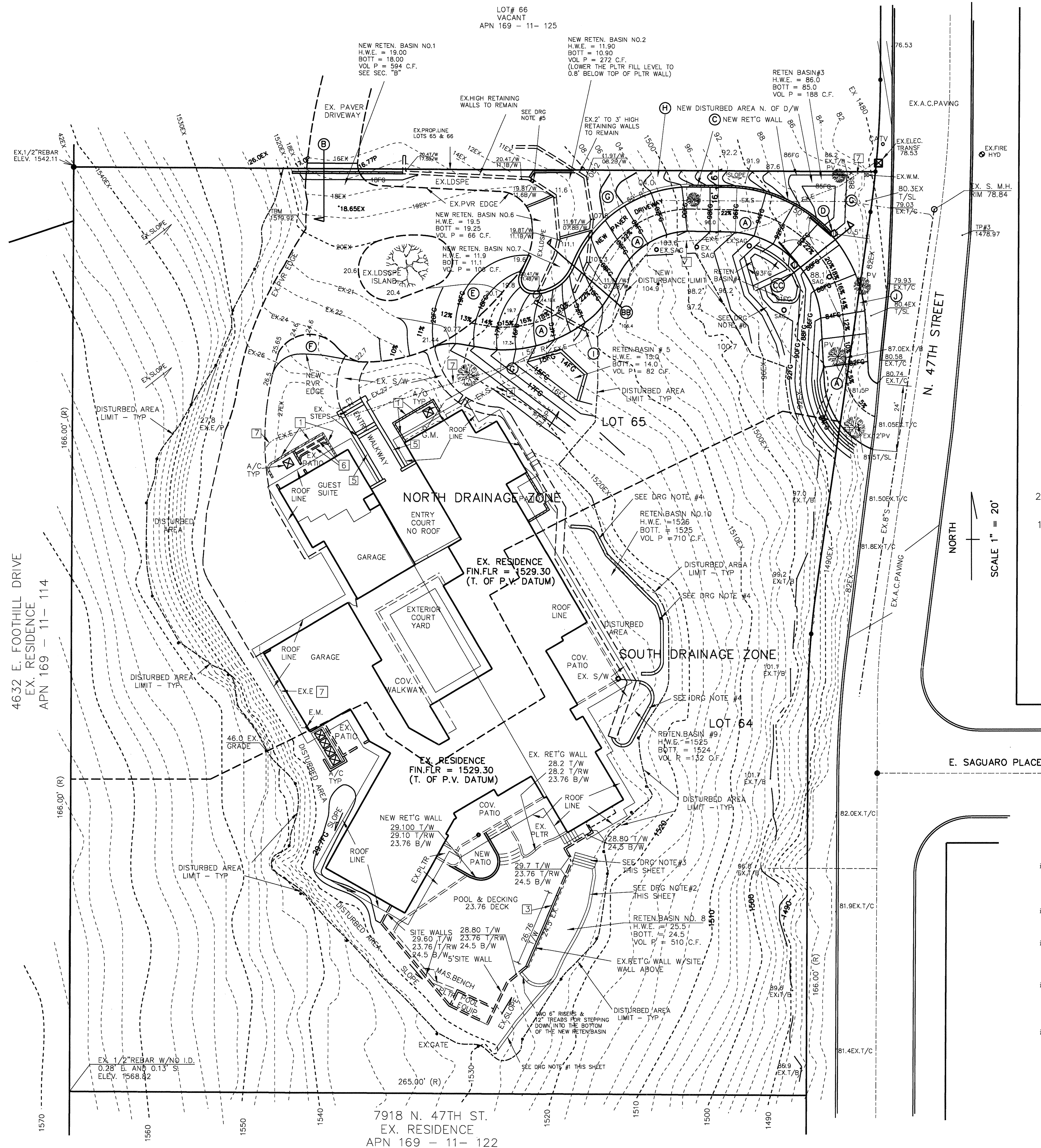




4632 E. FOOTHILL DRIVE
EX. RESIDENCE
APN 169 - 11- 114



STORM WATER RETENTION CALCULATIONS

USE "PRE" VERSUS "POST" METHOD TO DETERMINE THE VOLUME REQUIRED TO BE RETAINED ON THE THIS TOTAL SITE.

NET AREA OF THE TOTAL COMBINED TWO LOTS = 90,956 SQ.FT.
= 2.088062 ACRES

"PRE" VOLUME ON UNDISTURBED LOT
= C I A /12 = 0.7 (2.2") (90,956) / 12 = 11,673 C.F.

"POST" VOLUME REQUIRED ON THE DISTURBED LOT,
WHICH INCLUDES THE TOTAL AREA OF DISTURBANCE
ON THE SITE

USE C COEFF = 0.95 ON ALL NON POROUS AREAS,
WHICH IS ROOFED AREAS, DRIVEWAYS, PATIOS
COURTYARDS, SIDEWALKS, POOL & DECKING, PLTRS
USE C COEFF = 0.7 ON ALL NON-DISTURBED AREAS,
PLUS DISTURBED AREAS THAT WERE REGRADED.

POST VOLUME AS A RESULT OF THE SITE DISTURBANCE
= C I A /12 = 0.95 (2.2") (24,308 C.F.) / 12 = 4,234 C.F.

POST VOLUME ON THE ORIGINAL SITE AREA UNDISTURBED
= C I A /12 = (90,956 - 24,308) 2.2" (0.7)/12 = 4,703 C.F.

8,937 C.F.

POST VS PRE VOLUME REQUIRED = 11,673 - 8,937 = 2,736 C.F.

TOTAL VOLUME CONTAINED IN NORTH & SOUTH ZONES =
1,432 C.F. + 1,352 C.F. = 2,784 C.F.

NORTH DRAINAGE ZONE

NET SITE AREA = 46,518 SQ.FT.

RETEN. REQUIRED:
= 46,518/90,956 = 51.1 %
SO, 51.1 % OF 2,736 =
1,400 C.F. IN NORTH ZONE

RETEN. BASIN NO.1

H.W.E. = 19.00

BOTT. = 18.00

VOL P = 594 C.F.

RETEN. BASIN NO.2

H.W.E. = 11.90

BOTT. = 10.90

VOL P = 272 C.F.

RETEN. BASIN NO.3

H.W.E. = 86.0

BOTT. = 85.0

VOL P = 188 C.F.

RETEN. BASIN NO.4

H.W.E. = 93.0

BOTT. = 92.0

VOL P = 124 C.F.

RETEN. BASIN NO.5

H.W.E. = 15.0

BOTT. = 14.0

VOL P = 82 C.F.

NEW RETEN. BASIN NO.6

H.W.E. = 19.5

BOTT. = 19.25

VOL P = 66 C.F.

NEW RETEN. BASIN NO.7

H.W.E. = 11.9

BOTT. = 11.1

VOL P = 106 C.F.

TOTAL VOLUME RETAINED IN
NORTH ZONE = 1,432 C.F.

SOUTH DRAINAGE ZONE

NET SITE AREA = 44,438 SQ.FT.

RETEN. REQUIRED:
= 44,438/90,956 = 48.9 %
SO, 48.9 % OF 2,736 =
1,336 C.F. IN SOUTH ZONE

RETEN. BASIN NO.8

H.W.E. = 1525

BOTT. = 1524

VOL P = 510 C.F.

RETEN. BASIN NO.9

H.W.E. = 1525

BOTT. = 1524

VOL P = 132 C.F.

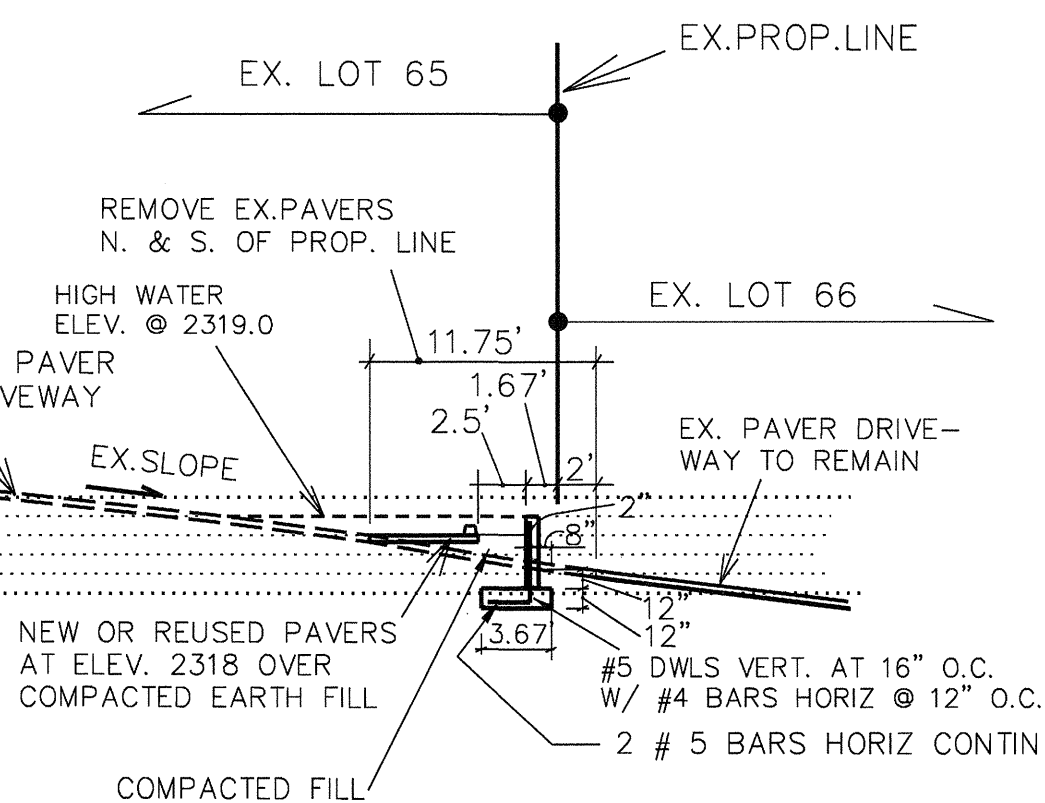
RETEN. BASIN NO.10

H.W.E. = 1526

BOTT. = 1525

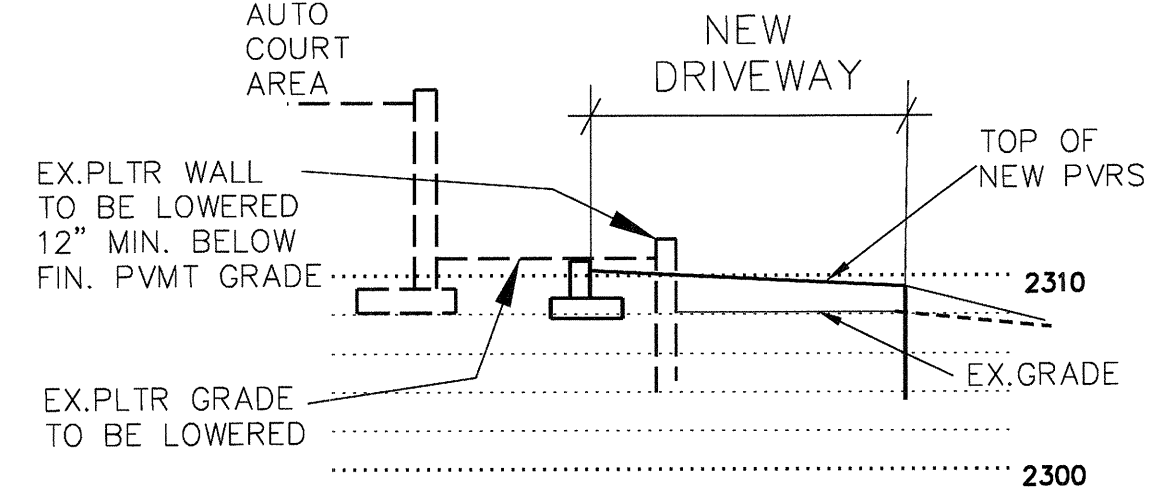
VOL P = 710 C.F.

TOTAL VOLUME RETAINED IN
SOUTH ZONE = 1,352 C.F.



SEC. @ EX. DRIVEWAY ENTRY

SCALE 1" = 10'



SEC. @ NEW DRIVEWAY

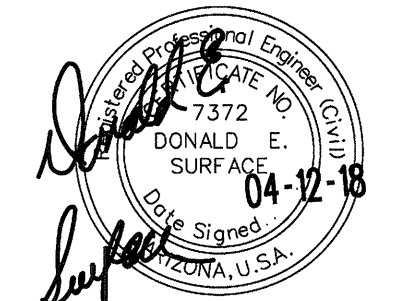
SCALE 1" = 10'

SITE DRAINAGE NOTES

- INSTALL A 6" HIGH RAISED BERM BY 12" WIDE ALONG THE SOUTH EDGE OF THE EX. GRADED PATH BY USING THE EX. SITE ROCKS AND COMPACTED EARTH. THE BERM NEEDS TO FOLLOW THE EX. CONTOURS DOWN THE EX. WALKWAY SLOPE TO THE NEW RETEN. BASIN. THE BERM'S PURPOSE IS TO DIRECT STORM WATER FROM THE WEST SIDE OF THE HOUSE AND POOL AREA TO THE NEW RETEN. BASIN NO.1.
- INSTALL A 18" TO 24" HIGH CONTINUOUS SHORT BERM WITH THE EX. SITE ROCKS AND MORTAR TO CREATE THE RETEN. BASIN. THE TOP OF THE BERM SHALL BE 12" ABOVE THE EX. GRADED WALKWAY AT THE SOUTH SIDE OF THE WALL. PLACE EARTH FILL INSIDE THE NEW BERM AREA TO CREATE A MAX. DEPTH OF 12 INCHES IN THE BASIN.
- INSTALL A SERIES OF 6" HIGH STEPS WITH 12" TREADS BY USING THE EX. SITE STONE & MORTAR. THIS IS TO PROVIDE ACCESS OUT OF THE WALKWAY AND THEN DOWN AGAIN TO EX. GRADE AT THE N.E. END OF THE BASIN.
- CREATE A RAISED BERM TO RETAIN STORM WATER USING THE SITE ROCKS AND MORTAR. THE BERM CAN BE 18" TO 24" HIGH AND 12" WIDE. CREATE A LEVEL BOTTOM IN THE BASIN TO CONTAIN 12" DEPTH OF STORM WATER. IMPORT CLEAN EARTH FILL TO PROVIDE A FIRM BASIN BOTTOM FOR PERCOLATION.
- INSTALL TWO 3" DIAM PIPE OPENINGS IN THE EX. RETAINING WALL NEAR THE TOP AT 18" O.C. WITH INVERT ELEVATIONS OF 19.0 FOR DRAINAGE. THESE OPENINGS ARE TO PROVIDE OVERFLOW SPILLAGE INTO THE PLANTER BELOW, RETEN. BASIN NO.2, IF RETEN. BASIN NO.1 EXCEEDS ITS STORAGE CAPACITY.
- USE 2:1 SLOPE WITH RIPRAP TO LOWER THE CONTOURS NEAR RETEN. BASIN NO. 4. THE RETEN. BASIN BANK WILL HAVE 4:1 SLOPE.

OWNER

FAIRVIEW DEVELOPMENT
PARADISE VALLEY, AZ
TEL. (602) 743 - 4557



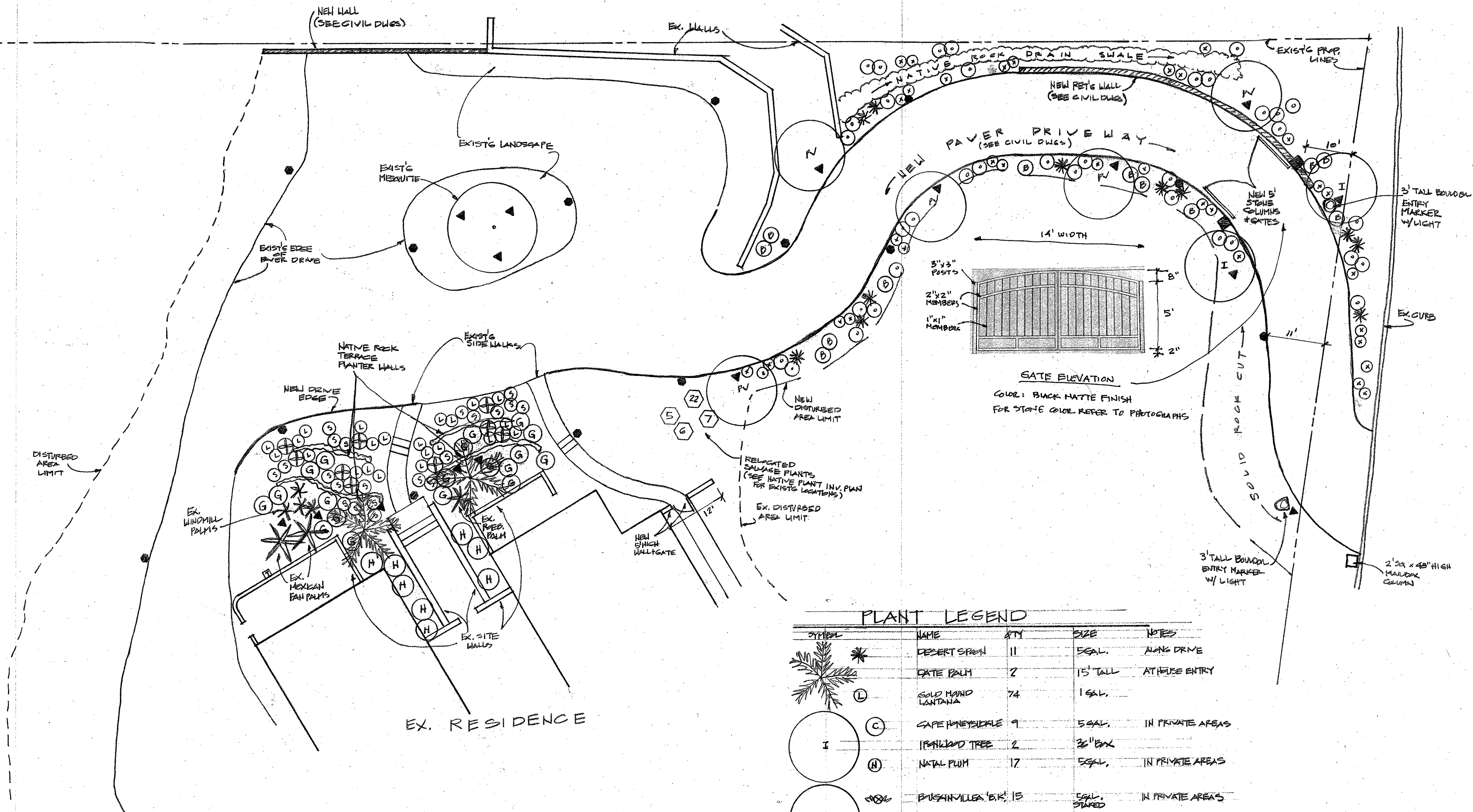
REG. EXP. 6-30-19

CIVIL ENGINEER:

DONALD E. SURFACE, P.E.
SURFACE ENGINEERING CO.
1646 E. RIVINGTON DRIVE
PHOENIX, AZ 85024
TEL. 602 717 2135
EMAIL: DONSURFACE@MSN.COM

SITE PLAN
AT LOTS 64 & 65
EX. RESIDENCE
8002 N. 47TH STREET
APN 169 - 11- 125

SHEET A2



GENERAL NOTES

1. ALL DISTURBED AREAS TO BE COVERED W/ 3/4" MINUS "MADISON GOLD" D.G. 2" THICK.
2. AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED TO ALL PLANTINGS UTILIZING DRIP SYSTEM TECHNOLOGY.

LOW VOLT LIGHTING LEGEND

SYMBOL	ITEM	QTY	COLOR TEMP	NOTES
* ▲	1" VOLT ALL STAR WHITE W/SHIMMING	30	2700	TEXTURED BLACK FIN. LED - 150 LUMENS
●	1" VOLT ALL STAR BLACK	31	2700	TEXTURED BLACK FIN. LED - 150 LUMENS
□	1" VOLT ALL STAR COOL WHITE	3	2700	TEXTURED BLACK FIN. LED - 150 LUMENS
* NOTE: MAX. ALLOWABLE DISTURBED AREA = 43472'±				
43472'±/1000 = 43 UP LITE FIXTURES MAX				

PLANT LEGEND

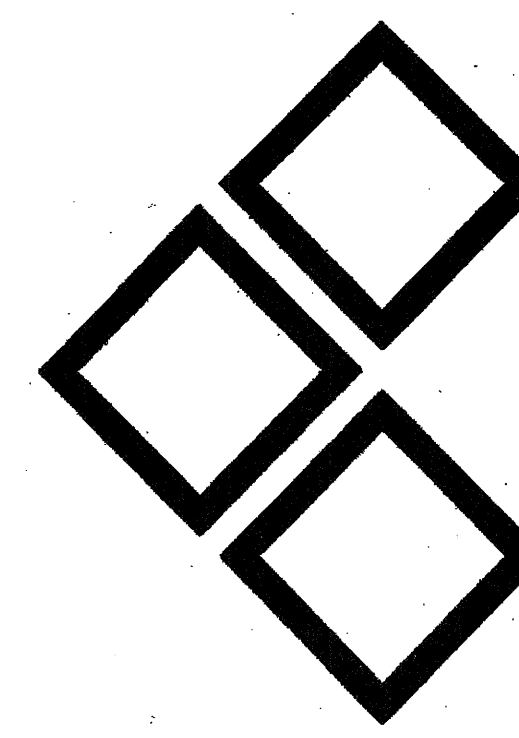
SYMBOL	NAME	QTY	SIZE	NOTES
* (S)	DESERT SPIN	11	5 GAL.	ALONG DRIVE
(L)	DATE PALM	2	15' TALL	AT HOUSE ENTRY
(C)	GOLD MAND LANTANA	74	1 GAL.	
(N)	CAPE HENRISSIA	9	5 GAL.	IN PRIVATE AREAS
(I)	IRAILAND TREE	2	36" BOX	
(N)	NATAL PLUM	17	5 GAL.	IN PRIVATE AREAS
(PV)	BUSH VILLER'S B.K.	15	5 GAL.	IN PRIVATE AREAS
(S)	DESERT MIMOSA	5	36" BOX	ALONG DRIVE
(S)	DESERT PALM	4	15 GAL.	IN PRIVATE AREAS
(A)	ASPARAGUS MOERI	18	1 GAL.	" "
(H)	EVERGREEN IRIS	14	1 GAL.	" "
(B)	HIBISCUS	12	5 GAL.	" "
(X)	HEAVENLY BAMBOO	2	5 GAL.	" "
(R)	PAX, REBEL III	6	24" BOX	" "
(R)	ROSES	7	5 GAL.	" "
(A)	ANNUALS	6'±	FROM GROUPS	" "
(S)	ERTILE BUSH	30	1 GAL.	ALONG DRIVE
(B)	BUSH VILLER'S	12	5 GAL.	" "
(S)	BLACKBERRY	33	1 GAL.	" "
(S)	AGAVE PARRYII	9	15 GAL.	" "
(G)	GREEN CLOUDS	19	5 GAL.	" "
(S)	SAVIA GREGG II	21	5 GAL.	" "

ARTERRA INC.
LANDSCAPE ARCHITECTURE
 P.O. BOX 4449
 Cottonwood, Arizona 86326
 TEL: (920) 569-9800
 FAX: (920) 569-2693
 E-MAIL: artterra@artterra.com

LANDSCAPE PLAN
 REMODEL RESIDENCE
 8002 N. 47TH ST.
 PARADISE VALLEY, AZ

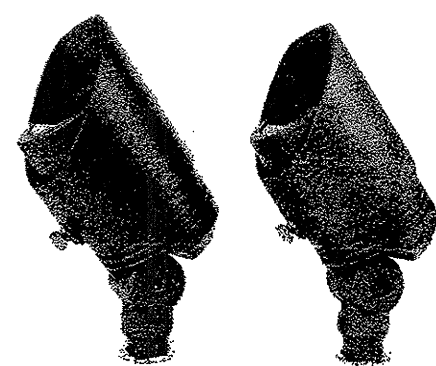
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NORTH
 SCALE
 1"=10'

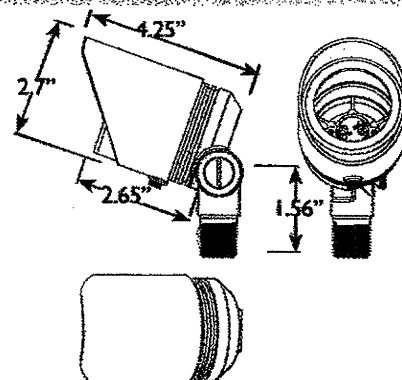


Product Description

The VOLT® All-Star™ features a fully adjustable glare guard and knuckle and is perfect for almost any uplighting application. The adjustable glare guard allows you to fine tune your landscape lighting effects. This fixture, compatible with almost any halogen or LED MR16 bulb, allows you to create broad beam spread flood effects, narrow spread spot light effects and almost any effect in between.



Product Dimensions



Features & Benefits

- ▶ Solid Cast Aluminum Construction.
- ▶ Durable powder coating in either black or bronze color.
- ▶ Silicone plug at lead wire exit prevents ground moisture and insects from entering luminaire through the stem.
- ▶ Water Tight Silicone O-Ring - keeps water from entering luminaire.
- ▶ Extra-long (1-inch) strip resistant threading and solid zinc locknut provide superior mounting stability.
- ▶ Heavy duty adjustable knuckle and adjustable glare guard allows light to be positioned.

Specifications

- **Construction:** Solid Cast Aluminum
- **Finish:** Black or Bronze Powdercoating
- **Lead Wire:** 48" (standard) or 25' (optional) 18AWG, SPT-1 wire
- **Mounting:** 10" Hammer* Stake with cutout for wire exit
- **Glass or Lens:** Clear Tempered Glass
- **Light Source (not included):** MR16 (LED or Halogen)
- **Maximum Lamp Rating:** 20W
- **Recommended Lamp Rating:** 20W
- **Operating Voltage:** 12V AC
- **Shipping Weight:** 0.8 lbs
- **Powered by:** VOLT's Low Voltage Transformer

Warranty

5-Year Warranty

Certifications

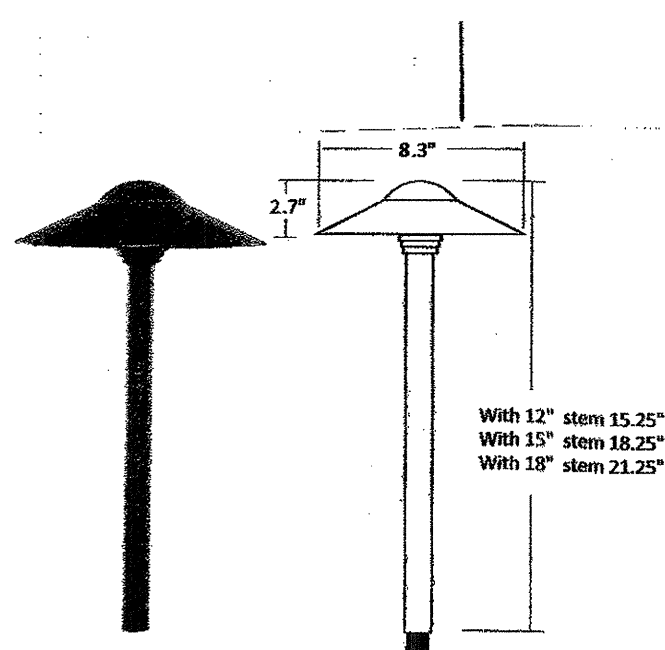


LISTEN File #F466348

SOLLOS
PDO083
8.3" Dome Path Light
Architectural Aluminum

Fixture Ordering Guide		
Product Code	Finish	Stem
PDO083	TB - Textured Black	12"
	TZ - Textured Bronze	15"
		18"

Example: PDO083-TB-15-JC20/2WW/LED



PLEASE REFER TO
LOW VOLT LIGHTING LEGEND
ON SHEET 2 FOR
LUMENS, COLOR ETC

Mounting:

- 8" Black ground stake included

Electrical:

- 12 Volt system
- Pre-wired with 36", 18-2 lead wire
- Two King® DryConn™ waterproof connectors included

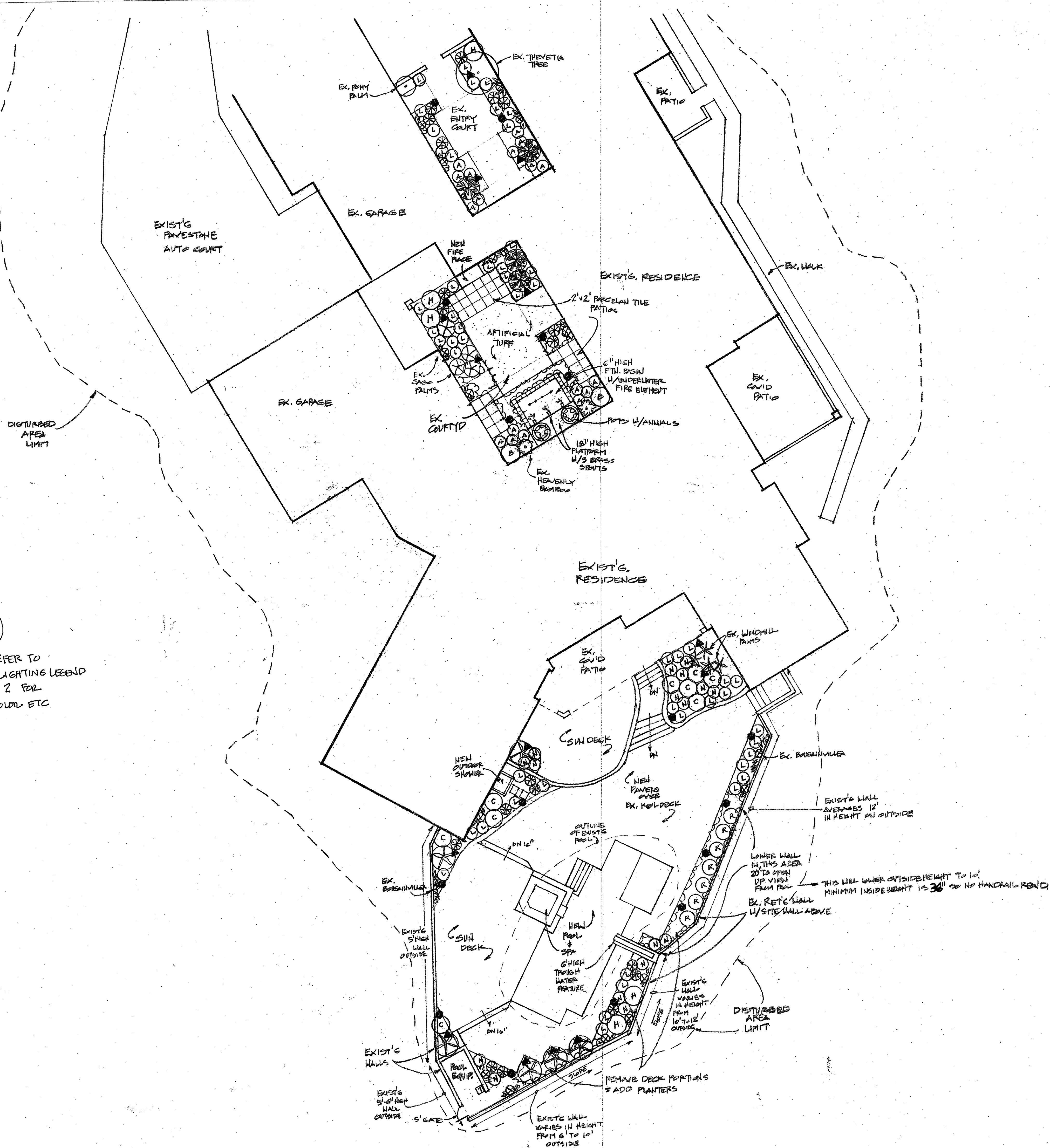
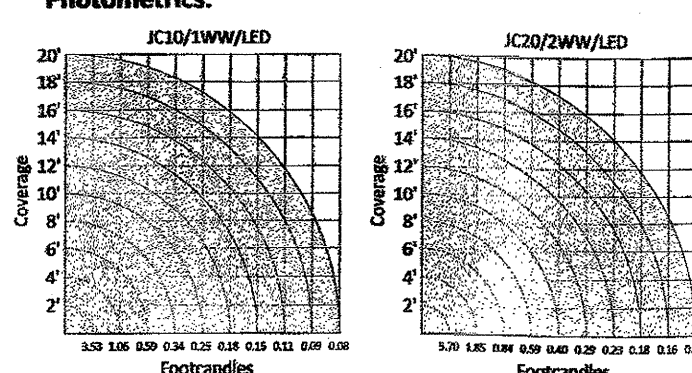
Certifications:

- ETL Listed to UL Standard 1838 and CSA C22.2 No. 250.7

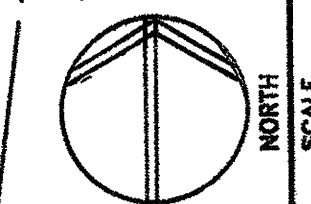
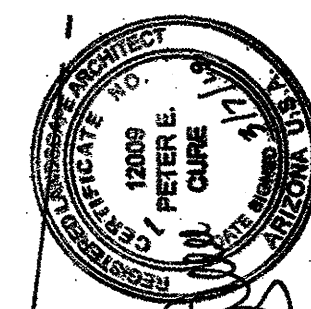
Warranty:

- Backed by a 5-year limited warranty to be free from defects in material and/or workmanship
- ProLED® IP65 Rated JC lamps installed in Sollos fixtures per installation instructions are backed by a 20-year limited warranty

Photometrics:



EXISTG
PROP. LINES



DATE: 3/7/18
REV: 3/27/18
4/6/18

DRAWN BY: PEC

SHEET: 1 of 1

ANDSCAPE PLAN

REFERENCE

8002 N. 47th ST.
PARADISE VALLEY, AZ

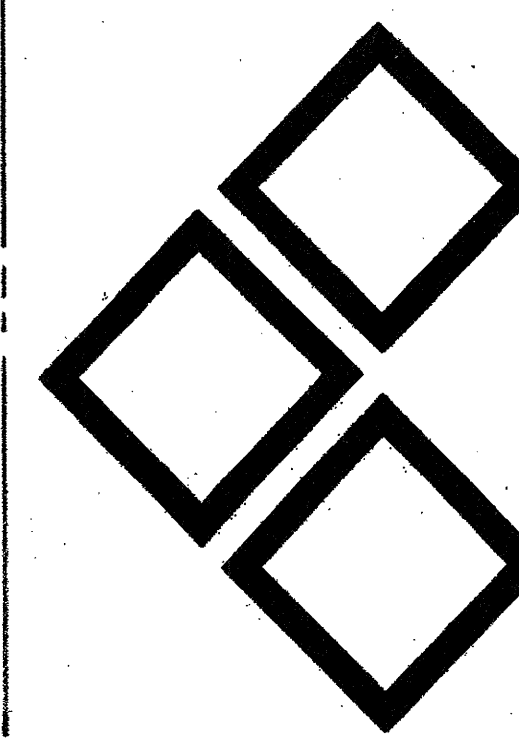
**ARTERRA INC.
LANDSCAPE ARCHITECTURE**

P.O. BOX 4449

Cottonwood, Arizona 86326

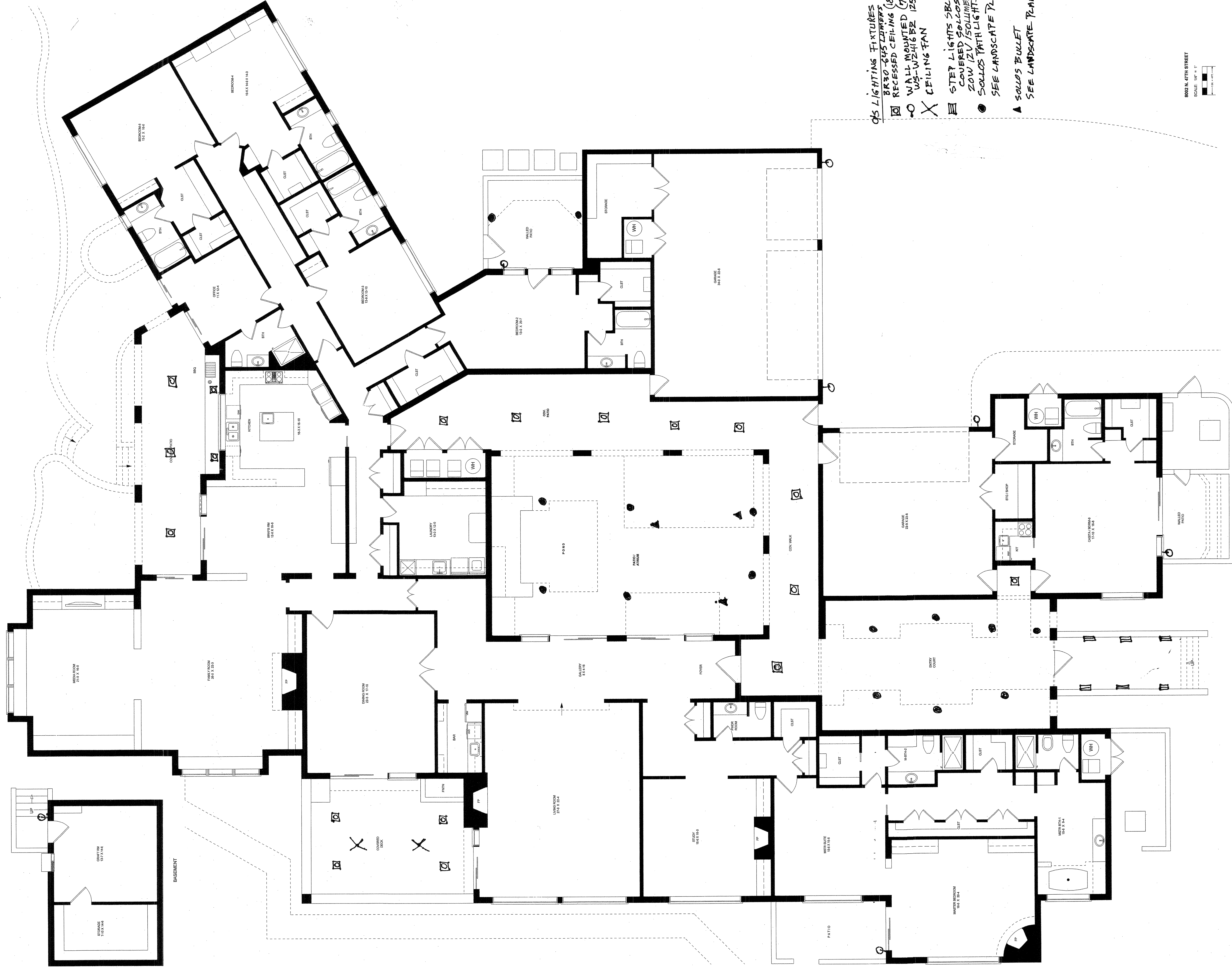
TEL: (602) 569-9800

FAX: (602) 569-2693



8002 N 47th ST P.V. AS BUILT FLOOR PLAN

POOL AREA-SEE LANDSCAPE PLAN



05 LIGHTING FIXTURES
BR30-455 LUMINERS
REFLECTED CEILING (18)
WALL MOUNTED (7)
WS-WZ416 BZ 12511
CEILING FAN

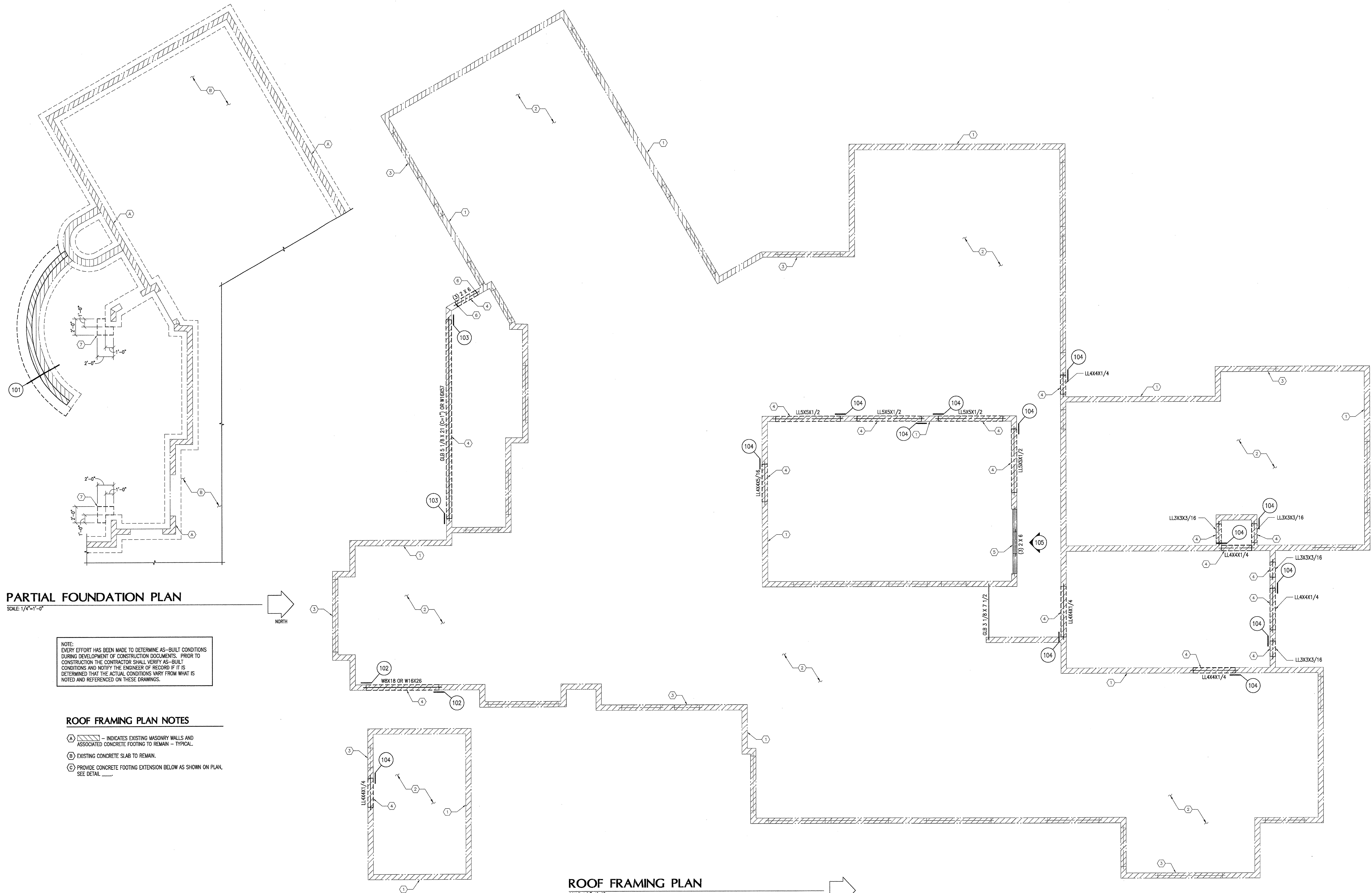
STEP LIGHTS SBLOV8
COVERED SOLLOS BLK
ZOW IZV 150LUMERS
SOLLOS TATH LIGHTS
SEE LANDSCAPE PLAN

▲ SOLLOS BULLET
SEE LANDSCAPE PLAN

8002 N. 47TH STREET

SCALE: 1/4" = 1'

 0 10 20 30 40 50
feet



PARTIAL FOUNDATION PLAN

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

NOTE:
EVERY EFFORT HAS BEEN MADE TO DETERMINE AS-BUILT CONDITIONS DURING DEVELOPMENT OF CONSTRUCTION DOCUMENTS. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY AS-BUILT CONDITIONS AND NOTIFY THE ENGINEER OF RECORD IF IT IS DETERMINED THAT THE ACTUAL CONDITIONS VARY FROM WHAT IS NOTED AND REFERENCED ON THESE DRAWINGS.

ROOF FRAMING PLAN NOTES

- ① - INDICATES EXISTING MASONRY WALLS AND ASSOCIATED CONCRETE FOOTING TO REMAIN - TYPICAL.
- ② EXISTING CONCRETE SLAB TO REMAIN.
- ③ PROVIDE CONCRETE FOOTING EXTENSION BELOW AS SHOWN ON PLAN. SEE DETAIL.

ROOF FRAMING PLAN

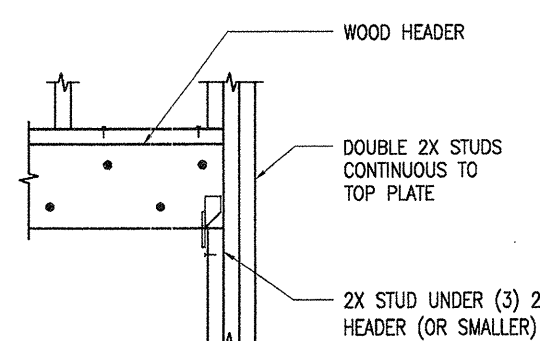
SCALE: 1/4"=1'-0"

NOTE:
EVERY EFFORT HAS BEEN MADE TO DETERMINE AS-BUILT CONDITIONS DURING DEVELOPMENT OF CONSTRUCTION DOCUMENTS. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY AS-BUILT CONDITIONS AND NOTIFY THE ENGINEER OF RECORD IF IT IS DETERMINED THAT THE ACTUAL CONDITIONS VARY FROM WHAT IS NOTED AND REFERENCED ON THESE DRAWINGS.

ROOF FRAMING PLAN NOTES

- ① - INDICATES EXISTING MASONRY WALLS TO REMAIN - TYPICAL.
- ② EXISTING ROOF FRAMING TO REMAIN.
- ③ - INDICATES EXISTING MASONRY LINTEL TO REMAIN - TYPICAL U.L.O.
- ④ - INDICATES NEW OPENING IN EXISTING MASONRY WALL. SEE DETAIL FOR NEW LINTEL - COORDINATE WITH ARCHITECTURAL DRAWINGS.
- ⑤ - INFILL EXISTING MASONRY WALL OPENING WITH 2 X 6 STUDS AT 16" O.C. PER DETAIL 105 AND PROVIDE HEADER PER SCHEDULE ON PLAN - COORDINATE WITH ARCHITECTURAL DRAWINGS.
- ⑥ CONNECT NEW WOOD BEAM TO EXISTING WOOD BEAM WITH SIMPSON HUB-3 WITH (8) 1/4" X 2 3/4" LONG SIMPSON TITEN SCREWS.

WOOD HEADER SCHEDULE



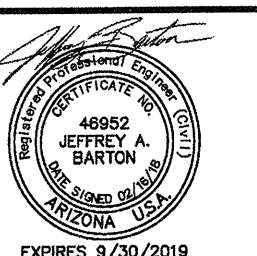
NOTE:
HEADER SCHEDULE APPLIES UNLESS NOTED OTHERWISE ON FRAMING PLANS

REVISIONS:

PROJECT NAME: RESIDENCE REMODEL

PROJECT ADDRESS: 8002 N. 47TH STREET
PARADISE VALLEY, AZ 85053

JOB NO.: 18023
DRAWN: JAB
CHECKED: JAB
SCALE: AS SHOWN
DATE: 02.16.18



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FAX 480-926-6399
3275 W. INA RD, SUITE 211
TUCSON, AZ 85741
PH 520-887-9416
FAX 520-887-9486

SHEET TITLE:
FOUNDATION AND FRAMING PLANS

S200
SHEET OF

STRUCTURAL NOTES:

- DESIGN CRITERIA:
 - ALL CONSTRUCTION SHALL CONFORM TO THE 2012 EDITION OF THE INTERNATIONAL BUILDING CODE.
 - ROOF:
 - ROOF LIVE LOAD = 20 PSF (REDUCIBLE)
 - ROOF DEAD LOAD = PSF
 - ROOF UPLIFT WIND LOAD = PSF (NET)
 - WIND:
 - ULTIMATE WIND SPEED = 115 MPH (3 SEC GUST.)
 - EXPOSURE = "C"
 - RISK CATEGORY = II
 - INTERNAL PRESSURE COEFFICIENT = +/-
 - COMPONENTS & CLADDING = PSF (ASD)
 - SEISMIC:
 - RISK CATEGORY = II
 - IMPORTANCE FACTOR = "1.0"
 - SPECTRAL RESPONSE COEFFICIENTS:
 - S_{DS} = 0.
 - S_{D1} = 0.
 - S_{S} = 0.
 - S_{1} = 0.
 - C_s = 0.
 - $R = 1.25$
 - SITE CLASS = "D"
 - SEISMIC DESIGN CATEGORY = "B"
 - BASIC SEISMIC FORCE RESISTANCE SYSTEM:
 - INTERMEDIATE REINFORCED MASONRY SHEAR WALLS.
 - DESIGN BASE SHEAR = 0.072W (WORKING STRESS)
- DETAILS AND NOTES ON DRAWINGS SHALL TAKE PRECEDENCE OVER STRUCTURAL NOTES AND TYPICAL DETAILS. WHERE NO SPECIFIC DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.
- DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION - RESOLVE ANY VARIANCES WITH ARCHITECT. FOR CLARITY, ALL WALL, FLOOR AND ROOF OPENINGS MAY NOT BE SHOWN ON STRUCTURAL DRAWINGS. FOR EXACT WEIGHT, LOCATION, SIZE AND NUMBER OF OPENINGS, EQUIPMENT, DUCTS, ETC., SEE THE ARCHITECTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING DRAWINGS. FOR FRAMING AT OPENINGS, SEE TYPICAL STRUCTURAL DETAILS.
- DETAILS MARKED "TYPICAL" MAY OR MAY NOT BE CUT ON PLANS, BUT SHALL APPLY UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT THE STRUCTURE DURING CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, SHORING, BRACING, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHORING, BRACING, AND SCAFFOLDING. OBSERVATION VISITS OR SPECIAL INSPECTION TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS. THE STRUCTURAL ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SITE SAFETY, OR THE SAFETY PRECAUTIONS AND PROGRAMS.
- CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF OR FLOORS. THE LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.
- THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS OR METHOD OF CONSTRUCTION.
- ALL SLABS AND FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED NATIVE SOIL. IF SOILS ARE DISTURBED, THE SUBGRADE SHALL BE SCARIFIED, MOISTURE CONDITIONED, AND COMPACTED TO 95% MINIMUM IN ACCORDANCE TO ASTM D698. DESIGN SOIL BEARING PRESSURE = 1500 PSF PER I.B.C. TABLE 1806.2. THE STRUCTURAL ENGINEER ACCEPTS NO RESPONSIBILITY FOR EXISTING SOIL CONDITIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SOIL BEARING PRESSURE AND TO DETERMINE WHETHER UNSUITABLE SOIL CONDITIONS (I.E. EXPANSIVE OR COLLAPSIBLE SOILS, LOOSE FILL, ETC.) EXIST.
- LAP SPLICES FOR REINFORCING IN CONCRETE SHALL BE 48 BAR DIAMETERS MINIMUM.
- LAP SPLICES FOR REINFORCING IN MASONRY SHALL BE AS FOLLOWS:

BAR SIZE	(1) BAR IN CELL - OR 40	(2) BARS IN CELL - OR 40	(1) BAR IN CELL - OR 60	(2) BARS IN CELL - OR 60
#4	20"	24"	N/A	N/A
#5	N/A	N/A	30"	40"
#6	N/A	N/A	44"	74"

- PROVIDE BENT CORNER BARS TO MATCH AND LAP HORIZONTAL REINFORCING AT INTERSECTIONS AND CORNERS IN CONCRETE FOOTINGS AND WALLS, AND MASONRY WALL BOND BEAMS.
- MASONRY WALLS SHALL BE REINFORCED WITH #6 VERTICAL REINFORCING AT 48" O.C. MAXIMUM, AND AT ALL INTERSECTIONS, WALLS ENDS, CORNERS, BEAM BEARINGS, JAMBS, AND EACH SIDE OF CONTROL JOINTS. PROVIDE #8 GAGE WIRE HORIZONTAL JOINT REINFORCING AT 16" O.C.
- ALL NAILS SHALL BE COMMON NAILS. ALL NAILING NOT NOTED SHALL BE ACCORDING TO THE FASTENING SCHEDULE IN TABLE 2304.9.1 OF THE INTERNATIONAL BUILDING CODE. SIZE AND NUMBER OF NAILS IN JOIST HANGERS AND MISCELLANEOUS FRAMING ANCHORS SHALL BE ACCORDING TO THE MANUFACTURER'S LATEST CATALOG.
- STRUCTURAL WOOD STUD WALLS SHALL BE 2 X 6 AT 16" O.C. UNLESS NOTED OTHERWISE ON PLANS. PLATE ANCHOR BOLTS AT STRUCTURAL WALLS SHALL BE 1/2" DIAMETER PLACED NOT TO EXCEED 4'-0" O.C. UNLESS NOTED OTHERWISE. ANCHOR BOLTS SHALL BE PLACED WITHIN 12" OF ALL JAMBS, CORNERS, PLATE SPLICES, INTERSECTIONS AND WALL ENDS. ALL BOTTOM PLATES SHALL HAVE A MINIMUM OF 2 ANCHOR BOLTS. ALL BOTTOM PLATES OR SILLS ON CONCRETE SLABS ON GRADE, AND ON CONCRETE OR MASONRY FOUNDATIONS, SHALL BE PRESSURE TREATED WOOD STAMPED BY AN APPROVED AGENCY.

15. MATERIALS SPECIFICATIONS:

- CONCRETE - ASTM C94, F'_c = 3000 PSI (DESIGNED FOR 2500 PSI) AT 28 DAYS. PROVIDE AIR-ENTRAINING ADMIXTURE AT ALL EXPOSED CONCRETE AT RATE ADEQUATE TO PROVIDE 1.5% AIR AT POINT OF PLACEMENT.
- REINFORCING - ASTM A615 GRADE 40 FOR #4 AND SMALLER AND ASTM A615 GRADE 60 FOR #5 AND LARGER AND ASTM A706 GRADE 60 FOR WELDED REINFORCING
- MASONRY - ASTM C90, GRADE N, TYPE I, F'_m = 1500 PSI
- GROUT - ASTM C476, 2000 PSI AT 28 DAYS
- MORTAR - ASTM C270, TYPE S, 1800 PSI AT 28 DAYS
- WIDE FLANGE SHAPES - ASTM A992 (F_y = 50 KSI)
- CHANNELS, PLATES, AND ANGLES - ASTM A36 (F_y = 36 KSI)
- STRUCTURAL TUBE SHAPES - ASTM A500, GRADE B (F_y = 46 KSI)
- BOLTS IN WOOD - ASTM A307
- ALL THREAD BOLTS - ASTM A307
- BOLTS (STEEL/STEEL) - ASTM A325N. ALL HIGH-STRENGTH BOLTS SHALL BE TIGHTENED TO THE SNUG-TIGHT CONDITION AS DEFINED BY AISC UNLESS NOTED OTHERWISE
- ANCHOR RODS (ANCHOR BOLTS) - ASTM F1554 GR 36
- EPOXY INTO CONCRETE -

- EPOXY USED IN CONCRETE SHALL BE ONE OF THE FOLLOWING:
- SIMPSON "SET-XP" EPOXY INSTALLED PER ICC REPORT #ESR-2508.
 - HILTI "HIT-HY 200" ADHESIVE INSTALLED PER ICC REPORT #ESR-3187.
 - POWERS "PE1000+" EPOXY ADHESIVE INSTALLED PER ICC REPORT #ESR-2583.

- EPOXY INTO MASONRY -
- EPOXY USED IN MASONRY SHALL BE ONE OF THE FOLLOWING:
- SIMPSON "SET" EPOXY INSTALLED PER ICC REPORT #ESR-1772.
 - HILTI "HIT-HY 707" ADHESIVE INSTALLED PER ICC REPORT #ESR-2682.

WELDING - AWS D1.1 GRADE E70XX

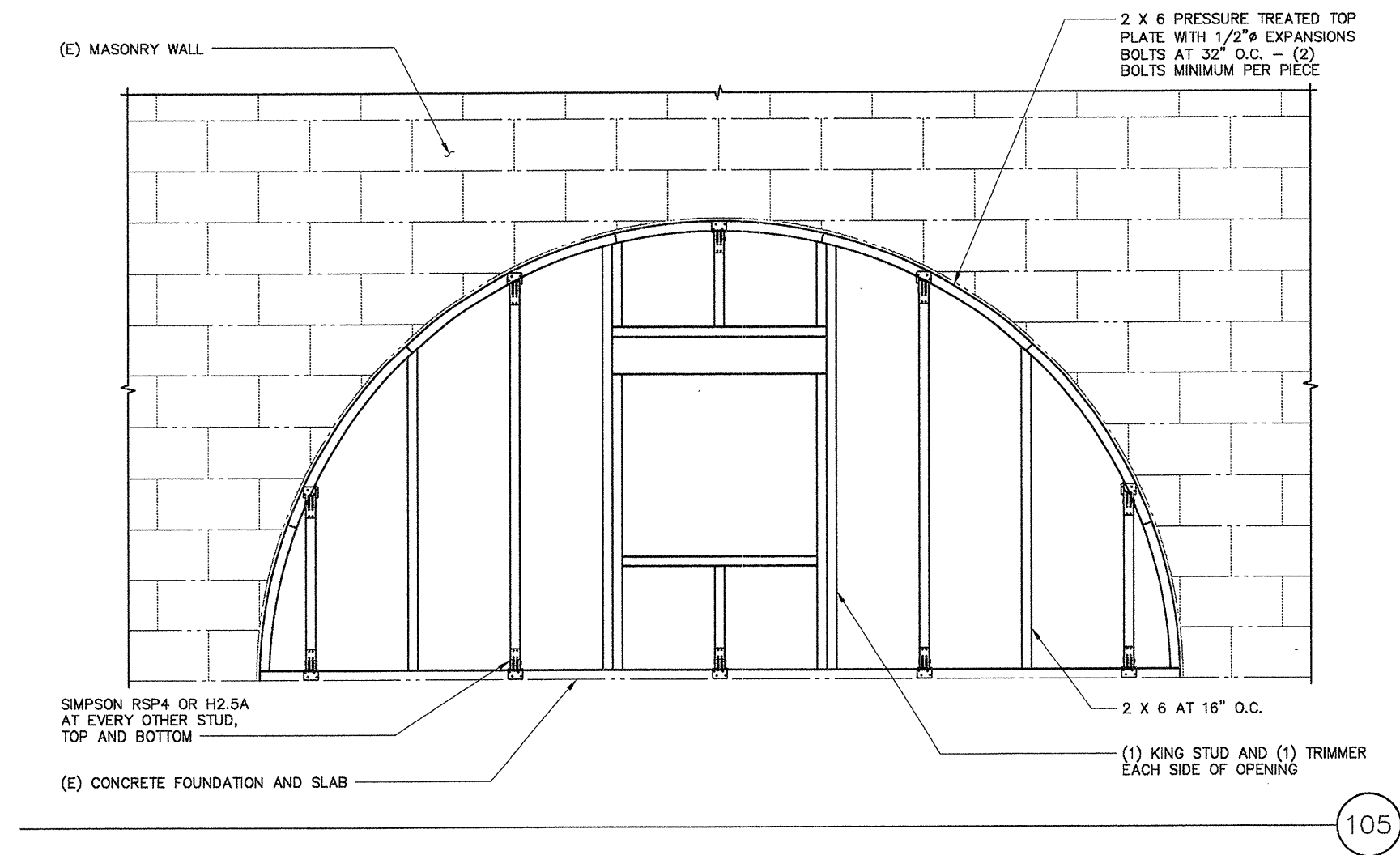
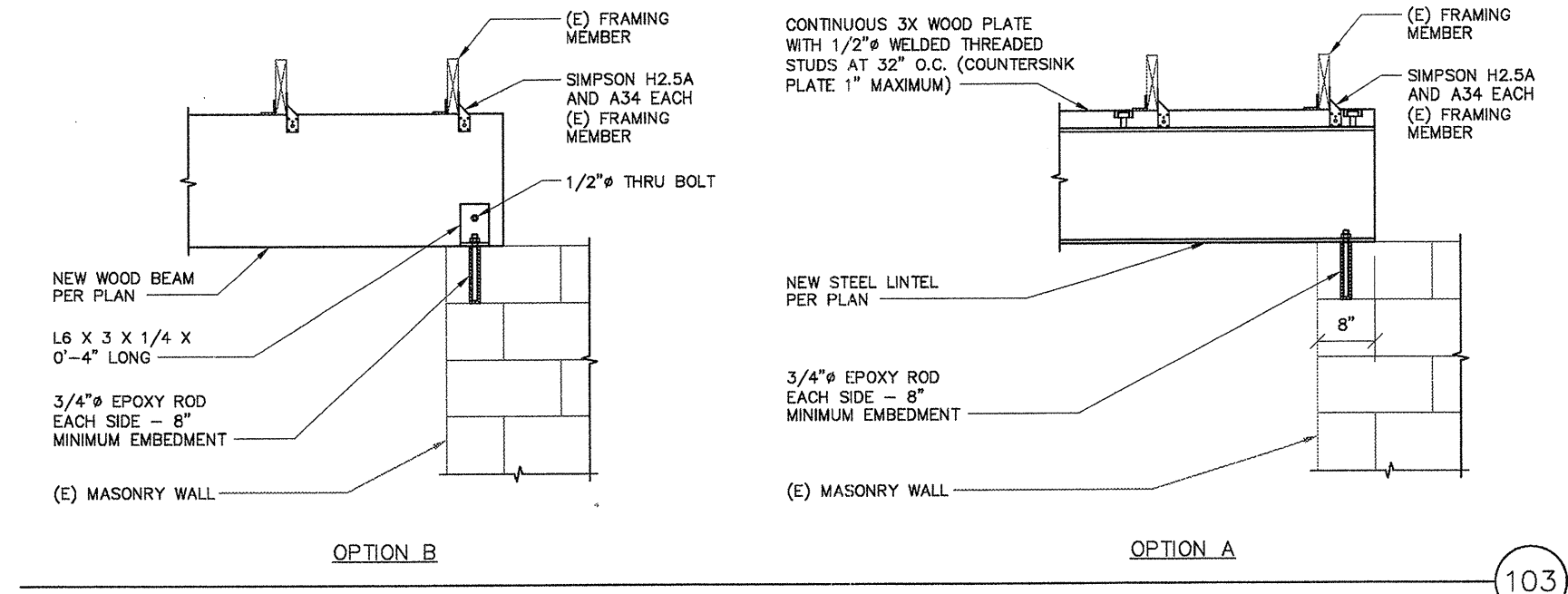
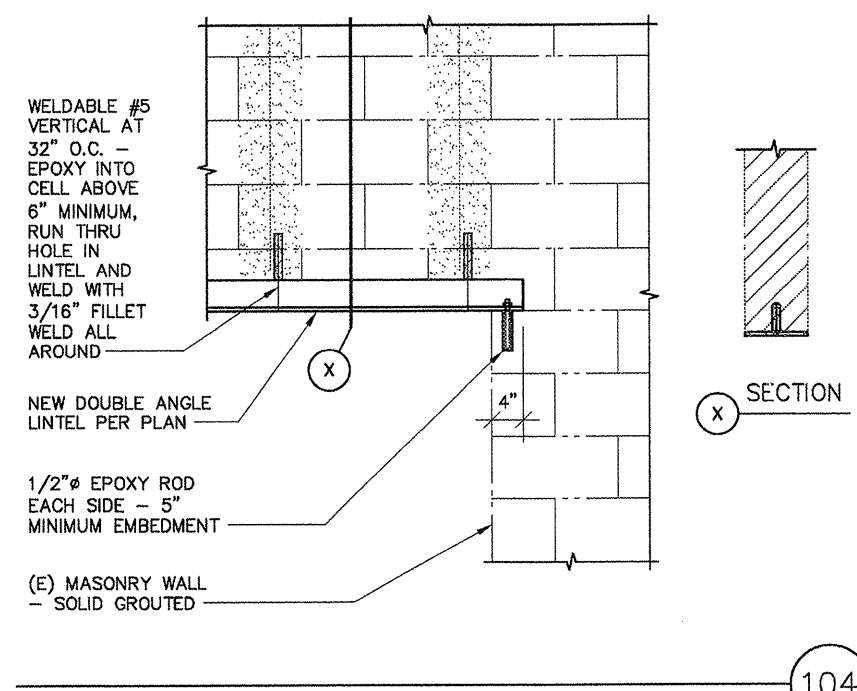
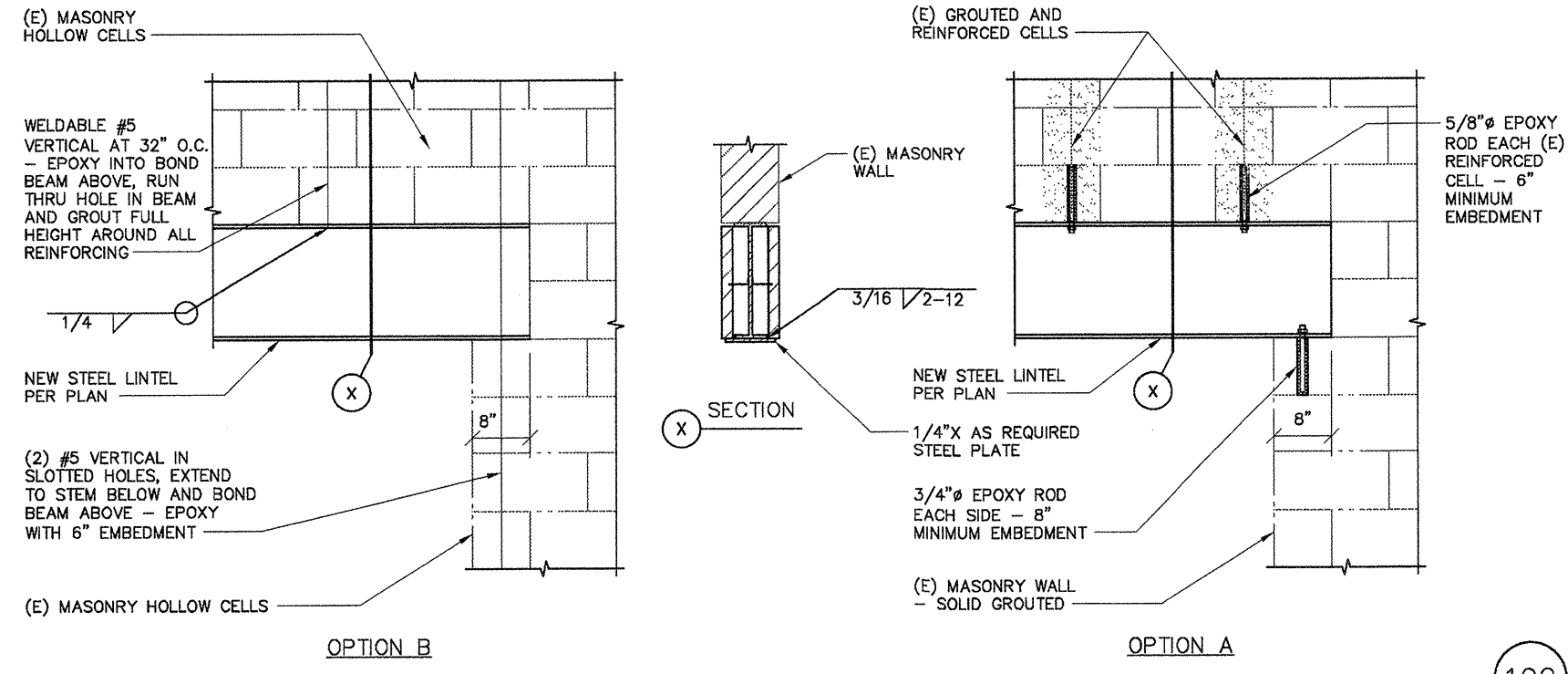
FRAMING LUMBER - WHPA OR WCLB STAMPED, 19% MAXIMUM MOISTURE CONTENT, DOUGLAS FIR-LARCH OF THE FOLLOWING GRADES:
TYPICAL U.N.O. - #2
6 X POSTS AND BEAMS - #1

GLULAMS (GLB) - DOUGLAS FIR-LARCH 24F COMBINATION WITH F_b = 2400 PSI, F_v = 240 PSI, F_c (PERPENDICULAR) = 650 PSI AND E = 1,800,000 PSI MINIMUM. PROVIDE MANUFACTURER'S STANDARD CAMBER USING A RADIUS OF 2000 FEET AT SIMPLE SPAN CONDITIONS. DO NOT CAMBER MULTI-SPAN BEAMS AND CANTILEVER BEAMS U.N.O.

PLYWOOD - APA STAMPED WITH AN EXTERIOR OR EXPOSURE 1 DURABILITY CLASSIFICATION NAILED WITH COMMON NAILS. APA RATED SHEATHING (I.E. WAFERBOARD AND ORIENTED STRAND BOARD) CONFORMING TO NER-108 AND WITH THE EQUIVALENT EXPOSURE DURABILITY CLASSIFICATION, THICKNESS AND SPAN INDEX RATIO MAY BE SUBSTITUTED FOR PLYWOOD. LAY-UP PLYWOOD WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS AND STAGGER JOINTS. PROVIDE PLYCLIPS AT MIDSPAN OF UNSUPPORTED ROOF EDGES.

USE THICKNESS SPAN/INDEX RATIO EDGE NAILING FIELD NAILING
WALL 3/8" OR 15/32" (1/2) 24/0 8d AT 6" O.C. 8d AT 12" O.C.

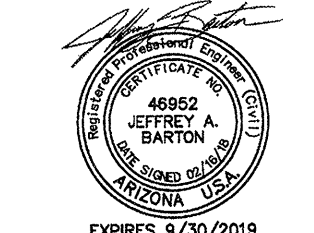
16. SPECIAL INSPECTIONS SHALL BE PERFORMED BY BRODERICK ENGINEERING, LLC OR A QUALIFIED INSPECTOR AS APPROVED BY THE BUILDING OFFICIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A MINIMUM OF 24 HOURS NOTICE TO THE SPECIAL INSPECTOR AND THE TESTING LABORATORY PRIOR TO BEGINNING ANY WORK FOR WHICH SPECIAL INSPECTION OR TESTING IS REQUIRED. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO THE ENGINEER OR ARCHITECT OF RECORD. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, TO THE ENGINEER OR ARCHITECT OF RECORD AND THE BUILDING OFFICIAL. SPECIAL INSPECTION IS REQUIRED DURING THE FOLLOWING OPERATIONS PER IBC CHAPTER 17:
- WELDING: DURING ALL STRUCTURAL FIELD WELDING AND SHOP WELDING (INCLUDING WELDING OF REINFORCING STEEL), EXCEPT WELDING PERFORMED IN THE SHOP OF A BUILDING OFFICIAL/APPROVED FABRICATOR.
 - STRUCTURAL MASONRY: PLACEMENT OF REINFORCING STEEL IN WALLS AND ASSOCIATED FOOTINGS, INSPECTION OF GROUT SPACE IMMEDIATELY PRIOR TO CLOSING OF CLEANOUTS AND DURING PLACEMENT OF ALL GROUT. SPECIAL INSPECTION FOR PLACING OF UNITS SHALL BE PERFORMED ON A PERIODIC BASIS.
 - EPOXY INSTALLATIONS: DURING INSTALLATION OF ALL REINFORCING BARS OR ALL THREAD RODS TO ENSURE THAT INSTALLATION AND EMBEDMENT REQUIREMENTS HAVE BEEN MET.
 - CONCRETE: PLACEMENT OF REINFORCING STEEL AND DURING PLACEMENT OF ALL CONCRETE.
 - WOOD LATERAL FORCE RESISTING SYSTEM: REVIEW EDGE AND BOUNDARY ATTACHMENTS; BOLTING; ANCHORING AND OTHER FASTENING COMPONENTS WITHIN THE LATERAL FORCE RESISTING SYSTEM, INCLUDING DIAPHRAGMS; SHEAR WALLS; DRAG STRUTS; BRACES; AND HOLD DOWNS - PERIODIC.
 - ANCHOR BOLTS INSTALLED IN CONCRETE: INSPECT TIED IN PLACE PRIOR TO PLACEMENT OF CONCRETE OR INSPECT DURING "WET SET" PLACEMENT IN CONCRETE - CONTINUOUS.



REVISIONS:

PROJECT NAME: RESIDENCE REMODEL
PROJECT ADDRESS: 8002 N. 47TH STREET
PARADISE VALLEY, AZ 85253

JOB NO.: 18023
DRAWN: JG
CHECKED: JAB
SCALE: AS SHOWN
DATE: 02.16.18



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SHEET TITLE:
STRUCTURAL
NOTES AND
DETAILS

S100
SHEET OF

8002 N. 47TH STR. PARADISE VALLEY, AZ

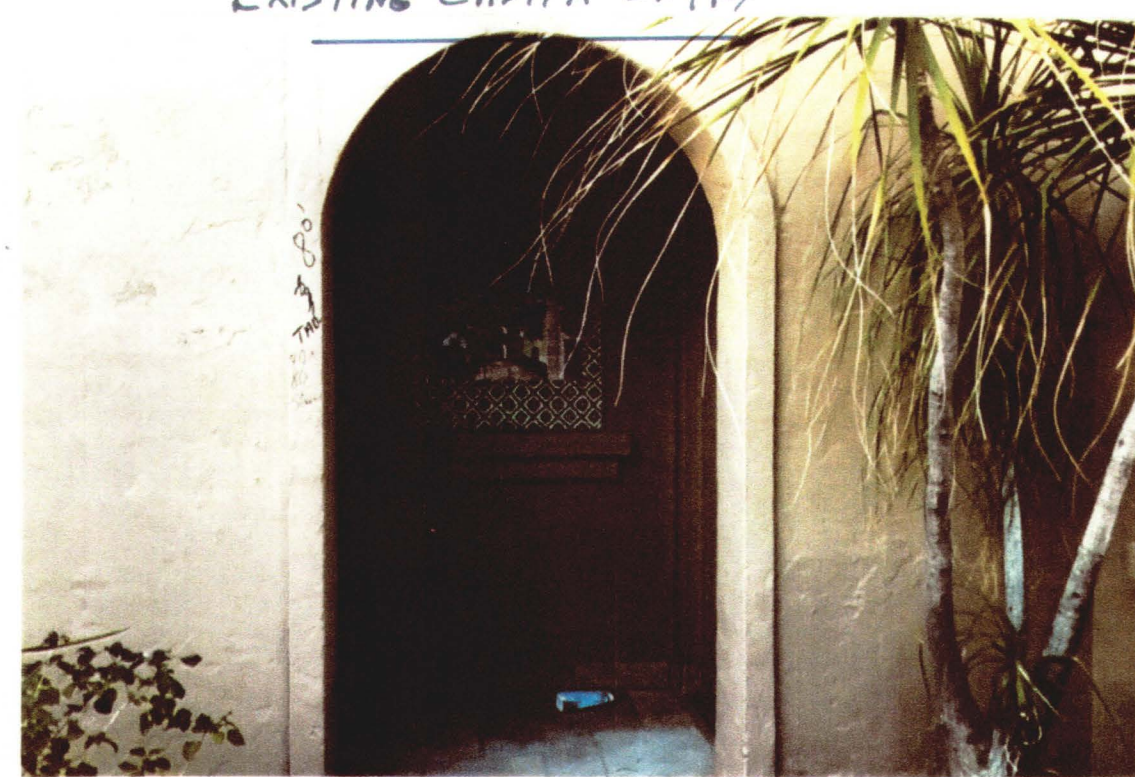
FRONT ENTRY AREA



EXISTING FRONT ENTRY COURTYARD



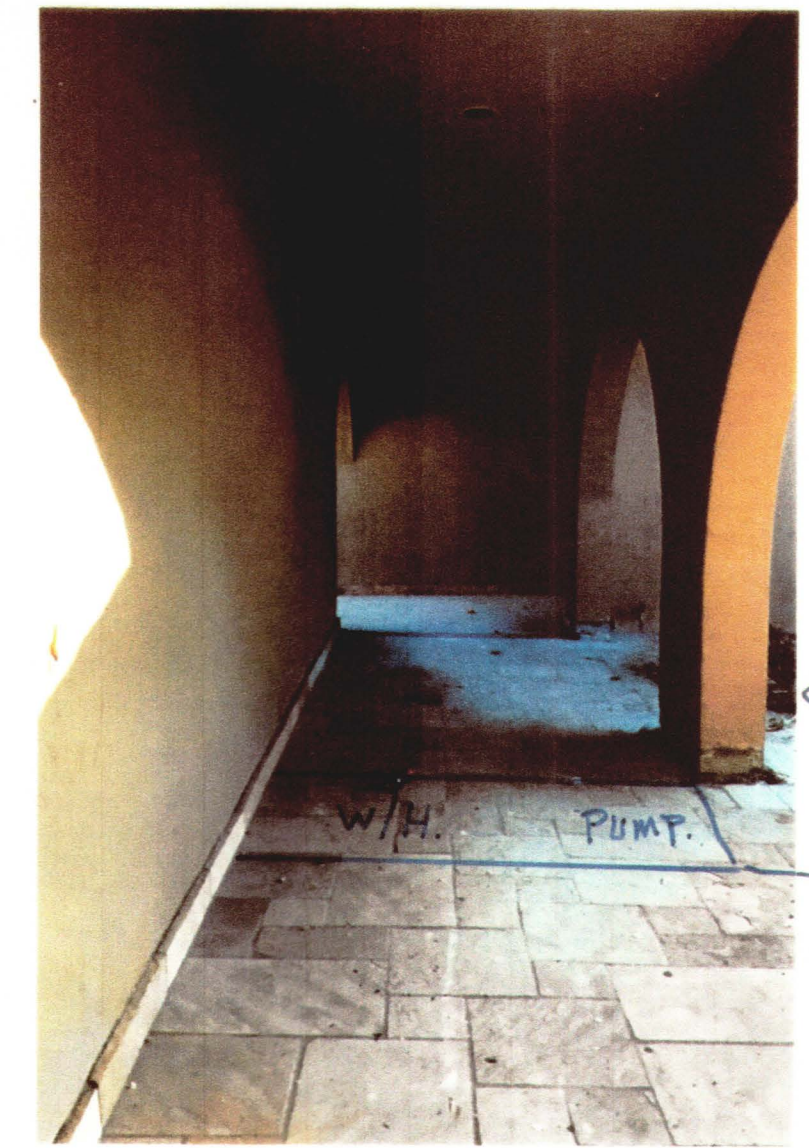
EXISTING CASITA ENTRY



EXISTING COURTYARD



SIDE HALL INTERIOR COURTYARD



← PROPOSED GUEST POWDER ROOM
← UTILITY ROOM

PAVER COLOR

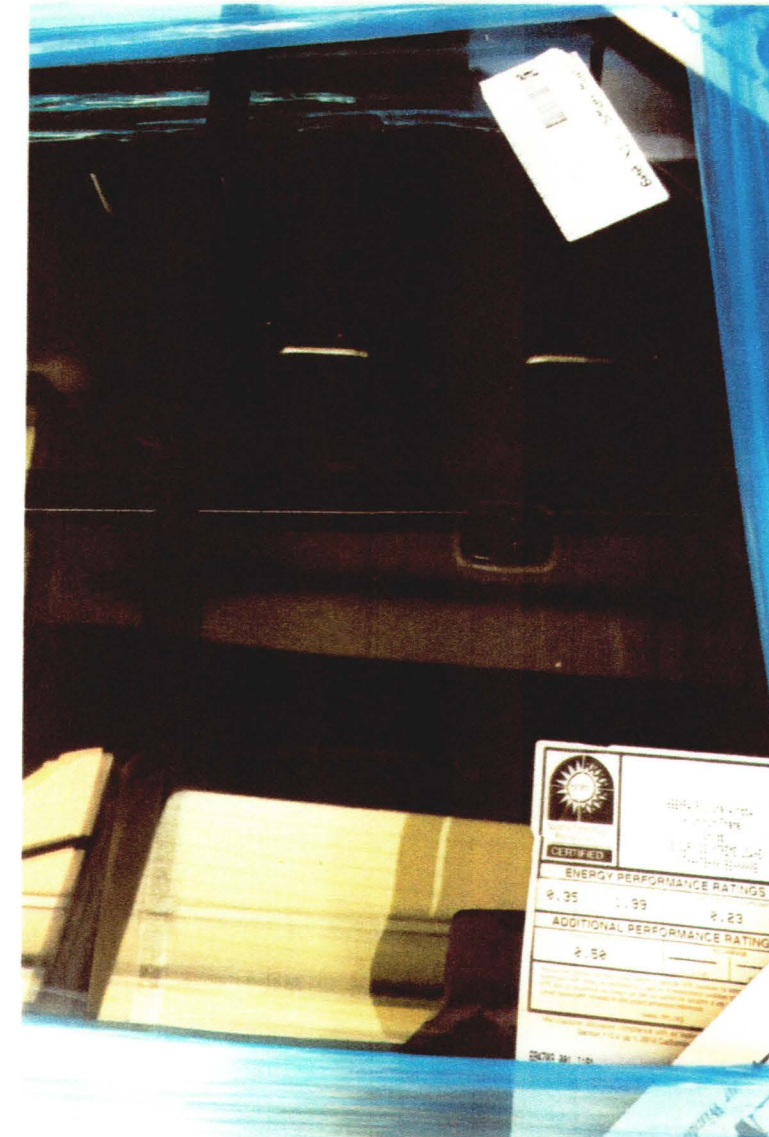


LRV = 12.28 PER ATLASLAB TESTS.

- Driveway and Pool Area



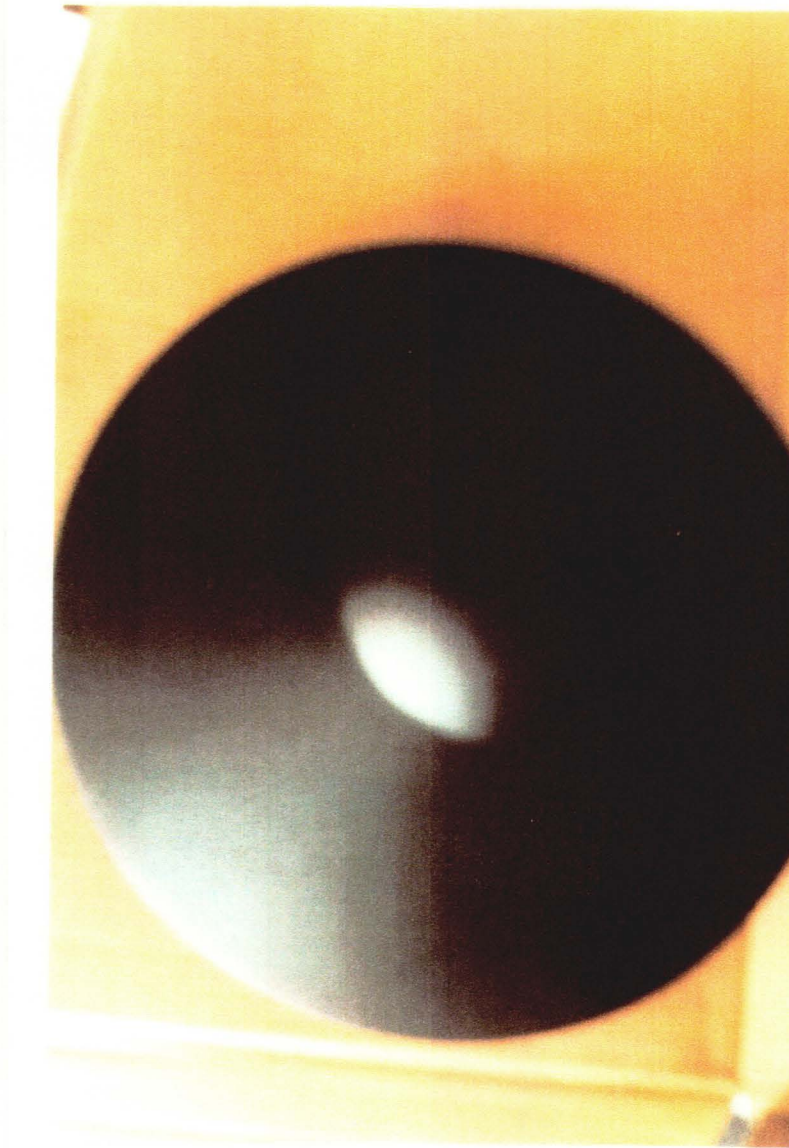
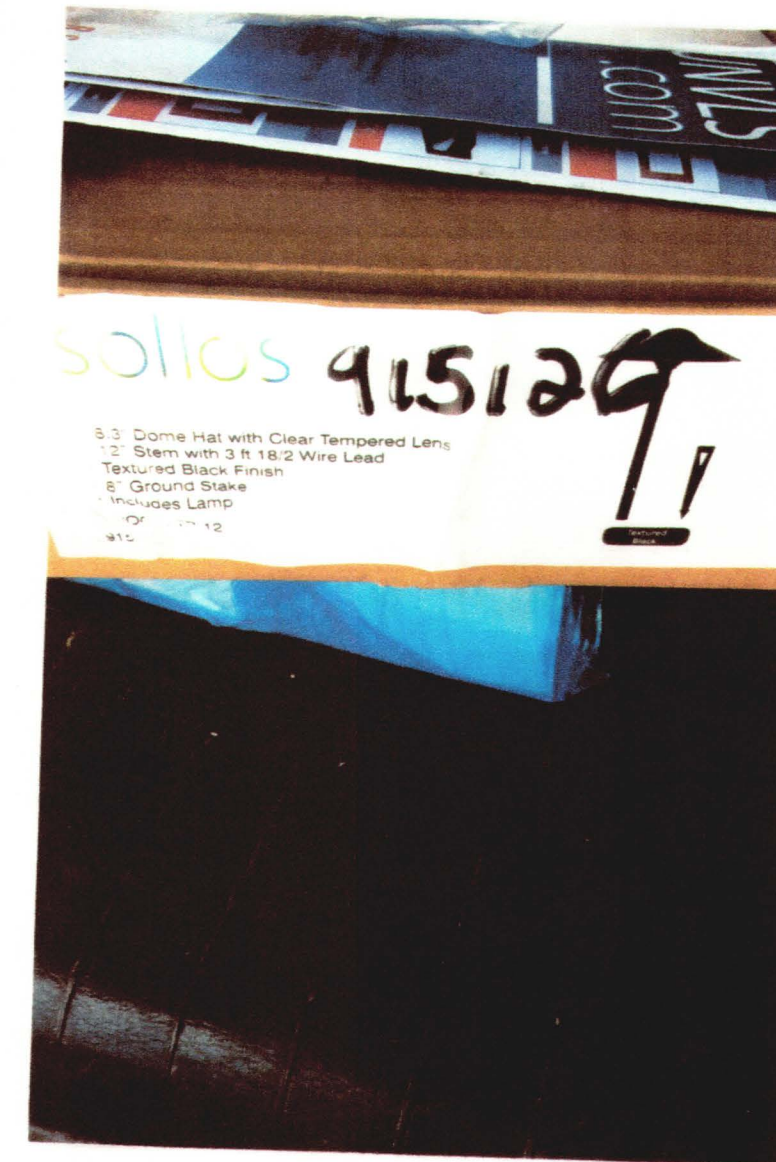
BLACK METAL ROOF LRV 26.8



BLACK WINDOW (METAL) SEE SCHEDULE.



SEE LANDSCAPE PLAN

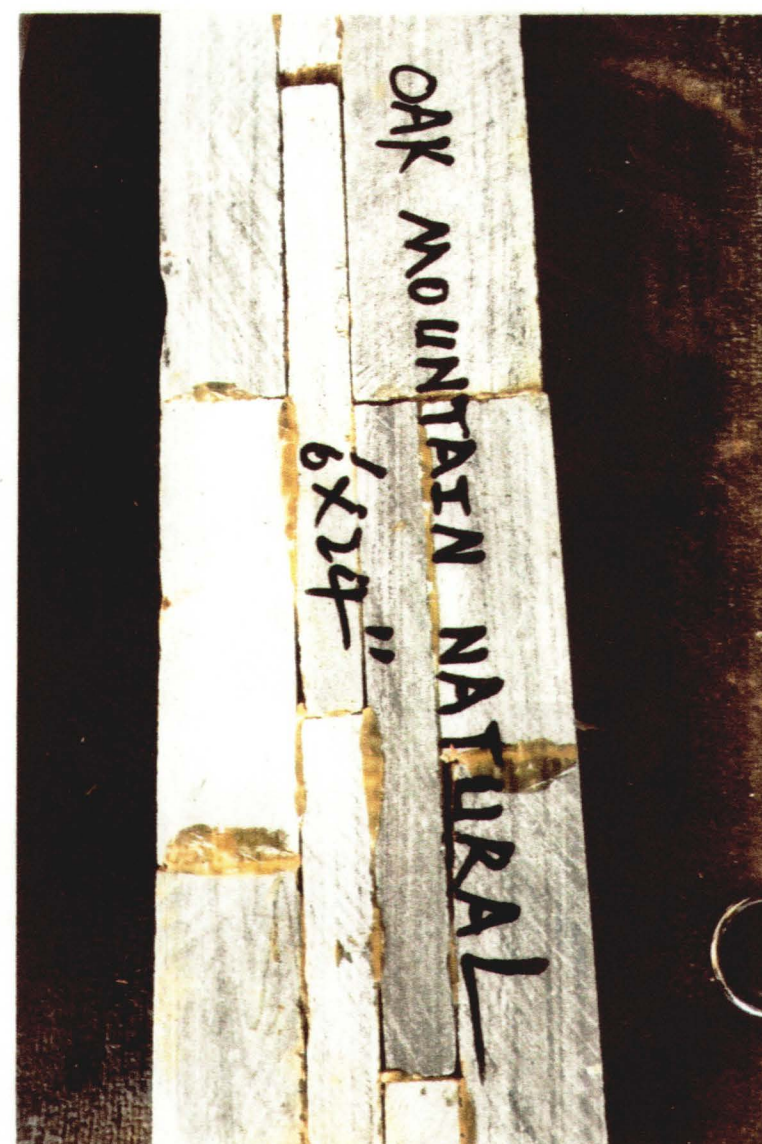


PATH LIGHT ↑



STONE ACCENTS
LRV = 13 → 27

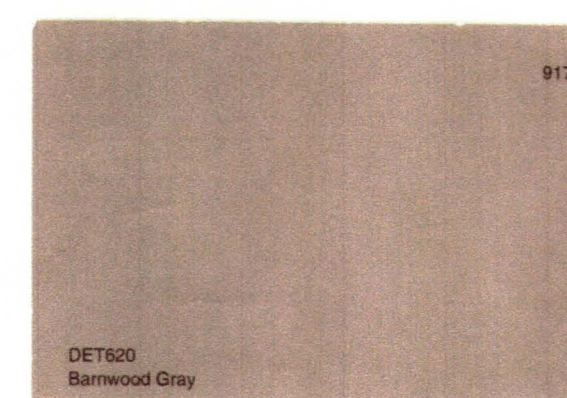
DE 6390-13
DE 6131-23
DE 6718-27 [SEE PHOTO A →]



ON WALLS BACKSIDE OF MATERIAL



SMOOTH STUCCO

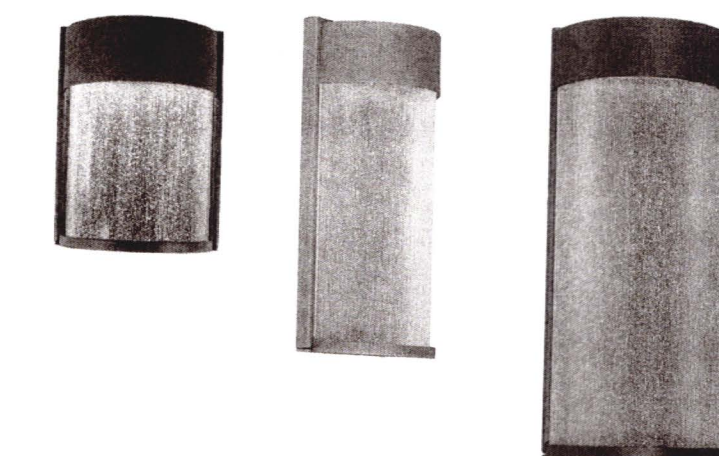


O/S HOUSE COLOR. LRV 31



[A] PHOTO OF STONE & COMPARISON OF LRV OF PAINT.

RAIN - model: WS-W24
LED Outdoor Sconce Luminaire



Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION

Evoking an image of gentle rainfall, this Zen luminaire uses LED technology to highlight the clear seeded glass in a dark sky and ADA compliant sconce. Two finishes and two sizes are available for various interior and exterior applications.

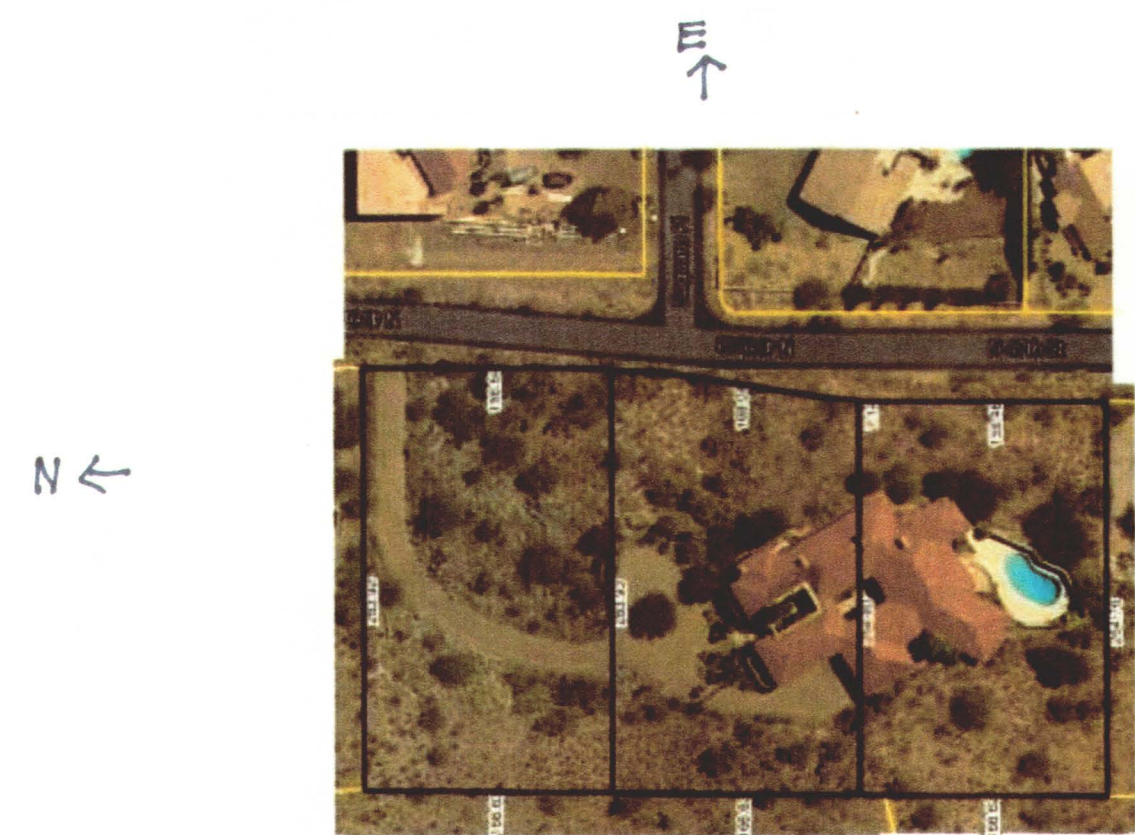
FEATURES

- ETL & cETL listed for wet locations
- Low profile design
- Replaceable LED module
- 50,000 hour potential life
- 190° beam angle
- Color Temp: 3000K
- CRI: 85

SPECIFICATIONS

Construction: Aluminum with clear seeded glass.
Power: Line Voltage, 120V input direct wire. TOTAL LUMENS 125
Light Source: High output LED.
Dimming: Dimmable to 10% with an electronic low voltage (ELV) dimmer.
Mounting: Mounts directly to junction box.
Finish: Bronze (BZ), Graphite (GH).
Standards: ETL & cETL listed. ADA compliant. Dark Sky friendly.
Installation: Requires Transformer to be recessed within the junction box.

8002 N 47TH STR. PARADISE VALLEY, AZ

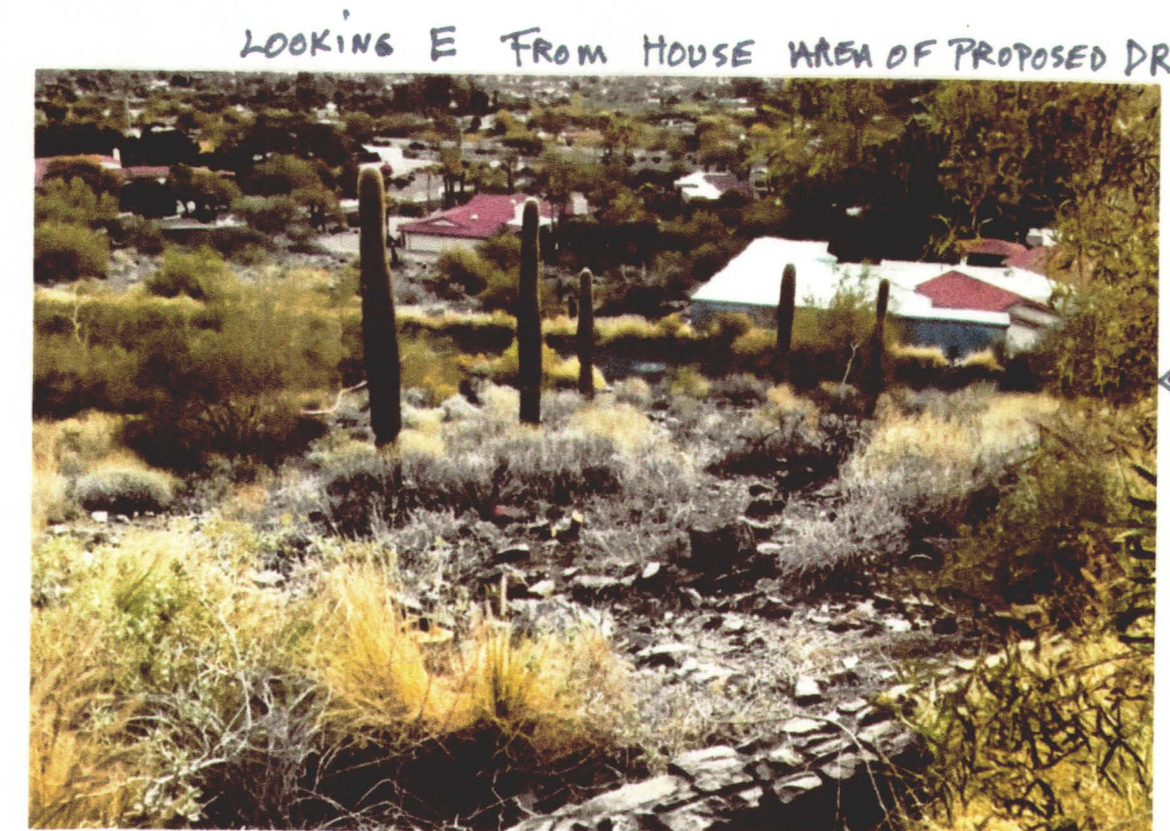


LOT 66 W 65 LOT 64

FAMILY ROOM LOOKING E



BACK PATIO KITCHEN LOOKING S



← 47TH STR.



CROSS REFERENCED LOT 64 (A) TO AERIAL WITH TOPO LINES



(B)

LOT 65



(C)



(D)

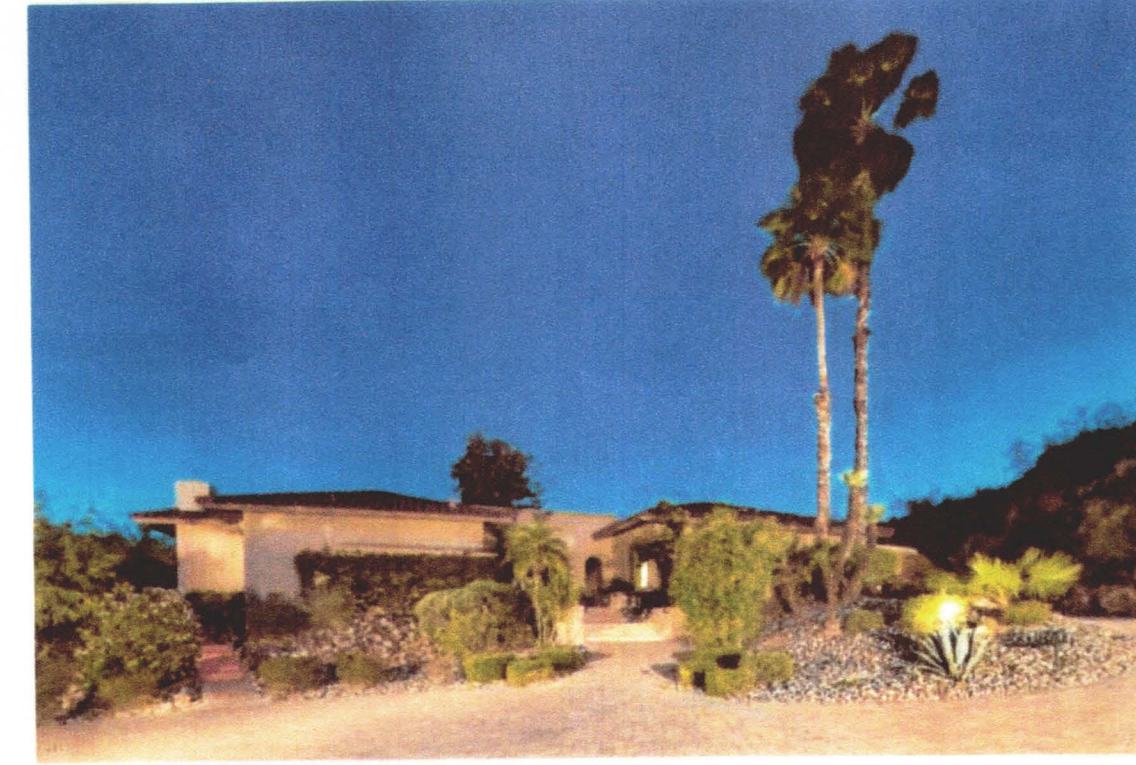
LOT 66 EXISTING DR

VIEW ALONG STREET (47TH) 100' INTERVALS



N ↓

→ W



FRONT ENTRY OF HOUSE



FRONT ENTRY



BACK OF HOUSE - POOL

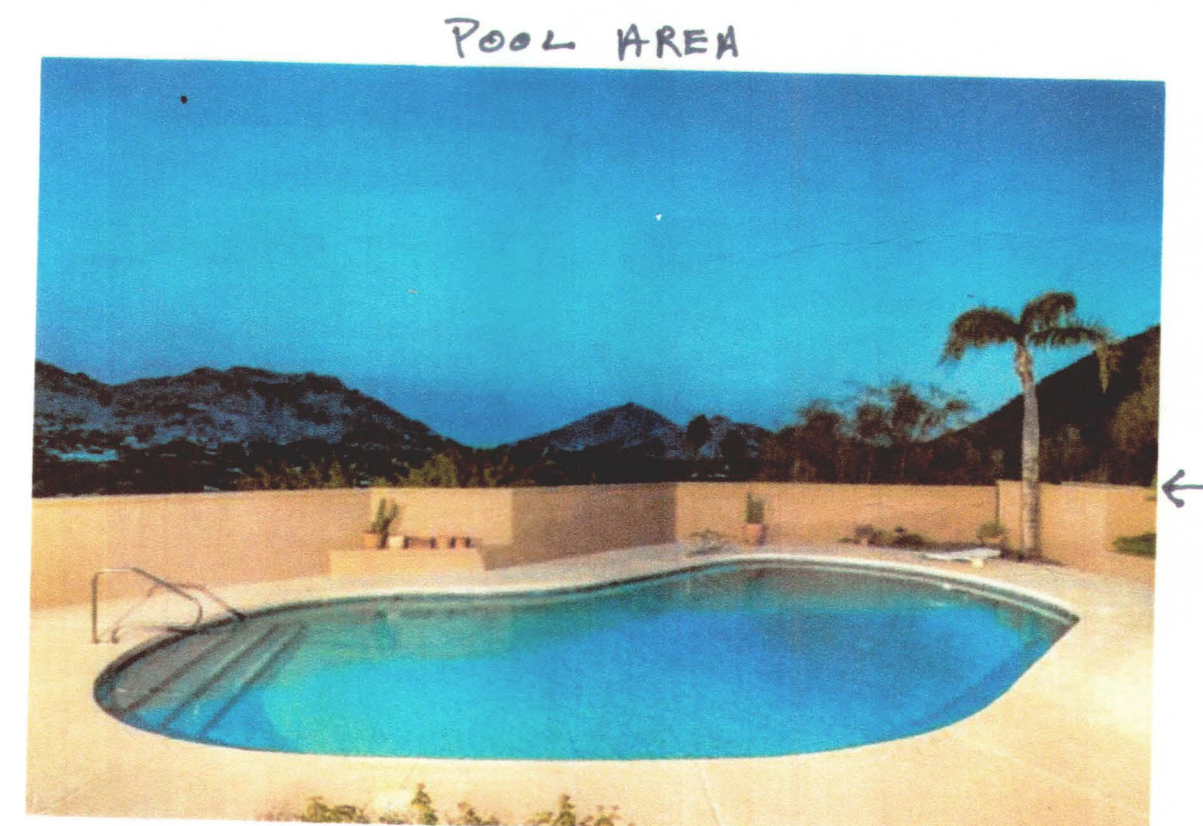


BACK PATIO @ KITCHEN

SQUARE UP ARCH OPENING



O/S POOL WALL ↑ N



POOL AREA

← EXISTING WALL



TOP OF EXISTING DR W SIDE TO GARAGE



EXISTING DR PAVER DETAIL LOT 66