

HOSE BIBB LEGEND				
SYMBOL	ID	TYPE	LOCATION	NOTES
	HB #1	HOSE BIBB	137 AUTO COURT	18" RECESS INTO MILLWORK FOR SHUTOFF
	HB #2	HOSE BIBB	100 OUTDOOR FOYER	18" RECESS INTO MILLWORK FOR SHUTOFF
	HB #3	HOSE BIBB	116 OUTDOOR LIVING	18" RECESS INTO MILLWORK FOR SHUTOFF
	HB #4	HOSE BIBB	121 BBQ	18" RECESS INTO MILLWORK FOR SHUTOFF

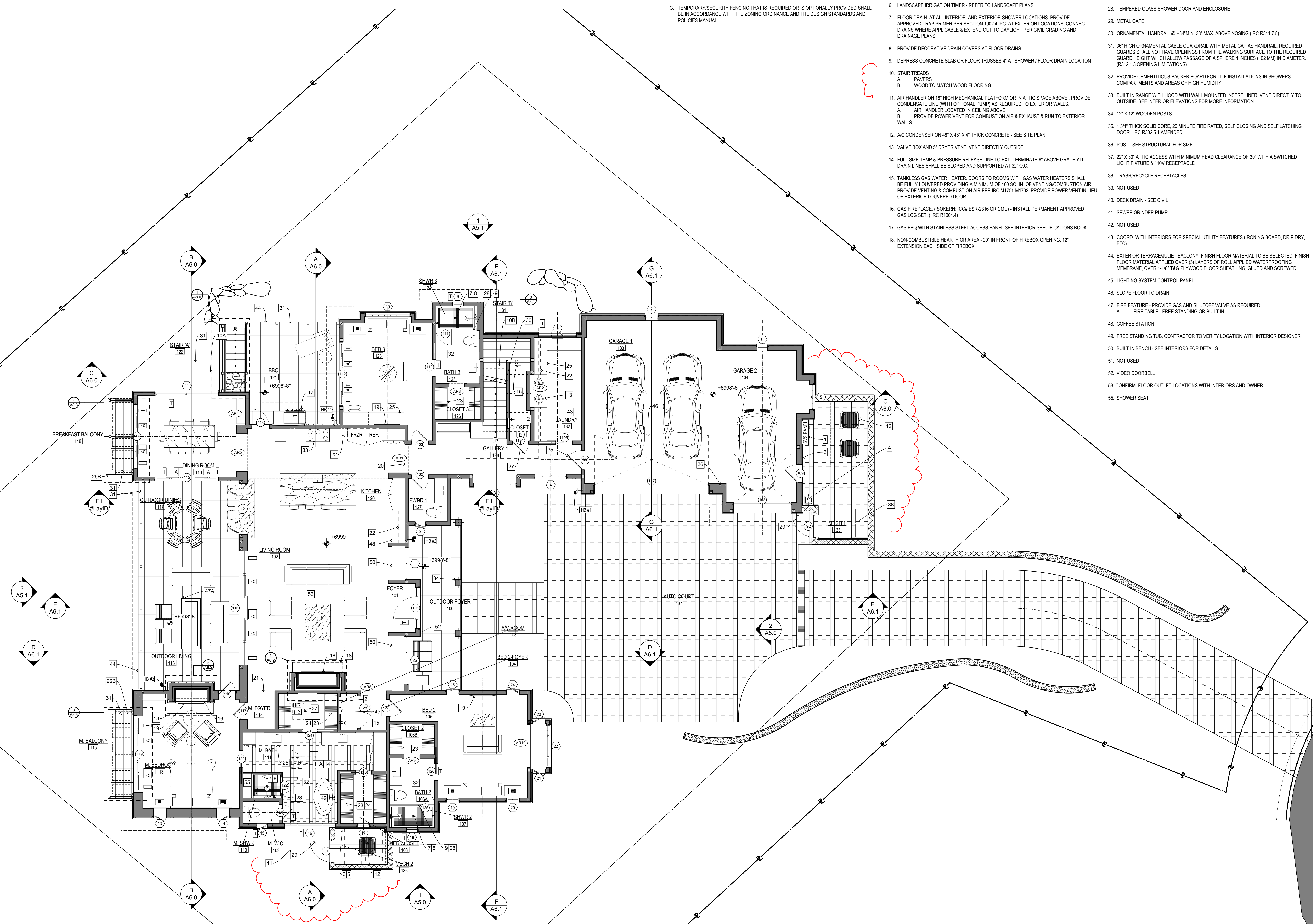
NOTED FLOOR PLAN GENERAL NOTES:

- A. CONTRACTOR TO COORDINATE THE LOCATIONS OF AV, TELEPHONE, AND SECURITY EQUIPMENT WITH THE OWNER PRIOR TO INSTALLATION.
- B. THE CONTRACTOR SHALL COORDINATE & VERIFY THE SIZE, LOCATIONS & QUANTITY OF ELECTRICAL & IRRIGATION SLEEVES WITH THE ELECTRICAL AND LANDSCAPE CONTRACTORS.
- C. THE CONTRACTOR SHALL VERIFY ALL COUNTER HEIGHTS WITH THE OWNER PRIOR TO FABRICATION. LOCATE TOILET & KITCHEN PER INTERIOR DESIGNER SPECIFICATIONS.
- D. R100B EXTERIOR AIR SUPPLY INTERIOR FIREPLACES SHALL BE EQUIPPED WITH AN EXTERIOR AIR SUPPLY TO ASSURE PROPER FUEL COMBUSTION. COMBUSTION AIR DUCTS AND AIR INTAKE SHALL NOT BE LOCATED AT AN ELEVATION HIGHER THAN THE FIREBOX.
- E. REFER TO INTERIORS FOR FLOOR COVERINGS
- F. ALL MECHANICAL EQUIPMENT (AIR CONDITIONER, POOL EQUIPMENT ETC.) SHALL BE SCREENED ON ALL SIDES BY A WALL THAT HAS A HEIGHT THAT IS A MINIMUM OF 1-FOOT ABOVE THE HIGHEST PORTION OF EQUIPMENT. THE WALL MATERIAL AND FINISH SHALL BE COMPATIBLE WITH THE ADJACENT BUILDING.
- G. 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.

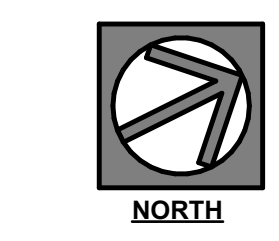
T TEMPERED GLASS

- E CASEMENT WINDOW SHALL BE DESIGNED AS AN EGRESS WINDOW MEETING THE REQUIREMENT AS SPECIFIED IN THE INTERNATIONAL RESIDENTIAL CODE (IRC) SEC. R310.1.4
 - A ACTIVE DOOR LEAF
 - I INACTIVE DOOR LEAF
- NOTED FLOOR PLAN KEY NOTES:**
1. ELECTRIC SERVICE LOCATION
 2. ELECTRIC SUB PANEL LOCATION
 3. WATER SERVICE ENTRANCE
 4. GAS METER LOCATION
 5. LANDSCAPE LIGHTING TRANSFORMER - REFER TO LANDSCAPE PLANS.
 6. LANDSCAPE IRRIGATION TIMER - REFER TO LANDSCAPE PLANS
 7. FLOOR DRAIN AT ALL INTERIOR AND EXTERIOR SHOWER LOCATIONS. PROVIDE APPROVED TRAP PRIMER PER SECTION 1002.4 I.P.C. AT EXTERIOR LOCATIONS. CONNECT DRAINS WHERE APPLICABLE & EXTEND OUT TO DAYLIGHT PER CIVIL GRADING AND DRAINAGE PLANS.
 8. PROVIDE DECORATIVE DRAIN COVERS AT FLOOR DRAINS
 9. DEPRESS CONCRETE SLAB OR FLOOR TRUSSES 4" AT SHOWER / FLOOR DRAIN LOCATION
 10. STAIR TREADS
 - A. PAVERS
 - B. WOOD TO MATCH WOOD FLOORING
 11. AIR HANDLER ON 18" HIGH MECHANICAL PLATFORM OR IN ATTIC SPACE ABOVE. PROVIDE CONDENSATE LINE (WITH OPTIONAL PUMP) AS REQUIRED TO EXTERIOR WALLS.
 - A. AIR HANDLER LOCATED IN CEILING ABOVE
 - B. PROVIDE POWER VENT FOR COMBUSTION AIR & EXHAUST & RUN TO EXTERIOR WALLS
 12. A/C CONDENSER ON 48" X 48" X 4" THICK CONCRETE - SEE SITE PLAN
 13. VALVE BOX AND 5" DRYER VENT. VENT DIRECTLY OUTSIDE
 14. FULL SIZE TEMP & PRESSURE RELEASE LINE TO EXT. TERMINATE 6" ABOVE GRADE ALL DRAIN LINES SHALL BE SLOPED AND SUPPORTED AT 32" O.C.
 15. TANKLESS GAS WATER HEATER. DOORS TO ROOMS WITH GAS WATER HEATERS SHALL BE FULLY LOUVERED PROVIDING A MINIMUM OF 160 SQ. IN. OF VENTING/COMBUSTION AIR. PROVIDE VENTING & COMBUSTION AIR PER IRC M1701-M1703. PROVIDE POWER VENT IN LIEU OF EXTERIOR LOUVERED DOOR
 16. GAS FIREPLACE. (ISOKERN: ICCA ESR-2316 OR CMU) - INSTALL PERMANENT APPROVED GAS LOG SET. (IRC R1004.4)
 17. GAS BBQ WITH STAINLESS STEEL ACCESS PANEL SEE INTERIOR SPECIFICATIONS BOOK
 18. NON-COMBUSTIBLE HEARTH OR AREA - 20" IN FRONT OF FIREBOX OPENING. 12" EXTENSION EACH SIDE OF FIREBOX

19. RECESS FOR FLAT PANEL T.V. MOUNT - CONFIRM WITH AV CONTRACTOR AND INTERIORS
20. LINE OF OPENING ABOVE - SEE REFLECTED CEILING PLAN
21. LINE OF SOFFIT ABOVE - SEE REFLECTED CEILING PLAN
22. LINE OF UPPER CABINETS
23. CLOSET SHELF & ROD - COORDINATE LAYOUT WITH THE OWNER & INTERIOR DESIGNER
24. CLOSET MILLWORK - COORDINATE LAYOUT WITH THE OWNER & INTERIOR DESIGNER
25. BUILT IN CABINETS AS SELECTED BY OWNER / INTERIOR DESIGNER
26. JULIET BALCONY
 - A. REFER TO 314.3 AND STRUCTURAL DETAILS
 - B. REFER TO 71A.1 AND STRUCTURAL DETAILS
27. MUD ROOM CABINETS, LOCKERS, BENCH - COORDINATE WITH INTERIOR DESIGNER
28. TEMPERED GLASS SHOWER DOOR AND ENCLOSURE
29. METAL GATE
30. ORNAMENTAL HANDRAIL @ +34" MIN. 3" MAX. ABOVE NOSING (IRC R311.7.8)
31. 36" HIGH ORNAMENTAL CABLE GUARDRAIL WITH METAL CAP AS HANDRAIL. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) IN DIAMETER. (R312.1.3 OPENING LIMITATIONS)
32. PROVIDE CEMENTITIOUS BACKER BOARD FOR TILE INSTALLATIONS IN SHOWERS COMPARTMENTS AND AREAS OF HIGH HUMIDITY
33. BUILT IN RANGE WITH HOOD WITH WALL MOUNTED INSERT LINER. VENT DIRECTLY TO OUTSIDE. SEE INTERIOR ELEVATIONS FOR MORE INFORMATION
34. 12" X 12" WOODEN POSTS
35. 1 3/4" THICK SOLID CORE. 20 MINUTE FIRE RATED, SELF CLOSING AND SELF LATCHING DOOR. IRC R302.5.1 AMENDED
36. POST - SEE STRUCTURAL FOR SIZE
37. 22" X 30" ATTIC ACCESS WITH MINIMUM HEAD CLEARANCE OF 30" WITH A SWITCHED LIGHT FIXTURE & 110V RECEPTACLE
38. TRASH/RECYCLE RECEPTACLES
39. NOT USED
40. DECK DRAIN - SEE CIVIL
41. SEWER GRINDER PUMP
42. NOT USED
43. COORD. WITH INTERIORS FOR SPECIAL UTILITY FEATURES (IRONING BOARD, DRIP DRY, ETC)
44. EXTERIOR TERRACE/JULIET BALCONY. FINISH FLOOR MATERIAL TO BE SELECTED. FINISH FLOOR MATERIAL APPLIED OVER (3) LAYERS OF ROLL APPLIED WATERPROOFING MEMBRANE. OVER 1-1/8" 1/4" PLYWOOD FLOOR VENTING. GLUED AND SCREWED
45. LIGHTING SYSTEM CONTROL PANEL
46. SLOPE FLOOR TO DRAIN
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48. COFFEE STATION
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50. BUILT IN BENCH - SEE INTERIORS FOR DETAILS
51. NOT USED
52. VIDEO DOORBELL
53. CONFIRM FLOOR OUTLET LOCATIONS WITH INTERIORS AND OWNER
55. SHOWER SEAT



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



LOT 321
3883 S CLUBHOUSE CIR FLAGSTAFF ARIZONA 86001 USA

MAIN LEVEL FLOOR PLAN

PERMIT SET

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DRAWN	DJT
CHECKED	RJS
DATE	06/20/21
JOB NO.	2014

REVISIONS

FIELD SET

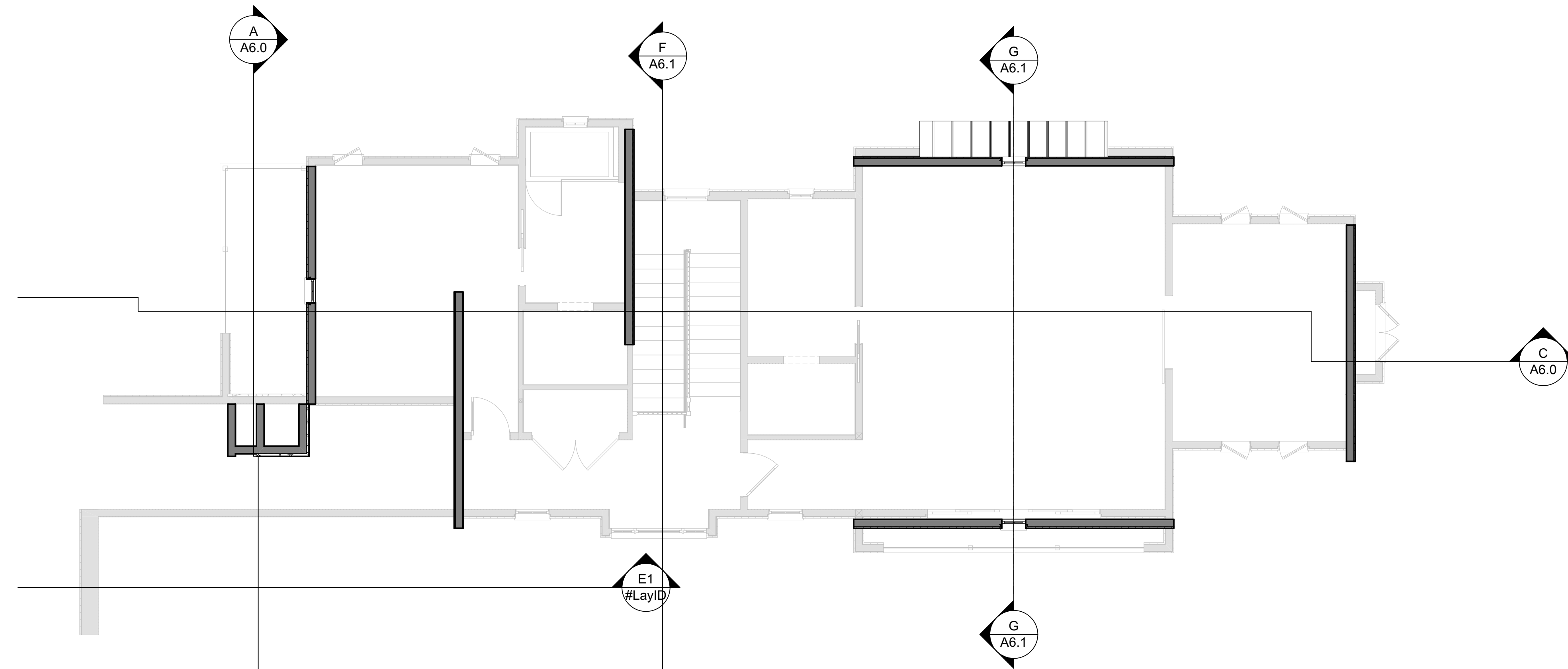
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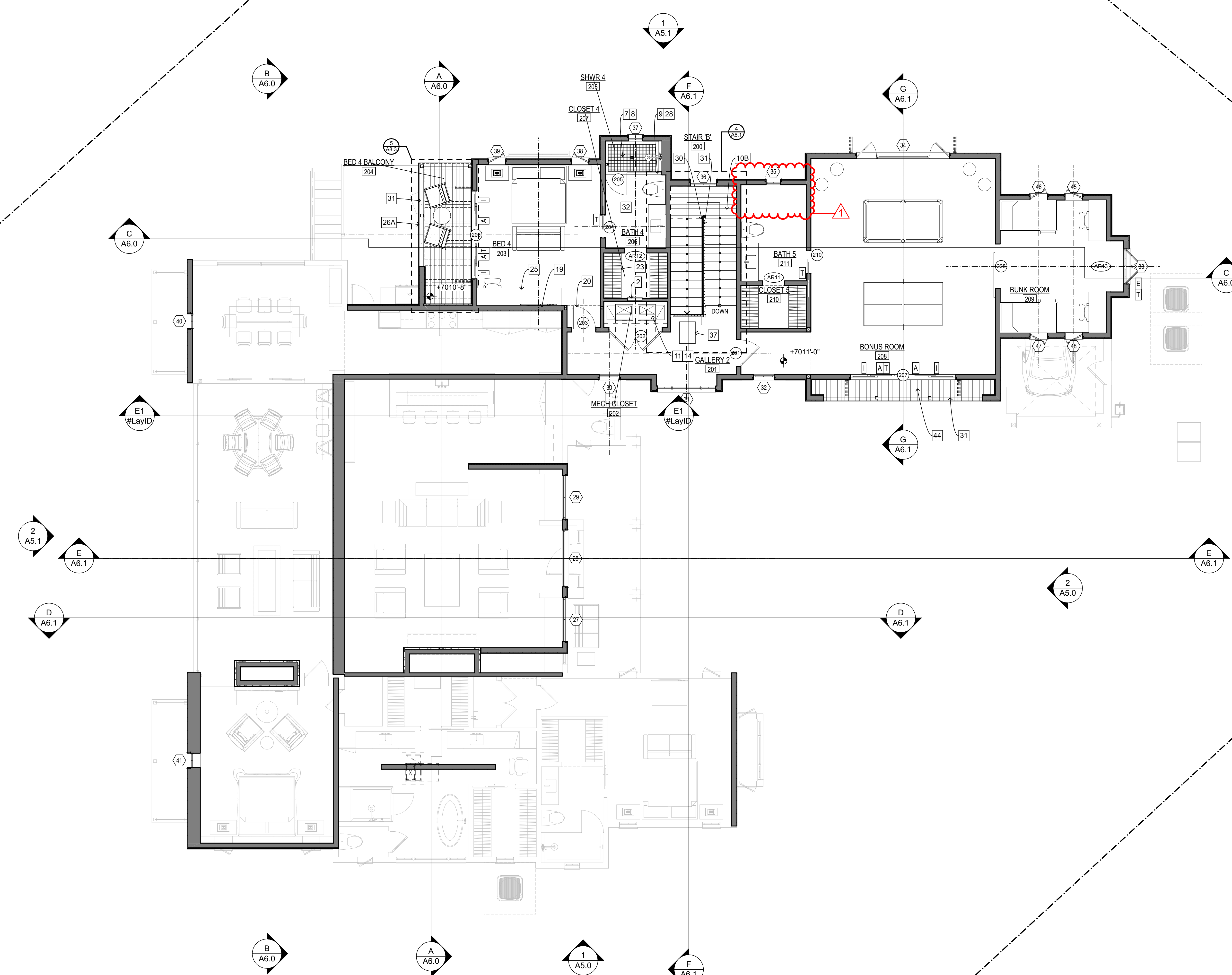
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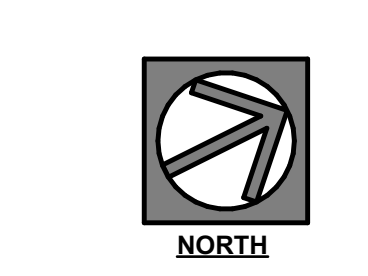
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2 CLERESTORY FLOOR PLAN
SCALE: 3/16" = 1'-0"



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



LOT 321
 3883 S CLUBHOUSE CIR FLAGSTAFF ARIZONA 86001 USA
UPPER LEVEL AND CLERESTORY FLOOR PLANS

PERMIT SET

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DRAWN	DJT
CHECKED	RJS
DATE	09/20/21
JOB NO.	2016

REVISIONS

1	CITY OF FLAGSTAFF COMMENTS 6/8/21