

GENERAL NOTES:

- All products listed by an Evaluation Service Report (ESR) shall be installed per the report and the manufactures written instructions. Product substitutions shall also be listed by an ESR.
 - Provide Fire Sprinkler System per Scottsdale Fire Code (IRC R313 amended)
 - Separate permits required: pools, spas, fences, site walls, retaining walls, and gas storage tanks.
 - Foundation & Footing depth shall be a minimum of 18 inches **below grade** (or per property soil report), provide a minimum of 3-inch clearance between Rebar and soil. (R403.1 amended)
 - Doors between the garage and residence shall be self-closing minimum 1 3/8" thick solid core or 20-minute fire rated. (R302.5.1)
 - Exterior wall penetrations by pipes, ducts or conduits shall be sealed. (R703.1)
 - Wood sill plates shall be pressure treated or decay resistant. Exterior sill plates shall bear a minimum of 6 inches above finish grade. (R317.1)
 - Gypsum board applied to a ceiling shall be 1/2" when framing members are 16" o.c. or 5/8" when framing members are 24" o.c. or use labeled **1/2" sag-resistant gypsum ceiling board**. (Table R702.3.5 (d))
 - Showers and tub-shower combinations shall be provided with individual control valves of the pressure balance or thermostatic mixing valve type. (P2708.4)
 - Shower area walls shall be finished with a smooth, hard non-absorbent surface, such as ceramic tile, to a height of not less than 72 inches above the drain inlet. Cement, fiber-cement or glass mat gypsum backers installed in accordance with manufacturers' recommendations shall be used as backers for wall tile in tub and shower areas and wall panels in shower areas. (R702.4.2)
 - Plumbing fixtures shall comply with the following conservation requirements: Water closets-Tank type 1.28 gal./flush. Shower heads- 2.0 gpm. Sinks- 2.2 gpm. Lavatory-1.6 gpm (Table P2903.2 amended)
 - Storage-tank type water heaters shall be installed with a drain pan and drain line. (P2801.6)
 - A demand-controlled hot water circulation system shall be provided in accordance with amended Sections N1103.5.1.1 and N1103.5.1.2.
 - Provide rooftop ventilation unless insulation is applied directly to underside of roof sheathing or the dimension is 24 inches or less between the ceiling and bottom of roof sheathing. (R806.1 Amended)
 - The building thermal envelope shall comply with climate zone 2. Energy compliance shall be demonstrated by UA trade-off (REScheck) OR performance (REM/Rate) compliance path **OR** by the following prescriptive values (Table N1102.1.2): 1. Prescriptive minimum R-values : <Ceiling>R-38< < Walls>R-13<
 - Prescriptive maximumWindow Fenestration values: <U-Factor>0.45< <SHGC>0.25<
 - Provide Minimum R-3 insulation on hot water pipes. (N1103.5.3)
 - Supply and return ducts in attics shall be insulated to a minimum **R-8**. Ducts in other portions of the building shall be insulated to minimum R-6. Ducts and air handlers located completely inside the building thermal envelope are exempt. (N1103.3.1)
 - Registers, diffusers and grilles shall be mechanically fastened to rigid supports or structural members on at least two opposite sides.
 - Exhaust air from bathrooms, kitchens and toilet rooms shall be exhausted directly to the outdoors, not recirculated or discharged indoors. (M1507.2 amended)
 - Exhaust fans in bathrooms with a shower or tub shall be provided with a delay timer or humidity/condensation control sensor. Exhaust fans shall be switched separately from lighting systems. (R303.3)
 - Provide a wall mounted GFCI protected receptacle outlet within 36" of a bathroom or powder room lavatory. (E3901.6)
 - Receptacles serving kitchen countertops installed in bathrooms, garages, unfinished accessory buildings, outdoors and located within 6 feet of sinks shall have GFCI protection for personnel. (E3902)
 - All branch circuits that supply 15- and 20-ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, porches, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas 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)
 - General purpose 15- and 20-ampere receptacles shall be listed **tamper-resistant**. (E4002.14)
 - Provide **Smoke Alarms** in new and existing areas of home. (R314)
 - Approved **Carbon Monoxide Alarms** shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages. (R315)
 - A minimum of 90 percent of the permanently installed lighting fixtures shall contain only high-efficacy lamps. (N1104.1 amended)
 - Recessed luminaires installed in the building thermal envelope shall be IC-rated and labeled as having an air leakage rate not more than 2.0 cfm. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering. (N1102.4.5)
 - Provide illumination with wall switches for stairways when there are 6 or more risers. (R303.7)
 - Receptacle outlets shall be installed so that no point along the floor line in any wall space is more than 6 feet, measured horizontally, from an outlet in that space, including any wall space 2 feet or more in width. (E3901.2)
 - Provide a minimum of two 20-amp small appliance branch circuits for the kitchen/dining/breakfast. (E3703.2)
 - Both metal piping systems and grounded metal parts in contact with the circulating water associated with a hydro massage tub shall be bonded together using an insulated, covered, or bare solid copper bonding jumper not smaller than 8 AWG. (E4209)
 - Provide outside combustion air to all indoor fireplaces with air intake located not higher than the firebox. (R1006.1)
 - At least one thermostat shall be provided for each separate heating and cooling system. (N1103.1)
- The following three notes are applicable to New Construction only
(RPI certified professionals are approved for testing air leakage in existing buildings, otherwise RESNET professionals are approved for new and existing):
- The building shall be provided with a whole-house mechanical ventilation system that meets the requirements of Section M1507. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating. (N1103.6)
 - The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding five air changes per hour for detached dwelling units and seven air changes per hour for attached dwelling units. Testing shall be conducted in accordance with ASTM E 779 or ASTM E 1827 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Testing shall be conducted by an approved third party (RESNET certified). A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope. (N1102.4.1.2 amended)
- Ducts, air handlers, and filter boxes shall be sealed in accordance with N1103.3.2. Joints and seams shall comply with Section M1601.4.1. Ducts shall be pressure tested to determine leakage by one of the following methods (N1103.3.3):
 - Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inches w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. All registers shall be taped or otherwise sealed during the test.
 - Post-construction test: Total leakage shall be measured with a pressure differential of 0.1 inches w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test.**Exception:** A duct leakage test shall not be required where the ducts and air handlers are located entirely within the building thermal envelope. **A written report of the results shall be signed by the party conducting the test and provided to the code official prior to the Building Final.**

SITE PLANNING NOTES

- NO NATIVE PLANTS TO BE DISTURBED
- POOLS REQUIRED SEPARATE APPROVAL AND PERMIT
- POOLS SHALL NOT BE EMPTIED OR BACKWASHED INTO WASHES, STREETS, ONTO AN ADJACENT LOT, OR TRACT OF LAND. (DS&PM 2-2.501.D.4.c)
- ALL MECHANICAL EQUIPMENT (AIR CONDITIONER, POOL EQUIP, ETC) SHALL BE SCREENED A MINIMUM OF 1 FOOT ABOVE THE HIGHEST PORTION OF THE EQUIPMENT FROM ALL SIDES AND SHALL BE COMPATIBLE WITH THE ADJACENT BUILDING. SHOW LOCATION OF EQUIPMENT ON SITE PLAN.
- A GUESTHOUSE SHALL NEVER BE OFFERED FOR RENT. (ZO Sec. 5.012.A.6.c AND Sec. 5.102.A.6.c)
- A GUESTHOUSE SHALL NOT EXCEED A GROSS FOOTPRINT SIZE GREATER THAN 50% OF THE FOOT PRINT SIZE OF THE PRINCIPAL BUILDING. (ZO Sec. 5.012.A.6.b AND Sec. 5.102.A.6.b)
- ANY PROPOSED MODIFICATIONS TO NATURAL WATERCOURSES AND ALL WALLS AND FENCES CROSSING NATURAL WATERCOURSES SHALL BE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND POLICIES SPECIFIED IN CHAPTER 37 (DRAINAGE AND FLOODPLAIN ORDINANCE) OF THE SCOTTSDALE REVISED CODE.
- TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL. (ZO Sec. 7.700; DS&PM 1-1.407)

WHITE FIG HOMES, LLC

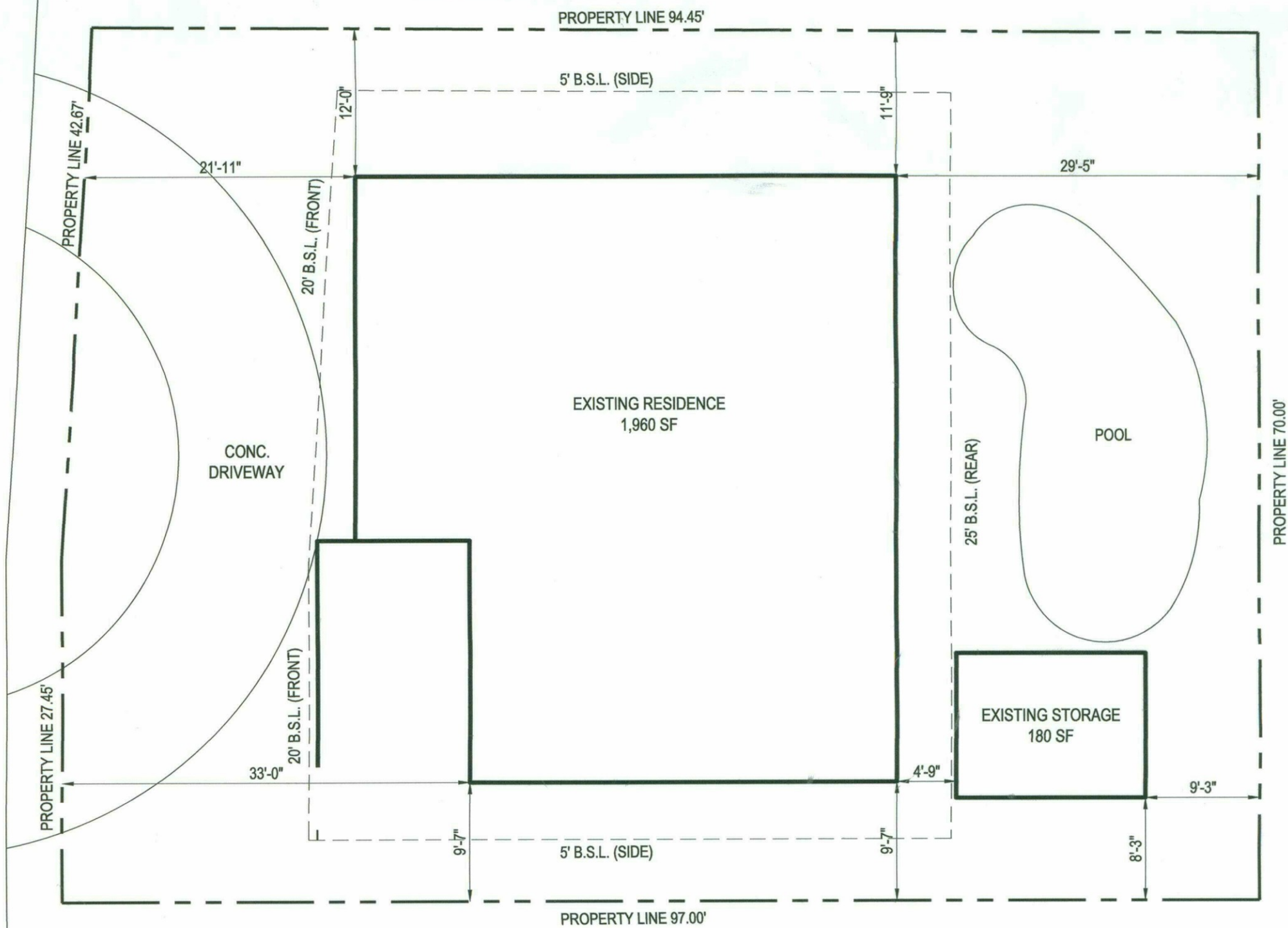
2245 N 72nd PLACE SCOTTSDALE, AZ

PROJECT DATA

Project Name:	White Fig Homes, LLC		
Project Address:	2245 N 72nd Place Scottsdale, AZ		
Property Owner:	White Fig Homes, LLC 2185 W Pecos Rd. Suite #1 Chandler, AZ 85282		
APN:	131-19-033		
Lot:	30		
Zoning:	R1-7		
Lot Size:	6,728 s.f.		
EXISTING		REMODEL AREA	
Existing Livable:	1,960 s.f.	Livable Remodel:	805 s.f.
Existing Storage:	180 s.f.		
Total Bldg sq ft:	2,140 s.f.		
Setbacks:	Front: 20' Rear: 25' Side: 5'		
Lot Coverage:	Allowed 40% Provided 31.80%		
Max Height:	2 story - 30'		
Building Code:	2018 IRC (Ord #4060) 2018 IBC (Ord #4059) 2017 NEC 2018 IMC 2018 IFC (Ord #4045) 2018 IPC 2018 IFGC		

POOL BARRIER NOTES

- BARRIER FENCE
- The fence must be five feet high measured from the exterior side of the fence.
 - Holes or openings shall not allow a four-inch ball to pass through.
 - Maximum vertical clearance between grade and the bottom of the barrier shall be two inches, measured on the side of the barrier that faces away from the pool, or four inches, when grade is a solid surface, such as concrete.
 - Minimum of 45 inches between horizontal bars, toeholds or handholds to prevent climbing, wire mesh or chain link to provide a maximum opening size of 1 3/4 inches measured horizontally.
 - All metallic parts within five feet of the inside wall of the pool shall be bonded with at least 8 AWG wire.
- GATES
- Must be self-closing and self-latching and able to accommodate a lock.
 - Must swing outward from the pool area.
 - Latch must be 54 inches minimum above ground.
 - Must meet same construction requirements as the barrier fence.
 - Non-pedestrian gates over 4 feet wide such as double-gates for vehicles, must be padlocked if not self-closing / self-latching.
- HOUSE WALLS USED AS A PART OF A BARRIER
- All doors must be self-closing and self-latching and must swing outward from the pool area.
 - A simple latch or lock located a minimum of 54 inches above the floor, or a double-keyed dead bolt at any height is acceptable.
 - Animal or doggie doors are not allowed.
 - All sliding glass doors shall be self-closing and self-latching with an approved automatic door closer or;
 - Provide a separate fence; or
 - Replace the sliding glass door with a self-closing hinged door; or
 - Bolt the door shut (option not available if this is the only door to the pool area from the room).
 - Removable pins or locks which prevent the door from opening are not sufficient to meet this safety code.
 - Window latches must be at 54 inches minimum above floor; or
 - Except for bedroom egress windows, screwed in "stops" (not thumb screws) may be used to limit window openings to four inches; or
 - Except for bedroom egress windows, provide a screwed-in-place wire mesh screen. Windows, where the bottom edge is less than 60 inches above the pool decks and in within five feet of the water's edge, must be tempered glass.
 - Areas outside of windows or doors that otherwise cannot be made to comply with barrier and egress requirements must be fenced.



SITE PLAN

SCALE: 1" = 10'-0"

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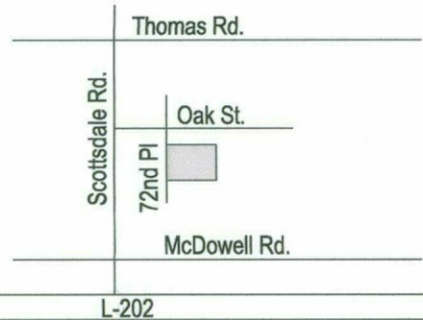
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All services provided by A&E Design Group, LLC, are performed in compliance with the Arizona Revised Statutes governing the Board of Technical Registration and the provisions in Statute 32-144 allowing for a non-registered to provide architectural services for single family residences of any size and commercial projects of two stories or less, less than 3,000 square feet of enclosed space, and intended for use by no more than 20 occupants.

WHITE FIG HOMES, LLC

2245 N 72nd PL
SCOTTSDALE, AZ



- ☐ Conceptual / Preliminary Set
☐ Bid Set
☒ Submittal Set
☐ Construction Set

REVISIONS	DATE:
1	
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DRAWN BY: C. Dominguez
CHECKED BY: C. Dominguez
DATE: 8.26.2019

PROJECT NUMBER 1974

SHEET NUMBER

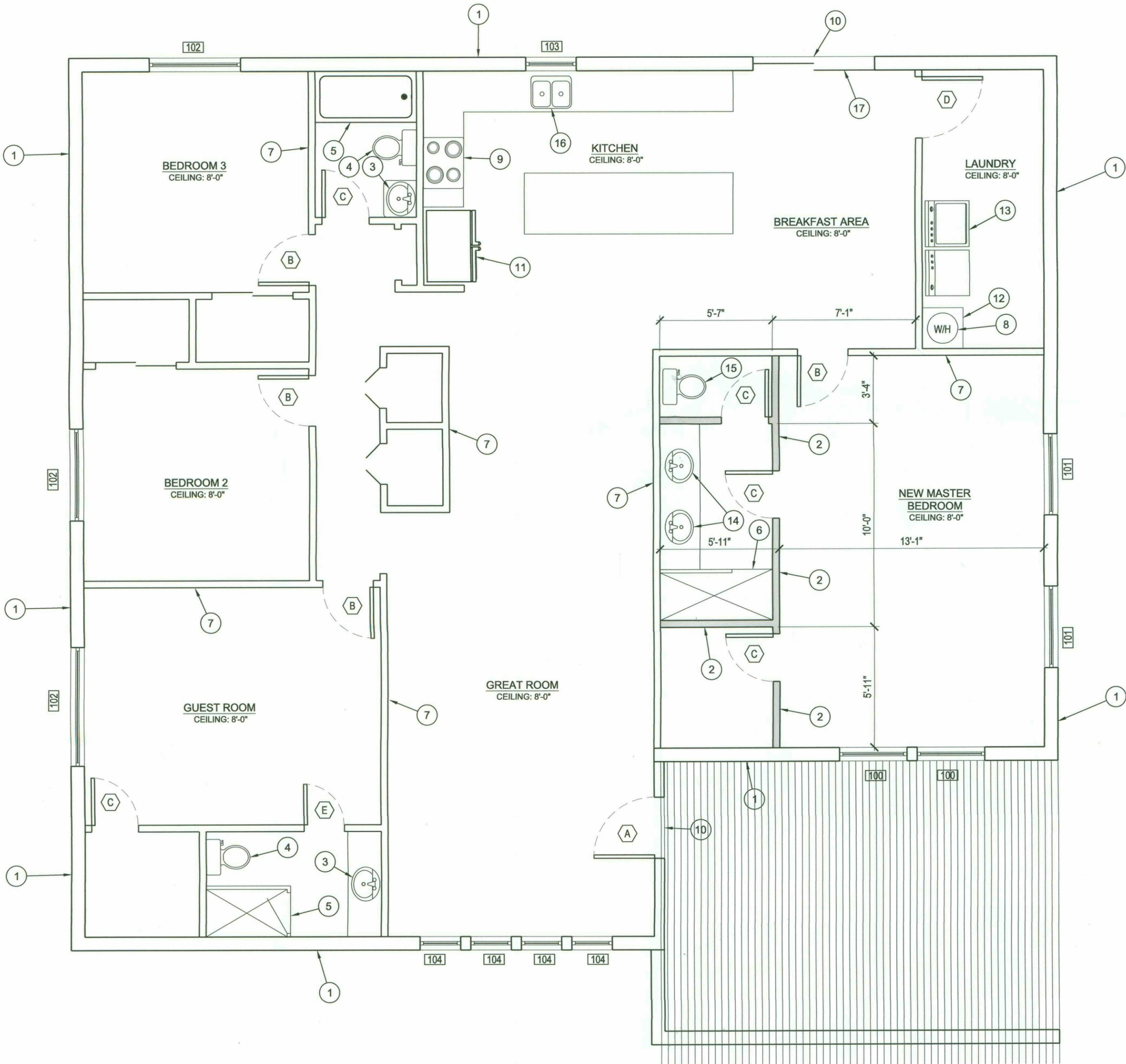
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SITE PLAN

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PLOT DATE: 9.14.2019

GENERAL PLAN NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL NEW AND EXISTING DIMENSIONS.
- GYPSUM BACKER BOARD FOR ADHESIVE APPLICATIONS OF CERAMIC TILE OR OTHER NON-ABSORBANT FINISH MATERIAL SHALL CONFORM WITH ASTM C630 OR C1178 1/2" MR GYPSUM BD SHALL BE PERMITTED AT CEILINGS WITH FRAMING MEMBERS SPACED AT 12" CTS. AND 58" WHERE FRAMING MEMBERS ARE SPACED AT 16" CTS MR GYPSUM BD SHALL NOT BE INSTALLED OVER A VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT ALL CUT OR EXPOSED EDGES, INCLUDING THOSE AT WALL INTERSECTIONS SHALL BE SEALED AS RECOMMENDED BY THE MFR MR GYPSUM BD TO BE INSTALLED IN BATHROOMS, KITCHEN, LAUNDRY ROOM AND GARAGE, TYP
- 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
- PROVIDE SOLID WOOD BLOCKING IN WALLS FOR PROPER INSTALLATION OF ALL CABINETS, TOWEL BAR SHELF STANDARDS, MIRRORS, WALL MOUNTED ITEMS, ETC
- SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBANT SURFACE TO A HEIGHT OR NOT LESS THAN 6" ABOVE FLOOR PER IRC R307.2
- SHOWER ENCLOSURES SHALL HAVE MINIMUM FINISHED INTERIOR DIMENSION OF 30" EACH WAY PER IRC R 307.1
- ALL SHOWER GLASS ENCLOSURES SHALL BE TEMPERED PER IRC R308.4.5
- TOILETS, BATHTUBS, SINKS, AND SHOWER SPACES SHALL BE SPACED IN ACCORDANCE WITH R307.1 AND WITH ACCORDANCE WITH SECTION P2705.1
- PROVIDE GROUND FAULT PROTECTED ELEC. OUTLETS AT BATH ROOMS AND PATIO AREA AND GARAGE & KITCHEN OUTLETS WITHIN 6' OF SINK
- LIGHTING -40 LUMANS /WATT OR GREATER FOR GENERAL LIGHTING IN KITCHEN AND BATH ROOMS.
- PROVIDE RECEPTACLES WITHIN 25' OF ALL MECHANICAL EQUIPMENT.
- ALL OUTDOOR, KITCHEN, BATHROOM AND GARAGE OUTLETS ARE TO BE G.F.C.I. OUTLETS
- BATHROOM RECEPTACLES SHALL BE SERVED BY DEDICATED 20 AMP CIRCUITS.
- ALL BRANCH CIRCUITS THAT SUPPLY 15- AND 20-AMP OUTLETS INSTALLED IN FAMILY RM, DINING RM, LIVING RM, PARLORS, LIBRARIES, DENS, 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).
- APPROVED BOXES ONLY FOR ALL CEILING FANS.
- 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.
- 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.
- LIGHTING - THE MINIMUM NET GLAZED AREA SHALL BE NOT LESS THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED
- 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
- A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL, NEAR FURNACE OR IN UTILITY BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL. THE CERTIFICATE SHALL LIST THE PRE-DOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION AND DUCTS OUTSIDE THE CONDITIONED SPACES, U FACTORS FOR FENESTRATION AND THE SOLAR HEAT GAIN COEFFICIENT OF FENESTRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTINGS DONE ON THE BUILDING PER IRC N1101.16
- ACCESS DOORS FROM CONDITIONED SPACES TO UN-CONDITIONED SPACES SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES PER IRC N1102.24
- DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT TO EXCEED 5 AIR CHANGES PER HOUR IN ZONES 1 AND 2 TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES WG (50 PASCALS) PER IRC N1102.412
- APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN GARAGES. IN THE CONTEXT OF THIS SECTION, A SOURCE OF IGNITION COULD BE A ELECTRICAL COMPONENT CAPABLE OF PILOT FLAME, BURNER, BURNER IGNITER, OR ELECTRICAL COMPENT CAPABLE OF PRODUCING A SPARK. IRC SECTION M1307.3
- WHERE A STORAGE TANK TYPE WATER HEATER IS INSTALLED IN A LOCATION WHERE WATER LEAKAGE FROM THE TANK WILL CAUSE DAMAGE, THE TANK SHALL BE INSTALLED IN A GALVANIZED STEEL PAN HAVING A MATERIAL THICKNESS OF NOT LESS THAN 24 GAGE OR OTHER APPROVED PAN FOR SUCH USE. LISTED PANS SHALL COMPLY WITH CSA LC3. THE PAN SHALL NOT BE LESS THAN 1.5 INCHES DEEP AND SHALL BE DRAINED BY AN INDIRECT WASTE PIPE OF NOT LESS THAN .75 INCH DIAMETER. THE PAN DRAIN SHALL EXTEND FULL-SIZE AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR SHALL EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE NOT LESS THAN 6 INCHES AND NOT MORE THAN 24 INCHES ABOVE THE ADJACENT GROUND SURFACE. IRC SECTION P2801.5
- WHERE THE PRIMARY HEATING SYSTEM IS FORCED AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURES THROUGHOUT THE DAY THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70 DEGREES AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78 DEGREES PER IRC N1103.11
- AIR DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING, POST CONSTRUCTION TEST OR ROUGH-IN TEST
- A MINIMUM OF 75% OF THE LAMPS IN THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS PER IRC N1104.4
- THE MAX HEIGHT AT BOTTOM OF THE OPERABLE SASH FOR ALL BEDROOM EGRESS WINDOWS SHALL NOT BE MORE THAN 44" MEASURED FROM FINISH FLOOR TO THE CLEAR OPENING PER IRC R3101
- PROVIDE A 4 INCH DIAMETER MOISTURE EXHAUST VENT FOR CLOTHES DRYER, OR AS REQUIRED BY THE CLOTHES DRYER'S LISTING AND THE MANUFACTURERS INSTALLATION INSTRUCTIONS PROVIDED THAT IS TO BE PRESENTED PRIOR TO CONSTRUCTION. IRC SECTION M1502.4 & G2439.5
- THE CLOTHES DRYER EXHAUST DUCT SHALL BE AT LEAST THE DIAMETER OF THE APPLIANCE OUTLET AND SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. IT SHALL NOT EXCEED 35'-0" FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL WITH REDUCTIONS FOR BENDS. THE DUCT SHALL TERMINATE NOT LESS THAN 3'-0" FROM PROPERTY LINE IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS. IRC M1502.3, M1502.4.4 & G2439.5.5.



FLOOR PLAN

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

PLAN KEY NOTES

- EXISTING EXTERIOR CMU WALL TO REMAIN
- NEW WOOD FRAMED WALL TO BE 2X4 STUDS SPACED AT 16" O.C. W/ 1/2" GYPSUM BOARD ON BOTH SIDES OF WALL
- EXISTING LAVATORY TO REMAIN
- EXISTING TOILET TO REMAIN
- EXISTING SHOWER / BATHTUB TO REMAIN
- NEW SHOWER WITH TEMPERED GLAZING
- EXISTING INTERIOR NON-BEARING WALL TO REMAIN
- EXISTING 40 GAL WATER HEATER
- RANGE - ELECTRIC
- LANDING TO BE 4" BELOW FINISH FLOOR ELEVATION WITH A MINIMUM WIDTH OF 36" OF PATH OF TRAVEL
- REFRIGERATOR
- WATER HEATER DRAIN PAN. SEE GENERAL NOTE #23 FOR DRAIN PAN COMPLIANCE
- CLOTHE WASHER - REFER TO GENERAL NOTE #28 & #29
- NEW LAVATORY
- NEW WATER CLOSET
- EXISTING KITCHEN SINK
- 6'-0" X 6'-8" SLIDING GLASS DOOR WITH TEMPERED GLAZING

I.E.C.C. NOTES

ALL MODIFICATIONS TO THE BUILDING ENVELOPE MUST COMPLY WITH THE FOLLOWING:
FENESTRATION
U-FACTOR - .40
SHGC - .25 OR BETTER

MIN. R-13 @ FRAME WALL & FLOORS
R-4 @ MASS WALLS OR R-13 LOCATED ON INTERIOR SIDE R-38 @ CEILING
MIN. R-8 @ DUCT INSULATION LOCATED OUTSIDE THE BLDG ENVELOPE
MIN. R-6 @ DUCT INSULATION LOCATED IN FLOOR JOIST.
MINIMIZE AIR LEAKAGE PER IECC 402.

WINDOW SCHEDULE

WINDOW	SIZE (INCHES)	TEMPERED	EXISTING	NEW	STYLE
100	36 36	YES	NO	NO	HUNG
101	48 36	YES	NO	NO	SLIDER
102	70 36	YES	NO	NO	SLIDER
103	36 36	YES	NO	NO	SLIDER
104	24 24	YES	NO	NO	FIXED

DOOR SCHEDULE

A	DOOR	3'-0" x 6'-8" SOLID CORE WOOD ENTRY DOOR
	FRAME	SOLID WOOD FRAME
	HARDWARE	LEVER HANDLE HARDWARE WITH KEYED LOCK SET
B	DOOR	2'-4" x 6'-8" HOLLOW CORE WOOD DOOR
	FRAME	SOLID WOOD FRAME
	HARDWARE	LEVER HANDLE HARDWARE WITH PRIVACY LOCK SET
C	DOOR	2'-4" x 6'-8" HOLLOW CORE WOOD DOOR
	FRAME	SOLID WOOD FRAME
	HARDWARE	LEVER HANDLE HARDWARE WITH PRIVACY LOCK SET
D	DOOR	2'-10" x 6'-8" HOLLOW CORE WOOD DOOR
	FRAME	SOLID WOOD FRAME
	HARDWARE	LEVER HANDLE HARDWARE WITH PRIVACY LOCK SET
E	DOOR	2'-4" x 6'-8" HOLLOW CORE WOOD DOOR
	FRAME	SOLID WOOD FRAME
	HARDWARE	LEVER HANDLE HARDWARE WITH PRIVACY LOCK SET

GENERAL NOTES

- CONTRACTOR TO VERIFY DOOR, FRAME, AND HARDWARE WITH TENANT AND ARCHITECT.
- INTERIOR DOORS TO BE FLUSH PANEL STAIN GRADE, VERIFY WITH OWNER.
- DOORS SHALL NOT EXCEED 15 LBS OF MAXIMUM UNLATCHING FORCE

WALL LEGEND

- EXISTING EXTERIOR C.M.U. WALL TO REMAIN
- EXISTING INTERIOR / EXTERIOR WOOD STUD WALL TO REMAIN
- NEW EXTERIOR CMU WALL
- TYPICAL WALL TO BE DEMOLISHED
- NEW EXTERIOR FRAMED WALL
- NEW INTERIOR FRAMED WALL

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
10/16/19
DATE
INITIALS

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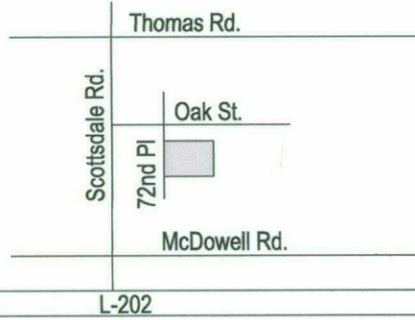
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SCOTTSDALE, AZ



- Conceptual / Preliminary Set
- Bid Set
- Submittal Set
- Construction Set

REVISIONS	DATE:
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DRAWN BY: C. Dominguez
CHKD BY: C. Dominguez
DATE: 8.26.2019

PROJECT NUMBER 1974

SHEET NUMBER

FLOOR PLAN

A10

PLOT DATE: 9.14.2019