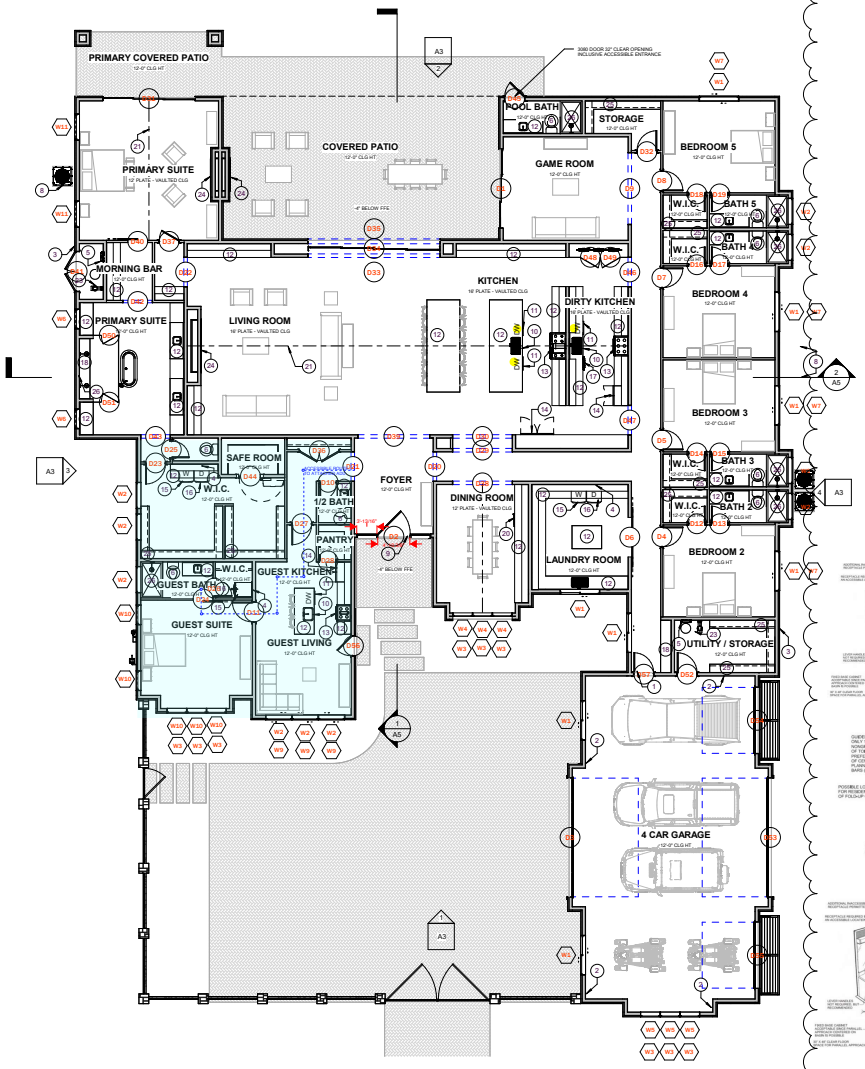


FIRST FLOOR PLAN

1/8" = 1'-0"

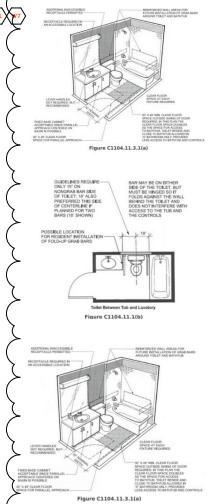


Figure C1104.11.3.1(a)

Toilet Between Tub and Lavatory

Figure C1104.11.1(b)

Figure C1104.11.3.1(a)

KEY NOTES

1. 20 MIN. FIRE RATED DOOR MUST BE TIGHT FITTING, SELF CLOSING, AND SELF LATCHING.
2. 1/2" MIN. GYP. BOARD APPLIED TO GARAGE SIDE OF WALLS AND CLG.
3. 1" RELIEF VALVE LINE FROM WATER HEATER TO EXT. HWH T. & P.R. TO EXT. MIN. 6" ABOVE FINISH GRADE.
4. DRYER VENT
5. TANKLESS HWH INSTALLED 6' A.F.F. FOR CRASH PROTECTION
6. 15" CLREANCE ON EACH SIDE OF TOILET MIN.
7. 400 AMP ELECTRICAL PANEL
8. AC CONDENSOR UNIT
9. ALL GLASS ON OR NEXT TO FRONT DOOR TO BE TEMPERED GLASS
10. DOUBLE SINK WITH GARBAGE DISPOSAL W/ SWITCH & GFI
11. UNDER COUNTER DISHWASHER
12. COUNTER 36" A.F.F.
13. GAS RANGE WITH VENT HOOD OWNERS SELECTION
14. FRIDGE OWNERS SELECTION - PROVIDE WATER FOR ICE AND WATER DISPENSOR
15. WASHER - PROVIDE WASHER BOX WITH WASTE DRAIN AND HOT AND COLD WATER SUPPLY
16. DRYER - PROVIDE VENTING FROM DRYER (MIN. 4" DIA.) TO OUTSIDE WITH TOTAL LENGTH LIMITED TO 14' MAX.
17. UNDER COUNTER MICROWAVE - OWNERS SELECTION
18. LOCKERS AND OR BENCH
19. DROPED COUNTERTOP FOR MAKE-UP STATION
20. UNDER COUNTER BEV FRIDGE - OWNERS SELECTION
21. VAULTED CLG. - BULIDER CORRIDINATE WITH OWNER
22. FAUX WOOD BEAMS - OWNERS SELECTION
23. WATER SOFTNER - OWNERS SELCTION
24. GAS FIREPLACE (NON-WOOD BURNING) OWNERS SELECTION. SEE STRUCTURAL DETAILS AND STRUCTURAL NOTES FOR ADDITIONAL INFORMATION
25. 12"-16" PANTRY SHELVING - OWNERS CORDINATE WITH BUILDER
26. SHOWER WALL WITH TILE TO 6' ABOVE F.F.E. MIN. OVER WATER PROOFING MEBRANE

INCLUSIVE DESIGN

AT LEAST ONE DWELLING UNIT ENTRANCE SHALL BE ACCESSIBLE AND ON AN ACCESSIBLE ROUTE FROM THE STREET OR SIDEWALK, THE DWELLING UNIT'S DRIVEWAY, OR THE DWELLING UNIT'S GARAGE OR CARPORT IN COMPLIANCE WITH CHAPTER 4 OF ICC A117.1 - 2017. THE REQUIRED ACCESSIBLE ENTRANCE SHALL NOT BE TO A BEDROOM. IRC 2024 R322.1.1.1
EXCEPTIONS:
1. DOORS AND GATES IN THE ACCESSIBLE ROUTE AND THE ONE ACCESSIBLE ENTRANCE NEED ONLY COMPLY WITH ICC A117.1-2017 SECTION 404.2.1, 404.2.2, 404.2.3 AND 404.2.4 AS WELL AS SECTION R322.1.1.4.
2. THE CLEAR WIDTH NEED NOT EXCEED 36 INCHES MINIMUM.
3. RAMPS NEED NOT BE PROVIDED WITH HANDRAILS. MAXIMUM RAMP RISE, INTERMEDIATE LANDINGS, AND EDGE PROTECTION WHERE THE SIDES OF THE RAMP HAVE A MAXIMUM VERTICAL DROP OF ½" WITHIN 10 INCHES HORIZONTALLY.

ONE BATHROOM ON THE FLOOR LEVEL THAT CONTAINS THE ACCESSIBLE ENTRANCE SHALL BE PROVIDED WITH A BATHTUB OR A SHOWER AND SHALL CONTAIN A LAVATORY AND A WATER CLOSET. THIS BATHROOM SHALL BE PROVIDED WITH FLOOR CLEARANCE SPACE THAT COMPLIES WITH EITHER SECTION 304 OR 1104.11.2 AND 1104.11.3 OF ICC A117.1-2017. THE IDEA IS THAT YOU WILL PROVIDE EITHER A BATHROOM THAT IS LARGE ENOUGH TO ACCOMMODATE A SECTION 304 TURN SPACE OR A BATHROOM THAT HAS SPECIFIC FIXTURE CLEARANCES MIRRORING THOSE FOUND IN TYPE B DWELLING UNITS. IRC 2024 (W/ COP AMENDMENTS) R322.1.1.7
EXCEPTIONS:
1. WHERE THERE ARE NO SPACES USED FOR SLEEPING PURPOSES ON THE LEVEL THAT CONTAINS THE ACCESSIBLE ENTRANCE, THE BATHROOM IS NOT REQUIRED TO BE PROVIDED WITH A BATHTUB OR A SHOWER.
2. A TOILET ROOM OR BATHROOM IS NOT REQUIRED WHERE A DWELLING UNIT OR SLEEPING UNIT CONTAINS LESS THAN 150 SQUARE FEET OF HABITABLE SPACE ON THE LEVEL THAT CONTAINS THE ACCESSIBLE ENTRANCE.

TOILET ROOMS AND BATHROOMS ON THE FLOOR LEVEL THAT CONTAINS THE ACCESSIBLE ENTRANCE SHALL BE
PROVIDED WITH WALL REINFORCEMENTS FOR FUTURE GRAB BARS WHERE WALLS OCCUR AROUND TOILETS,
SHOWERS, AND BATHTUBS IN COMPLIANCE WITH SECTION 1104.11.1 OF ICC A117.1-2017. R322.1.1.6.

THERE SHALL BE AN INTERIOR CIRCULATION PATH THAT CONNECTS THE ACCESSIBLE ENTRANCE, SECTION R322.1.1.7 TOILET ROOM OR BATHROOM, AND ONE HABITABLE SPACE WITH AN AREA OF 70 SQUARE FEET MINIMUM. THIS INTERIOR CIRCULATION PATH SHALL HAVE A CLEAR WIDTH OF 36 INCHES MINIMUM AS MEASURED BETWEEN FIXED OR BUILT-IN ELEMENTS. EXCEPTIONS IN ICC A117.1-2017 SECTION 1104.4.1 ARE PERMITTED TO BE USED. 2024 IRC R322.1.1.2.
USER PASSAGE DOORS IN THE SECTION R322.1.1.2 CIRCULATION PATH SHALL HAVE A CLEAR OPENING WIDTH OF 32 INCHES MINIMUM, MEASURED ON A SWINGING DOOR BETWEEN THE FACE OF THE DOOR OPEN TO 90 DEGREES AND THE DOOR STOP (TYPICALLY A 34" DOOR IS MINIMUM REQUIRED SIZE TO ACHIEVE 32" CLEAR OPENING DUE TO THICKNESS OF DOOR PARTIALLY OBSTRUCTING CLEAR OPENING WIDTH). 2024 IRC R322.1.1.3

PLEASE MAKE NOTE: LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS, USER CONTROLS FOR THERMOSTATS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL BE PLACED 15 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR.
EXCEPTIONS:
1. RECEPTACLE OUTLETS SERVING A DEDICATED USE.
2. CONTROLS AND SWITCHES THAT CAN BE REMOTELY OPERATED.
3. WHERE MANUFACTURER'S INSTALLATION INSTRUCTIONS SPECIFY A REQUIRED HEIGHT.
4. FLOOR RECEPTACLE OUTLETS.
5. CONTROLS MOUNTED ON CEILING FANS.
6. CONTROLS MOUNTED ON APPLIANCES.
7. CONTROLS MOUNTED ON SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS.

FLOOR PLAN NOTES

GENERAL NOTES

CONTRACTORS AND OWNERS SHALL VERIFY ALL MEASUREMENTS AND EXISTING SITE CONDITIONS PRIOR TO START OF CONSTRUCTION.

VERIFY ON SITE LOCATIONS OF WATER, SEWER, GAS (IF APPLICABLE), AND ELECTRICAL SERVICES PRIOR TO START OF WORK.

DUE TO THE REPROGRAPHICS PROCESS, PLANS MAY NOT BE ACCURATE OR TO SCALE. DO NOT SCALE DRAWINGS.

FURNITURE IS SHOWN FOR REFERENCE AND LAYOUT PURPOSES ONLY. OWNER TO SELECT ALL FURNITURE AND FINAL LOCATIONS.

WHERE DIMENSIONAL, DETAIL, OR DOCUMENT DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY DESIGNER AND/OR STRUCTURAL ENGINEER FOR CLARIFICATION PRIOR TO PROCEEDING.

SEE DIMENSIONED PLANS FOR ALL BUILDING MEASUREMENTS AND REFER TO WINDOW AND DOOR SCHEDULES.

CODE COMPLIANCE

ALL CONSTRUCTION SHALL COMPLY WITH THE 2024 INTERNATIONAL RESIDENTIAL CODE (IRC), CITY OF PHOENIX AMENDMENTS, AND ALL OTHER APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES.

MINIMUM ROOM DIMENSIONS, CEILING HEIGHTS, AND HABITABLE SPACE REQUIREMENTS SHALL COMPLY WITH IRC CHAPTER 3 (BUILDING PLANNING) AS REORGANIZED IN THE 2024 CODE SERIES.

LIFE SAFETY

PROVIDE SMOKE ALARMS IN ALL SLEEPING ROOMS, OUTSIDE EACH SEPARATE SLEEPING AREA, AND ON EACH LEVEL OF THE DWELLING UNIT IN ACCORDANCE WITH IRC SECTION R314.

PROVIDE CARBON MONOXIDE ALARMS OUTSIDE EACH SEPARATE SLEEPING AREA IN DWELLINGS WITH FUEL-BURNING APPLIANCES OR ATTACHED GARAGES IN ACCORDANCE WITH IRC SECTION R315.

ALL HABITABLE ROOMS SHALL BE PROVIDED WITH NATURAL LIGHT AND VENTILATION IN ACCORDANCE WITH IRC SECTION R303, OR MECHANICAL SYSTEMS WHERE PERMITTED.

STAIRS AND GUARDS (IF APPLICABLE)

STAIRS SHALL COMPLY WITH IRC SECTION R318 INCLUDING BUT NOT LIMITED TO:

MAXIMUM RISER HEIGHT: 7-3/4"

MINIMUM TREAD DEPTH: 10"

MINIMUM HEADROOM: 6'-8"

HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRS WITH FOUR (4) OR MORE RISERS. GUARDS SHALL BE PROVIDED WHERE WALKING SURFACES ARE MORE THAN 30 INCHES ABOVE ADJACENT GRADE IN ACCORDANCE WITH IRC SECTION R320

EGRESS AND EMERGENCY ESCAPE

AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED IN ACCORDANCE WITH IRC SECTION R318.2 WITH A MINIMUM CLEAR OPENING OF 32 INCHES IN WIDTH AND 78 INCHES IN HEIGHT.

EACH SLEEPING ROOM SHALL BE PROVIDED WITH AT LEAST ONE EMERGENCY ESCAPE AND RESCUE OPENING IN ACCORDANCE WITH IRC SECTION R310.

CLEARANCES AND FIXTURES

MINIMUM CLEARANCES AROUND PLUMBING FIXTURES SHALL COMPLY WITH IRC SECTION R307 AND APPLICABLE FIGURES (INCLUDING 21" MINIMUM FRONT CLEARANCE AND 15" MINIMUM FROM WATER CLOSET CENTERLINE TO SIDE WALL OR OBSTRUCTION).

CONTRACTOR SHALL VERIFY APPLIANCE, CABINET, AND EQUIPMENT LOCATIONS PRIOR TO ROUGH-IN AND COORDINATE WITH STRUCTURAL, MECHANICAL, AND ELECTRICAL DOCUMENTS.

WALL TYPES AND CONSTRUCTION NOTES

WALL TYPES ARE COLOR-CODED (SEE WALL SCHEDULE). UNLESS OTHERWISE NOTED, ALL WALLS SHALL BE WOOD STUD CONSTRUCTION AT 16" O.C.

FIRE-RESISTANCE-RATED AND/OR SOUND-RATED ASSEMBLIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH LISTED UL ASSEMBLIES OR OTHER APPROVED SYSTEMS AS REQUIRED BY CODE OR LOCAL AMENDMENTS.

COORDINATION

CONTRACTOR SHALL COORDINATE LOCATIONS OF ALL MECHANICAL REGISTERS, PLUMBING DROPS, AND ELECTRICAL OUTLETS TO AVOID CONFLICTS WITH CABINETRY, FRAMING, AND STRUCTURAL ELEMENTS.

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY DESIGNER OF ANY DISCREPANCIES.

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APPROVED AS NOTED
CITY OF PHOENIX
Planning and Development Department
BY: Justine Cornelius (JCOR)
02/19/2026
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.

THE ABERDEEN ESTATE

10615 N ABERDEEN RD. PHOENIX, AZ

SCALE: 1/8" = 1'-0"
PROJECT NORTH:

FLOOR PLAN

SHEET NUMBER:
A1

DRAWN BY: CB