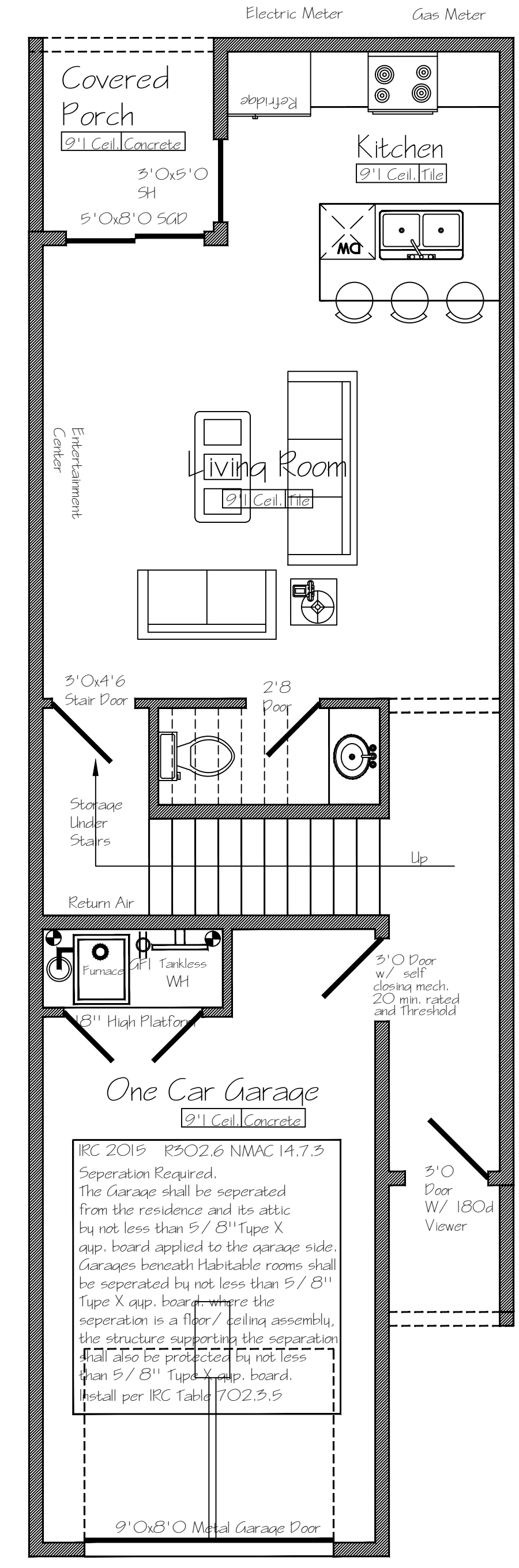
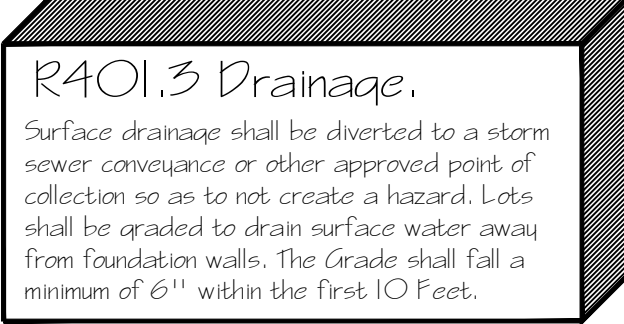


#### Building Thermal Envelope Table 402.1.1

301.1 Climate Zone 4 Albuquerque NM

1. Fenestration U-Factor	0.35
2. Skylight U-Factor	0.60
3. South, East, West Facing Glazed Fenestration	Low E Glass Required
4. Ceiling R-Value	R-5.8
5. Wood Frame Wall R-Value	R-21 2x6 Walls
2x4 Framed Walls	R-15+R-7 Insulated Sheath.
6. Mass Wall R-Value	R-5
7. Floor R-Value	R-21
8. Basement Wall R-Value	R-10/R-15
9. Slab R-Value & Depth	R-15 / 2ft. Heated Slabs
10. Crawl Spaces R-Value	R-10 / 2ft. Unheated Slabs

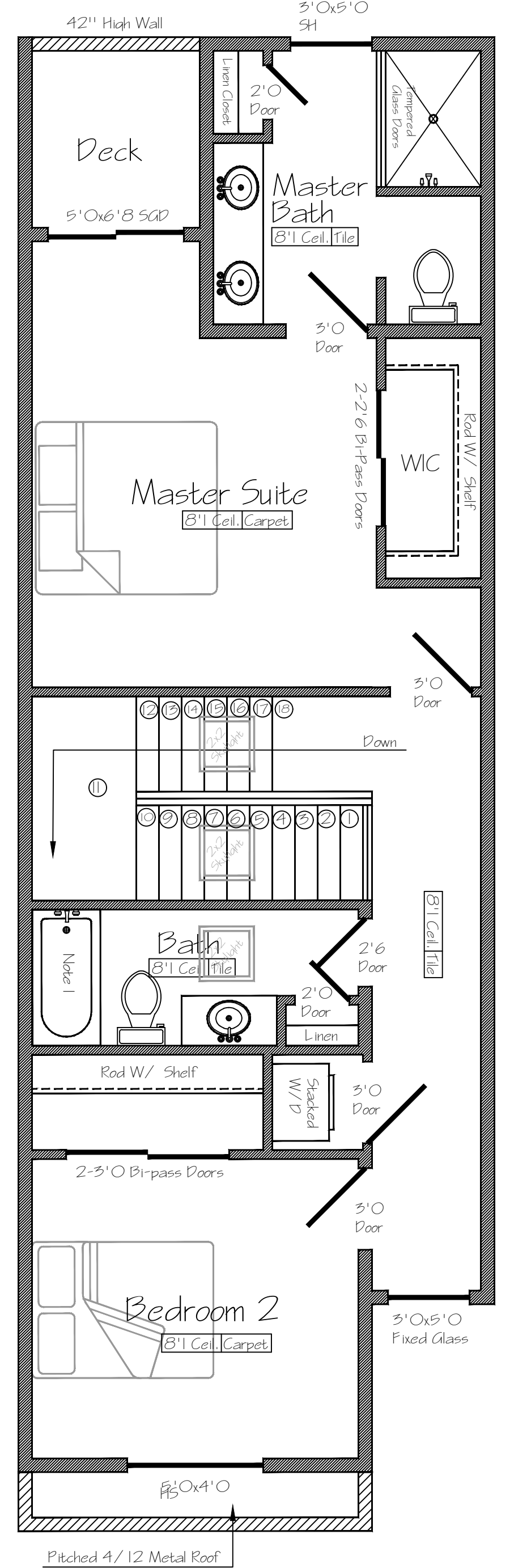


**Note: 1**  
Tub, Shower Protection  
NM 2015 IRC  
Section 702.4.2  
Cement, Fiber-cement and glass mat aggrum backers to be installed in tub and shower behind tile and panels. Green aggrum board not permitted in shower or tub enclosure.

**R502.2.1 Continuity**  
The fire-resistance-rated wall or assembly separating townhomes shall be continuous from the foundation to the underside of the roof sheathing, deck, or slab. The fire-resistance rating shall extend the full length of the wall or assembly, including wall extensions through and separating attached enclosed accessory structures.

**Partu Wall: Sheath**  
Both Sides of This 'X' Fire Rated Gup. Board Continuous from Concrete Slab To Top Of 3'0" Parapet including In-between Trusses. Insulate With R-21 Batt Fiberglass Insulation.

**Note:**  
An Electrode Encased By at Least 2" Of Concrete, Located Within and Near The Bottom of a Concrete Foundation or Footing That is in Direct Contact with the Earth, Consisting of at Least 20' of one or more electrically conductive Steel Reinforcing Re-bar of Not less than 1/2" Diam.



**Water Heater Specs.**

- Storage Type Storage
- Capacity 65 gal.
- Manufacturer \_\_\_\_\_
- Model # \_\_\_\_\_
- Efficiency Rating \_\_\_\_\_
- Energy Star Rated? yes
- WH w/ vertical pipe risers to have a heat trap on both inlet & outlet of the Water Heater or is equipped 2/ an integral heat trap

**Skylights**  
NM IRC 2015 R903.6.8  
Curbs for skylights. All Unit Skylights installed in a roof with a pitch flatter than 3/12 shall be mounted on a curb extending at least 4" above the plane of the Roof unless otherwise specified in the manufacturers installation instructions  
Skylight U-factor 0.60

NM 2015 International Residential Code

Specifications:

Concrete

2500 PSI For Concrete Slab, Footings, and Retaining Walls Unless Noted.

3.5" Concrete Slab Minimum W/ Optional 6x6 10/10 Welded Wire Mesh.

Prom Finish All Exterior Concrete.

2-#4 Re-bar Continuous in Footings and Thickened Slabs Min. 40 Diameters Lap and Wire Tight. All Stem Walls Fully Grouted.

1/2" x 10" Anchor Bolts A-36 To Protrude 2-1/2" Embedded 8" At stem Wall.

2" Urethane Insulation at Perimeter of Building and at heated, Unheated Transition at Garage.

Walls/ Exterior

All Walls To be framed with #2 or Better Grade Lumber SPF, 7/16" OSB at Corners For Shear Strength. All Exterior Sheathing to be solid 7/16" OSB. Waterwood Block all edges of panels. Exterior Walls To be Covered With 2 layers Grade D Building paper or Optional 2 layers Tweek House Wrap. 17 Gauge Stucco Netting W/ 3 Coat Stucco or Optional 20 Gauge Netting W/ 2 Coat Power Wall or Western 1 Coat Fiberglass Reinforced Stucco System.

All Exterior Windows Double Glass Low-E Units.

All Exterior Doors To Have Threshold and Weather stripping Caulked To Concrete or Subfloor.

Walls Interior

2x4 Studs 16" OC on all Non-loadbearing Walls.

2x4 studs 16" OC at all interior Load bearing walls.

2x6 16" OC at garage ltr. separation wall.

1/2" Gypsum board at walls and ceiling with texture per Owners Preference. Tape and Bed all Joints.

Cement, Fiber-cement and glass mat aggrum backers aggrum backers to be installed in tub and shower behind tile and panels. Green aggrum board not permitted in shower or tub enclosure.

All Interior doors to be 6'8" high unless otherwise noted.

Roof

All Membranes to meet or exceed 900 lb. 7/16" OSB with H clips at Roof sheathing Stagger all Joints. 6 mil. Poly vapor Barrier Optional w/ R26 Batt Insulation at Ceilings. R-21 At Floor Between 1st Floor unheated and 2nd floor Heated.

All Sloping Flat Roofs to have Min. 1/4" PLF Slope with 3-ply Built-up Roofing.

All Trusses To Be Installed per Manufacturers Specifications and all Lateral Bracing per Truss Engineering Locations.

Sloping Roof Trusses Min. 3/12 Pitch. See attached Engineering for Exact truss Construction and Installation Specs.

Mechanical \* Plumbing \* Electrical

All Mechanical, Electrical, and Plumbing Contractors To Permit all Work on Project and install Per UPC, and all applicable Codes and Code Books. When Reviewing Notify Builder Of All Conflicts for Chase Locations and Chase Sizes See Electrical Mechanical Plan For Further Notes.

Heated Area

1st Floor	563	Total Heated 1316
2nd Floor	753	
Garage	290	
Front Porch	25	
Back Porch	47	
Deck	47	
Total Living Area	1723	

**Weep Screens**

When an approved acrylic based exterior finish stucco system or acrylic based color coat is applied, a minimum 0.019 inch No. 26 galvanized sheet gage, corrosion resistant weep screen or plastic weep screen, with a minimum vertical attachment flange of 3.5" shall be provided at or below the foundation plate line on exterior stud wall in accordance with ASTM C 926. The weep screen shall be placed a min. of 4" above the earth or 1/2" above the paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The Weather resistant barrier shall lap the attachment flange of the weep screen. Weep screens are not required under covered porches, covered patio's or when a non acrylic based conventional cement plaster and cement plaster color coat as approved in R 703.6.2 is installed.

**Note:**  
Cabinetry, Shelving, Rads, and other related items to be determined by owners/ builder's specifications, and to be field verified.

**Note: 2**  
Arc-Fault Circuit-Interrupter Protection Shall Be Provided in All Rooms, 15 and 20 Amp Receptacles and all Branch Circuits to be Protected by Arc-Fault Circuit Interrupter's. All Receptacles to be tamper resistant.

**Note:**  
NM 2015 IRC R901.1 / R901.2 / R901.3  
All Windows in Bedrooms To Have A Min. 5.7 Sq. Ft. Opening with a Max. 44" Sill Height. Window Min. 24" Height, 20" width. Exception: Grade floor openings shall Have a Min. net clear opening of 5 Sq. Ft. All Exterior Doors including Door From Garage To Heated To have at Least One Deadbolt, with Door Jamb Solid Filled Between Frame And Jamb. Address Numbers Should Be Legible and Easily Read From The Street.

# Floor Plan

Scale 1/4" = 1'