

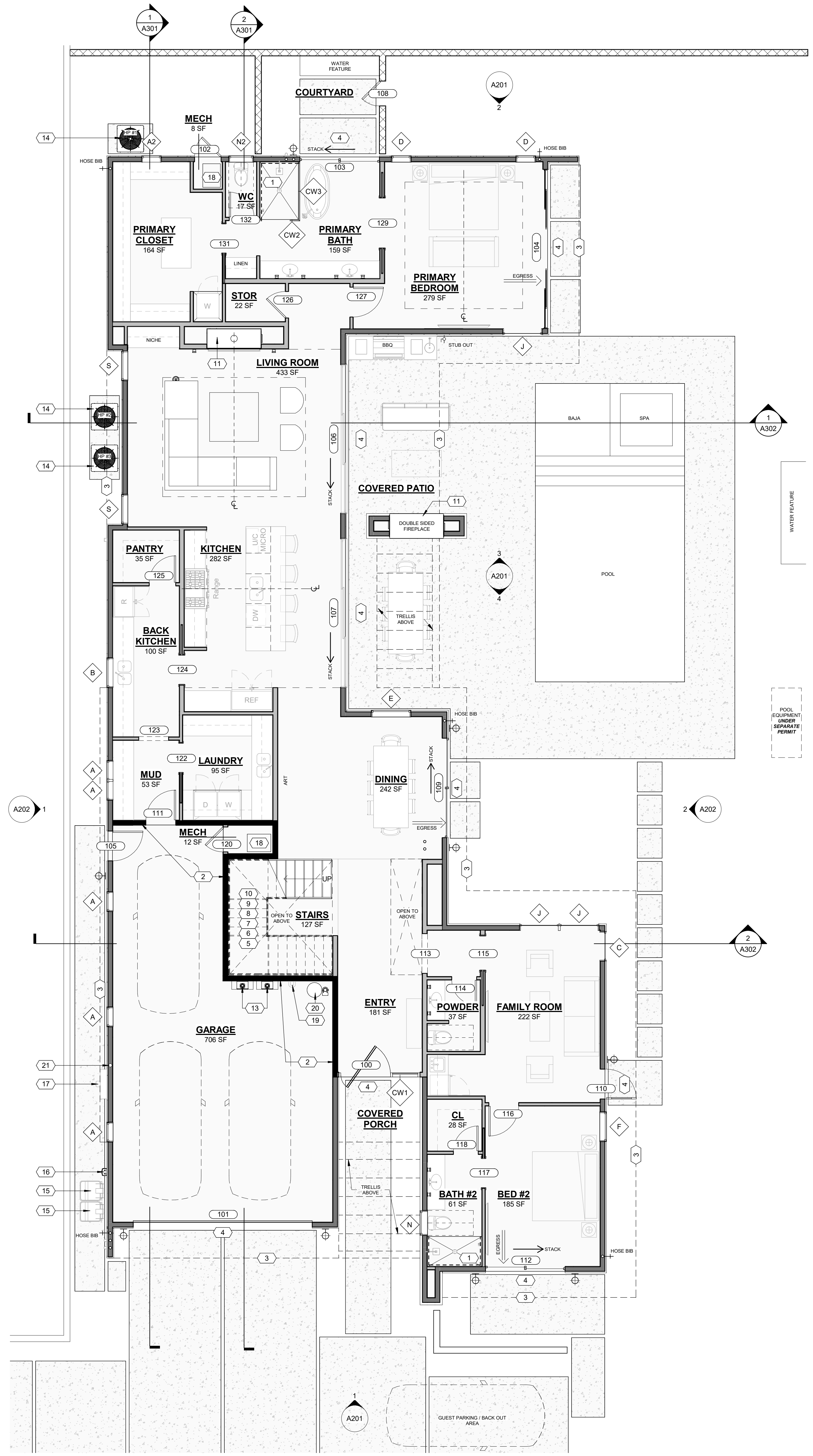
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DOOR SCHEDULE					
MARK	COUNT	DOOR SIZE		COMMENTS	
		WIDTH	HEIGHT		
100	1	5'-0"	9'-9 1/2"	FRONT GLASS PIVOT DOOR - TEMPERED	
101	1	18'-0"	8'-0"	OVERHEAD GARAGE DOOR	
102	1	2'-8"	8'-0"	EXTERIOR DOOR	
103	1	8'-0"	10'-0"	EXTERIOR GATE - TEMPERED	
104	1	18'-0"	10'-0"	MULTI-SLIDE GLASS DOOR - TEMPERED	
105	1	3'-0"	8'-0"	INTERIOR DOOR	
106	1	14'-11 1/2"	9'-11 3/4"	MULTI-SLIDE GLASS DOOR - TEMPERED	
107	1	14'-11 1/2"	9'-11 3/4"	MULTI-SLIDE GLASS DOOR - TEMPERED	
108	1	2'-8"	8'-0"	EXTERIOR GATE - COURTYARD	
109	1	10'-0"	10'-0"	GLASS SLIDER - TEMPERED	
110	1	3'-0"	8'-0"	EXTERIOR GLASS DOOR - TEMPERED	
111	1	3'-0"	8'-0"	GARAGE ENTRY DOOR - 45-MIN. RATED W/ POSITIVE LATCHING & GASKET	
112	1	8'-0"	10'-0"	GLASS SLIDER - TEMPERED	
113	1	0"	0"	OPENING	
114	1	2'-6"	8'-0"	INTERIOR DOOR	
115	1	3'-6"	8'-0"	INTERIOR POCKET DOOR	
116	1	3'-0"	8'-0"	INTERIOR DOOR	
117	1	3'-0"	8'-0"	INTERIOR POCKET DOOR	
118	1	2'-6"	8'-0"	INTERIOR DOOR	
120	1	2'-6"	8'-0"	INTERIOR DOOR	
122	1	3'-0"	8'-0"	INTERIOR POCKET DOOR	
123	1	3'-0"	8'-0"	OPENING	
124	1	3'-0"	8'-0"	INTERIOR POCKET DOOR	
125	1	2'-8"	8'-0"	INTERIOR DOOR	
126	1	2'-8"	8'-0"	INTERIOR DOOR	
127	1	3'-0"	8'-0"	INTERIOR DOOR	
129	1	5'-0"	8'-0"	INTERIOR BARN DOOR	
131	1	3'-0"	8'-0"	INTERIOR BARN DOOR	
132	1	2'-6"	8'-0"	INTERIOR DOOR	
201	1	16'-0"	8'-0"	MULTI-SLIDE GLASS DOOR - TEMPERED	
202	1	0"	0"	OPENING	
203	1	2'-8"	8'-0"	INTERIOR DOOR	
204	1	2'-8"	8'-0"	INTERIOR DOOR	
205	1	2'-6"	8'-0"	INTERIOR POCKET DOOR	
206	1	3'-0"	8'-0"	INTERIOR DOOR	
207	1	2'-6"	8'-0"	INTERIOR DOOR	
208	1	3'-0"	8'-0"	INTERIOR DOOR	
209	1	2'-6"	8'-0"	INTERIOR DOOR	
210	1	2'-6"	8'-0"	INTERIOR POCKET DOOR	

WINDOW SCHEDULE							
MARK	FAMILY	COUNT	WIDTH	HEIGHT	HEAD HEIGHT	SILL HEIGHT	Comments
A	Fixed	5	2'-0"	2'-0"	8'-0"	8'-0"	
A2	Fixed	1	2'-0"	2'-0"	10'-0"	8'-0"	
B	WD - Fixed	1	3'-0"	5'-0"	8'-0"	3'-0"	
C	Fixed	1	3'-0"	10'-0"	10'-0"	0"	TEMPERED
D	Fixed	2	2'-0"	7'-0"	10'-0"	3'-0"	
E	Fixed	1	4'-0"	8'-0"	9'-0"	1'-0"	TEMPERED
F	WD - Fixed	1	3'-0"	6'-0"	8'-0"	2'-0"	
G	WD - Casement-Single-Left	2	3'-0"	5'-0"	8'-0"	3'-0"	EGRESS
J	WD - Awning	3	4'-0"	10'-0"	10'-0"	0"	TEMPERED
M	Fixed	3	3'-0"	3'-0"	9'-0"	6'-0"	
N	Fixed	1	2'-6"	3'-0"	9'-0"	6'-0"	
N2	Fixed	1	2'-6"	3'-0"	10'-0"	7'-0"	
N3	Fixed	1	2'-6"	3'-0"	9'-0"	6'-0"	
N4	Fixed	1	2'-0"	3'-0"	8'-0"	5'-0"	
P	Fixed	2	4'-0"	5'-0"	8'-0"	3'-0"	
R	Fixed	3	4'-0"	6'-0"	8'-0"	2'-0"	
S	WD - Fixed	2	3'-0"	8'-0"	10'-0"	2'-0"	
S1	WD - Skylight	1	4'-0"	4'-0"			

CURTAIN WALL SCHEDULE				
MARK	LENGTH	OVERALL HEIGHT	AREA	COMMENTS
CW1	8'-2"	10'-0"	81.7 SF	ENTRY
CW2	11 3/4"	10'-0"	9.9 SF	PRIMARY SHOWER
CW3	5'-11"	10'-0"	59.1 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

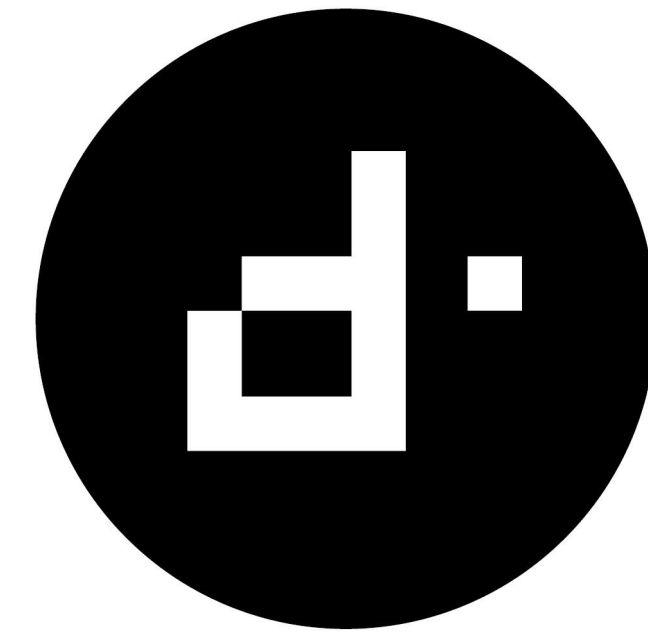
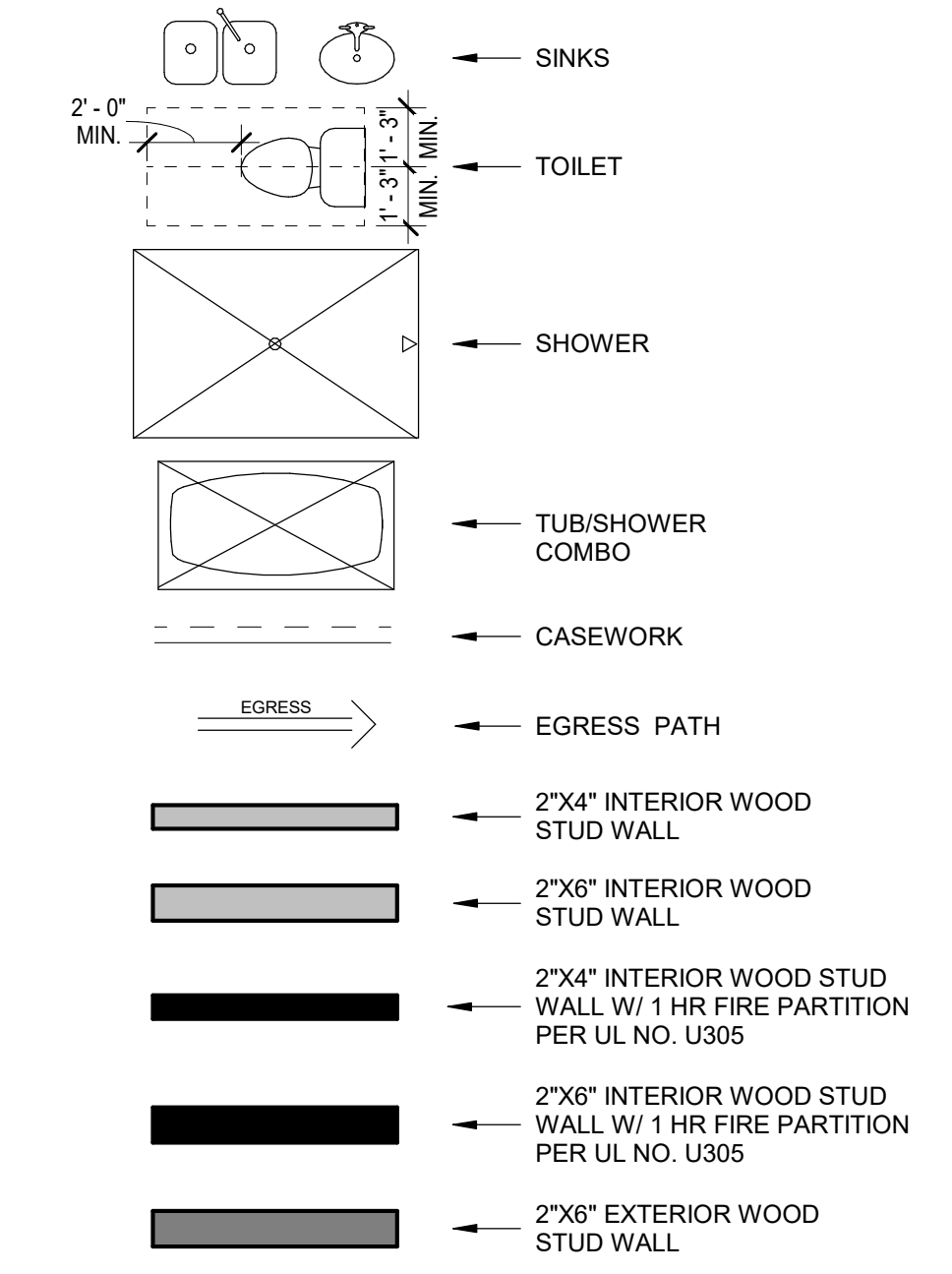
FLOOR PLAN GENERAL NOTES

- 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.
- 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 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.
- 4"x6" MIN. METAL THRU-WALL ROOF SCUPPER W/ DOWNSPOUT.
- 4"x6" MIN. METAL 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 SOLAR ARRAY. SEE ELECTRICAL.
- 2" FLOOR DRAIN W/ LEADER DOWN TO LOWER LEVEL. NOT TO BE CONNECTED TO SEWER SYSTEM.
- N/A
- N/A
- WATERPROOF DECKING SYSTEM ICC-ES REPORT ESR-2151.
- FOAM ROOF PER ICC-ES REPORT ESR-2632 MANUFACTURER: SWD URETHANE
- N/A
- DECORATIVE 2"x6", OR SIMILAR, HEMLOCK SHADE FINS. SPACED 6" O.C.

FLOOR PLAN LEGEND



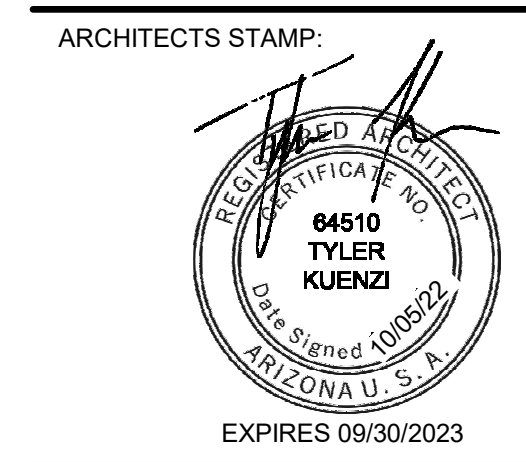
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1640 E BETHANY HOME ROAD
PHOENIX, AZ 85016
503.560.5626

CONSULTANT:

PERMIT SET

TWO STORY RESIDENCE
PALMAIRE 'B'

REVISION	DATE	REASON FOR ISSUE
1	2022-11-17	COP ROUND 1 COMMENTS



FLOOR PLAN - LEVEL 1

CITY OF PHOENIX
Planning and Development Department
By: Patrick B. Montoya
01/10/2023
This set of plans has been reviewed for PHOENIX CONSTRUCTION CODE requirements prior to issuance of Building Permit and shall be kept at the construction site. Such review shall not prevent the Building Official from requiring correction of errors in the plans where such errors are subsequently found to be in violation of any law or ordinance.

DATE	REVISION
2022-1005	1
SCALE: As indicated	SHEET NUMBER: A103
SHEET SIZE: 30" X 42"	

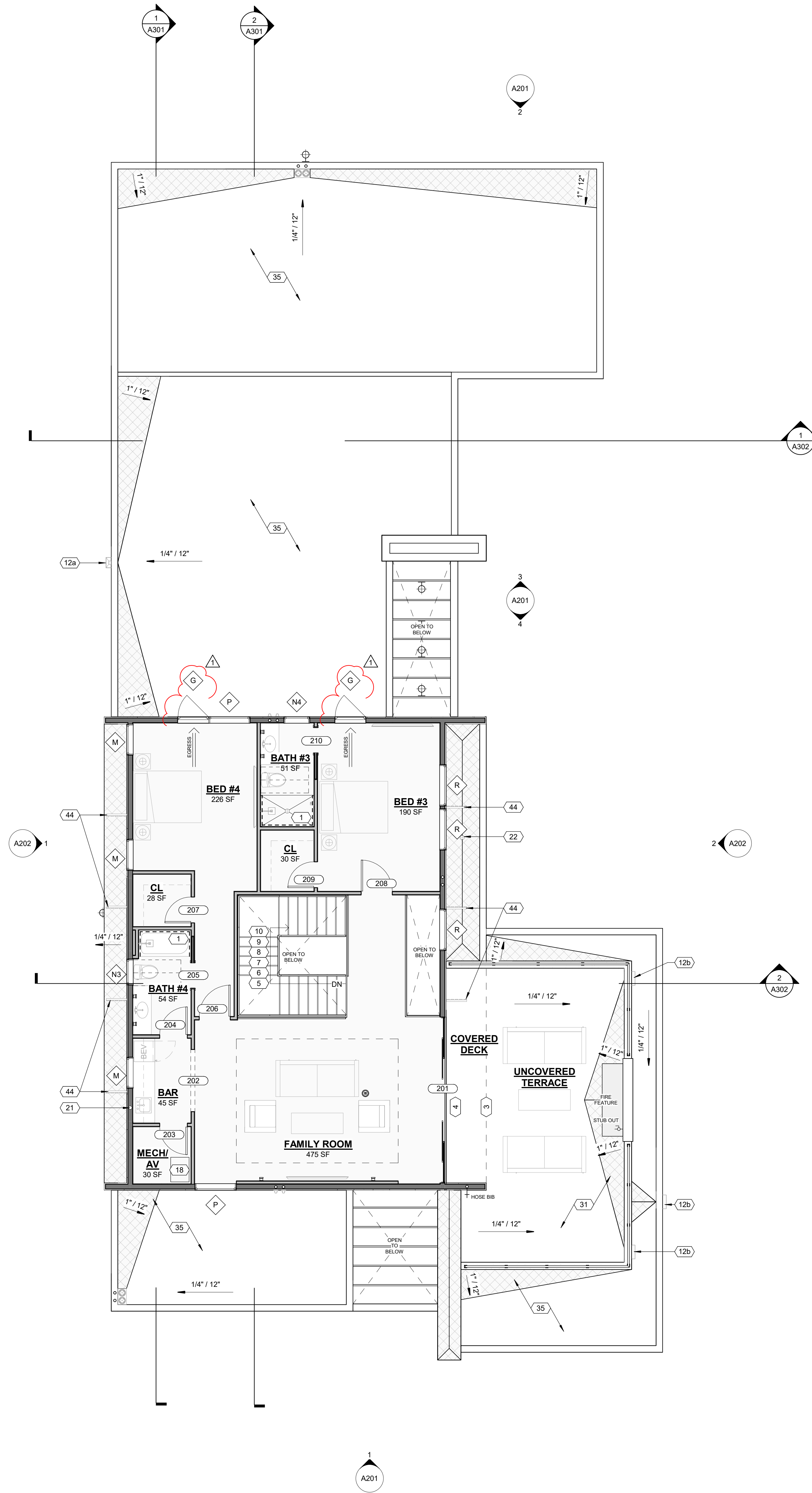
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DOOR SCHEDULE				
MARK	COUNT	DOOR SIZE		COMMENTS
		WIDTH	HEIGHT	
100	1	5'-0"	9'-9 1/2"	FRONT GLASS PIVOT DOOR - TEMPERED
101	1	18'-0"	8'-0"	OVERHEAD GARAGE DOOR
102	1	2'-8"	8'-0"	EXTERIOR DOOR
103	1	8'-0"	10'-0"	GLASS SLIDER - TEMPERED
104	1	18'-0"	10'-0"	MULTI-SLIDE GLASS DOOR - TEMPERED
105	1	3'-0"	8'-0"	INTERIOR DOOR
106	1	14'-11 1/2"	9'-11 3/4"	MULTI-SLIDE GLASS DOOR - TEMPERED
107	1	14'-11 1/2"	9'-11 3/4"	MULTI-SLIDE GLASS DOOR - TEMPERED
108	1	2'-8"	8'-0"	EXTERIOR GATE - COURTYARD
109	1	10'-0"	10'-0"	GLASS SLIDER - TEMPERED
110	1	3'-0"	8'-0"	EXTERIOR GLASS DOOR - TEMPERED
111	1	3'-0"	8'-0"	GARAGE ENTRY DOOR - 45-MIN. RATED W/ POSITIVE LATCHING & GASKET
112	1	8'-0"	10'-0"	GLASS SLIDER - TEMPERED
113	1	0"	0"	OPENING
114	1	2'-6"	8'-0"	INTERIOR DOOR
115	1	3'-6"	8'-0"	INTERIOR POCKET DOOR
116	1	3'-0"	8'-0"	INTERIOR DOOR
117	1	3'-0"	8'-0"	INTERIOR POCKET DOOR
118	1	2'-6"	8'-0"	INTERIOR DOOR
120	1	2'-6"	8'-0"	INTERIOR DOOR
122	1	3'-0"	8'-0"	INTERIOR POCKET DOOR
123	1	3'-0"	8'-0"	OPENING
124	1	3'-0"	8'-0"	INTERIOR POCKET DOOR
125	1	2'-8"	8'-0"	INTERIOR DOOR
126	1	2'-8"	8'-0"	INTERIOR DOOR
127	1	3'-0"	8'-0"	INTERIOR DOOR
129	1	5'-0"	8'-0"	INTERIOR BARN DOOR
131	1	3'-0"	8'-0"	INTERIOR BARN DOOR
132	1	2'-6"	8'-0"	INTERIOR DOOR
201	1	16'-0"	8'-0"	MULTI-SLIDE GLASS DOOR - TEMPERED
202	1	0"	0"	OPENING
203	1	2'-8"	8'-0"	INTERIOR DOOR
204	1	2'-8"	8'-0"	INTERIOR DOOR
205	1	2'-6"	8'-0"	INTERIOR POCKET DOOR
206	1	3'-0"	8'-0"	INTERIOR DOOR
207	1	2'-6"	8'-0"	INTERIOR DOOR
208	1	3'-0"	8'-0"	INTERIOR DOOR
209	1	2'-6"	8'-0"	INTERIOR DOOR
210	1	2'-6"	8'-0"	INTERIOR POCKET DOOR

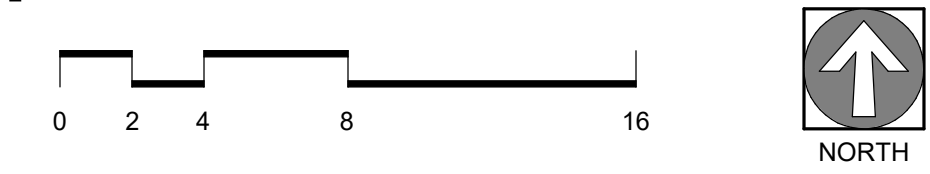
WINDOW SCHEDULE							
MARK	FAMILY	COUNT	WIDTH	HEIGHT	HEAD HEIGHT	SILL HEIGHT	Comments
A	Fixed	5	2'-0"	2'-0"	8'-0"	6'-0"	
A2	Fixed	1	2'-0"	2'-0"	10'-0"	8'-0"	
B	WD - Fixed	1	3'-0"	5'-0"	8'-0"	3'-0"	TEMPERED
C	Fixed	1	3'-0"	10'-0"	10'-0"	0"	TEMPERED
D	Fixed	2	2'-0"	7'-0"	10'-0"	3'-0"	
E	Fixed	1	4'-0"	8'-0"	9'-0"	11'-0"	TEMPERED
F	WD - Fixed	1	3'-0"	6'-0"	8'-0"	2'-0"	
G	WD - Casement-Single-Left	2	3'-0"	5'-0"	8'-0"	3'-0"	EGRESS
J	WD - Awning	3	4'-0"	10'-0"	10'-0"	0"	TEMPERED
M	Fixed	3	3'-0"	3'-0"	9'-0"	6'-0"	
N	Fixed	1	2'-6"	3'-0"	9'-0"	6'-0"	
N2	Fixed	1	2'-6"	3'-0"	10'-0"	7'-0"	
N3	Fixed	1	2'-6"	3'-0"	9'-0"	6'-0"	
N4	Fixed	1	2'-6"	3'-0"	8'-0"	5'-0"	
P	Fixed	2	4'-0"	5'-0"	8'-0"	3'-0"	
R	Fixed	3	4'-0"	6'-0"	8'-0"	2'-0"	
S	WD - Fixed	2	3'-0"	8'-0"	10'-0"	2'-0"	
S1	WD - Skylight	1	4'-0"	4'-0"			

CURTAIN WALL SCHEDULE				
MARK	LENGTH	OVERALL HEIGHT	AREA	COMMENTS
CW1	8'-2"	10'-0"	81.7 SF	ENTRY
CW2	11 3/4"	10'-0"	9.9 SF	PRIMARY SHOWER
CW3	5'-11"	10'-0"	59.1 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"



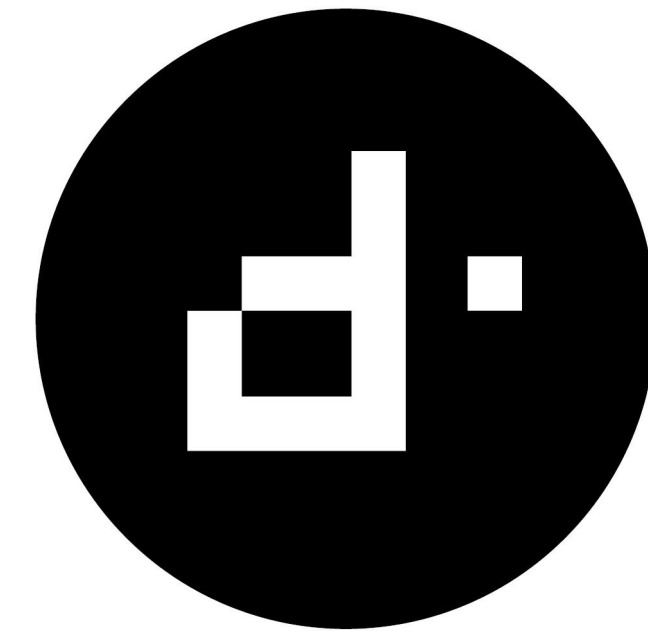
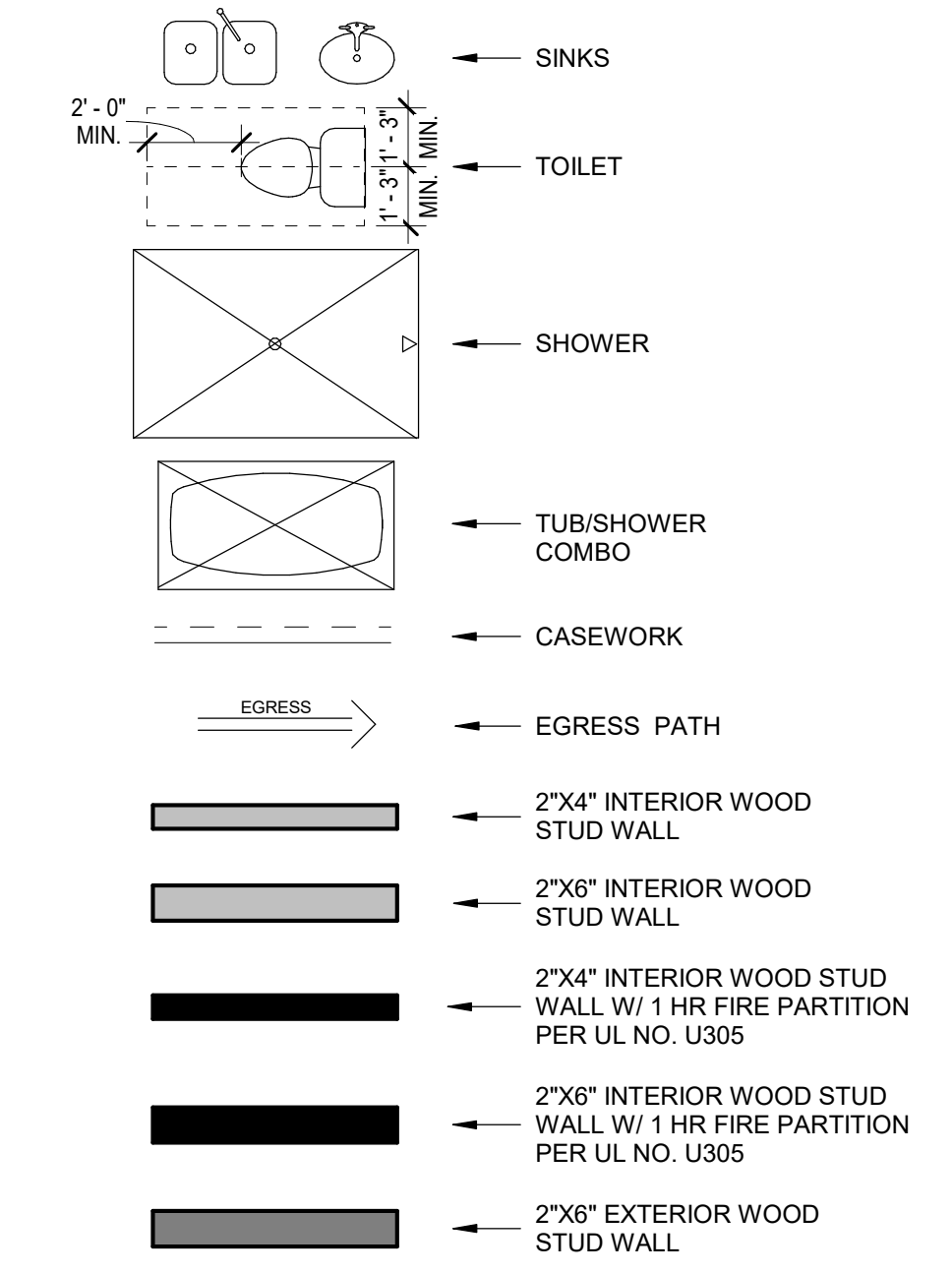
FLOOR PLAN GENERAL NOTES

- 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
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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.
- PROVIDE CONTINUOUS 1-1/2" DIA. HANDRAIL @ 36" A.F.F. PER IRC R311.7.
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- 4"x6" MIN. METAL THRU-WALL ROOF SCUPPER W/ DOWNSPOUT.
- 4"x6" MIN. METAL 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 SOLAR ARRAY. SEE ELECTRICAL.
- 2" FLOOR DRAIN W/ LEADER DOWN TO LOWER LEVEL. NOT TO BE CONNECTED TO SEWER SYSTEM.
- N/A
- N/A
- WATERPROOF DECKING SYSTEM ICC-ES REPORT ESR-2151.
- FOAM ROOF PER ICC-ES REPORT ESR-2632 MANUFACTURER: SWD URETHANE
- N/A
- DECORATIVE 2"x6", OR SIMILAR, HEMLOCK SHADE FINS. SPACED 6" O.C.

FLOOR PLAN LEGEND



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1640 E BETHANY HOME ROAD
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503.560.5626

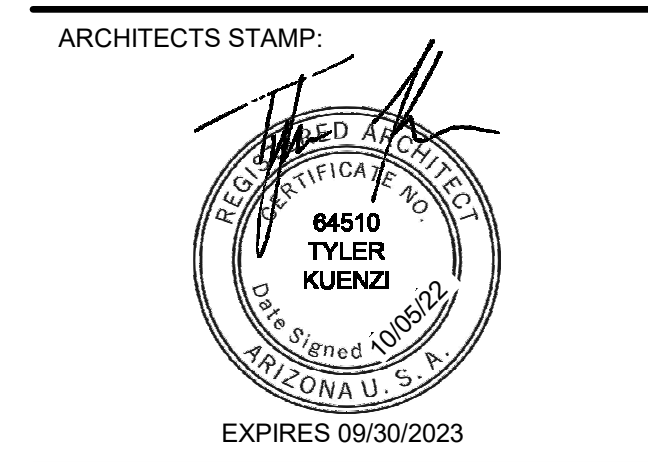
CONSULTANT:

PERMIT SET

TWO STORY RESIDENCE

PALMYRA 'B'

REVISION	DATE	REASON FOR ISSUE
1	2022-11-17	COP ROUND 1 COMMENTS



FLOOR PLAN - LEVEL 2

CITY OF PHOENIX
Planning and Development Department
By: Patrick B. Montoya
01/10/2023
This set of plans has been reviewed for PHOENIX CONSTRUCTION CODE requirements prior to issuance of Building Permit and shall be kept at the construction site. Such review shall not prevent the Building Official from requiring correction of errors in the plans where such errors are subsequently found to be in violation of any law or ordinance.

DATE	REVISION
2022-1005	1

SCALE: As indicated
SHEET SIZE: 30" X 42"

A104