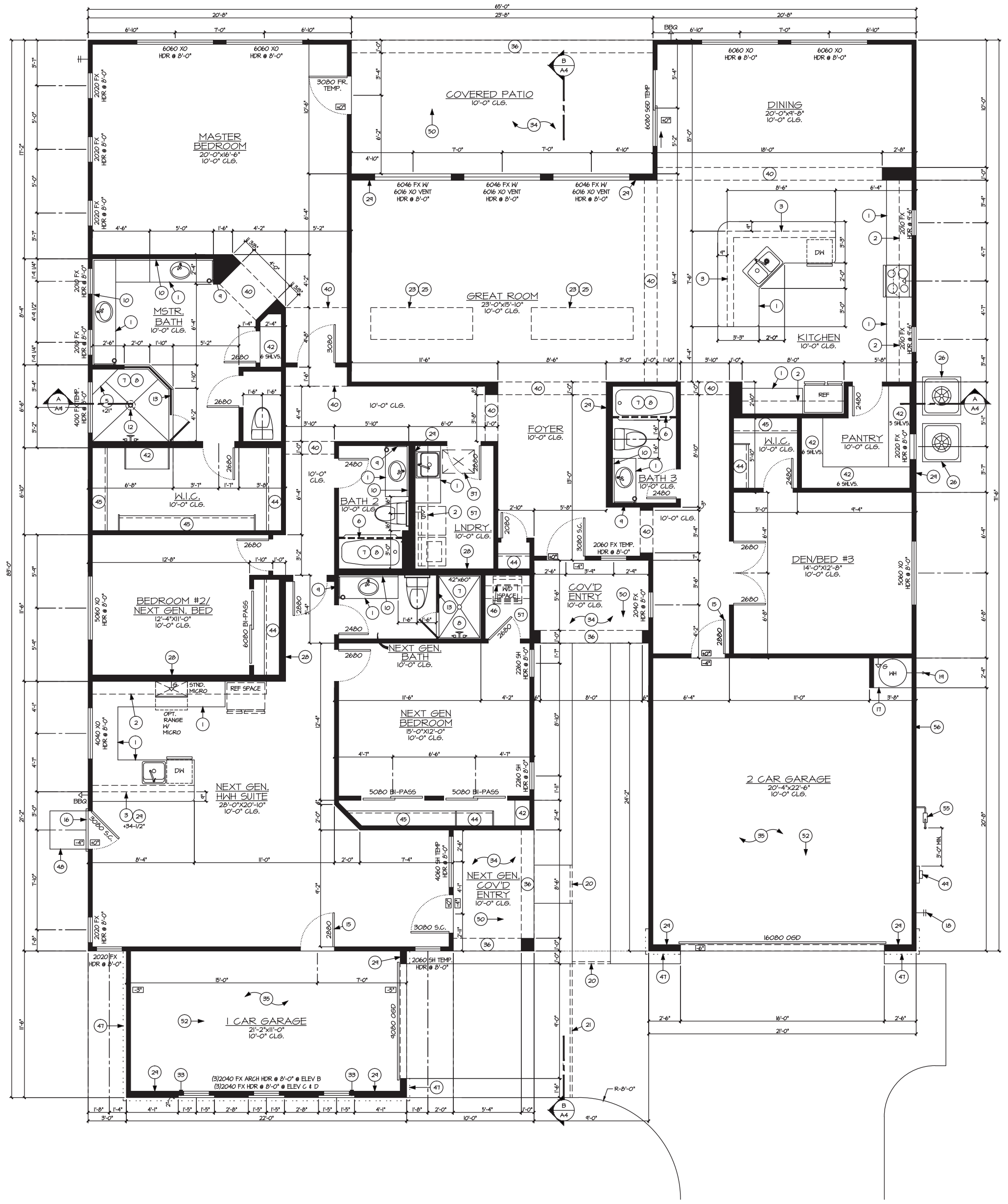
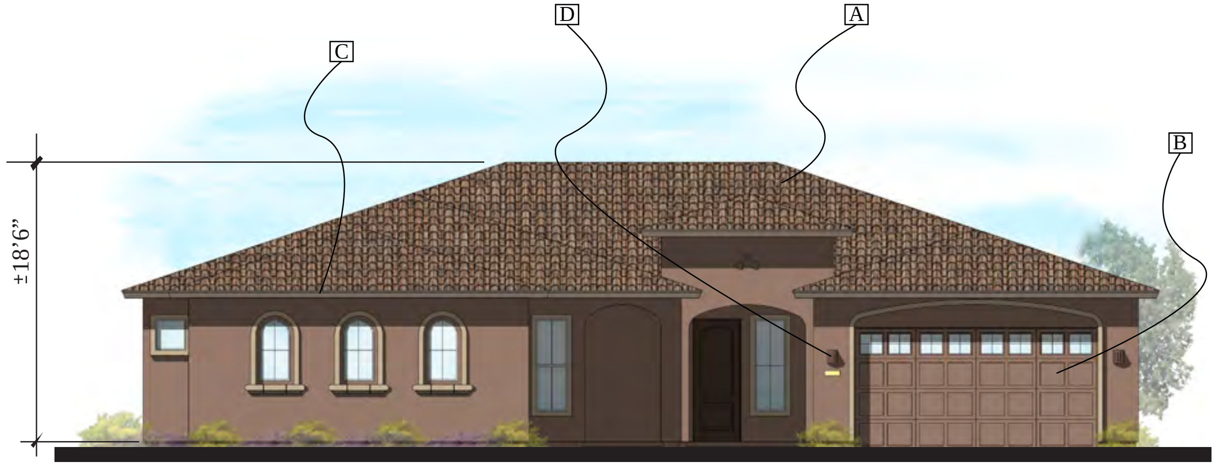
PLAN 6584

ELEVATION [B]



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

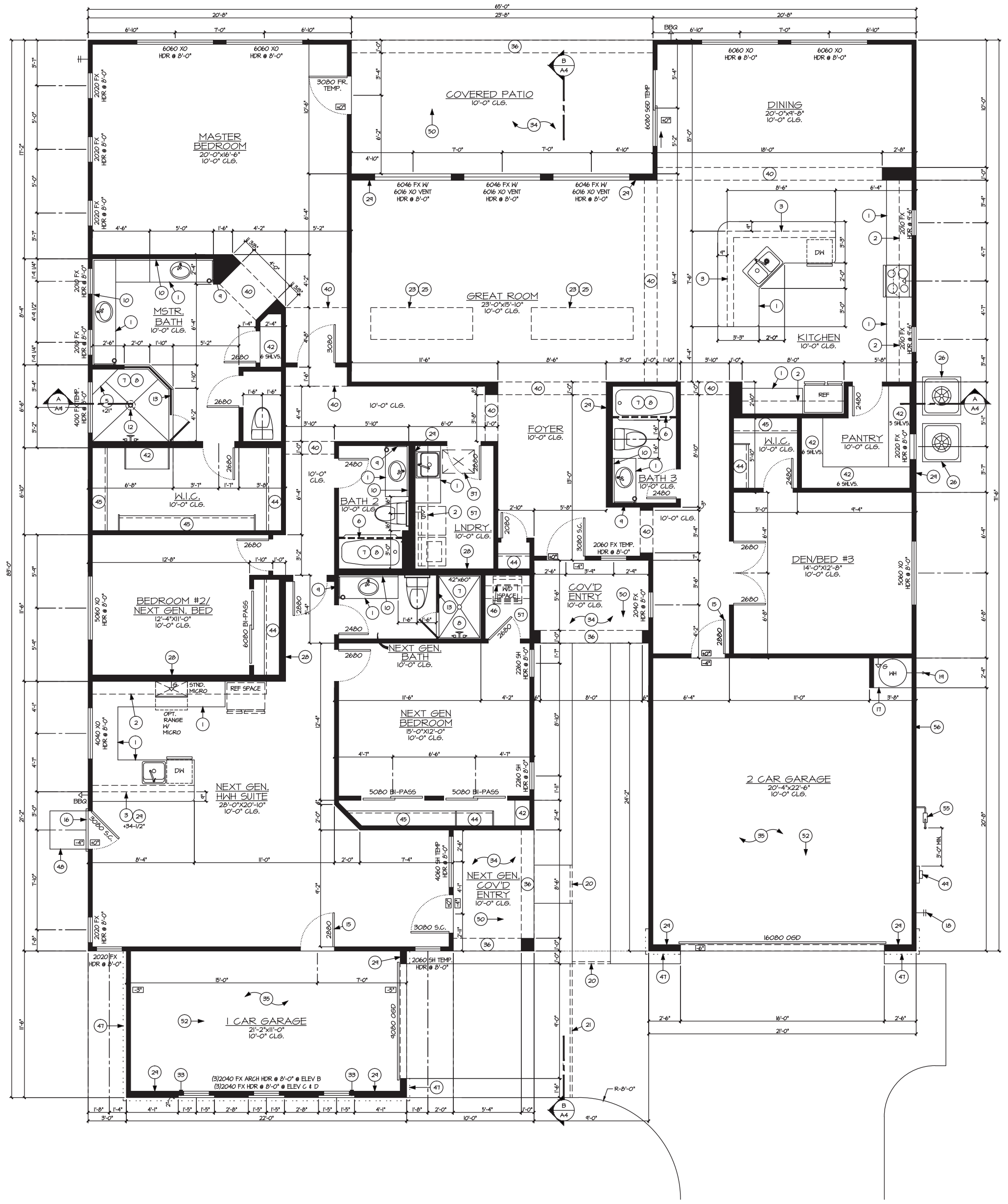
Left Elevation

Rear Elevation

Right Elevation

HASTINGS

Queen Creek, Arizona



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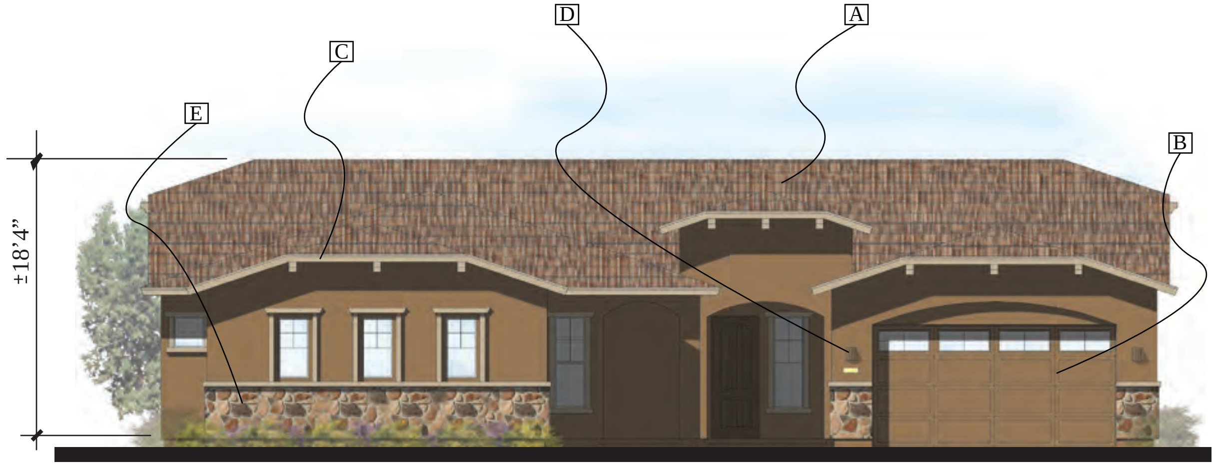


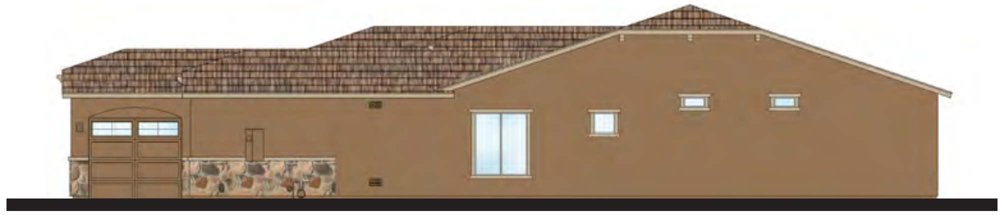
Front Elevation

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

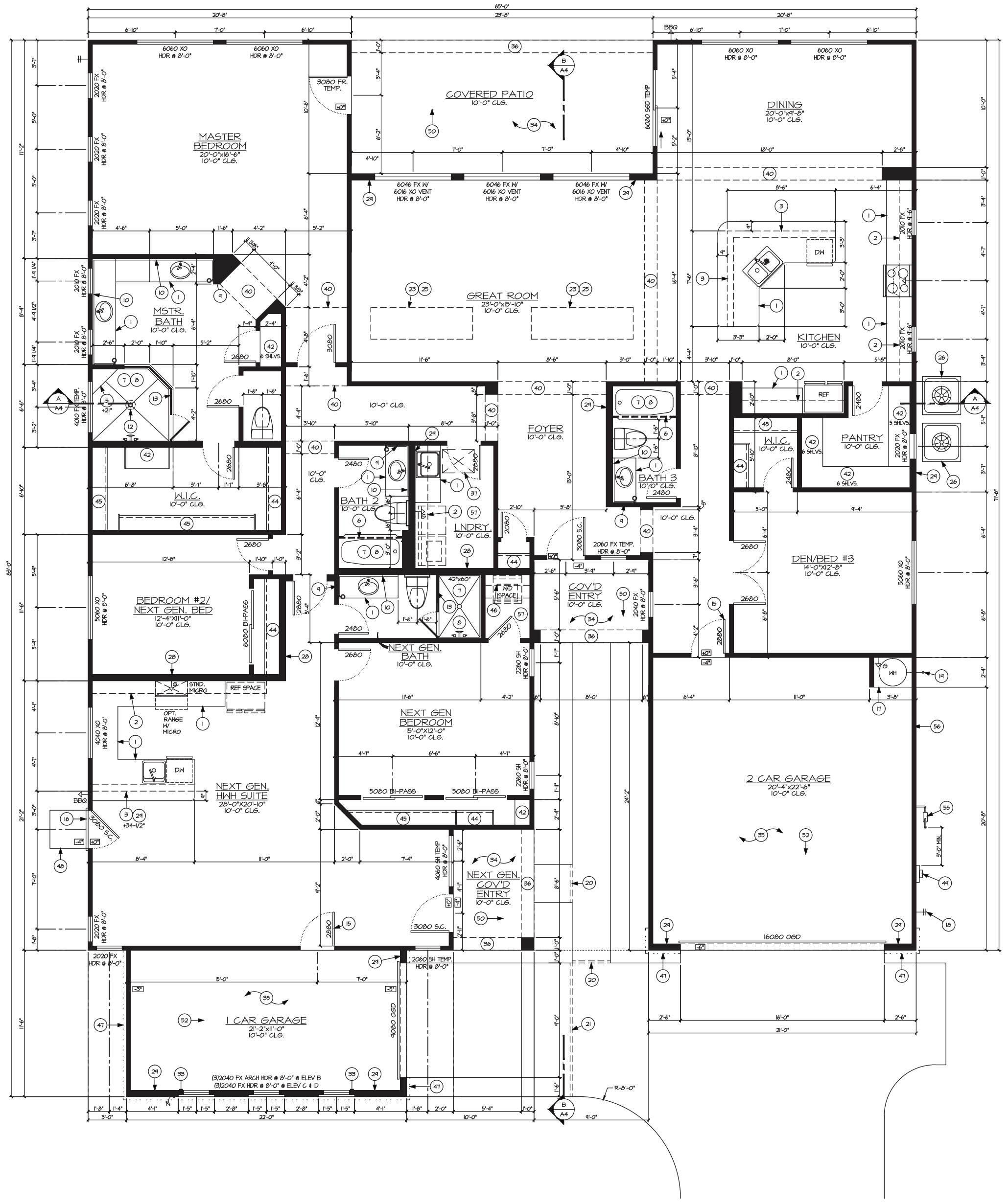
Queen Creek, Arizona

PLAN 6584

ELEVATION [C]

PLAN 6584

ELEVATION [D]



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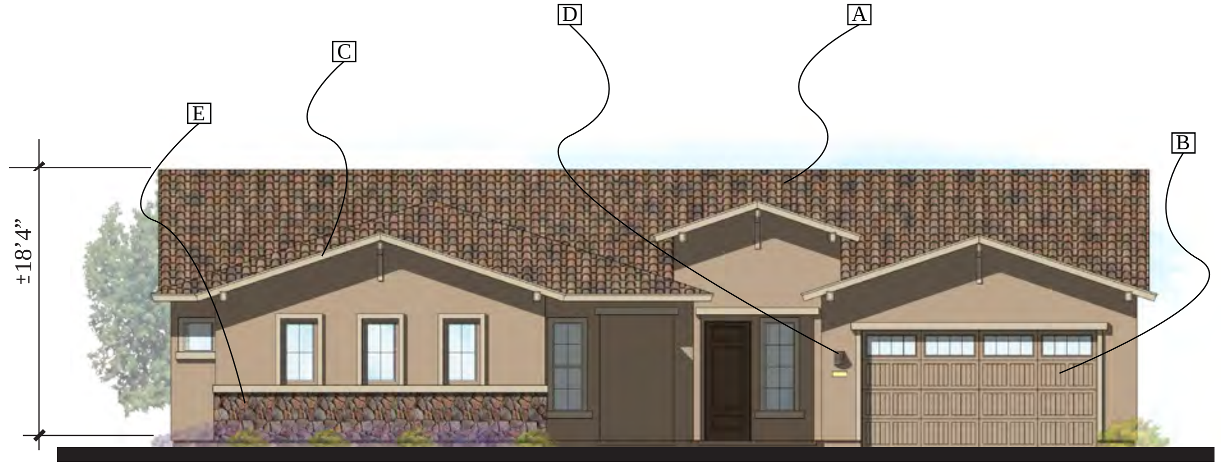

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Right Elevation

HASTINGS

Queen Creek, Arizona

NOTE:
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NOTE:
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NOTE:
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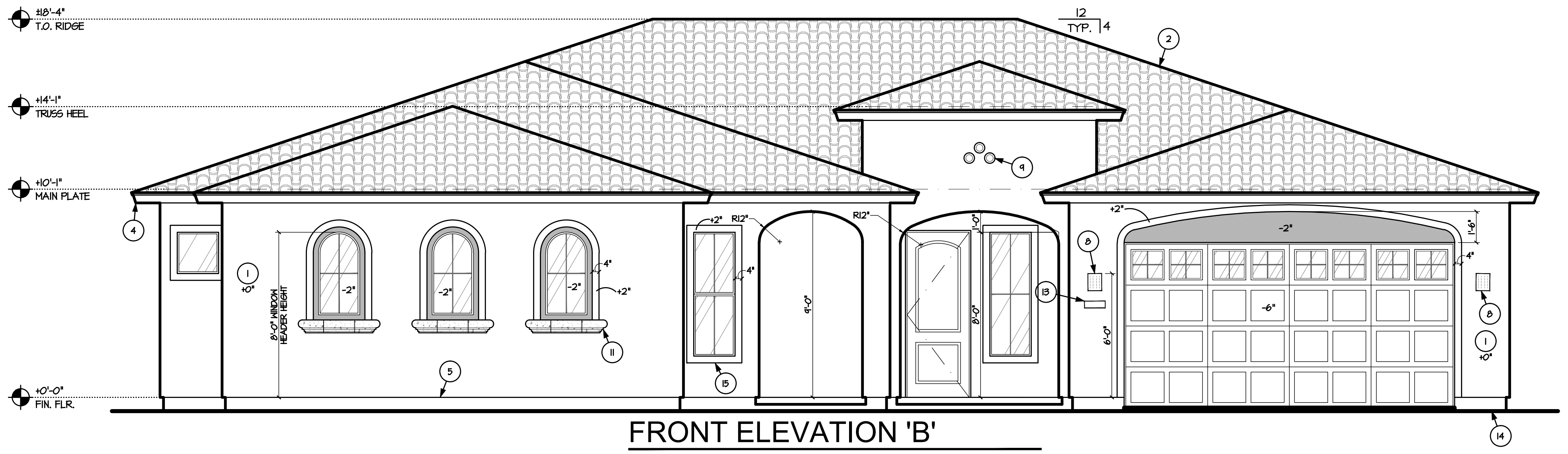
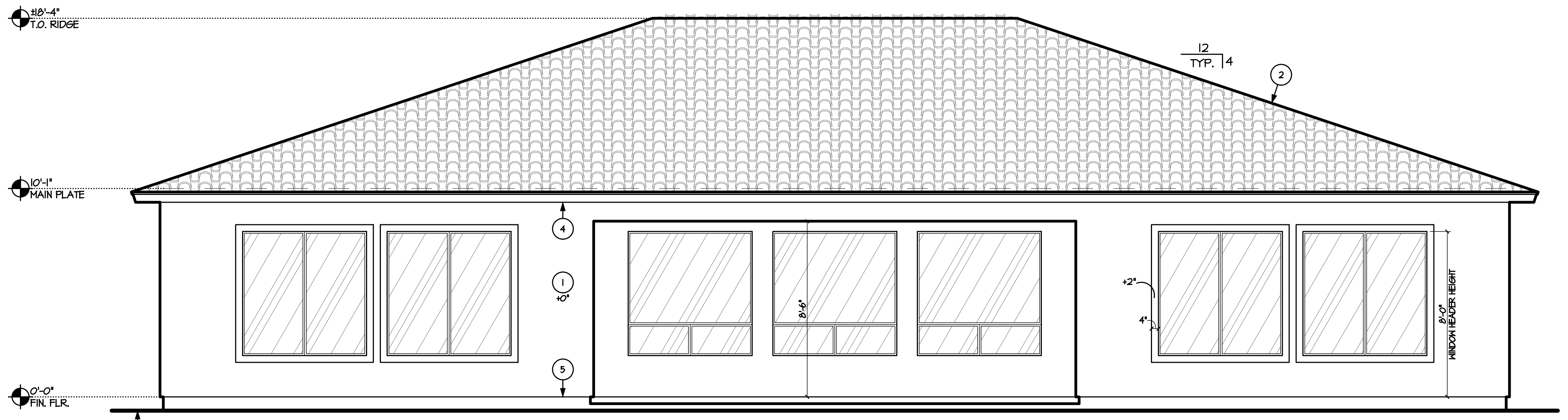


FRONT ELEVATION 'B'

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



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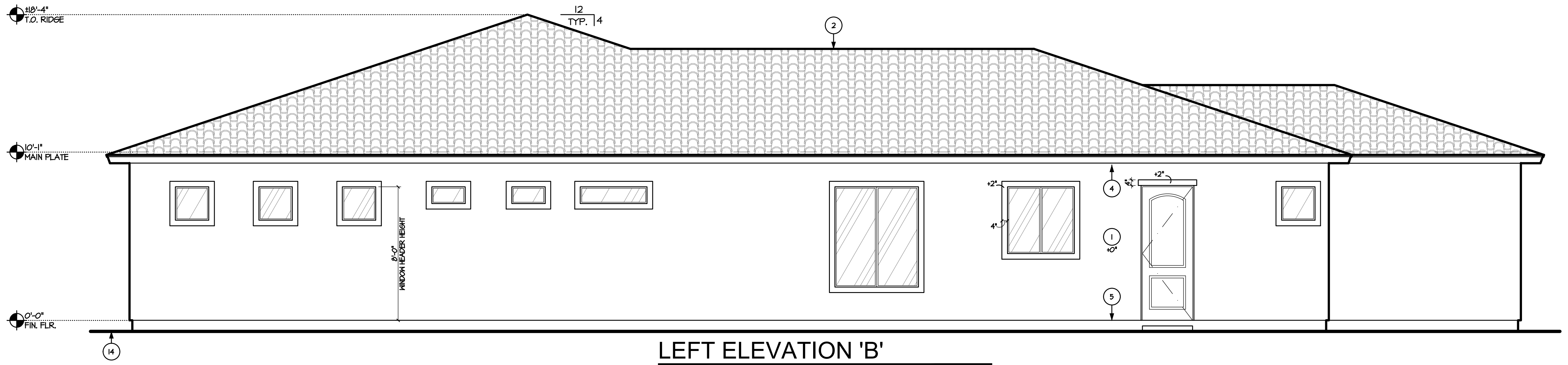
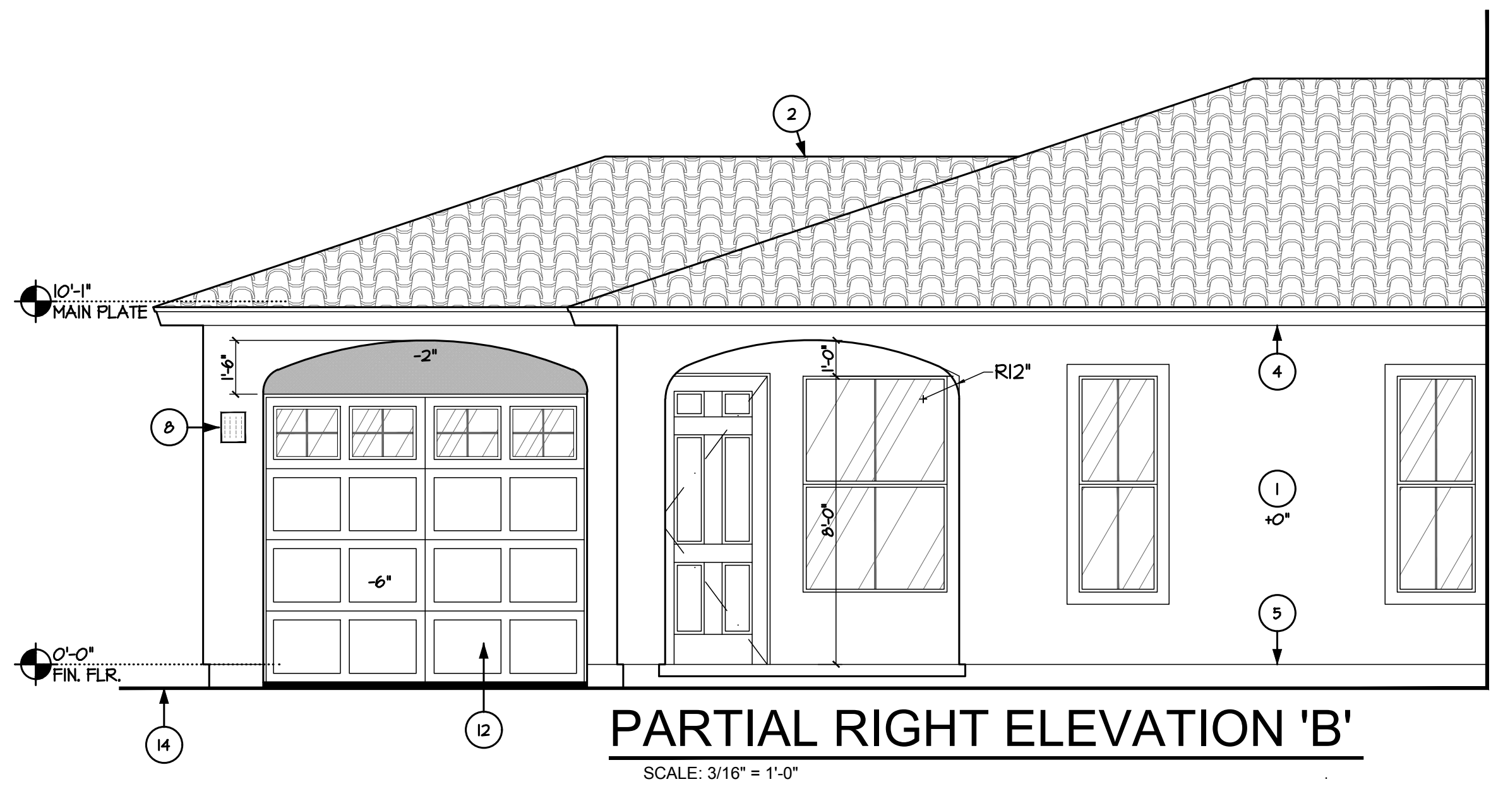


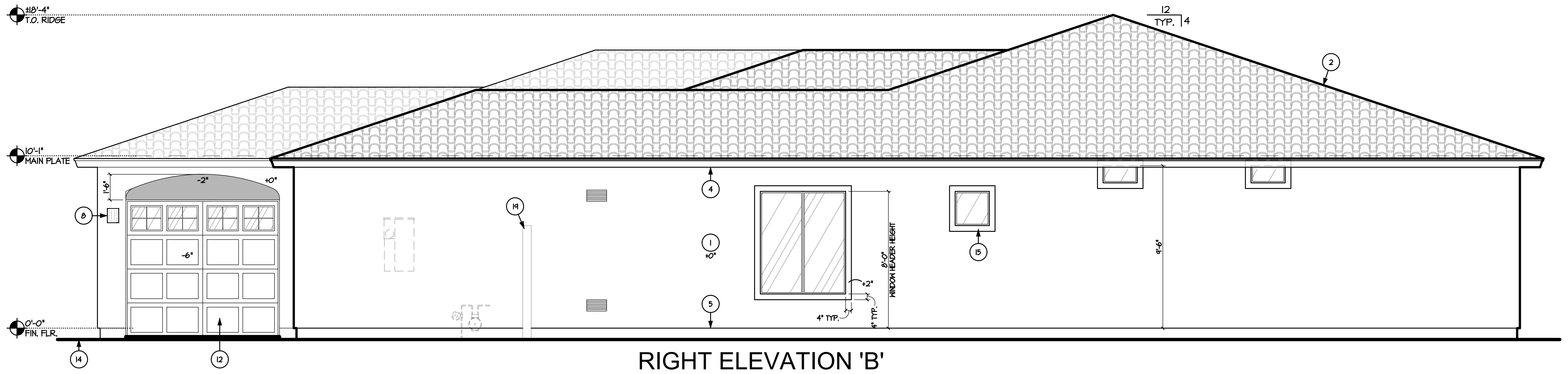
LEFT ELEVATION 'B'

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



PARTIAL RIGHT ELEVATION 'B'

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



RIGHT ELEVATION 'B'

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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 BUILDING CODE.
3. FLASHING OF EXTERIOR OPENINGS SHALL NOT BE LESS THAN 26 GA. CORROSION RESISTANT METAL PER THE BUILDING CODE.
4. CONCRETE TILE ROOFS INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATIONS, ICBO# ESR-1647 & PER THE BUILDING CODE.
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 BUILDING CODE.
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 3/4" 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.

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 BUILDING CODE.
②	CONCRETE ROOF TILE ICC # ESR-1647, 0/40# FELT (STYLE: PER SPECIFICATIONS)
③	MASONRY LOW WALL/COLUMN SEE WALL DETAILS 2 & 3 ON SHEET A4.1
④	FASCIA - REFER TO DETAIL 26 ON SHEET A4.1
⑤	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 SPECS. O/WEATHER 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 (CN6X6) - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S
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⑱	EXTEND ACCENT MATERIAL TO THE SIDE YARD FENCE
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Home Builders Association
OF CENTRAL ARIZONA

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

ELEVATION 'B'

PLOT DATE: 1-18-18

Rev.	DATE:
1	
2	
3	
4	

PLAN
6584
Hastings

SHEET
A3

NOTE:

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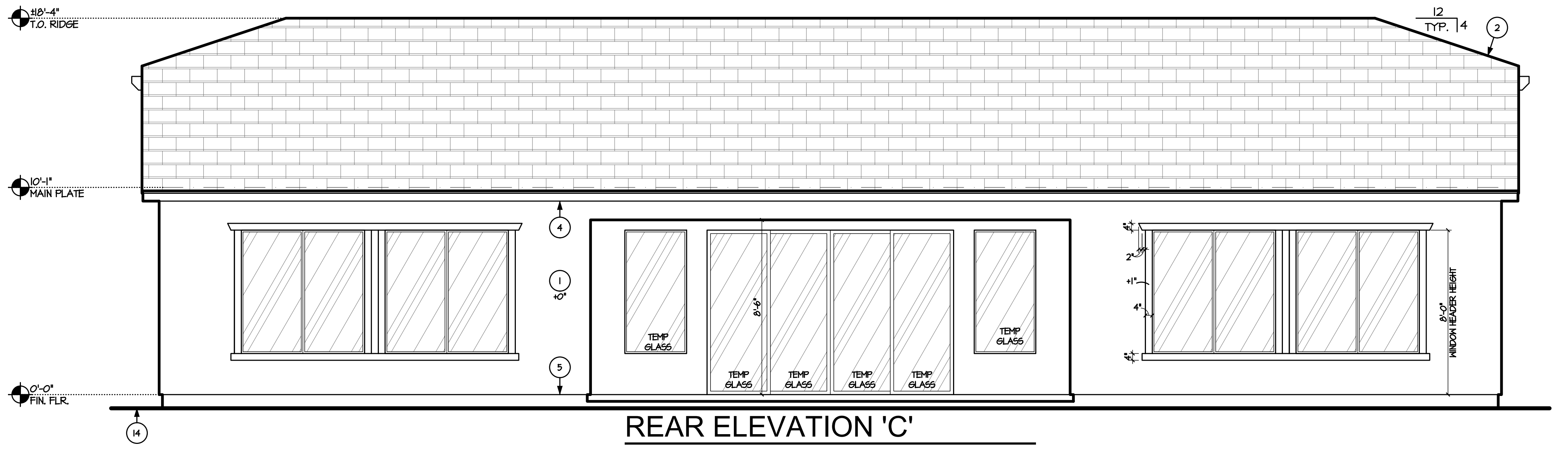
FRONT ELEVATION 'C'

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



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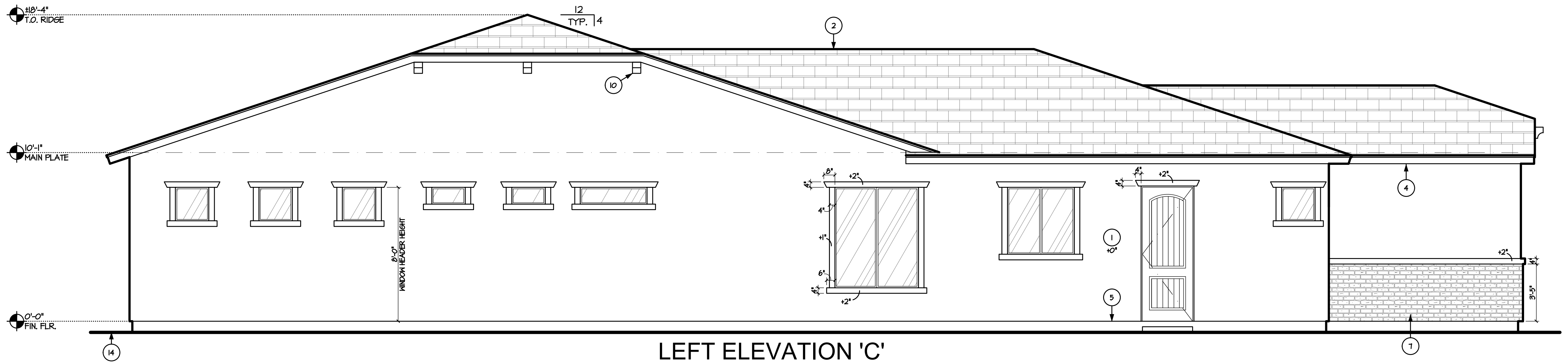

LEFT ELEVATION 'C'

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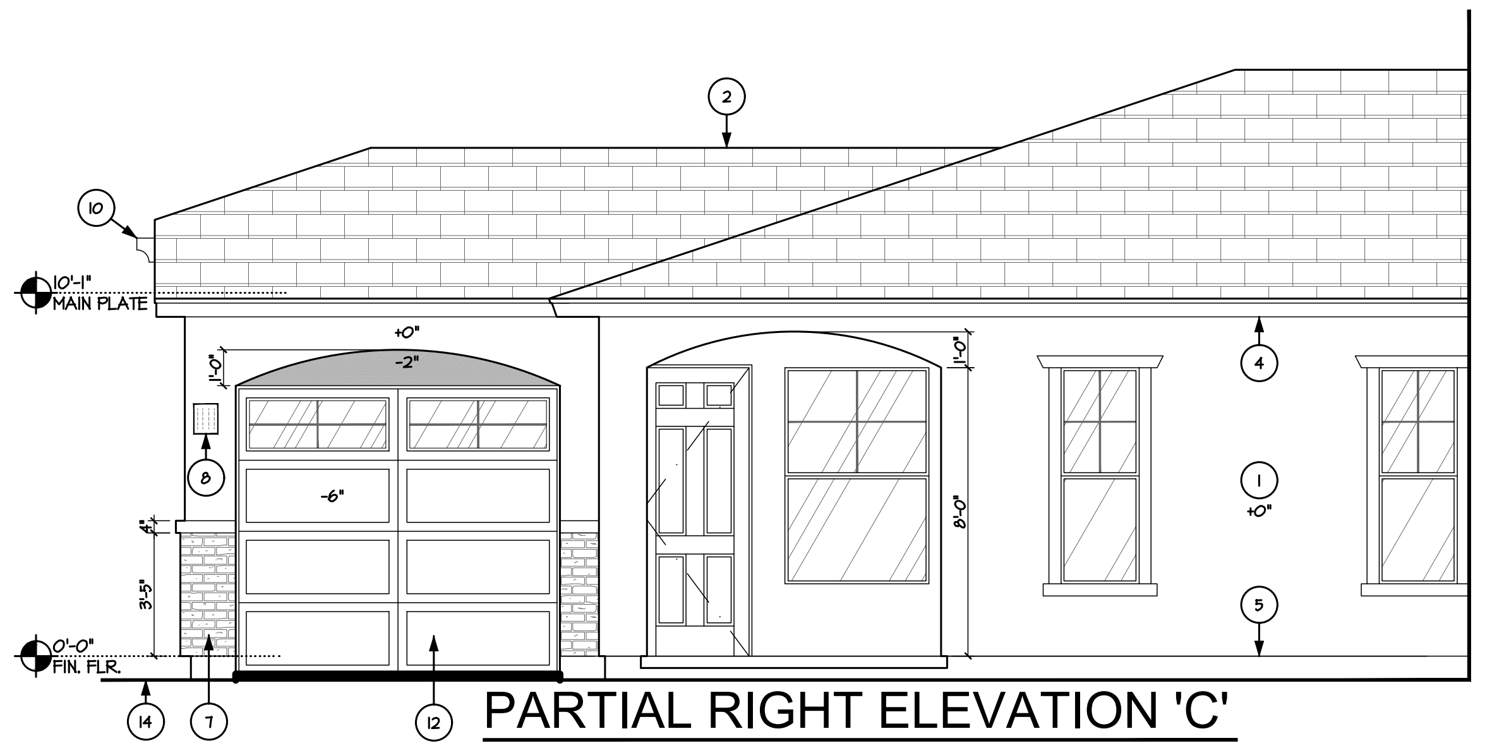
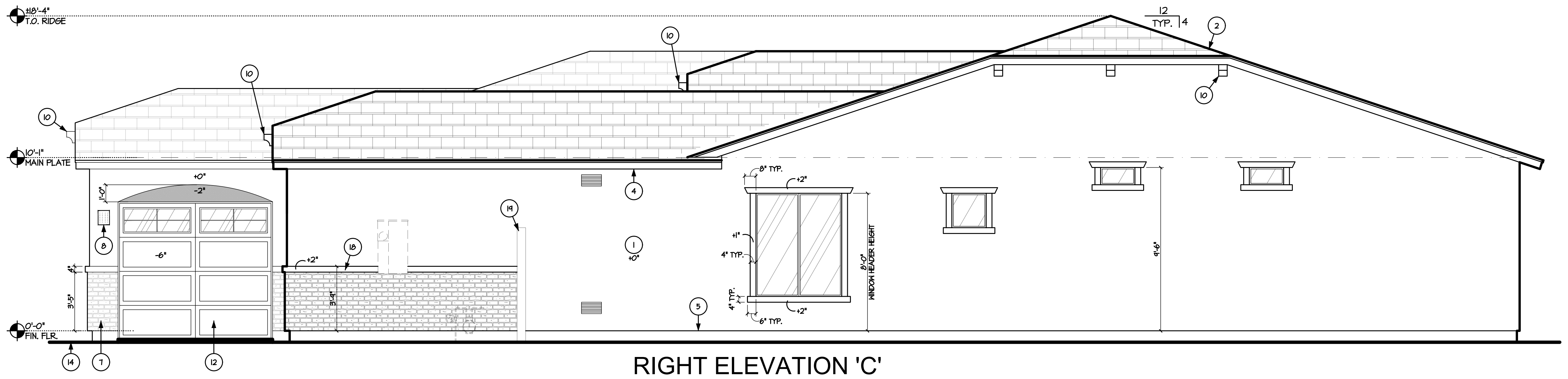


PARTIAL RIGHT ELEVATION 'C'

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



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Home Builders Association
OF CENTRAL ARIZONA

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

ELEVATION 'C'

PLOT DATE: 1-18-18

Rev.	DATE:
1	
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3	
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PLAN
6584
Hastings

SHEET
A3.1

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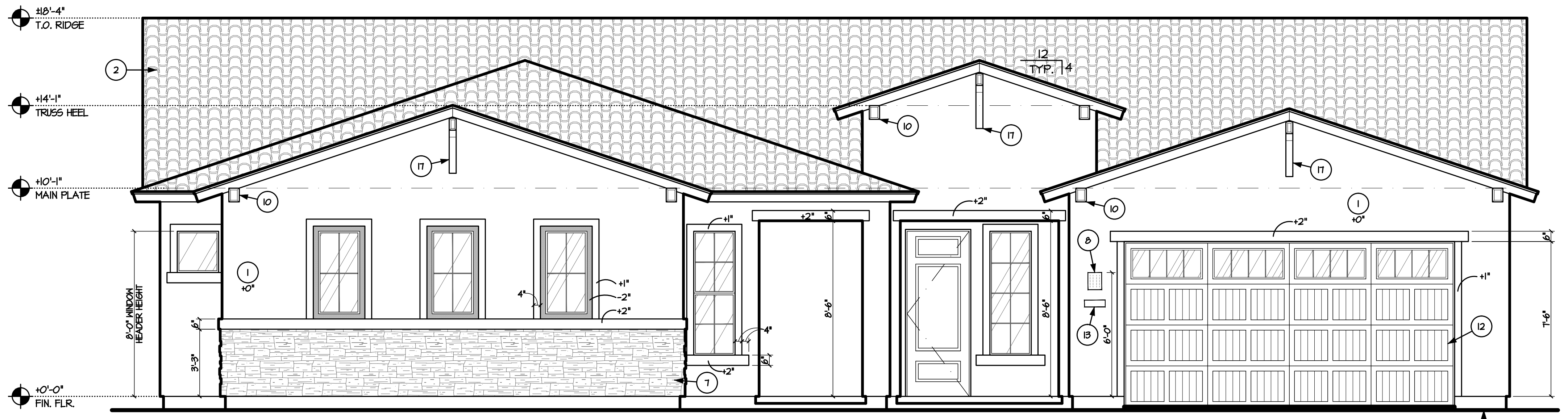

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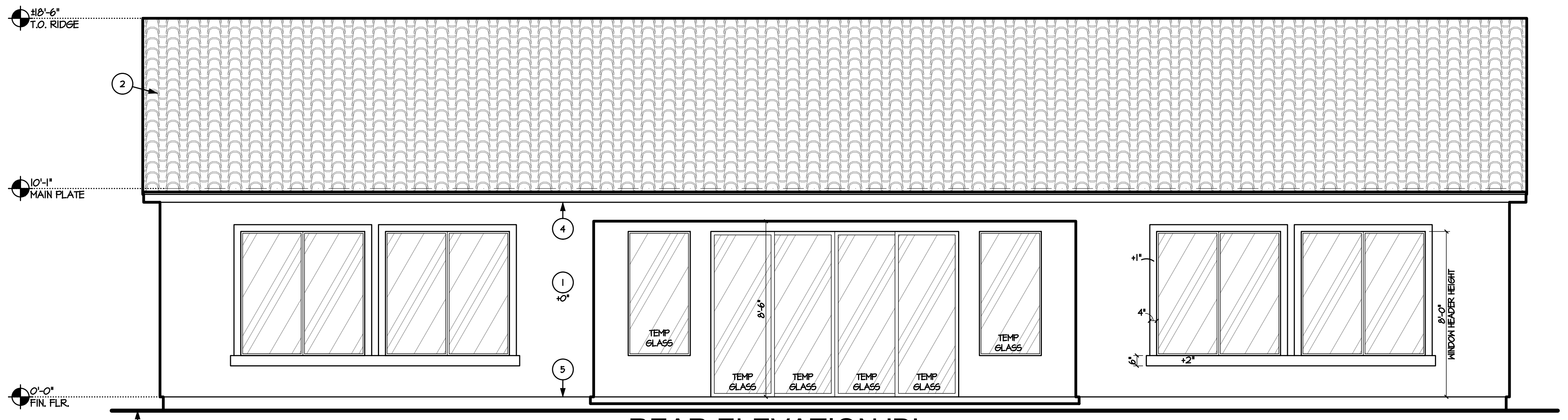

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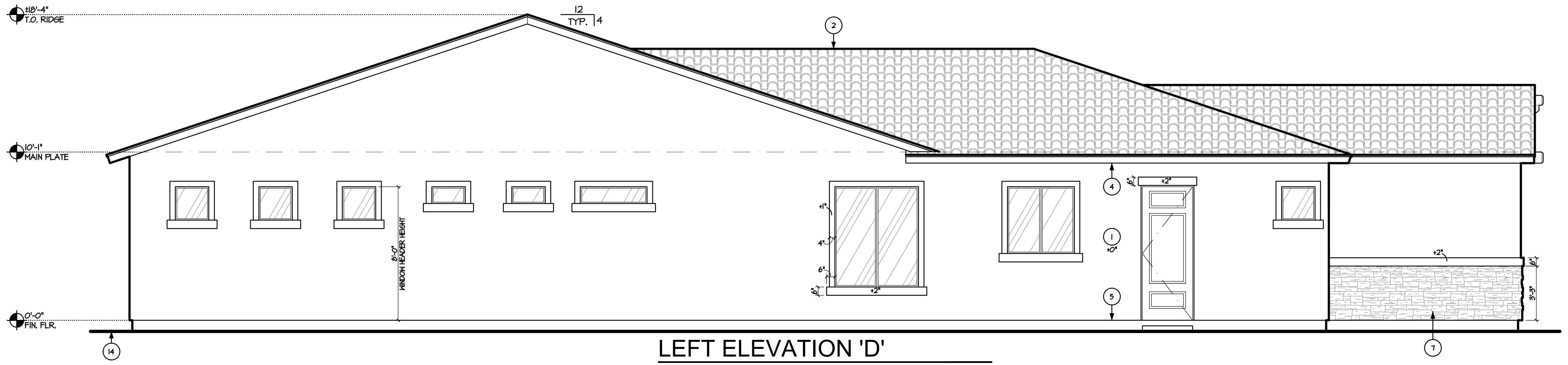

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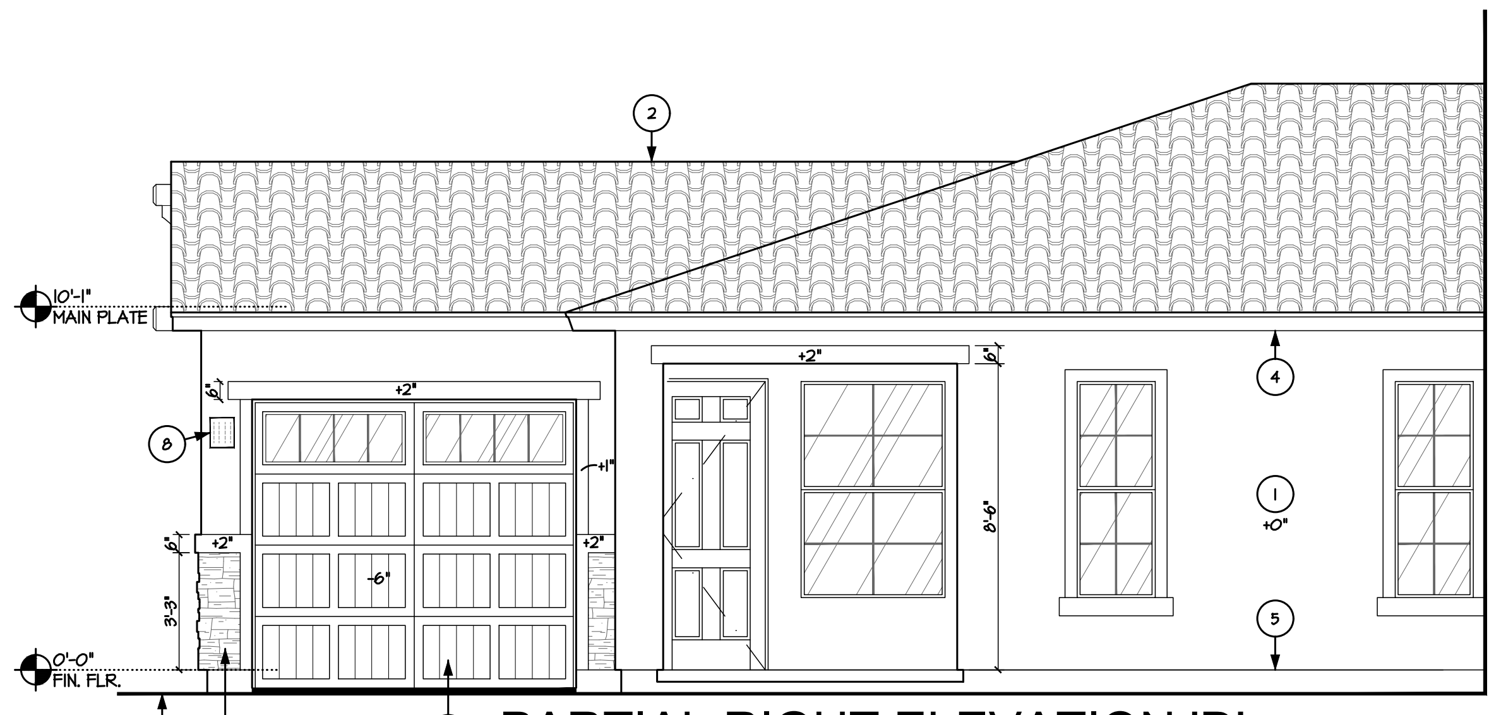

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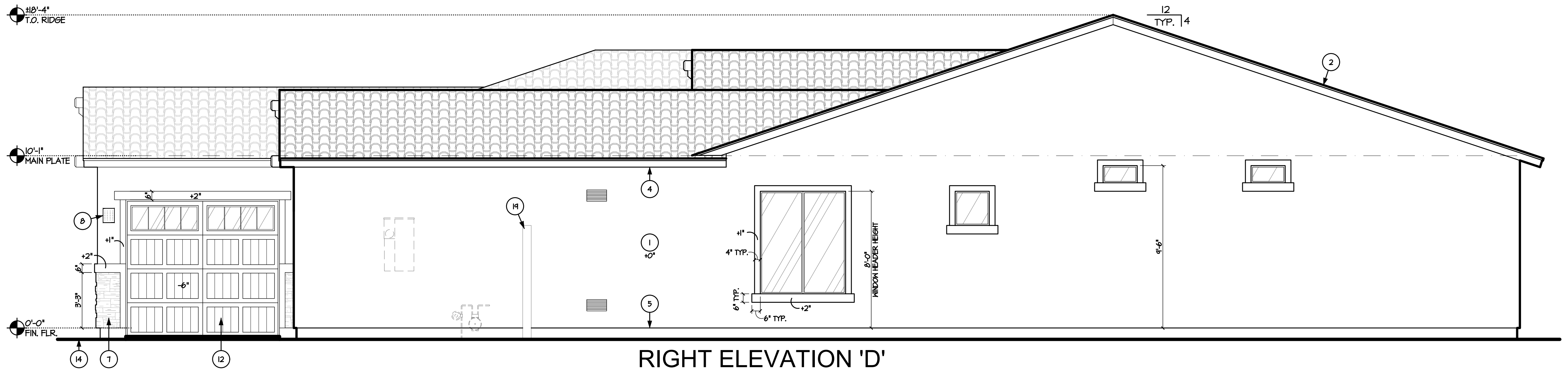

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Home Builders Association
OF CENTRAL ARIZONA

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

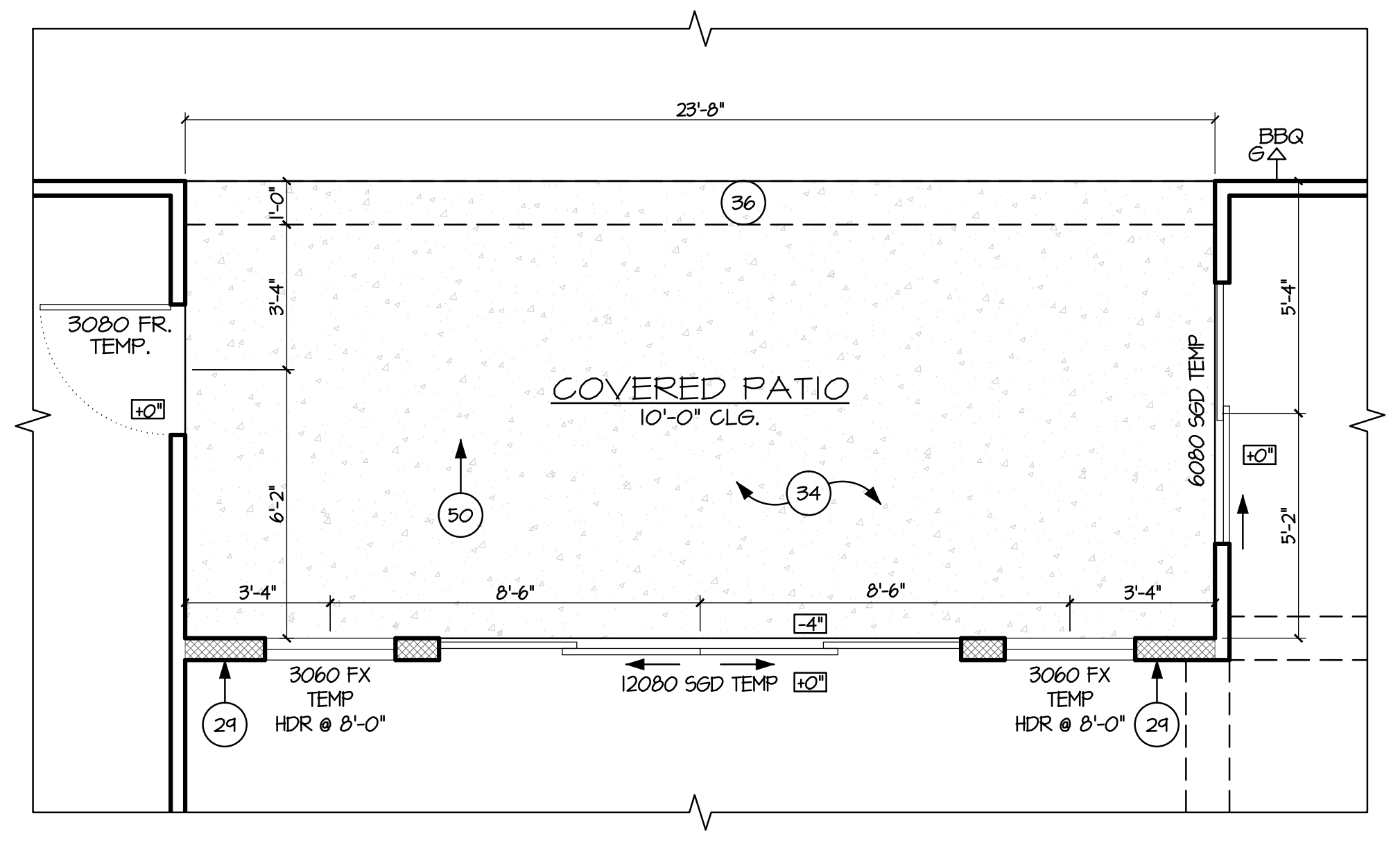
ELEVATION 'D'

PLOT DATE: 1-18-18

Rev.	DATE:
1	
2	
3	
4	

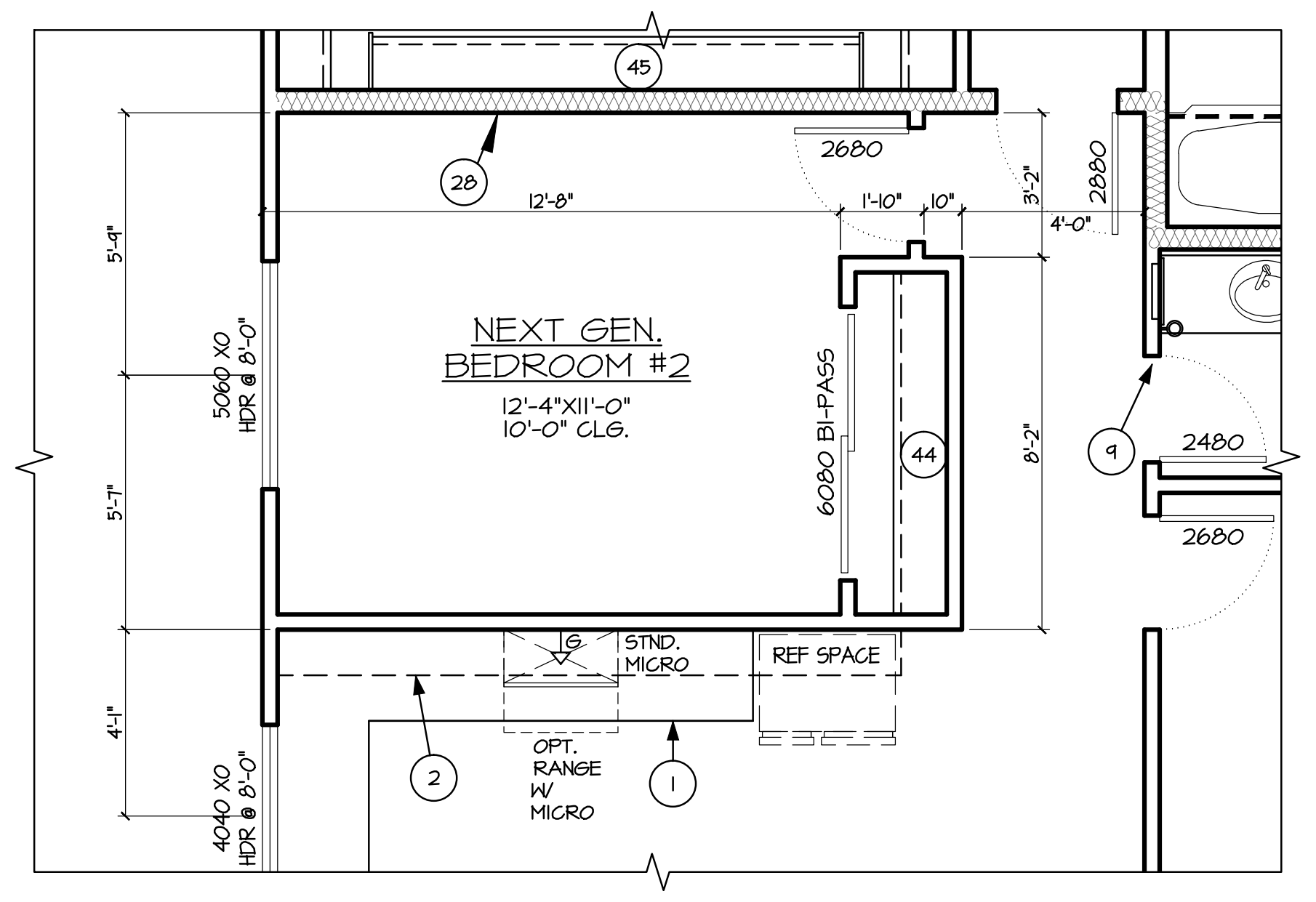
PLAN
6584
Hastings

SHEET
A3.2



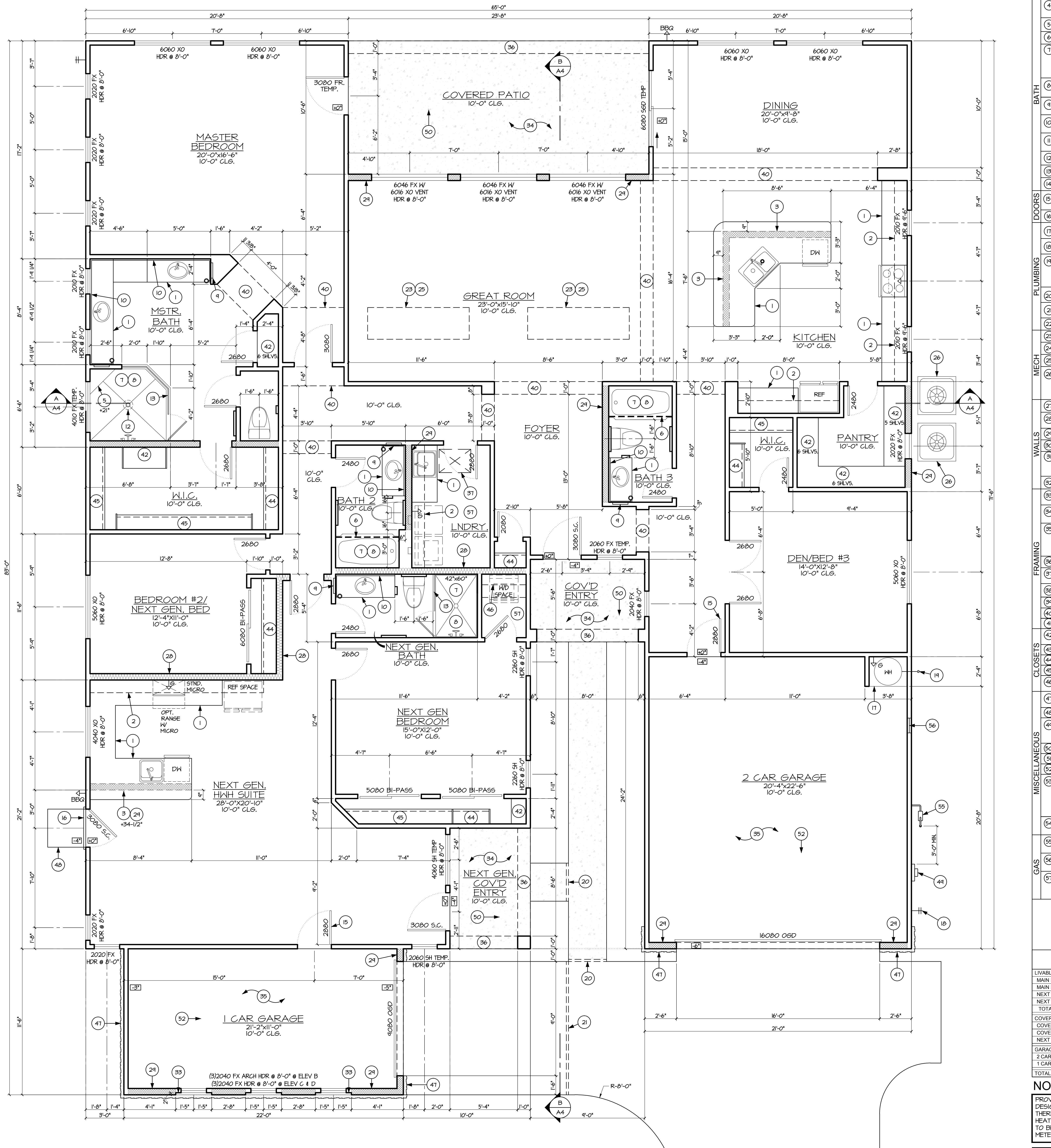
REAR PATIO @ 'C' & 'D' (OPT. @ 'B')

1/4"=1'-0"



OPT. 2nd BEDROOM @ NEXT GEN HWH SUITE

1/4"=1'-0"



FLOOR PLAN

1/4"=1'-0"

FLOOR PLAN KEYNOTES

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

	No.	DESCRIPTION
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.
	⑧	TUB/SHOWER W/ WATER RESISTANT WAINSCOAT TO 76" ABV FF
	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
	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 NOT MORE THAN 2' OR LESS THAN 6" ABV. THE GROUND & 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	COUNTER SUPPORT BRACKET, PER SPECS.
	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	*NOT USED
FRAMING	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" 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 6 ON SHEET A4.1
	㊳	LINE OF CEILING CHANGE
	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 WHERE NOTED)
	㊸	1 SHELF
	㊹	1 ROD, 1 SHELF
	㊺	2 RODS, 2 SHELVES
	㊻	24" DEEP SHELF 4" ABOVE W/D & 12" DEEP SHELF 15" ABOVE LOWER SHELF.
MISCELLANEOUS	㊼	EXTENTS OF STONE VENEER. HEIGHTS AND LOCATION PER ELEVATIONS.
	㊽	STANDARD CONC. STOOP, 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" ABOVE WALKING PLANE ON 8" HIGH CURB. RAILS SHOULD BE SPACED TO NOT ALLOW A 4"φ 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 BYJUMP DUCT OR DOOR VENT SEE MECH.)

AREA CALC'S.

LIVABLE AREAS:	
MAIN LIVABLE	2,739 SQ.FT.
MAIN LIVABLE @ NEXT GEN BEDROOM 2 OPTION	2,550 SQ.FT.
NEXT GEN SUITE LIVABLE	841 SQ.FT.
NEXT GEN SUITE LIVABLE @ BEDROOM 2 OPTION	1,030 SQ.FT.
TOTAL LIVABLE	3,580 SQ.FT.
COVERED AREAS:	
COVERED ENTRY	59 SQ.FT.
COVERED PATIO	249 SQ.FT.
NEXT GEN COVERED PATIO	60 SQ.FT.
GARAGE:	
2 CAR GARAGE	483 SQ.FT.
1 CAR GARAGE	253 SQ.FT.
TOTAL SQ. FT.	4,684 SQ.FT.

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 99" TO 99-1/2".
   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		DOUBLE SINK W/ DISPOSAL
+X"	FINISHED FLOOR ELEVATION	DW	DISHWASHER - PROVIDE 1" AIR GAP PER IRC
	2X6 WALL		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.
	6" WALL WITH STAGGERED 2x4 STUDS & INSULATION.		UTILITY SINK
	A/C CONDENSING UNIT - SEE MECH. PLAN FOR MORE INFO.	REF. SPACE	REFRIGERATOR SPACE PROVIDE 39" WIDE SPACE & INSTALL RECESSED ICEMAKER LINE
W.H.	WATER HEATER W/DRAIN & PAN		30" SMOOTH TOP RANGE W/MICROWAVE ABOVE
	WATER CLOSET - PROVIDE MIN. 15" EA. SIDE & 24" CLEAR IN FRONT	BEV. CLR.	UNDER COUNTER BEVERAGE COOLER PER SPECS.
	LAVATORY W/4" SPREAD	⫲	HOSE BIBB W/ ANTI-SYPHON VALVE
	STANDARD 5'-0" TUB/SWR W/WATER RESISTANT SURROUNDS @ +76"	◁	GAS STUB OUT - LOCATE PER MAUFACTURERS SPECS
	72"X36" FREESTANDING TUB PER SPECS		

NOTES:

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.

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. ICW M1502.4.4.1

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 AWPA M4 - REFERENCE IRC 2012 SECTION R317.1.1. 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

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).

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.

SEE EXTERIOR ELEVATIONS FOR LOCATIONS OF STONE VENEER & POPOUTS

PROVIDE WATER HAMMER ARRESTORS AT DISHWASHER, ICE MAKER & WASHING MACHINE.

PROVIDE AIR GAP AT DISHWASHER.

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