

SLONE RESIDENCE

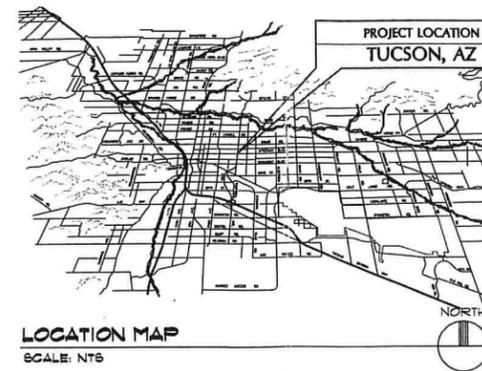
2200 E. ADAMS STREET

TUCSON, ARIZONA

PARCEL NO. 123-06-1120

STUDIO PERMITTING PACKAGE

E. ADAMS ST.



INCLUSIVE HOME DESIGN ORDINANCE

CITY OF TUCSON ORDINANCE 10463, REV. 2012 (RC 106)
NOT OF TUCSON LOCAL AMENDMENTS TO THE 1991 AMERICAN NATIONAL STANDARD ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES CODE (ANSI A117)

3031 GENERAL CHANGES IN LEVEL IN FLOOR OR GROUND SURFACES SHALL COMPLY WITH SECTION 3033 AND 3035 CHANGES IN LEVEL OF 1/4"

3032 VERTICAL 1/4" HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL.

3033 BEVELED CHANGES IN LEVEL BETWEEN 1/4" HIGH MINIMUM AND 1/2" HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2

3034 RAMPED CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE RAMPED

3035 GENERAL REACH RANGES SHALL COMPLY WITH SECTION 3038

3036 HEIGHT OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN SECTION 3032.1 AND 3033.1

EXCEPTION

1. WHERE THE USE OF SPECIAL EQUIPMENT DICTATES OTHERWISE

2. WHERE ELECTRICAL AND MECHANICAL SYSTEMS RECEPTACLES ARE NOT NORMALLY INTENDED FOR USE BY BUILDING OCCUPANTS.

4041 SCOPE ACCESSIBLE ROUTES REQUIRED BY THE SCOPING PROVISIONS ADOPTED BY THE ADMINISTRATIVE AUTHORITY SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THIS CHAPTER

4071 GENERAL ACCESSIBLE ROUTES SHALL COMPLY WITH SECTION 402

4072 COMPONENTS ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A SLOPE NOT STEEPER THAN 1:20, DOORWAYS, RAMPS, CURB RAMPS, ELEVATORS, AND WHEELCHAIR (PLATFORM) LIFTS. ALL COMPONENTS OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE PROVISIONS OF THIS STANDARD

ADOPTED BY THE MAYOR AND COUNCIL AND AS AMENDED BY THESE LOCAL AMENDMENTS.

4073 CLEAR WIDTH CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH TABLE 407.3

TABLE 407.3 - CLEAR WIDTH OF AN ACCESSIBLE ROUTE SEGMENT LENGTH MINIMUM SEGMENT WIDTH 24', 30', 36', CONSECUTIVE SEGMENTS OF 32' MUST BE SEPARATED BY A ROUTE SEGMENT 48' LONG MINIMUM AND 36' WIDE MINIMUM.

4041 GENERAL DOORS AND DOORWAYS THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH SECTIONS 4042.1 AND 4042.2

4042.1 THRESHOLDS AT DOORWAYS THRESHOLDS, IF PROVIDED, AT DOORWAYS SHALL BE HIGH MAXIMUM 1/2" RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTIONS 3031, 3032 AND 3033 ONLY.

4042.2 DOOR HARDWARE HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, FINGERING, OR TWISTING OF THE WRIST TO OPERATE. SUCH HARDWARE SHALL BE 3/4" MINIMUM AND 48" MAXIMUM ABOVE THE FLOOR OR GROUND, WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND FROM BOTH SIDES. THIS REQUIREMENT SHALL NOT APPLY TO POCKET DOORS. USABLE EXCEPTION LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED IN ANY LOCATION.

6074 GRAB BARS GRAB BARS SHALL COMPLY WITH SECTION 607.4 AND 609

6074.1 BATHUBS WITHOUT PERMANENT SEATS, BACK WALL TWO GRAB BARS SHALL BE PROVIDED ON THE BACK WALL, ONE COMPLYING WITH SECTION 609.4 AND THE OTHER 9" ABOVE THE RIM OF THE BATH TUB SHALL BE 24" LONG MINIMUM AND SHALL BE 24" MAXIMUM FROM THE HEAD END WALL AND 17" MAXIMUM FROM THE FOOT END WALL.

6074.2 POSITION OF GRAB BARS GRAB BARS SHALL BE MOUNTED IN HORIZONTAL POSITION, 33" MINIMUM AND 36" MAXIMUM ABOVE THE FLOOR.

EXCEPTION HEIGHT OF GRAB BARS ON THE BACK WALL OF A BATHUB SHALL COMPLY WITH SECTIONS 607.4.1 AND 607.4.2

6104 STRUCTURAL STRENGTH ALLOWABLE STRESSES IN BENDING, SHEAR, AND TENSION SHALL NOT BE EXCEEDED FOR MATERIALS USED A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS (112 NP) IS APPLIED AT ANY POINT ON THE SEAT, FASTENER MOUNTING DEVICE, OR SUPPORTING STRUCTURE.

10031 GENERAL DWELLING UNITS SHALL COMPLY WITH SECTIONS 1003.2, 1003.3, 1003.5, 1003.9, 1003.11, 1003.12, 1003.13, 1003.14, 1003.15, 1003.16, 1003.17, 1003.18, 1003.19, 1003.20, 1003.21, 1003.22, 1003.23, 1003.24, 1003.25, 1003.26, 1003.27, 1003.28, 1003.29, 1003.30, 1003.31, 1003.32, 1003.33, 1003.34, 1003.35, 1003.36, 1003.37, 1003.38, 1003.39, 1003.40, 1003.41, 1003.42, 1003.43, 1003.44, 1003.45, 1003.46, 1003.47, 1003.48, 1003.49, 1003.50, 1003.51, 1003.52, 1003.53, 1003.54, 1003.55, 1003.56, 1003.57, 1003.58, 1003.59, 1003.60, 1003.61, 1003.62, 1003.63, 1003.64, 1003.65, 1003.66, 1003.67, 1003.68, 1003.69, 1003.70, 1003.71, 1003.72, 1003.73, 1003.74, 1003.75, 1003.76, 1003.77, 1003.78, 1003.79, 1003.80, 1003.81, 1003.82, 1003.83, 1003.84, 1003.85, 1003.86, 1003.87, 1003.88, 1003.89, 1003.90, 1003.91, 1003.92, 1003.93, 1003.94, 1003.95, 1003.96, 1003.97, 1003.98, 1003.99, 1004.00

10032 ACCESSIBLE ENTRANCE THERE SHALL BE AT LEAST ONE ACCESSIBLE ENTRANCE ON AN ACCESSIBLE ROUTE FROM PUBLIC AND COMMON AREAS, INCLUDING, BUT NOT LIMITED TO, A DRIVEWAY OR PUBLIC STREET OR SIDEWALK. THIS ENTRANCE SHALL NOT BE TO A BEDROOM. THIS ENTRANCE MAY BE THROUGH A GARAGE USING THE GARAGE OVERHEAD DOORS FOR INGRESS. PLEASE NOTE THAT IS THE ACCESSIBLE ENTRANCE IS TO BE ON AN EXTERIOR OR UNDER PORCH SLAB THAT ALL WEEP SCREED CLEARANCES FOR STUD WALL CONSTRUCTION NEED TO BE MAINTAINED. COMPLIANCE SHALL REQUIRE EITHER:
-A RECESSED CHANNEL IN THE EXTERIOR SLAB A MINIMUM OF 2" DEEP UNDER THE WEEP SCREED AT THE MOST SHALLOW POINT, SLOPED TO DRAIN, AND WITH A HORIZONTAL WIDTH PROJECTING A MINIMUM OF ONE INCH BEYOND THE EDGE OF THE FINISHED WALL.
-RAISING THE STUD WALL ON A MINIMUM 2" CONCRETE OR MASONRY STEM WALL.
-ANY OTHER LISTED OR DESIGNED METHOD

10033 ACCESSIBLE ROUTE ACCESSIBLE ROUTES WITHIN DWELLING UNITS SHALL COMPLY WITH SECTIONS 1003.3.1 AND 1003.3.2

EXCEPTIONS
1. A RAISED FLOOR AREA IN A PORTION OF A LIVING, DINING, OR SLEEPING ROOM.
2. A SUNKEN FLOOR AREA IN A PORTION OF A LIVING, DINING, OR SLEEPING ROOM.
3. A MEZZANINE THAT DOES NOT HAVE PLUMBING FIXTURES OR AN ENCLOSED HABITABLE SPACE.
4. ROOMS LOCATED ON A FLOOR OTHER THAN THAT SERVED BY THE ACCESSIBLE ENTRANCE

10033.1 LOCATION AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES AND ELEMENTS WHICH ARE OF THE DWELLING UNIT. WHERE ONLY ONE ACCESSIBLE ROUTE IS PROVIDED, IT SHALL NOT PASS THROUGH REST ROOMS, CLOSETS, OR SIMILAR SPACES.

10033.2 COMPONENTS ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS: WALKING SURFACES WITH A SLOPE NOT STEEPER THAN 1:20, DOORWAYS, RAMPS, ELEVATORS, AND WHEELCHAIR (PLATFORM) LIFTS.

10034 WALKING SURFACES WALKING SURFACES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH SECTIONS 1003.4.1 AND 1003.4.2

10034.1 WIDTH CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH SECTION 407.3

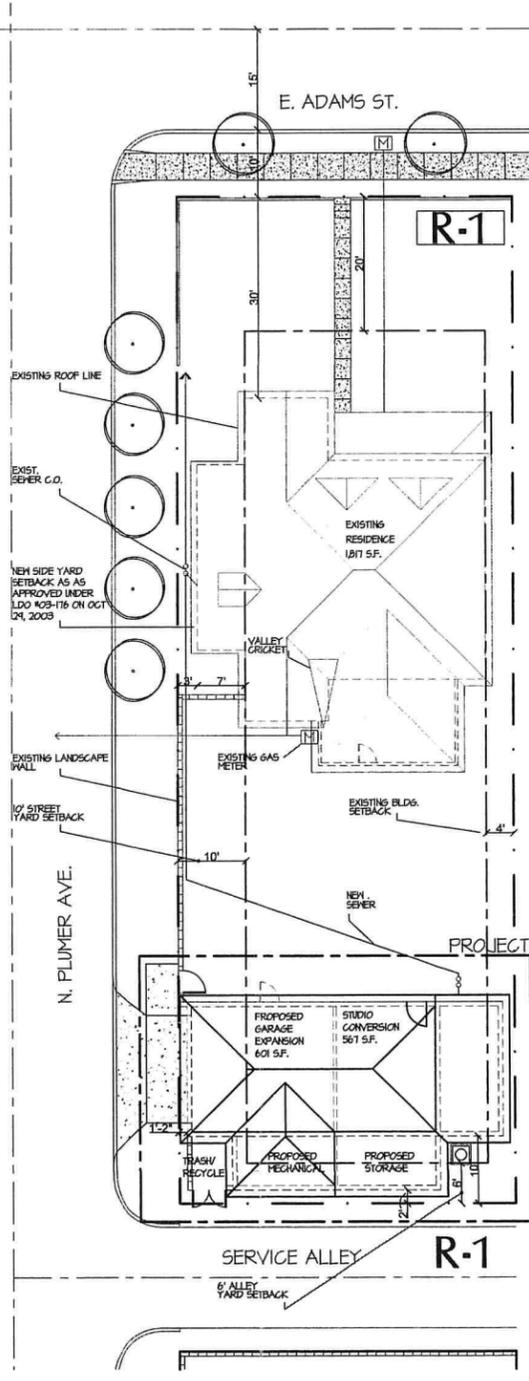
10035 DOORS AND DOORWAYS DOORS AND DOORWAYS SHALL COMPLY WITH SECTIONS 1003.5.1 AND 1003.5.2 AS AMENDED BY THESE LOCAL AMENDMENTS

10035.1 USER PASSAGE DOORWAYS DOORWAYS ON AN ACCESSIBLE ROUTE INTENDED FOR USER PASSAGE SHALL COMPLY WITH SECTIONS 4042.1 AND 1003.5.1 THROUGH 1003.5.2.3

10035.2 CLEAR WIDTH DOORWAYS SHALL HAVE A CLEAR OPENING OF 30" (762 MM) MINIMUM CLEAR OPENING OF SLIDING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND STOP, WITH THE DOOR OPEN 90 DEGREES.

10035.3 OPERABLE PARTS LIGHTING CONTROLS, ELECTRICAL RECEPTACLES, ENVIRONMENTAL CONTROLS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL COMPLY WITH SECTION 3033

EXCEPTIONS
1. ELECTRICAL RECEPTACLES SERVING A DEDICATED USE
2. APPLIANCE CONTROL CONTROLS OR SWITCHES
3. A SINGLE OUTLET WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET: (A) THE OUTLET IS ABOVE A LENGTH OF COUNTERTOP THAT IS UNINTERRUPTED BY A SINK OR APPLIANCE, (B) AT LEAST ONE RECEPTACLE COMPLYING WITH SECTION 1003.5 IS PROVIDED FOR THAT LENGTH OF COUNTERTOP, AND (C) ALL OTHER RECEPTACLES PROVIDED FOR THAT LENGTH OF COUNTERTOP WITH SECTION 1003.5



SITE PLAN OVERVIEW

SCALE: 1" = 10'

FINAL MATERIAL COLORS TO MATCH EXISTING HOUSE.

INDEX TO DRAWINGS

- ARCHITECTURAL
- A00 COVER SHEET AND SITE PLAN
- A10 DEMO, FLOOR & ROOF PLANS, NOTES
- A20 ELEVATIONS AND SECTIONS
- PLUMBING
- P10 PLUMBING PLAN & NOTES
- MECHANICAL/ELECTRICAL
- ME10 MECH. & ELEC. PLANS, SCHEDULES & NOTES
- STRUCTURAL
- S10 FOUNDATION & FRAMING PLAN, DETAILS & CSN.
- 6 SHEETS IN SET

SCOPE OF WORK

THE SCOPE OF THIS PROJECT ENTAILS EXTENDING EXISTING GARAGE, TO CONVERT INTO A STUDIO FOR ART.

CITY OF TUCSON STANDARDS

- 2012 INTERNATIONAL RESIDENTIAL CODE
- 2012 INTERNATIONAL BUILDING CODE
- 2012 INTERNATIONAL MECHANICAL CODE
- 2012 INTERNATIONAL PLUMBING CODE
- 2012 NATIONAL ELECTRICAL CODE
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE
- 2012 CITY OF TUCSON OUTDOOR LIGHTING CODE, ORDINANCE 10363
- ORDINANCES 10463, 10599, 11042, 11089, 21369

LEGAL DESCRIPTION

CITY OF TUCSON LEGAL DESCRIPTION
OLSENS AMENDED LOT 8 BLK 22
PARCEL 123-06-1120
JAMES & NORTH SLONE
2200 E. ADAMS ST
TUCSON AZ 85719

CITY OF TUCSON LUC DEV. STANDARDS	
ZONING REQUIREMENTS	R-1
MINIMUM LOT SIZE	7,000
MAXIMUM BUILDING HEIGHT	25'
PERMISSIBLE YARD	6' OR 2/3H
LOT COVERAGE MAX	70%
PROPOSED LOT COVERAGE	42%
OCCUPANCY CLASSIFICATION:	
CONSTRUCTION TYPE:	R-1 III B

SQUARE FOOTAGES

LIVABLE - EXISTING MAIN	1,817 SF
TOTAL	1,817 SF
EXISTING GARAGE	567 SF
NEW GARAGE EXTENSION	621 SF
TOTAL	1,187 SF
STUDIO LIVABLE	628 SF

SPECIAL NOTE ON DEFERRED SUBMITTALS:
DEFERRED SUBMITTALS AT THIS TIME ARE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE PRIOR TO INTERMEDIATE INSPECTION
- PRE-ENGINEERED TRUSS SUBMITTAL

TO BE POSTED ON SITE AT ALL TIMES:
- ALL APPLICABLE BUILDING PERMITS
- ONE SET OF PERMITTED PLANS
- MEC
- APPROVED SPECIAL INSPECTION APPLICATION - STRUCTURAL CALC'S
- ADDRESS

GENERAL NOTES

- THIS PROJECT INCLUDES RENOVATIONS CONSTRUCTION. ALL REASONABLE EFFORTS HAVE BEEN MADE TO PROVIDE PLANS THAT FULLY SHOW THE EXTENT OF THE WORK INVOLVED. ALL CONTRACTORS SHALL VISIT THE SITE LOCATION TO FULLY FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK. IF ANY CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION THAT DIFFER SUBSTANTIALLY FROM THAT SHOWN ON THE PLANS, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK INVOLVED.
- ALL CONSTRUCTION SHALL CONFORM TO THE 2012 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, CITY OF TUCSON CODE OF ORDINANCES, AND ALL AMENDMENTS FOR ALL AGENCIES HAVING JURISDICTION OVER THIS PROJECT.
- ANY EXCESS SOIL MATERIAL THAT IS GENERATED FROM THE GRADING OPERATIONS ON THIS SITE THAT CANNOT BE RELOCATED TO APPEAR AS A NATURAL OR INTEGRATED PART OF THE SITE DEVELOPMENT SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
- ALL CONTRACTORS SHALL PERFORM THEIR WORK IN THE BEST WORKMANLIKE MANNER AND SHALL FINISH A COMPLETE IN-PLACE INSTALLATION AS NORMALLY REQUIRED BY THEIR PORTION OF THE WORK WHETHER SPECIFICALLY SHOWN ON THE PLANS OR NOT. EACH TRADE SHALL COORDINATE THEIR WORK AS IT RELATES TO OTHER TRADES INVOLVED WITH WORK IN THEIR AREA AND SHALL CLEAN ALL AREAS FROM DEBRIS AND MATERIALS AT THE COMPLETION OF THEIR WORK.
- THE GENERAL CONTRACTOR SHALL MAINTAIN A CLEAN AND ORDERLY WORK AREA AT ALL TIMES AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM DAMAGE AND ACCUMULATION OF DEBRIS THROUGHOUT THE CONSTRUCTION PERIOD. HE SHALL MEET THE LATEST REQUIREMENTS OF THE UNITED STATES DEPARTMENT OF OCCUPATIONAL SAFETY AND HEALTH STANDARDS AND COMPLY WITH THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION. ALL APPLICABLE SAFETY AND SANITATION LAWS, REGULATIONS AND ORDINANCES.
- ALL MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED OR USED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS AND INSTRUCTIONS FOR THEIR USE. DO NOT USE PIPERS, PAINTS, GLUES OR SEALERS NOT RIT FLAMMABLE TOXIC OR NOXIOUS FIBER. EACH TRADE SHALL BE RESPONSIBLE TO VERIFY THE MATERIALS HE IS USING AND TO COMPLY WITH THE MANUFACTURER'S INSTRUCTIONS FOR THEIR USE.
- DETAILS ARE USUALLY KEYED ONCE IN THE PLANS OR ELEVATIONS AND ARE TYPICAL THROUGHOUT FOR SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
- ALL PERMITS ARE TO BE PAID BY THE GENERAL CONTRACTOR WHO SHALL PROVIDE A TWO-YEAR GUARANTEE FOR ALL MATERIALS WORKMANSHIP TO THE OWNER OR A OTHERWISE PRESCRIBED BY LAW FOR THE STATE OF ARIZONA FROM DATE OF CERT. OF OCC.
- THE GENERAL CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER HIS CONTRACT, SHALL BE NEW AND THAT ALL WORK SHALL BE OF A GOOD QUALITY IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, WARRANTIES AND GUARANTEES NORMALLY PROVIDED IN CONNECTION WITH THE CONSTRUCTION DOCUMENTS SHALL BE IN ADDITION TO, AND NOT IN LIEU OF, ALL OTHER WARRANTIES AND GUARANTEES REQUIRED BY LAW.
- AT THE COMPLETION OF THIS PROJECT, ALL PORTIONS OF THE WORK INVOLVED SHALL BE LEFT IN A NEAT, CLEAN, ORDERLY, FULLY FUNCTIONAL AND OPERATIONAL MANNER AND TO THE COMPLETE SATISFACTION OF THE OWNER.
- CONCRETE FLOORWORK, STAIRS AND STEPS TO BE STANDARD

ENERGY EFFICIENCY R & U DESIGN VALUES

PER CHAPTER 11 (IRC 2012 R506.1 N15)
MIN. ALLOWED DESIGN VALUES OF SYSTEM CLIMATE ZONE: 2B PHOENIX COUNTY (USE OUBENS CORING INSULATION OR BETTER)
CEILING R-VALUE = 30.0 (MIN 6" 5ply Polyurethane Foam)
EXTERIOR FRAMED WALL R-VALUE = 13.0 (MIN 9.5" SPRAY POLYURETHANE FOAM WITH 1" RIGID EXTERIOR INSULATION BOARD)
INTERIOR SEPARATION WALL R-VALUE = 13.0 (9.5" WIDE W/ FULL BATT INSULATION)
GLAZING FENESTRATION U-FACTOR = 0.40 (MIN U-VALUE OF GLASS = .40, SHGC = .25 MAX. SEE WINDOW SCHED. FOR GLAZING SPEC.) 2012 IRC N1101.1 TABLE N1101.1
EXTERIOR DOORS U-FACTOR = 0.45 (LAB R-VALUE = 5.0 (UN-INSULATED, VALUE FOR 5" T&G LAB)

LIST OF CONSULTANTS

- ARCHITECT:
SEAVER FRANKS ARCHITECTS
2552 NORTH ALVERNON WAY
TUCSON, ARIZONA 85712
MIKE FRANKS
(520) 795-4200
- MECHANICAL:
HAMSTRA HEATING AND COOLING, INC
4389 N. HIGHWAY DRIVE
TUCSON, ARIZONA 85705
(520) 623-5833
- ELECTRICAL:
FIBETA ELECTRIC
MIKE WALKER
1041 N. CAMINO MARTIN #21
TUCSON, ARIZONA 85741
(520) 742-0281
- STRUCTURAL:
TURNER STRUCTURAL ENGINEERING CO.
JIM D. HART, PE
3026 NORTH COUNTRY CLUB RD.
TUCSON, AZ 85716
(520) 323-3422

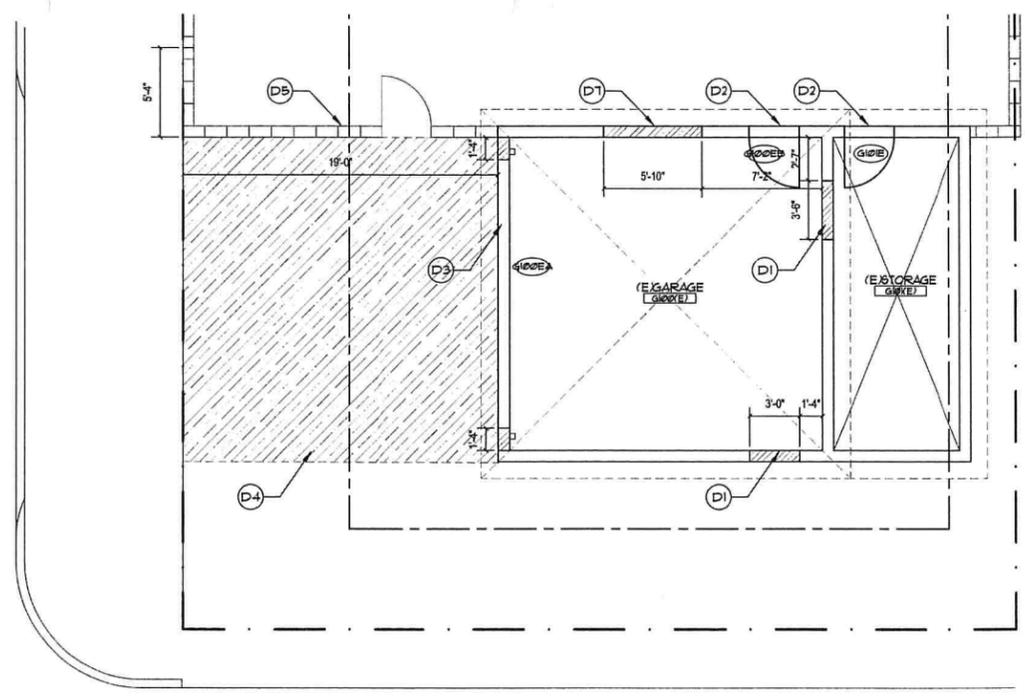
Cover Sheet
Site



Slope Residence
2200 E Adams Street
Tucson, AZ 85719

ISSUE DATE 09/21/18
PROJ. NO. 3501
DRG. SCALE as noted

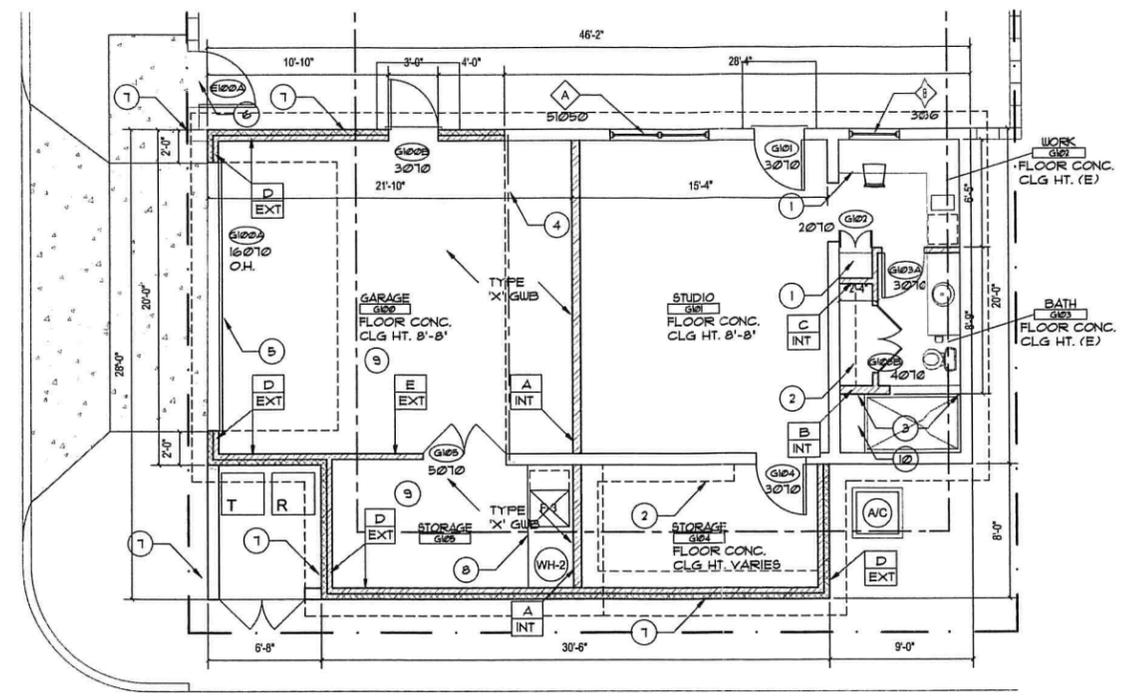
SHEET
A0.0



D1 DEMOLITION PLAN
SCALE: 1/4" = 1'

D1 DEMOLITION KEYNOTES

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. REMOVE WALL TO SLAB, PREP. FOR HEADER 2. REMOVE DOOR & FRAME 3. REMOVED OVERHEAD DOOR, FRAME AND RETURNS, PREP FOR NEW SUPPORT BEAM 4. REMOVE CONC. SLAB 5. REMOVE EXIST GATE AND YARDWALL 6. REMOVE SLAB FOR PLUMBING LAYOUT | <ol style="list-style-type: none"> 1. REMOVE WALL, PREP FOR HEADER FOR NEW WINDOW. |
|---|---|



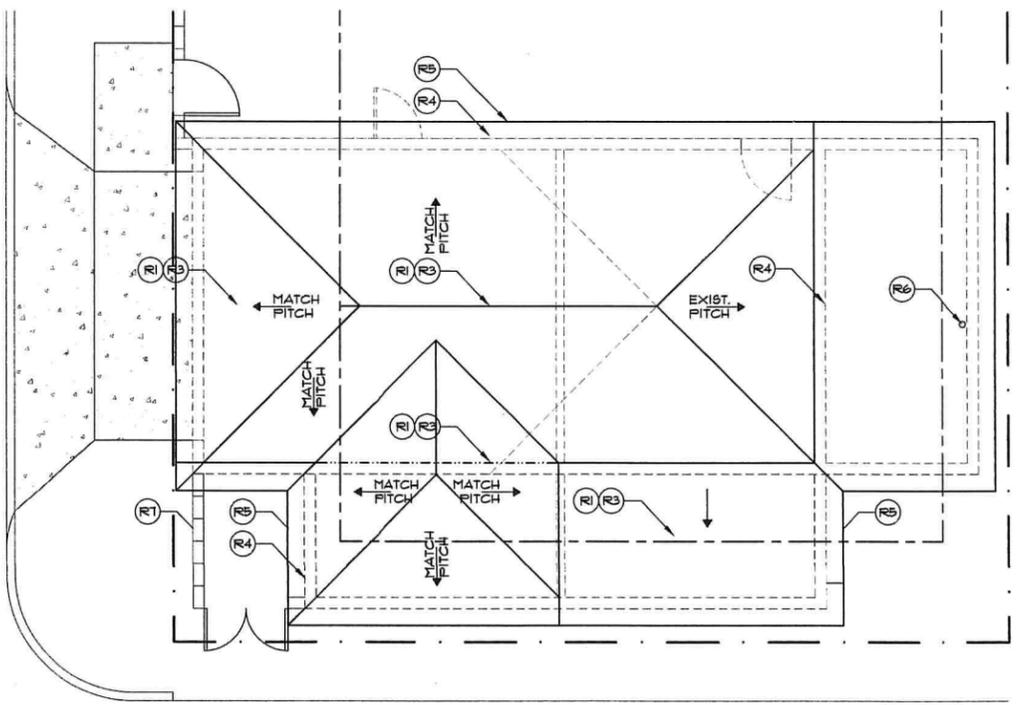
F1 FLOOR PLAN
SCALE: 1/4" = 1'

F1 FLOOR PLAN KEYNOTES

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. BUILT-IN 2. ROD/SHELF 3. TILE WALLS & SHOWER RECESS 4. NEW BEAM 5. NEW OVERHEAD GARAGE DOOR 6. YARD WALL MATCH EXISTING, REUSE GATE. 7. EXTERIOR FINISH TO MATCH EXIST, ALL CONDITIONS | <ol style="list-style-type: none"> 8. MECH ROOM, 30" BASE 9. TYPE 'X' GUB # WALL/CLG GARAGE/EXT STORAGE ONLY. 10. SHOWER BENCH |
|---|---|

WALL TYPES

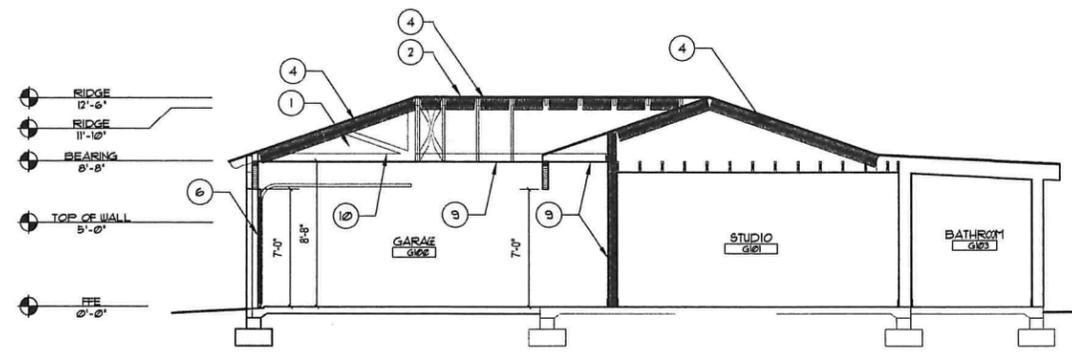
- A 5/8" TYPE 'X' GUB OVER 2X6 STUDS @ 16" O.C. WITH R-19 BATT WALLS INSULATION W/ 5/8" INTERIOR GUB.
- B 5/8" GREEN BOARD (SHOWER INTERIOR) OVER 2X6 STUDS @ 16" O.C. W/ 5/8" INTERIOR GUB AT CLOSET.
- C 5/8" GUB BOTH SIDES OVER 2X4 STUDS @ 16" O.C.
- D TO MATCH EXISTING EXTERIOR WALL, BRICK OVER BUILDING WRAP OVER 3/4" EXTERIOR SHEATHING OVER 2X6 STUDS AT 16" O.C. W/ R-19 BATT INSULATION W/ 5/8" GUB @ INTERIOR
- E 5/8" GUB BOTH SIDES OVER 2X6 STUDS AT 16" O.C.



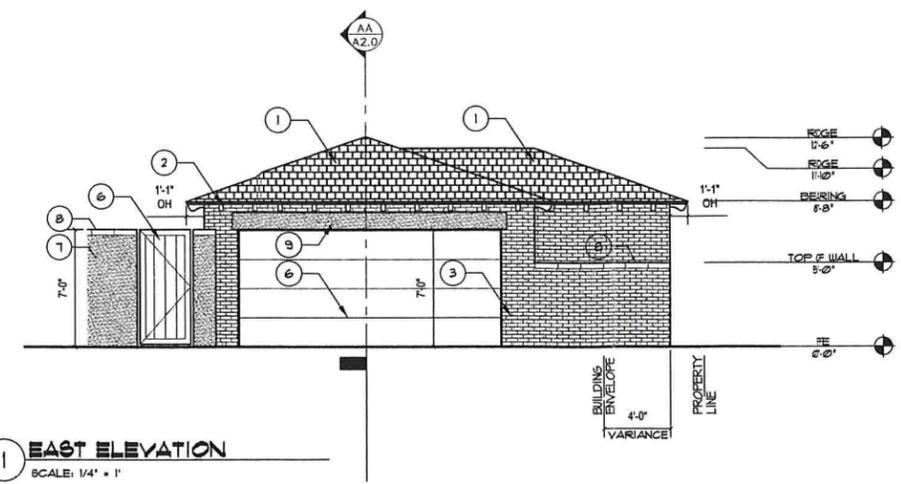
R1 ROOF PLAN
SCALE: 1/4" = 1'

R1 ROOF PLAN KEYNOTES

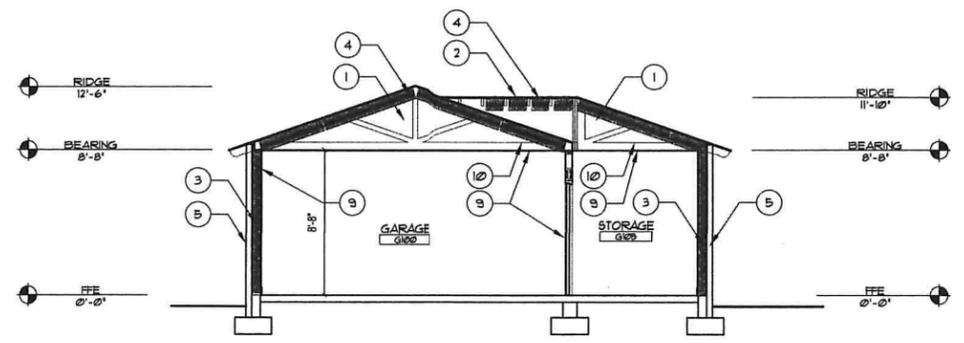
- | | |
|--|---|
| <ol style="list-style-type: none"> 1. ALL CONSTRUCTION PER 2012 IRC, SECT 903.4, AND FLASHING AS REQUIRED. 2. (3) PLY BUILT-UP ROOF WITH WHITE ELASTOMERIC COATING 3. ROOF PITCH, MATERIAL AND FASCIA TO MATCH EXISTING | <ol style="list-style-type: none"> 4. LINE OF WALLS BELOW 5. LINE OF EAVE 6. VENT THRU ROOF 7. SOLID BLOCK WALL CAP, MATCH EXIST. |
|--|---|



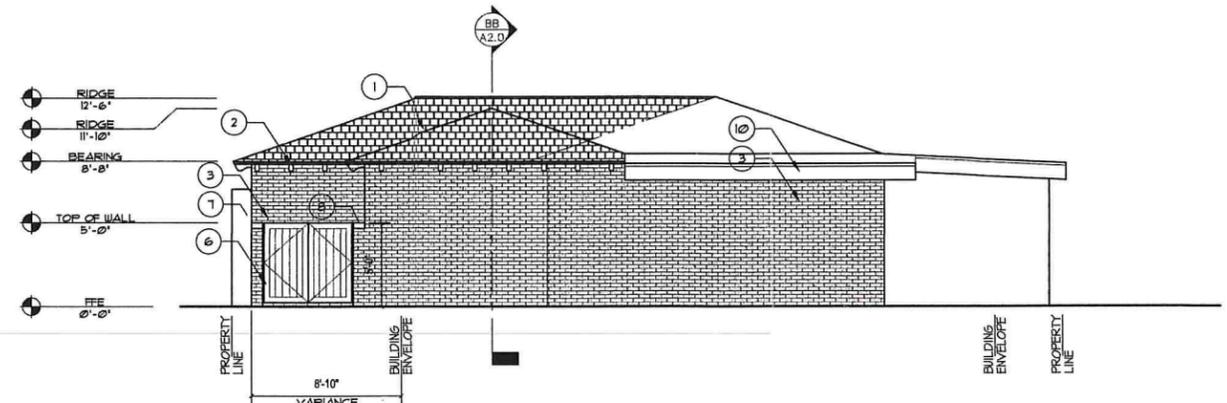
1 SECTION AA
 SCALE: 1/4" = 1'



1 EAST ELEVATION
 SCALE: 1/4" = 1'



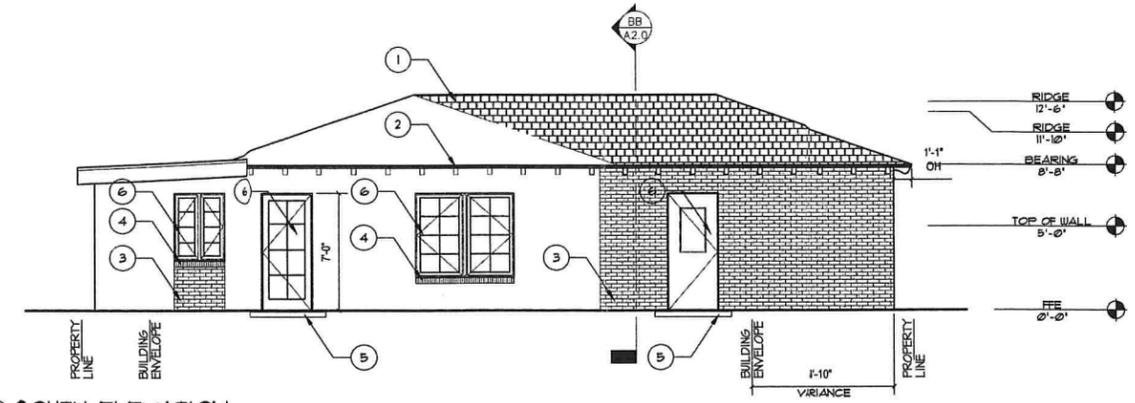
2 SECTION BB
 SCALE: 1/4" = 1'



2 NORTH ELEVATION
 SCALE: 1/4" = 1'

SECTION KEYNOTES

1. PRE-ENGINEERED WOOD TRUSSES, DEFERRED SUBMITTAL.
2. MATCH EXISTING ROOF PITCH.
3. MATCH RAFTER TAILS IN PROFILE, SIZE, & SPACING, & FINISH.
4. INSULATE * BOTTOM SIDE OF RAFTER TO MEET ALTERNATIVE INSULATION METHOD.
5. BRICK OVER FRAME. PAINT TO MATCH EXIST.
6. WINDOW/DOORS PER SCHEDULE.
7. -
8. INSULATE EXTERIOR WALLS WITH R-19 BATT INSULATION.
9. TYPE 'X' * GARAGE.
10. DOUBLE TRUSS PER PRE-ENGINEERED LAYOUT.



3 SOUTH ELEVATION
 SCALE: 1/4" = 1'

ELEVATION KEYNOTES

1. ROOF PITCH & MATERIALS TO MATCH EXIST.
2. MATCH EXISTING RAFTER TAILS IN PROFILE, SIZE, SPACING, & FINISH.
3. BRICK OVER FRAME. PAINT TO MATCH EXIST.
4. 4" BRICK LEDGE TO MATCH EXIST.
5. NEW CAST IN PLACE CONCRETE STOOP.
6. WINDOW/DOORS PER SCHEDULE.
7. STUCCO FINISH OVER MASONRY. MATCH EXISTING FINISH.
8. MASONRY WALLCAP. MATCH EXIST.
9. NEW LINTLE.
10. FASCIA TO MATCH EXIST.