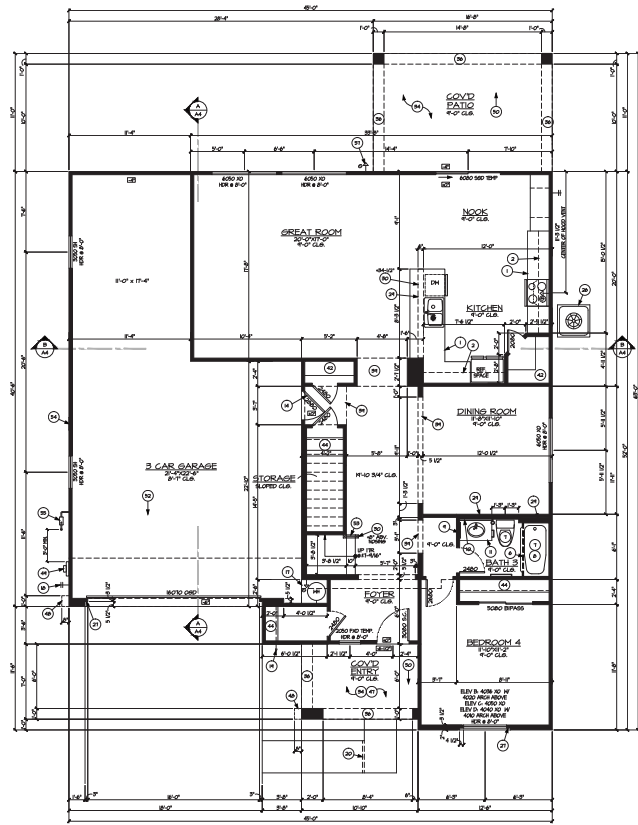
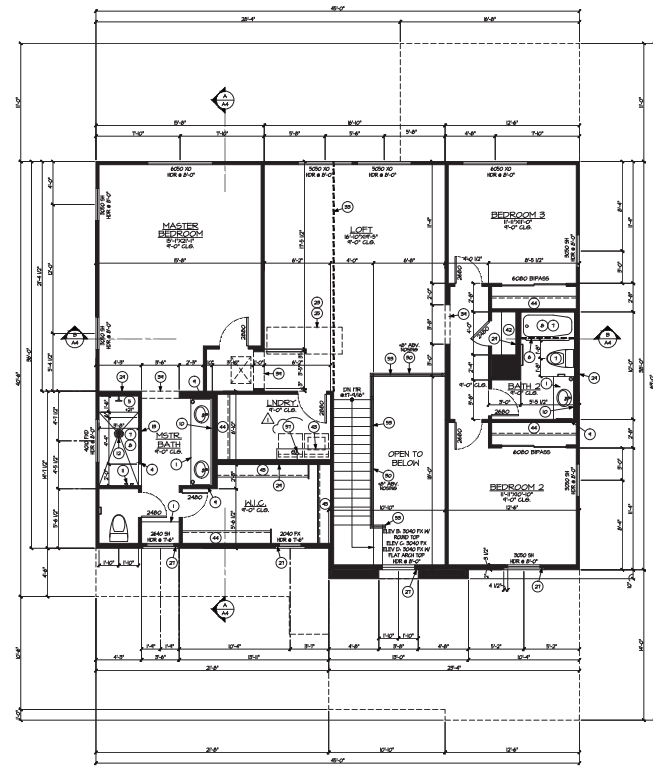


PLAN 45-7

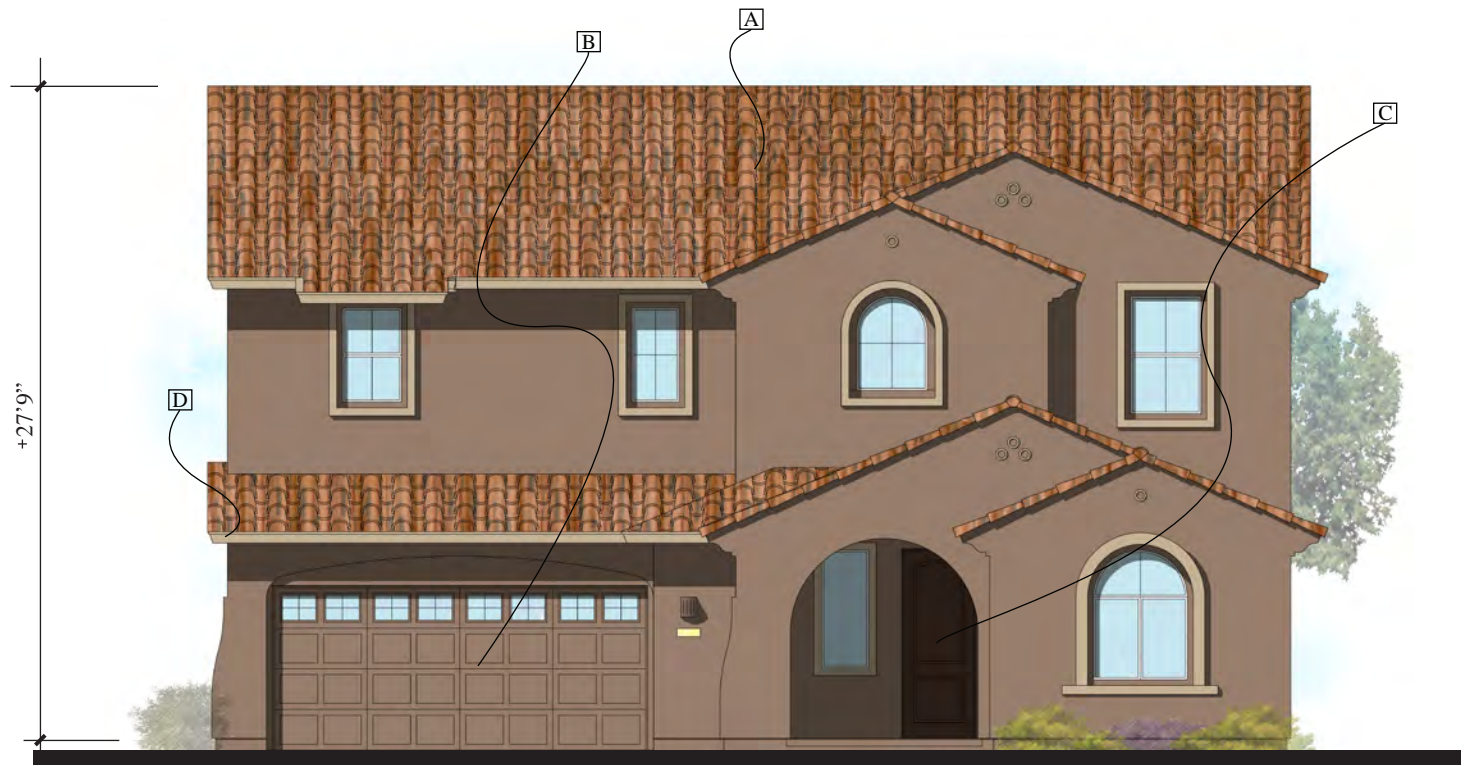


First Floor



Second Floor

Floor Plan



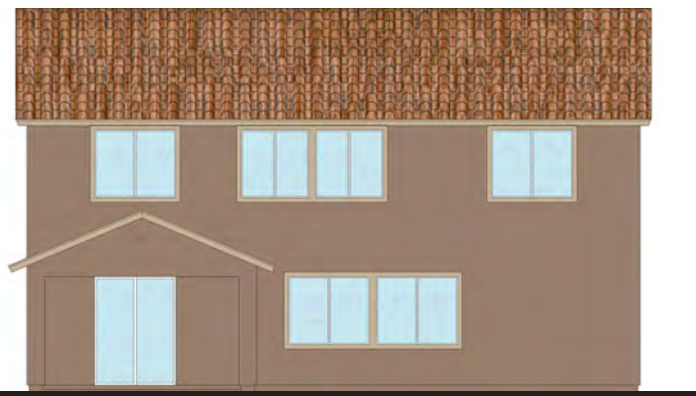
Front Elevation

Shown as Sherwin Williams Paint Scheme

- Boral Tile Roof A
- Standard Garage Door B
- Standard Front Door C
- Wood Fascia D



Left Elevation



Rear Elevation

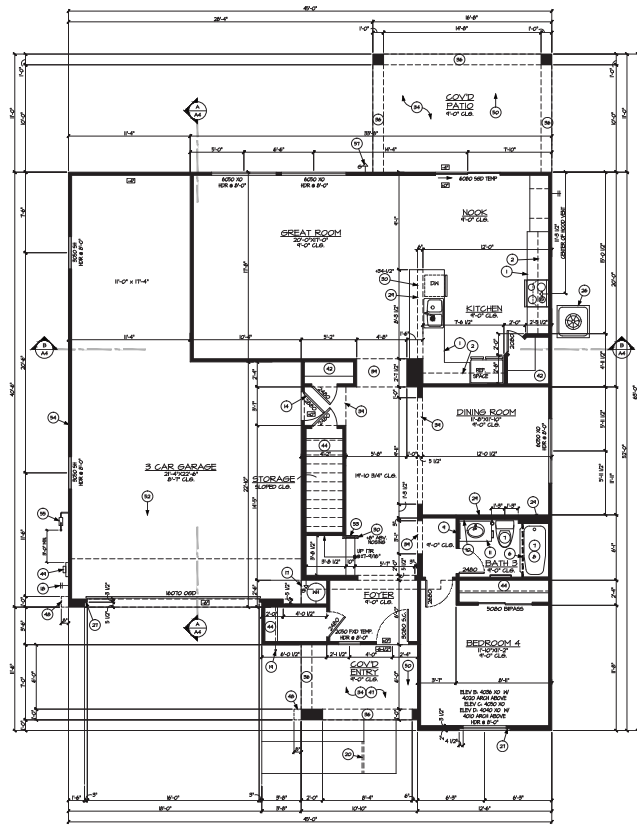


Right Elevation

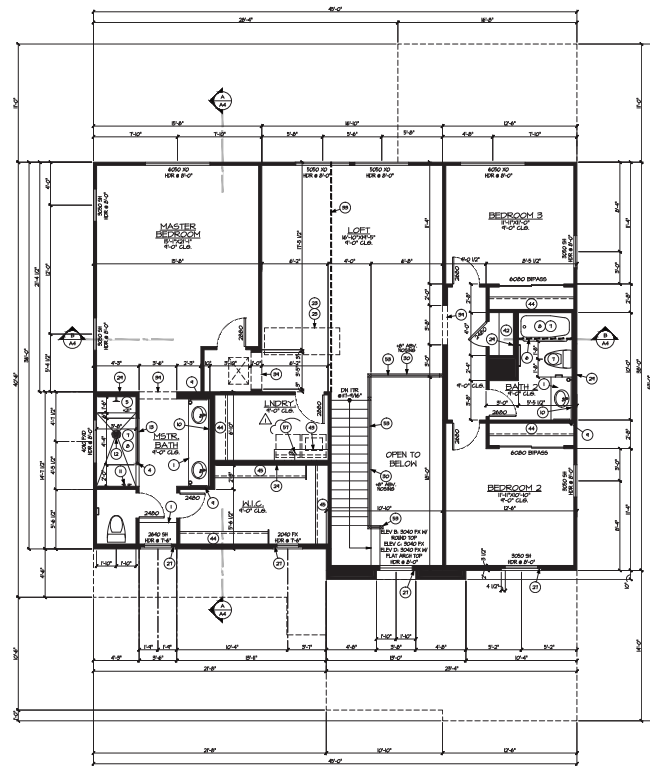
HASTINGS

Queen Creek, Arizona

PLAN 45-7

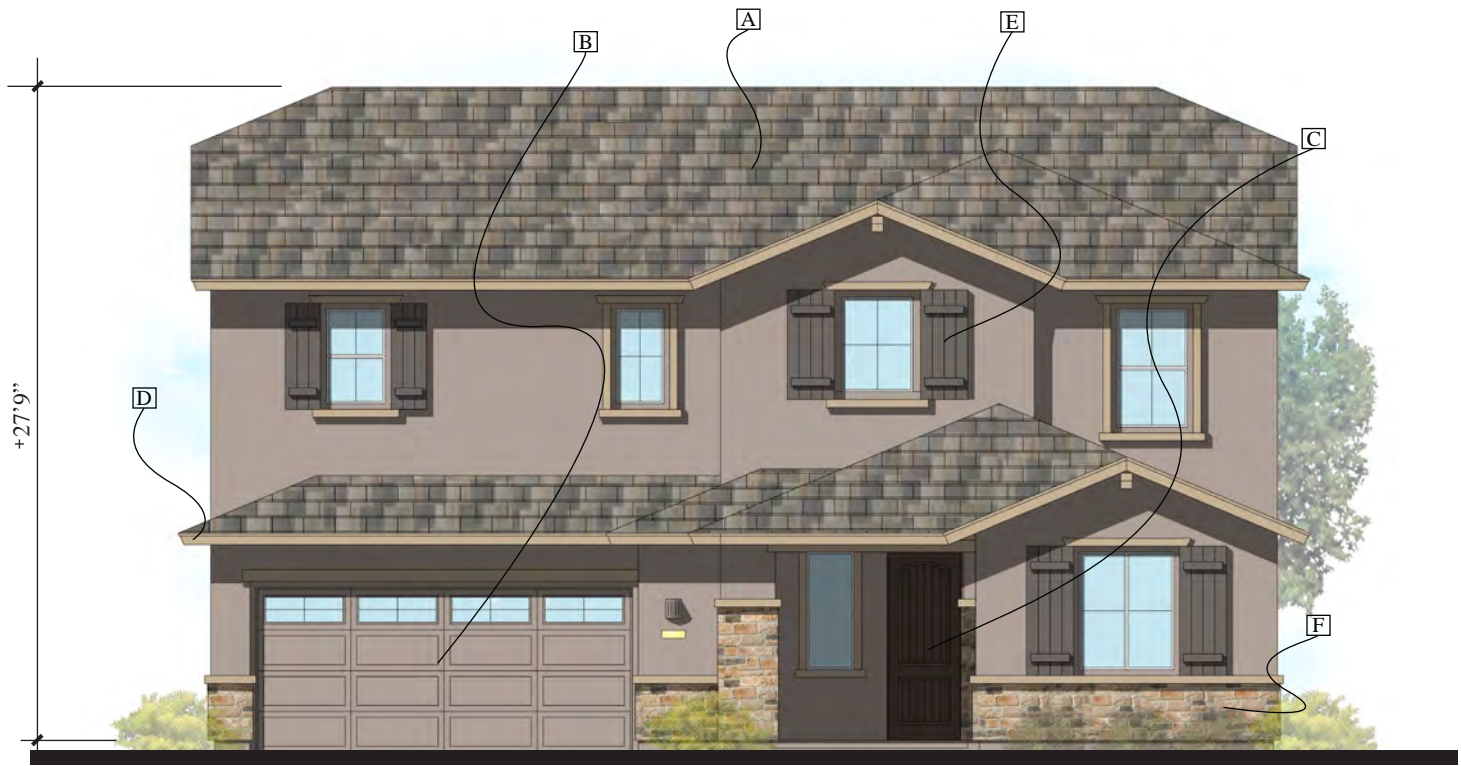


First Floor



Second Floor

Floor Plan



Front Elevation

Shown as Sherwin Williams Paint Scheme

- Boral Tile Roof A
- Standard Garage Door B
- Standard Front Door C
- Wood Fascia D
- Decorative Shutters E
- Decorative Stone Veneer F



Left Elevation



Rear Elevation

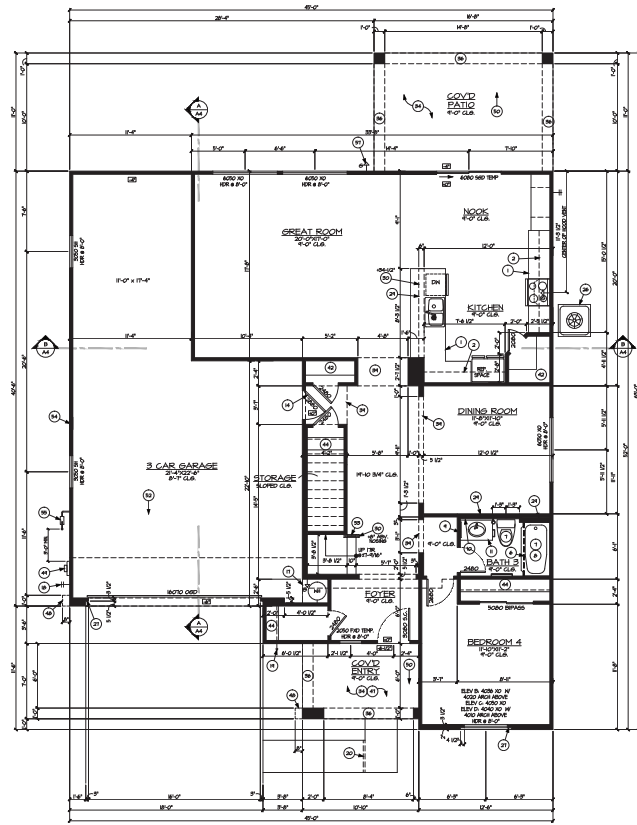


Right Elevation

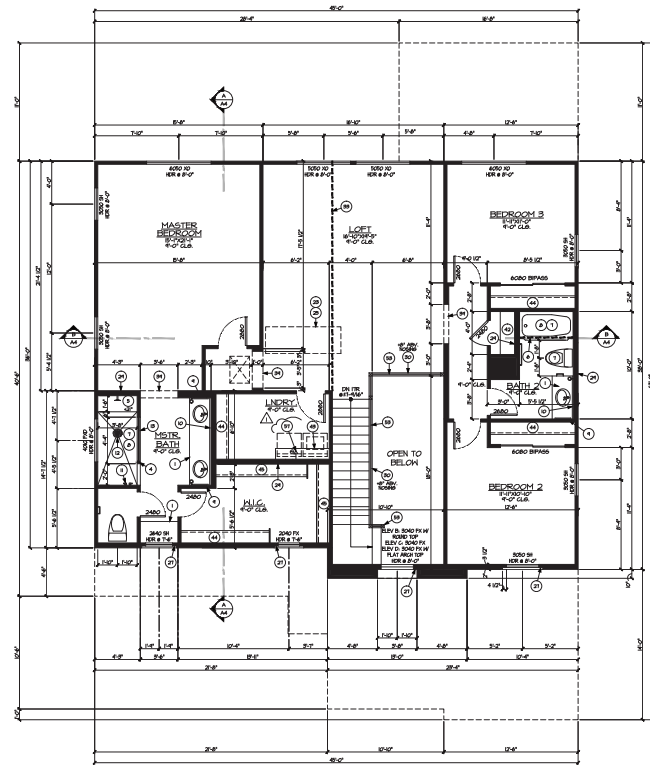
HASTINGS

Queen Creek, Arizona

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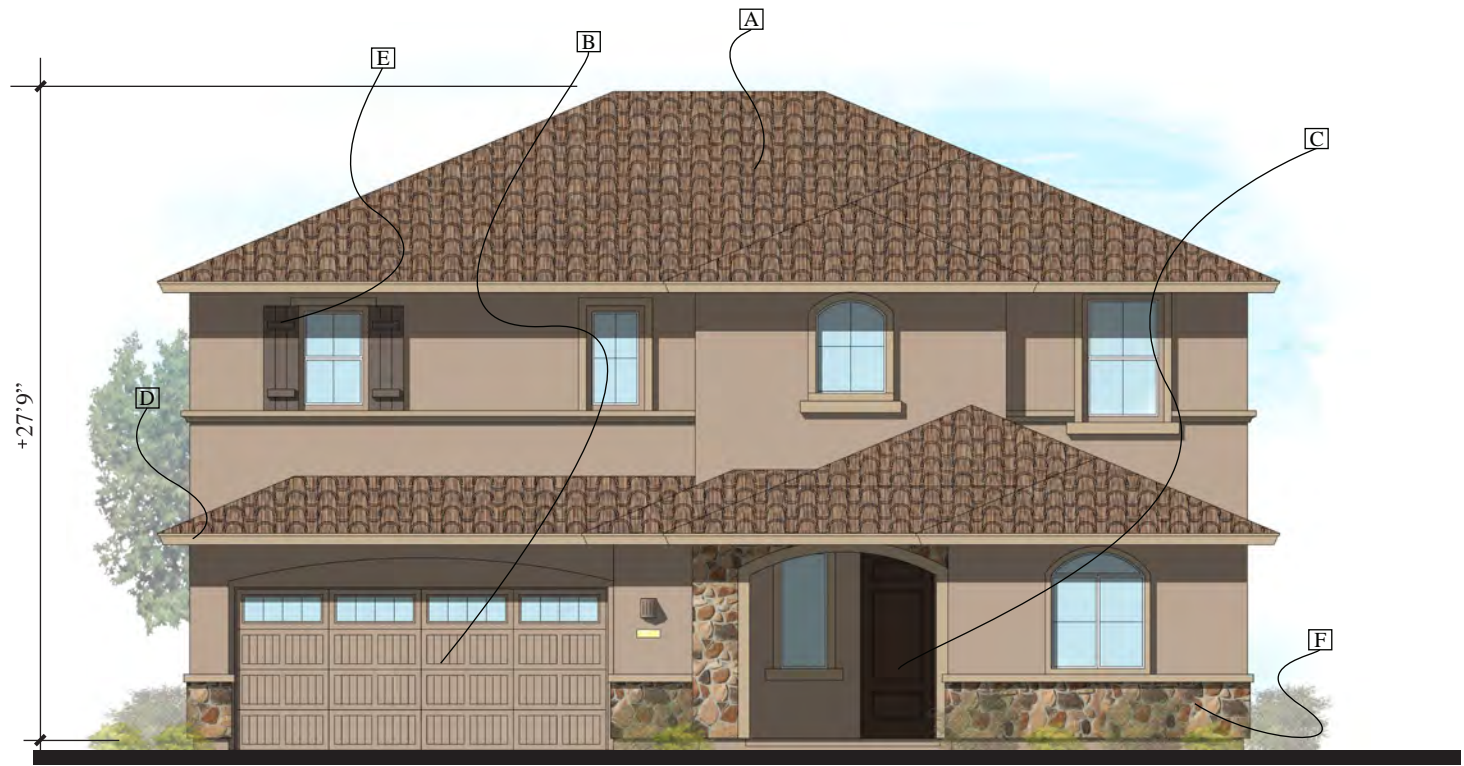


First Floor



Second Floor

Floor Plan



Front Elevation

Shown as Sherwin Williams Paint Scheme

- Boral Tile Roof A
- Standard Garage Door B
- Standard Front Door C
- Wood Fascia D
- Decorative Shutters E
- Decorative Stone Veneer F



Left Elevation



Rear Elevation



Right Elevation

HASTINGS

Queen Creek, Arizona

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NOTE:
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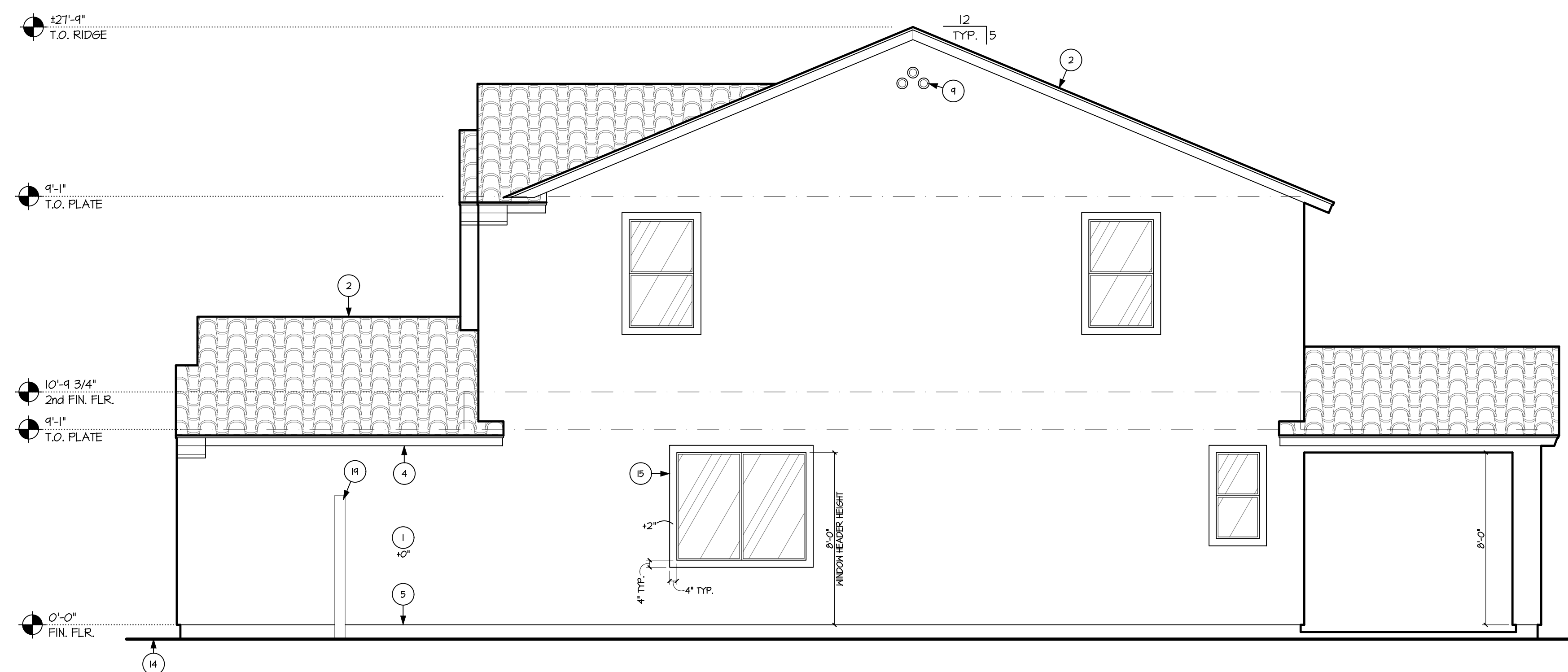
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WATER-RESISTIVE BARRIER REQUIRED UNDER ALL EXTERIOR WALL FINISH (SIDING) MATERIAL

GENERAL NOTES

- SEE FLOOR PLAN & ELEVATIONS FOR WINDOW HEADER HEIGHTS. ALL DOOR HEADER HEIGHTS - REFER TO FLOOR PLAN SHEET & STRUCTURAL.
- THE BUILDING SAFETY DEPARTMENT WILL REQUIRE THE INSTALLATION CARD FROM THE STUCCO MANUFACTURER'S APPROVED APPLICATOR BE ON THE JOB SITE BEFORE THE APPLICATION OF THE WEATHER-RESISTIVE BARRIER. A COPY OF THE INSTALLATION CARD MUST BE PRESENTED TO THE BUILDING INSPECTOR AFTER COMPLETION OF THE WORK AND BEFORE THE FINAL INSPECTION. A COPY OF THE INSTALLATION CARD SHALL BE LEFT AT THE JOB SITE FOR HOMEOWNER. WHEN APPLIED OVER WOOD-BASED SHEATHING, THE BARRIER SHALL BE A MINIMUM TWO LAYERS OF GRADE D, BUILDING PAPER PER THE IRC.
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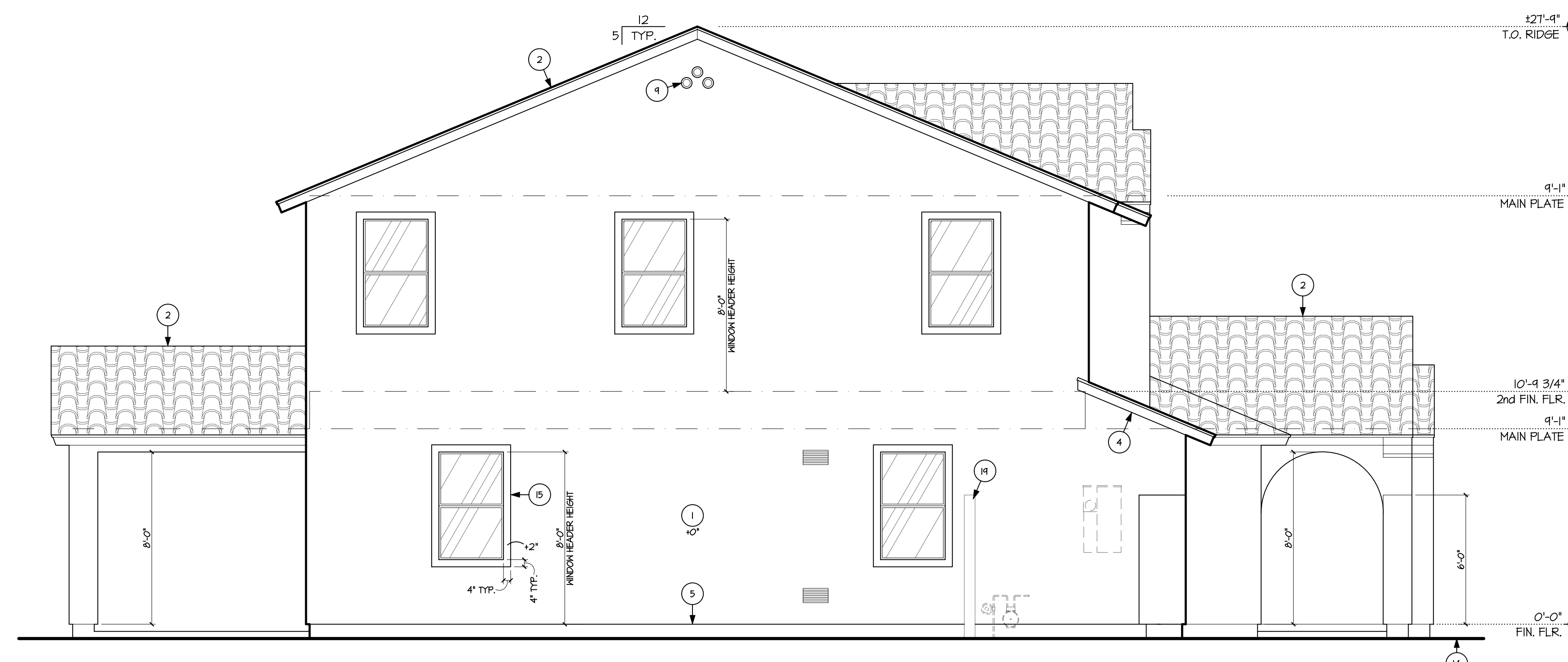
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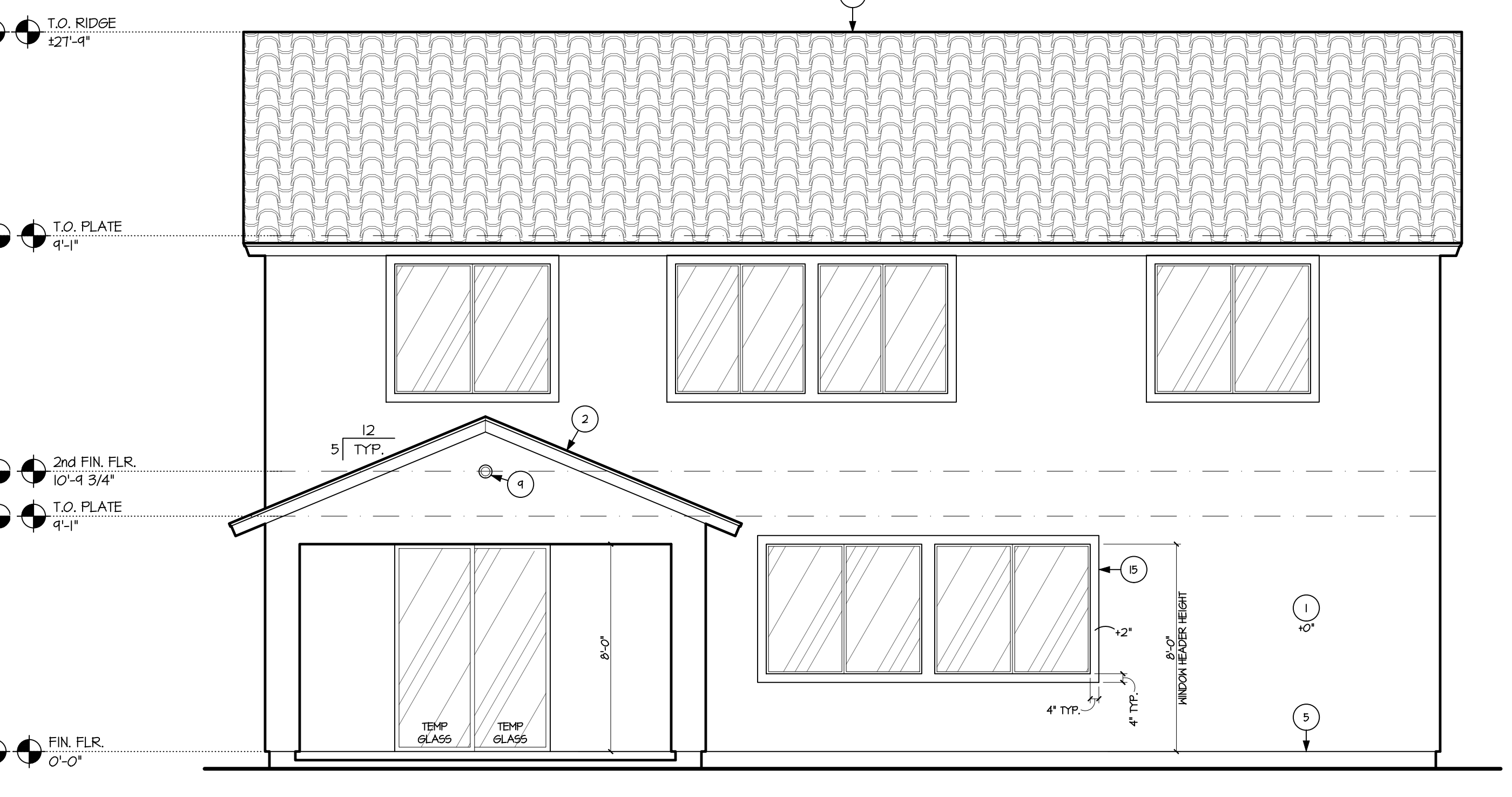
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SCALE: 1/4" = 1'-0" SPANISH COLONIAL



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PLOT DATE: 1-18-18

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MASTER MODEL - MASTER MODEL 2015 - FIRST TIME PLANS APPROVAL - AND LIPLAN ARE ALL TRADEMARKS OF LIPLAN, LLC

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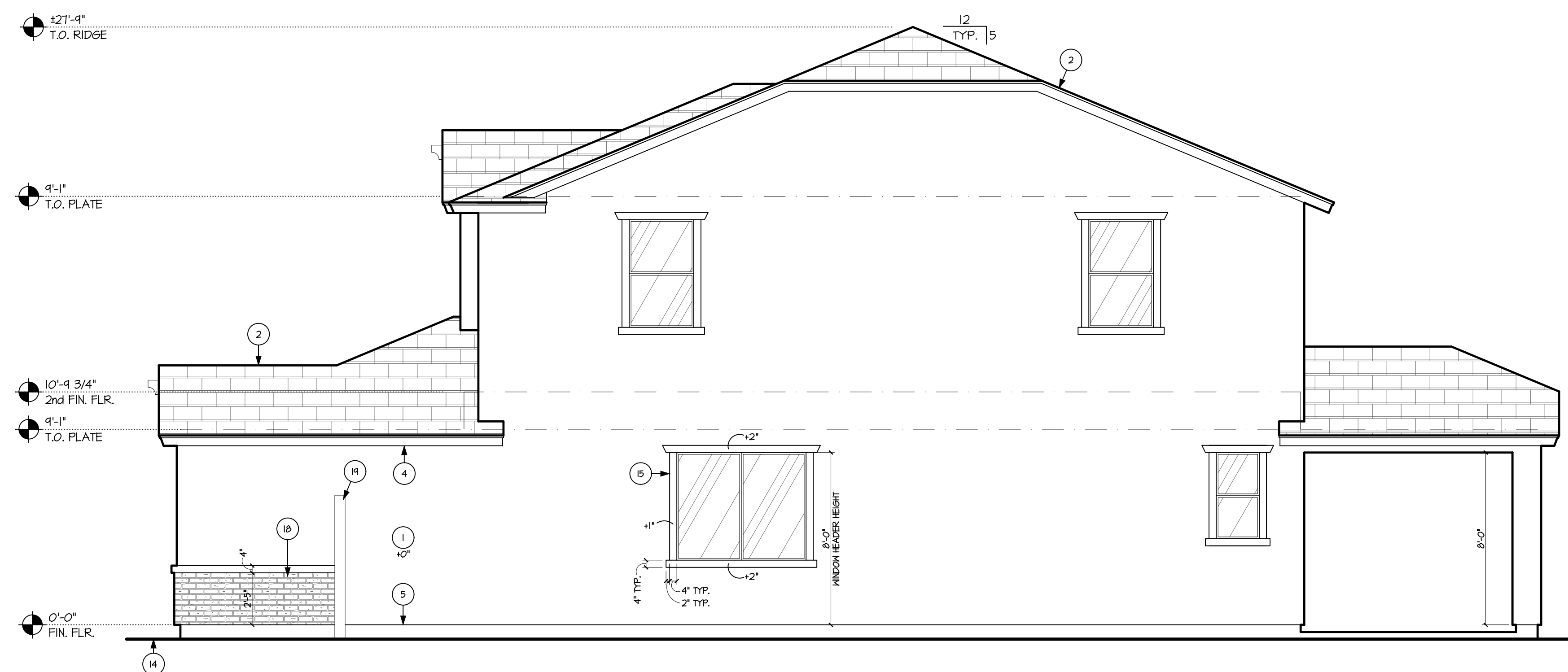
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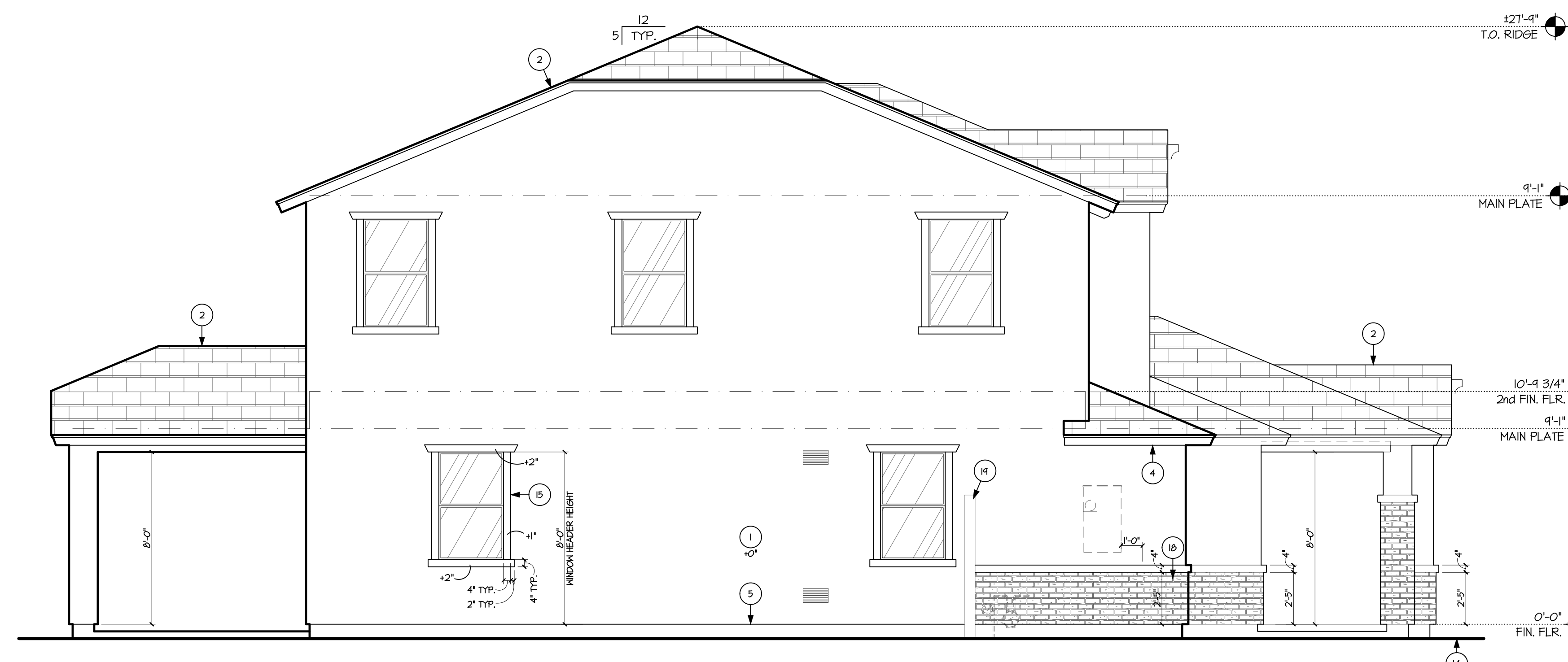
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RIGHT ELEVATION 'C'
SCALE: 1/4" = 1'-0" FARMHOUSE



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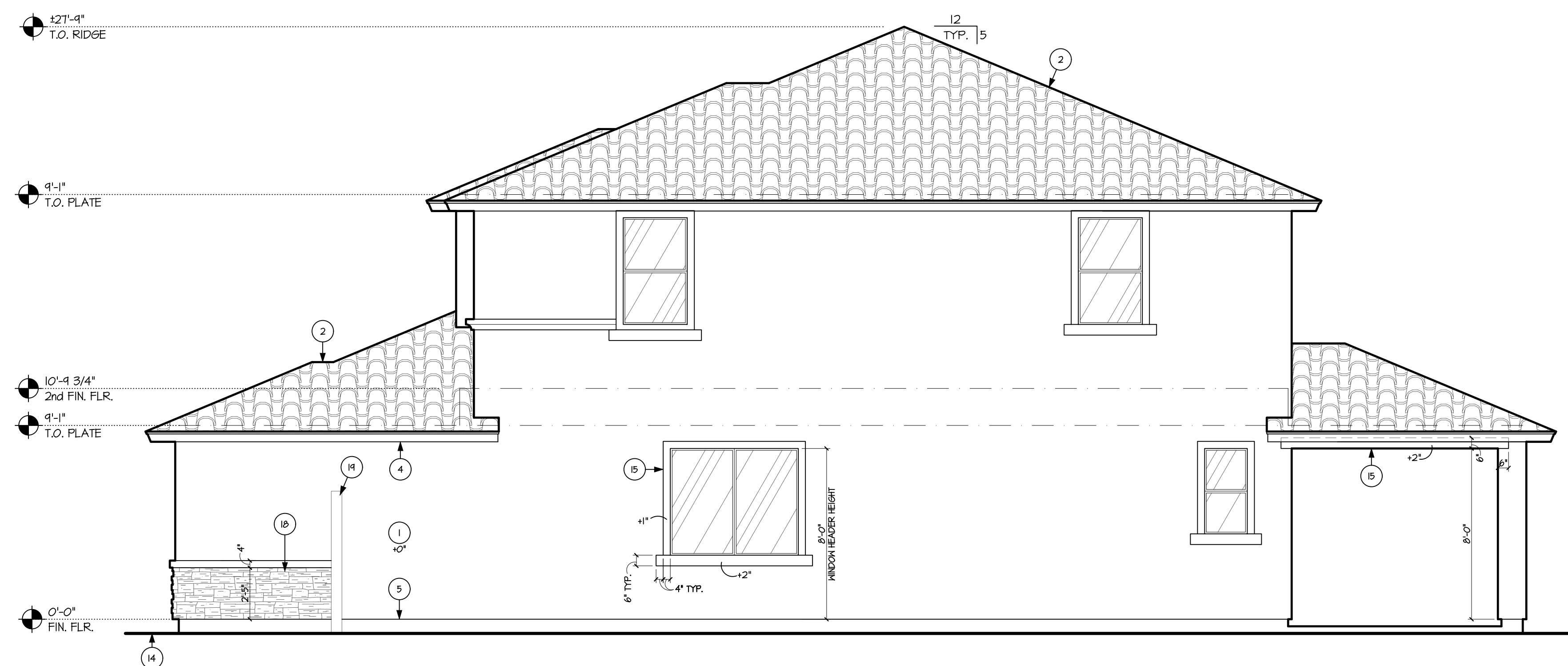
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KEYNOTES
* SEE SPECIFICATION FOR MORE INFORMATION *
** ALL KEYNOTES MAY NOT APPLY TO THIS SHEET *

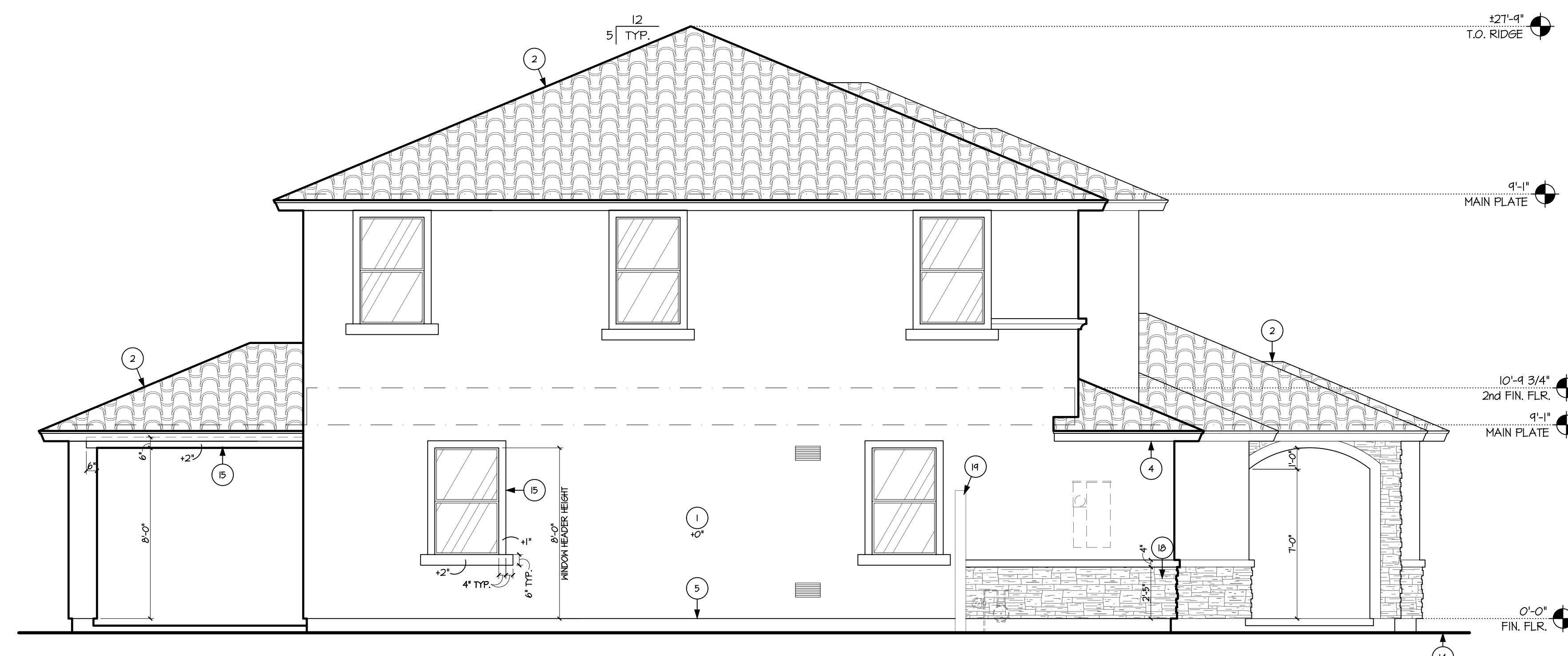
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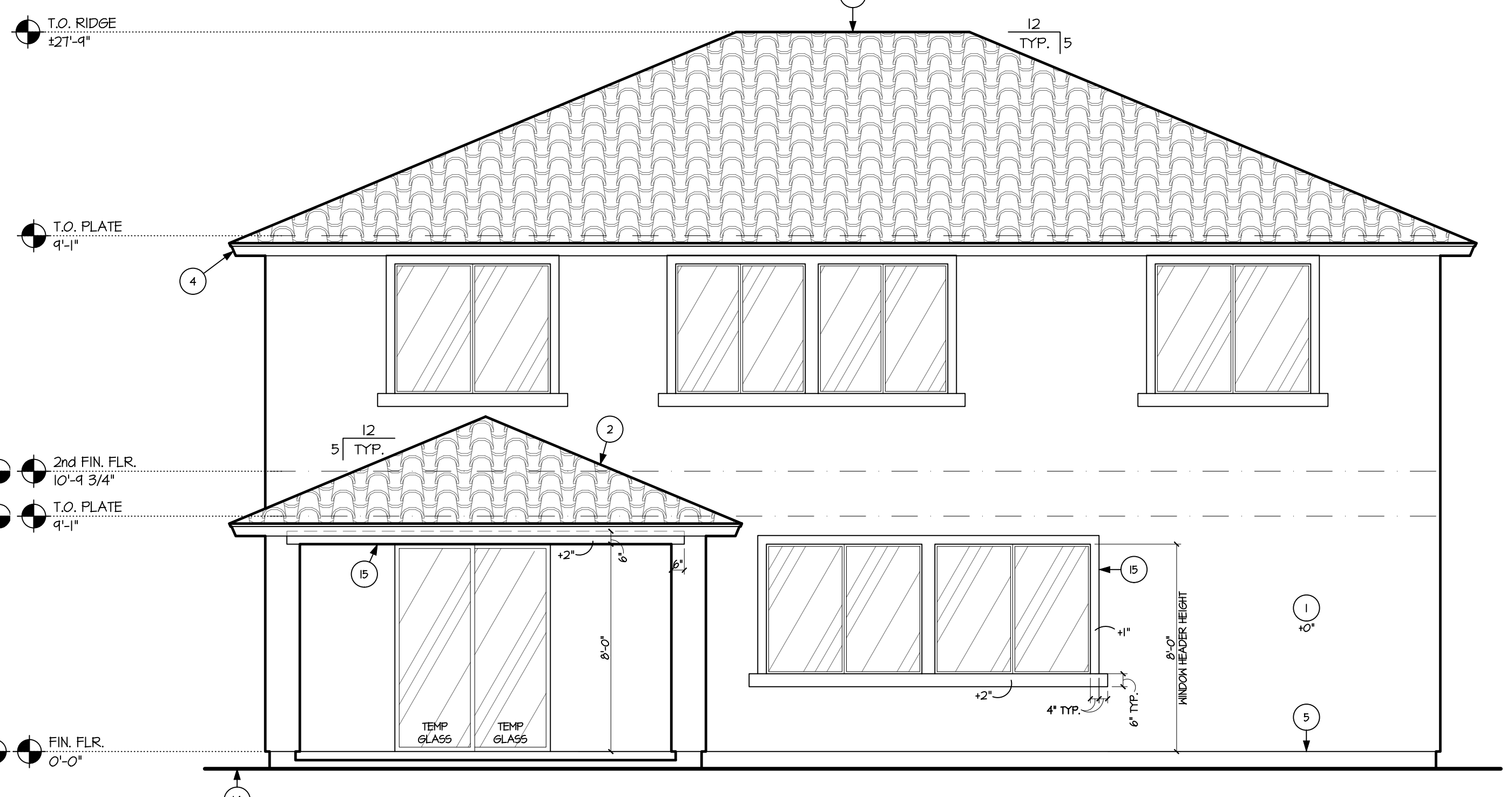
RIGHT ELEVATION 'D'
SCALE: 1/4" = 1'-0"
ITALIAN RENAISSANCE



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GENERAL NOTES

- HALL FRAMING - SEE STRUCTURAL - UNO. EXTERIOR WALLS - 2x4 @ 16" o.c. UNO. INTERIOR BEARING WALLS - 2x4 @ 16" o.c. UNO. INTERIOR NON BRG. - 2x4 @ 24" o.c. UNO. PLUMBING WALLS - 2x6 UNO. 16" o.c. @ TUBS & SHOWERS FOR PROPER INSTALLATION OF DENS SHIELD
- INSULATION MANUFACTURER: CERTAIN TEED OR APPROVED EQUAL MATERIAL; BATT'S WALL INSULATION. (2x4) R-13, AIR CONDITIONED AREAS (2x6) R-20. AIR CONDITIONED AREAS CEILING INSULATION: R-30 OVER ALL LIVEABLE AREAS. KNEE WALL INSULATION: R-13 2x4/R-20 2x6 CAULK AND SEAL BOTTOM PLATES, PENETRATIONS, WINDOWS & DOORS.
- REFER TO FLOOR PLAN SHEETS FOR ALL WINDOW HEADER HEIGHTS. SEE DOOR ROUGH OPENING CHART BELOW.
- SHOWER HEADS @ 82" A.F.F. SHOWER CONTROL VALVES @ 42" A.F.F. STACK SHOWER CONTROL VALVES @ CURVED WALLS UNO.
- PROVIDE PRESSURE BALANCE OR THERMO. MIXING VALVE TYP. CONTROL VALVES FOR ALL SHOWER AND TUB COMBO AND GARDEN TUBS.
- GLASS BLOCK SHALL COMPLY WITH IRC.
- ALL BATH ACCESSORIES, (TOWEL BARS, HOOKS ETC.) AND MOUNTING HEIGHTS TO BE DETERMINED BY BUILDER.
- PROVIDE BLOCKING IN WALLS AS NECESSARY TO SUPPORT ALL WALL MOUNTED FIXTURES.
- ALL MECH. EQUIPMENT SHALL BE SCREENED A MINIMUM OF 12" ABOVE THE HIGHEST POINT OF THE EQUIPMENT. SEE MECH. PLAN FOR A/H LOC.
- ALL CEILING HEIGHTS INDICATED ARE FROM FINISHED FLOOR ELEVATION.
- REFER TO SPECIFICATIONS FOR ALL FLAT WORK. CONCRETE FINISH.
- ALL EQUIPMENT IN GARAGE SHALL HAVE ELECTRIC (OR GAS) IGNITION POINTS AT 18" ABOVE FINISH FLOOR AND SHALL BE PROTECTED FROM DAMAGE.
- XOX WINDOW = TO HAVE ONE OPENABLE WINDOW TO BE 5 T.S.F. MIN. WITH MIN. CLEAR DIM. OF 20" WIDE X 24" HIGH.
- ALL EQUIPMENT SHALL BE INSTALLED SO THAT AIR FLOW OVER SURFACES IS NOT PREVENTED AS PER MANUFACTURER'S INSTALLATION REQUIREMENTS. INSULATION SHALL AT A MINIMUM:
 - MAINTAIN THE MIN. CLEARANCE REQUIREMENTS OF THE VENT PIPES.
 - EXTEND A MINIMUM OF 24" ABV. THE CEILING.
 - HAVE A SLOPED TOP.
 - BE SECURED IN PLACE.
 - NOT OBSTRUCT INSPECTION OF THE VENT PIPE JOINTS.
- CLOTHES DRYERS SHALL BE EXHAUSTED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. DRYER VENT TO CONFORM TO IMC SECTION M502. DRYER EXHAUST DUCTS SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS M502.4.1 THROUGH M502.4.6, WHERE THE EXHAUST DUCT IS CONCEALED WITHIN BLDG CONSTRUCTION, THE EQUIVALENT LENGTH SHALL BE IDENTIFIED ON PERMANENT TAGS AND BE WITHIN 6 FEET OF THE DUCT CONNECTION. SEE MECHANICAL PLAN FOR DRYER VENT LOCATION AND TYPE.
- STANDARD WATER HEATER - 50 GAL. - SEE SPECS WATER HEATER TO INCLUDE T & P RELIEF VALVE - SEE SPECS FOR SIZE OF TP LINE AND FLUE SIZE.
- PROVIDE MIN. 15" CLEAR EACH SIDE AND MIN. 24" CLEAR IN FRONT FOR WATER CLOSET.
- PRE PLUMB REFRIGERATOR SPACE FOR ICE MAKER. PROVIDE 34" SPACE.
- PROVIDE REVERSE OSMOSIS ROUGH-IN TO REF. AT DOUBLE SINK.
- PROVIDE INSULATED, DUAL GLAZED, LOW E GLASS AT ALL FRENCH DOORS, WINDOWS AND SLIDING GLASS DOORS
- PLUMBER TO PLACE CLEANOUTS, FEED LINES, ETC. ABOVE 4 3/4" STANDARD BASE BOARD HEIGHT IS 2 1/4"
- PROVIDE TETHER AT STOVE FOR PREVENTION OF TIP OVER
- WHEN PLAN IS FLIPPED, ARCADIA DOORS FLIP ALSO AND DRYER IS ALWAYS TO THE RIGHT OF THE WASHER.
- PROVIDE CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM AS THE BACKER FOR CERAMIC TILE IN TUB AND SHOWER AREAS.

DOOR ROUGH OPENING

- EXTERIOR DOORS -
 - 6'-8" DOOR HEADERS - 82-1/2" TO 83". NOTE: DOORS FROM THE GARAGE TO THE HOUSE ARE EXTERIOR DOORS.
 - 8'-0" DOOR HEADERS 81" TO 84-1/2".
 - SINGLE DOORS ARE 2" OVER THE WIDTH OF THE DOOR.
 - DOUBLE DOORS ARE 2-1/2" TO 3" OVER THE WIDTH OF THE DOORS.
 - ALL STUCCO GROUNDS WILL BE 1-1/4" X 1-1/4".
 - AT GARAGE SERVICE DOORS HEADER HEIGHT IS MEASURED FROM GARAGE FLOOR.
 - INTERIOR DOORS -
 - HEADERS - 82-1/2".
 - SINGLE DOORS ARE 2" OVER THE WIDTH OF THE DOOR.
 - DOUBLE DOORS ARE 2-1/2" TO 3" OVER THE WIDTH OF THE DOORS.
 - BI-PASS DOORS WIDTH OF THE DOORS WITH 82-1/2" HEADER.
 - BI-FOLD DOORS ARE 1-1/4" OVER THE WIDTH WIDTH OF THE DOORS. NOTE: BI-FOLD OR BI-PASS DOORS NEED A STUD OR LADDER BACKING FOR THE STOP.
- NOTE: ALL DIMENSIONS ARE MINIMUM

SYMBOL LEGEND

- * SEE SPECIFICATION FOR MORE INFORMATION * ALL ITEMS MAY NOT APPLY *
- | | |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| (XX) KEYNOTE | (D) DOUBLE SINK W/ DISPOSAL |
| (R.P.) HOT WATER REGRILLATING PIPE | (DN) DISHWASHER - PROVIDE 1" AIR GAP PER IRC |
| (-/-) FINISHED FLOOR ELEVATION | (W) WASHER & DRYER W/ 4" DRYER VENT THROUGH ROOF NOT TO EXCEED 14'-0" PER THE IRC. PROVIDE DRAIN PAN IF DRYER IS LOCATED ON 2ND FLOOR. |
| (-/-) 2x6 HALL | (S) UTILITY SINK |
| (-/-) 6" WALL WITH STAGGERED 2x4 STUDS @ 24" O.C. & INSULATION | (R) REFRIGERATOR SPACE PROVIDE 34" WIDE SPACE & INSTALL RECESSED KITCHEN LINE |
| (AC) A/C CONDENSING UNIT - SEE MECH. PLAN FOR MORE INFO. | (S) 30" SMOOTH TOP RANGE W/MICROWAVE ABOVE |
| (WH) WATER HEATER W/DRAIN & PAN | (H) HOSE BIBB W/ ANTI-SIPHON VALVE |
| (W) WATER CLOSET - PROVIDE MIN. 15" EA. SIDE & 24" CLEAR IN FRONT | (S) GAS SUB OUT - LOCATE PER MANUFACTURER'S SPECS |
| (L) LAVATORY W/ 4" SPREAD STANDARD 5'-0" TUB/SHR WATER RESISTANT SURROUNDS @ 136" | |

FLOOR PLAN KEYNOTES

- | | | |
|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| KITCHEN | (1) BASE CABINET W/COUNTERTOP (PER SPECS.) | |
| | (2) UPPER CABINETS (PER SPECS.) | |
| | (3) BREAKFAST BAR W/COUNTERTOP SEE DETAIL 15 ON A4.1 FOR SUPPORTS | |
| | (4) METAL FRAME AT END OF GLASS ENCLOSURE-SECURE TO FLOOR & CEILING. | |
| | (5) SHOWER NICHE/SEAT-SLOPE TO DRAIN | |
| | (6) PROVIDE SHOWER ROD (PER SPECS.) | |
| | (7) CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWERS AREAS AND WALL PANELS IN SHOWER AREAS | |
| | (8) TUB & OR SHOWER W/ WATER RESISTANT MAINSCOAT TO 76" ABV FF. IRC R307.2 | |
| | (9) RECESSED MEDICINE CABINET (PER SPECS.) - R.O. 14"x24" | |
| | (10) MIRROR - RUN ENTIRE LENGTH OF VANITY. SITS ON BACK SPLASH | |
| BATH | (1) 2 SET OF VALVES FOR SHOWER FIXTURES - PER SPECS | |
| | (2) OVERHEAD SHOWER FIXTURE-PER SPECS | |
| | (3) TEMPERED GLASS ENCLOSURE | |
| | (4) MIN. 1-3/8" SOLID CORE DOOR, SELF-CLOSING & SELF-LATCHING PER IRC R302.5.1 | |
| | (5) MIN. 36"x36" LANDING AT DOOR LOCATION, PER IRC R311.3 | |
| | (6) 2" STUCCO POP OUT ABOVE DOOR | |
| | (7) FRAMED PLATFORM RAISED 18" A.F.F. | |
| | (8) BUILDING WATER MAIN SHUT-OFF VALVE LOCATION. | |
| | (9) TEMPERATURE AND PRESSURE RELIEF VALVE TO BE FULL SIZE STEEL PIPE OR HARD DRAWN COPPER TUBING OR CPVC, SHALL EXTEND OUTSIDE OF BLDG W/ THE END OF PIPE NOT MORE THAN 2' OR LESS THAN 6" ABV. GRADE & POINTING DOWNWARD | |
| | (10) DRAINAGE SLEEVE - ZURN Z803 FIBERGLASS-PLASTIC COVER | |
| DOORS | (1) *NOT USED | |
| | (2) *NOT USED | |
| | (3) PROVIDE GAS FOR AIR HANDLER | |
| | (4) MECHANICAL CHASE | |
| | (5) AIR HANDLER IN ATTIC, SEE STRUCTURAL & MECHANICAL FOR EXACT LOCATION | |
| | (6) PREFAB PAD FOR CONDENSOR UNITS, HOLD 6" AWAY FROM HOUSE & MIN. 3" ABOVE GRADE. VERIFY THE SIZE WITH THE MECHANICAL CONTRACTOR | |
| | (7) PROVIDE MIN. 3" REVEAL AROUND WINDOW/DOOR. SEE ELEVATIONS | |
| | (8) *NOT USED | |
| | (9) 2x6 WALL | |
| | (10) LOW WALL, SEE PLAN FOR HEIGHT | |
| PLUMBING | (1) COURTYARD WALL | |
| | (2) *NOT USED | |
| | (3) APPROXIMATE LOCATION OF DRAFTSTOP, INSTALL PER IRC SECTION R502.12 | |
| | (4) 1/2" TYPE 'M' GYP. BD. @ ALL CVD. PATIOS, (ICC HESR-1330 OR EQUAL) | |
| | (5) 5/8" TYPE 'X' GYP. BD. @ USEABLE AREAS UNDER STAIRS AND @ GARAGE CLG. WHEN GARAGE IS UNDER A HABITABLE ROOM, USE 1/2" GYP. BOARD @ ALL OTHER WALLS & CLG PER IRC R302.6 | |
| | (6) SOFFIT - SEE ELEVATION | |
| | (7) 22"x30" ATTIC ACCESS SEE DETAIL 6 ON SHEET A4.1 | |
| | (8) LINE OF CEILING CHANGE | |
| | (9) FLAT SOFFIT @ 8'-0" | |
| | (10) LINE OF 2nd FLOOR EXT. WALL | |
| MECH | (1) 5 SHELVES EVENLY SPACED | |
| | (2) 1 SHELF | |
| | (3) 1 ROD, 1 SHELF | |
| | (4) 2 RODS, 1 SHELF | |
| | (5) SHELVES PER SPECIFICATIONS | |
| | (6) INSTALL PAVERS ATOP CONC. PATIO | |
| | (7) PROVIDE CONC. UNDER POPOUT @ ELEV. 'B' SEE STRUCTURAL FOR DET. | |
| | (8) ELECTRIC PANEL LOCATION-SEE E-1 AND GENERAL NOTES. FRAMER TO PROVIDE LATH BACKING AROUND PANEL | |
| | (9) SLOPE 1/8" PER 12" | |
| | (10) SLOPE 1/4" PER 12" | |
| WALLS | (1) SLOPE GARAGE 2" OVERALL | |
| | (2) HANDRAIL/GUARDRAIL (WOOD OR IRON PER SPECS) TO BE 36" ABOVE WALKING PLANE ON 8" HIGH CURB. RAILS SHOULD BE SPACED TO NOT ALLOW A 4" SPHERE TO PASS THROUGH ANY OPENING. (PER IRC) | |
| | (3) HANDRAIL (WOOD OR IRON PER SPECS) TO BE 36" ABOVE WALKING PLANE (PER IRC) | |
| | (4) NATURAL GAS METER LOCATION - SEE PLUMBING PLAN | |
| | (5) COMBUSTION & RELIEF GRILLES, 12" FROM FLR. & CLG. W/ GAS APPL | |
| | (6) PROVIDE 100 SQ. IN. MAKEUP AIR FOR GAS OR ELEC DRYER TO BE PROVIDED BY JUMP DUCT OR DOOR VENT (SEE MECH) | |
| | FRAMING | (1) KEYNOTE |
| | | (2) DOUBLE SINK W/ DISPOSAL |
| | | (3) DISHWASHER - PROVIDE 1" AIR GAP PER IRC |
| | | (4) WASHER & DRYER W/ 4" DRYER VENT THROUGH ROOF NOT TO EXCEED 14'-0" PER THE IRC. PROVIDE DRAIN PAN IF DRYER IS LOCATED ON 2ND FLOOR. |
| (5) UTILITY SINK | | |
| (6) REFRIGERATOR SPACE PROVIDE 34" WIDE SPACE & INSTALL RECESSED KITCHEN LINE | | |
| (7) 30" SMOOTH TOP RANGE W/MICROWAVE ABOVE | | |
| (8) HOSE BIBB W/ ANTI-SIPHON VALVE | | |
| (9) GAS SUB OUT - LOCATE PER MANUFACTURER'S SPECS | | |
| (10) *NOT USED | | |
| CLOSETS | (1) KEYNOTE | |
| | (2) DOUBLE SINK W/ DISPOSAL | |
| | (3) DISHWASHER - PROVIDE 1" AIR GAP PER IRC | |
| | (4) WASHER & DRYER W/ 4" DRYER VENT THROUGH ROOF NOT TO EXCEED 14'-0" PER THE IRC. PROVIDE DRAIN PAN IF DRYER IS LOCATED ON 2ND FLOOR. | |
| | (5) UTILITY SINK | |
| | (6) REFRIGERATOR SPACE PROVIDE 34" WIDE SPACE & INSTALL RECESSED KITCHEN LINE | |
| | (7) 30" SMOOTH TOP RANGE W/MICROWAVE ABOVE | |
| | (8) HOSE BIBB W/ ANTI-SIPHON VALVE | |
| | (9) GAS SUB OUT - LOCATE PER MANUFACTURER'S SPECS | |
| | (10) *NOT USED | |
| MISCELLANEOUS | (1) KEYNOTE | |
| | (2) DOUBLE SINK W/ DISPOSAL | |
| | (3) DISHWASHER - PROVIDE 1" AIR GAP PER IRC | |
| | (4) WASHER & DRYER W/ 4" DRYER VENT THROUGH ROOF NOT TO EXCEED 14'-0" PER THE IRC. PROVIDE DRAIN PAN IF DRYER IS LOCATED ON 2ND FLOOR. | |
| | (5) UTILITY SINK | |
| | (6) REFRIGERATOR SPACE PROVIDE 34" WIDE SPACE & INSTALL RECESSED KITCHEN LINE | |
| | (7) 30" SMOOTH TOP RANGE W/MICROWAVE ABOVE | |
| | (8) HOSE BIBB W/ ANTI-SIPHON VALVE | |
| | (9) GAS SUB OUT - LOCATE PER MANUFACTURER'S SPECS | |
| | (10) *NOT USED | |
| GAS | (1) KEYNOTE | |
| | (2) DOUBLE SINK W/ DISPOSAL | |
| | (3) DISHWASHER - PROVIDE 1" AIR GAP PER IRC | |
| | (4) WASHER & DRYER W/ 4" DRYER VENT THROUGH ROOF NOT TO EXCEED 14'-0" PER THE IRC. PROVIDE DRAIN PAN IF DRYER IS LOCATED ON 2ND FLOOR. | |
| | (5) UTILITY SINK | |
| | (6) REFRIGERATOR SPACE PROVIDE 34" WIDE SPACE & INSTALL RECESSED KITCHEN LINE | |
| | (7) 30" SMOOTH TOP RANGE W/MICROWAVE ABOVE | |
| | (8) HOSE BIBB W/ ANTI-SIPHON VALVE | |
| | (9) GAS SUB OUT - LOCATE PER MANUFACTURER'S SPECS | |
| | (10) *NOT USED | |

NOTE:

FIELD CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESSURE-PRESERVATIVE-TREATED WOOD SHALL BE RETREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4 - REFERENCE IRC SECTION R310.1.2. OTHER PENETRATIONS OF THE GARAGE DWELLING SEPARATION, SUCH AS PIPES, ARE TO BE PROTECTED BY FILLING THE OPENING AROUND THE PENETRATING ITEMS WITH APPROVED MATERIALS TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION PER IRC SECTION R302.11.

NOTE:

CEILING GYPSUM BOARD APPLICATION: WHEN APPLYING A WATER-BASED TEXTURE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8" INCH TO 1/2" INCH FOR 16-INCH ON CENTER FRAMING, AND FROM 1/2" INCH TO 5/8" INCH FOR 24-INCH ON CENTER FRAMING OR 1/2-INCH SAG RESISTANT GYPSUM CEILING BOARD SHALL BE USED. ALL MEASUREMENTS ARE TO BE FIELD VERIFIED PRIOR TO START OF CONSTRUCTION.

NOTE:

PROVIDE AN EXPANSION TANK OR OTHER DEVICE DESIGNED FOR INTERMITTENT OPERATION FOR THERMAL EXPANSION CONTROL AT THE WATER HEATER IF A BACKFLOW PREVENTER IS ON OR TO BE INSTALLED ON THE WATER LINE OR AT THE METER.

NOTE:

SEE STRUCTURAL DRAWINGS FOR EXACT LOCATIONS OF ATTIC ACCESS AND AIR HANDLER UNIT

NOTE:

SEE EXTERIOR ELEVATIONS FOR LOCATIONS OF STONE VENEER & POPOUTS

NOTE:

WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ. FT.

NOTE:

PRE-FAB SHOWER CAN BE REPLACED WITH OPTIONAL SITE-BUILT SHOWER PER IRC-P2104

NOTE:

REQUIRED DRAIN PAN FOR WATER HEATER; PAN SHALL BE GALVANIZED PAN HAVING A MIN. THICKNESS OF 24 GA. OR OTHER PANS LISTED FOR SUCH USE; PAN SHALL BE NOT LESS THAN 1-1/2" DEEP AND SHALL BE OF SUFFICIENT SIZE AND SHAPE TO RECEIVE ALL DRIPPING OR CONDENSATE FROM THE TANK OR WATER HEATER. THE PAN SHALL BE DRAINED BY AN INDIRECT WASTE PIPE HAVING A MIN. DIA. OF 3/4"; THE PAN DRAIN SHALL EXTEND FULL-SIZED AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR SHALL EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE MAXIMUM 6" ABOVE THE GROUND IN A LOCATION THAT DOES NOT CAUSE PERSONAL INJURY OR STRUCTURAL DAMAGE USING MATERIAL LISTED IN TABLE P2105.5 (NOT PVC).

NOTE:

PROVIDE WATER HAMMER ARRESTORS AT DISHWASHER, ICE MAKER & WASHING MACHINE.

NOTE:

PROVIDE AIR GAP AT DISHWASHER.

NOTE:

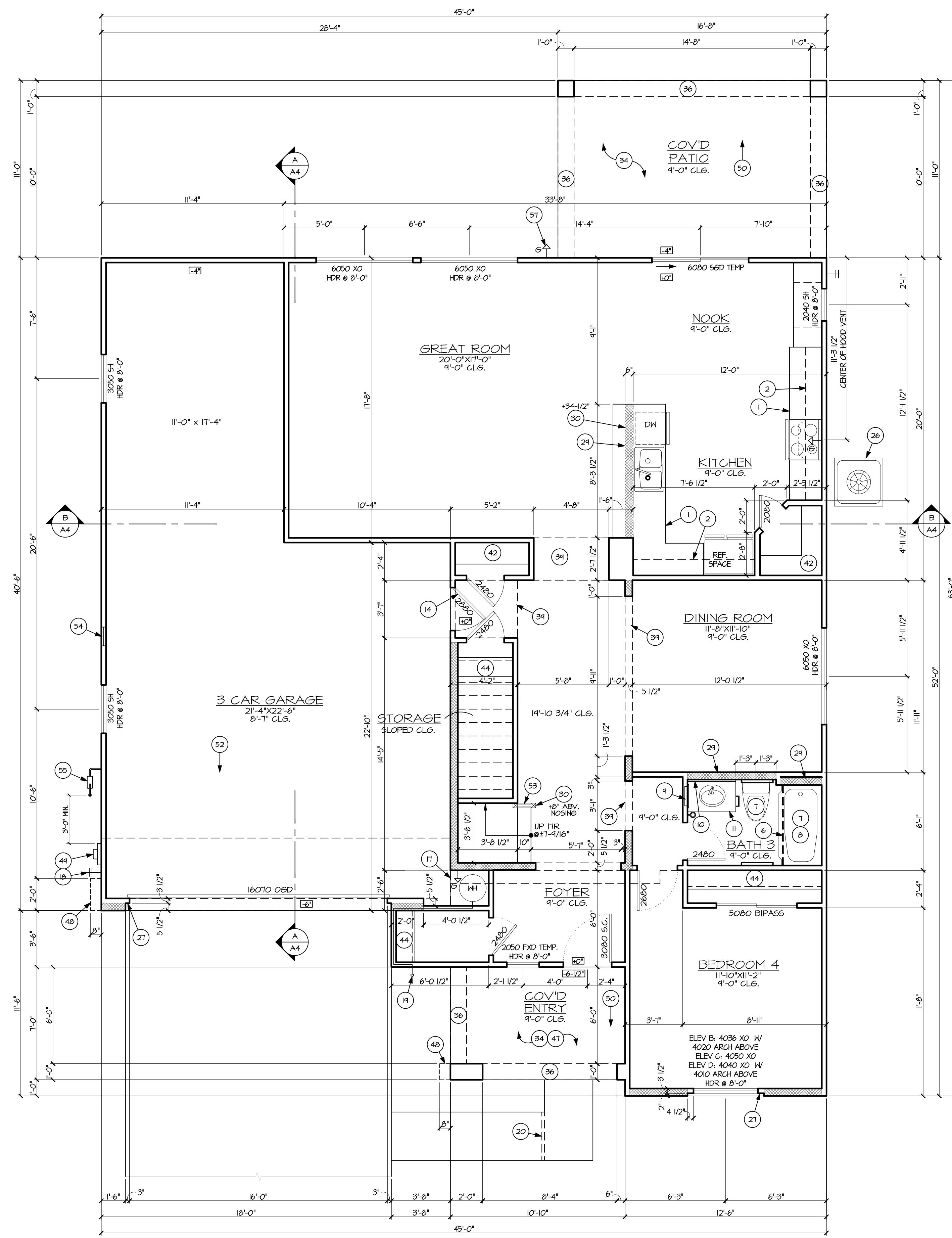
THE MAXIMUM LENGTH OF A CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 35 FEET FROM THE DRYER LOCATION TO THE WALL OR ROOF TERMINATION. THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED 2.5 FEET FOR EACH 45-DEGREE BEND AND 5 FEET FOR EACH 90-DEGREE BEND. ICM M502.4.4.1

NOTE:

THE ADJOINING WALLS AND FLOOR FRAMING ENCLOSING ON-SITE BUILT-UP SHOWER RECEPTORS SHALL BE LINED WITH UTILIZING APPROVED MATERIALS AND METHODS AS IDENTIFIED ON THE PLANS. THE LINING MATERIAL SHALL EXTEND NOT LESS THAN 2 INCHES BEYOND OR AROUND THE ROUGH JAMBS AND NOT LESS THAN 2 INCHES ABOVE FINISHED THRESHOLDS. SHEET-APPLIED LOAD BEARING, BONDED WATERPROOF MEMBRANES SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. 2" WATER TEST FOR INSPECTION.

NOTE:

VERIFY WITH BUILDER FOR GAS OR ELECTRIC APPLIANCES SUCH AS WATER HEATER, RANGE, DRYER, ETC... PRIOR TO CONSTRUCTION.

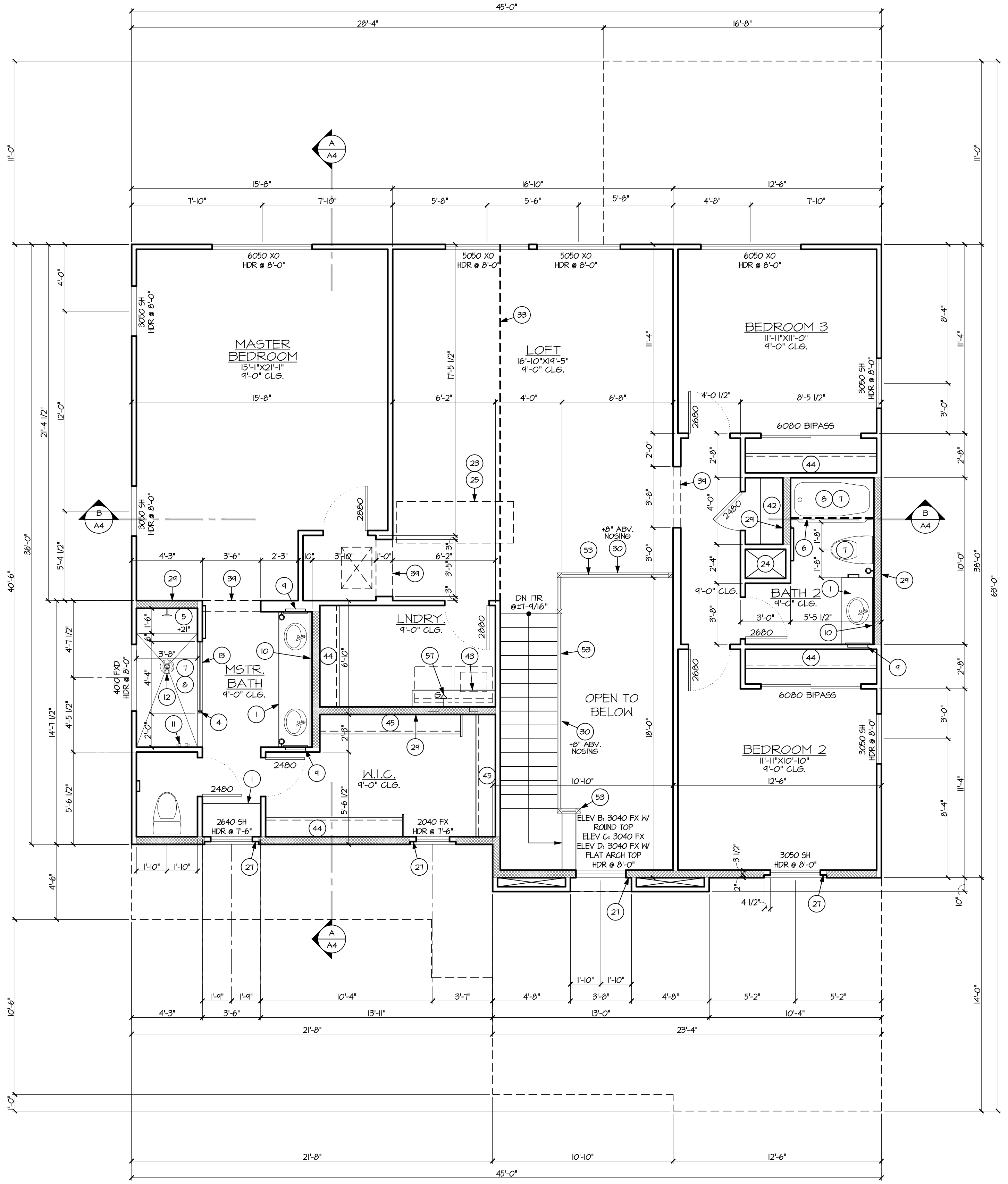


AREA CALC'S.

LIVABLE AREAS:	
1st FLOOR LIVABLE	1,315 SQ.FT.
2nd FLOOR LIVABLE	1,487 SQ.FT.
TOTAL LIVABLE	2,802 SQ.FT.
COVERED AREAS:	
COVERED ENTRY	76 SQ.FT.
COVERED PATIO	183 SQ.FT.
GARAGE:	
2 CAR GARAGE	701 SQ.FT.
TOTAL SQ. FT.	3,762 SQ.FT.

FIRST FLOOR PLAN

1/4"=1'-0"



AREA CALC'S.	
LIVABLE AREAS:	
1st FLOOR LIVABLE	1,315 SQ. FT.
2nd FLOOR LIVABLE	1,487 SQ. FT.
TOTAL LIVABLE	2,802 SQ. FT.
COVERED AREAS:	
COVERED ENTRY	76 SQ. FT.
COVERED PATIO	183 SQ. FT.
GARAGE:	
2 CAR GARAGE	701 SQ. FT.
TOTAL SQ. FT.	3,762 SQ. FT.

SECOND FLOOR PLAN

1/4"=1'-0"

FLOOR PLAN KEYNOTES

* SEE SPECIFICATION FOR MORE INFORMATION * ALL KEYNOTES MAY NOT APPLY TO THIS SHEET *

No.	DESCRIPTION
1	BASE CABINET W/COUNTERTOP (PER SPECS.)
2	UPPER CABINETS (PER SPECS.)
3	BREAKFAST BAR W/COUNTERTOP SEE DETAIL 15 ON A4.1 FOR SUPPORTS
4	METAL FRAME AT END OF GLASS ENCLOSURE-SECURE TO FLOOR & CEILING.
5	SHOWER NICHE/SEAT-SLOPE TO DRAIN
6	PROVIDE SHOWER ROD (PER SPECS.)
7	CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.
8	TUB & OR SHOWER W/ WATER RESISTANT MAINSCOAT TO 16" ABV. FF. IRC R302.2
9	RECESSED MEDICINE CABINET (PER SPECS.) - R.O. 14"x24"
10	MIRROR - RUN ENTIRE LENGTH OF VANITY SITS ON BACK SPLASH
11	2 SET OF VALVES FOR SHOWER FIXTURES - PER SPECS
12	OVERHEAD SHOWER FIXTURE-PER SPECS
13	TEMPERED GLASS ENCLOSURE
14	MIN. 1-3/8" SOLID CORE DOOR, SELF-CLOSING & SELF-LATCHING PER IRC R302.5.1
15	MIN. 36"x36" LANDING AT DOOR LOCATION, PER IRC R311.3
16	2" STUCCO POP OUT ABOVE DOOR
17	FRAMED PLATFORM RAISED 18" A.F.F.
18	BUILDING WATER MAIN SHUT-OFF VALVE LOCATION.
19	TEMPERATURE AND PRESSURE RELIEF VALVE TO BE FULL SIZE STEEL PIPE OR HARD DRAWN COPPER TUBING OR CPVC, SHALL EXTEND OUTSIDE OF BLDG W/ THE END OF PIPE NOT MORE THAN 2" OR LESS THAN 6" ABV. GRADE & POINTING DOWNWARD
20	DRAINAGE SLEEVE - ZURN Z803 FIBERGLASS-PLASTIC COVER
21	*NOT USED
22	*NOT USED
23	PROVIDE GAS FOR AIR HANDLER
24	MECHANICAL CHASE
25	AIR HANDLER IN ATTIC, SEE STRUCTURAL & MECHANICAL FOR EXACT LOCATION
26	PREFAB PAD FOR CONDENSOR UNITS, HOLD 6" AWAY FROM HOUSE & MIN. 3" ABOVE GRADE, VERIFY THE SIZE WITH THE MECHANICAL CONTRACTOR
27	PROVIDE MIN. 3" VENT AROUND WINDOW/DOOR, SEE ELEVATIONS
28	*NOT USED
29	*NOT USED
30	LOW WALL, SEE PLAN FOR HEIGHT
31	COURTYARD WALL
32	*NOT USED
33	APPROXIMATE LOCATION OF DRAFTSTOP, INSTALL PER IRC SECTION R502.12
34	1/2" TYPE MR' GYP. BD. @ ALL O.V.D. PATIOS, (ICC HESR-1330 OR EQUAL)
35	5/8" TYPE 'X' GYP. BD. @ USEABLE AREAS UNDER STAIRS AND @ GARAGE CLG. WHEN GARAGE IS UNDER A HABITABLE ROOM, USE 1/2" GYP. BOARD @ ALL OTHER WALLS & CLG PER IRC R302.6
36	SOFFIT - SEE ELEVATION
37	22"x30" ATTIC ACCESS SEE DETAIL 6 ON SHEET A4.1
38	LINE OF CEILING CHANGE
39	FLAT SOFFIT @ 8'-0"
40	FLAT SOFFIT @ 7'-0"
41	LINE OF 2nd FLOOR EXT. WALL
42	5 SHELVES EVENLY SPACED
43	1 SHELF
44	1 ROD, 1 SHELF
45	2 RODS, 1 SHELF
46	SHELVES PER SPECIFICATIONS
47	INSTALL PAVERS ATOP CONC. PATIO
48	PROVIDE CONC. UNDER POPOUT @ ELEV. 'B' SEE STRUCTURAL FOR DET.
49	ELECTRIC PANEL LOCATION-SEE E-1 AND GENERAL NOTES. FRAMER TO PROVIDE LATH BACKING AROUND PANEL
50	SLOPE 1/8" PER 12"
51	SLOPE 1/4" PER 12"
52	SLOPE GARAGE 2" OVERALL
53	HANDRAIL/GUARDRAIL (WOOD OR IRON PER SPECS) TO BE 36" ABOVE WALKING PLANE ON 8" HIGH CURB. RAILS SHOULD BE SPACED TO NOT ALLOW A 4" Ø SPHERE TO PASS THROUGH ANY OPENING. (PER IRC)
54	HANDRAIL (WOOD OR IRON PER SPECS) TO BE 36" ABOVE WALKING PLANE (PER IRC)
55	NATURAL GAS METER LOCATION. - SEE PLUMBING PLAN
56	COMBUSTION & RELIEF GRILLES, 12" FROM FLR. & CLG. W/ GAS APPL
57	PROVIDE 100 SQ. IN. MAKEUP AIR FOR GAS OR ELEC DRYER TO BE PROVIDED BY JUMP DUCT OR DOOR VENT SEE MECH)

GENERAL NOTES

- HALL FRAMING - SEE STRUCTURAL - UNO. EXTERIOR WALLS - 2x4 @ 16" o.c. UNO. INTERIOR BEARING WALLS - 2x4 @ 16" o.c. UNO. INTERIOR NON BRG. - 2x4 @ 24" o.c. UNO. PLUMBING WALLS - 2x6 UNO. @ 16" o.c. @ TUBS & SHOWERS FOR PROPER INSTALLATION OF DENS SHIELD
- INSULATION MANUFACTURER: CERTAIN TEED OR APPROVED EQUAL MATERIAL: BATT'S WALL INSULATION: (2x4) R-13, AIR CONDITIONED AREAS CEILING INSULATION: R-30 OVER ALL LIVEABLE AREAS KNEE WALL INSULATION: R-13 2x4/R-20 2x6 (2x6) R-20, AIR CONDITIONED AREAS
- REFER TO FLOOR PLAN SHEETS FOR ALL WINDOW HEADER HEIGHTS, SEE DOOR ROUGH OPENING CHART BELOW.
- SHOWER HEADS @ 82" A.F.F. SHOWER CONTROL VALVES @ 42" A.F.F. STACK SHOWER CONTROL VALVES @ CURVED WALLS UNO.
- PROVIDE PRESSURE BALANCE OR THERMO. MIXING VALVE TYP. CONTROL VALVES FOR ALL SHOWER AND TUB COMBO'S AND GARDEN TUBS.
- GLASS BLOCK SHALL COMPLY WITH IRC.
- ALL BATH ACCESSORIES, (TOWEL BARS, HOOKS ETC.) AND MOUNTING HEIGHTS TO BE DETERMINED BY BUILDER
- PROVIDE BLOCKING IN WALLS AS NECESSARY TO SUPPORT ALL WALL MOUNTED FIXTURES.
- ALL MECH. EQUIPMENT SHALL BE SCREENED A MINIMUM OF 12" ABOVE THE HIGHEST POINT OF THE EQUIPMENT. SEE MECH. PLAN FOR A/H LOC.
- ALL CEILING HEIGHTS INDICATED ARE FROM FINISHED FLOOR ELEVATION
- REFER TO SPECIFICATIONS FOR ALL FLAT WORK CONCRETE FINISH
- ALL EQUIPMENT IN GARAGE SHALL HAVE ELECTRIC (OR GAS) IGNITION POINTS AT 18" ABOVE FINISH FLOOR AND SHALL BE PROTECTED FROM DAMAGE.
- XOX WINDOW = TO HAVE ONE OPENABLE WINDOW TO BE 5.7 S.F. MIN. WITH MIN. CLEAR DIM. OF 20" WIDE X 24" HIGH
- ALL EQUIPMENT SHALL BE INSTALLED SO THAT AIR FLOW OVER SURFACES IS NOT PREVENTED AS PER MANUFACTURER'S INSTALLATION REQUIREMENTS. INSULATION SHALL AT A MINIMUM: 1) MAINTAIN THE MIN. CLEARANCE REQUIREMENTS OF THE VENT PIPES. 2) EXTEND A MINIMUM OF 24" ABV. THE CEILING. 3) HAVE A SLOPED TOP. 4) BE SECURED IN PLACE. 5) NOT OBSTRUCT INSPECTION OF THE VENT PIPE JOINTS.
- CLOTHES DRYERS SHALL BE EXHAUSTED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. DRYER VENT TO CONFORM TO IMC SECTION M502. DRYER EXHAUST DUCTS SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS M502.4.1 THROUGH M502.4.6, WHERE THE EXHAUST DUCT IS CONCEALED WITHIN BLDG CONSTRUCTION, THE EQUIVALENT LENGTH SHALL BE IDENTIFIED ON PERMANENT TAGS AND BE WITHIN 6 FEET OF THE DUCT CONNECTION. SEE MECHANICAL PLAN FOR DRYER VENT LOCATION AND TYPE.
- STANDARD WATER HEATER - 50 GAL. - SEE SPECS WATER HEATER TO INCLUDE T & P RELIEF VALVE - ABOVE 4 3/4" STANDARD BASE BOARD HEIGHT IS 2 1/4"
- PROVIDE MIN. 15" CLEAR EACH SIDE AND MIN. 24" CLEAR IN FRONT FOR WATER CLOSET.
- PRE PLUMB REFRIGERATOR SPACE FOR ICE MAKER. PROVIDE 34" SPACE.
- PROVIDE REVERSE OSMOSIS ROUGH-IN TO REF. AT DOUBLE SINK.
- PROVIDE INSULATED, DUAL GLAZED, LOW E GLASS AT ALL FRENCH DOORS, WINDOWS AND SLIDING GLASS DOORS
- PLUMBER TO PLACE CLEANOUTS, FEED LINES, ETC. ABOVE 4 3/4" STANDARD BASE BOARD HEIGHT IS 2 1/4"
- PROVIDE TETHER AT STOVE FOR PREVENTION OF TIP OVER
- WHEN PLAN IS FLIPPED, ARCADIA DOORS FLIP ALSO AND DRYER IS ALWAYS TO THE RIGHT OF THE WASHER.
- PROVIDE CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM AS THE BACKER FOR CERAMIC TILE IN TUB AND SHOWER AREAS.

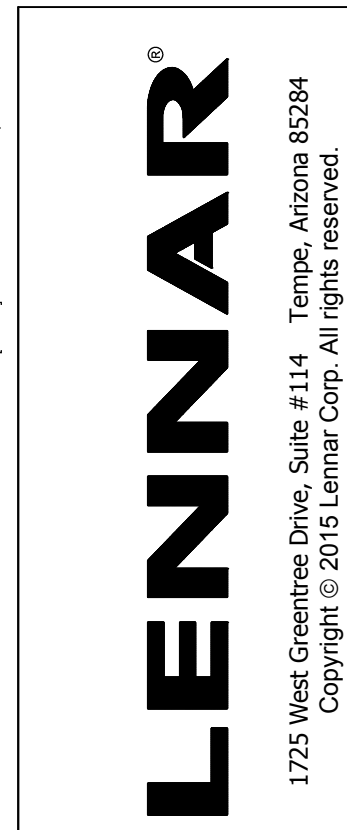
DOOR ROUGH OPENING

- EXTERIOR DOORS - A. 6'-8" DOOR HEADERS - 82-1/2" TO 83". NOTE: DOORS FROM THE GARAGE TO THE HOUSE ARE EXTERIOR DOORS. B. 8'-0" DOOR HEADERS 81" TO 94-1/2". C. SINGLE DOORS ARE 2" OVER THE WIDTH OF THE DOOR. D. DOUBLE DOORS ARE 2-1/2" TO 3" OVER THE WIDTH OF THE DOORS. E. ALL STUCCO GROUNDS WILL BE 1-1/4" X 1-1/4". F. AT GARAGE SERVICE DOORS HEADER HEIGHT IS MEASURED FROM GARAGE FLOOR.
- INTERIOR DOORS - A. HEADERS - 82-1/2". B. SINGLE DOORS ARE 2" OVER THE WIDTH OF THE DOOR. C. DOUBLE DOORS ARE 2-1/2" TO 3" OVER THE WIDTH OF THE DOORS. D. BI-PASS DOORS WIDTH OF THE DOORS WITH 82-1/2" HEADER. E. BI-FOLD DOORS ARE 1-1/4" OVER THE WIDTH WIDTH OF THE DOORS. NOTE: BI-FOLD OR BI-PASS DOORS NEED A STUD OR LADDER BACKING FOR THE STOP.

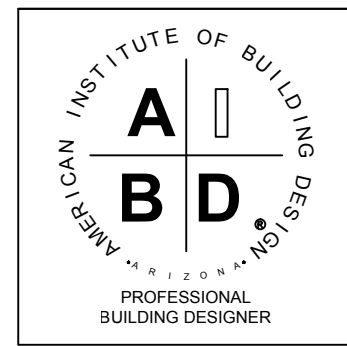
SYMBOL LEGEND

* SEE SPECIFICATION FOR MORE INFORMATION * ALL ITEMS MAY NOT APPLY *

(XX) KEYNOTE	DOUBLE SINK W/ DISPOSAL
(R.P.) HOT WATER REGICULATING PIPE	DISHWASHER - PROVIDE 1" AIR GAP PER IRC
(-)- FINISHED FLOOR ELEVATION	WASHER & DRYER W/ 4" DRYER VENT THROUGH ROOF NOT TO EXCEED 14'-0" PER THE IRC. PROVIDE DRAIN PAN IF DRYER IS LOCATED ON 2ND FLOOR.
(-)- 2x6 HALL	UTILITY SINK
(-)- 6" WALL WITH STAGGERED 2x4 STUDS @ 24" O.C. & INSULATION	REFRIGERATOR SPACE PROVIDE 34" WIDE SPACE & INSTALL RECESSED ICEMAKER LINE
(-)- A/C CONDENSING UNIT - SEE MECH PLAN FOR MORE INFO.	30" SMOOTH TOP RANGE W/MICROWAVE ABOVE
(-)- WATER HEATER W/DRAIN & PAN	HOSE BIBB W/ ANTI-SIPHON VALVE
(-)- WATER CLOSET - PROVIDE MIN. 15" EA. SIDE & 24" CLEAR IN FRONT	GAS SUB OUT - LOCATE PER MANUFACTURERS SPECS
(-)- LAVATORY W/4" SPREAD	
(-)- STANDARD 5'-0" TUB/SHR	
(-)- WATER RESISTANT SURROUNDS @ 16"	



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SECOND FLOOR PLAN

PLOT DATE: 11-22-17

Rev.	DATE:
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2	
3	
4	

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Hastings

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