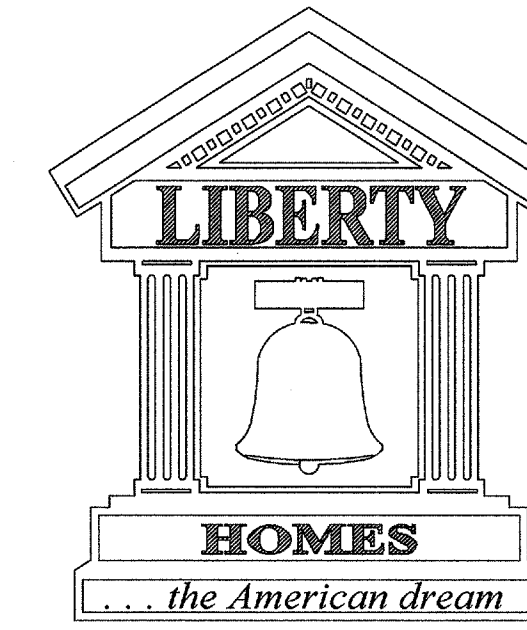


RESIDENCE FOR LIBERTY HOMES BROADWAY @ SAN MARCOS 1786 BARCELONA PLAN



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REVISIONS:

RESIDENCE FOR
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SAN MARCOS / APACHE JUNCTION

COVER SHEET
GENERAL NOTES
1786 BARCELONA

DATE: 03.06.2007
DRAWN: MDW 04.19.05
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FILE: San Marc-1897-042005

SITE NO:
SM
CVR
SHEET NO:

SQUARE FOOTAGE	
MAIN FLOOR	936 SQ. FT.
SECOND FLR	850 SQ. FT.
GARAGE	580 SQ. FT.
FRONT PORCH	100 SQ. FT.
TOTAL LIVING	1786 SQ. FT.
BEDRM 4 PLAN	1988 OVERALL
EXT FAMILY RM	1988 OVERALL
GARAGE	471 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
- HS-FREEZELESS, BACKFLOW PREVENTION HOSE BIBB.
- 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 ELBOUS 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 R307.1
- ALL CASED OPENINGS SHALL HAVE SAME HEIGHT AS DOOR CASINGS HEIGHT.
- ALL WALLS 2X4 UNO.
- LOCATE SINGLE TOWEL BARS @ 64" AFF.
- IRIS CLOSET SHELVES @ 72" AFF.
- 2X2S CLOSET SHELVES @ 42" & 84" AFF.
- RAIL @ 36" AFF. OR OFF OF STAIR 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 & OUTLET OF WH.
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- 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 & WINDOW SCHEDULE FOR LOCATIONS
- WATER RESISTANT GYP. BD. NOT TO BE USED OVER VAPOR BARRIERS & 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 & BEAMS. (1) LAYER 5/8" TYPE "X" ON CEILING WHEN LIVING SPACE IS ABOVE. SEE 2003 IRC.
- 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
- 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 & 310.2 - 1 1/4" TO 2 5/8" GRIPABLE SURFACE @ HANDRAIL.
- PROVIDE PRESSURE RELIEF VALVE ON WATER HEATER
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- 30 MIN. CLEARANCE TO BE PROVIDED IN FRONT OF ALL WATER HEATERS
- 12" HIGH PLATFORM FOR WASHER/ DRYER UNIT. 18" TOTAL HEIGHT REQUIRED, INCLUDES 2" 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 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
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- 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 P2708.3
- BRACING @ SHELVES EVERY 4'-0".
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- 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 P3008.1, 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	HDUE - HARDWARE		BUILDING SECTION
ALT - ALTERNATE	HC - HANDICAP		WALL SECTION
APPROX - APPROXIMATE	HVAC - HEATING VENTILATION & AIR CONDITIONING		INTERIOR ELEVATION
ARCH - ARCHITECT	HORIZ - HORIZONTAL		DETAIL
BD - BOARD	ID - INSIDE DIAMETER		REFERENCE NOTE
BRG - BEARING	INT - INTERIOR		GRID LINE
BULK - BLOCKING	MAINT - MAINTENANCE		ROOM NUMBER
BLDG - BUILDING	MH - MANHOLE		DOOR NUMBER
CLS - CEILING	MFR - MANUFACTURER		WINDOW
CL - CENTERLINE	MO - MASONRY OPENING		ELEVATION
CO - CLEANOUT	MAX - MAXIMUM		PAINT SCHEDULE REFERENCE
CONC - CONCRETE	MECH - MECHANICAL		
CONJ - CONCRETE MASONRY UNIT	MEZZ - MEZZANINE		
CONF - CONFERENCE	MIN - MINIMUM		
CONTR - CONSTRUCTION	MISC - MISCELLANEOUS		
CONT - CONTINUOUS	NOF - NOMINAL		
CONTR - CONTRACTOR	NOT IN CONTRACT		
CJ - CONTROL JOINT	NO - NUMBER		
COORD - COORDINATE	OC - ON CENTER		
CORR - CORRIDOR	OPP - OPPOSITE		
CSK - COUNTERSINK	OD - OUTSIDE DIAMETER		
	OA - OVERALL		
	OH DR - OVERHEAD DOOR		
	PERP - PERPENDICULAR		
	PLAM - PLASTIC LAMINATE		
	PL - PLATE		
	PLBS - PLUMBING		
	PREFAB - PREFABRICATED		
	PL - PROPERTY LINE		
	REFR - REFRIGERATOR		
	RENF - REINFORCE		
	REQD - REQUIRED		
	RD - ROOF DRAIN		
	SCHED - SCHEDULE		
	SIM - SIMILAR		
	SPEC - SPECIFICATION		
	SQ - SQUARE		
	STD - STANDARD		
	SUMP CLG - SUSPENDED CEILING		
	T & G - TONGUE AND GROOVE		
	T.O.B. - TOP OF BEAM		
	T.O.S. - TOP OF SLAB		
	T.O.W. - TOP OF WALL		
	TRANSF - TRANSFORMER		
	ULL - UNDERWRITERS LABORATORY		
	VTR - VENT THROUGH ROOF		
	VERT - VERTICAL		
	VEST - VESTIBULE		
	VCT - VINYL COMPOSITION TILE		
	WC - WATER CLOSET		
	WH - WATER HEATER		
	WUF - WELDED WIRE FABRIC		
DEM - DEMOLITION			
DIAG - DIAGONAL			
DIA - DIAMETER			
DM - DIMENSION			
DN - DOWN			
DS - DOWNSPOUT			
DWG - DRAWINGS			
ELEC - ELECTRICAL			
EW - 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			
FN - FINISH			
FD - FLOOR DRAIN			
FR - FRAME			
FTG - FOOTING			
FO - FOUNDATION			
GA - GAUGE			
GALV - GALVANIZE			
GI - GALVANIZED IRON			
GENL CONTR - GENERAL CONTRACTOR			
GLU LAM - GLUE LAMINATED			
GYP BD - GYPSUM BOARD			

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