

Simulations
Photos
All Graphics (no plans)

Picture 1 NE



Picture 2 SE



Picture 3 SW



Picture 4 NW



Picture 5 NW



Picture 6 NE



Picture 7 SE



Picture 8 SW



Picture 9 NW



Picture 10 NE



Picture 11 SE



Picture 12 SW



Picture 13 NE



Picture 14 SE



Picture 15 SW



Picture 16 NW



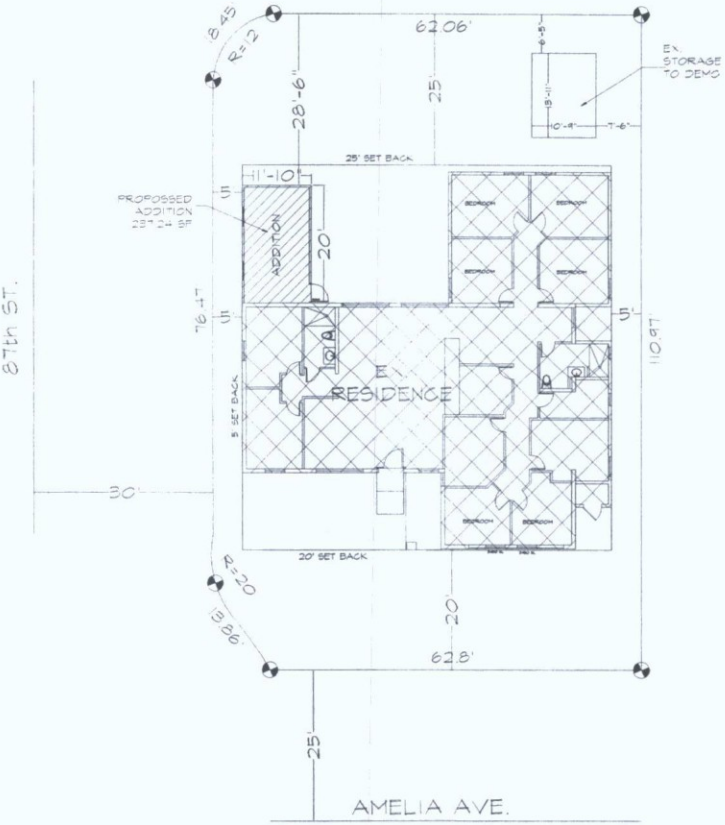


SENIOR CARE CENTER "REAR ADDITION"

8704 E AMELIA AVE SCOTTSDALE 85251



DATA:



PROPERTY DATA:

OWNER	BAUTISTA JONATHAN R
PROPERTY ADDRESS	8704 E AMELIA AVE SCOTTSDALE 85251
CONSTRUCTION TYPE	V-B
LOT	2296
PARCEL	80-41-308
ZONING	R-1
SUBDIVISION	PARK SCOTTSDALE M
SETBACKS	FRONT - 20'-0" SIDE - 10'-0" REAR - 25'-0"
CONSTRUCTION YEAR	1974
BATH FEATURES	1

EXISTING	PROPOSAL	
LOT AREA	8,020.0 SF	
LIVING AREA	2,886.0 SF	REMAIN
FORGH. AREA	74.0 SF	REMAIN
		287.34 SF
		ADDITION AREA
TOTAL AREA	2,700.0 SF	2,987.34 SF
LOT COVERAGE ALLOWED	35.0 %	LOT COVERAGE ALLOWED
LOT COVERAGE	34.03 %	36.99 %
		LOT COVERAGE

VICINITY MAP

SCALE N.T.S.

SHEET INDEX

01	SITE PLAN
02	EXISTING FLOOR PLAN
03	PROPOSED FLOOR PLAN
04	HOUSE ELEVATIONS
05	FOUNDATION PLAN AND DETAILS
06	FRAMING PLAN AND DETAILS
07	CROSS SECTIONS
08	ELECTRICAL PLAN
09	DETAILS
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LEGEND

	EX. LIV. AREA
	NEW ADDITION LIV. AREA
	200 AMPS. ELECTRICAL BOX
	WATER METER
	WASTE TO SERVER
	GAS METER
	PROPERTY LINE

PLOT PLAN

SCALE 1"=10'-0"



CODE CONSTRUCTION WITH AMENDMENTS
2012 IBC (INTERNATIONAL BUILDING CODE)
2012 IRC (INTERNATIONAL RESIDENTIAL CODE)
2012 IMC (INTERNATIONAL MECHANICAL CODE)
2012 UPC (UNIFORM PLUMBING CODE)
2012 IFG (INTERNATIONAL FIRE ALARM AND NOTIFICATION CODE)
2012 IECC (INTERNATIONAL ENERGY CODE)
2012 IFGC (INTERNATIONAL FUEL GAS CODE)
2011 NEC NATIONAL ELECTRICAL CODE

CONCRETE:
FOUNDATIONS - 2500 PSI @ 28 DAYS.
FLOOR SLABS - 2500 PSI @ 28 DAYS.
PROVIDE CONSTRUCTION JOINTS @ 400 SQ. FT. MAX. (IF REQ'D)
WALLS & DRIVES - 5000 PSI @ 28 DAYS.

SOILS:
MINIMUM SOIL BEARING PRESSURE OF 1500 PSI AS REQUIRED BY I.R.C. 401.4J.

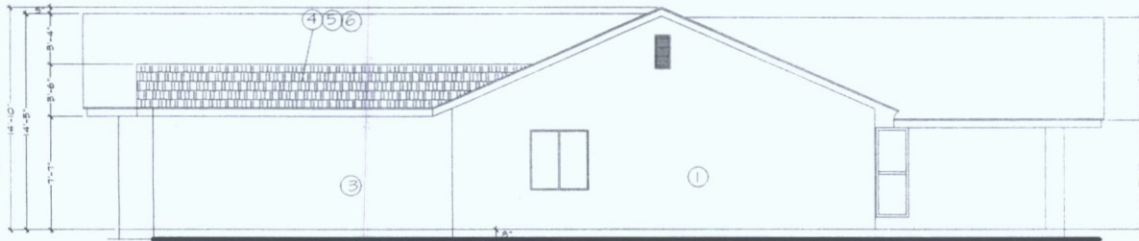
2012 IECC EFFICIENCY REQUIREMENTS
ALL MODIFICATIONS TO THE BUILDING ENVELOPE MUST COMPLY WITH THE FOLLOWING:
WINDOW AND DOOR U FACTOR = .45 MAX.
SOLAR HEAT GAIN COEFFICIENT = .25 MAX.
CEILING INSULATION = R-38 MIN.
SKYLIGHT = R-5 MAX.
DUCT INSULATION = R-8 MIN.
DUCT INSULATION (FLOOR TRUSSES) = R-6 MIN.
WALL AND FLOOR INSULATION = R-13 MIN.
MASONRY WALLS = R-4/R-6 MIN.
MIN. AIR LEAKAGE PER IECC 402.4 (OUTSIDE/AI(T)C)

FIRM NAME AND ADDRESS
SANTOS E USALDE
UNIQUE CAD & DESIGN
P.O. BOX 14250
PHOENIX AZ 85068
SANTOSUSALDE@HOTMAIL.COM
623-418-3434

PROJECT NAME AND ADDRESS
SENIOR CARE CENTER
"REAR ADDITION"
8704 E AMELIA AVE
SCOTTSDALE 85251

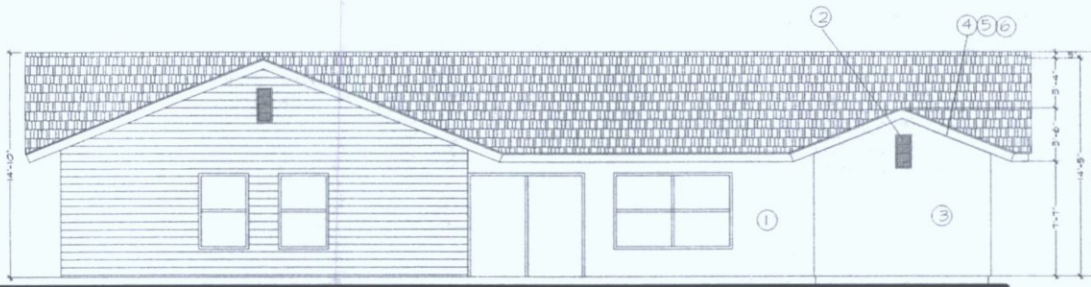
PROJECT: 1716
DATE: 10/12/2016
SCALE: 1" = 10'-0"
SHEET: #1

13-BA-2016
12/9/16



WEST ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

LEGEND	
①	EXISTING SYSTEM ONE-KOTE STUCCO TO REMAIN
②	VENT. ATIC
③	NEW ONE COAT STUCCO SYSTEM
④	INSULATION R-36
⑤	PRE-FAB TRUSSES @ 24" O.C. W/LO.
⑥	ROOFING OVER FELT AND 5/8" ROOF SHTS. SAME COLOR EXISTING.



DATA

ELEVATIONS
 DETAILS
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NO.	REVIEW/ISSUE	DATE

AREA: PROPOSED WORK

PERMIT NO.:

FIRM NAME AND ADDRESS
 SANTOS E. USALDE
 UNIQUE CAD & DESIGN
 P.O. BOX 14250
 PHOENIX AZ 85068
 SANTOSUSALDE@HOTMAIL.COM
 623-418-3454

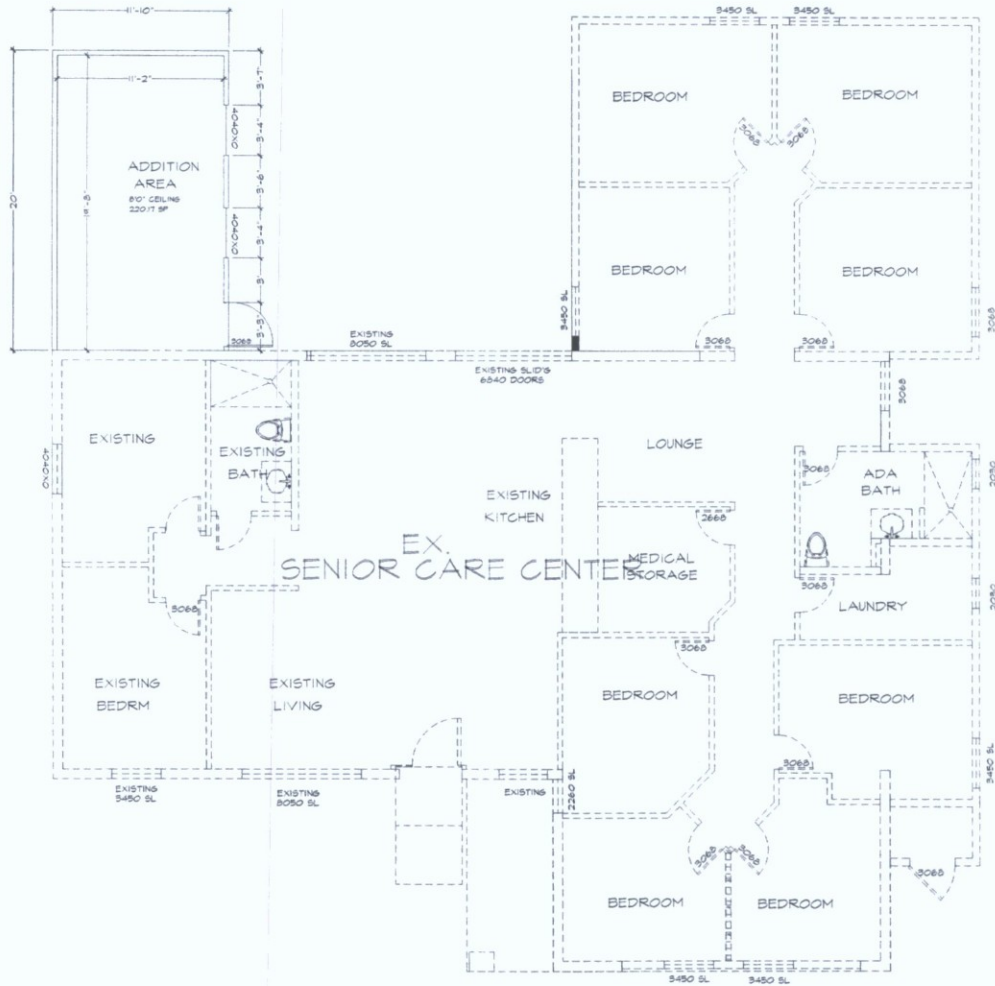
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BLUESTAKE
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PROJECT	SHEET
1176	#3
DATE	
SCALE	

DATE: 12/12/2016
 SCALE: INDICATED

13-BA-2016
12/9/16



FLOOR PLAN

SCALE 1/4" = 1'-0"



DATA

FLOOR PLAN
DETAILS

NO. REVIEW/ISSUE DATE

AREA PROPOSED WORK

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PERMIT NO.

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FIRM NAME AND ADDRESS

SANTOS E. USALDE
UNIQUE CAD & DESIGN
P.O. BOX 14250
PHOENIX AZ 85065
SANTOSUSALDE@HOTMAIL.COM
623-418-3454

PROJECT NAME AND ADDRESS

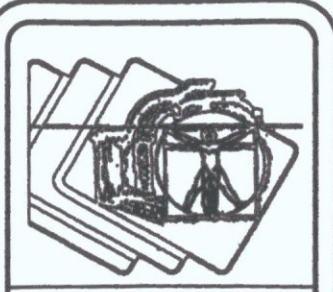
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PROJECT SHEET

PROJECT 1176
DATE 10/12/2016
SCALE INDICATED #2

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**750 FOOT RADIUS FORM SITE
DETAILS**

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FIRM NAME AND ADDRESS
 SANTOS E. USALDE
 UNIQUE CAD & DESIGN
 P.O. BOX 14250
 PHOENIX AZ 85068
 SANTOSUSALDE@HOTMAIL.COM
 625-418-9494

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DETAILS**

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FIRM NAME AND ADDRESS

SANTOS E. USALDE
UNIQUE CAD & DESIGN
P.O. BOX 14280
PHOENIX AZ 85068

SANTOSUSALDE@HOTMAIL.COM
628-418-8484

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