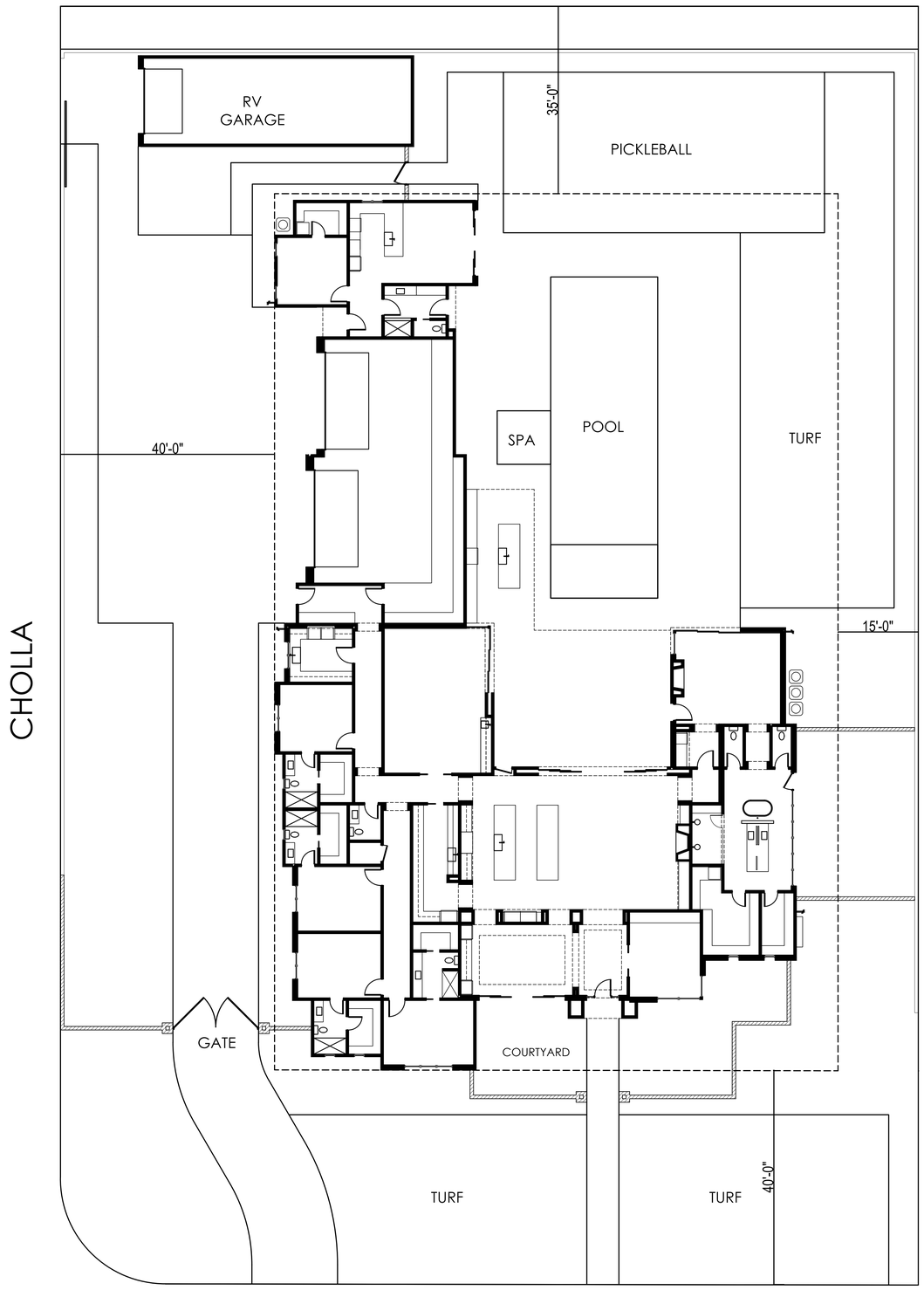


ARCHITECTURAL SITE PLAN
1" = 10'-0"

GRADY
OLSEN
DESIGN

8419 E BASELINE RD
SUITE 103
MESA, AZ 85209
602-653-9924
GRADY@GRADYOLSENDESIGN.COM

REVISIONS:

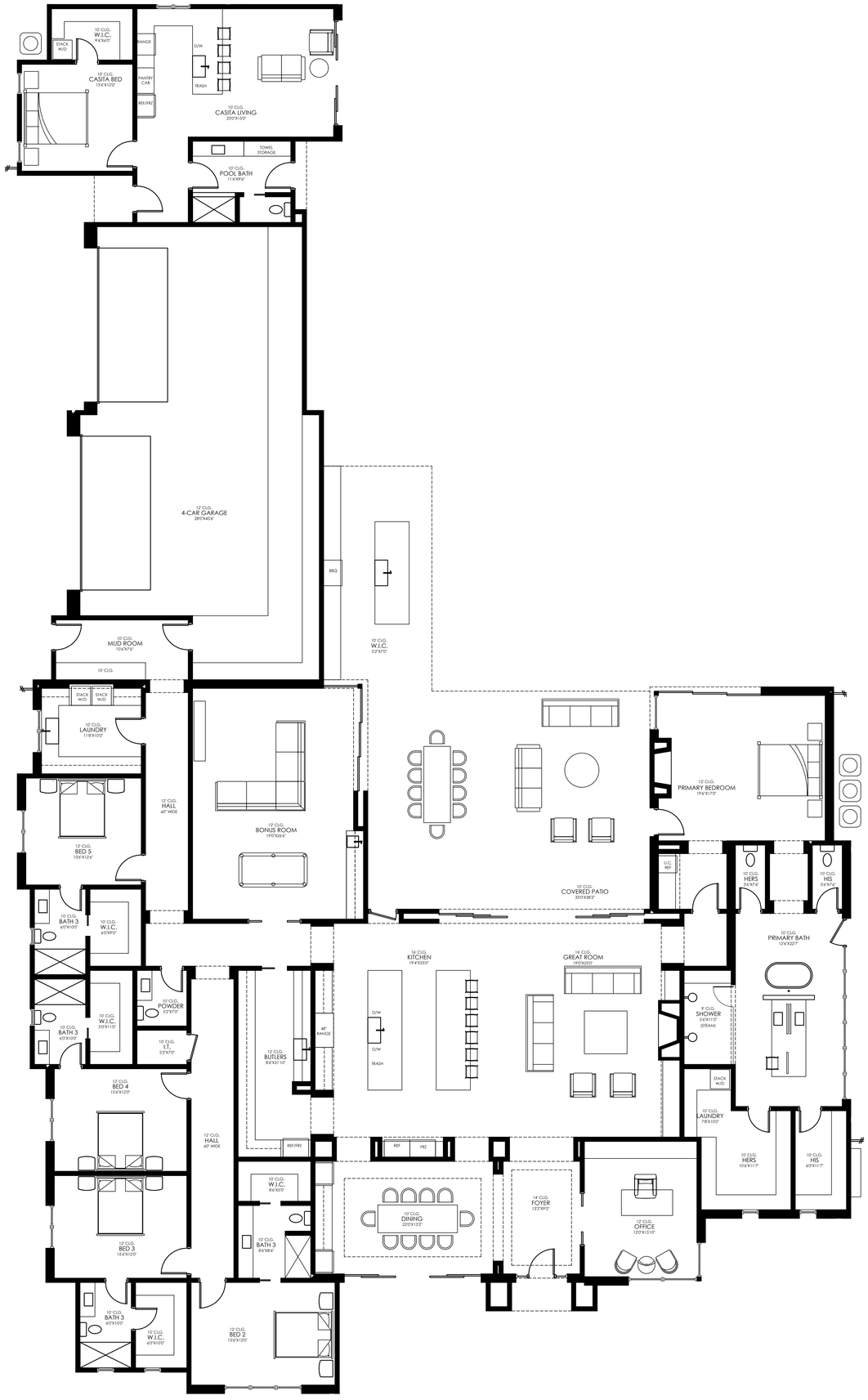
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75TH RESIDENCE
11239 N 75TH STREET
SCOTTSDALE, AZ

25-JUNE-2026

SCALE:
NOTED

A-1
COVER SHEET



NOTED FLOOR PLAN

NTS

SQUARE FOOTAGES

FIRST FLOOR:	5,940 S/F
GUEST HOUSE	800 S/F
TOTAL LIVABLE:	6,760 S/F
PORCHES/PATIOS:	1,280 S/F
4-CAR GARAGE:	1,430 S/F
TOTAL NON-LIVABLE:	2,710 S/F
TOTAL:	9,500 S/F

FLOOR PLAN KEYNOTES

1. PROVIDE 22 INCH BY 30 INCH ATTIC ACCESS PANEL WITH 30 INCH MINIMUM HEADROOM. USE 1/2 INCH GYP. BD. LID EXCEPT AT GARAGE USE 23/32-INCH WOOD PANEL WITH 5/8-INCH TYPE X GYPSUM BOARD LID.
2. REFRIGERATOR.
3. FREEZER (PROVIDE PLUMBING FOR WATER SUPPLY).
4. REFRIGERATOR/FREEZER COMBO (PROVIDE PLUMBING FOR WATER SUPPLY).
5. 48" GAS RANGE.
6. KITCHEN SINK WITH DISPOSAL.
7. DISHWASHER, PROVIDE SURFACE MOUNT AIR GAP IF REQUIRED.
8. ICE MAKER (PROVIDE PLUMBING FOR WATER SUPPLY).
9. TRASH DRAWER.
10. WATER CLOSET. (PROVIDE A MINIMUM OF 15 INCHES FROM CENTERLINE TO WALLS ON EACH SIDE AND A MINIMUM OF 24 INCHES CLEAR AT FRONT). SEE INTERIOR DESIGNER FOR SPEC.
11. SHOWER W/ NO CURB, TYP. PROVIDE TEMPERED GLASS ENCLOSURE AND DOOR. PROVIDE SHOWER BENCH.
12. STAND-ALONE TUB.
13. FLOOR MOUNT TUB VALVE.
14. WASHER AND DRYER.
15. STACK WASHER & DRYER. NO GAS APPLIANCES IN CLOSET.
16. GAS TANKLESS WATER HEATER. WATER HEATER TEMPERATURE AND PRESSURE RELIEF VALVE (GAS) DRAIN NOT LESS THAN 6" ABOVE GRADE AND NOT MORE THAN 12" ABOVE GRADE. PROVIDE DIRECT VENT PIPE LOCATION FROM WATER HEATER BELOW.
17. SOLID CORE, 1 3/8" MIN. THICKNESS, SELF CLOSING DOOR. DOOR TO BE TIGHT FITTING WITH GASKETS AND SWEEP, SELF LATCHING, & MIN. 20 MINUTE FIRED RATED.
18. WATER SOFTENER.
19. HOSE BIBB WITH "T" PLUMBING FITTING
20. GAS FIREPLACE. ISOKERN M36OD ICC ESR-2316 W/ GAS SHUTOFF VALVE. VERIFY EXACT SPEC. WITH INTERIOR DESIGNER.
21. 36" FLAT COUNTER.
22. 400 AMP ELECTRICAL SERVICE ENTRANCE & METER. SEE SHEET E-1 FOR SPECIFICATIONS.
23. ELECTRICAL SUB-PANEL.
24. MECH. A/C UNIT ON 4" CONC. PAD. SEE SHEET M-1 FOR SPECIFICATIONS.
25. PROVIDE ROD AND SHELVING IN CLOSET.

GENERAL NOTES

A. PROVIDE MOLD RESISTANT DRYWALL WET AREAS AT SINKS, TOILETS, TYP. SHOWER SHALL HAVE SLOPED FLOOR. FLOOR SHALL BE FLAT AT FLOOR ADJACENT TO TOILET. SHOWER WALLS SHALL RECEIVE DENS-GLASS 1/2" BOARD FROM FLOOR TO CEILING.

B. EXTERIOR WALLS SHALL BE 2X6 AT 16" O.C. MIN.

C. INTERIOR WALL SHALL BE 2X4 AT 24" O.C. MIN. UNLESS OTHERWISE NOTED.

D. 2X6 WALL BEHIND WATER CLOSETS, TYP.

E. COORDINATE CABINETRY DESIGN WITH INTERIOR DESIGNER. CONTRACTOR TO VERIFY SIZE AND QUANTITY BEFORE ROUGH-IN.

F. COORDINATE PLUMBING FIXTURES PROVIDED BY OWNER / INTERIOR DESIGNER. INSTALLED BY CONTRACTOR.

G. 1 HR. 5/8" FIRECODE DW TYPE "X" ON GARAGE WALLS & CLG.

H. COORDINATE SOAP NICHE PER INTERIOR DESIGNER. CONTRACTOR TO CONTACT DESIGNER FOR LAYOUT.

I. AIR HANDLERS LOCATED IN ATTIC. SEE SHEET M-1 PLAN FOR LOCATION. LOCATION CAN BE MODIFIED PER HVAC CONTRACTOR RECOMMENDATION.

J. POST ADDRESS NUMBERS ON EXTERIOR OF STRUCTURE.

K. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE WINDOW OR EXTERIOR DOOR EMERGENCY EGRESS. THE MINIMUM NET CLEAR OPENING SHALL BE 5.7 SQUARE FEET, MINIMUM OPENING WIFTH OF 20 INCHES, MINIMUM OPENING HEIGHT OF 24 INCHES, AND FINISHED SILL HEIGHT SHALL NOT BE MORE THAN 44 INCHES ABOVE THE FLOOR PER R310.

L. GLAZING IN DOORS AND WITHIN 24" OF DOORS MUST BE SAFETY GLAZING PER R308.4 (1&6).

M. THE WINDOWS AT THE TUB/SHOWER SHALL BE SAFETY GLASS IF LESS THAN 56" A.F.F. PER R308 (5).

N. GLAZING MEETING ALL FOUR ITEMS OF SECTION R308.4 ITEMS SEVEN MUST BE SAFETY GLAZING, THEY ARE IF THE PAIN IS GREATER THAN 9 FT.², THE BOTTOM EDGE IS LESS THAN 18 INCHES ABOVE THE FLOOR, THE TOP EDGE IS GREATER THAN 36 INCHES ABOVE THE FLOOR AND WITHIN 36 INCHES OF THE WALKING SURFACE.

O. CEMENT, FIBER-CEMENT AND GLASS MAT GYPSUM BAKERS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.

P. SKYLIGHTS SHALL NOT BE CLOSER THAN 5 FEET TO THE PROPERTY LINE..

Q. THERE SHALL BE A LANDING ON EACH SIDE OF AN EXTERIOR DOOR. LANDING WIDTH SHALL BE NO LESS THAN THE WIDTH OF THE DOOR AND A MINIMUM OF 36 INCHES IN THE DIRECTION OF TRAVEL.

R. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE, SHELBY OF STEEL AND HAVE NO OPENINGS INTO THE GARAGE PER OUR 309. 1.1.

S. WHERE EAVE OR CORNICE VENTS ARE INSTALLED INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1 INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING AT THE LOCATION OF THE VENT.

T. MECHANICAL UNITS WITHIN AN UNVENTED ATTIC SHALL BE SEALED COMBUSTION AND DIRECT VENT.

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