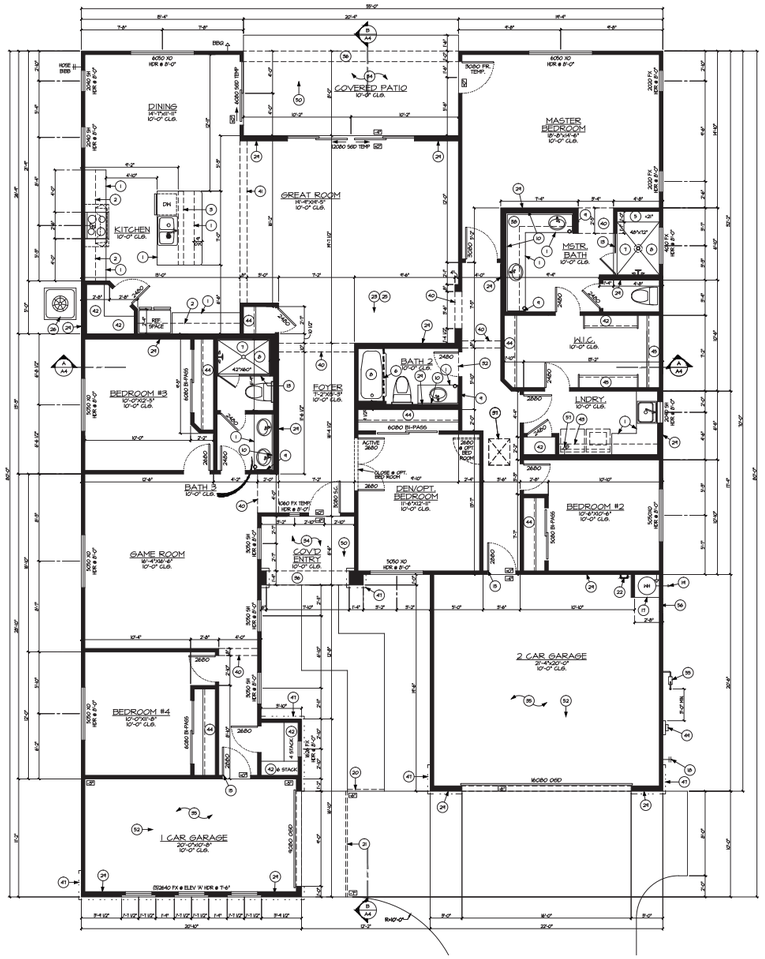
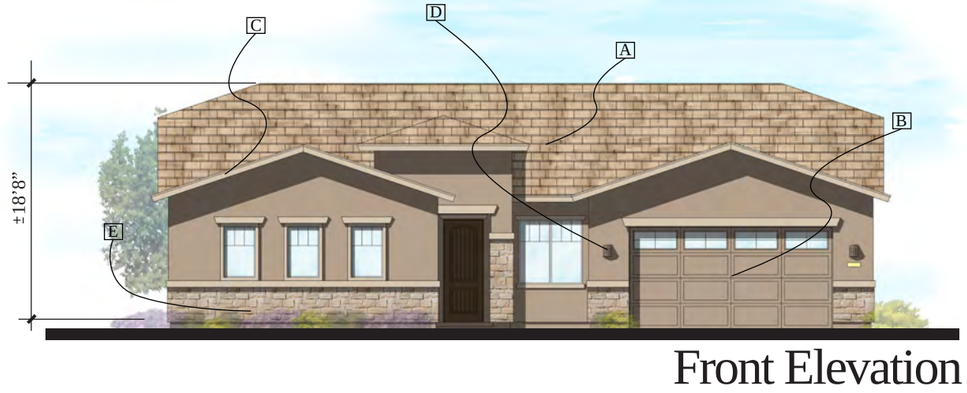
ELEVATION [A]

PLAN 5580



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

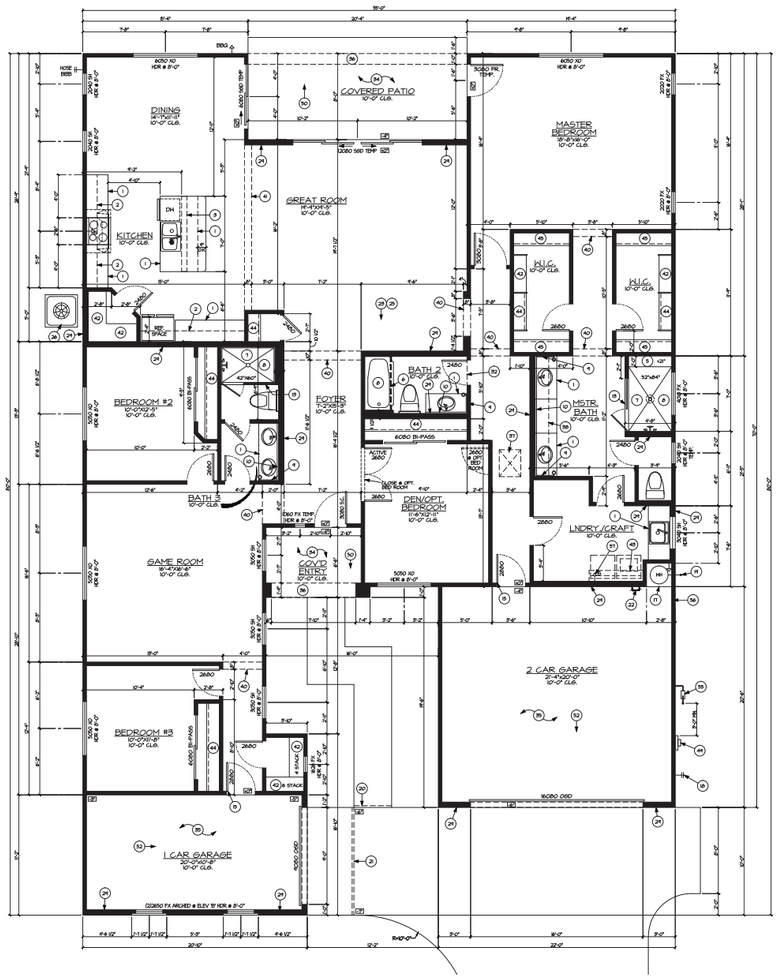
Right Elevation

HASTINGS

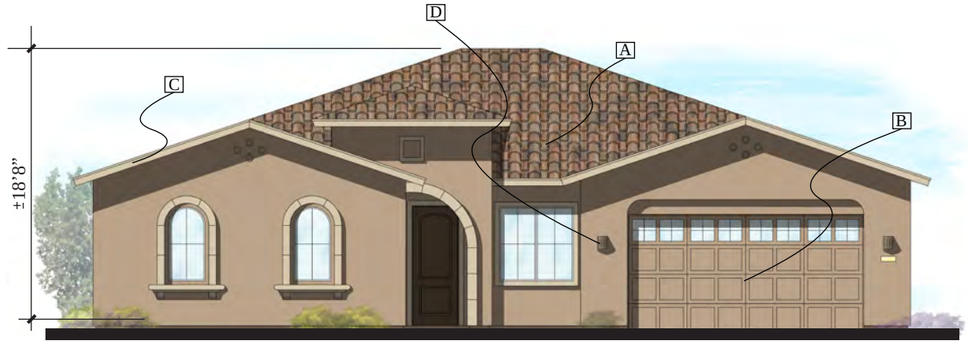
Queen Creek, Arizona

ELEVATION [B]

PLAN 5580



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

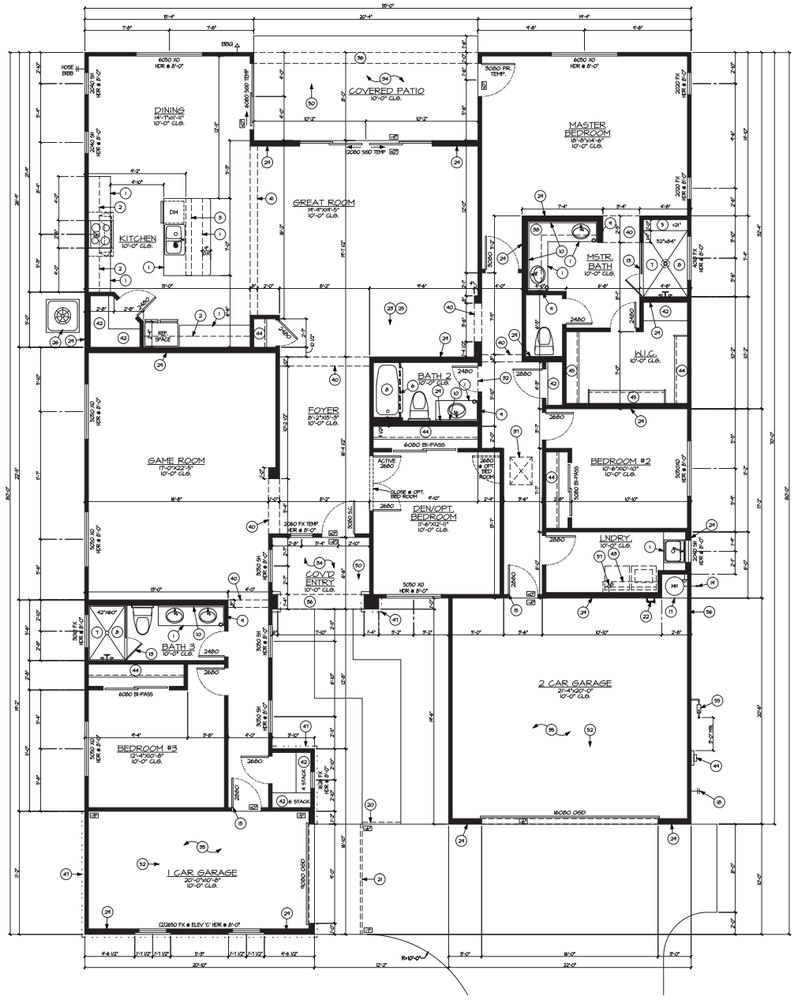
Right Elevation

HASTINGS

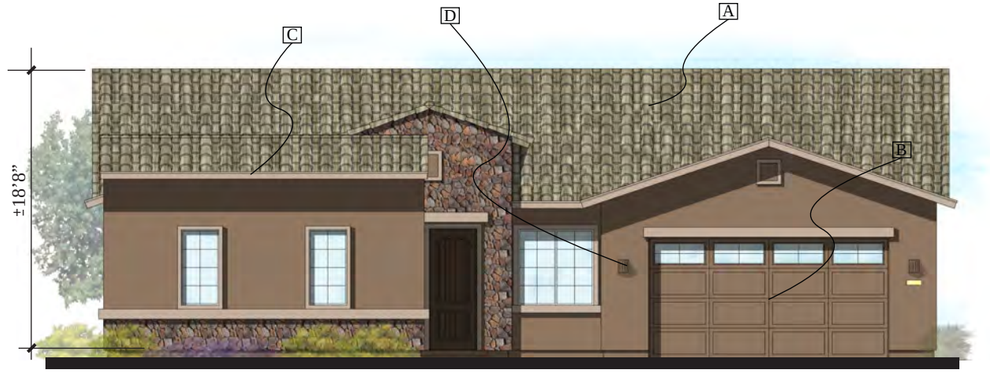
Queen Creek, Arizona

ELEVATION [C]

PLAN 5580



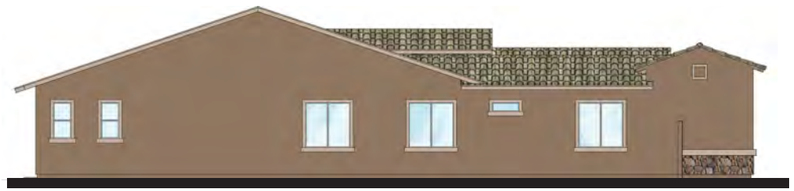
Floor Plan



Front Elevation

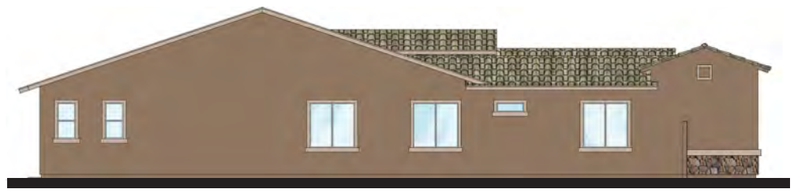
Shown as Sherwin Williams Paint Scheme

Boral Roof Tile	A
Standard Garage Door	B
Wood Fascia	C
Standard Coach Light	D



Left Elevation

Rear Elevation



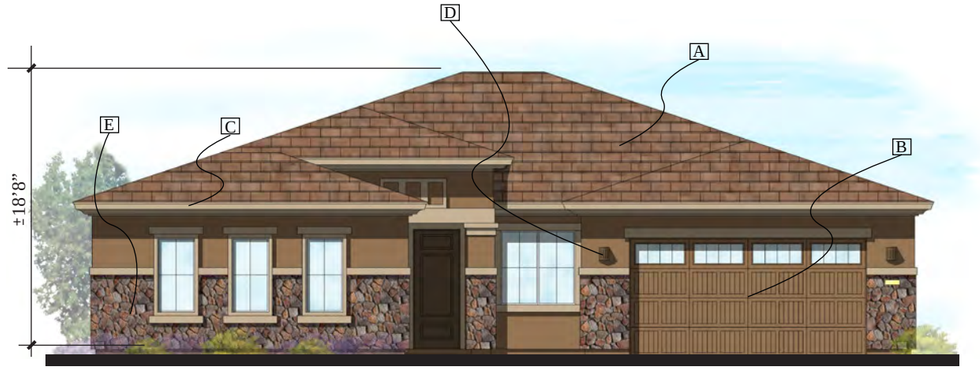
Right Elevation

HASTINGS

Queen Creek, Arizona

PLAN 5580

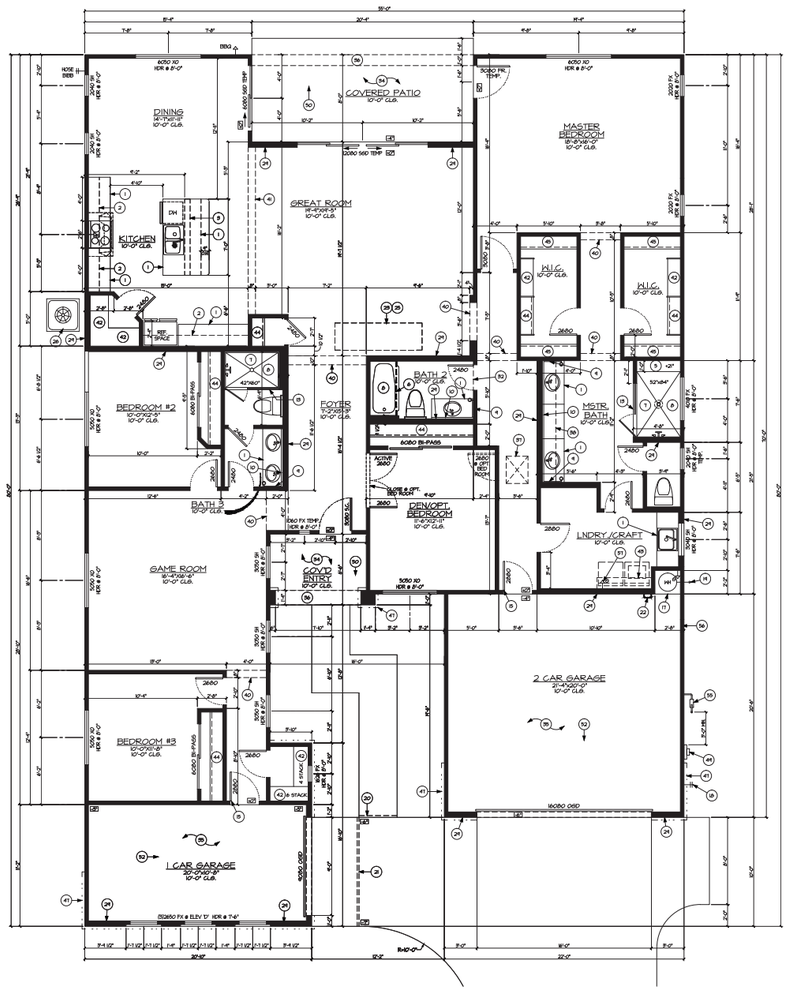
ELEVATION [D]



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



Floor Plan

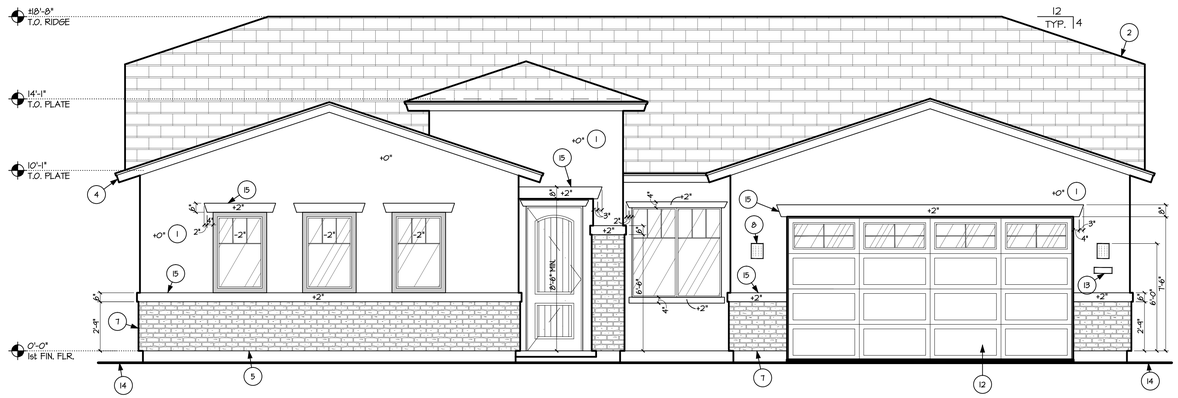
Left Elevation

Rear Elevation

Right Elevation

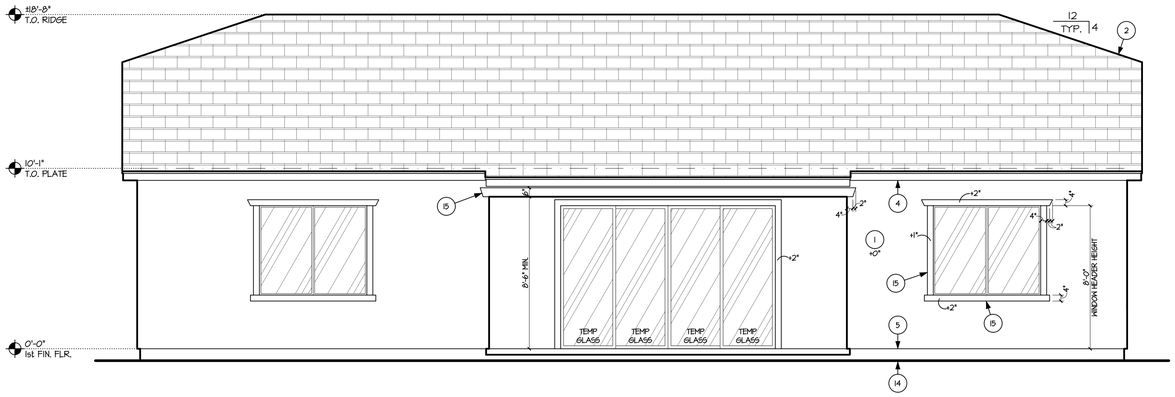
HASTINGS

Queen Creek, Arizona



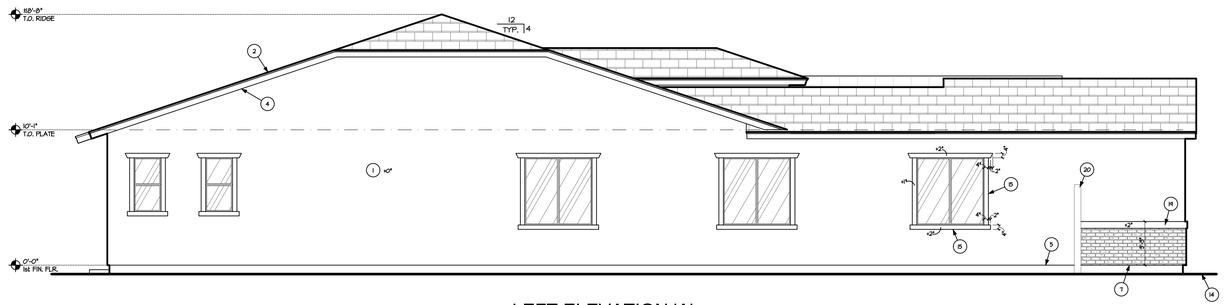
FRONT ELEVATION 'A'

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



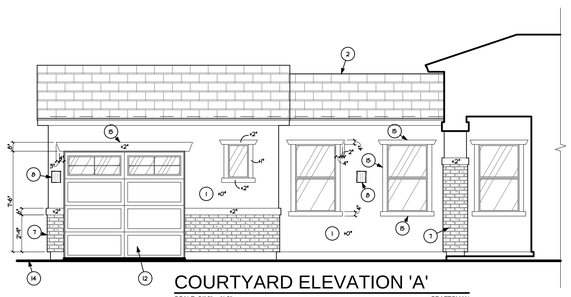
REAR ELEVATION 'A'

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



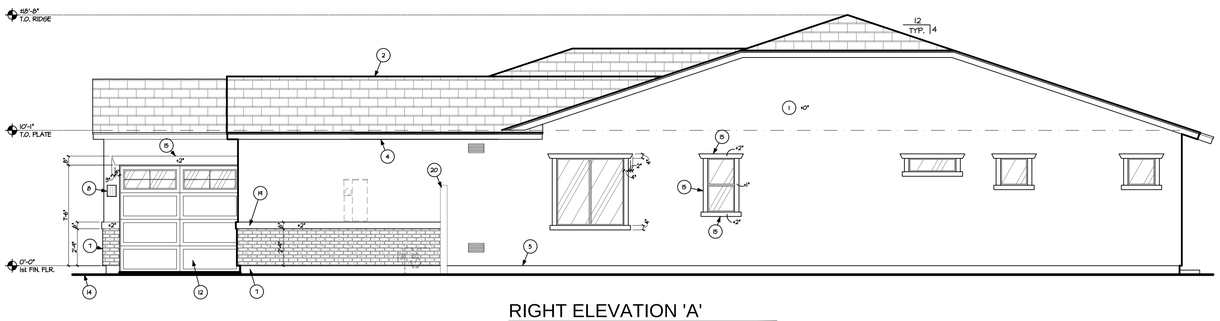
LEFT ELEVATION 'A'

SCALE: 3/16" = 1'-0" CRAFTSMAN



COURTYARD ELEVATION 'A'

SCALE: 3/16" = 1'-0" CRAFTSMAN



RIGHT ELEVATION 'A'

SCALE: 3/16" = 1'-0" CRAFTSMAN

GENERAL NOTES

1. SEE FLOOR PLAN & ELEVATIONS FOR WINDOW HEADER HEIGHTS. ALL DOOR HEADER HEIGHTS - REFER TO FLOOR PLAN SHEET & STRUCTURAL.
2. 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.
3. FLASHING OF EXTERIOR OPENINGS SHALL NOT BE LESS THAN 26 GA. CORROSION RESISTANT METAL PER THE IRC.
4. CONCRETE TILE ROOFS INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATIONS, ICBO# ESR-1647 & PER THE IRC.
5. BUILT UP ROOFING W/ 3 LAYER'S #15 FELT AND 300 POUNDS OF GRAVEL PER 100 SQ. FT. OF ROOF OR OTHER APPROVED SURFACING MATERIAL INSTALLED PER MANUFACTURERS WRITTEN SPECIFICATIONS AND PER THE IRC.
6. WEEP 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 1" BELOW TOP OF FINISHED FLOOR AND A MINIMUM OF 6" ABOVE FINISHED GRADE @ ALL EXTERIOR WALLS
7. ROOF SLOPES ARE 4:12 TYP. U.N.O.
8. WINDOW FRAMES SHALL BE ANODIZED OR ENAMEL PAINTED TO MATCH HOUSE U.N.O.
9. ALL VENTS, ELEC. BOXES, HVAC UNITS, ETC. SHALL BE PAINTED TO MATCH HOUSE U.N.O.
10. PAINT EXPOSED STEMWALLS TO MATCH U.N.O.
11. SLOPES (EXAMPLE: FIREPLACE / MEDIA NICHE TOPS) OF 60° OR LESS FROM HORIZONTAL TO HAVE UNDERLAYMENT MEETING ROOFING REQUIREMENTS.

NOTE:

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

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.

NOTE:

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

NOTE:

WATER-RESISTIVE BARRIER REQUIRED UNDER EXTERIOR PLASTER

NOTE:

ALL ITEMS SHOWN ARE STANDARD U.N.O.

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 - 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, OVER UNDERLAYMENT. UNDERLAYMENT SHALL CONFORM TO ASTM D 226 TYPE II; ASTM D 2626 TYPE I; OR ASTM D 6380 CLASS M MINERAL SURFACED ROLL ROOFING. (STYLE: PER ELEVATION)
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	WEEP SCREED - PER DETAIL 9 ON SHEET A4.1
6	'FYPON' BOARD AND BATTEN SHUTTERS - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S
7	ADHERED CULTURED STONE VENEER PER ICC ESR-1364 PER SPECS, OWEATHER RESISTIVE BARRIER, SEE DETAILS 8 & 9 ON SHEET A4.1
8	EXTERIOR LIGHT-PER SPECIFICATIONS SEE DETAIL 25 ON SHEET A4.1 FOR INSTALLATION AT STONE VENEER
9	'FYPON' TILE VENT (GN6X6) - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S
10	'FYPON' COVE CORBEL (CORCVI8X8X6S) - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S
11	• NOT USED
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 FEATURE-SEE DETAIL ON SHEET A4.1
17	'FYPON' OUTLOOKER (BKT36X36X4) - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S
18	STUCCO SYSTEM OVER FOAM SURROUND PROJECTION. SCORED TO RESEMBLE STONE.
19	EXTEND ACCENT MATERIAL TO THE SIDE YARD FENCE
20	SIDE YARD FENCE

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Home Builders Association OF CENTRAL ARIZONA

AMERICAN INSTITUTE OF BUILDING DESIGN
A I B D
PROFESSIONAL BUILDING DESIGNER

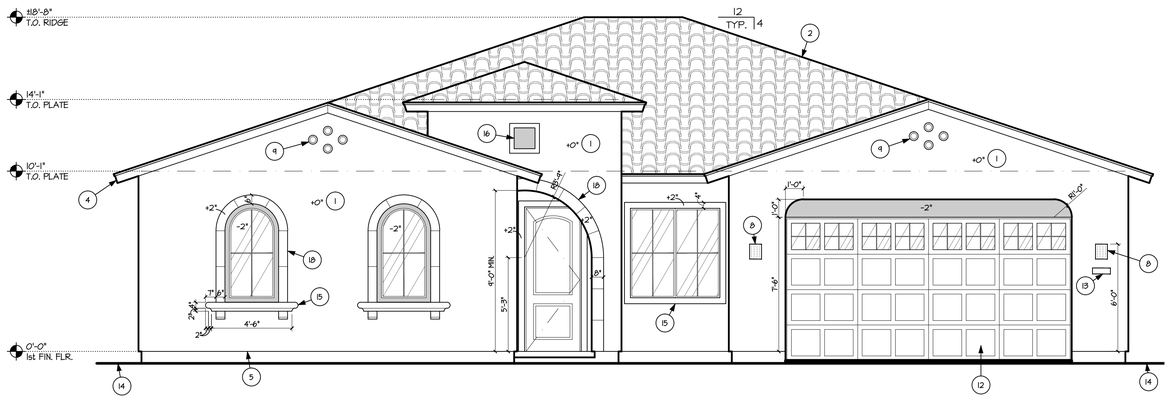
ELEVATION 'A'

PLOT DATE: 1-18-18

Rev.	DATE:
1	
2	
3	
4	

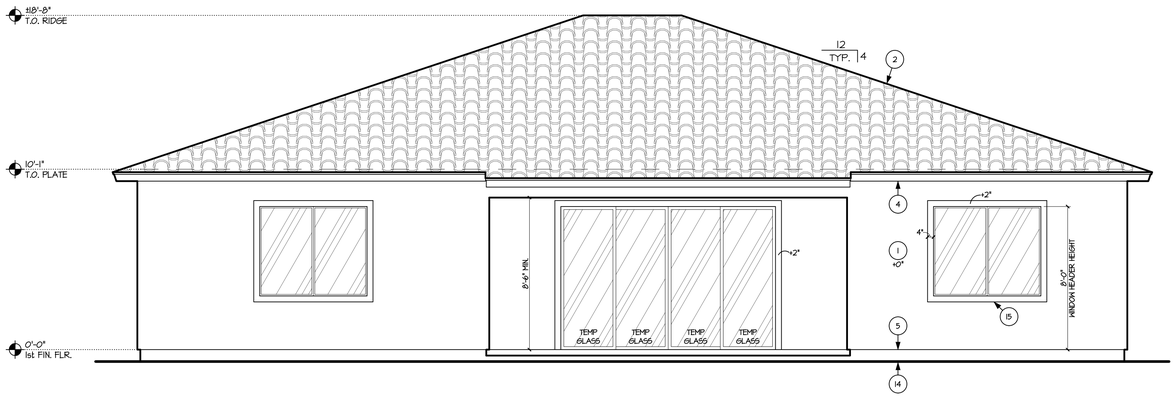
PLAN
5580
Hastings

SHEET
A3



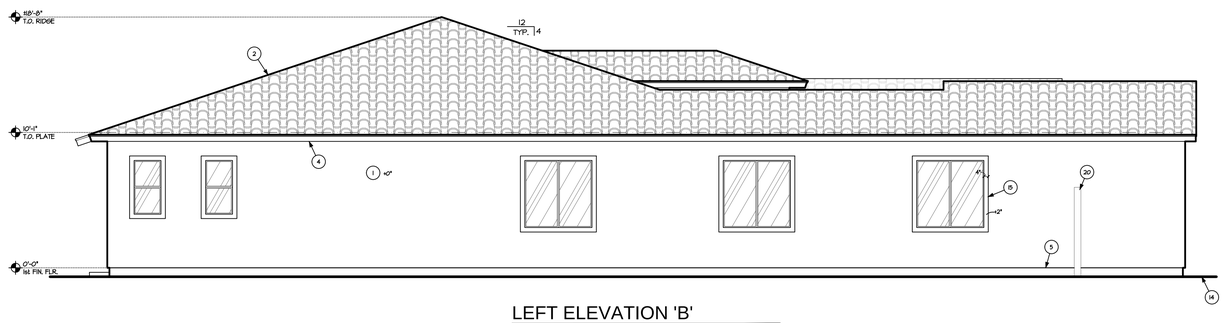
FRONT ELEVATION 'B'

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



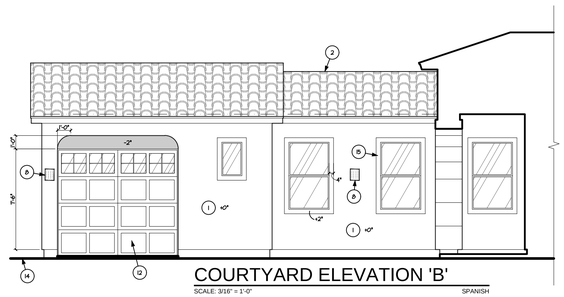
REAR ELEVATION 'B'

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



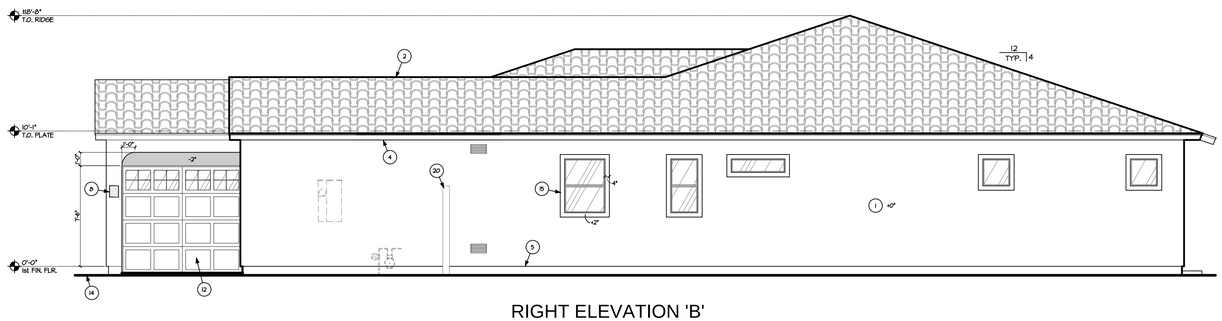
LEFT ELEVATION 'B'

SCALE: 3/16" = 1'-0" SPANISH



COURTYARD ELEVATION 'B'

SCALE: 3/16" = 1'-0" SPANISH



RIGHT ELEVATION 'B'

SCALE: 3/16" = 1'-0" SPANISH

NOTE:

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

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.

NOTE:

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

NOTE:

WATER-RESISTIVE BARRIER REQUIRED UNDER EXTERIOR PLASTER

NOTE:

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GENERAL NOTES

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5. BUILT UP ROOFING W/ 3 LAYER'S #15 FELT AND 300 POUNDS OF GRAVEL PER 100 SQ. FT. OF ROOF OR OTHER APPROVED SURFACING MATERIAL INSTALLED PER MANUFACTURERS WRITTEN SPECIFICATIONS AND PER THE IRC.
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10. PAINT EXPOSED STEMWALLS TO MATCH U.N.O.
11. SLOPES (EXAMPLE: FIREPLACE / MEDIA NICHE TOPS) OF 60° OR LESS FROM HORIZONTAL TO HAVE UNDERLAYMENT MEETING ROOFING REQUIREMENTS.

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7	ADHERED CULTURED STONE VENEER PER ICC ESR-1364 PER SPECS, OWEATHER RESISTIVE BARRIER, SEE DETAILS 8 & 9 ON SHEET A4.1
8	EXTERIOR LIGHT-PER SPECIFICATIONS SEE DETAIL 25 ON SHEET A4.1 FOR INSTALLATION AT STONE VENEER
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Home Builders Association OF CENTRAL ARIZONA

AMERICAN INSTITUTE OF BUILDING DESIGN A I B D PROFESSIONAL BUILDING DESIGNER

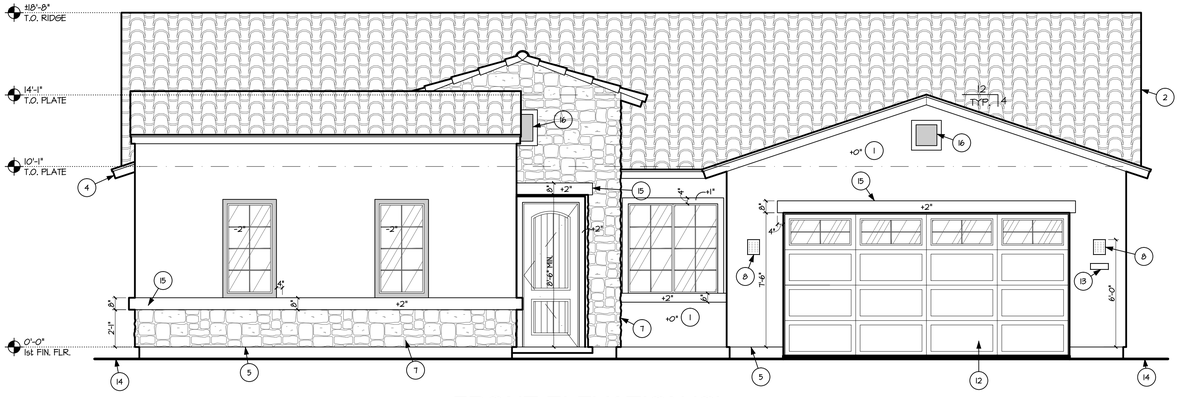
ELEVATION 'B'

PLOT DATE: 1-18-18

Rev.	DATE:
1	
2	
3	
4	

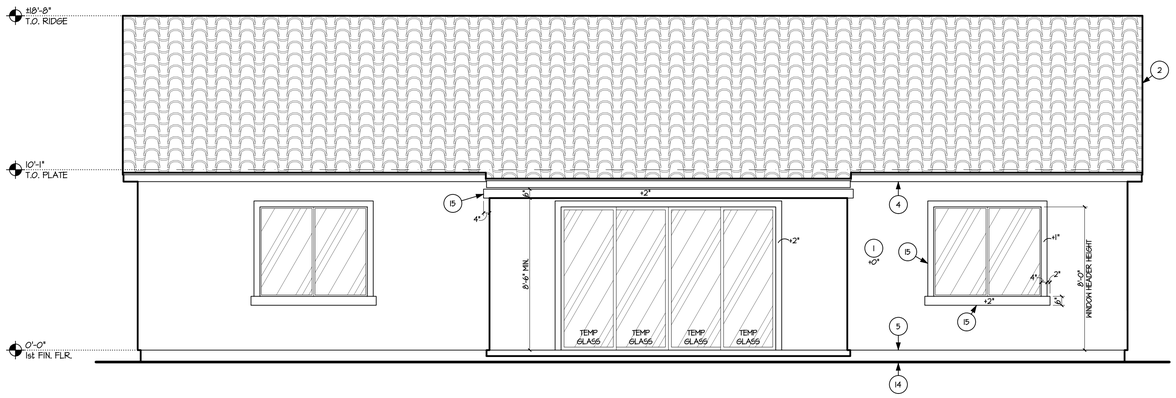
PLAN
5580
Hastings

SHEET
A3.1



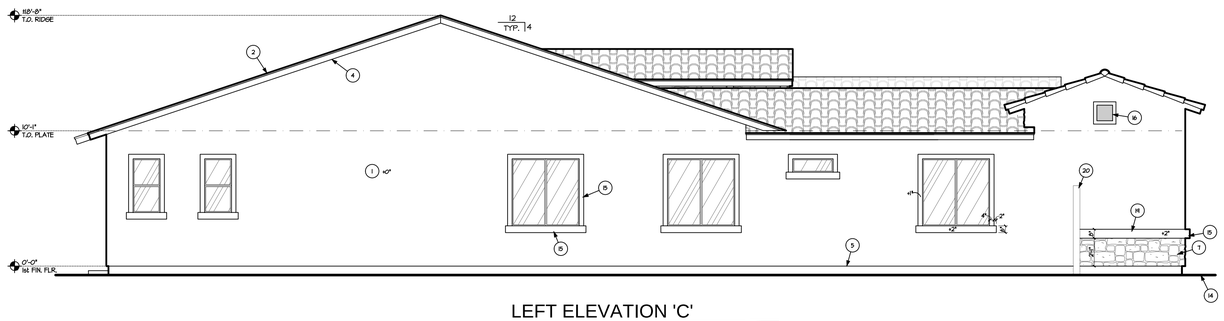
FRONT ELEVATION 'C'

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



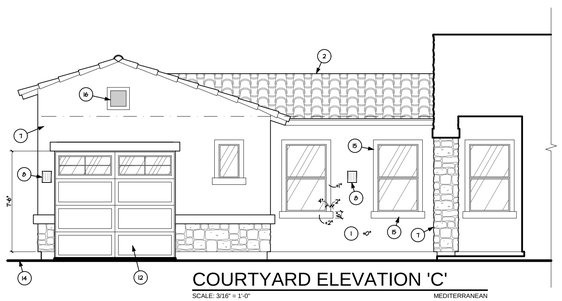
REAR ELEVATION 'C'

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



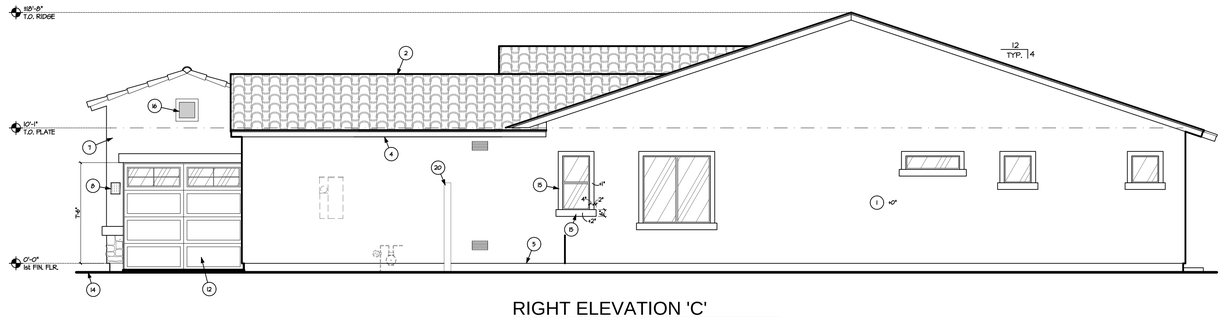
LEFT ELEVATION 'C'

SCALE: 3/16" = 1'-0" MEDITERRANEAN



COURTYARD ELEVATION 'C'

SCALE: 3/16" = 1'-0" MEDITERRANEAN



RIGHT ELEVATION 'C'

SCALE: 3/16" = 1'-0" MEDITERRANEAN

GENERAL NOTES

1. SEE FLOOR PLAN & ELEVATIONS FOR WINDOW HEADER HEIGHTS. ALL DOOR HEADER HEIGHTS - REFER TO FLOOR PLAN SHEET & STRUCTURAL.
2. 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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4. CONCRETE TILE ROOFS INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATIONS, ICBO# ESR-1647 & PER THE IRC.
5. BUILT UP ROOFING W/ 3 LAYER'S #15 FELT AND 300 POUNDS OF GRAVEL PER 100 SQ. FT. OF ROOF OR OTHER APPROVED SURFACING MATERIAL INSTALLED PER MANUFACTURERS WRITTEN SPECIFICATIONS AND PER THE IRC.
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7. ROOF SLOPES ARE 4:12 TYP. U.N.O.
8. WINDOW FRAMES SHALL BE ANODIZED OR ENAMEL PAINTED TO MATCH HOUSE U.N.O.
9. ALL VENTS, ELEC. BOXES, HVAC UNITS, ETC. SHALL BE PAINTED TO MATCH HOUSE U.N.O.
10. PAINT EXPOSED STEMWALLS TO MATCH U.N.O.
11. SLOPES (EXAMPLE: FIREPLACE / MEDIA NICHE TOPS) OF 60° OR LESS FROM HORIZONTAL TO HAVE UNDERLAYMENT MEETING ROOFING REQUIREMENTS.

NOTE:

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

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.

NOTE:

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

NOTE:

WATER-RESISTIVE BARRIER REQUIRED UNDER EXTERIOR PLASTER

NOTE:

ALL ITEMS SHOWN ARE STANDARD U.N.O.

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 - 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, OVER UNDERLAYMENT. UNDERLAYMENT SHALL CONFORM TO ASTM D 226 TYPE II; ASTM D 2626 TYPE I; OR ASTM D 6380 CLASS M MINERAL SURFACED ROLL ROOFING. (STYLE: PER ELEVATION)
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	WEEP SCREED - PER DETAIL 9 ON SHEET A4.1
6	'FYPON' BOARD AND BATTEN SHUTTERS - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S
7	ADHERED CULTURED STONE VENEER PER ICC ESR-1364 PER SPECS, OWEATHER RESISTIVE BARRIER. SEE DETAILS 8 & 9 ON SHEET A4.1
8	EXTERIOR LIGHT-PER SPECIFICATIONS SEE DETAIL 25 ON SHEET A4.1 FOR INSTALLATION AT STONE VENEER
9	'FYPON' TILE VENT (GN6X6) - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S
10	'FYPON' COVE CORBEL (CORCV18X8X6S) - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S
11	• NOT USED
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 FEATURE-SEE DETAIL ON SHEET A4.1
17	'FYPON' OUTLOOKER (BKT36X36X4) - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S
18	STUCCO SYSTEM OVER FOAM SURROUND PROJECTION. SCORED TO RESEMBLE STONE.
19	EXTEND ACCENT MATERIAL TO THE SIDE YARD FENCE
20	SIDE YARD FENCE

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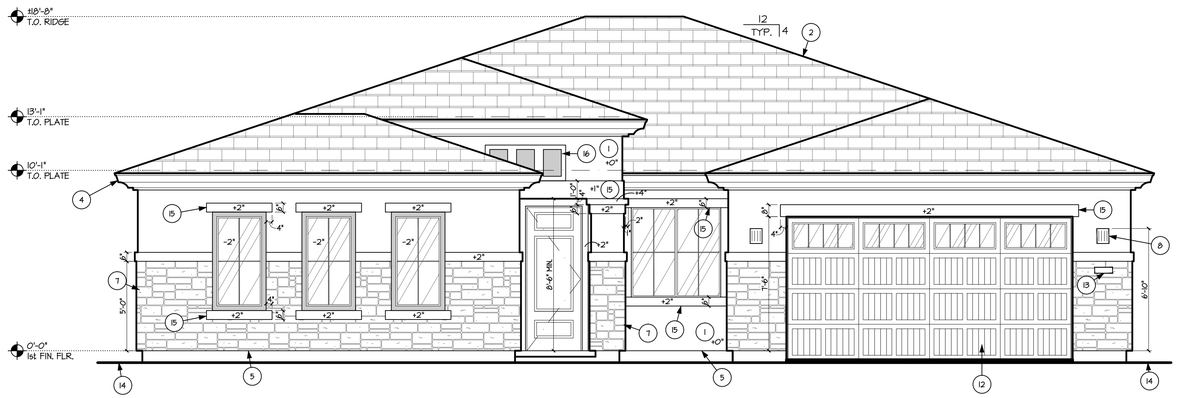
ELEVATION 'C'

PLOT DATE: 1-18-18

Rev.	DATE:
1	
2	
3	
4	

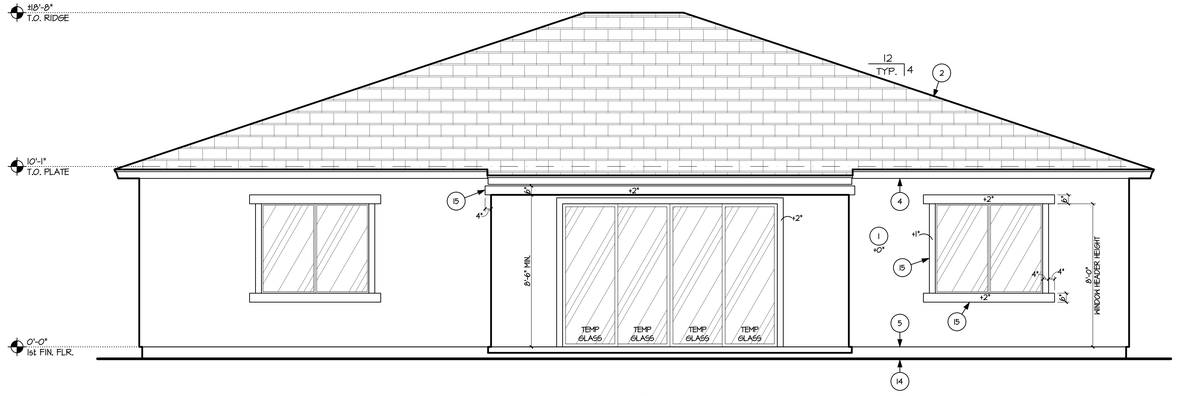
PLAN 5580 Hastings

SHEET A3.2



FRONT ELEVATION 'D'

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



REAR ELEVATION 'D'

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

GENERAL NOTES

1. SEE FLOOR PLAN & ELEVATIONS FOR WINDOW HEADER HEIGHTS. ALL DOOR HEADER HEIGHTS - REFER TO FLOOR PLAN SHEET & STRUCTURAL.
2. 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.
3. FLASHING OF EXTERIOR OPENINGS SHALL NOT BE LESS THAN 26 GA. CORROSION RESISTANT METAL PER THE IRC.
4. CONCRETE TILE ROOFS INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATIONS, ICBO# ESR-1647 & PER THE IRC.
5. BUILT UP ROOFING W/ 3 LAYER'S #15 FELT AND 300 POUNDS OF GRAVEL PER 100 SQ. FT. OF ROOF OR OTHER APPROVED SURFACING MATERIAL INSTALLED PER MANUFACTURERS WRITTEN SPECIFICATIONS AND PER THE IRC.
6. WEEP 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 1" BELOW TOP OF FINISHED FLOOR AND A MINIMUM OF 6" ABOVE FINISHED GRADE @ ALL EXTERIOR WALLS
7. ROOF SLOPES ARE 4:12 TYP. U.N.O.
8. WINDOW FRAMES SHALL BE ANODIZED OR ENAMEL PAINTED TO MATCH HOUSE U.N.O.
9. ALL VENTS, ELEC. BOXES, HVAC UNITS, ETC. SHALL BE PAINTED TO MATCH HOUSE U.N.O.
10. PAINT EXPOSED STEMWALLS TO MATCH U.N.O.
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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.

NOTE:

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

NOTE:

WATER-RESISTIVE BARRIER REQUIRED UNDER EXTERIOR PLASTER

NOTE:

ALL ITEMS SHOWN ARE STANDARD U.N.O.

KEYNOTES

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

No.	DESCRIPTION
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10	'FYPON' COVE CORBEL (CORCV18X8X16) - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S
11	• NOT USED
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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 FEATURE-SEE DETAIL ON SHEET A4.1
17	'FYPON' OUTLOOKER (BKT36X36X4) - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S
18	STUCCO SYSTEM OVER FOAM SURROUND PROJECTION. SCORED TO RESEMBLE STONE.
19	EXTEND ACCENT MATERIAL TO THE SIDE YARD FENCE
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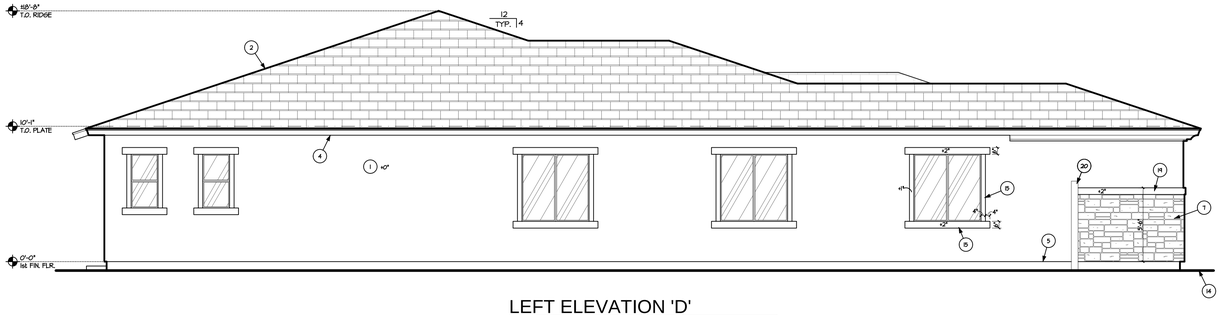
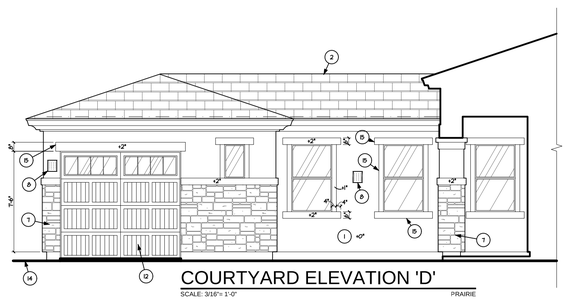


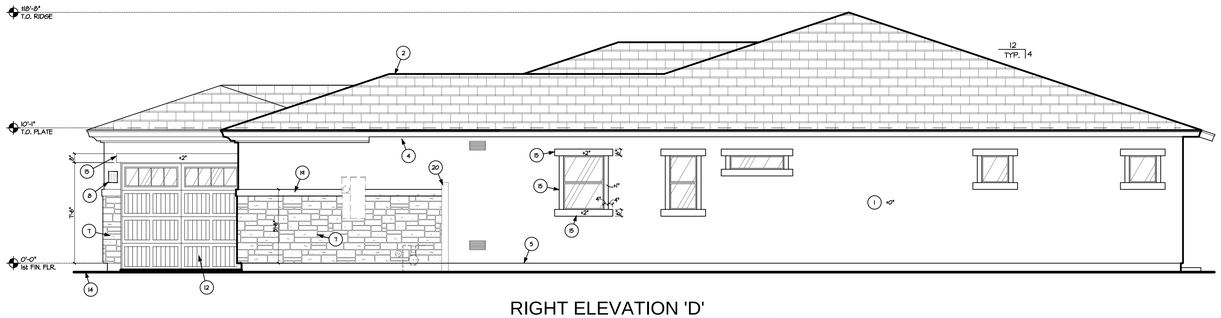
LEFT ELEVATION 'D'

SCALE: 3/16" = 1'-0" PRAIRIE



COURTYARD ELEVATION 'D'

SCALE: 3/16" = 1'-0" PRAIRIE



RIGHT ELEVATION 'D'

SCALE: 3/16" = 1'-0" PRAIRIE

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Home Builders Association OF CENTRAL ARIZONA

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ELEVATION 'D'

PLOT DATE: 1-18-18

Rev.	DATE:
1	
2	
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4	

PLAN
5580
Hastings

SHEET
A3.3

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 R318.1.2. 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:

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 CONDESATE 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 P2905.5 (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 1,000 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. (CM M1502.4.4.1)

NOTE:

PRE-FAB SHOWER CAN BE REPLACED WITH OPTIONAL SITE-BUILT SHOWER PER IRC-P2709

NOTE:

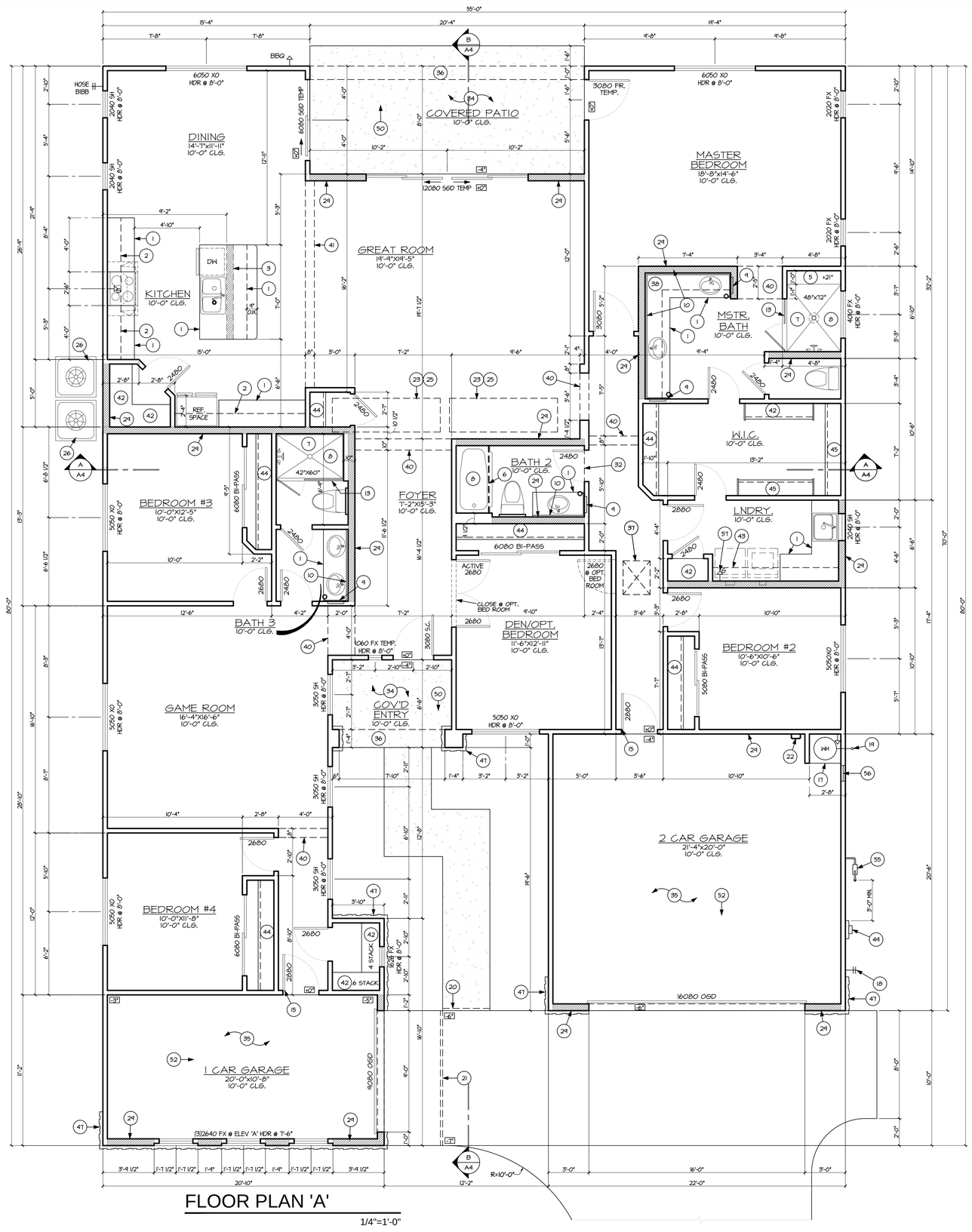
THE ADJOINING WALLS AND FLOOR FRAMING ENCLOSING ON-SITE BUILT-UP SHOWER RECEPTORS SHALL BE LINED WITH UTILIZING APPROVED MATERIALS AND METHODS AS IDENTIFIED ON THE PLANS. THE LINING MATERIAL SHALL EXTEND NOT LESS THAN 2 INCHES BEYOND OR AROUND THE ROUGH JAMBS AND NOT LESS THAN 2 INCHES ABOVE FINISHED 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:	
MAIN LIVABLE	2,856 SQ.FT.
COVERED AREAS:	
COVERED ENTRY	58 SQ.FT.
COVERED PATIO	193 SQ.FT.
GARAGE:	
2 CAR GARAGE	457 SQ.FT.
1 CAR GARAGE	233 SQ.FT.
TOTAL SQ. FT.	3,797 SQ.FT.



FLOOR PLAN 'A'

1/4"=1'-0"

FLOOR PLAN KEYNOTES

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

	No.	DESCRIPTION
KITCHEN	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.
BATH	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-2467 AND MFG INSTALLATION INSTRUCTIONS.
	8	TUB/SHOWER W/ WATER RESISTANT MAINSCOAT TO 76" ABV FF (86" @ TILE) 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
DOORS	15	MIN. 1-3/8" SOLID CORE DOOR, SELF-CLOSING & SELF-LATCHING PER IRC R302.5.1
	16	2" STUCCO POP OUT ABOVE DOOR
PLUMBING	17	FRAMED PLATFORM RAISED 18" A.F.F.
	18	BUILDING WATER MAIN SHUT-OFF VALVE LOCATION.
	19	TEMPERATURE AND PRESSURE RELIEF VALVE SHALL EXTEND OUTSIDE OF BLDG W/THE END OF PIPE MAX. 6" ABV. THE FLOOR OR WASTE RECEPTOR & POINTING DOWNWARD
	20	DRAINAGE SLEEVE - ZURN Z883 FIBERGLASS-PLASTIC COVER
	21	DRAINAGE SLEEVE - ZURN Z883 FIBERGLASS-METAL COVER
	22	STANDARD SOFT WATER LOOP
MECH	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
WALLS	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.
FRAMING	32	LINE OF CEILING CHANGE
	33	PROVIDE MIN. 3" REVEAL AROUND WINDOW/DOOR. SEE ELEVATIONS
	34	1/2" TYPE 'MR' GYP. BD. @ ALL CVD. PATIOS, (ICC #ESR-1338 OR EQUAL)
	35	5/8" SAG-RESISTANT TYPE 'X' GYP. BD. @ USEABLE AREAS UNDER STAIRS AND @ GARAGE CLG. PER CITY OF SURPRISE #2014-04a, 1/2" SAG-RESISTANT GYP. BOARD @ ALL OTHER WALLS & CLG PER IRC R302.6
	36	SOFFIT - SEE ELEVATION. EXTERIOR SOFFITS TO BE BUILT TO UNDERSIDE OF BEAM PER STRUCTURAL PLANS.
	37	22"X30" ATTIC ACCESS SEE DETAIL 6 ON SHEET A4.1
	38	15" DEEP, 24" TALL SOFFIT
	39	FLAT SOFFIT @ 8'-0"
	40	FLAT SOFFIT @ 9'-0"
	41	FLAT SOFFIT @ 9'-6"
CLOSETS	42	5-20" OR 16" DEEP SHELVES, EVENLY SPACED. (6 SHELVES @ PANTRY)
	43	1 SHELF
	44	1 ROD, 1 SHELF
	45	2 RODS, 2 SHELVES
	46	FACE FRAMED LINEN CABINET
MISCELLANEOUS	47	EXTENTS OF STONE VENEER. HEIGHTS AND LOCATION PER ELEVATIONS.
	48	MIN. 36"X36" LANDING AT DOOR LOCATION, PER IRC R311.3
	49	ELECTRIC PANEL LOCATION-SEE E-1 AND GEN. NOTES. FRAMER TO PROVIDE LATH BACKING AROUND PANEL
	50	SLOPE 1/8" PER 12". NOT TO EXCEED 1/4" 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 CODE)
	54	HANDRAIL (WOOD OR IRON PER SPECS) TO BE 36" ABOVE WALKING PLANE (PER CODE)
GAS	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

1. WALL FRAMING - SEE STRUCTURAL - U.N.O.
   EXTERIOR WALLS - 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 - 2x6 U.N.O. - 16" O.C. @ TUBS & SHOWERS FOR PROPER INSTALLATION OF DENS SHIELD
2. 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.
3. REFER TO FLOOR PLAN SHEETS FOR ALL WINDOW HEADER HEIGHTS. SEE DOOR ROUGH OPENING CHART BELOW.
4. SHOWER HEADS @ 82" A.F.F.
   SHOWER CONTROL VALVES @ 42" A.F.F.
   STACK SHOWER CONTROL VALVES @ CURVED WALLS U.N.O.
5. PROVIDE PRESSURE BALANCE OR THERMO. MIXING VALVE TYP. CONTROL VALVES FOR ALL SHOWER AND TUB COMBOS AND GARDEN TUBS.
6. GLASS BLOCK SHALL COMPLY WITH IRC.
7. ALL BATH ACCESSORIES, (TOWEL BARS, HOOKS ETC.) AND MOUNTING HEIGHTS TO BE DETERMINED BY BUILDER
8. PROVIDE BLOCKING IN WALLS AS NECESSARY TO SUPPORT ALL WALL MOUNTED FIXTURES.
9. ALL MECH. EQUIPMENT SHALL BE SCREENED A MINIMUM OF 12" ABOVE THE HIGHEST POINT OF THE EQUIPMENT. SEE MECH. PLAN FOR A/H LOC.
10. ALL CEILING HEIGHTS INDICATED ARE FROM FINISHED FLOOR ELEVATION.
11. REFER TO SPECIFICATIONS FOR ALL FLAT WORK CONCRETE FINISH.
12. ALL EQUIPMENT IN GARAGE SHALL HAVE ELECTRIC (OR GAS) IGNITION POINTS AT 18" ABOVE FINISH FLOOR AND SHALL BE PROTECTED FROM DAMAGE.
13. XOX WINDOW = TO HAVE ONE OPENABLE WINDOW TO BE 5.7 S.F. MIN. WITH MIN. CLEAR DIM. OF 20" WIDE x 24" HIGH
14. 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.
15. 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 INDENTIFIED ON PERMANENT TAG AND BE WITHIN 6 FEET OF THE DUCT CONNECTION. SEE MECHANICAL PLAN FOR DRYER VENT LOCATION AND TYPE.
16. STANDARD WATER HEATER - PER SPECS
    WATER HEATER TO INCLUDE T & P RELIEF VALVE - SEE SPEC'S FOR SIZE OF TP LINE AND FLUE SIZE.
17. PROVIDE MIN. 15" CLEAR EACH SIDE AND MIN. 24" CLEAR IN FRONT FOR WATER CLOSET.
18. PRE PLUMB REFRIGERATOR SPACE FOR ICE MAKER. PROVIDE 39" SPACE.
21. PROVIDE REVERSE OSMOSIS ROUGH-IN TO REF. AT DOUBLE SINK.
22. PROVIDE INSULATED, DUAL GLAZED, LOW E GLASS AT ALL FRENCH DOORS, WINDOWS AND SLIDING GLASS DOORS
23. PLUMBER TO PLACE CLEANOUTS, FEED LINES, ETC. ABOVE 4 3/4"-STANDARD BASE BOARD HEIGHT IS 2 1/4"
24. PROVIDE TETHER AT STOVE FOR PREVENTION OF TIP OVER
25. WHEN PLAN IS FLIPPED, ARCADIA DOORS FLIP ALSO AND DRYER IS ALWAYS TO THE RIGHT OF THE WASHER.
26. 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 94" 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 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" — FINISHED FLOOR ELEVATION
- 2X6 WALL
- 6" WALL WITH STAGGERED 2x4 STUDS @ INSULATION.
- A/C CONDENSING UNIT - SEE MECH. PLAN FOR MORE INFO.
- W.H. — WATER HEATER W/DRAIN & PAN
- WATER CLOSET - PROVIDE MIN. 15" EA. SIDE & 24" CLEAR IN FRONT
- LAVATORY W/4" SPREAD
- STANDARD 5'-0" TUB/SHR W/WATER RESISTANT SURROUNDS @ +76"
- 72"x36" FREESTANDING TUB PER SPECS
- DOUBLE SINK W/ DISPOSAL
- DW — 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
- REF. SPACE — REFRIGERATOR SPACE PROVIDE 39" WIDE SPACE & INSTALL RECESSED ICEMAKER LINE
- 30" SMOOTH TOP RANGE W/MICRONAVE ABOVE
- REV. GLR — UNDER COUNTER BEVERAGE COOLER PER SPECS.
- HOSE BIBB W/ ANTI-SYPHON VALVE
- GAS STUB OUT - LOCATE PER MANUFACTURERS SPECS

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Home Builders Association OF CENTRAL ARIZONA

AMERICAN INSTITUTE OF BUILDING DESIGN — PROFESSIONAL BUILDING DESIGNER

FLOOR PLAN 'A'

PLOT DATE: 11-22-17

Rev.	DATE:
1	
2	
3	
4	

PLAN

5580

Hastings

SHEET

A1

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 R318.1.2. 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:

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 CONDESATE 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 P2905.5 (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 1,000 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. IGN M1502.4.4.1

NOTE:

PRE-FAB SHOWER CAN BE REPLACED WITH OPTIONAL SITE-BUILT SHOWER PER IRC-P2709

NOTE:

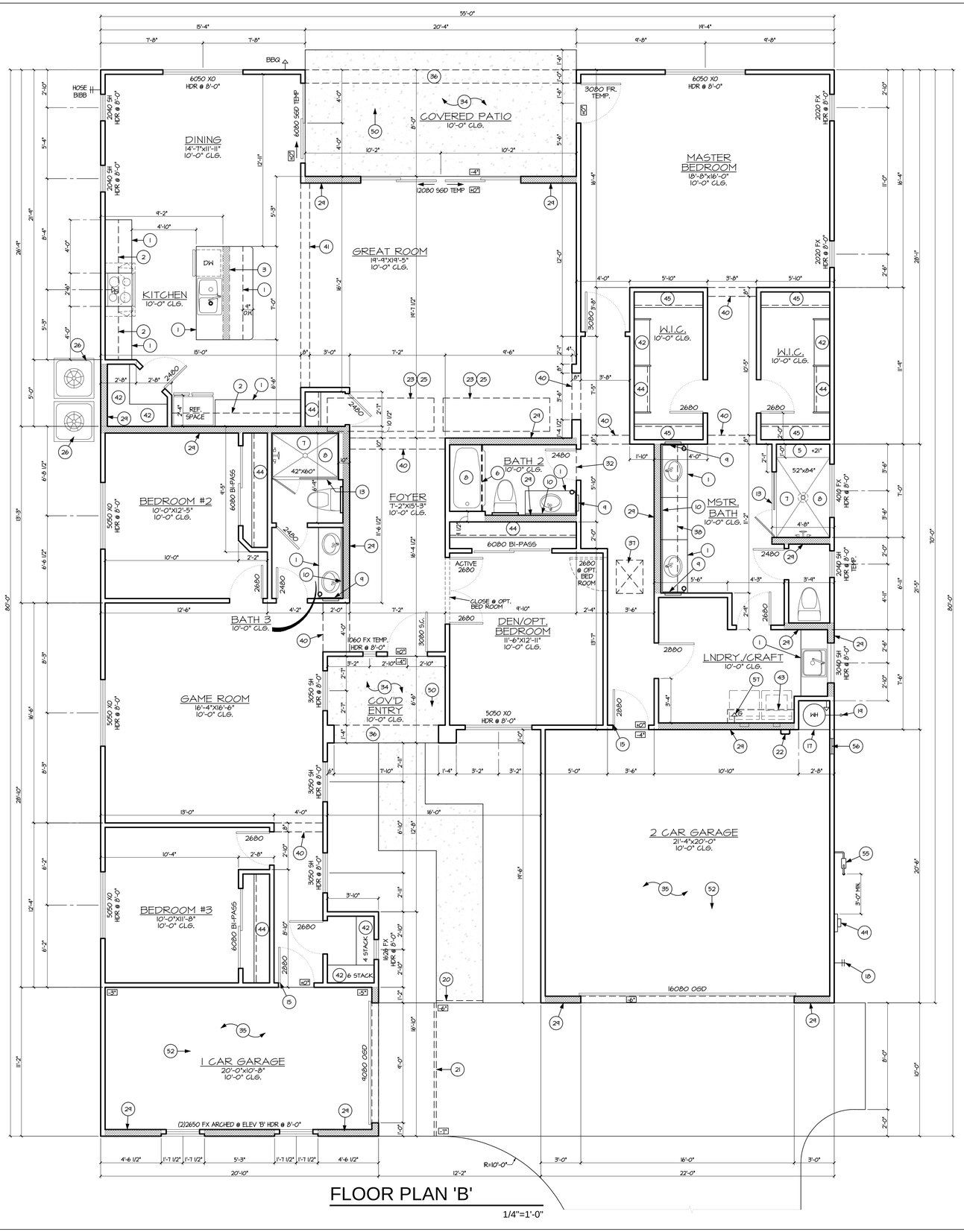
THE ADJOINING WALLS AND FLOOR FRAMING ENCLOSING ON-SITE BUILT-UP SHOWER RECEPTORS SHALL BE LINED WITH UTILIZING APPROVED MATERIALS AND METHODS AS IDENTIFIED ON THE PLANS. THE LINING MATERIAL SHALL EXTEND NOT LESS THAN 2 INCHES BEYOND OR AROUND THE ROUGH JAMBS AND NOT LESS THAN 2 INCHES ABOVE FINISHED THRESHOLDS. SHEET-APPLIED LOAD BEARING, BONDED WATERPROOF MEMBRANES SHALL BE APPLIED 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:	
MAIN LIVABLE	2,856 SQ.FT.
COVERED AREAS:	
COVERED ENTRY	58 SQ.FT.
COVERED PATIO	193 SQ.FT.
GARAGE:	
2 CAR GARAGE	457 SQ.FT.
1 CAR GARAGE	233 SQ.FT.
TOTAL SQ. FT.	3,797 SQ.FT.



FLOOR PLAN 'B'

1/4"=1'-0"

FLOOR PLAN KEYNOTES

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

	No.	DESCRIPTION
KITCHEN	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.
BATH	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-2467 AND MFG INSTALLATION INSTRUCTIONS.
	8	TUB/SHOWER W/ WATER RESISTANT WAINSCOAT TO 76" ABV FF (86" @ TILE) 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
DOORS	15	MIN. 1-3/8" SOLID CORE DOOR, SELF-CLOSING & SELF-LATCHING PER IRC R302.5.1
	16	2" STUCCO POP OUT ABOVE DOOR
PLUMBING	17	FRAMED PLATFORM RAISED 18" A.F.F.
	18	BUILDING WATER MAIN SHUT-OFF VALVE LOCATION.
	19	TEMPERATURE AND PRESSURE RELIEF VALVE SHALL EXTEND OUTSIDE OF BLDG WITHE END OF PIPE MAX. 6" ABV. THE FLOOR OR WASTE RECEPTOR & POINTING DOWNWARD
	20	DRAINAGE SLEEVE - ZURN Z883 FIBERGLASS-PLASTIC COVER
	21	DRAINAGE SLEEVE - ZURN Z883 FIBERGLASS-METAL COVER
	22	STANDARD SOFT WATER LOOP
MECH	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
WALLS	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.
FRAMING	32	LINE OF CEILING CHANGE
	33	PROVIDE MIN. 3" REVEAL AROUND WINDOW/DOOR. SEE ELEVATIONS
	34	1/2" TYPE 'MR' GYP. BD. @ ALL CVD. PATIOS, (ICC #ESR-1338 OR EQUAL)
	35	5/8" SAG-RESISTANT TYPE 'X' GYP. BD. @ USEABLE AREAS UNDER STAIRS AND @ GARAGE CLG. PER CITY OF SURPRISE #2014-04a, 1/2" SAG-RESISTANT GYP. BOARD @ ALL OTHER WALLS & CLG PER IRC R302.6
	36	SOFFIT - SEE ELEVATION. EXTERIOR SOFFITS TO BE BUILT TO UNDERSIDE OF BEAM PER STRUCTURAL PLANS.
	37	22"X30" ATTIC ACCESS SEE DETAIL 6 ON SHEET A4.1
	38	15" DEEP, 24" TALL SOFFIT
	39	FLAT SOFFIT @ 8'-0"
	40	FLAT SOFFIT @ 9'-0"
	41	FLAT SOFFIT @ 9'-6"
CLOSETS	42	5-20" OR 16" DEEP SHELVES, EVENLY SPACED. (6 SHELVES @ PANTRY)
	43	1 SHELF
	44	1 ROD, 1 SHELF
	45	2 RODS, 2 SHELVES
	46	FACE FRAMED LINEN CABINET
MISCELLANEOUS	47	EXTENTS OF STONE VENEER. HEIGHTS AND LOCATION PER ELEVATIONS.
	48	MIN. 36"X36" LANDING AT DOOR LOCATION, PER IRC R311.3
	49	ELECTRIC PANEL LOCATION-SEE E-1 AND GEN. NOTES. FRAMER TO PROVIDE LATH BACKING AROUND PANEL
	50	SLOPE 1/8" PER 12". NOT TO EXCEED 1/4" 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 CODE)
	54	HANDRAIL (WOOD OR IRON PER SPECS) TO BE 36" ABOVE WALKING PLANE (PER CODE)
GAS	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

1. WALL FRAMING - SEE STRUCTURAL - U.N.O.
   EXTERIOR WALLS - 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 - 2x6 U.N.O. - 16" O.C. @ TUBS & SHOWERS FOR PROPER INSTALLATION OF DENS SHIELD
2. 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.
3. REFER TO FLOOR PLAN SHEETS FOR ALL WINDOW HEADER HEIGHTS. SEE DOOR ROUGH OPENING CHART BELOW.
4. SHOWER HEADS @ 82" A.F.F.
   SHOWER CONTROL VALVES @ 42" A.F.F.
   STACK SHOWER CONTROL VALVES @ CURVED WALLS U.N.O.
5. PROVIDE PRESSURE BALANCE OR THERMO. MIXING VALVE TYP. CONTROL VALVES FOR ALL SHOWER AND TUB COMBOS AND GARDEN TUBS.
6. GLASS BLOCK SHALL COMPLY WITH IRC.
7. ALL BATH ACCESSORIES, (TOWEL BARS, HOOKS ETC.) AND MOUNTING HEIGHTS TO BE DETERMINED BY BUILDER
8. PROVIDE BLOCKING IN WALLS AS NECESSARY TO SUPPORT ALL WALL MOUNTED FIXTURES.
9. ALL MECH. EQUIPMENT SHALL BE SCREENED A MINIMUM OF 12" ABOVE THE HIGHEST POINT OF THE EQUIPMENT. SEE MECH. PLAN FOR A/H LOC.
10. ALL CEILING HEIGHTS INDICATED ARE FROM FINISHED FLOOR ELEVATION.
11. REFER TO SPECIFICATIONS FOR ALL FLAT WORK CONCRETE FINISH.
12. ALL EQUIPMENT IN GARAGE SHALL HAVE ELECTRIC (OR GAS) IGNITION POINTS AT 18" ABOVE FINISH FLOOR AND SHALL BE PROTECTED FROM DAMAGE.
13. XOX WINDOW = TO HAVE ONE OPENABLE WINDOW TO BE 5.7 S.F. MIN. WITH MIN. CLEAR DIM. OF 20" WIDE x 24" HIGH
14. 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.
15. 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 INDENTIFIED ON PERMANENT TAG AND BE WITHIN 6 FEET OF THE DUCT CONNECTION. SEE MECHANICAL PLAN FOR DRYER VENT LOCATION AND TYPE.
16. STANDARD WATER HEATER - PER SPECS
    WATER HEATER TO INCLUDE T & P RELIEF VALVE - SEE SPEC'S FOR SIZE OF TP LINE AND FLUE SIZE.
17. PROVIDE MIN. 15" CLEAR EACH SIDE AND MIN. 24" CLEAR IN FRONT FOR WATER CLOSET.
18. PRE PLUMB REFRIGERATOR SPACE FOR ICE MAKER. PROVIDE 39" SPACE.
21. PROVIDE REVERSE OSMOSIS ROUGH-IN TO REF. AT DOUBLE SINK.
22. PROVIDE INSULATED, DUAL GLAZED, LOW E GLASS AT ALL FRENCH DOORS, WINDOWS AND SLIDING GLASS DOORS
23. PLUMBER TO PLACE CLEANOUTS, FEED LINES, ETC. ABOVE 4 3/4"-STANDARD BASE BOARD HEIGHT IS 2 1/4"
24. PROVIDE TETHER AT STOVE FOR PREVENTION OF TIP OVER
25. WHEN PLAN IS FLIPPED, ARCADIA DOORS FLIP ALSO AND DRYER IS ALWAYS TO THE RIGHT OF THE WASHER.
26. 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 94" 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 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 *

- KEYNOTE
- FINISHED FLOOR ELEVATION
- 2X6 WALL
- 6" WALL WITH STAGGERED 2x4 STUDS & 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
- LAVATORY W/4" SPREAD
- STANDARD 5'-0" TUB/SHR. W/WATER RESISTANT SURROUNDS @ +76"
- 72"X36" FREESTANDING TUB PER SPECS
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- 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 39" WIDE SPACE & INSTALL RECESSED ICEMAKER LINE
- 30" SMOOTH TOP RANGE W/MICRONAVE ABOVE
- UNDER COUNTER BEVERAGE COOLER PER SPECS.
- HOSE BIBB W/ ANTI-SYPHON VALVE
- GAS STUB OUT - LOCATE PER MANUFACTURERS SPECS

FLOOR PLAN 'B'

PLOT DATE: 11-22-17

Rev.	DATE:
1	
2	
3	
4	

PLAN

5580

Hastings

SHEET

A1.1

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 R318.1.2. 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:

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 CONDESATE 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 P2905.5 (NOT PVC).

NOTE:

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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. (CM M1502.4.4.1)

NOTE:

PRE-FAB SHOWER CAN BE REPLACED WITH OPTIONAL SITE-BUILT SHOWER PER IRC-P2709

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:	
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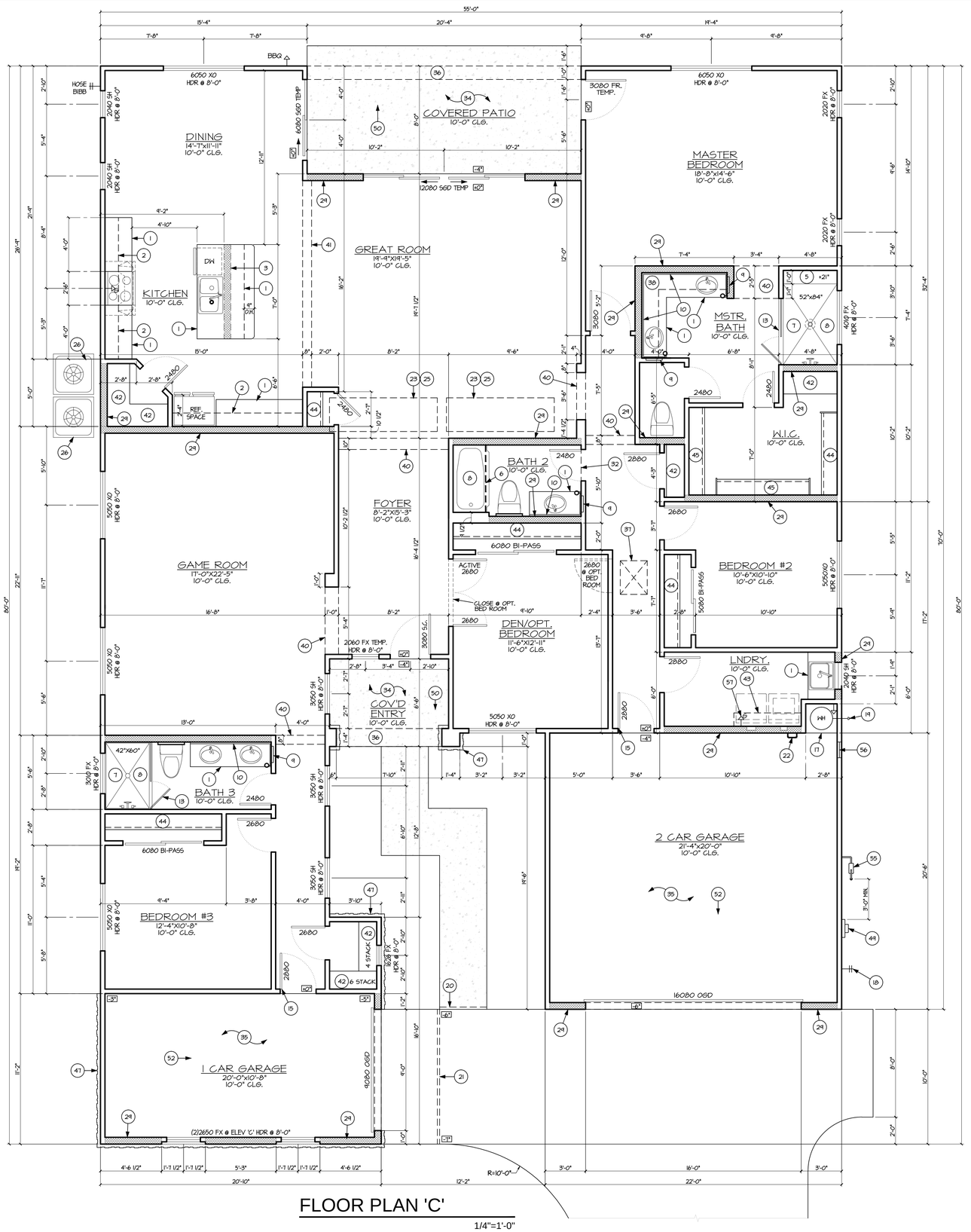
COVERED AREAS:	
COVERED ENTRY	58 SQ.FT.
COVERED PATIO	193 SQ.FT.
GARAGE:	
2 CAR GARAGE	457 SQ.FT.
1 CAR GARAGE	233 SQ.FT.
TOTAL SQ. FT.	3,797 SQ.FT.



FLOOR PLAN 'C'

1/4"=1'-0"

FLOOR PLAN KEYNOTES

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

	No.	DESCRIPTION
KITCHEN	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.
BATH	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-2467 AND MFG INSTALLATION INSTRUCTIONS.
	8	TUB/SHOWER W/ WATER RESISTANT WAINSCOAT TO 76" ABV FF (86" @ TILE) 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
DOORS	15	MIN. 1-3/8" SOLID CORE DOOR, SELF-CLOSING & SELF-LATCHING PER IRC R302.5.1
	16	2" STUCCO POP OUT ABOVE DOOR
PLUMBING	17	FRAMED PLATFORM RAISED 18" A.F.F.
	18	BUILDING WATER MAIN SHUT-OFF VALVE LOCATION.
	19	TEMPERATURE AND PRESSURE RELIEF VALVE SHALL EXTEND OUTSIDE OF BLDG WITHE END OF PIPE MAX. 6" ABV. THE FLOOR OR WASTE RECEPTOR & POINTING DOWNWARD
	20	DRAINAGE SLEEVE - ZURN Z883 FIBERGLASS-PLASTIC COVER
	21	DRAINAGE SLEEVE - ZURN Z883 FIBERGLASS-METAL COVER
	22	STANDARD SOFT WATER LOOP
MECH	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
WALLS	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.
FRAMING	32	LINE OF CEILING CHANGE
	33	PROVIDE MIN. 3" REVEAL AROUND WINDOW/DOOR. SEE ELEVATIONS
	34	1/2" TYPE 'MR' GYP. BD. @ ALL CVD. PATIOS. (ICC #ESR-1338 OR EQUAL)
	35	5/8" SAG-RESISTANT TYPE 'X' GYP. BD. @ USEABLE AREAS UNDER STAIRS AND @ GARAGE CLG. PER CITY OF SURPRISE #2014-04a, 1/2" SAG-RESISTANT GYP. BOARD @ ALL OTHER WALLS & CLG PER IRC R302.6
	36	SOFFIT - SEE ELEVATION. EXTERIOR SOFFITS TO BE BUILT TO UNDERSIDE OF BEAM PER STRUCTURAL PLANS.
	37	22"X30" ATTIC ACCESS SEE DETAIL 6 ON SHEET A4.1
	38	15" DEEP, 24" TALL SOFFIT
	39	FLAT SOFFIT @ 8'-0"
	40	FLAT SOFFIT @ 9'-0"
	41	FLAT SOFFIT @ 9'-6"
CLOSETS	42	5-20" OR 16" DEEP SHELVES, EVENLY SPACED. (6 SHELVES @ PANTRY)
	43	1 SHELF
	44	1 ROD, 1 SHELF
	45	2 RODS, 2 SHELVES
	46	FACE FRAMED LINEN CABINET
MISCELLANEOUS	47	EXTENTS OF STONE VENEER. HEIGHTS AND LOCATION PER ELEVATIONS.
	48	MIN. 36"X36" LANDING AT DOOR LOCATION, PER IRC R311.3
	49	ELECTRIC PANEL LOCATION-SEE E-1 AND GEN. NOTES. FRAMER TO PROVIDE LATH BACKING AROUND PANEL
	50	SLOPE 1/8" PER 12". NOT TO EXCEED 1/4" 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 CODE)
	54	HANDRAIL (WOOD OR IRON PER SPECS) TO BE 36" ABOVE WALKING PLANE (PER CODE)
GAS	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

1. WALL FRAMING - SEE STRUCTURAL - U.N.O.
   EXTERIOR WALLS - 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 - 2x6 U.N.O. - 16" O.C. @ TUBS & SHOWERS FOR PROPER INSTALLATION OF DENS SHIELD
2. 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.
3. REFER TO FLOOR PLAN SHEETS FOR ALL WINDOW HEADER HEIGHTS. SEE DOOR ROUGH OPENING CHART BELOW.
4. SHOWER HEADS @ 82" A.F.F.
   SHOWER CONTROL VALVES @ 42" A.F.F.
   STACK SHOWER CONTROL VALVES @ CURVED WALLS U.N.O.
5. PROVIDE PRESSURE BALANCE OR THERMO. MIXING VALVE TYP. CONTROL VALVES FOR ALL SHOWER AND TUB COMBOS AND GARDEN TUBS.
6. GLASS BLOCK SHALL COMPLY WITH IRC.
7. ALL BATH ACCESSORIES, (TOWEL BARS, HOOKS ETC.) AND MOUNTING HEIGHTS TO BE DETERMINED BY BUILDER
8. PROVIDE BLOCKING IN WALLS AS NECESSARY TO SUPPORT ALL WALL MOUNTED FIXTURES.
9. ALL MECH. EQUIPMENT SHALL BE SCREENED A MINIMUM OF 12" ABOVE THE HIGHEST POINT OF THE EQUIPMENT. SEE MECH. PLAN FOR A/H LOC.
10. ALL CEILING HEIGHTS INDICATED ARE FROM FINISHED FLOOR ELEVATION.
11. REFER TO SPECIFICATIONS FOR ALL FLAT WORK CONCRETE FINISH.
12. ALL EQUIPMENT IN GARAGE SHALL HAVE ELECTRIC (OR GAS) IGNITION POINTS AT 18" ABOVE FINISH FLOOR AND SHALL BE PROTECTED FROM DAMAGE.
13. XOX WINDOW = TO HAVE ONE OPENABLE WINDOW TO BE 5.7 S.F. MIN. WITH MIN. CLEAR DIM. OF 20" WIDE x 24" HIGH
14. 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.
15. 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 INDENTIFIED ON PERMANENT TAG AND BE WITHIN 6 FEET OF THE DUCT CONNECTION. SEE MECHANICAL PLAN FOR DRYER VENT LOCATION AND TYPE.
16. STANDARD WATER HEATER - PER SPECS
    WATER HEATER TO INCLUDE T & P RELIEF VALVE - SEE SPEC'S FOR SIZE OF TP LINE AND FLUE SIZE.
17. PROVIDE MIN. 15" CLEAR EACH SIDE AND MIN. 24" CLEAR IN FRONT FOR WATER CLOSET.
18. PRE PLUMB REFRIGERATOR SPACE FOR ICE MAKER, PROVIDE 36" SPACE.
21. PROVIDE REVERSE OSMOSIS ROUGH-IN TO REF. AT DOUBLE SINK.
22. PROVIDE INSULATED, DUAL GLAZED, LOW E GLASS AT ALL FRENCH DOORS, WINDOWS AND SLIDING GLASS DOORS
23. PLUMBER TO PLACE CLEANOUTS, FEED LINES, ETC. ABOVE 4 3/4"-STANDARD BASE BOARD HEIGHT IS 2 1/4"
24. PROVIDE TETHER AT STOVE FOR PREVENTION OF TIP OVER
25. WHEN PLAN IS FLIPPED, ARCADIA DOORS FLIP ALSO AND DRYER IS ALWAYS TO THE RIGHT OF THE WASHER.
26. 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 94" TO 96-1/2".
   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 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
- +XX" — FINISHED FLOOR ELEVATION
- 2X6 WALL
- 6" WALL WITH STAGGERED 2x4 STUDS @ INSULATION.
- A/C — A/C CONDENSING UNIT - SEE MECH. PLAN FOR MORE INFO.
- H.H. — WATER HEATER W/DRAIN & PAN
- WATER CLOSET - PROVIDE MIN. 15" EA. SIDE & 24" CLEAR IN FRONT
- LAVATORY W/4" SPREAD
- STANDARD 5'-0" TUB/SHR. W/WATER RESISTANT SURROUNDS @ +76"
- 72"X36" FREESTANDING TUB PER SPECS
- DOUBLE SINK W/ DISPOSAL
- DW — 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
- REF. SPACE — REFRIGERATOR SPACE PROVIDE 36" WIDE SPACE & INSTALL RECESSED ICEMAKER LINE
- 30" SMOOTH TOP RANGE W/MICROWAVE ABOVE
- REV. CLR. — UNDER COUNTER BEVERAGE COOLER PER SPECS.
- HOSE BIBB W/ ANTI-SYPHON VALVE
- GAS STUB OUT - LOCATE PER MAUFACTURERS SPECS

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Home Builders Association OF CENTRAL ARIZONA

AMERICAN INSTITUTE OF BUILDING DESIGN — PROFESSIONAL BUILDING DESIGNER

FLOOR PLAN 'C'

PLOT DATE: 11-22-17

Rev.	DATE:
1	
2	
3	
4	

PLAN
5580
Hastings

SHEET
A1.2

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 R318.1.2. 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:

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 P2905.5 (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 1,000 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. IGN M1502.4.4.1

NOTE:

PRE-FAB SHOWER CAN BE REPLACED WITH OPTIONAL SITE-BUILT SHOWER PER IRC-P2709

NOTE:

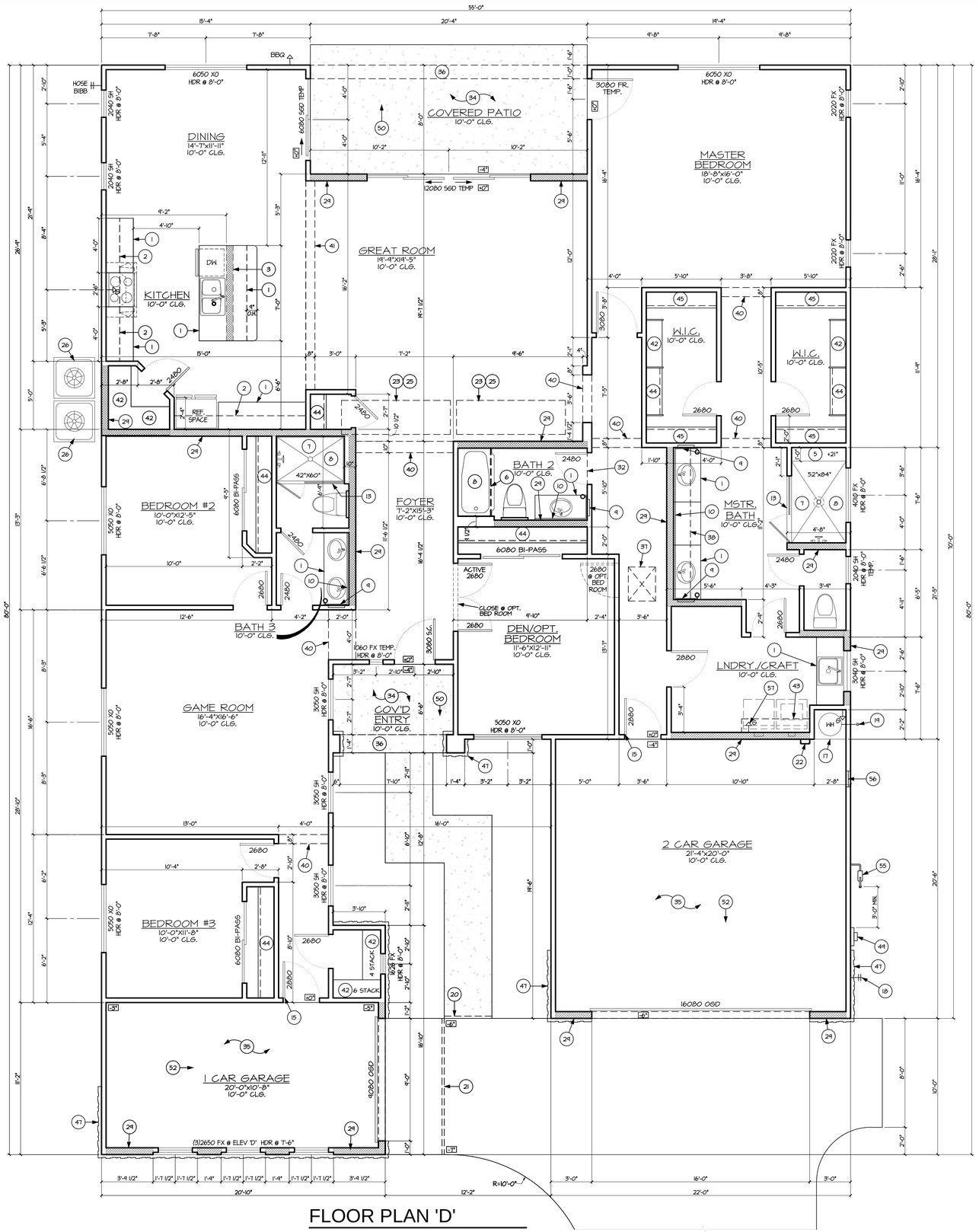
THE ADJOINING WALLS AND FLOOR FRAMING ENCLOSING ON-SITE BUILT-UP SHOWER RECEPTORS SHALL BE LINED WITH UTILIZING APPROVED MATERIALS AND METHODS AS IDENTIFIED ON THE PLANS. THE LINING MATERIAL SHALL EXTEND NOT LESS THAN 2 INCHES BEYOND OR AROUND THE ROUGH JAMBS AND NOT LESS THAN 2 INCHES ABOVE FINISHED 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:	
MAIN LIVABLE	2,856 SQ.FT.
COVERED AREAS:	
COVERED ENTRY	58 SQ.FT.
COVERED PATIO	193 SQ.FT.
GARAGE:	
2 CAR GARAGE	457 SQ.FT.
1 CAR GARAGE	233 SQ.FT.
TOTAL SQ. FT.	3,797 SQ.FT.



FLOOR PLAN 'D'

1/4"=1'-0"

FLOOR PLAN KEYNOTES

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

	No.	DESCRIPTION
KITCHEN	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.
BATH	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-2467 AND MFG INSTALLATION INSTRUCTIONS.
	8	TUB/SHOWER W/ WATER RESISTANT WAINSCOAT TO 76" ABV FF (86" @ TILE) 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
DOORS	15	MIN. 1-3/8" SOLID CORE DOOR, SELF-CLOSING & SELF-LATCHING PER IRC R302.5.1
	16	2" STUCCO POP OUT ABOVE DOOR
PLUMBING	17	FRAMED PLATFORM RAISED 18" A.F.F.
	18	BUILDING WATER MAIN SHUT-OFF VALVE LOCATION.
	19	TEMPERATURE AND PRESSURE RELIEF VALVE SHALL EXTEND OUTSIDE OF BLDG W/THE END OF PIPE MAX. 6" ABV. THE FLOOR OR WASTE RECEPTOR & POINTING DOWNWARD
	20	DRAINAGE SLEEVE - ZURN Z883 FIBERGLASS-PLASTIC COVER
	21	DRAINAGE SLEEVE - ZURN Z883 FIBERGLASS-METAL COVER
	22	STANDARD SOFT WATER LOOP
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	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
WALLS	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.
FRAMING	32	LINE OF CEILING CHANGE
	33	PROVIDE MIN. 3" REVEAL AROUND WINDOW/DOOR, SEE ELEVATIONS
	34	1/2" TYPE 'MR' GYP. BD. @ ALL COVD. PATIOS, (ICC #ESR-1338 OR EQUAL)
	35	5/8" SAG-RESISTANT TYPE 'X' GYP. BD. @ USEABLE AREAS UNDER STAIRS AND @ GARAGE CLG. PER CITY OF SURPRISE #2014-046, 1/2" SAG-RESISTANT GYP. BOARD @ ALL OTHER WALLS & CLG PER IRC R302.6
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	37	22"X30" ATTIC ACCESS SEE DETAIL 6 ON SHEET A4.1
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3. REFER TO FLOOR PLAN SHEETS FOR ALL WINDOW HEADER HEIGHTS. SEE DOOR ROUGH OPENING CHART BELOW.
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16. STANDARD WATER HEATER - PER SPECS
    WATER HEATER TO INCLUDE T & P RELIEF VALVE - SEE SPEC'S FOR SIZE OF TP LINE AND FLUE SIZE.
17. PROVIDE MIN. 15" CLEAR EACH SIDE AND MIN. 24" CLEAR IN FRONT FOR WATER CLOSET.
18. PRE PLUMB REFRIGERATOR SPACE FOR ICE MAKER. PROVIDE 3/4" SPACE.
21. PROVIDE REVERSE OSMOSIS ROUGH-IN TO REF. AT DOUBLE SINK.
22. PROVIDE INSULATED, DUAL GLAZED, LOW E GLASS AT ALL FRENCH DOORS, WINDOWS AND SLIDING GLASS DOORS
23. PLUMBER TO PLACE CLEANOUTS, FEED LINES, ETC. ABOVE 4 3/4"-STANDARD BASE BOARD HEIGHT IS 2 1/4"
24. PROVIDE TETHER AT STOVE FOR PREVENTION OF TIP OVER
25. WHEN PLAN IS FLIPPED, ARCADIA DOORS FLIP ALSO AND DRYER IS ALWAYS TO THE RIGHT OF THE WASHER.
26. 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 98" TO 98-1/2".
   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 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
- XX" FINISHED FLOOR ELEVATION
- 2X6 WALL
- 6" WALL WITH STAGGERED 2x4 STUDS & INSULATION.
- A/C CONDENSING UNIT - SEE MECH. PLAN FOR MORE INFO.
- H.H. WATER HEATER W/DRAIN & PAN
- WATER CLOSET - PROVIDE MIN. 15" EA. SIDE & 24" CLEAR IN FRONT
- LAVATORY W/4" SPREAD
- STANDARD 5'-0" TUB/SHR. W/WATER RESISTANT SURROUNDS @ +76"
- 72"X36" FREESTANDING TUB PER SPECS
- D DOUBLE SINK W/ DISPOSAL
- DW 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
- REF. SPACE REFRIGERATOR SPACE PROVIDE 3/4" WIDE SPACE & INSTALL RECESSED ICEMAKER LINE
- 30" SMOOTH TOP RANGE W/MICROWAVE ABOVE
- REV. OVR. UNDER COUNTER BEVERAGE COOLER PER SPECS.
- HOSE BIBB W/ ANTI-SYPHON VALVE
- GAS STUB OUT - LOCATE PER MANUFACTURERS SPECS

LENNAR®
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AMERICAN INSTITUTE OF BUILDING DESIGN A B D PROFESSIONAL BUILDING DESIGNER

FLOOR PLAN 'D'

PLOT DATE: 11-22-17

Rev.	DATE:
1	
2	
3	
4	

PLAN 5580 Hastings

SHEET A1.3