

PLAN 1400

Permit Set - 10/1/2020



Front View



Rear View

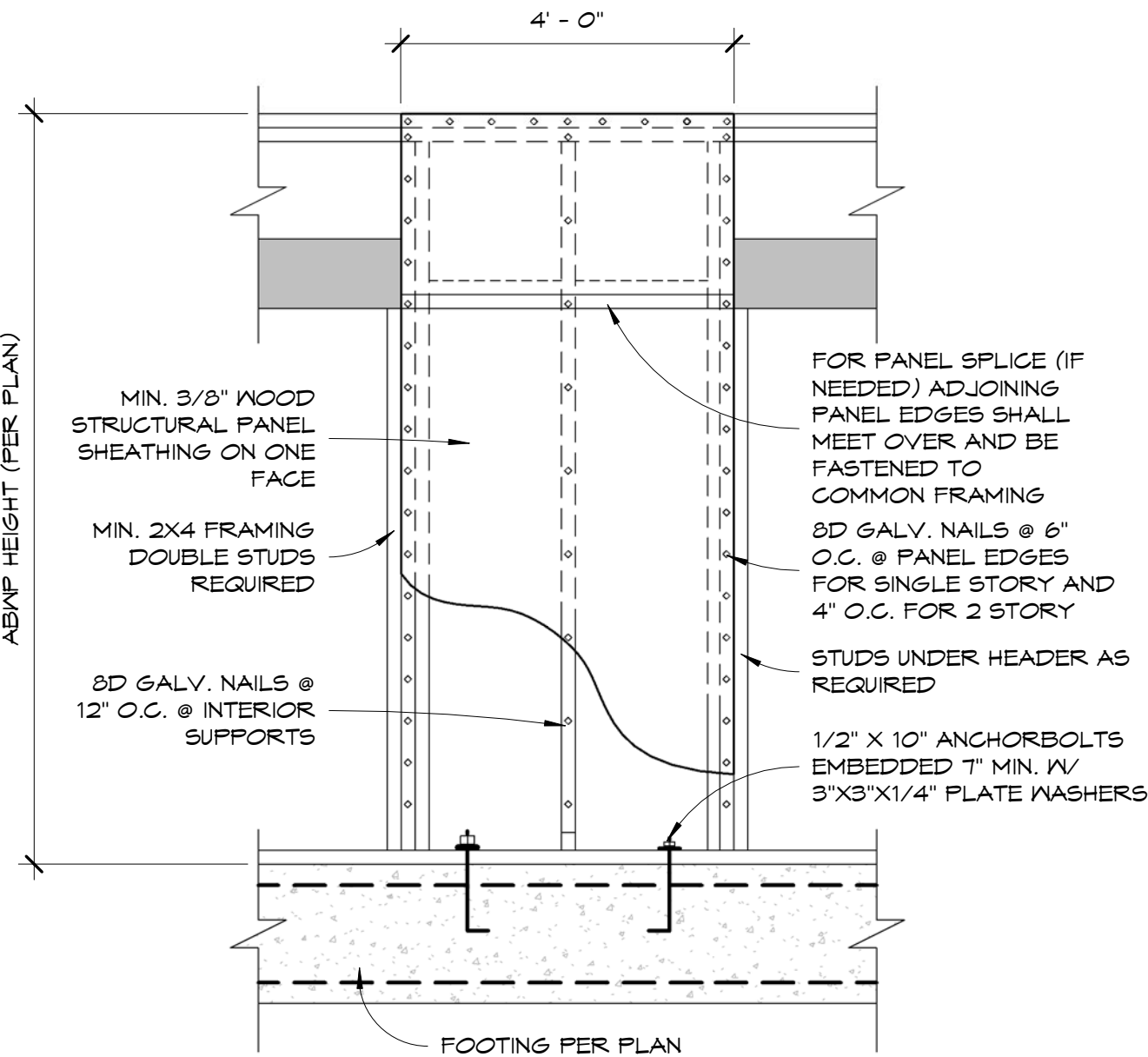
Drawing List

- A1 Site Plan & Floor Plan
- A2 Foundation Plan & Details
- A3 Framing Plan
- A4 Exterior Elevations
- A5 Electrical Plan & Plumbing Schematics
- A6 Energy Efficiency Details

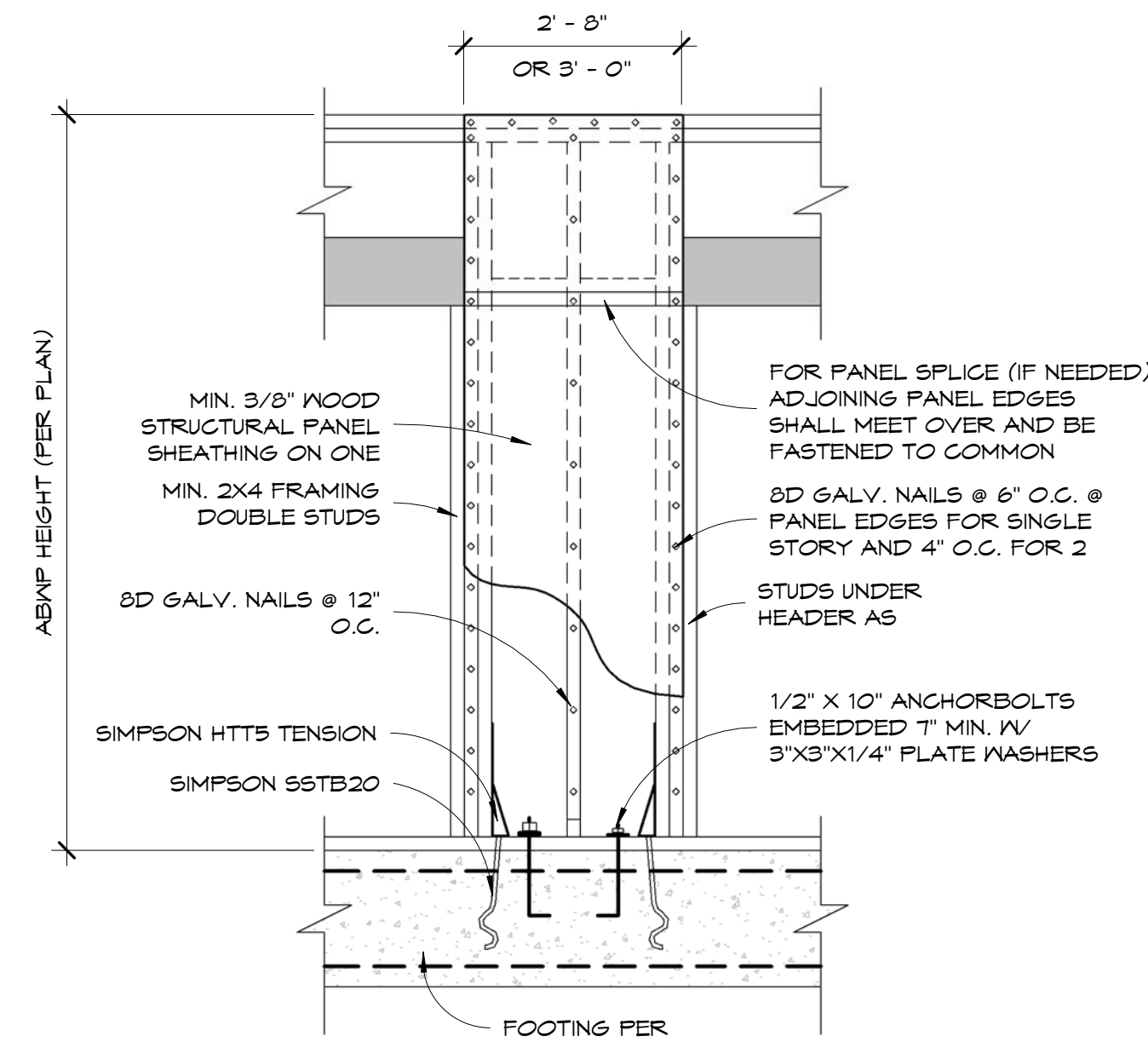
AREAS

LIVING: 1,408 SF
PORCH: 64 SF
GARAGE: 462 SF
PATIO: 220 SF
TOTAL COVERAGE = 2,154 SF

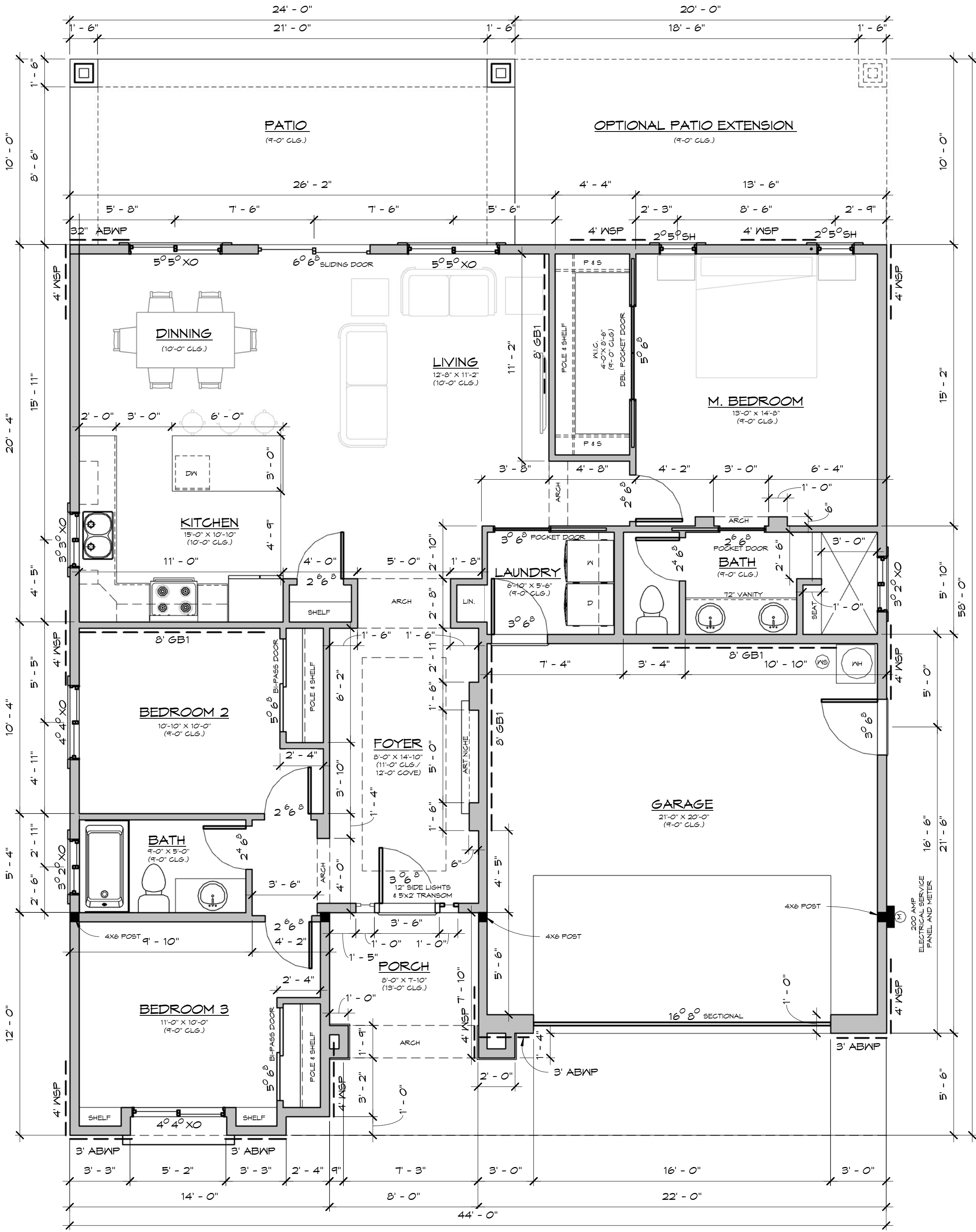
LOT AREA: 5,800 sqft
LOT COVERAGE: 37%



WSP
1/2" = 1'-0"



32" or 3' ABWP
1/2" = 1'-0"



Floor Plan

1/4" = 1'-0"

- ENERGY EFFICIENCY STRUCTURAL/FRAMING NOTES
1.

A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. EXTERIOR THERMAL ENVELOPE SHALL CONTAIN A CONTINUOUS AIR BARRIR.
2.

THE AIR BARRIER IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SEALED. ACCESS OPININGS, DROP DOWN STAIR OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.
3.

JUNCTION OF FOUNDATION AND SILL PLATE SHALL BE SEALED USING SILL SEALER AND/OR CAULKING.
4.

EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER. KNEE WALLS SHALL BE SEALED.
5.

THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING AND BETWEEN SKYLIGHTS AND FRAMING SHALL BE SEALED
6.

RIM JOISTS SHALL BE INSULATED AND INCLUDE THE AIR BARRIER
7.

INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECKING. THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.
8.

DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFT OPENINGS TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.
9.

BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
10.

AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.
11.

RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT, IC RATED, AND SEALED TO THE DRYWALL.
12.

BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT UPON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
13.

HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL
14.

AN AIR BARRIER SHALL BE INSTALLED ON FIREPLACE WALL.
15.

BLOWN-IN INSULATION MARKERS SHALL BE PROVIDED IN ATTIC
16.

PROVIDE EAVE VENT BAFFEL (N1102.2.3 2018 IRC)
17.

CLIMATE ZONE 2 FENESTRATION U FACTOR = 0.40, SHGC = 0.25 (TABLE N1102.1.2 2018 IRC AMMENDED BY YUMA COUNTY)
18.

ALL DUCTS TO BE PROVIDED WITH R-6 WRAP INSULATION PER N1103.3.1 2018 IRC
19.

PROVIDE A PROGRAMMABLE THERMOSTATS PER N1103.1.1 2018 IRC
20.

CONTRACTOR TO PERFORM DUCT LEAKAGE TESTING PER N1103.3.3 & N1103.3.4. 2018 IRC
21.

ALL HVAC PIPING TO BE COVERED WITH R-8 WRAP INSULATION
- ALL CIRCULATING DOMESTIC HOT WATER PIPING TO BE COVERED WITH R-3 WRAP INSULATION

- GENERAL NOTES
1.

ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2.

ALL EXTERIOR WALLS TO BE 2X6 @ 16" O.C. FILLED W/ R-19 BATT INSULATION
3.

ALL INTERIOR WALLS TO BE 2X4 @ 16" O.C., UNLESS OTHERWISE NOTED. FILL WALL W/ R-19 SOUND ATTENUATION BATT INSULATION.
4.

ALL DIMENSIONS SHOWN ARE FOR FRAMING PURPOSES ONLY.
5.

PROVIDE BLOCKING FOR ALL FIXTURES RESTROOM ACCESSORIES, ETC.
6.

COORDINATE WITH MECHANICAL CONTRACTOR TO PROVIDE REQUIRED OPENINGS FOR REGISTERS, LOCATIONS AND SIZING FOR DUCTS, AIR HANDLING LOCATIONS FOR NEW CONDENSER UNIT, AND MODIFICATIONS TO EXISTING HVAC SYSTEM.
7.

ALL FRAMING PRACTICES TO BE IN ACCORDANCE WITH 2018 I.R.C. REQUIREMENTS.
8.

VERIFY R.O. ON ALL WINDOWS BEFORE CONSTRUCTION. SIZES SHOWN ARE NOMINAL SIZES ONLY.
9.

STUCCO TO BE A TWO COAT SYSTEM W/ MOISTURE BARRIER. 1/8" THICK OVER STUCCO NETTING AND 2-LAYERS OF GRADE D PAPER OVER WOOD-BASED SHEATHING (R103.1.3 2018 IRC). CROSS SUPPORT WIRING TO BE ATTACHED TO FRAMING BY NAILING.
10.

ALL MATERIALS, PAINTS AND FINISHES TO BE APPROVED BY OWNER PRIOR TO CONSTRUCTION OR INSTALLATION.
11.

GYPSUM WALL BOARD: 1/2" UNLESS OTHERWISE NOTED. TUB AND SHOWER AREAS TO BE BACKED WITH 1/2" WATER RESISTANT (WR) GYP BOARD.
12.

ALL CONSTRUCTION, ELECTRICAL, PLUMBING, HEATING VENTILATING MATERIALS AND INSTALLATION SHALL COMPLY WITH THE 2018 I.R.C.
13.

ALL CONTRACTOR WORKMANSHIP SHALL BE OF QUALITY TO PASS INSPECTION BY THE GOVERNING JURISDICTION, LENDING INSTITUTIONS, AND THE OWNER, ANY TIME, ANY CORRECTIONS NEEDED TO ENHANCE THE QUALITY OF THE BUILDING WILL BE DONE IMMEDIATELY.
14.

ALL TRADES SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND PERFORM ALL WORK NECESSARY, INTENDED, REASONABLY INFERRED, OR REQUIRED BY ANY CODE WITH JURISDICTION TO COMPLETE AND PROPERLY FINISH THE JOB.
15.

FILL SECOND FLOOR W/ SOUND ATTENUATING INSULATION, AND FILL CEILING SPACE @ ROOF LEVEL WITH R-38 BATT INSULATION.
16.

SAFETY GLAZING SHALL BE PROVIDED IN ALL HAZARDOUS LOCATIONS. (R308.4 2018 IRC)
17.

ALL NEW WINDOWS ARE REQUIRED TO BE DUAL GLAZED.
18.

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. (R310.1.1 2018 IRC)
19.

AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED. EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A MINUM CLEAR WIDTH OF 32" (R311.2 2018 IRC)
20.

BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH (12.7 mm). (R319.1 2018 IRC)

CONTENIDO
Site Plan & Floor Plan

PLAN 1400
San Luis, AZ 85349

PROYECTO

INNOV-R
DESIGN + CONSTRUCTION

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Revisiones
Fecha Descripcion

PLAN No.

A1