTALLED WITH THE EQUIPMENT. THIS OVERFLOW DRAIN SHALL DISCHARGE TO A CONSPICUOUS POINT OF DISPOSAL TO ALERT OCCUPANTS IN THE EVENT OF A STOPPAGE OF THE PRIMARY DRAIN. THE OVERFLOW DRAIN LINE SHALL CONNECT TO THE DRAIN PAN AT A HIGHER LEVEL THAN THE PRIMARY DRAIN CONNECTION.

3. AN AUXILIARY DRAIN PAN WITHOUT A SEPARATE DRAIN LINE SHALL BE INSTALLED UNDER THE COILS ON HIGH CONCENTRATION HELL LOCAR. THIS PAN SHALL BE EQUIPPED WITH A WATER LEVEL DETECTOR WHICH OPERATES ON THE PRINCIPLE THAT WILL SHUT OFF THE EQUIPMENT SERVED PRIOR TO OVERFLOW OF THE PAN. THE PAN SHALL BE EQUIPPED WITH A SEPARATE DRAIN CONNECTION. THE AUXILIARY DRAIN PAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH ITEM 1 OF THIS SECTION.

4. A WATER-LEVEL DETECTION DEVICE CONFORMING TO I.R.C. SEC. M503.12 SHALL BE INSTALLED WITH ALL EQUIP. WITH SERVED IN THE UNIT. THE PRIMARY DRAIN IS BLOCKED; THE DEVICE SHALL BE INSTALLED IN THE PRIMARY DRAIN LINE. THE OVERFLOW DRAIN LINE OR THE EQUIPMENT-SUPPLIED DRAIN LINE LOCATED AT A HIGHER LEVEL THAN THE PRIMARY DRAIN LINE CONNECTION AND BELOW THE OVER-FLOW RUN OF SUCH PAN.

THE CLOTHES DRYER EXHAUST DUCT SHALL BE AT LEAST THE DIAMETER OF THE APPLIANCE OUTLET AS REQUIRED BY THE MANUFACTURER AND SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. THE MAXIMUM LENGTH OF THE DUCT SHALL NOT EXCEED 35' FROM THE DRYER TO THE WALL OR ROOF TERMINUS. THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED 2'-4" FOR EACH 45° BEND AND 3'-0" FOR EACH 90° BEND. THE PASSENGWAY OF DRYER EXHAUST DUCT TERMINALS SHALL BE DIMENSIONED IN SIZE AND SHALL PROVIDE AN OPEN AREA OF NOT LESS THAN 12 SQUARE INCHES. THE MAXIMUM LENGTH OF THE EXHAUST DUCT DOES NOT INCLUDE THE TRANSITION DUCT. (I.R.C. SEC. M503.12)

IDENTIFY MULTIPLE HVAC UNITS W/ PERMANENT LABELS/MARKINGS PER IBC 904.304 (I.R.C. SEC. M503.8)

M503.8) MAKEUP AIR REQUIRED - WHERE ONE OR MORE GAS, LIQUID OR SOLID FUEL-BURNING APPLIANCE THAT IS MECHANICALLY OPERATED AND SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING, EACH EXHAUST SYSTEM CAPABLE OF DRAINING IN EXCESS OF 400 CUBIC FEET PER HOUR SHALL BE MECHANICALLY SUPPLIED WITH MAKEUP AIR AT A RATE APPROPRIATE EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SHALL BE EQUIPPED WITH NOT FIBER THAN ONE DAMPER CONTROLLED WITH SECTION R903.2.

EXCEPTION MAKEUP AIR IS NOT REQUIRED FOR EXHAUST SYSTEMS INSTALLED FOR THE EXCLUSIVE PURPOSE OF SPACE COOLING AND INTENDED TO BE OPERATED ONLY WHEN HEATING OR OTHER AIR HEATS ARE OPEN.

M503.8.1) LOCATION - KITCHEN EXHAUST MAKEUP AIR SHALL BE DISCHARGED INTO THE SAME ROOM IN WHICH THE EXHAUST SYSTEM IS LOCATED OR INTO ROOMS OR DUCT SYSTEMS THAT ARE MECHANICALLY SUPPLIED WITH MAKEUP AIR. EXHAUST SYSTEMS SHALL HAVE A NET CROSS-SECTIONAL AREA NOT LESS THAN THE REQUIRED AREA OF THE MAKEUP AIR SUPPLY OPENINGS.

M503.8.2) MAKEUP AIR DAMPERS - WHERE MAKEUP AIR IS REQUIRED BY SECTION M503.8, MAKEUP AIR DAMPERS SHALL COMPLY WITH THIS SECTION. EACH DAMPER SHALL BE A GRABBY DAMPER OR AN ELECTRICAL OPERATED DAMPER THAT AUTOMATICALLY OPENS WHEN THE EXHAUST SYSTEM OPERATES. DAMPERS SHALL BE LOCATED TO ALLOW ACCESS FOR INSPECTION, SERVICE, REPAIR AND RE-CALIBRATION. DAMPERS SHALL BE CONSTRUCTION OR OTHER THAN ANY OTHER DUCTS NOT CONNECTED TO THE DAMPER. DAMPERS MUST BE SERVICED, REPAIRED OR REPLACED AS REQUIRED. MAKEUP AIR DAMPERS SHALL NOT BE USED IN PASSIVE MAKEUP AIR SYSTEMS EXCEPT WHERE THE DAMPERS ARE INTENDED TO PROVIDE THE EXHAUST AIRFLOW AT A PRESSURE DIFFERENTIAL OF 0.20 IN. H.G. @ PA OR LESS.

PLUMBING
 EXCAVATIONS ARE NOT PERMITTED WITHIN 4'-6" DEGREE ANGLE FROM THE BOTTOM OF ANY FOUNDATION EITHER INTERIOR OR EXTERIOR.

WATER HEATER PRESSURE RELIEF VALVES SHALL HAVE A RULIE RATING ABOVE THAT TO MEET THE PRESSURE CONTINGENCY FOR THE APPLIANCES OR EQUIPMENT PROTECTED. IN TANKS THEY SHALL BE INSTALLED DIRECTLY INTO A TANK TAPPING OR IN A WATER LINE CLOSE TO THE TANK. THEY SHALL BE SET TO OPEN AT AT LEAST 25 PSI ABOVE THE RATED PRESSURE, BUT NOT TO EXCEED 50 PSI - I.R.C. P2804.3. INSTALLATION AND DISCHARGE REQUIREMENTS SHALL COMPLY WITH I.R.C. SECTION P2804.

ALL COPPER TUBING IN WATER PIPING TO BE A MINIMUM TYPE 1, BELOW SLAB TYPE M, ABOVE SLAB. COPPER SHALL BE INSTALLED FROM WATER TO WATER. COPPER TUBING BELOW SLAB SHALL BE INSTALLED WITHOUT JOINTS.

PLUMBING FIXTURES SHALL COMPLY WITH LOW FLOW FIXTURE ORDINANCE I.R.C. TBL. P2103.2.1.6 GALLONS PER FLUSH MAX.

WATER CLOSETS
 B. 2.20 GALLONS PER MINUTE LAVATORY FAUCETS
 C. 2.20 GALLONS PER MINUTE SINKS & BATHS
 D. 2.50 GALLONS PER MINUTE SINKS & BATHS
 F. KITCHEN SINK TO HAVE DIRECT LINE TO HOT WATER HEATER

WASTE & VENT PIPING SHALL BE A.B.S. PLASTIC.

VOIDS AROUND PIPING PASSING THROUGH CONCRETE FLOORS ON GROUND SHALL BE APPROPRIATELY SEALED - I.R.C. SECTION P2803.

INSTALL APPROVED DIELECTRIC INSULATOR ON ALL DISJUNGLAR METAL WATER PIPING CONNECTIONS OF WATER HEATERS AND RELATED WATER HEATING EQUIPMENT.

UNDERGROUND NONMETALLIC SANITARY DRAINING PRINCIPLE LARGER THAN 2" SHALL BE INSTALLED WITH A INSULATED COPPER TRACKER, HERE 12 AWG OR LARGER AWG.

THE PORTABLE WATER SUPPLY TO LAUNRY WASHING SYSTEMS SHALL BE PROTECTED AGAINST BACKFLOW BY AN ATMOSPHERIC-TYPE VACUUM BREAKER, A PRESSURE-TYPE VACUUM BREAKER OR A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER. A VALVE SHALL NOT BE INSTALLED DOWNSTREAM FROM AN ATMOSPHERIC VACUUM BREAKER. WHERE CHEMICALS ARE INTRODUCED INTO THE SYSTEM, THE PORTABLE WATER SUPPLY SHALL BE PROTECTED AGAINST BACKFLOW BY A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER. I.R.C. SECTION P2803.5.

THE FLOW VELOCITY OF THE WATER DISTRIBUTION SYSTEM SHALL BE CONTROLLED TO REDUCE THE POSSIBILITY OF WATER HAMMER. A WATER HAMMER ARRESTOR SHALL BE INSTALLED WHERE QUICK CLOSING VALVES ARE USED. WATER HAMMER ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS. WATER HAMMER ARRESTORS SHALL CONFORM TO ASSE 100 AND I.R.C. SECTION P2803.5.

BATHUBS AND HIRRELPOOL BATHUBS VALVES SHALL HAVE A WATER-TEMPERATURE-LIMITING DEVICE THAT LIMITS HOT WATER TEMPERATURE TO 120 DEGREES AND CONFORMS TO ASSE 1004 EXCEPT WHERE SUCH PROTECTION IS OTHERWISE PROVIDED BY A COMBINATION TUB/SHOWER VALVE IN ACCORDANCE WITH I.R.C. SECTION P270.4 AND I.R.C. SECTION P271.3.

WHERE A STORAGE TANK-TYPE WATER HEATER OR A HOT WATER STORAGE TANK IS INSTALLED IN A LOCATION WHERE WATER LEAKAGE FROM THE TANK WILL CAUSE DAMAGE, THE TANK SHALL BE INSTALLED IN A GALVANIZED STEEL PAN HAVING A MATERIAL THICKNESS OF NOT LESS THAN 0.0226-INCH (NO. 24 GAUGE), OR OTHER PAN APPROVED FOR SUCH USE. I.R.C. SECTION P2803.1.

THE PAN SHALL BE NOT LESS THAN 1-1/2 INCHES DEEP AND SHALL BE OF SUFFICIENT SIZE AND SHAPE TO RECEIVE ALL DRAINING OR CONDENSATE FROM THE TANK OR WATER HEATER. THE PAN SHALL BE DRAINED BY AN INDEPENDT WASTE PIPE OF NOT LESS THAN 3/4 INCH DIAMETER. PIPING FOR SAFETY PAN DRAINS SHALL BE OF THOSE MATERIALS LISTED IN I.R.C. TABLE P2803.5. I.R.C. SECTION P2803.6)

THE PAN DRAIN SHALL EXTEND FULL-SIZE AND TERMINATE OVER A SATIABLY LOCATED INDIRECT MESH RECEPTOR OR SHALL EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE NOT LESS THAN 6 INCHES ABOVE THE ADJACENT GROUND SURFACE. I.R.C. SECTION P2803.2.

ELECTRICAL
 RECEPTACLES SHALL BE PLACED SO THAT NO POINT ALONG THE FLOOR LINE OF AN UNDERDRAIN WALL, TWO OR MORE FEET IN LENGTH IS MORE THAN 50 FEET FROM AN OUTLET WITHIN THAT SAME WALL SPACE - I.R.C. SECTION E901.2.1 & E901.2.2

OUTLETS AT KITCHEN COUNTER GREATER THAN 12" SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM A RECEPTACLE OUTLET IN THAT SAME WALL SPACE. I.R.C. SECTION E901.4.

ALL RECEPTACLE OUTLETS IN BATHROOMS, GARAGES, AT GRADE LEVEL, AND WITHIN 6'-0" OF A SINK SHALL HAVE GROUND-FULT GASKETS INTERFERENCE PROTECTION. (E911.1) 2-0 AMP BRANCH CIRCUIT SHALL BE INSTALLED TO SERVE THE LAUNDRY ROOM AND SHALL HAVE NO OTHER OUTLETS.

OUTLET BOXES IN THE WALL BETWEEN THE DWELLING AND THE GARAGE SHALL BE METAL OR I.P. APPROVED FIRE-RESISTIVE PLASTER. OUTLET BOXES IN GARAGE CEILING SHALL BE METAL - I.R.C. R302.2.2 EXCEPTIONS 1 & 2.

SNOKE DETECTORS ARE TO BE INSTALLED AT EACH LEVEL, IN EACH SLEEPING ROOM AND AT THE TOP OF STAIRS. DETECTORS AT NON-SLEEPING AREAS ARE TO BE HARD WIRED AND INTERCONNECTED TO THOSE IN SLEEPING AREAS. ALARMS SHALL BE AUDIBLE IN EVERY ROOM - I.R.C. SEC. R304.4 & R304.2. SMOKE DETECTORS SHALL ALSO HAVE BATTERY BACK-UP AND BEAT A SIGNAL WHEN BATTERIES ARE LOW. SMOKE DETECTORS IN ALL SLEEPING AREAS SHALL BE INSTALLED A MINIMUM OF 3'-0" FROM DUCT OPENINGS - R304.4.

CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM. A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM (R303.3).

COMBINATION ALARMS - COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS (R303.4).

INTERCONNECTIVITY - WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R303.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS IN THE INDIVIDUAL DWELLING UNIT. PERMANENT INTERCONNECTOR OR CARBON MONOXIDE ALARMS SHALL NOT BE REQUIRED WHERE LISTED HERRING ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM (R303.3).

BOXES AT FAN OUTLETS - OUTLET BOXES AND OUTLET BOX SYSTEMS USED AS THE SOLE SUPPORT OF CEILING-SUSPENDED FANS (PADDED) SHALL BE MARKED BY THE MANUFACTURER AS SUITABLE FOR THIS PURPOSE AND SHALL NOT SUPPORT CEILING-SUSPENDED FANS (PADDED) THAT HEIGH MORE THAN 16 FEET (5.0 M). FOR OUTLET BOXES AND OUTLET BOX SYSTEMS DESIGNED TO SUPPORT CEILING-SUSPENDED FANS (PADDED) THAT HEIGH MORE THAN 16 FEET (5.0 M), THE REQUIRED HARRING SHALL INCLUDE THE MAXIMUM HEIGHT TO BE SUPPORTED.

WHERE SPARE, SEPARATELY SWITCHED, UNGROUNDED CONDUCTORS ARE PROVIDED TO A CEILING-MOUNTED OUTLET BOX AND SUCH BOX IS IN A LOCATION ACCEPTABLE FOR A CEILING-SUSPENDED FAN (PADDED), THE OUTLET BOX OR OUTLET BOX SYSTEM SHALL BE LISTED FOR SOLE SUP-PORT OF A CEILING-SUSPENDED (PADDED) FAN (E903.2).

J-BOXES TO BE LISTED I.R.C. SECTION E903.3

BATHS - 20A GFCI W/ NO OTHER OUTLETS

TWO OR MORE 20 AMP SMALL APPLIANCE CIRCUITS SHALL BE INSTALLED TO SERVE KITCHEN NOOK & DINING AREAS. NO OTHER OUTLETS SHALL BE ON THESE CIRCUITS.

RECEPTACLE OUTLETS FOR RANGES AND CLOTHES DRYERS SHALL BE A 3-POL/5 W GROUND TYPE. FOUR-HOLE GROUNDING TYPE EXIBLE COORD SHALL BE REQUIRED FOR CONNECTION OF RANGES & CLOTHES DRYERS. THE BONDING JUMPER SHALL NOT BE CONNECTED BETWEEN THE NEUTRAL TERMINAL AND THE FRAME OF THE APPLIANCE.

OUTLET PLACEMENT SHALL COMPLY PER I.R.C. CHAPTER 31

PROVIDE A BONDING CONDUCTOR - MINIMUM OF 1/4 COPPER WIRE CONCINGING THE WATER PIPING SYSTEM & GAS PIPING SYSTEM TO THE SERVICE EQUIPMENT ENCLOSURE GROUNDING BUS.

VERIFY ALL CEILING LIGHT FIXTURE LOCATIONS W/ MECHANICAL PLAN.

ATTIC WIRING MUST BE PROTECTED WITHIN 6'-0" OF ATTIC ACCESS.

A 12" CLEARANCE IS REQUIRED BETWEEN SURFACE MOUNTED INCANDESCENT LIGHT & CLOSET SHELVING. A 12" CLEARANCE IS REQUIRED BETWEEN SURFACE MOUNTED FLUORESCENT LIGHT & CLOSET SHELVING. SEE I.R.C. SECTION E4003.2

PROVIDE A GFCI OUTLET W/ HYDRO MASSAGE TYPE OF TUB - I.R.C. SECTION E4001

RECESSED LIGHTING SHALL MAINTAIN A 3" CLEARANCE TO INSULATION OR BE LISTED TO HAVE INSULATION IN DIRECT CONTACT WITH THE FIXTURE PER I.R.C. - E4004.8)

CONDENSORS SUPPLYING POWER TO KITCHEN ISLANDS MUST BE RATED FOR USE IN NET LOCATIONS AND/OR UNDERGROUND INSTALLATIONS PER ARTICLE 310.0 C.

SECURITY REQUIREMENTS
 ALL MAIN AND FRONT ENTRY DOORS SHALL BE ARMASURED SO THAT THE OCCUPANT HAS A VIEW OF THE FRONT ENTRANCE OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEWING DEVICES PROVIDED AS A DOOR VIEWER HAVING A FIELD OF VIEW OF NOT LESS THAN 90 DEGREES, OR THROUGH WINDOWS.

ALL EXTERIOR SHINING DOORS AND UTILITY DOOR SHALL BE OF SOLID CORE OR METAL SKIN CONSTRUCTION. EXTERIOR GLASS INSERT DOORS SHALL BE SOLID CORE OR METAL SKIN IN 1/4" GLASS PORTION WITH HEAVY THRU GASKET AND THRESHOLD OR GASKETED GLASS.

OPEN SPACE BETWEEN TRIMMERS AND HOOD EXTERIOR DOOR JAMBS SHALL BE SOLID SHIMMED EXTENDING NOT LESS THAN 12 INCHES ABOVE AND BELOW THE DEADBOLT STROKE PLATE. DEADBOLT STROKES FOR EXTERIOR DOOR LOCKS SHALL BE ATTACHED TO HOOD JAMBS WITH NOT LESS THAN 4 - 10W-3 SCREWS WITH 3/4" PENETRATION INTO NEAREST STUD OR WHEN ATTACHED TO METAL JAMBS SHALL BE ATTACHED WITH NOT LESS THAN 4 - 10 MACHINE SCREWS.

EXTERIOR DOORS W/ HINGE PINN EXPOSED ON THE OUTSIDE SHALL BE AT LEAST OF 3 1/2" REQUIRED HINGES W/ NON-REMOVABLE PINS OR PIN STAYS AND HINGES TO PREVENT REMOVAL OF THE DOOR FROM EXTERIOR BY FORCE. THE HINGE PINS IN HOOD CONSTRUCTION, AN OPEN SPACE BETWEEN TRIMMERS AND HOOD DOOR JAMBS SHALL BE SOLID SHIMMED EXTENDING NOT LESS THAN 6" ABOVE AND BELOW THE PLATE.

ALL EXTERIOR SLIDING DOORS SHALL BE CONSTRUCTED AND INSTALLED OR EQUIPPED SO AS TO PREVENT THE SLIDING, SLIDING AND JAMB OF THE SLIDING SECTION OF THE TRACK WHILE IN THE CLOSED AND LOCKED POSITION. THE STATIONARY SECTION SHALL NOT BE REMOVABLE FROM THE OUTSIDE. SUCH SLIDING DOORS SHALL BE PROVIDED WITH AN AUXILIARY OR ADDITIONAL LOCKING DEVICE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

GLASS WITHIN 24" OF A DOOR SHALL BE SAFETY (TEMPERED) GLASS.

WOOD PANEL DOORS SHALL HAVE A MINIMUM 4 5/8" STILE MOUTH.

THE ACTIVE LEAF OF A PAIR OF DOORS SHALL BE EQUIPPED WITH A DEADBOLT & A LOCK. SHALL BE SET OPERATED FROM THE EXTERIOR. LOCKS SHALL ENGAGE OR DISENGAGE FROM THE INT. SIDE OF THE DOOR BY A DEVICE NOT REQUIRING A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

GARAGE DOORS: ALL GARAGE DOORS NOT EQUIPPED WITH A POWER OPERATED MECHANISM SHALL BE EQUIPPED AT LEAST 3 LOCKING DEVICES OF THE FOLLOWING TYPES:
 1. THROU BOLT OR FLUSH BOLT.
 2. CYLINDER TYPE LOCK.
 3. PADLOCK AND HASP.

ALL GARAGE DOORS SHALL BE CAPABLE OF BEING UNLOCKED AND OPERABLE FROM INSIDE THE GARAGE WITHOUT THE USE OF ELECTRICAL POWER.

ATTIC ACCESS: ACCESS DOORS TO THE ATTIC SPACE SHALL BE LOCATED IN THE INTERIOR OF THE BUILDING AND SHALL BE PROTECTED BY A DOOR. SUCH DOORS SHALL BE OF SOLID CORE OR METAL SKIN CONSTRUCTION. AN ACCESS DOOR SECURED WITH A STEEL WAF AND A HEAVY DUTY LOCK MAY BE LOCATED ON THE EXTERIOR.

ACCESS/MARKING: A HOSE NUMBER SHALL BE DISPLAYED IN A PROMINENT MANNER SO THAT IT IS REASONABLY VISIBLE FROM THE STREET TO ENABLE THE RESIDENCE EASY TO LOCATE.

EXTERIOR DOOR LOCKS: ALL EXTERIOR SHINING DOORS AND DOORS FROM A DWELLING TO AN ATTACHED GARAGE SHALL BE EQUIPPED WITH A DEADBOLT LOCK. SUCH LOCKS SHALL:
 1. HAVE A MINIMUM OF 1" THROU AND RECEIVING STROKE PLATE HOLE W/ 2" DEEPER THAN THE PROJECTED BOLT THROU.
 2. HAVE A MECHANICALLY LOCKER.
 3. HAVE FASTENERS WHICH TRUDE INTO THE CYLINDER BODY.
 4. BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY.

DEADBOLTS SHALL BE MADE OF CAST HARDENED STEEL, POWDERED 55 BAR BRASS, BRONZE ALLOY. CYLINDER GUARDS SHALL BE SOLID NOT HOLLOW. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.

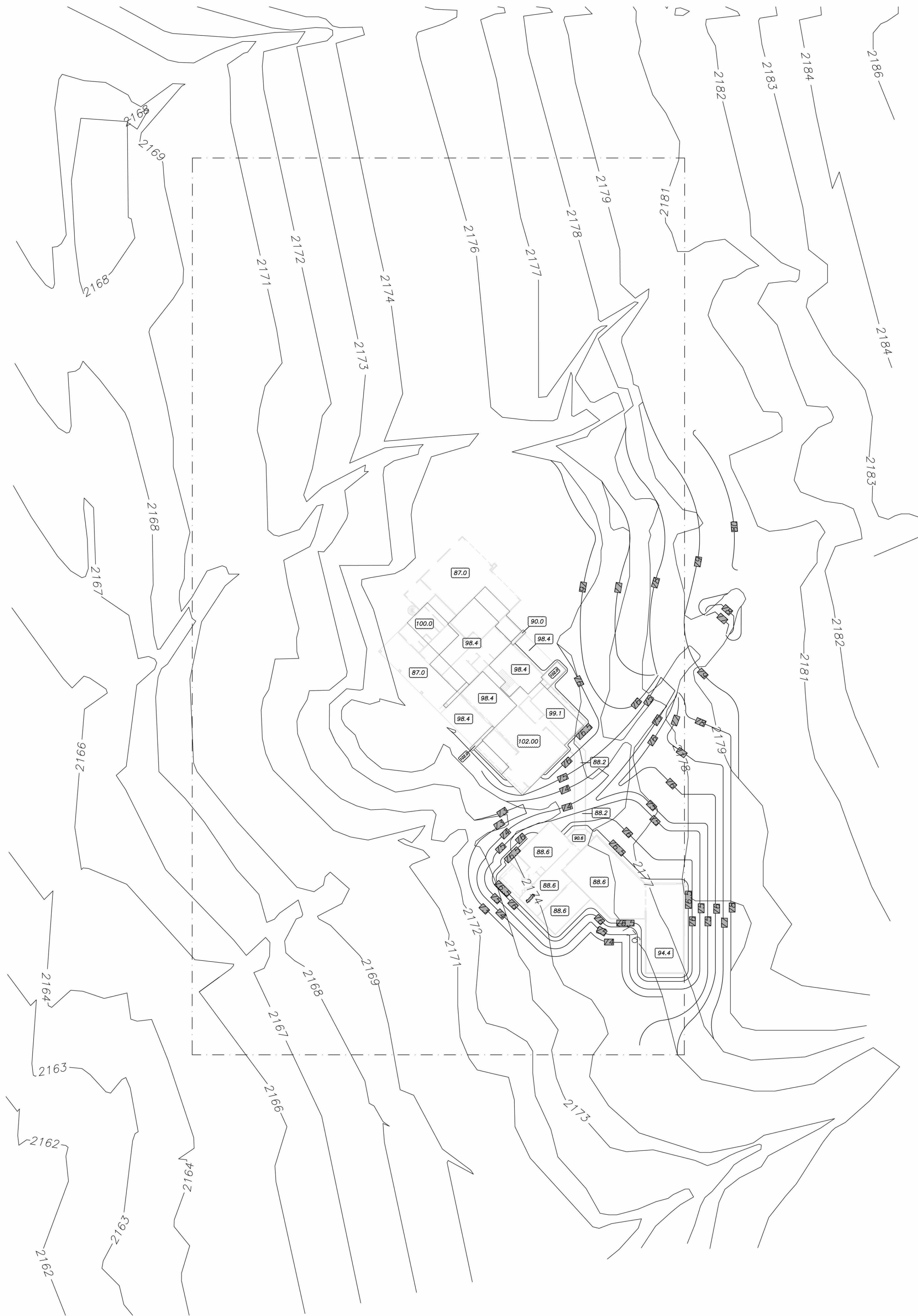
HINGES: EXTERIOR WINDOWS SHALL BE DOUBLE GLAZE (DUAL PANE) CONSTRUCTED AND INSTALLED SO AS TO PREVENT RANGING SLIDING REMOVAL OF THE MOVING SECTION WHILE IN THE CLOSED AND LOCKED POSITION. A PASSIVE WINDOW PANEL SHALL HAVE HEATER STRIP HOLDING OR GLAZING RED HINGE IS NOT EASILY REMOVED FROM THE WINDOW TO PREVENT REMOVAL OF THE WINDOW GLASS. AN ALTERNATE SHALL BE INSTALLED ON ALL HORIZONTAL AND VERTICAL SLIDING WINDOWS TO ALLOW THE WINDOW TO BE LOCKED IN A PARTIALLY OPEN VENTILATING POSITION. ANY LOCKING DEVICE USED ON

SHEET INDEX

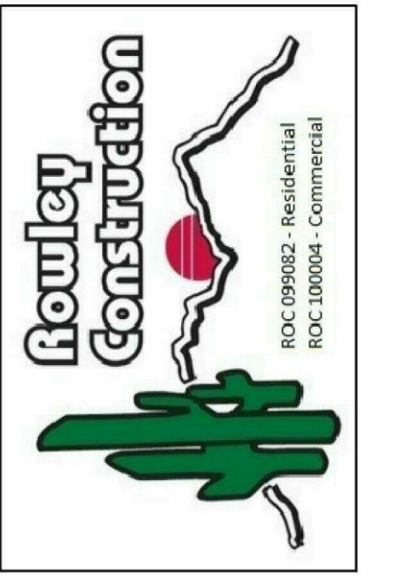
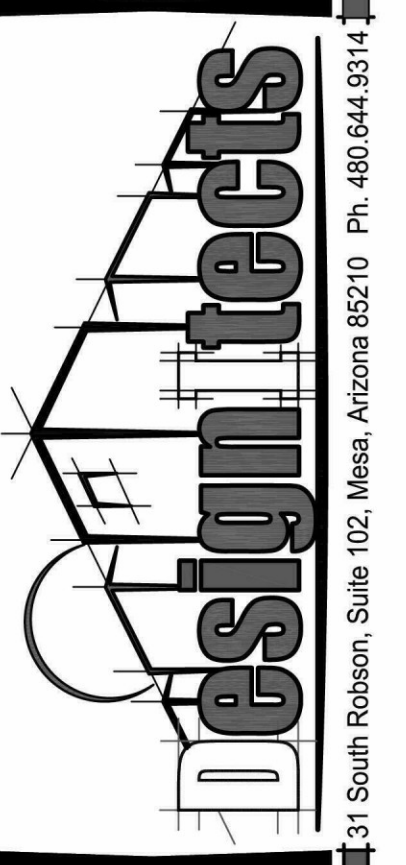
A00	COVER SHEET / GENERAL SPECIFICATIONS
ROT	ROOF OVER TOPOGRAPHY
-	MAP OF DEDICATION (1 SHEET)
A04	GRADING & DRAINAGE PLANS (3 SHEETS)
-	NATIVE PLAT INVENTORY PLAN (1 SHEET)
A01	1ST FLOOR DEMOLITION PLAN
A02	2ND FLOOR DEMOLITION PLAN
A03	ELEVATION DEMOLITION PLAN
A04	ELEVATION DEMOLITION PLAN
A10	KEYNOTED 1ST FLOOR PLAN
A11	KEYNOTED 2ND FLOOR PLAN
A12	KEYNOTED SECONDARY BUILDING PLAN
A20	DIMENSIONED 1ST FLOOR PLAN
A21	DIMENSIONED 2ND FLOOR PLAN
A22	DIMENSIONED SECONDARY BUILDING PLAN
A30	ROOM DRAINAGE PLAN
A40	FRONT & REAR BUILDING ELEVATIONS
A41	LEFT & RIGHT BUILDING ELEVATIONS
A42	SECONDARY BUILDING ELEVATIONS
A50	PRIMARY BUILDING SECTIONS
A51	SECONDARY BUILDING SECTIONS
E10	1ST FLOOR ELECTRICAL PLAN + LOAD CALC'S
E11	2ND FLOOR ELECTRICAL PLAN
E12	SECONDARY BUILDING ELECTRICAL PLAN
M-1	1ST FLOOR MECHANICAL PLAN
M-1	GENERAL NOTES & SPECIFICATIONS
M-2	2ND FLOOR MECHANICAL PLAN
M-3	SECONDARY BUILDING MECHANICAL PLAN
P10	PLUMBING WASTE & VENT + GAS SCHEMATICS
E10	ENERGY COMPLIANCE REPORTS

GENERAL STRUCTURAL NOTES

G0N	GENERAL STRUCTURAL NOTES
S10	MAIN HOUSE FOUNDATION LAYOUT
S11	GUEST HOUSE / RV GARAGE FOUNDATION LAYOUT
S20	MAINHOUSE FRAMING LAYOUT
S21	MAINHOUSE FRAMING LAYOUT



**ANY STRUCTURAL OR
FINISH FLOOR CHANGES
MUST STILL ADHERE TO
THE APPROVED MAXIMUM
ROOF HEIGHT ELEVATION**



DRAWING TITLE:
ROOF OVER TOPOGRAPHY

DRAWN BY:
KTB

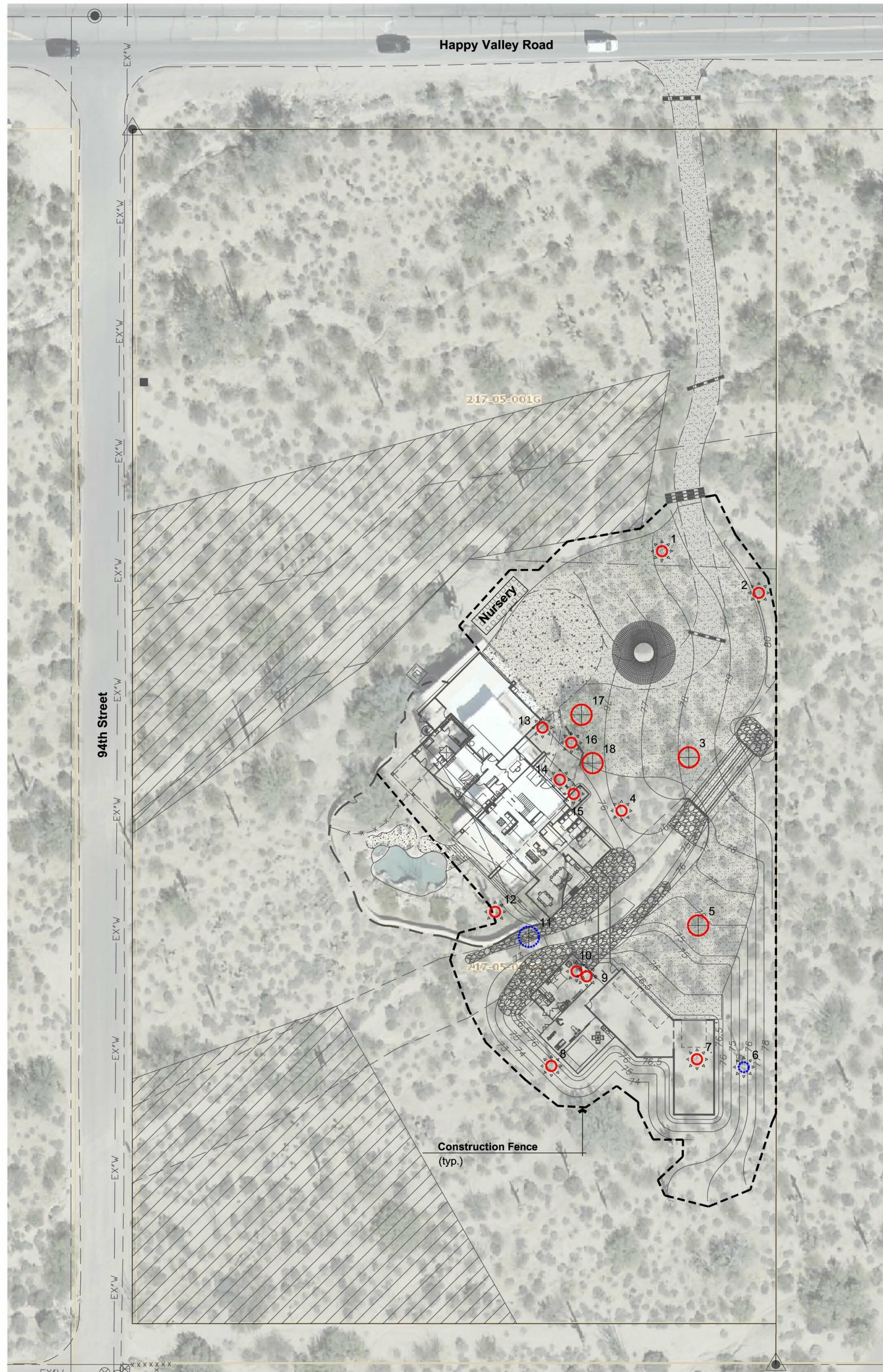
DATE:
07.08.20

REVISION	
△	City Comments 10.07.20
△	Owner Revisions 12.3.20
△	
△	
△	

APN:
217-05-001G

**9411 E
Happy
Valley Rd.**

SHEET NO.
ROT



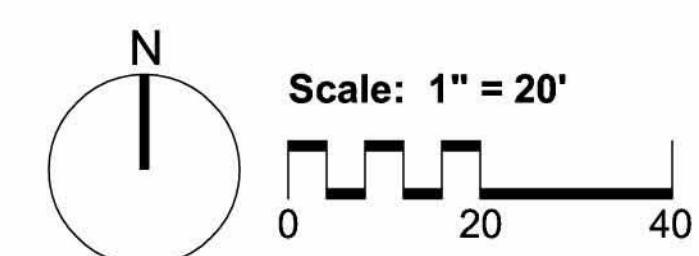
Plant #	Common Name	Caliper (in)/ Height (ft)	Status	Comments
1	Saguaro	61	S	6 arms
2	Barrel	4	S	
3	Foothills Palo Verde	8	S	
4	Saguaro	8	S	
5	Foothills Palo Verde	6	S	
6	Saguaro	48	NS	2 arms / Damaged / Declining
7	Saguaro	4	S	
8	Saguaro	15	S	
9	Saguaro	59	S	2 arms
10	Saguaro	58	S	4 arms
11	Foothills Palo Verde	20	NS	Exposed Roots / Cambium Damage
12	Saguaro	78	S	7 arms
13	Saguaro	6	S	
14	Saguaro	6	S	
15	Saguaro	4	S	
16	Barrel	3	S	
17	Foothills Palo Verde	15	S	
18	Foothills Palo Verde	16	S	
Summary		Trees	Cacti	Legend
Salvageable		4	12	S = Salvageable
Non-Salvageable		1	1	NS = Non-Salvageable
Remain-in-Place		0	0	RIP = Remain-in-Place
Total		5	13	

Plant Legend

- Tree - Salvageable
- Cacti - Salvageable
- Tree - Non-Salvageable
- Cacti - Non-Salvageable
- Tree - Remain In Place
- Cacti - Remain In Place

Project Consultants

Salvage Contractor **Native Resources International**
 1540 West Happy Valley Road
 Phoenix, Arizona 85085
 623-869-6757 (p) • 623-869-6769 (f)
 Contact: Kevin Brenda - kevin@nativeresources.com



Native Resources Intl.
 1540 W Happy Valley Rd.
 Phoenix, AZ. 85027
 Phone (623) 869-6757
 Fax (623) 869-6769

Passmore Residence
 9411 E. Happy Valley Road
 Scottsdale, Arizona
Native Plant Inventory Plan

DATE: 8/28/2020
 REVISION:
 SCALE: 1" = 30'
 CHECKED:
 DRAWN: KB
 SHEET **1** OF 1