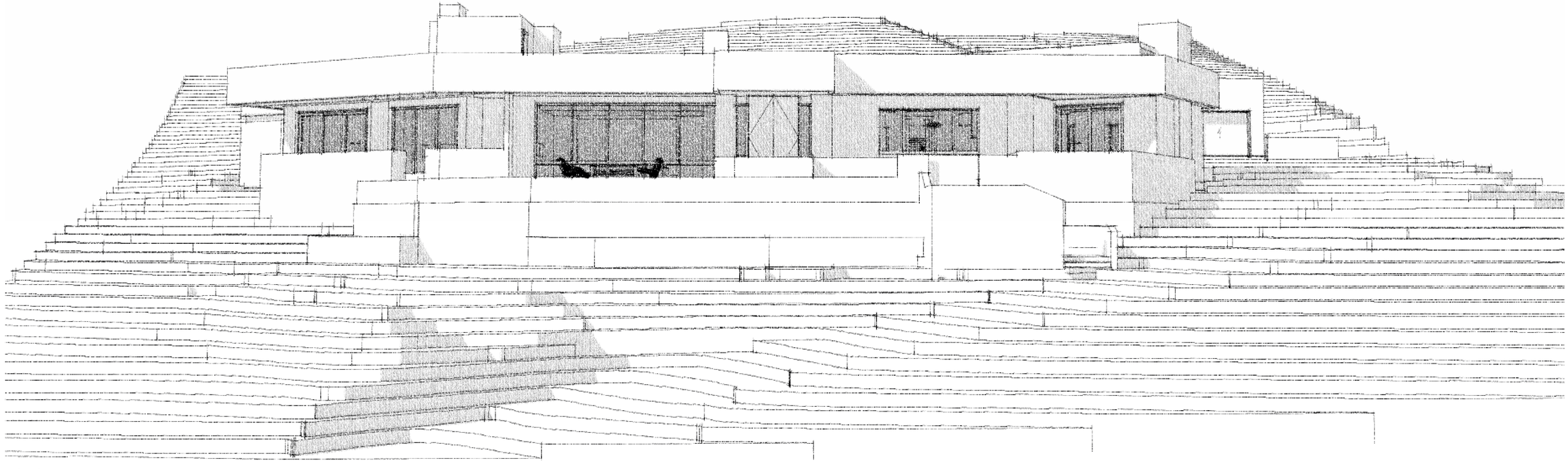

GHEBLEH RESIDENCE

COMBINED HILLSIDE REVIEW SET

AREA CALCULATIONS

AREA OF LOT	0.9986	**ACRES**	TOTAL AREA OF LOT PER SURVEY RESULTS
	43,499	**SF**	
FOOTPRINT	8,167	**SF**	(HOUSE AND GARAGE)
FLOOR AREA RATIO	19.9	**%**	AREA UNDER ROOF/AREA OF LOT (INCL O.H. = 8,668 / 43,499)
BUILDING PAD SLOPE	24.9	**%**	THE PERCENT OF SLOPE MEASURED AT RIGHT ANGLES TO THE NATURAL CONTOURS ALONG A LINE PASSING THROUGH THE CENTER OF THE PROPOSED BUILDING AND TERMINATING AT THE ENDS OF THE DISTURBED AREA LIMITS OF THE BUILDING SITE.
VERTICAL HEIGHT OF SLOPE	34.33	**LF**	
HORIZONTAL LENGTH OF SLOPE	138.0	**LF**	
ALLOWABLE DISTURBED AREA	13.13	**%**	PER TABLE 1, SECTION 2207-III-J
	5,711	**SF**	
EXISTING DISTURBED AREA	48.6	**%**	IF ANY (INCLUDES EXISTING DRIVEWAY AND ALL EXISTING CONTOUR MODIFICATIONS)
	21,152	**SF**	
(+)GROSS DISTURBED AREA	0.5	**%**	PROPOSED GROSS DISTURBANCE OF SITE (NEW STEPS & BALCONY)
	244	**SF**	
(-)LIVABLE AREA FOOTPRINT	(7,013)	**SF**	SUBTRACT LIVABLE AREA FOOTPRINT
(-)GARAGE FOOTPRINT	(1,155)	**SF**	SUBTRACT ATTACHED GARAGE FOOTPRINT
(-)DRIVEWAY CREDIT	(0)	**SF**	SUBTRACT DRIVEWAY CREDIT IF APPLICABLE
(-)RETENTION BASIN CREDIT	(239)	**SF**	SUBTRACT 50% OF BASIN AREA IF APPLICABLE
(-)FULLY RESTORED AREAS	EXSTG N/A	**SF**	SUBTRACT AREAS RESTORED TO BOTH NATURAL GRADES AND VEGETATION
(=)NET DISTURBED AREA	29.9	**%**	
	12,989	**SF**	

1. ALL EXTERIOR MATERIAL PALETTE SHALL BE IN ACCORDANCE WITH SECTION 2207.II.D.
2. ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 2208

SHEET INDEX

PROJECT TEAM

OWNER: GHEBLEH RESIDENCE
8201 NORTH 54TH STREET
PARADISE VALLEY, ARIZONA 85253
CONTACT: DR. FARID GHEBLEH
(602) 909-0909

ARCHITECT: PERSPECTIVE ARCHITECTURE, LLC
131 EAST ALVARADO ROAD
PHOENIX, AZ 85004
CONTACT: TOM PANSING
(602) 809-6116

STRUCTURAL ENGINEER: A.V. SCHWAN ASSOCIATES, INC.
6000 EAST THOMAS ROAD #100
SCOTTSDALE, AZ 85254
CONTACT: STEVE SCHWAN
(602) 265-4331

ELECTRICAL ENGINEER: ELECTRICAL DESIGN CONSULTANTS, INC
1855 EAST SOUTHERN AVE #203
MESA, AZ 85204
CONTACT: HENRY VALENCIA
(602) 279-7010

APPROVAL STAMPS

REGISTERED ARCHITECT
#30789
THOMAS C. PANSING, JR.
DATE SIGNED 6/15/25
Arizona U.S.A.

Expires: 12/31/26

RESIDENTIAL RENOVATION AND ADDITIONS

COVER SHEET

PERSPECTIVE ARCHITECTURE, LLC
131 EAST ALVARADO ROAD PHOENIX ARIZONA 85004
602.809.6116 tom@XLdesign.build

GHEBLEH RESIDENCE
8201 NORTH 54TH STREET, PARADISE VALLEY ARIZONA 85253

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GENERAL NOTES

STANDARDS & REGULATIONS

1. CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMANCE WITH APPLICABLE BUILDING CODES, REGULATIONS, ORDINANCES, UTILITY PROVIDER REQUIREMENTS AND SIMILAR STANDARDS.
2. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND SIMILAR RELEASES REQUIRED FOR CONSTRUCTION AND OCCUPANCY. CONTRACTOR SHALL FURNISH COPIES OF ALL SUCH ITEMS TO OWNER AND ARCHITECT WITHIN 10 DAYS OF RECEIPT. IF PERMITS ARE ISSUED SUBJECT TO CERTAIN CONDITIONS OR REVISIONS TO THE WORK OR IF PERMITS ARE DELAYED FOR ANY REASON, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY.
3. CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS OF THE WORK. CONTRACTOR SHALL REGULARLY UPDATE OWNER AND ARCHITECT REGARDING THE STATUS OF INSPECTIONS.
4. IF APPLICABLE, CONTACTOR SHALL FILE NOTICE OF INTENT WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA).
5. CONTRACTOR SHALL COORDINATE WORK WITH APPLICABLE UTILITY PROVIDERS.
6. CONTRACTOR SHALL BE FAMILIAR WITH REQUIREMENTS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH REFERENCED FIRE-RATED ASSEMBLY TESTS AND STANDARDS.
7. IF UNANTICIPATED HAZARDOUS MATERIALS ARE ENCOUNTERED, CONTRACTOR SHALL CEASE WORK IN THE AREA AND CONTACT ARCHITECT AND OWNER IMMEDIATELY.
8. CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMISSION OF BIDS TO REVIEW EXISTING CONDITIONS. ANY DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMISSION OF BIDS
9. WHERE APPLICABLE, CONTRACTOR SHALL FURNISH AND MAINTAIN PROTECTION FENCING AND ALL OTHER REQUIRED BARRICADES, GUARDRAILS, WARNING SIGNS, STEPS, LIGHTS AND ALL OTHER FORMS OF PROTECTION FOR LIFE, LIMB AND PROPERTY AS MAY BE NECESSARY AND AS REQUIRED BY LOCAL ORDINANCES INCLUDING CURRENT VERSION OF THE INTERNATIONAL BUILDING CODE.

ADMINISTRATION OF THE WORK

1. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.
2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SAFETY OF ALL CONSTRUCTION PERSONNEL AND AUTHORIZED VISITORS.
3. CONTRACTOR SHALL BECOME FULLY ACQUAINTED WITH CONDITIONS RELATED TO THE WORK. ANY KNOWN DISCREPANCIES BETWEEN THE DOCUMENTS AND ACTUAL CONDITIONS SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH WORK RELATED TO THE DISCREPANCY.
4. CONTRACTOR SHALL TAKE PRECAUTIONS TO MAINTAIN AND PROTECT EXISTING SYSTEMS AND FINISHES WHICH ARE TO REMAIN. ANY DAMAGES TO SUCH SYSTEMS AND FINISHES SHALL BE IMMEDIATELY REPAIRED IN A MANNER ACCEPTABLE TO THE ARCHITECT. IF SATISFACTORY REPAIRS CANNOT BE MADE, CONTRACTOR SHALL REPLACE SYSTEMS AND FINISHES WITH LIKE NEW QUALITY CONSTRUCTION ACCEPTABLE TO THE ARCHITECT. ALL REPAIRS AND REPLACEMENT COSTS SHALL BE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL CONSTRUCTION AND DEMOLITION DEBRIS. PRIOR TO REMOVAL OF DEBRIS, CONTRACTOR SHALL OBTAIN APPROVAL OF OWNER (AND BUILDING OWNER, IF APPLICABLE) FOR DETAILS RELATED TO REMOVAL OF TRASH, INCLUDING SUCH ISSUES AS PATH OF TRAVEL, USE OF STAIRS AND ELEVATORS, LOCATION FOR CHUTES AND DUMPSTERS, AND LOCATION OF TRASH DUMPSTERS. CONTRACTOR SHALL CLEAN AND REPAIR ANY DAMAGES TO BUILDING OR SITE THAT HAS BEEN SOILED OR DAMAGED BY DEBRIS REMOVAL PROCESS. IF CLEANING AND REPAIR DOES NOT RETURN BUILDING OR SITE ELEMENTS TO ORIGINAL CONDITION, CONTRACTOR SHALL INSTALL NEW BUILDING OR SITE ELEMENTS AT HIS SOLE COST.
6. CONTRACTOR SHALL BECOME FAMILIAR WITH AND COMPLY WITH OWNER'S (OR BUILDING OWNER'S PROCEDURES FOR MAINTAINING A SECURE SITE AND BUILDING.
7. EACH INSTALLER SHALL EXAMINE SUBSTRATE CONDITION AND / OR SITE CONDITIONS WHICH AFFECT THE QUALITY OF EACH PRODUCT TO BE INSTALLED. IF ANY CONDITIONS EXIST WHICH WILL HAVE A DETRIMENTAL EFFECT ON THE QUALITY OF THE INSTALLATION, THE INSTALLER SHALL IMMEDIATELY NOTIFY THE CONTRACTOR. INSTALLATION SHALL NOT PROCEED UNTIL THE UNSATISFACTORY CONDITIONS ARE CORRECTED. INSTALLATION SHALL SIGNIFY ACCEPTANCE OF THE CONDITIONS AS SUITABLE FOR THEIR TRADE.
8. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS ON SITE AT ALL TIMES.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COORDINATION EFFORTS OF ALL SUBCONTRACTORS.
10. CONTRACTOR SHALL LAY OUT WORK AS SOON AS POSSIBLE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
11. THE ARCHITECT IS NOT RESPONSIBLE FOR THE PERFORMANCE OF THE CONTRACTOR OR SUBCONTRACTORS, THEIR ERRORS OR OMISSIONS NOR THE SAFETY IN, ON OR ABOUT THE JOB SITE.
12. CONTRACTOR SHALL DETERMINE LOCATIONS OF UTILITY SERVICES IN THE AREA, PRIOR TO ANY EXCAVATION FOR WORK. CONTRACTOR SHALL ALSO VERIFY ANY AND ALL UTILITY LOCATIONS SPECIFIED OR OTHERWISE NOTED ON THE DRAWINGS.

DRAWING TERMINOLOGY:

1. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE AND FINISH FACES IN THE SAME PLANE AND / OR TO INSTALL NEW CONSTRUCTION ADJACENT TO EXISTING CONSTRUCTION WITHOUT ANY VISIBLE JOINTS OR SURFACE IRREGULARITIES.
2. "CLEAR" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS NOT ADJUSTABLE WITHOUT THE APPROVAL OF THE ARCHITECT, "CLEAR" DIMENSIONS ARE TYPICALLY TO FINISH FACE.
3. "HOLD" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE DIMENSION IS TO BE MAINTAINED IN PRIORITY OVER OTHER DIMENSIONS AND THAT THE CONDITION IS NOT ADJUSTABLE WITHOUT THE APPROVAL OF THE ARCHITECT, "HOLD" DIMENSIONS ARE TYPICALLY TO FINISH FACE.
4. "MAXIMUM" OR "MAX" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS SLIGHTLY ADJUSTABLE BUT MAY NOT VARY TO A DIMENSION OR QUANTITY MORE THAN THAT SHOWN WITHOUT APPROVAL OF THE ARCHITECT. "MAX" DIMENSIONS ARE TYPICALLY TO FINISH FACE.
5. "MINIMUM" OR "MIN" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS SLIGHTLY ADJUSTABLE BUT MAY NOT VARY TO A DIMENSION OR QUANTITY LESS THAN THAT SHOWN WITHOUT APPROVAL OF THE ARCHITECT. "MIN" DIMENSIONS ARE TYPICALLY TO FINISH FACE.
6. "TYPICAL" OR "TYP" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION OR DIMENSION IS THE SAME OR REPRESENTATIVE OF SIMILAR CONDITIONS THROUGHOUT.
7. " +/- " AS USED IN THESE DOCUMENTS SHALL MEAN THE DIMENSION OR QUALITY IS SLIGHTLY ADJUSTABLE TO ACCOMMODATE ACTUAL CONDITIONS.
8. WHERE THE WORD "PROVIDE" IS USED, IT SHALL MEAN THAT SUCH ITEM OR SERVICE REFERRED TO SHALL BE FURNISHED AND INSTALLED.

USE OF CONSTRUCTION DOCUMENTS

1. CONTRACTOR SHALL NOT SCALE DRAWINGS, ONLY WRITTEN DIMENSIONS OR KEYED NOTES SHALL BE USED. CONTACT ARCHITECT IF CLARIFICATION OR ADDITIONAL INFORMATION IS REQUIRED.
2. INFORMATION REGARDING EXISTING SYSTEMS, FINISHES AND CONDITIONS WHICH IS SHOWN ON THESE DRAWINGS IS BASED UPON INFORMATION FURNISHED TO THE ARCHITECT BY THE OWNER AND/OR PERCEIVED CONDITION IN THE FIELD. THE INFORMATION IS NOT INTENDED TO GUARANTEE EXACT CONDITIONS BEFORE WORK IS STARTED AND CONTRACTOR SHALL NOTIFY ARCHITECT IF ANY DISCREPANCIES ARE FOUND.
3. THE DRAWINGS ARE SCHEMATIC IN NATURE. MODIFICATIONS IN DUCTS, PIPING, CONDUIT AND WIRING MAY BE REQUIRED TO ACCOMMODATE ACTUAL FIELD CONDITIONS.
4. DRAWINGS SHALL NOT BE REPRODUCED FOR SUBMITTALS. DRAWINGS OR PORTIONS OF DRAWINGS USED FOR SUBMITTALS WILL BE REJECTED AND RETURNED TO THE CONTRACTOR.
5. DIMENSIONS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
   - A) FACE OF STUD OR FACE OF CMU;
   - B) TO CENTERLINE OF COLUMNS AND DOORS;
   - C) TO TOP OF STRUCTURAL STEEL;
   - D) TO TOP OF CONCRETE SLAB;
   - E) TO TOP OF FINISHED FLOOR;
   - F) TO BOTTOM OF METAL DECK;
   - G) TO BOTTOM OF FINISHED CEILING.

MATERIALS

1. ALL DISSIMILAR METAL MATERIALS SHALL BE ISOLATED WITH A NON-METALLIC SEPARATOR.
2. ALL MATERIALS USED IN FIRE-RATED ASSEMBLIES SHALL BE APPROVED BY U.L. OR OTHER RECOGNIZED STANDARD FOR USE IN SUCH ASSEMBLIES.

DEFERRED SUBMITTALS

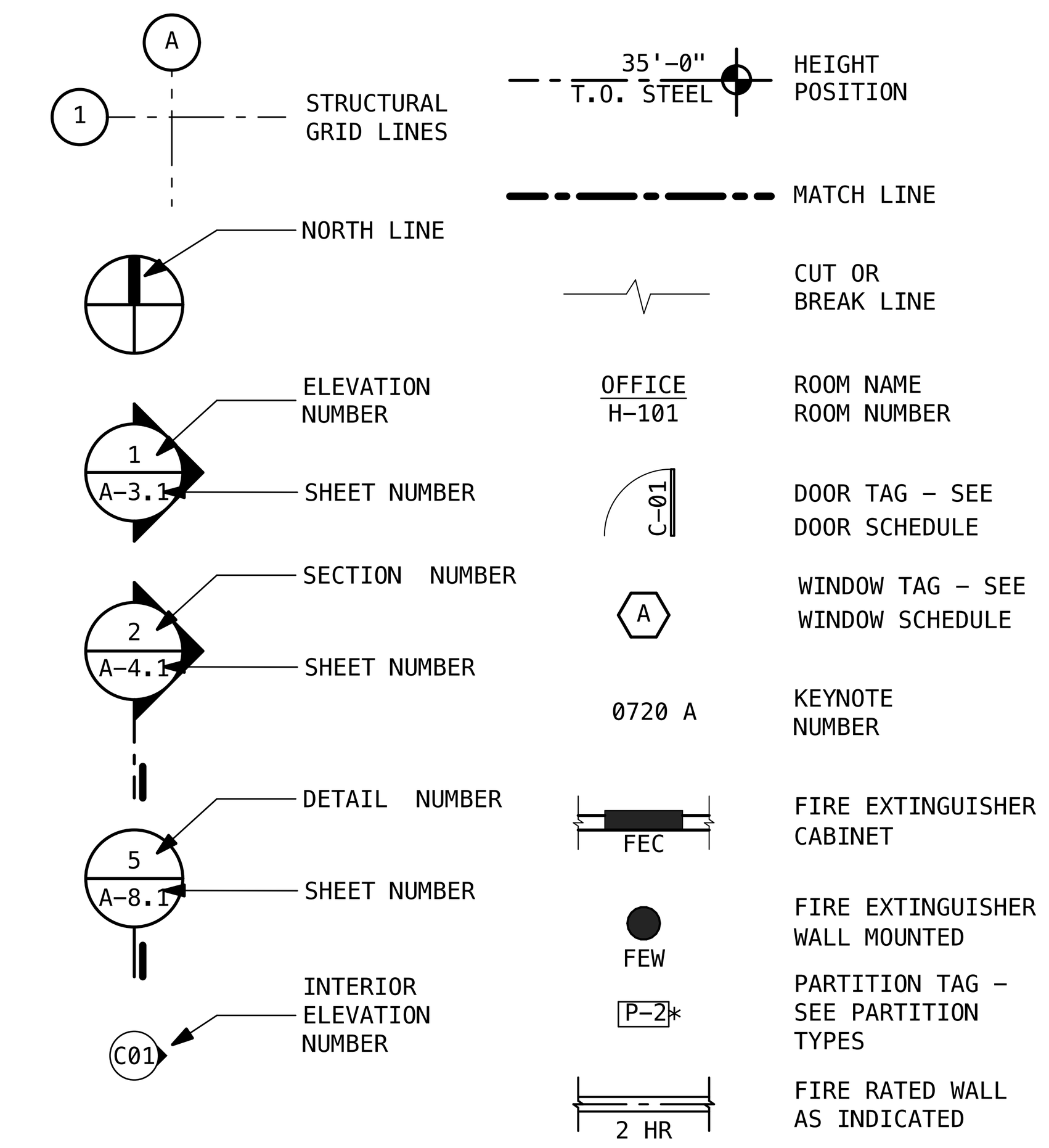
1. WOOD TRUSSES TO BE DEFERRED SUBMITTAL - SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL.

ABBREVIATIONS

A / C	AIR CONDITIONER (ING)
A.B.	ANCHOR BOLT
ACT	ACOUSTICAL CEILING TILE
ADJ	ADJACENT
A.F.F.	ABOVE FINISH FLOOR
A.F.G.	ABOVE FINISH GRADE
AHU	AIR HANDLING UNIT
ALUM	ALUMINUM
ANOD	ANODIZED\
ARCH	ARCHITECT / ARCHITECTURAL
ASPH	ASPHALT
AVE	AVENUE
AVG	AVERAGE
B.O.	BOTTOM OF
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
BLVD	BOULEVARD
BOTT	BOTTOM
BRG	BEARING
BSMT	BASEMENT
BTWN	BETWEEN
BUR	BUILT UP ROOF
C	CELSIUS
CER	CERAMIC
CHAN	CHANNEL
CIP	CAST IN PLACE
CJ	CONTROL JOINT
C.L.	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
C.O.	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
COND	CONDITION
CONT	CONTINUOUS
COORD	COORDINATE
CPT	CARPET
CTR	CENTER
CTRFLSH	COUNTERFLASH (ING)
CTSK	COUNTERSINK
CU	CUBIC
CW	COLD WATER
d	PENNY NAIL
D	CLOTHES DRYER
dB	DECIBEL
DBL	DOUBLE
DEPT	DEPARTMENT
DTL	DETAIL
D.F.	DOUGAS FIR
DIA	DIAMETER
DL	DEAD LOAD
DN	DOWN
DP	DAMPPROOFING
DS	DOWNSPOUT
DW	DISHWASHER
E	EAST
EA	EACH
E.B.	EXPANSION BOLT
EDF	ELECTRIC DRINKING FOUNTAIN
EIFS	EXTERIOR INSUL FINISH SYSTEM
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
EMERG	EMERGENCY
ENLGD	ENLARGED
EWC	ELECTRIC WATER COOLER
EQ	EQUAL
EQP	EQUIPMENT
EXH	EXHAUST
EXSTG	EXISTING
EXT	EXTERIOR
F	FAHRENHEIT
F.D.	FLOOR DRAIN
FDN	FOUNDATION
FEC	FIRE EXTINGUISHER CABINET
FEW	FIRE EXTINGUISHER WALL MOUNT
FIN	FINISH / FINISHED
FLR	FLOOR
FLSHG	FLASHING
F.O.	FACE OF
FRMG	FRAMING
FXT	FIXTURE
FLUOR	FLUORESCENT
FT	FOOT or FEET
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPT
GL	GLASS
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
H.B.	HOSE BIBB
HDR	HEADER
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HT	HEIGHT
HW	HOT WATER

IBC	INTERNATIONAL BUILDING CODE
IRC	INTERNATIONAL RESIDENTIAL CODE
I.D.	INSIDE DIAMETER or DIMENSION
IN	INCHES
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JT	JOINT
JST	JOIST
KIT	KITCHEN
LAM	LAMINATED
LAV	LAVATORY
LH	LEFT HAND
LHR	LEFT HAND REVERSE
LKR	LOCKER
LL	LIVE LOAD
LT / LTG	LIGHT / LIGHTING
MACH	MACHINE
MAT	MATERIAL
M.B.	MACHINE BOLT
MCJ	MASONRY CONTROL JOINT
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MFR / MFGR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM or MINUTE (S)
MISC	MISCELLANEOUS
M.O.	MASONRY OPENING
MTL	METAL
N	NORTH
NG	NATURAL GRADE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER or DIMENSION
OFC	OFFICE
OH	OVERHEAD
OPNG	OPENING
OPH	OPPOSITE HAND
PERF	PERFORATED
PERP	PERPENDICULAR
P.L.	PROPERTY LINE
PL	PLATE
PLYWD	PLYWOOD
P.P.T.	PRESSURE & PRESERVATIVE
TREATED	
PPT	PARAPET
PTD	PAINTED
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
QT	QUARRY TILE
RA	RETURN AIR
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
REF	REFRIGERATOR
REQ'D	REQUIRED
RM	ROOM
R.O.	ROUGH OPENING
R.O.W.	RIGHT OF WAY
S	SOUTH
SCHED	SCHEDULE
SF	SQUARE FEET
SHTG	SHEATHING
SIM	SIMILAR
SPEC	SPECIFICATION
SS	SERVICE SINK
ST	STAINLESS
STC	SOUND TRANSMISSION CLASS
STL	STEEL
STRUCT	STRUCTURAL
SURF	SURFACE
T & G	TONGUE AND GROOVE
TEMP	TEMPERED
THK	THICK
THOLD	THRESHOLD
TLT	TOILET
T.O.	TOP OF
TS	TUBE STEEL
TYP	TYPICAL
UL	UNDERWRITERS LABORATORIES
UGRND	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
UTIL	UTILITY
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VF	VERIFY
VIF	VERIFY IN FIELD
VTR	VENT THROUGH ROOF
W	WEST
W/	WITH
W/O	WITHOUT
WC	WATERCLOSET
WD	WOOD
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

SYMBOLS LEGEND



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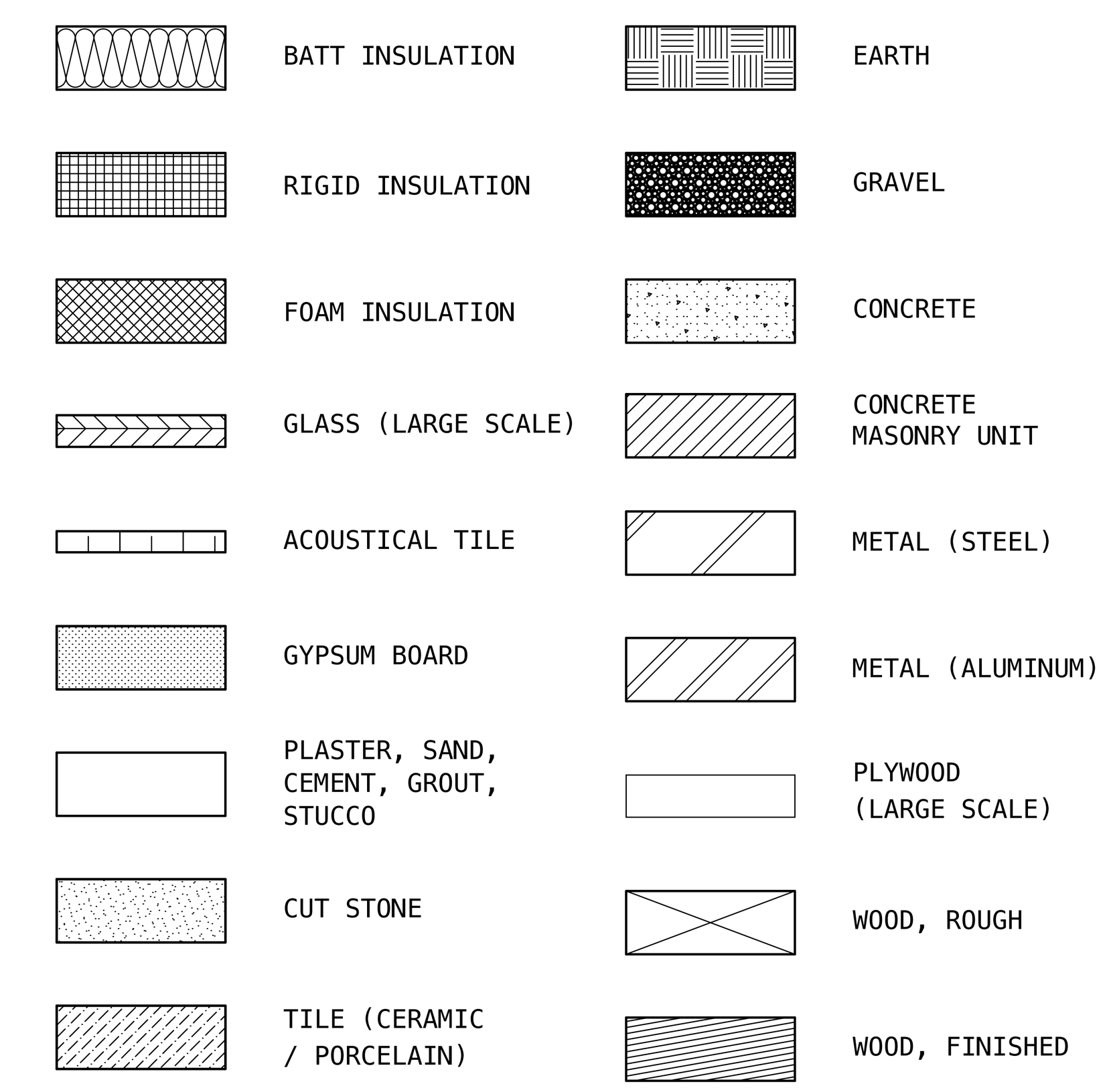
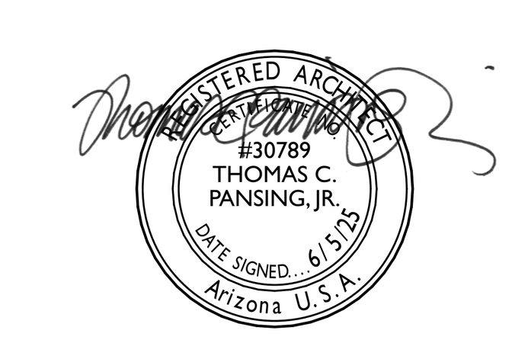


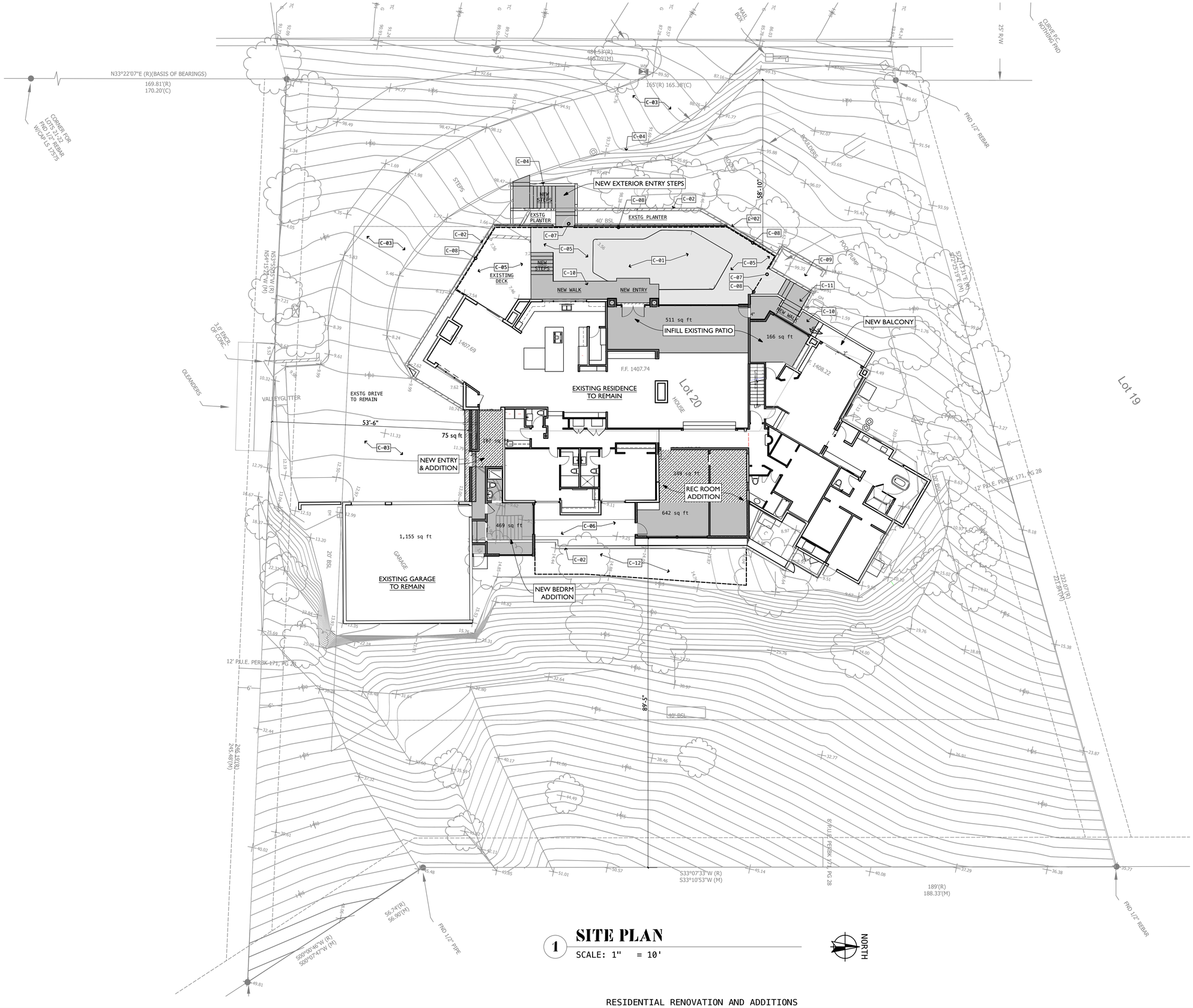


PERSPECTIVE ARCHITECTURE, LLC
131 EAST ALVARADO ROAD PHOENIX ARIZONA 85004
602.809.6116 tom@XLdesign.build

RESIDENTIAL RENOVATION AND ADDITIONS

GHEBLEH RESIDENCE

8201 NORTH 54TH STREET, PARADISE VALLEY ARIZONA 85253



1 **SITE PLAN**

SCALE: 1" = 10'

NORTH

PROJECT DATA

PROJECT DESCRIPTION:

RENOVATION AND ADDITIONS TO AN EXISTING RESIDENCE AND RELATED SITE WORK

ZONING:	R-43 TOWN OF PARADISE VALLEY
SITE AREA:	43,499 S.F. (.9986 Ac)
BUILDING AREAS:	5,120 S.F. – 1ST FLOOR EXISTING LIVABLE 677 S.F. – 1ST FLOOR PATIO INFILL 642 S.F. – REC ROOM / MOVIES ADDITIO 469 S.F. – 1ST FLR ENTRY / BR ADDITION 105 S.F. – 2ND FLOOR STAIR / MECH @ ROOF 7,013 S.F. – TOTAL LIVABLE 1,154 S.F. – EXISTING GARAGE TO REMAIN 0 S.F. – EXISTING PATIO TO REMAIN 0 S.F. – NEW PATIO ADDED 0 S.F. – NEW PORCH ADDED 8,167 S.F. – TOTAL PROPOSED COVERAGE AREA
LOT COVERAGE:	8,167 S.F. / 43,499 S.F. (.9986 Ac) S.F. = 18.8 % PROPOSED COVERAGE
BUILDING HEIGHT:	2 STORY – 24'-0" MAX HT ABOVE EXSTG GRADE
SETBACKS:	40 FEET – FRONT YARD 40 FEET – REAR YARD 20 FEET – SIDE YARD
CONSTRUCTION:	TYPE V-B
BUILDING CODES:	2018 IBC 2018 IRC 2018 IFC

SITE KEYNOTES

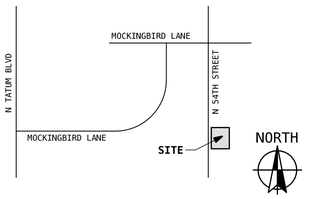
C01	EXISTING POOL TO REMAIN
C02	EXISTING RETAINING WALL TO REMAIN
C03	EXISTING D/W TO REMAIN
C04	NEW ENTRY STEPS
C05	EXISTING DECK TO REMAIN
C06	REMOVE EXISTING PAVING WALKWAY IN SUNKEN COURT
C07	NEW POOL GATE
C08	NEW POOL BARRIER COMPLIANT SAFETY FENCING
C09	EXISTING POOL EQUIPMENT AREA
C10	NEW ENTRY WALK
C11	EXISTING STEPS TO REMAIN
C12	NEW RETENTION AREA – SEE CIVIL DRAWINGS
	HATCHED AREA = EXTENT OF NEW DISTURBED AREA

LEGAL DESCRIPTION

ASSESSOR'S PARCEL NO: 168-75-022

LOT 20, VISTA RICA, A SUBDIVISION RECORDED IN BOOK 171 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA

VICINITY MAP



BENCHMARK

BENCHMARK: 2" ALUMINUM CAP MARKED 'MARICOPA COUNTY LS 21782' AT THE S1/4 CORNER OF SECTION 32, T3N, R4E. GDACS POINT NO. 24502-1M

ELEVATIONS: 1397.343' (NAVD88 DATUM)

BLUE STAKE

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

REGISTERED ARCHITECT
030789
THOMAS C. PANSING, JR.
DATE SIGNED 6/5/25
Arizona U.S.A.

Expires: 12/31/26

printed: 6/5/25 2:26 PM

PERSPECTIVE ARCHITECTURE, LLC
131 EAST ALVARADO ROAD PHOENIX ARIZONA 85004
602.809.6116 tom@XLdesign.build

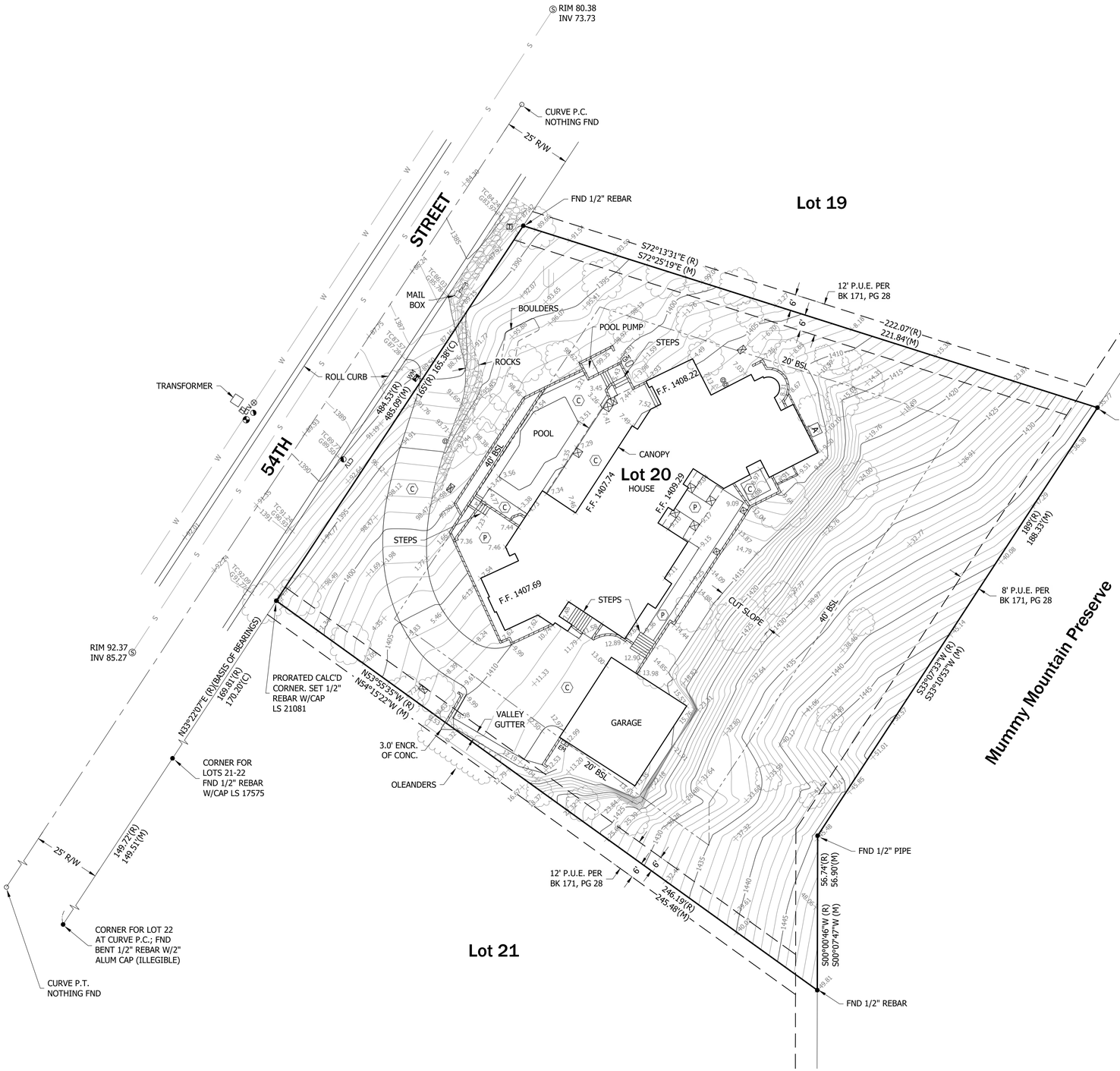
RESIDENTIAL RENOVATION AND ADDITIONS

GHEBLEH RESIDENCE

8201 NORTH 54TH STREET, PARADISE VALLEY ARIZONA 85253

SITE PLAN

A1.1



LEGAL DESCRIPTION

APN: 168-75-022

Lot 20, VISTA RICA, a subdivision recorded in Book 171 of Maps, page 28, records of Maricopa County, Arizona.

Containing 0.9986 Acres or 43,499 S.F.

NOTES

1. This survey was prepared without the benefit of a title report. No abstract of title, nor title commitment, nor results of title searches were furnished the Surveyor. The Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
2. This property subject to all restrictions, covenants, conditions, easements and other matters of record affecting this property.
3. This property is zoned R-43 the the Town of Paradise Valley.
4. The Basis of Bearings shown hereon is the easterly right-of-way line of 54th Street, being North 33° 22' 07" East as taken from the plat of this subdivision.
5. © Copyright 2021. These drawings are an instrument of service and are the property of Land Survey Services. No reproduction or use of design concepts are allowed without written permission of Land Survey Services. Any violation of this copyright shall be subject to legal action.

BENCHMARK

2" aluminum cap marked "Maricopa County LS 21782" at the S1/4 corner of Section 32, T3N, R4E. GDACS Point No. 24502-1M

Elevation = 1397.343 feet (NAVD 88 Datum)

CERTIFICATION

I, Thomas L. Rope, hereby certify that the plat as shown hereon was prepared under my direct supervision during the month of April, 2021; That the survey is true and complete as shown; That the survey is mathematically correct; That all monuments shown actually exist or will be set as shown within one year of recordation; That their positions are correctly shown and that said monuments are sufficient to enable the survey to be retraced.

LEGEND

- MONUMENT AS NOTED
- NOT FND-CALC'D LOCATION
- SANITARY SEWER MANHOLE
- SEWER CLEANOUT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- ELECTRIC METER
- CABLE TV BOX
- GAS METER
- IRRIGATION CONTROL BOX
- TELEPHONE BOX
- CONCRETE
- PAVERS
- ENCR. ENCROACHMENT
- (C) CALCULATED
- (M) MEASURED
- (R) RECORD
- AIR CONDITIONER
- MASONRY COLUMN
- MASONRY WALL
- EDGE OF EAVE/CANOPY
- PROPERTY LINE
- EASEMENT LINE
- BLDG SETBACK LINE
- SANITARY SEWER LINE
- WATER LINE
- SAGUARO
- MISC. TREE

N

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.
Contour Interval = 1 ft.

8201 N. 54TH STREET
PARADISE VALLEY, AZ

Land Survey Services PLC
20651 W. Pasadena Avenue
Buckeye, AZ 85396-1255
Phone No. 602.703.7010
LandSurveyServices@cox.net

RESULTS OF SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32
T3N, R4E, G.& S.R.B.M, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
21081
THOMAS L.
ROPE
4/30/2021
Date Signed
ARIZONA, U.S.A.

Drawn By:	Thomas Rope
Date:	APR 2021
Job No.:	21045
Sheet No.:	1 of 1

July 18, 2024

Override 1

1:564

0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

Maricopa County GIO, Maricopa County Assessor's Office

GRADING & DRAINAGE PLAN FOR ADDITION OF A NEW OFFICE AND NEW LIVING AREAS

FARID GHEBLEH & PUNE GHEBLEH RESIDENCE
8201 N. 54TH STREET
PARADISE VALLEY, AZ
APN 168-75-022

TOWN OF PARADISE VALLEY NOTES:

1. PRIOR TO THE FIRST INSPECTION OF STRUCTURES WITHIN 3 FEET OF A SETBACK LINE, THE PROPERTY PINS SHALL BE PLACED BY A REGISTERED CIVIL ENGINEER OR LAND SURVEYOR OF THE STATE OF ARIZONA, AND THE PROPERTY LINE(S) IDENTIFIED.
2. WHERE EXCAVATION IS TO OCCUR THE TOP 4" OF EXCAVATED NATIVE SOIL SHALL REMAIN ON THE SITE AND SHALL BE REUSED IN A MANNER THAT TAKES ADVANTAGE OF THE NATURAL SOIL SEED BANK IT CONTAINS
3. ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL MUNICIPALITY UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS.
4. THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
6. ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR TYPE, LOCATION, HEIGHT, WATTAGE, AND LUMEN BASED UPON THE FIXTURES INSTALLED PURSUANT TO SECTION 1023 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE FOR NON-HILLSIDE PROPERTIES, SECTION 2208 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE FOR HILLSIDE PROPERTIES, OR AS SPECIFIED IN THE SPECIAL USE PERMIT FOR SPECIAL USE PERMIT PROPERTIES.
7. A DUST CONTROL PLAN AND PERMIT MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
8. A SEPARATE RIGHT-OF-WAY PERMIT IS NECESSARY FOR ANY OFF-SITE CONSTRUCTION.
9. AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
10. EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 1008 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES.
11. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
12. ALL NEW AND EXISTING ELECTRICAL SERVICE LINES SHALL BE BURIED PER THE TOWN OF PARADISE VALLEY REQUIREMENTS.
13. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO ARRANGE FOR THE RELOCATION AND RELOCATION COSTS OF ALL UTILITIES, AND TO SUBMIT A UTILITY RELOCATION SCHEDULE PRIOR TO THE ISSUANCE OF AN ENGINEERING CONSTRUCTION PERMIT.
14. EXISTING AND/OR NEW UTILITY CABINETS AND PEDESTALS SHALL BE LOCATED A MINIMUM OF 4'BEHIND ULTIMATE BACK OF CURB LOCATION.
15. POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER 8"ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
16. POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER TOWN CODE, ARTICLE 5-2.
17. ALL FILL MATERIAL UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95%.
18. SETBACK CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO STEM WALL INSPECTION.
19. FOR BUILDING PADS THAT HAVE 1'OR MORE OF FILL MATERIAL, SOILS COMPACTION TEST RESULTS ARE REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO PRE-SLAB INSPECTION.
20. FINISHED FLOOR ELEVATION CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO STRAP AND SHEAR INSPECTION.
21. MAIL BOXES SHALL COMPLY WITH THE TOWN OF PARADISE VALLEY STANDARDS FOR MAIL BOXES IN THE RIGHT- OF-WAY FOR HEIGHT, WIDTH AND BREAK AWAY FEATURES.
22. ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE.
23. TRENCH BEDDING AND SHADING SHALL BE FREE OF ROCKS AND DEBRIS.
24. THE TOWN ONLY APPROVES THE SCOPE OF WORK AND NOT THE ENGINEERING DESIGN. ANY CONSTRUCTION QUANTITIES SHOWN ARE NOT VERIFIED BY THE TOWN.
25. THE APPROVAL OF THE PLANS IS VALID FOR 180 DAYS. IF A PERMIT FOR CONSTRUCTION HAS NOT BEEN ISSUED WITHIN 180 DAYS, THE PERMIT MUST BE RENEWED.
26. A TOWN INSPECTOR WILL INSPECT ALL WORK WITHIN THE TOWN'S RIGHTS-OF-WAY. NOTIFY TOWN INSPECTION SERVICES TO SCHEDULE A PRECONSTRUCTION MEETING PRIOR TO STARTING CONSTRUCTION.
27. WHENEVER EXCAVATION IS NECESSARY, CALL ARIZONA811 BY DIALING 811 or 602-263-1100, TWO (2) WORKING DAYS BEFORE EXCAVATION BEGINS.
28. EXCAVATIONS SHALL COMPLY WITH REQUIREMENTS OF OSHA EXCAVATION STANDARDS (29 CFR, PART 1926, SUBPART P). UNDER NO CIRCUMSTANCES WILL THE CONTRACTORS BE ALLOWED TO WORK IN A TRENCH LOCATED WITHIN THE TOWN'S RIGHT-OF-WAY WITHOUT PROPER SHORING OR EXCAVATION METHODS.
29. PERMIT HOLDER SHALL POST A 6 SQUARE FOOT (2'X3') IDENTIFICATION SIGN, MADE OF DURABLE MATERIAL, IN THE FRONT YARD OF SUBJECT PROPERTY AND NOT IN THE TOWN'S RIGHT-OF-WAY. THE SIGN MAY NOT EXCEED A MAXIMUM OF 6 FEET IN HEIGHT FROM GRADE TO TOP OF THE SIGN. THE SIGN MUST INCLUDE THE PERMITTEE OR COMPANY NAME, PHONE NUMBER. TYPE OF WORK, ADDRESS OF PROJECT AND TOWN CONTACT NUMBER, 480-348-3556.
30. WHEN DEEMED NECESSARY, A 6-FOOT HIGH CHAIN LINK FENCE MUST BE INSTALLED AROUND THE CONSTRUCTION AREA TO PREVENT ANY POTENTIAL SAFETY HAZARD FOR THE PUBLIC. THE FENCE SHALL BE SETBACK AT LEAST 10 FEET FROM ALL RIGHTS-OF-WAY AND HAVE A 50-FOOT STREET CORNER SITE TRIANGLE WHERE APPLICABLE.
31. CLEAR ACCESS FOR NEIGHBORING PROPERTIES AND EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. CONSTRUCTION RELATED VEHICLES MUST BE LEGALLY PARKED ONLY ON ONE SIDE OF THE STREET OR JOB SITE PROPERTY.
32. ALL CONSTRUCTION DEBRIS AND EQUIPMENT MUST BE CONTAINED ON SITE AT ALL TIMES. CONTRACTOR AND PROPERTY OWNER MUST MAINTAIN THE JOB SITE FREE OF LITTER AND UNSIGHTLY MATERIALS AT ALL TIMES. CONSTRUCTION MATERIALS ARE PROHIBITED IN THE TOWN'S RIGHT-OF-WAY.
33. CONSTRUCTION ACTIVITIES ARE PERMITTED BETWEEN THE HOURS OF 7 AM AND 5 PM MONDAY THROUGH FRIDAY. CONSTRUCTION ACTIVITIES MAY START ONE (1) HOUR EARLIER DURING THE SUMMER (MAY 1ST THROUGH SEPTEMBER 30TH).
34. THE USE AND OPERATION OF FUEL-FIRED GENERATORS IS PROHIBITED UNLESS DUE TO A HARDSHIP. TOWN APPROVAL SHALL BE REQUIRED.
35. THE CONTRACTOR AND PROPERTY OWNER SHALL BE LIABLE FOR ANY DAMAGE DONE TO ANY PUBLIC PROPERTY AS A RESULT OF ANY CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITIES. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL AFFECTED RIGHTS-OF-WAY ARE CLEANED AND/OR REPAIRED TO THEIR ORIGINAL CONDITION AND UNTIL ANY AND ALL DAMAGES TO AFFECTED PROPERTIES ARE RESTORED TO ORIGINAL CONDITION.
36. A KEYED SWITCH SHALL BE REQUIRED ON ALL NEW AND EXISTING ELECTRIC ENTRY GATES. THE KEYED SWITCH SHALL BE INSTALLED IN A LOCATION THAT IS READILY VISIBLE AND ACCESSIBLE. KNOX BOX ORDER FORMS ARE AVAILABLE AT THE TOWN'S BUILDING SAFETY DEPARTMENT.
37. PROPERTY OWNER, BUILDER, OR GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR CONTROLLING DUST FROM THE SITE AT ALL TIMES. ALL MEANS NECESSARY SHALL BE USED BY THE BUILDER OR GENERAL CONTRACTOR TO CONTROL THE EXISTENCE OF DUST CAUSED BY ANY EARTHWORK, SPRAY APPLICATION OF MATERIALS, OR OTHER DUST-CAUSING PRACTICES REQUIRED BY THE CONSTRUCTION PROCESS.
38. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE TOWN FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.
39. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTION DITCHES, PIPES PROTECTIVE BERMS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT PROPOSED AND EXISTING IMPROVEMENTS FROM RUNOFF OR DAMAGE FROM STORM WATER, MUST BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS

LEGAL DESCRIPTION

LOT 20, VISTA RICA, A SUBDIVISION RECORDED IN BOOK 171 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA.

BENCHMARK

THE BENCHMARK FOR THIS PROJECT IS A 2" ALUMINUM CAP MARKED MARICOPA COUNTY LS 27182 AT THE S 1/4 CORNER OF SECTION 32, T3N, R 4E, GDACS POINT NO. 24502-1M. ELEVATION = 1397.343 FT. (NAVD '88 DATUM)

UTILITY SERVICE PROVIDERS

UTILITY	UTILITY COMPANY	TELEPHONE NUMBER
ELECTRIC	SRP	602-236-8888
	APS	602-371-7171
TEL./CABLE TV	CENTURY LINK	877-348-9007
	COX COMMUNICATIONS	623-594-1000
NATURAL GAS	SOUTHWEST GAS	877-860-6020
WATER	EPCOR WATER COMPANY	602-759-5972
SEPTIC	MARICOPA COUNTY ENV. SERV. DEPARTMENT	480-483-4703

ENGINEER'S NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION METHODS, SEQUENCES AND SAFETY MEASURES USED DURING CONSTRUCTION UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS.
2. THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO ERRORS AND OMISSIONS. CONTRACTORS SHALL SATISFY THEMSELVES AS TO THE ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING FOR THE WORK COVERED BY THESE PLANS.
3. A REASONABLE EFFORT HAS BEN MADE TO SHOW THE LOCATIONS OF EXISTING STRUCTURES, ON THE GROUND, OVER GROUND AND UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL CALL BLUE STAKE AT (602) 263 -1100 A MINIMUM OF 48 HOURS PRIOR TO START OF ANY EXCAVATION WORK.
4. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION ACTIVITIES AFFECTING THE UTILITIES INCLUDING NECESSARY UTILITY RELOCATION WORK.
5. CONTRACTOR SHALL VERIFY THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AT POINTS OF TIE-IN PRIOR TO COMMENCING ANY NEW CONSTRUCTION. SHOULD ANY LOCATION OR ELEVATION DIFFER FROM THAT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AGENT IMMEDIATELY.
6. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS AND SITE LAYOUT WITH THE ARCHITECT'S/DESIGNER'S FINAL SITE PLAN AND FINAL BUILDING DIMENSIONS BEFORE STARTING THE WORK. CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER'S AGENT ANY DISCREPANCIES BETWEEN THE ENGINEER'S PLANS AND THE ARCHITECT'S DRAWINGS.
7. CONTRACTOR SHALL HIRE A LICENSED SURVEYOR TO SET THE BUILDING CORNERS AND THE FINISH FLOOR ELEVATION. ENGINEER'S LIABILITY SHALL BE NEGATED IF BUILDING CORNERS AND FINISH FLOOR ELEVATIONS ARE SET BY UNLICENSED INDIVIDUAL(S).
8. CONTRACTOR SHALL NOT BEGIN ANY GRADING WORK BEFORE THESE PLANS ARE APPROVED AND A GRADING PERMIT IS ISSUED BY THE TOWN OF PARADISE VALLEY.

STORM WATER POLLUTION PREVENTION PLAN NOTE

1. AREA DISTURBED BY NEW CONSTRUCTION IS ONLY 676 SF WHICH IS LESS THAN ONE HALF OF AN ACRE. HENCE STORM WATER POLLUTION PREVENTION PLAN IS NOT CONSIDERED NECESSARY FOR THE PROJECT.

NATIVE PLANT STATEMENT

ALL NATIVE PLANTS IMPACTED BY CONSTRUCTION SHALL BE RELOCATED ON SITE. SEE LANDSCAPE PLAN AND NATIVE PLANT INVENTORY & SALVAGE PLAN.

WATER & SEWER SERVICE NOTES

WATER & SEWER SERVICES FOR THE EXISTING HOME ARE PROVIDED BY THE CITY OF PHOENIX WATER SERVICES DEPARTMENT.

RETENTION VOLUME REQUIRED

ON-SITE RETENTION IS PROVIDED FOR THE 100 YEAR 2 HOUR STORM EVENT.
VOLUME = A*D*C/12 CU. FT.
WHERE, A = AREA IN SF.
D = DEPTH OF RAINFALL IN INCHES =2.82" FOR 100 YR-2 HOUR DURATION STORM
C = WEIGHTED RUNOFF COEFFICIENT

AREA CONSIDERED FOR CALCULATION OF
REQUIRED RETENTION VOLUME IS THE NEW DISTURBED AREA
TOTAL NEW DISTURBED AREA = 286+179+105+423=993 SF.
TOTAL COVERED AREA = 993 SF RUNOFF COEFF = 0.95

WEIGHTED RUNOFF COEFF. = 0.95

RETENTION VOL. REQUIRED $= \frac{993*2.82*0.95}{12} = 221.7$ CF ≈ 222 CF

NOTE: NEW RETENTION BASIN AREA IS ALSO INCLUDED IN DISTURBED AREA CALCULATION.

RETENTION VOLUME PROVIDED

RET. BASIN DATA ELEV (FT)	AREA (SQ.FT.)	INCR. VOL (CU.FT.)
1414	294	294
1413	294	
VOL. OF BASIN (CU. FT.)		294

RETENTION PROVIDED 294 CU. FT. > 222 CU. FT. (OK).
RETENTION BASIN IS LOCATED BEHIND THE EXISTING CMU WALL ON THE EAST SIDE OF THE BACK YARD AT THE BOTTOM OF THE SLOPE. IT IS AN APPROX. 5 FT. WIDE X 1 FOOT DEEP RECTANGULAR BASIN WITH 1 FOOT DEEP, 1 FOOT WIDE VERTICAL CURBS ON THREE SIDES AND EXISTING WALL ON ONE SIDE.
DEPTH OF RETENTION BASIN IS 1 FEET.
SO, DRYWELL IS NOT REQUIRED.

SITE DATA

AREA OF LOT = 43,499 SF = 1.056 ACRE

BUILDING AREA CALCULATIONS

EXISTING BUILDING WAS CONSTRUCTED IN 1994.

LIVABLE AREA
EXIST MAIN BUILDING = 5,120 SF

NEW ADDITION (ALL LIVABLE)		TOTAL	PREVIOUSLY IMPERVIOUS	NEW IMPERVIOUS
1ST FLOOR PATIO INFILL	=	677 SF	677 SF	0 SF
1ST FLOOR REC ROOM/MOVIES	=	642 SF	349 SF	293 SF
1ST FLOOR GARAGE ENTRY	=	469 SF	107 SF	362 SF
ROOF ACCESS STAIR	=	105 SF	105 SF	0 SF
TOTAL ADDITION (ALL LIVABLE)	=	1,893 SF	1,238 SF	655 SF
TOTAL LIVABLE (EXISTING + NEW)	=	7,013 SF		
EXISTING GARAGE/STORAGE	=	1,154 SF		
TOTAL UNDER ROOF	=	8,167 SF		
TOTAL BUILDING FOOT PRINT	=	8,062 SF		
FLOOR AREA RATIO = 8,062/43,499		= 0.1853 = 18.53%		
TOTAL NEWLY DISTURBED AREA		= 676 SF		
AVERAGE SLOPE OF LOT		24.9%		
HILLSIDE LOT "YES" OR "NO"		YES		
LOWEST NATURAL GRADE ADJACENT TO FOOTING FOR EXISTING BUILDING			1402.93	
LOWEST NATURAL GRADE ADJACENT TO FOOTING FOR NEW ADDITION			1402.00	

QUANTITY ESTIMATE

CUT=5 CU. YDS, FILL=50 CU. YDS.
NET FILL = 45 CU. YDS.

FINISHED PAD ELEVATION FOR EXIST. GARAGE = 1412.97
FINISHED FLOOR ELEVATION FOR EXIST. GARAGE = 1413.25
FINISHED PAD ELEVATION FOR NEW LIVING AREA = 1407.57
LOWEST FINISHED FLOOR ELEVATION FOR NEW LIVING AREA = 1407.69
NOTE: QUANTITY ESTIMATE IS ONLY FOR PERMITTING PURPOSES. CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE AND MAKING HIS/HER OWN ESTIMATES FOR CONTRACTING PURPOSES.

FOR GOVERNING BUILDING CODES, SEE ARCHITECTURAL PLANS

DRAINAGE STATEMENT

a. ULTIMATE STORM WATER OUTFALL IS ON THE WEST PROPERTY LINE AT EL = 1389.00±.
b. PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJACENT LOTS.
c. RETENTION IS PROVIDED FOR 100-YEAR, 2-HOUR STORM EVENT PER THE STORM WATER DRAINAGE DESIGN MANUAL.
d. THE LOWEST FINISH FLOOR ELEVATION OF 1407.69 IS SAFE FROM INUNDATION DURING A 100-YEAR PEAK RUN-OFF EVENT IF CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.

SHEET INDEX

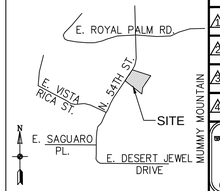
SHT #	DESCRIPTION
C1	COVER SHEET & NOTES
C2	GRADING & DRAINAGE PLAN
C3	CROSS SECTIONS

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:

COMMUNITY NUMBER	PANEL NUMBER AND DATE	SUFFIX	FIRM REVISION DATE	FIRM INDEX DATE	FIRM ZONE	BASE FLOOD ELEV (IN AO ZONE, USE DEPTH)
040049	1765	L	(10/16/13)	(10/16/13)	X	N/A

LEGEND

- MONUMENT AS NOTED
- NOT FND-CALC'D LOCATION
- SANITARY SEWER MANHOLE
- SEWER CLEANOUT
- WM WATER METER
- WATER VALVE
- FIRE HYDRANT
- EM ELECTRIC METER
- CTV CABLE TV BOX
- GM GAS METER
- IRRIGATION CONTROL BOX
- TELEPHONE BOX
- (C) CONCRETE
- (P) PAVERS
- ENCR. ENCROACHMENT
- (C) CALCULATED
- (M) MEASURED
- (R) RECORD
- A AIR CONDITIONER
- MASONRY COLUMN
- MASONRY WALL
- EDGE OF EAVE/CANOPY
- PROPERTY LINE
- EASEMENT LINE
- BLDG SETBACK LINE
- S SANITARY SEWER LINE
- W WATER LINE
- SAGUARO
- MISC. TREE
- DIRECTION OF FLOW
- XXXX.YY PROPOSED ELEVATION
- AA.BB ADD 1400 TO PROPOSED ELEVATION



VICINITY MAP
N.T.S.

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or visit Arizona811.com

AS-BUILT CERTIFICATION:

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER/LAND SURVEYOR DATE

REGISTRATION NUMBER

REGISTRANT'S SEAL

APPROVED BY:

TOWN ENGINEER, TOWN OF PARADISE VALLEY DATE

TOWN OF PARADISE VALLEY APPROVAL

THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH TOWN OF PARADISE VALLEY REQUIREMENTS PRIOR TO ISSUANCE OF PERMIT. THE TOWN NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE TOWN ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN THE PLANS TO BE FOUND IN VIOLATION OF LAWS AND ORDINANCES.

APPROVED BY:

TOWN ENGINEER, TOWN OF PARADISE VALLEY DATE

PROJECT DESCRIPTION

THIS PROPOSED PROJECT IS FOR THE ADDITION OF APPROXIMATELY 2064 SF LIVABLE AREA INCLUDING A GUEST ROOM ON THE SECOND FLOOR TO AN EXISTING RESIDENTIAL HOME BELONGING TO FARID & PUNE GHEBLEH.
PROJECT IS LOCATED AT 8201 N. 54TH STREET IN PARADISE VALLEY, AZ

FINISH FLOOR CERTIFICATION

FINISHED FLOOR ELEVATION OF 1407.69 SHOWN ON THE PLAN IS A MINIMUM OF 12" ABOVE THE 100-YEAR STORM ELEVATION OF 1403.81 AND IS SAFE FROM INUNDATION DURING A 100-YEAR STORM EVENT IF CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.

REVISIONS	BY
1	PPK
2	PPK
3	PPK
4	PPK

OWNER:
FARID & PUNE GHEBLEH
8201 N. 54TH STREET
PARADISE VALLEY, AZ 85253
TEL: 623-332-8000 (DESIGNER)

ARCHITECT:
THOMAS PANSING ARCHITECT
PERSPECTIVE ARCHITECTURE LLC
131 E.ALVARADO ROAD
PHOENIX, AZ 85004
TEL: 602-809-6116

TOPO SURVEY:
LAND SURVEY SERVICES, PLC
20651 W. PASADENA AVENUE
BUCKEYE, ARIZONA 85396
TEL: 602-703-7010

SITE ADDRESS:
8201 N 54TH STREET
PARADISE VALLEY, AZ 85253

A.P.N.
168-75-022

ZONING:
R-43

DATE:

TOPO SURVEY	4/30/2021
GRAD. & DRAIN. PLAN	5/17/2024
OWNER REVISIONS	3/25/2025
TOWN COMMENTS	5/14/2025

GRADING & DRAINAGE PLAN
FOR ADDITION
8201 N. 54TH ST,
PARADISE VALLEY AZ 85253
APN 168-75-022

EVEREST CONSULTING SERVICES, PC
CONSULTING ENGINEERS
7555 S. PARKCREST STREET, GILBERTE, AZ 85298
TEL: (623) 533-0334
Email: everestconsult1@gmail.com

Registered Professional Engineer (Civil) CERTIFICATE NO. 31577 PUNYA P. KHANAL 5/14/2025 Date Signed ARIZONA U.S.A.

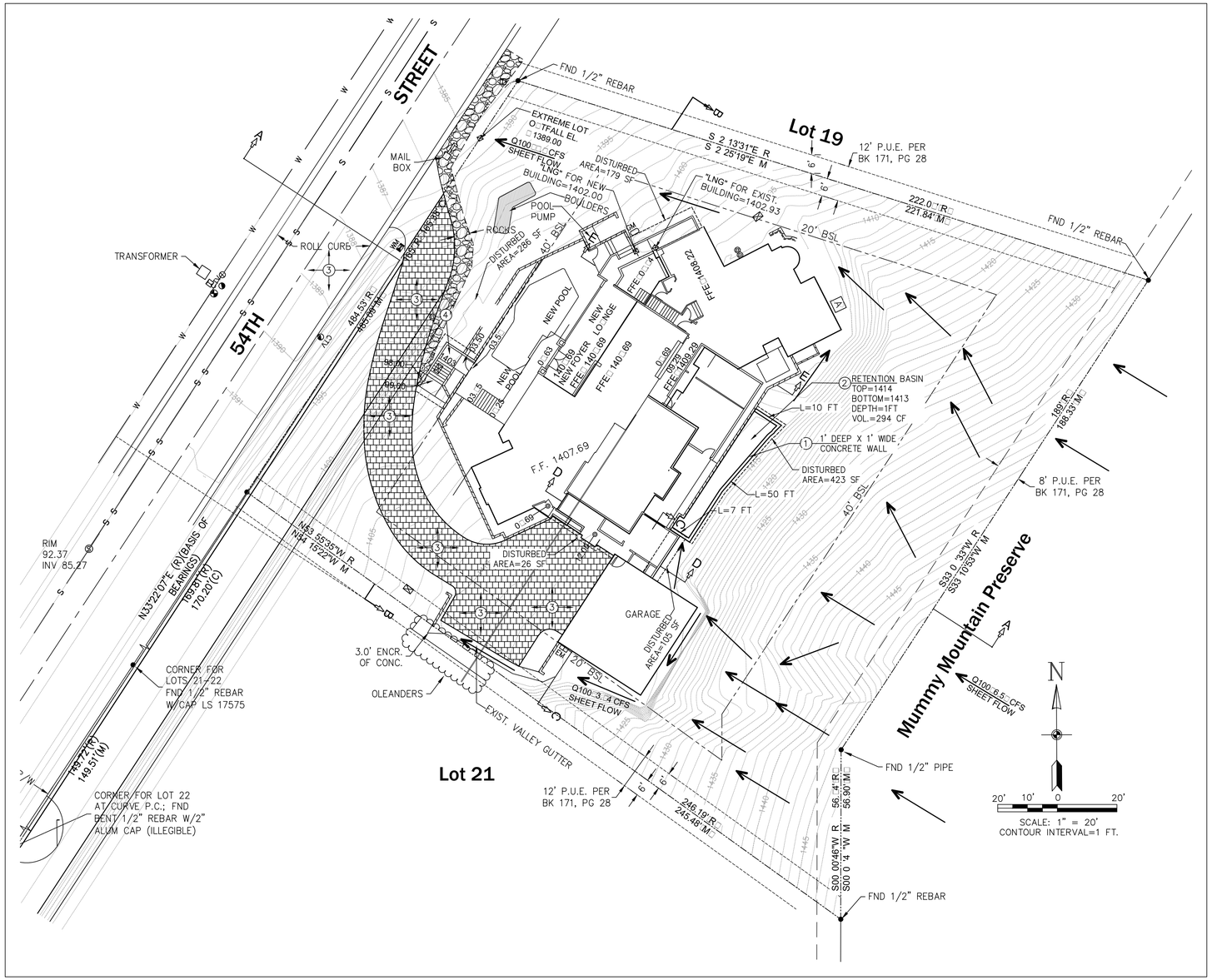
DATE:	5/14/2025
SCALE:	1" = 20'
DRAWN:	PPK
CHECKED:	PPK
JOB #	24-02

SHEET TITLE
COVER SHEET
&
NOTES

SHEET # C1
SHEET 1 OF 3

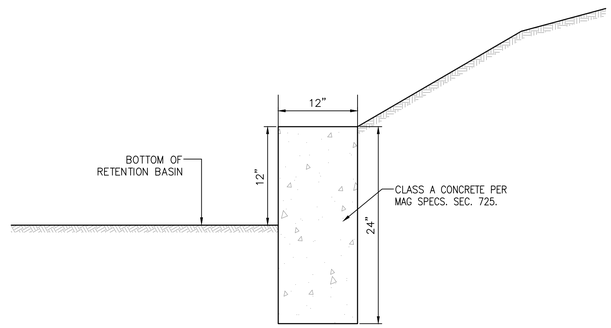
GRADING □ DRAINAGE PLAN FOR ADDITION OF A NEW OFFICE AND NEW LIVING AREAS

FARID GHEBLEH □ P□NE GHEBLEH RESIDENCE
8201 N. 54TH STREET
PARADISE VALLEY, A□
APN 168-□5-022



GRADING □ DRAINAGE CONSTR□CTION NOTES □ ESTIMATE OF Q□ANTITIES

KEY	DESCRIPTION	UNIT	EST. QTY	
			ON-SITE	OFF-SITE
①	CONSTRUCT A MODIFIED SINGLE CURB PER MAG STANDARD DETAIL 222, MODIFIED AS SHOWN IN DETAIL 1 ON THIS SHEET FOR 1 FOOT DEEP RETENTION BASIN FOR RETENTION OF ON-SITE RUNOFF.	LF	67	
②	CONSTRUCT 1' DEEP RETENTION BASIN TO RETAIN ON-SITE RUNOFF	CF	294	
③	REPLACE EXISTING CONCRETE DRIVEWAY WITH PAVER SURFACE. ELEVATIONS, LONGITUDINAL SLOPES AND CROSS SLOPES OF NEW PAVER BLOCK DRIVEWAY SHALL MATCH WITH EXISTING ELEVATIONS, LONGITUDINAL SLOPES & CROSS SLOPES OF EXISTING CONCRETE DRIVEWAY.	SF	3679	
④	CONSTRUCT 5' WIDE WALKWAY CONNECTING THE EXISTING DRIVEWAY TO THE NEW ENTRY WAY LEADING TO THE NEW LOUNGE AREA CONVERTED FROM EXISTING COVERED PATIO. USE MAG STD. DETAIL 230	SF	136	



DETAIL 1

MAG STANDARD DETAIL 222, TYPE "B" MODIFIED AS A RETENTION BASIN WALL

REVISIONS	BY
1	PPK
2	PPK
3	PPK
4	PPK

Dial 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or visit Arizona811.com

GRADING □ DRAINAGE PLAN
FOR ADDITION
8201 N. 54TH ST,
PARADISE VALLEY A□ 85253
APN 168-□5-022

EVEREST CONSULTING SERVICES, PC
CONSULTING ENGINEERS
7555 S. PARKCREST STREET, GILBERTE, AZ 85298
TEL: (623) 533-0334
Email: everestconsult1@gmail.com

Registered Professional Engineer (Civil)
CERTIFICATE NO.
31577
PUNYA P. KHANAL
5/14/2025
Date Signed
ARIZONA, U.S.A.
Punya P. Khanal

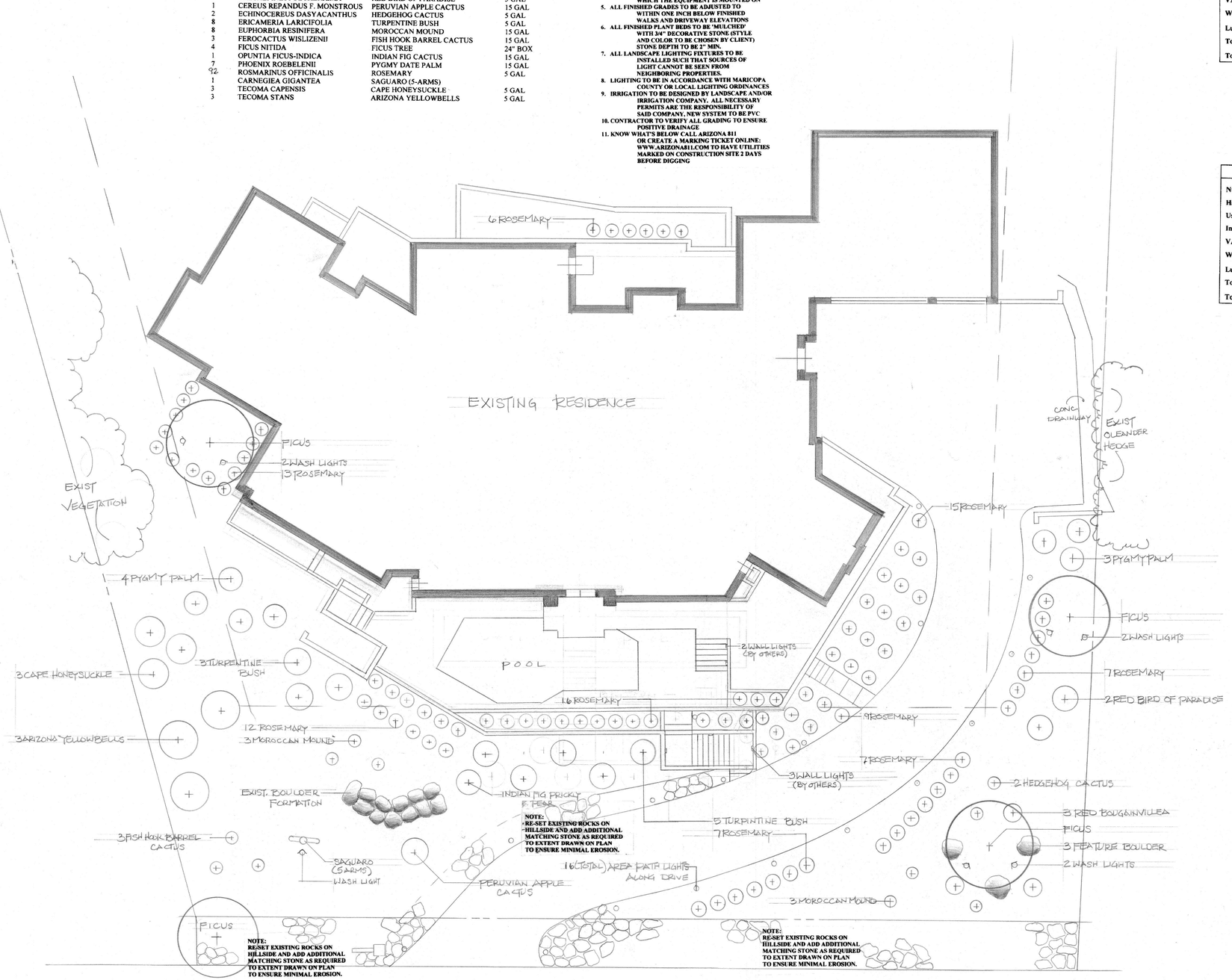
DATE:	5/14/2025
SCALE:	1" = 20'
DRAWN:	PPK
CHECKED:	PPK
□OB □	24-02
SHEET TITLE	GRADNG □ DRAINAGE PLAN
SHEET □	C2
SHEET	2 OF 3

PLANT SCHEDULE

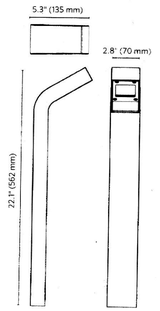
QTY	BOTANICAL NAME	COMMON NAME	SIZE
3	BOUGAINVILLEA 'DOUBLE RED'	RED BOUGAINVILLEA	15 GAL
2	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL
1	CEREUS REPANDUS F. MONSTROUS	PERUVIAN APPLE CACTUS	15 GAL
2	ECHINOCEREUS DASYACANTHUS	HEDGEHOG CACTUS	5 GAL
8	ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	5 GAL
8	EUPHORBIA RESINIFERA	MOROCCAN MOUND	15 GAL
3	FEROCACTUS WISLIZENII	FISH HOOK BARREL CACTUS	15 GAL
4	FICUS NITIDA	FICUS TREE	24" BOX
1	OPUNTIA FICUS-INDICA	INDIAN FIG CACTUS	15 GAL
7	PHOENIX ROEBELENII	PYGMY DATE PALM	15 GAL
92	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL
1	CARNEGIEA GIGANTEA	SAGUARO (5-ARMS)	
3	TECOMA CAPENSIS	CAPE HONEYSUCKLE	5 GAL
3	TECOMA STANS	ARIZONA YELLOWBELLS	5 GAL

NOTES AND SPECIFICATIONS

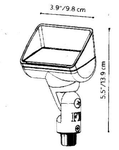
1. ALL INTRODUCED PLANTS MUST BE IRRIGATED WITH AN AUTOMATIC DRIP SYSTEM THAT IS COMPLETELY BURIED AND TIED INTO AN ELECTRICAL CONTROLLER
2. ALL TREES REQUIRING SUPPORT SHALL BE STAKED PROPERLY UTILIZING DOUBLE STAKE ASSEMBLIES OR GUY ASSEMBLIES
3. ALL DRIP EMITTERS TO BE TRIMMED AND ADJUSTED TO BE FLUSH WITH FINISHED GRADE
4. ALL WALL MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH THE WALL OF WHICH THE EQUIPMENT IS MOUNTED ON
5. ALL FINISHED GRADES TO BE ADJUSTED TO WITHIN ONE INCH BELOW FINISHED WALKS AND DRIVEWAY ELEVATIONS
6. ALL FINISHED PLANT BEDS TO BE 'MULCHED' WITH 3/4" DECORATIVE STONE (STYLE AND COLOR TO BE CHOSEN BY CLIENT) STONE DEPTH TO BE 2" MIN.
7. ALL LANDSCAPE LIGHTING FIXTURES TO BE INSTALLED SUCH THAT SOURCES OF LIGHT CANNOT BE SEEN FROM NEIGHBORING PROPERTIES.
8. LIGHTING TO BE IN ACCORDANCE WITH MARICOPA COUNTY OR LOCAL LIGHTING ORDINANCES
9. IRRIGATION TO BE DESIGNED BY LANDSCAPE AND/OR IRRIGATION COMPANY. ALL NECESSARY PERMITS ARE THE RESPONSIBILITY OF SAID COMPANY. NEW SYSTEM TO BE PVC
10. CONTRACTOR TO VERIFY ALL GRADING TO ENSURE POSITIVE DRAINAGE
11. KNOW WHAT'S BELOW CALL ARIZONA 811 OR CREATE A MARKING TICKET ONLINE: WWW.ARIZONA811.COM TO HAVE UTILITIES MARKED ON CONSTRUCTION SITE 2 DAYS BEFORE DIGGING

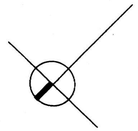


FX-M-PJ AREA/PATH LIGHT	
Number of LED's	3
Halogen Lumen Output Equivalent	20 watt
Useful LED Life	50,000 hrs ave.
Input Voltage	10-15V
VA Total	4.5
Watts Used	4.2
Lumens per Watt	36
Total Lumens	151
Total Fixtures for Project	16



FX-PB: UP WASH LIGHT	
Number of LED's	3
Halogen Lumen Output Equivalent	20 watt
Useful LED Life	50,000 hrs ave.
Input Voltage	10-15V
VA Total	4.5
Watts Used	4.2
Lumens per Watt	36
Total Lumens	151
Total Fixtures for Project	7





SCALE: 1"=10'-0"

REVISED BY	DATE OF REVISION
SLS	1-10-25

GHEBLEH RESIDENCE
8201 N. 54TH STREET
PARADISE VALLEY, AZ 85253

JULY 8, 2024

BY:SLS

SCHEEL & ASSOCIATES
LANDSCAPE DESIGN
Phone: (815) 482-8187
E-mail-scheelandassociates@gmail.com

GENERAL DEMOLITION NOTES

GENERAL:
DEMOLITION CONTRACTOR SHALL OBTAIN REQUIRED PERMITS FROM AUTHORITIES AND CONFORM TO APPLICABLE CODES FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL AND DISPOSAL INCLUDING CONFORMANCE TO APPLICABLE REGULATORY PROCEDURES IF HAZARDOUS OR CONTAMINATED MATERIALS ARE DISCOVERED.

UNLESS SPECIFICALLY SCHEDULED OR NOTED FOR RE-USE, DEMOLISHED MATERIALS SHALL BECOME THE POSSESSION OF THE CONTRACTOR AND SHALL BE IMMEDIATELY REMOVED FROM SITE.

SUBMITTALS:
1. PROVIDE SHOP DRAWINGS OF ANY TEMPORARY STRUCTURAL SUPPORT LOCATIONS AND CALCULATIONS SEALED BY REGISTERED ENGINEER IN STATE WHERE PROJECT IS LOCATED IF REQUIRED.
2. SUBMIT PROJECT RECORD DOCUMENTS WHICH ACCURATELY RECORD ACTUAL LOCATIONS OF CAPPED UTILITIES AND CONCEALED OBSTRUCTIONS.

EXECUTION:
VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH WORK. WHEN UNANTICIPATED MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS THAT CONFLICT WITH THE INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE THE EXTENT OF THE CONFLICT AND PROMPTLY PROVIDE WRITTEN REPORT TO THE ARCHITECT.

NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. MARK LOCATION OF UTILITIES & IDENTIFY, DISCONNECT, REMOVE & CAP DESIGNATED UTILITIES WITHIN DEMOLITION AREAS.

PROVIDE, ERECT & MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES WHERE REQUIRED. PROTECT EXISTING LANDSCAPE MATERIALS, APPURTENANCES & STRUCTURES WHICH ARE NOT TO BE DEMOLISHED. PROTECT BENCHMARKS & EXISTING WORK FROM DAMAGE OR DISPLACEMENT. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES.

OBTAIN WRITTEN PERMISSION FROM ADJACENT PROPERTY OWNERS WHEN DEMOLITION EQUIPMENT WILL TRAVERSE ON, INFRINGE UPON OR LIMIT ACCESS TO THEIR PROPERTY. CARRY OUT DEMOLITION WORK TO CAUSE AS LITTLE INCONVENIENCE TO ADJACENT PROPERTIES AND PUBLIC ACCESSES.

SHORE EXISTING CONSTRUCTION WHENEVER EXISTING SUPPORTS ARE REMOVED TO ALLOW THE INSTALLATION OF NEW WORK.

CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION AND ARCHITECT. DO NOT RESUME OPERATIONS UNTIL DIRECTED BY ARCHITECT.

PERFORM THE REMOVAL, CUTTING, DRILLING, ETC OF EXISTING WORK WITH EXTREME CARE, AND USING SMALL TOOLS IN ORDER TO PROTECT THE STRUCTURAL INTEGRITY OF BUILDING. PERFORM CUTTING OF EXISTING CONCRETE WITH SAWS AND CORE DRILLS. DO NOT USE JACK-HAMMERS FOR CUTTING.

PROVIDE HOSES AND WATER CONNECTIONS FOR SPRINKLING OF DEBRIS AS NECESSARY TO LIMIT DUST TO LOWEST PRACTICABLE LEVEL.

MATERIAL DISPOSAL:
REMOVE MATERIALS FROM SITE AND DISPOSE OF IN A LEGAL MANNER AT NO ADDITIONAL EXPENSE TO THE OWNER. NO MATERIALS ARE TO BE SOLD ON, OR ADJACENT TO THE SITE. SIGNS ADVERTISING THE SALE OF MATERIALS SHALL NOT BE ALLOWED.
BURNING OF MATERIALS ON SITE IS NOT PERMITTED.

BREAK CONCRETE INTO SECTIONS LESS THAN 3' IN ANY DIMENSION. REMOVE FROM SITE CONTAMINATED, VERMIN-INFESTED OR DANGEROUS MATERIALS ENCOUNTERED AND DIPOSE OF BY SAFE MEANS SO AS TO NOT ENDANGER HEALTH OF WORKERS AND PUBLIC.

DEBRIS FROM THE DEMOLITION SHALL NOT BE ALLOWED TO ACCUMULATE WITHIN THE BUILDING OR THE SITE.

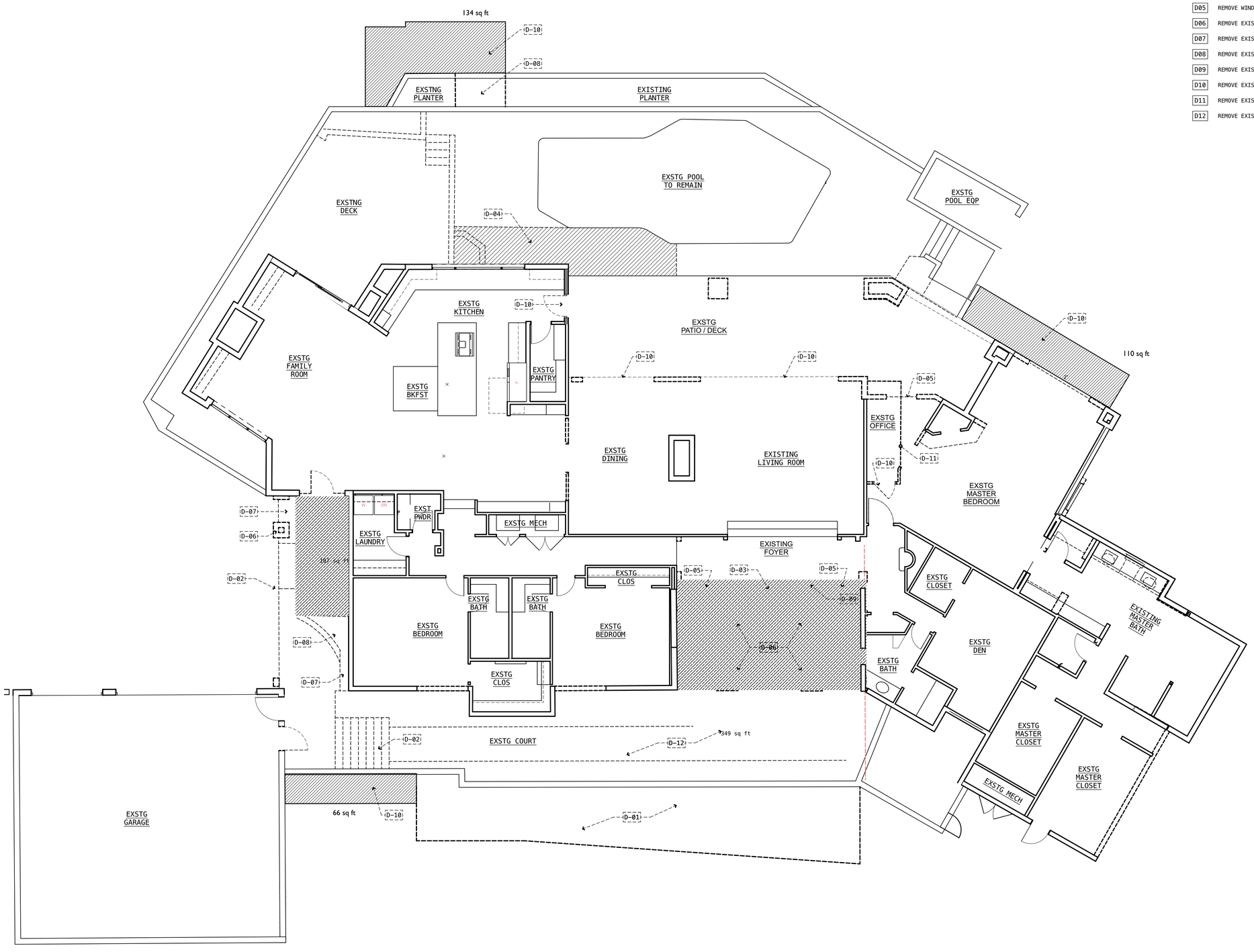
STRUCTURE DEMOLITION:
BEGIN DEMOLITION OF STRUCTURE FROM TOP OF BUILDING AND PROCEED DOWN TO LOWEST LEVEL.

ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.

DEMOLITION LEGEND

EXISTING TO REMAIN

EXISTING TO BE REMOVED



1 DEMOLITION PLAN

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

NORTH

DEMOLITION NOTES

D01	EXCAVATE AND REMOVE GRADE AS REQ'D FOR NEW SITE WORK
D02	SAWCUT EXISTING DRIVE AS REQUIRED FOR NEW FOOTINGS
D03	REMOVE FRONT DOOR AND SIDELITE
D04	SAW CUT AND REMOVE EXTRA POOL DECK FOR NEW FOOTING
D05	REMOVE WINDOW
D06	REMOVE EXISTING PIER
D07	REMOVE EXISTING PLATFORM / WALL
D08	REMOVE EXISTING PLANTER
D09	REMOVE EXISTING WALLS
D10	REMOVE EXISTING DOOR
D11	REMOVE EXISTING STRUCTURE ABOVE FOR NEW STAIR TO ROOF
D12	REMOVE EXISTING PAVERS

REGISTERED ARCHITECT
830789
THOMAS C PANSING, JR
DATE SIGNED 6/5/25
Arizona U.S.A.
Expires: 12/31/26

printed: 6/5/25 2:26 PM

PERSPECTIVE ARCHITECTURE, LLC
131 EAST ALVARADO ROAD PHOENIX ARIZONA 85004
602.809.6116 tom@XLdesign.build

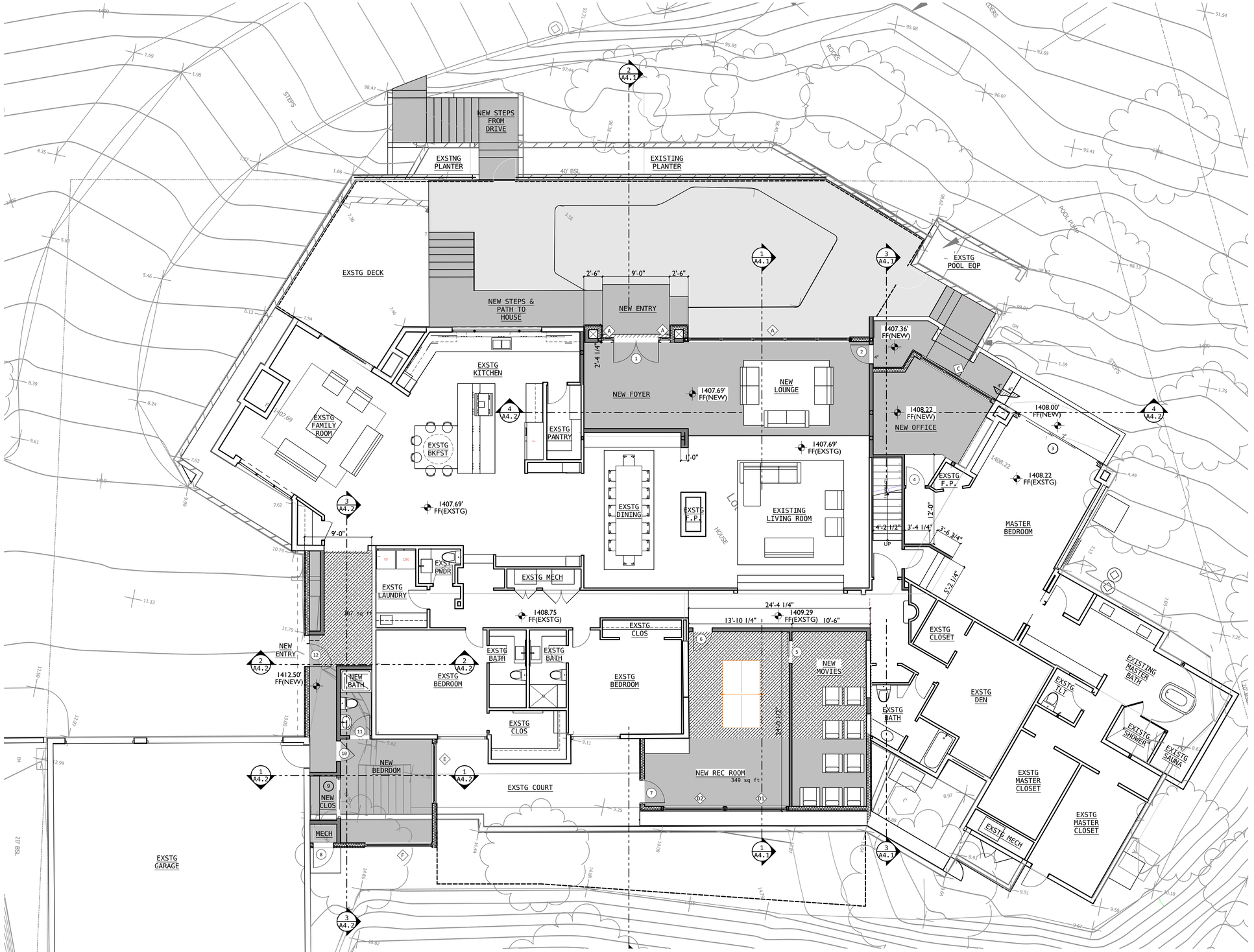
RESIDENTIAL RENOVATION AND ADDITIONS

GHEBLEH RESIDENCE

8201 NORTH 54TH STREET, PARADISE VALLEY ARIZONA 85253

DEMOLITION PLAN

A2.0



1 **FLOOR PLAN**

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

NORTH

PLAN KEYNOTES

01	NEW TILE FLOORING TO MATCH EXISTING OVER 4" CONC SLAB ON 2"ABC OVER WELL-COMPACTED FILL
02	NEW CABINETRY TO BE SELECTED BY OWNER
03	NEW STAIRS – TILE FLOORING OVER 1/2" CEMENT BACKER OVER 3/4" PLYWOOD TREADS AND RISERS
04	NEW TILE FLOORING OVER 1/2" CEMENT BACKER OVER 3/4" T&G PLYWOOD GLUED & SCREWED TO FLOOR JOISTS @ 16" O.C.
05	NEW CONCRETE STEPS
06	NEW STEPS – TILE OVER CONCRETE
07	NEW CONCRETE STOOP / DOOR LANDING
08	NEW SITE WALL – SEE SITE PLAN FOR NOTES

SHOWER / BATH WALLS

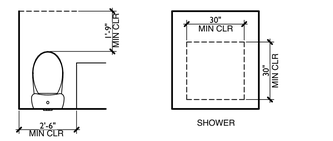
SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH, HARD NON-ABSORBENT SURFACE, SUCH AS CERAMIC TILE, TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE DRAIN INLET. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS INSTALLED IN ACCORDANCE WITH MFGRS' RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS (R307.2).

AT BATHROOMS, PROVIDE TILE ON 1/2" CEMENT BOARD IN WET AREAS OVER VAPOR-BARRIER OVER 2X _ STUD WALL @ 16" O.C. W/ M.R. GYP BOARD ON NON-WET SIDE OF WALL

LIGHT & VENTILATION

ROOM	FLOOR AREA S.F.	GLAZING REQ'D 8%	GLAZING PROV'D	VENTILATION REQ'D 4%	VENTILATION PROV'D
FOYER / LOUNGE	695	55.6	200	27.8	40
REC ROOM / MOVIES	443	35.4	36	17.7	20
NEW BEDROOM	240	19.2	80	9.6	20

REQUIRED CLEARANCES



TEMPERED GLAZING

SEE SCHEDULES ABOVE FOR GLAZING TO BE TEMPERED.

FENESTRATION NOTES

PER IRC TABLE N1101.10 MARICOPA COUNTY CLIMATE ZONE 2B AND N1102.1.1 MINIMUM COMPONENT FENESTRATION REQ'S:

U-VALUE	0.40 – FOR ALL EXTERIOR DOORS & WINDOWS
SHGC	0.25 – FOR ALL EXTERIOR DOORS & WINDOWS
CEILING INSUL	R-38 – TIGHT TO UNDERSIDE ROOF SHEATHING
WALL INSUL	R-13 – FOR STUD FRAMED WALLS

WALL LEGEND

NEW EXTERIOR WALL: STUCCO OVER 1" EPS INSULATION TO MATCH EXISTING OVER W.R. BARRIER ON SHEATHING PER GSN'S OVER 2X6 @ 16" O.C. W/ R-19 BATT INSULATION & 1/2" GYP BD INTERIOR

NEW INTERIOR WALL: 2X6 @ 16" O.C. W/ 1/2" GYP BD EACH SIDE

NEW INTERIOR WALL: 2X4 @ 16" O.C. W/ 1/2" GYP BD EACH SIDE

NEW INTERIOR FURRING: 2X6 @ 16" O.C. W/ 1/2" GYP BD ONE SIDE

NEW INTERIOR FURRING: 2X4 @ 16" O.C. W/ 1/2" GYP BD ONE SIDE

NOTE: DOORS WITHOUT NUMBERED TAGS ARE EXISTING TO REMAIN

REGISTERED ARCHITECT
#30789
THOMAS C. PANSING, JR.
DATE SIGNED: 6/5/25
Arizona U.S.A.

Expires: 12/31/26

printed: 6/5/25 2:26 PM

PERSPECTIVE ARCHITECTURE, LLC
131 EAST ALVARADO ROAD PHOENIX ARIZONA 85004
602.809.6116 tom@XLdesign.build

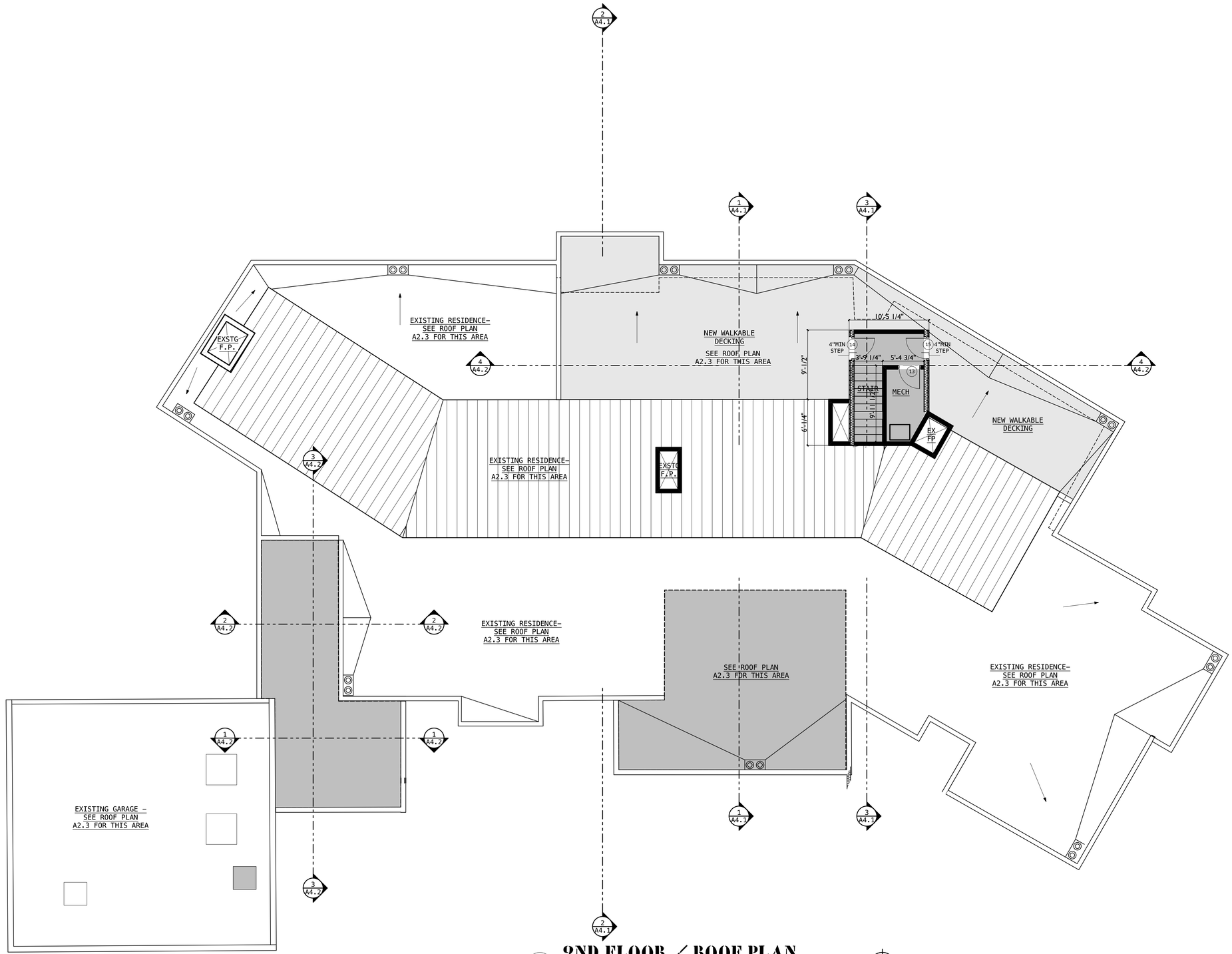
RESIDENTIAL RENOVATION AND ADDITIONS

GHEBLEH RESIDENCE

8201 NORTH 54TH STREET, PARADISE VALLEY ARIZONA 85253

1ST FLOOR PLAN

A2.1



1 2ND FLOOR / ROOF PLAN

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

NORTH

PLAN KEYNOTES

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02 NEW CABINETRY TO BE SELECTED BY OWNER

03 NEW STAIRS – TILE FLOORING OVER 1/2" CEMENT BACKER OVER 3/4" PLYWOOD TREADS AND RISERS

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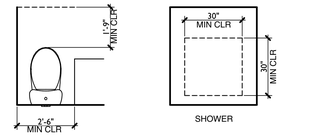
AT BATHROOMS, PROVIDE TILE ON 1/2" CEMENT BOARD IN WET AREAS OVER VAPOR-BARRIER OVER 2X _ STUD WALL @ 16" O.C. W/ M.R. GYP BOARD ON NON-WET SIDE OF WALL

LIGHT & VENTILATION

ROOM	FLOOR AREA S.F.	GLAZING		VENTILATION	
		REQ'D 8%	PROV'D	REQ'D 4%	PROV'D
FOYER / LOUNGE	695	55.6	200	27.8	40
REC ROOM / MOVIES	443	35.4	36	17.7	20
NEW BEDROOM	240	19.2	80	9.6	20

REQUIRED CLEARANCES



SHOWER

TEMPERED GLAZING

SEE SCHEDULES ABOVE FOR GLAZING TO BE TEMPERED.

FENESTRATION NOTES

PER IRC TABLE N1101.10 MARICOPA COUNTY CLIMATE ZONE 2B AND N1102.1.1 MINIMUM COMPONENT FENESTRATION REQ'S:

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WALL LEGEND

NEW EXTERIOR WALL: STUCCO OVER 1" EPS INSULATION TO MATCH EXISTING OVER W.R. BARRIER ON SHEATHING PER GSN'S OVER 2X6 @ 16" O.C. W/ R-19 BATT INSULATION & 1/2" GYP BD INTERIOR

NEW INTERIOR WALL: 2X6 @ 16" O.C. W/ 1/2" GYP BD EACH SIDE

NEW INTERIOR WALL: 2X4 @ 16" O.C. W/ 1/2" GYP BD EACH SIDE

NEW INTERIOR FURRING: 2X6 @ 16" O.C. W/ 1/2" GYP BD ONE SIDE

NEW INTERIOR FURRING: 2X4 @ 16" O.C. W/ 1/2" GYP BD ONE SIDE

REGISTERED ARCHITECT 830789 THOMAS C. PANSING, JR. UNITED STATES OF AMERICA Arizona U.S.A.

Expires: 12/31/26

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PERSPECTIVE ARCHITECTURE, LLC
131 EAST ALVARADO ROAD PHOENIX ARIZONA 85004
602.809.6116 tom@XLdesign.build

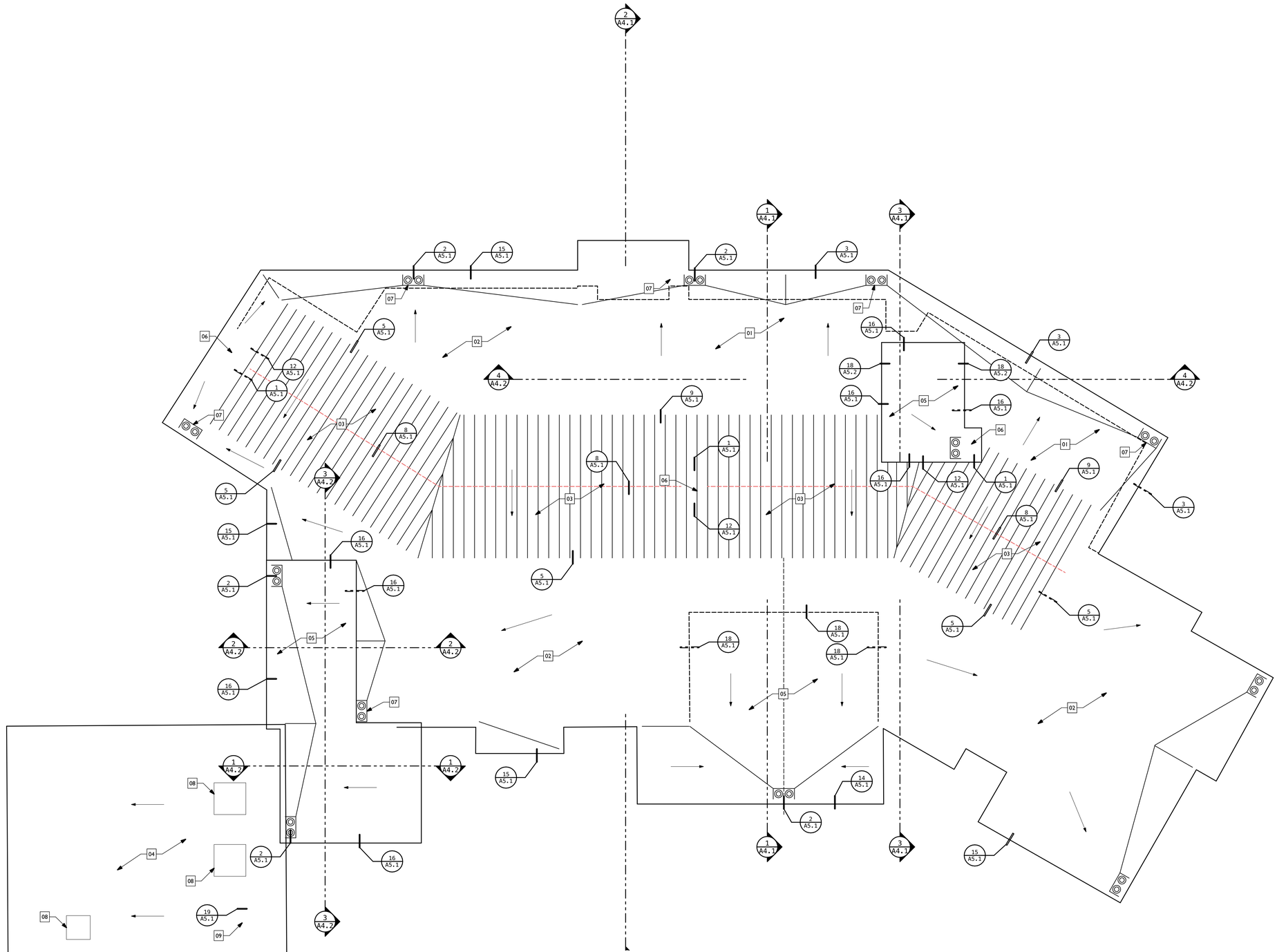
RESIDENTIAL RENOVATION AND ADDITIONS

GHEBLEH RESIDENCE

8201 NORTH 54TH STREET, PARADISE VALLEY ARIZONA 85253

2ND FLOOR PLAN

A2.2



1 ROOF PLAN

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

NORTH

ROOF KEYNOTES

01	NEW PEDESTRIAN-RATED ROOF DECK ELASTATEK 500 BY DEXOTEX CROSSFIELD INDUSTRIES OR APPROVED EQUAL
02	NEW COATED FOAM ROOFING OVER EXISTING SHEATHING. REMOVE EXISTING ROOFIN AS REQUIRED FOR NEW WORK.
03	STANDING SEAM MTL ROOFING ON COVER BOARD OVER NEW UNDERLAYMENT WOOD OVER-FRAMING OVER EXISTING ROOF. REMOVE EXISTING ROOF AND LEAVE EXISTING SHEATHING AND UNDERLAYMENT
04	EXISTING ROOF TO REMAIN. PROVIDE ALTERNATE BID TO REMOVE EXISTING ROOF AND PROVIDE NEW COATED FOAM ROOFING OVER EXISTING SHEATHING
05	NEW COATED FOAM ROOFING OVER NEW SHEATHING AND NEW FRAMING - SEE ROOF FRAMING PLAN
06	EXISTING FIREPLACE - PROVIDE NEW CHIMNEY CAP AND NEW STUCCO ON EXISTING CHIMNEY STACK
07	NEW ROOF AND OVERFLOW DRAINS
08	EXISTING HEAT PUMP TO REMAIN
09	NEW HEAT PUMP ON ROOF CURB

ROOF / ATTIC

NOTE: ROOF IS DESIGNED AS A CONDITIONED ATTIC ASSEMBLY PER IRC 806.5 = SEE DETAIL THIS SHEET FOR INSULATION TIE DIRECT TO UNDERSIDE SHEATHING & MINIMUM OVER DECK INSULATION REQUIREMENTS

EVALUATION REPORTS

STUCCO SYSTEM TO BE ULTRA-KOTE: ICC-ES EVALUATION REPORT # ESR-1471 OR APPROVED EQUAL.

COATED FOAM ROOFING TO BE PRO-TECH EC-100: ICC-ES EVALUATION REPORT # ESR-5979 OR APPROVED EQUAL. FOAM TO BE 1" THICK AT R-VALUE MIN OF 5 PER INCH

SPRAY FOAM INSULATION BELOW ROOF SHEATHING TO BE FOAM-LOK: ICC-ES EVALUATION REPORT # 2629 OR APPROVED EQUAL. 5.5" THICKNESS RATED AT R-35

DEX-O-TEX WEATHERWEAR ROOF DECK COVERING INSTALLED IN ACCORDANCE WITH ICC-ES EVALUATION REPORT # ESR-1757.

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#30789
THOMAS C. PANSING, JR.
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RESIDENTIAL RENOVATION AND ADDITIONS

GHEBLEH RESIDENCE

8201 NORTH 54TH STREET, PARADISE VALLEY ARIZONA 85253

ROOF PLAN

A2.3

PERSPECTIVE ARCHITECTURE, LLC
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RESIDENTIAL RENOVATION AND ADDITIONS

GHEBLEH RESIDENCE

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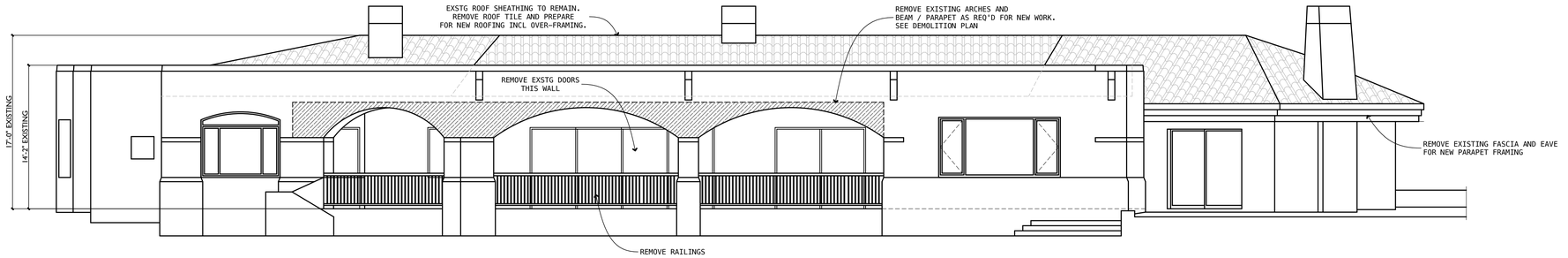
REGISTERED ARCHITECT
#30789
THOMAS C. PANSING, JR.
Arizona U.S.A.
Expires: 12/31/26

EXISTING SITE PHOTOS

A3.0

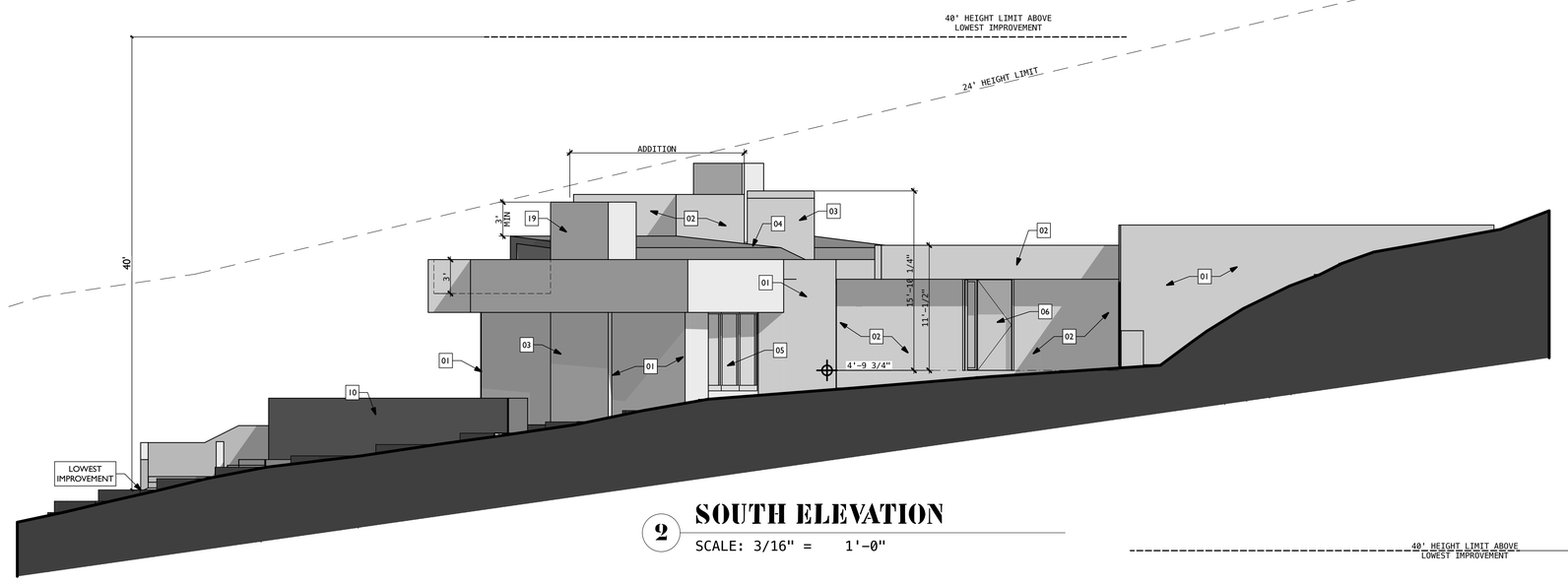
printed: 6/5/25 2:26 PM

MAXIMUM BUILDNG HEIGHT FROM NATURAL GRADE	21'-0"	**FT**	MAXIMUM 24' HEIGHT LIMIT PARALLEL TO THE NATURAL GRADE
MAXIMUM BUILDING HEIGHT FROM ADJACENT GRADE	20'-0"	**FT**	VERTICAL PLANE IS LIMITED TO 24' FROM ADJACENT GRADE WHEN THE NATURAL GRADE IS NOT RESTORED BACK
MAXIMUM BUILDING HEIGHT	23'-1"	**FT**	MAXIMUM HEIGHT MEASURED FROM THE LOWEST FINISHED FLOOR TO THE HIGHEST POINT (ROOF, CHIMNEY, ETC.)
MAXIMUM OVERALL HEIGHT	33'-10"	**FT**	MAXIMUM HEIGHT FROM THE LOWEST STRUCTURE (RETAINING WALL, POOL, ETC.) TO THE HIGHEST (ROOF, CHIMNEY, ETC.)



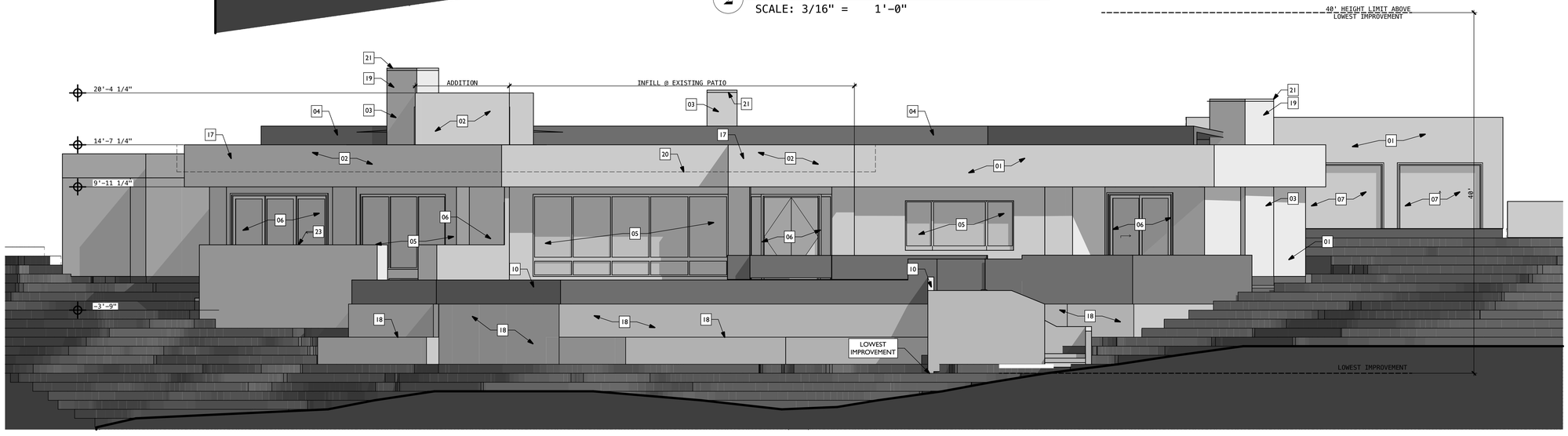
5 EXISTING WEST ELEVATION

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



2 SOUTH ELEVATION

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



1 WEST ELEVATION

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

ELEVATION/SECTION NOTES

01 SMOOTH FINISH STUCCO OVER EXISTING WALL – PAINTED. PREPARE EXSTG WALL AS REQ'D FOR NEW WORK
02 SMOOTH FINISH STUCCO OVER NEW WALL: 1" EPS ON W.R. BARRIER ON SHEATHING PER GSN'S – PAINTED
03 NEW STUCCO FINISH ON EXISTING CHIMNEY FLUE STACK
04 NEW STANDING SEAM METAL ROOF OVER EXISTING ROOF – SEE SECTIONS
05 WINDOW TYPICAL – SEE SCHEDULE
06 EXTERIOR DOOR TYPICAL – SEE SCHEDULE
07 EXISTING GARAGE DOOR TO REMAIN. PROVIDE ALTERNATE BID TO REPLACE GARAGE DOOR WITH NEW DOOR.
08 NEW SITE WALL – SEE SITE PLAN
09 NEW EXTERIOR CONCRETE ENTRY STEPS – SEE SITE PLAN
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11 COATED FOAM ROOFING (R-5 MIN)
12 NEW ROOF FRAMING – SEE FRAMING PLAN
13 NEW EXTERIOR WALL: STUCCO OVER 1" EPS ON W.R. BARRIER ON SHEATHING PER GSN'S OVER 2X_ FRAMING @ 16" O.C. W/ R-19 BATT INSULATION AND 1/2" GYP BD @ INTERIOR SIDE OF WALL
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17 NEW 36" MIN HEIGHT GUARD RAILING
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19 EXTEND EXISTING CHIMNEY HEIGHT TO CLEAR ADJACENT ROOF BY 3' MIN
20 LINE OF ROOF DECK BEYOND
21 NEW CHIMNEY CAP / SPARK ARRESTOR
22 EXSTG RETAINING WALL
23 EXSTG CONC SLAB TO REMAIN
24 NEW PTD GYP BD WALL
25 CARPET ON 3/4" T&G PLYWD GLUED & SCREWED TO JOISTS
26 3/8" PORCELAIN TILE OVER THINSET ON 1/2" CEMENT BOARD OVER 3/4" PLYWOOD GLUED & SCREWED TO JOISTS
27 SHOWER PAN – SEE DETAIL A5.1
28 10" OPEN CELL SPRAY FOAM INSULATION (R-30)
29 5/8" TYPE 'X' GYP BD CEILING
30 NEW INTERIOR CONC STEPS WITH TILE TREADS AND RISERS. PROVIDE SLIP-RESISTANT NOSINGS TYP.
31 STUCCO SOFFIT OVER MESH ON 5/8" GYP SHEATHING
32 CLOSED CELL R-8 DIRECT TO UNDERSIDE OF DECK W/ OPEN CELL (R-30) BELOW
33 CONC TOPPING SLAB OVER EXISTING SLAB. TILE FINISH TO MATCH EXISTING ADJACENT.
34 CONCRETE FOOTING – SEE FOUNDATION PLAN

EVALUATION REPORTS

STUCCO SYSTEM TO BE ULTRA-KOTE: ICC-ES EVALUATION REPORT # ESR-1471 OR APPROVED EQUAL.

COATED FOAM ROOFING TO BE PRO-TECH EC-100: ICC-ES EVALUATION REPORT # ESR-5979 OR APPROVED EQUAL. FOAM TO BE 1" THICK AT R-VALUE MIN OF 5 PER INCH

SPRAY FOAM INSULATION BELOW ROOF SHEATHING TO BE FOAM-LOK: ICC-ES EVALUATION REPORT # 2629 OR APPROVED EQUAL. 5.5" THICKNESS RATED AT R-35

DEX-O-TEX WEATHERWEAR ROOF DECK COVERING INSTALLED IN ACCORDANCE WITH ICC-ES EVALUATION REPORT # ESR-1757.

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PER IRC TABLE N1101.10 MARICOPA COUNTY CLIMATE ZONE 2B AND N1102.1.1 MINIMUM COMPONENT FENESTRATION REQ'S:

U-VALUE	0.40	– FOR ALL EXTERIOR DOORS & WINDOWS
SHGC	0.25	– FOR ALL EXTERIOR DOORS & WINDOWS
CEILING INSUL	R-38	– TIGHT TO UNDERSIDE ROOF SHEATHING
WALL INSUL	R-13	– FOR STUD FRAMED WALLS

SEE SHEET A3.3 FOR COLOR SELECTIONS

REGISTERED ARCHITECT #30789 THOMAS C. PANSING, JR. CERTIFIED Arizona U.S.A.

Expires: 12/31/26

RESIDENTIAL RENOVATION AND ADDITIONS

GHEBLEH RESIDENCE

8201 NORTH 54TH STREET, PARADISE VALLEY ARIZONA 85253

PERSPECTIVE ARCHITECTURE, LLC
131 EAST ALVARADO ROAD PHOENIX ARIZONA 85004
602.809.6116 tom@XLdesign.build

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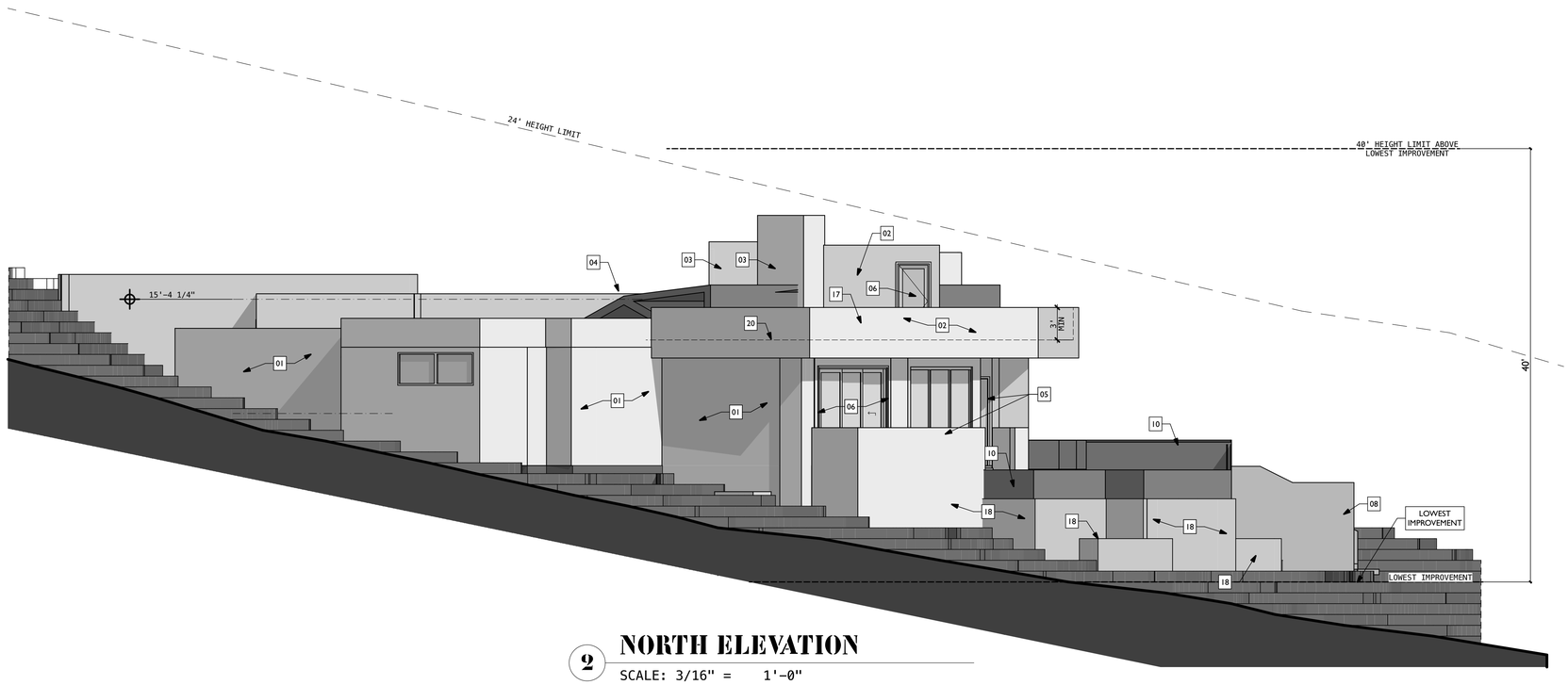
ELEVATIONS

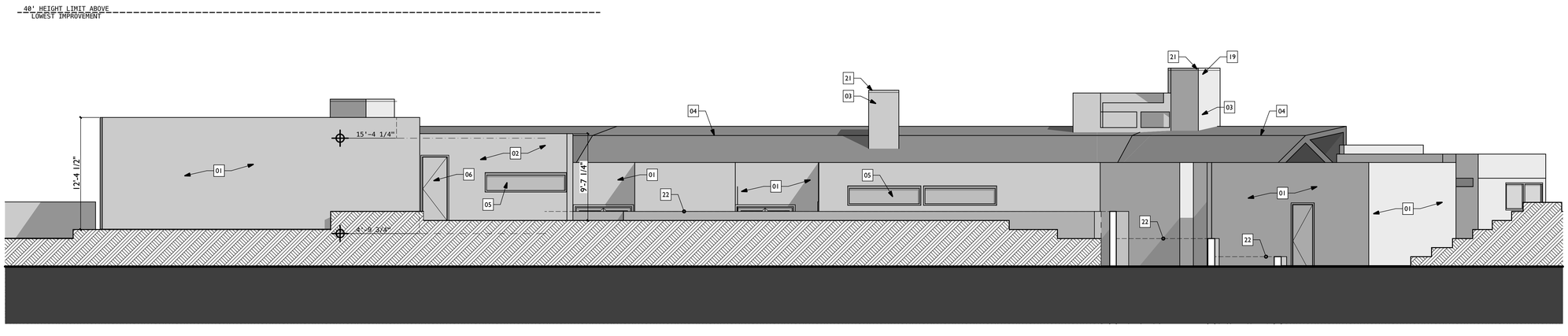
A3.1

MAXIMUM BUILDNG HEIGHT FROM NATURAL GRADE	21'-0"	**FT**	MAXIMUM 24' HEIGHT LIMIT PARALLEL TO THE NATURAL GRADE
MAXIMUM BUILDING HEIGHT FROM ADJACENT GRADE	20'-0"	**FT**	VERTICAL PLANE IS LIMITED TO 24' FROM ADJACENT GRADE WHEN THE NATURAL GRADE IS NOT RESTORED BACK
MAXIMUM BUILDING HEIGHT	23'-1"	**FT**	MAXIMUM HEIGHT MEASURED FROM THE LOWEST FINISHED FLOOR TO THE HIGHEST POINT (ROOF, CHIMNEY, ETC.)
MAXIMUM OVERALL HEIGHT	33'-10"	**FT**	MAXIMUM HEIGHT FROM THE LOWEST STRUCTURE (RETAINING WALL, POOL, ETC.) TO THE HIGHEST (ROOF, CHIMNEY, ETC.)



2 NORTH ELEVATION

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



1 EAST ELEVATION

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

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SEE SHEET A3.3 FOR COLOR SELECTIONS

REGISTERED ARCHITECT 030789 THOMAS C. PANSING, JR. DATE SIGNED 6/5/25 Arizona U.S.A.

Expires: 12/31/26

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PERSPECTIVE ARCHITECTURE, LLC
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RESIDENTIAL RENOVATION AND ADDITIONS

GHEBLEH RESIDENCE

8201 NORTH 54TH STREET, PARADISE VALLEY ARIZONA 85253

ELEVATIONS

A3.2

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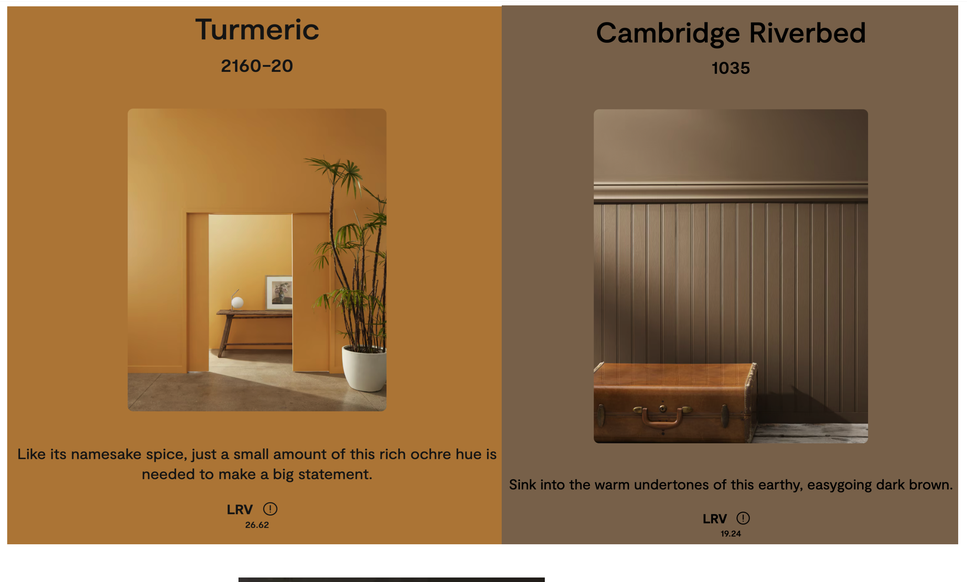
BUILDING QUALITY PRODUCTS
proTech

COATED ROOF AREAS TO BE BROWN OWL COLOR WITH LRV OF 33

No additional charge for: Tan (LRV-55)

Every effort is made to reproduce these colors as closely as possible. The reproducibility of the colors is based on full-batch quantities per color lot. Due to variation in raw material and colorants an exact match is not possible. **LRV for White is 96.**

PAINT COLORS FOR STUCCO: TO BE A BLEND OF THESE TWO BASE COLORS BOTH WITH COMPLYING LRV VALUES



1 MATERIALS BOARD

REGISTERED ARCHITECT
EXPIRES
THOMAS C. PANSING, JR.
DATE SIGNED
Arizona U.S.A.
Expires: 12/31/26

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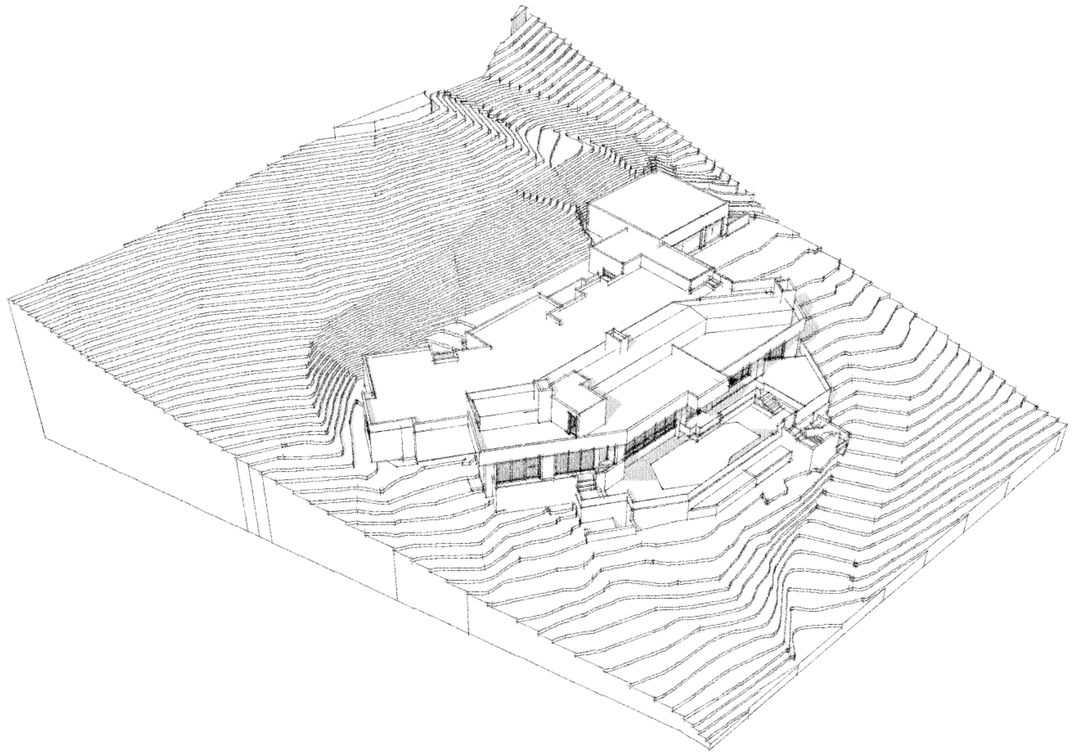
RESIDENTIAL RENOVATION AND ADDITIONS

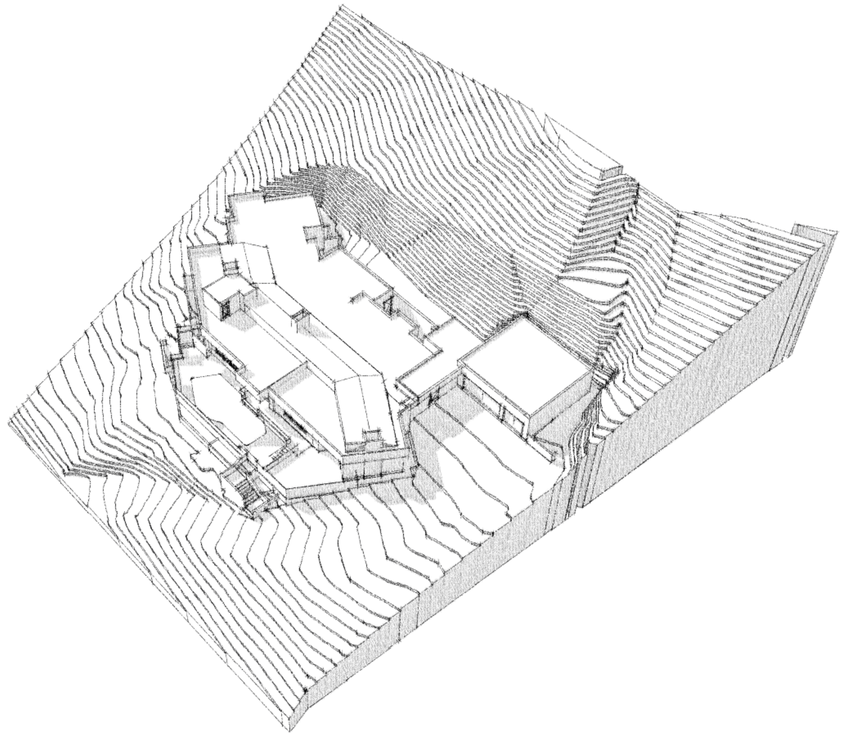
GHEBLEH RESIDENCE

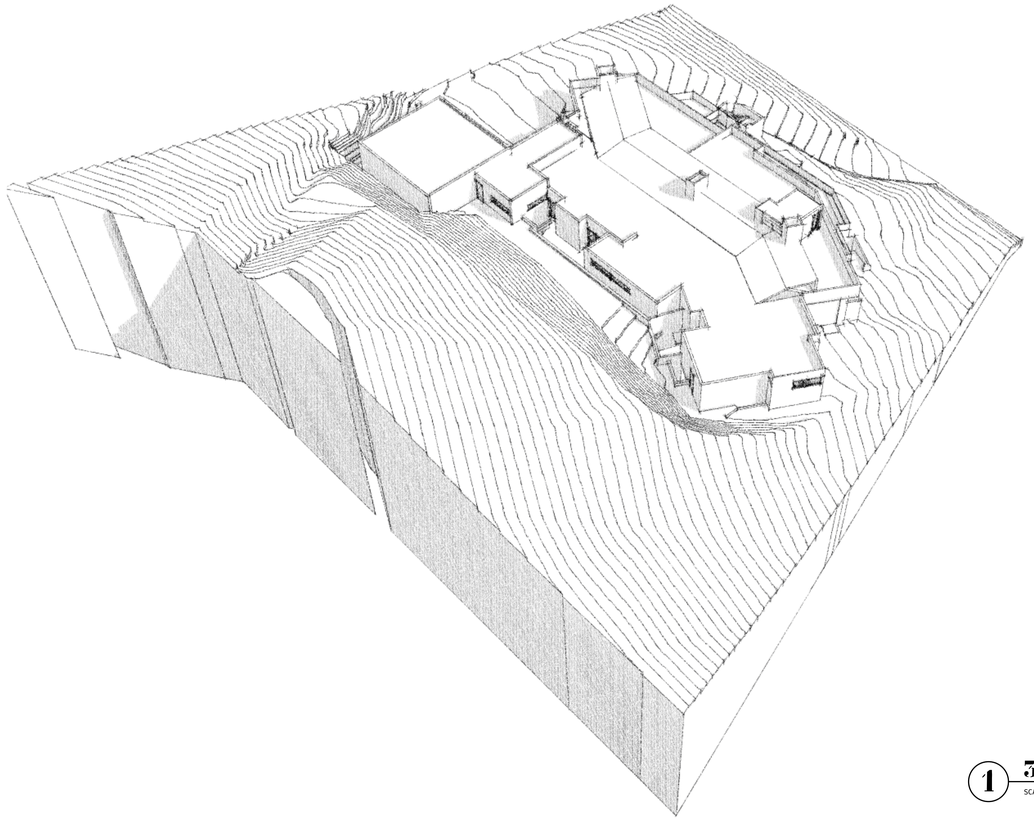
8201 NORTH 54TH STREET, PARADISE VALLEY ARIZONA 85253

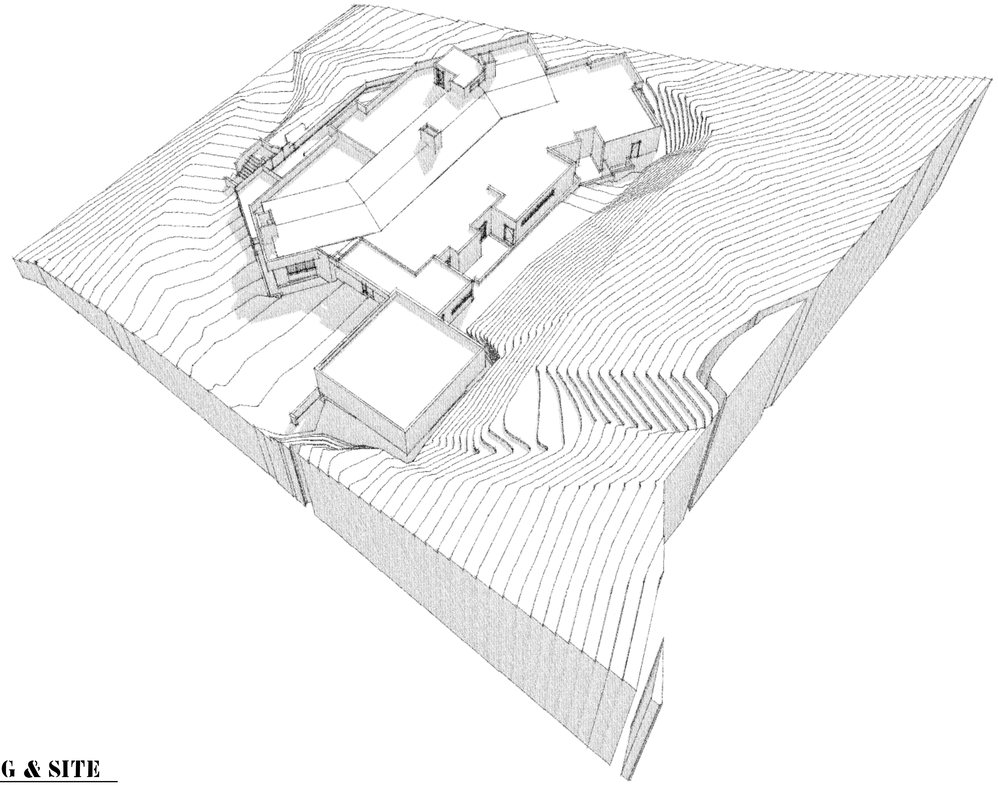
MATERIALS BOARD

A3.3









1 3D IMAGES: BUILDING & SITE

SCALE: 1:0.50

PERSPECTIVE ARCHITECTURE, LLC
131 EAST ALVARADO ROAD PHOENIX ARIZONA 85004
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RESIDENTIAL RENOVATION AND ADDITIONS

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8201 NORTH 54TH STREET, PARADISE VALLEY ARIZONA 85253

REGISTERED ARCHITECT
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THOMAS C. PANSING, JR.
UNITED STATES OF AMERICA
Arizona U.S.A.
Expires: 12/31/26

3D IMAGES

A3.4

printed: 6/6/25 2:26 PM

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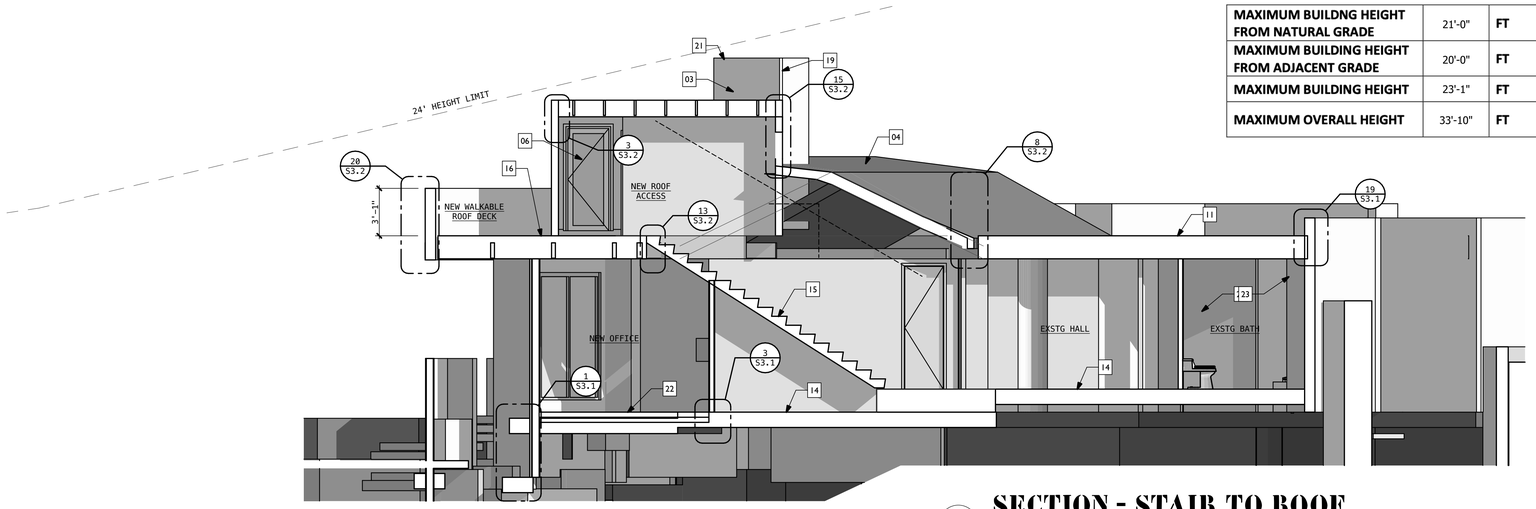
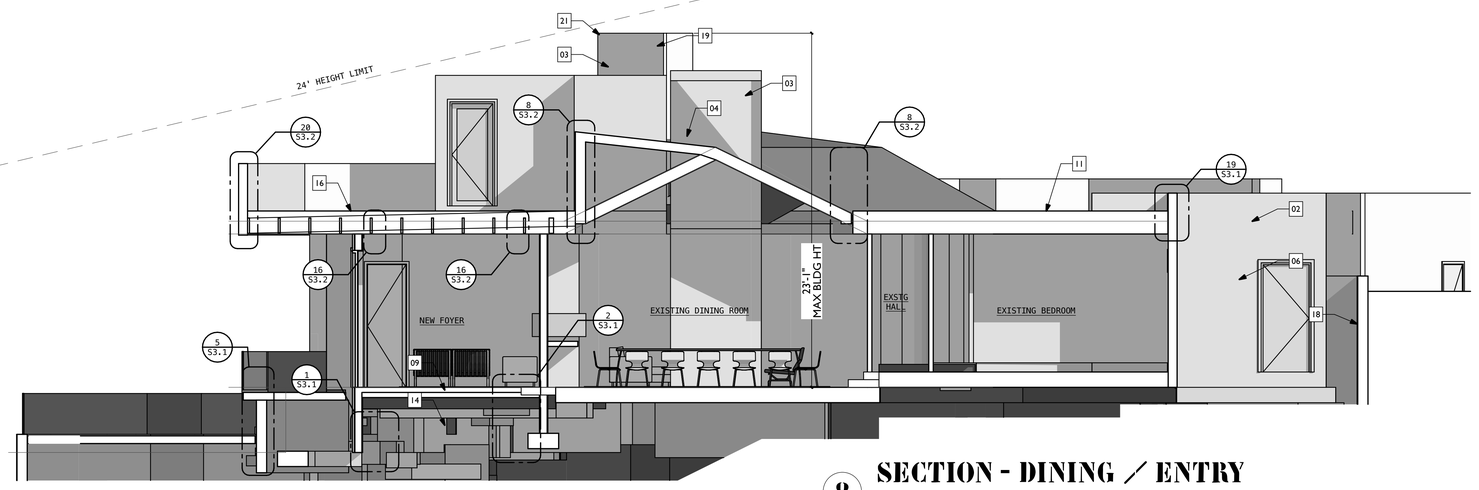


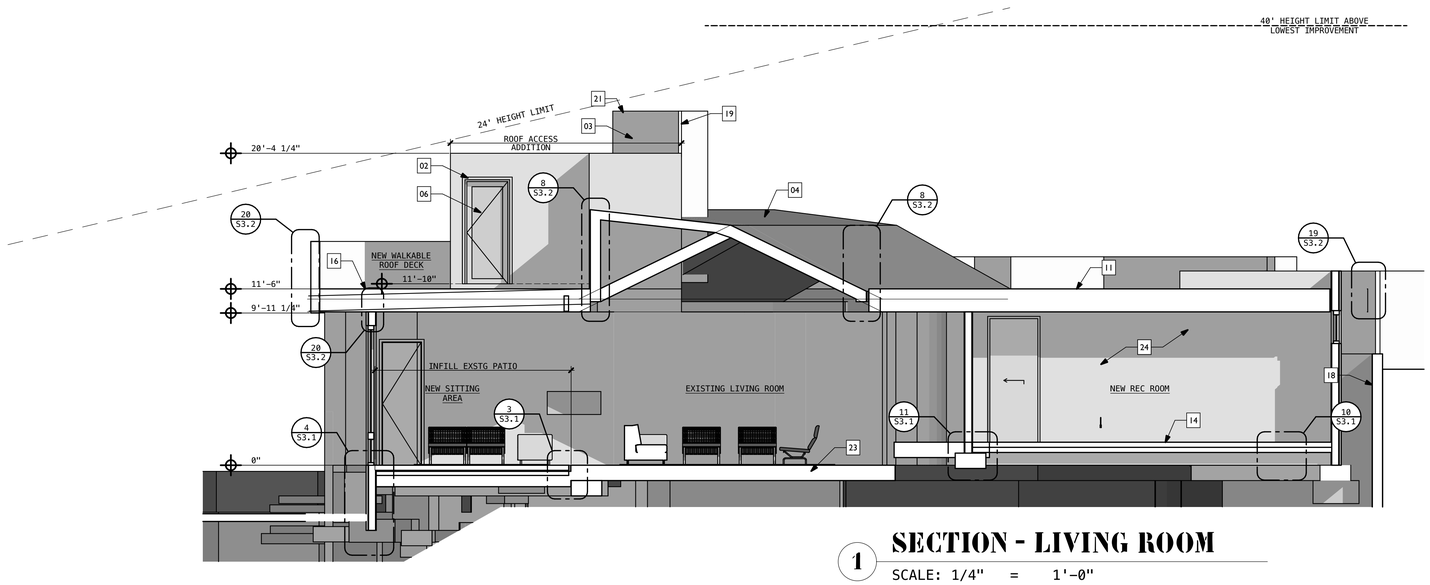
3 SECTION - STAIR TO ROOF

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



2 SECTION - DINING / ENTRY

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



1 SECTION - LIVING ROOM

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

ELEVATION/SECTION NOTES

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Arizona U.S.A.

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RESIDENTIAL RENOVATION AND ADDITIONS

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SECTIONS

A4.1

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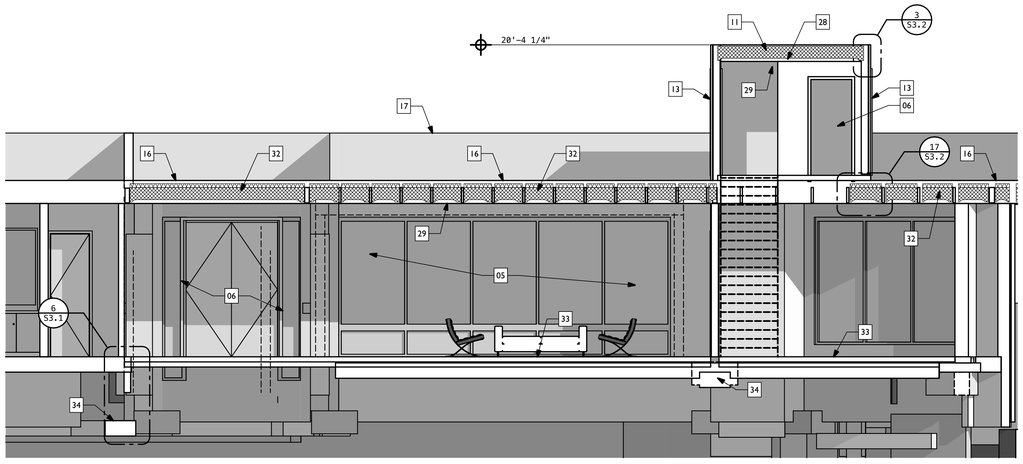
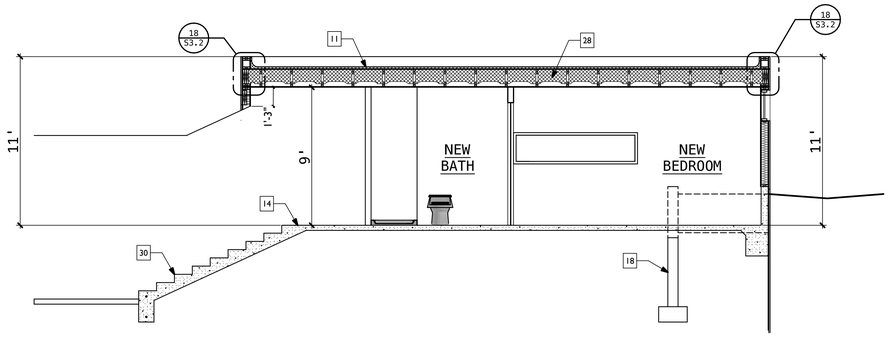


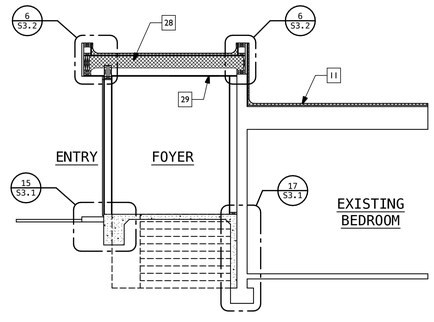
4 SECTION - NEW SITTING AREA

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



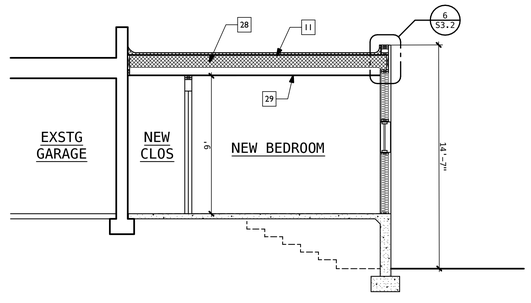
3 SECTION - GUEST SUITE

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



2 SECTION @ ENTRY / GUEST

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



1 SECTION - BEDROOM

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28 10" OPEN CELL SPRAY FOAM INSULATION (R-30)

29 5/8" TYPE 'X' GYP BD CEILING

30 NEW INTERIOR CONC STEPS WITH TILE TREADS AND RISERS. PROVIDE SLIP-RESISTANT NOSINGS TYP.

31 STUCCO SOFFIT OVER MESH ON 5/8" GYP SHEATHING

32 CLOSED CELL R-8 DIRECT TO UNDERSIDE OF DECK W/ OPEN CELL (R-30) BELOW

33 CONC TOPPING SLAB OVER EXISTING SLAB. TILE FINISH TO MATCH EXISTING ADJACENT.

34 CONCRETE FOOTING - SEE FOUNDATION PLAN

EVALUATION REPORTS

STUCCO SYSTEM TO BE ULTRA-KOTE: ICC-ES EVALUATION REPORT # ESR-1471 OR APPROVED EQUAL.

COATED FOAM ROOFING TO BE PRO-TECH EC-100: ICC-ES EVALUATION REPORT # ESR-5979 OR APPROVED EQUAL. FOAM TO BE 1" THICK AT R-VALUE MIN OF 5 PER INCH

SPRAY FOAM INSULATION BELOW ROOF SHEATHING TO BE FOAM-LOK: ICC-ES EVALUATION REPORT # 2629 OR APPROVED EQUAL. 5.5" THICKNESS RATED AT R-35

DEX-O-TEX WEATHERWEAR ROOF DECK COVERING INSTALLED IN ACCORDANCE WITH ICC-ES EVALUATION REPORT # ESR-1757.

FENESTRATION NOTES

PER IRC TABLE N1101.10 MARICOPA COUNTY CLIMATE ZONE 2B AND N1102.1.1 MINIMUM COMPONENT FENESTRATION REQ'S:

U-VALUE	0.40	- FOR ALL EXTERIOR DOORS & WINDOWS
SHGC	0.25	- FOR ALL EXTERIOR DOORS & WINDOWS
CEILING INSUL	R-38	- TIGHT TO UNDERSIDE ROOF SHEATHING
WALL INSUL	R-13	- FOR STUD FRAMED WALLS

SEE SHEET A3.3 FOR COLOR SELECTIONS

REGISTERED ARCHITECT #30789 THOMAS C. PANSING, JR. DATE SIGNED 6/5/25 Arizona U.S.A.

Expires: 12/31/26

PERSPECTIVE ARCHITECTURE, LLC
131 EAST ALVARADO ROAD PHOENIX ARIZONA 85004
602.809.6116 tom@XLdesign.build

RESIDENTIAL RENOVATION AND ADDITIONS

GHEBLEH RESIDENCE

8201 NORTH 54TH STREET, PARADISE VALLEY ARIZONA 85253

SECTIONS

A4.2

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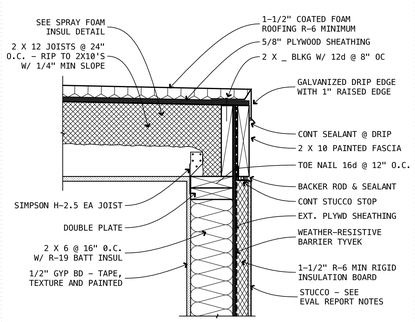
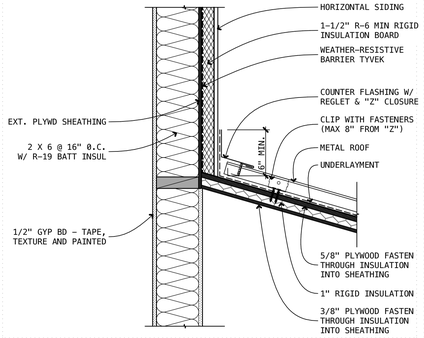


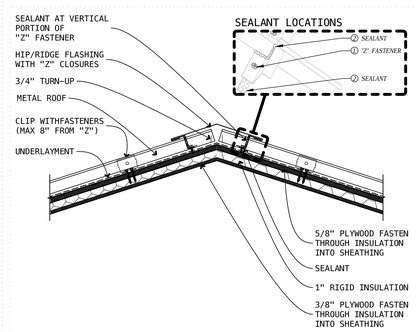
16 TYP ROOF TO WALL

SCALE: 1 1/2"= 1'–0"



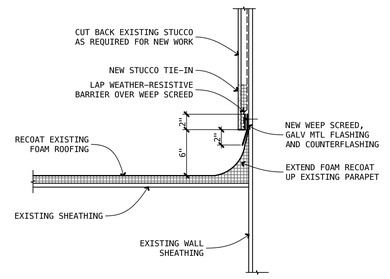
12 METAL ROOF - WALL

SCALE: 1 1/2"= 1'–0"



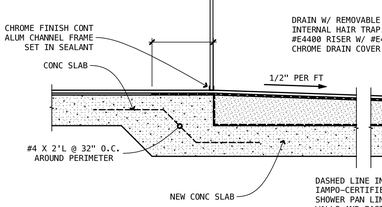
8 METAL ROOF @ EXSTG RIDGE

SCALE: 1 1/2"= 1'–0"



4 FOAM ROOF TO PARAPET

SCALE: 1 1/2"= 1'–0"



19 FOAM ROOF @ EQUIP CURB

SCALE: 1 1/2"= 1'–0"

11 VENT FLASHING

SCALE: 1 1/2"= 1'–0"

7 METAL ROOF - LOW EAVE

SCALE: 1 1/2"= 1'–0"

3 WALK DECK TO PARAPET

SCALE: 1 1/2"= 1'–0"

18 TRUSS @ INT BEARING

SCALE: 1 1/2"= 1'–0"

14 TRUSS TO EXT WALL

SCALE: 1" = 1'–0"

10 ROOF INSULATION

SCALE: 3/4" = 1'–0"

6 METAL ROOF - HI EAVE

SCALE: 1 1/2"= 1'–0"

2 ROOF DRAINS

SCALE: 1 1/2"= 1'–0"

17 SHOWER PAN

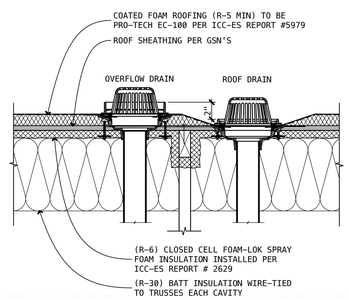
SCALE: 1 1/2"= 1'–0"

9 WALK DECK TO MTL ROOF

SCALE: 1 1/2"= 1'–0"

5 FOAM ROOF TO MTL ROOF

SCALE: 1 1/2"= 1'–0"



1 ROOF DRAINS

SCALE: 1 1/2"= 1'–0"

REGISTERED ARCHITECT
#30789
THOMAS C. PANNING, JR.
DATE SIGNED: 11/7/23
Arizona U.S.A.

Expires: 12/31/23

PERSPECTIVE ARCHITECTURE, LLC
131 EAST ALVARADO ROAD PHOENIX ARIZONA 85004
602.809.6116 tom@XLdesign.build

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RESIDENTIAL RENOVATION AND ADDITIONS

GHEBLEH RESIDENCE

8201 NORTH 54TH STREET, PARADISE VALLEY ARIZONA 85253

DETAILS

A5.1

DOOR AND FRAME SCHEDULE

MARK	DOOR SIZE W	DOOR SIZE HT	DOOR SIZE THK	DOOR MATL	DOOR EL	DOOR GLZ	DOOR LOUVER W	DOOR LOUVER HT	FRAME MATL	FRAME EL	FRAME GLZ	FRAME DETAIL HEAD	FRAME DETAIL JAMB	FRAME DETAIL SILL	FIRE RATING	HARDWARE SET NO	HARDWARE KEYSIDE RM NO	NOTES
——	6'	8'			———		———	———	———		———							
1	6'	8'-9 1/…			———		———	———	———		———							
2	2'-6"	8'			———		———	———	———		———							
3	12'	8'-1 1/…			———		———	———	———		———							
4	2'-6"	8'			———		———	———	———		———							
5	3'	8'			———		———	———	———		———							
6	2'-6"	8'			———		———	———	———		———							
7	3'	7'			———		———	———	———		———							
8	2'-8"	7'			———		———	———	———		———							
9	2'-6"	8'			———		———	———	———		———							
9	5'	8'			———		———	———	———		———							
10	2'-8"	8'			———		———	———	———		———							
11	2'-8"	8'			———		———	———	———		———							
12	3'	8'			———		———	———	———		———							
13	2'-8"	6'-8"			———		———	———	———		———							
14	2'-8"	6'-8"			———		———	———	———		———							
15	2'-8"	6'-8"			———		———	———	———		———							

WINDOW SCHEDULE

MARK	SIZE WIDTH	SIZE HEIGHT	TYPE	MATERIAL	NOTES
A	1'-4 1/2"	10'-6"	———	05 | Aluminum Plain	
A	4'	3'	———	05 | Aluminum Plain	
A	21'-6 1/2"	1'-9 3/4"	———	05 | Aluminum Plain	Fixed-Transom
B	21'-6 1/2"	7'	———	05 | Aluminum Plain	Fixed
C	10'-11 1/2"	8'-2"	———	05 | Aluminum Plain	Fixed
D1	8'	2'	———	05 | Aluminum Plain	
D2	8'	2'	———	05 | Aluminum Plain	
E	8'	2'	———	05 | Aluminum Plain	
F	8'-11"	2'	———	05 | Aluminum Plain	

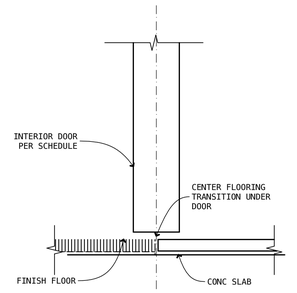
FENESTRATION NOTES

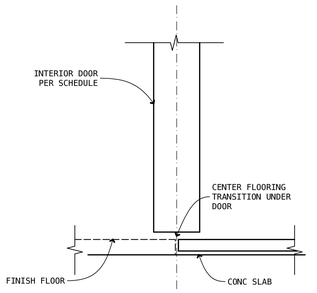
PER IRC TABLE N1101.10 MARICOPA COUNTY CLIMATE ZONE 2B
AND N1102.1.1 MINIMUM COMPONENT FENESTRATION REQ'S:

U-VALUE	0.40	- FOR ALL EXTERIOR DOORS & WINDOWS
SHGC	0.25	- FOR ALL EXTERIOR DOORS & WINDOWS
CEILING INSUL	R-38	- TIGHT TO UNDERSIDE ROOF SHEATHING
WALL INSUL	R-13	- FOR STUD FRAMED WALLS

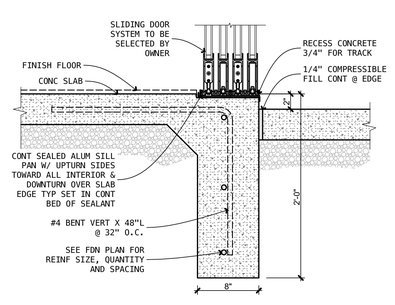
EMERGENCY EGRESS

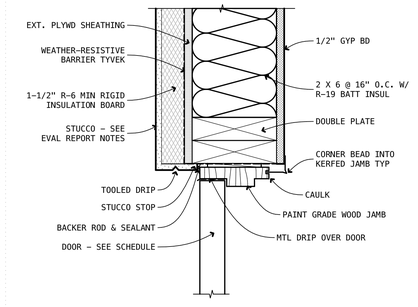
EMERGENCY EGRESS IRC CODE SECTION R310.1:
MINIMUM WINDOW EGRESS REQUIREMENTS
- BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A WILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
- MINIMUM OPENING AREA: ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SF.
- MINIMUM OPENING HEIGHT: THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES.
- MINIMUM OPENING WIDTH: THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.
- OPERATIONAL CONSTRAINTS: EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.

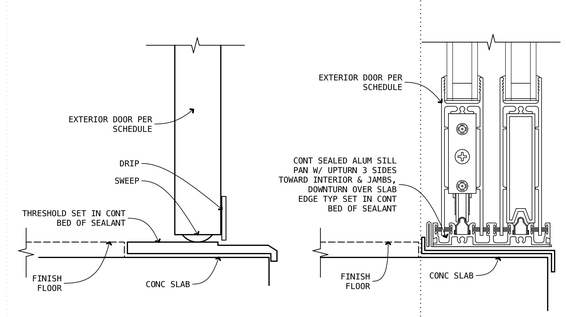




7 DOOR THRESHOLDS - INT
SCALE: 6" = 1'-0"





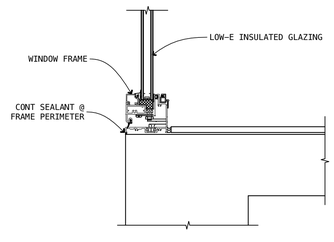


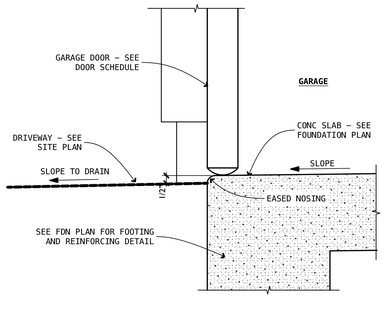
18 DOOR THOLD @ ROOF DECK
SCALE: 6" = 1'-0"

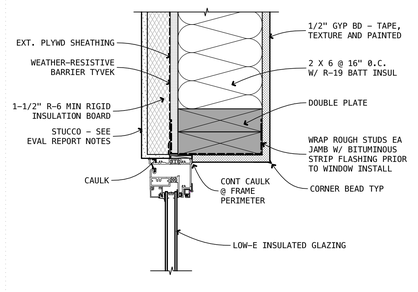
14 TURN DOWN @ SLIDING DOOR
SCALE: 1 1/2"= 1'-0"

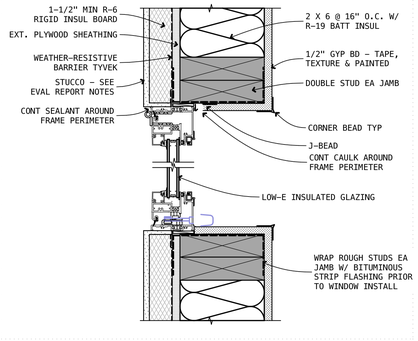
10 DOOR HEAD/JAMB - EXT
SCALE: 3" = 1'-0"

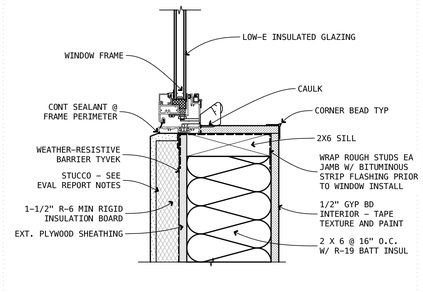
6 DOOR THRESHOLDS
SCALE: 6" = 1'-0"











17 WINDOW SILL
SCALE: 3" = 1'-0"

13 GARAGE DOOR SILL
SCALE: 3" = 1'-0"

9 WINDOW HEAD
SCALE: 3" = 1'-0"

5 WINDOW JAMB
SCALE: 3" = 1'-0"

1 WINDOW SILL
SCALE: 3" = 1'-0"

REGISTERED ARCHITECT
#30789
THOMAS C.
PANSING, JR.
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Arizona U.S.A.
Expires: 12/31/23

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602.809.6116 tom@XLdesign.build

RESIDENTIAL RENOVATION AND ADDITIONS

GHEBLEH RESIDENCE

8201 NORTH 54TH STREET, PARADISE VALLEY ARIZONA 85253

SCHEDULES / DETAILS

A5.2

NAILING SCHEDULE

TABLE R602.3(1)
FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING AND LOCATION
		Roof	
1	Blocking between ceiling joists or rafters to top plate	4-8d box (2 1/2″ × 0.113″) or 3-8d common (2 1/2″ × 0.131″); or 3-10d box (3″ × 0.128″); or 3-3″ × 0.131″ nails	Toe nail
2	Ceiling joists to top plate	4-8d box (2 1/2″ × 0.113″); or 3-8d common (2 1/2″ × 0.131″); or 3-10d box (3″ × 0.128″); or 3-3″ × 0.131″ nails	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions (see Section R802.5.2 and Table R802.5.2)	4-10d box (3″ × 0.128″); or 3-16d common (3 1/2″ × 0.162″); or 4-3″ × 0.131″ nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) (see Section R802.5.2 and Table R802.5.2)	Table R802.5.2	Face nail
5	Collar tie to rafter, face nail or 1 1/4″ × 20 ga. ridge strap to rafter	4-10d box (3″ × 0.128″); or 3-10d common (3″ × 0.148″); or 4-3″ × 0.131″ nails	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box nails (3 1/2″ × 0.135″); or 3-10d common nails (3″ × 0.148″); or 4-10d box (3″ × 0.128″); or 4-3″ × 0.131″ nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[i]
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2″ ridge beam	4-16d (3 1/2″ × 0.135″); or 3-10d common (3″ × 0.148″); or 4-10d box (3″ × 0.128″); or 4-3″ × 0.131″ nails	Toe nail
		3-16d box 3 1/2″ × 0.135″); or 2-16d common (3 1/2″ × 0.162″); or 3-10d box (3″ × 0.128″); or 3-3″ × 0.131″ nails	End nail
		Wall	
8	Stud to stud (not at braced wall panels)	16d common (3 1/2″ × 0.162″)	24″ o.c. face nail
		10d box (3″ × 0.128″); or 3″ × 0.131″ nails	16″ o.c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3 1/2″ × 0.135″); or 3″ × 0.131″ nails	12″ o.c. face nail
		16d common (3 1/2″ × 0.162″)	16″ o.c. face nail
10	Built-up header (2″ to 2″ header with 1/2″ spacer)	16d common (3 1/2″ × 0.162″)	16″ o.c. each edge face nail
		16d box (3 1/2″ × 0.135″)	12″ o.c. each edge face nail
11	Continuous header to stud	5-8d box (2 1/2″ × 0.113″); or 4-8d common (2 1/2″ × 0.131″); or 4-10d box (3″ × 0.128″)	Toe nail
12	Top plate to top plate	16d common (3 1/2″ × 0.162″)	16″ o.c. face nail
		10d box (3″ × 0.128″); or 3″ × 0.131″ nails	12″ o.c. face nail
13	Double top plate splice	8-16d common (3 1/2″ × 0.162″); or 12-16d box (3 1/2″ × 0.135″); or 12-10d box (3″ × 0.128″); or 12-3″ × 0.131″ nails	Face nail on each side of end joint (minimum 24″ lap splice length each side of end joint)
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3 1/2″ × 0.162″)	16″ o.c. face nail
		16d box (3 1/2″ × 0.135″); or 3″ × 0.131″ nails	12″ o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box (3 1/2″ × 0.135″); or 2-16d common (3 1/2″ × 0.162″); or 4-3″ × 0.131″ nails	3 each 16″ o.c. face nail 2 each 16″ o.c. face nail 4 each 16″ o.c. face nail
16	Top or bottom plate to stud	4-8d box (2 1/2″ × 0.113″); or 3-16d box (3 1/2″ × 0.135″); or 4-8d common (2 1/2″ × 0.131″); or 4-10d box(3″ × 0.128″); or 4-3″ × 0.131″ nails	Toe nail
		3-16d box (3 1/2″ × 0.135″); or 2-16d common (3 1/2″ × 0.162″); or 3-10d box (3″ × 0.128″); or 3-3″ × 0.131″ nails	End nail
17	Top plates, laps at corners and intersections	3-10d box (3″ × 0.128″); or 2-16d common (3 1/2″ × 0.162″); or 3-3″ × 0.131″ nails	Face nail
18	1″ brace to each stud and plate	3-8d box (2 1/2″ × 0.113″); or 2-8d common (2 1/2″ × 0.131″); or 2-10d box (3″ × 0.128″); or 2 staples 1 3/4″	Face nail
19	1″ × 6″ sheathing to each bearing	3-8d box (2 1/2″ × 0.113″); or 2-8d common (2 1/2″ × 0.131″); or 2-10d box (3″ × 0.128″); or 2 staples, 1″ crown, 16 ga., 1 3/4″ long	Face nail
20	1″ × 8″ and wider sheathing to each bearing	3-8d box (2 1/2″ × 0.113″); or 3-8d common (2 1/2″ × 0.131″); or 3-10d box (3″ × 0.128″); or 3 staples, 1″ crown, 16 ga., 1 3/4″long	Face nail
		Wider than 1″ × 8″ 4-8d box (2 1/2″ × 0.113″); or 3-8d common (2 1/2″ × 0.131″); or 3-10d box (3″ × 0.128″); or 4 staples, 1″ crown, 16 ga., 1 3/4″ long	
		Floor	
21	Joist to sill, top plate or girder	4-8d box (2 1/2″ × 0.113″); or 3-8d common (2 1/2″ × 0.131″); or 3-10d box (3″ × 0.128″); or 3-3″ × 0.131″ nails	Toe nail
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d box (2 1/2″ × 0.113″)	4″ o.c. toe nail
		8d common (2 1/2″ × 0.131″); or 10d box (3″ × 0.128″); or 3″ × 0.131″ nails	6″ o.c. toe nail
23	1″ × 6″ subfloor or less to each joist	3-8d box (2 1/2″ × 0.113″); or 2-8d common (2 1/2″ × 0.131″); or 3-10d box (3″ × 0.128″); or 2 staples, 1″ crown, 16 ga., 1 3/4″ long	Face nail
		Floor	
24	2″ subfloor to joist or girder	3-16d box (3 1/2″ × 0.135″); or 2-16d common (3 1/2″ × 0.162″)	Blind and face nail
25	2″ planks (plank & beam—floor & roof)	3-16d box (3 1/2″ × 0.135″); or 2-16d common (3 1/2″ × 0.162″)	At each bearing, face nail
26	Band or rim joist to joist	3-16d common (3 1/2″ × 0.162″) 4-10 box (3″ × 0.128″), or 4-3″ × 0.131″ nails; or 4-3″ × 14 ga. staples, 7/16″ crown	End nail
27	Built-up girders and beams, 2-inch lumber layers	20d common (4″ × 0.192″); or	Nail each layer as follows: 32″ o.c. at top and bottom and staggered.
		10d box (3″ × 0.128″); or 3″ × 0.131″ nails	24″ o.c. face nail at top and bottom staggered on opposite sides
		And: 2-20d common (4″ × 0.192″); or 3-10d box (3″ × 0.128″); or 3-3″ × 0.131″ nails	Face nail at ends and at each splice
28	Ledger strip supporting joists or rafters	4-16d box (3 1/2″ × 0.135″); or 3-16d common (3 1/2″ × 0.162″); or 4-10d box (3″ × 0.128″); or 4-3″ × 0.131″ nails	At each joist or rafter, face nail
29	Bridging or blocking to joist	2-10d box (3″ × 0.128″), or 2-8d common (2 1/2″ × 0.131″; or 2-3″ × 0.131″) nails	Each end, toe nail

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING OF FASTENERS: Edges (inches)[h]	SPACING OF FASTENERS: Intermediate supports[c, e] (inches)
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing [see Table R602.3(3) for wood structural panel *exterior wall sheathing to wall framing*]			
30	3/8″ – 1/2″	6d common (2″ × 0.113″) nail (subfloor, wall)[j] 8d common (2 1/2″ × 0.131″) nail (roof); or RSRS-01 (2 3/8″ × 0.113″) nail (roof)[j]	6	12[f]
31	19/32″ – 1″	8d common nail (2 1/2″ × 0.131″); or RSRS-01; (2 3/8″ × 0.113″) nail (roof)[j]	6	12[f]
32	1 1/8″ – 1 1/4″	10d common (3″ × 0.148″) nail; or 8d (2 1/2″ × 0.131″) deformed nail	6	12
	Other wall sheathing[g]			
33	1/2″ structural cellulosic fiberboard sheathing	1 1/2″ galvanized roofing nail, 7/16″ head diameter, or 1 1/4″ long 16 ga. staple with 7/16″ or 1″ crown	3	6
34	25/32″ structural cellulosic fiberboard sheathing	1 3/4″ galvanized roofing nail, 7/16″ head diameter, or 1 1/2″ long 16 ga. staple with 7/16″ or 1″ crown	3	6
35	1/2″ gypsum sheathing[d]	1 1/2″ galvanized roofing nail; staple galvanized, 1 1/2″ long; 1 1/4″ screws, Type W or S	7	7
36	5/8″ gypsum sheathing[d]	1 3/4″ galvanized roofing nail; staple galvanized, 1 5/8″ long; 1 5/8″ screws, Type W or S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
37	3/4″ and less	6d deformed (2″ × 0.120″) nail; or 8d common (2 1/2″ × 0.131″) nail	6	12
38	7/8″ – 1″	8d common (2 1/2″ × 0.131″) nail; or 8d deformed (2 1/2″ × 0.120″) nail	6	12
39	1 1/8″ – 1 1/4″	10d common (3″ × 0.148″) nail; or 8d deformed (2 1/2″ × 0.120″) nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 130 mph and shall be spaced 4 inches on center where the ultimate design wind speed is 130 mph or greater but less than 140 mph.
g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.
h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.
j. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

GENERAL STRUCTURAL NOTES

A. BUILDING CODE:

1. 2018 INTERNATIONAL RESIDENTIAL CODE WITH TOWN OF PARADISE VALLEY AMENDMENTS.

B. DESIGN LOADS:

1. ROOF LIVE LOAD = 17 PSF (ON HORIZONTAL PROJECTION, REDUCIBLE) OR 300 LBS. CONCENTRATED, WHICHEVER PRODUCES THE GREATER LOAD EFFECTS
2. ROOF DEAD LOAD = 16 PSF
3. FLOOR DEAD LOAD = 40 PSF (RESIDENTIAL)
4. IBC WIND DESIGN DATA
   a. BASIC DESIGN WIND SPEED V= 105 MPH
   b. RISK CATEGORY II
   c. EXPOSURE 'B'
   d. INTERNAL PRESSURE COEF. = +/- 0.18
   e. COMPONENT AND CLADDING DESIGN; 19.4 PSF.
5. IBC EARTHQUAKE DESIGN DATA
   a. S_S=0.198; S_1=0.069; S_{DS}= 0.211; S_{D1}=0.110
   b. IMPORTANCE FACTOR IE =1.0
   c. RISK CATEGORY II
   d. SEISMIC DESIGN CATEGORY 'B'
   e. SITE CLASS 'D', DEFAULT.
   f. SEISMIC FORCE RESISTING SYSTEM; LIGHT FRAMED WOOD SHEAR WALLS, R=6.5
   g. DESIGN BASE SHEAR = CS X W
   h. SEISMIC RESPONSE COEFFICIENT, CS=.032
   i. EQUIVALENT LATERAL FORCE PROCEDURE

C. FOUNDATIONS:

1. MINIMUM BEARING CAPACITY OF 1500 PSF.
2. ALL FOOTINGS ARE TO BE FOUNDED AT NOT LESS THAN 1'-6" BELOW LOWEST ADJACENT FINISH FLOOR OR FINISH GRADE WITHIN 5'-0" OF THE PERIMETER OF THE BUILDING, (LOWER DEPTH GOVERNS), ONTO UNDISTURBED NATIVE SUBSOILS.

D. GENERAL:

1. STRUCTURAL NOTES SHALL BE USED ALONG WITH THE PROJECT/SPECIFICATION MANUAL. WHERE THE STRUCTURAL NOTES, DRAWINGS OR SPECIFICATIONS DISAGREE, THE CONTRACTOR MAY REQUEST A CLARIFICATION DURING THE BIDDING PERIOD. OTHERWISE THE MORE STRINGENT REQUIREMENTS SHALL CONTROL.
2. PROVIDE ALL TEMPORARY BRACING, SHORING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.
3. NOTES AND STRUCTURAL DETAILS ON THE DRAWINGS ARE APPLICABLE WHERE INDICATED BY SECTION CUT, BY NOTE OR BY DETAIL TITLE AND SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS. PROVIDE SIMILAR DETAILS AT SIMILAR CONDITIONS UNLESS NOTED OTHERWISE. THE CONTRACTOR MAY REQUEST A CLARIFICATION DURING THE BIDDING PERIOD OTHERWISE THE MORE STRINGENT REQUIREMENTS SHALL CONTROL.
4. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK THAT CONFORMS WITH THE REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) SAFETY AND HEALTH STANDARDS FOR THE CONSTRUCTION INDUSTRY.
5. EXISTING CONDITIONS: CONTRACTOR SHALL VERIFY IN THE FIELD ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE PRIOR TO BEGINNING ANY PERTINENT WORK. NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS.
6. ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE PERMITTED DRAWINGS REQUIRES A DESIGN ANALYSIS AND DRAWING REVISION BY THE STRUCTURAL ENGINEER OF RECORD AND SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR PERMIT REVISION APPROVAL.
7. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED CONSTRUCTION. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOADS LISTED ABOVE.
8. DEMOLITION:
   a. CONTRACTOR SHALL VERIFY IN THE FIELD ALL EXISTING CONDITIONS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO CONTINUING ANY WORK.
   b. CONTRACTOR SHALL EXERCISE EXTREME CARE DURING DEMOLITION TO AVOID DAMAGING THOSE PORTIONS OF THE STRUCTURE TO REMAIN. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY OF ANY DAMAGE TO THE STRUCTURE TO REMAIN.
   c. ALL METHODS USED SHALL BE CAREFULLY PLANNED AND SHALL BE APPROPRIATE TO THE WORK TO BE DONE. THE EXISTING STRUCTURE TO REMAIN SHALL NOT BE SUBJECTED TO ANY SUDDEN OR EXCESSIVE FORCES WHICH MIGHT ADVERSELY AFFECT THE INTEGRITY OF THE STRUCTURE.
   d. ALL SHORING AND BRACING IS THE RESPONSIBILITY OF THE CONTRACTOR. THE GENERAL CONTRACTOR SHALL SUBMIT SHORING PLANS AND ENGINEERING CALCULATIONS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE JURISDICTION HAVING AUTHORITY FOR REVIEW PRIOR TO IMPLEMENTATION OF THE SHORING. THE SHORING SHALL BE INSPECTED BY THE SHORING ENGINEER. THE SHORING SYSTEM SHALL HAVE PROVISIONS TO MONITOR THE AMOUNT OF APPLIED LOAD.

E. CONCRETE:

1. CONCRETE MATERIAL PROPERTIES:
   a. ALL CONCRETE TO BE A MINIMUM OF 2500 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE.
   b. ALL CONCRETE CONSTRUCTION SHALL COMPLY WITH ACI-318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND ACI-301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS". USE LATEST ADOPTION OF ACI
   c. AGGREGATE SIZE: 1" MAXIMUM FOR FOOTINGS, CAISSONS, AND OTHER MASS CONCRETE; 3/4" MAXIMUM FOR OTHER CONCRETE.
2. MAXIMUM SLUMP TO BE 4 1/2" UNLESS NOTED OTHERWISE.
3. CONCRETE CONTAINING SUPERPLATICIZING ADMIXTURE SHALL HAVE A SLUMP NOT EXCEEDING 3", TO BE FIELD VERIFIED, PRIOR TO ADDING ADMIXTURE, AND NOT EXCEEDING 8" AT PLACEMENT.
4. ADMIXTURES ARE NOT PERMITTED IN THE CONCRETE MIX WITHOUT PRIOR WRITTEN APPROVAL.
5. ADDITION OF WATER TO THE BATCH FOR MATERIAL WITH INSUFFICIENT SLUMP WILL NOT BE PERMITTED, UNLESS THE SUPPLIER HAS SPECIFICALLY WITHHELD WATER FROM THE BATCH AT THE PLANT. IN SUCH CASE THE MIX DESIGN AND TRUCK TICKET MUST CLEARLY STATE THE MAXIMUM AMOUNT OF WATER THAT CAN BE ADDED TO THE BATCH ON SITE. IN NO CASE SHALL THE DESIGN WATER TO CEMENTITIOUS MATERIAL RATIO BE EXCEEDED.
6. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED, EXCEPT THAT SLABS ON GRADE NEED BE VIBRATED ONLY AROUND UNDER-FLOOR DUCTS, SLAB EDGES, REINFORCING, KEYS, ETC.
7. CAST SLABS ON GROUND WITH CONSTRUCTION AND CONTROL JOINTS IN ACCORDANCE WITH STANDARD ENGINEERING AND CONSTRUCTION PRACTICES AND AS SHOWN ON THE PLANS. THE ENCLOSED AREA OF THE JOINTS SHALL NOT EXCEED 100 SQUARE FEET.
8. SUBMIT CONCRETE MIX DESIGNS FOR REVIEW.
9. MAXIMUM FREE DROP OF ANY CONCRETE 6'-0".
10. PROVIDE CLASS B LAP SPLICES FOR ALL REINFORCING UNLESS NOTED OTHERWISE.

F. DRYPACK/FLOWABLE GROUT

1. THE SPACE BENEATH ALL BASEPLATES AND BEARING PLATES SHALL BE OF THOROUGHLY CLEANED BEFORE DRYPACKING OR GROUTING. DRYPACK/GROUT SOLID BENEATH ALL BASEPLATES AND BEARING PLATES. NO VOIDS ARE PERMISSIBLE. USE OF DRYPACK OR FLOWABLE GROUT IS AT THE CONTRACTORS OPTION UNLESS SPECIFICALLY NOTED ON THE PLANS OR DETAILS. DRYPACK/GROUT PER THE FOLLOWING:
   a. DRYPACK - PORTLAND CEMENT, ASTM C150, TYPE I; AND CLEAN, NATURAL SAND, ASTM C404, SIZE NO. 2. MIX AT RATIO OF 1 PART CEMENT TO 2 ½ PARTS SAND, BY VOLUME, WITH MINIMUM WATER REQUIRED FOR PLACEMENT AND HYDRATION. MINIMUM COMPRESSIVE STRENGTH SHALL BE 5000 PSI AT 28 DAYS WHEN TESTED IN ACCORDANCE WITH ASTM C1107.
   b. FLOWABLE GROUT- PREMIXED, NONMETALLIC, NONCORROSIVE, NONSTAINING GROUT CONTAINING SELECTED SILICA SANDS, PORTLAND CEMENT, SHRINKAGE COMPENSATING AGENTS, PLASTICIZING AND WATER-REDUCING AGENTS, COMPLYING WITH ASTM C1107, OF CONSISTENCY SUITABLE FOR APPLICATION, AND A 30 MINUTE WORKING TIME. MINIMUM COMPRESSIVE STRENGTH SHALL BE 5000 PSI AT 28 DAYS WHEN TESTED IN ACCORDANCE WITH ASTM C1107.

G. REINFORCING STEEL:

1. ALL BARS #4 AND LARGER TO BE ASTM A 615, GRADE 60. ALL #2 AND #3 BARS TO BE ASTM A 615, GRADE 40. DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH ACI-318, LATEST ADOPTION. ALL MASONRY BARS TO BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH ACI-530.
2. ALL REINFORCING SHALL BE CHAIRED TO ENSURE PROPER CLEARANCES. SUPPORT OF FOUNDATION REINFORCING MUST PROVIDE ISOLATION FROM MOISTURE/CORROSION BY USE OF A PLASTIC OR CONCRETE CHAIR. DUCT-TAPED COVERED REINFORCING IS NOT AN ACCEPTABLE CHAIR.
3. INSTALLATION OF REINFORCEMENT SHALL BE COMPLETED AT LEAST 24 HOURS PRIOR TO THE SCHEDULED CONCRETE PLACEMENT.

H. POST INSTALLED ANCHORS

1. DO NOT SUBSTITUTE POST INSTALLED ANCHORS FOR CAST IN PLACE ANCHORS WITHOUT PRIOR APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD AND THE BUILDING OFFICIAL.
2. POST INSTALLED ANCHORS ARE TO BE USED ONLY AS EXPLICITLY SHOWN ON PLANS AND DETAILS
3. MANUFACTURER'S INSTALLATION TRAINING AND CERTIFICATION IS REQUIRED ON ALL POST-INSTALLED ANCHORS FOR ANCHOR INSTALLER.
4. INSTALLATION OF ADHESIVE ANCHORS IN HORIZONTAL TO VERTICALLY OVERHEAD ORIENTATION SHALL BE DONE BY A CERTIFIED ADHESIVE ANCHOR INSTALLER (AAI) AS CERTIFIED THROUGH ACI AND IN ACCORDANCE WITH ACI 318.
5. ADHESIVE ANCHORS SHALL BE INSTALLED IN CONCRETE HAVING A MINIMUM AGE OF 21 DAYS AT THE TIME OF ANCHOR INSTALLATION IN ACCORDANCE WITH ACI 318.
6. CONCRETE:
   a. EXPANSION ANCHORS ARE TO BE ONE OF THE FOLLOWING:
      (1) SIMPSON "STRONG BOLT 2 WEDGE ANCHOR" INSTALLED IN ACCORDANCE WITH ICC ESR-3037.
      (2) DEWALT "POWER- STUD+SD2" INSTALLED IN ACCORDANCE WITH ICC ESR-2502
      (3) HILTI "KWIK BOLT TZ" INSTALLED IN ACCORDANCE WITH ICC ESR-1917
   b. SCREW ANCHORS ARE TO BE ONE OF THE FOLLOWING:
      (1) SIMPSON "TITEN HD" ANCHORS INSTALLED IN ACCORDANCE WITH ICC ESR-2713 INTERIOR APPLICATIONS ONLY.
      (2) DEWALT "SCREW- BOLT+" INSTALLED IN ACCORDANCE WITH ICC ESR-3889 INTERIOR APPLICATIONS ONLY.
      (3) HILTI "KWIK HUS EZ" INSTALLED IN ACCORDANCE WITH ICC ESR-3027 INTERIOR APPLICATIONS ONLY
   c. EPOXY ANCHORS ARE TO BE ASTM F 1554 GRADE 36 THREADED ROD OR REBAR WITH ONE OF THE FOLLOWING:
      (1) SIMPSON "SET-3G" ADHESIVE ANCHOR SYSTEM" EPOXY IN CURED CONCRETE INSTALLED IN ACCORDANCE WITH ICC ESR-4057.
      (2) SIMPSON "AT-XP FAST CURING ADHESIVE ANCHOR SYSTEM" EPOXY IN CURED CONCRETE INSTALLED IN ACCORDANCE WITH IAPMO UES ER-263
      (3) DEWALT "PURE110+ ADHESIVE ANCHOR SYSTEM" EPOXY IN CURED CONCRETE INSTALLED IN ACCORDANCE WITH ICC ESR-3298
      (4) DEWALT "AC200+ ADHESIVE ANCHOR SYSTEM" FOR FAST CURE APPLICATIONS IN CURED CONCRETE INSTALLED IN ACCORDANCE WITH ICC ESR-4027
      (5) HILTI "HIT RE 100" ADHESIVE ANCHORING SYSTEM EPOXY IN CURED CONCRETE INSTALLED IN ACCORDANCE WITH ICC ESR-3829
      (6) HILTI "HIT HY 100 ADHESIVE ANCHOR SYSTEM" EPOXY IN CURED CONCRETE INSTALLED IN ACCORDANCE WITH ICC ESR-3574
7. SOLID GROUTED MASONRY:
   a. EXPANSION ANCHORS ARE TO BE ONE OF THE FOLLOWING:
      (1) SIMPSON "STRONG BOLT 2 WEDGE ANCHOR" INSTALLED IN ACCORDANCE WITH IAPMO UES ER-240
      (2) DEWALT "POWER-STUD+SD1" INSTALLED IN ACCORDANCE WITH ICC ESR-2966
      (3) HILTI "KWIK BOLT 3" INSTALLED IN ACCORDANCE WITH ICC ESR-1385
   b. SCREW ANCHORS ARE TO BE ONE OF THE FOLLOWING:
      (1) SIMPSON "TITEN HD" ANCHORS INSTALLED IN ACCORDANCE WITH ICC ESR-1056. INTERIOR DRY APPLICATIONS ONLY.
      (2) DEWALT SCREW-BOLT INSTALLED IN ACCORDANCE WITH ICC-ES ESR 4042. INTERIOR DRY APPLICATIONS ONLY
      (3) HILTI "KWIK HUS EZ" INSTALLED IN ACCORDANCE WITH ICC ESR-3056. INTERIOR DRY APPLICATIONS ONLY
   c. EPOXY ANCHORS ARE TO BE ASTM F 1554 GRADE 36 THREADED ROD OR REBAR WITH ONE OF THE FOLLOWING:
      (1) SIMPSON "SET-XP" ADHESIVE ANCHOR SYSTEM" EPOXY IN SOLID GROUTED CELLS INSTALLED IN ACCORDANCE WITH IAPMO UES ER-265
      (2) SIMPSON "AT-XP" FAST CURING ADHESIVE ANCHOR SYSTEM" EPOXY IN SOLID GROUTED CELLS INSTALLED IN ACCORDANCE WITH IAPMO UES ER-281
      (3) DEWALT "AC100+GOLD ADHESIVE ANCHOR SYSTEM" IN SOLID GROUTED OR NON-GROUTED CELLS INSTALLED IN ACCORDANCE WITH ICC ESR-3200
      (4) HILTI "HIT HY 270" ADHESIVE ANCHOR SYSTEM EPOXY IN SOLID GROUTED CELLS INSTALLED IN ACCORDANCE WITH ICC ESR-4143

I. STRUCTURAL AND MISC. STEEL:

1. MATERIAL PROPERTIES:
   a. TO BE ASTM A 36 UNLESS NOTED OTHERWISE.
   b. PIPE COLUMNS TO BE ASTM A 53, TYPE E OR TYPE S, GRADE B, FY = 35 KSI.
   c. SQUARE OR RECTANGULAR HSS TUBES TO BE ASTM A 500, GRADE C, FY = 50 KSI.
   d. ALL STEEL TO BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH A.I.S.C. "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS". USE LATEST ADOPTION OF AISC.
2. ALL STRUCTURAL STEEL SHALL BE FABRICATED BY A FABRICATOR WITH ANY ONE OF THE FOLLOWING MINIMUM QUALIFICATIONS. QUALIFICATIONS SHALL BE IN EFFECT AT TIME OF BID.
   a. AISC CERTIFIED FABRICATOR (STD).
   b. CITY OF PHOENIX APPROVED FABRICATOR
3. DO NOT FIELD CUT ANY STRUCTURAL STEEL WITHOUT THE PRIOR REVIEW AND ACCEPTANCE FO THE ENGINEER. CLEARLY INDICATE ON THE SHOP DRAWINGS SUBMITTED FOR REVIEW ANY MEMBER OPENINGS REQUIRED BY OTHER TRADES.
4. ERECTION PROCEDURES, SEQUENCES, AND COORDINATION OF WORK WITH OTHER TRADES IS THE RESPONSIBILITY OF THE CONTRACTOR. PROVIDE ANY ADDITIONAL STEEL REQUIRED FOR ERECTION PURPOSES AT NO COST TO THE OWNER. REMOVE THIS ADDITIONAL STEEL UNLESS DIRECTED OTHERWISE BY THE ARCHITECT IN WRITING.
5. WELDING: FOR STRUCTURAL STEEL TO BE IN ACCORDANCE WITH A.W.S. REQUIREMENTS FOR E70XX ELECTRODES.
6. BOLTS:
   a. ALL BOLTS TO BE ASTM A 325-N SNUG TIGHT UNLESS NOTED OTHERWISE.
   b. BOLTS AT COLUMN CAP PLATES AND WALL BEARING PLATES TO BE ASTM A307
   c. ANCHOR RODS SHALL BE ASTM F 1554 GRADE 36. ANCHOR RODS SHALL BE PROTECTED FROM TRAFFIC OR USE WHICH MAY DAMAGE THEM IN ANY WAY.
   d. ALL BOLTS, NUTS AND WASHERS AT PRESERVATIVE TREATED SILL PLATES SHALL BE OF HOT DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICONE BRONZE, OR COPPER.

J. WOOD:

1. DIMENSIONAL LUMBER: ALL TO BE GRADE STAMPED PER W.C.L.B. RULES.
   a. ALL WOOD TO BE D. FIR #2 UNLESS OTHERWISE NOTED.
   b. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED WOOD. TREATMENT SHALL BE ACCORDING TO CURRENT AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS.
   c. ALL FASTENERS IN PRESSURE TREATED, EXPOSED TO WEATHER, AND FIRE TREATED LUMBER SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A153 AND THE ADOPTED BUILDING CODE SECTION.
      (1) EXCEPTION: PLAIN CARBON STEEL FASTENERS, INCLUDING NUTS AND WASHERS ARE PERMITTED IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN INTERIOR, DRY ENVIRONMENTS.
   d. ALL LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19 PERCENT AT THE TIME OF CONSTRUCTION.
   e. WOOD FRAMING MEMBERS SHALL NOT BE NOTCHED OR DRILLED WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER THROUGH THE ARCHITECT.
2. GLU-LAMS:
   a. TO BE GRADE STAMPED PER A.I.T.C., [D. FIR/LARCH COMBINATION 24F-V8 FOR CONTINUOUS SPANS AND D. FIR/LARCH COMBINATION 24F-V4 FOR SIMPLE SPANS. FABRICATED WITH WATERPROOF GLUE.
3. PLYWOOD:
   a. ROOF SHEATHING TO BE STD 15/32" C-D EXPOSURE 1 WITH EXTERIOR GLUE, IDENTIFICATION INDEX 32/16 CONFORMING TO U.S. PS-1. NAIL WITH 8D NAILS AT 6" O.C. AT ALL EDGE AND BOUNDARY SUPPORTS AND WITH 8D NAILS AT 12" O.C. AT ALL INTERMEDIATE FIELD SUPPORTS UNLESS NOTED OTHERWISE. PANELS SHALL BE INSTALLED WITH 1/4" SPACING AT END JOINTS AND 1/8" SPACING AT EDGE JOINTS MINIMUM. PROVIDE PANEL EDGE CLIPS (H-CLIPS) AT MIDSPAN OF UNSUPPORTED SHEATHING EDGES.
   b. FOR SHEAR WALLS TO BE STD ½" OR 7/16" C-C WITH EXTERIOR GLUE. NAIL WITH 8D NAILS AT 6" O.C. AT ALL EDGE SUPPORTS AND WITH 8D NAILS AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.
   c. ALL PLYWOOD SHALL BEAR THE STAMP OF AN APPROVED TESTING AGENCY.
   d. LAY UP PLYWOOD WITH FACE GRAIN PERPENDICULAR TO SUPPORTS; STAGGER JOINTS.
   e. ORIENTED STRAND BOARD (OSB) MAY BE SUBSTITUTED FOR PLYWOOD WITH WRITTEN APPROVAL FROM THE ARCHITECT.
4. PREFABRICATED WOOD TRUSSES:
   a. DESIGN AND FABRICATION OF THE TRUSSES SHALL BE IN ACCORDANCE WITH THE "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION" ANSI/TPI 1.
   b. CONNECTOR PLATES USED BY THE TRUSS MANUFACTURER SHALL BE APPROVED BY A CURRENT ICC RESEARCH RECOMMENDATION AND A COPY OF THE RECOMMENDATION SHALL BE INCLUDED IN THE SHOP DRAWINGS SUBMITTAL. PLATES SHALL BE GALVANIZED OR OTHERWISE PROTECTED FROM CORROSION.
   c. INSTALLATION, HANGERS, CONNECTIONS, AND BRIDGING SHALL BE PROVIDED BY THE TRUSS MANUFACTURER.
   d. TRUSS LOADING:
      (1) ROOF TRUSSES
         (a) LIVE LOADS = 20 PSF TOP CHORD
         (b) DEAD LOAD =12 PSF TOP CHORD.
         (c) DEAD LOAD =10 PSF BOTTOM CHORD.
      (2) TRUSS MANUFACTURER SHALL REVIEW THE DESIGN OF THE ROOF TRUSSES AND GIRDERS FOR A NET UPLIFT. SEE WIND LOAD DIAGRAM AND TABLE FOR GROSS UPLIFT LOADS AND PROVIDE ADDITIONAL BRIDGING AND/OR BRACING AS REQUIRED. USE MINIMUM DESIGN DEAD LOAD = 10 PSF TO DETERMINE NET UPLIFT LOADS.
      (3) TRUSSES WITH INTEGRAL PARAPETS ARE TO BE DESIGNED FOR WIND LOAD ORTHOGONAL TO PARAPET. SEE WIND LOAD DIAGRAM ON TYPICAL DETAILS.
      (4) MINIMUM ALLOWABLE REDUCED LIVE LOAD TO BE 16 PSF.
      (5) TRUSSES OVER SHEAR WALLS OR DRAG TRUSSES SHALL BE DESIGNED FOR DRAG FORCES INDICATED ON STRUCTURAL PLANS AND DETAILS.
      (6) ROOF TRUSS DEFLECTION TO BE L/240 OR 1.25", WHICHEVER IS LESS.
      (7) ROOF TRUSS DEFLECTION AT ALL ROOFTOP MECH EQUIPMENT (HVAC CONDENSERS, EXHAUST FANS, ETC.) TO BE LESS THAN OR EQUAL TO 3/16" IMMEDIATELY BELOW THE MECH EQUIPMENT. RE: MEP FOR LOCATIONS.
      (8) FLOOR TRUSSES SHALL BE DESIGNED FOR A MINIMUM DEFLECTION OF L/480 (LIVE LOAD) AND L/240 (TOTAL LOAD).
   e. SUBMITTALS:
      (1) COMPLETE DESIGN CALCULATIONS SHALL BE FURNISHED TO THE ENGINEER FOR EACH TRUSS. CALCULATIONS MUST BE PREPARED AND SEALED BY AN ENGINEER REGISTERED IN THE STATE OF THE JURISDICTION HAVING AUTHORITY.
      (2) THE ENGINEER SHALL CLOSELY FOLLOW THE DESIGN INTENT OF THE TRUSS ROOF STRUCTURE AS SHOWN IN THE CONTRACT DOCUMENTS. ANY LAYOUTS OR DETAILS DESIGNED BY THE MANUFACTURER'S ENGINEER THAT DO NOT COMPLY WITH THE CONTRACT DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE A/E PRIOR TO TRUSS FABRICATION.
      (3) TRUSS SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE ENGINEER PRIOR TO FABRICATION.
      (4) SHOP DRAWINGS TO INCLUDE:
         (a) DESIGN CRITERIA, TRUSS DESIGN AND DEFLECTION INFORMATION, END REACTIONS, ALL MEMBER SIZES.
         (b) SEALED LAYOUTS, SEALED PROFILES, SEALED TRUSS BLOCKING REQUIREMENTS.
         (c) EACH SHEET TO BE SIGNED AND SEALED BY THE MANUFACTURER'S ENGINEER.
      (5) THE TRUSS MANUFACTURER SHALL PROVIDE WRITTEN CERTIFICATION THAT THE TRUSS QUALITY IS IN CONFORMANCE TO "QUALITY STANDARD FOR METAL PLATE CONNECTED WOOD TRUSSES", LATEST ADOPTION, PUBLISHED BY THE TRUSS PLATE INSTITUTE.
      (6) THE TRUSS MANUFACTURER SHALL PROVIDE THE DESIGN, MANUFACTURE AND QUALITY ASSURANCE PROGRAM FOR METAL-PLATE-CONNECTED TRUSSES IN ACCORDANCE WITH IBC STANDARD REFERENCE NO. TPI 1 AND PROVIDE WRITTEN CERTIFICATION OF COMPLIANCE FROM THE INDEPENDENT TESTING AGENCY.
   f. SEE 'SHOP DRAWING' SECTION OF THESE NOTES FOR SUBMITTAL REQUIREMENTS
   g. GENERAL:
      (1) ALL TRUSSES AND RELATED BRACING SHALL BE SIZED AND DETAILED TO FIT THE DIMENSIONS AND LOADS INDICATED ON THE PLANS.
      (2) LUMBER USED FOR CHORDS AND WEBS SHALL HAVE A MAXIMUM MOISTURE CONTENT BELOW 19% AT THE TIME OF FABRICATION.
      (3) ALL TRUSS MEMBERS SHALL MEET OR EXCEED VISUAL REQUIREMENTS FOR NO. 2 GRADE. ALL LUMBER SHALL BE GROUP II OR III SPECIES. NO WANE SHALL BE PERMITTED IN THE CONNECTION AREA.
      (4) EVERY TRUSS PLATE SHALL BE FULLY EMBEDDED INTO THE UNDERLYING WOOD ACROSS THE ENTIRE CONTACT AREA.
      (5) ALL TRUSSES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF "HANDLING AND ERECTING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS", PUBLISHED BY THE TRUSS PLATE INSTITUTE. TEMPORARY BRACING SHALL BE INSTALLED DURING ERECTION AS REQUIRED BY THE LATEST EDITION OF "BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS", PUBLISHED BY THE TRUSS PLATE INSTITUTE.
      (6) TOP CHORD SHALL BE CONTINUOUSLY BRACED WITH PROPERLY ATTACHED SHEATHING OR BRACING AT 2'-0" O.C. (MAX.).
      (7) BOTTOM CHORD SHALL BE CONTINUOUSLY BRACED WITH PROPERLY ATTACHED CEILING GYPSUM SHEATH OR BRACING AT 10'-0" O.C. (MAX.), UNLESS NOTED OTHERWISE BY TRUSS MANUFACTURER. BRACING SHALL BE 2X MEMBER AND SHALL BE ATTACHED TO EACH TRUSS WITH (2) 10D NAILS.
5. WOOD FRAMING MEMBERS SHALL NOT BE NOTCHED OR DRILLED WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER THROUGH THE ARCHITECT.
6. WOOD CONNECTORS:
   a. ALL NAILS TO BE COMMON WIRE TYPE, NO 'SINKER' NAILS PERMITTED
   b. LAG SCREWS SHALL MEET THE MINIMUM REQUIREMENTS OF ASTM A307, LOW CARBON STEEL EXTERNALLY AND INTERNALLY THREADED STANDARD FASTENERS.
   c. WOOD SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.6.1-1981.
   d. ALL LUMBER CONNECTORS SPECIFIED AS "SIMPSON" TYPE TO BE MANUFACTURED BY "SIMPSON STRONG-TIE COMPANY, INC." OR APPROVED EQUAL.
7. WOOD NAILING SCHEDULE: PER IBC FASTENING SCHEDULE - TABLE 2304.10.1

K. SHOP DRAWINGS:

1. SHOP DRAWINGS ARE TO BE SUBMITTED FOR ALL STRUCTURAL ITEMS AND AS REQUIRED BY THE SPECIFICATIONS. CONTRACT DRAWINGS SHALL NOT BE REPRODUCED FOR USE AS SHOP DRAWINGS.
2. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW BY THE ENGINEER PRIOR TO FABRICATION.
3. CONTRACTOR SHALL REVIEW ALL AND STAMP ALL SHOP DRAWINGS AND PRODUCT DATA FOR CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS PRIOR TO SUBMITTAL. ALL ITEMS NOT IN ACCORDANCE WITH THE CONTRACT DRAWINGS SHALL BE SO NOTED UPON THE CONTRACTOR'S REVIEW. ANY SHOP DRAWINGS OR PRODUCT DATA NOT REVIEWED AND STAMPED BY THE GENERAL CONTRACTOR WILL BE RETURNED WITHOUT REVIEW.
4. ANY SHOP DRAWING NOT CHECKED AND INITIALED BY THE SUPPLIER/DETAILER PRIOR TO SUBMITTING FOR ARCHITECTURAL AND ENGINEERING REVIEW, WILL BE RETURNED WITHOUT REVIEW.
5. ANY CHANGE FROM THE ORIGINAL DRAWINGS SHALL BE NOTED BY THE SUBMITTING PARTY. ANY CHANGES NOT CALLED OUT SHALL BE CONSIDERED NOT APPROVED UNLESS SPECIFICALLY NOTED OTHERWISE. THE SHOP DRAWING STAMP SHALL NOT BE CONSIDERED IMPLIED APPROVAL OF ANY CHANGES.
6. SHOP DRAWINGS SHALL NOT REPLACE THE CONTRACT DRAWINGS. ITEMS OMITTED OR SHOWN INCORRECTLY AND NOT NOTED BY THE REVIEWER ARE NOT TO BE CONSIDERED CHANGES TO THE CONTRACT DRAWINGS. REVIEW IS INTENDED AS AN AID TO THE CONTRACTOR IN OBTAINING CORRECT SHOP DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT ITEMS ARE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DRAWINGS.
7. ANY ENGINEERING DESIGN PERFORMED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF AN ENGINEER REGISTERED IN THE APPROPRIATE JURISDICTION AND DISCIPLINE. COMPLETE DESIGN CALCULATIONS FOR EACH MEMBER SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW BY THE ENGINEER. THE ADEQUACY OF DESIGNS AND LAYOUTS PERFORMED BY OTHERS RESTS WITH THE DESIGNING OR SUBMITTING PARTY.

L. SPECIAL STRUCTURAL INSPECTION:

1. SPECIAL INSPECTION IS REQUIRED IN ACCORDANCE WITH IBC SECTION 1705 FOR THE FOLLOWING ITEMS BY A SPECIAL INSPECTOR:
2. STEEL (IBC 1705.2.1, 1705.2.2, 1705.2.3, 1705.12.1, 1705.13.1):
   a. SEE STEEL INSPECTION TABLE
   b. SEE STEEL DECK INSPECTION TABLE
   c. SEE TABLE 1705.2.3 (STEEL JOISTS AND GIRDERS)
3. EPOXY/EXPANSION ANCHORS:
   a. PERIODIC OR CONTINUOUS PER MANUFACTURER SPECIFICATIONS
4. ALL SPECIAL INSPECTORS SHALL BE UNDER THE SUPERVISION OF A REGISTERED CIVIL OR STRUCTURAL ENGINEER.
5. THE QUALIFICATIONS OF ALL SPECIAL INSPECTORS SHALL BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
6. THE MINIMUM QUALIFICATIONS FOR THE SPECIAL INSPECTORS ARE AS FOLLOWS:
   a. CONCRETE AND PRESTRESSED CONCRETE INSPECTION- ICC CERTIFICATION IN REINFORCED CONCRETE AND PRESTRESSED CONCRETE OR E.I.T. CERTIFICATION.
   b. STRUCTURAL WELDING INSPECTION
      (1) VISUAL TESTING- ICC CERTIFICATION IN STRUCTURAL STEEL AND WELDING OR AWS CERTIFIED WELDING INSPECTOR (CWI)
      (2) NON-DESTRUCTIVE TESTING- AWS CWI
   c. HIGH STRENGTH BOLTING INSPECTION- ICC CERTIFICATION IN STRUCTURAL STEEL AND WELDING
   d. EXPANSION/ADHESIVE ANCHOR INSPECTION- ICC CERTIFICATION IN REINFORCED CONCRETE AND MASONRY OR EIT CERTIFICATION.
   e. STRUCTURAL MASONRY INSPECTION- ICC CERTIFICATION IN MASONRY OR EIT CERTIFICATION.
   f. SPECIAL CASES- EXPERIENCE ACCEPTABLE TO THE STRUCTURAL ENGINEER OF RECORD.
7. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:
   a. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK REQUIRING SPECIAL INSPECTION FOR CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS.
   b. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO BE KEPT AT THE SITE FOR USE BY THE BUILDING OFFICIAL, THE CONTRACTOR, THE STRUCTURAL ENGINEER OF RECORD, AND THE ARCHITECT OF RECORD. IF SPECIAL INSPECTION IS PROVIDED BY ANYONE OTHER THAN THE STRUCTURAL ENGINEER OF RECORD, INSPECTION REPORTS SHALL BE SUBMITTED TO THE OFFICE OF THE STRUCTURAL ENGINEER ON A WEEKLY BASIS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN IF UNCORRECTED, TO THE DESIGN AUTHORITY AND THE BUILDING OFFICIAL.
   c. UPON COMPLETION OF THE ASSIGNED WORK, THE SPECIAL INSPECTOR SHALL COMPLETE AND SIGN A FINAL REPORT CERTIFYING THAT TO THE BEST OF HIS KNOWLEDGE, THE WORK IS IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE.
8. DUTIES AND RESPONSIBILITIES OF THE CONTRACTOR:
   a. NOTIFY THE RESPONSIBLE INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST ONE WORKING DAY (24 HOURS MINIMUM) BEFORE SUCH INSPECTION IS REQUIRED.
   b. ALL WORK REQUIRING SPECIAL STRUCTURAL INSPECTION SHALL REMAIN ACCESSIBLE AND EXPOSED UNTIL IT IS OBSERVED BY THE SPECIAL STRUCTURAL INSPECTOR.
9. REPORT REQUIREMENT;
   a. PER IBC 1704.2.4 SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. REPORTS SHALL INDICATE THAT WORK INSPECTED WAS OR WAS NOT COMPLETED IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THE DISCREPANCIES ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE PRIOR TO THE COMPLETION OF THAT PHASE OF THE WORK. A FINAL REPORT SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE WHERE THE PROJECT IS BEING BUILT, DOCUMENTING THE REQUIRED SPECIAL INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED AT A POINT IN TIME AGREED UPON PRIOR TO THE START OF WORK BY THE APPLICANT AND THE BUILDING OFFICIAL.

M. DEFERRED SUBMITTAL:

1. THE FOLLOWING ITEMS ARE CONSIDERED DEFERRED SUBMITTAL ITEMS;
   a. PREFABRICATED WOOD TRUSSES
2. DEFERRED SUBMITTALS ARE THOSE PORTIONS OF THE DESIGN WHICH ARE NOT SUBMITTED AT THE TIME OF PERMIT APPLICATION AND WHICH ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL WITHIN A SPECIFIED PERIOD. DEFERRED SUBMITTAL DOCUMENTS, SHOP DRAWINGS AND CALCULATIONS, SHALL BE SUBMITTED TO THE BUILDING OFFICIAL BY THE CONTRACTOR AFTER IT HAS BEEN REVIEWED BY THE STRUCTURAL ENGINEER OF RECORD, AND HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. DOCUMENTS ARE TO BE SUBMITTED BY THE CONTRACTOR TO THE CITY FIELD INSPECTOR PRIOR TO INSTALLATION. PLEASE SUBMIT AS SOON AS POSSIBLE TO ALLOW ADEQUATE TIME FOR REVIEW.

THESE DRAWINGS HAVE BEEN PREPARED BY PERSPECTIVE ARCHITECTURE, LLC AND REVIEWED BY STEPHEN SCHWAN FOR CONFORMANCE WITH STRUCTURAL CALCULATIONS

Registered Professional Engineer (Structural)
CERTIFICATE NO. 27351
STEPHEN A. SCHWAN
Date Signed 11/07/2022
ARIZONA, U.S.A.
Expires: 09/30/2023

REGISTERED ARCHITECT
CERTIFICATE NO. #30789
THOMAS C. PANSING, JR.
DATE SIGNED 6/5/25
Arizona U.S.A.
Expires: 12/31/26

printed: 6/5/25 2:26 PM

PERSPECTIVE ARCHITECTURE, LLC
131 EAST ALVARADO ROAD PHOENIX ARIZONA 85004
602.809.6116 tom@XLdesign.build

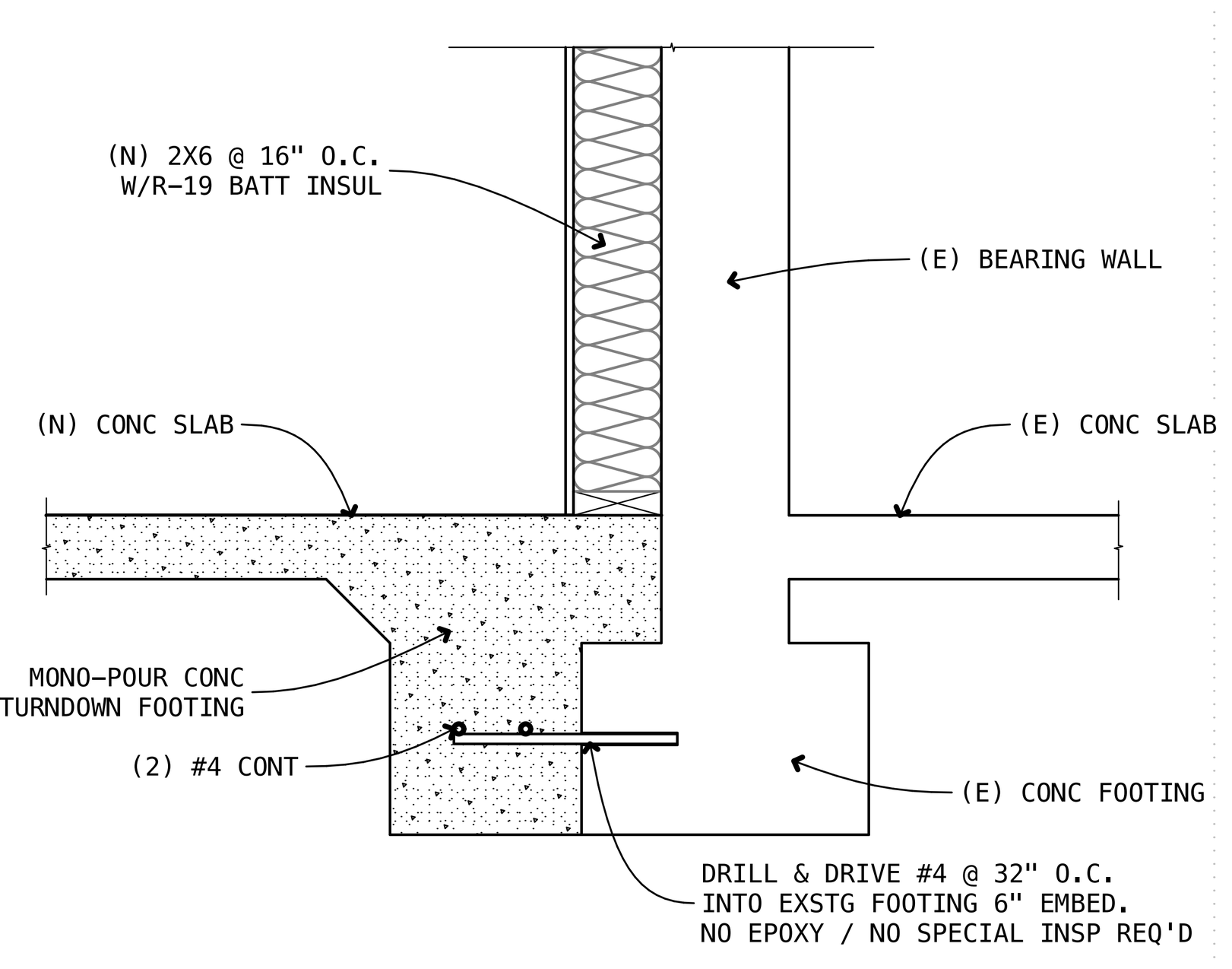
RESIDENTIAL RENOVATION AND ADDITIONS

GHEBLEH RESIDENCE

8201 NORTH 54TH STREET, PARADISE VALLEY ARIZONA 85253

GENERAL STRUCTURAL NOTES

S1.0



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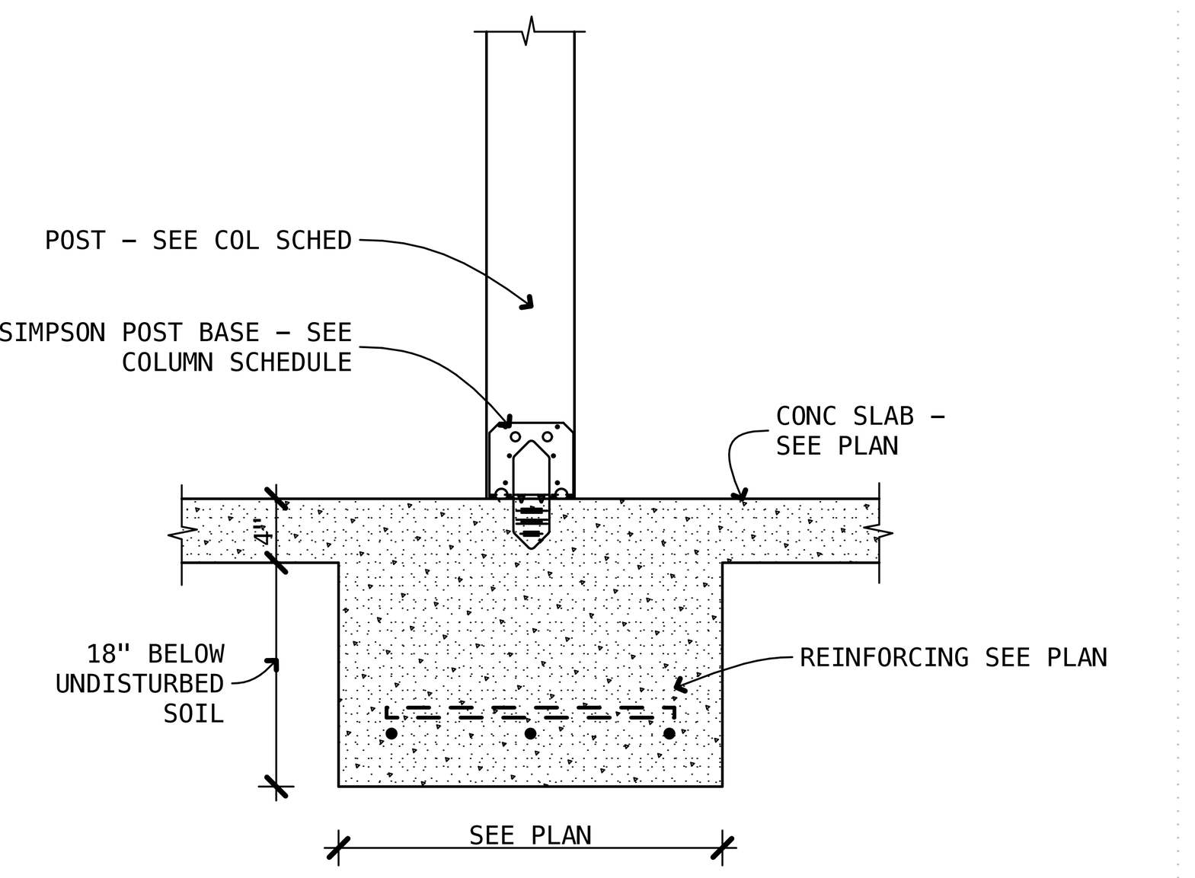

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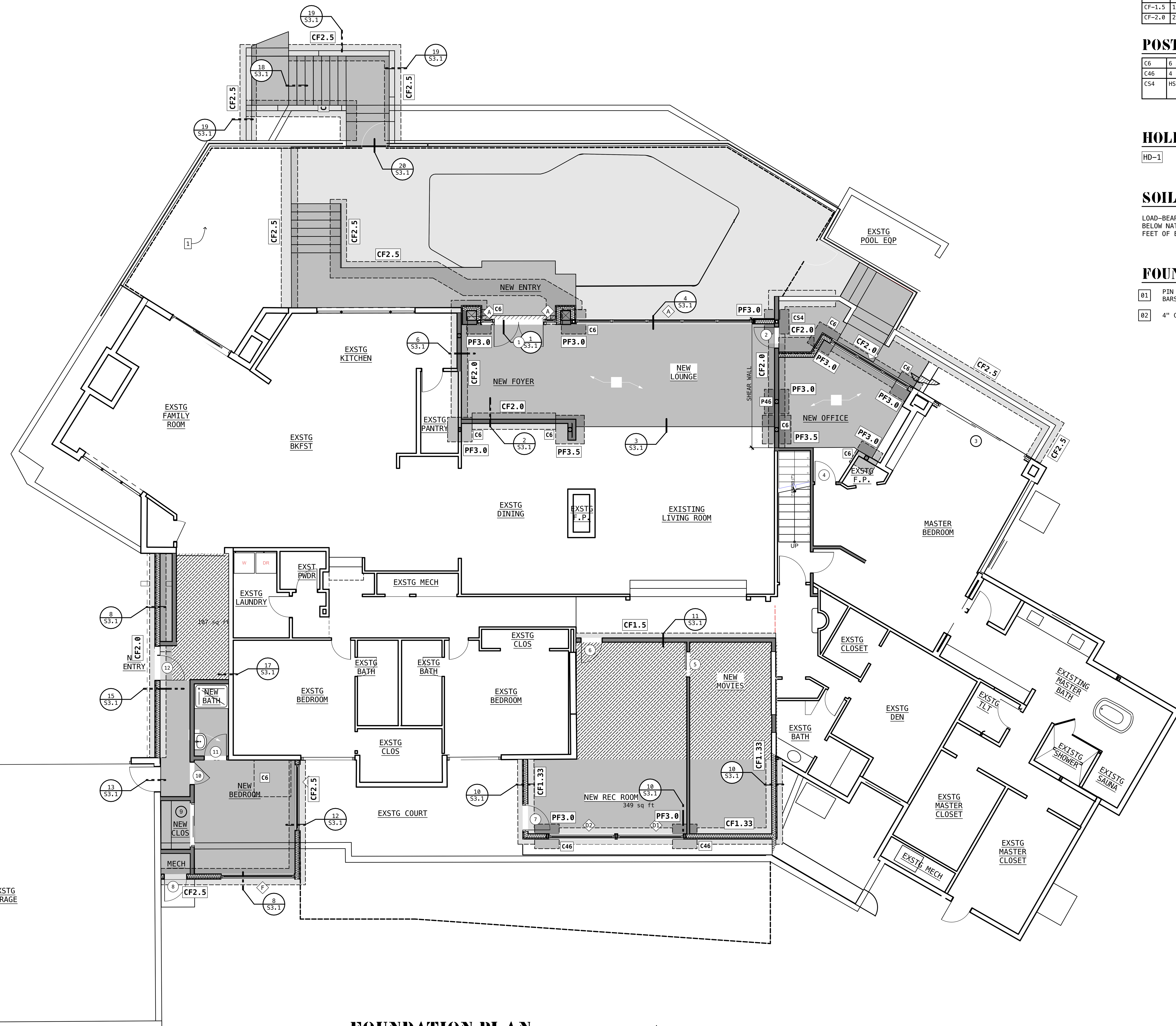


1 **FOUNDATION PLAN**

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

NORTH

FOOTING SCHEDULE

PF-3.0	3'-0" SQ. X 12" THK	3 #5 E.W.
PF-3.5	3'-6" SQ. X 12" THK	4 #5 E.W.
PF-4.5	4'-6" SQ. X 16" THK	5 #5 E.W.
CF-1.33	1'-4" W X 12" THK	2 #5 CONT / 6" CONC STEM
CF-1.5	1'-6" W X 12" THK	2 #5 CONT / 6" CONC STEM
CF-2.0	2'-0" W X 12" THK	2 #5 CONT / 6" CONC STEM

POST / COLUMN SCHEDULE

C6	6 X 6 WOOD POST	EPCZ-66 / ABU-66
C46	4 x 6 WOOD POST	EPCZ-46 / ABU-46
CS4	HSS 4x4x1/4 STL POST	3/4"x10"x10" BASE PLATE W/ (4) 3/4" DIA A.B. 8" EMBED

HOLDDOWN SCHEDULE

HD-1 SIMPSON HOLDDOWN # STHD10 - WHERE INDICATED

SOILS CLASSIFICATION

LOAD-BEARING OF SOILS TO BE 1,500 PSF AT 2.5 FEET BELOW NATIVE UNDISTURBED SOIL OR AT 1.5 FEET OVER 1.0 FEET OF ENGINEERED FILL.

FOUNDATION NOTES

01 PIN NEW FOOTING TO EXISTING FOOTING WITH (2) #5 BARS 12" LONG DRILL & EPOXY SET W/ MIN 6" EMBED

02 4" CONC SLAB W/6x6-W2.9 WWF O/15 MIL VAPOR RETARDER

THESE DRAWINGS HAVE BEEN PREPARED BY PERSPECTIVE ARCHITECTURE, LLC AND REVIEWED BY STEPHEN SCHWAN FOR CONFORMANCE WITH STRUCTURAL CALCULATIONS

27351 STEPHEN A. SCHWAN
Expires: 09/30/2023

#30789 THOMAS C. PANSING, JR.
Expires: 12/31/26

PERSPECTIVE ARCHITECTURE, LLC
131 EAST ALVARADO ROAD PHOENIX ARIZONA 85004
602.809.6116 tom@XLdesign.build

MECH GENERAL NOTES

PRIOR TO ORDERING OR SETTING ANY AIR CONDITIONING EQUIPMENT, DUCTWORK, OR AIR DEVICE, CONTRACTOR SHALL VERIFY PLACEMENT WITH STRUCTURAL DRAWINGS AND CONFIRM WEIGHTS, DISCHARGE CONFIGURATION, SIZES, ELECTRICAL CHARACTERISTICS AND ANY OTHER DIMENSIONAL DATA WHICH MIGHT AFFECT THE SUCCESSFUL INSTALLATION OF THE MECHANICAL SYSTEM. NOTIFY GENERAL CONTRACTOR AND/OR ARCHITECT OF ANY DISCREPANCIES PRIOR TO ROUGH-IN. CONTRACTOR SHALL COORDINATE WITH ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO COMMENCING WORK.

ALL HVAC EQUIPMENT SHALL BE UL, ETL, AND/OR ASA LISTED. PROVIDE CLEARANCES AS PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE EQUIPMENT IDENTIFICATION AS TO THE SPACE OR AREA SERVED.

FIELD COORDINATE SIZE AND PLACEMENT OF DRAIN LINES REQUIRED FOR HEAT PUMPS, EVAPORATIVE COOLERS, FURNACES, HUMIDIFIERS, ETC., WITH PLUMBING CONTRACTOR PRIOR TO ROUGH-IN.

PROVIDE VIBRATION ISOLATORS FOR ALL MECHANICAL EQUIPMENT SUPPORTED FROM STRUCTURE.

CONDENSING UNITS SHALL BE PLACED ON 4" THICK CONCRETE PAD. PAD TO BE A MINIMUM OF 6" LARGER ALL AROUND EQUIPMENT SIZE. CORRELATE WITH MECHANICAL. PAD TO BE A MIN OF 5" ABOVE GRADE. DO NOT PLACE CONDENSING UNIT UNDER ROOF DRIP EDGE OR VALLEYS.

PROVIDE ALL EXHAUST AIR DUCTS WTTH BACKDRAFT DAMPER.

MOUNT ALL THERMOSTATS AT 46" THRU 54" ABOVE FINISHED FLOOR. COORDINATE EXACT LOCATION AND MOUNTING HEIGHT WITH THE ARCHITECT/OWNER. PROVIDE WITH PROGRAMMABLE THERMOSTAT. 29 - INSTALL CLEANOUTS AT EVERY 40" TURN ON AIR CONDITIONING CONDENSATE DRAIN LINES.

FOR REFRIGERANT PIPING RUNS OVER 50" IN TOTAL LENGTH CONSULT WITH EQUIPMENT MANUFACTURER FOR PROPER SIZING AND INSTALLATION.

KEEP ALL FLUES, VENTS THROUGH ROOF AND EXHAUST DUCTS A MINIMUM OF 10'-0" FROM OUTSIDE AIR INTAKES OR WINDOWS AND FROM ALL VERTICAL PORTIONS OF THE BUILDING.

CONTRACTOR SHALL BALANCE AIR DISTRIBUTION TO WITHIN 10% OF VALUES LISTED ON DRAWINGS.

LIGHTING LOCATIONS TAKE PRECEDENCE OVER DIFFUSER LOCATION. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS TO DIFFUSERS TO AVOID ANY CONFLICT WITH LIGHTING LAYOUT. EXACT PLACEMENT OF DIFFUSERS AND REGISTERS TO BE COORDINATED WTTH ARCHITECT AND CONTRACTORS.

UNDERCUT ALL DOORS TO ROOMS WHERE A SUPPLY DIFFUSER EXISTS BUT NO RETURN GRILLE IS PRESENT BY A MINIMUM OF I". THIS WILL ALLOW FOR FREE MIGRATION OF RETURN AIR.

COORDINATE OPENINGS FOR GRILLES, REGISTERS, DIFFUSERS AND DUCTWORK WITH FRAMING CONTRACTOR PRIOR TO ROUGH-IN.

PROVIDE RADIUS ELBOWS, TURNING VANES, AND SPLITTER DAMPERS IN BRANCHES AND EXTRACTORS WHERE APPLICABLE TURNING VANES SHALL BE INSTALLED IN ALL MITERED ELBOWS.

INSULATE FIRST 10 FEET OF DUCTWORK WTTH 1" THICK INTERNAL ACOUSTICAL INSULATION. INSULATE ALL SUPPLY AND RETURN AIR DUCTWORK, ALL EXTERIOR DUCTWORK AND OTHER DUCTWORK NOT WITHIN THE ENVELOPE OF THE AIR CONDITIONED SPACE.

TAPE ALL DUCT JOINTS WTTH CANVAS AND ARABOL ADHESIVE.

DUCTWORK CONSTRUCTION AND INSTALLATION INCLUDING SHEET METAL GAUGES, REINFORCEMENT, JOINT SEALING, AIR LEAKAGE AND DETAILS NOT SPECIFICALLY SHOWN ON DRAWINGS SHALL BE IN ACCORDANCE WTTH THE 2018 EDITION OF THE IMC FOR LOW VELOCITY DUCT CONSTRUCTION STANDARDS.

ALL DUCT DIMENSIONS SHOWN ARE CLEAR DIMENSIONS INSIDE DUCT LINER. MECHANICAL CONTRACTOR TO VERIFY THAT ALL DUCTWORK WILL FIT WHERE INDICATED WITHOUT INTERFERENCES.

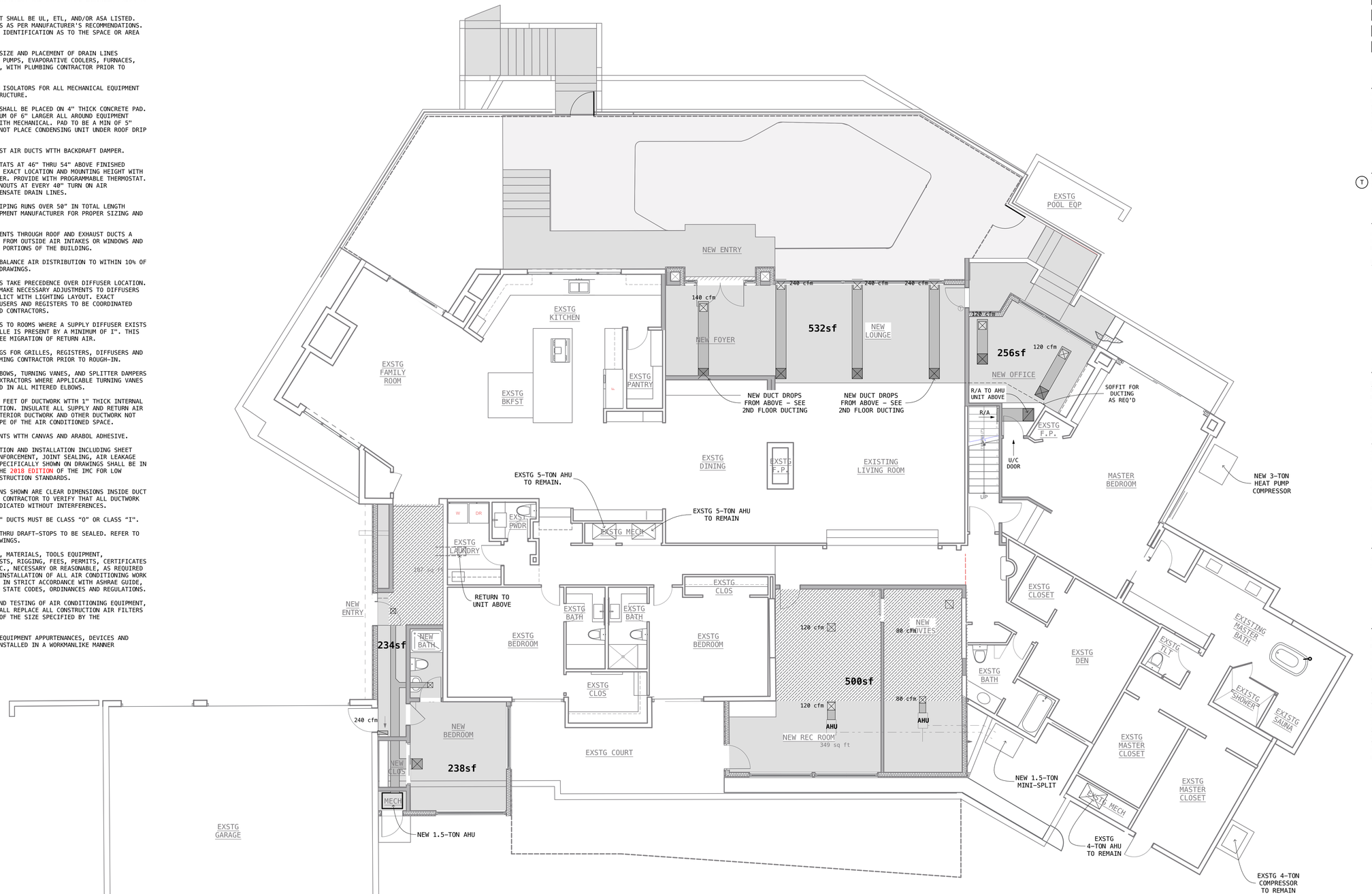
ALL "FACTORY MADE" DUCTS MUST BE CLASS "O" OR CLASS "I".

ALL PENETRATIONS THRU DRAFT-STOPS TO BE SEALED. REFER TO ARCHITECTURAL DRAWINGS.

FURNISH ALL LABOR, MATERIALS, TOOLS EQUIPMENT, TRANSPORTATION COSTS, RIGGING, FEES, PERMITS, CERTIFICATES OF INSPECTION, ETC., NECESSARY OR REASONABLE, AS REQUIRED FOR THE COMPLETE INSTALLATION OF ALL AIR CONDITIONING WORK THE WORK SHALL BE IN STRICT ACCORDANCE WITH ASHRAE GUIDE, AMD ALL LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.

UPON COMPLETION AND TESTING OF AIR CONDITIONING EQUIPMENT, THE CONTRACTOR SHALL REPLACE ALL CONSTRUCTION AIR FILTERS WITH NEW FILTERS OF THE SIZE SPECIFIED BY THE MANUFACTURER.

WORKMANSHIP: ALL EQUIPMENT APPURTENANCES, DEVICES AND PIPING SHALL BE INSTALLED IN A WORKMANLIKE MANNER



1 MECHANICAL - 1ST FLOOR

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

NORTH

MECHANICAL NOTES

NOTE: MECHANICAL PLAN IS DIAGRAMMATIC IN NATURE. ACTUAL DUCT ROUTING AND SIZING MAY VARY WITH FIELD CONDITIONS. FINAL ROUTING TO BE DETERMINED BY INSTALLING CONTRACTOR.

01 DRYER VENT RECESS BOX INLET

02 SMOOTH PIPE DRYER VENT PIPING

03 EXTERIOR DRYER VENT OUTLET W/ BACKDRAFT DAMPER

04 SPLIT-SYSTEM CONDENSING UNIT ON CONCRETE PAD

05 SPLIT SYSTEM FURNACE ON RAISED 18" PLATFORM W/ GALV SHEET METAL COVERING

06 CONDENSATE DRAIN LINE

REQD HEATING & COOLING

DWELLING UNIT TO BE PROVIDED WITH HEATING AND COOLING FACILITIES CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE RANGE OF 70 - 90 DEGREES F AS MEASURED 3' OFF THE FLOOR AND 2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS. PORTABLE SPACE COOLERS OR HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS REQUIREMENT.

THERMOSTATS

T THERMOSTATS TO COMPLY WITH IRC N1103.1.1 AND IECC R403.1.1

HEAT PUMPS/FAN UNITS:

PROVIDE CLEARANCES PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE RETURN AIR BASE WITH FILTER RACK. PROVIDE LEFT OR RIGHT CONNECTIONS AS REQ'D FOR ACCESS IN MECHANICAL ROOMS.

UNIT SELECTIONS:

3-TON HEAT PUMP HP SP 17 SEER #4A6H7036B1000D04 W/ AHU # TEM6A0C36H315B01 CONVERTIBLE 36000

2-TON HEAT PUMP HP SPLIT 16 SERIES 230 R410 #4A6H6024H1000A W/ AHU # GA0B24H21SB01 CONVERTIBLE 24000

SAMSUNG MINI-SPLIT INVERTER TECH JXH20J28 W/ RNS09CMB INDOOR CASETTES

EXHAUST FANS:

BATH EXHAUST CONTROLS:
BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM, A MINIMUM VENTILATION RATE OF 50 CFM (23.6 L/s) FOR INTERMITTENT VENTILATION OR 20 CFM (9.4 L/s) FOR CONTINUOUS VENTILATION. VENTIALTED AIT SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. EXCEPT WHERE FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, 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.

EXHAUST FAN IN MASTER BATH TO BE NUTONE QTXEN80 WITH 125 CFM. ALL OTHER EXHAUST FANS TO BE NUTONE QTXEN80 WITH 65 CFM. AT ALL FANS, CEILING MOUNT & PROVIDE BAROMETRIC DAMPER & WIRE SCREEN. PROVIDE UNIT WITH FACTORY SUPPLIED EXHAUST GRILL AND BACK DRAFT DAMPER. EXHAUST FANS SHALL BE ENERGY STAR RATED AND CONTROLLED BY WALL SWITCH.

REGISTER SIZING:

0 - 49 CFM: 8 X 8 REGISTER
50 - 100 CFM: 10 X 10 REGISTER
101- 200 CFM: 12 X 12 REGISTER
201 - 250+ CFM: 14 X 14 REGISTER

THERMAL ENVELOPE

RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO PREVENT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.

THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING FIVE AIR CHANGES PER HOUR FOR DETACHED DWELLING UNITS. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCAL'S). TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. 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 THE CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.

LOADCALCS
Affordable Meticulous Dependable
Lancaster, KY 40444
813-539-5118
www.lcalcs.com
info@lcalcs.com

REGISTERED ARCHITECT
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MECHANICAL 1ST FLOOR PLAN

M2.1

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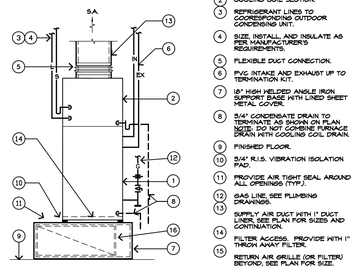
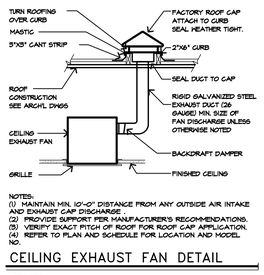


KEYED NOTES

1. VERTICAL FURNACE.
2. COOLING COIL SECTION.
3. REFRIGERANT LINES TO CORRESPONDING OUTDOOR CONDENSING UNIT.
4. SIZE, INSTALL AND INSULATE AS PER MANUFACTURER'S REQUIREMENTS.
5. FLEXIBLE DUCT CONNECTION.
6. PVC INTAKE AND EXHAUST UP TO TERMINATION KIT.
7. 18" HIGH WELDED ANGLE IRON SUPPORT BASE WITH LINED SHEET METAL COVER.
8. 3/4" CONDENSATE DRAIN TO TERMINATE AS SHOWN ON PLAN NOTE: DO NOT COMBINE FURNACE DRAIN WITH COOLING COIL DRAIN.
9. FINISHED FLOOR.
10. 3/4" R.I.S. VIBRATION ISOLATION PAD.
11. PROVIDE AIR TIGHT SEAL AROUND ALL OPENINGS (TYP.).
12. GAS LINE, SEE PLUMBING DRAWINGS.
13. SUPPLY AIR DUCT WITH 1" DUCT LINER, SEE PLAN FOR SIZES AND CONTINUATION.
14. FILTER ACCESS. PROVIDE WITH 1" THROW AWAY FILTER.
15. RETURN AIR GRILLE (OR FILTER) BEYOND, SEE PLAN FOR SIZE.

FURNACE / COOLING COIL UNIT DETAIL

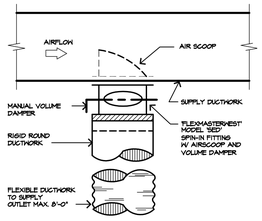
NOT TO SCALE



NOTES:
(1) MAINTAIN MIN. 10'-0" DISTANCE FROM ANY OUTSIDE AIR INTAKE AND EXHAUST CAP DISCHARGE.
(2) PROVIDE SUPPORT PER MANUFACTURER'S RECOMMENDATIONS.
(3) VERIFY EXACT PITCH OF ROOF FOR ROOF CAP APPLICATION.
(4) REFER TO PLAN AND SCHEDULE FOR LOCATION AND MODEL NO.

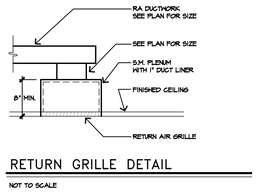
CEILING EXHAUST FAN DETAIL

NOT TO SCALE



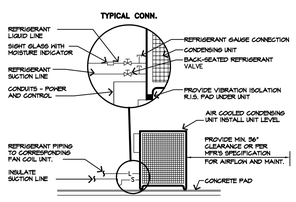
BRANCH DUCT TAKE-OFF DETAIL

NOT TO SCALE



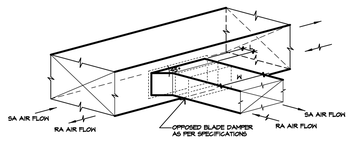
RETURN GRILLE DETAIL

NOT TO SCALE



AIR COOLED COND. UNIT DETAIL

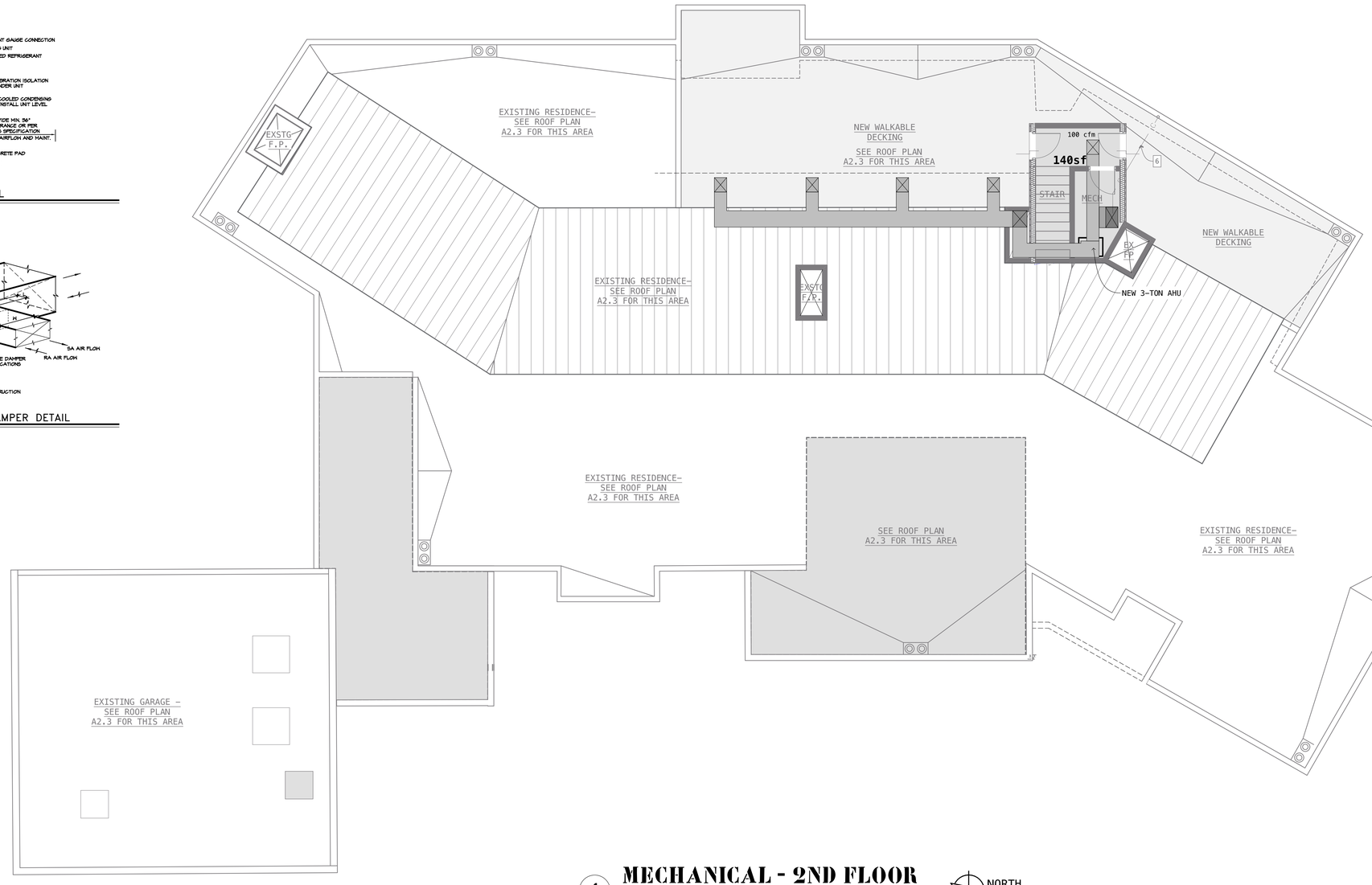
NOT TO SCALE



NOTES:
1. L = 1/4 H (4" MIN.)
2. ALL DUCTWORK SHALL CONFORM TO SMACNA DUCT CONSTRUCTION STANDARDS AND UL 181.

BRANCH DUCT TAKE-OFF & DAMPER DETAIL

NOT TO SCALE



1 MECHANICAL - 2ND FLOOR

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

NORTH

MECHANICAL NOTES

NOTE: MECHANICAL PLAN IS DIAGRAMMATIC IN NATURE. ACTUAL DUCT ROUTING AND SIZING MAY VARY WITH FIELD CONDITIONS. FINAL ROUTING TO BE DETERMINED BY INSTALLING CONTRACTOR.

01 DRYER VENT RECESS BOX INLET

02 SMOOTH PIPE DRYER VENT PIPING

03 EXTERIOR DRYER VENT OUTLET W/ BACKDRAFT DAMPER

04 SPLIT-SYSTEM CONDENSING UNIT ON CONCRETE PAD

05 SPLIT SYSTEM FURNACE ON RAISED 18" PLATFORM W/ GALV SHEET METAL COVERING

06 CONDENSATE DRAIN LINE

REQD HEATING & COOLING

DWELLING UNIT TO BE PROVIDED WITH HEATING AND COOLING FACILITIES CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE RANGE OF 70 - 90 DEGREES F AS MEASURED 3' OFF THE FLOOR AND 2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS. PORTABLE SPACE COOLERS OR HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS REQUIREMENT.

THERMOSTATS

(T) THERMOSTATS TO COMPLY WITH IRC N1103.1.1 AND IECC R403.1.1

HEAT PUMPS/FAN UNITS:

PROVIDE CLEARANCES PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE RETURN AIR BASE WITH FILTER RACK. PROVIDE LEFT OR RIGHT CONNECTIONS AS REQ'D FOR ACCESS IN MECHANICAL ROOMS.

UNIT SELECTIONS:

3-TON HEAT PUMP HP SP 17 SEER #4A6H7036B1000D04 W/ AHU # TEM6A0C36H315B01 CONVERTIBLE 36000

2-TON HEAT PUMP HP SPLIT 16 SERIES 230 R410 #4A6H6024H1000A W/ AHU # 6A0B24H215B01 CONVERTIBLE 24000

SAMSUNG MINI-SPLIT INVERTER TECH JXH20J28 W/ RNS09CMB INDOOR CASETTES

EXHAUST FANS:

BATH EXHAUST CONTROLS:
BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM, A MINIMUM VENTILATION RATE OF 50 CFM (23.6 L/s) FOR INTERMITTENT VENTILATION OR 20 CFM (9.4 L/s) FOR CONTINUOUS VENTILATION. VENTIALTED AIT SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. EXCEPT WHERE FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, 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.

EXHAUST FAN IN MASTER BATH TO BE NUTONE QTXEN80 WITH 125 CFM. ALL OTHER EXHAUST FANS TO BE NUTONE QTXEN80 WITH 65 CFM. AT ALL FANS, CEILING MOUNT & PROVIDE BAROMETRIC DAMPER & WIRE SCREEN. PROVIDE UNIT WITH FACTORY SUPPLIED EXHAUST GRILL AND BACK DRAFT DAMPER. EXHAUST FANS SHALL BE ENERGY STAR RATED AND CONTROLLED BY WALL SWITCH.

REGISTER SIZING:

0 - 49 CFM: 8 X 8 REGISTER
50 - 100 CFM: 10 X 10 REGISTER
101- 200 CFM: 12 X 12 REGISTER
201 - 250+ CFM: 14 X 14 REGISTER

THERMAL ENVELOPE

RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO PREVENT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.

THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING FIVE AIR CHANGES PER HOUR FOR DETACHED DWELLING UNITS. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCAL'S). TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. 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 THE CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.

LOADCALCS
Affordable Meticulous Dependable
Lancaster, KY 40444
813-539-5118
www.lcalcs.com
info@lcalcs.com

REGISTERED ARCHITECT
#30789
THOMAS C. PANSING, JR.
DATE SIGNED 6/5/25
ARIZONA U.S.A.
Expires: 12/31/26

PERSPECTIVE ARCHITECTURE, LLC
131 EAST ALVARADO ROAD PHOENIX ARIZONA 85004
602.809.6116 tom@XLdesign.build

RESIDENTIAL RENOVATION AND ADDITIONS

GHEBLEH RESIDENCE

8201 NORTH 54TH STREET, PARADISE VALLEY ARIZONA 85253

MECHANICAL - 2ND FLOOR

M2.2

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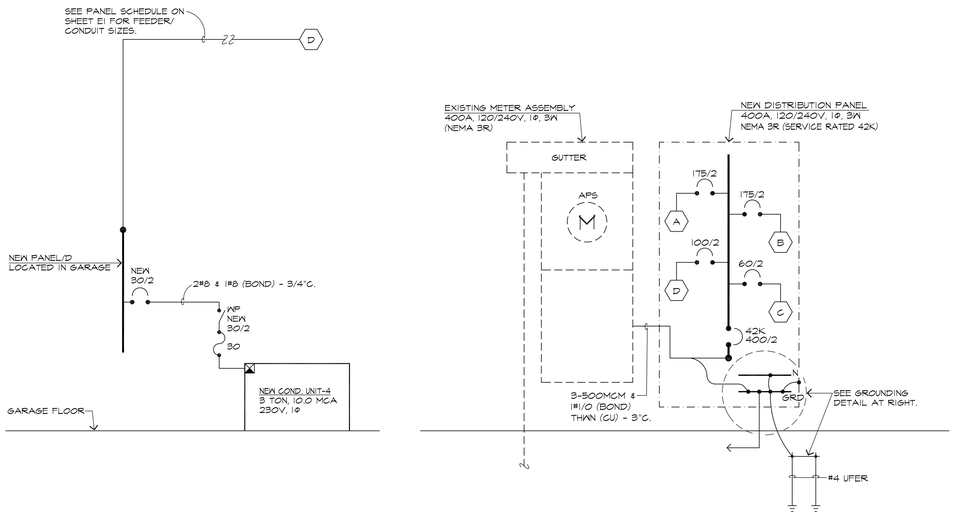
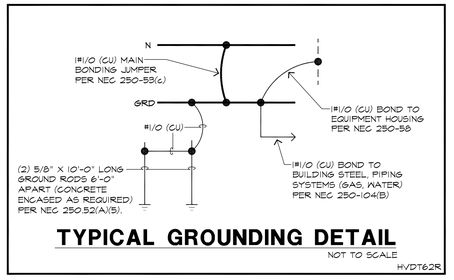


ELECTRICAL SERVICE RISER DIAGRAM

NEW EQUIPMENT NOT TO SCALE



TYPICAL GROUNDING DETAIL

NOT TO SCALE HVDT62R

LOAD CALC'S

CALCULATIONS PER 2017 NEC ARTICLE 220-82 FOR EXIST. & NEW RESIDENCE ADDITIONS.

TOTAL SQUARE FOOTAGE OF EXIST. & NEW RESIDENCE ADDITION 7,085 sq.ft.

7,085 SQ. FT. X 3VA/FT.	=	21255 VA
E (3) APPLIANCE CIRCUITS @ 1500VA/ea.	=	4500 VA
REFRIGERATOR	=	1800 VA
FREEZER	=	1800 VA
MICRONAVE OVEN	=	1500 VA
DISHWASHER	=	1200 VA
GARBAGE DISPOSAL	=	864 VA
GAS RANGE	=	1000 VA
OVEN (42.5A, 230V, 1Ø)	=	9775 VA
WALL OVEN (21.0A, 230V, 1Ø)	=	4830 VA
(2) GARAGE DOOR OPERATORS 1/2 HP	=	2352 VA
WASHER	=	1500 VA
DRYER	=	1500 VA
E (2) EXTERIOR LIGHTING CKTS @ 1200VA/ea.	=	2400 VA
NEW WASHER/ DRYER COMBO	=	5000 VA
TOTAL		61,276 VA

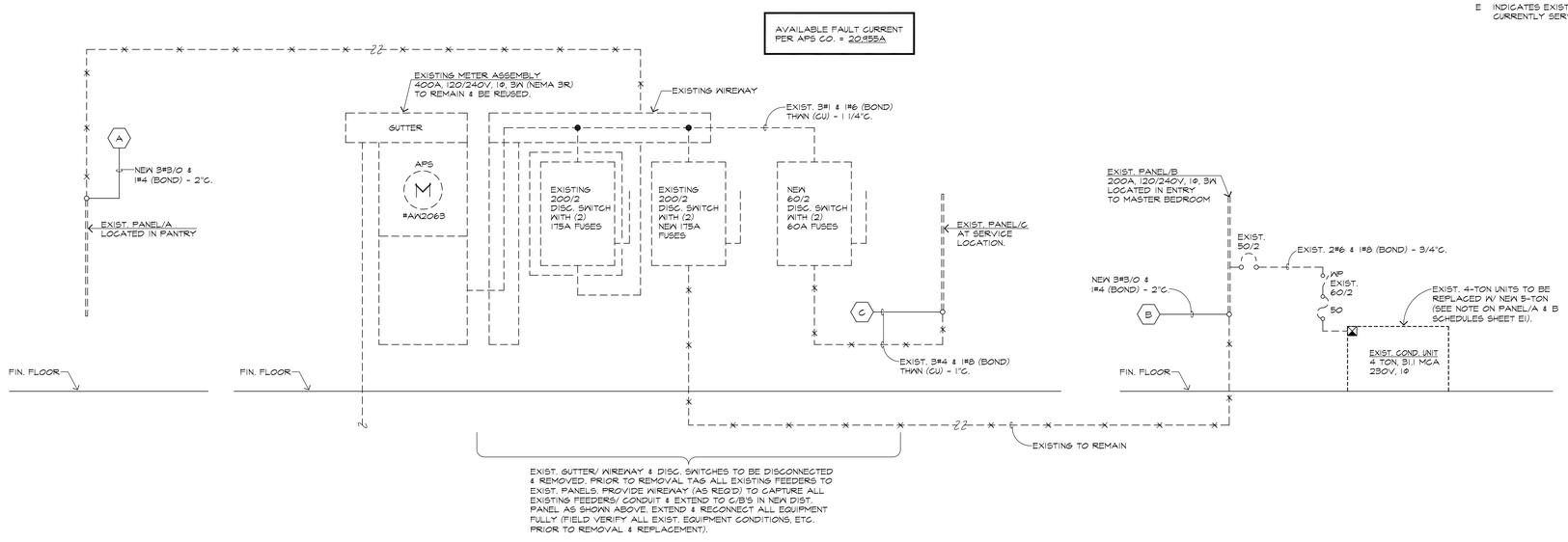
FIRST 10,000VA @ 100% DEMAND	=	10000 VA
REMAINDER OF LOAD @ 40% DEMAND	=	20510 VA
E INDOOR UNIT - 1, 2 & 3 (3/4HP, 120V, 1Ø/EA)	=	4468 VA
OUTDOOR UNIT - 2 & 3 (27.0MCA, 230V, 1Ø) ⊗	=	14306 VA
OUTDOOR UNIT - 1 (27.0MCA, 230V, 1Ø X 125% DEMAND) ⊗	=	7763 VA
POOL PUMP	=	2760 VA
POOL FILTER	=	2300 VA
NEW INDOOR UNIT - 4 (7.9MCA, 230V, 1Ø/EA)	=	1817 VA
NEW OUTDOOR UNIT - 4 (18.0MCA, 230V, 1Ø)	=	4320 VA
● NEW 2-TON (MINI-SPLIT) (23.0A, 230V, 1Ø)	=	5290 VA
● NEW 2-TON (MINI-SPLIT) (23.0A, 230V, 1Ø)	=	5290 VA
TOTAL		79,324 VA

79,324VA ÷ 240V = 331.0A

● INDOOR UNIT DERIVES POWER SUPPLY FROM OUTDOOR UNIT.

⊗ EXISTING 4-TON UNIT TO BE REPLACED W/ NEW 5-TON.

E INDICATES EXISTING LOADS THAT ARE EXISTING IN PANELS CURRENTLY SERVING RESIDENCE.



ELECTRICAL SERVICE RISER DIAGRAM

EXISTING EQUIPMENT NOT TO SCALE

ELECTRICAL DESIGN CONSULTANTS, LLC
2015 WEST RUTHRAUFF, SUITE #143 TUCSON, ARIZONA 85705
T (602) 279-7010
EDC Project #: 2022-107
1610 EAST CHRISTINA STREET CASA GRANDE, ARIZONA 85122
www.edcllcaz.com

PERSPECTIVE ARCHITECTURE, LLC
131 EAST ALVARADO ROAD PHOENIX ARIZONA 85004
602.809.6116 tom@XLdesign.build

RESIDENTIAL RENOVATION AND ADDITIONS

GHEBLEH RESIDENCE

8201 NORTH 54TH STREET, PARADISE VALLEY ARIZONA 85253

ELEC RISER DIAGRAM

E1.1

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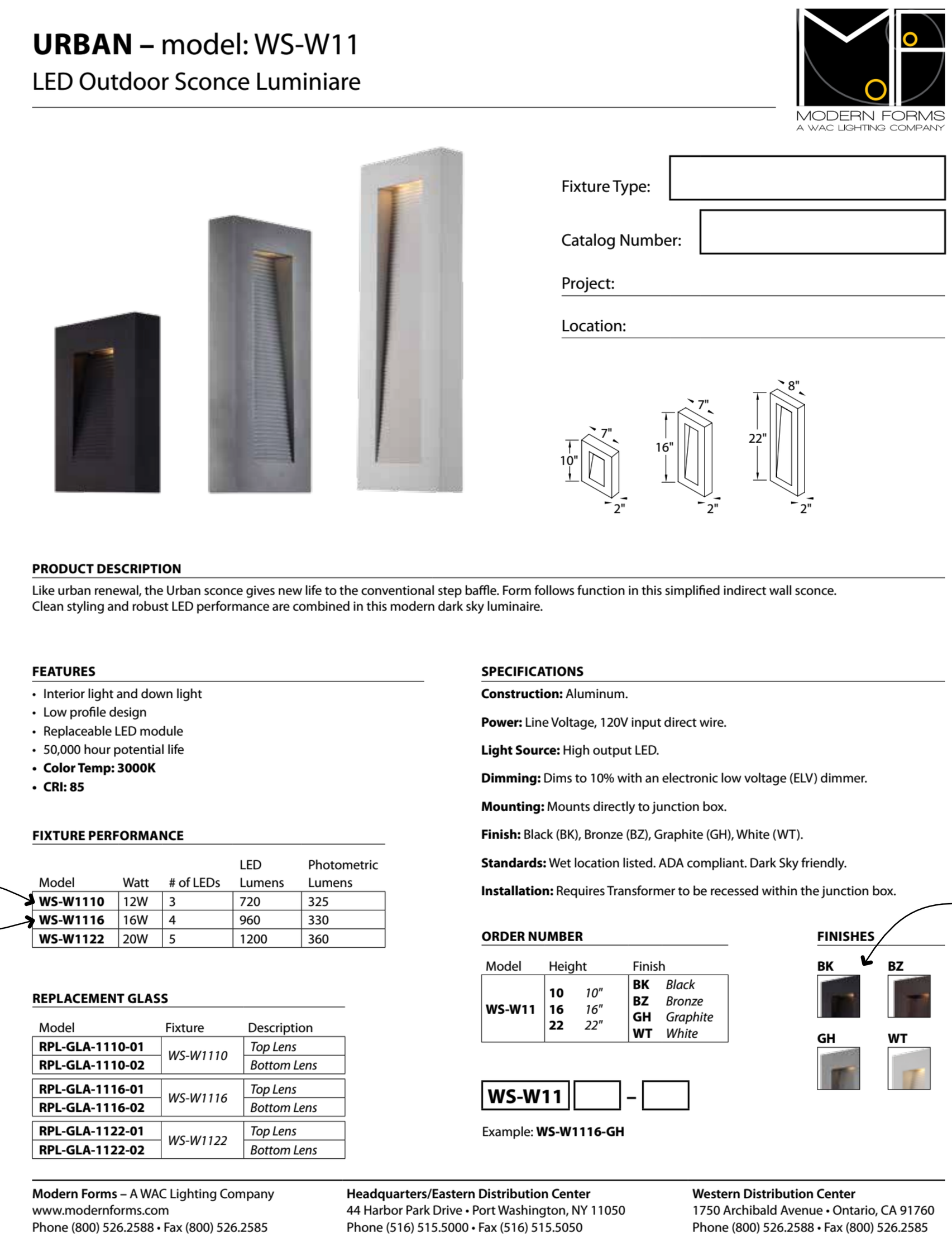
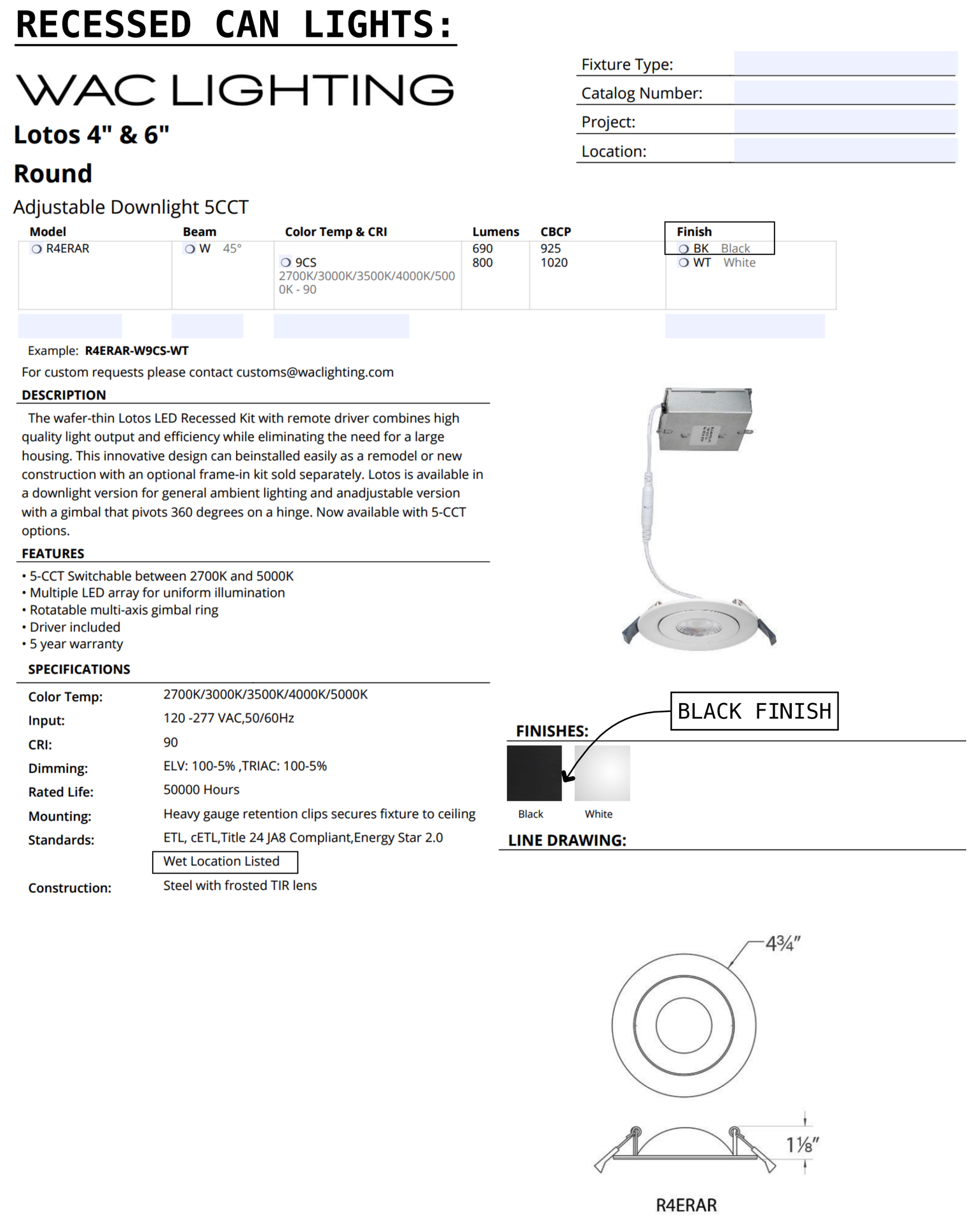
EXTERIOR WALL SCONCES:



RECESSED CAN LIGHTS:



TYPE OF LIGHT FIXTURE	SYMBOL	QUANTITY	FINISH	LUMENS	TEMPERATURE
WALL SCONCE	W110	8	BLK	325	3000k
WALL SCONCE	W116	5	BLK	330	3000k
RECESSED CAN DOWNLIGHT	●	13	BLK (TRIM)	325	2700-5k (adjustable)
DECORATIVE PENDANT @ ENTRY	○	3	BLK/GOLD	300	3000k
WALL LIGHTS @ DECK	⌓	11	BLK (TRIM)	200	3000k

1ST FLOOR - LIGHTING

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

NORTH

ELECTRICAL NOTES

GENERAL:
OWNER TO SELECT ALL LIGHT FIXTURES, SWITCH PLATES, OUTLET COVERS INCLUDING COLOR. PROVIDE ALLOWANCE FOR MATERIALS.

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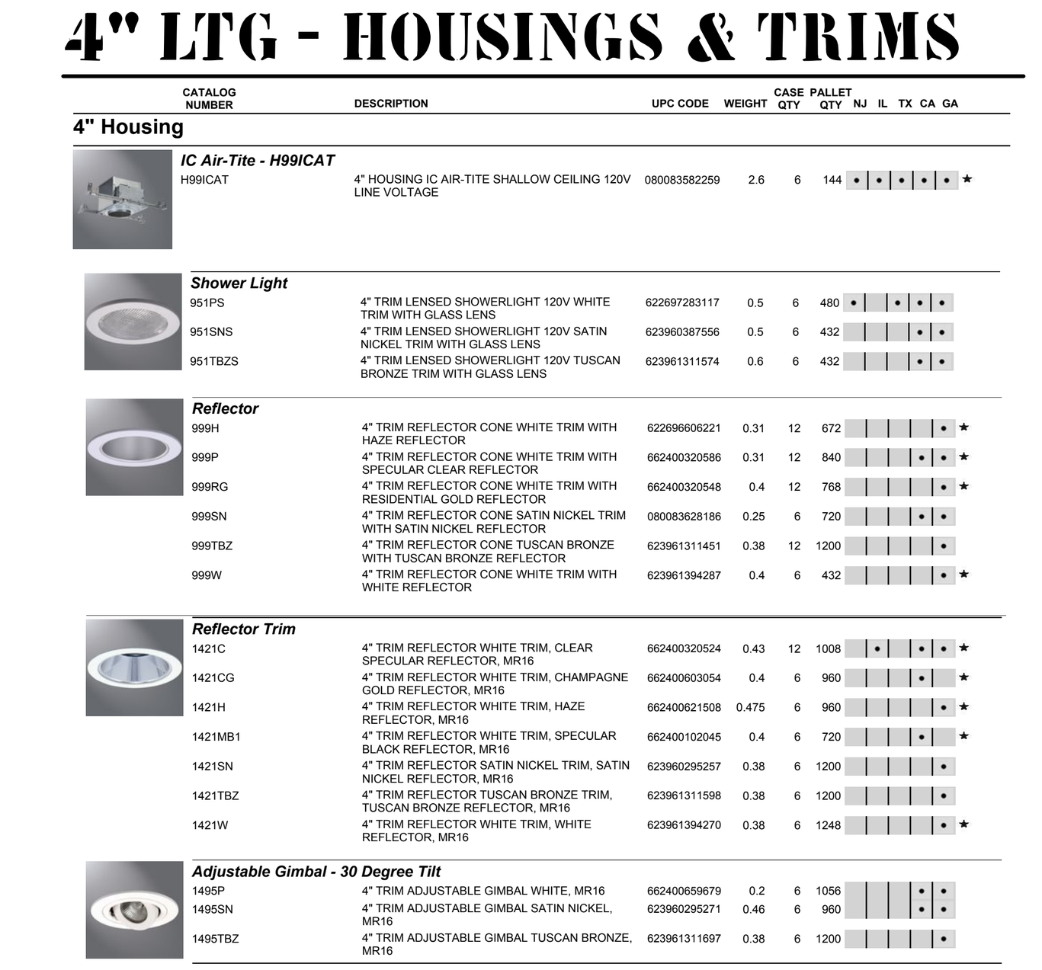
CEILING FANS

OUTLET BOXES USED AT CEILING FANS SHALL BE LOAD-RATED FOR SUPPORTING WEIGHT OF CEILING FANS

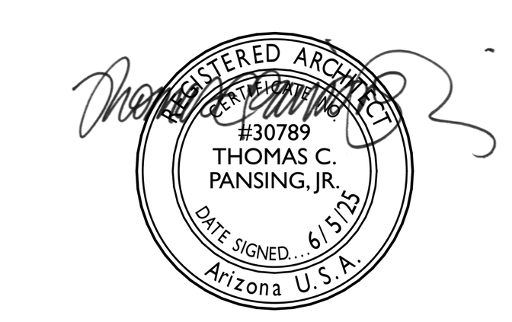
LIGHTING LEGEND

- 4" CAN - SEE OPTIONS THIS SHEET
- PENDANT FIXTURE - SELECTED BY OWNER.
- CHANDELIER - SELECTED BY OWNER.
- CEILING FAN - SELECTED BY OWNER. JUNCTION BOXES FOR FAN SUPPORT ARE TO BE RATED FOR LOAD PER IRC E3805.8
- EXHAUST FAN - BROAN INVENT SERIES 80 CFM 1.5 SONE
- OUTDOOR WALL LIGHT - MTD 18" ABOVE DECK CIRCA LTG KRYSEN #7000SKYSN92730Z12 BRONZE

4" LTG - HOUSINGS & TRIMS



NOTE: OWNER TO SELECT ALL PENDANT MOUNTED FIXTURES, CEILING FANS, AND SCONCE LIGHTING



RESIDENTIAL RENOVATION AND ADDITIONS

GHEBLEH RESIDENCE

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PERSPECTIVE ARCHITECTURE, LLC
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1ST FLOOR - LIGHTING

E2.1

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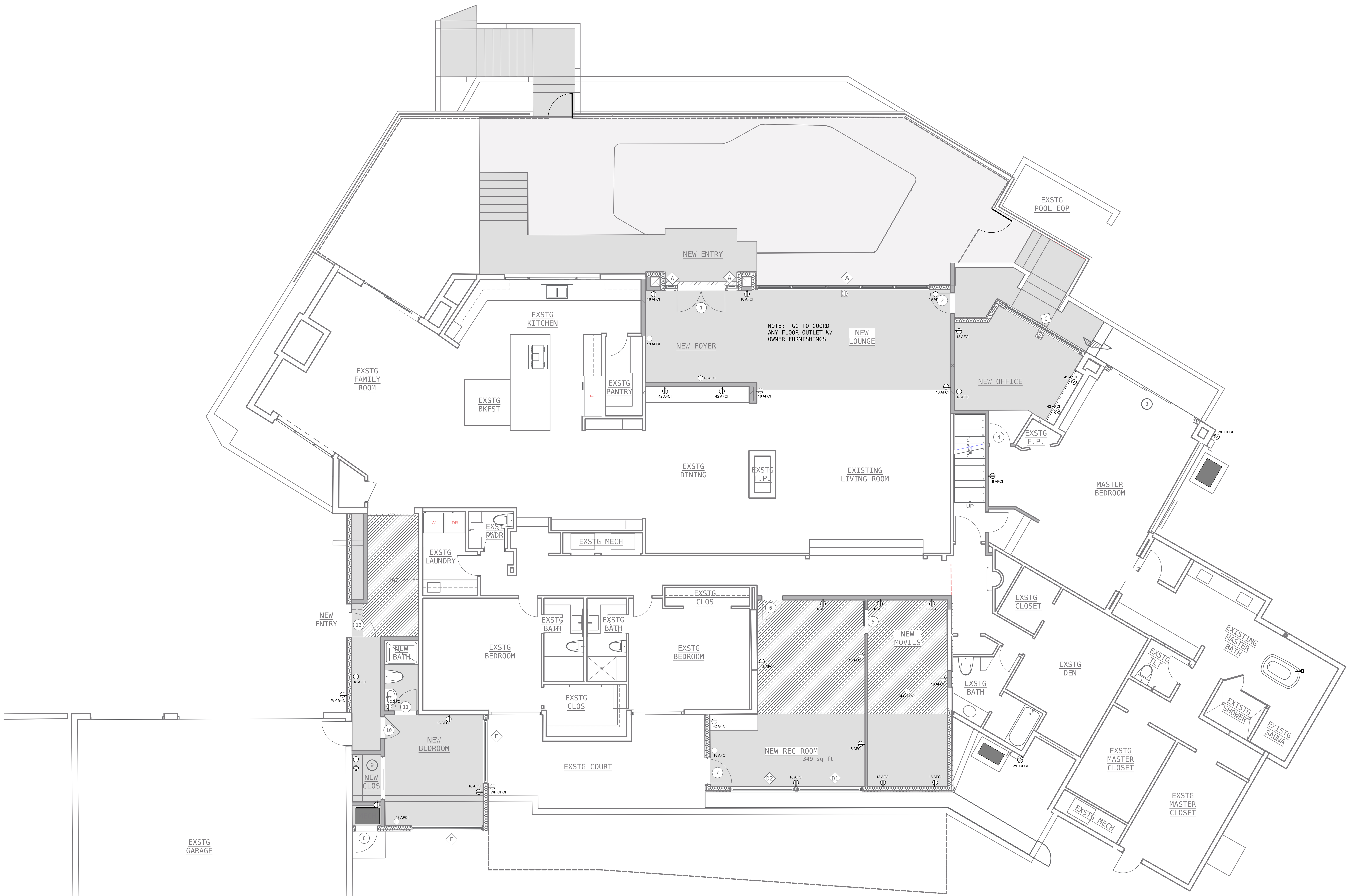
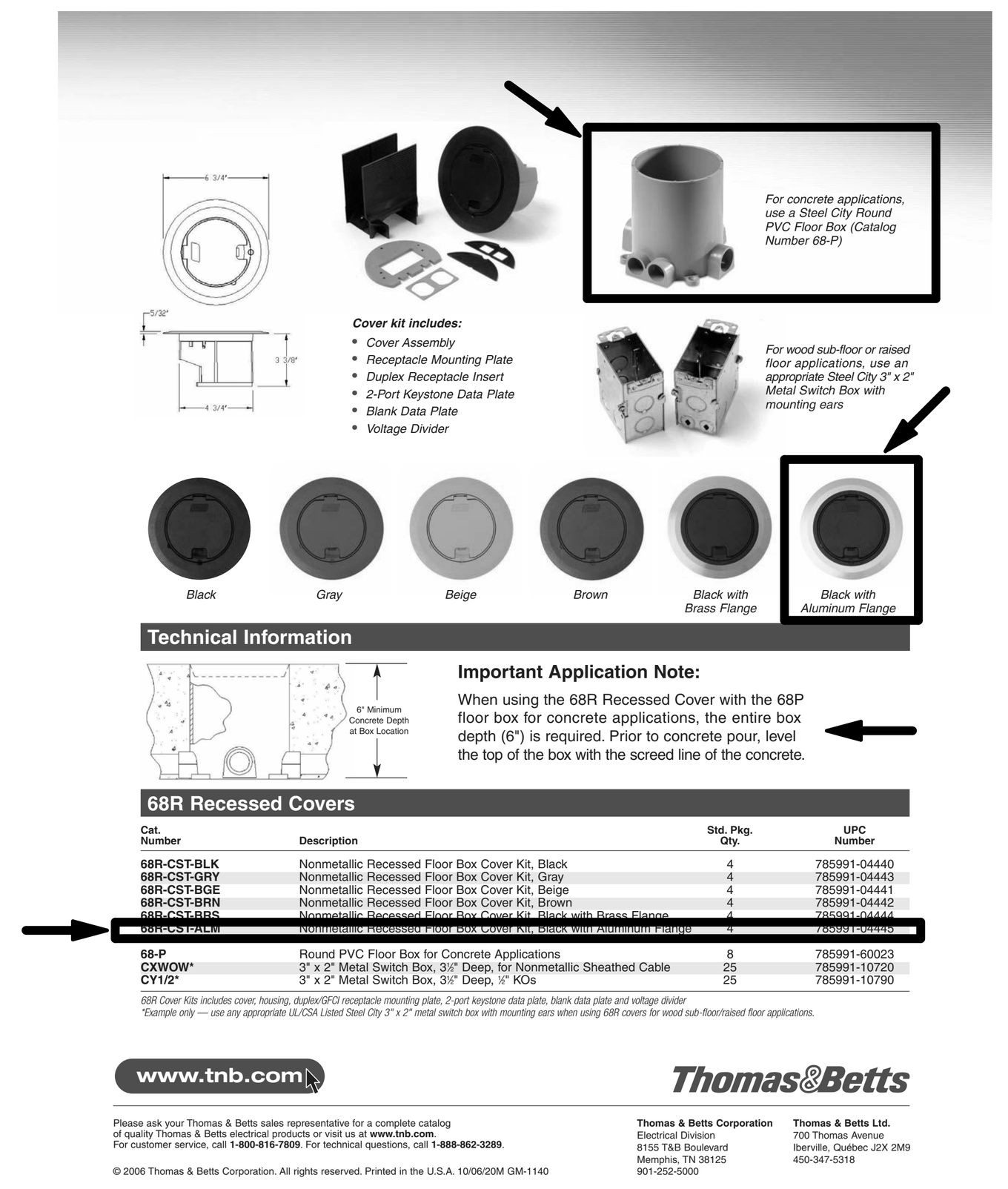


1 1ST FLOOR - POWER

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

NORTH

FLOOR OUTLET - BOX & TRIM



NOTE: OWNER TO SELECT ALL WALL SWITCH PLATES AND OUTLET PLATES

TAMPER-RESISTANT OUTLETS

PROVIDE TAMPER-RESISTANT OUTLETS THROUGHOUT HOME IN ACCORDANCE WITH IRC E4002.14 AND E3901.1

POWER LEGEND

- FLOOR OUTLET
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE
- GFCI — GROUND FAULT CIRCUIT INTERRUPTER
- AFCI — ARC FAULT CIRCUIT INTERRUPTER
- 30 — 30" MOUNTING HEIGHT
- 42 — 42" MOUNTING HEIGHT
- WP — WATERPROOF FIXTURE
- TELEPHONE
- TV — TELEVISION
- ELECTRICAL DISCONNECT
- S — SMOKE DETECTOR – TO BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP
- CO — COMBINATION CARBON MONOXIDE DETECTOR AND SMOKE-DETECTOR – TO BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP

POWER NOTES

EVERY CIRCUIT AND CIRCUIT MODIFICATION SHALL BE LEGIBLY IDENTIFIED AS TO ITS CLEAR, EVIDENT AND SPECIFIC PURPOSE OR USE. THE IDENTIFICATION SHALL INCLUDE SUFFICIENT DETAIL TO ALLOW EACH CIRCUIT TO BE DISTINGUISHED FROM ALL OTHERS. EACH CIRCUIT IDENTIFIED WITHIN THE PANELBOARD SHALL ALSO BE ETCHED OR OTHERWISE PERMANENTLY MARKED ONTO THE COVERPLATES OF RECEPTACLES AND JUNCTION BOXES OF LUMINAIRES AND EQUIPMENT. (STICK ON LABELS NOT ACCEPTABLE)
IT WOUD ALSO BEACCEPTABLE TO TAG EACH CIRCUIT CONDUCTOR AT EACH JUNCTION BOX (OUTLET, SWITCH, J-BOX) WITH THE CIRCUIT'S IDENTIFICATION.

DISCONNECT SHALL BE PROVIDED FOR ALL MULTI-WIRE BRANCH CIRCUIT HOME-RUNS. THE UNDERGROUNDED AND GROUNDED CONDUCTORS OF EACH MULTI-WIRE BRANCH CIRCUIT SHALL BE GROUPED BY WIRE TIES OR SIMILAR MEANS IN AT LEAST ONE LOCATION WITHIN THE PANELBOARD OR OTHER POINT OF ORIGINATION.

ARC-FAULT CIRCUIT INTERRUPT PROTECTION:
ALL 120-VOLT SINGLE PHASE 15-AMP AND 20-AMP BRACH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

TWO OR MORE 20 AMP SMALL APPLIANCE CIRCUITS SHALL BE PROVIDED TO SERVE THE KITCHEN, BREAKFAST AND DINING ROOMS AND THESE CIRCUITS SHALL HAVE NO OTHER OUTLETS.

AT LEAST ONE 20 AMP SMALL APPLIANCE CIRCUIT SHALL BE PROVIDED TO SERVE THE LAUNDRY ROOM AND THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS.

REGISTERED ARCHITECT
CERTIFICATE NO.
#30789
THOMAS C. PANSING, JR.
Arizona U.S.A.

Expires: 12/31/26

TYPE OF LIGHT FIXTURE	SYMBOL	QUANTITY	FINISH	LUMENS	TEMPERATURE
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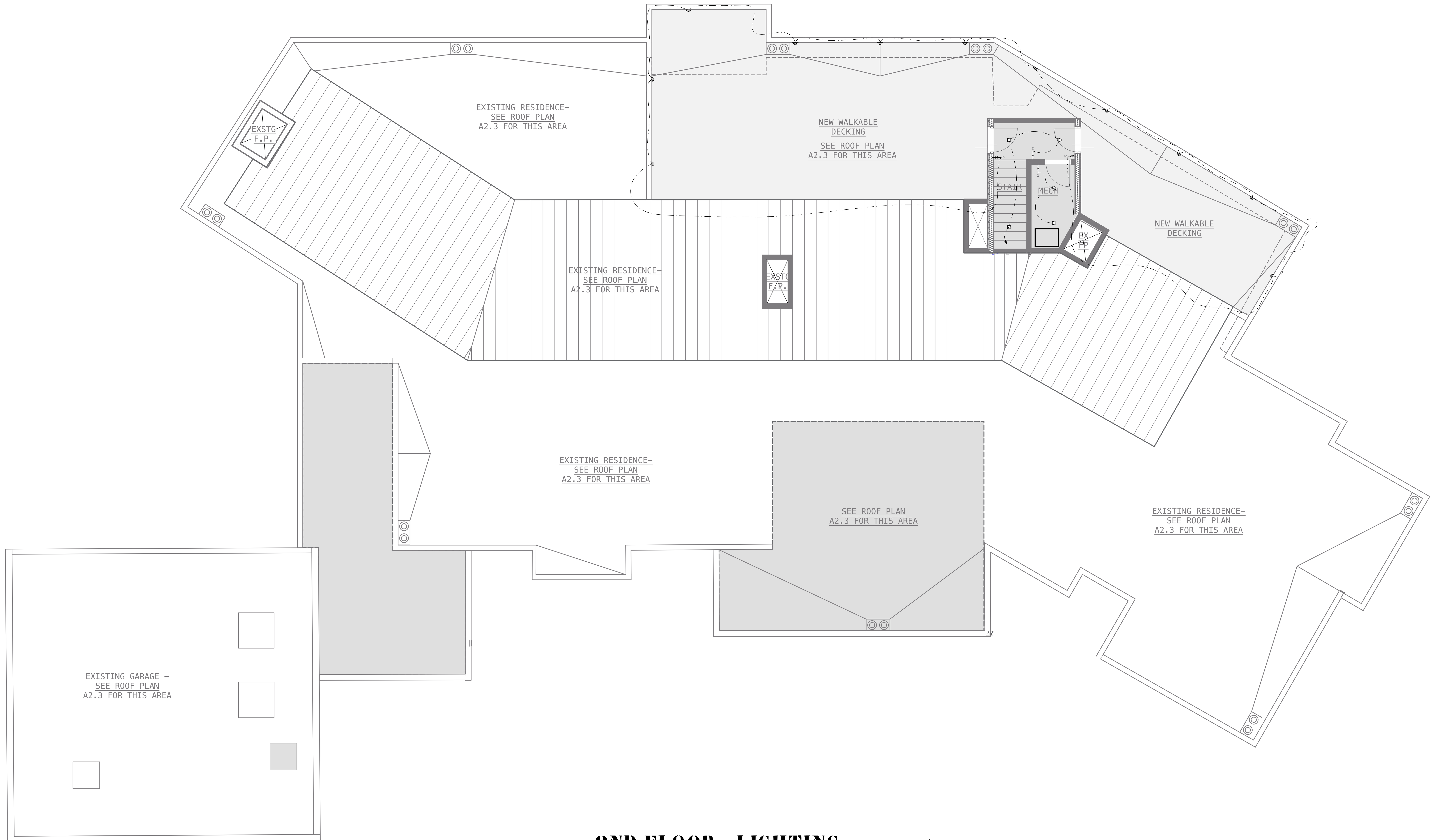

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4" LTG - HOUSINGS & TRIMS

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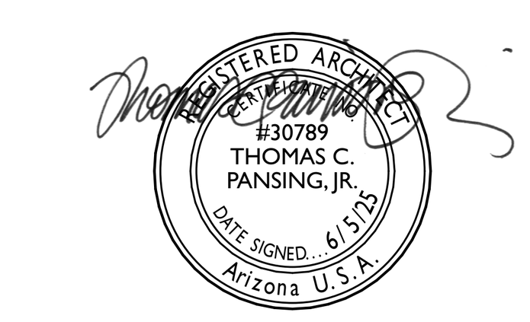

Expires: 12/31/26

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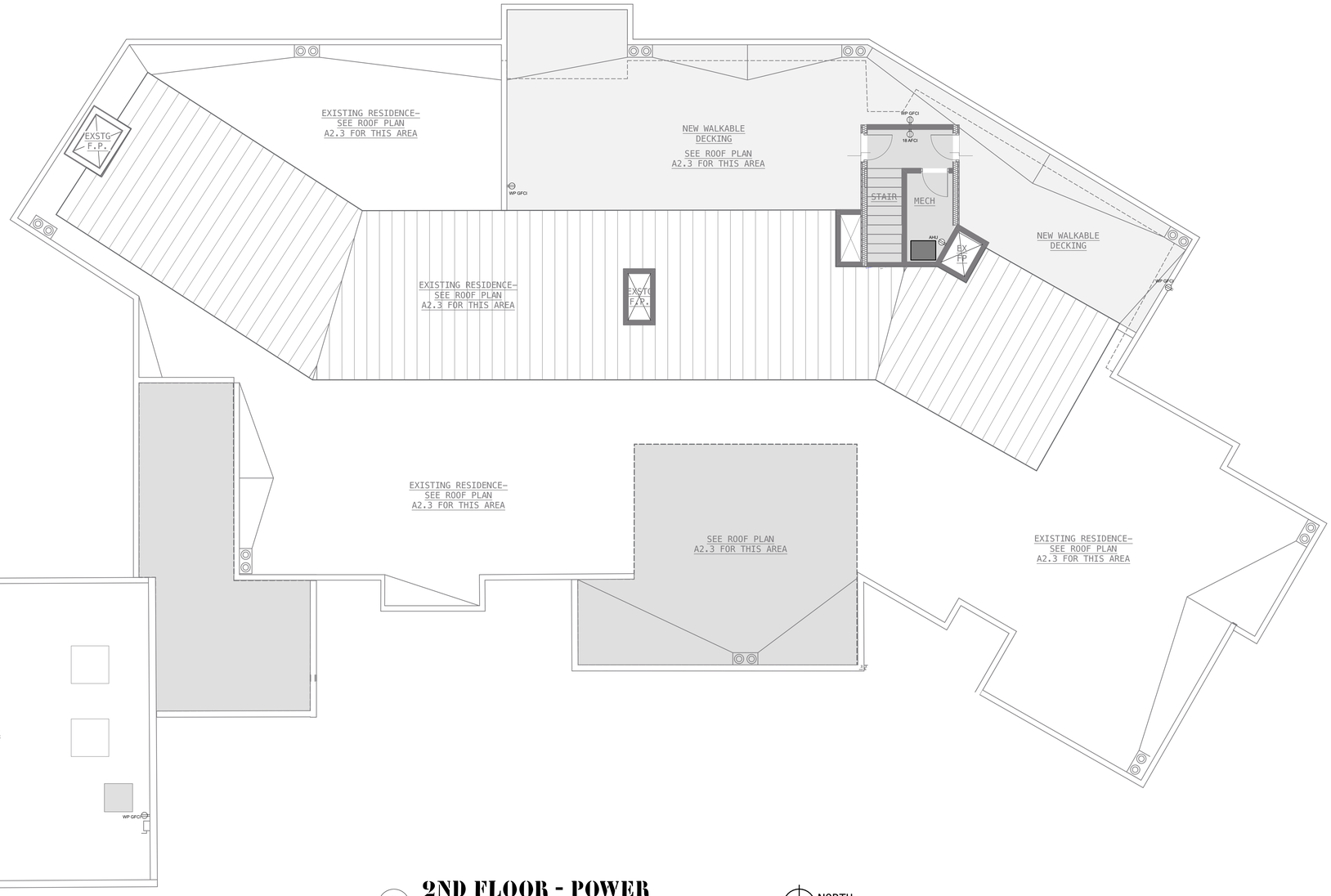
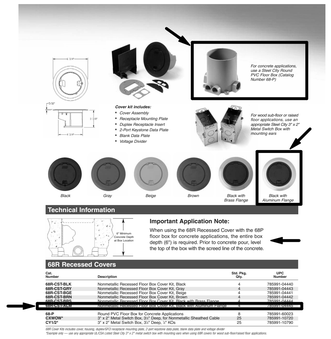


2 2ND FLOOR - POWER

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

NORTH

FLOOR OUTLET - BOX & TRIM



NOTE: OWNER TO SELECT ALL WALL SWITCH PLATES AND OUTLET PLATES

TAMPER-RESISTANT OUTLETS

PROVIDE TAMPER-RESISTANT OUTLETS THROUGHOUT HOME IN ACCORDANCE WITH IRC E4002.14 AND E3901.1

POWER LEGEND

	FLOOR OUTLET
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
AFCI	ARC FAULT CIRCUIT INTERRUPTER
30	30" MOUNTING HEIGHT
42	42" MOUNTING HEIGHT
WP	WATERPROOF FIXTURE
	TELEPHONE
	TELEVISION
	ELECTRICAL DISCONNECT
S	SMOKE DETECTOR – TO BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP
CO	COMBINATION CARBON MONOXIDE DETECTOR AND SMOKE-DETECTOR – TO BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP

POWER NOTES

EVERY CIRCUIT AND CIRCUIT MODIFICATION SHALL BE LEGIBLY IDENTIFIED AS TO ITS CLEAR, EVIDENT AND SPECIFIC PURPOSE OR USE. THE IDENTIFICATION SHALL INCLUDE SUFFICIENT DETAIL TO ALLOW EACH CIRCUIT TO BE DISTINGUISHED FROM ALL OTHERS. EACH CIRCUIT IDENTIFIED WITHIN THE PANELBOARD SHALL ALSO BE ETCHED OR OTHERWISE PERMANENTLY MARKED ONTO THE COVERPLATES OF RECEPTACLES AND JUNCTION BOXES OF LUMINAIRES AND EQUIPMENT. (STICK ON LABELS NOT ACCEPTABLE) IT WOUD ALSO BEACCEPTABLE TO TAG EACH CIRCUIT CONDUCTOR AT EACH JUNCTION BOX (OUTLET, SWITCH, J–BOX) WITH THE CIRCUIT'S IDENTIFICATION.

DISCONNECT SHALL BE PROVIDED FOR ALL MULTI–WIRE BRANCH CIRCUIT HOME–RUNS. THE UNDERGROUNDED AND GROUNDED CONDUCTORS OF EACH MULTI–WIRE BRANCH CIRCUIT SHALL BE GROUPED BY WIRE TIES OR SIMILAR MEANS IN AT LEAST ONE LOCATION WITHIN THE PANELBOARD OR OTHER POINT OF ORIGINATION.

ARC–FAULT CIRCUIT INTERRUPT PROTECTION:
ALL 120–VOLT SINGLE PHASE 15–AMP AND 20–AMP BRACH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY A LISTED ARC–FAULT CIRCUIT INTERRUPTER COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

TWO OR MORE 20 AMP SMALL APPLIANCE CIRCUITS SHALL BE PROVIDED TO SERVE THE KITCHEN, BREAKFAST AND DINING ROOMS AND THESE CIRCUITS SHALL HAVE NO OTHER OUTLETS.

AT LEAST ONE 20 AMP SMALL APPLIANCE CIRCUIT SHALL BE PROVIDED TO SERVE THE LAUNDRY ROOM AND THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS.

REGISTERED ARCHITECT
#30789
THOMAS C. PANSING, JR.
DATE SIGNED 6/1/25
Arizona U.S.A.

Expires: 12/31/26

PERSPECTIVE ARCHITECTURE, LLC
131 EAST ALVARADO ROAD PHOENIX ARIZONA 85004
602.809.6116 tom@XLdesign.build

RESIDENTIAL RENOVATION AND ADDITIONS

GHEBLEH RESIDENCE

8201 NORTH 54TH STREET, PARADISE VALLEY ARIZONA 85253

2ND FLOOR – POWER

E2.4

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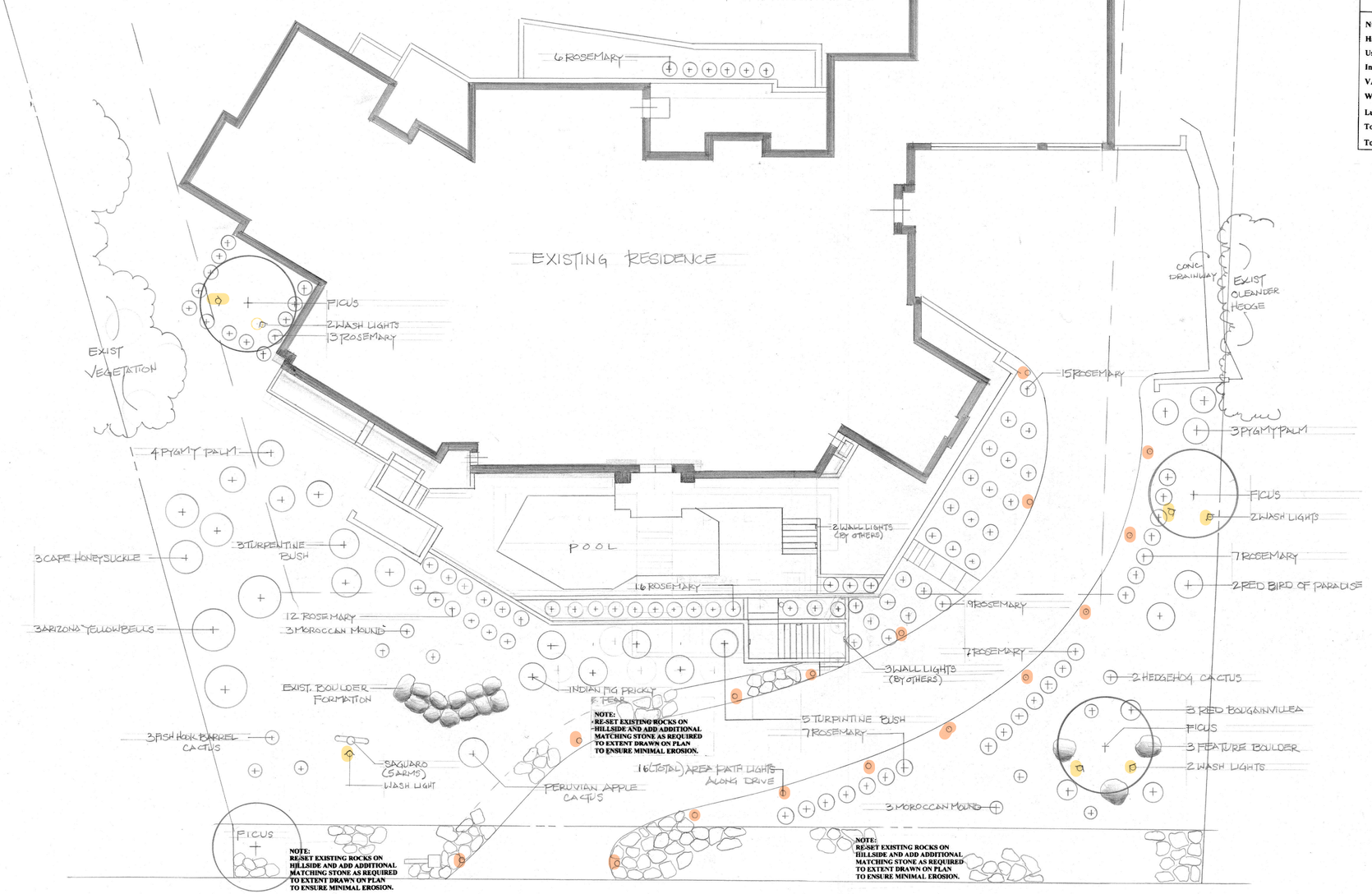
PLANT SCHEDULE

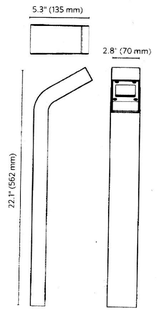
QTY	BOTANICAL NAME	COMMON NAME	SIZE
3	BOUGAINVILLEA 'DOUBLE RED'	RED BOUGAINVILLEA	15 GAL
2	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL
1	CEREUS REPANDUS F. MONSTROUS	PERUVIAN APPLE CACTUS	15 GAL
2	ECHINOCEREUS DASYACANTHUS	HEDGEHOG CACTUS	5 GAL
8	ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	5 GAL
8	EUPHORBIA RESINIFERA	MOROCCAN MOUND	15 GAL
3	FEROCACTUS WISLIZENII	FISH HOOK BARREL CACTUS	15 GAL
4	FICUS NITIDA	FICUS TREE	24" BOX
1	OPUNTIA FICUS-INDICA	INDIAN FIG CACTUS	15 GAL
7	PHOENIX ROEBELENII	PYGMY DATE PALM	15 GAL
92	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL
1	CARNEGIEA GIGANTEA	SAGUARO (5-ARMS)	
3	TECOMA CAPENSIS	CAPE HONEYSUCKLE	5 GAL
3	TECOMA STANS	ARIZONA YELLOWBELLS	5 GAL

NOTES AND SPECIFICATIONS

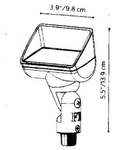
1. ALL INTRODUCED PLANTS MUST BE IRRIGATED WITH AN AUTOMATIC DRIP SYSTEM THAT IS COMPLETELY BURIED AND TIED INTO AN ELECTRICAL CONTROLLER
2. ALL TREES REQUIRING SUPPORT SHALL BE STAKED PROPERLY UTILIZING DOUBLE STAKE ASSEMBLIES OR GUY ASSEMBLIES
3. ALL DRIP EMITTERS TO BE TRIMMED AND ADJUSTED TO BE FLUSH WITH FINISHED GRADE
4. ALL WALL MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH THE WALL OF WHICH THE EQUIPMENT IS MOUNTED ON
5. ALL FINISHED GRADES TO BE ADJUSTED TO WITHIN ONE INCH BELOW FINISHED WALKS AND DRIVEWAY ELEVATIONS
6. ALL FINISHED PLANT BEDS TO BE 'MULCHED' WITH 3/4" DECORATIVE STONE (STYLE AND COLOR TO BE CHOSEN BY CLIENT) STONE DEPTH TO BE 2" MIN.
7. ALL LANDSCAPE LIGHTING FIXTURES TO BE INSTALLED SUCH THAT SOURCES OF LIGHT CANNOT BE SEEN FROM NEIGHBORING PROPERTIES.
8. LIGHTING TO BE IN ACCORDANCE WITH MARICOPA COUNTY OR LOCAL LIGHTING ORDINANCES
9. IRRIGATION TO BE DESIGNED BY LANDSCAPE AND/OR IRRIGATION COMPANY. ALL NECESSARY PERMITS ARE THE RESPONSIBILITY OF SAID COMPANY. NEW SYSTEM TO BE PVC
10. CONTRACTOR TO VERIFY ALL GRADING TO ENSURE POSITIVE DRAINAGE
11. KNOW WHAT'S BELOW CALL ARIZONA 811 OR CREATE A MARKING TICKET ONLINE: WWW.ARIZONA811.COM TO HAVE UTILITIES MARKED ON CONSTRUCTION SITE 2 DAYS BEFORE DIGGING

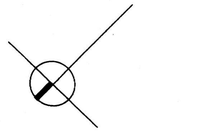


FX-M-PJ AREA/PATH LIGHT	
Number of LED's	3
Halogen Lumen Output Equivalent	20 watt
Useful LED Life	50,000 hrs ave.
Input Voltage	10-15V
VA Total	4.5
Watts Used	4.2
Lumens per Watt	36
Total Lumens	151
Total Fixtures for Project	16



FX-PB: UP WASH LIGHT	
Number of LED's	3
Halogen Lumen Output Equivalent	20 watt
Useful LED Life	50,000 hrs ave.
Input Voltage	10-15V
VA Total	4.5
Watts Used	4.2
Lumens per Watt	36
Total Lumens	151
Total Fixtures for Project	7





SCALE: 1"=10'-0"

REVISED BY	DATE OF REVISION
SLS	1-10-25

GHEBLEH RESIDENCE
8201 N. 54TH STREET
PARADISE VALLEY, AZ 85253

JULY 8, 2024

BY:SLS

SCHEEL & ASSOCIATES
LANDSCAPE DESIGN
Phone: (815) 482-8187
E-mail-scheelandassociates@gmail.com