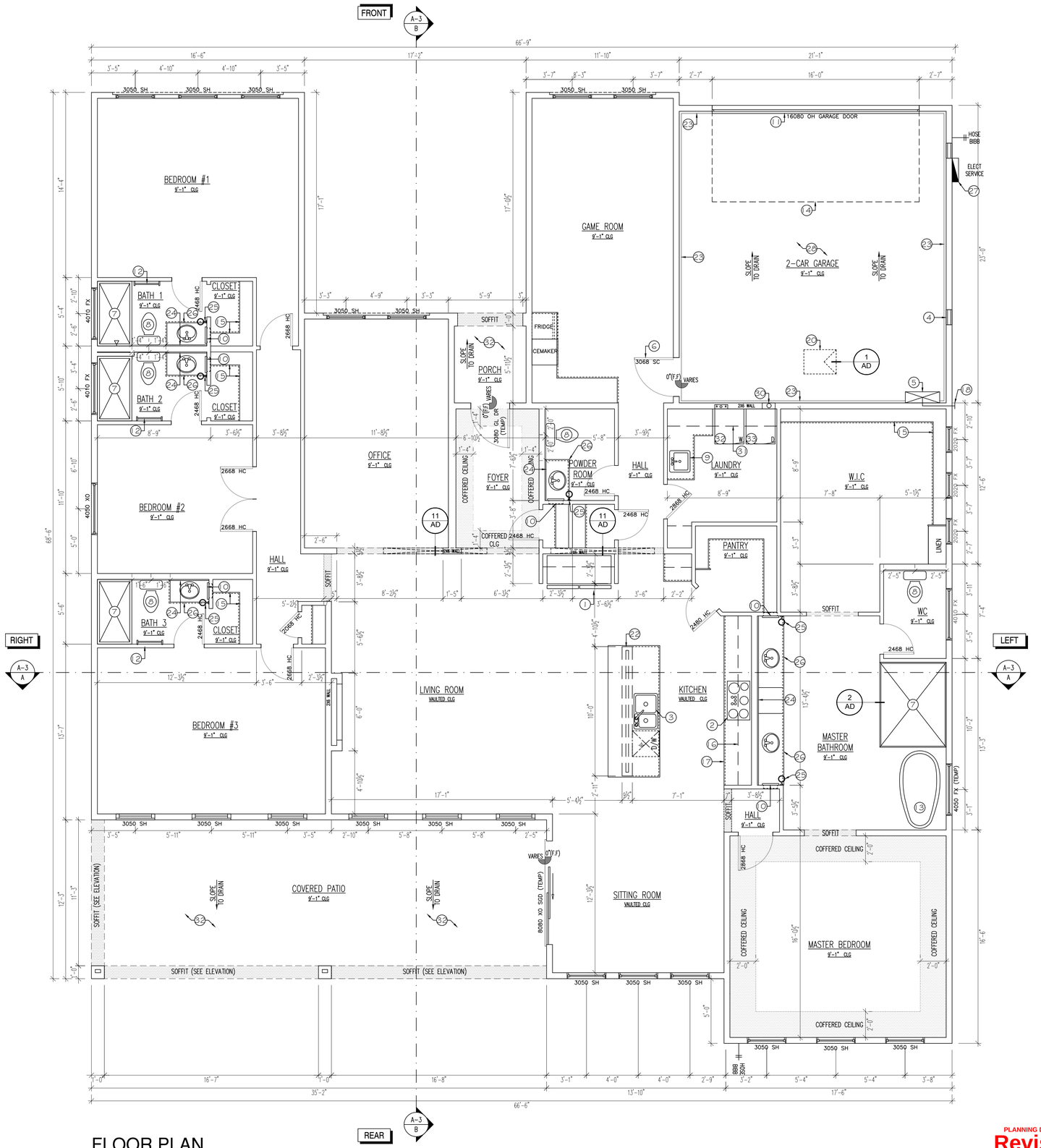

FLOOR PLAN

0 4'-0" 8'-0"

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

PLANNING DIVISION
Revised
[23 JUN 2021]

FLOOR PLAN NOTES

A. INSULATION:
R-38 BLOW-IN @ ATTIC - U.N.O ON PLAN
R-13 BATTS @ EXT. 2X4 WALLS - U.N.O ON PLAN
R-19 BATTS @ EXT. 2X6 WALLS - U.N.O ON PLAN

B. PROVIDE R-13 BATT. (2X4 WALL) OR R-19 BATT (2X6 WALL) INSULATION BETWEEN GARAGE & ALL LIVABLE SPACES.

C. ENVELOPED AREAS SHALL COMPLY WITH THE FOLLOWINGS: MAX U-FACTOR,0.40 MAX SHGC. MIN R-13 AT FRAME WALLS AND FLOORS R-6 @ MASS WALL, R-38 CEILINGS. DUCT INSULATION REQUIRES MINIMUM R-8 AND R-6 WHEN LOCATED IN FLOOR JOISTS. MINIMIZE AIR LEAKAGE.

D. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD ON WALLS & CEILING IN GARAGE & ON USABLE SPACE UNDER STAIRS PER CITY REQUIREMENTS.

E. PROVIDE EXTERIOR TYPE GYP.BD. AT PATIO & PORCH CEILINGS - TAPE & TEXTURE.

F. MAINTAIN A MAXIMUM HEIGHT OF 44" FROM FINISH FLOOR TO BOTTOM OF SILL - IN BEDROOM & BASEMENT EGRESS WINDOWS. - I.R.C SECTION R310.1

G. WHEN APPLYING WATHER-BASE TEXTURE MATERIAL, THEN MIN. GYP. BOARD THICKNESS SHALL BE INCEREASED FROM 3/8" TO 1/2" THICK FOR 16" O.C FRAMING AND FROM 1/2" TO 5/8 THICK FOR 24" O.C. FRAMING OR SAW RESISTANT GYP. BOARD SHALL BE USED - ESR #1338.

H. GARAGE SHALL STEP AND/OR SLOPE TO -6" AT THE OVERHEAD GARAGE DOOR.

I. GARAGE ENTRY DOORS TO BE 1 3/8" THICK SELF-CLOSING, SELF-LATCHING, SELF-SEALING DOOR W/ GASKET, THRESHOLD, SWEEP, SOLID CORE WOOD OR SOLID OR HONEY COMB STEEL DOOR OR 20 MINUTE FIRE RATED.

J. ALL CLOSETS HAVE STANDARD 1 ROD AND 1 SHELF U.N.O.

K. TUB/ SHOWER SURROUND SHALL BE INSTALLED OVER ONE LAYER OF DENSSHIELD OR APPROVED EQUAL. (CEMENT, FIBER CEMENT OR GLASS MAT GYP. BACKER W/ TILE, MARBLE OR EQ. TO +72" ABV. CURB OR DAM OF SHOWER -I.R.C. SEC R702.4.2)

L. REFRIGERATOR SHALL BE PRE-PLUMBED FOR ICE-MAKER.

M. ALL DOOR AND WINDOW GLAZING SHALL MEET THE REQUIREMENTS OF THE IRC, SECTION R308, WHETHER SPECIFICALLY IDENTIFIED ON THE PLANS OR NOT.

N. WALL NICHE STANDARDS:

-TOP OF NICHE TO BE PER PLAN, SOFFIT HEIGHT
-BOTTOM OF NICHE TO BE +42"
-WIDTH OF NICHE TO BE PER PLAN

O. ALL EXTERIOR DOOR HEIGHTS TO BE 8'-0" TALL UNO ON PLAN.

P. ALL INTERIOR DOORS TO BE 6'-8" TALL UNO ON PLAN.

Q. EXTERIOR WINDOW HEADER HEIGHTS TO BE 8'-0" A.F.F. UNO ON PLAN.

R. DIMENSIONS OF FLOOR PLAN(S) ARE SHOWN TO FACE OF STUD TYPICALLY UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ROUGH OPENING REQUIREMENTS OF ALL DOOR AND WINDOW UNITS PRIOR TO START OF CONSTRUCTION.

S. CLOTHES DRYER EXHAUST DUCT REFER TO MECHANICAL PLAN.

T. 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 - AMENDED; IRC R308.4 ITEM 9 AND; CITY OF GLENDALE POOL BARRIER ORDINANCE.

U. NON-ABSORBENT SURFACE AT SHOWER/TUB TO AT LEAST SIX FEET ABOVE FINISHED FLOOR. (R307.2)

KEY NOTES

CODE	
1	REFRIGERATOR - PRE-PLUMB FOR ICE MAKER
2	RANGE W/ HOOD- HOOD EXHAUST @ 77"
3	DOUBLE SINK W/ DISPOSAL
4	(2) 14"X 8" COMB AIR VENTS, 12" ABV FLOOR & 12" BELOW CLG
5	TANKLESS WATER HEATHER W/ T&P LINE PER SPECS OR APPROVED EQUAL
6	1-3/4" THICK S.C. DOOR W/ CLOSURE, TIGHT FITTING GASKETS AND SWEEP.
7	CEMENT,FIBER CEMENT OR GLASS MAT GYP. BACKER W/ TILE, MARBLE OR EQ. TO +72" ABV. CURB OR DAM OF SHOWER -I.R.C. SEC R702.4.2
8	WATER CLOSET PROVIDE A (MIN.) 15" ON EACH SIDE & 24" (MIN.) CLEAR IN FRONT - I.R.C. SEC. R307
9	OPT. SINK ON LAUDRY
10	MEDICINE CABINET-PER MANUFACTURERS SPECIFICATIONS
11	GARAGE DOOR WITH GASKETS ALL AROUND AND GARAGE DOOR OPENER
12	24" TOWEL BAR AT +54" TYPICAL.
13	PORCELAIN STEEL TUB/SHOWER COMBO. W/ ROD FOR SHOWER CURTAIN
14	GARAGE DOOR (OPEN POSITION)
15	1 ROD & 1 SHELF
16	STANDARD UPPER CABINETS.
17	STANDARD BASE CABINETS.
18	WATER HEATER IS DIRECT VENT
19	PROVIDE NON-COMBUSTIBLE PLATFORM 32" SQ. X 18" ABOVE FINISH FLOOR FOR WATER HEATER WITH DRAIN PAN.@WH (P2801.5)
20	22X30 ATTIC SCUTTLE-PROVIDE TYPE 'X' GYP. BD. @ GARAGE SIDE & WEATHER STRIPPING - I.R.C. SEC. R807.1. SEE DETAIL 207/AD-1
21	COMPRESSOR PAD-ALTERNATE LOCATION IF SHOWN W/ DASHED LINES. VERIFY LOC. ON PLOT PLAN
22	34 1/2" HIGH 2X6 KNEE WALL WITH COUNTERTOP
23	CONCRETE CURB LINE
24	MIRROR
25	TOWEL RACK AT +64"
26	VANITY W/ SINK OR DOUBLE SINK
27	NEW 200 AMP ELECTRICAL PANEL
28	SLOPE CONCRETE AWAY FROM BUILDING 1/4" IN 12" MAXIMUM. NON-COMBUSTIBLE FLOOR SLOPED THROUGH A MAIN VEHICULAR ENTRY DOOR
29	ELECTRIC FIRE PLACE
30	DRYER EXHAUST DUCT POWER VENTILATOR SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS. DRYER EXHAUST DUCT POWER VENTILATORS SHALL CONFORM TO UL 705 FOR USE IN DRYER EXHAUST DUCT SYSTEMS. THE MAXIMUM LENGTHT IS OF THE EXHAUST DUCT SHALL BE 35 FEET. DRYER EXHAUST TO CONFORM WITH TABLE M1502.4.5.1
31	OPTIONAL UPPER CABINETS ABOVE WASHER/DRYER
32	WASHER
33	DRYER
34	3" DIAMETER MIN. SOLID GROUTED STEEL POST GROUTED INTO CONCRETE (EMBEDDED 2'-0") SEE DETAIL 14/AD
	SOFFIT AS NOTED

MATRIX
DRAFTING & DESIGN LLC

The information contained on these drawings such as dists, designs, and concepts, are property of Matrix Drafting & Design LLC and shall not be reproduced, copied or used in whole or in part without the written permission of the designer. © Copyright Matrix Drafting & Design LLC 2020

No.	Revisions	Date	By

CONSTRUCTION DOCUMENTS FOR A NEW CUSTOM HOME:

GONZALEZ RESIDENCE

5303 W Beck Ln Glendale, AZ 85306

CONTACT #
(602) 503-6975

DRAW BY:
MARIO

DATE:
10/31/20

SHEET:
A-1