



Reglet, Flashings, Parapets

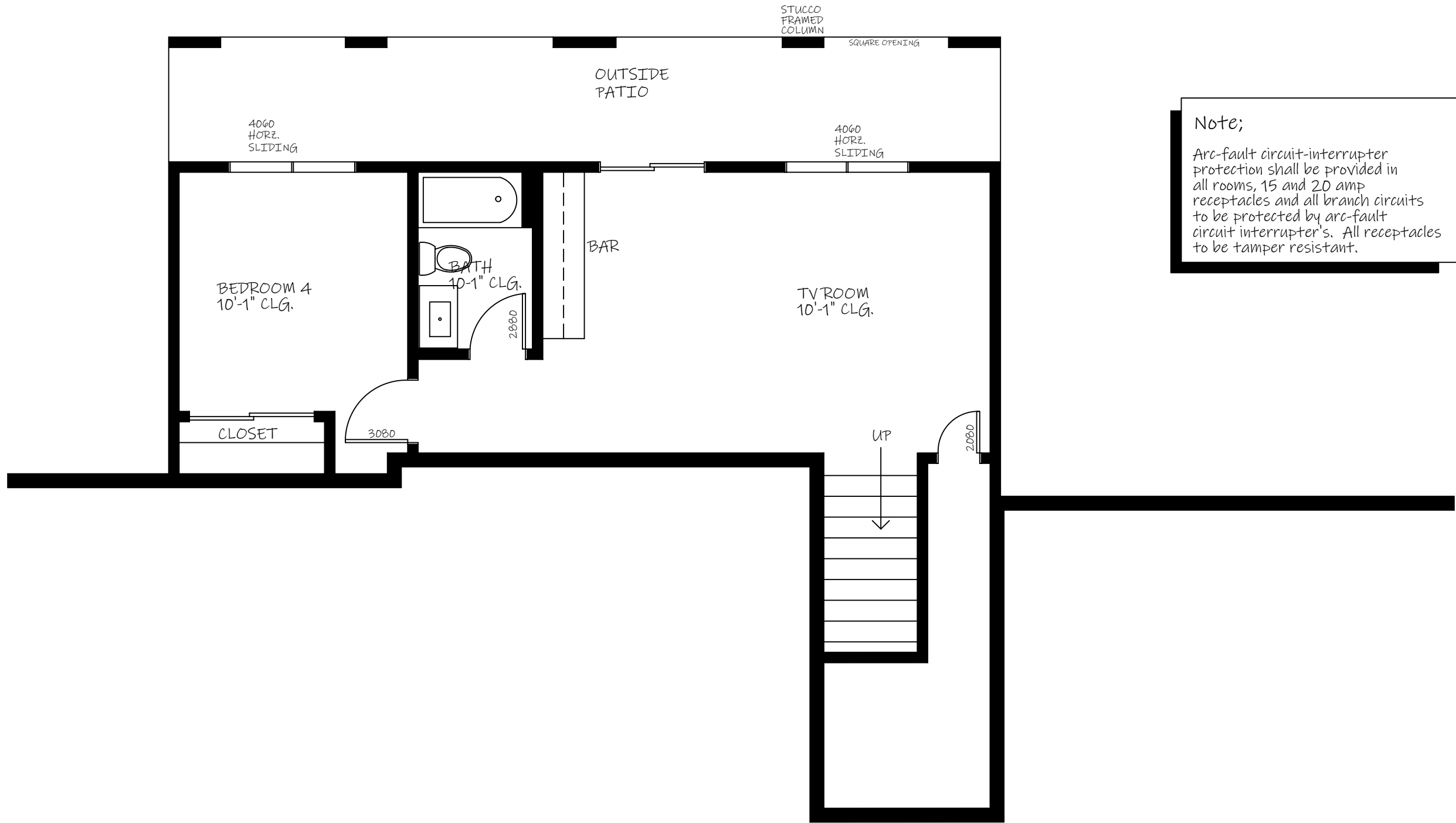
**R403.2 Flashing**  
Flashing shall be installed in a manner that prevents moisture from entering the wall and roof through joints in copings, through moisture permeable materials and at intersections with parapet walls and other penetrations through the roof plane.

**R403.2.1 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 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 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, 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 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 R405.9.5 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.



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.

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-35
5. Wood frame wall R-Value	R-21 2x6 walls
6. Mass wall R-Value	R-13 + R-7 Insulated Sheath
7. Floor R-Value	R-15
8. Basement Wall R-Value	R-21
9. slab R-Value & Depth	R-10/R-13
10. Crawl spaces R-Value	R-15 / 2 Ft. Heated Slabs
	R-10 / 2 Ft. Unheated Slabs
	R-10/ R-13

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 integral 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 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, 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.

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 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.

BASEMENT FLOOR

SCALE; 3/16"=1'-0"  
740 SQ. FT.

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

APRIL 5, 2021

BASEMENT  
PLAN

AKASH & NIKI PATEL  
CUSTOM HOME  
ALBUQUERQUE, NM.

SHEET

6

OF 10 SHEETS