Reglet, Flashings, Parapets

R903.2 Flashing
Flashing's shall be installed in a manner that prevents moisture from entering the wall and roof through joints in copings, through moisture permeable materials and at intersections with parapte walls and other penetrations through the roof plane.

R90.2.1 Locations
Flashings shall be installed at the wall roof and roof intersections, wherever there is a change in roof slope or direction and around roof openings. Where flashing is of metal the metall shall be corrosion resistant with a thickness of not less than 0.019 inch (0.5mm).(No. 26 galavanized sheet)

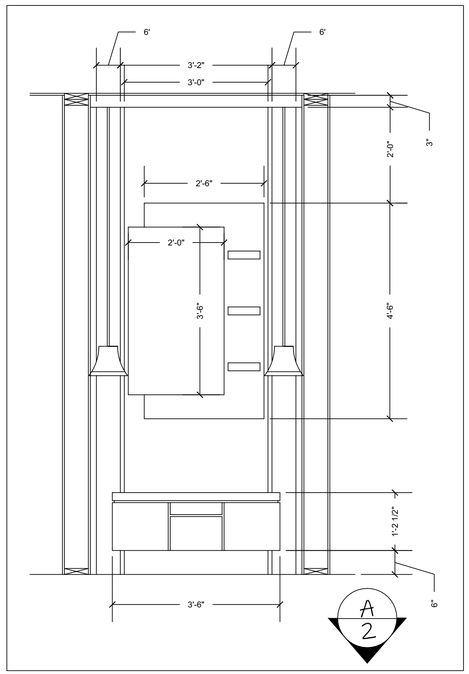
903.2.2 Crickets and saddles.
A cricket or saddle shall be installed on ridge side of any chimney or penetration more than 30 inches (762mm) wide as measured perpendicular to the the slope. Cricket or saddle coverings shall be sheet metal or of the same material as the roof covering.

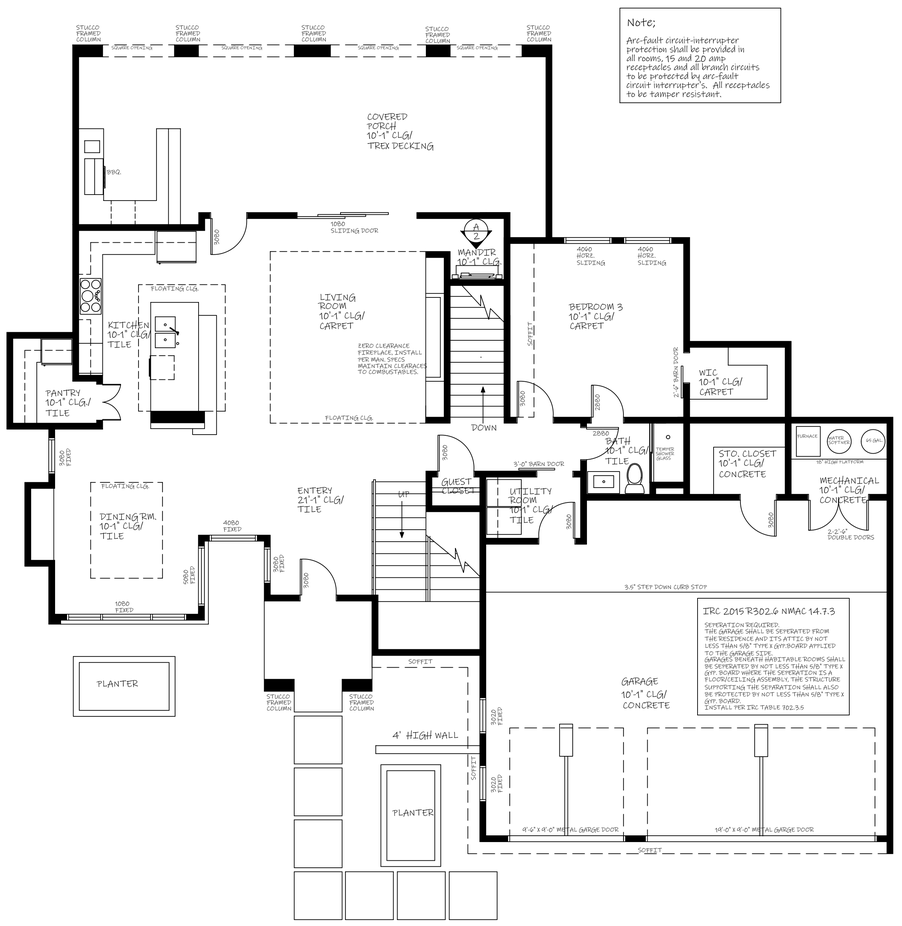
R903.3 (NMAC 14.7.3.17) Plastered parapets.
Plastered parapets shall require seamless but permeable waterproof cover or weather barrier capping the entire parapet and wrapping over each side. The cover shall extend past any break from the verticala minimum of four (4") inches on the wall side. On the roof side, the cover shall properly lap any rising roof felts or membranes and be properly sealed. A layer of furred expanded metal lath shall be installed over the cover before plaster or stucco is applied. the lath shall extend past any break from the vertical on the wall side a minimum of five (5") inches and on the roof side, the same distance as the cover below, allowing for plaster stops or seals. No penetrating fasteners are allowed on the horizontal surface of parapets.

Section R905.9.5 Canales and scuppers.
All canales or scuppers must have a metal pan lining extending 6 inches minimum past the inside of the parapet and 6 inches minimum to each side of the canale or scupper opening. All canales or scuppers must have positive drainage.

Building Thermal Envelope Table 402.1.1
301.1 Climate Zone 4 albuquerque, NM.

1. Fenestration U-Factor	0.35
2. Skylight U-Factor	0.60
3. South, East, West Facing Glazed Fenestration	Low E Glass Required
4. Ceiling R- Value	R-38
5. Wood frame wall R-Value 2x4 Framed Walls	R-21 2X6 walls R-13 + R-7 Insulated Sheath
6. Mass Wall R- Value	R-9
7. Floor R- Value	R-21
8. Basement Wall R-value	R-10/R-13
9. Slab R- Value & Depth	R-15 / 2ft. Heated Slabs R-10 , 2ft. Unheated Slabs
10. Crawl spaces R- Value	R-10/ R-13





Note;
Arc-fault circuit-interrupter protection shall be provided in all rooms, 15 and 20 amp receptacles and all branch circuits to be protected by arc-fault circuit interrupter's. All receptacles to be tamper resistant.

IRC 2015 R302.6 NMAC 14.7.3
SEPARATION REQUIRED:
THE GARAGE SHALL BE SEPERATED FROM THE RESIDENCE AND IT'S ATTIC BY NOT LESS THAN 5/8" TYPE X GYP. BOARD APPLIED TO THE GARAGE SIDE.
GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN 5/8" TYPE X GYP. BOARD WHEN A SEPERATION ON THE FLOOR/CEILING ASSEMBLY. THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 5/8" TYPE X GYP. BOARD.
INSTALL PER IRC TABLE 302.3.5

NM 2015 International Residential Code

Specifications;

Concrete

2500 PSI for concrete slab, footings, and retaing wall unless noted.
3.5" concrete slab minimum w/optional 6x6 10/10 welded wire mesh.
Broom finish all exterior concrete.
2 - # 4 re-bar continuous in footings and thickened slabs min. 40 diameters lap and wire tight. All stem walls fully grouted.
1/2" x 10" anchor bolts A-36 to protrude 2-1/2" embedded 8" at stem wall.
2" urethane insulation at perimeter of building and at heated, unheated transition at garage.

Walls/Exterior

All walls to be framed with #2 or better grade lumber SPF. 7/16" OSB at corners for shear strength. All exterior sheathing to be solid 7/16" OSB waterwood. Block all edges of panels.
Exterior walls to be covered with 2 layers grade D building paper or optional 2 layers tyvek house wrap.
17 gauge stucco netting w/3 coat stucco or optional 20 gauge netting w/2 coat power wall or western 1 coat fiberglass reinforced Stucco system.
All exterior window double glass low-E units.
All exterior doors to have thresh-hold and weather stripping
Caulked to concrete or subfloor.

Walls Interior

2x6 studs 16" oc on all Non-loadbearing walls.
2x6 studs 16" oc at all interior load bearing walls.
2x6 16" oc at garage 1hr. separation wall.
1/2" gypsum board at walls and ceiling with texture per owners preference. tape and bed all joints.
Cement, fiber cement and glass mat gypsum backers to be installed in tub and shower behind tile and panels, green gypsum board not permitted in shower or tub enclosures.
All interior doors to be 8'-0" high unless otherwised noted.

Roof

All membranes to meet or exceed 900 #r.
7/16" OSB with H clips at roof sheathing.
Stagger all joints, 6 mil. poly vapor barrior
Optional w/R30 batt insulation at ceilings.
R-21 at floor between 2st floor unheated and 2nd floor heated.
All sloing flat roofs to have min. 1/4" PLF
Slope with 3-ply built-up roofing.
All trusses to be installed per manufacturers specifications and all lateral bracing per truss engineering locations.
Sloping roof trusses min 3/12 pitch.
See attached engineering fo exact truss construction and installation specs.

Mechanical * Plumbing * Electrical

All mechanical, electrical, and plumbing contractors to permit all work on project and install per UPC, and all applicable codes and code books. When reviewing notify builder of all conflicts for chase locations and chase sizes.
See electrical/mechanical plan for further notes.

Heated/Unheated areas

1st Floor	1702
Garage	951
Front Porch	68
Back Patio	578
Second Floor	1461
Second Floor Deck	421
Basement Floor	740
Basement Patio	237
Total area	6198

Weep Screeds

When an aproved acrylic based exterior finish stucco system or acrylic based color coat is applied, a minimum 0.019 inch No. 26 galvanized sheet gage, corrosion resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 3.5" shall be provided at or below the foundation plate line on exterior stid wall in accordance with ASTM C 926. The weep screed shall be placed a min. of 4" above the earth or 1/2" above the paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather resistant barrier shall lap the attachment flange the exterior lath shall lap the attachment flange of the weep screed. Weep screeds are not required under covered porches, covered patio's or when a non acrylic based conventional cement plaster and cement plaster color coat as approved in R 703.6.2 is installed.

Water heater Specs.

1. Storage Type: Stored
2. Capacity: 65 gal.
3. Manufacturer:
4. Model #:
5. Efficiency Rating:
6. Energy Star Rated? Yes
7. WH w/ vertical pipe risers to have a heat trap on both inlet and outlet of the water heater or is equipped w/ an intergral heat trap

NM 2015 IRC R310.1.1/ R310.1.2/ R310.1.3

All window in bedrooms to have a min. 5.7 sq. ft. opening with a max. 44" sill height. Window min. 24" height, 20" width Exception; Grade floor openings shall have a in. net clear opening of 5 sq. ft.

All exterior doors including door from garage to heated to have at least one deadbolt, with door jamb solid filled between frame and jamb.

Address numbers should be legible and easily read from the street.

Note;
An electrode encased by at least 2" of concrete located within and near the bottom of a concreted foundation or footing that is in direct contract of at least 20' of one or more electrically conductive steel reinforcing Re-bar of not less than 1/2" diam.

Tub, Shower Protection NM 2015 IRC

Section 702.4.2
Cement, Fiber-cement and glass mat gypsum backers to be installed in tub and shower behind tile and panels. Green gypsum board not permitted in shower or tub enclosure.

FIRST FLOOR PLAN

SCALE; 3/16" = 1'-0"
1702 HEATED SQUARE FEET

2 G DESIGN
4520 LOWER TERRACE CIRCLE NE
ALBUQUERQUE, NM. 87111
505-362-2009

APRIL 5, 2021

FLOOR PLAN

AKASH & NIKI PATEL
CUSTOM HOME
ALBUQUERQUE, NM.

SHEET
2
OF 10 SHEETS