



- REFER TO ELEVATIONS FOR WINDOW SILL & HEAD HEIGHTS
- ALL WINDOWS TO BE BUCKED & RECESSED, UNLESS NOTED
- PROVIDE GAS TO THE FOLLOWING: (IF APPLICABLE)
 - * COOKTOP
 - * CLOTHES DRYER
 - * WATER HEATER (S)
 - * FURNACE (S)
 - * FIREPLACE (S)
 - * BBQ(S)
 - * POOL/SPA HEATER (S)
 - * FIRE PIT
- ALL BOTTOM PLATES TO BE PRESSURE TREATED LUMBER, UNLESS NOTED
- ALL FIREBLOCKING TO COMPLY WITH IRC SECTION 602.8
- ALL PLUMBING SHALL COMPLY WITH IRC CHAPTERS 25 - 32
 - * PROVIDE SHOWER MIXING VALVE, LIMIT HOT WATER TO 120 F
- ALL WASTE AND VENT PIPING TO BE ABS-SCHEDULE 40 & 80, SIZED IN ACCORDANCE WITH APPLICABLE IRC CHAPTERS/SECTIONS
- ALL SUPPLY PIPING TO BE SEAMLESS COPPER WATERTUBE- TYPE "L", OR EQUAL, SIZED IN ACCORDANCE WITH APPLICABLE IRC CHAPTERS/SECTIONS.
 - ** ALTERNATIVE MATERIALS MEETING CODE REQUIREMENTS MAY BE USED
- ALL PLUMBING FIXTURES TO COMPLY WITH WATER CONSERVATION REQUIREMENTS:
 - * WATER CLOSETS 1.6 GALLONS PER FLUSH
 - * SINKS & SHOWERHEADS 3.0 GPM
- PROVIDE PRESSURE AND TEMPERATURE RELIEF VALVE AT WATER HEATER - MIN. 6" MAX. 24" ABOVE FINISH GRADE
- PROVIDE CONT. 1/2" OSB - w/ 8d NAILS - 6" oc AT EDGES AND 12" oc INFIELD, SHEAR ON ALL EXTERIOR WALLS. REFER TO STRUCTURAL CALC'S FOR LATERAL ANALYSIS
- REFER TO FOUNDATION PLAN FOR HOLD-DOWN LOCATIONS (IF APPLICABLE)
- INSTALL FACTORY-BUILT FIREPLACES PER MANF SPECS. FIREPLACES IN BEDROOMS SHALL BE LISTED "APPROVED", TESTED, FOR USE IN SLEEPING ROOMS, AND INSTALLED PER LISTING, INCLUDING COMBUSTION AIR REQUIREMENTS. PROVIDE MANF INSTALLATION SPECIFICATIONS ON JOB SITE
- PROVIDE POSITIVE DRAINAGE AWAY BUILDING - MIN. 6" PER 10'. WHERE NOT POSSIBLE USE DRAINAGE SWALES. FINISHED HARD SURFACES TO HAVE MIN. 2% SLOPE AWAY FROM BUILDING
- PROVIDE 4" METAL GUTTERS AT ALL PITCHED ROOFS - PAINT TO MATCH FACIA
- FINAL INSPECTION REQUIRED PRIOR TO OCCUPANCY

DOORS	WINDOWS
1 - 3/0 6/0 SCWD	A - 12" x 12" GLASS BLOCK
2 - 3/0 6/0 FRENCH - TEMP'D	B - 6/0 5/0 XO
3 - 6/0 8/0 SLIDING GLASS - TEMP'D	C - 2/6 2/0 XO - TEMP'D
4 - 3/0 6/8 SCWD, RATED/SELF-CLOSING	D - 6/0 2/0 FIXED - TEMP'D
5 - 3/0 6/8 SCWD	E - 3/0 4/0 XO - TEMP'D
6 - 2/8 6/8 SCWD	F - 6/0 5/0 XO
7 - 2/6 6/8 SCWD	G - 5/0 6/0 FIXED OVER 5/0 1/0 XO
8 - 2/0 6/8 SCWD	H - 4/0 4/8 XO
9 - 2/6 6/8 SCWD - POCKET	I - 5/0 5/0 XO
10 - 5/0 6/8 SCWD - BYPASS	
11 - PR. 2/6 3/0 SCWD	
12 - 3/0 6/8 SCWD	
13 - 18/0 8/0 INS. METAL O/H	

- * WINDOWS, SKYLIGHTS & SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 cfm PER SQUARE FOOT
- * SWINGING DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.5 cfm.
- * THE SEALING METHOD BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL:
 - * ALL JOINTS, SEAMS AND PENETRATIONS
 - * SITE-BUILT WINDOWS, DOORS AND SKYLIGHTS
 - * OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR JAMBS & FRAMING
 - * UTILITY PENETRATIONS
 - * DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE
 - * KNEE WALLS
 - * WALLS AND CEILINGS SEPARATING GARAGE FROM CONDITIONED SPACES
 - * BEHIND BATHTUBS AND SHOWERS LOCATED ON EXTERIOR WALLS
 - * COMMON WALLS BETWEEN DWELLINGS (if applicable)

WINDOW & GLASS DOOR INFORMATION				
TYPE	GLAZING	U.F.	SHGC	VLT
* HORIZONTAL SLIDING	* CLEAR, DUAL GLAZE	0.33	0.31	0.58
* FIXED	" "	0.32	0.32	0.47
* SLIDING GLASS DOOR	" "	0.33	0.32	0.56

** WINDOWS & SLIDING GLASS DOORS TO BE "MI, 'HOMEMAKER II", VINYL

PUBLIC SYSTEM - 1" SUPPLY
 22.5 FIXTURE UNIT
 RECIRC. PUMP - GRINDERS UP IS
 INSULATE PIPES - V.R. 2

* PROVIDE 1/2" PLYWOOD DECKING FROM ATTIC ACCESS TO ATTIC FURNACE. DECKING SHALL BE THE SAME WIDTH AS EQUIPMENT (MIN. 30") AND SHALL PROVIDE A MINIMUM 36" IN DEPTH WORKING SPACE.



Seal for corresponding calculation compliance

A NEW HOME BY:		SHEET	
EAGLE CLIFF DEVELOPMENT		2	
LOT 2 VILLAGE ESTATES			
SEDONA, ARIZONA			
FLOOR PLAN			
DATE: 3/30/2016	SCALE: 1/4" = 1'-0"	OF	8
DR. BY: E. SEITZ		JOB	NO. 2603
REVISIONS: 1-2-17			