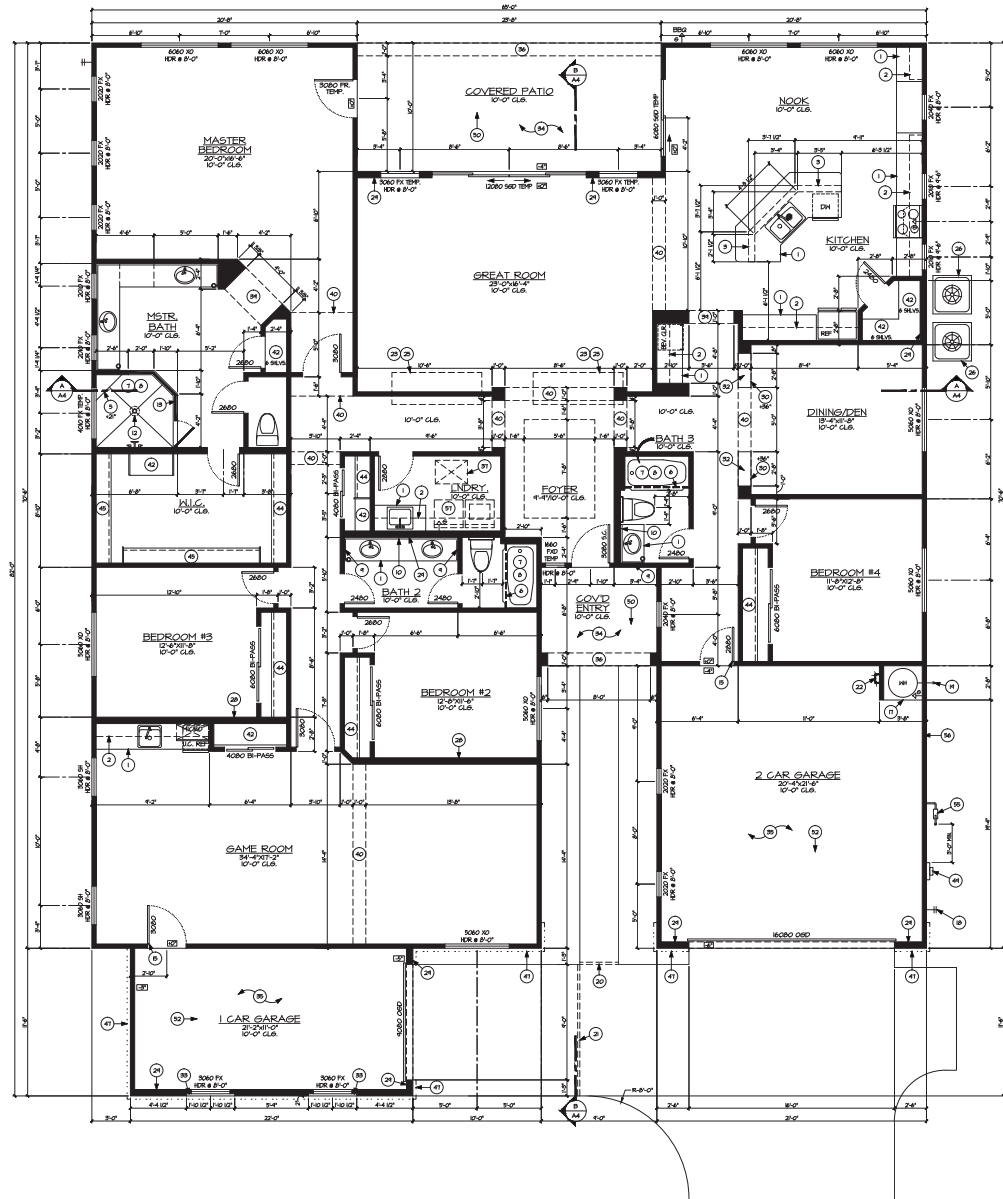
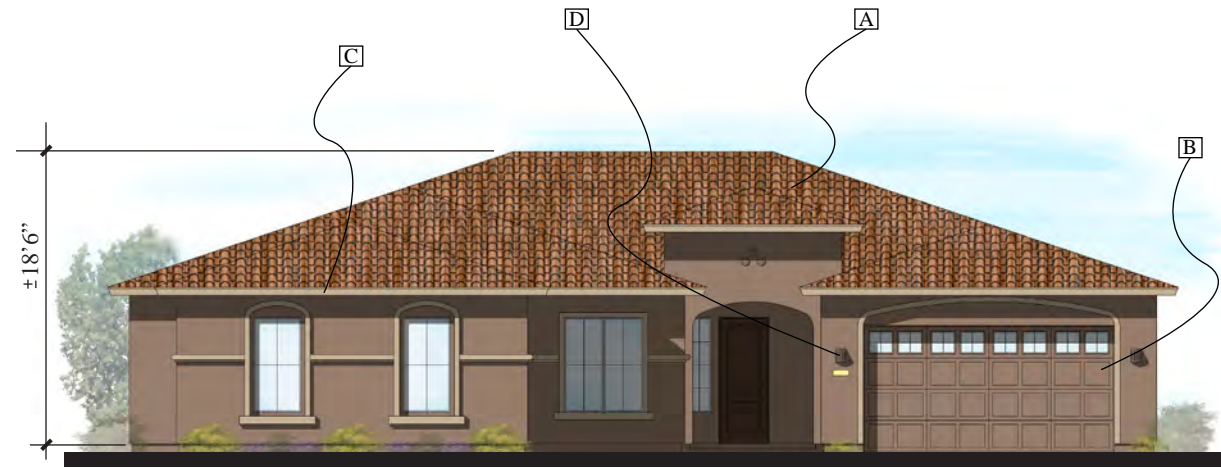


# PLAN 6582



Floor Plan



## Front Elevation

Shown as Sherwin Williams Paint Scheme

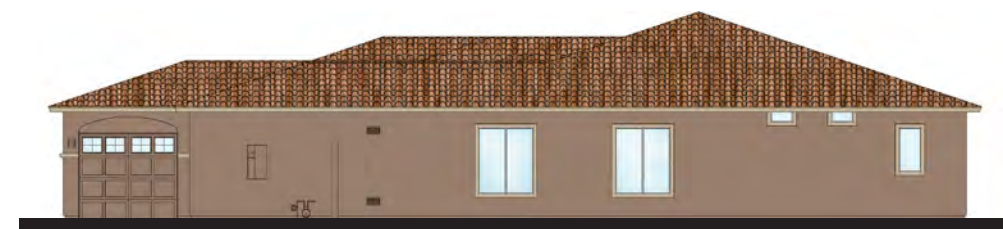
- Boral Roof Tile A
- Standard Garage Door B
- Wood Fascia C
- Standard Coach Light D



Left Elevation



Rear Elevation

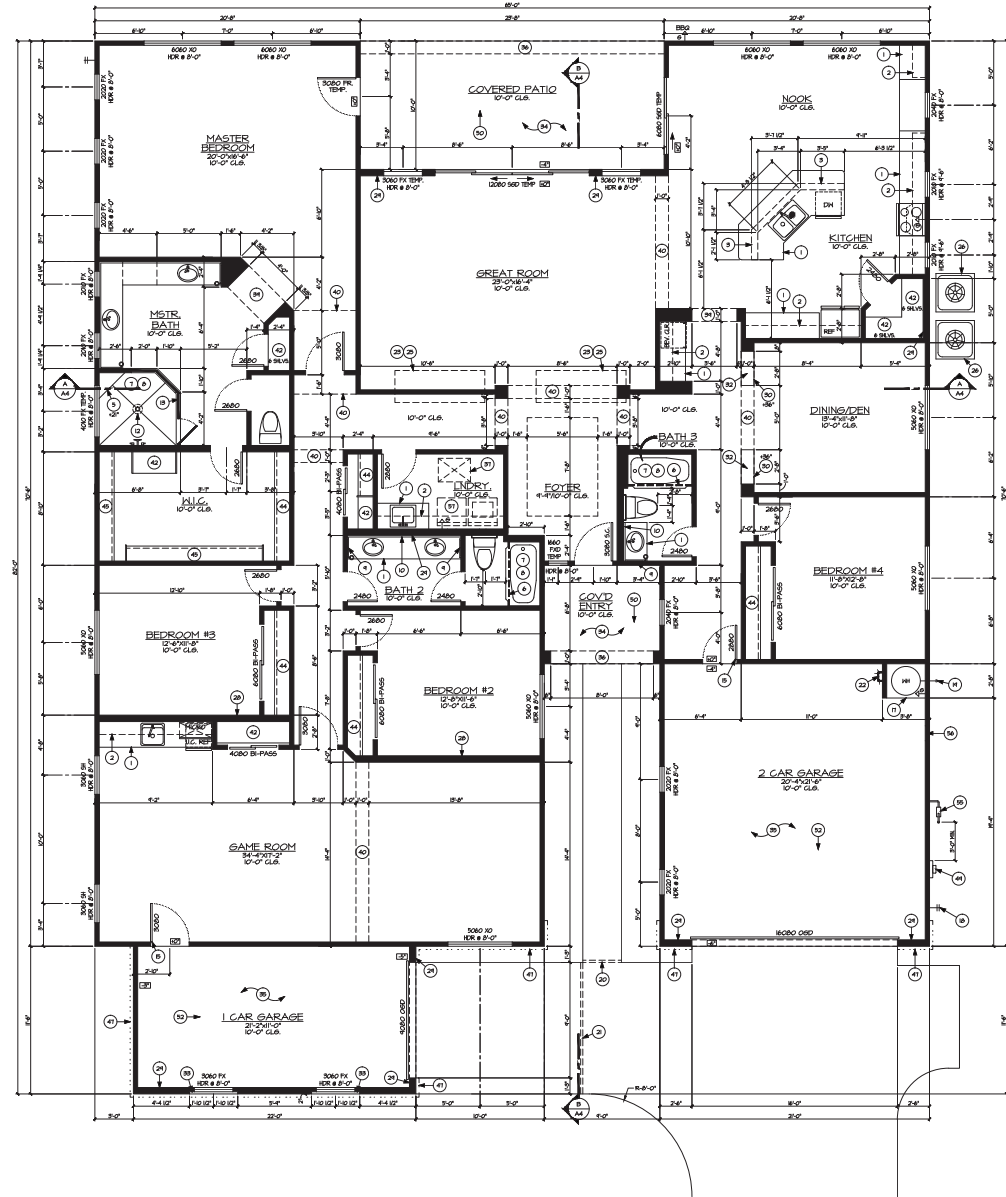


Right Elevation

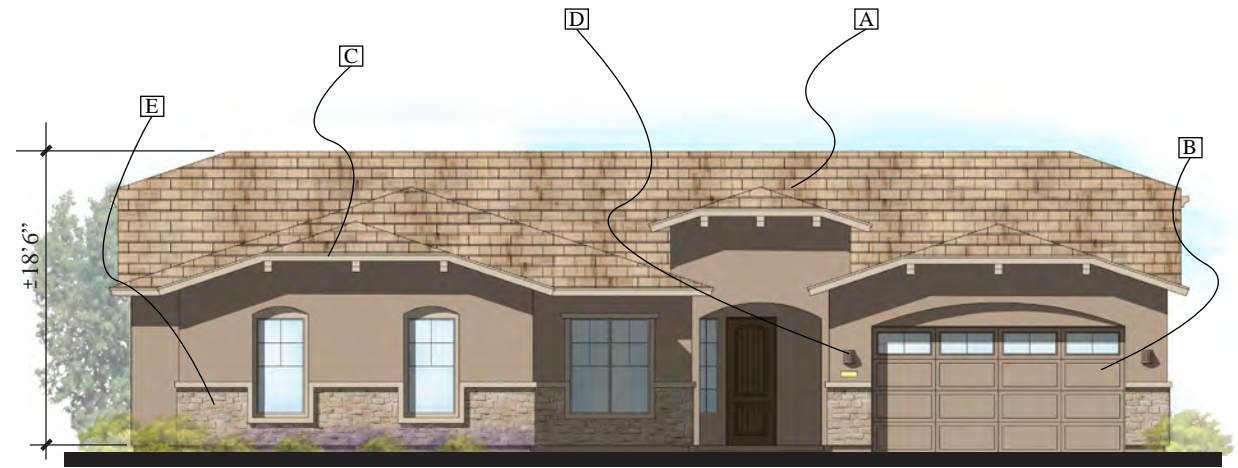
# HASTINGS

Queen Creek, Arizona

# PLAN 6582



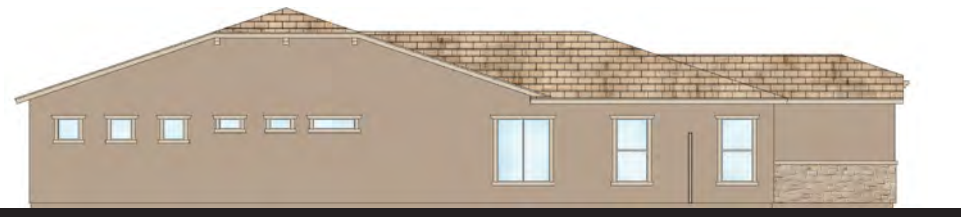
Floor Plan



### Front Elevation

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- Standard Garage Door B
- Wood Fascia C
- Standard Coach Light D
- Decorative Stone Veneer E



### Left Elevation



### Rear Elevation

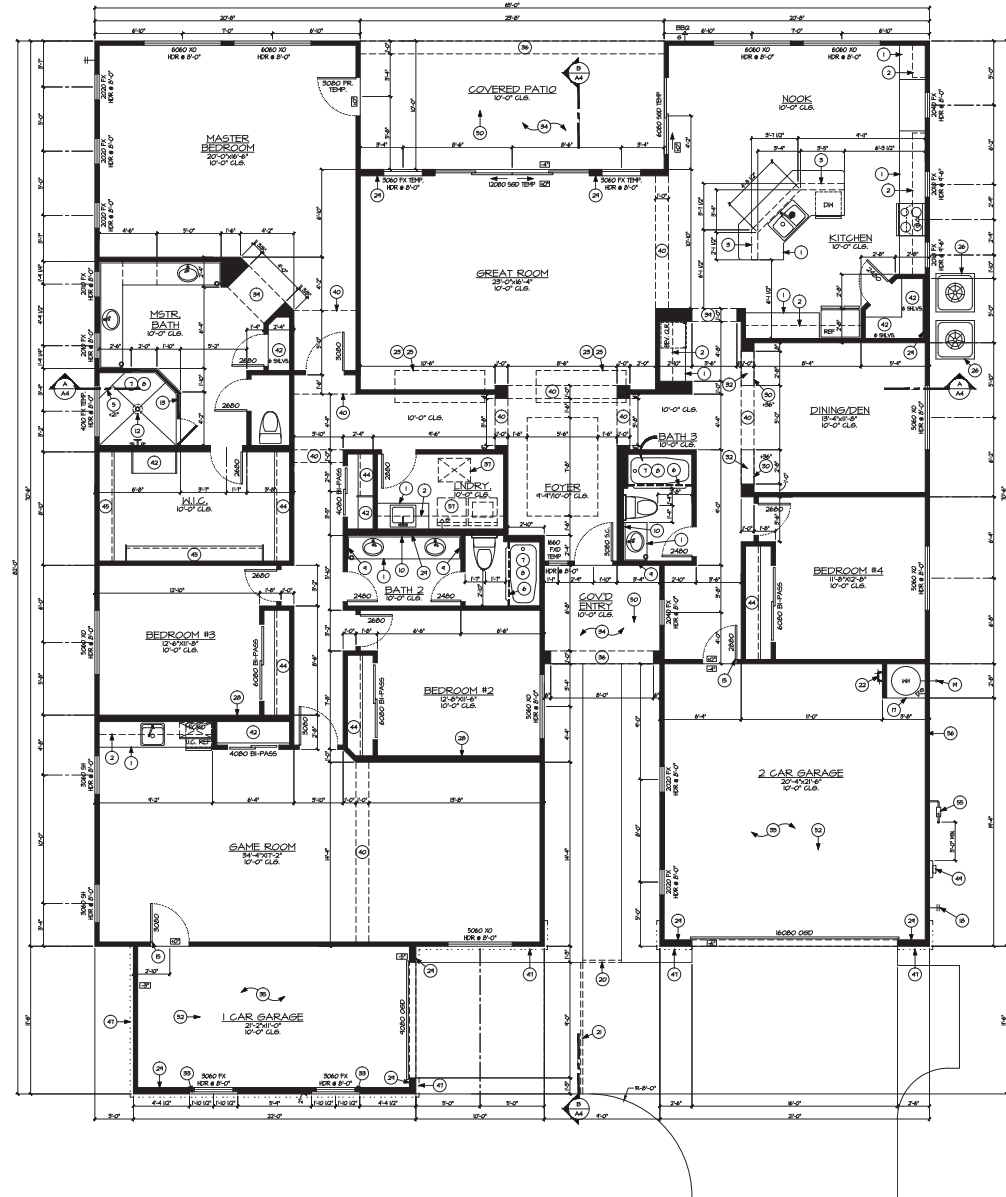


### Right Elevation

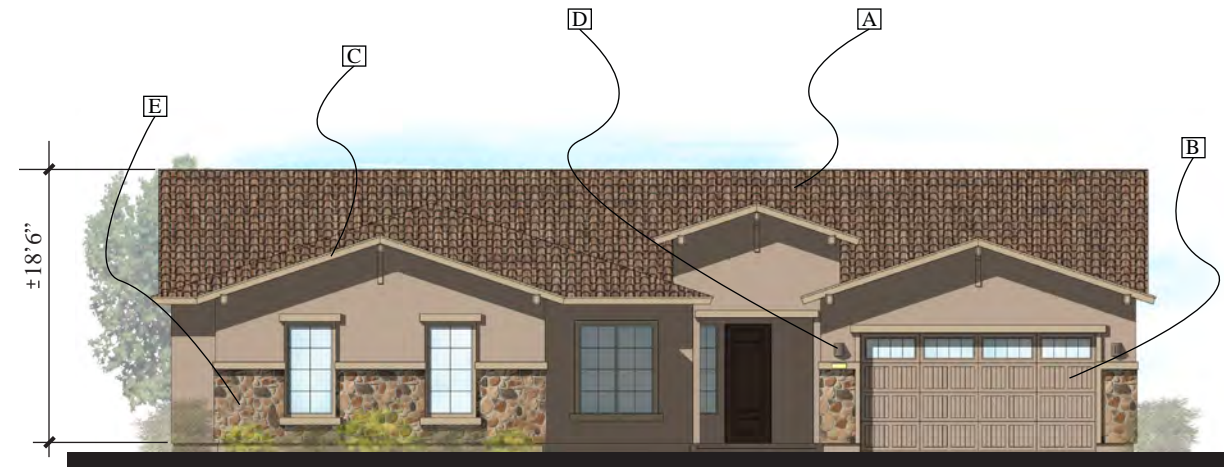
# HASTINGS

Queen Creek, Arizona

# PLAN 6582



Floor Plan



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- Standard Coach Light D
- Decorative Stone Veneer E



Left Elevation



Rear Elevation



Right Elevation

# HASTINGS

Queen Creek, Arizona

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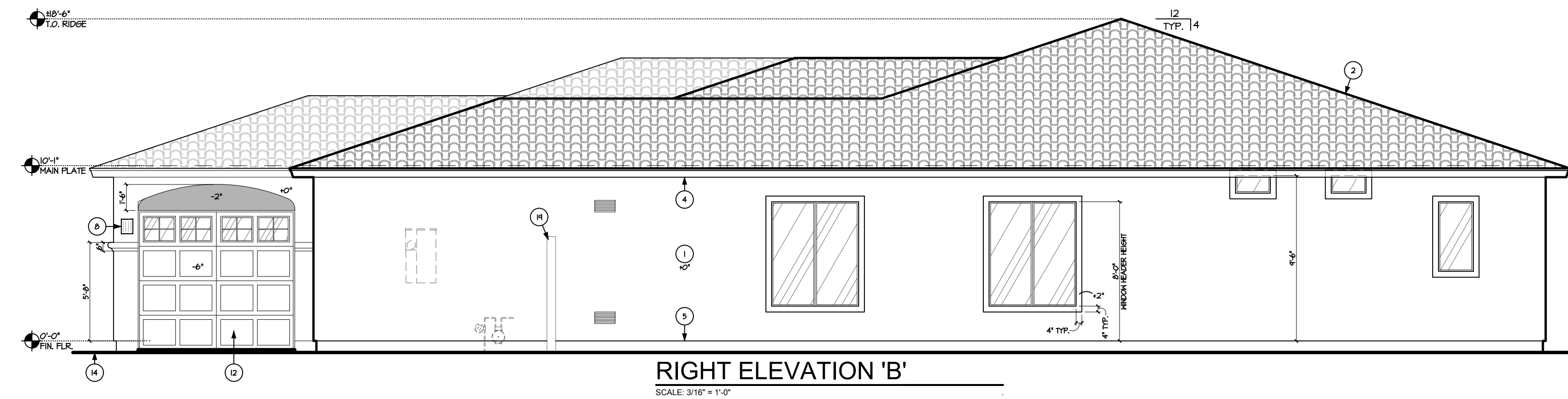
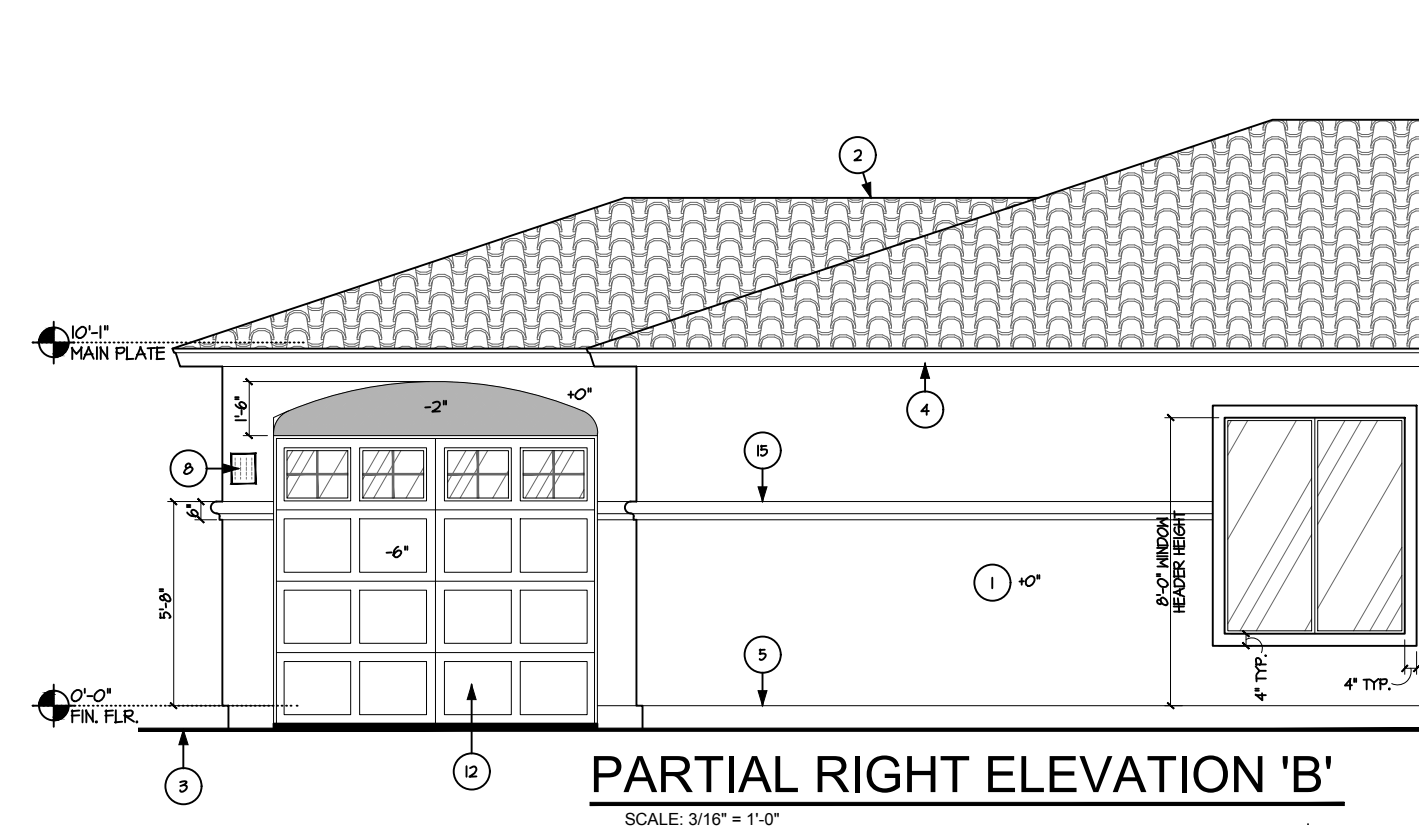
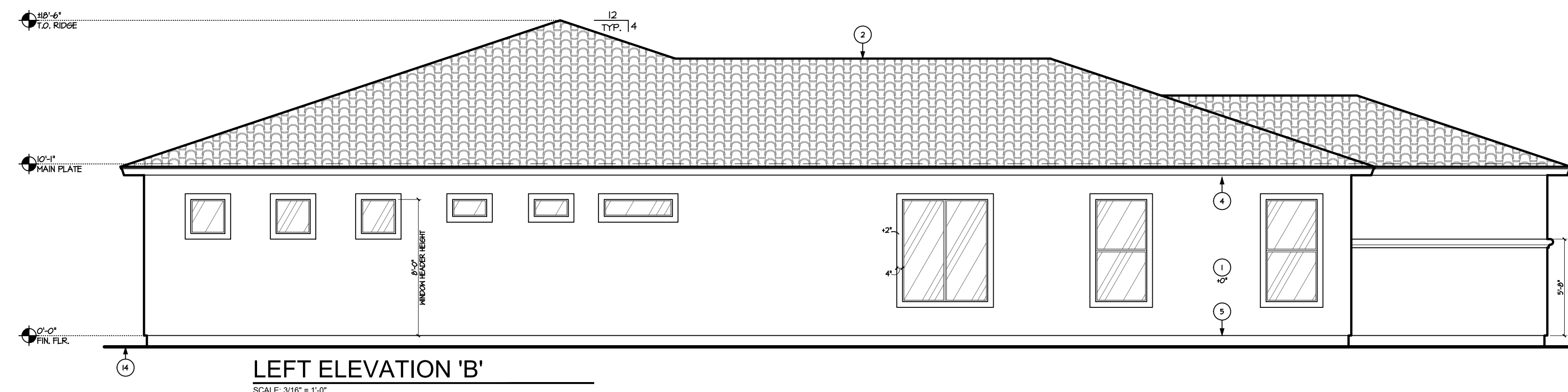
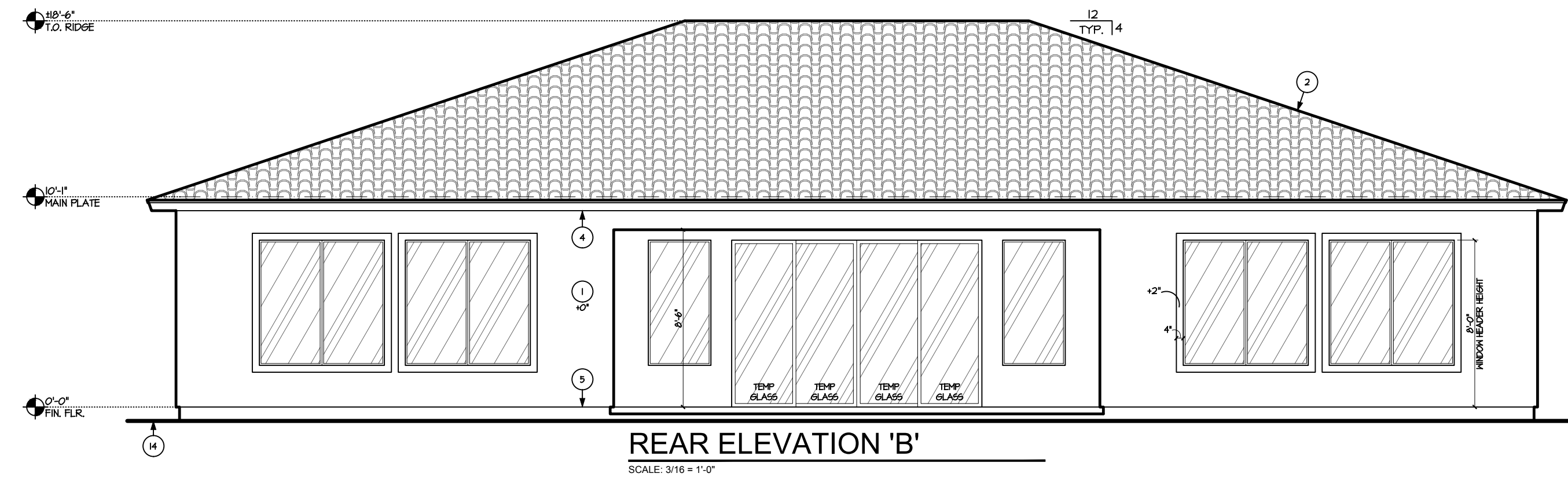
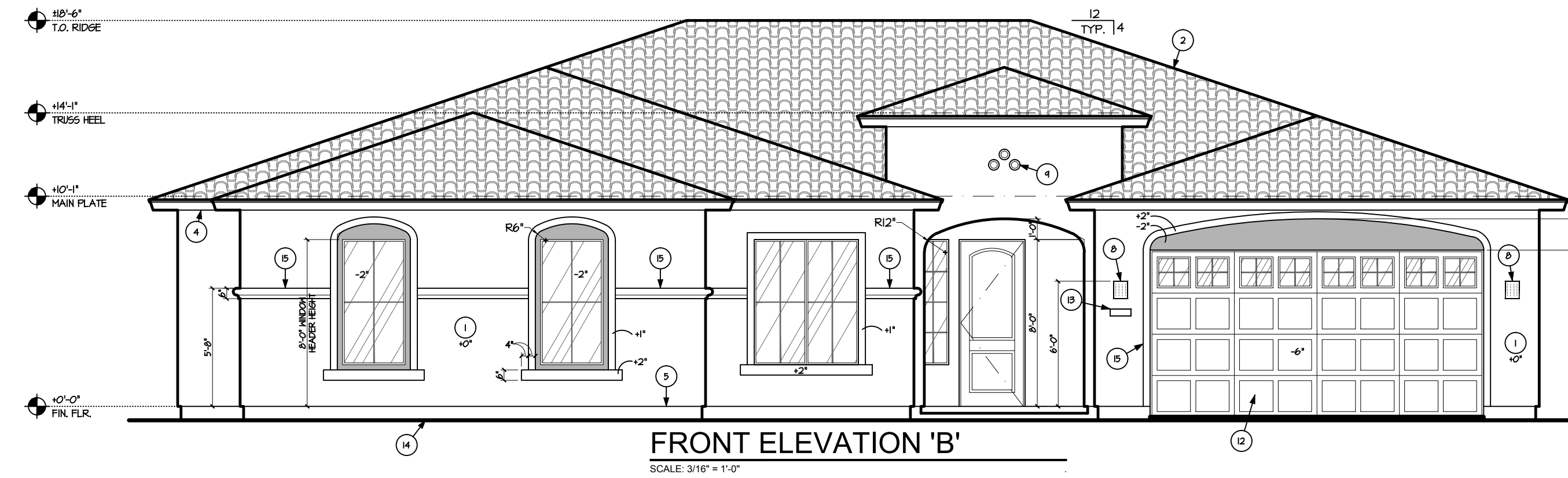
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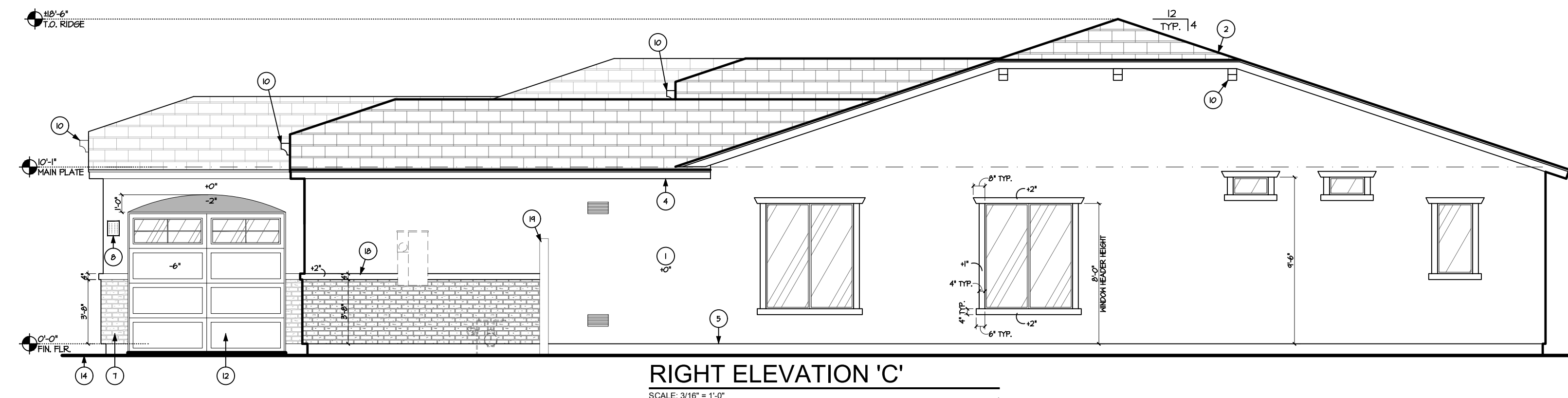
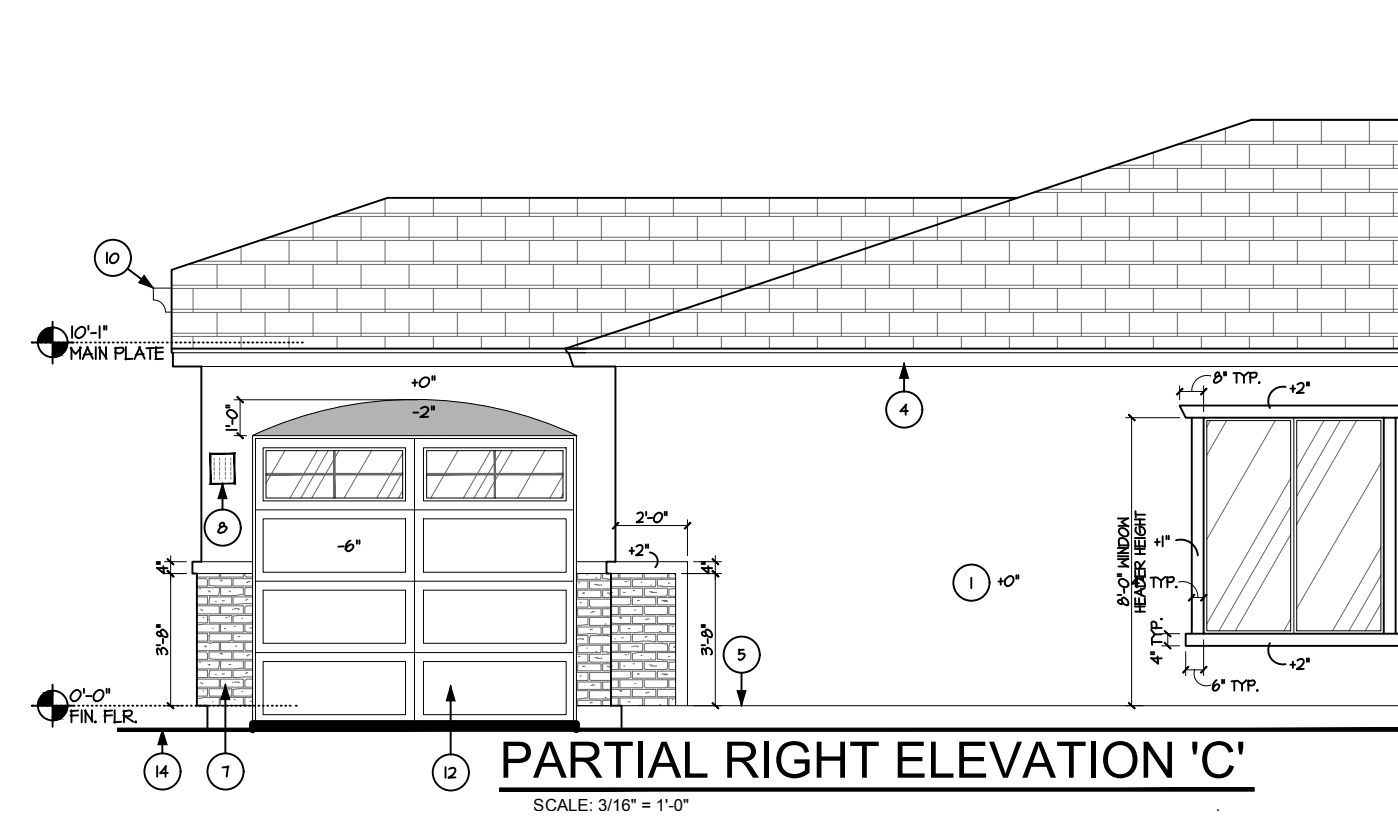
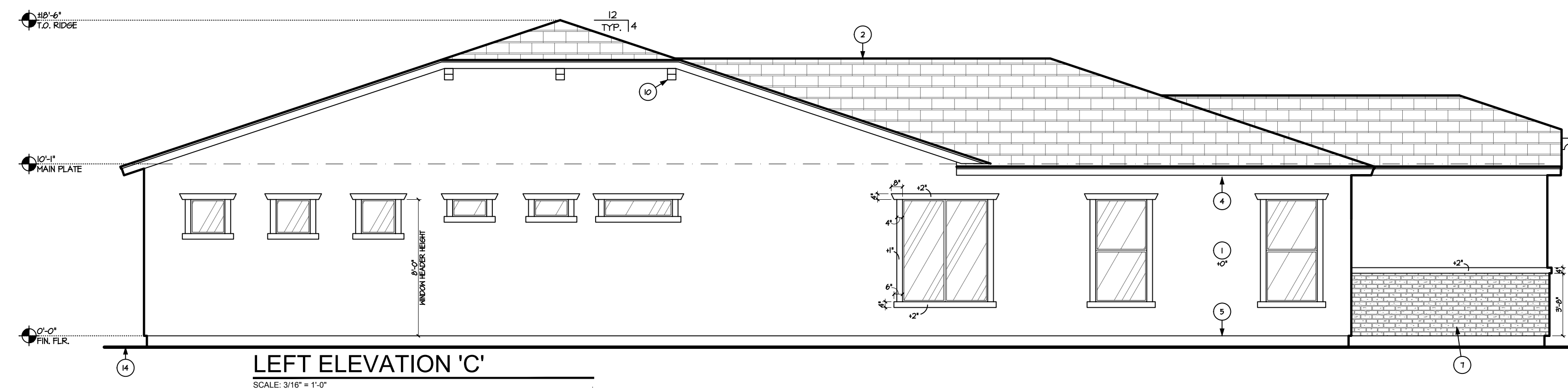
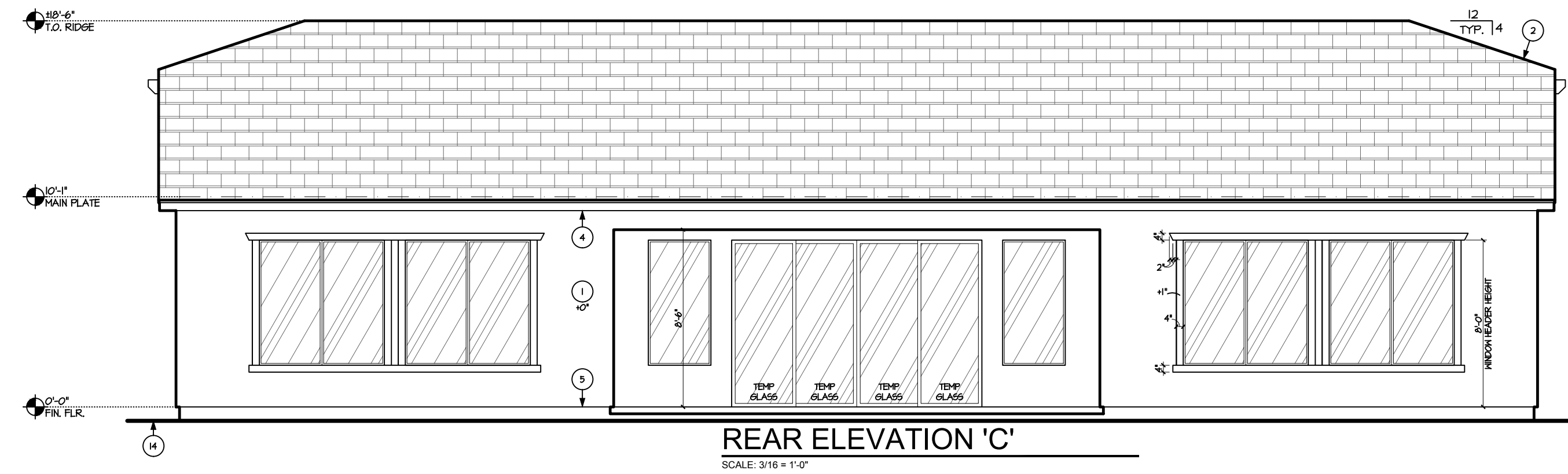
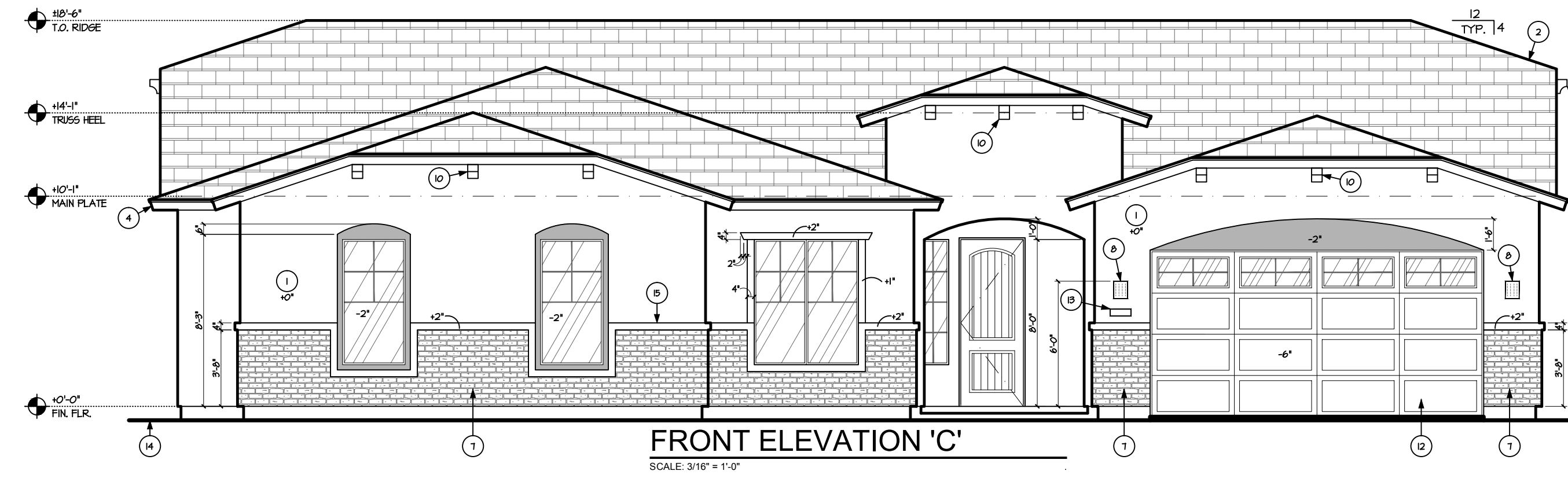
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PLOT DATE: 1-18-18

Rev.	DATE
1	
2	
3	
4	

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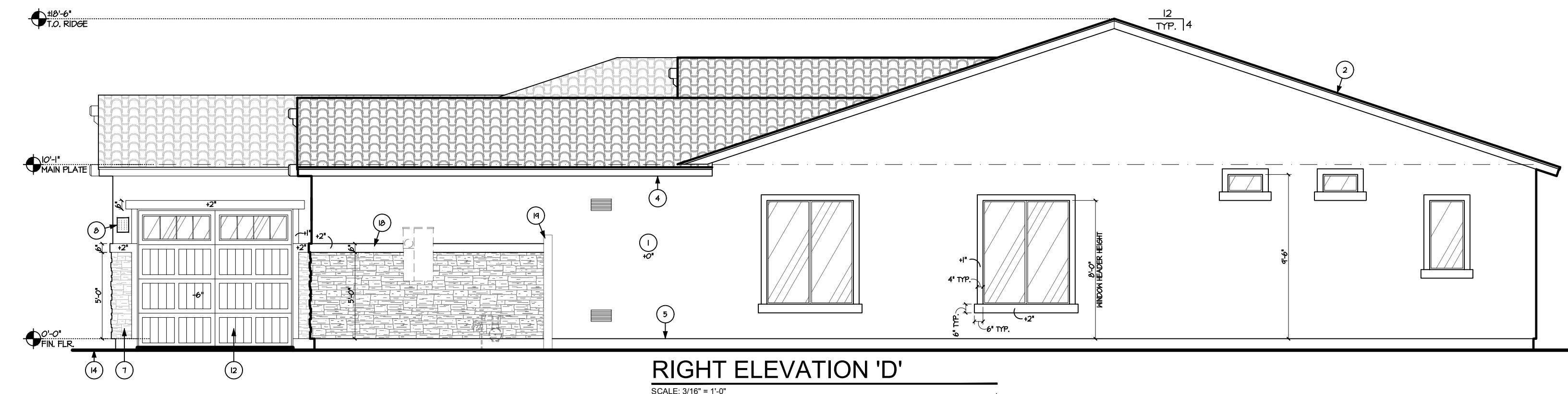
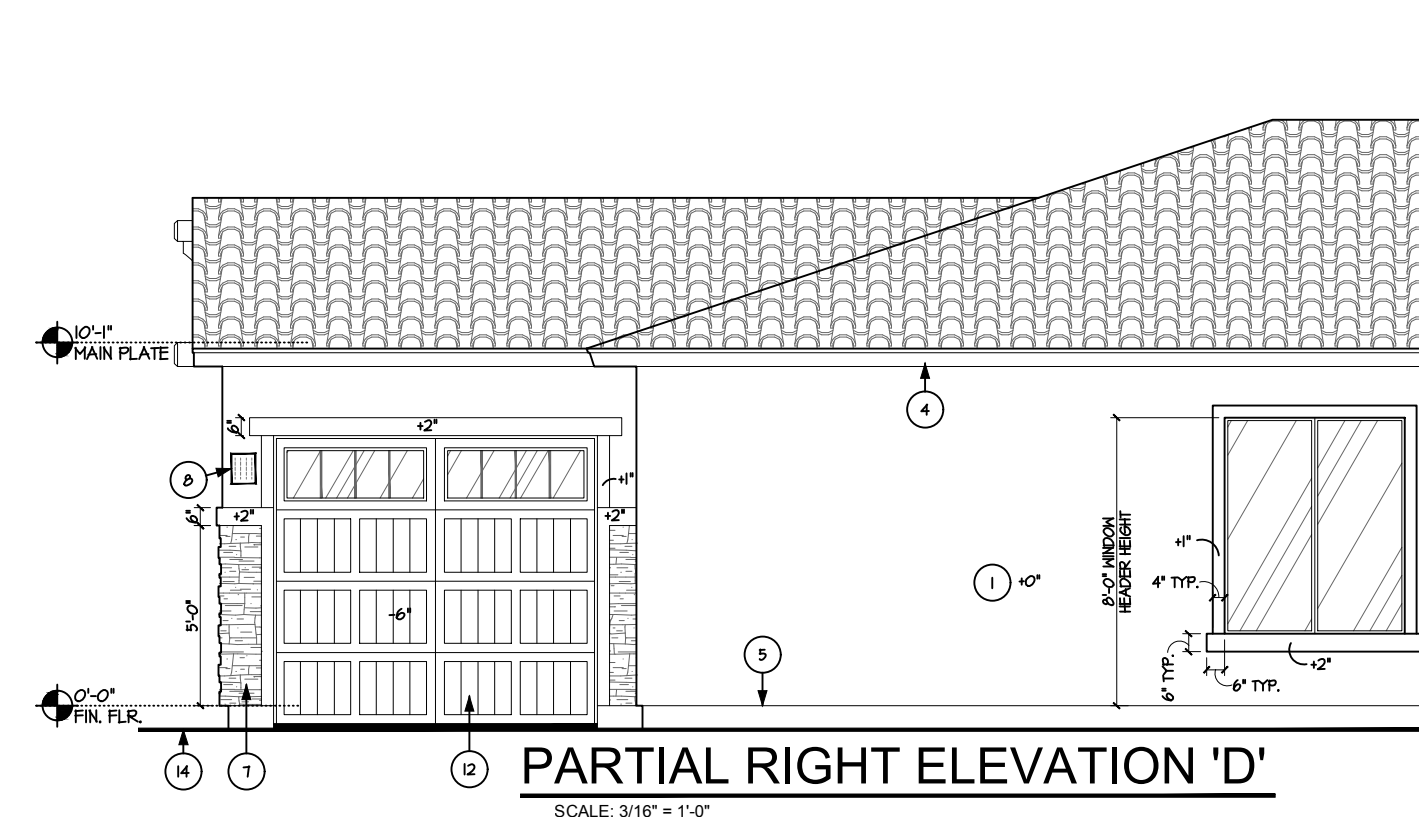
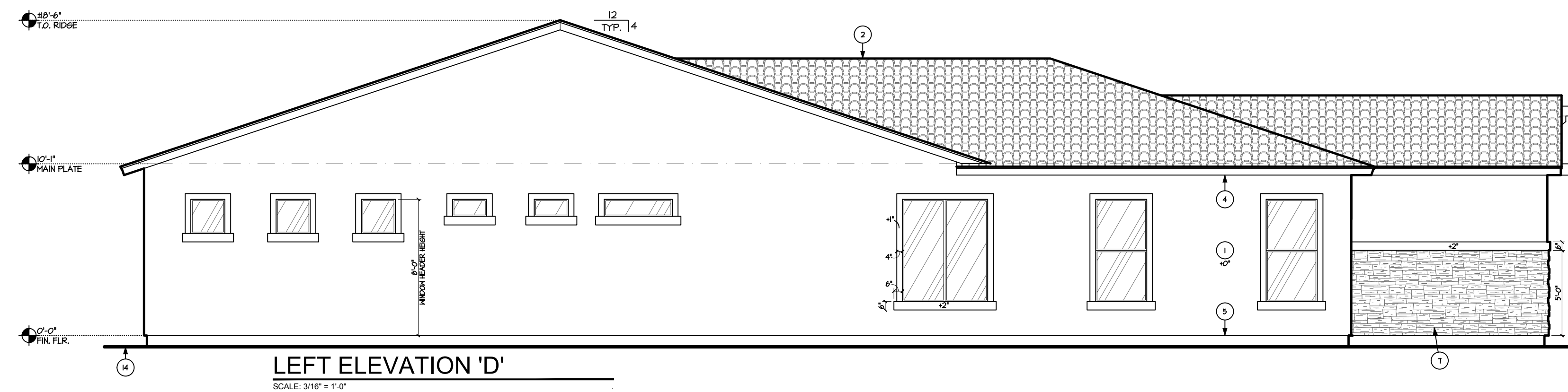
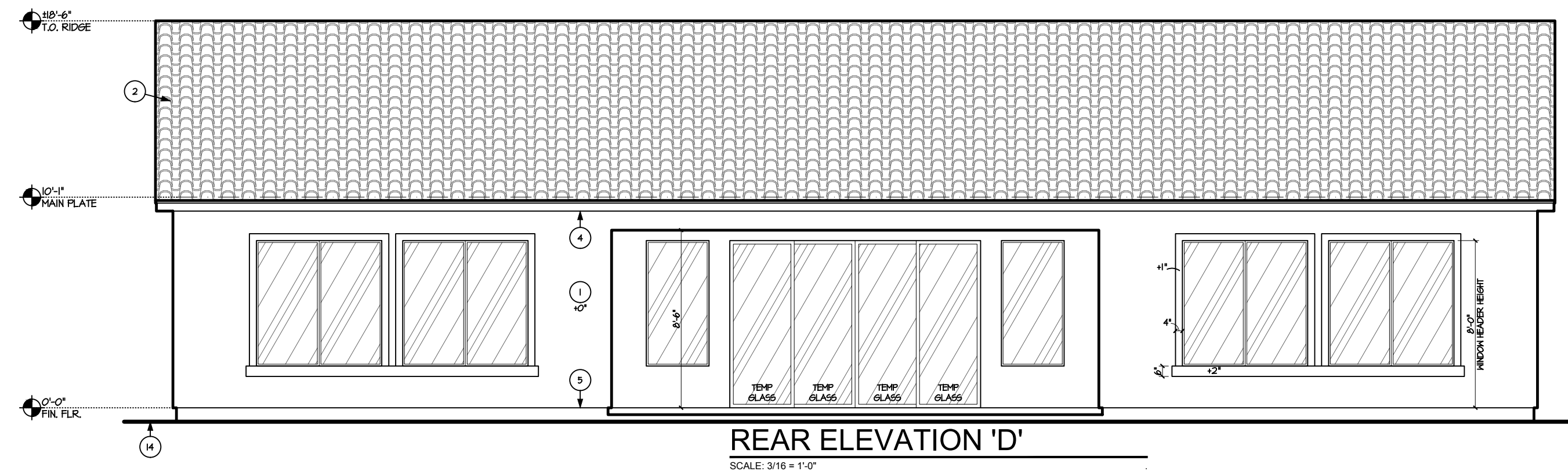
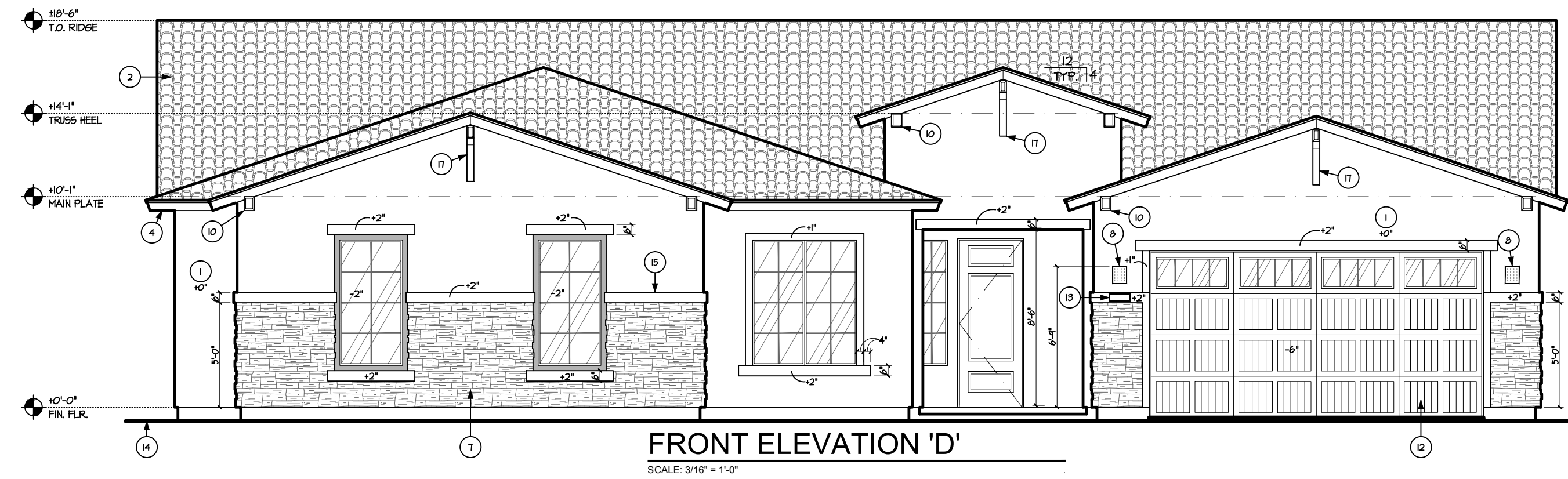
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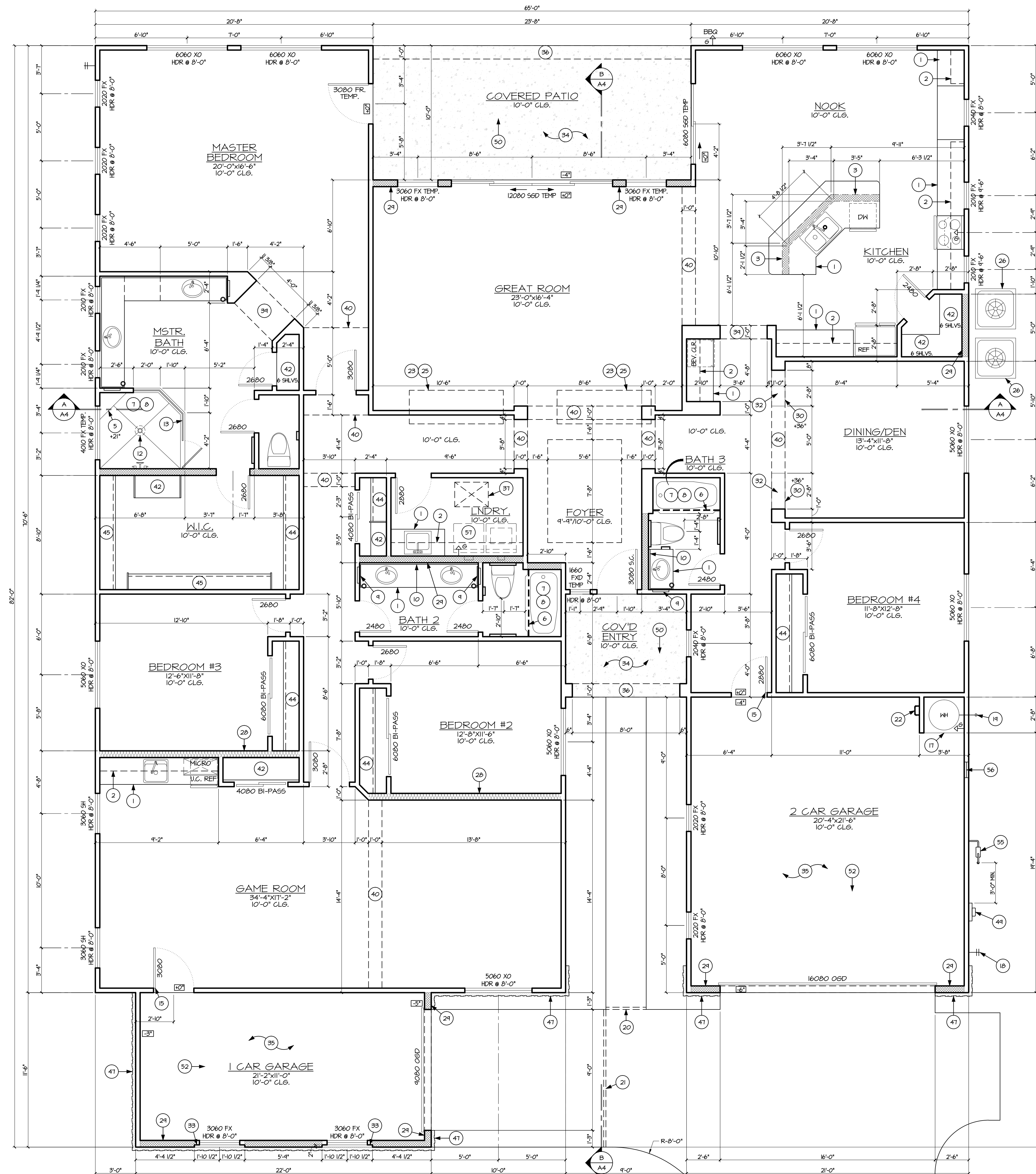
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**FLOOR PLAN**

1/4"=1'-0"

**FLOOR PLAN KEYNOTES**

1. 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 #1/4-1/2" U.N.O.
  - (4) METAL FRAME AT END OF GLASS ENCLOSURE-SECURE TO FLOOR & CEILING.
  - (5) SHOWER NICH/SEAT-SLOPE TO DRAIN
  - (6) PROVIDE SHOWER ROD (PER SPECS.)
  - (7) CEMENT, FIBER-CEMENT OR GLASS MAT SYSTEM BACKERS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.
  - (8) TUB/SHOWER w/ WATER RESISTANT MEMBRANE TO 16" ABV FIF.
  - (9) RECESSED MEDICINE CABINET (PER SPECS.) - R.O. 14"x24"
  - (10) MIRROR - RUN ENTIRE LENGTH OF VANITY; SITS ON BACK SPLASH (OVAL MIRROR (WHERE NOTED PER SPECS.)
  - (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
  - (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 SHALL EXTEND OUTSIDE OF BLDG WITH END OF PIPE NOT MORE THAN 2' OR LESS THAN 6" ABV. THE GROUND & POINTING DOWNWARD
  - (20) DRAINAGE SLEEVE - ZURN Z503 FIBERGLASS-PLASTIC COVER
  - (21) DRAINAGE SLEEVE - ZURN Z503 FIBERGLASS-PLASTIC 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 HALL WITH STAGGERED 2x4 STUDS @ 24" O.C. & INSULATION.
  - (29) 2x6 WALL
  - (30) LOW HALL, SEE PLAN FOR HEIGHT
  - (31) COURTYARD HALL, STANDARD AT ALL ELEVATIONS. SEE DETAILS ON A4. MAX 36" HIGH IN FRONT SETBACK.
  - (32) PROVIDE SQUARE CORNER BEAD AT TOP WALL FOR INSTALLATION OF HALL CAP WITH 1" OVERHANG PER SPECS.
  - (33) PROVIDE MIN. 3" REVEAL AROUND WINDOW/DOOR. SEE ELEVATIONS
  - (34) 1/2" TYPE X GYP. BD. @ ALL CVD PATIOS, (ICC HESR-1330 OR EQUAL)
  - (35) 5/8" TYPE X GYP. BD. @ USEABLE AREAS UNDER STAIRS AND @ GARAGE CLG. WHEN GARAGE IS UNDER A HABITABLE ROOM USE 1/2" GYP. BOARD @ ALL OTHER WALLS & CLG
  - (36) SOFFIT - SEE ELEVATION
  - (37) 22"x30" ATTIC ACCESS SEE DETAIL B ON SHEET
  - (38) LINE OF CEILING CHANGE
  - (39) FLAT SOFFIT @ 8'-0"
  - (40) FLAT SOFFIT @ 9'-0"
  - (41) FLAT SOFFIT @ 8'-6"
  - (42) 5'-20" OR 16" DEEP SHELVES, EVENLY SPACED. (6 SHELVES WHERE NOTED)
  - (43) SHELF
  - (44) 1 ROD, 1 SHELF
  - (45) 2 RODS, 2 SHELVES
  - (46) BUILT-IN SHELVES, PER SPECS.
  - (47) EXTENTS OF STONE VENEER, HEIGHTS AND LOCATION PER ELEVATIONS.
  - (48) STANDARD CONC. STOP. MIN. 36"x36"
  - (49) ELECTRIC PANEL LOCATION-SEE E-1 AND GEN. NOTES, FRAMER TO PROVIDE LATH BACKING AROUND PANEL
  - (50) SLOPE 1/8" PER 12"
  - (51) SLOPE 1/4" PER 12"
  - (52) SLOPE GARAGE 2" OVERALL
  - (53) HANDRAIL/GUARDRAIL (WOOD OR IRON PER SPECS.) TO BE 36" HIGH WALKING PLANE ON 8" HIGH CURB. RAILS SHOULD BE SPACED TO NOT ALLOW A 4" SPHERE TO PASS THROUGH ANY OPENING. (PER CODE)
  - (54) HANDRAIL (WOOD OR IRON PER SPECS.) TO BE 36" ABOVE WALKING PLANE (PER CODE)
  - (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. 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 BEAR. - 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
7. MANUFACTURER: CERTAIN TEED OR APPROVED EQUAL
8. MATERIAL: BATT
9. HALL INSULATION (2x4) R-13, AIR CONDITIONED AREAS (2x6) R-20, AIR CONDITIONED AREAS
10. CEILING INSULATION: R-30 OVER ALL LIVABLE AREAS
11. WALL INSULATION: R-13 2x4-R-20 2x6 CAULK AND SEAL BOTTOM PLATES, PENETRATIONS, WINDOWS & DOORS.
12. REFER TO FLOOR PLAN SHEETS FOR ALL WINDOW HEADER HEIGHTS. SEE DOOR ROUGH OPENING CHART BELOW.
13. SHOWER HEADS @ 82" A.F.F.
14. SHOWER CONTROL VALVES @ 42" A.F.F.
15. STACK SHOWER CONTROL VALVES @ SHOWER UNO.
16. PROVIDE PRESSURE BALANCE OR THERMO MIXING VALVE TYP. CONTROL VALVES FOR ALL SHOWER AND TUB COMBOS AND GARDEN TUBS.
17. GLASS BLOCK SHALL COMPLY WITH IRC.
18. ALL BATH ACCESSORIES (TOWEL BARS, HOOKS, ETC.) AND MOUNTING HEIGHTS TO BE DETERMINED BY BUILDER.
19. PROVIDE LOCKINGS IN WALLS AS NECESSARY TO SUPPORT ALL WALL MOUNTED FIXTURES.
20. ALL MECH. EQUIPMENT SHALL BE SCREENED A MINIMUM OF 12" ABOVE THE HIGHEST POINT OF THE EQUIPMENT. SEE MECH. PLAN FOR A.H. LOC.
21. ALL CEILING HEIGHTS INDICATED ARE FROM FINISHED FLOOR ELEVATION.
22. REFER TO SPECIFICATIONS FOR ALL FLAT WORK CONFORM TO IRC SECTION 110.2 DRYER EXHAUST DUCTS SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS 110.2.2.1 THROUGH 110.2.2.6. 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 CONNECTOR. SEE REGULAR PLAN FOR DRYER VENT LOCATION AND TYPE.
23. CLOTHES DRYERS SHALL BE EXHAUSTED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. DRYER VENT TO CONFORM TO IRC SECTION 110.2.2.1 DRYER EXHAUST DUCTS SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS 110.2.2.1 THROUGH 110.2.2.6. 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 CONNECTOR. SEE REGULAR PLAN FOR DRYER VENT LOCATION AND TYPE.
24. STANDARD WATER HEATER - PER SPECS
25. WATER HEATER TO INCLUDE T & P RELIEF VALVE - SEE SPECS FOR SIZE OF TP LINE AND FLUE SIZE.
26. PROVIDE MIN. 18" CLEAR EACH SIDE AND MIN. 24" CLEAR IN FRONT FOR WATER CLOSET.
27. PRE PLUMB REFRIGERATOR SPACE FOR ICE MAKER.
28. PROVIDE REVERSE OSMOSIS ROUGH-IN TO REF. AT DOUBLE SINK.
29. PROVIDE INSULATED, DUAL GLAZED, LOW E GLASS AT ALL EXTERIOR DOORS, WINDOWS AND SLIDING GLASS DOORS.
30. PLUMBER TO PLACE CLEANOUTS, FEED LINES, ETC. ABOVE 4 3/4" STANDARD BASE BOARD HEIGHT 15"
31. PROVIDE TETHER AT STOVE FOR PREVENTION OF TIP OVER
32. WHEN PLAN IS FLIPPED, ARCADIA DOORS FLIP ALSO AND DRYER IS ALWAYS TO THE RIGHT OF THE WASHER.
33. 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'-0" DOOR HEADERS - 8'-0" TO 8'-6"
    - B. 8'-0" DOOR HEADERS FROM THE GARAGE TO THE HOUSE ARE EXTERIOR DOORS.
    - C. 8'-0" DOOR HEADERS 8" TO 8'-11/2"
    - D. SINGLE DOORS ARE 2" OVER THE WIDTH OF THE DOOR.
    - E. ELECTRIC PANEL LOCATION-SEE E-1 AND GEN. NOTES, FRAMER TO PROVIDE LATH BACKING AROUND PANEL
    - F. AT GARAGE DOORS DOOR HEADER HEIGHT IS MEASURED FROM GARAGE FLOOR.
  2. INTERIOR DOORS
    - A. HEADERS - 8'-0" TO 8'-6"
    - 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 8'-0" HEADERS.
    - E. BI-FOLD DOORS ARE 1'-1/4" OVER THE WIDTH OF THE DOORS.
    - F. BI-FOLD OR BI-PASS DOORS NEED A STUD OR LADDER BACKING FOR THE STOP.
- NOTE: ALL DIMENSIONS ARE MINIMUM

**SYMBOL LEGEND**

1. SEE SPECIFICATION FOR MORE INFORMATION \* ALL ITEMS MAY NOT APPLY \*
- (K) KEYNOTE
  - (F) FINISHED FLOOR
  - (H) HALL
  - (S) 6" WALL WITH STAGGERED 2x4 STUDS @ 24" O.C. & INSULATION
  - (AG) A/C CONDENSING INT - SEE MECH. PLAN FOR MORE INFO.
  - (H) WATER HEATER
  - (H) WATER CLOSET - PROVIDE MIN. 18" EA. SIDE & 24" CLEAR IN FRONT
  - (L) LAUNDRY W/ SPREAD
  - (S) STANDARD 3'-0" TUB/SHR WATER RESISTANT BACKINGS @ 16"
  - (S) 120MM WATER RESISTANT TUB PER SPECS
  - (D) DOUBLE SINK w/ DISPOSAL
  - (D) DISHWASHER - PROVIDE 1" AIR GAP PER IRC
  - (D) HANGER & DRYER W/ 4" DRYER VENT THROUGH ROOF NOT TO EXCEED 10'-0" IF DRYER IS LOCATED ON 2ND FLOOR
  - (U) UTILITY SINK
  - (R) REFRIGERATOR SPACE PROVIDE 31" HOSE SPACE & RETAIL RECESSED KITCHEN LINE
  - (R) 30" SHOOT TOP RANGE
  - (R) UNDER COUNTER BEVERAGE COOLER PER SPECS.
  - (R) HAZE BEB W/ ANTI-SPRINK
  - (R) GAS STUB OUT - LOCATE PER MANUFACTURER SPECS

**AREA CALC'S.**

LIVABLE AREAS:	
MAIN LIVABLE	3,617 SQ. FT.
COVERED AREAS:	
COVERED ENTRY	69 SQ. FT.
COVERED PATIO	237 SQ. FT.
GARAGE:	
2 CAR GARAGE	462 SQ. FT.
1 CAR GARAGE	253 SQ. FT.
<b>TOTAL SQ. FT.</b>	<b>4,638 SQ. FT.</b>

**NOTES:**

- PROVIDE AN EXPANSION TANK OR OTHER DEVICE DESIGNED FOR INTERIOR USE WITH 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.
- 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. (CAN M502.6.4.1)
- SEE STRUCT. DRAWINGS FOR EXACT LOCATIONS OF ATTIC ACCESS AND AIR HANDLER UNIT
- FIELD CUT ENDS, NOTCHES AND DRILLES HOLES OF PRESSURE PRESERVATIVELY TREATED WOOD ARE TO BE RETREATED IN THE FIELD IN ACCORDANCE WITH ANPA M4 - REFERENCE IRC 2012 SECTION R311.1. 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 2012 CHAPTER 3 SECTION R302.5.1 THRU R302.5.3
- 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 GAS RESISTANT GYPSUM CEILING BOARD SHALL BE USED. ALL MEASUREMENTS ARE TO BE FIELD VERIFIED PRIOR TO START OF CONSTRUCTION.
- SEE EXTERIOR ELEVATIONS FOR LOCATIONS OF STONE VENEER & PORTS
- PROVIDE WATER HAMMER ARRESTORS AT DISHWASHER, ICE MAKER & WASHING MACHINE.
- PROVIDE AIR GAP AT DISHWASHER.

PLOT DATE: 11-27-17

Rev.	DATE:
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