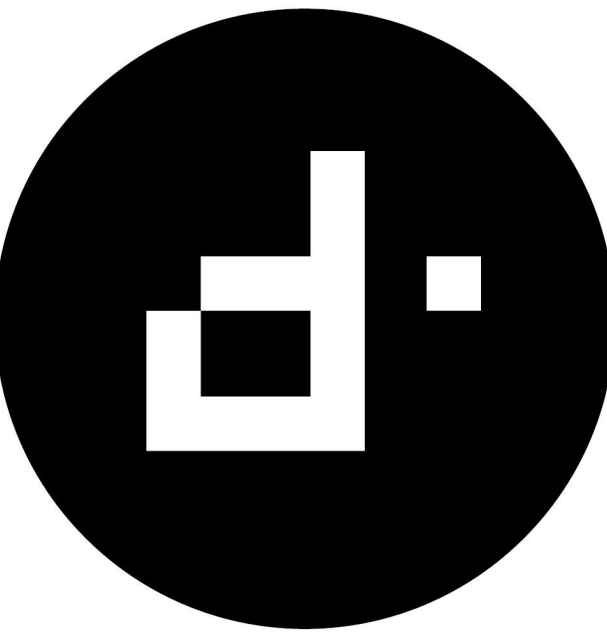


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1640 E BETHANY HOME ROAD  
PHOENIX, AZ 85016  
503.580.5626

CONSULTANT:

**PERMIT SET**

**PALMAIRE - LOT 4**

1831 E PALMAIRE AVE, PHOENIX, 85020

REVISION	DATE	REASON FOR ISSUE

ARCHITECTS STAMP:



EXPIRES 09/30/2023

**FLOOR PLAN - LEVEL 1**

DATE	REVISION
2022-0914	

SCALE  
1/4" = 1'-0"

SHEET SIZE  
30" X 42"

SHEET NUMBER  
**A103**

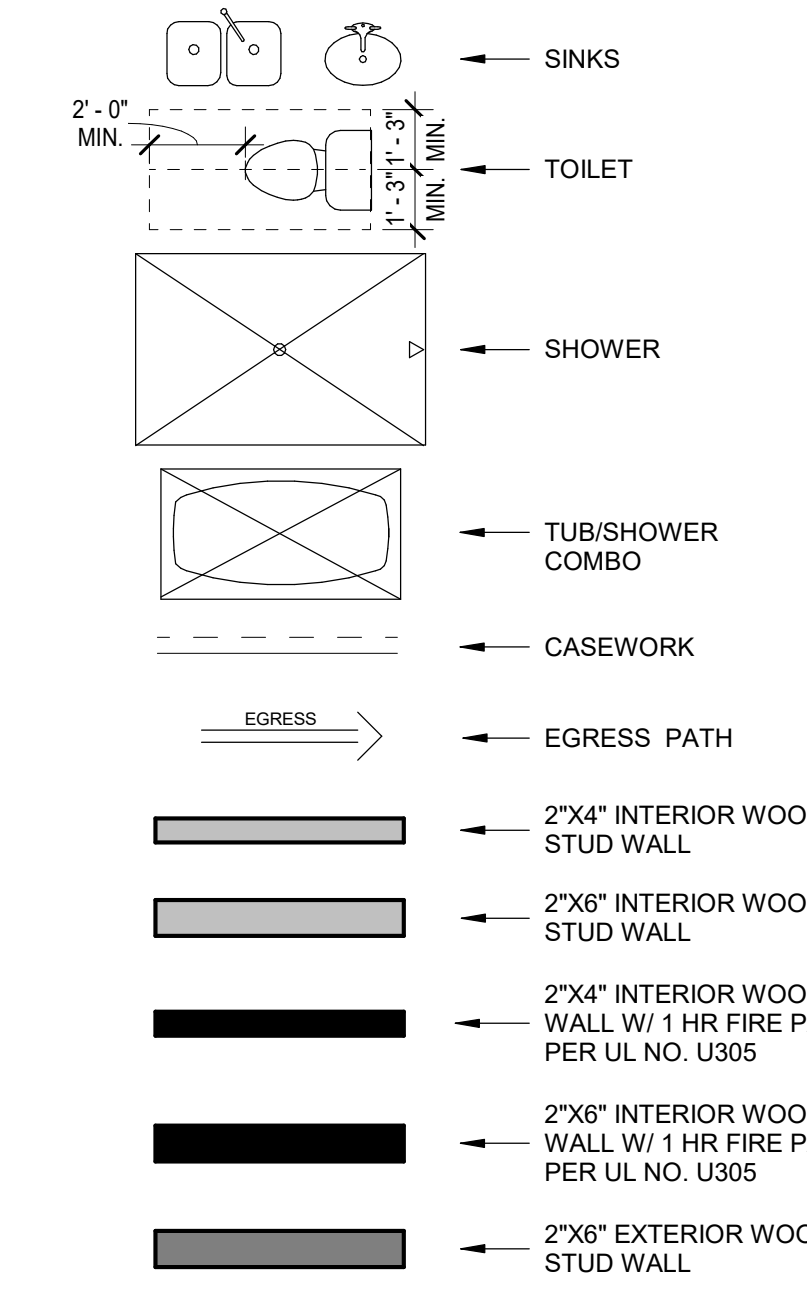
**FLOOR PLAN GENERAL NOTES**

- GAS LINES: GAS PIPING PLACED UNDER ANY CONCRETE SLAB SHALL COMPLY PER IFGC 404.14 REQUIREMENTS. SHALL CONFORM TO IFGC SECTION 403 FOR MATERIALS, INSTALLATION, AND TESTING.
- VERIFY AND MAINTAIN REQUIRED HORIZONTAL AND VERTICAL CLEARANCES ABOVE THE FINISHED COUNTERTOP SURFACE BEFORE ORDERING OR INSTALLING CABINETS.
- MAXIMUM STUD SPACING IS 16 INCHES ON CENTER UNLESS NOTED OTHERWISE
- REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS AND ADDITIONAL REQUIREMENTS FOR LOAD-BEARING AND SHEAR WALLS
- TYPICAL GYPSUM SHEATHING THICKNESS IS 5/8" INCH UNLESS NOTED OTHERWISE
- PROVIDE A LISTED AND APPROVED RANGE OR COOKTOP UNIT AND INSTALL PER MANUF. REQUIREMENTS. RANGES AND COOKTOPS ARE TO BE MANUFACTURER WOLF OR SIMILAR.

**FLOOR PLAN KEYNOTES**

- PROVIDE TILE SURFACE AT WALLS SHOWN WITH BOLD DASHED LINE PER IRC R702.2. TILE SURFACE SHALL EXTEND A MINIMUM OF 6 FEET ABOVE FINISHED FLOOR HEIGHT.
- PROVIDE 1-RATED WALL ASSEMBLY AS NOTED. REFER TO RATED WALL ASSEMBLY DETAIL 12 ON SHEET A502.
- OVERHANG OF ROOF FROM LEVEL ABOVE.
- ALL WEATHER LANDING SURFACE EQUAL IN WIDTH TO THE DOOR SERVED AND MIN. 36" DEEP IN DIRECTION OF TRAVEL AT ALL EXTERIOR DOORS PER IRC R311.3.
- 36" MIN. HEIGHT GUARDRAIL W/ 4" MAX VERTICAL SPACING OF HORIZONTAL RUNGS. GUARDRAIL TO SUPPORT 200# CONCENTRATED LOAD / 50# UNIFORM LOAD PER 2018 IRC R312.1.
- PROVIDE CONTINUOUS 1-1/2" DIA. HANDRAIL @ 36" A.F.F. PER IRC R311.7.
- STAIR RISER HEIGHT SHALL BE A MAXIMUM OF 7-3/4" MEASURED VERTICALLY BETWEEN LEADING EDGES OF ADJACENT TREADS PER IRC R311.7.
- OPEN RISERS CANNOT PERMIT THE PASSAGE OF A 4" SPHERE BETWEEN TREADS PER IRC R311.7.
- MIN. STAIR TREAD DEPTH IS 10" MEASURED HORIZONTALLY BETWEEN VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS PER IRC R311.7.
- PROFILE OF TREAD: RADIUS OF LEADING EDGE OF TREAD SHALL BE NO GREATER THAN 9/16". A NOSING NOT LESS THAN 3/4" BUT NOT MORE THAN 1/4" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS PER IRC R311.7.
- GAS FIREPLACE INSTALL PER IRC R1004 AND R1005 COMBUSTION AIR PROVIDED PER IRC R1006. REFER TO FIREPLACE SPECS ON SHEET A503.
- METAL ROOF SCUPPER W/ DOWNSPOUT.
- 4" X 6" MIN. THRU-WALL SCUPPER.
- TANKLESS GAS WATER HEATER. SEE PLUMBING.
- HEAT PUMP. SEE MECHANICAL.
- TRASH / RECYCLING BINS.
- GAS METER. SEE PLUMBING.
- 400 AMP ELECTRICAL PANEL. SEE ELECTRICAL.
- AIR HANDLER. SEE MECHANICAL.
- SOFT WATER LOOP.
- WATER SOFTENER EQUIPMENT.
- 4" DIAMETER CONDUIT FROM ELECTRICAL PANEL TO ROOF FOR FUTURE LEAD AIR ARRAY. SEE ELECTRICAL.
- 2" FLOOR DRAIN W/ LEADER DOWN TO LOWER LEVEL. NOT TO BE CONNECTED TO SEWER SYSTEM.
- INTERNAL GUTTER.
- WATERPROOF DECKING SYSTEM ICC-ES REPORT ESR-2201.
- POLY-DECK 150 PER ICC-ES REPORT ESR-2785 W/ LOW-PROFILE PEDESTAL LEVELING SYSTEM.
- DECORATIVE 2"x6", OR SIMILAR, HEMLOCK SHADE FINS. SPACED 6" O.C.

**FLOOR PLAN LEGEND**



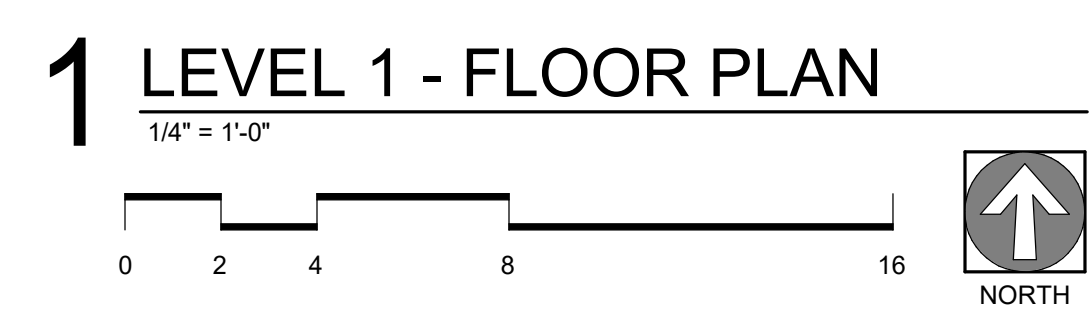
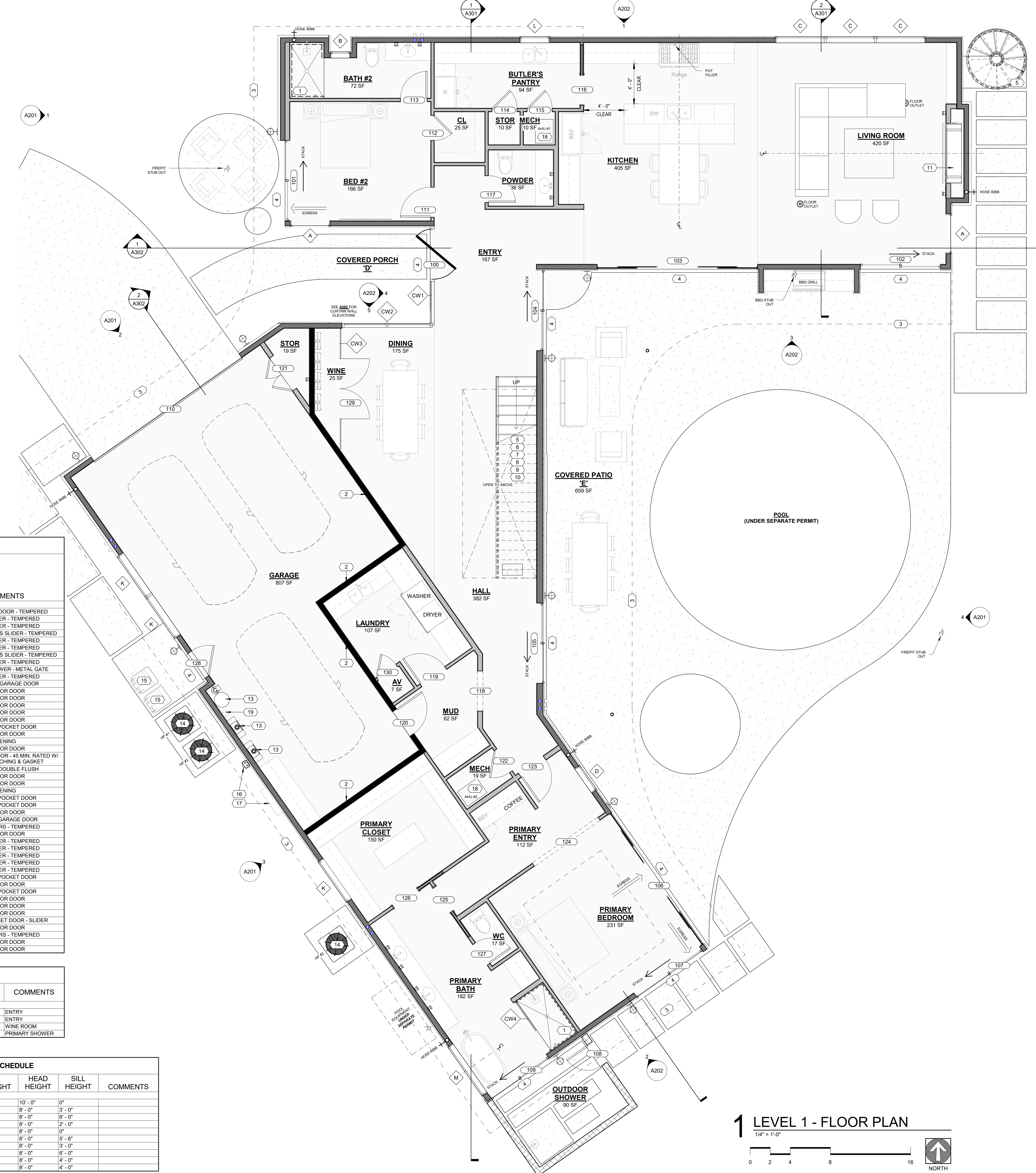
**NOTES:**

- ALL WOOD FRAMED EXTERIOR WALLS TO HAVE MIN. R-21 INSULATION TYP. ALL CEILINGS TO HAVE MIN. R-38 INSULATION TYP.
- 90% OF LAMPS IN PERMANENT FIXTURES OR 90% OF PERMANENT FIXTURES HAVE HIGH EFFICACY LAMPS. DOES NOT APPLY TO LOW VOLTAGE LIGHTING
- CLOTHES DRYERS TO HAVE BOTH GAS AND ELECTRIC HOOKUP OPTIONS. REFERENCE SHEET P103 AND E104.

DOOR SCHEDULE					
MARK	COUNT	DOOR SIZE		COMMENTS	
		WIDTH	HEIGHT		
100	1	5'-0"	9'-0 1/2"	FRONT ENTRY DOOR - TEMPERED	
101	1	8'-0"	10'-0"	GLASS SLIDER - TEMPERED	
102	1	8'-0"	10'-0"	GLASS SLIDER - TEMPERED	
103	1	16'-0"	10'-0"	FOUR PANEL GLASS SLIDER - TEMPERED	
104	1	8'-0"	10'-0"	GLASS SLIDER - TEMPERED	
105	1	8'-0"	10'-0"	GLASS SLIDER - TEMPERED	
106	1	16'-0"	10'-0"	FOUR PANEL GLASS SLIDER - TEMPERED	
107	1	8'-0"	10'-0"	GLASS SLIDER - TEMPERED	
108	1	2'-6"	8'-0"	OUTDOOR SHOWER - METAL GATE	
109	1	7'-0"	8'-0"	GLASS SLIDER - TEMPERED	
110	1	18'-0"	8'-0"	OVERHEAD GARAGE DOOR	
111	1	3'-0"	8'-0"	INTERIOR DOOR	
112	1	2'-6"	8'-0"	INTERIOR DOOR	
113	1	2'-8"	8'-0"	INTERIOR DOOR	
114	1	2'-6"	8'-0"	INTERIOR DOOR	
115	1	2'-6"	8'-0"	INTERIOR DOOR	
116	1	3'-0"	8'-0"	INTERIOR DOOR	
117	1	2'-6"	8'-0"	INTERIOR DOOR	
118	1	0"	0"	OPENING	
119	1	3'-0"	8'-0"	INTERIOR DOOR	
120	1	3'-0"	8'-0"	GARAGE ENTRY DOOR - 45 MIN. RATED W/ POSITIVE LATCHING & GASKET	
121	1	4'-0"	8'-0"	INTERIOR - DOUBLE FLUSH	
122	1	2'-8"	8'-0"	INTERIOR DOOR	
123	1	3'-0"	8'-0"	INTERIOR DOOR	
124	1	0"	0"	OPENING	
125	1	3'-0"	8'-0"	INTERIOR POCKET DOOR	
126	1	3'-0"	8'-0"	INTERIOR POCKET DOOR	
127	1	2'-6"	8'-0"	INTERIOR DOOR	
128	1	3'-0"	8'-0"	EXTERIOR GARAGE DOOR	
129	1	6'-0"	10'-0"	GLASS DOORS - TEMPERED	
130	1	2'-4"	8'-0"	INTERIOR DOOR	
200	1	8'-0"	8'-0"	GLASS SLIDER - TEMPERED	
201	1	8'-0"	8'-0"	GLASS SLIDER - TEMPERED	
202	1	8'-0"	8'-0"	GLASS SLIDER - TEMPERED	
203	1	8'-0"	8'-0"	GLASS SLIDER - TEMPERED	
204	1	16'-0"	8'-0"	GLASS SLIDER - TEMPERED	
205	1	3'-0"	8'-0"	INTERIOR POCKET DOOR	
206	1	2'-6"	8'-0"	INTERIOR DOOR	
208	1	3'-0"	8'-0"	INTERIOR POCKET DOOR	
209	1	2'-6"	8'-0"	INTERIOR DOOR	
210	1	2'-6"	8'-0"	INTERIOR DOOR	
211	1	3'-0"	8'-0"	INTERIOR DOOR	
212	1	5'-0"	8'-0"	INTERIOR CLOSET DOOR - SLIDER	
213	1	2'-6"	8'-0"	INTERIOR DOOR	
214	1	3'-0"	8'-0"	GLASS DOORS - TEMPERED	
215	1	3'-0"	8'-0"	INTERIOR DOOR	
216	1	3'-0"	8'-0"	INTERIOR DOOR	

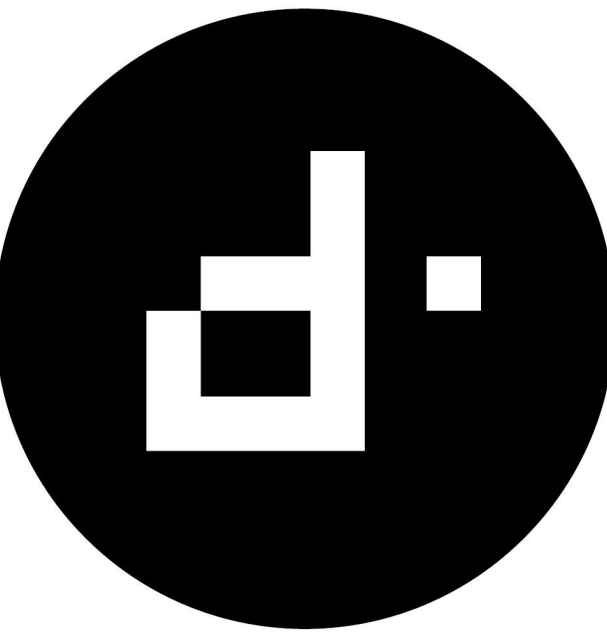
CURTAIN WALL SCHEDULE				
MARK	LENGTH	OVERALL HEIGHT	AREA	COMMENTS
CW1	9' - 9 3/4"	10' - 0"	98.1 SF	ENTRY
CW2	9' - 0"	12' - 6"	90.5 SF	ENTRY
CW3	12' - 0"	10' - 0"	120.0 SF	WINE ROOM
CW4	3' - 9 1/2"	10' - 6"	36.9 SF	PRIMARY SHOWER

WINDOW SCHEDULE							
MARK	FAMILY	COUNT	WIDTH	HEIGHT	HEAD HEIGHT	SILL HEIGHT	COMMENTS
A	WD - Fixed	2	4'-0"	10'-0"	10'-0"	0"	
B	WD - Fixed	2	2'-0"	5'-0"	8'-0"	3'-0"	
C	WD - Fixed	3	5'-0"	2'-0"	8'-0"	6'-0"	
D	WD - Fixed	1	3'-0"	6'-0"	8'-0"	2'-0"	
E	WD - Fixed	1	4'-0"	8'-0"	8'-0"	0"	
G	Fixed	2	2'-6"	2'-6"	8'-0"	5'-6"	
H	Fixed	5	4'-0"	5'-0"	8'-0"	3'-0"	
K	WD - Fixed	2	5'-0"	2'-0"	8'-0"	6'-0"	
L	WD - Fixed	1	3'-0"	4'-0"	8'-0"	4'-0"	
M	WD - Fixed	1	6'-0"	4'-0"	8'-0"	4'-0"	





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1640 E BETHANY HOME ROAD  
PHOENIX, AZ 85016  
503.580.5626

CONSULTANT:

**PERMIT SET**

**PALMAIRE - LOT 4**

1831 E PALMAIRE AVE, PHOENIX, 85020

REVISION	DATE	REASON FOR ISSUE

ARCHITECTS STAMP:



EXPIRES 09/30/2023

**FLOOR PLAN - LEVEL 2**

DATE	2022-0914	REVISION	
SCALE	1/4" = 1'-0"	SHEET NUMBER	A104
SHEET SIZE	30" X 42"		

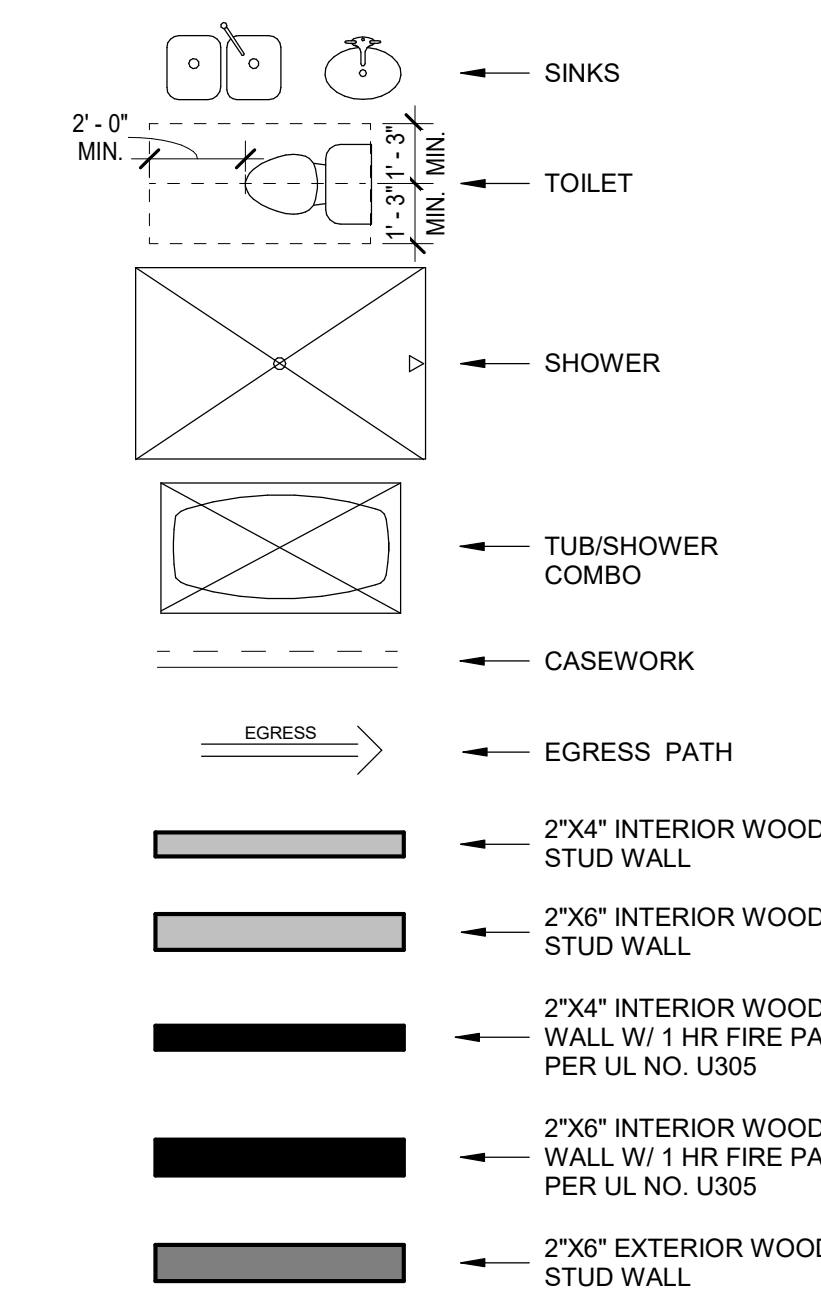
**FLOOR PLAN GENERAL NOTES**

- GAS LINES:  
GAS PIPING PLACED UNDER ANY CONCRETE SLAB SHALL COMPLY PER IFGC 404.14 REQUIREMENTS. SHALL CONFORM TO IFGC SECTION 403 FOR MATERIALS, INSTALLATION, AND TESTING.
- VERIFY AND MAINTAIN REQUIRED HORIZONTAL AND VERTICAL CLEARANCES ABOVE THE FINISHED COUNTERTOP SURFACE BEFORE ORDERING OR INSTALLING CABINETS.
- MAXIMUM STUD SPACING IS 16 INCHES ON CENTER UNLESS NOTED OTHERWISE.
- REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS AND ADDITIONAL REQUIREMENTS FOR LOAD-BEARING AND SHEAR WALLS.
- TYPICAL GYPSUM SHEATHING THICKNESS IS 5/8 INCH UNLESS NOTED OTHERWISE.
- PROVIDE A LISTED AND APPROVED RANGE OR COOKTOP UNIT AND INSTALL PER MANUF. REQUIREMENTS. RANGES AND COOKTOPS ARE TO BE MANUFACTURER WOLF OR SIMILAR.

**FLOOR PLAN KEYNOTES**

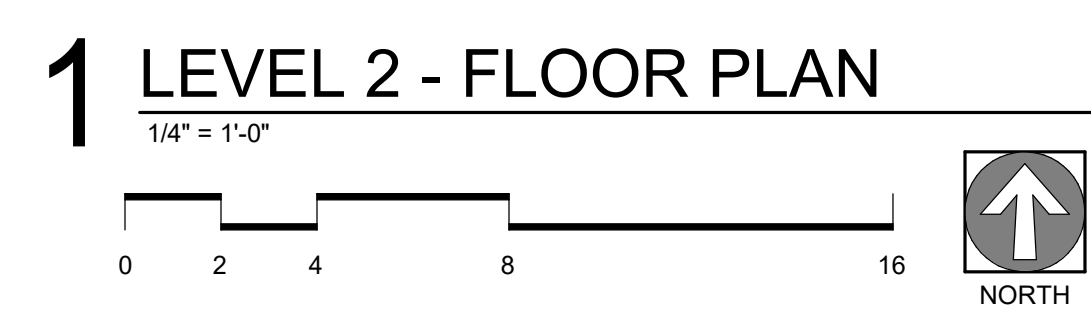
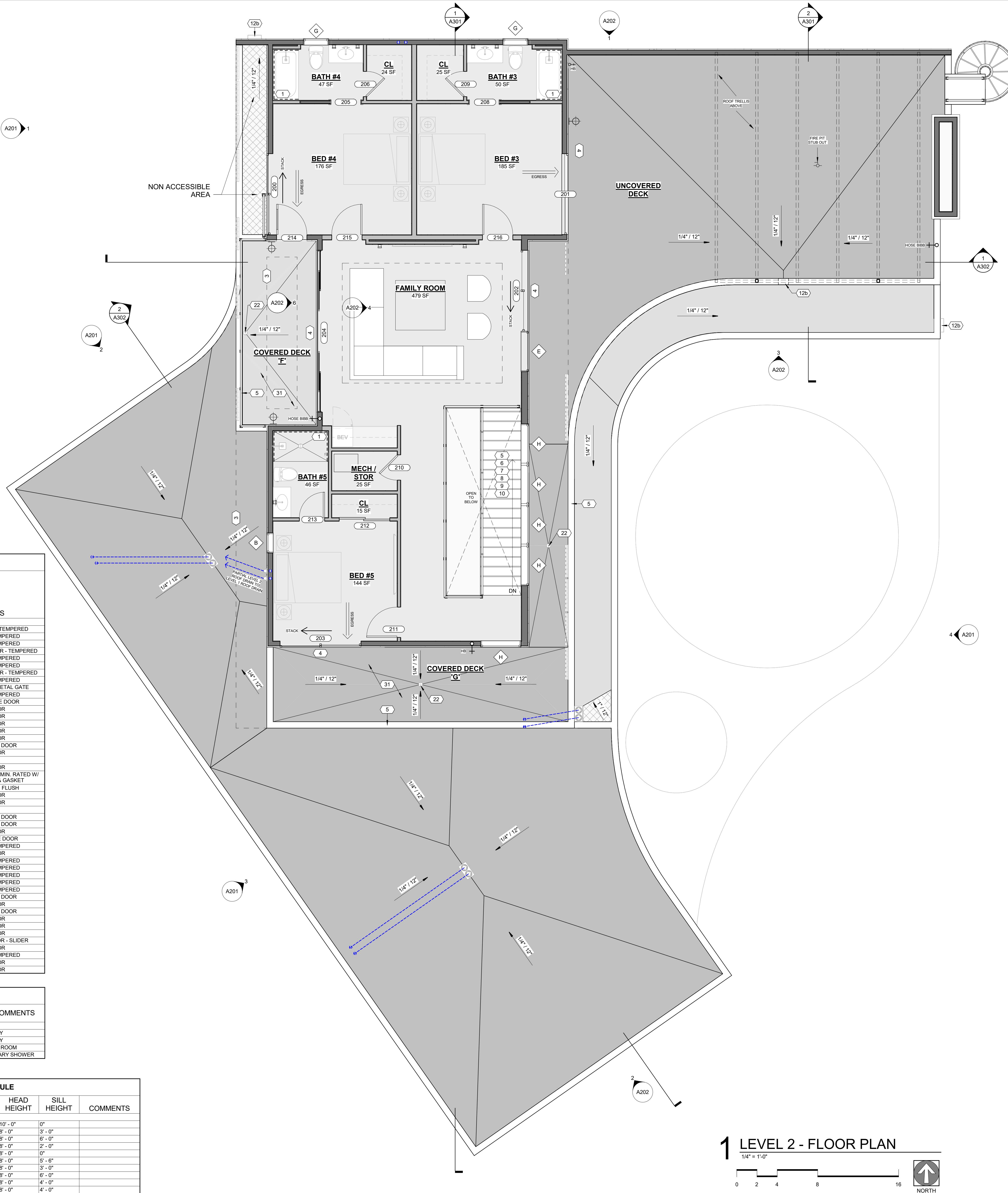
- PROVIDE TILE SURFACE AT WALLS SHOWN WITH BOLD DASHED LINE PER IRC R702.2. TILE SURFACE SHALL EXTEND A MINIMUM OF 6 FEET ABOVE FINISHED FLOOR HEIGHT.
- PROVIDE 1-RATED WALL ASSEMBLY AS NOTED. REFER TO RATED WALL ASSEMBLY DETAIL 12 ON SHEET A502.
- OVERHANG OF ROOF FROM LEVEL ABOVE.
- ALL WEATHER LANDING SURFACE EQUAL IN WIDTH TO THE DOOR SERVED AND MIN. 36" DEEP IN DIRECTION OF TRAVEL AT ALL EXTERIOR DOORS PER IRC R311.3.
- 36" MIN. HEIGHT GUARDRAIL W/ 4" MAX VERTICAL SPACING OF HORIZONTAL RUNGS. GUARDRAIL TO SUPPORT 200# CONCENTRATED LOAD / 50# UNIFORM LOAD PER 2018 IRC R312.1.
- PROVIDE CONTINUOUS 1-1/2" DIA. HANDRAIL @ 36" A.F.F. PER IRC R311.7.
- STAIR RISER HEIGHT SHALL BE A MAXIMUM OF 7-3/4" MEASURED VERTICALLY BETWEEN LEADING EDGES OF ADJACENT TREADS PER IRC R311.7.
- OPEN RISERS CANNOT PERMIT THE PASSAGE OF A 4" SPHERE BETWEEN TREADS PER IRC R311.7.
- MIN. STAIR TREAD DEPTH IS 10" MEASURED HORIZONTALLY BETWEEN VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS PER IRC R311.7.
- PROFILE OF TREAD: RADIUS OF LEADING EDGE OF TREAD SHALL BE NO GREATER THAN 9/16". A NOSING NOT LESS THAN 3/4" BUT NOT MORE THAN 1/4" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS PER IRC R311.7.
- GAS FIREPLACE INSTALL PER IRC R1004 AND R1005. COMBUSTION AIR PROVIDED PER IRC R1006. REFER TO FIREPLACE SPECS ON SHEET A503.
- METAL ROOF SCUPPER W/ DOWNSPOUT.
- 4" X 6" MIN. THRU-WALL SCUPPER.
- TANKLESS GAS WATER HEATER. SEE PLUMBING.
- HEAT PUMP. SEE MECHANICAL.
- TRASH / RECYCLING BINS.
- GAS METER. SEE PLUMBING.
- 400 AMP ELECTRICAL PANEL. SEE ELECTRICAL.
- AIR HANDLER. SEE MECHANICAL.
- SOFT WATER LOOP.
- WATER SOFTENER EQUIPMENT.
- 4" DIAMETER CONDUIT THROUGH ELECTRICAL PANEL TO ROOF FOR FUTURE SOLAR ARRAY.
- 2" FLOOR DRAIN W/ LEADER DOWN TO LOWER LEVEL. NOT TO BE CONNECTED TO SEWER SYSTEM.
- INTERNAL GUTTER.
- WATERPROOF DECKING SYSTEM ICC-ES REPORT ESR-2201.
- POLY-DECK 150 PER ICC-ES REPORT ESR-2785 W/ LOW-PROFILE PEDESTAL LEVELING SYSTEM.
- DECORATIVE 2"x6", OR SIMILAR, HEMLOCK SHADE FINS. SPACED 6" O.C.

**FLOOR PLAN LEGEND**



**NOTES:**

- ALL WOOD FRAMED EXTERIOR WALLS TO HAVE MIN. R-21 INSULATION TYP. ALL CEILINGS TO HAVE MIN. R-38 INSULATION TYP.
- 90% OF LAMPS IN PERMANENT FIXTURES OR 90% OF PERMANENT FIXTURES HAVE HIGH EFFICACY LAMPS. DOES NOT APPLY TO LOW VOLTAGE LIGHTING.
- CLOTHES DRYERS TO HAVE BOTH GAS AND ELECTRIC HOOKUP OPTIONS. REFERENCE SHEET P103 AND E104.



DOOR SCHEDULE					
MARK	COUNT	DOOR SIZE		COMMENTS	
		WIDTH	HEIGHT		
100	1	5'-0"	9'-9 1/2"	FRONT ENTRY DOOR - TEMPERED	
101	1	8'-0"	10'-0"	GLASS SLIDER - TEMPERED	
102	1	8'-0"	10'-0"	GLASS SLIDER - TEMPERED	
103	1	16'-0"	10'-0"	FOUR PANEL GLASS SLIDER - TEMPERED	
104	1	8'-0"	10'-0"	GLASS SLIDER - TEMPERED	
105	1	8'-0"	10'-0"	GLASS SLIDER - TEMPERED	
106	1	16'-0"	10'-0"	FOUR PANEL GLASS SLIDER - TEMPERED	
107	1	8'-0"	10'-0"	GLASS SLIDER - TEMPERED	
108	1	2'-6"	8'-0"	OUTDOOR SHOWER - METAL GATE	
109	1	7'-0"	8'-0"	GLASS SLIDER - TEMPERED	
110	1	18'-0"	8'-0"	OVERHEAD GARAGE DOOR	
111	1	3'-0"	8'-0"	INTERIOR DOOR	
112	1	2'-6"	8'-0"	INTERIOR DOOR	
113	1	2'-8"	8'-0"	INTERIOR DOOR	
114	1	2'-6"	8'-0"	INTERIOR DOOR	
115	1	2'-6"	8'-0"	INTERIOR DOOR	
116	1	3'-0"	8'-0"	INTERIOR POCKET DOOR	
117	1	2'-8"	8'-0"	INTERIOR DOOR	
118	1	0"	0"	OPENING	
119	1	3'-0"	8'-0"	INTERIOR DOOR	
120	1	3'-0"	8'-0"	GARAGE ENTRY DOOR - 45 MIN. RATED W/ POSITIVE LATCHING & GASKET	
121	1	4'-0"	8'-0"	INTERIOR - DOUBLE FLUSH	
122	1	2'-8"	8'-0"	INTERIOR DOOR	
123	1	3'-0"	8'-0"	INTERIOR DOOR	
124	1	0"	0"	OPENING	
125	1	3'-0"	8'-0"	INTERIOR POCKET DOOR	
126	1	3'-0"	8'-0"	INTERIOR POCKET DOOR	
127	1	2'-6"	8'-0"	INTERIOR DOOR	
128	1	3'-0"	8'-0"	EXTERIOR GARAGE DOOR	
129	1	6'-0"	10'-0"	GLASS DOORS - TEMPERED	
130	1	2'-4"	8'-0"	INTERIOR DOOR	
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201	1	8'-0"	8'-0"	GLASS SLIDER - TEMPERED	
202	1	8'-0"	8'-0"	GLASS SLIDER - TEMPERED	
203	1	8'-0"	8'-0"	GLASS SLIDER - TEMPERED	
204	1	16'-0"	8'-0"	GLASS SLIDER - TEMPERED	
205	1	3'-0"	8'-0"	INTERIOR POCKET DOOR	
206	1	2'-6"	8'-0"	INTERIOR DOOR	
208	1	3'-0"	8'-0"	INTERIOR POCKET DOOR	
209	1	2'-6"	8'-0"	INTERIOR DOOR	
210	1	2'-6"	8'-0"	INTERIOR DOOR	
211	1	3'-0"	8'-0"	INTERIOR DOOR	
212	1	5'-0"	8'-0"	INTERIOR CLOSET DOOR - SLIDER	
213	1	2'-6"	8'-0"	INTERIOR DOOR	
214	1	3'-0"	8'-0"	GLASS DOORS - TEMPERED	
215	1	3'-0"	8'-0"	INTERIOR DOOR	
216	1	3'-0"	8'-0"	INTERIOR DOOR	

CURTAIN WALL SCHEDULE				
MARK	LENGTH	OVERALL HEIGHT	AREA	COMMENTS
CW1	9' - 9 3/4"	10' - 0"	98.1 SF	ENTRY
CW2	9' - 0"	12' - 0"	90.5 SF	ENTRY
CW3	12' - 0"	10' - 0"	120.0 SF	WINE ROOM
CW4	3' - 9 1/2"	10' - 0"	36.9 SF	PRIMARY SHOWER

WINDOW SCHEDULE							
MARK	FAMILY	COUNT	WIDTH	HEIGHT	HEAD HEIGHT	SILL HEIGHT	COMMENTS
A	WD - Fixed	2	4'-0"	10'-0"	10'-0"	0"	
B	WD - Fixed	2	2'-0"	5'-0"	8'-0"	3'-0"	
C	WD - Fixed	3	5'-0"	2'-0"	8'-0"	6'-0"	
D	WD - Fixed	1	3'-0"	6'-0"	8'-0"	2'-0"	
E	WD - Fixed	1	4'-0"	8'-0"	8'-0"	0"	
G	Fixed	2	2'-6"	2'-6"	8'-0"	5'-6"	
H	Fixed	5	4'-0"	5'-0"	8'-0"	3'-0"	
K	WD - Fixed	2	5'-0"	2'-0"	8'-0"	6'-0"	
L	WD - Fixed	1	3'-0"	4'-0"	8'-0"	4'-0"	
M	WD - Fixed	1	6'-0"	4'-0"	8'-0"	4'-0"	