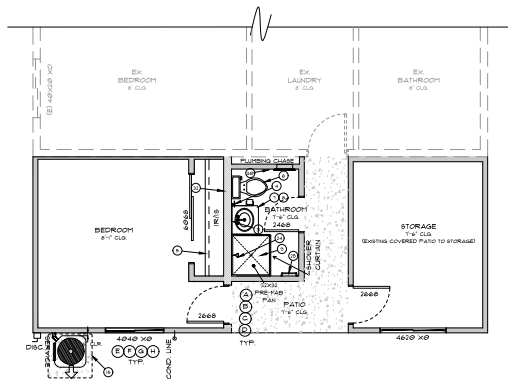


DIMENSIONED PLAN
SCALE 1/4"=1'-0"



FLOOR PLAN
SCALE 1/4"=1'-0"

FLOOR PLAN NOTES:

ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE BUILDING CODES AND TO ALL REQUIREMENTS AND REGULATIONS OF THE A.H.J. STATE AND/OR OTHER GOVERNING AGENCY HAVING JURISDICTION.

APPLICABLE I.C.C. REPORTS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS TO BE PROVIDED TO INSPECTOR AT ROUGH-IN.

ALL WINDOWS TO COMPLY WITH LIGHT AND VENTILATION REQUIREMENTS PER IRC SECTION R303.1.

1/2" GYPSUM BOARD SHALL BE PROVIDED AT INTERIOR WALLS AND 1/2" SAG-RESISTANT OR CEILING BOARD AT CEILINGS.

ALL EXTERIOR DOORS & WINDOWS TO BE STANDARD HEIGHT W/STANDARD FRAMED OPENINGS - UNO ON PLAN.

WALL FRAMING - UNO ON PLAN:
THE EXTERIOR WALLS - 2X4 DPL #2 @ 16" O.C.
THE INTERIOR BRG. WALLS - 2X6 DPL #2 @ 16" O.C.
INTERIOR NON-BRG. WALLS - 2X4 DPL #2 @ 24" O.C.

ALL BRACED WALLS ARE TO BE CONSTRUCTED W/ 2X STUDS SPACED AT 16" O.C.

PROVIDE ADDITIONAL DRYWALL FOR DIMENSIONS.

HEADER HEIGHTS AT WINDOWS TO BE 6'-8" UNO.

HEADER HEIGHT AT DOOR TO BE 6'-8" UNO.

WALL BRACING TO COMPLY WITH IRC SECTION R602.10 AND SUB-SECTIONS.

GLAZING-ALL WINDOWS AND EXTERIOR DOOR TO BE DUAL GLAZED. U-FACTOR = 0.40 @ SHGC = 0.25 MAXIMUM.

GLASS IN HAZARDOUS AREAS SHALL BE SAFETY GLASS. IRC SECTION R308.4.

THERE SHALL BE A FLOOR OR LANDINGS ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF THE LANDING SHALL NOT BE LESS THAN THE DOOR SERVED WITH A MINIMUM DIMENSION OF 36 INCH MEASURED IN THE DIRECTION OF TRAVEL. IRC SECTION R311.3.

SEE SPECIFICATIONS AND PLANS FOR APPLICABLE NOTES AND REQUIREMENTS.

PLAN KEYED NOTES:

- 5 SHELVES EVENLY SPACED - SIZE AS NOTED
- UPPER CABINETS
- LOWER CABINETS
- TOWEL RING AT 4'-0" PER OWNER SELECTION
- 16" SHELF STANDARD - 1 ROD - 1 SHELF
- WATER CLOSET SHALL CONFORM WITH ANSI Z34.4, ASME A112.19.1, 19.3, OR CSA B45.1, 45.4, 45.5 AND IRC SECTION R317.1 WITH SUB-SECTIONS. S.C. IS LOCATED IN A CLEAR SPACE NOT LESS THAN SOUN IN THE IRC FIGURE R307.1 - PROVIDE 18" MIN CLEAR SPACE ON EACH SIDE AND 21" MIN CLEAR SPACE IN FRONT. (NON-ABSORBENT) CERAMATIC BACKER PANELS ON WALL.
- LAVATORY SHALL CONFORM WITH ANSI Z14.3, ASME A112.18.1, 18.2, 18.3 OR CSA B45.2, 45.1, 45.3 AND IRC SECTION R317.1 WITH SUB-SECTIONS.
- VANITY BASE CABINET @ 136" H. COUNTER W/KNICK(S) PER OWNER SPEC'S.
- IRC SECTION R307.3 BATH/UB SHOWER SPACES FLOORS AND WALLS ABOVE BATH/UBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 4 FEET (603) HYS ABOVE THE FLOOR. PROVIDE SAFETY GLASS AS REQUIRED PER IRC SECTION R308.4.5. USE DETAIL "SH1" FOR ON-SITE BUILT-UP SHOWER (OPTIONAL).
- ELECTRIC WATER HEATER - CAPACITY OF 50 GALLONS MINIMUM. PROVIDED WITH TPRV SET UP AS PER IRC SECTION F2403.3 & F2403.4 (COORDINATION TPRV). PROVIDE GALVANIZED STEEL PAN #24 GAGE LISTED CSA LCG. MINIMUM 1" DEEP WITH DRAIN OF NOT LESS THAN 2" DIAMETER DRAIN.
- 18" HIGH PLATFORM FOR WATER HEATER WITH IGNITION SOURCE NOT REQUIRED IF WATER HEATER IS LISTED WITH FLAMMABLE VAPOR IGNITION-RESISTANT. IRC SECTION F2403.6.
- HOSE BIBB W/ BACK FLOW PREVENTER AND SHUT OFF VALVE.
- TPRV AT 18" MAX ABOVE GRADE, FLOOR OR WASTE RECEPTOR.
- 30X30 ATTIC SCUTTLE (1/4" SID).
- A/C CONDENSER/COMPRESSOR PAD CONCRETE/LEISTED (UNO) - HOLD AWAY FROM HOUSE 6"
- THE FINISH CONCRETE AT EXTERIOR SIDE OF DOOR MUST BE WITHIN 2" OF THE THRESHOLD.
- OPTIONAL SOFT WATER LOOP.
- 1" F SOLID CORE DOOR, TIGHT FITTING, SELF-CLOSING, SELF-LATCHING WITH GASKETS AND SWEEP.
- TEMPERED GLASS.
- TWO 14" W X 8" H HIGH/LOW VENTS AT 4" ABOVE STEM AND 4" BELOW CEILING # GAS WATER HEATER APPLIANCE.
- ELECTRICAL PANEL, PAN. E.S.S. SEE DETAIL "S819".
- 5'-0" X 10'-0" MECHANICAL PLATFORM IN ATTIC.
- CONDUIT UNDER SLAB FOR ELECTRICAL TO ISLAND CONDUIT TO BE SCH 40 P.V.C AND CONDUCTORS IN CONDUIT MUST BE LISTED FOR WET LOCATION.
- SHOWER HEAD ROUGH-IN TO BE AT 82" A.F.F.
- TOWEL BAR AT 154"
- REFRIGERATOR.
- RANGE & OVEN W/MICROVAE ABOVE - HOOD EXHAUST # 11"
- DOUBLE SINK W/DISPOSAL.
- DISHWASHER - PROVIDE APPROVED AIR GAP PER IRC P211.
- RECESSED MEDICINE CABINET - HDR. @ 1'-6"
- 42" HIGH MIRROR IN BATHROOM - UNO ON PLAN.
- 2X6 PLUMBING WALL.
- WASHER & DRYER.

⊙ ⊙ ⊙ 1" P.
DETAILS
SHEET 4.

2X4 FRAMED WALL
2X6 FRAMED WALL

A-RTD
A RESIDENTIAL TECHNICAL DRAWING
a-rt@arttd.com

THESE PLANS ARE COMPILED AND PREPARED BY A-RTD AND ARE SUBJECT TO A 14-DAY CANCELLATION PERIOD. THE A-RTD PROJECTOR SHALL BE RESPONSIBLE FOR ALL INFORMATION AND CONDITIONS SHOWN BY THESE DRAWINGS. ANY INFORMATION OF THE FIELD WORK OR WORK ON SITE REPRESENTED IN THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE A-RTD PROJECTOR SHALL BE RESPONSIBLE FOR ALL INFORMATION AND CONDITIONS SHOWN BY THESE DRAWINGS.

ROMERO RESIDENCE
8315 W MYRTLE AVE
GLENDALE, ARIZONA 85301

REVISION
CITY OF GLENDALE 10/17/2020

SUBDIVISION
PARK PLACE DLKS 25.6

DATE
09 / 07 / 2020

PLAN	ELEV.
MRS313	

SHEET
2