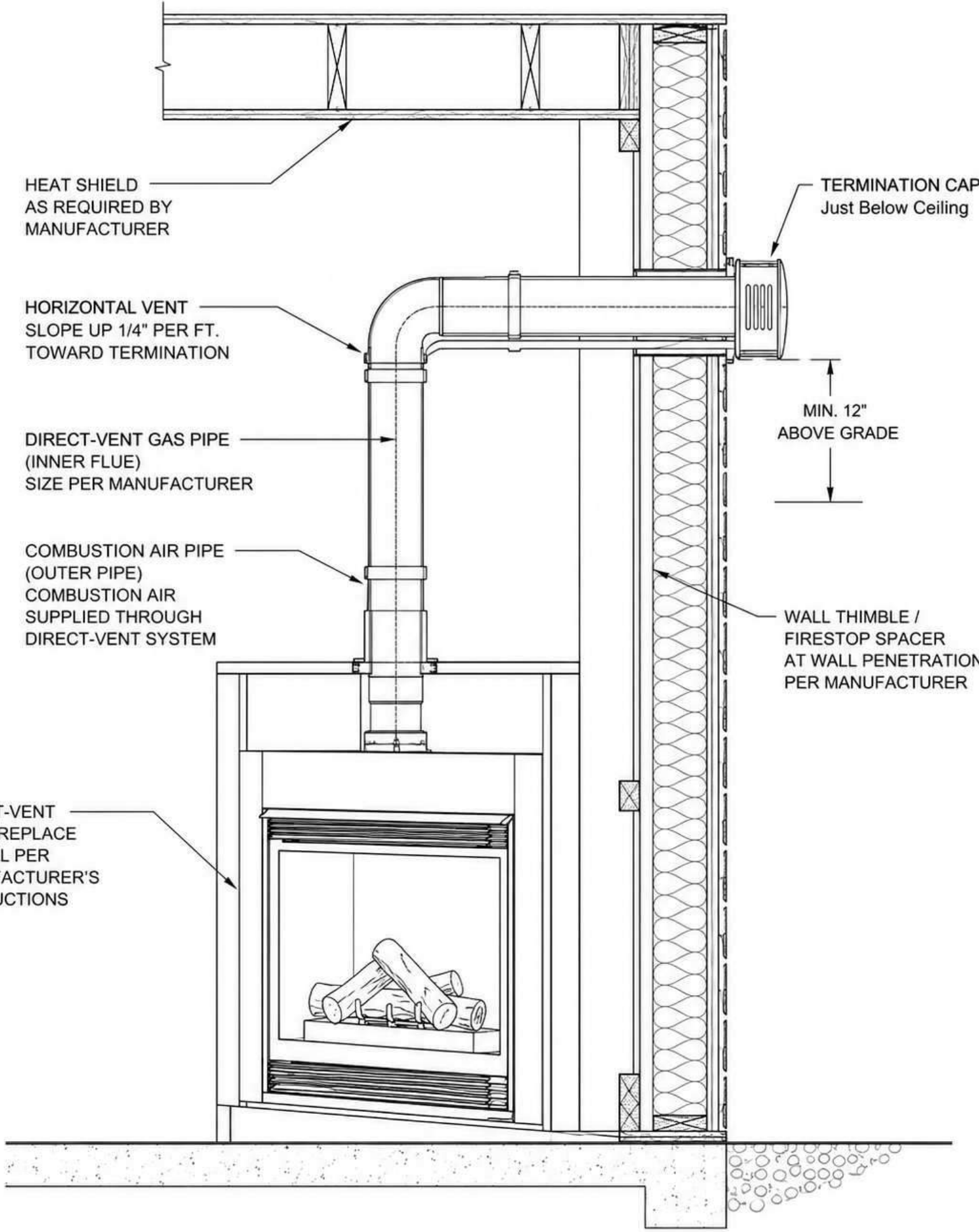
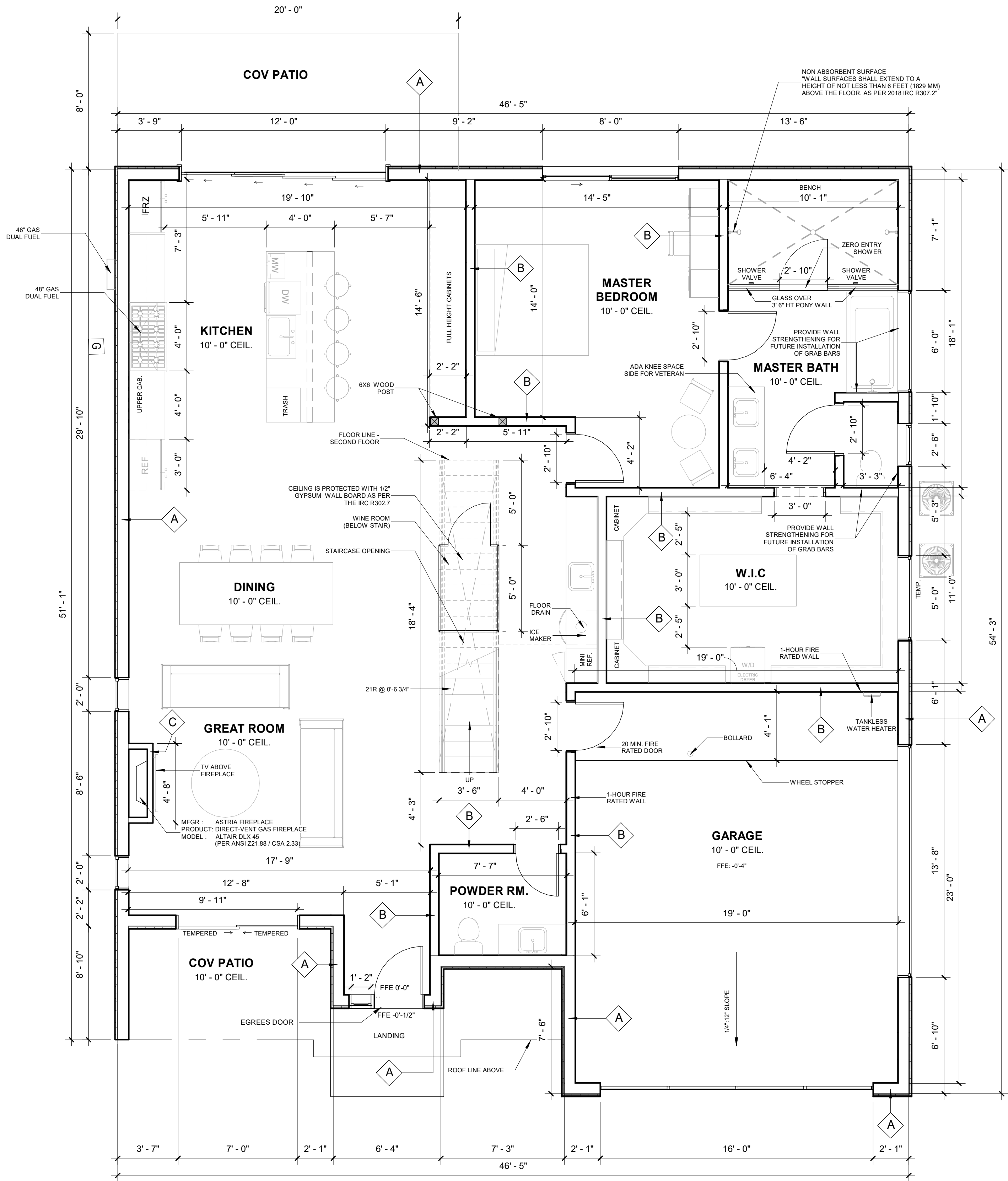




FIRE PLACE DETAIL



A1.0 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NEW EXTERIOR FRAME WALL

NEW INTERIOR FRAME WALL

NEW CMU/BLOCK WALL

EXISTING WALL

DEMO AREA

SOFFIT-CEILING CHANGE

ROOF LINE

STAIRS

TOILET FIXTURE

SINK FIXTURE

DOOR

W

D

WASHER/DRYER

WH

WATER HEATER

4030

XO

WINDOW

STOVE/OVEN

FRIDGE

DISHWASHER

AC UNIT

ROOM CALLOUTS

E

ELECTRICAL METER

200

ELECTRICAL PANEL (AMPS)

G

GAS METER

WALL/FENCE

LIVING
CEIL. 13'-8"
FFE. -1'-0"

WALL TYPES

A	2x6 STUD FRAMING @ 16" O.C. PLYWOOD SHEATHING PER S.N. R19 VPC-50 OPEN-CELL SPF INSULATION R2 RIGID FOAM INSULATION DUPONT TYVEK STUCCOWRAP ULTRAKOTE ONE-KOTE STUCCO SYSTEM 1/2" GWB INTERIOR FINISH	(ICC-ESR-4657) (ICC-ESR-1788) (ICC-ESR-2375) (ICC-ESR-1471) (ICC-ESR-1338)
B	2x6 STUD FRAMING @ 16" O.C. (@ 24" O.C. IF NON LOAD-BEARING) 1/2" GWB INTERIOR FINISH(E.S.R)	(ICC-ESR-1338)
C	2x4 STUD FRAMING @ 16" O.C. (@ 24" O.C. IF NON LOAD-BEARING) 1/2" GWB INTERIOR FINISH(E.S.R)	(ICC-ESR-1338)
D	1/2" TEMPERED GLAZING	

TABLE NO. 1.0

ASTRIA ALTAIR DLX 45			
FUEL	BTU/HR	AFUE**	P4/ENERGUIDE*
NG	42,000	N/A	N/A
FRAMING WIDTH : 45-7/8"			
FRAMING HEIGHT: 41-1/4"			
FRAMING DEPTH: 23"			

NOTE: EXHAUST TO NORTH WALL

NOTE -

1. PIVOT DOORS ARE NOT RECOMMENDED FOR ADA-ACCESSIBLE DOORS.
2. ALL ACCESSIBLE DOORS SHALL COMPLY WITH ADA 404, INCLUDING 404.2.3 (MANEUVERING CLEARANCE),
3. 404.2.7 (HARDWARE), AND 404.2.9 (OPENING FORCE).
4. REQUIRED EGRESS DOORS SHALL BE SIDE-HINGED SWINGING DOORS PER IBC 1010.1.2.
5. PIVOT DOORS ARE NOT PERMITTED FOR REQUIRED EGRESS UNLESS APPROVED BY AHJ.

LIGHT/VENTILATION

ROOM	SF	LIGHT (8%) /VENTILATION (4%)
M BEDROOM	234	48 SF (20.51%) / 23.21 SF (9.9%)
GREAT ROOM + DINING + KITCHEN	784	183.85 SF (23.42%) / 117 SF (14.91%)

*MEETS ALL CITY REQUIREMENTS

SEAL

CITY APPROVAL

CITY OF PHOENIX

Planning and Development Department

BY: Mariel Simpson (MS11)

06/30/2026

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.

REZIO

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SHEET TITLE

DESIGN PLAN-FIRST FLOOR

SHEET NO:

A1.0

PROJECT NAME

4221 N 45TH PI

SCALE

As indicated

PROJECT ADDRESS

4221 N 45TH PI
PHOENIX 85018

CLIENT NAME

DKORR LLC

DATE

06-10-2026

PHOENIX CODES

UNLESS STATED OTHERWISE,
ADHERE TO THE BELOW CODES

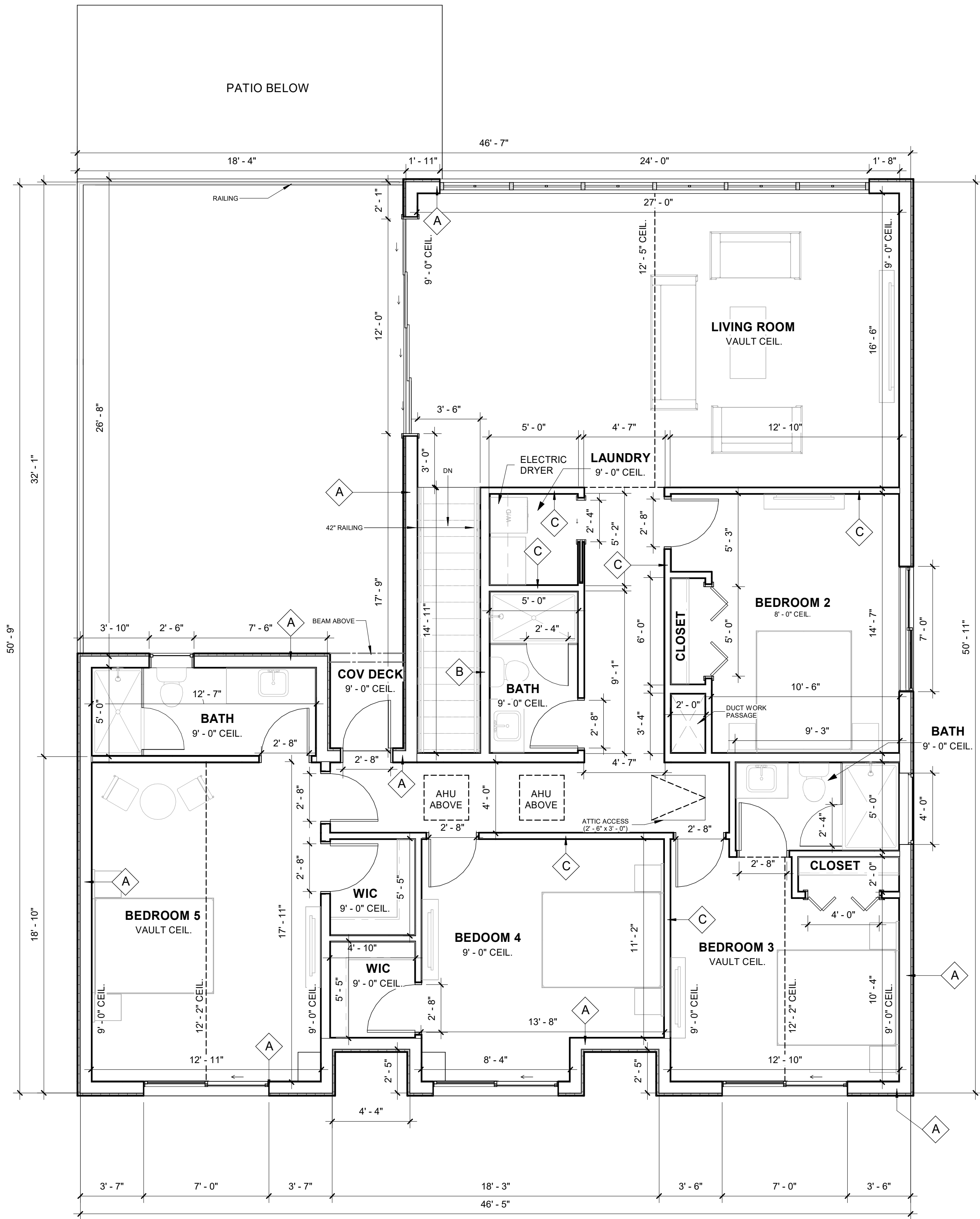
2024 IBC, IEBC, IRC, IMC, IPC UPC,
IECC, IFGC, AND ISPSC 2023 NEC,
2023ASME
2024 IGCC
2017 ICC A117.1

Contractor must verify all dimensions at project before proceeding with work. Dimensions intended for general permit use within +/- 1", anything requiring tighter tolerances requires field verification. These documents are instruments of professional service and the information contained within is incomplete unless used in conjunction with Rezio LLC. Use or reproduction of these documents in whole or in part without written consent of Rezio LLC is in violation of common law, copyrights, statutes and other reserved rights. These plans are on notice as copyrighted property of Rezio LLC.

It is the responsibility of the contractor to check and verify all field conditions prior to construction, handle all inspections and work related to inspector comments, and all dimensions, quantities and coordination of trades on the construction site.

WALL TYPES

A	2x6 STUD FRAMING @ 16" O.C. PLYWOOD SHEATHING PER G.S.N. R19 VPC-50 OPEN-CELL SPF INSULATION R2 RIGID FOAM INSULATION DUPONT TYVEK STUCCOWRAP ULTRAKOTE ONE-KOTE STUCCO SYSTEM 1/2" GWB INTERIOR FINISH	(ICC-ESR-4657) (ICC-ESR-1788) (ICC-ESR-2375) (ICC-ESR-1471) (ICC-ESR-1338)
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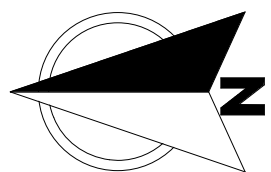
LIGHT/VENTILATION

ROOM	SF	LIGHT (8%) /VENTILATION (4%)
LIVING ROOM	442	234.01 (52.94%) / 64.21 SF (14.52%)
BEDROOM 2	161	40.34 SF (25.05%) / 14.75 SF (9.1%)
BEDROOM 3	150	44.84 SF (29.89%) / 22.42 SF (14.94%)
BEDROOM 4	170	44.84 SF (26.37%) / 22.42 SF (13.18%)
BEDROOM 5	228	44.84 SF (19.66%) / 22.42 SF (9.83%)

*MEETS ALL CITY REQUIREMENTS

A1.1 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



SHEET TITLE	DESIGN PLAN-SECOND FLOOR	SHEET NO:	A1.1
PROJECT NAME	4221 N 45TH PI	SCALE	1/4" = 1'-0"
PROJECT ADDRESS	4221 N 45TH PI PHOENIX 85018		
CLIENT NAME	DKORR LLC	DATE	06-10-2026

PHOENIX CODES
UNLESS STATED OTHERWISE,
ADHERE TO THE BELOW CODES

2024 IBC, IEBC, IRC, IMC, IPC UPC,
IECC, IFGC, AND ISPSC 2023 NEC,
2023ASME
2024 IGCC
2017 ICC A117.1

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