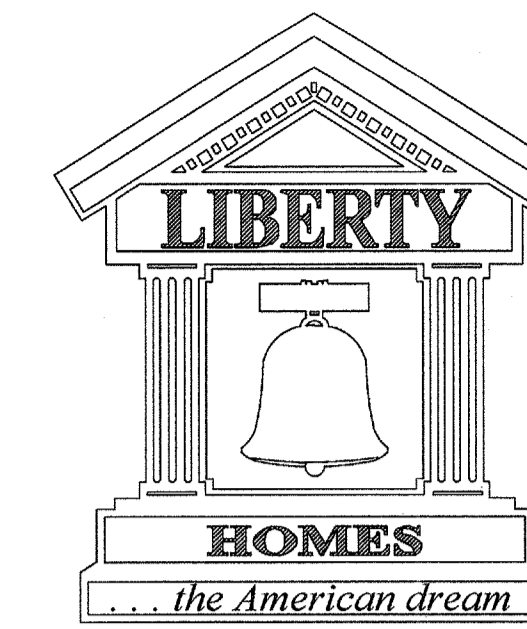


RESIDENCE FOR LIBERTY HOMES

BROADWAY @ SAN MARCOS 1305 VALENCIA PLAN



LIBERTY
HOMES
LIBERTY HOMES INC.
6985 SOUTH UNION PARK CENTER
MIDVALE, UTAH 84047
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SQUARE FOOTAGE	
MAIN FLOOR	1305 SQ. FT.
1 ST OPT BAY	16 SQ. FT.
GARAGE	380 SQ. FT.
2 ND GARAGE EXT	420 SQ. FT.
FRONT PORCH	26 SQ. FT.
COV PATIO	118 SQ. FT.
TOTAL LIVING	1305 SQ. FT.

PROJECT GENERAL NOTES

- LOW FLUSH TOILETS REQUIRED MAXIMUM 1.6 GALLONS/FLUSH.
- MAXIMUM FLOW RATE OF SHOWER HEADS IS 2.5 GPM.
- NOT USED
- HB-FREEZELESS, BACKFLOW PREVENTION HOSE BIBBS.
- FLUE AND EXHAUST VENTS WILL TERMINATE 4'-0" BELOW OR 4'-0" HORIZ. AND AT LEAST 1' ABOVE A DOOR OR OPERABLE WINDOW OR GRAVITY AIR INLET.
- NOT USED
- CLOTHES DRYERS SHALL BE VENTED TO EXTERIOR, DUCTS TO BE METAL WITH SMOOTH INTERIOR SURFACE, EQUIPPED WITH BACK-DRAFT DAMPERS, TERMINATE AT EXTERIOR OF BUILDING, AND NOT TO BE INSTALLED WITH SHEET METAL SCREWS, PROVIDE POWER VENT IF DUCT LENGTH IS OVER 14'-0" (2) 90 DEGREE ELBOWS MAX. WITH 4'-0" DUCT MIN.
- ATTIC ACCESS TO BE 22" X 30" FINISH MIN. AND NOT LOCATED ABOVE A SHELF IN CLOSETS, 30" HEADROOM REQ. ABOVE ACCESS, 1 HOUR FIRE RESISTANT CONSTRUCTION AND LATCH IN GARAGES, PER IRC R202.1.
- ALL CASED OPENINGS SHALL HAVE SAME HEIGHT AS DOOR CASINGS HEIGHT.
- ALL WALLS 2X4 UNO.
- LOCATE SINGLE TOILET BARB @ 64" AFF.
- IRIS CLOSET SHELVES @ 72" AFF.
- 2X2 CLOSET SHELVES @ 42" X 84" AFF.
- RAIL @ 36" AFF. OR OFF OF STAIR 4 4" MAX. SPACE BETWEEN BALUSTERS.
- BALCONY RAIL @ 42" AFF. 4" MAX. SPACE BETWEEN BALUSTERS.
- SEE SITEPLAN AND ELEVATION NOTES FOR GRADING SPECIFICATION TEST.
- PROVIDE HEAT/CHECK VALVES @ INLET 4 OUTLET OF WH.
- NOT USED
- NOT USED
- EGRESS RESCUE WINDOWS TO BE PROVIDED IN ALL BEDROOMS.
- GLAZING TO BE TEMPERED IF: a) WITHIN TUB/SHOWER ENCLOSURES, b) SILL WITHIN 60" VERTICALLY OF TUB/SHOWER DRAIN, c) CONTAINED IN OR USED AS A DOOR, d) WITHIN AN ARC OF 24" OF EITHER VERTICAL EDGE OF A DOOR, e) SILL LESS THAN 18" AFF, f) CONTAINED IN OR USED AS A RAILING, SEE FLOOR PLANS AND DOOR 4 WINDOW SCHEDULE FOR LOCATIONS.
- WATER RESISTANT GYP. BD. NOT TO BE USED OVER VAPOR BARRIERS 4 CLG.
- 1/2" WATER RESISTANT GDW TO BE USED @ TUB/SHOWER AREAS.
- PROVIDE 1 HR. SEPERATION BETWEEN GARAGE AND LIVING SPACES, 5/8" TYPE X GYP WALLS, CEILING 4 BEAMS, (1) LAYER 5/8" TYPE "X" ON CEILING WHEN LIVING SPACE IS ABOVE. SEE 2003 IRC.
- DOORS FROM DUELLING TO GARAGE AREAS TO BE 1 3/8" SOLID CORE WOOD OR 20 MIN. RATED W/ CLOSURE, SEE FLOOR PLANS FOR LOCATIONS.
- MIN. 36" X 36" LANDING TO BE PROVIDED AT: a) ALL EXTERIOR DOORS (EXCEPT GARAGE) AT TOP OF STEPS, b) BOTTOM OF ALL INTERIOR STAIRWAYS, c) TOP OF INTERIOR STAIRWAYS UNLESS DOOR DOES NOT SWING OVER STAIRS.
- HANDRAILS WILL BE PROVIDED WHERE THERE ARE 2 OR MORE RISERS AND WILL COMPLY WITH IRC 310.1 4 310.2 - 1 1/4" TO 2 5/8" GRIPABLE SURFACE @ HANDRAIL.
- PROVIDE PRESSURE RELIEF VALVE ON WATER HEATER.
- NOT USED
- 30 MIN. CLEARANCE TO BE PROVIDED IN FRONT OF ALL WATER HEATERS.
- 12" HIGH PLATFORM FOR WASHER/ DRYER UNIT, 18" TOTAL HEIGHT REQUIRED; INCLUDES 12" PLATFORM, 4" CONCRETE STEP IN GARAGE, AND THE 2" ADJUSTABLE MOUNTING POSTS FOR EACH UNIT.

- PROVIDE 30" CLEARANCE IN FRONT OF FURNACE FOR SERVICING.
- FUEL FIRED APPLIANCES @ GARAGE TO BE 18" AFF.
- MIN. 30" CLEARANCE ABOVE COOKTOPS TO COMBUSTIBLES.
- ALL PENETRATION THROUGH ROOF SHALL BE 3'-0" MIN. FROM ANY PARTY WALL AND SHALL BE 2'-0" ABOVE OR 10'-0" AWAY FROM ALL EXTERIOR AIR INTAKE OPENINGS AND AT LEAST 3'-0" FROM PROPERTY LINE.
- NOT USED
- NOT USED
- MECHANICAL EXHAUST EQUIPMENT TO PROVIDE 5 AIR CHANGES PER HOUR MIN. AS PER IRC R303.1.1. 50 CFM MINIMUM IN BATHROOMS, PER IRC R303.3.
- MAINTAIN A 1" AIR SPACE BETWEEN ATTIC INSULATION AND ROOF SHEATHING AT ALL ROOF RAFTER FRAMING AREAS.
- THIS STRUCTURE WILL BE CONSTRUCTED IN ACCORDANCE WITH ALL CITY AND STATE BUILDING CODES AND ORDANCES AS VERIFIED BY BUILDER.
- INSULATION: WALL EXTERIOR R-13, CEILING R-30.
- STRUCTURE TO BE BUILT IN ACCORDANCE WITH THE 2000 IRC CODE.
- PROVIDE ANTI-SCALD SHOWER VALVE ON ALL SHOWER AND TUB SHOWER COMBO. PROVIDE PRESSURE BALANCE/ THERMOSTATIC MIXING VALVE, PER IRC P2102.3.
- BRACING @ SHELVES EVERY 4'-0".
- NOT USED
- SILL PLATES TO BE MADE OF REDWOOD OR PRESSURE TREATED WOOD.
- ELECTRICAL BOXES IN GARAGE TO BE 2 HR RATED.
- METAL FLASHING REQUIRED FOR MASONRY VENEER REQUIRED FROM FOUNDATION UP THE FIRST THREE COURSES, AND 3/16" DEEP HOLES 33" O.C. FLASHING TO EXTEND BEYOND FOUNDATION EDGE 1/2".
- PER IRC P3008: FIXTURES THAT HAVE FLOOD RISKS LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER SERVING SUCH FIXTURES SHALL BE PROTECTED FROM BACKFLOW OF SEWAGE BY INSTALLING AN APPROVED BACKWATER VALVE. FIXTURES HAVING FLOOD LEVEL RISKS ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE. BACKWATER VALVES SHALL BE PROVIDED WITH ACCESS.

SYMBOL/ MATERIAL LEGEND AND ABBREVIATIONS

AC - AIR CONDITIONING ALT - ALTERNATE APPROX - APPROXIMATE ARCH - ARCHITECT BD - BOARD BRG - BEARING BLKG - BLOCKING BLDG - BUILDING CLG - CEILING CL - CENTERLINE CO - CLEANOUT CONC - CONCRETE CMU - CONCRETE MASONRY UNIT CONF - CONFERENCE CONSTR - CONSTRUCTION CONT - CONTINUOUS CONTR - CONTRACTOR CJ - CONTROL JOINT COORD - COORDINATE CORR - CORRIDOR CSK - COUNTERSINK DEMO - DEMOLITION DIAG - DIAGONAL DIA - DIAMETER DIM - DIMENSION DN - DOWN DS - DOWNSPOUT DUG - DRAINAGE ELEG - ELECTRICAL EUC - ELECTRIC WATER COOLER EL - ELEVATION ELEV - ELEVATOR EQ - EQUAL EQUIP - EQUIPMENT EXIST - EXISTING EXP - EXPANSION EXP JT - EXPANSION JOINT EXT - EXTERIOR EPI - EXTERIOR INSULATION 4 FINISH SYSTEM FT - FEET FLR - FLOOR FIN FLR - FINISH FLOOR FE - FIRE EXTINGUISHER FN - FINISH FD - FLOOR DRAIN FR - FRAME FG - FOOTING FO - FOUNDATION GA - GAUGE GALV - GALVANIZED GI - GALVANIZED IRON GENL CONTR - GENERAL CONTRACTOR GLU-LAM - GLUE LAMINATED GYP BD - GYPSUM BOARD	HOU - HARDWARE HC - HANDICAP HVAC - HEATING VENTILATION 4 AIR CONDITIONING HORIZ - HORIZONTAL ID - INSIDE DIAMETER INT - INTERIOR MAINT - MAINTENANCE MA - MANHOLE MFR - MANUFACTURER MO - MASONRY OPENING MAX - MAXIMUM MECH - MECHANICAL MEZZ - MEZZANINE MIN - MINIMUM MISC - MISCELLANEOUS NOM - NOMINAL NIC - NOT IN CONTRACT NO - NUMBER OC - ON CENTER OPP - OPPOSITE OD - OUTSIDE DIAMETER OA - OVERALL OH DR - OVERHEAD DOOR PERP - PERPENDICULAR PLAM - PLASTIC LAMINATE PL - PLATE PLBG - PLUMBING PREFAB - PREFABRICATED PL - PROPERTY LINE REFR - REFRIGERATOR REINP - REINFORCE REQD - REQUIRED RD - ROOF DRAIN SCHED - SCHEDULE SIM - SIMILAR SPEC - SPECIFICATION SQ - SQUARE STD - STANDARD SUSP CLG - SUSPENDED CEILING T 4 G - TONGUE AND GROOVE T.O. - TOP OF T.O.B - TOP OF BEAM T.O.S - TOP OF SLAB T.O.W - TOP OF WALL TRANSF - TRANSFORMER UL - UNDERWRITERS LABORATORY VTR - VENT THROUGH ROOF VERT - VERTICAL VEST - VESTIBULE VGT - VINYL COMPOSITION TILE WC - WATER CLOSET WH - WATER HEATER WUF - WELDED WIRE FABRIC	BUILDING SECTION WALL SECTION DESIGNATION SHEET WHERE SECTION IS DRAIN WALL SECTION WALL SECTION DESIGNATION SHEET WHERE SECTION IS DRAIN INTERIOR ELEVATION WALL ELEVATION DESIGNATION SHEET WHERE ELEVATION IS DRAIN DETAIL DETAIL NUMBER SHEET WHERE DETAIL IS DRAIN REFERENCE NOTE GRID LINE ROOM NUMBER DOOR NUMBER WINDOW ELEVATION PAINT SCHEDULE REFERENCE MATERIALS LEGEND EARTH GRAVEL CONCRETE-8" ALL SCALE METAL SECTION RIGID INSULATION STRUCTURAL STEEL BATT INSULATION CONCRETE MASONRY UNIT WOOD STUD WALL CONCRETE-DETAIL
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REVISIONS:

RESIDENCE FOR
LIBERTY HOMES
SAN MARCOS / APACHE JUNCTION

COVER SHEET
GENERAL NOTES
1305 VALENCIA

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