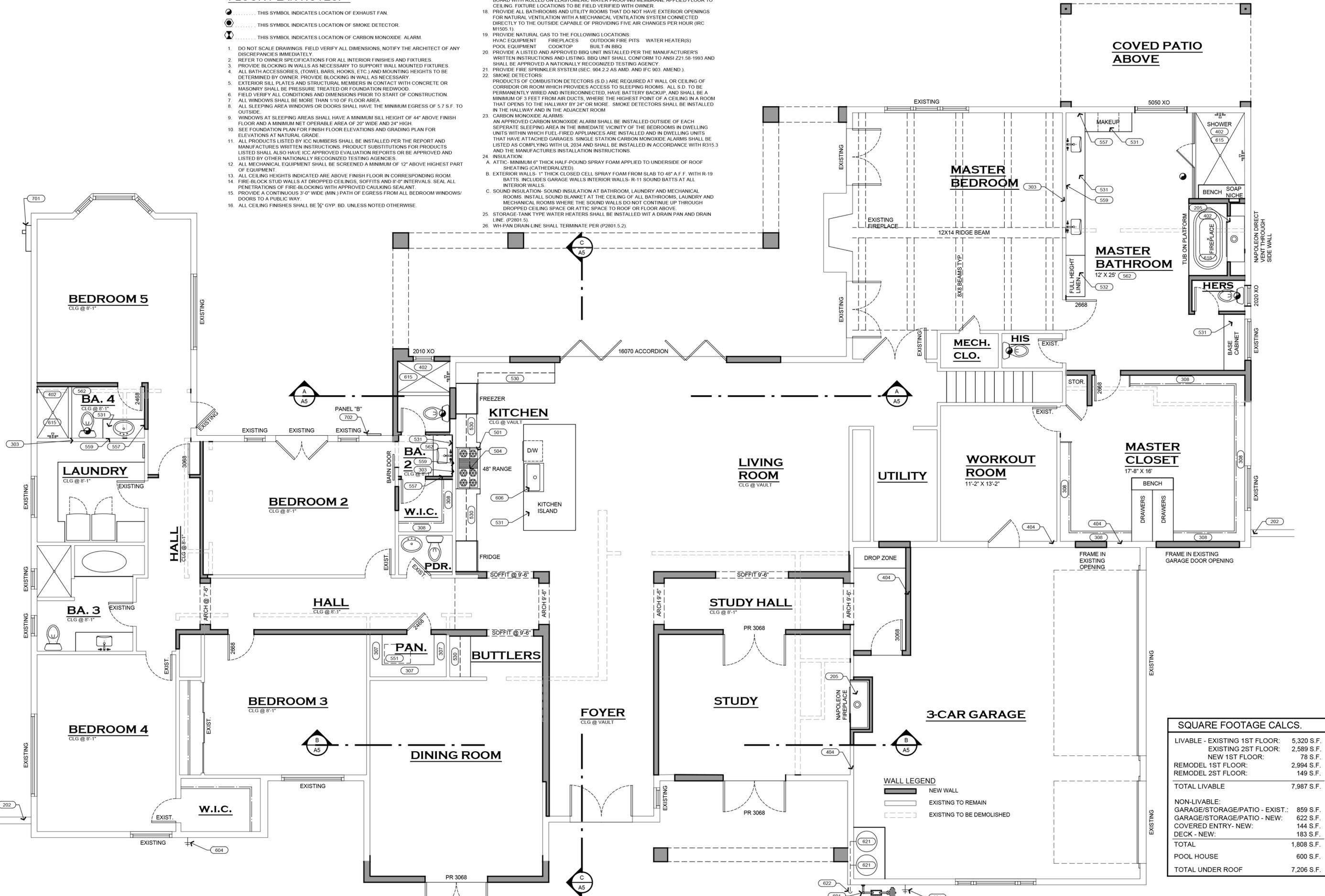


**FLOOR PLAN NOTES:**

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  - THIS SYMBOL INDICATES LOCATION OF SMOKE DETECTOR.
  - ▲ THIS SYMBOL INDICATES LOCATION OF CARBON MONOXIDE ALARM.
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  2. REFER TO OWNER SPECIFICATIONS FOR ALL INTERIOR FINISHES AND FIXTURES.
  3. PROVIDE BLOCKING IN WALLS AS NECESSARY TO SUPPORT WALL MOUNTED FIXTURES.
  4. ALL BATH ACCESSORIES, (TOWEL BARS, HOOKS, ETC.) AND MOUNTING HEIGHTS TO BE DETERMINED BY OWNER. PROVIDE BLOCKING IN WALL AS NECESSARY.
  5. EXTERIOR SILL PLATES AND STRUCTURAL MEMBERS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED OR FOUNDATION REDWOOD.
  6. FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO START OF CONSTRUCTION.
  7. ALL WINDOWS SHALL BE MORE THAN 1/10 OF FLOOR AREA.
  8. ALL SLEEPING AREA WINDOWS OR DOORS SHALL HAVE THE MINIMUM EGRESS OF 5.7 S.F. TO OUTSIDE.
  9. WINDOWS AT SLEEPING AREAS SHALL HAVE A MINIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR AND A MINIMUM NET OPERABLE AREA OF 20" WIDE AND 24" HIGH.
  10. SEE FOUNDATION PLAN FOR FINISH FLOOR ELEVATIONS AND GRADING PLAN FOR ELEVATIONS AT NATURAL GRADE.
  11. ALL PRODUCTS LISTED BY ICC NUMBERS SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTIONS FOR PRODUCTS LISTED SHALL ALSO HAVE ICC APPROVED EVALUATION REPORTS OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.
  12. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED A MINIMUM OF 12" ABOVE HIGHEST PART OF EQUIPMENT.
  13. ALL CEILING HEIGHTS INDICATED ARE ABOVE FINISH FLOOR IN CORRESPONDING ROOM.
  14. FIRE-BLOCK STUD WALLS AT DROPPED CEILINGS, SOFFITS AND 8'-0" INTERVALS. SEAL ALL PENETRATIONS OF FIRE-BLOCKING WITH APPROVED CAULKING SEALANT.
  15. PROVIDE A CONTINUOUS 3'-0" WIDE (MIN.) PATH OF EGRESS FROM ALL BEDROOM WINDOWS/DOORS TO A PUBLIC WAY.
  16. ALL CEILING FINISHES SHALL BE 3/4" GYP. BD. UNLESS NOTED OTHERWISE.

17. BATHROOM SHOWERS TO HAVE TILE FINISH TO CEILING 1/2" DUROROCK TILE BACKER BOARD WITH ROLLED ON ELASTOMERIC WATER PROOFING MEMBRANE APPLIED FLOOR TO CEILING. FIXTURE LOCATIONS TO BE FIELD VERIFIED WITH OWNER.
18. PROVIDE ALL BATHROOMS AND UTILITY ROOMS THAT DO NOT HAVE EXTERIOR OPENINGS FOR NATURAL VENTILATION WITH A MECHANICAL VENTILATION SYSTEM CONNECTED DIRECTLY TO THE OUTSIDE CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR (IRC M1505.1).
19. PROVIDE NATURAL GAS TO THE FOLLOWING LOCATIONS:  
 HVAC EQUIPMENT    FIREPLACES    OUTDOOR FIRE PITS    WATER HEATER(S)  
 POOL EQUIPMENT    COOKTOP    BUILT-IN BBQ
20. PROVIDE A LISTED AND APPROVED BBQ UNIT INSTALLED PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND LISTING. BBQ UNIT SHALL CONFORM TO ANSI Z21.58-1993 AND SHALL BE APPROVED A NATIONALLY RECOGNIZED TESTING AGENCY.
21. PROVIDE FIRE SPRINKLER SYSTEM (SEC. 904.2.2 AS AMD. AND IFC 903. AMEND.).
22. SMOKE DETECTORS:  
 PRODUCTS OF COMBUSTION DETECTORS (S.D.) ARE REQUIRED AT WALL OR CEILING OF CORRIDOR OR ROOM WHICH PROVIDES ACCESS TO SLEEPING ROOMS. ALL S.D. TO BE PERMANENTLY WIRED AND INTERCONNECTED, HAVE BATTERY BACKUP, AND SHALL BE A MINIMUM OF 3 FEET FROM AIR DUCTS, WHERE THE HIGHEST POINT OF A CEILING IN A ROOM THAT OPENS TO THE HALLWAY BY 24" OR MORE. SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM.
23. CARBON MONOXIDE ALARMS:  
 AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH R315.3 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
24. INSULATION:  
 A. ATTIC - MINIMUM 6" THICK HALF-POUND SPRAY FOAM APPLIED TO UNDERSIDE OF ROOF SHEATHING (CATHEDRALIZED).  
 B. EXTERIOR WALLS - 1" THICK CLOSED CELL SPRAY FOAM FROM SLAB TO 48" A.F.F. WITH R-19 BATTS. INCLUDES GARAGE WALLS INTERIOR WALLS- R-11 SOUND BATTS AT ALL INTERIOR WALLS.  
 C. SOUND INSULATION - SOUND INSULATION AT BATHROOM, LAUNDRY AND MECHANICAL ROOMS. INSTALL SOUND BULKHEAD AT THE CEILING OF ALL BATHROOMS, LAUNDRY AND MECHANICAL ROOMS WHERE THE SOUND WALLS DO NOT CONTINUE UP THROUGH DROPPED CEILING SPACE OR ATTIC SPACE TO ROOF OR FLOOR ABOVE.
25. STORAGE-TANK TYPE WATER HEATERS SHALL BE INSTALLED WITH A DRAIN PAN AND DRAIN LINE. (P2801.5).
26. WH-PAN DRAIN LINE SHALL TERMINATE PER (P2801.5.2).



SQUARE FOOTAGE CALCS.	
LIVABLE - EXISTING 1ST FLOOR:	5,320 S.F.
EXISTING 2ST FLOOR:	2,589 S.F.
NEW 1ST FLOOR:	78 S.F.
REMODEL 1ST FLOOR:	2,994 S.F.
REMODEL 2ST FLOOR:	149 S.F.
<b>TOTAL LIVABLE</b>	<b>7,987 S.F.</b>
NON-LIVABLE:	
GARAGE/STORAGE/PATIO - EXIST.:	859 S.F.
GARAGE/STORAGE/PATIO - NEW:	622 S.F.
COVERED ENTRY- NEW:	144 S.F.
DECK - NEW:	183 S.F.
<b>TOTAL</b>	<b>1,808 S.F.</b>
POOL HOUSE	600 S.F.
<b>TOTAL UNDER ROOF</b>	<b>7,206 S.F.</b>

**WALL LEGEND**

	NEW WALL
	EXISTING TO REMAIN
	EXISTING TO BE DEMOLISHED

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

**REVISIONS**

NO.	DESCRIPTION	DATE
1	12-16-19 C.O.P.	

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**THE DRAFTERY**  
 RESIDENTIAL DESIGN  
 965 NORTH ROOSEVELT CIRCLE SCOTTSDALE AZ  
 P: 480-639-0668 E: patrick@thedraftery.com

**HADDAD REMODEL**  
 LOT 49 DEL RAY ESTATES 3  
 5314 EAST CALLE DEL NORTE  
 PHOENIX, ARIZONA 85018  
 SHEET TITLE: FLOOR PLAN - 1ST FLOOR

PRINT DATE:	12-16-2019
JOB NO.:	172-40-011
DRAWN BY:	PT
CHECKED BY:	TEAM
SCALE:	1/4"=1'-0"
SHEET NUMBER:	

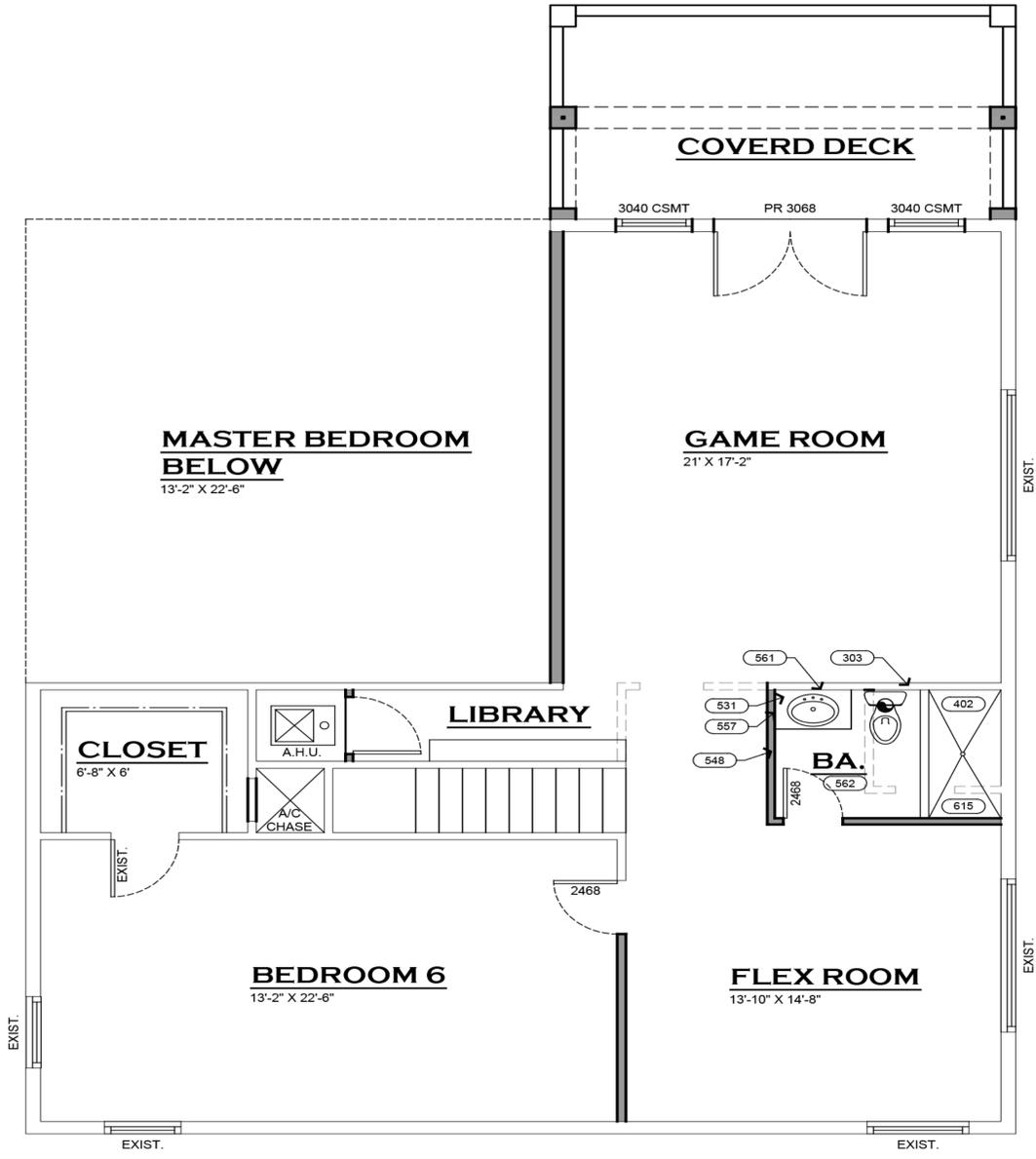
**A3.0**

**KEY NOTES**

- 200 CONCRETE/ MASONRY
- 202 8" C.M.U. BLOCK SITE WALL - EXISTING
- 204 "ISOKERN" MASONRY FIREPLACE AND CHIMNEY SYSTEM (ER-5017), SEE PLAN FOR MODEL NUMBER. PROVIDE PERMANENTLY INSTALLED GAS LOG SET. DAMPER TO BE PERMANENTLY OPENED 1"
- 205 SEALED NEPOLIAN FIREPLACE WITH DIRECT VENT
- 300 METALS / WOOD
- 303 PLUMBING WALL- 2x6 STUDS AT 16" O.C. WITH 2x12 BLOCKS AT COUNTERS AND PLUMBING FIXTURES
- 306 LOW WALL. HEIGHT AS INDICATED
- 307 5 - 12" WOOD SHELVES
- 308 MELAMINE SHELF AND ROD CLOSET SYSTEM
- 400 FINISHES
- 402 1/2" "DUROCK" TILE BACKER BOARD, NER 259 OR EQUAL
- 403 1/2" "BROWN BOARD" - EXTERIOR GYP. BD. (I.C.B.O. #1874)
- 404 5/8" TYPE "X" GYP. BD. @ CLG. & WALLS BETWEEN GARAGE AND HABITABLE AREAS AND ACCESSIBLE AREAS UNDER STAIRS
- 500 SPECIALTIES / EQUIPMENT
- 501 48" GAS/ELEC. RANGE
- 504 CUSTOM DECORATIVE HOOD WITH STAINLESS STEEL LINER AND REMOTE VENTILATOR
- 509 UNDER COUNTER MICROWAVE
- 511 DISHWASHER
- 530 BASE & UPPER CABINET
- 531 BASE CAB. ONLY
- 532 FULL HEIGHT CAB.
- 548 SOUND INSULATION AT ALL WALLS BETWEEN LIVING SPACE AND MECHANICAL ROOMS, BATHS & MEDIA EQUIP.
- 551 22" x 30" ATTIC ACCESS W/ MIN. HEAD CLEARANCE OF 30" W/ A SWITCHED LIGHT FIXTURE & 110V RECEPTACLE
- 557 MEDICINE CABINET- ROUGH IN ONLY (14"x36")
- 559 PLATE GLASS MIRROR TO CLG.- FULL WIDTH OF CAB.
- 561 DECORATIVE MIRROR W/ FRAME
- 562 BATH ACCESSORIES  
PROVIDE (1) PAPER HOLDER AT EA. TOILET & BIDET  
(1) TOWEL BAR OR RING FOR EA. LAV.  
(2) TOWEL BARS FOR EA. TUB OR SHOWER
- 600 PLUMBING / MECHANICAL
- 601 EXISTING GAS METER
- 604 EXISTING HOSE BIBB
- 606 KITCHEN SINK W/ GARBAGE DISPOSAL
- 615 SHOWER WITH TILE FINISH TO CEILING
- 618 DROP IN TUB
- 621 WATER HEATER W/ PRESSURE RELIEF VALVE (ON 18" HIGH PLATFORM) PROVIDE DRAIN PAN AND LINE P2801.5
- 622 FULL SIZE P & T LINE TO EXT. TERMINATE 6" ABOVE GRADE  
ALL DRAIN LINES SHALL BE SLOPED AND SUPPORTED AT 32" O.C.
- 700 ELECTRICAL
- 701 NEW 400 AMP ELEC SERVICE ENTRANCE AND METER
- 702 SUB PANEL

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**ARCHITECTURAL FLOOR PLAN**

2ND FLOOR SCALE: 1/4"=1'-0"

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**HADDAD REMODEL**  
**LOT 49 DEL RAY ESTATES 3**  
5314 EAST CALLE DEL NORTE  
PHOENIX, ARIZONA 85018

SHEET TITLE: FLOOR PLAN - 2ND FLOOR

PRINT DATE:	12-16-2019
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SCALE:	1/4"=1'-0"
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A3.1