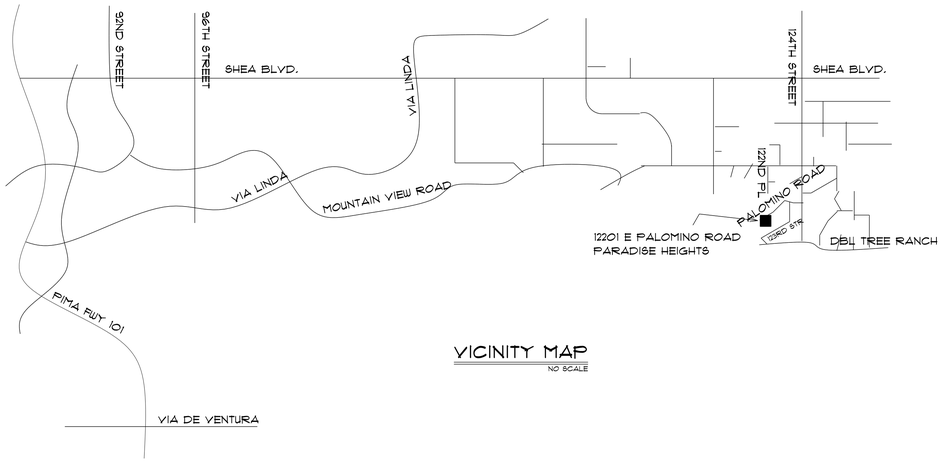
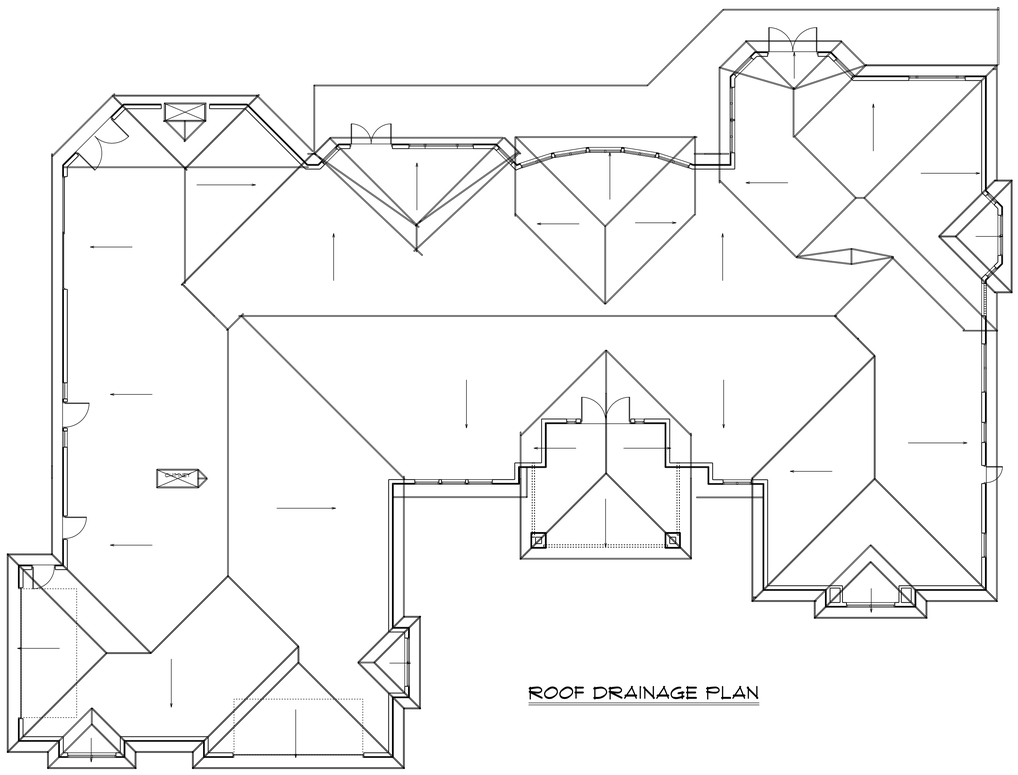
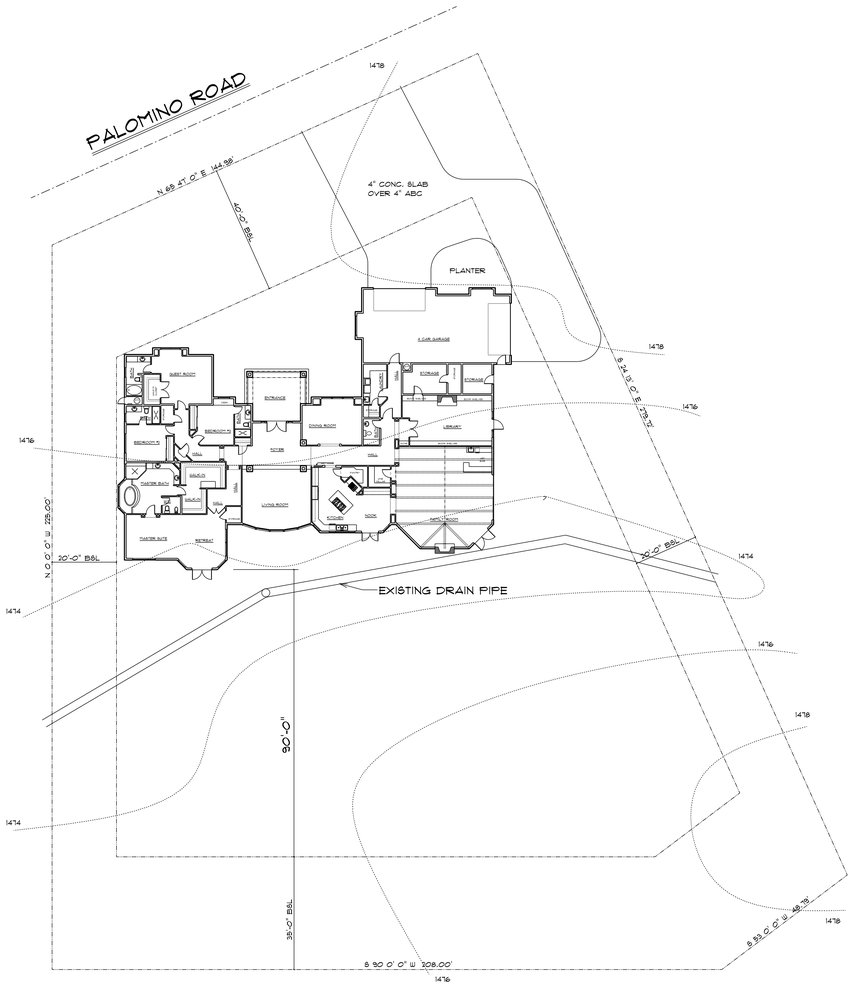


VICINITY MAP

NO SCALE



ROOF DRAINAGE PLAN



SITE PLAN

1"=20'-0"

GENERAL NOTES:

1. GLUE LAM BEAMS SHALL MEET A MIN. OF:
   Fb=2400 psi
   Fv=155 psi
   Fc=(perp.)=650 psi
   E=1,700,000 psi
2. GLUE LAM BEAMS TO BE FABRICATED FROM WATERPROOF GLUE
3. FABRICATION AND HANDLING OF GLUE LAM BEAMS SHALL BE PER THE LATEST AITC AND WCLA STANDARDS.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS FOR MANUFACTURED TRUSSES SEALED BY A REGISTERED ENGINEER SEALED FOR REVIEW PRIOR TO MANUFACTURE.
5. NOT USED.
6. WINDOWS SHALL BE LOW-E WITH A MIN. VALUE OF .75 WITH THERMAL BREAK
7. ALL MODIFICATIONS TO THE BUILDING ENVELOPE MUST COMPLY WITH THE FOLLOWING:
   FENESTRATION = 0.75 MAX. U-FACTOR, 0.40 MAX. SHGC.
   MIN. R-13 @ FRAME WALLS & FLOORS, R-13 IN LOCATED ON INTERIOR SIDE,
   R-30 @ CEILINGS.
8. ALL WINDOWS SHALL MEET OR EXCEED THE REQUIRED IRC CODES R303, R308, & R310.
9. NOT USED.
10. FIRE BLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTABLE CONCEALED LOCATIONS IN ACCORDANCE WITH IRC SECTIONS R502.12 & R602.8.

CITY OF SCOTTSDALE ADOPTED CODE EDITIONS:

INTERNATIONAL BUILDING CODE (IBC) - 2006
NATIONAL ELECTRICAL CODE (NEC) - 2005
INTERNATIONAL PLUMBING CODE (IPC) - 2006
INTERNATIONAL MECHANICAL CODE (IMC) - 2006
APACHE JUNCTION ZONING ORDINANCE - CURRENT

BUILDING SETBACKS:

RESIDENCE:

FRONT	40'-0"
REAR	35'-0"
SIDE	20'-0" EA. SIDE

SQUARE FOOTAGE:

RESIDENCE	5,558	sq. ft.
4 CAR GARAGE & STORAGE	1,602	sq. ft.
TOTAL UNDER ROOF W/ GARAGE & STORAGE	7,160	sq. ft.
LOT SIZE	51,115	sq. ft.
TOTAL UNDER ROOF	7160	sq. ft.
LOT COVERAGE	14%	

SCOPE OF WORK:

THE SCOPE OF THIS PROJECT IS AS FOLLOWS:
1. CONSTRUCT A NEW CUSTOM RESIDENCE.

DESIGN CRITERIA:

SEISMIC	ZONE 2
BASIC WIND SPEED	90 MPH
WIND EXPOSURE	C
GOVERNING CODE	IBC 2006
CONCRETE	f'c = 2500 psi @ 28 DAYS
MASONRY	f'm = 1500 psi (GROUTED SOLID)
REINFORCING	fy = 40 GRADE FOR #4 BARS & SMALLER fy = 60 GRADE FOR #5 BARS & LARGER
SOIL BEARING PRESSURE (NO SOIL REPORT PROVIDED BY OWNER)	DL + LL = PSF, ASSUMED @ 18" BELOW FIN GR. (SEE NOTE ON FNDN SHT. A-2)
BOLTS	A307
GLU-LAM BEAMS	2400 V4
STRESS GRADE LUMBER	DOUGLAS FIR #2
GENERAL FRAMING	HEM FIR #2
DESIGN LOADS ROOF	20 PSF DL + 20 PSF LL (PITHCED ROOF) 15 PSROL + 40 PSF LL (FRONT COVERED ENTRY)

NOTE:
FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

REVISIONS	BY

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CUSTOM RESIDENCE
SITE PLAN
GENERAL NOTES

PROJECT:
WILLIAM O'BRIEN
12201 E PALOMINO ROAD
SCOTTSDALE, ARIZONA

PARCEL #: 217-32-118

DRAWN	JMB
CHECKED	JMB
DATE	
SCALE	1"=20'-0"
JOB NO.	
SHEET	SP 1
OF	SHEETS