

ABBREVIATIONS

ABC	AGGREGATE BASE COURSE
A.F.F.	ABOVE FINISHED FLOOR
C.I.	CAST IRON
C.M.U.	CONCRETE MASONRY UNIT
DW	DISHWASHER
F.O.P.	FACE OF POST
F.O.S.	FACE OF STUD
F.F.	FINISHED FLOOR
FG	FIBER GLASS
FLUOR.	FLUORESCENT (LIGHT FIXTURE)
F.V.	FIELD VERIFY
GSM	GALVANIZED SHEET METAL
GFI	GROUND FAULT CIRCUIT
GYP. BRD.	GYPSUM BOARD
I.B.C.	INTERNATIONAL BUILDING CODE
I.C.C.	INTERNATIONAL CODE COUNCIL
I.F.C.	INTERNATIONAL FIRE CODE
I.M.C.	INTERNATIONAL MECHANICAL CODE
I.P.C.	INTERNATIONAL PLUMBING CODE
I.R.C.	INTERNATIONAL RESIDENTIAL CODE
MFR.	MANUFACTURER
MICRO	MICROWAVE OVEN
N.E.C.	NATIONAL ELECTRIC CODE
N.T.S.	NOT TO SCALE
O.A.	OVER ALL
O.C.	ON CENTER
P.E.N.	PERIMETER EDGE NAILING
PTDF	PRESSURE TREATED DOUGLAS FIR
P.L.F.	PER LINEAR FOOT
REF	REFRIGERATOR
R	RISER (ø 16R-16 RISERS)
SPECS.	SPECIFICATIONS
SS	STAINLESS STEEL
TEMP	TEMPERED GLASS
TC	TRASH COMPACTOR
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
WC	WATER CLOSET
WP	WATER PROOF
WI	WROUGHT IRON
WWF	WELDED WIRE FABRIC

POOLS, SPA'S & HOT TUBS

SWIMMING POOL IS DEFINED AS ANY CONTAINED BODY OF WATER 18 INCHES (457 MM) AT ANY POINT. THIS INCLUDES IN-GROUND, ABOVE GROUND AND ON-GROUND SWIMMING POOLS AND HOT TUBS AND SPAS.

BARRIER REQUIREMENTS

THE PROVISIONS OF THIS CHAPTER SHALL CONTROL THE DESIGN OF BARRIERS FOR RESIDENTIAL SWIMMING POOLS. SPAS AND HOT TUBS. THESE DESIGN CONTROLS ARE INTENDED TO PROVIDE PROTECTION AGAINST POTENTIAL DROWNINGS AND NEAR DROWNINGS BY RESTRICTING ACCESS TO SWIMMING POOLS, SPAS AND HOT TUBS.

AN OUTDOOR SWIMMING POOL, INCLUDING AN IN-GROUND, ABOVE-GROUND OR ON-GROUND POOL, HOT TUB OR SPA SHALL BE SURROUNDED BY A BARRIER WHICH SHALL COMPLY WITH THE FOLLOWING:

- THE TOP OF THE BARRIER SHALL BE AT LEAST 60 INCHES (1524 MM) ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. THE TOP OF THE BARRIER THAT SEPARATES THE SWIMMING POOL ONLY FROM HABITABLE SPACES ON THE SAME LEVEL SHALL BE AT LEAST 48 INCHES (1219 MM) ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. THE MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE 2 INCHES (51 MM). THE MAXIMUM VERTICAL CLEARANCE AT THE BOTTOM OF THE BARRIER MAY BE INCREASED TO 4 INCHES (102 MM) WHEN GRADE IS A SOLID SURFACE SUCH AS CONCRETE. THE BARRIER SHALL BE AT LEAST 20 INCHES FROM THE WATER'S EDGE.
- OPENINGS IN THE BARRIER SHALL NOT ALLOW PASSAGE OF A 4 INCH DIAMETER (102 MM) SPHERE. ANY DECORATIVE DESIGN WORK SUCH AS PROTRUSIONS, INDENTATIONS OR CUTOUTS WHICH MAKE THE BARRIER EASILY CLIMBABLE IS PROHIBITED.
- SOLID BARRIERS WHICH DO NOT HAVE OPENINGS, SUCH AS MASONRY OR STONE WALL, SHALL NOT CONTAIN INDENTATIONS OR PROTRUSIONS EXCEPT FOR NORMAL CONSTRUCTION TOLERANCES AND TOOLED MASONRY JOINTS.
- THERE SHALL BE AT LEAST 45" INCHES BETWEEN HORIZONTAL ELEMENTS.
- MAXIMUM MESH SIZE FOR CHAIN LINK FENCES SHALL BE A 2 1/4 INCH (57 MM) SQUARE UNLESS THE FENCE HAS SLATS FASTENED AT THE TOP OR THE BOTTOM WHICH REDUCE THE OPENINGS TO NOT MORE THAN 1 3/4 INCHES (44 MM). CHAIN LINK FENCING SHALL NOT BE LESS THAN 11 GAUGE.
- WHERE THE BARRIER IS COMPOSED OF DIAGONAL MEMBERS, SUCH AS A LATTICE FENCE, THE MAXIMUM OPENING FORMED BY THE DIAGONAL MEMBERS SHALL NOT BE MORE THAN 1 3/4 INCHES (44MM).
- ACCESS GATES SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION, ITEMS 1 THROUGH 6, AND SHALL BE EQUIPPED TO ACCOMMODATE A LOCKING DEVICE. PEDESTRIAN ACCESS GATES SHALL OPEN OUTWARD AWAY FROM THE POOL AND SHALL BE SELF-CLOSING AND HAVE A SELF-LATCHING DEVICE. GATES OTHER THAN PEDESTRIAN ACCESS GATES SHALL BE LOCKABLE. WHERE THE RELEASE MECHANISM OF THE SELF-LATCHING DEVICE IS LOCATED LESS THAN 54 INCHES (1372 MM) FROM THE BOTTOM OF THE GATE, THE RELEASE MECHANISM SHALL BE LOCATED ON THE POOL SIDE OF THE GATE AT LEAST 3 INCHES (76 MM) BELOW THE TOP OF THE GATE; AND
7.1. THE RELEASE MECHANISM SHALL BE LOCATED ON THE POOL SIDE OF THE GATE AT LEAST 3 INCHES (76 MM) BELOW THE TOP OF THE GATE; AND
7.2. THE GATE AND BARRIER SHALL HAVE NO OPENING LARGER THAN 1/2 INCH (13 MM) WITHIN 18 INCHES (457 MM) OF THE RELEASE MECHANISM.
- WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING CONDITIONS SHALL BE MET:
8.1. IN LIEU OF THE BARRIER BETWEEN THE DWELLING AND THE SWIMMING POOL, THE SWIMMING POOL SHALL BE EQUIPPED WITH A POWERED SAFETY COVER IN COMPLIANCE WITH ASTM F1346; OR
8.2. DOORS WITH DIRECT ACCESS TO THE POOL THROUGH THAT WALL SHALL BE EQUIPPED WITH AN ALARM WHICH PRODUCES AN AUDIBLE WARNING WHEN THE DOOR AND/OR ITS SCREEN, IF PRESENT, ARE OPENED. THE ALARM SHALL BE LISTED IN ACCORDANCE WITH UL 2017. THE AUDIBLE ALARM SHALL ACTIVATE WITHIN 7 SECONDS AND SOUND CONTINUOUSLY FOR A MINIMUM OF 30 SECONDS AFTER THE DOOR AND/OR ITS SCREEN, IF PRESENT, ARE OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE. DURING NORMAL HOUSEHOLD ACTIVITIES, THE ALARM SHALL AUTOMATICALLY RESET UNDER ALL CONDITIONS. THE ALARM SYSTEM SHALL BE EQUIPPED WITH A MANUAL MEANS, SUCH AS TOUCH PAD OR SWITCH, TO TEMPORARILY DEACTIVATE THE ALARM FOR A SINGLE OPENING. DEACTIVATION SHALL LAST FOR NOT MORE THAN 15 SECONDS. THE DEACTIVATION SWITCH(ES) SHALL BE LOCATED AT LEAST 54 INCHES (1372 MM) ABOVE THE THRESHOLD OF THE DOOR; OR
8.3. OTHER MEANS OF PROTECTION, SUCH AS SELF-CLOSING DOORS WITH SELF-LATCHING DEVICES, WHICH ARE APPROVED BY THE GOVERNING BODY, SHALL BE ACCEPTABLE SO LONG AS THE DEGREE OF PROTECTION AFFORDED IS NOT LESS THAN THE PROTECTION AFFORDED BY ITEM 8.1 OR 8.2 DESCRIBED ABOVE. SELF-CLOSING AND SELF-LATCHING DEVICES SHALL BE INSTALLED ON ALL DOORS WITH DIRECT ACCESS TO THE POOL AREA, WITH THE RELEASE MECHANISM LOCATED A MINIMUM OF FIFTY-FOUR INCHES ABOVE THE FLOOR.
- WHERE AN ABOVE-GROUND POOL STRUCTURE IS USED AS A BARRIER OR WHERE THE BARRIER IS MOUNTED ON TOP OF THE POOL STRUCTURE, AND THE MEANS OF ACCESS IS A LADDER OR STEPS:
9.1. THE LADDER OR STEPS SHALL BE CAPABLE OF BEING SECURED, LOCKED OR REMOVED TO PREVENT ACCESS; OR
9.2. THE LADDER OR STEPS SHALL BE SURROUNDED BY A BARRIER WHICH MEETS THE REQUIREMENTS OF THIS SECTION, ITEMS 1 THROUGH 8. WHEN THE LADDER OR STEPS ARE SECURED, LOCKED OR REMOVED, ANY OPENING CREATED SHALL NOT ALLOW THE PASSAGE OF A 4 INCH DIAMETER (102 MM) SPHERE.
- PET DOORS WHICH PROVIDE DIRECT ACCESS TO THE POOL AREA ARE PROHIBITED UNLESS THEY MEET THE REQUIREMENTS OF ITEM 2 OR ARE EQUIPPED WITH AN ALARM THAT MEETS ITEM 8.2.
- WINDOWS WITH ACCESS TO THE POOL AREAS WILL BE PROTECTED IN THE FOLLOWING WAYS:
11.1 EMERGENCY ESCAPE OR RESCUE WINDOWS FROM SLEEPING AREAS WITH ACCESS TO THE SWIMMING POOL WILL BE EQUIPPED WITH A LATCHING DEVICE NOT LESS THAN 54 INCHES (1372 MM) ABOVE THE FLOOR.
11.2 ALL OTHER OPENABLE WINDOWS WITH SIMILAR ACCESS WILL ALSO BE EQUIPPED WITH A LATCHING DEVICE NOT LESS THAN 54 INCHES (1372 MM) ABOVE THE FLOOR OR SHALL BE EQUIPPED WITH KEY LOCK DEVICE THAT PREVENTS OPENING THE WINDOW MORE THAN 4 INCHES (102 MM). WALLS SURROUNDING AN INDOOR SWIMMING POOL SHALL COMPLY WITH ITEM 6.
BARRIERS SHALL BE LOCATED TO PROHIBIT PERMANENT STRUCTURES, EQUIPMENT OR SIMILAR OBJECTS FROM BEING USED TO CLIMB THEM.
SPAS OR HOT TUBS WITH A SAFETY COVER WHICH COMPLIES WITH ASTM F 1346 SHALL BE EXEMPT FROM THE PROVISIONS OF THIS SECTION.

JACUZZI TYPE TUB

- PROVIDE REMOVABLE PANEL OF SUFFICIENT SIZE TO ACCESS PUMP.
- CIRCULATION PUMP SHALL BE LOCATED ABOVE THE GROUND WEIR OF THE TRAP.
- PUMP AND CIRCULATION PIPING SHALL BE SELF-DRAINING.
- SUCTION FITTINGS SHALL COMPLY WITH THE LISTED STANDARDS.
- PROVIDE G.F.I. CIRCUIT (N.E.C. ARTICLE 680-70).

GENERAL NOTES

- BUILDING CODE DESIGN DATA - ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMMENDMENTS PER THEIR ADOPTING ORDINANCES:
2015 INTERNATIONAL BUILDING CODE (ORD. #4059)
2015 INTERNATIONAL RESIDENTIAL CODE (ORD. #4060)
2015 INTERNATIONAL FIRE CODE (ORD. #4045)
2015 INTERNATIONAL PLUMBING CODE (ORD. #4061)
2015 INTERNATIONAL MECHANICAL CODE (ORD. #4062)
2014 NATIONAL ELECTRICAL CODE (ORD. #4054)
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2015 INTERNATIONAL FUEL GAS CODE
 - CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA - TABLE R301.2 (1) AMENDED
- | ROOF SNOW LOAD | WIND | SEISMIC DESIGN CATEGORY ¹ | SUBJECT TO DAMAGE FROM | WINTER DESIGN TEMP. ¹ | FLOOD HAZARDS |
|----------------|-------------------------|--------------------------------------|---|--|---------------|
| | WIND ² (MPH) | | WEATHERING ³ FROST ⁴ DEPTH ¹ | PERMIT ⁵ DECAT ¹ | |
| 0 | 115 EXPOSURE B C | | NEGLECTABLE FINAL GRADE TO HEAVY | NONE TO SLIGHT | 34 DEGREES |
- DRAWINGS MAY NOT BE SCALED. ALL DIMENSIONS RELATED TO DETAILS NOT SPECIFICALLY SHOWN, SHALL BE OF THE SAME NATURE AS OTHER SIMILAR CONDITIONS. VERIFY ALL DIMENSIONS PRIOR TO STARTING WORK.
 - THE CONTRACTOR SHALL NOTIFY DREWETT WORKS OF ANY DISCREPANCIES ON DRAWINGS, REQUIRING CLARIFICATION OR REVISIONS PRIOR TO COMMENCING WITH WORK.
 - ALL CHIMNEYS SHALL HAVE APPROVED SPARK ARRESTORS.
 - ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW, SHALL BEAR THE SEAL AND SIGNATURE OF AN ENGINEER REGISTERED IN ARIZONA.
 - FINISH FLOOR ELEVATION (AS BUILT) SHALL BE CERTIFIED BY THE CITY FOR THE FEDERAL EMERGENCY MANAGEMENT ASSOCIATION WHERE REQUIRED.
 - OPTIONS ARE FOR THE CONTRACTORS CONVENIENCE. HE SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY IF HE CHOOSES AN OPTION AND SHALL COORDINATE ALL DETAILS. THE COST OF ADDITIONAL DESIGN WORK NECESSITATED BY SELECTION OF AN OPTION SHALL BE BORNE BY THE CONTRACTOR.
 - THE COST OF ADDITIONAL DESIGN WORK DUE TO ERRORS OR OMISSIONS IN CONSTRUCTION SHALL BE INCURRED BY THE CONTRACTOR.
 - DETAILS ON THE STRUCTURAL DRAWINGS ARE TYPICAL. VERIFY ALL DIMENSIONS WITH THE DESIGNER'S DRAWINGS. NO STRUCTURAL CHANGES FROM THE APPROVED PLANS SHALL BE MADE IN THE FIELD, UNLESS PRIOR TO MAKING CHANGES, WRITTEN APPROVAL IS OBTAINED FROM THE ENGINEER. IF CHANGES ARE MADE WITHOUT APPROVAL, SUCH CHANGES SHALL BE THE LEGAL AND FINANCIAL RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR INVOLVED AND IT SHALL BE THEIR RESPONSIBILITY TO REPLACE OR REPAIR PER ENGINEER.

FIRE SPRINKLERS

- PROVIDE AUTOMATIC FIRE SPRINKLER SYSTEM PER 2015 IFC SEC. 903
- A 1" WATER METER IS ADEQUATE FOR THE RESIDENTIAL FIRE SPRINKLER SYSTEM.
- A "CONCEALED" FIRE SPRINKLER TO BE SPECIFIED, VERIFY WITH OWNER.
- DEFERRED SUBMITTAL.

REQUIRED RESIDENTIAL NOTES

- ALL PRODUCTS LISTED BY I.C.C./N.E.R. NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCTS SUBSTITUTIONS FOR PRODUCT(S) LISTED SHALL ALSO HAVE AN ICC APPROVED EVALUATION REPORT(S) OR BE APPROVED.
- EXTERIOR WALL, BOTTOM SILL PLATES, SHALL BE PRESSURE TREATED OR EQUAL, AND SHALL BE EXTENDED MINIMUM 4" ABOVE FINISH GRADE. (2015 IRC SEC. R317.1)
- MISCELLANEOUS SITE STRUCTURES, POOLS, SPAS, FENCES, SITE WALLS, RETAINING WALLS, AND GAS STORAGE TANKS REQUIRE SEPARATE PERMITS.
- ALL EXITS TO BE ABOVE FINISH GRADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
- DOORS LEADING INTO HOUSE FROM GARAGE SHALL BE SELF-CLOSING, SELF-LATCHING. (2015 IRC R302.5.1)
- EXTERIOR WALL PENETRATIONS BY PIPES, DUCTS OR CONDUITS SHALL BE CAULKED. (2015 IRC R302.4.1)
- PROVIDE ROOF ATTIC VENTILATION UNLESS INSULATION IS APPLIED DIRECTLY TO UNDERSIDE OF ROOF SHEATHING FOR CONDITIONED AREAS ONLY.
- ENERGY CONSERVATION REQUIREMENTS: CEILING/ATTIC R-VALUE = R-38 (MIN.), FRAME WALL R-VALUE = R-19 (MIN.), MASONRY WALL R-VALUE = R-4 (MIN.), WINDOW U-VALUE = 0.40 (MAX.), SOLAR HEAT GAIN COEFFICIENT = 0.25 (MAX.), SUPPLY AND RETURN AIR DUCT INSULATION VALUE OF R-8(MIN.)
- LUMBER SHALL BEAR AN APPROVED GRADING STAMP. (R502.1)
- PROVIDES DESIGNERS FOR ALL PREFABRICATED TRUSSES FOR REVIEW AND APPROVAL BY THE TOWN OF PARADISE VALLEY
- FIRE BLOCKING SHALL COMPLY WITH (2015 IRC R302.11)
- WINDOW LOCATED MORE THAN 72" ABOVE FINISHED GRADE SHALL HAVE THE LOWEST PART OF CLEAR OPENING OF THE WINDOW TO BE MINIMUM 24 INCHES ABOVE THE FLOOR IN WHICH IT SERVES (R613.2)
- GYP SUM BOARD APPLIED TO A CEILING SHALL BE 1/2" WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN FRAMING MEMBERS 24" O.C. OR USE LABELED 1/2" SAG-RESISTANT GYP SUM CEILING BOARD. TABLE R702.3.5 (d)
- SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE (P2708.3)
- 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 INCHES ABOVE THE DRAIN INLET. WATER-RESISTANT GYP SUM BOARD SHALL NOT BE INSTALLED OVER A VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT. CEMENT, FIBER-CEMENT OR GLASS MAT GYP SUM BACKERS INSTALLED WITH MANUFACTURER'S RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS (P702.3.4)
- PLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING CONSERVATION REQUIREMENTS: TABLE P2903.2 WATER CLOSETS- TANK TYPE 1.6 GAL/FLUSH; SHOWER HEAD- 2.5 GAL/MINUTE; FAUCETS - 2.2 GAL/MINUTE PROVIDE AERATOR
- WATER TREATMENT SYSTEMS - SHALL BE EQUIPPED WITH AND AUTOMATIC SHUTOFF TO PREVENT CONTINUOUS FLOW WHEN NOT IN USE.
- DOMESTIC DISH WASHING MACHINES CONNECTED TO A DISPOSER SHALL HAVE THE DISCHARGE INSTALLED AS HIGH AS POSSIBLE (P2717.3)
- HOT WATER RECIRCULATION PUMPS, PROVIDE A HOT WATER DEMAND CONTROLLED RECIRCULATION PUMP FOR WATER HEATERS LOCATED MORE THAN 20 FEET FROM FURTHEST FIXTURE SERVED. A MANUAL CONTROL OR OCCUPANT SENSOR SWITCH SHALL OPERATE THE PUMP WITH AN AUTOMATIC TEMPERATURE SENSOR SHUT-OFF (M2005.5 AMENDED)
- SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO A MINIMUM R-8. DUCTS IN FLOOR TRUSSES SHALL BE INSULATED TO A MINIMUM R-6 (N1103.1)
- REGISTERS, DIFFUSERS AND GRILLES SHALL BE MECHANICALLY FASTENED TO RIGID SUPPORTS OR STRUCTURAL MEMBERS ON AT LEAST TWO OPPOSITE SIDES IN ADDITION TO BEING CONNECTED TO THE DUCTWORK THEY SERVE.
- THE CLOTHES DRYER SHALL BE PROVIDED WITH A 4-INCH DIAMETER EXHAUST DUCT TO THE EXTERIOR AND SHALL NOT EXCEED A TOTAL LENGTH OF 35 FEET, UNLESS AN ENGINEER'S SYSTEMS IS PROVIDED (M1501.3)
- EXHAUST AIR FROM KITCHENS, BATHROOMS AND TOILET ROOMS SHALL NOT BE RE-CIRCULATED WITHIN A RESIDENCE OR TO ANOTHER DWELLING UNIT AND SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. EXHAUST AIR FROM KITCHENS, BATHROOMS AND TOILET ROOMS SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREAS INSIDE THE BUILDING. M1506.2
- PROVIDE COATED RECESSED LIGHT FIXTURES INSTALLED IN INSULATED CEILINGS (N1102.4.3)
- FIXTURES LOCATED IN DAMP OR WET LOCATIONS SHALL BE "LISTED" TO BE SUITABLE FOR SUCH LOCATION. (E3903.8)
- PROVIDE GFCI PROTECTION FOR RECEPTACLES WITHIN 6' OF ALL LAVATORIES, SINKS AND BASINS. (E3802.7)
- PROVIDE GFCI PROTECTED RECEPTACLES AT AL EXTERIOR, BATHROOM AND GARAGE LOCATIONS. (E3802.1, 2)
- PROVIDE A WALL MOUNTED GFCI PROTECTED RECEPTACLE OUTLET WITHIN 36" OF A BATHROOM OR POWDER ROOM LAVATORY (E3801.6)
- ALL 120V/150 T.BRANCH CIRCUITS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE AFCI (E3802.11)
- RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH (E3502.2)
- PROVIDE A MINIMUM OF TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN/DINING/BREAKFAST. (E3603.3)
- THE TWO OR MORE 20-AMPERE SMALL APPLIANCE BRANCH CIRCUITS SHALL HAVE NO OTHER OUTLETS, EXCEPT THE RECEPTACLE INSTALLED SOLELY FOR ELECTRIC SUPPLY TO AN ELECTRICAL CLOCK IN THE KITCHEN/DINING/BREAKFAST AREAS OR RECEPTACLES FOR SUPPLEMENTAL EQUIPMENT AND LIGHTING FOR GAS-FIRED RANGES, OVENS OR COUNTER MOUNTED UNITS. (E3603.2)
- RECEPTACLE OUTLETS FOR RANGES AND OTHER DRYERS SHALL BE 3-POLE WITH GROUND TYPE, FOUR-WIRE, GROUNDING -TYPE FLEXIBLE CORDS WILL BE REQUIRED FOR CONNECTION OF RANGES AND CLOTHES DRYERS. THE BONDING JUMPER SHALL NOT BE CONNECTED BETWEEN THE NEUTRAL TERMINAL AND THE FRAME OF THE APPLIANCE. FLEXIBLE CORDS SHALL BE USED ONLY WHERE THE FLEXIBLE CORD SUPPLYING AN APPLIANCE SHALL TERMINATE IN A GROUNDING-TYPE ATTACHMENT PLUG. (E4001.3)
- PROVIDE A CONCRETE ENCASED GROUNDING ELECTRODE OF NOT LESS THAN 20 FEET OF #4 BARE COPPER (200 AMPERE SERVICE) (E5508.1, 2)
- PROVIDE BONDING TO THE WATER PIPING, GAS AND METAL BUILDING SYSTEMS. (MINIMUM #4 FOR 200-AMP SERVICE) (E3503.1)
- ALL METAL PIPING SYSTEMS, METAL PARTS OF ELECTRICAL EQUIPMENT, AND PUMP MOTORS ASSOCIATED WITH THE HYDRO MESSAGE TUB SHALL BE BONDED TOGETHER USING A COPPER BONDING JUMPER, INSULATED, COVERED, OR BARE, NOT SMALLER THAN NO. 8 SOLID. METAL PARTS OF LISTED EQUIPMENT INCORPORATING AN APPROVED SYSTEM OF DOUBLE INSULATION AND PROVIDING A MEANS FOR GROUNDING INTERNAL, NON-ACCESSIBLE, NON-CURRENT-CARRYING METAL PARTS SHALL NOT BE BONDED (E4104.2, 4)
- REINOT 2.1 MASONRY BED AND HEAD JOINTS, SHALL BE 3/8" THICK, THE THICKNESS OF THE BED JOINT OF THE STARTING COURSE PLACED OVER FOUNDATIONS SHALL NOT BE LESS THAN 1 1/4" INCH AND NOT MORE THAN 3/4 INCH. MORTAR JOINT THICKNESS SHALL BE WITHIN THE FOLLOWING TOLERANCES FROM THE SPECIFIED DIMENSIONS:
1. BED JOINT + 1/8 INCH
2. HEAD JOINT: 1/4 INCH + 3/8 INCH
3. COLLAR JOINTS: 1/4 INCH + 3/8 INCH
- PROVIDE COMBUSTION AIR TO ALL FIREPLACES IN ALL LOCATIONS WITH AIR INTAKE LOCATED AT AN ELEVATION NO HIGHER THAN THE FIREBOX. (R1006.1)

PERSPECTIVE VIEW



*RENDERING REPRESENTS AN ARCHITECTURAL CONCEPT AND IS INTENDED AS AN ILLUSTRATIVE EXAMPLE ONLY. FINAL DESIGN, CONSTRUCTION AND MATERIALS, INCLUDING LANDSCAPE, MAY VARY.

SQUARE FOOTAGES

BASEMENT LIVEABLE	2452 SF
COVERED PATIO	941 SF
LIGHTWELL	3433 SF
CASITA LIVABLE	620 SF
COVERED PATIO	306 SF
	926 SF
COVERED PATIO	385 SF
COVERED PATIO	893 SF
GARAGE / STORAGE / MECH	3607 SF
MAIN LEVEL LIVABLE	4762 SF
OVERHANG	57 SF
OVERHANG	65 SF
OVERHANG	10 SF
OVERHANG	16 SF
OVERHANG	4 SF
OVERHANG	54 SF
	9853 SF
TOTAL	14211 SF
F.A.R.	
FLOOR AREA	12251 SF
ALLOWABLE (25%)	12288 SF

SHEET INDEX

DRB200 COVER SHEET
DRB201 SITE PLAN
DRB202 3D MASSING
DRB203 SITE CONTEXT
DRB204 FLOOR PLAN - LOWER
DRB205 FLOOR PLAN - MAIN
DRB206 COLOR ELEVATIONS
DRB207 CANTILEVER EXHAUST

LANDSCAPE ARCHITECT

BERGHOFF DESIGN GROUP
7000 EAST MCDOWELL ROAD
SUITE 100
SCOTTSDALE, AZ 85257
PHONE: (480) 481 3433
INTERIOR DESIGNER
OWNBY DESIGN
7154 E STETSON DR
D105
SCOTTSDALE, AZ 85251
PHONE: (480) 575-8448
LIGHTING DESIGNER

GENERAL CONTRACTOR

BRIMLEY DEVELOPMENT
4901 E INDIAN SCHOOL RD
PHOENIX, AZ 85018
PHONE: (480) 247-7770

ZONING

R-43

APN

169-06-068

LEGAL ADDRESS

5455 E DESERT JEWEL DR
PARADISE VALLEY, AZ 85253

NET SITE AREA

49,155 SQ FT

FOR CONCEPTUAL HILLSIDE

DATE 12-15-2020

REV

COVER SHEET



DRB200

DESERT JEWEL SPEC RESIDENCE

5455 E Desert Jewel Dr
Paradise Valley, AZ 85253



A.R. = 12,251 SF
 LOT AREA = 49,155 SF
 ALLOWABLE LOT COVERAGE
 = 25% = 12,288 SF
 AREA REMAINING = 37 SF

ALLOWABLE DISTURBED AREA = 29.7% = 14599 SF
PROPOSED DISTURBED AREA = TBD

[SITE PLAN
3/32" = 1'-0"

SITE PLAN

DRB201



[1] DRB_CONCEPTUAL AXONOMETRIC

DW

DREWETT WORKS // ARCHITECTURE

7144 E. STETSON DR., SUITE 204
SCOTTSDALE, AZ 85251
P 855-373-9388 // F 855-373-9388
PLANS @ DREWETTWORKS.COM



- MATERIAL LEGEND
- STUCCO TO COMPLY WITH G1
COLOR TBD
ESR #
 - METAL FASCIA / ROLLED STEEL
ESR #2048
 - WOOD FINISH, TBD
 - GLASS
 - TILE VENEER
ESR #TBD

5455 E Desert Jewel Dr
Paradise Valley, AZ 85535



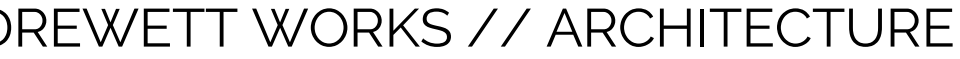
DESERT JEWEL SPEC RESIDENCE

FOR	CONCEPTUAL HILLSIDE
DATE	12-15-2020
REV.	



3D MASSING

DRB202



144 E. STETSON DR., SUITE 204
COTTSDALE, AZ 85251
855-373-9388 // F 855-373-9388
LANS @ DREWETWORKS.COM



DESERT JEWEL SPEC RESIDENCE

FOR	CONCEPTUAL HILLSIDE
DATE	12-15-2020
REV.	

SITE CONTEXT

DRB203



1" = 40'-0"

1" = 40'-0"



DREWETT WORKS // ARCHITECTURE

7144 E. STETSON DR., SUITE 204
SCOTTSDALE, AZ 85251
P 855-373-9388 // F 855-373-9388
PLANS @ DREWETTWORKS.COM



5455 E Desert Jewel Dr
Paradise Valley, AZ 85533

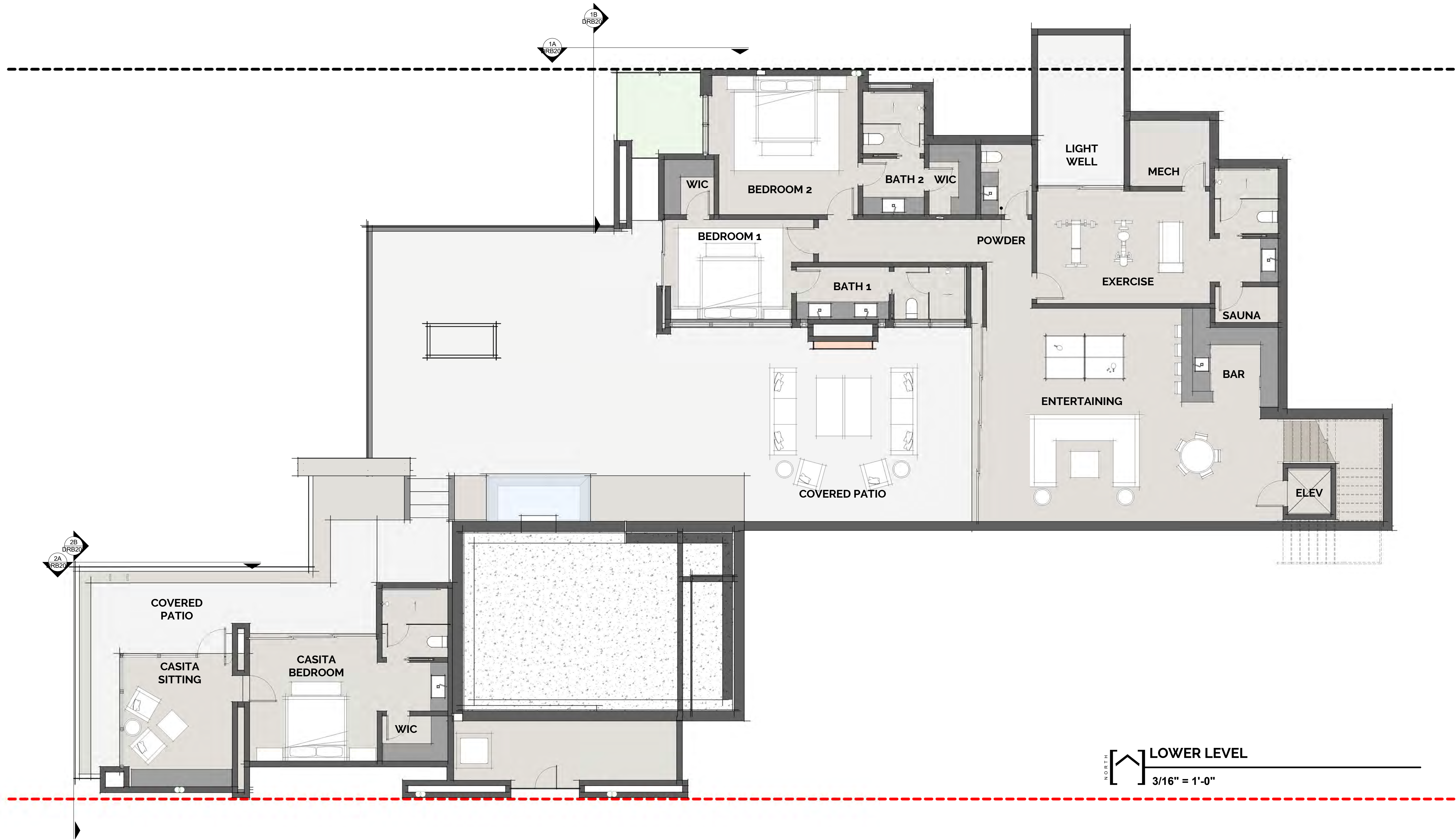
SQFT BY AREA

BASEMENT LIVEABLE	2452 SF
COVERED PATIO	941 SF
LIGHTWELL	40 SF
CASITA LIVEABLE	620 SF
COVERED PATIO	306 SF
COVERED PATIO	926 SF
COVERED PATIO	385 SF
COVERED PATIO	893 SF
GARAGE / STORAGE / MECH	3607 SF
MAIN LEVEL LIVABLE	4762 SF
OVERHANG	57 SF
OVERHANG	65 SF
OVERHANG	10 SF
OVERHANG	16 SF
OVERHANG	4 SF
OVERHANG	54 SF
TOTAL	9853 SF
TOTAL	14211 SF

SQFT BY LEVEL

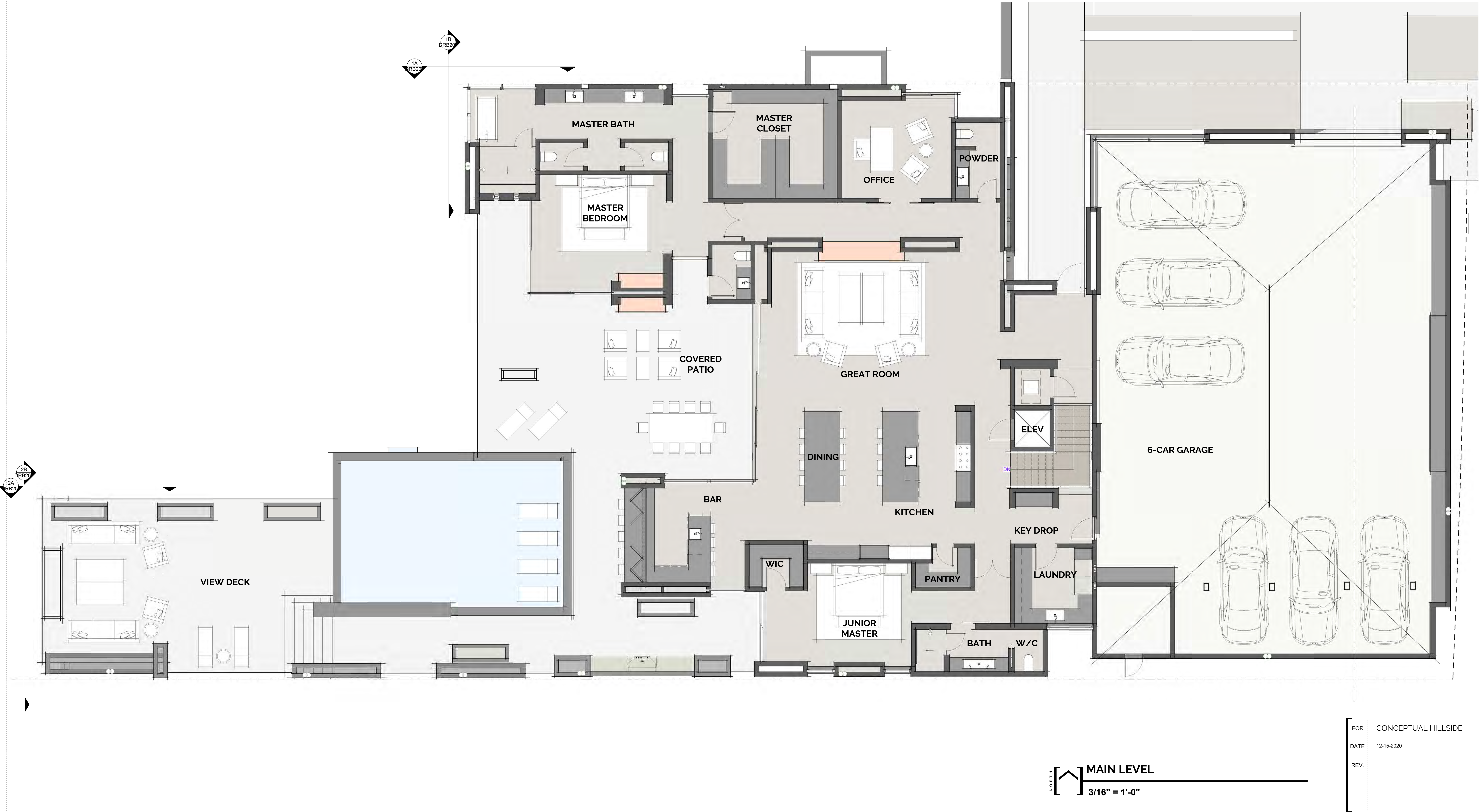
BASEMENT LIVEABLE	2452 SF
CASITA LIVEABLE	620 SF
GARAGE / STORAGE / MECH	182 SF
COVERED PATIO	941 SF
COVERED PATIO	306 SF
LIGHTWELL	40 SF
POTENTIAL BASEMENT	78 SF
POTENTIAL BASEMENT	139 SF
POTENTIAL BASEMENT	4756 SF
MAIN LEVEL LIVABLE	4762 SF
GARAGE / STORAGE / MECH	3607 SF
COVERED PATIO	385 SF
COVERED PATIO	57 SF
OVERHANG	65 SF
COVERED PATIO	893 SF
OVERHANG	10 SF
OVERHANG	16 SF
OVERHANG	4 SF
OVERHANG	54 SF
TOTAL	9853 SF
TOTAL	14699 SF

DESERT JEWEL SPEC RESIDENCE



FOR	CONCEPTUAL HILLSIDE
DATE	12-15-2020
REV.	

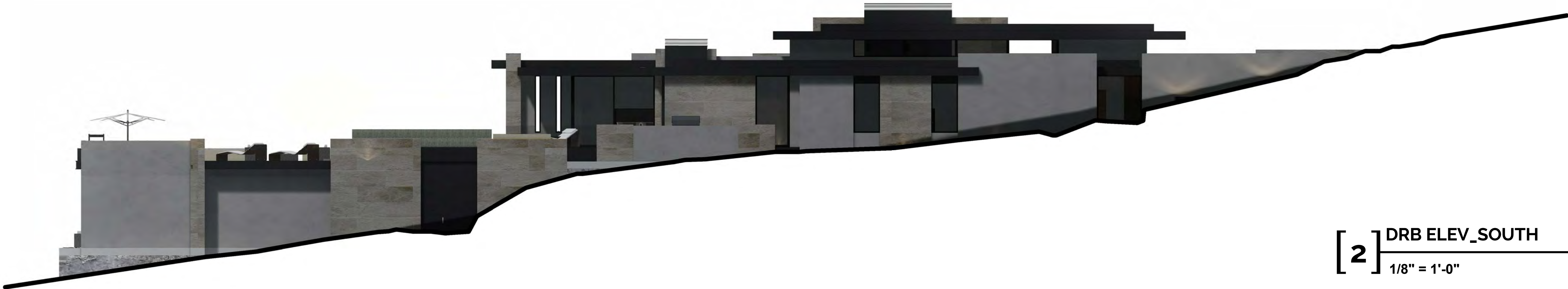




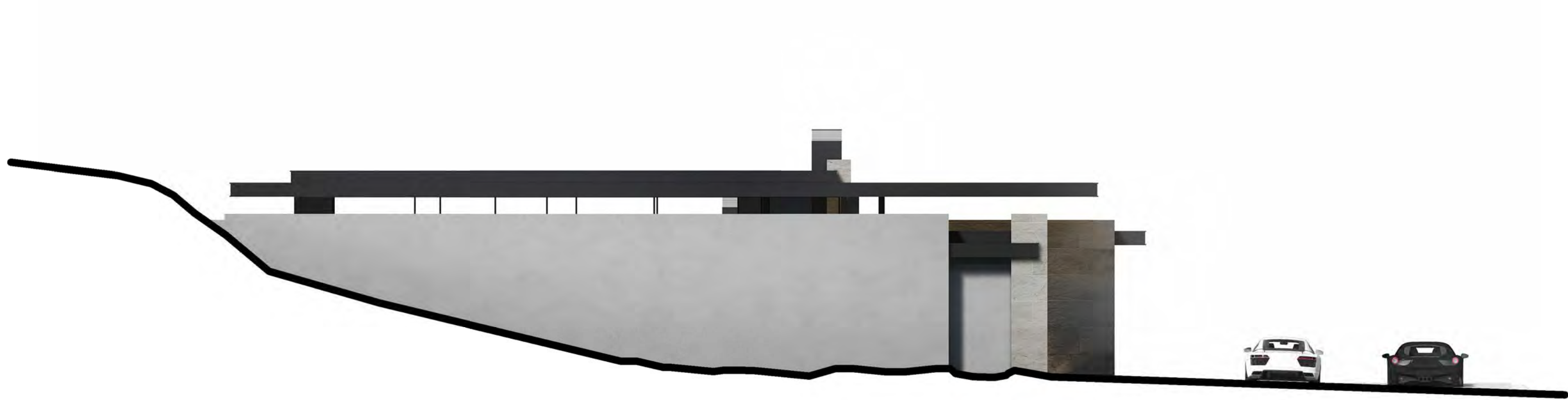
FOR	CONCEPTUAL HILLSIDE
DATE	12-15-2020
REV.	



[1] DRB ELEV_NORTH
1/8" = 1'-0"



[2] DRB ELEV_SOUTH
1/8" = 1'-0"

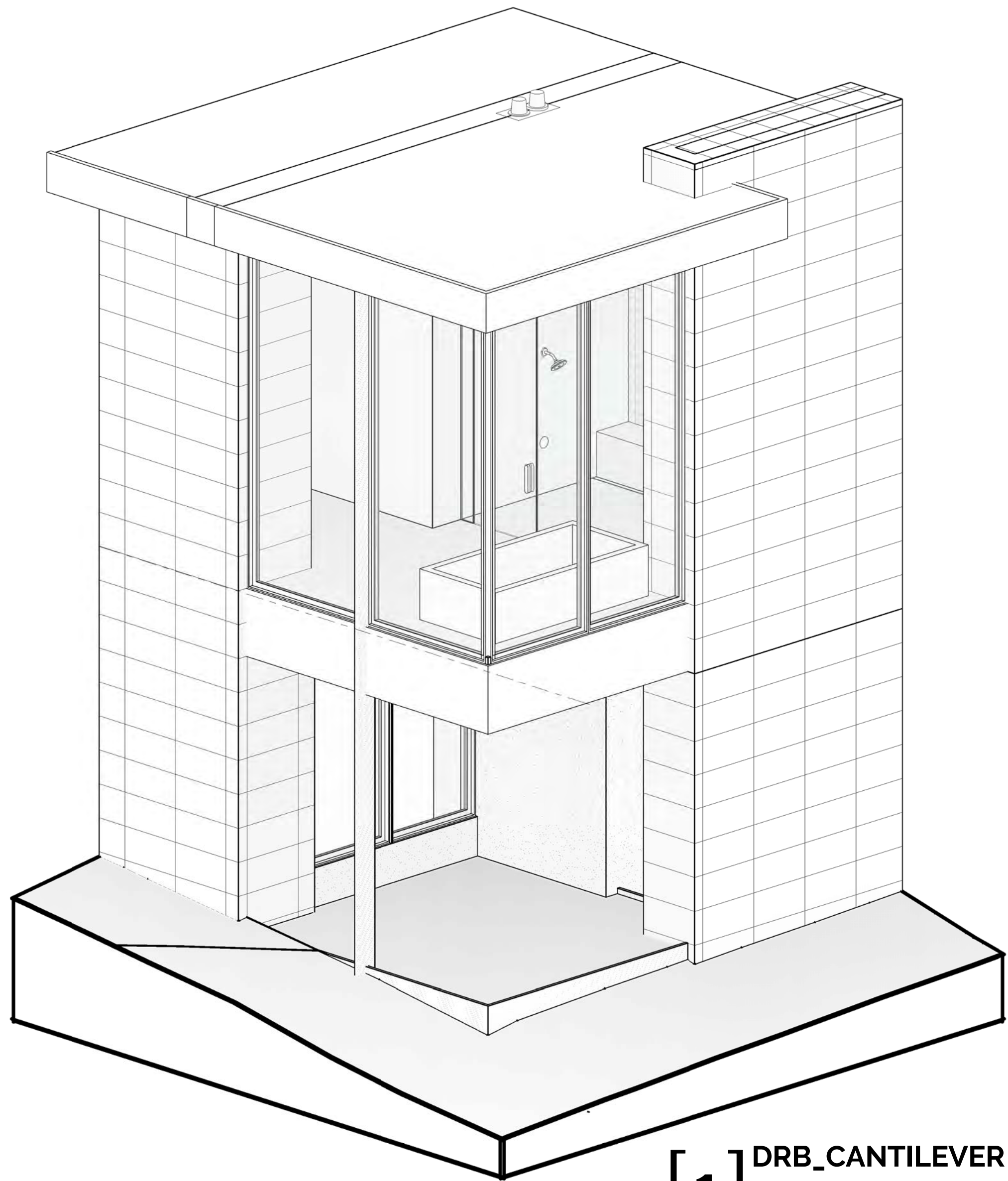


[3] DRB ELEV_EAST
1/8" = 1'-0"

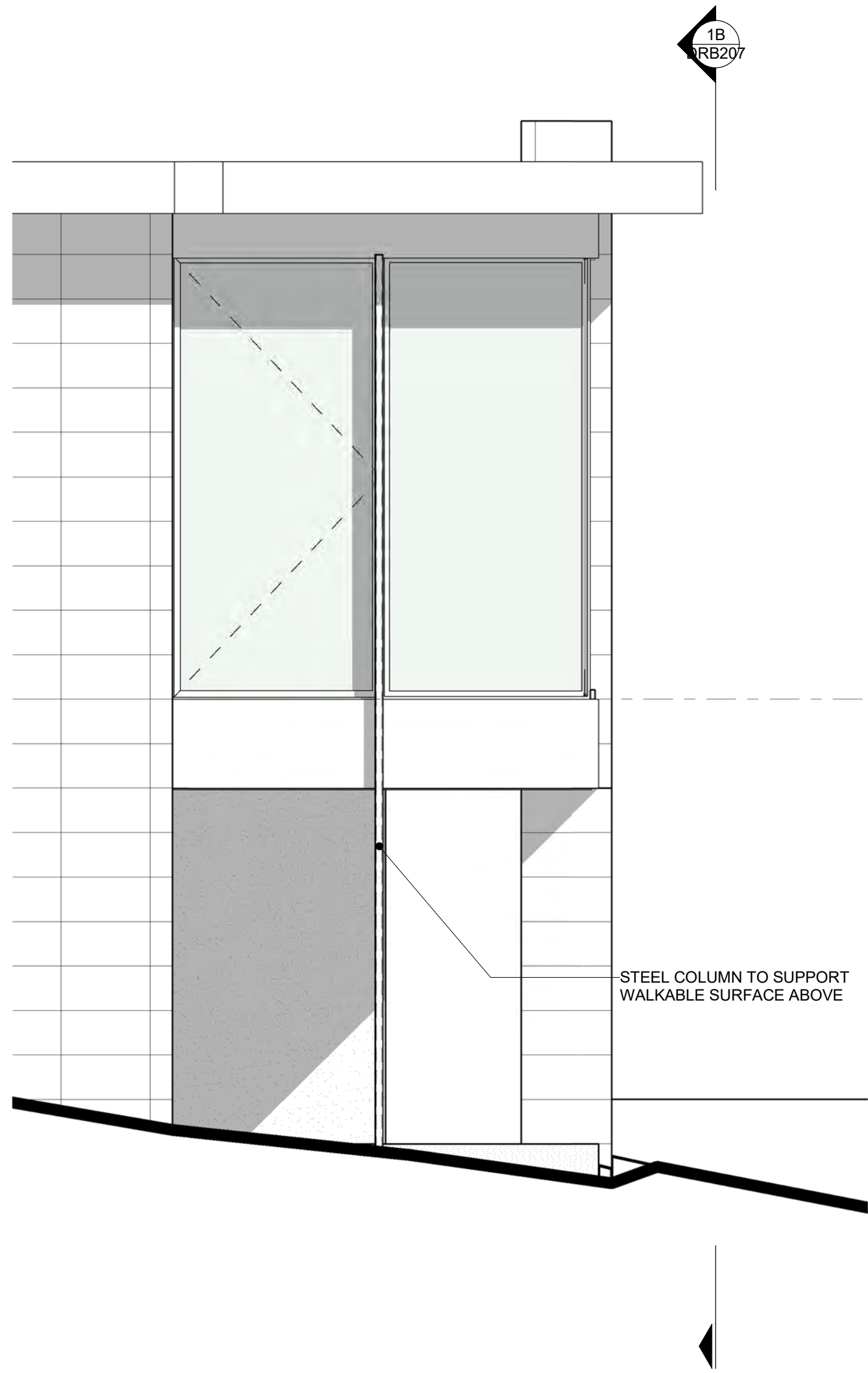


[4] DRB ELEV_WEST
1/8" = 1'-0"

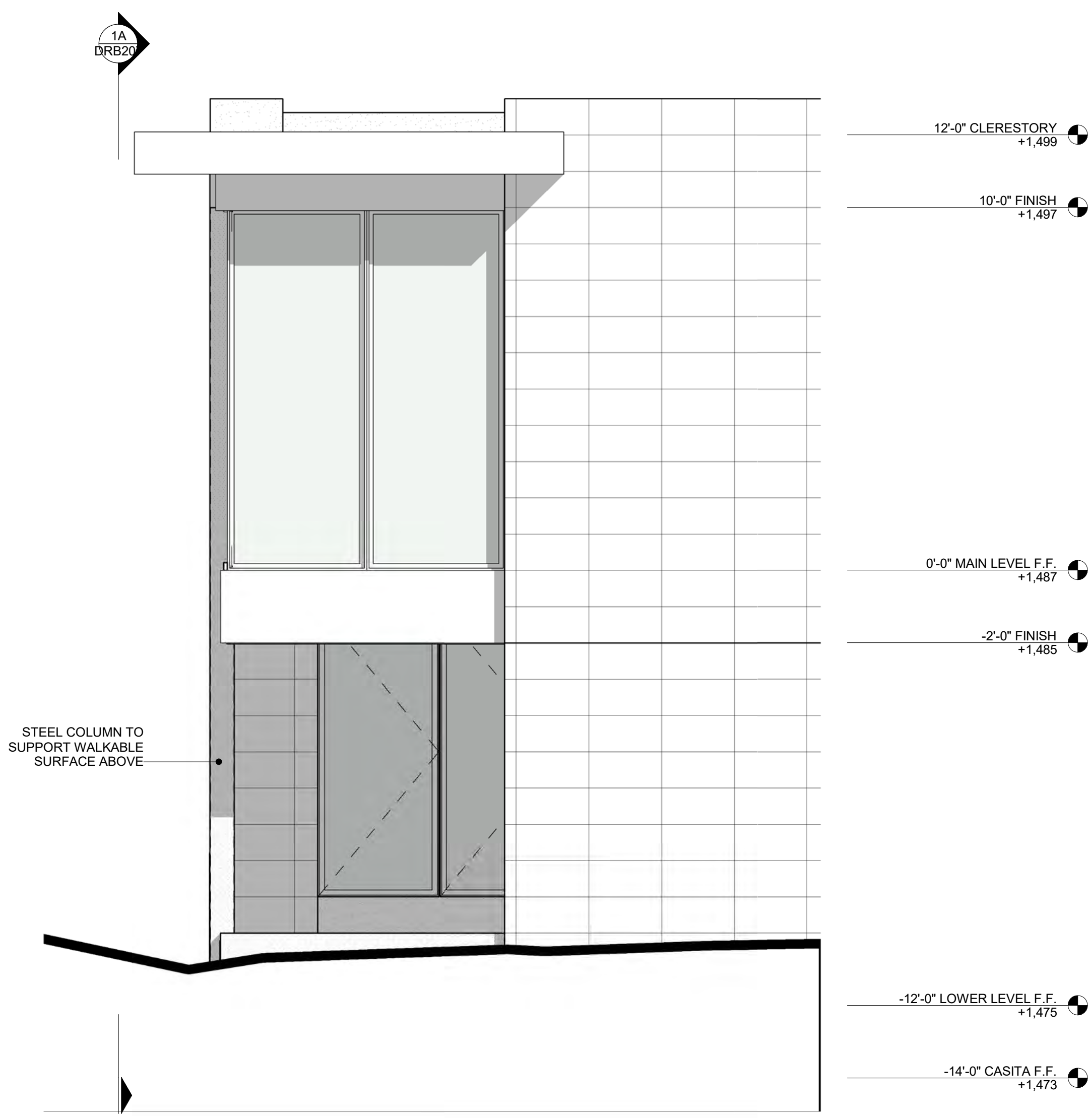
FOR	CONCEPTUAL HILLSIDE
DATE	12-15-2020
REV.	



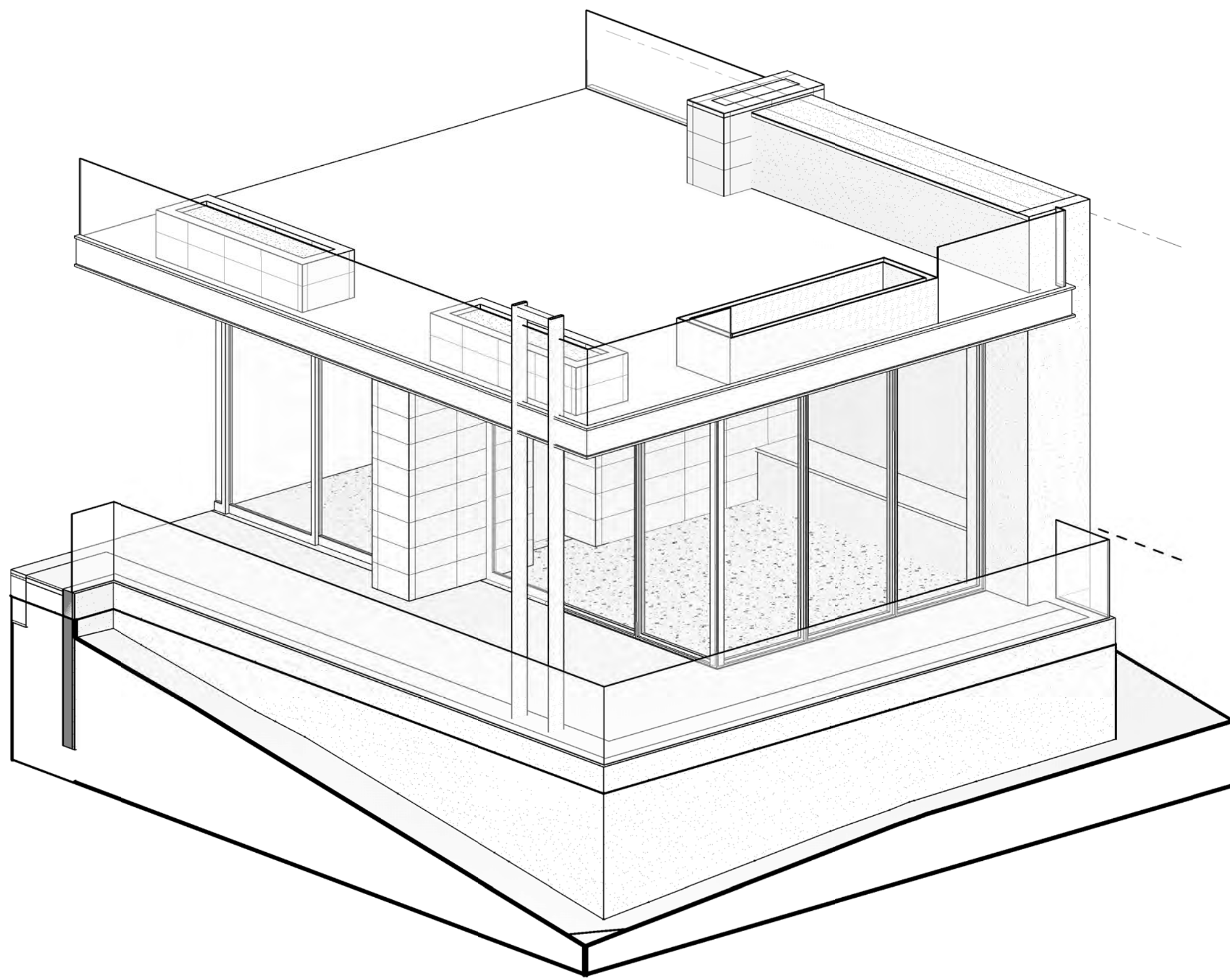
[1] DRB_CANTILEVER 1



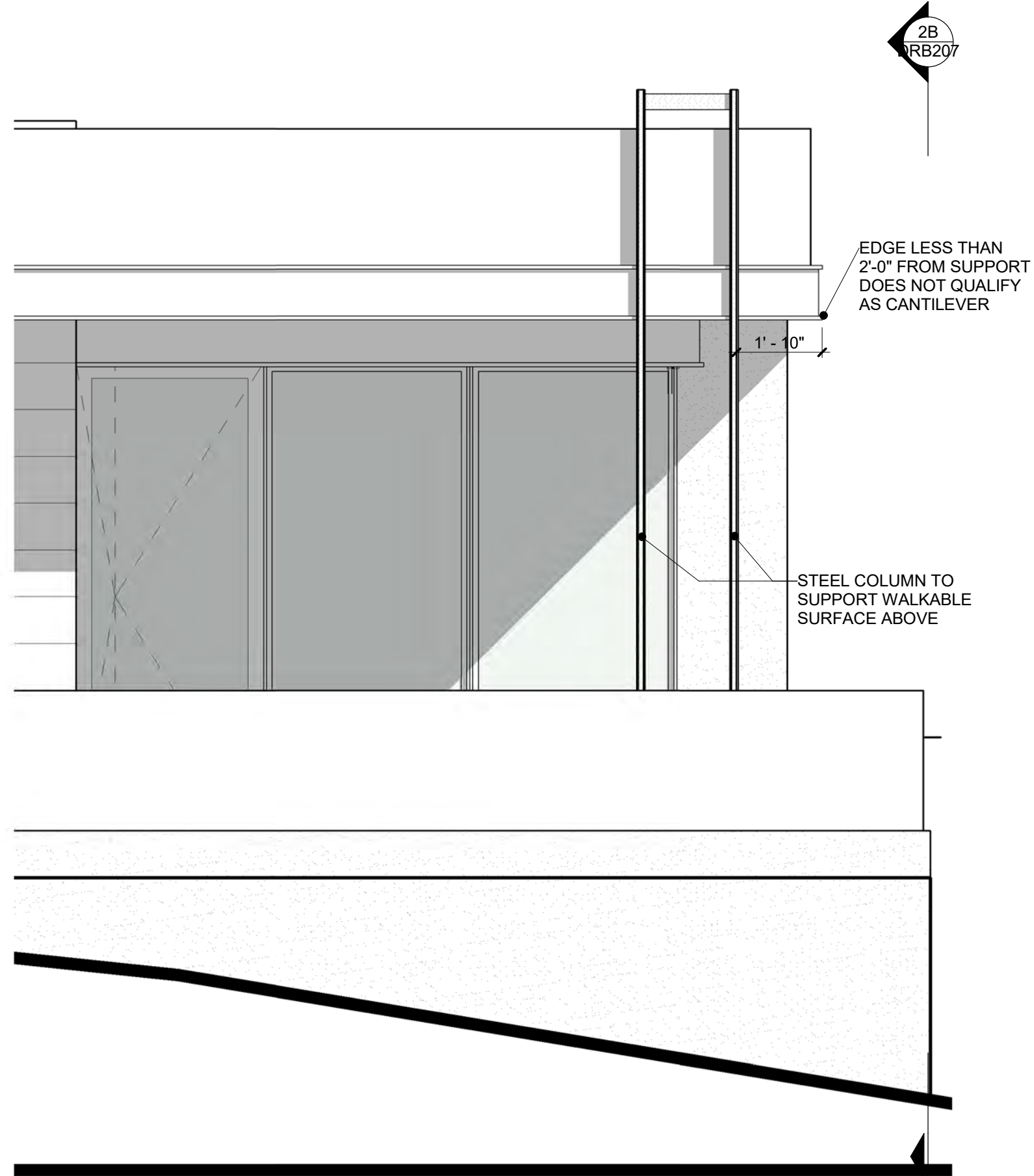
[1A] CANTILEVER 1 - SECTION A
3/8" = 1'-0"



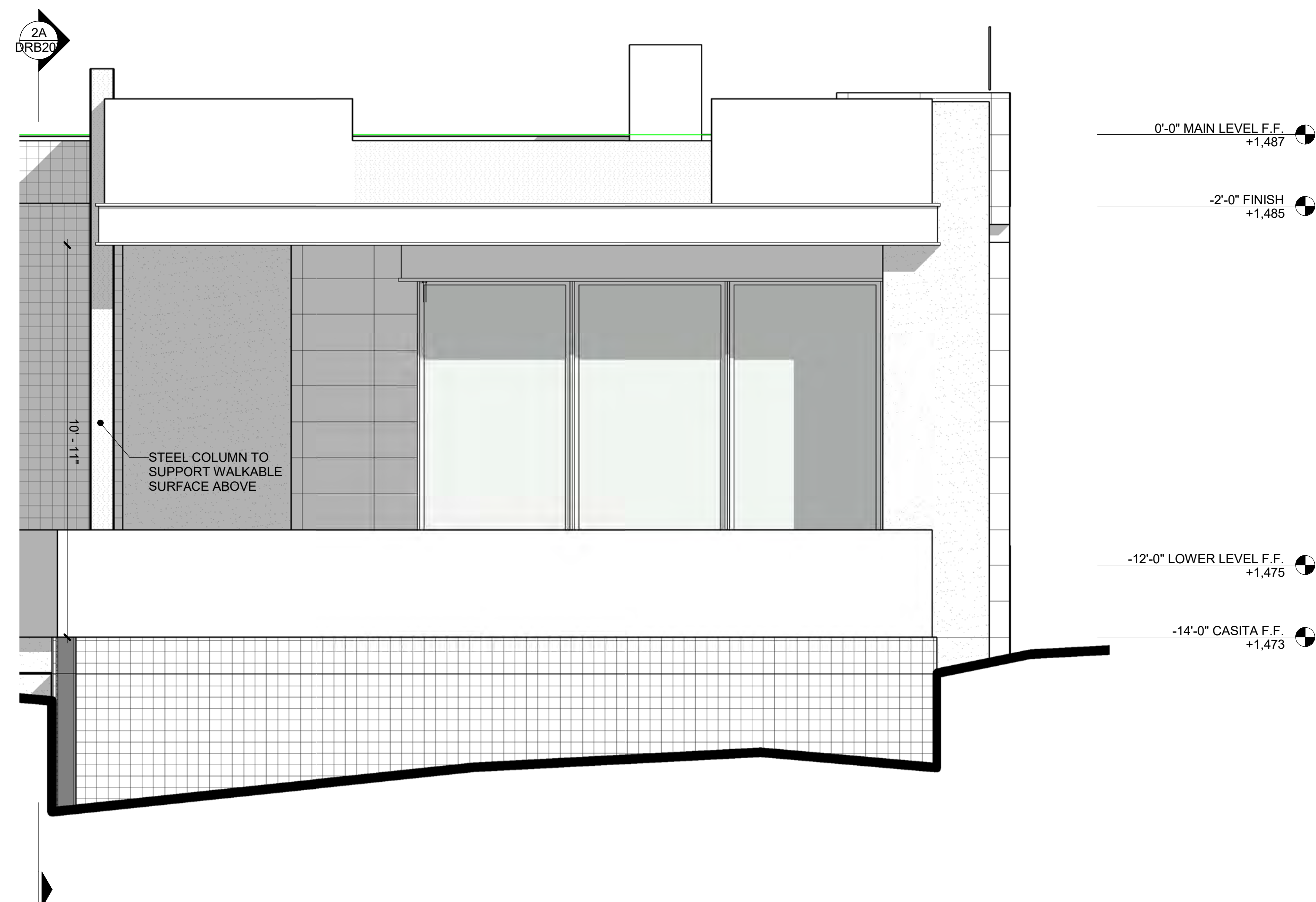
[1B] CANTILEVER 1 - SECTION B
3/8" = 1'-0"



[2] DRB_CANTILEVER 2



[2A] CANTILEVER 2 - SECTION A
3/8" = 1'-0"



[2B] CANTILEVER 2 - SECTION B
3/8" = 1'-0"

DW

DREWETT WORKS // ARCHITECTURE

7144 E. STETSON DR., SUITE 204
SCOTTSDALE, AZ 85251
P 855-373-9388 // F 855-373-9388
PLANS @ DREWETTWORKS.COM

5455 E Desert Jewel Dr
Paradise Valley, AZ 85533

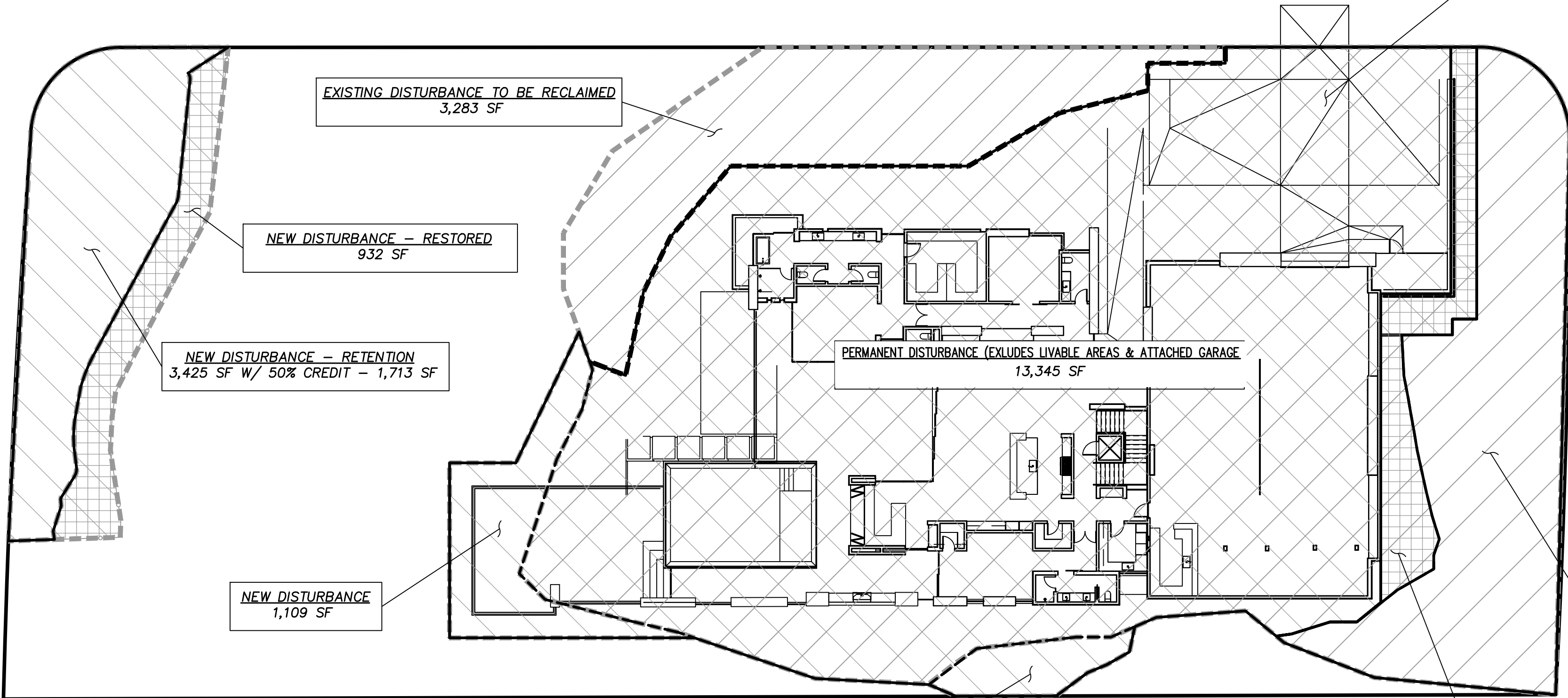
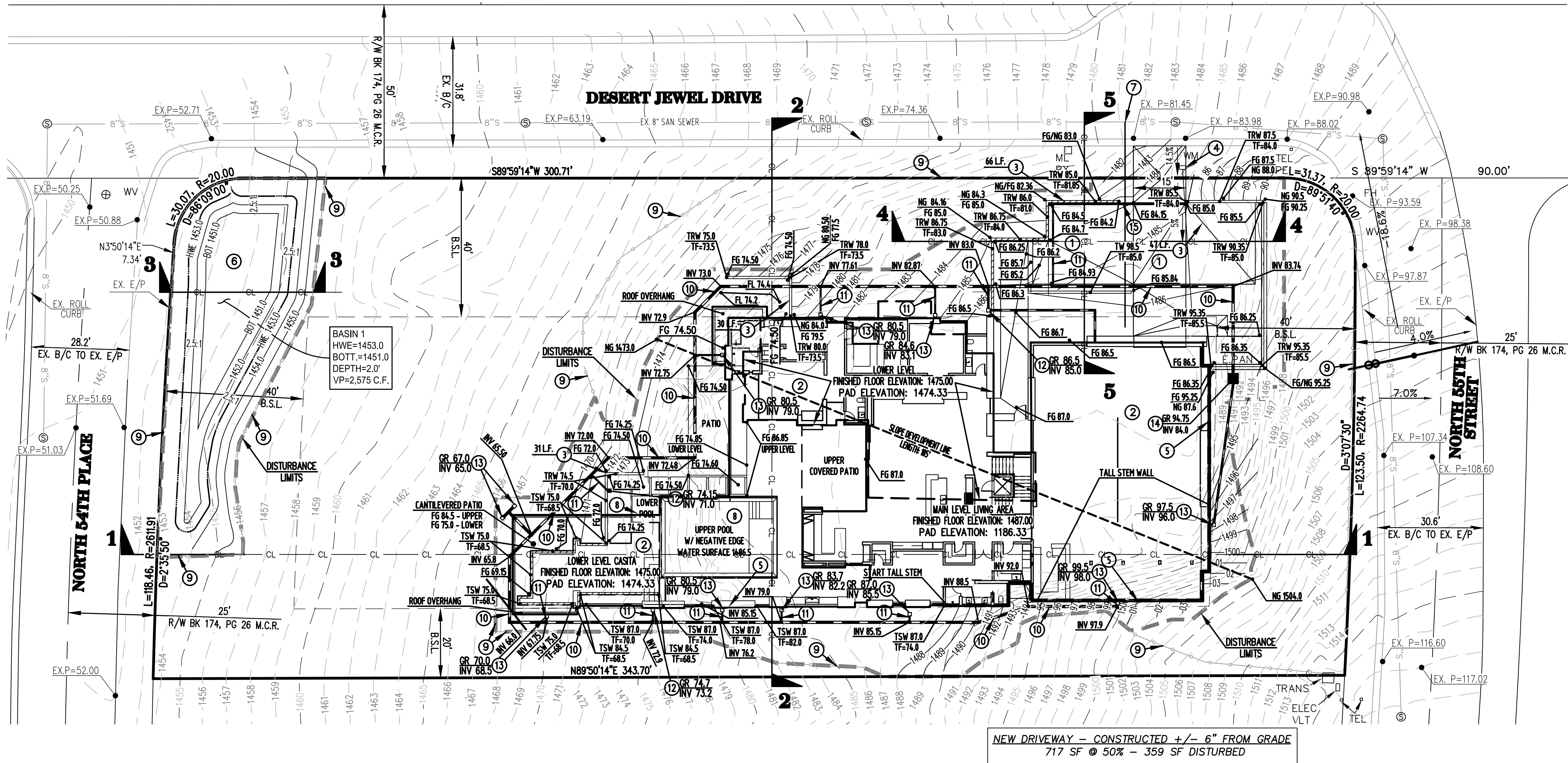
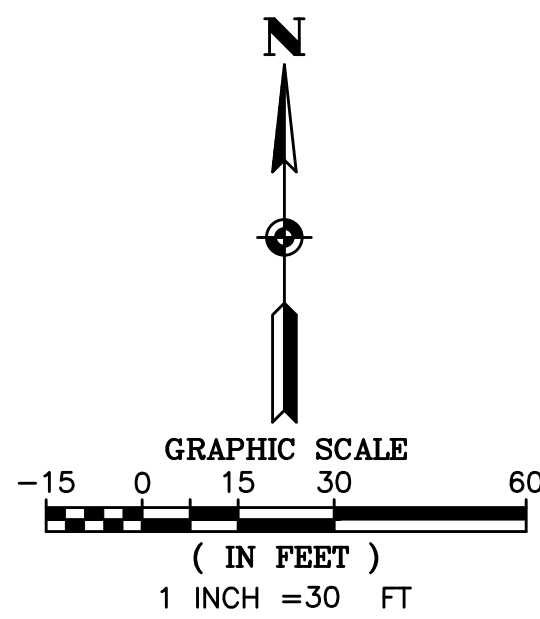
DESERT JEWEL SPEC RESIDENCE

FOR	CONCEPTUAL HILLSIDE
DATE	12-15-2020
REV.	

CANTILEVER EXHIBIT
DRB207



PRELIMINARY SITE, GRADING AND DRAINAGE PLAN
FOR
BRIMLEY DEVELOPMENT
5455 EAST DESERT JEWEL DRIVE, PARADISE VALLEY, ARIZONA
A PORTION OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



CONSTRUCTION NOTES

1. CONSTRUCT CONCRETE PAVED DRIVEWAY. MATERIAL PER OWNER. HILLSIDE COMMITTEE APPROVAL REQUIRED.
2. CONSTRUCT BUILDING PAD PER RECOMMENDATIONS OF SITE GEOTECHNICAL REPORT.
3. CONSTRUCT RETAINING WALL. SHOWN HERE FOR REFERENCE AND GRADE. DETAILS BY SEPARATE SHOP DRAWING AND PERMIT. WALLS NOT TO EXTEND MORE THAN 6" ABOVE HIGH FINISHED GRADE.
4. FURNISH AND INSTALL NEW WATER METER AND SERVICE. SERVICE SIZE PER PLUMBING PLANS. COORDINATE METER INSTALLATION AND CONNECTION WITH UTILITY PROVIDER.
5. CONSTRUCT EXTENDED STEM WALL. SHOWN FOR REFERENCE AND GRADE ONLY. BY SEPARATE SHOP DRAWING AND PERMIT.
6. CONSTRUCT OPEN STORM WATER RETENTION BASIN.
7. INSTALL 4" SEWER SERVICE CONSTRUCTED PER M.A.G. STD. DTL. 440-3, TYPE C. CONSTRUCTION BY SEPARATE RIGHT OF WAY PERMIT.
8. ALL POOL BACKWASH WATER TO BE DISCHARGED TO ON-SITE RETENTION BASINS.
9. FURNISH DISTURBANCE LIMITS FENCE CONSISTING OF 3/8" GOLD ROPE AFFIXED TO METAL T-POSTS. POSTS TO BE SPACED MAXIMUM OF 20' CENTER TO CENTER AND AT ALL CHANGES IN ALIGNMENT.
10. FURNISH AND INSTALL 8" SDR STORM DRAIN. INVERT PER PLAN. METER END OF PIPE TO MATCH ADJACENT FINISHED GRADE. PIPE TO BE SLEEVED THROUGH ON-SITE WALLS WHERE NECESSARY.
11. FURNISH AND INSTALL 4" SDR STORM DRAIN. INVERT PER PLAN.
12. FURNISH AND INSTALL 6" SDR STORM DRAIN. INVERT PER PLAN.
13. FURNISH AND INSTALL NDS CATCH BASIN, OUTLET ADAPTER AND GRATE WITH RISER AS NEEDED. INVERT AND RIM PER PLAN.
14. INSTALL CATCH BASIN PER M.A.G. STANDARD DETAIL 537, TYPE F.
15. FURNISH AND INSTALL TRENCH DRAIN, NDS SPEEDIE DRAIN OR EQUIVALENT. GRATE TO MATCH FINISHED GRADE.

D&M Engineering
DURAN THOMPSON, P.E.
1020 EAST GILBERT DRIVE, SUITE D
TEMPE, AZ 85281
PH: (480) 350-9590
FAX: (480) 350-9486
E-MAIL: engineer@dmengineer.com

BRIMLEY DEVELOPMENT
5455 EAST DESERT JEWEL DRIVE
PARADISE VALLEY, AZ 85253

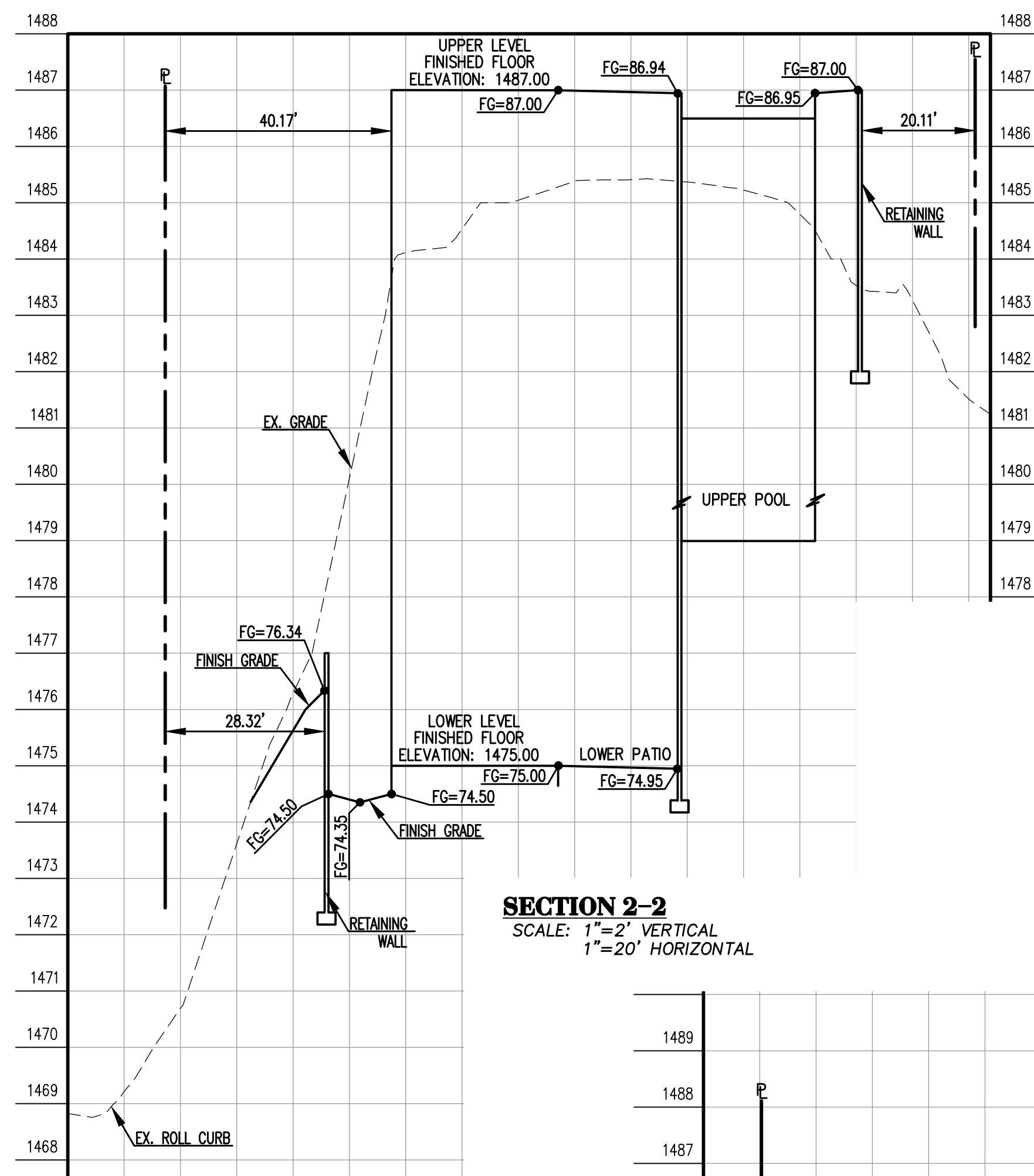
CLIENT/PROJECT			
TITLE			
REVISIONS			
NO.	DATE	APP.	DESCRIPTION



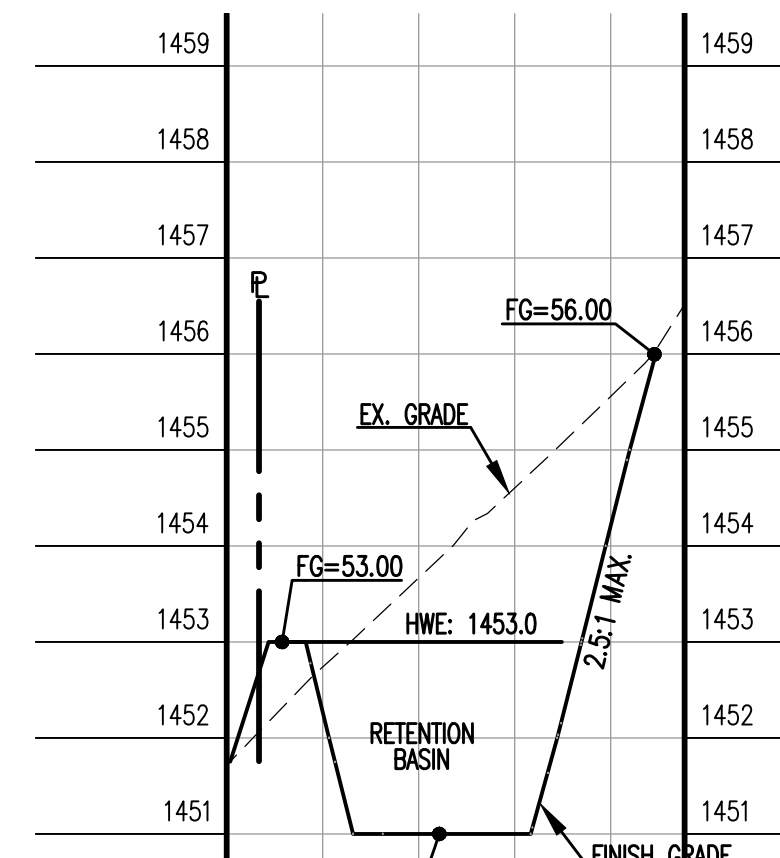
DESIGNED SWB
DRAWN SWB
CHECKED AY
DATE 3-12-21
SCALE 1"=20'
PROJECT 200912
FILE NAME G&D.dwg

FOR

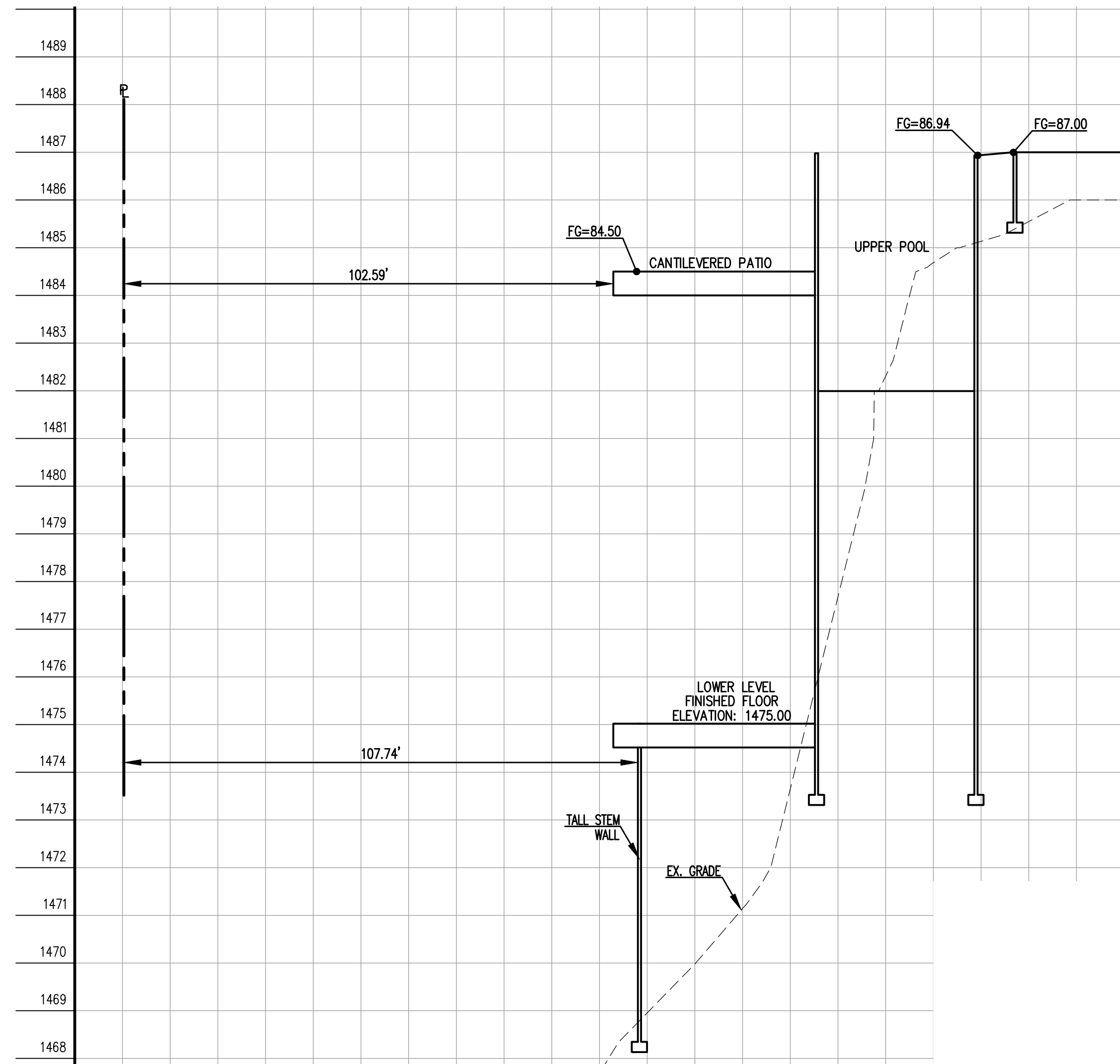
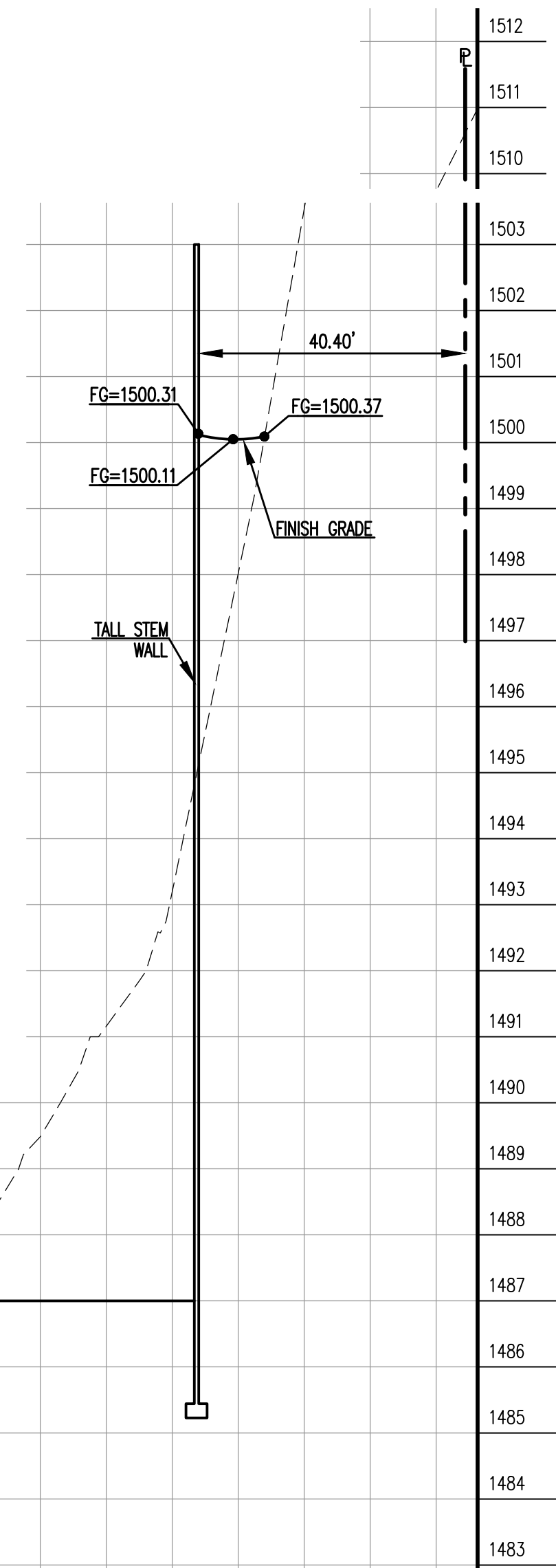
5455 EAST DESERT JEWEL DRIVE, PARADISE VALLEY, ARIZONA
A PORTION OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



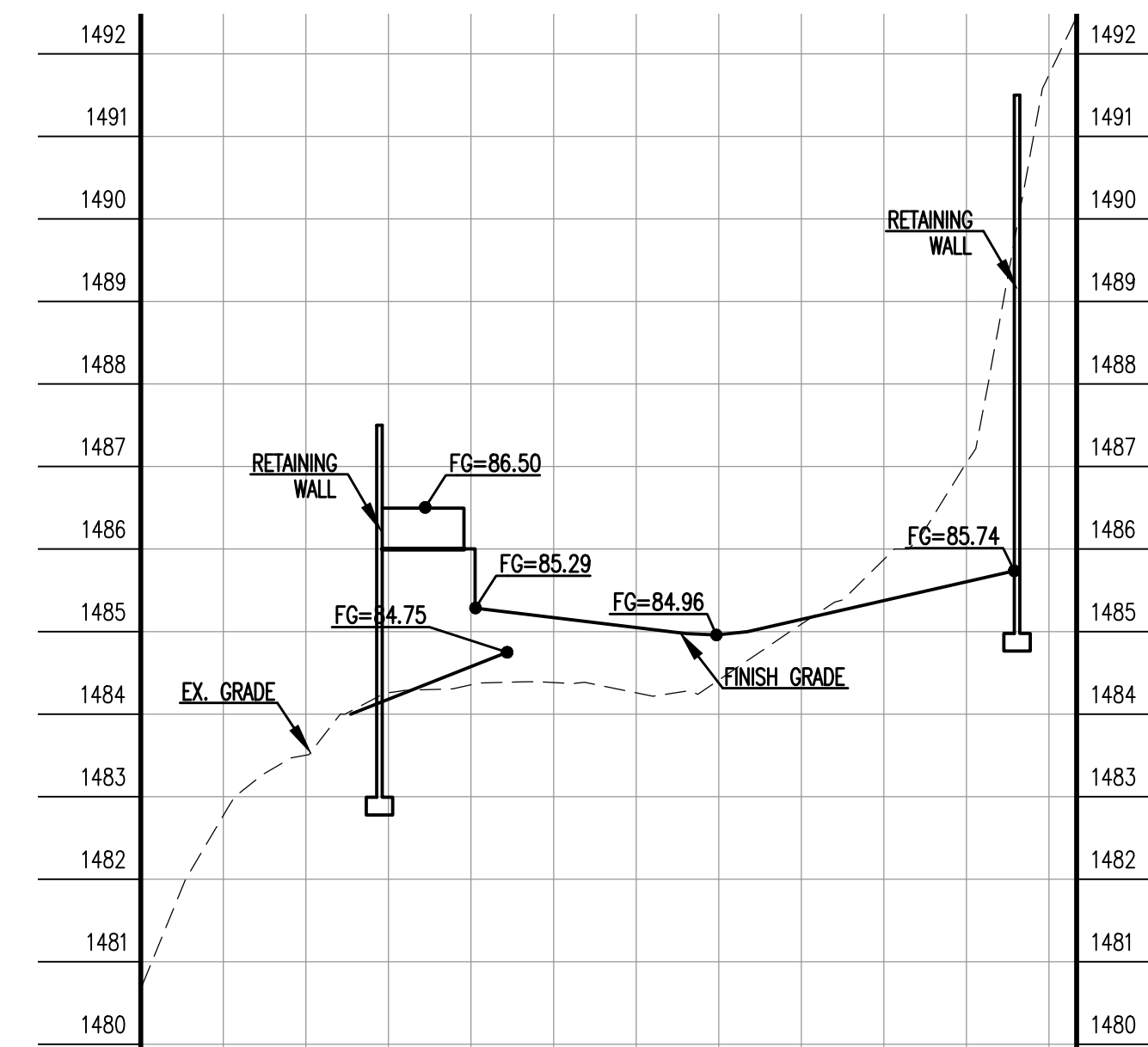
SECTION 2-2
SCALE: 1"=2' VERTICAL
1"=20' HORIZONTAL



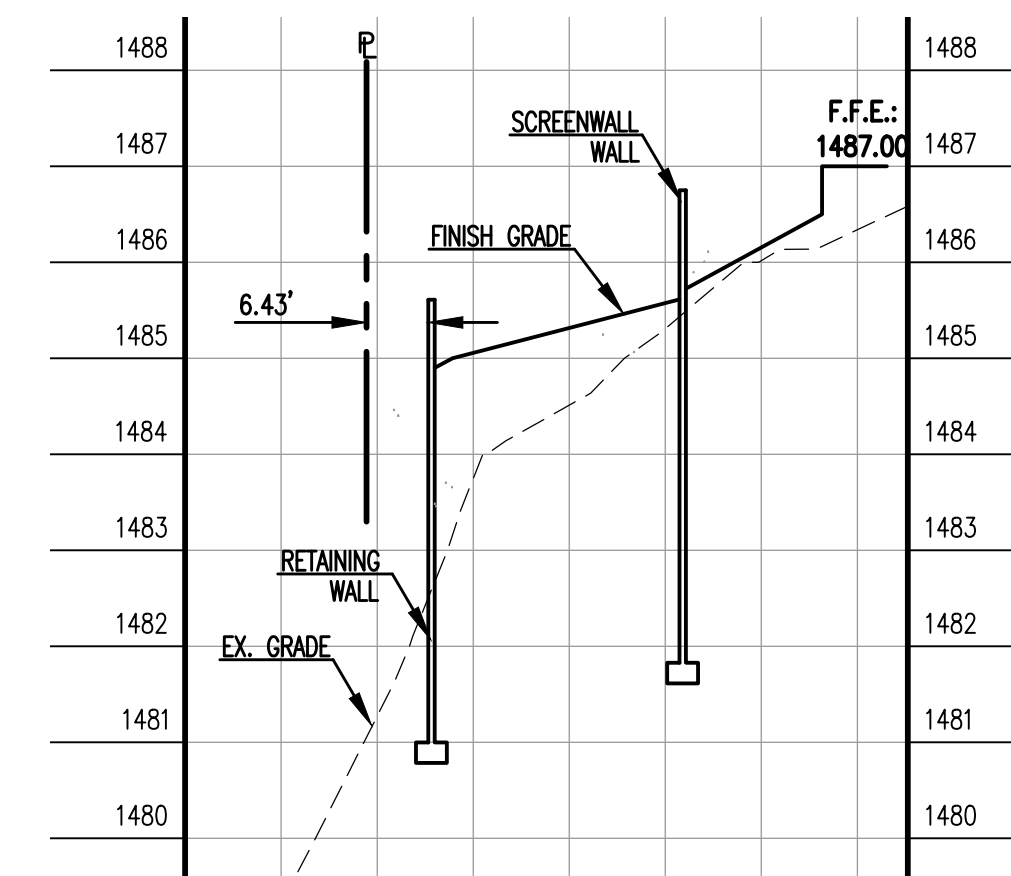
SECTION 3-3
SCALE: 1"=2' VERTICAL
1"=20' HORIZONTAL



SECTION 1-1
SCALE: 1"=2' VERTICAL
1"=20' HORIZONTAL

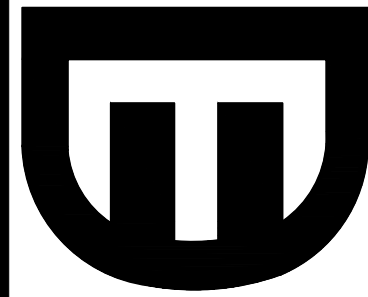


SECTION 4-4
SCALE: 1"=2' VERTICAL
1"=20' HORIZONTAL



SECTION 5-5
SCALE: 1"=2' VERTICAL
1"=20' HORIZONTAL

D&M Engineering
DURAN THOMPSON, P.E.
1020 EAST GILBERT DRIVE, SUITE D
TEMPE, AZ 85281
PH: (480) 350-9590
FAX: (480) 350-9486
E-MAIL: engineer@dmengineer.com



BRIMLEY DEVELOPMENT
5455 EAST DESERT JEWEL DRIVE
PARADISE VALLEY, AZ 85253

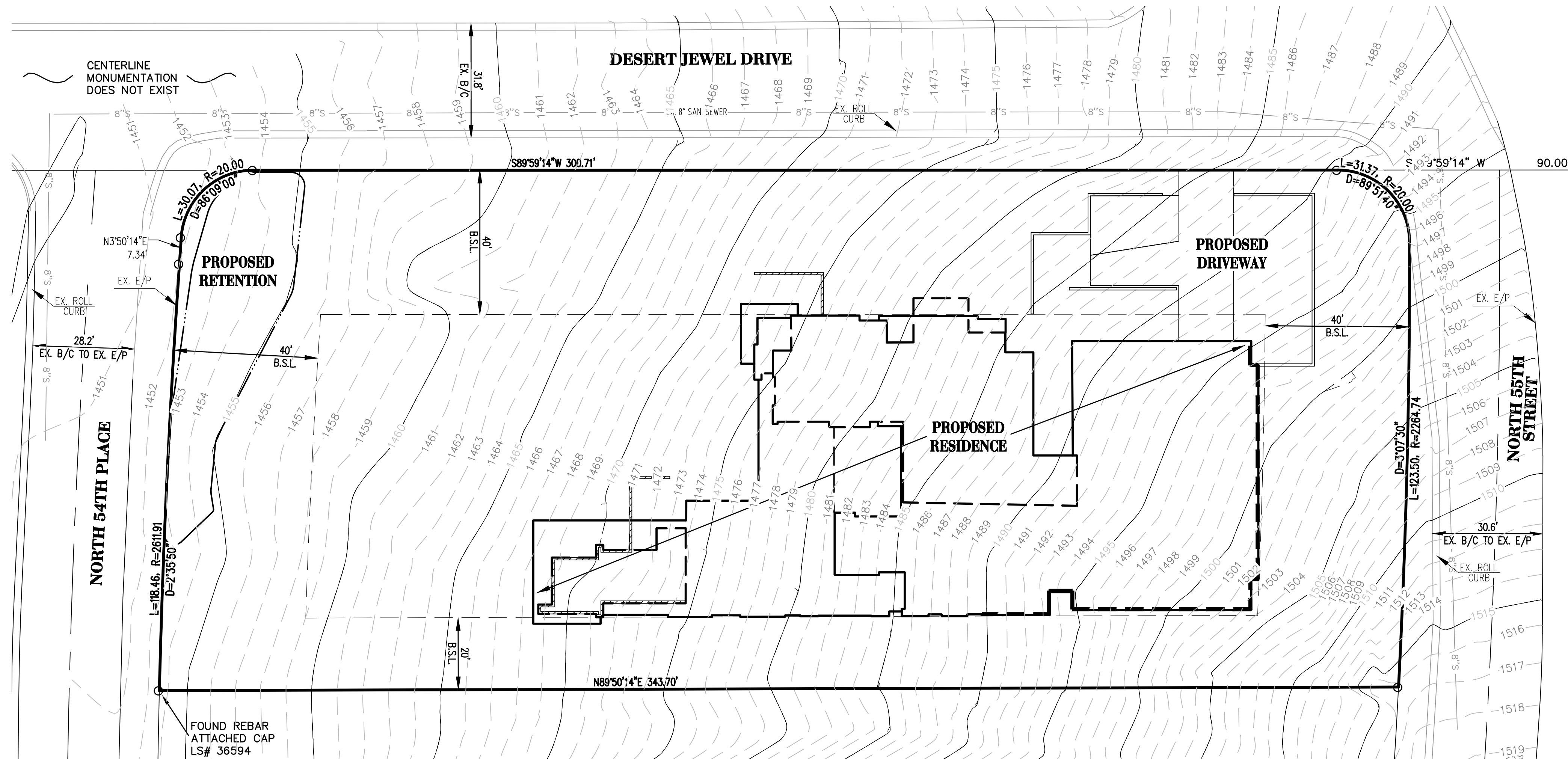
CROSS-SECTIONS

REVISIONS		CLIENT/PROJECT
NO.	DESCRIPTION	
		TITLE



DESIGNED	SWB
DRAWN	SWB
CHECKED	AY
DATE	2-8-21
SCALE	WB
PROJECT	200912
FILE NAME	G&D.dwg

NATIVE "HISTORIC" CONTOURS WERE DEVELOPED FROM THE SITE TOPOGRAPHIC SURVEY, HISTORICAL AERIAL PHOTOGRAPHS FROM THE FLOOD CONTROL DISTRICT AND HISTORIC UNITED STATES GEOLOGICAL SURVEY CONTOUR MAPS



BRIMLEY DEVELOPMENT
5455 EAST DESERT JEWEL DRIVE
PARADISE VALLEY, AZ 85253

HISTORIC GRADE EXHIBIT

TITLE

[illegible]

SIGNED	SWB
DRAWN	SWB
CHECKED	AY
DATE	2-8-21
SCALE	1"=20'
PROJECT	200912
FILE NAME	G&D.dwg