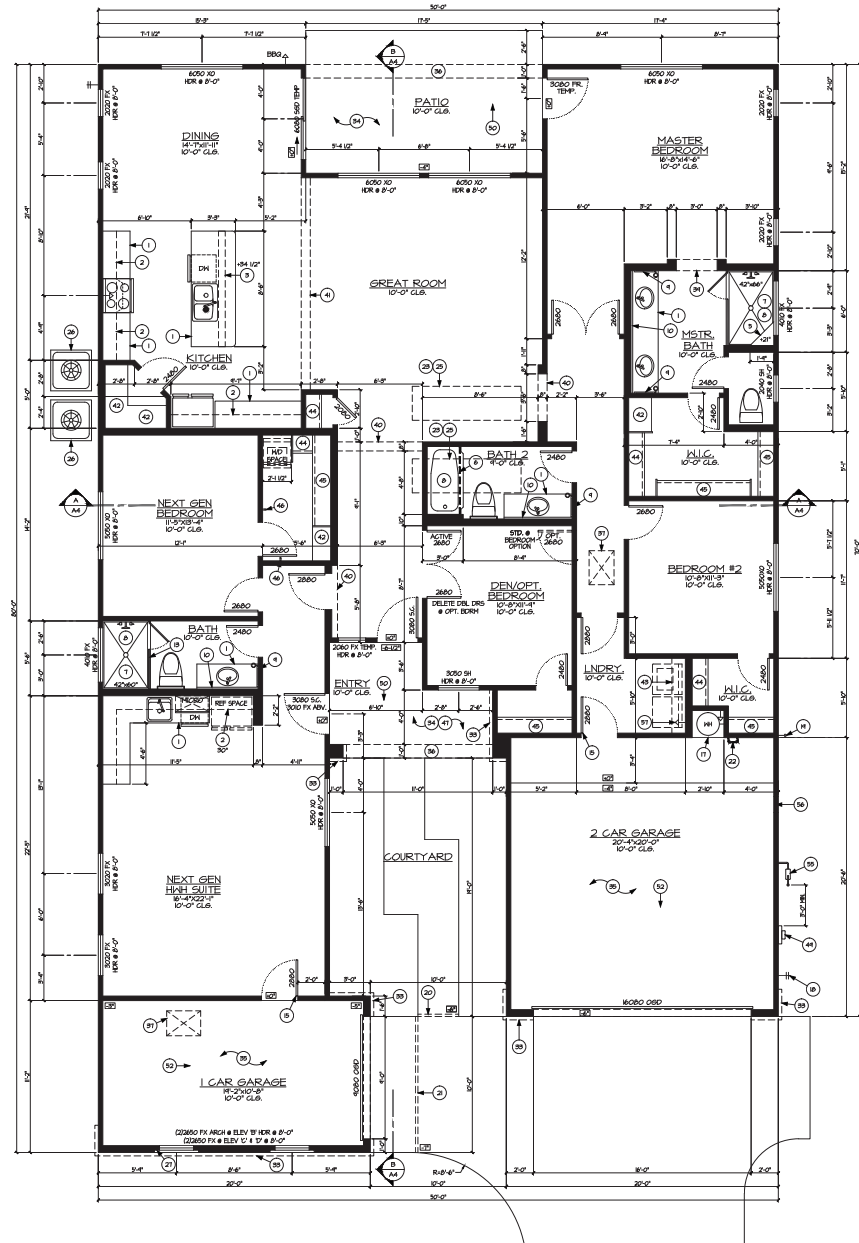
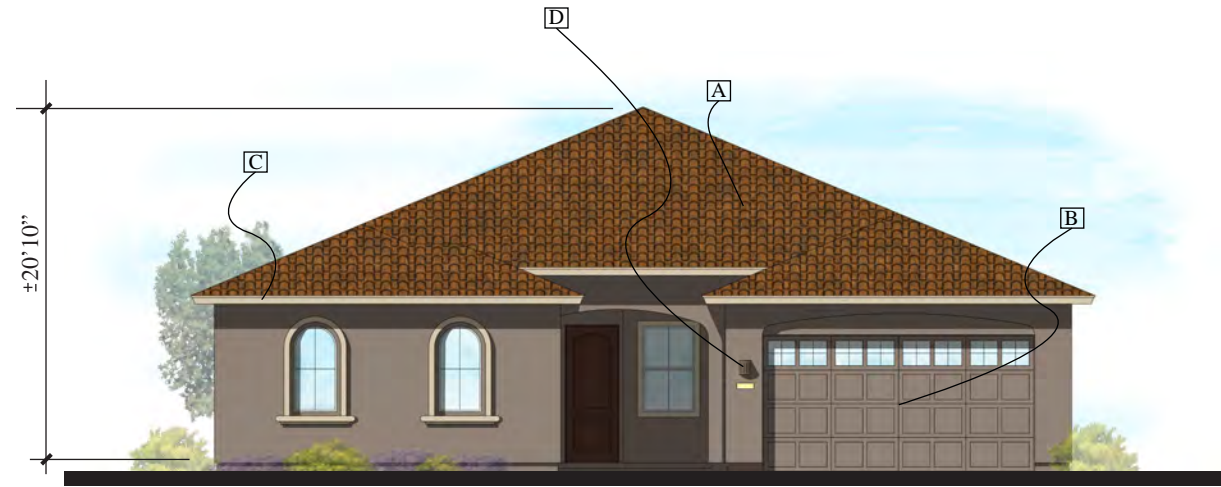


PLAN 5080



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



Left Elevation



Rear Elevation

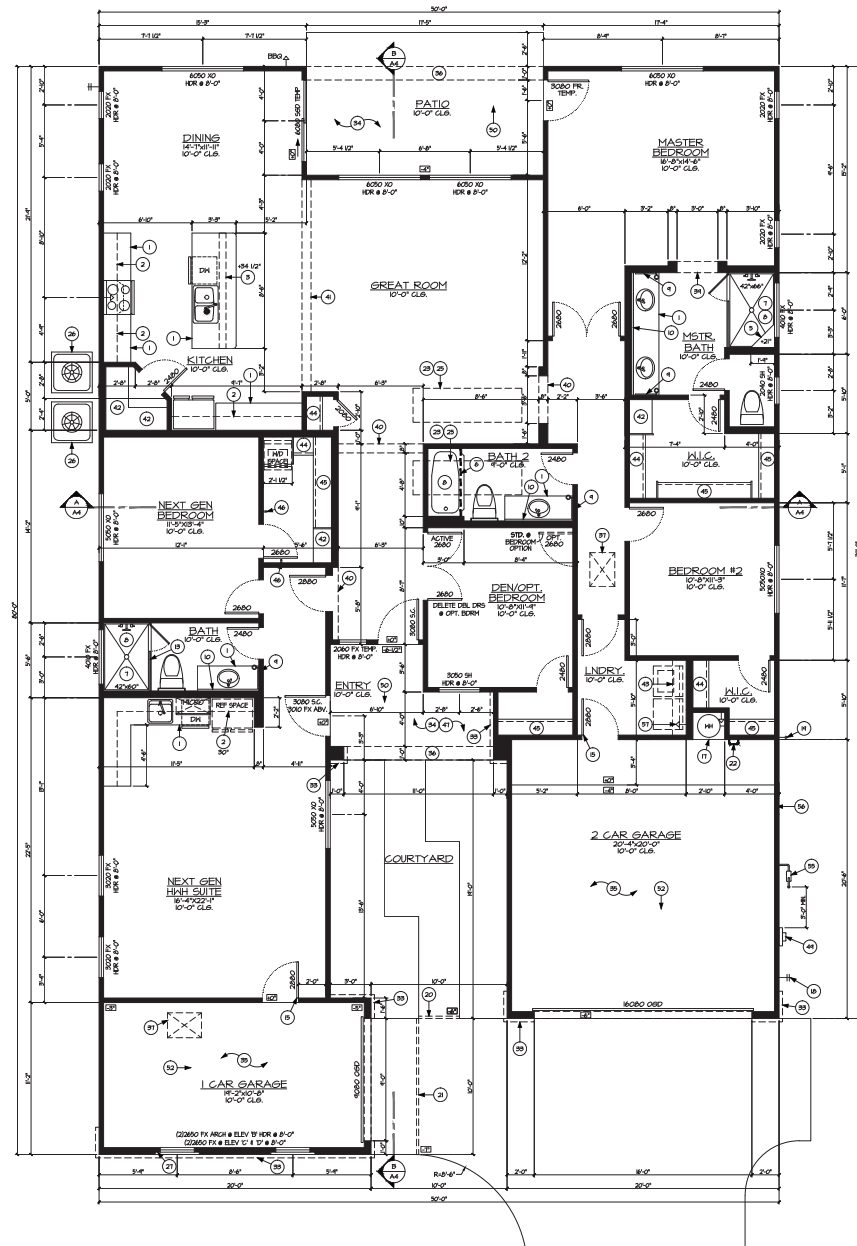


Right Elevation

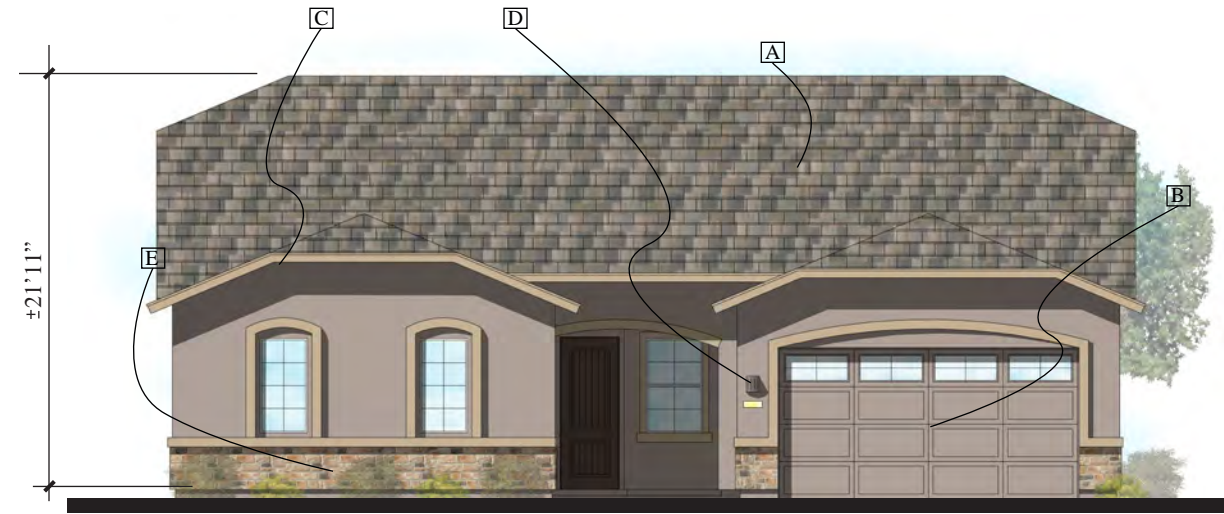
HASTINGS

Queen Creek, Arizona

PLAN 5080



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 Stone Veneer E



Left Elevation



Rear Elevation

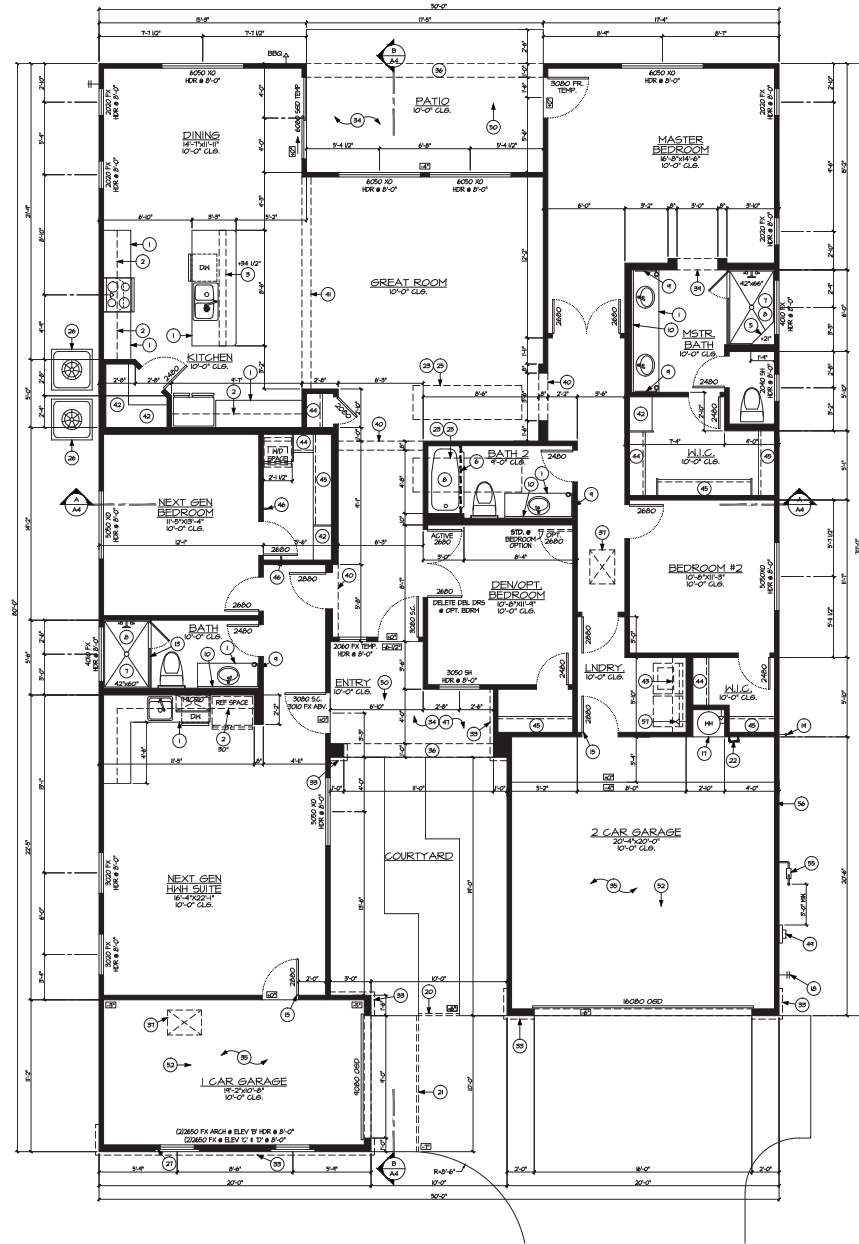


Right Elevation

HASTINGS

Queen Creek, Arizona

PLAN 5080



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 Stone Veneer E



Left Elevation



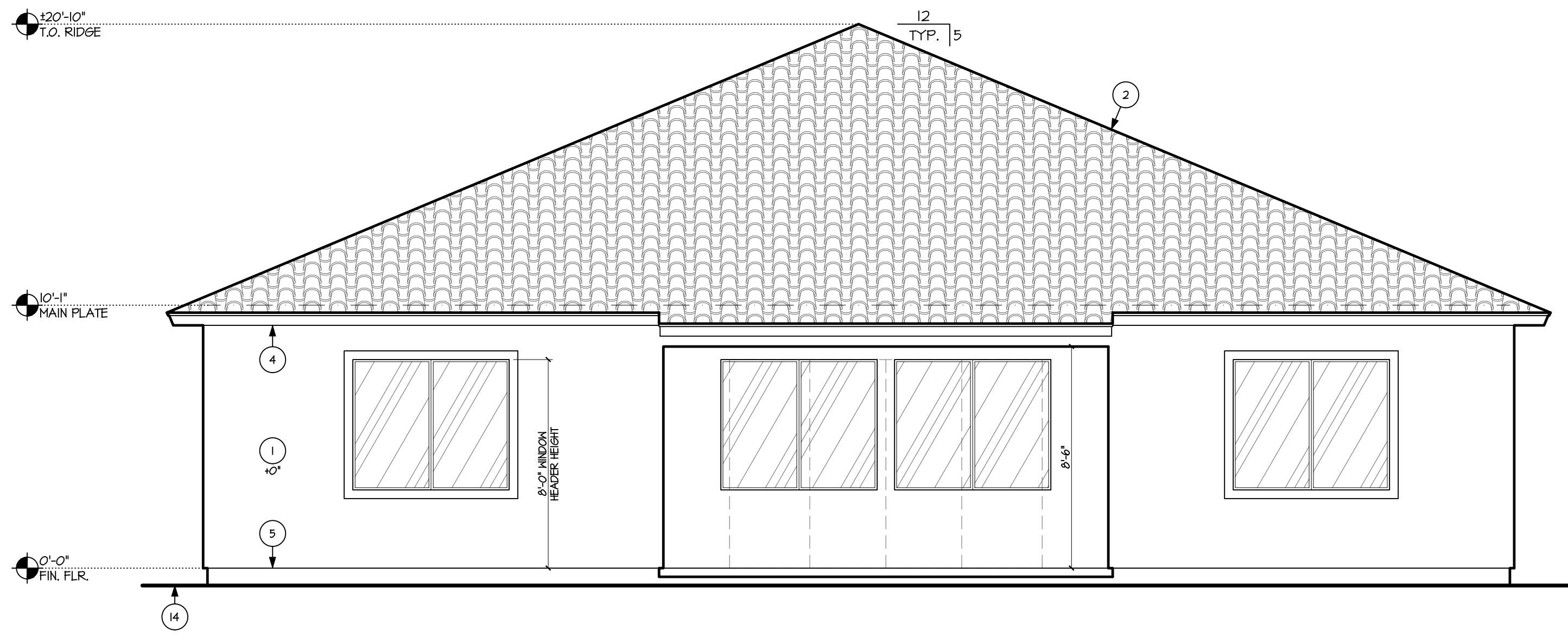
Rear Elevation



Right Elevation

HASTINGS

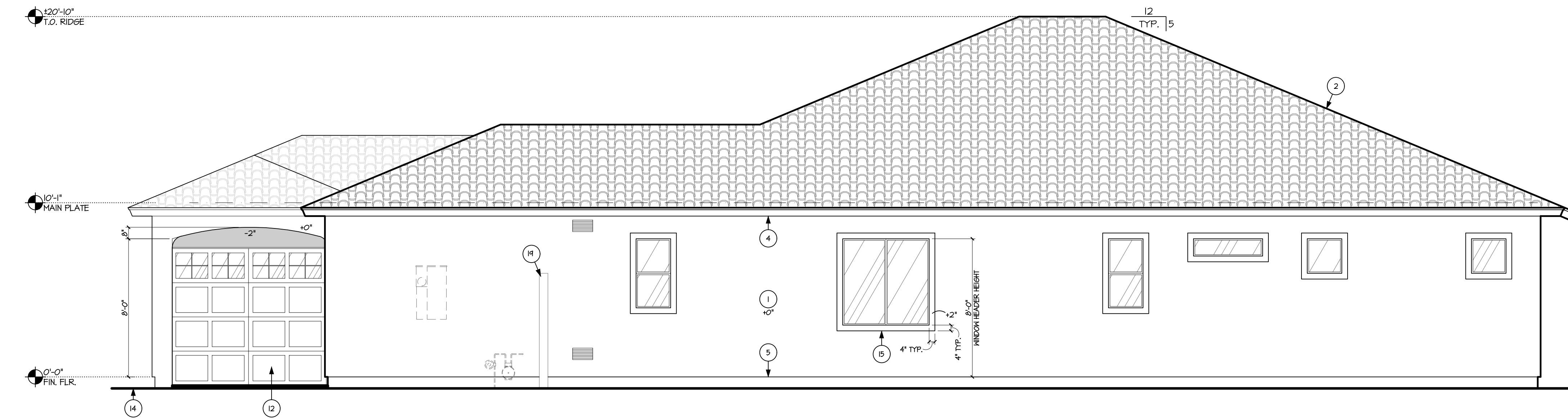
Queen Creek, Arizona



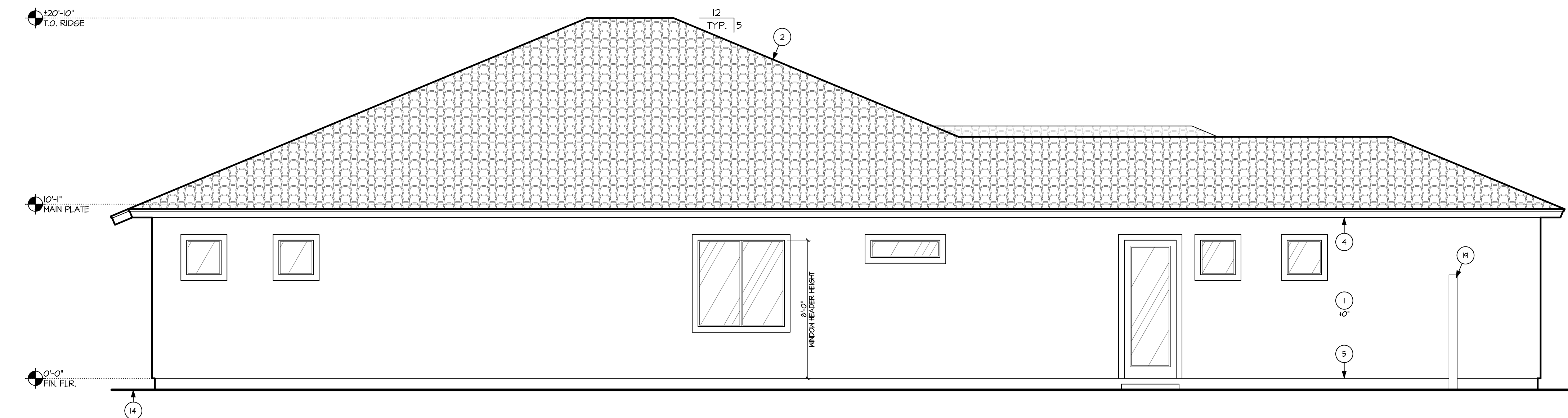
REAR ELEVATION 'B'
SCALE: 1/4" = 1'-0" ITALIAN RENAISSANCE



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	
No.	DESCRIPTION
1	3/8" STUCCO SYSTEM OVER 1" FOAM BOARD, LATH BASE OVER BUILDING PAPER - I.C.C. # ESR-2214 WHEN APPLIED OVER ANY WOOD BASED SHEATHING, THE BARRIER SHALL BE A MIN. TWO LAYER OF GRADE "D" BUILDING PAPER PER THE IRC.
2	CONCRETE ROOF TILE ICC# ESR-1647, 0/40# FELT (STYLE PER SPECIFICATIONS)
3	MASONRY LOW WALL/COLUMN SEE WALL DETAILS 2 & 3 ON SHEET A4.1
4	FASCIA - REFER TO DETAIL 26 ON SHEET A4.1
5	KEEP SCREED - PER SPECS.
6	FYPON BOARD AND BATTEN SHUTTERS - ATTACH PER MFG SPECS. VERIFY ITEM W/ BUILDER SPECS
7	ADHERED CULTURED STONE VENEER PER ICC #ESR-1364 PER SPECS, WEATHER RESISTIVE BARRIER SEE DETAILS 9 & 4 ON SHEET A4.1
8	EXTERIOR LIGHT PER SPECIFICATIONS SEE DETAIL 25 ON SHEET A4.1 FOR INSTALLATION AT STONE VENEER
9	* NOT USED
10	FYPON COVE CORBEL (CORCVIDXBx6) - ATTACH PER MFG SPECS. VERIFY ITEM W/ BUILDER SPECS
11	STUCCO SYSTEM OVER FOAM WINDOW SILL PROJECTION PER SPECS.
12	SECTIONAL METAL ROLL-UP DOOR, PAINT TO MATCH EXTERIOR OF HOUSE - PER SPECS.
13	STREET ADDRESS NUMBER-FINISH PER SPECIFICATIONS, SEE DETAIL 25 ON SHEET A4.1 FOR INSTALLATION AT STONE VENEER
14	FINISH GRADE - SLOPE MIN. 5% AWAY FROM BUILDING
15	STUCCO SYSTEM OVER FOAM SURROUND PROJECTION (PER SPECIFICATIONS)
16	DECORATIVE GABLE END DETAIL - SEE DETAILS ON SHEET A4.1
17	FYPON OUTLOOKER (BKT16x32x45) - ATTACH PER MFG SPECS. VERIFY ITEM W/ BUILDER SPECS
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:

ALL ITEMS SHOWN ARE STANDARD U.N.O.

NOTE:

WATER-RESISTIVE BARRIER REQUIRED UNDER EXTERIOR PLASTER

NOTE:

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

NOTE:

FLASHING TO BE INSTALLED IN SHINGLE-FASHION AND MUST EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER.

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 METAL IS USED FOR FLASHING OF EXTERIOR OPENINGS, IT SHALL NOT BE LESS THAN 26 GA. CORROSION RESISTANT METAL PER THE IRC.
- CONCRETE TILE ROOFS INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATIONS, ICC# ESR-1647 & PER THE IRC.
- BUILT UP ROOFING W/ 3 LAYERS #15 FELT AND 300 POUNDS OF GRAVEL PER 100 SQ. FT. OF ROOF OR OTHER APPROVED SURFACING MATERIAL INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATIONS AND PER THE IRC.
- KEEP SCREED SHALL BE OF NO. 26 GAUGE CORROSION RESISTANT METAL WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2" AND PLACED A MIN. OF 3/4" BELOW TOP OF FINISHED FLOOR AND A MINIMUM OF 6" ABOVE FINISHED GRADE @ ALL EXTERIOR WALLS
- ROOF SLOPES ARE 5:12 TYP. U.N.O.
- WINDOW FRAMES SHALL BE ANODIZED OR ENAMEL PAINTED TO MATCH HOUSE U.N.O.
- ALL VENTS, ELEC. BOXES, HVAC UNITS, ETC. SHALL BE PAINTED TO MATCH HOUSE U.N.O.
- PAINT EXPOSED STEMWALLS TO MATCH U.N.O.
- SLOPES (EXAMPLE: FIREPLACE / MEDIA NICHE TOPS) OF 60° OR LESS FROM HORIZONTAL TO HAVE UNDERLAYMENT MEETING ROOFING REQUIREMENTS.

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

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 Mesa, Arizona 85215
 studio (480) 807-1539 • fax (480) 894-2529
 www.liiplandesign.com

Home Builders Association
 OF CENTRAL ARIZONA

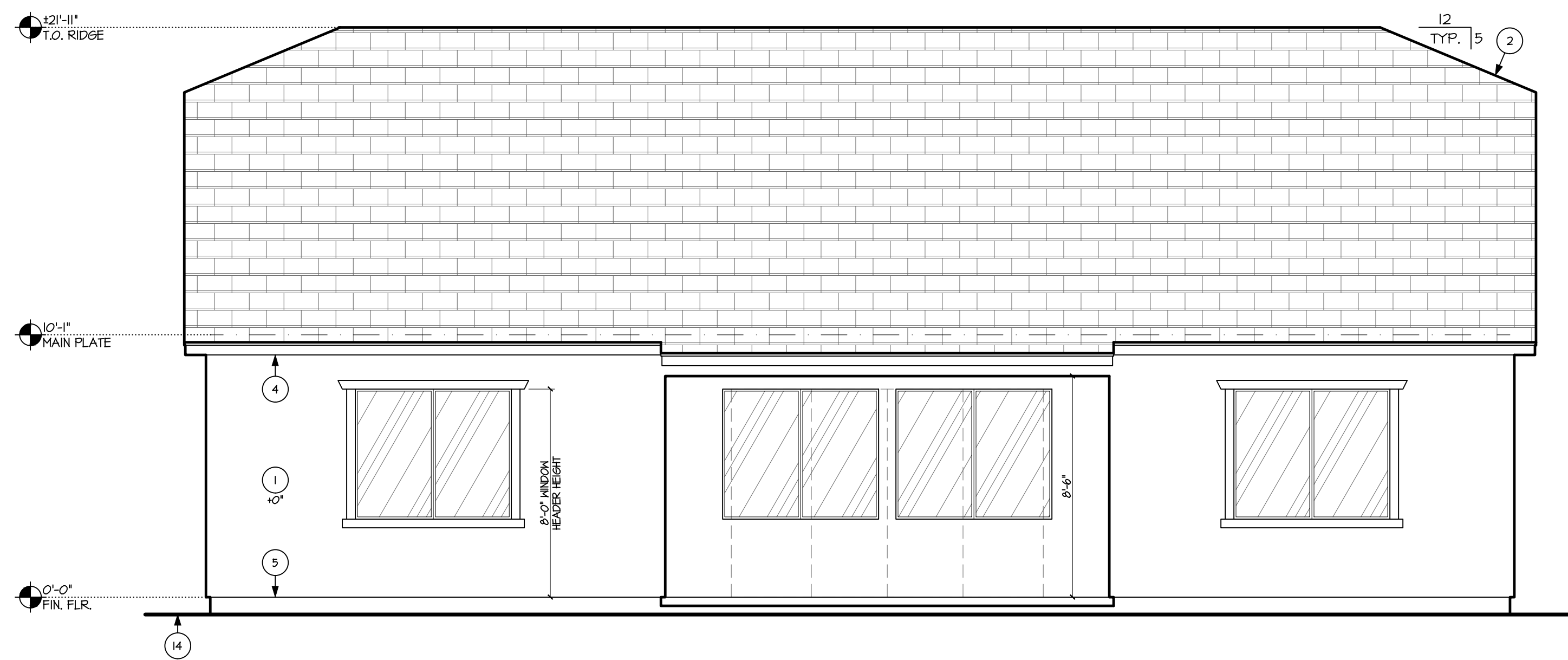
AMERICAN INSTITUTE OF BUILDING DESIGN
A B D
 PROFESSIONAL BUILDING DESIGNER

ELEVATION 'B'

PLOT DATE: 1-18-18
 Rev. DATE:
 1
 2
 3
 4

PLAN
5080
 Hastings

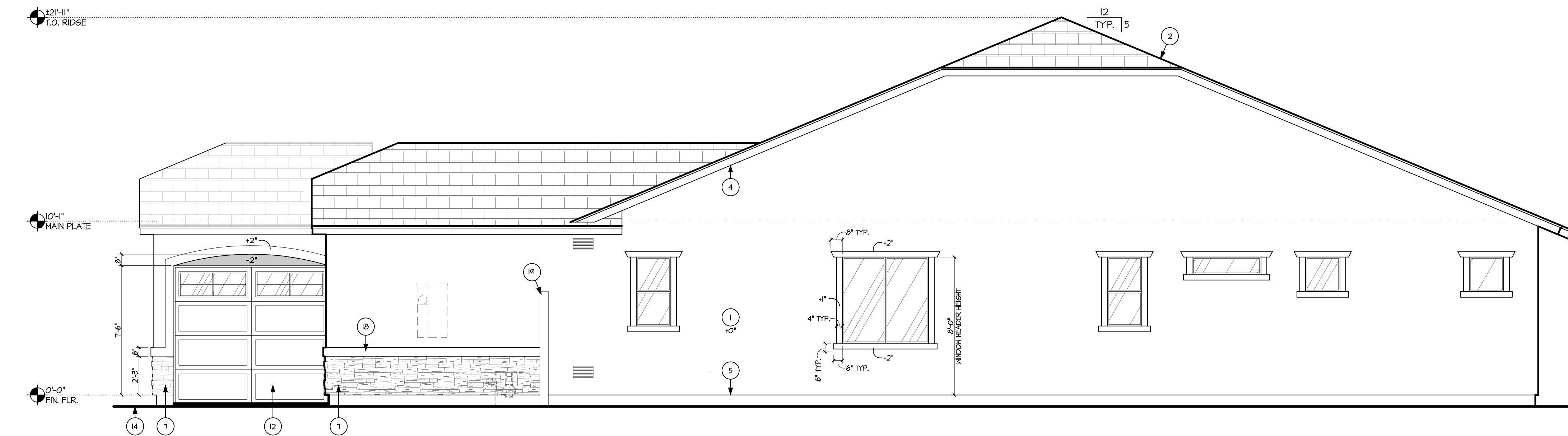
SHEET
A3



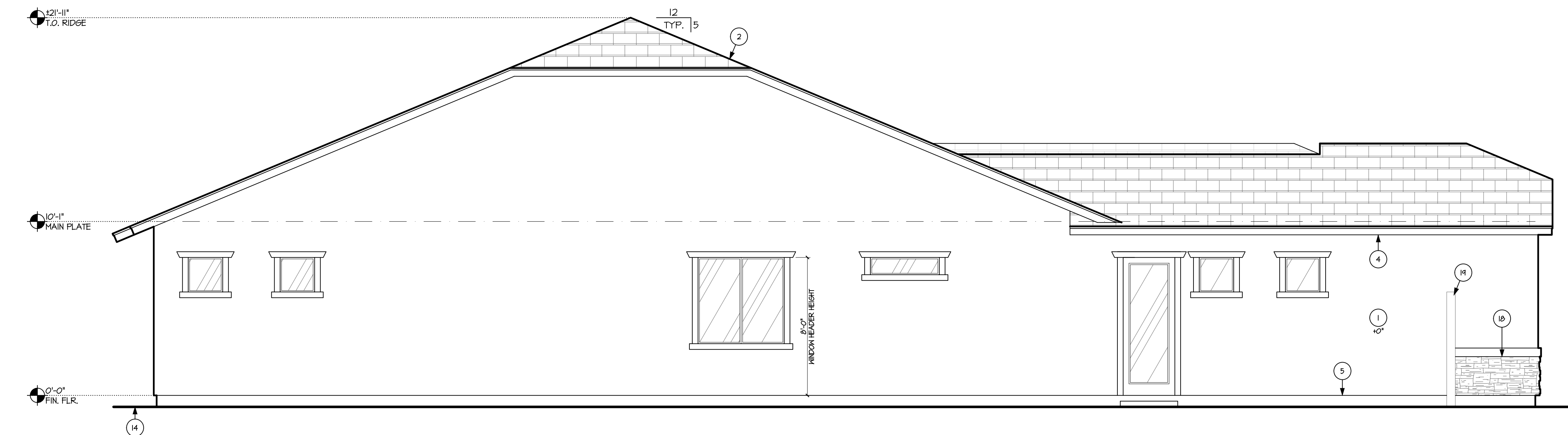
REAR ELEVATION 'C'
SCALE: 1/4" = 1'-0" COTTAGE



FRONT ELEVATION 'C'
SCALE: 1/4" = 1'-0" COTTAGE



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



LEFT ELEVATION 'C'
SCALE: 1/4" = 1'-0" COTTAGE

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8	EXTERIOR LIGHT PER SPECIFICATIONS SEE DETAIL 25 ON SHEET A4.1 FOR INSTALLATION AT STONE VENEER
9	NOT USED
10	FYPON COVE CORBEL (CORCV18X6) - ATTACH PER MFG SPECS. VERIFY ITEM W/ BUILDER SPECS
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19	SIDE YARD FENCE

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NOTE:

WATER-RESISTIVE BARRIER REQUIRED UNDER EXTERIOR PLASTER

NOTE:

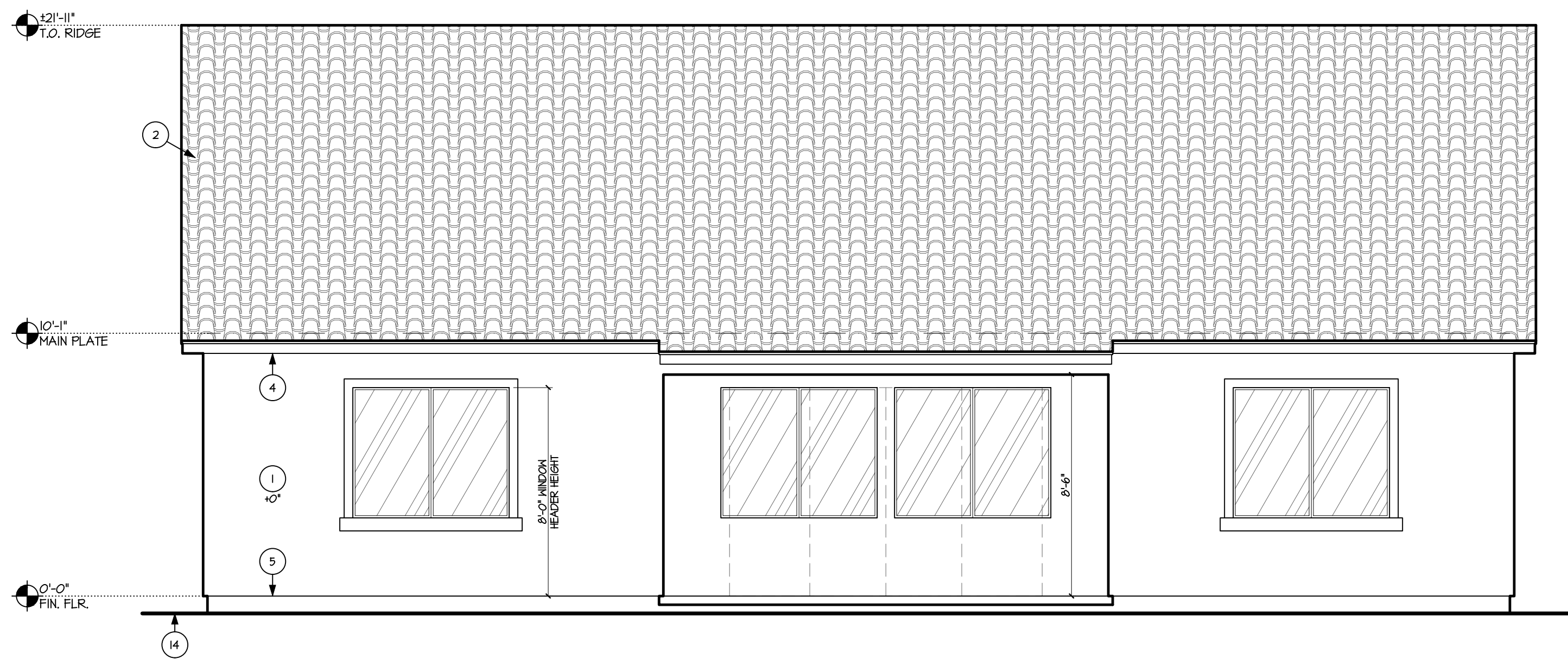
WATER-RESISTIVE BARRIER REQUIRED UNDER ALL EXTERIOR WALL FINISH (SIDING) MATERIAL

NOTE:

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- PAINT EXPOSED STEMWALLS TO MATCH U.N.O.
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REAR ELEVATION 'D'

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

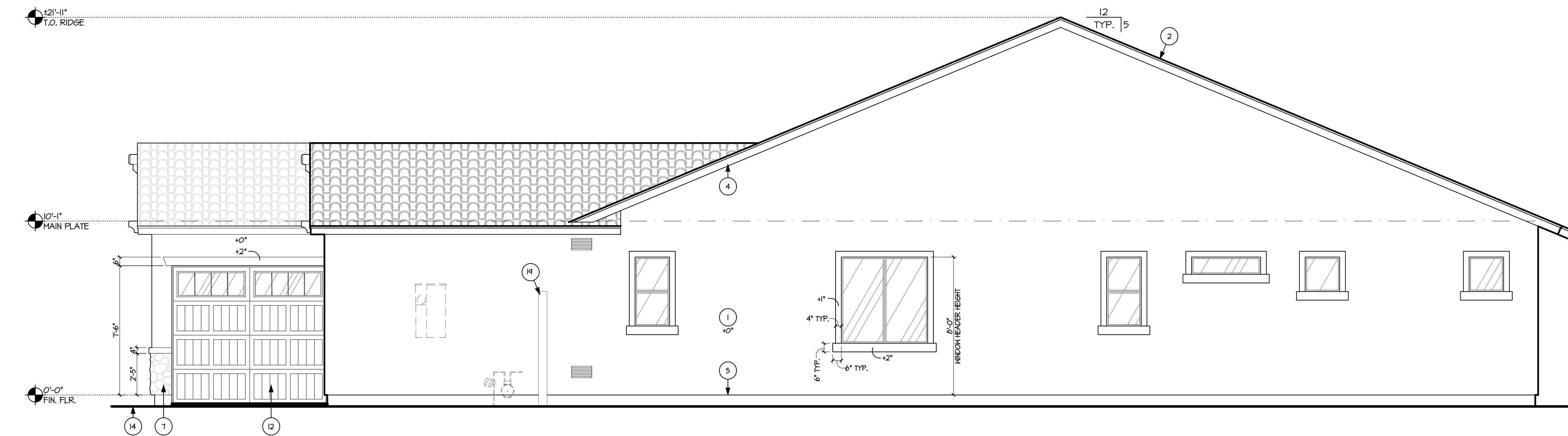
CRAFTSMAN



FRONT ELEVATION 'D'

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

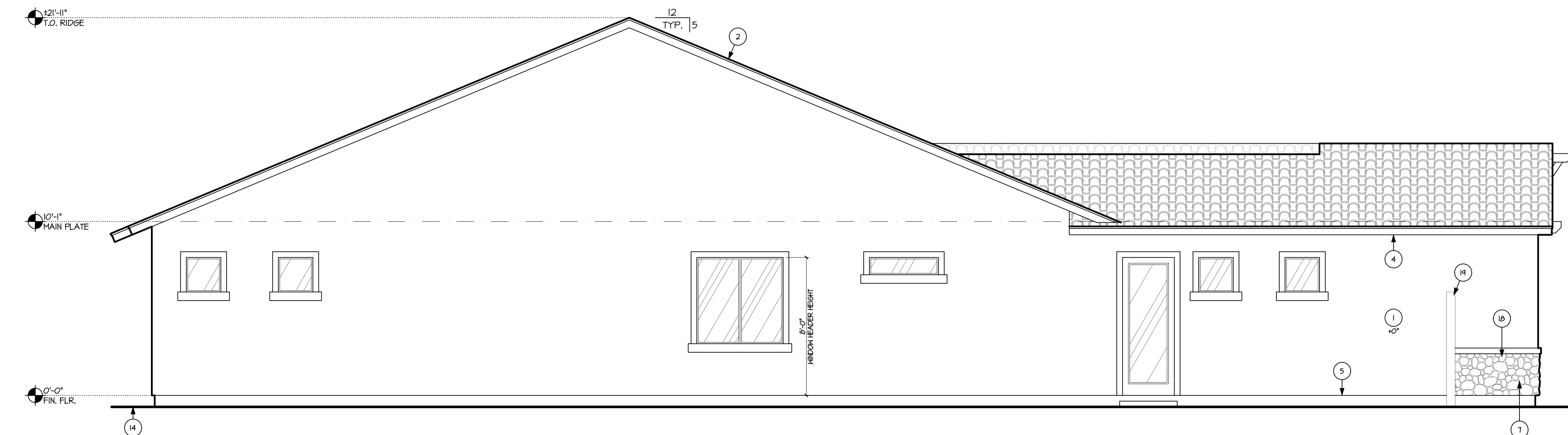
CRAFTSMAN



RIGHT ELEVATION 'D'

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

CRAFTSMAN



LEFT ELEVATION 'D'

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

CRAFTSMAN

KEYNOTES	
* SEE SPECIFICATION FOR MORE INFORMATION *	
** ALL KEYNOTES MAY NOT APPLY TO THIS SHEET **	
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9	* NOT USED
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- PAINT EXPOSED STEMWALLS TO MATCH U.N.O.
- SLOPES (EXAMPLE: FIREPLACE / MEDIA NICHE TOPS) OF 60° OR LESS FROM HORIZONTAL TO HAVE UNDERLAYMENT MEETING ROOFING REQUIREMENTS.

NOTE:

FIELD CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESSURE-TREATED WOOD SHALL BE RETREATED IN THE FIELD IN ACCORDANCE WITH ANPA M4 - REFERENCE IRC SECTION R301.2. OTHER PENETRATIONS OF THE GARAGE DWELLING SEPARATION, SUCH AS PIPES, ARE TO BE PROTECTED BY FILLING THE OPENINGS 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:

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 1/2" 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 P2405.3 (NOT PVC).

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 1000 SQ. FT.

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:

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 4.5 FEET FOR EACH 90-DEGREE BEND, ICM M1502.4.1.

NOTE:

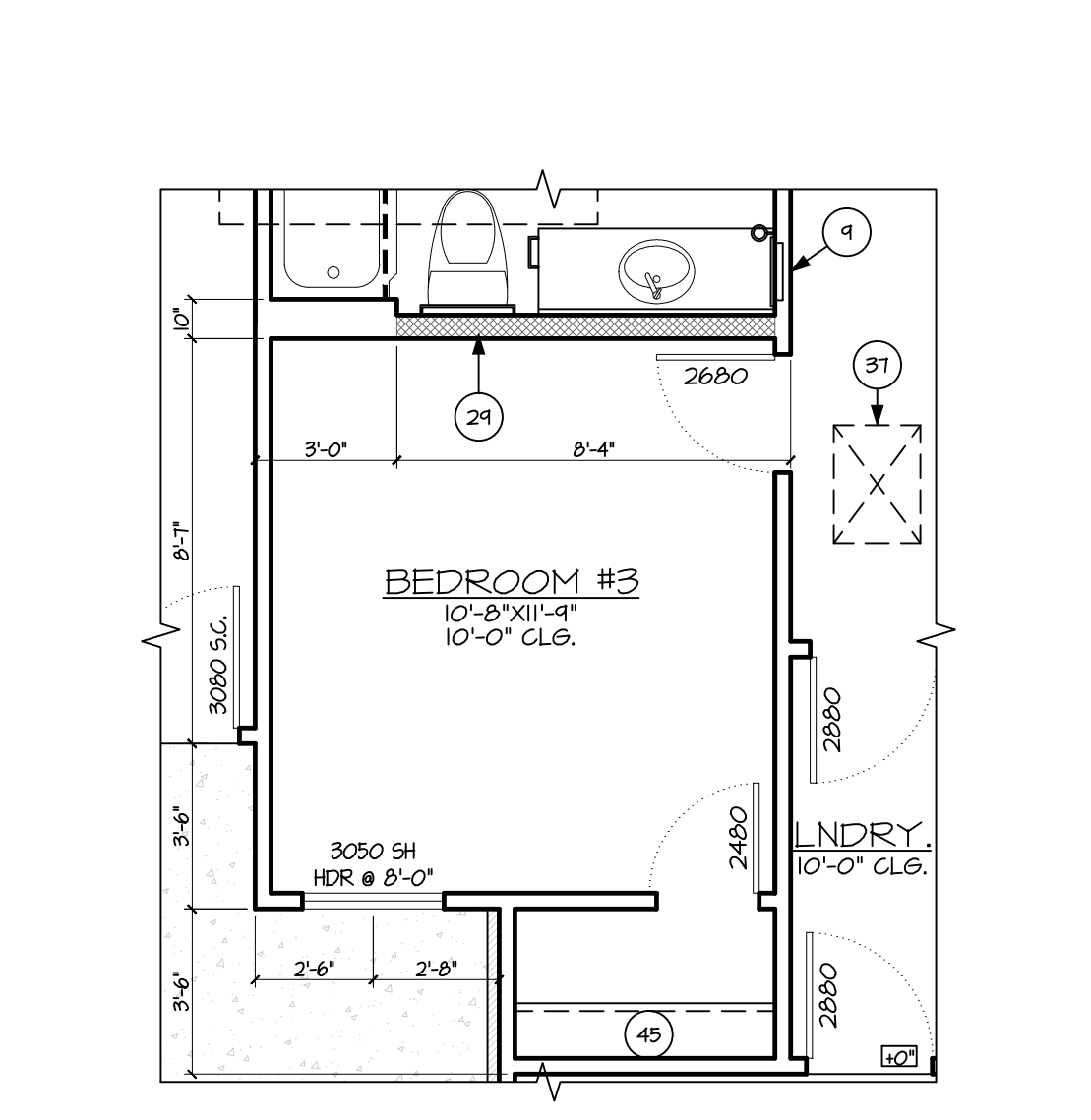
PRE-FAB SHOWER CAN BE REPLACED WITH OPTIONAL SITE-BUILT SHOWER PER IRC-P2104.

NOTE:

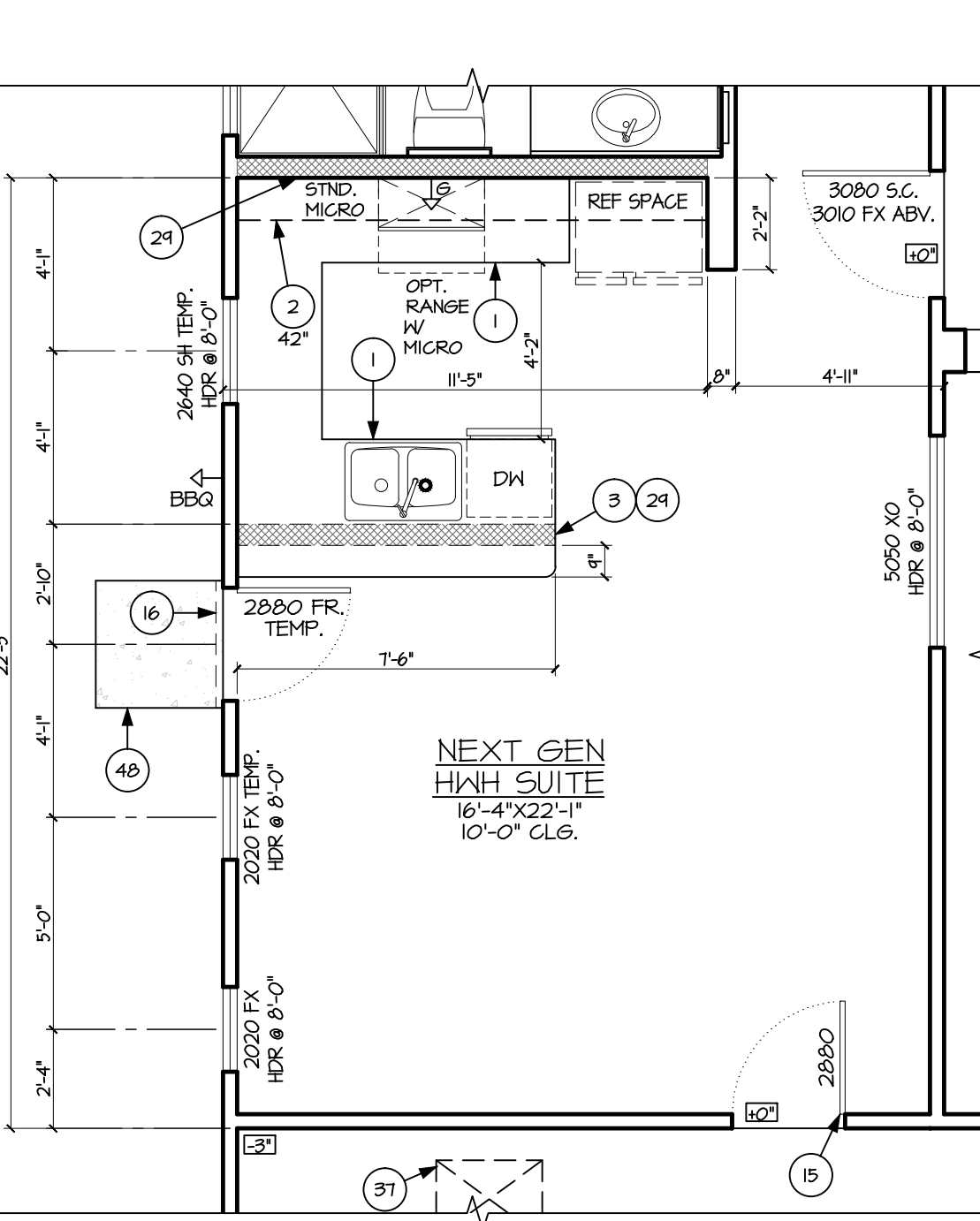
THE ADJOINING WALLS AND FLOOR FRAMING ENCLOSING ON-SITE BUILT-UP SHOWER RECEPTORS SHALL BE LINED WITH UTILIZING APPROVED MATERIALS AND METHODS AS IDENTIFIED ON THE PLANS. THE LINING MATERIAL SHALL EXTEND NOT LESS THAN 2 INCHES BEYOND OR AROUND THE ROUGH JAMBS AND NOT LESS THAN 2 INCHES ABOVE FINISHED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

NOTE:

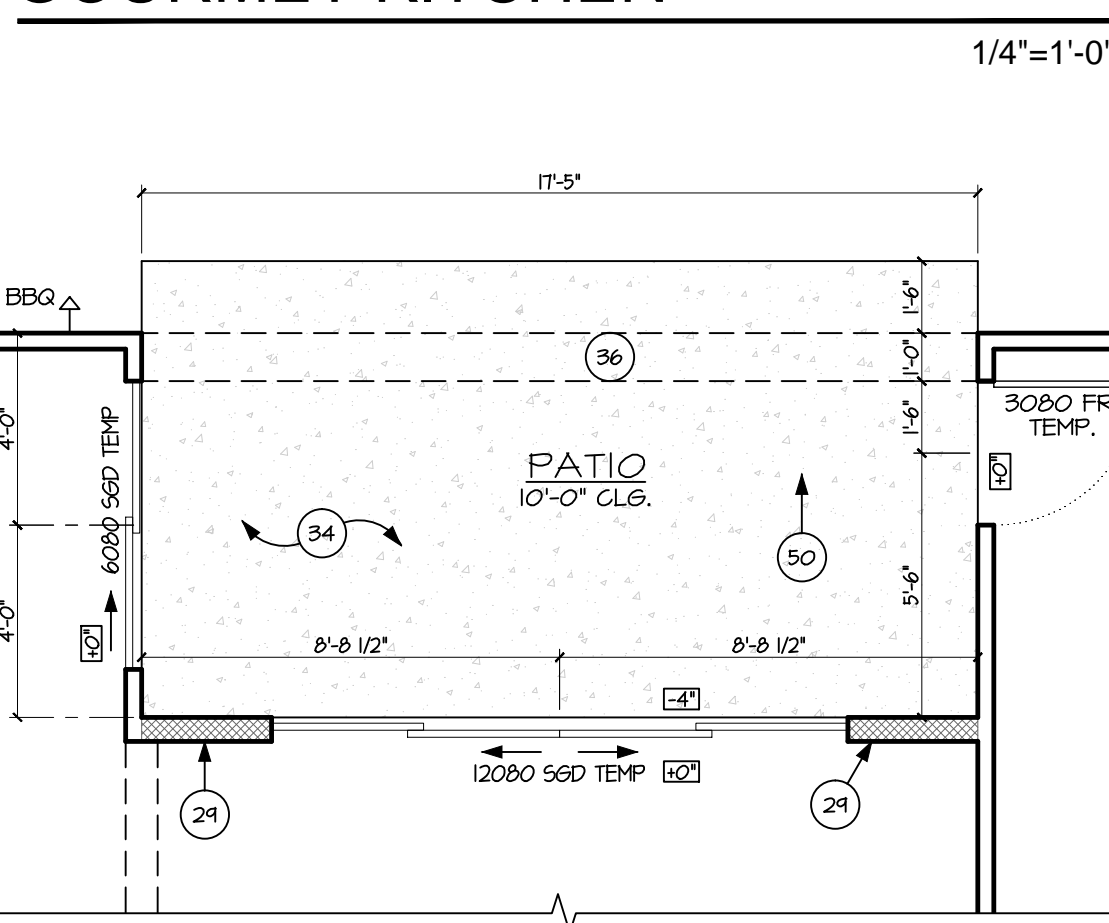
VERIFY WITH BUILDER FOR GAS OR ELECTRIC APPLIANCES SUCH AS WATER HEATER, RANGE, DRYER, ETC., PRIOR TO CONSTRUCTION.



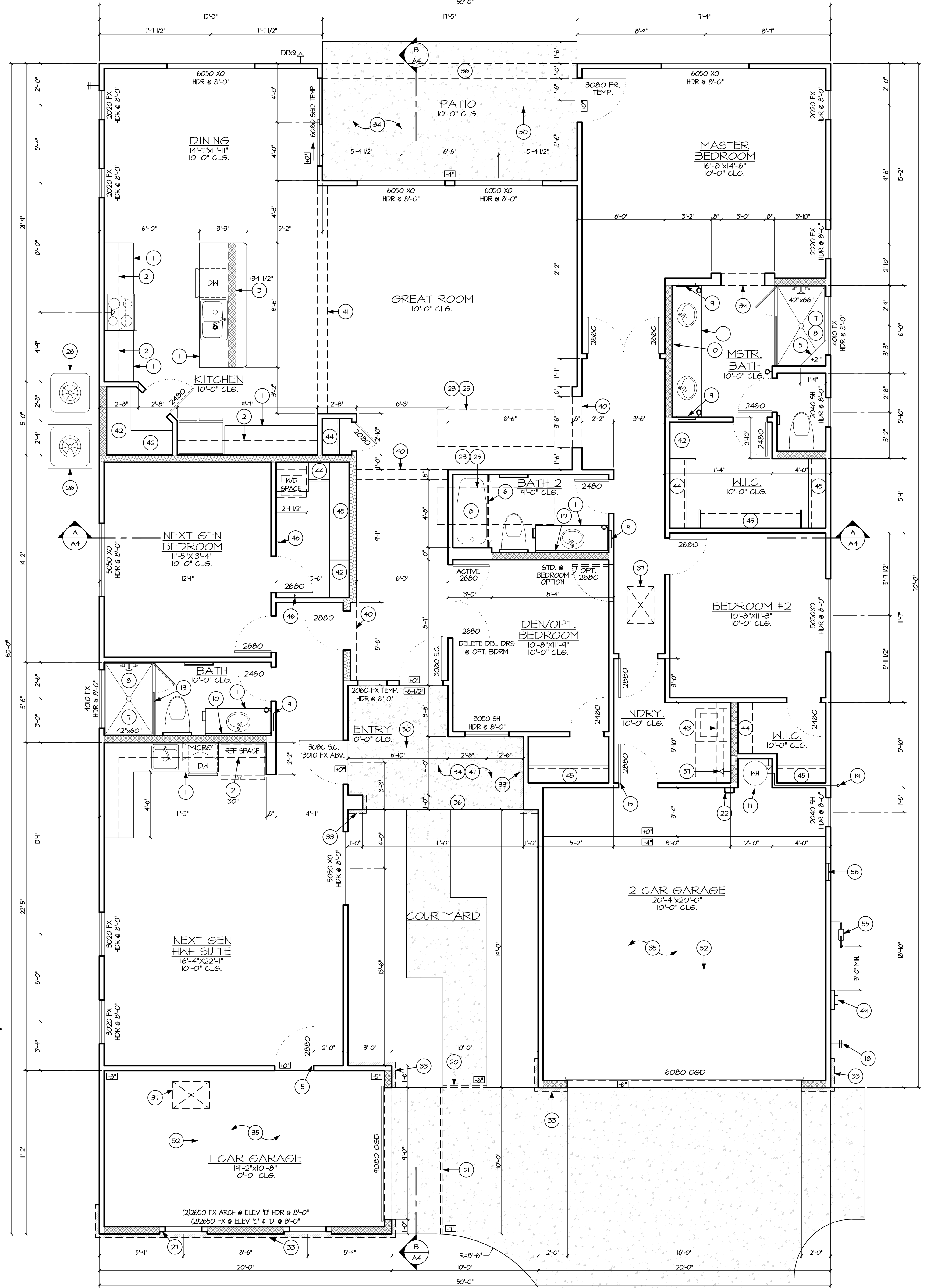
BEDROOM #3 ILO DEN
1/4"=1'-0"



NEXT GEN HWH GOURMET KITCHEN
1/4"=1'-0"



STD. SGD @ ALL ELEVATIONS
1/4"=1'-0"



FLOOR PLAN
1/4"=1'-0"

FLOOR PLAN KEYNOTES

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 MAINS COAT TO T6" 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
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 FIELD SIZE STEEL PIPE OR HARD DRAWN COPPER TUBING OR PVC, 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	DRAINAGE SLEEVE - ZURN Z803 FIBERGLASS-METAL COVER
22	STANDARD SOFT WATER LOOP
23	PROVIDE GAS FOR AIR HANDLER
24	MECHANICAL CHASE
25	AIR HANDLER IN ATTIC SPACE
26	PREFAB PAD FOR CONDENSOR UNITS, HANG 6" AWAY FROM HOUSE & MIN. 3" ABOVE GRADE. VERIFY THE SIZE WITH THE MECHANICAL CONTRACTOR
27	PROVIDE MIN. 3" REVEAL AROUND WINDOW/DOOR. SEE ELEVATIONS
28	HIDE WALL WITH STAGGERED 2x4 STUDS @ 24" O.C. & INSULATION.
29	2x6 WALL
30	LOW WALL, SEE PLAN FOR HEIGHT
31	COURTYARD WALL, STANDARD AT ALL ELEVATIONS. SEE DETAILS ON A4. MAX 36" HIGH IN FRONT SETBACK.
32	STONE LOCATION. SEE ELEVATIONS
33	1/2" TYPE MR' GYP. BD. @ ALL CVD. PATIOS, (ICC #R38-1338 OR EQUAL)
34	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
35	SOFFIT - SEE ELEVATION
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	FLAT SOFFIT @ 9'-6"
41	5-20" OR 6" DEEP SHELVES, EVENLY SPACED
42	1 ROD, 1 SHELF
43	2 RODS, 2 SHELVES
44	ROBE HOOK @ 5'-6" A.F.F.
45	INSTALL PAVERS ATOP CONC. PATIO
46	MIN. 36"x36" LANDING AT DOOR LOCATION, PER IRC R311.3
47	ELECTRIC PANEL LOCATION-SEE E-1 AND GEN. NOTES, FRAMER TO PROVIDE LATH BACKING AROUND PANEL
48	SLOPE 1/8" PER 12"
49	SLOPE 1/4" PER 12"
50	SLOPE GARAGE 2" OVERALL
51	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 OPENINGS (PER IRC)
52	HANDRAIL (WOOD OR IRON PER SPECS) TO BE 36" ABOVE WALKING PLANE (PER IRC)
53	NATURAL GAS METER LOCATION. - SEE PLUMBING PLAN
54	COMBUSTION & RELIEF GRILLES, 12" FROM FLR. & CLG. W/ GAS APPL.
55	PROVIDE 100 SQ. IN. MAKEUP AIR FOR GAS OR ELEC DRYER (TO BE PROVIDED BY JUMP DUCT OR DOOR VENT SEE MECH)
56	DOUBLE SINK W/ DISPOSAL
57	DISHWASHER - PROVIDE 1" AIR GAP PER IRC
58	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.
59	UTILITY SINK
60	REFRIGERATOR SPACE PROVIDE 34" WIDE SPACE & INSTALL RECESSED ICEMAKER LINE
61	30" SMOOTH TOP RANGE W/MICROWAVE ABOVE
62	HOSE BIBB W/ ANTI-SIPHON VALVE
63	GAS SUB OUT - LOCATE PER MANUFACTURERS SPECS

GENERAL NOTES

- HALL FRAMING - SEE STRUCTURAL - UNO.
- EXTERIOR WALLS - 2x4 @ 16" O.C. UNO.
- INTERIOR BEARING WALLS - 2x4 @ 16" O.C. UNO.
- INTERIOR NON BEAR. - 2x4 @ 24" O.C. UNO.
- PLUMBING WALLS - 2x4 UNO. & 16" O.C. @ TUBS & SHOWERS FOR PROPER INSTALLATION OF DENS SHIELD
- INSULATION MANUFACTURER: CERTAIN TEED OR APPROVED MATERIAL; BATTS 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. STAGG. 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 FLOORS INDICATED ARE FROM FINISH 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" 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 M1502. DRYER EXHAUST DUCTS SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS M1502.4.1 THROUGH M1502.4.6 WHERE THE EXHAUST DUCT IS CONCEALED WITHIN BLDG CONSTRUCTION, THE EQUIVALENT LENGTH SHALL BE IDENTIFIED ON PERMANENT TAGS AS 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 SPEC DOOR SIZES 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 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 - 92-1/2".
 - 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 STP.

SYMBOL LEGEND

SYMBOL	DESCRIPTION
(XX)	KEYNOTE
(R.P.)	HOT WATER REGRULATING PIPE
(-/-)	FINISHED FLOOR ELEVATION
(-/-)	2x6 WALL
(-/-)	6" WALL WITH STAGGERED 2x4 STUDS @ 24" O.C. & INSULATION
(-/-)	A/C CONDENSING UNIT - SEE MECH PLAN FOR MORE INFO.
(-/-)	WATER HEATER, W/DRAIN & PAN
(-/-)	WATER CLOSET - PROVIDE MIN. 15" EA. SIDE & 24" CLEAR IN FRONT
(-/-)	LABORATORY W/4" SPREAD
(-/-)	STANDARD 5-0" TUB/SHR
(-/-)	WATER RESISTANT SURROUNDS @ 136"
(-/-)	DOUBLE SINK W/ DISPOSAL
(-/-)	DISHWASHER - PROVIDE 1" AIR GAP PER IRC
(-/-)	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.
(-/-)	UTILITY SINK
(-/-)	REFRIGERATOR SPACE PROVIDE 34" WIDE SPACE & INSTALL RECESSED ICEMAKER LINE
(-/-)	30" SMOOTH TOP RANGE W/MICROWAVE ABOVE
(-/-)	HOSE BIBB W/ ANTI-SIPHON VALVE
(-/-)	GAS SUB OUT - LOCATE PER MANUFACTURERS SPECS

AREA CALC'S.

LIVABLE AREAS:	
1st FLOOR LIVABLE	1,888 SQ. FT.
NEXT GEN HWH SUITE	706 SQ. FT.
COVERED AREAS:	
COVERED ENTRY	84 SQ. FT.
COVERED PATIO	183 SQ. FT.
GARAGE:	
2 CAR GARAGE	416 SQ. FT.
1 CAR GARAGE	224 SQ. FT.
TOTAL SQ. FT.	3,501 SQ. FT.

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FLOOR PLAN

PLOT DATE: 11-22-17
Rev. DATE:
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