



**FLOOR PLAN SPECIFICATIONS**

- SEE ON SHEET FOR SECURITY, PLUMBING & ELECTRICAL NOTES.
- SEE SITE PLAN FOR ELEVATION & GRADING NOTES IF APPLICABLE.
- ALL DIMENSIONS ARE TO ROUGH FRAMING MEMBERS.
- ALL INTERIOR WALLS ARE 2x4 UNO. EXTERIOR WALLS ARE 2x6 @ 16" O.C. UNO. GARAGE WALLS ARE 2x6 @ 16" O.C. - SEE STRUCTURAL DRAWINGS FOR ADDL. INFO.
- ALL HALLS OVER 10'-0" IN HEIGHT SHALL BE DOUGLAS FIR #2 - SEE STRUCTURAL DRAWINGS FOR ADDL. INFO.
- VENT DRYER TO OUTSIDE AIR W/ CAP AND A MAXIMUM 25' RUN. NOT TO TERMINATE IN GARAGE PER IRC M501. THE HANGAR SHALL BE REDUCED 2 1/2" FEET FOR EVERY 45 DEGREE BEND AND 5 FEET FOR EVERY 10 DEGREE BEND UNLESS AN ENGINEERED DUCT SYSTEM IS PROVIDED.
- TO SATISFY NATURAL LIGHTING REQUIREMENTS, WINDOW AREAS SHALL EQUAL A MINIMUM OF 8% OF THE FLOOR AREA. TO SATISFY VENTILATION REQUIREMENTS, OPERABLE WINDOW AND/OR DOOR AREAS SHALL EQUAL A MINIMUM OF 4% OF THE FLOOR AREA.
- WATER CLOSETS TO HAVE MINIMUM FRONT CLEARANCE OF 24" & WIDTH OF 30".
- PROVIDE A LISTED AND APPROVED RANGE AND/OR COOKTOP UNIT INSTALLED IN ACCORDANCE WITH THE LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. VERIFY AND MAINTAIN REQUIRED HORIZONTAL AND VERTICAL CLEARANCES ABOVE THE FINISHED COUNTERTOP SURFACE BEFORE ORDERING AND INSTALLING CABINETS.
- HANDRAILS SHALL BE PLACED 34"-38" ABOVE TREAD NOSING AND LANDINGS. SHALL BE CONTINUOUS THE FULL LENGTH OF STAIR AND SHALL BE RETURNED OR SHALL TERMINATE IN NEVEL POSTS OR SAFETY TERMINALS AS PER IRC S1. SEE STAIR DETAIL FOR ADDITIONAL HANDRAIL REQUIREMENTS.
- 5/8" TYPE "X" SHEET ROCK IS REQUIRED ON WALLS AND SOFFITS UNDER AN ENCLOSED STAIRWAY AND AT GARAGE CEILING WHERE THERE IS LIVABLE ABOVE.
- USE MINIMUM 2x12 STRINGERS FOR STAIRWAYS. USE MINIMUM 3/4" IF TREAD IS PARTICULATE BOARD.
- ALL TUB SURROUNDS & SHOWER ENCLOSURES REQUIRE A NON-ABSORBENT FINISH TO A MINIMUM HEIGHT OF 6" A.F.F. PER IRC R302.2, R302.2.1 & R302.2.2. REFER TO INTERIOR MATERIAL NOTES #3 & 4 ON THE GN SHEET FOR FURTHER INFO.
- BRACE ENTIRE GARAGE DOOR OPENING WALL WITH A MINIMUM OF 5/8" PLYWOOD SHEATHING.
- THE TEMPERATURE & PRESSURE RELIEF VALVE SHALL BE A 24 GAUGE, 3/4" MINIMUM STEEL PIPE OR HARD DRAWN COPPER TUBING EXTENDING TO THE EXTERIOR OF THE BUILDING AND TERMINATING IN A DOWNWARD POSITION IN A LOCATION THAT DOES NOT CAUSE PERSONAL INJURY OR STRUCTURAL DAMAGE & SHALL NOT TERMINATE OVER WALKWAYS, PATIOS, CARPETS OR OTHER SIMILAR AREAS AND BE NO LESS THAN 6" AND NOT MORE THAN 12" ABOVE GRADE.
- ALL 560's SHOWN TO BE OF TEMPERED SAFETY GLASS.
- ALL GLAZING WITHIN 8' OF FLOOR AND IN HAZARDOUS AREAS OR WITHIN 24" OF DOOR SHALL BE TEMPERED SAFETY GLASS. SEE PLAN.
- EGRESS REQUIREMENTS. IN ALL SLEEPING AREAS NOT CONTAINING AN OPERABLE EXTERIOR DOOR, THE FOLLOWING SHALL BE REQUIRED:  
MAX. SILL HEIGHT - NOT MORE THAN 44" MEASURED FROM THE FINISHED FLOOR TO THE BOTTOM OF THE CLEAR OPENING.  
MIN. NET CLEAR OPENING - 3' 5 1/2"  
MIN. NET CLEAR OPENING HEIGHT - 24"  
MIN. NET CLEAR OPENING WIDTH - 20"
- ALL MODIFICATIONS TO THE BUILDING ENVELOPE MUST COMPLY WITH THE FOLLOWING:  
INSULATION: 0.40 MAX. U-FACTOR, 0.25 MAX. SHGC, MIN. R-15 @ FRAMED WALLS & FLOORS, R-4 @ MASS WALLS OR R-13 ON INTERIOR SIDE & R-5 @ BATHS OR R-20 OPEN CELL FOAM @ CEILING. DUCT INSULATION LOCATED OUTSIDE THE BUILDING ENVELOPE REQUIREMENTS SHALL BE R-6 @ 1'-6" WHEN LOCATED IN FLOOR JOISTS. MINIMIZE AIR LEAKAGE PER IECC 402.4.
- ALL WINDOWS ARE TO HAVE A VITR-05 OR HIGHER.
- CEILING GYP. BRD. APPLICATION WHEN APPLYING A WATER BASED TEXTURE MATERIAL, THE MINIMUM GYP. BRD. THICKNESS SHALL BE INCREASED FROM 5/8" TO 1 1/2" FOR 1" O.C. FRAMING AND FROM 1 1/2" TO 5/8" FOR 24" O.C. FRAMING OR 1 1/2" 5/8" RESISTANT GYP. BRD. SHALL BE USED.
- SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE EQUIPPED WITH ANTI-SCALD CONTROL VALVES OF THE PRESSURE-BALANCE, THERMOSTATIC-MIXING OR COMBO PRESSURE-BALANCE/THERMOSTATIC-MIXING VALVE TYPES IN A HIGH LIMIT STOP IN ACCORDANCE WITH ASSE 1018 OR ASME A112.8/USA DS11. THE HIGH LIMIT STOP SHALL BE SET TO LIMIT THE WATER TEMP. TO NOT GREATER THAN 120°F (47°C). IN-LINE THERMOSTATIC VALVES SHALL NOT BE USED. (P2102.3)
- ALL SMOKE DETECTORS & CARBON MONOXIDE DETECTORS (WHEN APPLICABLE & INDICATED ON PLANS) ARE TO BE HARD WIRED AND INTERCONNECTED.
- SKYLIGHTS INDICATED IF APPLICABLE, SHALL BE VELUX DYNAMIC DOME SKYLIGHTS (ICC-ES ESR-4108) OR APPROVED EQUAL.
- PROVIDE FIREBLOCKING AND DRAFT STOPPING IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH IRC SECTIONS R502.1 AND R502.1.2
- SEE OTHER SHEETS FOR MORE INFORMATION.

DOOR SCHEDULE			
MARK	COUNT	SIZE	REMARKS
A	8	2680	INT - SEE PLAN FOR SWING DIRECTIONS
B	2	2680	POCKET
C	1	2680	EXT 1/2 LITE - TEMP
D	1	2380	EXT (I) ISOLATED W/ COMBUSTION AIR LOUVERS
E	3	2880	INT -
F	1	2880	POCKET
G	2	3080	INT
H	1	3080	COMMON SELF-CLOSING SELF-LATCHING 1 5/8" THK. 20 MIN. FR.
I	1	3480	BARN
J	1	4080	ENTRY LITE - TEMP
K	1	4480	BARN
L	2	6080	SI-PASS -
M	2	8080	560 - XO TEMP
N	1	8080	CHD W/ TEMP LITES
O	1	8080	FRENCH-XXX TEMP
P	1	12080	560 - OXO TEMP
Q	1	8080	560 - OXO TEMP
R	1	8080	CHD W/ TEMP LITES

WINDOW SCHEDULE			
MARK	COUNT	SIZE	REMARKS
1	5	2020	SKYLIGHT TEMP
2	2	3020	FXD -
3	4	3020	SI -
4	1	3020	FXD -
5	8	4020	FXD (I) @ 12'-6" HEADER @ ENTRY
6	2	4020	FXD -
7	3	6020	FXD -

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**FLOOR PLAN**

PROJECT NAME:  
**1815 E. MYRTLE AVE.**

CUSTOM  
 PROJECT #: A22-004  
 PRINTED: 6-9-22  
 DRAWN BY: END  
 SHEET #: A-1

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