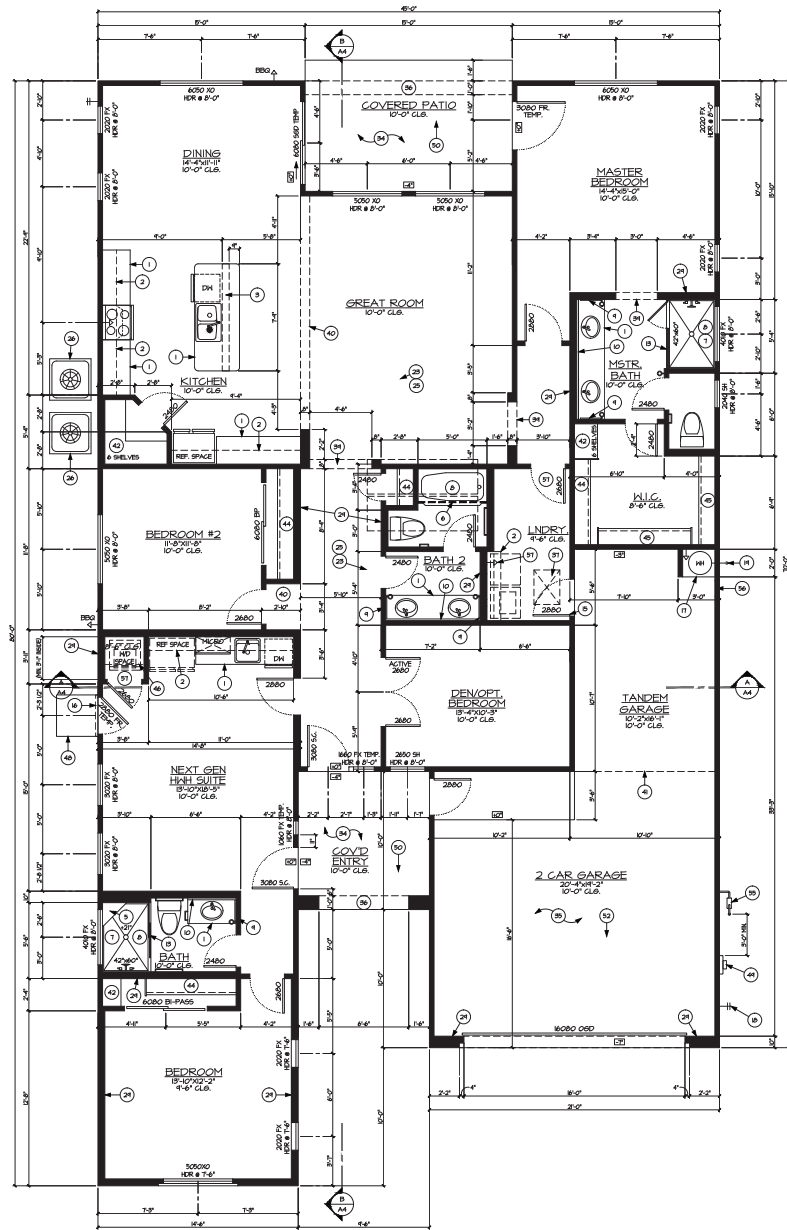


# PLAN 4581



Floor Plan



Front Elevation

Shown as Sherwin Williams Paint Scheme

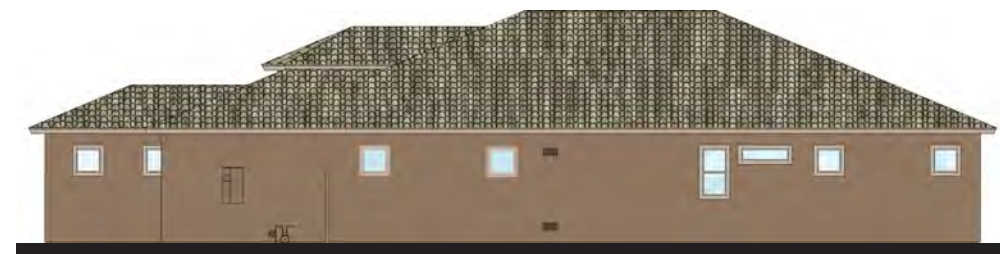
- Boral Roof Tile A
- Standard Garage Door B
- Wood Fascia C
- Standard Coach Light D
- Decorative Shutters E



Left Elevation



Rear Elevation

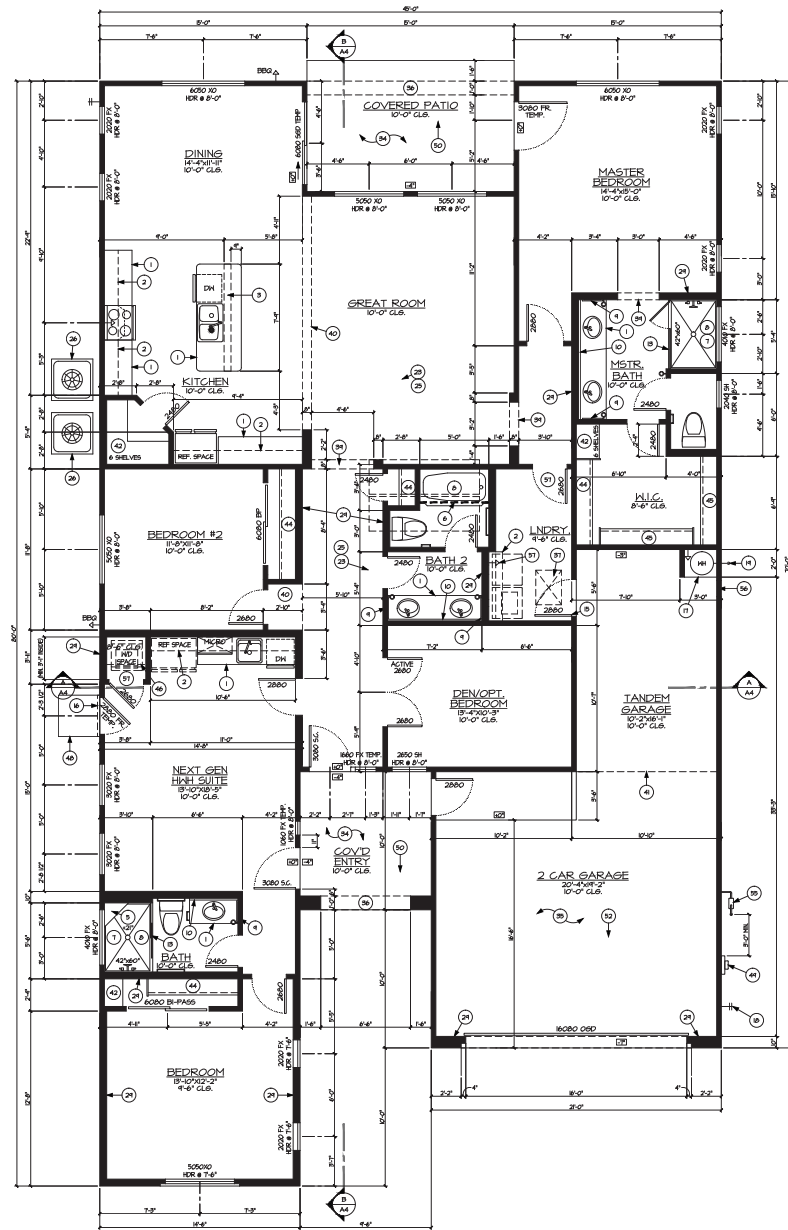


Right Elevation

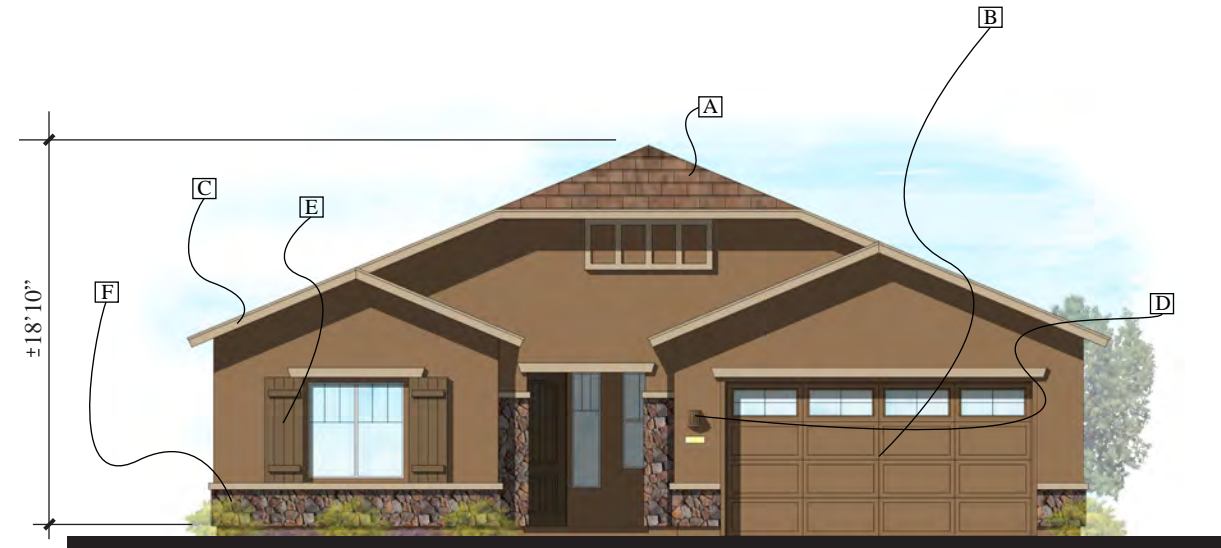
# HASTINGS

Queen Creek, Arizona

# PLAN 4581



Floor Plan



Front Elevation

Shown as Sherwin Williams Paint Scheme

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



Left Elevation



Rear Elevation

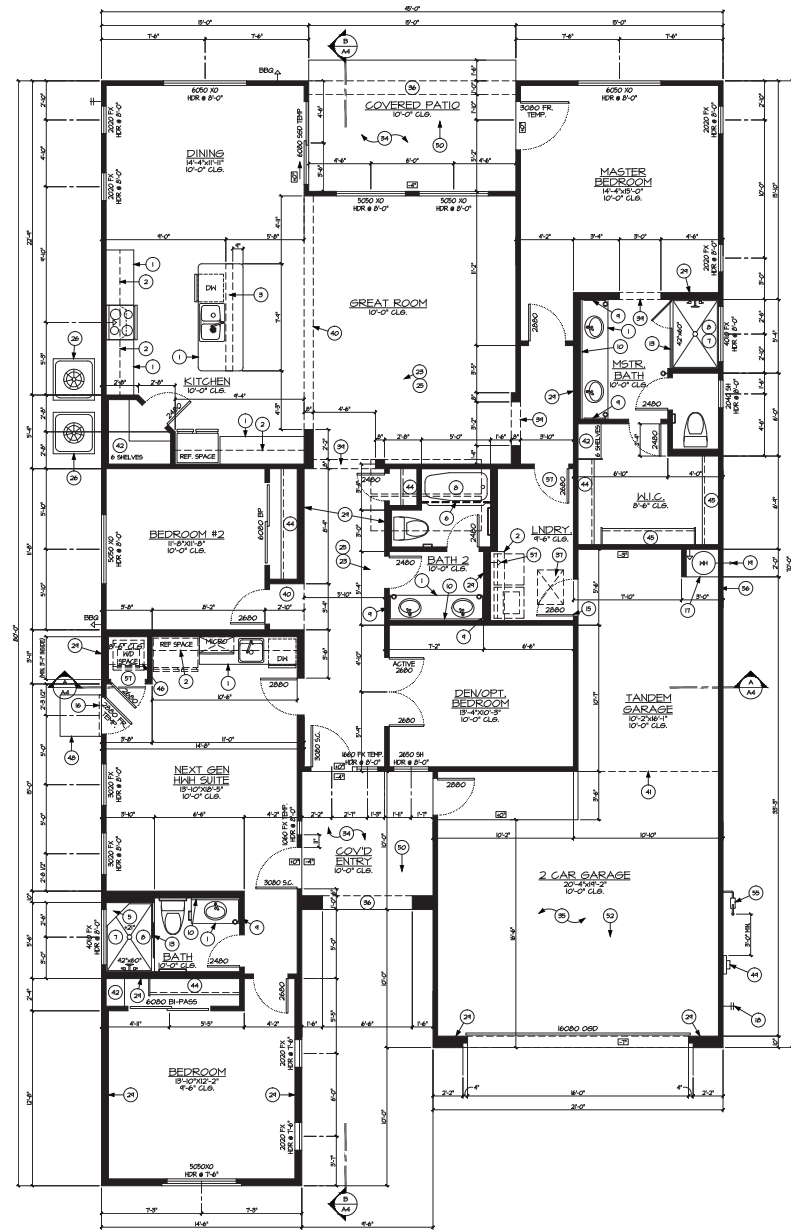


Right Elevation

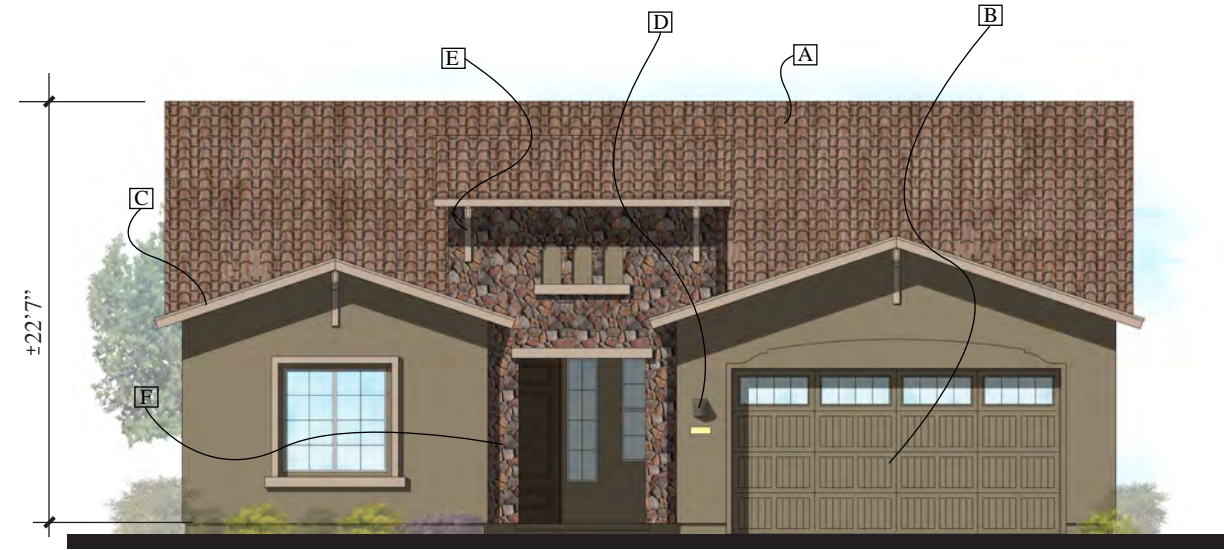
# HASTINGS

Queen Creek, Arizona

# PLAN 4581



Floor Plan



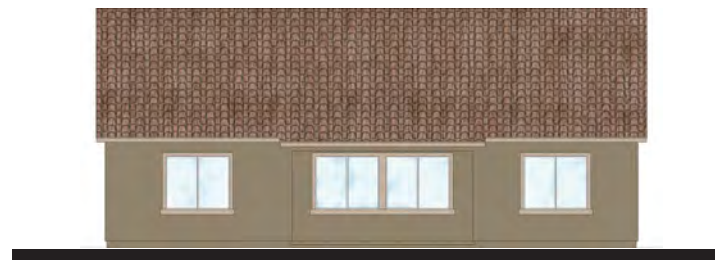
Front Elevation

Shown as Sherwin Williams Paint Scheme

- Boral Roof Tile A
- Standard Garage Door B
- Wood Fascia C
- Standard Coach Light D
- Decorative Corbel Detail E
- Decorative Stone Veneer F



Left Elevation



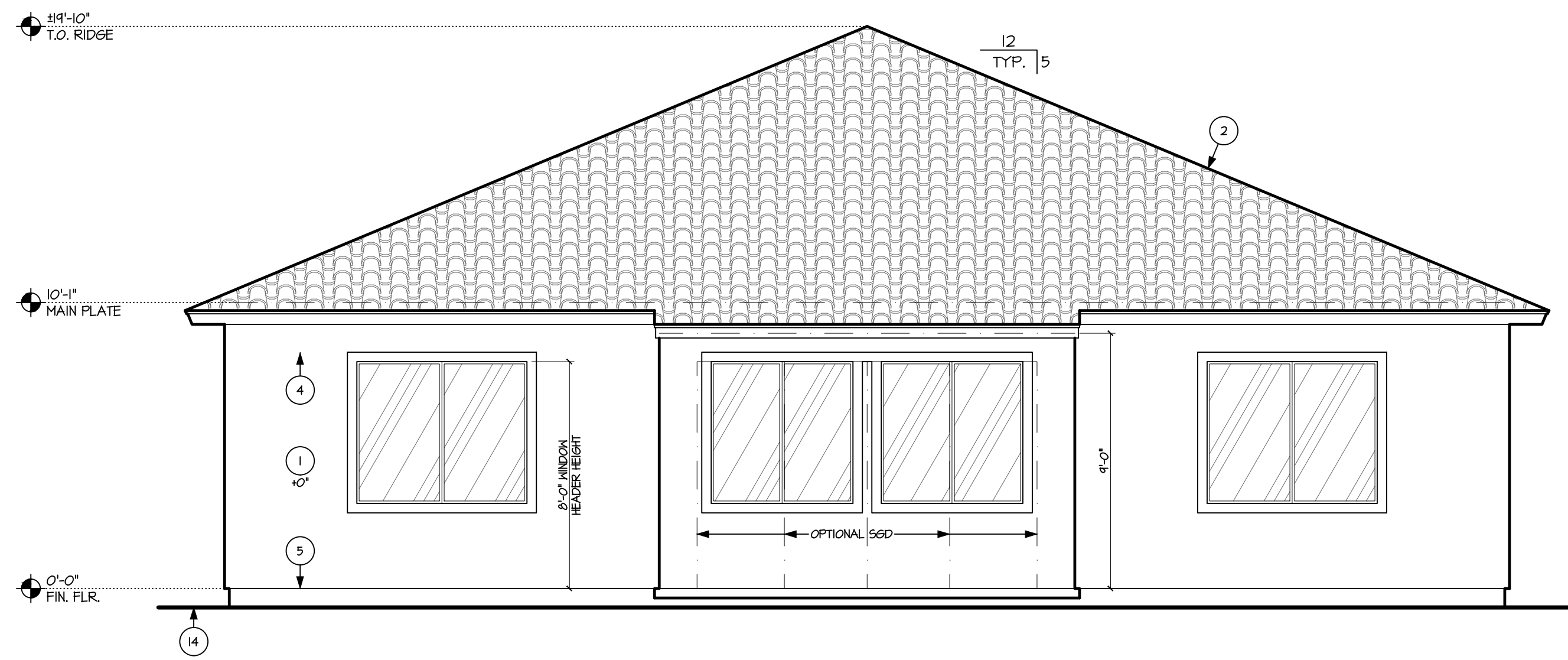
Rear Elevation



Right Elevation

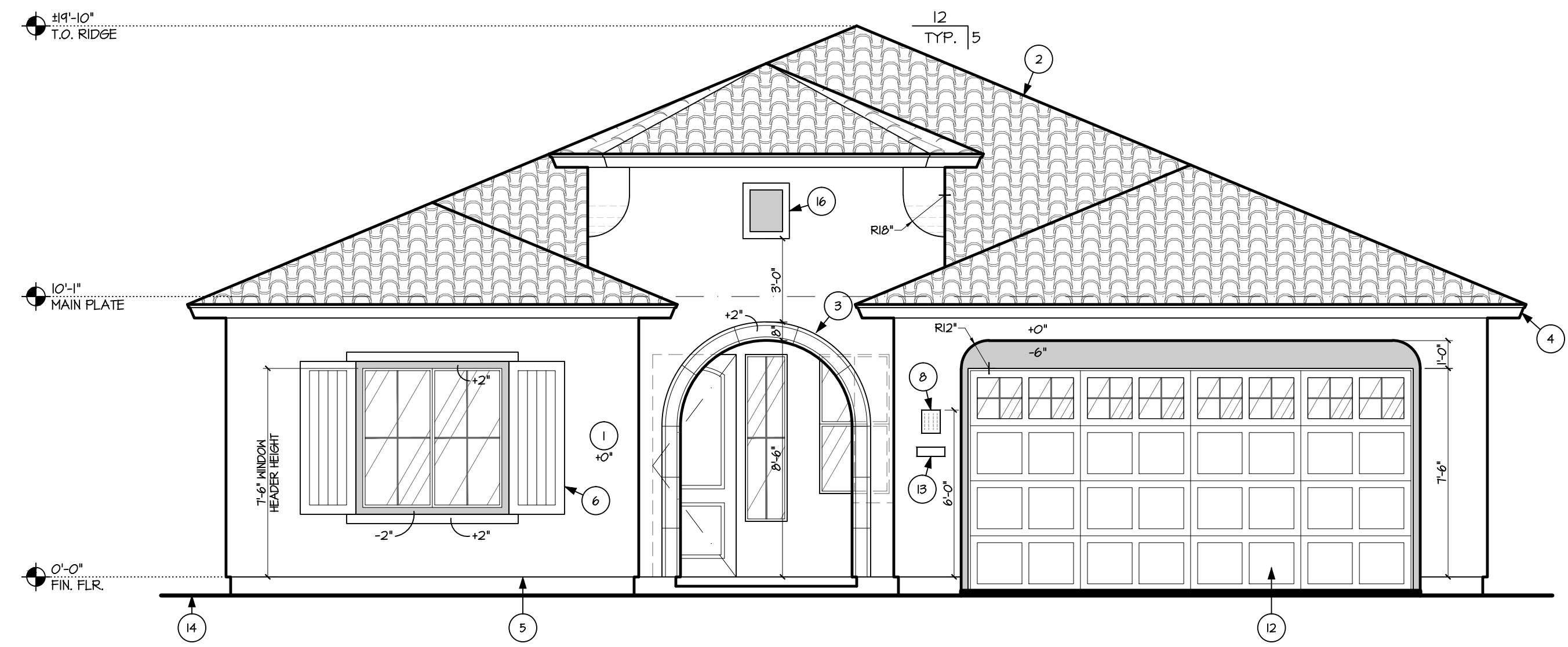
# HASTINGS

Queen Creek, Arizona



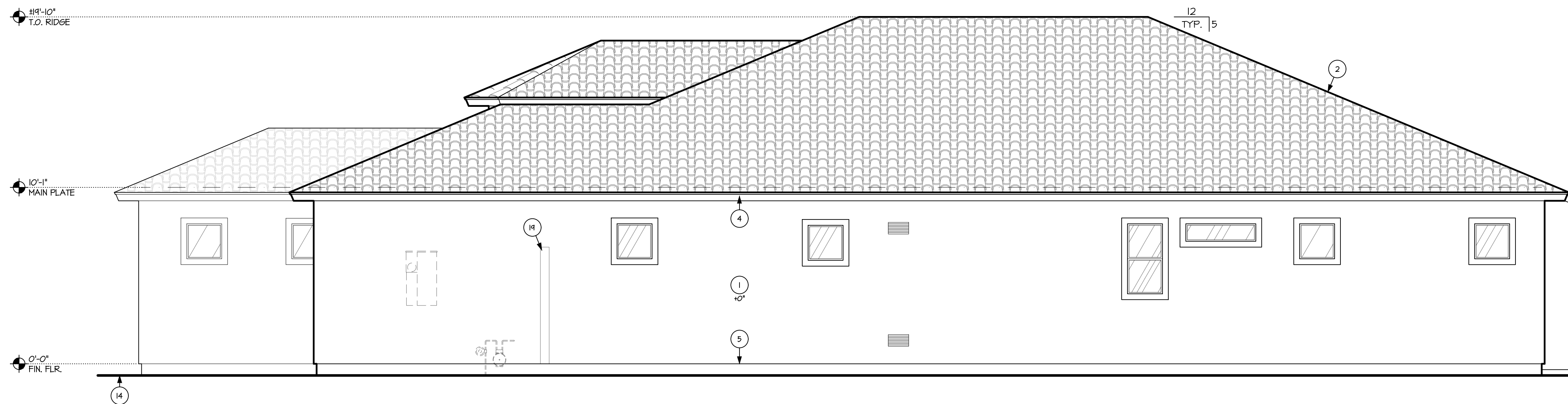
**REAR ELEVATION 'B'**

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



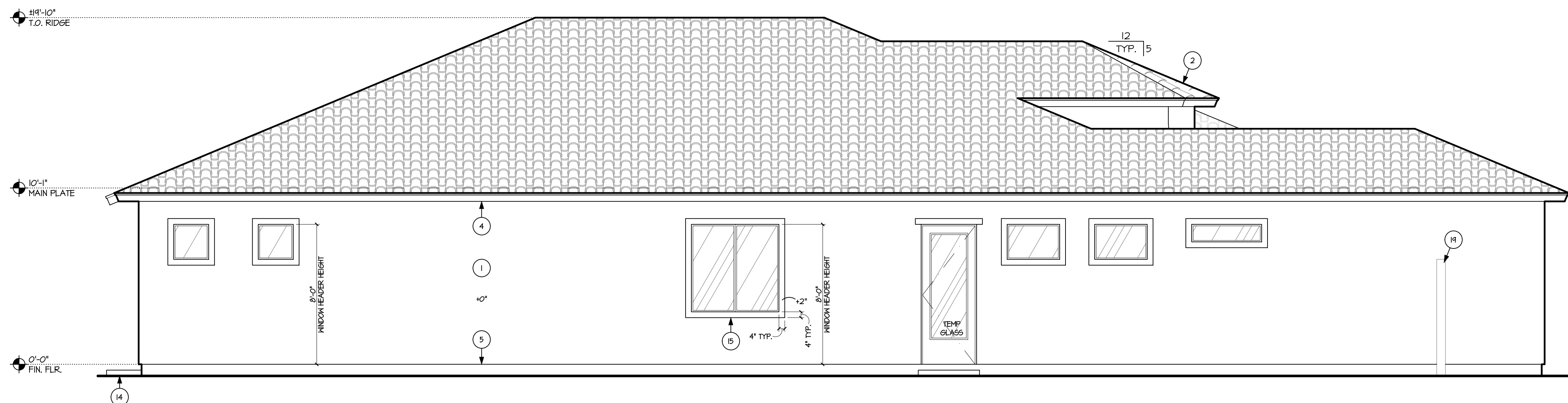
**FRONT ELEVATION 'B'**

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



**RIGHT ELEVATION 'B'**

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



**LEFT ELEVATION 'B'**

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

**KEYNOTES**

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4	FASCIA - REFER TO DETAIL 26 ON SHEET A4.I
5	KEEP SCREED - REF. DETAIL 9 ON SHEET A4.I
6	FYPON BOARD AND BATTEN OR THREE BOARD SHUTTERS PER ELEVATIONS - ATTACH PER MFG SPEC'S, VERIFY ITEM W/ BUILDER SPEC'S
7	ADHERED CULTURED STONE VENEER PER ICC #ESR-1364 PER SPEC'S, WEATHER RESISTIVE BARRIER, SEE DETAILS 8 & 9 ON SHEET A4.I
8	EXTERIOR LIGHT PER SPECIFICATIONS SEE DETAIL 25 ON SHEET A4.I FOR INSTALLATION AT STONE VENEER
9	*NOT USED
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11	*NOT USED
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17	FYPON BRACKET (BKTI6X32X4S) - ATTACH PER MFG SPEC'S, VERIFY ITEM W/ BUILDER SPEC'S
18	EXTEND ACCENT MATERIAL TO THE SIDE YARD FENCE
19	SIDE YARD FENCE

**NOTE:**

ALL EXTERIOR WINDOWS AND DOOR OPENING FLASHING SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

**NOTE:**

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**NOTE:**

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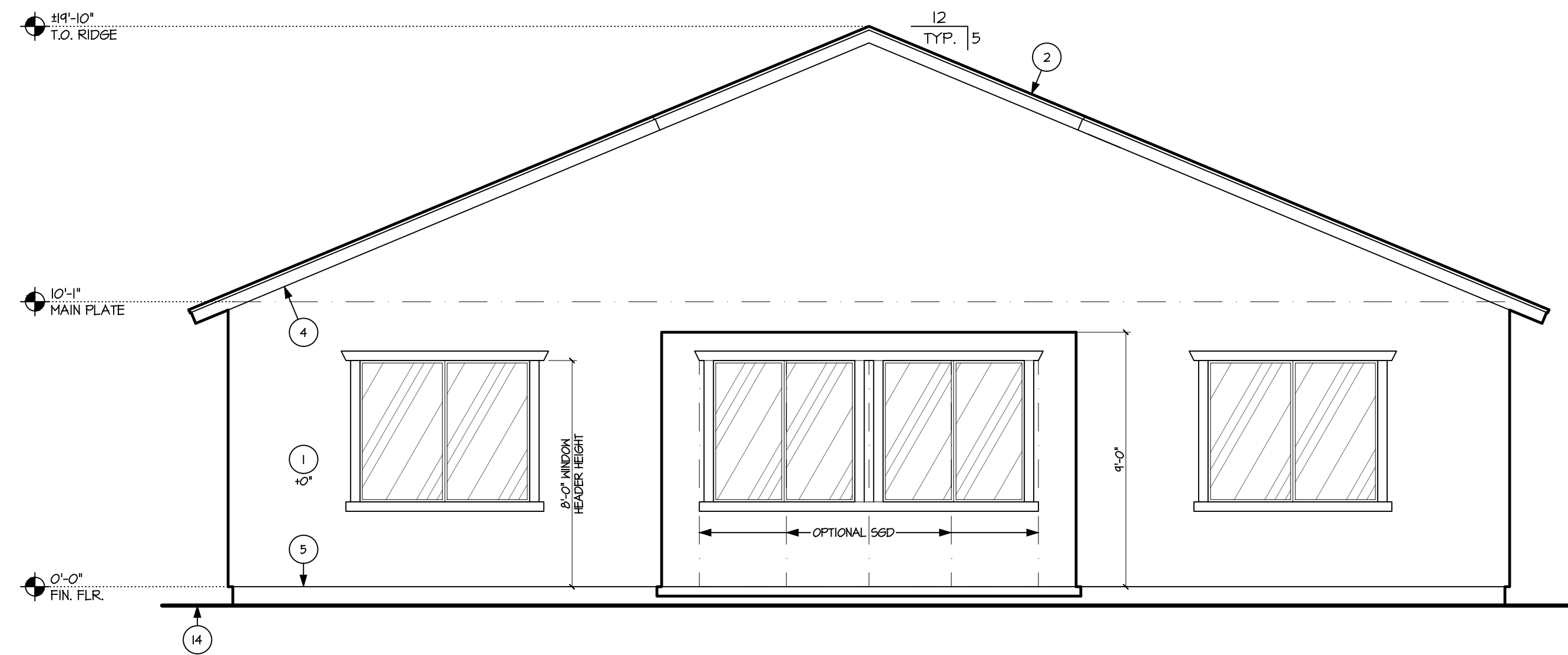
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- PAINT EXPOSED STEM-WALLS TO MATCH U.N.O.
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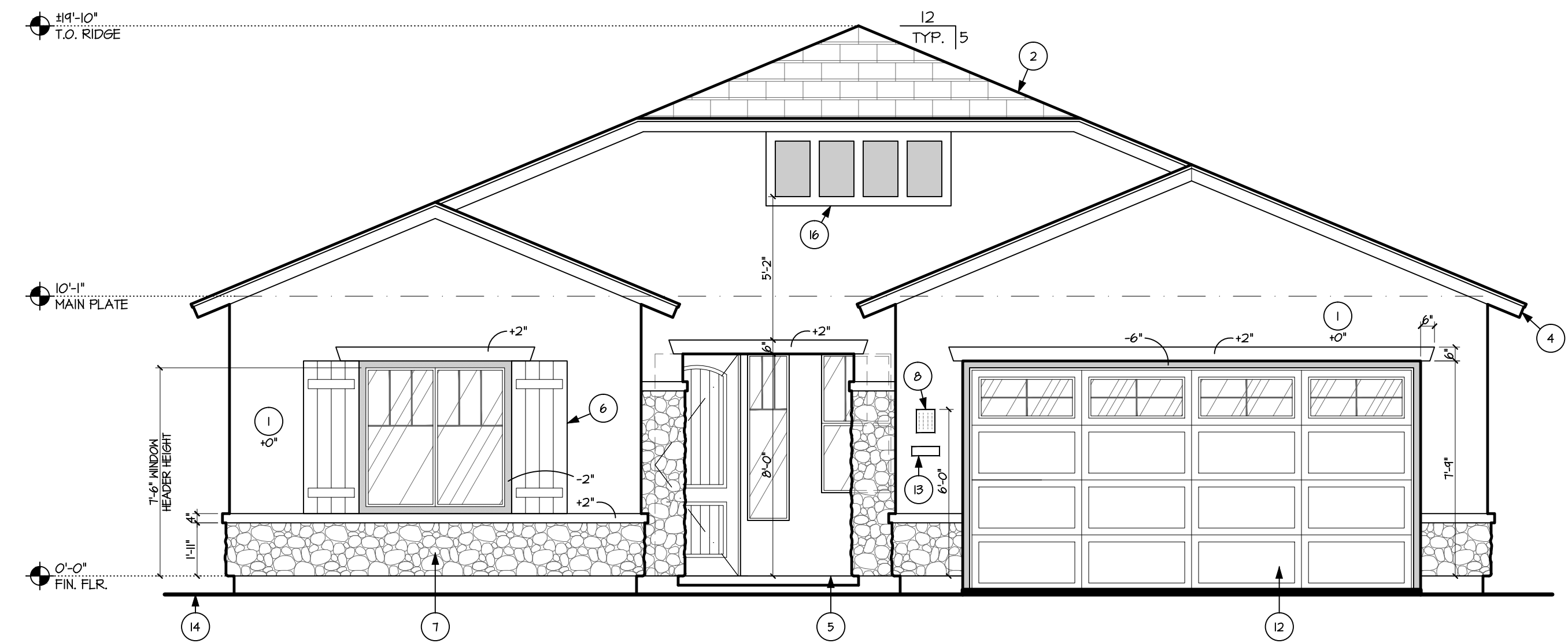
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**REAR ELEVATION 'C'**

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

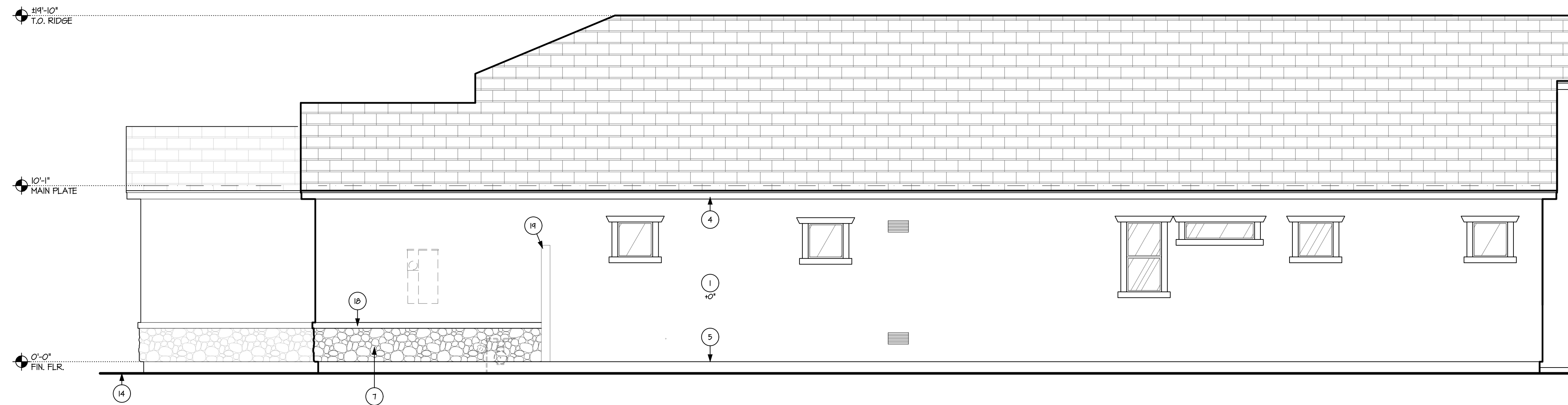
FARMHOUSE



**FRONT ELEVATION 'C'**

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

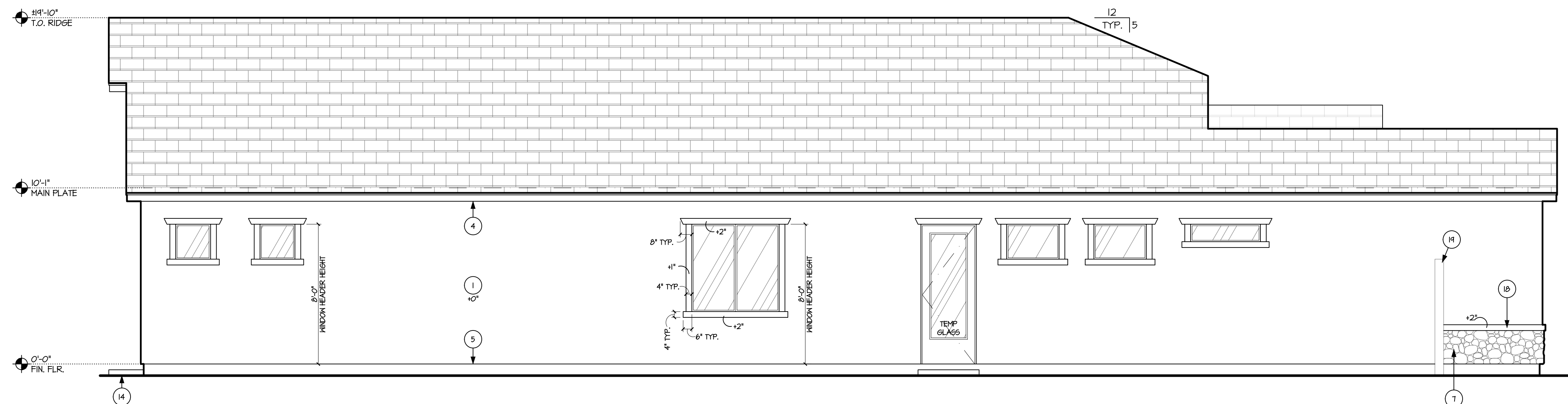
FARMHOUSE



**RIGHT ELEVATION 'C'**

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

FARMHOUSE



**LEFT ELEVATION 'C'**

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

FARMHOUSE

KEYNOTES	
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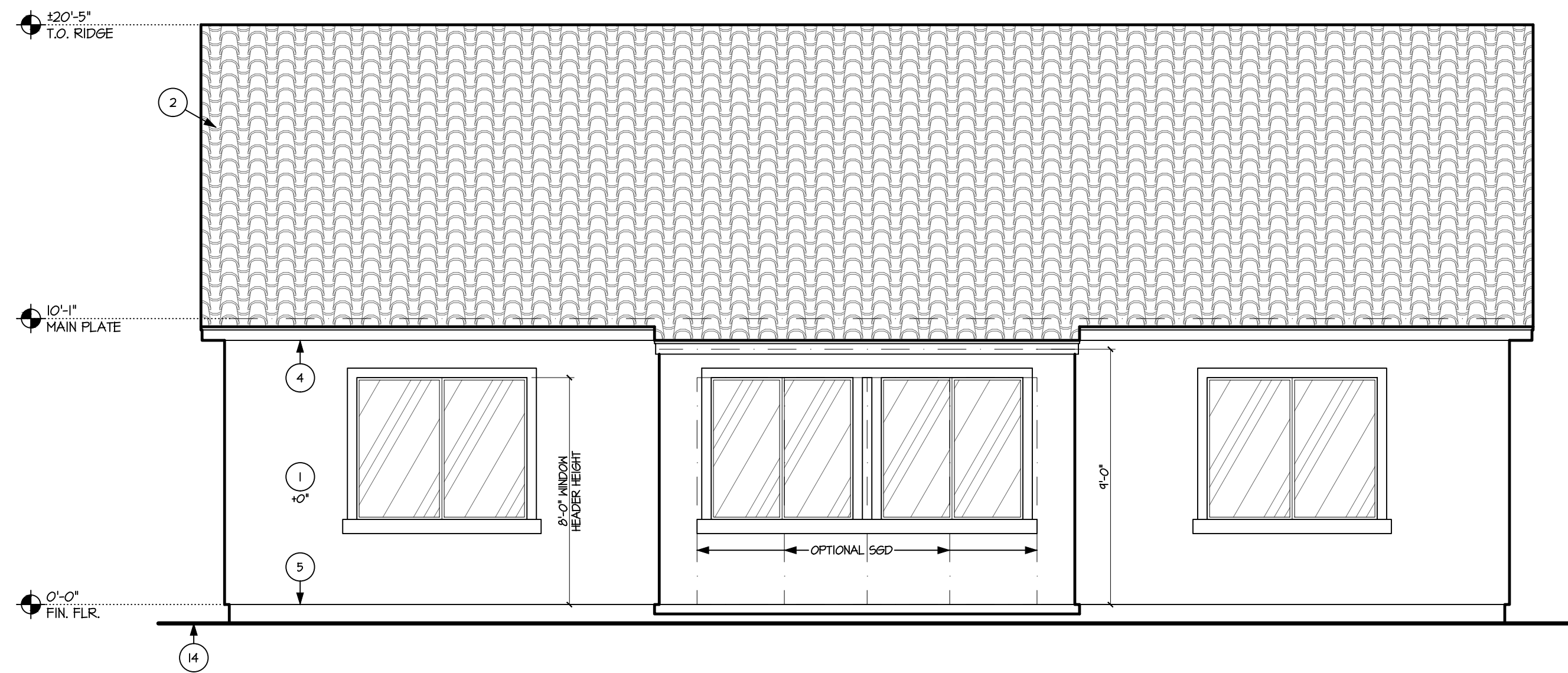
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REAR ELEVATION 'D'

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

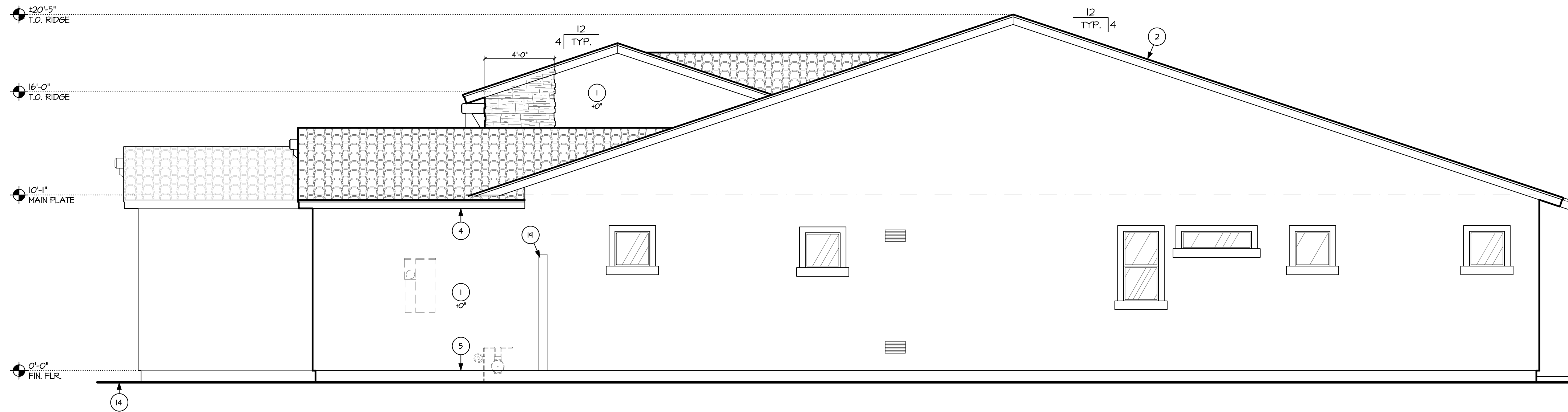
CRAFTSMAN



FRONT ELEVATION 'D'

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

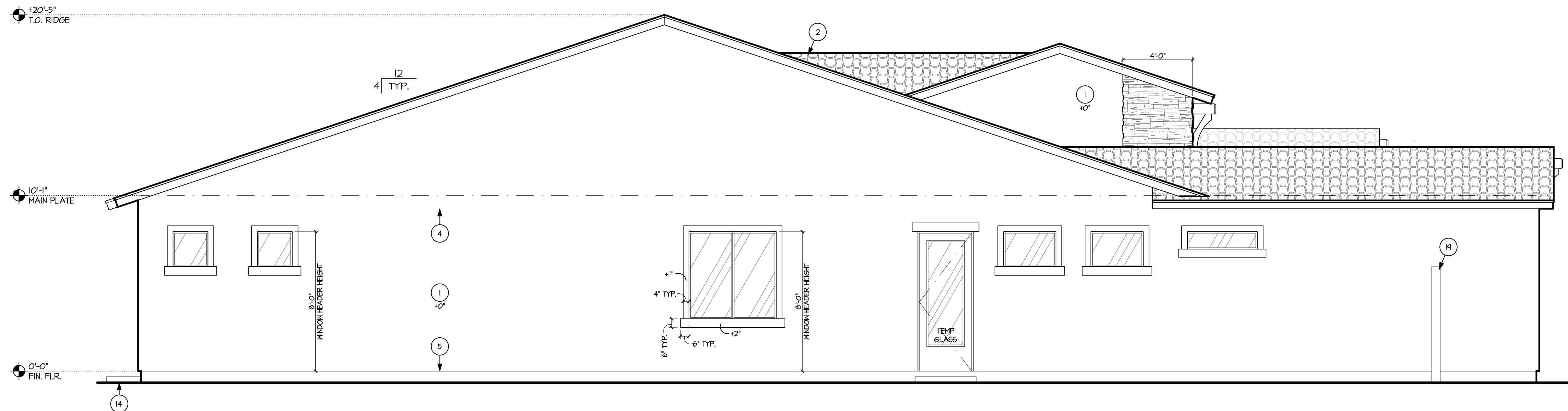
CRAFTSMAN



RIGHT ELEVATION 'D'

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

CRAFTSMAN



LEFT ELEVATION 'D'

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

CRAFTSMAN

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MASTER MODEL - MASTERMODEL 2015 - FIRST TIME PLANS APPROVAL - AND ILL PLAN ARE ALL TRADEMARKS OF ILL PLAN, LLC. COPYRIGHT 2015 ILL PLAN, LLC

**NOTE:**

FIELD CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESURE-TREATED WOOD SHALL BE RETREATED IN THE FIELD IN ACCORDANCE WITH ANPA M4 - REFERENCE IRC SECTION R301.2. OTHER PENETRATIONS OF THE GARAGE/HELLING 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" 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:**

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 P2405.5 (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 HALL 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 MISO2.4.4.1

**NOTE:**

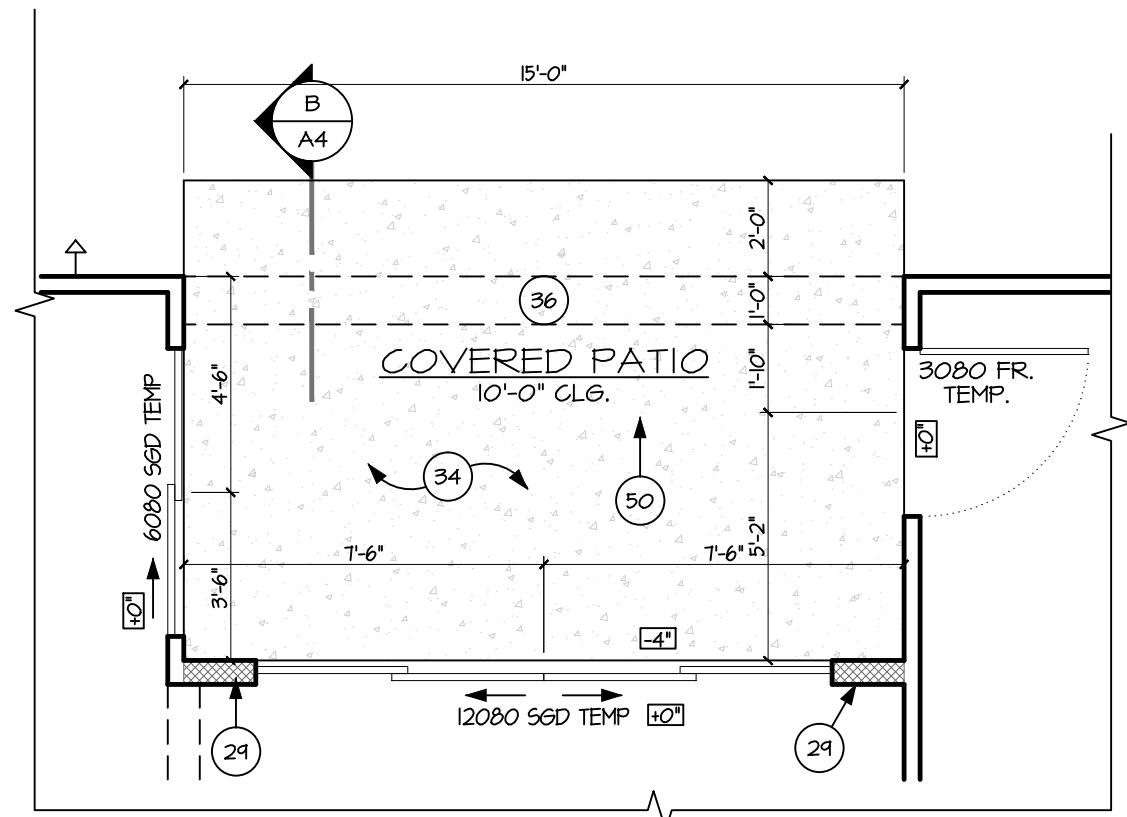
PRE-FAB SHOWER CAN BE REPLACED WITH OPTIONAL SITE-BUILT SHOWER PER IRC-P2104

**NOTE:**

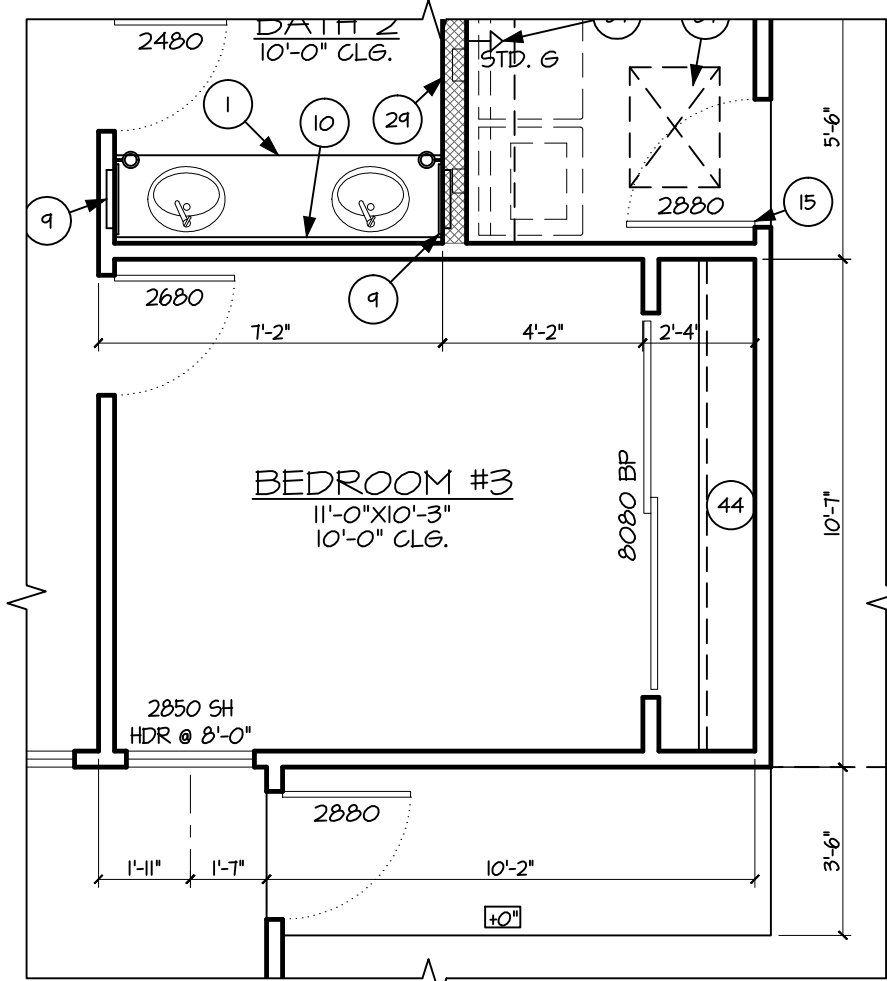
THE ADJOINING WALLS AND FLOOR FRAMING ENCLOSING ON-SITE BUILT-UP SHOWER RECEPTORS SHALL BE LINED WITH UTILIZING APPROVED MATERIALS AND METHODS AS IDENTIFIED ON THE PLANS. THE LINING MATERIAL SHALL EXTEND NOT LESS THAN 2 INCHES BEYOND OR AROUND THE ROUGH JAMBS AND NOT LESS THAN 2 INCHES ABOVE FINISHED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

**NOTE:**

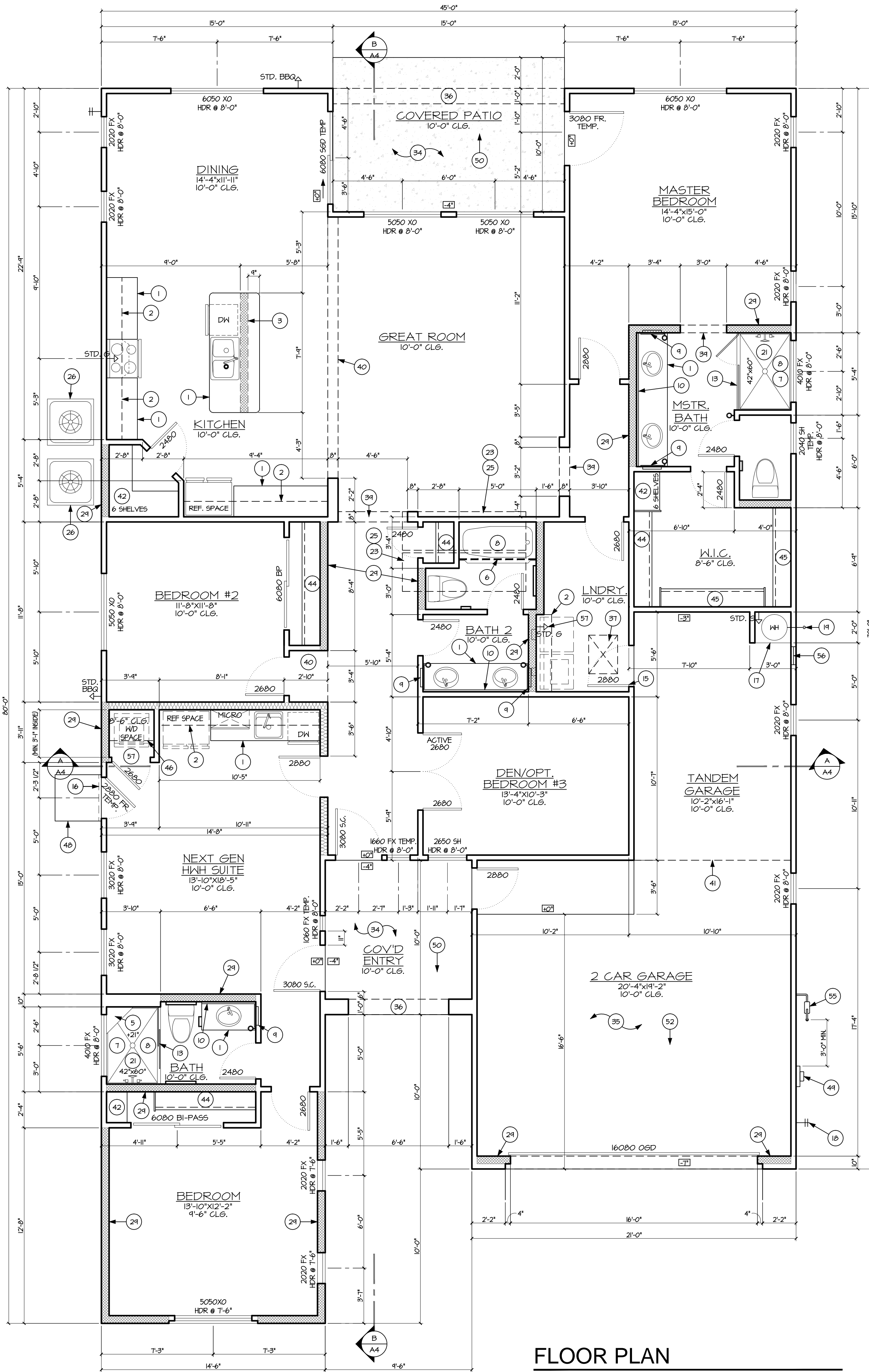
VERIFY WITH BUILDER FOR GAS OR ELECTRIC APPLIANCES SUCH AS WATER HEATER, RANGE, DRYER, ETC... PRIOR TO CONSTRUCTION.



**OPT. 12' SLIDER**  
1/4"=1'-0"



**BEDROOM #3 ILO DEN**  
1/4"=1'-0"



**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, 2X6 WALL BELOW TO BE @ +34-1/2" U.N.O.
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. KERDI SYSTEM MAY BE USED AS BACKER PER ICC ESR-2461 AND MFG INSTALLATION INSTRUCTIONS.
8	TUB & SHOWER W/ WATER RESISTANT MANSOCT TO 16" ABV FF. IRC R3012
9	RECESSED MEDICINE CABINET (PER SPECS.) - 15.0" 14"x24"
10	MIRROR - RUN ENTIRE LENGTH OF VANITY; SITG ON BACK SPLASH
11	2 SET OF VALVES FOR SHOWER FIXTURES - PER SPECS
12	OVERHEAD SHOWER FIXTURE-PER SPECS
13	TEMPERED GLASS ENCLOSURE
14	WATERPROOF & SLOPE SILL TO DRAIN
15	MIN. 1-3/8" SOLID CORE DOOR, SELF-CLOSING & SELF-LATCHING PER IRC R302.5.1
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 MAX. 6" ABOVE GRADE & POINTING DOWNWARD
20	SITE BUILT PAN PER IRC-P2104
21	*NOT USED
22	PROVIDE GAS FOR AIR HANDLER
23	MECHANICAL CHASE
24	AIR HANDLER IN ATTIC SPACE
25	PREFAB PAD FOR CONDENSOR UNITS, HOLD 6" AWAY FROM HOUSE & MIN. 3" ABOVE GRADE. VERIFY THE SIZE WITH THE MECHANICAL CONTRACTOR
26	*NOT USED
27	6" WIDE WALL WITH STAGGERED 2x4 STUDS @ 24" O.C. & INSULATION.
28	2x6 WALL
29	LOW WALL, SEE PLAN FOR HEIGHT
30	COURTYARD WALL, STANDARD AT ALL ELEVATIONS, SEE DETAILS ON A4. MAX 36" HIGH IN FRONT SETBACK.
31	WALL AT ELEVATIONS C & D
32	*NOT USED
33	1/2" SAG-RESISTANT TYPE 'M' GYP. BD. @ ALL CVD. PATIOS, (ICC #FSR-1338 OR EQUAL)
34	5/8" SAG-RESISTANT TYPE 'X' GYP. BD. @ USABLE AREAS UNDER STAIRS AND @ GARAGE CLG. PER CITY OF SURPRISE #2014-04. 1/2" SAG-RESISTANT GYP. BOARD @ ALL OTHER WALLS & CLG PER IRC R302.6
35	SOFFIT - SEE ELEVATION. EXTERIOR SOFFITS TO BE BUILT TO UNDERSIDE OF BEAM PER STRUCTURAL PLANS.
36	22"x30" ATTIC ACCESS SEE DETAIL 6 ON SHEET A4.1
37	LINE OF CEILING CHANGE
38	FLAT SOFFIT @ 8'-0"
39	FLAT SOFFIT @ 9'-0"
40	PROVIDE EXPANSION JOINT AT CEILING
41	5'-20" OR 16" DEEP SHELVES, EVENLY SPACED. (6 SHELVES WHERE NOTED)
42	1 SHELF
43	1 ROD, 1 SHELF
44	2 RODS, 2 SHELVES
45	24" DEEP SHELF 4" ABOVE WD & 12" DEEP SHELF 15" ABOVE THAT.
46	EXTENTS OF STONE VENEER, HEIGHTS AND LOCATION PER ELEVATIONS.
47	STANDARD CONCRETE STOOP
48	ELECTRIC PANEL LOCATION-SEE E-1 AND GEN. NOTES. FRAMER TO PROVIDE LATH BACKING AROUND PANEL
49	SLOPE 1/8" PER 12", NOT TO EXCEED 1/4" PER 12"
50	SLOPE 1/4" PER 12"
51	SLOPE GARAGE 2" OVERALL
52	HANDRAIL/GUARDRAIL (WOOD OR IRON PER SPECS) TO BE 36" ABOVE WALKING PLANE ON 8" HIGH CURBS. RAILS SHOULD BE SPACED TO NOT ALLOW A 4" SPHERE TO PASS THROUGH ANY OPENING. (PER CODE)
53	HANDRAIL (WOOD OR IRON PER SPECS) TO BE 36" ABOVE WALKING PLANE (PER CODE)
54	NATURAL GAS METER LOCATION - SEE PLUMBING PLAN
55	COMBUSTION & RELIEF GRILLES, 12" FROM FLR. & CLG. W/ GAS APPL.
56	PROVIDE 100 SQ. IN. MAKEUP AIR FOR GAS OR ELEC DRYER (TO BE PROVIDED BY JUMP DUCT OR DOOR VENT SEE MECH)

**AREA CALC'S.**

LIVABLE AREAS:	
MAIN FLOOR PLAN LIVABLE	1,823 SQ.FT.
NEXT GEN HWH SUITE	573 SQ.FT.
TOTAL LIVABLE	2,396 SQ.FT.
COVERED AREAS:	
COVERED ENTRY	95 SQ.FT.
COVERED PATIO	150 SQ.FT.
GARAGE:	
2 CAR GARAGE	589 SQ.FT.
MAX TOTAL SQ. FT.	3,230 SQ.FT.

**GENERAL NOTES**

- HALL FRAMING - SEE STRUCTURAL - U.N.O.
- EXTERIOR HALLS - 2x4 @ 16" O.C. U.N.O.
- INTERIOR BEARING WALLS - 2x4 @ 16" O.C. U.N.O.
- INTERIOR NON BRG. - 2x4 @ 24" O.C. U.N.O.
- PLUMBING WALLS - 2x4 @ 16" O.C. @ 16" O.C. TUBS & SHOWERS FOR PROPER INSTALLATION OF DENS SHIELD
- INSULATION MANUFACTURER: CERTAIN TEED OR APPROVED EQUAL MATERIAL; BATTS HALL 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 U.N.O.
- PROVIDE PRESSURE BALANCE OR THERMO. MIXING VALVE TYP. CONTROL VALVES FOR ALL SHOWER AND TUB COMBS 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:
  - 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.
- STANDARD WATER HEATER - 50 GAL. - SEE SPECS WATER HEATER TO INCLUDE T & P RELIEF VALVE - ABOVE 4 3/4" STANDARD BASE BOARD HEIGHT 15 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" REVERSE
- 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 15 2 1/4"
- PROVIDE TETHER AT STOVE FOR PREVENTION OF TIP OVER
- WHEN PLAN IS FLIPPED, ARCADIA DOORS FLIP ALSO AND DRYER 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.
  - 6'-0" DOOR HEADERS TO 94-1/2".
  - 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 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 \*

(Symbol)	KEYNOTE	(Symbol)	DOUBLE SINK W/ DISPOSAL
(Symbol)	HOT WATER REGRULATING PIPE	(Symbol)	DISHWASHER - PROVIDE 1" AIR GAP PER
(Symbol)	FINISHED FLOOR ELEVATION	(Symbol)	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.
(Symbol)	2x6 HALL	(Symbol)	UTILITY SINK
(Symbol)	6" WALL WITH STAGGERED 2x4 STUDS @ 24" O.C. & INSULATION	(Symbol)	REFRIGERATOR SPACE PROVIDE 34" WIDE SPACE & INSTALL RECESSED KEYSWER LINE
(Symbol)	AG CONDENSING INT - SEE MECH PLAN FOR MORE INFO.	(Symbol)	30" SMOOTH TOP RANGE W/MICROWAVE ABOVE
(Symbol)	WATER HEATER W/DRAIN & PAN	(Symbol)	HOSE BIBB W/ ANTI-SIPHON VALVE
(Symbol)	WATER CLOSET - PROVIDE MIN. 15" EA. SIDE & 24" CLEAR IN FRONT	(Symbol)	GAS SUB OUT - LOCATE PER MANUFACTURERS SPECS
(Symbol)	LABATORY W/4" SPREAD		
(Symbol)	STANDARD 5'-0" TUB/SHR		
(Symbol)	WATER RESISTANT SURROUNDS @ 16"		

**LENNAR**  
1725 West Greenlawn Drive, Suite #114, Tempe, Arizona 85284  
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**[I]PLAN, LLC**  
4711 East Falcon Drive • Suite 312  
Mesa, Arizona 85215  
studio (480) 807-1539 • fax (480) 894-2529  
www.iplandesign.com

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**FLOOR PLAN**

PLOT DATE: 11-22-17

Rev.	DATE:
1	
2	
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4	

**PLAN**  
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**SHEET**  
**A1**