GENERAL NOTES

1. WALL FRAMING – SEE STRUCTURAL – U.N.O.
   INTERIOR BEARING WALL – 2x6 @ 16" O.C. U.N.O.
   INTERIOR NON BRG. – 2x4 @ 24" O.C. U.N.O
   PLUMBING WALLS – 2x6 U.N.O.
2. INSULATION:
   R–38 ROOF – U.N.O.
   R–19 BATTS @ EXT. 2x4 WALLS – U.N.O.
   R–19 BATTS @ EXT. 2x6 WALLS – U.N.O.
   R–13 BATTS MIN. BTW. GARAGE & RESIDENCE WALLS & CEILING–TYP.
3. REFER TO ELEVATION SHEETS FOR ALL WINDOW HEADER HEIGHTS.
4. SHOWER HEADS @ 78" A.F.F. SHOWER CONTROL VALVES @ 42" A.F.F. STACK SHOWER CONTROL VALVES @ CURVED WALLS U.N.O.
5. PROVIDE PRESSURE BALANCE OR THERMO. MIXING VALVE TYP. CONTROL VALVES FOR ALL SHOWER AND TUB COMBOS.
6. ALL BATH ACCESSORIES, (TOWEL BARS, HOOKS ETC.,) AND MOUNTING HEIGHTS TO BE DETERMINED BY OWNER
7. PROVIDE BLOCKING IN WALLS AS NECESSARY TO SUPPORT ALL WALL MOUNTED FIXTURES.
8. ALL CEILING HEIGHTS INDICATED ARE FROM FINISHED FLOOR ELEVATION.
9. REFER TO SITE PLAN FOR ALL FLAT WORK CONCRETE FINISH.
10. ALL EQUIPMENT IN GARAGE SHALL HAVE ELECTRIC (OR GAS) IGNITION POINTS AT 18" ABOVE FINISH FLOOR AND SHALL BE PROTECTED FROM DAMAGE.
11. ALL EQUIPMENT SHALL BE INSTALLED SO THAT AIR FLOW OVER SURFACES IS NOT PREVENTED AS PER MANUFACTURER'S INSTALLATION REQUIREMENTS. INSULATION, SHALL AT A MINIMUM:
    1) MAINTAIN THE MIN. CLEARANCE REQUIREMETS OF THE VENT PIPES.
    2) EXTEND A MINIMUM OF 24" ABV. THE CEILING.
    3) HAVE A SLOPED TOP.
    4) BE SECURED IN PLACE.
    5) NOT OBSTRUCT INSPECTION OF THE VENT PIPE JOINTS.
12. 4" DIA. DRYER VENT WITHOUT BENDS NOT TO EXCEED A LENGTH OF 35' FROM THE DRYER LOCATION TO THE WALL OR ROOF TERMINATION, WHEN USING 1–CODES.
13. WATER HEATER TO INCLUDE T & P RELIEF VALVE – SEE SPEC'S FOR SIZE OF TP LINE AND FLUE SIZE.
14. PROVIDE MIN. 15" CLEAR EACH SIDE AND MIN. 24" CLEAR IN FRONT FOR WATER CLOSET.
15. PRE PLUMB REFRIGERATOR SPACE FOR ICE MAKER. PROVIDE 39" SPACE.
16. INTERIOR DOOR HEIGHT 8'–0" TYP.
17. FIRE BLOCK STUD WALLS AT DROPPED CEILING(S), SOFFIT(S) AND 10'–0" INTERVALS (SECTION R602.8).
18. APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR IN GARAGES. FOR THE PURPOSE OF THIS SECTION, ROOMS OR SPACES THAT ARE NOT PART OF THE LIVING SPACE OF A DWELLING UNIT AND THAT COMMUNICATE WITH A PRIVATE GARAGE THROUGH OPENINGS SHALL BE CONSIDERED TO BE PART OF THE GARAGE.

    EXCEPTION: ELEVATION OF THE IGNITION SOURCE IS NOT REQUIRED FOR APPLIANCES THAT ARE LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT.
19. PROVIDE GLASS IN HAZARDOUS AREAS, INCLUDING WITHIN 24" ARC OF AN ACTIVE DOOR AND ALL GLASS WITHIN 18" OF FLOOR SHALL BE SAFETY GLASS.
20. MAXIMUM SILL HEIGHT AT BEDROOM SHALL BE +44" A.F.F.
21. SMOKE DETECTORS SHALL BE INSTALLED AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREAS AND BE A MINIMUM OF 3'–0" FROM DUCT OPENINGS.
22. SMOKE DETECTORS SHALL BE PERMANENTLY WIRED, INTERCONNECTED AND HAVE BATTERY BACK–UP POWER. PLACE A MINIMUM OF 3' FROM DUCT OPENINGS. WHERE THE HIGHEST POINT OF CEILING IN A ROOM THAT OPENS TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE OPENING INTO THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM.
23. ALL PLUMBING STUB OUT & RETURN AIR TO BE 7" MIN. ABOVE F.F. TOILETS MUST BE LOW WATER USE TYPE, DESIGNED FOR MAX. 1.6 GALLONS PER FLUSH. SINKS, AND LAVS 2.2 G.P.M. MAX AND SHOWER HEADS, 2.5 GPM
24. SHOWER DOORS SHALL HAVE SAFETY GLAZING AND SHALL SWING OUT. (R308.4)
25. P2708.3 SHOWER CONTROL VALVES. INDIVIDUAL SHOWER AND TUB/SHOWER COMBINATION VALVES SHALL BE EQUIPPED WITH CONTROL VALVES OF THE PRESSURE–BALANCE, THERMOSTATIC–MIXING OR COMBINATION PRESSURE–BALANCE/THERMOSTATIC–MIXING VALVE TYPES WITH A HIGH LIMIT STOP IN ACCORDANCE WITH ASSE 1016 OR ASME A 1 12.18.1/CSA B125.1. THE HIGH LIMIT STOP SHALL BE [SET TO LIMIT THE WATER TEMPERATURE TO NOT GREATER THAN 120F (49C). IN–LINE THERMOSTATIC VALVES SHALL NOT BE USED FOR COMPLIANCE WITH THIS SECTION.

TO THE BEST OF MY KNOWNLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND / OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWING. THE DESIGNER IS NOT LABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN WHILE EVERY EFFORT HAS BEEN IN THE MADE IN THE PREPARATION OF THESE PLANS TO AVOID MISTAKES. THE MAKER CAN NOT GUARANTEE AGAINIST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT AT THE JOB SITE AND NOTIFY THE DESIGNER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

DOOR NOTES

1. DIMENSIONS ARE NOMINAL ONLY. CONTRACTOR TO VERIFY ROUGH OPENING SIZES WITH DOOR MANUFACTURE PRIOR TO FRAMING.
2. ALL DOORS IN A PATH OF EGRESS MUST BE OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS ARE PROHIBITED.
3. ALL OPAQUE DOORS SEPARATING AIR CONDITIONS AND NON–AIR CONDITIONED SPACES SHALL HAVE A MAXIMUM U–FACTOR OF 0.35.
4. PROVIDE CONTINUOUS SEALANT AROUND EXTERIOR DOORS WHERE STUCCO SYSTEM ABUTTS FRAME TO PROVIDE A WEATHER TIGHT BARRIER.
5. ALL GLASS IN DOORS TO BE TEMPERED, LOW "E" INSULATED, MAXIMUM U–FACTOR OF 0.60.
6. A VENTED DOOR PROVIDING COMBUSTION AIR FOR A GAS FIRED APPLIANCE MUST MEET THE FOLLOWING REQUIREMENTS:
   a. MUST BE VENTED DIRECTLY TO THE EXTERIOR
   b. PROVIDE TWO COMBUSTION AIR VENTS, 100 SQ. IN. MINIMUM, ONE WITHIN 12" OF CEILING AND ONE WITHIN 12" OF THE FLOOR.
7. DOOR BETWEEN GARAGE AND RESIDENCE TO BE PROVIDED WITH SELF–CLOSER, GASKET, AND SWEEP, MUST BE 1–3/8" MINIMUM AT ALL PORTONS.

WINDOW NOTES

1. DIMENSIONS ARE NOMINAL ONLY. CONTRACTOR TO VERIFY ROUGH OPENING SIZES WITH DOOR MANUFACTURER PRIOR TO FRAMING.
2. ALL WINDOWS PROVIDING REQUIREMENT EGRESS MUST BE OPERABLE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
3. ALL WINDOWS TO BE LOW–E INSULATION WITH GLAZING TO MEET SAFETY REQUIREMENTS OF THE 2012 I.R.C. MAXIMUM U–FACTOR OF 0.40 AND SOLAR HEAT GAIN COEFFICENT OF 0.25.
4. PROVIDE CONTINUOUS SEALANT AROUND WINDOWS WHERE STUCCO SYSTEM ABUTTS FRAME TO PROVIDE A WEATHER TIGHT BARRIER.
5. TEMPERED GLASS SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS: GLASS DOORS, WINDOWS WITHIN 24" OF A DOOR SWING ARC, WINDOWS IN BATHTUBS, SHOWERS, OR OTHER HAZARDOUS AREAS AS REQUIRED BY THE 2012 I.R.C., GLASS THAT EXTENDS TO LESS THAN 18" ABOVE THE FINISH FLOOR. GLASS USED IN GUARDRAILS, AND ANY SINGLE PANE OF GLASS WITH A SIZE IN EXCESS OF 9 SQ. FT.
6. WINDOWS BEING USED AS A REQUIRED MEANS OF EGRESS SHELL HAVE A NET CLEAR OPERABLE AREA OF NOT LESS THAN 5.7 SQ. FT. WITH A NET CLEAR OPERABLE WIDTH OF NOT LESS THAN 24" AND WITH A SILL NOT EXCEEDING 44" HIGH AS MEASURED FROM THE INTERIOR FINISH FLOOR.
7. WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. (IRC SECTION R312.2)

ENERGY STAR NOTES

- BUILDING MUST HAVE CONTINUOUS AIR/THERMAL BARRIER
- SEAL ALL PENETRATIONS & CONNECTIONS IN BUILDING ENVELOPE (TOP PLATES, AND POINTS OF AIR INFILTRATIONS)
- HEATING & COOLING SYSTEM SIZED ACCORDING TO ACCA MANUAL J
- DUCT SYSTEM PER MANUAL D
- TRANSFER GRILLS (EVERY AIR SUPPLIED ROOM WITH A DOOR EXCEPT BATHROOMS, KITCHEN, CLOSETS, PANTRY AND LAUNDRY)
- DUCTWORK JOINTS TO BE SEALED W/ WATER BASED MASTIC
- REFRIGERANT PIPING INSULATED TO R–2 MIN.
- INSULATE HOT WATER LINES TO R–2 MIN.
- INTERIOR PAINTS: NON VOC (1) COLOL INTERIOR
- INTERIOR COATINGS, PRIMERS CONTAIN MAX OF 250g/l VOC CONTENT
- ADHESIVES AND GROUT WITH MAX 250g/l VOC CONTENT (FOR DRYWALL, CARPET PAD, TILE, WOOD FLOOR, TRIM)

NOTE:
PRESCRIPTIVE REQUIREMENTS INCLUDE CEILING/ATTIC R–VALUE OF R–30(MIN.), FRAME WALL R–VALUE OF R–13(MIN.), MASONRY WALL R–VALUE OF R–4(MIN.), WINDOW U–VALUE OF 0.40(MAX.), SOLAR HEAT GAIN COEFFICENT OF 0.25(MAX.) AND SUPPLY & RETURN AIR DUCT INSULATION VALUE OF R–8(MIN.).

FUEL GAS:
(2) 12"x8" COMBUSTION AIR GRILLES, (1) 12" BELOW CLG. & (1) 12" ABOVE FIN. FLR.

G2407.6.1 (304.6.1) TWO–PERMANENT–OPENINGS METHOD.
TWO PERMANENT OPENINGS, ONE COMMENCING WITHIN 12 INCHES (305 MM) OF THE TOP AND ONE COMMENCING WITHIN 12 INCHES (305 MM) OF THE BOTTOM OF THE ENCLOSURE, SHALL BE PROVIDED. THE OPENINGS SHALL COMMUNICATE DIRECTLY, OR BY DUCTS, WITH THE OUTDOORS OR SPACES THAT FREELY COMMUNICATE WITH THE OUTDOORS.

WHERE COMMUNICATING WITH THE OUTDOORS THROUGH HORIZONTAL DUCTS, EACH OPENING SHALL HAVE A MINIMUM FREE AREA OF NOT LESS THAN 1 SQUARE INCH PER 4,000 BTU/H (550 MM2/KW) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE ENCLOSURE

SECTION G2409 9308):
ALLOWABLE CLEARANCE REDUCTION SHALL BE BASED ON ONE OF THE METHODS SPECIFIED IN TABLE G2409.2 OR SHALL UTILIZE A REDUCED CLEARANCE PROTECTIVE ASSEMBLY LISTED AND LABELED IN ACCORDANCE WITH UL 1618. WHERE REQUIRED CLEARANCES ARE NOT LISTED IN TABLE G2409.2, THE REDUCED CLEARANCE SHALL BE DETERMINED BY LINEAR INTERPOLATION BETWEEN THE DISTANCES LISTED IN THE TABLE.

SECTION G2407 (304)
COMBUSTION, VENTILATION AND DILUTION AIR

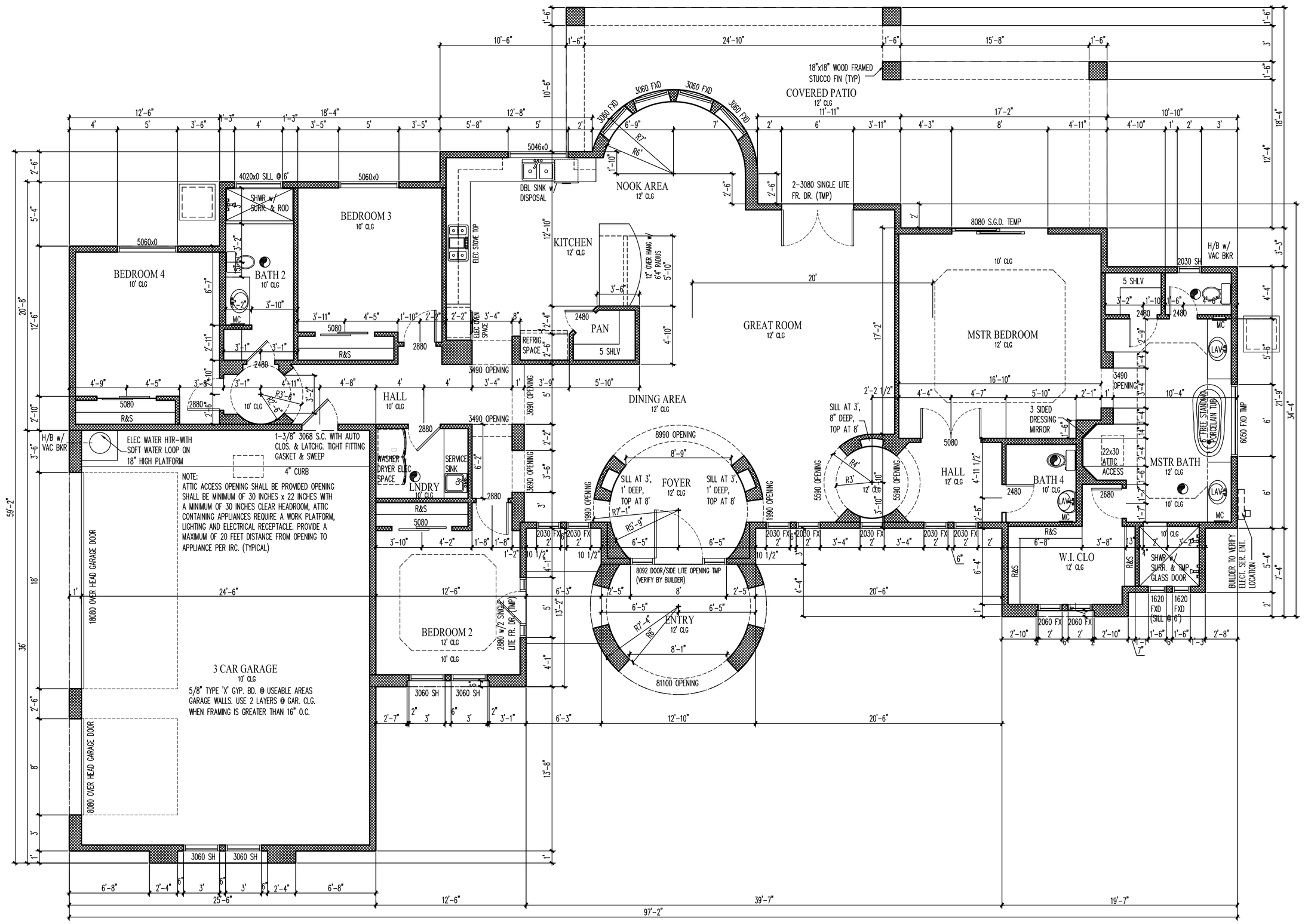
G2407.1 (304.1) GENERAL. AIR FOR COMBUSTION, VENTILATION AND DILUTION OF FLUE GASES FOR APPLIANCES INSTALLED IN BUILDINGS SHALL BE PROVIDED BY APPLICATION OF ONE OF THE METHODS PRESCRIBED IN SECTIONS 304.5 THROUGH 304.9. WHERE THE REQUIREMENTS OF SECTION
304.5 ARE NOT MET, OUTDOOR AIR SHALL BE INTRODUCED IN ACCORDANCE WITH ONE OF THE METHODS PRESCRIBED IN SECTIONS 304.6
THROUGH 304.9. DIRECT–VENT APPLIANCES, GAS APPLIANCES OF OTHER THAN NATURAL DRAFT DESIGN AND VENTED GAS APPLIANCES OTHER THAN CATEGORY I SHALL BE PROVIDED WITH COMBUSTION, VENTILATION AND DILUTION AIR IN ACCORDANCE WITH THE APPLIANCE MANUFACTURER'S INSTRUCTIONS.

EXCEPTION: TYPE 1 CLOTHES DRYERS THAT ARE PROVIDED WITH MAKEUP AIR IN ACCORDANCE WITH SECTION 614.5.

304.2 APPLIANCE LOCATION. APPLIANCES SHALL BE LOCATED SO AS NOT TO INTERFERE WITH PROPER CIRCULATION OF COMBUSTION, VENTILATION AND DILUTION AIR.

304.3 DRAFT HOOD/REGULATOR LOCATION. WHERE USED, A DRAFT HOOD OR A BAROMETRIC DRAFT REGULATOR SHALL BE INSTALLED IN THE SAME ROOM OR ENCLOSURE AS THE APPLIANCE SERVED SO AS TO PREVENT ANY DIFFERENCE IN PRESSURE BETWEEN THE HOOD OR REGULATOR AND THE COMBUSTION AIR SUPPLY.

304.4 MAKEUP AIR PROVISIONS. WHERE EXHAUST FANS, CLOTHES DRYERS AND KITCHEN VENTILATION SYSTEMS INTEFERE WITH THE OPERATION OF APPLIANCES, MAKEUP AIR SHALL BE PROVIDED.



FLOOR PLAN

3/16" = 1'0"

LIVABLE AREA	2805 S.F.
COVERED ENTRY	134 S.F.
COVERED PATIO	571 S.F.
GARAGE	893 S.F.
TOTAL FOOTPRINT	4403 S.F.

NOTE:
- SHEAR ENTIRE BUILDING WITH MIN. 3/8" PLYWOOD OR OSB NAILING PER TABLE R602.3(1) FASTENER SCHEDULE
- ATTIC ACCESS OPENING SHALL BE PROVIDED; OPENING SHALL BE MINIMUM OF 30 INCHESx22 INCHES WITH A MINIMUM OF 30 INCHES CLEAR HEADROOM, ATTIC CONTAINING APPLIANCES REQUIRE A WORK PLATFORM, LIGHTING AND ELECTRICAL RECEPTACLE. PROVIDE A MAXIMUM OF 20 FEET DISTANCE FROM OPENING TO APPLIANCE PER IRC.(TYPICAL)

P2708.1 GENERAL. SHOWER COMPARTMENTS SHALL HAVE NOT LESS THAN 900 SQUARE INCHES (0.6 m) OF INTERIOR CROSS–SECTIONAL AREA. SHOWER COMPARTMENTS SHALL BE NOT LESS THAN 30 INCHES (762 MM) IN MINIMUM DIMENSION MEASURED FROM THE FINISHED INTERIOR DIMENSION OF THE SHOWER COMPARTMENT, EXCLUSIVE OF FIXTURE VALVES, SHOWER HEADS, SOAP DISHES, AND SAFETY GRAB BARS OR RAILS. THE MINIMUM REQUIRED AREA AND DIMENSION SHALL BE MEASURED FROM THE FINISHED INTERIOR DIMENSION AT A HEIGHT EQUAL TO THE TOP OF THE THRESHOLD AND AT A POINT TANGENT TO ITS CENTERLINE AND SHALL BE CONTINUED TO A HEIGHT OF NOT LESS THAN 70 INCHES (1778 MM) ABOVE THE SHOWER DRAIN OUTLET. HINGED SHOWER DOORS SHALL OPEN OUTWARD. THE WALL AREA ABOVE BUILT–IN TUBS HAVING INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R702.4. SUCH WALLS SHALL FORM A WATER–TIGHT JOINT WITH EACH OTHER AND WITH EITHER THE TUB, RECEPTOR OR SHOWER FLOOR.

R702.4 CERAMIC TILE.
R702.4.1 GENERAL. CERAMIC TILE SURFACES SHALL BE INSTALLED IN ACCORDANCE WITH ANSI A108.1, A108.4, A108.5, A108.6, A108.LL, A118.1,A118.3, A136.1 AND A137.1.
R702.4.2 BACKER BOARD
MATERIAL USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE OF MATERIALS LISTED IN TABLE R702.4.2, AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

PROPERTY OF
Amberwood Homes
4320 EAST BROWN ROAD SUITE 101 85204
MESA, MARICOPA COUNTY, ARIZONA
PHONE No. (480) 832-8161

DATE	REVISION
07. 2019	-
-	-
-	-
-	-
-	-

Drawn By: –
Date: July 2019
Scale: 3/16" = 1'–0"

FLOOR PLAN

Sheet No.
A1