

Reglet, Flashings, Parapets

R403.2 Flashing
Flashings 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 parapet walls and other penetrations through the roof plane.

R402.1 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 metal shall be corrosion resistant with a thickness of not less than 0.019 inch (0.5mm) (No. 26 galvanized sheet)

R403.2.2 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 slope. Cricket or saddle coverings shall be sheet metal or of the same material as the roof covering.

R403.3 (NMAC 14-7-3.17) Plastered parapets.
Plastered parapets shall require seamless least permeable waterproof cover or weather barrier capping the entire parapet and wrapping over each side. The cover shall extend past any break from the vertical a 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 R405.4.5 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-30
5. Wood frame wall R-Value	R-21 2x6 walls
6. 2x4 Framed Walls	R-13 + R-7 Insulated Sheath
7. Glass Wall R-Value	R-5
8. Floor R-Value	R-21
9. Basement Wall R-Value	R-10/R-13
10. Slab R-Value & Depth	R-15 / 2-ft. Heated Slabs
11. Crawl spaces R-Value	R-10 / R-13

Water heater Specs.

- Storage Type Stored
- Capacity 65 gal.
- Manufacturer
- Model #
- Efficiency Rating
- Energy Star Rated? Yes
- VH w/ vertical pipe risers to have a heat trap on both inlet and outlet of the water heater or is equipped w/ an integral heat trap

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

All windows 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 min. 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 contact 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

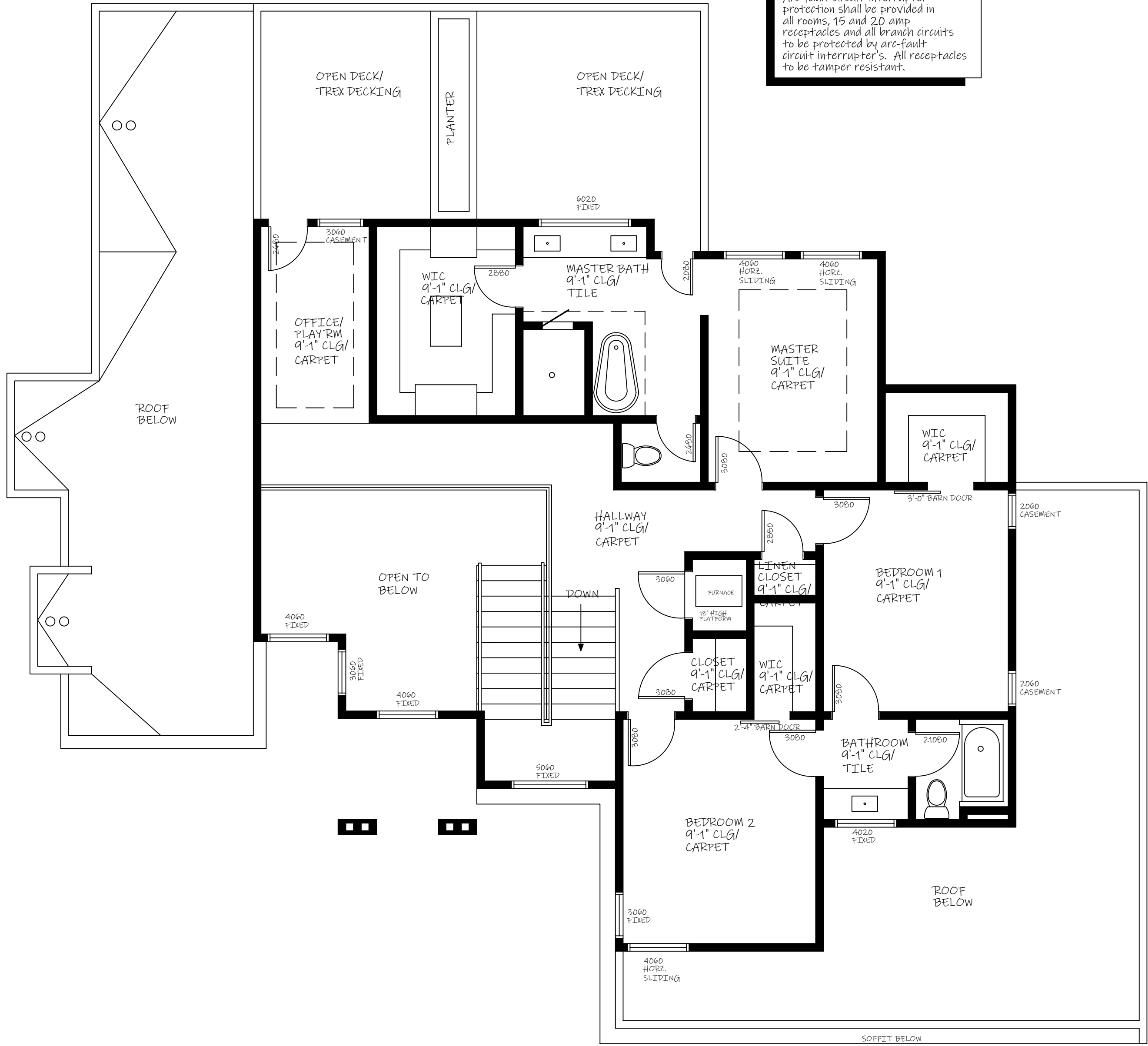
Section 702.4.2
Cement, Flier-cement and glass mat gypsum backers to be installed in tub and shower behind tile and panels. Green gypsum board not permitted in shower or tub enclosure.

Weep Screeds

When an approved 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 stud 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.

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.



Specifications:

Concrete

2500 PSI for concrete slab, footings, and retaining wall unless noted.
3.5" concrete slab minimum w/optional 6x6 10/10 welded wire mesh.
Brown 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 waterproof. 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 windows double glass low-E units.
All exterior doors to have flush-hold and weather stripping caulked to concrete or subfloor.

Walls Interior

2x4 studs 16" oc on all Non-loadbearing walls.
2x4 studs 16" oc at all interior load bearing walls.
2x6 16" oc at garage 11w/ 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 otherwise noted.

Roof

All membranes to meet or exceed 900 ft.
7/16" OSB with H clips at roof sheathing.
Stagger all joints, 6 mil. poly vapor barrier.
Optional w/ R30 batt insulation at ceilings.
R-21 at floor between 2nd floor unheated and 2nd floor heated.
All sloping flat roofs to have min. 1/4" PLF Slope with 5-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 to 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

2ND Floor	1461
DECK	421
Total Living Area	1888

SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"
1461 HEATED SQUARE FEET

2 G DESIGN

4520 LOWER TERRACE CIRCLE NE
ALBUQUERQUE, NM 87111
505-362-2009

APRIL 5, 2021

AKASH & NIKI PATEL
CUSTOM HOME
ALBUQUERQUE, NM.

SHEET

4

OF 10 SHEETS