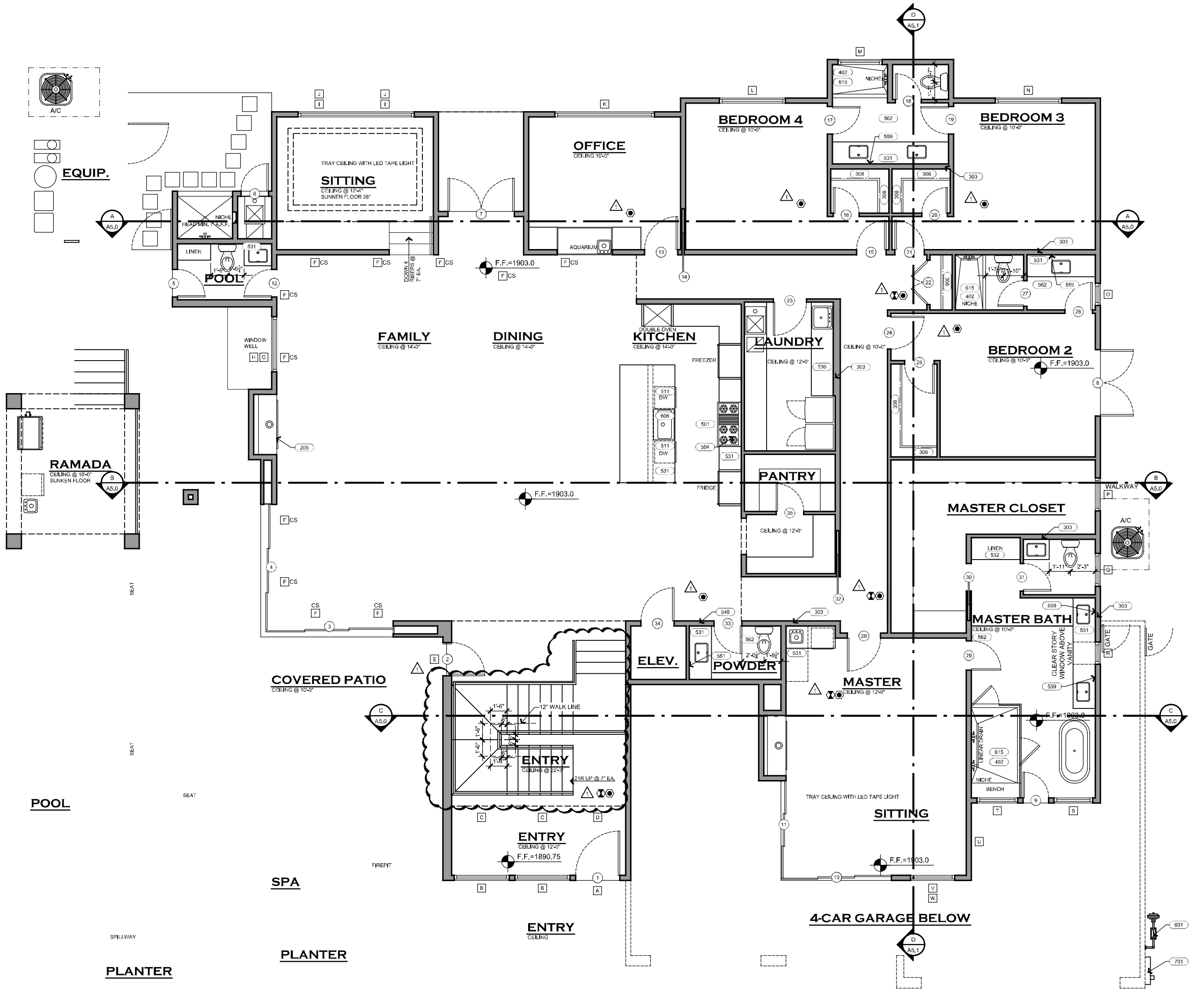

ARCHITECTURAL FLOOR PLAN

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

NORTH

FLOOR PLAN NOTES:

- . . . . THIS SYMBOL INDICATES LOCATION OF EXHAUST FAN.
- . . . . THIS SYMBOL INDICATES LOCATION OF SMOKE DETECTOR.
- . . . . THIS SYMBOL INDICATES LOCATION OF CARBON MONOXIDE ALARM.

1. DO NOT SCALE DRAWINGS. FIELD VERIFY ALL DIMENSIONS, NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
2. REFER TO OWNER SPECIFICATIONS FOR ALL INTERIOR FINISHES AND FIXTURES.
3. PROVIDE BLOCKING IN WALLS AS NECESSARY TO SUPPORT WALL MOUNTED FIXTURES.
4. ALL BATH ACCESSORIES, (TOWEL BARS, HOOKS, ETC.) AND MOUNTING HEIGHTS TO BE DETERMINED BY OWNER. PROVIDE BLOCKING IN WALL AS NECESSARY.
5. EXTERIOR SILL PLATES AND STRUCTURAL MEMBERS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED OR FOUNDATION REDWOOD.
6. FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO START OF CONSTRUCTION.
7. ALL WINDOWS SHALL BE MORE THAN 1/10 OF FLOOR AREA.
8. ALL SLEEPING AREA WINDOWS OR DOORS SHALL HAVE THE MINIMUM EGRESS OF 5.7 S.F. TO OUTSIDE.
9. WINDOWS AT SLEEPING AREAS SHALL HAVE A MINIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR AND A MINIMUM NET OPERABLE AREA OF 20" WIDE AND 24" HIGH.
10. SEE FOUNDATION PLAN FOR FINISH FLOOR ELEVATIONS AND GRADING PLAN FOR ELEVATIONS AT NATURAL GRADE.
11. ALL PRODUCTS LISTED BY ICC NUMBERS SHALL BE INSTALLED PER THE REPORT AND MANUFACTURES WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTIONS FOR PRODUCTS LISTED SHALL ALSO HAVE ICC APPROVED EVALUATION REPORTS OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.
12. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED A MINIMUM OF 12" ABOVE HIGHEST PART OF EQUIPMENT.
13. ALL CEILING HEIGHTS INDICATED ARE ABOVE FINISH FLOOR IN CORRESPONDING ROOM.
14. FIRE-BLOCK STUD WALLS AT DROPPED CEILINGS, SOFFITS AND 8'-0" INTERVALS. SEAL ALL PENETRATIONS OF FIRE-BLOCKING WITH APPROVED CAULKING SEALANT.
15. PROVIDE A CONTINUOUS 3'-0" WIDE (MIN.) PATH OF EGRESS FROM ALL BEDROOM WINDOWS/ DOORS TO A PUBLIC WAY.
16. ALL CEILING FINISHES SHALL BE 5/8" GYP. BD. UNLESS NOTED OTHERWISE.
17. BATHROOM SHOWERS TO HAVE TILE FINISH TO CEILING OVER 1/2" DUROROCK TILE BACKER BOARD WITH ROLLED ON ELASTOMERIC WATER PROOFING MEMBRANE APPLIED FLOOR TO CEILING. FIXTURE LOCATIONS TO BE FIELD VERIFIED WITH OWNER.
18. PROVIDE ALL BATHROOMS AND UTILITY ROOMS THAT DO NOT HAVE EXTERIOR OPENINGS FOR NATURAL VENTILATION WITH A MECHANICAL VENTILATION SYSTEM CONNECTED DIRECTLY TO THE OUTSIDE CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR (IRC M1505.1).
19. PROVIDE NATURAL GAS TO THE FOLLOWING LOCATIONS:
    HVAC EQUIPMENT   FIREPLACES   OUTDOOR FIRE PITS   WATER HEATER(S)
    POOL EQUIPMENT   COOKTOP   BUILT-IN BBQ
20. PROVIDE A LISTED AND APPROVED BBQ UNIT INSTALLED PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND LISTING. BBQ UNIT SHALL CONFORM TO ANSI Z21.58-1993 AND SHALL BE APPROVED A NATIONALLY RECOGNIZED TESTING AGENCY.
21. PROVIDE FIRE SPRINKLER SYSTEM (SEC. 904.2.2 AS AMD. AND IFC 903. AMEND.).
22. SMOKE DETECTORS:
    PRODUCTS OF COMBUSTION DETECTORS (S.D.) ARE REQUIRED AT WALL OR CEILING OF CORRIDOR OR ROOM WHICH PROVIDES ACCESS TO SLEEPING ROOMS. ALL S.D. TO BE PERMANENTLY WIRED AND INTERCONNECTED, HAVE BATTERY BACKUP, AND SHALL BE A MINIMUM OF 3 FEET FROM AIR DUCTS, WHERE THE HIGHEST POINT OF A CEILING IN A ROOM THAT OPENS TO THE HALLWAY BY 24" OR MORE. SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM
23. CARBON MONOXIDE ALARMS:
    AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH R315.3 AND THE MANUFACTURES INSTALLATION INSTRUCTIONS.
24. INSULATION:
    A. ATTIC- MINIMUM 6" THICK HALF-POUND SPRAY FOAM APPLIED TO UNDERSIDE OF ROOF SHEATING (CATHEDRALIZED).
    B. EXTERIOR WALLS- 1" THICK CLOSED CELL SPRAY FOAM FROM SLAB TO 48" A.F.F. WITH R-19 BATTS. INCLUDES GARAGE WALLS INTERIOR WALLS- R-11 SOUND BATTS AT ALL INTERIOR WALLS.
    C. SOUND INSULATION- SOUND INSULATION AT BATHROOM, LAUNDRY AND MECHANICAL ROOMS. INSTALL SOUND BLANKET AT THE CEILING OF ALL BATHROOMS, LAUNDRY AND MECHANICAL ROOMS WHERE THE SOUND WALLS DO NOT CONTINUE UP THROUGH DROPPED CEILING SPACE OR ATTIC SPACE TO ROOF OR FLOOR ABOVE.
25. STORAGE-TANK TYPE WATER HEATERS SHALL BE INSTALLED WIT A DRAIN PAN AND DRAIN LINE. (P2801.5).
26. WH-PAN DRAIN-LINE SHALL TERMINATE PER (P2801.5.2).

KEY NOTES

200 CONCRETE/ MASONRY
202 8" C.M.U. BLOCK SITE WALL - EXISTING
204 COMBUSTION AIR VENT

205 SEALED NEPOLIAN FIREPLACE WITH DIRECT VENT

300 METALS / WOOD
303 PLUMBING WALL- 2x6 STUDS AT 16" O.C. WITH 2x12 BLOCKS AT COUNTERS AND PLUMBING FIXTURES
306 LOW WALL. HEIGHT AS INDICATED
307 5 - 12" WOOD SHELVES
308 MELAMINE SHELF AND ROD CLOSET SYSTEM

400 FINISHES
402 1/2" "DUROCK" TILE BACKER BOARD, NER 259 OR EQUAL
403 1/2" "BROWN BOARD" - EXTERIOR GYP. BD. (I.C.B.O. #1874)
404 5/8" TYPE "X" GYP. BD. @ CLG. & WALLS BETWEEN GARAGE AND HABITABLE AREAS AND ACCESSIBLE AREAS UNDER STAIRS

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500 SPECIALTIES / EQUIPMENT
501 48" GAS/ELEC. RANGE
504 CUSTOM DECORATIVE HOOD WITH STAINLESS STEEL LINER AND REMOTE VENTILATOR
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511 DISHWASHER
530 BASE & UPPER CABINET
531 BASE CAB. ONLY
532 FULL HEIGHT CAB.
548 SOUND INSULATION AT ALL WALLS BETWEEN LIVING SPACE AND MECHANICAL ROOMS, BATHS & MEDIA EQUIP.
551 22" x 30" ATTIC ACCESS W/ MIN. HEAD CLEARANCE OF 30" W/ A SWITCHED LIGHT FIXTURE & 110V RECEPTACLE
557 MEDICINE CABINET- ROUGH IN ONLY (14"x36")
559 PLATE GLASS MIRROR TO CLG.- FULL WIDTH OF CAB.
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PROVIDE (1) PAPER HOLDER AT EA. TOILET & BIDET
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621 WATER HEATER W/ PRESSURE RELIEF VALVE (ON 18" HIGH PLATFORM) PROVIDE DRAIN PAN AND LINE P2801.5
622 FULL SIZE P & T LINE TO EXT. TERMINATE 6" ABOVE GRADE ALL DRAIN LINES SHALL BE SLOPED AND SUPPORTED AT 32" O.C.

700 ELECTRICAL

SQUARE FOOTAGE CALCS.	
LIVABLE - UPPER:	4,634 S.F.
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TOTAL LIVABLE	6,040 S.F.
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GARAGE:	1,373 S.F.
RAMADA:	168 S.F.
PATIO:	598 S.F.
TOTAL	2,139 S.F.
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REVISIONS	
1	COS 2/28/24
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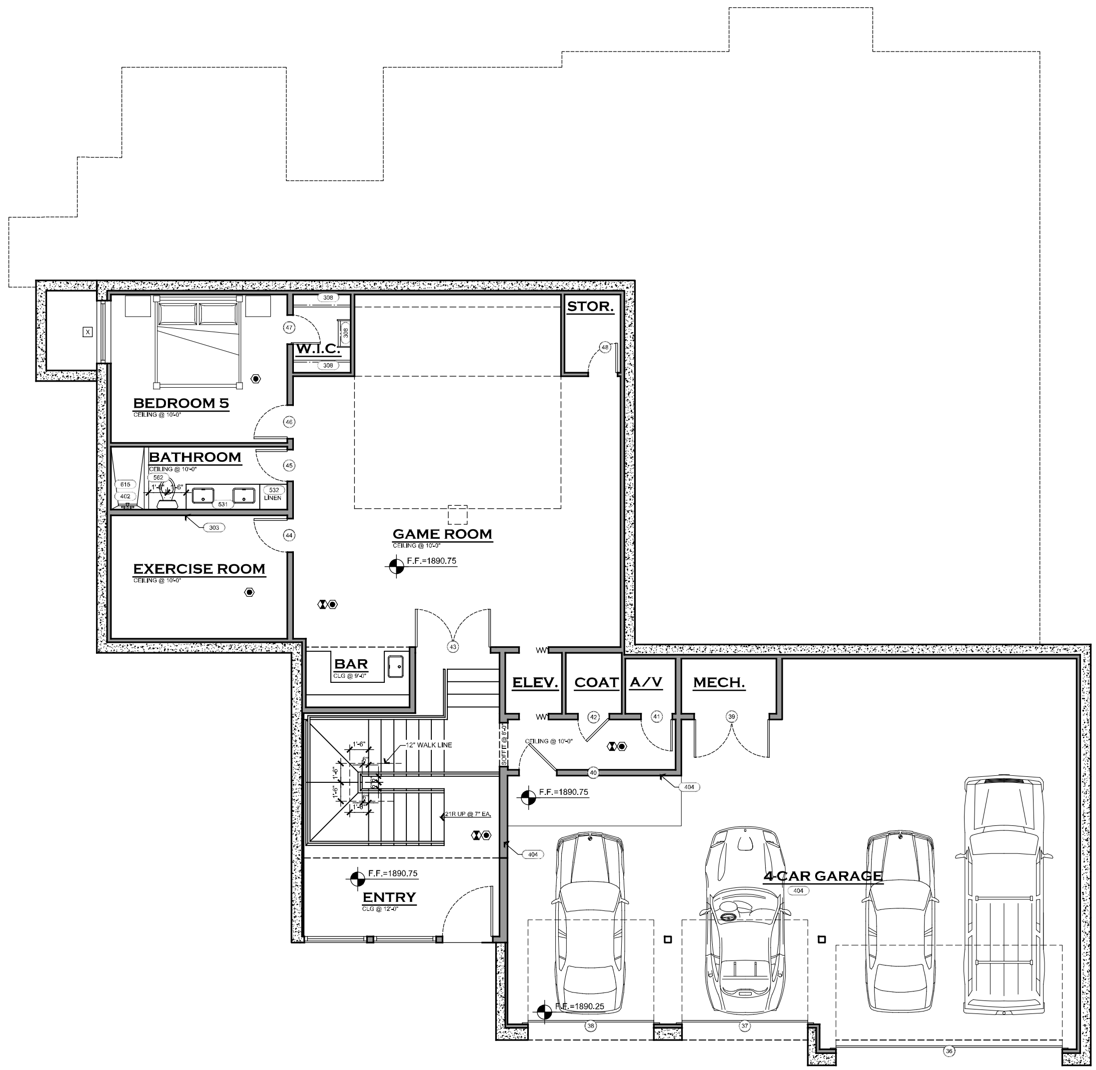
THE DRAFTERY
RESIDENTIAL DESIGN
905 NORTH ROOSEVEL CIRCLE SCOTTSDALE AZ
P: 480-639-0668 E: patrick@drafterydesign.com

KUBITZ RESIDENCE
LOT 11 OF HIDDEN HILLS
14352 EAST COYOTE ROAD
SCOTTSDALE, ARIZONA 85259

SHEET TITLE: FLOOR PLAN - 1ST FLOOR

PRINT DATE:	3-28-2024
JOB NO.:	217-67-111
DRAWN BY:	PT
CHECKED BY:	TEAM
SCALE:	1/4"=1'-0"
SHEET NUMBER:	A3.0

COS PLAN CHECK #140-24



ARCHITECTURAL FLOOR PLAN

2ND FLOOR

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

NORTH

FLOOR PLAN NOTES:

- (exhaust fan symbol) .... THIS SYMBOL INDICATES LOCATION OF EXHAUST FAN.
- (smoke detector symbol) .... THIS SYMBOL INDICATES LOCATION OF SMOKE DETECTOR.
- (carbon monoxide alarm symbol) .... THIS SYMBOL INDICATES LOCATION OF CARBON MONOXIDE ALARM.

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12. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED A MINIMUM OF 12" ABOVE HIGHEST PART OF EQUIPMENT.
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KEY NOTES

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202 8" C.M.U. BLOCK SITE WALL - EXISTING
204 COMBUSTION AIR VENT

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PLANTER

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700 ELECTRICAL
701 NEW 400 AMP ELEC SERVICE ENTRANCE AND METER
702 SUB PANEL

SQUARE FOOTAGE CALCS.

LIVABLE - UPPER:	4,634 S.F.
-LOWER:	1,406 S.F.
TOTAL LIVABLE	6,040 S.F.
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REVISIONS

1	COS 2/28/24
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THE DRAFTERY
RESIDENTIAL DESIGN
905 NORTH ROOSEVEL CIRCLE SCOTTSDALE AZ
P: 480-639-0668 E: patrick@drafterydesign.com

KUBITZ RESIDENCE
LOT 11 OF HIDDEN HILLS
14352 EAST COYOTE ROAD
SCOTTSDALE, ARIZONA 85259

SHEET TITLE: FLOOR PLAN - BASEMENT

PRINT DATE:	3-28-2024
JOB NO.:	217-67-111
DRAWN BY:	PT
CHECKED BY:	TEAM
SCALE:	1/4"=1'-0"
SHEET NUMBER:	A3.1

COS PLAN CHECK #140-24

FLOOR PLAN NOTES:

◔ .... THIS SYMBOL INDICATES LOCATION OF EXHAUST FAN.

⬢ .... THIS SYMBOL INDICATES LOCATION OF SMOKE DETECTOR.

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☐ WINDOW SCHEDULE

MARK	QTY.	LOCATION	SIZE	OPERATION	COMMENTS
A	1	ENTRY	4020	TRANSOM	
B	2	ENTRY	5096	FIXED	TEMPERED
C	2	ENTRY	5069	FIXED	
D	1	ENTRY - UPPER	4069	FIXED	
E	1	GREAT ROOM	3020	TRANSOM	
F	11	GREAT ROOM CLEARSTORY	5020	FIXED	CLEARSTORY
G	1	GREAT ROOM	5066	FIXED	
H	1	GREAT ROOM	5020	SLIDER	TEMPERED
I	2	SITTING	5346	FIXED	
J	2	SITTING	5320	SLIDER	
K	3	OFFICE	3050	CASEMENT	
L	1	BEDROOM 4	6050	SLIDER	
M	1	BATHROOM	4020	FIXED	TEMPERED
N	1	BEDROOM 3	6050	SLIDER	
O	1	BEDROOM 2 BATH	2046	CASEMENT	
P	1	MASTER CLOSET	3020	FIXED	
Q	1	MASTER W/C	3020	AWNING	
R	1	MASTER BATH VANITY	2046	CASEMENT	
S	1	MASTER BATHROOM	3660	FIXED	TEMPERED
T	1	MASTER BATHROOM	3660	FIXED	TEMPERED
U	1	MASTER BEDROOM	5086	FIXED	TEMPERED
V	1	MASTER BEDROOM	4066	FIXED	
W	1	MASTER BEDROOM	4020	AWNING	TEMPERED
X	1	BEDROOM 5	5060	SLIDER	

NOTES:
1. TYPICAL WINDOW DESIGNATION (3060) INDICATES 3'-0"x6'-0" WINDOW FRAME. VERIFY ALL WINDOW SIZES PRIOR TO FRAMING ROUGH OPENINGS.
2. ALL TRANSOM AND CLERESTORY WINDOW FRAMES SHALL MATCH AND ALIGN WITH
3. ALL WINDOWS SHALL BE ALUMINUM FRAME, DOUBLE GLAZED, LOW "E" WINDOWS. COLOR PER SPECIFICATIONS.
4. PROVIDE 1 1/4" MUNTINS WHERE INDICATED.

○ DOOR SCHEDULE

MAIN RESIDENCE MAIN LEVEL

MARK	LOCATION	SIZE	TYPE	COMMENTS
1	ENTRY	4090	SL	ENTRY DOOR - TEMP.
2	GREAT ROOM	3080	SL	TEMP.
3	GREAT ROOM	120100	SGD	TEMP.
4	GREAT ROOM	120100	SGD	TEMP.
5	POOL BATH	2680	HM	
6	MECHANICAL CLOSET	2680	HM	
7	GREAT ROOM	PR 3080	FD	TEMP.
8	BEDROOM 2	PR 3080	FD	TEMP.
9	MASTER BATHROOM	2480	SL	TEMP.
10	MASTER BEDROOM	100100	SGD	TEMP.
11	MASTER BEDROOM	100100	SGD	TEMP.
12	POOL BATH	2680	SC	
13	OFFICE	3080	SC	
14	OFFICE HALLWAY	40100	PKT	
15	BEDROOM 4	2880	SC	
16	BEDROOM 4 CLOSET	2480	SC	
17	BEDROOM 4 BATH	2680	SC	
18	BATHROOM	2480	SC	
19	BEDROOM 3 BATH	2680	SC	
20	BEDROOM 3 CLOSET	2480	SC	
21	BEDROOM 3	2880	SC	
22	HALL CLOSET	PR 2080	SC	ROLLER CATCH
23	LAUNDRY	3080	SC	
24	BEDROOM 2	3080	SC	
25	BEDROOM 2 CLOSET	2880	SC	
26	BEDROOM 2 BATH	2680	SC	
27	BEDROOM 2 BATH W/C	2480	SC	
28	MASTER BEDROOM	3080	SC	
29	MASTER BATHROOM	2880	SC	
30	MASTER CLOSET	3068	PKT	
31	BATHROOM WC	2680	SC	
32	MASTER HALLWAY	40100	PKT	
33	POWDER ROOM	2680	SC	
34	ELEVATOR	3080	SC	
35	PANTRY	2680	SC	
36	GARAGE	2680	SC	
37	GARAGE	2480	SC	
38	GARAGE	3080	SC	
39	MECHANICAL	PR 3080	SC	
40	GARAGE	3068	PKT	SELF CLOSE, SELF LATCH, GASKET & SWEEP, 20 MIN. RATING R302.5.1 AMEND
41	A/V	2680	SC	
42	COAT	2680	SC	
43	GAME ROOM	PR 3080	SC	
44	EXERCISE ROOM	2880	SC	
45	BATHROOM	2680	SC	
46	BEDROOM 5	2880	SC	
47	BEDROOM 5 W.I.C.	2480	SC	
48	BEDROOM 5 STORAGE	2480	SC	

NOTES:
1. REFER TO OWNER SPECIFICATIONS FOR ALL DOORS.
2. ALL FRENCH DOORS SHALL BE WOOD FRAME, ALUMINUM CLAD. REFER TO COLOR BOARD FOR EXTERIOR COLOR. REFER TO INTERIOR DESIGNER SPECIFICATIONS FOR WOOD SPECIES AND STAIN.
3. ALL INTERIOR WOOD DOORS TO BE SOLID CORE, MIN. 1-3/4" STAIN GRADE.
4. ALL GLASS IN DOORS TO BE TEMPERED.
5. ALL EXTERIOR DOORS WITH GLAZING TO BE DOUBLE PANE, LOW E, ARGON FILLED, INSULATING GLASS
6. REFER TO DETAIL 6/D1 FOR POCKET DOOR FRAMING.
7. FLASH ALL EXTERIOR DOORS WITH BITUTHENE 3000. REFER TO DETAIL 2/D1 FOR METHOD.

LEGEND:

HC	HOLLOW CORE
SC	SOLID CORE
WI	WROUGHT IRON
HM	HOLLOW METAL
FD	FRENCH DOOR
SGD	SLIDING GLASS DOOR
OH	OVERHEAD
BP	BI PASS
STO	STORE FRONT
SFT	SAFETY GLASS SHOWER DOOR
FG	FIBERGLASS

REVISIONS

1	COS 2/28/24
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KUBITZ RESIDENCE
LOT 11 OF HIDDEN HILLS
14352 EAST COYOTE ROAD
SCOTTSDALE, ARIZONA 85259

SHEET TITLE: DOOR AND WINDOW SCHEDULE

PRINT DATE:	3-28-2024
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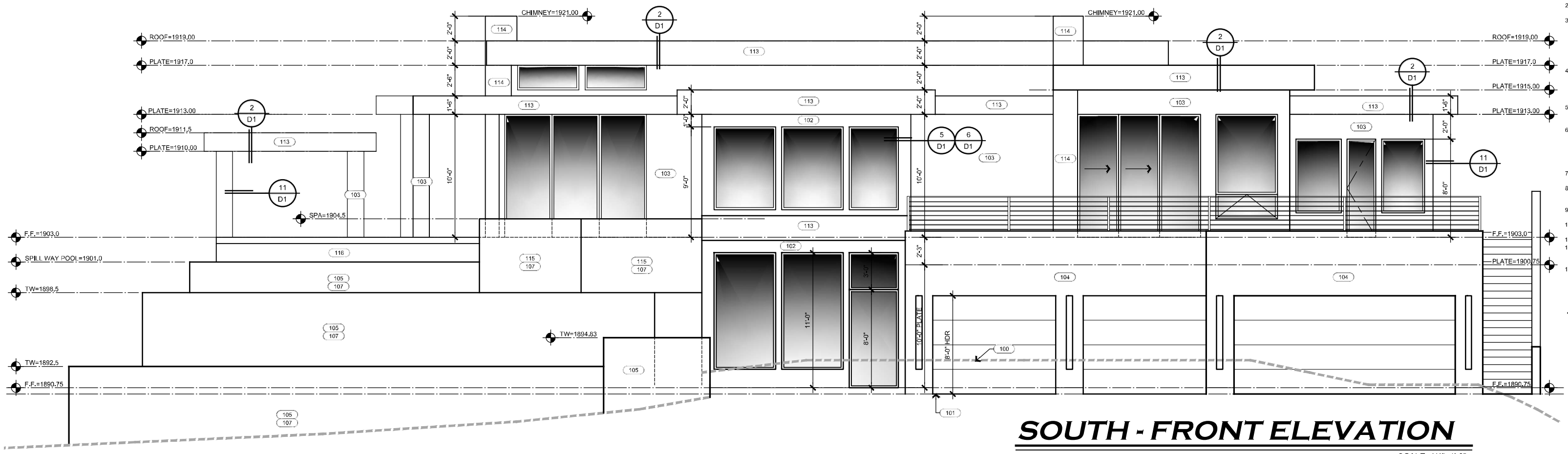

SOUTH - FRONT ELEVATION

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

ELEVATION NOTES:

1. SEE SITE PLAN FOR SITE WALL LOCATIONS
2. DATUM ELEVATIONS ARE TAKEN FROM REFERENCE FINISH FLOOR ELEVATION OF 0'-0' @ FOYER.
3. DOOR AND WINDOW FLASHING:
   PROVIDE BITUTHENE 3000 AT ALL HEADS, JAMBS & SILLS OF WINDOW AND DOOR OPENINGS IN FRAME WALLS.
   A. FLASH HORIZONTAL AND/OR SLOPED AREAS AND 6" MIN. VERT. WALL SURFACE AROUND OPENINGS.
   B. PROVIDE CONTINUOUS SEALANT BEAD WHERE STUCCO ABUTS WINDOW AND DOOR FRAMES SO AS TO PROVIDE A WEATHER-RESISTIVE BARRIER.
4. ONE COAT STUCCO SYSTEM:
   ALL ONE COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURER APPROVED INSTALLERS. AN APPROVED WEATHER RESISTIVE BARRIER SHALL BE INSTALLED OVER ALL FRAMING AND WOOD BASED SHEATHING. SEE BUILDER SPECS. FOR FINISH AND CORNER BEAD STYLE.
5. WEATHER RESISTIVE BARRIER:
   PROVIDE 1 LAYER 15lb ASPHALT SATURATED ORGANIC FELT OVER ALL EXTERIOR FRAMING/SHEATHING PRIOR TO STUCCO LATH.
6. EXTERIOR WALL BRACING:
   UNLESS NOTED OTHERWISE ON THE "STRUCTURAL FLOOR PLAN," THE EXTERIOR SIDE OF ALL EXTERIOR WALLS SHALL BE BRACED PER TABLE 23-1-W OF U.B.C. - BRACING SHALL BE LOCATED AT EACH CORNER (OR AS NEAR TO AS POSSIBLE) AND EVERY 25" OF WALL LENGTH. BRACING SHALL CONSIST OF 1x4 DIAGONAL LET-IN, SIMPSON RCWB DIAGONAL LET-IN OR SIMPSON WB X-BRACING.
7. PARAPET WALLS OR WALLS ENDING AT PITCHED ROOF TO BE MINIMUM OF 16" HIGH TO ALLOW FOR ROOF FLASHING.
8. WEEP METAL TO BE CAULKED AND BITUTANE AT JOINTS AND CUTS AT RADIOUS AREAS. BITUTHANE TO BE CONTINUOUS AND TO EXTEND 6" PAST CUT AREA OF METAL VERTICAL TO HORIZONTAL.
9. ALL PENETRATIONS IN FELT PAPER ARE TO BE CAULKED BEFORE FOAM BOARD IS INSTALLED.
10. ALL MASONRY TO FRAME WALL CONNECTIONS ARE TO BE BITUTHANED WITH A MINIMUM 12" WIDE PIECE RUNNING 6" ON BLOCK AND 6" ON FRAME.
11. PROVIDE CONTINUOUS BITHUTHANE AT TOPS OF ALL PARAPETS.
12. HOUSE WALLS WITH FINISH GRADE ABVOVE FINISH FLOOR LINE TO HAVE ASPHALT MODIFIED POLYURETHANE RUBBER (30 MILS) OVER 1" 2.5 PCF DENSITY POLYURETHANE FOAM. INSTALL PROTECTION BOARD PRIOR TO BACKFILLING.
13. WINDOW GRIDS: GRIDS SHALL BE LOCATED ON THE EXTERIOR FACE OF THE GLASS TO SIMULATE TRUE DIVIDED LIGHTS. NO GRIDS BETWEEN GLASS

ELEVATION KEY NOTES

100	NATURAL GRADE
101	FINISH GRADE
102	STUCCO SYSTEM AT ENTRY - SHERWIN WILLIAMS "IRON ORE"
103	STUCCO SYSTEM AT MAIN - SHERWIN WILLIAMS "FORGED STEEL"
104	STUCCO SYSTEM AT GARAGE - SHERWIN WILLIAMS "GAUNTLET GRAY"
105	1/2" STUCCO ON C.M.U. - SHERWIN WILLIAMS "GAUNTLET GRAY"
106	METAL CHIMNEY SHROUD - MATTE DARK BRONZE
107	C.M.U. RETAINING WALL WITH WATER PROOFING AT SOIL SIDE
108	GATE- TUBE STEEL FRAME WITH STEEL SHEET - MATTE BLACK
109	GAS METER
110	ELECTRICAL SERVICE ENTRANCE AND METER -
111	REFUSE SCREEN WALL- TOP OF WALL MIN. 12" ABOVE BINS
112	EQUIPMENT SCREEN WALL- ALL EXTERIOR EQUIPMENT SHALL BE SCREENED BY A SOLID WALL AND SOLID GATE THAT ARE A MINIMUM OF 12" HIGHER THAN THE HIGHEST POINT OF THE EQUIPMENT. THE CONTRACTOR SHALL VERIFY THE HEIGHT OF THE EQUIPMENT PRIOR TO CONSTRUCTION OF THE SITE WALL TO ENSURE COMPLIANCE DURING CONSTRUCTION.
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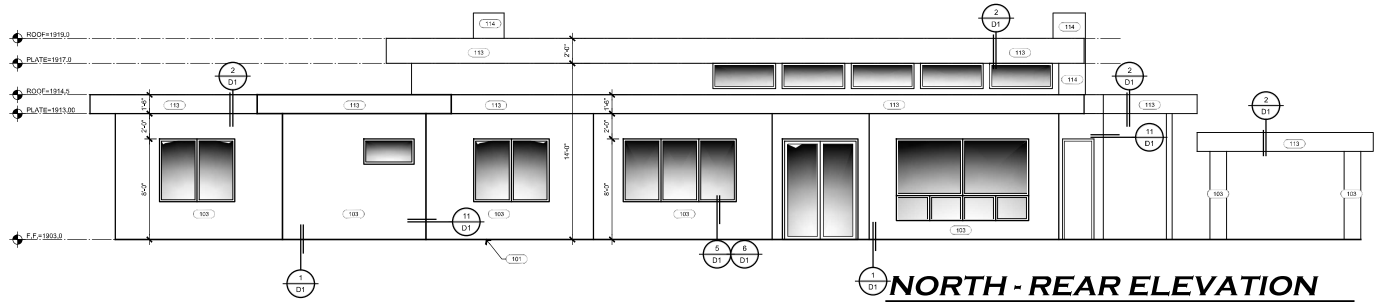
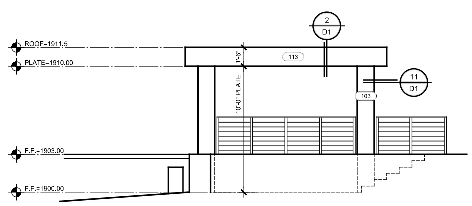


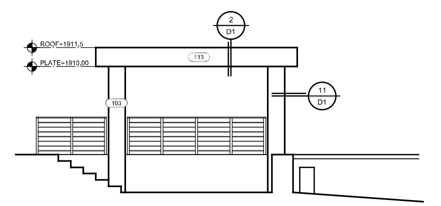
NORTH - REAR ELEVATION

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



EAST - SIDE ELEVATION

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



WEST - SIDE ELEVATION

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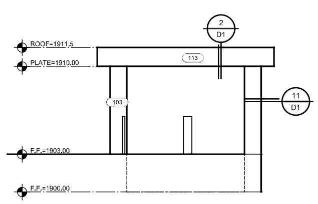

NORTH - REAR ELEVATION

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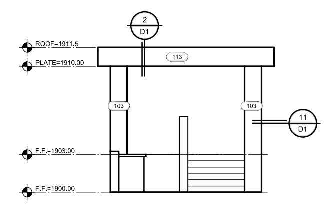

SOUTH - FRONT ELEVATION

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

REVISIONS

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KUBITZ RESIDENCE

LOT 11 OF HIDDEN HILLS
14352 EAST COYOTE ROAD
SCOTTSDALE, ARIZONA 85259

SHEET TITLE: EXTERIOR ELEVATIONS FRONT AND REAR

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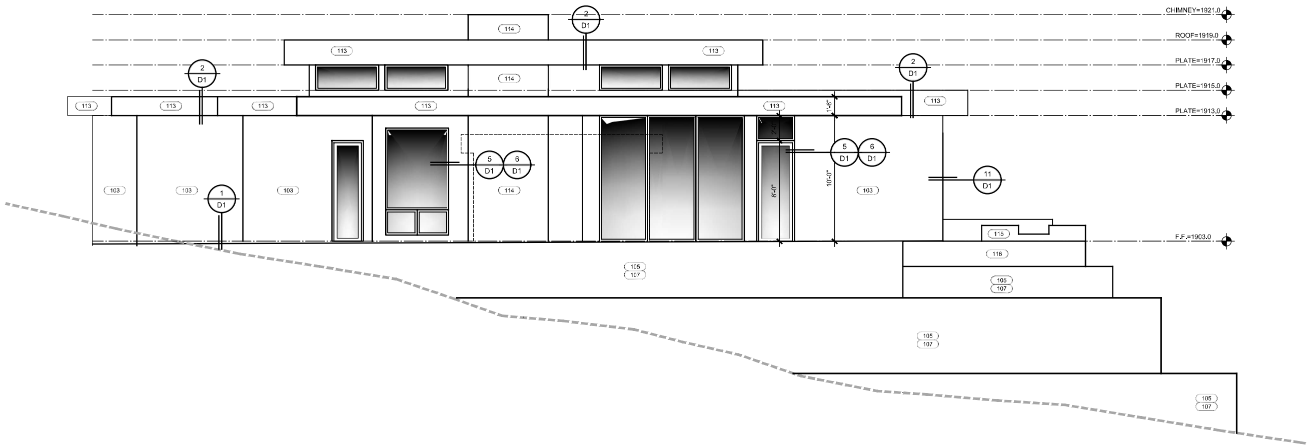

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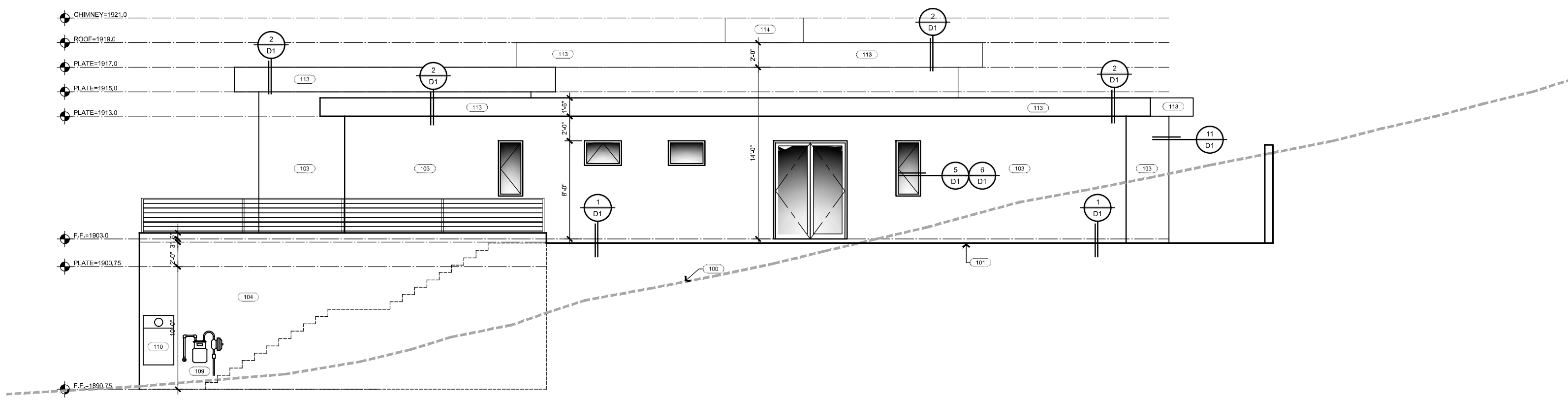

EAST - SIDE ELEVATION

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

REVISIONS

1 COS 2/28/24

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THE DRAFTERY
RESIDENTIAL DESIGN

KUBITZ RESIDENCE
LOT 11 OF HIDDEN HILLS
14352 EAST COYOTE ROAD
SCOTTSDALE, ARIZONA 85259

SHEET TITLE: EXTERIOR ELEVATIONS FRONT AND REAR

PRINT DATE:	3-28-2024
JOB NO.:	217-67-111
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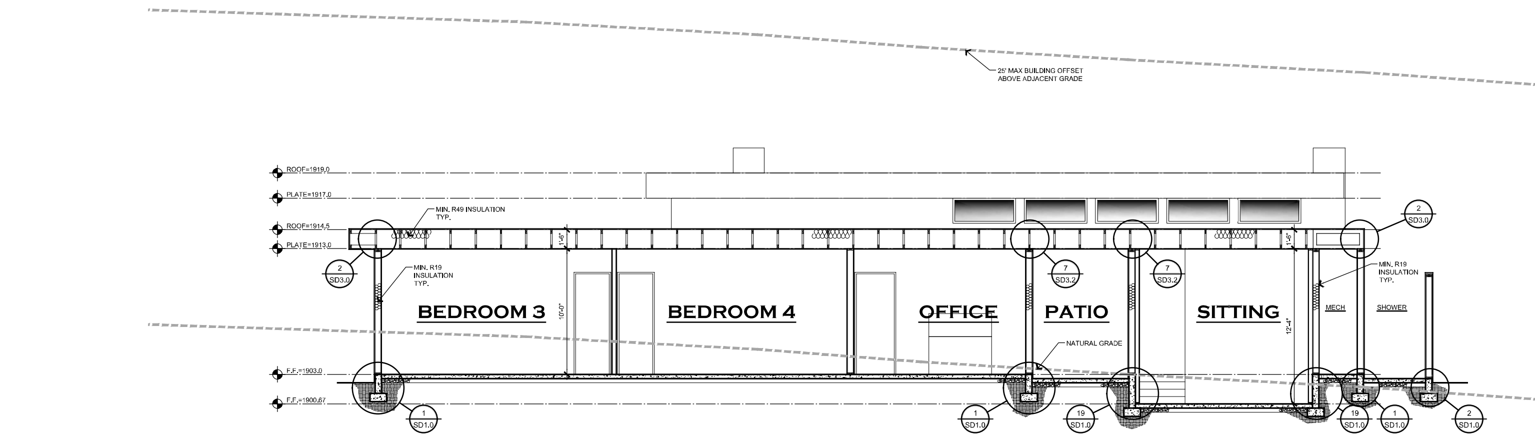
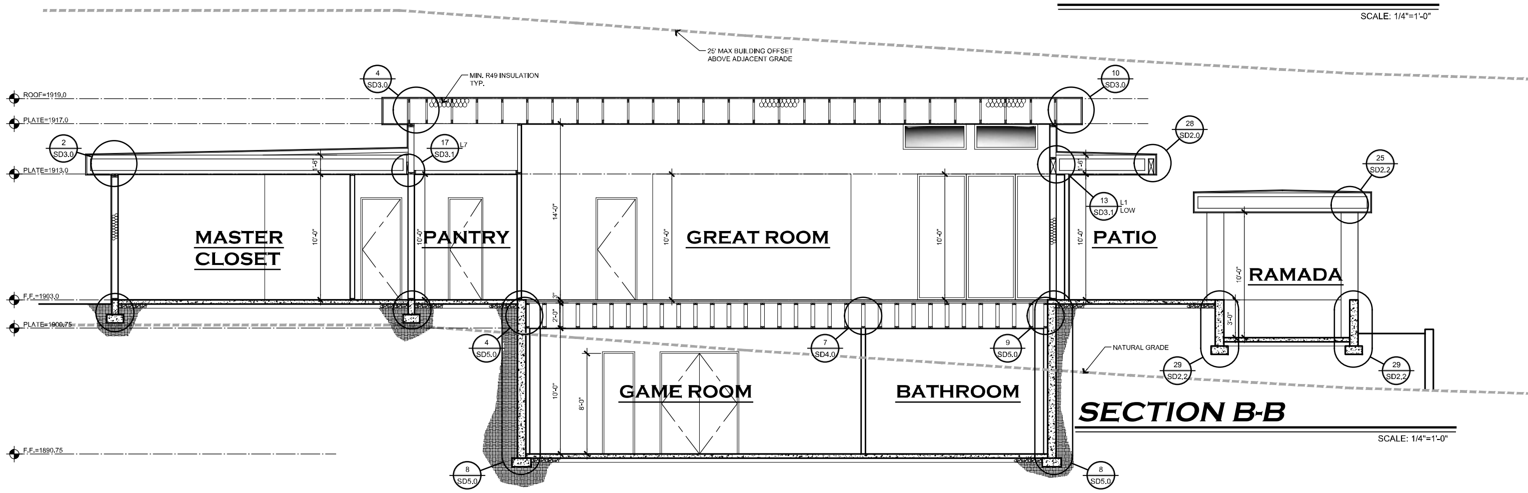
SHEET NUMBER:	A4.1

COS PLAN CHECK #140-24



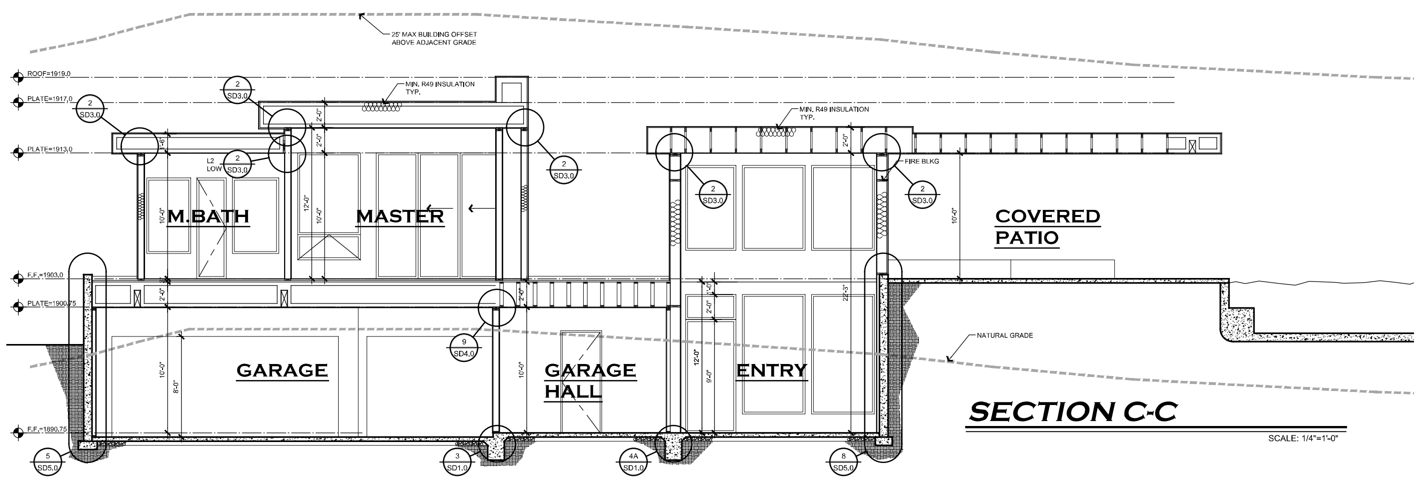
SECTION A-A

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



SECTION B-B

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



SECTION C-C

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

REVISIONS
COS 2/28/24

THE DRAFTERY
RESIDENTIAL DESIGN

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LOT 11 OF HIDDEN HILLS
14352 EAST COYOTE ROAD
SCOTTSDALE, ARIZONA 85259

SHEET TITLE: BUILDING SECTIONS

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JOB NO.:	217-67-111
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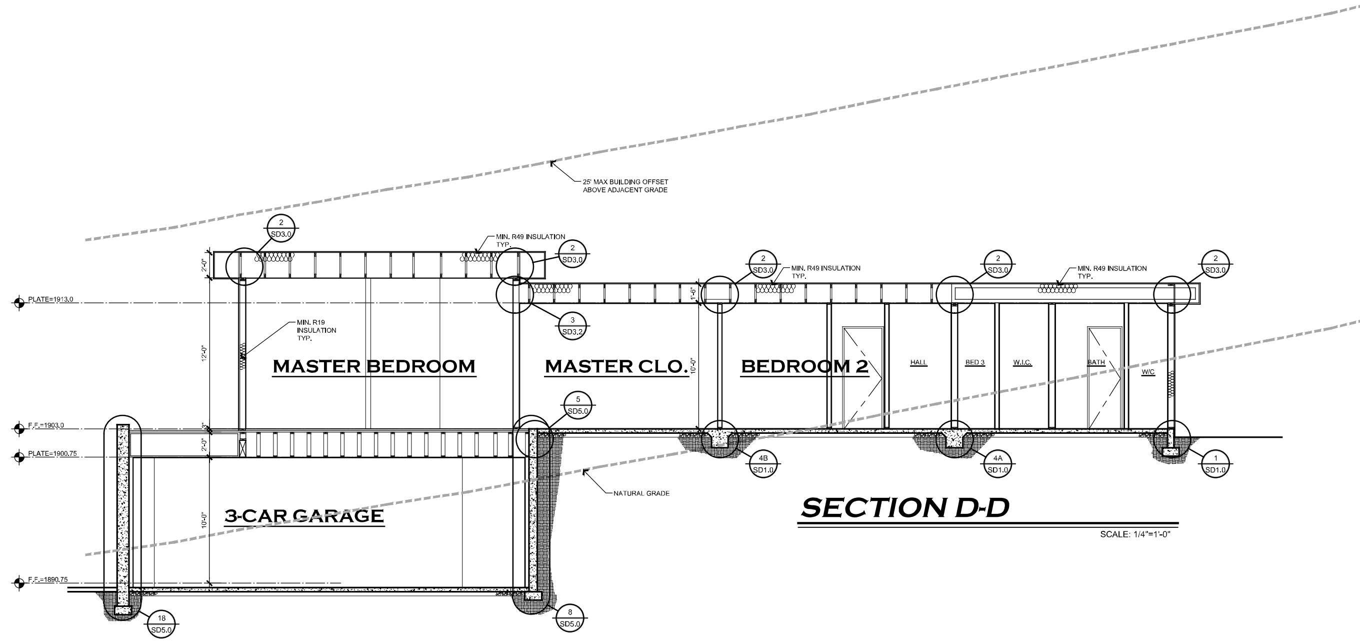
SCALE:	1/4"=1'-0"
SHEET NUMBER:	A5.0

COS PLAN CHECK #140-24



SECTION D-D

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

REVISIONS

COS 2/28/24

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RESIDENTIAL DESIGN

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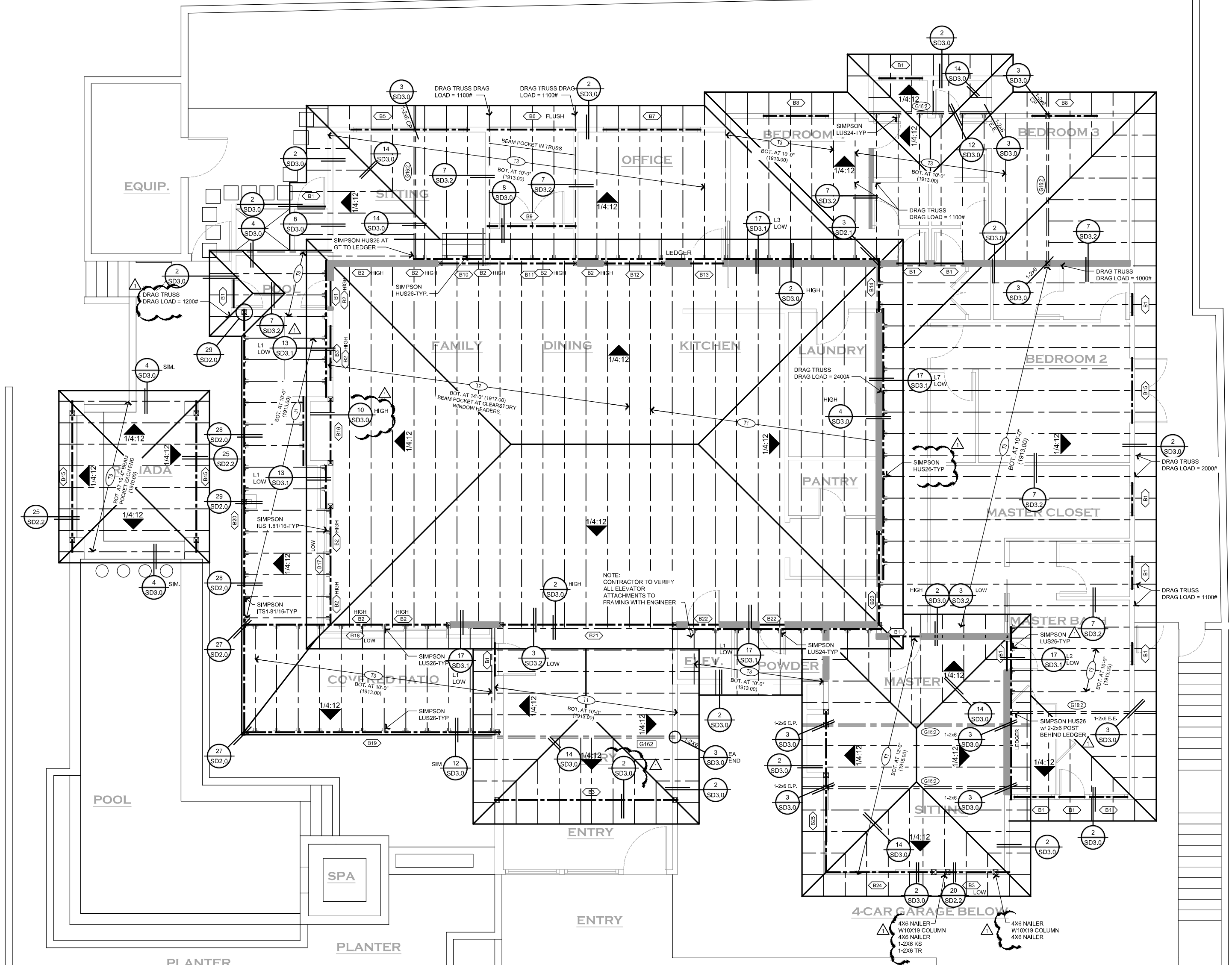

FRAMING PLAN

FIRST FLOOR

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

ROOF PLAN NOTES

1. ROOF FRAMING SHALL BE AS PER PLAN. SEE STRUCTURAL NOTES FOR DESIGN REQUIREMENTS. CONNECT EACH JOIST TO TOP PLATE WITH H 2.5 SIMPSON CLIP.
2. HEADERS OVER DOOR AND WINDOW OPENINGS SHALL BE (2) 2X6 MINIMUM, U.N.O.
3. COLUMNS SHALL BE DOUBLE STUDS MINIMUM. BEAR BEAM FULLY ON COLUMN.
4. PROVIDE A MINIMUM OF ONE 1 TRIMMER STUD AND ONE KING STUD AT ALL OPENINGS UP TO 6.0' SPAN, AND A MINIMUM OF 2 TRIMMER STUDS AND ONE KING STUD AT OPENINGS OVER 6.0' SPAN.
5. TRUSS MANUFACTURE TO VERIFY ALL DECORATIVE BEAM LOCATIONS AND ENGINEER TRUSSES FOR ADDITIONAL LOAD. ENDS OF ALL DECORATIVE BEAMS STRAPPED TO TRUSSES.
6. SHEATH INSIDE FACE OF PARAPETS.
7. VERIFY ALL RAISED HEEL TRUSS CONDITIONS WITH ELEVATIONS

FIRE BLOCKING NOTES:

FIRE BLOCKING IS REQUIRED IN THE FOLLOWING LOCATIONS:

1. CONCEALED SPACES OF STUD WALLS AT CEILING AND FLOOR LEVELS
2. FURRED SPACES AND SOFFIT AT 10'-0" LEVELS BOTH VERTICAL AND HORIZONTAL.
3. ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT DROP CEILINGS, SOFFITS AND COVE CEILINGS.
4. BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF RUN BETWEEN STUDS ALONG AND IN LINE WITH THE STRINGERS.
5. OPENINGS AROUND PIPES, DUCTS, VENTS AND CHIMNEYS WITH NON-COMBUSTIBLE MATERIAL (SUCH AS UNFACED FIBERGLASS INSULATION).
6. AT OPENINGS BETWEEN ATTIC SPACES AND THE CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS.
7. WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND CONTROL SHALL HAVE FIRE BLOCKS OF MINERAL FIBER OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIAL.
8. THE INTEGRITY OF ALL BLOCKING AND DRAFT STOPS SHALL BE MAINTAINED.
9. RIPPERS (BUILT-UP ROOF JOISTS)
   a. WHERE RIPPERS ARE ATTACHED TO TOP OF ROOF JOISTS (I.E. TO OBTAIN SLOPE FOR DRAINAGE), THE RIPPERS SHALL BE NAILED TO THE JOISTS WITH 16d NAILS AT 24" O.C. WHEN THE RIPPERS BECOME MORE THAN 1-1/2" DEEP, 3"x3"x½" (MIN.) PLYWOOD CLEATS SHALL BE NAILED TO THE SIDES AT 48" O.C. (MIN.), 2 INTO THE JOIST AND 2 INTO THE RIPPER.
   b. RIPPERS SHALL NOT RUN PERPENDICULAR TO MAIN FRAMING MEMBERS. IF RIPPERS ARE USED TO OBTAIN CROSS DRAINAGE TO MAIN FRAMING MEMBERS, THEY SHALL-STAIR STEP IN HEIGHT

BEAM / POST SCHEDULE

BEAM	DESCRIPTION	POST LEFT/RIGHT	COMMENTS
B1	2-2x6 HDR	1-2x6 TR, 1-2x6 KS EACH END, UNO	
B2	2-2X8 HDR	2-2x6 TR, 2-2x6 KS EACH END	TYP CLEARSTORY HEADER
B3	2-2X6 HDR	1-2x6 TR, 2-2x6 KS EACH END, UNO	
B4	5-1/8"x13-1/2" GLB	2-2x6 POST	
B5	3-1/8"x9" GLB	1-2x6 TR, 2-2x6 KS EACH END	
B6	2-2x8 FLUSH	2-2x6 POST	
B7	3-1/8"x9" GLB	1-2x6 TR, 2-2x6 KS EACH END	
B8	2-2x8 HDR	1-2x6 TR, 2-2x6 KS EACH END	
B9	2-2x8 HDR	1-2x6 TR, 2-2x6 KS EACH END	
B10	5-1/8"x7-1/2" GLB	1-2x6 TR, 2-2x6 KS / 6x6 POST	
B11	5-1/8"x7-1/2" GLB	6x6 POST / 2-2x6 TR, 2-2x6 KS	
B12	2-2X10 HDR	1-2x6 TR, 2-2x6 KS EACH END	
B13	2-2x6 HDR	1-2x6 TR, 2-2x6 KS EACH END, UNO	
B14	2-2x6 HDR	1-2x6 TR, 2-2x6 KS / 2-2x6 POST	
B15	2-2x8 HDR	1-2x6 TR, 2-2x6 KS EACH END	
B16	2-2x6 HDR	1-2x6 TR, 2-2x6 KS EACH END	
B17	5-1/8"x9" GLB	SIMPSON HU610 / 1-2X6 TR, 2-2x6 KS	
B18	5-1/8"x18" GLB	SIMPSON HB WITH 16d NAILS / 3-2x6 TR, 2-2x6 KS	SEE DETAIL 27/SD2.0
B19	5-1/8"x18" GLB	SIMPSON HB WITH 16d NAILS / 3-2x6 TR	SEE DETAIL 27/SD2.0
B20	W16X77 STEEL BEAM	HSS 5x5x1/4" STEEL COLUMN / W10X19 STEEL COLUMN	SEE DETAIL 29/SD2.0
B21	5-1/8"x15" GLB	2-2x6 POST EACH END	
B22	2-2x6 HDR	1-2x6 TR, 2-2x6 KS EACH END	
B23	5-1/8"x9" GLB	2-2x6 POST / 1-2x6 TR, 2-2x6 KS	
B24	2-2x10 HDR	SIMPSON HUC210-2 EACH END	
B25	5-1/8"x15" GLB	3-2x6 POST / 2-2x6 TR, 2-2x6 KS	
B26	2-2x8 HDR	1-2X6 TR, 1-2x6 KS	
B27	2-2x12	3-2x6 POST / 2-2x6 POST	
B28	2-2x10 HDR	1-2x6 TR, 1-2X6 KS	
B29	2-2x12	2-2x6 POST EACH END	
B30	2-2X6 HDR	(1)2x6TR / (1)2x6 KS	
B31	2-2X8 HDR	(1)2x6TR / (2)2x6 KS	
B32	5-1/8"x12" GLB	SIMPSON HGUS5.25/12 / 3-2x4 POST	
B33	6-3/4"x15" GLB	SIMPSON HGU7.00-SDS / 4x8 POST	
B34	8-3x4"x21" GLB	SIMPSON HHGU9.00-SDS / HSS6x3x1/4 STEEL COLUMN	
B35	6-3/4"x21" GLB	HSS5x5x1/4 STEEL COLUMN / 4x10 POST	
B36	6-3/4"x21" GLB	HSS5x5x1/4 STEEL COLUMN EACH END	
B37	5-1/8"x12" GLB	SIMPSON HGUS5.25/12 / 2-2x6 POST	
B38	2-2x12	2-2x4 POST / 3-2x6 POST	
B39	5-1/8"x12" GLB	2-2x6 POST / 6x6 POST	
B40	5-1/8"x12" GLB	6x6 POST / SIMPSON HGUS5.25/10	
B41	3-1/8"x12" GLB	2-2x4 TR, 2-2x4 KS, 1-2x6 BUCK EACH END	
B42	3-1/8"x12" GLB	2-2x4 TR, 2-2x4 KS, 1-2x6 BUCK EACH END	
B43	3-1/8"x15" GLB	2-2x4 TR, 2-2x4 KS, 1-2x6 BUCK EACH END	
B44	CONCRETE BEAM		SEE DETAIL 10/SD2.2
B45	4x12 BEAM	1'-4" CMU COLUMN w/SIMPSON CCQM3.62-SDSHDG	
B46			
B47			

NOTES:
- SEE GENERAL STRUCTURAL NOTES FOR BEAM AND POST MATERIAL REQUIREMENTS
- SEE DETAIL 2/SD2.0 FOR ALL BEAM TO POST CONNECTIONS U.N.O.
- ALL EXPOSED EXTERIOR BEAMS TO BE ROUGH SAWN
- BOLT DOUBLE EXPOSED BEAMS TOGETHER WITH ½" DIA. THROUGH BOLTS AT 24" O.C. STAGGERED TOP AND BOTTOM. COUNTER SINK AND PLUG.
- SAME POSTS ARE USED ON THE LEFT AND RIGHT SIDE OF BEAM ON SCHEDULE, U.N.O.
- BEAM ORIENTATION / POST
  - L = LEFT POST
  - R = RIGHT POST

LEGEND:

HDR	HEADER
GLB	GLUE LAM BEAM
TR	TRIMMER
KS	KING STUD
CP	CRIPPLE POST
SC	STEEL COLUMN

TRUSS / RAFTER SCHEDULE

MARK	TRUSS TYPE	COMMENTS
T1	24" FLAT TRUSSES AT 24" O.C.	
T2	24" FLAT TRUSSES AT 24" O.C.	TOP CHORD BEARING BEAM POCKET
T3	18" DEEP FLAT TRUSSES AT 24" O.C.	
F1	24" DEEP FLOOR TRUSS	SEE PLAN FOR SPACING
F2	24" DEEP SLOPING FLOOR TRUSS FOR DECK	SEE PLAN FOR SPACING
J1	16" TJI 110 I-JOISTS AT 24" O.C.	
G16:2	MIN. 1-PLY GIRDER W/ MIN. 2x6 BOTTOM CHORD, 2-PT BRG	

NOTES:
- SEE DETAIL 3/SD3.0 FOR ALL GIRDER TO POST CONNECTIONS U.N.O.
- SEE GENERAL STRUCTURAL NOTES FOR TRUSS MATERIAL REQUIREMENTS
- SEE PLAN FOR DRAG LOAD REQUIREMENTS.
- FIELD VERIFY ALL CANTILEVER CONDITIONS
- FIELD VERIFY BEAM POCKETS TO BE DESIGNED INTO TRUSSES
- FIELD VERIFY DUET POCKETS TO BE DESIGNED INTO TRUSSES
- CITY APPROVED TRUSS CALCULATIONS SHALL BE ON JOB SITE PRIOR TO FRAME INSPECTION.
- FLAT TRUSSES AT LIVABLE AREAS TO HAVE MINIMUM 1'-6" HEEL HEIGHT.
- SLOPING FLAT ROOF TRUSSES TO SLOPE MIN. 1/4":FOOT.
- REFER TO PLAN FOR HEEL HEIGHTS AT STUBBED TRUSS CONDITIONS. FIELD VERIFY.

REVISIONS

1	COS 2/28/24
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74412 JESUS SILVAS

My seal denotes only that I have reviewed these plans as they relate to my structural calculations and that they meet the intent of those calculations.

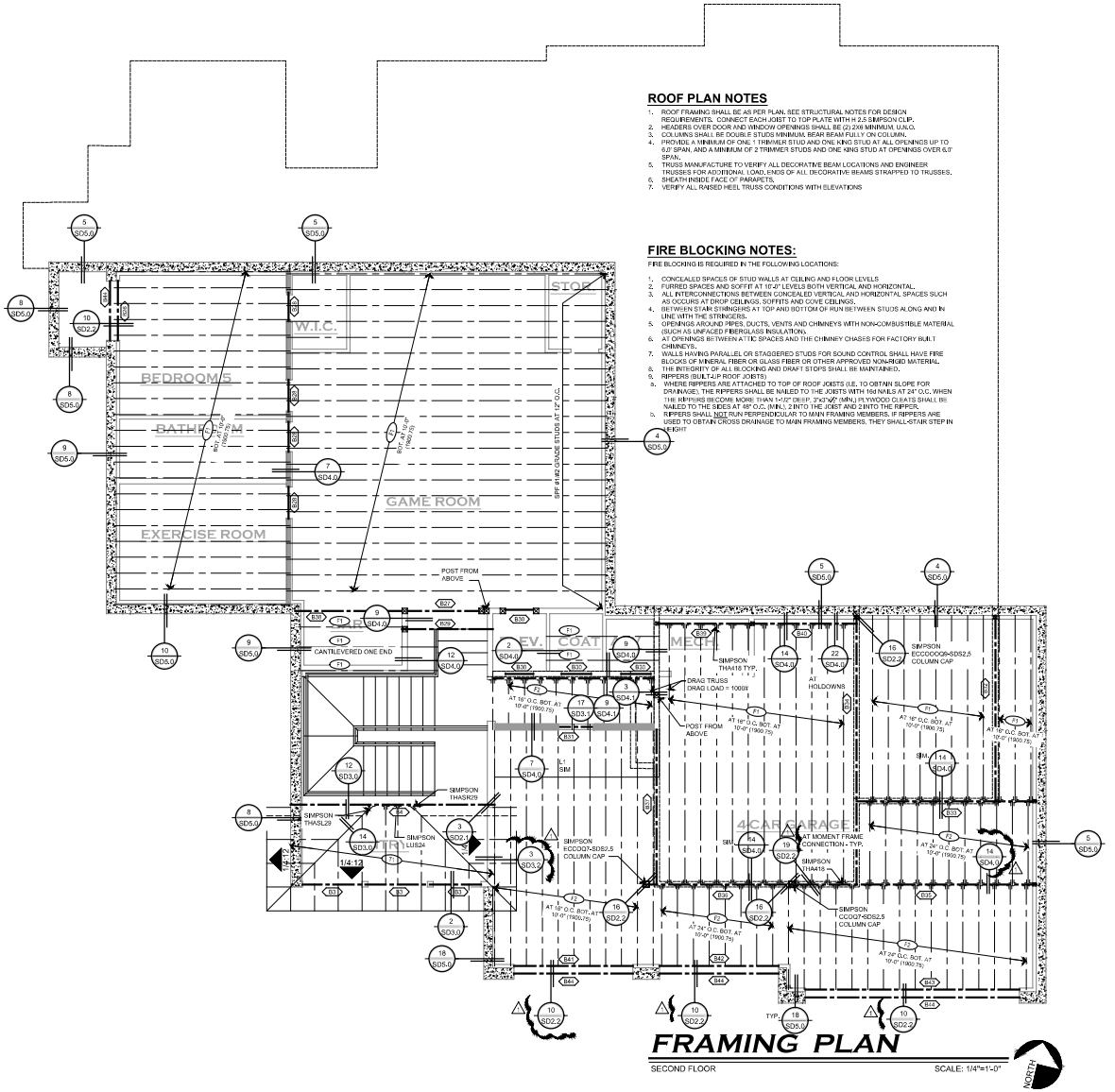
THE DRAFTERY
RESIDENTIAL DESIGN

KUBITZ RESIDENCE
LOT 11 OF HIDDEN HILLS
14352 EAST COYOTE ROAD
SCOTTSDALE, ARIZONA 85259

SHEET TITLE: ROOF FRAMING - 1ST FLOOR

PRINT DATE:	3-28-2024
JOB NO.:	217-67-111
DRAWN BY:	PT
CHECKED BY:	TEAM
SCALE:	1/4"=1'-0"
SHEET NUMBER:	A6.0

COS PLAN CHECK #140-24



ROOF PLAN NOTES

1. ROOF FRAMING SHALL BE AS PER PLAN. SEE STRUCTURAL NOTES FOR DESIGN REQUIREMENTS. CONNECT EACH JOIST TO TOP PLATE WITH H 2.5 SIMPSON CLIP.
2. HEADERS OVER DOOR AND WINDOW OPENINGS SHALL BE (2) 2X6 MINIMUM, U.N.O.
3. COLUMNS SHALL BE DOUBLE STUDS MINIMUM, BEAM BEAM FULLY ON COLUMN.
4. PROVIDE A MINIMUM OF ONE 1 TRIMMER STUD AND ONE KING STUD AT ALL OPENINGS UP TO 6.0' SPAN, AND A MINIMUM OF 2 TRIMMER STUDS AND ONE KING STUD AT OPENINGS OVER 6.0' SPAN.
5. TRUSS MANUFACTURE TO VERIFY ALL DECORATIVE BEAM LOCATIONS AND ENGINEER TRUSSES FOR ADDITIONAL LOAD, ENDS OF ALL DECORATIVE BEAMS STRAPPED TO TRUSSES.
6. SHEATH INSIDE FACE OF PARAPETS.
7. VERIFY ALL RAISED HEEL TRUSS CONDITIONS WITH ELEVATIONS

FIRE BLOCKING NOTES:

FIRE BLOCKING IS REQUIRED IN THE FOLLOWING LOCATIONS:

1. CONCEALED SPACES OF STUD WALLS AT CEILING AND FLOOR LEVELS
2. FURRED SPACES AND SOFFIT AT 10'-0" LEVELS BOTH VERTICAL AND HORIZONTAL.
3. ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT DROP CEILINGS, SOFFITS AND COVE CEILINGS.
4. BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF RUN BETWEEN STUDS ALONG AND IN LINE WITH THE STRINGERS.
5. OPENINGS AROUND PIPES, DUCTS, VENTS AND CHIMNEYS WITH NON-COMBUSTIBLE MATERIAL (SUCH AS UNFACED FIBERGLASS INSULATION).
6. AT OPENINGS BETWEEN ATTIC SPACES AND THE CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS.
7. WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND CONTROL SHALL HAVE FIRE BLOCKS OF MINERAL FIBER OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIAL.
8. THE INTEGRITY OF ALL BLOCKING AND DRAFT STOPS SHALL BE MAINTAINED.
9. RIPPERS (BUILT-UP ROOF JOISTS)
   a. WHERE RIPPERS ARE ATTACHED TO TOP OF ROOF JOISTS (I.E. TO OBTAIN SLOPE FOR DRAINAGE), THE RIPPERS SHALL BE NAILED TO THE JOISTS WITH 16d NAILS AT 24" O.C. WHEN THE RIPPERS BECOME MORE THAN 1-1/2" DEEP, 3"x3"x¼" (MIN.) PLYWOOD CLEATS SHALL BE NAILED TO THE SIDES AT 48" O.C. (MIN.), 2 INTO THE JOIST AND 2 INTO THE RIPPER.
   b. RIPPERS SHALL NOT RUN PERPENDICULAR TO MAIN FRAMING MEMBERS. IF RIPPERS ARE USED TO OBTAIN CROSS DRAINAGE TO MAIN FRAMING MEMBERS, THEY SHALL STAIR STEP IN HEIGHT

GENERAL FRAMING NOTES

1. REFER TO STRUCTURAL NOTE SHEETS SN1 AND SN2 FOR ADDITIONAL INFORMATION.
2. REFER TO STRUCTURAL DETIL SHEET SD2.0 FOR TYPICAL CONSTRUCTION DETAILS.
3. STUD MATERIAL
   PROVIDE WALL STUD AS SHOWN BELOW U.N.O. ON PLANS OR DETAILS.

Location	Studs
Exterior bearing wall	2X6 Spruce-Pine-Fir #1/#2 grade studs at 16" o.c.
Exterior nonbearing wall	2X6 Spruce-Pine-Fir #1/#2 grade studs at 16" o.c.
Interior bearing wall	2X6 Spruce-Pine-Fir #1/#2 grade studs at 16" o.c.
Interior nonbearing wall	2X4 Spruce-Pine-Fir #1/#2 grade studs at 24" o.c.

4. SHEATH ALL EXTERIOR WALLS WITH MIN. ⅞" APA RATED PLYWOOD SHEATHING
5. ROOF SHEATHING SHALL BE 15/32" WOOD PRODUCT PANELS WITH A SPAN INDEX OF 32/16, EXPOSURE 1. PLACE SHEETS WITH FACE GRAIN PERPENDICULAR TO SUPPORT. BLOCKING IS NOT REQUIRED UNLESS NOTED ON THE FRAMING PLAN. CRICKETS AND MISCELLANEOUS FRAMING TO OVERLAY PLYWOOD SHEATHING. REFER TO DETAIL 1/SD2.1
   TYPICAL ROOF SHEATHING NAILS SHALL BE:
   8D COMMON NAILS AT 6 INCHES O.C. ALONG ALL BOUNDARIES AND EDGES AND 12 INCHES O.C. IN FIELD.
   ALTERNATE: 14 GAUGE X 2" LONG WITH 7/16" CROWN AT 6" O.C. ALONG ALL BOUNDARIES AND EDGES AND 12" O.C. IN FIELD. BLOCKING IS NOT REQUIRED.
   ALTERNATE: 16 GAUGE X 2" LONG WITH 7/16" CROWN AT 4" O.C. ALONG ALL BOUNDARIES AND EDGES AND 8" O.C. IN FIELD. BLOCKING IS NOT REQUIRED.
6. LIGHT METAL PLATE CONNECTED WOOD ROOF TRUSSES SHALL BE DESIGNED TO SUPPORT THE FLLOWING LOADS AND DEFLECTION REQUIREMENTS. TRUSSES SHALL BE CAMBERED.

Roof Trusses:	
Dead Load (flat roof with foam)	15 PSF
Dead Load (3/12 roof with tile)	32 PSF
Typical Live Load	20 PSF
Stucco Soffits	+10 PSF to bot. chord
Lateral Load	As noted on plans or 2000# min.
Deflection Limitations, all cases:	
Vert. deflection under dead and live load	Span/240 or 3/4" max.
Vert. deflection under live load	Span/360 or 3/4" max.
Vert. deflection between adj. trusses	1/2" max.
Horz. deflection under dead and live load	3/8" max.
Camber:	
Roof truss camber to equal dead load deflection	

Floor Trusses:	
Dead Load (1-1/2" light weight concrete)	31 PSF
Dead Load (walk deck)	16 PSF
Typical Live Load	40 PSF
Partition	5 PSF
Lateral Load	As noted on plans or 2000# min.
Camber:	
Roof truss camber to equal dead load deflection	

PREFABRICATED WOOD ROOF TRUSSES TO BE PROVIDED BY AN APPROVED FABRICATOR WITH THE SHOP DRAWINGS AND CALCULATIONS SEALED BY AN ARIZONA REGISTERED ENGINEER. TRUSS DIAGRAMS AND KEYED LAYOUTS SHALL BE AVAILABLE TO THE FIELD INSPECTOR AT THE JOB SITE AT THE TIME OF ROUGH FRAMING INSPECTION.

BEAM / POST SCHEDULE

BEAM	DESCRIPTION	POST LEFT/RIGHT	COMMENTS
B1	2-2x6 HDR	1-2x6 TR, 1-2x6 KS EACH END, UNO	
B2	2-2x8 HDR	2-2x6 TR, 2-2x6 KS EACH END	TYP CLEARSTORY HEADER
B3	2-2X6 HDR	1-2x6 TR, 2-2x6 KS EACH END, UNO	
B4	5-1/8"x13-1/2" GLB	2-2x6 POST	
B5	5-1/8"x9" GLB	1-2x6 TR, 2-2x6 KS EACH END	
B6	2-2x6 FLUSH	2-2x6 POST	
B7	5-1/8"x9" GLB	1-2x6 TR, 2-2x6 KS EACH END	
B8	2-2x6 HDR	1-2x6 TR, 2-2x6 KS EACH END	
B9	2-2x6 HDR	1-2x6 TR, 2-2x6 KS EACH END	
B10	5-1/8"x7-1/2" GLB	1-2x6 TR, 2-2x6 KS / 6x6 POST	
B11	5-1/8"x7-1/2" GLB	6x6 POST / 2-2x6 TR, 2-2x6 KS	
B12	2-2X10 HDR	1-2x6 TR, 2-2x6 KS EACH END	
B13	2-2x6 HDR	1-2x6 TR, 2-2x6 KS EACH END, UNO	
B14	2-2x6 HDR	1-2x6 TR, 2-2x6 KS / 2-2x6 POST	
B15	2-2x8 HDR	1-2x6 TR, 2-2x6 KS EACH END	
B16	2-2x6 HDR	1-2x6 TR, 2-2x6 KS EACH END	
B17	5-1/8"x9" GLB	SIMPSON HU610 / 1-2X6 TR, 2-2x6 KS	
B18	5-1/8"x18" GLB	SIMPSON HB WITH 16d NAILS / 3-2x6 TR, 2-2x6 KS	SEE DETAIL 2/SD2.0
B19	5-1/8"x18" GLB	SIMPSON HB WITH 16d NAILS / 3-2x6 TR	SEE DETAIL 2/SD2.0
B20	W16X77 STEEL BEAM	HSS 5x5x1/4" STEEL COLUMN / W10X19 STEEL COLUMN	SEE DETAIL 29/SD2.0
B21	5-1/8"x15" GLB	2-2x6 POST EACH END	
B22	2-2x6 HDR	1-2x6 TR, 2-2x6 KS EACH END	
B23	5-1/8"x9" GLB	2-2x6 POST / 1-2x6 TR, 2-2x6 KS	
B24	2-2x10 HDR	SIMPSON HUC210 EACH END	
B25	5-1/8"x15" GLB	3-2x6 POST / 2-2x6 TR, 2-2x6 KS	
B26	2-2x6 HDR	1-2X6 TR, 1-2x6 KS	
B27	2-2x12	3-2x6 POST / 2-2x6 POST	
B28	2-2x10 HDR	1-2x6 TR, 1-2X6 KS	
B29	2-2x12	2-2x6 POST EACH END	
B30	2-2X8 HDR	(1)2x6TR / (1)2x6 KS	
B31	2-2X8 HDR	(1)2x6TR / (2)2x6 KS	
B32	5-1/8"x12" GLB	SIMPSON HGUS5.25/12 / 3-2x4 POST	
B33	5-5/8"x15" GLB	SIMPSON HGU7.06-SDS / 4x8 POST	
B34	5-3x4"x21" GLB	SIMPSON HHGUS10.5SDS / HSS6x3x1/4 STEEL COLUMN	
B35	5-3/4"x21" GLB	HSS5x5x1/4 STEEL COLUMN / 4x10 POST	
B36	5-5/4"x21" GLB	HSS5x5x1/4 STEEL COLUMN EACH END	
B37	5-1/8"x12" GLB	SIMPSON HGUS5.25/12 / 3-2x6 POST	
B38	2-2x12	2-2x4 POST / 3-2x6 POST	
B39	5-1/8"x12" GLB	2-2x6 POST / 6x6 POST	
B40	5-1/8"x12" GLB	6x6 POST / SIMPSON HGUS5.25/10	
B41	5-1/8"x12" GLB	2-2x4 TR, 2-2x4 KS, 1-2x6 BUCK EACH END	
B42	5-1/8"x12" GLB	2-2x4 TR, 2-2x4 KS, 1-2x6 BUCK EACH END	
B43	5-1/8"x15" GLB	2-2x4 TR, 2-2x4 KS, 1-2x6 BUCK EACH END	
B44	CONCRETE BEAM		SEE DETAIL 16/SD2.2
B45	4x12 BEAM	1-4" CMU COLUMN w/SIMPSON CCQM3.65-2/SHDQ	
B46			
B47			

NOTES:
- SEE GENERAL STRUCTURAL NOTES FOR BEAM AND POST MATERIAL REQUIREMENTS
- SEE DETAIL 2/SD2.0 FOR ALL BEAM TO POST CONNECTIONS U.N.O.
- ALL EXPOSED EXTERIOR BEAMS TO BE ROUGH SAWN
- BOLT DOUBLE EXPOSED BEAMS TOGETHER WITH ½" DIA. THROUGH BOLTS AT 24" O.C. STAGGERED TOP AND BOTTOM. COUNTER SINK AND PLUG.
- SAME POSTS ARE USED ON THE LEFT AND RIGHT SIDE OF BEAM ON SCHEDULE, U.N.O.
- BEAM ORIENTATION / POST
  L = LEFT POST
  R = RIGHT POST

LEGEND:

HDR	HEADER
GLB	GLUE LAM BEAM
TR	TRIMMER
KS	KING STUD
CP	CRIPPLE POST
SC	STEEL COLUMN

TRUSS / RAFTER SCHEDULE

MARK	TRUSS TYPE	COMMENTS
T1	24" FLAT TRUSSES AT 24" O.C.	
T2	24" FLAT TRUSSES AT 24" O.C.	TOP CHORD BEARING BEAM POCKET
T3	18" DEEP FLAT TRUSSES AT 24" O.C.	
F1	24" DEEP FLOOR TRUSS	SEE PLAN FOR SPACING
F2	24" DEEP SLOPING FLOOR TRUSS FOR DECK	SEE PLAN FOR SPACING
J1	16" TJI 110 I-JOISTS AT 24" O.C.	
G16.2	MIN. 1-PLY GIRDER W/ MIN. 2x6 BOTTOM CHORD, 2-PT BRG.	

NOTES:
- SEE DETAIL 3/SD3.0 FOR ALL GIRDER TO POST CONNECTIONS U.N.O.
- SEE GENERAL STRUCTURAL NOTES FOR TRUSS MATERIAL REQUIREMENTS
- SEE PLAN FOR DRAG LOAD REQUIREMENTS.
- FIELD VERIFY ALL CANTILEVER CONDITIONS
- FIELD VERIFY BEAM POCKETS TO BE DESIGNED INTO TRUSSES
- FIELD VERIFY DUET POCKETS TO BE DESIGNED INTO TRUSSES
- CITY APPROVED TRUSS CALCULATIONS SHALL BE ON JOB SITE PRIOR TO FRAME INSPECTION.
- FLAT TRUSSES AT LIVABLE AREAS TO HAVE MINIMUM 1-0" HEEL HEIGHT.
- SLOPING FLAT ROOF TRUSSES TO SLOPE MIN. 1/4" FOOT.
- REFER TO PLAN FOR HEEL HEIGHTS AT STUBBED TRUSS CONDITIONS. FIELD VERIFY.

REVISIONS
COS 2/28/24

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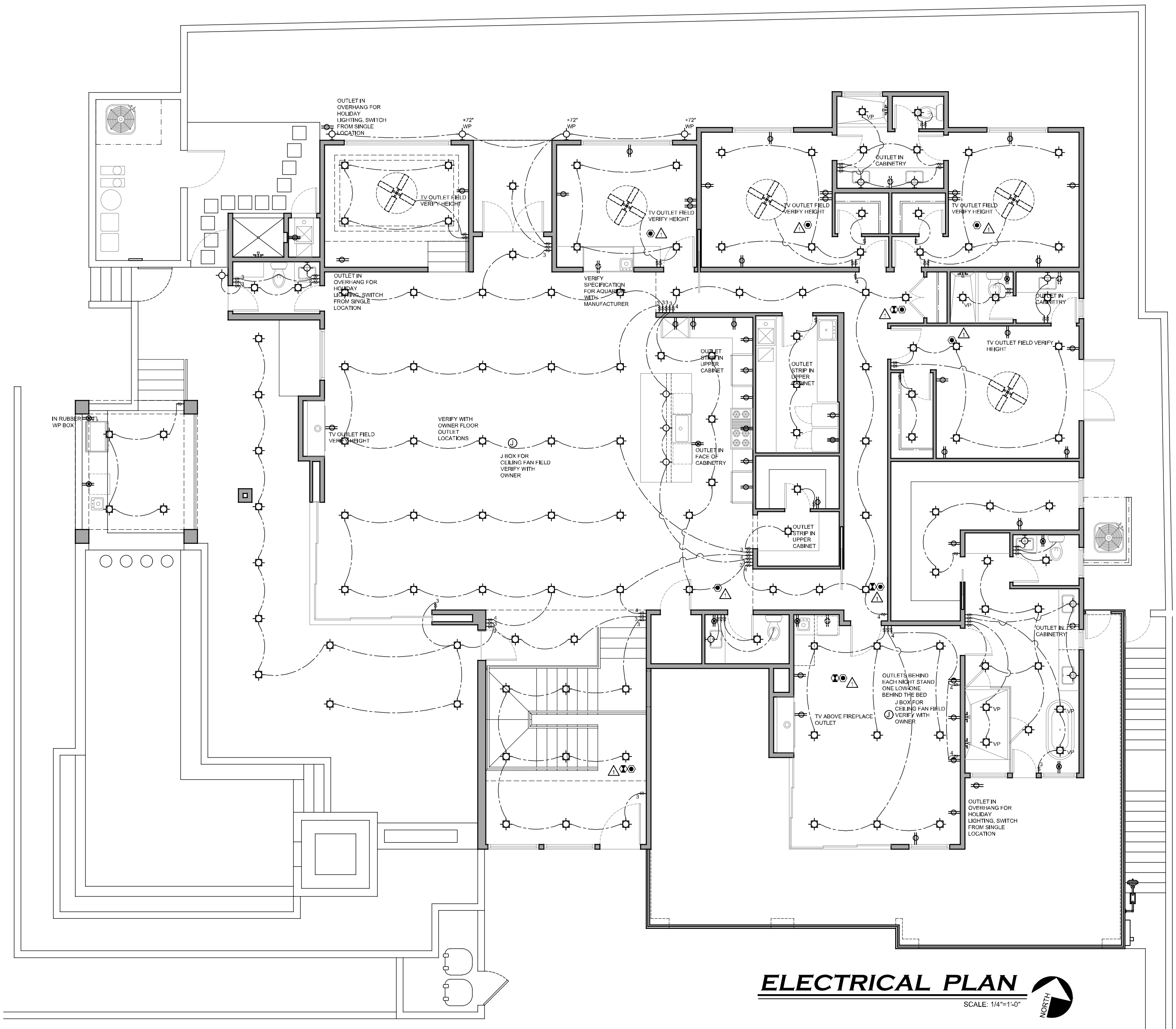
SHEET TITLE: FLOOR FRAMING - BASEMENT

PRINT DATE: 3-28-2024
JOB NO.: 217-67-111
DRAWN BY: PT
CHECKED BY: TEAM
SCALE: 1/4"=1'-0"
SHEET NUMBER: A6.1
COS PLAN CHECK #140-24



ELECTRICAL PLAN

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

ELECTRICAL NOTES:

1. PRIOR TO INSTALLATION OF ELECTRICAL SYSTEM, THE ELECTRICAL PLAN SHALL BE COORDINATED WITH HOME OWNER FOR REVIEW TO CONFIRM LIGHTING FIXTURE CHOICE, LOCATION, CHOICE OF BULBS, AND LOCATION OF RECEPTACLES.
2. ALL FLUORESCENT LIGHTING SHALL BE ENERGY SAVING BALLAST.
3. OPENING AROUND ELECTRICAL PENETRATION THROUGH FIRE RATED WALLS, PARTITIONS, FLOORS OR CEILINGS (GARAGE) SHALL BE FIRE STOPPED USING APPROVED METHODS TO MAINTAIN THE FIRE-RESISTIVE RATING.
4. J-BOX TO BE ATTACHED IN MANNER TO ADEQUATELY SUPPORT WEIGHT OF FIXTURE SELECTED BY OWNER.
5. LIGHTS AND FIXTURES INSTALLED OUTSIDE MUST COMPLY WITH 2017 NEC FOR DAMP LOCATIONS.
6. A MINIMUM OF 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR A MINIMUM OF 90 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS. (N1104.1).
7. PROVIDE TAMPER RESISTANT RECEPTACLES IN AREAS AS SPECIFIED IN (IRC E4002.14)
8. PROVIDE METAL OR OR OTHER MATERIALS LISTED FOR USE BETWEEN THE DWELLING AND GARAGE AND IN THE GARAGE CEILING LISTED FOR USE INTENDED (IRC R302.4.2)

CITY OF SCOTTSALE NOTES:

6. *EXTERIOR LIGHTING OVER 30 WATTS SHALL INCLUDE AN AUTOMATIC SHUT-OFF. (N1104.3).
7. *ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS. (N1104.1).
8. *ALL PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL SUCH AS AN AUTOMATIC TIMER SHUT-OFF SWITCH. EXCEPTIONS INCLUDE BATHROOMS AND HALLWAYS. (N1104.2).
9. *E3606.5 SURGE PROTECTION. ALL ELECTRICAL SERVICES SUPPLYING ONE- AND TWO FAMILY DWELLING UNITS SHALL BE PROVIDED WITH A SURGE PROTECTIVE DEVISE (SPD) INSTALLED IN ACCORDANCE WITH SECTIONS E3606.5.1 THROUGH E3606.5.3. (NEW ELECTRICAL PANELS)
10.* ELECTRIC VEHICLE CHARGING CAPACITY. RESERVE ELECTRICAL SERVICE PANEL SPACE FOR FULL SIZE 2-POLE CIRCUIT BREAKER LABELED "FUTURE EV CHARGING". A RACEWAY SHALL BE INSTALLED FROM THE ELECTRICAL SERVICE PANEL TO A LOCATION WITHIN THE GARAGE, WHERE IT SHALL TERMINATE IN A JUNCTION BOX OR OUTLET AND BE LABELED "FUTURE EV CHARGING".
11. *SOLAR-READY ZONES - RB103. MINIMUM 10% OF ROOF AREA BUT NOT LESS THAN 300 SQ. FT. FREE AND CLEAR OF OBSTRUCTIONS INCLUDING MECHANICAL EQUIPMENT AND VENTS. PROVIDE ELECTRICAL PATHWAY FOR CONDUIT RUN FROM SOLAR-READY ZONE TO ELECTRICAL SERVICE PANEL WITH RESERVED SPACE FOR 2-POLE CIRCUIT BREAKER. CAPPED ROOF PENETRATION SLEEVE SHALL BE PROVIDED ON ROOFS WITH A SLOPE OF 1 IN 12 OR LESS.
19. EXHAUST AIR FROM BATHROOMS, KITCHENS AND TOILET ROOMS SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS, NOT RECALCULATED OR DISCHARGED INDOORS. (M1507.2 AMENDED)
20. 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. (R303.3) AMENDED

ELECTRICAL SYMBOL LEGEND

$	SWITCH, SINGLE POLE @ +48" A.F.F. UNLESS NOTED OTHERWISE
	LIGHT, CLG. MOUNTED
+72"	LIGHT, WALL MOUNTED - HEIGHT AS INDICATED
	5" RECESSED LIGHT IN CLG. WITH HALOGEN BULB
	FLUORESCENT LIGHT, SURFACE MTD. 4 TUBE (UNLESS NOTED OTHERWISE)
J	"J-BOX" FLUSH MOUNTED
	DUPLEX 110V RECEPTACLE @ +12" UNLESS NOTED OTHERWISE
	G.F.C.I. REC. (6" ABOVE COUNTER TOP LOCATION)
	EXHAUST FAN.
	SMOKE DETECTOR
	CARBON MONOXIDE ALARM

REVISIONS

1	COS 2/28/24
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SHEET TITLE: ELECTRICAL PLAN - 1ST FLOOR

PRINT DATE:	3-28-2024
JOB NO.:	217-67-111
DRAWN BY:	PT
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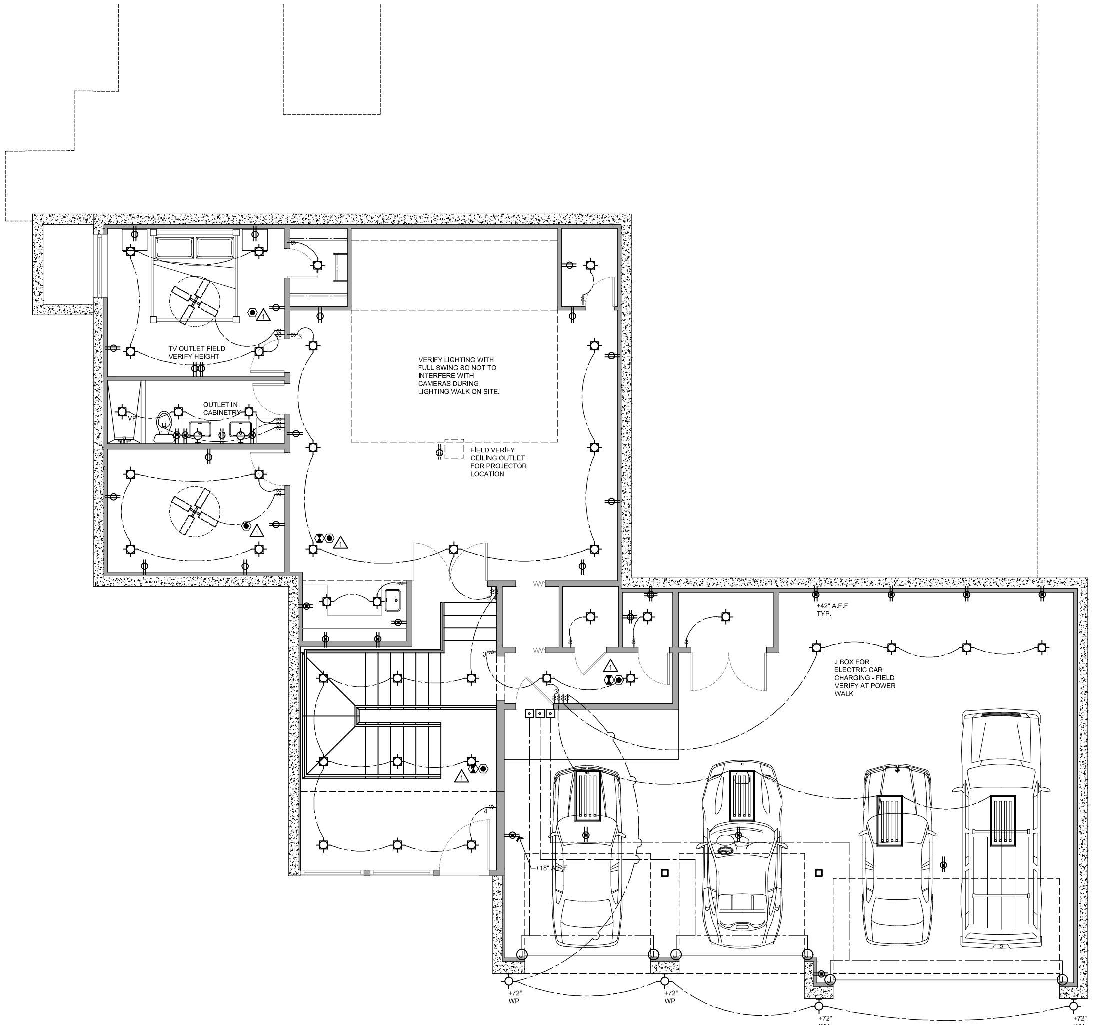
SCALE:	1/4"=1'-0"
SHEET NUMBER:	E1.0

COS PLAN CHECK #140-24



ELECTRICAL PLAN

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

ELECTRICAL NOTES:

1. PRIOR TO INSTALLATION OF ELECTRICAL SYSTEM, THE ELECTRICAL PLAN SHALL BE COORDINATED WITH HOME OWNER FOR REVIEW TO CONFIRM LIGHTING FIXTURE CHOICE, LOCATION, CHOICE OF BULBS, AND LOCATION OF RECEPTACLES.
2. ALL FLUORESCENT LIGHTING SHALL BE ENERGY SAVING BALLAST.
3. OPENING AROUND ELECTRICAL PENETRATION THROUGH FIRE RATED WALLS, PARTITIONS, FLOORS OR CEILINGS (GARAGE) SHALL BE FIRE STOPPED USING APPROVED METHODS TO MAINTAIN THE FIRE-RESISTIVE RATING.
4. J-BOX TO BE ATTACHED IN MANNER TO ADEQUATELY SUPPORT WEIGHT OF FIXTURE SELECTED BY OWNER.
5. LIGHTS AND FIXTURES INSTALLED OUTSIDE MUST COMPLY WITH 2017 NEC FOR DAMP LOCATIONS.
6. A MINIMUM OF 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR A MINIMUM OF 90 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS. (N1104.1).
7. PROVIDE TAMPER RESISTANT RECEPTACLES IN AREAS AS SPECIFIED IN (IRC E4002.14)
8. PROVIDE METAL OR OR OTHER MATERIALS LISTED FOR USE BETWEEN THE DWELLING AND GARAGE AND IN THE GARAGE CEILING LISTED FOR USE INTENDED (IRC R302.4.2)

1 CITY OF SCOTTSALE NOTES:

6. *EXTERIOR LIGHTING OVER 30 WATTS SHALL INCLUDE AN AUTOMATIC SHUT-OFF. (N1104.3).
7. *ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS. (N1104.1).
8. *ALL PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL SUCH AS AN AUTOMATIC TIMER SHUT-OFF SWITCH. EXCEPTIONS INCLUDE BATHROOMS AND HALLWAYS. (N1104.2).
9. *E3606.5 SURGE PROTECTION. ALL ELECTRICAL SERVICES SUPPLYING ONE- AND TWO FAMILY DWELLING UNITS SHALL BE PROVIDED WITH A SURGE PROTECTIVE DEVISE (SPD) INSTALLED IN ACCORDANCE WITH SECTIONS E3606.5.1 THROUGH E3606.5.3. (NEW ELECTRICAL PANELS)
10.* ELECTRIC VEHICLE CHARGING CAPACITY. RESERVE ELECTRICAL SERVICE PANEL SPACE FOR FULL SIZE 2-POLE CIRCUIT BREAKER LABELED "FUTURE EV CHARGING". A RACEWAY SHALL BE INSTALLED FROM THE ELECTRICAL SERVICE PANEL TO A LOCATION WITHIN THE GARAGE, WHERE IT SHALL TERMINATE IN A JUNCTION BOX OR OUTLET AND BE LABELED "FUTURE EV CHARGING".
11. *SOLAR-READY ZONES - RB103. MINIMUM 10% OF ROOF AREA BUT NOT LESS THAN 300 SQ. FT. FREE AND CLEAR OF OBSTRUCTIONS INCLUDING MECHANICAL EQUIPMENT AND VENTS. PROVIDE ELECTRICAL PATHWAY FOR CONDUIT RUN FROM SOLAR-READY ZONE TO ELECTRICAL SERVICE PANEL WITH RESERVED SPACE FOR 2-POLE CIRCUIT BREAKER. CAPPED ROOF PENETRATION SLEEVE SHALL BE PROVIDED ON ROOFS WITH A SLOPE OF 1 IN 12 OR LESS.
19. EXHAUST AIR FROM BATHROOMS, KITCHENS AND TOILET ROOMS SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS, NOT RECALCULATED OR DISCHARGED INDOORS. (M1507.2 AMENDED)
20. 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. (R303.3) AMENDED

ELECTRICAL SYMBOL LEGEND

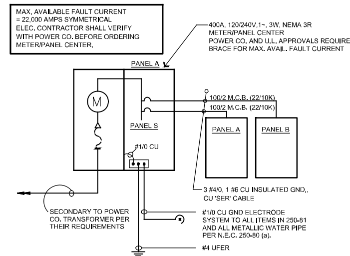
Symbol	Description
$	SWITCH, SINGLE POLE @ +48" A.F.F. UNLESS NOTED OTHERWISE
	LIGHT, CLG. MOUNTED
+72"	LIGHT, WALL MOUNTED - HEIGHT AS INDICATED
	5" RECESSED LIGHT IN CLG. WITH HALOGEN BULB
	FLUORESCENT LIGHT, SURFACE MTD. 4 TUBE (UNLESS NOTED OTHERWISE)
J	"J-BOX" FLUSH MOUNTED
	DUPLEX 110V RECEPTACLE @ +12" UNLESS NOTED OTHERWISE
	G.F.C.I. REC. (6" ABOVE COUNTER TOP LOCATION)
	EXHAUST FAN.
	SMOKE DETECTOR
	CARBON MONOXIDE ALARM

LOAD CALCS

PROJECT		KUBITZ		
DESCRIPTION	SF	QUANTITY X WATT		TOTAL
LIVABLE	6040		3	18120
SMALL APPLIANCE CIRCUITS		3	1500	4500
GENERAL LAUNDRY		2	1500	3000
DRYER - GAS		1	5000	5000
DISHWASHER		1	1500	1500
DISPOSAL		1	720	720
MICROWAVE		2	1200	2400
OVEN - ELECTRIC		1	5000	5000
COOKTOP - GAS		1	10000	10000
HOOD		1	1200	1200
REFRIGERATOR		1	1800	1800
UNDER COUNTER REFRIGERATOR		1	1400	1400
FREEZER		1	1500	1500
ICE MAKER		0	600	0
WARMING DRAWER		0	1400	0
WHIRLPOOL TUB		0	1500	0
WATER HEATER - GAS		2	4500	9000
CENTRAL VAC SYSTEM		0	1500	0
LANDSCAPE LIGHTING		1	900	900
PATIO HEATERS		0	3200	0
GARAGE DOOR OPENERS		2	1200	2400
GARAGE CIRCUITS		2	1200	2400
		SUB-TOTAL		70840
		FIRST 10KW @ 100%		10000
		REMAINDER @ 40%		24336.000000
TOTAL LIGHTING AND APPLIANCE LOAD				34336.000000
REMAINING LOADS				
AIR HANDLERS		2	1200	2400
1.5 TON A/C		0	1700	0
2 TON A/C		0	2300	0
3 TON A/C		0	3450	0
4 TON A/C		0	4650	0
5 TON A/C		2	5850	11700
POOL FILTER		1	1500	1500
SPA HEATER - GAS		0	11500	0
POOL LIGHTS		1	1800	1800
POOL COVER		0	1200	0
		SUB-TOTAL		17400
NET LOAD IN WATTS				51736.000000
NET LOAD IN AMPS (WATTS/240)				215.57

NOTE:
PROVIDE LABELING NOTE FOR SERIES RATED SYSTEM
PER N.E.C. 230-65, 110-9, 110-10 AND 240-83

MAX. AVAILABLE FAULT CURRENT = 22,000 AMPS SYMMETRICAL
ELEC. CONTRACTOR SHALL VERIFY WITH POWER CO. BEFORE ORDERING METER/PANEL CENTER.



LABEL PANEL "S":
ALL CIRCUIT BREAKERS IN THIS PANEL MUST BE RATED 22K AIC

LABEL PANEL "A":
CAUTION- SERIES RATED SYSTEM (22/10). 14K AMPS AVAILABLE. IDENTIFIED REPLACEMENT COMPONENT REQUIRED.

LABEL PANEL "B":
CAUTION- SERIES RATED SYSTEM (22/10). 14K AMPS AVAILABLE. IDENTIFIED REPLACEMENT COMPONENT REQUIRED.

NOTE:
POOL EQUIPMENT MUST BE FED FROM PANEL "S". PANEL "S" HAS BUSSED SPACE FOR THREE ADDITIONAL 100A, 2 POLE BREAKERS.

ALL CIRCUIT BREAKERS IN PANEL "S" MUST BE RATED 22K AIC.

NOTE: CONDUCTOR SIZES ARE BASED ON 'XHHW' COPPER.

ONE LINE DIAGRAM

N.T.S.

REVISIONS
1 COS 2/28/24

THE DRAFTERY
RESIDENTIAL DESIGN

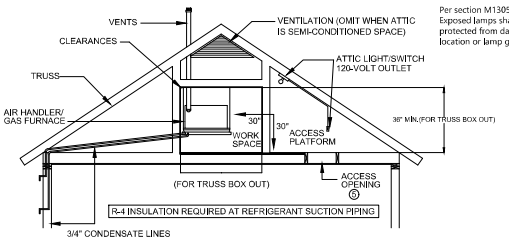
KUBITZ RESIDENCE
LOT 11 OF HIDDEN HILLS
14352 EAST COYOTE ROAD
SCOTTSDALE, ARIZONA 85259

SHEET TITLE: ELECTRICAL PLAN - BASEMENT

PRINT DATE:	3-28-2024
JOB NO.:	217-67-111
DRAWN BY:	PT
CHECKED BY:	TEAM
SCALE:	1/4"=1'-0"
SHEET NUMBER:	E1.1

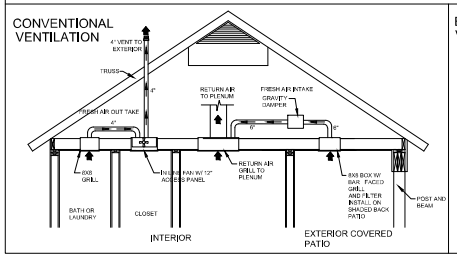
COS PLAN CHECK #140-24

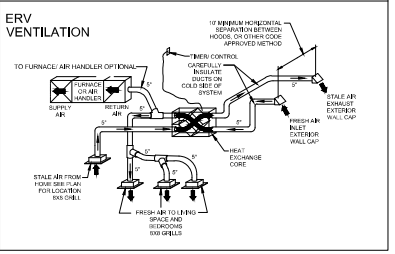
REQUIREMENTS FOR ATTIC AIR HANDLER OR GAS FURNACE



Per section M1305.1.2.1 Exposed lamps shall be protected from damage by location or lamp guards.

MECHANICAL VENTILATION





SUPPLY GRILL NOTES

SUPPLY GRILL SHALL BE BAR FACED REGISTERS
SUPPLY GRILLS SHALL BE 4 WAY ADJUSTABLE
SUPPLY GRILLS SHALL INCLUDE OPPOSED BLADE DAMPER
SUPPLY GRILLS MANUFACTURED BY TRUE-AIR, PRO-SELECT OR EQUIVALENT

UNLESS OTHERWISE NOTED ON THE PLAN, THE SUPPLY GRILLS SHALL BE SIZED ACCORDING TO THE BELOW MENTIONED CHART:

SUPPLY GRILL SIZES

FLEX DUCT SIZE	4 WAY CEILING	4 WAY SIDEWALL
4"	6" X 6"	6" X 8"
5"	6" X 6"	6" X 8"
6"	8" X 8"	6" X 10"
7"	10" X 10"	6" X 12"
8"	12" X 12"	6" X 12"
9"	12" X 12"	6" X 14"
10"	14" X 14"	8" X 14"

UNLESS OTHERWISE NOTED ON THE PLAN, THE RETURN GRILLS SHALL BE SIZED ACCORDING TO THE BELOW MENTIONED CHART:

RETURN REGISTERS - GRILLS

DUCT SIZE	GRILL SIZE	DUCT SIZE	GRILL SIZE
8"	12" X 12"	14"	20" X 20"
9"	12" X 12"	16"	25" X 20"
10"	14" X 14"	18"	30" X 20"
12"	14" X 14"	20"	40" X 20"

RETURN GRILL NOTES

RETURN GRILLS SHALL BE BAR FACED FILTER GRILLS
CEILING GRILLS SHALL BE A MINIMUM OF 200 SQ. IN. PER 12,000 BTU'S OF TOTAL EQUIPMENT RATED COOLING OUTPUT
FILTER FRAMES SHALL HAVE A MERV 7 FILTER
VERTICAL UNITS TO INCLUDE FILTER BASES WITH RETURN BAR FACED RETURN GRILLS WITHOUT FILTER FRAMES
ACTUAL RETURN CFM PER ACCA RIGHT-SUITE MANUAL D REPORT

ROOM PRESSURE & PRESSURE BALANCING

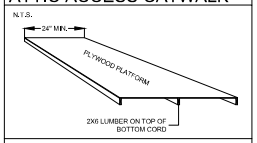
JUMP DUCTS OR RETURNS SHALL BE PLACED IN BEDROOMS TO INSURE ROOM PRESSURE AT POST TESTING WITH A PRESSURE TEST BETWEEN 0.0 PA AND 3.0 PA.
BEDROOM JUMP DUCT SIZING SHALL ALLOW FOR EQUAL OR GREATER CFM AIR MOVEMENT THAN THE TOTAL SUPPLY CFM ENTERING THE CLOSED ROOMS
WHEN POSSIBLE, MULTIPLE BEDROOM JUMP DUCTS MAY BE INSTALLED INTO 1 PROPERLY SIZED COMMON AREA BOOT BOX
JUMP DUCTS ARE NOT REQUIRED WHEN PROPERLY SIZED RETURNS ARE INSTALLED IN THE BEDROOMS
SEE HOOD AND DRYER FOR MAKE UP AIR REQUIREMENTS.
A COMBUSTIBLE APPLIANCE ZONE TEST SHALL BE PERFORMED UNDER WORST CASE SCENARIO AND BPI CAZ STANDARD MUST BE ADHERED TO.

IRC 2021

DUCTWORK

ALL JOINTS, SEAMS, CONNECTIONS, TRANSITIONS IN DUCT WORK SHALL BE SECURELY FASTENED AND SEALED WITH A MECHANICAL FASTENER, APPROVED MASTIC AND TAPE.
ALL DUCT LOCATED IN A VENTED ATTIC OR IN SPACE OUTSIDE OF THE THERMAL ENVELOPE (ABOVE A CONTINUOUS INSULATION) SHALL BE INSULATED TO A MINIMUM OF R-8.
ALL DUCTS LOCATED WITHIN AN ENCAPSULATED ATTIC (UNDERNEATH CATHEDRAL FOAM INSULATION) MAY BE INSULATED TO A MINIMUM OF R-6.
ALL DUCTS LOCATED WITHIN CONDITIONED SPACE MAY BE INSULATED TO A MINIMUM OF R-4.2.
DUCTS NOT BE INSTALLED WITHIN 12" OF THE ROOF OR CEILING DECK
CONSTRUCT ALL DUCT WORK TO INSURE MINIMUM RESISTANCE AND NOISE
PLATFORM RETURNS MUST BE SEALED WITH DUCT BOARD AND MASTIC
FLEX DUCT
DUCTS SHALL BE INSULATED FLEX DUCT UNLESS OTHERWISE SPECIFIED
ALL DUCT WORK SHALL BE INSTALLED WITHOUT KINKS OR BENDS WITH EVEN TURNS.
A MINIMUM OF 36" LONG SHEET METAL SUPPLY PLENUM AND A MINIMUM OF 24" LONG SHEET METAL RETURN PLENUM SHALL BE INSTALLED AT THE EQUIPMENT.
ALL DUCTS SHALL BE SUPPORTED NO LESS THAN EVERY 4' BY APPROVED STRAP.
RIGID DUCT
RIGID DUCT WORK SHALL BE GALVANIZED LOCK FORMING SHEET METAL.
SIZES SHALL BE CLEAR INSIDE DIMENSIONS
RETURN DUCTS REQUIRE INSULATION LINEAR ON THE FIRST 10'
RIGID DUCT WORK SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE LATEST SMACNA MANUAL AND LOCAL CODES FOR LOW VELOCITY DUCT CONSTRUCTION STANDARDS.
TURNING VEINS SHALL BE UTILIZED WHERE APPROPRIATE.
ALL RIGID DUCTS SHALL BE SUPPORTED BY HANGERS NO LESS TAN EVERY 8'.

ATTIC ACCESS CATWALK



THE ACCESS CATWALK MUST BE A MIN. OF 24" WIDE CONTINUOUS FLOORING NOT MORE THAN 20 FEET IN LENGTH, UNLESS THE ENTIRE APPLIANCE CAN BE SERVICED FROM THE ATTIC ACCESS OPENING. PROVISIONS MUST BE MADE FOR PROPER INSULATION TO BE INSTALLED UNDER THE PLATFORM.

M1505.4.3(1) CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIR FLOW RATE REQUIREMENTS (IRC 2021)

DWELLING UNIT FLOOR AREA (SQUARE FEET)	NUMBER OF BEDROOMS				
	0 TO 1	2 TO 3	4 TO 5	6 TO 7	> 7
	AIR FLOW IN CFM				
< 1,500	30	45	60	75	90
1,501 - 3,000	45	60	75	90	105
3,001 - 4,500	60	75	90	105	120
4,501 - 6,000	75	90	105	120	135
6,001 - 7,500	90	105	120	135	150
> 7,500	105	120	135	150	165

THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION OF SUCH, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE AS SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED AS PROVIDING SUPPLY VENTILATION. M1505.4.1

THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE PER M1505.4.2

THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(1)

BLOWER DOOR TEST SHALL BE PERFORMED TO COMPLY WITH SECTION N1102.4.1.1 AND N1102.4.1.2. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION.

DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED, JOINTS AND SEAMS SHALL COMPLY WITH SECTION M1601.4.1; DUCT TIGHTNESS TEST SHALL BE CONDUCTED PER N1103.3.3 OR OTHER ADOPTED METHOD.

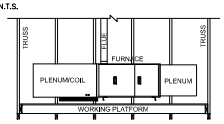
CLOTHES DRYER EXHAUST AND MAKE-UP AIR REQUIREMENTS SHALL COMPLY WITH IRC G2439.

MECHANICAL VENTILATION SYSTEM FANS SHALL MEET THE EFFICACY REQUIREMENTS OF TABLE N1103.6.1

CONDENSATE SYSTEM

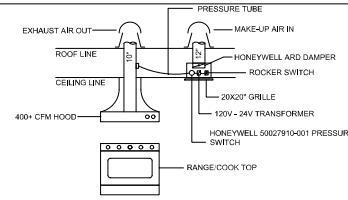
CONDENSATE FROM ALL COOLING AND EVAPORATORS SHALL CONSIST OF 3/4" PVC PIPING WITH A MINIMUM SLOPE IN THE DIRECTION OF THE DISCHARGE NOT LESS THAN 1/8" VERTICAL FALL OVER EACH 12" SECTION OF PIPE. SUCH PIPE SHALL BE CONNECTED TO THE PRIMARY DRAIN PAN OUTLET TO THE APPROVED PLACE OF DISPOSAL
A CLEAR 3/4' CLEAR P-TRAP WITH BRUSH ATTACHMENT SHALL BE INSTALLED ON THE PRIMARY DRAIN LINE.
A EZ-TRAP MODEL EZT626 OR EQUIVALENT SAFETY OVERFLOW SWITCH SHALL BE INSTALLED ON THE SECONDARY DRAIN OUTLET.
A SECONDARY DRAIN PAN SHALL BE INSTALLED ON HORIZONTAL UNITS INSTALLED OVER IN THE ATTIC. A 3/4" PVC PIPING WITH A MINIMUM SLOPE IN THE DIRECTION OF THE DISCHARGE NOT LESS THAN 1/8" VERTICAL FALL OVER EACH 12" SECTION OF PIPE. SUCH PIPE SHALL BE CONNECTED TO THE PRIMARY DRAIN PAN OUTLET TO THE APPROVED PLACE OF DISPOSAL

TRUSS BOX OUT CLEARANCE



BOX OUT CLEARANCE FOR ATTIC INSTALLED FURNACE TO BE MIN. 10'X5' PER UNIT OR 8'X5' FOR ELECTRIC AIR HANDLER UNIT. THE REQUIRED MAINTENANCE PLATFORM MUST BE NO LESS THAN 30" IN DEPTH FOR THE ENTIRE SERVICE SIDE OF THE UNIT WITH A MIN. HEIGHT CLEARANCE OF 30".

MAKE UP AIR FOR HOODS 400 CFM AND OVER

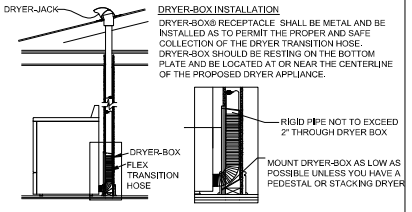


NOT TO SCALE (PER M1503.6)

HOOD

MAKE-UP AIR DIFFUSER MUST BE LOCATED WITHIN 8' OF HOOD
MAKE UP AIR DETAIL SHALL BE INSTALLED WHEN THE KITCHEN EXHAUST HOOD EXCEEDS 400CFM
THE MINIMUM REQUIRED LOCAL EXHAUST RATE AT THE KITCHEN SHALL BE 100CFM INTERMITTENT OR 25CFM CONTINUOUS. (M1505.4.4)

DRYER BOX DETAIL



DRYER DUCT

INSTALL DRYER BOX DVX1000M6 1.5" OFF THE FLOOR HEIGHT OR PER BUILDER SPECIFICATION
4" RIGID DRYER VENT SHALL BE A MAXIMUM LENGTH OF 35' FROM THE DRYER TO THE OUTLET TERMINAL (WALL CAP WITH BACKDRAFT DAMPER OR NON-SCREENED T-TOP). WHERE FITTINGS ARE USED, THE MAXIMUM DRYER DUCT LENGTH LENGTH SHALL BE REDUCED AS FOLLOWS: 2.5' FOR EVERY 45 DEGREE ELBOW AND 5' FOR EVERY 90 DEGREE ELBOW

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Kubitz Residence

14352 East Coyote Road (Lot 11, Hidden Hills)
Scottsdale, AZ 85259

DESIGNER	DESIGN DATE:
T. Murphy	10-16-23

REV.	DATE:

SHEET NO.

M-1

Oct 15, 2023 - 12:48pm
Kubitz_MECHANICAL.dwg