

GENERAL INFORMATION	
1. HALL FRAMING - UNO. EXTERIOR BEARING WALLS - 2x4 @ 16" O.C. - UNO. INTERIOR NON-BERG - 2x4 @ 24" O.C. - UNO.	14. ALL EXTERIOR WINDOWS ADJACENT TO LIVABLE AREAS SHALL BE DUAL PANE.
2. INSULATION - SPRAY FOAM INSULATION - CORR 1043 = TO R-30 ROOF - UNO. TO HAVE FIRE RETARDANT = TO R-21 @ EXT. 2x6 WALLS - UNO. = TO R-13 BATTIS MIN. BTK. GARAGE & RESIDENCE HALLS & CEILING - TYP. SOUND INSULATED WALLS SHALL BE SOLID FILL - TYP.	15. LOCATION OF GAS METER AND BUILDING WATER MAIN SHUT-OFF PER UTILITY COMPANIES.
3. ALL WINDOW AND DOOR HEADER HEIGHTS TO BE 8'-0" - UNO.	16. PROVIDE ROUGH GAS STUB FOR ALL STANDARD AND FUTURE GAS APPLIANCES PER GAS SCHEMATIC ON SHEET P1.2.
4. SHOWER HEADS @ 18" A.F.F. UNO. SHOWER CONTROL VALVES @ 42" A.F.F. - UNO. STACK SHOWER CONTROL VALVES @ CURVED WALLS - UNO.	17. ALL EQUIPMENT IN GARAGE SHALL HAVE ELECTRIC (OR GAS) IGNITION POINTS AT 18" ABOVE FINISH FLOOR AND SHALL BE PROTECTED FROM DAMAGE.
5. PROVIDE PRESSURE BALANCE OR THERMO. MIXING TYP. CONTROL VALVES FOR ALL SHOWER AND TUB COMBINATIONS.	18. NOISE ATTENUATION MEASURES ARE TO BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE HOUSE TO ACHIEVE A NOISE LEVEL REDUCTION OF 25dB. PROVIDE THE MINIMUM FOLLOWING REQUIREMENTS: A. EXTERIOR WALLS - R-11 INSULATION B. CEILING - R-11 INSULATION C. EXTERIOR DOORS SHALL BE SOLID CORE WOOD OR INSULATED WITH GASKETS AND GASKETED GLASS D. ALL WINDOWS SHALL BE DOUBLE GLAZE E. SOLE PLATES OF EXTERIOR WALLS SHALL BE CAULKED OR SEALED AT THE FLOOR LINE.
6. GLASS BLOCK TO COMPLY WITH BUILDING CODE.	19. PROVIDE AN APPROVED BARRIER BETWEEN FACTORY FIREPLACE BOXES AND CHIMNEYS, AND BUILDING INSULATION. CLEARANCE SHALL BE MAINTAINED BETWEEN THE CHIMNEY AND COMBUSTIBLE BARRIERS AND BETWEEN THE FIREPLACE OPENING AND ANY COMBUSTIBLE MATERIAL OUTSIDE THE FIREBOX PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
7. ALL BATH ACCESSORIES TOWEL BARS, HOOKS ETC.) AND MOUNTING HEIGHTS TO BE DETERMINED BY OWNER.	20. ANY DOORS USED FOR BEDROOM EGRESS SHALL NOT BE KEYPED ON THE INTERIOR SIDE.
8. PROVIDE BLOCKING IN WALLS AS NECESSARY TO SUPPORT ALL HALL MOUNTED FIXTURES.	
9. ALL MECH. EQUIPMENT SHALL BE SCREENED A MINIMUM OF 12" ABOVE THE HIGHEST POINT OF THE EQUIPMENT.	
10. ALL CEILING HEIGHTS INDICATED ARE FROM FINISHED FLOOR ELEVATION IN ADJACENT ROOM.	
11. ALL LOW/PONY/BANK WALL HEIGHTS TO BE MEASURED FROM HIGHEST ADJACENT FINISH FLOOR.	
12. ALL INTERIOR AND EXTERIOR CORNERS TO HAVE 1/2" BULLNOSE EDGES UNLESS NOTED OTHERWISE.	
13. ALL EXTERIOR DOORS EXISTING FROM LIVABLE AREAS SHALL BE SOLID CORE, OR INSULATED WITH HEATHER TIGHT GASKETS AND THRESHOLDS OR GASKETED GLASS.	

NOTE:

SHEAR - ALL EXTERIOR WALLS SHALL BE WRAPPED W/ 3/8" O.S.B. W/ 8d @ 4" O.C. @ EDGES & 8d @ 12" O.C. @ FIELD. - SEE STRUCTURAL CALCULATIONS/DRAINAGES FOR SPECIFIC SHEAR WALL LOCATIONS AND DETAILS.

SHEAR - ALL INTERIOR WALLS SHALL BE GYPSUM BOARD (SHEATHING 1/2" (9mm) THICK OR 5/8" TYPE "X" BY 4 FEET (1219mm) WIDE. HALLBOARD OR VENEER BASES ON STUDS SPACED NOT OVER 24 INCHES (1219mm) O.C. WITH NAILS AS REQUIRED BY IRC TABLE R102.3.5. (5-6d per 6"). EACH BRACED HALL PANEL MUST BE AT LEAST 46 INCHES (2439mm) IN LENGTH WHEN APPLIED TO ONE FACE OF A BRACED HALL PANEL AND 48 INCHES (1219mm) WHEN APPLIED TO BOTH FACES.

NOTE TO FRAMING CONTRACTOR:

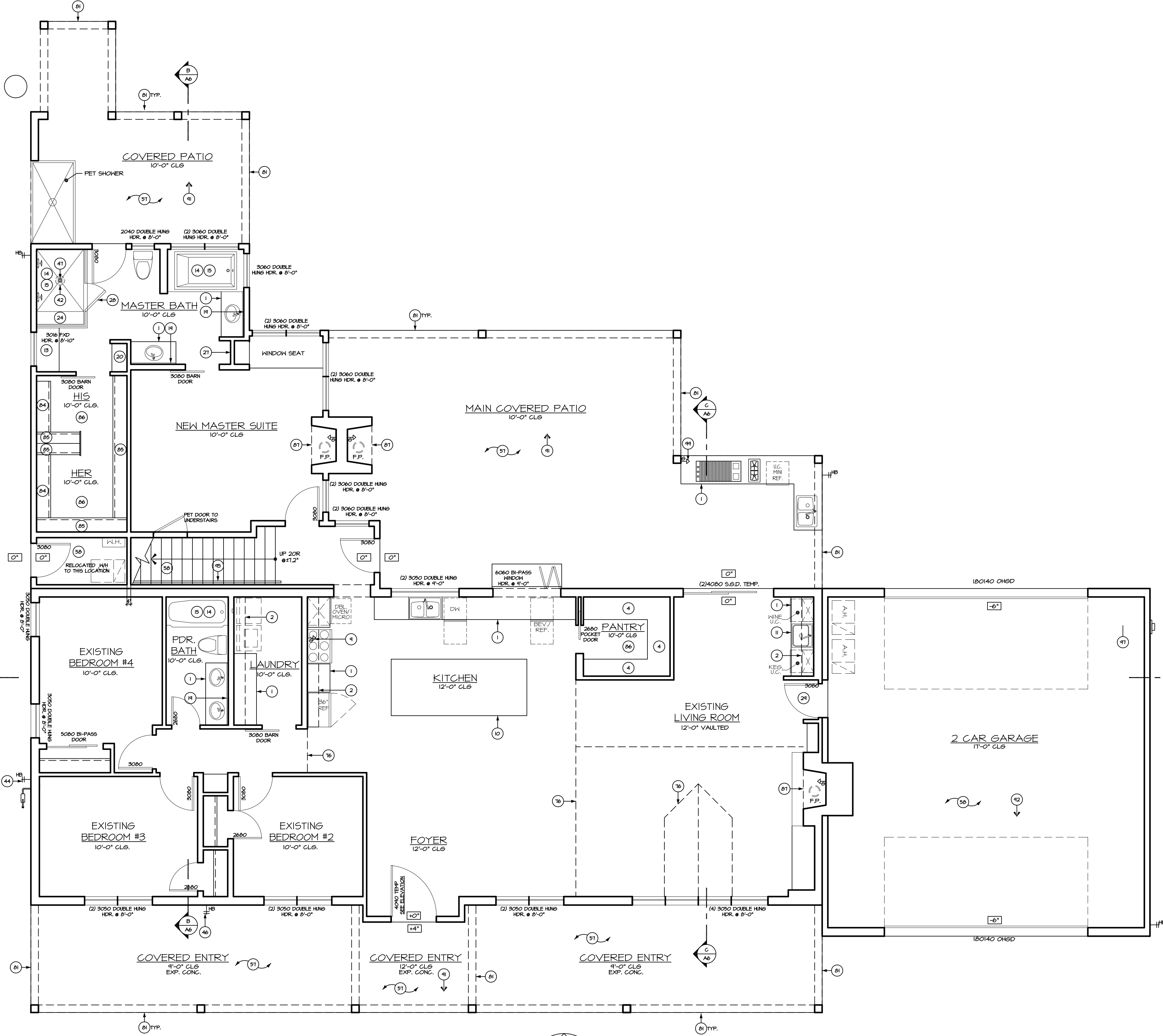
TRUSS MANUFACTURER TO PROVIDE MECHANICAL CHASE BUILT INTO ROOF/FLOOR TRUSS SYSTEM AT ALL AIR HANDLER LOCATIONS.

NOTE:

ALL NICHE ARE TO BE FIELD VERIFIED WITH GENERAL CONTRACTOR AND OWNER.

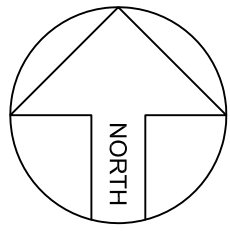
NOTE:

BACKWATER VALVE TO BE PROVIDED PER CURRENT BUILDING CODE REQUIREMENTS.



MAIN LEVEL NOTATIONAL PLAN

3/16"=1'-0"



FLOOR PLAN KEYNOTES			
* SEE SPECIFICATION FOR MORE INFORMATION * ALL KEYNOTES MAY NOT APPLY TO THIS SHEET *			
No.	DESCRIPTION	No.	DESCRIPTION
1	BASE CABINET W/COUNTERTOP - (PER SPECS.)	61	ARCHED NICHE: TOP @ 8'-0", LEGS @ 8'-0" BOTTOM @ 8'-0" - FIELD VERIFY
2	UPPER CABINETS - (PER SPECS.)	62	ARCHED NICHE: TOP @ 8'-0", LEGS @ 8'-0" BOTTOM @ 8'-0" - FIELD VERIFY
3	BREAKFAST BAR W/COUNTERTOP - (PER SPECS.) HEIGHT PER PLAN	63	ARCHED NICHE: TOP @ 8'-0", LEGS @ 8'-0" BOTTOM @ 8'-0" - FIELD VERIFY
4	PANTRY: 5 ADJUSTABLE SHELVES EVENLY SPACED. (PER SPECS.)	64	TOP OF ARCH @ 9'-0", LEGS @ 9'-0"
5	APPLIANCE GARAGE	65	TOP OF ARCH @ 11'-0", LEGS @ 9'-0"
6	BUILT-IN M/V OVEN - (PER SPECS.)	66	TOP OF ARCH @ 11'-0", LEGS @ 10'-0"
7	BUILT-IN WINE STOR/ENCLOSURE (PER SPECS.)	67	FULL ARCH TOP @ 9'-0"
8	OPEN SHELVES (PER SPECS.)	68	FULL ARCH TOP @ 10'-0"
9	HOOD OVER RANGE VENT TO EXTERIOR MAX 400 C.F.M. UNO.	69	SOFFIT @ 8'-0" A.F.F.
10	KITCHEN ISLAND W/COUNTERTOP - (PER SPECS.) HEIGHT PER PLAN	70	SOFFIT @ 9'-6" A.F.F.
11	WET BAR W/COUNTERTOP - (PER SPECS.) HEIGHT PER PLAN	71	SOFFIT @ 9'-0" A.F.F.
12	CORBELS W/ BACKING: SEE DETAIL ON THIS SHEET	72	SOFFIT @ 10'-0" A.F.F.
13	MAKE-UP/VANITY HEIGHT PER PLAN (PER SPECS.)	73	SOFFIT @ 11'-0" A.F.F.
14	CEMENT, FIBER-CEMENT OR GLASS TUB BACKERS SHALL BE USED AS BACKERS FOR HALL TILE IN TUB AND SHOWER AREAS, PER IRC R102.4.2	74	SOFFIT @ 12'-0" A.F.F.
15	TUB & WALL COVERS - (PER SPECS.) OR WALLS W/ TILE TO MIN. 10"	75	22"x30" ATTIC ACCESS (PER SPECS.)
16	JETTED SPA TUB - (PER SPECS.) W/ ELECTRIC DISCONNECT.	76	"EXACT" LOCATION - DESIGN TRUSSES ACCORDINGLY. REFER TO DETAIL ON SHEET AT FOR MORE INFORMATION.
17	ACCESS PANEL FOR MOTOR & HEATER @ TUB UNDER COUNTER.	77	LINE OF CEILING CHANGE. SEE REFL. CLG. FOR MORE INFO.
18	RECESSED MEDICINE CABINET (PER SPECS.)	78	AID/VIS. NICHE - VERIFY W/ OWNER
19	48" MIR. ENTIRE LENGTH (UNO.) OF VANITY @ 3" ABOVE BACK SPLASH	79	AID/VIS. ACCESS PANEL.
20	LINEIN: 5 ADJUSTABLE SHELVES EVENLY SPACED. (PER SPECS.)	80	BRISTOL DAYLIGHT SYSTEMS SKYLIGHT (IC RES-311) OR SIMILAR
21	RECESSED SHOWER ACCESSORIES NICHE (PER SPECS.)	81	STORAGE CLOSET - (PER SPECS.)
22	FACE FRAMED CLOSET DOOR (PER SPECS.)	82	EXTERIOR SOFFIT - SEE ELEV. FOR MORE INFORMATION
23	RAISED PLATFORM FOR TUB. FINISH PER SPECS. HEIGHT PER PLAN	83	BUILT-IN DESK - PER OWNER
24	FRAMED SHOWER SEAT @ +24" A.F.F., FINISH MATERIAL (PER SPECS.)	84	5 SHELVES EVENLY SPACED.
25	FULL HEIGHT TEMPERED GLASS PARTITION (PER SPECS.)	85	1 ROD, 1 SHELF
26	STORAGE FOR BATHROOM APPLIANCES. PER OWNERS SPECS.	86	2 RODS, 2 SHELVES
27	FULL HEIGHT MIRROR (PER SPECS.)	87	CLOSET SHELVES BY CLOSET SUBCONTRACTOR AND SPECS.
28	TEMPERED GLASS DOOR ENCLOSURE ON 2" CURB (PER SPECS.)	88	"DAVINCI" CUSTOM FIREPLACE BUILT TO ANSI Z21.90-2014 / CSA 2.22B-2014, STANDARDS. PER MFG. SPEC. OR APPROVED EQUAL.
29	1-3/8" THICK SOLID CORE DOOR, TIGHT FITTING, SELF-CLOSING & SELF-LATCHING	89	2 X 8 WALL
30	ACTIVE DOOR	90	VERIFY WINDOW SIZE AND INSTALLATION SPECS WITH WINDOW MANUFACTURE AND CONTRACTOR
31	LOWERED MECH. DOORS	91	SLOPE 1/4" PER 12"
32	PET DOOR (PER SPECS.)	92	SLOPE 1/8" PER 12"
33	DECORATIVE WROUGHT IRON AND/OR WOODEN GAS HANDRAILS TO BE 34" MIN. AND 38" MAX HEIGHT ABOVE WALKING PLANE (PER CODE REQUIREMENTS).	93	SLOPE 2" OVERALL
34	FACE FRAME CABINET DOORS. VERIFY SIZE AND LOCATION WITH OWNER.	94	RAILING OR BALLUSTERS PER SPECIFICATIONS. GUARDS TO BE 36" MIN. HEIGHT ABOVE WALKING SURFACE (PER CODE REQUIREMENTS). AND BE SPACED TO NOT ALLOW A 4" SPHERE TO PASS THROUGH ANY OPENING.
35	DECORATIVE WROUGHT IRON FRONT ENTRY DOOR (PER SPECS.) SEE ELEV. FOR MORE INFO.	95	DRYER TO BE ELECTRIC ONLY (NO GAS)
36	SUPPLY A 14"x8" GRILLE ABOVE DOOR FOR UPPER COMBUSTION AIR	96	ELECTRIC SUB-PANEL LOCATION - SEE ELEC. PLAN AND GENERAL NOTES
37	HIGH AND LOW COMBUSTION & RELIEF GRILLES (14"x8"), TO BE LOCATED 12" FROM FLR. & CLG. W/ GAS APPL.	97	CONTROL PANEL FOR JACUZZI TUB (PER SPECS.)
38	GAS ENTRANCE. SEE GENERAL NOTES	98	GAS STUB OUT FOR BBQ, POOL/SPA EQUIP. SEE SITE FOR LOCATION
39	PROVIDE 100 SQ. IN. COMBUSTION AIR FOR GAS DRYER	99	GAS STUB OUT FOR FIRE FEATURES AT POOL. SEE SITE FOR LOCATION
40	FLOOR SINK W/ FAUCET (PER SPECS.)	100	RECESS TRACK PER CONTRACTOR SPECS.
41	PUMP TO SOFT WATER LOOP	101	FLOOR TO CLG GLASS/DOOR SYSTEM PER BUILDER SPECS.
42	OVERHEAD "RAIN" SHOWER FIXTURE (PER SPECS.)	102	BASEMENT HALL. SEE STRUCTURAL
43	FRAMED PLATFORM RAISED 18" MIN. ABOVE FINISH FLOOR	103	2X FRAMING WALL
44	BUILDING WATER MAIN SHUT-OFF VALVE LOCATION.	104	6x6 ROUGH-SAWN OR FAUX WOOD BEAM, BOTT. OF BEAM @ 8" BELOW FINISHED CEILING. (PER OWNER)
45	TEMPERATURE AND PRESSURE RELIEF. MIN. 6" ABOVE GRADE AND 36" AWAY FROM OPENINGS	105	6x12 ROUGH-SAWN OR FAUX WOOD BEAM, BOTT. OF BEAM @ 12" BELOW FINISHED CEILING. (PER OWNER)
46	EXISTING BUILDING WATER MAIN SHUT-OFF VALVE LOCATION TO BE RELOCATED RECESS SLAB -1" AND PROVIDE DRAIN	106	ROUGH-SAWN WOOD POST - SEE STRUCTURAL FOR SIZE
47	MECHANICAL CHASE	107	ELECTRIC PANEL LOCATION-SEE ELEC. PLAN AND GENERAL NOTES
48	AIR HANDLER UNIT - SEE MECH. PLAN FOR MORE INFO. NOTE TO TRUSS MANUFACTURER: PROVIDE FOR MECHANICAL CHASE IN TRUSS DESIGN.	108	PER IRC R321, PRIVATE RESIDENCE ELEVATORS SHALL COMPLY WITH ASME A17.5/CSA B44
49	A/C CONDENSING UNIT - SEE MECH. PLAN FOR MORE INFO. HOLD 6" AWAY FROM HOUSE.	109	"ELUDORA" STONE, LLC VENEER PER ICC REPORT RES-1215 OR APPROVED EQUAL. SEE SPECS FOR MORE INFORMATION.
50	8" CMU/STUCCOED SCREEN WALL MIN. 12" ABOVE MECH. EQUIP.	110	PAUL DECK SURFACE BY POLYCOAT PRODUCTS PER ICC RES-2105 AND SPECIFICATIONS - OR APPROVED EQUAL.
51	2x6 HALL	111	CONCRETE OR MASONRY RETAINING WALL (SEE STRUCT. FOR DRAINAGES)
52	SOLID FILL SOUND INSULATED WALL (PER SPECS.)	112	ESCAPE LADDER - REF. DETAIL 18/AT
53	LOW HALL, SEE PLAN FOR HEIGHT	113	BUILT-IN BENCH W/ STORAGE (PER SPECS.)
54	EXTERIOR LOW WALL - PAINT TO MATCH EXTERIOR OF HOUSE - SEE ELEVATIONS FOR MORE INFORMATION.	114	BUILT-IN BOOKCASE (PER SPECS.)
55	SLOPED HALL @ +42" ABOVE NOSING OF TREAD.	115	BUILT-IN LOCKERS (PER SPECS.)
56	1/2" SOLID BOND EXTERIOR SOFFIT BOARD (ICC E1R-1338) OR APPROVED EQUAL	116	KEY DROP STATION (VERIFY W/ OWNER)
57	5/8" TYPE "X" GYP. BD. @ GARAGE CLG. WHEN GARAGE IS UNDER A HABITABLE ROOM, USE 1/2" GYP. BOARD @ ALL OTHER WALLS & CLG PER IRC R302.6	117	CANTERA STONE OR PRECAST CONCRETE BALLUSTERS (PER SPECS.)
58	NICHE: SILL @ 3'-0" TOP @ 8'-0"	118	AREA FLOOR DRAIN SEE CIVIL
59	NICHE: SILL @ 3'-0" TOP @ 8'-0"	119	BUILT IN FLOOR SAFE (VERIFY W/ OWNER)
60	NICHE: SILL @ 3'-0" TOP @ 8'-0"	120	LINE OF HALL ABOVE/BELOW
61	NICHE: SILL @ 3'-0" TOP @ 8'-0"	121	TEMP. FROSTED GLASS RAILING (PER SPECS.) - OR APPROVED EQUAL - SEE ELEV. FOR MORE INFORMATION.
62	NICHE: SILL @ 3'-0" TOP @ 8'-0"		

SYMBOL LEGEND	
* SEE SPECIFICATION FOR MORE INFORMATION * ALL ITEMS MAY NOT APPLY *	
10 KEYNOTE	OVEN W/ WARMING DRAWER/ MICROWAVE COMBO (PER SPECS.)
x-x FINISHED FLOOR ELEVATION	SELF-CLEANING DOUBLE OVEN/MICROWAVE COMBO (PER SPECS.)
SOLID FILL SOUND INSULATED WALL (PER SPECS.)	BUILT-IN MICROWAVE OVEN (PER SPECS.)
8" CMU BLOCK WALL (PER SPECS.)	BUILT-IN COFFEE MAKER (PER SPECS.)
WATER HEATER W/ 1/4" RELIEF VALVE - SEE SPECS FOR SIZE	UNDER COUNTER REFRIGERATOR CONNECT TO REVERSE OSMOSIS (PER SPECS.)
WATER SOFTENER W/ LOOP AND DRAIN	UNDER-COUNTER TRASH COMPACTOR (PER SPECS.)
REGULATING PUMP	DISHWASHER - PROVIDE AIR GAP PER PLBS. CODE OR PER MANUFACTURER
ELECTOR PUMP (EP.) & SUMP PUMP (SP.) IN BASEMENT (PER SPECS.)	WASHER & DRYER W/ 4" DRYER VENT THROUGH ROOF NOT TO EXCEED 14'-0" PER PLBS. CODE.
WATER CLOSET (PER SPECS.) - PROVIDE MIN. 8" EA. SIDE & 24" CLEAR IN FRONT LAVATORY	STACKED WASHER & DRYER W/ 4" DRYER VENT THROUGH ROOF NOT TO EXCEED 14'-0" PER PLBS. CODE.
TUB/SHOWER	REFRIGERATOR - PRE-PLUMB FOR ICE MAKER
VEGETABLE/BAR SINK	COOK TOP (PER SPECS.) PROVIDE EXHAUST FAN AND HOOD AS REQUIRED. VENTED DIRECT TO OUTSIDE.
DOUBLE SINK W/ DWP. (PER OWNER - REVERSE OSMOSIS SYSTEM PLUMBED TO SINK & REFRIGERATOR)	2 BURNER COOK TOP PROVIDE EXHAUST FAN AND HOOD AS REQUIRED. VENTED DIRECT TO OUTSIDE.
UTILITY SINK	
HOSE BIBB W/ ANTI-SYPHON VALVE	
PROPANE GAS STUB OUT	

RYAN RESIDENCE

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Home Builders Association

OF CENTRAL ARIZONA

INSTITUTE OF BUILDING DESIGN

PROFESSIONAL BUILDING DESIGNER

MAIN LEVEL NOTATIONAL PLAN

PLOT DATE: 10-26-20

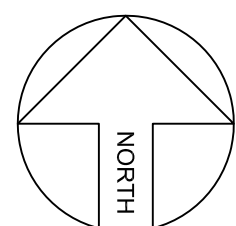
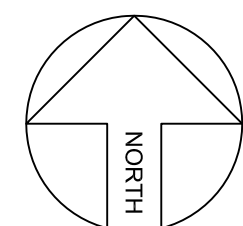
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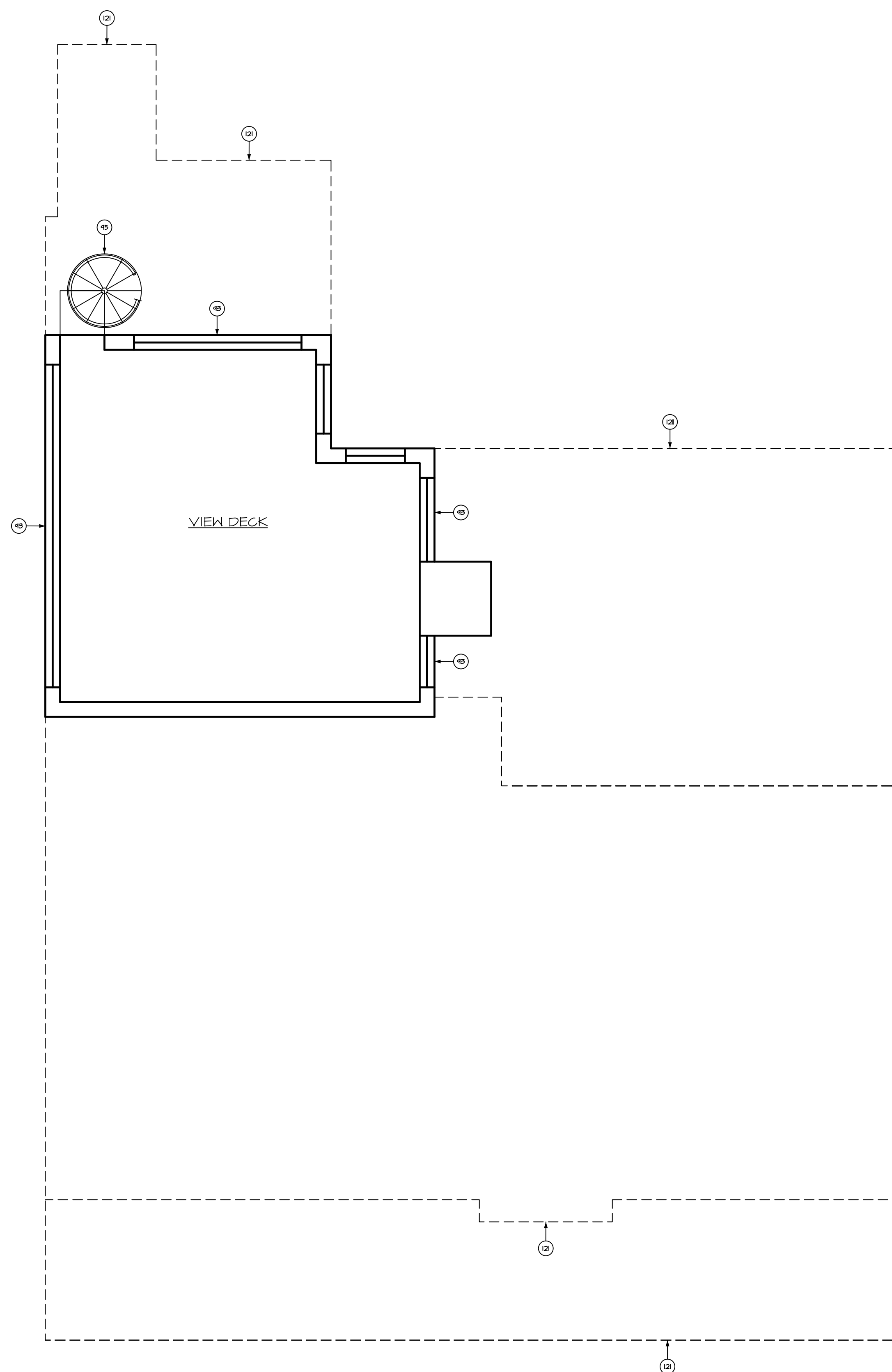
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Ryan Res.

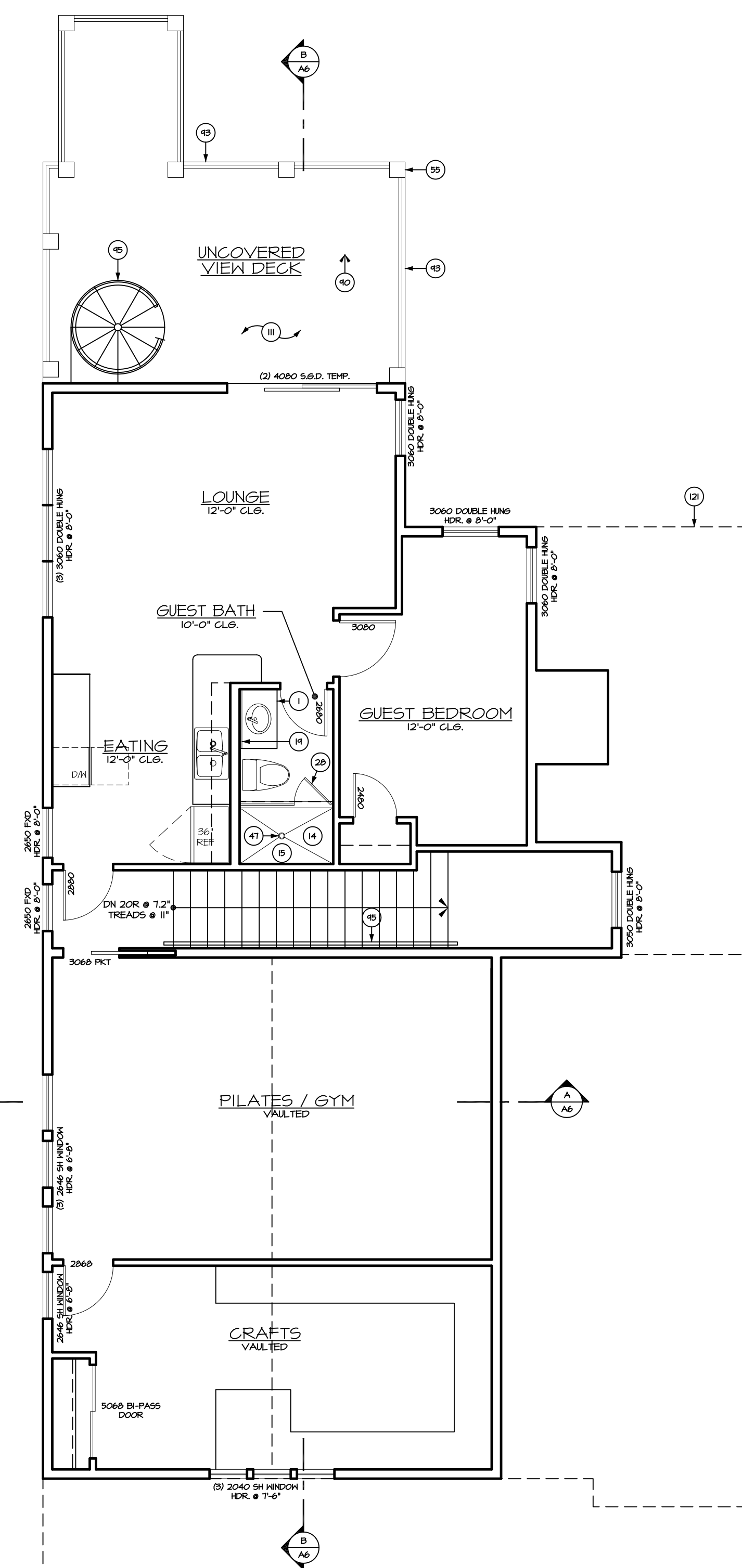
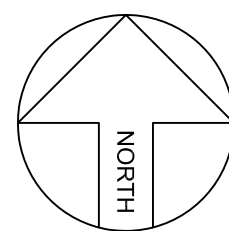
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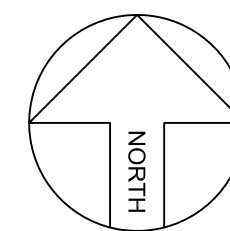




VIEW DECK NOTATIONAL PLAN

$$3/16" = 1'-0"$$


UPPER LEVEL NOTATIONAL PLAN

$$3/16"=1'-0"$$

































FLOOR PLAN KEYNOTES

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

No.	DESCRIPTION	No.	DESCRIPTION
KITCHEN	(1) BASE CABINET W/ACQUANTOP- (PER SPECS.)	(61) ARCHED NICHE TOP @0'-0", LESS @1'-0" BOTTOM @3'-0" - FIELD VERIFY	FLOORING
	(2) UPPER CABINETS- (PER SPECS.)	(62) ARCHED NICHE TOP @0'-0", LESS @0'-0" BOTTOM @3'-0" - FIELD VERIFY	
	(3) BREAKFAST BAR W/ACQUANTOP - (PER SPECS.) HEIGHT PER PLAN	(63) ARCHED NICHE TOP @0'-0", LESS @0'-0" BOTTOM @3'-0" - FIELD VERIFY	
	(4) PANTRY: 5 ADJUSTABLE SHELVES EVENLY SPACED. (PER SPECS.)	(64) TOP OF ARCH @ 9'-0", LESS @ 8'-0" TOP OF ARCH @ 10'-0", LESS @ 9'-0"	
	(5) APPLIANCE GARAGE	(65) TOP OF ARCH @ 11'-0", LESS @ 10'-0"	
	(6) BUILT-IN W/NOVEN- (PER SPECS.)	(66) FULL ARCH TOP @9'-0"	
	(7) BUILT-IN NINE STOR./ENCLOSURE (PER SPECS.)	(67) FULL ARCH TOP @10'-0"	
	(8) OPEN SHELVES (PER SPECS.)	(68) SOFFIT @ 8'-0" A.F.F.	
	(9) HOOD OVER RANGE VENT TO EXTERIOR MAX 400 C.F.M. UNGO.	(69) SOFFIT @ 9'-6" A.F.F.	
	(10) KITCHEN ISLAND W/ACQUANTOP - (PER SPECS.) HEIGHT PER PLAN	(70) SOFFIT @ 10'-0" A.F.F.	
BATH	(11) HOT BAR W/ACQUANTOP - (PER SPECS.) HEIGHT PER PLAN	(71) SOFFIT @ 11'-0" A.F.F.	CEILING
	(12) CORBELS W/ BACKING. SEE DETAIL ON THIS SHEET.	(72) SOFFIT @ 12'-0" A.F.F.	
	(13) MAKE-UP/VANITY HEIGHT PER PLAN (PER SPECS.)	(73) 22" MIN. CLOSET ACCESS (PER SPECS.)	
	(14) CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED TO MATCH WALL TILE IN TUB AND SHOWER AREAS. PER IRC R202.4.2	(74) ACCESS LOCATION. VERIFY TRUSSES ACCORDINGLY. REFER TO DETAIL ON SHEET AT FOR MORE INFORMATION.	
	(15) TUB & WALL COVERS- (PER SPECS.) OR WALLS W/ TILE TO MIN. 10"	(75) MIN. CEILING CHANGING. SEE REFL. CLG. FOR MORE INFO.	
	(16) ENTERED SPA TUB (PER SPECS.) W/ ELECTRIC DISCONNECT	(76) AUD/VIS. NICHES - VERIFY W/ OWNER	
	(17) ACCESS PANEL FOR MOTOR & HEATER & TUB UNDER COUNTER.	(77) AUD/VIS. ACCESS PANEL.	
	(18) RECESSED MIRROR CABINET (PER SPECS.)	(78) BRISTOL, DALLAST SYSTEMS SKYLIGHT (CG #E3R-31T) OR SIMILAR	
	(19) 48" MR. ENTIRE LENGTH (MIN.) OF VANITY @ 3" ABOVE BACK SPLASH	(79) STORAGE CLOSET- PER SPECS.	
	(20) LINEN: 5 ADJUSTABLE SHELVES EVENLY SPACED. (PER SPECS.)	(80) EXTERIOR SOFFIT - SEE ELEV. FOR SPEC. INFORMATION.	
DOORS	(21) RECESSED SHOWER ACCESSORIES NICHES. (PER SPECS.)	(81) BUILT-IN DESK - PER OWNER	SHELVES
	(22) FACE FRAMED CLOSET DOOR (PER SPECS.)	(82) 5 RAILS EVENLY SPACED.	
	(23) RAISED PLATFORM FOR TUB. FINISH PER SPECS. HEIGHT PER PLAN	(83) 1 DOOR, 1 SHELF	
	(24) FRAMED SHOWER SEAT @ 124" A.F.F., FINISH MATERIAL. (PER SPECS.)	(84) 2 ROOFS, 2 SHELVES	
	(25) FULL HEIGHT TEMPERED GLASS PARTITION (PER SPECS.)	(85) CLOSET CLOTHES BY CLOSET SUBCONTRACTOR AND SPECS.	
	(26) STORAGE FOR BATHROOM APPLIANCES, PER OWNERS SPECS.	(86) "DAVINCI" COUNTER FIFERLEA BUILT TO ANSI Z22.500-2014 / AS A 2230-2014, STANDARD #2014, PER MFG. SPEC. OR APPROVED EQUAL.	
	(27) FULL HEIGHT MIRROR (PER SPECS.)	(87) 2 X 8 WALL	
	(28) TEMPERED GLASS DOOR ENCLOSURE ON 2" CURB (PER SPECS.)	(88) VERIFY WINDOW SIZE AND INSTALLATION SPECS WITH INDOWN MANUFACTURE AND CONTRACTOR	
	(29) 1-3/8" THICK SOLID CORE DOOR, TIGHT FITTING, SELF-CLOSING & SELF-LATCHING	(89) SLOPE 1/4" PER 12"	
	(30) ACTIVE DOOR	(90) SLOPE 1/8" PER 12"	
GAS	(31) LOWERED MEGA DOORS	(91) SLOPE 2" OVER ALL	MISCELLANEOUS
	(32) PET DOOR (PER SPECS.)	(92) RAILING OR BALLUSTERS PER SPECIFICATIONS. GUARDS TO BE 36" MIN HEIGHT ABOVE WALKING SURFACE (PER CODE REQUIREMENTS) AND BE SPACED TO NOT ALLOW A 4" SPHERE TO PASS THROUGH ANY OPENING.	
	(33) DECORATIVE WROUGHT IRON AND/OR WOODEN GATE - SEE ELEVATIONS	(93) DECORATIVE WROUGHT IRON RAILING (PER SPECS.) OR APPROVED EQUAL - SEE ELEVS FOR MORE INFORMATION.	
	(34) FACE FRAME CABINET DOORS. VERIFY SIZE AND LOCATION WITH OWNER.	(94) 1/2"X6 HANDRAILS TO BE 34" MIN. AND 38" MAX HEIGHT ABOVE WALKING PLANE (PER CODE REQUIREMENTS).	
	(35) DECORATIVE WROUGHT IRON FRONT ENTRY DOOR (PER SPECS.) SEE ELEVS. FOR MORE INFO.	(95) DRAPERY TO BE ELECTRIC ONLY (NO GAS)	
	(36) SUPPLY A 14"X8" GRILLE ABOVE DOOR FOR UPPER COMBUSTION AIR	(96) ELECTRIC SUB-PANEL LOCATION - SEE ELEC. PLAN AND GENERAL NOTES	
	(37) HIGH AND LOW COMBUSTION & RELIEF (PER SPECS.) TO BE LOCATED 12" FROM RAIL. & CLG. W/ GAS APPL.	(97) CONTROL PANEL FOR JACUZZI TUB	
	(38) GAS ENTRANCE. SEE GENERAL NOTES.	(98) GAS STUB OUT FOR RBQ, POLYUPEA EQUIP. SEE SITE FOR LOCATION	
	(39) PROVIDE 100 SQ. IN. COMBUSTION AIR FOR GAS DRYER	(99) GAS STUB OUT FOR FIRE FEATURES AT POOL. SEE SITE FOR LOCATION	
	(40) FLOOR SINK W/ FAUCET (PER SPECS.)	(100) RECESS TRACK PER CONTRACTOR SPECS.	
PLUMBING	(41) PLUMBS TO SUD WATER LOOP	(101) FLOOR TO CLG GLASS/DOOR SYSTEM PER BUILDER SPECS.	WALLS
	(42) OVERHEAD "RAIN" SHOWER FIXTURE (PER SPECS.)	(102) BASEMENT WALL SEE STRUCTURAL	
	(43) FRAMED PLATFORM RAISED 6" MIN. ABOVE FINISH FLOOR	(103) 2X FRAMING WALL	
	(44) BUILDING WATER MAIN SHUT-OFF VALVE LOC. TO BE DETERMINED	(104) 6x8x ROUGH-SAWN OR FAUX WOOD BEAM BOTT. OF BEAM @ 8" BELOW FINISHED FLOOR. VERIFY WITH OWNER	
	(45) TEMPERATURE AND PRESSURE RELIEF. MIN. 6" ABOVE GARAGE AND 36" ABOVE FLOOR FINISHING.	(105) 8x12x ROUGH-SAWN OR FAUX WOOD BEAM BOTT. OF BEAM @ 12" BELOW FINISHED CEILING. VERIFY WITH OWNER	
	(46) EXISTING BUILDING WATER MAIN SHUT-OFF VALVE LOCATION TO BE RELOCATED TO RECESS SLAB -D AND PROVIDE DRAIN	(106) ROUGH-SAWN DOOR POST - SEE STRUCTURAL FOR SIZE	
	(47) MECHANICAL CHASE	(107) ELECTRIC PANEL LOCATION-SEE ELEC. PLAN AND GENERAL NOTES	
	(48) MECHANICAL CHASE IN TRUSS DESIGN. MECH. EQUIP. NOTE TO TRUSS MANUFACTURER, PROVIDE FOR MECHANICAL CHASE IN TRUSS DESIGN.	(108) PER IRC R201, PRIVATE RESIDENCE ELEVATORS SHALL COMPLY WITH ASME A17.1/CSA B44.	
	(49) MECHANICAL CHASE IN MECH PLAN FOR MORE INFO, HOLD 6" ABOVE FINISH FLOOR	(109) ELBORADO® STONE, LVL VENEER PER ICC ESR-1323, APPROVED EQUAL - SEE SPECS FOR MORE INFORMATION.	
	(50) 4" CHASTNET-GOOD SCREEN WALL MIN. 12" ABOVE MECH. EQUIP.	(110) WALK DECK SURFACE BY POLYCOAT PRODUCTS PER ICC #E3R-2180 AND PER ICC #E3R-2180, APPROVED EQUAL - SEE SPECS FOR MORE INFORMATION.	
MECHANICAL	(51) 2x6 WALL	(111) CONCRETE OR MASONRY RETAINING WALL (SEE STRUCT. DRAWINGS)	CEILING
	(52) SOLID FILL SLOD INSULATED WALL (PER SPECS.)	(112) ESCAPE LADDER - REF. DETAIL 10A/1	
	(53) LOW WALL. SEE PLAN FOR HEIGHT	(113) BUILT-IN BENCH W/ STORAGE (PER SPECS.)	
	(54) EXTERIOR LOW WALL - PAINT TO MATCH EXTERIOR OF HOUSE - SEE ELEVATIONS FOR MORE INFORMATION.	(114) BUILT-IN BOOKCASE (PER SPECS.)	
	(55) SLOPED HALL @ 42° ABOVE NOSING OF TREAD.	(115) BUILT-IN LOCKERS (PER SPECS.)	
	(56) 1/2" (LOD BOND) EXTERIOR SOFFIT BOARD (ICG #R-1538) OR APPROVED EQUAL.	(116) KEY DROP STATION (VERIFY W/ OWNER)	
	(57) 5/8" TYPE 'X' GYP. BD. @ GARAGE CLG. WHEN GARAGE IS UNDER A HABITABLE ROOM (12" TOP OF BOARD @ ALL OTHER WALLS & CLG PER IRC R302.6	(117) CANTERA STONE OR PRECAST CONCRETE BALTONES (PER SPECS.)	
	(58) NICHE-SILL @3'-0"TOP @1'-0"	(118) AREA FLOOR DRAIN SEE CIVIL	
	(59) NICHE-SILL @3'-0"TOP @8'-0"	(119) BUILT IN FLOOR SAFE (VERIFY W/ OWNER)	
	(60) NICHE-SILL @3'-0"TOP @8'-0"	(120) LINE OF WALL ABOVE/BELOW	
(61) TREAD PROSTED GLASS RAILING (PER SPECS.) - OR APPROVED EQUAL - SEE ELEVS FOR MORE INFORMATION.			

SYMBOL LEGEND

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

	KEYNOTE		OVEN, HARMING DRAWEY, MICROWAVE COMBO (PER SPECS.)
	FINISHED FLOOR ELEVATION		SELF-CLEANING DOUBLE OVEN/MICROWAVE COMBO (PER SPECS.)
	POTHOLE		BUILT-IN MICROWAVE OVEN (PER SPECS.)
	SOLID FILL SOUND INSULATED WALL (PER SPECS.)		BUILT-IN COFFEE MAKER (PER SPECS.)
	2\" data-bbox="65 335 105 375"/>		UNDER COUNTER REFRIGERATOR CONNECT TO REVERSE DISHWOASHER (PER SPECS.)
	WATER HEATER W/H P RELIEF VALVE - SEE SPECS FOR SIZE		UNDER-COUNTER TRASH COMPACTOR PER SPECS.
	WATER SOFTENER W LOOP AND DRAIN		DISHWASHER - PROVIDE AIR GAP PER PLUMB CODE OR PER MANUFACTURER
	RECIRCULATING PUMP		HALTER 4\" data-bbox="505 485 545 525"/>
	ELECTOR PUMP (EP) 1\" data-bbox="65 535 105 575"/>		STACKED WASHER 8\" data-bbox="505 535 545 575"/>
	1\" data-bbox="65 585 105 625"/>		VENT THROUGH ROOF NOT TO EXCEED 14\" data-bbox="505 585 545 625"/>
	ELECTOR PUMP (EP) 1\" data-bbox="65 635 105 675"/>		VENT THROUGH ROOF NOT TO EXCEED 14\" data-bbox="505 635 545 675"/>
	TUB/SHOWER		REFRIGERATOR - PRE-PLUMB FOR ICE MAKER
	VEGETABLE/BAR SINK		COOK TOP PROVIDE EXHAUST PAN AND HOOD AS REQUIRED, VENTED DIRECT TO OUTSIDE.
	DOUBLE SINK W/DISP. PER OWNER - REVERSE RECOVERS SYSTEM PLUMBED TO SINK & REFRIGERATOR		2 BURNER COOK TOP PROVIDE EXHAUST PAN AND HOOD AS REQUIRED, VENTED TO OUTSIDE.
	UTILITY SINK		
	HOSE BIBB W ANTI-SIPHON VALVE		
	PROPANE GAS STUB OUT		

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UPPER LEVEL AND VIEW
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