

ARIZONA FIRST PARTNERS 3 LLC.

31225 WEST BLACK CROSS ROAD
SCOTTSDALE, ARIZONA 85262

SITE INFORMATION:

31225 NORTH BLACK CROSS ROAD
SCOTTSDALE, ARIZONA 85262

ZONING:	R1-190
PARCEL NUMBER:	261-52-065
LOT AREA:	4.4556 ACRES (194,087 S.F.)
LOT COVERAGE:	BUILDING AREA: 15,260 SQ.FT./ 194,087 SQ.FT. PERCENT: 7.86 %
BUILDING AREA:	LIVABLE AREAS: 8,724 SQ.FT. GARAGE: 2,922 SQ.FT. COVERED PATIO: 2,495 SQ.FT. STORAGE: 160 SQ.FT. MECHANICAL ROOMS: 190 SQ.FT. PORTE COCHERE: 769 SQ.FT.
	TOTAL BUILDING AREA: 15,260 SQ.FT.

TOTAL ROOF AREA: 15,922 SQ.FT.

CONSULTANTS:

CIVIL:
SURFACE ENGINEERING CO.
16042 NORTH 32ND STREET
PHOENIX, ARIZONA 85032

MECHANICAL / PLUMBING:
BC ENGINEERING INC.
3001 WEST INDIAN SCHOOL ROAD, SUITE #24
PHOENIX, ARIZONA 85015
602-279-9552

ARCHITECTURAL:
ELEGANCIA HOMES, LLC.
P.O. BOX 1148
LITCHFIELD PARK, ARIZONA 85340
623-826-3083

ELECTRICAL:
ASSOCIATED ENGINEERING INC.
11410 NORTH CAVE CREEK ROAD
PHOENIX, ARIZONA 85020
602-274-8988

STRUCTURAL ENGINEER:
BRODERICK ENGINEERING, LLC.
3150 NORTH ARIZONA AVENUE, SUITE #103
CHANDLER, ARIZONA 85225
480-926-6333

LANDSCAPE:
WAIBEL & ASSOCIATES LANDSCAPE ARCHITECTURE
8611 SOUTH PRIEST DRIVE, SUITE #101
TEMPE, ARIZONA 85284
480-893-3849

ABBREVIATIONS AND SYMBOLS

A/C	AIR CONDITIONER
BDT	BIDET
CRPT	CARPET
D	DRYER
DW	DISH WASHER
R	ROD
REF	REFRIGERATOR
SH	SHELF
SHWR	SHOWER
TP	TOILET PAPER
TB	TOWEL BAR
URNL	URINAL
W	WASHER
WC	WATER CLOSET
W/H	WATER HEATER
W.I.C.	WALK-IN CLOSET

	DETAIL
	DETAIL SECTION
	TYP.
	INTERIOR ELEVATION
	ELEVATION SYMBOL

APPLIANCES

DRYER (1)	GAS
DRYER	ELECTRIC
FREEZER	ELECTRIC
MICROWAVE OVEN	ELECTRIC
OVEN	GAS
PATIO B.B.Q.	GAS
RANGE	GAS
REFRIGERATOR	ELECTRIC
S/W	GAS
WASHER	ELECTRIC
WATER HEATER	GAS

GENERAL NOTES:

- TYPICAL CEILING HEIGHT AT +10'-0" U.N.O.
- SUBMIT SHOP DRAWINGS OF ALL CABINETRY TO OWNER FOR APPROVAL PRIOR TO FABRICATION.
- TOP OF WINDOWS SHALL BE AT +8'-0" A.F.F. TYPICAL
- ALL EXTERIOR STUDS OF LIVING AREAS TO 2x6, AND ALL INTERIOR STUDS TO 2x4 UNLESS NOTED.
- FIRE BLOCK STUD WALLS AT DROPPED CEILINGS, SOFFITS AND AT 10'-0" INTERVALS.
- NOTCHING OF EXTERIOR AND BEARING/NON-BEARING WALL SHALL NOT EXCEED 25%/40% RESPECTIVELY. BORED HOLES IN BEARING/NON-BEARING WALLS SHALL NOT EXCEED 40%/60% RESPECTIVELY.
- ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORT.
- STUCCO LATH SPECIFICATIONS:
WALLS - TYPE: WOVEN, 1.1 POUND, NO. 18GA. 1 1/2" HEXAGONAL WIRE FABRIC LATH.
SOFFITS - TYPE: 3.4 LB. EXPANDED METAL LATH (DIAMOND MESS). PROVIDE CONTINUOUS 26GA. CORROSION-RESISTANT WEEP SCREED WITH MINIMUM VERTICAL ATTACHMENT OF 3 1/2". INSTALL WEEP SCREED 4" MINIMUM ABOVE FINISHED GRADE.
- ALL ROUGH OPENINGS SHALL BE VERIFIED WITH WINDOW, DOOR, MILLWORK, HVAC, PLUMBING AND ELECTRICAL SUPPLIERS PRIOR TO CONSTRUCTION.
- PROVIDE WATER-RESISTANT GYPSUM BOARD AT ALL WALLS OF TUB AND SHOWER AREAS (70" MINIMUM).
- ALL GLASS IN HAZARDOUS AREAS AND WITHIN 18" OF THE FLOOR SHALL BE SAFETY GLASS.
- ALL BEDROOM ESCAPE WINDOWS SHALL HAVE A NET CLEAR OPEN ABLE AREA OF 5.7 SF. WITH A MINIMUM NET CLEAR OPEN ABLE HEIGHT OF DIMENSION OF 24 INCHES AND WIDTH OF 20 INCHES. WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR.
- EXIT HARDWARE: ALL EXITS ARE TO BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE, MANUALLY OPERATED EDGE, OR SURFACE.
- ATTIC ACCESS: PROVIDE AN ACCESS PANEL 22"x30", WITH A MINIMUM HEADROOM OF 30". ATTIC WITH A MAXIMUM CLEAR HEADROOM OF LESS THAN 30" ARE NOT REQUIRED TO PROVIDE AN ACCESS. PROVIDE 30"x30" ACCESS PANELS TO HVAC EQUIPMENT.
- ATTIC VENTILATION SHALL PROVIDE CROSS VENTILATION. ALL OPENINGS ARE TO BE COVERED WITH SCREEN OF 1/4" OPENINGS.
- GALVANIZED SHEET METAL (28 GAUGE MIN.) ROOF VALLEY FLASHING IS REQUIRED (3208(C)1) AND 26 GAUGE ELSEWHERE (3208(C)2).
- CONCRETE ROOFING TILE SHALL BE INSTALLED PER EVALUATION REPORT AND MANUFACTURED WRITTEN INSTRUCTIONS
- CENTER ALL LIGHTS IN ROOMS UNLESS OTHERWISE NOTED ON PLANS.
- SMOKE DETECTORS SHALL BE MOUNTED ON THE CEILING OR WALL AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. ELECTRICAL WIRING SHALL BE WITHOUT A DISCONNECTING SWITCH (PERMANENTLY WIRED) OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION.
- ALL EXTERIOR, GARAGE AND BATHROOM ELECTRICAL OUTLETS AND OUTLETS WITHIN 6 FEET OF SINKS ARE TO HAVE GROUND FAULT INTERRUPTERS (GFI).

DRYER REQUIREMENTS:

DRYER EXHAUST DUCT SIZE THE DIAMETER OF THE EXHAUST DUCT SHALL BE AS REQUIRED BY THE CLOTHES

DRYER'S LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. DRYER LENGTH LIMITATION

THE MAXIMUM LENGTH OF A CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 25 FEET FROM THE DRYER LOCATION TO THE WALL OR ROOF TERMINATION. THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED 2.5 FEET FOR EACH 45-DEGREE BEND AND 5 FEET FOR EACH 90-DEGREE BEND. THE MAXIMUM LENGTH OF THE EXHAUST DUCT DOES NOT INCLUDE THE TRANSITION DUCT.

GLAZING REQUIREMENTS:

GLAZING IN DOORS AND FIXED PANELS OF MORE THAN NINE SQUARE FEET HAVE A MIN. CATEGORY CLASSIFICATION II.

GLAZING IN DOORS AND FIXED PANELS OF 9 SQ.FT. OR LESS HAVE A MIN. CATEGORY CLASSIFICATION II

GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS HAVE A MIN. CATEGORY CLASSIFICATION OF II

REQUIREMENTS:

EXTERIOR WALLS PROVIDE AN R-26 WHICH CONSISTS OF - 2x6's w/ R-21 BLOWN CELLULOSE, 1/2" DRYWALL & 1" FOAM WITH A STUCCO FINISH. THE CEILING/ROOF ASSEMBLY PROVIDES AN R-38 WHICH CONSISTS OF BLOWN CELLULOSE. AFTER THE INSULATION IS INSTALLED THE SUPPLIER SHALL POST A CERTIFICATE WHICH STATES THE MANUFACTURER'S NAME, MATERIALS IDENTIFICATION & THE INSTALLED R-VALUE.

GENERAL NOTES CONT'.

PIPING IN UNCONDITIONED SPACE, LEADING TO AND FROM THE WATER HEATER, SHALL BE INSULATED WITH AN INSTALLED THERMAL RESISTANCE OF AT LEAST R-3 FOR FIVE (5) FEET OF PIPE CLOSEST TO THE WATER HEATER OR WHATEVER SHORTER LENGTH IS IN THE UNCONDITIONED SPACE.

ALL HEATING SYSTEMS SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM WHICH THE BUILDING OCCUPANT CAN MANUALLY PROGRAM TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS AT LEAST TWO PERIODS WITHIN 24 HOURS.

ALL FAN SYSTEMS EXHAUSTING AIR FROM THE BUILDING TO THE OUTSIDE SHALL BE PROVIDED WITH BACK DRAFT OR AUTOMATIC DAMPERS TO PREVENT AIR LEAKAGE.

SOLDERS AND FLUX HAVING A LEAD CONTENT IN EXCESS OF TWO-TENTHS OF ONE PERCENT SHALL NOT BE USED IN THE INSTALLATION OR REPAIR OF ANY PLUMBING IN RESIDENTIAL OR NONRESIDENTIAL FACILITIES PROVIDING WATER FOR HUMAN CONSUMPTION WHICH ARE CONNECTED TO PUBLIC WATER SYSTEMS. (A.R.S. SEC. 49-353) (U.P.C. SEC. 802(D)).

INSULATE ALL PLUMBING WALLS.

PLUMBING FIXTURES SHALL BE AS FOLLOWS:

WATER CLOSETS:	1.6 GALLON PER FLUSH (MAX.)
SHOWER HEADS:	2.75 GALLON PER MINUTE(MAX.)
LAVATORY/SINK FAUCETS:	3 GALLON PER MINUTE(MAX.)
HOT WATER SHALL BE LEFT FITTING AT ALL FAUCETS	

GENERAL CONSTRUCTION NOTES:

- EXTERIOR ENTRY DOOR SHALL BE SOLID CORE, STAIN GRADE WOOD paneled WITH STAIN GRADE WOOD DOOR. PROVIDE THRESHOLD AND WEATHERSTRIPPING.
- OTHER EXTERIOR DOORS SHALL BE SOLID CORE, WOOD CLAD, paneled WITH PAINT GRADE WOOD DOOR FRAMES. PROVIDE THRESHOLD AND WEATHERSTRIPPING.
- INTERIOR DOORS SHALL BE HOLLOW CORE, 2 paneled, MASONITE DOORS-PAINTED. PAINT GRADE WOOD DOOR FRAMES.
- INTERIOR GYP. BOARD WALL INNER AND OUTER CORNERS PLUS UNCASD WALL OPENINGS AND NICHES TO RECEIVE 3/4" RADIUS, BULLNOSE 'SOFTLINE' CORNER AND COVE TRIM BEADING.
- DRIVE PINS SHALL BE "RAM SET" #3348X SERIES .218" DIAMETER X 3" LONG STANDARD VELOCITY FASTENERS PER I.C.B.O. REPORT 1639
- SILL PLATES AT INTERIOR NON-SHEARWALL BEARING WALLS MAY BE ANCHORED WITH "RAM SET" #3330X SERIES .170 DIAMETER x 3" LONG STANDARD VELOCITY FASTENERS AT 32" o.c.
- SILL PLATES AT INTERIOR NON-STRUCTURAL PARTITIONS SHALL BE ANCHORED WITH "RAM-SET" #1524 SERIES .156 DIAMETER x 3" LONG LOW VELOCITY FASTENERS AT 36" O.C.
- DRIVE PINS ARE NOT TO BE USED AT ANY EXTERIOR WALLS.
- PRECAUTIONS SHALL BE TAKEN WHEN INSTALLING DRIVE PINS.

GOVERNING BUILDING CODES:

ALL CONSTRUCTION WITHIN SCOTTSDALE, SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTION ORDINANCES:

2005 NATIONAL ELECTRIC CODE	- ORDINANCE 3736
2006 INTERNATIONAL BUILDING CODE	- ORDINANCE 3735
2006 INTERNATIONAL RESIDENTIAL CODE	- ORDINANCE 3744
2006 INTERNATIONAL MECHANICAL CODE	- ORDINANCE 3737
2006 INTERNATIONAL FIRE CODE	- ORDINANCE 3738
1994 UNIFORM PLUMBING CODE	- ORDINANCE 2785

ALL PRODUCTS LISTED BY ICBO/NER NUMBERS SHALL BE INSTALLED PER THE REPORT AND MANUFACTURE'S WRITTEN INSTRUCTIONS. PRODUCT MAY BE SUBSTITUTED WITH OTHER APPROVED ICBO PRODUCTS.

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