

GENERAL NOTES

- ALL CONSTRUCTION TO COMPLY WITH CURRENT ANSI, I.R.C. 2018 AND AMMENDMENTS.
- ALL PRODUCTS TO BE INSTALLED AS PER MANUTFACTURER'S WRITTEN SPECIFICATIONS. - FOUNDATIONS TO COMPLY WITH CHAPTER 4 OF I.R.C. 2018
- FLOORS TO COMPLY WITH CHAPTER 5 OF I.R.C. 2018
- WALL CONSTRUCTION TO COMPLY WITH CHAPTER 6 OF I.R.C. 2018 WALL COVERINGS TO COMPLY WITH CHAPTER 7 OF I.R.C. 2018
- ROOF-CEILING CONSTRUCTION TO COMPLY WITH CHAPTER 8 OF I.R.C. 2018
- ROOF ASSEMBLIES TO COMPLY WITH CHAPTER 9 OF I.R.C. 2018 - CHIMNEYS AND FIREPLACES TO COMPLY WITH CHAPTER 10 OF I.R.C. 2018
- SLOPE OF LANDINGS AT DOORWAYS TO BE 1/4":12" MAX
- NO EXPOSED CONDUIT ALLOWED - GAS PIPING NOT ALLOWED UNDER SLABS OR STRUCTURES
- OFFSET ALL PLUMBING OUT OF BEARING WALL FOOTINGS

DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

- HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS, STRUCTURAL
- TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/ OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND / OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWING. BRADSHAW HOME DESIGN IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE
- PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THERE AFTER.

- PROJECT INFORMATION
- 1. TYPE OF PROJECT 2. OCCUPANCY
- V-B 3. TYPE OF CONSTRUCTION 4. SIZE IN SQUARE FEET *LIVABLE TOTAL 2643 SQ.FT.

SINGLE FAMILY RESIDENCE

R-3

ENGINEERING

- *GARAGE 1385 SQ.FT. *COVERED ENTRY 64 SQ.FT. 834SQ.FT. *COVERED PATIO 4926 SQ.FT.
- *COVERED TOTAL 5. SUBDIVISION & LOT#
- 6. PARCEL# 7. JOB ADDRESS 8. LOT SIZE
- 15455 N TALKING ROCK RANCH RD 0. ACRES PER BUILDING ENVELOPE 9. SETBACKS YAVAPIA COUNTY (IRC 2018) 10. CODES
- PROJECT TEAM
- BRADSHAW HOME DESIGN LLC. www.bradshhomedesignllc.com SCOTTVD51@GMAIL.COM

(928)-710-2380:

- CROWTHER ENGINEERING 473 S. RIVER RD.1-144 ST. GEORGE UT 54790 PH 435-703-4047
 - BRADSHAW HOME DESIGN 928-710-2380 Architectural Drafting & Design <u>bradshawhomedesign@gmail.com</u>

- SHEET SCHEDULE
- TITLE SHEET, PROJECT INFORMATION SITE PLAN
- FOUNDATION PLAN
- A2 SUBFLOOR-DECK PLAN A3 FLOOR PLAN
- DOOR & WINDOW SCHEDULE
- A5 DIMENSIONED FLOOR PLAN REFLECTIVE CEILING PLAN

- A7 ROOF PLAN
- A8 ROOF FRAMING PLAN
- MPI MECHANICAL & PLUMBING PLAN
 - ELECTRICAL PLAN

EL2 ELEVATIONS 3 & 4

DI STRUCTURAL DETAILS

RES CHECK

TRUSS LAYOUT SHEET

HEATING AND COOLING LAYOUT

SECTIONS

SDI ENGINEERING LATERAL SD2 STRUCTURAL NOTES ELI ELEVATIONS I & 2

PATE: 08/12/2021

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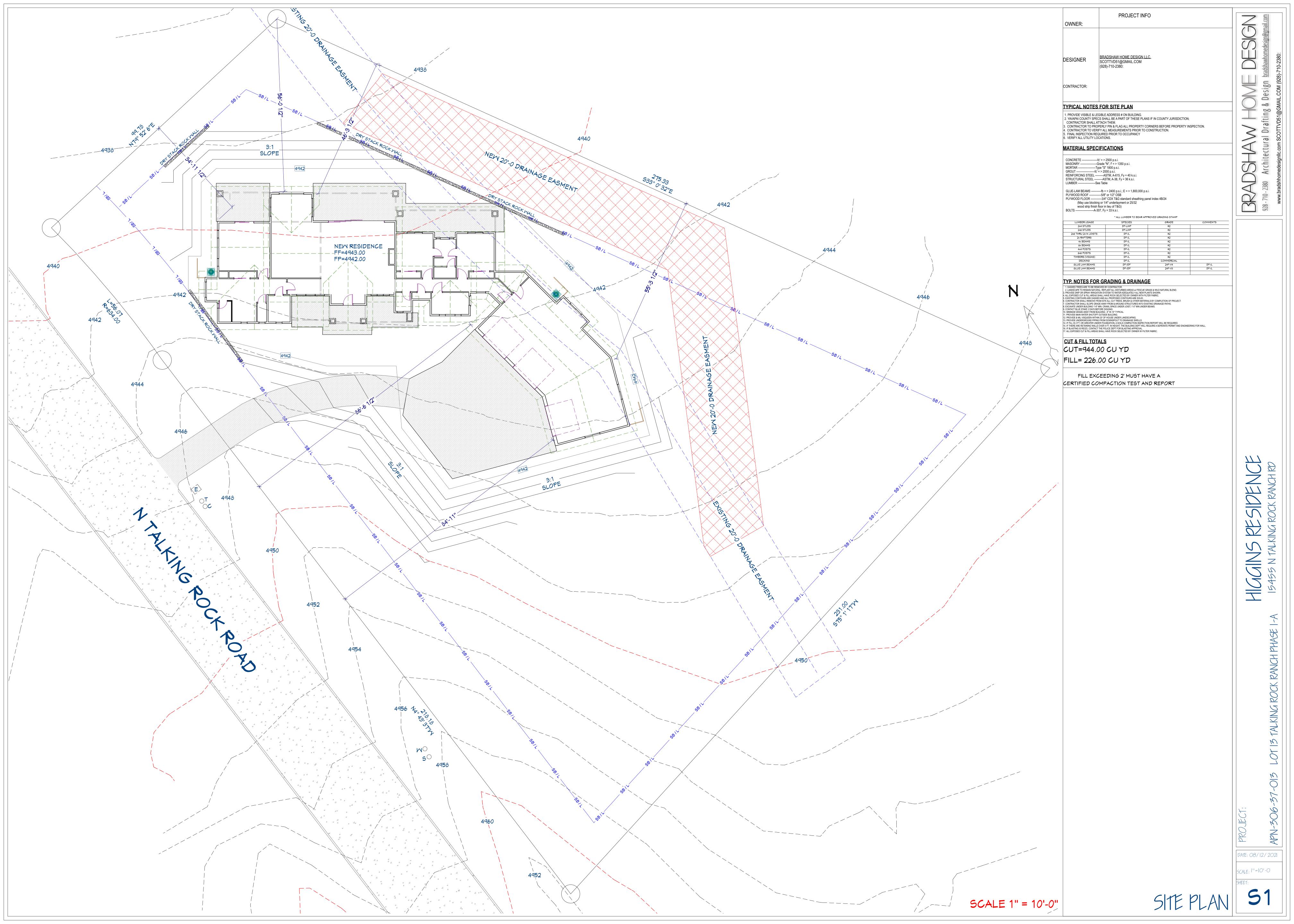
TYPICAL NOTES FOR M&P PLAN TYPICAL NOTES FOR ELECTRICAL PLAN TYPICAL NOTES FOR ROOF FRAME PLAN TYP. NOTES FOR FOUNDATION PLAN TYPICAL NOTES FOR FLOOR PLAN TYPICAL NOTES FOR MANUFACTURE AND SITE BUILT WINDOWS & DOORS I. CONTRACTOR TO PROVIDE A \$ 2,000 ALLOWANCE FOR LIGHTING FIXTURES. CEILING FANS, 1. FOOTING SHALL BE 1'-4" WIDE X 8" THICK 2500 P.S.I. CONC. W/ 2 #4 BARS CONT. UNLESS _____ UNLESS OTHERWISE NOTED. 1. ALL PLATE HEIGHTS SHALL BE ___ * 2X4 STUD WALL @ 16" O.C. 1. LICENSED MECHANICAL CONTRACTOR SHALL ADEQUATELY DESIGN & SIZE MECHANICAL . WINDOWS MUST MEET OR EXCEED THE FOLLOWING PER. INDIRECT LIGHTING FIXTURES & CAN LIGHTING SHALL BE PROVIDED BY THE CONTRACTOR. OTHERWISE NOTED, 18" BELOW FINISHED GRADE STEP AS REQ'D RESTING ON 2. ALL ROOF SHEATHING SHALL BE 1/2" OSB. NAILED W/ 8d @ 6" O.C. EDGE, 12" O.C. FIELD. SYSTEM TO MEET OR EXCEED PLANS & CALCULATIONS PER. IECC 2018, ACCA MANUAL J, ZONE 4 IECC 2018 2. LICENSED ELECTRICAL CONTRACTOR SHALL INSTALL ELECTRICAL TO N.E.C. UNDISTURBED SOIL; PROVIDE VERT STEEL OUT OF 5' HORIZONTAL TO FINISH GRADE TO 3. ALL TRUSSES SHALL BE DESIGNED ADEQUATELY FOR 55 PER. SQ. FT. LOAD BY MANUF. * 2X6 STUD WALL @ 16" O.C. U-FACTOR. (.40) 3. CONTRACTOR TO VERIFY ELECTRICAL REQ'D. FOR KIT APPLIANCES, WHIRLPOOL TUBS, BOTTOM OF FTG. TOTAL ROOF LOAD = 55 lbs. = 30 LIVE + 25 DEAD 2. PROVIDE ALL DUCTWORK EXPOSED TO UNCONDITIONED AIR W/ R-8 RIDGID * SOLAR HEAT GAIN COEFFICIENT. (NR) POOL, FURNACE, WATER HEATER, ETC. PER. ARTICLE 680 N.E.C. 2. STEM WALLS SHALL BE 8X8X16 CMU ASTM C-90, 1350 PSI W/ #4 BARS @ 48" O.C. VERT * ALL TOP CHORDS SHALL BE 2X6 MINIMUM. * 8" CMU OR POURED CONC. INSULATION OR R-8 BLANKET INSULATION W/ FOIL. * FENESTRATION AIR LEAKAGE. 4. INDIRECT LIGHTING SHALL BE PLACED @ THE REAR OF LIGHT COVES. W/1 \$5 BAR BOND BEAM CONT. @ TOP & 48" O.C. HOR. GROUTED SOLID W/2000 PSI MIX * TRUSS TO TRUSS CONNECTIONS SHALL BE SIMPSON: 3. ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES (NOT FOR SUPPLY WINDOWS, SKYLIGHT & SLIDING GLASS DOORS (0.3 CFM 5. PROVIDE SERARATE 20 AMP. CIRCUIT FOR WASHER, PROVIDE SEPERATE 20 AMP. CIRCUIT UNLESS OTHERWISE NOTED. MORTAR ASTM C-270 TYPE 'M' OR 'S' * JACK TRUSS TO GIRDER------U 26 _ KITCHEN APPLIANCE ALLOWANCE. AIR) USED AS DUCTS SHALL BE SEALED. JOIST & SEAMS SHALL COMPLY W/ SECTION PER. SQ. FT.) SWINGING DOORS (0.5 CFM PER SQ. FT.) FOR BATHROOM, PROVIDE 2) 20 AMP. CIRCUITS IN KITCHEN, PANTRY, BREAKFAST & 3. OPTIONAL STEM WALLS SHALL BE 8" OR 6" POURED 2500 PSI CONC. W/ #4 BARS @ 48" * JACK TRUSS TO HIP-----SVL/RV26 PROVIDE \$ FRONT DOOR ALLOWANCE. M1601.3.1 OF THE I.R.C. * MANUFACTURE WINDOWS, SKYLIGHT, SLIDING GLASS O.C. VERT. & HORZ. W/1 #5 BAR BOND BEAM CONT. @ TOP UNLESS OTHERWISE NOTED; * HIP TRUSS TO GIRDER-----THJA26 3. PROVIDE THE FOLLOWING 4. AT LEAST ONE THERMOSTAT SHALL BE PROVIDE FOR EACH SEPARATE HEATING &DOORS & SWINGING DOORS SHALL BE TESTED AND 6. PROVIDE NON. METALLIC TRIM ABOVE SHOWER & TUB LIGHT FIXTURES ON GFI. CIRCUIT. STEP AS REQ'D. * TRUSS TO GIRDER-----HUS 26 *DOOR STOPS FOR ALL DOORS LABELED BY MANUFACTURE 7. ALL SMOKE DETECTORS SHALL BE HARD WIRED INTERCONNECTED W/ EACH OTHER. 4. FOOTING PAD SIZES BASED ON 1,500 LBS. PER. FT. SOIL BEARING * TRUSS TO BEAM------HUS 26 *LOCK SETS & DEAD BOLTS FOR ALL EXTERIOR DOORS 5. HEAT PUMPS HAVING SUPPLEMENTARY ELECTRIC-RESISTANCE HEAT SHALL HAVE 8. PROVIDE A SECURITY SYSTEM DESIGNED BY SUBCONTRACTOR W/\$_____ALLOWANCE & A. 1'-4" SQ. X 8" DEEP CONC. FTG. W/ 2 #4 E.W. 2.5K 4. ALL TRUSSES SHALL BE DESIGNED ADEQUATELY FOR A DEFLECTION OF LESS THAN .75, *LOCK SETS FOR ALL GARAGE DOORS CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENTAL HEAT OPERATION SURROUND SOUND. B. 2'-0" 12 " 2 " 6.0K TYPICAL NOTES FOR AIR LEAKAGE ALL TRUSSES THAT DO NOT MEET THIS SHALL HAVE A SIMP. 'TC26' INSTALLED AT EACH *PRIVACY LATCHES FOR ALL BATHS AND BEDROOMS AND LATCH SETS FOR ALL OTHERS. WHEN THE HEAT PUMP COMPRESSOR CAN MEET HEATING LOAD. 9. PROVIDE UFER. GROUND PER. ARTICLE 250 N.E.C. 15 " 3 " 9.4K C. 2'-6" BEARING POINT. 4. PROVIDE BLOCKING BETWEEN STUDS WHERE KNOBS WILL HIT WALL. 6. UNDER CUT DOORS ADEQUATELY FOR RETURN AIR. 10. ALL BATHROOMS EXHAUST FANS SHALL HAVE A 5 MIN. SHUT OFF SWITCH. D. 3'-0" 18 " 3 " 13.5K 5. USE SIMPSON H2.5A @ EACH END OF EACH ROOF TRUSS OR JOIST FRAMING. THE CODE ALLOWS THE USE OF AIRFLOW RETARDERS (HOUSE 5. UNDER CUT DOORS REQUIRED FOR ADEQUATE RETURN AIR; VERIFY WITH 7. LICENSED PLUMBING CONTRACTOR TO SIZE ADEQUATELY WATER & SEWER LINES TO 11. PROVIDE APPROVED WET APPLICATIONS FOR EXTERIOR FIXTURES & APPLICABLE BATH E. 3'-6" 21" 4 " 18.4K CONTRACTOR SHALL REVIEW WRAPS) OR OTHER SOLID MATERIALS AS ACCEPTABLE METHODS MECHANICAL CONTRACTOR. APPLICABLE CODE STANDARDS & U.P.C. F. 4'-0" 24 " 5 " 24.0K TRUSS CALCS FOR UPLIFT AND USE: 8. PROVIDE ALL WATER PIPING W/ INSULATION SO IT WILL NOT FREEZE. 6. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODE IF DETAILED OR NOT. TO MEET THIS REQUIREMENT. TO EFFECTIVE, THE BUILDING 12. ALL FAN BOXES TO BE UL. RATED; INSTALL PER. MANUFACTURERS RECOMMENDATION. G. 4'-6" 27" 5 " 30.4K * 1 SIMPSON H2.5A UP TO 356 lbs. 7. EXTERIOR SHEATHING SHALL BE NAILED W/ 8d NAILS @ 6" O.C. EDGE, 12" O.C. FIELD. THERMAL ENVELOPE SEAL MUST BE: "TYVEK" "OR EQUAL" 9. MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105° F OR BELOW 13. ALL OUTLETS WITHIN 6' OF SINKS, IN BASEMENTS & IN CRAWL SPACES SHALL BE GFCI. H. 5'-0" 30" 6 " 37.5K * 2 " 730 lbs. 8. NOTIFY DESIGNER OF ANY CHANGES OR DISCREPANCY OF DIMENSIONS SHOWN. 55° F SHALL BE INSULATED TO MINIMUM OF R-3. 14. ALL EXTERIOR OUTLETS SHALL BE GFCI & WATERPROOF. 33" 7 " 54.0K * 1 SIMPSON H16 UP TP 1,300 lbs. 9. DURING CONSTRUCTION ADEQUATELY BRACE ALL WALLS & FRAMING MEMBERS. * IMPERMEABLE TO AIR FLOW. 10. ALL NEW RESIDENCES EXCEEDING 1,200 SQ. FT. W/ TWO OR MORE BATHROOMS SHALL 15. PROVIDE SMOKE DETACTORS IN AND JUST OUTSIDE EACH BEDROOM, @ EACH FLOOR & @ 5. ALL FOOTINGS WIDER THAN 2'-0" SHALL BE 12" THICK. 6. ALL ROOF SLOPES SHALL BE _____ UNLESS OTHERWISE NOTED. 10. FOAM & CAULK AROUND ALL DOOR & WINDOW VOIDS WITH EXPANDABLE FOAM. * CONTINUOUS OVER ENTIRE BUILDING ENVELOPE. HAVE CIRCULATING HOT WATER SYSTEM. CIRCULATING HOT WATER SYSTEM SHALL 2' OR MORE CEILING CHANGES. 6. ALL RETAINING WALLS SHALL HAVE ADEQUATE WATERPROOFING W/ 12" PROTECTION 8D 7. ALL OVERHANGS SHALL BE 2'-0" UNLESS OTHERWISE NOTED. 11. SEAL AROUND ALL DOOR & WINDOW OPENINGS WITH MOISTURE BARRIER. "TYVEK SHALL BE APPLIED TO GARAGE SIDE OF INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF 16. ALL OUTLETS IN LAUNDRY, BATHROOMS, UNFINISHED BASEMENTS & STORAGE AREAS, W/4" PERFORATED PVC IN 1" GRAVEL SLOPE TO DRAIN. 8. ALL FASCIAS SHALL BE 2X10 UNLESS OTHERWISE NOTED. 12. ALL TILE FLOORS OVER WOOD TO HAVE WONDER BOARD UNDERLAYMENT. SHARED WALL' SIPHONING SYSTEMS SHALL HAVE A VALVE TO REDUCE FLOW. ALTERNATE SYSTEM ALL OUTLETS SERVING KITCHEN COUNTER TOPS & WITHIN 6' OF A BAR SINK SHALL BE 7. ALL FILL UNDER SLAB SHALL BE COMPACTED TO 95% MIN. DENSITY COMPACTED IN 8" 9. PROVIDE BLOCKING FOR ALL; HIP, RIDGES & VALLEYS. * ABLE TO WITHSTAND THE FORCES THAT MAY ACT ON IT 13. ALL WINDOW SILLS IN LIVING SPACES EXCEPT FOR BATH, CLOSETS SHALL BE CONSIDERED. ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE GECL PROTECTED. LIFTS, TESTED BY INDEPENDENT LABPAID BY OWNER BEFORE SLAB IS POURED. 10. * ALL BEAMS SHALL BE DOUGLAS FIR. #2. DURING AND AFTER CONSTRUCTION. & UNFINISHED SPACES SHALL HAVE WOOD SILLS. INSULATED TO @ LEAST R-3. 17. PROVIDE ACCEDDIBLE GFCI OUTLET FOR MOTOR @ JETTED TUB. 8. TIE ALL VERT. STEEL FROM STEM WALLS INTO SLAB 2'-0". * ALL JOIST SHALL BE DOUGLAS FIR. #2. 14. ALL CORNERS SHALL HAVE ROUNDED METAL DRYWALL CORNERS. * DURABLE OVER THE EXPECTED LIFETIME OF THE BUILDING. ALL PLUMBING FIXTURES NOT CALLED OUT WILL BE MIDDLE LINE QUALITY FIXTURES. 18. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER(S) IN ALL FAMILY, DINING, LIVING, 9. RUN UFER GROUND TO FTG. STEEL. 11. ALL GLU-LAM BEAMS SHALL BE Fb 2400 MIN. 15. AT FRAMING INSPECTION, PROVIDE INSPECTOR WITH MANUFACTURER * ALL SEAMS AND EDGES MUST BE SEALED / TAPED PER 12. ALL HOSE BIBS SHALL BE SELF-DRAINING FROST PROOF W/ INTEGRAL BACKFLOW PARLORS, LIBRARIES, DENS, BED, SUNROOMS, RECREATION, CLOSETS, HALLWAYS, OR 10. DO NOT BACK FILL RETAINING WALLS UNTIL FLOOR JOIST & SHEATH ARE INSTALLED. 12. 5/8" TJ-11 UPSIDE DOWN AT OVERHANG. INSTALLATION INSTRUCTIONS FOR MANUFACTURES SPECIFICATIONS. SIMILAR ROOMS AS PER. ARTICLE 210.12 OF THE 2012 N.E.C. 11. ALL PLATES ATTACHED TO CONC. SHALL BE 2X6" REDWOOD, FOUNDATION GRADE 13. OUTLOOKERS SHALL BE 2X6 @ 24" O.C. FLAT NOTCHED INTO TRUSS WITH 2X6 VERT. FOR *FIREPLACES & FLUES & INSTALL PER. INSTRUCTIONS. 13. IF JOIST DRILLING IS NEEDED FOR PLUMBING, THEN DRILL THROUGH CENTER OF JOIST 19. PROVIDE CAT 5 PHONE WIRING & RG-6 COAXIAL HEARTHWOOD OR P.T. PLATES W/ 1/2"X10" A.B. @ 48" O.C. & 12" FORM CORNERS. SOFFIT UNLESS OTHERWISE NOTED. 16. ALL SHELVES SHOWN ARE PAINT GRADE UNLESS OTHERWISE NOTED. 20. ALL ELECTRICAL WORK SHALL COMPLY W/ 2018 I.R.C TYPICAL NOTES FOR BUILDING 12. SPRAY FOR TERMITES BEFORE PLACEMENT OF SLABS. 14. PROVIDE POST CAPS OR METAL STRAPS FOR ALL POST/BEAM CONNECTIONS. 17. PROVIDE WEATHER STRIPPING SWEEPS & THRESHOLDS FOR ALL EXTERIOR 14. PROVIDE AN EXPANSION TANK ON THE WATER SUPPLY 21. CEILING SUSPENDED PADDLE FANS SHALL BE SUPPORTED BY A LOAD RATED OUTBOX 13. PROVIDE CONSTRUCTION JOINTS IN ALL SLABS SO THAT THE MAX AREA DOES NOT THERMAL ENVELOPE 15. PROVIDE DOUBLE STUDS FOR ALL BEAM BEARING NOT SHOWN. *DOORS & DOORS ADJACENT TO UNHEATED SPACE & MECHANICAL ROOMS. 15. PROVIDE AIR-CAP FITTING FOR DISHWASHER. PER. I.R.C. E 4001.6 16. * PROVIDE INSPECTOR WITH TRUSS DRAWINGS @ ROUGH INSPECTION. 18. FOR CURVED WALLS - 2X6 STUDS @ 16" O.C. W/ 4 LAYERS OF 3/4" CDX PLWD W/ 16. PROVIDE 18" PLATFORM FOR ALL GAS OR PROPANE APPLIANCES IN GARAGE. 22. PROVIDE BONDING TO INTERIOR METAL WATER PIPING AND ABOVE 14. RECESS ALL BOTTOM PLATES 1/2" SO THAT WALL SHEATING IS FLUSH W/ STEM WALL. * WHEN DEFLECTION EXCEEDS .25, TRUSS CONNECTORS MAYBE REQUIRED. STAGGERED JOINTS CUT FROM 4X8 SHEETS FOR TOP PLATES W/ 2 LAYERS OF 3/4" 17. PROVIDE BUILDING GAS SHUTOFF VALVE @ BUILDING EXTERIOR. GROUND PORTION OF GAS PIPING SYSTEM (PER E3609) 15. TIE FOOTING TO UN-MOVEABLE BOULDERS W/ #4 BARS DRILLED INTO ROCK 12" DEEP @ THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS * TRUSSES OVER 30' SPAN REQUIRE ARIZONA ENGINEERS STAMP. PLWD W/*(BOTTOM LAYER PRESSURE TREATED PLWD WHEN ATTACHED 18. ____1___ X 40,000 BTU. PER. WATER HEATER = _____ BTU. SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND 16" O.C. & TIE INTO HORZ. FTG. STEEL WHEN CONCRETE IS LESS THAN 8" THICK. * TRUSS MANUFACTOR TO PROVIDE ACTURAL TRUSS LAYOUT WITH ALL TRUSS DETAILS TO CONCRETE) AND TOP LAYER CDX PLWD W/ STAGGERED JOINTS CUT ____1___ X 100,000 BTU. PER. FURNACE = _____ BTU. CONTRACTION. THE FOLLOWING SHALL BE CAULKED, 16. PROVIDE WEEP HOLES AT GRADE @ 4'-0" O.C. FOR DOWNHILL RETAINING WALLS. INCLUDING GIRDER TRUSS DETAILS AND CONNECTORS. TOTAL = _____ BTU.

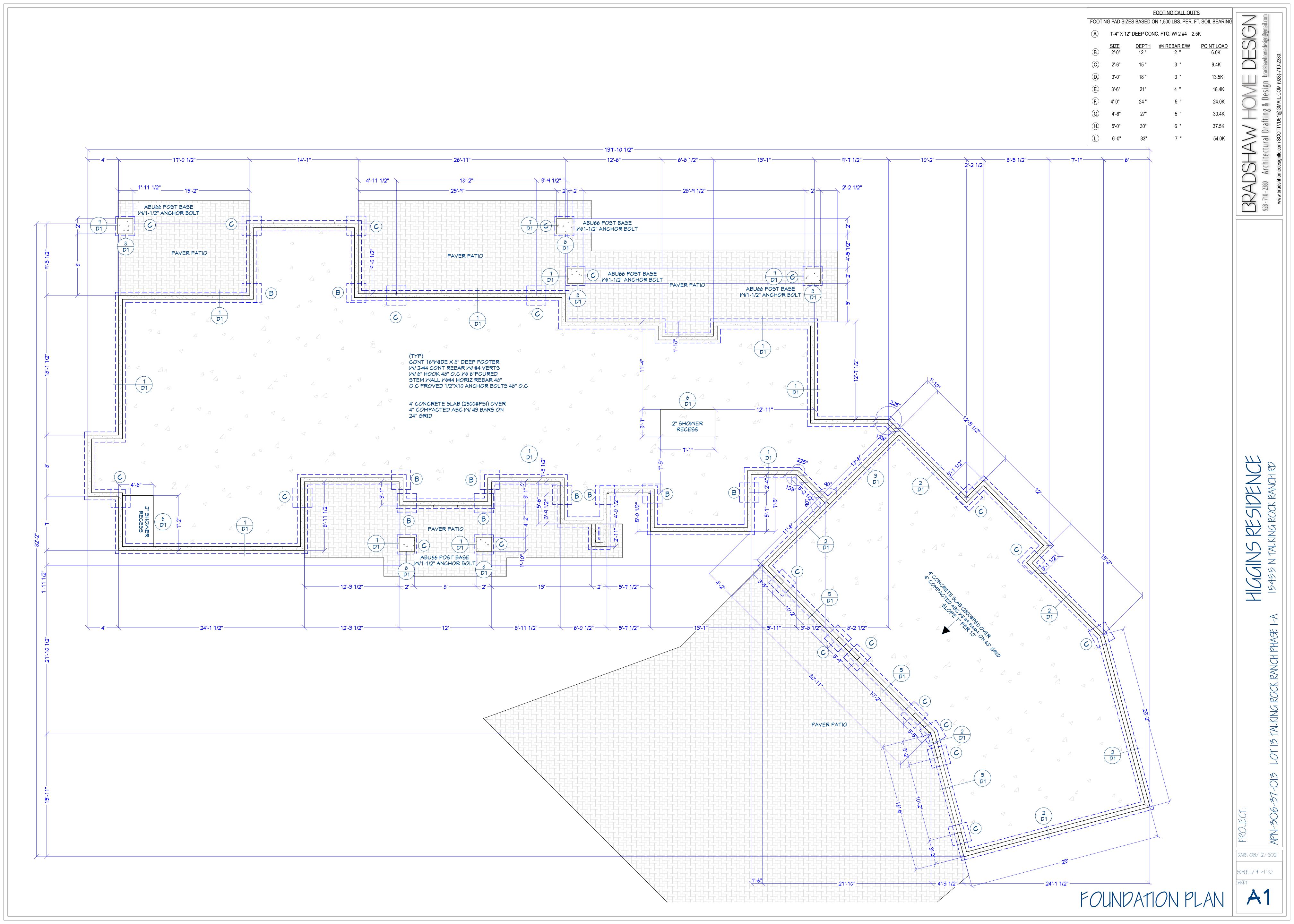
BTU. / 4,000 BTU. = _____ SQ. IN. VERTICAL VENT SIZE

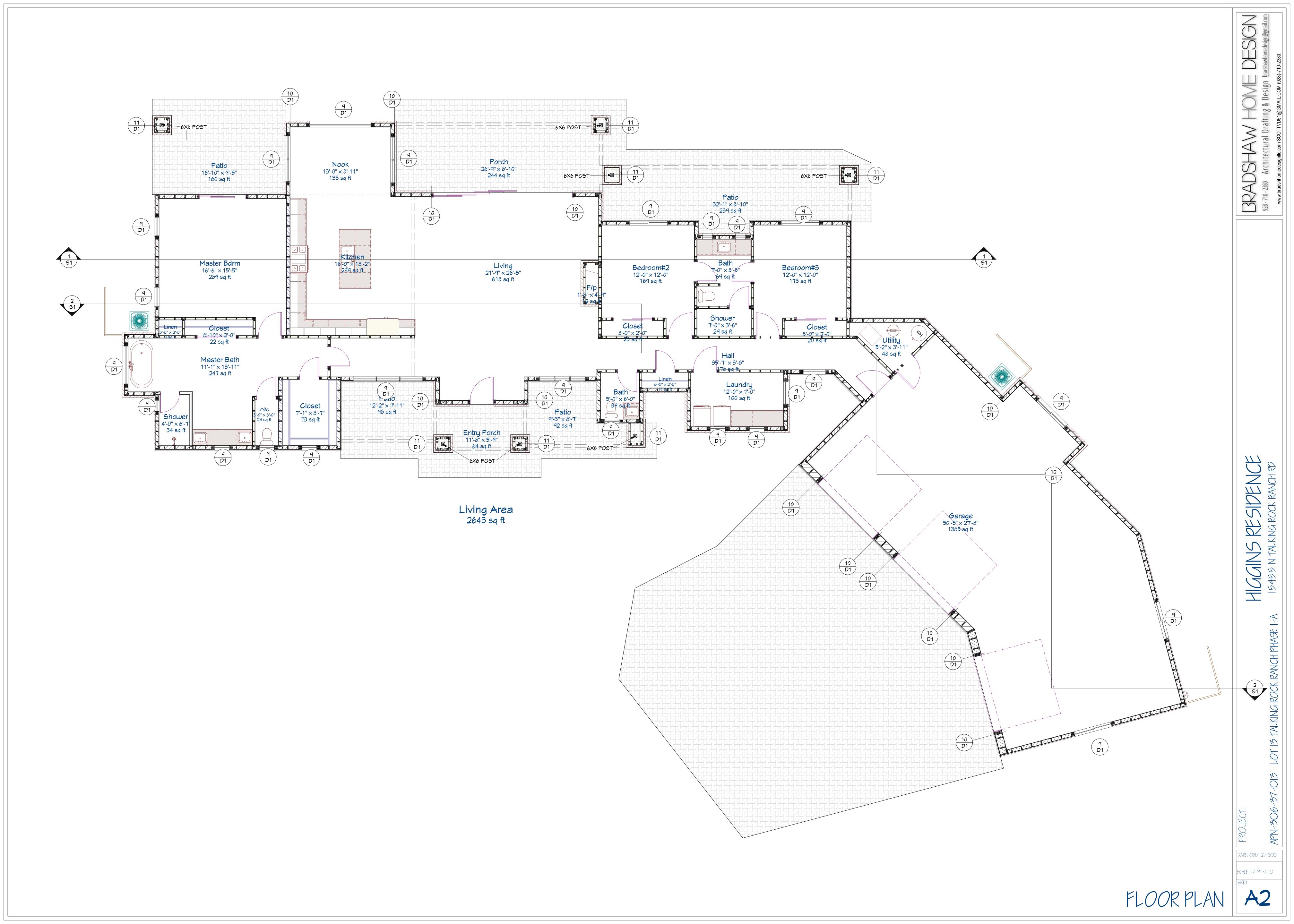
BTU. / 2,000 BTU. = _____ SQ. IN. HORIZONTAL VENT SIZE FROM 4X8 SHEETS FOR BOTTOM PLATE. TYP. NOTES FOR RECESSED LIGHTING GASKET, WEATHER-STRIPPED OR OTHERWISE SEALED 17. SEE FLOOR FRAMING PLAN FOR LEDGER ANCHOR BOLTS & BEAMS POCKETS. 17. PROVIDE 1) 2X STUD BEARING PER. PLY. OR GIRDER TRUSS. 19. CEMENT, FIBER-CEMENT AND GLASS MAT GYP. BACKERS SHALL BE USED AS WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR 18. ALL CIRCULAR BLOCK SHALL BE STACKBOND W/ SAME REINFORCEMENT AS NOTE '2'. 18. * HEIGHTS SHOWN ARE APPROXIMATE. BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SOLID MATERIAL: 19. STEEL SPECS: * IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE A FLUSH & PLUMB ROOF SHOWER AREAS. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF 19. 1/2 OF SQ. IN. OF VENTS MUST BE WITHIN 12" OF CEILING & FLOOR. SEALED TO LIMIT AIRE LEAKAGE BETWEEN CONDITIONED & UNCONDITIONED SPACES BY * ALL JOINTS, SEAMS AND PENETRATIONS. STRUCTURAL ___ASTM A-36,A-53 GRADE B, A-501, A-500 GRADE B SYSTEM TO WHAT IS SHOWN. NOT LESS THAT 6' ABOVE THE FLOOR. 20. VENT SIZES: FOUNDATION VENTS: * SITE-BUILT WINDOW, DOORS AND SKYLIGHTS. ____ASTM A-446, A-570, A-622, FY MIN. 43.5 KSI * FIELD VERIFY PLATE HEIGHTS LIGHT GAGE____ 12"X12" = 144 SQ. IN. 4"X6" = 24 SQ. IN. * IC-RATED & LABELED W/ ENCLOSURES THAT ARE SEALED OR GASKETED TO PREVENT * OPENINGS BETWEEN WINDOW AND DOOR ASTM A-307 TYPICAL NOTES FOR INSULATORS 19. ABBREVIATIONS: AIR LEAKAGE TO CEILING CAVITY OR UNCONDITIONED SPACES; OR 12"X16" = 192 SQ. IN. 6"X8" = 48 SQ. IN. ASSEMBLIES AND THEIR RESPECTIVE JAMBS REINFORCING_____ASTM A-615 GRADE 40, A-82 * TOL. --- TOP OF LEDGER * TOP. --- TOP OF PLATE 14"X16" = 224 SQ. IN. * IC-RATED & LABELED AS MEETING ASTM E 283; OR AND FRAMING ___ASTM A-233 SERIES E 70XX ELECTRODES LOW HYD . INSULATE THE FOLLOWING: WELDING____ * TOB. --- TOP OF BEAM * AFF. --- ABOVE FINISHED FLOOR 24"X24" = 576 SQ. IN. * LOCATED INSIDE AIRTIGHT SEALED BOX W/ CLEARANCES OF ATLEAST .5" FROM * UTILITY PENETRATIONS *CEILINGS (R-38) 21. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPER COMBUSTIBLE MATERIALS & 3" FROM INSULATION. * DROPPED CEILINGS OR CHASES ADJACENT TO THERMAL *SKYLIGHT & DORMER WELLS (R-13) THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING. ENVELOPE. *ALL EXTERNAL WOOD FRAMED WALLS (R-21) FOUNDATIONS WITH STEMWALLS SHALL BE PROVIDED WITH A MINIMUM 22. CLOTHES DRYER EXHAUST DUCT SHALL BE @ LEAST THE DIAMETER OF THE APPLIANCE * KNEE WALLS *WALLS BETWEEN HEATED & NON HEATED SPACES (R-21) OF ONE NO. 4 BAR AT THE TOP OF THE WALL AND ONE NO. 4 BAR AT OUTLET AS RECOMMENDED BY THE MANUFACTURER AND SHALL TERMINATE @ THE * WALLS AND CEILINGS SEPARATING A GARAGE FROM R807.1 ATTIC ACCESS. BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF *SOUND INSULATE AROUND MASTER SUITE & ALL BEDROOMS (R-19) THE BOTTOM OF THE FOOTING. EXTERIOR OF THE BUILDING. IT SHALL NOT EXCEED 25' IN LENGTH W/ REDUCTIONS FOR CONDITIONED SPACES. CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS *ALL MASS WALLS (R-5) BENDS. THE DUCT SHALL TERMINATE NOT LESS THAN 3' FROMA PROPERTY LINE. 1. CONCRETE: F'c 2500 P.S.I IN 28 DAY THAT EXCEED 30 SQUARE FEET (2.8 M2) AND HAVE A VERTICAL HEIGHT OF 30 * BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS. *ALL WOOD FRAMED FLOORS BETWEEN HEATED & NON HEATED SPACES (R-30) 23. PLUMBING CONTRACTOR SHALL PROVIDE AN APPROVED SEWER BACKWATER VALVE WHEN 2. REBAR: ASTM A615 GRADE 40 F's 20,000 P.S.I * COMMON WALLS BETWEEN DWELLING UNITS. INCHES (762 MM) OR GREATER. THE VERTICAL HEIGHT SHALL BE MEASURED **SMOKE DETECTORS** *ALL SLAB FLOORS (R-10) (VERTICAL TO TOP OF FOOTING INSIDE EDGE OF STEM) CONNECTING TO CITY SEWER. 3. ASSUMED SOIL BEARING 1500 P.S.F * OTHER SOURCES OF INFILTRATION. FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF *ALL BASEMENT WALLS (EITHER R-10 EXTERIOR INSULATION OR R-13 CAVITY 24. WATER HEATER RELIEF VALVE SHALL EXTEND OUTSIDE OF THE BUILDING W/ THE END 4. ALL FOOTINGS PLACED 18" INTO NATURAL SOIL / ENGINEERED PAD THE ROOF FRAMING MEMBERS. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING 5. ALL CONCRETE SLAB AREA'S SHALL BE PRE TREATED FOR TERMITES. OF PIPE NOT MORE THAN 2' OR LESS THAN 6" ABOVE THE GROUND AND POINTING THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 WIRING AND BE EQUIPPED WITH A BATTERY BACK-UP. DETECTORS SHALL *ALL CRAWL SPACE WALLS (EITHER R-10 EXTERIOR INSULATION OR R-13 CAVITY 6. PROVIDE #3 REBARS ON 48" GRID FOR GARAGE AND PATIO SLABS FLOORING NOTES: INCHES (559 MM BY 762 MM) AND SHALL BE LOCATED IN A HALLWAY OR SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT INSULATION) ((ALTERNATIVE TO INSULATING FLOORS OVER CRAWL SPACE)) FLOORING INSTALLERS TO VERIFY ALL MANUFACTURER SPECS. 7. SEE MECHANICAL 'PLUMBING AND ELECTRICAL PLANS FOR UNDER SLAB WORK OTHER READILY ACCESSIBLE LOCATION. WHEN LOCATED IN A WALL, THE IN WHICH THEY ARE LOCATED. INTERCONNECT ON ONE CIRCUIT . CEILINGS (R-38) MEASUREMENT TO BE VERIFIED ON SITE PRIOR TO WORK. 8. ALL REINFORCING SHALL BE CONTINUOUS OR LAPPED A MINIMUM OR 40 BAR OPENING SHALL BE A MINIMUM OF 22 INCHES WIDE BY 30 INCHES HIGH (559 *MARKERS SHALL BE AFFIXED TO THE TRUSSES OR JOIST AND MARKED WITH MINIMUM TYPICAL NOTES FOR GAS SCHEMATIC DIAGRAMPLAN ALL FLOORING TO BE COMPLIANT WITH ALL CITY AND STATE CODES. DIAMETER. EXTEND REINFORCING CONTINUOUS AROUND CORNERS AND INTERSECTIONS MM WIDE BY 762 MM HIGH). WHEN THE ACCESS IS LOCATED IN A CEILING, I. WALL INSTALLATION - MINIMUM 6" AND MAXIMUM 12" BELOW CEILING AND INITIAL INSTALLED THICKNESS BY 1" HIGH NUMBERS. A MINIMUM OF ONE MARKER SHALL 9. INTERIOR BEARING WALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL OR 18" IN TO MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 MINIMUM 18" FROM ANY CORNER. BE INSTALLED FOR EVERY 300 SQ. FT. OF AREA WITH NUMBERS TO FACE THE ATTIC INCHES (762 MM) AT SOME POINT ABOVE THE ACCESS MEASURED 2. CEILING INSTALLATION - MINIMUM 6" FROM ANY VERTICAL SURFACE. ACCESS OPENING (MARKERS SHALL BE INSTALLED AT COMBO ROUGH-IN INSPECTION OR 10. PROVED SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE DOOR / WINDOW NOTES: CONTRACTOR SHALL INSTALL PROPER SHUTOFF VALVES & SEDIMENT TRAPS AT VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS. SEE 3. INSTILLATION SHALL BE A MINIMUM OF 3 FEET FROM ANY MECHANICAL WALL INSULATION INSPECTION.) PLACING CONCRETI SECTION M 1305.1.3 FOR ACCESS REQUIREMENTS WHERE MECHANICAL . WOOD FRAMED WALLS 2. ALL PROPANE PIPING SHALL BE IN ACCORDANCE TO THE UFC ARTICLE 82. MANUFACTURER / INSTALLER TO VERIFY ALL EQUIPMENT IS LOCATED IN ATTICS. *INSULATION SHALL BE IN SUBSTANTIAL CONTACT WITH THE SURFACE BEING INSTALLED 3. ALL NONMETALLIC PIPE SHALL BE POLYETHYLENE (PE) & SHALL HAVE A TRACER WIRE WINDOW/ DOOR SIZES PRIOR TO MANUFACTURE /INSTALLATION FILL EXCEEDING 2' MUST HAVE A TO AVOID AIR PATHS THAT BYPASS THE INSULATION. ALL DOORS & WINDOWS TO MEET CODE ROOF VENTILATION CERTIFIED COMPACTION TEST AND REPORT *INSULATION SHALL NOT BE COMPRESSED BY INSET STAPLING OF BATT INSULATION OR 4. EXPOSED PIPING SHALL BE COATED METAL ACCORDING TO UPC. 12115. R806.1 VENTILATION REQUIRED. ENCLOSED ATTICS AND ENCLOSED RAFTER 5. DEPTH OF COVERED PIPE SHALL BE A MIN. OF 12" FOR METALLIC, 18" FOR (PE). OTHER MEANS FLOOR PLAN NOTES: SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE *INSULATION SHALL FILL ALL CAVITIES COMPLETELY BY CUTTING INSULATION AROUND MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO WORK. 6. A PRESSURE TEST IS REQUIRED, 10 LBS. FOR 15 MINUTES. UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH ALL FOOTINGS SHALL EXTEND THROUGH ANY FILL, AND THROUGH ANY ELECTRICAL OUTLETS AND SWITCHED, AND BY SLICING INSULATION TO FIT BEHIND & ALL WORK TO BE COMPLIANT WITH IRC 2018 AND AMENDMENTS. CLAY LAYERS AND SHALL BE SEATED UPON UNDISTURBED, NON-EXPANSIVE SOILS. **HOT WATER HEATER NOTES** SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE **BEDROOM OUTLETS** IN FRONT OF ELECTRICAL WIRING & PLUMBING PIPING IN THE CAVITY. ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST 4. MASS WALLS (R-5) WHERE WATER HEATER OR HOT WATER STORAGE TANKS ARE INSTALLED IN LOCATIONS WHERE LEAKAGE OF DIMENSION OF 1116 INCH (L.6 MM) MINIMUM AND 114 INCH (6.4 MM) MAXIMUM. *MASS WALLS SHALL BE CONSIDERED WALLS OF CONCRETE BLOCK, CONCRETE, THE TANK OR CONNECTIONS WILL CAUSE DAMAGE, THE TANK OR WATER HEATER SHALL BE INSTALLED IN VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 114 INCH INSULATED CONCRETE FORM (ICF.) MASONRY CAVITY, BRICK (OTHER THAN BRICK E3802.12). ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT SINGLE PHASE **DOOR AND WINDOW NOTES:** (6.4 MM) SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH A GALVANIZED STEEL PAN. CONDENSATE DRAIN M1411.3.1 (ATTIC/FUR) 15 AND 20 AMPERE OUTLETS INSTALLED IN BEDROOMS SHALL BE PROTECTED BY VENEER,) EARTH (ADOBE, COMPRESSED EARTH BLOCK, RAMMED EARTH) AND SOLID SCREENING, HARDWARE CLOTH, OR SIMILAR MATERIAL WITH OPENINGS TIMBER/LOGS. MASS WALL R-VALUE REQUIREMENTS. WALLS THAT DO NOT MEET A COMBINATION TYPE OR BRANCH / FEEDER TYPE ARC - FAULT CIRCUIT INTERUPTER EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH WATER HEATER RELIEF VALVE SHALL EXTEND OUTSIDE OF BUILDING WITH THE END OF PIPE NOT HAVING A LEAST DIMENSION OF 1 (L.6 MM) MINIMUM AND 114 INCH (6.4 MM) CRITERIA FOR INSULATION PLACEMENT SHALL MEET THE WOOD FRAMED WALL INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.EFFECTIVE FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR MORE THEN SIX INCHES ABOVE THE GROUND AND POINTING DOWNWARD INSULATION REQUIREMENTS OF SECTION 402.1.1 IECC 2018 JANUARY 1ST 2008. SUCH ARC-FAULT CIRCUIT INTERUPTER DEVICES SHALL BE HEIGHT AND SHALL HAVE A MINIMUM OPEN ABLE AREA OF 5.7 SQ. FT. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE 5. WOOD FRAMED FLOORS COMBINATION TYPE. EGRESS WINDOWS SHALL NOT HAVE AN OPEN ABLE AREA LESS THAN REQUIREMENTS OF SECTION R802. 7. REQUIRED VENTILATION OPENINGS *INSULATION SHALL BE IN SUBSTANTIAL CONTACT WITH THE SURFACE BEING INSULATED 20" WIDE OR 24" HIGH. SHALL OPEN DIRECTLY TO THE OUTSIDE AIR. TO AVOID AIR PATHS THAT BYPASS THE INSULATION, INSTALLING SUPPORTS (WOOD, HOT WATER CIRCULATING SYSTEM EXCEPTION: ATTIC VENTILATION SHALL NOT BE REQUIRED WHEN LATH, METAL STAVES OR OTHER.) ALL WALK-THRU DOORS SHALL BE _ DETERMINED NOT NECESSARY BY THE CODE OFFICIAL DUE TO ATMO-6. BASEMENT WALLS (EITHER R-10 EXTERIOR INSULATION OR R-13 CAVITY INSULATION) ALL NEW RESIDENCES EXCEEDING 1200 SQFT WITH TWO OR MORE BATHROOMS SPHERIC OR CLIMATIC CONDITIONS. * EACH WALL OF BASEMENT MUST BE CONSIDERED SEPARATE TO DETERMINE WHETHER INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY SHALL HAVE A HOT WATER RECIRCULATING SYSTEM . CLOTHES DRYER EXHAUST DUCT SHALL IT IS A BASEMENT WALL OR EXTERIOR WALL. A WALL THAT IS LESS THEN 50% BELOW HOME OWNER PRIOR ORDERING ALL HOT WATER RECIRCULATING SYSTEM PIPING SHALL BE INSULATED TO AT LEAST R-2 R806.2 MINIMUM VENT AREA. AT LEAST THE DIAMETER OF THE APPLIANCE GRADE IS AN EXTERIOR WALL AND MUST MEET THE INSULATION REQUIREMENTS FOR HOT WATER RECIRCULATING SYSTEM SHALL INCLUDE AND AUTOMATIC OR READILY ACCESSIBLE THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF OUTLET AS RECOMMENDED BY THE MANUFACTURER DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT MANUAL SWITCH THAT TURN OFF THE RECIRCULATING HOT WATER PUMP WHEN THE SYSTEMS THE VENTED SPACE. IT SHALL NOT EXCEED 25' AND SHALL TERMINATE NOT 7. SLAB FLOORS (R-10 VERTICAL TO TOP OF FOOTING INSIDE EDGE OF STEM) FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR NOT IN USE. THERMAL SIPHONING SYSTEM SHALL HAVE A VALVE TO REDUCE FLOW **EXCEPTION**: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF NOT LESS THE 3' FROM PROPERTY LINE *MOST OF HEAT LOSS FROM SLAB WILL OCCUR IN THE EDGE THAT IS EXPOSED SHALL BE SELF CLOSING THE VENTED SPACE PROVED ONE OR MORE OF THE FOLLOWING DIRECTLY TO OUTSIDE AIR. THE INSULATION MUST BE INSTALLED TO THE TOP OF THE CONDITIONS ARE MET: . RESIDENCE SHALL HAVE A MINIMUM OF TWO 20 AMP RATED SLAB EDGE TO PREVENT THIS HEAT LOSS. THERE ARE SEVERAL METHODS TO ACHIEVE EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAYS I . IN CLIMATE ZONES 6, 7 AND 8, A CLASS I OR II VAPOR RETARDER IS BRANCH CIRCUITS FOR RECEPTACLES LOCATED IN THE KITCHEN SLAB INSULATING. (SEE SPECIFIC DETAILS ON FOUNDATION PLAN IF APPLICABLE.) SHALL BE 32" MIN. DOOR SHALL BE OPEN ABLE FROM INSIDE INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING. PANTRY, BREAKFAST, AND DINING AREAS, A SEPARATE 20 AMP RATED 8. CRAWL SPACE WALLS INSULATION SHALL BE PERMANENTLY FASTENED TO THE WALL WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR 2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE BRANCH CIRCUIT TO THE LAUNDRY AND A SEPARATE 20 AMP RATED AND EXTEND DOWNWARD FROM THE FLOOR TO THE FINISHED GRADE LEVEL AND THE EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN BRANCH CIRCUIT FOR BATHROOMS VERTICAL AND / OR HORIZONTAL FOR AT LEAST AN ADDITION 24". WITH MIN. U-VALUE OF 0.60 THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER *A CONTINUOUS VAPOR RETARDER SHALL BE INSTALLED TO THE EXPOSED EARTH. SEE VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW 3. ALL 125-VOLT, SINGLE-PHASE, 15 AND 20 AMP RECEPTACLES IN THE FOLLOWING DETAILS IF APPLICABLE. GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH LOCATIONS SHALL BE GFCI PROTECTED: BATHROOMS GARAGES UNFINISHED 9. PENETRATIONS THRU GARAGE FIREWALL TO BE CAULKED WITH ASTM14 OR THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR ACCESSORY BUILDINGS, CRAWL SPACES UNFINISHED BASEMENTS, BAR SINKS UL1429 APPROVED CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING (WITHIN 6FEET) AND LAUNDRY SINKS (WITHIN 6 FEET) 10 BAND JOIST AND OTHER INTERSTITIAL FLOOR ELEMENTS SHALL BE INSULATED MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST 4. ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLTS, SINGLE-PHASE, 15-AND 20AMP CRAWL SPACE VENTILATION POINT OF THE SPACE SHALL BE PERMITTED. OUTLETS INSTALLED IN THE FAMILY , DINING , LIVING ROOMS, PARLORS LIBRARIES DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSET, HALLWAYS AND SIMILAR 1. ALL WORK AND MATERIALS SHALL CONFORM TO THE IRC 2018 ROOM OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S) AND LOCAL AMENDMENTS. LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT. THIS INCLUDES DESIGN LOADS -ALL LIGHT, SWITCHES(FOR INTERIOR AND EXTERIOR LIGHTS FANS AND RECEPTACLES) ROOF LIVE LOAD 30 PSF ROOF DEAD LOAD 10 PSF W/ TILE 15PSF FLOOR LIVE LOAD 40 PSF FLOOR DEAD LOAD 10 PSF WIND LOAD 90 MPI ALL WINDOWS PER 2018 IRC R613 SMOKE DETECTORS SHALL BE LOCATED PER 2018 IRC R313 SPACING. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG SHOWER STALLS AND TUB / SHOWER COMBINATIONS SHALL HAVE TILE 6' UP FROM FINISHED FLOOR AND WATER RESISTANT GYP.BOARD THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET (1829 MM), MEASURED HORIZONTALLY, FROM AN OUTLET IN STAIRWAYS PER 2018 IRC R311.5 THAT SPACE. RECEPTACLES SHALL, INSOFAR AS PRACTICABLE PROVIDE FIREBLOCKING IN ALL STUD WALLS AT FURRED DOWN AREAS BE SPACED EQUAL DISTANCES APART. AND AT SOFFITS. WINDOWS WITHIN 24" OF A DOOR MUST BE TEMPERED GLASS E3801.2.2 WALL SPACE. AS USED IN THIS SECTION, A WALL SPACE SHALL INCLUDE THE R302.4 MEMBRANE AND THROUGH PENETRATION THRU FIRE WALLS SEE SECTION R302.4 1. ANY SPACE THAT IS 2 FEET (610 MM) OR MORE IN WIDTH PENETRATIONS THROUGH SEPARATION WALL SHALL BE PROTECTED BY FILL THE OPENING , (INCLUDING SPACE MEASURED AROUND CORNERS), AND THAT AROUND THE PENETRATING ITEM WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF IS UNBROKEN ALONG THE FLOOR LINE BY DOORWAYS, FIREPLACES, FLAME AND PRODUCTS OF COMBUSTION AND SIMILAR OPENINGS 2. THE SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, R.302.5 DWELLING/GARAGE PENETRATIONS TABLE R302.6. THE GARAGE SHALL BE SEPARATED FROM EXCLUDING SLIDING PANELS. 3. THE SPACE CREATED BY FIXED ROOM DIVIDERS SUCH AS THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THEN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE, GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE RAILINGS AND FREESTANDING BAR-TYPE COUNTERS. ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THEN 1/2" GYPSUM BOATED OR EQUIVALENT R702.4.2 CEMENT, FIBER-CEMENTED GLASS MAT GYPSUM BACKER SHALL BE USED AS BACKER FOR WALL TILE AND TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. SUCH WALLS SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THE 6FEET ABOVE THE FLOOR

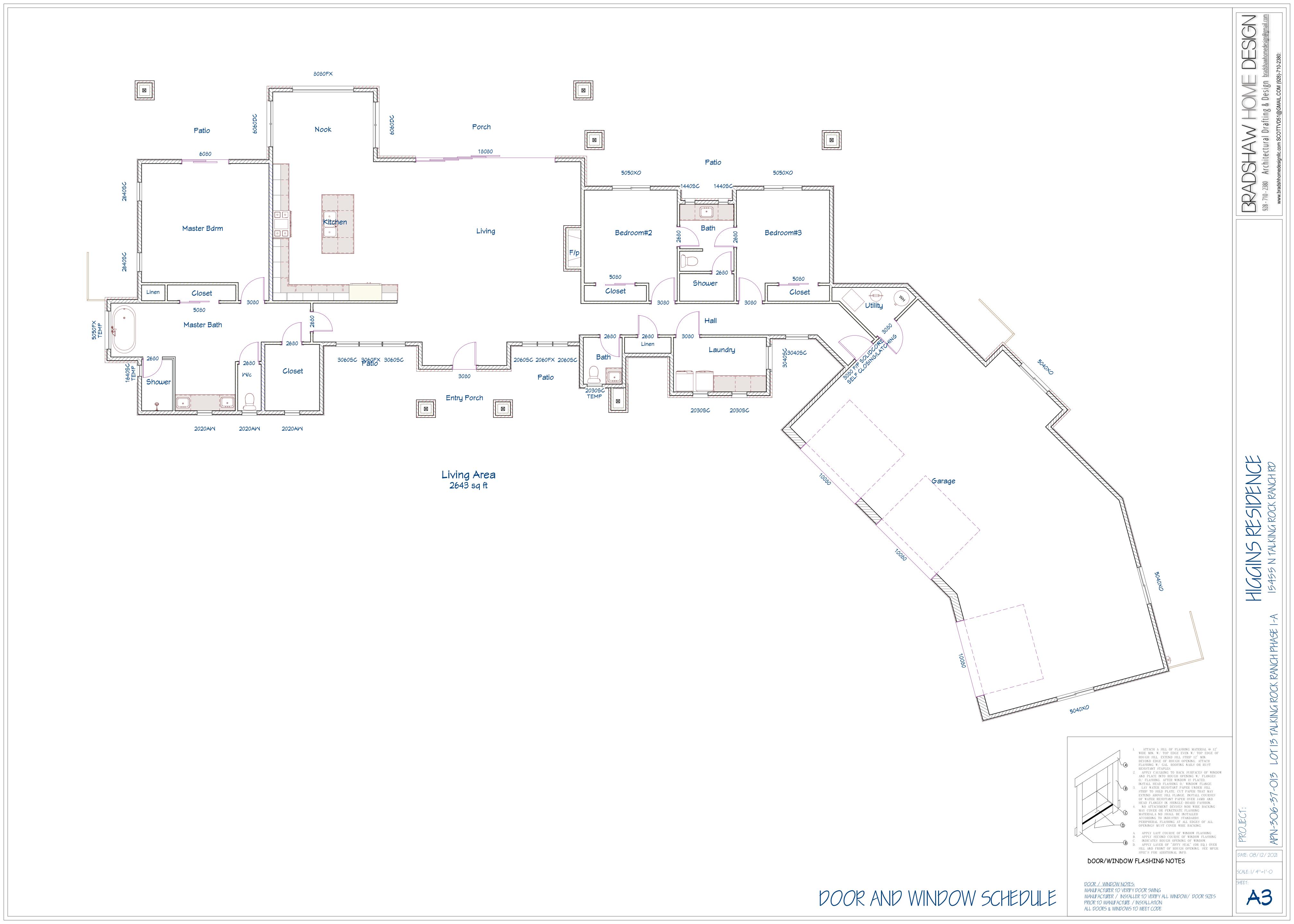
> R703.8 PROVIDE APPROVED CORROSION RESISTANT FLASHING OR SELF-ADHERED MEMBRANE FLASHING DETAIL AT ALL EXTERIOR WINDOW, DOORS CHIMNEYS, MATERIAL CHANGES, WALL ROOF INTERSECTIONS.

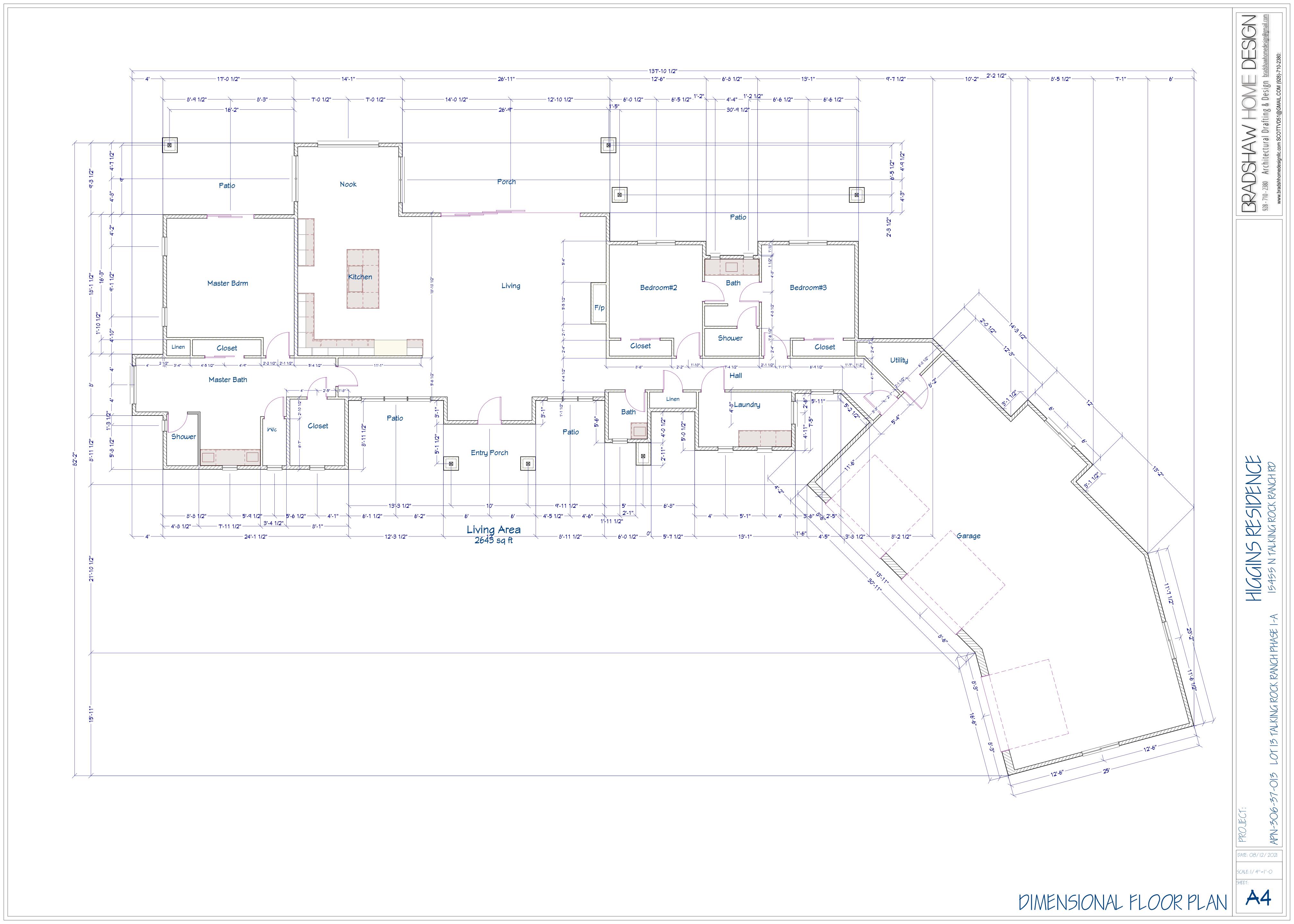
BUILT-IN GUTTERS AND PROJECTING WOOD TRIM OR LEDGER

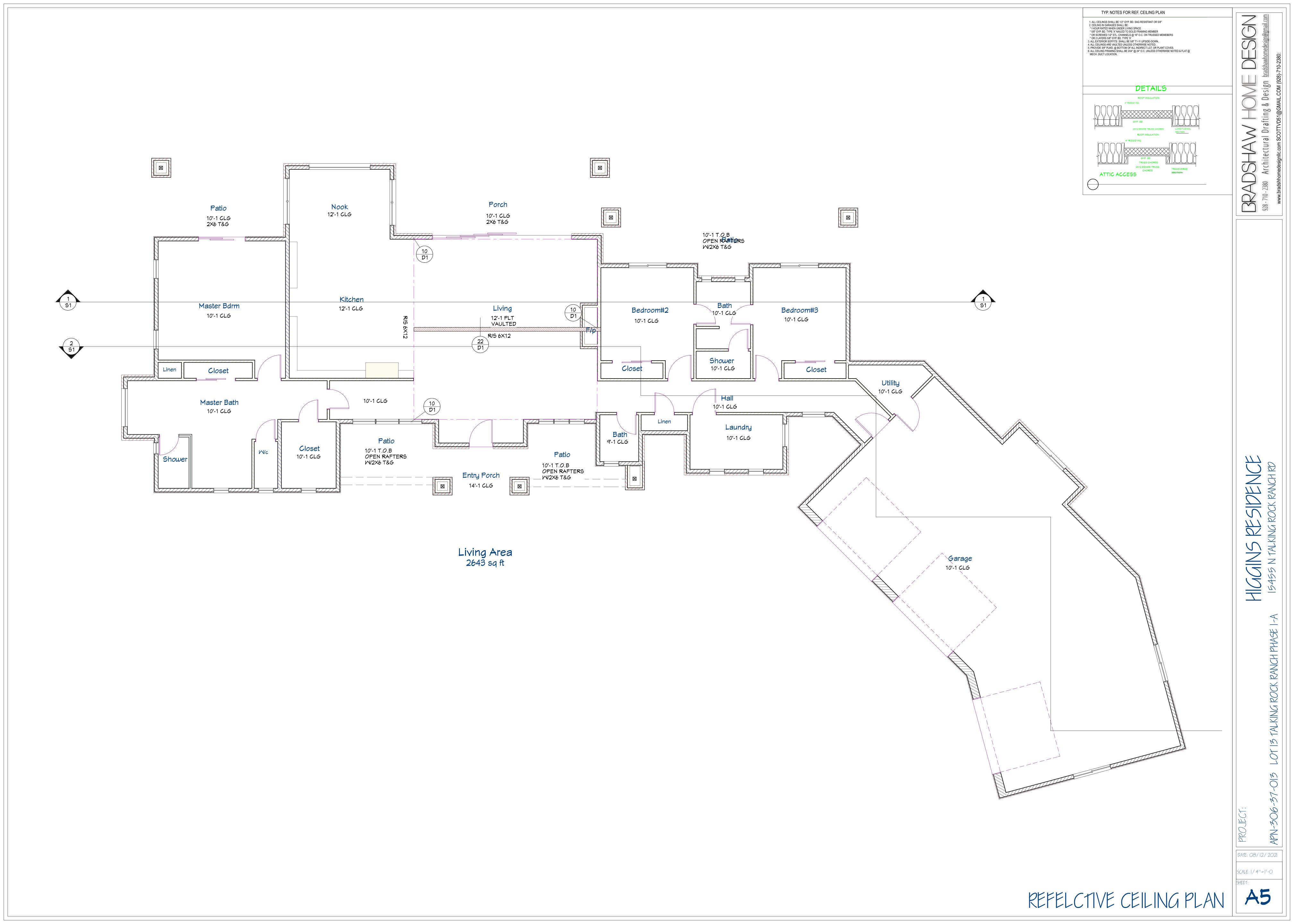


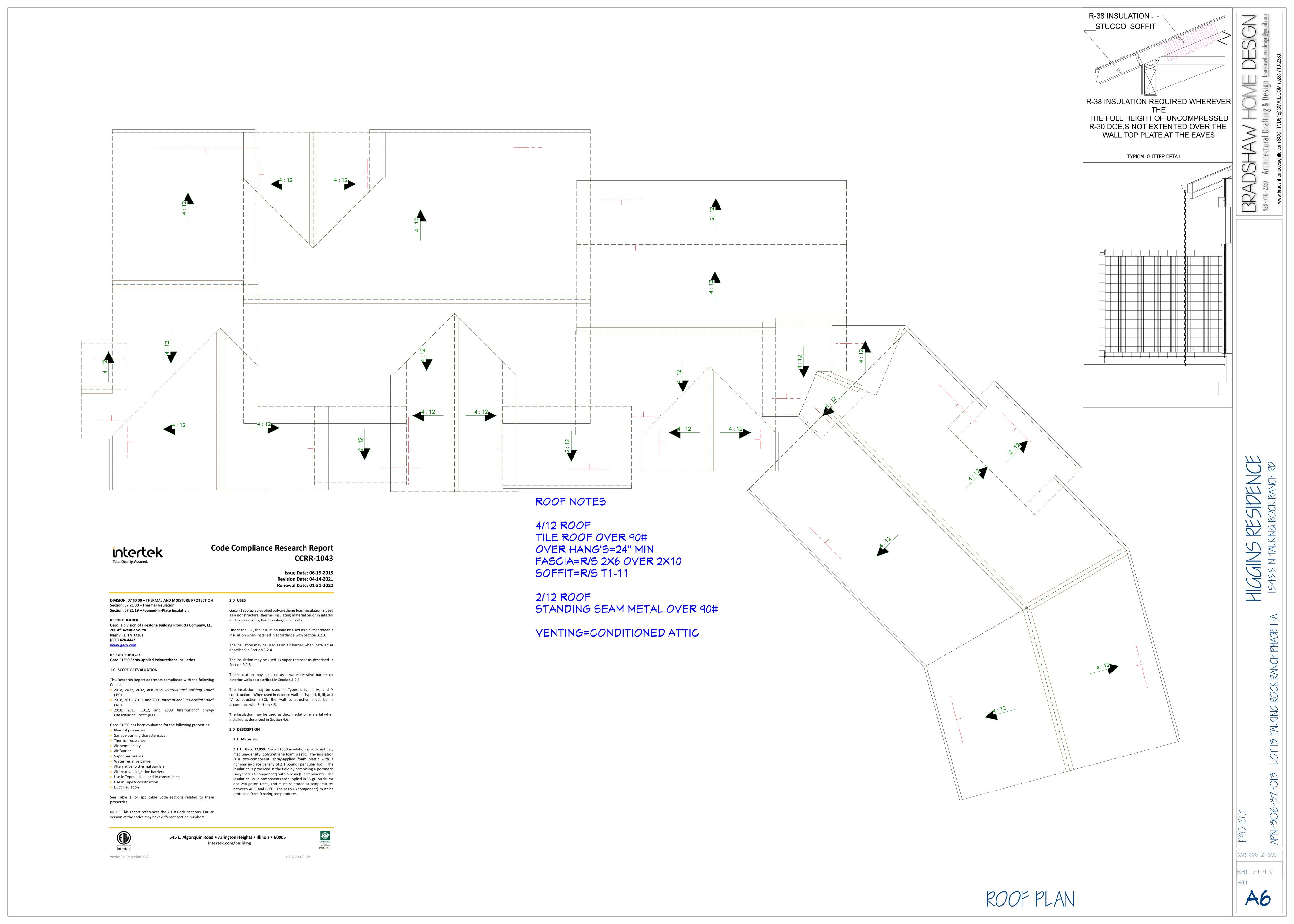


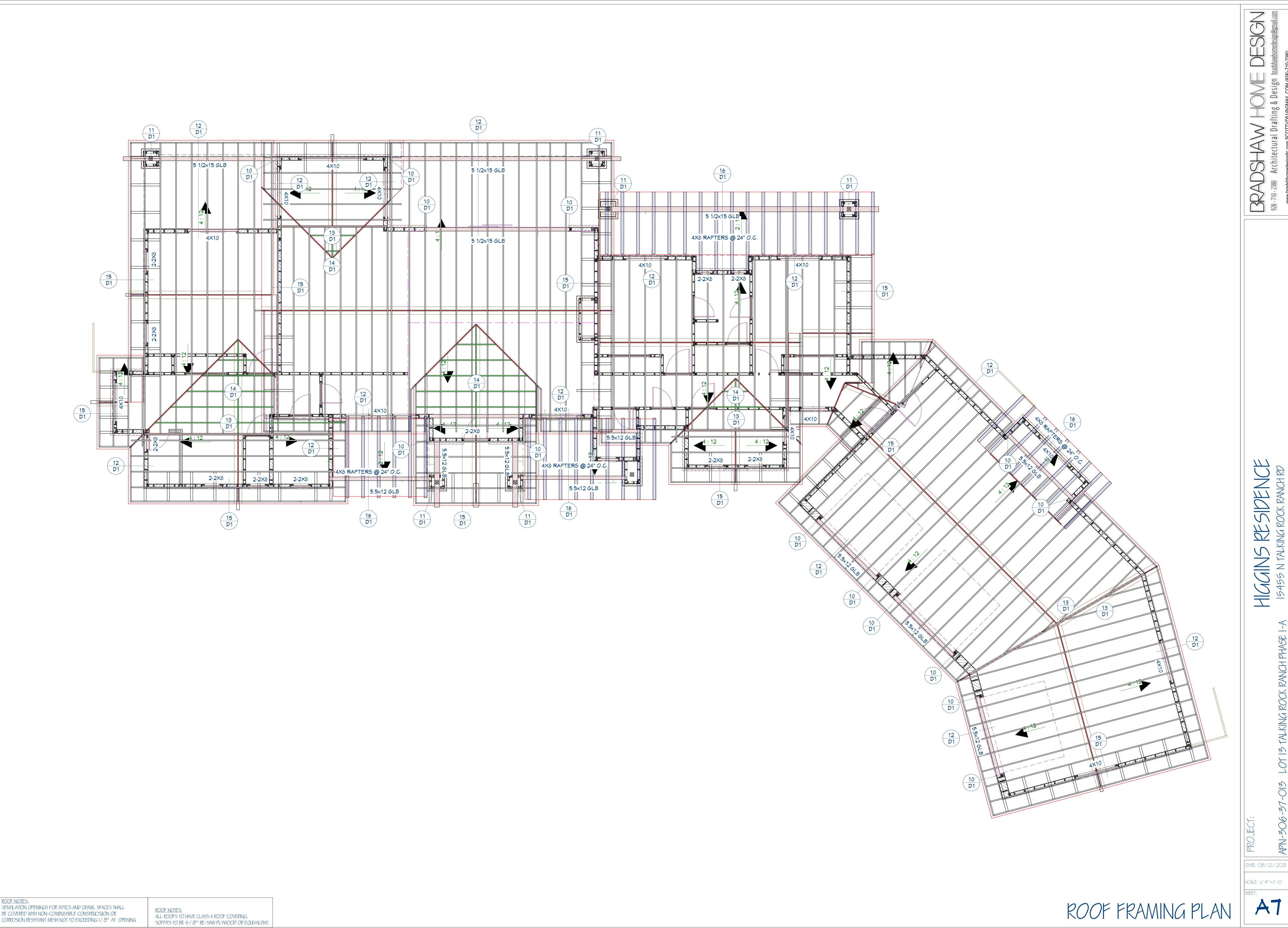






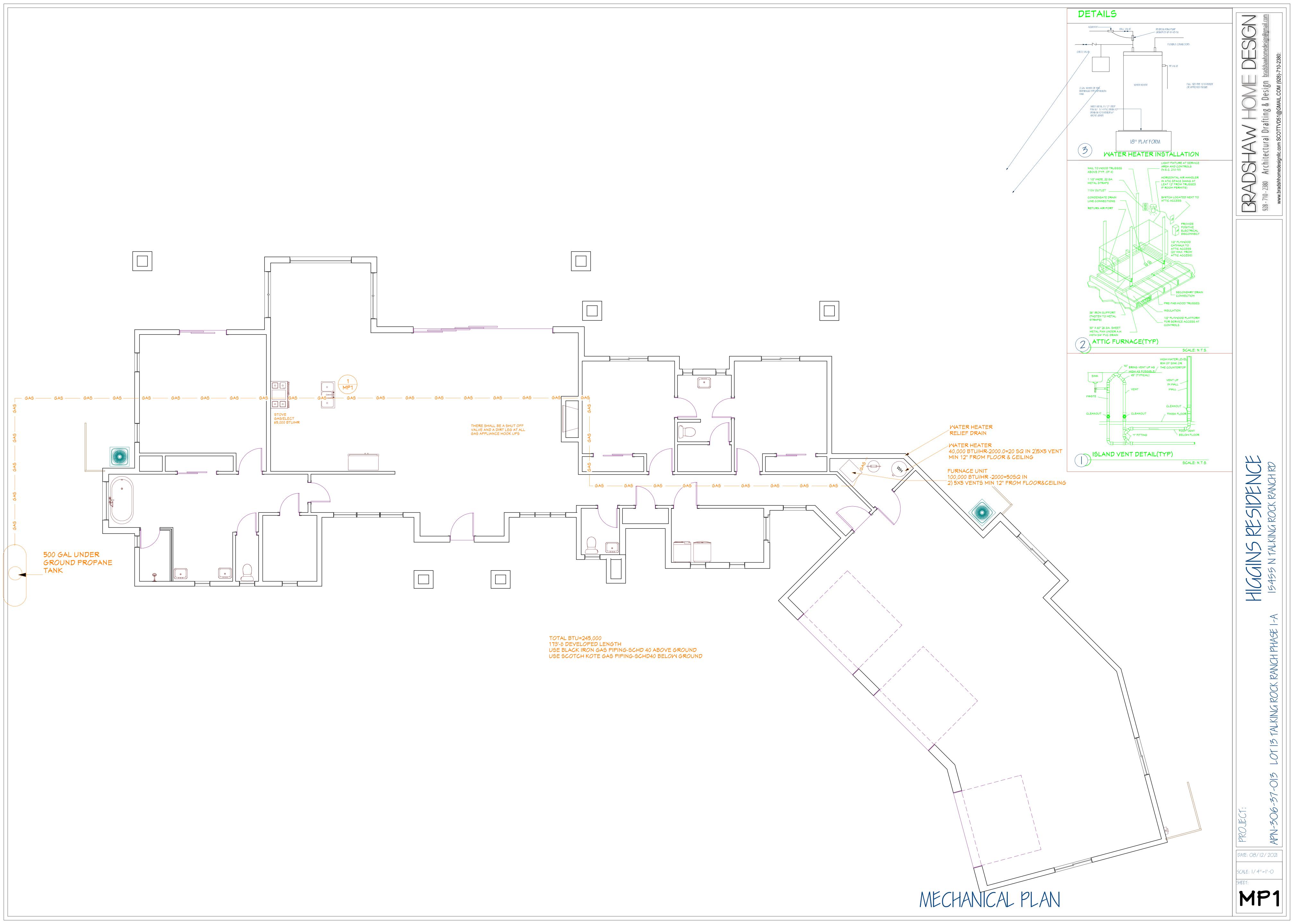


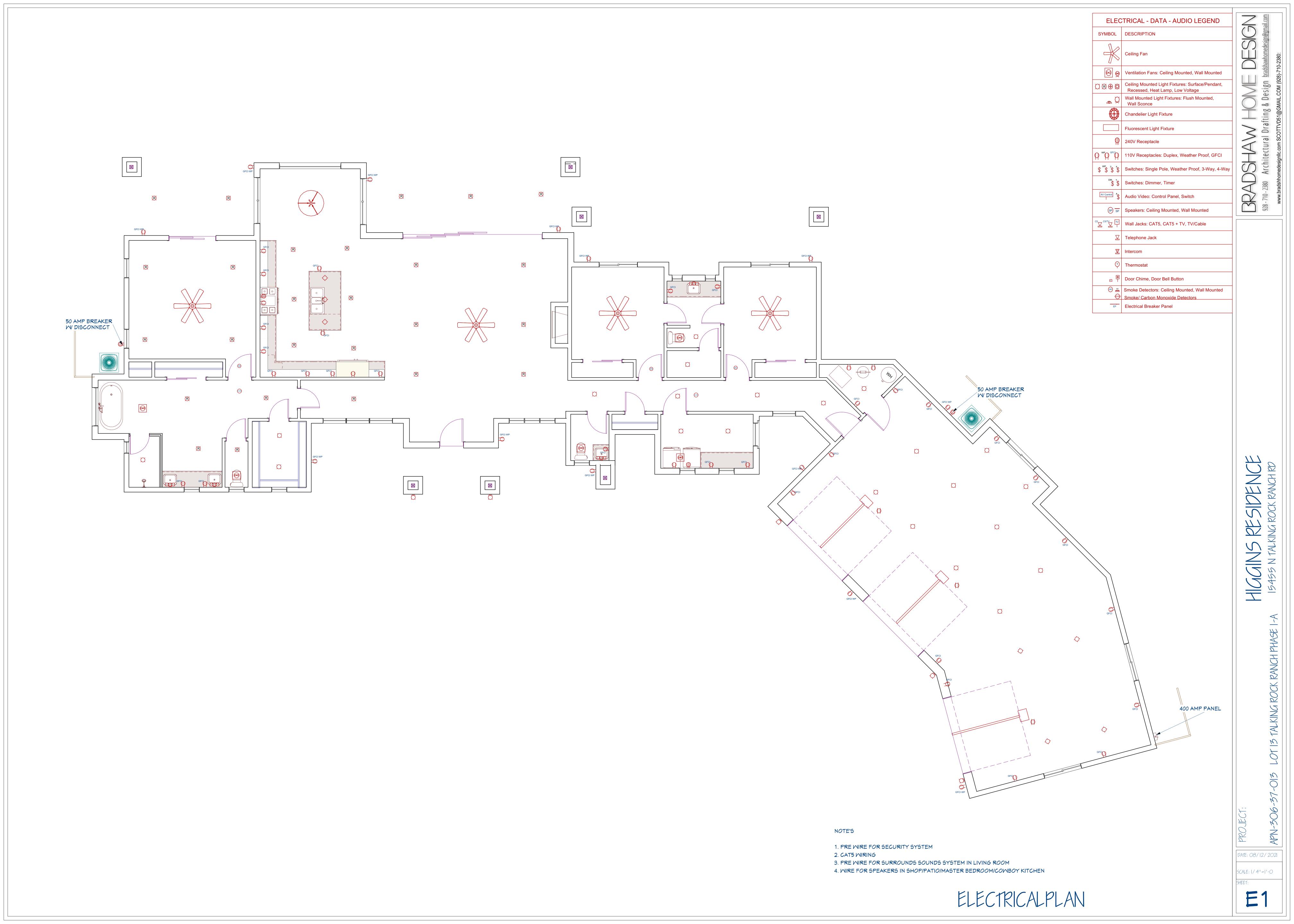




HIGGINS RESIDENCE 15455 N TALKING ROCK RANCH RD

DATE: 08/12/2021 SCALE: 1/4"=1"-0











BUILDING SECTION 51

