

GENERAL NOTES

1. ALL EXTERIOR WALLS ARE DRAWN AT 5.5" (UNLESS NOTED OTHERWISE). INTERIOR WALLS ARE DRAWN AT 3.5" (UNLESS NOTED OTHERWISE).

2. EXTERIOR WALLS - JOISTS AT 16" ON CENTER (UNLESS NOTED OTHERWISE).

3. INTERIOR WALLS - JOISTS AT 16" ON CENTER, EXCEPT AS NOTED ON PLAN FOR THICKENED WALLS. ALL PLUMBING WALLS SHALL BE 2x6 AS NOTED. WALL AT AREA SEPARATION BETWEEN GARAGE AND HOUSE TO BE 2x6'S @ 16" O.C. (UNLESS NOTED OTHERWISE).

4. ALL WINDOWS ARE NOTED BY SIZE ONLY. ALL ROUGH OPENINGS TO BE VERIFIED BY FRAMERS PER WINDOW MANUFACTURER SPECS.

5. CLEAR OPENINGS AND SILL HEIGHTS SHALL MEET ANY & ALL LOCAL REQUIREMENTS FOR EGRESS, VENTILATION AND LIGHT.

6. WINDOWS SHALL BE TEMPERED AS REQUIRED BY THE IRC 2015.

7. INSULATION VALUES: ALL VALUES LISTED BELOW ARE CODE MINIMUM VALUES.

7.1. WALLS:
R-21 IN 2X6 WALLS (OR AS NOTED ON PLANS) (WALL BETWEEN GARAGE & HOUSE TO BE INSULATED) (FULLY INSULATE ALL KNEE WALLS AT CEILING CHANGES)

7.2. ROOF:
R-49 IN ROOF, w/ COMPLETE COVERAGE.

7.3. SLAB:
MIN R-10, 2"X24" RIGID INSULATION AT PERIMETER OF HEATED SPACE.

8. PROVIDE BLOCKING IN WALLS AT ALL CABINET LOCATIONS, FIELD VERIFY ALL EXACT LOCATIONS.

9. VERIFY QUANTITY & LOCATION OF ALL ROOF CANALES/SCUPPERS WITH BUILDER PRIOR TO INSTALLATION.

10. PROVIDE FIRE BLOCKING AT ALL WALLS EXCEEDING 10'-0" IN HEIGHT.

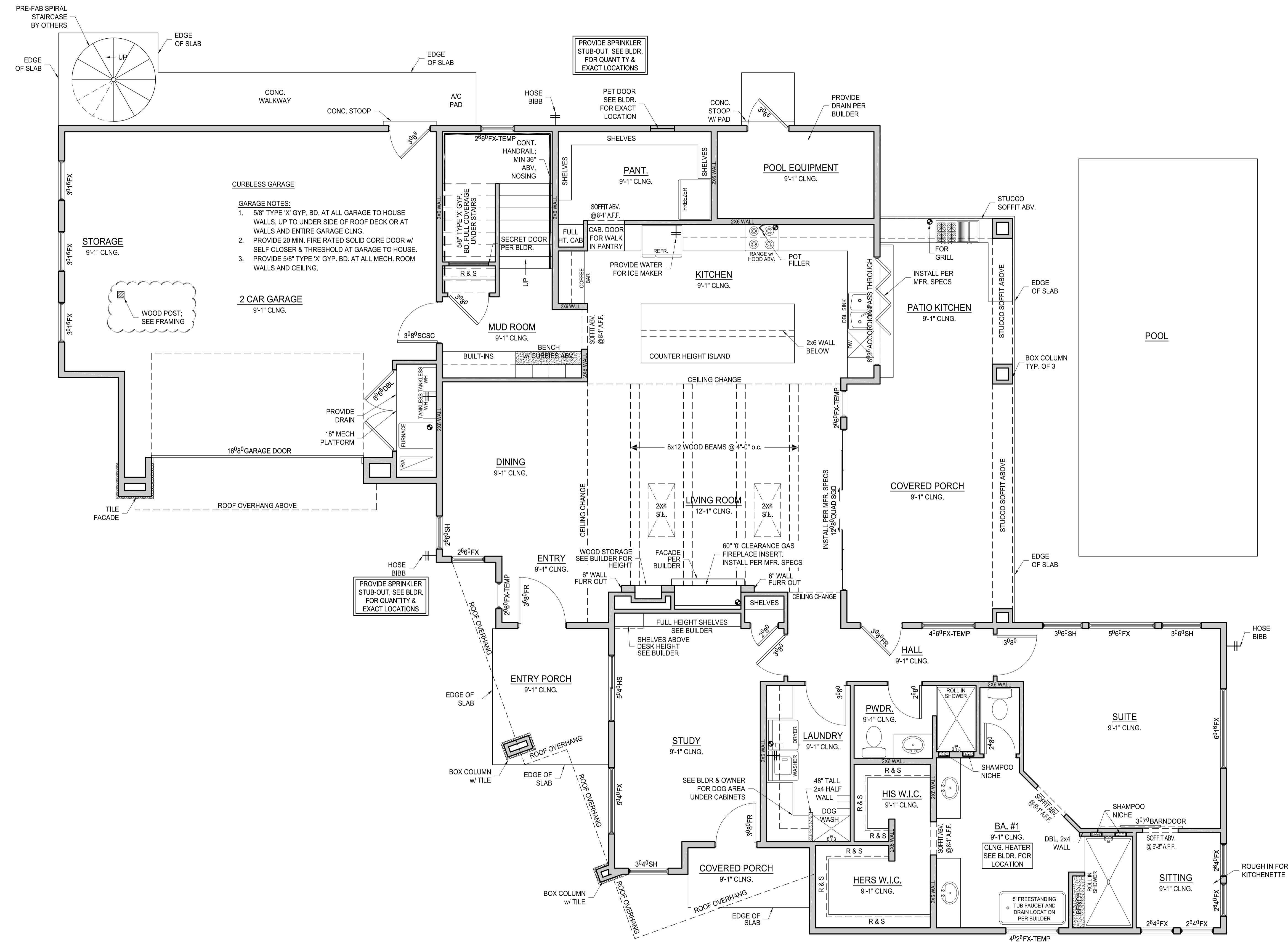
11. SEE FOUNDATION PLAN FOR ALL CONCRETE WORK.

12. CONTRACTOR AND HOME OWNER ARE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING A POSITIVE DRAINAGE SLOPE AROUND ENTIRE STRUCTURE AT ALL TIMES.

13. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR ENSURING THAT ALL THEIR RESPECTIVE WORK MEETS OR EXCEEDS ANY & ALL REQUIREMENTS AND/OR APPLICABLE BUILDING CODES. IF PLANS DO NOT MEET THIS REQUIREMENT, NOTIFY THE DESIGNER OF ANY PLAN CORRECTIONS NEEDED.

14. GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL WORK MEETS OR EXCEEDS ANY & ALL REQUIREMENTS AND APPLICABLE BUILDING CODES. IF PLANS DO NOT MEET THIS REQUIREMENT, NOTIFY THE DESIGNER OF ANY CORRECTIONS NEEDED.

15. SEE BUILDER FOR PREFERRED METHOD OF SOIL GAS MITIGATION.



FLOOR PLAN LEGEND

⊙ GAS HOOK-UP ⊕ HOSE BIBB / WATER HOOK-UP

○ PROVIDE FREEZE/FOST PROTECTION TO ALL HOSE BIBBS

U-FACTOR / SHGC (PER 2018 IECC TABLE R402.1.2)

CLIMATE ZONE : 4
MIN. U-FACTOR : 0.32
MIN. SHGC : 0.40

AREA CALCULATIONS

HEATED - LOWER LEVEL	2119 SF
HEATED - UPPER LEVEL	1295 SF
TOTAL HEATED	3414 SF
GARAGE/STORAGE	733 SF
COVERED PORCHES	609 SF
UNCOVERED DECKS	86 SF
POOL EQUIPMENT	86 SF
TOTAL PROJECT	4928 SF

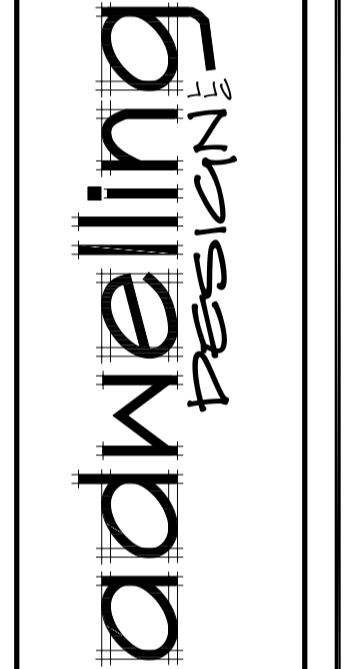
LOWER LEVEL ARCHITECTURAL FLOOR PLAN
1/4" = 1'-0"

1. THIS SET OF DRAWINGS EXISTS AS A WHOLE. IT IS THE SOLE RESPONSIBILITY OF EACH CONTRACTOR INVOLVED IN THE PROJECT TO REVIEW THESE DRAWINGS AS SUCH. EACH SHEET MAY CONTAIN WORK PERTINENT TO THEIR RESPECTIVE DISCIPLINES.

2. DUE TO POTENTIAL INCONSISTENCIES DURING PLAN REPRODUCTION, SCALING THE DRAWING TO VERIFY OR OBTAIN DIMENSIONS IS NOT RECOMMENDED.

PROJECT ADDRESS: **LOT 7, ESCONDIDA LANE NW ALBUQUERQUE, NM 87107**

CLIENT NAME: **HERNANDEZ**



DRAWING NAME: **LOWER LEVEL ARCHITECTURAL FLOOR PLAN**

PROJECT NUMBER: **21-057**

PROJECT PROGRESS: **FINAL**

DRAWN BY: **ADWELLING**

CHECKED BY: **M.A.** / APPROVED BY: **C.W.**

DATE: **09.27.22**

SCALE: **AS NOTED**

SHEET: **A1**

HERNANDEZ RESIDENCE

A1

-14 TOTAL SHEETS-