

FLOOR PLAN

1/4"=1'-0"

NOTE:

FIELD CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESSURE-TREATED WOOD SHALL BE RETREATED IN THE FIELD IN ACCORDANCE WITH ANPA M4 - REFERENCE IRC SECTION R301.2. OTHER PENETRATIONS OF THE GARAGE DRILLING SEPARATION SUCH AS PIPES, ARE TO BE PROTECTED BY FILLING THE OPENING AROUND THE PENETRATING ITEMS WITH APPROVED MATERIALS TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION PER IRC SECTION R302.11.

NOTE:

CEILING GYPSUM BOARD APPLICATION: WHEN APPLYING A WATER-BASED TEXTURE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8" INCH TO 1/2" INCH FOR 16-INCH ON CENTER FRAMING, AND FROM 1/2" INCH TO 5/8" INCH FOR 24-INCH ON CENTER FRAMINGS OR 1/2-INCH SAG RESISTANT GYPSUM CEILING BOARD SHALL BE USED. ALL MEASUREMENTS ARE TO BE FIELD VERIFIED PRIOR TO START OF CONSTRUCTION.

NOTE:

PROVIDE AN EXPANSION TANK OR OTHER DEVICE DESIGNED FOR INTERMITTENT OPERATION FOR THERMAL EXPANSION CONTROL AT THE WATER HEATER IF A BACKFLOW PREVENTER IS ON OR TO BE INSTALLED ON THE WATER LINE OR AT THE METER.

NOTE:

REQUIRED DRAIN PAN FOR WATER HEATER: PAN SHALL BE GALVANIZED PAN HAVING A MIN. THICKNESS OF 24 GA. OR OTHER PANS LISTED FOR SUCH USE; PAN SHALL BE NOT LESS THAN 1-1/2" DEEP AND SHALL BE OF SUFFICIENT SIZE AND SHAPE TO RECEIVE ALL DRIPPING OR CONDENSATE FROM THE TANK OR WATER HEATER. THE PAN SHALL BE DRAINED BY AN INDIRECT WASTE PIPE HAVING A MIN. DIA. OF 3/4"; THE PAN DRAIN SHALL EXTEND FULL-SIZED AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR SHALL EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE MAXIMUM 6" ABOVE THE GROUND IN A LOCATION THAT DOES NOT CAUSE PERSONAL INJURY OR STRUCTURAL DAMAGE USING MATERIAL LISTED IN TABLE P2205.5 (NOT PVC).

NOTE:

WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ. FT.

NOTE:

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

NOTE:

SEE EXTERIOR ELEVATIONS FOR LOCATIONS OF STONE VENEER & POPOUTS

NOTE:

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

NOTE:

PROVIDE AIR GAP AT DISHWASHER.

NOTE:

THE MAXIMUM LENGTH OF A CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 35 FEET FROM THE DRYER LOCATION TO THE WALL OR ROOF TERMINATION. THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED 25 FEET FOR EACH 45-DEGREE BEND AND 5 FEET FOR EACH 90-DEGREE BEND. (CN M502.4.1)

NOTE:

PRE-FAB SHOWER CAN BE REPLACED WITH OPTIONAL SITE-BUILT SHOWER PER IRC-P2704

NOTE:

THE ADJOINING WALLS AND FLOOR FRAMING ENCLOSING ON-SITE BUILT-UP SHOWER RECEPTORS SHALL BE LINED WITH UTILIZING APPROVED MATERIALS AND METHODS AS IDENTIFIED ON THE PLANS. THE LINING MATERIAL SHALL EXTEND NOT LESS THAN 2 INCHES BEYOND OR AROUND THE ROUGH JAMBS AND NOT LESS THAN 2 INCHES ABOVE FINISHED THRESHOLDS. SHEET-APPLIED LOAD BEARING, BONDED WATERPROOF MEMBRANES SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. 2" WATER TEST FOR INSPECTION.

NOTE:

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

FLOOR PLAN KEYNOTES

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

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" O.C. 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 ICC ESR-2461 AND MFG INSTALLATION INSTRUCTIONS.
8	TUB & OR SHOWER W/ WATER RESISTANT MAINSCOAT TO 76" ABV FF. IRC R301.2
9	RECESSED MEDICINE CABINET (PER SPECS.) - R.O. 14X24"
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. 14X34"-PLACE BLOCKING @ 48" AFF & 82" AFF
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	BUILDING WATER MAIN SHUT-OFF VALVE LOCATION.
19	TEMPERATURE AND PRESSURE RELIEF VALVE TO BE FULL SIZE STEEL PIPE OR HARD FINISH COPPER TUBING OR CPVC, SHALL EXTEND OUTSIDE OF BLDG W/ THE END OF PIPE MAX. 6" ABV. GRADE & POINTING DOWNWARD
20	DRAINAGE SLEEVE - ZURN Z883 FIBERGLASS-PLASTIC COVER
21	DRAINAGE SLEEVE - ZURN Z883 FIBERGLASS-METAL COVER
22	STANDARD SOFT WATER LOOP
23	PROVIDE GAS FOR AIR HANDLER
24	MECHANICAL CHASE
25	AIR HANDLER IN ATTIC SPACE
26	PREFAB PAD FOR CONDENSOR UNITS, HOLD 6" AWAY FROM HOUSE & MIN. 3" ABOVE GRADE. VERIFY THE SIZE WITH THE MECHANICAL CONTRACTOR
27	12"X12" SOFFIT FOR MICROWAVE VENT
28	6" WIDE WALL WITH STAGGERED 2X4 STUDS @ 24" O.C. & INSULATION
29	2X6 WALL
30	LOW WALL, SEE PLAN FOR HEIGHT
31	DOUBLE 2X4 WALL BETWEEN LAUNDRIES
32	FUR OUT WALL 1" FOR ADDITIONAL INSULATION.
33	*NOT USED
34	1/2" SAG-RESISTANT TYPE 'M' GYP. BD. @ ALL CVD. PATIOS, (ICC RESR-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 R302.6
36	SOFFIT - SEE ELEVATION
37	22"X30" ATTIC ACCESS SEE DETAIL 6 ON SHEET A-1
38	LINE OF CEILING CHANGE
39	FLAT SOFFIT @ 8'-0"
40	FLAT SOFFIT @ 7'-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 E-1 AND GEN. NOTES. FRAMER TO PROVIDE LATH BACKING AROUND PANEL
50	SLOPE 1/8" PER 12"
51	SLOPE 1/4" PER 12"
52	SLOPE GARAGE 2" OVERALL
53	HANDRAIL/GUARDRAIL (WOOD OR IRON PER SPECS) TO BE 42" ABOVE WALKING PLANE ON 10" HIGH CURB. RAILS SHOULD BE SPACED TO NOT ALLOW A 4" Ø SPHERE TO PASS THROUGH ANY OPENING. (PER IRC)
54	HANDRAIL (WOOD OR IRON PER SPECS) TO BE 36" ABOVE WALKING PLANE (PER IRC)
54-A	* NOT USED
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	RINNAI TANKLESS WATER HEATER. SEE DETAIL ON A-1

AREA CALC'S.

LIVABLE AREAS:	
MAIN LIVABLE	1,939 SQ.FT.
COVERED AREAS:	
COVERED ENTRY	22 SQ.FT.
COVERED PATIO	128 SQ.FT.
GARAGE:	
2 CAR GARAGE	393 SQ.FT.
TOTAL SQ. FT.	2,482 SQ.FT.

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 MATERIAL: BATTS WALL INSULATION: (2x4) R-13, AIR CONDITIONED AREAS (2x6) R-14, AIR CONDITIONED AREAS CEILING INSULATION: R-30 OVER ALL LIVEABLE AREAS GASK. 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 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 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" 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 TAGS 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 INSULATED, DUAL GLAZED, LOW E GLASS AT ALL FRENCH DOORS, WINDOWS AND SLIDING GLASS DOORS
- PLUMBER TO PLACE CLEANOUTS, FEED LINES, ETC. ABOVE & 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 -
 - 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 88" 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.
- INTERIOR DOORS -
 - A. HEADERS - 82-1/2".
 - B. SINGLE DOORS ARE 2" OVER THE WIDTH OF THE DOOR.
 - C. DOUBLE DOORS ARE 2-1/2" TO 3" OVER THE WIDTH OF THE DOORS.
 - D. BI-PASS DOORS WIDTH OF THE DOORS WITH 82-1/2" HEADER.
 - E. BI-FOLD DOORS ARE 1-1/4" OVER THE WIDTH WIDTH OF THE DOORS.NOTE: BI-FOLD OR BI-PASS DOORS NEED A STUD OR LADDER BACKING FOR THE STOP.

NOTE: ALL DIMENSIONS ARE MINIMUM

SYMBOL LEGEND

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

KEYNOTE	DOUBLE SINK W/ DISPOSAL
R.P. HOT WATER REGICULATING AIR GAP PER IRC	DW DISHWASHER - PROVIDE 1" AIR GAP PER IRC
FINISHED FLOOR ELEVATION	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 @ 24" O.C. & INSULATION	UTILITY SINK
AG CONDENSING UNIT - SEE MECH PLAN FOR MORE INFO.	REFRIGERATOR SPACE PROVIDE 34" WIDE SPACE & INSTALL RECESSED ICEMAKER LINE
TANKLESS WATER HEATER	30" SMOOTH TOP RANGE W/MICROWAVE ABOVE
WATER CLOSET - PROVIDE MIN. 15" EA. SIDE & 24" CLEAR IN FRONT	HOSE BIBB W/ ANTI-SIPHON VALVE
LAVATORY W/4" SPREAD	GAS SUB OUT - LOCATE PER MANUFACTURERS SPECS
STANDARD 5'-0" TUBSHR	
WATER RESISTANT SURROUNDS @ 16"	

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

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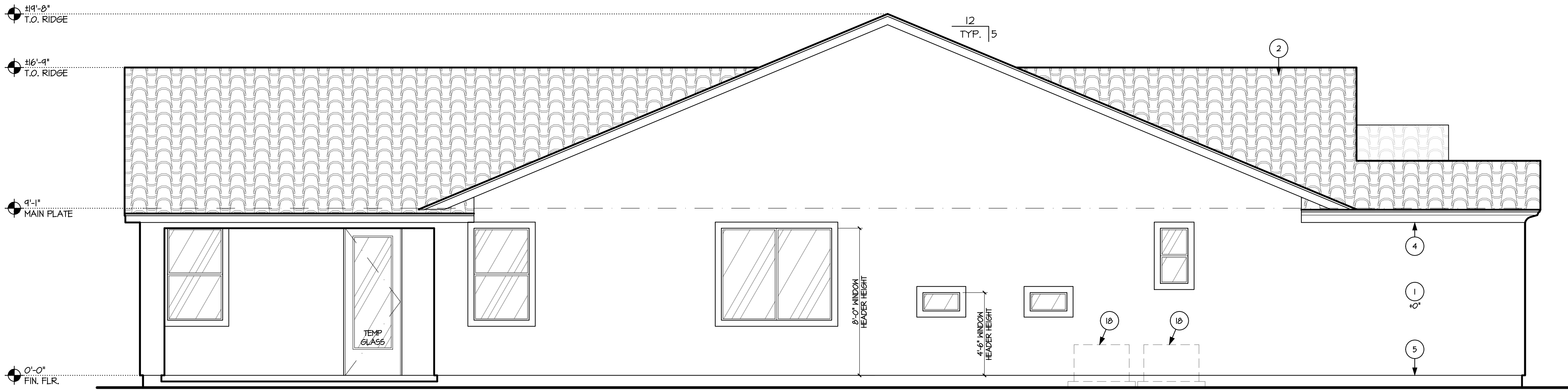
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FLOOR PLAN

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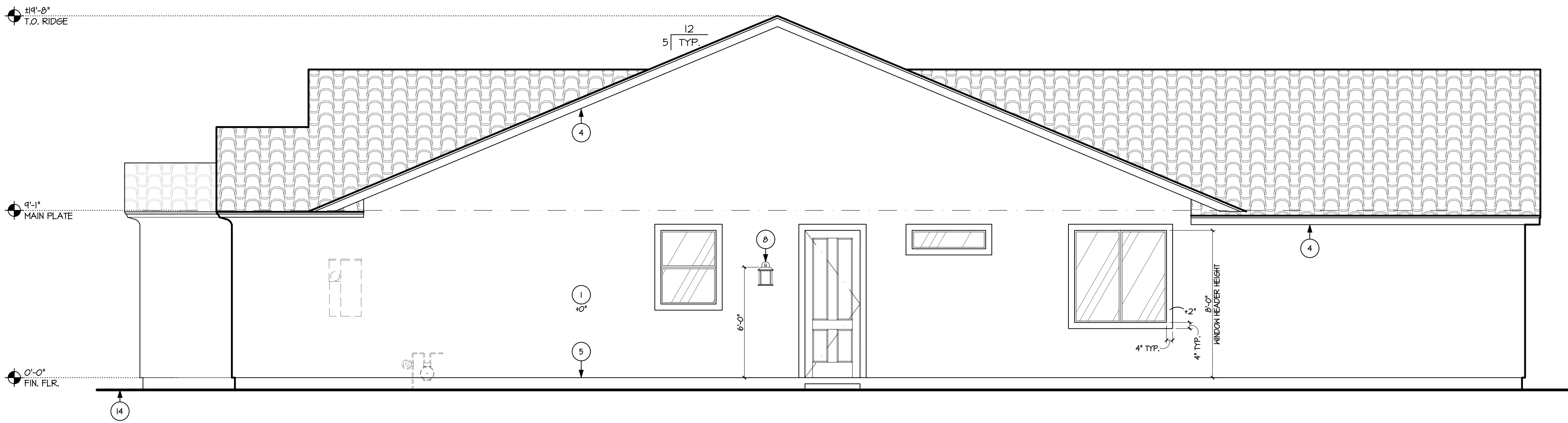
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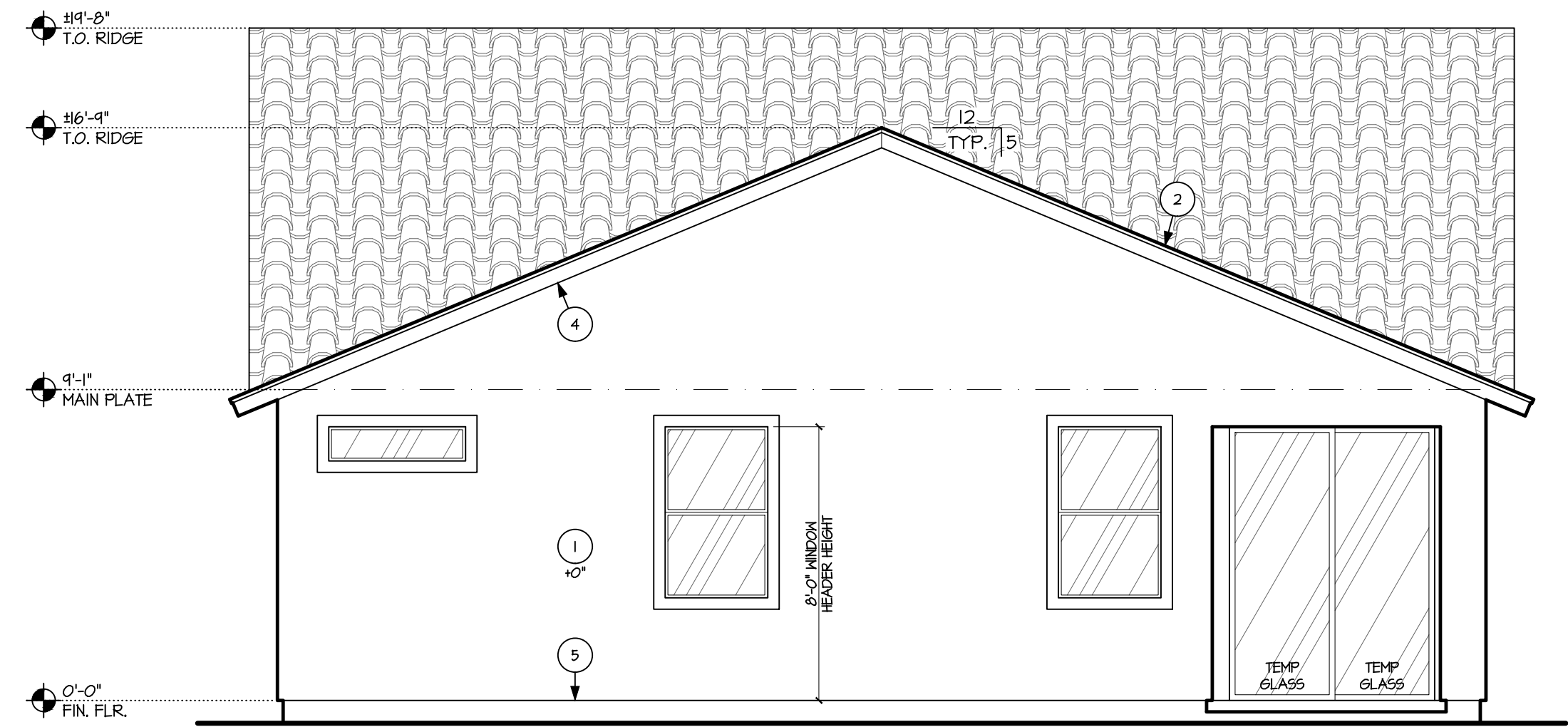
LEFT ELEVATION 'B'

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



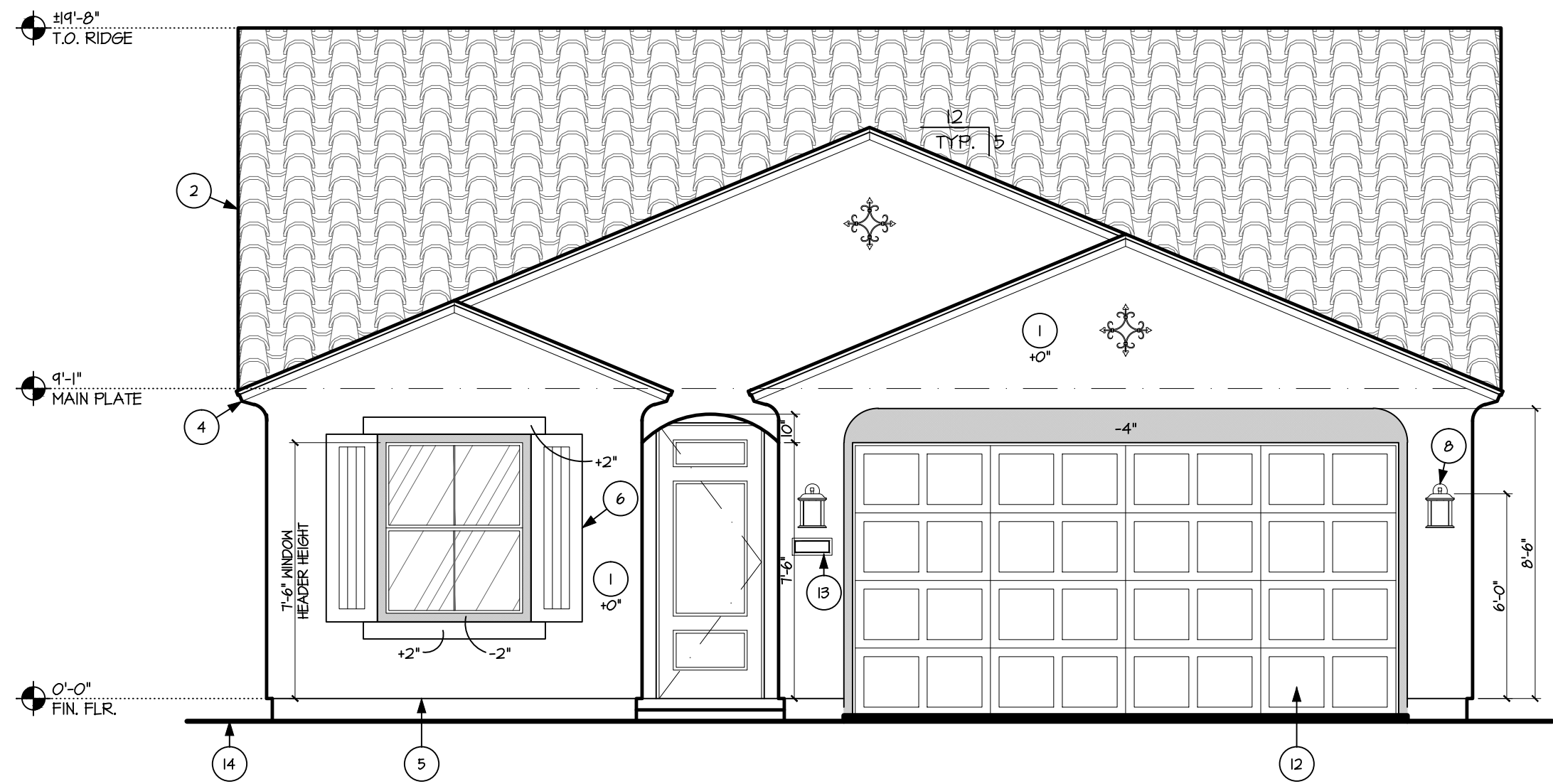
RIGHT ELEVATION 'B'

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REAR ELEVATION 'B'

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



FRONT ELEVATION 'B'

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

GENERAL NOTES

1. SEE FLOOR PLAN & ELEVATIONS FOR WINDOW HEADER HEIGHTS. ALL DOOR HEADER HEIGHTS - REFER TO FLOOR PLAN SHEET & STRUCTURAL.
2. THE BUILDING SAFETY DEPARTMENT WILL REQUIRE THE INSTALLATION CARD FROM THE STUCCO MANUFACTURER'S APPROVED APPLICATOR BE ON THE JOB SITE BEFORE THE APPLICATION OF THE WEATHER-RESISTIVE BARRIER. A COPY OF THE INSTALLATION CARD MUST BE PRESENTED TO THE BUILDING INSPECTOR AFTER COMPLETION OF THE WORK AND BEFORE THE FINAL INSPECTION. A COPY OF THE INSTALLATION CARD SHALL BE LEFT AT THE JOB SITE FOR HOMEOWNER. WHEN APPLIED OVER WOOD-BASED SHEATHING, THE BARRIER SHALL BE A MINIMUM TWO LAYERS OF GRADE D, BUILDING PAPER PER THE IRC.
3. FLASHING OF EXTERIOR OPENINGS SHALL NOT BE LESS THAN 26 GA. CORROSION RESISTANT METAL PER THE IRC.
4. CONCRETE TILE ROOFS INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATIONS, ICBOR ESR-1641. 4 PER THE BUILDING CODE.
5. BUILT UP ROOFING W/ 3 LAYER'S #15 FELT AND 300 POUNDS OF GRAVEL PER 100 SQ. FT. OF ROOF OR OTHER APPROVED SURFACING MATERIAL INSTALLED PER 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 1/2" AND PLACED A MIN. OF 1" BELOW TOP OF FINISHED FLOOR AND A MINIMUM OF 6" ABOVE FINISHED GRADE @ ALL EXTERIOR WALLS.
7. ROOF SLOPES ARE 5:12 TYP. UNO.
8. WINDOW FRAMES SHALL BE ANODIZED OR ENAMEL PAINTED TO MATCH HOUSE UNO.
9. ALL VENTS, ELEG. 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

* SEE SPECIFICATION FOR MORE INFORMATION *

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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 (STYLE: PER ELEVATION SEE ROOF PLANS)
3	MASONRY LOW WALL/COLUMN SEE WALL DETAILS 2 & 3 ON SHEET A4.I
4	FASCIA - REFER TO DETAIL 26 ON SHEET A4.I
5	KEEP SCREED - REF. DETAIL 9 ON SHEET A4.I
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 A4.I
8	EXTERIOR LIGHT-FER SPECIFICATIONS SEE DETAIL 25 ON SHEET A4.I FOR INSTALLATION AT STONE VENEER
9	FYPON TILE VENT (CN6X6) - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S
10	FYPON COVE CORBEL (CORCV18XB6) - 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.I 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 A4.I
17	FYPON OUTLOOKER (BKT16X32X45) - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S

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.

[i]PLAN, LLC
4711 East Falcon Drive • Suite 232
Mesa, Arizona 85215
studio (480) 807-1559 • fax (480) 894-2529
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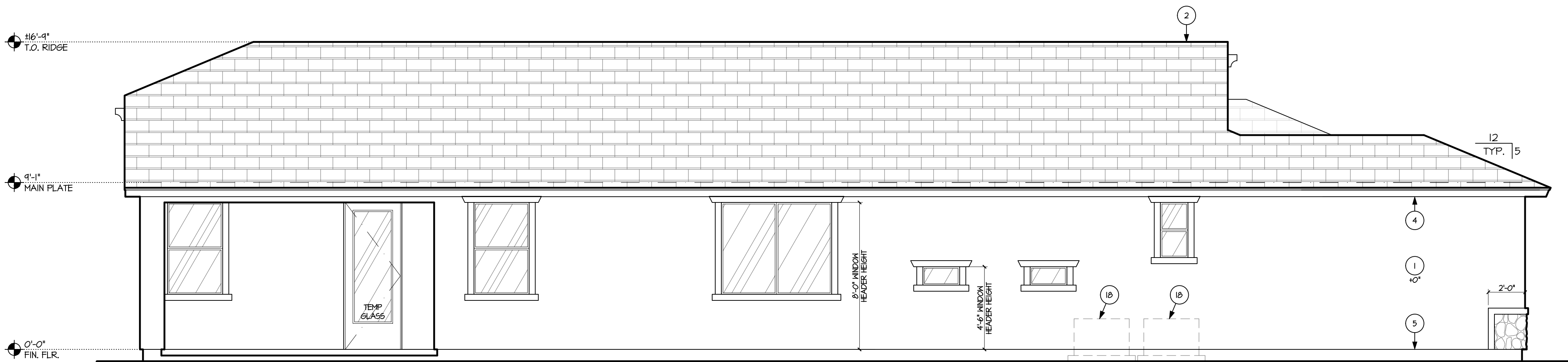
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ELEVATION 'B'

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Phase 4 - Unit 5

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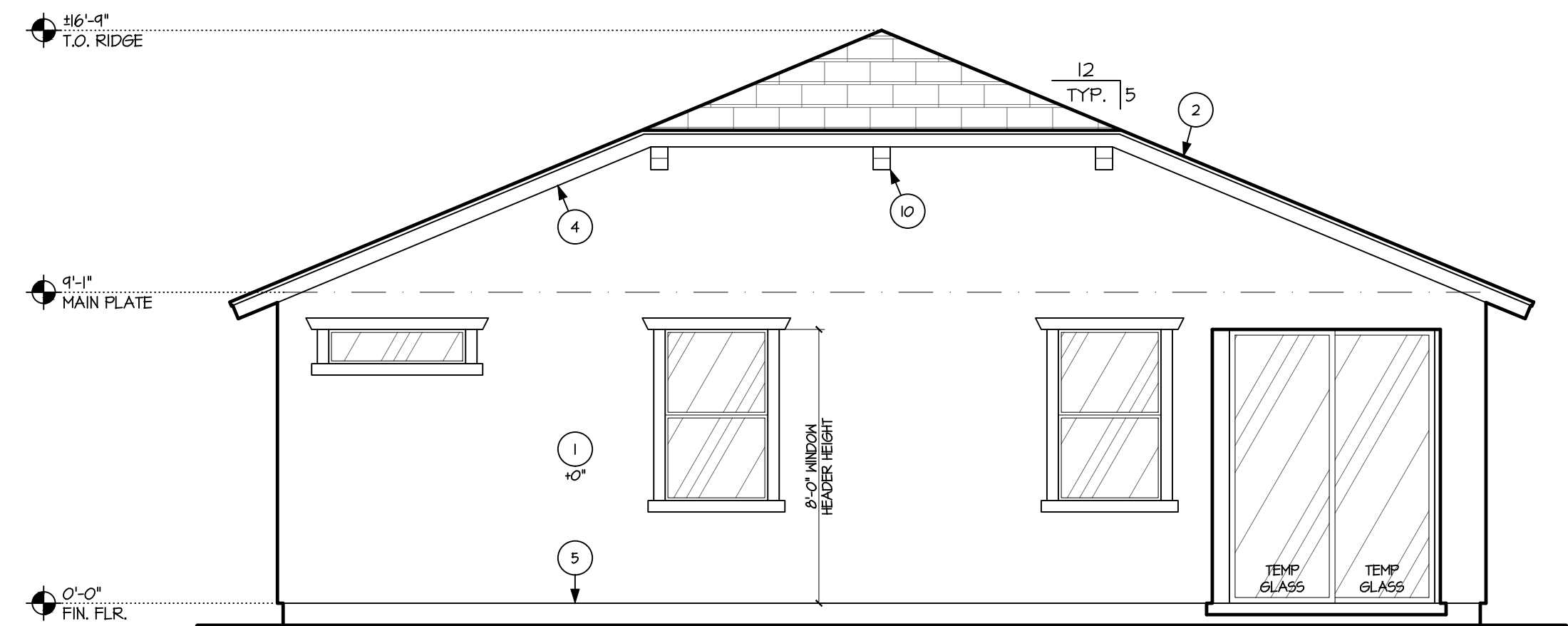
LEFT ELEVATION 'C'

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



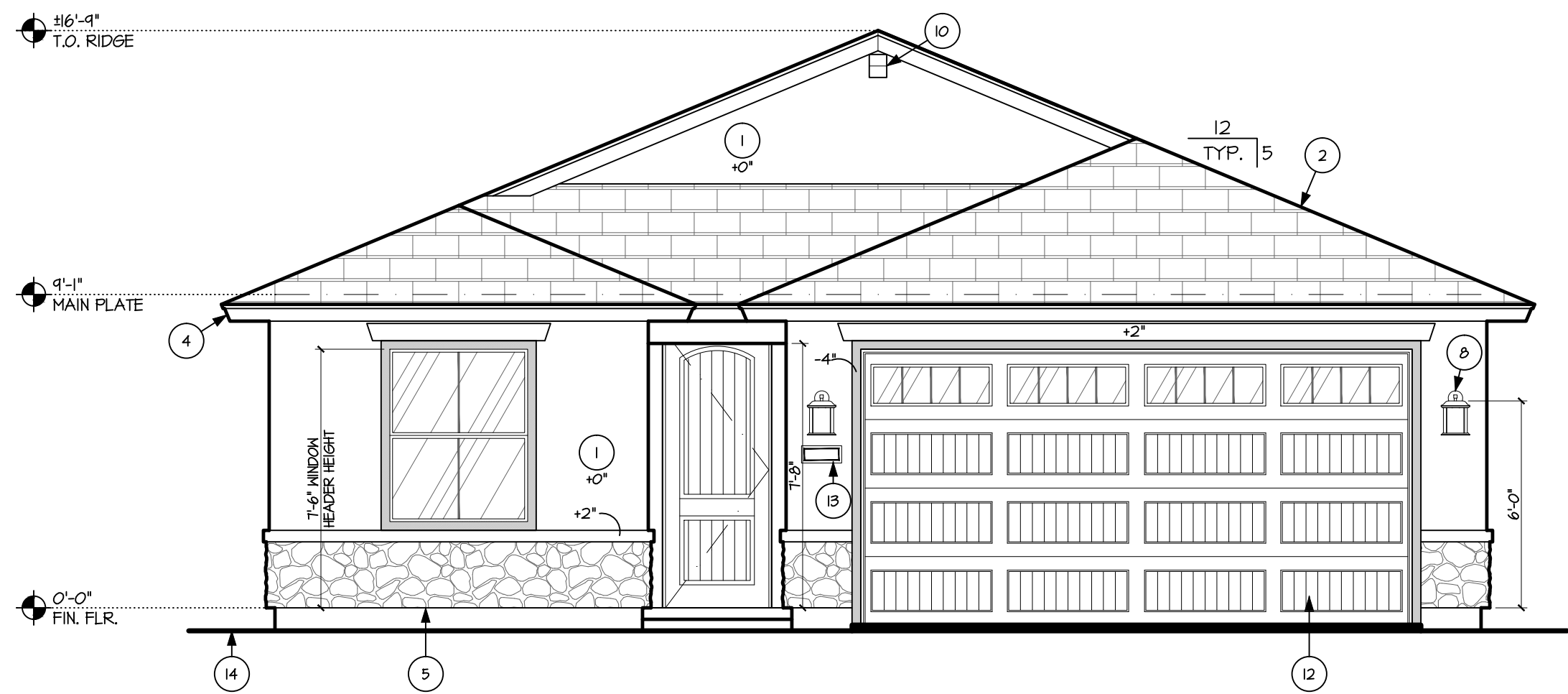
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No.	DESCRIPTION
1	3/8" STUCCO SYSTEM OVER 1" FOAM BOARD, LATH BASE OVER BUILDING PAPER - I.C.C. # ESR-2214 WHEN APPLIED OVER ANY WOOD BASED SHEATHING, THE BARRIER SHALL BE A MIN. TWO LAYER OF GRADE "D" BUILDING PAPER PER THE IRC.
2	CONCRETE ROOF TILE ICBO# ESR-1641, 0/40# FELT (STYLE: PER ELEVATION SEE ROOF PLANS)
3	MASONRY LOW WALL/COLUMN SEE WALL DETAILS 2 & 3 ON SHEET A4.I
4	FASCIA - REFER TO DETAIL 26 ON SHEET A4.I
5	KEEP SCREED - REF. DETAIL 9 ON SHEET A4.I
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 & 4 ON SHEET A4.I
8	EXTERIOR LIGHT-FER SPECIFICATIONS SEE DETAIL 25 ON SHEET A4.I FOR INSTALLATION AT STONE VENEER
9	FYPON TILE VENT (C6X6) - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S
10	FYPON COVE CORBEL (C6X6) - 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.I 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 A4.I
17	FYPON OUTLOOKER (BKT16X32X45) - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S

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:

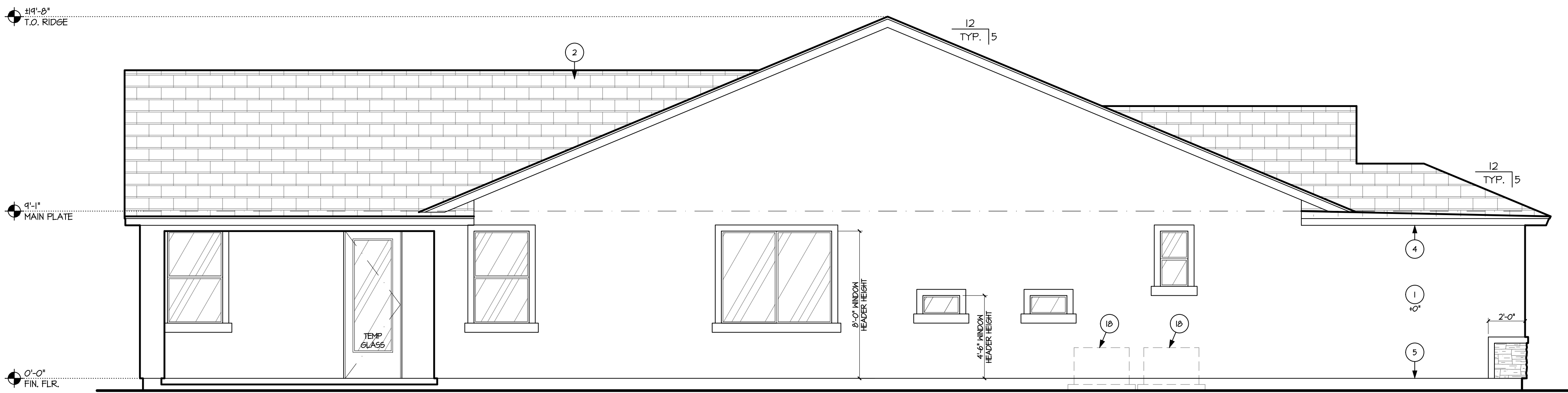
WATER-RESISTIVE BARRIER REQUIRED UNDER EXTERIOR PLASTER

NOTE:

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

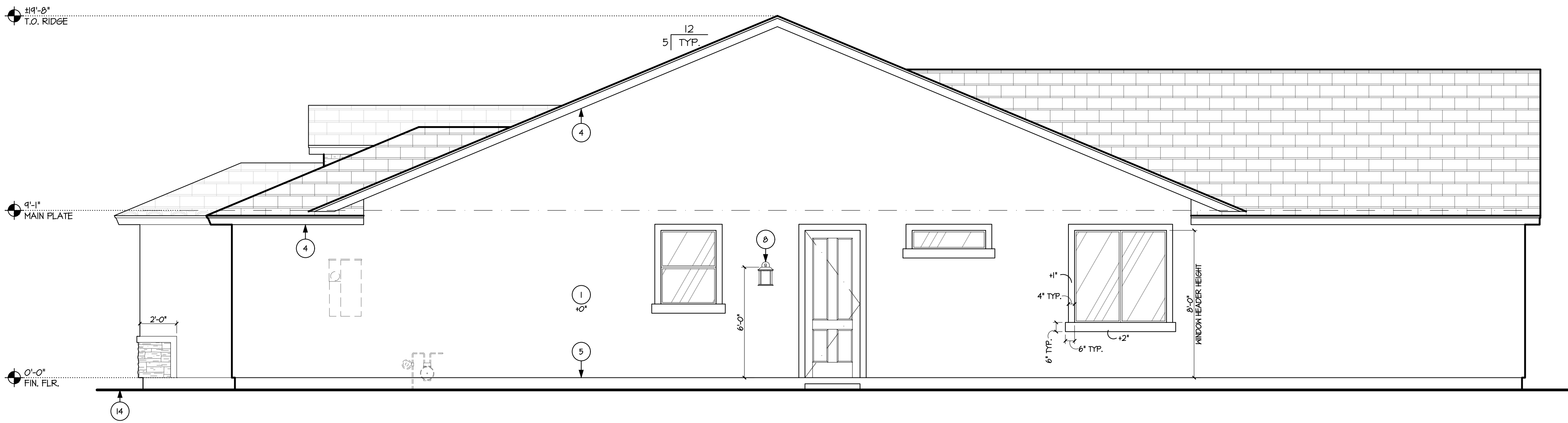
NOTE:

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



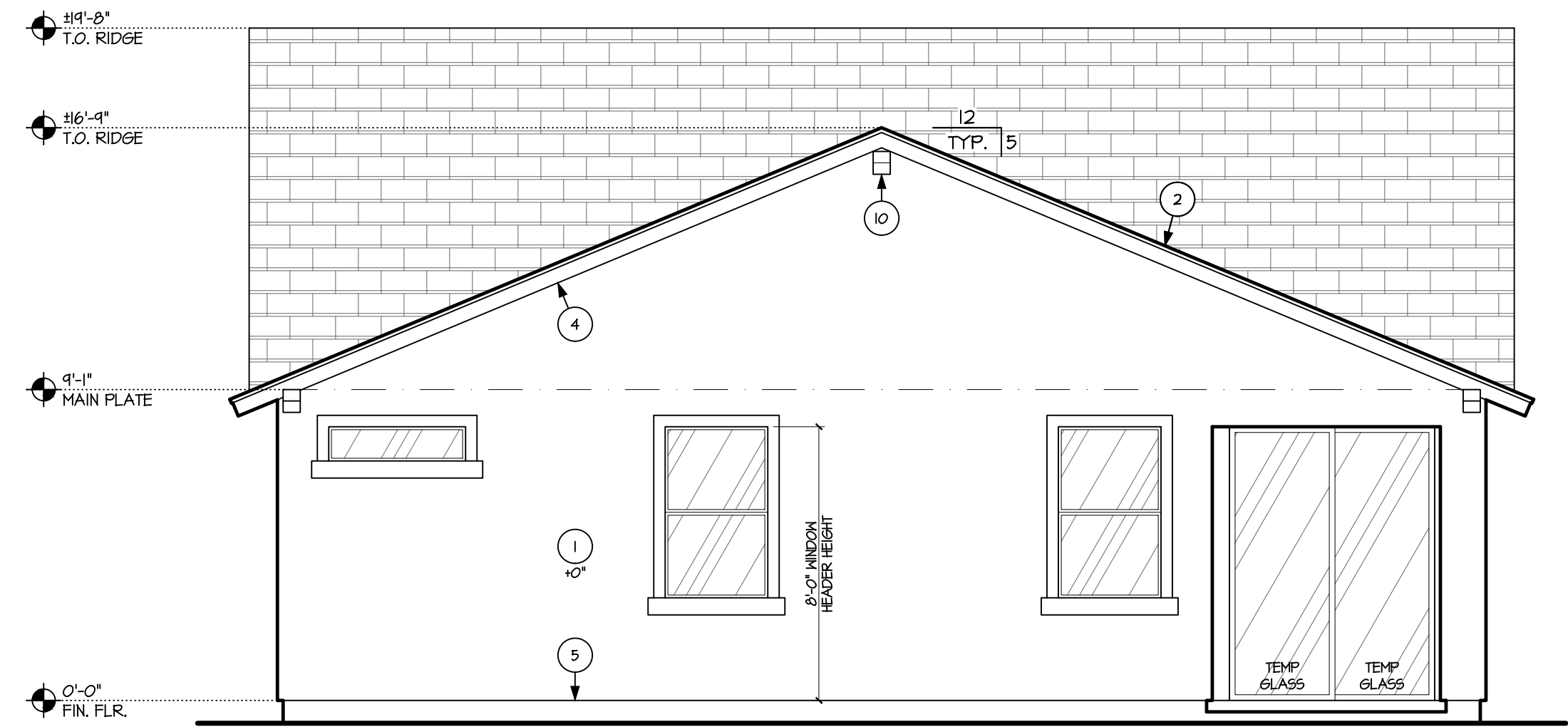
LEFT ELEVATION 'D'

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"

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, ICBOR ESR-1647. 4 PER THE BUILDING CODE.
- BUILT UP ROOFING W/ 3 LAYER'S #15 FELT AND 300 POUNDS OF GRAVEL PER 100 SQ. FT. OF ROOF OR OTHER APPROVED SURFACING MATERIAL INSTALLED PER 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 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.
- PAINT EXPOSED STEMWALLS TO MATCH UNO.
- 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 *

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9	TYFON TILE VENT (CN6X6) - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S
10	TYFON 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 A4.I FOR INSTALLATION AT STONE VENEER
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NOTE:

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NOTE:

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NOTE:

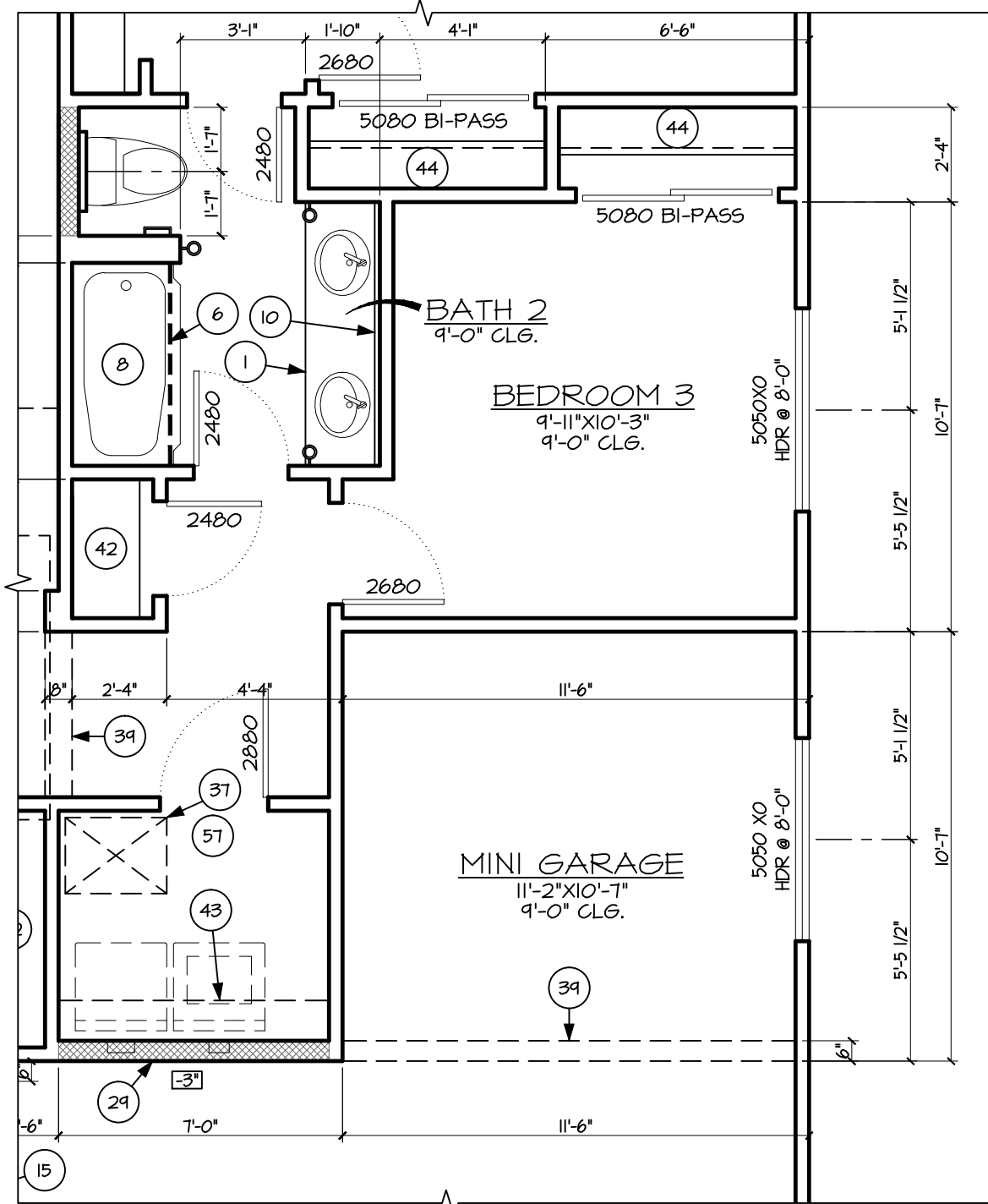
WATER-RESISTIVE BARRIER REQUIRED UNDER EXTERIOR PLASTER

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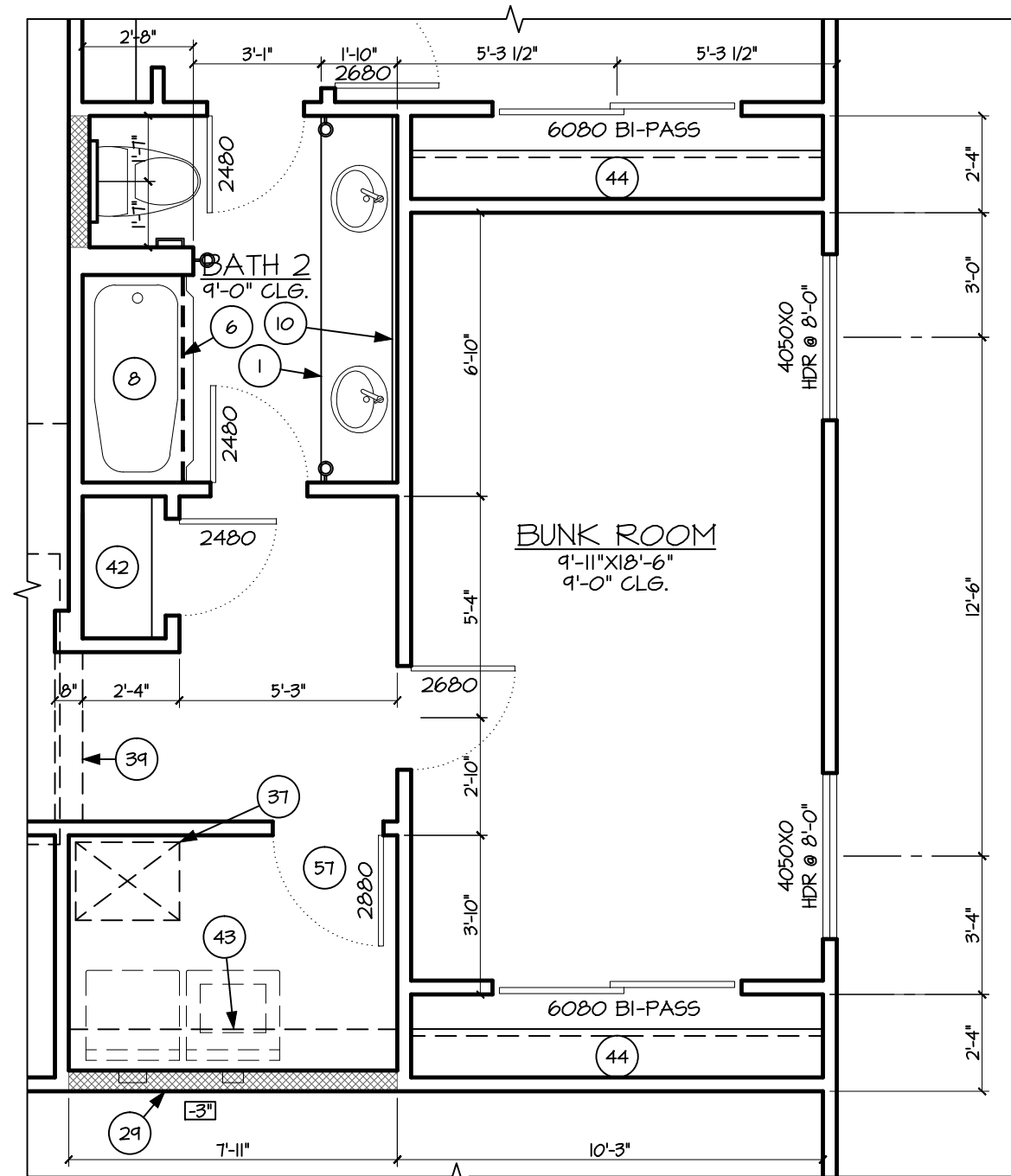
WATER-RESISTIVE BARRIER REQUIRED UNDER ALL EXTERIOR WALL FINISH (SIDING) MATERIAL

NOTE:

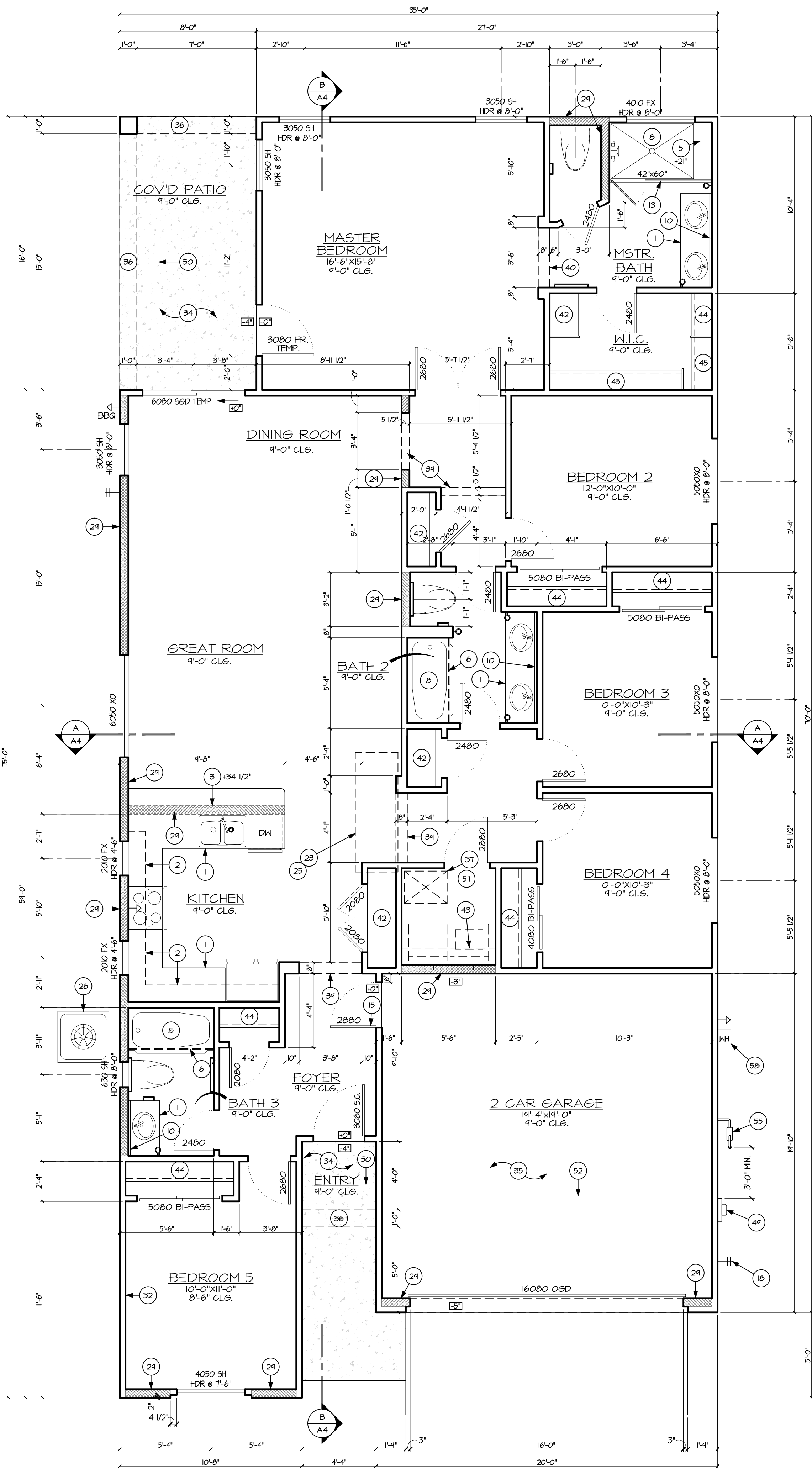
FLASHING TO BE INSTALLED IN SHINGLE-FASHION AND MUST EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER.



OPT. MINI GARAGE I.L.O. BEDROOM 4
1/4"=1'-0"



OPT. BUNK ROOM
I.L.O. BEDROOMS 3 & 4
1/4"=1'-0"



FLOOR PLAN

1/4"=1'-0"

NOTE:

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 R301.2. OTHER PENETRATIONS OF THE GARAGE SKILLING SEPARATION SUCH AS PIPES, ARE TO BE PROTECTED BY FILLING THE OPENING AROUND THE PENETRATING ITEMS WITH APPROVED MATERIALS TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION PER IRC SECTION R302.11.

NOTE:

CEILING GYPSUM BOARD APPLICATION: WHEN APPLYING A WATER-BASED TEXTURE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8 INCH TO 1/2 INCH FOR 16-INCH ON CENTER FRAMING, AND FROM 1/2 INCH TO 5/8 INCH FOR 24-INCH ON CENTER FRAMING OR 1/2-INCH SAG RESISTANT GYPSUM CEILING BOARD SHALL BE USED. ALL MEASUREMENTS ARE TO BE FIELD VERIFIED PRIOR TO START OF CONSTRUCTION.

NOTE:

PROVIDE AN EXPANSION TANK OR OTHER DEVICE DESIGNED FOR INTERMITTENT OPERATION FOR THERMAL EXPANSION CONTROL AT THE WATER HEATER IF A BACKFLOW PREVENTER IS ON OR TO BE INSTALLED ON THE WATER LINE OR AT THE METER.

NOTE:

REQUIRED DRAIN PAN FOR WATER HEATER: PAN SHALL BE GALVANIZED PAN HAVING A MIN. THICKNESS OF 24 GA. OR OTHER PANS LISTED FOR SUCH USE. PAN SHALL BE NOT LESS THAN 1 1/2" DEEP AND SHALL BE OF SUFFICIENT SIZE AND SHAPE TO RECEIVE ALL DRIPPING OR CONDENSATE FROM THE TANK OR WATER HEATER. THE PAN SHALL BE DRAINED BY AN INDIRECT WASTE PIPE HAVING A MIN. DIA. OF 3/4". THE PAN DRAIN SHALL EXTEND FULL-SIZED AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR SHALL EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE MAXIMUM 6" ABOVE THE GROUND IN A LOCATION THAT DOES NOT CAUSE PERSONAL INJURY OR STRUCTURAL DAMAGE USING MATERIAL LISTED IN TABLE P2205.5 (NOT PVC).

NOTE:

WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQ. FT.

NOTE:

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

NOTE:

SEE EXTERIOR ELEVATIONS FOR LOCATIONS OF STONE VENEER & POPOUTS

NOTE:

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

NOTE:

PROVIDE AIR GAP AT DISHWASHER.

NOTE:

THE MAXIMUM LENGTH OF A CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 35 FEET FROM THE DRYER LOCATION TO THE WALL OR ROOF TERMINATION. THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED 25 FEET FOR EACH 45-DEGREE BEND AND 5 FEET FOR EACH 90-DEGREE BEND. ICM M1502.4.4.1

NOTE:

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

NOTE:

THE ADJOINING WALLS AND FLOOR FRAMING ENCLOSING ON-SITE BUILT-UP SHOWER RECEPTORS SHALL BE LINED WITH UTILIZING APPROVED MATERIALS AND METHODS AS IDENTIFIED ON THE PLANS. THE LINING MATERIAL SHALL EXTEND NOT LESS THAN 2 INCHES BEYOND OR AROUND THE ROUGH JAMBS AND NOT LESS THAN 2 INCHES ABOVE FINISHED THRESHOLDS. SHEET-APPLIED LOAD BEARING, BONDED WATERPROOF MEMBRANES SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. 2" WATER TEST FOR INSPECTION.

NOTE:

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

AREA CALC'S.

LIVABLE AREAS:	
MAIN LIVABLE	1,939 SQ.FT.
COVERED AREAS:	
COVERED ENTRY	22 SQ.FT.
COVERED PATIO	128 SQ.FT.
GARAGE:	
2 CAR GARAGE	393 SQ.FT.
OPT. MINI GARAGE (TAKES 122 SQFT AWAY FROM LIVABLE)	(122 SQ.FT.)
TOTAL SQ. FT.	2,482 SQ.FT.

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" 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 ICC ESR-2461 AND MF6 INSTALLATION INSTRUCTIONS.
8	TUB & OR SHOWER W/ WATER RESISTANT MAINSCOAT TO 76" ABV FF. IRC R301.2
9	RECESSED MEDICINE CABINET (PER SPECS.) - R.O. 14X24"
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. 14X34"-PLACE BLOCKING @ 48" AFF & 82" AFF
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 VALVE LOCATION.
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 Z883 FIBERGLASS-PLASTIC COVER
21	DRAINAGE SLEEVE - ZURN Z883 FIBERGLASS-METAL COVER
22	STANDARD SOFT WATER LOOP
23	PROVIDE GAS FOR AIR HANDLER
24	MECHANICAL CHASE
25	AIR HANDLER IN ATTIC SPACE
26	PREFAB PAD FOR CONDENSER UNITS, HOLD 6" AWAY FROM HOUSE & 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 'M' GYP. BD. @ ALL CVD. PATIOS, (ICC RESR-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 R302.6
36	SOFFIT - SEE ELEVATION
37	22"X30" ATTIC ACCESS SEE DETAIL 6 ON SHEET A4.1
38	LINE OF CEILING CHANGE
39	FLAT SOFFIT @ 8'-0"
40	FLAT SOFFIT @ 7'-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 WD & 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 E-1 AND GEN. NOTES, FRAMER TO PROVIDE LATH BACKING AROUND PANEL
50	SLOPE 1/8" PER 12"
51	SLOPE 1/4" PER 12"
52	SLOPE GARAGE 2" OVERALL
53	HANDRAIL/GUARDRAIL (WOOD OR IRON PER SPECS) TO BE 42" ABOVE WALKING PLANE ON 10" HIGH CURB. RAILS SHOULD BE SPACED TO NOT ALLOW A 4" Ø 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	RINNAI TANKLESS WATER HEATER, SEE DETAIL ON A4.1

GENERAL NOTES

- HALL FRAMING - SEE STRUCTURAL - UNO. EXTERIOR WALLS - 2x4 @ 16" O.C. UNO. INTERIOR BEARING WALLS - 2x4 @ 16" O.C. UNO. INTERIOR NON BRG. - 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 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 WALL INSULATION: R-13 2X4/R-20 2X6 CAULK 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 COMBO'S 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" T.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 M1502. DRYER EXHAUST DUCTS SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS M1502.4.1 THROUGH M1502.4.6, WHERE THE EXHAUST DUCT IS CONCEALED WITHIN BLDG CONSTRUCTION, THE EQUIVALENT LENGTH SHALL BE IDENTIFIED ON PERMANENT TAGS AND ALWAYS 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 INSULATED, DUAL GLAZED, LOW E GLASS AT ALL FRENCH DOORS, WINDOWS AND SLIDING GLASS DOORS
- PLUMBER TO PLACE CLEANOUTS, FEED LINES, ETC., ABOVE A 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 -
 - 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 88" 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 SIDE 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 WIDTH OF THE DOORS.
- NOTE: BI-FOLD OR BI-PASS DOORS NEED A STUC OR LADDER BACKING FOR THE STOP.
- NOTE: ALL DIMENSIONS ARE MINIMUM

SYMBOL LEGEND

* SEE SPECIFICATION FOR MORE INFORMATION * ALL ITEMS MAY NOT APPLY *	
KEYNOTE	DOUBLE SINK W/ DISPOSAL
R.P. HOT WATER REGRULATING	DW DISHWASHER - PROVIDE 1" AIR GAP PER IRC
FINISHED FLOOR ELEVATION	DRYER VENT THROUGH ROOF
6" WALL WITH STAGGERED 2x4 STUDS @ 24" O.C. & INSULATION	NOT TO EXCEED 14'-0" PER THE IRC. PROVIDE DRAIN PAN IF DRYER IS LOCATED ON 2ND FLOOR.
AG CONDENSING UNIT - SEE MECH PLAN FOR MORE INFO.	UTILITY SINK
TANKLESS WATER HEATER	REFRIGERATOR SPACE PROVIDE 34" WIDE SPACE & INSTALL RECESSED REFRIGERATOR LINE
WATER CLOSET - PROVIDE MIN. 15" EA. SIDE & 24" CLEAR IN FRONT	30" SMOOTH TOP RANGE W/MICROWAVE ABOVE
LAVATORY W/4" SPREAD	HOSE BIBB W/ ANTI-SIPHON VALVE
STANDARD 5'-0" TUBSHR	GAS SUB OUT - LOCATE PER MANUFACTURERS SPECS
WATER RESISTANT SURFACES @ 16"	

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

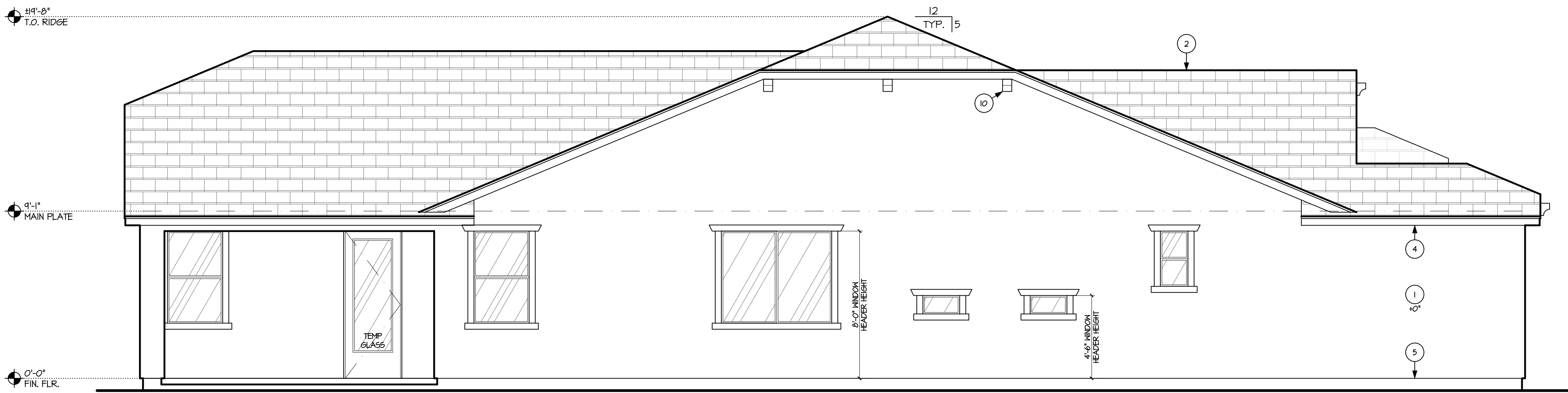
INSTITUTE OF BUILDING DESIGN
A B D
PROFESSIONAL BUILDING DESIGNER

FLOOR PLAN

PLOT DATE: 2-08-19
Rev. DATE:
1
2
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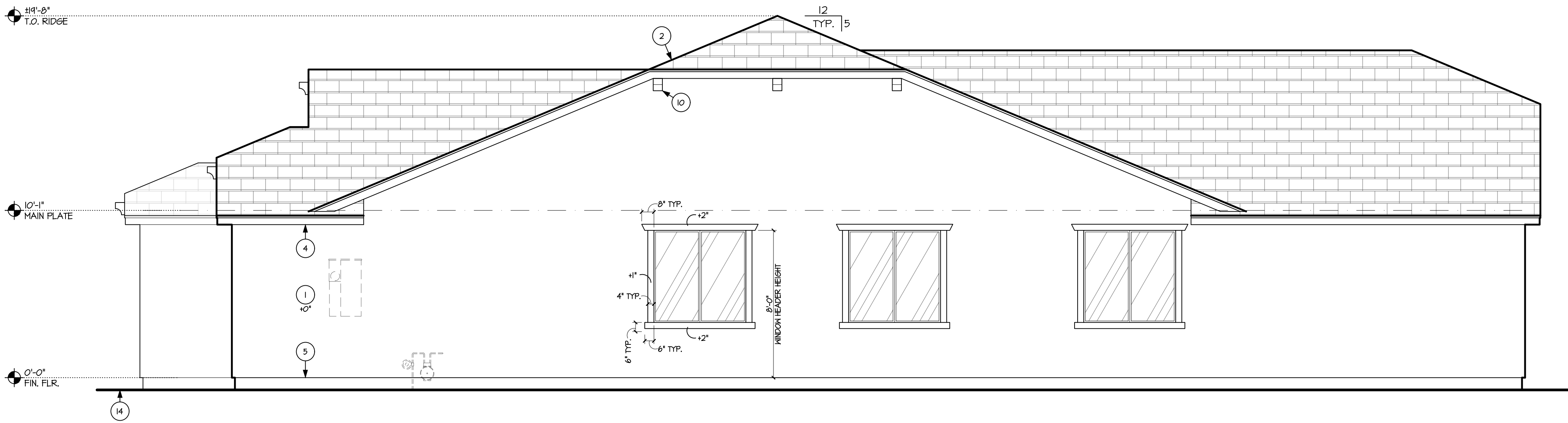
PLAN
3575
Asante
Phase 4 - Unit 5

SHEET
A1



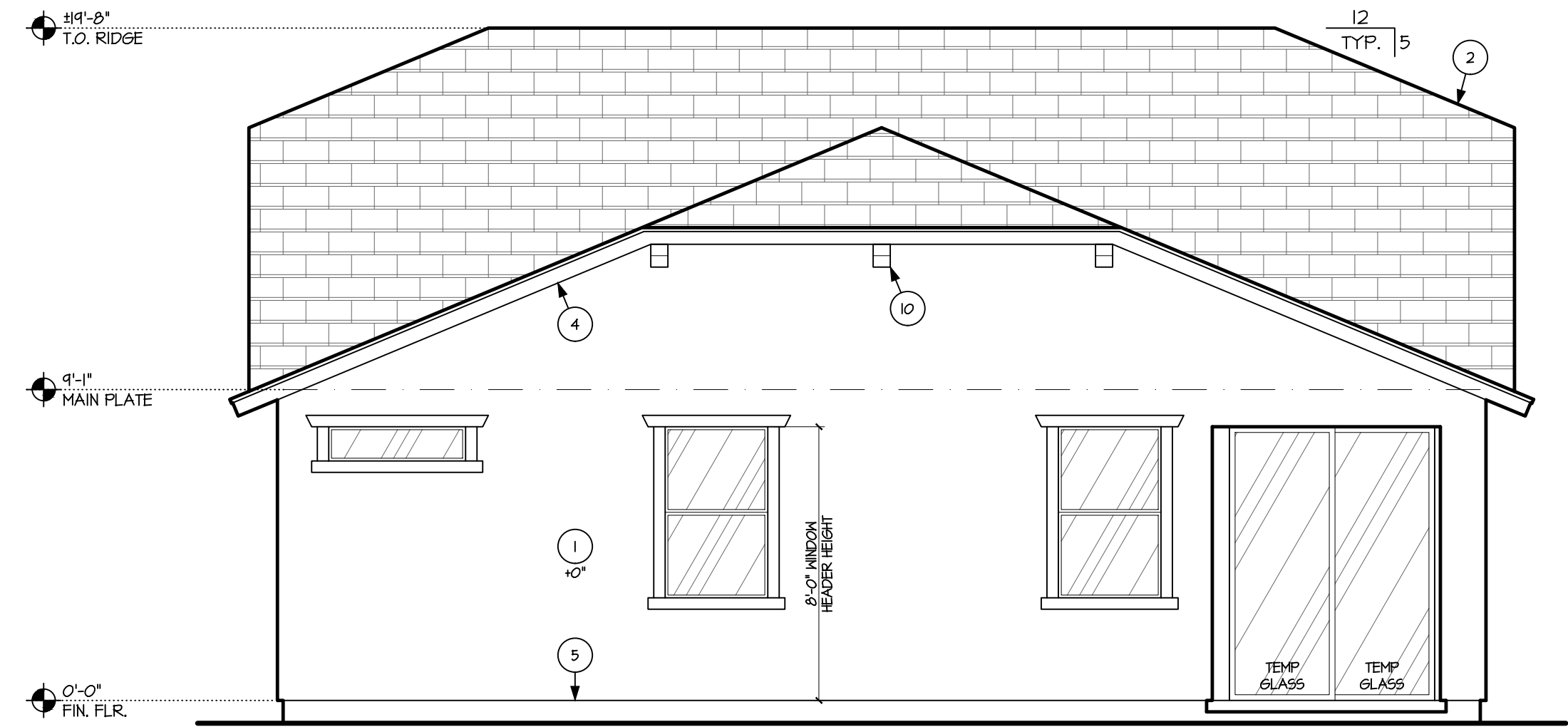
LEFT ELEVATION 'B'

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"

GENERAL NOTES

1. SEE FLOOR PLAN & ELEVATIONS FOR WINDOW HEADER HEIGHTS. ALL DOOR HEADER HEIGHTS - REFER TO FLOOR PLAN SHEET & STRUCTURAL.
2. THE BUILDING SAFETY DEPARTMENT WILL REQUIRE THE INSTALLATION CARD FROM THE STUCCO MANUFACTURER'S APPROVED APPLICATOR BE ON THE JOB SITE BEFORE THE APPLICATION OF THE WEATHER-RESISTIVE BARRIER. A COPY OF THE INSTALLATION CARD MUST BE PRESENTED TO THE BUILDING INSPECTOR AFTER COMPLETION OF THE WORK AND BEFORE THE FINAL INSPECTION. A COPY OF THE INSTALLATION CARD SHALL BE LEFT AT THE JOB SITE FOR HOMEOWNER. WHEN APPLIED OVER WOOD-BASED SHEATHING, THE BARRIER SHALL BE A MINIMUM TWO LAYERS OF GRADE "D" BUILDING PAPER PER THE IRC.
3. FLASHING OF EXTERIOR OPENINGS SHALL NOT BE LESS THAN 26 GA. CORROSION RESISTANT METAL PER THE IRC.
4. CONCRETE TILE ROOFS INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATIONS, ICC# ESR-1641 4 PER THE IRC.
5. BUILT UP ROOFING W/ 3 LAYER'S #15 FELT AND 300 POUNDS OF GRAVEL PER 100 SQ. FT. OF ROOF OR OTHER APPROVED SURFACINGS MATERIAL INSTALLED PER MANUFACTURERS 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 1/2" AND PLACED A MIN. OF 1" BELOW TOP OF FINISHED FLOOR AND A MINIMUM OF 6" ABOVE FINISHED GRADE @ ALL EXTERIOR WALLS
7. ROOF SLOPES ARE 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 STEMWALLS TO MATCH U.N.O.
11. SLOPES (EXAMPLE: FIREPLACE / MEDIA NICHE TOPS) OF 60° OR LESS FROM HORIZONTAL TO HAVE UNDERLAYMENT MEETING ROOFING REQUIREMENTS.

KEYNOTES

* SEE SPECIFICATION FOR MORE INFORMATION *

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No.	DESCRIPTION
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4	FASCIA - REFER TO DETAIL 26 ON SHEET A4.I
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7	ADHERED CULTURED STONE VENEER PER ICC #ESR-1364 PER SPEC'S, 0/WEATHER RESISTIVE BARRIER. SEE DETAILS 8 & 9 ON SHEET A4.I
8	EXTERIOR LIGHT-FER SPECIFICATIONS SEE DETAIL 25 ON SHEET A4.I FOR INSTALLATION AT STONE VENEER
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15	STUCCO SYSTEM OVER FOAM SURROUND PROJECTION (PER SPECIFICATIONS).
16	STUCCO POPOUT-SEE DETAIL ON SHEET A4.I
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NOTE:

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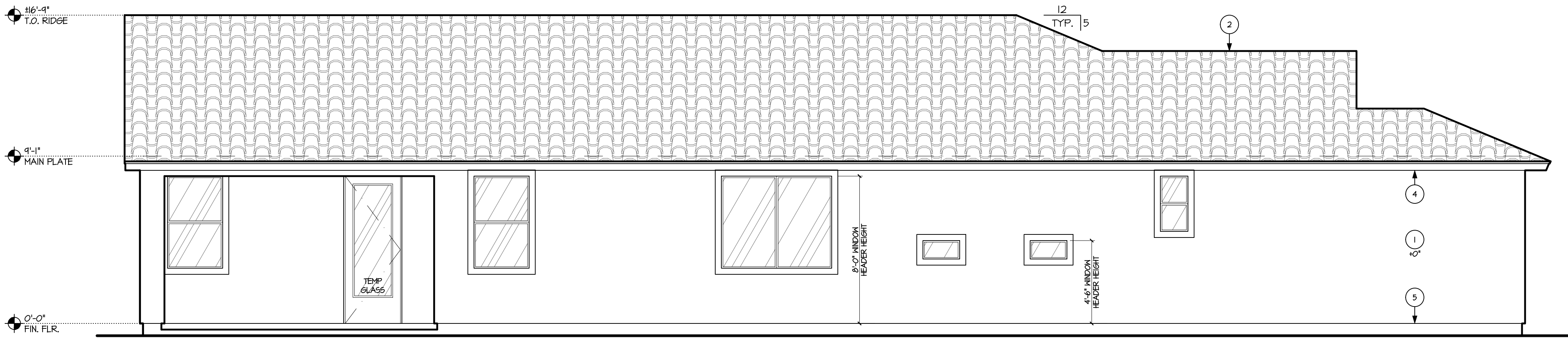
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NOTE:

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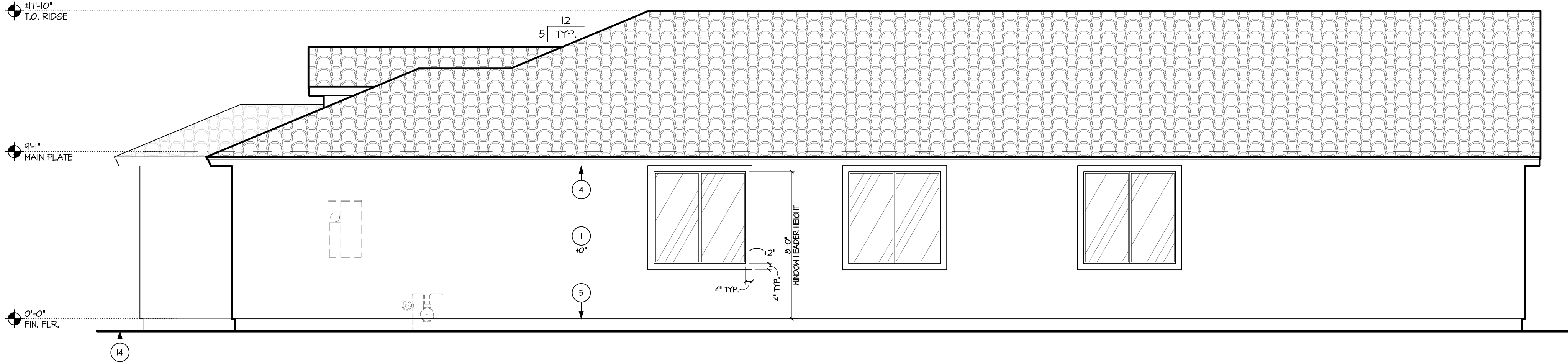
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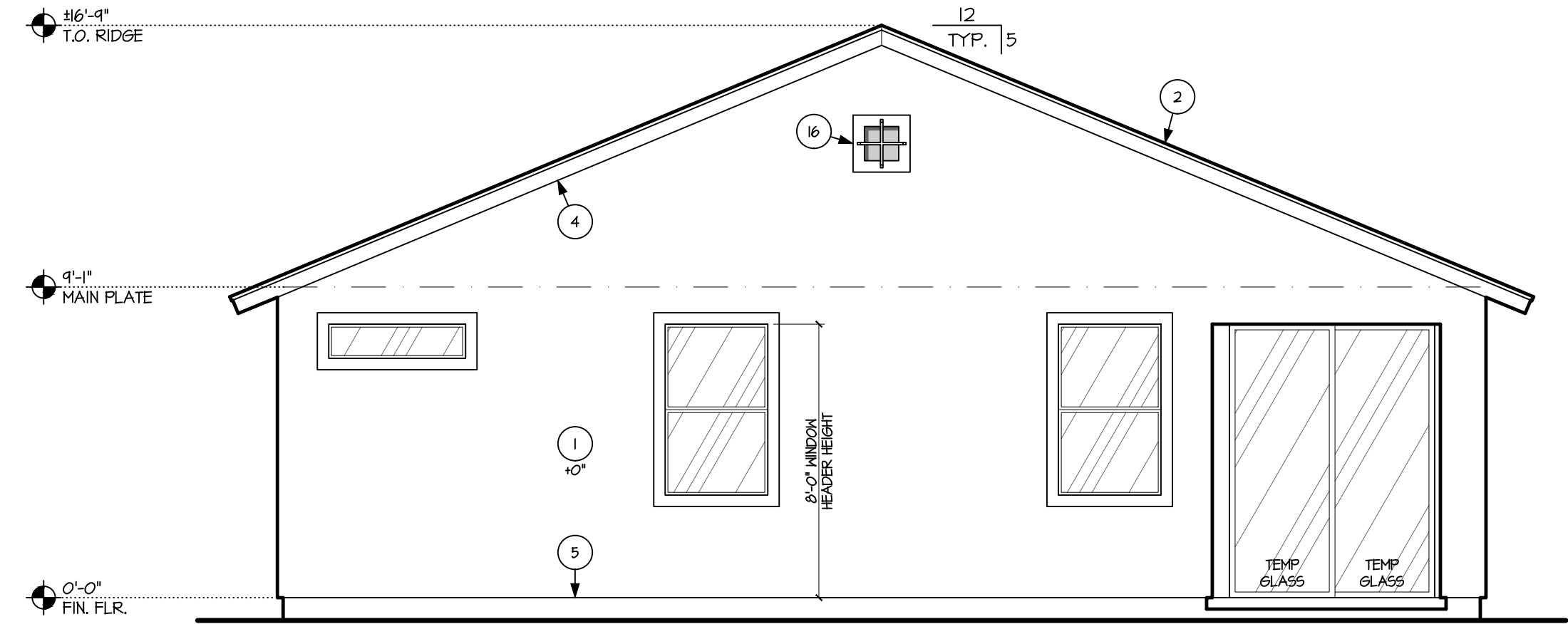
LEFT ELEVATION 'C'

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



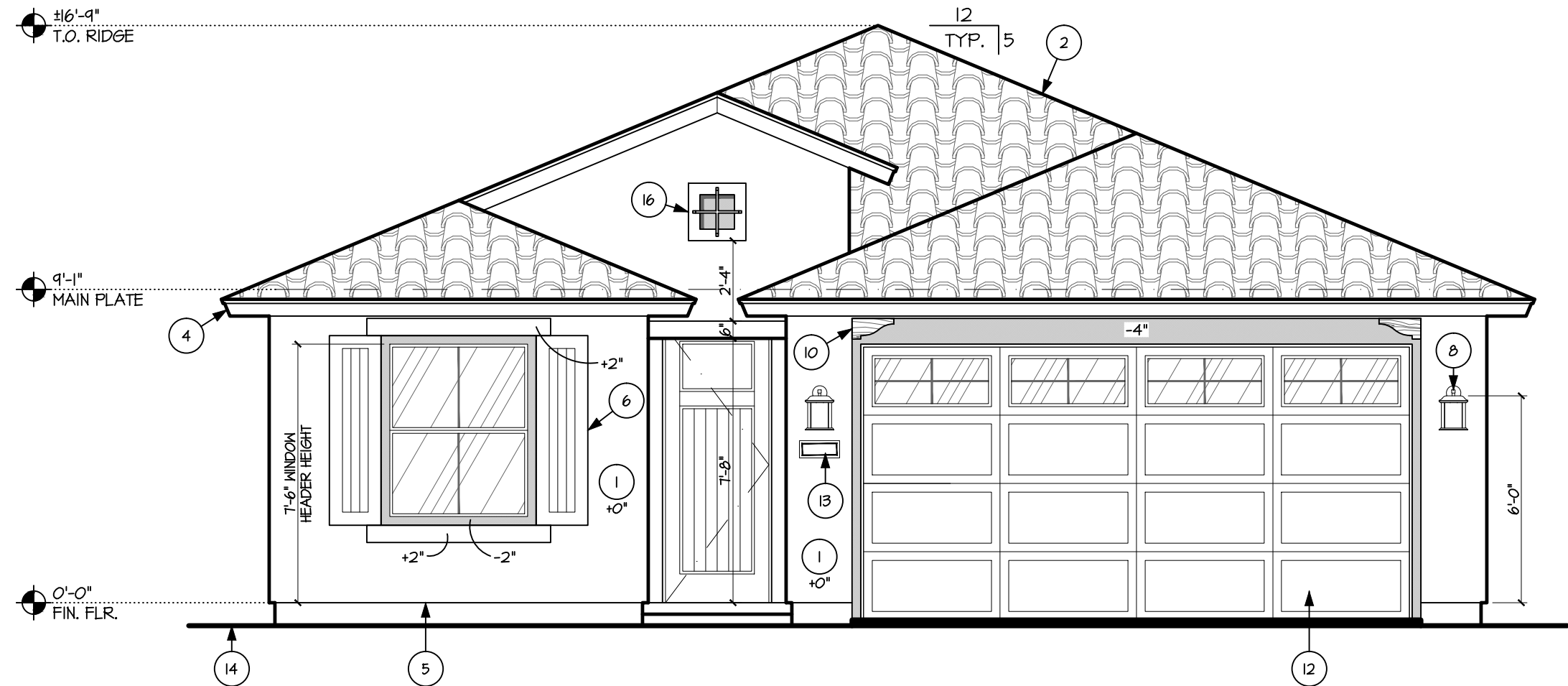
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[i]PLAN, LLC
4711 East Falcon Drive • Suite 232
Mesa, Arizona 85215
studio (480) 807-1559 • fax (480) 894-2529
www.iplan.design.com

Home Builders Association
OF CENTRAL ARIZONA

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

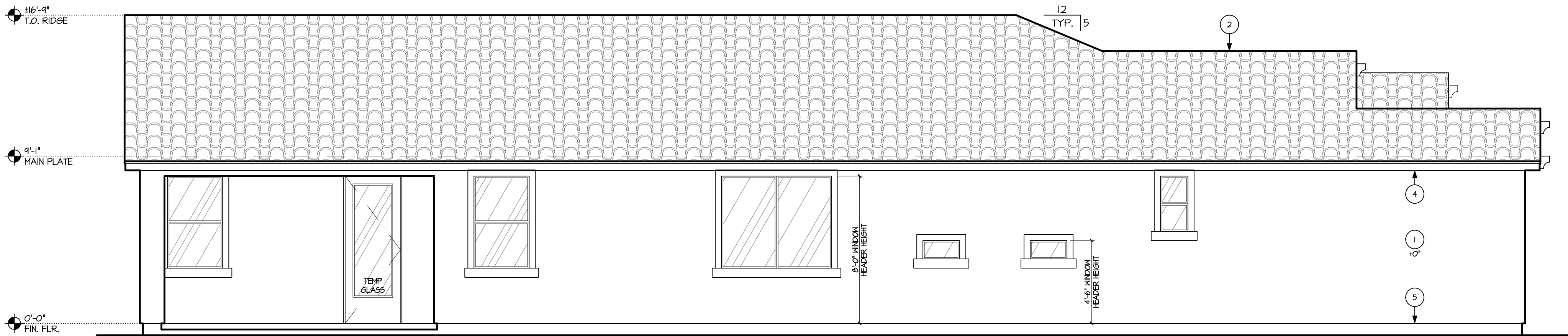
ELEVATION 'C'

Rev.	DATE
1	
2	
3	
4	
5	

PLAN
3575
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Phase 4 - Unit 5

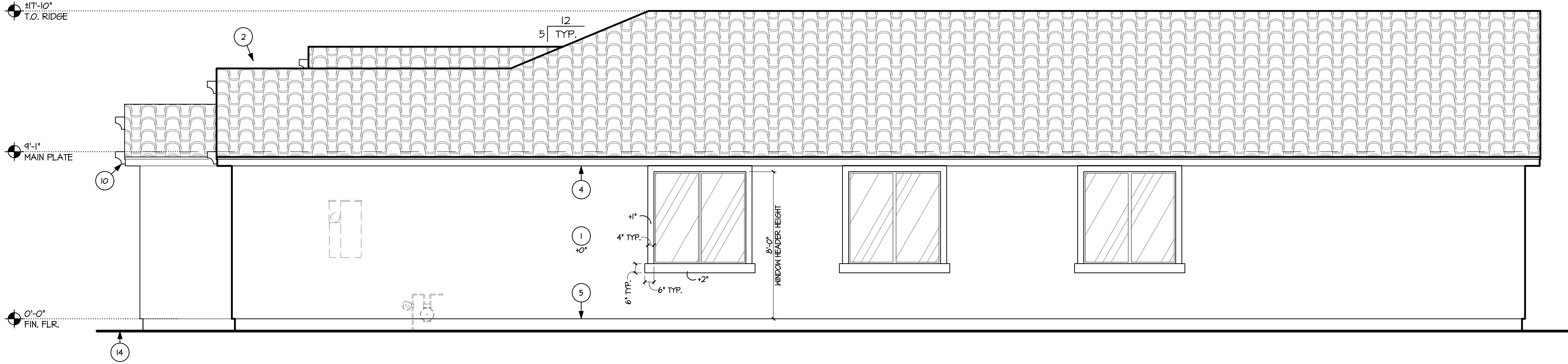
SHEET
A3.1

MASTER MODEL - FIRST TIME PLANS APPROVAL - AND [i]PLAN ARE ALL TRADEMARKS OF [i]PLAN, LLC. COPYRIGHT 2015 [i]PLAN, LLC



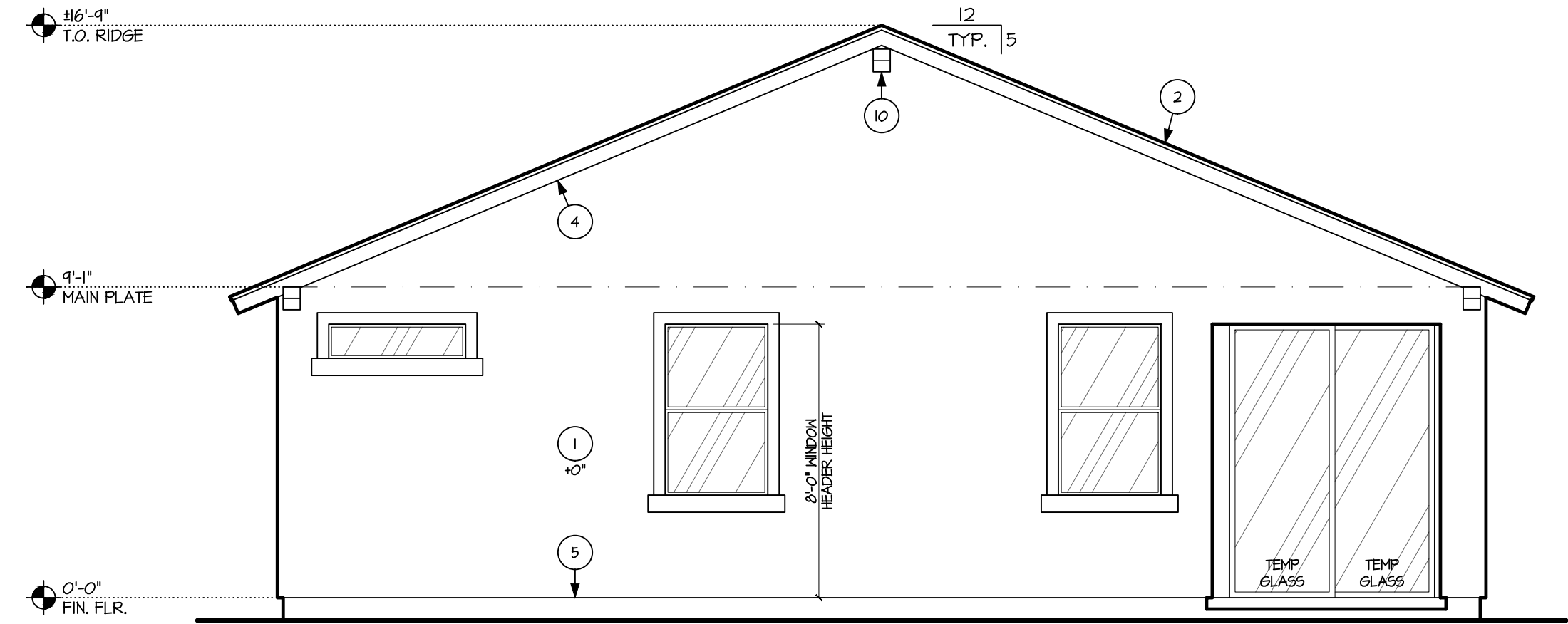
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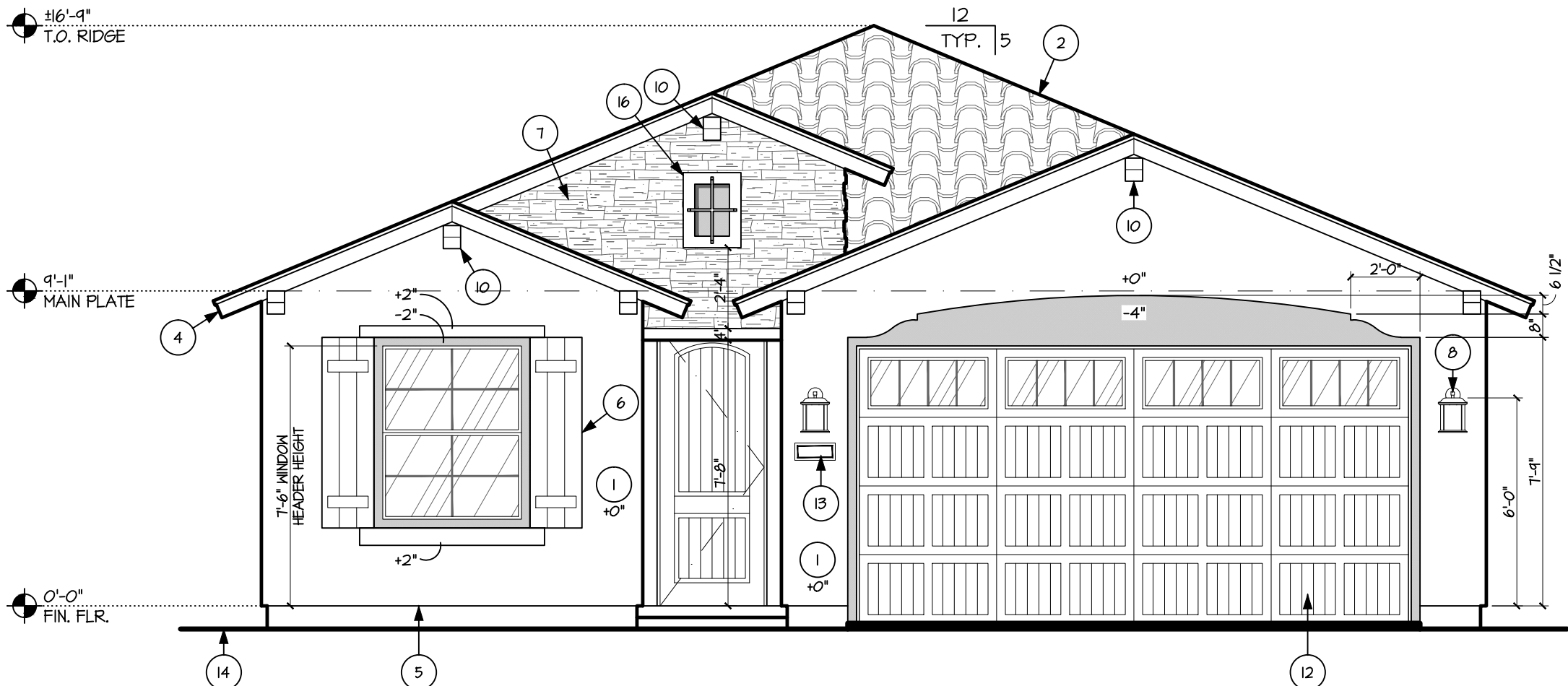
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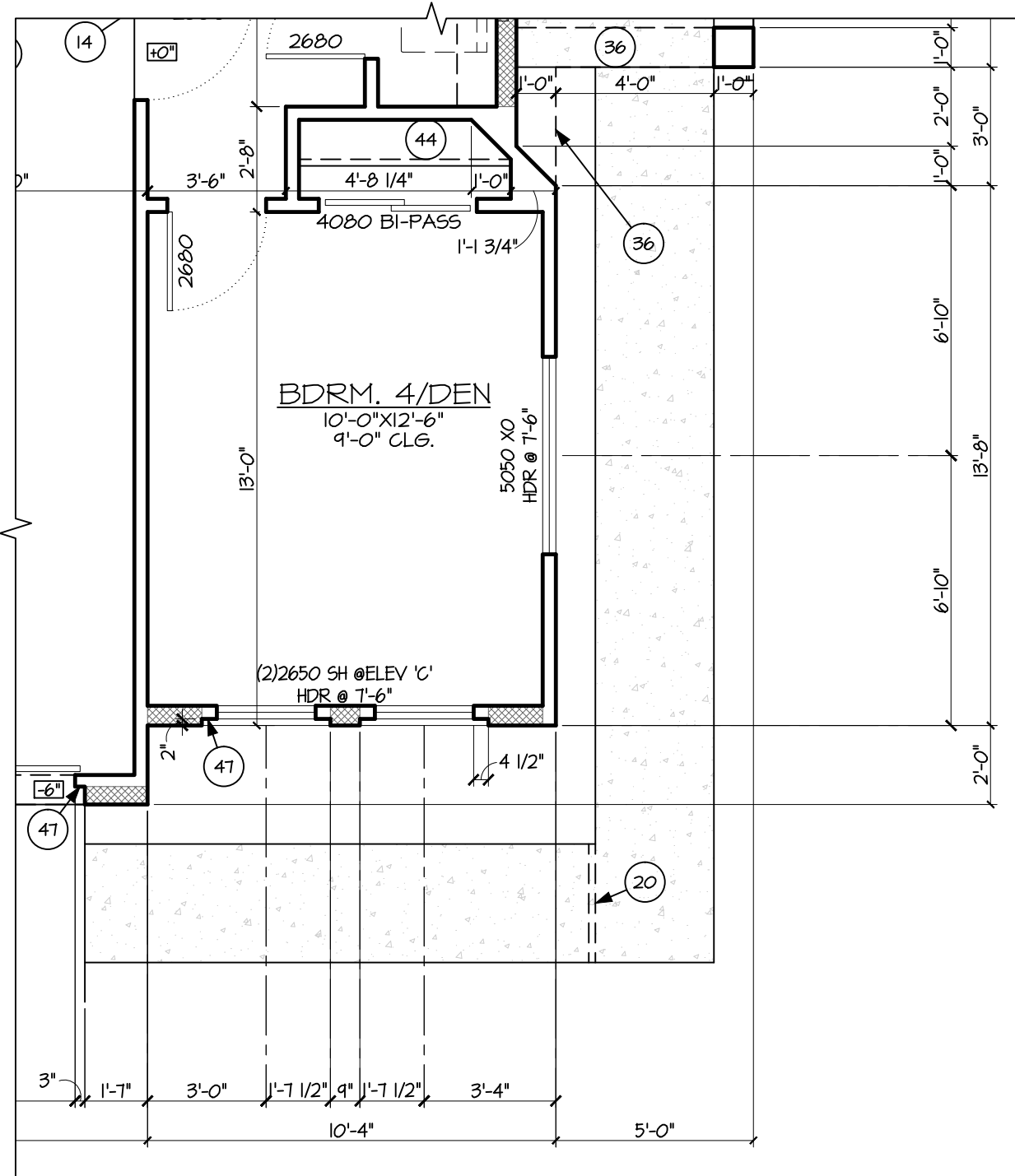
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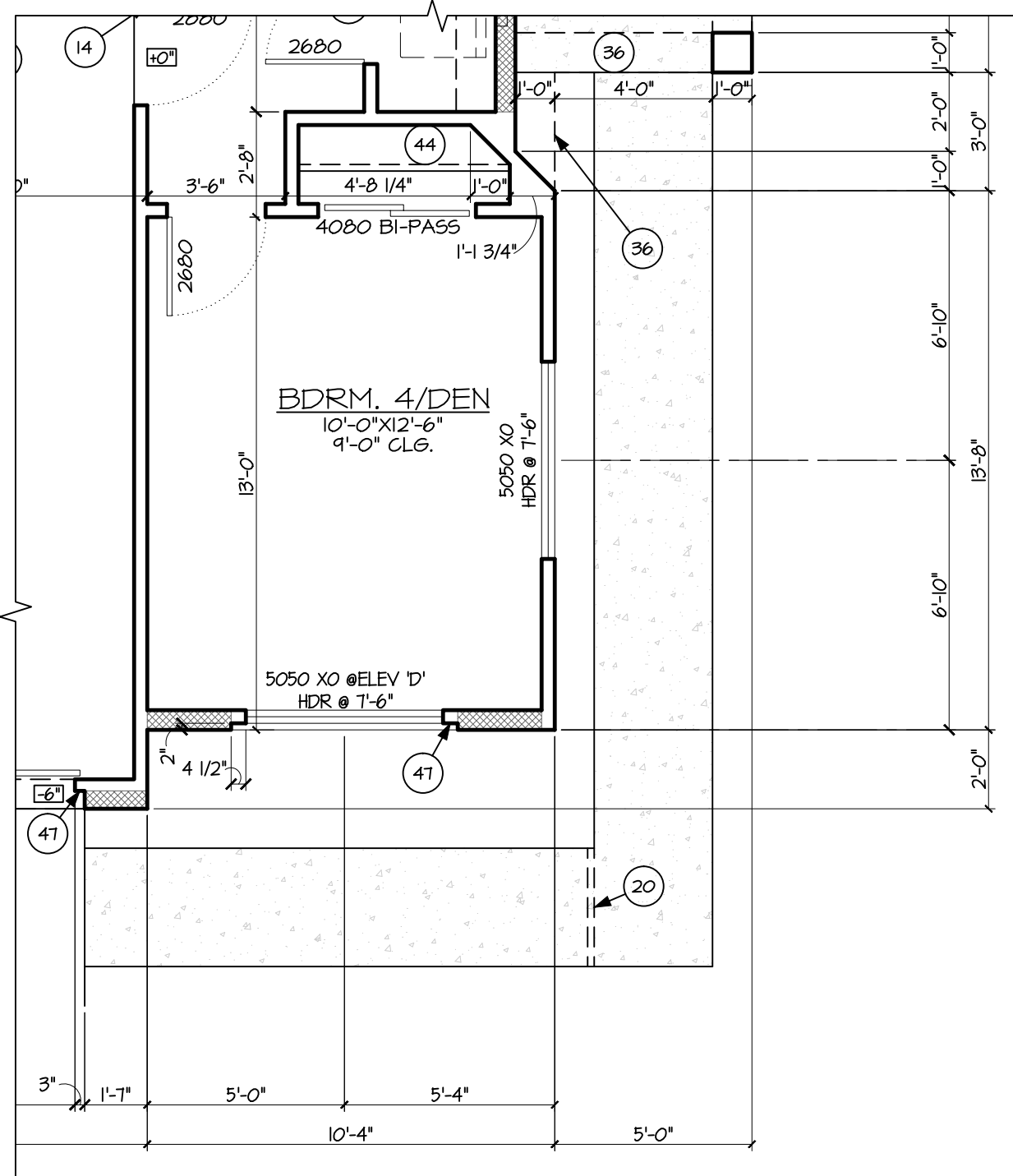
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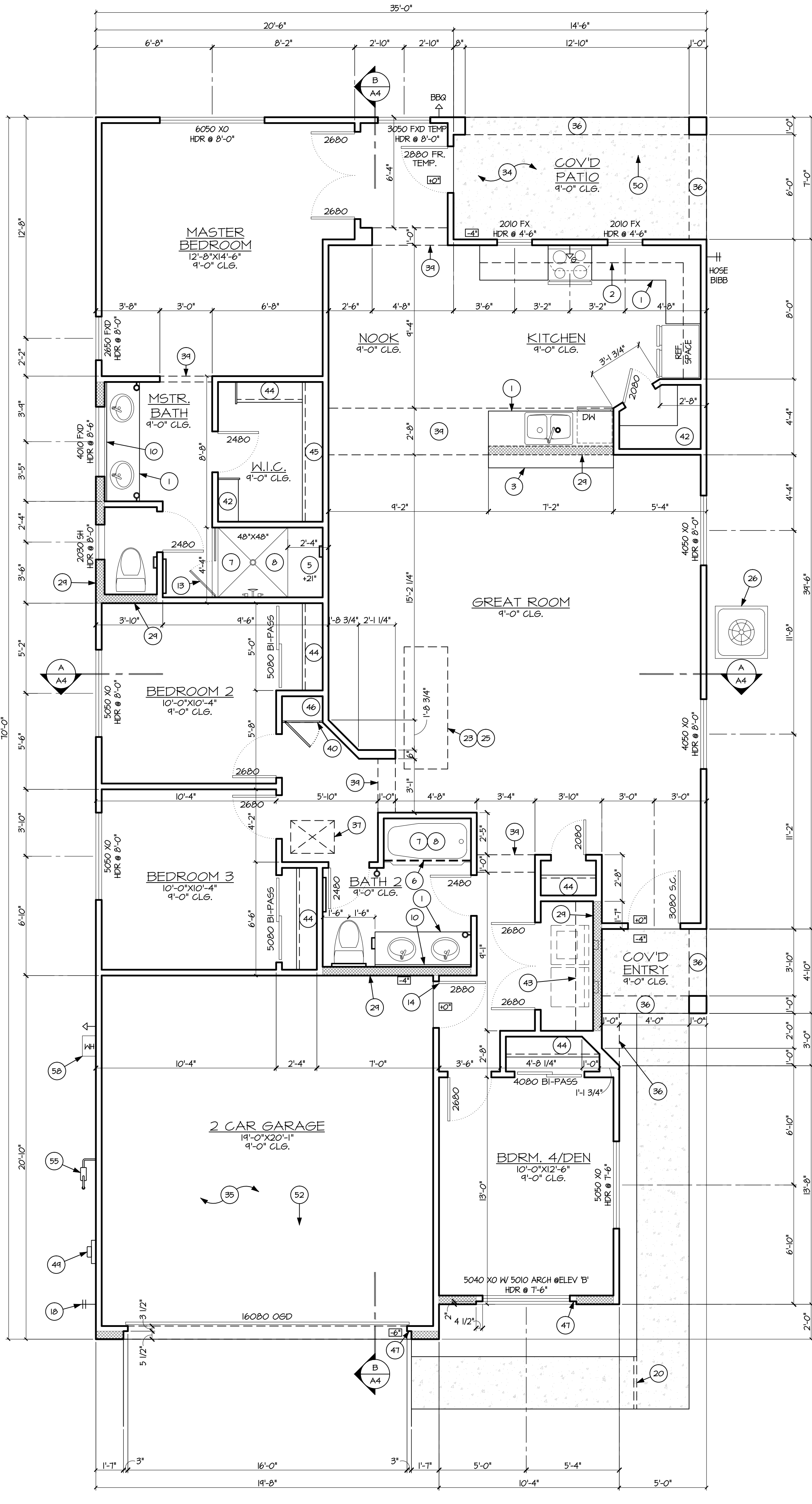
FLOOR PLAN 'C'

1/4"=1'-0"



FLOOR PLAN 'D'

1/4"=1'-0"



FLOOR PLAN 'B'

1/4"=1'-0"

NOTE:

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 R301.2. OTHER PENETRATIONS OF THE GARAGE DRILLING SEPARATION SUCH AS PIPES, ARE TO BE PROTECTED BY FILLING THE OPENING AROUND THE PENETRATING ITEMS WITH APPROVED MATERIALS TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION PER IRC SECTION R302.11.

NOTE:

REQUIRED GYPSUM BOARD APPLICATION: WHEN APPLYING A WATER-BASED TEXTURE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8" INCH TO 1/2" INCH FOR 16-INCH ON CENTER FRAMING, AND FROM 1/2" INCH TO 5/8" INCH FOR 24-INCH ON CENTER FRAMING OR 1/2-INCH SAG RESISTANT GYPSUM CEILING BOARD SHALL BE USED. ALL MEASUREMENTS ARE TO BE FIELD VERIFIED PRIOR TO START OF CONSTRUCTION.

NOTE:

PROVIDE AN EXPANSION TANK OR OTHER DEVICE DESIGNED FOR INTERMITTENT OPERATION FOR THERMAL EXPANSION CONTROL AT THE WATER HEATER IF A BACKFLOW PREVENTER IS OR TO BE INSTALLED ON THE WATER LINE OR AT THE METER.

NOTE:

REQUIRED DRAIN PAN FOR WATER HEATER: PAN SHALL BE GALVANIZED PAN HAVING A MIN. THICKNESS OF 24 GA. OR OTHER PANS LISTED FOR SUCH USE. PAN SHALL BE NOT LESS THAN 1/2" DEEP AND SHALL BE OF SUFFICIENT SIZE AND SHAPE TO RECEIVE ALL DRIPPING OR CONDENSATE FROM THE TANK OR WATER HEATER. THE PAN SHALL BE DRAINED BY AN INDIRECT WASTE PIPE HAVING A MIN DIA. OF 3/4". THE PAN DRAIN SHALL EXTEND FULL-SIZED AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR SHALL EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE MAXIMUM 6" ABOVE THE GROUND IN A LOCATION THAT DOES NOT CAUSE PERSONAL INJURY OR STRUCTURAL DAMAGE USING MATERIAL LISTED IN TABLE P2205.5 (NOT PVC).

NOTE:

WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQ. FT.

NOTE:

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

NOTE:

SEE EXTERIOR ELEVATIONS FOR LOCATIONS OF STONE VENEER & POPOUTS

NOTE:

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

NOTE:

PROVIDE AIR GAP AT DISHWASHER.

NOTE:

THE MAXIMUM LENGTH OF A CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 35 FEET FROM THE DRYER LOCATION TO THE WALL OR ROOF TERMINATION. THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED 25 FEET FOR EACH 45-DEGREE BEND AND 5 FEET FOR EACH 90-DEGREE BEND. ICM M502.4.4.1

NOTE:

PRE-FAB SHOWER CAN BE REPLACED WITH OPTIONAL SITE-BUILT SHOWER PER IRC-P27104

NOTE:

THE ADJOINING WALLS AND FLOOR FRAMING ENCLOSING ON-SITE BUILT-UP SHOWER RECEPTORS SHALL BE LINED WITH UTILIZING APPROVED MATERIALS AND METHODS AS IDENTIFIED ON THE PLANS. THE LINING MATERIAL SHALL EXTEND NOT LESS THAN 2 INCHES BEYOND OR AROUND THE ROUGH JAMBS AND NOT LESS THAN 2 INCHES ABOVE FINISHED THRESHOLDS. SHEET-APPLIED LOAD BEARING, BONDED WATERPROOF MEMBRANES SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. 2" WATER TEST FOR INSPECTION.

NOTE:

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

FLOOR PLAN KEYNOTES

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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 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-2467 AND MFG INSTALLATION INSTRUCTIONS.
8	TUB & OR SHOWER W/ WATER RESISTANT MAINGCOAT TO 76" 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	VANITY CABINETS WITH COUNTERTOP AND 4" SPLASH.
12	*NOT USED
13	TEMPERED GLASS ENCLOSURE
14	MIN. 1-3/8" SOLID CORE DOOR, SELF-CLOSING & SELF-LATCHING PER IRC R302.5.1
15	*NOT USED
16	*NOT USED
17	FRAMED PLATFORM RAISED 18" A.F.F.
18	BUILDING WATER MAIN SHUT-OFF
19	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 NOT MORE THAN 2" OR LESS THAN 6" ABV. GRADE & POINTING DOWNWARD
20	DRAINAGE SLEEVE - ZURN Z8B3 FIBERGLASS-PLASTIC COVER
21	PROVIDE BOLLARD PER CODE
22	*NOT USED
23	PROVIDE GAS FOR AIR HANDLER
24	MECHANICAL CHASE
25	AIR HANDLER IN ATTIC SPACE, SEE STRUCTURAL FOR EXACT LOCATION.
26	PREFAB PAD FOR CONDENSOR UNITS, HOLD 6" AWAY FROM HOUSE & MIN. 3" ABOVE GRADE. VERIFY THE SIZE WITH THE MECHANICAL CONTRACTOR
27	*NOT USED
28	*NOT USED
29	2x6 WALL
30	LOW WALL, SEE PLAN FOR HEIGHT
31	COURTYARD WALL
32	FENCE RETURNS @ +22' FROM FRONT
33	*NOT USED
34	1/2" TYPE 'MR' GYP. BD. @ ALL CVD. PATIOS, (ICG ESR-1338 OR EQUAL)
35	5/8" TYPE 'X' GYP. BD. @ USEABLE AREAS UNDER STAIRS AND @ GARAGE CLG. WHEN GARAGE IS UNDER A HABITABLE ROOM, USE 1/2" GYP. BOARD @ ALL OTHER WALLS & CLG PER IRC R302.6
36	SOFFIT - SEE ELEVATION
37	22"x30" ATTIC ACCESS SEE DETAIL 6 ON SHEET A4.1
38	LINE OF CEILING CHANGE
39	FLAT SOFFIT @ 8'-0"
40	FLAT SOFFIT @ 7'-0"
41	LINE OF 2ND FLOOR EXT. WALL
42	5 SHELVES EVENLY SPACED
43	1 SHELF
44	1 ROD, 1 SHELF
45	2 RODS, 1 SHELF
46	FACE FRAMED LINEN CABINET
47	PROVIDE MIN. 3" REVEAL AROUND WINDOW/DOOR. SEE ELEVATIONS
48	LINE OF FLOORING CHANGE
49	ELECTRIC PANEL LOCATION-SEE E-1 AND GEN. NOTES. FRAMER TO PROVIDE LATH BACKING AROUND PANEL
50	SLOPE 1/8" PER 12"
51	SLOPE 1/4" PER 12"
52	SLOPE GARAGE 2" OVERALL
53	HANDRAIL/GUARDRAIL (WOOD OR IRON PER SPECS) TO BE 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	RINNAI TANKLESS WATER HEATER. SEE DETAIL ON A4.1

AREA CALC'S.

LIVABLE AREAS:	
FLOOR PLAN LIVABLE	1,800 SQ.FT.
COVERED AREAS:	
COVERED ENTRY	32 SQ.FT.
COVERED PATIO	102 SQ.FT.
GARAGE:	
2 CAR GARAGE	403 SQ.FT.
TOTAL SQ. FT.	2,337 SQ.FT.

GENERAL NOTES

- 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
- INSULATION MANUFACTURER: CERTAIN TEED OR APPROVED EQUAL MATERIAL: BLOWN CELLULOSE INSULATION HALL INSULATION: (2x4) R-13, AIR CONDITIONED AREAS (2x6) R-20, AIR CONDITIONED AREAS CEILING INSULATION: R-30 OVER ALL LIVEABLE AREAS KNEE WALL INSULATION: R-13 2X4/R-20 2X6 CAULK AND SEAL BOTTOM PLATES, PENETRATIONS, WINDOWS & DOORS.
- 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 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" T.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 TAGS 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 INSULATED, DUAL GLAZED, LOW E GLASS AT ALL FRENCH DOORS, WINDOWS AND SLIDING GLASS DOORS
- PLUMBER TO PLACE CLEANOUTS, FEED LINES, ETC. ABOVE A 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 -
 - 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 88" 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.
 - INTERIOR DOORS -
 - A. HEADERS - 82-1/2".
 - B. SINGLE DOORS ARE 2" OVER THE WIDTH OF THE DOOR.
 - C. DOUBLE DOORS ARE 2-1/2" TO 3" OVER THE WIDTH OF THE DOORS.
 - D. BI-PASS DOORS WIDTH OF THE DOORS WITH 82-1/2" HEADER.
 - E. BI-FOLD DOORS ARE 1-1/4" OVER THE WIDTH WIDTH OF THE DOORS.
- NOTE: BI-FOLD OR BI-PASS DOORS NEED A STUD OR LADDER BACKING FOR THE STOP.
- NOTE: ALL DIMENSIONS ARE MINIMUM

SYMBOL LEGEND

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

KEYNOTE	DOUBLE SINK W/ DISPOSAL
HOT WATER RECIRCULATING PUMP	DISHWASHER - PROVIDE 1" AIR GAP PER IRC
FINISHED FLOOR ELEVATION	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 @ 24" O.C. & INSULATION	UTILITY SINK
AC CONDENSING UNIT - SEE MECH PLAN FOR MORE INFO.	REFRIGERATOR SPACE PROVIDE 34" HIGH SPACE & INSTALL RECESSED ICEMAKER LINE
TANKLESS WATER HEATER	30" SMOOTH TOP RANGE W/MICROWAVE ABOVE
WATER CLOSET - PROVIDE MIN. 15" EA. SIDE & 24" CLEAR IN FRONT	HOSE BIBB W/ ANTI-SIPHON VALVE
LAVATORY 1/4" SPREAD	GAS SUB OUT - LOCATE PER MANUFACTURER'S SPECS
STANDARD 5'-0" TUB/SHR	
WATER RESISTANT SURFACES @ 76"	

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
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Home Builders Association

OF CENTRAL ARIZONA

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PROFESSIONAL BUILDING DESIGNER

FLOOR PLAN

PLOT DATE: 2-08-19

Rev.	DATE:
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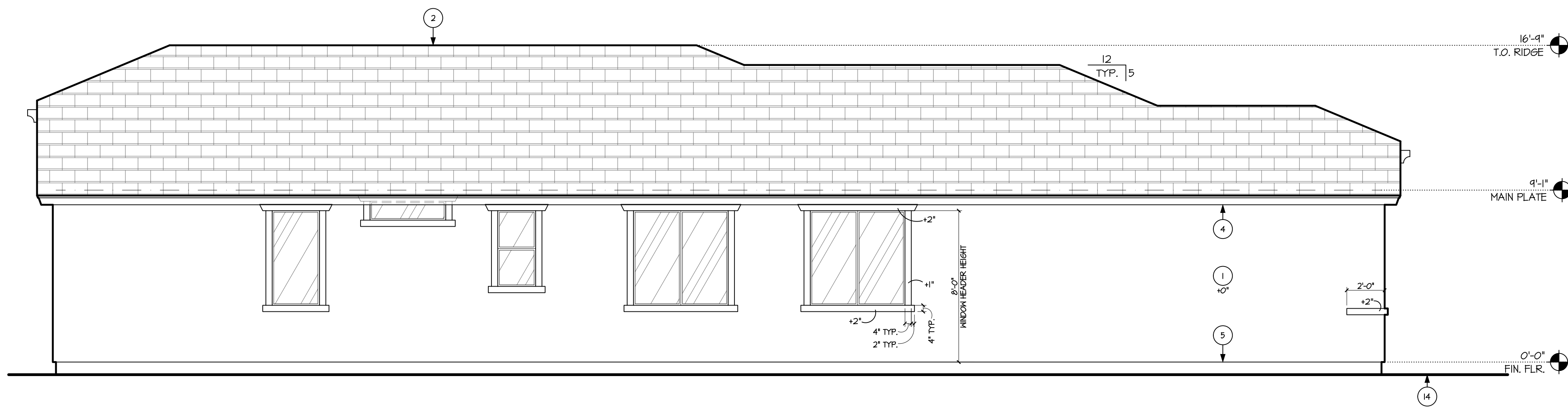
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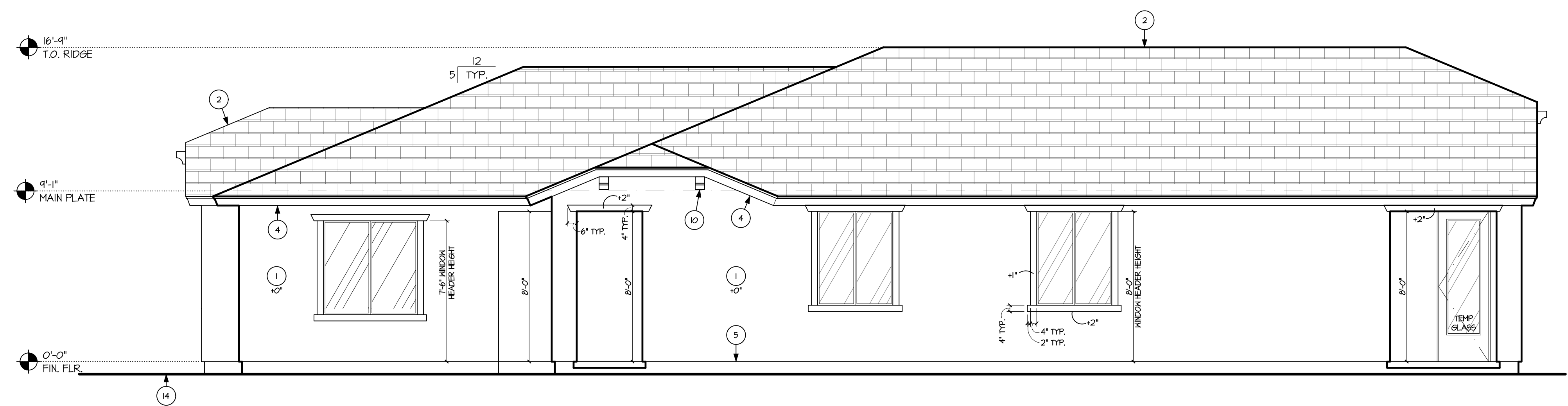
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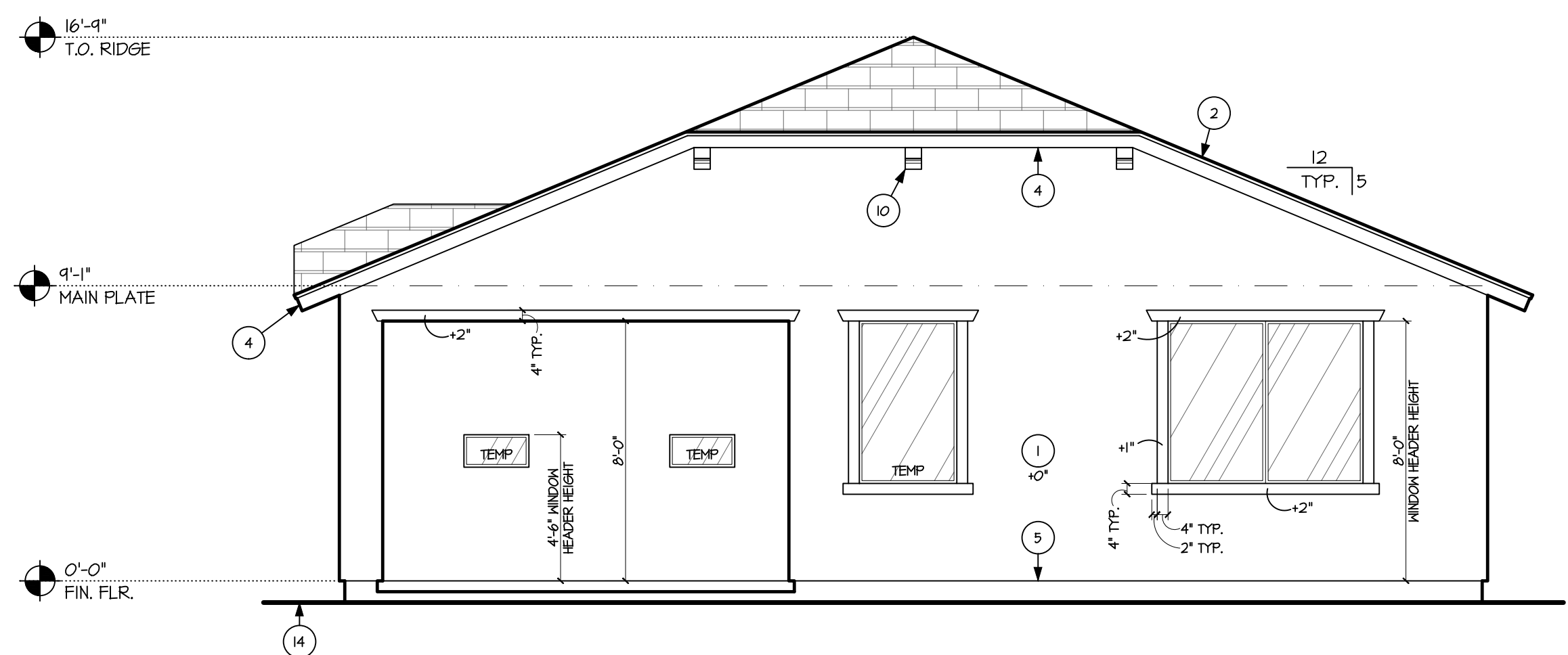
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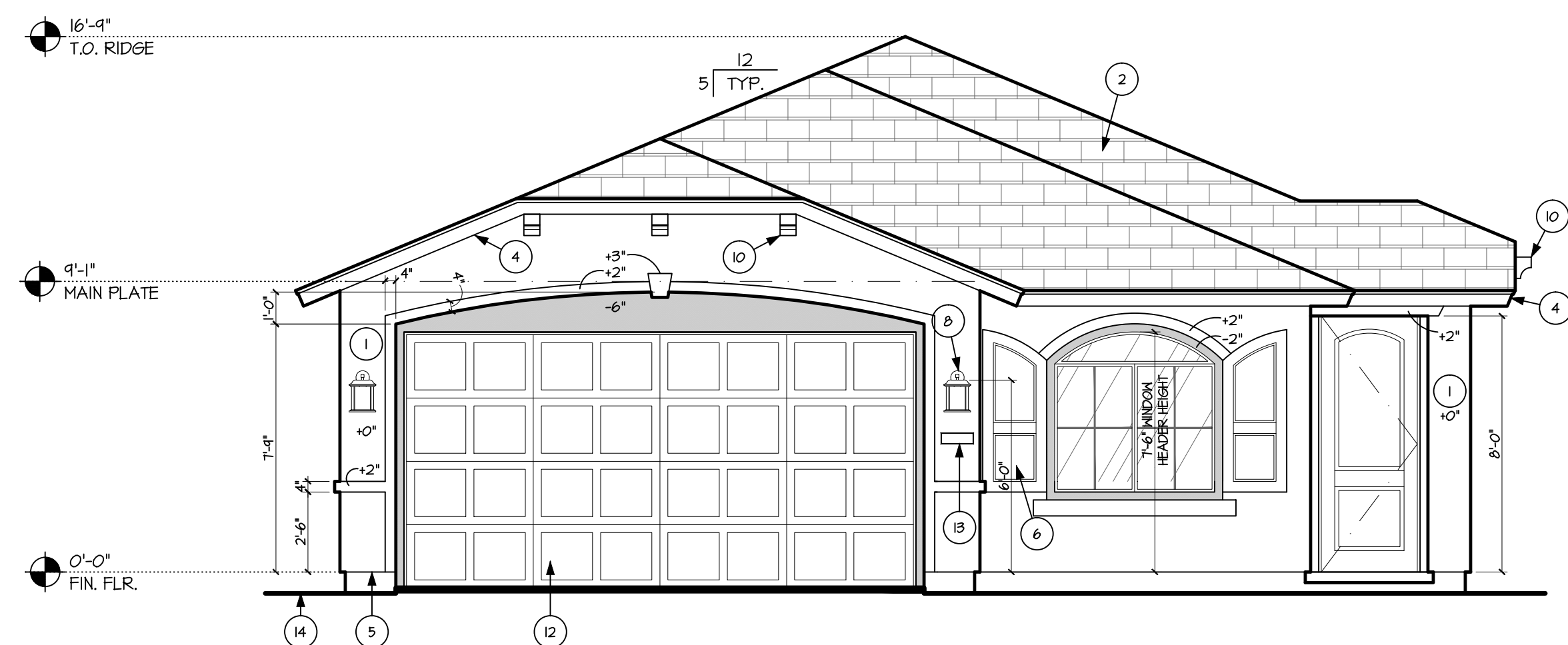
LEFT ELEVATION 'B'
SCALE: 1/4" = 1'-0" WESTERN COTTAGE



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



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



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

- ### 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, ICC# ESR-1641 4 PER THE IRC.
 - BUILT UP ROOFING W/ 3 LAYER'S #15 FELT AND 300 POUNDS OF GRAVEL PER 100 SQ. FT. OF ROOF OR OTHER APPROVED SURFACING MATERIAL INSTALLED PER 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 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.
 - PAINT EXPOSED STEMWALLS TO MATCH UNO.
 - 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, 0/40# FELT (STYLE: PER ELEVATION SEE ROOF PLANS)
3	MASONRY LOW WALL/COLUMN SEE WALL DETAILS 2 & 3 ON SHEET A4.I
4	FASCIA - REFER TO DETAIL 26 ON SHEET A4.I
5	KEEP SCREED - REF. DETAIL 9 ON SHEET A4.I
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 A4.I
8	EXTERIOR LIGHT-FER SPECIFICATIONS SEE DETAIL 25 ON SHEET A4.I FOR INSTALLATION AT STONE VENEER
9	FYPON' TILE VENT (CN6X6) - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S
10	FYPON' COVE CORBEL (CORCV18X6X6) - 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.I 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 A4.I
17	FYPON' OUTLOOKER (BKT16X32X45) - ATTACH PER MFG SPEC'S. VERIFY ITEM W/ BUILDER SPEC'S
18	4x6 SCUPPERS W/FOAM AND STUCCO TRIM

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

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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6. 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 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, ELEG. 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

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13	STREET ADDRESS NUMBER-FINISH PER SPECIFICATIONS, SEE DETAIL 25 ON SHEET A4.I FOR INSTALLATION AT STONE VENEER
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NOTE:

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NOTE:

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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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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, IBC 1505-1641-4 PER THE IRC.
5. BUILD UP ROOFING W/ 3 LAYERS @ 5# FELT AND 300 POUNDS OF GRAVEL PER 100 SQ. FT. OF ROOF OR OTHER APPROVED SURFACING MATERIAL. INSTALLED PER MANUFACTURERS ATTACHED SPECIFICATIONS.
6. HEEP SCHEDULE SHALL BE OF NO. 26 GAUSE CORROSION RESISTANT METAL WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2" AND PLACED A MIN. 1" BELOW TOP OF FINISHED FLOOR AND A MINIMUM 6" ABOVE FINISHED GRADE & ALL EXTERIOR WALL.
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9. ALL VENTS, ELEC. BOXES, HVAC UNITS, ETC. SHALL BE PAINTED TO MATCH HOUSE UNO.
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* SEE SPECIFICATION FOR MORE INFORMATION *

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UNDER EXTERIOR PLASTER

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



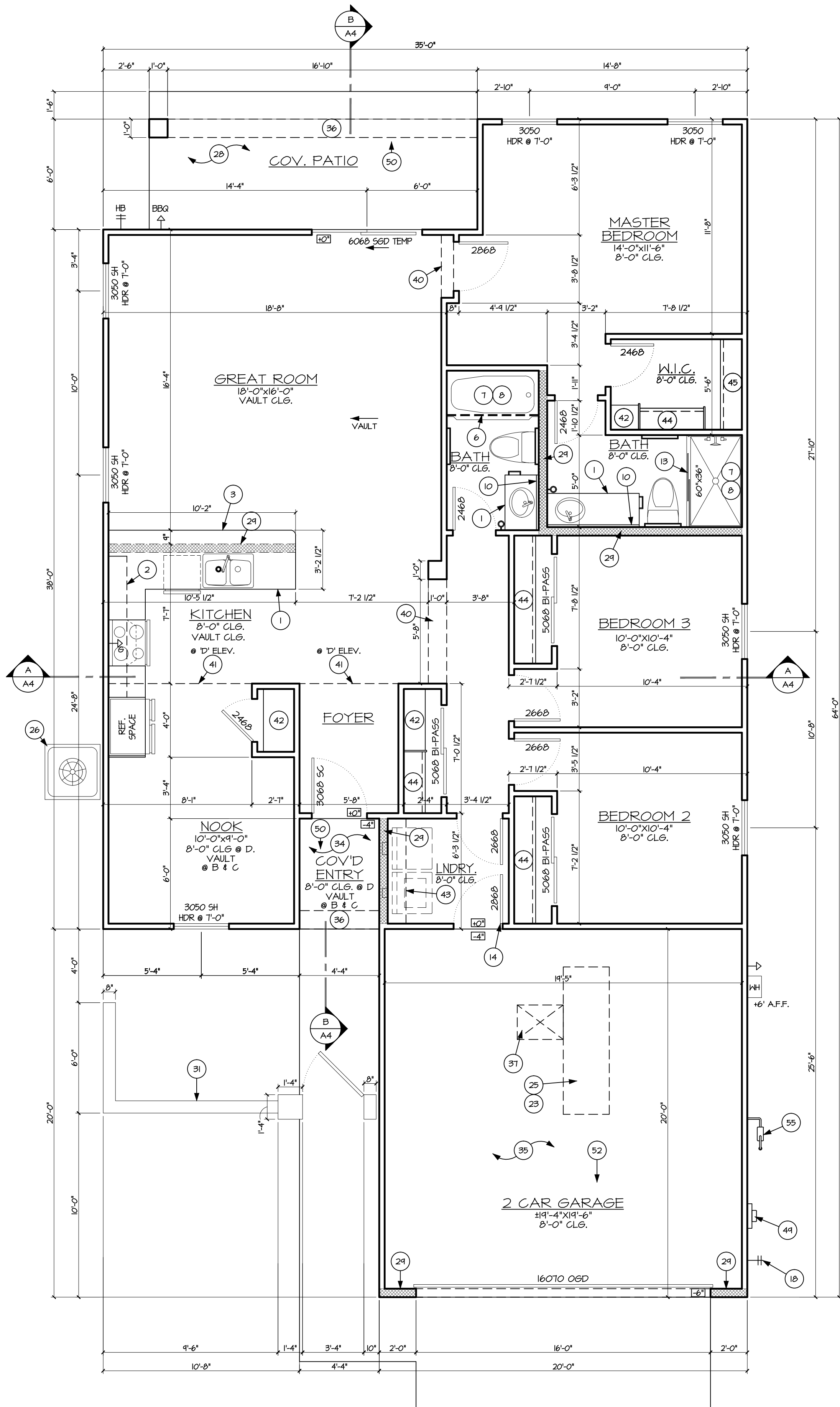
SCALE: 1/4" = 1'-0" RANCH HACIENDA



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



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



FLOOR PLAN

1/4"=1'-0"

NOTE:

REQUIRED DRAIN PAN FOR WATER HEATER; PAN SHALL BE GALVANIZED PAN HAVING A MIN. THICKNESS OF 24 GA. OR OTHER PANS LISTED FOR SUCH USE; PAN SHALL BE NOT LESS THAN 1-1/2" DEEP AND SHALL BE OF SUFFICIENT SIZE AND SHAPE TO RECEIVE ALL DRIPPING OR CONDENSATE FROM THE TANK OR WATER HEATER. THE PAN SHALL BE DRAINED BY AN INDIRECT WASTE PIPE HAVING A MIN. DIA. OF 3/4"; THE PAN DRAIN SHALL EXTEND FULL-SIZED AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR SHALL EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE NOT LESS THAN 6" AND NOT MORE THAN 24" ABOVE THE ADJACENT GROUND SURFACE.

NOTE:

FIELD CUT ENDS, NOTCHES AND DRILLES HOLES OF PRESSURE PRESERVATIVELY TREATED WOOD ARE TO BE RETREATED IN THE FIELD IN ACCORDANCE WITH ANPA M4 - REFERENCE IRC 2012 SECTION R317.1. OTHER PENETRATIONS OF THE GARAGE DWELLING SEPARATION, SUCH AS PIPES, ARE TO BE PROTECTED BY FILLING THE OPENING AROUND THE PENETRATING ITEMS WITH APPROVED MATERIALS TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION PER IRC 2012 CHAPTER 3 SECTION R302.5.1 THRU R302.5.3

NOTE:

CEILING GYPSUM BOARD APPLICATION: WHEN APPLYING A WATER-BASED TEXTURE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8 INCH TO 1/2 INCH FOR 16-INCH ON CENTER FRAMING, AND FROM 1/2 INCH TO 5/8 INCH FOR 24-INCH ON CENTER FRAMING OR 1/2-INCH SAG RESISTANT GYPSUM CEILING BOARD SHALL BE USED. ALL MEASUREMENTS ARE TO BE FIELD VERIFIED PRIOR TO START OF CONSTRUCTION.

NOTE:

PROVIDE AN EXPANSION TANK OR OTHER DEVICE DESIGNED FOR INTERMITTENT OPERATION FOR THERMAL EXPANSION CONTROL AT THE WATER HEATER IF A BACKFLOW PREVENTER IS ON OR TO BE INSTALLED ON THE WATER LINE OR AT THE METER.

NOTE:

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 S.F.

NOTE:

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

NOTE:

SEE EXTERIOR ELEVATIONS FOR LOCATIONS OF STONE VENEER & POPOUTS

NOTE:

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

NOTE:

PROVIDE AIR GAP AT DISHWASHER.

NOTE:

THE MAXIMUM LENGTH OF A CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 35 FEET FROM THE DRYER LOCATION TO THE WALL OR ROOF TERMINATION. THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED 2.5 FEET FOR EACH 45-DEGREE BEND AND 5 FEET FOR EACH 90-DEGREE BEND. ICM M502.4.1

NOTE:

PRE-FAB SHOWER CAN BE REPLACED WITH OPTIONAL SITE-BUILT SHOWER PER IRC-P2704

NOTE:

ON GRADED SITES, THE TOP OF EXTERIOR FOUNDATION SHALL BE ABOVE THE ELEVATION OF THE STREET GUTTER AT THE LOWEST POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12A PLUS 2%, OR AS APPROVED BY TOWN ENGINEER, OR 12A ABOVE HIGHEST ELEVATION ON LOT. (IRC SECTION R403.1.7.3)

NOTE:

WITHIN FLY ZONE AREA OF AIRPORTS, MILITARY INSTALLATIONS, & DIRECTLY ADJACENT TO FREEWAYS, BUILDING COMPONENTS SHALL BE DESIGNED FOR SOUND ATTENUATION.

FLOOR PLAN KEYNOTES

No.	DESCRIPTION
1	BASE CABINET W/COUNTERTOP (PER SPECS.)
2	UPPER CABINETS (PER SPECS.)
3	BREAKFAST BAR W/COUNTERTOP
4	*NOT USED
5	24"x36" OVAL MIRROR
6	PROVIDE SHOWER ROD (PER SPECS.)
7	CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. KERDI SYSTEM MAY BE USED AS BACKER PER ICC ESR-2467 AND MFG. INSTALLATION INSTRUCTIONS.
8	WAINSCOT TO 18" ABV. F.E. IRC R307.2
9	RECESSED MEDICINE CABINET (PER SPECS.) - R.O. 14"x24"
10	MIRROR - RUN ENTIRE LENGTH OF VANITY, SITS ON BACK SPLASH
11	VANITY CABINETS WITH COUNTERTOP AND 4" SPLASH.
12	*NOT USED
13	TEMPERED GLASS BYPASS SHOWER DOORS
14	MIN. 1-3/8" SOLID CORE DOOR, SELF-CLOSING & SELF-LATCHING PER IRC R302.5.1
15	3026 WROUGHT IRON GATE
16	*NOT USED
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 Z8B3 FIBERGLASS-PLASTIC COVER
21	*NOT USED
22	PROVIDE DRAIN PAN FOR WASHER
23	PROVIDE GAS FOR AIR HANDLER
24	MECHANICAL CHASE
25	AIR HANDLER IN ATTIC SPACE
26	PREFAB PAD FOR CONDENSOR UNITS, HOLD 6" AWAY FROM HOUSE & MIN. 3" ABOVE GRADE. VERIFY THE SIZE WITH THE MECHANICAL CONTRACTOR
27	*NOT USED
28	EXPOSED RAFTERS
29	2x6 WALL
30	LOW WALL, SEE PLAN FOR HEIGHT
31	COURTYARD WALL
32	FENCE RETURN @ 122' FROM FRONT
33	MIN. 60" X 30" CONC. STOOD
34	1/2" SAG-RESISTANT TYPE MR' GYP. BD. @ ALL CVD. PATIOS, (ICC #ESR-1338 OR EQUAL)
35	GARAGE ENVELOPE MUST BE 5/8" SAG-RESISTANT TYPE X GYP. BOARD APPLIED TO GARAGE SIDE. GARAGE CEILING BENEATH HABITABLE ROOMS SHALL BE 2 LAYERS OF 5/8" SAG-RESISTANT TYPE X GYPSUM BOARD OR EQUAL. WHEN THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 5/8" SAG-RESISTANT TYPE X GYPSUM BOARD OR EQUAL. (TOWN OF BUCKEYE DEVELOPMENT CODE)
36	SOFFIT - SEE ELEVATION
37	22"x30" ATTIC ACCESS SEE DETAIL 6 ON SHEET A4.1
38	LINE OF CEILING CHANGE
39	FLAT SOFFIT @ 8'-0"
40	FLAT SOFFIT @ 7'-6"
41	VAULT CEILING
42	5-20" OR 16" SHELVES EVENLY SPACED
43	1 SHELF
44	1 ROD, 1 SHELF
45	2 RODS, 1 SHELF
46	*NOT USED
47	MIN. 36"x36" LANDING AT DOOR LOCATION PER IRC
48	LINE OF FLOORING CHANGE
49	ELECTRIC PANEL LOCATION-SEE E-1 AND GEN. NOTES, FRAMER TO PROVIDE LATH BACKING AROUND PANEL
50	SLOPE 1/8" PER 12"
51	SLOPE 1/4" PER 12"
52	SLOPE GARAGE 2" OVERALL
53	HANDRAIL/GUARDRAIL (WOOD OR IRON PER SPECS) TO BE 36" ABOVE WALKING PLANE, ON 8" HIGH CURB, RAILS SHOULD BE SPACED TO NOT ALLOW A 4" SPHERE TO PASS THROUGH ANY OPENINGS. (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)

AREA CALC'S.

LIVABLE AREAS:	
FLOOR PLAN LIVABLE	1,392 SQ.FT.
COVERED AREAS:	
COVERED ENTRY	26 SQ.FT.
COVERED PATIO	134 SQ.FT.
GARAGE:	
2 CAR GARAGE	400 SQ.FT.
TOTAL SQ. FT.	1,925 SQ.FT.

GENERAL NOTES

- HALL FRAMING - SEE STRUCTURAL - UNO. EXTERIOR BEARING WALLS - 2x4 @ 16" o.c. UNO. INTERIOR BEARING WALLS - 2x4 @ 16" o.c. UNO. INTERIOR NON BRG. - 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 HALL INSULATION: (2x4) R-13, AIR CONDITIONED AREAS (2x6) R-20, AIR CONDITIONED AREAS CEILING INSULATION: R-30 OVER ALL LIVEABLE AREAS KNEE WALL INSULATION: R-13 2X4/R-20 2X6 CAULK AND SEAL BOTTOM PLATES, PENETRATIONS, WINDOWS & DOORS.
- 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 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 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 TAGS 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 -
 - 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 88" 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.
- INTERIOR DOORS -
 - A. HEADERS - 82-1/2"
 - B. SINGLE DOORS ARE 2" OVER THE WIDTH OF THE DOOR.
 - C. DOUBLE DOORS ARE 2-1/2" TO 3" OVER THE WIDTH OF THE DOORS
 - D. BI-PASS DOORS WIDTH OF THE DOORS WITH 82-1/2" HEADER.
 - E. BI-FOLD DOORS ARE 1-1/4" OVER THE WIDTH OF THE DOORS.NOTE: BI-FOLD OR BI-PASS DOORS NEED A STUD OR LADDER BACKING FOR THE STOP.

NOTE: ALL DIMENSIONS ARE MINIMUM

SYMBOL LEGEND

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

KEYNOTE	DOUBLE SINK W/ DISPOSAL
R.P. HOT WATER REGRULATING	DN DISHWASHER - PROVIDE 1" AIR GAP PER IRC
FINISHED FLOOR ELEVATION	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 HALL	UTILITY SINK
6" WALL WITH STAGGERED 2x4 STUDS @ 24" O.C. & INSULATION	REFRIGERATOR SPACE PROVIDE 34" WIDE SPACE & INSTALL RECESSED ICEMAKER LINE
AG CONDENSING UNIT - SEE MECH PLAN FOR MORE INFO.	30" SMOOTH TOP RANGE W/MICROWAVE ABOVE
WATER HEATER W/RAIN & PAN	HOSE BIBB W/ ANTI-SIPHON VALVE
WATER CLOSET - PROVIDE MIN. 15" EA. SIDE & 24" CLEAR IN FRONT	STANDARD 3/4" TUB/SHR
LAVATORY 1/4" SPREAD	GAS SUB OUT - LOCATE PER MANUFACTURER'S SPECS
WATER RESISTANT SURROUNDS @ 1/8"	

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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NOTE:

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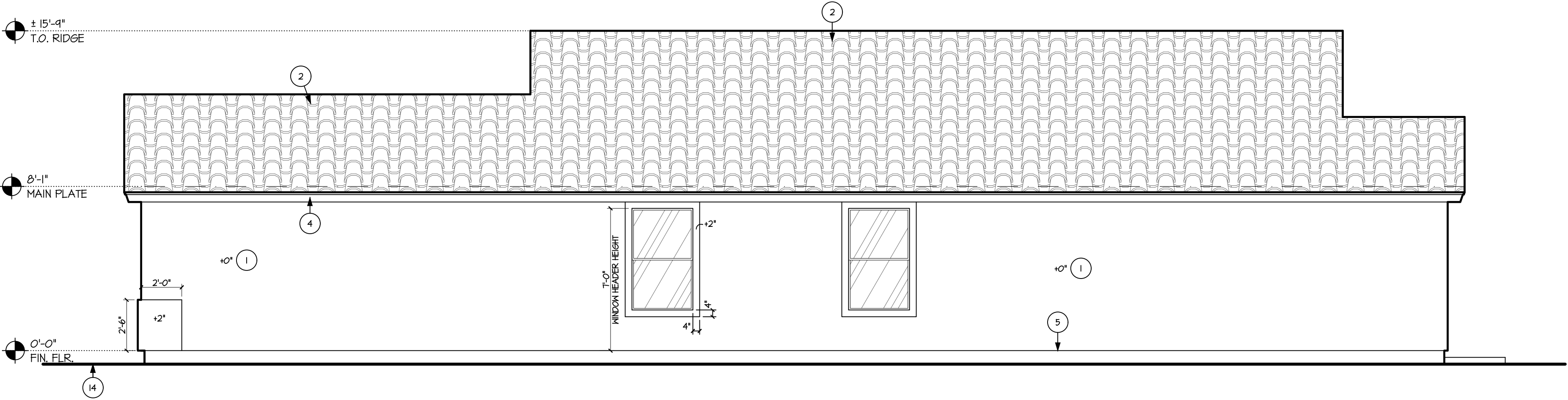
GENERAL NOTES

- 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, ICC# ESR-1647 4 PER THE IRC.
- BUILT UP ROOFING W/ 3 LAYER'S #15 FELT AND 300 POUNDS OF GRAVEL PER 100 SQ. FT. OF ROOF OR OTHER APPROVED SURFACING MATERIAL INSTALLED PER 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 1" BELOW TOP OF FINISHED FLOOR AND A MINIMUM OF 6" ABOVE FINISHED GRADE @ ALL EXTERIOR WALLS
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- PAINT EXPOSED STEMWALLS TO MATCH UNO.
- SLOPES (EXAMPLE: FIREPLACE / MEDIA NICHE TOPS) OF 60° OR LESS FROM HORIZONTAL TO HAVE UNDERLAYMENT MEETING ROOFING REQUIREMENTS.

KEYNOTES

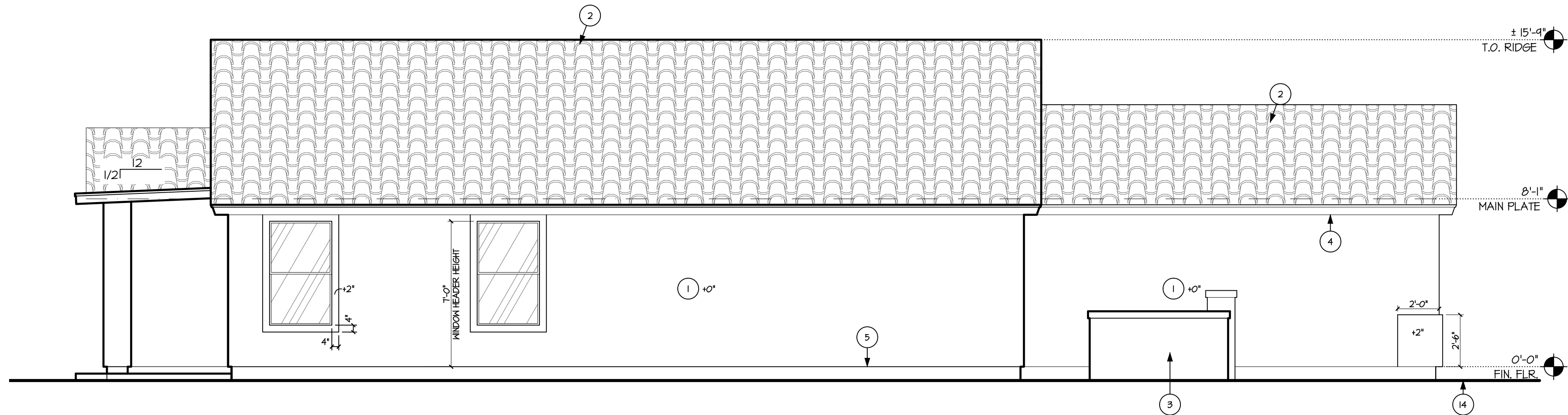
SEE SPECIFICATIONS FOR MORE INFO. SOME KEYNOTES MAY NOT APPLY

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2	CONCRETE ROOF TILE ICC# ESR-1647, 0/40# FELT (STYLES: 5' & FLAT' PER SPECS.)
3	COURTYARD WALL
4	FASCIA - REFER TO DETAIL 26 ON SHEET A4.I
5	KEEP SCREED-REFERENCE DETAIL 9 ON SHEET A4.I
6	DECORATIVE SHUTTERS (PER SPECIFICATIONS)
7	ADHERED CULTURED STONE VENEER PER ICC #ESR-1364 PER SPECS. 0/WEATHER RESISTIVE BARRIER. SEE DETAILS 8 & 9 ON SHEET A4.I
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14	FINISH GRADE - SLOPE MIN. 5% AWAY FROM BUILDING
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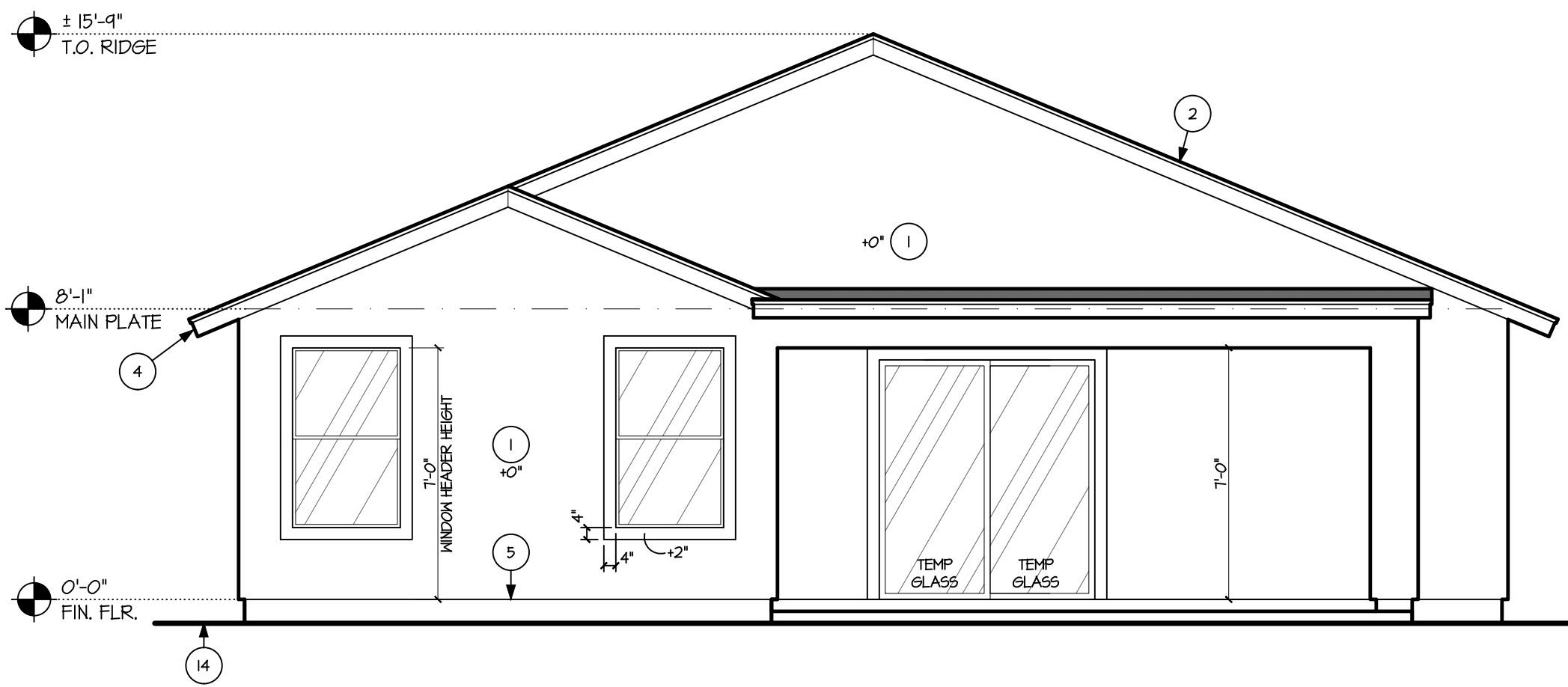
RIGHT ELEVATION 'B'

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



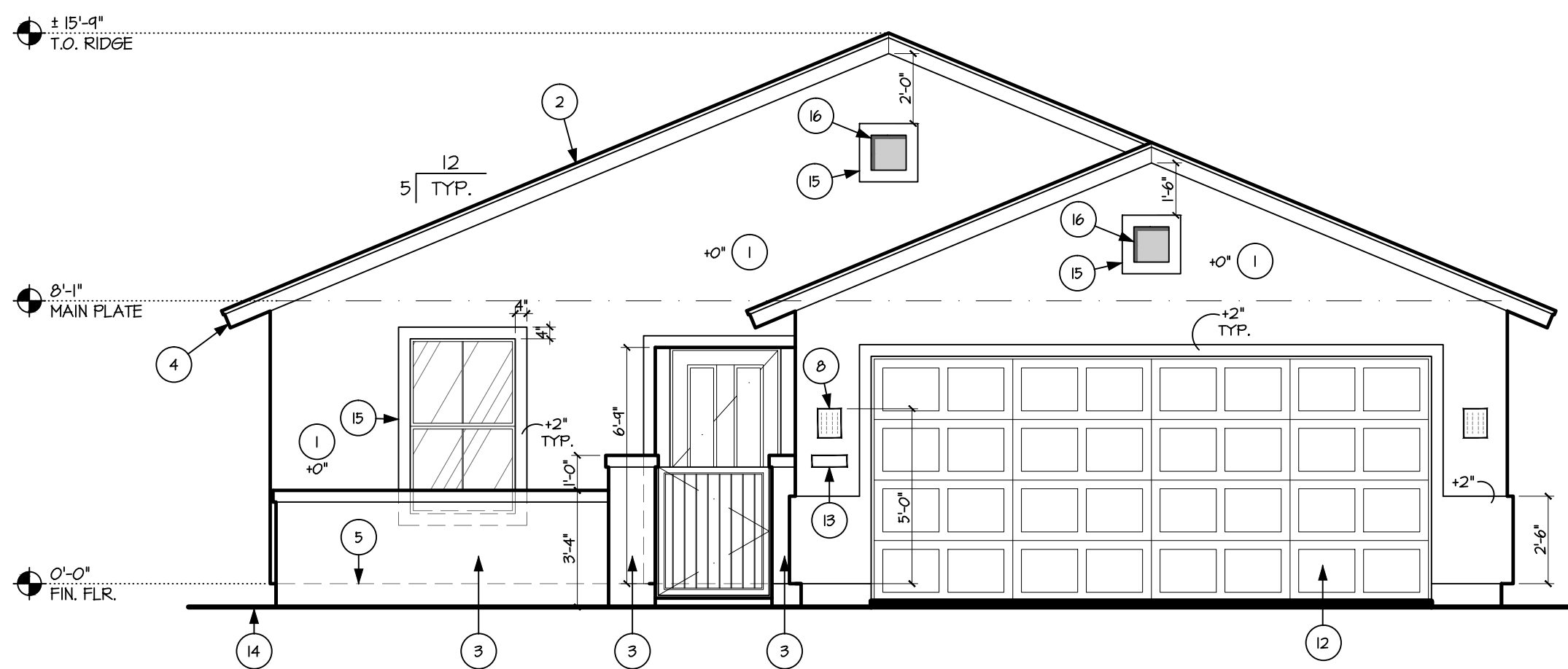
LEFT ELEVATION 'B'

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REAR ELEVATION 'B'

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



FRONT ELEVATION 'B'

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

[i]PLAN, LLC
4711 East Falcon Drive • Suite 312
Mesa, Arizona 85215
studio (480) 807-1559 • fax (480) 894-2529
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ELEVATION 'B' &
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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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NOTE:

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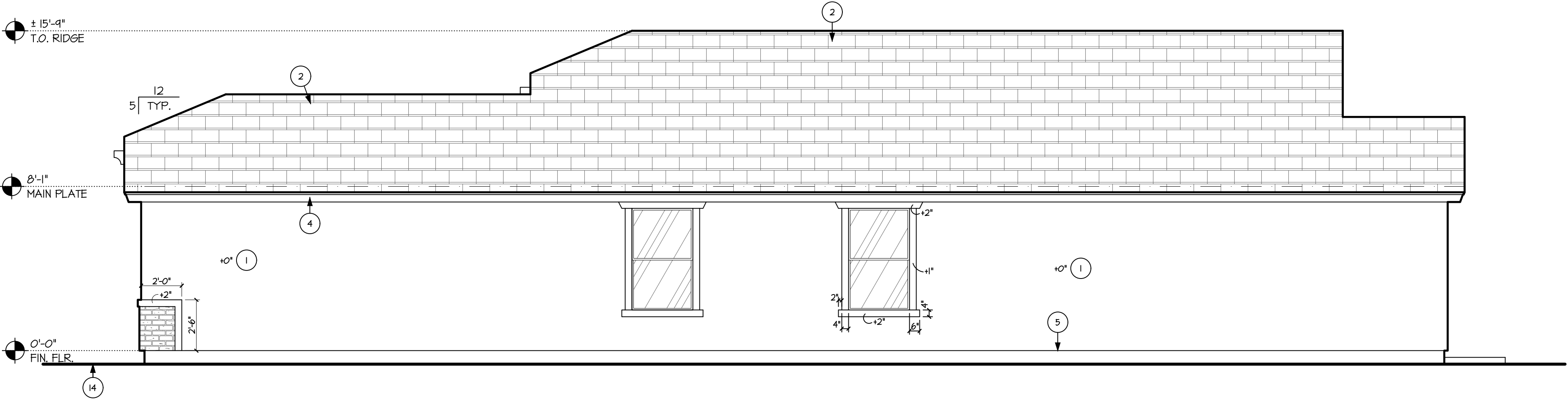
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5. BUILT UP ROOFING W/ 3 LAYER'S #15 FELT AND 300 POUNDS OF GRAVEL PER 100 SQ. FT. OF ROOF OR OTHER APPROVED SURFACING MATERIAL INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATIONS AND PER THE IRC.
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KEYNOTES

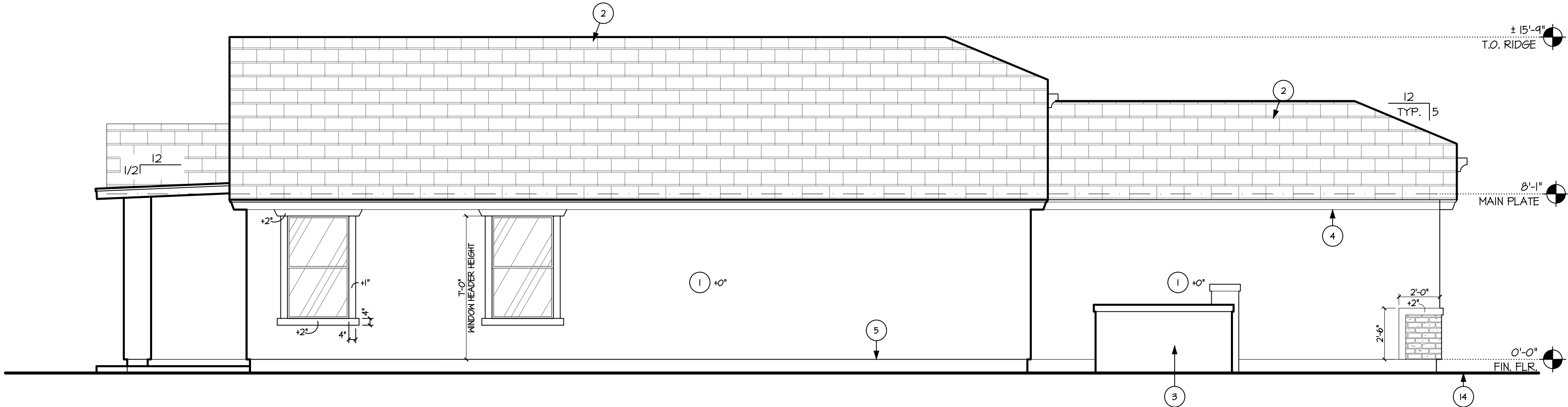
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2	CONCRETE ROOF TILE ICC# ESR-1647, 0/40# FELT (STYLES: 5' 4" FLAT" PER SPECS)
3	COURTYARD WALL
4	FASCIA - REFER TO DETAIL 26 ON SHEET A4.I
5	KEEP SCREED-REFERENCE DETAIL 9 ON SHEET A4.I
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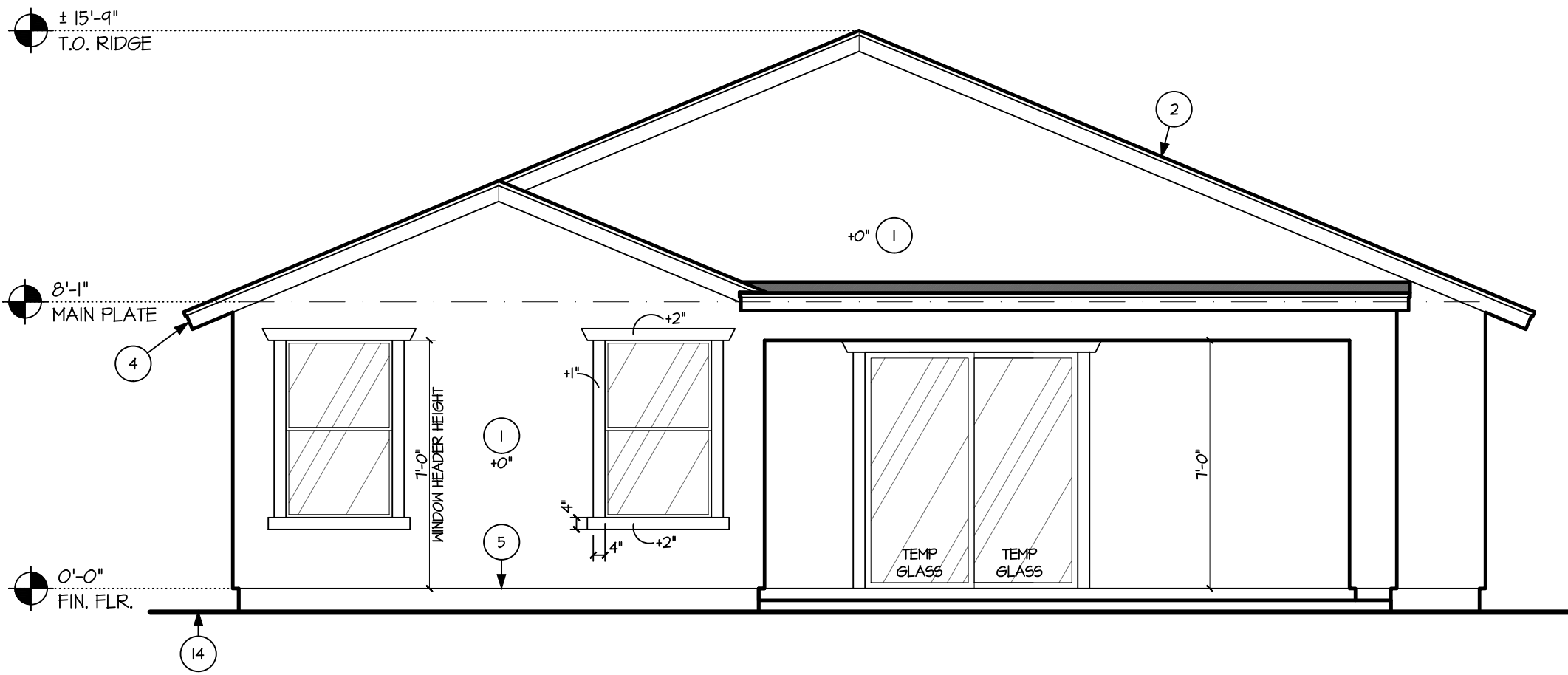
RIGHT ELEVATION 'C'

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



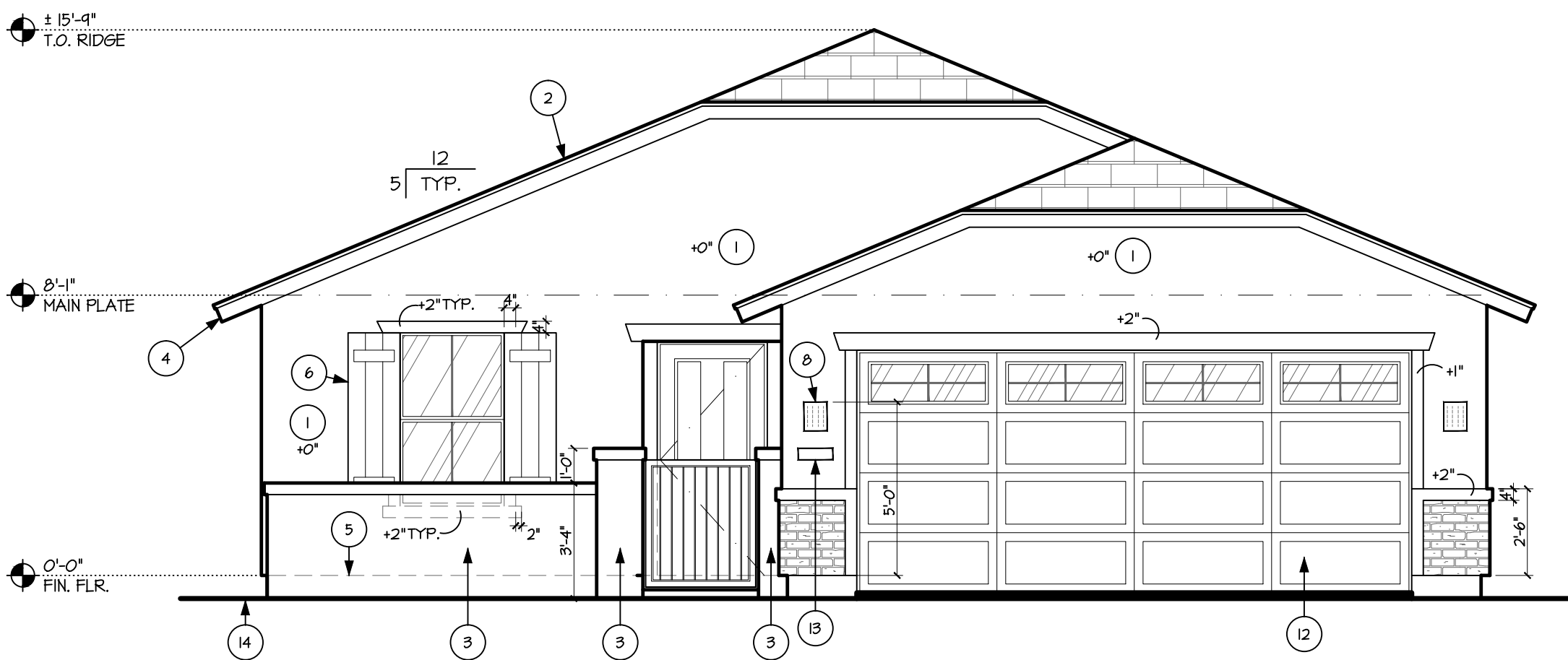
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SCALE: 1/4" = 1'-0"



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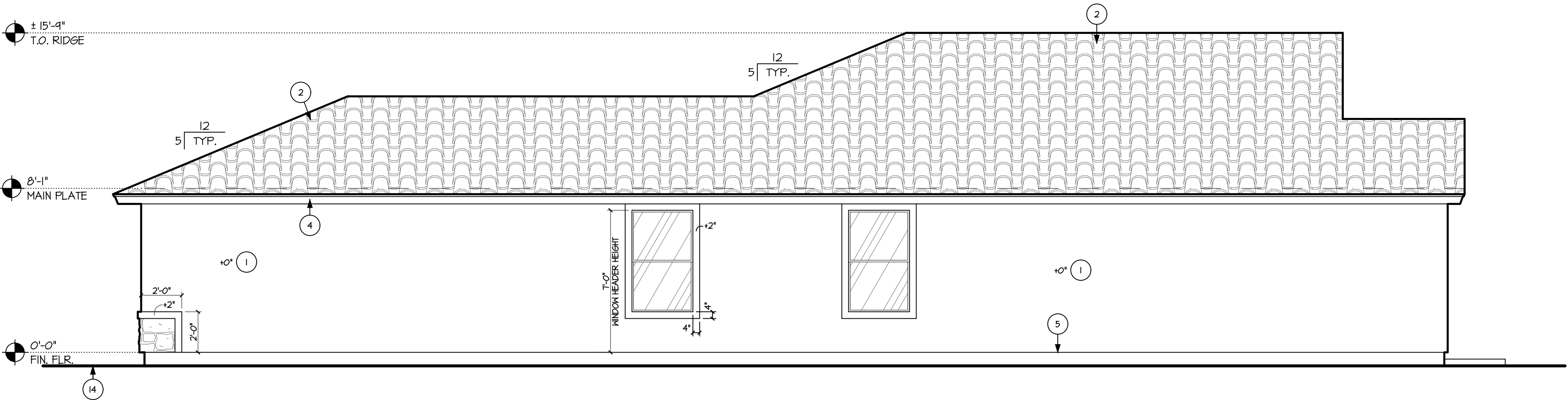
GENERAL NOTES

- 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, ICC# ESR-1647 4 PER THE IRC.
- BUILT UP ROOFING W/ 3 LAYER'S #15 FELT AND 300 POUNDS OF GRAVEL PER 100 SQ. FT. OF ROOF OR OTHER APPROVED SURFACING MATERIAL INSTALLED PER 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 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.
- PAINT EXPOSED STEMWALLS TO MATCH UNO.
- SLOPES (EXAMPLE: FIREPLACE / MEDIA NICHE TOPS) OF 60° OR LESS FROM HORIZONTAL TO HAVE UNDERLAYMENT MEETING ROOFING REQUIREMENTS.

KEYNOTES

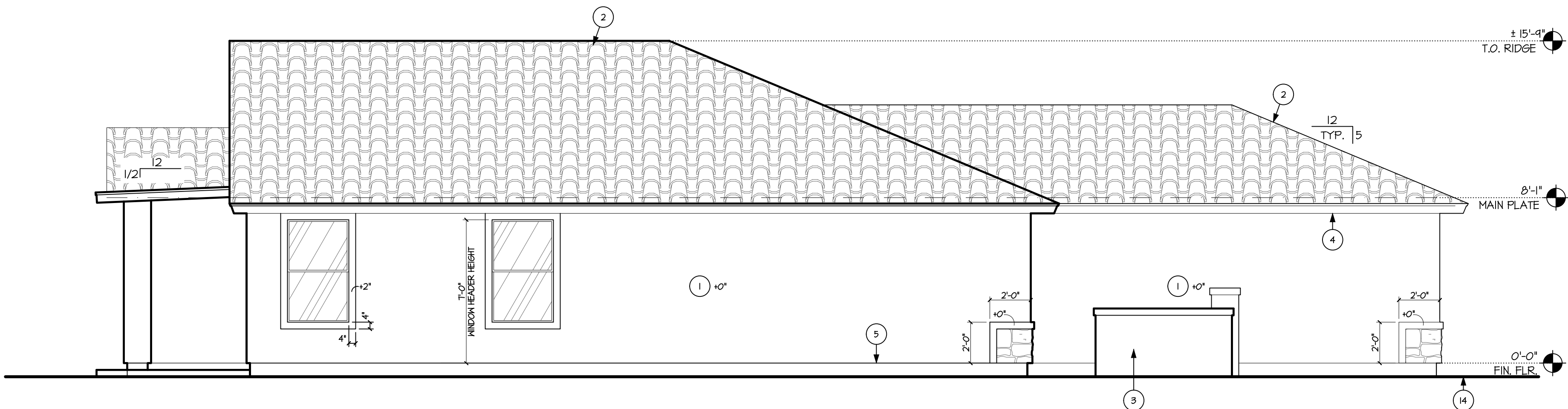
SEE SPECIFICATIONS FOR MORE INFO. SOME KEYNOTES MAY NOT APPLY

No.	DESCRIPTION
1	3/8" STUCCO SYSTEM OVER 1" FOAM BOARD. LATH BASE OVER BUILDING PAPER - ICC # ESR-2214 WHEN APPLIED OVER ANY WOOD BASED SHEATHING, THE BARRIER SHALL BE A MIN. TWO LAYER OF GRADE 'D' BUILDING PAPER PER THE IRC.
2	CONCRETE ROOF TILE ICC# ESR-1647, 0/40# FELT (STYLES: 5' & 4' FLAT' PER SPECS)
3	COURTYARD WALL
4	FASCIA - REFER TO DETAIL 26 ON SHEET A4.I
5	KEEP SCREED-REFERENCE DETAIL 9 ON SHEET A4.I
6	DECORATIVE SHUTTERS (PER SPECIFICATIONS)
7	ADHERED CULTURED STONE VENEER PER ICC #ESR-1364 PER SPECS. 0/WEATHER RESISTIVE BARRIER. SEE DETAILS 8 & 4 ON SHEET A4.I
8	EXTERIOR LIGHT-FER SPECIFICATIONS SEE DETAIL 25 ON SHEET A4.I FOR INSTALLATION AT STONE VENEER
9	MOLDED POLYURETHANE "TERRA COTTA" TILE VENT - SEE DETAILS 4 & 5 ON SHEET A4.I
10	CORBEL PER SPECIFICATIONS - SEE FASCIA DETAILS ON SHEET A4.I
11	NOT USED
12	SECTIONAL METAL ROLL-UP DOOR, PAINT TO MATCH EXTERIOR OF HOUSE - PER SPECS.
13	STREET ADDRESS NUMBER-FINISH PER SPECIFICATIONS, SEE DETAIL 25 ON SHEET A4.I FOR INSTALLATION AT STONE VENEER
14	FINISH GRADE - SLOPE MIN. 5% AWAY FROM BUILDING
15	STUCCO SYSTEM OVER FOAM SURROUND PROJECTION.
16	DECORATIVE GABLE END DETAIL WITH STUCCO POPOUT-SEE DETAIL SHEET A4.I
17	STUCCO SYSTEM OVER 2x WOOD FRAME AND/OR FOAM SURROUND PROJECTION. SLOPE FOR DRAINAGE. SEE DETAIL 18 ON SHEET A4.I



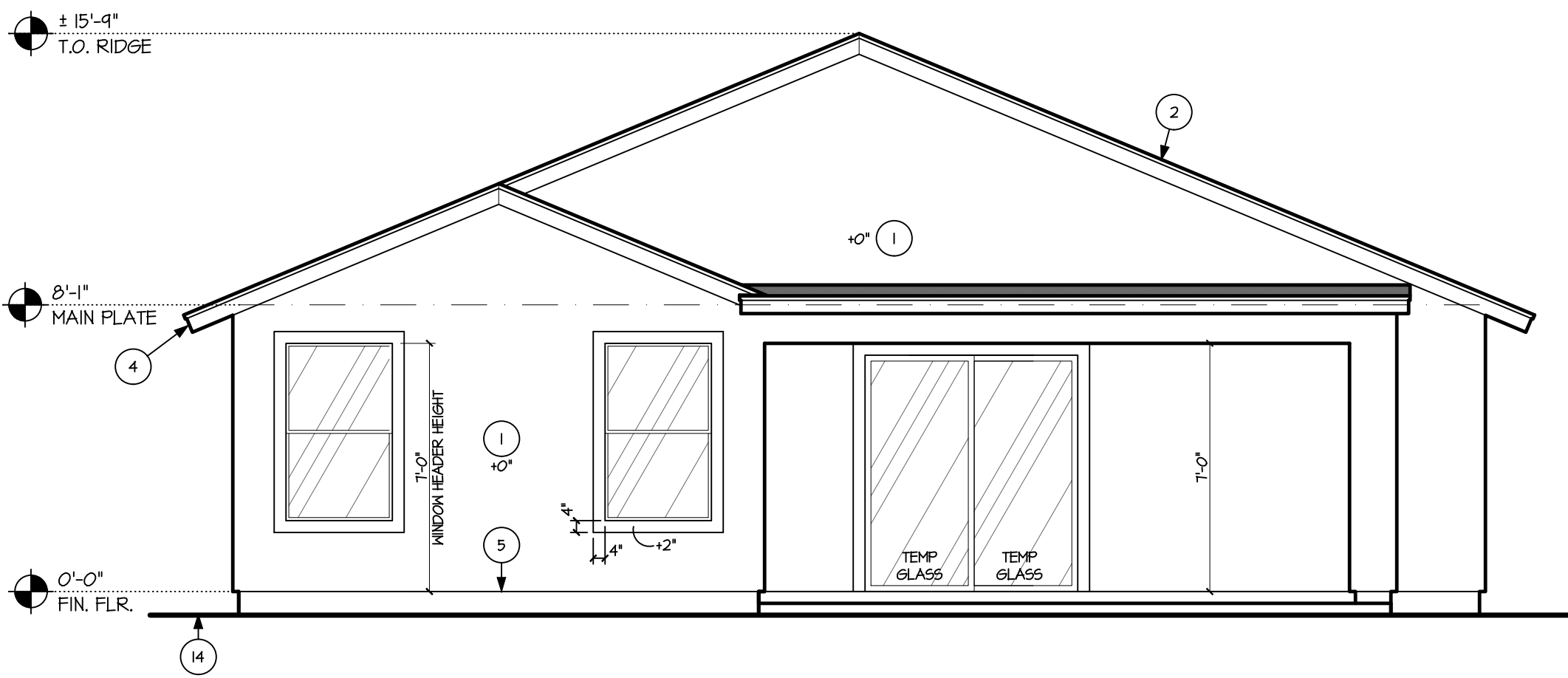
RIGHT ELEVATION 'D'

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



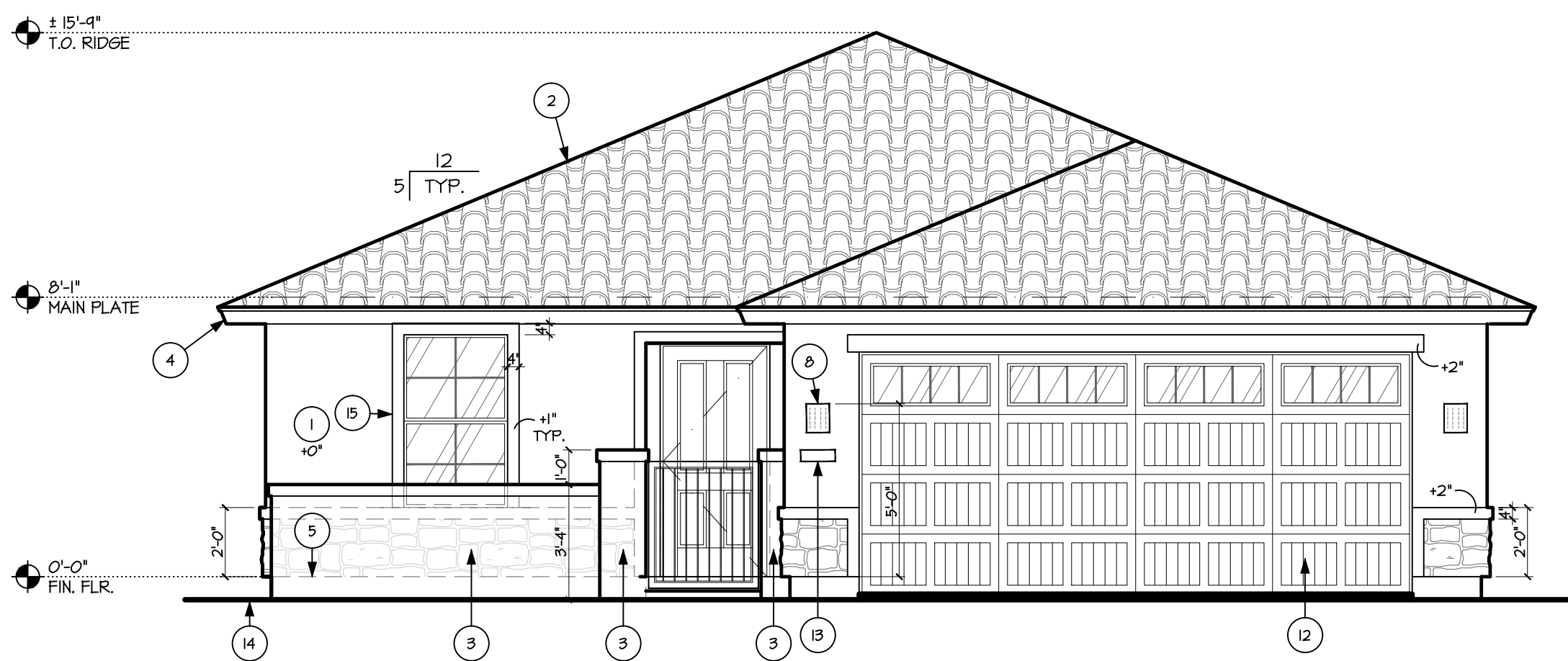
LEFT ELEVATION 'D'

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



REAR ELEVATION 'D'

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



FRONT ELEVATION 'D'

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

[i]PLAN, LLC
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Mesa, Arizona 85215
studio (480) 807-1559 • fax (480) 894-2529
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Home
Builders
Association
OF CENTRAL
ARIZONA

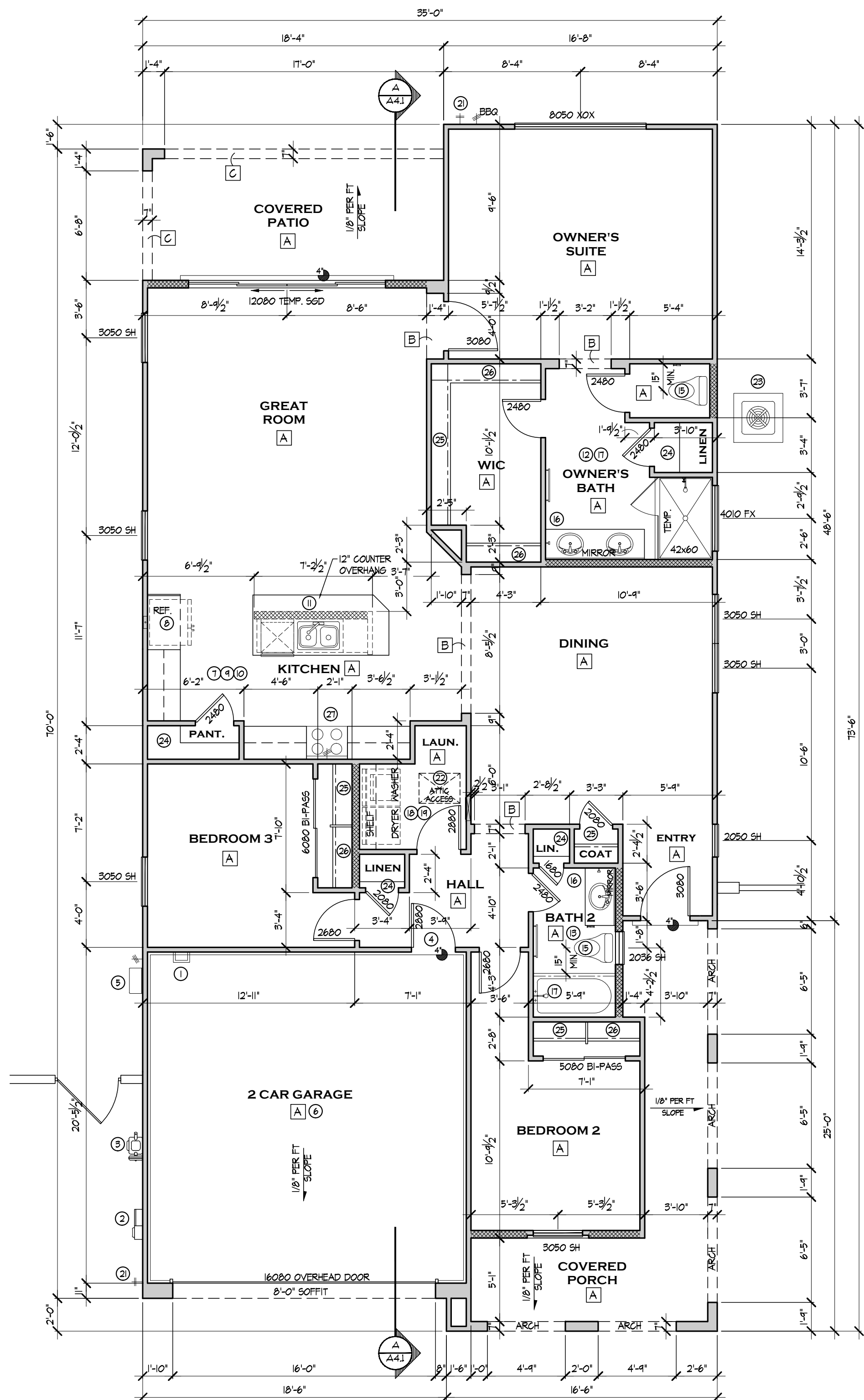
AMERICAN INSTITUTE OF BUILDING DESIGN
A B D
PROFESSIONAL
BUILDING DESIGNER

ELEVATION 'D'

PLOT DATE:	12-13-18
Rev.	DATE:
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2	
3	
4	

PLAN
3565
ALTERRA

SHEET
A3.2



FLOOR PLAN ELEVATION 'A'
SCALE: 3/16" = 1'-0"

Table with 2 columns: FLOOR PLAN AREA, FLOOR AREA CALCULATIONS. Rows include Livable Under Roof, 2 Car Garage, Covered Porch, and Total Max Sq. Ft.

Table with 2 columns: CEILING HEIGHTS, MEASURED ABOVE FINISHED FLOOR. Rows include 9'-0" Ceiling, 8'-0" Soffit, and 1'-6" Soffit.

Table with 2 columns: LEGEND, 2x6 WALL. Includes a cross-hatch pattern for wall identification.

GENERAL NOTES

- A. DIMENSIONS ON FLOOR PLAN ARE SHOWN FACE OF STUD TYP. (UNO.)
B. CONTRACTOR TO VERIFY ROUGH OPENINGS FOR ALL DOOR AND WINDOWS.
C. VERIFY ALL EXTERIOR DOOR AND WINDOW HEADER HEIGHTS PRIOR TO INSTALLATION.
D. ALL EGRESS WINDOWS SHALL MEET 2012 IRC MIN. EGRESS REQUIREMENTS PER SEC. 310.2.1 MIN. CLEAR WIDTH 24" MIN. CLEAR HEIGHT - 5'1" MIN. AREA - MAX. SILL HEIGHT 44".
E. PROVIDE DRAFT STOPS IN ALL WALLS GREATER THAN 10'-0" IN HEIGHT.
F. EXTERIOR WALLS TO BE 2x4 STUDS AT 16" O.C. (UNO.) PROVIDE R-13 BATT INSULATION AT ALL EXTERIOR LIVING WALLS.
G. 2x4 STUDS AT 16" O.C. TYP. INTERIOR BEARING WALLS FULL HEIGHT.
H. 2x4 STUDS AT 24" O.C. TYP. INT. NON-BEARING WALLS.
I. UNRACED AND SHEAR WALLS ABOVE 14'-0" IN HEIGHT TO BE 2x6 STUDS AT 16" O.C. PROVIDE R-13 BATT INSULATION BETWEEN GARAGE AND LIVING SPACE.
J. LOCATION OF ALL CLEAN OUTS TO BE VERIFIED BY SUPERINTENDENT PRIOR TO CONSTRUCTION.
K. ALL PUMPING AND MECHANICAL ROOF JACKS TO BE LOCATED ON REAR OF HOME AND NOT SEEN FROM FRONT ELEVATION.
L. ALL BEARING PARTITIONS TO HAVE DOUBLE TOP PLATE.
M. SIMPSON H2S OR A35 CONNECTORS ARE REQUIRED AT EVERY OTHER STUD, TOP AND BOTTOM.
N. PROVIDE ADEQUATE BRACING FOR OPTIONAL CEILING FANS THAT ALL BEDROOMS, DINING ROOM, LIVING ROOM AND FAMILY ROOM.
O. ALL PLATES (INTERIOR AND EXTERIOR, LOAD-BEARING AND NON-LOAD-BEARING) SHALL BE PRESURE-TREATED OR FOUNDATION GRADE REDWOOD.
P. PROVISION SHALL BE MADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE.
Q. GYP. BOARD SHALL BE ATTACHED WITH 5d COOLER NAILS AT 1" O.C.
R. PROVIDE LANDINGS AT ALL EXTERIOR DOORS PER 2012 IRC R310.3.
S. WINDOWS TO BE INSTALLED PER MANUFACTURERS SPEC - SEALING AND FLASHING (IRC 602.1).
T. DRAFT STOP IS REQUIRED AT CONCEALED SPACE-EAVES, 10 FEET ON CENTER PER IRC SEC. R602.2.
U. GARAGE FLOOR SURFACES TO BE NON-COMBUSTIBLE MATERIAL FLOORED TO DRAIN OR VEHICULAR ENTRY DOORWAY PER SEC. IRC R301.1.

FLOOR PLAN NOTES -

- 1. PROVIDE 3" x 62" TALL BOLLARD EMBEDDED 18" & EXTENDING ABOVE GROUND 44".
2. 22"x35" PANEL BACKING FOR THE ELECTRICAL PANEL.
3. OPT. SIDE GARAGE DOOR WITH 36x36 STOOP.
4. 1 1/2" SOLID CORE SELF-CLOSING SELF-LATCHING, 20 MINUTE RATED DOOR, TIGHT FITTING.
5. NATURAL GAS TANKLESS WATER HEATER WITH CONCENTRIC VENTING MOUNTED TO THE EXTERIOR GARAGE WALL. MAINTAIN 6" CLEARANCE ON TOP AND SIDES WITH CEILING ASSEMBLY NOT LESS THAN 5/8" TYPE 'X' GWB OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 5/8" TYPE 'X' GWB OR EQUIVALENT.
6. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ITS ATTIC AREA BY NOT LESS THAN 5/8" GWB APPLIED TO THE GARAGE SIDE. GARAGE BENEATH LIVABLE SPACE SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE 'X' GWB OR EQUIVALENT.
7. BASE CABINETS WITH TOP PER OWNER & 30" WALL MOUNT UPPER CABINETS.
8. REFRIGERATOR SPACE. PROVIDE 1/4" WATER LINE FOR ICE MAKER.
9. LIGHT. A VERTICAL CLEARANCE ABOVE A COOKTOP OF 30" TO UNPROTECTED, OR 24" TO PROTECTED, AND THE HORIZONTAL DIVISION IS REQUIRED TO BE PER THE PERMANENT MARKING ON THE UNIT.
10. DBL. SINK W/ DISPOSAL & DISHWASHER W/ 1" AIR GAP.
11. 2x6x34.5" HIGH WALL UNDER COUNTERTOP.
12. MASTER BATH. BASE CABINETS W/ CULTURED MARBLE TOP. DECK MOUNT TUB, RECESSED TILE FLOOR IN SHOWER. SHOWER HEAD AT 60" AFF. MIRROR 42" IN HEIGHT & FULL WIDTH OF VANITY. SHOWER DOOR TO BE TEMPERED GLASS.
13. SECONDARY BATH. BASE CABINETS W/ CULTURED MARBLE TOP. FIBERGLASS TUB/SHOWER. NO MARBLE PANELS. SHOWER HEAD AT 60" AFF. MIRROR 42" IN HEIGHT & FULL WIDTH OF VANITY.
14. POWDER. PEDESTAL SINK, WALL MOUNTED MIRROR 42" AFF. PER STANDARD FEATURES LIST.
15. WATER CLOSET TO HAVE 15" CLEAR ON SIDES AND 21" CLEAR IN FRONT WITH EXHAUST FAN (5 AIR CHANGES PER HOUR MIN).
16. TOWEL BAR / TOWEL HOOK.
17. CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKERS BEHIND TILE IN TUB OR SHOWER AREAS PER IRC T02.4.2.
18. WASHER & DRYER SPACE WITH 4" DIA. VENT THRU ROOF. EXHAUST FAN (5 AIR CHANGES PER HOUR MIN) SHELF TOP AT 60". PROVIDE WATER AND WASTE FOR WASHER CONTROL VALVES RECESSED IN WALL.
19. DRYER VENT NOT TO EXCEED THE LIMITS OF 2012 SEC. P2801.3. THE MAXIMUM LENGTH OF A CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 25' FROM THE DRYER LOCATION TO THE OUTLET TERMINAL. THE MAXIMUM LENGTH SHALL BE REDUCED BY 2.5' FOR EACH 90° BEND & 5' FOR EACH 45° BEND. THE MAXIMUM LENGTH DOES NOT INCLUDE THE TRANSITION DUCT.
20. SMOKE DETECTORS PERMANENTLY WIRED AND INTER-CONNECTED WITH BATTERY BACK-UP. MIN. 3' FROM DUCT OR FAN. LOCATE IN CENTER OF ALL BEDROOMS AND MINIMUM ONE PER FLOOR. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS. SEE ELECTRICAL SHEETS FOR LOCATIONS.
21. HOSE-BIB W/ BACKFLOW PREVENTER.
22. 22"x30" MIN. ATTIC ACCESS PER 2012 IRC SEC. R807. PROVIDE SWITCH LIGHT OUTLET PASSAGEWAY & PLATFORM PER IRC SEC. M105.1.3. SEE STRUCTURAL FOR EXACT LOCATION. ATTIC ACCESS IN GARAGE MUST ALSO BE 2" GWB SCHEDULE & GLUED TO 2" PLATEWOOD.
23. AIR CONDITIONING EQUIPMENT TO BE INSTALLED ON A CONCRETE SLAB THAT COMPLETELY SUPPORTS THE EQUIPMENT AND IS ELEVATED A MIN. 3" ABOVE ADJOINING GROUND LEVEL PER IRC SEC. M1403.2.
24. PANTRY/LINEN. 4 FRAMED SHELVES.
25. CLOSET. PROVIDE 1 ROD AND 1 SHELF.
26. CLOSET. PROVIDE 2 SHELVES & 2 RODS, 1 HIGH AND 1 LOW.
27. A VERTICAL CLEARANCE ABOVE A COOKTOP OF 30" TO UNPROTECTED, OR 24" TO PROTECTED, AND THE HORIZONTAL DIVISION IS REQUIRED TO BE PER THE PERMANENT MARKING ON THE UNIT.
28. FURR-DOWN FROM TRUSSES 3 1/2" (STD. STUD DEPTH) TO ALLOW FOR J-BOX ANCHORAGE @ CENTER OF CIRCULAR TURBRET.
29. 1/2" GYP. BD. TYP. (PROVIDE WR. GYP. BD. AT ALL WET AREAS & EXT. SOFFITS, LCB0 #2240).

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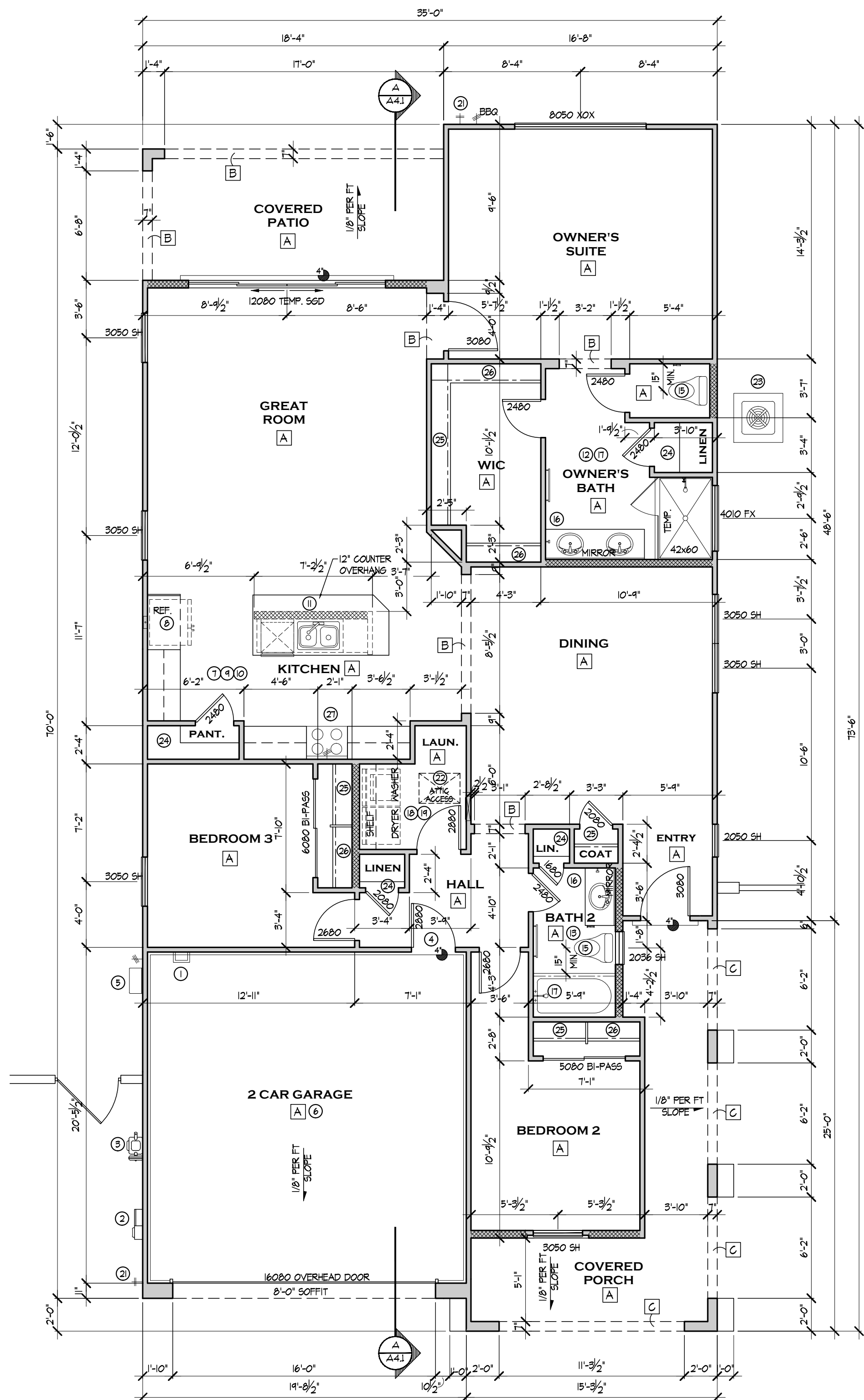
Table with 4 columns: NO., DATE, DESCRIPTION, and a column for initials/signature.

LENNAR logo and address: 880 West Elliot Road, Suite 101, Gilbert, Arizona 85233. Phone: 480.476.8400 - Fax: 480.476.8401 - www.lennar.com

3517 PLAN
PINAL COUNTY, ARIZONA
FLOOR PLANS 'A' (SPANISH)

Job No.:
Drawn By:
Checked By:
Scale: AS NOTED
Date: 10/5/18

A1.1



FLOOR PLAN ELEVATION 'C'

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

FLOOR AREA CALCULATIONS	
FLOOR PLAN AREA	1,764 sq. ft.
LIVABLE UNDER ROOF	1,764 sq. ft.
2 CAR GARAGE	416 sq. ft.
COVERED PORCH	179 sq. ft.
COVERED PATIO	146 sq. ft.
TOTAL MAX. SQ. FT.	2,505 sq. ft.

CEILING HEIGHTS	
A	9'-0" CEILING
B	8'-0" SOFFIT
C	7'-6" SOFFIT
MEASURED ABOVE FINISHED FLOOR	

LEGEND	
	2X6 WALL

GENERAL NOTES

- DIMENSIONS ON FLOOR PLAN ARE SHOWN FACE OF STUD TYP. (UNO.)
- CONTRACTOR TO VERIFY ROUGH OPENINGS FOR ALL DOOR AND WINDOWS.
- VERIFY ALL EXTERIOR DOOR AND WINDOW HEADER HEIGHTS PRIOR TO INSTALLATION.
- ALL EGRESS WINDOWS SHALL MEET 2012 IRC MIN. EGRESS REQUIREMENTS PER SEC. 310.2.2 MIN. CLEAR WIDTH 24" MIN. CLEAR HEIGHT - 5'1" MIN. AREA - MAX. SILL HEIGHT 44".
- PROVIDE DRAFT STOPS IN ALL WALLS GREATER THAN 10'-0" IN HEIGHT.
- EXTERIOR WALLS TO BE 2X4 STUDS AT 16" O.C. (UNO.) PROVIDE R-13 BATT INSULATION AT ALL EXTERIOR LIVING WALLS.
- 2X4 STUDS AT 16" O.C. TYP. INTERIOR BEARING WALLS FULL HEIGHT.
- 2X4 STUDS AT 24" O.C. TYP. INT. NON-BEARING WALLS.
- UNRAISED AND SHEAR WALLS ABOVE 14'-0" IN HEIGHT TO BE 2X6 STUDS AT 16" O.C. PROVIDE R-13 BATT INSULATION BETWEEN GARAGE AND LIVING SPACE.
- LOCATION OF ALL CLEAN OUTS TO BE VERIFIED BY SUPERINTENDENT PRIOR TO CONSTRUCTION.
- ALL PUMPING AND MECHANICAL ROOF JACKS TO BE LOCATED ON REAR OF HOME AND NOT SEEN FROM FRONT ELEVATION.
- ALL BEARING PARTITIONS TO HAVE DOUBLE TOP PLATE.
- SIMPSON H2S OR A35 CONNECTORS ARE REQUIRED AT EVERY OTHER STUD, TOP AND BOTTOM.
- PROVIDE ADEQUATE BRACING FOR OPTIONAL CEILING FANS (ANY AT ALL BEDROOMS, DINING ROOM, LIVING ROOM AND FAMILY ROOM).
- ALL PLATES (INTERIOR AND EXTERIOR, LOAD-BEARING AND NON-LOAD-BEARING) SHALL BE PRESURE-TREATED OR FOUNDATION GRADE REDWOOD.
- PROVISION SHALL BE MADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE.
- GYP. BOARD SHALL BE ATTACHED WITH 5d COOLER NAILS AT 7" O.C.
- PROVIDE LANDINGS AT ALL EXTERIOR DOORS PER 2012 IRC R310.3.
- WINDOWS TO BE INSTALLED PER MANUFACTURER'S SPEC - SEALING AND FLASHING (IRC 602.1).
- DRAFT STOP IS REQUIRED AT CONCEALED SPACE-EAVES, 10 FEET ON CENTER PER IRC SEC. R602.2.
- GARAGE FLOOR SURFACES TO BE NON-COMBUSTIBLE MATERIAL FLOORED TO DRAIN OR VEHICULAR ENTRY DOORWAY PER SEC. IRC 600.1.

FLOOR PLAN NOTES -

- PROVIDE 3" x 62" TALL BOLLARD EMBEDDED 16" & EXTENDING ABOVE GROUND 44".
- 22"x35" PANEL BACKING FOR THE ELECTRICAL PANEL.
- OPT. SIDE GARAGE DOOR WITH 36x36 STOOP.
- 1 1/2" SOLID CORE SELF-CLOSING SELF-LATCHING, 20 MINUTE RATED DOOR, TIGHT FITTING.
- NATURAL GAS TANKLESS WATER HEATER WITH CONCENTRIC VENTING MOUNTED TO THE EXTERIOR GARAGE WALL. MAINTAIN 6" CLEARANCE ON TOP AND SIDES WITH CLEARANCE AT THE BOTTOM FROM ALL COMBUSTIBLES. REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION AND PROPER VENTING GUIDELINES.
- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ITS ATTIC AREA BY NOT LESS THAN 5/8" GWB APPLIED TO THE GARAGE SIDE. GARAGE BENEATH LIVABLE SPACE SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE 'X' GWB OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 5/8" TYPE 'X' GWB OR EQUIVALENT.
- BASE CABINETS WITH TOP PER OWNER & 30" WALL MOUNT UPPER CABINETS.
- REFRIGERATOR SPACE. PROVIDE 1/4" WATER LINE FOR ICE MAKER.
- SLIDE A VERTICAL CLEARANCE ABOVE A COOKTOP OF 30" TO UNPROTECTED OR 24" TO PROTECTED, AND THE HORIZONTAL DIVISION IS REQUIRED TO BE PER THE PERMANENT MARKING ON THE UNIT.
- DBL. SINK W/ DISPOSAL & DISHWASHER W/ 1" AIR GAP.
- 2x6x34.5" HIGH WALL UNDER COUNTERTOP.
- MASTER BATH. BASE CABINETS W/ CULTURED MARBLE TOP. DECK MOUNT TUB, RECESSED TILE FLOOR IN SHOWER. SHOWER HEAD AT 60" AFF. MIRROR 42" IN HEIGHT & FULL WIDTH OF VANITY. SHOWER DOOR TO BE TEMPERED GLASS.
- SECONDARY BATH. BASE CABINETS W/ CULTURED MARBLE TOP. FIBERGLASS TUB/SHOWER. NO MARBLE PANELS. SHOWER HEAD AT 60" AFF. MIRROR 42" IN HEIGHT & FULL WIDTH OF VANITY.
- POWDER. PEDESTAL SINK. WALL MOUNTED MIRROR 42" AFF. PER STANDARD FEATURES LIST.
- WATER CLOSET TO HAVE 15" CLEAR ON SIDES AND 21" CLEAR IN FRONT WITH EXHAUST FAN (5 AIR CHANGES PER HOUR MIN).
- TOWEL BAR / TOWEL HOOK.
- CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKERS BEHIND TILE IN TUB OR SHOWER AREAS PER IRC 102.4.2.
- HASHER & DRYER SPACE WITH 4" DIA. VENT THRU ROOF. EXHAUST FAN (5 AIR CHANGES PER HOUR MIN) SHIELF TOP AT 60". PROVIDE WATER AND WASTE FOR WASHER CONTROL VALVES RECESSED IN WALL.
- DRYER VENT NOT TO EXCEED THE LIMITS OF 2012 SEC. P2801.3. THE MAXIMUM LENGTH OF A CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 25' FROM THE DRYER LOCATION TO THE OUTLET TERMINAL. THE MAXIMUM LENGTH SHALL BE REDUCED BY 2.5' FOR EACH 90° BEND & 5' FOR EACH 45° BEND. THE MAXIMUM LENGTH DOES NOT INCLUDE THE TRANSITION DUCT.
- SMOKE DETECTORS PERMANENTLY WIRED AND INTER-CONNECTED WITH BATTERY BACK-UP. MIN. 3' FROM DUCT OR FAN. LOCATE NEAR CENTER OF ALL BEDROOMS AND MINIMUM ONE PER FLOOR. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS. SEE ELECTRICAL SHEETS FOR LOCATIONS.
- HOSE-BIB W/ BACKFLOW PREVENTER.
- 22"x30" MIN. ATTIC ACCESS PER 2012 IRC SEC. R807. PROVIDE SWITCH LIGHT OUTLET PASSAGEWAY & PLATFORM PER IRC SEC. M105.1.3. SEE STRUCTURAL FOR EXACT LOCATION. ATTIC ACCESS IN GARAGE MUST ALSO BE 6" GWB SCHEDULE 40 & GLUED TO 2" PLATEWOOD.
- AIR CONDITIONING EQUIPMENT TO BE INSTALLED ON A CONCRETE SLAB THAT COMPLETELY SUPPORTS THE EQUIPMENT AND IS ELEVATED A MIN. 3" ABOVE ADJOINING GROUND LEVEL PER IRC SEC. M1403.2.
- PANTRY/LINEN. 4 FRAMED SHELVES.
- CLOSET. PROVIDE 1 ROD AND 1 SHELF.
- CLOSET. PROVIDE 2 SHELVES & 2 RODS, 1 HIGH AND 1 LOW.
- A VERTICAL CLEARANCE ABOVE A COOKTOP OF 30" TO UNPROTECTED, OR 24" TO PROTECTED, AND THE HORIZONTAL DIVISION IS REQUIRED TO BE PER THE PERMANENT MARKING ON THE UNIT.
- FURR-DOWN FROM TRUSSES 3 1/2" (STD. STUD DEPTH) TO ALLOW FOR J-BOX ANCHORAGE @ CENTER OF CIRCULAR TURBINE.
- 3" GYP. BD. TYP. (PROVIDE WR. GYP. BD. AT ALL WET AREAS & EXT. SOFFITS, LCB0 #2240).

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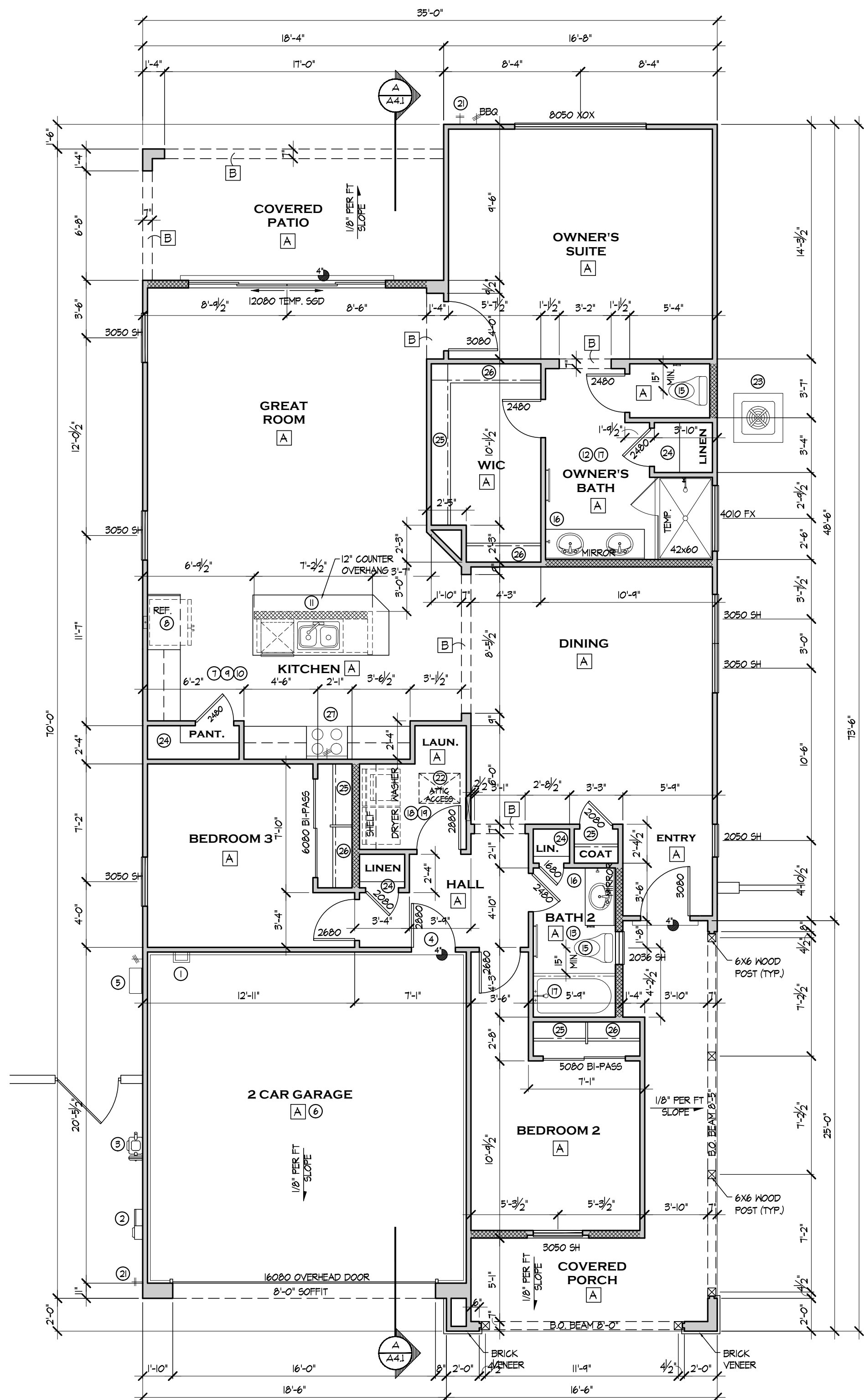
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LENNAR
890 WEST ELLIOT ROAD, SUITE 101, GILBERT, ARIZONA 85233
PHONE: 480.476.8400 - FAX: 480.476.8401 - www.lennar.com

3517 PLAN
PINAL COUNTY, ARIZONA
FLOOR PLANS 'C' (CRAFTSMAN)

Job No.:	--
Drawn By:	--
Checked By:	--
Scale:	AS NOTED
Date:	10/5/18

A1.2



FLOOR PLAN ELEVATION 'H'

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

FLOOR AREA CALCULATIONS	
FLOOR PLAN AREA	1,764 sq. ft.
LIVABLE UNDER ROOF	1,764 sq. ft.
2 CAR GARAGE	416 sq. ft.
COVERED PORCH	182 sq. ft.
COVERED PATIO	146 sq. ft.
TOTAL MAX. SQ. FT.	2,508 sq. ft.

CEILING HEIGHTS	
A	9'-0" CEILING
B	8'-0" SOFFIT
MEASURED ABOVE FINISHED FLOOR	

LEGEND	
	2X6 WALL

GENERAL NOTES

- A. DIMENSIONS ON FLOOR PLAN ARE SHOWN FACE OF STUD TYP. (UNO.)
- B. CONTRACTOR TO VERIFY ROUGH OPENINGS FOR ALL DOOR AND WINDOWS.
- C. VERIFY ALL EXTERIOR DOOR AND WINDOW HEADER HEIGHTS PRIOR TO INSTALLATION.
- D. ALL EGRESS WINDOWS SHALL MEET 2012 IRC MIN. EGRESS REQUIREMENTS PER SEC. 310.2.2 MIN. CLEAR WIDTH 24" MIN. CLEAR HEIGHT - 5'1" MIN. AREA - MAX. SILL HEIGHT 44".
- E. PROVIDE DRAFT STOPS IN ALL WALLS GREATER THAN 10'-0" IN HEIGHT.
- F. EXTERIOR WALLS TO BE 2X4 STUDS AT 16" O.C. (UNO.) PROVIDE R-13 BATT INSULATION AT ALL EXTERIOR LIVING WALLS.
- G. 2X4 STUDS AT 16" O.C. TYP. INTERIOR BEARING WALLS FULL HEIGHT.
- H. 2X4 STUDS AT 24" O.C. TYP. INT. NON-BEARING WALLS.
- I. UNRACED AND SHEAR WALLS ABOVE 14'-0" IN HEIGHT TO BE 2X6 STUDS AT 16" O.C. PROVIDE R-13 BATT INSULATION BETWEEN GARAGE AND LIVING SPACE.
- J. LOCATION OF ALL CLEAN OUTS TO BE VERIFIED BY SUPERINTENDENT PRIOR TO CONSTRUCTION.
- K. ALL PUMPING AND MECHANICAL ROOF JACKS TO BE LOCATED ON REAR OF HOME AND NOT SEEN FROM FRONT ELEVATION.
- L. ALL BEARING PARTITIONS TO HAVE DOUBLE TOP PLATE.
- M. SIMPSON H2S OR A35 CONNECTORS ARE REQUIRED AT EVERY OTHER STUD, TOP AND BOTTOM.
- N. PROVIDE ADEQUATE BRACING FOR OPTIONAL CEILING FANS IN ALL BEDROOMS, DINING ROOM, LIVING ROOM AND FAMILY ROOM.
- O. ALL PLATES (INTERIOR AND EXTERIOR, LOAD-BEARING AND NON-LOAD-BEARING) SHALL BE PRESURE-TREATED OR FOUNDATION GRADE REDWOOD.
- P. PROVISION SHALL BE MADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE.
- Q. GYP. BOARD SHALL BE ATTACHED WITH 5d COOLER NAILS AT 7" O.C.
- R. PROVIDE LANDINGS AT ALL EXTERIOR DOORS PER 2012 IRC R310.3.
- S. WINDOWS TO BE INSTALLED PER MANUFACTURER'S SPEC - SEALING AND FLASHING (IRC 602.1).
- T. DRAFT STOP IS REQUIRED AT CONCEALED SPACE-EAVES, 10 FEET ON CENTER PER IRC SEC. R602.2.
- U. GARAGE FLOOR SURFACES TO BE NON-COMBUSTIBLE MATERIAL FLOORED TO DRAIN OR VEHICULAR ENTRY DOORWAY PER SEC. IRC R501.1.

FLOOR PLAN NOTES -

1. PROVIDE 3" x 62" TALL BOLLARD EMBEDDED 16" & EXTENDING ABOVE GROUND 44".
2. 22"x35" PANEL BACKING FOR THE ELECTRICAL PANEL.
3. OPT. SIDE GARAGE DOOR WITH 36x36 STOOP.
4. 1 1/2" SOLID CORE SELF-CLOSING SELF-LATCHING, 20 MINUTE RATED DOOR, TIGHT FITTING.
5. NATURAL GAS TANKLESS WATER HEATER WITH CONCENTRIC VENTING MOUNTED TO THE EXTERIOR GARAGE WALL. MAINTAIN 6" CLEARANCE ON TOP AND SIDES WITH CLEARANCE AT THE BOTTOM FROM ALL COMBUSTIBLES. REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION AND PROPER VENTING GUIDELINES.
6. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ITS ATTIC AREA BY NOT LESS THAN 5/8" GWS APPLIED TO THE GARAGE SIDE. GARAGE BENEATH LIVABLE SPACE SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE 'X' GWS OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 5/8" TYPE 'X' GWS OR EQUIVALENT.
7. BASE CABINETS WITH TOP PER OWNER & 30" WALL MOUNT UPPER CABINETS.
8. REFRIGERATOR SPACE. PROVIDE 1/4" WATER LINE FOR ICE MAKER.
9. SLIDE-IN RANGE/OVEN WITH OPT. EXHAUST HOOD AND LIGHT. A VERTICAL CLEARANCE ABOVE A COOKTOP OF 30" TO UNPROTECTED OR 24" TO PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING ON THE UNIT.
10. DBL. SINK W/ DISPOSAL & DISHWASHER W/ 1" AIR GAP.
11. 2x6x34.5" HIGH WALL UNDER COUNTERTOP.
12. MASTER BATH. BASE CABINETS W/ CULTURED MARBLE TOP. DECK MOUNT TUB, RECESSED TILE FLOOR IN SHOWER. SHOWER HEAD AT 60" AFF. MIRROR 42" IN HEIGHT & FULL WIDTH OF VANITY. SHOWER DOOR TO BE TEMPERED GLASS.
13. SECONDARY BATH. BASE CABINETS W/ CULTURED MARBLE TOP. FIBERGLASS TUB/SHOWER. NO MARBLE PANELS. SHOWER HEAD AT 60" AFF. MIRROR 42" IN HEIGHT & FULL WIDTH OF VANITY.
14. POWDER. PEDESTAL SINK. WALL MOUNTED MIRROR 42" AFF. PER STANDARD FEATURES LIST.
15. WATER CLOSET TO HAVE 15" CLEAR ON SIDES AND 21" CLEAR IN FRONT WITH EXHAUST FAN (5 AIR CHANGES PER HOUR MIN).
16. TOWEL BAR / TOWEL HOOK.
17. CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKERS BEHIND TILE IN TUB OR SHOWER AREAS PER IRC T02.4.2.
18. WASHER & DRYER SPACE WITH 4" DIA. VENT THRU ROOF. EXHAUST FAN IS AIR CHANGES PER HOUR MIN.) SHELF TOP AT 60". PROVIDE WATER AND WASTE FOR WASHER CONTROL VALVES RECESSED IN WALL.
19. DRYER VENT NOT TO EXCEED THE LIMITS OF 2012 SEC. P2801.3. THE MAXIMUM LENGTH OF A CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 25' FROM THE DRYER LOCATION TO THE OUTLET TERMINAL. THE MAXIMUM LENGTH SHALL BE REDUCED BY 2.5' FOR EACH 45° BEND & 5' FOR EACH 90° BEND. THE MAXIMUM LENGTH DOES NOT INCLUDE THE TRANSITION DUCT.
20. SMOKE DETECTORS PERMANENTLY WIRED AND INTER-CONNECTED WITH BATTERY BACK-UP. MIN. 3' FROM DUCT OR FAN. LOCATE IN CENTER OF ALL BEDROOMS AND MINIMUM ONE PER FLOOR. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS. SEE ELECTRICAL SHEETS FOR LOCATIONS.
21. HOSE-BIB W/ BACKFLOW PREVENTER.
22. 22"x30" MIN. ATTIC ACCESS PER 2012 IRC SEC. R807. PROVIDE SWITCH LIGHT OUTLET PASSAGEWAY & PLATFORM PER IRC SEC. M105.1.3. SEE STRUCTURAL FOR EXACT LOCATION. ATTIC ACCESS IN GARAGE MUST ALSO BE 6" GWS SCHEDULED & GLUED TO 2" PLATEWOOD.
23. AIR CONDITIONING EQUIPMENT TO BE INSTALLED ON A CONCRETE SLAB THAT COMPLETELY SUPPORTS THE EQUIPMENT AND IS ELEVATED A MIN. 3" ABOVE ADJOINING GROUND LEVEL PER IRC SEC. M1403.2.
24. PANTRY/LINEN. 4 FRAMED SHELVES.
25. CLOSET. PROVIDE 1 ROD AND 1 SHELF.
26. CLOSET. PROVIDE 2 SHELVES & 2 RODS, 1 HIGH AND 1 LOW.
27. A VERTICAL CLEARANCE ABOVE A COOKTOP OF 30" TO UNPROTECTED, OR 24" TO PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING ON THE UNIT.
28. FURR-DOWN FROM TRUSSES 3 1/2" (STD. STUD DEPTH) TO ALLOW FOR J-BOX ANCHORAGE @ CENTER OF CIRCULAR TURBINE.
29. 1/2" GYP. BD. TYP. (PROVIDE WR. GYP. BD. AT ALL WET AREAS & EXT. SOFFITS, ICB0 #2240).

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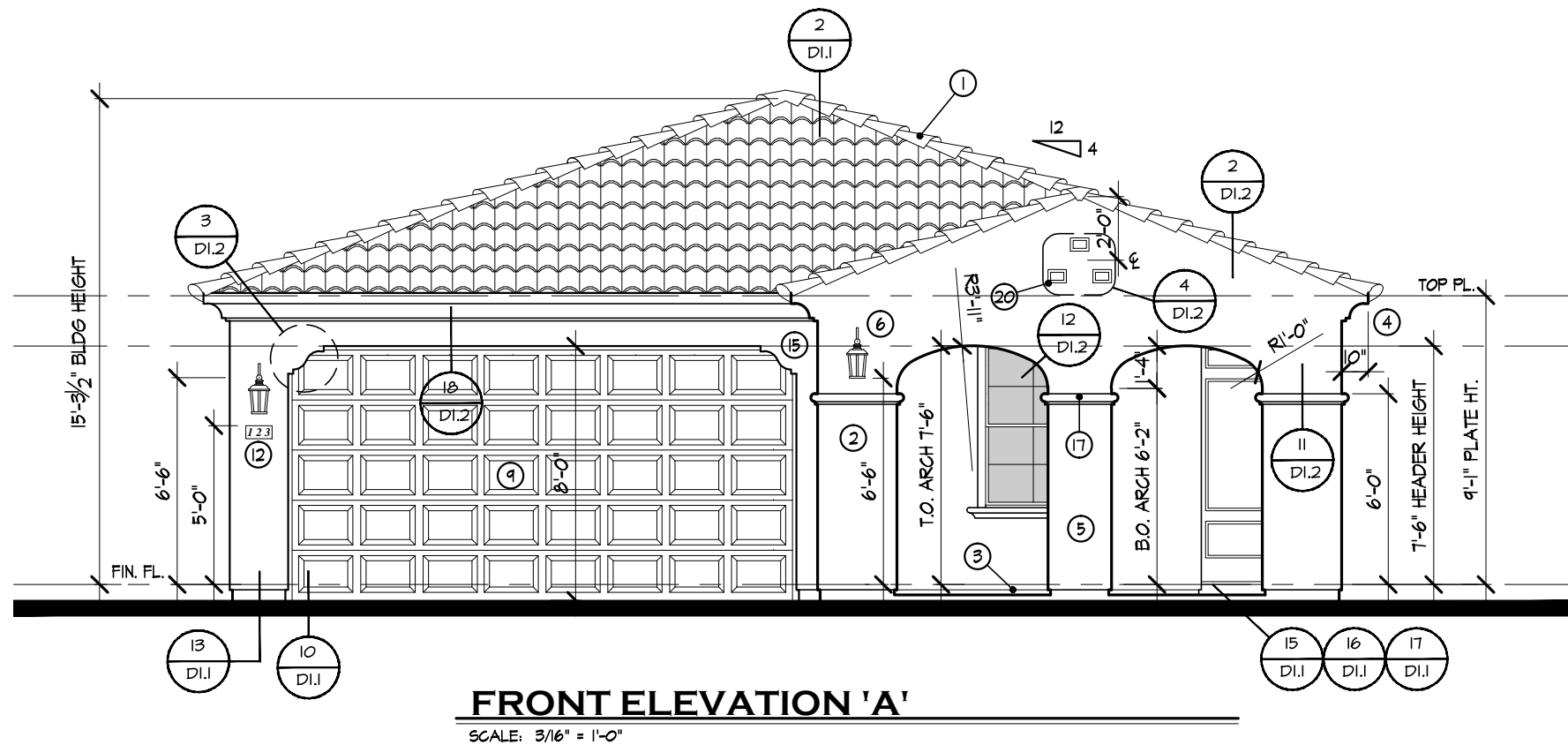
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3517 PLAN
PINAL COUNTY, ARIZONA
FLOOR PLANS 'H' (RANCH HACIENDA)

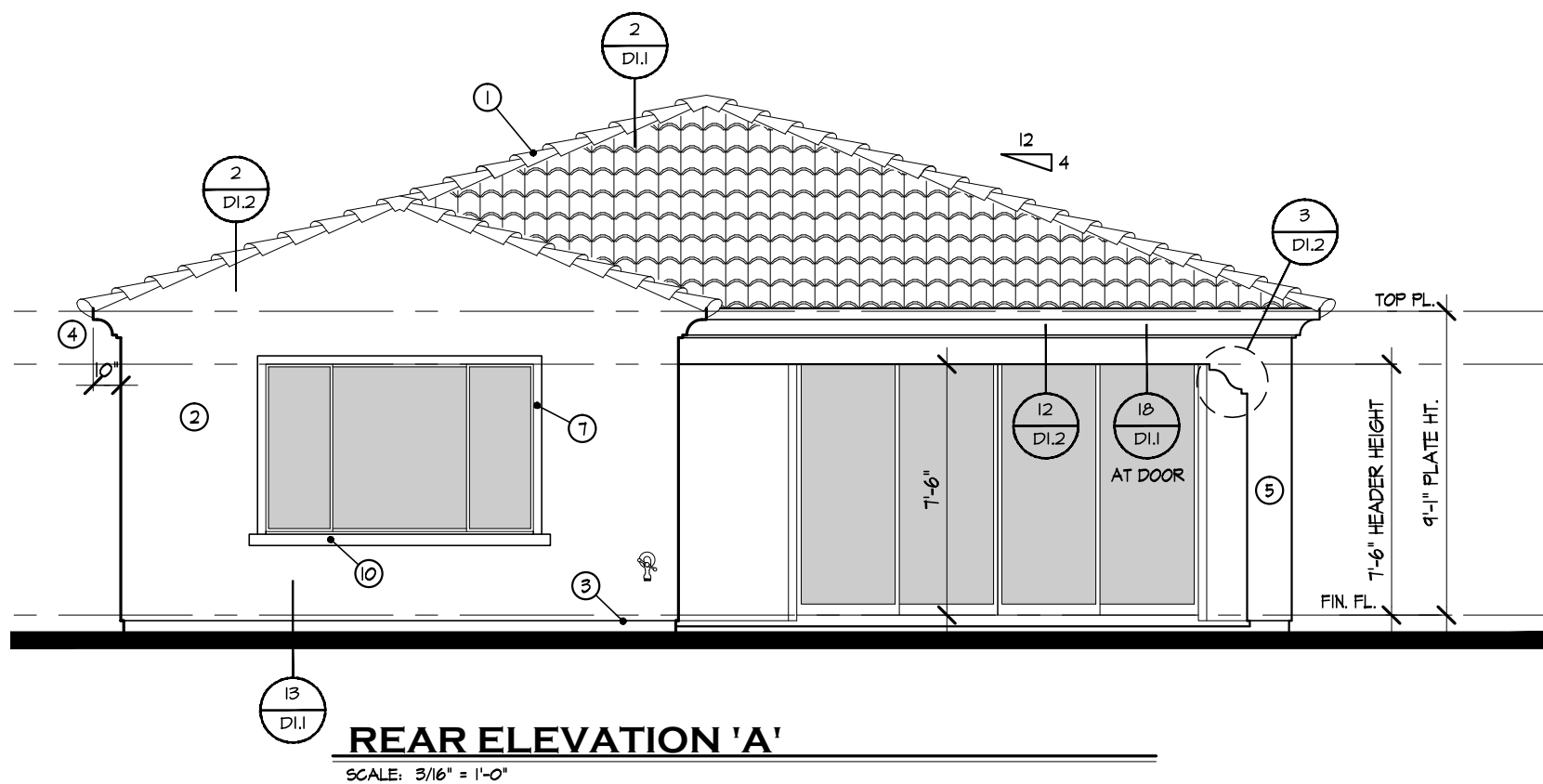
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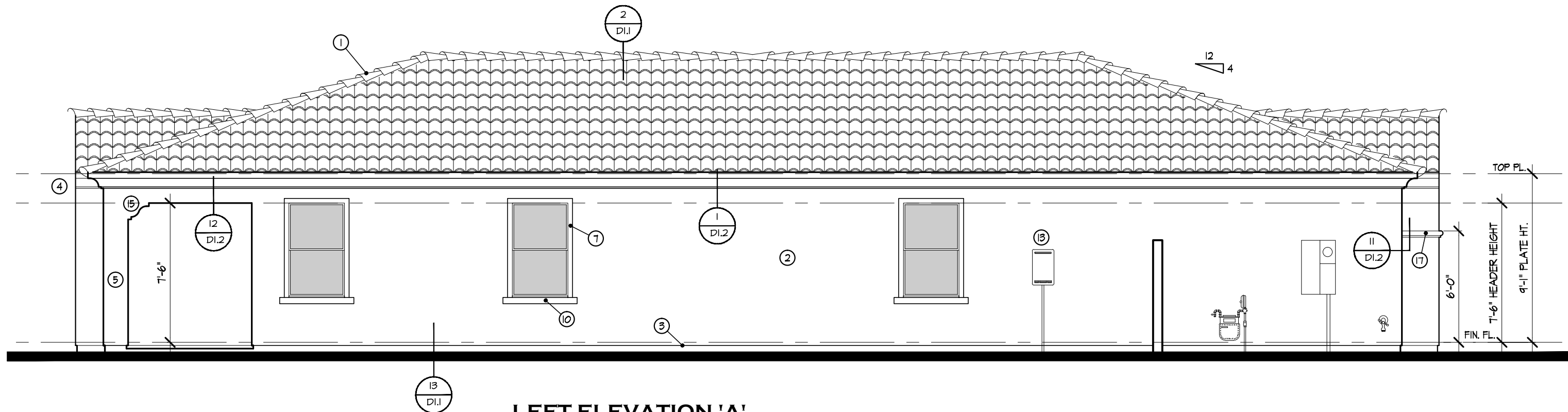
FRONT ELEVATION 'A'

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



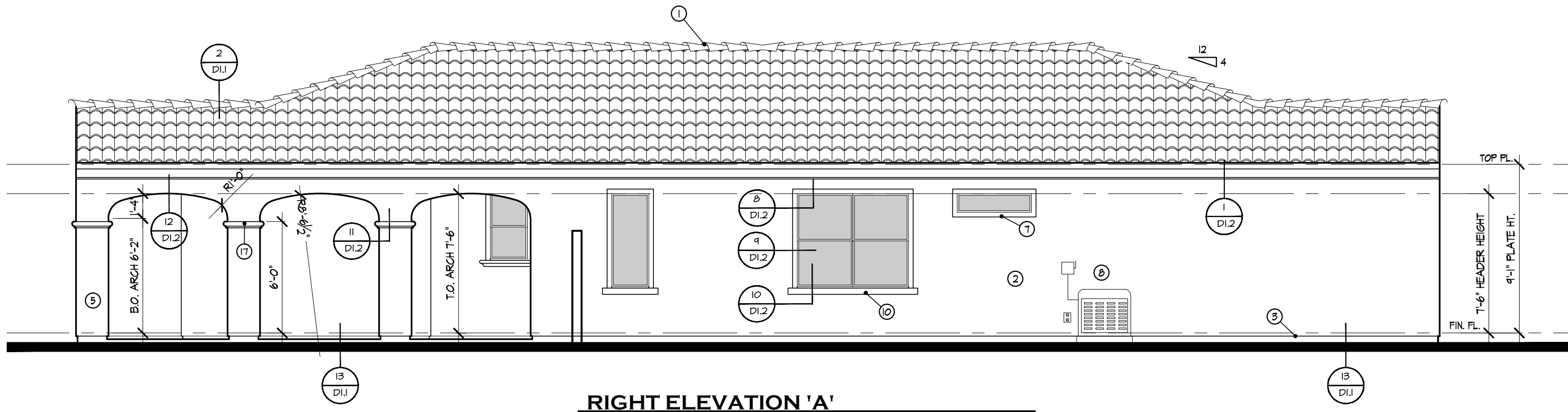
REAR ELEVATION 'A'

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



LEFT ELEVATION 'A'

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



RIGHT ELEVATION 'A'

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

GENERAL NOTES

- WHEN THINCOAT STUCCO IS USED AT ATTIC AREAS, A 1/8" BLACK BOARD THERMAL BARRIER BEHIND THE FOAM OR IN LIEU OF THE FOAM SHALL BE USED.
- SEE PLAN FOR WINDOW AND DOOR HEADER HEIGHTS.
- TWO LAYERS OF TYPE 'D' BUILDING PAPER IS REQUIRED TO BE USED WHERE LATH IS APPLIED OVER WOOD SHEATHING.

ELEVATION KEYNOTES - 1

SOME KEYNOTES MAY NOT APPLY TO ALL ELEVATIONS

- CONCILE ROOF - ICC-ES ESR-1400 OVER 1/2" FURRING STRIPS OVER 3/4" BUILDERS FELT OVER 1/2" GOS SHEATHING (TYP.) - REFER TO COLOR SCHEMES FOR PROFILE AND COLOR.
- WESTERN ONE-KOTE STUCCO SYSTEM (ICC ESR-1607) (OR EQUAL) OVER 7 LAYERS OF GRADE D PAPER OR APPR. EQUAL. SEE COLOR SCHEME LIST FOR FINISH.
- 3/4" G.I. KEEP SCREED (TYP.)
- ROOF OVERHANG PER ELEVATION UNO.
- FRAMED COLUMN/SOFFIT WRAPPED WITH STUCCO SYSTEM EXTERIOR FINISH.
- COACH LIGHT (1'-0" FROM FF. UNO.) SEE ELEVATIONS AND ELEC. DRAWINGS.
- STUCCOED FOAM TRIM - REFER TO ELEVATIONS AND DETAILS.
- A/C CONDENSER UNIT ON FIBERGLASS PAD. UNIT SIZE AND TYPE PER MECHANICAL DRAWING.
- RECESSED GARAGE DOOR - STYLE PER ELEVATION - WINDOWS WHERE SHOWN.
- STUCCOED FOAM SILL - REFER TO ELEVATIONS AND DETAILS.
- WOOD FASCIA TRIM - REFER TO DETAILS.
- ADDRESS TILE.
- EXTERIOR MOUNTED TANKLESS WATER HEATER.
- COMPOSITE/POLYURETHANE SHUTTERS - STYLE PER ELEVATION - FULL OPENING HEIGHT AND WIDTH 1/2 OF THE OPENING TYP. UNO.
- STUCCOED SHAPED FOAM CORBEL - REFER TO DETAIL.
- WOOD RAFTER TAIL.
- SHAPED STUCCOED BAND.
- DECORATIVE WROUGHT IRON - REFER TO DETAIL.
- DECORATIVE GABLE PIPES - 'ARIZONA ARCHITECTURAL PRODUCTS' TV-3 HOLE TILE FAUX VENT OR EQUAL.
- DECORATIVE GABLE PIPES - 'ARIZONA ARCHITECTURAL PRODUCTS' 3 HOLE SQUARE FAUX TILE VENT OR EQUAL.
- MANUFACTURED STONE VENEER - ICC-ESR 2598 'CORONADO STONE' OR APPROVED EQUAL - REFER TO COLOR SCHEMES FOR PROFILE AND COLOR.
- 'HARDISHINGLE' SIDING - STAGGERED EDGE NOTCHED PANEL.
- EXPOSED WOOD BEAM.
- EXPOSED WOOD 8X8 POSTS UNO.
- 10'X10' RECESSED 'X' DECO BLOCK(S) - 'ARIZONA ARCHITECTURAL PRODUCTS' TV-X VENT-SM OR EQUAL (DOUBLE WHERE SHOWN).
- MANUFACTURED ADOBE BRICK VENEER - ESR-2598 'CORONADO' ADOBE - REFER TO COLOR SCHEMES FOR COLOR.
- 'HARDITRIM' 3/4" RUSTIC GRAIN TRIM-SEE ELEVATIONS FOR SIZE.
- WOOD KICKER.
- WOOD CORBEL.
- DECORATIVE FAUX WOOD "L" SHAPED HEADER.

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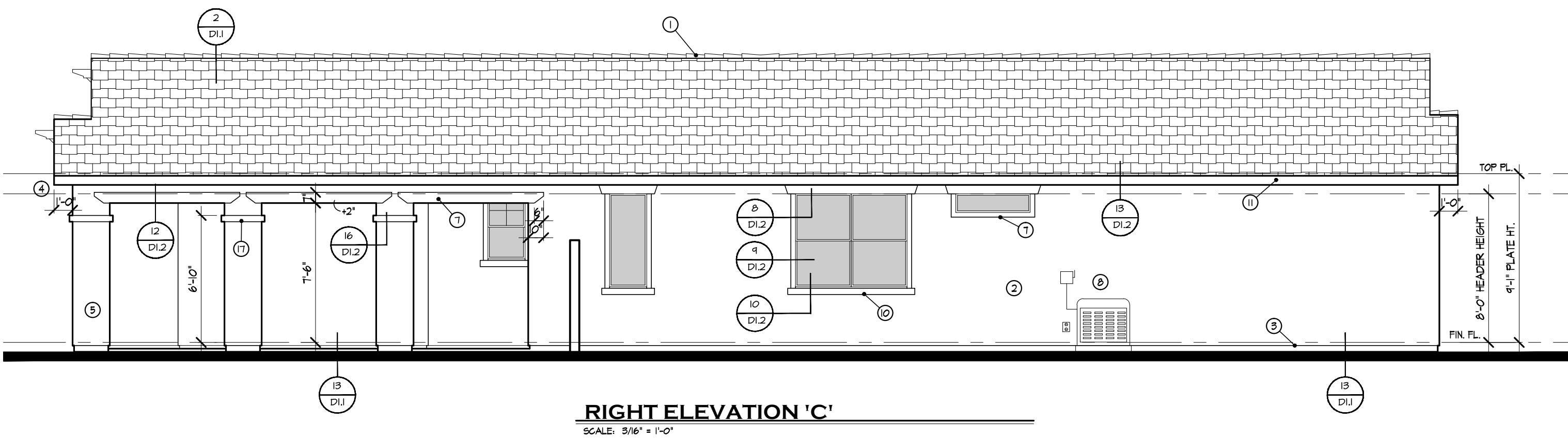
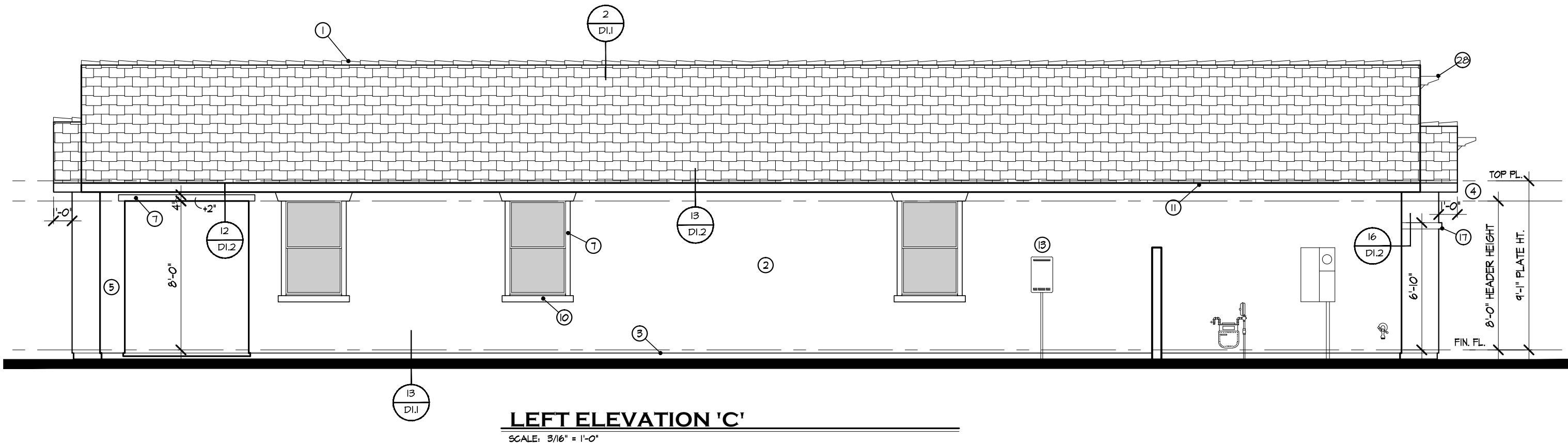
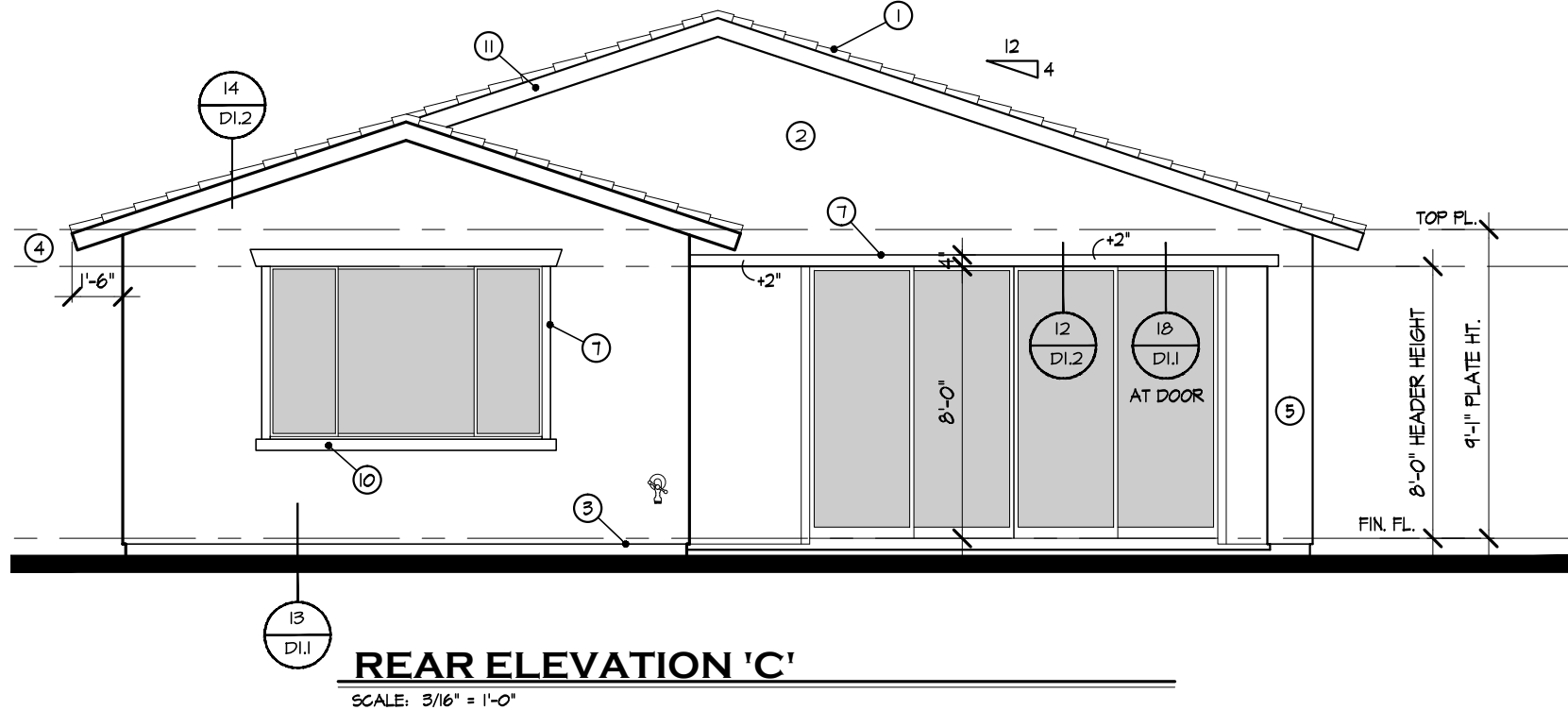
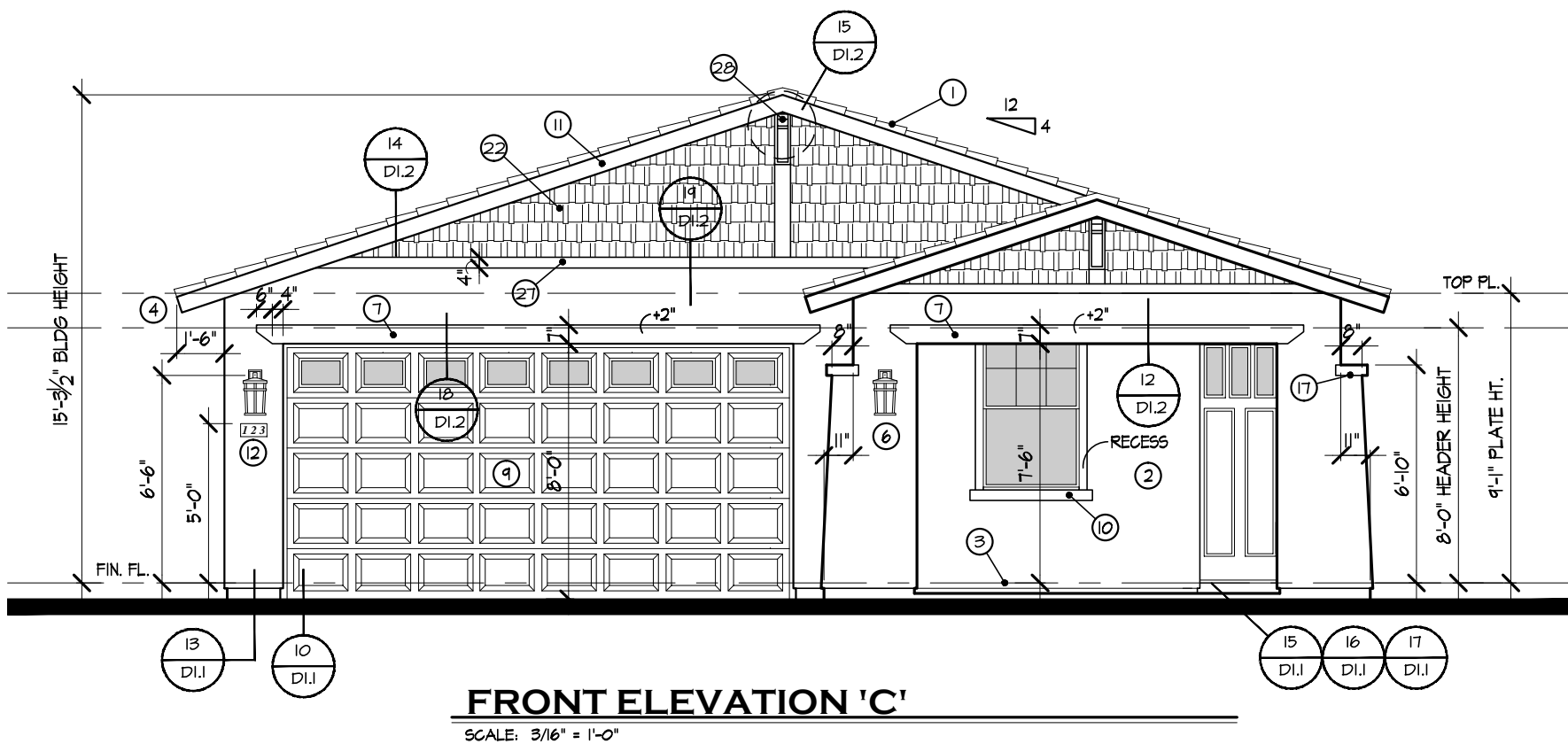
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3517 PLAN

PINAL COUNTY, ARIZONA
EXT. ELEVATIONS 'A' (SPANISH)

Job No.:	--
Drawn By:	--
Checked By:	--
Scale:	AS NOTED
Date:	10/5/18

A2.1



GENERAL NOTES

- WHEN THINCOAT STUCCO IS USED AT ATTIC AREAS, A 1/8\"
- SEE PLAN FOR WINDOW AND DOOR HEADER HEIGHTS.
- TWO LAYERS OF TYPE 'D' BUILDING PAPER IS REQUIRED TO BE USED WHERE LATH IS APPLIED OVER WOOD SHEATHING.

ELEVATION KEYNOTES - ①

SOME KEYNOTES MAY NOT APPLY TO ALL ELEVATIONS

- CONCILE ROOF - ICC-ES #1900 OVER 1/2\"
- WESTERN ONE-KOTE STUCCO SYSTEM (ICC ESR-1607) (OR EQUAL) OVER 7 LAYERS OF GRADE D PAPER OR APPR. EQUAL. SEE COLOR SCHEME LIST FOR FINISH.
- 3/4\"
- ROOF OVERHANG PER ELEVATION UNO.
- FRAMED COLUMNS/DOOR WRAPPED WITH STUCCO SYSTEM EXTERIOR FINISH.
- COACH LIGHT (1'-0\"
- STUCCOED FOAM TRIM - REFER TO ELEVATIONS AND DETAILS.
- A/C CONDENSER UNIT ON FIBERGLASS PAD, UNIT SIZE AND TYPE PER MECHANICAL DRAWING.
- RECESSED GARAGE DOOR - STYLE PER ELEVATION - WINDOWS WHERE SHOWN.
- STUCCOED FOAM SILL - REFER TO ELEVATIONS AND DETAILS.
- WOOD FASCIA TRIM - REFER TO DETAILS.
- ADDRESS TILE.
- EXTERIOR MOUNTED TANKLESS WATER HEATER.
- COMPOSITE/POLYURETHANE SHUTTERS - STYLE PER ELEVATION - FULL OPENING HEIGHT AND WIDTH 1/2 OF THE OPENING TYP. UNO.
- STUCCOED SHAPED FOAM CORBEL - REFER TO DETAIL.
- WOOD RAFTER TAIL.
- SHAPED STUCCOED BAND.
- DECORATIVE WROUGHT IRON - REFER TO DETAIL.
- DECORATIVE GABLE PIPES - 'ARIZONA ARCHITECTURAL PRODUCTS' TV-3 HOLE TILE FAUX VENT OR EQUAL.
- DECORATIVE GABLE PIPES - 'ARIZONA ARCHITECTURAL PRODUCTS' 3 HOLE SQUARE FAUX TILE VENT OR EQUAL.
- MANUFACTURED STONE VENEER - ICC-ESR 2598 'CORONADO STONE' OR APPROVED EQUAL - REFER TO COLOR SCHEMES FOR PROFILE AND COLOR.
- 'HARDISHINGLE' SIDING - STAGGERED EDGE NOTCHED PANEL.
- EXPOSED WOOD BEAM.
- EXPOSED WOOD 8X8 POSTS UNO.
- 10'X10' RECESSED 'X' DECO BLOCK(S) - 'ARIZONA ARCHITECTURAL PRODUCTS' TV-X VENT-SM OR EQUAL (DOUBLE WHERE SHOWN).
- MANUFACTURED ADOBE BRICK VENEER - ESR-2598 'CORONADO' ADOBE - REFER TO COLOR SCHEMES FOR COLOR.
- 'HARDITRIM' 3/2\"
- WOOD KICKER.
- WOOD CORBEL.
- DECORATIVE FAUX WOOD 'L' SHAPED HEADER.

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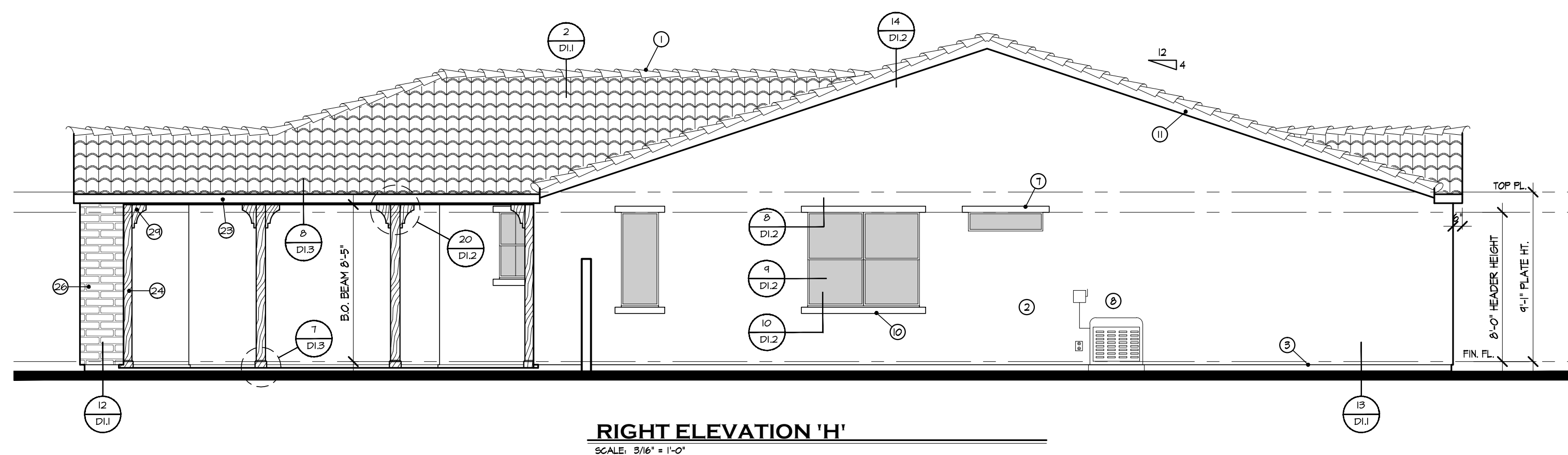
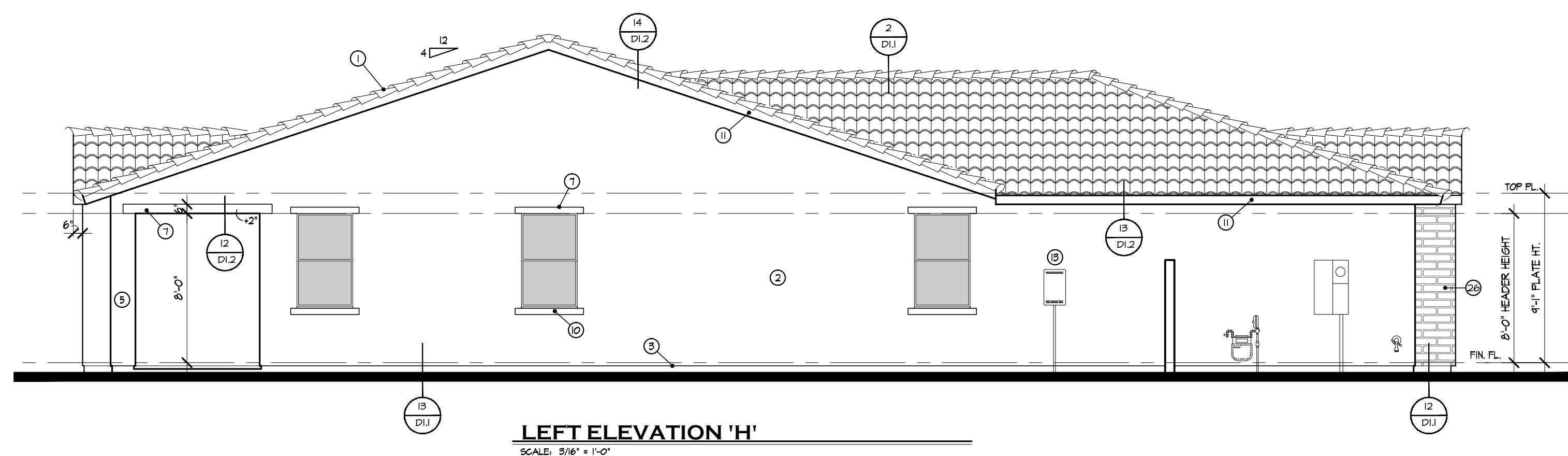
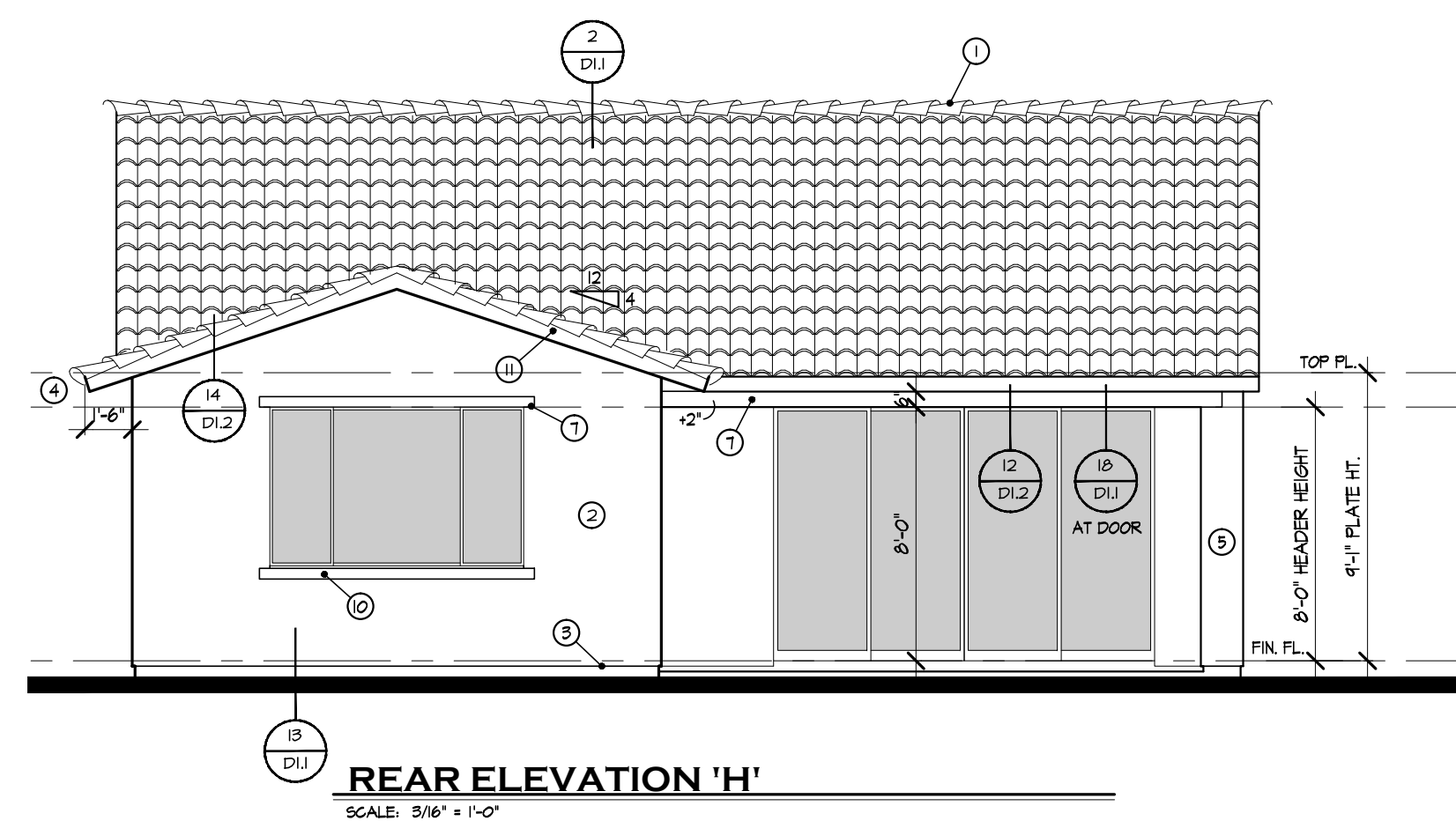
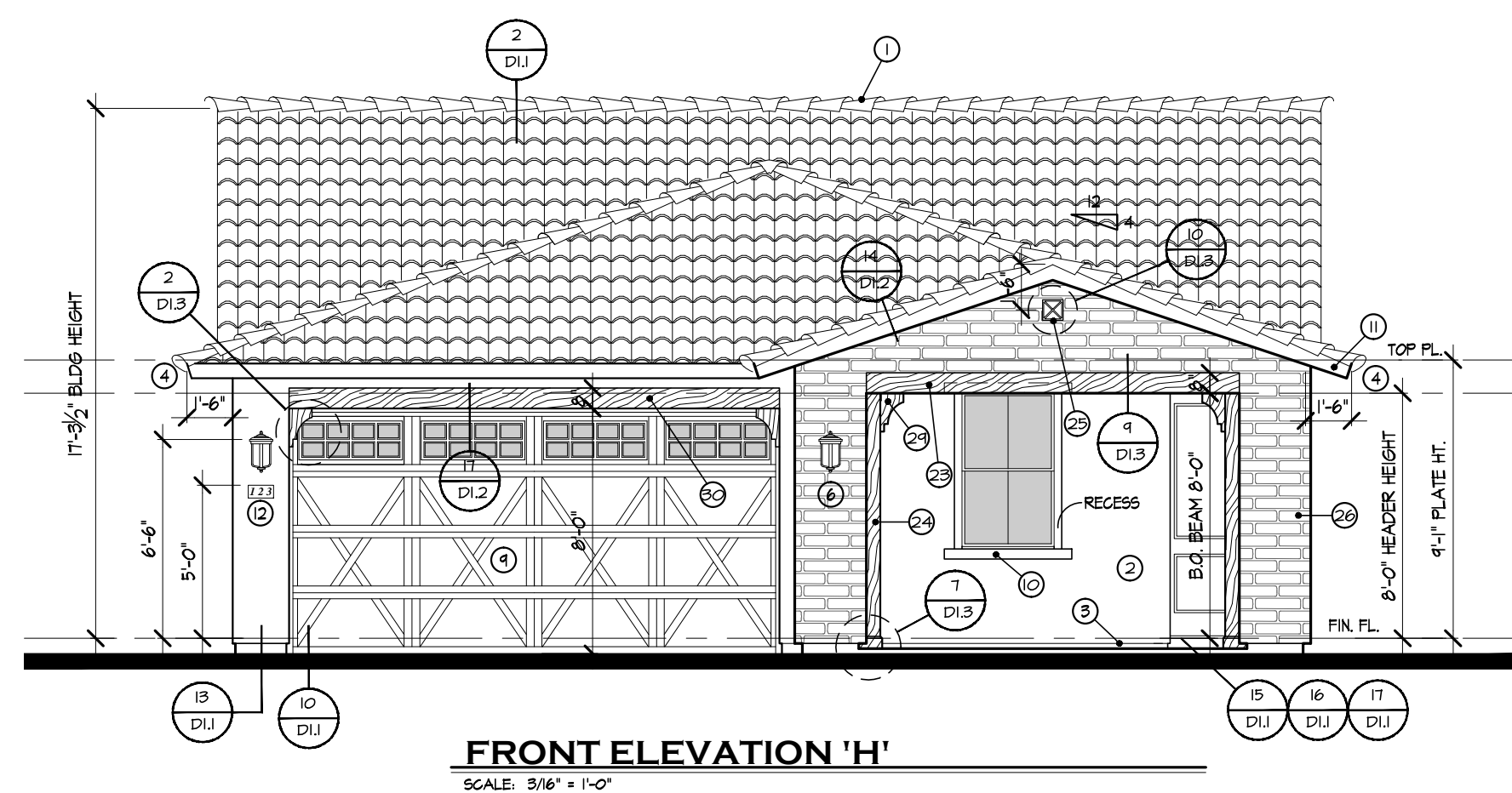
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3517 PLAN
PINAL COUNTY, ARIZONA
EXT. ELEVATIONS 'C' (CRAFTSMAN)

Job No.: --
Drawn By: --
Checked By: --
Scale: AS NOTED
Date: 10/5/18

A2.2



GENERAL NOTES

- A. WHEN THINCOAT STUCCO IS USED AT ATTIC AREAS, A 1/2" BLACK BOARD THERMAL BARRIER BEHIND THE FOAM OR IN LIEU OF THE FOAM SHALL BE USED.
- B. SEE PLAN FOR WINDOW AND DOOR HEADER HEIGHTS.
- C. TWO LAYERS OF TYPE "D" BUILDING PAPER IS REQUIRED TO BE USED WHERE LATH IS APPLIED OVER WOOD SHEATHING.

ELEVATION KEYNOTES - (#)

1. CONJITE ROOF - ICC-ES E9800 OVER W.D. FURRING STRIPS OVER 3/8" BUILDERS' FELT OVER 1/2" OSB SHEATHING (TYP.) - REFER TO COLOR SCHEMES FOR PROFILE AND COLOR.
2. WESTERN ONE-KOTE STUCCO SYSTEM (ICC ESR-1607) OR EXPOSED AGGREGATE GROUTED G.F. PAPER OR APRR EQUAL SEE COLOR SCHEME LIST FOR FINISH.
3. 3/4" G.I. KEEF SCREEN (TYP).
4. ROOF OVERHANGS PER ELEVATION UNO.
5. FRAMED COLONY/SOFFIT WRAPPED WITH STUGGO SYSTEM EXTENSION FAUX.
6. COACH LIGHT (7'-0" FROM FF. UNO) SEE ELEVATIONS AND Elec. DRAWINGS.
7. STUCCO POAM TRIM - REFER TO ELEVATIONS AND DETAILS.
8. A/C CONDENSER UNIT ON FIBERGLASS PAD; UNIT SIZE AND TYPE PER MECHANICAL DRAWING.
9. RECESSED GARAGE DOOR - STYLE PER ELEVATION - WINDOWS WHERE SHOWN.
10. STUCCOED POAM SILL - REFER TO ELEVATIONS AND DETAILS.
11. WOOD FASCIA TRIM - REFER TO DETAILS.
12. ADDRESS TILE.
13. EXTERIOR MOUNTED TANKLESS WATER HEATER.
14. COMPOSITE/POLYURETHANE SHUTTERS - STYLE PER ELEVATION FULL OPENING HEIGHT AND WIDTH 1/2 OF THE OPENING TYP. UNO.
15. STUCCOED SHAPED FOAM CORBEL - REFER TO DETAIL.
16. WOOD RAFTER TAIL.
17. SHAPED STUCCOED BAND.
18. DECORATIVE WROUGHT IRON - REFER TO DETAIL.
19. DECORATIVE GAUBLE PIPES - *ARIZONA ARCHITECTURAL PRODUCTS TV-S HOLE TYPE FAUX VENT OR EQUAL.
20. DECORATIVE GAUBLE PIPES - *ARIZONA ARCHITECTURAL PRODUCTS TV-H HOLE SQUARE FAUX VENT OR EQUAL.
21. MANUFACTURED STONE VENEER - ICC ESR 1390 *CORONADO ADObE - REFER TO APPROVED COLOR - REFER TO COLOR SCHEMES FOR PROFILE AND COLOR.
22. "HANDSHINGLE" SIDING - STAGGERED EDGE NOTCHED PANEL.
23. EXPOSED WOOD BEAM.
24. EXPOSED WOOD 8x8 POSTS UNO.
25. 10"x10" RECESSED "D" DECO BLOCK(S) - *ARIZONA ARCHITECTURAL PRODUCTS TV-X VENT-SH OR EQUAL (*DOUBLE WHEN SHOWN).
26. MANUFACTURED ADObE BRICK VENEER - ESR-2548 *CORONADO ADObE - REFER TO COLOR SCHEMES FOR COLOR.
27. "HARDTIMB" Xy MUSIC GRANT TRIM-SEE ELEVATIONS FOR SIZE.
28. WOOD KICKER.
29. WOOD CORBEL.
30. DECORATIVE FAUX WOOD "L" SHAPED HEADER.

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3517 PLAN

PINAL COUNTY, ARIZONA

EXT. ELEVATIONS 'H' (RANCH HACIENDA)

Job No.:

Drawn By:

Checked By: _____

Scale:

Date: 10/5/18

A2.3