

GENERAL SPECIFICATIONS

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GENERAL:

All construction shall conform to the applicable building codes and to all requirements and regulations of the City, County, State and/or other governing agency having jurisdiction.

All workmanship and material shall be fully guaranteed for a minimum period of one year from the time of substantial completion and acceptance by the Owner. Submit all warranties, instructions, operation manuals, etc., to the Owner before final payment.

Contractor shall provide all temporary bracing, shoring, guying or other means to avoid excessive stresses and to hold structural elements in place during erection.

It is the responsibility of the contractor to clean up all packaging cartons, containers, trash and debris upon completion of work.

It is the responsibility of all contractors to notify General Contractor of any discrepancies found in the field. Please contact General Contractor with any corrections to this set of plans.

A house number shall be displayed in a prominent manner so it is reasonably visible to emergency vehicles to locate the residence. Material, location and mounting height per General Contractor install prior to final inspection.

STRUCTURAL DESIGN DATA:

Live Loads Roof – Pitch < 4:12 – 20 psf.

Dead Loads The Roof – 20 psf.
Shingles & built up roof – 15 psf.

Wind Force 115 MPH ; 3 sec. gust, Exposure "C"

SITE WORK:

All existing finished public sidewalks, curbs, streets, utilities and grade elevations disturbed or damaged by the contractor shall be restored to proper quality as a part of this contract.

Strip and remove: all vegetation, any existing debris or rubble, all existing fire zones or stockpiles and any obviously loose surface soils. Surface fills may be constructed with on-site native soils provided they are placed and maintained at moisture contents between optimum plus 2% impurities soils may be used if they exhibit low expansion characteristics.

Provide termite protection under all concrete floor slabs. Concentration shall not be less than: Torpedo 0.5%, Demon T.C. 0.25% to 0.5% or Drognet 0.5%

CONCRETE:

Concrete in footings, stems, floor slabs, walks and drives shall have a compressive strength of 2500 PSI at 28 day maximum unless noted otherwise. Footings shall bear on firm undisturbed soil or on engineered pad certified by an independent soil lab – see details.

Concrete coverage for reinforcing steel shall be 3" minimum.

Interior slabs shall receive a smooth trowel finish. Exterior slabs shall receive a "salt" or light "broom" finish. (U.N.O.)

Provide anchor bolts per foundation plan, shearwall plan and details. All foundation sizes and slab thicknesses are per details (U.N.O.).

Concrete slabs shall be 4" thick minimum (U.N.O.). Provide 4" minimum 3/4" crushed rock base course under all interior concrete slabs (U.N.O.).

Slope of landings at all doors shall be 1/4" per foot maximum.

Provide control joints as shown on the foundation plan and at 600 s.f. maximum. Do not locate joints through ceramic tile or vinyl floor areas.

Seal all voids around penetrations through floor slabs.

MASONRY:

Concrete masonry units shall be grade "N1", F'm = 1350 P.S.I., ASTM C-90.

Masonry mortar shall be type "S", F'M = 1800 P.S.I., ASTM C-270.

Concrete grout: F'M = 2000 P.S.I., ASTM C-94.

Reinforcing Steel: F'M = 40 P.S.I., A615-40.

All concrete masonry units shall be reinforced as follows: Install vertical steel at all corners, intersections, and ends of walls, at each joint of all openings and as shown and detailed on the drawings. Provide Durr-O-Wire 9 gauge reinforcement at 16" o.c. vertical. All cells with rebar shall be grouted solid.

METALS:

Structural steel: Fy = 50, A-572

Machine bolts: Fy = 33 K.S.I., ASTM A-307.

Expansion bolts: Wejr, Dynabolt, Phillips or equal.

Anchor bolts: Fy = 33 K.S.I., ASTM A-307.

Weld electrodes: Fw = 21 K.S.I., AWS A5.1.

CARPENTRY:

All exterior sill plates shall be treated or foundation redwood per R319.1. Exterior sill plate shall be sealed and bolted to foundation wall per details.

All pre-manufactured roof and floor trusses shall conform to R802.10 and T.P.I. standards and shall be manufactured by a city approved fabricator. Truss drawings shall bear the seal of an engineer holding current registration in the State of Arizona. Seal shall be dated within the latest adopted IRC edition.

Laminated wood beams shall be manufactured using coast region Douglas Fir, with design and fabrication conforming to Standard Specifications for Structural Glued Laminated Douglas Fir Lumber. Laminated beams shall be 24F-V4 for simple spans and 24F-V8 for cantilever spans, with architectural finish at interior applications and rough sawn finish at exterior applications. All sawn lumber shall bear stamp of WPA or approved testing agency. Roof joists, floor joists, ledgers and plates to be Hem Fir #2 or better. Studs to be Hemlock Fir stud grade or better. Posts to be Douglas Fir #2 or better. Plate material shall be Douglas Fir #2 or better. Beams and headers of 2X or 4X material shall be Douglas Fir #2 or better.

Roof sheathing shall be 1/2" thick 5 ply CDX exterior plywood with exterior glue or 1/2" thick oriented strand board NER #108 or equal. All panels shall be APA grade trademarked with a 32/16 span index.

All roof sheathing shall be fastened with 8d common at 6" o.c. at edges and boundary, 8d at 12" o.c. at intermediate framing members, or 16 gauge x 1 3/4" long x 7/16" O.D. crown gandyd wire staples at 4" o.c. at edges and boundary, and 6" o.c. at intermediate. NER #272.

All sheathing shall be installed with staggered joints and the face grain perpendicular to framing members with a two span minimum.

Ties will be required at all splices along the fascia board. A fascia tie will consist of a 1"x3" (Simpson T-31) truss plate (or equivalent) applied to the bottom side of the fascia board.

All columns and corners are to have 90 degree square corners with flat surfaces from edge to edge. No inward or outward bowing across flat portions of any column or wall.

Any split, warped or twisted lumber shall be corrected or replaced prior to completion of framing.

All lumber shall bear an approved grading stamp.

LATERAL BRACING REQUIREMENTS:

See shearwall plan and calculations for lateral bracing requirements.

TRUSS BRACING REQ.:

- All floor joists and trusses shall be supported laterally at the ends and at each support by one of the following:
 - Solid 2x...blocking or 2x...rim joist.
 - 1" x 3 wood cross bridging or metal cross-briding of equal strength. (Simpson No. NB5 or 16 metal bridging).
 - Cont. 1/2" plywood panel nailed with 8d @ 6" o.c. into 2 x 4 cont. let-in nailer, truss ends, and top plates of bearing wall.

Joists and trusses greater than 2 x 10 in depth shall also be braced at intervals as follows:

- Solid 2x...blocking or x-bridging as noted above at 6'-0" o.c. maximum.
- Trusses may be braced with 2x...strong back bridging with size and spacing as specified in truss calcs. (Calcs. must bear the seal of an engineer registered in Arizona.)

INSULATION:

Minimum insulation shall be provided as follows:

Frame Walls--	R19 minimum batts
Masonry Walls--	R7 minimum batts
Ceilings--	R38 minimum blown cellulose or flat ceilings (where feasible) R38 minimum batts at wall/ceiling areas

Install insulation at all ceiling areas and/or roof areas and all vertical walls as indicated on the drawings and at areas necessary to properly insulate the building to form a tight, continuous envelope at all conditioned spaces.

Certify insulation values by placing certification cards in garage, specifying number of bags of blow, area of coverage, thickness of insulation (settled density) and R-factors of walls, ceilings, etc.

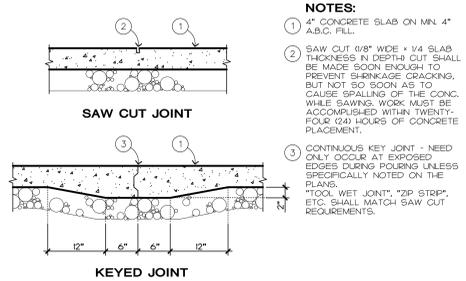
STUCCO:

"Western One Kote" Stucco system ESR 1807 or equal shall be installed directly over open framing with studs spaced a max. of 16" on center. Place styrene board, 2x8 or 4x8, horizontally with tongues or lips upward to prevent water penetration over minimum (1) layer grade "D" building paper or (1) layer 15 lb building paper. All vertical joints must occur on studs. Sheathing is temporarily held in place with 1 1/2" long roofing nails or equivalent. Apply a 1" No. 20 gauge galvanized wire fabric lightly over the styrene board surface and staple or nail in accordance with the code of each stud and all plates. All fasteners must be long enough to penetrate the framing members 3/4". Apply the stucco mixture to a minimum thickness of 5/8" with medium trowel pressure. Provide galvanized metal or approved plastic 1/2" J-shaped trim. Pieces are used at windows where foam would be left exposed. If J-trim pieces are used at windows and doors abutting, metal edges shall be caulked with DAP acrylic Lexel No. 11465, Tremco Caulking, or other approved equal. Seal openings around hose bibbs, electrical panels or air holes in the substrate surface with a spray type urethane to prevent moisture penetration. Cover outside corners with metal corner reinforcement. Cover inside corners with 2" nylon mesh tape stapled to the sheathing and sealed with an exterior joint compound. Provide expansion joints in accordance with local accepted practices. "Western One Kote" Stucco System shall be installed in accordance with ICC 3899. Insulation board shall be Type II expanded Polystyrene (E.P.S.) or other I.C.C. approved Type II E.P.S.. All foam applications shall comply to ER-4925

Weather resistive barrier Application shall comply to R314 as amended. Provide 26 gauge G.I. weep screed 3/4" below bottom plate and 5 1/4" minimum above finished grade.

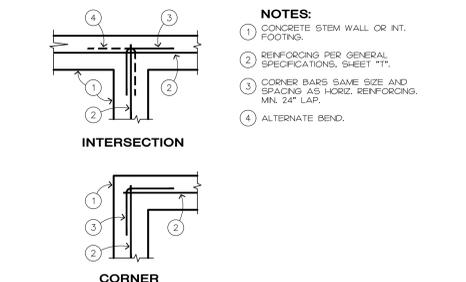
Provide 1/2" asphalt imp. sheathing in lieu of foam at all attic areas and garage walls.

The building safety department will require the installation card from the stucco manufacturer approved applications be on the job before the application of the weather-resistive barrier. A copy of the installation card must be presented to the building inspector after the completion of work and before final inspection and the installation card shall be left at the jobsite for the homeowner.



CONTROL JOINT DETAIL

NO SCALE



REINFORCING AT STEM

NO SCALE

THE ABOVE GUIDELINES AND SPECIFICATIONS PROVIDED ON THIS SHEET ARE FOR GENERAL CONSTRUCTION PURPOSES. THE GENERAL CONTRACTOR MAY DEViate FROM THESE SPECIFICATIONS AS HE/SHE SEES FIT, AS LONG AS ALL CITY, COUNTY, STATE AND/OR OTHER GOVERNING AGENCY GUIDELINES AND BUILDING CODES ARE MET.

TILE ROOFING:

The roofing shall be concrete type tile, (MONER) I.C.C. #ER-2656 or 3784 or equal over 1 layer of 30# felt or equal.

Installation: Lay tiles with minimum 3-inch head lap over Type 30 asphalt-saturated felt underlayment in accordance with the code. Care should be taken during field tile installation to ensure that the horizontal joints are kept parallel with the eave line. Any foreign material must be removed from the interlocking grooves of each tile to ensure uniform contact between the tile. All cracked or broken tiles must be replaced. Haze/clean off all roof areas.

Sheathing must be structurally adequate to support the loads involved. A trim board or cant strip shall be installed to elevate the eave course of tiles (1 x 3 for 5' tile and 1 x 4 for flat tile). Alternatively, an eave filler can be used to provide support for the first tile row.

Battens shall be 1 inch by 2 inch (nominal) spaced as required and nailed with 6d nails at 16 inches on center. The end joints shall be separated 1/2 inch every 4 feet to provide for drainage. As an alternative, spacers cut from asphalt shingles can be placed between the battens and the decking when nailing.

Fasten tile where required with a minimum No. 11 gauge corrosion-resistant box nails.

Hips and ridge tile shall be installed with ridge boards. Each ridge and hip tile is to be nailed with No. 11 gauge corrosion-resistant nail driven into the ridge and hip framing members. A bed of roofer's mastic should be spread across the nail head so that the butt ends of each succeeding tile are securely fixed. Cut tile to match the angle of the hip or valley in a manner that will maintain the integrity of each unit. Fasten rake and coping tiles with two nails.

Provide all valleys with No. 28 gauge corrosion-resistant metal flashing extending a minimum of 12 inches from the valley center line each way with a splash diverter rib as part of the flashing. Each longitudinal edge of the flashing should be turned inward approximately 30 degrees past the vertical to give a 1/2 inch overhang. The flashing is lapped at ends a minimum of 6 inches.

Flashing around vents, pipes, flues, chimneys, etc., shall be a minimum of 3 pounds per square foot lead, copper or 301 inch thick aluminum jacket, with a bead of mastic applied at the front face between the flashing and tile below and dressed down to the profile of the tile. Long lengths of flashing at parapet walls, copings, etc. where roof tiles drape, can be of rigid material such as galvanized sheet metal.

Mortar shall be used sparingly and only to provide proper bedding for hip and ridge tiles at ridge ends. The interlocking joints between field tiles and joints between ridge, hip and rake tiles should never be mortared. These are designed to be self-draining, and mortar can cause a blockage resulting in water penetration under the tiles.

BUILT-UP ROOF:

A rated roof covering shall be Manville Spec. No. 3 GNS U.L. Class "B" 3-ply B.U.R. Schuller Ballasted Roof Systems or equal – R905.3.7

A nonrated roof covering shall be any mineral aggregate surface built-up roof for application to roofs having a slope of not more than 3 inches in 12 inches. This material shall consist of 3 layers of felt, and 200 pounds per roofing square of gravel or other approved surfacing material or 250 pounds per roofing square of crushed sand.

When scuppers are required to allow water to exit roof area, contractor will fabricate metal to install inside of scuppers. Metal shall be installed prior to first layer or roofing material being applied.

The metal insert shall also have flanges that overlap on the inside of the parapet wall and sealed with tar (all edges). It will be the responsibility of the contractor to insure that the elevation of scupper metal to be correct and will allow water to flow from roof, without causing a "damming effect". If by chance a "damming effect" is caused, the contractor shall correct the problem and any subsequent problems without extra cost.

Contractor shall supply and install all roof vents required by code and as shown on drawings.

All flashing on parapet walls and house walls shall be supplied and installed by contractor per the drawings. Flashing shall be of 26 gauge galvanized material – R703.8.

DOORS AND WINDOWS:

All doors and windows shall be of the types and sizes as shown on the floor plan.

All operable windows and sliding glass doors shall be provided with insect screens.

All doors to be 6'8" high, 1-3/8" hollow core at interior, 1-3/4" solid core at exterior (U.N.O.).

Furnish and install all finish hardware as selected and as required.

Exterior swinging doors must be solid core or metal skin construction 1-3/4" thick with 4-5/8" minimum stile width with jamba shimmed solid for six inches (6") above and below the lock strike plate. If hinges are on the outside, they must have nonremovable pins or be pin-stonard hinges. All main or front entry doors must have a 180 degree door viewer or be arranged so that the occupant can view the immediate area outside the door through a window. Doors from a dwelling unit to an attached garage are also considered exterior swinging doors.

The inactive leaf of a pair of doors shall be equipped with cone bolts, edge or surface mounted flush bolts top and bottom, with 1/2" minimum projection to hold firm this portion of the door.

The active leaf of a pair of doors shall be equipped with cone bolts, edge or surface mounted flush bolts top and bottom, with 1/2" minimum projection to hold firm this portion of the door.

The active leaf of a pair of doors shall be equipped with a deadbolt, and the lock shall be key-operated from the exterior only.

Deadbolt locks are required on all exterior swinging doors and must be equipped with a minimum one inch (1") bolt throw, wrench resistant and case hardened color, case hardened fasteners which thread into the cylinder body, and a four (4) screw strike plate using two inch by No. 8 screws. Such locks must be operated from the inside without the use of a key. No double keyed locks shall be allowed.

On all double entry doors and French doors the astragal is to be metal. The finish will vary according to the following:

- With metal doors, the astragal will be painted to match the finish on the door.
- With wood doors, the astragal shall have a bronze finish.

Exterior sliding doors must have the sliding section on the inside and be equipped so that it cannot be raised or removed while in the closed and locked position. An auxiliary non-keyed lock must also be installed. The stationary section shall not be removable from the outside.

Exterior windows shall be constructed and installed so as to prohibit sliding, raising or removal of the moving section while in the closed and locked position. Window panels shall have weather strip molding or glazing bead which is not easily removed from the outside. Adjustable clamp locks shall be installed on all window tracks to prevent sliding. (Sleeping-room windows may not have locks which require a key or special knowledge or effort to unlock)

Garage doors shall be equipped with one of the following types: cylinder-type lock; or electric door operator with an automatic lock. Such locks shall be operable from the inside without the use of key or electrical power.

Attic access doors must be located in the interior of the dwelling or garage. If attic access door is located in the garage it shall be weighted with 3/4" particle board.

Note: Devices shall not be installed in a manner to prevent proper egress through doors or bedroom windows as specified in Sec. 311.4 IRC.

The following locations shall be provided with safety glazing per IRC

- Glazing in doors with dimension greater than 3'.
- Glazing in fixed and sliding panels of sliding panels of sliding type doors other than wardrobe doors.
- Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers. Glazing in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches above a standing surface and drain inlet.
- Glazing in openings with bottom edge less than 18" above adjacent finished floor unless glazed panel is provided with a horizontal member 1-1/2" in width located between 24" and 36" above floor.
- Glazing in bathrooms with bottom edge less than 60" above finish floor.
- Glazing in fixed or operable panel adjacent to a door where the nearest exposed edge of the glazing is within a 24-inch arc of either vertical edge of the door in a closed position and where its bottom exposed edge of the glazing is less than 60 inches above the walking surface.
- Skylights shall be ER9057 OR 4063.

All exits to be operable from the inside without use of a key or special knowledge.

Manually operated edge or surface-mounted flush bolts and surface bolts are prohibited at a door or the active leaf of a pair of doors.

In accordance with Chapter 11 – IRC N1101.3.1, all exterior glass shall have a U factor of .20 / SHGC .20 and exterior doors .54.

DRYWALL:

Provide 1/2" gyp. board throughout (U.N.O.). Provide 5/8" type "X" firecode gyp. board at garage ceiling and walls common to house (and bearing walls) unless noted otherwise.

Gypsum board used as the base or backer for adhesive application of ceramic tile or other required non-absorbant finish material shall conform to ASTM C 1396, C 1178 or C 1278. Use of water-resistant gypsum backing board shall be permitted on ceilings where framing spacing does not exceed 12 inches on center for 1/2-inch thick or 16 inches for 5/8-inch thick gypsum board. Water-resistant gypsum board shall not be installed over a Class I or II vapor retarder in a shower or tub compartment. Cut or exposed edges, including those at wall intersections, shall be sealed as recommended by the manufacturer. Water resistant gypsum board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity.

Gypsum board used at exterior locations shall be exterior type.

All gypsum board shall be nailed with a full nailing pattern and finished in accordance with the manufacturer's recommendations. All ends and edges of wall board shall occur over and be nailed to supports. Nail spacing shall conform to table R602.3(1) and shearwall schedule. Minimum nail edge distance shall be 3/8". This shall apply to both ceiling and wall installation. Drywall shims shall be used where necessary. Openings cut for outlets, switches, etc., shall be of a tolerance that can be covered adequately with normal switch plates and covers without additional taping. Drywall shall not be installed without proper bracing.

All exterior corners on drywall shall be covered with non-corrosive metal corner bead and covered with an acceptable installation of joint compound.

Drywall returns, complete with non-corrosive metal corner beads shall be installed at top and sides of all bi-fold and bi-part door openings, (if necessary), wall corners and openings, and covered with an acceptable installation of joint compound.

Provide rounded corner bead (U.N.O.).

PAINT:

All exterior wood and other unpainted trim shall receive two (2) coats of exterior grade paint. The first coat (prime coat) shall be a separate operation. Prime coat shall be applied within seven (7) days of completion of exterior trim.

Exterior sections of exposed exterior sheet metal including access panels, heat pumps and air conditioning duct, roof vents, flashing, gutters and down-spouts to be painted on (1) coat of metal primer and one (1) coat of exterior latex. All sheet metal items and exposed plastic pipe located on the roof shall be painted a color to match the roof. Color selection by builder.

Immediately after installation, the garage service door and French doors shall be primed inside, outside and all edges. In addition, it should be finished with two (2) coats of high quality exterior paint on all surfaces.

Pre-manufactured items shall be touched up as necessary, (i.e. cabinets, doors, zero clearance freplaces, air registers, light fixtures, etc.).

All bathrooms, kitchen walls, and ceilings will be painted semi-gloss enamel (U.N.O.). All other walls and ceiling areas will be painted flat latex enamel (U.N.O.). All interior woodwork such as doors, base, casing, etc., shall be painted latex enamel (high gloss) (U.N.O.). The top and bottom of each door must be painted at the same time as the rest of the house. All exterior paint shall be flat. All woodwork shall be sanded before painting and between coats of paint.

All interior base, casing, shelving (top and bottom), etc. shall be caulked and nail holes filled. Caulk or otherwise seal around all opening in the exterior envelope of the home, at all joints between dissimilar materials and at junctions of major components, such as wall to floor. Caulking shall be a silicone base or butyl rubber base, conforming to federal specifications (TT-9-1543 and TT-5-1657).

MECHANICAL:

Mechanical shall comply with IRC.

All air conditioning and heating systems shall be designed, sized and installed by the subcontractor to maintain a minimum interior temperature of 68° (degrees) F.

Flues connected to more than one appliance shall be not less than the area of the largest connector plus 50% of the additional connectors. Water heater type: 3" flue, furnace type: 4" flue.

Supply and return air to be sized per IRC section M1602.2 (gas furnace – 2 sq. in. / 1000 BTU; heat pump/ air conditioner – 6 sq. in. / section B10) (1 ton cooling = 12000 BTU).

Air registers shall be of closable type located per plan. Return air grilles shall also be located per plan. All registers for walls and ceilings are to be white in color.

Provide 4" round dryer vent and installation as shown on floor plan.

All furnace and air conditioners shall have a S.E.E.R. rating of 11.00 or better on all size units. Install exhaust fan housing (supplied by electrical) and vent and duct from vented range hood or microwave. Seal and caulk ducts where they penetrate framing members and finish materials.

Mechanical contractor to make final connections for condensation lines at all air handler units.

All mechanical equipment installed in attic shall comply per IRC guidelines.

Mechanical equipment shall not be visible from the public street.

All exhaust fans shall provide five air changes per hour minimum.

Gas appliances shall comply with Arizona State plumbing code combustion air requirements.

All ductwork in garage shall be minimum 26 gauge with no vibration isolation material in duct.

Verify all equipment and capacities with mechanical calculations for this project. Where discrepancies exist between plans and calcs, calcs shall supersede.

PLUMBING:

All water pipe to be copper type "L" below grade w/o fittings and type "M" above grade or approved equal. Provide one expansion chamber per line.

Provide 3/4" tee with J" capped stub at front hose bibb. Tee shall be installed on the street side of the shut off valve.

All waste and vent pipe to be plastic ABS Schedule 40 below grade, ABS or PVC above grade.

All vents should be vented to rear of house.

Water heater to be electric (if gas if noted) 50 gallon minimum. (Natural gas water heater where applicable – vent with approved double wall ventilation system)

Provide water heater with temp/pressure relief valve and drain line to the exterior of building. Slope drain line and support @ 32" o.c. maximum. Terminate in a downspout drainage, 2" maximum and 6" minimum above finished grade.

All faucets shall have hot water as left fitting.

All dishwashers to have air gaps installed.

Water closets – 1.28 gallon/flush maximum.

Shower heads – 2.0 G.P.M. maximum.

Lavatory faucets – 1.50 G.P.M. maximum.

Sink faucets – 2.20 G.P.M. maximum.

Hose bibb – 2.75 G.P.M. maximum.

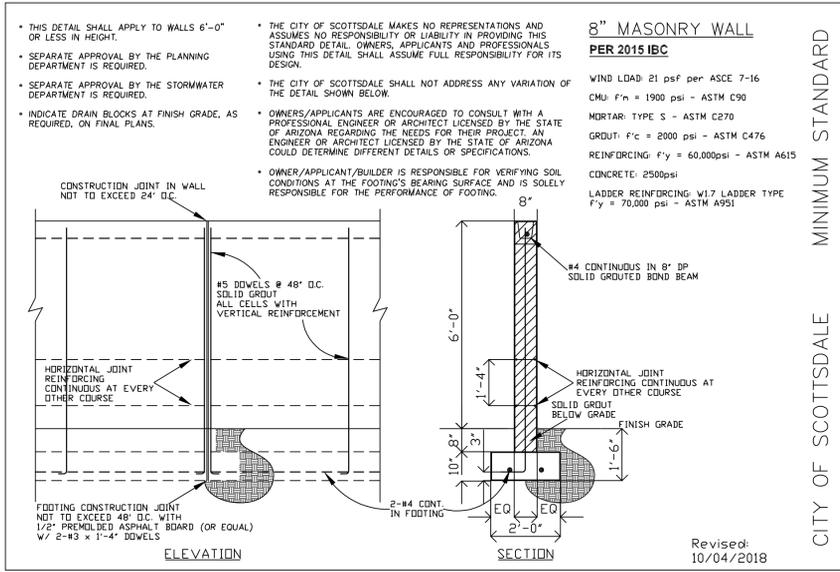
Hot water shall be the left fitting at all faucets.

ALL VENTS TO BE MIN. 10 FEET FROM AIR INTAKES.

Shower and Tub/shower combinations that have individual control valves shall be of the pressure balance or thermostatic mixing valve type.

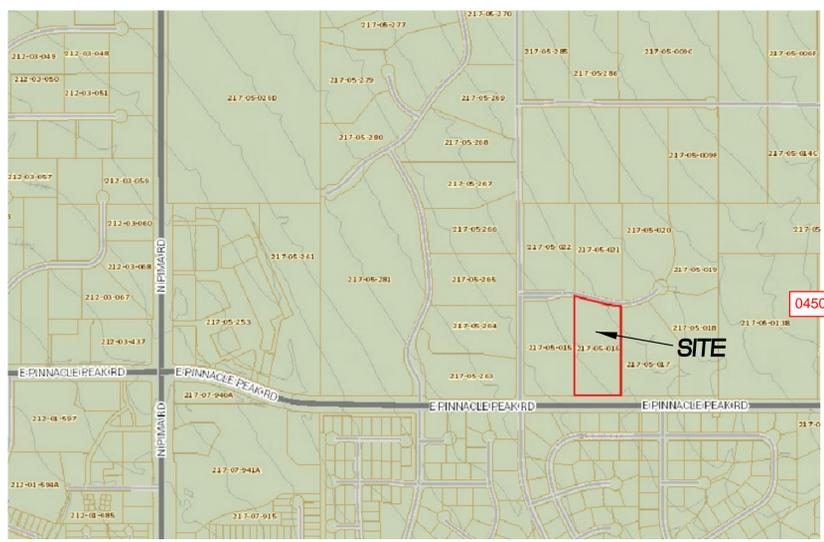
ELECTRICAL:

Electrical panel shall be 200 amp, 120-240 volt



LEGEND

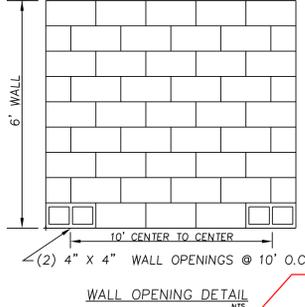
98.5 (87.66)	PROPOSED ELEVATION	T/SW	TOP OF SITE WALL
	EXISTING ELEVATION	T/C	TOP OF COLUMN
F.F.	FINISHED FLOOR ELEVATION	HWE	HIGH WATER ELEVATION
L.F. ₈₈	LOWEST FINISHED FLOOR ELEVATION	FG	FINISHED GRADE
→	FLOW DIRECTION	FL	FLOWLINE
-----1928----	EXISTING CONTOUR	INV	INVERT
—1258—	PROPOSED CONTOUR	---	CENTERLINE
EP	EDGE OF PAVEMENT	---	PROPERTY LINE
BC	BACK OF CURB	---	NAOS BOUNDARY
RW	RIGHT OF WAY	---SS---	SANITARY SEWER LINE
PUE	PUBLIC UTILITY EASEMENT	---	WATER LINE
GPE	GENERAL PURPOSE EASEMENT	AB	ASBUILT
T/W	TOP OF SITE WALL	BSL	BUILDING SETBACK LINE
T/RW	TOP OF RETAINING WALL	WME	WALL MAINTENANCE EASEMENT
T/F	TOP OF FOOTING	DE	DRAINAGE EASEMENT
T/W	TOP OF WROUGHT IRON FENCE	NAOS	NATURAL AREA OPEN SPACE



VICINITY MAP
NTS

ESLO NOTES:

43. Pools require separate approval and permit.
44. Pools shall not be emptied or backwashed into washes, streets, NAOS, scenic corridors, on to an adjacent lot, or tract of land. (ZO Sec. 6.1100.B.1.; and DS&PM 2-2.501.D.4.c.)
45. All mechanical equipment (air conditioner, pool equip. etc.) shall be screened a minimum of 1 foot above the highest portion of the equipment from all sides and shall be compatible with the adjacent building. Show location of equipment on site plan.
46. A guesthouse shall never be offered for rent. (ZO Sec. 5.012.A.6.c. and Sec. 5.102.A.6.c.)
47. A guesthouse shall not exceed a gross footprint size greater than 50% of the foot print size of the principal building. (ZO Sec. 5.012.A.6.b. and Sec. 5.102.A.6.b.)
48. Exterior materials and paint colors shall not exceed a value and/or chroma of 6 as indicated in the Munsell Book of Color on file in the City of Scottsdale's Planning & Development Department. The City may require color samples to verify compliance. (ZO Sec. 6.1070.G.1.h.)
49. 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. (ZO Sec. 6.1070.G.1.c.)
50. 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.d.)
51. Plant materials 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. Turf shall be limited to enclosed areas not visible from a lower elevation. (ZO Sec. 6.1070.G.1.i.-j.)
52. Reflective building materials are prohibited. (DS&PM 2-2.501.A.2.)
53. 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 onto other property. (ZO Sec. 6.1070.G.1.b.)
54. Mirrored surfaces or any treatments that change ordinary glass into a mirrored surface are prohibited. (ZO Sec. 6.1070.G.1.a.)
55. The owner shall incorporate development design and construction techniques that blend in scale, form and visual character to minimize exposed scars to the satisfaction of the Planning & Development Department. (ZO Sec. 6.1070.G.1.e.)
56. Any proposed modifications to natural watercourses and all walls 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 Scottsdale Revised Code. (ZO Sec. 6.1070.G.1.l.)
57. Land designated as NAOS shall be permanently maintained as open space. The property owner shall maintain all designated NAOS. (ZO Sec. 6.1060.A.3-4 and Sec. 6.1100.B.1.)
58. All exterior lighting below 3 feet in height shall be fully shielded. All exterior lighting above 3 feet in height shall consist of horizontal full-cutoff fixtures and directed downward, except lights utilized for security purposes. (ZO Sec. 6.1070.G.1.f.)
59. Exterior lighting should 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 a height of 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 staff). (ZO Sec. 6.1070.G.1.f.)
60. Where on-site walls are placed adjacent to NAOS areas at least 50 percent of the wall surface shall be a view fence. (DS&PM 2-2.501.B.2.b.)
61. Temporary/Security Fencing that is required or is optionally provided shall be in accordance with the Zoning Ordinance and the Design Standards and Policies Manual. (ZO Sec. 7.700 and Sec. 6.1071.A.6, and DS&PM 1-1.407)
62. 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. (ZO Sec. 6.1070.A.5)
63. No point color or surface treatment shall be used which has a Light Reflective Value (LRV) greater than 35%. (ZO Sec. 6.1070.G.1.g.&k.)
64. A registered surveyor shall stake and rope or fence the NAOS easement in accordance with the site plan and the easement legal description.
65. No point colors shall be used which have a Light Reflective Value (LRV) greater than 40%.



FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER (PANEL DATE)	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE, USE DEPTH)
04013C	1310 10/16/13	L	11/4/15	X	N/A

ENGINEER'S CERTIFICATION: THE LOWEST FLOOR ELEVATION(S) AND/OR FLOOD PROOFING ELEVATION(S) ON THIS PLAN, ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A ONE-HUNDRED YEAR STORM, AND ARE IN ACCORDANCE WITH CITY OF SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATIONS.

GENERAL NOTES

1. A registered surveyor shall stake the N.A.O.S. easement and the owner/contractor shall rope or fence the easement in accordance with the site plan and the easement legal description. The construction envelope and NAOS area staked must be the most restrictive in accordance with the Zoning Ordinance.
 2. 5 percent minimum slope away from the building for a minimum of 10 feet unless otherwise noted.
 3. All drainage protective devices such as swales, interceptor ditches, pipes, protective berms, concrete channels or other measures designed to protect buildings or property from storm runoff must be completed prior to any structure being built.
 4. All private water & sewer service lines to have a minimum of 1" horizontal separation per 2012 IRC. Private water line to be a minimum of 1" diameter; private sewer line to be a minimum of 4" diameter, unless otherwise noted.
 5. Any drainage structures: i.e. catch basins, manholes, or any other drainage related features will be the responsibility of the owner.
 6. All driveways shall conform to the Fire Department's Emergency Vehicle Access.
 7. Any wall adjacent to an area of pedestrian activity is to conform with Civil Standards. A block wall or wrought iron fence is required where drop-offs exceed 30 inches.
 8. All mechanical equipment concrete pads are to have a finished grade of 0.33' lower than the adjacent finished floor of the proposed structure in all flood zones other than Ao for Ao flood zones the mechanical pad elevation will be equal to the adjacent finished floor elevation, (UNLESS OTHERWISE NOTED).
 9. Contractor to verify slope of sewer inverts and elevations to verify use of gravity systems.
 10. Contractor to verify the location of all utilities prior to construction.
 11. Contractor to install sewer clean-outs on sewer service line every 100 feet per 2012 IRC.
 12. The contractor/owner shall not construct the walls shown on this plan until an approval and proper permits have been issued by the City of Scottsdale pertaining to this work. Approval from the Home Owners Association (if applicable) should be obtained prior to construction.
 13. Maximum driveway slope not to exceed 18% and 12% overage along entire length of driveway.
 14. All exposed concrete to be integrally colored Pima Beige (or equivalent).
 15. Temporary/Security Fencing that is required or is optionally provided shall be in accordance with the Zoning Ordinance and the Design Standards and Policies Manual.
 16. Any slope shown on this grading plan that is greater than 5% must be stabilized by the contractor/owner with native rock (4" diameter minimum), vegetation or other approved soil stabilization method (i.e. filter fabric, soil cement, Geo Fabric, etc.). Surface erosion on slopes greater than 5% is normal and measures to minimize it is the responsibility of the contractor/owner.
 17. Any cut slope on this site with a slope greater than 4:1, a Geotechnical Engineer must certify the soil stability, or construct a stable slope using Soils Cement, Rip Rap, 6 inch thick 3000 p.s.i. natural colored shotcrete with welded fabric or any other approved equivalent method over the cut slope to provide stability.
 18. The Lowest Finish Floor Elevation for this site has been established according to the FEMA Base Flood Elevation requirements as well as any applicable City of Scottsdale requirements.
- HD NOTES:
41. Pools require separate approval and permit.
 42. Pools shall not be emptied or backwashed into washes, streets, NAOS, scenic corridors, on to an adjacent lot, or tract of land. (ZO Sec. 6.1100.B.1.; and DS&PM 2-2.501.D.4.c.)
 43. All mechanical equipment (air conditioner, pool equip. etc.) shall be screened a minimum of 1 foot above the highest portion of the equipment from all sides and shall be compatible with the adjacent building. Show location of equipment on site plan.
 44. A guesthouse shall never be offered for rent. (ZO Sec. 5.012.A.6.c. and Sec. 5.102.A.6.c.)
 45. A guesthouse shall not exceed a gross footprint size greater than 50% of the foot print size of the principal building. (ZO Sec. 5.012.A.6.b. and Sec. 5.102.A.6.b.)
 46. Land designated as NAOS shall be permanently maintained as open space. The property owner shall maintain all designated NAOS. (ZO Sec. 6.1060.A.3-4 and Sec. 6.1100.B.1.)
 47. Temporary/Security Fencing that is required or is optionally provided shall be in accordance with the Zoning Ordinance and the Design Standards and Policies Manual. (ZO Sec. 7.700 and Sec. 6.1071.A.6, and DS&PM 1-1.407)
 48. A registered surveyor shall stake and rope or fence the NAOS easement in accordance with the site plan and the easement legal description.

NOTE:

IF THE SQUARE FOOTAGE WITHIN EXTERIOR ENCLOSING WALLS UNDER ROOF EXCEEDS 12,000 SF, THE PROPOSED RESIDENCE FALLS UNDER THE "BIG BOX RESIDENTIAL HOME" CRITERIA AS OUTLINED IN SECTION 8.1.1.3 OF NFPA 13D, AS IT PERTAINS TO SPRINKLER PROTECTION. THIS REQUIRES A MINIMUM WATER METER SIZE OF 1-1/2", AND A MINIMUM SUPPLY FROM THE METER TO THE BUILDING SHALL BE NOT LESS THAN 2" ID PIPE.

SCOTTSDALE FIRE DEPARTMENT

ACCESS GRADES FROM 0 TO 12% FOR ONE SINGLE FAMILY RESIDENCE	Drive Length	Drive Width	Drive Surface	Turn-a-round Required	Hose Lay	Sprinkler Requirements
Less than 200 feet	12	AW	No	Less than 200 feet	Yes	Shall meet BBSFR 8.1.1.3

LEGAL DESCRIPTION

Lot 2 of Peak of the Vikings as recorded in Book 347 of Maps, Page 38 of the Maricopa County Records, Maricopa County, Arizona.

SITE INFORMATION

Lot Area:	190,568 square feet
APN:	217-05-279
Desert Land Form:	Lower Desert
N.A.O.S. Required:	73,324 square feet
N.A.O.S. Provided: (per Final Plat)	73,324 square feet
N.A.O.S. Released: (this submittal)	1,881 square feet
N.A.O.S. Dedicated: (this submittal)	1,881 square feet
Total N.A.O.S. Provided:	73,324 square feet
Slope Category:	2%-5%
Zoning:	R1-190ESL(HD)
C.O.S. Q.S. :	45-50
OWNER	
Sizemore 2016 Joint Revocable Trust	
7865 East Camino Real	
Scottsdale, AZ 85255	
ARCHITECT/DESIGNER	
Bryan Rains	
Rains Design, Inc.	
4114 East Woodstock Road	
Cave Creek, AZ 85331	
(602) 432-7686	
CLIENT	
FIELD SURVEY BENCHMARK	
COS Brass Cap flush at the intersection of Happy Valley Road and 92nd Street. Elevation=2124.95 (NAVD88 Datum)	

I hereby certify that all elevations represented on this plan are based on NAVD 1988 and meet the FEMA Benchmark Maintenance (BMM) Criteria.

CIVIL ENGINEER'S GENERAL NOTES

1. IF A DISCREPANCY IS FOUND BETWEEN THE ENGINEER'S PLAN OR SURVEYOR'S STAKING AND THE ARCHITECTURAL PLAN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY. FAILURE TO NOTIFY ENGINEER SHALL NEGATE ENGINEER'S LIABILITY.
2. THIS SITE PLAN IS NOT A BOUNDARY SURVEY.
3. BEARINGS AND DISTANCES ARE RECORD PER PLAT UNLESS OTHERWISE NOTED.
4. ALL EXISTING UTILITIES TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CALL BLUE STAKE AT 263-1100.
5. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, CONCRETE CHANNELS OR ANY OTHER MEASURES DESIGNED TO PROTECT BUILDINGS OR OTHER PROPERTIES FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO ANY STRUCTURES BEING BUILT.
6. HYDROLOGIC ANALYSIS OF THIS SITE INCLUDES SURFACE RUNOFF ONLY.
7. ANY PROPOSED PIPES ON THIS SITE PLAN SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
8. ALL WALLS SHOWN ON THIS PLAN MUST BE SUBMITTED AND APPROVED BY THE REVIEWING MUNICIPALITY, HOA AND ARCHITECTURAL REVIEW COMMITTEE (IF APPLICABLE) PRIOR TO CONSTRUCTION.
9. CLIENT/OWNER/BUILDER TO SECURE PROPER PLAN REVIEW AND PERMITS OF ALL FEDERAL, STATE, COUNTY, LOCAL AND HOA REVIEW AGENCIES PRIOR TO THE INSTALLATION OF CULVERTS, SITE GRADING OR CONSTRUCTION OF THIS PLAN IN ANY FORM.
10. CONTRACTOR TO INSTALL BACKFLOW DEVICE PER P3008.1 IF FINISHED FLOOR IS LESS THAN 2' ABOVE UPSTREAM SEWER MANHOLE RIM. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION OF THE PRIVATE SEWER LINE.
11. DRIVEWAY TO BE CONSTRUCTED OF ALL WEATHER MATERIAL TO WITHSTAND 83,000 LBS GW (GROSS VEHICLE WEIGHT).
12. DRIVEWAY SLOPE NOT TO EXCEED 18% MAX AND THE AVERAGE GRADE FOR THE LENGTH OF THE DRIVEWAY SHALL BE 12%.
13. 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.

Stormwater Review By:
Nerijus Baronas, PE

Phone 480-312-7072 Fax 480-312-9187

E-mail: nbaronas@ScottsdaleAZ.gov

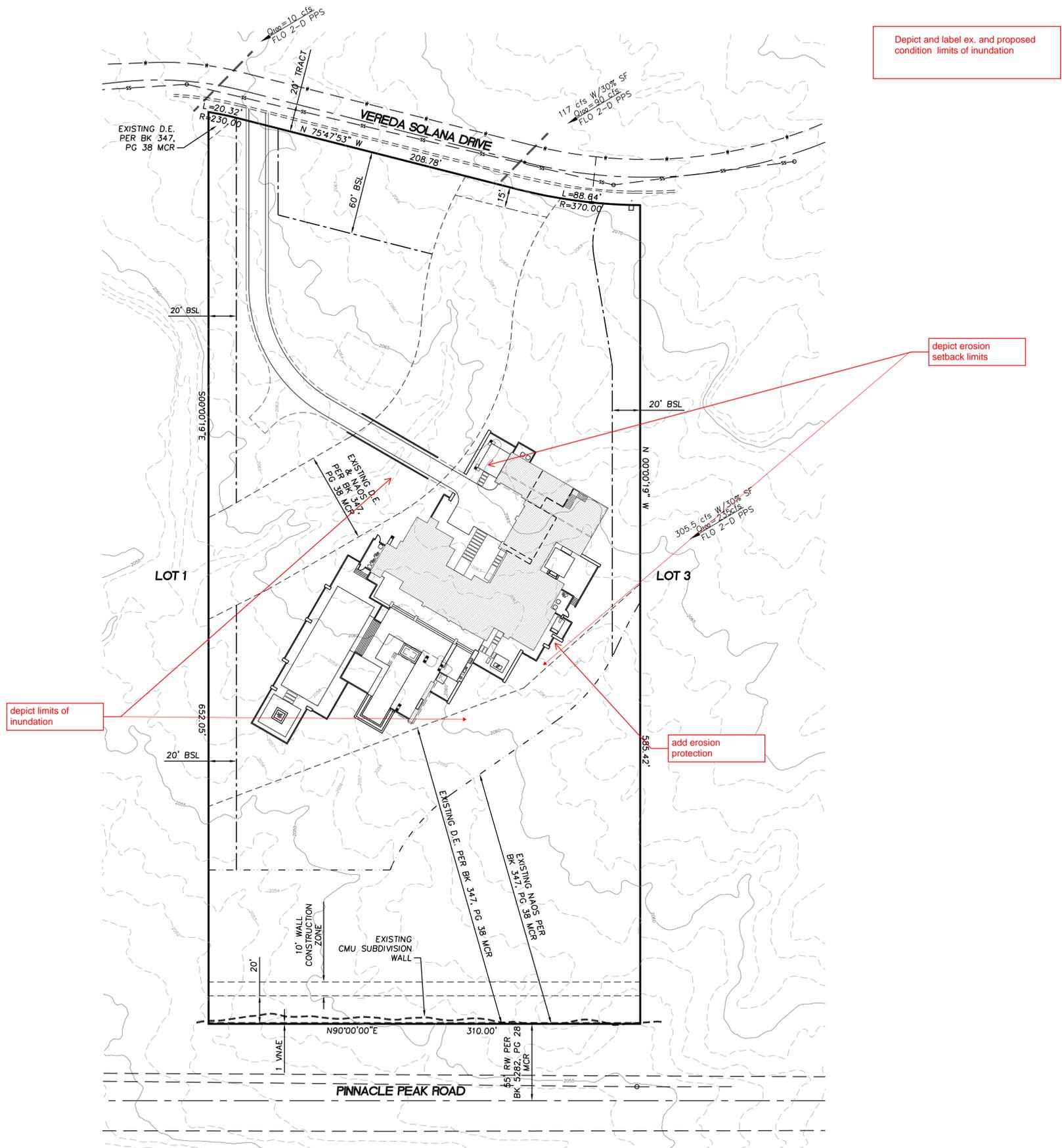
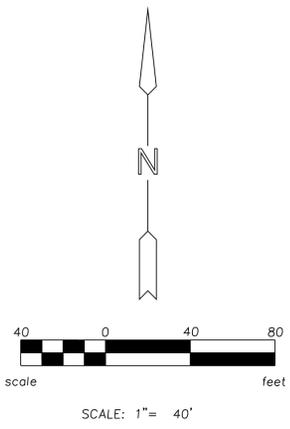
Review Cycle #1 Date 3/19/2021



GRADING PLAN
LOT 2 PEAK OF THE VIKING
9277 EAST VEREDA SOLANA DRIVE
SCOTTSDALE, ARIZONA



SHEET 1 OF 2	DATE DEC 2020
BD	
IN	
DRAWN BY:	KR
JOB NUMBER	
2POTV	



SUMMIT CIVIL GROUP
8707 EAST VISTA BONITA DRIVE STE 145
SCOTTSDALE, ARIZONA 8525 • (602) 725-1072

REVISIONS

GRADING PLAN
LOT 2 PEAK OF THE VIKING
9277 EAST VEREDA SOLANA DRIVE
SCOTTSDALE, ARIZONA



SHEET 2 OF 4
DATE DEC 2020



BD / IN
DRAINAGE CHECKED BY:
DESIGNED BY:
DRAWN BY: KR
JOB NUMBER
2POTV

WALL/FENCE CALCULATIONS

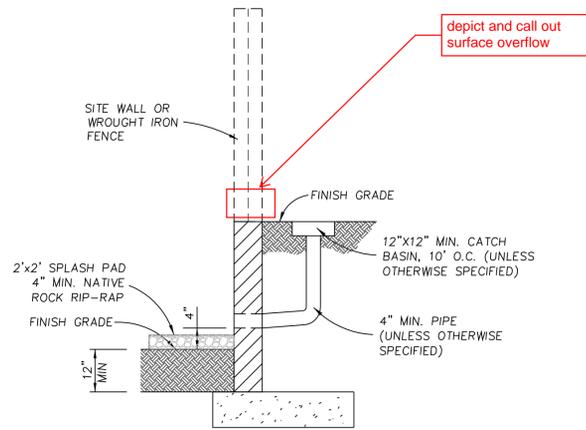
Linear footage of fences (non-retaining):	35 linear feet
Linear footage of retaining walls (w/out fences):	124 linear feet
Linear footage of retaining walls with fences on top:	626 linear feet

NOTE: Wall lengths shown above are for permitting purposes only. Contractor/Owner is responsible for verifying accuracy of wall quantities as shown.

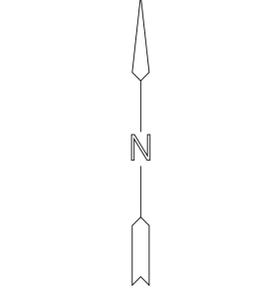
Refer to architectural drawings for site retaining wall details. See sheet D1

CONSTRUCTION NOTES

- 1 Construct wall openings 10' o.c. ((2) 4" x 4") (inverts to be level with adjacent grade)
- 2 Grade to drain
- 3 Waterproof walls with emulsified asphaltic coating to a minimum of one foot above outside grade and place 1/4" batter board from foundation to backfill grade level to protect waterproofing while backfilling.
- 4 Install 6-24" HDPE smooth interior culverts
- 5 Construct headwalls per MAG STD DTL 501-1 modified w/top of wall flush with driveway finished grade
- 6 Construct extended stemwall w/top of wall @ min elevation=2067.5
- 7 Install 12" x 12" catch basin w/4" PVC (See detail below)
- 8 No wall openings
- 9 Install concrete paver driveway @ 83,000 PSF GVW minimum hard surface
- 10 Extended stem wall
- 11 Construct T/F a minimum of 3' below adjacent flowline of wash
- 12 Install 12" x 12" catch basin w/6" PVC
- 13 Install sewer service backwater valve per 2015 IRC Section 3008.1.



7 STANDARD DRAINAGE DETAIL
NTS

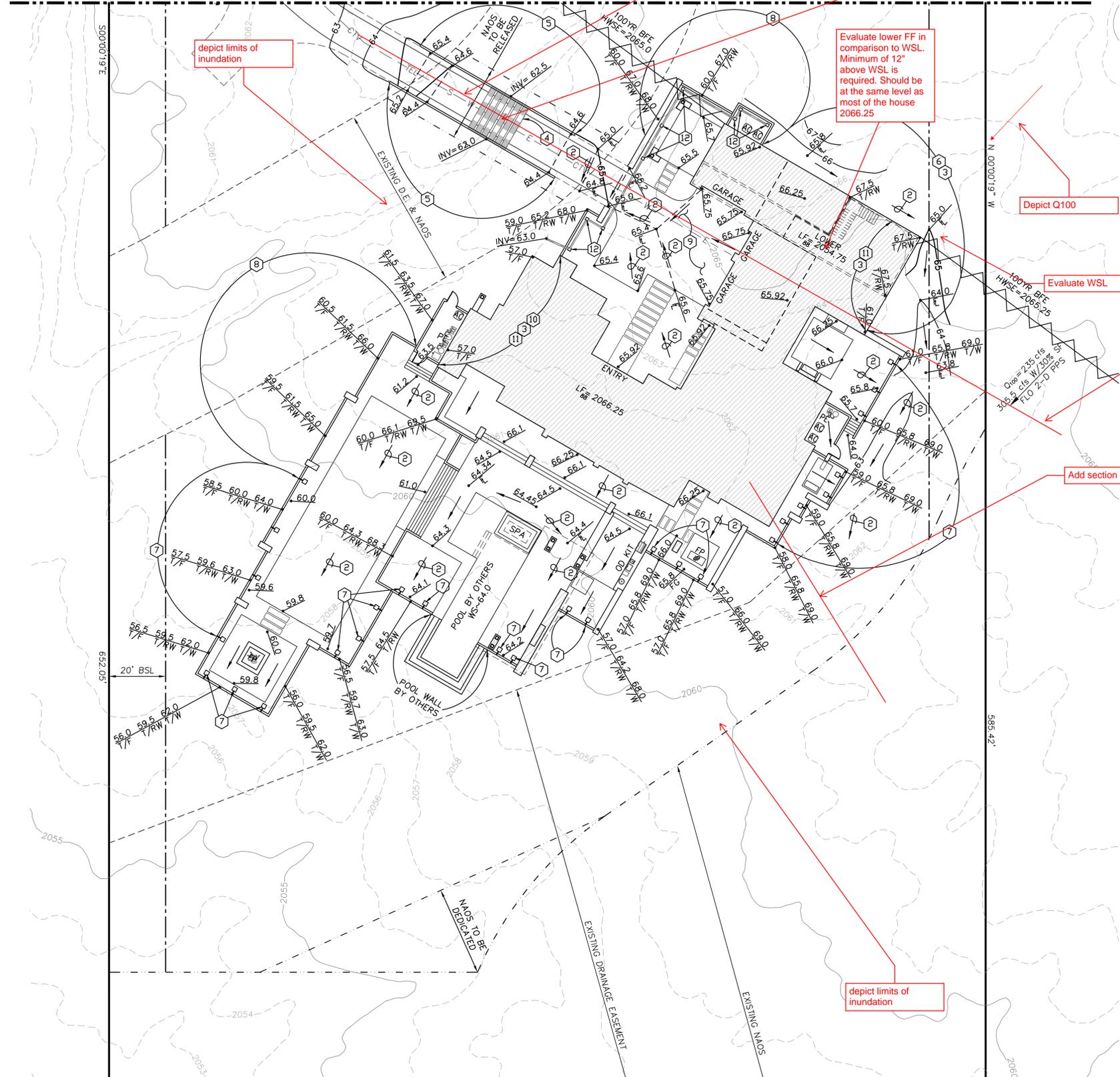


SCALE: 1" = 20'

Contact Arizona 811 at least two full working days before you begin excavation

Call 811 or click Arizona811.com

MATCH SHEET 3



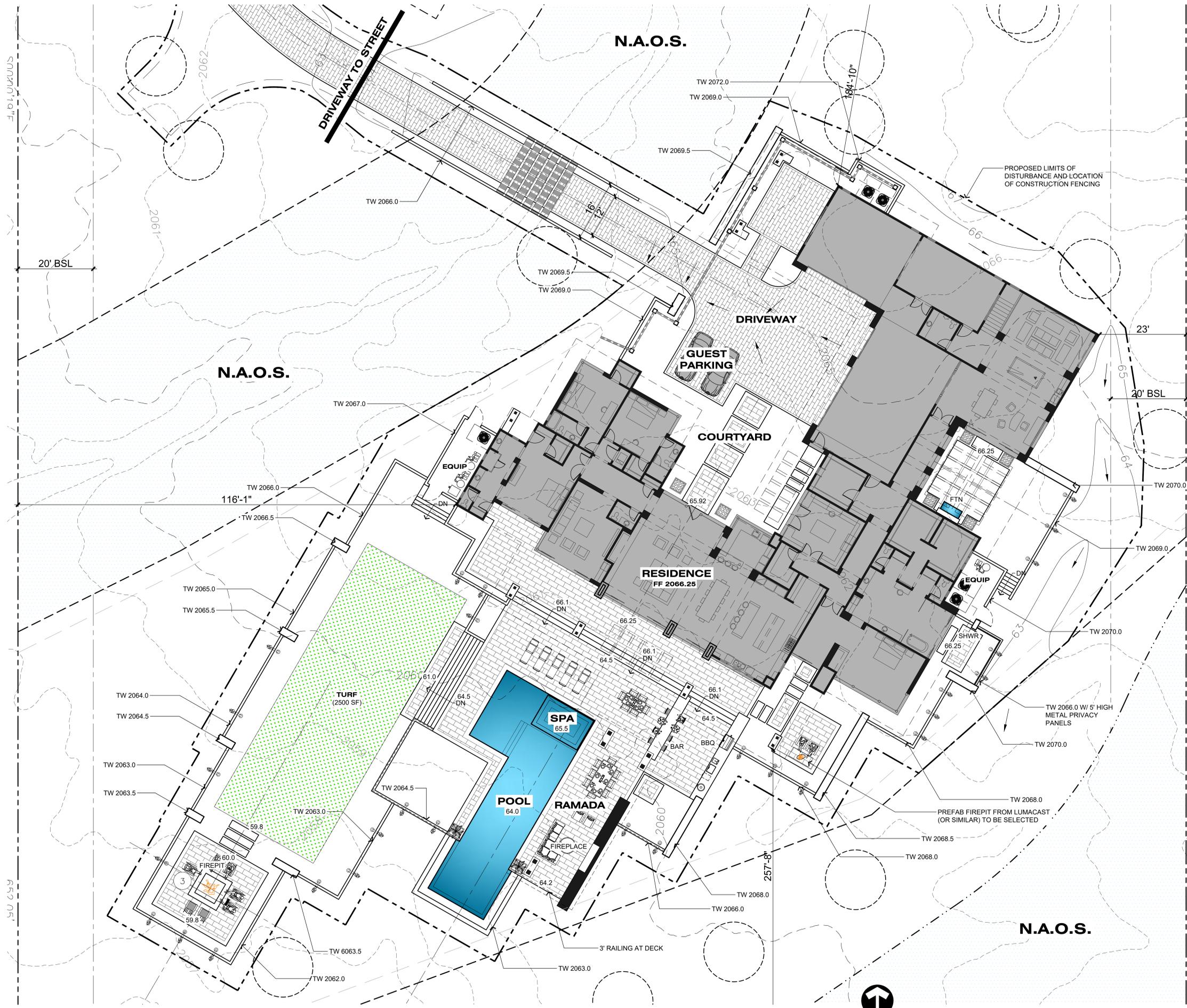
MATCH SHEET 3

8707 EAST VISTA BONITA DRIVE STE 145
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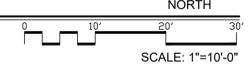
**GRADING PLAN
LOT 2 PEAK OF THE VIKING
9277 EAST VEREDA SOLANA DRIVE
SCOTTSDALE, ARIZONA**

SHEET 4 OF 4
DATE DEC 2020

BD IN
DRAINAGE CHECKED BY:
DESIGNED BY:
DRAWN BY: KR
JOB NUMBER
2POTV



ARCHITECTURAL SITE PLAN



PROJECT CONSULTANTS

OWNER:
SCOTT PFEIFFER
17767 NORTH SCOTTSDALE RD #210
SCOTTSDALE, ARIZONA 85255

LANDSCAPE DESIGNER:
Cfdesign
16628 NORTH 53rd PLACE
SCOTTSDALE, ARIZONA 85254
CONTACT: DAVID CREECH
PHONE: (602) 561.3379

INVENTORY PROVIDER:
THE TREE RELOCATORS
6502 NORTH 81st PLACE
SCOTTSDALE, ARIZONA 85250
CONTACT: NEIL PRICE
PHONE: (480) 947.6118

ARCHITECT:
RAINS DESIGN, INC.
3120 WEST CAREFREE HIGHWAY, SUITE 1-231
PHOENIX, ARIZONA 85086
CONTACT: BRYAN RAINS
PHONE: (602) 432.7686

CIVIL ENGINEERING:
SUMMIT CIVIL GROUP
8707 EAST VISTA BONITA DR, STE 145
SCOTTSDALE, ARIZONA 85255
CONTACT: FRANK BOXBURGER
PHONE: (480) 725.0372

PROJECT DATA

9277 EAST VEREDA SOLANA DRIVE
SCOTTSDALE, ARIZONA 85255

LOT 2 PEAK OF THE VIKINGS
SCOTTSDALE, ARIZONA 85255

A.P.N.: 217-05-016
ZONING: R1-190

SITE CALCS:
SITE AREA 190,568 S.F.
UNDIST. AREA 145,428 S.F.
DIST. AREA (ENVELOPE) 45,140 S.F.



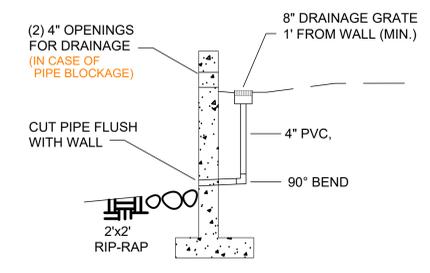
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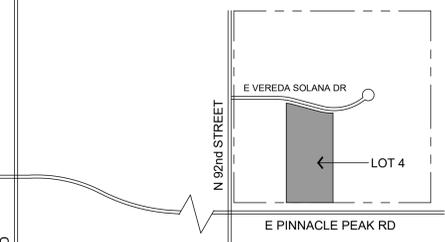
Lot 2 - Peak of the Vikings
9277 East Vereda Solana Drive
Scottsdale, Arizona

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- A2.2 - REFLECTED CEILING PLAN
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- A3 - CROSS SECTIONS
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- D3 - DETAILS
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- NP1 - NATIVE PLANT INVENTORY



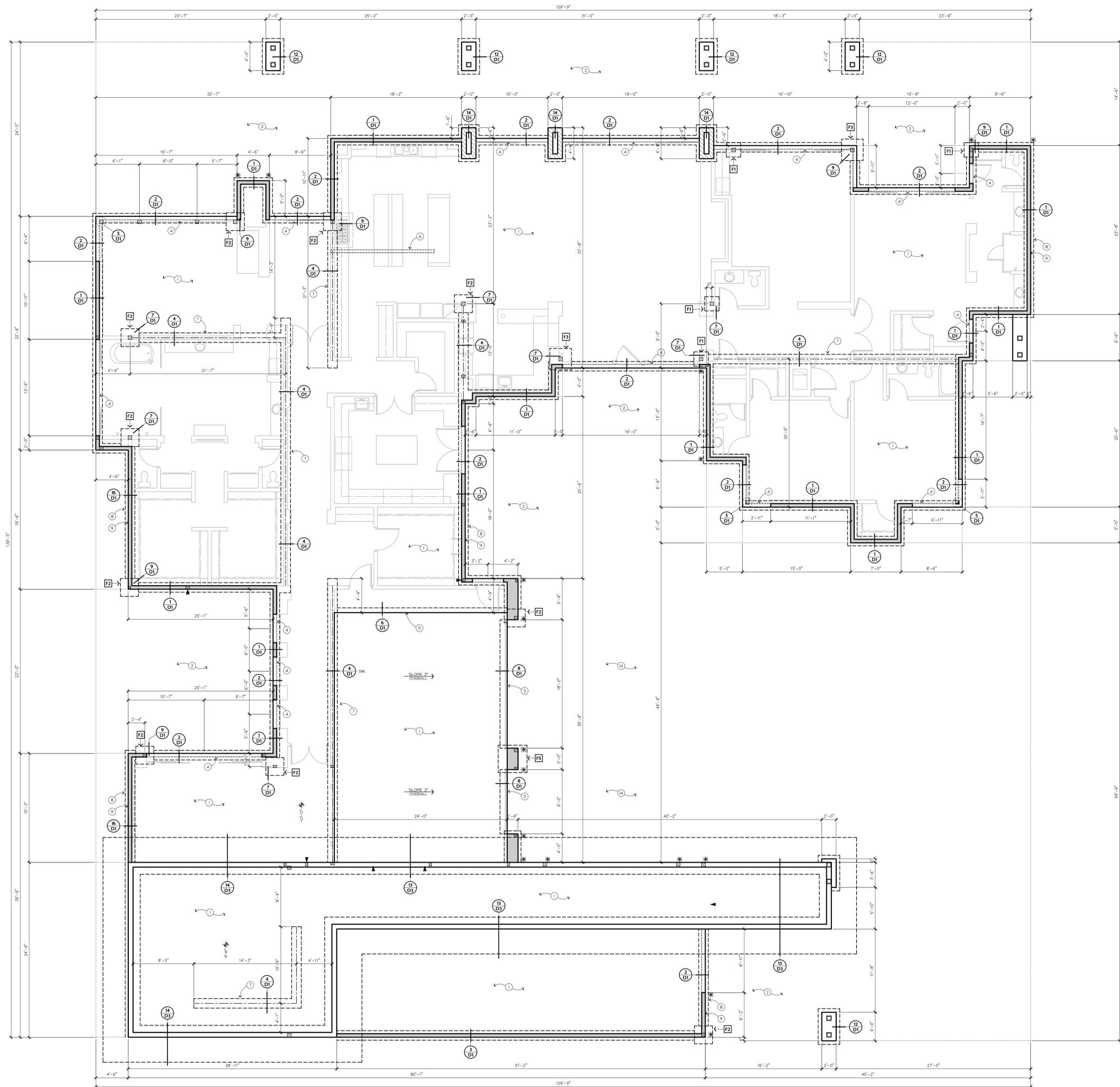
DOWN DRAIN DETAIL
NTS



VICINITY MAP

Date: 2 FEB 21
Scale: AS SHOWN
Drawn: RAINS
Checked:
Revisions:

Sheet: **S1** of: 33



KEYED NOTES

- 1 4" CONCRETE SLAB OVER MIN. 4" A.B.C. FILL WITH 5 YEAR TERMITE PROTECTION, #3 AT 24" O.C. EACH WAY.
- 2 HARDSCAPE AREA - SEE LANDSCAPE PLANS.
- 3 EDGE OF CONCRETE SLAB.
- 4 DEPRESS CONCRETE STEM 8" AT OPENING.
- 5 4" CURB.
- 6 PROVIDE ELECTRICAL CONDUIT TO ISLAND. VERIFY METHOD WITH BUILDER.
- 7 INTERIOR BEARING FOOTING.
- 8 LINE OF CONCRETE FOOTING.
- 9 LINE OF CONCRETE STEM.
- 10 A/C COMPRESSOR WITH 40"x40" CONCRETE PAD. PROVIDE 12" BETWEEN PAD & STEM.
- 11 6" DIA. EXHAUST CONDUIT BELOW SLAB - VERIFY WITH MANUFACTURER'S WRITTEN INST.
- 12 BOARD-FORMED CONCRETE WALL.
- 13 3"x4"x4" THICK CONCRETE STOOP.
- 14 DRIVEWAY - VERIFY WITH BUILDER.
- 15 6" MIN. ALL AROUND X 12" THICK WITH #4 AT 12" EACH WAY.
- 16 EXTERIOR SITE WALL - SEE SITE PLAN.

GENERAL NOTES

- A. 1500 P.S.F. ASSUMED AT 18" BELOW UNDISTURBED SOIL OR ENGINEERED COMPACTED FILL.
- B. ALL POST SHOWN ARE 6x6, UNLESS NOTED OTHERWISE.
- C. ALL EXTERIOR DIMENSIONS ARE TO EDGE OF STEM OR SLAB AS SHOWN.
- D. ALL CONCRETE STEMS AT EXT. COLUMNS ARE 2" WIDE AT EACH SIDE TO ACCEPT 2" STYRENE INSULATION BOARD, TYPICAL.
- E. LANDINGS AT ALL DOOR LOCATIONS SHALL HAVE MINIMUM SLOPE OF 1/4" PER FOOT.
- F. SEAL ALL VOIDS AROUND PENETRATIONS THROUGH FLOOR SLABS.

FOOTING SCHEDULE

- F1 2'-0" x 2'-0" x MINIMUM 1'-0" CONCRETE FOOTING WITH (3) #4 BARS EACH WAY.
- F2 2'-6" x 2'-6" x MINIMUM 1'-0" CONCRETE FOOTING WITH (3) #5 BARS EACH WAY.
- F3 3'-0" x 3'-0" x MINIMUM 1'-0" CONCRETE FOOTING WITH (3) #5 BARS EACH WAY.
- F4 3'-6" x 3'-6" x MINIMUM 1'-0" CONCRETE FOOTING WITH (4) #5 BARS EACH WAY.
- F5 4'-0" x 4'-0" x MINIMUM 1'-0" CONCRETE FOOTING WITH (4) #5 BARS EACH WAY.
- F6 5'-0" x 5'-0" x MINIMUM 1'-0" CONCRETE FOOTING WITH (4) #5 BARS EACH WAY.
- F7 3'-0" x 3'-0" x MINIMUM 1'-6" CONCRETE FOOTING WITH (3) #4 BARS EACH WAY.
- F8 4'-0" x 4'-0" x MINIMUM 1'-6" CONCRETE FOOTING WITH (4) #4 BARS EACH WAY.
- F9 5'-0" x 5'-0" x MINIMUM 1'-6" CONCRETE FOOTING WITH (5) #4 BARS EACH WAY.

NOTE:
ALL EXTERIOR WALLS TO BE SHEATHED WITH 3/8" APA SHTG. WITH BS AT 6" O.C. WITH 1/2" A.B. AT 48" O.C. U.N.O. ON SHEAR WALL SCHEDULE.

HTTS AT FOUNDATION: ▲
HTTS WITH 5/8" DIAMETER THREADED ROD EPOXIED MIN. 10" WITH SIMPSON "SET-XP" EPOXY. ESR 1772. MIN. (3) 2x6 OR 4x6 POST

STHD14 AT FOUNDATION: *
INSTALL PER MANUFACTURER'S SPECS. HTTS CAN BE SUBSTITUTED FOR STHD14

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Lot 2 - Peak of the Vikings
9277 East Vereda Solana Drive
Scottsdale, Arizona

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- PI - GAS ISO
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- NP - NATIVE PLANT INVENTORY

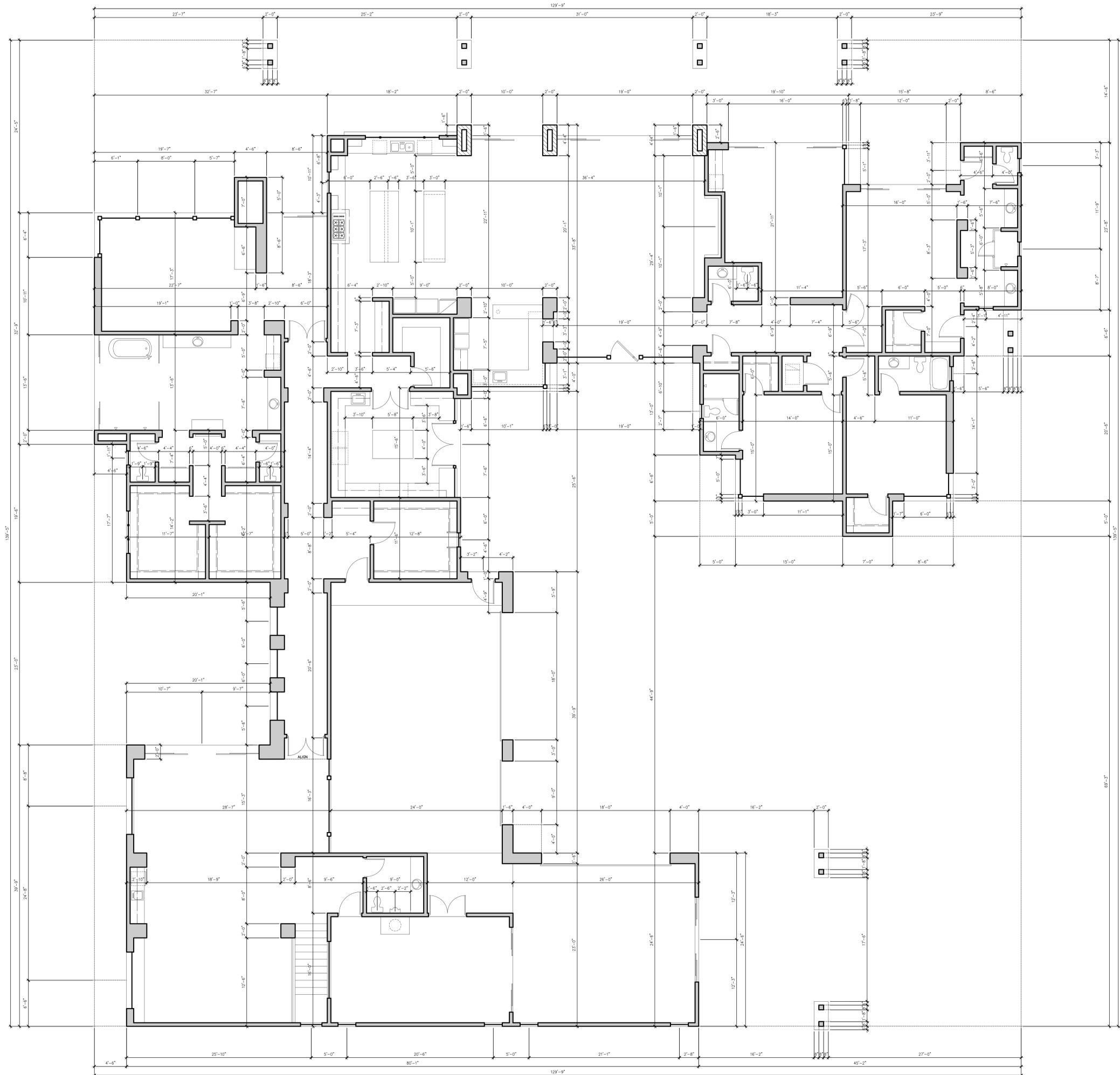
ENGINEER'S SEAL
ELECTRONICALLY SIGNED
2-18-21

FOUNDATION PLAN

Date: 2 FEB 21
Scale: AS SHOWN
Drawn: RAINS
Checked:
Revisions:

Sheet: **A1** of: **35**

FOUNDATION PLAN
SCALE: 3/16" = 1'-0"



FLOOR PLAN

SCALE: 3/8" = 1'-0"

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PHOENIX, ARIZONA 85086 • 602-432-7686

Lot 2 - Peak of the Vikings
9277 East Vereda Solana Drive
Scottsdale, Arizona

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- A23 - BASEMENT PLANS
- A3 - CROSS SECTIONS
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ENGINEER'S SEAL

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DIMENSIONED FLOOR PLAN

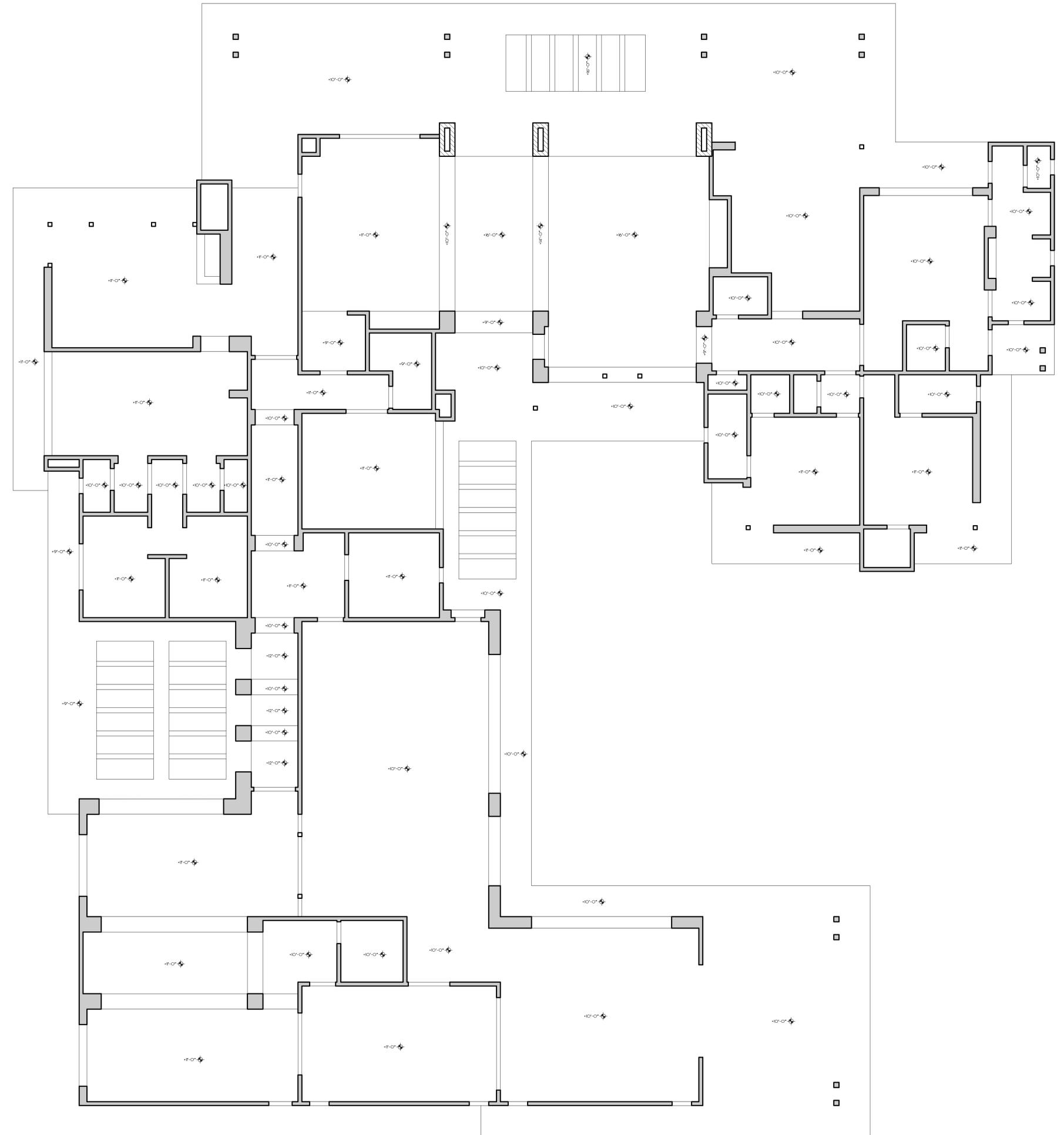
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REFLECTED CEILING PLAN

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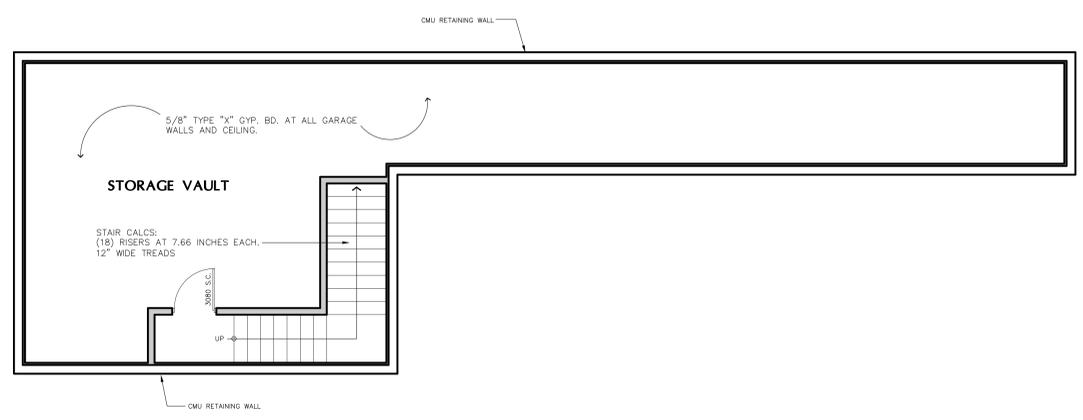
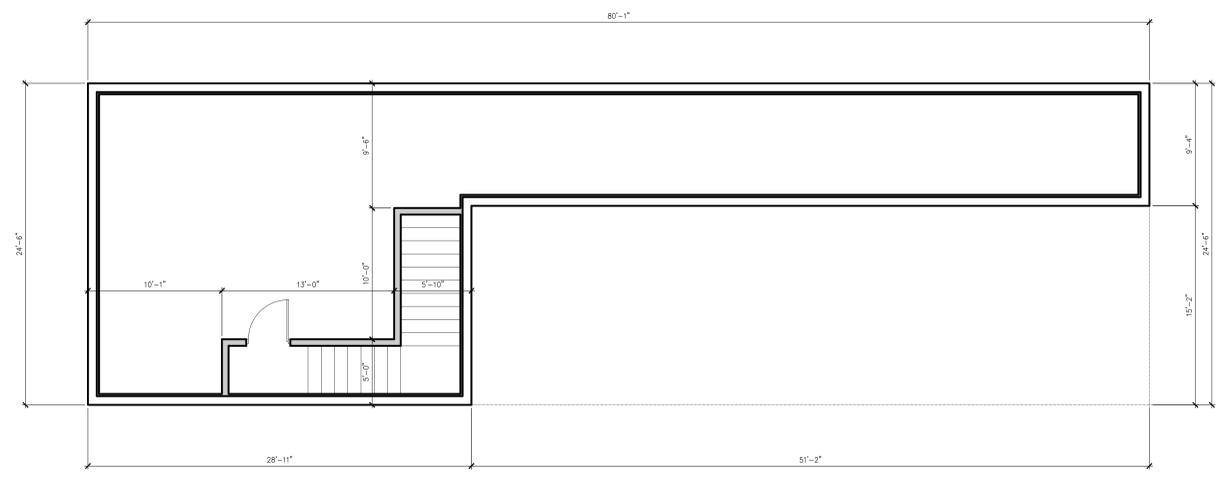
REFLECTED CEILING PLAN

SCALE: 3/16" = 1'-0"

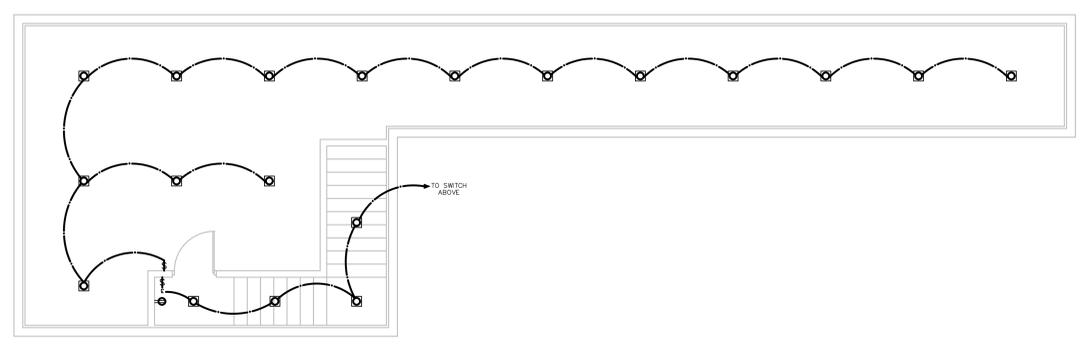
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FLOOR PLAN
SCALE: 3/16" = 1'-0"



ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"

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BASEMENT PLANS

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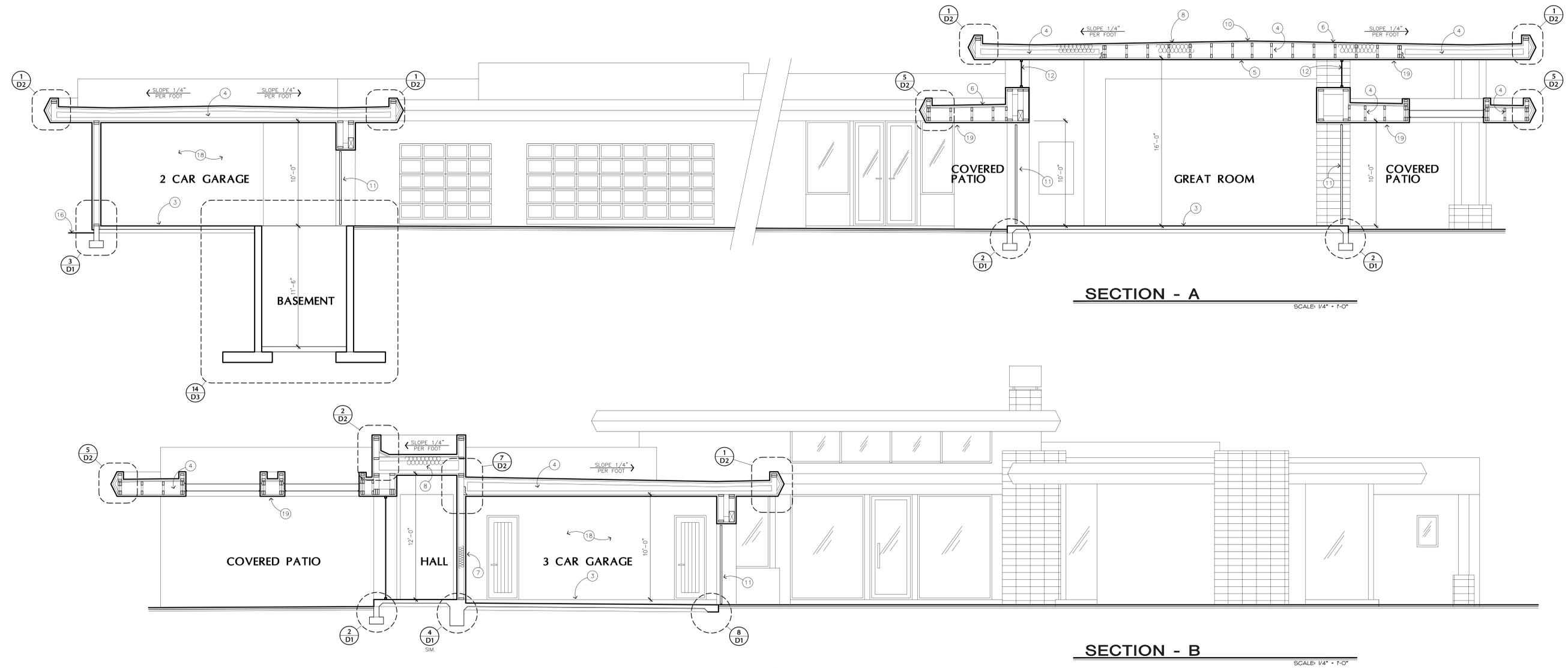
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BUILDING SECTIONS FLOOR PLAN

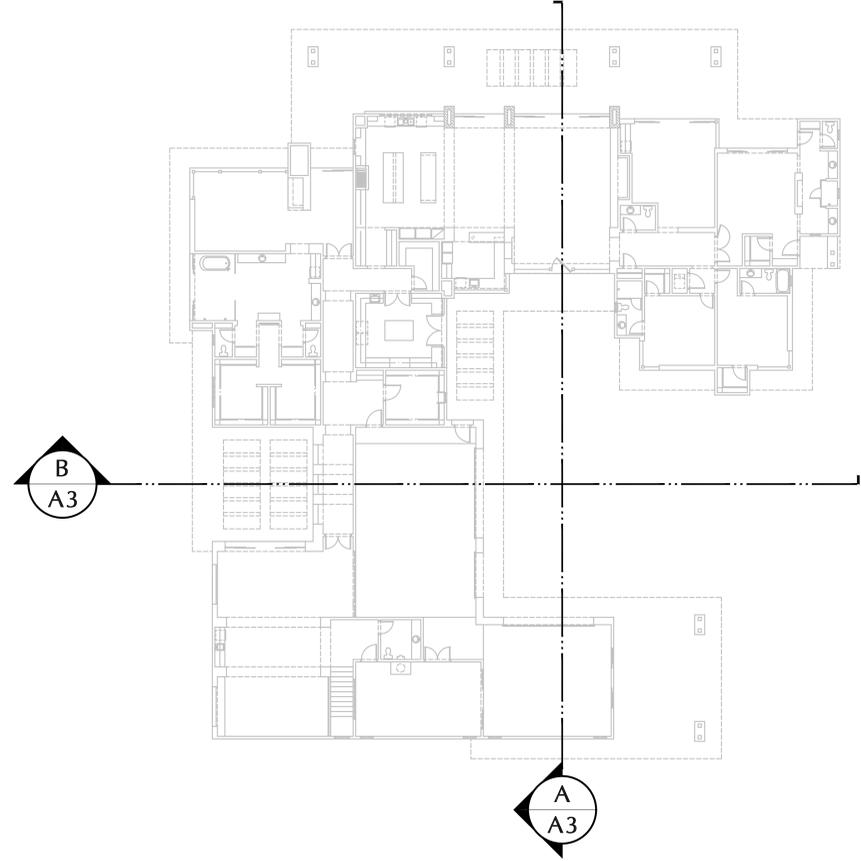
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CEILING JOIST SCHEDULE Table C1-4
10# Live Load, 5# Dead Load, /240

Species or Group	Grade	SPAN (FEET AND INCHES)					
		2x4	2x6	2x8	2x10	2x12	2x14
Douglas Fir-Larch	Sel. Struc.	12'-0	10'-0	8'-0	6'-0	4'-0	3'-0
	No. 1	12'-11	11'-9	10'-3	8'-5	6'-1	4'-6
	No. 2	12'-8	11'-6	10'-0	8'-1	6'-0	4'-6
Douglas Fir-South	Sel. Struc.	11'-10	10'-9	9'-5	7'-8	6'-1	4'-6
	No. 1	11'-7	10'-6	9'-2	7'-8	6'-1	4'-6
	No. 2	11'-3	10'-3	8'-11	7'-8	6'-1	4'-6
Hem Fir	Sel. Struc.	12'-5	11'-3	9'-10	8'-1	6'-1	4'-6
	No. 1 & Btr.	12'-2	11'-0	9'-8	8'-1	6'-1	4'-6
	No. 1	12'-2	11'-0	9'-8	8'-1	6'-1	4'-6
Spruce-Pine-Fir South	Sel. Struc.	11'-7	10'-6	9'-2	7'-8	6'-1	4'-6
	No. 1	11'-3	10'-3	8'-11	7'-8	6'-1	4'-6
	No. 2	10'-11	9'-11	8'-8	7'-8	6'-1	4'-6
Western Woods	Sel. Struc.	11'-3	10'-3	8'-11	7'-8	6'-1	4'-6
	No. 1	10'-11	9'-11	8'-8	7'-8	6'-1	4'-6
	No. 2	10'-7	9'-8	8'-5	7'-8	6'-1	4'-6



PRE-FAB FIREPLACES

A. FACTORY-BUILT FIREPLACE UNITS SHALL BE CERTIFIED BY A CURRENTLY APPROVED ICC TESTING LABORATORY FOR CONFORMANCE WITH UNDERWRITERS LABORATORIES INC.'S TESTING STANDARD NUMBER 127 (UL 127) AND / OR HAVE AN ACTIVE ICC/ N.E.R. EVALUATION REPORT.

B. FACTORY-BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR LISTINGS, THEIR EVALUATION REPORTS, AND THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

C. HEARTH EXTENSIONS SHALL HAVE THE MINIMUM DIMENSIONAL REQUIREMENTS AS SHOWN IN THE MANUFACTURER'S WRITTEN INSTALLATION MANUAL CENTERED ABOUT THE PRE-FAB FIREBOX OPENING.

D. HEARTH EXTENSIONS SHALL HAVE THEIR DECORATIVE NON-COMBUSTIBLE FINISH MATERIALS (I.E. TILE, STONE MASONRY, ECT.) INSTALLED OVER A THERMAL RESISTIVE BARRIER WHICH COMPLIES WITH THE MANUFACTURER'S WRITTEN INSTALLATION MANUAL.

E. ALL CONSTRUCTION PROJECTING OUT BEYOND THE FACE OF THE PRE-FAB FIREBOX OPENING AND/OR WITHIN 12\" OF THE PRE-FAB FIREBOX OPENING SHALL BE OF NON-COMBUSTIBLE MATERIALS AND IN CONFORMANCE WITH THE MANUFACTURER'S WRITTEN INSTALLATION MANUAL.

F. PROVIDE AMERICAN GAS ASSOCIATION (A.G.A.) LISTED AND APPROVED SAFETY SHUT OFF VALVES AND/OR GAS LOGS. DAMPERS SHALL BE WELDED OPEN 1\" OR PROVIDED WITH 3\" DIAMETER HOLE.

G. PROVIDE CHIMNEY SPARK ARRESTOR COMPLYING WITH IRC M1003.9.2

COMBUSTION AIR NOTES

M1702.2 CONFINED SPACE: WHERE THE SPACE IN WHICH THE APPLIANCE IS LOCATED DOES NOT MEET THE CRITERION SPECIFIED IN SEC. M1702.1, TWO PERMANENT OPENINGS TO ADJACENT SPACES SHALL BE PROVIDED SO THAT THE COMBINED BOLLUME OF ALL SPACES MEETS THE CRITERION. THE TOP EDGE OF ONE OPENING SHALL BE WITHIN 12 INCHES (305MM) OF THE TOP AND THE BOTTOM EDGE OF ONE WITHIN 12 INCHES (305MM) OF THE BOTTOM OF THE SPACE, AS ILLUSTRATED IN FIGURE M1702.2. EACH OPENING SHALL HAVE A FREE AREA EQUAL TO A MINIMUM OF 1 SQUARE INCH PER 1,000 BTU/H (2.20MM2/W) INPUT RATING OF ALL APPLIANCES INSTALLED WITHIN THE SPACE, BUT NOT LESS THAN 100 SQUARE INCHES (0.064 M2).

M1703.2 TWO OPENINGS OR DUCTS: OUTSIDE COMBUSTION AIR SHALL BE SUPPLIED THROUGH OPENINGS OR DUCTS, AS ILLUSTRATED IN FIG. M1703.2 (1), M1703.2(2), M1703.2(3), AND M1703.2(4). THE TOP EDGE OF ONE OPENING SHALL BE WITHIN 12 INCHES (305MM) OF THE TOP OF THE ENCLOSURE, AND THE BOTTOM EDGE OF ONE WITHIN 12 INCHES (305MM) OF THE BOTTOM OF THE ENCLOSURE. FOR LPG APPLIANCES, ANY DUCT SERVING THE LOWER OPENING SHALL BE AT THE FLOOR LEVEL AND SLOPE TO THE OUTDOORS WITHOUT TRAP OR POCKETS. OPENINGS ARE PERMITTED TO CONNECT TO SPACES DIRECTLY COMMUNICATING WITH THE OUTDOORS, SUCH AS VENTILATED CRAWL SPACES OR VENTILATED ATTIC SPACES. THE SAME DUCT OR OPENING SHALL NOT SERVE BOTH COMBUSTION AIR OPENINGS. THE DUCT SERVING THE UPPER OPENING SHALL BE LEVEL OR EXTEND UPWARD FROM THE APPLIANCE.

FIRE BLOCKING NOTES

A. AT CONCEALED SPACES OF STUDD WALLS AND PARTITIONS, INCLUDING TURRED SPACES, AT THE CEILING AND FLOOR LEVELS, AND AT MAX. 10FT. INTERVALS BOTH VERTICAL AND HORIZONTAL.

B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED BERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROPPED CEILINGS, COVE CEILINGS, AND TOPS OF FRAMED COLUMNS.

C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS, AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS, IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.

D. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, USE NON-COMBUSTIBLE MATERIALS.

E. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.

F. WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND CONTROL, SHALL HAVE FIRE BLOCKS OF MINERAL FIBER OR GLASS FIBER OR OTHER APPROVED NONRIGID MATERIAL.

G. THE INTEGRITY OF ALL FIRE BLOCKING, AND DRAFT STOPS, SHALL BE MAINTAINED.

KEYED NOTES

- 1 FRAMED (BOX) COLUMN W/ 3/8\" O.S.B.
- 2 STUCCO SYSTEM OVER METAL LATH ON 1\" RIGID FOAM BOARD OVER 2 LAYERS GRADE \"D\" (OR 1 LAYER TYPE 15) BUILDING PAPER.
- 3 4\" CONCRETE SLAB OVER MIN. 4\" A.B.C. FILL.
- 4 PRE-FAB WOOD TRUSSES AT 24\" O.C. (CITY APPROVED) - SEE SCHEDULE ON SHEET A4.
- 5 1/2\" GYPSUM BOARD.
- 6 FOAM ROOFING SYSTEM WITH INTEGRAL CANT. SEE TYP. DETAIL ON SHEET D2.
- 7 R-19 INSULATION, TYPICAL AT EXTERIOR WALLS. ICMENE ESR-1826 \"CLASSIC PLUS\" 5\" MIN. DEPTH.
- 8 R-38 SPRAY FOAM INSULATION AGAINST ROOF DECK. TYPICAL. ICMENE ESR-1826 \"CLASSIC PLUS\" 9.5\" MIN. DEPTH.
- 9 STUCCO SOFFIT.
- 10 ROOF TRANSITION WITH CONTINUOUS FOAM ROOFING SYSTEM.
- 11 DOOR - SEE FLOOR PLAN FOR SCHEDULE.
- 12 WINDOW - SEE FLOOR PLAN FOR SCHEDULE.
- 13 SOFFIT, 1/2\" GYPSUM BOARD OVER 2x4 WOOD FRAMING AT 24\" O.C.
- 14 PLYWOOD CRICKET WITH SECONDARY SLOPE NOT LESS THAN 1/8\" PER FOOT.
- 15 SCUPPER - SEE DETAIL 1/A6.
- 16 FINISH GRADE.
- 17 BASE CABINET - VERIFY.
- 18 5/8\" TYPE \"X\" GYP. BD. AT WALLS AND CEILING.
- 19 T&G CEILING/OVERHANG.
- 20 2x FIRE BLOCKING.

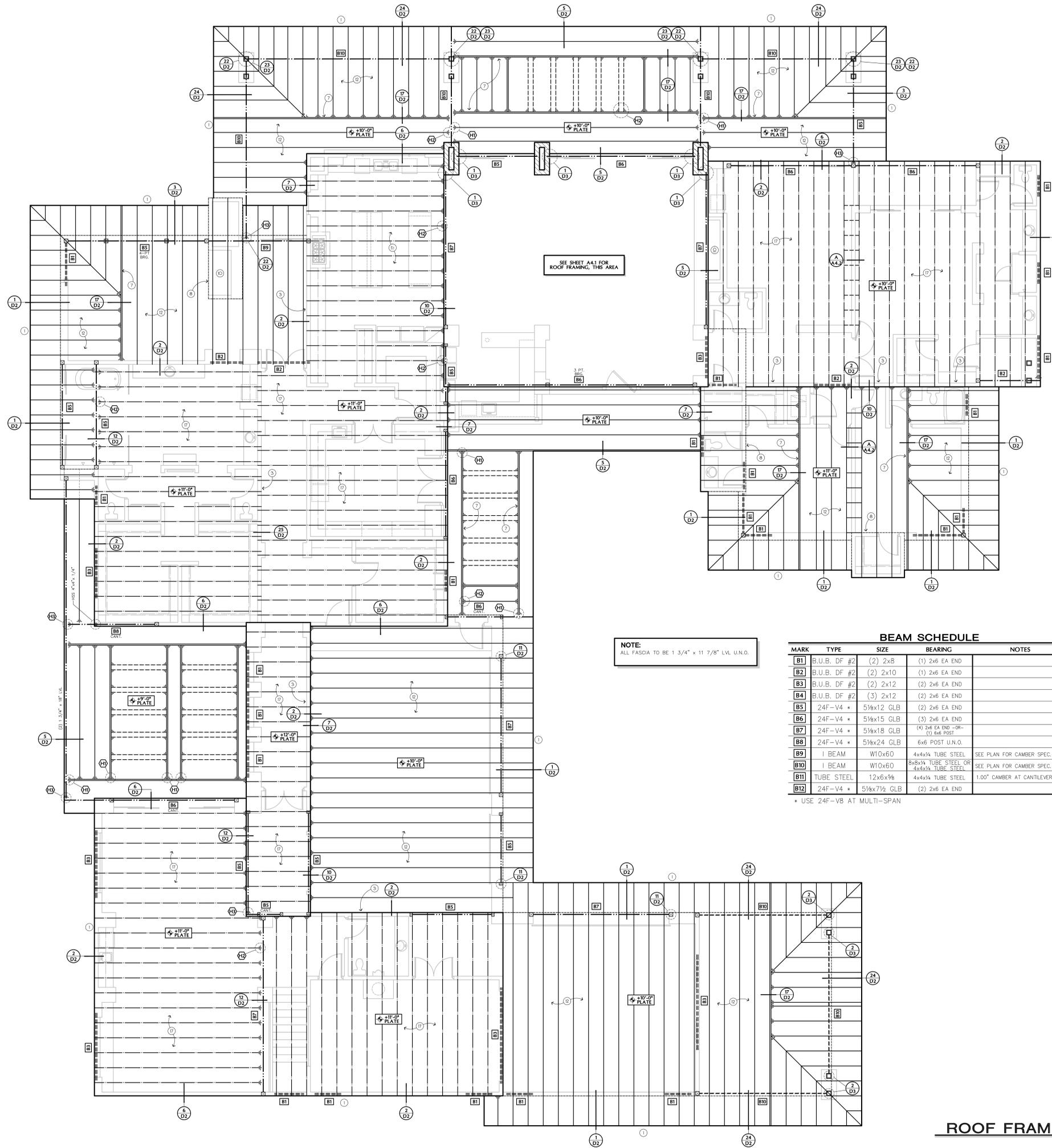
GENERAL NOTES

1. ORIENTED STRAND BOARD (O.S.B.) STRUCTURAL PARTICLE BOARD, COMPOSITE BOARD, WATER BOARD AND PLYWOOD SHALL CONFORM TO N.E.R. - 108.
2. FIREBLOCK ALL STUO WALLS AT DROPPED CEILINGS, SOFFITS AND AT MAX. 10'-0\".
3. FOAM ROOFING SYSTEM IS TO BE INSTALLED AFTER THE PARAPET STUCCO SYSTEM, SO AS TO MAKE ANY REPAIRS IF NECESSARY WITHOUT DAMAGING STUCCO FINISH SYSTEM - SEE TYPICAL FOAM ROOF DETAIL 2/A6.
4. FOAM ROOFING SHALL BE BY \"SVD URETHANE COMPANY\" (EX-3182). INSTALL PER EVALUATION REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

Use these loading conditions for the following: No attic storage. Ceilings where the roof pitch is not steeper than 3 in 12. Drywall ceilings.

NOTE:
R314.2.2 ROOFING: FOAM PLASTIC MAY BE USED IN A ROOF-COVERING ASSEMBLY WITHOUT THE THERMAL BARRIER WHEN THE FOAM IS SEPARATED FROM THE INTERIOR OF THE BUILDING BY WOOD STRUCTURAL PANEL SHEATHING IN ACCORDANCE WITH SECTION R603, NOT LESS THAN 15/32 INCH (11.9MM) IN THICKNESS BONDED WITH EXTERIOR GLUE AND IDENTIFIED AS EXPOSURE 1, WITH EDGE SUPPORTED BY BLOCKING OR TONGUE-AND-GROOVE JOINTS. THE SMOKE-DEVELOPED RATING SHALL NOT BE LIMITED.

NOTE:
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).



KEYED NOTES

- 1 TRUSS BLOCKING AT PERIMETER, TYP.
- 2 1 1/2" x 11 8" LEDGER, W/ (5) 16d PER STUD.
- 3 INTERIOR BEARING WALL BELOW.
- 4 4x4 WOOD POST (OR (3) 2x4 STUD COLUMN).
- 5 4x6 WOOD POST (OR (3) 2x6 STUD COLUMN).
- 6 6x6 WOOD POST (OR (4) 2x6 STUD COLUMN).
- 7 GIRDER TRUSS.
- 8 LINE OF PARAPET/MASS FRAMING ABOVE.
- 9 1 3/4" MICROLAM FASCIA WITH (3) 24 GA. SCREWS TO EACH TRUSS.
- 10 CHIMNEY LOCATION, MAINTAIN 2" CLEARANCE AROUND FLUE, TYP.
- 11 6x6 WOOD POST W/ (2) ST6224 BEAM TO POST AND HTS TO FOUNDATION.
- 12 PRE-FAB WOOD TRUSSES AT 24" O.C. WITH REGULAR BLOCKING. (CANTILEVERED ENDS)
- 13 2x6 WOOD JOISTS AT 24" O.C. ABOVE SUBROOF AS SHOWN.
- 14 PROVIDE (2) 2x6 STUDS BELOW GIRDER TRUSS AT EXTERIOR WALLS, TYP.
- 15 RIDGE LINE (2x SOLID BLOCKING).
- 16 HIP LINE (2x SOLID BLOCKING).
- 17 PRE-FAB WOOD TRUSSES AT 24" O.C. WITH REGULAR BLOCKING. (FLAT)
- 18 6x6 POST WITH SIMPSON ST6224 STRAPS BOTH SIDES BEAM TO POST. HTS AT FOUNDATION. AT HTS, USE 5/8" DIA. THREADED RODS EPOXIED MIN. 10" WITH SIMPSON "SET" EPOXY - ICC ESR1772.

GENERAL NOTES

- A. ALL MAILING SHALL BE AS PER THE LATEST CITY APPROVED EDITION OF THE IRC TABLE R 602.3 (1)
- B. PREFABRICATED WOOD TRUSSES SHALL BE APPROVED BY GOVERNING AGENCY. TRUSSES SHALL BE DESIGNED, BUILT, AND APPROVED FOR THIS PROJECT. TRUSSES SHALL CONFORM TO IRC R 602.10
- C. USE (2) 2x6'S AT ALL BEAM BEARING UNLESS NOTED OTHERWISE.
- D. NAIL ROOF SHEATHING DIAPHRAGMS WITH 8d COMMON AT 6" O.C. ALL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS, U.N.O.
- E. PROVIDE (2) 2x WOOD STUDS UNDER EACH GIRDER TRUSS AT EACH END, TYP.
- F. ALL TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM TOTAL LOADS:
 - 40 P.S.F. AT TILE ROOFS.
 - 35 P.S.F. AT SHINGLED ROOF.
 - 35 P.S.F. AT BUILT-UP ROOFS.
 - 55 P.S.F. AT FLOORS.
 - 75 P.S.F. AT BALCONIES.
- G. TRUSS PLANS/PROFILES SHALL BE SEALED BY AN ENGINEER LICENSED IN ARIZONA. SEAL SHALL BE DATED WITHIN LATEST CITY ADOPTED IRC.

SEE SHEET A4.1 FOR ROOF FRAMING, THIS AREA

NOTE:
ALL FASCIA TO BE 1 3/4" x 11 7/8" LVL U.N.O.

BEAM SCHEDULE				
MARK	TYPE	SIZE	BEARING	NOTES
B1	B.U.B. DF #2	(2) 2x8	(1) 2x6 EA END	
B2	B.U.B. DF #2	(2) 2x10	(1) 2x6 EA END	
B3	B.U.B. DF #2	(2) 2x12	(2) 2x6 EA END	
B4	B.U.B. DF #2	(3) 2x12	(2) 2x6 EA END	
B5	24F-V4 *	5 1/8x12 GLB	(2) 2x6 EA END	
B6	24F-V4 *	5 1/8x15 GLB	(3) 2x6 EA END	
B7	24F-V4 *	5 1/8x18 GLB	(4) 2x6 EA END - OR - (1) 6x6 POST	
B8	24F-V4 *	5 1/8x24 GLB	6x6 POST U.N.O.	
B9	I BEAM	W10x60	4x4x1/4 TUBE STEEL	SEE PLAN FOR CAMBER SPEC. IF REQ.
B10	I BEAM	W10x60	8x8x1/4 TUBE STEEL OR 4x4x1/4 TUBE STEEL	SEE PLAN FOR CAMBER SPEC. IF REQ.
B11	TUBE STEEL	12x6x5/8	4x4x1/4 TUBE STEEL	1.00" CAMBER AT CANTILEVERED END
B12	24F-V4 *	5 1/8x7 1/2 GLB	(2) 2x6 EA END	

* USE 24F-V8 AT MULTI-SPAN

HANGER SCHEDULE	
MARK	'SIMPSON'
H1	HUS26
H2	LUS26
H3	HJCS.25/12
H4	HUS2.06/L188
H5	HWP

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ROOF FRAMING PLAN

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2-18-21

Jeremy W. Walterscheid

REGISTERED PROFESSIONAL ENGINEER
EXPIRES 03/31/23

SHEAR WALL PLAN

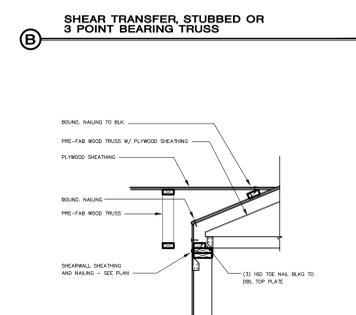
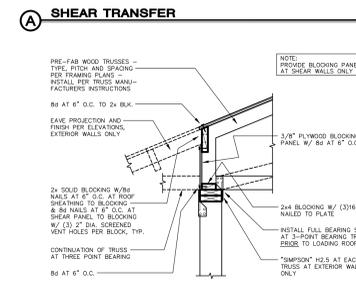
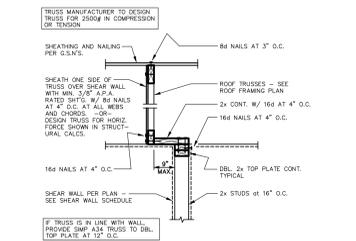
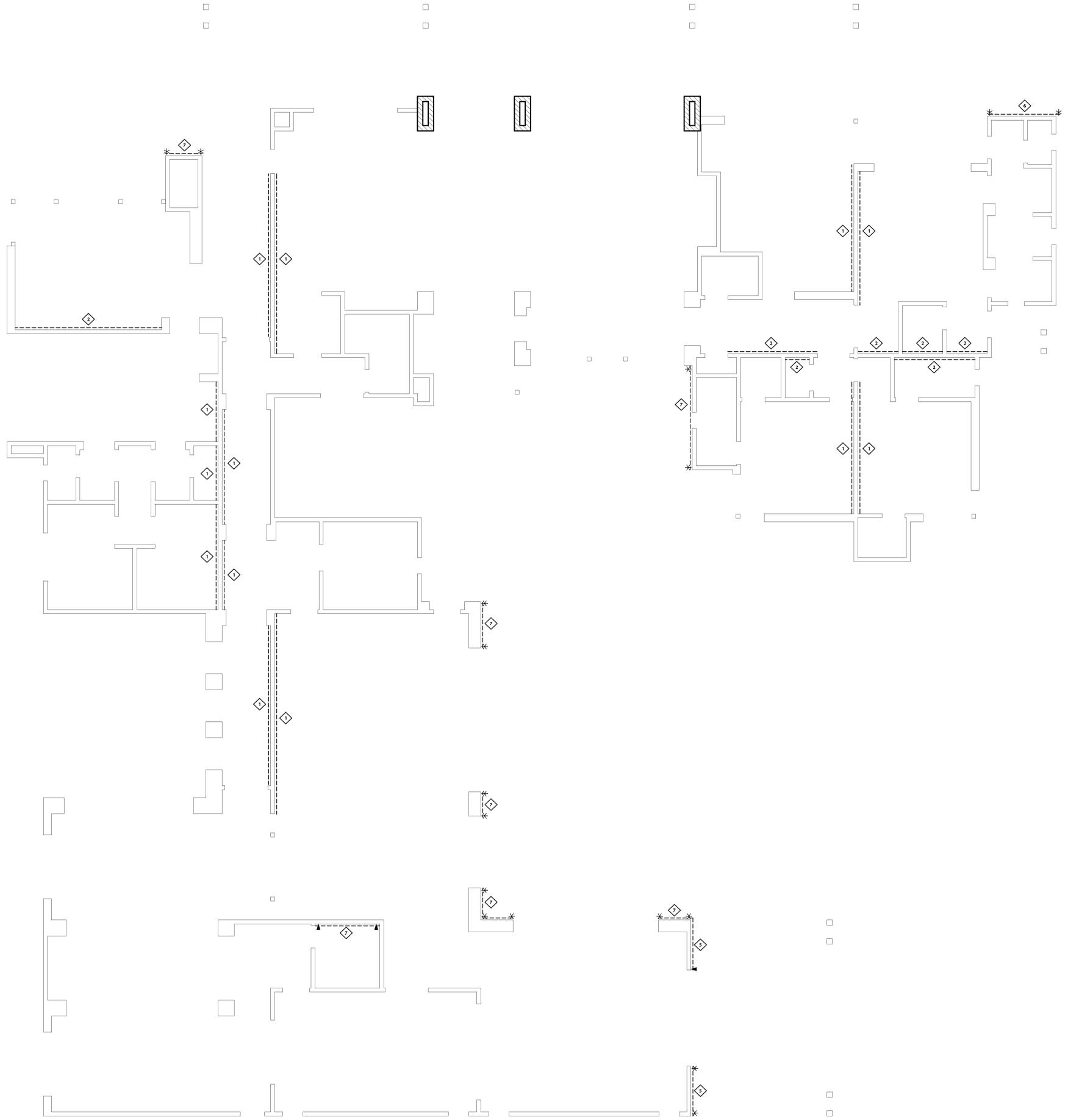
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Revisions:

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SHEARWALL SCHEDULE

MARK	SHEARWALL MATERIAL	NAILING	SILL PLATE ATTACHMENT
①	1/2" OSB/DM BOARD ONE FACE UNBLOCKED	5d COOLER NAILS @ 7" O.C.	1/2" DIAMETER BOLTS @ 48" O.C.
②	1/2" OSB/DM BOARD ONE FACE BLOCKED	5d COOLER NAILS @ 7" O.C.	1/2" DIAMETER BOLTS @ 48" O.C.
③	1/2" OSB/DM BOARD ONE FACE UNBLOCKED	5d COOLER NAILS @ 4" O.C.	1/2" DIAMETER BOLTS @ 48" O.C.
④	1/2" OSB/DM BOARD TWO FACES UNBLOCKED	5d COOLER NAILS @ 7" O.C.	1/2" DIAMETER BOLTS @ 52" O.C.
⑤	3/8" PLYWOOD OR OSB (16" STUD SPACING, TYP.)	8d COMMON NAILS @ 8" O.C. EDGES & 12" O.C. FIELD	1/2" DIAMETER BOLTS @ 32" O.C.
⑥	3/8" PLYWOOD OR OSB (14" STUD SPACING, TYP.)	8d COMMON NAILS @ 8" O.C. EDGES & 12" O.C. FIELD	1/2" DIAMETER BOLTS @ 24" O.C.
⑦	3/8" PLYWOOD OR OSB (16" STUD SPACING, TYP.)	8d COMMON NAILS @ 8" O.C. EDGES & 12" O.C. FIELD	1/2" DIAMETER BOLTS @ 16" O.C.

- NOTE:**
- ALL ANCHOR BOLTS SHALL BE PLACED AS SPECIFIED AND WITHIN 12" OF THE END OF WALL.
 - SEE "HOLDOWN" SCHEDULE FOR HOLDOWN REQUIREMENTS AND DESIGNATIONS.
 - REFER TO PLANS FOR SHEAR WALL LOCATIONS.
 - 1/2" DIA. RAMSET/REDHEAD TRUBOLT WEDGE ANCHORS WITH 6" EMBEDMENT (CB0 #1372) MAY BE SUBSTITUTED FOR ANCHOR BOLTS AT INTERIOR WALLS ONLY.
 - 8d "DIN" SHOT PINS AT 8" O.C. MAY BE SUBSTITUTED FOR ANCHOR BOLTS AT INTERIOR WALLS ONLY.
 - FRAMING AT PANEL EDGES SHALL BE 3" NOMINAL OR WIDER AND NAILS STAGGERED @ EDGES.



NOTE:
AT A MIN. SHEATH ENTIRE EXTERIOR WITH #5 SHEARWALL

STHD14 AT FOUNDATION:
INSTALL PER MANUFACTURER'S SPECS.
MIN. (2) 2x6 POST - FULL HEIGHT

SHEARWALL PLAN
SCALE: 3/16" = 1'-0"

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- A05 - ROOF FRAMING PLAN
- A06 - ROOF/FLOOR FRAMING PLAN
- A07 - SHEAR WALL PLAN
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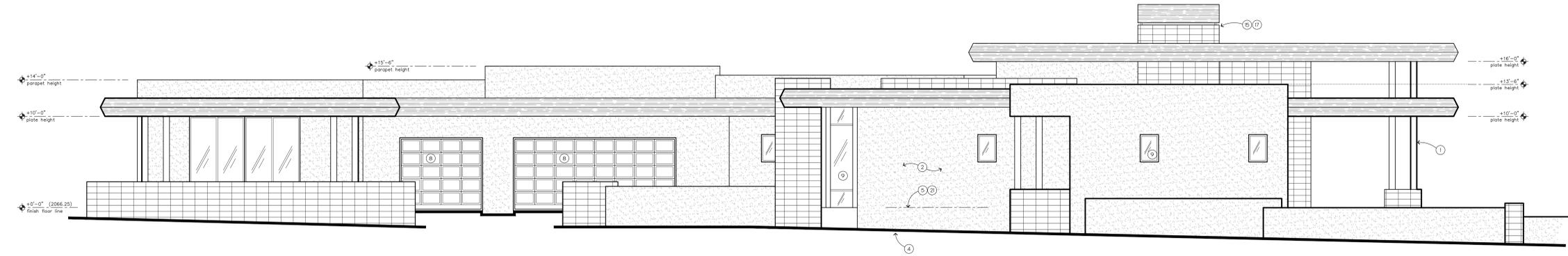
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EXTERIOR ELEVATIONS

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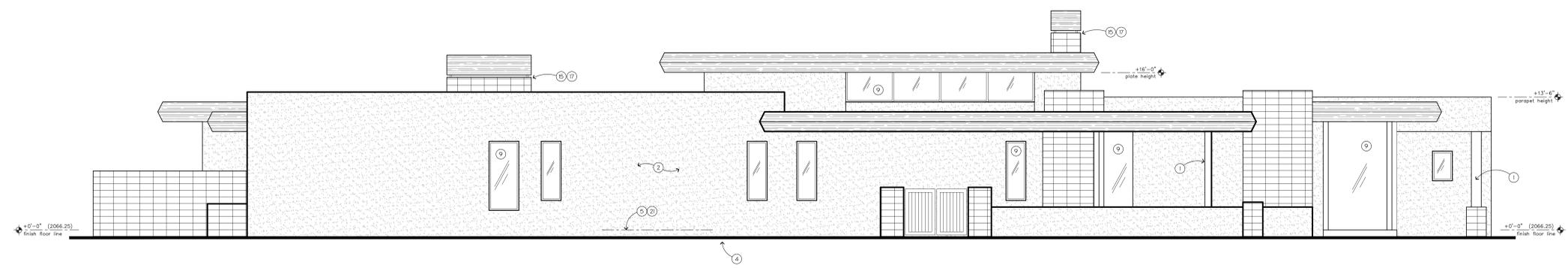
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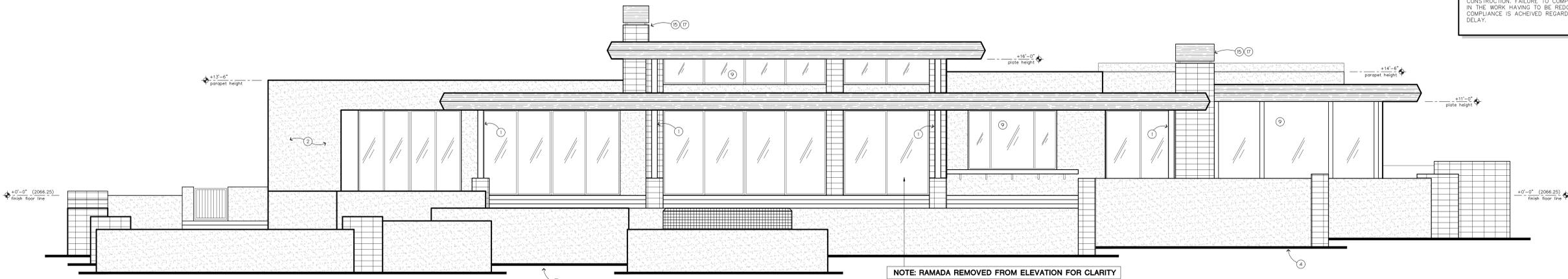
NORTHWEST ELEVATION
SCALE: 3/8" = 1'-0"



SOUTHEAST ELEVATION
SCALE: 3/8" = 1'-0"



NORTHEAST ELEVATION
SCALE: 3/8" = 1'-0"



SOUTHWEST ELEVATION
SCALE: 3/8" = 1'-0"

KEYED NOTES

- 1 (2) 8x8 TS COLUMNS ON CMU BASE.
- 2 STUCCO SYSTEM OVER METAL LATH ON 1" RIGID FOAM BOARD OVER 2 LAYERS GRADE "D" (OR 1 LAYER TYPE 15) BUILDING PAPER. ER-1607.
- 3 AIR COMPRESSOR - SEE BOX NOTE.
- 4 FINISH GRADE LINE.
- 5 FINISH FLOOR LINE.
- 6 CRICKET WITH FLASHING (BEYOND).
- 7 (U.L. LISTED) SPARK ARRESTOR - PAINT COLOR OF STUCCO.
- 8 OVERHEAD GARAGE DOOR.
- 9 WINDOW - SEE PLAN FOR SIZE/HR. HEIGHT.
- 10 LINE OF RETAINING WALL - SEE SITE PLAN.
- 11 MASONRY CHIMNEY - SEE DETAIL 1/A.3.
- 12 LINE OF CEILING BEYOND.
- 13 FOAM POPOUT - SEE BOX NOTE.
- 14 SCUPPER - SEE DETAIL 1 ON SHEET A6.
- 15 CHIMNEY HEIGHT (2' ABOVE ANY PART OF BUILDING WITHIN A 10'-0" HORIZONTAL RADIUS, TYP.)
- 16 PASS-THROUGH COUNTER - VERIFY WITH BUILDER.
- 17 FRAMED CHIMNEY - SEE FLOOR PLAN.
- 18 12"x12" EXHAUST VENT AT MECH. ROOM - SEE FLOOR PLAN.
- 19 AT STUCCO SOFFIT, PROVIDE CONTROL JOINT AT UNDERSIDE OF SOFFIT TO ACT AS WEEP, TYP.
- 20 TEMP. BUTT GLAZING PER [SEC. 2404.1] AS AMENDED. USE DOW CORNING SILICONE GLAZING SEALANT 793, 983, OR 993.
- 21 25 GA. CORROSION RESISTANT WEEP SCREED WITH MIN. 3 1/2" VERTICAL FLANGE ATTACHMENT PROJECTING MIN. 3/4" BELOW SOLE PLATE AND TERMINATED MIN. 4" ABOVE FINISH GRADE AND 2" MIN. ABOVE CONC. SLAB.

MAG ONE-COAT STUCCO COMPLIANCE PROGRAM

ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURER-APPROVED INSTALLERS. A WEATHER-RESISTIVE BARRIER SHALL BE INSTALLED OVER AL FRAMING AND WOOD BASE SHEATHING.

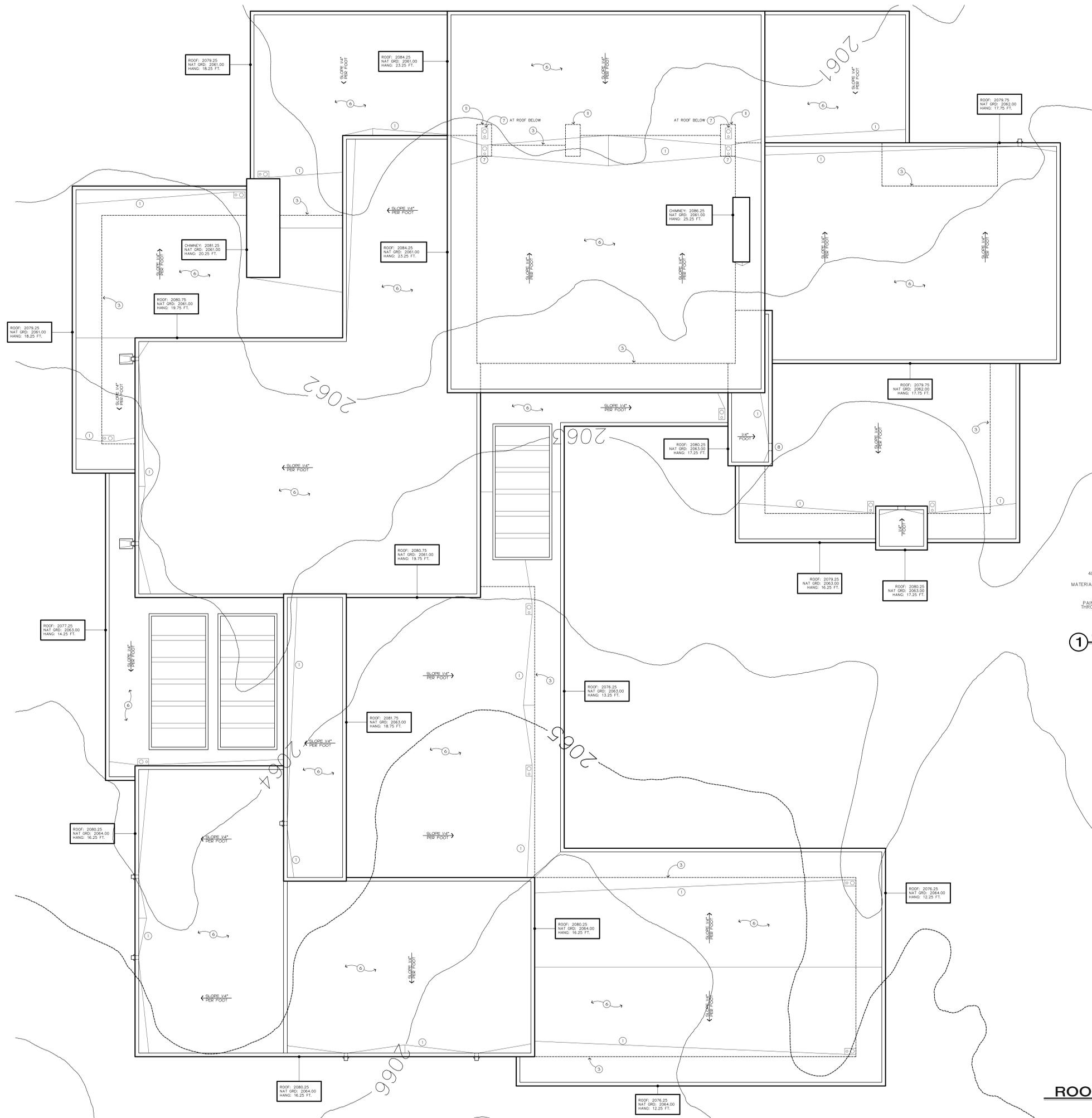
GENERAL NOTES

- A. ROOF SHEATHING - 1/2" C.D.X. PLYWOOD (32/16 INDEX).
- B. SHEARWALL SHEATHING - 3/8" O.S.B. WAFFER BOARD 30/25.
- C. ROOF VENTILATION SHALL COMPLY PER SEC. R905.
- D. FOAM APPLICATION SHALL COMPLY PER SEC. R905.14

EQUIPMENT SCREENING.

EXTERIOR EQUIPMENT INCLUDING, BUT NOT LIMITED TO HVAC EQUIPMENT, POOL EQUIPMENT, AND TRASH CANS SHALL BE SCREENED BY A SOLID WALL AND SOLID GATE THAT ARE A MINIMUM OF 12" TALLER THAN THE HIGHEST POINT OF THE EQUIPMENT. THE CONTRACTOR SHALL VERIFY THE HEIGHT OF THE EXTERIOR EQUIPMENT PRIOR TO CONSTRUCTION OF THE SITE WALL TO ENSURE COMPLIANCE DURING CONSTRUCTION. FAILURE TO COMPLY WILL RESULT IN THE WORK HAVING TO BE RE-DONE UNTIL COMPLIANCE IS ACHIEVED REGARDLESS OF COST OR DELAY.

NOTE: RAMADA REMOVED FROM ELEVATION FOR CLARITY



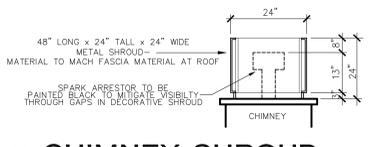
- ### KEYED NOTES
- PLYWOOD CRICKET (MIN. 1/2" PER FOOT SLOPE).
 - CONC./CLAY TILE OVER 90# FELT ON 1/2" O.S.B. BOARD, 32/16 INDEX. (I.C.B.O. 2093).
 - LINE OF EXTERIOR WALL BELOW.
 - RUBBER SPLASH BLOCK, TYP. A SUB-ROOF DRAINAGE.
 - "DEX-O-TEX" (WALKING DECK SURFACE) I.C.B.O. #ER-1338.
 - FOAM ROOFING SYSTEM WITH INTEGRAL CONT. SEE GENERAL NOTE #4, SHEET A3, ESR-2298.
 - ROOF DRAIN - SEE DETAIL 15/D3.
 - 12" WIDE OPENING FOR ROOF DRAINAGE.
 - CHIMNEY.
 - ROOF TRANSITION LINE.
 - LINE OF COLUMN BELOW.
 - STUCCO SYSTEM OVER METAL LATH ON 1" RIGID FOAM BOARD OVER 2 LAYERS GRADE "D" (OR 1 LAYER TYPE "S") BUILDING PAPER.
 - SCUPPER - SEE DETAIL 1, THIS SHEET.
 - ROOF VENT - SEE CALCUS BELOW.

SOLAR-READY ZONE (U103)
 A SOLAR-READY ZONE OF NOT LESS THAN 300 SQUARE FEET IS REQUIRED ON THE ROOF EXCLUSIVE OF MANDATORY ACCESS AND SET BACK AREAS AS REQUIRED BY THE INTERNATIONAL FIRE CODE. THE ZONE SHALL BE FREE FROM OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO VENTS, CHIMNEYS, AND ROOF-MOUNTED EQUIPMENT.

ROOF FLASHING:
 ROOF FLASHING - FLASHING INSIDE THE PARAPETS SHALL BE INSTALLED HORIZONTAL AND LEVEL IN ACCORDANCE WITH SECTION 7.5.2 OF THE DESERT MOUNTAIN GUIDELINES. FLASHING MAY NOT SLOPE WITH THE ROOF DECK, CONTRACTOR TO VERIFY COMPLIANCE DURING CONSTRUCTION.

FOAM PLASTIC ROOF:
 R314.2.2 ROOFING.
 FOAM PLASTIC MAY BE USED IN A ROOF-COVERING ASSEMBLY WITHOUT THE THERMAL BARRIER WHEN THE FOAM IS SEPARATED FROM THE INTERIOR OF THE BUILDING BY WOOD STRUCTURAL PANEL SHEATHING IN ACCORDANCE WITH SECTION R803, NOT LESS THAN 15/32 INCH (11.9MM) IN THICKNESS BONDED WITH EXTERIOR GLUE AND IDENTIFIED AS EXPOSURE 1, WITH EDGE SUPPORTED BY BLOCKING OR TONGUE-AND-GROOVE JOINTS. THE SMOKE-DEVELOPED RATING SHALL NOT BE LIMITED.

ATTIC INSULATION:
 ATTIC INSULATION IS TO BE HELD AT ROOF DECK ALONG TOP CHORD OF TRUSSES. THIS METHOD OF INSTALLATION WILL DELETE REQUIREMENT FOR ROOF-TOP VENTS, TYP.



Lot 2 - Peak of the Vikings
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ROOF PLAN OVER TOPO

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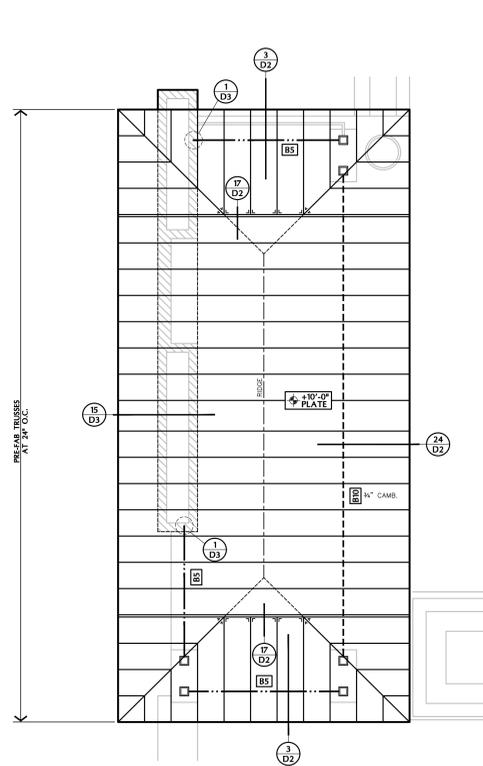
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ROOF PLAN SCALE: 3/16" = 1'-0"

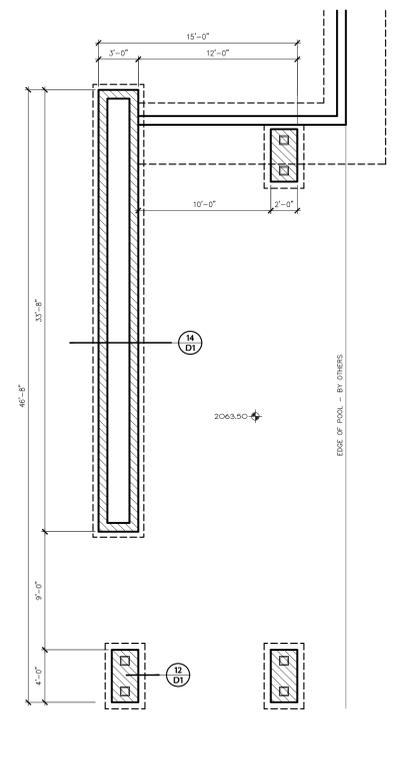
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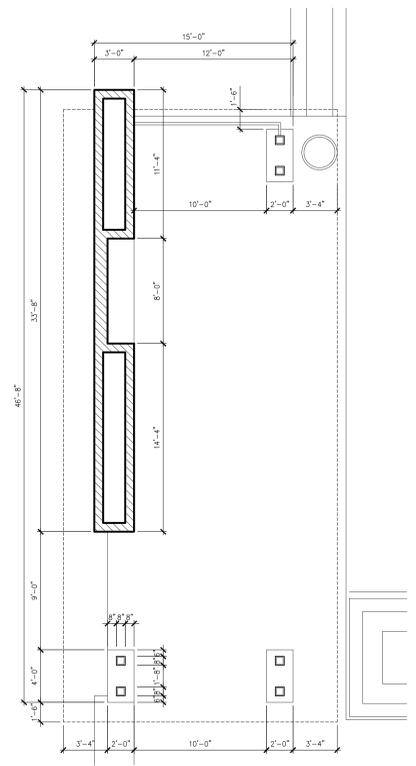
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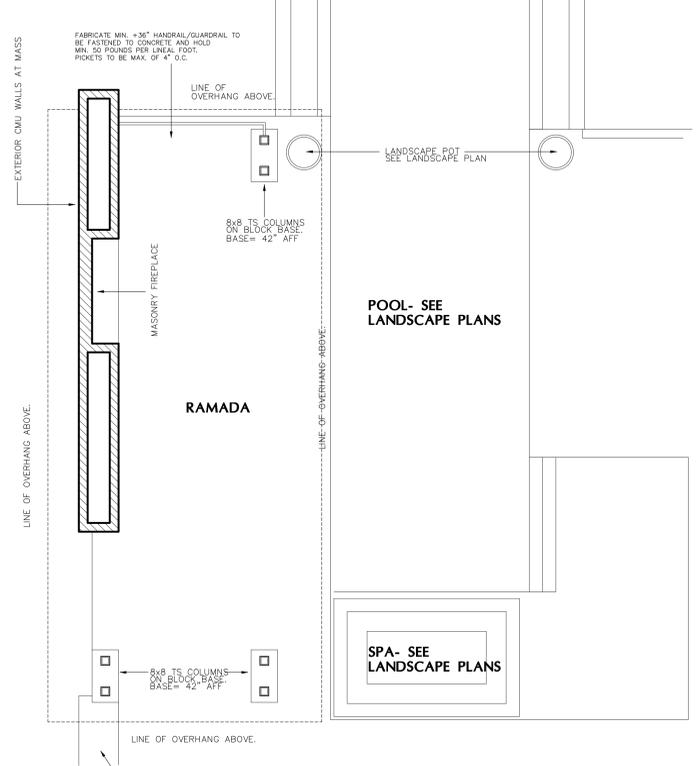
FRAMING PLAN
SCALE: 3/16" = 1'-0"



FOUNDATION PLAN
SCALE: 3/16" = 1'-0"



FLOOR PLAN
SCALE: 3/16" = 1'-0"



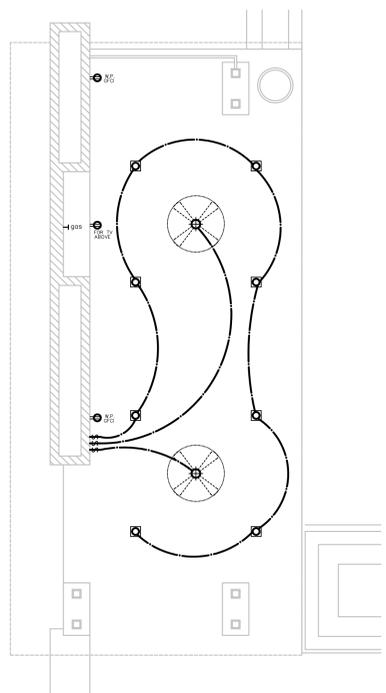
FLOOR PLAN
SCALE: 3/16" = 1'-0"

BEAM SCHEDULE				
MARK	TYPE	SIZE	BEARING	NOTES
B1	B.U.B. DF #2	(2) 2x8	(1) 2x6 EA END	
B2	B.U.B. DF #2	(2) 2x10	(1) 2x6 EA END	
B3	B.U.B. DF #2	(2) 2x12	(2) 2x6 EA END	
B4	B.U.B. DF #2	(3) 2x12	(2) 2x6 EA END	
B5	24F-V4 +	5/8x12 GLB	(2) 2x6 EA END	
B6	24F-V4 +	5/8x15 GLB	(3) 2x6 EA END	
B7	24F-V4 +	5/8x18 GLB	(4) 2x6 EA END - OR - (1) 6x6 POST	
B8	24F-V4 +	5/8x24 GLB	6x6 POST U.N.O.	
B9	I BEAM	W10x60	4x4x1/4 TUBE STEEL	SEE PLAN FOR CAMBER SPEC. IF REQ.
B10	I BEAM	W10x60	8x8x1/4 TUBE STEEL OR 4x4x1/4 TUBE STEEL	SEE PLAN FOR CAMBER SPEC. IF REQ.
B11	TUBE STEEL	12x6x5/8	4x4x1/4 TUBE STEEL	1.00" CAMBER AT CANTILEVERED END
B12	24F-V4 +	5/8x7 1/2 GLB	(2) 2x6 EA END	

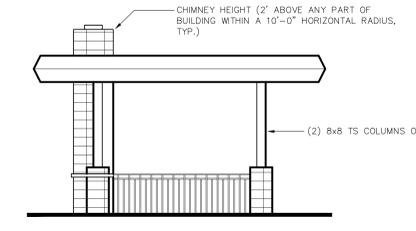
* USE 24F-V8 AT MULTI-SPAN

NOTE:
ALL FASGIA TO BE 1 3/4" x 11 7/8" LVL U.N.O.

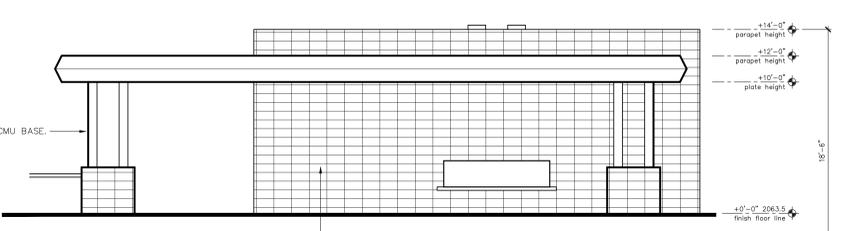
HANGER SCHEDULE	
MARK	"SIMPSON"
H1	HUS26
H2	LUS26
H3	HUC5.25/12
H4	HUS2.06/1.88
H5	LWP



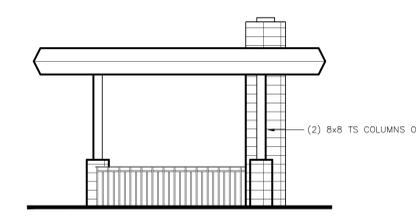
ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"



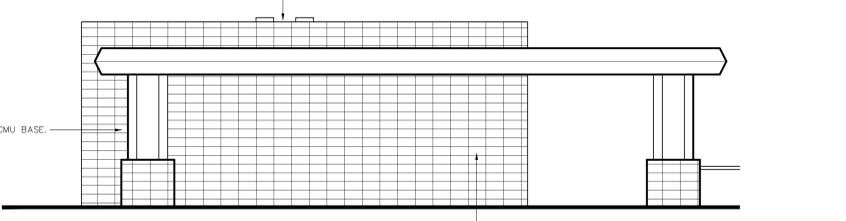
NORTHEAST ELEV.
SCALE: 3/16" = 1'-0"



NORTHWEST ELEV.
SCALE: 3/16" = 1'-0"



NORTHEAST ELEV.
SCALE: 3/16" = 1'-0"



NORTHWEST ELEV.
SCALE: 3/16" = 1'-0"

SEE PLAN SHEETS FOR TYP. NOTES AND SCHEDULES

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EXTERIOR ELEVATIONS

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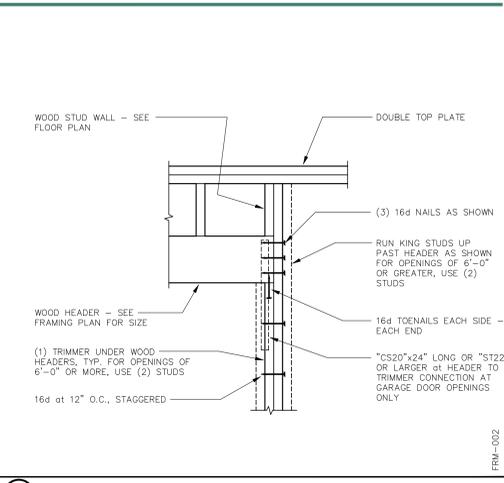
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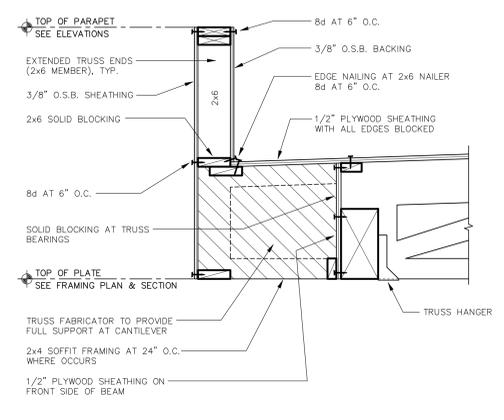
FRAMING DETAILS

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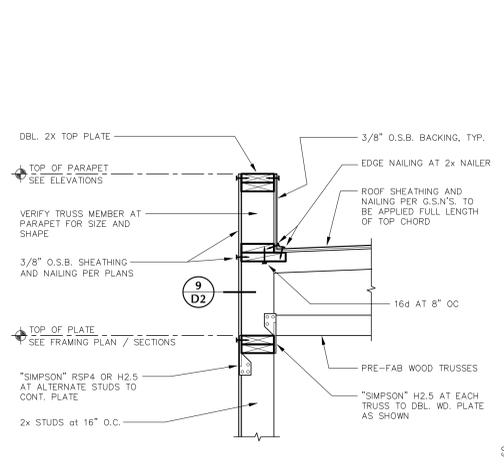
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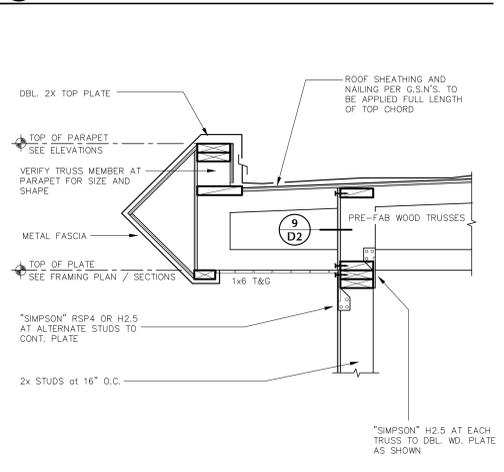
4 TYPICAL HEADER SCALE 1"



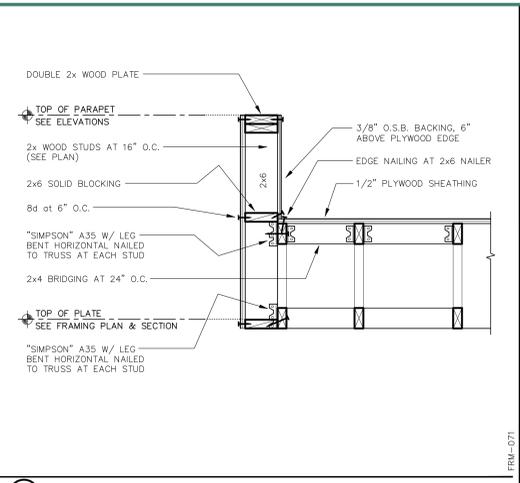
5 PARALLEL TRUSSES at PATIO SCALE 1"



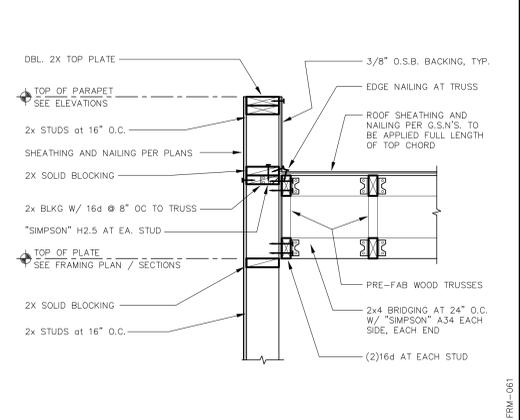
6 TRUSS PARALLEL TO WALL SCALE 1"



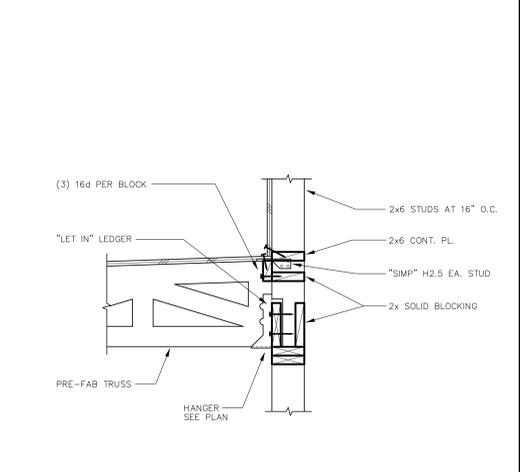
7 TYPICAL LEDGER CONDITIONS SCALE 1"



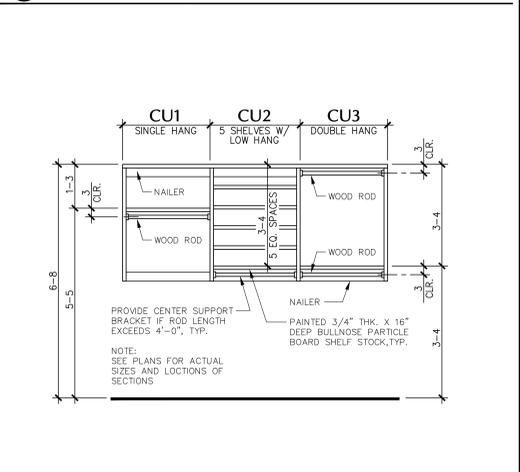
8 CLOSET UNITS (CU) SCALE 1/2"



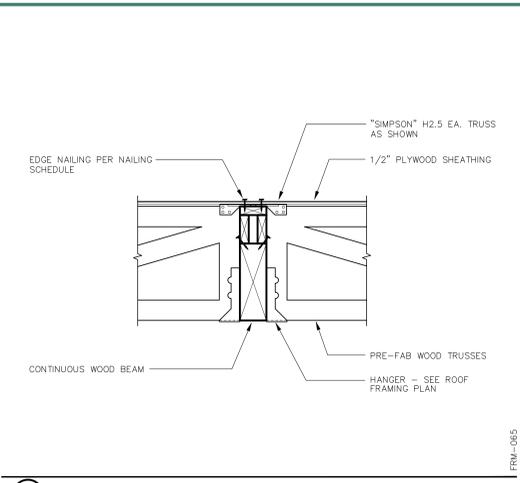
9 STUBBED TRUSS DETAIL SCALE 1/2"



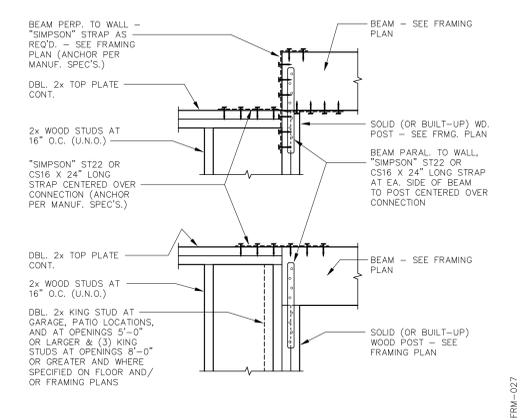
10 TRUSS TO WOOD BEAM SCALE 1"



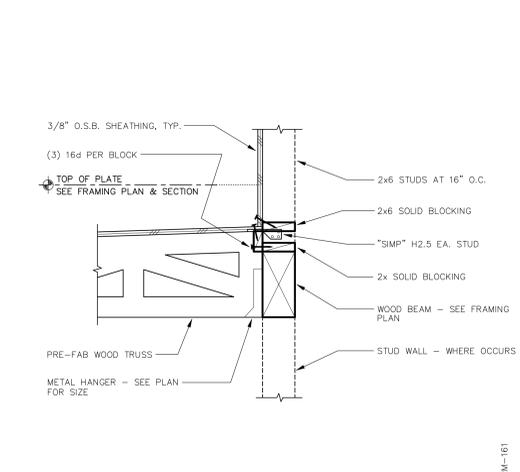
11 BEAM/WALL POST CONNECTION SCALE 1"



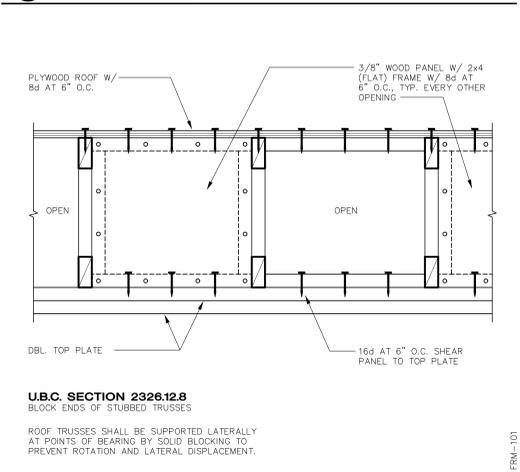
12 TRUSSES TO BEAM SCALE 1"



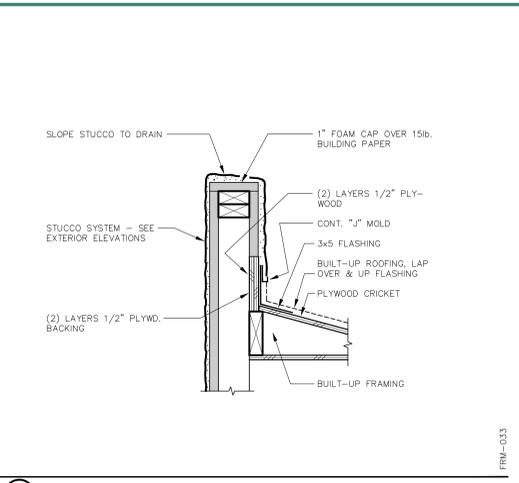
13 TYP. SPLICE at TOP PLATE SCALE 1"



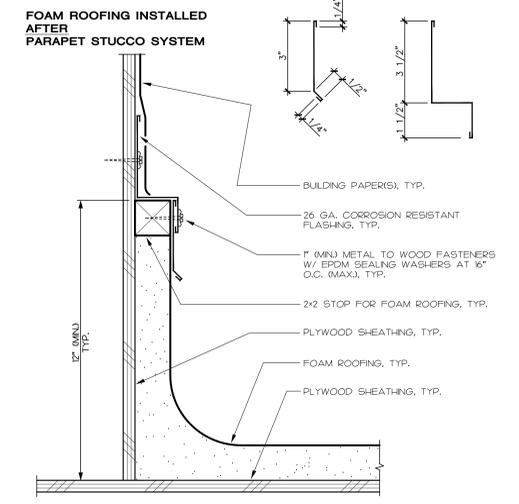
14 TRUSS TO I-BEAM SCALE 1"



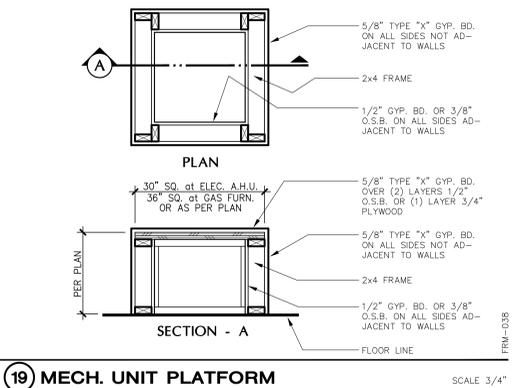
15 FLAT TRUSS to GIRDER SCALE 1"



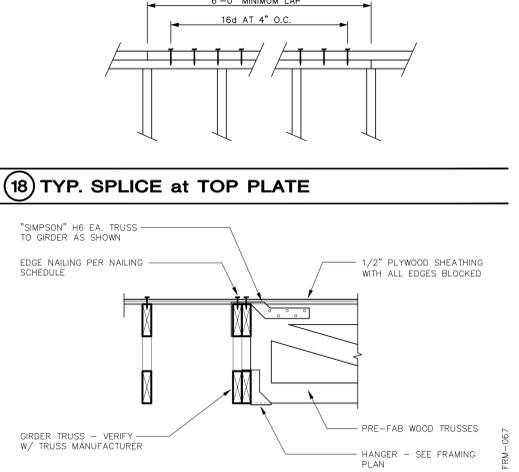
16 PARAPET CAP DETAIL SCALE 1 1/2"



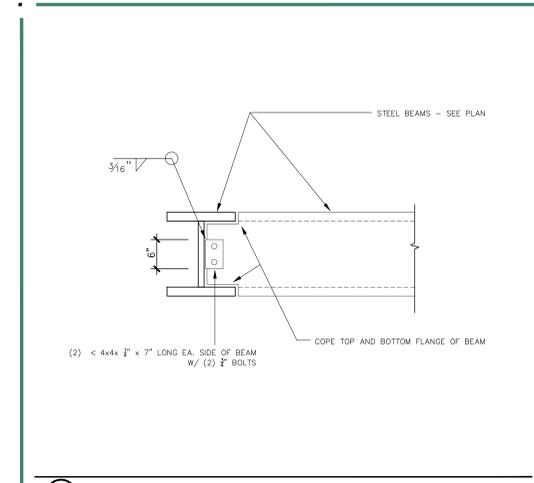
17 TYP. FOAM ROOFING INSTALLATION SCALE NONE



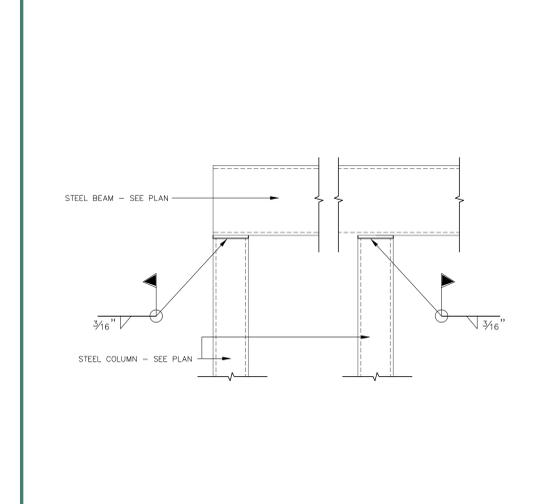
18 MECH. UNIT PLATFORM SCALE 3/4"



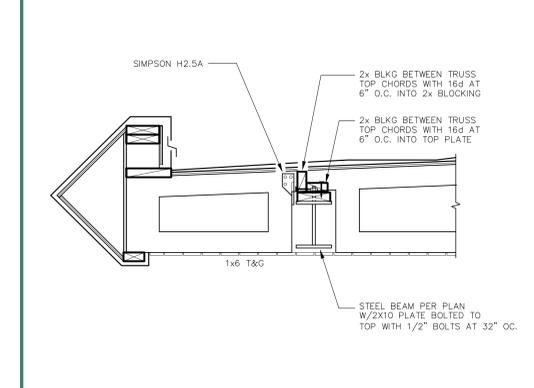
19 TRUSS TO WOOD BEAM SCALE 1"



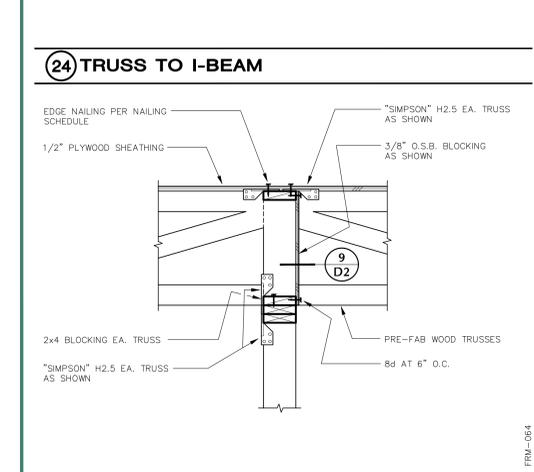
20 STEEL BEAM TO STEEL BEAM SCALE 1"



21 STEEL BEAM TO STEEL POST SCALE 1"



22 TYP. SPLICE at TOP PLATE SCALE 1"



23 TRUSS TO INTERIOR WALL SCALE 1"

24 TRUSS TO I-BEAM SCALE 1"

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Lot 2 - Peak of the Vikings
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- CH4 - CIVIL GRADING AND DRAINAGE
- SI - ARCH. SITE PLAN
- A1 - FOUNDATION PLAN
- A2 - DIMENSIONED FLOOR PLAN
- A21 - NOTED FLOOR PLAN
- A22 - REFLECTED CEILING PLAN
- A23 - BASEMENT PLANS
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- A4 - ROOF FRAMING PLAN
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- A4B - SHEAR WALL PLAN
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- M4 - MECHANICAL PLANS
- PI - GAS ISO
- E1 - ELECTRICAL PLAN
- L4-L8 - LANDSCAPE PLANS
- NP - NATIVE PLANT INVENTORY

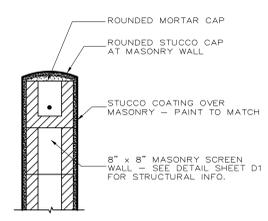
ENGINEER'S SEAL
ELECTRONICALLY SIGNED
2-18-21



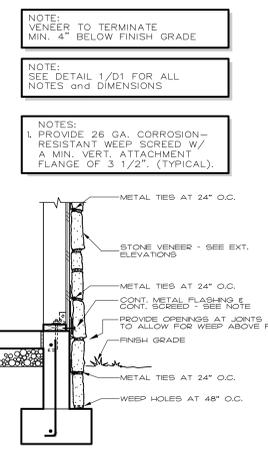
FRAMING DETAILS

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Scale: **AS SHOWN**
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Checked:
Revisions:

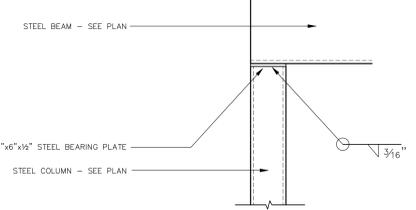
Sheet: **D3** Of: **35**



4 MASONRY WALL CAP

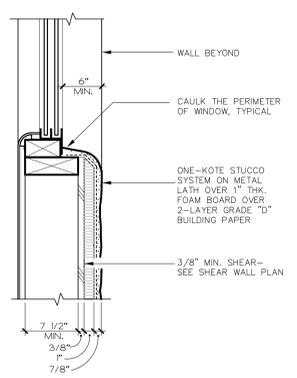


3 DETAIL AT STONE VENEER

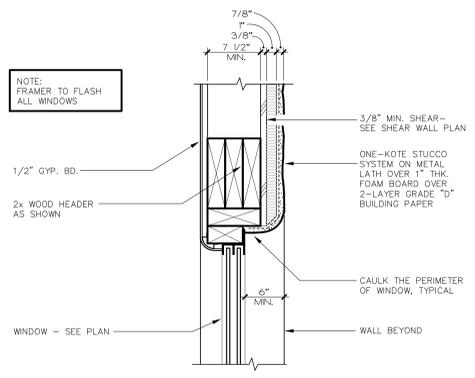


2 STEEL BEAM TO STEEL POST

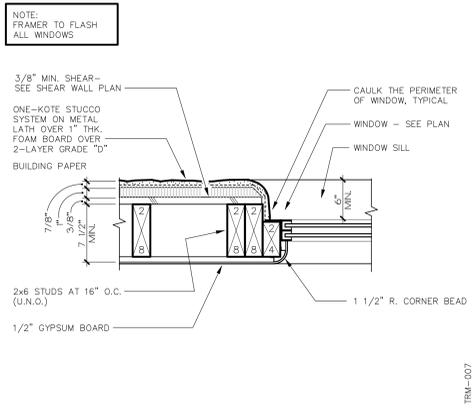
1 BEAM at MASONRY SEAT



5 TYP. WINDOW SILL DETAIL

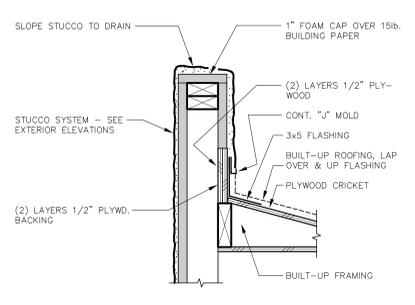


6 TYP. HEADER DETAIL

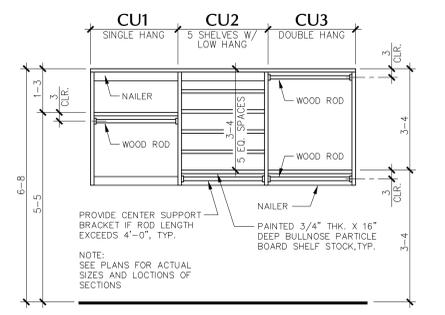


7 TYP. WINDOW JAMB DETAIL

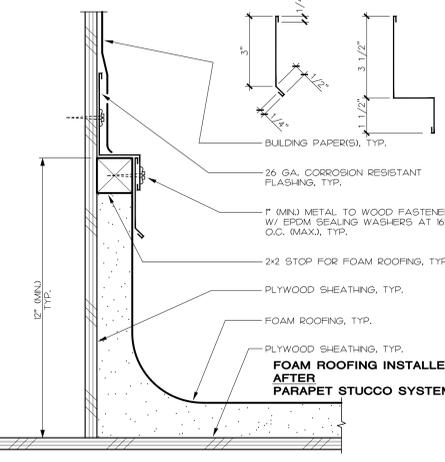
8 JAMB at EXTERIOR DOORS



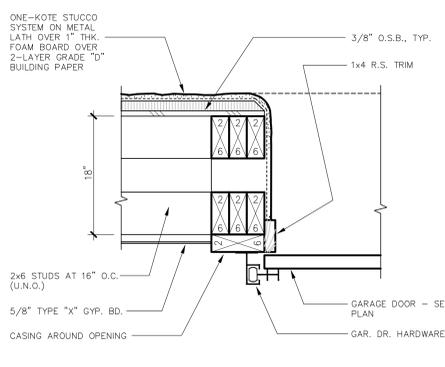
12 PARAPET CAP DETAIL



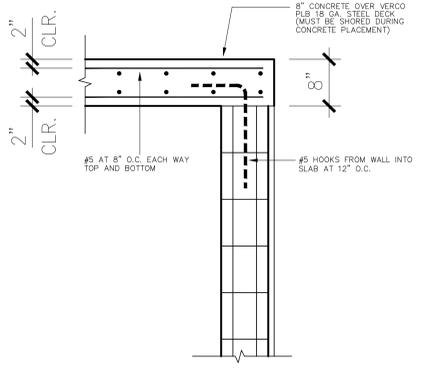
11 CLOSET UNITS (CU)



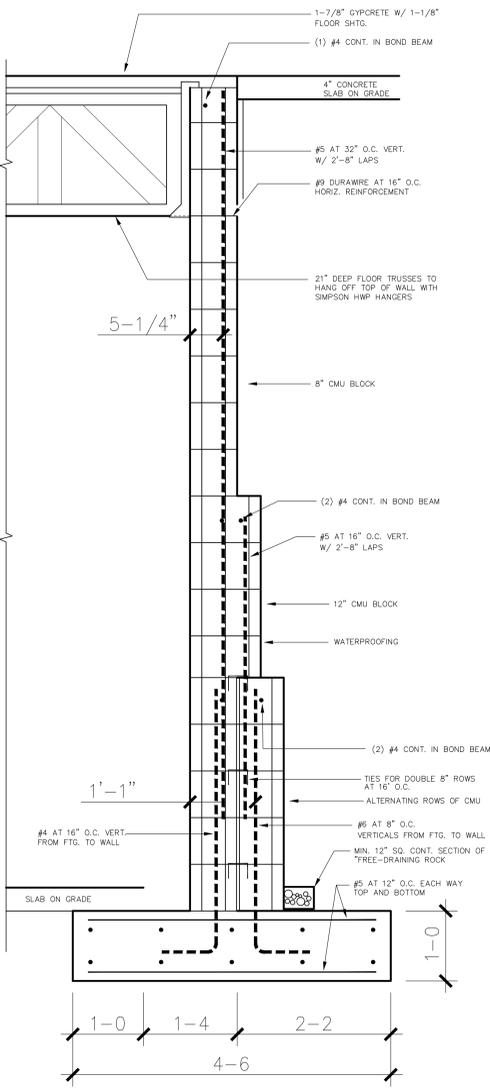
10 TYP. FOAM ROOFING INSTALLATION



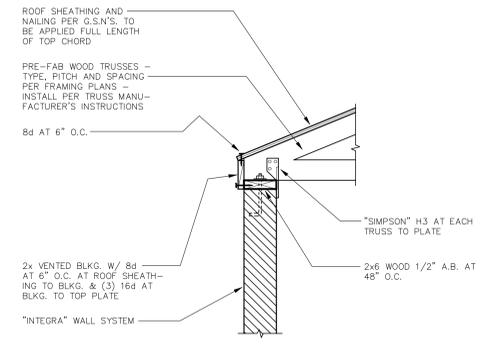
9 JAMB at GARAGE DOOR



13 SLAB FLOOR ABOVE BASEMENT



15 TRUSS at MASONRY WALL



14 BASEMENT WALLS

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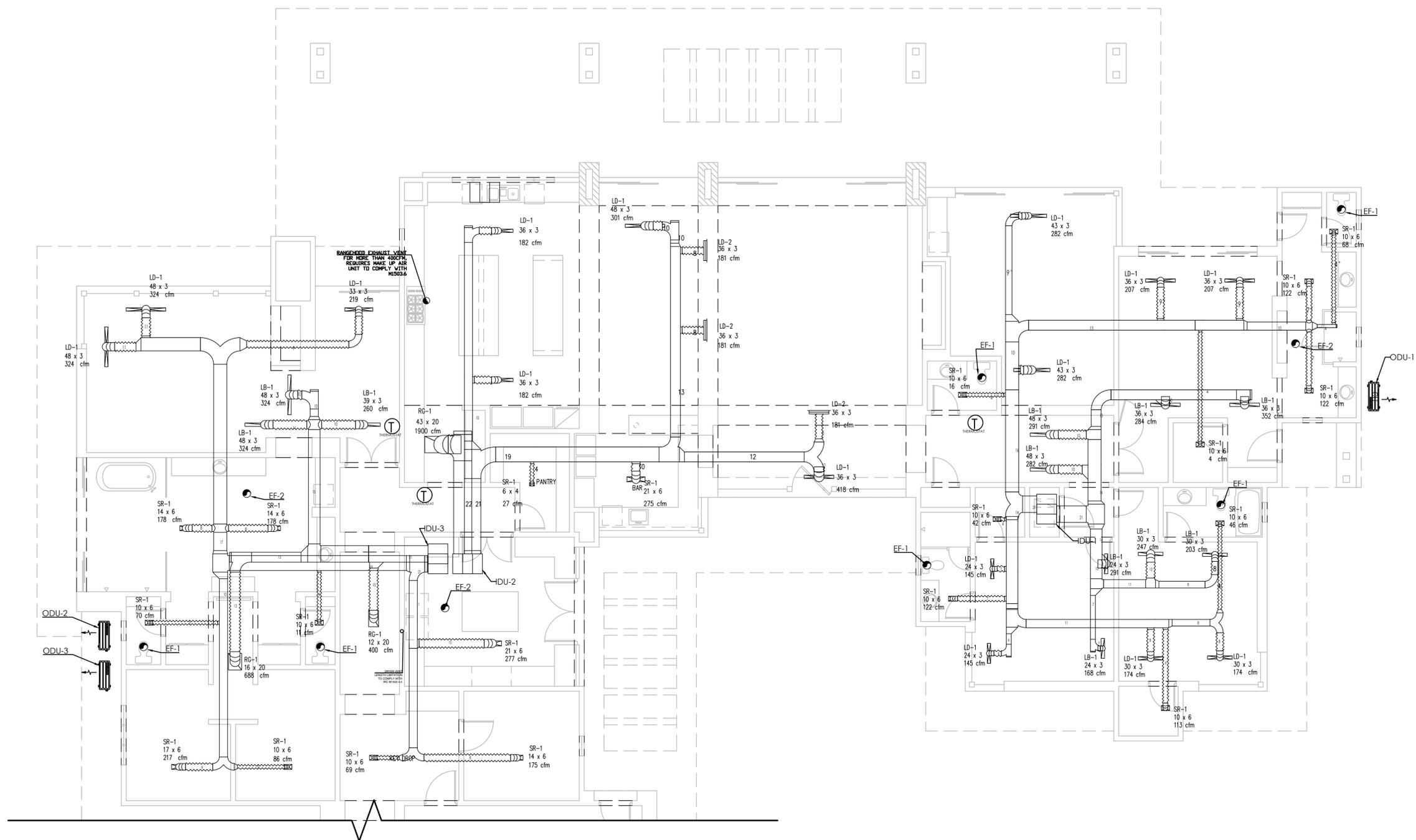
Lot 2 - Peak of the Vikings
9277 East Vereda Solana Drive
Scottsdale, Arizona

SHEET INDEX

ENGINEER'S SEAL
NO SEAL REQUIRED ON THIS SHEET

MECH PLAN
Date: 29 DEC 20
Scale: AS SHOWN
Drawn: RAINIS
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Revisions:

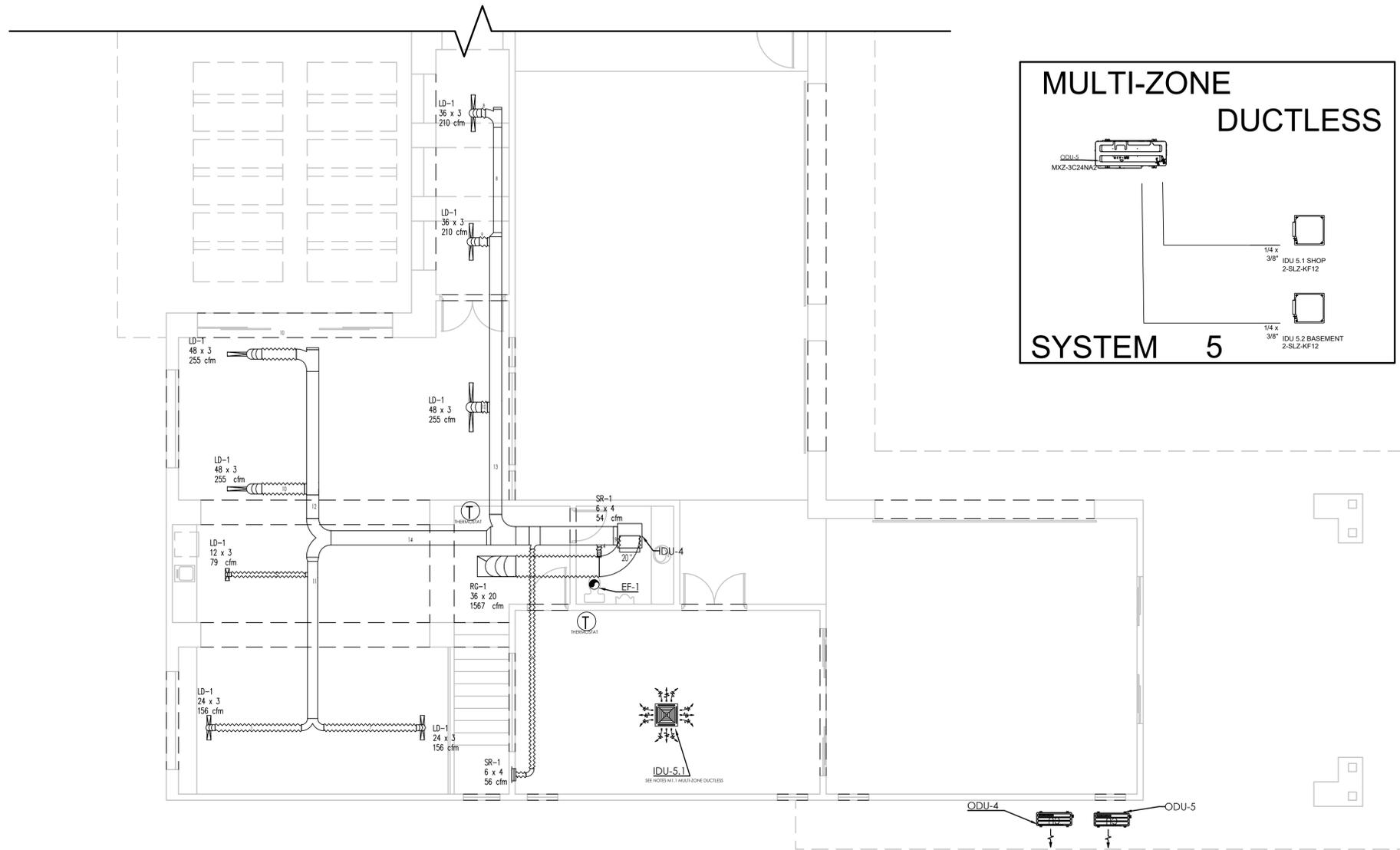
Sheet: **M1** of:



MAIN LEVEL MECHANICAL PLAN
3/16" = 1'-0"

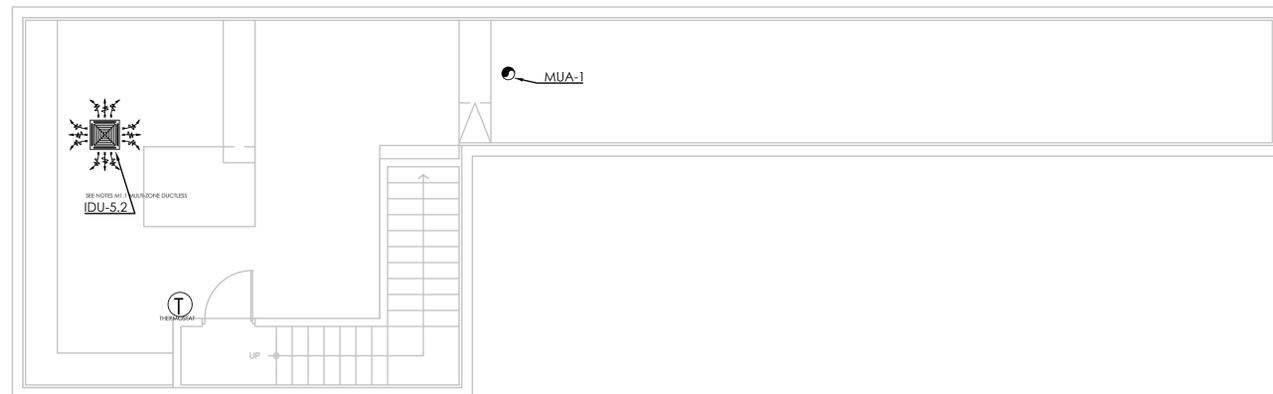
GENERAL MECHANICAL NOTES:

- PROVIDE AND INSTALL ALL DUCTED INDOOR UNITS WITH FILTER RACK PER MANUFACTURER RECOMMENDATIONS, SEAL ALL OPENINGS IN RETURN AIR PLENUM AIR TIGHT. INSTALL FLEXIBLE DUCT CONNECTIONS AT SUPPLY AND RETURN DUCT CONNECTIONS. ENSURE CLEARANCES PER MANUFACTURER'S DIRECTIONS. SEE MANUFACTURER'S WRITTEN INSTRUCTIONS FOR ADDITIONAL REQUIREMENTS. COORDINATE VOLTAGE WITH ELECTRICAL CONTRACTOR PRIOR TO ORDERING EQUIPMENT. SEE DETAIL AND SCHEDULE ON SHEETS M1.1. AIR HANDLER SHALL HAVE MANUFACTURER'S DESIGNATION FOR AIR LEAKAGE OF NO MORE THAN 2% OF AIR FLOW WHEN TESTED TO ASHREA 193.
- PROVIDE AND INSTALL CEILING EXHAUST FAN WITH DECORATIVE EXHAUST GRILL AND BACKDRAFT DAMPER. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS. EXTEND EXHAUST DUCT THRU ROOF TO FACTORY FABRICATED ROOF CAP OR EXTERIOR WALL AT LEAST 10'-0" HORIZONTALLY FROM ANY/ALL FRESH AIR OPENINGS/WINDOWS.
- EXTEND 4" DRYER VENT FROM APPLIANCE THRU SIDE WALL AND TERMINATE AT FACTORY WALL CAP. PROVIDE WITH A CLEANOUT IN THE VERTICAL DUCT AND SEAL WALL PENETRATION WEATHER TIGHT. THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE 35 FEET FROM THE CONNECTION TO THE FLEXIBLE TRACTION DUCT FROM THE DRYER TO THE OUTLET TERMINAL (WALL CAP WITH BACKDRAFT DAMPER OR NON-SCREENED T-TOP). WHERE FITTINGS ARE USED, THE MAXIMUM DRYER DUCT LENGTH SHALL BE REDUCED AS FOLLOWS: 2.5 FEET FOR EVERY 45' ELBOW, AND 5 FEET FOR EVERY 90' ELBOW. DUCTS SHALL BE MECHANICALLY FASTENED. SCREWS OR SIMILAR FASTENERS SHALL NOT PROTRUDE MORE THAN 1/8" INTO THE INSIDE OF THE DUCT. 2" OVER-SIZED NAIL PLATES.
- TERMINATING TO CONDENSATE DRAIN PIPING SHALL BE SCHEDULE 40 PVC. PVC CONDENSATE LINES MUST BE INSTALLED WITH 1/8" PER FOOT MINIMUM FALL OVER ENTIRE LENGTH OF LINE, RUN DRAIN LINE FULL SIZE TO NEAREST PLANTER AREA, FLOOR DRAIN, OR P-TRAP. INSTALL LINE TRAPS AS REQUIRED BY EQUIPMENT MANUFACTURER. COORDINATE SPECIAL REQUIREMENTS FOR DRAIN AND WATER THAT MAY BE REQUIRED WITH SPECIAL EQUIPMENT WITH PLUMBING CONTRACTOR PRIOR TO COMPLETION OF ROUGH-IN. SECONDARY CONDENSATE DRAINS SHALL DISCHARGE TO A CONSPICUOUS POINT TO ALERT OCCUPANTS OF STOPPAGE.
- EACH AIR HANDLER MUST HAVE FRESH AIR VENTILATION SYSTEM INCLUDE CONTROLLER UNIT THAT OPERATES A FRESH AIR INTAKE DAMPER TO EFFICIENCY MEETS TABLE M1507.3.3(1).
- PROVIDE AND INSTALL FULL SIZED KITCHEN HOOD EXHAUST DUCT, ROUTE THROUGH ROOF WITH NO OFFSETS AND TERMINATE AT ROOF CAP. PROVIDE BACKDRAFT DAMPER UNLESS LISTED OTHERWISE. EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CFM SHALL BE PROVIDED WITH MAKEUP AIR AT A RATE EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM AS SPECIFIED ON SHEET M5.
- EACH UNIT MUST HAVE PROGRAMMABLE THERMOSTAT MOUNTED 54" ABOVE FLOOR. VERIFY FINAL LOCATION WITH ARCHITECT.
- PROVIDE 3/4TH PLYWOOD PLATFORM FROM ATTIC ACCESS TO SERVICE AIR HANDLERS PER M1305.1.3 TABLE R503.2.1.1(1)
- ATTIC CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND PASSAGEWAY LARGE ENOUGH TO REMOVE THE LARGEST APPLIANCE NOT MORE THAN 20" IN LENGTH. A LEVEL SERVICE SPACE AT LEAST 30" DEEP AND 30" WIDE SHALL BE PRESENT ALONG THE ACCESS SIDE OF APPLIANCE.
- OUTDOOR INTAKE AND EXHAUST SHALL HAVE EITHER GRAVITY OR AUTOMATIC DAMPERS THAT CLOSE WHEN THE SYSTEM IS NOT RUNNING PER IECC SECTION 403.6



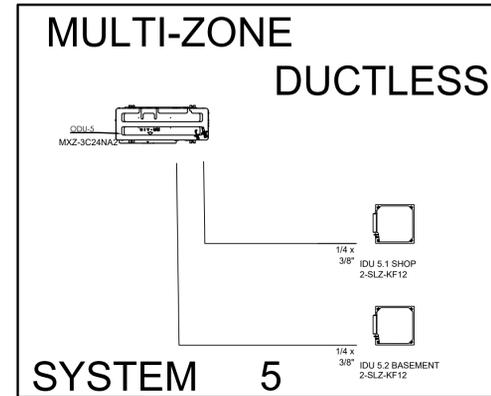
MAIN LEVEL MECHANICAL PLAN - SYSTEM ZONE 4 & 5.1

3/16" = 1'-0"



BASEMENT MECHANICAL PLAN - SYSTEM ZONE 5.2

3/16" = 1'-0"



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SHEET INDEX

ENGINEER'S SEAL
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MECH PLAN

Date: 29 DEC 20
Scale: AS SHOWN
Drawn: RAIN'S
Checked:
Revisions:

Sheet: **M2** Of: -

MECHANICAL SPECIFICATIONS:

DRAWINGS AND DATA

DRAWINGS ARE GENERALLY DIAGRAMMATIC AND ARE INTENDED TO CONVEY SCOPE OF WORK AND TO INDICATE GENERAL ARRANGEMENT OF EQUIPMENT. THEY ARE NOT INTENDED TO SHOW EVERY OFFSET OF FITTINGS OR EVERY STRUCTURAL DIFFICULTY THAT MAY BE ENCOUNTERED DURING INSTALLATION OF THE WORK. LOCATIONS OF ALL ITEMS NOT DEFINITELY FIXED BY DIMENSIONS ARE APPROXIMATE ONLY. EXACT LOCATIONS NECESSARY TO SECURE BEST CONDITIONS AND RESULTS MUST BE DETERMINED AT PROJECT AND SHALL HAVE APPROVAL OF ARCHITECT BEFORE BEING INSTALLED. DO NOT SCALE DRAWINGS. IF SO DIRECTED BY ARCHITECT, WITHOUT EXTRA CHARGE, MAKE REASONABLE MODIFICATIONS IN LAYOUT AS NEEDED TO PREVENT CONFLICT WITH WORK. INCLUDE MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER INSTALLATION AND OPERATION OF SYSTEM OR PIECE OF EQUIPMENT.

CODES

INCLUDE IN WORK, WITHOUT EXTRA COST TO OWNER, LABOR, MATERIALS, SERVICES, APPARATUS, DRAWINGS (IN ADDITION TO CONTRACT DRAWINGS AND DOCUMENTS) REQUIRED TO COMPLY WITH APPLICABLE LAWS, ORDINANCES, STANDARDS AND STATUTES TAKE PRECEDENCE'S WHEN THEY ARE MORE STRINGENT OR CONFLICT WITH DRAWINGS OR SPECIFICATIONS. FOLLOWING INDUSTRY STANDARDS, SPECIFICATIONS AND CODES ARE MINIMUM REQUIREMENTS:

- APPLICABLE CITY, COUNTY, AND STATE MECHANICAL, ELECTRICAL, GAS, PLUMBING, HEALTH AND SANITARY CODES, LAWS AND ORDINANCES.
- UNDERWRITER'S LABORATORIES, INC., STANDARDS.
- 2018 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL AMENDMENTS.
- 2018 INTERNATIONAL PLUMBING CODE WITH STATE AMENDMENTS.
- 2018 INTERNATIONAL MECHANICAL CODE WITH STATE AMENDMENTS.
- 2017 NEC
- 2018 INTERNATIONAL FUEL GAS CODE WITH STATE AMENDMENTS.

GENERAL

THE WORK INCLUDE UNDER THIS SECTION CONSISTS OF FURNISHING ALL LABOR, MATERIALS, AND EQUIPMENT TO PROVIDE A COMPLETE FUNCTIONING HVAC SYSTEM AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN. THE SYSTEM SHALL INCLUDE REQUIRED UNITS, THERMOSTATS, DUCTWORK, FANS, CONDENSATE DRAIN, REFRIGERANT PIPING, INSULATION, CLEAN FILTERS, FLUES AND ALL APPURTENANCES AS REQUIRED. WHERE MORE THAN ONE UNIT IS REQUIRED OF ANY ITEM, FURNISHED BY THE SAME MANUFACTURER, EXCEPT WHERE SPECIFIED OTHERWISE. INSTALL MATERIAL AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. INSTRUCT THE OWNER AS TO PROPER OPERATION AND CARE OF THE EQUIPMENT AFTER START-UP AND CHECK-OUT. PROVIDE THE OWNER WITH ALL WARRANTY AND OPERATING INSTRUCTIONS AT THE COMPLETION OF THE PROJECT.

THERMOSTAT AND CONTROLS

FURNISH AND INSTALL PROGRAMMABLE THERMOSTAT AS REQUIRED BY THE EQUIPMENT MANUFACTURER OR AS SPECIFIED ON THE EQUIPMENT SCHEDULES. FIELD VERIFY EXACT LOCATION AND MOUNTING HEIGHT FOR CONTROLS WITH ARCHITECT AND GENERAL CONTRACTOR

VENTILATION

MECHANICAL AND GRAVITY OUTDOOR AIR INTAKE OPENING SHALL BE LOCATED A MINIMUM OF 10' FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT, SUCH AS VENTS, CHIMNEYS, PLUMBING VENTS, STREETS, ALLEYS, PARKING LOTS, AND LOADING DOCKS, EXCEPT AS OTHERWISE SPECIFIED IN THIS CODE.

WHERE SOURCE OF CONTAMINANT IS LOCATED WITHIN 10' OF AN INTAKE OPENING, SUCH OPENING SHALL BE LOCATED A MINIMUM 3' BELOW THE CONTAMINANT SOURCE. EXHAUST FROM DWELLING UNIT TOILETS ROOMS, BATHROOMS, AND KITCHENS SHALL NOT BE CONSIDERED AS HAZARDOUS OR NOXIOUS.

INTAKE OPENINGS FOR OUTSIDE AIR AND OUTLET FOR AIR EXHAUST PROTECTED BY 1/4" TO 1/2" SCREEN.

GRILLES AND DIFFUSERS

ACCEPTABLE MANUFACTURERS ARE TITUS, ANEMOSTST, KRUEGER, CARNES, BARBERCOMAN, AGITAIR, E.A.P.C., METAL-AIROR HART AND COOLEY. CONFORM FINISHED AND COLOR WITH ARCHITECT. ALL GRILLES AND DIFFUSERS SHALL BE SUBMITTED TO ARCHITECT FOR FINAL APPROVAL

EXHAUST FANS

FURNISH AND INSTALL EXHAUST FANS AS REQUIRED BY ARCHITECTURAL DRAWINGS. PROVIDE FANS WITH FACTORY ROOF OR WALL CAPS AS SHOWN. PROVIDE ALL EXHAUST FANS WITH BACKDRAFT DUMPER. MAXIMUM NOISE RATING 0.8 SONES. ACCEPTABLE MANUFACTURER'S "BROAN", "NUTONE" OR "GREENHECK" OR AS APPROVED BY ARCHITECT.

WHERE THE EXHAUST DUCT IS CONCEALED WITHIN THE BUILDING CONSTRUCTION, THE EQUIVALENT LENGTH OF THE EXHAUST SHALL BE IDENTIFIED ON A PERMANENT LABEL OR TAG. THE LABEL OR TAG SHALL BE LOCATED WITHIN 6 FEET OF THE EXHAUST DUCT CONNECTION.

CONDENSATE AND FURNACE DRAIN LINES

CONDENSATE AND FURNACE DRAIN PIPING SHALL BE SCHEDULE 40 PVC. RUN DRAIN LINE FULL SIZE TO NEAREST PLANTER AREA, FLOOR DRAIN, OR P-TRAP. INSTALL TRAPS I LINES AS REQUIRED BY EQUIPMENT MANUFACTURER. COORDINATE SPECIAL REQUIREMENTS FOR DRAIN AND WATER THAT MAY BE REQUIRED WITH SPECIAL EQUIPMENT W/ PLUMBING CONTRACTOR PRIOR TO COMPLETION OF ROUGH-IN

SECONDARY CONDENSATE DRAINS SHALL DISCHARGE TO A CONSPICUOUS POINT TO ALERT OCCUPANTS OF STOPPAGE.

REFRIGERANT PIPING

ABOVE GROUND, WITHIN BUILDING PIPING SHALL BE TYPE ACR DRAWN-TEMPER COOPER TUBE WITH WROUGHT COOPER UNIONS. PIPING BELOW GROUND SHALL BE TYPE L ANNEALED COOPER TUBING. EXPOSED SUCTION PIPING SHALL HAVE 1-1/2" INSULATION, CONCEALED SUCTION PIPING SHALL HAVE 1" INSULATION. INSULATION SHALL BE "ARMAFLEX" FLEXIBLE ELASOMERIC, OR EQUAL.

REFRIGERANT CIRCUIT ACCESS PORT CAPS SHALL BE FITTED WITH LOCKING-TYPE TAMPER RESISTANT CAPS OR OTHERWISE SECURED TO PREVENT UNAUTHORIZED ACCESS. REFRIGERANT SUCTION PIPING SHALL BE INSULATED TO R-4 AND LIQUID LINE TO R-3.

MAKEUP AIR

EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CFM SHALL BE PROVIDED WITH MAKEUP AIR AT A RATE EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM.

WHERE A CLOTHES DRYER IS EXHAUSTING MORE THAN 200 CFM, AN OPENING HAVING AN AREA OF NOT LESS THAN 100 SQUARE INCHES FOR MAKEUP AIR SHALL BE PROVIDED IN THE CLOSET ENCLOSURE. OR MAKEUP AIR SHALL BE PROVIDED WITH OTHER APPROVED MEANS.

FIBROUS AND FACTORY-MADE DUCTS

FIBROUS DUCT CONSTRUCTION SHALL CONFORM TO THE SMACNA FIBROUS GLASS DUCT CONSTRUCTION STANDARDS OR NAIMA FIBROUS GLASS DUCT CONSTRUCTION STANDARDS. FACTORY-MADE DUCTS SHALL BEAR A LISTING AND LABEL INDICATING COMPLIANCE WITH UL 181 AND UL 181A OR UL 181B.

REGULATIONS, PERMITS & INSPECTIONS

COMPLY WITH ALL APPLICABLE CODES, RULES AND REGULATIONS. ALL MATERIALS, EQUIPMENT AND WORK MUST CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE. OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND LICENSES. WHEN REQUIRED BY CODE, ALL WORK MUST BE INSPECTED AND APPROVED BY LOCAL AUTHORITIES.

GUARANTEE

EACH COMPLETE SYSTEM GUARANTEED BY CONTRACTOR FOR A PERIOD OF ONE YEAR, FROM DATE OF ACCEPTANCE OF WORK BY OWNER IN WRITING, TO BE FREE OF DEFECTS OF MATERIALS AND WORKMANSHIP, AND TO PERFORM SATISFACTORILY UNDER ALL CONDITIONS OF LOAD OR SERVICE. THE GUARANTEE PROVIDE THAT ANY ADDITIONAL CONTROLS, PROTECTIVE DEVICES, OR EQUIPMENT BE PROVIDED AS NECESSARY TO MAKE THE SYSTEM OF EQUIPMENT OPERATE SATISFACTORILY, AND THAT ANY FAULTY MATERIALS OR WORKMANSHIP BE REPLACED OR REPAIRED. LOSS OF REFRIGERANT IS CONSIDERED DEFECT IN WORKMANSHIP AND/OR EQUIPMENT, TO BE CORRECTED AS REQUIRED AT NO EXTRA COST TO THE OWNER.

MAIN HOUSE		
UNIT	AREA	# of BEDROOMS
SYSTEM-1	1845	3
SYSTEM-2	1763	0
SYSTEM-3	2111	1
SYSTEM-4	1410	0
SYSTEM-5	1594	0

DWELLING UNIT FLOOR AREA (SQUARE FEET)	2018 IRC M1507 VENTILATION CALCULATIONS				
	NUMBER OF BEDROOMS				
	0-1	2-3	4-5	6-7	>7
< 1,500	30	45	60	75	90
1,501 - 3,000	45	60	75	90	105
3,001 - 4,500	60	75	90	105	120
4,501 - 6,000	75	90	105	120	135
6,001 - 7,500	90	105	120	135	150
> 7,500	105	120	135	150	165

EACH INTAKE SHALL BE BALANCED TO 100 CFM. SINCE PROVIDED AIR EXCEEDS THAT REQUIRED. HOURLY RUNTIME CAN BE REDUCED;

VENTILATION HOURLY RUNTIME MECHANICAL VENTILATION REQUIRED (PER TABLE M1507.3.3(1))		
UNIT	CALC	MINUTES
SYSTEM-1 - BEDROOM SUITE	60 CFM / 100 CFM x 60 MIN.	36
SYSTEM-2 - MAIN AREA	45 CFM / 100 CFM x 60 MIN.	27
SYSTEM-3 - MASTER SUITE	60 CFM / 100 CFM x 60 MIN.	36
SYSTEM-4 - OFFICE/ GAME AREA	30 CFM / 100 CFM x 60 MIN.	18
SYSTEM-5 - SHOP & BASEMENT	45 CFM / 100 CFM x 60 MIN.	27

HEATING/COOLING LOAD CALCULATIONS:

HEATING AND COOLING CALCULATION WERE DETERMINED USING HEATING COOLING LOAD CALCULATION SOFTWARE UTILIZING ACCA MANUAL J 8th EDITION.

EQUIPMENT SIZING				
UNIT	CALC'D COOLING	COOLING PROVIDED	+/- SIZING PERCENTAGE	COMPLY (YES/NO)
SYSTEM-1	39182	43927	17%	YES
SYSTEM-2	48138	45531	-5%	YES
SYSTEM-3	34693	44945	30%	YES
SYSTEM-4	32074	38913	21%	YES
SYSTEM-5 - ZONE 5	7873	9590	22%	YES
SYSTEM 5 - ZONE 6	8923	7770	-5%	YES

DUCT SIZING:

SUPPLY AND RETURN DUCTWORK HAS BEEN SIZED AND DESIGNED IN ACCORDANCE WITH ACCA MANUAL D

DUCT INSULATION:

SUPPLY AND RETURN DUCTWORK LOCATED IN UNCONDITIONED SPACE OR ATTIC SHALL BE INSULATED TO A MINIMUM R-8. DUCTS LOCATED WITHIN CONDITIONED SPACE (I.E. FLOOR TRUSSES) SHALL BE INSULATED TO A MINIMUM R-6

EXHAUST FANS:

EF-1: PANASONIC MODEL FV-05-11VKS2 VENTILATION FAN, 80 CFM, 0.3 SONES AT 0.10" PS, 120V, 0.06 AMPS (ENERGY STAR RATED)

EF-2: PANASONIC MODEL FV-05-11VQC1 VENTILATION FAN, 110 CFM, 0.3 SONES AT 0.10" PS, 120V, 0.06 AMPS (ENERGY STAR RATED)

EQUIPMENT SCHEDULE										
UNIT	AREA	BRAND	ODU #	IDU #	AHRI #	TONNAGE	SEER	VOLTAGE / PHASE/ FREQUENCY	MCA	MOCP
SYSTEM-1	BEDROOMS	TRANE	4TWL9060A1	TEM8A0D60V51	201922269	5	18	208/230V 1 Phase 60 Hz	36.1	40
SYSTEM-2	MAIN AREA	TRANE	4TWL9060A1	TEM8A0D60V51	201922269	5	18	208/230V 1 Phase 60 Hz	36.1	40
SYSTEM-3	MASTER SUITE	TRANE	4TWL9060A1	TEM8A0D60V51	201922269	5	18	208/230V 1 Phase 60 Hz	36.1	40
SYSTEM-4	OFFICE/GAME	TRANE	4TWL9048A1	TEM8A0D48V51	20192159	4	18	208/230V 1 Phase 60 Hz	31.8	35
SYSTEM 5	ZONE 5- SHOP, ZONE 6- BASEMENT	MITSUBISHI ELECTRIC	MXZ-3C24NA2	-	201754902, 201754903, 201755015	2	20	208/230V 1 Phase 60 Hz	22.1	25
SYSTEM-5 ZONE 5	SHOP	MITSUBISHI ELECTRIC	-	2-SLZ-KF12	-	1	-	-	-	-
SYSTEM-5 ZONE 6	BASEMENT	MITSUBISHI ELECTRIC	-	2-SLZ-KF12	-	1	-	-	-	-

GRILLES AND REGISTER SCHEDULE: HART AND COOLEY OR EQUAL				
NO.	MANUFACTURER	MODEL NO	SIZE	REMARKS
SR-1	HART AND COOLEY	821	AS SHOWN	CEILING DIFFUSER
RG-1	HART AND COOLEY	650	AS SHOWN	CEILING RETURN GRILL
LD-1	TRUAIRE	LD	AS SHOWN	LINEAR SLOT DIFFUSER
LR-1	TRUAIRE	LB	AS SHOWN	LINEAR SLOT RETURN
LD-2	TRUAIRE	LD	AS SHOWN	HIGH SIDE WALL LINEAR SLOT DIFFUSER

VENTILATION FOR INDOOR SHOOTING RANGE IN ACCORDANCE WITH 29 CFR 1910.1025

MUA-1 : MAKE UP AIR UNIT , LOCATION TO BE VERIFIED BY CONTRACTOR

EF-3: ENERGY RATED EXHAUST SYSTEM , DESIGN & LOCATION TO BE VERIFIED BY OWNER & CONTRACTOR

ENERGY REQUIREMENTS NOTES:

THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF SECTION M1507 OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN VENTILATION SYSTEMS IS NOT OPERATING (N11103.5)

THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGE PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. *50 PASCAL'S). TESTED SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY, (BPI OR RESNET CERTIFIED). A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.

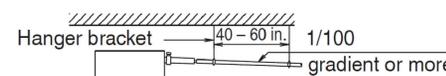
DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M1601.4.1 PROVIDE DUCT TIGHTNESS TESTING CONDUCTED BY APPROVED THIRD PARTY TESTING AGENCY (BPI OR RESNET CERTIFIED) AND THE SIGNED WRITTEN RESULTS SHALL BE SUBMITTED TO THE CODE OFFICIAL PRIOR TO THE BUILDING FINAL. (N1103.2.2) DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING.

POST-CONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHEN TESTING AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25 PA) ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.

ROUGH-IN TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQUARE FEET PF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25 PA) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLERS ENCLOSURE. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. IF THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA.

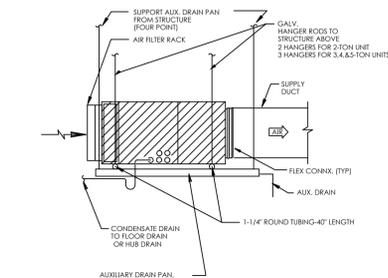
EXCEPTION: THE TOTAL LEAKAGE TEST IS NOT REQUIRED FOR DUCTS AND AIR HANDLERS LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE

DESIGN CONDITION SCHEDULE		
OUTDOOR DRY BULB TEMPERATURE (°F)	INDOOR DRY BULB TEMPERATURE (°F)	INDOOR WET BULB TEMPERATURE (°F)
108	75	63



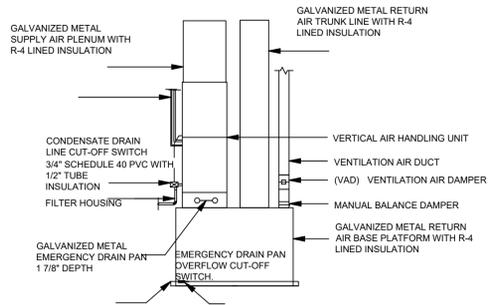
2X2 CASSETTE MOUNTING DETAIL

NOT TO SCALE



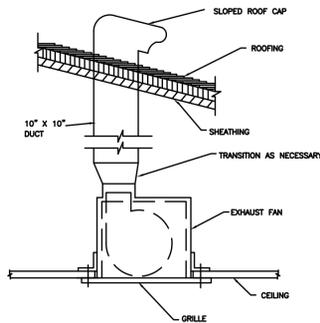
ATTIC AIR HANDLER INSTALLATION DETAIL

NOT TO SCALE



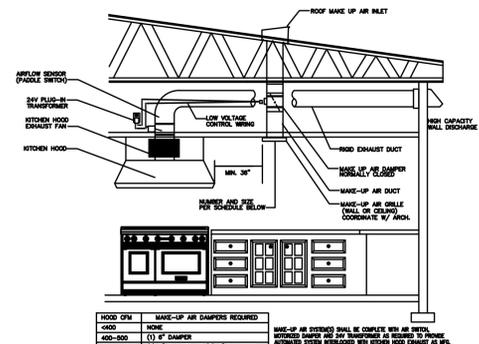
VERTICAL AIR HANDLER INSTALLATION DETAIL

NOT TO SCALE



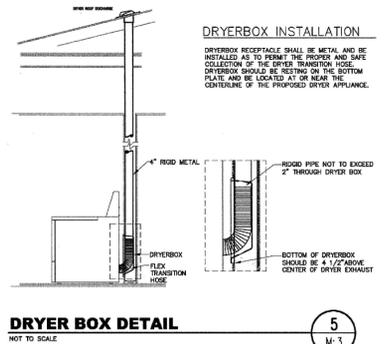
CEILING EXHAUST FAN DETAIL

NOT TO SCALE



KITCHEN HOOD MAKE-UP AIR DETAIL

NOT TO SCALE



DRYER BOX DETAIL

NOT TO SCALE



DRYER BOX DETAIL

NOT TO SCALE

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PHOENIX, ARIZONA 85086 604-932-7606

Lot 2 - Peak of the Vikings
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Scottsdale, Arizona

SHEET INDEX

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ENGINEER'S SEAL

MECH PLAN

Date: 29 DEC 20
Scale: AS SHOWN

Drawn: RAINS

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Revisions:

Sheet: M3 OF

M3

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SHEET INDEX

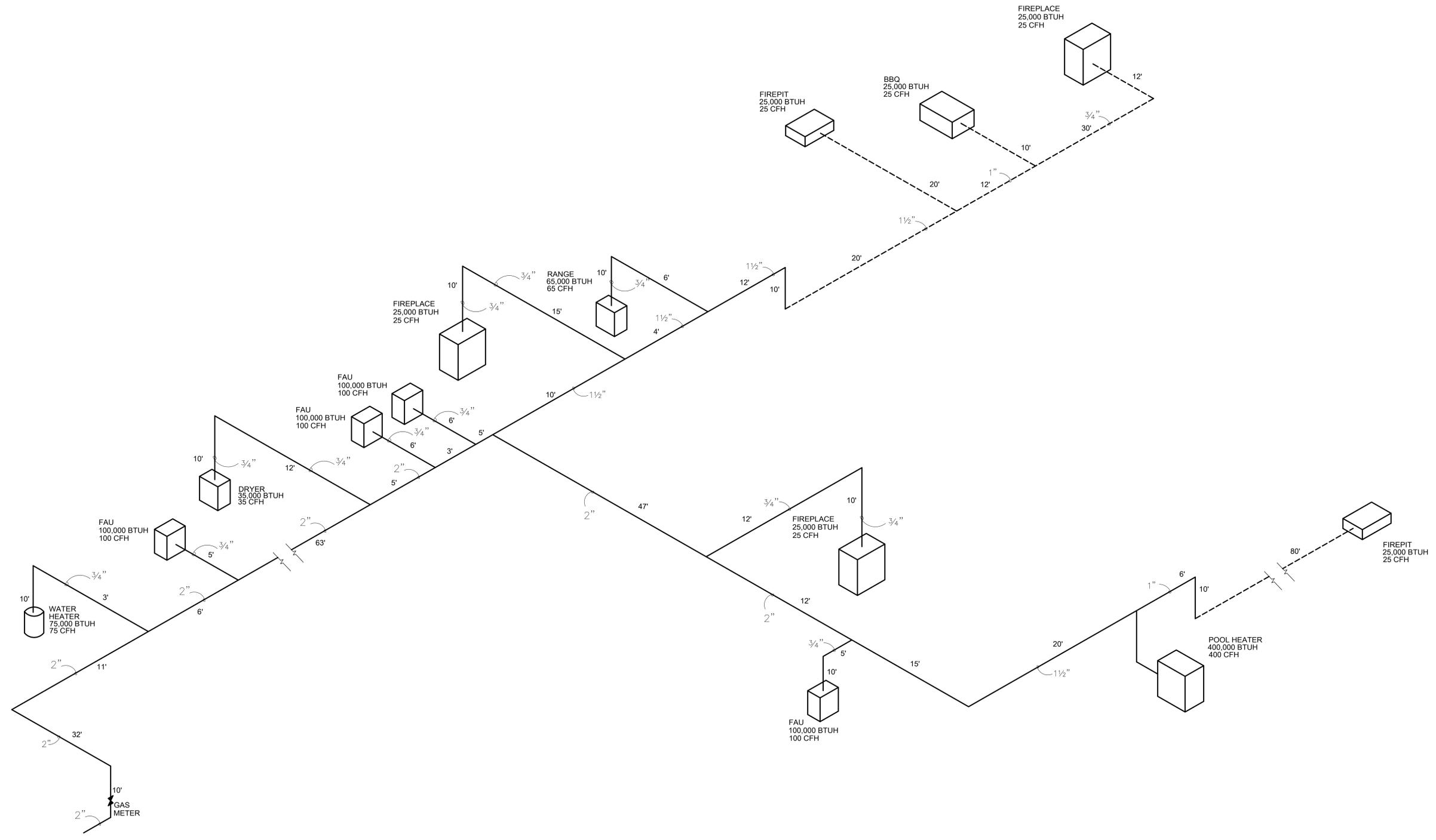
- T - TITLE SHEET, PROJECT INFO
- BP - GENERAL SPECIFICATIONS
- CH - CIVIL, GRADING AND DRAINAGE
- SI - ARCH. SITE PLAN
- A1 - FOUNDATION PLAN
- A2 - DIMENSIONED FLOOR PLAN
- A21 - NOTED FLOOR PLAN
- A22 - REFLECTED CEILING PLAN
- A23 - BASEMENT PLANS
- A3 - CROSS SECTIONS
- AA - ROOF FRAMING PLAN
- AA1 - ROOF/FLOOR FRAMING PLAN
- AA2 - SHEAR WALL PLAN
- AE - EXTERIOR ELEVATIONS
- AE - ROOF PLAN
- D1 - DETAILS
- D2 - DETAILS
- D3 - DETAILS
- MCS - MECHANICAL PLANS
- PS - GAS ISO
- E1 - ELECTRICAL PLAN
- LSLS - LANDSCAPE PLANS
- NP - NATIVE PLANT INVENTORY

ENGINEER'S SEAL
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GAS ISO

Date: 2 FEB 21
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Sheet: P1 Of: 35



GAS ISOMETRIC

325' LONGEST RUN
595' TOTAL LENGTH
1125 TOTAL CFH

USE BLACK IRON PIPING - TYPICAL

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SHEET INDEX

- T • TITLE SHEET, PROJECT INFO
- SP • GENERAL SPECIFICATIONS
- CL • CIVIL GRADING AND DRAINAGE
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- A3A • REFLECTED CEILING PLAN
- A3B • BASEMENT PLANS
- A3C • CROSS SECTIONS
- A4 • ROOF FRAMING PLAN
- A4A • ROOF/FLOOR FRAMING PLAN
- A4B • BREAK WALL PLAN
- A5 • EXTERIOR ELEVATIONS
- A6 • ROOF PLAN
- D1 • DETAILS
- D2 • DETAILS
- D3 • DETAILS
- M/S • MECHANICAL PLANS
- P1 • GAS ISO
- E1 • ELECTRICAL PLAN
- L/S-L • LANDSCAPE PLANS
- NP • NATIVE PLANT INVENTORY

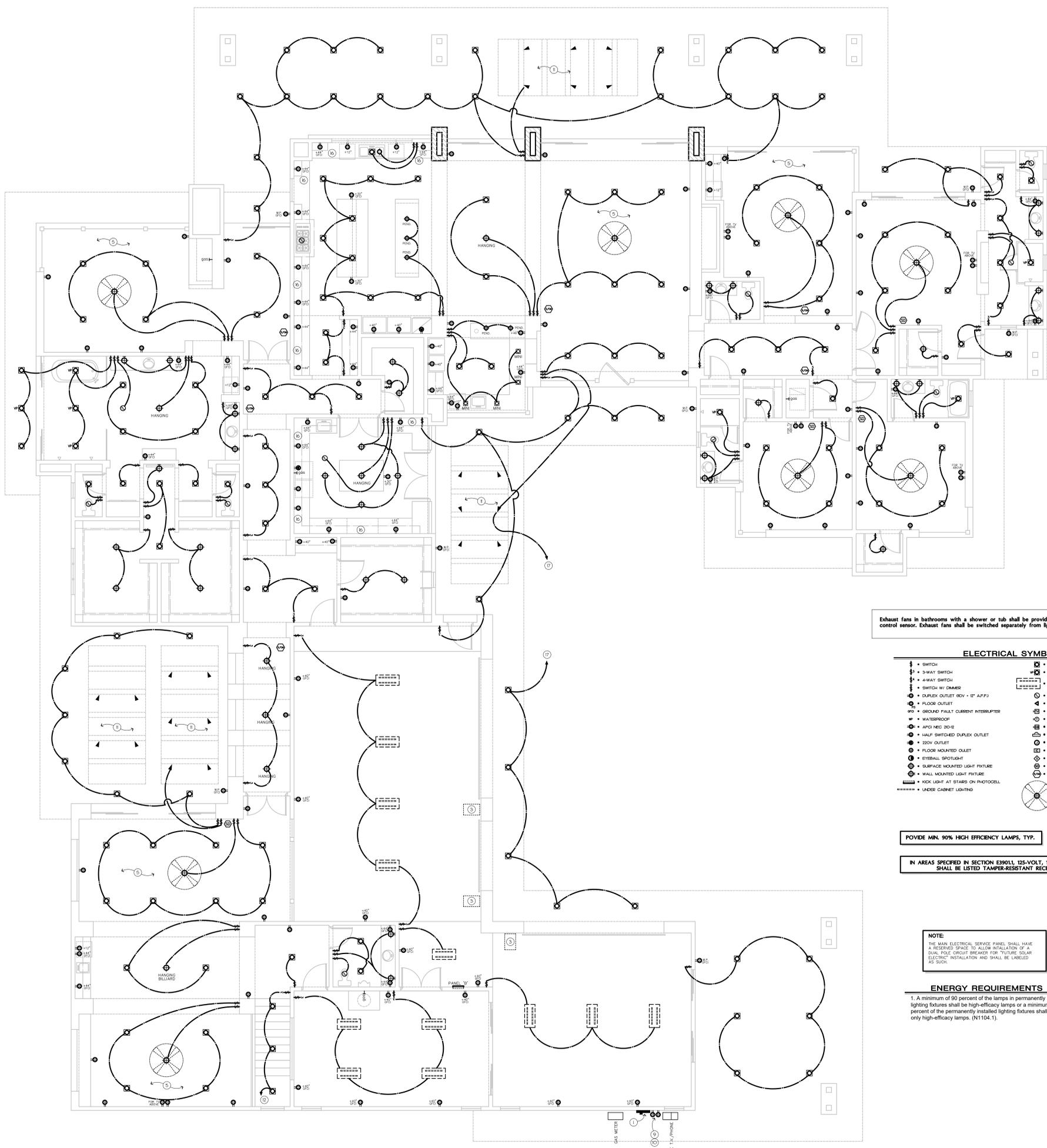
ENGINEER'S SEAL

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LOWER LEVEL FLOOR PLAN

Date: **2 FEB 21**
Scale: **AS SHOWN**
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Revisions:

Sheet: **E1** Of: **35**



- KEYED NOTES**
- 1 ELECTRICAL SERVICE ENTRANCE & METER.
 - 2 TO EXTERIOR LIGHTING.
 - 3 AUTOMATIC DOOR OPENER.
 - 4 18" HIGH PLUMBING UNDER APPLIANCES AS PER U.M.C. SEC. 303.1.2 & U.P.C. SEC. 510.1.
 - 5 VERIFY FLOOR OUTLET LOCATIONS PRIOR TO POURING SLAB.
 - 6 G.F.C.I. OUTLET (+12") FOR JACUZZI PUMP.
 - 7 FIXTURE TO COMPLY WITH N.E.C. ARTICLE #410-4 FOR DAMP LOCATION.
 - 8 KICK LIGHTS ON PHOTOCELL.
 - 9 IRRIGATION W.P./S.F./C.I. OUTLET.
 - 10 LOW VOLTAGE LIGHTING W.P./S.F./C.I. OUTLET.
 - 11 BULLET LIGHTS - VERIFY QUANTITY AND LOCATIONS.
 - 12 TO SWITCH/ LIGHTS BELOW.
 - 13 TO SWITCH/ LIGHTS ABOVE.
 - 14 POWER STRIPS UNDER UPPER CABINETS AT KITCHEN. LOCATIONS SHALL COMPLY WITH NEC 300.4 OUTLETS TO BE PROVIDED AND MAY 20 AMP. COUNTERTOP "24" OUTLET SPACING TO BE MAINTAINED.
 - 15 100 AMP SUB-PANEL.
 - 16 L.V. LIGHTING UNDER OVERHEAD CABINETS.
 - 17 TO PHOTOCELL LIGHT TIMER.

- GENERAL NOTES**
1. ALL SWITCHES AND INTERCOMS TO BE +42" FROM FLOOR TO TOP OF PLATE (+42" AND DOWN) UNLESS NOTED OTHERWISE.
 2. KITCHEN OUTLETS ABOVE COUNTER TO BE +44" AND DOWN.
 3. BATHROOM & BAR OUTLETS ABOVE COUNTER TO BE +44" AND DOWN.
 4. WALL MOUNTED LIGHTS IN BATHROOMS TO BE +78" ABOVE FINISH FLOOR.
 5. EXTERIOR WALL MOUNTED LIGHTS TO BE +72" O.C. ABOVE FINISH FLOOR.
 6. ALL EXTERIOR G.F.C.I. OUTLETS TO +18" AND DOWN.
 7. NOTE: ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CODES.
 8. CEILING FAN OUTLET BOXES SHALL BE LISTED FOR THE APPLICATION LOCATION AND SHALL BE RIGIDLY SECURED IN PLACE.
 9. PROVIDE A WIRE CABLE TO OVER/RANGE/DRYER PER ART. 250-59-1999 NEC (GROUND).
 10. PROVIDE DEDICATED 20 AMP GFCI CIRCUITS TO TOILET LAV COUNTER TOP RECEPTACLES, PER ART. 210-52c.
 11. PROVIDE POOL SUB-PANELS PER ART. 680-25c INSULATED CIRCUIT WITH THE CONDUCTORS.

ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION

E3902.12 Arc-fault circuit-interrupter protection. All branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in living rooms, dining rooms, living rooms, porches, terraces, decks, balconies, recreation rooms, rooms, closets, hallways and similar rooms or areas shall be protected by a combination type arc-fault circuit interrupter installed to provide protection of the branch circuit.

Exception:

1. Where an outlet branch-circuit type AFCI is installed at the first outlet to provide protection for the remaining portion of the branch circuit, the portion of the branch circuit between the first branch-circuit overcurrent device and the first outlet shall be protected by a combination type arc-fault circuit interrupter installed to provide protection of the branch circuit between the branch-circuit overcurrent device and the first outlet shall be installed with metal or nonmetallic conduit or tubing that is secured to not less than 1/8 inch (3 mm) of concrete.
2. AFCI protection is not required for an individual branch circuit that is part of a fire alarm system where the branch circuit is wired with metal conduit and junction boxes and RMC, IMC, LMC, type MC, or steel-sheathed armored cable Type AC, or Type MC meeting the requirements of Section E300.8.

2. Where an outlet branch-circuit type AFCI is installed at the first outlet to provide protection for the remaining portion of the branch circuit, the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet shall be installed with metal or nonmetallic conduit or tubing that is secured to not less than 1/8 inch (3 mm) of concrete.

3. AFCI protection is not required for an individual branch circuit that is part of a fire alarm system where the branch circuit is wired with metal conduit and junction boxes and RMC, IMC, LMC, type MC, or steel-sheathed armored cable Type AC, or Type MC meeting the requirements of Section E300.8.

SMOKE DETECTORS

1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNHABITABLE ATTICS, IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL, PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECTION E314.3.
5. IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES OR MORE, SMOKE ALARMS SHALL BE INSTALLED IN THE HALLWAYS AND IN THE ADJACENT ROOM.

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)

ELECTRICAL SYMBOLS

• SWITCH	◻ RECESSED LIGHT FIXTURE
• 3-WAY SWITCH	◻ VAPOR PROOF RECESSED LIGHT FIXTURE
• 4-WAY SWITCH	◻ FLUORESCENT TUBE FIXTURE
• SWITCH W/ DIMMER	◻ EXHAUST FAN
• DUPLEX OUTLET BOX - 12" APFJ	◻ TELEPHONE JACK
• FLOOR OUTLET	◻ TV JACK (VERIFY CABLE AND ANTENNA)
• GROUND FAULT CURRENT INTERRUPTER	◻ THERMOSTAT
• WATERPROOF	◻ DOOR BELL
• 4POD MIC 20-20E	◻ DOOR CHIME
• HALF SWITCHED DUPLEX OUTLET	◻ JUNCTION BOX
• 220V OUTLET	◻ INTERCOM OUTLET
• FLOOR MOUNTED OUTLET	◻ STEREO OUTLET
• EYEBALL SPOTLIGHT	◻ SMOKE DETECTOR
• SURFACE MOUNTED LIGHT FIXTURE	◻ COVE, SMOKE/CARBON MONOXIDE DETECTOR
• WALL MOUNTED LIGHT FIXTURE	◻ CEILING FANLIGHT (VERIFY WITH BUILDER PRIOR TO INSTALLATION)
• KICK LIGHT AT STAIRS ON PHOTOCELL	
• UNDER CABINET LIGHTING	

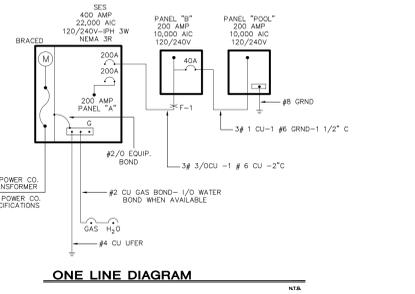
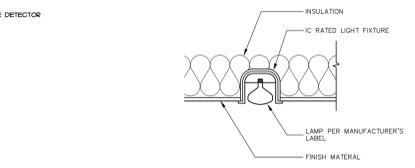
PROVIDE MIN. 90% HIGH EFFICIENCY LAMPS, TYP.

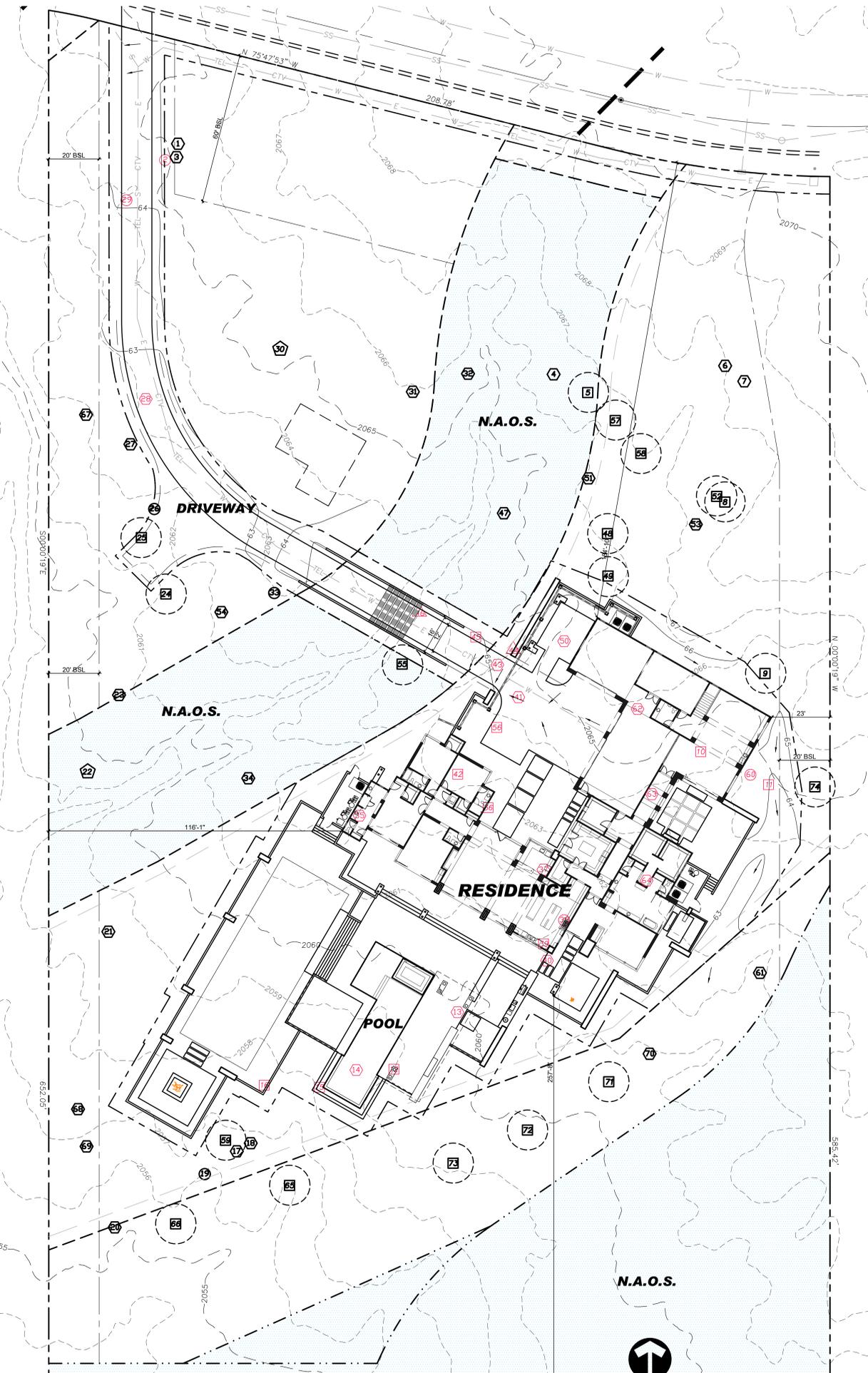
IN AREAS SPECIFIED IN SECTION E3901.1, 125-VOLT, 15- AND 20-AMPERE SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.

NOTE:
THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW INSTALLATION OF A DUAL-POLE CREDIT BREAKER FOR "FUTURE SOLAR ELECTRIC" INSTALLATION AND SHALL BE LABELED AS SUCH.

ENERGY REQUIREMENTS

1. A minimum of 90 percent of the lamps in permanently installed lighting fixtures shall be high-efficiency lamps or a minimum of 75 percent of the permanently installed lighting fixtures shall contain only high-efficiency lamps. (N1104.1)





NATIVE PLANT INVENTORY

NUMBER	SPECIES	BOTANICAL NAME	SIZE	HEALTH	SALVAGEABILITY	COMMENTS
1	SAGUARO	CARNEGIEA GIGANTEA	15'	GOOD	REMAIN IN PLACE	
2	OCOTILLO	FOUQUIERIA SPLENDENS	7'	GOOD	SALVAGEABLE	
3	SAGUARO	CARNEGIEA GIGANTEA	6'	GOOD	REMAIN IN PLACE	
4	SAGUARO	CARNEGIEA GIGANTEA	5'	GOOD	REMAIN IN PLACE	
5	FOOTHILLS PALO VERDE	PARKINSONIA MICROPHYLLA	10'	POOR	REMAIN IN PLACE	
6	SAGUARO	CARNEGIEA GIGANTEA	28' L.F.	GOOD	REMAIN IN PLACE	6 ARMS
7	SAGUARO	CARNEGIEA GIGANTEA	8'	GOOD	SALVAGEABLE	
8	FOOTHILLS PALO VERDE	PARKINSONIA MICROPHYLLA	9'	GOOD	SALVAGEABLE	
9	FOOTHILLS PALO VERDE	PARKINSONIA MICROPHYLLA	14'	POOR	REMAIN IN PLACE	
10	FOOTHILLS PALO VERDE	PARKINSONIA MICROPHYLLA	8'	GOOD	SALVAGEABLE	
11	FOOTHILLS PALO VERDE	PARKINSONIA MICROPHYLLA	10'	GOOD	SALVAGEABLE	
12	FOOTHILLS PALO VERDE	PARKINSONIA MICROPHYLLA	15'	POOR	UNSAVAGEABLE	TRUNK DISEASE
13	SAGUARO	CARNEGIEA GIGANTEA	8'	GOOD	SALVAGEABLE	
14	SAGUARO	CARNEGIEA GIGANTEA	27' L.F.	GOOD	SALVAGEABLE	6 ARMS
15	FOOTHILLS PALO VERDE	PARKINSONIA MICROPHYLLA	8'	POOR	UNSAVAGEABLE	TRUNK DISEASE
16	FOOTHILLS PALO VERDE	PARKINSONIA MICROPHYLLA	8'	POOR	UNSAVAGEABLE	ANGLED TRUNK
17	SAGUARO	CARNEGIEA GIGANTEA	78' L.F.	GOOD	SALVAGEABLE	6 ARMS
18	SAGUARO	CARNEGIEA GIGANTEA	60' L.F.	GOOD	SALVAGEABLE	4 ARMS
19	OCOTILLO	FOUQUIERIA SPLENDENS	12'	GOOD	SALVAGEABLE	
20	SAGUARO	CARNEGIEA GIGANTEA	8'	GOOD	REMAIN IN PLACE	
21	SAGUARO	CARNEGIEA GIGANTEA	17' L.F.	GOOD	REMAIN IN PLACE	2 ARMS
22	BARREL	FEROCACTUS WISLIZENII	4'	GOOD	REMAIN IN PLACE	
23	SAGUARO	CARNEGIEA GIGANTEA	6'	GOOD	REMAIN IN PLACE	
24	FOOTHILLS PALO VERDE	PARKINSONIA MICROPHYLLA	8'	POOR	UNSAVAGEABLE	LATERAL ROOT
25	FOOTHILLS PALO VERDE	PARKINSONIA MICROPHYLLA	14'	POOR	UNSAVAGEABLE	MISTLETOE
26	OCOTILLO	FOUQUIERIA SPLENDENS	17'	GOOD	SALVAGEABLE	
27	OCOTILLO	FOUQUIERIA SPLENDENS	6'	GOOD	SALVAGEABLE	
28	BARREL	FEROCACTUS WISLIZENII	8'	GOOD	SALVAGEABLE	
29	OCOTILLO	FOUQUIERIA SPLENDENS	14'	FAIR	SALVAGEABLE	
30	BARREL	FEROCACTUS WISLIZENII	5'	FAIR	REMAIN IN PLACE	
31	SAGUARO	CARNEGIEA GIGANTEA	45' L.F.	GOOD	REMAIN IN PLACE	3 ARMS
32	SAGUARO	CARNEGIEA GIGANTEA	32' L.F.	FAIR	REMAIN IN PLACE	1 ARM
33	OCOTILLO	FOUQUIERIA SPLENDENS	10'	GOOD	SALVAGEABLE	
34	SAGUARO	CARNEGIEA GIGANTEA	95' L.F.	FAIR	REMAIN IN PLACE	9 ARMS
35	SAGUARO	CARNEGIEA GIGANTEA	40' L.F.	GOOD	SALVAGEABLE	4 ARMS
36	FOOTHILLS PALO VERDE	PARKINSONIA MICROPHYLLA	10'	POOR	UNSAVAGEABLE	TRUNK DISEASE
37	SAGUARO	CARNEGIEA GIGANTEA	10'	GOOD	REMAIN IN PLACE	
38	OCOTILLO	FOUQUIERIA SPLENDENS	12'	GOOD	SALVAGEABLE	
39	FOOTHILLS PALO VERDE	PARKINSONIA MICROPHYLLA	10'	POOR	UNSAVAGEABLE	DIE BLACK
40	SAGUARO	CARNEGIEA GIGANTEA	75' L.F.	POOR	UNSAVAGEABLE	5 ARMS - DISEASE
41	SAGUARO	CARNEGIEA GIGANTEA	6'	GOOD	SALVAGEABLE	
42	FOOTHILLS PALO VERDE	PARKINSONIA MICROPHYLLA	15'	POOR	UNSAVAGEABLE	TRUNK DISEASE
43	SAGUARO	CARNEGIEA GIGANTEA	75' L.F.	GOOD	SALVAGEABLE	6 ARMS
44	IRONWOOD	OLNEYA TESOTA	12'	GOOD	SALVAGEABLE	
45	FOOTHILLS PALO VERDE	PARKINSONIA MICROPHYLLA	9'	GOOD	SALVAGEABLE	
46	IRONWOOD	OLNEYA TESOTA	8'	POOR	UNSAVAGEABLE	MISTLETOE
47	SAGUARO	CARNEGIEA GIGANTEA	38' L.F.	POOR	REMAIN IN PLACE	4 ARMS
48	FOOTHILLS PALO VERDE	PARKINSONIA MICROPHYLLA	14'	POOR	UNSAVAGEABLE	TRUNK DISEASE
49	FOOTHILLS PALO VERDE	PARKINSONIA MICROPHYLLA	10'	POOR	UNSAVAGEABLE	TRUNK DISEASE
50	SAGUARO	CARNEGIEA GIGANTEA	48' L.F.	GOOD	SALVAGEABLE	4 ARMS
51	SAGUARO	CARNEGIEA GIGANTEA	16'	GOOD	REMAIN IN PLACE	
52	FOOTHILLS PALO VERDE	PARKINSONIA MICROPHYLLA	12'	POOR	REMAIN IN PLACE	
53	SAGUARO	CARNEGIEA GIGANTEA	17'	GOOD	REMAIN IN PLACE	
54	SAGUARO	CARNEGIEA GIGANTEA	3'	GOOD	REMAIN IN PLACE	
55	FOOTHILLS PALO VERDE	PARKINSONIA MICROPHYLLA	8'	POOR	UNSAVAGEABLE	MISTLETOE
56	FOOTHILLS PALO VERDE	PARKINSONIA MICROPHYLLA	6'	GOOD	SALVAGEABLE	
57	FOOTHILLS PALO VERDE	PARKINSONIA MICROPHYLLA	8'	FAIR	REMAIN IN PLACE	
58	FOOTHILLS PALO VERDE	PARKINSONIA MICROPHYLLA	8'	FAIR	REMAIN IN PLACE	
59	FOOTHILLS PALO VERDE	PARKINSONIA MICROPHYLLA	12'	POOR	UNSAVAGEABLE	TRUNK DISEASE
60	OCOTILLO	FOUQUIERIA SPLENDENS	8'	POOR	UNSAVAGEABLE	STRUCTURE
61	SAGUARO	CARNEGIEA GIGANTEA	3.5'	GOOD	REMAIN IN PLACE	
62	SAGUARO	CARNEGIEA GIGANTEA	3'	GOOD	SALVAGEABLE	
63	SAGUARO	CARNEGIEA GIGANTEA	3'	GOOD	SALVAGEABLE	
64	BARREL	FEROCACTUS WISLIZENII	3'	GOOD	SALVAGEABLE	
65	FOOTHILLS PALO VERDE	PARKINSONIA MICROPHYLLA	10'	GOOD	REMAIN IN PLACE	
66	FOOTHILLS PALO VERDE	PARKINSONIA MICROPHYLLA	10'	FAIR	REMAIN IN PLACE	
67	BARREL	FEROCACTUS WISLIZENII	3'	GOOD	REMAIN IN PLACE	
68	SAGUARO	CARNEGIEA GIGANTEA	8'	GOOD	REMAIN IN PLACE	
69	BARREL	FEROCACTUS WISLIZENII	9' L.F.	GOOD	REMAIN IN PLACE	3 ARMS
70	SAGUARO	CARNEGIEA GIGANTEA	16'	GOOD	REMAIN IN PLACE	
71	IRONWOOD	OLNEYA TESOTA	12'	FAIR	REMAIN IN PLACE	
72	FOOTHILLS PALO VERDE	PARKINSONIA MICROPHYLLA	10'	POOR	REMAIN IN PLACE	
73	FOOTHILLS PALO VERDE	PARKINSONIA MICROPHYLLA	12'	POOR	REMAIN IN PLACE	
74	FOOTHILLS PALO VERDE	PARKINSONIA MICROPHYLLA	10'	POOR	REMAIN IN PLACE	

NATIVE PLANT SUMMARY

PLANT TOTALS	TREE	CACTI	OVERALL TOTALS
REMAIN	11 37%	22 50%	REMAIN 33
SALVAGE	6 20%	20 45%	SALVAGE 26
DESTROY	13 43%	2 5%	DESTROY 15
TOTAL	30	44	TOTAL 74

PROJECT CONSULTANTS

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CIVIL ENGINEERING:

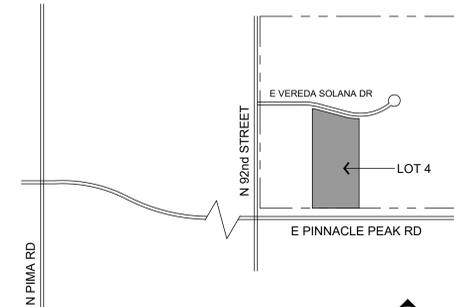
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PROJECT DATA

9277 EAST VEREDA SOLANA DRIVE
SCOTTSDALE, ARIZONA 85255

LOT 2 PEAK OF THE VIKINGS
SCOTTSDALE, ARIZONA 85255

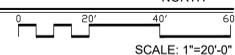
A.P.N.: 217-05-016
ZONING: R1-190



VICINITY MAP

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NATIVE PLANT INVENTORY



L.F. - LINEAR FEET

DATE: 2/8/2021
JOB NO.: CF-21-01



PFEIFFER
LOT 2 PEAK
9277 EAST VEREDA SOLANA DRIVE
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LANDSCAPE PLAN

LOT 2 PEAK OF THE VIKINGS

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A.P.N.: 217-05-016

ZONING: R1-190

SITE CALCS:

SITE AREA	190,568 S.F.
UNDIST. AREA	145,428 S.F.
DIST. AREA (ENVELOPE)	45,140 S.F.
REVEG AREA	12,300 S.F.
N.A.O.S. REVEG	0 S.F. (0%)
TOTAL REVEG	12,300 S.F.

NOTE:
AREA CALC FOR REVEGETATION OF
DISTURBANCE PER DESERT MOUNTAIN.
REFER TO CIVIL FOR NAOS MOUNTAIN.

SHEET INDEX

- NPI** NATIVE PLANT INVENTORY
- L1** SITE PLAN and NOTES
- L2.1** HARDSCAPE PLAN
- L2.2** HARDSCAPE PLAN
- L3.1** PLANTING / REVEG PLAN
- L3.2** PLANTING / REVEG PLAN
- L4** POOL and SPA LAYOUT
- L5** PLANTING DETAILS
- L6** LOW VOLTAGE LIGHTING PLAN
- L7** LOW VOLTAGE DETAILS

REFER TO CIVIL ENGINEERING PLAN FOR FULL SITE PLAN AND N.A.O.S. CONSIDERATIONS. THIS PLAN IS IN REFERENCE TO LANDSCAPE PLANTING AND REVEGETATION ONLY.

FIRE DEPARTMENT SAFETY CHECKLIST

- DO NOT BLOCK FIRE HYDRANTS OR EMERGENCY ACCESS TO THE SITE WITH CONSTRUCTION VEHICLES.
- ESTABLISH AND MAINTAIN THE BUILDING ENVELOPE AS A CLEAR ZONE. THIN AND CLEAR FLAMMABLE MATERIALS AND FLASH FUELS (DRIED GRASSES AND WEEDS) FOR AN ADDITIONAL "BUFFER ZONE" OF 20-30 FEET FROM THE BUILDING ENVELOPE. THERE IS NO NEED TO CLEAR NATURAL LIVE DESERT PLANTS. JUST KEEP THESE AREAS MAINTAINED AND CLEAR OF THE ANNUAL DRY FLASH FUELS.
- DEVELOP A "BUFFER ZONE" AND REMOVE ALL LIGHT (FLASH) FUELS FOR AN AREA OF 10-15 FEET FROM THE EDGE OF ALL DRIVEWAYS.
- KEEP CONSTRUCTION SITES CLEAR OF EXCESSIVE COMBUSTIBLE AND FLAMMABLE MATERIALS.
- RESTRICT SMOKING WHILE ON THE CONSTRUCTION SITE, ESPECIALLY IN THE WILDLAND INTERFACE AREAS.
- IF A FIRE IS SUSPECTED OR DISCOVERED, IMMEDIATELY CALL 911 FOR FIRE DEPARTMENT RESPONSE. DO THIS BEFORE ATTEMPTING TO INVESTIGATE OR BEFORE TAKING ANY FIREFIGHTING ACTION.
- TAKE SPECIAL CARE TO LIMIT WELDING AND METAL CUTTING OPERATIONS TO CLEARED AREAS.
- ALWAYS CONSIDER POSTING SPOTTERS WHEN CONDUCTING POTENTIALLY RISKY OPERATIONS.
- HAVE WORKING FIRE EXTINGUISHERS AND/OR CONNECTED WATER HOSE LINES AVAILABLE ON ALL JOB SITES.

CITY OF SCOTTSDALE N.A.O.S. REVEGETATION PLAN NOTES

- MINOR MODIFICATION TO THE APPROVED LANDSCAPE / REVEGETATION PLAN MAY BE APPROVED BY THE INSPECTION SERVICES PLANNING INSPECTION STAFF.
- ALL SALVAGED PLANT RELOCATION AND REVEGETATION SHALL BE COMPLETED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
- RETENTION / DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOLLARDS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- NO LANDSCAPE LIGHTING IS APPROVED WITH THE SUBMITTAL.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.
- ALL REVEGETATED N.A.O.S. SHALL BE WATERED FOR 3 YEARS AT THE END OF 3 YEARS OR ONCE PLANT MATERIAL HAS BECOME ESTABLISHED. THE IRRIGATION SYSTEMS TO THE REVEGETATED N.A.O.S. SHALL BE PERMANENTLY DISCONNECTED.
- ALL LANDSCAPE IRRIGATION SYSTEMS SHALL BE SEPARATED FROM THE DOMESTIC WATER SUPPLY BY A BACKFLOW PREVENTION DEVICE IN ACCORDANCE WITH THE CITY OF SCOTTSDALE SUPPLEMENT M.A.G. STANDARDS DETAIL NUMBER 2354.
- NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACE (NAOS) AREAS.
- BOULDERS AND SALVAGED SURFACE MATERIAL SHALL BE PROVIDED IN A DISTURB AREA TO MATCH AND BLEND WITH SURROUNDING DESERT CHARACTER.
- NON-NATIVE DECOMPOSED GRANITE SHALL NOT BE PROVIDED IN N.A.O.S. AREA OR UNENCLOSED AREAS.
- PLANTS THAT ARE NOT INDIGENOUS TO THE E.S.L. AREA SHALL BE LIMITED TO ENCLOSED YARD AREAS. NON-INDIGENOUS TREES SHALL ONLY BE LOCATED IN THE REAR YARDS. PLANT MATERIAL THAT HAVE THE POTENTIAL OF EXCEEDING TWENTY (20) FEET IN HEIGHT IS PROHIBITED. TURF SHALL BE LIMITED TO ENCLOSED AREAS NOT VISIBLE FROM AN OFFSITE LOWER ELEVATION.
- A REGISTERED SURVEYOR SHALL STAKE AND ROPE THE CONSTRUCTION ENVELOPE AND N.A.O.S. EASEMENT IN ACCORDANCE WITH THE SITE PLAN. THE CONSTRUCTION ENVELOPE AND N.A.O.S. AREA STAKED MUST BE THE MOST RESTRICTIVE IN ACCORDANCE WITH THE ZONING ORDINANCE.

GENERAL NOTES

- ALL AREAS TO BE DISTURBED BY CONSTRUCTION, INCLUDING ANY AREAS DISTURBED BEYOND WHAT IS SHOWN ON PLANS, SHALL BE REPLANTED AS INDICATED ON THESE PLANS. AT ALL TIMES THE PLANTS INSTALLED IN ALL AREAS ARE TO MATCH THE SURROUNDING AREA IN DENSITY AND PLANT TYPE.
- ALL WORK SHALL BE COMPLETED AND APPROVED BY THE COMMUNITY PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL DISTURBED SOIL SHALL BE RAKED TO BLEND INTO EXISTING UNDISTURBED DESERT TOPSOIL.
- FINISH GRADE OR TOP OF D.G. (WHICHEVER IS HIGHER) SHALL BE 1/2" BELOW ADJACENT CONCRETE OR OTHER PAVED SURFACE.
- ALL PLANT MATERIAL SHALL BE SIZED ACCORDING TO THE ARIZONA NURSERY ASSOCIATION STANDARDS. PLANT MATERIAL SIZES NOT ESTABLISHED PER A.N.A. STANDARDS SHALL BE SIZED ACCORDING TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- NO PLANT SUBSTITUTIONS, TYPE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PERMISSION FROM THE LANDSCAPE DESIGNER OR CLIENT.
- PLANT MATERIALS SPECIFIED SHALL BE SUBJECT TO HAND SELECTION BY THE PROJECT MANAGER AT THE NURSERY.
- ALL R.O.W. PLANT MATERIAL TO BE IN COMPLIANCE WITH THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ACCURATE PLANT COUNTS.
- THE SUB-CONTRACTOR SHALL MARK AND CONFIRM LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION. CONFLICTS SHALL BE REPORTED TO THE LANDSCAPE DESIGNER FOR RESOLUTION.
- ACID ETCH AS REQUIRED IMPERVIOUS SOILS AT TREE LOCATIONS TO ENSURE PLANT HEALTH.

PLANTING NOTES

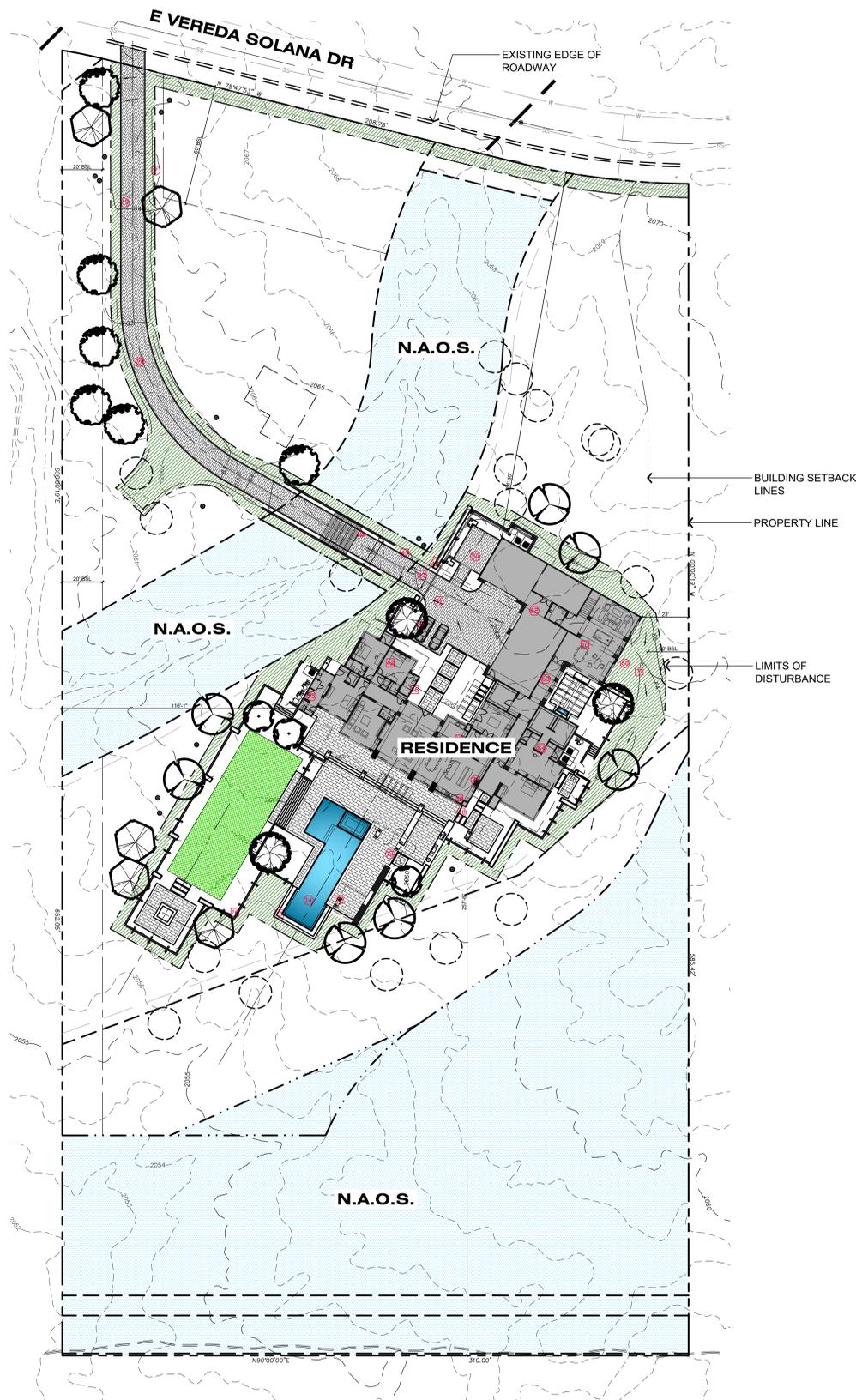
- STAKE ALL TREE LOCATIONS FOR LANDSCAPE DESIGNER'S APPROVAL PRIOR TO PLANTING.
- ALL TREES SHALL BE INSTALLED PRIOR TO INSTALLATION OF RIP-RAP.
- ALL NEW PLANTING SHALL BE INSTALLED SO AS TO MATCH THE EXISTING NATIVE SPECIES AND DENSITIES ADJACENT TO THE AREA OF REVEGETATION.
- PROTECTED MATERIAL SALVAGED FROM SITE THAT DOES NOT SURVIVE THE SALVAGE PROCESS, OR DIES WITHIN THE FIRST TWO YEARS AFTER TRANSPLANT, SHALL BE REPLACED BY THE DEVELOPER IN LIKE KIND AND SIZE.
- WHERE RIP-RAP IS REQUIRED AND THE SLOPE WILL HOLD IT, AN APPROVED PLANTING SOIL SHALL BE ADDED ON TOP OF THE RIP-RAP A MINIMUM OF EIGHT INCHES IN DEPTH. THE PLANTING DENSITIES IN THESE AREAS SHALL BE CONSISTENT WITH ALL OTHER AREAS AND THE ORDINANCE.
- A TEMPORARY NURSERY LOCATION SHALL BE ESTABLISHED ON SITE FOR SALVAGE MATERIALS. CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION TO SALVAGED MATERIAL IN NURSERY.
- A TEMPORARY IRRIGATION SYSTEM SHALL BE INSTALLED TO SUPPLEMENT REVEG. PLANT MATERIAL. CONTRACTOR RESPONSIBLE FOR TEMPORARY IRRIGATION SYSTEM.
- A PRE-GRADING INSPECTION IS REQUIRED AFTER THE PERMIT IS ISSUED AND BEFORE ANY GRADING WORK COMMENCES. ALL PROTECTED PLANTS ARE TO BE MOVED TO THE DESIGNATED NURSERY AREA AND THE BUILDING DEPARTMENT WILL BE CALLED FOR A PRE-GRADING INSPECTION.

RIP-RAP NOTES

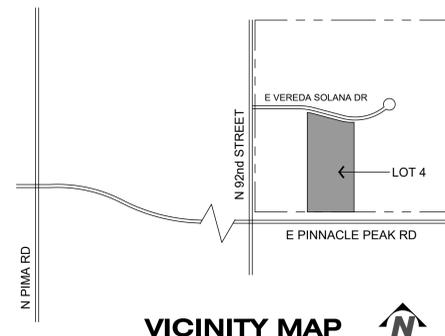
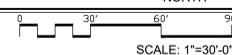
- ALL RIP-RAP ROCK SHALL BE SALVAGED FROM SITE OR A COLOR CONSISTENT WITH ROCK FOUND ON SITE. RIVER ROCK SHALL NOT BE ALLOWED.
- ALL IRRIGATION LINES SHALL BE INSTALLED AND PRESSURE TESTED PRIOR TO THE INSTALLATION OF RIP-RAP.
- RIP-RAP SHALL BE INSTALLED IN THOSE AREAS DEEMED APPROPRIATE BY THE CIVIL ENGINEER.
- AREAS WHERE RIP-RAP IS INSTALLED AND THE SLOPE DOES NOT EXCEED 6:1 (OR FLOW OF 6FT/SECOND) AN APPROVED PLANTING SOIL SHALL BE ADDED ON TOP OF THE RIP-RAP A MINIMUM OF EIGHT INCHES IN DEPTH.

IRRIGATION NOTES

- THE BUILDER MAY REQUIRE AN IRRIGATION "AS-BUILT" BE CREATED BY THE CONTRACTOR FOR THE OWNERS FILES UPON COMPLETION OF WORK.
- ALL REVEGETATION AREAS TREATED WITH NATIVE SEED MIX SHALL BE WATERED BY A SCHEDULED WATERING SERVICE FOR A MINIMUM OF ONE YEAR. THE WATERING SCHEDULE SHALL BE AT THE DISCRETION OF THE DEVELOPER.
- ALL TRANSPLANTS AND NEW PLANTS SHALL BE WATERED WITH A PROFESSIONALLY INSTALLED DRIP IRRIGATION SYSTEM.
- ALL TREES SHALL BE WATERED WITH A DRIP IRRIGATION SYSTEM. THE TREES AND SHRUBS SHALL BE ON SEPARATE WATERING SYSTEMS.
- IRRIGATION LINES SHALL BE IN PLACE AND PRESSURE TESTED PRIOR TO INSTALLATION OF RIP-RAP.



OVERALL SITE EXHIBIT



VICINITY MAP

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SITE PLAN

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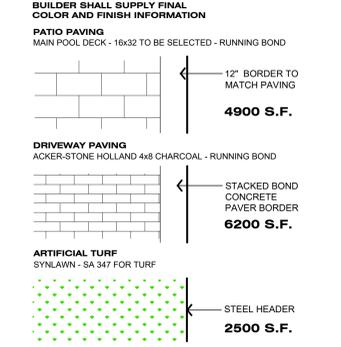
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HARDSCAPE PAVING LEGEND



PLANTER POTS

PLANTER POTS SHALL BE SUPPLIED WITH 2" PVC SLEEVING TO EACH POT INDIVIDUALLY. IRRIGATION AND DRAINAGE WILL OCCUR THROUGH THESE SLEEVES. PLANTING FOR THESE POTS SHALL BE BASED UPON THE LOCATION OF THE POT, THE AVAILABILITY OF PLANT MATERIAL, AND THE DESIGNER'S DISCRETION. FINAL POT LOCATIONS AND PLANTINGS SHALL BE FIELD ADJUSTED WITH THE APPROVAL OF THE DESIGNER AND CLIENT.

EXTERIOR EQUIPMENT

EXTERIOR EQUIPMENT INCLUDING BUT NOT LIMITED TO HVAC EQUIPMENT, POOL EQUIPMENT AND TRASH CANS SHALL BE SCREENED BY A SOLID WALL AND SOLID GATE THAT ARE A MINIMUM OF 12" TALLER THAN THE HIGHEST POINT OF THE EQUIPMENT. THE CONTRACTOR SHALL VERIFY THE HEIGHT OF THE EXTERIOR EQUIPMENT PRIOR TO CONSTRUCTION OF THE SITE WALL TO ENSURE COMPLIANCE DURING CONSTRUCTION.

SES SCREENING NOTE

THE SES PANEL SHALL BE SCREENED BY A SOLID WALL AND SOLID GATE THAT ARE A MINIMUM OF 4' TALLER THAN THE HIGHEST POINT OF THE SES PANEL. THE CONTRACTOR SHALL INSTALL THE SES PANEL AS LOW AS ALLOWED BY BUILDING CODE AND APS IN AN EFFORT TO MINIMIZE THE HEIGHT OF THE SCREEN WALL. THE CONTRACTOR SHALL VERIFY COMPLIANCE DURING CONSTRUCTION.

EXPOSED GRADING

ALL EXPOSED GRADING SHALL BE NATURALLY AND GENTLY CONTOURED. NO "MAN MADE" OR "ENGINEERED" SLOPES WILL BE ACCEPTED.

DRAINAGE OPENINGS

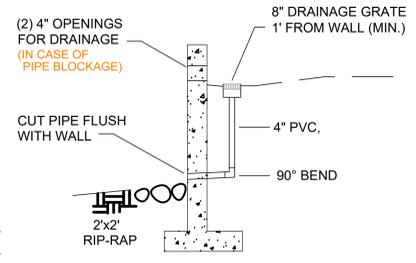
DRAINAGE OPENINGS, DRAIN OUTLETS OR WEEP HOLES IN RETAINING WALL SHALL OUTLET NO HIGHER THAN 4" ABOVE THE ADJACENT FINISHED GRADE ON THE EXTERIOR FACE OF THE WALL.

EXTG BOULDERS

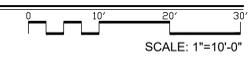
EXISTING NATURALLY OCCURRING BOULDERS AND BOULDER OUTCROPPINGS TO BE PRESERVED AND UTILIZED AS PART OF THE SITE WALLS AND LANDSCAPING TO CONVEY A SENSE OF NATURAL PLACEMENT.

EXTERIOR MATERIALS

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HARDSCAPE PLAN



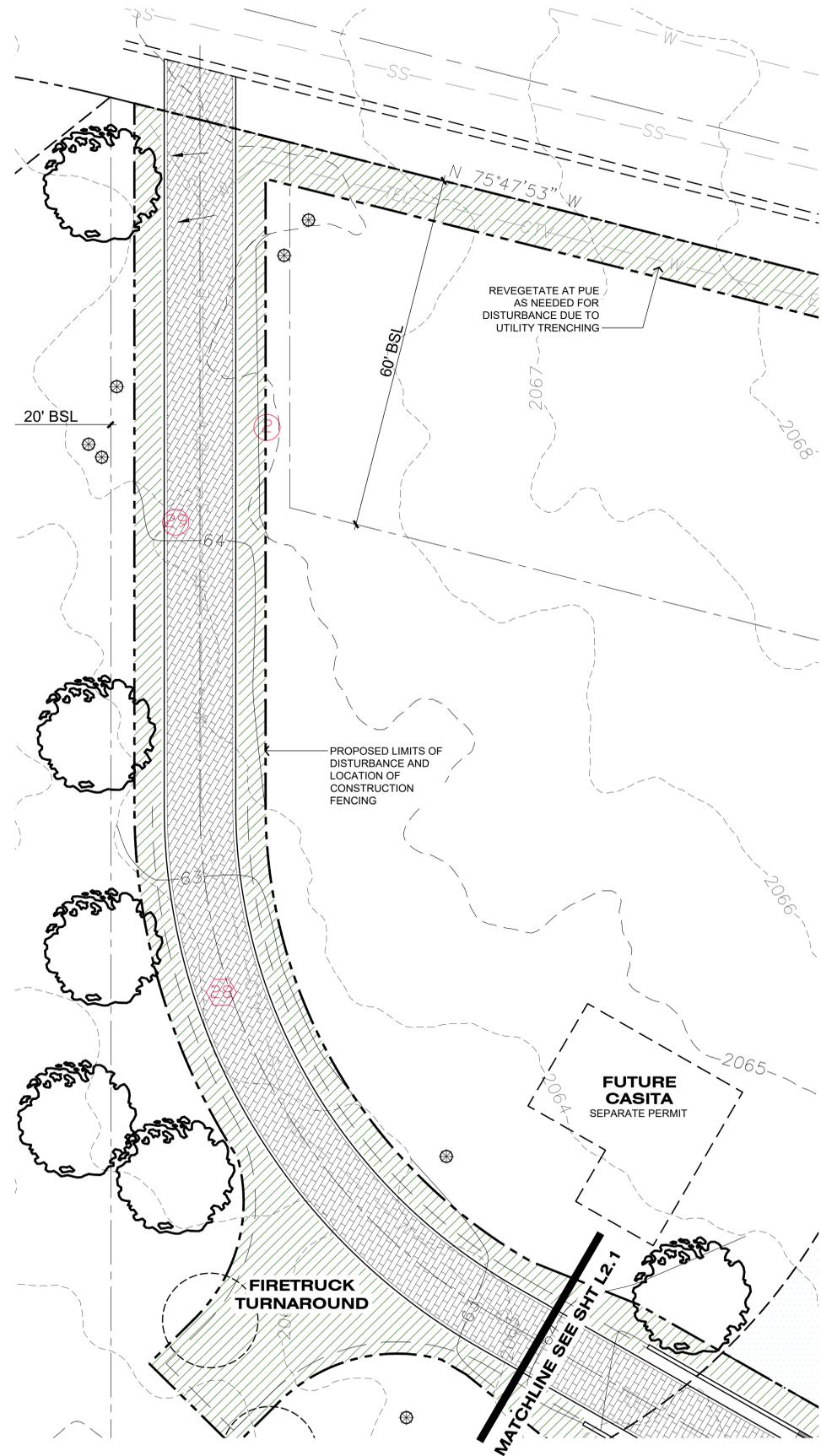
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HARDSCAPE PLAN

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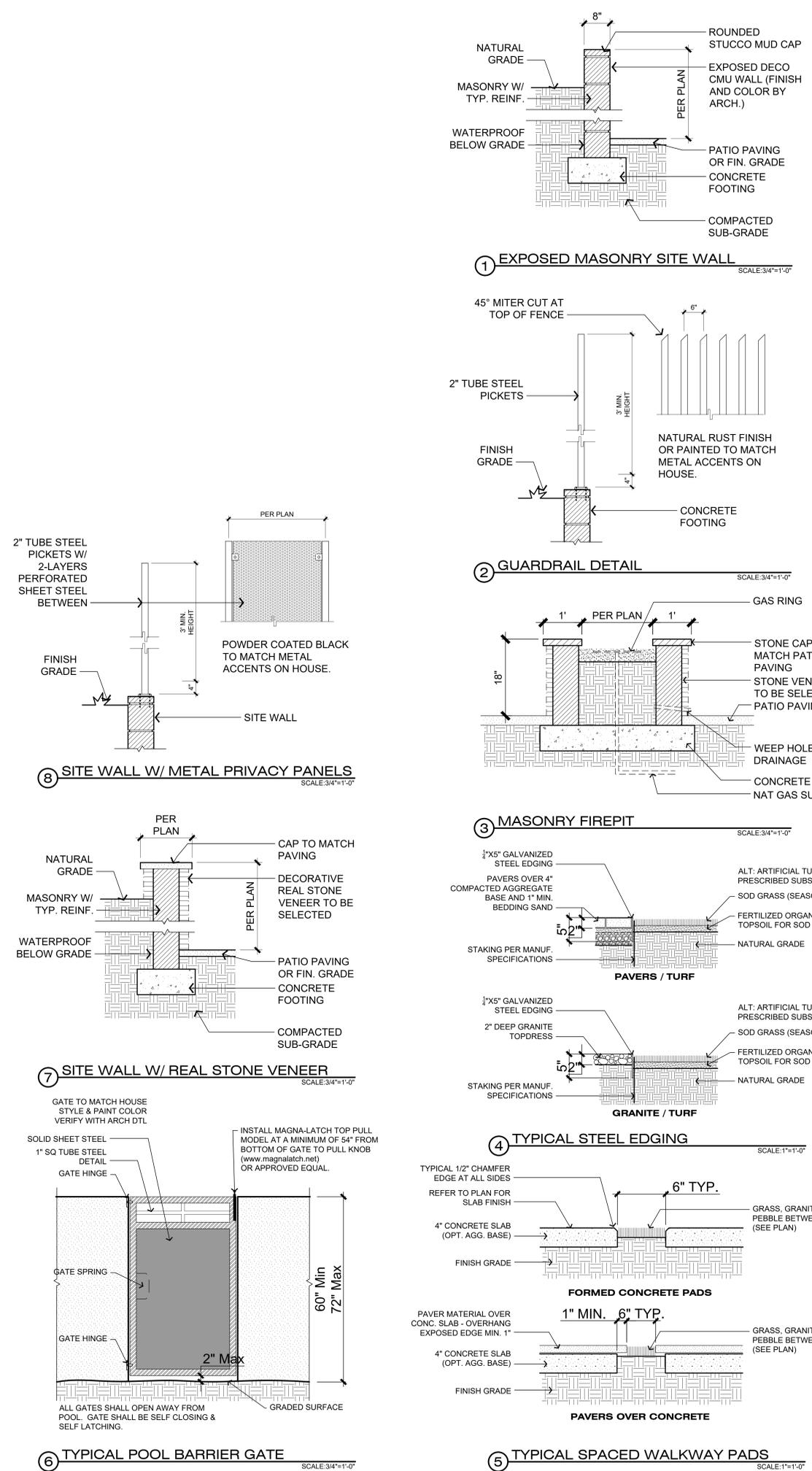
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HARDSCAPE PLAN



SCALE: 1"=10'-0"



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EXTERIOR MATERIALS
 ALL EXTERIOR MATERIALS, PAINT COLORS AND FINISHES SHALL COMPLY WITH THE LRV RESTRICTIONS SET FORTH FOR THIS VILLAGE AND CITY OF SCOTTSDALE ESI. ZONING OVERLAY, UNLESS NOTED OTHERWISE. ALL MATERIALS SHALL HAVE AN LRV OF 40 OR LESS.

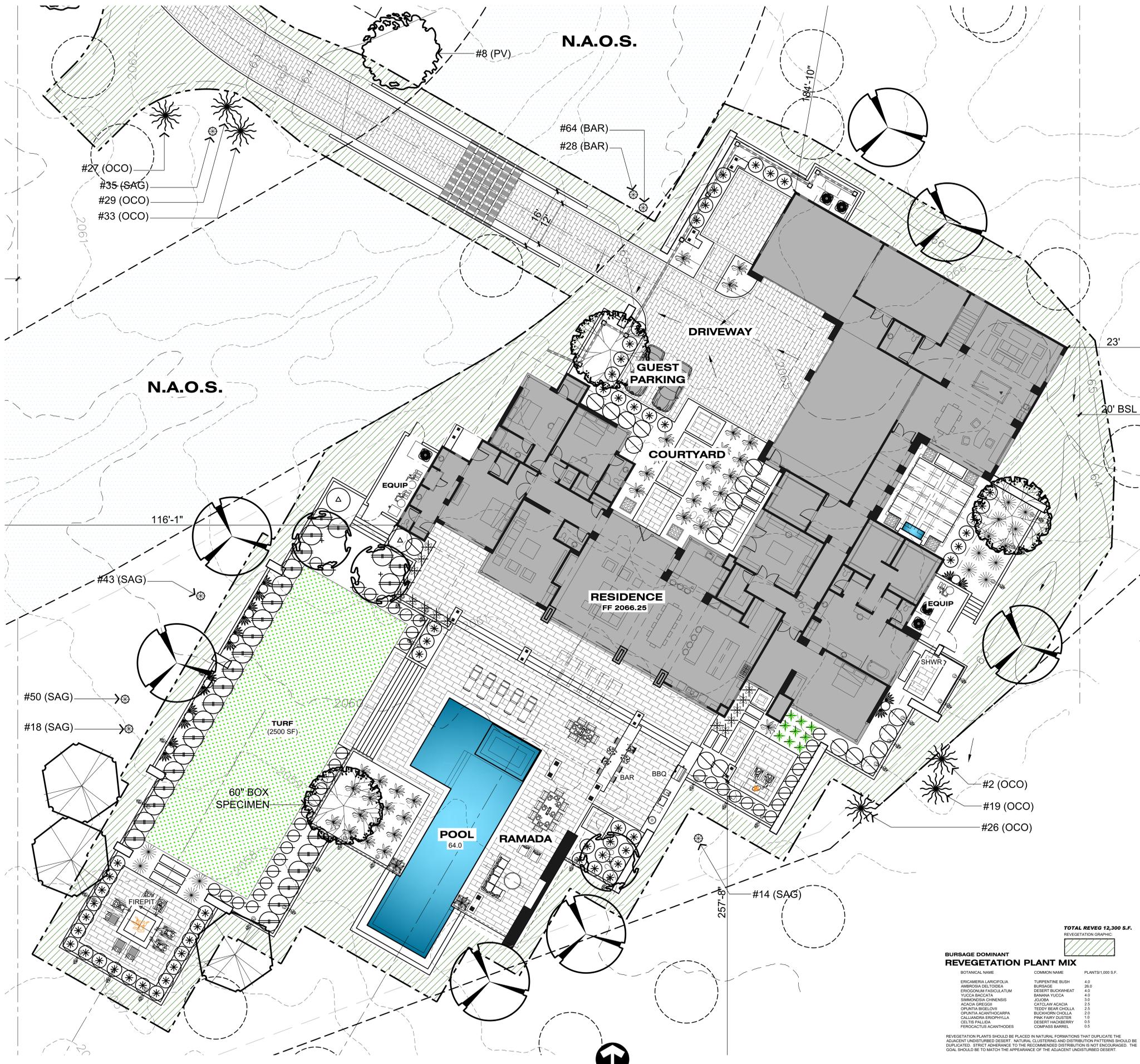
PFEIFFER
 LOT 2 Pot
 9277 EAST VEREDA SOLANA DRIVE
 SCOTTSDALE, ARIZONA

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HARDSCAPE PLAN

DATE: 2/8/2021
 JOB NO.: CF-21-01

L2.2



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES				
(Symbol)	SALVAGE TREE	REFER TO NATIVE PLANT INVENTORY		
(Symbol)	OLNEYA TESOTA	DESERT IRONWOOD	48" BOX U.N.O.	3
(Symbol)	PARKINSONIA MICROPHYLLUM	FOOTHILLS PALO VERDE	24" BOX	4
(Symbol)	PROSOPIS VELUTINA	NATIVE MESQUITE	36" BOX	7
(Symbol)	SOPHORA SECUNDFLORA	TX. MTN LAUREL	36" BOX	3
(Symbol)	FOQUIERIA SPLENDENS	REFER TO NATIVE PLANT INVENTORY		
(Symbol)	SAGUARO OR BARREL	AS NOTED - REFER TO NATIVE PLANT INVENTORY		
SHRUBS				
(Symbol)	TECOMA STANS	ARIZONA YELLOW BELLS	15 GAL.	2
(Symbol)	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE	5 GAL.	30
(Symbol)	OLEA EUROPAEA 'MONTRA'	DWARF OLLIE	5 GAL.	41
(Symbol)	EREMOPHILA MACULATA 'VALENTINE'	EMU BUSH	5 GAL.	19
(Symbol)	EREMOPHILA HYGROPHANA	BLUE BELLS	5 GAL.	54
(Symbol)	CLYTOSTOMA CALLISTEGIOIDES	PURPLE TRUMPET VINE	5 GAL.	9
ACCENTS				
(Symbol)	AGAVE WEBBERI	WEBBER'S AGAVE	15 GAL	35
(Symbol)	DASILYRION LONGISSIMUM	TOOTHLESS SPOON	5 GAL	14
(Symbol)	PEDILANTHUS MACROCARPUS (EUPHORBIA LOMELII)	LADY SLIPPER CACTUS	5 GAL	15
(Symbol)	SMALL AGAVE	A. PARRYI, A. PUMILA, A. "BLUE FLAME"	5 GAL	9
INERT GROUNDCOVER				
(Symbol)	DECOMPOSED GRANITE (-5,200 S.F.)	1" TABLE MESA BROWN		IN REAR YARD PLANTERS AND PLANTER POTS
(Symbol)	DESERT VARNISH (-12,000 S.F.)	COLLECTED FROM SITE		IN ALL NATURAL BUFFER REVEGETATION AREAS
(Symbol)	* PLANTER POTS with SLEEVING	POTS TO BE SELECTED BY OWNER AND LOCATIONS DETERMINED PRIOR TO HARDSCAPE INSTALLATION		

NOTES:

- CONTRACTOR TO VERIFY ALL QUANTITIES.
- REUSE EXISTING ACCENT PLANTS WHERE POSSIBLE. CONTRACTOR TO MAKE SUBSTITUTIONS BASED ON SALVAGE AVAILABILITY.
- REFER TO NATIVE PLANT INVENTORY FOR SALVAGE INFORMATION (BY OTHERS).
- ALL SPECIMEN QUALITY PLANTS THAT ARE DISTURBED BY DEVELOPMENT ARE TO BE PRESERVED AND RELOCATED ON SITE OR REPLACED WITH ALTERNATE PLANT MATERIAL OF SIMILAR TYPE AND SIZE.
- NO COMMERCIAL GRADE DECOMPOSED GRANITE SHALL BE USED IN AREAS VISIBLE FROM OFFSITE OR ADJACENT TO UNDISTURBED NATURAL DESERT.

C.O.S. ESLO PLANT NOTES:
 PLANTS IN THE ABOVE LEGEND WITH A (+) ARE DESIGNATED AS NON-ESLO APPROVED INDIGENOUS PLANTS AND SHALL NOT BE VISIBLE OFF-SITE. ALL NON-NATIVE PLANTS SHALL BE CONTAINED WITHIN THE PRIVACY WALLS AND SHALL NOT EXCEED A PROJECTED MATURE HEIGHT OF 20'-0".

BURSAGE DOMINANT REVEGETATION PLANT MIX

BOTANICAL NAME	COMMON NAME	PLANTS/1,000 S.F.
ERICACERIA LARGIFOLIA	TURPENTINE BUSH	4.0
AMBROSIA SELTOIDA	BURSAGE	26.0
ERIODONUM FASCICULATUM	DESERT BUCKWHEAT	4.0
YUCCA BICACATA	BANANA YUCCA	4.0
SIMMONDSIA CHINENSIS	JUOBA	3.0
ACACIA GREGGII	CATCLAW ACACIA	2.5
ORPHTHA BISELOVII	TEDDY BEAR CHOLLA	2.5
ORPHTHA AGANTHOCARPA	BUCKWING CHOLLA	2.5
CALLIANDRA EROPHYLLA	PINK FARY CUSTERT	1.0
CELTIS PALLESA	DESERT HICKBERRY	0.5
FEROCACTUS ACANTHOIDES	COMPASS BARREL	0.5

BURSAGE DOMINANT REVEGETATION SEED MIX

BOTANICAL NAME	COMMON NAME	LB/SF, 1,000 SF	OZ./ACRE
ERICACERIA LARGIFOLIA	TURPENTINE BUSH	37	1.0
AMBROSIA SELTOIDA	BURSAGE	1,355	39.0
ERIODONUM FASCICULATUM	DESERT BUCKWHEAT	37	1.0
PROSOPIS VELUTINA	NATIVE MESQUITE	37	1.0
CALLIANDRA EROPHYLLA	PINK FARY CUSTERT	18	0.5
CERCIDUUM FLORIDUM	BLUE PALO VERDE	27	1.0
VOQUIRIA DEL TOIDA	GOLDEN EYE	18	0.5
CERCIDUUM MICROPHYLLUM	FOOTHILLS PALO VERDE	27	1.0
BALEYA MUL TRADATA	DESERT MARBOLD	18	0.5
LUPINUS SPARRELOBUS	DESERT LUPINE	18	0.5
ESCHSCHOLZIA MEXICANA	MEXICAN POPPY	18	0.5
SIMMONDSIA CHINENSIS	JUOBA	27	1.0
PHACELIA CAMPANULARIA	DESERT BLUE BELLS	18	0.5

- REVEGETATION PLANTS SHOULD BE PLACED IN NATURAL FORMATIONS THAT DUPLICATE THE ADJACENT UNDISTURBED DESERT. NATURAL CLUSTERING AND DISTRIBUTION PATTERNS SHOULD BE DUPLICATED. STRICT ADHERENCE TO THE RECOMMENDED DISTRIBUTION IS NOT ENCOURAGED. THE GOAL SHOULD BE TO MATCH THE APPEARANCE OF THE ADJACENT UNDISTURBED DESERT.
- RIP OR SCARIFY ALL AREAS TO BE SEED TO A MINIMUM DEPTH OF 4".
 - COVER ALL AREAS THAT HAVE EXCESSIVE AMOUNTS OF HARD GRANITE OR ALKALINE SOIL WITH A MINIMUM OF 6" OF FRAGILE TOPSOIL AFTER RIPPING.
 - BROADCAST SEED MIX AT THE RATES DESCRIBED ABOVE IN A UNIFORM MANNER ENSURING THAT ALL AREAS ARE EVENLY COVERED. EITHER MECHANICAL OR HAND BROADCASTING METHODS ARE ACCEPTABLE.
 - MECHANICALLY DRAG OR RAKE ALL SEEDS AFTER SEED IS UNIFORMLY APPLIED. IDEALLY THIS SHOULD HAPPEN AFTER THE BOXED PLANT MATERIAL IS INSTALLED, AND BEFORE THE SMALL CONTAINERIZED PLANTS ARE INSTALLED.
 - NO SUPPLEMENTAL IRRIGATION IS REQUIRED.

LANDSCAPE PLAN



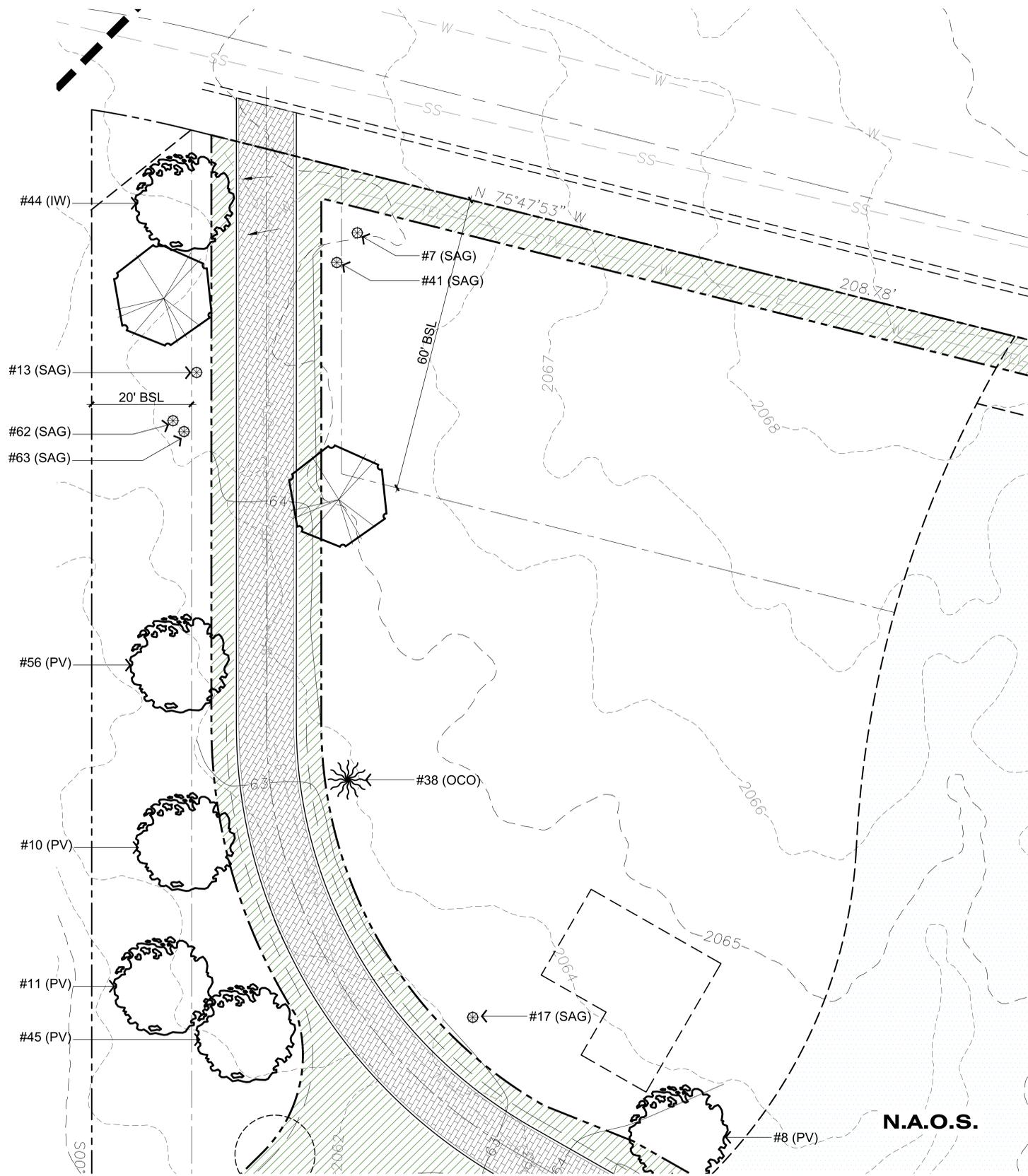
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LANDSCAPE and REVEG. PLAN

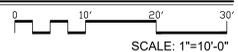
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L3



N.A.O.S.

LANDSCAPE PLAN



SCALE: 1"=10'-0"

TOTAL REVEG 12,300 S.F.
REVEGETATION GRAPHIC

BURSAGE DOMINANT REVEGETATION PLANT MIX

BOTANICAL NAME	COMMON NAME	PLANTS/1,000 S.F.
ERICACERIA LARGIFOLIA	TURPENTINE BUSH	4.0
AMBROSIA DELTOIDA	BURSAGE	26.0
ERIODONUM FASCICULATUM	DESERT BUCKWHEAT	4.0
YUCCA BACATA	BANANA YUCCA	4.0
SIAMONDISIA CHINENSIS	JOUBA	3.0
ACACIA GREGGII	CATCLAW ACACIA	2.5
ORPUNIA BIEBELOVII	TEEDY BEAR CHOLLA	2.5
ORPUNIA AGANTHOCARPIS	BUCKWORM CHOLLA	2.5
CALLIANDRA ERIOPHYLLA	PINK FAIRY CUSTER	1.0
CELTIS PALLEIDA	DESERT HICKBERRY	0.5
FEROCACTUS ACANTHODES	COMPASS BARREL	0.5

REVEGETATION PLANTS SHOULD BE PLACED IN NATURAL FORMATIONS THAT DUPLICATE THE ADJACENT UNDISTURBED DESERT. NATURAL CLUSTERING AND DISTRIBUTION PATTERNS SHOULD BE DUPLICATED. STRICT ADHERENCE TO THE RECOMMENDED DISTRIBUTION IS NOT ENCOURAGED. THE GOAL SHOULD BE TO MATCH THE APPEARANCE OF THE ADJACENT UNDISTURBED DESERT.

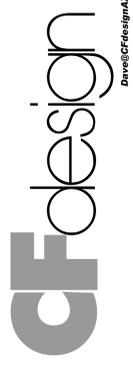
TOTAL REVEG 12,300 S.F.
REVEGETATION GRAPHIC

BURSAGE DOMINANT REVEGETATION SEED MIX

BOTANICAL NAME	COMMON NAME	LBS/1,000 SF	OZ./ACRE
ERICACERIA LARGIFOLIA	TURPENTINE BUSH	37	1.0
AMBROSIA DELTOIDA	BURSAGE	1,85	5.0
ERIODONUM FASCICULATUM	DESERT BUCKWHEAT	37	1.0
PRODRISPS VELUTINA	NATYRE MESQUITE	37	1.0
CALLIANDRA ERIOPHYLLA	PINK FAIRY CUSTER	18	0.5
CERCIDILUM FLORIDUM	BLUE PALM VERDE	37	1.0
VOLENERIA DELTOIDA	GOLDEN EYE	18	0.5
CERCIDILUM MICROPHYLLUM	FOOTHILLS PALM VERDE	37	1.0
BAILEYA MULI TRADATA	DESERT MARIGOLD	18	0.5
LUPINUS SPARSEFLORUS	DESERT LUPINE	18	0.5
ESCHSCHOLZIA MEXICANA	MEXICAN POPPY	18	0.5
SIAMONDISIA CHINENSIS	JOUBA	37	1.0
PHACELIA CAMPANULARIA	DESERT BLUE BELLS	18	0.5

1. RIP OR SCARIFY ALL AREAS TO BE SEED TO A MINIMUM DEPTH OF 4".
2. COVER ALL AREAS THAT HAVE EXCESSIVE AMOUNTS OF HARD GRANITE OR ALKALINE SOIL WITH A MINIMUM OF 9" OF FRAGILE TOPSOIL AFTER RIPPING.
3. BROADCAST SEED MIX AT THE RATES DESCRIBED ABOVE IN A UNIFORM MANNER ENSURING THAT ALL AREAS ARE EVENLY COVERED. EITHER MECHANICAL OR HAND BROADCASTING METHODS ARE ACCEPTABLE.
4. MECHANICALLY DRAG OR RAKE ALL SEEDING AREAS AFTER SEED IS UNIFORMLY APPLIED. IDEALLY THIS SHOULD HAPPEN AFTER THE BROADCAST PLANT MATERIAL IS INSTALLED, AND BEFORE THE SMALL CONTAINERIZED PLANTS ARE INSTALLED.
5. NO SUPPLEMENTAL IRRIGATION IS REQUIRED.

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LANDSCAPE and REVEG. PLAN

DATE: 2/8/2021
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L3

CITY OF SCOTTSDALE POOL NOTES

POOLS REQUIRE SEPARATE APPROVAL AND PERMIT.
 POOLS SHALL NOT BE EMPTIED OR BACKWASHED INTO WASHES, STREETS, NADS, SCENIC CORRIDORS, ON TO AN ADJACENT LOT, OR TRACT OF LAND, (ZO SEC. 6.1100.B.1; AND DS&PM 2.2.601 D.4.C.)
 ALL MECHANICAL EQUIPMENT (AIR CONDITIONER, POOL EQUIP, ETC.) SHALL BE SCREENED A MINIMUM OF 1 FOOT ABOVE THE HIGHEST PORTION OF THE EQUIPMENT FROM ALL SIDES AND SHALL BE COMPATIBLE WITH THE ADJACENT BUILDING. SHOW LOCATION OF EQUIPMENT ON SITE PLAN.
 POOL HEATER VENT TERMINATION SHALL COMPLY WITH THE MANUFACTURER'S LISTING AND THE IRC. POOL MECHANICAL EQUIPMENT SHALL NOT BE CLOSER THAN 10 FEET TO ANY OPENING TO AN INDOOR LIVING AREA OF AN ADJACENT PROPERTY.
 TEMPORARY SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL, (ZO SEC. 7.700 AND SEC. 6.1071.A.6, AND DS&PM 1-1.407)
 IN ACCORDANCE WITH THE ZONING ORDINANCE, A REGISTERED SURVEYOR SHALL STAKE AND ROPE THE MOST RESTRICTIVE AREA DEFINED BY THE CONSTRUCTION ENVELOPE AND NADG EASEMENT AS SHOWN ON THE SITE PLAN. (ZO SEC. 6.1070.A.5)

SPA 9X14 126 S.F. SURF 46 L.F. PER 264 S.F. INT.	POOL 61X27 800 S.F. SURF 131 L.F. PER 1325 S.F. INT.
---	---

SYMBOLS LEGEND

- ⊕ Elev. Ref.
- ↻ Return
- ⊙ Aerator
- ⊙ Filter
- ⊙ Hydro Therapy
- ⊕ Outlet
- ⊕ Switch
- ⊕ Junction Box
- ⊕ Water Leveler
- ⊕ Heater
- ⊕ Main Drain
- ⊕ Venturi
- ⊕ Light
- ⊕ Skimmer

NOTE: POOL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY STRUCTURAL ENGINEERING AND THE PROPER PERMITS FOR INSTALLATION OF THE POOL AND POOL BARRIER.

MATERIAL LEGEND
 CLIENT SHALL SUPPLY ANY COLOR AND FINISH INFORMATION

PATIO PAVING AND WALL CAPS
 LARGE FORMAT STONE PAVER TO BE SELECTED

POOL FINISHES

ALL MATERIAL SELECTIONS SUBJECT TO OWNER APPROVAL. VERIFY SELECTIONS WITH OWNER AND/OR GENERAL CONTRACTOR PRIOR TO ORDERING.

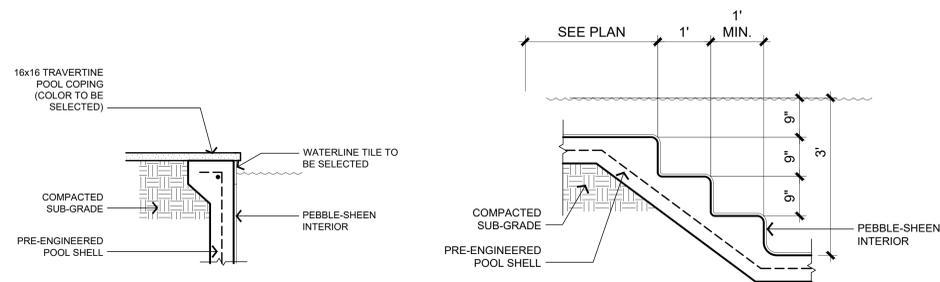
COPING
 12x16 UNLESS NOTED OTHERWISE MATERIAL AND COLOR TO BE SELECTED

WATERLINE TILE
 6x6 TILE WITH GRAY COLORED GROUT TILE TO BE SELECTED

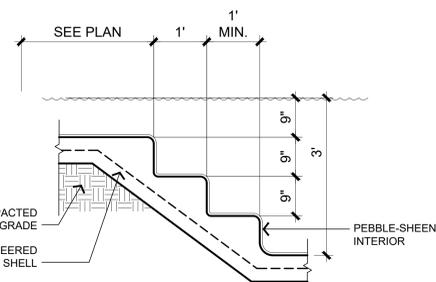
INTERIOR OF POOL
 PEBBLESHEEN BY PEBBLETEC, COLOR TO BE SELECTED

INTERIOR OF SPA
 PEBBLESHEEN BY PEBBLETEC, COLOR TO BE SELECTED MOSAIC TILE AT NEGATIVE EDGE AND WATERLINE TO BE SELECTED

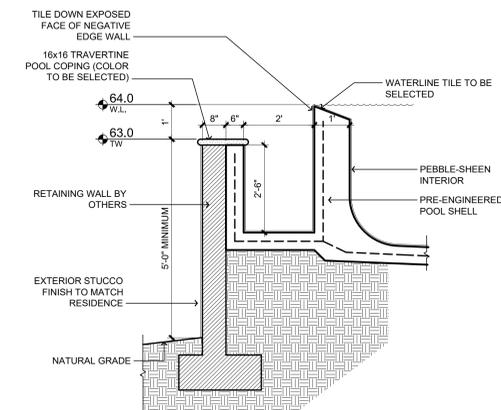
MISC.
 OPTION TO ADD DECORATIVE TILE AT EDGES OF BAJA SHELF AND STEPS FOR BETTER VISIBILITY.



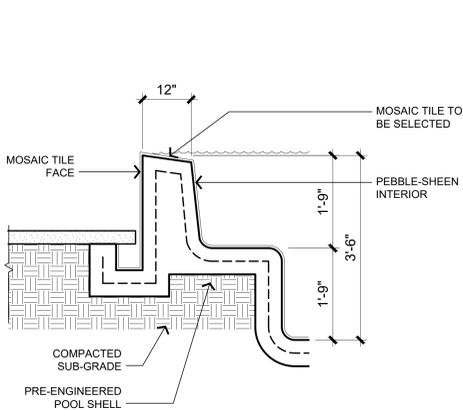
A STANDARD POOL EDGE SCALE: 3/4"=1'-0"



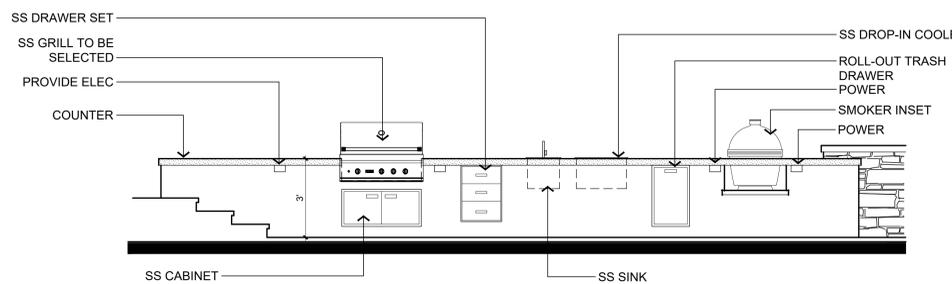
B POOL STEPS SCALE: 3/4"=1'-0"



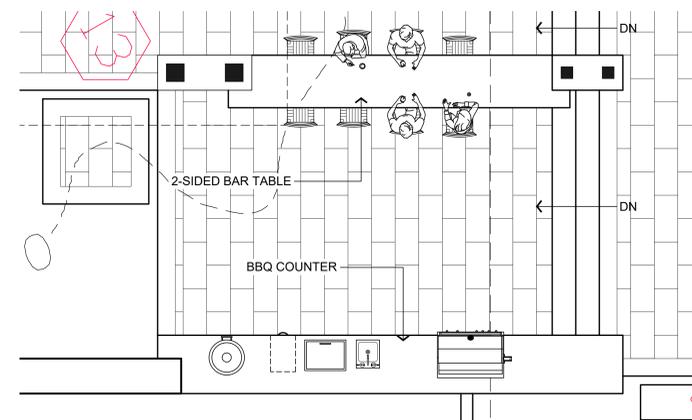
C NEGATIVE EDGE DETAIL SCALE: 1/2"=1'-0"



D SPA NEG. EDGE SCALE: 3/4"=1'-0"



INTERIOR BBQ ELEVATION SCALE: 3/8"=1'-0"



OUTDOOR KITCHEN LAYOUT SCALE: 1/4"=1'-0"

BARRIERS FOR SWIMMING POOLS, SPAS AND HOT TUBS

Outdoor Swimming Pool. An outdoor swimming pool shall be provided with a barrier that shall be installed, inspected and approved prior to plastering or filling with water. The barrier shall comply with the following excerpt from the 2003 International Building Code:

- The top of the barrier shall be at least 60 inches (1524 mm) above grade measured on the side of the barrier that faces away from the swimming pool. The top of a barrier that separates the pool only from habitable spaces on the same property shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance at the bottom of the barrier may be increased to 4 inches (102 mm) when grade is a solid surface such as a concrete deck, or when the barrier is mounted on the top of the aboveground pool structure. When barriers have horizontal members spaced less than 45 inches (1143 mm) apart, the horizontal members shall be placed on the pool side of the barrier. Any decorative design work on the side away from the swimming pool, such as protrusions, indentations or cutouts, which render the barrier easily climbable, is prohibited. Where common fences on adjacent property lines of existing developed lots serve as the barrier, the height may be measured on the side that faces the swimming pool. The pool side of the barrier shall be not less than 20 inches from the edge of the water.
- Openings in the barrier shall not allow passage of a 13/4-inch-diameter (44.5 mm) sphere.

EXCEPTIONS:

 - When vertical spacing between such openings is 45 inches (1143 mm) or more, the opening size may be increased such that the passage of a 4-inch-diameter (102 mm) sphere is not allowed.
 - For fencing composed of vertical and horizontal members, the spacing between vertical members may be increased up to 4 inches (102 mm) when the distance between the tops of horizontal members is 45 inches (1143 mm) or more.
- Chain link fences used as the barrier shall not be less than 11 gauge.
- Where access gates are provided, they shall comply with the requirements of Items 1 through 3. Pedestrian access gates shall be self-closing and have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, (1) the release mechanism shall be located on the pool side of the barrier at least 3 inches (76 mm) below the top of the gate, and (2) the gate and barrier shall have no opening greater than 1/2 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism. Pedestrian gates shall swing away from the pool. Any gates other than pedestrian access gates shall be equipped with lockable hardware or padlocks and shall remain locked at all times when not in use.

- Where a wall of a Group R, Division 3 Occupancy dwelling unit serves as part of the barrier and contains door openings between the dwelling unit and the outdoor swimming pool that provide direct access to the pool, a separation fence meeting the requirements of Items 1, 2, 3 and 4 of Section 421.1 shall be provided.

EXCEPTION: One of the following may be used in lieu of a separation fence:

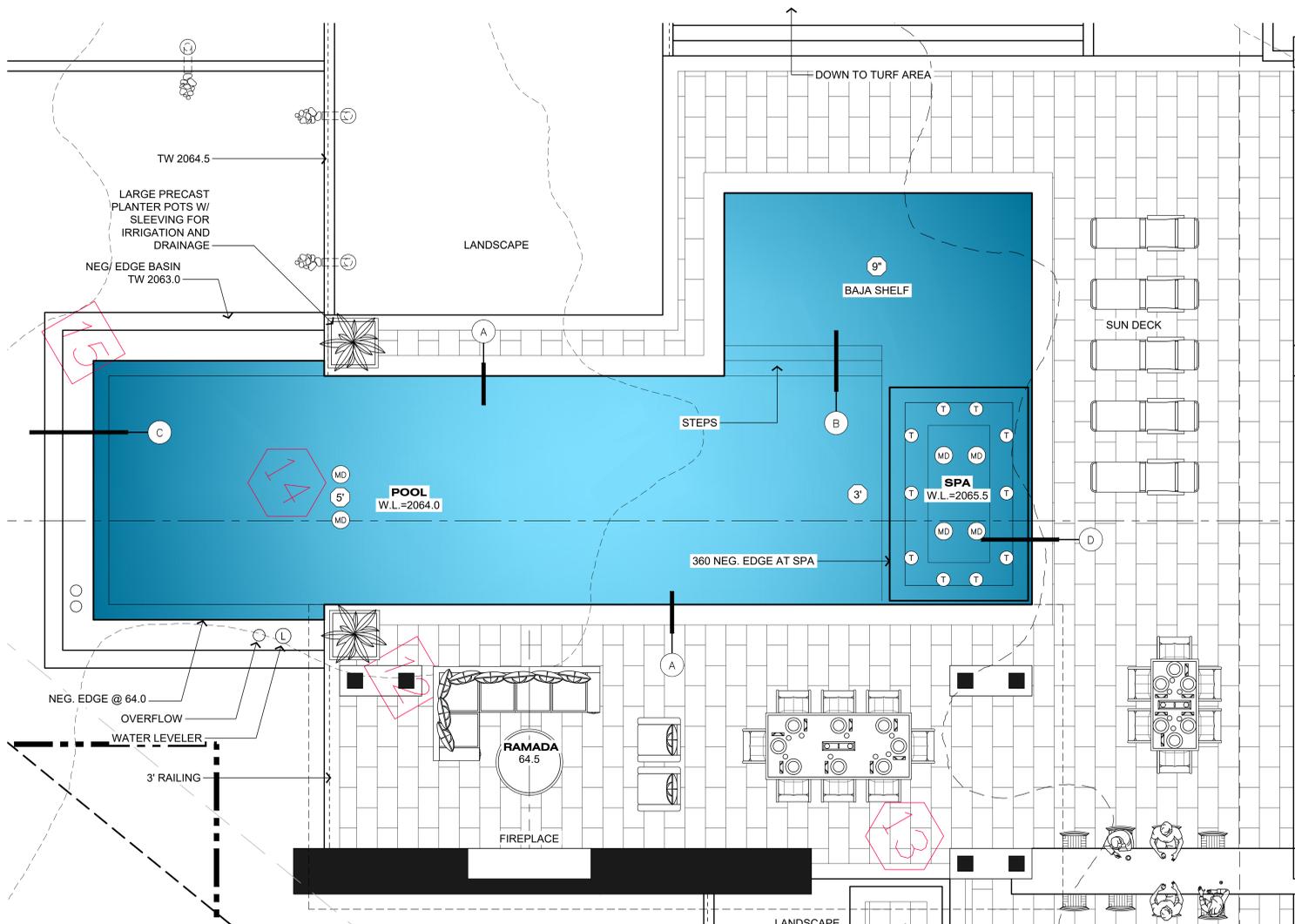
 - Self-closing and self-latching devices installed on all doors with direct access to the pool with the release mechanism located a minimum of 54 inches (1372 mm) above the floor.

- An alarm installed on all doors with direct access to the pool. The alarm shall sound continuously for a minimum of 30 seconds within seven seconds after the door and its screen, if present, are opened, and be capable of providing a sound pressure level of not less than 85 dBA when measured indoors at 10 feet (3048 mm). The alarm shall automatically reset under all conditions. The alarm system shall be equipped with a manual means, such as a touchpad or switch, to temporarily deactivate the alarm for a single opening. Such deactivation shall last no longer than 15 seconds. The deactivation switch shall be located at least 54 inches (1372 mm) above the threshold of the door.

- Other means of protection may be acceptable so long as the degree of protection afforded is not less than that afforded by any of the devices described above.
- Where an aboveground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, then (1) the ladder or steps shall be capable of being secured, locked or removed to prevent access or (2) the ladder or steps shall be surrounded by a barrier that meets the requirements of Items 1 through 5. When the ladder or steps are secured, locked or removed, any opening created shall be protected by a barrier complying with Items 1 through 5.

- A pool safety cover which complies with ASTM F 1346-91 may be used to meet the requirements of Items 1 through 6 above for barrier protection between the dwelling unit and swimming pool provided all other portions of the perimeter fencing around the yard are installed and maintained as required. If switching devices are used for operation of the pool safety cover, they shall be key-operated, locked away, or otherwise located in an inaccessible location. An inaccessible location shall be at a height of at least 54 inches above the deck or adjacent ground level and where the entire pool can be visually inspected during cover operation.

- The building official may grant an exception to the above barrier requirements when it is determined that there is a natural barrier existing on the premises in the form of thorny/spiny vegetation, landscaping, or topography which prevents access to the pool area. An exception may also be granted for barrier protection between the dwelling unit and swimming pool when such protection precludes access by a disabled adult resident.



POOL AND SPA LAYOUT SCALE: 1/4"=1'-0"

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POOL LAYOUT and DETAILS
 SCALE AS NOTED

DATE: 2/8/2021
JOB NO.: CF-21-01

L4

WATERING CHART

TREES			
TEMPERATURE	1ST YEAR	2-5 YEARS	AFTER 5 YEARS
OVER 108 DEGREES	EVERY 2 DAYS	EVERY 10 DAYS	EVERY 3 WEEKS
OVER 100 DEGREES	ONCE A WEEK	EVERY 10 DAYS	GRADUALLY EXTEND INTERVALS TO EVERY 4 WEEKS
90-100 DEGREES	EVERY 10 DAYS	EVERY 2 WEEKS	GRADUALLY EXTEND INTERVALS TO EVERY 6 WEEKS
75-90 DEGREES	EVERY 2 WEEKS	EVERY 3 WEEKS	WATER IF NO RAINFALL FOR 60 DAYS
BELOW 75 DEGREES	EVERY 30 DAYS	EVERY 30 DAYS	WATER IF NO RAINFALL FOR 60 DAYS
SHRUBS			
TEMPERATURE	1ST YEAR	2-5 YEARS	AFTER 5 YEARS
OVER 108 DEGREES	EVERY DAY	EVERY 3 DAYS	EVERY WEEK
OVER 100 DEGREES	ONCE A WEEK	EVERY 10 DAYS	EVERY 2 WEEKS
90-100 DEGREES	EVERY 10 DAYS	EVERY 2 WEEKS	EVERY 3 WEEKS
75-90 DEGREES	EVERY 2 WEEKS	EVERY 3 WEEKS	EVERY 4 - 5 WEEKS
BELOW 75 DEGREES	EVERY 30 DAYS	EVERY 30 DAYS	EVERY 4 - 5 WEEKS

SMALL PLANTS IN 1 GALLON CONTAINERS NEED TO BE WATERED TWICE A WEEK.

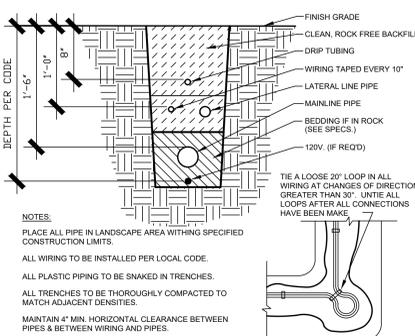
THE WATERING CHART IS PROVIDED AS A GUIDE ONLY AND MUST BE ADJUSTED FOR SPECIFIC TEMPERATURE AND ENVIRONMENTAL CONDITIONS. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN ALL PLANT MATERIALS IN A THRIVING, HEALTHY CONDITIONS.

MINIMUM PIPE SIZE

GPM	SIZE	PIPE
4	1/2"	POLYETHYLENE - STANDARD SIZE
5	3/4"	POLYETHYLENE - STANDARD SIZE
8	1 1/2"	PVC CLASS 200
10	3/4"	PVC CLASS 200
15	1 1/4"	PVC CLASS 200
25	1 1/2"	PVC CLASS 200
35	1 1/2"	PVC CLASS 200
50	2"	PVC CLASS 200
80	2 1/2"	PVC CLASS 200
120	3"	PVC CLASS 200
2	1/2"	GALVANIZED STEEL - SCHEDULE 40
4	3/4"	GALVANIZED STEEL - SCHEDULE 40
7	1"	GALVANIZED STEEL - SCHEDULE 40
12	1 1/4"	GALVANIZED STEEL - SCHEDULE 40
16	1 1/2"	GALVANIZED STEEL - SCHEDULE 40
25	2"	GALVANIZED STEEL - SCHEDULE 40
40	2 1/2"	GALVANIZED STEEL - SCHEDULE 40
3	1/2"	COPPER - TYPE K
6	3/4"	COPPER - TYPE K
12	1"	COPPER - TYPE K
18	1 1/4"	COPPER - TYPE K
25	1 1/2"	COPPER - TYPE K
45	2"	COPPER - TYPE K
70	2 1/2"	COPPER - TYPE K
100	3"	COPPER - TYPE K

NOTE: NOT ALL THE PIPE TYPES MAY BE USED ON THIS PROJECT.

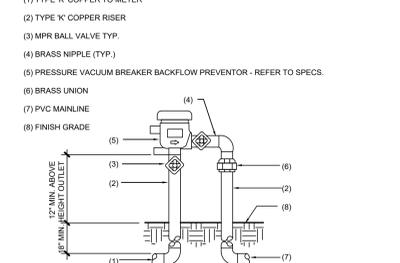
1 PIPE SIZING



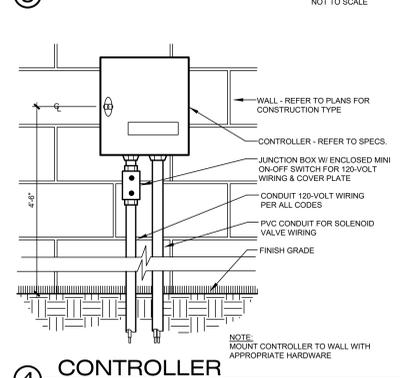
2 TRENCHING

NOTES:
 PLACE ALL PIPE IN LANDSCAPE AREA WITHIN SPECIFIED CONSTRUCTION LIMITS.
 ALL WIRING TO BE INSTALLED PER LOCAL CODE.
 ALL PLASTIC PIPING TO BE SNAKED IN TRENCHES.
 ALL TRENCHES TO BE THOROUGHLY COMPACTED TO MATCH ADJACENT DENSITIES.
 MAINTAIN 4" MIN. HORIZONTAL CLEARANCE BETWEEN PIPES & BETWEEN WIRING AND PIPES.

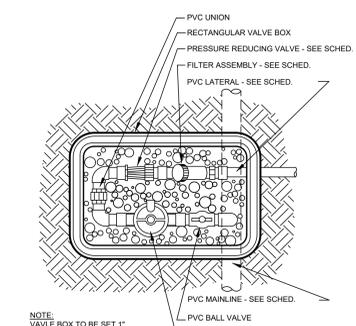
3 P.V.B. BACKFLOW PREVENTOR



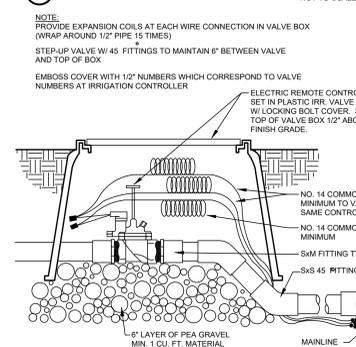
4 CONTROLLER



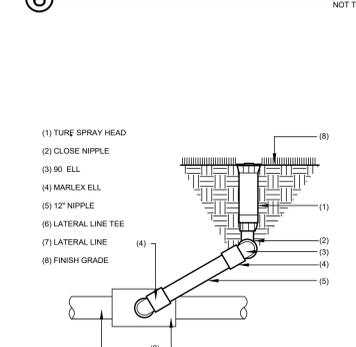
5 DRIP VALVE ASSEMBLY



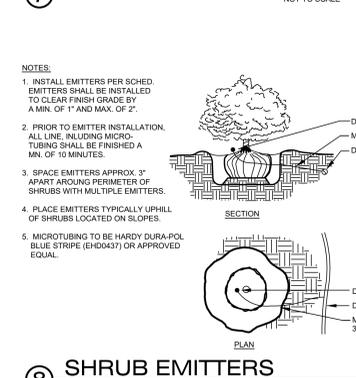
6 ELECTRIC R.C. VALVE



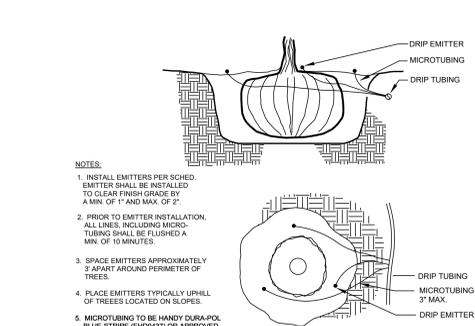
7 POP-UP SPRAY HEAD



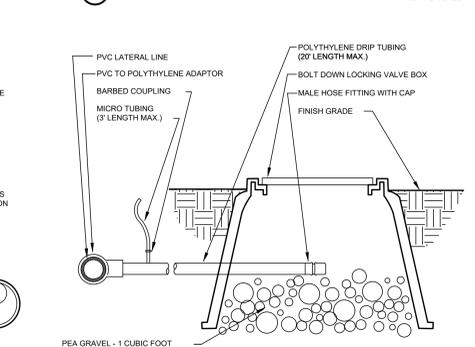
8 SHRUB EMITTERS



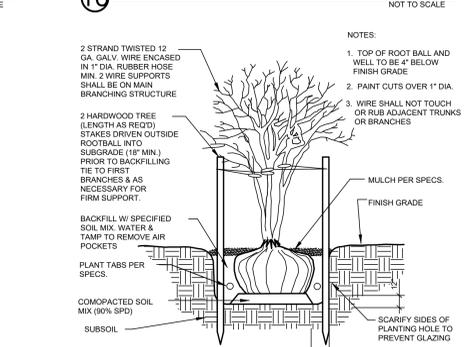
9 TREE EMITTERS



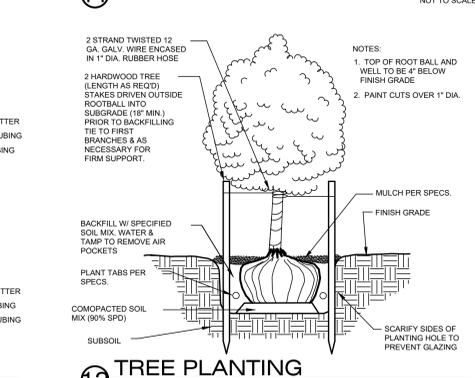
10 EMITTER PIPE and FLUSH VALVE



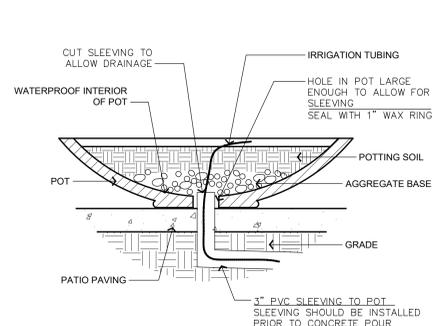
11 MULTI-TRUNK TREE STAKING



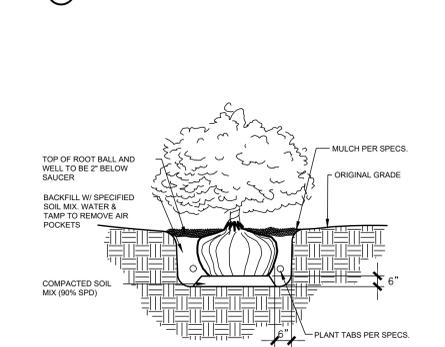
12 TREE PLANTING



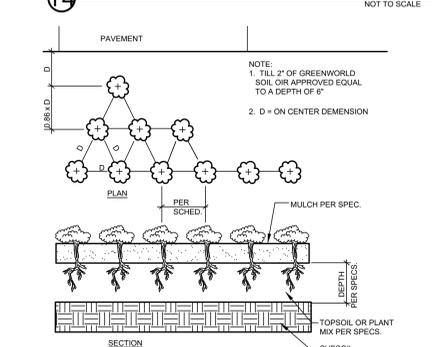
13 SLEEVING FOR PLANTER POT



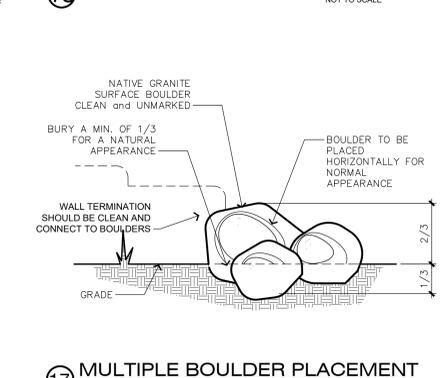
14 SHRUB PLANTING



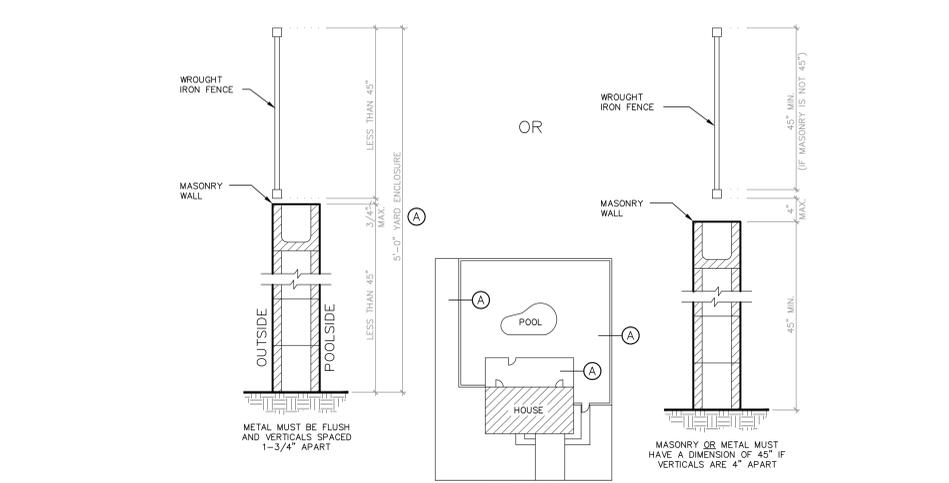
15 GROUNDCOVER PLANTING



16 MULTIPLE BOULDER PLACEMENT



17 STANDARD SAGUARO SHORING



POOL FENCE DETAIL

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

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LANDSCAPE DETAILS

DATE: 2/8/2021
 JOB NO.: CF-21-01

L5

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LOW VOLTAGE LIGHTING LEGEND

SYMBOL	DESCRIPTION	MODEL #	WATTS	FINISH	QTY	COMMENTS
●	PATH LITE	M-PZ ZD 3LED	2.0 WATTS	FLAT BLACK	21	USE 18" STEM ALONG DRIVEWAY
⊙	DOWN LIGHT	VE ZD 3LED PS	2.0 WATTS	FLAT BLACK	8	MOUNT WITHIN TREE STRUCTURE w/ FROSTED LENSE
⬆	SOFT FLOOD	QZ-LED	2.0 WATTS	FLAT BLACK	5	GLARE SHIELDS and HEX BAFFLES REQUIRED
—	STEP LIGHT	BP-LED-FB	2.0 WATTS	FLAT BLACK	27	INSTALL UNDER CAP

- NOTES:
- CONTRACTOR TO VERIFY ALL QUANTITIES.
 - ALL LIGHT FIXTURES REFER TO FX LUMINAIRE MODELS. ANY SUBSTITUTION OF COMPARABLE FIXTURES SHALL BE WITH THE APPROVAL OF THE DESIGNER OR CLIENT.
 - USE LED BULBS IN ALL LOW VOLTAGE FIXTURES WHERE AVAILABLE.
 - NO LOW VOLTAGE LIGHT SHALL OCCUR OUTSIDE OF THE DESIGNATED BUILDING ENVELOPE.

NOTE:
TRANSFORMER LOCATIONS SHALL BE AT THE DISCRETION OF THE LIGHTING CONTRACTOR AND SUBJECT TO APPROVAL BY PROJECT MANAGER.

NO FIXTURE SHALL HAVE AN OUTPUT OVER 20 WATTS.
ALL LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTY LINES.

LOW VOLTAGE LIGHTING GENERAL NOTES

SCOPE OF WORK:
The supply and installation of a 12 volt landscape lighting system which includes the fixtures specified on Lighting Legend as well as the installation of low voltage transformers and direct burial cable necessary to complete layout as shown. This lighting plan is diagrammatic and is intended to show general fixture locations and utilities. Contractor is responsible for necessary line (120v) and low voltage (12v) work to complete the lighting design as shown.

STANDARDS:
All work performed is to comply with the 2003 International Residential Code, and all local codes and ordinances. Contractor shall possess all necessary licenses to complete described work and shall carry general liability and workmen's compensation insurance. Contractor is to obtain all necessary permits to complete work described.

INSTALLATION:
Contractor is to verify site measurements, grades, existing chase line sleeves, existing plant locations and existing utilities, equipment and switching controls. Contractor is to provide all necessary components and accessories to complete installation as specified.

1. DIRECT BURIAL CABLE:
Cabling shown on plan is for fixture grouping only. Cable to be circuited and sized to provide a minimum of 10.5 volts and a maximum of 11.5 volts to all lighting fixtures. Refer to FX Luminaire's "Circuiting Guidelines" included with the transformer. Minimum underground low voltage cable size is 12-gauge multi-strand direct burial. Install cable along the edge of hardscape and mowstrips whenever possible. Minimum cable depth is 8". Contractor is to install 1" PVC chase line sleeves with sweep corners for any cable run under hardscape or difficult to access areas such as at grade decks and high impact areas such as color planters that receive seasonal color changes. Leave 24" loops at all fixture locations for final adjustment. All wire junctions shall be waterproofed with FX Luminaire® LiteSplice+C102™ connectors or APPROVED equal. Only fully encapsulated waterproof connectors rated for direct burial will be accepted. Black-taped connections will be rejected.

2. FIXTURE LOCATION:
Verify exact location with Landscape Designer or owner's agent before commencing installation. All fixtures shall be in a new, unused condition. Equipment shall be the type specified - there will be no substitutions without prior APPROVAL from Landscape Designer or Owner's agent. Install all equipment as per manufacturer's specifications and details.

3. TRANSFORMERS:
Shall be FX Luminaire® stainless steel PotenzaX Transformer sized to be 100% loaded. Transformers to be installed inconspicuously using plant material or site features to obscure a direct view of their locations. Avoid locations that are easily accessible to children or that are in a direct path of irrigation water. Install transformers 12" off finish grade and level. All wires leading to or from transformer shall be in conduit sleeve that is firmly affixed to mounting surface. All junction boxes and other equipment shall be UL approved for wet location. Paint transformers and any necessary junction boxes or conduit to match the surface on which they are mounted. Install transformers according to manufacturer's specifications and local codes. All exposed metal parts including transformers shall be permanently grounded in accordance with the National Electrical Code.

4. TRELIS LIGHTING:
Verify final fixture location prior to installation. All wiring shall be concealed from primary view by routing out trellis posts or by other methods approved by Landscape Designer. All equipment shall be painted if necessary as specified by Owner's agent to match the surface on which it is mounted.

5. TREE LIGHTING:
Verify final fixture location prior to installation. Tree cable shall be 14-16 gauge brown or black low voltage two-conductor. Run 12 gauge cable only if 14 gauge will not provide fixtures with the 10.5 volt minimum. Install cable on the side opposite primary view with nylon C-clips and a single stainless screw. Do not use staples, as the tree will expand, cutting into cable. Leave a slight slack in tree cable to allow for expansion of the tree. Make connections in FX Mini J-boxes using the included yellow wire nuts. If no Mini J-box is used, mount the connection so that the wire nuts are pointed up, preventing any water from collecting in them. Lightly spray paint wire and connection to match tree color - typically Krylon primer gray or flat black.

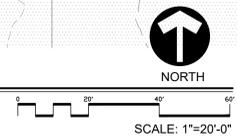
6. TESTING:
Contractor is to coordinate a convenient time in the evening to test and aim all equipment to the satisfaction of the Landscape Designer or Owner's agent.

7. GUARANTEE:
Upon completion and acceptance of the described work, the Contractor shall provide a guarantee for all workmanship and equipment for the period of one year from the date of acceptance. All warranty service work shall be performed at no cost to Owner and be done on site when possible.

8. AS BUILT:
Before final payment is released, Contractor will provide Owner, at a predetermined cost, with a complete and reproducible drawing of the system layout as it was actually installed. This drawing should include the location of underground cable, chase line sleeves, and all fixtures and equipment.



LOW VOLTAGE LIGHTING PLAN



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LOW VOLTAGE LIGHTING PLAN

DATE: 2/8/2021
JOB NO.: CF-21-01

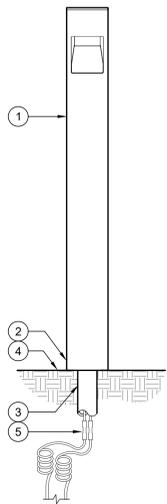
L6

DETAIL LEGEND:

- 1 M-PZ PATH LIGHT
- 2 SET SCREW
- 3 1" [25 mm] DIA. PVC SCH 40 CONDUIT
- 4 SOIL OR MOUNTING SURFACE
- 5 DIRECT BURY UF/LUL COPPER, LOW VOLTAGE CABLE WITH UL 486D (IEC/EN 60998) RATED WATERPROOF CONNECTION. LEAVE MINIMUM WIRE LOOP COILED BEHIND FIXTURE FOR FUTURE SERVICE

NOTES

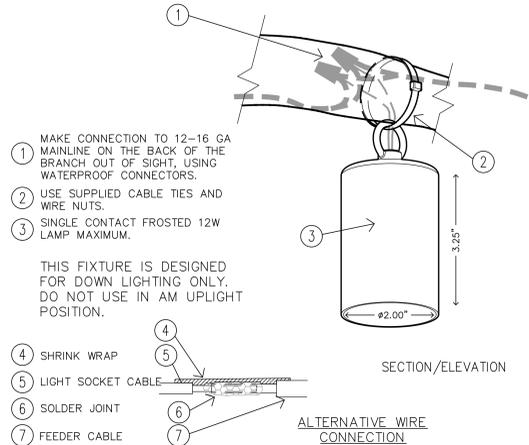
- A. COMPLETE INSTALLATION IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- B. USE VOLTMETER TO ENSURE 11-15VAC/VDC AT FIXTURE.
- C. SEE PLAN LEGEND FOR LED BOARD OPTION, BEAM SPREADS, AND ACCESSORIES.
- D. REFER TO FX PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION.



M-PZ PATH LIGHT

NOT TO SCALE

FX LUMINAIRE VITA LUME HANG WITH CABLE TIE. CINCH CABLE SO IT IS LOOSE TO ALLOW TREE GROWTH. REPLACE CABLE TIE EACH TIME LAMP IS REPLACED.



VITA LUME(VL) BRANCH MOUNT

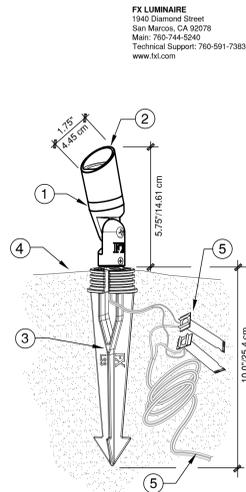
NOT TO SCALE

DETAIL LEGEND

- 1 FX Luminaire QZ fixture. See plan legend for wattage, beam spread and accessories.
- 2 Aim fixture a minimum of 10° off vertical to allow water and dirt to drain off lens cap.
- 3 FX Luminaire Long Slot Spike mount.
- 4 Finished grade.
- 5 Direct bury UF/LUL copper, low voltage cable with 3M DBRY-6 direct bury splice kit. Leave 18" minimum wire loop coiled below fixture for service.

NOTES

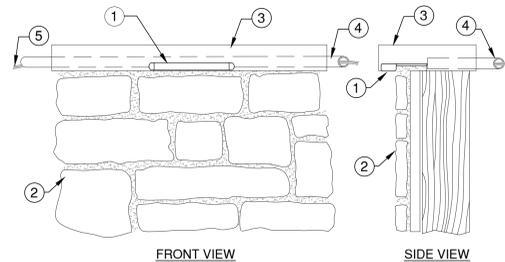
- A. Installation to be completed in accordance with manufacturer's specifications.
- B. Accepts 10-15 volts - AC or DC
- C. See plan legend for LED board option, beam spreads, and accessories.
- D. Always refer to FX product installation notes prior to installation.



QZ UP LIGHT

LONG SLOT SPIKE

NOT TO SCALE



DETAIL LEGEND

- 1 FX Luminaire LF fixture. See plan legend for wattage, beam spread and accessories.
- 2 Faux stone wall within landscape. See plans and landscape details for type of construction material.
- 3 Stone capstone or bench.
- 4 3/4" electrical conduit per local code.
- 5 UF/LUL copper, low voltage cable. Splice wires according to FX recommendations.

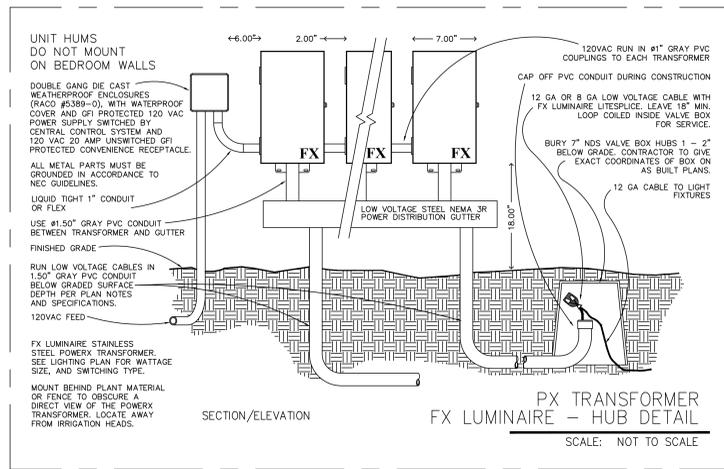
NOTES

- A. Installation to be completed in accordance with manufacturer's specifications.
- B. Accepts 10-15 volts - AC or DC
- C. See plan legend for LED board option, beam spreads, and accessories.
- D. Always refer to FX product installation notes prior to installation.

LF WALL LIGHT

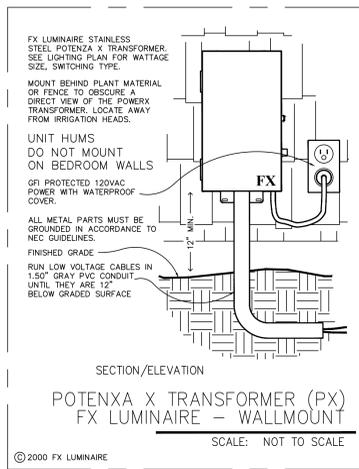
CAPSTONE / HARDSCAPE WALL

NOT TO SCALE



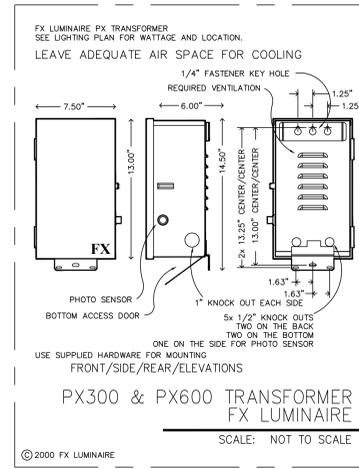
PX TRANSFORMER FX LUMINAIRE - HUB DETAIL

SCALE: NOT TO SCALE



POTENZA X TRANSFORMER (PX) FX LUMINAIRE - WALLMOUNT

SCALE: NOT TO SCALE



PX300 & PX600 TRANSFORMER FX LUMINAIRE

SCALE: NOT TO SCALE

SPLICING TECHNIQUES

Why waterproof?

Without a waterproof splice connection any system will develop voltage loss and low grade shorts making your lighting professional life hell. Below is our proven method of insuring you and your client years of trouble free high performance from the FX System.

FX Does NOT recommend the use of Quick Clip style connectors or Pre-filled wirenuts because they are not waterproof and can rot out creating resistance and shorts. A little more time spent during installation is repaid handsomely in reduced service calls.

Step 1

Begin with a 12,10 or 8 gauge direct burial low voltage cable mainline. (Use stranded 12 gauge THHN (120v style) wire for conduit runs such as wall lights or trellis lights).



Step 2

But the mainline cable in half and strip back 3/4" of the insulation from each side to expose the multi-strand copper conductor.



Step 3

Join one of the fixture's conductors to each side of the mainline as shown in the diagram. Since there is no polarity in low voltage it doesn't matter which side is which when joining the conductors together. Install a wirenut on each side. Now is the time to test the individual circuits (cables) for voltage drop. If you were a good boy and followed the Circulating Guidelines included with the FX MultiTap Transformer you should be able to provide each fixture with between 10.5 - 11.5 volts with all lamps installed and operating. Test now before you install the SpliceGel because it's easier to stick the VoltMeter's probes inside the wirenuts to get a reading.



Step 4

Pump about two squeezes of SpliceGel into the baggie and insert both wirenut connections into it. Push out the air and work the Gel into the bottom of the wirenut assuring a waterproof connection. Install the cable tie as shown and cinch down to complete the most cost effective permanent waterproof low voltage connection known to man. The Gel will set-up rock hard in about 3 days. It's best to leave 12-18" of slack at each fixture to allow for relocation or if you need to splice in additional cables in the future. Since this is a permanent splice solution -- you will need to cut it off and start from scratch to add cables to the splice.



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LOW VOLTAGE FIXTURE DETAILS

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