

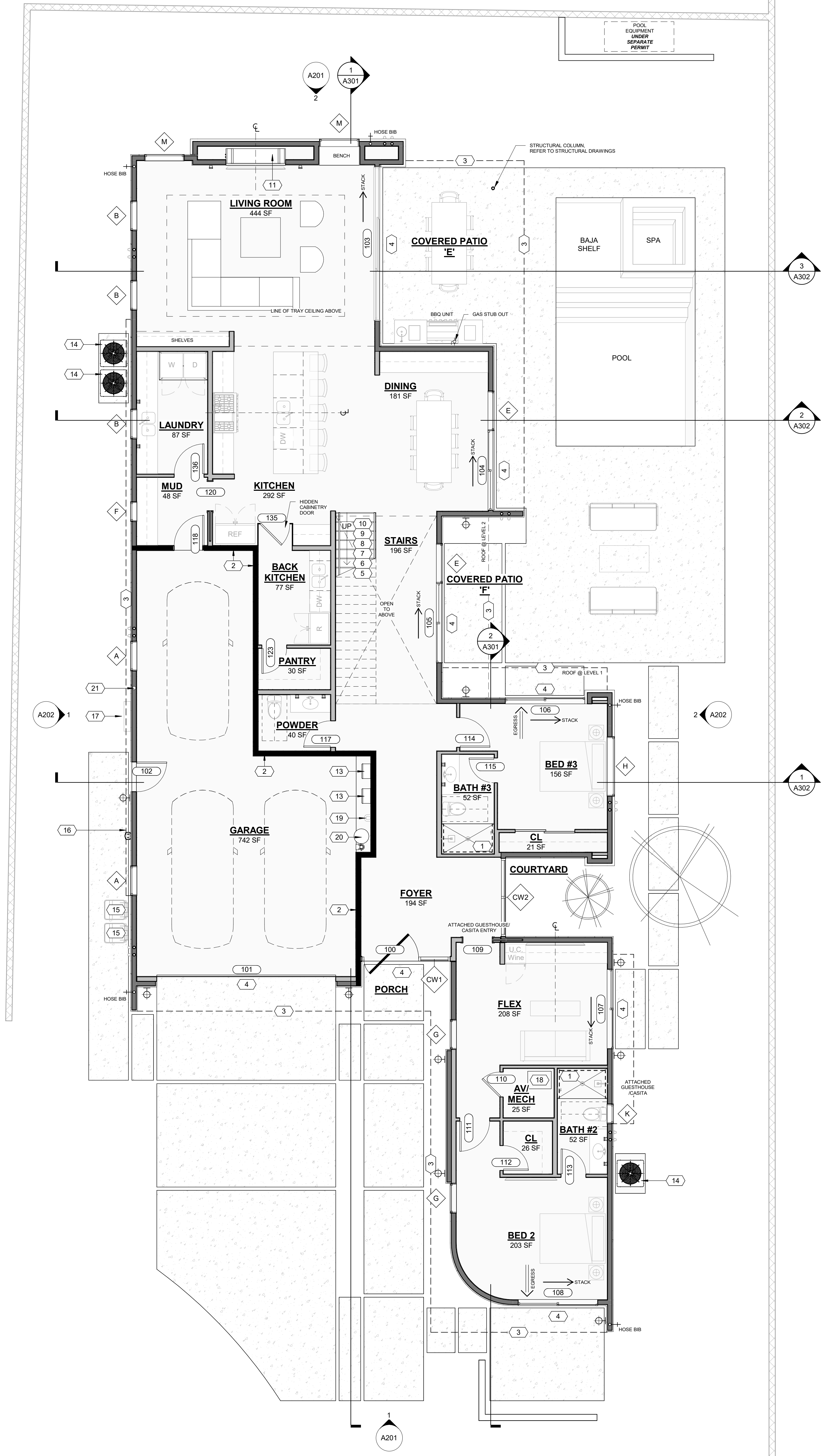
11/09/2022 11:21:31 AM C:\Users\Fran\Documents\Design\TANKI\Documents\_Tyler\_Kuennz\Files\00\_Active\Projects\Palmaire\_14\_Lot\072\_B\1\01\_COT\_2022-1006\_Palmaire-14-3\_PERMIT.SET

MARK	COUNT	DOOR SIZE		COMMENTS
		WIDTH	HEIGHT	
100	1	5'-6"	9'-9 1/2"	FRONT GLASS PIVOT DOOR - TEMPERED
101	1	18'-0"	8'-0"	OVERHEAD GARAGE DOOR
102	1	3'-0"	8'-0"	EXTERIOR GARAGE DOOR
103	1	15'-6"	10'-0"	MULTI-SLIDE GLASS DOOR - TEMPERED
104	1	8'-0"	10'-0"	GLASS SLIDER - TEMPERED
105	1	8'-0"	10'-0"	GLASS SLIDER - TEMPERED
106	1	8'-0"	10'-0"	GLASS SLIDER - TEMPERED
107	1	8'-0"	10'-0"	GLASS SLIDER - TEMPERED
108	1	8'-0"	10'-0"	GLASS SLIDER - TEMPERED
109	1	3'-0"	8'-0"	INTERIOR POCKET DOOR
110	1	2'-6"	8'-0"	INTERIOR DOOR
111	1	3'-0"	8'-0"	INTERIOR DOOR
112	1	2'-6"	8'-0"	INTERIOR DOOR
113	1	2'-6"	8'-0"	INTERIOR DOOR
114	1	3'-0"	8'-0"	INTERIOR DOOR
115	1	2'-6"	8'-0"	INTERIOR DOOR
117	1	2'-8"	8'-0"	OPENING
118	1	3'-0"	8'-0"	GARAGE ENTRY DOOR - 45 MIN. RATED W/ POSITIVE LATCHING & GASKET
120	1	3'-0"	8'-0"	INTERIOR POCKET DOOR
123	1	2'-6"	8'-0"	INTERIOR DOOR
129	1	6'-0"	8'-0"	SLIDING CLOSET DOOR
135	1	3'-0"	8'-0"	HIDDEN CABINERY DOOR
136	1	3'-0"	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	3'-0"	8'-0"	INTERIOR DOOR
204	1	2'-8"	8'-0"	INTERIOR POCKET DOOR
205	1	2'-6"	8'-0"	INTERIOR DOOR
206	1	2'-8"	8'-0"	INTERIOR DOOR
207	1	0"	0"	OPENING
208	1	4'-0"	8'-0"	INTERIOR DOUBLE FLUSH
209	1	3'-0"	8'-0"	INTERIOR DOOR
210	1	3'-0"	8'-0"	INTERIOR DOOR
211	1	2'-6"	8'-0"	INTERIOR DOOR
212	1	6'-0"	8'-0"	INTERIOR - DOUBLE POCKET DOOR
213	1	3'-0"	8'-0"	EXTERIOR GLASS DOOR - TEMPERED

MARK	FAMILY	COUNT	WIDTH	HEIGHT	HEAD HEIGHT	SILL HEIGHT	COMMENTS
B	WD - Fixed	5	3'-0"	5'-0"	8'-0"	3'-0"	
C	WD - Fixed	1	5'-0"	2'-0"	8'-0"	6'-0"	TEMPERED
D	WD - Fixed	1	2'-0"	2'-0"	8'-0"	6'-0"	TEMPERED
E	WD - Fixed	2	4'-0"	10'-0"	10'-0"	0"	TEMPERED
F	WD - Fixed	1	2'-0"	5'-0"	8'-0"	3'-0"	
G	WD - Fixed	2	3'-0"	10'-0"	10'-0"	0"	
H	WD - Fixed	1	6'-0"	2'-0"	10'-0"	8'-0"	
J	WD - Fixed	1	5'-0"	2'-0"	8'-0"	6'-0"	
K	WD - Fixed	2	2'-0"	2'-0"	8'-0"	6'-0"	
L	WD - Fixed	3	4'-0"	8'-0"	8'-0"	0"	
M	WD - Fixed	2	4'-0"	8'-0"	10'-0"	2'-0"	
N	WD - Fixed	2	4'-0"	8'-0"	8'-0"	0"	TEMPERED
Q	WD - Fixed	1	6'-0"	2'-0"	8'-0"	6'-0"	
S1	WD - Skylight	1	2'-0"	2'-0"	0"	0"	
T	WD - Fixed	1	3'-0"	8'-0"	8'-0"	0"	TEMPERED

MARK	LENGTH	OVERALL HEIGHT	AREA	COMMENTS
CW2	7'-10 1/4"	10'-0"	78.5 SF	COURTYARD
CW3	6'-10 1/4"	10'-0"	68.5 SF	PRIMARY SHOWER
CW4	1'-6"	10'-0"	15.0 SF	PRIMARY SHOWER

- 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.
  - ALL HABITABLE SPACE ROOMS COMPLY WITH LIGHT AND VENTILATION REQUIREMENTS PER IRC R303.
  - REFER TO SHEET A504 FOR FIREBLOCKING DETAILS IN OPENINGS AROUND VENTS, CHIMNEYS, AND FIREPLACES AT FLOOR AND CEILING LEVELS AND IN CONCEALED SPACES BETWEEN WALL STUDS AT STAIRS IN LINE WITH STRINGERS. IN ACCORDANCE WITH IRC SECTIONS R302.11 AND R302.12.



**1 LEVEL 1 - FLOOR PLAN**  
 3/16" = 1'-0"  
 0 2 4 8 16  
 NORTH

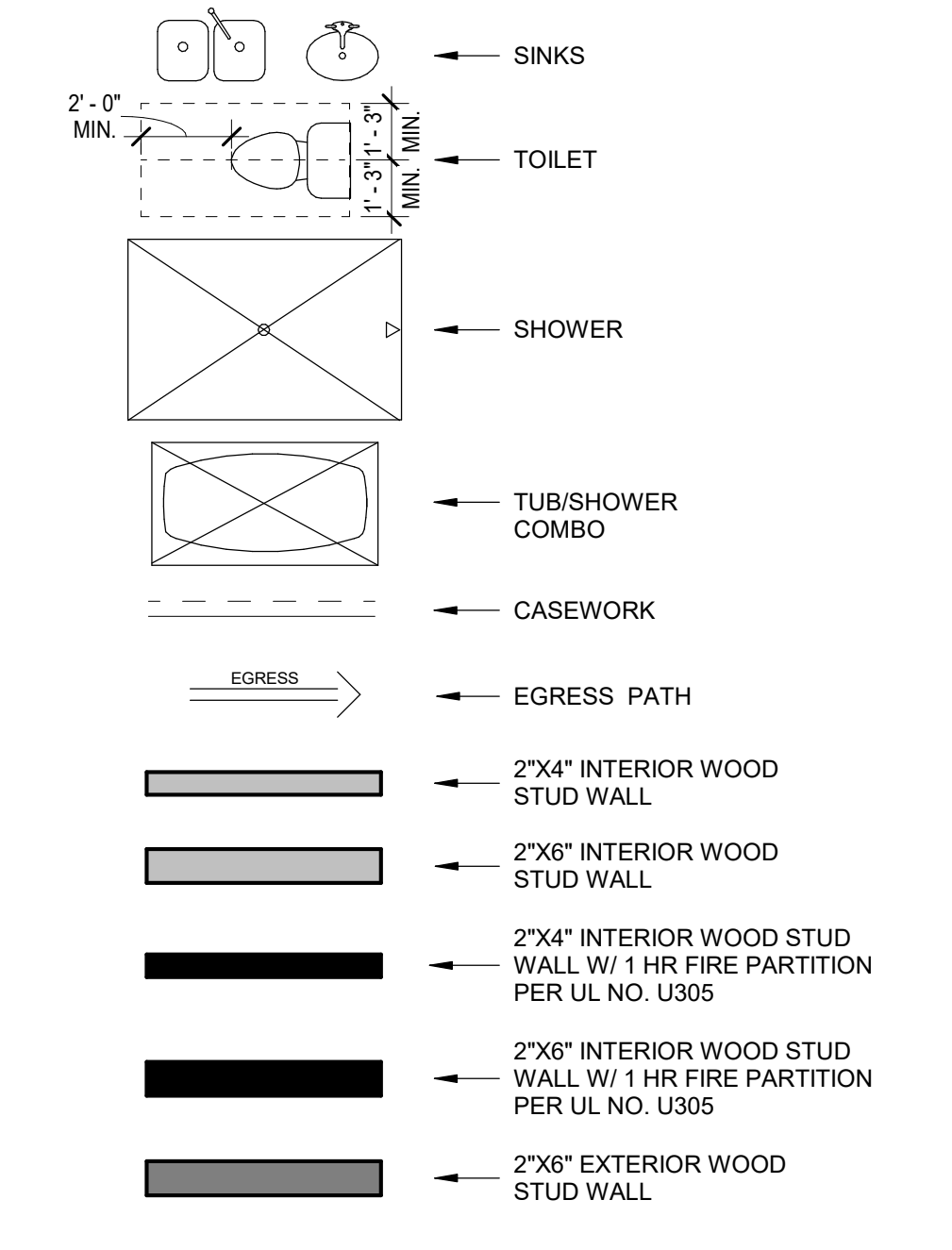
**FLOOR PLAN GENERAL NOTES**

- 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.

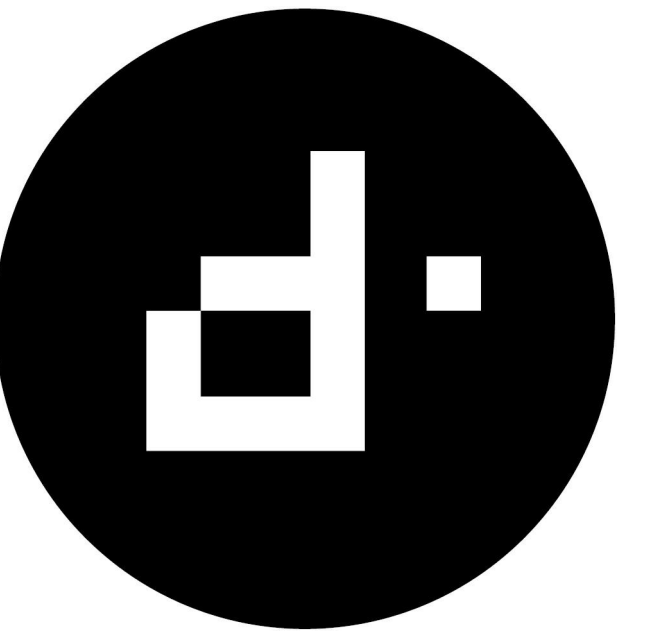
**FLOOR PLAN KEYNOTES**

- PROVIDE TILE SURFACE AT WALLS SHOWN WITH BOLD DASHED LINE PER IRC R708.2. 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. SEE STRUCTURAL SHEET SD-4.
- 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.
- N/A
- 4"x6" MIN. THRU-WALL SCUPPER.
- TANKLESS GAS WATER HEATER.
- 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 SOLAR ARRAY. SEE ELECTRICAL.
- N/A
- N/A
- WATERPROOF DECKING SYSTEM ICC-ES REPORT ESR-2151.
- FOAM ROOF PER ICC-ES REPORT ESR-2532 MANUFACTURER: SWD URETHANE
- N/A
- N/A

**FLOOR PLAN LEGEND**



**CITY OF PHOENIX**  
 Planning and Development Department  
 12/09/2022  
 This set of plans has been reviewed for PHOENIX CONSTRUCTION CODE requirements. (prior to issuance of Building Permit) and shall be held in the construction site. Such review shall not prevent the Building Official from requiring compliance of elements not shown on these plans. The responsibility shall remain to the licensor of any law or ordinance.



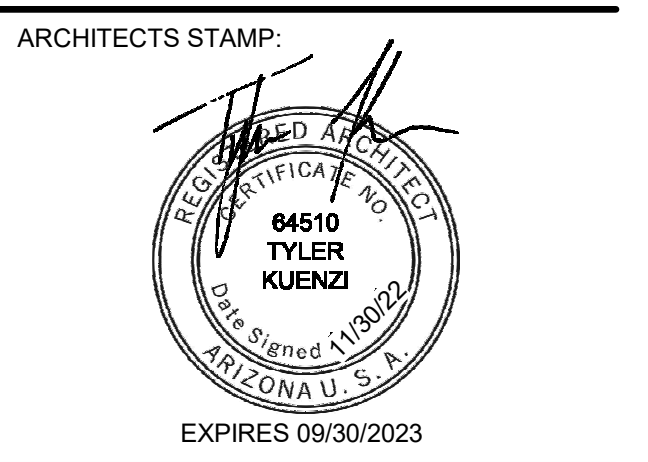
designtank ©  
 1640 E BETHANY HOME ROAD  
 PHOENIX, AZ 85016  
 503.560.5626

CONSULTANT:

**PERMIT SET**

**TWO STORY RESIDENCE**  
 PALMAIRE 'A'

REVISION	DATE	REASON FOR ISSUE
1	Date 1	Revision 1



**FLOOR PLAN - LEVEL 1**

DATE: 2022-11-30  
 SCALE: As indicated  
 SHEET SIZE: 30" X 42"  
 REVISION: 1  
 SHEET NUMBER: A103



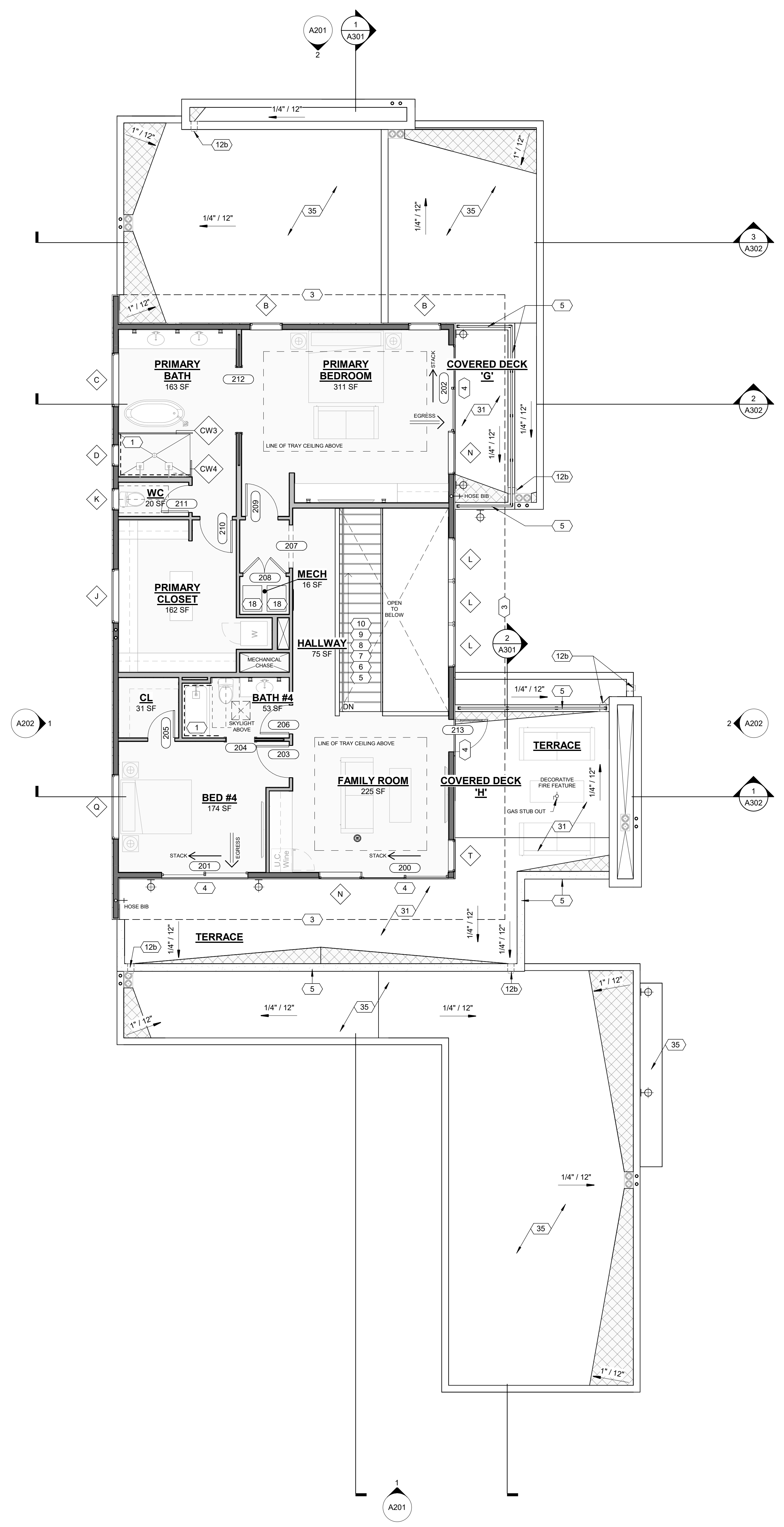
C:\Users\Fran\Documents\Design\TANK\Documents...\_Tyler\_Kuenz\2022-11-09\2022-11-09\_Palmaire-1a-3\_PERMIT\_SET.rvt

MARK	COUNT	DOOR SIZE		COMMENTS
		WIDTH	HEIGHT	
100	1	5'-6"	9'-9 1/2"	FRONT GLASS PIVOT DOOR - TEMPERED
101	1	18'-0"	8'-0"	OVERHEAD GARAGE DOOR
102	1	3'-0"	8'-0"	EXTERIOR GARAGE DOOR
103	1	15'-6"	10'-0"	MULTI-SLIDE GLASS DOOR - TEMPERED
104	1	8'-0"	10'-0"	GLASS SLIDER - TEMPERED
105	1	8'-0"	10'-0"	GLASS SLIDER - TEMPERED
106	1	8'-0"	10'-0"	GLASS SLIDER - TEMPERED
107	1	8'-0"	10'-0"	GLASS SLIDER - TEMPERED
108	1	8'-0"	10'-0"	GLASS SLIDER - TEMPERED
109	1	3'-0"	8'-0"	INTERIOR POCKET DOOR
110	1	2'-6"	8'-0"	INTERIOR DOOR
111	1	3'-0"	8'-0"	INTERIOR DOOR
112	1	2'-6"	8'-0"	INTERIOR DOOR
113	1	2'-6"	8'-0"	INTERIOR DOOR
114	1	3'-0"	8'-0"	INTERIOR DOOR
115	1	2'-6"	8'-0"	INTERIOR DOOR
117	1	2'-8"	8'-0"	OPENING
118	1	3'-0"	8'-0"	GARAGE ENTRY DOOR - 45 MIN. RATED W/ POSITIVE LATCHING & GASKET
120	1	3'-0"	8'-0"	INTERIOR POCKET DOOR
123	1	2'-6"	8'-0"	INTERIOR DOOR
129	1	6'-0"	8'-0"	SLIDING CLOSET DOOR
135	1	3'-0"	8'-0"	HIDDEN CABINERY DOOR
136	1	3'-0"	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	3'-0"	8'-0"	INTERIOR DOOR
204	1	2'-8"	8'-0"	INTERIOR POCKET DOOR
205	1	2'-6"	8'-0"	INTERIOR DOOR
206	1	2'-8"	8'-0"	INTERIOR DOOR
207	1	0"	0"	OPENING
208	1	4'-0"	8'-0"	INTERIOR DOUBLE FLUSH
209	1	3'-0"	8'-0"	INTERIOR DOOR
210	1	3'-0"	8'-0"	INTERIOR DOOR
211	1	2'-6"	8'-0"	INTERIOR DOOR
212	1	6'-0"	8'-0"	INTERIOR - DOUBLE POCKET DOOR
213	1	3'-0"	8'-0"	EXTERIOR GLASS DOOR - TEMPERED

MARK	FAMILY	COUNT	WIDTH	HEIGHT	HEAD HEIGHT	SILL HEIGHT	COMMENTS
A	WD - Fixed	2	3'-0"	2'-0"	8'-0"	6'-0"	
B	WD - Fixed	5	3'-0"	5'-0"	8'-0"	3'-0"	
C	WD - Fixed	1	5'-0"	2'-0"	8'-0"	6'-0"	TEMPERED
D	WD - Fixed	1	2'-0"	2'-0"	8'-0"	6'-0"	TEMPERED
E	WD - Fixed	2	4'-0"	10'-0"	10'-0"	0"	TEMPERED
F	WD - Fixed	1	2'-0"	5'-0"	8'-0"	3'-0"	
G	WD - Fixed	2	3'-0"	10'-0"	10'-0"	0"	
H	WD - Fixed	1	6'-0"	2'-0"	10'-0"	8'-0"	
J	WD - Fixed	1	5'-0"	2'-0"	8'-0"	6'-0"	
K	WD - Fixed	2	2'-0"	2'-0"	8'-0"	6'-0"	
L	WD - Fixed	3	4'-0"	8'-0"	8'-0"	0"	
M	WD - Fixed	2	4'-0"	8'-0"	10'-0"	2'-0"	
N	WD - Fixed	2	4'-0"	8'-0"	8'-0"	0"	TEMPERED
Q	WD - Fixed	1	6'-0"	2'-0"	8'-0"	6'-0"	
S1	WD - Skylight	1	2'-0"	2'-0"	8'-0"	0"	TEMPERED
T	WD - Fixed	1	3'-0"	8'-0"	8'-0"	0"	TEMPERED

MARK	LENGTH	OVERALL HEIGHT	AREA	COMMENTS
CW1	8' - 10 1/2"	10' - 0"	86.8 SF	FRONT ENTRY
CW2	7' - 10 1/4"	10' - 0"	78.5 SF	COURTYARD
CW3	6' - 10 1/4"	10' - 0"	68.5 SF	PRIMARY SHOWER
CW4	1' - 6"	10' - 0"	15.0 SF	PRIMARY SHOWER

- 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.
  - ALL HABITABLE SPACE ROOMS COMPLY WITH LIGHT AND VENTILATION REQUIREMENTS PER IRC R303.
  - REFER TO SHEET A504 FOR FIREBLOCKING DETAILS IN OPENINGS AROUND VENTS, CHIMNEYS, AND FIREPLACES AT FLOOR AND CEILING LEVELS AND IN CONCEALED SPACES BETWEEN WALL STUDS AT STAIRS IN LINE WITH STRINGERS. IN ACCORDANCE WITH IRC SECTIONS R302.11 AND R302.12.



**1 LEVEL 2 - FLOOR PLAN**  
 3/16" = 1'-0"  
 0 2 4 8 16  
 NORTH

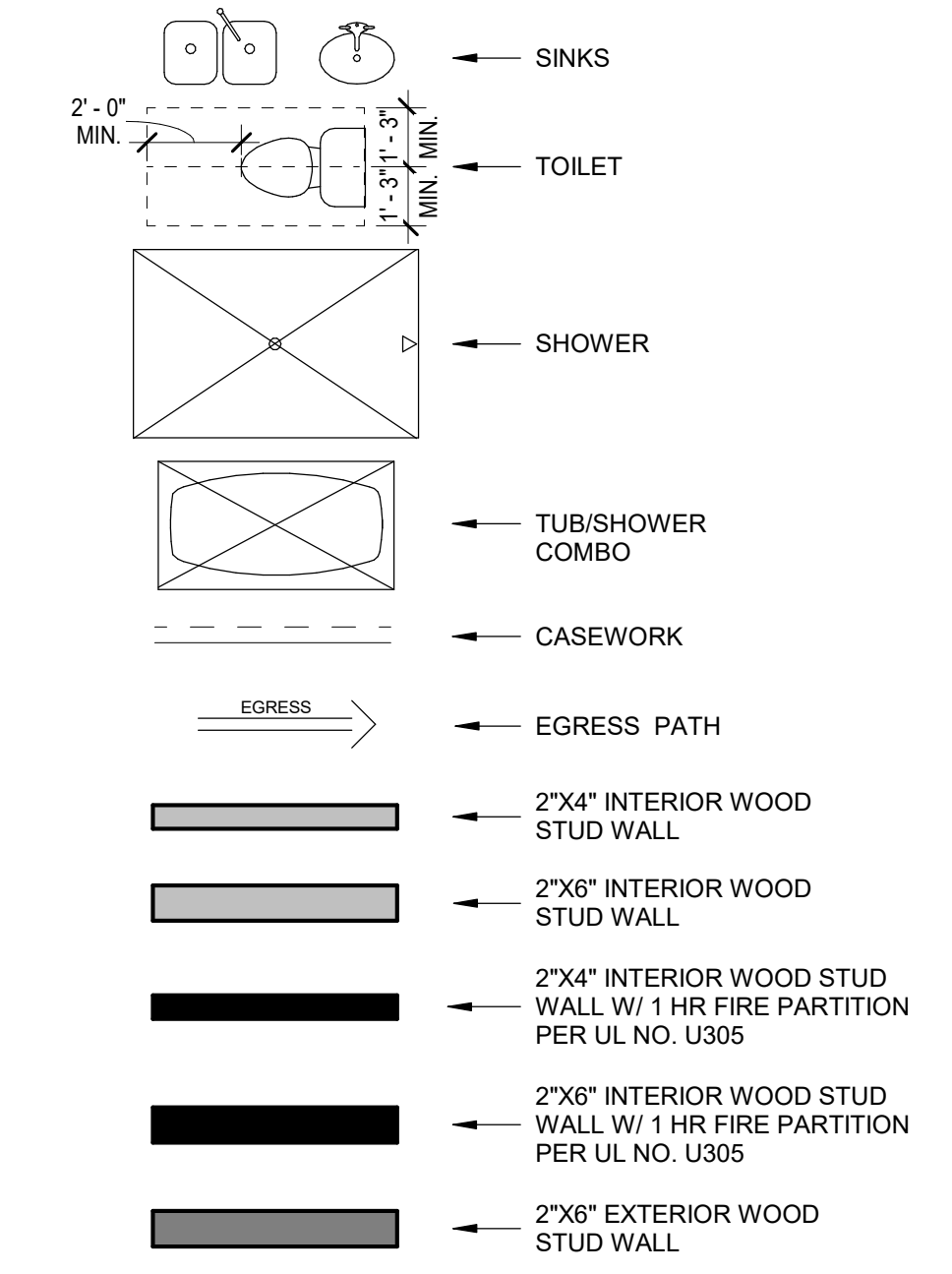
**FLOOR PLAN GENERAL NOTES**

- 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.

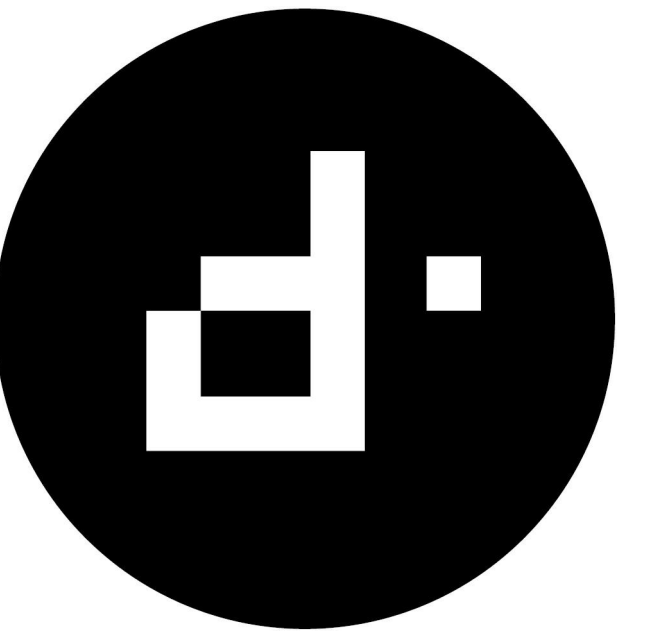
**FLOOR PLAN KEYNOTES**

- PROVIDE TILE SURFACE AT WALLS SHOWN WITH BOLD DASHED LINE PER IRC R708.2. 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. SEE STRUCTURAL SHEET SD-4.
- 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.
- N/A
- 4"x6" MIN. THRU-WALL SCUPPER.
- TANKLESS GAS WATER HEATER.
- 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 SOLAR ARRAY. SEE ELECTRICAL.
- N/A
- N/A
- WATERPROOF DECKING SYSTEM ICC-ES REPORT ESR-2151.
- FOAM ROOF PER ICC-ES REPORT ESR-2532 MANUFACTURER: SWD URETHANE.
- N/A
- N/A

**FLOOR PLAN LEGEND**



**CITY OF PHOENIX**  
 Planning and Development Department  
 1209/2022  
 This set of plans has been reviewed by PHOENIX CONSTRUCTION CODE requirements prior to issuance of Building Permits and shall meet the Building Official's requirements for issuance of permits. The plans shall comply with all applicable codes and be in conformance with any law or ordinance.



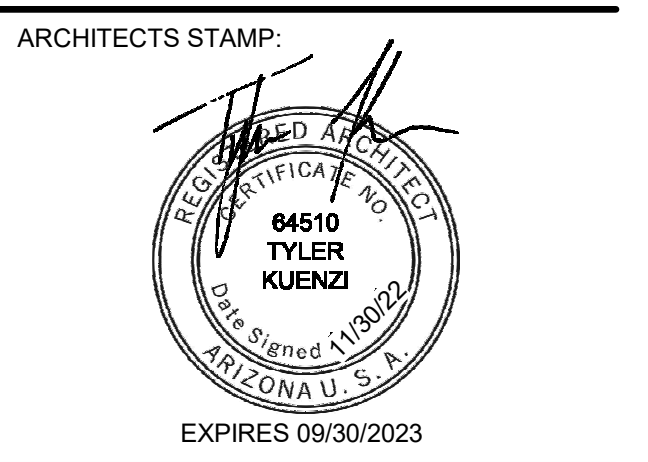
designtank ©  
 1640 E BETHANY HOME ROAD  
 PHOENIX, AZ 85016  
 503.580.5626

CONSULTANT:

**PERMIT SET**

**TWO STORY RESIDENCE**  
 PALMAIRE 'A'

REVISION	DATE	REASON FOR ISSUE
1	Date 1	Revision 1



**FLOOR PLAN - LEVEL 2**

DATE 2022-11-30	REVISION 1
SCALE As indicated	SHEET NUMBER A104
SHEET SIZE 30" X 42"	