

Requesting Department:
Development Services



TO: Planning and Zoning Commission

THRU: Brett Burningham, Development Services Director

FROM: Steven Ester, Planner I

RE: Discussion and Possible Action on P19-0161 LENNAR AT NAUVOO STATION RESIDENTIAL DESIGN REVIEW. Brennan Ray, on behalf of Lennar, is requesting approval of eight (8) new standard plans with a minimum of three (3) elevations each to be constructed on 193 lots of the Nauvo Station subdivision, located at the northwest corner of Crismon and Ocotillo roads.

DATE: November 13, 2019

STAFF RECOMMENDATION

Staff recommends approval of P19-0161 LENNAR AT NAUVOO STATION RESIDENTIAL DESIGN REVIEW, subject to the Conditions of Approval outlined in this report.

PROPOSED MOTION

Move to approve P19-0161 LENNAR AT NAUVOO STATION RESIDENTIAL DESIGN REVIEW, subject to the Conditions of Approval outlined in this report.

RELEVANT COUNCIL GOAL(S)



Secure Future

SUMMARY

Brennan Ray, on behalf of Lennar, is requesting approval of eight (8) new standard plans with a minimum of three (3) elevations each to be constructed on 193 lots of the Nauvo Station subdivision, located at the northwest corner of Crismon and Ocotillo roads. Out of the 193 lots, there are 165 lots zoned R1-6/PAD and 28 lots zoned R1-8/PAD. The proposed plans consist of 40' and 45' wide product on both 60' x 120' and 80' x 120' lots,

and 55' wide product on 80' x 120' lots. Floor plans range in size from 2,906 square feet (total) to 4,127 square feet (total).

HISTORY

- May 17, 2000: Town Council approves Ordinance 181-00/RZ01-98 PAD Rezone and S01-00 Preliminary Plat for “Emperor Estates at Heritage Town Center PAD.”

- October 5, 2005: Town Council approves Ordinance 325-05/RZ01-05 PAD Amendment and S13-04 Preliminary Plat for “Emperor Estates at Heritage Town Center PAD.”

- July 19, 2006: The Town Council approves DR06-002 “VIP Homes at Nauvoo Station” for 12 new standard plans.

- June 12, 2019: The Planning and Zoning Commission approves P19-0041 “Providence Homes at Nauvoo Station RDR” for 5 new standard plans.

DISCUSSION

| Subdivision Information | |
|--------------------------------|--|
| Project Name | Lennar at Nauvoo Station Residential Design Review |
| Site Location | Northwest corner of Crismon and Ocotillo roads |
| Current Zoning | R1-6/PAD R1-8/PAD |
| General Plan Designation | Neighborhood |
| Total Lots/Units | 193 lots |
| Minimum Lot Width | R1-6/PAD – 60 feet R1-8/PAD – 80 feet |
| Minimum Lot Depth | R1-6/PAD – 120 feet R1-8/PAD – 120 feet |
| Minimum Lot Area | R1-6/PAD – 7,200 square feet R1-8/PAD – 9,600 square feet |

Each plan offers a minimum of three (3) elevation styles that incorporate four-sided architectural treatments including but not limited to varying roof lines, stucco finishes, multiple paint schemes, trimmed windows, window shutters, wrought iron, decorative bracketry, panel siding, vents, and stone veneer. All eight (8) proposed floor plans are single-story plans. The proposed home designs complement existing homes within the Nauvoo Station subdivision, and in the surrounding neighborhoods both in character and in quality.

| Plan | Square Footage | Stories |
|-----------|-------------------|---------|
| Plan 4021 | 3,127 square feet | 1 |
| Plan 4022 | 2,906 square feet | 1 |
| Plan 4083 | 3,128 square feet | 1 |
| Plan 4580 | 3,387 square feet | 1 |
| Plan 4585 | 3,515 square feet | 1 |
| Plan 5579 | 3,780 square feet | 1 |
| Plan 5580 | 3,803 square feet | 1 |
| Plan 5582 | 4,127 square feet | 1 |

ANALYSIS

Standard Plans Design Review for New Standard Plans:

The proposed standard plans comply with *Town of Queen Creek Zoning Ordinance and Design Standards*, subsection *DS.4 Single-Family Residential Standards*. The standard plans proposed by Lennar contain a variety of quality materials, and are consistent with approved plans in the Nauvoo Station subdivision and surrounding areas.

Lot Fit Analysis:

Staff has reviewed the lot fit analysis for the eight (8) new standard plans. All plans meet the maximum lot coverage requirement of 50%. Staff has determined there is an adequate number of plans for this portion of the subdivision, and will approve building permits subject to the lot fit analysis provided.

CONDITIONS OF APPROVAL

1. This project shall be developed in accordance with the plans and exhibits attached to this case and all the provisions of the Zoning Ordinance applicable to this case.
2. The same floor plan and building elevation shall not be utilized across from, or adjacent to each other.

ATTACHMENTS

1. Aerial Exhibit
2. Lot Exhibit
3. Lennar at Nauvoo Station Residential Design Review Submittal

Project Name: Lennar at Nauvoo Station RDR Aerial Exhibit

Case Numbers: P19-0161



Hearing Date: November 13, 2019 (Planning Commission)





MEMORANDUM

To: Erik Swanson
Steven Ester
From: Brennan Ray
Date: October 29, 2019
RE: **Case No. P19-0161, Lennar @ Nauvoo Station
Residential Plan Review Application**

Lennar Homes (“Lennar”) is the proposed developer of 193 partially and finished lots within Nauvoo Station, which is generally located at the northwest corner of Crismon Road and Ocotillo Road (the “Site”). Aerial photos identifying the Site are attached as *Exhibit 1* and an exhibit identifying the lots Lennar homes acquired is attached as *Exhibit 2*. The Site is zoned R1-6 and R1-8 under the “Emperor Estates at Heritage Town Center” Planned Area Development (the “Emperor Estates PAD”). The typical lots sizes within the Site are 60 ft. x 120 ft. and 80 ft. x 120 ft.

Emperor Estates at Heritage Town Center has developed as “Nauvoo Station.” The final plat for Nauvoo Station was recorded on September 28, 2006 at Book 869, Page 38, in the Official Records of Maricopa County. Since being recorded, a little more than half of the lots have homes constructed on them. *See Exhibit 1*. The Site is uniquely situated as it is separated from the developed portion of Nauvoo Station by a “collector” road (Rosa Road) and a significant amount of HOA owned/maintained common area. Development of the Site has been impacted by a number of things, including its proximity to the Southern Pacific Railroad.

Lennar is proposing to build their Horizon (4500 series) and Destiny (5500 series). Horizon and Destiny are being built at Hastings Farms within the Town. Elevations are respectively attached as *Exhibits 3, 4, and 5*. The 1-story Horizon Series will be constructed on either side of Camacho Court and Camacho Road, with the 1-story Destiny Series being constructed on the balance of the lots within the Site. Specifically, Lennar is seeking approval of 8 standard floor plans for the Site:

- Plans 4021, 4022, 4083, 4580, and 4585; and
- Plans 5579, 5580, and 5582.

Each floor plan will have 3 different elevations and 11 different colors/materials options.

M. Brennan Ray
702 East Osborn Road, Suite 110
Phoenix, Arizona 85014
(602) 234-8794 (Tel.)
(602) 850-9794 (Fax)
bray@bcattorneys.com

EAGLE ROOF TILE

COACH LIGHT

BODY
(SW6067 MOCHA)

GARAGE DOOR
(SW6067 MOCHA)

DECORATIVE METAIL DETAIL

POPOUTS
(SW6107 NOMADIC DESERT)

FRONT DOOR
(SW6069 FRENCH ROAST)



BACK



LEFT



RIGHT

SIDING
(SW6099 SAND DOLLAR)

BORAL ROOF TILE

COACH LIGHT

GARAGE DOOR
(SW6101 SANDS OF TIME)

DECORATIVE CORBELS

BODY
(SW6102 PORTABELLO)

POPOUTS
(SW6099 SAND DOLLAR)

STONE VENEER

FRONT DOOR
(SW6111 COCONUT HUSK)



BACK



LEFT



RIGHT

EAGLE ROOF TILE

COACH LIGHT

BODY
(SW6066 SAND TRAP)

GARAGE DOOR
(SW6066 SAND TRAP)

DECORATIVE DETAIL

STONE VENEER

POPOUTS
(SW6107 NOMADIC DESERT)

FRONT DOOR
(SW6076 TURKISH COFFEE)



BACK

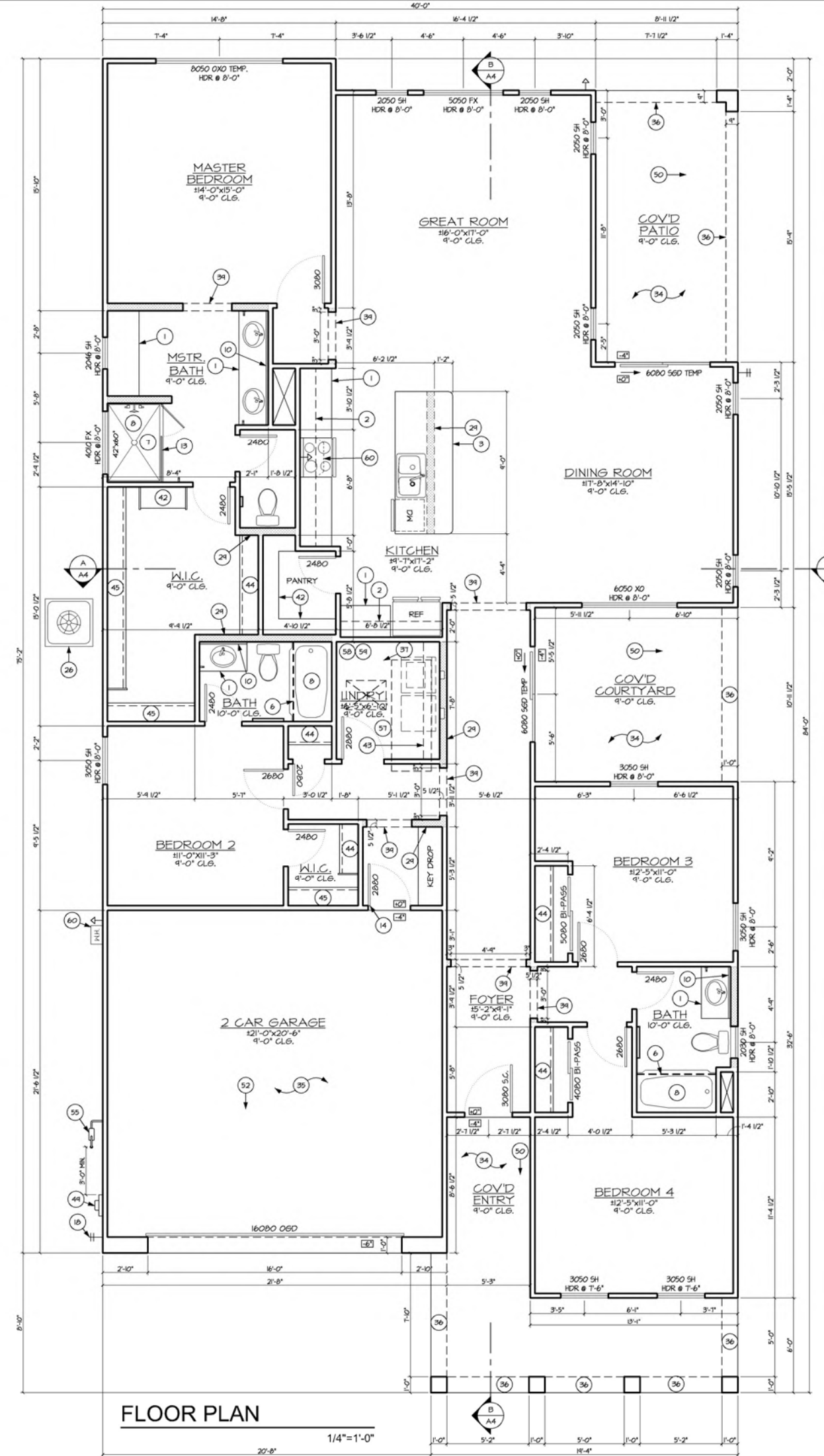


LEFT



RIGHT

| AREA CALC'S. | |
|--------------------|--------------|
| LIVABLE AREAS: | |
| FLOOR PLAN LIVABLE | 2,192 SQ.FT. |
| COVERED AREAS: | |
| COVERED ENTRY | 179 SQ.FT. |
| COVERED COURTYARD | 140 SQ.FT. |
| COVERED PATIO | 153 SQ.FT. |
| GARAGE: | |
| 2 CAR GARAGE | 463 SQ.FT. |
| TOTAL SQ. FT. | 3,127 SQ.FT. |



FLOOR PLAN

1/4" = 1'-0"

NOTES:

- FIELD CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESSURE-PRESERVATIVE-TREATED WOOD SHALL BE RETREATED IN THE FIELD IN ACCORDANCE WITH ANPA 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.
- 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.
- 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.
- SEE STRUCTURAL DRAWINGS FOR EXACT LOCATIONS OF ATTIC ACCESS AND AIR HANDLER UNIT
- 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.
- PRE-FAB SHOWER CAN BE REPLACED WITH OPTIONAL SITE-BUILT SHOWER PER IRC-P2104
- 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 P2405.5 (NOT PVC).
- PROVIDE WATER HAMMER ARRESTORS AT DISHWASHER, ICE MAKER & WASHING MACHINE.
- PROVIDE AIR GAP AT DISHWASHER.
- THE MAXIMUM LENGTH OF A CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 35 FEET FROM THE DRYER LOCATION TO THE WALL OR ROOF TERMINATION. THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED 2.5 FEET FOR EACH 45-DEGREE BEND AND 5 FEET FOR EACH 90-DEGREE BEND. ICM M502.4.4.1
- 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.
- VERIFY WITH BUILDER FOR GAS OR ELECTRIC APPLIANCES SUCH AS WATER HEATER, RANGE, DRYER, ETC... PRIOR TO CONSTRUCTION.

FLOOR PLAN KEYNOTES

| No. | DESCRIPTION |
|-----|---|
| 1 | BASE CABINET W/COUNTERTOP |
| 2 | UPPER CABINETS (PER SPECS) |
| 3 | BREAKFAST BAR W/COUNTERTOP, 2X6 WALL BELOW TO BE @ 34-1/2" UNO. |
| 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 ICG ESR-2461 AND MFG INSTALLATION INSTRUCTIONS. |
| 8 | TUB & OR SHOWER W/ WATER RESISTANT MAINGOAT TO 16" ABV FF. IRC R301.2 |
| 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 | RECESSED MEDICINE CABINET (PER SPECS) - R.O. 14'X34"-PLACE BLOCKING @ 48" AFF & 82" AFF |
| 15 | MIN. 1-3/8" SELF OR AUTOMATIC CLOSING SOLID WOOD OR HONEY-COMB-CORE DOOR, OR 20 MIN. FIRE-RATED DOOR, IRC SECTION R302.5 |
| 16 | 2" STUCCO POP OUT ABOVE DOOR |
| 17 | FRAMED PLATFORM RAISED 18" A.F.F. |
| 18 | BUILDING WATER MAIN SHUT-OFF VALVE LOCATION |
| 19 | TEMPERATURE AND PRESSURE RELIEF VALVE TO BE FULL SIZE STEEL PIPE OR HARD DRAWN COPPER TUBING OR CPVC, SHALL EXTEND OUTSIDE OF BLDG W/ THE END OF PIPE MAX. 6" ABV. GRADE & POINTING DOWNWARD |
| 20 | DRAINAGE SLEEVE - ZURN Z803 FIBERGLASS-PLASTIC COVER |
| 21 | DRAINAGE SLEEVE - ZURN Z805 FIBERGLASS-METAL COVER |
| 22 | STANDARD SOFT WATER LOOP |
| 23 | PROVIDE GAS FOR AIR HANDLER |
| 24 | MECHANICAL CHASE |
| 25 | AIR HANDLER IN ATTIC SPACE |
| 26 | PREFAB PAD FOR CONDENSER UNITS, HOLD 6" AWAY FROM HOUSE 1 MIN. 3" ABOVE GRADE. VERIFY THE SIZE WITH THE MECHANICAL CONTRACTOR |
| 27 | 12"X12" SOFFIT FOR MICROWAVE VENT |
| 28 | 6" WIDE WALL WITH STAGGERED 2X4 STUDS @ 24" O.C. & BLOWN CELLULOSE 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 | FUR. OUT WALL 1" FOR ADDITIONAL INSULATION |
| 33 | *NOT USED |
| 34 | 1/2" SAG-RESISTANT TYPE MR' GYP. BD. @ ALL OVD. PATIOS, (ICG #ESR-1330 OR EQUAL) |
| 35 | 5/8" SAG-RESISTANT TYPE X GYP. BD. @ USABLE AREAS UNDER STAIRS AND @ GARAGE CLG. WHEN GARAGE IS UNDER A HABITABLE ROOM, USE 1/2" GYP. BOARD @ ALL OTHER LOC. & CLG. PER IRC R302.6 |
| 36 | SOFFIT - SEE ELEVATION |
| 37 | 22"X30" ATTIC ACCESS SEE DETAIL 6 ON SHEET A4. |
| 38 | LINE OF CEILING CHANGE |
| 39 | FLAT SOFFIT @ 8'-6" |
| 40 | FLAT SOFFIT @ 8'-0" |
| 41 | DIRECTION OF SLOPE FOR VAULT CLG. |
| 42 | 5'-20" OR 16" DEEP SHELVES, EVENLY SPACED (6 SHELVES @ N.G. LAUNDRY) |
| 43 | SOFFIT - SEE ELEVATION |
| 44 | 1 SHELF |
| 45 | 1 ROD, 1 SHELF |
| 46 | 2 RODS, 2 SHELVES |
| 47 | 24" DEEP SHELF 4" ABOVE W/D & 12" DEEP SHELF 15" ABOVE LOWER SHELF |
| 48 | EXTENTS OF STONE VENEER HEIGHTS AND LOCATION PER ELEVATIONS. |
| 49 | MIN. 36"X36" LANDING AT DOOR LOCATION PER CODE |
| 50 | ELECTRIC PANEL LOCATION-SEE E1 AND GEN. NOTES, FRAMER TO PROVIDE LATH BACKING AROUND PANEL |
| 51 | SLOPE 1/8" PER 12" |
| 52 | SLOPE 1/4" PER 12" |
| 53 | SLOPE GARAGE 2" OVERALL |
| 54 | HANDRAIL/GUARDRAIL (WOOD OR IRON PER SPECS) TO BE 42" ABOVE WALKING PLANE ON 10" HIGH CURB. RAILS SHOULD BE SPACED TO NOT ALLOW A 4" SPHERE TO PASS THROUGH ANY OPENING. (PER IRC) |
| 55 | HANDRAIL (WOOD OR IRON PER SPECS) TO BE 36" ABOVE WALKING PLANE (PER IRC) |
| 56 | NATURAL GAS METER LOCATION - SEE PLUMBING PLAN |
| 57 | COMBUSTION & RELIEF GRILLES, 12" FROM FLR & CLG. W/ GAS APPL. |
| 58 | PROVIDE 100 SQ. IN. MAKEUP AIR FOR GAS OR ELEC DRYER (TO BE PROVIDED BY JUMP DUCT OR DOOR VENT SEE MECH.) |
| 59 | PERMANENT ENERGY CERTIFICATE SHALL BE POSTED PER N-101-14 (R401.3) |
| 60 | DRYER DUCT ID SHALL BE POSTED, IF REQUIRED, PER M-1502.4.6 |
| 61 | RINNAI TANKLESS WATER HEATER. SEE DETAIL ON A4.J |
| 62 | * NOT USED |
| 63 | * NOT USED |
| 64 | * NOT USED |
| 65 | * NOT USED |

GENERAL NOTES

- HALL FRAMING - SEE STRUCTURAL - UNO. EXTERIOR WALLS - 2x4 @ 16" o.c. UNO. INTERIOR BEARING WALLS - 2x4 @ 16" o.c. UNO. INTERIOR NON BEAR: 2x4 @ 24" o.c. UNO. PLUMBING WALLS - 2x6 UNO. - 16" o.c. @ TUBS & SHOWERS FOR PROPER INSTALLATION OF DENS SHIELD
- INSULATION - MANUFACTURER; CERTAIN TEED OR APPROVED EQUAL MATERIAL, BLOWN CELLULOSE INSULATION WALL INSULATION (2x4) R-13; AIR CONDITIONED AREAS (2x6) R-20; AIR CONDITIONED AREAS CEILING INSULATION, R-30 OVER ALL LIVEABLE AREAS KNEE HALL INSULATION, R-13 2X4R-20 2X6 GULFK AND SEAL BOTTOM PLATES, PENETRATIONS, WINDOWS & DOORS.
- REFER TO FLOOR PLAN SHEETS FOR ALL WINDOW HEADER HEIGHTS, SEE DOOR ROUGH OPENING CHART BELOW.
- SHOWER HEADS @ 82" A.F.F. SHOWER CONTROL VALVES @ 42" A.F.F. STACK SHOWER CONTROL VALVES @ CURVED WALLS UNO.
- PROVIDE PRESSURE BALANCE OR THERMO. MIXING VALVE TYP. CONTROL VALVES FOR ALL SHOWER AND TUB COMBS AND GARDEN TUBS.
- GLASS BLOCK SHALL COMPLY WITH IRC.
- ALL BATH ACCESSORIES, (TOWEL BARS, HOOKS, ETC.) AND MOUNTING HEIGHTS TO BE DETERMINED BY BUILDER
- PROVIDE BLOCKING IN WALLS AS NECESSARY TO SUPPORT ALL WALL MOUNTED FIXTURES.
- ALL MECH. EQUIPMENT SHALL BE SCREENED A MINIMUM OF 12" ABOVE THE HIGHEST POINT OF THE EQUIPMENT. SEE MECH. PLAN FOR A.H. LOC.
- ALL CEILING HEIGHTS INDICATED ARE FROM FINISHED FLOOR ELEVATION.
- REFER TO SPECIFICATIONS FOR ALL FLAT WORK CONCRETE FINISH.
- ALL EQUIPMENT IN GARAGE SHALL HAVE ELECTRIC (OR GAS) IGNITION POINTS AT 18" ABOVE FINISH FLOOR AND SHALL BE PROTECTED FROM DAMAGE.
- XOX WINDOW - TO HAVE ONE OPENABLE WINDOW TO BE 5:7 S.F. MIN. WITH MIN. CLEAR DIM. OF 20" WIDE X 24" HIGH
- ALL EQUIPMENT SHALL BE INSTALLED SO THAT AIR FLOW OVER SURFACES IS NOT PREVENTED AS PER MANUFACTURER'S INSTALLATION REQUIREMENTS. INSULATION SHALL AT A MINIMUM: 1) MAINTAIN THE MIN. CLEARANCE REQUIREMENTS OF THE VENT PIPES. 2) EXTEND A MINIMUM OF 24" ABV. THE CEILING. 3) HAVE A SLOPED TOP. 4) BE SECURED IN PLACE. 5) NOT OBSTRUCT INSPECTION OF THE VENT PIPE JOINTS.
- CLOTHES DRYERS SHALL BE EXHAUSTED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. DRYER VENT TO CONFORM TO IMC SECTION M502. DRYER EXHAUST DUCTS SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS M502.4.1 THROUGH M502.4.6. WHERE THE EXHAUST DUCT IS CONCEALED WITHIN BLDG CONSTRUCTION, THE EQUIVALENT LENGTH SHALL BE IDENTIFIED ON PERMANENT TAG AND BE WITHIN 6 FEET OF THE DUCT CONNECTION. SEE MECHANICAL PLAN FOR DRYER VENT LOCATION AND TYPE.
- STANDARD WATER HEATER - 50 GAL. - SEE SPECS WATER HEATER TO INCLUDE T & P RELIEF VALVE - SEE SPECS FOR SIZE OF TP LINE AND FLUE SIZE.
- PROVIDE MIN. 15" CLEAR EACH SIDE AND MIN. 24" CLEAR IN FRONT FOR WATER CLOSET.
- PRE PLUMB REFRIGERATOR SPACE FOR ICE MAKER. PROVIDE 34" SPACE.
- PROVIDE REVERSE OSMOSIS ROUGH-IN TO REF. AT DOUBLE SINK.
- PROVIDE INSULATED, DUAL GLAZED, LOW E GLASS AT ALL FRENCH DOORS, WINDOWS AND SLIDING GLASS DOORS
- PLUMBER TO PLACE CLEANOUTS, FEED LINES, ETC. ABOVE 4 3/4"-STANDARD BASE BOARD HEIGHT IS 2 1/4"
- PROVIDE TETHER AT STOVE FOR PREVENTION OF TIP OVER
- WHEN PLAN IS FLIPPED, ARCADIA DOORS FLIP ALSO AND DRYER IS ALWAYS TO THE RIGHT OF THE WASHER.
- PROVIDE CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM AS THE BACKER FOR CERAMIC TILE IN TUB AND SHOWER AREAS.

DOOR ROUGH OPENING

- EXTERIOR DOORS -
 - 6'-0" DOOR HEADERS - 82-1/2" TO 83". NOTE: DOORS FROM THE GARAGE TO THE HOUSE ARE EXTERIOR DOORS.
 - 8'-0" DOOR HEADERS 98" TO 99-1/2".
 - SINGLE DOORS ARE 2" OVER THE WIDTH OF THE DOOR.
 - BI-PASS DOORS ARE 2-1/2" TO 3" OVER THE WIDTH OF THE DOORS.
 - ALL STUCCO GROUNDS WILL BE 1-1/4" X 1-1/4". AT GARAGE SERVICE DOORS HEADER HEIGHT IS MEASURED FROM GARAGE FLOOR.
- INTERIOR DOORS -
 - HEADERS - 82-1/2".
 - SINGLE DOORS ARE 2" OVER THE WIDTH OF THE DOOR.
 - DOUBLE DOORS ARE 2-1/2" TO 3" OVER THE WIDTH OF THE DOORS.
 - BI-PASS DOORS WIDTH OF THE DOORS WITH 82-1/2" HEADER.
 - BI-FOLD DOORS ARE 1-1/4" OVER THE WIDTH OF THE DOORS. NOTE: BI-FOLD OR BI-PASS DOORS NEED A STUD OR LADDER BACKING FOR THE STOP.

SYMBOL LEGEND

| | | | |
|------|---|----|--|
| XX | KEYNOTE | DS | DOUBLE SINK W/ DISPOSAL |
| REP. | NOT WATER REGULATOR PIPE | CH | DISHWASHER - PROVIDE 1" AIR GAP PER IRC |
| FIN. | FINISHED FLOOR ELEVATION | DR | 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. |
| AC | 6" WALL WITH STAGGERED 2x4 STUDS @ 24" O.C. & INSULATION | UT | UTILITY SINK |
| AC | A/C CONDENSING UNIT - SEE MECH. PLAN FOR MORE INFO. | RF | REFRIGERATOR SPACE PROVIDE 34" WIDE SPACE & INSTALL RECESSED ICE/MAKER LINE |
| W | WATER CLOSET - PROVIDE MIN. 15" EA. SIDE & 24" CLEAR IN FRONT | RS | 30" SMOOTH TOP RANGE W/MICROWAVE ABOVE |
| L | LAVATORY W/4" SPREAD STANDARD 3'-0" TUBSWR | HS | HOSE BIBB W/ ANTI-SIPHON VALVE |
| WR | WATER RESISTANT SRRANDS @ 76" | GS | GAS SHUT OUT - LOCATE PER MANUFACTURER'S SPECS |

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LIPPLAN, LLC

4711 East Falcon Drive • Suite 232
Mesa, Arizona 85215
studio (480) 807-1539 • fax (480) 894-2529
www.liplandesign.com

LENNAR®
1665 West Alameda Drive, Suite # 130 Tempe, Arizona 85282
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Home Builders Association OF CENTRAL ARIZONA

INSTITUTE OF BUILDING DESIGN

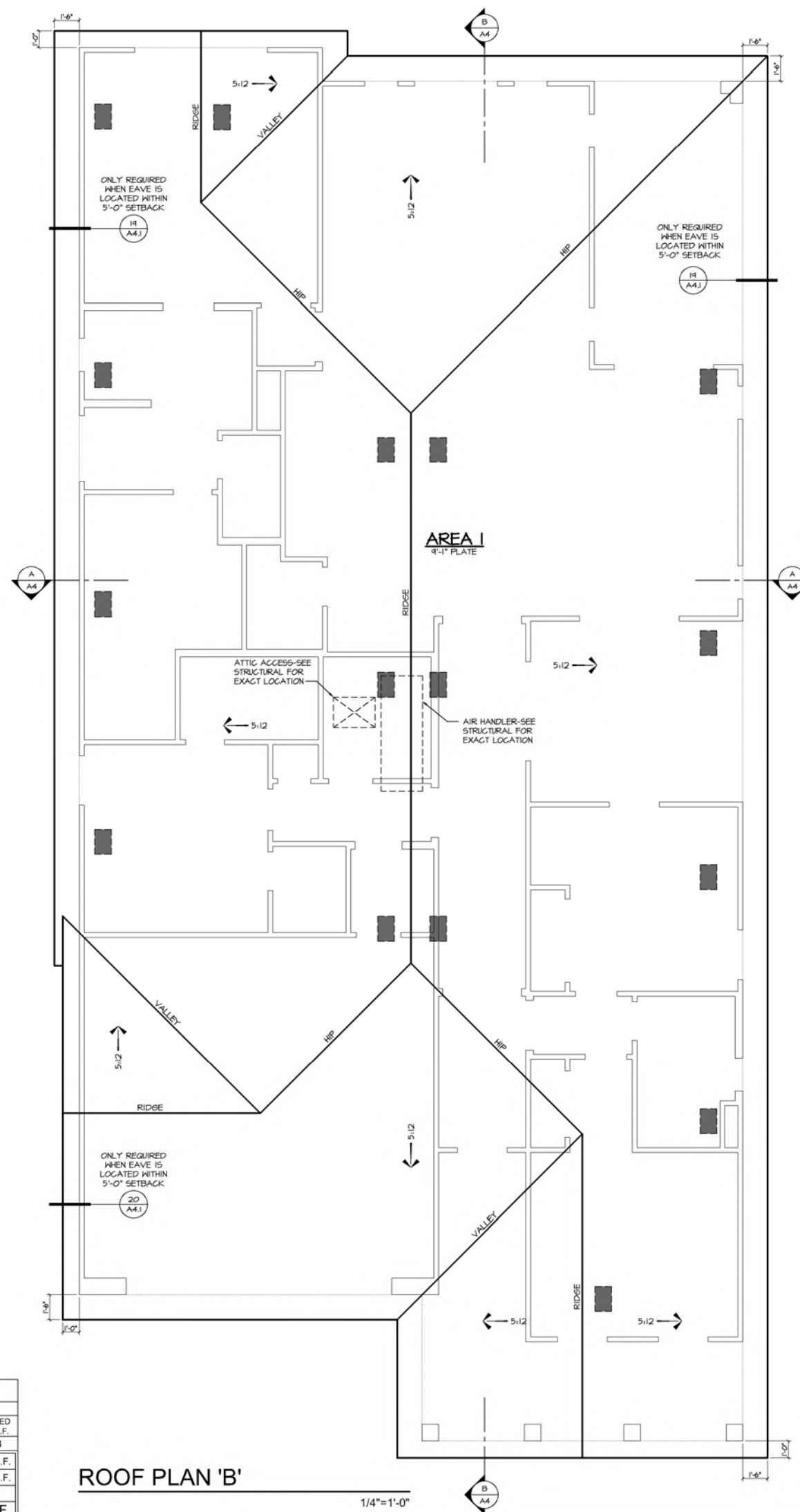
FLOOR PLAN

DATE: 7-31-19

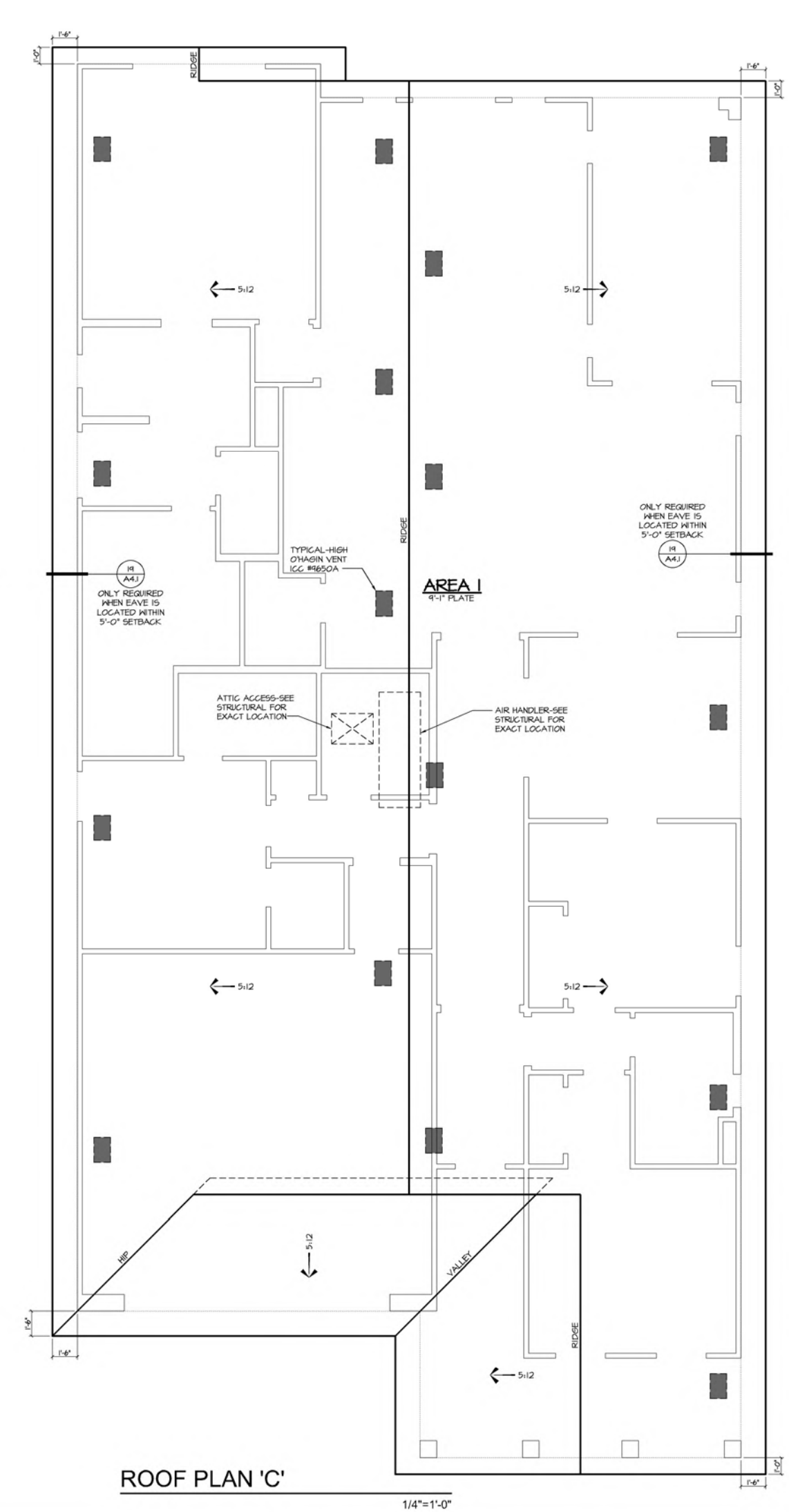
| | |
|------|-------|
| Rev. | DATE: |
| 1 | |
| 2 | |
| 3 | |
| 4 | |

PLAN 4021
Nauvo Station

SHEET A1



ROOF PLAN 'B'
1/4"=1'-0"



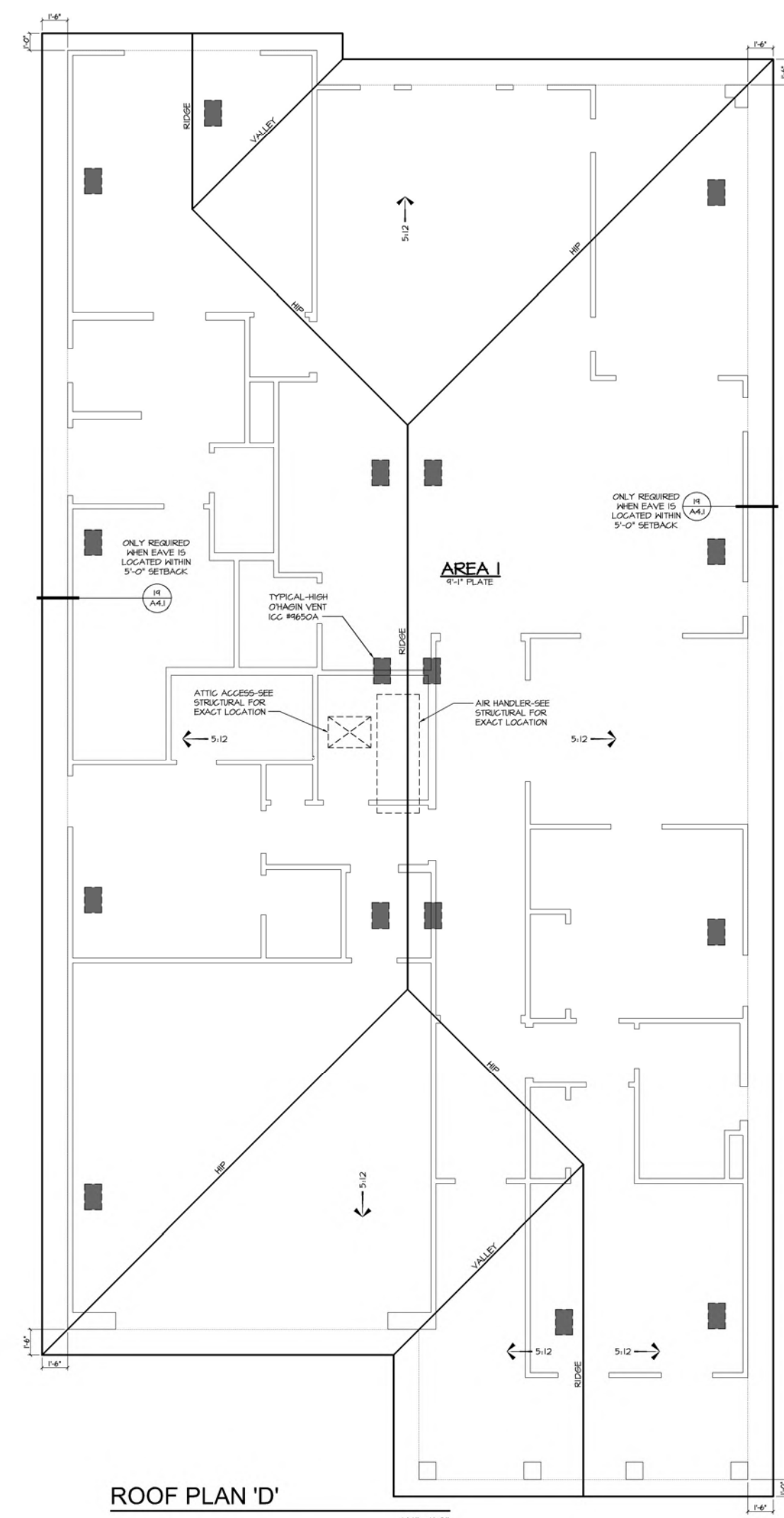
ROOF PLAN 'C'
1/4"=1'-0"

GENERAL NOTES

1. PER IRC R06.2, THE MIN. NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. 1/300 OF THE VENTED SPACE MAY BE USED, PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE.
2. PER IRC R06.3, INSTALL INSULATION BAFFLES TO PROVIDE MIN. OF 1" SPACE AT THE LOCATION BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.
3. FOAM PLASTIC INSULATION FROM ATTIC AND CRAWL SPACES SHALL COMPLY WITH THE IRC.
4. SEE STRUCTURAL DRAWINGS FOR EXACT LOCATIONS OF ATTIC ACCESS AND AIR HANDLER UNIT.
5. AREAS IN ATTIC OVER 30 S.F. AND 30" HIGH REQUIRE ACCESS.
6. HIGH VENTS TO BE NO MORE THAN 3' BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE.

| TYPICAL FREE VENT AREAS | |
|-------------------------|---|
| SIZE | 12x12 12x14 12x16 12x20 12x24 12x30 14x14 14x18 14x20 14x24 14x30 16x16 16x18 16x20 16x24 16x30 20x20 20x24 20x30 24x30 30x30 |
| FREE VENT AREA | 0.50 0.58 0.75 0.83 1.00 1.42 0.88 0.88 0.97 1.16 1.46 0.88 |
| SIZE | 12x12 12x14 12x16 12x20 12x24 12x30 14x14 14x18 14x20 14x24 14x30 16x16 16x18 16x20 16x24 16x30 20x20 20x24 20x30 24x30 30x30 |
| FREE VENT AREA | 1.33 1.52 1.90 1.88 1.38 1.76 2.08 2.00 2.50 3.00 3.13 |

| VENT CALC'S | |
|--------------------------------------|-------------------|
| ROOF AREA '1' | 3,127 |
| REQ. VENT S.F. (1/300) | 10.42 |
| PROVIDED VENT S.F. | 10.88 |
| HIGH 8 DHAGIN VENTS @ 0.88 S.F. EACH | 5.44 S.F. |
| LOW 8 DHAGIN VENTS @ 0.88 S.F. EACH | 5.44 S.F. |
| TOTAL | 10.88 S.F. |



ROOF PLAN 'D'

1/4"=1'-0"

GENERAL NOTES

- PER IRC R06.2, THE MIN. NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. 1/300 OF THE VENTED SPACE MAY BE USED, PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE.
- PER IRC R06.3, INSTALL INSULATION BAFFLES TO PROVIDE MIN. OF 1" SPACE AT THE LOCATION BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.
- FOAM PLASTIC INSULATION FROM ATTIC AND CRAWL SPACES SHALL COMPLY WITH THE IRC.
- SEE STRUCTURAL DRAWINGS FOR EXACT LOCATIONS OF ATTIC ACCESS AND AIR HANDLER UNIT.
- AREAS IN ATTIC OVER 30 S.F. AND 30" HIGH REQUIRE ACCESS.
- HIGH VENTS TO BE NO MORE THAN 3' BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE.

TYPICAL FREE VENT AREAS

| SIZE | 1/2x2 | 1/2x4 | 1/2x6 | 1/2x8 | 1/2x10 | 1/2x12 | 1/2x14 | 1/2x16 | 1/2x18 | 1/2x20 | 1/2x24 | 1/2x30 | 1/2x36 | 1/2x42 | 1/2x48 | 1/2x54 | 1/2x60 | 1/2x72 | 1/2x84 | 1/2x96 | 1/2x108 | 1/2x120 | |
|----------------|--------|-------|-------|-------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|---------|-------|
| FREE VENT AREA | 0.50 | 0.58 | 0.75 | 0.83 | 1.00 | 1.25 | 0.88 | 0.88 | 0.97 | 1.16 | 1.46 | 0.88 | 1.00 | 1.25 | 1.50 | 1.75 | 2.00 | 2.25 | 2.50 | 2.75 | 3.00 | 3.25 | 3.50 |
| FREE VENT AREA | 1.8x18 | 18x20 | 18x24 | 18x30 | 20x20 | 20x24 | 20x30 | 24x30 | 24x36 | 30x36 | 30x42 | 36x42 | 36x48 | 42x48 | 42x54 | 48x54 | 48x60 | 54x60 | 60x60 | 60x72 | 72x72 | 72x84 | 84x84 |
| FREE VENT AREA | 1.50 | 1.50 | 1.50 | 1.50 | 1.50 | 1.50 | 1.50 | 1.50 | 1.50 | 1.50 | 1.50 | 1.50 | 1.50 | 1.50 | 1.50 | 1.50 | 1.50 | 1.50 | 1.50 | 1.50 | 1.50 | 1.50 | 1.50 |

VENT CALC's

| ROOF AREA '1' | | |
|---------------------------|------------------------|--------------------|
| ROOF S.F. | REQ. VENT S.F. (1/300) | PROVIDED VENT S.F. |
| 3,127 | 10.42 | 10.88 |
| HIGH 8 | 0.88 S.F. EACH | 5.44 S.F. |
| LOW 8 | 0.88 S.F. EACH | 5.44 S.F. |
| TOTAL = 10.88 S.F. | | |

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

NOTE:
WATER-RESISTIVE BARRIER REQUIRED UNDER EXTERIOR PLASTER

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

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

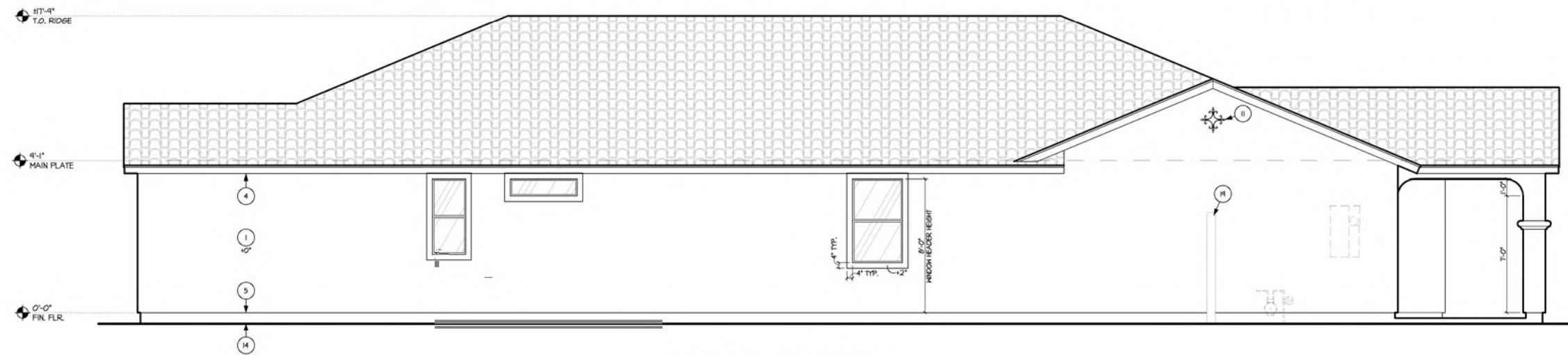
NOTE:
ALL EXTERIOR WINDOWS AND DOOR OPENING FLASHINGS SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

GENERAL NOTES

1. SEE FLOOR PLAN & ELEVATIONS FOR WINDOW HEADER HEIGHTS. ALL DOOR HEADER HEIGHTS - REFER TO FLOOR PLAN SHEET 4 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. FLASHINGS 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, ICBOM ESR-1641 & PER THE BUILDING CODE.
5. BUILD UP ROOFING W/ 3 LAYERS #15 FELT AND 300 POUNDS OF GRAVEL PER 100 SQ. FT. OF ROOF OR OTHER APPROVED SURFACING MATERIAL INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATIONS AND PER THE IRC.
6. KEEP SCREED SHALL BE OF NO. 26 GAUGE CORROSION RESISTANT METAL WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3/16" 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 5:12 TYP. UNO.
8. WINDOW FRAMES SHALL BE ANODIZED OR ENAMEL PAINTED TO MATCH HOUSE UNO.
9. ALL VENTS, ELEC. BOXES, HVAC UNITS, ETC. SHALL BE PAINTED TO MATCH HOUSE UNO.
10. PAINT EXPOSED STEMWALLS TO MATCH UNO.
11. SLOPES (EXAMPLE: FIREPLACE / MEDIA NICHE TOPS) OF 60° OR LESS FROM HORIZONTAL TO HAVE UNDERLAYMENT MEETING ROOFING REQUIREMENTS.

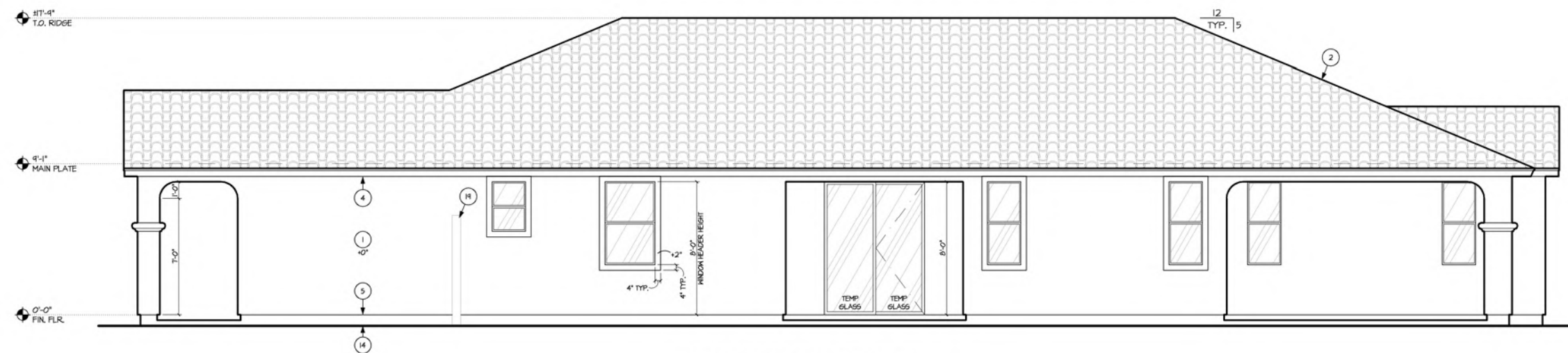
KEYNOTES

| No. | DESCRIPTION |
|-----|---|
| 1 | 3/8" STUCCO SYSTEM OVER 1" FOAM BOARD, LATH BASE OVER BUILDING PAPER - 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 TILE ICBOM ESR-1641, 0/40# FELT (STYLE: PER ELEVATION SEE ROOF PLANS) |
| 3 | MASONRY LOW WALL/COLUMN SEE WALL DETAILS 2 & 3 ON SHEET A4J |
| 4 | FASCIA - REFER TO DETAIL 26 ON SHEET A4J |
| 5 | KEEP SCREED - REF. DETAIL 9 ON SHEET A4J |
| 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 SPEC'S. WEATHER RESISTIVE BARRIER SEE DETAILS 8 & 4 ON SHEET A4J |
| 8 | EXTERIOR LIGHT-FER SPECIFICATIONS SEE DETAIL 25 ON SHEET A4J FOR INSTALLATION AT STONE VENEER |
| 9 | FYPON TILE VENT (6N6X6) - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S |
| 10 | FYPON COVE CORBEL (CORCV18X8X6) - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S |
| 11 | DECORATIVE IRON (PER SPECIFICATIONS). |
| 12 | SECTIONAL METAL ROLL-UP DOOR. PAINT TO MATCH EXTERIOR OF HOUSE - PER SPEC'S. |
| 13 | STREET ADDRESS NUMBER-FINISH PER SPECIFICATIONS. SEE DETAIL 25 ON SHEET A4J FOR INSTALLATION AT STONE VENEER |
| 14 | FINISH GRADE - SLOPE MIN. 5% AWAY FROM BUILDING |
| 15 | STUCCO SYSTEM OVER FOAM SURROUND PROJECTION (PER SPECIFICATIONS). |
| 16 | STUCCO POPOUT-SEE DETAIL ON SHEET A4J |
| 17 | FYPON OUTLOOKER (BKT16X32X45) - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S |
| 18 | EXTEND ACCENT MATERIAL TO THE SIDE YARD FENCE WALL |
| 19 | SIDE YARD FENCE WALL |
| 20 | HARDIE BOARD PER SPEC'S |



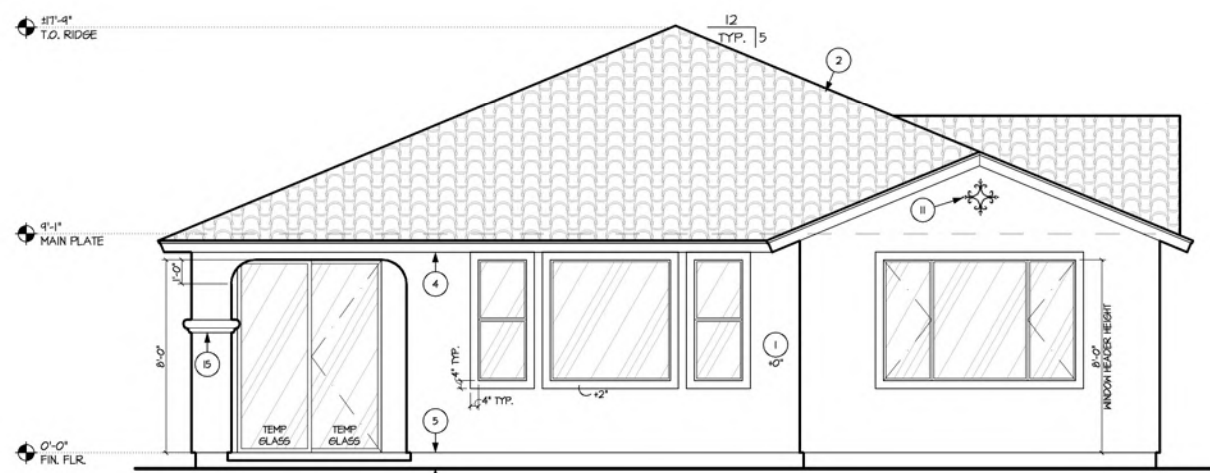
LEFT ELEVATION 'B'

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



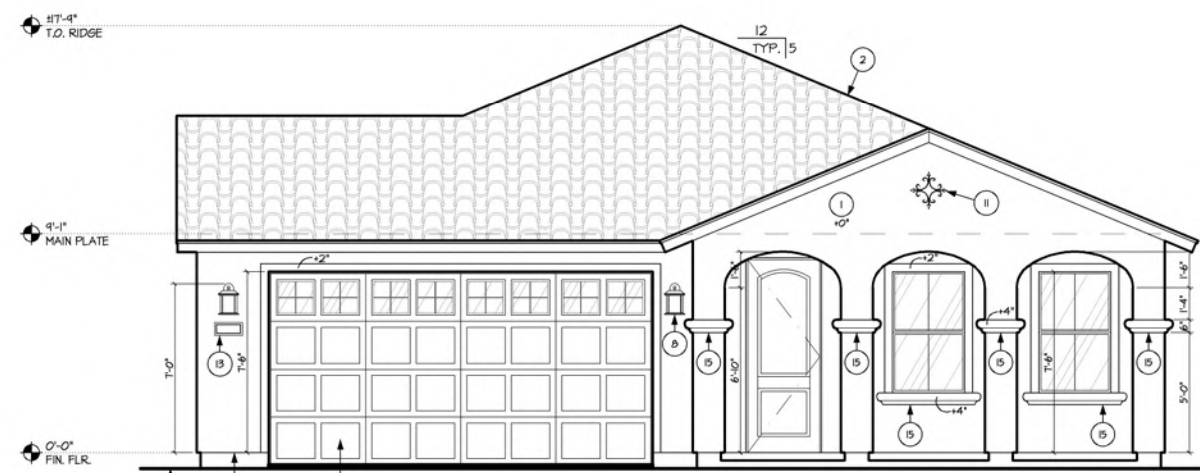
RIGHT ELEVATION 'B'

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



REAR ELEVATION 'B'

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



FRONT ELEVATION 'B'

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

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Home Builders Association
OF CENTRAL ARIZONA

AMERICAN INSTITUTE OF BUILDING DESIGN
A B D
PROFESSIONAL BUILDING DESIGNER

ELEVATION 'B'

PLOT DATE: 7-31-19

| Rev. | DATE |
|------|------|
| 1 | |
| 2 | |
| 3 | |
| 4 | |

PLAN
4021
Nauvoo Station

SHEET
A3

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

NOTE:
WATER-RESISTIVE BARRIER REQUIRED UNDER EXTERIOR PLASTER

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

NOTE:
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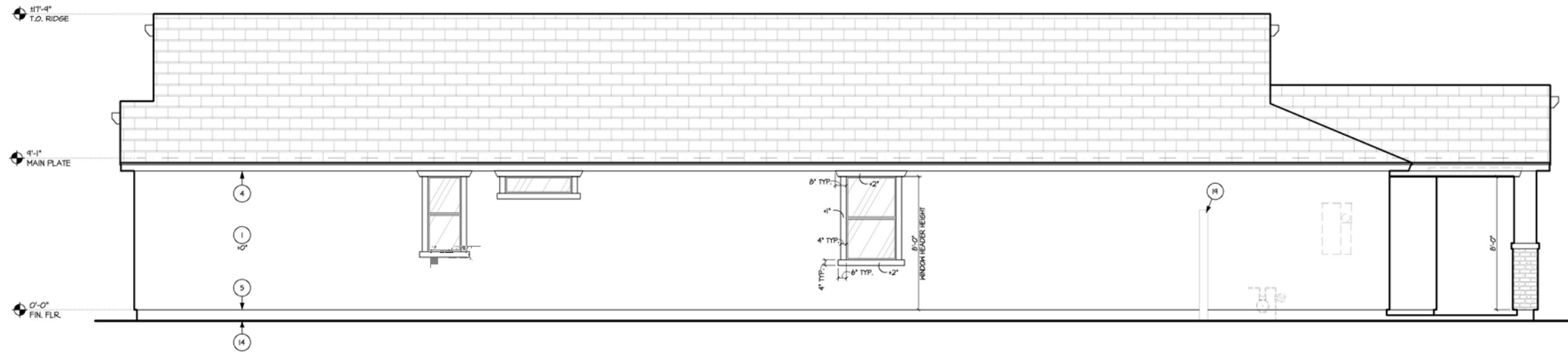
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GENERAL NOTES

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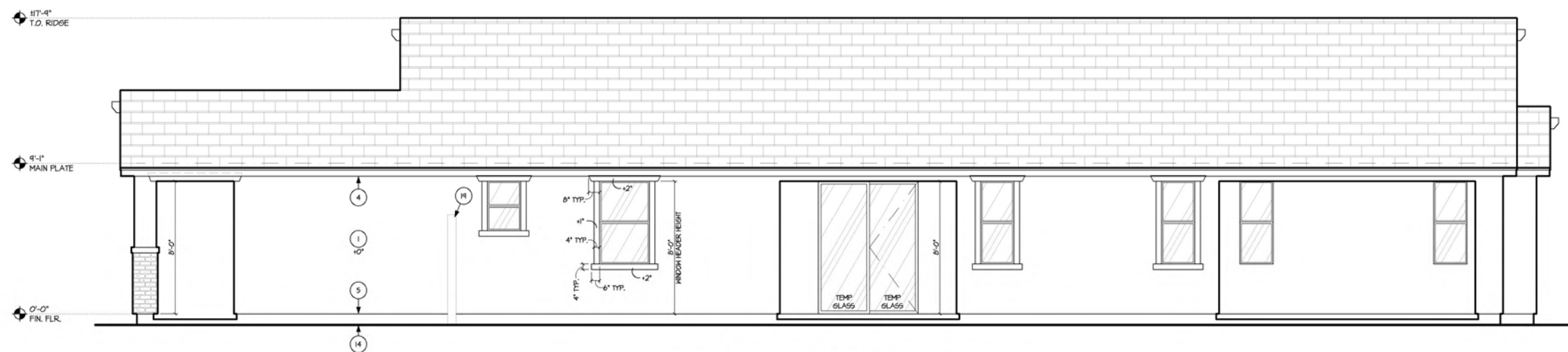
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| 20 | |



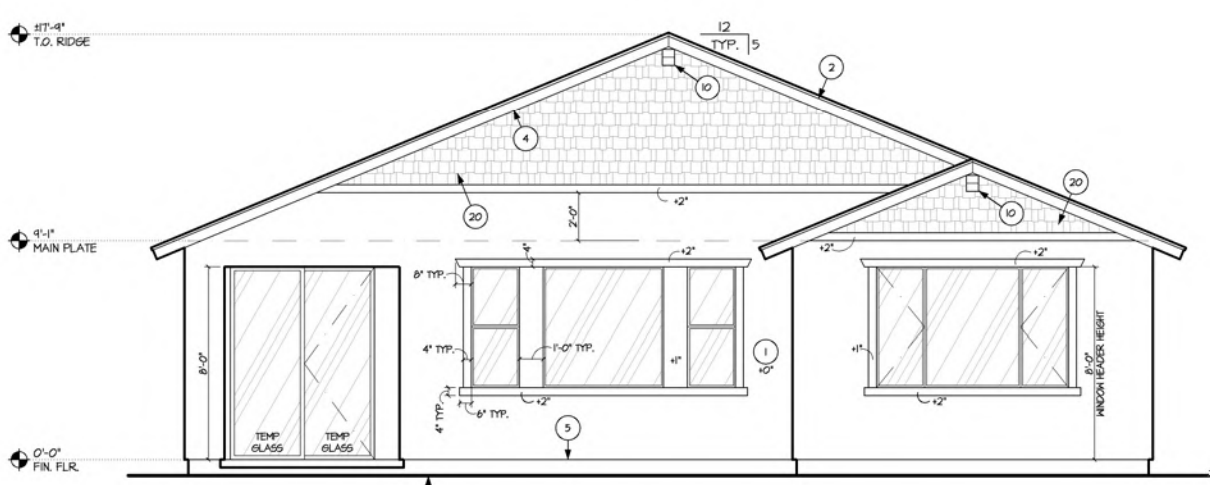
LEFT ELEVATION 'C'

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



RIGHT ELEVATION 'C'

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



REAR ELEVATION 'C'

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



FRONT ELEVATION 'C'

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

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4711 East Falcon Drive • Suite 232
Mesa, Arizona 85215
studio (480) 807-1539 • fax (480) 894-2529
www.iplandesign.com

Home Builders Association
OF CENTRAL ARIZONA

A B D
AMERICAN INSTITUTE OF BUILDING DESIGN
PROFESSIONAL BUILDING DESIGNER

ELEVATION 'C'

PLOT DATE: 7-31-19

| Rev. | DATE |
|------|------|
| 1 | |
| 2 | |
| 3 | |
| 4 | |

PLAN
4021
Nauvoo Station

SHEET
A3.1

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

NOTE:
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NOTE:
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NOTE:
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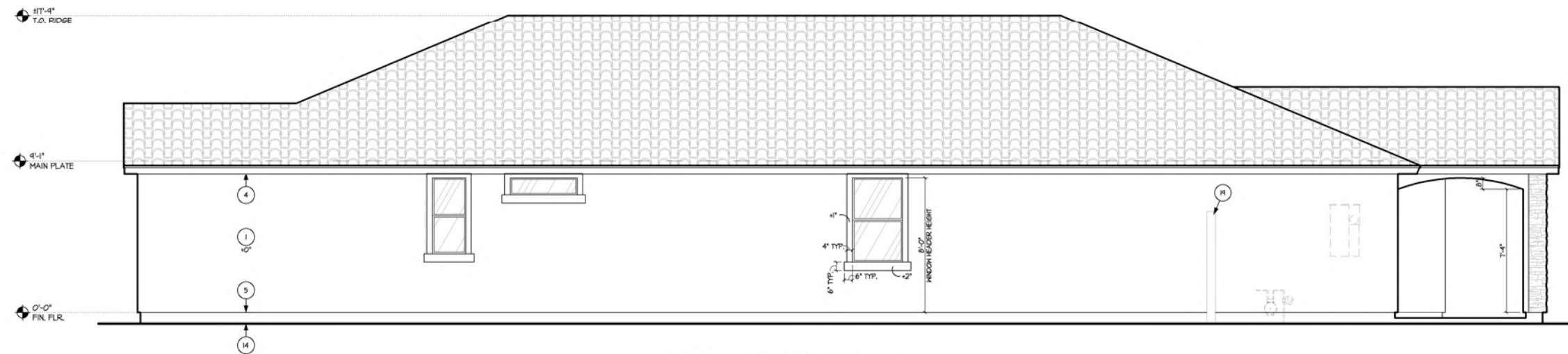
GENERAL NOTES

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5. BUILT UP ROOFING W/ 3 LAYERS #15 FELT AND 300 POUNDS OF GRAVEL PER 100 SQ. FT. OF ROOF OR OTHER APPROVED SURFACING MATERIAL INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATIONS AND PER THE IRC.
6. KEEP SCREED SHALL BE OF NO. 26 GAUGE CORROSION RESISTANT METAL WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3/12" AND PLACED A MIN. OF 1" BELOW TOP OF FINISHED FLOOR AND A MINIMUM OF 6" ABOVE FINISHED GRADE & ALL EXTERIOR WALLS.
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KEYNOTES

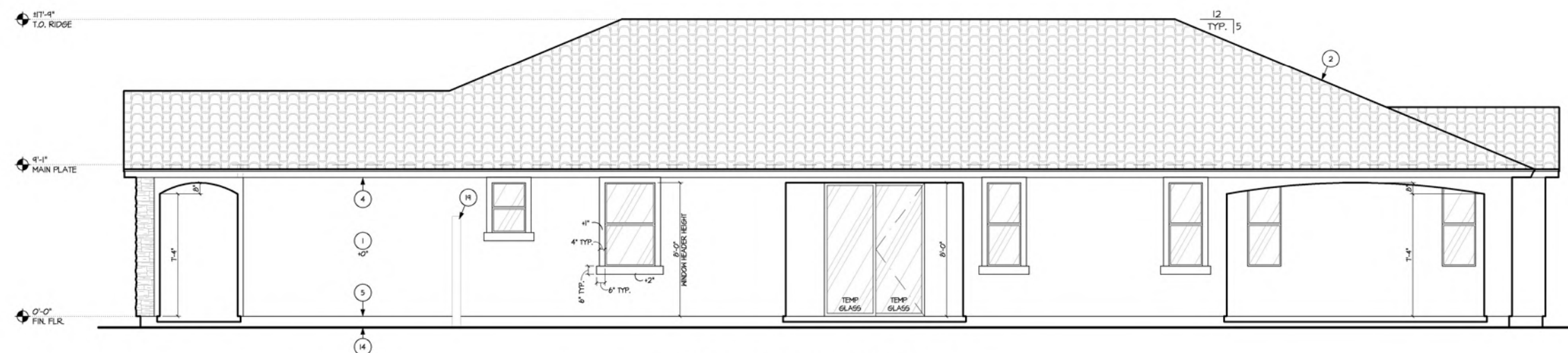
* SEE SPECIFICATION FOR MORE INFORMATION *
* ALL KEYNOTES MAY NOT APPLY TO THIS SHEET *

| 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. |
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| 3 | MASONRY LOW WALL/COLUMN SEE WALL DETAILS 2 & 3 ON SHEET A4J |
| 4 | STUCCO - REFER TO DETAIL 26 ON SHEET A4J |
| 5 | WEEP SCREED - REF. DETAIL 9 ON SHEET A4J |
| 6 | FYPON BOARD AND BATTEN SHUTTERS - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S |
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| 8 | FYPON TILE VENT (C6X6) - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S |
| 9 | FYPON COVE CORBEL (C6X6) - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S |
| 10 | DECORATIVE IRON (PER SPECIFICATIONS) |
| 11 | SECTIONAL METAL ROLL-UP DOOR, WALL TO MATCH EXTERIOR OF HOUSE - PER SPEC'S. |
| 12 | STREET ADDRESS NUMBER-FINISH PER SPECIFICATIONS. SEE DETAIL 25 ON SHEET A4J FOR INSTALLATION AT STONE VENEER |
| 13 | FINISH GRADE - SLOPE MIN. 5% AWAY FROM BUILDING |
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| 15 | STUCCO POPOUT-SEE DETAIL ON SHEET A4J |
| 16 | FYPON OUTLOOKER (BK16X32X45) - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S |
| 17 | EXTEND ACCENT MATERIAL TO THE SIDE YARD FENCE WALL |
| 18 | SIDE YARD FENCE WALL |
| 19 | HARDIE BOARD PER SPEC'S |
| 20 | |



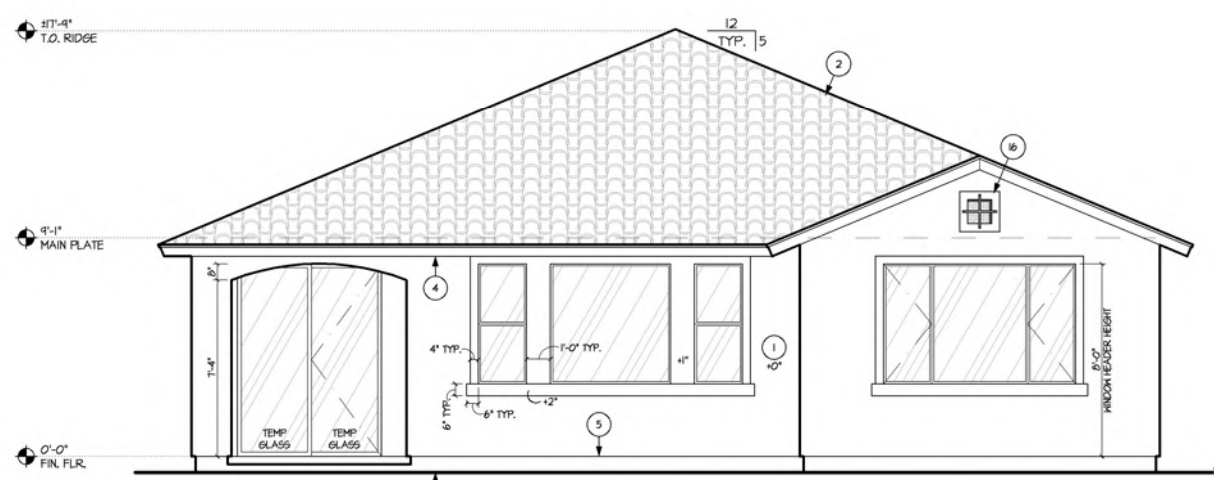
LEFT ELEVATION 'D'

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



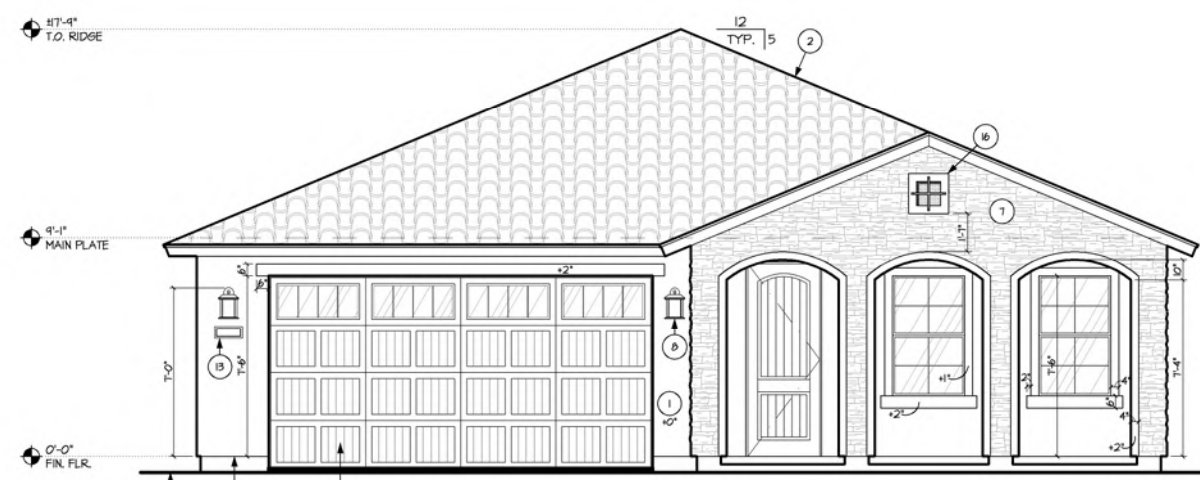
RIGHT ELEVATION 'D'

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



REAR ELEVATION 'D'

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



FRONT ELEVATION 'D'

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

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PROFESSIONAL BUILDING DESIGNER

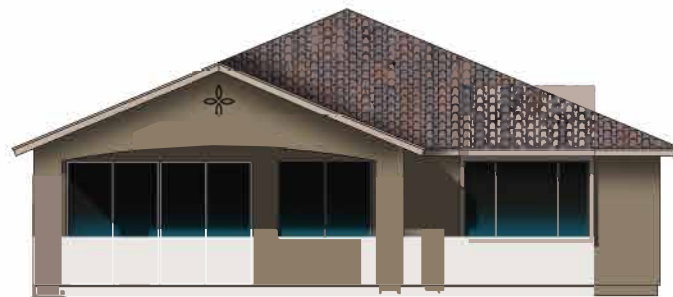
ELEVATION 'D'

PLOT DATE: 7-31-19

| Rev. | DATE |
|------|------|
| 1 | |
| 2 | |
| 3 | |
| 4 | |

PLAN
4021
Nauvoo Station

SHEET
A3.2



BACK



LEFT



RIGHT

EAGLE ROOF TILE

COACH LIGHT

BODY
(SW6095 TOASTY)

GARAGE DOOR
(SW6095 TOASTY)

DECORATIVE CORBELS

POPOUTS
(SW6107 NOMADIC DESERT)

DECORATIVE SHUTTERS
(SW6103 TEA CHEST)

STONE VENEER

FRONT DOOR
(SW6104 KAFFEE)



BACK



LEFT



RIGHT

EAGLE ROOF TILE

STONE VENEER

COACH LIGHT

BODY
(SW6074 SPALDING GRAY)

GARAGE DOOR
(SW6074 SPALDING GRAY)

DECORATIVE DETAIL

DECORATIVE CORBEL

DECORATIVE SHUTTERS
(SW6054 CANYON CLAY)

POPOUTS
(SW6106 KILIM BEIGE)

FRONT DOOR
(SW6055 FIERY BROWN)



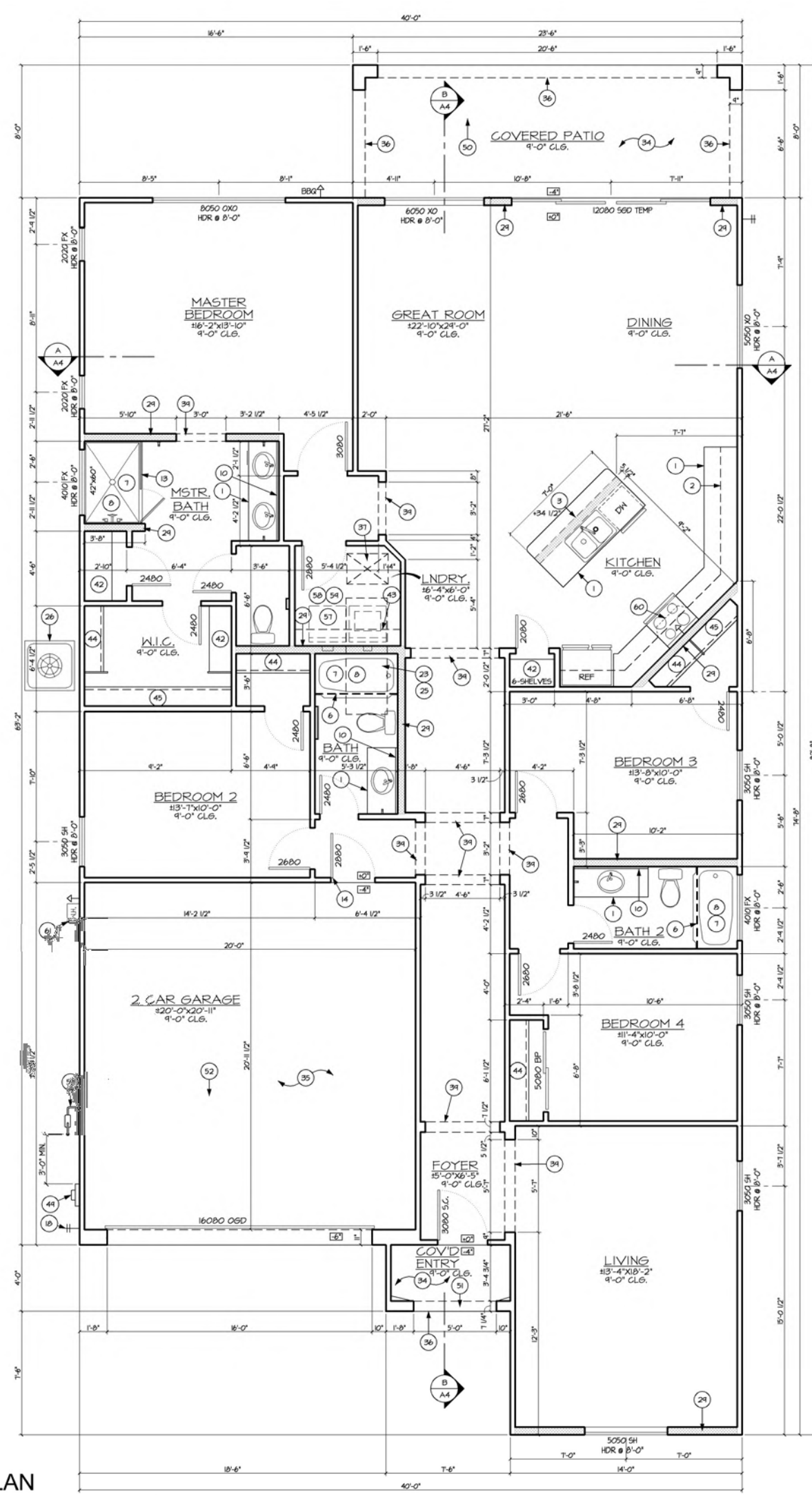
BACK



LEFT



RIGHT



| AREA CALC'S. | |
|--------------------|--------------|
| LIVABLE AREAS: | |
| FLOOR PLAN LIVABLE | 2,244 SQ.FT. |
| COVERED AREAS: | |
| COVERED ENTRY | 30 SQ.FT. |
| COVERED PATIO | 188 SQ.FT. |
| GARAGE: | |
| 2 CAR GARAGE | 444 SQ.FT. |
| TOTAL SQ. FT. | 2,906 SQ.FT. |

FLOOR PLAN

1/4"=1'-0"

NOTES:

- FIELD CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESSURE-PRESERVATIVE-TREATED WOOD SHALL BE RETREATED IN THE FIELD IN ACCORDANCE WITH ANPA M4 - REFERENCE IRC SECTION R310.2. 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.
- 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.
- 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.
- SEE STRUCTURAL DRAWINGS FOR EXACT LOCATIONS OF ATTIC ACCESS AND AIR HANDLER UNIT
- SEE EXTERIOR ELEVATIONS FOR LOCATIONS OF STONE VENEER & POPOUTS
- 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.
- PRE-FAB SHOWER CAN BE REPLACED WITH OPTIONAL SITE-BUILT SHOWER PER IRC-P2104
- 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 P2405.5 (NOT PVC).
- PROVIDE WATER HAMMER ARRESTORS AT DISHWASHER, ICE MAKER & WASHING MACHINE.
- PROVIDE AIR GAP AT DISHWASHER.
- THE MAXIMUM LENGTH OF A CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 35 FEET FROM THE DRYER LOCATION TO THE WALL OR ROOF TERMINATION. THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED 2.5 FEET FOR EACH 45-DEGREE BEND AND 5 FEET FOR EACH 90-DEGREE BEND. ICM MISO2.4.1
- 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 BEARINGS, BONDED WATERPROOF MEMBRANES SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. 2" WATER TEST FOR INSPECTION.
- VERIFY WITH BUILDER FOR GAS OR ELECTRIC APPLIANCES SUCH AS WATER HEATER, RANGE, DRYER, ETC... PRIOR TO CONSTRUCTION.

FLOOR PLAN KEYNOTES

| No. | DESCRIPTION |
|-----|---|
| 1 | BASE CABINET W/COUNTERTOP |
| 2 | UPPER CABINETS (PER SPECS) |
| 3 | BREAKFAST BAR W/COUNTERTOP, 2X6 WALL BELOW TO BE @ 34-1/2" UNO. |
| 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 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 ICG ESR-2461 AND MFG INSTALLATION INSTRUCTIONS. |
| 8 | TUB & OR SHOWER W/ WATER RESISTANT WAINSCOT TO 16" ABV FF. IRC R301.2 |
| 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 | RECESSED MEDICINE CABINET (PER SPECS) - R.O. 14"x34"-PLACE BACKING @ 48" AFF & 82" AFF |
| 15 | MIN 1-3/8" SELF OR AUTOMATIC CLOSING SOLID WOOD OR HONEY-COMB-CORE DOOR, OR 20 MIN. FIRE-RATED DOOR. IRC SECTION R502.5 |
| 16 | 2" STUCCO POP OUT ABOVE DOOR |
| 17 | FRAMED PLATFORM RAISED 18" A.F.F. |
| 18 | BUILDING WATER MAIN SHUT-OFF VALVE LOCATION. |
| 19 | TEMPERATURE AND PRESSURE RELIEF VALVE TO BE FULL SIZE STEEL PIPE OR HARD DRAWN COPPER TUBING OR CPVC, SHALL EXTEND OUTSIDE OF BLDG W/ THE END OF PIPE MAX. 6" ABV. GRADE & POINTING DOWNWARD |
| 20 | DRAINAGE SLEEVE - ZRN Z803 FIBERGLASS-PLASTIC COVER |
| 21 | DRAINAGE SLEEVE - ZRN Z803 FIBERGLASS-METAL COVER |
| 22 | STANDARD SOFT WATER LOOP |
| 23 | PROVIDE GAS FOR AIR HANDLER |
| 24 | MECHANICAL CHASE |
| 25 | AIR HANDLER IN ATTIC SPACE |
| 26 | PREFAB PAD FOR CONDENSER UNITS, HOLD 6" AWAY FROM HOUSE 1 MIN. 3" ABOVE GRADE. VERIFY THE SIZE WITH THE MECHANICAL CONTRACTOR |
| 27 | 12"x12" SOFFIT FOR MICROWAVE VENT |
| 28 | 6" WIDE WALL WITH STAGGERED 2x4 STUDS @ 24" O.C. & BLOWN CELLULOSE 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 | FUR OUT WALL 1" FOR ADDITIONAL INSULATION |
| 33 | *NOT USED |
| 34 | 1/2" SAG-RESISTANT TYPE YR GYP. BD. @ ALL OVD. PATIOS, ICG ESR-1330 OR EQUAL |
| 35 | 5/8" SAG-RESISTANT TYPE X GYP. BD. @ USABLE AREAS UNDER STAIRS AND @ GARAGE CLG. WHEN GARAGE IS UNDER A HABITABLE ROOM, USE 1/2" GYP. BOARD @ ALL OTHER WALLS & CLG. PER IRC R502.6 |
| 36 | SOFFIT - SEE ELEVATION |
| 37 | 22"x30" ATTIC ACCESS SEE DETAIL 6 ON SHEET A4. |
| 38 | LINE OF CEILING CHANGE |
| 39 | FLAT SOFFIT @ 8'-6" |
| 40 | FLAT SOFFIT @ 8'-0" |
| 41 | DIRECTION OF SLOPE FOR VAULT CLG. |
| 42 | 5-20" OR 16" DEEP SHELVES, EVENLY SPACED (6 SHELVES @ N.G. LAUNDRY) |
| 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. |
| 47 | EXTENTS OF STONE VENEER HEIGHTS AND LOCATION PER ELEVATIONS. |
| 48 | MIN 36"x36" LANDING AT DOOR LOCATION PER CODE |
| 49 | ELECTRIC PANEL LOCATION-SEE E4 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 42" ABOVE WALKING PLANE ON 10" HIGH CURB. RAILS SHOULD BE SPACED TO NOT ALLOW A 4" SPHERE TO PASS THROUGH ANY OPENING. (PER IRC) |
| 54 | HANDRAIL (WOOD OR IRON PER SPECS) TO BE 36" ABOVE WALKING PLANE (PER IRC) |
| 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.) |
| 58 | PERMANENT ENERGY CERTIFICATE SHALL BE POSTED PER N-110-14 (R401.3) |
| 59 | DRYER DUCT ID SHALL BE POSTED, IF REQUIRED, PER M-1502.4.6 |
| 60 | MAKEUP AIR PER IRC-M1503.4 |
| 61 | RINNAI TANKLESS WATER HEATER. SEE DETAIL ON A4. |
| 62 | * NOT USED |
| 63 | * NOT USED |
| 64 | * NOT USED |

GENERAL NOTES

- WALL FRAMING - SEE STRUCTURAL - UNO. EXTERIOR WALLS - 2x4 @ 16" O.C. UNO. INTERIOR BEARING WALLS - 2x4 @ 16" O.C. UNO. INTERIOR NON BEAR: - 2x4 @ 24" O.C. UNO. PLUMBING WALLS - 2x6 UNO. - 16" O.C. @ TUBS & SHOWERS FOR PROPER INSTALLATION OF DENS SHIELD
- INSULATION - MANUFACTURER; CERTAIN TEED OR APPROVED EQUAL MATERIAL, BLOWN CELLULOSE INSULATION WALL INSULATION: (2x4) R-13; AIR CONDITIONED AREAS (2x6) R-20; AIR CONDITIONED AREAS CEILING INSULATION: R-30 OVER ALL LIVABLE AREAS KNEE WALL INSULATION: R-13 2x4R-20 2X6 GULFK AND SEAL BOTTOM PLATES, PENETRATIONS, WINDOWS & DOORS.
- REFER TO FLOOR PLAN SHEETS FOR ALL WINDOW HEADER HEIGHTS, SEE DOOR ROUGH OPENING CHART BELOW.
- SHOWER HEADS @ 82" A.F.F. SHOWER CONTROL VALVES @ 42" A.F.F. STACK SHOWER CONTROL VALVES @ CURVED WALLS UNO.
- PROVIDE PRESSURE BALANCE OR THERMO. MIXING VALVE TYP. CONTROL VALVES FOR ALL SHOWER AND TUB GOMBOS AND GARDEN TUBS.
- GLASS BLOCK SHALL COMPLY WITH IRC.
- ALL BATH ACCESSORIES, (TOWEL BARS, HOOKS ETC.) AND MOUNTING HEIGHTS TO BE DETERMINED BY BUILDER
- PROVIDE BLOCKING IN WALLS AS NECESSARY TO SUPPORT ALL WALL MOUNTED FIXTURES.
- ALL MECH. EQUIPMENT SHALL BE SCREENED A MINIMUM OF 12" ABOVE THE HIGHEST POINT OF THE EQUIPMENT. SEE MECH. PLAN FOR AH LOG.
- ALL CEILING HEIGHTS INDICATED ARE FROM FINISHED FLOOR ELEVATION.
- REFER TO SPECIFICATIONS FOR ALL FLAT WORK CONCRETE FINISH.
- ALL EQUIPMENT IN GARAGE SHALL HAVE ELECTRIC (OR GAS) IGNITION POINTS AT 18" ABOVE FINISH FLOOR AND SHALL BE PROTECTED FROM DAMAGE.
- XOX WINDOW - TO HAVE ONE OPENABLE WINDOW TO BE 5.7 S.F. MIN. WITH MIN. CLEAR DIM. OF 20" WIDE x 24" HIGH
- ALL EQUIPMENT SHALL BE INSTALLED SO THAT AIR FLOW OVER SURFACES IS NOT PREVENTED AS PER MANUFACTURER'S INSTALLATION REQUIREMENTS. INSULATION SHALL AT A MINIMUM: 1) MAINTAIN THE MIN. CLEARANCE REQUIREMENTS OF THE VENT PIPES. 2) EXTEND A MINIMUM OF 24" ABV. THE CEILING. 3) HAVE A SLOPED TOP. 4) BE SECURED IN PLACE. 5) NOT OBSTRUCT INSPECTION OF THE VENT PIPE JOINTS.
- CLOTHES DRYERS SHALL BE EXHAUSTED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. DRYER VENT TO CONFORM TO IMC SECTION M502. DRYER EXHAUST DUCTS SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS M502.4.1 THROUGH M502.4.6. WHERE THE EXHAUST DUCT IS CONCEALED WITHIN BLDG CONSTRUCTION, THE EQUIVALENT LENGTH SHALL BE IDENTIFIED ON PERMANENT TAG AND MUST WITHIN 6 FEET OF THE DUCT CONNECTION, SEE MECHANICAL PLAN FOR DRYER VENT LOCATION AND TYPE.
- STANDARD WATER HEATER - 50 GAL. - SEE SPECS WATER HEATER TO INCLUDE T & P RELIEF VALVE - SEE SPECS FOR SIZE OF TP LINE AND FLUE SIZE.
- PROVIDE MIN. 15" CLEAR EACH SIDE AND MIN. 24" CLEAR IN FRONT FOR WATER CLOSET.
- PRE PLUMB REFRIGERATOR SPACE FOR ICE MAKER. PROVIDE 34" SPACE.
- PROVIDE REVERSE OSMOSIS ROUGH-IN TO REF. AT DOUBLE SINK.
- PROVIDE INSULATED, DUAL GLAZED, LOW E GLASS AT ALL FRENCH DOORS, WINDOWS AND SLIDING GLASS DOORS
- PLUMBER TO PLACE CLEANOUTS, FEED LINES, ETC. ABOVE 4 3/4"-STANDARD BASE BOARD HEIGHT IS 2 1/4"
- PROVIDE TETHER AT STOVE FOR PREVENTION OF TIP OVER
- WHEN PLAN IS FLIPPED, ARCADIA DOORS FLIP ALSO AND DRYER IS ALWAYS TO THE RIGHT OF THE WASHER.
- PROVIDE CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM AS THE BACKER FOR CERAMIC TILE IN TUB AND SHOWER AREAS.

DOOR ROUGH OPENING

- EXTERIOR DOORS -
 - 6'-8" DOOR HEADERS - 82-1/2" TO 83". NOTE: DOORS FROM THE GARAGE TO THE HOUSE ARE EXTERIOR DOORS.
 - 8'-0" DOOR HEADERS 91" TO 91-1/2".
 - SINGLE DOORS ARE 2" OVER THE WIDTH OF THE DOOR.
 - DOUBLE DOORS ARE 2-1/2" TO 3" OVER THE WIDTH OF THE DOORS.
 - ALL STUCCO GROUNDS WILL BE 1-1/4" X 1-1/4". AT GARAGE SERVICE DOORS HEADERS HEIGHT IS MEASURED FROM GARAGE FLOOR.
- INTERIOR DOORS -
 - HEADERS - 82-1/2".
 - SINGLE DOORS ARE 2" OVER THE WIDTH OF THE DOOR.
 - DOUBLE DOORS ARE 2-1/2" TO 3" OVER THE WIDTH OF THE DOORS.
 - BI-PASS DOORS WIDTH OF THE DOORS WITH 82-1/2" HEADER.
 - BI-FOLD DOORS ARE 1-1/4" OVER THE WIDTH OF THE DOORS. NOTE: BI-FOLD OR BI-PASS DOORS NEED A STUD OR LADDER BACKING FOR THE STOP.

SYMBOL LEGEND

| | | | |
|-----|--|----|--|
| XX | KEYNOTE | DS | DOUBLE SINK W/ DISPOSAL |
| RFP | NOT WATER REGULATOR PIPE | CH | DISHWASHER - PROVIDE 1" AIR GAP PER IRC |
| FIN | FINISHED FLOOR ELEVATION | WV | 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. |
| 2X6 | 2X6 WALL | U | UTILITY SINK |
| 6" | 6" WALL WITH STAGGERED 2x4 STUDS @ 24" O.C. & INSULATION | RF | REFRIGERATOR SPACE PROVIDE 34" WIDE SPACE & INSTALL RECESSED ICEMAKER LINE |
| AC | A/C CONDENSING UNIT - SEE MECH. PLAN FOR MORE INFO. | SP | 30" SMOOTH TOP RANGE W/MICROWAVE ABOVE |
| HW | WATER HEATER HODRAN & PAN | HS | HOSE BIBB W/ ANTI-SIPHON VALVE |
| WV | WATER CLOSET - PROVIDE MIN 15" EA. SIDE & 24" CLEAR IN FRONT | GS | GAS TUB OUT - LOCATE PER MANUFACTURER'S SPECS |
| LAV | LAVATORY W/ 4" SPREAD STANDARD 3'-0" TUBSWR | | |
| WV | WATER RESISTANT SIRCANDS @ 1/8" | | |

LENNAR
1665 West Alameda Drive, Suite #130 Tempe, Arizona 85282
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[I]PLAN, LLC
4711 East Falcon Drive • Suite 232
Mesa, Arizona 85215
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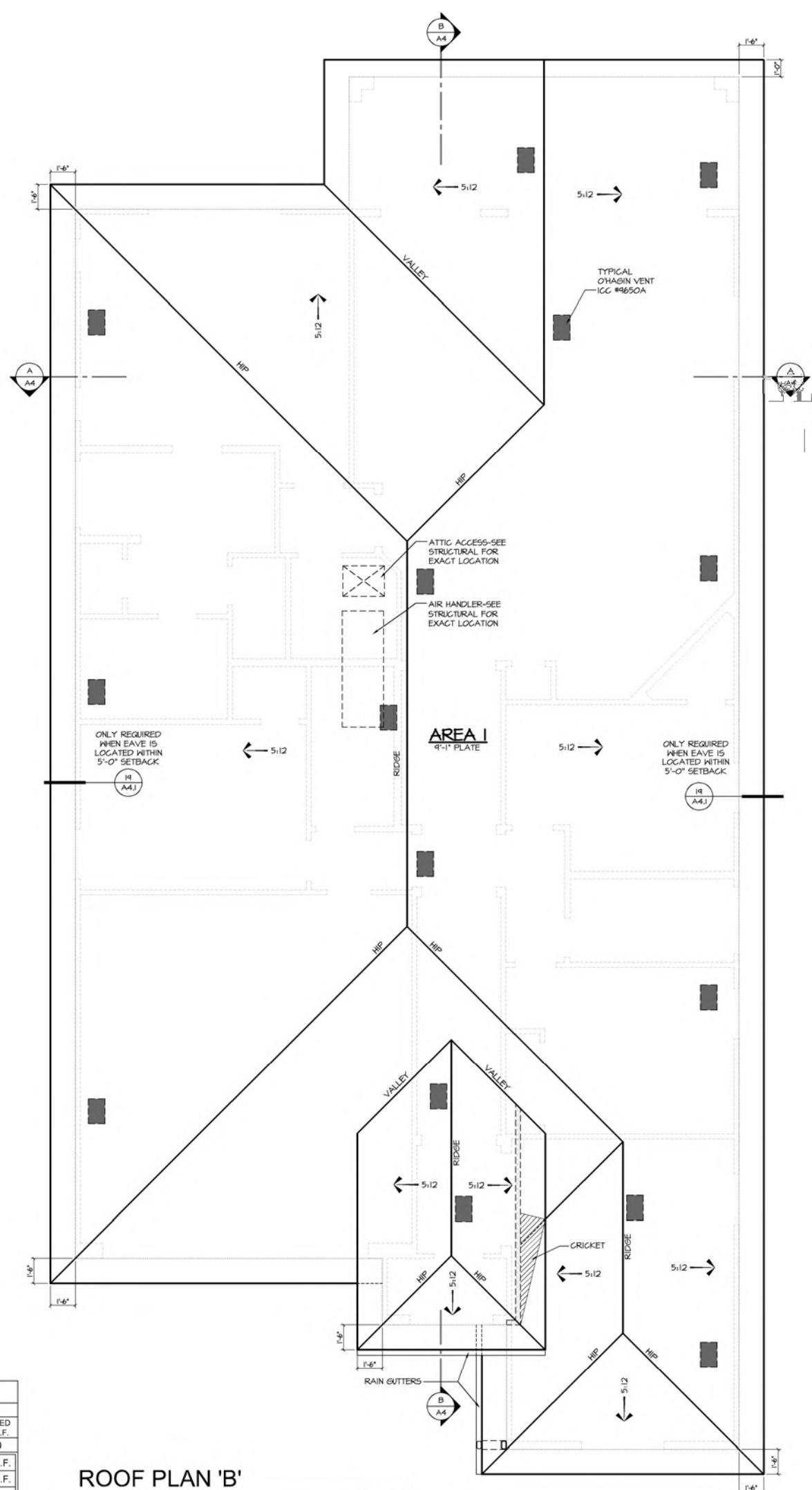
FLOOR PLAN

DATE: 7-31-19

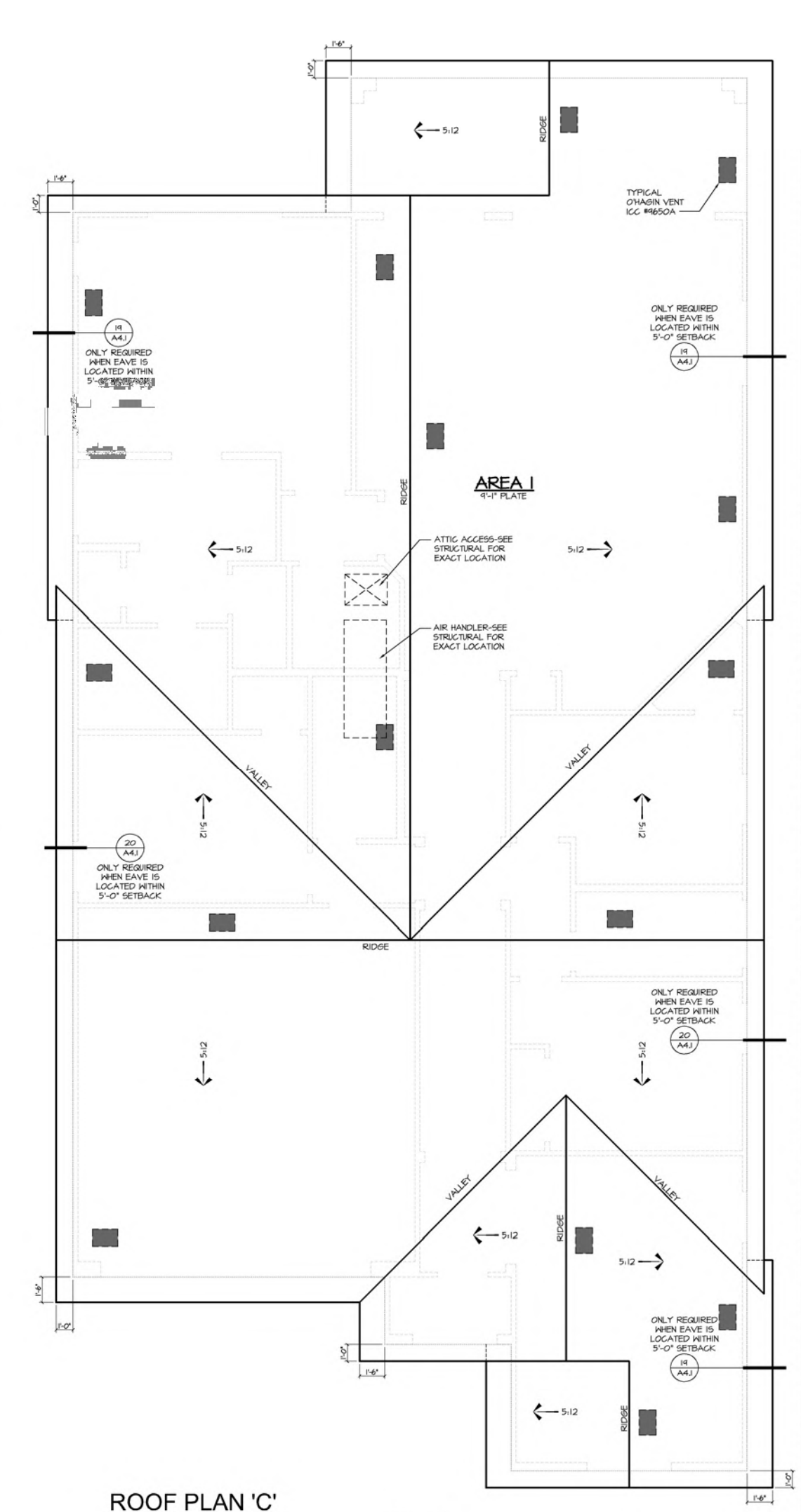
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| Rev. | DATE: |
| 1 | |
| 2 | |
| 3 | |
| 4 | |

PLAN **4022** Nauvoo Station

SHEET **A1**



ROOF PLAN 'B'
1/4"=1'-0"



ROOF PLAN 'C'
1/4"=1'-0"

GENERAL NOTES

- PER IRC R06.2, THE MIN. NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. 1/300 OF THE VENTED SPACE MAY BE USED, PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE.
- PER IRC R06.3, INSTALL INSULATION BAFFLES TO PROVIDE MIN. OF 1" SPACE AT THE LOCATION BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.
- FOAM PLASTIC INSULATION FROM ATTIC AND CRAWL SPACES SHALL COMPLY WITH THE IRC.
- SEE STRUCTURAL DRAWINGS FOR EXACT LOCATIONS OF ATTIC ACCESS AND AIR HANDLER UNIT.
- AREAS IN ATTIC OVER 30 S.F. AND 30" HIGH REQUIRE ACCESS.
- HIGH VENTS TO BE NO MORE THAN 3' BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE.

TYPICAL FREE VENT AREAS

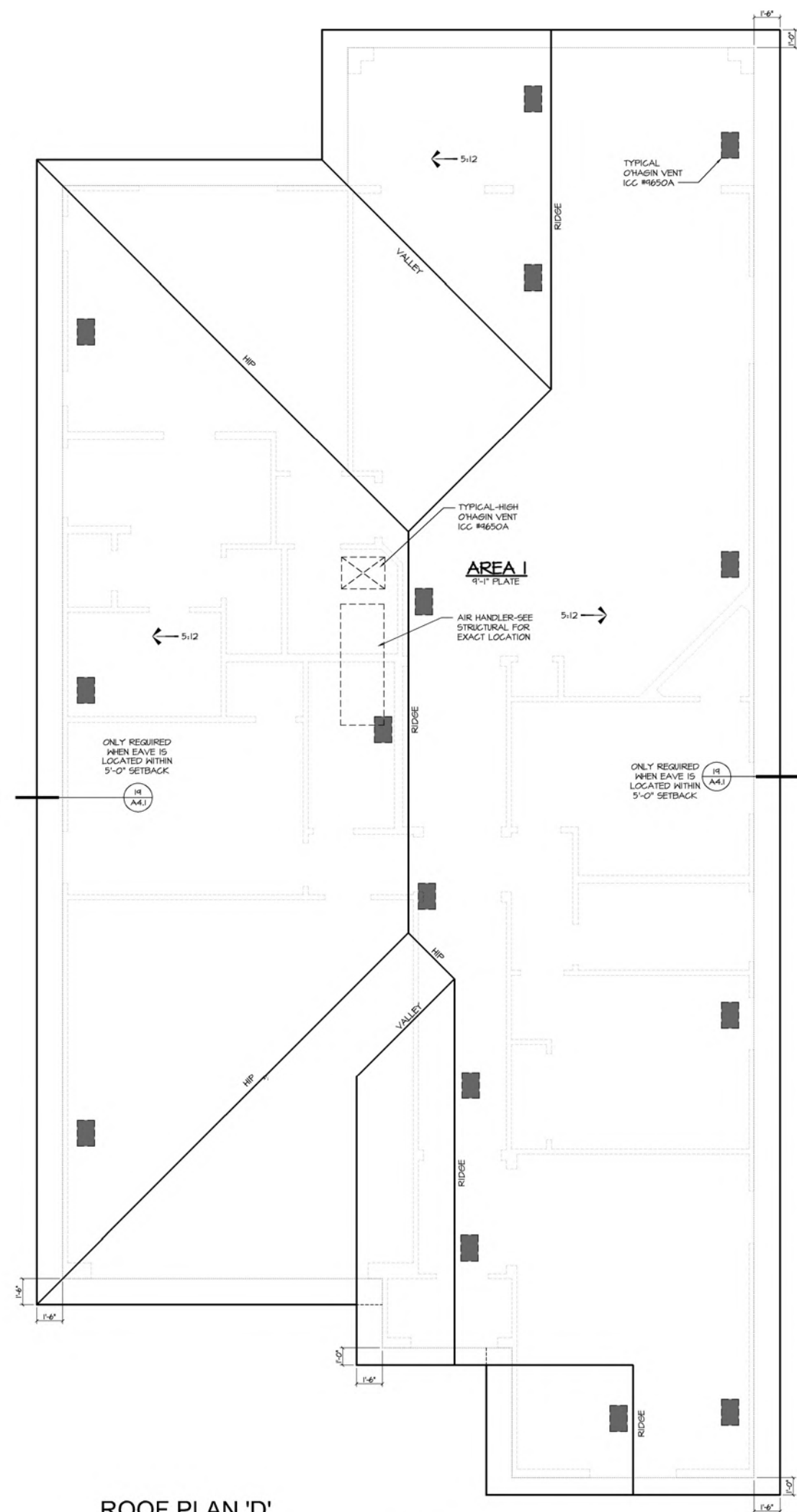
| SIZE | 12x12 | 12x14 | 12x16 | 12x18 | 12x20 | 12x24 | 12x30 | 14x14 | 14x18 | 14x24 | 14x30 | 16x16 | 16x20 | 16x24 | 16x30 |
|----------------|--------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| FREE VENT AREA | 0.50 | 0.58 | 0.72 | 0.83 | 1.00 | 1.25 | 0.88 | 0.88 | 0.97 | 1.16 | 1.46 | 0.88 | 1.04 | 1.29 | 1.67 |
| FREE VENT AREA | 1.8x18 | 18x20 | 18x24 | 18x30 | 20x20 | 20x24 | 20x30 | 24x24 | 24x30 | 24x36 | 30x30 | | | | |
| FREE VENT AREA | 1.33 | 1.52 | 1.90 | 1.98 | 1.98 | 1.98 | 2.08 | 2.08 | 2.20 | 2.50 | 3.13 | | | | |

VENT CALC's

| ROOF AREA '1' | REQ. VENT S.F. (1/300) | PROVIDED VENT S.F. |
|---------------------------|-------------------------------|--------------------|
| 2,906 | 9.72 | 10.20 |
| HIGH 8 | OHAGIN VENTS @ 0.68 S.F. EACH | 5.44 S.F. |
| LOW 7 | OHAGIN VENTS @ 0.68 S.F. EACH | 4.76 S.F. |
| TOTAL = 10.20 S.F. | | |

PLOT DATE: 7-31-19

| Rev. | DATE |
|------|------|
| 1 | |
| 2 | |
| 3 | |
| 4 | |



ROOF PLAN 'D'

1/4"=1'-0"

- GENERAL NOTES**
- PER IRC R06.2, THE MIN. NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. 1/300 OF THE VENTED SPACE MAY BE USED, PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE.
 - PER IRC R06.3, INSTALL INSULATION BAFFLES TO PROVIDE MIN. OF 1" SPACE AT THE LOCATION BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.
 - FOAM PLASTIC INSULATION FROM ATTIC AND CRAWL SPACES SHALL COMPLY WITH THE IRC.
 - SEE STRUCTURAL DRAWINGS FOR EXACT LOCATIONS OF ATTIC ACCESS AND AIR HANDLER UNIT.
 - AREAS IN ATTIC OVER 30 S.F. AND 30" HIGH REQUIRE ACCESS.
 - HIGH VENTS TO BE NO MORE THAN 3' BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE.

TYPICAL FREE VENT AREAS

| SIZE | 1/2x2 | 1/2x4 | 1/2x6 | 1/2x8 | 1/2x10 | 1/2x12 | 1/2x14 | 1/2x16 | 1/2x18 | 1/2x20 | 1/2x24 | 1/2x30 | 1/2x36 | 1/2x42 | 1/2x48 | 1/2x54 | 1/2x60 |
|----------------|-------|-------|-------|-------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| FREE VENT AREA | 0.50 | 0.58 | 0.75 | 0.83 | 1.00 | 1.25 | 0.88 | 0.88 | 0.97 | 1.16 | 1.46 | 0.88 | 0.88 | 0.97 | 1.16 | 1.46 | 0.88 |
| REQ. VENT AREA | 1.84 | 1.84 | 1.84 | 1.84 | 1.84 | 1.84 | 1.84 | 1.84 | 1.84 | 1.84 | 1.84 | 1.84 | 1.84 | 1.84 | 1.84 | 1.84 | 1.84 |
| FREE VENT AREA | 1.33 | 1.26 | 1.09 | 1.09 | 1.09 | 1.09 | 1.09 | 1.09 | 1.09 | 1.09 | 1.09 | 1.09 | 1.09 | 1.09 | 1.09 | 1.09 | 1.09 |

| ROOF PITCH | 4:12 | 6:12 | 8:12 | 10:12 | 12:12 |
|----------------|------|------|------|-------|-------|
| FREE VENT AREA | 0.71 | 0.86 | 1.00 | 1.00 | 1.00 |

| ROOF PITCH | 4:12 | 6:12 | 8:12 | 10:12 | 12:12 |
|----------------|------|------|------|-------|-------|
| FREE VENT AREA | 0.71 | 0.86 | 1.00 | 1.00 | 1.00 |

| VENT TYPE | 1 HOLE VENTED BLOCKING | FULL SCREEN VENT 22 1/2"x3 1/2" |
|----------------|------------------------|---------------------------------|
| FREE VENT AREA | 0.43 SQ. FT. | 0.41 SQ. FT. |

VENT CALC's

| ROOF S.F. | REQ. VENT S.F. (1/300) | PROVIDED VENT S.F. |
|---------------------------|------------------------|--------------------|
| 2,906 | 9.72 | 10.20 |
| HIGH 8 | 0.88 S.F. EACH | 5.44 S.F. |
| LOW 7 | 0.88 S.F. EACH | 4.76 S.F. |
| TOTAL = 10.20 S.F. | | |

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

NOTE:
WATER-RESISTIVE BARRIER REQUIRED UNDER EXTERIOR PLASTER

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

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

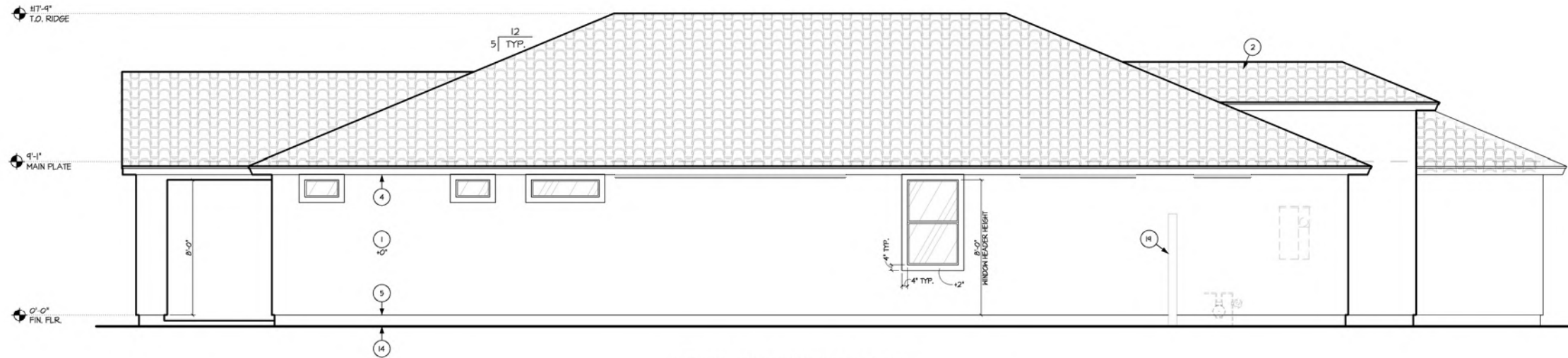
NOTE:
ALL EXTERIOR WINDOWS AND DOOR OPENINGS FLASHINGS SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

GENERAL NOTES

- SEE FLOOR PLAN & ELEVATIONS FOR WINDOW HEADER HEIGHTS. ALL DOOR HEADER HEIGHTS - REFER TO FLOOR PLAN SHEET 4 STRUCTURAL.
- THE BUILDING SAFETY DEPARTMENT WILL REQUIRE THE INSTALLATION CARD FROM THE STUCCO MANUFACTURER'S APPROVED APPLICATOR BE ON THE JOB SITE BEFORE THE APPLICATION OF THE WEATHER-RESISTIVE BARRIER. A COPY OF THE INSTALLATION CARD MUST BE PRESENTED TO THE BUILDING INSPECTOR AFTER COMPLETION OF THE WORK AND BEFORE THE FINAL INSPECTION. A COPY OF THE INSTALLATION CARD SHALL BE LEFT AT THE JOB SITE FOR HOMEOWNER. WHEN APPLIED OVER WOOD-BASED SHEATHING, THE BARRIER SHALL BE A MINIMUM TWO LAYERS OF GRADE D, BUILDING PAPER PER THE IRC.
- FLASHING OF EXTERIOR OPENINGS SHALL NOT BE LESS THAN 26 GA. CORROSION RESISTANT METAL PER THE IRC.
- CONCRETE TILE ROOFS INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATIONS, ICBOR ESR-1641 & PER THE BUILDING CODE.
- BUILT UP ROOFING W/ 3 LAYERS #15 FELT AND 300 POUNDS OF GRAVEL PER 100 SQ. FT. OF ROOF OR OTHER APPROVED SURFACING MATERIAL INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATIONS AND PER THE IRC.
- KEEP SCREED SHALL BE OF NO. 26 GAUGE CORROSION RESISTANT METAL WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3/12" AND PLACED A MIN. OF 1" BELOW TOP OF FINISHED FLOOR AND A MINIMUM OF 6" ABOVE FINISHED GRADE @ ALL EXTERIOR WALLS.
- ROOF SLOPES ARE 5/12 TYP. UNO.
- WINDOW FRAMES SHALL BE ANODIZED OR ENAMEL PAINTED TO MATCH HOUSE UNO.
- ALL VENTS, ELEG. BOXES, HVAC UNITS, ETC. SHALL BE PAINTED TO MATCH HOUSE UNO.
- SLOPES (EXAMPLE: FIREPLACE / MEDIA NICHE TOPS) OF 60° OR LESS FROM HORIZONTAL TO HAVE UNDERLAMENT MEETING ROOFING REQUIREMENTS.

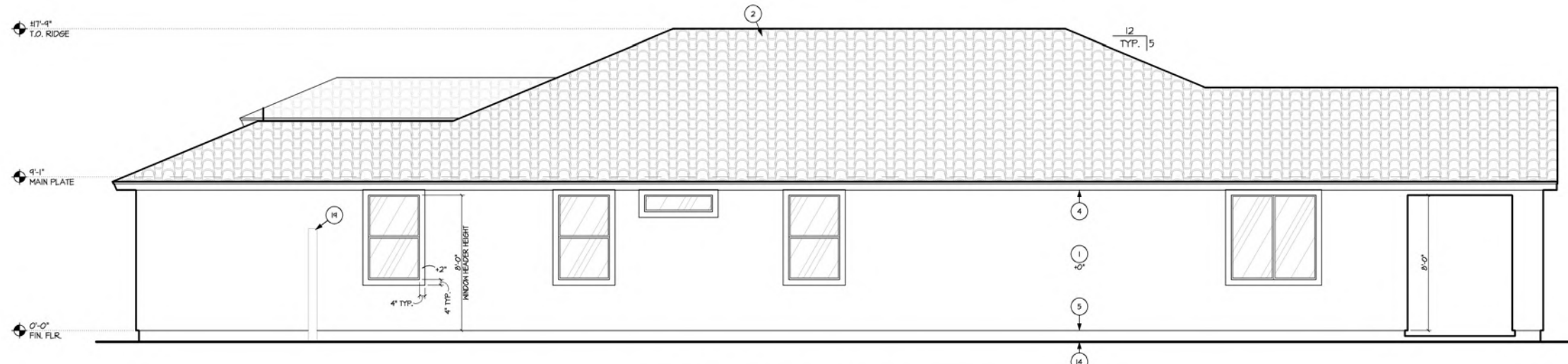
KEYNOTES

| No. | DESCRIPTION |
|-----|---|
| 1 | 3/8" STUCCO SYSTEM OVER 1" FOAM BOARD, LATH BASE OVER BUILDING PAPER - I.C.C. # ESR-2214 WHEN APPLIED OVER ANY WOOD BASED SHEATHING, THE BARRIER SHALL BE A MIN. TWO LAYER OF GRADE "D" BUILDING PAPER PER THE IRC. |
| 2 | CONCRETE ROOF TILE ICBOR ESR-1641, 0/40# FELT (5/16" PER ELEVATION SEE ROOF PLANS) |
| 3 | MASONRY LOW WALL/COLUMN SEE WALL DETAILS 2 & 3 ON SHEET A4J |
| 4 | PASGIA - REFER TO DETAIL 26 ON SHEET A4J |
| 5 | KEEP SCREED - REF. DETAIL 9 ON SHEET A4J |
| 6 | FYPON BOARD AND BATTEN SHUTTERS - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S |
| 7 | ADHERED CULTURED STONE VENEER PER ICG #ESR-1064 PER SPEC'S, WEATHER RESISTIVE BARRIER SEE DETAILS 2 & 4 ON SHEET A4J |
| 8 | EXTERIOR LIGHT PER SPECIFICATIONS SEE DETAIL 25 ON SHEET A4J FOR INSTALLATION AT STONE VENEER |
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| 11 | DECORATIVE IRON (PER SPECIFICATIONS). |
| 12 | SECTIONAL METAL ROLL-UP DOOR, PAINT TO MATCH EXTERIOR OF HOUSE - PER SPEC'S. |
| 13 | STREET ADDRESS NUMBER-FINISH PER SPECIFICATIONS. SEE DETAIL 25 ON SHEET A4J FOR INSTALLATION AT STONE VENEER |
| 14 | FINISH GRADE - SLOPE MIN. 5/8" AWAY FROM BUILDING |
| 15 | STUCCO SYSTEM OVER FOAM SURROUND PROJECTION (PER SPECIFICATIONS). |
| 16 | STUCCO POPOUT-SEE DETAIL ON SHEET A4J |
| 17 | FYPON OUTLOOKER (BKT16X32X45) - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S |
| 18 | EXTEND ACCENT MATERIAL TO THE SIDE YARD FENCE WALL |
| 19 | SIDE YARD FENCE WALL |



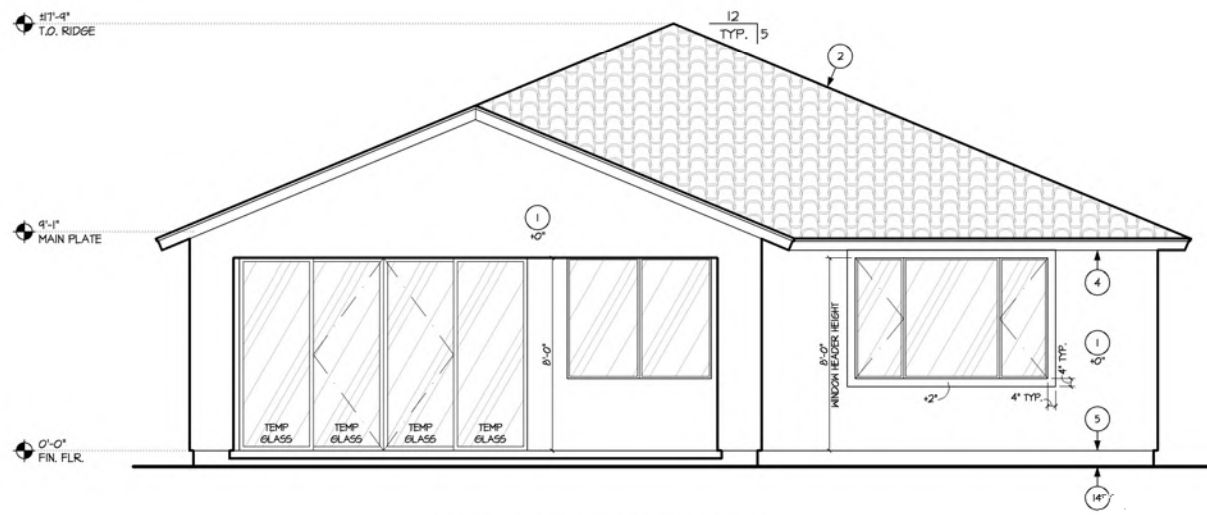
LEFT ELEVATION 'B'

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



RIGHT ELEVATION 'B'

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



REAR ELEVATION 'B'

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



FRONT ELEVATION 'B'

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

PLOT DATE: 7-31-19

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

NOTE:
WATER-RESISTIVE BARRIER REQUIRED UNDER EXTERIOR PLASTER.

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

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

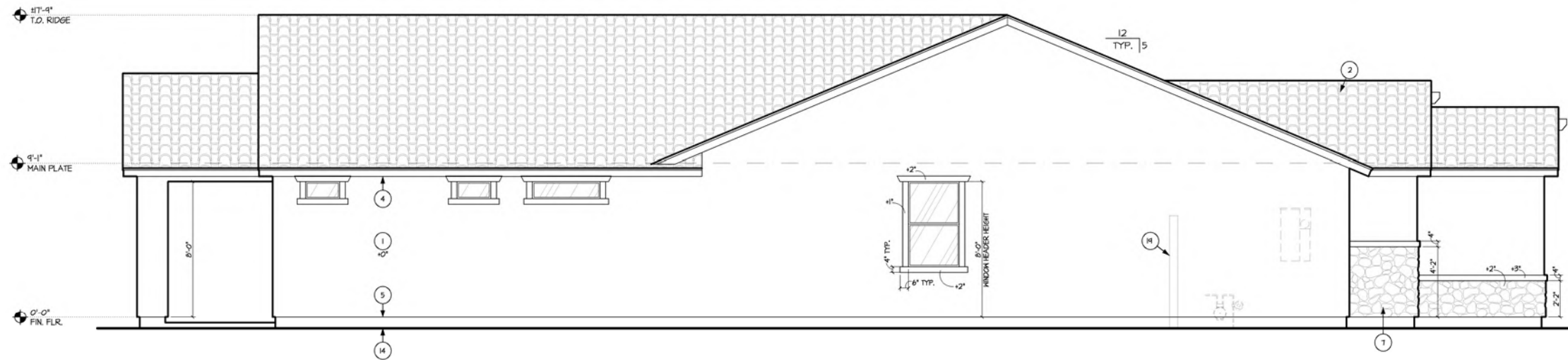
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GENERAL NOTES

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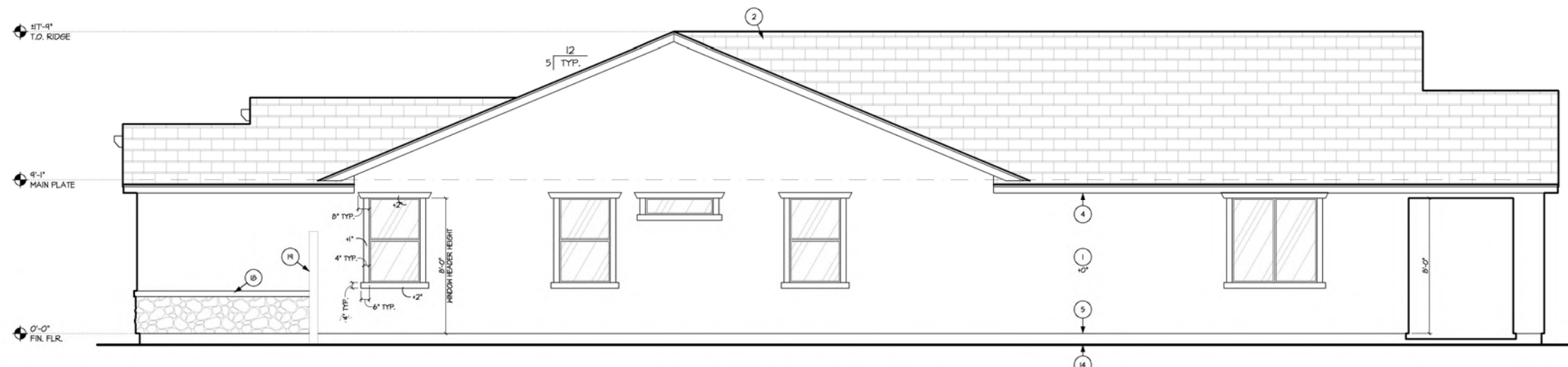
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| 6 | FYPON BOARD AND BATTEN SHUTTERS - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S |
| 7 | ADHERED CULTURED STONE VENEER PER ICC #ESR-1364 PER SPEC'S, 0/WEATHER RESISTIVE BARRIER SEE DETAILS 8 & 9 ON SHEET A4J |
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LEFT ELEVATION 'C'

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



RIGHT ELEVATION 'C'

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



REAR ELEVATION 'C'

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



FRONT ELEVATION 'C'

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

LENNAR
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[I]PLAN, LLC
4711 East Falcon Drive • Suite 232
Mesa, Arizona 85215
studio (480) 807-1539 • fax (480) 894-2529
www.iplandesign.com

Home Builders Association
OF CENTRAL ARIZONA

A B D
AMERICAN INSTITUTE OF BUILDING DESIGNERS
PROFESSIONAL BUILDING DESIGNER

ELEVATION 'C'

PLOT DATE: 7-31-19

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PLAN
4022
Nauvoo Station

SHEET
A3.1

NOTE:
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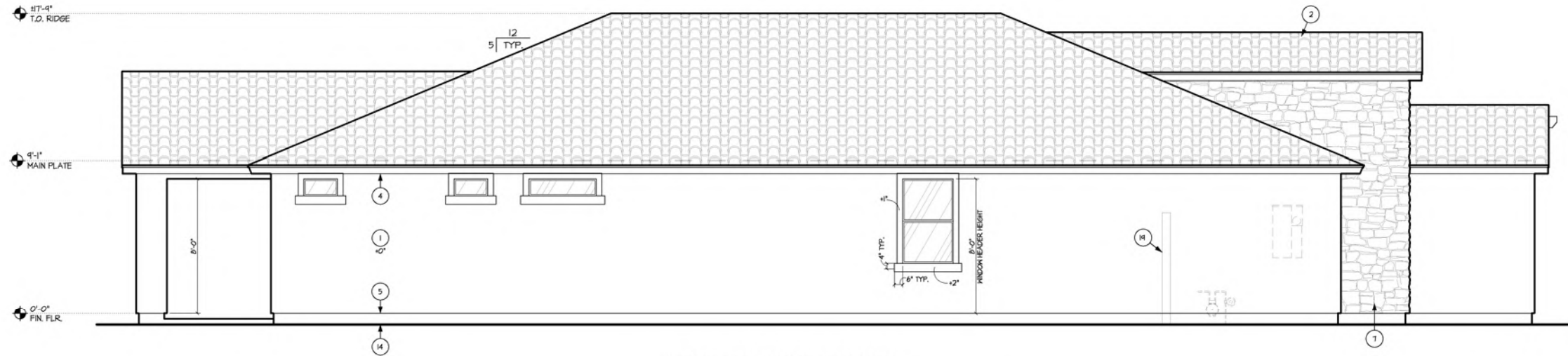
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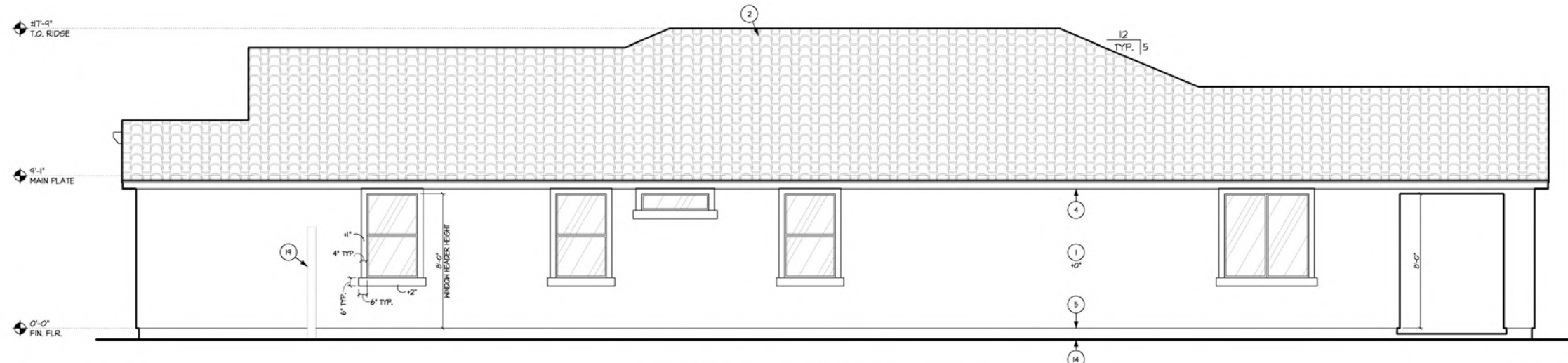
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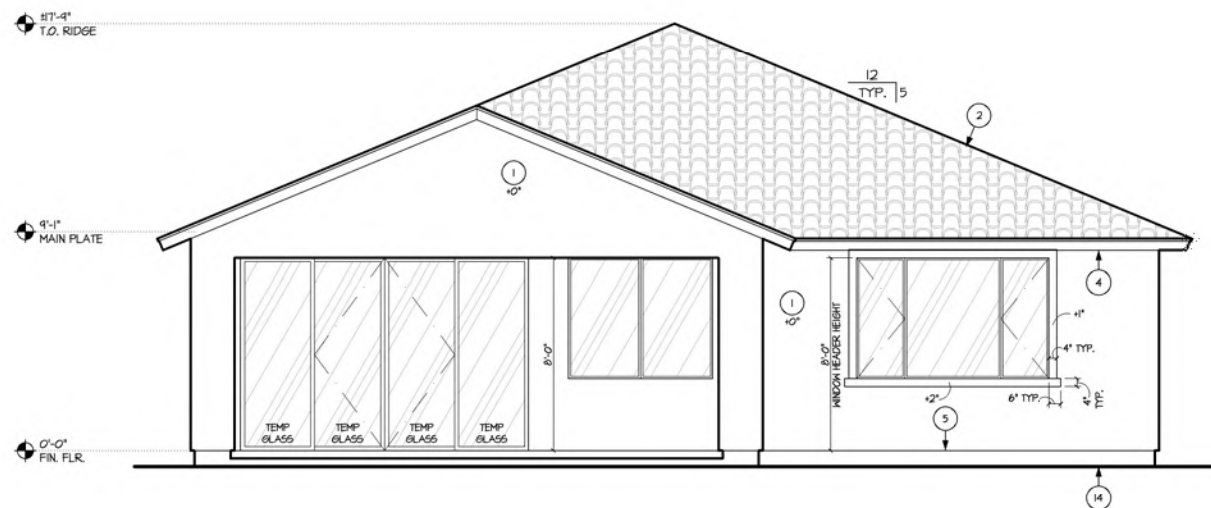
LEFT ELEVATION 'D'

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



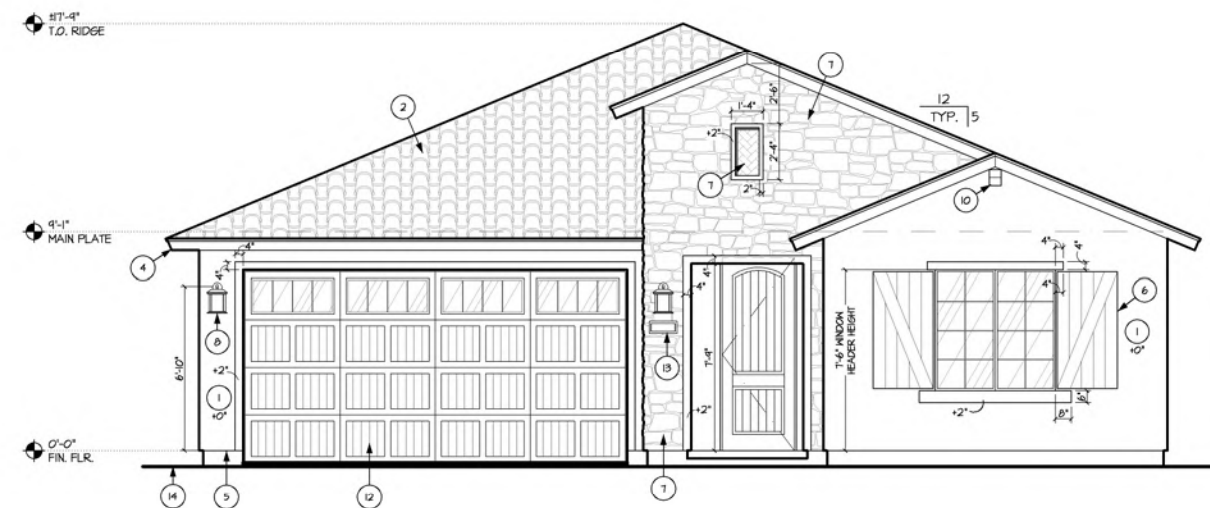
RIGHT ELEVATION 'D'

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



REAR ELEVATION 'D'

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



FRONT ELEVATION 'D'

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

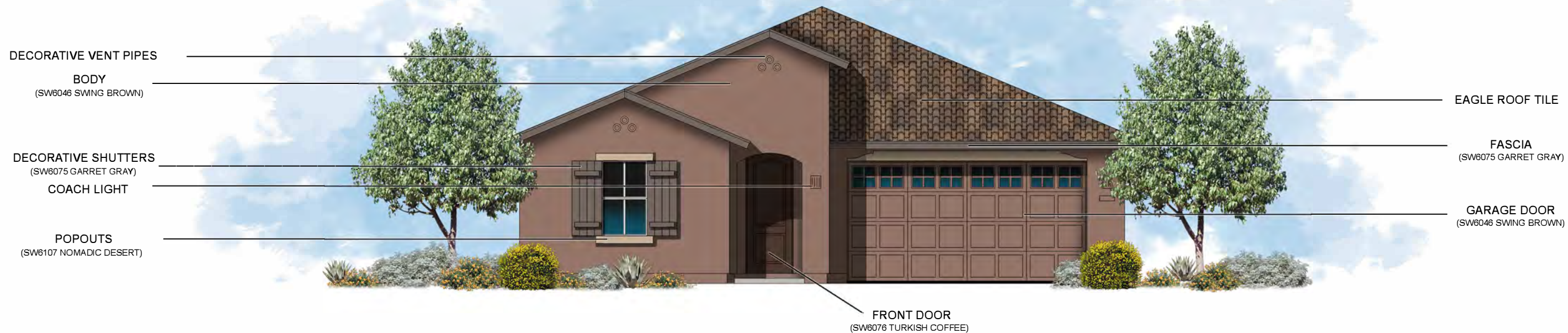
PLAT DATE: 7-31-19

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PLAN
4022
Nauvo Station

SHEET
A3.2

MASTER MODEL 4022 - FIRST TIME PLANS APPROVAL - AND [I]PLAN ARE ALL TRADEMARKS OF [I]PLAN, LLC



BACK



LEFT



RIGHT

DECORATIVE METAL DETAIL

BODY
(SW6088 NUTHATCH)

POPOUTS
(SW6086 SAND DUNE)

STONE VENEER

EAGLE ROOF TILE

DECORATIVE CORBELS

COACH LIGHT

GARAGE DOOR
(SW6088 NUTHATCH)

FRONT DOOR
(SW6083 SABLE)



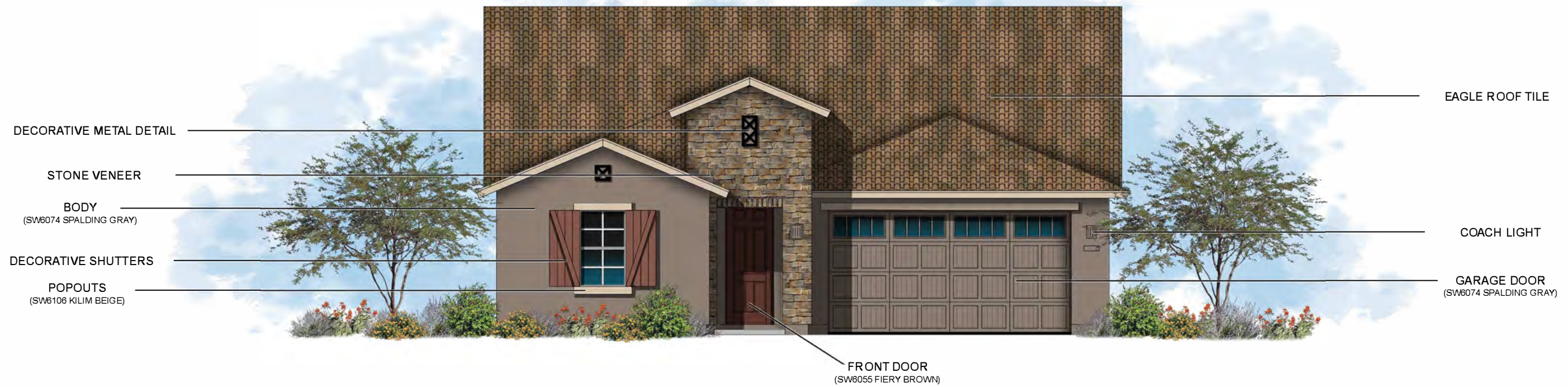
BACK



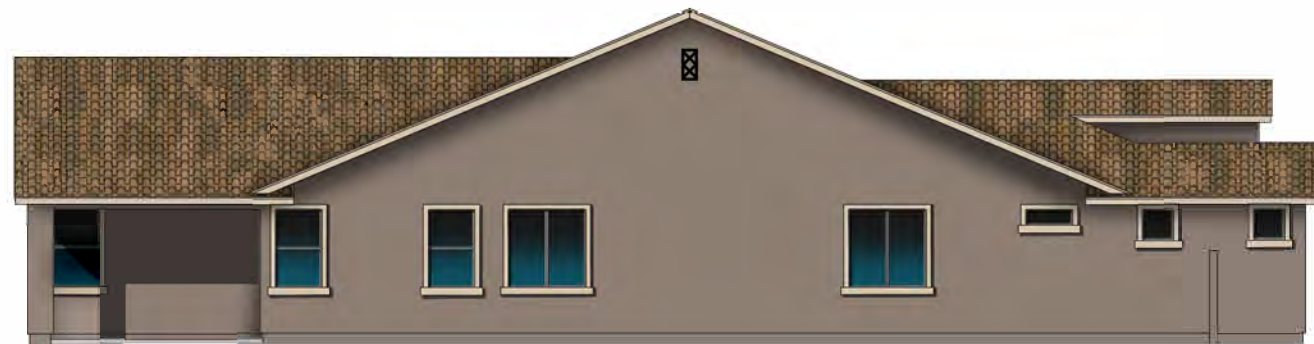
LEFT



RIGHT



BACK



LEFT



RIGHT

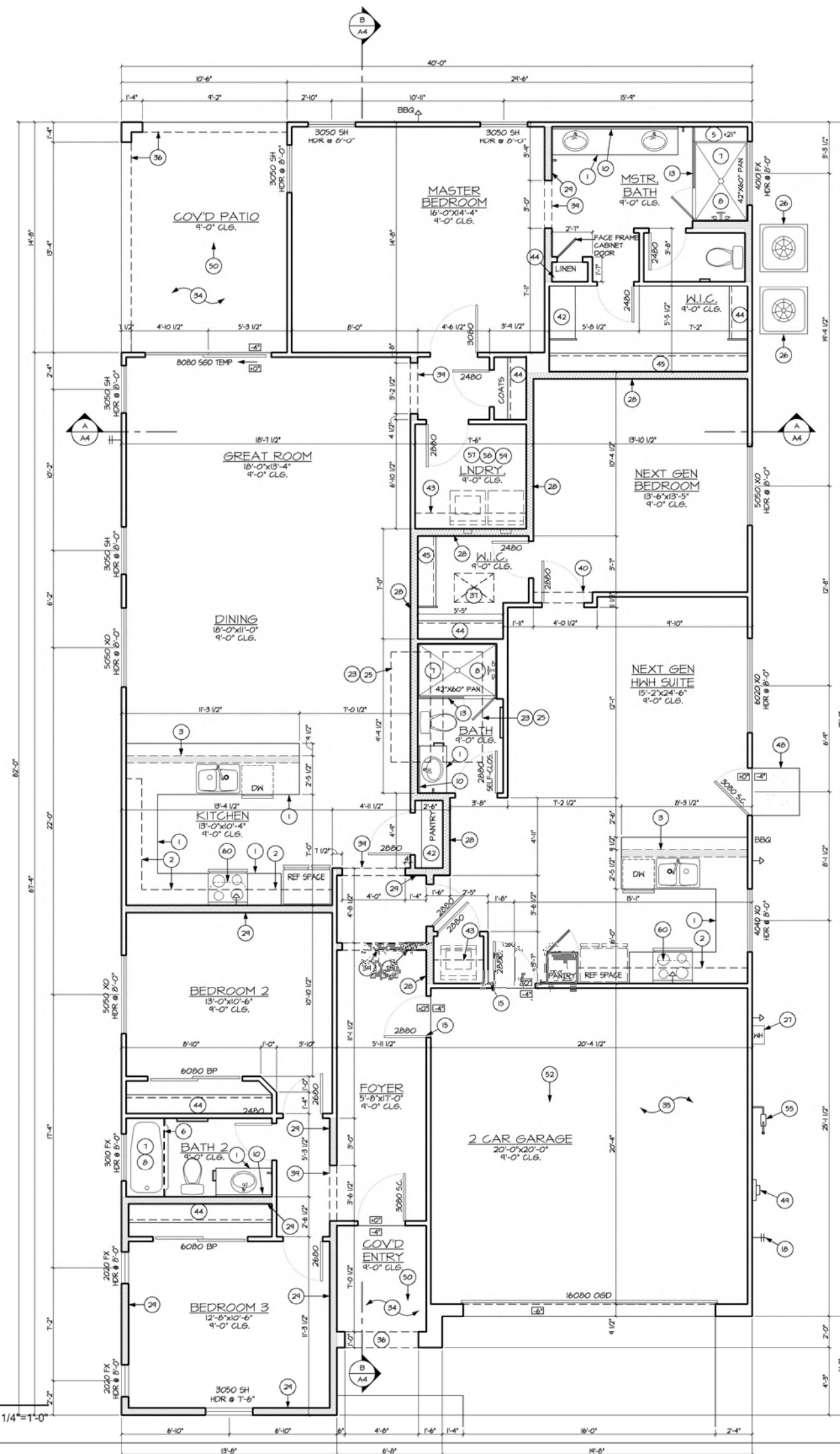
NOTES:

- FIELD CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESSURE-PRESERVATIVE-TREATED WOOD SHALL BE RETREATED IN THE FIELD IN ACCORDANCE WITH ANPA M4 - REFERENCE IRC SECTION R310.1.2. OTHER PENETRATIONS OF THE GARAGE DWELLING SEPARATION, SUCH AS PIPES, ARE TO BE PROTECTED BY FILLING THE OPENINGS AROUND THE PENETRATING ITEMS WITH APPROVED MATERIALS TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION PER IRC SECTION R302.11.
- CEILING GYPSUM BOARD APPLICATION: WHEN APPLYING A WATER-BASED TEXTURE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 5/8 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.
- 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.
- SEE STRUCTURAL DRAWINGS FOR EXACT LOCATIONS OF ATTIC ACCESS AND AIR HANDLER UNIT
- SEE EXTERIOR ELEVATIONS FOR LOCATIONS OF STONE VENEER & POPOUTS
- 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.
- PRE-FAB SHOWER CAN BE REPLACED WITH OPTIONAL SITE-BUILT SHOWER PER IRC-P2104
- 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 P2405.5 (NOT PVC).
- PROVIDE WATER HAMMER ARRESTORS AT DISHWASHER, ICE MAKER & WASHING MACHINE.
- PROVIDE AIR GAP AT DISHWASHER.
- THE MAXIMUM LENGTH OF A CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 35 FEET FROM THE DRYER LOCATION TO THE WALL OR ROOF TERMINATION. THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED 2.5 FEET FOR EACH 45-DEGREE BEND AND 5 FEET FOR EACH 90-DEGREE BEND. ICM M1502.4.4J
- 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.
- VERIFY WITH BUILDER FOR GAS OR ELECTRIC APPLIANCES SUCH AS WATER HEATER, RANGE, DRYER, ETC... PRIOR TO CONSTRUCTION.

AREA CALC'S.

| | |
|-----------------------|--------------|
| LIVABLE AREAS: | |
| MAIN HOUSE LIVABLE | 1,775 SQ.FT. |
| NEXT GEN HWH SUITE | 727 SQ.FT. |
| TOTAL LIVABLE AREAS | 2,502 SQ.FT. |
| COVERED AREAS: | |
| COVERED ENTRY | 46 SQ.FT. |
| COVERED PATIO | 154 SQ.FT. |
| GARAGE: | |
| 2 CAR GARAGE | 426 SQ.FT. |
| TOTAL SQ. FT. | 3,128 SQ.FT. |

FLOOR PLAN



FLOOR PLAN KEYNOTES

- | No. | DESCRIPTION |
|-----|--|
| 1 | BASE CABINET W/COUNTERTOP PER SPECS |
| 2 | UPPER CABINETS-(PER SPECS.) |
| 3 | BREAKFAST BAR W/COUNTERTOP, 2X6 WALL BELOW TO BE @ 134-1/2" U.N.O. |
| 4 | METAL FRAME AT END OF GLASS ENCLOSURE-SECURE TO FLOOR & CEILING |
| 5 | SHOWER NICHES/SEAT-SLOPE TO DRAIN |
| 6 | PROVIDE SHOWER ROD (PER SPECS.) |
| 7 | CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. KERDI SYSTEM MAY BE USED AS BACKER PER ICC ESR-2461 AND MFG. INSTALLATION INSTRUCTIONS. |
| 8 | TUB & OR SHOWER W/ WATER RESISTANT WAINSCOT TO 16" ABV FF. IRC R301.2 |
| 9 | RECESSED MEDICINE CABINET (PER SPECS.) - R.O. 14"x24" |
| 10 | MIRROR - RUN ENTIRE LENGTH OF VANITY; SITS ON BACK SPLASH |
| 11 | 2 SET OF VALVES FOR SHOWER FIXTURES - PER SPECS |
| 12 | OVERHEAD SHOWER FIXTURE-PER SPECS |
| 13 | TEMPERED GLASS ENCLOSURE |
| 14 | WATERPROOF & SLOPE SILL TO DRAIN |
| 15 | MIN 1-3/8" SELF OR AUTOMATIC CLOSING SOLID WOOD OR HONEY-COMB-CORE DOOR, OR 20 MIN. FIRE-RATED DOOR. IRC SECTION R302.5. |
| 16 | 2" STUCCO POP OUT ABOVE DOOR |
| 17 | FRAMED PLATFORM RAISED 18" A.F.F. |
| 18 | BUILDING WATER MAIN SHUT-OFF VALVE LOCATION. |
| 19 | TEMPERATURE AND PRESSURE RELIEF VALVE TO BE FULL SIZE STEEL PIPE OR HARD DRAWN COPPER TUBING OR CPVC, SHALL EXTEND OUTSIDE OF BLDG W/ THE END OF PIPE MAXIMUM 6" ABOVE GRADE & POINTING DOWNWARD |
| 20 | DRAINAGE SLEEVE - ZIRN Z803 FIBERGLASS-PLASTIC COVER |
| 21 | DRAINAGE SLEEVE - ZIRN Z803 FIBERGLASS-METAL COVER |
| 22 | STANDARD SOFT WATER LOOP |
| 23 | PROVIDE GAS FOR AIR HANDLER |
| 24 | MECHANICAL CHASE |
| 25 | AIR HANDLER IN ATTIC SPACE |
| 26 | PREFAB PAD FOR CONDENSOR UNITS, HOLD 6" AWAY FROM HOUSE & MIN. 3" ABOVE GRADE. VERIFY THE SIZE WITH THE MECHANICAL CONTRACTOR |
| 27 | RUNNABLE TANKLESS WATER HEATER. SEE DETAIL ON A4J |
| 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 A4J MAX 36" HIGH IN FRONT SETBACK. |
| 32 | WALL AT ELEVATIONS C & D |
| 33 | *NOT USED |
| 34 | 1/2" 5/8" GAS-RESISTANT TYPE M' GYP. BD. @ ALL O.V.D. PATIOS, (ICC RES-R308 OR EQUAL) |
| 35 | 5/8" 5/8" GAS-RESISTANT TYPE X' GYP. BD. @ USABLE AREAS UNDER STAIRS AND @ GARAGE CLG. WHEN GARAGE IS UNDER A HABITABLE ROOM USE 1/2" GYP. BOARD @ ALL OTHER WALLS & CLG PER IRC R302.6 |
| 36 | SOFFIT - SEE ELEVATION |
| 37 | 22"x30" ATTIC ACCESS SEE DETAIL 6 ON SHEET A4J |
| 38 | LINE OF CEILING CHANGE |
| 39 | FLAT SOFFIT @ 8'-0" |
| 40 | FLAT SOFFIT @ 8'-6" |
| 41 | * NOT USED |
| 42 | 5'-20" OR 16" DEEP SHELVES, EVENLY SPACED 6'-16" DEEP SHELVES @ PANTRY |
| 43 | 1 SHELF |
| 44 | 2 RODS, 2 SHELVES |
| 45 | ROBE HOOK @ 5'-6" A.F.F. |
| 46 | PROVIDE MIN. 3" REVEAL AROUND WINDOW/DOOR. SEE ELEVATIONS |
| 47 | MIN. 36"x36" LANDING AT DOOR LOCATION PER IRC |
| 48 | ELECTRIC PANEL LOCATION-SEE E-1 AND GEN. NOTES, FRAMER TO PROVIDE LATH BACKING AROUND PANEL |
| 49 | SLOPE 1/4" PER 12", NOT TO EXCEED 1/4" PER 12" |
| 50 | SLOPE 1/4" PER 12" |
| 51 | SLOPE GARAGE 2" OVERALL |
| 52 | HANDRAIL/GUARDRAIL (WOOD OR IRON PER SPECS) TO BE 42" ABOVE WALKING PLANE ON 10" HIGH CURB. RAILS SHOULD BE SPACED TO NOT ALLOW A 4" SPHERE TO PASS THROUGH ANY OPENING. (PER IRC) |
| 53 | HANDRAIL (WOOD OR IRON PER SPECS) TO BE 36" ABOVE WALKING PLANE (PER IRC) |
| 54 | NATURAL GAS METER LOCATION - SEE PLUMBING PLAN |
| 55 | COMBUSTION & RELIEF GRILLES, 12" FROM FLR & CLG. W/ GAS APP. |
| 56 | PROVIDE 100 SQ. IN. MAKEUP AIR FOR GAS OR ELEC DRYER (TO BE PROVIDED BY JUMP DUCT OR DOOR VENT SEE MECH.) |
| 57 | PERMANENT ENERGY CERTIFICATE SHALL BE POSTED PER N-101-14 (R401.3) |
| 58 | DRYER DUCT ID SHALL BE POSTED, IF REQUIRED, PER M-1502.4.6 |
| 59 | MAKEUP AIR PER IRC-M1503.4 |
| 60 | * NOT USED |
| 61 | * NOT USED |

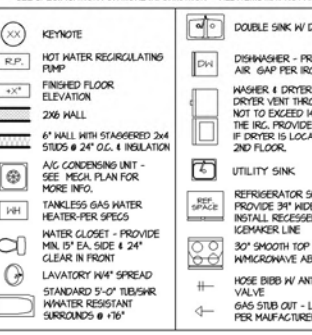
GENERAL NOTES

- WALL FRAMING - SEE STRUCTURAL - U.N.O.
- EXTERIOR HALLS - 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
- INSULATION MANUFACTURER: CERTAIN TEED OR APPROVED EQUAL
- MATERIAL, BATTS HALL INSULATION: (2x4) R-13, AIR CONDITIONED AREAS (2x6) R-20, AIR CONDITIONED AREAS
- CEILING INSULATION: R-30 OVER ALL LIVABLE AREAS
- KNEE WALL INSULATION: R-13 2X4/R-20 2X6 CALLK AND SEAL BOTTOM PLATES, PENETRATIONS, WINDOWS & DOORS.
- REFER TO FLOOR PLAN SHEETS FOR ALL WINDOW HEADER HEIGHTS, SEE DOOR ROUGH OPENING CHART BELOW.
- SHOWER HEADS @ 82" A.F.F. SHOWER CONTROL VALVES @ 42" A.F.F.
- STACK SHOWER CONTROL VALVES @ CURVED WALLS U.N.O.
- PROVIDE PRESSURE BALANCE OR THERMO. MIXING VALVE TYP. CONTROL VALVES FOR ALL SHOWER AND TUB COMBOS AND GARDEN TUBS.
- GLASS BLOCK SHALL COMPLY WITH IRC.
- ALL BATH ACCESSORIES, (TOWEL BARS, HOOKS ETC.) AND MOUNTING HEIGHTS TO BE DETERMINED BY BUILDER
- PROVIDE BLOCKING IN WALLS AS NECESSARY TO SUPPORT ALL WALL MOUNTED FIXTURES.
- ALL MECH. EQUIPMENT SHALL BE SCREENED A MINIMUM OF 12" ABOVE THE HIGHEST POINT OF THE EQUIPMENT. SEE MECH. PLAN FOR A/H LOC.
- ALL CEILING HEIGHTS INDICATED ARE FROM FINISHED FLOOR ELEVATION.
- REFER TO SPECIFICATIONS FOR ALL FLAT WORK
- ALL EQUIPMENT IN GARAGE SHALL HAVE ELECTRIC (OR GAS) IDENTIFICATION POINTS AT 18" ABOVE FINISH FLOOR AND SHALL BE PROTECTED FROM DAMAGE.
- XOX WINDOW = TO HAVE ONE OPENABLE WINDOW TO BE 5.75' MIN. WITH MIN. CLEAR DIM. OF 20" WIDE x 24" HIGH
- ALL EQUIPMENT SHALL BE INSTALLED SO THAT AIR FLOW OVER SURFACES IS NOT PREVENTED AS PER MANUFACTURER'S INSTALLATION REQUIREMENTS. INSULATION SHALL AT A MINIMUM: 1) MAINTAIN THE MIN. CLEARANCE REQUIREMENTS OF THE VENT PIPES. 2) EXTEND A MINIMUM OF 24" ABV. THE CEILING. 3) HAVE A SLOPED TOP. 4) BE SECURED IN PLACE. 5) NOT OBSTRUCT INSPECTION OF THE VENT PIPE JOINTS.
- CLOTHES DRYERS SHALL BE EXHAUSTED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. DRYER VENT TO CONFORM TO IMC SECTION M1502. DRYER EXHAUST DUCTS SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS M1502.4.1 THROUGH M1502.4.4. WHEN THE EXHAUST DUCT IS CONCEALED WITHIN BLDG CONSTRUCTION, THE EQUIVALENT LENGTH SHALL BE IDENTIFIED ON PERMANENT TAG AND BE WITHIN 6 FEET OF THE DUCT CONNECTION. SEE MECHANICAL PLAN FOR DRYER VENT LOCATION AND TYPE.
- STANDARD WATER HEATER - 50 GAL. - SEE SPECS WATER HEATER TO INCLUDE T & P RELIEF VALVE - SEE SPECS FOR SIZE OF TP LINE AND FUSE SIZE.
- PROVIDE MIN. 15" CLEARANCE EACH SIDE AND MIN. 24" CLEAR IN FRONT FOR WATER CLOSET.
- PRE PLUMB REFRIGERATOR SPACE FOR ICE MAKER. PROVIDE 34" SPACE.
- PROVIDE REVERSE OSMOSIS ROUGH-IN TO REF. AT DOUBLE SINK.
- PROVIDE INSULATED, DUAL GLAZED, LOW E GLASS AT ALL FRENCH DOORS, WINDOWS AND SLIDING GLASS DOORS
- PLUMBER TO PLACE CLEANOUTS, FEED LINES, ETC. ABOVE 4 3/4" STANDARD BASE BOARD HEIGHT IS 2 1/4"
- PROVIDE TETHER AT STOVE FOR PREVENTION OF TIP OVER
- WHEN PLAN IS FLIPPED, ARGADIA DOORS FLIP ALSO AND DRYER IS ALWAYS TO THE RIGHT OF THE DOORS.
- PROVIDE CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM AS THE BACKER FOR CERAMIC TILE IN TUB AND SHOWER AREAS.

DOOR ROUGH OPENING

- EXTERIOR DOORS -
 - A. 6'-0" DOOR HEADERS - 82-1/2" TO 83". NOTE: DOORS FROM THE GARAGE TO THE HOUSE ARE EXTERIOR DOORS.
 - B. 8'-0" DOOR HEADERS - 111 TO 111-1/2".
 - 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.
 - INTERIOR DOORS -
 - A. HEADERS - 82-1/2".
 - B. SINGLE DOORS ARE 2" OVER THE WIDTH OF THE DOOR.
 - C. DOUBLE DOORS ARE 2-1/2" TO 3" OVER THE WIDTH OF THE DOORS.
 - D. BI-PASS DOORS WIDTH OF THE DOORS WITH 82-1/2" HEADER.
 - E. BI-FOLD DOORS ARE 1-1/4" OVER THE WIDTH OF THE DOORS.
 - NOTE: BI-FOLD OR BI-PASS DOORS NEED A STUD OR LADDER BACKING FOR THE STOP.
- NOTE: ALL DIMENSIONS ARE MINIMUM

SYMBOL LEGEND



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[i]PLAN, LLC
 4711 East Falcon Drive • Suite 232
 Mesa, Arizona 85215
 studio (480) 807-1539 • fax (480) 894-2529
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INSTITUTE OF BUILDING DESIGN
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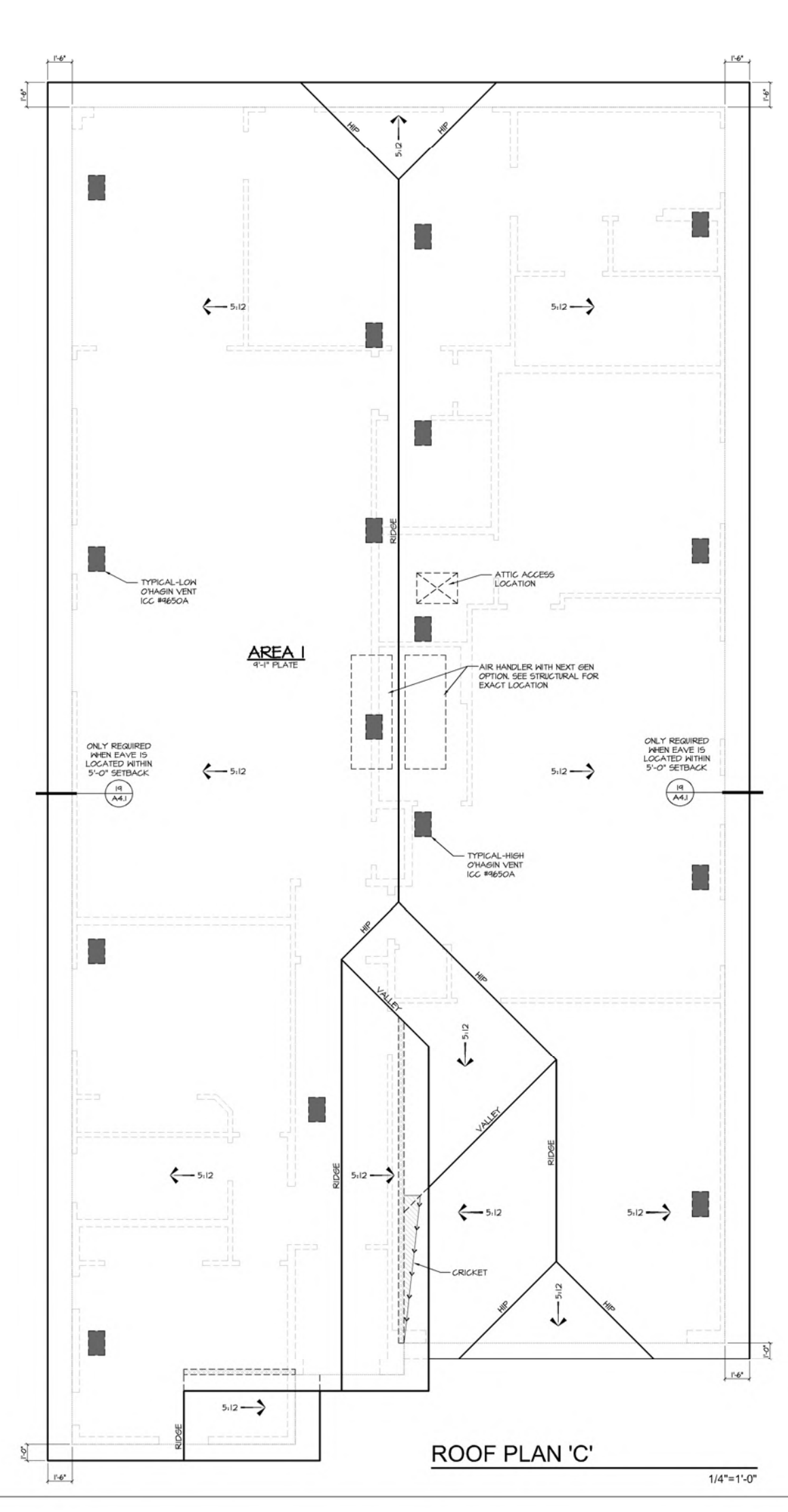
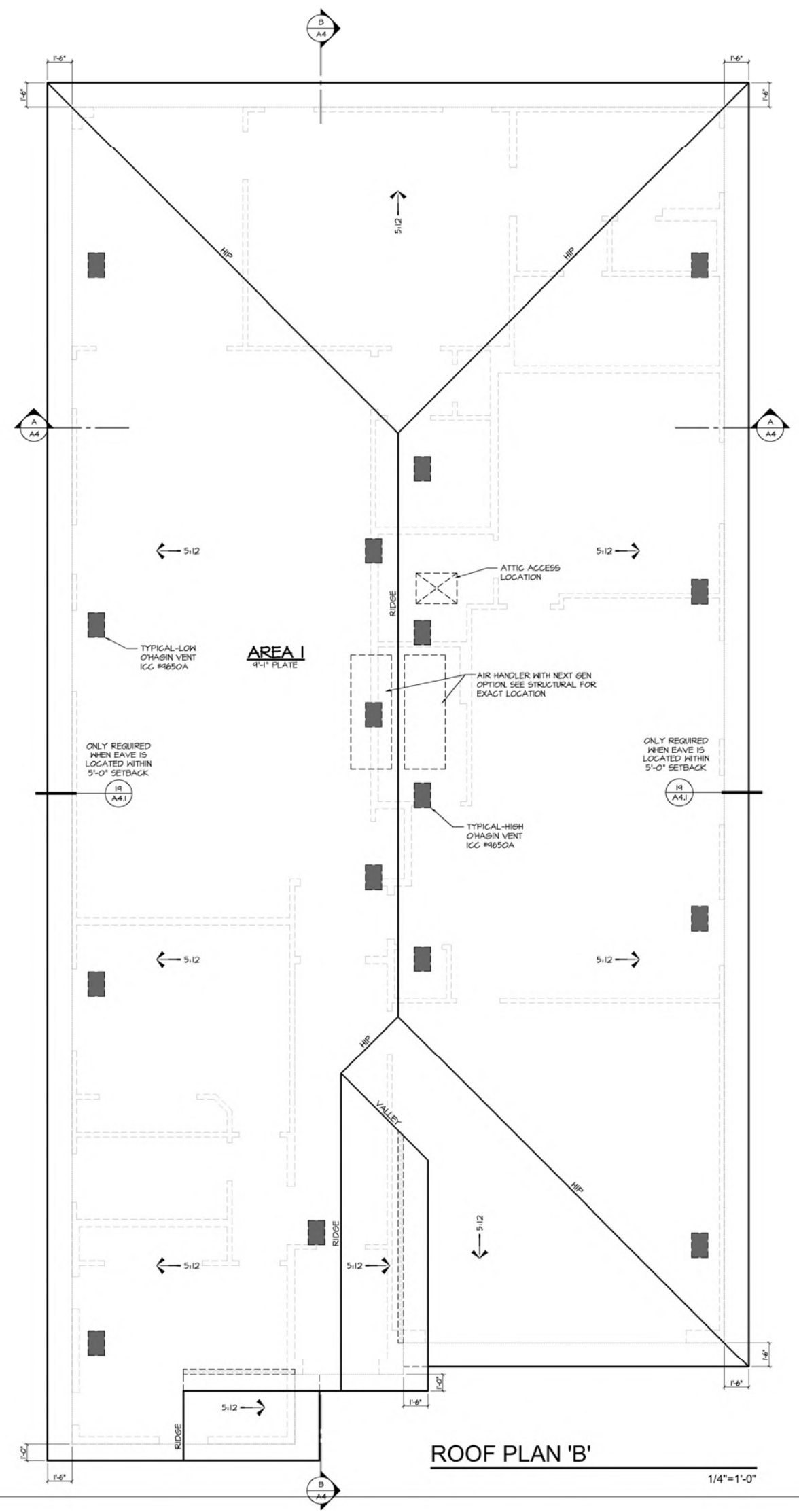
FLOOR PLAN

PLOT DATE: 8-01-19
 Rev. DATE:
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4083
 Nauvoo Station

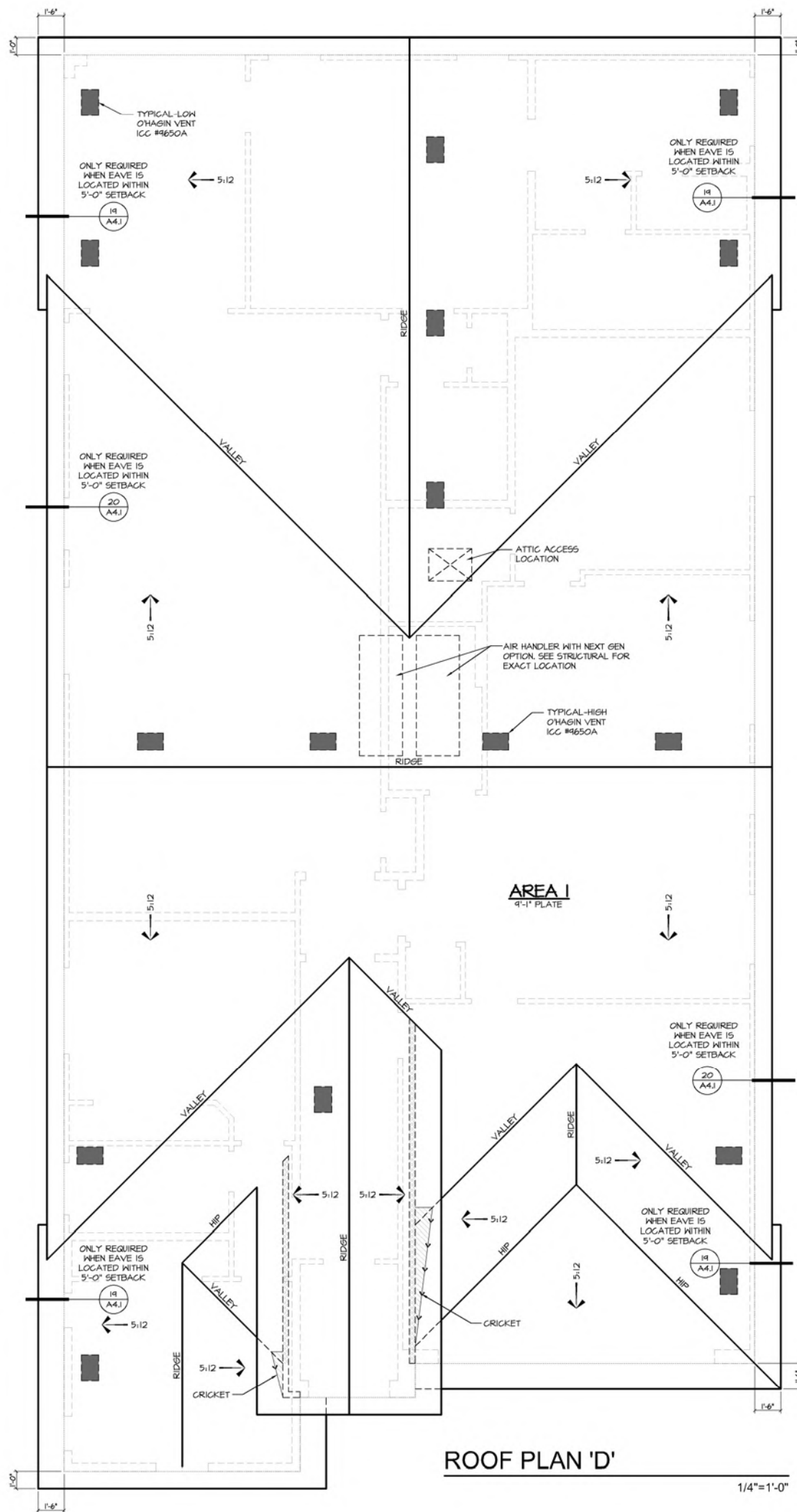
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 7. FIRST TIME PLANS APPROVAL. AND [I] PLAN ARE ALL TRADEMARKS OF [I] PLAN, LLC
 6. SYSTEM MODEL 2019



| ROOF AREA '1' | | |
|---------------------------|------------------------|--------------------|
| ROOF S.F. | REQ. VENT S.F. (1/300) | PROVIDED VENT S.F. |
| 3,129 | 10.43 | 10.88 |
| HIGH 8 @0.68 S.F. EACH | | 5.44 S.F. |
| LOW 8 @0.68 S.F. EACH | | 5.44 S.F. |
| TOTAL = 10.88 S.F. | | |

- GENERAL NOTES**
- PER IRC R0602, THE MIN. NET FREE VENTILATING AREA SHALL BE 1/300 OF THE AREA OF THE VENTED SPACE. 1/300 OF THE VENTED SPACE MAY BE USED, PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE.
 - PER IRC R0603, INSTALL INSULATION BAFFLES TO PROVIDE MIN. OF 1" SPACE AT THE LOCATION BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.
 - FOAM PLASTIC INSULATION FROM ATTIC AND CRAWL SPACES SHALL COMPLY WITH THE IRC.
 - SEE STRUCTURAL DRAWINGS FOR EXACT LOCATIONS OF ATTIC ACCESS AND AIR HANDLER UNIT.
 - AREAS IN ATTIC OVER 30 S.F. AND 30" HIGH REQUIRE ACCESS.
 - HIGH VENTS TO BE NO MORE THAN 3' BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE.



| VENT CALCULATIONS | | |
|--------------------------------------|------------------------|--------------------|
| ROOF AREA '1' | | |
| ROOF S.F. | REQ. VENT S.F. (1/300) | PROVIDED VENT S.F. |
| 3,129 | 10.43 | 10.88 |
| HIGH 8 OHAGIN VENTS @ 0.68 S.F. EACH | | 5.44 S.F. |
| LOW 8 OHAGIN VENTS @ 0.68 S.F. EACH | | 5.44 S.F. |
| TOTAL = 10.88 S.F. | | |

- GENERAL NOTES**
- PER IRC R06.2, THE MIN. NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. 1/300 OF THE VENTED SPACE MAY BE USED, PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE.
 - PER IRC R06.3, INSTALL INSULATION BAFFLES TO PROVIDE MIN. OF 1" SPACE AT THE LOCATION BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.
 - FOAM PLASTIC INSULATION FROM ATTIC AND CRAWL SPACES SHALL COMPLY WITH THE IRC.
 - SEE STRUCTURAL DRAWINGS FOR EXACT LOCATIONS OF ATTIC ACCESS AND AIR HANDLER UNIT.
 - AREAS IN ATTIC OVER 30 S.F. AND 30" HIGH REQUIRE ACCESS.
 - HIGH VENTS TO BE NO MORE THAN 3' BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE.

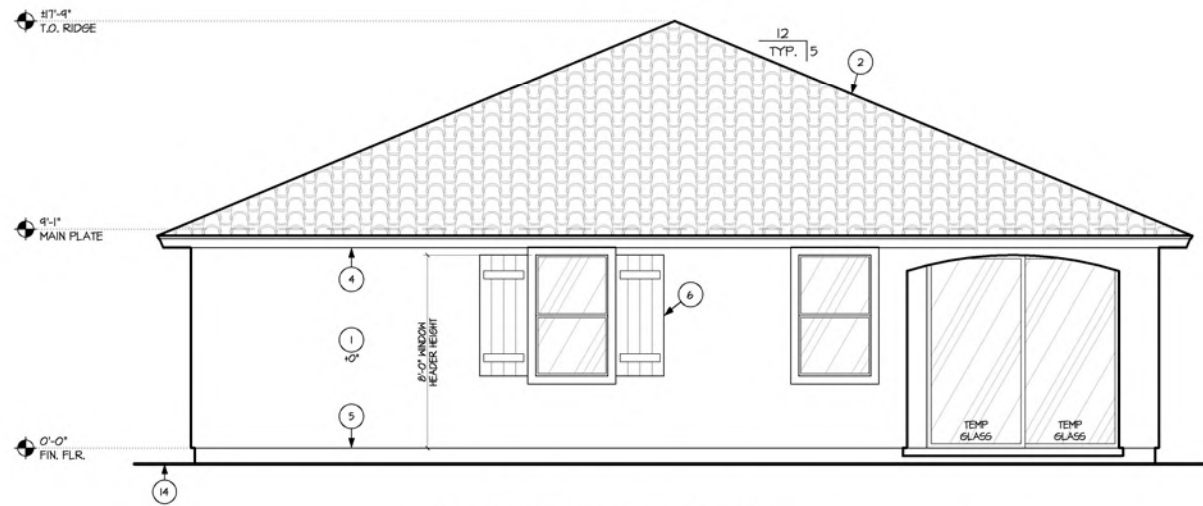
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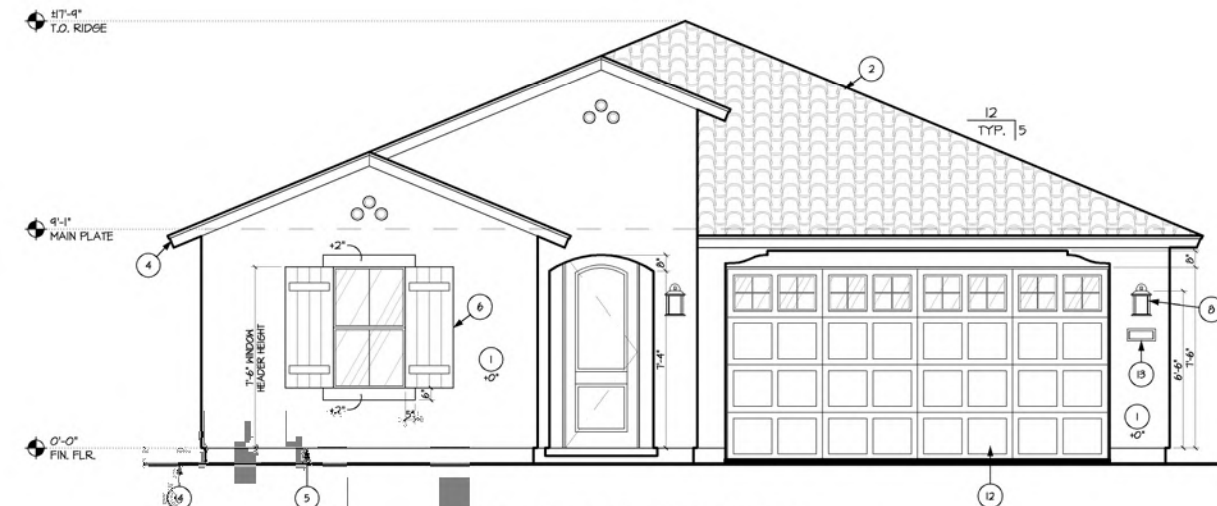
[i]PLAN, LLC
4711 East Falcon Drive • Suite 232
Mesa, Arizona 85215
studio (480) 807-1539 • fax (480) 894-2529
www.iplandesign.com



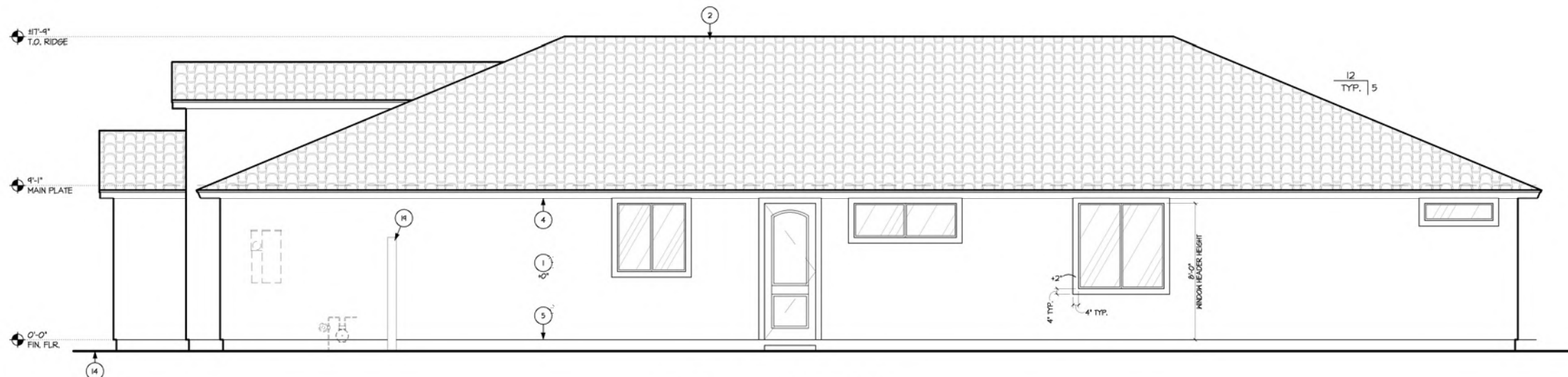
ROOF PLAN 'D'



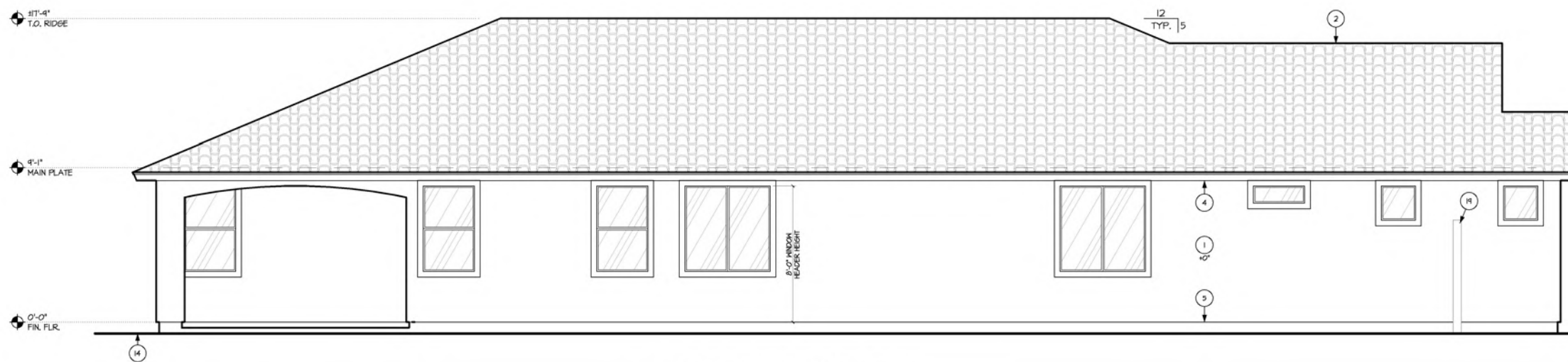
REAR ELEVATION 'B'
SCALE: 1/4" = 1'-0"



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



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

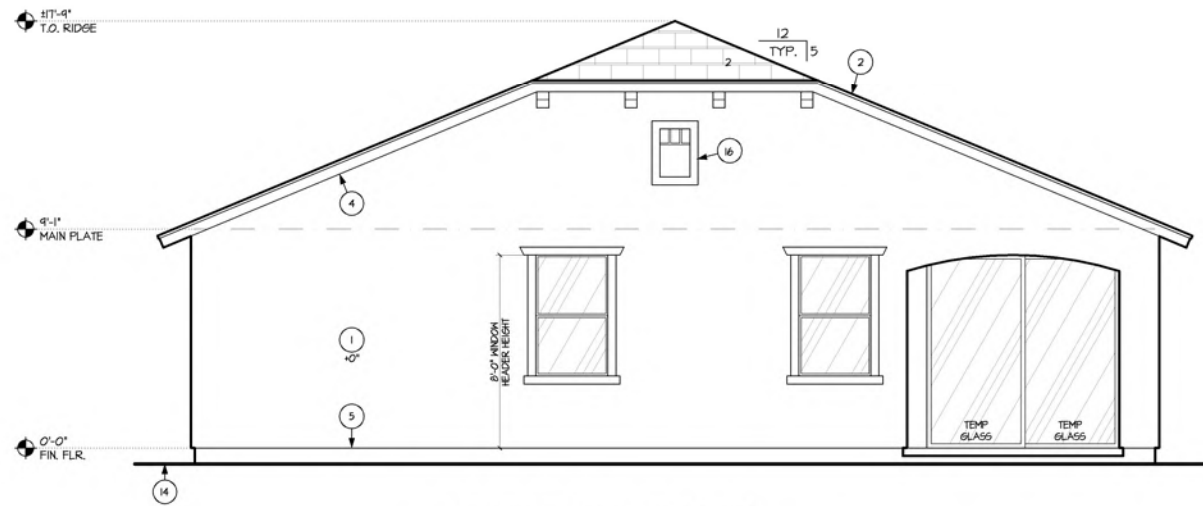


LEFT ELEVATION 'B'
SCALE: 1/4" = 1'-0"

- NOTE:**
ALL EXTERIOR WINDOWS AND DOOR OPENING FLASHING SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- NOTE:**
ALL ITEMS SHOWN ARE STANDARD U.N.O.
- NOTE:**
WATER-RESISTIVE BARRIER REQUIRED UNDER EXTERIOR PLASTER
- NOTE:**
WATER-RESISTIVE BARRIER REQUIRED UNDER ALL EXTERIOR WALL FINISH (SIDING) MATERIAL.
- NOTE:**
FLASHING TO BE INSTALLED IN SHINGLE-FASHION AND MUST EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER.

| 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-224 WHEN APPLIED OVER ANY HOOD BASED SHEATHING, THE BARRIER SHALL BE A MIN. TWO LAYER OF GRADE "D" BUILDING PAPER PER THE IRC. |
| 2 | CONCRETE ROOF TILE ICGR ESR-1641, 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 | *NOT USED |
| 4 | FASCIA - REFER TO DETAIL 9 ON SHEET A4J |
| 5 | KEEP SCREED - REF. DETAIL 9 ON SHEET A4J |
| 6 | FYPON BOARD AND BATTEN OR THREE BOARD SHUTTERS PER ELEVATIONS - ATTACH PER MFG SPECS. VERIFY ITEM W/ BUILDER SPECS. |
| 7 | ADHERED CULTURED STONE VENEER PER ICC RESR-1364 PER SPECS. WEATHER RESISTIVE BARRIER. SEE DETAILS 8 & 9 ON SHEET A4J |
| 8 | EXTERIOR LIGHT PER SPECIFICATIONS SEE DETAIL 25 ON SHEET A4J FOR INSTALLATION AT STONE VENEER |
| 9 | FYPON POT SHELVE (P584X135T) - ATTACH PER MFG SPECS. VERIFY ITEM W/ BUILDER SPECS |
| 10 | FYPON GORBEL (G0R06A15X15) - ATTACH PER MFG SPECS. VERIFY ITEM W/ BUILDER SPECS |
| 11 | FYPON GORBEL (G0R06A15X15) - ATTACH PER MFG SPECS. VERIFY ITEM W/ BUILDER SPECS |
| 12 | SECTIONAL METAL ROLL-UP DOOR. PAINT TO MATCH EXTERIOR OF HOUSE - PER SPECS. |
| 13 | STREET ADDRESS NUMBER-FINISH PER SPECIFICATIONS. SEE DETAIL 25 ON SHEET A4J FOR INSTALLATION AT STONE VENEER |
| 14 | FINISH GRADE - SLOPE AWAY FROM BUILDING |
| 15 | STUCCO SYSTEM OVER FOAM SURROUND PROJECTION. |
| 16 | DECORATIVE GABLE END DETAIL - SEE DETAILS ON SHEET A4J |
| 17 | FYPON OUTLOOKER (BKT16X32X45) - ATTACH PER MFG SPECS. VERIFY ITEM W/ BUILDER SPECS |
| 18 | EXTEND ACCENT MATERIAL TO THE SIDE YARD FENCE WALL |
| 19 | SIDE YARD FENCE WALL |

| GENERAL NOTES | |
|---------------|--|
| 1. | SEE FLOOR PLAN & ELEVATIONS FOR WINDOW HEADER HEIGHTS. ALL DOOR HEADER HEIGHTS - REFER TO FLOOR PLAN SHEET 4 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 FINAL INSPECTION. A COPY 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. ICC # ESR-1641 PER THE IRC. |
| 5. | BUILT UP ROOFING W/ 3 LAYERS #15 FELT AND 300 POUNDS OF GRAVEL PER 100 SQ. FT. OF ROOF OR OTHER APPROVED SURFACING MATERIAL INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATIONS AND PER THE IRC. |
| 6. | KEEP SCREED SHALL BE OF NO. 26 GAUSE CORROSION RESISTANT METAL WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2" AND PLACED A MIN. OF 3/4" BELOW TOP OF FINISHED FLOOR AND A MINIMUM OF 6" ABOVE FINISHED GRADE @ ALL EXTERIOR WALLS |
| 7. | ROOF SLOPES ARE 5:12 TYP. U.N.O. |
| 8. | WINDOW FRAMES SHALL BE ANODIZED OR ENAMEL PAINTED TO MATCH HOUSE U.N.O. |
| 9. | ALL VENTS, ELEG. BOXES, HVAC UNITS, ETC. SHALL BE PAINTED TO MATCH HOUSE U.N.O. |
| 10. | PAINT EXPOSED STEM WALLS TO MATCH U.N.O. |
| 11. | SLOPES (EXAMPLE: FIREPLACE / MEDIA NICHE TOPS) OF 60° OR LESS FROM HORIZONTAL TO HAVE UNDERLAYMENT MEETING ROOFING REQUIREMENTS. |



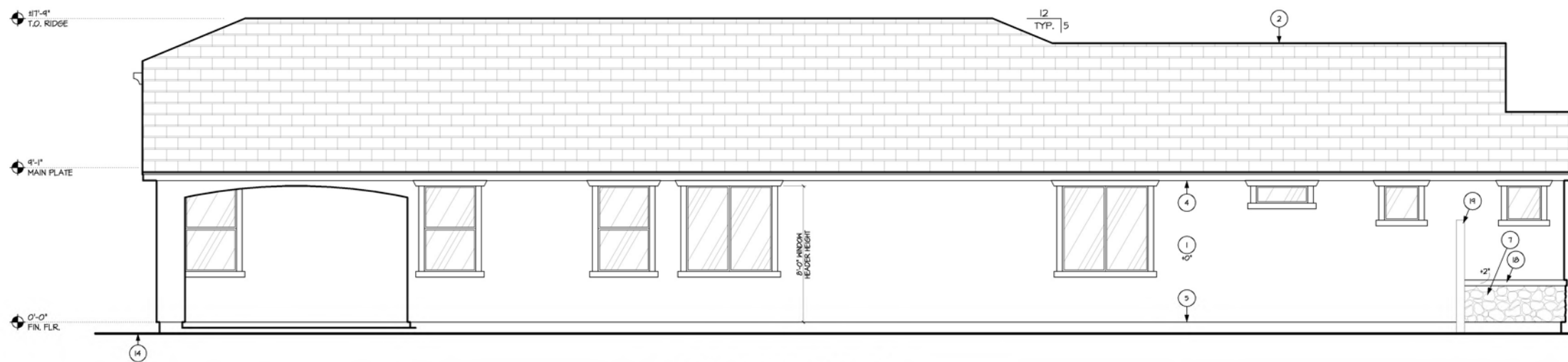
REAR ELEVATION 'C'
SCALE: 1/4" = 1'-0"



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



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



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

NOTE:

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

NOTE:

ALL ITEMS SHOWN ARE STANDARD U.N.O.

NOTE:

WATER-RESISTIVE BARRIER REQUIRED UNDER EXTERIOR PLASTER

NOTE:

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

NOTE:

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

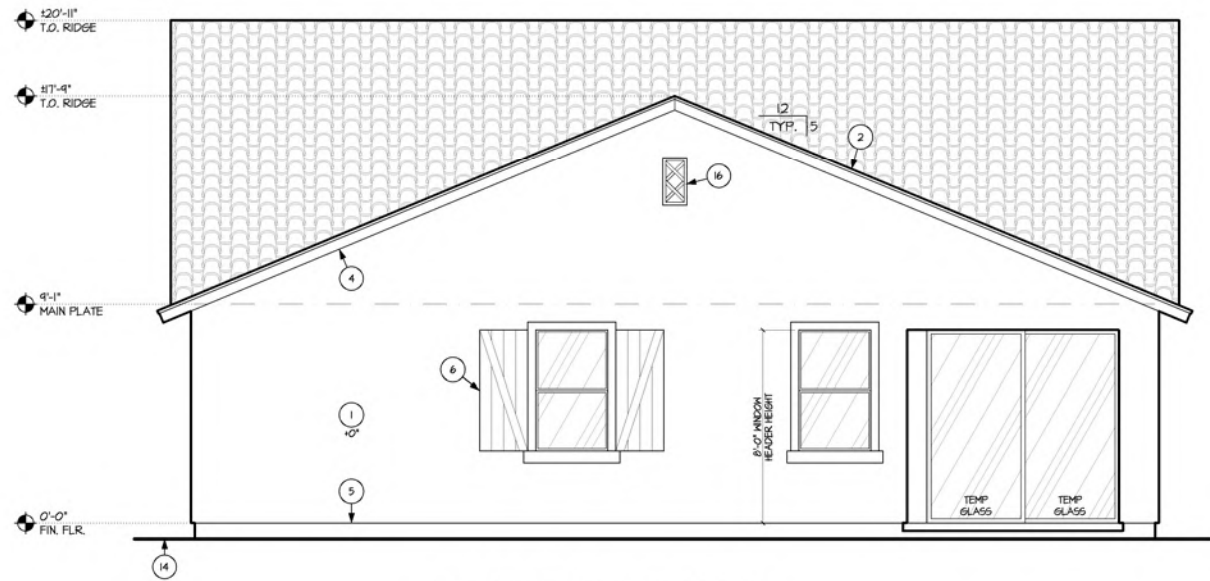
KEYNOTES

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

| No. | DESCRIPTION |
|-----|---|
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| 3 | NOT USED |
| 4 | FASCIA - REFER TO DETAIL 9 ON SHEET A4.I |
| 5 | KEEP SCREED - REF. DETAIL 9 ON SHEET A4.I |
| 6 | FYPON BOARD AND BATTEN OR THREE BOARD SHUTTERS PER ELEVATIONS - ATTACH PER MFG SPECS. VERIFY ITEM W/ BUILDER SPECS. |
| 7 | ADHERED CULTURED STONE VENEER PER ICC RESR-1364 PER SPECS. WEATHER RESISTIVE BARRIER. SEE DETAILS 8 & 9 ON SHEET A4.I |
| 8 | EXTERIOR LIGHT PER SPECIFICATIONS SEE DETAIL 25 ON SHEET A4.I FOR INSTALLATION AT STONE VENEER |
| 9 | FYPON POT SHELVE (P584X135T) - ATTACH PER MFG SPECS. VERIFY ITEM W/ BUILDER SPECS |
| 10 | FYPON GOVE CORBEL (C0RCV18X8X6S) - ATTACH PER MFG SPECS. VERIFY ITEM W/ BUILDER SPECS |
| 11 | FYPON CORBEL (C0R0G6A15X15) - ATTACH PER MFG SPECS. VERIFY ITEM W/ BUILDER SPECS |
| 12 | SECTIONAL METAL ROLL-UP DOOR. PAINT TO MATCH EXTERIOR OF HOUSE - PER SPECS. |
| 13 | STREET ADDRESS NUMBER-FINISH PER SPECIFICATIONS. SEE DETAIL 25 ON SHEET A4.I FOR INSTALLATION AT STONE VENEER |
| 14 | FINISH GRADE - SLOPE AWAY FROM BUILDING |
| 15 | STUCCO SYSTEM OVER FOAM SURROUND PROJECTION. |
| 16 | DECORATIVE GABLE END DETAIL - SEE DETAILS ON SHEET A4.I |
| 17 | FYPON OUTLOOKER (BKT16X32X4S) - ATTACH PER MFG SPECS. VERIFY ITEM W/ BUILDER SPECS |
| 18 | EXTEND ACCENT MATERIAL TO THE SIDE YARD FENCE WALL |
| 19 | SIDE YARD FENCE WALL |

GENERAL NOTES

- SEE FLOOR PLAN & ELEVATIONS FOR WINDOW HEADER HEIGHTS. ALL DOOR HEADER HEIGHTS - REFER TO FLOOR PLAN SHEET & STRUCTURAL.
- THE BUILDING SAFETY DEPARTMENT WILL REQUIRE THE INSTALLATION CARD FROM THE STUCCO MANUFACTURER'S APPROVED APPLICATOR BE ON THE JOB SITE BEFORE THE APPLICATION OF THE WEATHER-RESISTIVE BARRIER. A COPY OF THE INSTALLATION CARD MUST BE PRESENTED TO THE BUILDING INSPECTOR AFTER COMPLETION OF THE WORK AND BEFORE THE FINAL INSPECTION. A COPY OF THE INSTALLATION CARD SHALL BE LEFT AT THE JOB SITE FOR HOMEOWNER, WHEN APPLIED OVER WOOD-BASED SHEATHING, THE BARRIER SHALL BE A MINIMUM TWO LAYERS OF GRADE D, BUILDING PAPER PER THE IRC.
- FLASHING OF EXTERIOR OPENINGS SHALL NOT BE LESS THAN 26 GA. CORROSION RESISTANT METAL PER THE IRC.
- CONCRETE TILE ROOFS INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATIONS. ICC# ESR-1641 & PER THE IRC.
- BUILT UP ROOFING W/ 3 LAYERS #15 FELT AND 300 POUNDS OF GRAVEL PER 100 SQ. FT. OF ROOF OR OTHER APPROVED SURFACING MATERIAL INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATIONS AND PER THE IRC.
- KEEP SCREED SHALL BE OF NO. 26 GAUSE CORROSION RESISTANT METAL WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2" AND PLACED A MIN. OF 3/4" BELOW TOP OF FINISHED FLOOR AND A MINIMUM OF 6" ABOVE FINISHED GRADE @ ALL EXTERIOR WALLS
- ROOF SLOPES ARE 5:12 TYP. U.N.O.
- WINDOW FRAMES SHALL BE ANODIZED OR ENAMEL PAINTED TO MATCH HOUSE U.N.O.
- ALL VENTS, ELEC. BOXES, HVAC UNITS, ETC. SHALL BE PAINTED TO MATCH HOUSE U.N.O.
- PAINT EXPOSED STEM WALLS TO MATCH U.N.O.
- SLOPES (EXAMPLE: FIREPLACE / MEDIA NICHE TOPS) OF 60° OR LESS FROM HORIZONTAL TO HAVE UNDERLAYMENT MEETING ROOFING REQUIREMENTS.



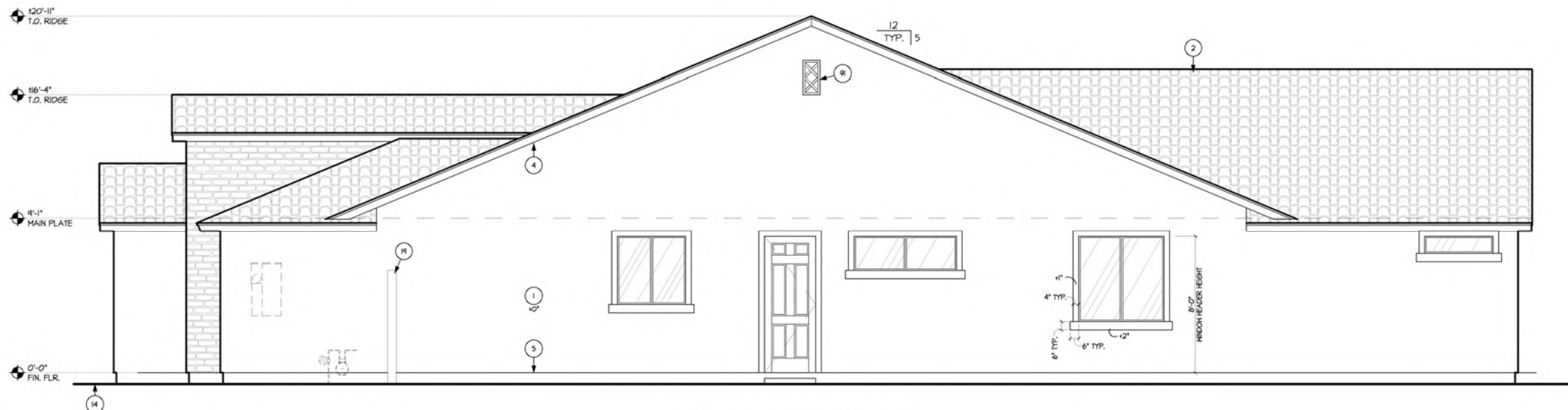
REAR ELEVATION 'D'

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



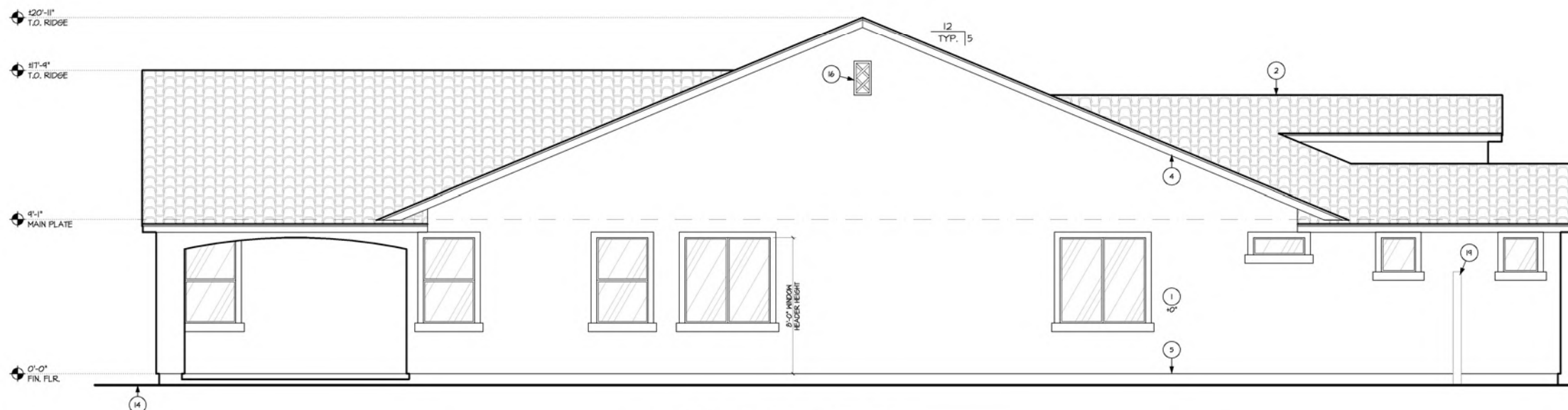
FRONT ELEVATION 'D'

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



RIGHT ELEVATION 'D'

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



LEFT ELEVATION 'D'

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

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

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

NOTE:
WATER-RESISTIVE BARRIER REQUIRED UNDER EXTERIOR PLASTER

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

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

| 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-224 WHEN APPLIED OVER ANY HOOD BASED SHEATHING, THE BARRIER SHALL BE A MIN. TWO LAYER OF GRADE 'D' BUILDING PAPER PER THE IRC. |
| 2 | CONCRETE ROOF TILE (ICC ESR-164), OVER UNDERLAYMENT. UNDERLAYMENT SHALL CONFORM TO ASTM D 226 TYPE II; ASTM D 2626 TYPE I; OR ASTM D 6390 CLASS M MINERAL SURFACED ROLL ROOFING. (STYLE: PER ELEVATION) |
| 3 | NOT USED |
| 4 | FASCIA - REFER TO DETAIL 26 ON SHEET A4J |
| 5 | KEEP SCREED - REF. DETAIL 9 ON SHEET A4J |
| 6 | TYPPON BOARD AND BATTEN OR THREE BOARD SHUTTERS PER ELEVATIONS - ATTACH PER MFG SPECS. VERIFY ITEM W/ BUILDER SPECS. |
| 7 | ADHERED CULTURED STONE VENEER PER ICC RESR-1364 PER SPECS. WEATHER RESISTIVE BARRIER. SEE DETAILS 8 & 9 ON SHEET A4J |
| 8 | EXTERIOR LIGHT PER SPECIFICATIONS SEE DETAIL 25 ON SHEET A4J FOR INSTALLATION AT STONE VENEER |
| 9 | TYPPON POT SHELVE (PS64X135T) - ATTACH PER MFG SPECS. VERIFY ITEM W/ BUILDER SPECS |
| 10 | TYPPON CORBEL (CORC6A15X15) - ATTACH PER MFG SPECS. VERIFY ITEM W/ BUILDER SPECS |
| 11 | TYPPON CORBEL (CORC6A15X15) - ATTACH PER MFG SPECS. VERIFY ITEM W/ BUILDER SPECS |
| 12 | SECTIONAL METAL ROLL-UP DOOR. PAINT TO MATCH EXTERIOR OF HOUSE - PER SPECS. |
| 13 | STREET ADDRESS NUMBER-FINISH PER SPECIFICATIONS. SEE DETAIL 25 ON SHEET A4J FOR INSTALLATION AT STONE VENEER |
| 14 | FINISH GRADE - SLOPE AWAY FROM BUILDING |
| 15 | STUCCO SYSTEM OVER FOAM SURROUND PROJECTION |
| 16 | DECORATIVE GABLE END DETAIL - SEE DETAILS ON SHEET A4J |
| 17 | TYPPON OUTLOOKER (BKT16X32X45) - ATTACH PER MFG SPECS. VERIFY ITEM W/ BUILDER SPECS |
| 18 | EXTEND ACCENT MATERIAL TO THE SIDE YARD FENCE WALL |
| 19 | SIDE YARD FENCE WALL |

GENERAL NOTES

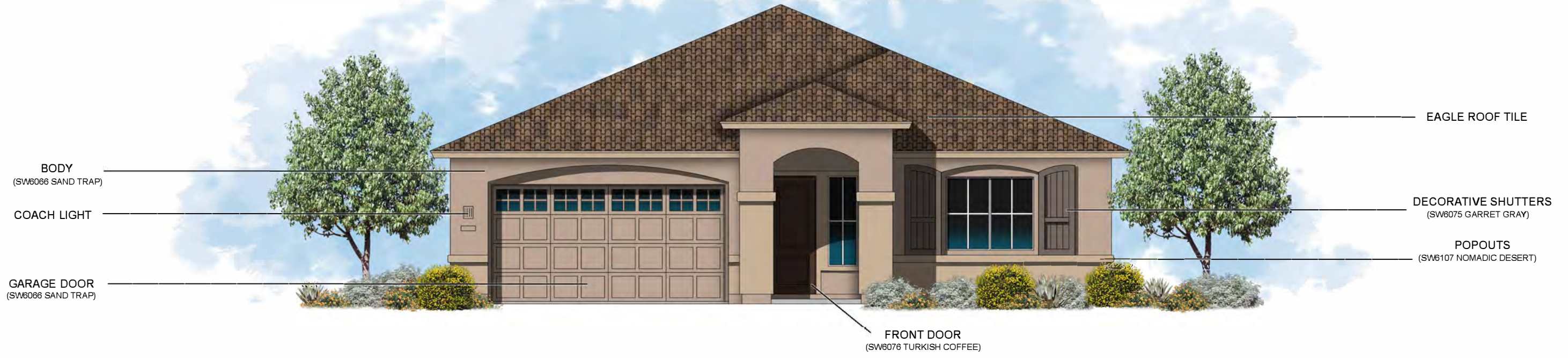
- SEE FLOOR PLAN & ELEVATIONS FOR WINDOW HEADER HEIGHTS. ALL DOOR HEADER HEIGHTS - REFER TO FLOOR PLAN SHEET 4 STRUCTURAL
- THE BUILDING SAFETY DEPARTMENT WILL REQUIRE THE INSTALLATION CARD FROM THE STUCCO MANUFACTURER'S APPROVED APPLICATOR BE ON THE JOB SITE BEFORE THE APPLICATION OF THE WEATHER-RESISTIVE BARRIER. A COPY OF THE INSTALLATION CARD MUST BE PRESENTED TO THE BUILDING INSPECTOR AFTER COMPLETION OF THE WORK AND BEFORE THE FINAL INSPECTION. A COPY OF THE INSTALLATION CARD SHALL BE LEFT AT THE JOB SITE FOR HOMEOWNER, WHEN APPLIED OVER HOOD-BASED SHEATHING, THE BARRIER SHALL BE A MINIMUM TWO LAYERS OF GRADE 'D' BUILDING PAPER PER THE IRC.
- FLASHING OF EXTERIOR OPENINGS SHALL NOT BE LESS THAN 26 GA. CORROSION RESISTANT METAL PER THE IRC.
- CONCRETE TILE ROOFS INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATIONS. ICC ESR-164 1 PER THE IRC.
- BUILT UP ROOFING W/ 3 LAYERS #15 FELT AND 300 POUNDS OF GRAVEL PER 100 SQ. FT. OF ROOF OR OTHER APPROVED SURFACING MATERIAL INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATIONS AND PER THE IRC.
- KEEP SCREED SHALL BE OF NO. 26 GAUGE CORROSION RESISTANT METAL WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2" AND PLACED A MIN. OF 3/4" BELOW TOP OF FINISHED FLOOR AND A MINIMUM OF 6" ABOVE FINISHED GRADE & ALL EXTERIOR WALLS
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- PAINT EXPOSED STEM WALLS TO MATCH U.N.O.
- SLOPES (EXAMPLE: FIREPLACE / MEDIA NICHE TOPS) OF 60° OR LESS FROM HORIZONTAL TO HAVE UNDERLAYMENT MEETING ROOFING REQUIREMENTS.

PLAT DATE: 7-31-19

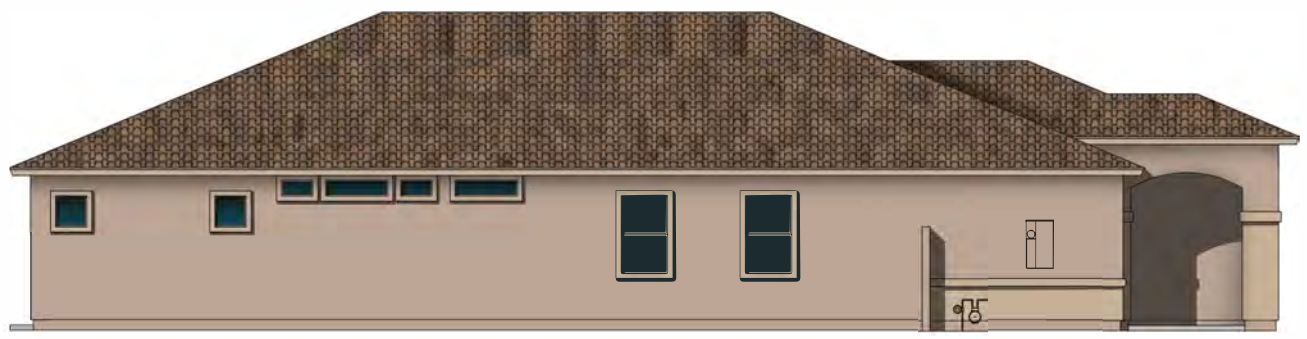
| Rev. | DATE |
|------|------|
| 1 | |
| 2 | |
| 3 | |
| 4 | |

PLAN
4083
Nauvoo Station

SHEET
A3.2



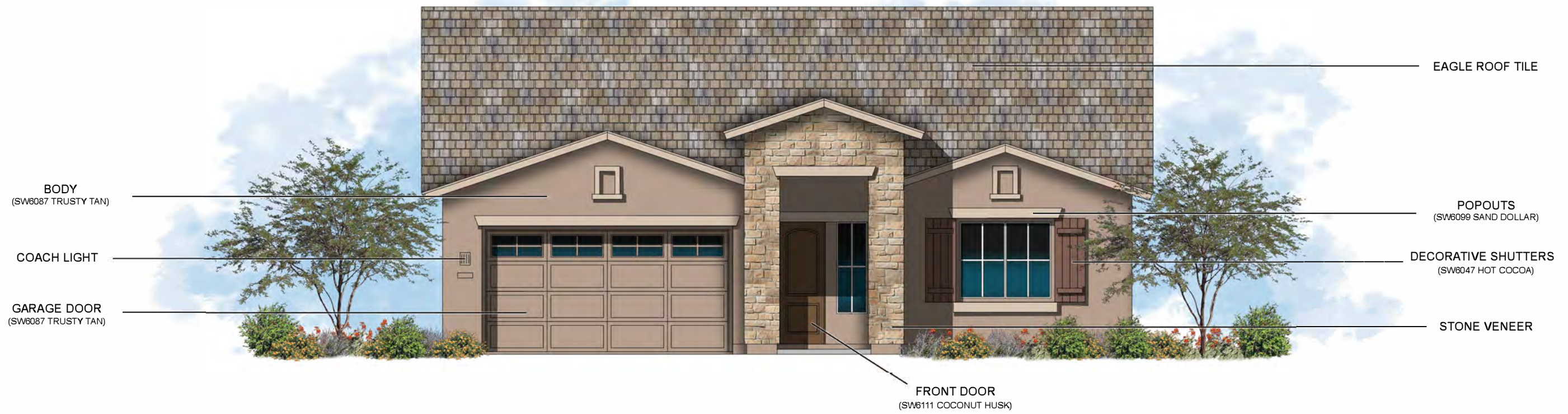
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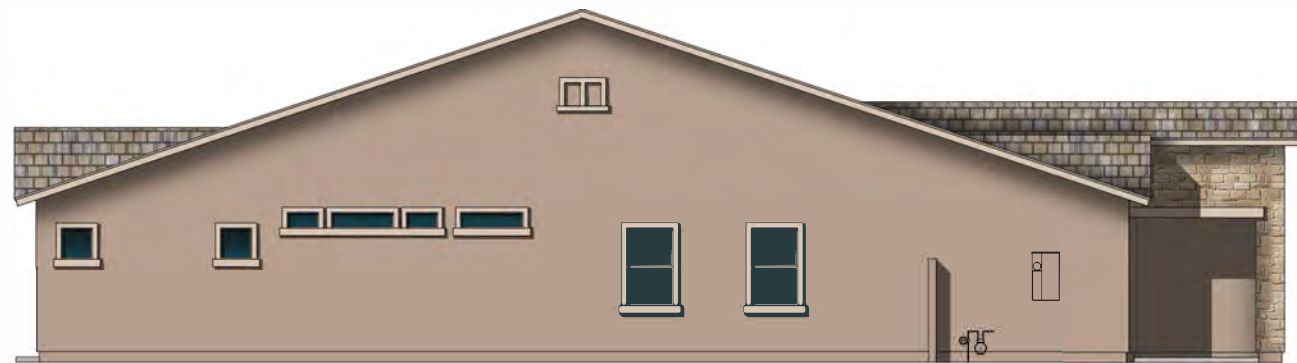
LEFT



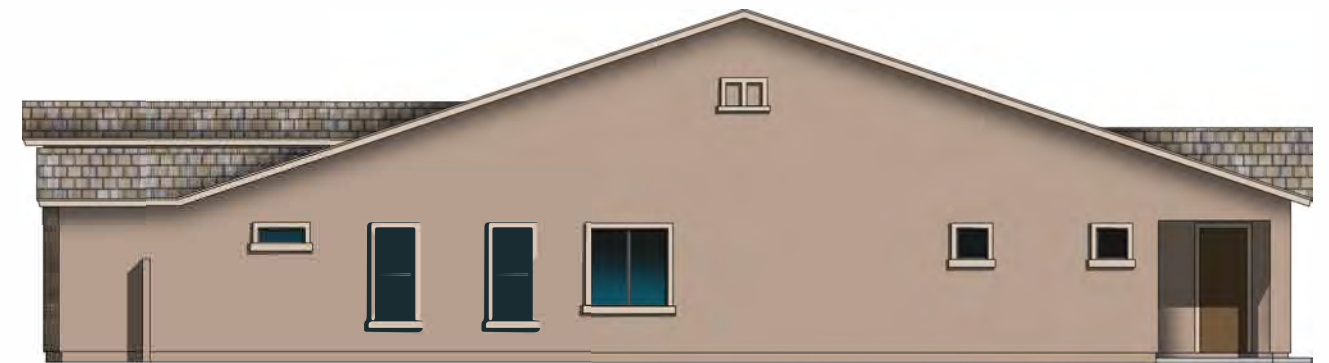
RIGHT



BACK



LEFT



RIGHT

BODY
(SW6102 PORTABELLO)

COACH LIGHT

GARAGE DOOR
(SW6102 PORTABELLO)

EAGLE ROOF TILE

POPOUTS
(SW6099 SAND DOLLAR)

STONE VENEER

FRONT DOOR
(SW6111 COCONUT HUSK)



BACK



LEFT

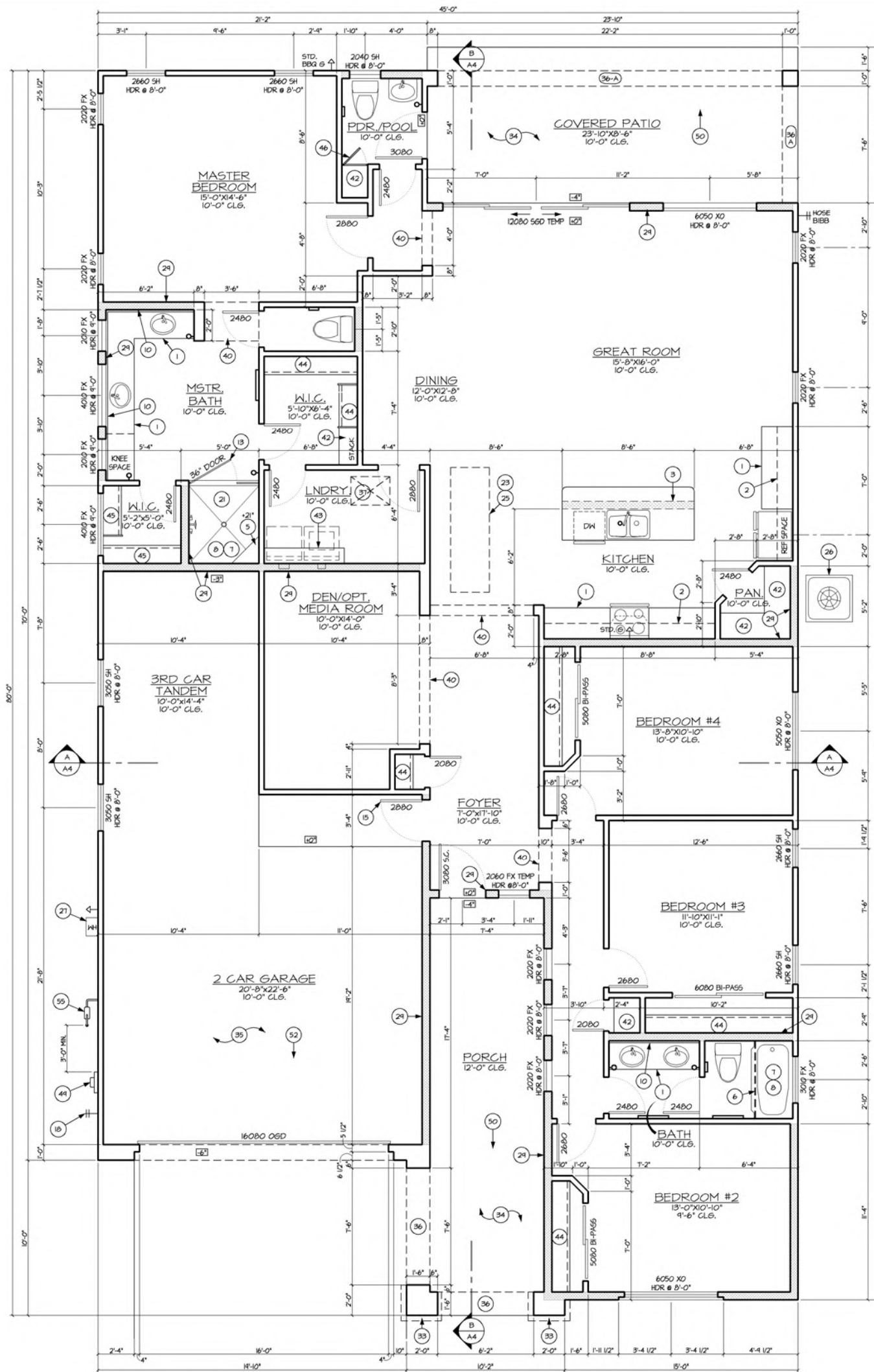


RIGHT

NOTES:

- FIELD CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESSURE-PRESERVATIVE-TREATED WOOD SHALL BE RETREATED IN THE FIELD IN ACCORDANCE WITH ANPA 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.
- 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.
- 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.
- SEE STRUCTURAL DRAWINGS FOR EXACT LOCATIONS OF ATTIC ACCESS AND AIR HANDLER UNIT
- SEE EXTERIOR ELEVATIONS FOR LOCATIONS OF STONE VENEER & POPOUTS
- 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.
- PRE-FAB SHOWER CAN BE REPLACED WITH OPTIONAL SITE-BUILT SHOWER PER IRC-P2104
- REQUIRED DRAIN PAN FOR WATER HEATER; PAN SHALL BE GALVANIZED PAN HAVING A MIN. THICKNESS OF 24 GA. OR OTHER PANS LISTED FOR SUCH USE; PAN SHALL BE NOT LESS THAN 1/2" DEEP AND SHALL BE OF SUFFICIENT SIZE AND SHAPE TO RECEIVE ALL DRIPPING OR CONDENSATE FROM THE TANK OR WATER HEATER. THE PAN SHALL BE DRAINED BY AN INDIRECT WASTE PIPE HAVING A MIN. DIA. OF 3/4"; THE PAN DRAIN SHALL EXTEND FULL-SIZED AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR SHALL EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE MAXIMUM 6" ABOVE THE GROUND IN A LOCATION THAT DOES NOT CAUSE PERSONAL INJURY OR STRUCTURAL DAMAGE USING MATERIAL LISTED IN TABLE P2405.5 (NOT PVC).
- PROVIDE WATER HAMMER ARRESTORS AT DISHWASHER, ICE MAKER & WASHING MACHINE.
- PROVIDE AIR GAP AT DISHWASHER.
- 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. I.C.W. M502.4.4.1
- 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.
- VERIFY WITH BUILDER FOR GAS OR ELECTRIC APPLIANCES SUCH AS WATER HEATER, RANGE, DRYER, ETC., PRIOR TO CONSTRUCTION.

| AREA CALC'S. | |
|--|--------------|
| LIVABLE AREAS: | |
| MAIN FLOOR PLAN TOTAL LIVABLE | 2,325 SQ.FT. |
| MAIN FLOOR PLAN TOTAL LIVABLE W/ OPT. 4th CAR GARAGE | 2,174 SQ.FT. |
| COVERED AREAS: | |
| COVERED PORCH | 213 SQ.FT. |
| COVERED PATIO | 203 SQ.FT. |
| GARAGE: | |
| 3 CAR TANDEM GARAGE | 646 SQ.FT. |
| OPT. 4 CAR TANDEM GARAGE | +151 SQ.FT. |
| TOTAL SQ. FT. | 3,387 SQ.FT. |



FLOOR PLAN

1/4"=1'-0"

FLOOR PLAN KEYNOTES

- 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" UNO.
 - (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 I.C.C. ESR-2461 AND MFG INSTALLATION INSTRUCTIONS.
- BATH**
 - (8) TUB 1" OR SHOWER W/ WATER RESISTANT MAINTAIN TO 16" ABV FF. IRC R3012
 - (9) RECESSED MEDICINE CABINET (PER SPECS.) - R.O. 14"x24"
 - (10) MIRROR - RUN ENTIRE LENGTH OF VANITY; IS 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
 - (17) FRAMED PLATFORM RAISED 18" A.F.F.
 - (18) BUILDING WATER MAIN SHUT-OFF VALVE LOCATION
 - (19) TEMPERATURE AND PRESSURE RELIEF VALVE TO BE FULL SIZE STEEL PIPE OR HARD DRAWN COPPER TUBING OR CPVC, SHALL EXTEND OUTSIDE OF BLDG W/ THE END OF PIPE MAXIMUM 6" ABOVE GRADE & POINTING DOWNWARD
 - (20) DRAINAGE SLEEVE - ZURN ZDB3 FIBERGLASS-PLASTIC COVER
 - (21) SITE BUILT PAN PER IRC-P2104
 - (22) *NOT USED
- 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) RINNAI TANKLESS WATER HEATER. SEE DETAIL ON A4.1
 - (28) 6" WIDE WALL WITH STAGGERED 2x4 STUDS @ 24" O.C. & INSULATION
 - (29) 2x6 WALL
 - (30) LOW WALL, SEE PLAN FOR HEIGHT
 - (31) COURTYARD WALL, STANDARD AT ALL ELEVATIONS. SEE DETAILS ON A4. MAX 36" HIGH IN FRONT SETBACK.
 - (32) WALL AT ELEVATIONS C & D
 - (33) STONE AT ELEVATION 'C'
 - (34) 1/2" SAG-RESISTANT TYPE 'MR' GYP. BD. @ ALL CVD. PATIOS. (I.C.C. #ESR-1330 OR EQUAL)
 - (35) 5/8" SAG-RESISTANT TYPE 'X' GYP. BD. @ USABLE 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
 - (36) SOFFIT - SEE ELEVATION
 - (37) SOFFIT - SEE ELEVATION EXTERIOR SOFFITS TO BE BUILT TO UNDERSIDE OF BEAM PER STRUCTURAL PLANS.
 - (38) 22"x30" ATTIC ACCESS SEE DETAIL 6 ON SHEET A4.1
 - (39) LINE OF CEILING CHANGE
 - (40) FLAT SOFFIT @ 8'-0"
 - (41) FLAT SOFFIT @ 9'-0"
 - (42) LINE OF 2nd FLOOR EXT. WALL
 - (43) 5'-20" OR 16" DEEP SHELVES, EVENLY SPACED. (6 SHELVES WHERE NOTED)
 - (44) 1 SHELF
 - (45) 1 ROD, 1 SHELF
 - (46) 2 RODS, 2 SHELVES
 - (47) FACE FRAME LINEN CABINET
 - (48) EXTENTS OF STONE VENEER, HEIGHTS AND LOCATION PER ELEVATIONS.
 - (49) STANDARD CONCRETE STOOP
 - (50) ELECTRIC PANEL LOCATION-SEE E-1 AND GEN. NOTES, FRAMER TO PROVIDE LATH BACKING AROUND PANEL
 - (51) SLOPE 1/8" PER 12"
 - (52) SLOPE 1/4" PER 12"
 - (53) SLOPE GARAGE 2" OVERALL
 - (54) HANDRAIL/GUARDRAIL (WOOD OR IRON PER SPECS) TO BE 36" ABOVE WALKING PLANE ON 8" HIGH CURB. RAILS SHOULD BE SPACED TO NOT ALLOW A 4" SPHERE TO PASS THROUGH ANY OPENING. (PER IRC.)
 - (55) HANDRAIL (WOOD OR IRON PER SPECS) TO BE 36" ABOVE WALKING PLANE (PER IRC.)
 - (56) NATURAL GAS METER LOCATION - SEE PLUMBING PLAN
 - (57) COMBUSTION & RELIEF GRILLES, 12" FROM FLR. & CLG. W/ GAS APPL.
 - (58) PROVIDE 100 SQ. IN. MAKEUP AIR FOR GAS OR ELEC DRYER. (TO BE PROVIDED BY JUMP DUCT OR DOOR VENT SEE MECH.)
- WALLS**
 - (30) LOW WALL, SEE PLAN FOR HEIGHT
 - (31) COURTYARD WALL, STANDARD AT ALL ELEVATIONS. SEE DETAILS ON A4. MAX 36" HIGH IN FRONT SETBACK.
 - (32) WALL AT ELEVATIONS C & D
 - (33) STONE AT ELEVATION 'C'
 - (34) 1/2" SAG-RESISTANT TYPE 'MR' GYP. BD. @ ALL CVD. PATIOS. (I.C.C. #ESR-1330 OR EQUAL)
 - (35) 5/8" SAG-RESISTANT TYPE 'X' GYP. BD. @ USABLE 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
- FRAMING**
 - (36) SOFFIT - SEE ELEVATION
 - (37) SOFFIT - SEE ELEVATION EXTERIOR SOFFITS TO BE BUILT TO UNDERSIDE OF BEAM PER STRUCTURAL PLANS.
 - (38) 22"x30" ATTIC ACCESS SEE DETAIL 6 ON SHEET A4.1
 - (39) LINE OF CEILING CHANGE
 - (40) FLAT SOFFIT @ 8'-0"
 - (41) FLAT SOFFIT @ 9'-0"
 - (42) LINE OF 2nd FLOOR EXT. WALL
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 - (47) FACE FRAME LINEN CABINET
 - (48) EXTENTS OF STONE VENEER, HEIGHTS AND LOCATION PER ELEVATIONS.
 - (49) STANDARD CONCRETE STOOP
 - (50) ELECTRIC PANEL LOCATION-SEE E-1 AND GEN. NOTES, FRAMER TO PROVIDE LATH BACKING AROUND PANEL
 - (51) SLOPE 1/8" PER 12"
 - (52) SLOPE 1/4" PER 12"
 - (53) SLOPE GARAGE 2" OVERALL
 - (54) HANDRAIL/GUARDRAIL (WOOD OR IRON PER SPECS) TO BE 36" ABOVE WALKING PLANE ON 8" HIGH CURB. RAILS SHOULD BE SPACED TO NOT ALLOW A 4" SPHERE TO PASS THROUGH ANY OPENING. (PER IRC.)
 - (55) HANDRAIL (WOOD OR IRON PER SPECS) TO BE 36" ABOVE WALKING PLANE (PER IRC.)
 - (56) NATURAL GAS METER LOCATION - SEE PLUMBING PLAN
 - (57) COMBUSTION & RELIEF GRILLES, 12" FROM FLR. & CLG. W/ GAS APPL.
 - (58) PROVIDE 100 SQ. IN. MAKEUP AIR FOR GAS OR ELEC DRYER. (TO BE PROVIDED BY JUMP DUCT OR DOOR VENT SEE MECH.)
- CLOSES**
 - (44) 1 SHELF
 - (45) 1 ROD, 1 SHELF
 - (46) 2 RODS, 2 SHELVES
 - (47) FACE FRAME LINEN CABINET
 - (48) EXTENTS OF STONE VENEER, HEIGHTS AND LOCATION PER ELEVATIONS.
 - (49) STANDARD CONCRETE STOOP
 - (50) ELECTRIC PANEL LOCATION-SEE E-1 AND GEN. NOTES, FRAMER TO PROVIDE LATH BACKING AROUND PANEL
 - (51) SLOPE 1/8" PER 12"
 - (52) SLOPE 1/4" PER 12"
 - (53) SLOPE GARAGE 2" OVERALL
 - (54) HANDRAIL/GUARDRAIL (WOOD OR IRON PER SPECS) TO BE 36" ABOVE WALKING PLANE ON 8" HIGH CURB. RAILS SHOULD BE SPACED TO NOT ALLOW A 4" SPHERE TO PASS THROUGH ANY OPENING. (PER IRC.)
 - (55) HANDRAIL (WOOD OR IRON PER SPECS) TO BE 36" ABOVE WALKING PLANE (PER IRC.)
 - (56) NATURAL GAS METER LOCATION - SEE PLUMBING PLAN
 - (57) COMBUSTION & RELIEF GRILLES, 12" FROM FLR. & CLG. W/ GAS APPL.
 - (58) PROVIDE 100 SQ. IN. MAKEUP AIR FOR GAS OR ELEC DRYER. (TO BE PROVIDED BY JUMP DUCT OR DOOR VENT SEE MECH.)
- MISCELLANEOUS**
 - (54) HANDRAIL (WOOD OR IRON PER SPECS) TO BE 36" ABOVE WALKING PLANE (PER IRC.)
 - (55) HANDRAIL (WOOD OR IRON PER SPECS) TO BE 36" ABOVE WALKING PLANE (PER IRC.)
 - (56) NATURAL GAS METER LOCATION - SEE PLUMBING PLAN
 - (57) COMBUSTION & RELIEF GRILLES, 12" FROM FLR. & CLG. W/ GAS APPL.
 - (58) PROVIDE 100 SQ. IN. MAKEUP AIR FOR GAS OR ELEC DRYER. (TO BE PROVIDED BY JUMP DUCT OR DOOR VENT SEE MECH.)
- GAS**
 - (56) NATURAL GAS METER LOCATION - SEE PLUMBING PLAN
 - (57) COMBUSTION & RELIEF GRILLES, 12" FROM FLR. & CLG. W/ GAS APPL.
 - (58) 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 - UNO. EXTERIOR WALLS - 2x4 @ 16" O.C. UNO. INTERIOR BEARING WALLS - 2x4 @ 16" O.C. UNO. INTERIOR NON BEARING WALLS - 2x4 @ 24" O.C. UNO. PLUMBING WALLS - 2x6 UNO. - 16" O.C. @ TUBS & SHOWERS FOR PROPER INSTALLATION OF DENS SHIELD
- 2. INSULATION
 - MANUFACTURER; CERTAIN TEED OR APPROVED EQUAL MATERIAL, BATT
 - WALL INSULATION: (2x4) R-13, AIR CONDITIONED AREAS (2x6) R-20, AIR CONDITIONED AREAS CEILING INSULATION, R-30 OVER ALL LIVABLE AREAS
 - KNIFE HALL INSULATION, R-13 2X4R-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 UNO.
- 5. PROVIDE PRESSURE BALANCE OR THERMO. MIXING VALVE TYPE, CONTROL VALVES FOR ALL SHOWER AND TUB GOMES AND GAS/HEAT TUBES
- 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 AHU
- 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. XXX WINDOW = TO HAVE ONE OPENABLE WINDOW TO BE 5.75" MIN. WITH MIN. CLEAR DIM. OF 20" WIDE X 24" HIGH
 - (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.
- 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 M502. DRYER EXHAUST DUCTS SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS M502.4.1 THROUGH M502.4.6. WHERE THE EXHAUST DUCT IS CONCEALED WITHIN BLDG CONSTRUCTION, THE EQUIVALENT LENGTH SHALL BE IDENTIFIED ON PERMANENT TAG AND BE WITHIN 6 FEET OF THE DUCT CONNECTION. SEE MECHANICAL PLAN FOR DRYER VENT LOCATION AND TYPE.
- 16. STANDARD WATER HEATER - 50 GAL. - SEE SPECS WATER HEATER TO INCLUDE T & P RELIEF VALVE - SEE SPECS FOR SIZE OF TP LINE AND FLUE SIZE.
- 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 34" SPACE.
- 19. PROVIDE REVERSE OSMOSIS ROUGH-IN TO REF. AT DOUBLE SINK.
- 20. PROVIDE INSULATED, DUAL GLAZED, LOW E GLASS AT ALL FRENCH DOORS, WINDOWS AND SLIDING GLASS DOORS
- 21. FLUMBER TO PLACE CLEANOUTS, FEED LINES, ETC. ABOVE 4 3/4" STANDARD BASE BOARD HEIGHT IS 2 1/4"
- 22. PROVIDE TETHER AT STOVE FOR PREVENTION OF TIP OVER
- 23. WHEN PLAN IS FLIPPED, ARCADIA DOORS FLIP ALSO AND DRYER IS ALWAYS TO THE RIGHT OF THE WASHER.
- 24. 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 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". AT GARAGE SERVICE DOORS HEADER HEIGHT IS MEASURED FROM GARAGE FLOOR.
- 2. INTERIOR DOORS -
 - A. HEADERS - 82-1/2"
 - B. SINGLE DOORS ARE 2" OVER THE WIDTH OF THE DOOR.
 - C. DOUBLE DOORS ARE 2-1/2" TO 3" OVER THE WIDTH OF THE DOORS.
 - D. BI-PASS DOORS WIDTH OF THE DOORS WITH 82-1/2" HEADER.
 - E. BI-FOLD DOORS ARE 1-1/4" OVER THE WIDTH OF THE DOORS. NOTE: BI-FOLD OR BI-PASS DOORS NEED A STUD OR LADDER BACKING FOR THE STOP.

SYMBOL LEGEND

- KEYNOTE
- DISHWASHER - PROVIDE 1" AIR GAP PER IRC
- WASHER & DRYER W/ 4" DRYER VENT THROUGH ROOF NOT TO EXCEED 14'-0" PER THE IRC. PROVIDE DRAIN PAN IF DRYER IS LOCATED ON 2ND FLOOR.
- UTILITY SINK
- REFRIGERATOR SPACE PROVIDE 34" MIN. SPACE & INSTALL RECESSED ICEMAKER LINE
- 30" SMOOTH TOP RANGE W/MICROWAVE ABOVE
- HOSE BIBB W/ ANTI-SIPHON VALVE
- GAS TUB OUT - LOCATE PER MANUFACTURER'S SPECS
- DOUBLE SINK W/ DISPOSAL
- FINISHED FLOOR ELEVATION
- WATER HEATER - HOOK AND PAN
- WATER CLOSET - PROVIDE MIN. 15" EA. SIDE & 24" CLEAR IN FRONT
- LAVATORY W/ #4" STANDARD 3'-0" TIE/SWIR
- WATER RESISTANT SURFACES @ 7'-0"
- REFRIGERATOR SPACE PROVIDE 34" MIN. SPACE & INSTALL RECESSED ICEMAKER LINE
- 30" SMOOTH TOP RANGE W/MICROWAVE ABOVE
- HOSE BIBB W/ ANTI-SIPHON VALVE
- GAS TUB OUT - LOCATE PER MANUFACTURER'S SPECS

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[I]PLAN, LLC
4711 East Falcon Drive • Suite 232
Mesa, Arizona 85215
studio (480) 807-1539 • fax (480) 894-2529
www.iplanndesign.com

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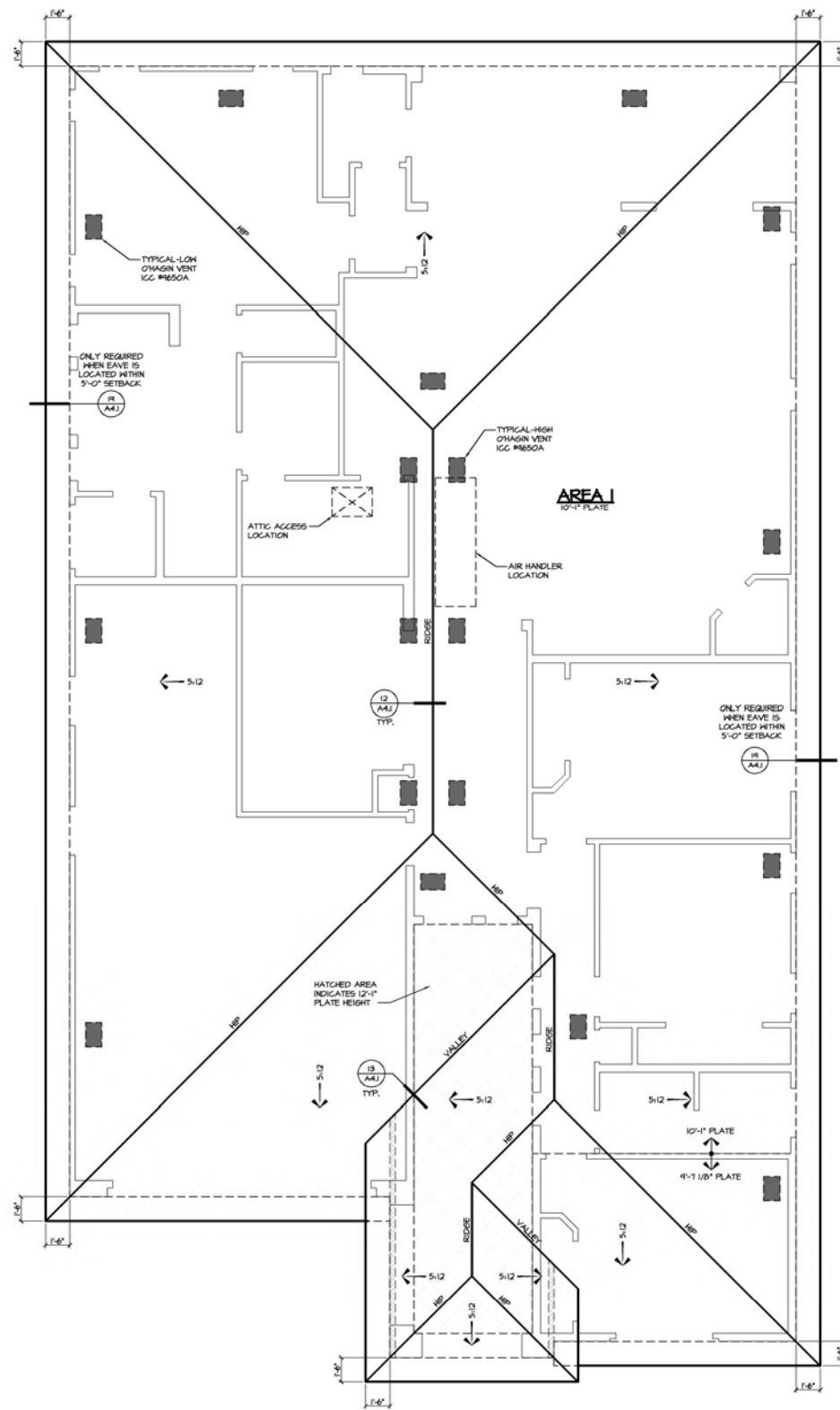
FLOOR PLANS

PLAN DATE: 8-01-19

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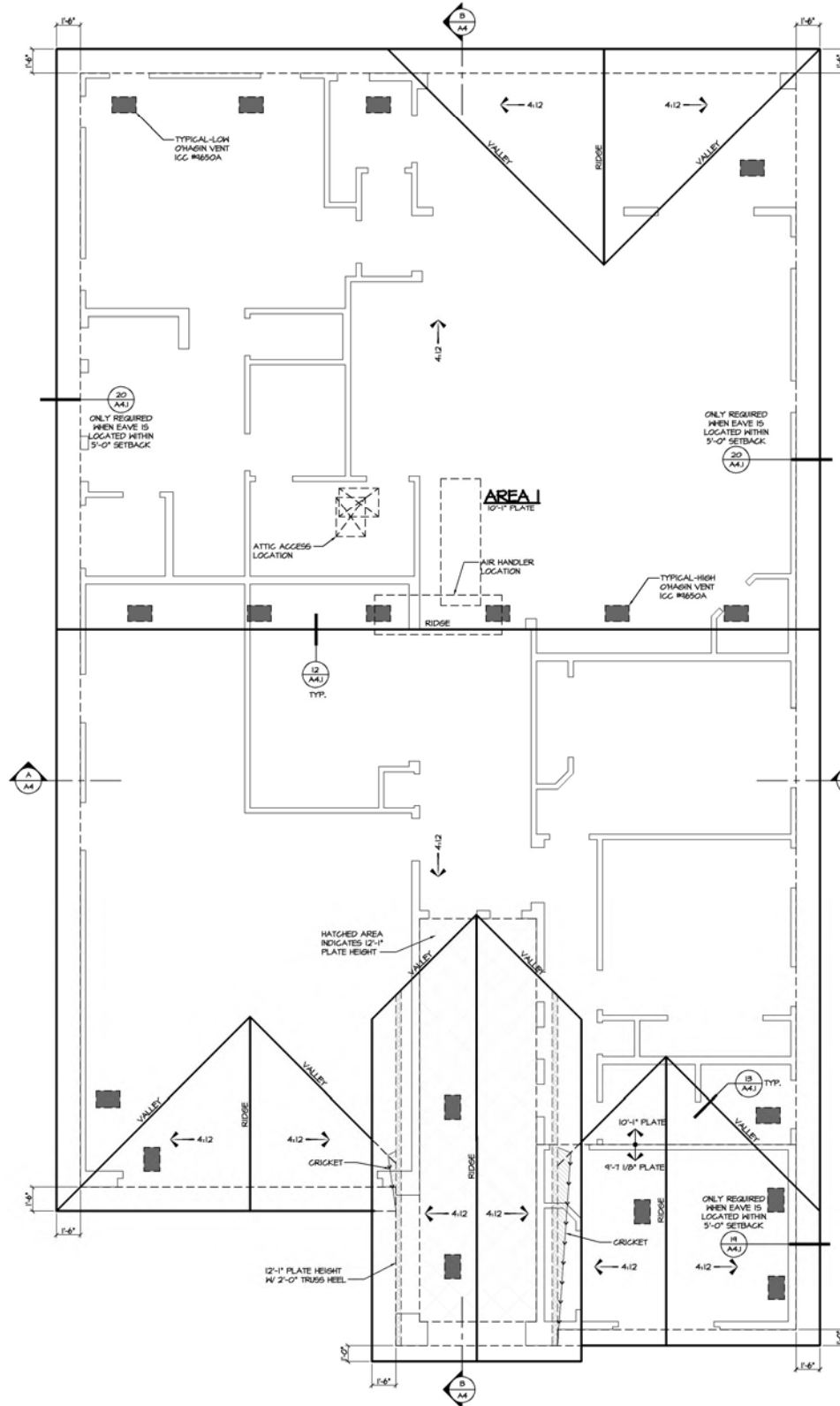
PLAN **4580** Nauvoo Station

SHEET **A1**



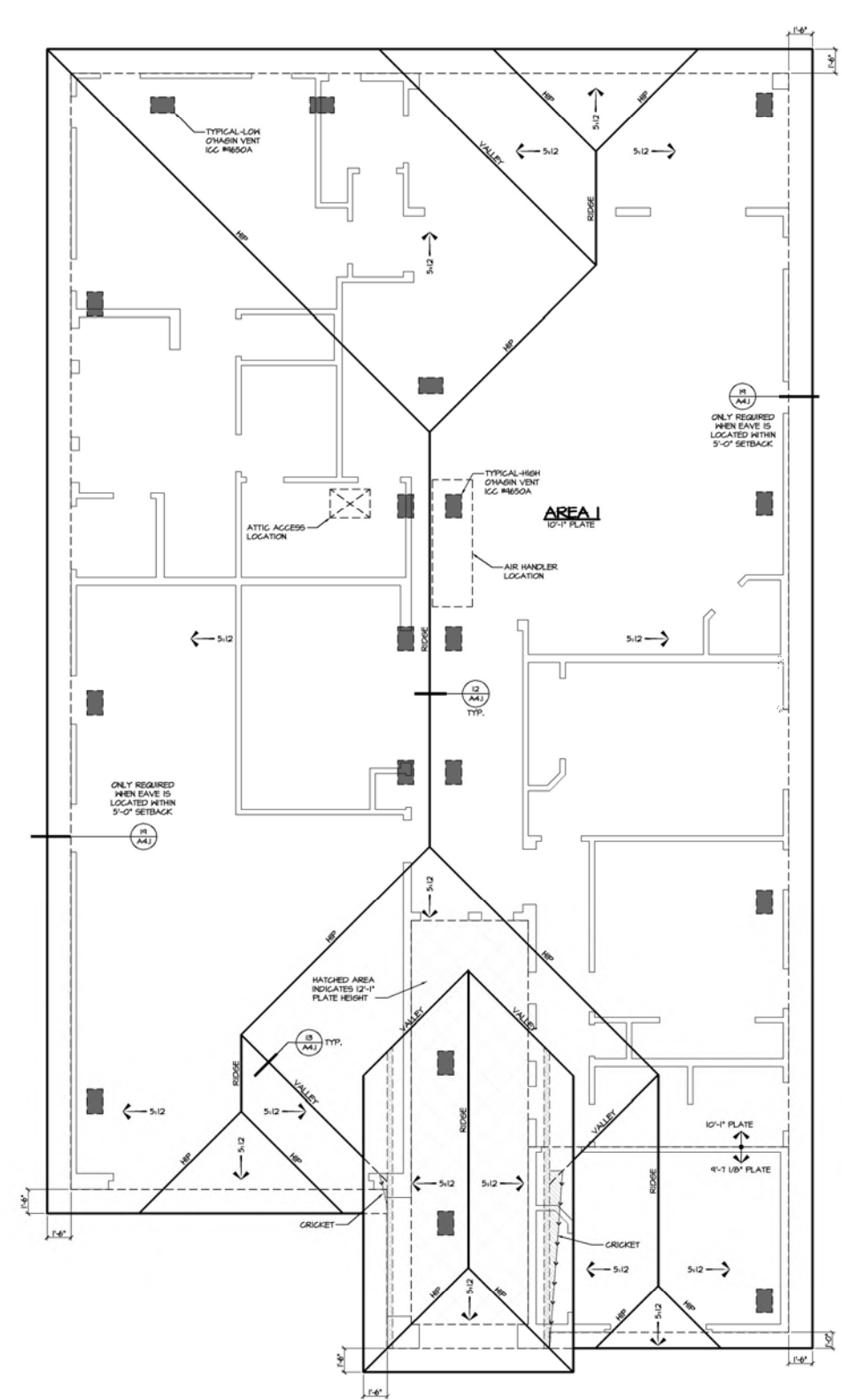
ROOF PLAN 'B'

3/16"=1'-0"



ROOF PLAN 'C'

3/16"=1'-0"



ROOF PLAN 'D'

3/16"=1'-0"

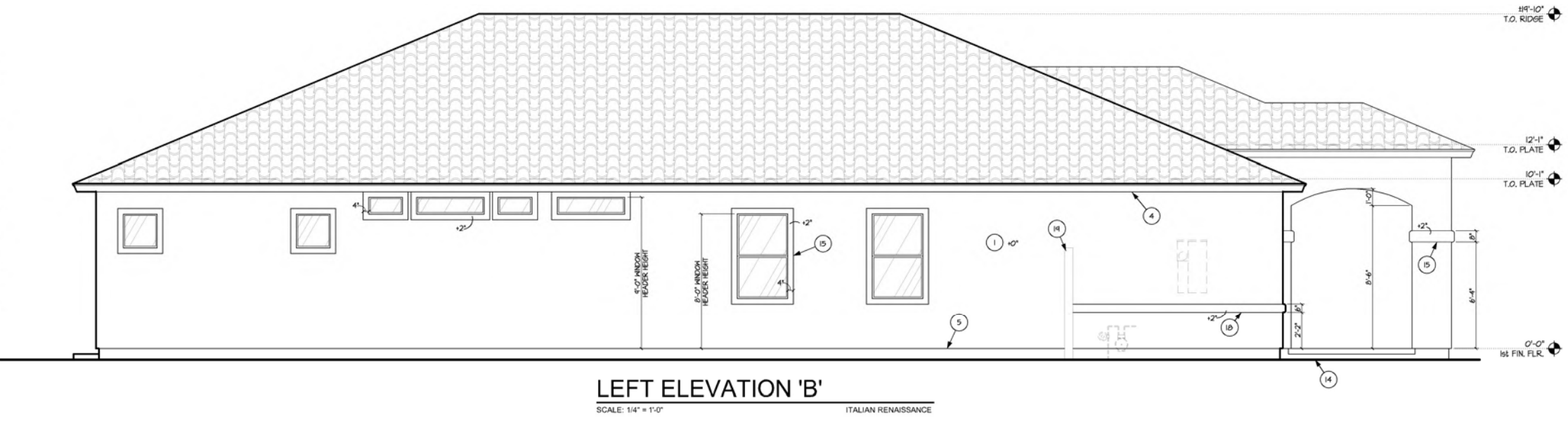
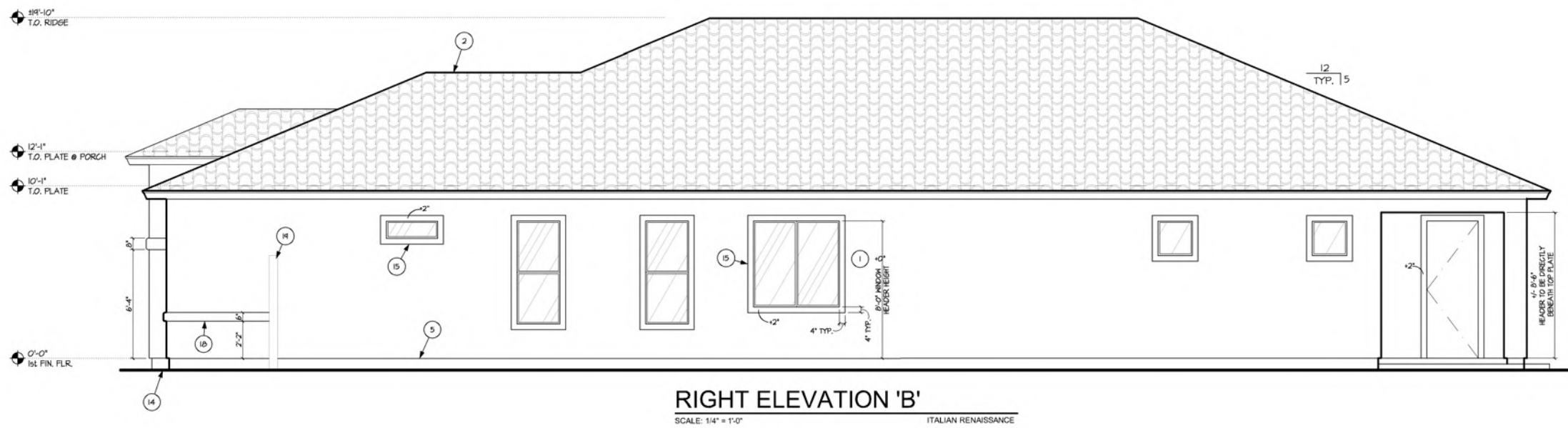
| VENT CALC'S | | |
|---------------------------|------------------------|--------------------|
| ROOF AREA '1' | REQ. VENT S.F. (1/300) | PROVIDED VENT S.F. |
| 3,387 | 11.29 | 12.24 |
| HIGH 9 | 0.88 S.F. EACH | 6.12 S.F. |
| LOW 9 | 0.88 S.F. EACH | 6.12 S.F. |
| TOTAL = 12.24 S.F. | | |

| TYPICAL FREE VENT AREAS | | | |
|-------------------------|------------------------|--------------------------------|--------------|
| SIZE | 12/12 | 12/14 | 12/18 |
| FREE VENT AREA | 0.50 | 0.58 | 0.75 |
| FREE VENT AREA | 1.13 | 1.29 | 1.50 |
| DORMER VENTS | | | |
| SIZE | 6" x 6" | 8" x 8" | 10" x 10" |
| FREE VENT AREA | 0.25 | 0.44 | 0.69 |
| TRIAngle GABLE LOUVER | | | |
| SIZE | 4'-0" | 4'-6" | 5'-0" |
| FREE VENT AREA | 1.50 | 2.25 | 3.00 |
| EAVE VENTS | | | |
| VENT TYPE | 3 HOLE VENTED BLOCKING | FULL SCREEN VENT 22 1/2" x 12" | TRUSSES |
| FREE VENT AREA | 0.43 SQ. FT. | 0.41 SQ. FT. | 0.41 SQ. FT. |

- GENERAL NOTES**
- PER IRC R0602, THE MIN. NET FREE VENTILATING AREA SHALL BE 1/300 OF THE AREA OF THE VENTED SPACE. 1/300 OF THE VENTED SPACE MAY BE USED, PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE.
 - PER IRC R0603, INSTALL INSULATION Baffles TO PROVIDE MIN. OF 1" SPACE AT THE LOCATION BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.
 - FOAM PLASTIC INSULATION FROM ATTIC AND CRAWL SPACES SHALL COMPLY WITH THE IRC.
 - SEE STRUCTURAL DRAWINGS FOR EXACT LOCATIONS OF ATTIC ACCESS AND AIR HANDLER UNIT.
 - AREAS IN ATTIC OVER 30 SF. AND 30" HIGH REQUIRE ACCESS.
 - HIGH VENTS TO BE NO MORE THAN 3" BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE.

PLOT DATE: 8-01-19

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- NOTE:**
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- NOTE:**
ALL ITEMS SHOWN ARE STANDARD U.N.O.
- NOTE:**
WATER-RESISTIVE BARRIER REQUIRED UNDER EXTERIOR PLASTER
- NOTE:**
WATER-RESISTIVE BARRIER REQUIRED UNDER ALL EXTERIOR WALL FINISH (SIDING) MATERIAL
- NOTE:**
FLASHING TO BE INSTALLED IN SHINGLE-FASHION AND MUST EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER.

| KEYNOTES | |
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| No. | DESCRIPTION |
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| 2 | CONCRETE ROOF TILE ICC# ESR-1641, OVER UNDERLAYMENT. UNDERLAYMENT SHALL CONFORM TO ASTM D 226 TYPE II; ASTM D 2626 TYPE I; OR ASTM D 6300 GLASS M MINERAL SURFACED ROLL ROOFING (STYLE: PER ELEVATION) |
| 3 | FYPON TILE VENT (C6X6) - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S. SEE DETAIL 4 ON SHEET A4.1 |
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| 7 | ADHERED CULTURED STONE VENEER PER ICC #ESR-1364 PER SPEC'S. O/WEATHER RESISTIVE BARRIER. SEE DETAILS 8 & 9 ON SHEET A4.1 |
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| 19 | SIDE YARD FENCE WALL |

- GENERAL NOTES**
- SEE FLOOR PLAN & ELEVATIONS FOR WINDOW HEADER HEIGHTS. ALL DOOR HEADER HEIGHTS - REFER TO FLOOR PLAN SHEET 1 STRUCTURAL.
 - THE BUILDING SAFETY DEPARTMENT WILL REQUIRE THE INSTALLATION CARD FROM THE STUCCO MANUFACTURER'S APPROVED APPLICATOR BE ON THE JOB SITE BEFORE THE APPLICATION OF THE WEATHER-RESISTIVE BARRIER. A COPY OF THE INSTALLATION CARD MUST BE PRESENTED TO THE BUILDING INSPECTOR AFTER COMPLETION OF THE WORK AND BEFORE THE FINAL INSPECTION. A COPY OF THE INSTALLATION CARD SHALL BE LEFT AT THE JOB SITE FOR HOMEOWNER WHEN APPLIED OVER WOOD-BASED SHEATHING. THE BARRIER SHALL BE A MINIMUM TWO LAYERS OF GRADE D, BUILDING PAPER PER THE IRC.
 - WHEN METAL IS USED FOR FLASHING OF EXTERIOR OPENINGS, IT SHALL NOT BE LESS THAN 26 GA. CORROSION RESISTANT METAL PER THE IRC.
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 - BUILT UP ROOFING W/ 3 LAYERS #15 FELT AND 300 POUNDS OF GRAVEL PER 100 SQ. FT. OF ROOF OR OTHER APPROVED SURFACING MATERIAL INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATIONS AND PER THE IRC.
 - KEEP SCREED SHALL BE OF NO. 26 GAUGE CORROSION RESISTANT METAL WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3/16" AND PLACED MIN. OF 3/4" BELOW TOP OF FINISHED FLOOR AND A MINIMUM OF 6" ABOVE FINISHED GRADE @ ALL EXTERIOR WALLS
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 IIP PLAN, LLC
 4711 East Falcon Drive • Suite 232
 Mesa, Arizona 85215
 studio (480) 807-1539 • fax (480) 894-2529
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 OF CENTRAL ARIZONA

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ELEVATION 'B'

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PLAN
4580
 Nauvo Station

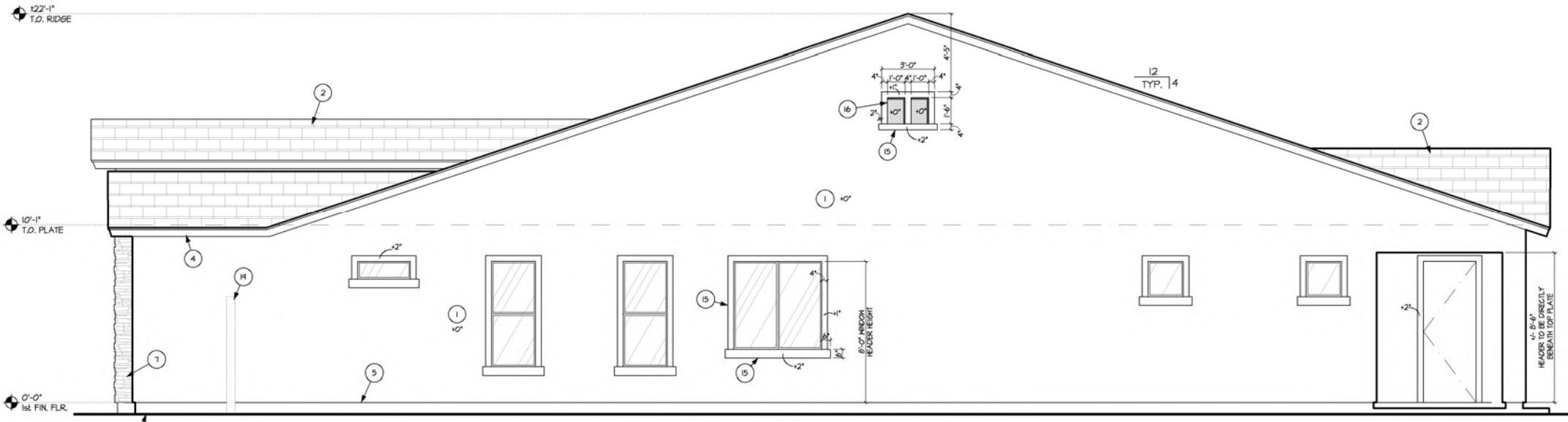
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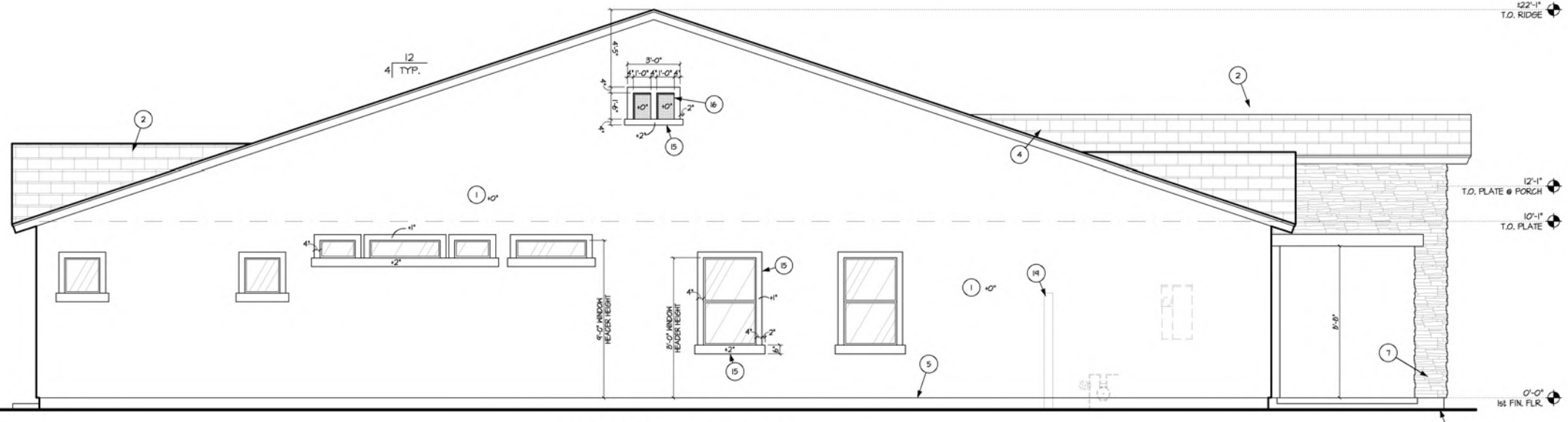
REAR ELEVATION 'C'
 SCALE: 1/4" = 1'-0" CRAFTSMAN



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



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



LEFT ELEVATION 'C'
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KEYNOTES
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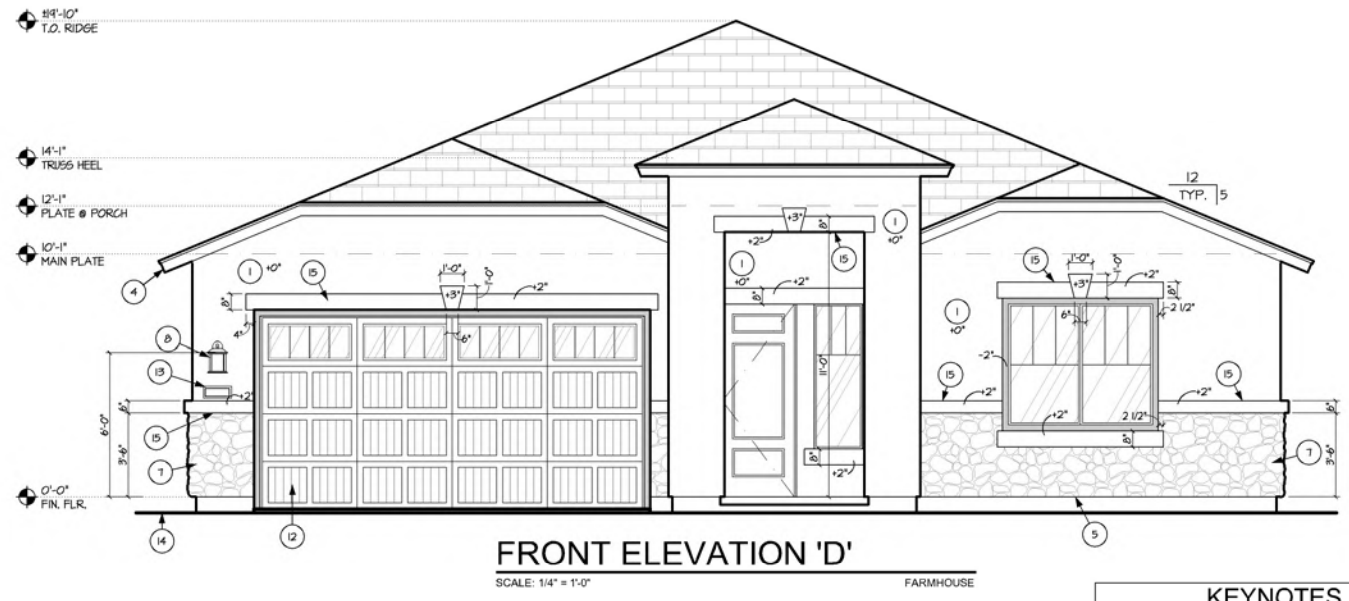
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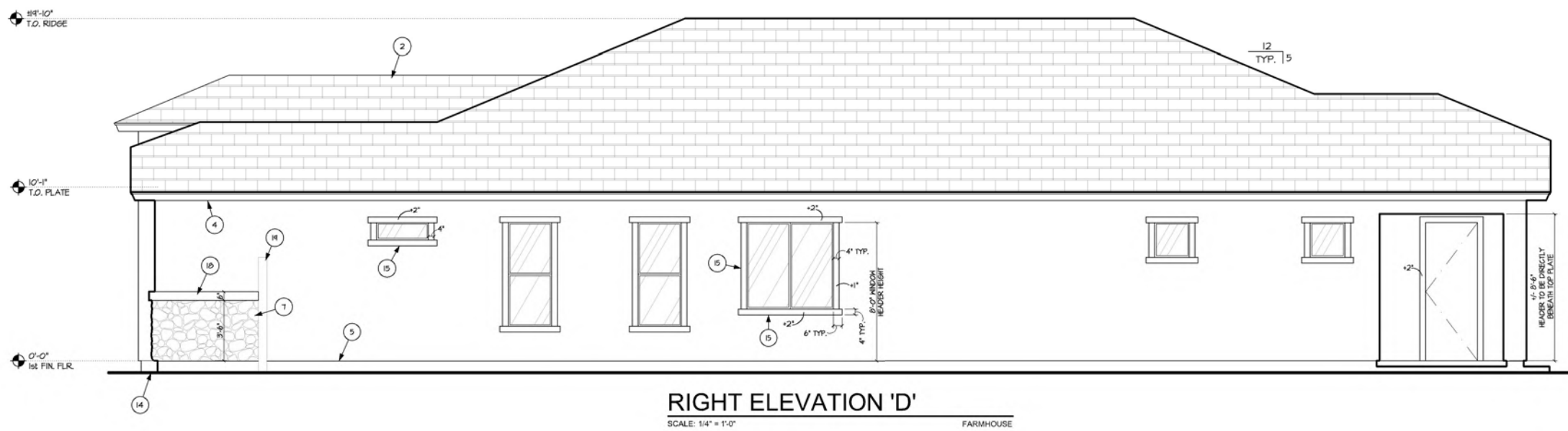
REAR ELEVATION 'D'

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



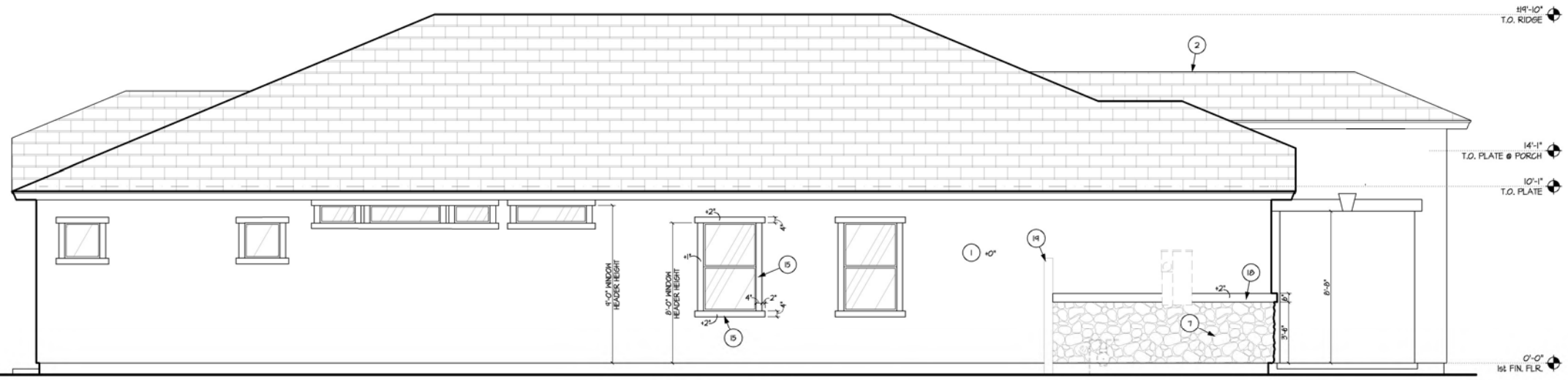
FRONT ELEVATION 'D'

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



RIGHT ELEVATION 'D'

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



LEFT ELEVATION 'D'

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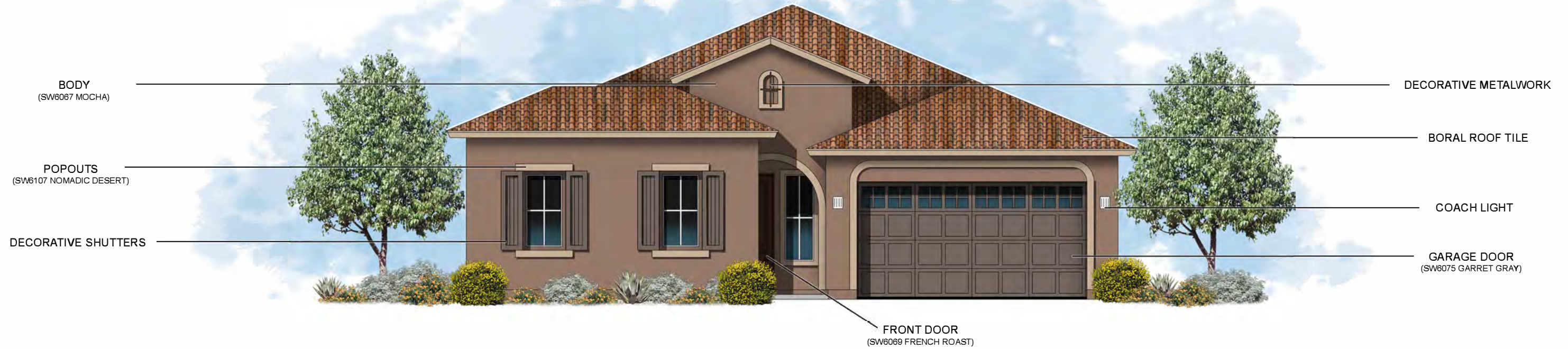
- GENERAL NOTES**
- SEE FLOOR PLAN & ELEVATIONS FOR WINDOW HEADER HEIGHTS. ALL DOOR HEADER HEIGHTS - REFER TO FLOOR PLAN SHEET # STRUCTURAL.
 - THE BUILDING SAFETY DEPARTMENT WILL REQUIRE THE INSTALLATION CARD FROM THE STUCCO MANUFACTURER'S APPROVED APPLICATOR BE ON THE JOB SITE BEFORE THE APPLICATION OF THE WEATHER-RESISTIVE BARRIER. A COPY OF THE INSTALLATION CARD MUST BE PRESENTED TO THE BUILDING INSPECTOR AFTER COMPLETION OF THE WORK AND BEFORE THE FINAL INSPECTION. A COPY OF THE INSTALLATION CARD SHALL BE LEFT AT THE JOB SITE FOR HOMEOWNER. WHEN APPLIED OVER WOOD-BASED SHEATHING, THE BARRIER SHALL BE A MINIMUM TWO LAYERS OF GRADE D, BUILDING PAPER PER THE IRC.
 - WHEN METAL IS USED FOR FLASHINGS OF EXTERIOR OPENINGS, IT SHALL NOT BE LESS THAN 26 GA. CORROSION RESISTANT METAL PER THE IRC.
 - CONCRETE TILE ROOFS INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATIONS, ICC# ESR-1641 & PER THE IRC.
 - BUILT UP ROOFING W/ 3 LAYERS #15 FELT AND 300 POUNDS OF GRAVEL PER 100 SQ. FT. OF ROOF OR OTHER APPROVED SURFACING MATERIAL INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATIONS AND PER THE IRC.
 - KEEP SCREED SHALL BE OF NO. 26 GAUGE CORROSION RESISTANT METAL WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3/16" AND PLACED A MIN. OF 3/4" BELOW TOP OF FINISHED FLOOR AND A MINIMUM OF 6" ABOVE FINISHED GRADE @ ALL EXTERIOR WALLS
 - ROOF SLOPES ARE 5:12 TYP. UNO.
 - WINDOW FRAMES SHALL BE ANODIZED OR ENAMEL PAINTED TO MATCH HOUSE UNO.
 - ALL VENTS, ELEG. BOXES, HVAC UNITS, ETC. SHALL BE PAINTED TO MATCH HOUSE UNO.
 - PAINT EXPOSED STEMWALLS TO MATCH UNO.
 - SLOPES (EXAMPLE: FIREPLACE / MEDIA NICHE TOPS) OF 60° OR LESS FROM HORIZONTAL TO HAVE UNDERLAYMENT MEETING ROOFING REQUIREMENTS.

PLOT DATE: 8-01-19

| Rev. | DATE |
|------|------|
| 1 | |
| 2 | |
| 3 | |
| 4 | |

PLAN
4580
Nauvoo Station

SHEET
A3.2



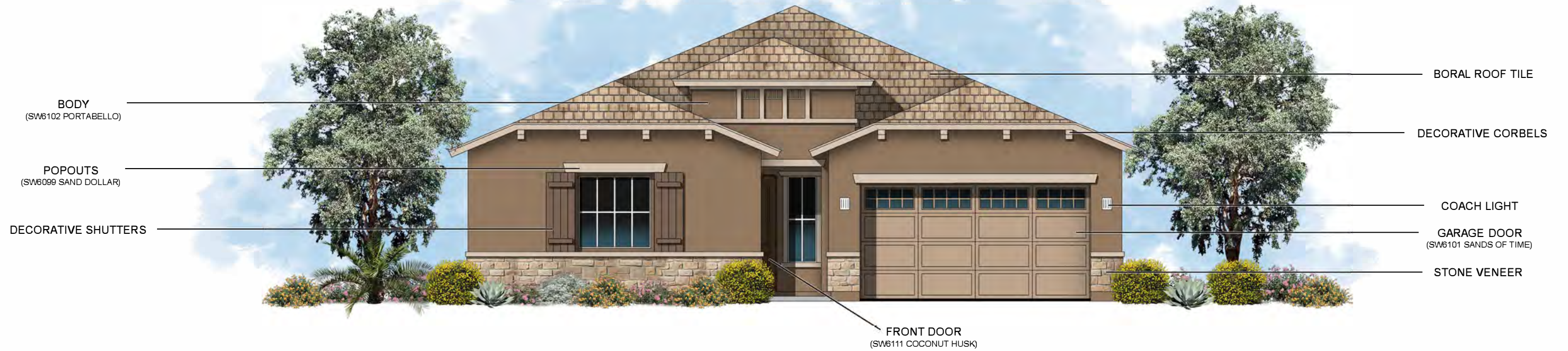
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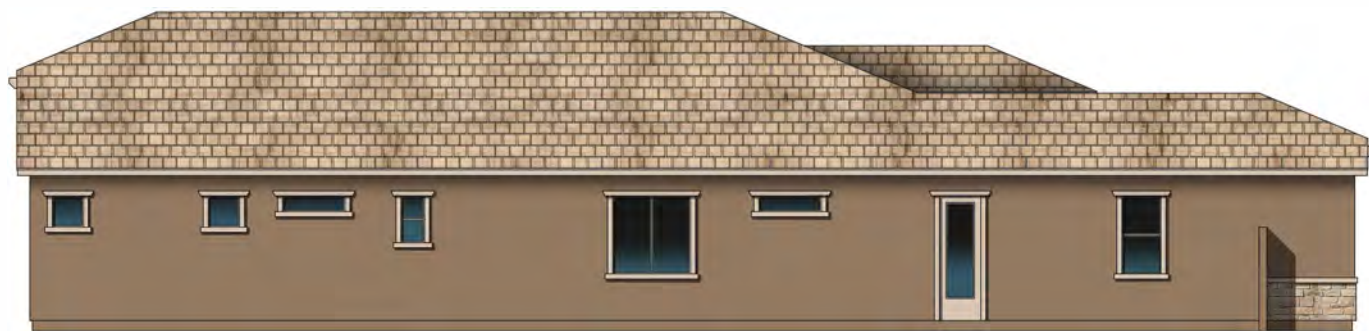
LEFT



RIGHT



BACK



LEFT



RIGHT

DECORATIVE CORBELS

BODY
(SW6074 SPALDING GRAY)

POPOUTS
(SW6106 KILIM BEIGE)

DECORATIVE SHUTTERS

BORAL ROOF TILE

STONE VENEER

COACH LIGHT

GARAGE DOOR
(SW6075 GARRET GRAY)

FRONT DOOR
(SW6055 FIERY BROWN)



BACK



LEFT



RIGHT

AREA CALC'S.

| | |
|-----------------------|--------------|
| LIVABLE AREAS: | |
| MAIN HOUSE LIVABLE | 1,961 SQ.FT. |
| NEXT GEN HWH SUITE | 668 SQ.FT. |
| TOTAL LIVABLE AREAS | 2,629 SQ.FT. |
| COVERED AREAS: | |
| COVERED ENTRY | 67 SQ.FT. |
| COVERED PATIO | 165 SQ.FT. |
| TOTAL COVERED AREAS | 232 SQ.FT. |
| GARAGE: | |
| 2 CAR GARAGE | 426 SQ.FT. |
| 1 CAR GARAGE | 228 SQ.FT. |
| TOTAL GARAGE AREA | 654 SQ.FT. |
| TOTAL SQ. FT. | 3,515 SQ.FT. |

NOTES:

FIELD CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESSURE-PRESERVATIVE-TREATED WOOD SHALL BE RETREATED IN THE FIELD IN ACCORDANCE WITH ANPA 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.

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 5/8 RESISTANT GYPSUM CEILING BOARD SHALL BE USED. ALL MEASUREMENTS ARE TO BE FIELD VERIFIED PRIOR TO START OF CONSTRUCTION.

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.

SEE STRUCTURAL DRAWINGS FOR EXACT LOCATIONS OF ATTIC ACCESS AND AIR HANDLER UNIT.

SEE EXTERIOR ELEVATIONS FOR LOCATIONS OF STONE VENEER & POPOUTS.

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.

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

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 P2405.5 (NOT PVC).

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

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

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 P2405.5 (NOT PVC).

PROVIDE AIR GAP AT DISHWASHER.

THE MAXIMUM LENGTH OF A CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 35 FEET FROM THE DRYER LOCATION TO THE WALL OR ROOF TERMINATION. THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED 2.5 FEET FOR EACH 45-DEGREE BEND AND 5 FEET FOR EACH 90-DEGREE BEND. (ICM M1502.4.4.1)

THE ADJOINING WALLS AND FLOOR FRAMING ENCLOSED 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.

FLOOR PLAN KEYNOTES

| No. | DESCRIPTION |
|-----|---|
| 1 | BASE CABINET W/COUNTERTOP (PER SPECS.) |
| 2 | UPPER CABINETS (PER SPECS.) |
| 3 | BREAKFAST BAR W/COUNTERTOP, 2X6 WALL BELOW TO BE @ +34-1/2" U.N.O. |
| 4 | METAL FRAME AT END OF GLASS ENCLOSURE-SECURE TO FLOOR & CEILING. |
| 5 | SHOWER NICHE/SEAT-SLOPE TO DRAIN |
| 6 | PROVIDE SHOWER ROD (PER SPECS.) |
| 7 | CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BOARD 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 ICG ESR-2461 AND MFG INSTALLATION INSTRUCTIONS. |
| 8 | TUB & SHOWER W/WATER RESISTANT WAINSCOT TO 18" ABV. IRC R307.2 RECESSED MEDICINE CABINET (PER SPECS.) - R.O. 14"x24" |
| 9 | MIRROR - RUN ENTIRE LENGTH OF VANITY; SITS ON BACK SPLASH |
| 10 | 2 SET OF VALVES FOR SHOWER FIXTURES - PER SPECS |
| 11 | OVERHEAD SHOWER FIXTURE-PER SPECS |
| 12 | TEMPERED GLASS ENCLOSURE |
| 13 | WATERPROOF & SLOPE SILL TO DRAIN |
| 14 | MIN. 1-3/8" SOLID CORE DOOR, SELF-CLOSING & SELF-LATCHING PER IRC R302.5.1 |
| 15 | 2" STUCCO POP OUT ABOVE DOOR |
| 16 | FRAMED PLATFORM RAISED 18" A.F.F. |
| 17 | BUILDING WATER MAIN SHUT-OFF VALVE LOCATION |
| 18 | TEMPERATURE AND PRESSURE RELIEF VALVE TO BE FULL SIZE STEEL PIPE OR HARD DRAWN COPPER TUBING OR CPVC, SHALL EXTEND OUTSIDE OF BLDG W/ THE END OF PIPE MAX. 6" ABOVE GRADE & POINTING DOWNWARD |
| 19 | DRAINAGE SLEEVE - ZURN ZDB3 FIBERGLASS-PLASTIC COVER |
| 20 | SITE BUILT PAN PER IRC-P2104 |
| 21 | *NOT USED |
| 22 | PROVIDE GAS FOR AIR HANDLER |
| 23 | RINNAI TANKLESS WATER HEATER. SEE DETAIL ON A4.1 |
| 24 | AIR HANDLER IN ATTIC SPACE |
| 25 | PREFAB PAD FOR CONDENSOR UNITS, HOLD 6" AWAY FROM HOUSE & MIN. 3" ABOVE GRADE. VERIFY THE SIZE WITH THE MECHANICAL CONTRACTOR |
| 26 | 6" WIDE WALL WITH STAGGERED 2x4 STUDS @ 24" O.C. & INSULATION. |
| 27 | 2x6 WALL |
| 28 | LOW WALL, SEE PLAN FOR HEIGHT |
| 29 | COURTYARD WALL, STANDARD AT ALL ELEVATIONS, SEE DETAILS ON A4. MAX 36" HIGH IN FRONT SETBACK. |
| 30 | STONE VENEER @ ELEV 'C' & 'D' |
| 31 | *NOT USED |
| 32 | 1/2" 5/8" RESISTANT TYPE MYP GYP. BD. @ ALL OVD. PATIOS, (ICG #ESR-1330 OR EQUAL) |
| 33 | 5/8" 5/8" RESISTANT TYPE X GYP. BD. @ USABLE AREAS UNDER STAIRS AND @ GARAGE CLG. PER CITY OF SURPRISE #2014 -04-12" 5/8" RESISTANT GYP. BOARD @ ALL OTHER WALLS & CLG PER IRC R302.6 |
| 34 | SOFFIT - SEE ELEVATION. EXTERIOR SOFFITS TO BE BUILT TO UNDERSIDE OF BEAM PER STRUCTURAL PLANS. |
| 35 | 22"x30" ATTIC ACCESS SEE DETAIL 6 ON SHEET A4.1 |
| 36 | LINE OF CEILING CHANGE |
| 37 | FLAT SOFFIT @ 8'-0" |
| 38 | FLAT SOFFIT @ 9'-0" |
| 39 | FLAT SOFFIT @ 9'-6" |
| 40 | 5'-20" OR 16" DEEP SHELVES, EVENLY SPACED. (6 SHELVES WHERE NOTED) |
| 41 | 1 SHELF |
| 42 | 1 ROD, 1 SHELF |
| 43 | 2 RODS, 2 SHELVES |
| 44 | 24" DEEP SHELF 4" ABOVE W/D @ 12" DEEP SHELF 15" ABOVE THAT. |
| 45 | EXTENTS OF STONE VENEER, HEIGHTS AND LOCATION PER ELEVATIONS. |
| 46 | STANDARD CONCRETE STOOP. |
| 47 | ELECTRIC PANEL LOCATION-SEE E-1 AND GEN. NOTES, FRAMER TO PROVIDE LATH BACKING AROUND PANEL |
| 48 | SLOPE 1/8" PER 12", NOT TO EXCEED 1/4" PER 12" |
| 49 | SLOPE 1/4" PER 12" |
| 50 | SLOPE GARAGE 2" OVERALL |
| 51 | HANDRAIL/GUARDRAIL (WOOD OR IRON PER SPECS) TO BE 36" ABOVE WALKING PLANE ON 8" HIGH CURB. RAILS SHOULD BE SPACED TO NOT ALLOW A 4" SPHERE TO PASS THROUGH ANY OPENING. (PER CODE) |
| 52 | HANDRAIL (WOOD OR IRON PER SPECS) TO BE 36" ABOVE WALKING PLANE (PER CODE) |
| 53 | NATURAL GAS METER LOCATION - SEE PLUMBING PLAN |
| 54 | COMBUSTION & RELIEF GRILLES, 12" FROM FLR. & CLG. W/ GAS APPL. |
| 55 | PROVIDE 100 SQ. IN. MAKEUP AIR FOR GAS OR ELEC DRYER. (TO BE PROVIDED BY JUMP DUCT OR DOOR VENT SEE MECH.) |
| 56 | DOUBLE SINK W/ DISPOSAL |
| 57 | DISHWASHER - PROVIDE 1" AIR GAP PER IRC |
| 58 | WASHER & DRYER W/ 4" DRYER VENT THROUGH ROOF NOT TO EXCEED 14'-0" PER THE IRC. PROVIDE DRAIN PAN IF DRYER IS LOCATED ON 2ND FLOOR. |
| 59 | UTILITY SINK |
| 60 | REFRIGERATOR SPACE PROVIDE 34" WIDE SPACE & INSTAL RECESSED ICEMAKER LINE |
| 61 | WATER CLOSET - PROVIDE MIN. 15" EA. SIDE & 24" CLEAR IN FRONT |
| 62 | 30" SMOOTH TOP RANGE W/MICROWAVE ABOVE |
| 63 | HOSE BIBB W/ ANTI-SIPHON VALVE |
| 64 | GAS TUB OUT - LOCATE PER MANUFACTURER'S SPECS |

GENERAL NOTES

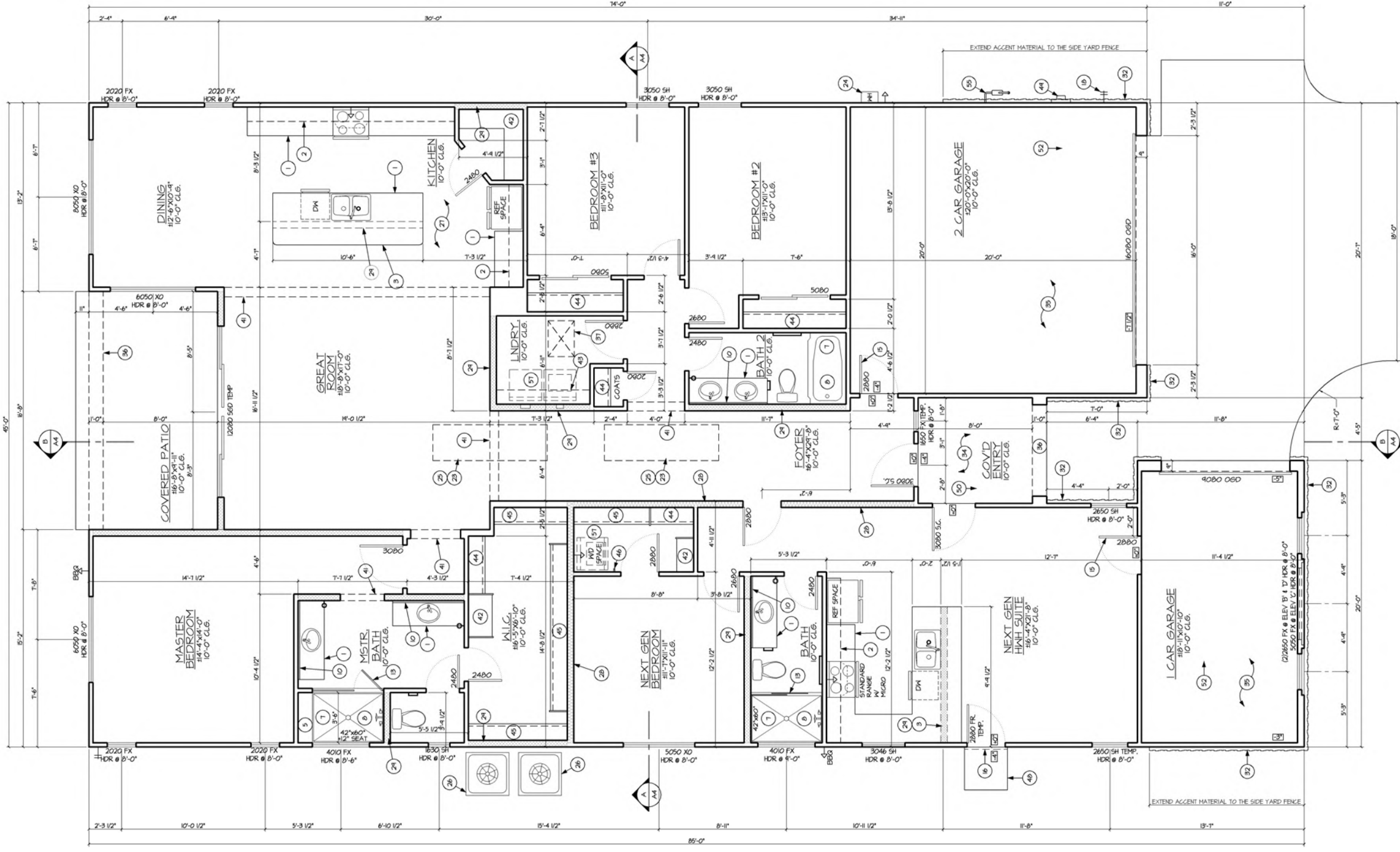
- WALL FRAMING - SEE STRUCTURAL - U.N.O. EXTERIOR WALLS - 2x4 @ 16" O.C. U.N.O. INTERIOR BEARING WALLS - 2x4 @ 16" O.C. U.N.O. INTERIOR NON BEARING WALLS - 2x4 @ 24" O.C. U.N.O. PLUMBING WALLS - 2x6 U.N.O. - 16" O.C. @ TUBS & SHOWERS FOR PROPER INSTALLATION OF DENS SHEILD
- INSULATION
MANUFACTURER; CERTAIN 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 LIVABLE AREAS
KNEE WALL INSULATION, R-13 2X4R-20 2X6 GYPSUM AND SEAL BOTTOM PLATES, PENETRATIONS, WINDOWS & DOORS.
- REFER TO FLOOR PLAN SHEETS FOR ALL WINDOW HEADER HEIGHTS, SEE DOOR ROUGH OPENING CHART BELOW.
- SHOWER HEADS @ 82" A.F.F.
SHOWER CONTROL VALVES @ 42" A.F.F.
STACK, SHOWER CONTROL VALVES @ CURVED WALLS U.N.O.
- PROVIDE PRESSURE BALANCE OR THERMO. MIXING VALVE TYP. CONTROL VALVES FOR ALL SHOWER AND TUB GOMBOS AND GARDEN TUBS.
- GLASS BLOCK SHALL COMPLY WITH IRC.
- ALL BATH ACCESSORIES, (TOWEL BARS, HOOKS, ETC.) AND MOUNTING HEIGHTS TO BE DETERMINED BY BUILDER
- PROVIDE BLOCKING IN WALLS AS NECESSARY TO SUPPORT ALL WALL MOUNTED FIXTURES.
- ALL MECH. EQUIPMENT SHALL BE SCREENED A MINIMUM OF 12" ABOVE THE HIGHEST POINT OF THE EQUIPMENT. SEE MECH. PLAN FOR AIR LOG.
- ALL CEILING HEIGHTS INDICATED ARE FROM FINISHED FLOOR ELEVATION.
- REFER TO SPECIFICATIONS FOR ALL FLAT WORK CONCRETE FINISH.
- ALL EQUIPMENT IN GARAGE SHALL HAVE ELECTRIC (OR GAS) IGNITION POINTS AT 18" ABOVE FINISH FLOOR AND SHALL BE PROTECTED FROM DAMAGE.
- XOX WINDOW - TO HAVE ONE OPENABLE WINDOW TO BE 5.75" MIN. WITH MIN. CLEAR DIM. OF 20" WIDE X 24" HIGH
- ALL EQUIPMENT SHALL BE INSTALLED SO THAT AIR FLOW OVER SURFACES IS NOT PREVENTED AS PER MANUFACTURER'S INSTALLATION REQUIREMENTS. INSULATION SHALL BE AT A MINIMUM:
(1) MAINTAIN THE MIN. CLEARANCE REQUIREMENTS OF THE VENT PIPES.
(2) EXTEND A MINIMUM OF 24" ABV. THE CEILING.
(3) HAVE A SLOPED TOP.
(4) BE SECURED IN PLACE.
(5) NOT OBSTRUCT INSPECTION OF THE VENT PIPE JOINTS.
- CLOTHES DRYERS SHALL BE EXHAUSTED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. DRYER VENT TO CONFORM TO IMC SECTION M502. DRYER EXHAUST DUCTS SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS M502.4.1 THROUGH M502.4.6. WHERE THE EXHAUST DUCT IS CONCEALED WITHIN BLDG CONSTRUCTION, THE EQUIVALENT LENGTH SHALL BE IDENTIFIED ON PERMANENT TAG AND BE WITHIN 6 FEET OF THE DUCT CONNECTION. SEE MECHANICAL PLAN FOR DRYER VENT LOCATION AND TYPE.
- STANDARD WATER HEATER - 50 GAL. - SEE SPECS WATER HEATER TO INCLUDE 1" RELIEF VALVE - SEE SPECS FOR SIZE OF TP LINE AND FLUE SIZE.
- PROVIDE MIN. 15" CLEAR EACH SIDE AND MIN. 24" CLEAR IN FRONT FOR WATER CLOSET.
- PRE PLUMB REFRIGERATOR SPACE FOR ICE MAKER. PROVIDE 34" SPACE.
- PROVIDE REVERSE OSMOSIS ROUGH-IN TO REF. AT DOUBLE SINK.
- PROVIDE INSULATED, DUAL GLAZED, LOW E GLASS AT ALL FRENCH DOORS, WINDOWS AND SLIDING GLASS DOORS
- PLUMBER TO PLACE CLEANOUTS, FEED LINES, ETC. ABOVE 4 3/4" STANDARD BASE BOARD HEIGHT 15 2 1/4"
- PROVIDE TETHER AT STOVE FOR PREVENTION OF TIP OVER
- WHEN PLAN IS FLIPPED, ARCADIA DOORS FLIP ALSO AND DRYER IS ALWAYS TO THE RIGHT OF THE WASHER.
- PROVIDE CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM AS THE BACKER FOR CERAMIC TILE IN TUB AND SHOWER AREAS.

DOOR ROUGH OPENING

- EXTERIOR DOORS -
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 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 HEADERS AND HEIGHT IS MEASURED FROM GARAGE FLOOR.
 - 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 NIDTH 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

| | | | |
|------|--|----|--|
| XX | KEYNOTE | DS | DOUBLE SINK W/ DISPOSAL |
| REP. | NOT WATER REGRADING PIPE | DH | DISHWASHER - PROVIDE 1" AIR GAP PER IRC |
| FIN. | FINISHED FLOOR ELEVATION | DR | 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. |
| 2x6 | 2x6 WALL | US | UTILITY SINK |
| 6" | 6" WALL WITH STAGGERED 2x4 STUDS @ 24" O.C. & INSULATION | RF | REFRIGERATOR SPACE PROVIDE 34" WIDE SPACE & INSTAL RECESSED ICEMAKER LINE |
| AC | A/C CONDENSING UNIT - SEE MECH. PLAN FOR MORE INFO. | WC | WATER CLOSET - PROVIDE MIN. 15" EA. SIDE & 24" CLEAR IN FRONT |
| 30" | 30" SMOOTH TOP RANGE W/MICROWAVE ABOVE | HS | HOSE BIBB W/ ANTI-SIPHON VALVE |
| 12" | 12" FROM FLR. & CLG. W/ GAS APPL. | GT | GAS TUB OUT - LOCATE PER MANUFACTURER'S SPECS |



FLOOR PLAN

1/4"=1'-0"

LENNAR
1665 West Alameda Drive, Suite #130 Tempe, Arizona 85282
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[I]PLAN, LLC
4711 East Falcon Drive • Suite 232
Mesa, Arizona 85215
studio (480) 807-1539 • fax (480) 894-2529
www.iplandesign.com

Home Builders Association OF CENTRAL ARIZONA

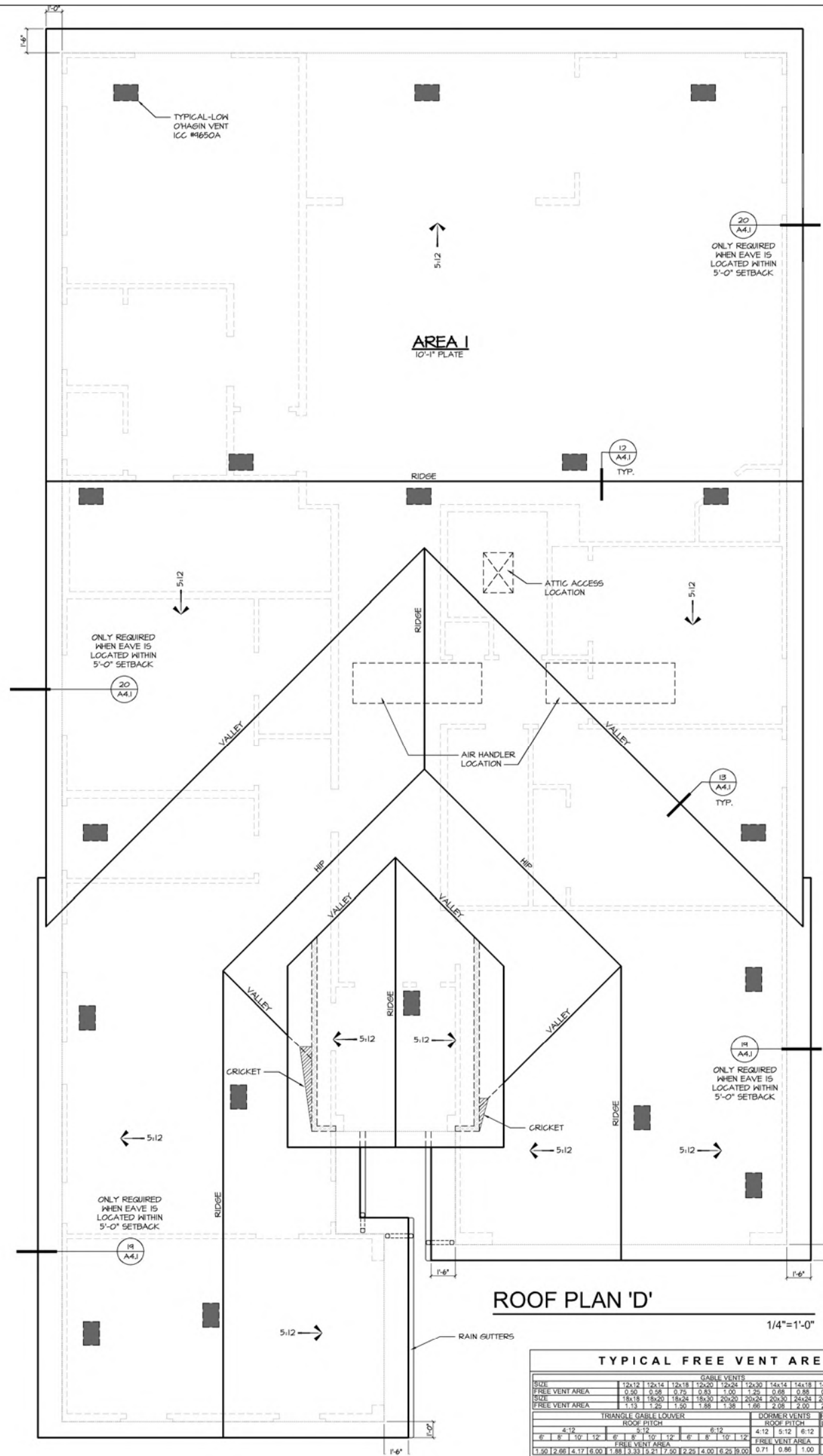
INSTITUTE OF BUILDING DESIGN
PROFESSIONAL BUILDING DESIGNER

FLOOR PLAN

DATE: 7-31-19
Rev. DATE:
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PLAN **4585**
Nauvo Station

SHEET **A1**



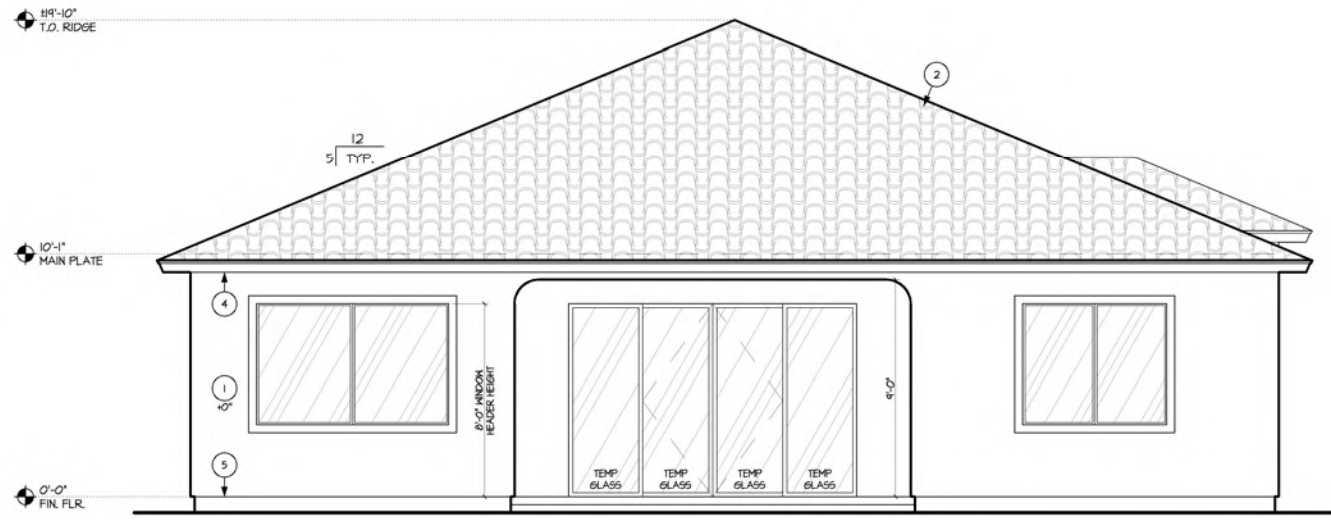
| VENT CALC'S | | |
|--------------------|------------------------------|--------------------|
| ROOF AREA '1' | | |
| ROOF S.F. | REQ. VENT S.F. (1/300) | PROVIDED VENT S.F. |
| 3,230 | 10.77 | 10.88 |
| HIGH 8 | OHAGN VENTS @ 0.66 S.F. EACH | 5.44 S.F. |
| LOW 8 | OHAGN VENTS @ 0.66 S.F. EACH | 5.44 S.F. |
| TOTAL = 10.88 S.F. | | |

GENERAL NOTES

- PER IRC R0602, THE MIN. NET FREE VENTILATING AREA SHALL BE 1/300 OF THE AREA OF THE VENTED SPACE. 1/300 OF THE VENTED SPACE MAY BE USED, PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE.
- PER IRC R206.3, INSTALL INSULATION BAFFLES TO PROVIDE MIN. OF 1" SPACE AT THE LOCATION BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.
- FOAM PLASTIC INSULATION FROM ATTIC AND CRANK SPACES SHALL COMPLY WITH THE IRC.
- SEE STRUCTURAL DRAWINGS FOR EXACT LOCATIONS OF ATTIC ACCESS AND AIR HANDLER UNIT.
- AREAS IN ATTIC OVER 30" SF. AND 30" HIGH REQUIRE ACCESS.
- HIGH VENTS TO BE NO MORE THAN 3" BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE.

| TYPICAL FREE VENT AREAS | | | | | | | | | | | |
|-------------------------|------------------------|---------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| GABLE VENTS | | | | | | | | | | | |
| SIZE | 12x12 | 12x14 | 12x18 | 12x24 | 12x30 | 14x14 | 14x18 | 14x24 | 14x30 | 14x36 | 16x16 |
| FREE VENT AREA | 0.50 | 0.58 | 0.75 | 0.93 | 1.00 | 1.20 | 0.68 | 0.88 | 0.97 | 1.16 | 1.40 |
| FREE VENT AREA | 1.13 | 1.29 | 1.50 | 1.88 | 1.98 | 1.38 | 1.76 | 1.20 | 2.02 | 3.00 | 3.33 |
| TRIANGLE GABLE LOUVER | | | | | | | | | | | |
| ROOF PITCH | 4:12 | 5:12 | 6:12 | 7:12 | 8:12 | 9:12 | 10:12 | 11:12 | 12:12 | 13:12 | 14:12 |
| FREE VENT AREA | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 |
| FREE VENT AREA | 1.50 | 1.26 | 1.11 | 1.00 | 0.91 | 0.83 | 0.76 | 0.71 | 0.66 | 0.61 | 0.58 |
| DORMER VENTS | | | | | | | | | | | |
| ROOF PITCH | 4:12 | 5:12 | 6:12 | 7:12 | 8:12 | 9:12 | 10:12 | 11:12 | 12:12 | 13:12 | 14:12 |
| FREE VENT AREA | 0.71 | 0.66 | 0.61 | 0.58 | 0.54 | 0.51 | 0.48 | 0.45 | 0.43 | 0.41 | 0.39 |
| FREE VENT AREA | 1.50 | 1.26 | 1.11 | 1.00 | 0.91 | 0.83 | 0.76 | 0.71 | 0.66 | 0.61 | 0.58 |
| OHAGN VENTS | | | | | | | | | | | |
| VENT TYPE | 3 HOLE VENTED BLOCKING | FULL SCREEN VENT 22 1/2"x3 1/2" | | | | | | | | | |
| FREE VENT AREA | 0.43 SQ. FT. | 0.41 SQ. FT. | | | | | | | | | |
| BIRD BLOCKING | | | | | | | | | | | |
| TRUSSES | | | | | | | | | | | |
| 1" DIA. SCREENED VENT | | | | | | | | | | | |

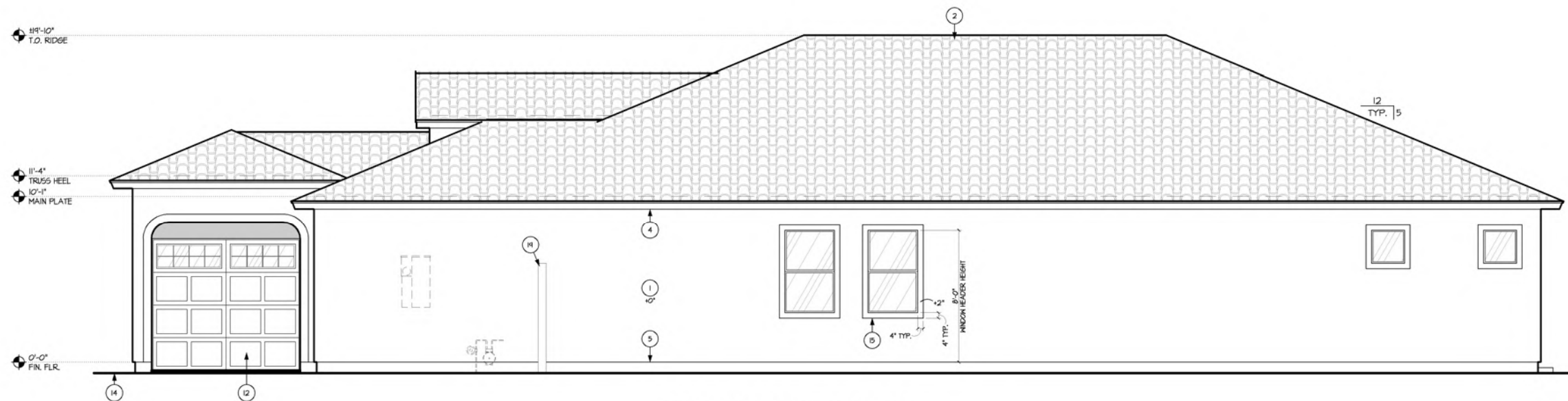
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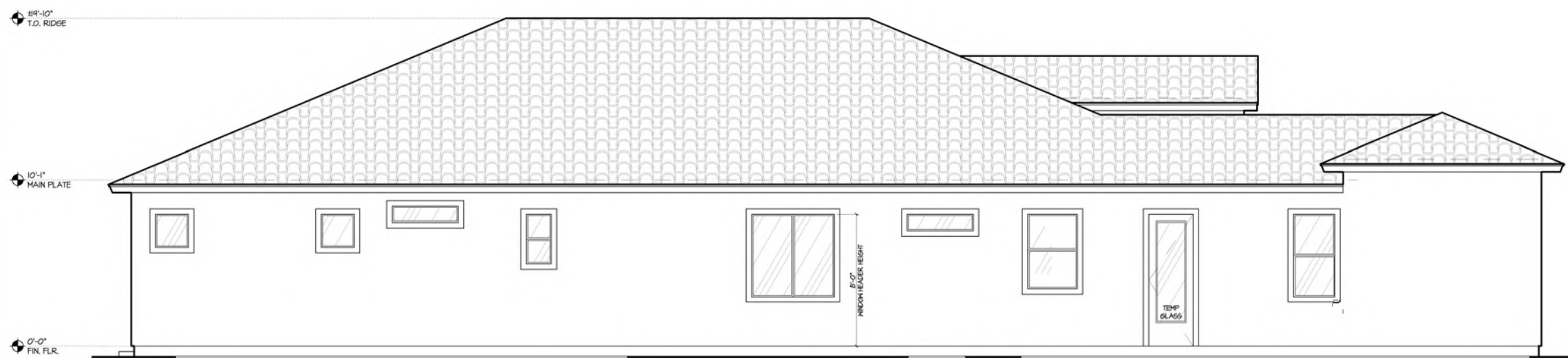
REAR ELEVATION 'B'
SCALE: 1/4" = 1'-0"



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



RIGHT ELEVATION 'B'
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LEFT ELEVATION 'B'

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| 5 | KEEP SCREED - REF. DETAIL 9 ON SHEET A4J |
| 6 | FYPON BOARD AND BATTEN OR THREE BOARD SHUTTERS PER ELEVATIONS - ATTACH PER MFG SPECS, VERIFY ITEM W/ BUILDER SPECS |
| 7 | ADHERED CULTURED STONE VENEER PER ICC #ESR-1364 PER SPECS, WEATHER RESISTIVE BARRIER, SEE DETAILS 8 & 9 ON SHEET A4J |
| 8 | EXTERIOR LIGHT PER SPECIFICATIONS SEE DETAIL 25 ON SHEET A4J FOR INSTALLATION AT STONE VENEER |
| 9 | *NOT USED |
| 10 | FYPON CORBEL (CORA24X16X65) - ATTACH PER MFG SPECS, VERIFY ITEM W/ BUILDER SPECS |
| 11 | *NOT USED |
| 12 | SECTIONAL METAL ROLL-UP DOOR. PAINT TO MATCH EXTERIOR OF HOUSE - PER SPECS. |
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| 19 | SIDE YARD FENCE WALL |

NOTE:

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NOTE:

WATER-RESISTIVE BARRIER REQUIRED UNDER EXTERIOR PLASTER

NOTE:

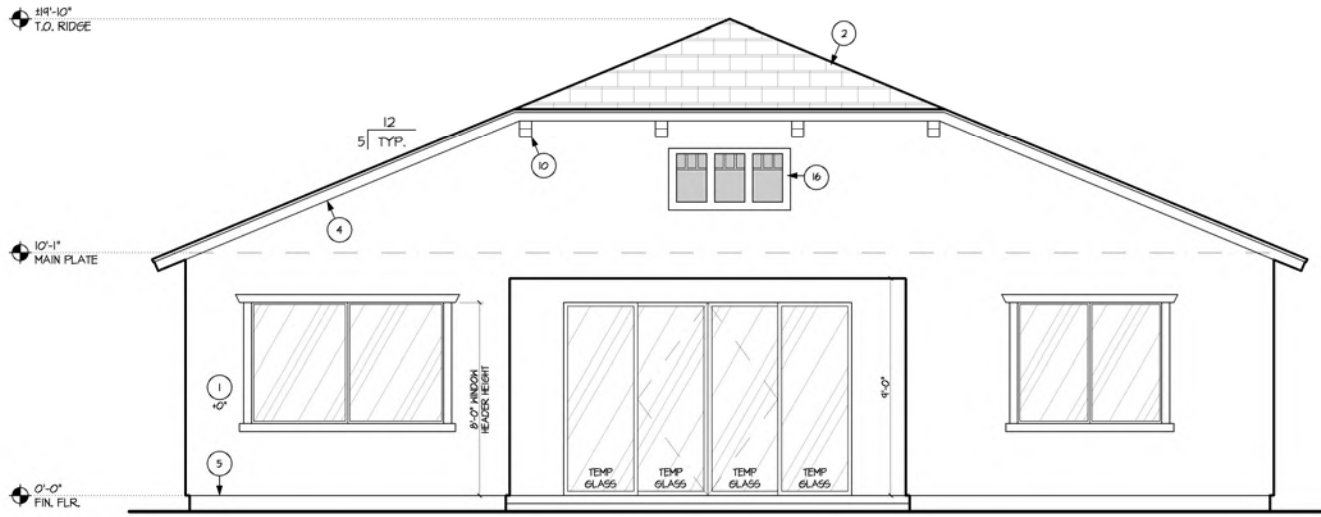
WATER-RESISTIVE BARRIER REQUIRED UNDER ALL EXTERIOR WALL FINISH (SIDING) MATERIAL

NOTE:

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GENERAL NOTES

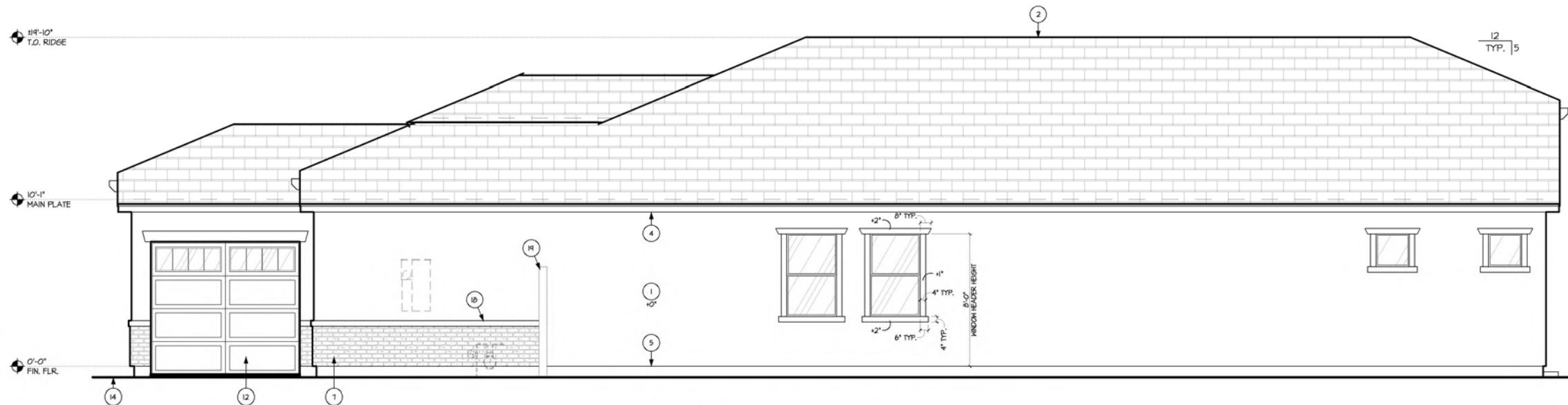
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- BUILT UP ROOFING W/ 3 LAYERS #15 FELT AND 300 POUNDS OF GRAVEL PER 100 SQ. FT. OF ROOF OR OTHER APPROVED SURFACING MATERIAL INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATIONS AND PER THE IRC.
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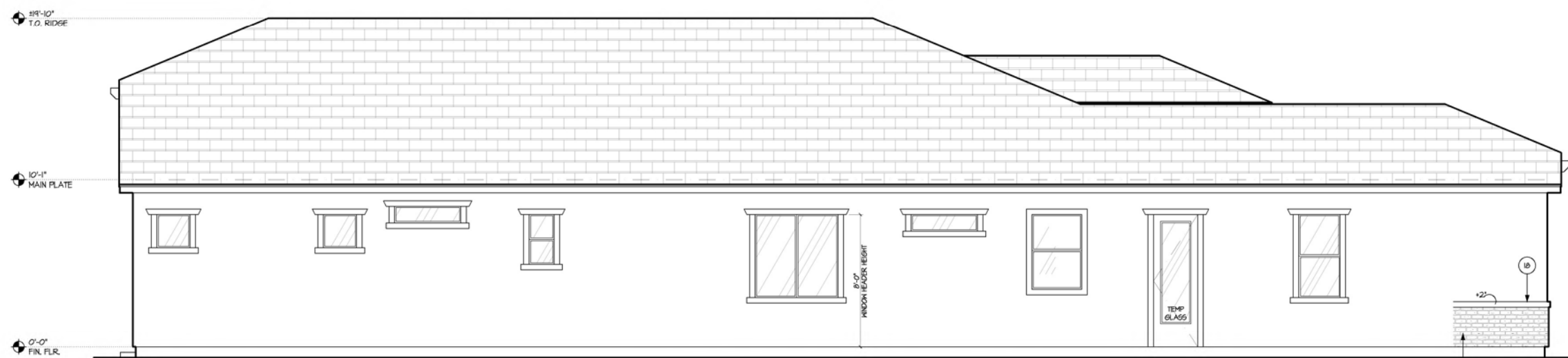
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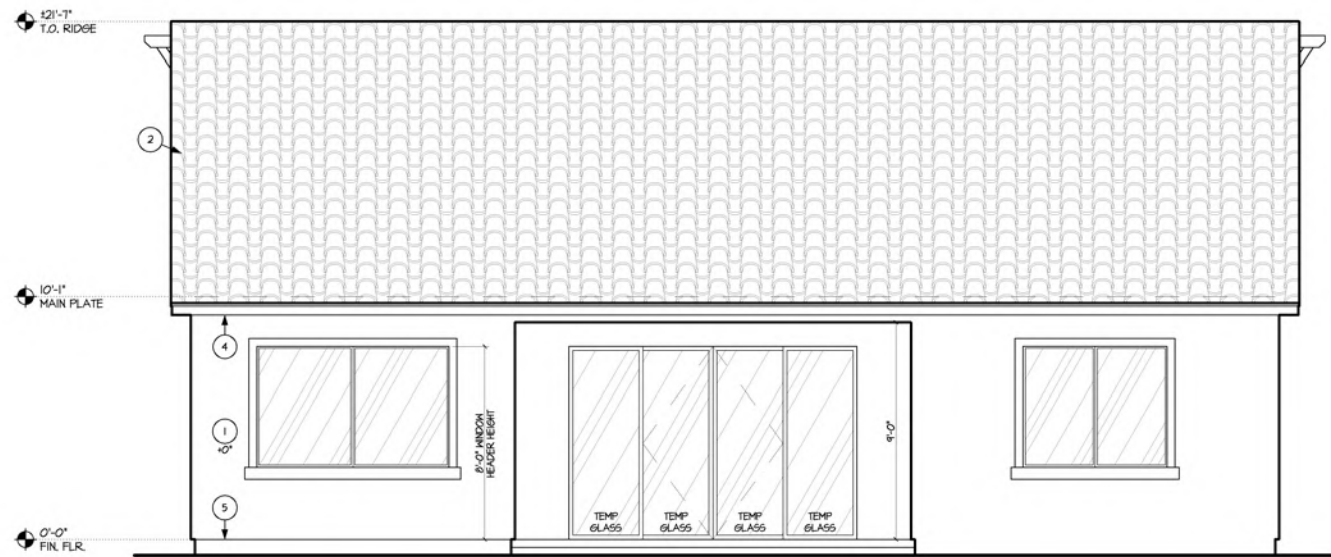
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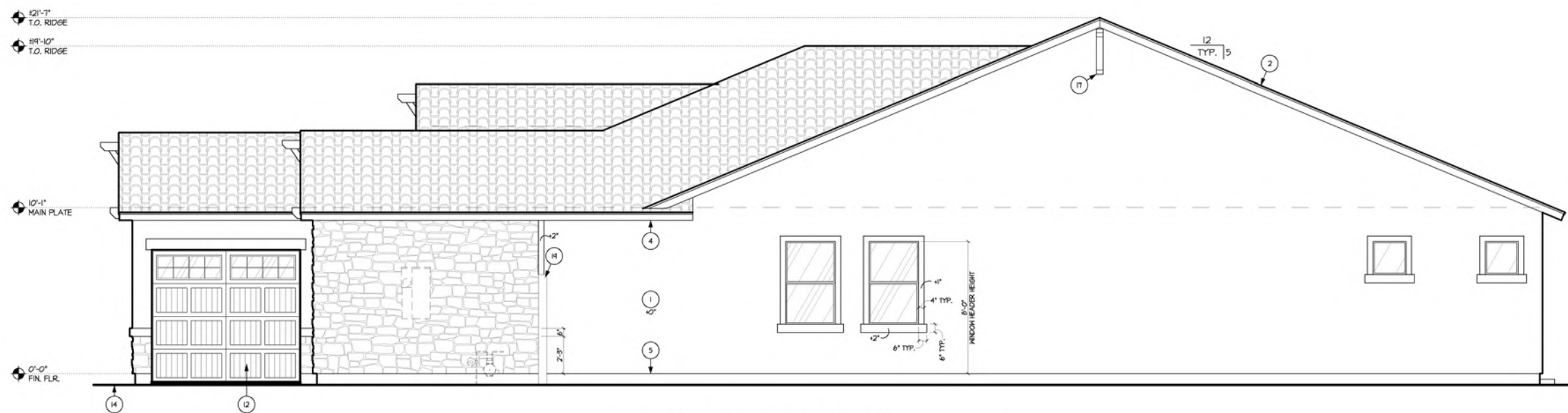
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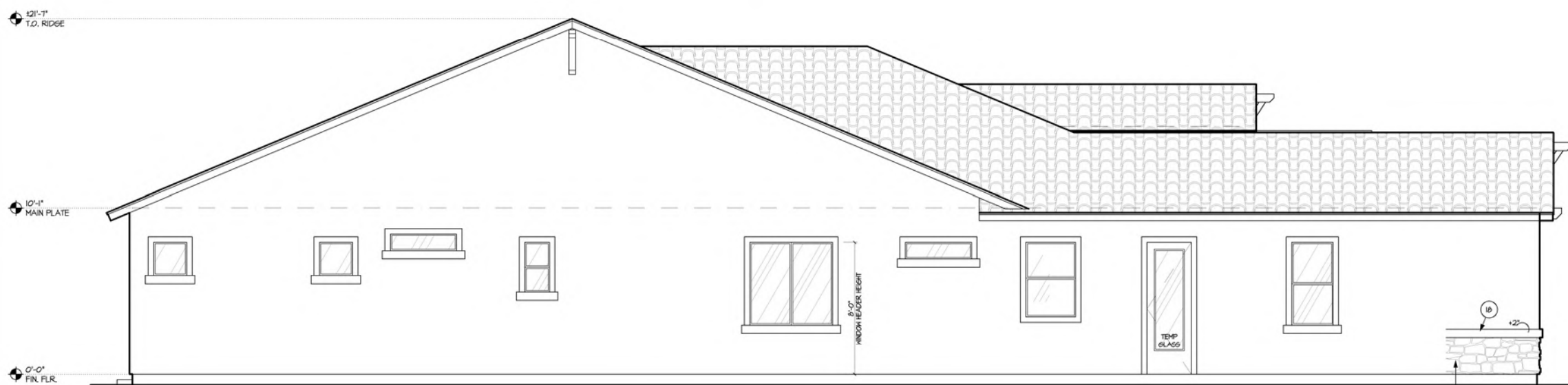
FRONT ELEVATION 'D'

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DECORATIVE DETAIL

BORAL ROOF TILE

GARAGE DOOR
(SW6101 SANDS OF TIME)

BODY
(SW6088 NUTHATCH)

POPOUTS
(SW6086 SAND DUNE)

FRONT DOOR
(SW6083 SABLE)



BACK



LEFT



RIGHT

DECORATIVE CORBELS

BORAL ROOF TILE

GARAGE DOOR
(SW6145 THATCH BROWN)

BODY
(SW6095 TOASTY)

POPOUTS
(SW6107 NOMADIC DESERT)

STONE VENEER

FRONT DOOR
(SW6104 KAFFEE)



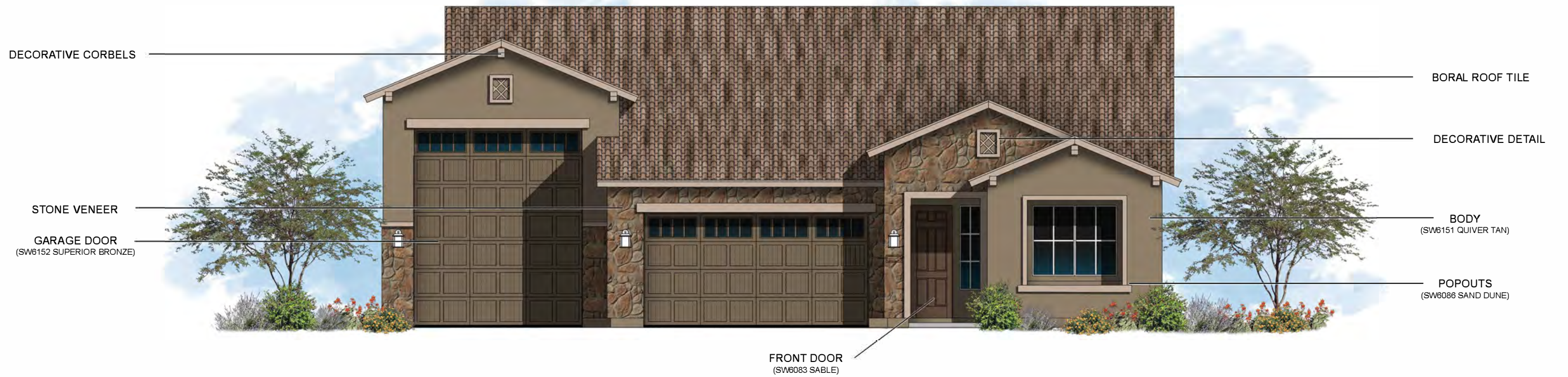
BACK



LEFT



RIGHT



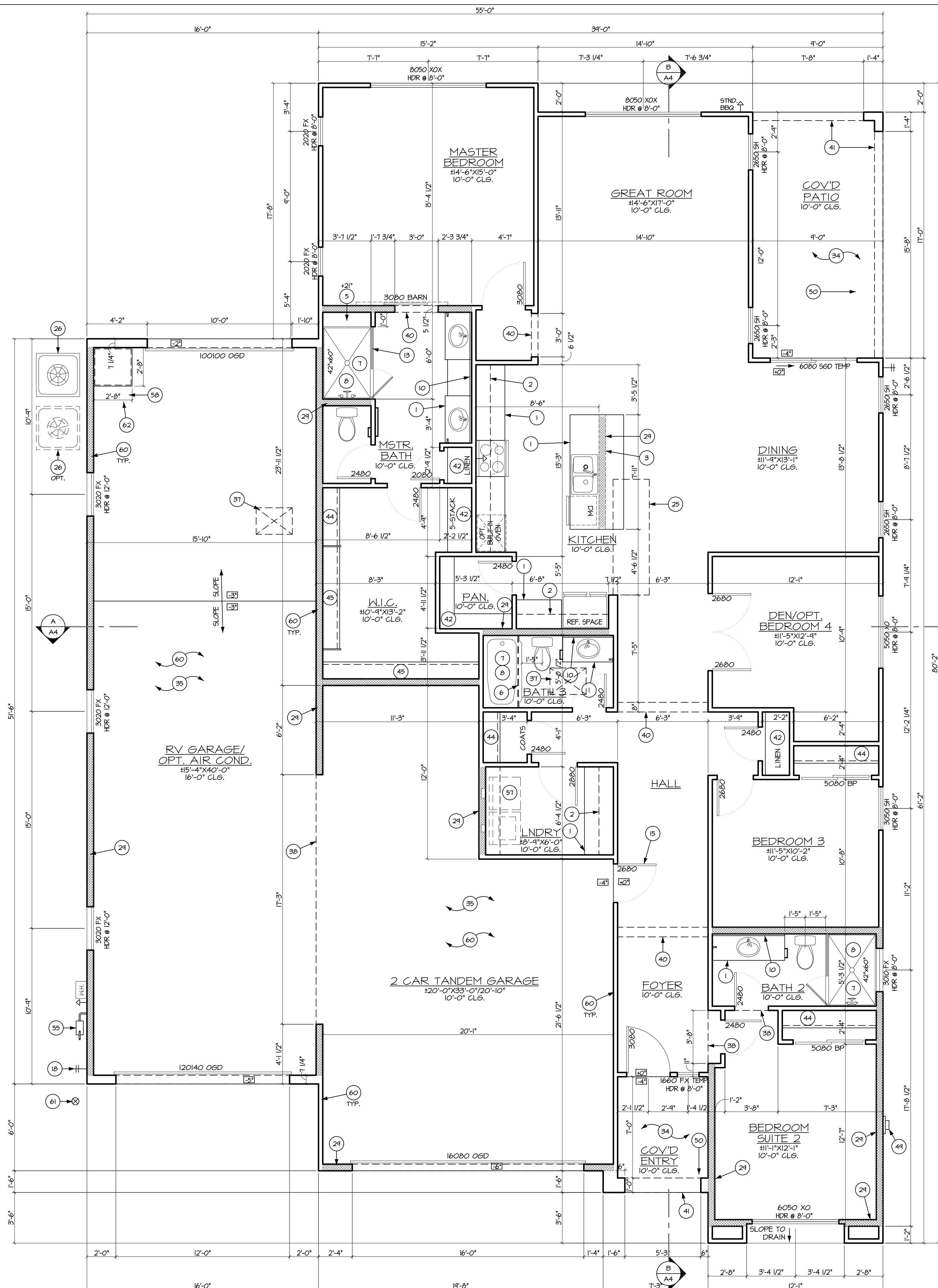
BACK



LEFT



RIGHT



FLOOR PLAN

1/4"=1'-0"

| AREA CALC'S. | |
|-------------------------|--------------|
| LIVABLE AREAS: | |
| MAIN FLOOR PLAN LIVABLE | 2,177 SQ.FT. |
| COVERED AREAS: | |
| COVERED ENTRY | 52 SQ.FT. |
| COVERED PATIO | 153 SQ.FT. |
| GARAGE: | |
| 2 CAR TANDEM GARAGE | 574 SQ.FT. |
| RV GARAGE | 824 SQ.FT. |
| TOTAL SQ. FT. | 3,780 SQ.FT. |

NOTES:

FIELD CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESSURE-PRESERVATIVE-TREATED WOOD SHALL BE RETREATED IN THE FIELD IN ACCORDANCE WITH ANPA M4 - REFERENCE IRC SECTION R310.1.2. 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.

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.

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.

SEE STRUCTURAL DRAWINGS FOR EXACT LOCATIONS OF ATTIC ACCESS AND AIR HANDLER UNIT

SEE EXTERIOR ELEVATIONS FOR LOCATIONS OF STONE VENEER & POPOUTS

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.

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

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 P2405.5 (NOT PVC).

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

PROVIDE AIR GAP AT DISHWASHER.

THE MAXIMUM LENGTH OF A CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 35 FEET FROM THE DRYER LOCATION TO THE WALL OR ROOF TERMINATION. THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED 2.5 FEET FOR EACH 45-DEGREE BEND AND 5 FEET FOR EACH 90-DEGREE BEND. ICM M1502.4.4.1

THE ADJOINING HALLS 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.

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

FLOOR PLAN KEYNOTES

| No. | DESCRIPTION |
|-----|---|
| 1 | BASE CABINET W/COUNTERTOP (PER SPECS.) |
| 2 | UPPER CABINETS (PER SPECS.) |
| 3 | BREAKFAST BAR W/COUNTERTOP, WALL @ 3/4" AFF. |
| 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. TUB & OR SHOWER W/ WATER RESISTANT MAINCOAT TO 76" ABV. FF. IRC R307.2 |
| 8 | RECESSED MEDICINE CABINET (PER SPECS.) - R.O. 14"X24" |
| 9 | MIRROR - RUN ENTIRE LENGTH OF VANITY; SITS ON BACK SPLASH |
| 10 | 2 SET OF VALVES FOR SHOWER FIXTURES - PER SPECS. |
| 11 | OVERHEAD SHOWER FIXTURE-PER SPECS |
| 12 | TEMPERED GLASS ENCLOSURE, ON A MINIMUM 4" HIGH CURB. |
| 13 | WATERPROOF & SLOPE SILL TO DRAIN |
| 14 | MIN. 1-3/8" SOLID CORE DOOR, SELF-CLOSING & SELF-LATCHING PER IRC R302.5.1 |
| 15 | 2" STUCCO POP OUT ABOVE DOOR |
| 16 | FRAMED PLATFORM RAISED 18" A.F.F. |
| 17 | BUILDING WATER MAIN SHUT-OFF VALVE LOCATION. |
| 18 | TEMPERATURE AND PRESSURE RELIEF VALVE TO BE FULL SIZE STEEL PIPE OR HARD DRAIN COPPER TUBING OR CPVC, SHALL EXTEND OUTSIDE OF BLDG W/ THE END OF PIPE MAX. 6" ABOVE GRADE & POINTING DOWNWARD |
| 19 | DRAINAGE SLEEVE - ZURN Z803 FIBERGLASS-PLASTIC COVER |
| 20 | DRAINAGE SLEEVE - ZURN Z803 FIBERGLASS-METAL COVER |
| 21 | STANDARD SOFT WATER LOOP |
| 22 | PROVIDE GAS FOR AIR HANDLER |
| 23 | MECHANICAL CHASE |
| 24 | AIR HANDLER IN ATTIC SPACE |
| 25 | PREFAB PAD FOR CONDENSOR UNITS, HOLD 6" AWAY FROM HOUSE & MIN. 3" ABOVE GRADE. VERIFY THE SIZE WITH THE MECHANICAL CONTRACTOR |
| 26 | *NOT USED |
| 27 | 6" WIDE WALL WITH STAGGERED 2x4 STUDS @ 24" O.C. & INSULATION. |
| 28 | 2x6 WALL |
| 29 | LOW WALL, SEE PLAN FOR HEIGHT |
| 30 | COURTYARD WALL, STANDARD AT ELEVATION 1'-0". SEE DETAILS ON SHEET A4.1. MAX 36" HIGH IN FRONT SETBACK. |
| 31 | WALL AT ELEVATIONS C & D |
| 32 | *NOT USED |
| 33 | 1/2" SAG-RESISTANT TYPE MR' GYP. BD. @ ALL CVD. PATIOS, (ICC HESR-1930 OR EQUAL) |
| 34 | 5/8" SAG-RESISTANT TYPE X' GYP. BD. @ VISIBLE AREAS UNDER STAIRS AND @ GARAGE CLG. PER CITY OF SURPRISE ORDINANCE # 2014-040, USE 1/2" SAG-RESISTANT GYP. BOARD @ ALL OTHER WALLS & CLG PER IRC R302.6 |
| 35 | NOT USED |
| 36 | 22"X30" ATTIC ACCESS SEE DETAIL 6 ON SHEET A4.1 |
| 37 | LINE OF CEILING CHANGE |
| 38 | FLAT SOFFIT @ 8'-0" |
| 39 | FLAT SOFFIT @ 9'-0" |
| 40 | SOFFIT, SEE ELEVATIONS |
| 41 | 5-20" DEEP SHELVES, EVENLY SPACED (6 SHELVES IF DOOR IS 8'-0") U.N.O. |
| 42 | 1 SHELF |
| 43 | 1 ROD, 1 SHELF |
| 44 | 2 RODS, 2 SHELVES |
| 45 | 24" DEEP SHELF WITH A 12" DEEP SHELF 15" ABOVE. PLACE 24" DEEP SHELF 4" ABOVE THE WASHER/DRYER |
| 46 | PROVIDE MIN. 3" REVEAL AROUND WINDOW/DOOR. SEE ELEVATIONS |
| 47 | STANDARD CONC. STOOP |
| 48 | ELECTRIC PANEL LOCATION-SEE E-1 AND GEN. NOTES, FRAMER TO PROVIDE LATH BACKING AROUND PANEL |
| 49 | SLOPE 1/8" PER 12", NOT TO EXCEED 1/4" PER 12" |
| 50 | SLOPE 1/4" PER 12" |
| 51 | SLOPE GARAGE 2" OVERALL |
| 52 | HANDRAIL/GUARDRAIL (WOOD OR IRON PER SPECS.) TO BE 36" ABOVE WALKING PLANE (PER IRC) |
| 53 | NATURAL GAS METER LOCATION - SEE PLUMBING PLAN |
| 54 | 14x8 COMBUSTION & RELIEF GRILLES, 12" FROM FLR. & CLG. W/ GAS APPL. |
| 55 | PROVIDE 100 SQ. IN. MAKEUP AIR FOR GAS OR ELEC. DRYER (TO BE PROVIDED BY JUMP DUCT OR DOOR VENT-SEE MECHANICAL DWGS) |
| 56 | 30"X30" AC PLATFORM FOR OPTIONAL UNIT +30" A.F.F. |
| 57 | COLUMN @ ELEVATION B ONLY |
| 58 | INSULATE ALL GARAGE WALLS AND CEILING |
| 59 | RV CLEANOUT |
| 60 | +4" CONCRETE SLAB |

GENERAL NOTES

1. HALL FRAMING - SEE STRUCTURAL - U.N.O.
EXTERIOR BEARING 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
MATERIAL: BLOWN CELLULOSE INSULATION
HALL INSULATION:
(2x4) R-13, AIR CONDITIONED AREAS
(2x6) R-20, AIR CONDITIONED AREAS
CEILING INSULATION: R-30 OVER ALL LIVABLE AREAS
KNEE WALL INSULATION: R-13 2x4/R-20 2x6
CALLS 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 COMBS 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.
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. XXX WINDOW - TO HAVE ONE OPENABLE WINDOW TO BE 5 1/2" 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 M1502.2. EXHAUST DUCTS SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS M1502.4.1 THROUGH M1502.4.6, WHERE THE EXHAUST DUCT IS CONCEALED WITHIN BLDG CONSTRUCTION, THE EQUIVALENT LENGTH SHALL BE IDENTIFIED ON PERMANENT TAG AND BE WITHIN 6 FEET OF THE DUCT CONNECTION. SEE MECHANICAL PLAN FOR DRYER VENT LOCATION AND TYPE.

16. STANDARD WATER HEATER - 50 GAL. - SEE SPECS
WATER HEATER TO INCLUDE T & P RELIEF VALVE - SEE SPECS FOR SIZE OF TP LINE AND FLUE SIZE.

17. PROVIDE MIN. 15" CLEAR EACH SIDE AND MIN. 24" CLEAR IN FRONT FOR WATER CLOSET.

18. PRE-INSULATED STORAGE SPACE FOR ICE MAKER. PROVIDE 31" SPACE.

19. PROVIDE REVERSE OSMOSIS ROUGH-IN TO REF. AT DOUBLE SINK.

20. PROVIDE INSULATED, DUAL GLAZED, LOW E GLASS AT ALL FRENCH DOORS, WINDOWS AND SLIDING GLASS DOORS

21. PLUMBER TO PLACE CLEANOUTS, FEED LINES, ETC. ABOVE 4 3/4"-STANDARD BASE BOARD HEIGHT 15 2 1/4"

22. PROVIDE TETHER AT STOVE FOR PREVENTION OF TIP OVER

23. WHEN PLAN IS FLIPPED, ARCADIA DOORS FLIP ALSO AND DRYER IS ALWAYS TO THE RIGHT OF THE WASHER

24. 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 89" TO 94"-1/2".
C. SINGLE DOORS ARE 2" OVER THE WIDTH OF THE DOOR.
D. DOUBLE DOORS ARE 2-1/2" TO 3" OVER THE WIDTH OF THE DOORS.
E. ALL STUCCO GROUNDS WILL BE 1-1/4" X 1-1/4".
F. AT GARAGE SERVICE DOORS HEADER HEIGHT IS MEASURED FROM GARAGE FLOOR.

2. INTERIOR DOORS -
A. HEADERS - 82-1/2".
B. SINGLE DOORS ARE 2" OVER THE WIDTH OF THE DOOR.
C. DOUBLE DOORS ARE 2-1/2" TO 3" OVER THE WIDTH OF THE DOORS.
D. BI-PASS DOORS WIDTH OF THE DOORS WITH 82-1/2" HEADER.
E. BI-FOLD DOORS ARE 1-1/4" OVER THE WIDTH OF THE DOORS.
NOTE: BI-FOLD OR BI-PASS DOORS NEED A STUD OR LADDER BACKING FOR THE STOP.

NOTE: ALL DIMENSIONS ARE MINIMUM

SYMBOL LEGEND

| | | | |
|---|--|---|--|
| ○ | KEYNOTE | ○ | DOUBLE SINK W/ DISPOSAL |
| ○ | FINISHED FLOOR ELEVATION | ○ | 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 |
| ○ | TANKLESS GAS WATER HEATER | ○ | REFRIGERATOR SPACE PROVIDE 31" WIDE SPACE & INSTALL RECESSED 12BANKER LINE |
| ○ | WATER CLOSET - PROVIDE MIN. 5A SIDE & 24" CLEAR IN FRONT | ○ | 30" SMOOTH TOP RANGE W/MICROWAVE ABOVE |
| ○ | LAVATORY W/4" SPREAD | ○ | UNDER COUNTER BEVERAGE COOLER PER SPECS. |
| ○ | STANDARD 5'-0" TUB/SHR W/WATER RESISTANT SURROUNDS @ 16" | ○ | HOSE BIBB W/ ANTI-SIPHON VALVE |
| ○ | 12"X36" FREESTANDING TUB PER SPECS | ○ | GAS SHUT-OFF - LOCATE PER MANUFACTURERS SPECS |

LENNAR
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[I] PLAN, LLC
4711 East Falcon Drive • Suite 232
Mesa, Arizona 85215
studio (480) 807-1539 • fax (480) 894-2529
www.iplanidesign.com

Home Builders Association
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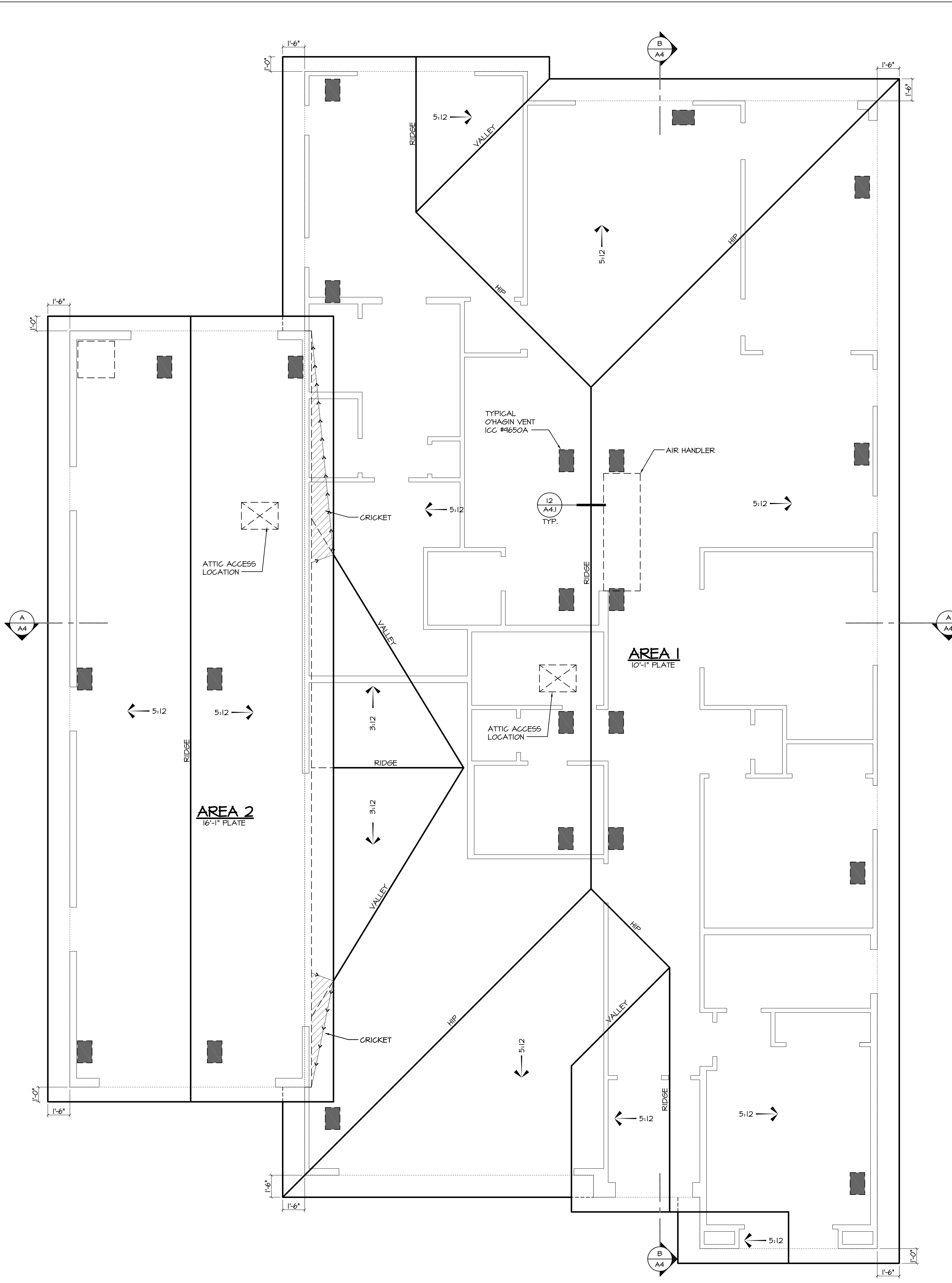
FLOOR PLAN

PLOT DATE: 8-21-19

| Rev. | DATE: |
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| 1 | |
| 2 | |
| 3 | |
| 4 | |

PLAN
5579
Nauvo0 Station

SHEET
A1



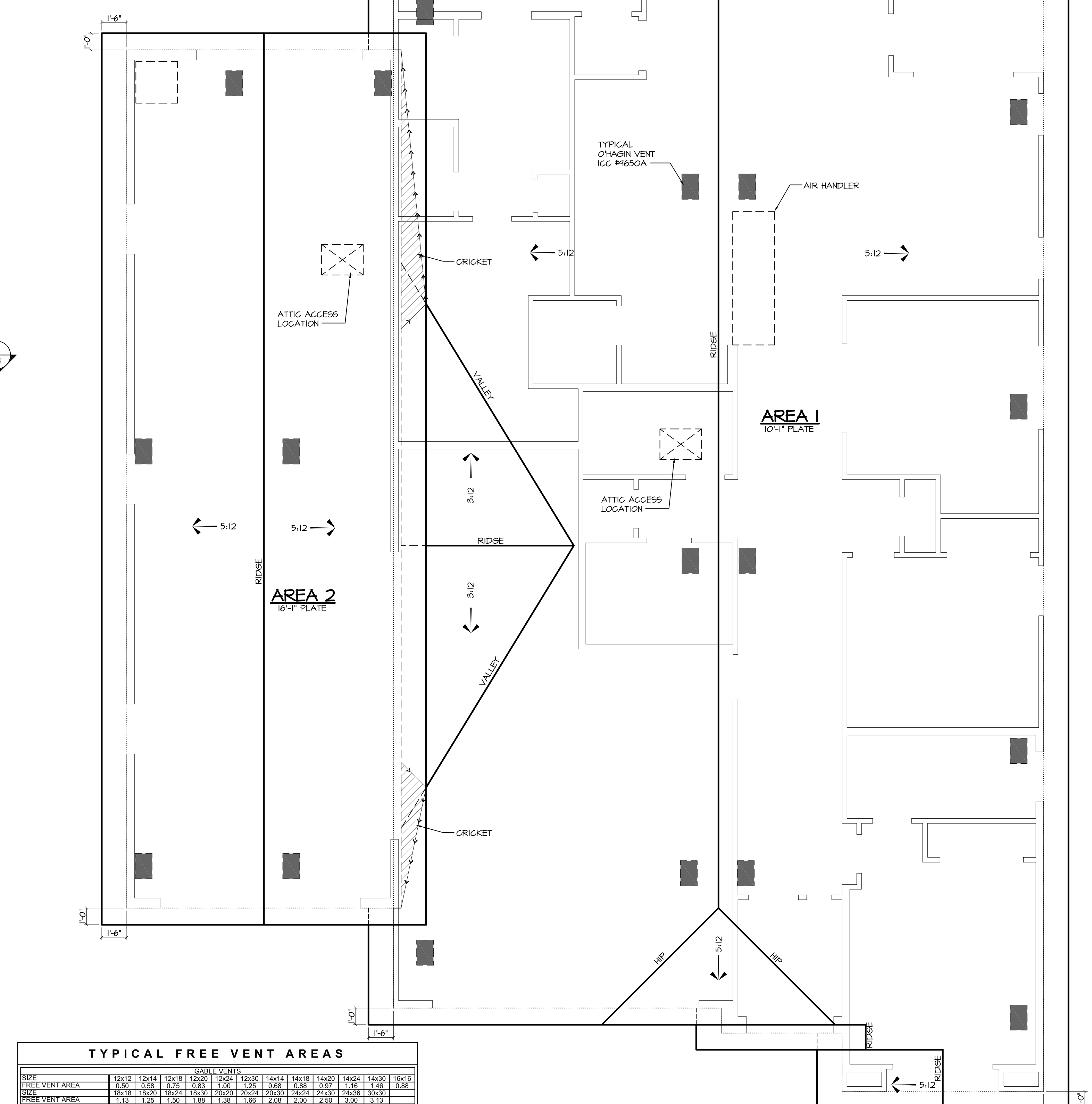
ROOF PLAN 'B'
1/4"=1'-0"

GENERAL NOTES

- PER IRC 806.2, THE MIN. NET FREE VENTILATING AREA SHALL BE 1/50 OF THE AREA OF THE VENTED SPACE. 1/300 OF THE VENTED SPACE MAY BE USED, PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE.
- PER IRC 806.3, INSTALL INSULATION BAFFLES TO PROVIDE MIN. OF 1" SPACE AT THE LOCATION BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.
- FOAM PLASTIC INSULATION FROM ATTIC AND CRAWL SPACES SHALL COMPLY WITH THE IRC.
- SEE STRUCTURAL DRAWINGS FOR EXACT LOCATIONS OF ATTIC ACCESS AND AIR HANDLER UNIT.
- AREAS IN ATTIC OVER 30 S.F. AND 30" HIGH REQUIRE ACCESS.
- HIGH VENTS TO BE NO MORE THAN 3' BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE.

VENT CALC'S

| ROOF AREA '1' | | | ROOF AREA '2' | | |
|--|------------------------|--------------------|--|------------------------|--------------------|
| ROOF S.F. | REQ. VENT S.F. (1/300) | PROVIDED VENT S.F. | ROOF S.F. | REQ. VENT S.F. (1/300) | PROVIDED VENT S.F. |
| 2,955 | 9.85 | 10.88 | 824 | 2.75 | 4.08 |
| HIGH 8 OHAGIN VENTS @ 0.68 S.F. EACH | | 5.44 S.F. | HIGH 3 OHAGIN VENTS @ 0.68 S.F. EACH | | 2.04 S.F. |
| LOW 8 OHAGIN VENTS @ 0.68 S.F. EACH | | 5.44 S.F. | LOW 3 OHAGIN VENTS @ 0.68 S.F. EACH | | 2.04 S.F. |
| TOTAL = 10.88 S.F. | | | TOTAL = 4.08 S.F. | | |



ROOF PLAN 'C'
1/4"=1'-0"

TYPICAL FREE VENT AREAS

| SIZE | GABLE VENTS | | | | | | | | | | | |
|----------------|-------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| | 12x12 | 12x14 | 12x18 | 12x20 | 12x24 | 12x30 | 14x14 | 14x18 | 14x20 | 14x24 | 14x30 | 16x16 |
| FREE VENT AREA | 0.50 | 0.58 | 0.75 | 0.83 | 1.00 | 1.25 | 0.88 | 0.88 | 0.97 | 1.16 | 1.46 | 0.88 |
| FREE VENT AREA | 18x18 | 18x20 | 18x24 | 18x30 | 20x20 | 20x24 | 20x30 | 24x24 | 24x30 | 24x36 | 30x30 | |
| FREE VENT AREA | 1.13 | 1.24 | 1.50 | 1.68 | 1.98 | 2.08 | 2.08 | 2.00 | 2.00 | 3.00 | 3.15 | |

| ROOF PITCH | TRIANGLE GABLE LOUVER | | | DORMER VENTS | | | RIDGE VENTS | | | OHAGIN VENT | | |
|---------------------|-----------------------|---------------------|--------------------|--------------|-------|-------|-------------|---------------|-------|-------------|-------|-------|
| | 6:12 | 8:12 | 10:12 | 4:12 | 5:12 | 6:12 | LINEAR FEET | #50043 - PLAT | 0.68 | 0.68 | 0.68 | 0.68 |
| 6" 8" 10" 12" | 6" 8" 10" 12" | 6" 8" 10" 12" | 4:12 5:12 6:12 | 0.083 | 0.083 | 0.083 | 0.083 | 0.083 | 0.083 | 0.083 | 0.083 | 0.083 |
| FREE VENT AREA | 0.71 | 0.86 | 1.00 | 0.71 | 0.86 | 1.00 | 0.71 | 0.86 | 1.00 | 0.71 | 0.86 | 1.00 |

| VENT TYPE | EAVE VENTS | | BIRD BLOCKING | |
|----------------|------------------------|---------------------------------|---------------|-------------------------|
| | 3 HOLE VENTED BLOCKING | FULL SCREEN VENT 22 1/2"x3 1/2" | PRURSES | 3-2" DIA. SCREENED VENT |
| FREE VENT AREA | .043 SQ. FT. | 0.41 SQ. FT. | | |

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IIP PLAN, LLC
 4711 East Falcon Drive • Suite 232
 Mesa, Arizona 85215
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 PROFESSIONAL BUILDING DESIGNER

ROOF PLAN 'B' & 'C'

PLOT DATE: 8-21-19
 Rev. DATE:
 1
 2
 3
 4

PLAN
5579
 Nauvoos Station

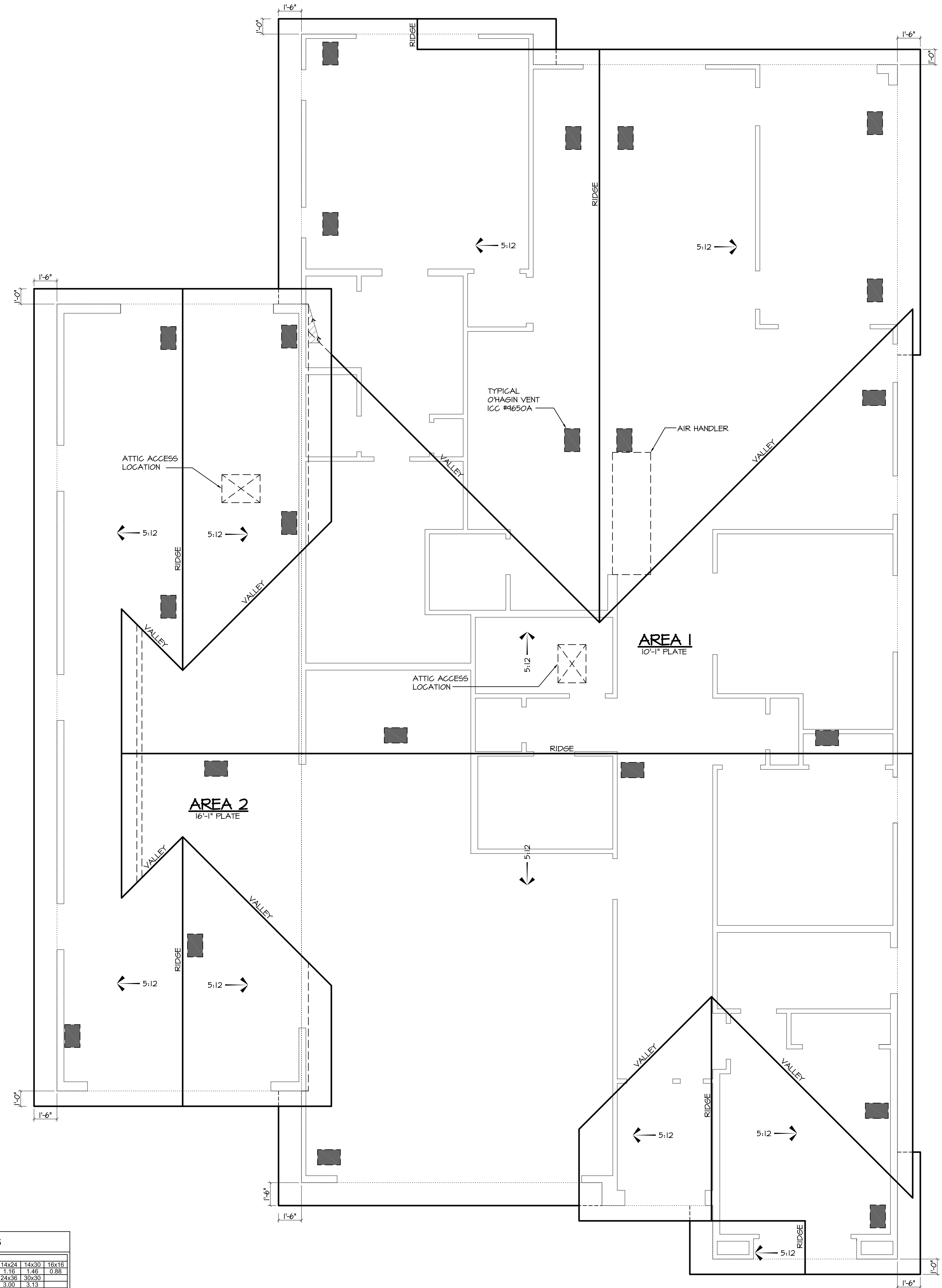
SHEET
A2

GENERAL NOTES

- PER IRC 206.2, THE MIN. NET FREE VENTILATING AREA SHALL BE 1/50 OF THE AREA OF THE VENTED SPACE. 1/300 OF THE VENTED SPACE MAY BE USED, PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE.
- PER IRC R206.3, INSTALL INSULATION Baffles TO PROVIDE MIN. OF 1" SPACE AT THE LOCATION BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.
- FOAM PLASTIC INSULATION FROM ATTIC AND CRAWL SPACES SHALL COMPLY WITH THE IRC.
- SEE STRUCTURAL DRAWINGS FOR EXACT LOCATIONS OF ATTIC ACCESS AND AIR HANDLER UNIT.
- AREAS IN ATTIC OVER 30 S.F. AND 30" HIGH REQUIRE ACCESS.
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VENT CALC'S

| ROOF AREA '1' | | | ROOF AREA '2' | | |
|----------------------------|------------------------|--------------------|----------------------------|------------------------|--------------------|
| ROOF S.F. | REQ. VENT S.F. (1/300) | PROVIDED VENT S.F. | ROOF S.F. | REQ. VENT S.F. (1/300) | PROVIDED VENT S.F. |
| 2,955 | 9.85 | 10.88 | 824 | 2.75 | 4.08 |
| HIGH 8 @ 0.68 S.F. EACH | | 5.44 S.F. | HIGH 3 @ 0.68 S.F. EACH | | 2.04 S.F. |
| LOW 8 @ 0.68 S.F. EACH | | 5.44 S.F. | LOW 3 @ 0.68 S.F. EACH | | 2.04 S.F. |
| TOTAL = 10.88 S.F. | | | TOTAL = 4.08 S.F. | | |



TYPICAL FREE VENT AREAS

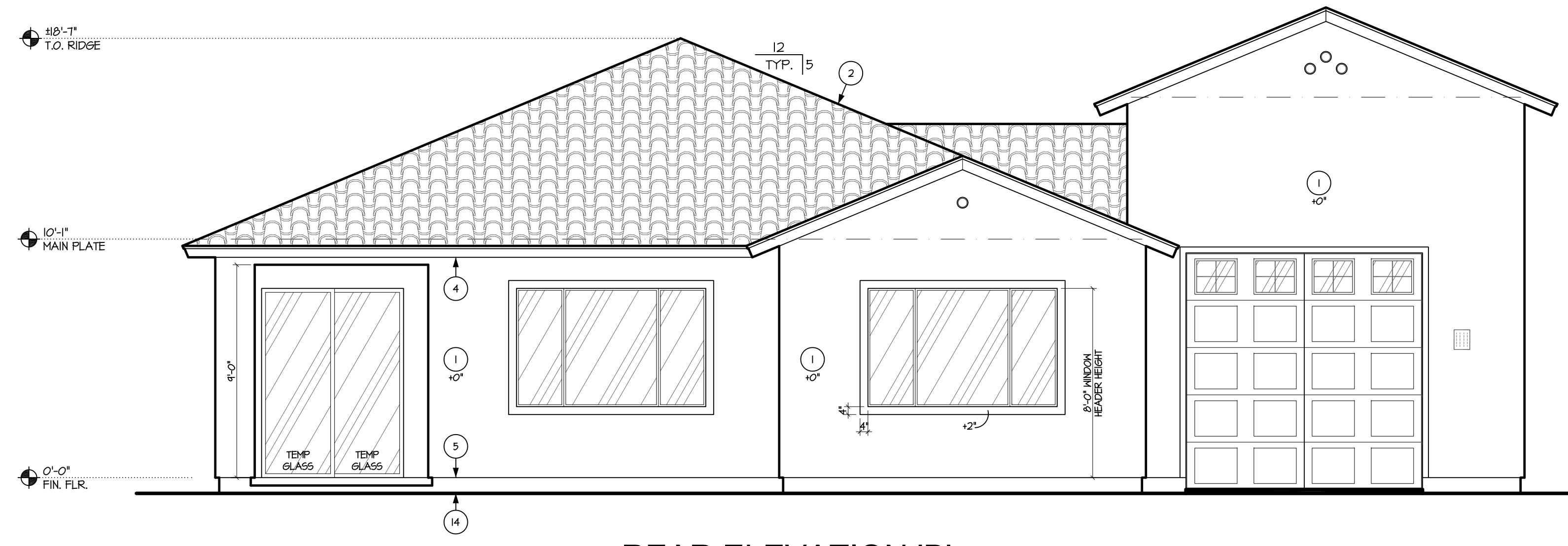
| SIZE | 12x12 | 12x14 | 12x18 | 12x20 | 12x24 | 12x30 | 14x14 | 14x18 | 14x20 | 14x24 | 14x30 | 16x16 |
|----------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| FREE VENT AREA | 0.50 | 0.58 | 0.75 | 0.83 | 1.00 | 1.25 | 0.65 | 0.88 | 0.97 | 1.16 | 1.46 | 0.88 |
| SIZE | 18x18 | 18x20 | 18x24 | 18x30 | 20x20 | 20x24 | 20x30 | 24x24 | 24x30 | 24x36 | 30x30 | |
| FREE VENT AREA | 1.13 | 1.25 | 1.50 | 1.88 | 1.98 | 1.98 | 1.98 | 2.08 | 2.00 | 2.50 | 3.13 | |

| TRIANGLE GABLE LOUVER | | | | DORMER VENTS | | RIDGE VENTS | | OHAGIN VENT | | | | | | | | |
|-----------------------|------|------|------|----------------|------|-------------|------|------------------------|------|------|-------|------|------|------|------|------|
| ROOF PITCH | | | | ROOF PITCH | | LINER FEET | | #50043 - PLAT | | | | | | | | |
| 6" | 8" | 10" | 12" | 6" | 8" | 10" | 12" | 0.85 | 0.69 | | | | | | | |
| FREE VENT AREA | | | | FREE VENT AREA | | TILE VENTS | | OHAGIN VENT ROOMS - S' | | | | | | | | |
| 1.50 | 2.66 | 4.17 | 6.00 | 1.88 | 3.33 | 5.21 | 7.50 | 2.25 | 4.00 | 6.25 | 10.00 | 0.71 | 0.86 | 1.00 | 0.17 | 0.68 |

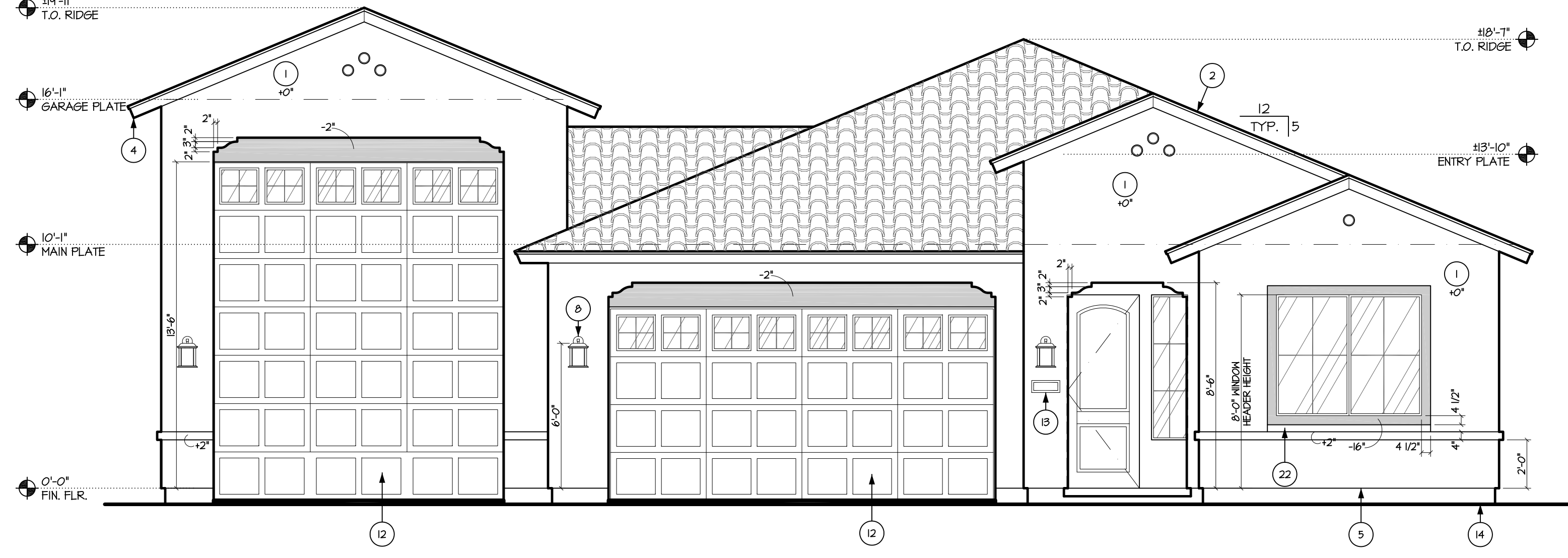
| EAVE VENTS | | BIRD BLOCKING | |
|----------------|------------------------|------------------|----------------|
| VENT TYPE | 3 HOLE VENTED BLOCKING | FULL SCREEN VENT | 22 1/2"x3 1/2" |
| FREE VENT AREA | .043 SQ. FT. | | 0.41 SQ. FT. |

ROOF PLAN 'D'
1/4"=1'-0"

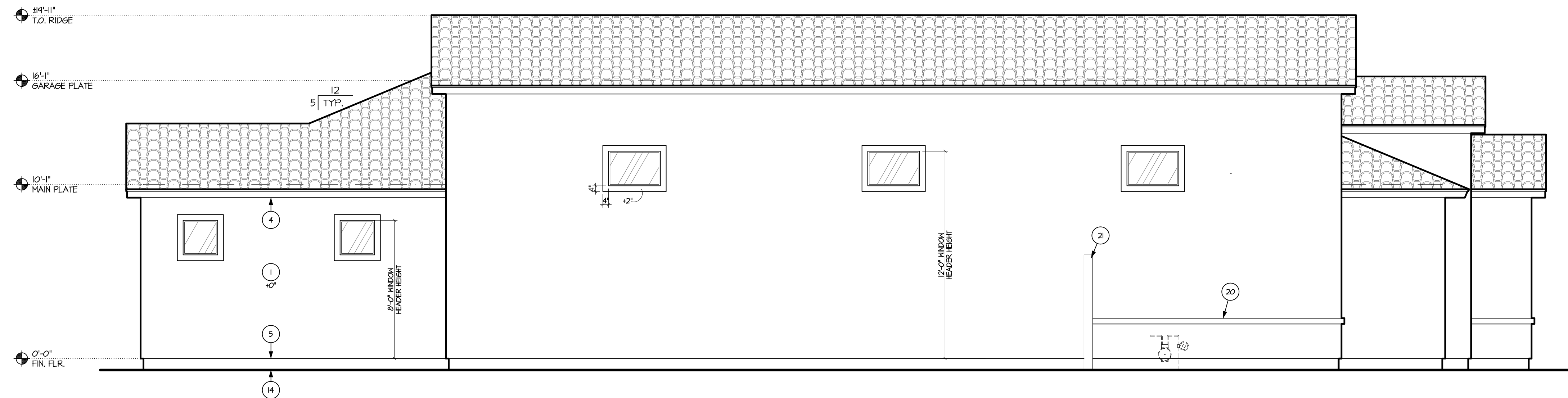
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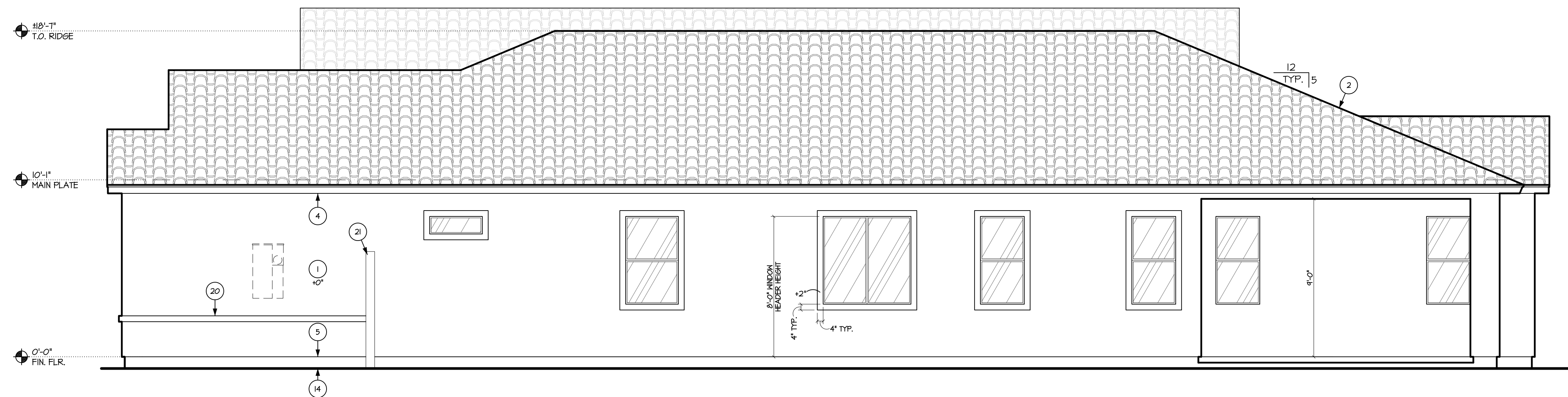
REAR ELEVATION 'B'
SCALE: 1/4" = 1'-0"



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



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



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

GENERAL NOTES

- SEE FLOOR PLAN 4 ELEVATIONS FOR WINDOW HEADER HEIGHTS. ALL DOOR HEADER HEIGHTS - REFER TO FLOOR PLAN SHEET 4 STRUCTURAL.
- THE BUILDING SAFETY DEPARTMENT WILL REQUIRE THE INSTALLATION CARD FROM THE STUCCO MANUFACTURER'S APPROVED APPLICATOR BE ON THE JOB SITE BEFORE THE APPLICATION OF THE WEATHER-RESISTIVE BARRIER. A COPY OF THE INSTALLATION CARD MUST BE PRESENTED TO THE BUILDING INSPECTOR AFTER COMPLETION OF THE WORK AND BEFORE THE FINAL INSPECTION. A COPY OF THE INSTALLATION CARD SHALL BE LEFT AT THE JOB SITE FOR HOMEOWNER. WHEN APPLIED OVER WOOD-BASED SHEATHING, THE BARRIER SHALL BE A MINIMUM TWO LAYERS OF GRADE D, BUILDING PAPER PER THE IRC.
- FLASHING OF EXTERIOR OPENINGS SHALL NOT BE LESS THAN 26 GA. CORROSION RESISTANT METAL PER THE IRC.
- CONCRETE TILE ROOFS INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATIONS, ICC® ESR-1641 4 PER THE BUILDING CODE.
- BUILT UP ROOFING W/ 3 LAYERS #15 FELT AND 300 POUNDS OF GRAVEL PER 100 SQ. FT. OF ROOF OR OTHER APPROVED SURFACING MATERIAL INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATIONS AND PER THE IRC.
- KEEP SCREED SHALL BE OF NO. 26 GAUGE CORROSION RESISTANT METAL WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2" AND PLACED A MIN. OF 3/4" BELOW TOP OF FINISHED FLOOR AND A MINIMUM OF 6" ABOVE FINISHED GRADE @ ALL EXTERIOR WALLS.
- ROOF SLOPES ARE 5:12 TYP. U.N.O.
- WINDOW FRAMES SHALL BE ANODIZED OR ENAMEL PAINTED TO MATCH HOUSE U.N.O.
- ALL VENTS, ELEC. BOXES, HVAC UNITS, ETC. SHALL BE PAINTED TO MATCH HOUSE U.N.O.
- PAINT EXPOSED STEM WALLS TO MATCH U.N.O.
- SLOPES (EXAMPLE: FIREPLACE / MEDIA NICHE TOPS) OF 60° OR LESS FROM HORIZONTAL TO HAVE UNDERLAYMENT MEETING ROOFING REQUIREMENTS.

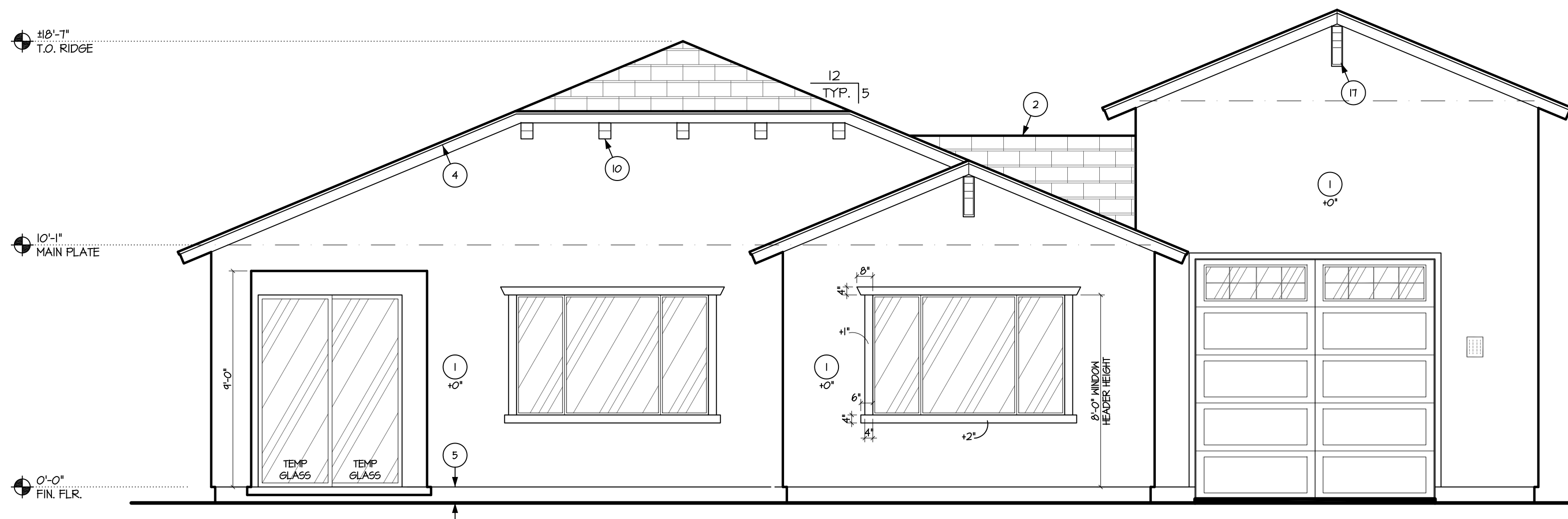
KEYNOTES

* 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-1641, 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 4 3 ON SHEET A4.1 |
| 4 | FASCIA - REFER TO DETAIL 26 ON SHEET A4.1 |
| 5 | KEEP SCREED - REF. DETAIL 9 ON SHEET A4.1 |
| 6 | FYPON® BOARD AND BATTEN OR THREE BOARD SHUTTERS PER ELEVATIONS - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S |
| 7 | ADHERED CULTURED STONE VENEER PER ICC #ESR-1364 PER SPEC'S. WEATHER RESISTIVE BARRIER. SEE DETAILS 9 4 1 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 (C16X6) - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S |
| 10 | FYPON® COVE CORBEL (C0R6V18X6) - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S |
| 11 | DECORATIVE IRON (PER SPECIFICATIONS) |
| 12 | SECTIONAL METAL ROLL-UP DOOR. PAINT TO MATCH EXTERIOR OF HOUSE - PER SPEC'S. |
| 13 | STREET ADDRESS NUMBER-FINISH PER SPECIFICATIONS. SEE DETAIL 25 ON SHEET A4.1 FOR INSTALLATION AT STONE VENEER |
| 14 | FINISH GRADE - SLOPE MIN. 5% AWAY FROM BUILDING |
| 15 | STUCCO SYSTEM OVER 2x WOOD FRAME AND/OR FOAM SURROUND PROJECTION. SLOPE FOR DRAINAGE |
| 16 | STUCCO POP-OUT-SEE DETAIL ON SHEET A4.1 |
| 17 | FYPON® OUTLOOKER (BKT16X32X45) - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S |
| 18 | SHINGLE SIDING PER BUILDER SPEC'S |
| 19 | OPTIONAL 14' GARAGE DOOR |
| 20 | EXTEND ACCENT MATERIAL TO THE SIDE YARD FENCE WALL |
| 21 | SIDE YARD FENCE WALL |
| 22 | SLOPE TO DRAIN |

NOTES:

- ALL ITEMS SHOWN ARE STANDARD U.N.O.
- WATER-RESISTIVE BARRIER REQUIRED UNDER EXTERIOR PLASTER
- WATER-RESISTIVE BARRIER REQUIRED UNDER ALL EXTERIOR WALL FINISH (SIDING) MATERIAL
- FLASHING TO BE INSTALLED IN SHINGLE-FASHION AND MUST EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER.
- ALL EXTERIOR WINDOWS AND DOOR OPENING FLASHING SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

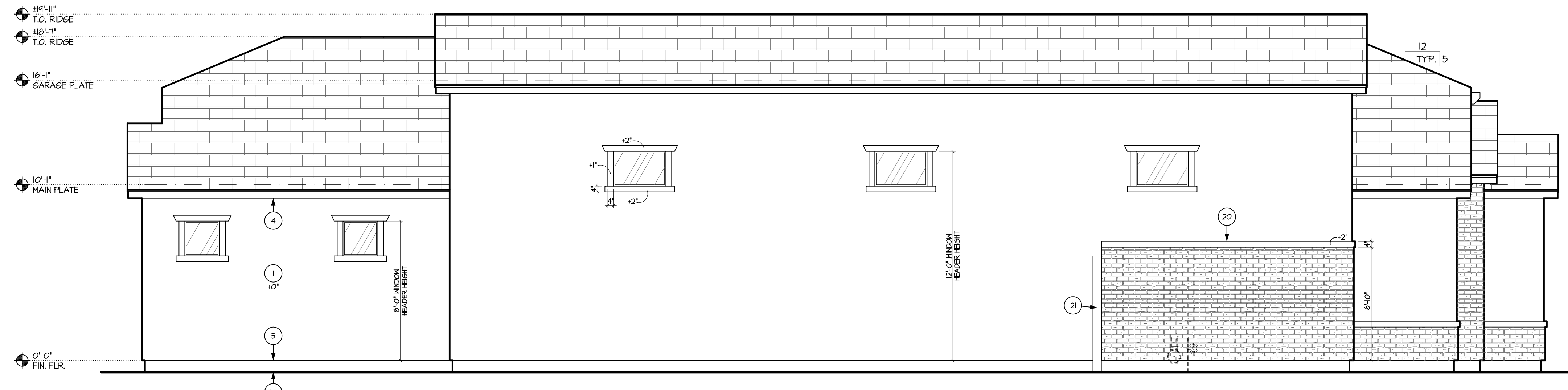


REAR ELEVATION 'C'

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

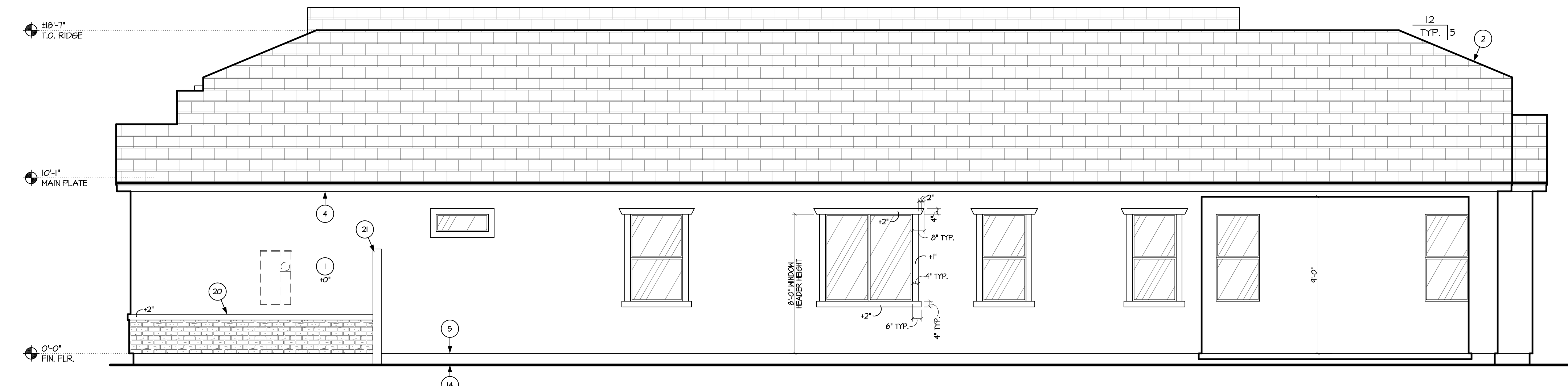


FRONT ELEVATION 'C'



LEFT ELEVATION 'C'

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



RIGHT ELEVATION 'C'

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

GENERAL NOTES

- SEE FLOOR PLAN 4 ELEVATIONS FOR WINDOW HEADER HEIGHTS. ALL DOOR HEADER HEIGHTS - REFER TO FLOOR PLAN SHEET 4 STRUCTURAL.
- THE BUILDING SAFETY DEPARTMENT WILL REQUIRE THE INSTALLATION CARD FROM THE STUCCO MANUFACTURER'S APPROVED APPLICATOR BE ON THE JOB SITE BEFORE THE APPLICATION OF THE WEATHER-RESISTIVE BARRIER. A COPY OF THE INSTALLATION CARD MUST BE PRESENTED TO THE BUILDING INSPECTOR AFTER COMPLETION OF THE WORK AND BEFORE THE FINAL INSPECTION. A COPY OF THE INSTALLATION CARD SHALL BE LEFT AT THE JOB SITE FOR HOMEOWNER. WHEN APPLIED OVER WOOD-BASED SHEATHING, THE BARRIER SHALL BE A MINIMUM TWO LAYERS OF GRADE D, BUILDING PAPER PER THE IRC.
- FLASHING OF EXTERIOR OPENINGS SHALL NOT BE LESS THAN 26 GA. CORROSION RESISTANT METAL PER THE IRC.
- CONCRETE TILE ROOFS INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATIONS, ICC® ESR-1641 & PER THE BUILDING CODE.
- BUILT UP ROOFING W/ 3 LAYERS #15 FELT AND 300 POUNDS OF GRAVEL PER 100 SQ. FT. OF ROOF OR OTHER APPROVED SURFACING MATERIAL INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATIONS AND PER THE IRC.
- KEEP SCREED SHALL BE OF NO. 26 GAUGE CORROSION RESISTANT METAL WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2" AND PLACED A MIN. OF 3/4" BELOW TOP OF FINISHED FLOOR AND A MINIMUM OF 6" ABOVE FINISHED GRADE @ ALL EXTERIOR WALLS.
- ROOF SLOPES ARE 5:12 TYP. U.N.O.
- WINDOW FRAMES SHALL BE ANODIZED OR ENAMEL PAINTED TO MATCH HOUSE U.N.O.
- ALL VENTS, ELEC. BOXES, HVAC UNITS, ETC. SHALL BE PAINTED TO MATCH HOUSE U.N.O.
- PAINT EXPOSED STEM WALLS TO MATCH U.N.O.
- SLOPES (EXAMPLE: FIREPLACE / MEDIA NICHE TOPS) OF 60° OR LESS FROM HORIZONTAL TO HAVE UNDERLAYMENT MEETING ROOFING REQUIREMENTS.

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-1641, OVER UNDERLAYMENT. UNDERLAYMENT SHALL CONFORM TO ASTM D 226 TYPE II; ASTM D 2626 TYPE I; OR ASTM D 6880 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 | KEEP SCREED - REF. DETAIL 9 ON SHEET A4.1 |
| 6 | FYPON® BOARD AND BATTEN OR THREE BOARD SHUTTERS PER ELEVATIONS - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S |
| 7 | ADHERED CULTURED STONE VENEER PER ICC #ESR-1364 PER SPEC'S. WEATHER RESISTIVE BARRIER. SEE DETAILS 8 & 9 ON SHEET A4.1 EXTERIOR LIGHT PER SPECIFICATIONS SEE DETAIL 25 ON SHEET A4.1 FOR INSTALLATION AT STONE VENEER |
| 8 | FYPON® TILE VENT (C16X6) - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S |
| 9 | FYPON® COVE CORBEL (C09V18X6) - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S |
| 10 | DECORATIVE IRON (PER SPECIFICATIONS) |
| 11 | SECTIONAL METAL ROLL-UP DOOR. PAINT TO MATCH EXTERIOR OF HOUSE - PER SPEC'S. |
| 12 | STREET ADDRESS NUMBER-FINISH PER SPECIFICATIONS, SEE DETAIL 25 ON SHEET A4.1 FOR INSTALLATION AT STONE VENEER |
| 13 | FINISH GRADE - SLOPE MIN. 5% AWAY FROM BUILDING |
| 14 | STUCCO SYSTEM OVER 2x WOOD FRAME AND/OR FOAM SURROUND PROJECTION. SLOPE FOR DRAINAGE |
| 15 | STUCCO POPOUT-SEE DETAIL ON SHEET A4.1 |
| 16 | FYPON® OUTLOOKER (BKT16X32X45) - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S |
| 17 | SHINGLE SIDING PER BUILDER SPEC'S |
| 18 | OPTIONAL 14' GARAGE DOOR |
| 19 | EXTEND ACCENT MATERIAL TO THE SIDE YARD FENCE WALL |
| 20 | SIDE YARD FENCE WALL |
| 21 | SLOPE TO DRAIN |
| 22 | |

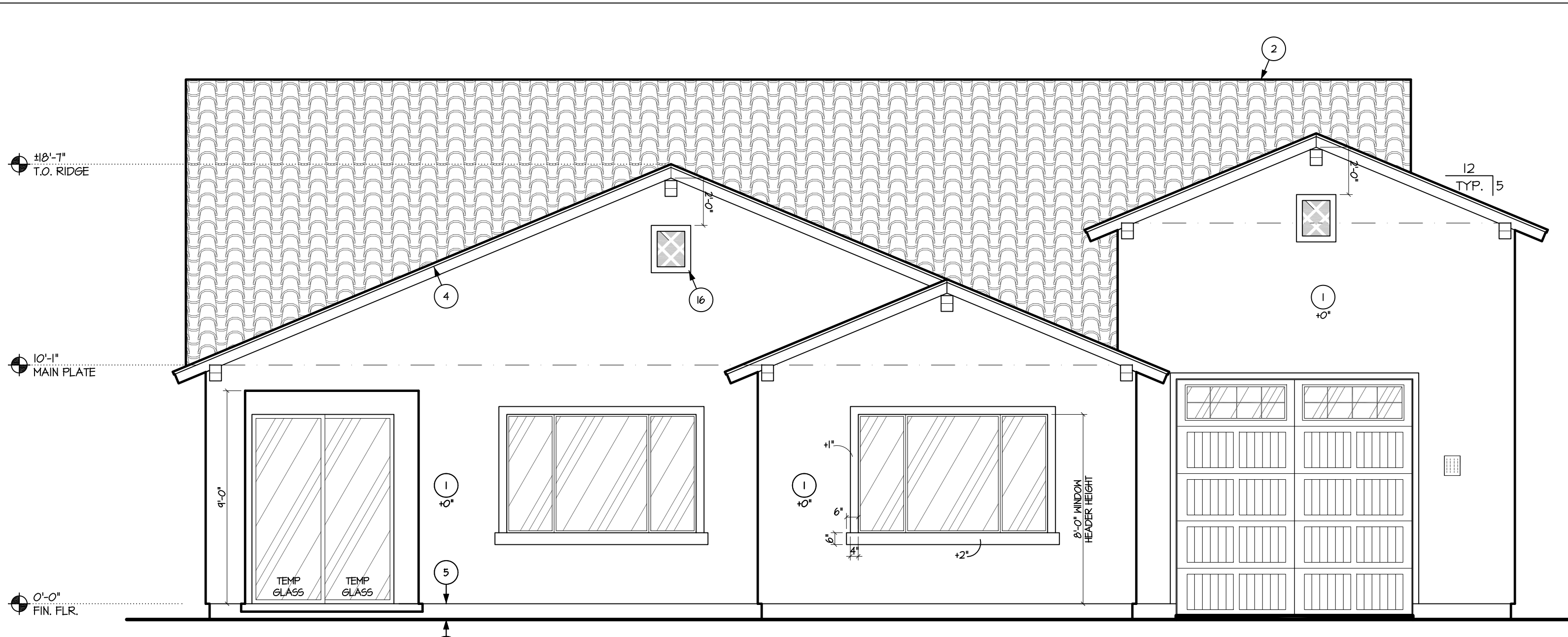
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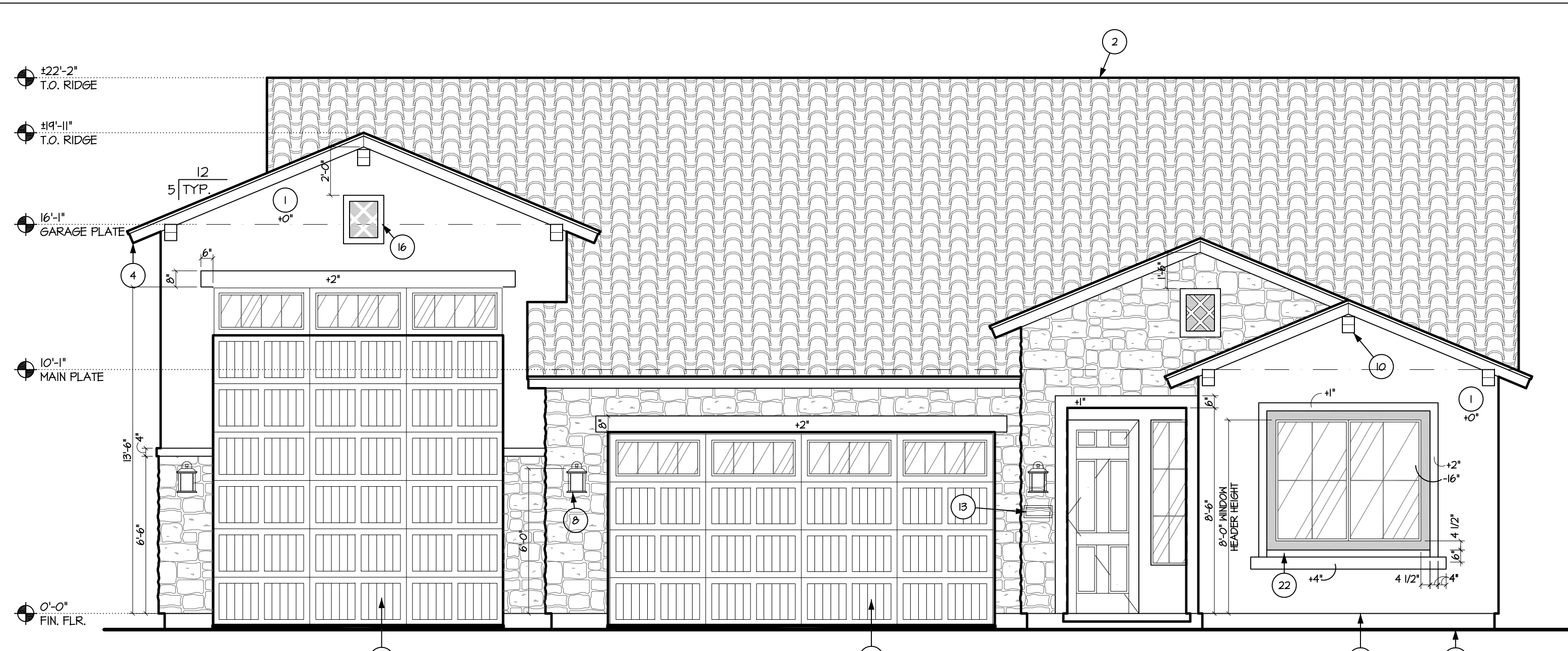
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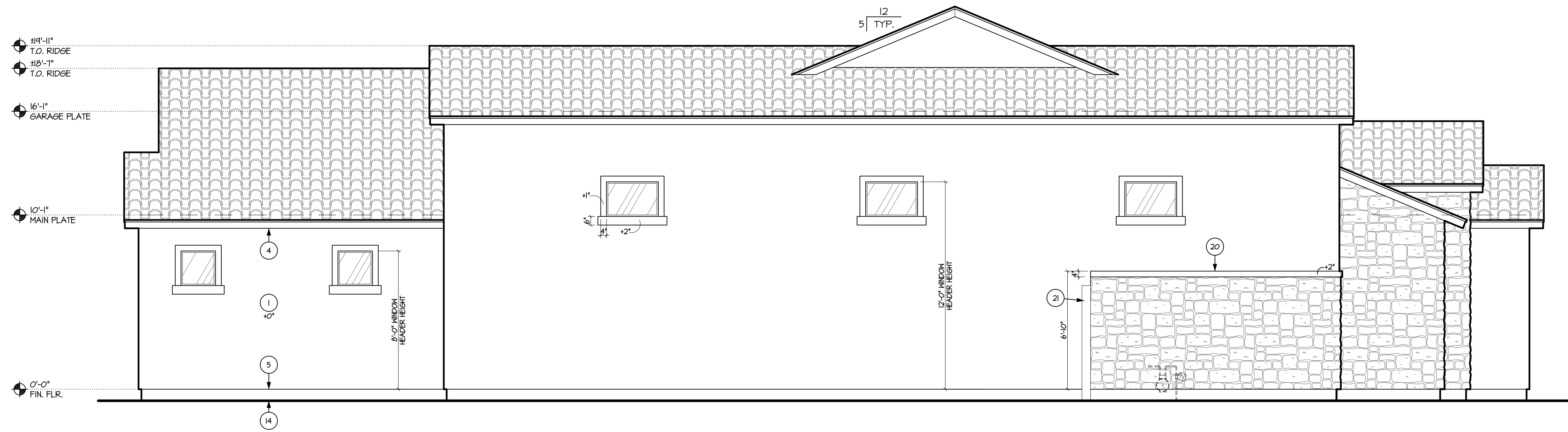
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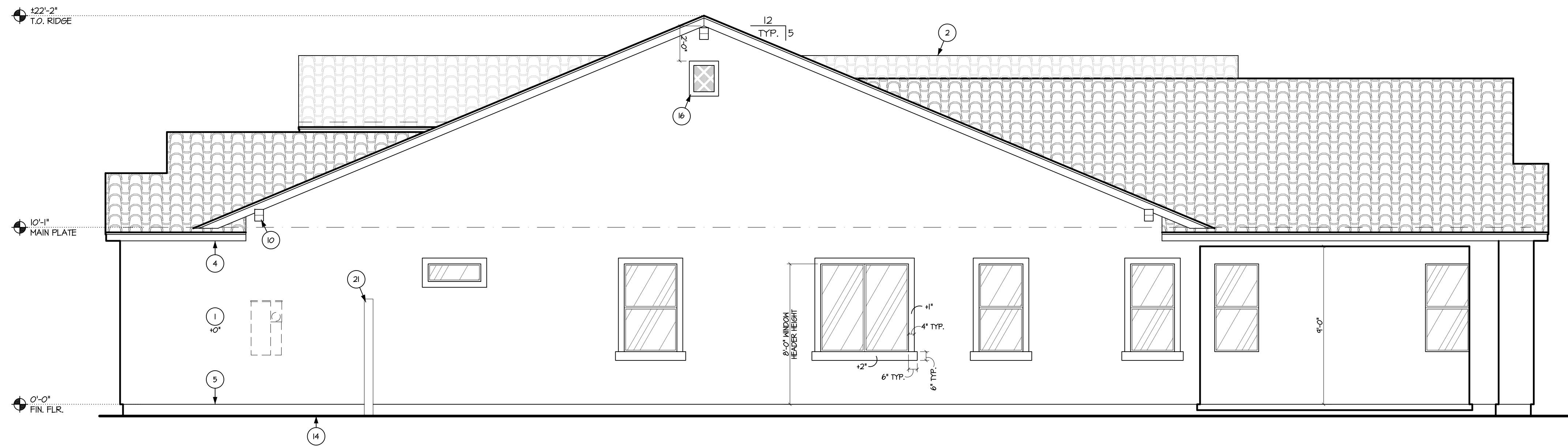
REAR ELEVATION 'D'
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FRONT ELEVATION 'D'
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