

SITE PLANNING NOTES

- "DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES."
- "THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY."
- "ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND."
- "STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'."
- "STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'."
- "ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND
- WILL NOT EXCEED ONE FOOT-CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE."
- "OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS."
- "ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT."
- "ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS."
- "BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS."

CODE SUMMARY

2024 International Building Code Administrative Provisions
2024 International Building Code (IBC)
2024 International Residential Code (IRC)
2024 International Mechanical Code (IMC)
2024 International Fuel Gas Code (IFGC)
2024 International Energy Conservation Code (IECC)
2024 International Existing Building Code (IEBC)
2024 International Swimming Pool and Spa Code (ISPSOC)
2024 International Plumbing Code (IPC)
2024 Uniform Plumbing Code (UPC)
2023 National Electrical Code (NEC)
2022 ASME A17.1, Safety Code for Elevators and Escalators
2023 ASME A17.3, Safety Code for Existing Elevators and Escalators
2022 ASME A17.6, Standard for Elevator Suspension, Compensation, and Governor Systems - not amended
2023 ASME A18.1, Safety Standard for Platform Lifts and Stairway Chairlifts - not amended
2024 International Green Construction Code (IgCC) - optional
2024 City of Phoenix Building Construction Code, per Ordinance G-7397.
ADA Codes are the referenced ICC A117.1-2017

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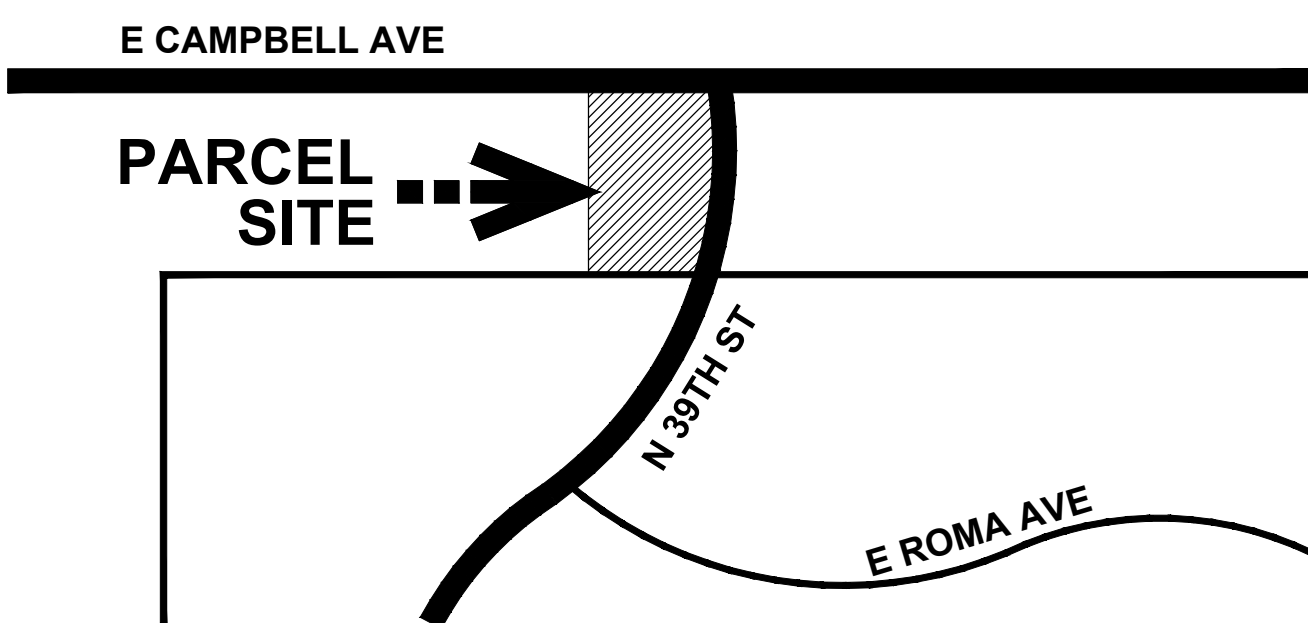
S-5 - TYPICAL DETAILS

S-6 - TYPICAL DETAILS

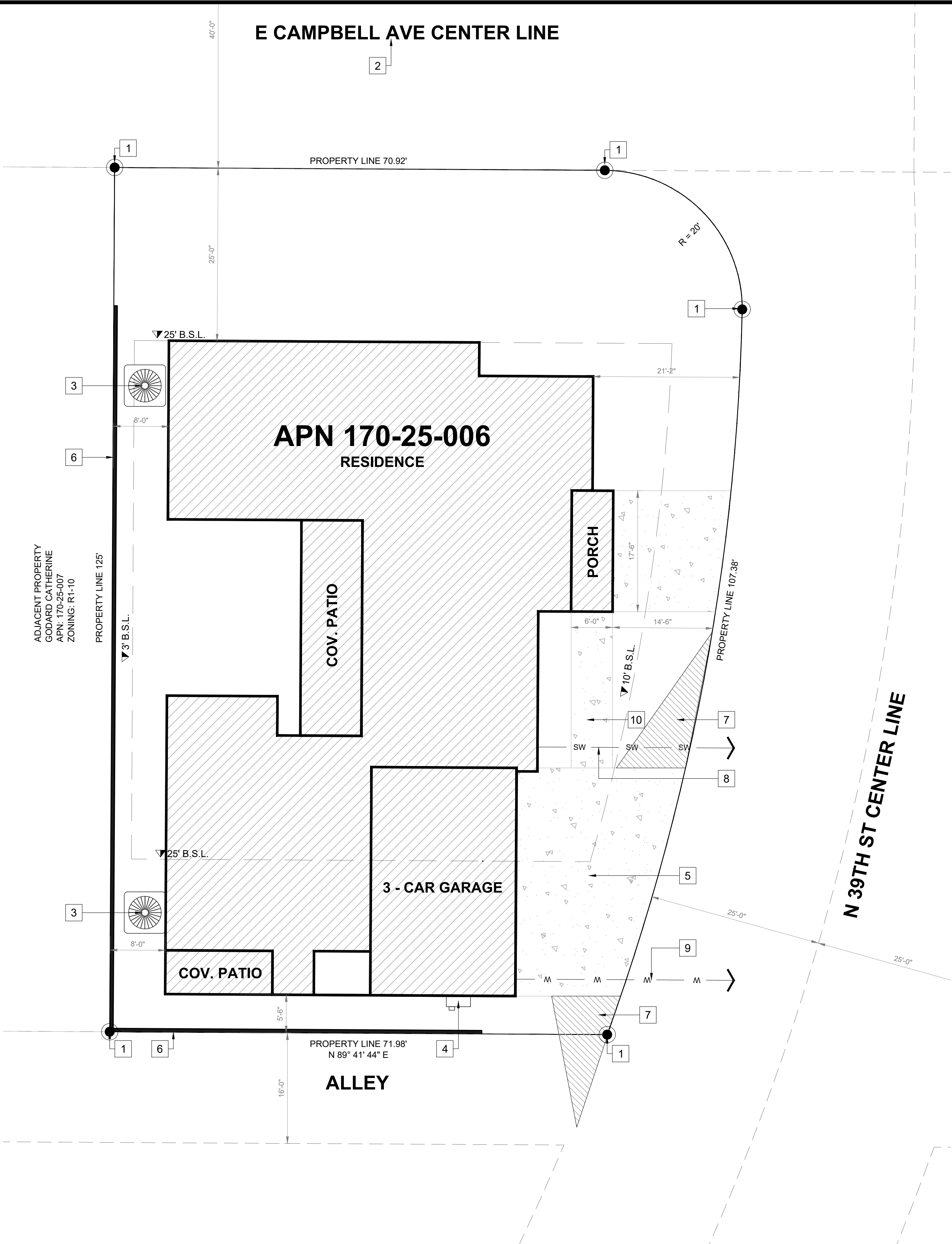
WSWH1 - ANCHORAGE DETAILS

WSWH2 - FRAMING DETAILS

VICINITY MAP



E CAMPBELL AVE CENTER LINE



KEYNOTES:

1	PROPERTY PIN / CORNER of LEGALLY DESCRIBED LOT; PINS FOUND at ALL PROPERTY PIN CORNERS, FOUND at STREET.
2	DEDICATED STREET, ASPHALT PAVED; 80'-0" DESCRIBED 'RIGHT OF WAY'
3	CONDENSING UNIT MOUNTED ON CONCRETE PAD
4	ELECTRICAL PANEL
5	CONCRETE DRIVEWAY PER ENGINEERING PERMIT
6	6'-0" C.M.U. FENCE WALL; at PROPERTY LINE
7	PROVIDE 10'-0" x 20'-0" 'SITE TRIANGLE' at ENTRANCE to PROJECT. NO BUILDINGS, STRUCTURES, FENCING, OR VEGETATION EXCEEDING 36" IN HEIGHT ARE ALLOWED IN THE SVTs.
8	SEWER BUILDING CONNECTION. SEE CIVIL PLANS FOR DETAILS
9	WATERLINE. SEE CIVIL PLANS FOR DETAILS
10	72" ACCESSIBLE ROUTE PER IRC R322 & ICC A117.1-2017 CH. 4 WITH VERTICAL CHANGE ≤ 1/4"

PROJECT DATA

PROJECT DESCRIPTION: NEW 2-STOREY SINGLE FAMILY RESIDENCE (SFR), 3-CAR GARAGE, COVERED PORCH, AND 2 COVERED PATIOS

PROJECT ADDRESS: 4450 N 39TH ST, PHOENIX, AZ 85018

PROPERTY OWNER: NTA INVESTMENT HOLDINGS LLC
LOT: 6
APN: 170-25-006
ZONING: R1-10
LOT SIZE: 10,502 SF.
SUBDIVISION: AMBASSADOR
MANOR
JURISDICTION: PHOENIX
SETBACKS:
FRONT: 25'
REAR: 25'
SIDE: 10' & 3'
MAX HEIGHT: 30'-0"

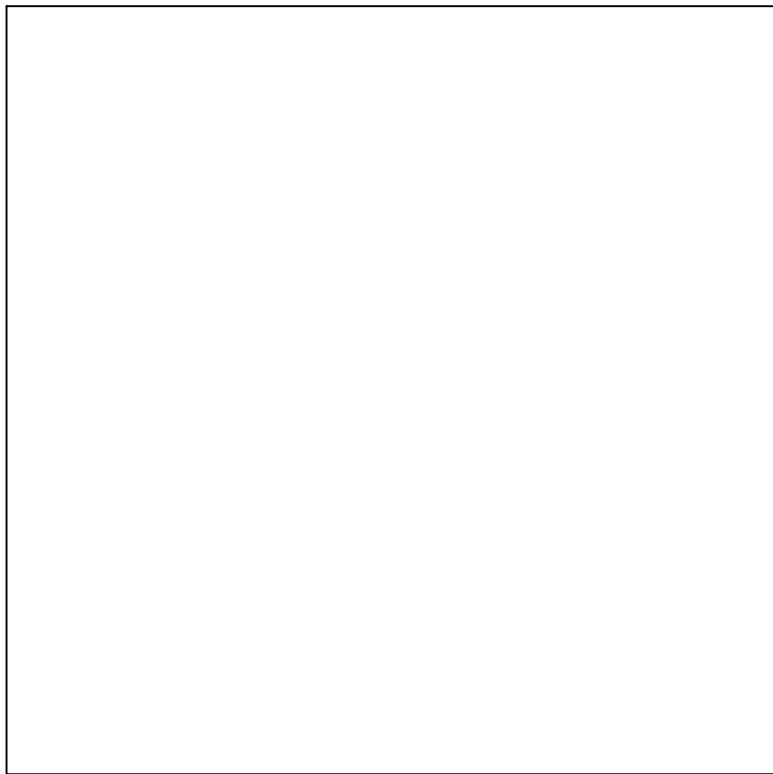
LIVABLE AREA
(A1) GROUND FLOOR LIVABLE: 3,513 SF.
(A2) SECOND FLOOR LIVABLE: 794 SF.
(A) TOTAL LIVABLE: 4,307 SF.

NON-LIVABLE AREA
(B1) COV PATIO: 373 SF.
(B2) 3-CAR GARAGE: 693 SF.
(B3) PORCH: 105 SF.
(B) TOTAL NON-LIVABLE: 1,171 SF.

TOTAL UNDER ROOF: (A1) + (B) = 4,684 SF.

LOT COVERAGE (ALLOWABLE): 50%, PLUS 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES
LOT COVERAGE (PROVIDED) : 4,684 SF (45%)

APPROVAL STAMP



SITE PLAN

SCALE: 1/8" = 1'-0"



STAMP / SEAL

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#	REVISION DESCRIPTION	DATE
A	FOR PERMIT	
B		
C		
D		

DRAWN BY:
CHKD BY:
DATE:

SHEET CONTENTS

COVER SHEET

SHEET NUMBER

CS

PLOT DATE: _____

KEYNOTES:

1	LANDING TO BE 6" BELOW FINISH FLOOR ELEVATION
2	BASE CABINET WITH COUNTERTOP AT 2'10" HIGH
2A	VANITY COUNTERTOP AT 2'10" HIGH
3	UPPER CABINET WITH 30" SPACE BETWEEN TOP OF COUNTER AND BOTTOM OF UPPER CABINET
4	ELECTRIC RANGE WITH HOOD
5	REFRIGERATOR- PRE-PLUMB FOR ICE MAKER
6	DISHWASHER. INSTALL GFCI OUTLET BELOW COUNTER
7	KITCHEN SINK WITH GARBAGE DISPOSAL. PROVIDE SWITCH UNDER CABINETRY
8	ELECTRIC WATER HEATER
9	ELECTRICAL PANEL
10	OUTDOOR AC UNIT
11	24" BUILT-IN DOUBLE WALL OVEN
12	WATER CLOSET PROVIDE A (MIN.) 15" ON EACH SIDE AND 24" (MIN.) CLEAR IN FRONT - I.R.C. SEC. R307
13	CEMENT, FIBER CEMENT OR GLASS MAT GYP. BACKER WITH TILE, MARBLE OR EQ. TO +108" ABV. CURB OR DAM OF SHOWER - I.R.C. SEC R702.4.2
14	BATHTUB WITH WATERPROOF SURROUND ON WALLS, FLOOR AND CEILING
15	WHITE SOLID SURFACE OVAL CENTER DRAIN FREESTANDING TUB WITH MATTE BLACK FLOOR MOUNTED FAUCET (SIZE VARIES)
16	CLOTHE WASHER AND DRYER
17	SERVICE SINK
18	DOG SHOWER
19	48" WALL-MOUNT LINEAR DIRECT-VENT GAS FIREPLACE, MODEL PRIMO II 48ST GAS FIREPLACE-DV BY HEARTH & HOME TECHNOLOGIES, COMPLETE WITH LISTED VENTING SYSTEM AND ACCESSORIES, INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND COORDINATED WITH FRAMING, GAS, AND ELECTRICAL.
20	PANTRY CABINET
21	CLOSET WITH 2' DEEP BUILT-IN SHELVES AND HANGER ROD @ 6' HIGH
22	2' DEEP BUILT IN SHELVES WITH FULL HEIGHT DOOR LINEN CABINET
23	GARAGE DOOR (OPEN POSITION)
24	GARAGE DOOR WITH GASKETS ALL AROUND GARAGE DOOR OPENER
25	4" DIA. STEEL GALV. PIPE BOLLARD FILLED W/ CONC. SET IN CONC. FOOTING. APPLY 2-COATS YELLOW PAINT
26	1/2" MIN. TYPE X GYPSUM BOARD ON GARAGE SIDE PER IRC R302.6
27	BBQ GRILL
28	12'-0" LINEAR THREE-SIDED PENINSULA SEE-THROUGH GAS FIREPLACE, HEAT & GLO MODEL PIER-DV36IN BY HEARTH & HOME TECHNOLOGIES, INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND COORDINATED WITH FRAMING, VENTING, GAS, AND ELECTRICAL REQUIREMENTS.
29	48" LINEAR SEE-THROUGH DIRECT-VENT GAS FIREPLACE, MODEL PRIMO II 48ST SEE THROUGH GAS FIREPLACE-DV BY HEARTH & HOME TECHNOLOGIES, WITH DUAL-SIDED TEMPERED SAFESURFACE GLASS, INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND COORDINATED WITH FRAMING, VENTING, GAS, AND ELECTRICAL.
30	30" x 48" MIN. CLEAR FLOOR SPACE OUTSIDE SWING OF DOOR REQUIRED; IN THIS PLAN THE CLEAR FLOOR SPACE DOUBLES AS THE SPACE FOR ACCESS TO BATHTUB. TOILET AND BATHTUB ALLOWED IN "A" BATHROOM ONLY. PROVIDES LESS ACCESS TO BATHTUB AND CONTROLS
31	PROVIDE CONTINUOUS RECESSED WALL-MOUNTED HANDRAIL, ALL SOLID WOOD, SMOOTH FINISH, FLUSH WITH WALL SURFACE. HEIGHT 34"-38" ABOVE STAIR NOSING, WIDTH 1.5"-2". HANDRAIL MUST COMPLY WITH 2024 PBCC / IRC 311.7.8, CONTINUOUS ALONG STAIR RUN, SECURELY ANCHORED TO WALL STUDS OR BLOCKING.

DOOR SCHEDULE

A	DOOR	6'-0" x 10'-0" SOLID CORE WOOD PIVOT DOOR ENTRY
	FRAME	SOLID WOOD FRAME
	HARDWARE	VERTICAL PULL HANDLE WITH SMART LOCK ENTRY SYSTEM
B	DOOR	2'-10" x 8'-0" SOLID CORE WOOD PANEL DOOR ENTRY
	FRAME	SOLID WOOD FRAME
	HARDWARE	LEVER HANDLE HARDWARE WITH KEYED LOCKSET
C	DOOR	3'-0" x 8'-0" SOLID CORE WOOD SLIDING POCKET DOOR
	FRAME	SOLID WOOD FRAME
	HARDWARE	SLIDING DOOR HANDLE HARDWARE WITH KEYED LOCKSET
D	DOOR	6'-0" x 8'-0" SOLID CORE WOOD DOUBLE SLIDING POCKET DOOR
	FRAME	SOLID WOOD FRAME
	HARDWARE	SLIDING DOOR HANDLE HARDWARE WITH KEYED LOCKSET
E	DOOR	3'-0" x 8'-0" SLIDING TEMPERED GLASS POCKET DOOR
	FRAME	ALUMINUM FRAME
	HARDWARE	SLIDING DOOR HANDLE HARDWARE WITH KEYED LOCKSET
F	DOOR	2'-10" x 8'-0" FRAMELESS TEMPERED GLASS DOOR
	FRAME	-
	HARDWARE	PULL HANDLE HARDWARE WITH WALL TO GLASS HINGES
G	DOOR	3'-0" x 8'-0" x 1-3/8" SELF-CLOSING SOLID WOOD DOOR
	FRAME	SOLID WOOD FRAME
	HARDWARE	SPRING-LOADED HINGE WITH LEVER HANDLE AND LOCK SET
H	DOOR	12'-0" x 8'-0" 3-PANEL SLIDING TEMPERED GLASS DOOR
	FRAME	ALUMINUM FRAME
	HARDWARE	SLIDING DOOR HANDLE HARDWARE WITH KEYED LOCKSET
I	DOOR	4'-0" x 8'-0" SOLID CORE WOOD PIVOT DOOR
	FRAME	SOLID WOOD FRAME
	HARDWARE	LEVER HANDLE HARDWARE WITH KEYED LOCK SET
J	DOOR	9'-0" x 8'-0" ALUMINUM GARAGE DOOR
	FRAME	ALUMINUM FRAME
	HARDWARE	GARAGE DOOR LOCK KEYED T-HANDLE
K	DOOR	18'-0" x 8'-0" ALUMINUM GARAGE DOOR
	FRAME	ALUMINUM FRAME
	HARDWARE	GARAGE DOOR LOCK KEYED T-HANDLE
L	DOOR	8'-0" x 8'-0" 2-PANEL SLIDING TEMPERED GLASS DOOR
	FRAME	ALUMINUM FRAME
	HARDWARE	SLIDING DOOR HANDLE HARDWARE WITH KEYED LOCKSET

WINDOW SCHEDULE

WINDOW	SIZE (INCHES)		DESCRIPTION	STYLE
	WIDTH	HEIGHT		
W1	144	96	TEMPERED GLASS IN ALUMINUM FRAME	FIXED/AWNING
W2	36	96		FIXED/AWNING
W3	24	120		FIXED/AWNING
W4	48	60		DOUBLE HUNG
W5	12	96		FIXED
W6	12	84		FIXED
W7	144	84		FIXED/AWNING
W8	192	84		FIXED/AWNING
W9	72	84		FIXED/AWNING
W10	120	48		FIXED
W11	144	36		FIXED
W12	84	60		SKYLIGHT

I.E.C.C. NOTES
ALL MODIFICATIONS TO THE BUILDING ENVELOPE MUST COMPLY WITH THE FOLLOWINGS:
FENESTRATION
U-FACTOR -.40
SHGC -.25 OR BETTER
MIN. R-13 @ FRAME WALL & FLOORS
R-4 @ MASS WALLS OR R-13 LOCATED ON INTERIOR SIDE
R-38 @ CEILING
MIN. R-8 @ DUCT INSULATION LOCATED OUTSIDE THE BLDG ENVELOPE
MIN. R-6 @ DUCT INSULATION LOCATED IN FLOOR JOIST.
MINIMIZE AIR LEAKAGE PER IECC 402.
WINDOW OPEN ABLE FROM THE INSIDE, CLEAR OPENING OF 5.7 S.F.
NET CLEAR OPENING 24" HIGH AND 20" WIDE W/ SILL HEIGHT NOT TO EXCEED 44"

FLOOR PLAN NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
- PROVIDE 5/8" TYPE 'X' GYPSUM BOARD ON WALLS & CEILING IN GARAGE & ON USABLE SPACE UNDER STAIRS PER CITY REQUIREMENTS.
- PROVIDE EXTERIOR TYPE GYPSUM BOARD AT PATIO CEILING - TAPE & TEXTURE.
- BEDROOM WINDOWS FOR EMERGENCY ESCAPE SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" MEASURED FROM THE FINISH TO FLOOR TO THE BOTTOM OF THE CLEAR OPENING PER IRC-R310.1
- WHEN APPLYING WATER BASE TEXTURE MATERIAL, THEN MIN. GYP. BOARD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" THICK FOR 16" O.C. FRAMING AND FROM 1/2" TO 5/8" THICK FOR 24" O.C. FRAMING OR SAW RESISTANT GYP. BOARD SHALL BE USED - ESR#1338.
- ALL CLOSETS HAVE STANDARD 1 ROD AND 1 SHELF U.N.O
- ALL DOOR AND WINDOW GLAZING SHALL MEET THE REQUIREMENTS OF THE IRC, SECTION R308, WHETHER SPECIFICALLY IDENTIFIED ON THE PLANS OR NOT.
- DIMENSIONS OF FLOOR PLAN(S) ARE SHOWN TO FACE OF STUD TYPICALLY UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ROUGH OPENING REQUIREMENTS OF ALL DOOR AND WINDOW UNITS PRIOR TO START OF CONSTRUCTION.
- AT WATER HEATER 24 GAUGE, 1" AND A HALF- INCH DEEP, DRAIN PAN, 3/4" INCH MINIMUM DRAIN AND PAN DRAIN TO DRAIN TO SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR TO EXTERIOR OF THE BUILDING NOT LESS THAN OR EQUAL TO 7 INCH ABOVE GROUND IN A LOCATION THAT DOES NOT CAUSE PERSONAL INJURY OF STRUCTURAL DAMAGE USING MATERIALS LISTED IN TABLE P2905.5 (NOT PVC). PAN DRAIN SHALL BE NOT LESS THAN OR EQUAL TO 6 INCH ABOVE AND NOT GREATER THAN 24 INCHES ABOVE GROUND OR RECEPTOR.
- SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON ABSORBANT SURFACE TO A HEIGHT OR NOT LESS THAN 6" ABOVE FLOOR PER IRC R307.2
- SHOWER ENCLOSURES SHALL HAVE MINIMUM FINISHED INTERIOR DIMENSION OF 30" EACH WAY PER IRC R307.1
- ALL SHOWER GLASS ENCLOSURES SHALL BE TEMPERED PER IRC R308.4.5
- TOILETS, BATHTUBS, SINKS, AND SHOWER SPACES SHALL BE SPACED IN ACCORDANCE WITH R307.1 AND WITH ACCORDANCE WITH SECTION P2705.1
- APPROVED BOXES ONLY FOR ALL CEILING FANS.
- ACCESS DOORS FROM CONDITIONED SPACES TO UN-CONDITIONED SPACES SHALL BE WEATHER STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES PER IRC N1102.24.
- APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN GARAGES. IN THE CONTEXT OF THIS SECTION, A SOURCE OF IGNITION COULD BE AN ELECTRICAL COMPONENT CAPABLE OF PILOT FLAME, BURNER, BURNER IGNITER, OR ELECTRICAL COMPONENT CAPABLE OF PRODUCING A SPARK IRC SECTION M1307.3
- VENT TERMINATION TO COMPLY WITH MANUFACTURER'S REQUIRED CLEARANCE TO WINDOWS, DOORS, ROOF STRUCTURES, OVERHANGS, AND GRADE. INSTALL PER MANUFACTURER INSTALLATION MANUAL.
- MANUAL DAMPERS ARE NOT PERMITTED IN GAS FUEL-BURNING FIREPLACES PER G2427.13.

STAMP / SEAL

PROJECT NAME / LOCATION

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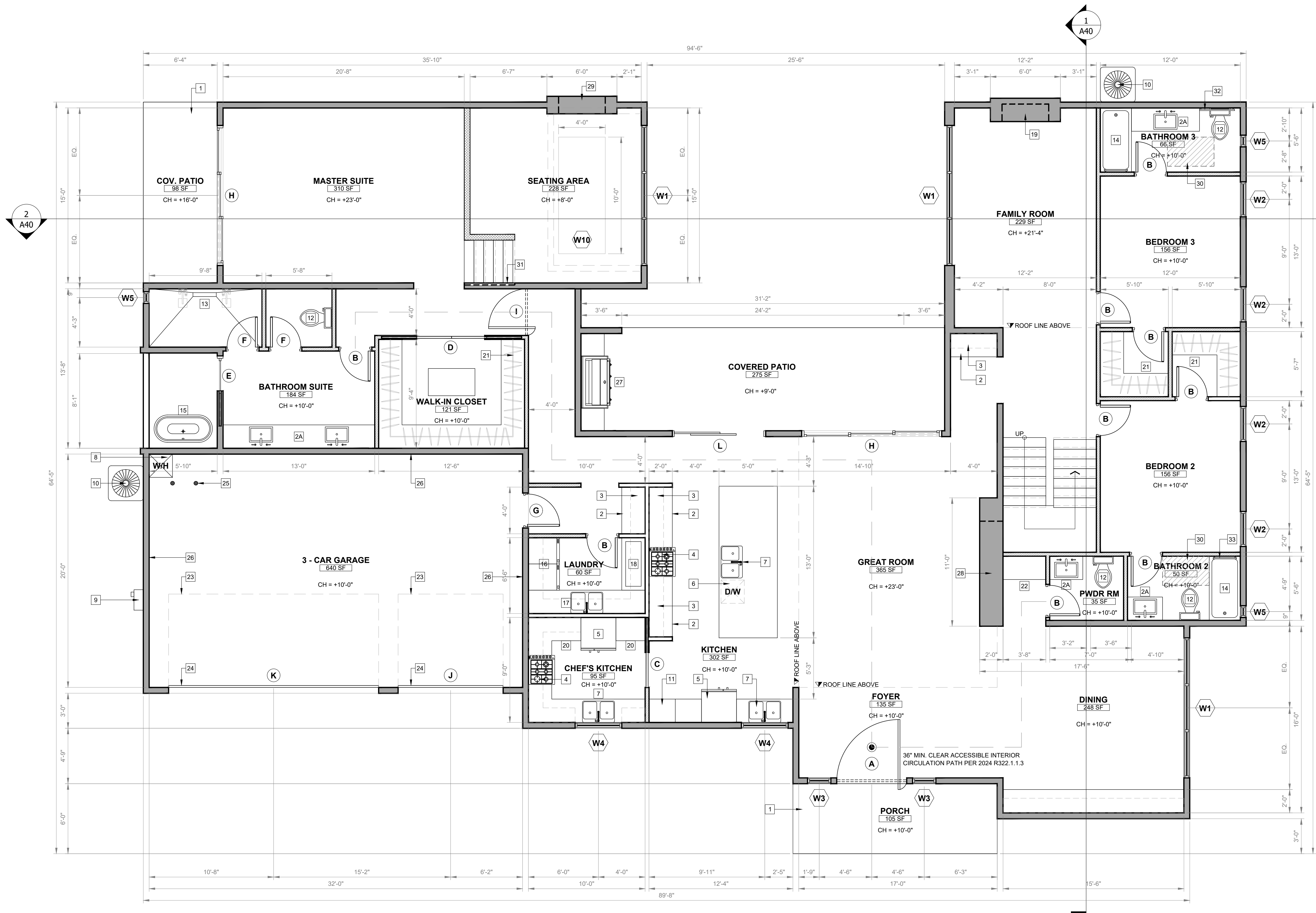
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FLOOR PLAN DETAILS

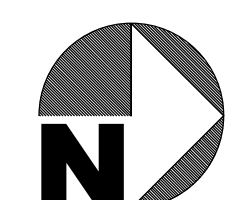
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A10

PLOT DATE: _____



GROUND FLOOR PLAN



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

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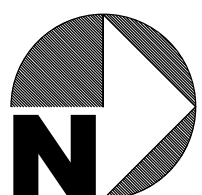
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PLOT DATE:



SECOND FLOOR PLAN



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

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SHEET CONTENTS

FLOOR PLAN

SHEET NUMBER

A12

PLOT DATE:

KEYNOTES:	
1	TIMBERLINE HDZ ASPHALT SHINGLES, CHARCOAL (BLACK), BY GAF. ICC-ES ESR-1475. FIBERGLASS ARCHITECTURAL SHINGLES COMPLYING WITH ASTM D3018/D3462, CLASS A FIRE-RATED, ASTM D3161 CLASS F (130 MPH), 36" x 13-1/4", 5-5/8" EXPOSURE. INSTALL OVER DOUBLE LAYER ASTM D226 #15 ASPHALT-SATURATED FELT UNDERLAYMENT OVER ROOF SHEATHING AT 3:12 ROOF SLOPE. IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE SECTION R905.2.2 AND GAF SPECIFICATIONS.
2	SINGLE PLY MEMBRANE 60 MIL (ESR 4676) TPO ROOF SYSTEM INSTALLED PER MANUFACTURES REQUIREMENTS. PROVIDE A CONTINUOUS CANT STRIP, RUN TPO UP OVER TOP OF PARAPET. PROVIDE 20 YR FULL SYSTEM MANUFACTURER'S WARRANTY ON ROOFING AND 5 YEAR WARRANTY ON METAL FLASHINGS.
3	PROVIDE CRICKETS AS NEEDED TO DIRECT WATER TO THE PRIMARY SCUPPERS.
4	PARAPET WALL.
5	DIRECT-VENT GAS FIREPLACE: HEAT & GLO BY HEARTH & HOME TECHNOLOGIES, MODEL AS SCHEDULED; INSTALL COMPLETE WITH LISTED VENT KIT AND ACCESSORIES.
6	4" x 8" METAL ROOF SCUPPER, 24-GA GALVANIZED STEEL OR ALUMINUM, LOCATED AT ROOF LOW POINT FOR PRIMARY DRAINAGE. FULLY FLASHED AND INTEGRATED WITH ROOF DECK WATERPROOFING MEMBRANE WITH CONTINUOUS LAP AND SEAL AT ALL EDGES AND PENETRATIONS. PROVIDE PREFINISHED METAL SLEEVE WITH POSITIVE DRAINAGE THROUGH PARAPET WALL. PROVIDE INTERNAL CRICKET/SLOPE TO DIRECT WATER TOWARD SCUPPER AS REQUIRED. MANUFACTURER: METAL ERA, OMG ROOFING, OR APPROVED EQUAL. INSTALL PER MANUFACTURER REQUIREMENTS.
7	4" x 8" METAL ROOF SCUPPER, 24-GA GALVANIZED STEEL OR ALUMINUM, PROVIDED AS SECONDARY (OVERFLOW) DRAINAGE. SCUPPER SHALL BE INSTALLED IN THE SAME PARAPET WALL AND WITH INLET ELEVATION SET 2" ABOVE THE LOW POINT OF THE ROOF IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE SECTION R903.4.1 AND INTERNATIONAL PLUMBING CODE SECTION 1106.5. FULLY FLASHED AND INTEGRATED WITH ROOF WATERPROOFING MEMBRANE WITH CONTINUOUS SEAL AT ALL TRANSITIONS. PROVIDE POSITIVE DRAINAGE PATH AND ENSURE UNOBSTRUCTED OVERFLOW DISCHARGE TO EXTERIOR. MANUFACTURER: METAL ERA, OMG ROOFING, OR APPROVED EQUAL. INSTALL PER MANUFACTURER REQUIREMENTS.
8	SK-01: 5'-0" X 7'-0" CURB-MOUNTED SKYLIGHT, INSULATED LOW-E TEMPERED GLASS, ALUMINIUM FRAME, FLASHED & SEALED. MANUFACTURER: SOLAR INDUSTRIES (TUCSON, AZ) OR APPROVED EQUAL.

ROOF DRAIN CALCULATION

RAINFALL RATE: CITY OF PHOENIX 2.5 INCH PER HOUR

SLOPED AREA - UPPER ROOF - 1: 1,055 SF
REQUIRED: 1X 2" DIAMETER
PROVIDED: 1X 2" DIAMETER

SLOPED AREA - UPPER ROOF - 2: 409 SF
REQUIRED: 1X 2" DIAMETER
PROVIDED: 1X 2" DIAMETER

SLOPED AREA - LOWER ROOF-1: 269 SF
REQUIRED: 1X 2" DIAMETER
PROVIDED: 1X 2" DIAMETER

SLOPED AREA - LOWER ROOF-2: 482 SF
REQUIRED: 1X 2" DIAMETER
PROVIDED: 1X 2" DIAMETER

SLOPED AREA - LOWER ROOF-3: 1,264 SF
REQUIRED: 1X 2" DIAMETER
PROVIDED: 1X 2" DIAMETER

FLAT LOWER ROOF AREA - 1: 421 SF
REQUIRED: 1X 2" DIAMETER
PROVIDED: 1X 2" DIAMETER

FLAT LOWER ROOF AREA - 2: 330 SF
REQUIRED: 1X 2" DIAMETER
PROVIDED: 1X 2" DIAMETER

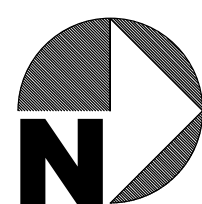
FLAT LOWER ROOF AREA - 3: 322 SF
REQUIRED: 1X 2" DIAMETER
PROVIDED: 1X 2" DIAMETER

FLAT LOWER ROOF AREA - 4: 142 SF
REQUIRED: 1X 2" DIAMETER
PROVIDED: 1X 2" DIAMETER



ROOF PLAN

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



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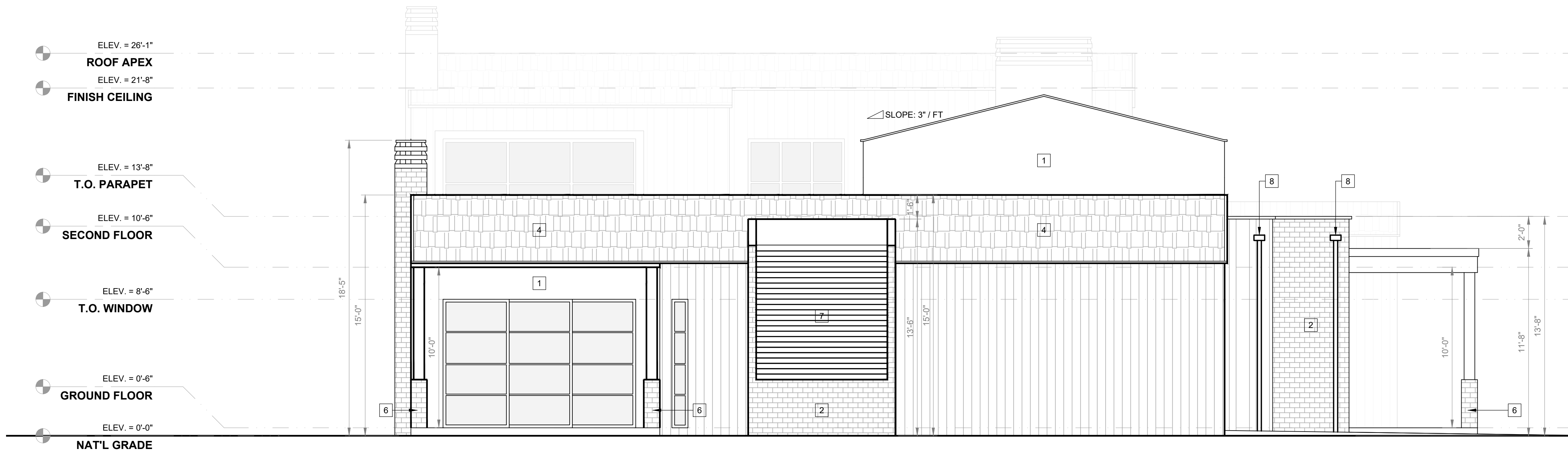
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ROOF PLAN

SHEET NUMBER

A20

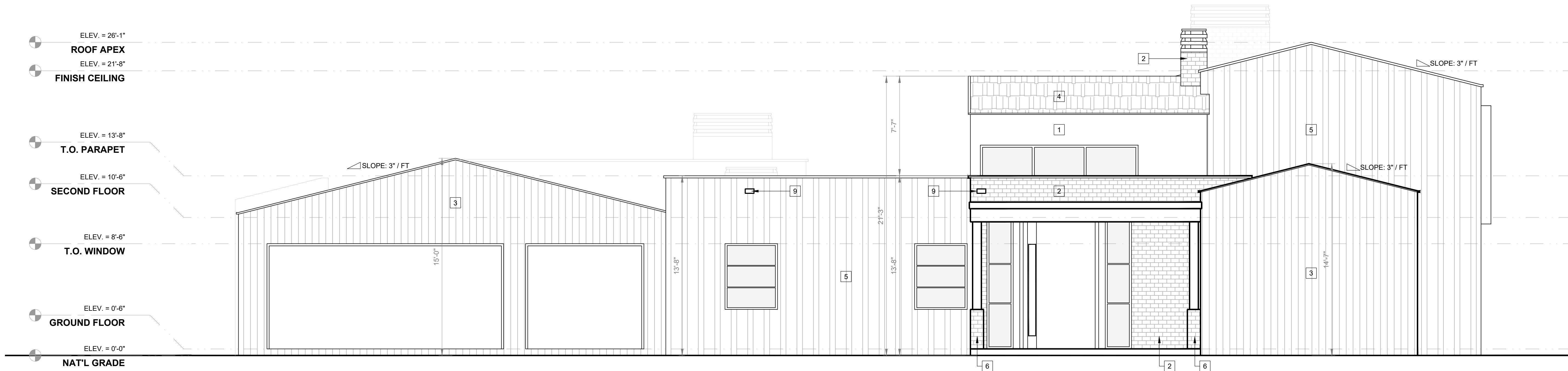
PLOT DATE: _____



1 SOUTH ELEVATION
Scale: 1/4"=1'-0"

KEYNOTES:

- 1 EXTERIOR FINISH TO BE 3/8" WESTERN 1-KOTE GRAY CONCENTRATE, OFF-WHITE SMOOTH STUCCO FINISH, ICC # ESR-2729
- 2 1/2" THICK, 3" TO 10" FACE HEIGHT, 8" TO 24" LENGTH LINEAR TONES OF CREAM, GREY, WARM BROWNS AND A DELICATE BLUSH OF MERLOT WALNUT CREEK LEDGE STONE BY: K2 STONE
- 3 3/4" THICK CLEAR VERTICAL-GRAIN WESTERN RED CEDAR PLANKS (1x6 NOMINAL), INSTALLED VERTICALLY WITH VARYING WIDTHS AND TONGUE AND GROOVE PROFILE, FACTORY-FINISHED IN DARK NATURAL OIL STAIN TO MATCH HEWN'S RICH TONE PALETTE. PRODUCT: HEWN A & BETTER CLEAR VG CEDAR CUSTOM DARK FINISH, OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECS.
- 4 TIMBERLINE HDZ ASPHALT SHINGLES, CHARCOAL (BLACK), ICC-ES ESR-1475. FIBERGLASS ARCHITECTURAL SHINGLES, ASTM D3018/D3462, CLASS A FIRE-RATED, ASTM D3161 CLASS F (130MPH). 36" x 13-1/4", 5-5/8" EXPOSURE. INSTALL OVER ASTM DZ26 #15 FELT OR APPROVED SYNTHETIC UNDERLAYMENT, PER GAF SPECIFICATION
- 5 PRE-FINISHED VERTICAL STANDING SEAM METAL CLADDING SYSTEM, 24-GAUGE STEEL WITH CONCEALED FASTENERS, 12" PANEL WIDTH, FACTORY APPLIED MATTE FINISH IN DARK CHARCOAL/BLACK COLOR PRODUCT: BRIDGER STEEL "7.2 STRUCTURAL PANEL" OR WESTERN STATES METAL ROOFING "WESTERN SEAM", OR APPROVED EQUAL. INSTALL OVER RAIN SCREEN WITH MANUFACTURER'S TRIMS AND ACCESSORIES
- 6 8" X 8" CEDAR OR DOUGLAS FIR, STAIN-GRADE, EXTERIOR SEMI-TRANSPARENT UV-PROTECTED STAIN, ANCHOR TO 1'-0" X 1'-0" X 3'-0" CONCRETE BASE WITH METAL POST BASE, 1" STANDOFF. BASE FINISHED WITH LINEAR TONES OF CREAM, GREY, WARM BROWNS AND A DELICATE BLUSH OF MERLOT WALNUT CREEK LEDGE STONE BY: K2 STONE. INSTALL PER ASTM C1670, ICC-ES, AND 2024 ARIZONA BUILDING CODE.
- 7 FIXED ALUMINUM LOUVER PRIVACY SCREEN, POWDER-COATED FINISH, WITH HORIZONTAL BLADES ANGLED FOR PRIVACY AND VENTILATION, BY ARIZONA ARCHITECTURAL PRODUCTS OR APPROVED EQUAL.
- 8 4" X 8" METAL ROOF SCUPPER, 24-GA GALVANIZED STEEL OR ALUMINUM, LOCATED AT ROOF LOW POINT FOR PRIMARY DRAINAGE. FULLY FLASHED AND INTEGRATED WITH ROOF DECK WATERPROOFING MEMBRANE WITH CONTINUOUS LAP AND SEAL AT ALL EDGES AND PENETRATIONS. PROVIDE PREFINISHED METAL SLEEVE WITH POSITIVE DRAINAGE THROUGH PARAPET WALL. PROVIDE INTERNAL CRICKET/SLOPE TO DIRECT WATER TOWARD SCUPPER AS REQUIRED. MANUFACTURER: METAL ERA, OMG ROOFING, OR APPROVED EQUAL. INSTALL PER MANUFACTURER REQUIREMENTS.
- 9 4" X 8" METAL ROOF SCUPPER, 24-GA GALVANIZED STEEL OR ALUMINUM, PROVIDED AS SECONDARY (OVERFLOW) DRAINAGE. SCUPPER SHALL BE INSTALLED IN THE SAME PARAPET WALL AND WITH INLET ELEVATION SET 2" ABOVE THE LOW POINT OF THE ROOF IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE SECTION R903.4.1 AND INTERNATIONAL PLUMBING CODE SECTION 1106.5. FULLY FLASHED AND INTEGRATED WITH ROOF WATERPROOFING MEMBRANE WITH CONTINUOUS SEAL AT ALL TRANSITIONS. PROVIDE POSITIVE DRAINAGE PATH AND ENSURE UNOBSTRUCTED OVERFLOW DISCHARGE TO EXTERIOR. MANUFACTURER: METAL ERA, OMG ROOFING, OR APPROVED EQUAL. INSTALL PER MANUFACTURER REQUIREMENTS.



2 EAST ELEVATION
Scale: 1/4"=1'-0"

STAMP / SEAL

PROJECT NAME / LOCATION

NEW SINGLE FAMILY RESIDENCE

4450 N 39TH ST,
PHOENIX, ARIZONA 85018

OWNER NAME / ADDRESS

NTA INVESTMENT HOLDINGS LLC

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PHOENIX, ARIZONA 85018

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ELEVATION

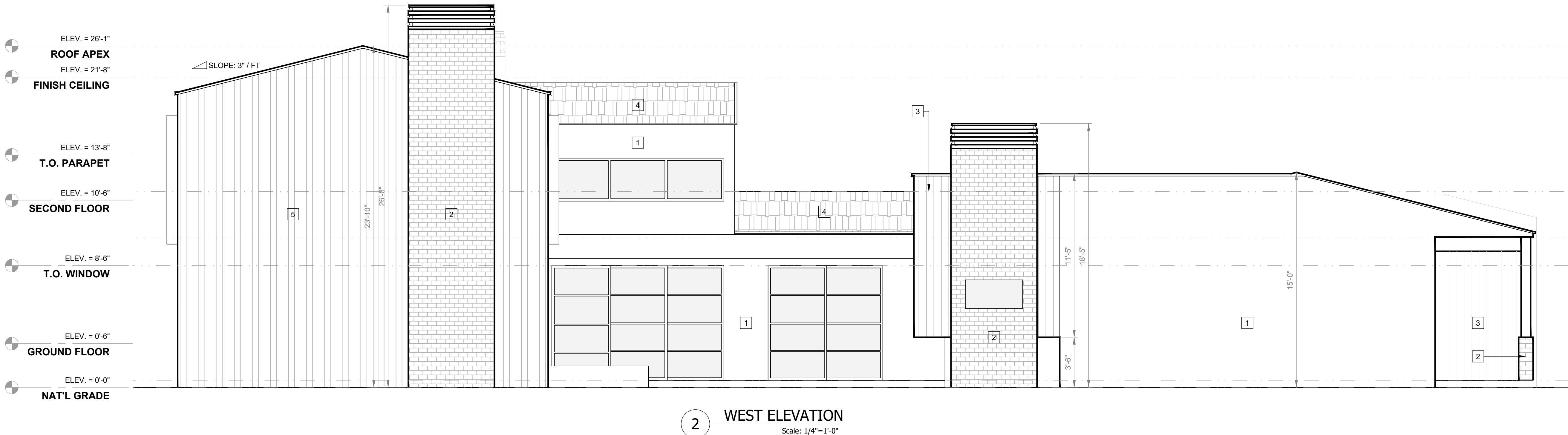
SHEET NUMBER

A30

PLOT DATE:

KEYNOTES:

1	EXTERIOR FINISH TO BE 3/8" WESTERN 1-KOTE GRAY CONCENTRATE, OFF-WHITE SMOOTH STUCCO FINISH, ICC # ESR-2729
2	1/2" THICK, 3" TO 10" FACE HEIGHT, 8" TO 24" LENGTH LINEAR TONES OF CREAM, GREY, WARM BROWNS AND A DELICATE BLUSH OF MERLOT WALNUT CREEK LEDGE STONE BY: K2 STONE
3	3/4" THICK CLEAR VERTICAL-GRAIN WESTERN RED CEDAR PLANKS (1x6 NOMINAL), INSTALLED VERTICALLY WITH VARYING WIDTHS AND TONGUE AND GROOVE PROFILE, FACTORY-FINISHED IN DARK NATURAL OIL STAIN TO MATCH HEWN'S RICH TONE PALETTE. PRODUCT: HEWN A & BETTER CLEAR VG CEDAR CUSTOM DARK FINISH, OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECS.
4	TIMBERLINE HDZ ASPHALT SHINGLES, CHARCOAL (BLACK), ICC-ES ESR-1475, FIBERGLASS ARCHITECTURAL SHINGLES, ASTM D3018/D3462, CLASS A FIRE-RATED, ASTM D3161 CLASS F (130MPH), 36" x 13-1/4", 5-5/8" EXPOSUREE, INSTALL OVER ASTM D226 #15 FELT OR APPROVED SYNTHETIC UNDERLAYMENT, PER GAF SPECIFICATION
5	PRE-FINISHED VERTICAL STANDING SEAM METAL CLADDING SYSTEM, 24-GAUGE STEEL WITH CONCEALED FASTENERS, 12" PANEL WIDTH, FACTORY APPLIED MATTE FINISH IN DARK CHARCOAL/BLACK COLOR PRODUCT: BRIDGER STEEL "7.2 STRUCTURAL PANEL" OR WESTERN STATES METAL ROOFING "WESTERN SEAM", OR APPROVED EQUAL. INSTALL OVER RAIN SCREEN WITH MANUFACTURER'S TRIMS AND ACCESSORIES
6	8" X 8" CEDAR OR DOUGLAS FIR, STAIN-GRADE, EXTERIOR SEMI-TRANSPARENT UV-PROTECTED STAIN, ANCHOR TO 1'-0" X 1'-0" X 3'-0" CONCRETE BASE WITH METAL POST BASE, 1" STANDOFF. BASE FINISHED WITH LINEAR TONES OF CREAM, GREY, WARM BROWNS AND A DELICATE BLUSH OF MERLOT WALNUT CREEK LEDGE STONE BY: K2 STONE. INSTALL PER ASTM C1670, ICC-ES, AND 2024 ARIZONA BUILDING CODE.
7	FIXED ALUMINUM LOUVER PRIVACY SCREEN, POWDER-COATED FINISH, WITH HORIZONTAL BLADES ANGLED FOR PRIVACY AND VENTILATION, BY ARIZONA ARCHITECTURAL PRODUCTS OR APPROVED EQUAL.
8	4" X 8" METAL ROOF SCUPPER, 24-GA GALVANIZED STEEL OR ALUMINUM, LOCATED AT ROOF LOW POINT FOR PRIMARY DRAINAGE. FULLY FLASHED AND INTEGRATED WITH ROOF DECK. WATERPROOFING MEMBRANE WITH CONTINUOUS LAP AND SEAL AT ALL EDGES AND PENETRATIONS. PROVIDE PREFINISHED METAL SLEEVE WITH POSITIVE DRAINAGE THROUGH PARAPET WALL. PROVIDE INTERNAL CRICKET/SLOPE TO DIRECT WATER TOWARD SCUPPER AS REQUIRED. MANUFACTURER: METAL ERA, OMG ROOFING, OR APPROVED EQUAL. INSTALL PER MANUFACTURER REQUIREMENTS.
9	4" X 8" METAL ROOF SCUPPER, 24-GA GALVANIZED STEEL OR ALUMINUM, PROVIDED AS SECONDARY (OVERFLOW) DRAINAGE. SCUPPER SHALL BE INSTALLED IN THE SAME PARAPET WALL AND WITH INLET ELEVATION SET 2" ABOVE THE LOW POINT OF THE ROOF IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE SECTION R903.4.1 AND INTERNATIONAL PLUMBING CODE SECTION 1106.5. FULLY FLASHED AND INTEGRATED WITH ROOF WATERPROOFING MEMBRANE WITH CONTINUOUS SEAL AT ALL TRANSITIONS. PROVIDE POSITIVE DRAINAGE PATH AND ENSURE UNOBSTRUCTED OVERFLOW DISCHARGE TO EXTERIOR. MANUFACTURER: METAL ERA, OMG ROOFING, OR APPROVED EQUAL. INSTALL PER MANUFACTURER REQUIREMENTS.



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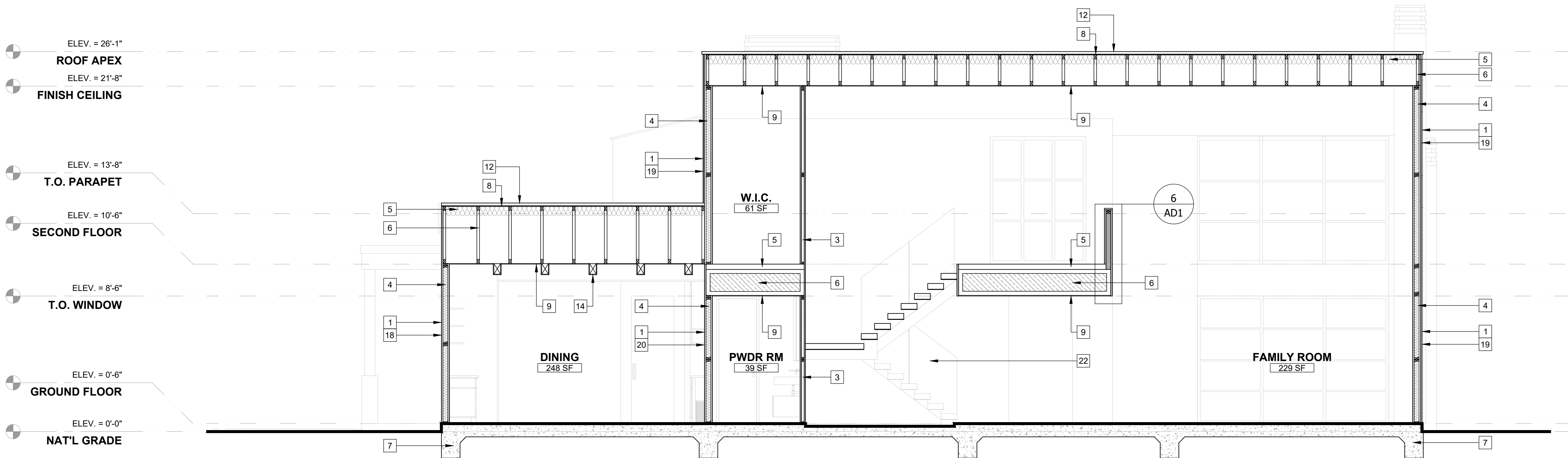
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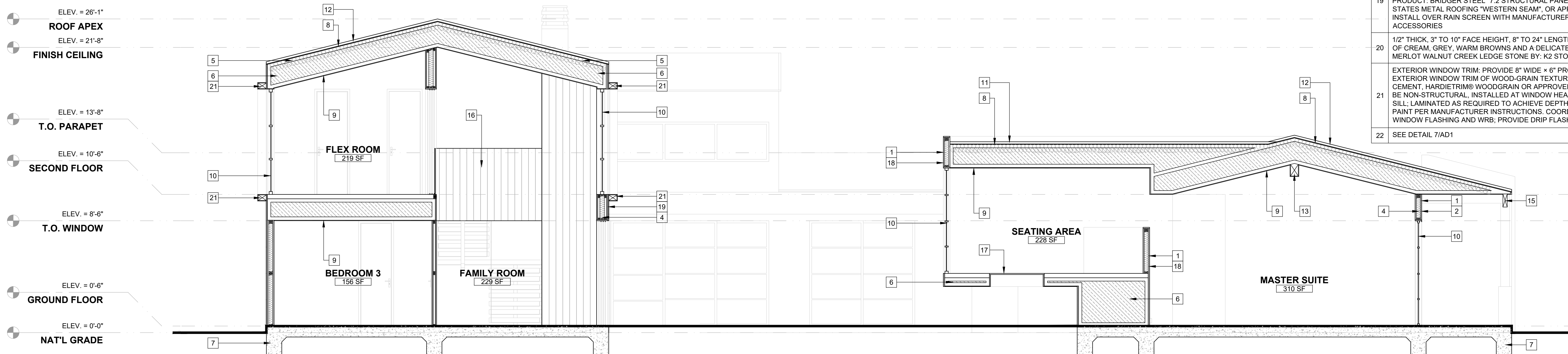
SHEET NUMBER

A31

PLOT DATE:



1 SECTION A
Scale: 1/4"=1'-0"



2 SECTION B
Scale: 1/4"=1'-0"

KEYNOTES:

1	2X6 STUD @ 16" O.C. WITH 5/8" TYPE "X" GYPSUM BOARD ON INTERIOR FACE OF WALL.
2	3/8" STUCCO FINISH ON METAL LATH OVER 1/2" PLYWOOD SHEATHING
3	2X4 STUD @ 16" O.C. W/ 1/2" GYPSUM BOARD ON BOTH SIDES OF WALL
4	R-19 CLOSED-CELL SPRAY POLYURETHANE FOAM INSULATION (ccSPF) AT EXTERIOR FRAMED WALLS. INSULATION SHALL BE HUNTSMAN HEATLOK HFO PRO, ICC-ES ESR-4692. INSTALL PER MANUFACTURER SPECIFICATIONS.
5	R-38 CLOSED-CELL SPRAY POLYURETHANE FOAM (CCSPF) APPLIED DIRECTLY TO UNDERSIDE OF ROOF SHEATHING. INSULATION SHALL BE HUNTSMAN HEATLOK HFO PRO, ICC-ES ESR-4692. ASSEMBLY SHALL COMPLY WITH IRC R806.5.
6	PRE-ENGINEERED TRUSSES @ 24" O.C.
7	FOUNDATION PER PLAN
8	1/2" PLYWOOD ROOF SHEATHING FELT
9	CEILING FINISH AS SCHEDULED
10	DOOR/WINDOW AS SCHEDULED
11	SINGLE PLY MEMBRANE 60 MIL (ESR 4676) TPO ROOF SYSTEM INSTALLED PER MANUFACTURES REQUIREMENTS. PROVIDE A CONTINUOUS CANT STRIP. RUN TPO UP OVER TOP OF PARAPET. PROVIDE 20 YR FULL SYSTEM MANUFACTURER'S WARRANTY ON ROOFING AND 5 YEAR WARRANTY ON METAL FLASHINGS.
12	ASPHALT SHINGLE ROOFING OVER UNDERLAYMENT OVER SHEATHING OVER FRAMING (ESR-3150 OR OTHER CURRENT/APPROVED ESR)
13	8X12 FAUX WOOD BEAMS (NON-STRUCTURAL), ALIGNED PER CEILING LAYOUT, FINISHED IN STAINED WOOD GRAIN TEXTURE TO MATCH INTERIOR DESIGN SCHEME. BEAMS TO BE LIGHTWEIGHT POLYURETHANE OR EQUIVALENT MATERIAL. SECURELY MOUNTED TO CEILING FRAMING WITH CONCEALED FASTENERS; SPACING AND ORIENTATION PER REFLECTED CEILING PLAN.
14	4X8 FAUX WOOD BEAMS (NON-STRUCTURAL), ALIGNED PER CEILING LAYOUT, FINISHED IN STAINED WOOD GRAIN TEXTURE TO MATCH INTERIOR DESIGN SCHEME. BEAMS TO BE LIGHTWEIGHT POLYURETHANE OR EQUIVALENT MATERIAL. SECURELY MOUNTED TO CEILING FRAMING WITH CONCEALED FASTENERS; SPACING AND ORIENTATION PER REFLECTED CEILING PLAN.
15	PROVIDE EXPOSED HEAVY TIMBER COLUMNS AND BEAMS AT PATIO AREA: MINIMUM 4X12 PRESSURE-TREATED DOUGLAS FIR OR ENGINEERED GLULAM BEAMS (OR APPROVED EQUIVALENT), KILN-DRIED AND STRUCTURALLY GRADED; APPLY EXTERIOR-GRADE STAIN/SEALER FOR UV AND MOISTURE PROTECTION; ALL STRUCTURAL CONNECTIONS WITH CONCEALED GALVANIZED STEEL HARDWARE AND BOLTS. POWDER-COATED OR PAINTED TO MATCH FINISH. SPACING, SIZING, AND ORIENTATION PER STRUCTURAL ENGINEER'S DESIGN AND ARCHITECTURAL DRAWINGS.
16	3/4" THICK CLEAR VERTICAL-GRAIN WESTERN RED CEDAR PLANKS (1x6 NOMINAL), INSTALLED VERTICALLY WITH VARYING WIDTHS AND TONGUE AND GROOVE PROFILE. FACTORY-FINISHED IN DARK NATURAL OIL STAIN TO MATCH HEWN'S RICH TONE PALETTE. PRODUCT: HEWN A & BETTER CLEAR VG CEDAR CUSTOM DARK FINISH. OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECS.
17	PROVIDE 4'-0" X 10'-0" LAMINATED TEMPERED GLASS FLOOR PANEL, 3-PLY 1/2" TEMPERED GLASS WITH SGP INTERLAYER (TOTAL THICKNESS ±1-1/2" TO 2-1/4"), ANTI-SLIP FRITTED TOP SURFACE. SET IN STRUCTURAL STEEL FRAME WITH SILICONE GASKET. GLASS SYSTEM BY GLASS FLOORING SYSTEMS, INC. (OR APPROVED EQUAL, ARIZONA SUPPLIER), DESIGNED FOR 100 PSF LIVE LOAD, MEETING IBC 2406 & ASTM E2751.
18	3/4" THICK CLEAR VERTICAL-GRAIN WESTERN RED CEDAR PLANKS (1x6 NOMINAL), INSTALLED VERTICALLY WITH VARYING WIDTHS AND TONGUE AND GROOVE PROFILE. FACTORY-FINISHED IN DARK NATURAL OIL STAIN TO MATCH HEWN'S RICH TONE PALETTE. PRODUCT: HEWN A & BETTER CLEAR VG CEDAR CUSTOM DARK FINISH. OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECS.
19	PRE-FINISHED VERTICAL STANDING SEAM METAL CLADDING SYSTEM, 24-GAUGE STEEL WITH CONCEALED FASTENERS, 12" PANEL WIDTH, FACTORY APPLIED MATTIE FINISH IN DARK CHARCOAL/BLACK COLOR. PRODUCT: BRIDGER STEEL "7.2 STRUCTURAL PANEL" OR WESTERN STATES METAL ROOFING "WESTERN SEAM", OR APPROVED EQUAL. INSTALL OVER RAIN SCREEN WITH MANUFACTURER'S TRIMS AND ACCESSORIES
20	1/2" THICK, 3" TO 10" FACE HEIGHT, 8" TO 24" LENGTH LINEAR TONES OF CREAM, GREY, WARM BROWNS AND A DELICATE BLUSH OF MERLOT WALNUT CREEK LEDGE STONE BY: K2 STONE
21	EXTERIOR WINDOW TRIM: PROVIDE 8" WIDE x 6" PROJECTION EXTERIOR WINDOW TRIM OF WOOD-GRAIN TEXTURED FIBER CEMENT. HARDIETRIM® WOODGRAIN OR APPROVED EQUAL. TRIM TO BE NON-STRUCTURAL, INSTALLED AT WINDOW HEAD, JAMBS, AND SILL; LAMINATED AS REQUIRED TO ACHIEVE DEPTH. PRIME AND PAINT PER MANUFACTURER INSTRUCTIONS. COORDINATE WITH WINDOW FLASHING AND WRB; PROVIDE DRIP FLASHING AT HEAD.
22	SEE DETAIL 7/AD1

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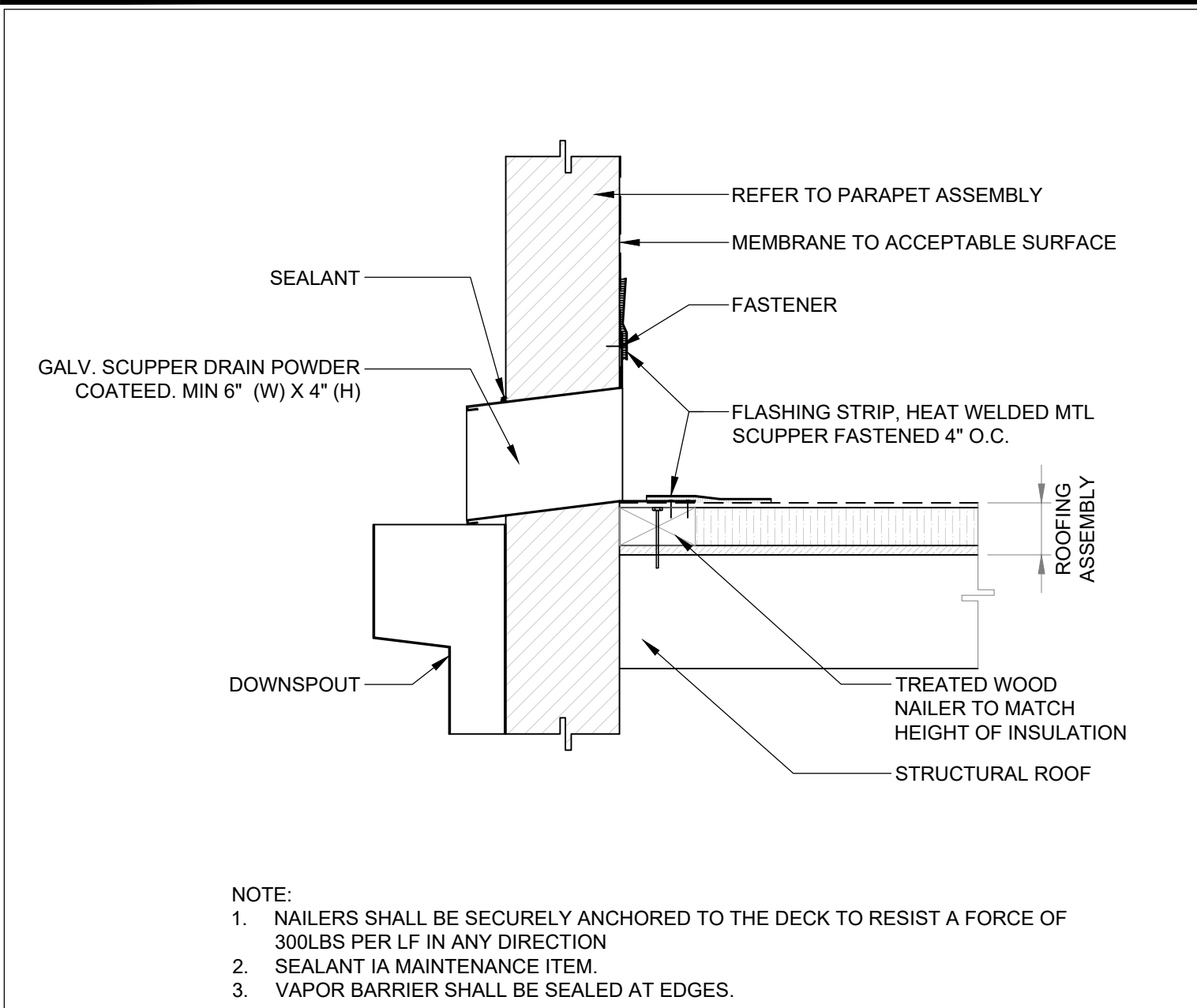
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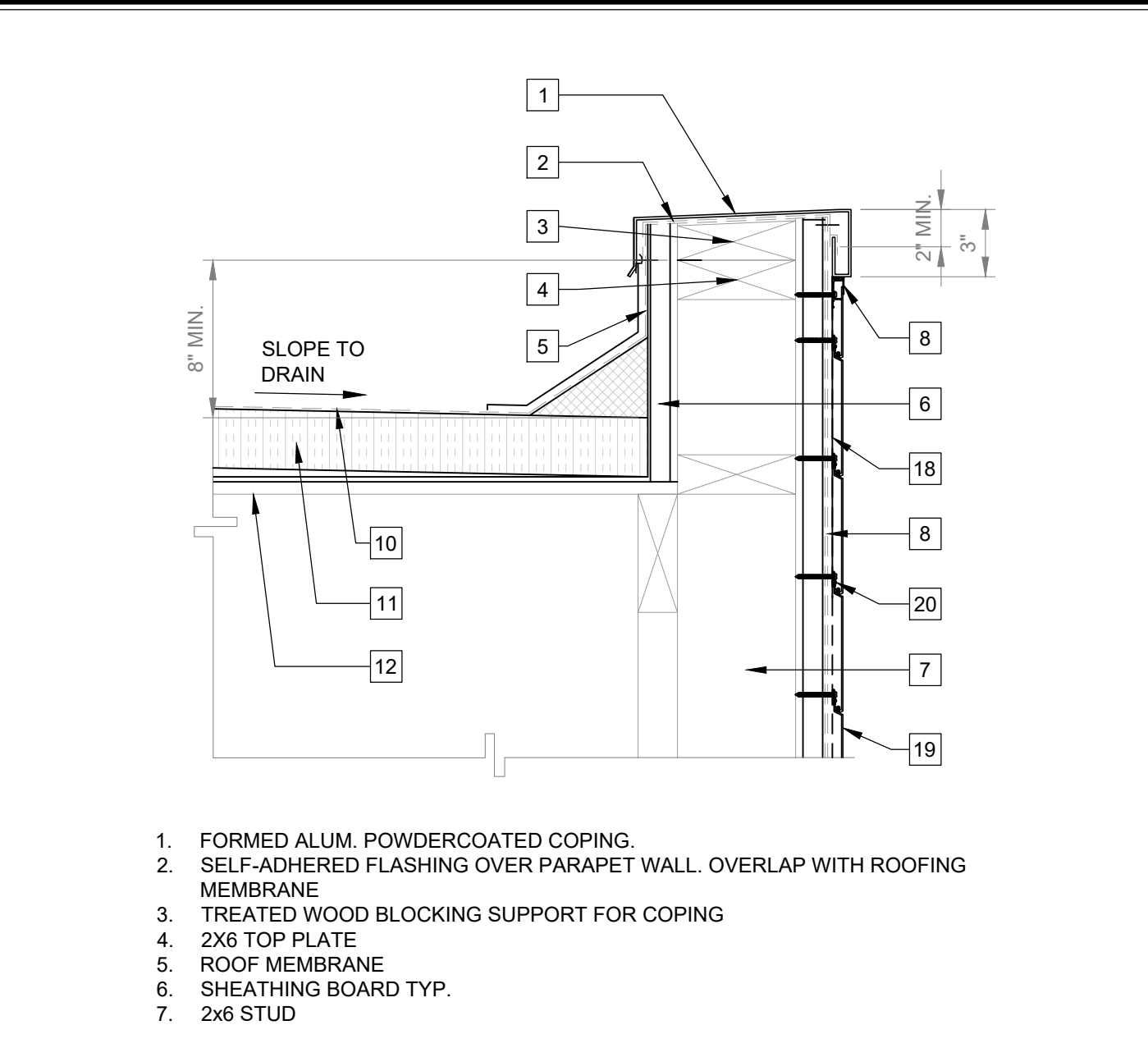
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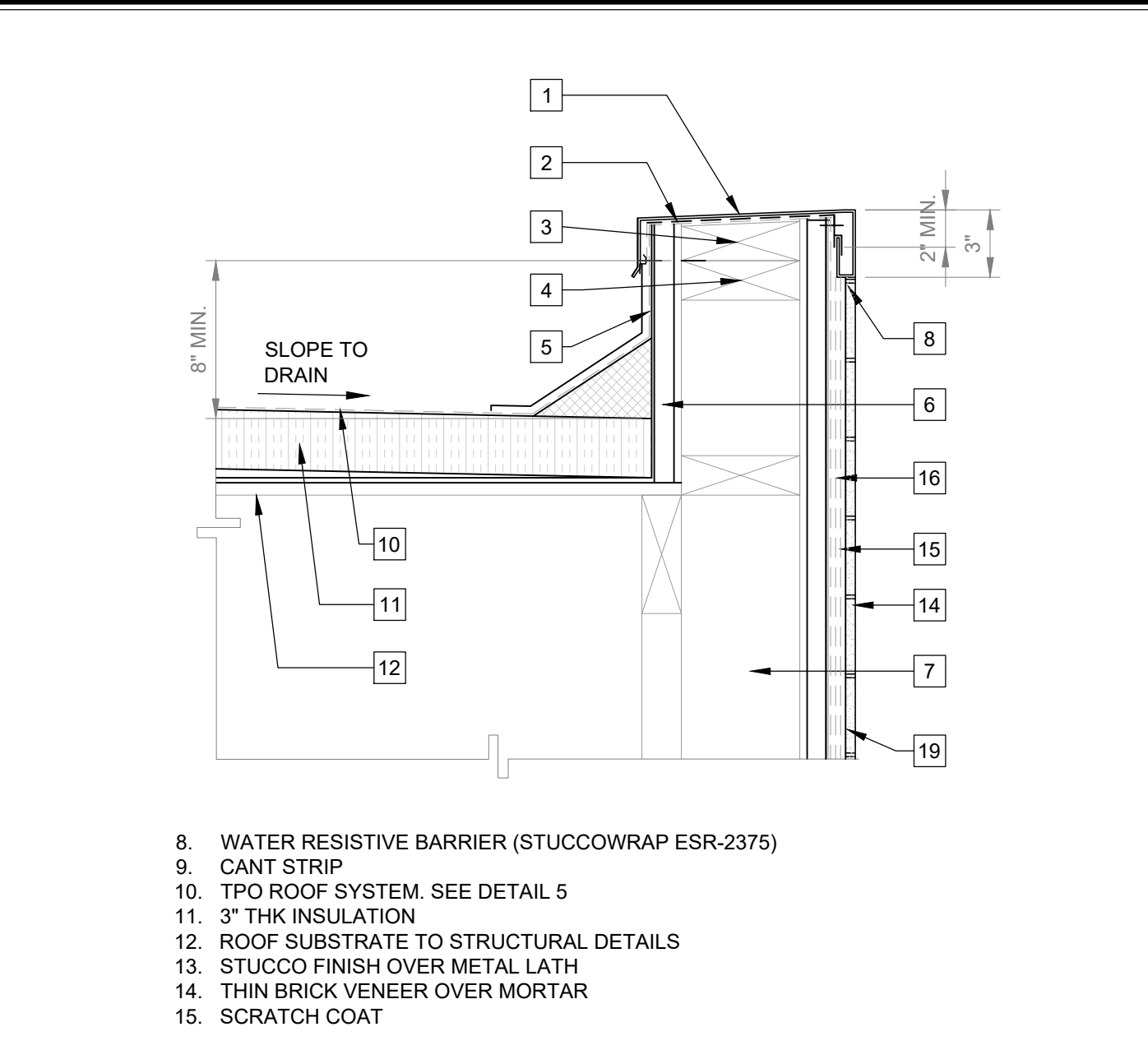
1 TYP. SCUPPER DETAIL

SCALE 1-1/2" = 1'-0"



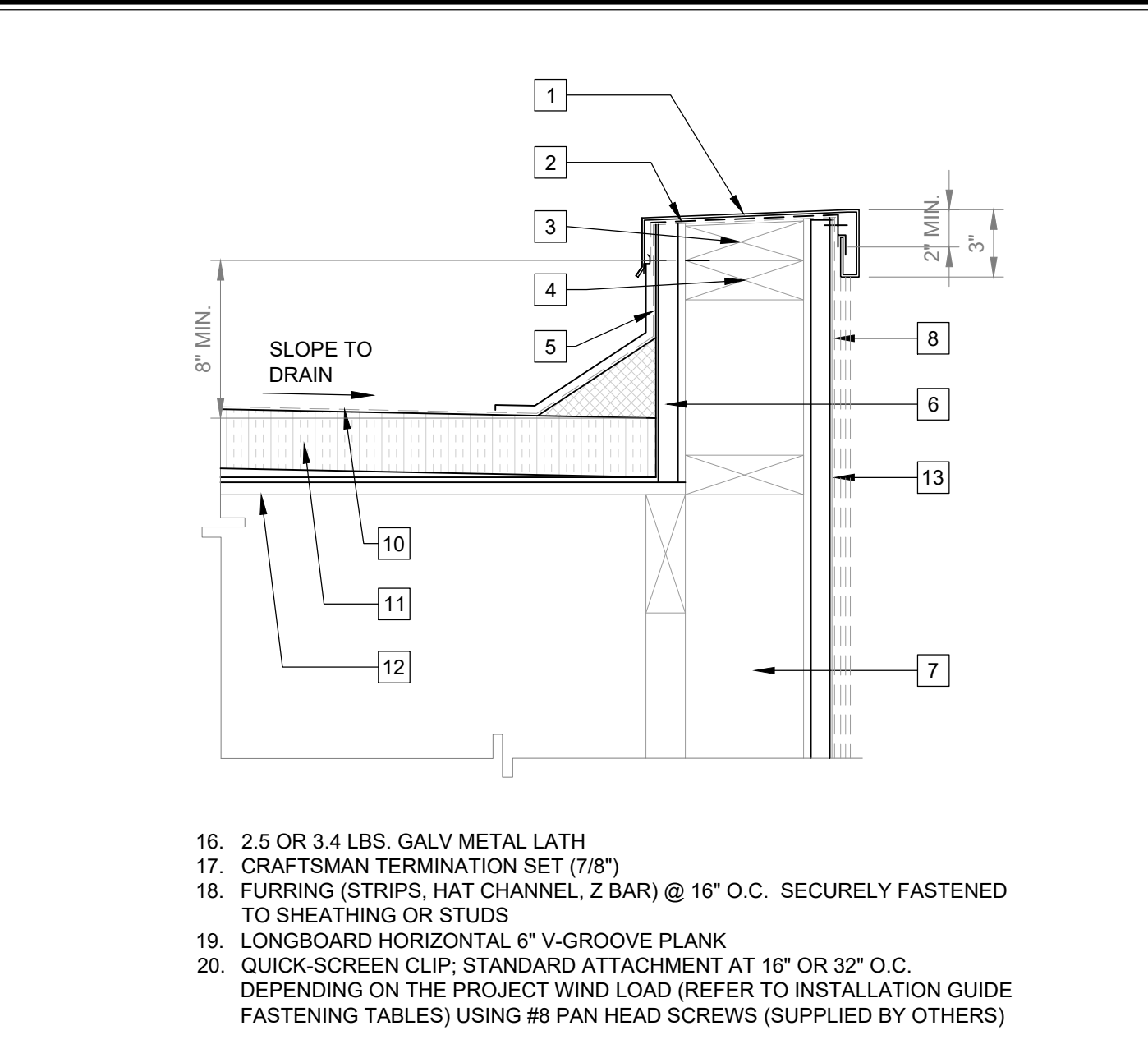
2 TYP. PARAPET DETAIL

SCALE 1-1/2" = 1'-0"



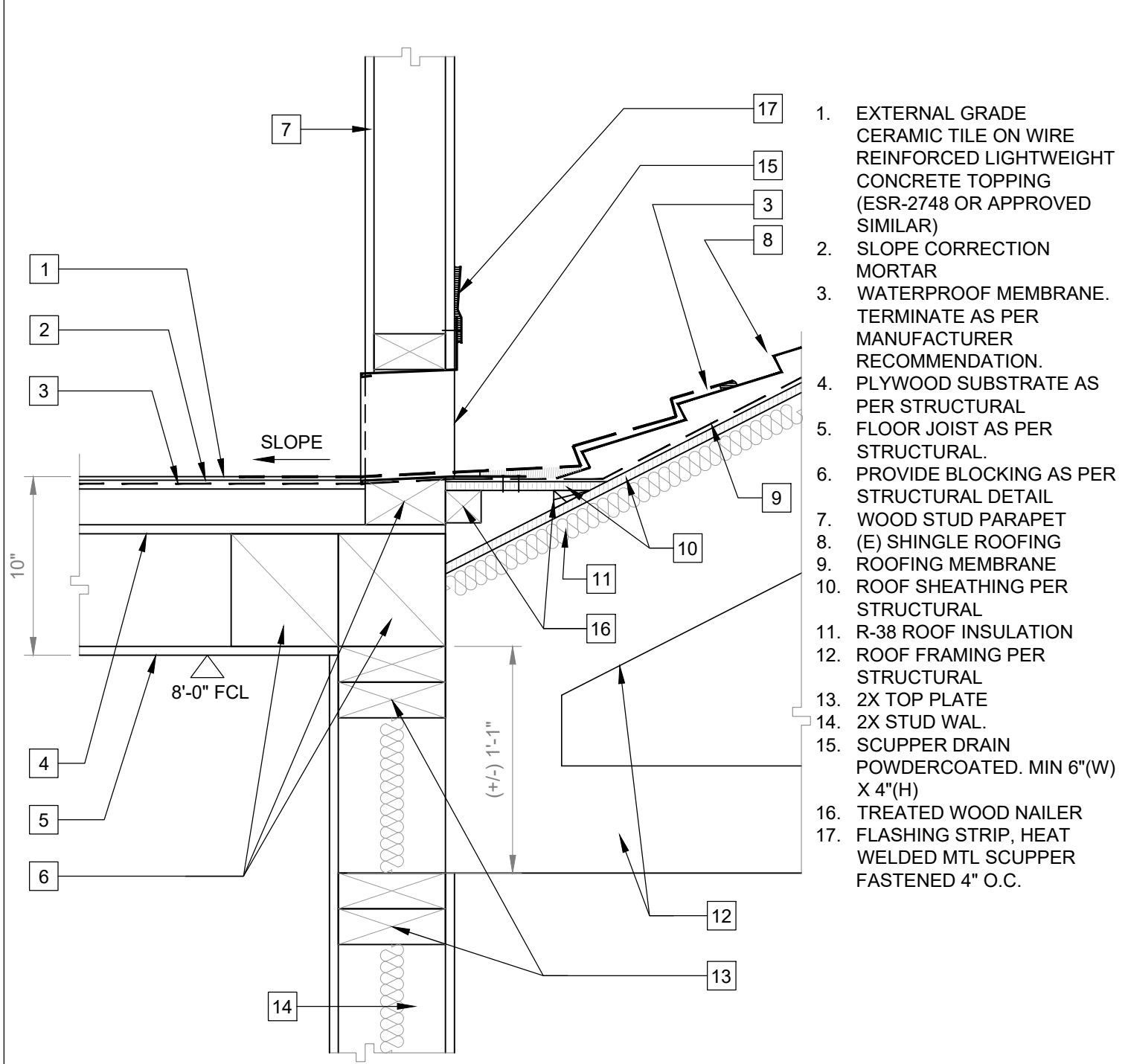
3 TYP. PARAPET DETAIL

SCALE 1-1/2" = 1'-0"



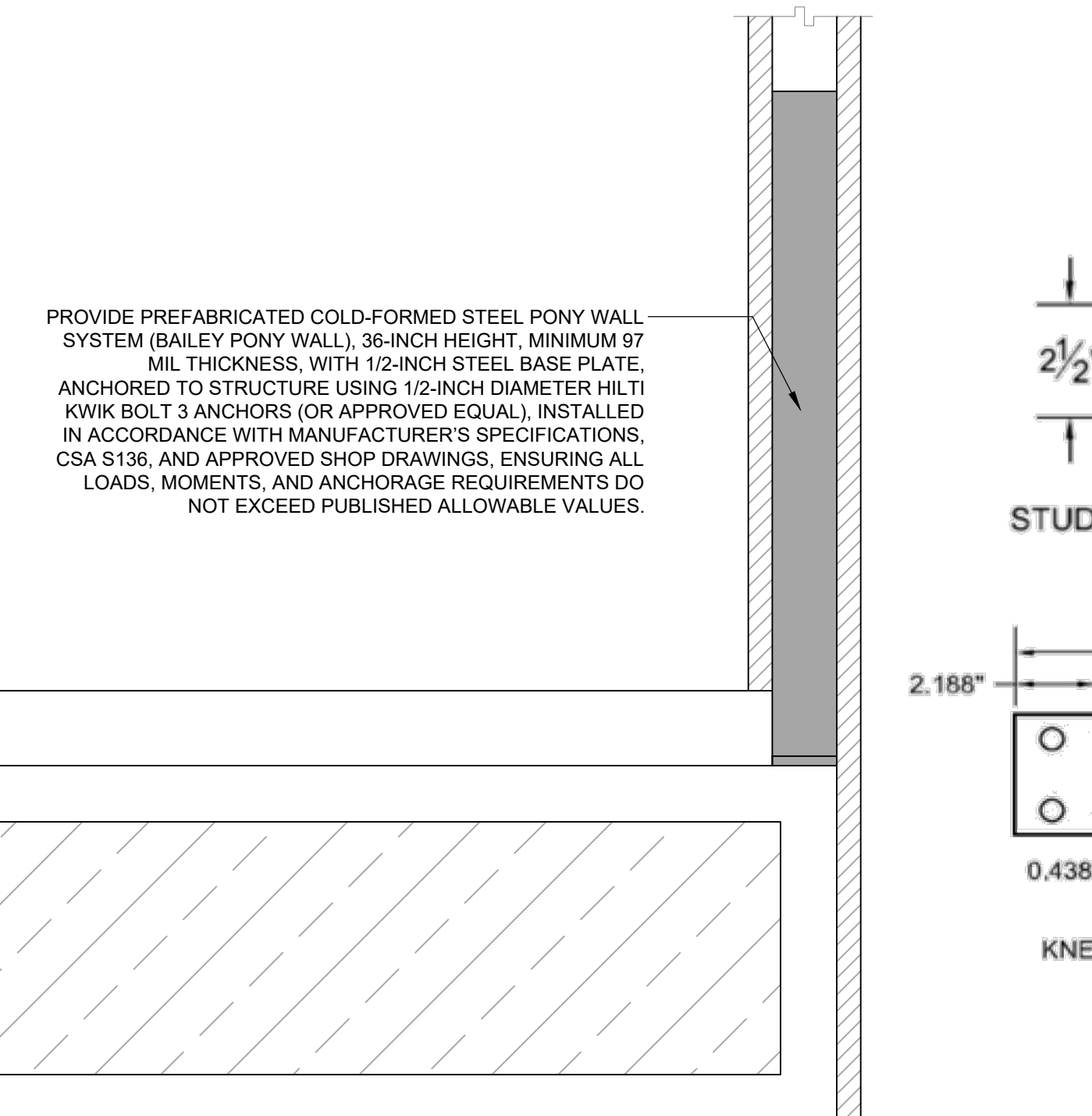
4 TYP. PARAPET DETAIL

SCALE 1-1/2" = 1'-0"



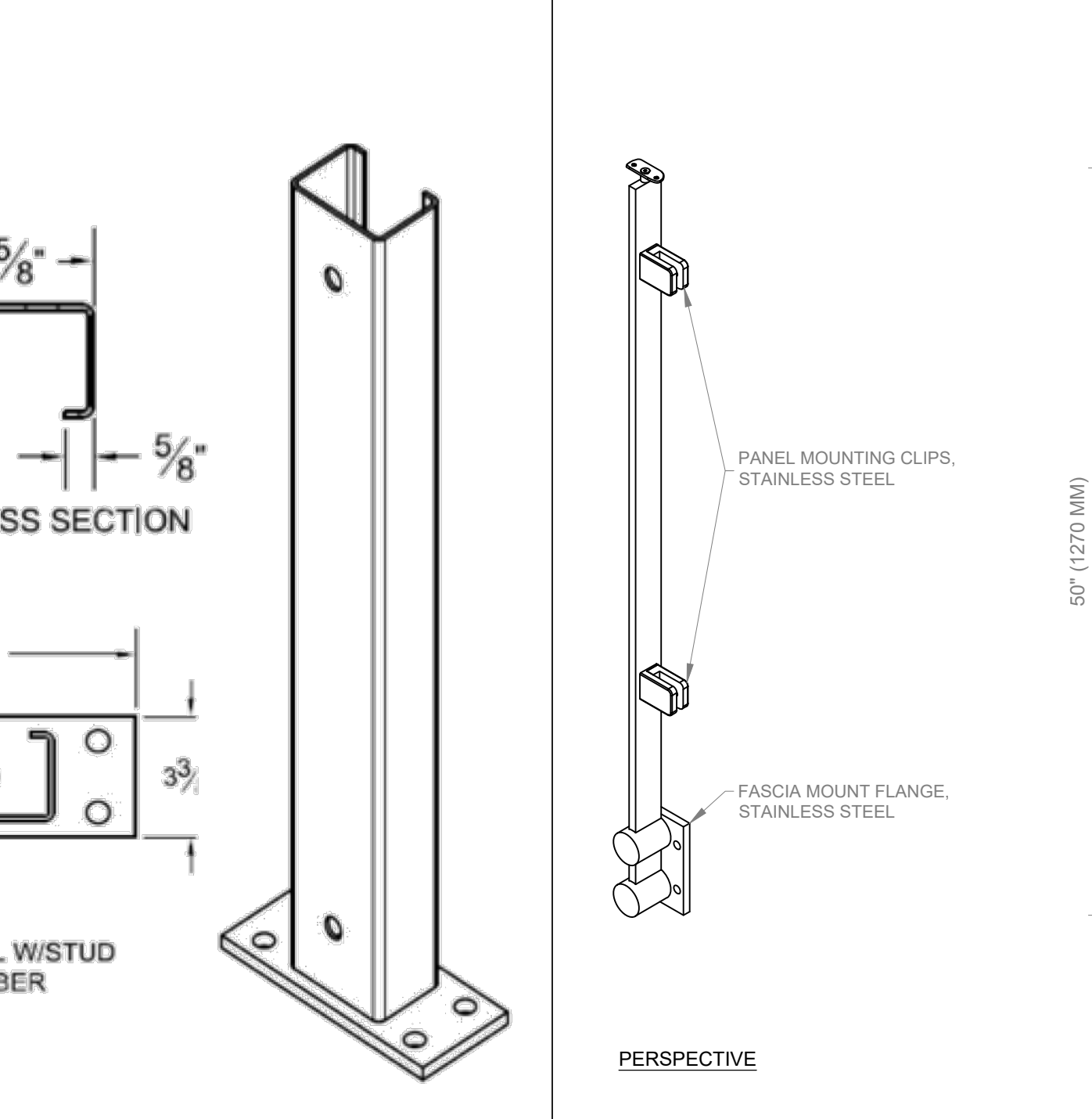
5 DETAIL

SCALE 1-1/2" = 1'-0"



6 DETAIL

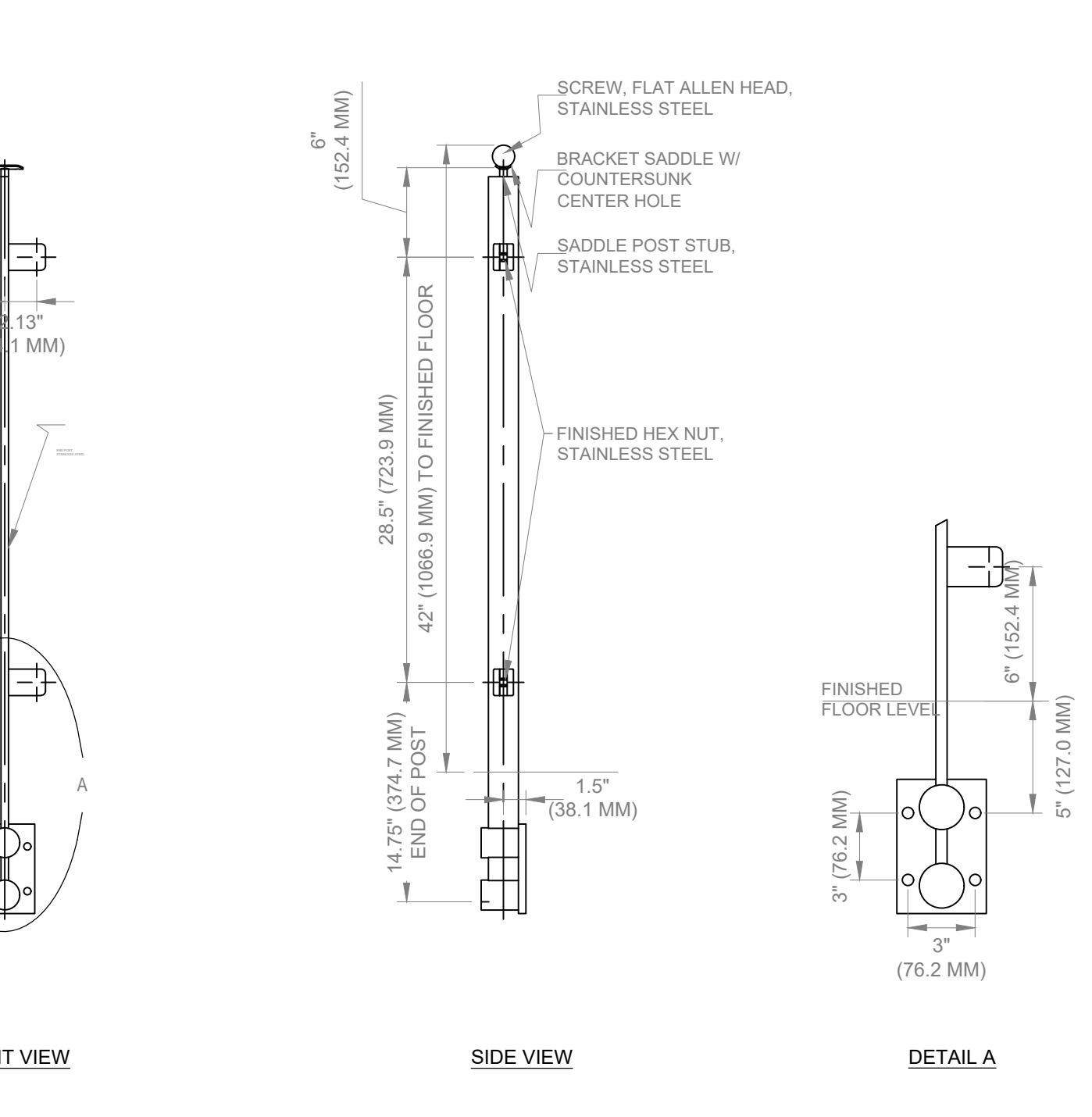
SCALE 1-1/2" = 1'-0"



7 GLASS RAILING SYSTEM

LEGATO BLADE FASCIA MOUNT POST

SCALE 1-1/2" = 1'-0"



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ARCHITECTURAL DETAIL

SHEET NUMBER

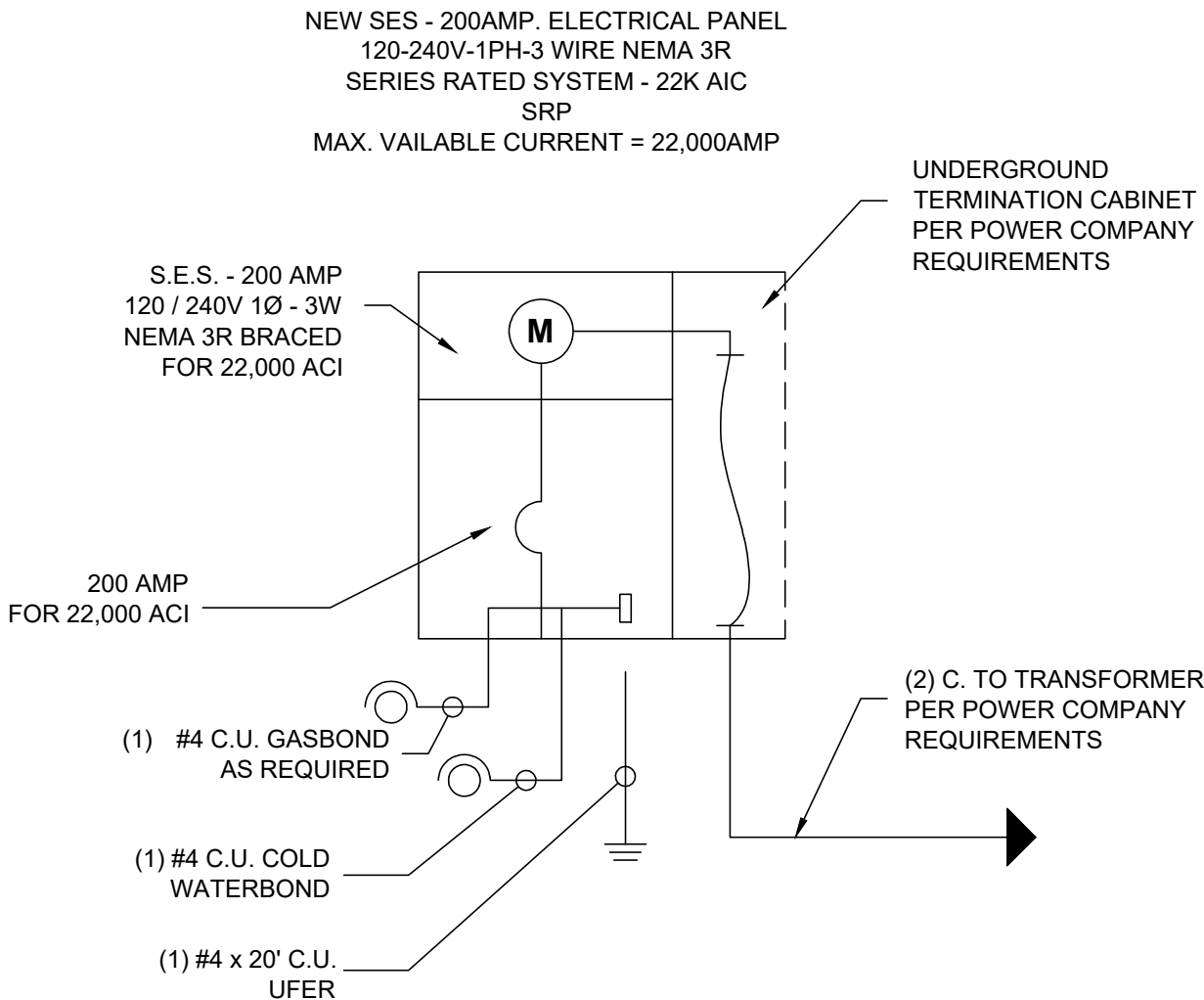
AD1

PLOT DATE: _____

200 AMP. ELECTRICAL PANEL SCHEDULE							
1	AFCI: DINING RCPT	12	20	20	12	AFCI: DINING LGT	2
3	AFCI: BEDROOM 2,3,4 / WALK-IN CLOSET RCPT	12	20	20	12	AFCI: BEDROOM 2,3,4 / WALK-IN CLOSET LGT	4
5	GFCI: BATHROOM 2,3,4 RCPT	12	20	20	12	GFCI: BATHROOM 2,3,4 LGT	6
7	AFCI: MASTER SUITE / WALK-IN CLOSET RCPT	12	20	20	12	AFCI: MASTER SUITE / WALK-IN CLOSET LGT	8
9	GFCI: BATHROOM SUITE RCPT	12	20	20	12	GFCI: BATHROOM SUITE LGT	10
11	GFCI: LAUNDRY / POWDER ROOM RCPT	12	20	20	12	GFCI: LAUNDRY / POWDER ROOM LGT	12
13	GFCI: GREAT ROOM RCPT	12	20	20	12	GFCI: GREAT ROOM LGT	14
15	GFCI/AFCI: KITCHEN / PANTRY	12	20	20	12	GFCI/AFCI: KITCHEN / PANTRY	16
17	AFCI: RANGE/OVEN HOOD	12	20	30	10	AFCI: WATER HEATER	18
19	GFCI/AFCI: MICROWAVE	12	20	20	12	GFCI: WASHER	20
21	GFCI: GARAGE RCPT	12	20	20	12	GFCI: GARAGE LGT	22
23	GFCI: ELECTRIC CAR CHARGER RCPT	6	60	20	12	GFCI/AFCI: REFRIGERATOR	24
25	GFCI/AFCI: DISHWASHER	12	20	20	12	GFCI/AFCI: SMALL APPLIANCES	26
27	GFCI/AFCI: GARBAGE DISPOSAL	12	20	20	12		28
29	AFCI: SMOKE DETECTORS / CARBON MONOXIDE	12	20	30	10	DRYER	30
31	AC	2	40	30	10		32
33	AC	2	40	20	12	SPARE	
35	SPARE					SPARE	36
37	SPARE					SPARE	38
39	SPARE					SPARE	40
41	SPARE					SPARE	42

ELECTRICAL LOAD CALCULATIONS	
LOCATIONS	WATTS
5,478 SF x 3 WATTS	16,434
LAUNDRY CIRCUIT	1,500
KITCHEN CIRCUIT	3,000
REFRIGERATOR	1,000
DISHWASHER	750
MICROWAVE	1,500
DRYER	5,000
RANGE	20,000
ELECTRIC CAR CHARGER	11,520
ELECTRIC WATER HEATER	4,500
SUB-TOTAL	65,204
OTHER LOADS	
1ST 10,000 WATTS AT 100%	10,000
REMAINING VA AT 40%	22,082
SUB-TOTAL	32,082
HVAC AHU-1 (5 TON)	8,736
HVAC AHU-2 (3.5 TON)	4,632
TOTAL LOAD (VA)	45,450
45,450 WATTS / 240 VOLTS	190
USE NEW 200 AMP. ELECTRICAL PANEL	

ELECTRICAL ONE-LINE DIAGRAM



LEGEND

	DUPLEX OUTLET AFCI/GFCI AT BREAKER, TAMPER RESISTANT, WALL MOUNTED @ 18" A.F.F. U.O.N
	DUPLEX WATERPROOF GFCI OUTLET, WALL MOUNTED @ 18" A.F.F. U.O.N.. PROVIDE IN-USE COVER
	SPECIAL PURPOSE OUTLET
	ELECTRICAL PANEL
	ELECTRICAL METER
	DISCONNECT
	RECESSED LIGHT FIXTURE. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS. (N1104.1), AND 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).
	CEILING FAN WITH LIGHT AND DUAL CONTROL SWITCH
	WALL MOUNTED LIGHT FIXTURE, WATERPROOF, EXTERIOR LIGHTING OVER 30WATTS SHALL INCLUDE AN AUTOMATIC SHUT-OFF (N1104.3)
	EXHAUST FAN OPERABLE FROM WALL SWITCH 50 CFM (ENERGY STAR, HUMID STAT), PROVIDE DELAY TIMER OR HUMIDITY/CONDENSATION CONTROL SENSOR
	FLUORESCENT LIGHT FIXTURE
	SINGLE POLE SWITCH
	3-WAY WALL SWITCH
	120V COMBINATION PHOTOELECTRIC SMOKE / ELECTROCHEMICAL CARBON MONOXIDE DETECTOR WITH ALARM/VOICE MESSAGE WARNING SYSTEM & BATTERY BACKUP CAPABLE OF TANDEM WIRING. INSTALL @ FINISHED CEILING. KIDDE FIREX MODEL #KN-COPE-I (PART #21007624) OR APPROVED EQUAL.
	GARAGE DOOR OPENER WITH LIGHT AND OUTLET
	GARAGE DOOR OPENER BUTTON
	2- 75-WATTS EQUIVALENT PAR-38 LED BULBS, FLOOD TYPE, MOTION SENSING SECURITY LIGHTS WITH INSIDE WALL SWITCH
	CHANDELIER
	STRIP OUTLET BELOW CABINET OR COUNTER TOP
	PENDANT LIGHT FIXTURE
	TELEVISION
	HALF-HOT OUTLET AFCI/GFCI AT BREAKER
	FLOOR RECEPTACLES LOCATED WITHIN 18" OF WALL MAY BE COUNTED AS REQUIRED WALL RECEPTACLES, PER NEC 210.52(A)(3).

KEYNOTES:

1	ELECTRIC RANGE WITH HOOD
2	DISHWASHER. INSTALL GFCI OUTLET BELOW COUNTER
3	REFRIGERATOR- PRE-PLUMB FOR ICE MAKER
4	24" BUILT-IN DOUBLE WALL OVEN
5	CLOTHE WASHER AND DRYER
6	OUTDOOR AC UNIT
7	ELECTRIC WATER HEATER
8	ELECTRICAL PANEL

GENERAL ELECTRICAL NOTES

- PROPOSED ELECTRIC PANEL LOCATION, PLEASE VERIFY LOCATION AND OBTAIN APPROVAL FROM THE ELECTRIC COMPANY IN YOUR AREA.
- ALL LIGHT FIXTURES IN CLOTHES CLOSETS SHALL BE INSTALLED PER 2011 NEC AND 2012 IRC.
- WHEN ALTERATIONS OR REPAIRS TO A GROUP R OCCUPANCY ARE MADE WHICH REQUIRES A PERMIT, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING GROUP R OCCUPANCIES, SMOKE DETECTOR SHALL BE INSTALLED IN ACCORDANCE WITH 2012 IRC.
- EVERY CIRCUIT AND CIRCUIT MODIFICATION SHALL BE LEGIBLY IDENTIFIED AS TO ITS CLEAR, EVIDENT AND SPECIFIC PURPOSE OR USE. NEC 408.4 NO "GENERAL LGTHING"AS THEY MUST BE LABELED SPECIFIC FOR THEIR USE. IRC 3706.2
- AT LEAST ONE ADDITIONAL 20-AMPERE BRAND CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET(S) REQUIRED BY 210.52 (F). THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS 210.11 (C) (2)
- GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR THE REQUIRED FOR 15 AND 20 AMP. RECEPTACLES WITHIN 6 FEET OF THE OUTSIDE EDGE OF SINK." NEC 210.8.A (7) AND E3902.7
- RECEPTACLES FOR CORD AND PLUG RANGE HOOD TO BE SUPPLIED BY AN INDIVIDUAL BRANCH CIRCUIT. NEC 422.16 AND IRC E4101.3
- ALL REPTACLES OUTLETS (GFCI & AFCI) SHALL BE TAMPER-RESISTANT. ALL OUTDOOR GFCI RECEPTACLES OUTLETS SHALL BE : WATER PROTECTED (WP) WATER RESISTANT (WR) TAMPER RESISTANT (TR)
- ONLY APPROVED OUTLET BOXES SHALL BE USED PER 2011 NEC .
- E3902.10 ARC-FAULT CIRCUIT- INTERRUPTER PROTECTION. ALL BRANCH CIRCUIT THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN FAMILY ROOMS,LAUDRY , KITCHEN, DINING ROOMS, LIVING ROOMS,PARLORS,LIBRARIES,DENS, BEDROOMS, SUNROOMS,RECREATIONS ROOMS, CLOSETS, HALLWAYS AND SIMILARROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
- SECTION N1 104 ELECTRICAL POWER AND LIGHTINGSYSTEMS (MANDATORY)
- N1 104.1 (R404.1)LIGHTING EQUIPMENT (MANDATORY). 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 CONTAIL ONLY HIGH-EFFICACY LAMPS
- N1 104.1.1 (R404.1.1) LIGHTING EQUIPMENT (MANDATORY). FUEL GAS LIGHTING SYSTEMS SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS.
- NOTE AND SPECIFY THAT OUTLET BOXES IN THE GARAGE SIDE OF THE WALL BETWEEN THE DWELLING AND THE GARAGE AND IN THE GARAGE CEILING SHALL BE METAL OR OF OTHER MATERIALS LISTED FOR THE USE INTENDED (IRC R302.4.2)
- PROVIDE HARDWIRE AND INTERCONNECTED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AS REQUIRED. SHOW LOCATIONS AND NOTE INSTALLATIONS REQUIREMENT ON THE DRAWINGS. COMPLY WITH LOCATION REQUIREMENS IN IRC R314 & R315.
- N1 103.1 (R403.1) PROGRAMMABLE THERMOSTAT. WHERE THE PRIMARY HEATING SYSTEM IS A FORCED-AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THIS THERMOSTAT SHALL INCLUDE THE POINTS AT DIFFERENT TIMES OF THE DAY. THIS THERMOSTAT SHALL INCLUDE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55°F (13°C) OR UP TO 85°F (29°C). THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAT 70°F (21°C) AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78°F (26°C)
- N1 103.1.2 (R403.1.2) HEAT PUMP SUPPLEMENTARY HEAT (MANDATORY). HEAT PUMPS HAVING SUPPLEMENTARY ELECTRIC-RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENTAL HEAT OPERATION WHEN THE HEAT PUMP COMPRESS OR CAN MEET THE HEATING LOAD.
- THE TYPES OF LUMINARIES INSTALLED IN CLOTHES CLOSETS SHALL BE LIMITED TO SURFACE-MOUNTED OR RECESSED INCANDESCENT OR LED LUMINARIES WITH COMPLETELY ENCLOSED LIGHT SOURCES, SURFACE MOUNTED OR RECESSES FLUORESCENT LUMINARIES, AND SURFACE MOUNTED FLUORESCENT OR LED LUMINARIES IDENTIFIED AS SUITABLE FOR INSTALLATION WITHIN THE CLOSET STORAGE AREA. INCANDESCENT LUMINARIES WITH OPEN OR PARTIALLY ENCLOSED LAPMS AND PENDANT LUMINARIES OR LAMP-HOLDERS SHALL BE PROHIBITED. (E4003.12)

NEW SINGLE FAMILY RESIDENCE

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PHOENIX, ARIZONA 85018

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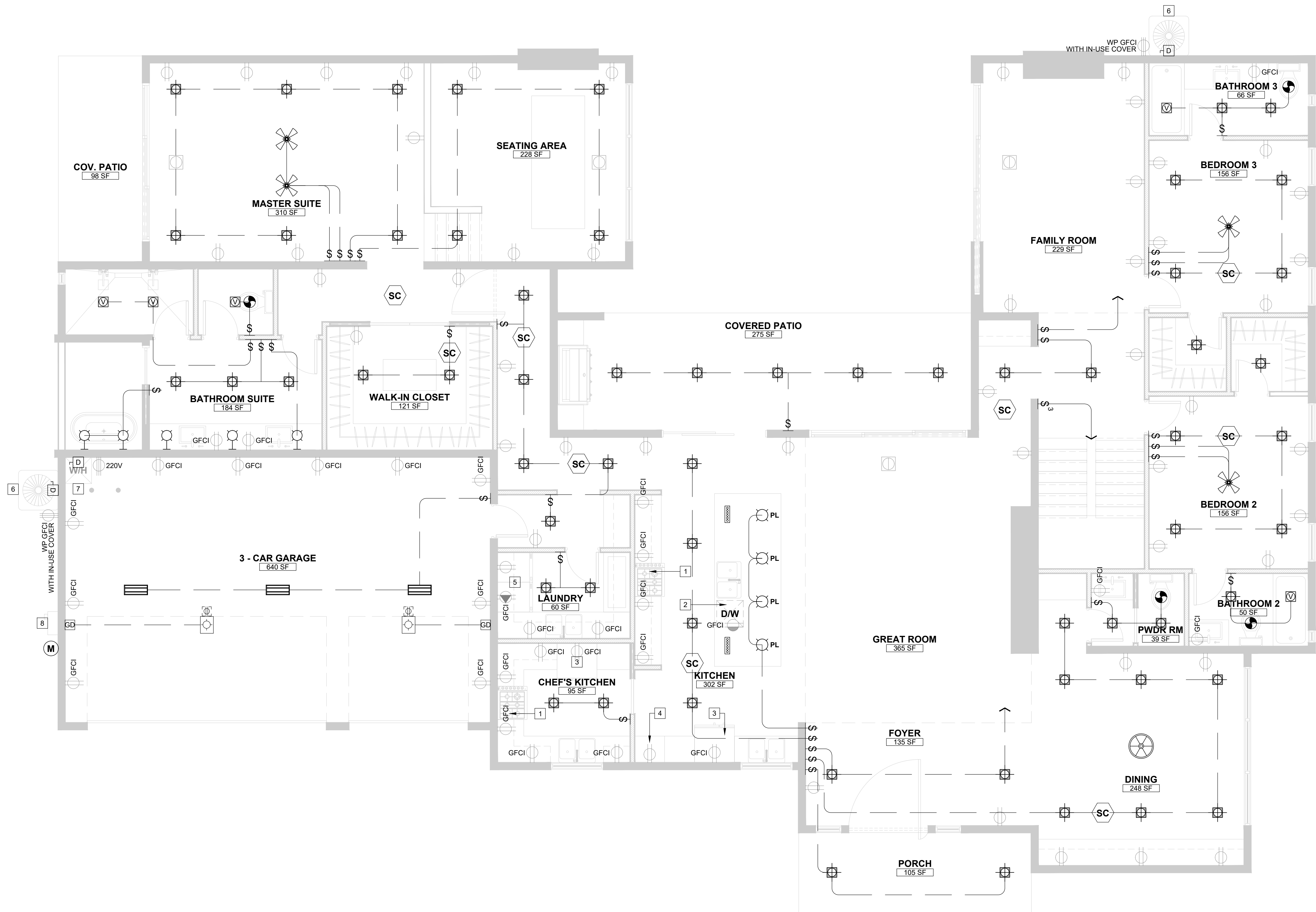
SHEET CONTENTS

ELECTRICAL PLAN DETAILS

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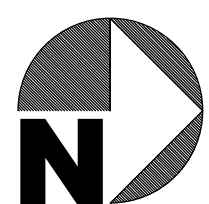
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PLOT DATE: _____



ELECTRICAL PLAN

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



ELECTRICAL PLAN

SHEET NUMBER

E11

PLOT DATE: _____

STAMP / SEAL

PROJECT NAME / LOCATION

NEW SINGLE FAMILY RESIDENCE

4450 N 39TH ST,
PHOENIX, ARIZONA 85018

OWNER NAME / ADDRESS

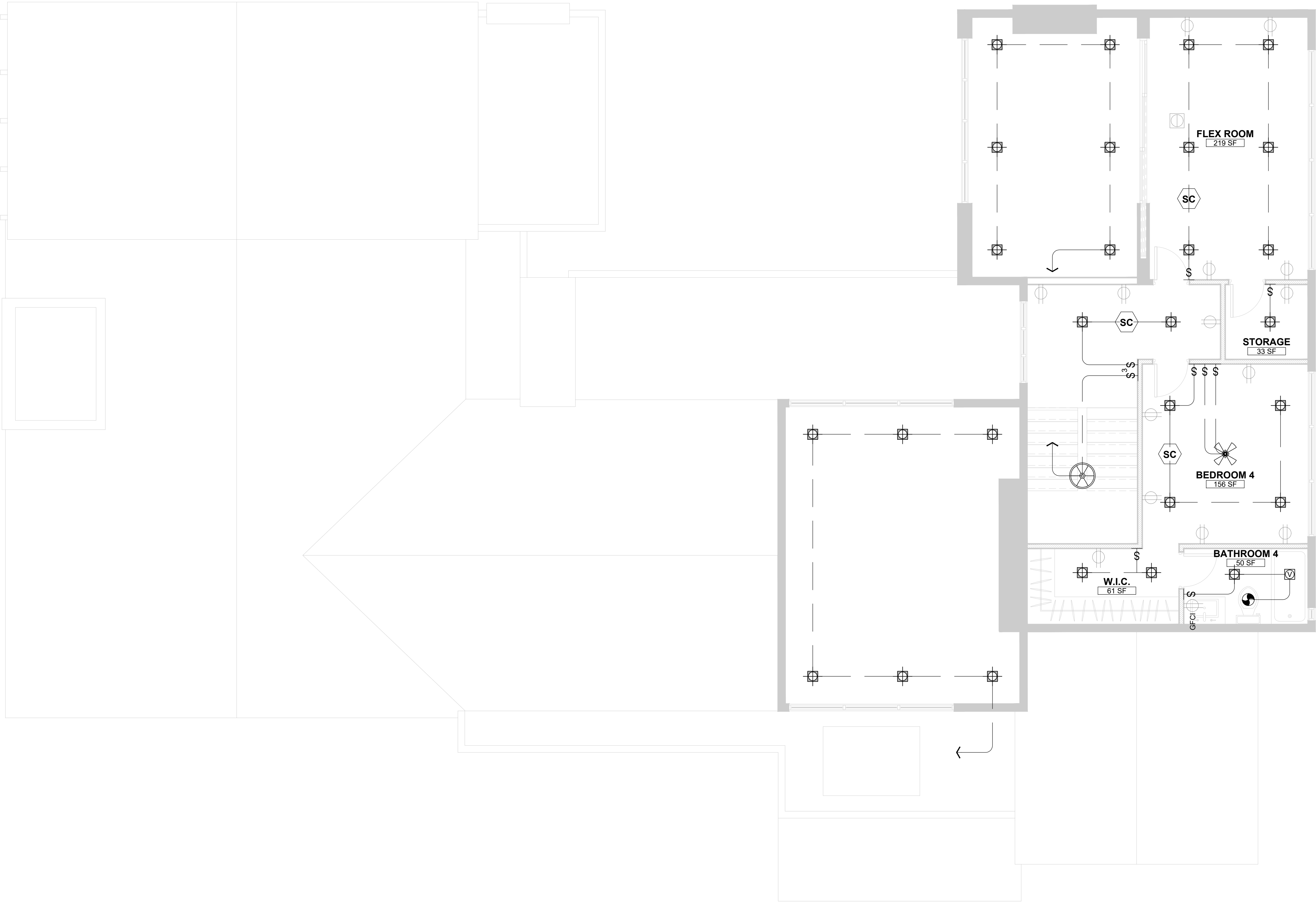
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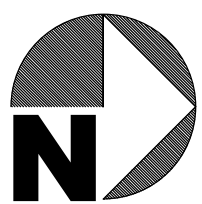
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ELECTRICAL PLAN

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



ELECTRICAL PLAN

SHEET NUMBER

E12

PLOT DATE: _____

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SHEET CONTENTS

In order to determine the required water meter and water supply line size, the following information must be provided and completed by the applicant.

Address of Project: _____

1) Total number of water supply fixture unit values: (IRC P2903.6)

TYPE OF FIXTURE OR GROUP OF FIXTURES	NUMBER OF FIXTURES			FIXTURE UNIT VALUE		TOTAL FIXTURE UNITS
	EXST	ADD'L				
Bathtub (with/without overhead shower)		1	X	1.4	=	1.4
Clothes Washer		1	X	1.4	=	1.4
Dishwasher		1	X	1.4	=	1.4
Full-Bath Group with Bathtub (with or without shower head) or Shower Stall		4	X	3.6	=	1.4
Half-Bath Group (water closet and lavatory)		1	X	2.6	=	14.4
Hose Bibb (include only 2)		2	X	2.5	=	5
Kitchen Group (dishwasher and sink with or without garbage disposal)		1	X	2.5	=	2.5
Kitchen Sink		3	X	1.4	=	4.2
Laundry Group (clothes washer standpipe and laundry tub)		1	X	2.5	=	2.5
Laundry Tub			X	1.4	=	
Lavatory		6	X	0.7	=	4.2
Shower Stall		1	X	1.4	=	1.4
Water Closet (tank type)			X	2.2	=	
Other* (Specify) Pot Filler		1	X	1.4	=	1.4
Other* (Specify)			X		=	
Total						41.2

- *For fixture unit values not listed, choose a fixture with similar flow characteristics (IRC P2903.6(1))
- 2) Maximum fire sprinkler flow rate = _____ gpm
- 3) Total developed length of the water supply line from the water meter to the most remote water using fixture (this includes hot and cold-water branches) = 120 feet multiplied by 1.2 (compensation for the pressure loss through fittings) = 142 feet. (IRC AP201.3)
- 4) Base water pressure = 35 psi
- 5) The highest water supply outlet is 18 feet above / below the elevation at the water meter.
(circle one)

Page 1 of 2

For more information or for a copy of this publication in an alternate format, contact Planning & Development at (602) 262-7811 voice / (602) 534-5500 TTY.

P:\Residential Water Meter Worksheet
EXTERNAL
Weisselst_M_P01_00300

TRT/DOC/00300
Rev. 4/02

City of Phoenix Planning & Development Department
Residential Water Meter Worksheet – Page 2 of 2

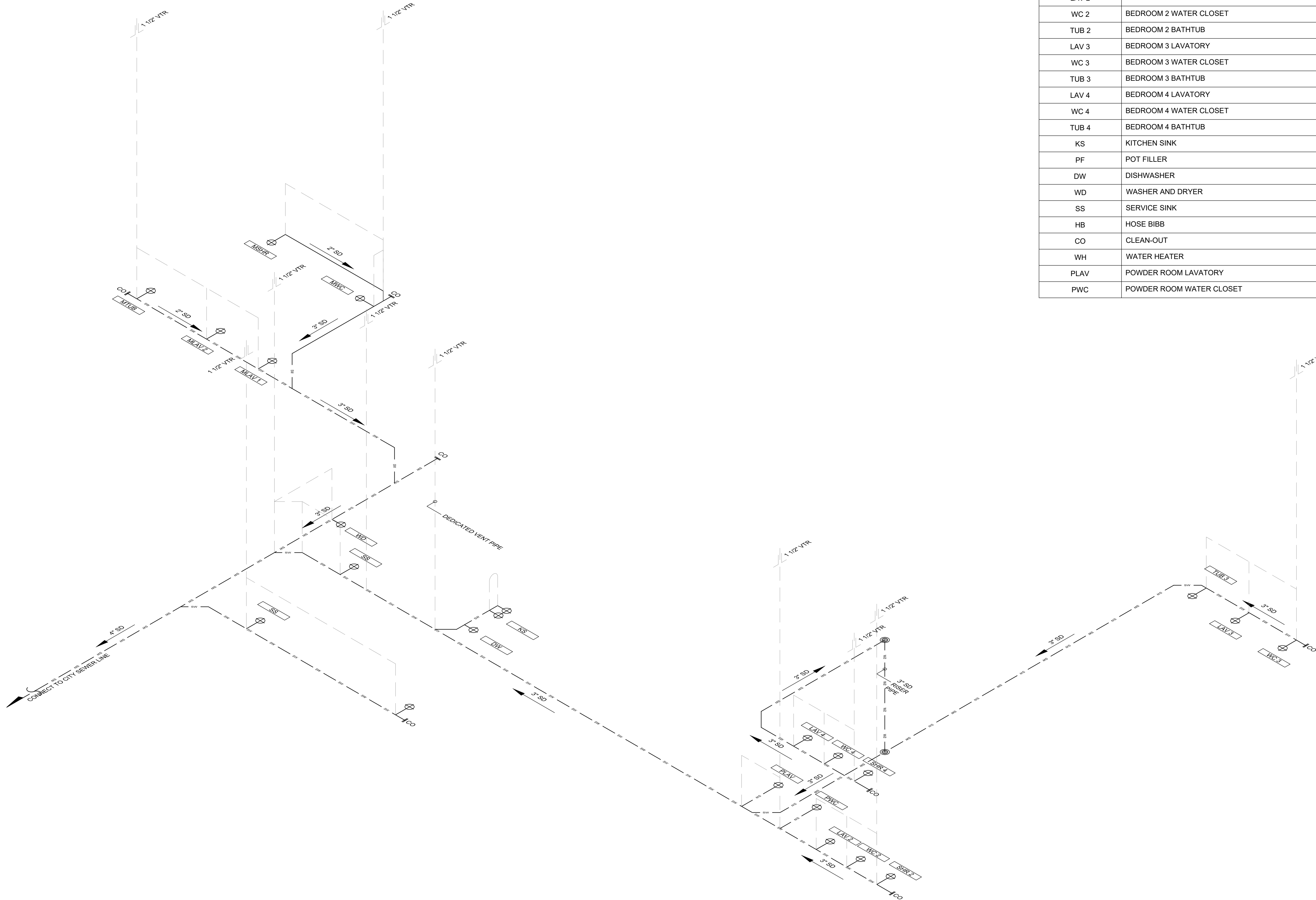
TRT/DOC/00300

Calculating Adjusted Water Pressure:

Base Water Pressure:	35	psi
Pressure Reducing Valve: (If a pressure reducing valve is installed, reduce the base water pressure by 20%)		psi
Elevation Difference: (Where the highest water supply outlet is located above the source of supply, deduct 0.5 psi for each foot of difference in elevation. Where the highest water supply outlet is below the source of supply, add 0.5 psi for each foot of difference in elevation)	26	psi
Special Equipment: (Deduct all pressure losses caused by special equipment such as a backflow preventer, water filter, or water softener. Pressure loss data shall be obtained from the manufacturer of such equipment. The applicant must submit this information at the time of permit application.)		psi
Special Plumbing Fixtures: (Deduct pressure in excess of 8 psi caused by the installation of special plumbing fixtures such as pressure balanced or thermostatic mixing bath tubs, bidets, or showers and flushometer tank water closets. See IRC Table P2903.1 for residual pressure at point of outlet discharge.)		psi
Adjusted Water Pressure:	26	psi

Note: If the base water pressure is unknown or not available, use the lowest pressure range available per IRC Table AP201.1. In this case, the adjusted water pressure does not need to be calculated.

Office Use Only	
Adjusted Water Pressure: _____ psi (See reverse side for calculating AWP)	
Water Meter Size: _____ (Per PDD Technical Guideline for Water Meter Sizing)	
Supply Line Size: _____ (Per IRC Table AP201.1)	



KEYNOTES:

MLAV 1	MASTER SUITE LAVATORY 1
MLAV 2	MASTER SUITE LAVATORY 2
MTUB	MASTER SUITE BATHTUB
MWC	MASTER SUITE WATER CLOSET
LAV 2	BEDROOM 2 LAVATORY
WC 2	BEDROOM 2 WATER CLOSET
TUB 2	BEDROOM 2 BATHTUB
LAV 3	BEDROOM 3 LAVATORY
WC 3	BEDROOM 3 WATER CLOSET
TUB 3	BEDROOM 3 BATHTUB
LAV 4	BEDROOM 4 LAVATORY
WC 4	BEDROOM 4 WATER CLOSET
TUB 4	BEDROOM 4 BATHTUB
KS	KITCHEN SINK
PF	POT FILLER
DW	DISHWASHER
WD	WASHER AND DRYER
SS	SERVICE SINK
HB	HOSE BIBB
CO	CLEAN-OUT
WH	WATER HEATER
PLAV	POWDER ROOM LAVATORY
PWC	POWDER ROOM WATER CLOSET

STAMP / SEAL

PROJECT NAME / LOCATION

NEW SINGLE FAMILY
RESIDENCE

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HOLDINGS LLC

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SHEET CONTENTS

PLUMBING PLAN

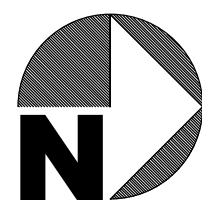
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P10

PLOT DATE: _____

SEWER LINE ISOMETRIC

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



KEYNOTES:

MLAV 1	MASTER SUITE LAVATORY 1
MLAV 2	MASTER SUITE LAVATORY 2
MTUB	MASTER SUITE BATHTUB
MWC	MASTER SUITE WATER CLOSET
LAV 2	BEDROOM 2 LAVATORY
WC 2	BEDROOM 2 WATER CLOSET
TUB 2	BEDROOM 2 BATHTUB
LAV 3	BEDROOM 3 LAVATORY
WC 3	BEDROOM 3 WATER CLOSET
TUB 3	BEDROOM 3 BATHTUB
LAV 4	BEDROOM 4 LAVATORY
WC 4	BEDROOM 4 WATER CLOSET
TUB 4	BEDROOM 4 BATHTUB
KS	KITCHEN SINK
PF	POT FILLER
DW	DISHWASHER
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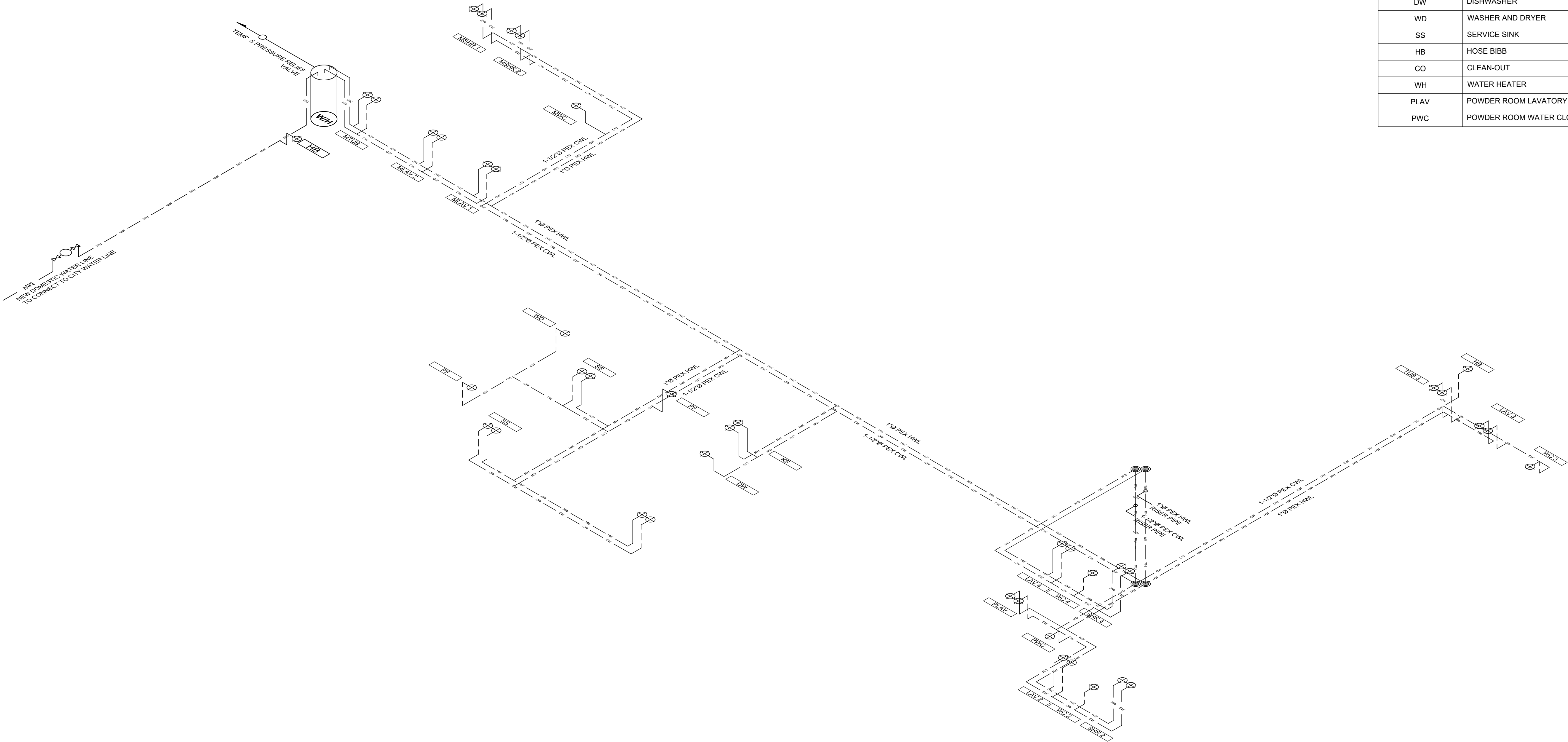
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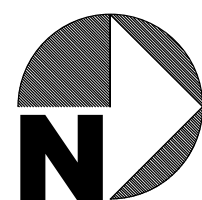
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PLOT DATE:



WATER LINE ISOMETRIC

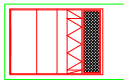
SCALE: 1/4" = 1'-0"



HVAC SYSTEM NOTES:

- 1. ALL MATERIALS, EQUIPMENT AND INSTALLATIONS SHALL BE IN STRICT ACCORDANCE WITH 2024 INTERNATIONAL MECHANICAL CODE, SMACNA, UL, MANUFACTURER'S RECOMMENDATION & LOCAL TOWNSHIP REQUIREMENTS. COMPLIANCE WITH ASHRAE -62, -INDOOR AIR QUALITY; LOCAL CODES, AND ALL AUTHORITIES HAVING JURISDICTION.
- 2. PLANS ARE NOT BE SCALED, THESE PLANS ARE INTENDED TO BE DIAGRAMMATIC OUTLINE. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL EQUIPMENT AND MATERIALS LISTED IN HVAC EQUIPMENT LIST.
- 3. THE MECHANICAL CONTRACTOR(M.C.) IS RESPONSIBLE FOR ALL CUTTING AND PATCHING ASSOCIATED WITH THE MECHANICAL WORK, AND FIRE STOPPING OF ALL PENETRATIONS OF FIRE RATED PARTITIONS ASSOCIATED WITH THE MECHANICAL WORK.
- 4. THE M.C. SHALL FURNISH AND INSTALL ALL EQUIPMENT, MATERIALS AND LABOR TO PROVIDE COMPLETE AND OPERATIONAL SYSTEM AS INDICATED ON THE DESIGN DOCUMENTS.
- 5. THE M.C. SHOULD PROVIDE AIR BALANCE, SO AIR QUANTITIES TO BE DELIVERED FOR EQUAL AIR DISTRIBUTION.
- 6. THE M.C. SHALL COORDINATE ALL WORK WITH OTHER TRADES AND IN FILED PRIOR TO INSTALLATION OF ANY WORK. REPORT ALL CONFLICTS IMMEDIATELY TO THE ENGINEER.
- 7. THE CONTRACTOR SHALL OBTAIN ALL PERMITS, INSPECTIONS AND APPROVALS PRIOR TO AND DURING CONSTRUCTION.
- 8. AT CONNECTIONS TO EXISTING SYSTEMS, REPAIR OR REPLACE SHEET METAL PIPING, INSULATION, ETC. AS REQUIRED TO MATCH EXISTING ADJACENT SURFACES.
- 9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE EFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS.
- 10. ALL MECHANICAL EQUIPMENT AND APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE LABELED EQUIPMENT AND APPLIANCES.
- 11. PROVIDE AND INSTALL VOLUME DAMPERS IN ALL SUPPLY/OUTSIDE AIR & RETURN BRANCH TAKE-OFFS TO ENSURE AIR BALANCING OF THE HVAC SYSTEM.

LEGENDS

SYMBOL	DESCRIPTION	
	AHU	AIR HANDLING UNIT
	CU	CONDENSING UNIT
	SAD	SUPPLY AIR DIFFUSER
	RAD	RETURN AIR DIFFUSER
	SAG	SUPPLY AIR GRILL
	RAG	RETURN AIR GRILL
	EAD	EXHAUST AIR DIFFUSER
	EAL	EXHAUST AIR LOUVER
	EF	EXHAUST FAN
		FLEX DUCT
		SUPPLY AIR DUCT
		RETURN AIR DUCT
		EXHAUST AIR DUCT

WHOLE-HOUSE VENTILATION REQUIREMENTS
IN ACCORDANCE WITH IRC SECTION M1505.



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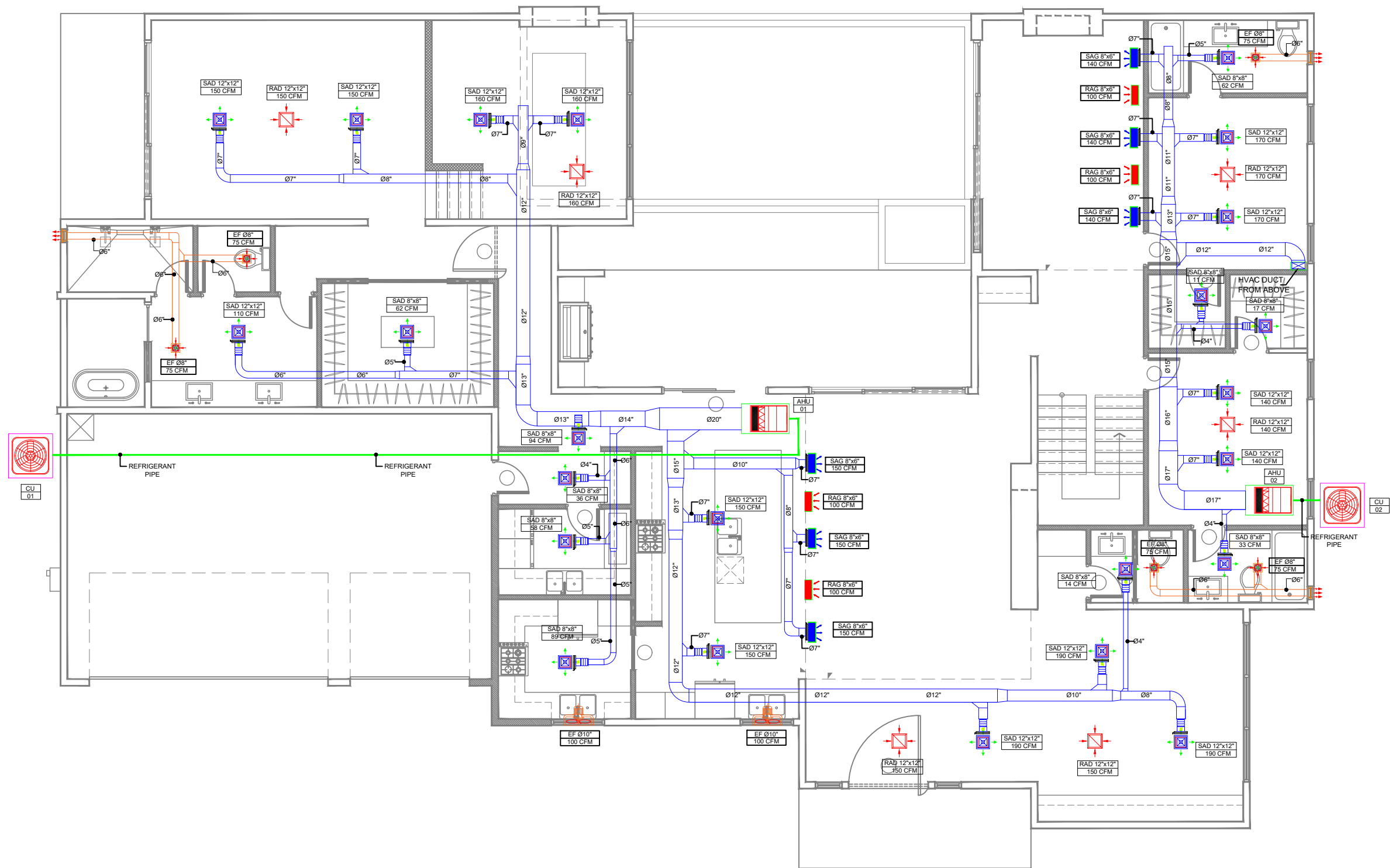
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4450 N 39TH ST, PHOENIX, ARIZONA 85018
Client

Amendments		
No.	Date	Notes

Designed by	
Drawn by	
Checked by	
Revision	
Project number	

Drawing Title	HVAC Installation Legend & Notes
Drawing Phase	
HVAC NOTES	

Sheet No.	M-01
Scale	N.T.S
Date	25 FEB.2026



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Project number

Drawing Title
HVAC FIRST FLOOR PLAN
Drawing Phase
HVAC DRAWINGS

Sheet No.
M-02
Scale
N.T.S
Date
25 FEB.2026



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No.	Date	Notes
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Drawn by

Checked by

Revision

Project number

Drawing Title
HVAC SECOND FLOOR PLAN
Drawing Phase
HVAC DRAWINGS

Sheet No.
M-03
Scale
N.T.S
Date
25 FEB.2026

AIR HANDLING UNIT SCHEDULE							
NO#.	TAG NO.	AIR FLOW	COOLING LOAD		OUTDOOR TAG	MANUFACTURER	MODEL NO.
		CFM	Btu/h	TON			
01	AHU-01	2400	60,000	5.0	CU-01	GOODMAN	AMVT60DP1300
02	AHU-02	1800	42,000	3.5	CU-02	GOODMAN	AMST42CU1300

HEAT PUMP UNIT SCHEDULE							
NO#.	TAG NO.	AIR FLOW	COOLING LOAD		SEER2	MANUFACTURER	MODEL NO.
		CFM	Btu/h	TON			
01	CU-01	2400	60,000	5.0	17.2	GOODMAN	GLZT7CA6010
02	CU-02	1800	42,000	3.5	15.2	GOODMAN	GLZS5BA4210

EXHAUST AIR FAN EQUIPMENT SCHEDULE			
NO#.	QTY	SIZE	TYPE
01	06	Ø8"	EXHAUST AIR DIFFUSER
02	02	Ø10"	EXHAUST FAN

MECHANICAL VENTILATION CALCULATION (IRC SECTION M1505)
CFM= 0.01 X FLOOR AREA + 7.5 X (NO. OF BEDROOMS +1)
CFM= 0.01 X 3557 + 7.5 X (4 +1)
CFM= 73.07



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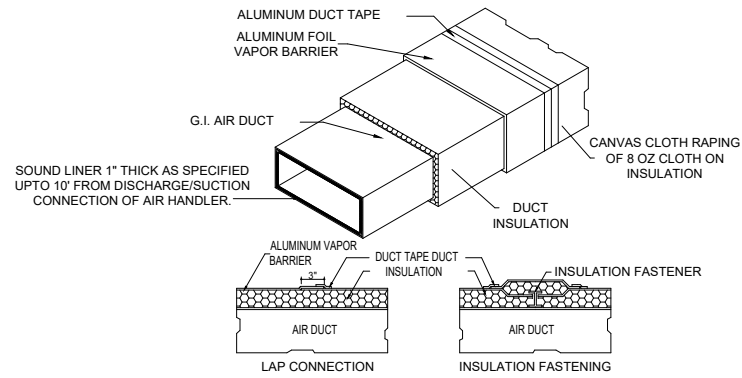
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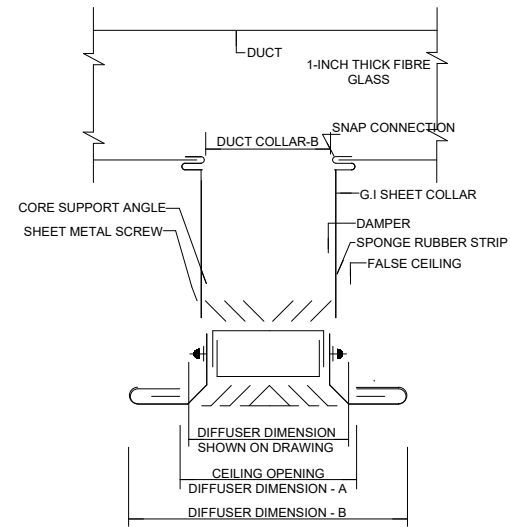
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SCHEDULE
SCHEDULE
Drawing Phase

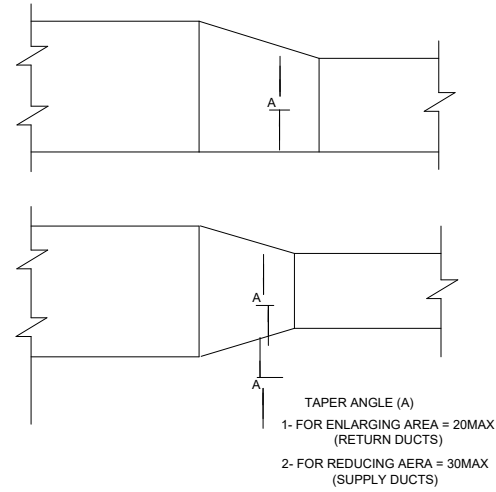
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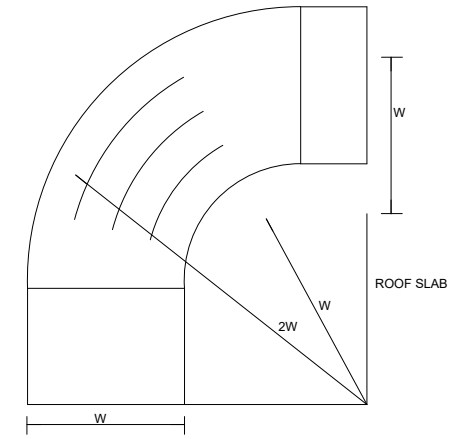
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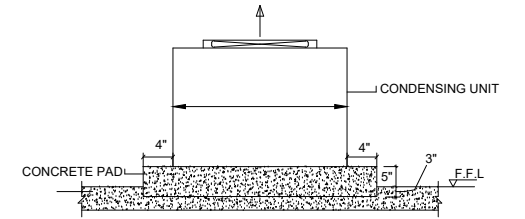
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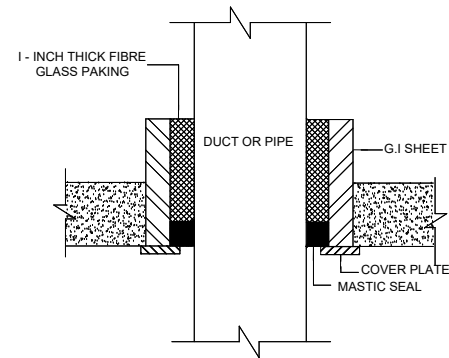
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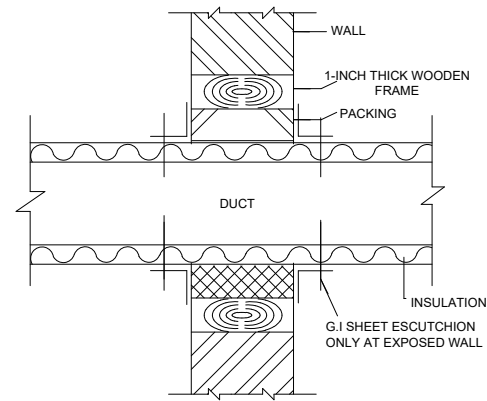
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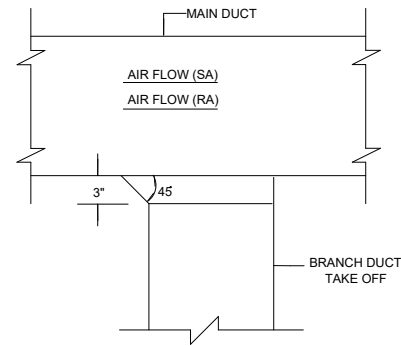
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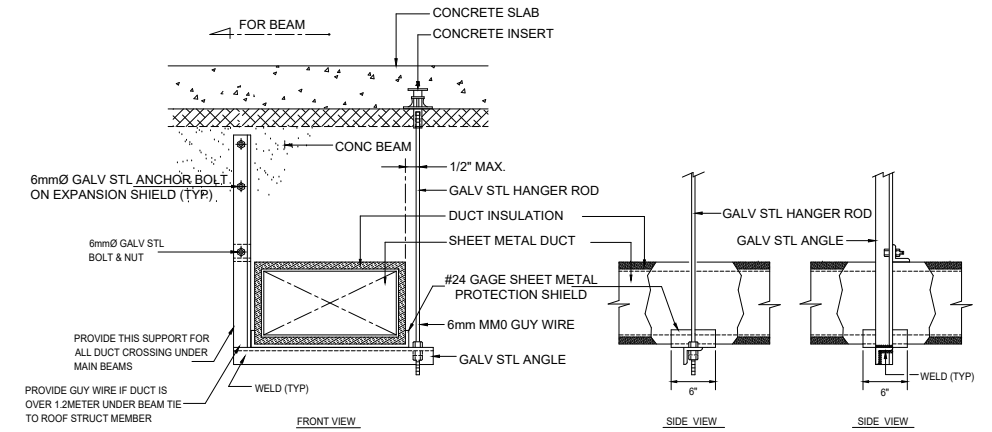
DUCT THRU ROOF



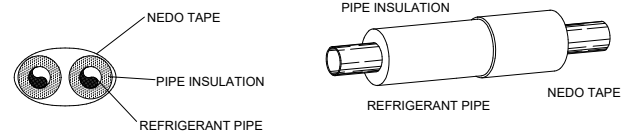
DUCT THRU WALL



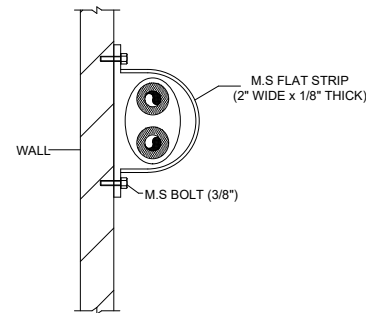
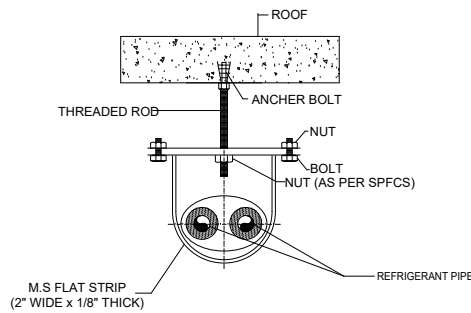
BRANCH DUCT TAKE OFF



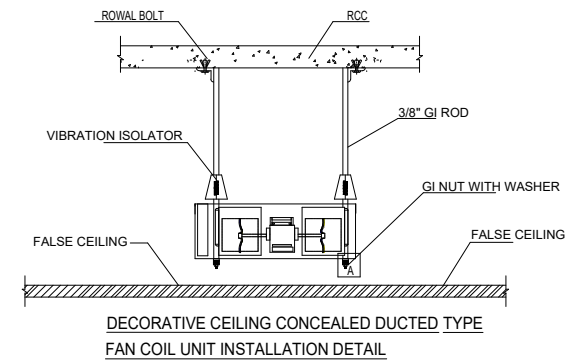
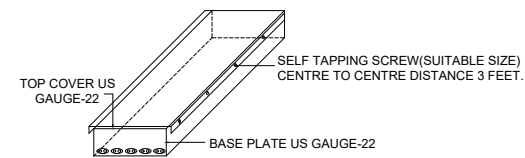
TYPICAL DUCT HANGER DETAIL



REFRIGENT PIPES DETAILS



TRUNKING DETAILS FOR EXPOSED COPPER PIPES (NEAR OUTDOOR CONDENSING UNITS)



DECORATIVE CEILING CONCEALED DUCTED TYPE FAN COIL UNIT INSTALLATION DETAIL



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+92 51 6102624
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info@cstoneconsultancy.com

Project
4450 N 39TH ST, PHOENIX, ARIZONA 85018
Client

Amendments		
No.	Date	Notes
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Designed by

Drawn by

Checked by

Revision

Project number

Drawing Title
HVAC TYPICAL INSTALLATION
DETAILS
Drawing Phase
DETAILS

Sheet No.
M-05
Scale
N.T.S
Date
25 FEB.2026