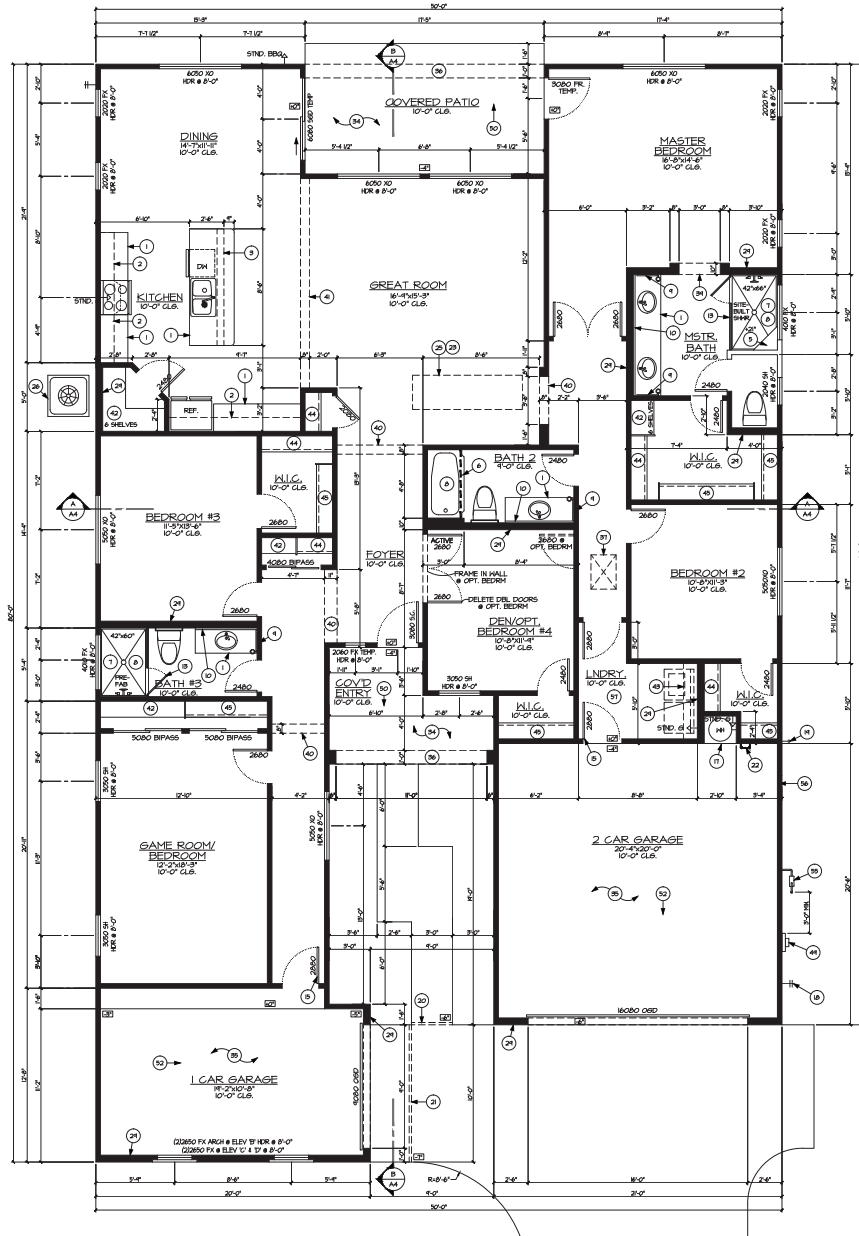
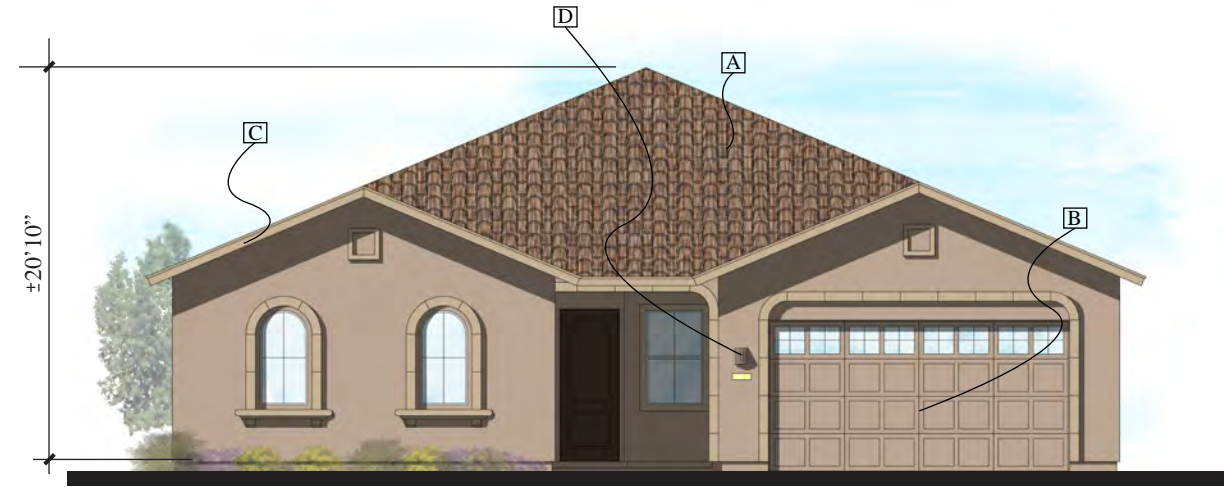


PLAN 5081



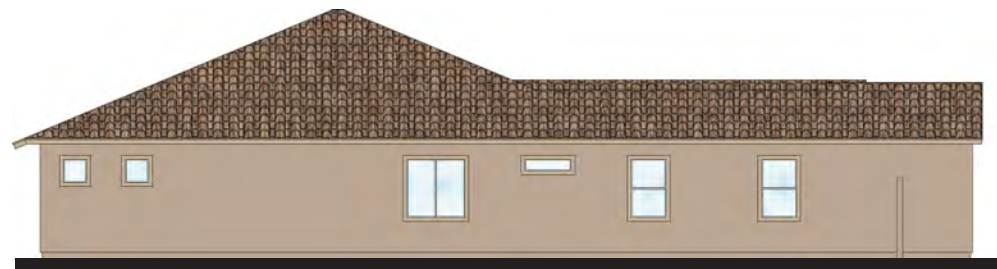
Floor Plan



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

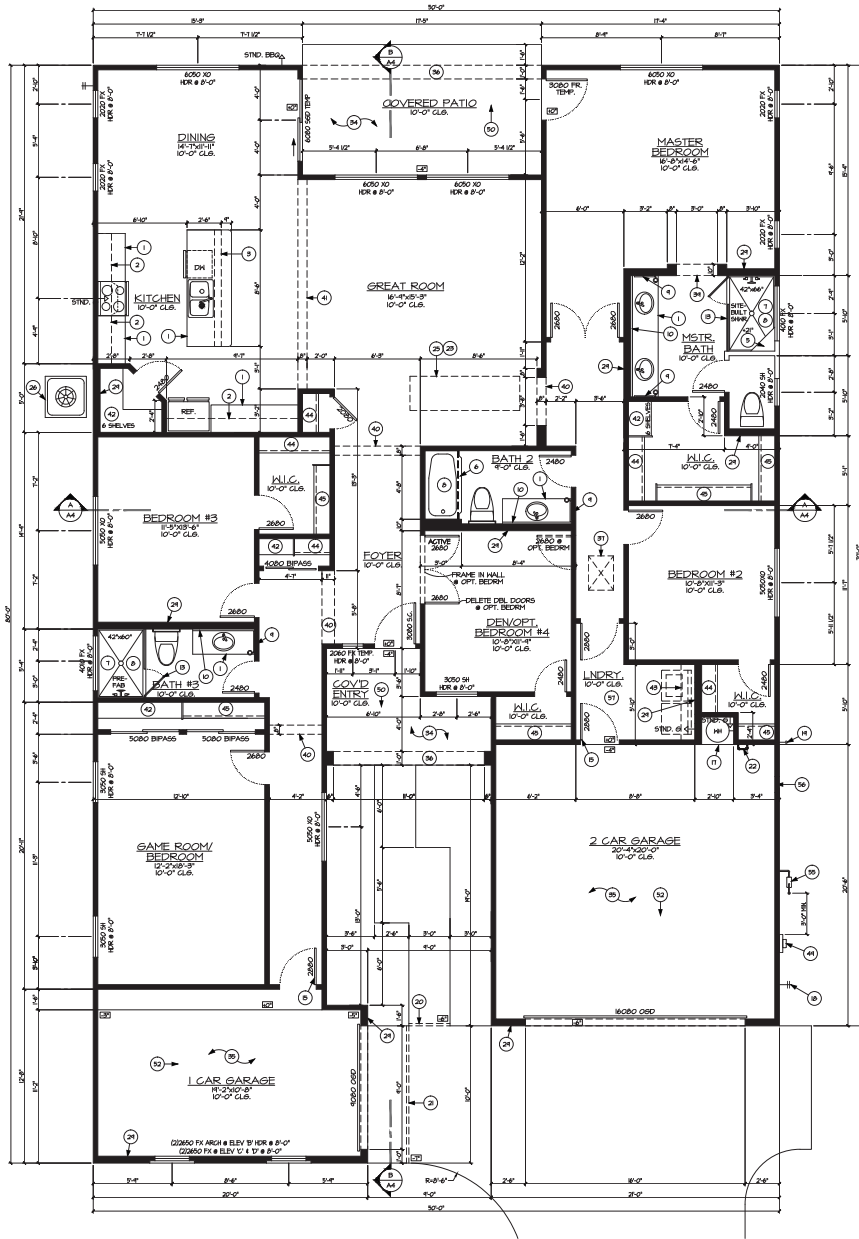


Right Elevation

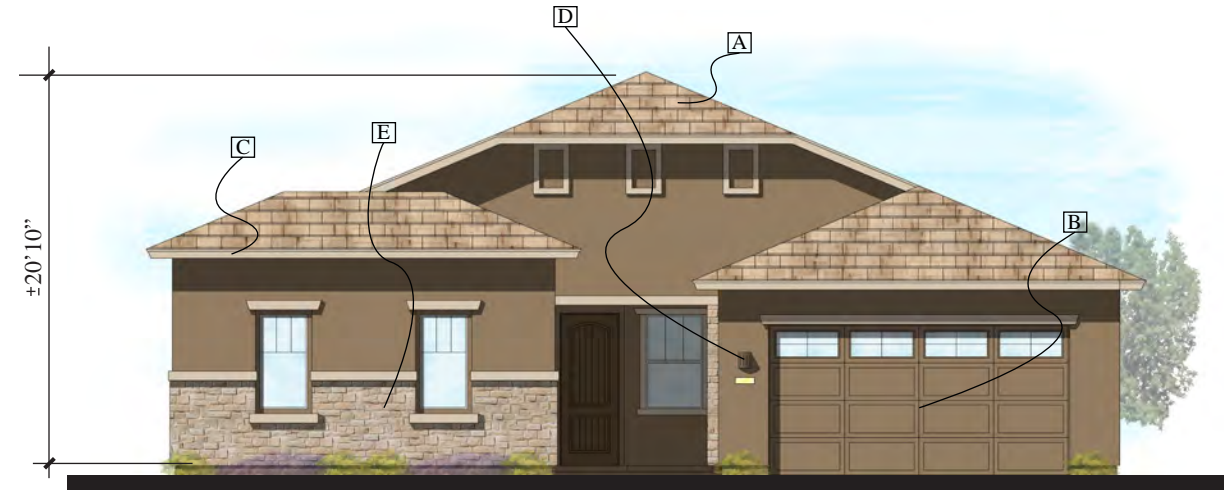
HASTINGS

Queen Creek, Arizona

PLAN 5081



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

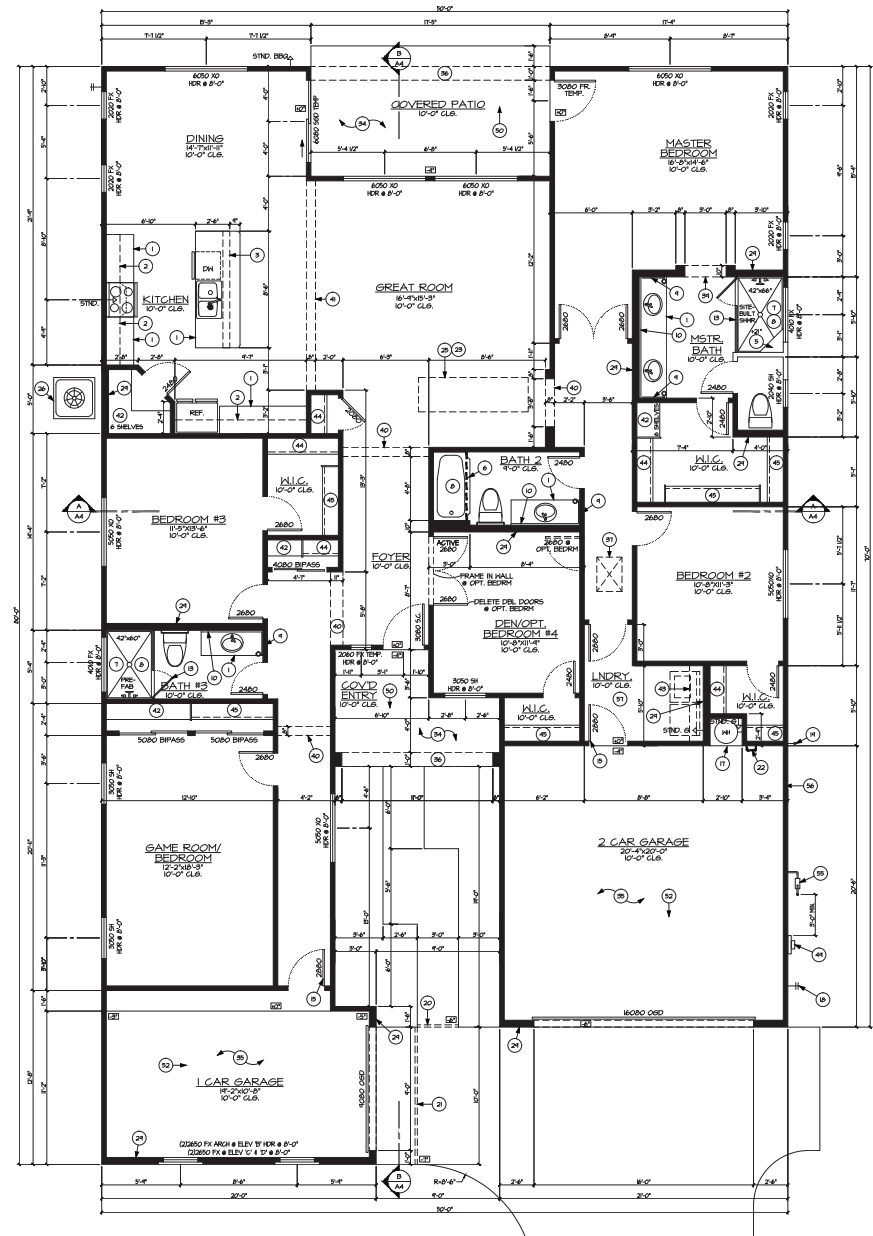


Right Elevation

HASTINGS

Queen Creek, Arizona

PLAN 5081



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



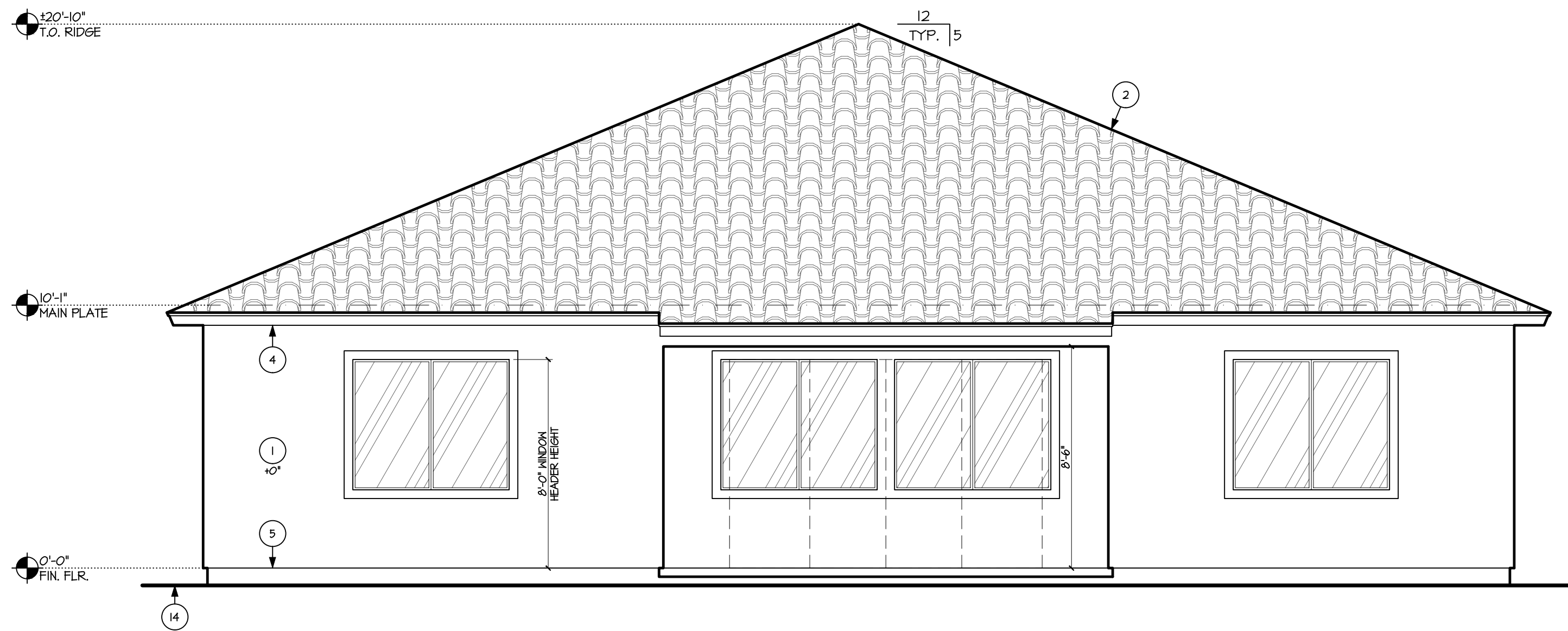
Rear Elevation



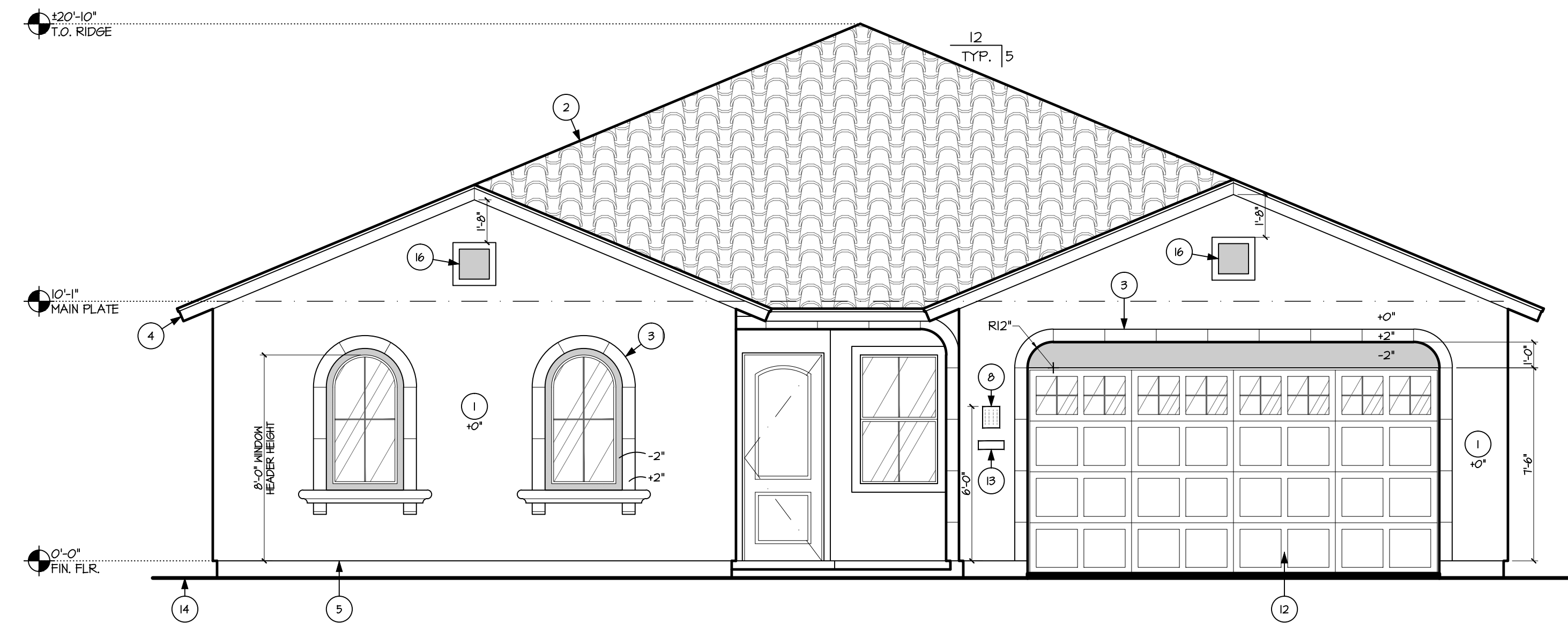
Right Elevation

HASTINGS

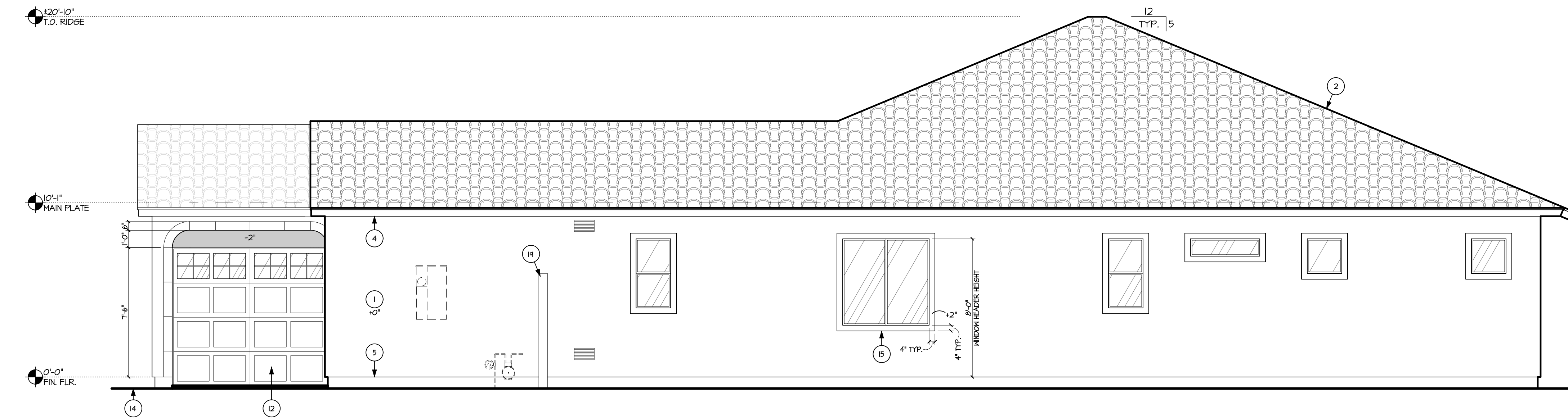
Queen Creek, Arizona



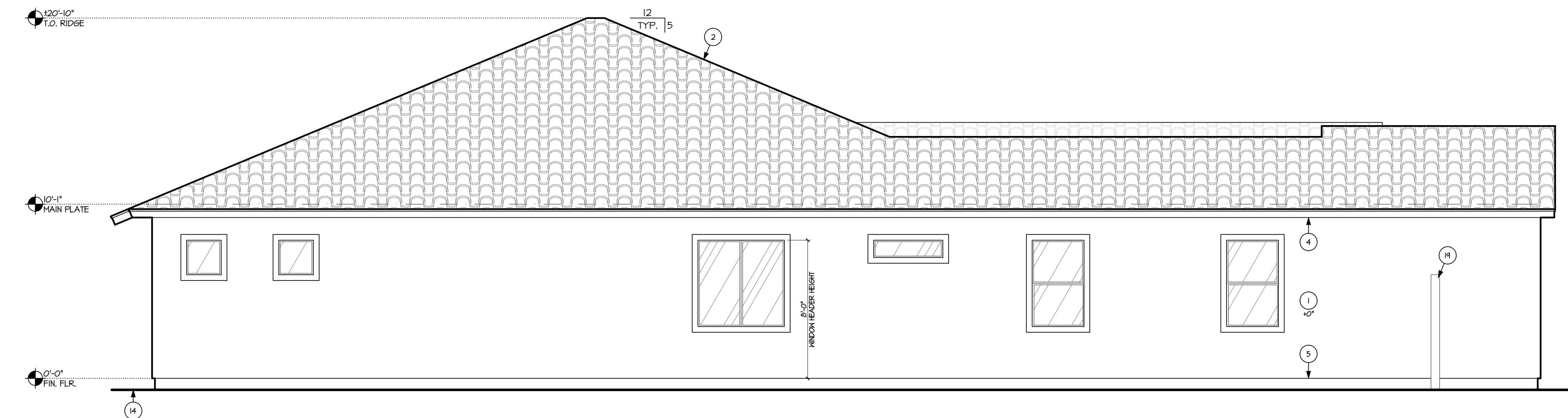
REAR ELEVATION 'B'
SCALE: 1/4" = 1'-0" SPANISH COLONIAL



FRONT ELEVATION 'B'
SCALE: 1/4" = 1'-0" SPANISH COLONIAL



RIGHT ELEVATION 'B'
SCALE: 1/4" = 1'-0" SPANISH COLONIAL



LEFT ELEVATION 'B'
SCALE: 1/4" = 1'-0" SPANISH COLONIAL

KEYNOTES	
* SEE SPECIFICATION FOR MORE INFORMATION *	
* ALL KEYNOTES MAY NOT APPLY TO THIS SHEET *	
No.	DESCRIPTION
1	3/8" STUCCO SYSTEM OVER 1" FOAM BOARD, LATH BASE OVER BUILDING PAPER - ICC # 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-1641, OVER UNDERLAYMENT. UNDERLAYMENT SHALL CONFORM TO ASTM D 226 TYPE II; ASTM D 2626 TYPE I; OR ASTM D 6300 CLASS 1 MINERAL SURFACED ROLL ROOFING. (STYLE, PER ELEVATION)
3	STUCCO SYSTEM OVER FOAM SURROUND PROJECTION, SCORED TO RESEMBLE STONE.
4	FASCIA - REFER TO DETAIL 4 ON SHEET A4.I
5	WEEP SCREED - REF. DETAIL 4 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 9 & 4 ON SHEET A4.I
8	EXTERIOR LIGHT-FER SPECIFICATIONS SEE DETAIL 25 ON SHEET A4.I FOR INSTALLATION AT STONE VENEER
9	FYPON POT SHELVE (P584X1351) - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S
10	FYPON COVE CORBEL (CORC6V18X6S) - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S
11	FYPON CORBEL (CORC6A15X15) - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S
12	SECTIONAL METAL ROLL-UP DOOR, PAINT TO MATCH EXTERIOR OF HOUSE - PER SPEC'S.
13	STREET ADDRESS NUMBER-FINISH PER SPECIFICATIONS. SEE DETAIL 25 ON SHEET A4.I FOR INSTALLATION AT STONE VENEER
14	FINISH GRADE - SLOPE AWAY FROM BUILDING
15	STUCCO SYSTEM OVER FOAM SURROUND PROJECTION.
16	DECORATIVE GABLE END DETAIL - SEE DETAILS ON SHEET A4.I
17	FYPON OUTLOOKER (BKT16X32X45) - 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.

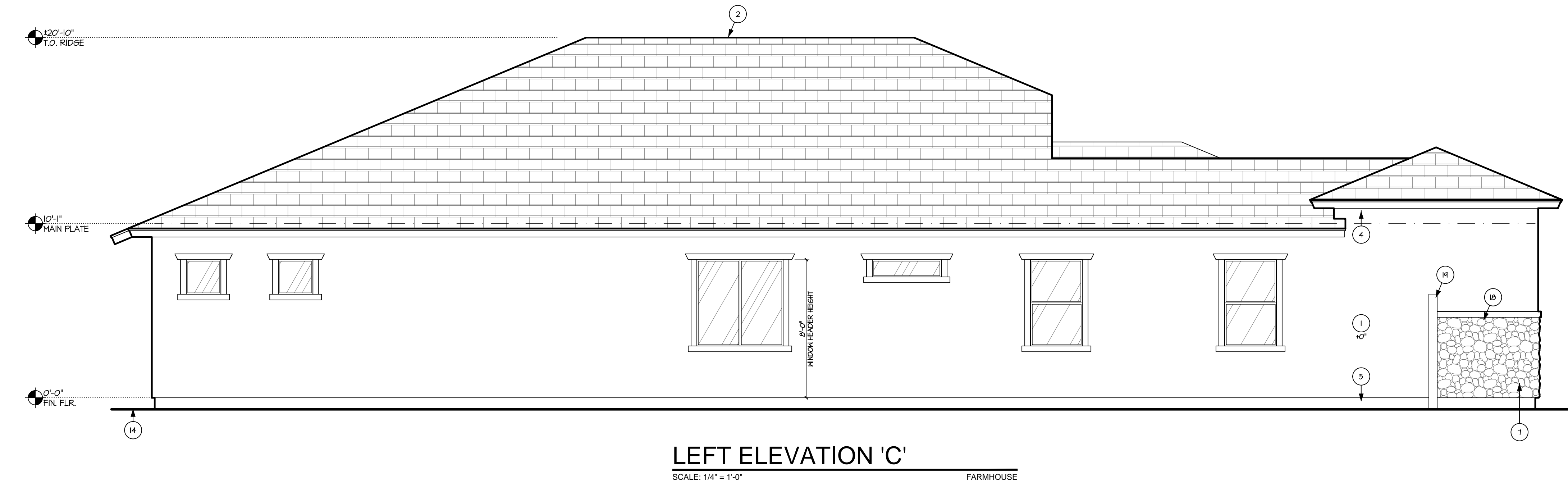
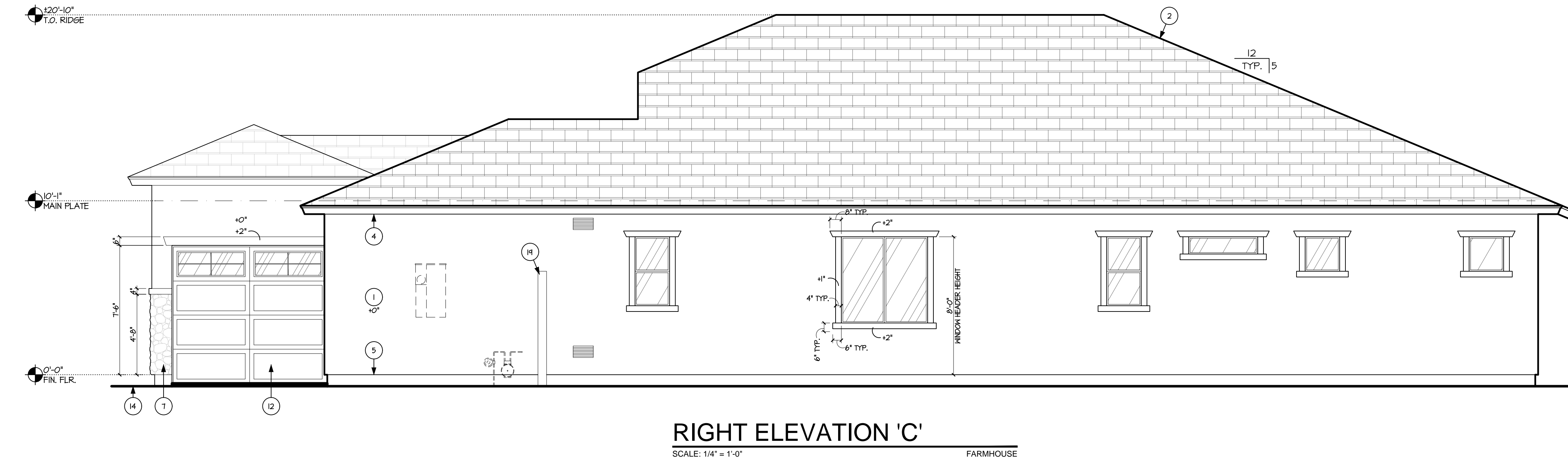
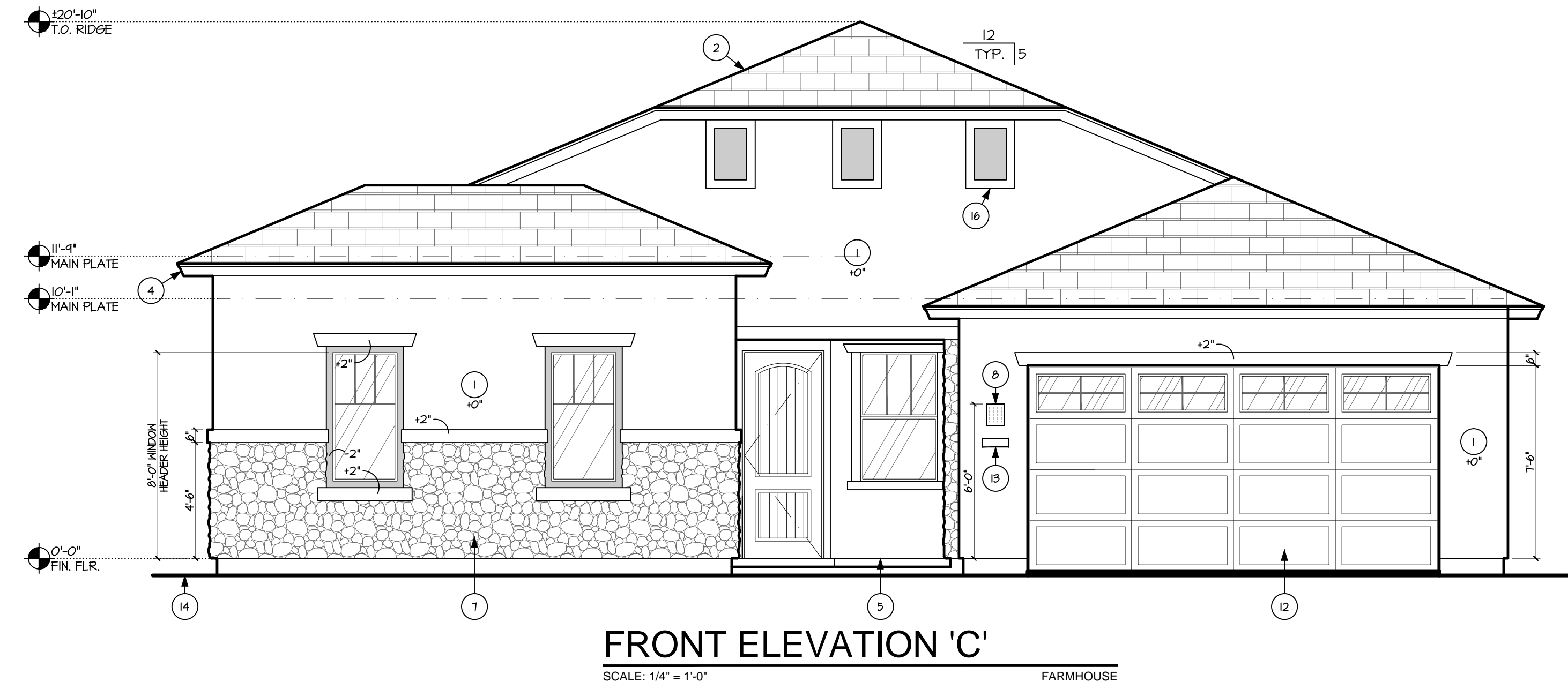
NOTE:
ALL ITEMS SHOWN ARE STANDARD U.N.O.

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 4 ELEVATIONS FOR WINDOW HEADER HEIGHTS. ALL DOOR HEADER HEIGHTS - REFER TO FLOOR PLAN SHEET 4 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.
 - FLASHING OF EXTERIOR OPENINGS SHALL NOT BE LESS THAN 26 GA. CORROSION RESISTANT METAL PER THE IRC.
 - CONCRETE TILE ROOFS INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATIONS, ICC# ESR-1641 4 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.
 - WEEP SCREED SHALL BE OF NO. 26 GAUSE CORROSION RESISTANT METAL WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3/12" 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 STEM WALLS TO MATCH U.N.O.
 - SLOPES (EXAMPLE: FIREPLAGE / MEDIA NICHE TOPS) OF 60° OR LESS FROM HORIZONTAL TO HAVE UNDERLAYMENT MEETING ROOFING REQUIREMENTS.



KEYNOTES	
No.	DESCRIPTION
1	3/8" STUCCO SYSTEM OVER 1" FOAM BOARD, LATH BASE OVER BUILDING PAPER ICC # 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-1641, OVER UNDERLAYMENT. UNDERLAYMENT SHALL CONFORM TO ASTM D 226 TYPE II; ASTM D 2626 TYPE I; OR ASTM D 6300 CLASS M MINERAL SURFACED ROLL ROOFING. (STYLE, PER ELEVATION)
3	STUCCO SYSTEM OVER FOAM SURROUND PROJECTION, SCORED TO RESEMBLE STONE.
4	FASCIA - REFER TO DETAIL 26 ON SHEET A4.1
5	WEEP SCREED - REF. DETAIL 9 ON SHEET A4.1
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 9, 4 ON SHEET A4.1)
8	EXTERIOR LIGHT PER SPECIFICATIONS SEE DETAIL 25 ON SHEET A4.1 FOR INSTALLATION AT STONE VENEER
9	FYPON POT SHELVE (P584X135T) - ATTACH PER MFG SPEC'S, VERIFY ITEM W/ BUILDER SPEC'S
10	FYPON COVE CORBEL (CORC6V18X6S) - ATTACH PER MFG SPEC'S, VERIFY ITEM W/ BUILDER SPEC'S
11	FYPON CORBEL (CORC6A15X7S) - ATTACH PER MFG SPEC'S, VERIFY ITEM W/ BUILDER SPEC'S
12	SECTIONAL METAL ROLL-UP DOOR, PAINT TO MATCH EXTERIOR OF HOUSE - PER SPEC'S.
13	STREET ADDRESS NUMBER-FINISH PER SPECIFICATIONS, SEE DETAIL 25 ON SHEET A4.1 FOR INSTALLATION AT STONE VENEER
14	FINISH GRADE - SLOPE AWAY FROM BUILDING
15	STUCCO SYSTEM OVER FOAM SURROUND PROJECTION.
16	DECORATIVE GABLE END DETAIL - SEE DETAILS ON SHEET A4.1
17	FYPON OUTLOOKER (BKT16X32X45) - 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.

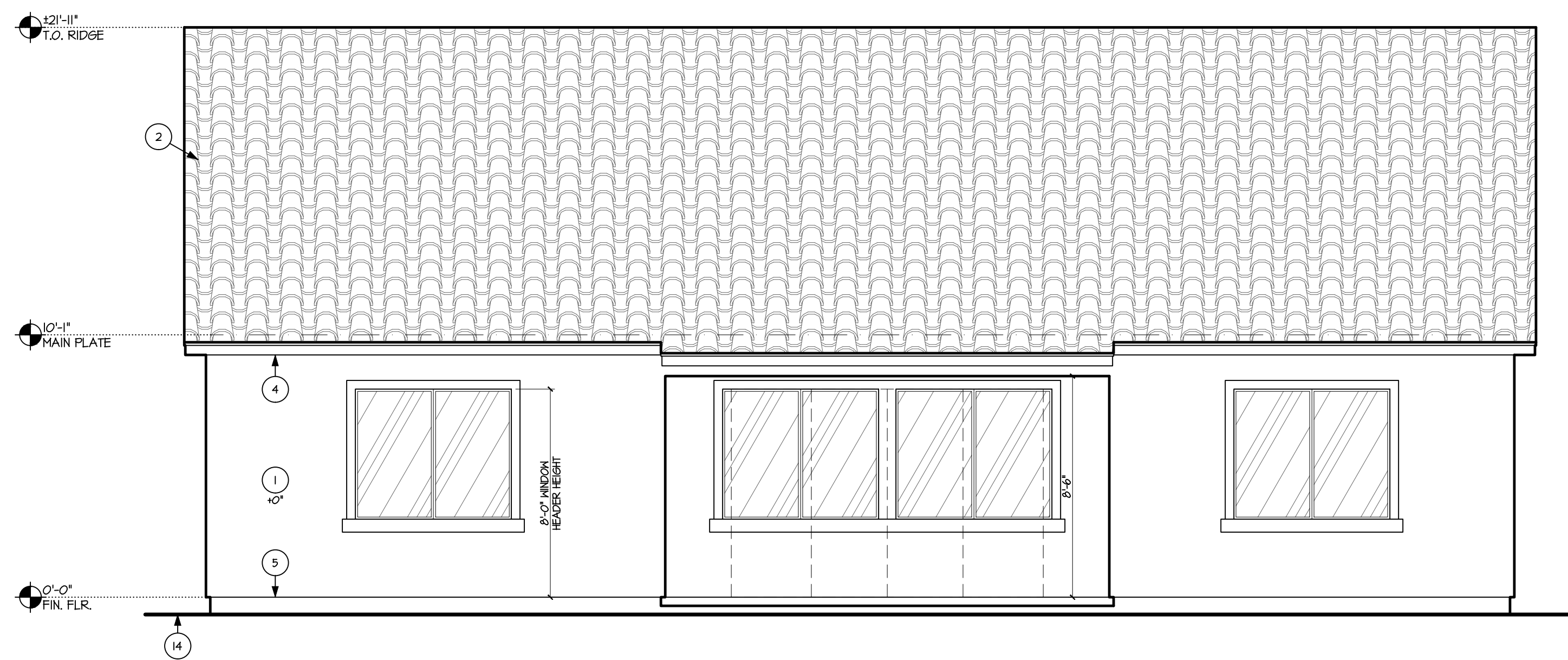
NOTE:
ALL ITEMS SHOWN ARE STANDARD U.N.O.

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.

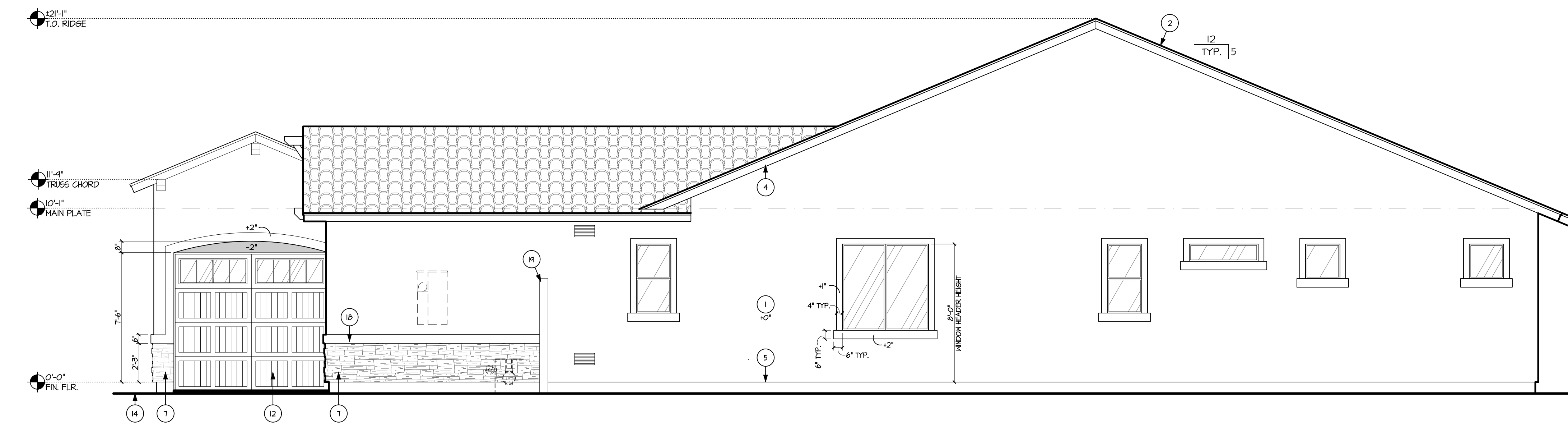
- GENERAL NOTES**
- SEE FLOOR PLAN 4 ELEVATIONS FOR WINDOW HEADER HEIGHTS. ALL DOOR HEADER HEIGHTS - REFER TO FLOOR PLAN SHEET 4 STRUCTURAL
 - THE BUILDING SAFETY DEPARTMENT WILL REQUIRE THE INSTALLATION CARD FROM THE STUCCO MANUFACTURER'S APPROVED APPLICATOR BE ON THE JOB SITE BEFORE THE APPLICATION 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.
 - FLASHING OF EXTERIOR OPENINGS SHALL NOT BE LESS THAN 26 GA. CORROSION RESISTANT METAL PER THE IRC.
 - CONCRETE TILE ROOFS INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATIONS, ICC# ESR-1641 4 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.
 - WEEP SCREED SHALL BE OF NO. 26 GAUSE 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 STEM WALLS TO MATCH U.N.O.
 - SLOPES (EXAMPLE: FIREPLACE / MEDIA NICHE TOPS) OF 60° OR LESS FROM HORIZONTAL TO HAVE UNDERLAYMENT MEETING ROOFING REQUIREMENTS.



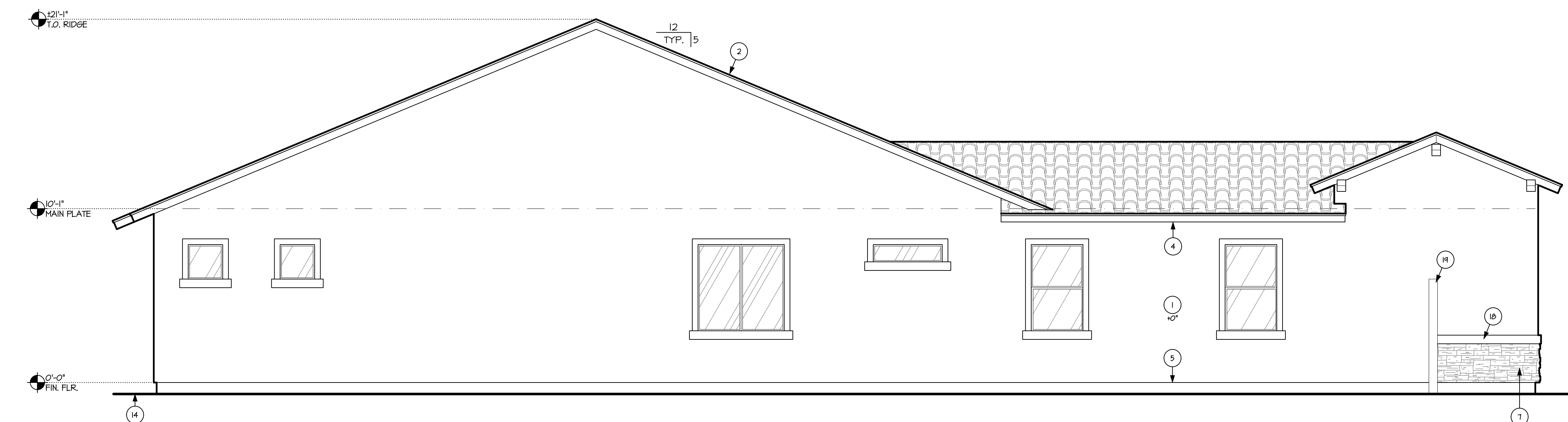
REAR ELEVATION 'D'
SCALE: 1/4" = 1'-0" COTTAGE



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



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



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

KEYNOTES	
* SEE SPECIFICATION FOR MORE INFORMATION *	
** ALL KEYNOTES MAY NOT APPLY TO THIS SHEET **	
No.	DESCRIPTION
1	3/8" STUCCO SYSTEM OVER 1" FOAM BOARD, LATH BASE OVER BUILDING PAPER ICC # 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-1641, OVER UNDERLAYMENT. UNDERLAYMENT SHALL CONFORM TO ASTM D 226 TYPE II; ASTM D 2626 TYPE I; OR ASTM D 6300 CLASS M MINERAL SURFACED ROLL ROOFING. (STYLE, PER ELEVATION)
3	STUCCO SYSTEM OVER FOAM SURROUND PROJECTION, SCORED TO RESEMBLE STONE.
4	FASCIA - REFER TO DETAIL 4 ON SHEET A4.1
5	KEEP SCREED - REF. DETAIL 4 ON SHEET A4.1
6	FYPON BOARD AND BATTEN OR THREE BOARD SHUTTERS PER ELEVATIONS - 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-FER SPECIFICATIONS SEE DETAIL 25 ON SHEET A4.1 FOR INSTALLATION AT STONE VENEER
9	FYPON POT SHELVE (P584X1351) - ATTACH PER MFG SPECS. VERIFY ITEM W/ BUILDER SPECS
10	FYPON COVE CORBEL (COR6V18X6) - ATTACH PER MFG SPECS. VERIFY ITEM W/ BUILDER SPECS
11	FYPON CORBEL (COR6A15X15) - ATTACH PER MFG SPECS. VERIFY ITEM W/ BUILDER 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 AWAY FROM BUILDING
15	STUCCO SYSTEM OVER FOAM SURROUND PROJECTION.
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 APPLIED OVER WOOD-BASED SHEATHING, THE BARRIER SHALL BE A MINIMUM TWO LAYERS OF GRADE 'D' BUILDING PAPER PER THE IRC.
 - FLASHING OF EXTERIOR OPENINGS SHALL NOT BE LESS THAN 26 GA. CORROSION RESISTANT METAL PER THE IRC.
 - CONCRETE TILE ROOFS INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATIONS, ICC# ESR-1641 & 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 GAUSE 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 STEM WALLS TO MATCH U.N.O.
 - SLOPES (EXAMPLE: FIREPLAGE / MEDIA NICHE TOPS) OF 60° OR LESS FROM HORIZONTAL TO HAVE UNDERLAYMENT MEETING ROOFING REQUIREMENTS.

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

LENNAR
 1725 West Greenline Drive, Suite #114, Tempe, Arizona 85284
 Copyright © 2015 Lennar Corp. All rights reserved.

IIP PLAN, LLC
 4711 East Falcon Drive • Suite 312
 Mesa, Arizona 85215
 studio (480) 807-1539 • fax (480) 894-2529
 www.iiplandesign.com

Home Builders Association
 OF CENTRAL ARIZONA

AMERICAN INSTITUTE OF BUILDING DESIGNERS
A B D
 BUILDING DESIGNER

ELEVATION 'D'

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

PLAN
5081
 Hastings

SHEET
A3.2

NOTE:
FIELD CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVE-TREATED WOOD SHALL BE RETREATED IN THE FIELD IN ACCORDANCE WITH ANPA M4 - REFERENCE IRC SECTION R301.2. OTHER PENETRATIONS OF THE GARAGE DRILLING 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:
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, DRAUGHTSTOP 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.

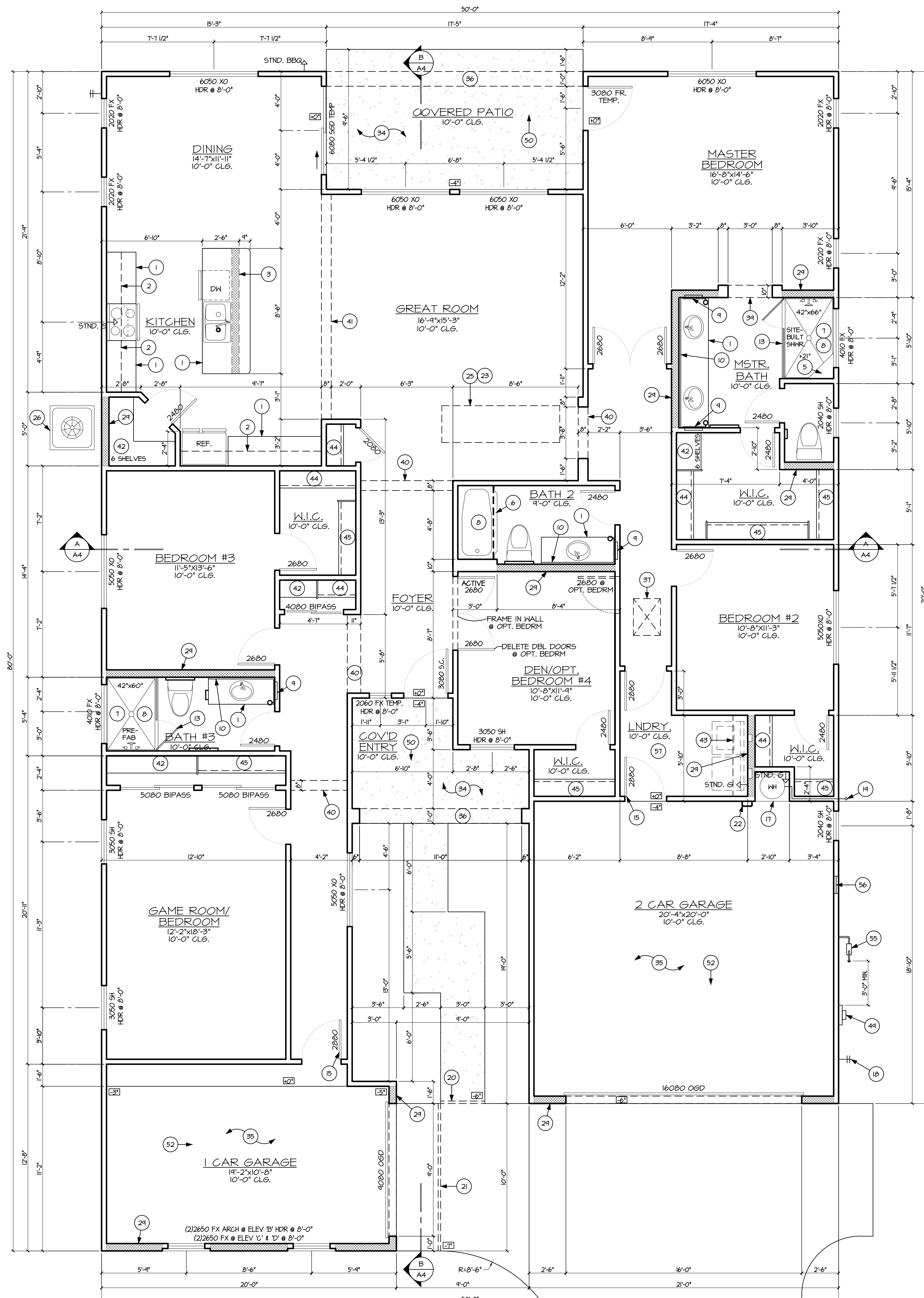
NOTE:
PROVIDE AIR GAP AT DISHWASHER.

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 M1502.4.4.1.

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.



FLOOR PLAN

1/4" = 1'-0"

FLOOR PLAN KEYNOTES

- 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 & OR SHOWER W/ WATER RESISTANT MANSOAT TO 16" ABV FF. IRC R301.2
- 9. RECESSED MEDICINE CABINET (PER SPECS.) - R.O. 14" X 24"
- 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 R502.5.1
- 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 WITH THE END OF PIPE MAXIMUM 6" ABOVE GRADE 4 POINTING DOWNWARD
- 20. DRAINAGE SLEEVE - ZURN Z883 FIBERGLASS-PLASTIC COVER
- 21. DRAINAGE SLEEVE - ZURN Z883 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, HOLD 6" AWAY FROM HOUSE & MIN. 3" ABOVE GRADE. VERIFY THE SIZE WITH THE MECHANICAL CONTRACTOR
- 27. *NOT USED
- 28. 6" WIDE 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. WALL AT ELEVATIONS C & D
- 33. *NOT USED
- 34. 1/2" SAG-RESISTANT TYPE 'X' GYP. BD. @ ALL CVD. PATIOS, (ICC #ESR-1338 OR EQUAL)
- 35. 5/8" SAG-RESISTANT TYPE 'X' GYP. BD. @ VISIBLE AREAS UNDER STAIRS AND @ GARAGE CLG. PER CITY OF SURPRISE #2014-104. 1/2" SAG-RESISTANT GYP. BOARD @ ALL OTHER WALLS & CLG. PER 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 @ 9'-0"
- 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. *NOT USED
- 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 1/2" PER 12" NOT TO EXCEED 1/4" PER 12"
- 50. SLOPE 1/4" PER 12"
- 51. SLOPE GARAGE 2" OVERALL 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 CODE)
- 52. HANDRAIL (WOOD OR IRON PER SPECS) TO BE 36" ABOVE WALKING PLANE (PER CODE) - SEE PLUMBING PLAN.
- 53. COMBUSTION 4" RELIEF GRILLES, 12" FROM FLR. & CLG. W/ GAS APPL
- 54. PROVIDE 100 SQ. IN. MAKEUP AIR FOR GAS OR ELEC DRYER (TO BE PROVIDED BY JUMP DUCT OR DOOR VENT SEE MECH)

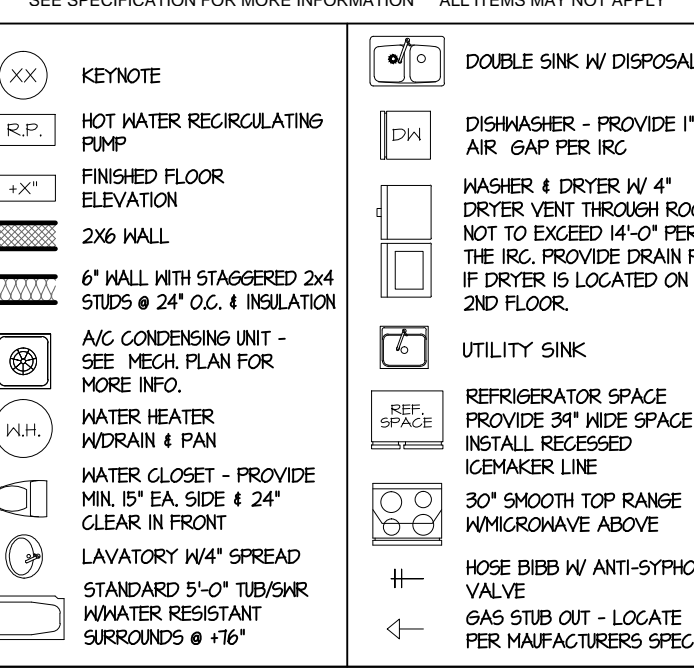
GENERAL NOTES

- 1. HALL FRAMING - SEE STRUCTURAL - U.N.O.
- 2. EXTERIOR WALLS - 2x4 @ 16" O.C. U.N.O.
- 3. INTERIOR BEARING WALLS - 2x4 @ 16" O.C. U.N.O.
- 4. INTERIOR NON BRG. - 2x4 @ 24" O.C. U.N.O.
- 5. PLUMBING WALLS - U.N.O. - 16" O.C. - 16" TUBS & SHOWERS FOR PROPER INSTALLATION OF DENS SHIELD
- 6. INSULATION MANUFACTURER: CERTAIN TEED OR APPROVED EQUAL 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.
- 7. REFER TO FLOOR PLAN SHEETS FOR ALL WINDOW HEADER HEIGHTS, SEE DOOR ROUGH OPENING CHART BELOW.
- 8. SHOWER HEADS @ 82" A.F.F. SHOWER CONTROL VALVES @ 42" A.F.F. STACK SHOWER CONTROL VALVES @ CURVED WALLS U.N.O.
- 9. PROVIDE PRESSURE BALANCE OR THERMO. MIXING VALVE TYP. CONTROL VALVES FOR ALL SHOWER AND TUB COMBOS AND GARDEN TUBS.
- 10. GLASS BLOCK SHALL COMPLY WITH IRC.
- 11. ALL BATH ACCESSORIES, (TOWEL BARS, HOOKS ETC.) AND MOUNTING HEIGHTS TO BE DETERMINED BY BUILDER
- 12. PROVIDE BLOCKING IN WALLS AS NECESSARY TO SUPPORT ALL WALL MOUNTED FIXTURES.
- 13. ALL MECH. EQUIPMENT SHALL BE SCREENED A MINIMUM OF 12" ABOVE THE HIGHEST POINT OF THE EQUIPMENT. SEE MECH. PLAN FOR A/H LOC.
- 14. ALL CEILING HEIGHTS INDICATED ARE FROM FINISHED FLOOR ELEVATION
- 15. REFER TO SPECIFICATIONS FOR ALL FLAT WORK CONCRETE FINISH
- 16. ALL EQUIPMENT IN GARAGE SHALL HAVE ELECTRIC (OR GAS) IGNITION POINTS AT 18" ABOVE FINISH FLOOR AND SHALL BE PROTECTED FROM DAMAGE.
- 17. XOX WINDOW - TO HAVE ONE OPENABLE WINDOW TO BE 5 T.5. MIN. WITH MIN. CLEAR DIM. OF 20" WIDE X 24" HIGH
- 18. 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 SLOPE TOP. 4) BE SECURED IN PLACE. 5) NOT OBSTRUCT INSPECTION OF THE VENT PIPE JOINTS.
- 19. 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 AND WITHIN 6 FEET OF THE DUCT CONNECTION, SEE MECHANICAL PLAN FOR DRYER VENT LOCATION AND TYPE.
- 20. 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.
- 21. PROVIDE MIN. 15" CLEAR EACH SIDE AND MIN. 24" CLEAR IN FRONT FOR WATER CLOSET.
- 22. PROVIDE REVERSE OSMOSIS ROUGH-IN TO REF. AT DOUBLE SINK.
- 23. PROVIDE INSULATED, DUAL GLAZED, LOW E GLASS AT ALL FRENCH DOORS, WINDOWS AND SLIDING GLASS DOORS
- 24. PLUMBER TO PLACE CLEANOUTS, FEED LINES, ETC. ABOVE 4 3/4"-STANDARD BASE BOARD HEIGHT IS 2 1/4"
- 25. PROVIDE TETHER AT STOVE FOR PREVENTION OF TIP OVER
- 26. WHEN PLAN IS FLIPPED, ARCADIA DOORS FLIP ALSO AND DRYER ALWAYS TO THE RIGHT OF THE WASHER.
- 27. PROVIDE CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM AS THE BACKER FOR CERAMIC TILE IN TUB AND SHOWER AREAS.

DOOR ROUGH OPENING

- 1. 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.
- 2. 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 OF THE DOORS. NOTE: BI-FOLD OR BI-PASS DOORS NEED A STUD OR LADDER BACKING FOR THE STOP.

SYMBOL LEGEND



AREA CALC'S.

LIVABLE AREAS:	
MAIN FLOOR PLAN TOTAL LIVABLE	2,568 SQ.FT.
TOTAL LIVABLE W/STORAGE OPT. & 2ND FLOOR	4,292 SQ.FT.
BEDROOM #5 ILO GAME ROOM	
COVERED AREAS:	
COVERED ENTRY	84 SQ.FT.
COVERED PATIO	165 SQ.FT.
GARAGE:	
2 CAR GARAGE	435 SQ.FT.
1 CAR GARAGE	250 SQ.FT.
OPT. STORAGE @ 1 CAR GARAGE	76 SQ.FT.
W/BEDROOM #5 ILO GAME ROOM	
TOTAL SQ. FT.	3,502 SQ.FT.

COPYRIGHT 2015 LIPPLAN, LLC

REGISTERED TRADEMARK OF LIPPLAN, LLC

ALL TRADEMARKS OF LIPPLAN, LLC ARE ALL TRADEMARKS OF LIPPLAN, LLC

FIRST TIME PLAN APPROVAL AND LIPPLAN, LLC

MASTER MODEL SHEET

LIPPLAN, LLC

4711 East Falcon Drive • Suite 312
Mesa, Arizona 85215
studio (480) 807-1539 • fax (480) 894-2529
www.liplandesign.com

Home Builders Association OF CENTRAL ARIZONA

AMERICAN INSTITUTE OF BUILDING DESIGNERS

PROFESSIONAL BUILDING DESIGNER

FLOOR PLAN

PLOT DATE: 11-22-17

Rev.	DATE:
1	
2	
3	
4	

PLAN

5081

Hastings

SHEET

A1



LIPPLAN, LLC
4711 East Falcon Drive • Suite 312
Mesa, Arizona 85215
studio (480) 807-1539 • fax (480) 894-2529
www.liplandesign.com



FLOOR PLAN

PLOT DATE: 11-22-17

Rev.	DATE:
1	
2	
3	
4	

PLAN

5081

Hastings

SHEET

A1

NOTE:
FIELD CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVE-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 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 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.

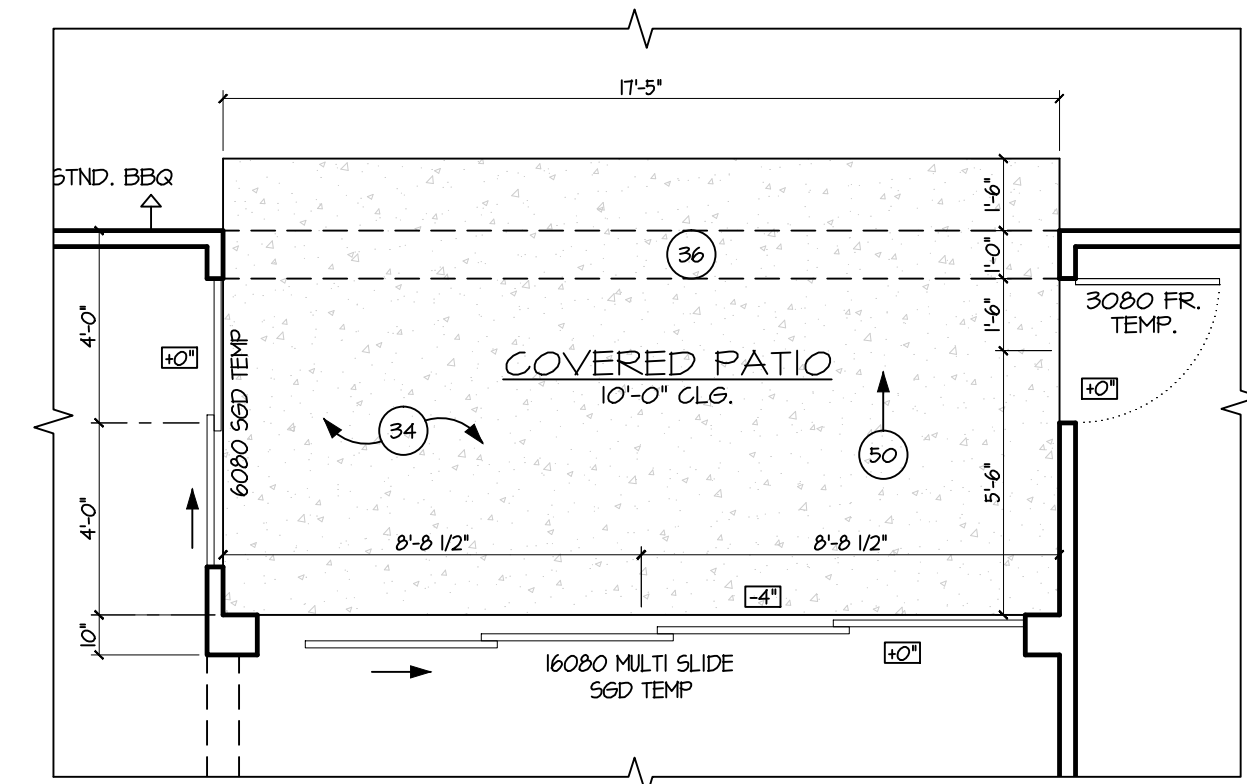
NOTE:
PROVIDE AIR GAP AT DISHWASHER.

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

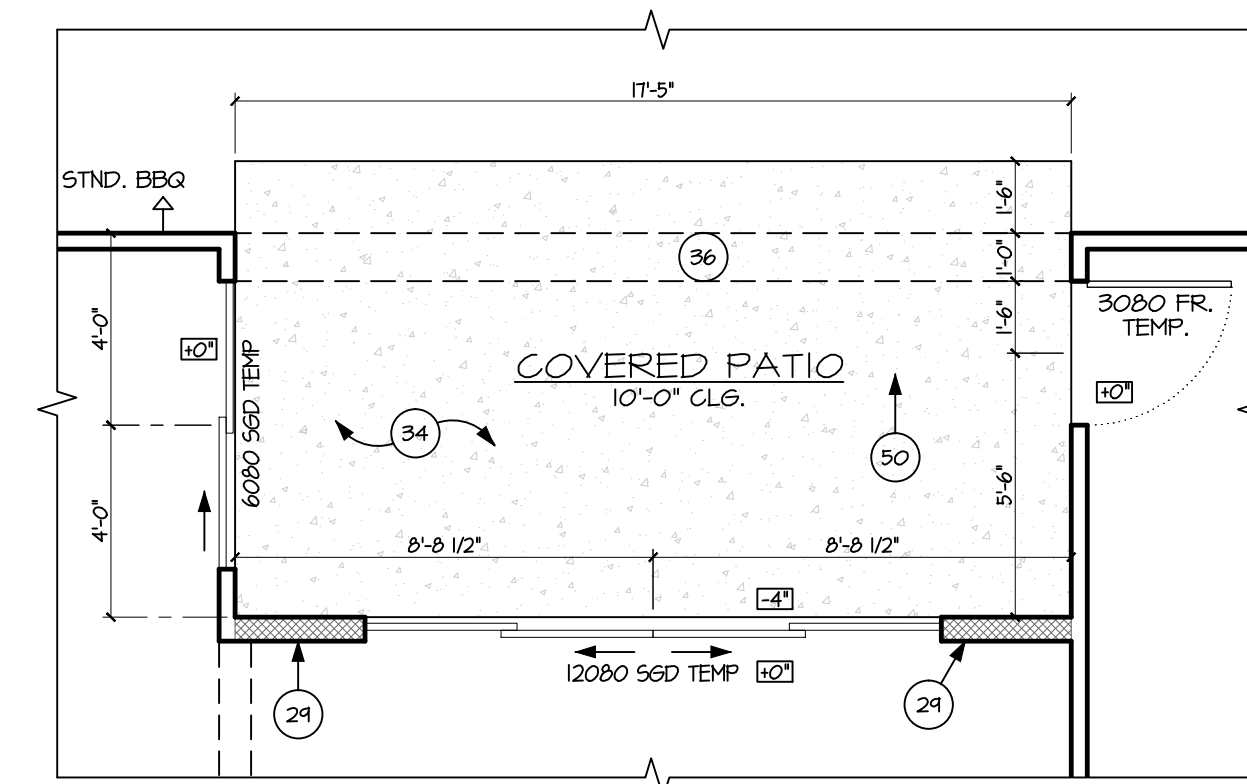
NOTE:
PRE-FAB SHOWER CAN BE REPLACED WITH OPTIONAL SITE-BUILT SHOWER PER IRC-P2104

NOTE:
THE ADJOINING WALLS AND FLOOR FRAMING ENCLOSING ON-SITE BUILT-UP SHOWER ENCLOSURES 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.

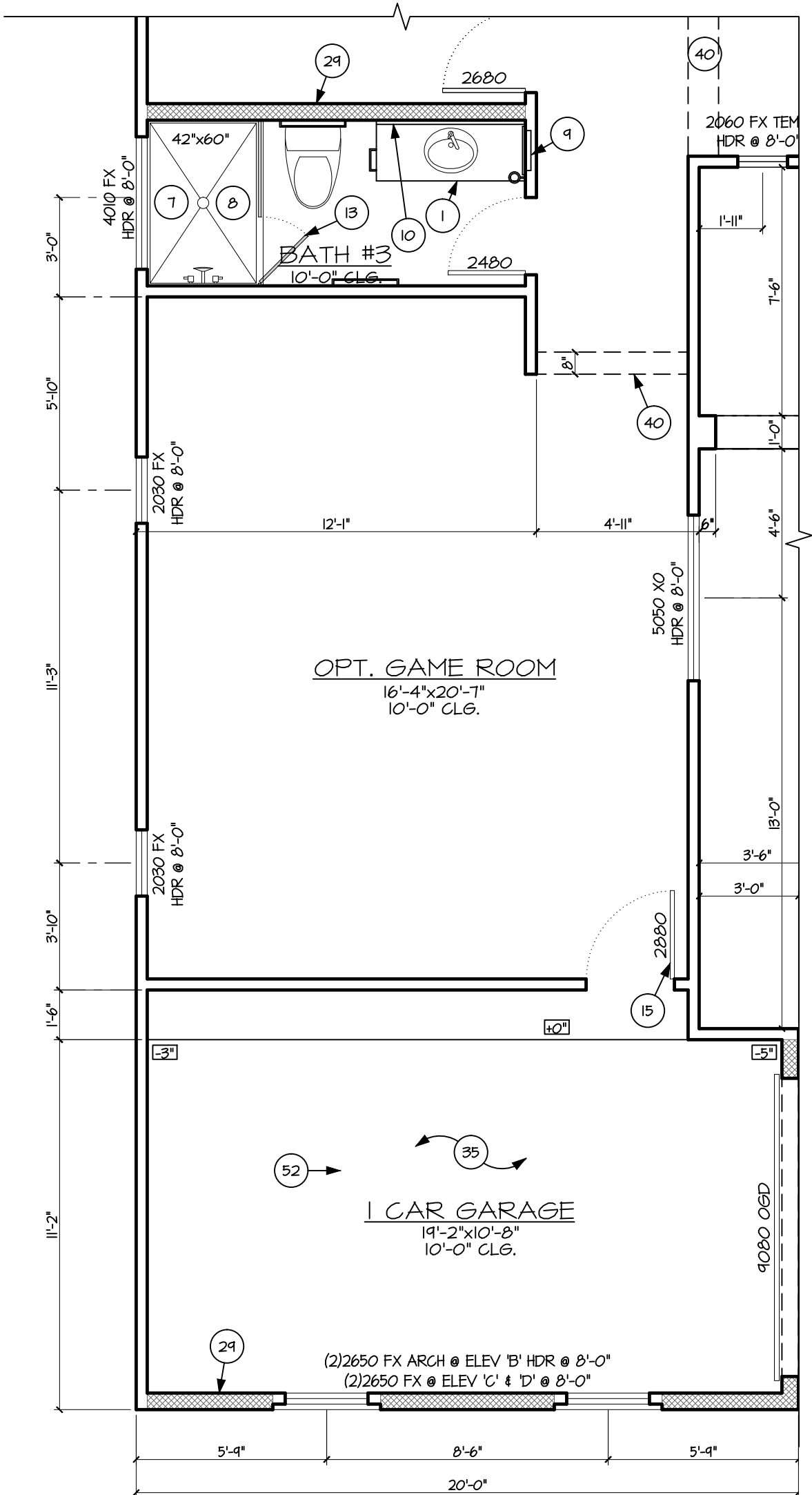
NOTE:
VERIFY WITH BUILDER FOR GAS OR ELECTRIC APPLIANCES SUCH AS WATER HEATER, RANGE, DRYER, ETC... PRIOR TO CONSTRUCTION.



OPT. 16' REAR MULTI-SLIDE DOOR
1/4"=1'-0"



OPT. 12' REAR SLIDING GLASS DOOR
1/4"=1'-0"



OPTIONAL GAME ROOM
1/4"=1'-0"

FLOOR PLAN KEYNOTES

- * SEE SPECIFICATION FOR MORE INFORMATION *
* ALL KEYNOTES MAY NOT APPLY TO THIS SHEET *
- (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 & OR SHOWER W/ WATER RESISTANT MAINTENANCE TO 16" 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, SELF-CLOSING & SELF-LATCHING PER IRC R302.5.1
 - (15) 2" STUCCO POP OUT ABOVE DOOR
 - (16) FRAMED PLATFORM RAISED 18" A.F.F.
 - (17) BUILDING WATER MAIN SHUT-OFF VALVE LOCATION.
 - (18) 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 MAXIMUM 6' ABOVE GRADE 4 POINTING DOWNWARD
 - (19) DRAINAGE SLEEVE - ZURN Z883 FIBERGLASS-PLASTIC COVER
 - (20) DRAINAGE SLEEVE - ZURN Z883 FIBERGLASS-METAL COVER
 - (21) STANDARD SOFT WATER LOOP
 - (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) *NOT USED
 - (32) WALL AT ELEVATIONS C & D
 - (33) *NOT USED
 - (34) 1/2" SAG-RESISTANT TYPE 'X' GYP. BD. @ ALL CVD, PATIOS, (ICC #ESR-1330 OR EQUAL)
 - (35) 5/8" SAG-RESISTANT TYPE 'X' GYP. BD. @ USEABLE AREAS UNDER STAIRS AND @ GARAGE CLG. PER CITY OF SURPRISE #2014-040, 1/2" SAG-RESISTANT 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 @ 9'-0"
 - (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) *NOT USED
 - (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 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 CODE)
 - (52) NATURAL GAS METER LOCATION. - SEE PLUMBING PLAN
 - (53) COMBUSTION 4" RELIEF GRILLES, 12" FROM FLR. & CLG. W/ GAS APPL
 - (54) PROVIDE 100 SQ. IN. MAKEUP AIR FOR GAS OR ELEC DRYER (TO BE PROVIDED BY JUMP DUCT OR DOOR VENT SEE MECH)

GENERAL NOTES

1. HALL FRAMING - SEE STRUCTURAL - U.N.O.
2. EXTERIOR WALLS - 2x4 @ 16" O.C. U.N.O.
3. INTERIOR BEARING WALLS - 2x4 @ 16" O.C. U.N.O.
4. INTERIOR NON BRG. - 2x4 @ 24" O.C. U.N.O.
5. PLUMBING WALLS - 2x6 U.N.O. - 16" O.C. @ TUBS & SHOWERS FOR PROPER INSTALLATION OF DENS SHIELD
6. 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
7. KNEE WALL INSULATION: R-13 2X4/R-20 2X6 CAULK AND SEAL BOTTOM PLATES, PENETRATIONS, WINDOWS & DOORS.
8. REFER TO FLOOR PLAN SHEETS FOR ALL WINDOW HEADER HEIGHTS, SEE DOOR ROUGH OPENING CHART BELOW.
9. SHOWER HEADS @ 82" A.F.F. SHOWER CONTROL VALVES @ 42" A.F.F.
10. GASKET SHOWER CONTROL VALVES @ CURVED WALLS U.N.O.
11. PROVIDE PRESSURE BALANCE OR THERMO. MIXING VALVE TYP. CONTROL VALVES FOR ALL SHOWER AND TUB COMBOS AND GARDEN TUBS.
12. GLASS BLOCK SHALL COMPLY WITH IRC.
13. ALL BATH ACCESSORIES, (TOWEL BARS, HOOKS ETC.) AND MOUNTING HEIGHTS TO BE DETERMINED BY BUILDER
14. PROVIDE BLOCKING IN WALLS AS NECESSARY TO SUPPORT ALL WALL MOUNTED FIXTURES.
15. ALL MECH. EQUIPMENT SHALL BE SCREENED A MINIMUM OF 12" ABOVE THE HIGHEST POINT OF THE EQUIPMENT. SEE MECH. PLAN FOR A/H LOC.
16. ALL CEILING HEIGHTS INDICATED ARE FROM FINISHED FLOOR ELEVATION
17. REFER TO SPECIFICATIONS FOR ALL FLAT WORK CONCRETE FINISH
18. ALL EQUIPMENT IN GARAGE SHALL HAVE ELECTRIC (OR GAS) IGNITION POINTS AT 18" ABOVE FINISH FLOOR AND SHALL BE PROTECTED FROM DAMAGE.
19. XXX WINDOW = TO HAVE ONE OPENABLE WINDOW TO BE 5 T.S.F. MIN. WITH MIN. CLEAR DIM. OF 20" WIDE X 24" HIGH
20. 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.
21. 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 TAG AND BE WITHIN 6 FEET OF THE DUCT CONNECTION. SEE MECHANICAL PLAN FOR DRYER VENT LOCATION AND TYPE.
22. STANDARD WATER HEATER - 50 GAL. - SEE SPECS WATER HEATER TO INCLUDE T & P RELIEF VALVE - SEE SPECS FOR SIZE OF TIP LINE AND FLUE SIZE.
23. PROVIDE MIN. 15" CLEAR EACH SIDE AND MIN. 24" CLEAR IN FRONT FOR WATER CLOSET.
24. PRE PLUMB REFRIGERATOR SPACE FOR ICE MAKER. PROVIDE 34" SPACE.
25. PROVIDE REVERSE OSMOSIS ROUGH-IN TO REF. AT DOUBLE SINK.
26. PLUMBER TO PLACE CLEANOUTS, FEED LINES, ETC. ABOVE 4 3/4"-STANDARD BASE BOARD HEIGHT IS 2 1/4"
27. PROVIDE TETHER AT STOVE FOR PREVENTION OF TIP OVER
28. WHEN PLAN IS FLIPPED, ARCADIA DOORS FLIP ALSO AND DRYER IS ALWAYS TO THE RIGHT OF THE WASHER.
29. PROVIDE CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM AS THE BACKER FOR CERAMIC TILE IN TUB AND SHOWER AREAS.

DOOR ROUGH OPENING

1. 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.
 2. 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 OF THE DOORS.
 - NOTE: BI-FOLD OR BI-PASS DOORS NEED A STUD OR LADDER BACKING FOR THE STOP.
- NOTE: ALL DIMENSIONS ARE MINIMUM

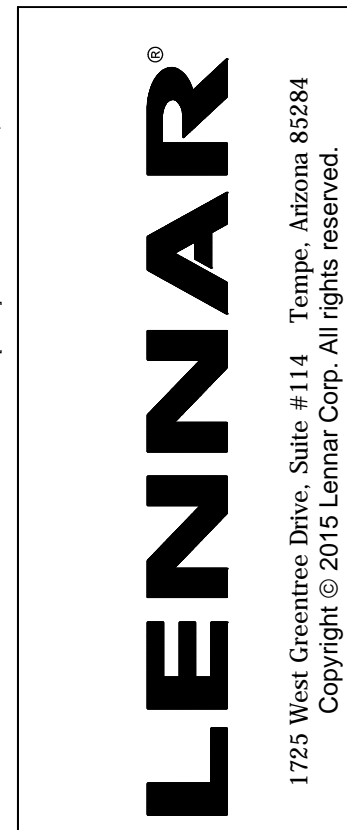
SYMBOL LEGEND

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

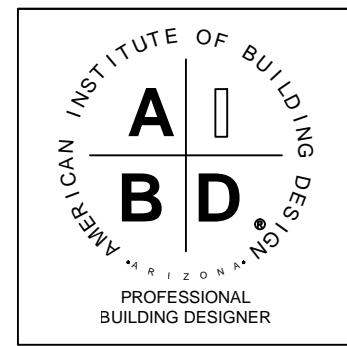
(XX) KEYNOTE	(X) DOUBLE SINK W/ DISPOSAL
(R.P.) HOT WATER REGRULATING PIPE	(DW) DISHWASHER - PROVIDE 1" AIR GAP PER IRC
(-X-) FINISHED FLOOR ELEVATION	(W) WASHER & DRYER W/ 4" DRYER VENT THROUGH ROOF NOT TO EXCEED 14'-0" PER THE IRC. PROVIDE DRAIN PAN IF DRYER IS LOCATED ON 2ND FLOOR.
(X) 2X6 HALL	(U) UTILITY SINK
(X) 6" WALL WITH STAGGERED 2x4 STUDS @ 24" O.C. & INSULATION	(R) REFRIGERATOR SPACE PROVIDE 34" WIDE SPACE & INSTALL RECESSED ICEMAKER LINE
(X) AG CONDENSING UNIT - SEE MECH PLAN FOR MORE INFO.	(S) 30" SMOOTH TOP RANGE W/MICROWAVE ABOVE
(W.H.) WATER HEATER W/DRAIN & PAN	(V) WATER CLOSET - PROVIDE MIN. 15" EA. SIDE & 24" CLEAR IN FRONT
(L) LAVATORY W/4" SPREAD	(V) STANDARD 5'-0" TUB/SHR
(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	
(W) WATER CLOSET - PROVIDE MIN. 15" EA. SIDE & 24" CLEAR IN FRONT	

AREA CALC'S.

LIVABLE AREAS:	
MAIN FLOOR PLAN TOTAL LIVABLE	2,568 SQ.FT.
TOTAL LIVABLE W/STORAGE OPT. & BEDROOM #5 ILO GAME ROOM	2,492 SQ.FT.
COVERED AREAS:	
COVERED ENTRY	84 SQ.FT.
COVERED PATIO	165 SQ.FT.
GARAGE:	
2 CAR GARAGE	435 SQ.FT.
1 CAR GARAGE	250 SQ.FT.
OPT. STORAGE @ 1 CAR GARAGE W/BEDROOM #5 ILO GAME ROOM	76 SQ.FT.
TOTAL SQ. FT.	3,502 SQ.FT.



[I] PLAN, LLC
4711 East Falcon Drive • Suite 312
Mesa, Arizona 85215
studio (480) 807-1539 • fax (480) 894-2529
www.iplandesign.com



FLOOR PLAN / OPTIONS

PLOT DATE: 11-22-17

Rev.	DATE:
1	
2	
3	
4	

PLAN
5081
Hastings
SHEET
A1.1