City of Albuquerque

ADU/ CASITA DRAWING SET

650 SF UNIT

Unit Floorplan Area:	
Heated Area:	650 SF
Storage Area:	0 SF
Porch/Patio Area:	200 SF
Total Area:	850 SF

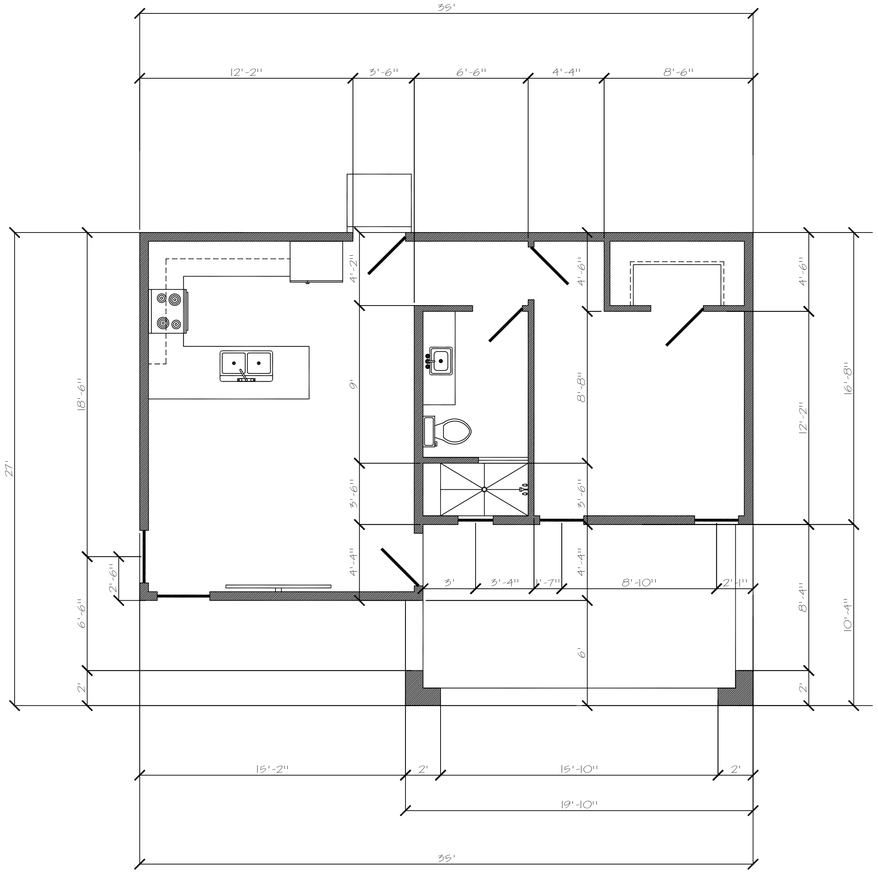
Applicable Code Editions:

2021 NM Residential Building Code
2020 NM Electrical Code
2021 NM Mechanical Code
2021 NM Plumbing Code

IMPORTANT NOTICE: This plan set complies with all applicable technical construction codes in the City of Albuquerque, New Mexico, in effect on December 20, 2023. No warranty or representation of any type is made or intended, implicitly or explicitly, regarding compliance with codes in other jurisdictions.

LAST REVISION DATE: 12/20/2023

SHEET	CITY OF ALBUQUERQUE
1 OF 6	ABQ ADU Model 650 FLAT ROOF



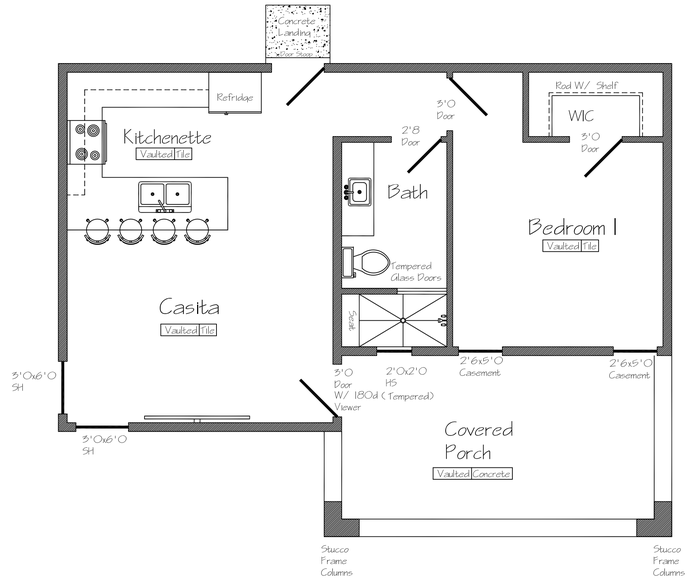
Dimensions

Scale 1/4" = 1'

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-49
5. Wood Frame Wall R-Value 2x4 Framed Walls	R-21 2x6 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-13
9. Slab R-Value & Depth	R-15/ 2ft. Heated Slabs R-10/ 2ft. Unheated Slabs
10. Crawl Spaces R-Value	R10/R13

R401.3 Drainage.

Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The Grade shall fall a minimum of 6" within the first 10 Feet.



2021 NM Residential Building 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.
Broom 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"x10" 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" O.S.B. Waferwood. Block all edges of panels.
Exterior Walls To Be Covered With 2 layers Grade D Building paper or Optional 2 layers Tyvek 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 Thresh-hold 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 1hr. 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 gypsum backers gypsum backers to be installed in tub and shower behind tile and panels. Green gypsum board not permitted in shower or tub enclosures.
All Interior doors to be 6'8 high unless otherwise noted.

Roof

All Membranes to meet or exceed 900 Pa.
7/16" OSB with H clips at Roof sheathing
Stagger all Joints. 6 mil. Poly vapor Barrier Optional w/ R49 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 650 Total Heated 650

Weep Screeds

When an aproved 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 screed or plastic weep screed, 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 screed 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. the exterior lath shall lap the attachment flange of the weep screed. Weep creeds 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.

2021 NM Residential Building Code
Note: R310.1.1/ R310.1.2/ R310.1.3

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'

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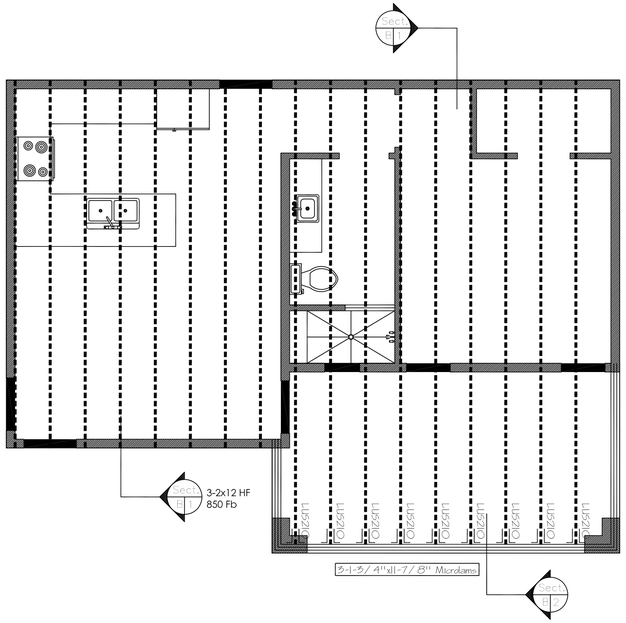
All Structural steel rebar and re-mesh to be spaced in bottom 1/ 3 of slab/ footing w/ plastic highchairs



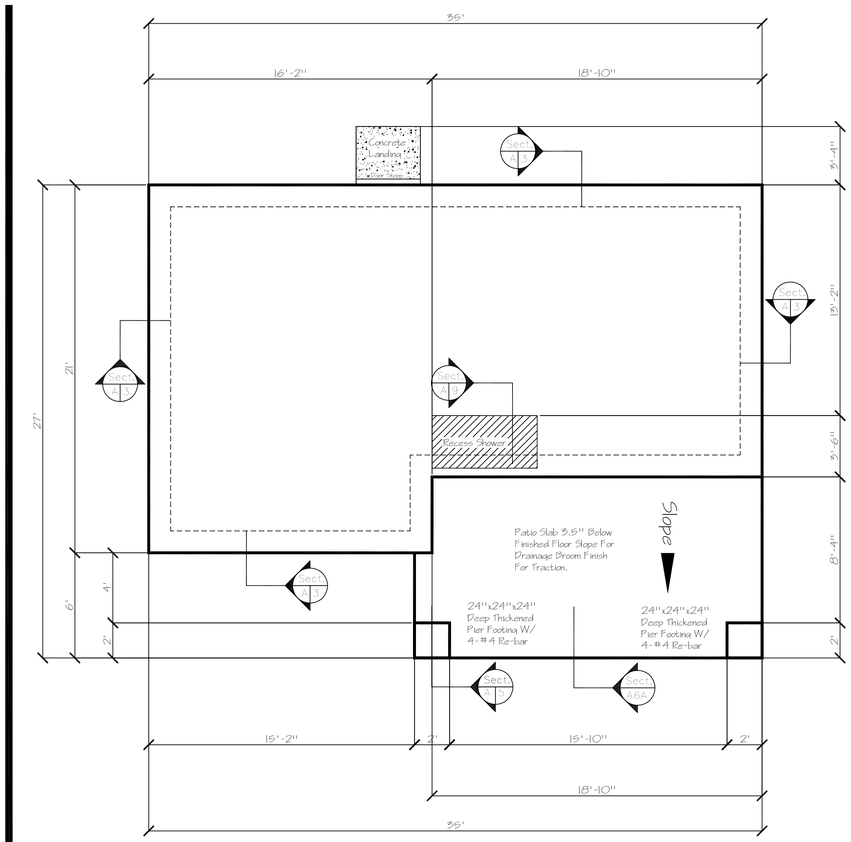
Wall Section

Sect B2

(Typical At 1 Story "Flat" Walls)
2021 NM Residential Code

7/ 16" OSB w/ H Clips
3 ply built-up roofing w/ gravel and cant strip, bituminous Rubber Roof or TPO Plastic Roof
Trusses see attached Engineering Install per Manufacturer's specs.
Cricket all Parapets towards Canales for No Standing Water
"Square Parapets
Roof Vents Per IRC R806.2/ 1 to 150
Double Top Plate 2x6 Studs 16" OC
R-21 Insulation
2 Coat Stucco W/ 20 Ga. Netting and 15 # Felt or Tyweck Two Layers see weep screed Note on Sheet # 2
7/ 16" OSB At all Corners Solid 7/ 16" OSB Thru-out Entire House.
All Sill plates in direct contact w/ concrete are to be treated or to be of a natural durable wood per R317.
IRC R403.3
2" Type VI Extruded Polysturene or Type X Extruded Polysturene R9 per Inch R10 Min.

Plaster to roof Separation A reglet, plaster stop, or equivalent metal flashing shall be applied where all stucco wall surfaces terminate at a roof.
Sect Chase
R-49 Insulation
1/ 2" Gyp Board
Latex Paint Color per Owner
1/ 2"x10" Anchor Bolts 4' OC and 12" From all Corners Ramset Load Bearing Walls 32" OC 2-1/ 2" Pin
3.5" Concrete Slab 2500 PSI
2-#4 Re-bar Continuous w/ 40 Diam. Lap At Joints
1-#4 re-bar top 1/ 3 of footing



Recess Shower Section

Scale 1/ 2"=1'

Sect A9

3.5" Concrete Slab
3.5" Recess concrete
Masonry Shower Hard Pan
Ceramic Tile Mortared to Hard Pan
Waterproof Coating
Shower Drain
P trap per code
Recessed Concrete To allow Sloping shower pan
To Sewer or Septic Tank

Monolithic Concrete Section

Scale 1/ 2"=1'

Sect A7

Patio Slab 3.5" Below Finished Floor Slope For Drainage Broom Finish For Traction.
1/ 2"x10" A/ 10 Anchor Bolts 4' OC and 12" From Corners
3.5" Concrete Slab
12" Turn down footing at end of patio slab
IRC R403.3
2" Type VI Extruded Polysturene or Type X Extruded Polysturene R9 per Inch R10 Min.
6/ 6 10-10 WWM 2500 PSI Concrete
1-#4 re-bar in top 1/ 3
Compacted Fill
2-#4 Re-bar in Bot. 1/ 3 of Footing
15" Min.

Monolithic Concrete Section

Scale 1/ 2"=1'

Sect A8

1/ 2"x10" A/ 10 Anchor Bolts 4' OC and 12" From Corners
3.5" Concrete Slab
6" To Grade
IRC R403.3
2" Type VI Extruded Polysturene or Type X Extruded Polysturene R9 per Inch Min.
1-#4 re-bar in top 1/ 3
6/ 6 10-10 WWM 2500 PSI Concrete
Compacted Fill
2-#4 Re-bar in Bot. 1/ 3 of Footing
15" Min.

Porch Pier Concrete Section

Scale 1/ 2"=1'

Sect A10

1/ 2"x10" A/ 10 Anchor Bolts 4' OC and 12" From Corners
Patio Slab 3.5" Below Finished Floor Slope For Drainage Broom Finish For Traction.
24"x24"x24" Deep Thickened Pier Footing W/ 4-#4 Re-bar
6/ 6 10-10 WWM 2500 PSI Concrete
Compacted Fill
2-#4 Re-bar in Bot. 1/ 3 of Footing
24" Min.

Wall Section

Sect B1

2021 NM Residential Building Code
(Typical At Covered Porch)

7/ 16" OSB w/ H Clips
3 ply built-up roofing w/ gravel and cant strip, bituminous Rubber Roof or TPO Plastic Roof
Roof Vents Per IRC R806.2/ 1 to 150
Plaster to roof Separation A reglet, or equivalent metal flashing w/ J Weep screed will be applied where ever Stucco wall surfaces terminate at a roof.
Hanger all Trusses for more height in porch
Cricket all Parapets towards Canales for No Standing Water
Trusses see attached Engineering Install per Manufacturer's specs.
Simpson Galv. Hanger
Truss Bearing
Microlams or 2x12's per plans
R-49 Insulation
Framed 2x6 Columns With 7/ 16" OSB Sheathing
2x6 SPF Studs @ 16" OC
R-21 Insulation
2 Coat Stucco W/ 20 Ga. Netting and Grade D paper or Tyweck Two Layers
Patio Slab 3.5" Below Finished Floor Slope For Drainage Broom Finish For Traction.
Bottom 12" to Be Sheathed W/ Treated Plywood
See Exterior Wall Details Section for exact
1/ 2"x10" Anchor Bolts
24"x24"x24" Deep Thickened Pier Footing W/ 4-#4 Re-bar
Compacted Earth

Window Buck Detail

Scale 1/ 4"=1'

Typical at Windows on Stucco To Create Recessed Window. Not for windows With stone Surround, or with "Cantera Window Surround", or with rough beam above.

Optional 1.5" Foam insulation on top of Sheathing For Greater Recess

Align Header over 2x4 Trimmers
Double Top Plate
2-2x12 PP Header
2x6 Sill
2x4 Sill
2x4 Trimmer
2x6 Sill
2x4 Sill Below 2x6 Sill
Mount Window to 2x4 Trimmer for Recessed Window
2x6 King Stud
2x6 King Stud
2x4 Sill
2x6 Sill
2x4 Sill
2x6 Sill
Single Bottom Plate
Single Bottom Plate

Tupical at All Exterior Footings

18" Depth below grade, 6" Above Grade. 24" Total footing from top of slab to bottom of footing.

Note:

An Electrode Encased By at Least 2" Of Concrete, Located Within and Near The Bottom of a Concreted 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.

R401.3 Drainage.

Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The Grade shall fall a minimum of 6" within the first 10 Feet.

2021 NMRBC R311.4.3

Landings at Doors Leading to outside.
Note: Min.. 3' Landing Outside Of all Doors Leading Outside Of Building
See Concrete Plan For Exact Locations.

Roof Sheathing Note:

Attach Roof Sheathing w/ 8d Nails @ 6" O.C. on Edges & 12" o.c. Field- Typical unless Noted Otherwise.

Electrical Panel Note:

At Electrical Panel, Place (2) Full Height Studs on Either side of Blockout. Wall Top plates to be continuous over box Blockout and support studs. Max. Blockout opening width is 16". Actual R.O. Width is 14.5".

Critical Note:

All Trusses,TJI's or 2x Joists or rafters To Have Simpson H2.5A Hurricane Straps For uplift at top plate to Rafter/ joist Connection, Exterior Walls and Load Bearing Walls only.

Fire Blocking

Fireblocking. In combustible construction, fireblocking shall be provided to cut off both vertical and horizontal concealed draft openings and to form an effective fire barrier between stories, and between a top story and the roof space. Fireblocking shall be provided in wood-frame construction in the following locations:
1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
1.1. Vertically at the ceiling and floor levels.
1.2. Horizontally intervals not exceeding 10 feet.

Framing Notes:

2021 NM Residential Building Code

All Headers at Exterior Walls to be Dabled 2x12 or a Single 4x12 P.P.-975 E-1.1 Unless Otherwise Noted.

Minimum 1.5" Bearing at All Headers and Beams to 6" Width, All Headers 6'1 and Bigger to Have Doubled Trimmers at Both Bearing Points.

All Trusses 24" OC Unless Noted on Plans. All "Flat" Roof's and "Flat Trusses" To have Positive Drainage Min. 1/ 4" PLF Slope.

All Interior Load Bearing Walls to be Spaced 16" OC to 10'1 Plate Height.

Solid Bearing Points under all Beams, if Beam is on Second Floor Continue Bearing Between Trusses and First Floor To Solid Concrete Footing.

All Micro lams to be Nailed 12" O.C. With 4- #10 Nails All 4 Member Micro lams and 4 Member Trusses to be Bolted 16" O.C. with 1/ 2" x 8" Bolts w/ 1-1/ 4" Washers.

All Sill plates in direct contact w/ concrete are to be treated or to be of a natural durable wood per R317.

All Post's in Direct Contact with Concrete to have Post Base with Min. 1" Air Gap or 1-1/ 2" Treated Plate Ramset to Concrete with Post Nailed on Top.

All Splices in Bottom Plates at All Load Bearing Walls to be Shot w/ 2-1/ 2" Ramset Powder Actuated pins, Also 12" From All Corners Unless an Anchor Bolt is Present. Ramset all Interior Load Bearing Walls 32" O.C. With 2-1/ 2" Pins w/ Washers.

Concrete Notes

2021 NM Residential Building Code

1. Concrete Strength: 2500 PSI Min. 3 1/ 2" Minimum Thick Slab on Compacted Fill.
2. All Footings Min. 15" Wide, 22" Thick with a Excavation Depth of 18" West of Sandia Mountains, 21" East Of Mantains at All Exterior Walls.
3. All CMU Walls For Foundation To Be 8"x8"x16" Min. With Joint Reinforcement 16" OC Vertical, 48" OC Max.
4. Anchorins: Min. 1/ 2"x10" Anchor Bolts @ 4' OC Max, and Within 12" From End Of Plate. Powder Actuated Fasteners @ 24" OC Max, and Within 12" From End Plate For Interior Bearing Sole Plates Not Permitted For CMU Stem Walls.
5. Re-bar: 2-#4 Re-bar Continuous at All Footings with Min. 40 Diam. Lap At Joints, Reinforcement Steel Secured in Place, Min. 3" Coverage.
6. Interior Load Bearing Footings: 12" Min Width x 12" Min. Depth at All Interior Footings.
7. All Adobe Wall Footings To Be 2" Wider Than Wall, 4" Above Floor Stabilized Bond Beam Min. 6"x10" With 2#4 Re-bar. (Radiant Heated Slabs R15)
8. Foundation Insulation: 2"x24" R 10.0 At Exterior Perimeter Of Heated Space and at Garage/ House Wall. Wood Floors Require a Minimum Of R-21 Insulation. Insulation Shall Extend From Top Of Slab 24" Down, or continue Horizontally Under Slab For a Total Of 24".
9. Under Floor Clearance: 18" To the Bottom Of Wood Joists and 12" To The Bottom of Wood Girders. Provide a Min. Under Floor Access of 18"x24" Provide cross Ventilation of Minimum 1 Sq. Ft. Per 150 Sq. Ft. of Under Floor Area Excavations and Foundations: To Conform To Chapter 18 and 33: Ascending and Descending Slopes, Cuts, Cut/ fills, All Footings Must Extend a Minimum of 12" into Undisturbed Soil or a Soil Investigation Report and a Report of Satisfactory Placement Of Fill Shall Be Provided To Permit Office For Review and Approval

Frame Plan

Scale 1/ 4"= 1'

Concrete

Scale 1/ 4"= 1'

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Lighting Legend NM 2015 IRC

- Mini Recess Light. Caulk and seal to ceiling. Energy Star Rated, Energy Star Bulb
- Bullseye Recess. Caulk and seal to ceiling. Energy Star Rated, Energy Star Bulb
- Full Recess Light. Caulk and seal to ceiling. Energy Star Rated, Energy Star Bulb
- Wall Sconce or Light Bar. Energy Star Rated, Energy Star Bulb
- Track Light. Caulk and seal to ceiling. Energy Star Bulb
- Exhaust Fan Energy Star Rated, to have Occupancy Sensor or automatic-timer switch 20 cfm cont.
- Ceiling Fan w/ Reverse Switch separate light switch, Energy Star rated W/ energy star Rated Bulbs.
- Pendant Lighting Energy star Rated w/ energy star bulbs
- Motion Light — Motion Light W/ Motion Sensor and Photo light cell Detector

Note:

An Electrode Encased By at Least 2" Of Concrete, Located Within and Near The Bottom of a Concreted 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.

Electrical Notes:

All Outlets Shall Be 12" Fromm Finish Floor unless Otherwise Noted.
All Outlets in Kitchen, Utility Room, and Garage to Be 44" above Floor and To Be Ground Fault Interupt Protected.

Copper Wire To Be Used Throughout House and all Exterior light fixtures, outlets, and Switches to be Weatherproof,and Ground Fault Interupt.

All Bathroom Outlets To Be Ground Fault Interrupt device Equipped.

Swamp Coolers To have High-Low Switch Settings and To be Located per Owner, Mech. Contractor Locations.

All Smoke Detectors To Have Battery Back-up and To be Hardwired Together in a loop with an Audible Alarm. Smoke Det. to have Carbon Monoxide Warning as well.

If Required Whirlpool Switch to be located not less than 5' from tub or to have an air activated Switch.

All Ceiling Fans to have variable speed control.

Plumbing Notes:

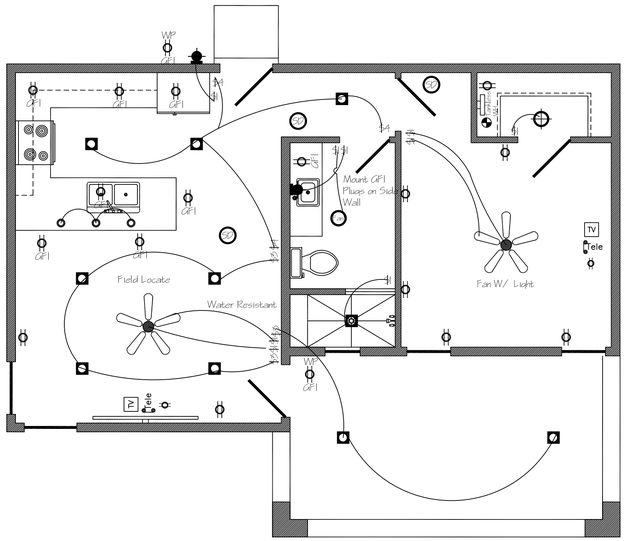
1" Lead-in pipe from well or public water supply. Minimum 100' from well to septic system.
Hose Bib to be Located at front, Back, sides per Owners Locations.
All Plumbing to be permited and Executed as per Uniform Plumbing Code. Ice Maker Rough-in to be located behind Refridgerater.

Electrical to be Grounded to Copper water Lines as Well as with a grounding rod. See Attached note For Grounding specs to Foundation Re-bar.

Smoke Detector/ Carbon Monoxide Detector

SD — This symbol on plan is for smoke/ carbon Monoxide Detector.

Smoke Detector to Have Carbon Monoxide detection as well as smoke Detection. All smoke detectors to be hard wired together.



Plug Switch Legend NM 2015 IRC

- Wall Plug
- GFI — Ground Fault Interrupt Counter Plug
- WP GFI — Waterproof Ground Fault Interrupt Exterior Plug
- 220 — 220 Volt 30 amp plug
- Natural Gas or Propane
- Tele — Telephone Connection plug
- TV — Cable TV or Satellite Outlet
- Tstat — Programmable Thermostat one for Each Heating Unit
- $1 — One Way Operated Switch
- $3 — Two Way Operated Switch
- $4 — Three Way Operated Switch
- $T. Timer Operated Switch
- $IP. Motion Sensor Switch
- GFI Floor Plug — Floor Plug

Critical Note:

Provide Electrical for ____ Refrigerated Air Units Locations per Owner HVAC Contractor Units to have Back up Heat as well as Cooling Size per UMC/ UPC for Altitude and Square Footage of House Plumber To Be Responsible For Condensation Line From Condenser

Water Heater Specs.

1. Storage Type ___Tankless___
2. Capacity _____
3. Manufacturer _____
4. Model # _____
5. Efficiency Rating _____
6. Energy Star Rated? YES
7. 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

Electrical Panel Note:

At Electrical Panel, Place (2) Full Height Studs on Either side of Blockout. Wall Top plates to be continuous over box Blockout and support studs. Max. Blockout opening width is 16". Actual R.O. Width is 14.5".

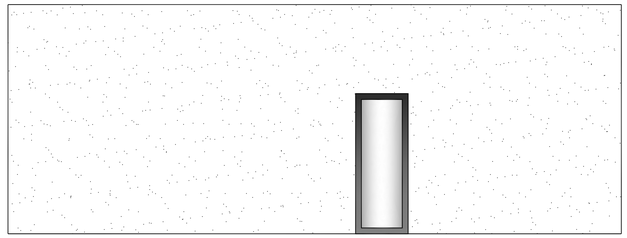
Note: 2

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.

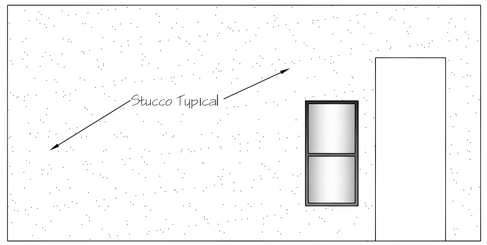
All electrical work must be accordance with the 2020 NM Electrical Code

Electrical

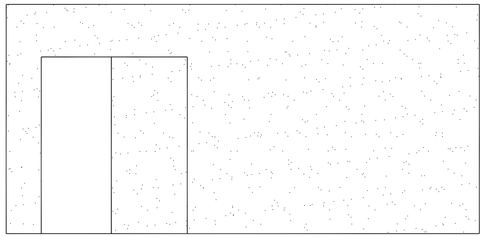
Scale 1/ 4" = 1'



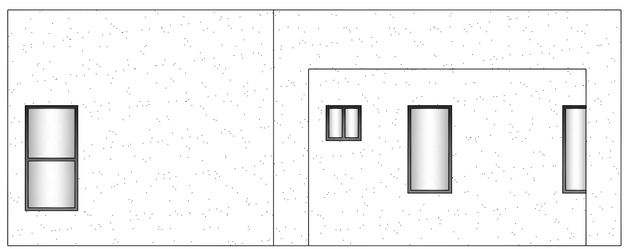
Back Elevation



Left Elevation



Right Elevation



Front Elevation

Elevations

Scale 1/ 4" = 1'

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R 905.3.8 Flashing

At the juncture of roof vertical surface, flashing and counterflashing shall be provided in accordance with this chapter and the manufacturer's installation instructions and, where of metal, shall be not less than 0.019 inch (.09 mm) (No.26 galvanized sheet gage) corrosion-resistant metal. The valley flashing shall extend not less than 11 inches (279mm) from the centerline each way and have a splash diverter rib not less than 1 inch (25mm) in height at the flow line formed as part of the flashing. Sections of flashing shall have an end lap of not less than 4 inch (102 mm). For roof slopes of three units vertical in 12 units horizontal (25-percent slope) and greater, valley flashing shall have a 36 inch-wide (914 mm) underlayment running the full length of the valley. In addition to other required underlayment shall be solid-cemented to the roofing underlayment for slopes less than seven units vertical in 12 units horizontal (58-percent slope) or be of self adhering polymer modified bitumen sheet.

R 703.4 Flashing.

Approved corrosion-resistant flashing shall be applied shingle-fashion in such a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. The flashing shall extend to the surface of the exterior wall finish. Approved corrosion-resistant flashings shall be installed at all of the following locations:

1. Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage.
2. At the intersection of chimneys or other masonry construction with frame or stucco wall, with projecting lips on both sides under stucco copings.
3. Under and at the ends of masonry, wood or metal copings and sills.
4. Continuously above all projecting wood trim.
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
6. At wall and roof intersections.
7. At built-in gutters.

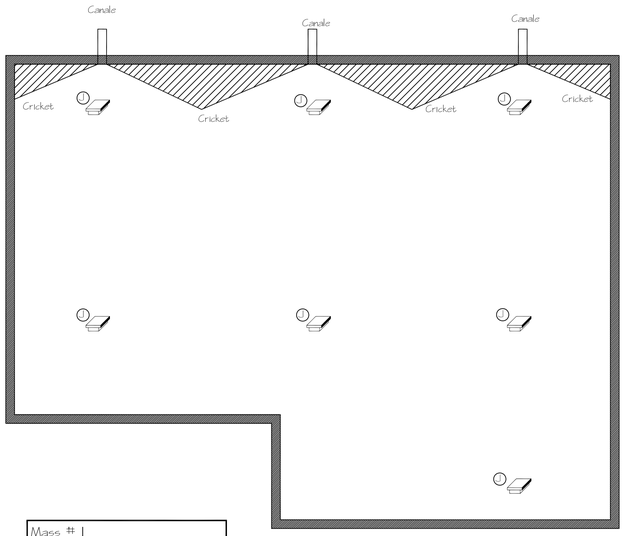
Attic, Roof Ventilation

2021 NMRBC R806

1. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilating openings shall be provided with corrosion-resistant wire mesh, with 1/16" min. to 1/4" max. openings.

R806.2 The minimum net free ventilating area shall not be less than 1/150 of the area of the space ventilated except that reduction of the total area to 1/300 is permitted, provided that at least 40 % and not more than 50 % of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above the eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1/ 300 when a vapor barrier having a transmission rate not exceeding 1 perm is installed on the warm in winter side of the ceiling.

R806.3 Where eave or cornice vents are installed insulation shall not block the free flow of air. A min. of a 1-inch space shall be provided between the insulation and the roof sheathing and at the location of the vent.



Attic Access 2021 Shall Be Provided in Accordance With Sec. R807.1 of IRC to Have a Minimum 22"x30" Opening and 30" Min. Unobstructed Head Room. Attic to Have Light and Switch

Mass # 1			
Vent	Quantity	Net Free Area	Total Square Inches
J	5	144	720
Grand Total	720 /144=	5.0	

Venting Required/ Provided				
	Total Area	Pitched or Flat	Venting Required	Venting Provided
Mass # 1	650	Flat 650/150= 4.3	4.3	5.0

Attic Venting Chart

Key	Vent Type	Brand	Net Free Area
A	8"x16" Soffit Vent	Lomanco	69 Square inches
B	Soffit vent strip	Tamilyn	12 Square inches per foot
C	13"x24" Gable vent	Lomanco	190 Square inches
D	13" Round Gable vent	Mid America Inc.	26 Square inches
E	22" Round Gable vent	Mid America Inc.	54 Square inches
F	14"x22" Architop Gable vent	Mid America Inc.	50 Square inches
G	8"x16" Stucco Vent	GMI Inc.	51 Square inches
H	14"x16" Gable vent	Lomanco	56 Square inches
I	12"x12" Gable Vent	Lomanco	106 Square inches
J	155 20"x25"x7.75"	Lomanco	144 Square inches
K	VN 5050 21"x21" W/ Bird Screen	CJ Metall Products	420 Square inches
L	Tile Ridge Vent TRV-A	Lomanco	18 Square inches Per Liner Ft.
M	Soffit vent strip	Tamilyn	12 Square inches per foot
N	O'Hagin	O'Hagin's,Inc.	72 Square inches
O	Shingle and Metal Ridge Lo-OmniRoll	Lomanco	11 Square inches Per Liner Ft.
P	IV-9 Tile Vent	Lomanco	36 Square inches
Q	EA-4 Edge Vent	Lomanco	36 Square inches
R	140 Continuous Soffit Vent	Lomanco	83 Square inches

Ventilation

Scale 1/ 4"= 1'

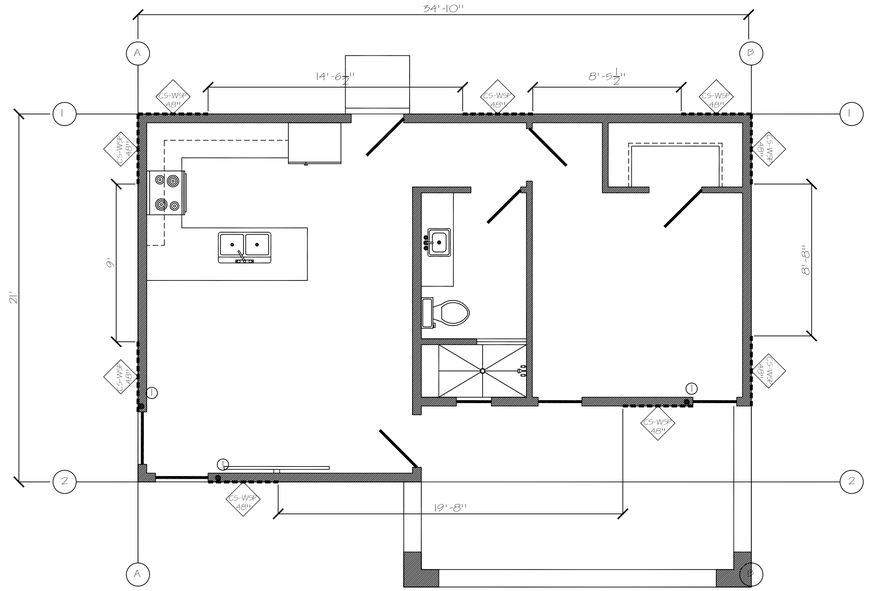


Table R602.10.4 Bracing Methods		Stucco Frame Columns	
Bracing Method	Method Description	Connection Criteria	
		Fasteners	Spacing
WSP	Wood structural panel Min. Thickness 7/"	For exterior sheathing see table R602.3(3) For interior sheathing see Table R602.3(1 or 2)	6" edges 12" Field
GB	Gypsum board- Single sided with finish material Min. Thickness 7/" or 7/" Fireproofing	For more details on exterior braced wall sheathing see Table R602.3(1) IRC 2015 For interior gypsum board wall or screw size, see Table R702.3.5 IRC 2015	7" spacing at panel edges including top and bottom plates 7" Field
	Gypsum board- Double sided Min. Thickness 7/" or 7/" Fireproofing		
ABW	Alternate braced wall SDC A, B & C	See section R602.10.6.1	See section R602.10.6.1
	Alternate braced wall SDC D		
PFH	Intermittent portall frame with hold-downs Min. Thickness 7/"	See section R602.10.6.2	See section R602.10.6.2
PFG	Intermittent portall frame at garage door openings Min. Thickness 7/"	See section R602.10.6.3	See section R602.10.6.3
CS-WSP	Continuous wood structural panel sheathing Min. Thickness 7/"	Exterior sheathing per Table R602.3 (3) Interior Sheathing per Table R602.3 (1 or 2)	6" edges 12" Field Varies by Fastener
CS-PF	Continuous portall frame Min. Thickness 7/"	See Section R602.10.6.4	See Section R602.10.6.4
CS-G	Continuous sheathing - wood structural panel adjacent to garage door opening and supporting roof loads only.	See Method CS-WSP	See Method CS-WSP

Hold downs Schedule		
1	PHD2Z	1829 lbs
2	PHD2Z-SDS2.5	2149 lbs
3	HDU2-SDS2.5	3075lbs
4	MSTS7	1725 lbs

Wind Factor

IRC Table R602.10..3 (2) IRC 2015	Numbered Wall Lines	Lettered Wall Lines
(1) Exposure Category	1.2	1.2
(2) Roof Eave to Ridge Height	1.0	1.0
(3) Wall Height	.95	.95
(4) Number of Braced Wall Lines	.00	.00
Wind Factor Total	(Multiply All) .00	(Multiply All) .00

Wall Brace

Scale 1/ 4"= 1'

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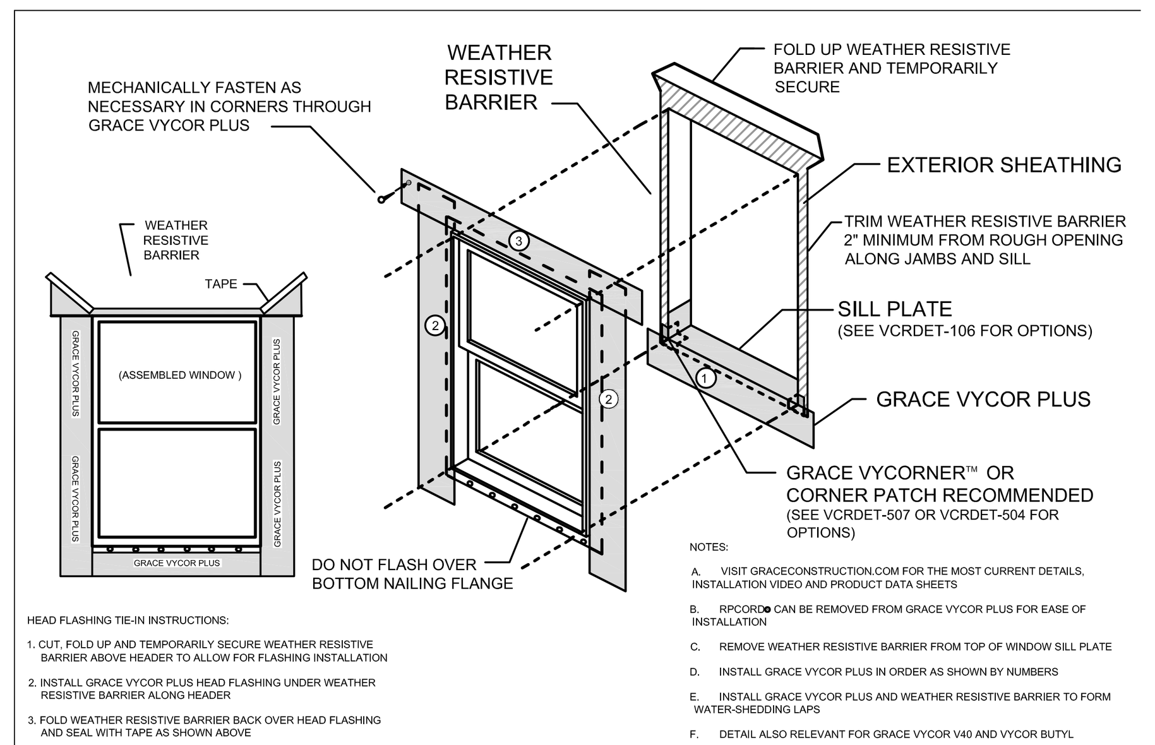
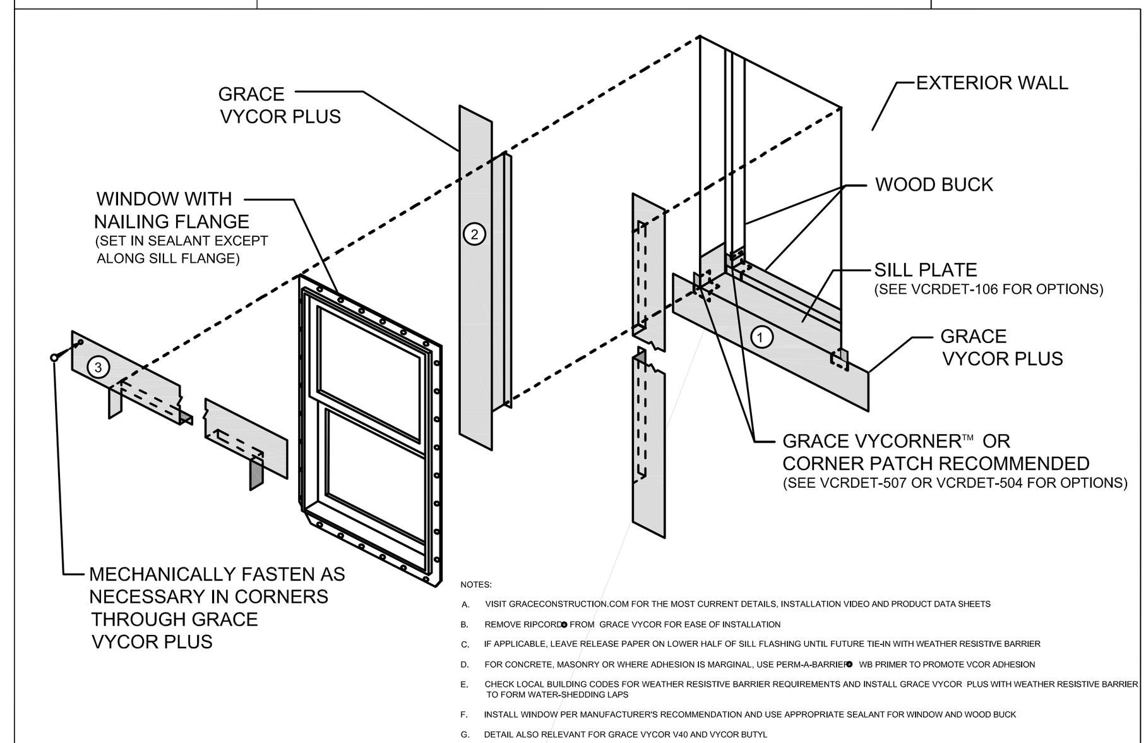
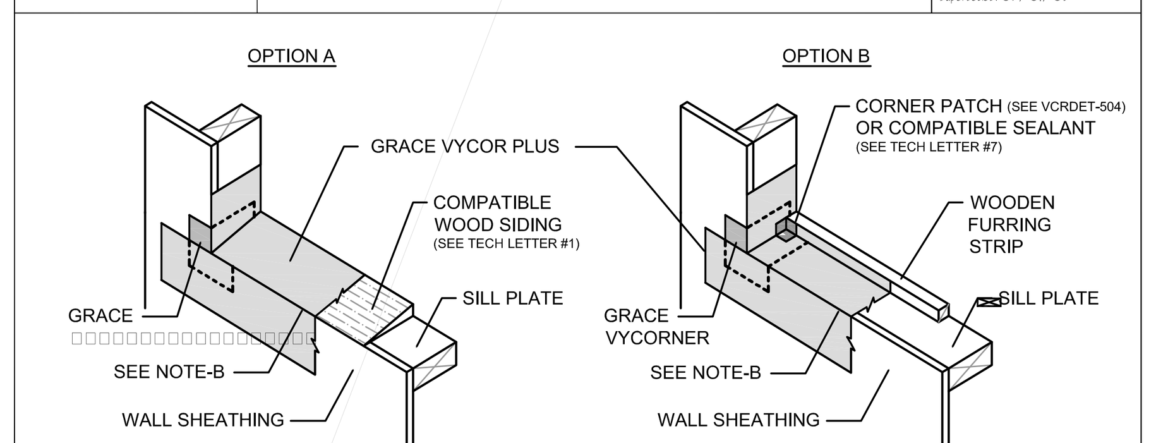


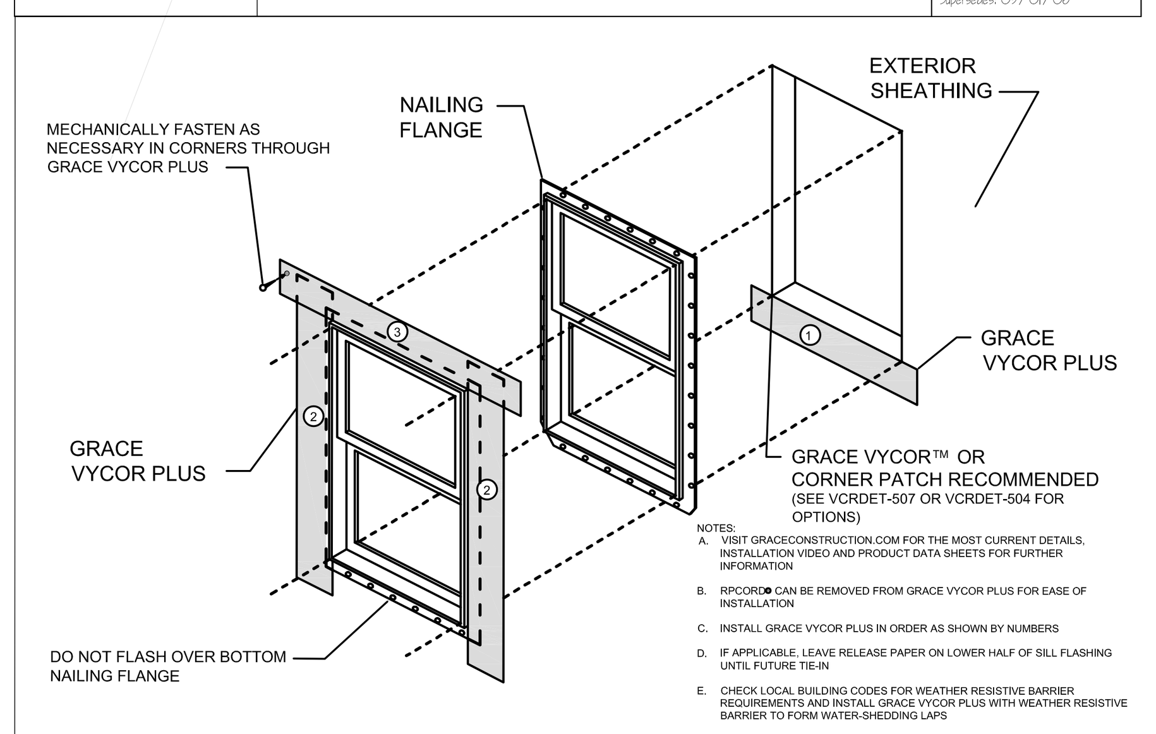
FLANGED WINDOW - OPTION 2
FLASHING INSTALLATION AFTER WEATHER RESISTIVE BARRIER
GRACE VYCOR® PLUS SELF-ADHERED FLASHING



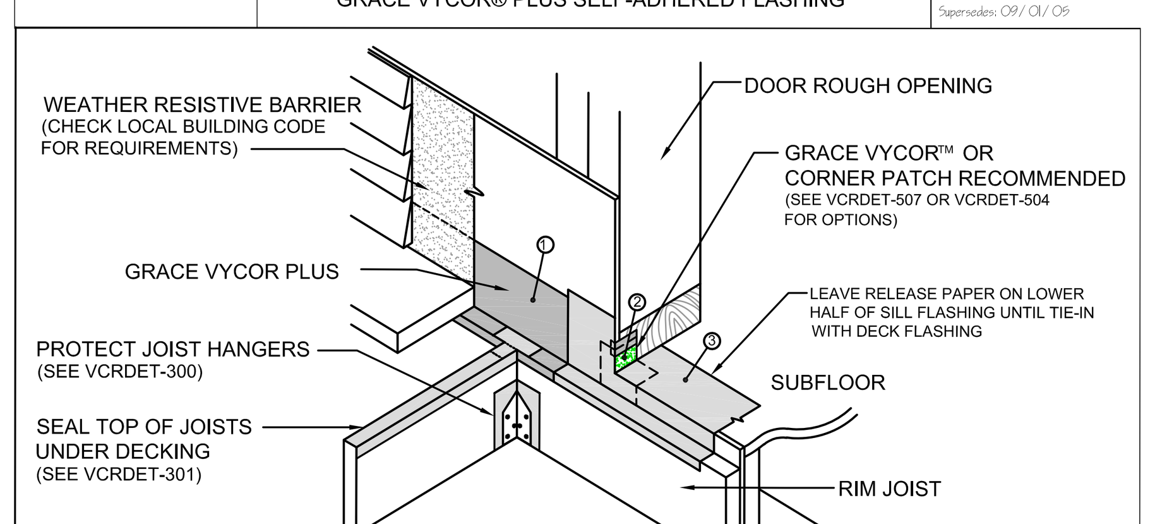
RECESSED WINDOW
GRACE VYCOR® PLUS SELF-ADHERED FLASHING



WINDOW SILL PAN OPTIONS
GRACE VYCOR® PLUS SELF-ADHERED FLASHING



FLANGED WINDOW - OPTION 2
AAMA RECOMMENDATION
GRACE VYCOR® PLUS SELF-ADHERED FLASHING



EXTERIOR DOOR SILL CORNER
GRACE VYCOR® PLUS SELF-ADHERED FLASHING

Air Leakage

Building Thermal Envelope.

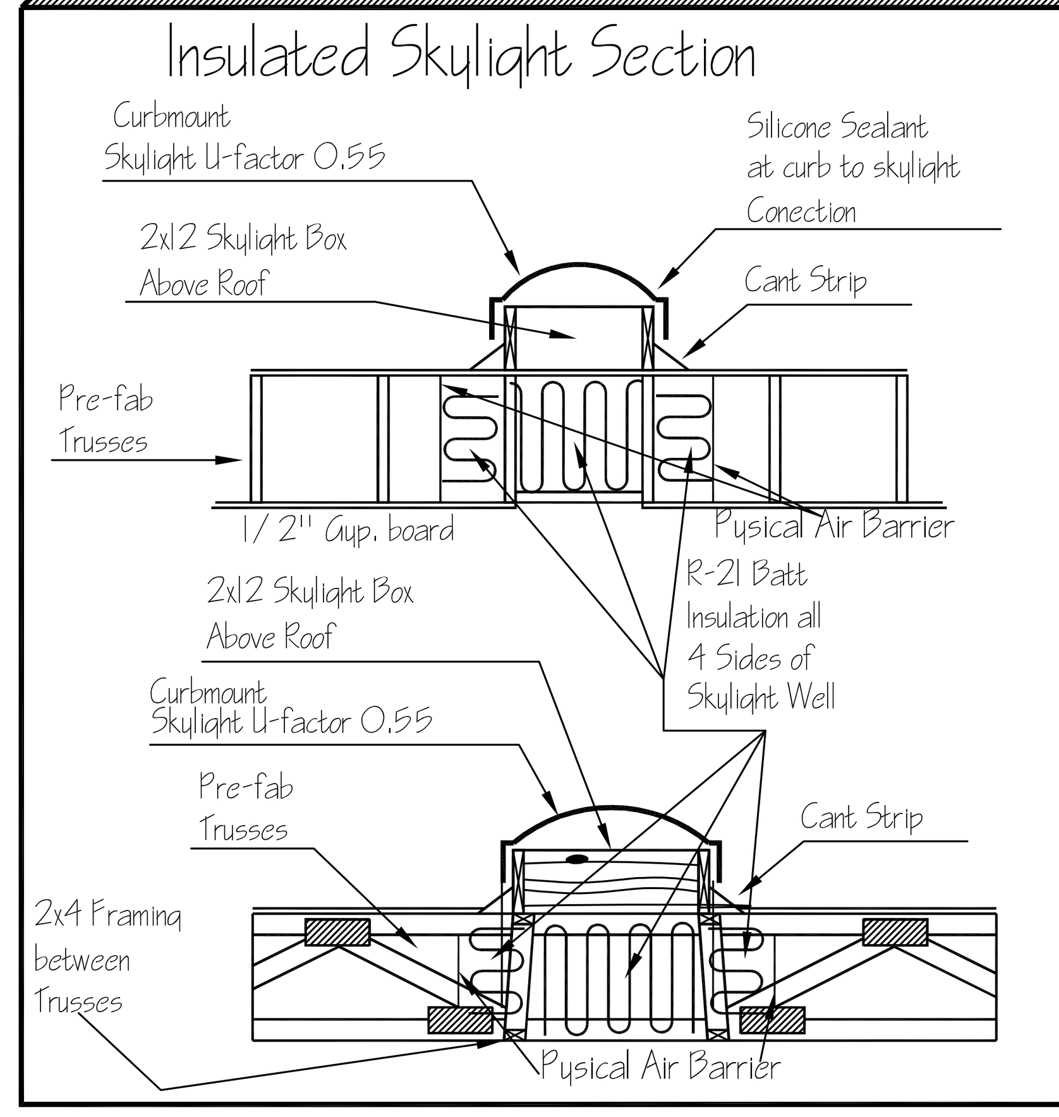
The Building thermal envelope shall be durably sealed to limit infiltration. The sealing methods between dissimilar materials shall allow for differential expansion and con-traction.
The Following shall be caulked, gasketed, weather stripped or otherwise sealed with an air barrier material , Suitable film or solid material.

Flashing R703.4

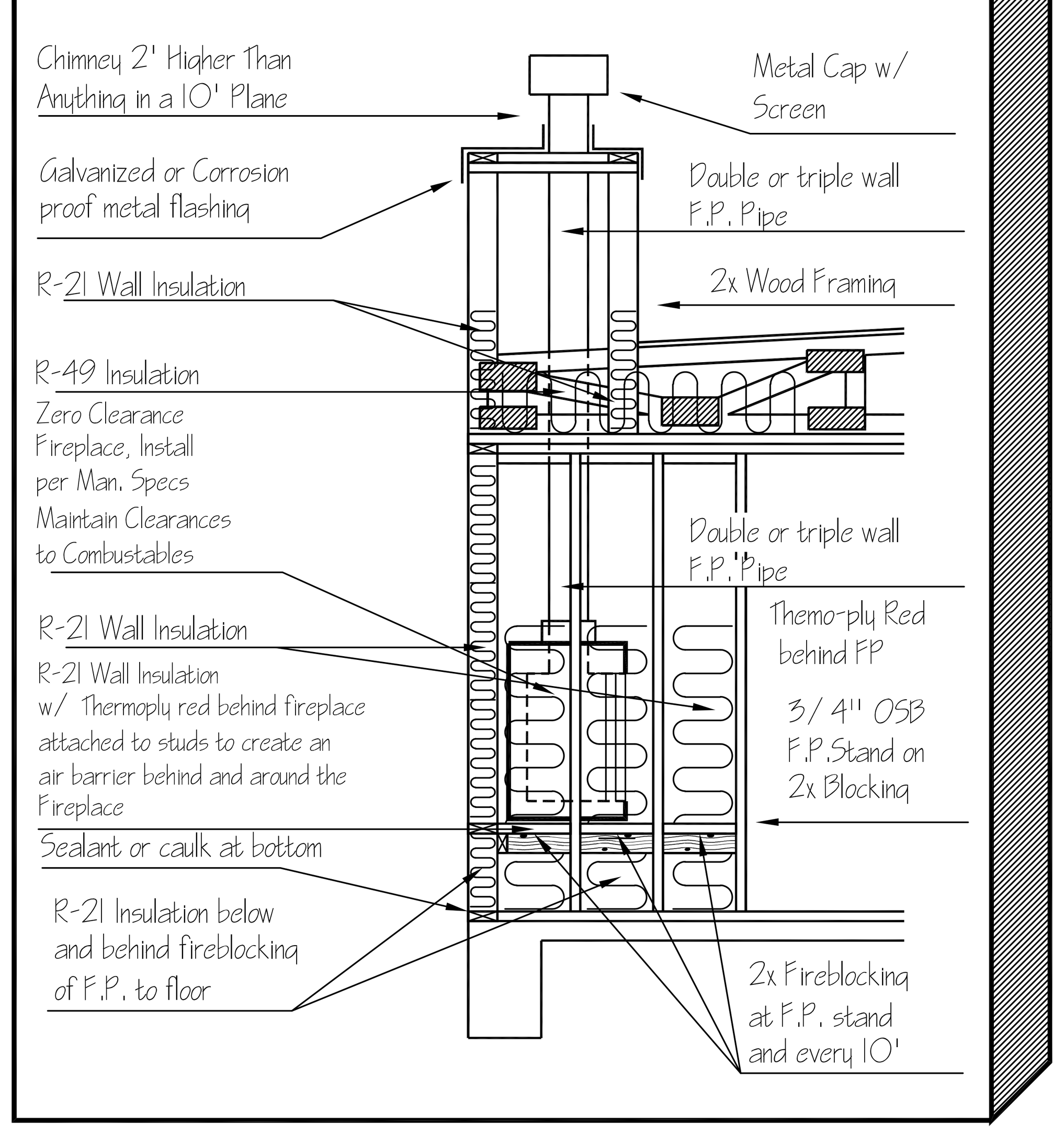
Approved corrosion-resistant flashing shall be applied shingle-fashion in such a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. The flashing shall extend to the surface of the exterior wall finish. Approved corrosion-resistant flashings shall be installed at all of the following locations:

1. Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage.
2. At the intersection of chimneys or other masonry construction with frame or stucco wall, with projecting lips on both sides under stucco copings.
3. Under and at the ends of masonry, wood or metal copings and sills.
4. Continuously above all projecting wood trim.
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
6. At wall and roof intersections.
7. At built-in gutters.

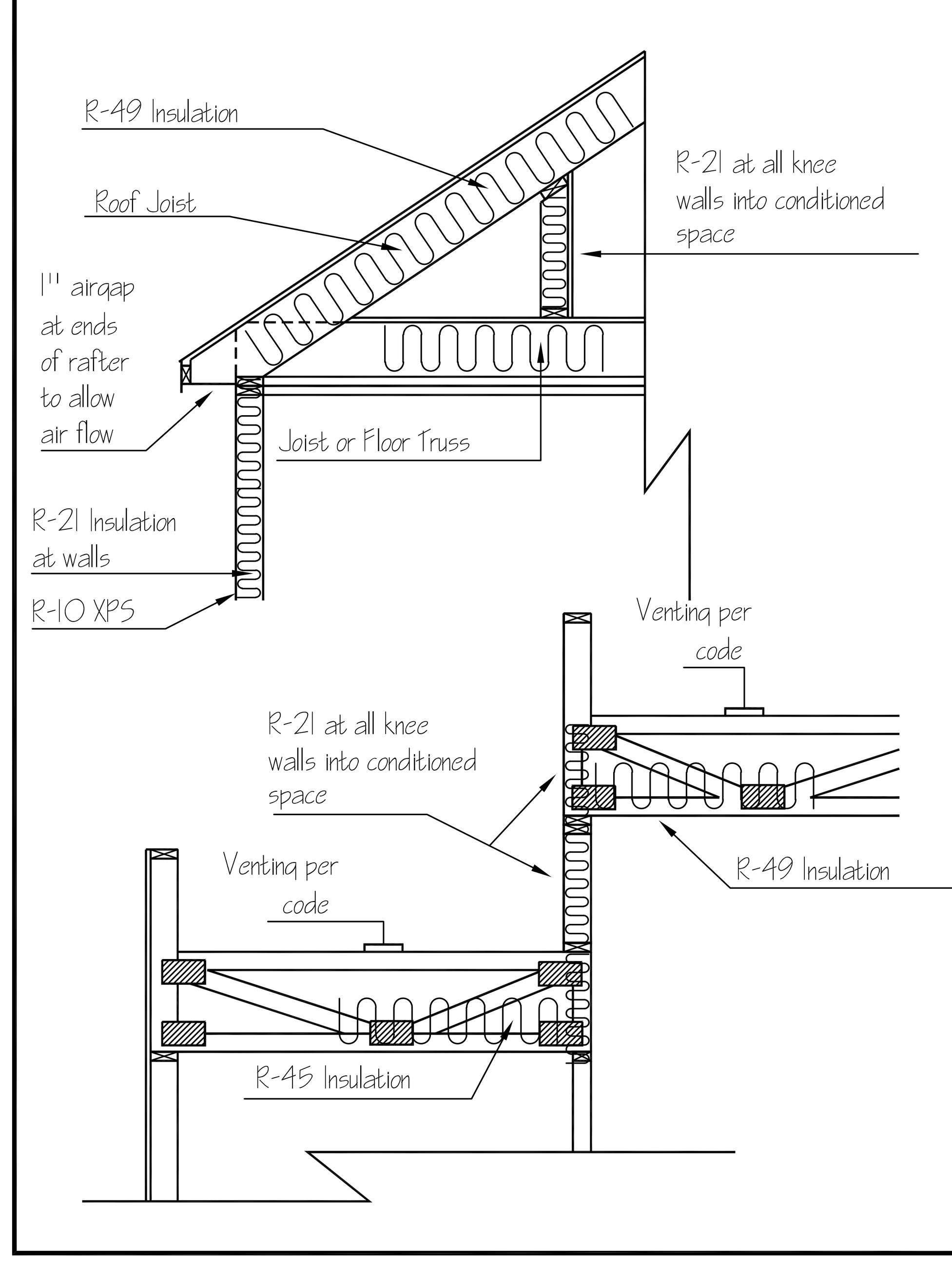
Insulated Skylight Section



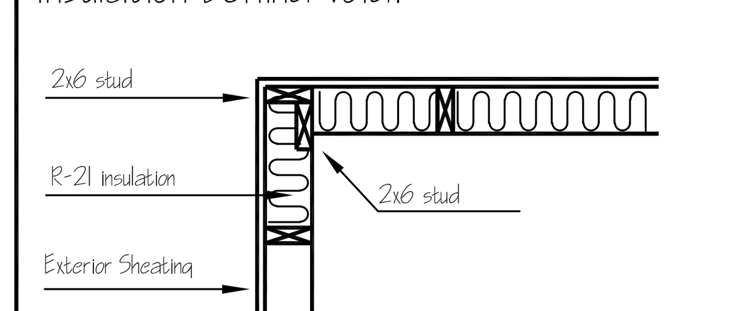
Insulation At F.P.



Insulation at Knee Walls

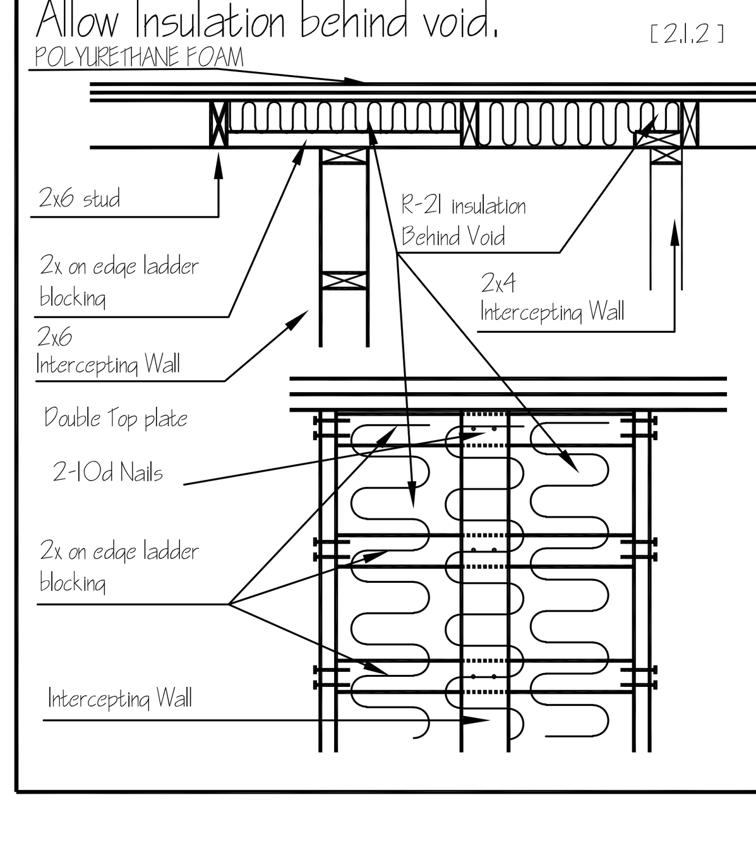


Typical Exterior Corner To allow Insulation behind void. [21.2]

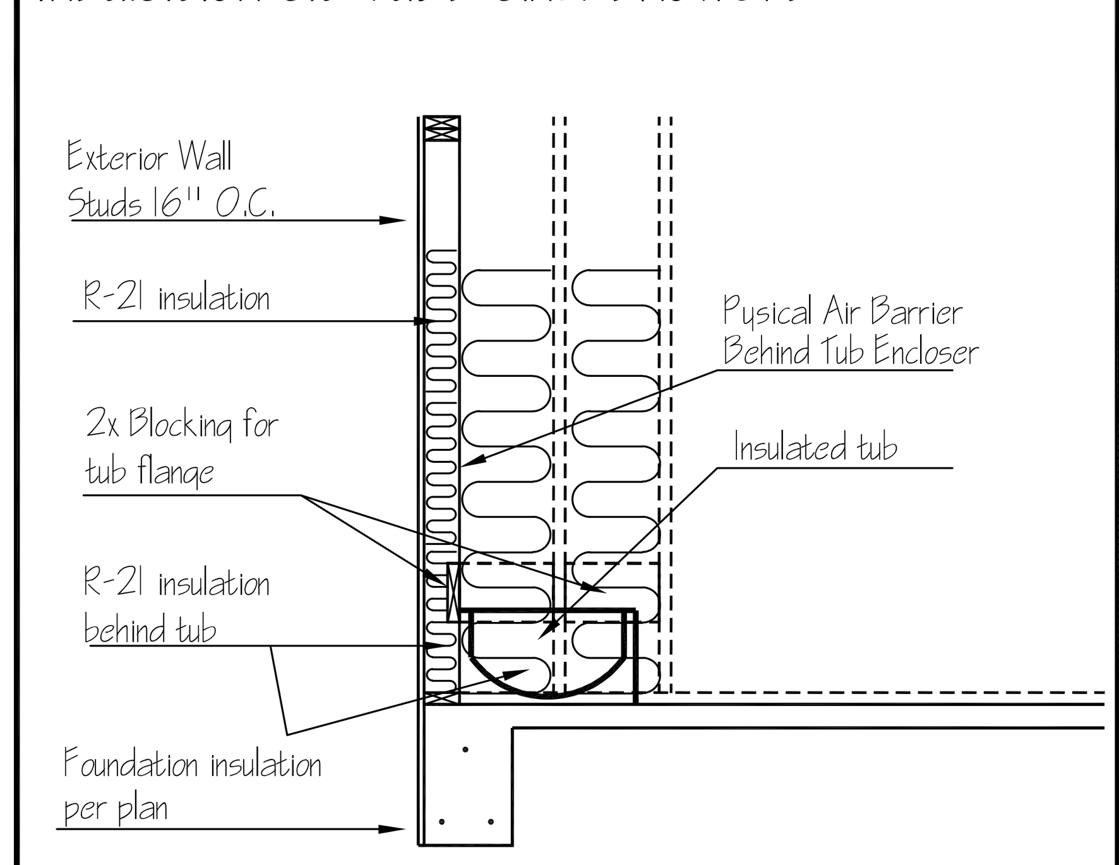


Window Trim
[21.5]
Use BullNose Trim On All Interior Doors and Windows

Typical Exterior Wall Tee To Allow Insulation behind void. [21.2]

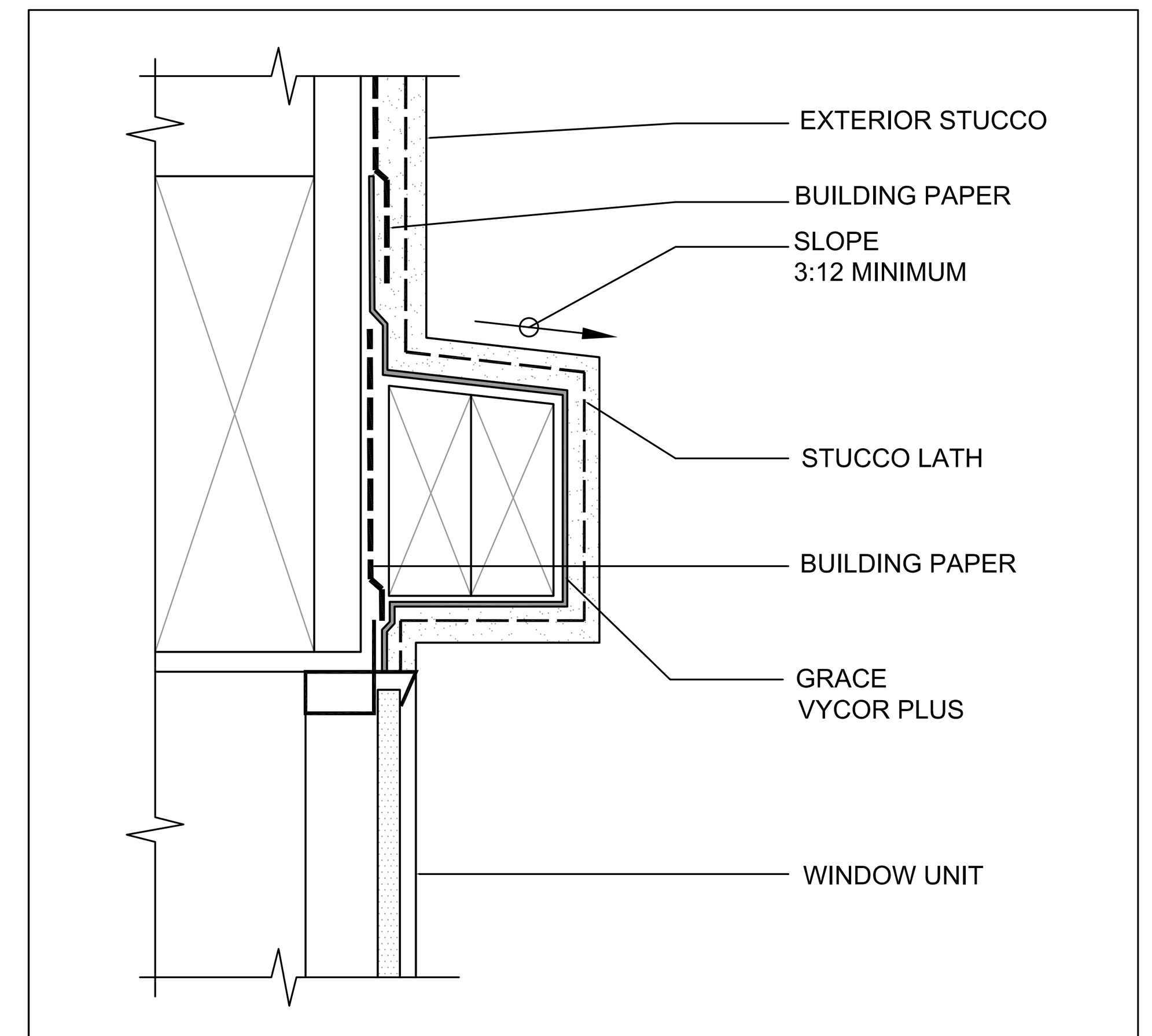


Insulation at Tubs and showers



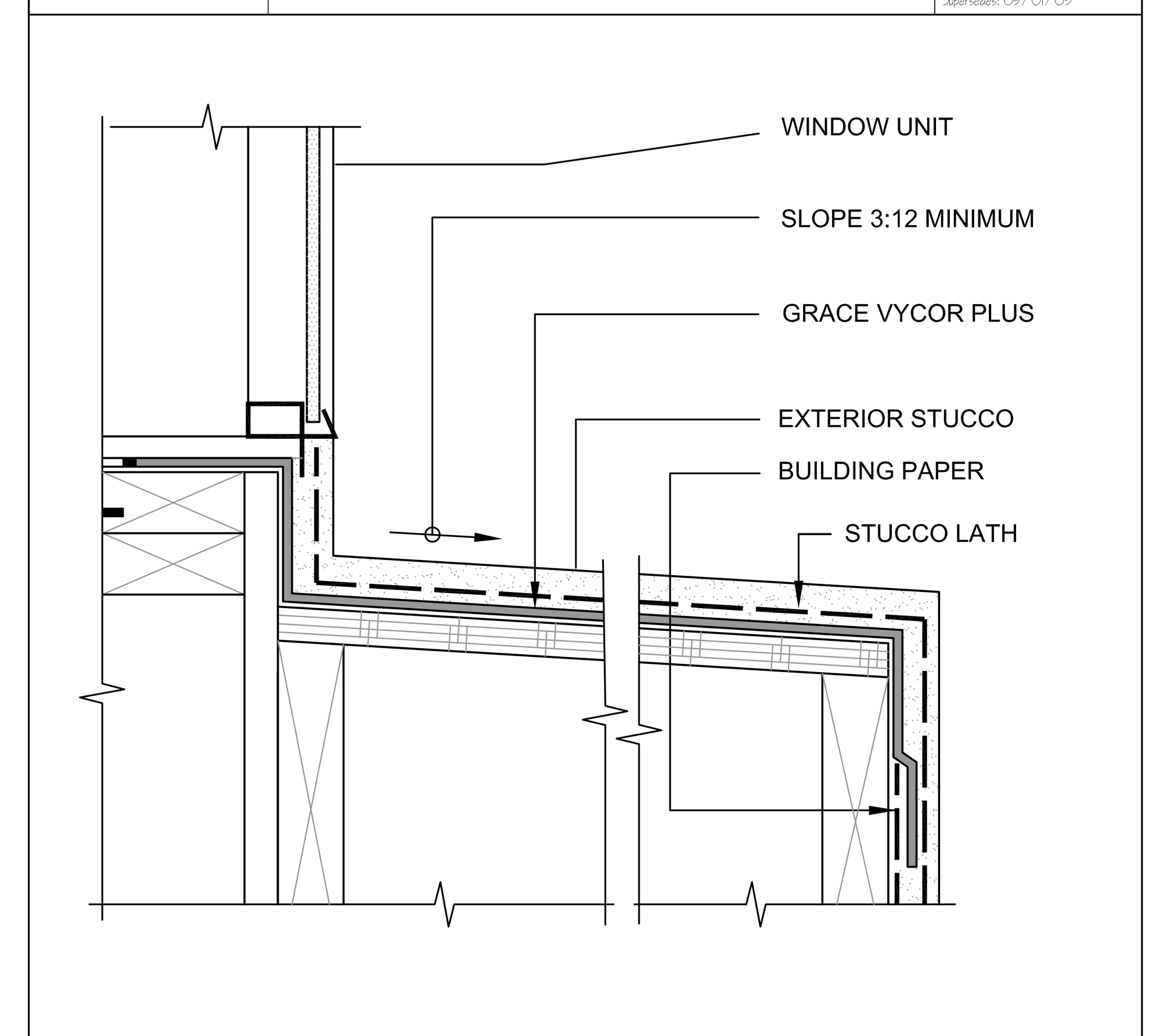
Solar Reflectivity:
All Flat Roof Area's to be coated with "Solar Mastic" TM Ultra premium cool roof coating or Equivalent in White or Desert Tan, per energy code.

Critical Note:
All Windows, doors and skylights to be caulked, gasketed, weatherstripped or otherwise sealed with an air barrier material, suitable film or solid material.



NOTES:
VISIT GRACECONSTRUCTION.COM FOR THE MOST CURRENT DETAILS, INSTALLATION VIDEO AND PRODUCT DATA SHEETS
A. RIPCORD® CAN BE REMOVED FROM GRACE VYCOR PLUS FOR EASE OF INSTALLATION AND FUTURE TIE-INS
B. GRACE VYCOR PLUS CAN BE SUBSTITUTED FOR BUILDING PAPER
C. INSTALL GRACE VYCOR PLUS AND WEATHER RESISTIVE BARRIER TO FORM WATER-SHEDDING LAPS
D. REFER TO LOCAL BUILDING CODES FOR BUILDING PAPER REQUIREMENTS AND SLOPE REQUIREMENTS
E. DETAIL ALSO RELEVANT FOR GRACE VYCOR V40 AND VYCOR BUTYL
F.

STUCCO WINDOW HEAD
GRACE VYCOR® PLUS SELF-ADHERED FLASHING



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F.

STUCCO SILL/ POT SHELF/ CHIMNEY SHOULDER
GRACE VYCOR® PLUS SELF-ADHERED FLASHING

Building Thermal Envelope Table 402.1.2
301.1 Climate Zone 4 Albuquerque NM

1. Fenestration U-Factor	0.32
2. Skylight U-factor	0.55
3. South, East, West Facing Glazed Fenestration	SHGC 0.40 Low E Glass Required
4. Ceiling R- Value	R-49
5. Wood Frame Wall R-Value 2x4 Framed Walls	R-21 2x6 Walls R-13+ R-5 cont's Insul.
6. Mass Wall R- Value	R-8/ 13
7. Floor R-Value	R-19
8. Basement Wall R-Value	R-15 / R-13
9. Slab R-Value & Depth	R-15 / 2ft. Unheated Slabs
10. Crawl Spaces R-Value	R10/ R13

Insulation Details

Scale 1/ 4" = 1'

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