

KEYNOTES

- 1 BASE CABINETS W/ 36" HIGH COUNTERTOP.
- 2 UPPER CABINETS W/18" SPACE BETWEEN TOP OF COUNTER AND BOTTOM OF UPPER CABINET.
- 3 CEILING MOUNTED EXHAUST FAN EQUIPPED WITH BACKDRAFT DAMPER CAPABLE OF COMPLETE AIR CHANGE EVERY 5 MINUTES.
- 4 CEILING/WALL MOUNTED SMOKE ALARM INTERCONNECTED TO EACH SLEEPING ROOM. POWER FROM BUILDING WIRING WITH BATTERY BACK-UP. (R313.1) SEE ELECTRIC PLAN
- 5 FIREPLACE BY OWNER.
- 6 GAS WATER HEATER. PLUMBING CONTRACTOR TO VERIFY CAPACITY. T&P RELIEF LINE TO EXTERIOR WALL - FULL SIZE STEEL/COPPER PIPE TERMINATING IN DOWNWARD POSITION NOT MORE THAN 2' NOR LESS THAN 6" ABOVE GRADE. - ADD 2068 DOOR SURROUNDING WATER HEATER
- 7 WATER CLOSET TO CONFORM WITH STANDARD OF 1.6 GALLON PER FLUSH. AND HAVE 30" CLEAR WIDTH WITH 21" CLEAR IN FRONT.
- 8 VANITY CABINET AND COUNTER W/ FULL LENGTH MIRROR.
- 9 LAVATORY - TYPE AND STYLE BY OWNER.
- 10 14x24 ROUGH OPENING FOR RECESSED MEDICINE CABINETS, BOTTOM AT 48" A.F.F.
- 11 BUILT-IN SHELVING
- 12 12" DEEP SHELF WITH CLOTHES ROD AT 6'-0" A.F.F.
- 13 PONY WALL WITH PLYWOOD TOP AT 36".
- 14 SHOWER WITH WATERPROOF SURROUND ON WALLS, FLOOR AND CEILING - SHOWERHEAD AT 78" A.F.F. WALL COVER TO CONFORM WITH IRC (R703.2.3.8 AND (R702.4.2)
- 15 PROVIDE SEPARATION BETWEEN GARAGE AND LIVABLE AREAS - CLAD WITH 1/2" GYPSUM BOARD BOTH SIDES.
- 16 GAS RANGE - SEE GAS SCHEMATIC FOR ADDITIONAL INFORMATION.
- 17 DRYER VENT NOT TO EXCEED 25' IN LENGTH PER IRC (R1502.1) AND SHALL HAVE A PLACARD MOUNTED PER IRC (R1502.4.5) SHOWING A RUN OF 30'.
- 18 CLOTHES WASHER - PROVIDE HOT, COLD WATER, AND WASTE.
- 19 REFRIGERATOR WITH ICEMAKER WATERLINE.
- 20 DOUBLE COMPARTMENT SINK W/ DISPOSAL.
- 21 CONCRETE OR PAVER PATIO / LANDING.
- 22 CONCRETE WHEEL STOP.
- 23 TILE BY OWNER.
- 24 WOOD FRAME WALL PER STRUCTURAL.
- 25 CARPET BY OWNER.
- 26 SEE STRUCTURAL FOR COLUMN INFORMATION
- 27 CONDENSER ON 3'x3' CONCRETE PAD.
- 28 20 MIN. RATED SOLID CORE DOOR WITH GASKET AND SELF CLOSER. IRC (R302.5.1)
- 29 200 AMP S.E.S. PANEL
- 30 DRYER VENT THROUGH WALL
- 31 KITCHEN ISLAND BY OWNER.
- 32 BATH TUB BY OWNER. SEE PLUMBING FOR ADDITIONAL INFORMATION.

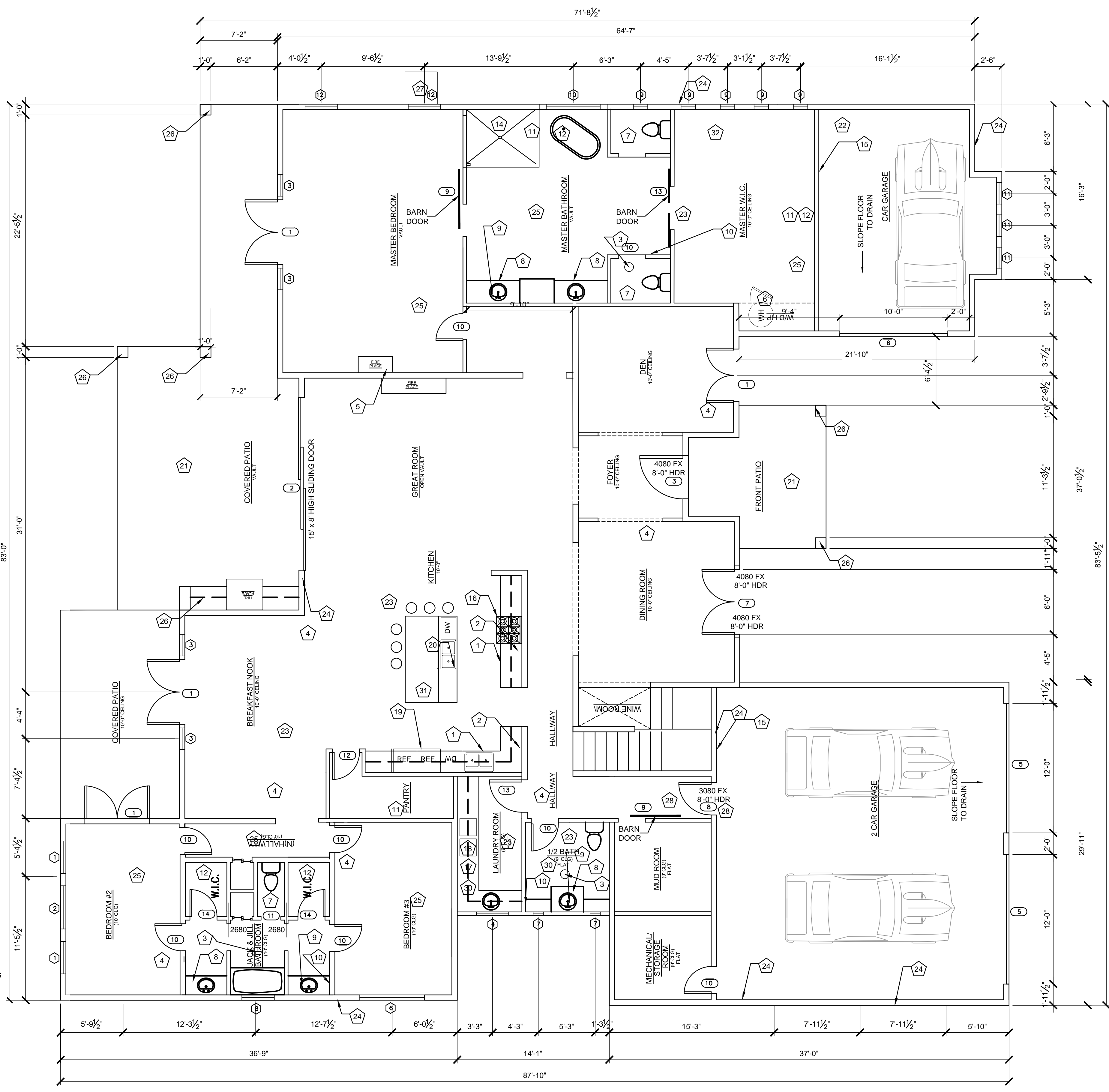
IF A POOL IS TO BE ADDED AT A LATER TIME: ALL DOORS AND WINDOWS ACCESSING THE POOL AREA MUST COMPLY WITH IRC AG 105.1 POOL BARRIERS - AMEND; IRC308.4 ITEM 9 AND; CITY OF PHOENIX POOL BARRIER ORDINANCE.

GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS; SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOM, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION.

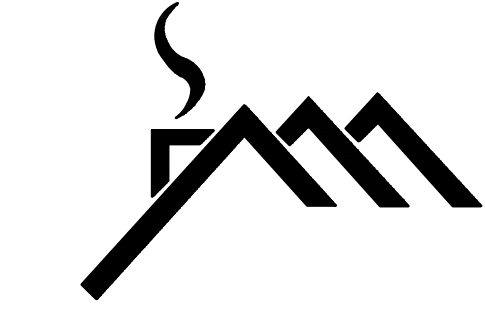
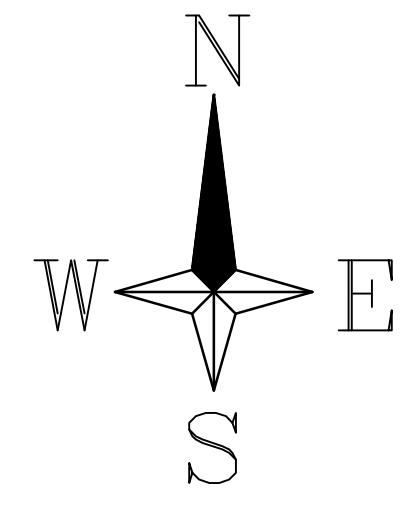
PLAN NOTES

- 1 CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS
- 2 ALL WALLS BEHIND AND ADJACENT TO PLUMBING FIXTURES SHALL BE WATER RESISTANT.
- 3 PROVIDE GROUND FAULT PROTECTED ELEC. OUTLETS AT BATH ROOMS AND PATIO AREA AND GARAGE & KITCHEN OUTLETS WITHIN 6' OF SINK
- 4 LIGHTING -40 LUMANS /WATT OR GREATER FOR GENERAL LIGHTING IN KITCHEN AND BATH ROOMS.
- 5 PROVIDE RECEPTACLES WITHIN 25' OF ALL MECHANICAL EQUIPMENT.
- 6 ALL OUTDOOR, KITCHEN, BATHROOM AND GARAGE OUTLETS ARE TO BE G.F.C.I OUTLETS
- 7 BATHROOM RECEPTACLES SHALL BE SERVED BY DEDICATED 20 AMP CIRCUITS.
- 8 ALL BRANCH CIRCUITS THAT SUPPLY 15- AND 20-AMP OUTLETS INSTALLED IN FAMILY RM, DINING RM, LIVING RM, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR ROOMS, OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT (E3902.12).
- 9 APPROVED BOXES ONLY FOR ALL CEILING FANS.
- 10 SMOKE DETECTORS - ALL SLEEPING ROOMS AND AREAS LEADING TO EXISTING SLEEPING ROOMS SHALL BE PROVIDED WITH SMOKE DETECTORS COMPLYING WITH SEC. 310.9.1.3 AND 313. OF THE 2006 IRC.
- 11 VENTILATION - PROVIDE MECHANICAL VENTILATION CONNECTED DIRECTLY TO THE OUTSIDE CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR IN BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS AND SIMILAR ROOMS.
- 12 LIGHTING - THE MINIMUM NET GLAZED AREA SHALL BE NOT LESS THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED
- 13 WHEN ALTERATIONS, REPAIRS, OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS; THE SMOKE ALARMS SHALL BE INTERCONNECTED AND HARD WIRED AS PER R313.2.1
- 14 BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE WITH A HEIGHT OF NOT LESS THAN 6 FEET ABOVE FLOOR.
- 15 CONTRACTOR SHALL USE FIBER-CEMENT BACKERS PER ASTM C 1288 OR EQUAL FOR CERAMIC TILE ON WALLS IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS
- 16 TOILETS, BATHTUBS, SINKS, AND SHOWER SPACES SHALL BE SPACED IN ACCORDANCE WITH R307.1 AND WITH ACCORDANCE WITH SECTION P2705.1
- 17 WATER CLOSETS, URINALS, LAVATORIES AND BIDETS. A WATER CLOSET, URINAL, LAVATORY OR BIDET SHALL NOT BE SET CLOSER THAN 15 INCHES (381MM) FROM ITS CENTER TO ANY SIDE WALL, PARTITION, VANITY OR OTHER OBSTRUCTION, OR CLOSER THAN 30 INCHES (762MM) CENTER-TO-CENTER BETWEEN ADJACENT FIXTURES. THERE SHALL BE AT LEAST A 2 1/4-INCH (53MM) CLEARANCE IN FRONT OF THE WATER CLOSET, URINAL, LAVATORY OR BIDET TO ANY WALL, FIXTURE OR DOOR. WATER CLOSET COMPARTMENTS SHALL NOT BE LESS THAN 30 INCHES (762MM) WIDE.

I.E.C.C. NOTES:	
THE BUILDING ENVELOPE MUST COMPLY WITH THE FOLLOWING:	
FENESTRATION U-FACTOR - .40	
SHGC - .25 OR BETTER	
MIN. R-13 AT FRAME WALL AND FLOOR	
R-4 @ MASS WALLS OR R-13 LOCATED ON INTERIOR SIDE	
R-38 @ CEILING	
MIN. R-8 @ DUCT INSULATION LOCATED OUTSIDE THE BUILDING ENVELOPE	
MIN. R-6 @ DUCT INSULATION LOCATED IN FLOOR JOIST	
MINIMIZE AIR LEAKAGE PER IECC 402	



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



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SEAL:

CUSTOM RESIDENCE
TO:
 3444 N. 60TH STREET
 PHOENIX, AZ 85018

PROJECT STATUS
 CONSTRUCTION DOCUMENTS

REVISIONS	DATE
1	
2	
3	
4	

DATE 06-08-17
 DRAWN J.L.R.
 JOB NO. 020-17
 SHEET NAME

FLOOR PLAN AND NOTES
 SHEET NUMBER
A-1.1
 PLOT DATE: 12-08-17

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