

GENERAL NOTES

- GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION WORK AND COORDINATION OF SAME, INCLUDING MECHANICAL, ELECTRICAL AND PLUMBING, UNLESS OTHERWISE NOTED.
- COORDINATE ALL DEMOLITION WORK WITH NEW PLAN TO ENSURE EFFICIENCIES ARE MET. ALL EXISTING UTILITIES ARE TO REMAIN AND BE REVISED ACCORDINGLY.
- FIELD VERIFY EXISTING EQUIPMENT AND CONDITIONS PRIOR TO COMMENCING DEMOLITION. REPORT ANY DISCREPANCIES FROM PLAN TO THE ARCHITECT IMMEDIATELY.
- GENERAL CONTRACTOR AT NO EXPENSE TO THE OWNER, SHALL REPAIR OR REPLACE AS REQUIRED ANY DAMAGED MATERIALS, FINISHES AND EQUIPMENT SCHEDULED TO REMAIN IN PLACE.
- WHenever existing equipment, piping, ducts, etc. are required to be removed, such removal is to include all anchors, hangers, etc. After removal, all floors, walls and ceilings shall be patched and finished to match adjacent surfaces.
- ALL DIMENSIONS INDICATED ARE APPROXIMATE. GENERAL CONTRACTOR IS TO FIELD VERIFY REFERENCING ALL PLANS AND ADJUSTING ACCORDINGLY.
- ALL SALVAGE REMAINS PROPERTY OF THE OWNER AT OWNER'S DISCRETION. GENERAL CONTRACTOR TO COORDINATE WITH OWNER ITEMS TO BE SALVAGED.
- PROTECTION OF EXISTING UTILITIES SHALL INCLUDE BUT NOT BE LIMITED TO HVAC, LIGHTING, PLUMBING, ETC. (VERIFY WITH NEW M/P DRAWINGS).

KEY NOTES

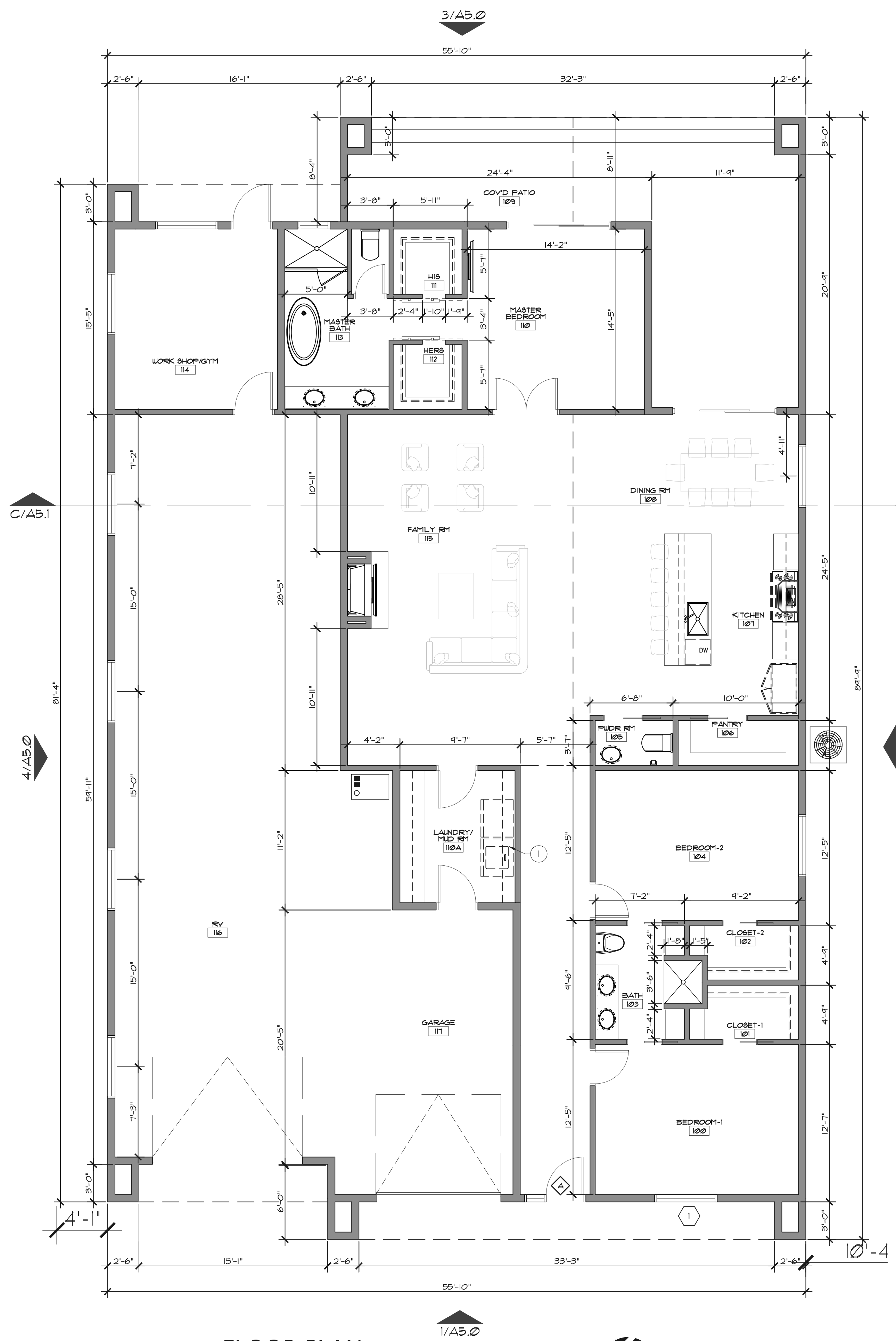
- WASHER/DRYER LOCATION, PROVIDE NECESSARY UPDATES WHEN APPLICABLE TO WATER AND DRAIN SUPPLIES. PROVIDE EXTERIOR VENTING AS REQUIRED. DRYER VENT TO EXTERIOR. 6" x 1" RIGID METAL, SMOOTH INTERIOR. JOINTS IN DIRECTION OF AIRFLOW. MAX LENGTH 25'-0". LENGTH TO BE REDUCED BY 2.5 FT FOR EVERY 45 DEGREE BEND AND 5' FOR 90 DEGREE BEND. MUST TERMINATE AT OUTSIDE OF BUILDING W/ BACK DRAFT DAMPER.
- MILLWORK AND CABINETS AS SELECTED BY GC/DESIGNER.
- MELAMINE SHELF AND CLOSET ROD, AS SHOWN.
- PROVIDE PLUMBING FIXTURES AS SHOWN. FIXTURES AS SELECTED BY GC/DESIGNER.
- PER R203.4.5, PROVIDE TEMPERED GLAZING AT FIXED GLASS AND SHOWER DOOR.
- PER R307.2, PROVIDE NON-ABSORBANT SURFACE (TILE) TO 4'-0" MIN. AT FLOOR AND WALLS (NON-TEMPERED GLASS AREA).
- PROVIDE 15" MIN. AT EACH SIDE OF TOILET, PER F2105.1 #5.
- GAS HOT WATER HEATER, PROVIDE HI-LO VENTS AT EXTERIOR WALL.
- PROVIDE RECESSED MOUNTED MEDICINE CABINET, AS SELECTED BY DESIGNER.
- BATH VANITY AS PROVIDED BY OWNER.
- COUNTER MOUNT GARBAGE DISPOSAL BUTTON.

DOOR SCHEDULE						
KEY	SIZE	TYPE	MATERIAL	GLAZING	FRAME	HARDWARE
1	4'-0" x 10'-0" DOOR w/ (2) 1'-3" x 10'-0" SIDELIGHTS	PIVOT DOOR	GLASS/METAL	TEMPERED	CUSTOM	OPNI KEYED LOCKSET w/ THUMB LATCH FLOOR DEADBOLT, SWEEP & THRESHOLD
2	4'-0" x 8'-0" OR (1) 1'-0" x 8'-0" SIDELIGHT	PIVOT DOOR	GLASS/METAL	TEMPERED	CUSTOM	OPNI KEYED LOCKSET w/ THUMB LATCH FLOOR DEADBOLT, SWEEP & THRESHOLD
3	6'-0" x 8'-0"	OVERHEAD DOOR	GLASS/METAL	TEMPERED	WOOD	MANUFACTURER'S STANDARD
4	3'-0" x 6'-8"	INTERIOR SLAB	SOLID CORE WOOD	-	PRE-HUNG	20 MIN FIRE RATED DOOR TIGHT FITTING w/ GASKETS, SWEEP, THRESHOLD, SCLAGE DEADBOLT
5	3'-0" x 8'-0"	INTERIOR SLAB	SOLID CORE WOOD	-	PRE-HUNG	OPNI PASSAGE LOCKSET
6	2'-0" x 8'-0" w/ 2'-0" x 3'-0" SIDELIGHT	SLIDERS	GLASS/METAL	TEMPERED	CUSTOM	EXTERIOR GLASS DOOR WITH BEALS & THRESHOLD. TEMPERED GLASS PER IRC R308.4.1
7	2'-0" x 8'-0"	3 PANEL SLIDER	GLASS/METAL	TEMPERED	CUSTOM	EXTERIOR GLASS DOOR WITH BEALS & THRESHOLD. TEMPERED GLASS PER IRC R308.4.1
8	2'-0" x 8'-0"	POCKET	SOLID CORE WOOD	-	PRE-HUNG	MANUFACTURER'S STANDARD
9	2'-4" x 6'-8"	INTERIOR SLAB	SOLID CORE WOOD	-	PRE-HUNG	OPNI PRIVACY LOCKSET
10	2'-8" x 8'-0"	INTERIOR SLAB	SOLID CORE WOOD	-	PRE-HUNG	OPNI PRIVACY LOCKSET
11	2'-10" x 8'-0"	INTERIOR SLAB	SOLID CORE WOOD	-	PRE-HUNG	OPNI PRIVACY LOCKSET

WINDOW SCHEDULE						
KEY	SIZE	TYPE	MATERIAL	GLAZING	FRAME	NOTES
1	6'-0" x 4'-0"	SLIDER	METAL	-	-	U + 25 SHGC + 25
2	6'-0" x 3'-0"	SLIDER	METAL	TEMPERED	-	U + 25 SHGC + 25
3	3'-0" x 1'-6"	FIXED/SLIDER	METAL	TEMPERED	-	U + 25 SHGC + 25
4	18'-0" x 1'-3"	FIXED	METAL	TEMPERED	-	U + 25 SHGC + 25

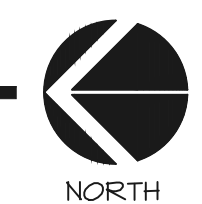
- NOTES
- REFER TO DETAIL 5/44-0 FOR WOOD FRAMED LINTEL SCHEDULE.
  - V.I.F. ALL ROUGH OPENING SIZES PRIOR TO ORDERING WINDOWS.
  - GC TO COORDINATE WITH OWNER ON ALL WINDOWS FOR FINAL APPROVAL.
  - ALL GLAZED FENESTRATIONS SHALL HAVE A THERMAL RATING OF U+40 OR SHGC+25.
  - REFER TO HEAD/JAMB/ILL DETAILS FOR NEW WINDOWS AT WOOD WALLS. DETAILS 4 & 5/41-0.
  - WINDOWS AT SLEEPING ROOMS MUST ACT AS AN EXTERIOR SECONDARY EXIT (OPERABLE FROM INSIDE WITHOUT USE OF KEYS, TOOLS OR ANY SPECIAL KNOWLEDGE) WITH THE PROVISION OF 5' 8" (MINIMUM) NET CLEAR OPENABLE AREA, 24" HIGH, 20" WIDE, MAXIMUM SILL HEIGHT IS 44" 3/4" (PREFERRED) ABOVE FLOOR.
  - CONTRACTOR TO REPLACE EXISTING WINDOWS AS REQUIRED.
  - ALL WINDOW GLAZING SHALL BE TEMPERED IN HAZARDOUS LOCATIONS PER IRC R308.4 WHEN AT INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF DOOR WHEN IN CLOSED POSITION AND LOWER BOTTOM EDGE IS LESS THAN 60" INCHER ABOVE THE FLOOR OR WALKING SURFACE (EXCEPT WHEN DECORATIVE GLAZING OR WHEN AN INTERVENING WALL OR OTHER PERMANENT WALL IS BETWEEN THE DOOR AND GLAZING). GLAZING MUST MEET ALL OF THE FOLLOWING CONDITIONS:
    - EXPOSED AREA OF PANE IS LARGER THAN 9 SF.
    - BOTTOM OF GLAZING IS LESS THAN 18" IN ABOVE FINISHED FLOOR.
    - TOP EDGE OF GLAZING IS MORE THAN 36" IN ABOVE FINISHED FLOOR.
    - ONE OR MORE WALKING SURFACES ARE WITHIN 24" IN MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF GLAZING.

- NOTES
- FIELD VERIFY ALL OPENINGS PRIOR TO FABRICATION AND VERIFY ACTUAL ROUGH OPENING REQUIREMENTS WITH MANUFACTURER.
  - ALL EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
  - HANDILY OPERATED EDGE OR SURFACE POINTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.
  - ALL GLAZED FENESTRATIONS SHALL HAVE A THERMAL RATING OF U+25, SHGC+25.
  - REFER TO DETAILS 6 & 7/41-0 FOR INTERIOR HEAD/JAMB AND EXTERIOR SILL.



FLOOR PLAN

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



SELF-CERTIFICATION STATEMENT  
I HEREBY CERTIFY THAT THESE DRAWINGS ARE PREPARED BY ME, UNDER MY SUPERVISION, OR REVIEWED BY ME AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE CONFORM TO THE PHOENIX BUILDING CONSTRUCTION CODE.

SELF-CERTIFICATION STATEMENT  
THIS PROJECT HAS BEEN PERMITTED UNDER THE CITY OF PHOENIX SELF-CERTIFICATION PROGRAM. THE PROJECT IS SUBJECT TO AUDIT AND FIELD INSPECTION BY THE PLANNING & DEVELOPMENT DEPARTMENT. IF THE CONSTRUCTION OF THE PROJECT IS CONTRARY TO, OR DOES NOT MEET THE STANDARD OF THE CITY OF PHOENIX BUILDING CONSTRUCTION CODES, THE OWNER, AT HIS/HER OWN EXPENSE, SHALL REMOVE OR MODIFY ANY AND ALL COMPONENTS THAT DO NOT CONFORM. ANY DEVIATIONS FROM THE APPROVED PLAN MUST BE COORDINATED IN ADVANCE WITH THE CITY INSPECTOR AND REVISED PLANS OR SKETCHES MUST BE PROVIDED BY THE SELF-CERTIFIED PROFESSIONAL.

SELF-CERTIFICATION STATEMENT  
SELF-CERTIFIED BY: BRIAN FRACCASSE (#4170), NCBARB, AIA ON 10/30/2023  
THE PLANS WERE PREPARED BY OR UNDER THE DIRECT SUPERVISION OF, OR REVIEWED BY THE SELF-CERTIFIED PROFESSIONAL.  
• PLANS ARE COMPLETE.  
• THE PLANS ARE, AS OF THE DATE OF SUBMISSION, IN COMPLIANCE WITH CITY OF PHOENIX BUILDING, CIVIL, SITE, AND ZONING CODES, ORDINANCES, AND ALL OTHER APPLICABLE LAWS.

LEGEND

- 2"x4" WOOD STUD WALL AT 24" O.C. w/ R-13 INSULATION, (ALL WALLS TO RECEIVE 1/2" TYPE "X" GYPSUM BOARD)
- NEW DOOR PER SCHEDULE
- 120 V. DUPLEX POWER OUTLET
- WALL SWITCH

SELF-CERTIFIED BY: *Brian Fraccasse* 02.XX.24  
Date

- Plans were prepared by or under the direct supervision of, or reviewed by the Self-Certified Professional.
- Plans are complete.
- The plans are, as of the date of submission, in compliance with City of Phoenix building, civil, site and zoning codes, ordinances, and all other applicable laws.

NEW CUSTOM RESIDENCE  
2136 E. PARADISE LANE - LOT-1  
PHOENIX, AZ 85022

revisions:

ISSUE DATE: 02.07.24  
JOB NUMBER: 24-001  
SCALE: AS NOTED  
DRAWN: BF  
CHECKED: BF  
TITLE: FLOOR PLAN NOTES

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ISSUED FOR PERMIT