RESIDENCE FOR
LIBERTY HOMES
BROADWAY @ SAN MARCOS 1665 SEVILLE PLAN

SQUARE FOOTAGE	
MAIN FLOOR	873 SQ. FT.
SECOND FLR	792 SQ. FT.
10' OPT BAY	16 SQ. FT.
GARAGE	330 SQ. FT.
2' GARAGE EXT	430 SQ. FT.
4' GARAGE EXT	470 SQ. FT.
FRONT PORCH	42 SQ. FT.
COV PATIO	77 SQ. FT.
OPT COV PATIO	96 SQ. FT.
TOTAL LIVING	1665 SQ. FT.

PROJECT GENERAL NOTES

1. LOW FLUSH TOILETS REQUIRED MAXIMUM 1.6 GALLONS/FLUSH.
2. MAXIMUM FLOW RATE OF SHOWER HEADS IS 2.5 G.P.M.
3. NOT USED
4. HB-FREEZELESS, BACKFLOW PREVENTION HOSE BIBB.
5. 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
6. NOT USED
7. 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.
8. 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 R807.1
9. ALL CASED OPENINGS SHALL HAVE SAME HEIGHT AS DOOR CASINGS HEIGHT.
10. ALL WALLS 2X4 U.N.O.
11. LOCATE SINGLE TOWEL BARS @ 64" A.F.F.
12. IRIS CLOSET SHELVES @ 72" A.F.F.
13. 2R2S CLOSET SHELVES @ 42" & 84" A.F.F.
14. RAIL @ 36" A.F.F. OR OFF OF STAIR & 4" MAX. SPACE BETWEEN BALUSTERS.
15. BALCONY RAIL @ 42" A.F.F. 4" MAX. SPACE BETWEEN BALUSTERS.
16. SEE SITEPLAN AND ELEVATION NOTES FOR GRADING SPECIFICATION TEST.
17. PROVIDE HEAT/CHECK VALVES @ INLET & OUTLET OF W/H.
18.
19.
20. EGRESS RESCUE WINDOWS TO BE PROVIDED IN ALL BEDROOMS.
21. 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" A.F.F. f) CONTAINED IN OR USED AS A RAILING, SEE FLOOR PLANS AND DOOR & WINDOW SCHEDULE FOR LOCATIONS
22. WATER RESISTANT GYP. BD. NOT TO BE USED OVER VAPOR BARRIERS & CLG.
23. 1/2" WATER RESISTANT GDW TO BE USED @ TUB/SHOWER AREAS.
24. PROVIDE 1 HR. SEPERATION BETWEEN GARAGE AND LIVING SPACES. 5/8" TYPE X GYP WALLS, CEILING & BEAMS. (1) LAYER 5/8" TYPE "X" ON CEILING WHEN LIVING SPACE IS ABOVE. SEE 2003 IRC.
25. DOORS FROM DWELLING TO GARAGE AREAS TO BE 1 3/8" SOLID CORE WOOD OR 20 MIN. RATED W/ CLOSURE, SEE FLOOR PLANS FOR LOCATIONS
26. 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
27. HANDRAILS WILL BE PROVIDED WHERE THERE ARE 2 OR MORE RISERS AND WILL COMPLY WITH IRC 315.1 & 315.2 - 1 1/4" TO 2 5/8" GRIPPABLE SURFACE @ HANDRAIL.
28. PROVIDE PRESSURE RELIEF VALVE ON WATER HEATER.
29.
30. 30 MIN. CLEARANCE TO BE PROVIDED IN FRONT OF ALL WATER HEATERS
31. 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.
32. PROVIDE 30" CLEARANCE IN FRONT OF FURNACE FOR SERVICING
33. FUEL FIRED APPLIANCES @ GARAGE TO BE 18" A.F.F.
34. MIN. 30" CLEARANCE ABOVE COOKTOPS TO COMBUSTABLES
35. ALL PENETRATION THROUGH ROOF SHALL BE 5'-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
36.
37.
38. MECHANICAL EXHAUST EQUIPMENT TO PROVIDE 5 AIR CHANGES PER HOUR MIN. AS PER IRC R303.11. 50 CFM MINIMUM IN BATHROOMS, PER IRC R303.3
39. MAINTAIN A 1" AIR SPACE BETWEEN ATTIC INSULATION AND ROOF SHEATHING AT ALL ROOF RAFTER FRAMING AREAS
40. THIS STRUCTURE WILL BE CONSTRUCTED IN ACCORDANCE WITH ALL CITY AND STATE BUILDING CODES AND ORDANCES AS VERIFIED BY BUILDER
41. INSULATION: WALL EXTERIOR R-13, CEILING R-30
42. STRUCTURE TO BE BUILT IN ACCORDANCE WITH THE 2000 IRC CODE
43. PROVIDE ANTI-SCALD SHOWER VALVE ON ALL SHOWER AND TUB SHOWER COMBOS, PROVIDE PRESSURE BALANCE/ THERMOSTATIC MIXING VALVE, PER IRC P2708.3
44. BRACING @ SHELVES EVERY 4'-0".
45.
46. SILL PLATES TO BE MADE OF REDWOOD OR PRESSURE TREATED WOOD
47. ELECTRICAL BOXES IN GARAGE TO BE 2 HR RATED.
48. METAL FLASHING REQUIRED FOR MASONRY VENEER REQUIRED - FROM FOUNDATION UP THE FIRST THREE COURSES, AND 3/16" WEEP HOLES 33" O.C.

    FLASHING TO EXTEND BEYOND FOUNDATION EDGE 1/2"
49. PER IRC P3008.1; FIXTURES THAT HAVE FLOOD RIMS 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 RIMS 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
℄ - 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
DWG - DRAWINGS
ELEC - ELECTRICAL
EWC - ELECTRIC WATER COOLER
EL - ELEVATION
ELEV - ELEVATOR
EQ - EQUAL
EQUIP - EQUIPMENT
EXIST - EXISTING
EXP - EXPANSION
EXP JT - EXPANSION JOINT
EXT - EXTERIOR
EIFS - EXTERIOR INSULATION & FINISH SYSTEM
FT - FEET
FLR - FLOOR
FIN FLR - FINISH FLOOR
FE - FIRE EXTINGUISHER
FIN - FINISH
FD - FLOOR DRAIN
FR - FRAME
FTG - FOOTING
FND - FOUNDATION
GA - GAUGE
GALV - GALVANIZE
GI - GALVANIZED IRON
GENL CONTR - GENERAL CONTRACTOR
GLU-LAM - GLUE LAMINATED
GYP BD - GYPSUM BOARD
HDWE - HARDWARE
HC - HANDICAP
HVAC - HEATING VENTILATION & AIR CONDITIONING
HORIZ - HORIZONTAL
ID - INSIDE DIAMETER
INT - INTERIOR
MAINT - MAINTENANCE
MH - 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
REINF - REINFORCE
REQD - REQUIRED
RD - ROOF DRAIN
SCHED - SCHEDULE
SIM - SIMILAR
SPEC - SPECIFICATION
SQ - SQUARE
STD - STANDARD
SUSP CLG - SUSPENDED CEILING
T & 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
VCT - VINYL COMPOSITION TILE
WC - WATER CLOSET
WH - WATER HEATER
WWF - WELDED WIRE FABRIC

2 / A4.1 — BUILDING SECTION; WALL SECTION DESIGNATION; SHEET WHERE SECTION IS DRAWN
1 / A4.2 — WALL SECTION; WALL SECTION DESIGNATION; SHEET WHERE SECTION IS DRAWN
INTERIOR ELEVATION; WALL ELEVATION DESIGNATION; SHEET WHERE ELEVATION IS DRAWN
B / A6.1 — DETAIL; DETAIL NUMBER; SHEET WHERE DETAIL IS DRAWN
REFERENCE NOTE
A — GRID LINE
126 — ROOM NUMBER
DOOR NUMBER
WINDOW
ELEVATION
P-1 — PAINT SCHEDULE REFERENCE

MATERIALS LEGEND

EARTH
GRAVEL
CONCRETE-SMALL SCALE
CONC — METAL (SECTION)
RIGID INSULATION
STRUCTURAL STEEL
BATT INSULATION
CONCRETE MASONRY UNIT
WOOD STUD WALL
CONCRETE-DETAIL

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SAN MARCOS /APACHE JUNCTION

COVER SHEET
GENERAL NOTES
1665 SEVILLE

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