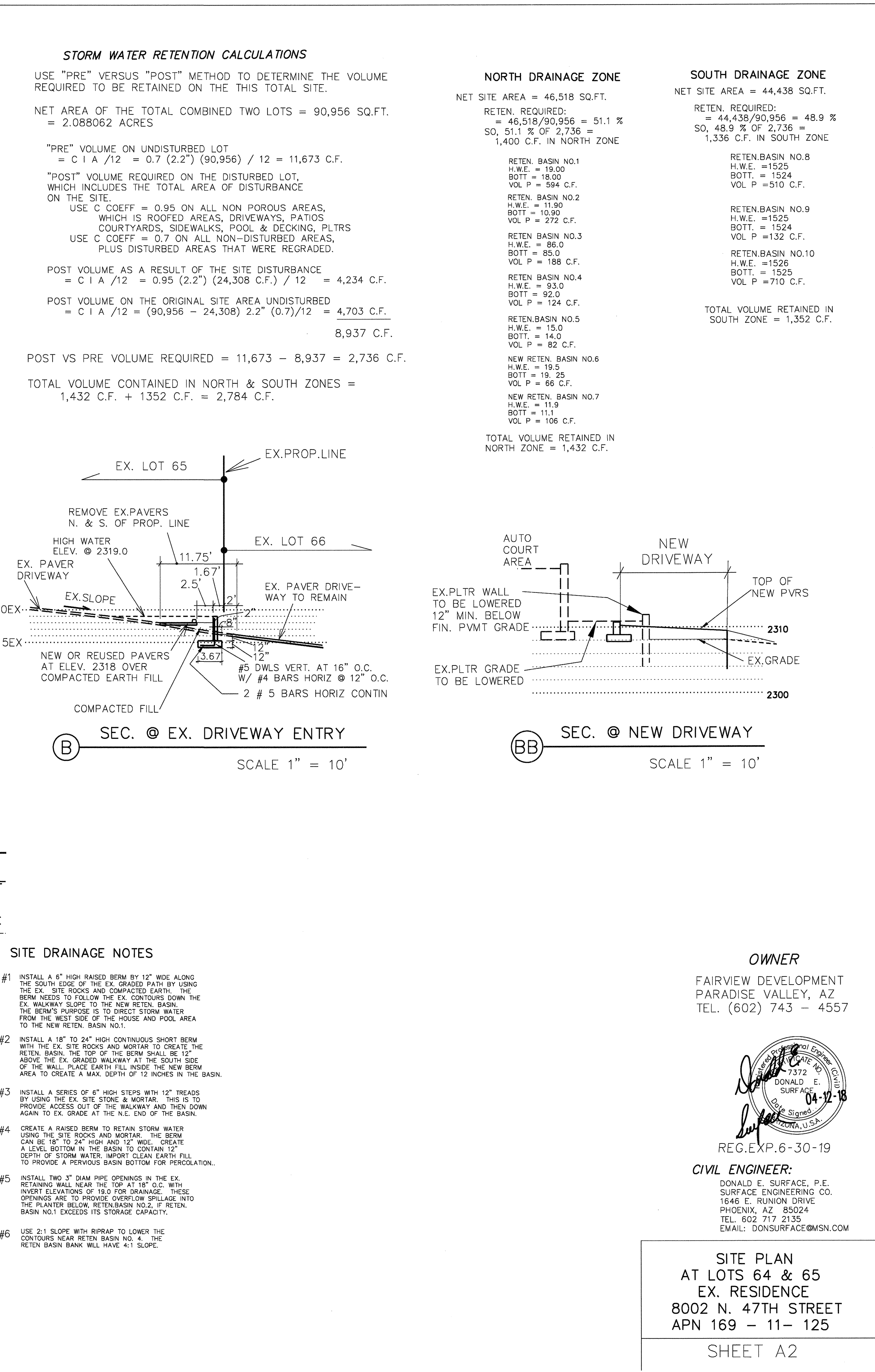
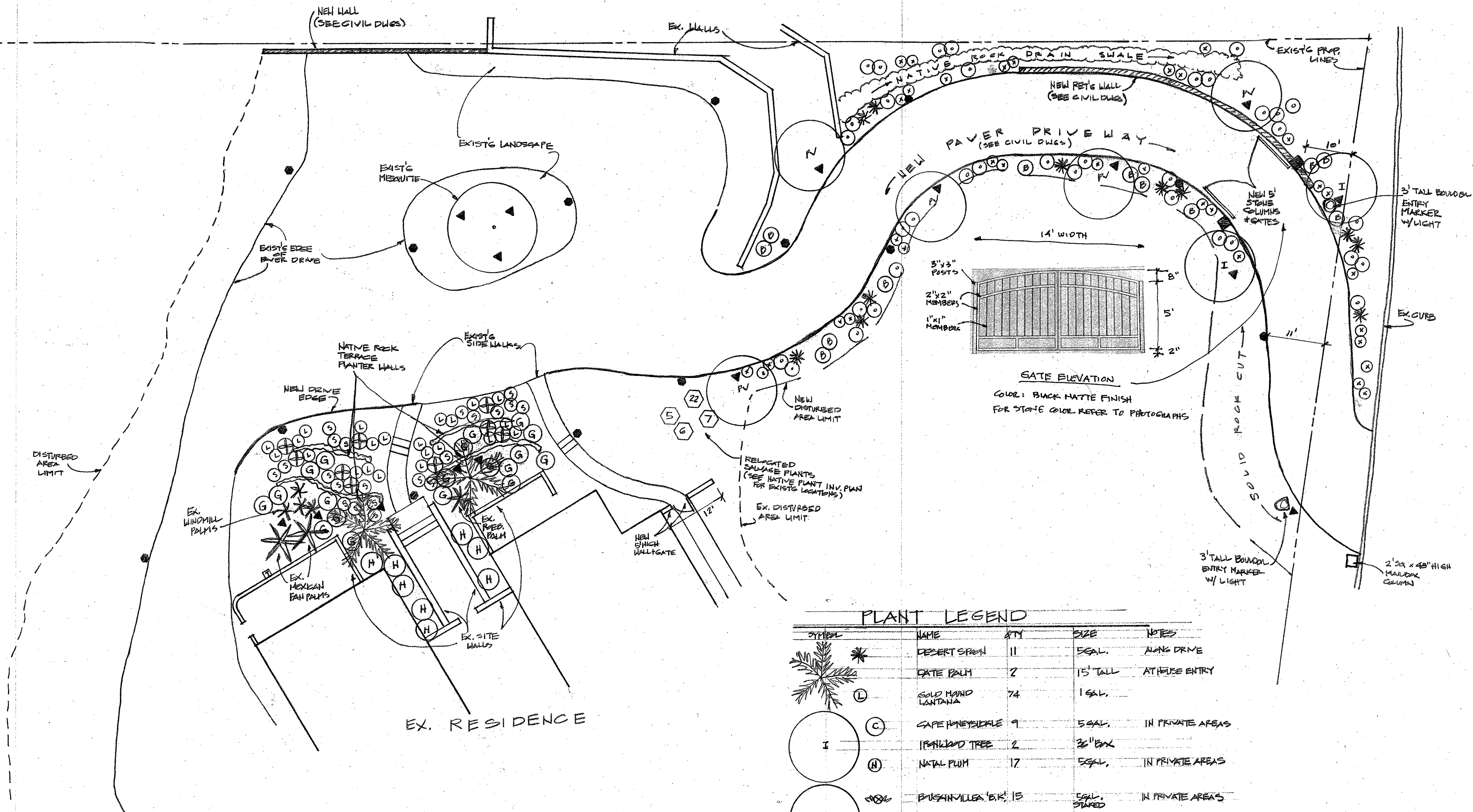






SHEET A2



GENERAL NOTES

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

LOW VOLT LIGHTING LEGEND

SYMBOL	ITEM	QTY	COLOR TEMP	NOTES
* ▲	1" VOLT ALL STAR WHITE W/SHIMMING	30	2700	TEXTURED BLACK FIN. LED - 150 LUMENS
●	1" VOLT ALL STAR BLACK	31	2700	TEXTURED BLACK FIN. LED - 150 LUMENS
□	1" VOLT ALL STAR COOL WHITE	3		LED - 240 LUMENS
* NOTE: MAX. ALLOWABLE DISTURBED AREA = 43472' ± 43472' / 1000 = 43.47 UP LITE FIXTURES MAX				

PLANT LEGEND

SYMBOL	NAME	QTY	SIZE	NOTES
* (Desert Sprinkler)	DESERT SPRINK	11	5 GAL.	ALONG DRIVE
● (Date Palm)	DATE PALM	2	15' TALL	AT HOUSE ENTRY
○ (Gold Mound Lantana)	GOLD MOUND LANTANA	74	1 GAL.	
○ (Cape Honeysuckle)	CAPE HONEYSUCKLE	9	5 GAL.	IN PRIVATE AREAS
○ (Pineapple Tree)	PINEAPPLE TREE	2	36" BOX	
○ (Natal Plum)	NATAL PLUM	17	5 GAL.	IN PRIVATE AREAS
○ (Bushmanville 'B.K.')	BUSHMANVILLE 'B.K.'	15	5 GAL.	IN PRIVATE AREAS
○ (Desert Hibiscus)	DESERT HIBISCUS	5	36" BOX	ALONG DRIVE
○ (Sage Palm)	SAGE PALM	4	15 GAL.	IN PRIVATE AREAS
○ (Asparagus Fern)	ASPARAGUS FERN	18	1 GAL.	" "
○ (Evergreen Iris)	EVERGREEN IRIS	14	1 GAL.	" "
○ (Hibiscus)	HIBISCUS	12	5 GAL.	" "
○ (Heavenly Bamboo)	HEAVENLY BAMBOO	2	5 GAL.	" "
○ (Pax, Russell III)	PAX, RUSSELL III	6	24" BOX	" "
○ (Roses)	ROSES	7	5 GAL.	" "
○ (Annulus)	ANNULUS	6' O.C.	FROM GROUPS	" "
○ (Brittle Bush)	BRITTLE BUSH	30	1 GAL.	ALONG DRIVE
○ (Bushmanville)	BUSHMANVILLE	12	5 GAL.	" "
○ (Blackfoot Daisy)	BLACKFOOT DAISY	33	1 GAL.	" "
○ (Agave Parry II)	AGAVE PARRY II	9	15 GAL.	" "
○ (Green Cloud Sage)	GREEN CLOUD SAGE	19	5 GAL.	" "
○ (Savina Gregg II)	SAVINA GREGG II	21	5 GAL.	" "

ARTERRA INC.
LANDSCAPE ARCHITECTURE
 P.O. BOX 4449
 Cottonwood, Arizona 86326
 TEL: (928) 569-9800
 FAX: (928) 569-2693
 E-MAIL: artterra@artterra.com

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

DATE: 3/7/18
 REV: 3/27/18
 DRAWN BY: PEC
 SHEET: 2 OF 2

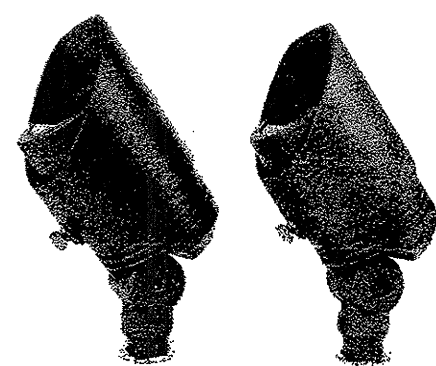
DATE: 3/7/18
 REV: 3/27/18
 DRAWN BY: PEC
 SHEET: 2 OF 2

VOLT® Low Voltage Landscape Lighting All-Star™ Aluminum MR16 Spotlight - 2000 Series

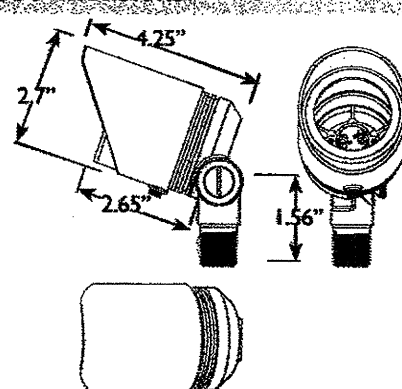
Product Description

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

With superior light control the All-Star™ gives you complete mastery over your lighting effects ensuring you only have light where you want it. This fixture is shielded, has a silicone plug where the lead wires exit to prevent pests and humidity from entering the fixture, is made of solid cast aluminum and comes with a 5-Year Warranty.



Product Dimensions



Features & Benefits

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

Specifications

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

Warranty

5-Year Warranty

Certifications



Sollos

PDO083 8.3" Dome Path Light Architectural Aluminum

Fixture Ordering Guide

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

JC20 Halogen lamp shipped with fixture. To substitute a ProLED® lamp, add lamp product code.
Example: PDO083-TB-15-JC20/ZWW/LED

Housing:

- Aluminum construction
- Underside of 8.3" diameter hat is coated with white reflective paint for optimum output and diffusion
- Stepped, threaded collar for tool-less attachment and easy relamping
- Clear 4mm thick glass lens protects the lamp

Stem:

- 1/2" diameter stem provides solid, stable mounting

Finish:

- Textured Black or Textured Bronze
- UV resistant powder coat protects the finish from salt-spray induced corrosion

Socket:

- Ceramic G4 bi-pin socket
- Heat-resistant wire leads

Lamp:

- T3-G4 bi-pin - 20W maximum
- ProLED® JC lamps provide up-to 40,000 hour rated life, 10-18V input voltage range and 3000K, amber, blue, green and red color options
- ProLED® IP65 Rated JC lamps are rated for use outdoors where exposed directly to water from rain or irrigation

Mounting:

- 8" Black ground stake included

Electrical:

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

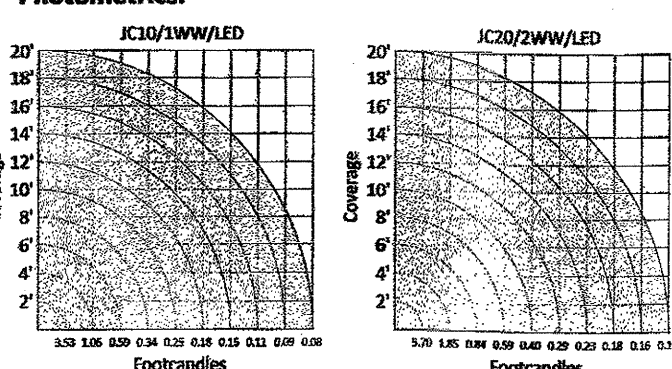
Certifications:

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

Warranty:

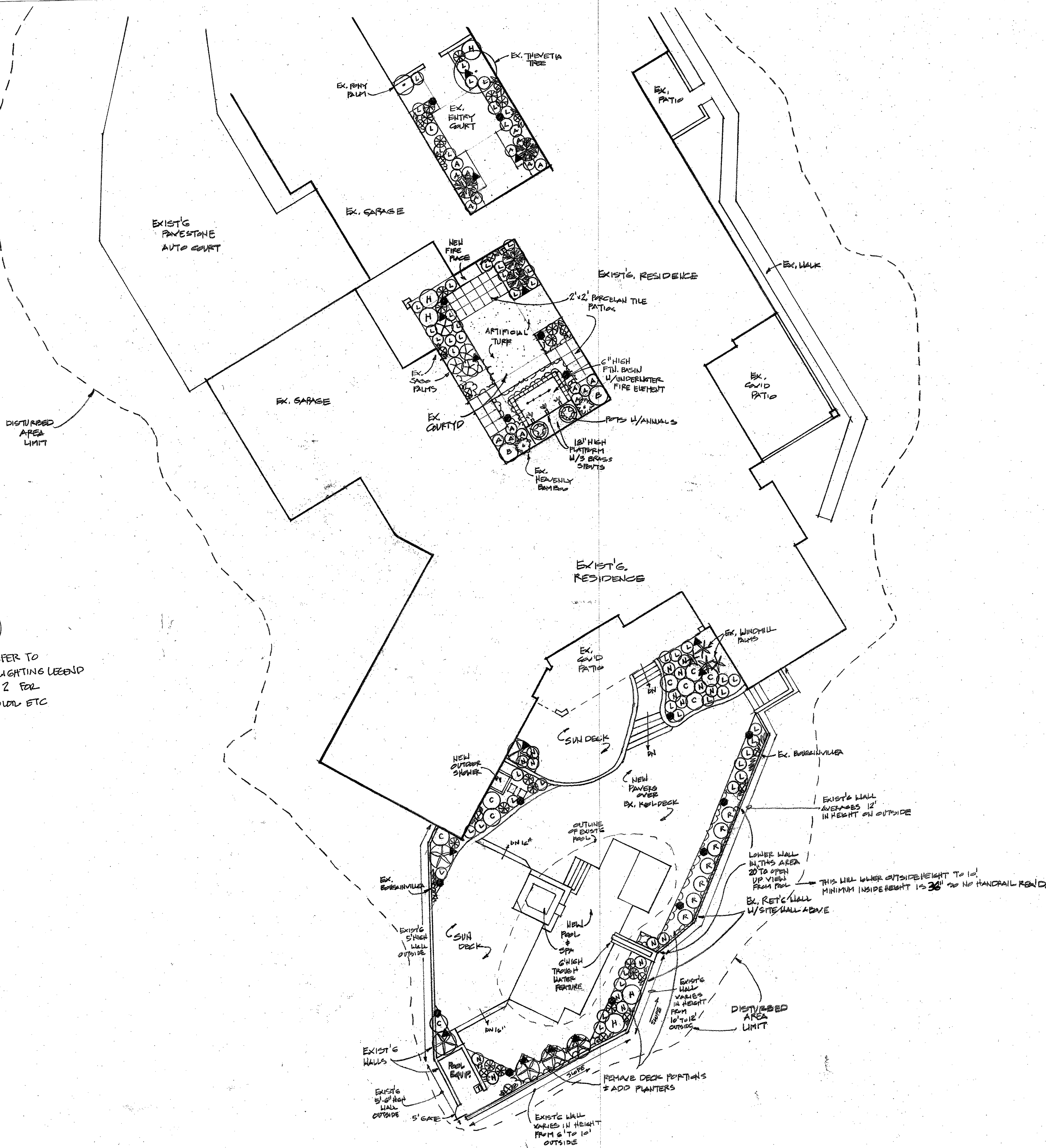
- Backed by a 5-year limited warranty to be free from defects in material and/or workmanship
- ProLED® IP65 Rated JC lamps installed in Sollos fixtures per installation instructions are backed by a 20-year limited warranty

Photometrics:

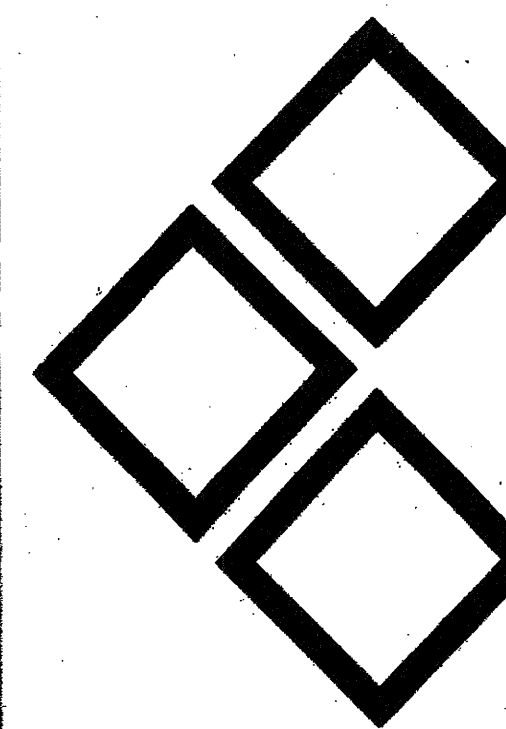


PLEASE REFER TO
LOW VOLT LIGHTING LEGEND
ON SHEET 2 FOR
LUMENS, COLOR ETC

EXIST'G
PROP. LINES



ARTERRA INC.
LANDSCAPE ARCHITECTURE
P.O. BOX 4449
Cottonwood, Arizona 86326
TEL: (602) 569-9800
FAX: (602) 569-2693

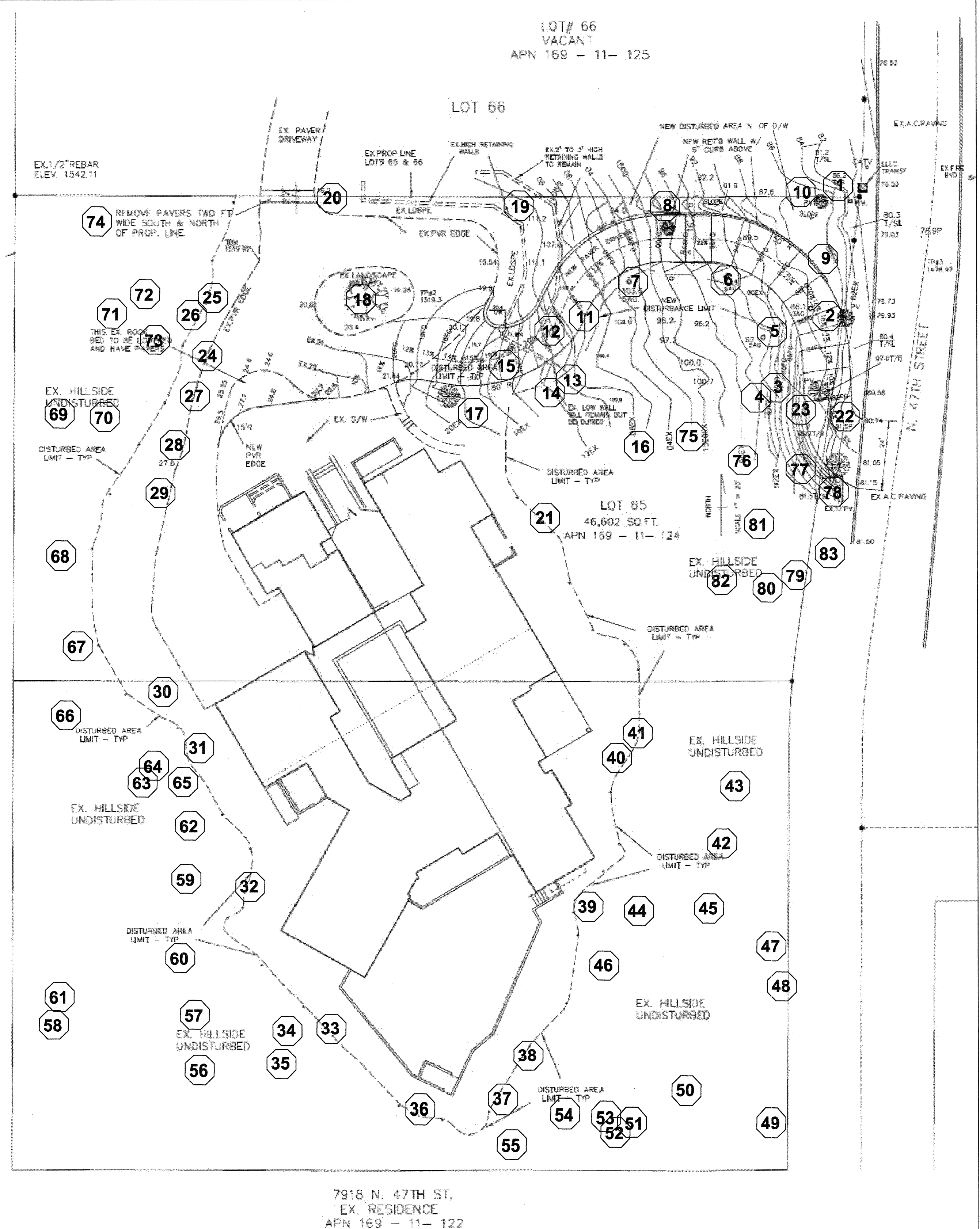


LANDSCAPE PLAN

REMODEL RESIDENCE
3002 N 47th ST.
PARADISE VALLEY, AZ

DATE: 3/1/18
REV: 3/1/18
DRAWN BY: JEC
SHEET: 1 OF 2
JOB NUMBER: 12009
PETER E. CURE
LANDSCAPE ARCHITECT
12009
NORTH
SCALE
1"=10'-0"

NATIVE PLANT INVENTORY PLAN



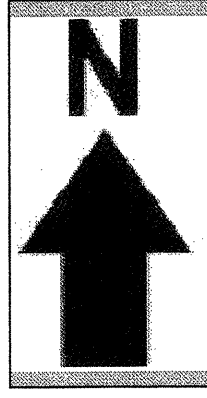
NATIVE PLANT INVENTORY									
TREE RELOCATORS, INC. 6502 N. 81st Place Scottsdale, AZ 85250 Office: 480-947-6118 Cell: 480-361-4824 Fax: 480-361-4824 treerelocators@cox.net									
To: Planning Department City of Paradise Valley									
Subject: Fairview Development Lots 64 & 65 8002 N. 47th Street									
Date: 3-3-2018									
ORDERED BY: Chris P.									
Tag Colors: Red - Salvage Blue - Unsavagable White - Remain in Place									
Tag#	Size	Species	Condition	Disposition	# Arms	Height	Width	Comments	
1	10"	Palo Verde	Poor	Remain in Place				Stuck utility cement	
2	7"	Palo Verde	Poor	Unsavagable					
3	15"	Saguaro	Good	Remain in Place					
4	15"	Saguaro	Good	Remain in Place					
5	15"	Saguaro	Good	Salvagable					
6	16"	Saguaro	Good	Salvagable					
7	16"	Saguaro	Good	Salvagable					
8	8"	Palo Verde	Poor	Unsavagable				Exposed Roots	
9	8"	Palo Verde	Poor	Unsavagable				Dead	
10	8"	Palo Verde	Poor	Remain in Place					
11	10"	Palo Verde	Poor	Unsavagable				Exposed Roots	
12	14"	Palo Verde	Poor	Unsavagable				Split Trunk	
13	8"	Palo Verde	Poor	Remain in Place					
14	8"	Palo Verde	Poor	Remain in Place					
15	8"	Palo Verde	Poor	Unsavagable				Trunk Disease	
16	8"	Palo Verde	Poor	Remain in Place					
17	10"	Coccoloba	Fair	Unsavagable				Not a protected plant	
18	15"	Mesquite	Good	Remain in Place					
19	14"	Palo Verde	Poor	Remain in Place					
20	10"	Saguaro	Good	Remain in Place					
21	20"	Mesquite	Poor	Remain in Place					
22	3"	Barrel	Good	Salvagable					
23	8"	Palo Verde	Poor	Remain in Place					
24	8"	Palo Verde	Poor	Remain in Place					
25	16"	Ocotillo	Good	Remain in Place					
26	8"	Palo Verde	Poor	Remain in Place					
27	6"	Palo Verde	Poor	Remain in Place					
28	6"	Palo Verde	Poor	Remain in Place					
29	6"	Palo Verde	Poor	Remain in Place					
30	7"	Palo Verde	Poor	Remain in Place					
31	7"	Palo Verde	Poor	Remain in Place					
32	8"	Palo Verde	Poor	Remain in Place					
33	8"	Palo Verde	Poor	Remain in Place					
34	10"	Palo Verde	Poor	Remain in Place					
35	4"	Barrel	Fair	Remain in Place					
36	5"	Palo Verde	Poor	Remain in Place					

Tag#	Size	Species	Condition	Disposition	# Arms	Height	Width	Comments	
37	12"	Mesquite	Poor	Remain in Place					
38	8"	Palo Verde	Fair	Remain in Place					
39	24"	Mesquite	Poor	Remain in Place					
40	18"	Mesquite	Poor	Remain in Place					
41	18"	Mesquite	Poor	Remain in Place					
42	6"	Palo Verde	Poor	Remain in Place					
43	6"	Palo Verde	Poor	Remain in Place					
44	6"	Saguaro	Good	Remain in Place					
45	6"	Palo Verde	Poor	Remain in Place					
46	6"	Palo Verde	Poor	Remain in Place					
47	6"	Palo Verde	Poor	Remain in Place					
48	6"	Palo Verde	Poor	Remain in Place					
49	6"	Palo Verde	Poor	Remain in Place					
50	3"	Barrel	Fair	Remain in Place					
51	3.5"	Barrel	Fair	Remain in Place					
52	7.5"	Saguaro	Good	Remain in Place					
53	7"	Palo Verde	Poor	Remain in Place					
54	8"	Palo Verde	Poor	Remain in Place					
55	6"	Saguaro	Good	Remain in Place					
56	10"	Palo Verde	Poor	Remain in Place					
57	10"	Palo Verde	Poor	Remain in Place					
58	10"	Palo Verde	Poor	Remain in Place					
59	12"	Palo Verde	Poor	Remain in Place					
60	4"	Saguaro	Good	Remain in Place					
61	3.5"	Barrel	Good	Remain in Place					
62	7"	L.F. Barrel's	Good	Remain in Place	2				
63	6"	Barrel	Good	Remain in Place					
64	6"	L.F. Barrel's	Good	Remain in Place	2				
65	5"	Barrel	Good	Remain in Place					
66	8"	Palo Verde	Poor	Remain in Place					
67	8"	Palo Verde	Poor	Remain in Place					
68	10"	Palo Verde	Poor	Remain in Place					
69	10"	Palo Verde	Poor	Remain in Place					
70	10"	Palo Verde	Poor	Remain in Place					
71	8"	Palo Verde	Poor	Remain in Place					
72	4"	Saguaro	Good	Remain in Place					
73	4"	Saguaro	Good	Remain in Place					
74	5"	Barrel	Good	Remain in Place					
75	8"	Palo Verde	Poor	Remain in Place					
76	8"	Palo Verde	Poor	Remain in Place					
77	8"	Palo Verde	Poor	Remain in Place					
78	7"	Palo Verde	Poor	Unsavagable				Rock	
79	6"	Palo Verde	Poor	Remain in Place					
80	6"	Palo Verde	Poor	Remain in Place					
81	10"	Palo Verde	Poor	Remain in Place					
82	4"	Barrel	Fair	Remain in Place					
83	5"	Barrel	Good	Remain in Place					

Plant Summary

Plant Totals	Tree	Cacti
Remain in Place	51 88%	21 88%
Salvage	0 0%	4 12%
Destroy	8 12%	0 0%
Total	59	25

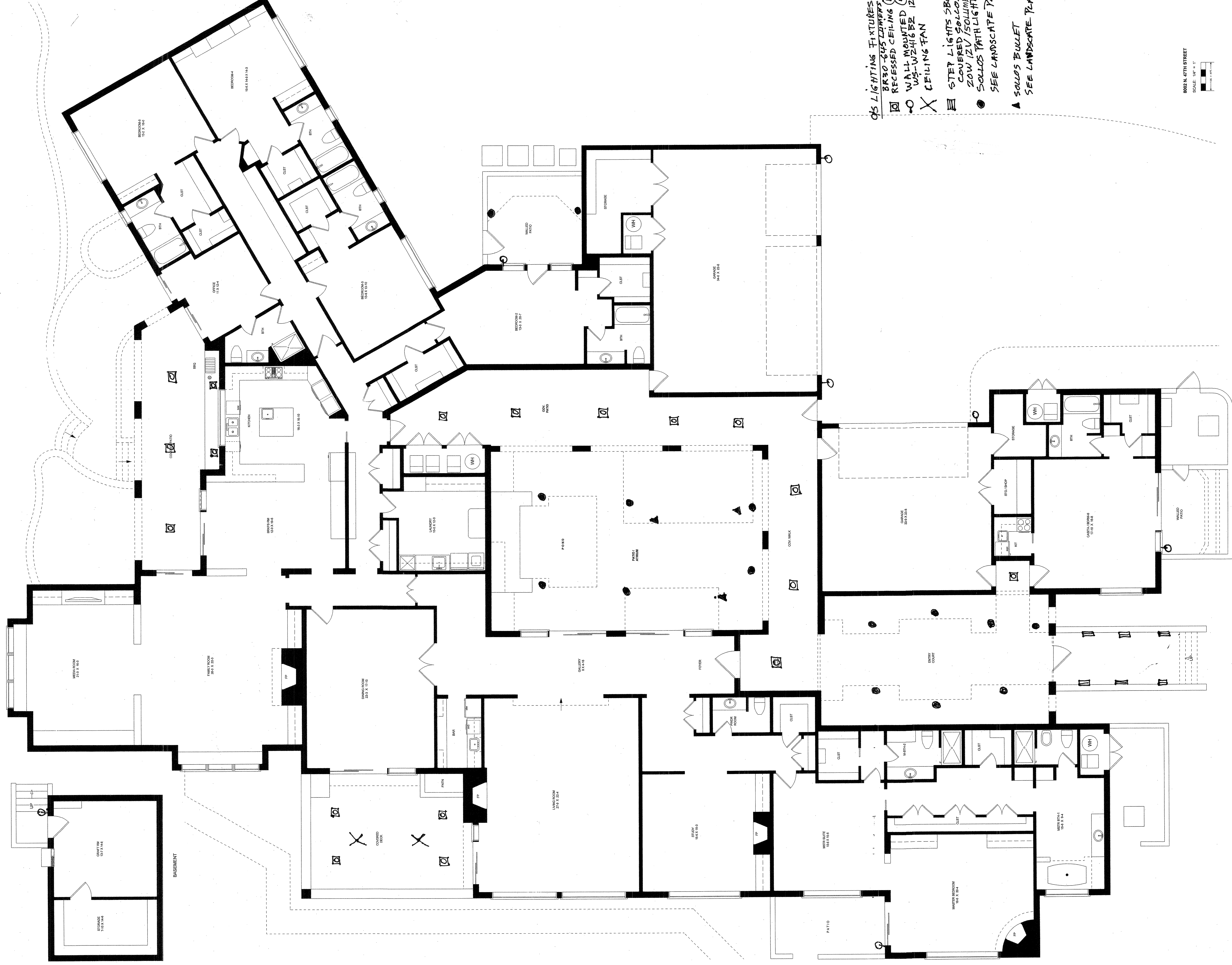
8002 N. 47th Street Paradise Valley, AZ



Indicates Existing Native Plant

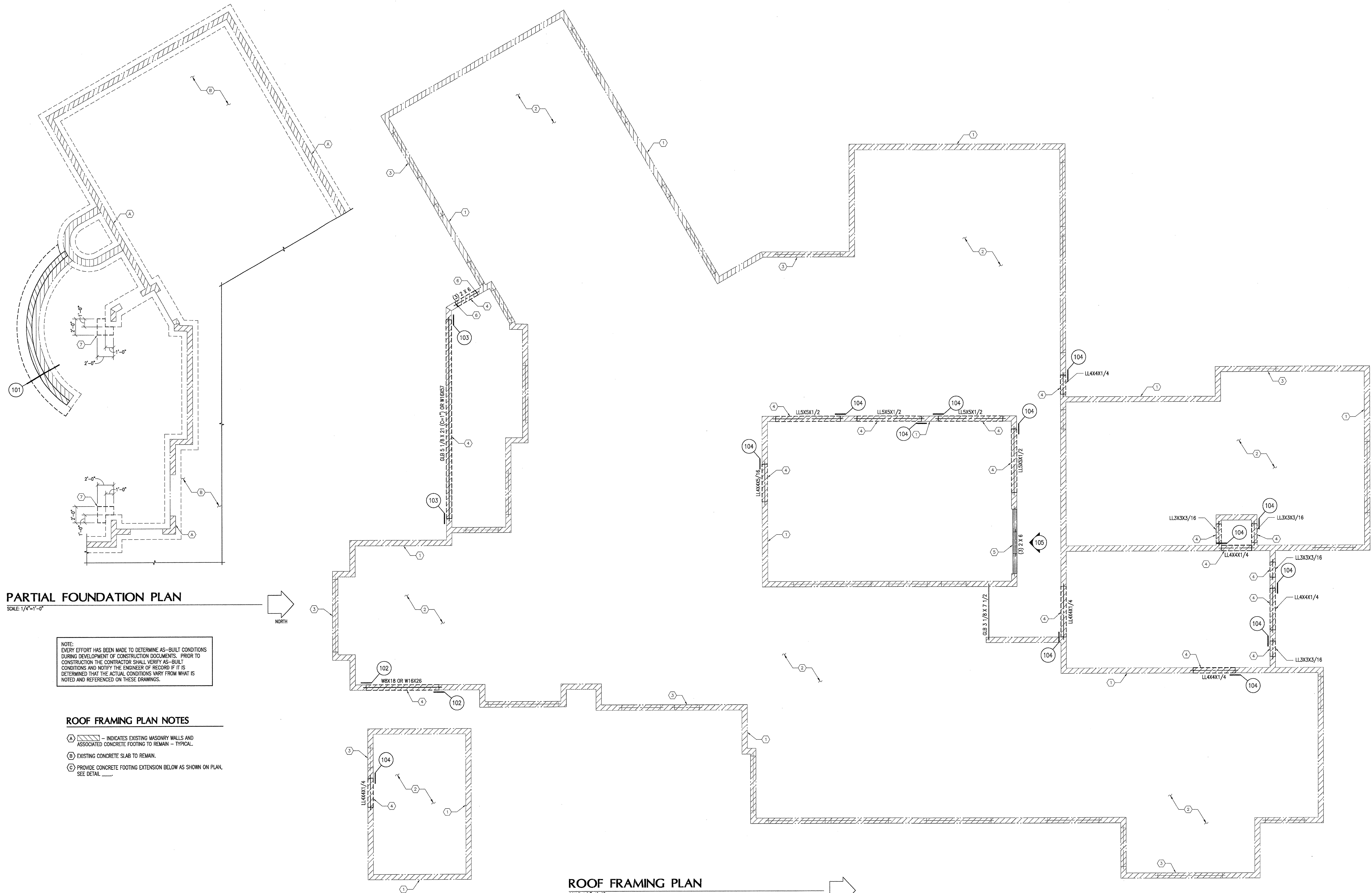
PLANT SALVAGE CONTRACTOR:
Tree Relocators, Inc.
6502 N. 81st Place
Scottsdale, AZ
O. 480-947-6118 F. 480-361-4824
E. treerelocators@cox.net

POOL AREA-SEE LANDSCAPE PLAN



- AS LIGHTING FIXTURES
BR30-245 DIMMERS
RECESSED CEILING (8)
WALL MOUNTED (7)
W3-W24H62 12511
CEILING FAN
STEP LIGHTS 5800/8
COVERED SOLLOS BLK
20W 12V 150MMERS
SOLLOS TATH LIGHTS
SEE LANDSCAPE PLAN
SOLLOS BULLET
SEE LANDSCAPE PLAN

8002 N. 47TH STREET
SCALE: 1/4" = 1'
1" = 4'-0"



PARTIAL FOUNDATION PLAN

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

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

ROOF FRAMING PLAN NOTES

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

ROOF FRAMING PLAN

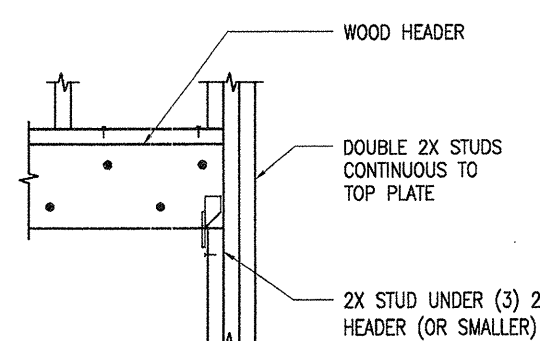
SCALE: 1/4"=1'-0"

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

ROOF FRAMING PLAN NOTES

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

WOOD HEADER SCHEDULE



NOTE:
HEADER SCHEDULE APPLIES UNLESS NOTED OTHERWISE ON FRAMING PLANS

REVISIONS:

PROJECT NAME: RESIDENCE REMODEL

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

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



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BRODERICK ENGINEERING LLC
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FAX 480-926-6333
3275 W. INA RD, SUITE 211
TUCSON, AZ 85741
PH 520-887-9416
FAX 520-887-9486

SHEET TITLE:
FOUNDATION AND FRAMING PLANS

S200
SHEET OF

STRUCTURAL NOTES:

- DESIGN CRITERIA:
 - ALL CONSTRUCTION SHALL CONFORM TO THE 2012 EDITION OF THE INTERNATIONAL BUILDING CODE.
 - ROOF:
 - ROOF LIVE LOAD = 20 PSF (REDUCIBLE)
 - ROOF DEAD LOAD = PSF
 - ROOF UPLIFT WIND LOAD = PSF (NET)
 - WIND:
 - ULTIMATE WIND SPEED = 115 MPH (3 SEC GUST.)
 - EXPOSURE = "C"
 - RISK CATEGORY = II
 - INTERNAL PRESSURE COEFFICIENT = +/-
 - COMPONENTS & CLADDING = PSF (ASD)
 - SEISMIC:
 - RISK CATEGORY = II
 - IMPORTANCE FACTOR = "1.0"
 - SPECTRAL RESPONSE COEFFICIENTS:
 - $S_{DS} = 0$
 - $S_{D1} = 0$
 - $S_{S} = 0$
 - $S_{11} = 0$
 - $C_s = 0$
 - $R = 1.25$
 - SITE CLASS = "D"
 - SEISMIC DESIGN CATEGORY = "B"
 - BASIC SEISMIC FORCE RESISTANCE SYSTEM:
 - INTERMEDIATE REINFORCED MASONRY SHEAR WALLS.
 - DESIGN BASE SHEAR = 0.072W (WORKING STRESS)
- DETAILS AND NOTES ON DRAWINGS SHALL TAKE PRECEDENCE OVER STRUCTURAL NOTES AND TYPICAL DETAILS. WHERE NO SPECIFIC DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.
- DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION - RESOLVE ANY VARIANCES WITH ARCHITECT. FOR CLARITY, ALL WALL, FLOOR AND ROOF OPENINGS MAY NOT BE SHOWN ON STRUCTURAL DRAWINGS. FOR EXACT WEIGHT, LOCATION, SIZE AND NUMBER OF OPENINGS, EQUIPMENT, DUCTS, ETC., SEE THE ARCHITECTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING DRAWINGS. FOR FRAMING AT OPENINGS, SEE TYPICAL STRUCTURAL DETAILS.
- DETAILS MARKED "TYPICAL" MAY OR MAY NOT BE CUT ON PLANS, BUT SHALL APPLY UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT THE STRUCTURE DURING CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, SHORING, BRACING, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHORING, BRACING, AND SCAFFOLDING. OBSERVATION VISITS OR SPECIAL INSPECTION TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS. THE STRUCTURAL ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SITE SAFETY, OR THE SAFETY PRECAUTIONS AND PROGRAMS.
- CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF OR FLOORS. THE LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.
- THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS OR METHOD OF CONSTRUCTION.
- ALL SLABS AND FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED NATIVE SOIL. IF SOILS ARE DISTURBED, THE SUBGRADE SHALL BE SCARIFIED, MOISTURE CONDITIONED, AND COMPACTED TO 95% MINIMUM IN ACCORDANCE TO ASTM D698. DESIGN SOIL BEARING PRESSURE = 1500 PSF PER I.B.C. TABLE 1806.2. THE STRUCTURAL ENGINEER ACCEPTS NO RESPONSIBILITY FOR EXISTING SOIL CONDITIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SOIL BEARING PRESSURE AND TO DETERMINE WHETHER UNSUITABLE SOIL CONDITIONS (I.E. EXPANSIVE OR COLLAPSIBLE SOILS, LOOSE FILL, ETC.) EXIST.
- LAP SPLICES FOR REINFORCING IN CONCRETE SHALL BE 48 BAR DIAMETERS MINIMUM.
- LAP SPLICES FOR REINFORCING IN MASONRY SHALL BE AS FOLLOWS:

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

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

15. MATERIALS SPECIFICATIONS:

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

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

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

WELDING - AWS D1.1 GRADE E70XX

FRAMING LUMBER - WHPA OR WCLB STAMPED, 19% MAXIMUM MOISTURE CONTENT, DOUGLAS FIR-LARCH OF THE FOLLOWING GRADES:

TYPICAL U.N.O. - #2

6 X POSTS AND BEAMS - #1

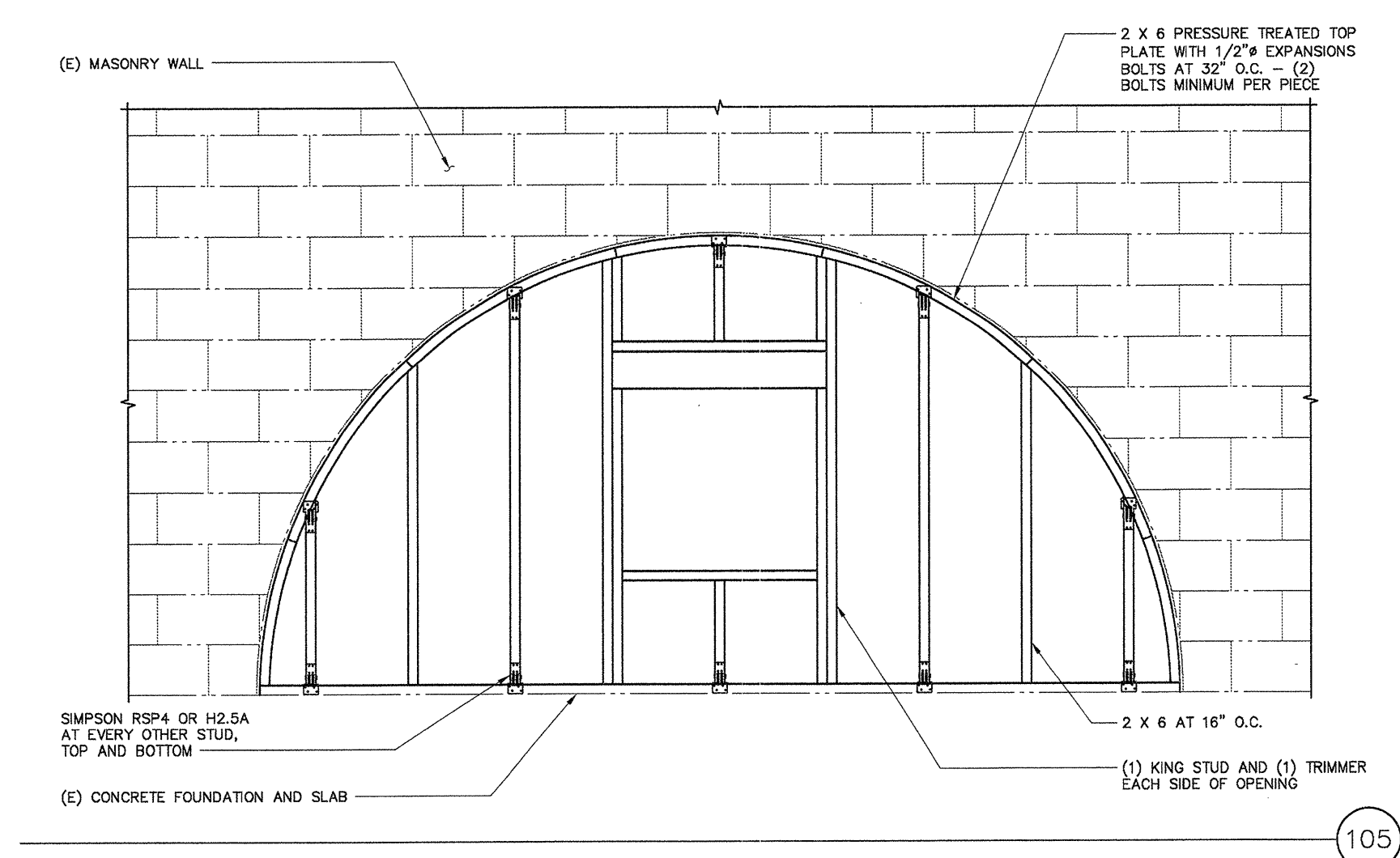
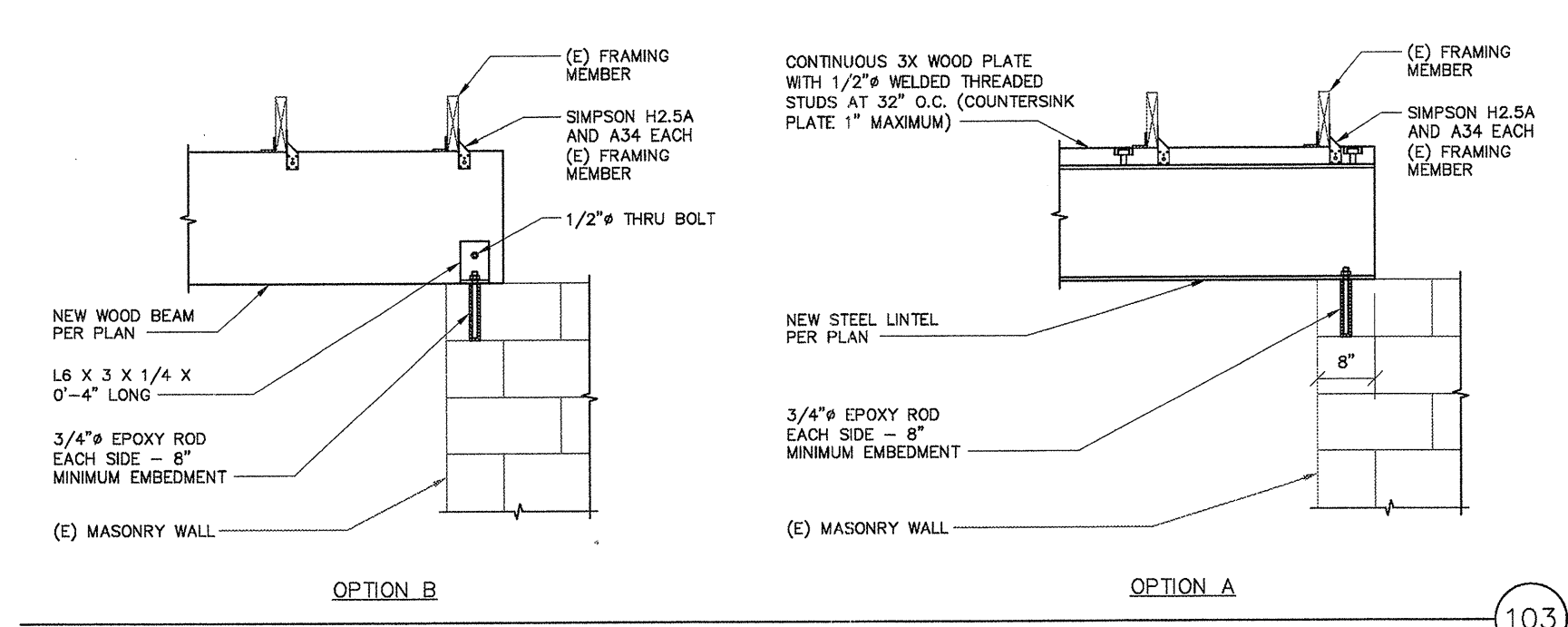
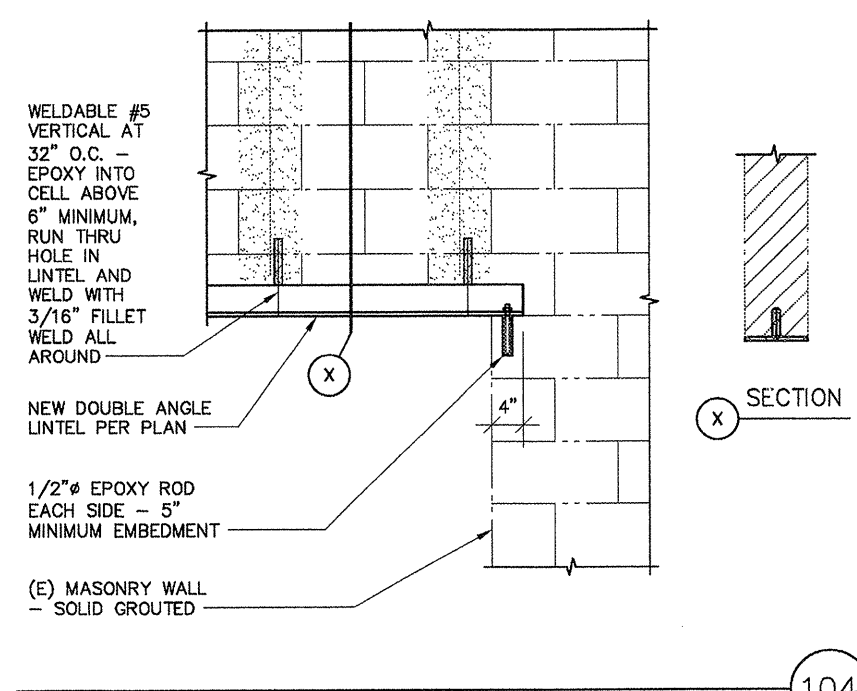
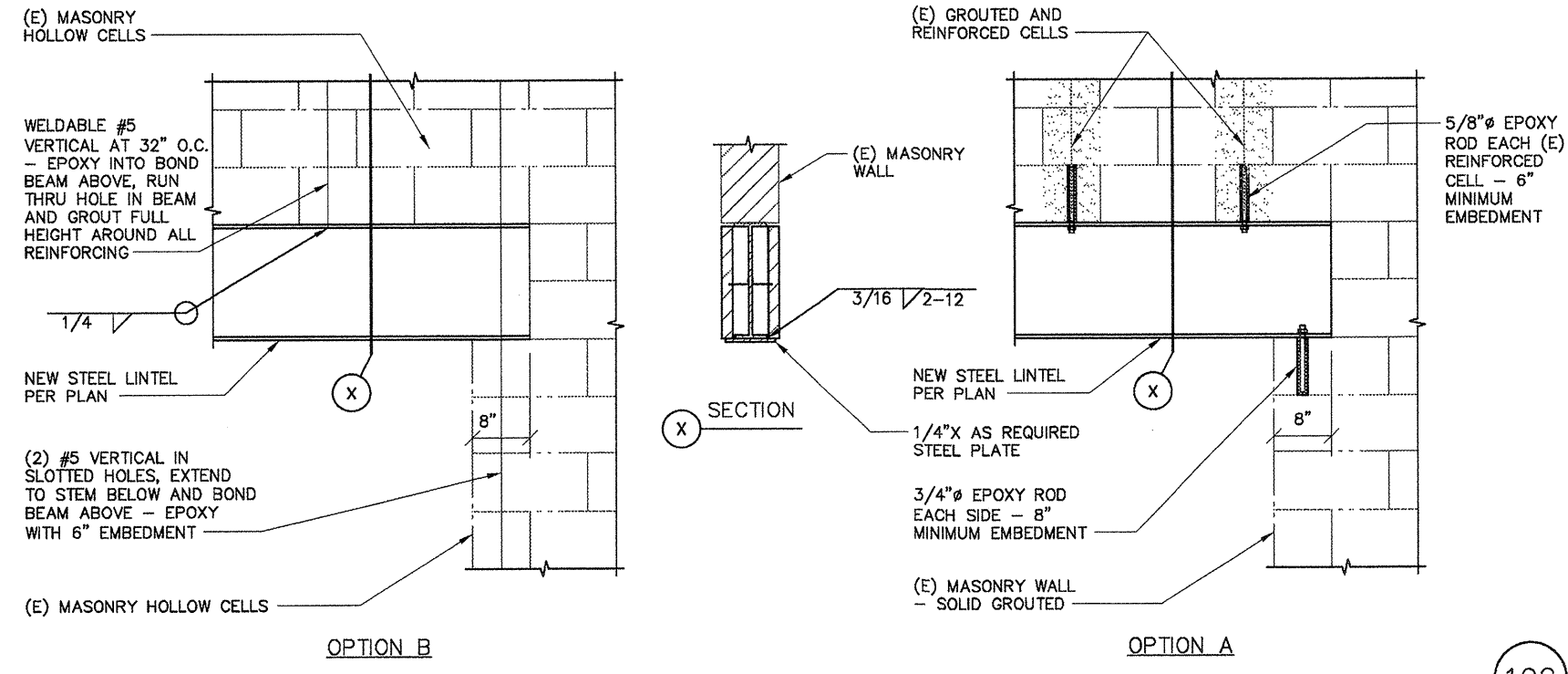
GLULAMS (GLB) - DOUGLAS FIR-LARCH 24F COMBINATION WITH $F_b = 2400$ PSI, $F_v = 240$ PSI, F_c (PERPENDICULAR) = 650 PSI AND $E = 1,800,000$ PSI MINIMUM. PROVIDE MANUFACTURER'S STANDARD CAMBER USING A RADIUS OF 2000 FEET AT SIMPLE SPAN CONDITIONS. DO NOT CAMBER MULTI-SPAN BEAMS AND CANTILEVER BEAMS U.N.O.

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

USE THICKNESS SPAN/INDEX RATIO EDGE NAILING FIELD NAILING

WALL 3/8" OR 15/32" (1/2) 24/0 8d AT 6" O.C. 8d AT 12" O.C.

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



REVISIONS:

PROJECT NAME: **RESIDENCE REMODEL**

PROJECT ADDRESS: **8002 N. 47TH STREET
PARADISE VALLEY, AZ 85253**

JOB NO.: **18023**

DRAWN: **JG**

CHECKED: **JAB**

SCALE: **AS SHOWN**

DATE: **02.16.18**



EXPRES 9/30/2019

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SHEET TITLE:
**STRUCTURAL
NOTES AND
DETAILS**

S100
SHEET OF

8002 N. 47TH STR. PARADISE VALLEY, AZ

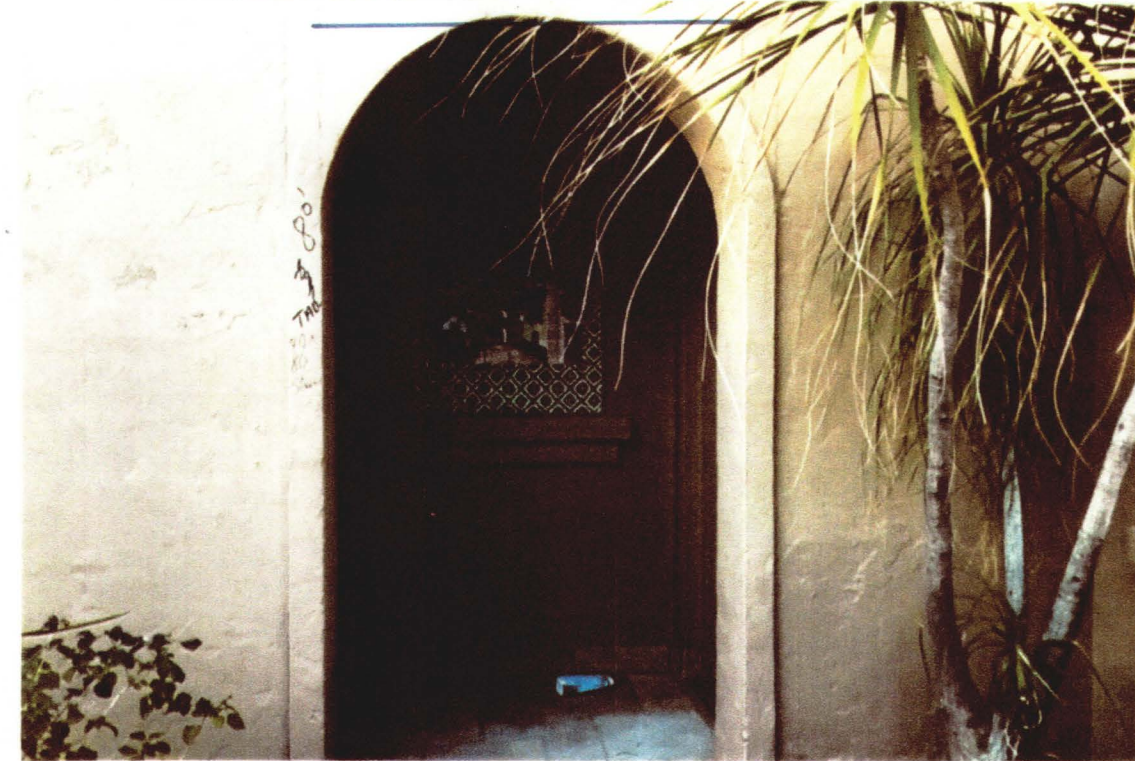
FRONT ENTRY AREA



EXISTING FRONT ENTRY COURTYARD



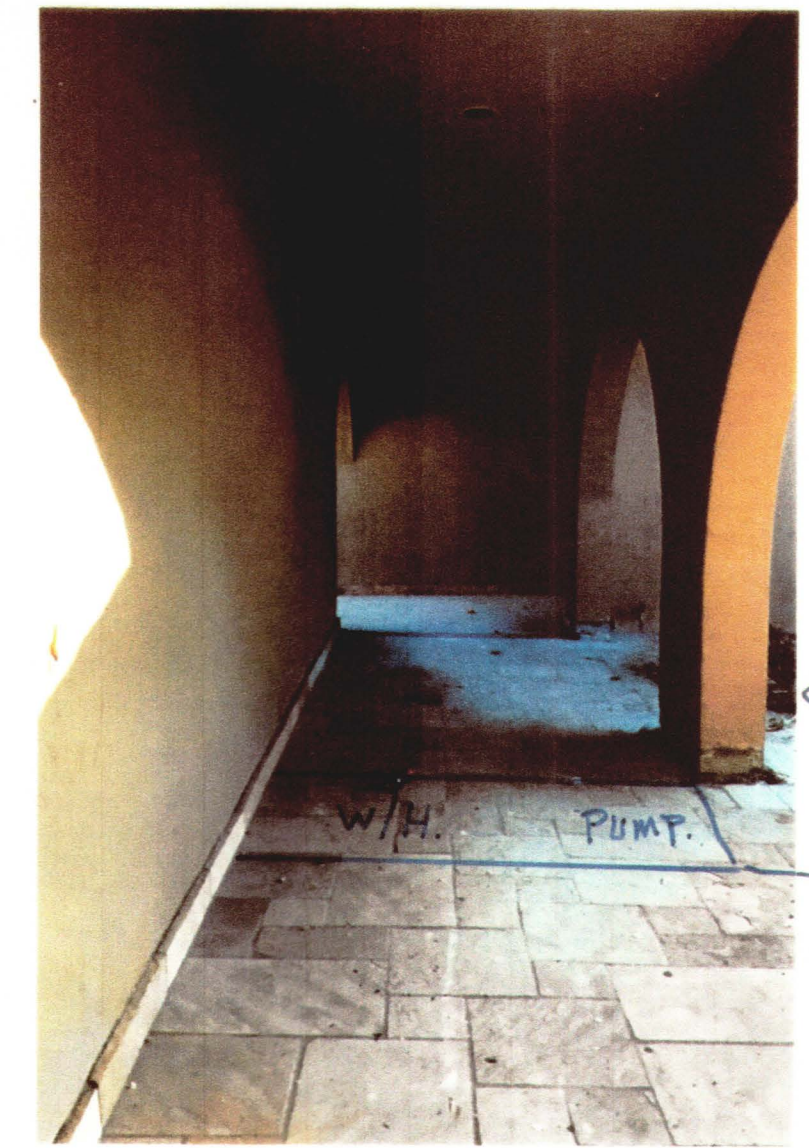
EXISTING CASITA ENTRY



EXISTING COURTYARD



SIDE HALL INTERIOR COURTYARD



← PROPOSED GUEST POWDER ROOM
← UTILITY ROOM

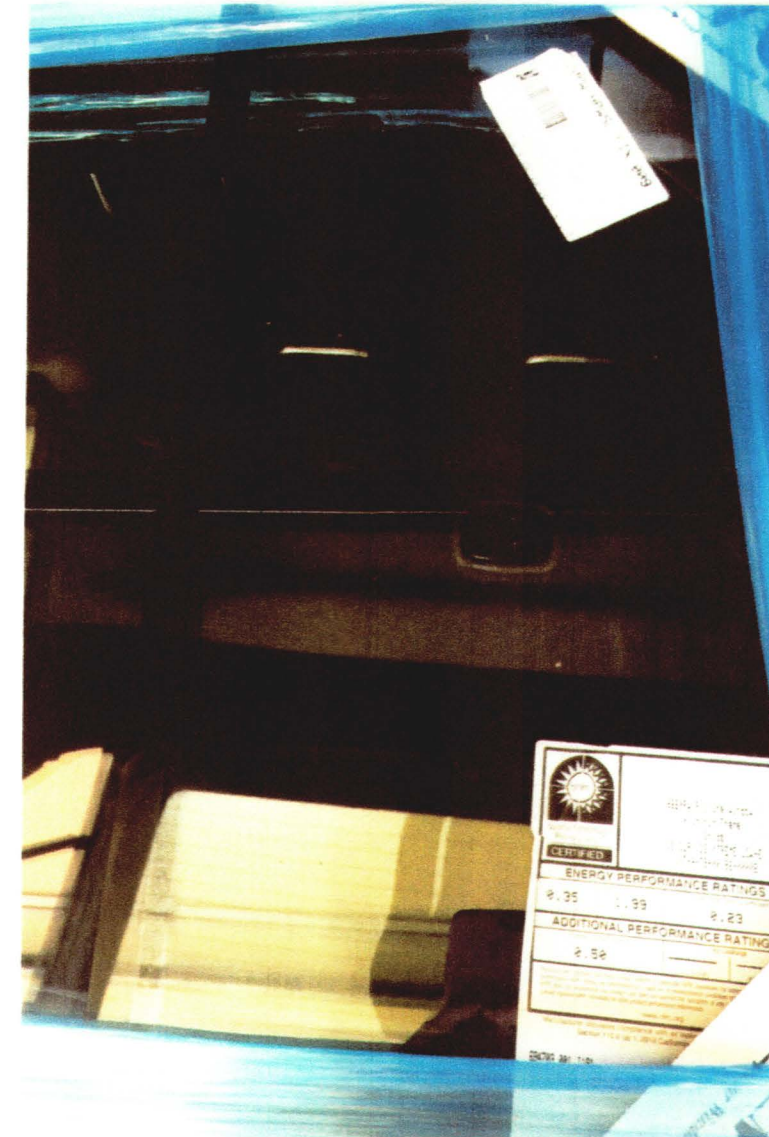
PAVER COLOR



LRV = 12.28 PER ATLASLAB TESTS.



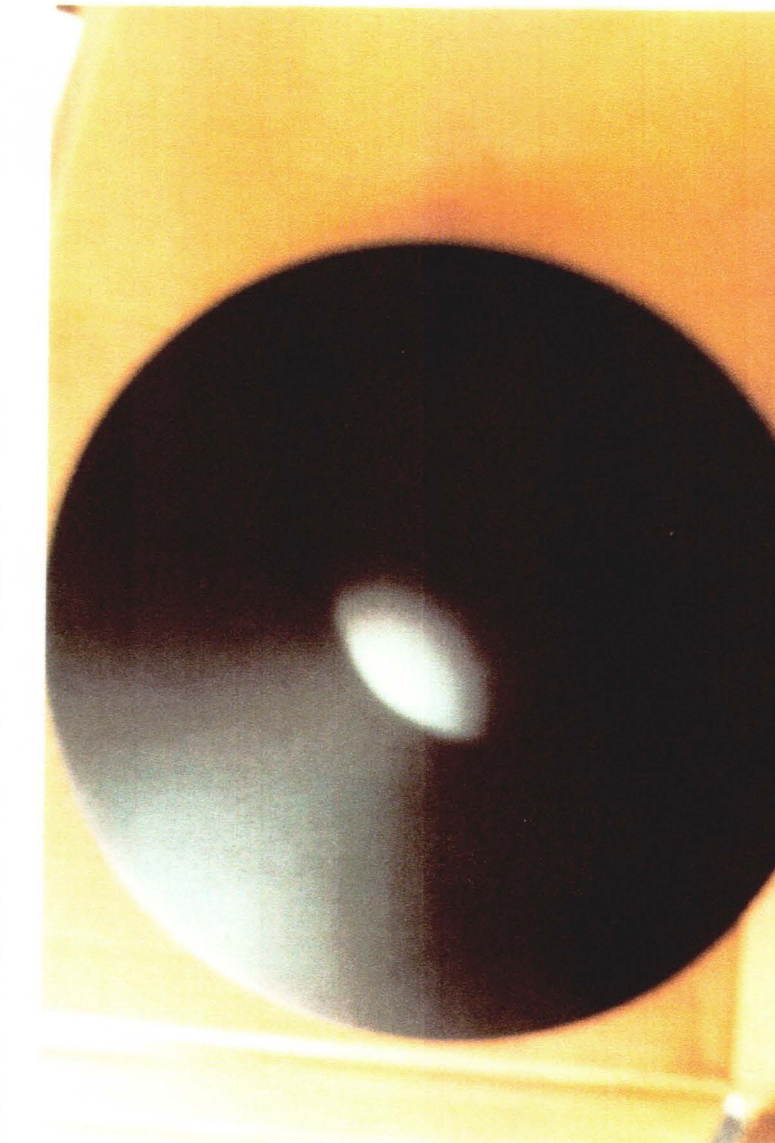
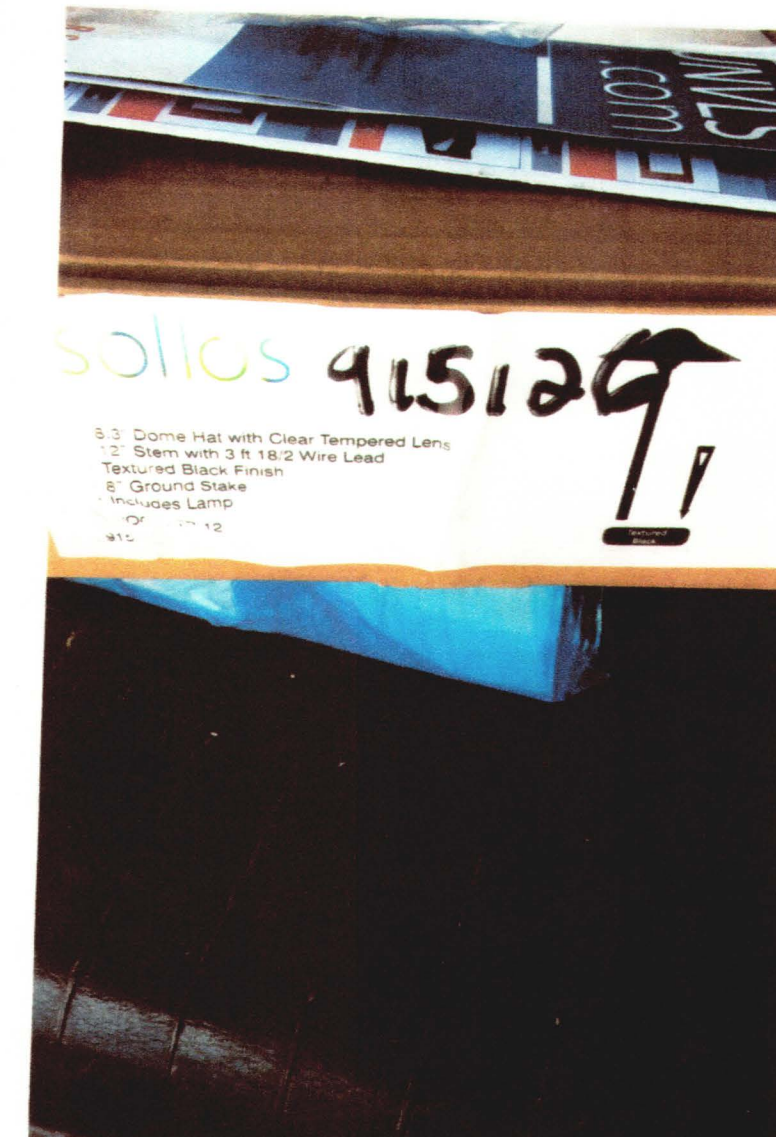
BLACK METAL ROOF LRV 26.8



BLACK WINDOW (METAL) SEE SCHEDULE.



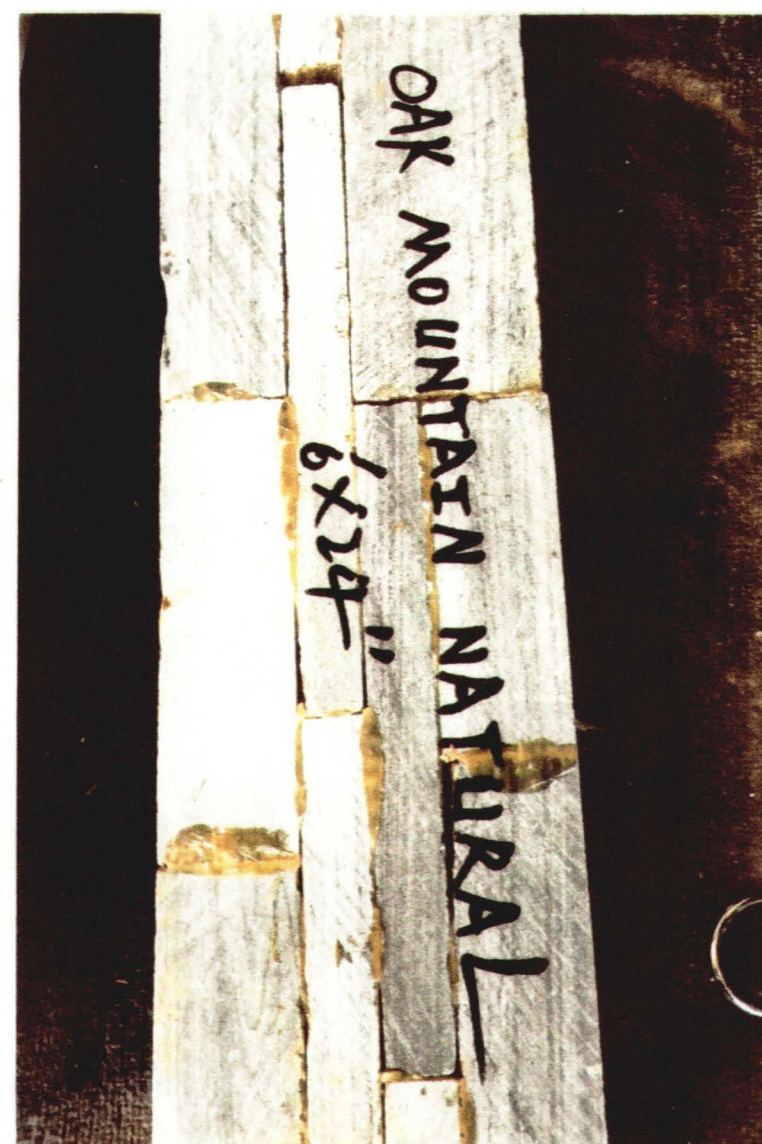
SEE LANDSCAPE PLAN



PATH LIGHT ↑



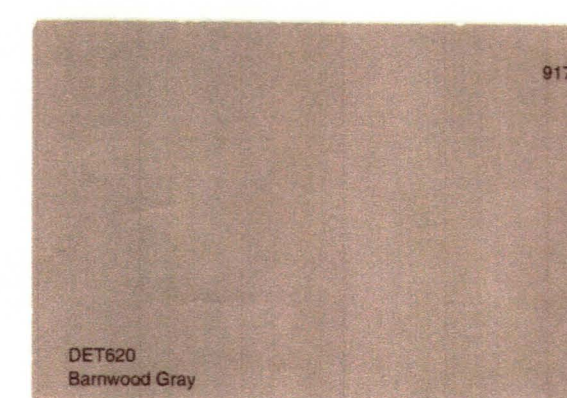
STONE ACCENTS
LRV = 13 → 27
DE 6390-13
DE 6131-23
DE 6718-27 [SEE PHOTO A →]



ON WALLS BACKSIDE OF MATERIAL



SMOOTH STUCCO

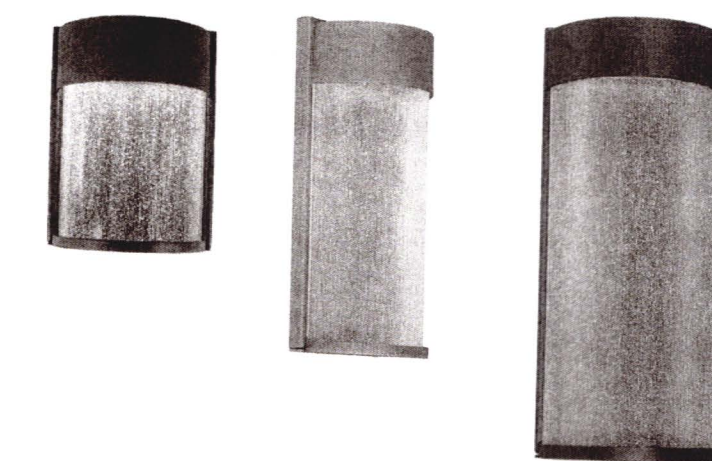


O/S HOUSE COLOR. LRV 31



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

RAIN - model: WS-W24
LED Outdoor Sconce Luminaire



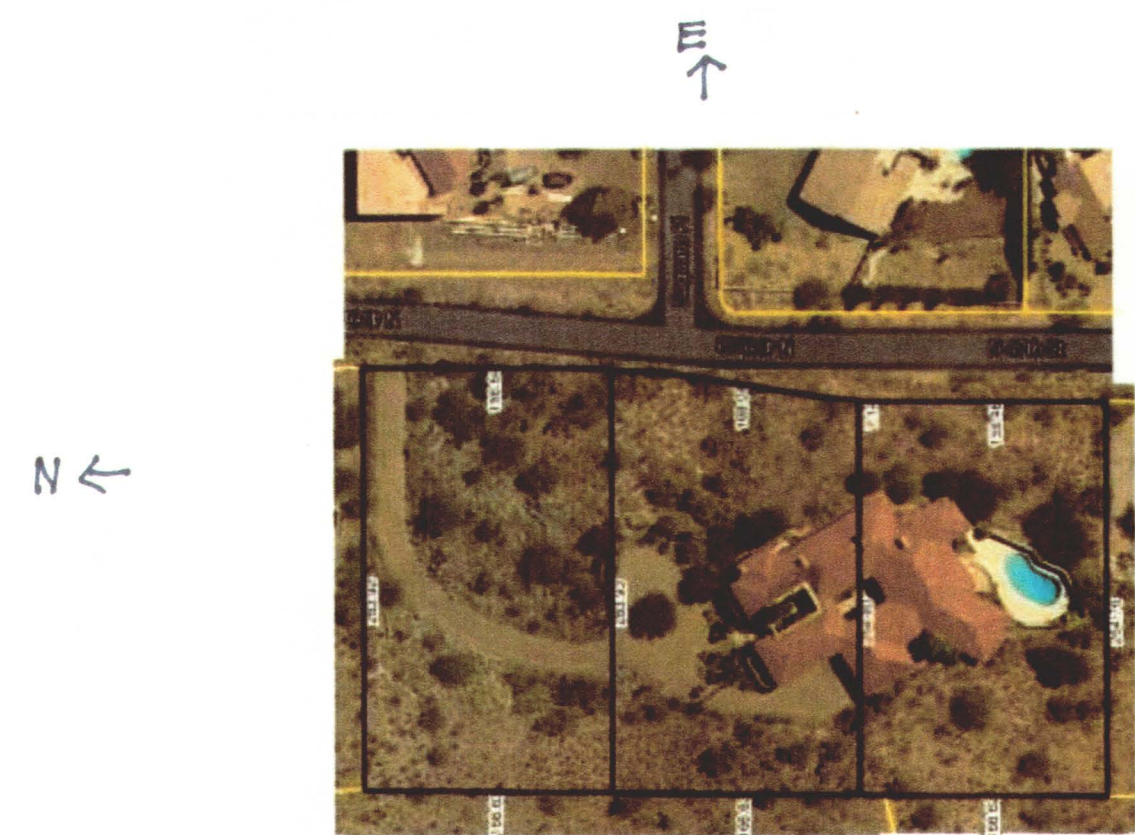
Fixture Type:
Catalog Number:
Project:
Location:

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

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

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

8002 N 47TH STR. PARADISE VALLEY, AZ

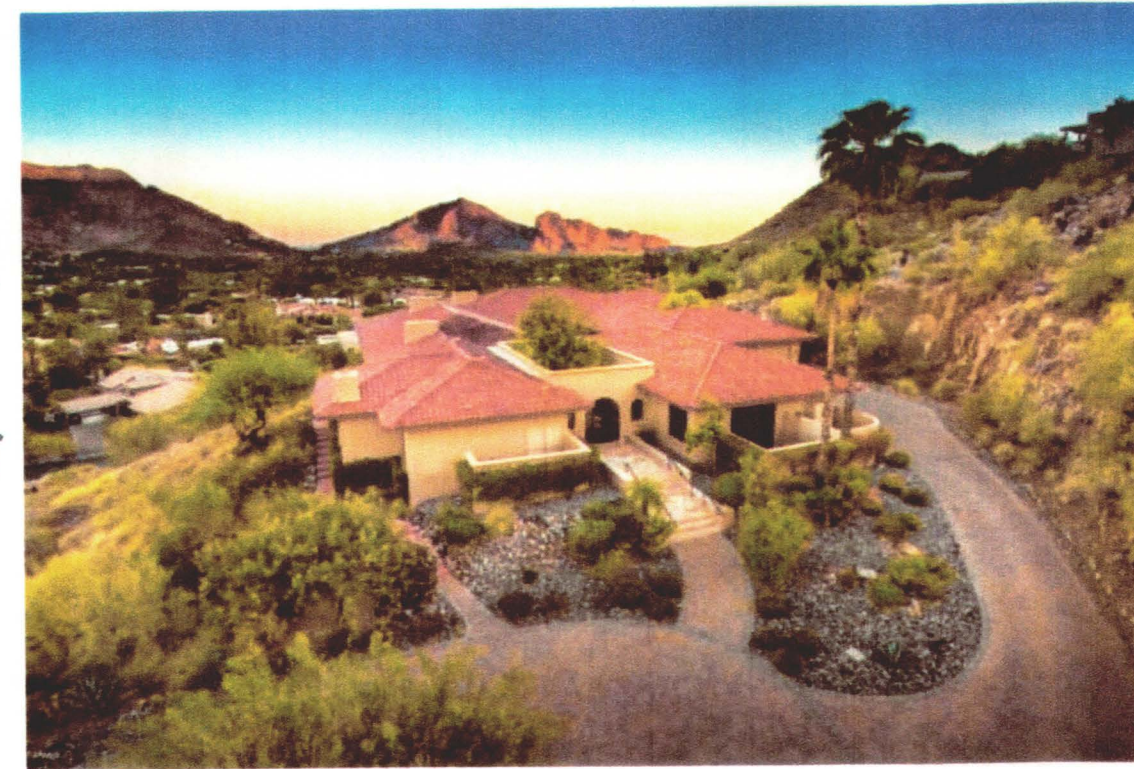


LOT 66 W 65 LOT 64

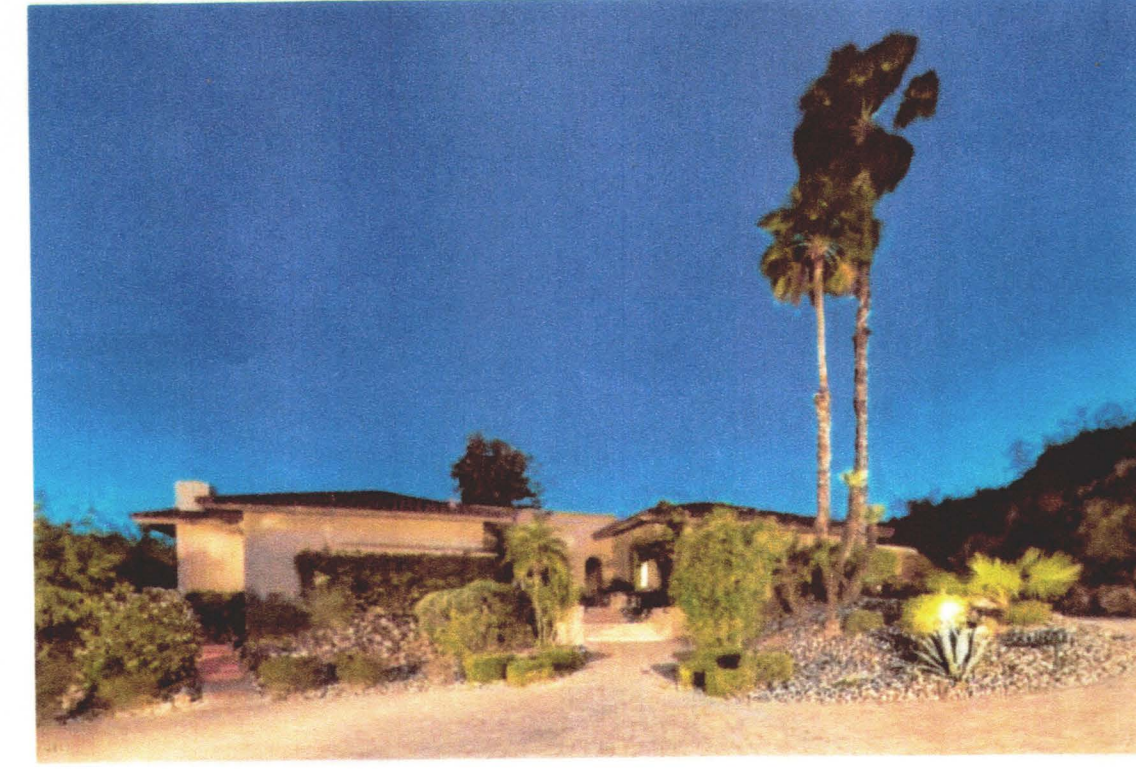
FAMILY ROOM LOOKING E



BACK PATIO KITCHEN LOOKING S



N ↓



FRONT ENTRY OF HOUSE



FRONT ENTRY



BACK OF HOUSE - POOL

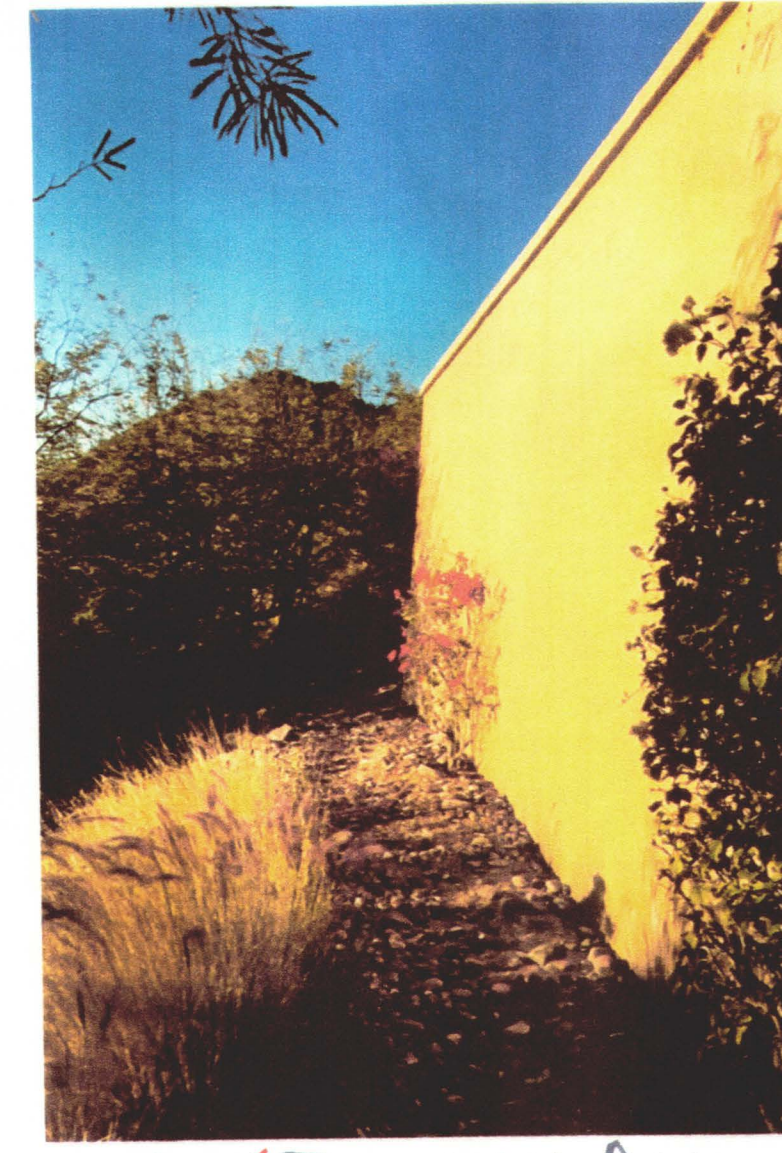


BACK PATIO @ KITCHEN

SQUARE UP
ARCH
OPENING



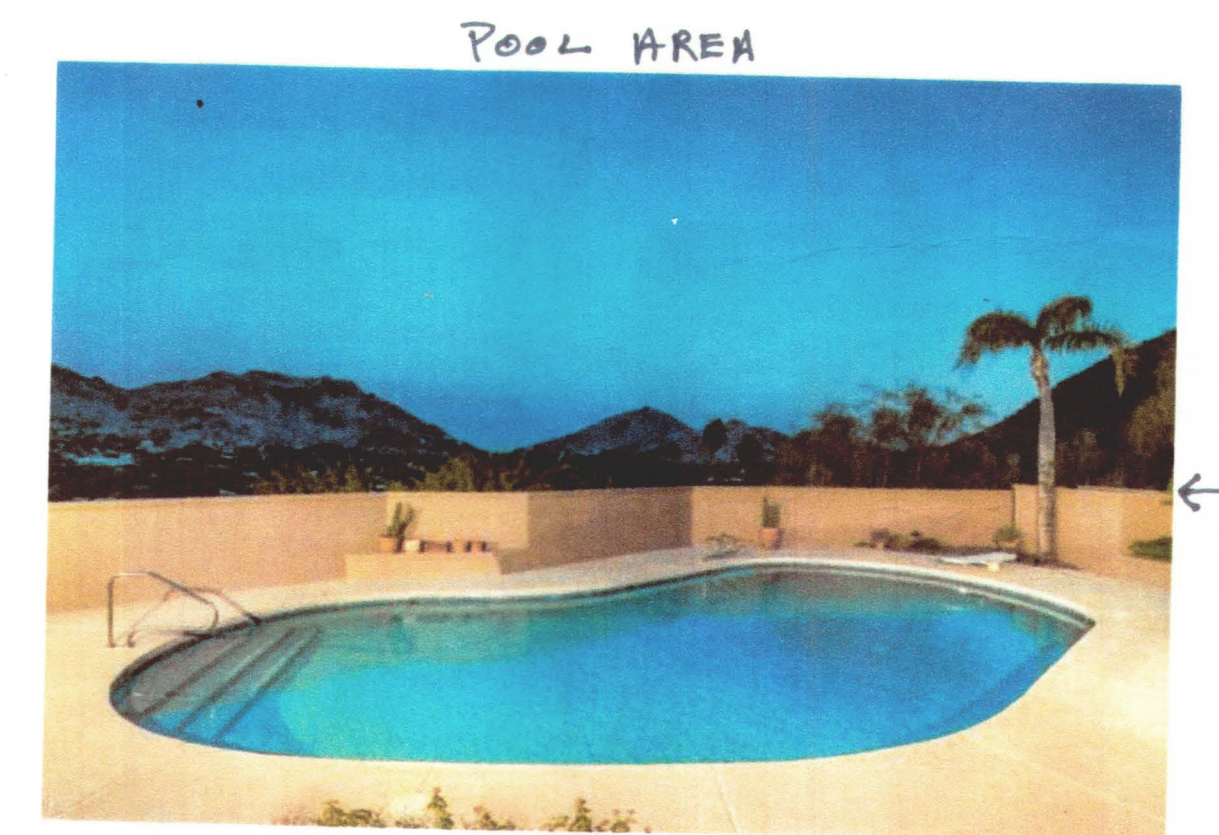
HOUSE E SIDE LOOKING SOUTH



O/S POOL WALL ↑ W
What is height of this wall?
13'9"

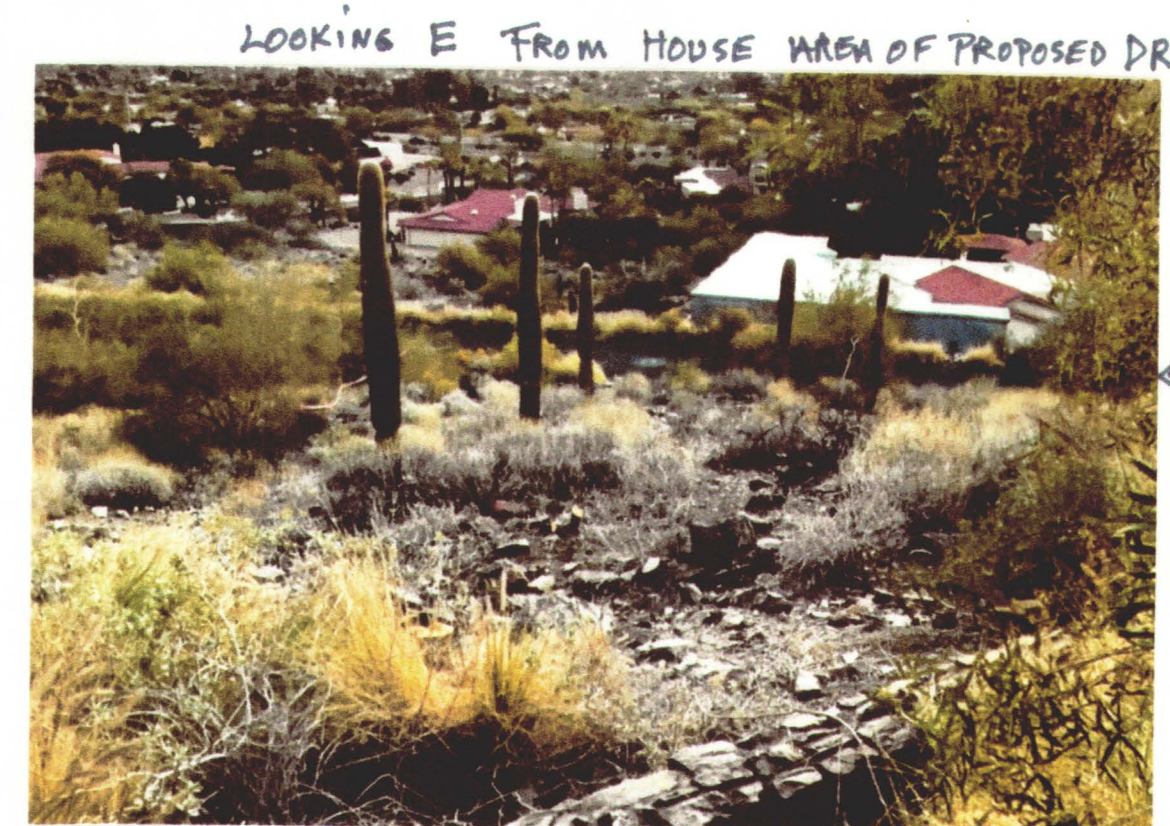


O/S POOL WALL ↑ NE



POOL AREA

EXISTING WALL



LOOKING E FROM HOUSE AREA OF PROPOSED DR

← 47TH STR.



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

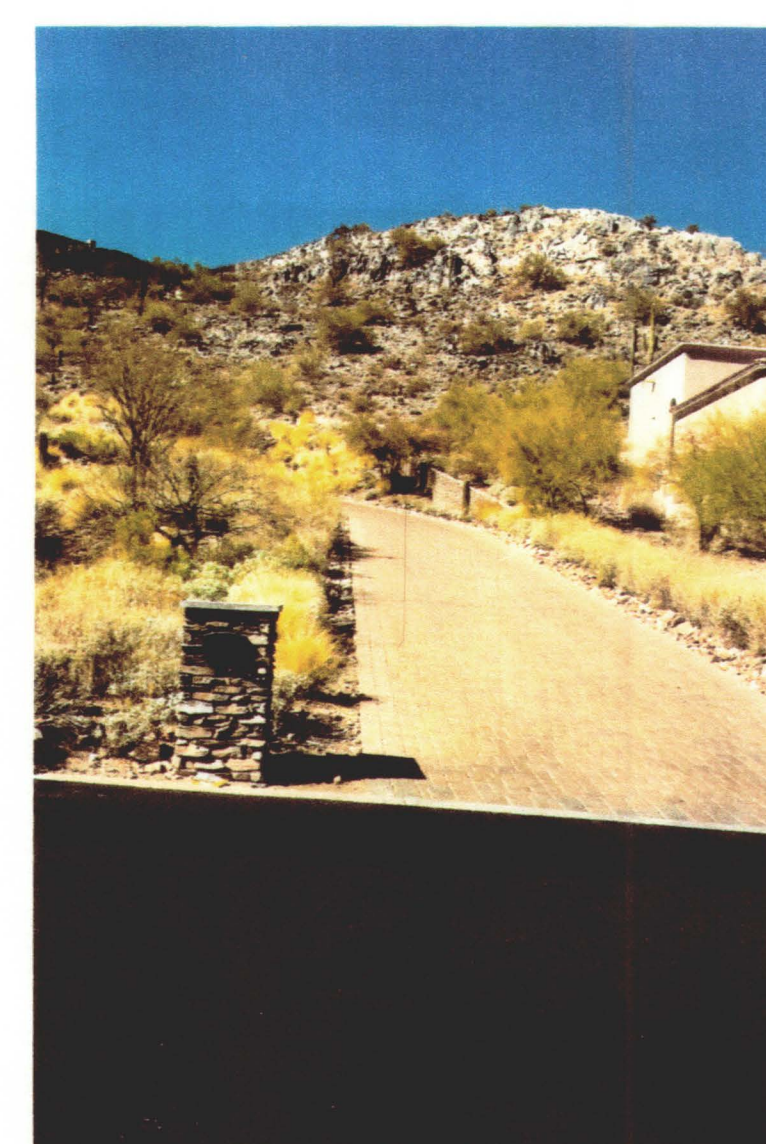


(B)

LOT 65



(C)



(D)

LOT 66 EXISTING DR

VIEW ALONG STREET (47TH) 100' INTERVALS



TOP OF
EXISTING DR
W SIDE TO
GARAGE



EXISTING DR
PAVER
DETAIL
LOT 66