BASE ON : TEMPLATE FILE #07.01.2023

**ENERGY COMPLIANCE METHOD:**

RES CHECK - UTAH 2012

INSULATION R-VALUES
CEILING: R-38 BLOWN
WALLS: R-13 BATTEN (2X4)
R-19 BATTEN (2X6)
RIM JOISTS: R-19 BATTEN
FLOORS: R-47 BLOWN

**NOTE:** BLOWER DOOR TEST TO BE CONDUCTED BEFORE FINAL INSPECTION.

D·R·HORTON®
America's Builder

# 24' F.L. TOWNHOME (M/O) 6-PLEX (SL)
# PLAN 9556 MILLBROOK / 9636 OAKRIDGE (LVT) V10-2025

PROJECT TEAM:


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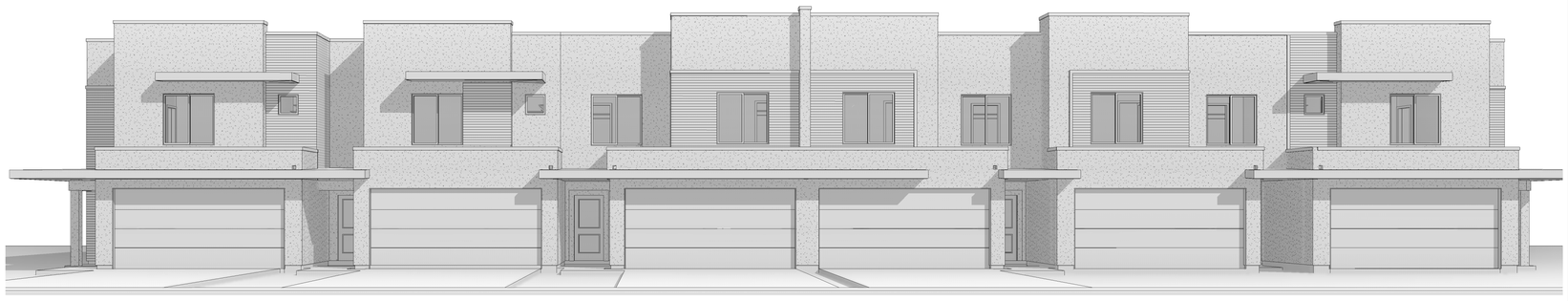
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## (DM) - DESERT MODERN



| REVISION SCHEDULE | | |
|---|---|---|
| NUMBER | DESCRIPTION | DATE |

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## DRAWING INDEX


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|---|---|
| C1.0 | COVER SHEET |
| C2.0 | NOTES |
| C3.0 | FIREWALL DETAILS |
| C3.1 | FIREWALL DETAILS |
| C4.0 | ARCHITECTURAL DETAILS |
| C5.0 | ARCHITECTURAL DETAILS |
| C6.0 | ARCHITECTURAL DETAILS |
| C7.0 | ARCHITECTURAL DETAILS |
| C8.0 | ARCHITECTURAL DETAILS |
| A0.0 | OVERALL FOUNDATION / SLAB ON GRADE PLAN |
| A0.1 | OVERALL FIRST FLOOR PLAN |
| A0.2 | OVERALL SECOND FLOOR PLAN |
| A0.3 | OVERALL ROOF DRAINAGE PLAN |
| A1.00 | MILLBROOK END - UNIT FLOOR PLANS |
| A1.01 | MILLBROOK MID - UNIT FLOOR PLANS |
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| A2.0 | 3D ELEVATIONS (DM) DESERT TRADITIONAL |
| A2.1 | FRONT ELEVATION (DM) DESERT TRADITIONAL |
| A2.2 | REAR ELEVATION (DM) DESERT TRADITIONAL |
| A2.3 | SIDE ELEVATIONS (DT) DESERT TRADITIONAL |
| A3.0 | BUILDING SECTIONS |
| E1.0 | MILLBROOK END - UNIT ELECTRICAL PLAN |
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| S1.1 | FIRST FLOOR SHEAR WALL PLAN |
| S2.0 | SECOND FLOOR FRAMING PLAN |
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| S3.1 | UPPER ROOF FRAMING PLAN |
| SD1 | STRUCTURAL DETAIL |
| SD2 | STRUCTURAL DETAIL |


**CODE ANALYSIS**

BUILDING CODE: 2021 IRC

BUILDING AREA
MILLBROOK (END) (2 UNITS)
MILLBROOK (MID) (1 UNIT)
OAKRIDGE (MID) (3 UNITS)

BUILING STORIES:
2 STORIES W/ SLAB ON GRADE
TOWNHOMES PER IRC-R302.2 (RESIDENTIAL)

UNIT SEPARATION:
2 HOUR UNIT SEPARATION AT EA. UNIT
NO PENETRATION IN SEPARATION WALL

**MEETS 2021 IRC**

**TOWNHOME RESIDENTIAL**
**TWO STORY W/ SLAB ON GRADE**

| | |
|---|---|
| MILLBROOK FIRST FLOOR | 636 SF |
| MILLBROOK SECOND FLOOR | 916 SF |
| - FINISHED | 1552 SF |
| - GRAND TOTAL | 1552 SF |
| MILLBROOK GARAGE | 412 SF |
| | |
| OAKRIDGE FIRST FLOOR | 636 SF |
| OAKRIDGE SECOND FLOOR | 971 SF |
| - FINISHED | 1607 SF |
| - GRAND TOTAL | 1607 SF |
| OAKRIDGE GARAGE | 412 SF |

DETAILS ARE FOR ILLUSTRATION PURPOSES ONLY AND NOT ALL ITEMS SHOWN WILL BE REQUIRED BY THE GOVERNING BUILDING CODE, SITE CONDITIONS OR BUILDING INSPECTOR

D·R·HORTON® America's Builder

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ALL SUBCONTRACTORS:
WORKING ON THIS PROJECT SHALL CAREFULLY STUDY THESE PLANS AND SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL DIMENSIONS, LOCATIONS, NOTES, ETC. PRIOR TO THE START OF ANY STAGE OF CONSTRUCTION.

**24' F.L. TOWNHOME (M/O) 6-PLEX (SL)**
COVER SHEET

DRAWN BY:DRH
CHECKED BY:CAD
DATE:04.11.2024

C1.0

SITE CONDITIONS:
1. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED BY FINAL INSPECTION. CONSTRUCTION DEBRIS SHALL BE SECURED AT ALL STAGES OF CONSTRUCTION TO PREVENT TRAVELING FROM JOB SITE.
2. ALL CONSTRUCTION MUST CONFORM TO ALL ADOPTED CODES AND STATUTES OF THE JURISDICTION IN WHICH CONSTRUCTION TAKES PLACE.
3. ANY EARTH FILL TO SUPPORT CONCRETE FLOORS, WALKS, DRIVEWAYS, ETC. MUST BE COMPACTED TO 95%.
4. ALL FOOTINGS TO BE PLACED 12" BELOW UNDISTURBED SOIL AND 30" MINIMUM BELOW FINISHED GRADE. TOP OF FOUNDATION SHALL BE 6" MINIMUM ABOVE FINISHED GRADE. FINISHED GRADE SHALL SLOPE AWAY FROM BUILDING A MINIMUM OF 6" IN THE FIRST 10'-0" AND 2% AFTERWARDS. DRAINAGE FROM LOT SHALL FLOW INTO AN APPROVED DRAINAGE SYSTEM. SEE APPROVED SITE PLAN.
5. CURB, GUTTER AND SIDEWALK AT FRONTAGE OF LOT SHALL BE INSTALLED AT THE TIME OF NEW CONSTRUCTION, GUTTER AND SIDEWALK MUST BE CLEAN AND IN NEW CONDITION AT TIME OF FINAL INSPECTION (IF APPLICABLE).
6. NO STUMPS, ROOTS, OR ORGANIC MATERIAL SHALL BE PRESENT IN SOIL AT THE AREA OF THE BUILDING.
7. CONTRACTOR SHALL PROVIDE A MINIMUM OF 7'-0" HEADROOM IN ALL AREAS OF DWELLING. PORTIONS OF BASEMENTS THAT DO NOT CONTAIN HABITABLE SPACE OR HALLWAYS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6'-8". BEAMS, GIRDERS, DUCTS NO LESS THAN 6'-4" FROM FINISHED FLOOR. (R305.1)(R305.1.1)
8. APPROVED NUMBERS SHALL BE PROVIDED FOR ADDRESS OF NEW BUILDING PLACE IN POSITION WHICH IS PLAINLY VISIBLE AND LEGIBLE FROM STREET AT FRONTAGE OF PROPERTY.
9. HANDRAILS MUST BE INSTALLED ON ALL STAIRS WITH (4) OR MORE RISERS. HANDRAILS SHALL RETURN INTO WALL OR TERMINATE INTO NEWEL POSTS OR SAFETY TERMINAL. HAND RAILINGS SHALL NOT BE LESS THAN 34" ABOVE NOSE OF TREAD NOR MORE THAN 38" ABOVE NOSE OF TREAD. HANDRAIL SHALL HAVE A DIAMETER OF NOT LESS THAN 1-1/4"AND NO MORE THAN 2" (AS PER R311.7).
10. GUARDRAILS ARE REQUIRED AT OPEN WALKING SURFACES THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE, 36" HORIZONTALLY TO EDGE OF OPEN SIDE. OPEN RAILING SHALL HAVE INTERMITTENT RAILS SPACED SUCH THAT A 4" SPHERICAL OBJECT CANNOT PASS THROUGH. (R312.1)
11. PROVIDE ATTIC ACCESS TO ALLOW 30" MINIMUM HEADROOM.
12. ALLOW 30" MIN. VERTICAL CLEARANCE BETWEEN RANGE TOP AND COMBUSTIBLE MATERIALS. ALLOW SIDE CLEARANCE. (M1901.1)
13. THE MINIMUM NET FREE VENTILATION AREA OF ATTIC SHALL BE 1/300 IF, AT LEAST 40% AND NOT MORE THAN 50% OF THE REQD. IS IN THE UPPER PORTION OF THE ATTIC ON RAFTER SPACE. (R806.2)
14. CHIMNEYS FOR FIREPLACES SHALL EXTEND 2'-0" MINIMUM ABOVE ANY ROOF LINE WITHIN 10'-0". ALL MASONRY CHIMNEYS SHALL HAVE TERRA COTTA FLUE LINERS AND SHALL BE CAPPED WITH 4" MINIMUM CONCRETE CAP. (R1003.9)
15. RETAINING WALLS SUPPORTING IN EXCEEDS OF 48" OF UNBALANCED FILLER 24" IN HEIGHT THAT RETAIN LATERAL LOADS IN ADDITION TO SOIL, SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. (R404.4)

DRYWALL NOTES:
1. GARAGE FIREWALL SEPARATION TO BE A MINIMUM OF 1/2" SHEET ROCK. INSTALL 5/8" TYPE 'X' SHEET ROCK ON GARAGE CEILING IF HABITABLE SPACE IS LOCATED ABOVE GARAGE. WALLS SUPPORTING CEILING SEPARATION MUST ALSO BE PROTECTED WITH 1/2" SHEET ROCK. SUPPORTING BEAMS OF HABITABLE SPACE MUST BE WRAPPED. DOES NOT APPLY TO WALLS THAT ARE PERPENDICTULAR TO THE ADJECENT DWELLING UINT. (R302.6)
2. TUBS AND SHOWERS WITH TILED WALLS NOW REQUIRE CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS. GREEN BOARD IS NO LONGER ALLOWED IN ANY APPLICATION. (R702.4)
3. INSTALL DENSE, NON ABSORBENT SHEET ROCK ON WALLS OF SHOWER, TUBS, ETC. EXTEND THIS WATERPROOF SHEET ROCK A MIN OF 6' TO 12" ABOVE SURROUND MATERIAL, IF SHOWERHEAD IS INSTALLED. (R702.3.7)

DRYER NOTES:
1. DRYER VENT DUCTS SHALL BE METAL WITH SMOOTH INTERIOR SURFACES, SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS, MUST TERMINATE AT THE EXTERIOR OF THE BUILDING AND MUST NOT BE INSTALLED WITH SHEET METAL SCREWS. (M1502.4)
2. DRYER VENT DUCT SHALL BE 4" DIAMETER MINIMUM. DRYER SHALL BE VENTED DIRECTLY TO THE OUTSIDE OF THE BUILDING. MAXIMUM LENGTH OF VENT TO BE 35'-0". THE MAXIMUM LENGTH SHALL BE REDUCED 2.5' FOR EACH 45° BEND AND 5' FOR EVERY 90^ BEND. THE MAXIMUM LENGTH OF THE EXHAUST DOES NOT INCLUDE THE TRANSITION DUCT. (M1502.4)
3. DRYER EXHAUST SYSTEM SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS AND SHALL CONVEY THE MOISTURE TO THE OUTSIDE. (M1502.2)
4. WHERE THE EXHAUST DUCT QUIVALENT LENGTH EXCEEDS 35 FEET, THE EQUIVALENT LENGTH OF THE EXHAUST DUCT SHALL BE IDENTIFIED ON A PERMANENT LABEL OR TAG. THE LABEL OR TAG SHALL BE LOCATED WITHIN 6 FEET OF THE EXHAUST DUCT CONNECTION. (M1502.4.7)
5. PROTECTIVE SHIELD PLATES SHALL BE PLACED WHERE NAILS OR SCREWS FROM FINISH OR OTHER WORK ARE LIKELY TO PENETRATE THE EXHAUST DUCT. PROTECTIVE PLATES SHALL BE PLACED ON THE FINISHED FACE OF ALL FRAMING MEMBERS WHERE THERE IS LESS THAN 1 1/4" BETWEEN THE DUCT AND THE FINISHED FACE OF THE FRAMING MEMBER. PLATES SHALL BE CONSTRUCTED OF STEEL W/ A MIN. THICKNESS OF 0.062" (1.6MM), & SHALL EXTEND A MIN. OF 2" ABOVE SOLE PLATES & BELOW TOP PLATES. (PER IRC M1502.5)

FRAMING NOTES:
1. SEE STRUCTURAL ENGINEERING NOTES.
2. WOOD COLUMNS / POSTS SHALL BE APPROVED NATURAL DECAY RESISTANCE OR APPROVED PRESSURE TREATED WOOD. SHALL ALSO BE 1" ABOVE CONCRETE AND 6" ABOVE EARTH. ALL WOOD INSTALLED ON CONCRETE, INCLUDING COLUMNS, MUST BE PRESERVATIVE-TREATED WOOD. (PER IRC R 317.1)
3. FASTENERS FOR PRESERVATIVE-TREATED WOOD, INCLUDING NUTS AND WASHERS, MUST BE EITHER HOT-DIPPED, ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, OR SILICON BRONZE OR COPPER. STAPLES MUST BE STAINLESS STEEL. USE APPROVED FASTENERS. (PER IRC R 317.3.1.2)

DOOR AND WINDOW NOTES:
1. EGRESS WINDOW SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" MEASURED FROM THE FINISHED FLOOR TO WINDOW OPENING. SUCH WINDOW SHALL HAVE A MINIMUM CLEAR OPENING OF 5.7 SQ/FT. MINIMUM HEIGHT CLEARANCE OF 24" AND MINIMUM WIDTH CLEARANCE OF 20". (R310.2)
2. ALL WINDOWS (EXCEPT GARAGE) TO BE DOUBLE GLAZED WITH 1/4" MINIMUM SPACING. U-VALUE OF WINDOW TO MATCH RES-CHECK MINIMUM, OR VALUES PROVIDED W/ PRESCRIPTIVE ENERGY NOTES.
3. SHOWER AND TUB ENCLOSURES SHALL BE FULLY TEMPERED. (R308)
4. FRAMELESS GLASS DOORS, GLASS IN DOORS, FIXED GLASS PANELS, WINDOWS OVER BATH TUBS, ALL GLASS WITHIN 24" OF EITHER SIDE OF A DOOR, WINDOWS PERPENDICULAR TO THE PLANE OF THE DOOR IN CLOSED POSITION AND WITHIN 24" OF THE HINGE SIDE OF AN IN-SWINGING DOOR. WINDOWS WITH 24" OF FLOOR, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED GLASS. GLASS WITHIN 60" OF TOP AND BOTTOM OF STAIRWAYS, WHERE GLASS IS LESS THAN 36" ABOVE THE WALKING SURFACE SHALL BE TEMPERED AS PER IRC SECTION R308.4.6 AND R308.4.2
5. FLASH AND CAULK ALL EXTERIOR WINDOWS AND DOORS AS PER MANUFACTURES INSTALLATION NSTRUCTIONS.
6. PROVIDE FLASHING FOR WINDOWS AND EXTERIOR DOORS ACCORDING TO FLASHING DETAILS.

PLUMBING NOTES:
1. THE REQUIRED DIAMETER OF VENT STACKS AND STACK VENTS SHALL BE NOT LESS THAN ONE-HALF THE REQUIRED DIAMETER OF THE DRAIN SERVED. THE REQUIRED SIZE OF THE DRAIN SHALL BE DETERMINED IN ACCORDANCE WITH CHAPTER 30. VENT PIPES SHALL BE NOT LESS THAN 1-1/4" IN DIAMETER. VENTS EXCEEDING 40' IN LENGTH SHALL BE INCREASED BY ONE NOMIAL PIPE SIZE FOR THE ENTIRE LENGTH. (AS PER IRC P3113.1).
2. PLUMBING VENTS SHALL TERMINATE NOT LESS THAN 6" ABOVE THE ROOF AS PER (IRC P3103.1). VENT PIPE SHALL BE MADE WATER TIGHT BY AN APPROVED FLASHING AS PER (IRC P3103.3). NO PLUMBING VENT SHALL TERMINATE LESS THAN 10'-0" HORIZONTALLY OR 3-0" ABOVE THE TOP OF SUCH OPENING AS PER (IRC P3103.5).
3. INSTALL FREEZE-PROOF, BACK FLOW PREVENTION HOSE BIBS. (IRC P2903.10)
4. SHOWER HEADS TO BE 2.5 GALLON PER MINUTE MAXIMUM @ 80 PSI. (IRC P2903.2 - TABLE)
5. ALL TOILETS AND WATER CLOSETS TO HAVE 1.6 GALLON FLUSH CYCLE MAXIMUM. (IRC P2903.2 - TABLE)
6. PROVIDE 21" MINIMUM CLEARANCE IN FRONT OF WATER CLOSETS AND A COMPARTMENT WIDTH OF 30" MINIMUM. (IRC P2705.1)
7. WATER HEATERS TO HAVE (2) SEISMIC STRAPS, ONE IN THE UPPER THIRD AND ONE IN THE LOWER THIRD. ALSO PROVIDE A PROPERLY ADJUSTED EXPANSION TANK. (IRC P2801.8).
8. WATER HEATERS LOCATED WHERE WATER DAMAGE MAY OCCUR SHALL HAVE A WATERTIGHT PAN INSTALLED BENEATH WITH A MINIMUM OF 1-1/2" DRAIN TO AN APPROVED RECEPTOR. (IRC P2801.6)
9. ACCESS PANEL OPENINGS FOR JETTED TUB PUMPS OR MOTORS MUST NOW BE ACCORDING TO MANUFACTURER REQ. IF NONE ARE SPECIFIED, AN 18"x18" PANEL MUST BE PROVIDED WHERE EQUIPMENT IS MORE THAN 2' FROM ACCESS OPENING & 12"x12" IF SUCH EQUIPMENT IS LESS THAN 2' FROM ACCESS OPENING. (IRC P2720.1)
10. WATER LINE MUST BE PROPERLY SIZED FROM METER IN ACCORDANCE TO IRC (P2903).
11. WATER HEATER PAN ONLY TO RECEIVE DISCHARGE FROM WATER HEATER AND NO OTHER FIXTURES. (P2801.6.2)

MECHANICAL NOTES:
1. NOTE: ALL HEATING AND VENTILATING EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH LATEST ADOPTED VERSION OF THE INTERNATIONAL MECHANICAL CODE. FURNACES AND WATER HEATERS SHALL BE INSTALLED SUCH THAT THEY CAN BE REMOVED INDIVIDUALLY WITHOUT REMOVING THE OTHER APPLIANCE.
2. PROVIDE 6" CLEARANCE ALONG THE FRONT COMBUSTION CHAMBER SIDE OF FURNACE ROOM AND 30"W X 30"D WORKING SPACE IN FRONT OF ALL HEATING CONTROLS. A SPACE OF 3" ALONG THE SIDES, BACK AND TOP WITH A TOTAL ENCLOSING SPACE OF AT LEAST 12" WIDER THAN THE FURNACE OR AIR HANDLER. (M1305.1 & M1305.1.1)
3. FLUE VENTS AND EXHAUST FAN VENTS SHALL BE AT LEAST 3'-0" ABOVE AN OUTSIDE AIR INLET LOCATED WITHIN 10'-0" AND AT LEAST 3'-0" FROM A PROPERTY LINE. (M1504.3)
4. SHEET METAL AND/OR ROUND METALLIC DUCTS SHALL BE MECHANICALLY FASTENED BY MEANS OF AT LEAST (3) SCREWS EVENLY SPACED AROUND JOINT. SUPPORT DUCTS WITH APPROVED SUPPORTS. (SEE EXCEPTIONS). UNLISTED DUCT TAPE SHALL NOT BE PERMITTED AS A SEALANT ON ANY DUCTWORK. (M1601.4.1)
5. SUPPORT DUCTS WITH APPROVED SUPPORTS. (M1601.4.4)
6. PROVIDE (1) ONE PERMANENT OPENING, COMMENCING WITHIN 12 INCHES OF THE TOP OF THE ENCLOSURE, SHALL BE PROVIDED. THE OPENING SHALL DIRECTLY COMMUNICATE WITH THE OUTDOORS OR THROUGH A VERTICAL OR HORIZONTAL DUCT TO THE OUTDOORS, OR SPACES THAT FREELY COMMUNICATE WITH THE OUTDOORS AND SHALL HAVE A MINIMUM FREE AREA OF 1 SQUARE INCH PER 3,000 BTU/H OF THE TOTAL INPUT RATING OF ALL APPLIANCES LOCATED IN THE ENCLOUSURE AND NOT LESS THAN THE SUM OF THE ARES OF ALL VENT CONNECTORS IN THE SPACE. (G2407.6.2)
7. BATHROOM EXHAUST FAN DUCTS MUST NOW CONTINUE AND DISCHARGE DIRECTLY OUTSIDE THE STRUCTURE. (M1505.2) , AIR EXHAUST OPENINGS SHALL TERMINATE NOT LESS THAN 3 FEET FROM PROPERTY LINES; 3 FEET FROM OPERABLE AND NONOPERABLE OPENINGS INTO THE BUILDING AND 10 FEET FROM MECHANICAL AIR INTAKES EXECPT WHERE THE OPENING IS LOCATED 3 FEET ABOVE AIR INTAKE. OPENINGS SHALL COMPLY WITH SECTIONS R303.5 AND R303.6 (M1504.3)
8. FOR HABITABLE ROOMS OTHER THAN KITCHENS, THE GLAZED AREA NEED NOT BE OPENABLE WHEN MECHANICAL VENTILATION IS 0.35 ACH PER INSTALLATION IN ACCORDANCE WITH M1505. (PER IRC R303.1)
9. REFRIGERANT PIPING AND TUBING SHALL BE SECURELY FASTENED TO A PERMANENT SUPPORT WITHIN 6'-0" OF THE CONDENSING UNIT (IRC M1411.1.8).

SEDIMENT TRAPS - IRC G2419.4 (408.4):
WHERE A SEDIMENT TRAP IS NOT INCORPORATED AS PART OF THE GAS UTILIZATION EQUIPMENT, A SEDIMENT TRAP SHALL BE INSTALLED DOWNSTREAM OF THE EQUIPMENT SHUT-OFF VALVE AS CLOSE TO THE INLET OF THE EQUIPMENT AS PRACTICAL. THE SEDIMENT TRAP SHALL BE EITHER A TEE FITTING WITH A CAPPED NIPPLE IN THE BOTTOM OPENING OF THE RUN OF THE TEE OR OTHER DEVICE APPROVED AS AN EFFECTIVE SEDIMENT TRAP. ILLUMINATING APPLIANCES, RANGES, CLOTHES DRYERS AND OUTDOOR GRILLS NEED NOT BE SO EQUIPPED.

ELECTRICAL NOTES:
1. ALL ELECTRICAL SHALL MEET 2021 IRC AND 2020 NEC CODE REQUIREMENTS.
2. BATHROOMS AND UTILITY ROOMS SHALL BE VENTILATED WITH A FAN CAPABLE OF (50) INTERMITTENT AIR CHANGES PER HOUR IF NO WINDOW VENTILATION IS PROVIDED.
3. ELECTRICAL PANEL TO BE VERIFIED AS PER ELECTRICIAN LOAD CALCULATIONS AS PER CODE.
4. CLEARANCE FOR ELECTRICAL PANEL SHOULD BE 30" WIDE AND 36" DEEP BY 6'-6" TALL MINIMUM. (E3405.1) ELECTRICAL PANEL IS NOT TO BE INSTALLED IN BATHROOMS, FIRE RATED GARAGE WALLS OR CLOSETS, OR OVER STEPS OF A STAIRWAY. (E3405.4)
5. THE MAIN ELECTRICAL SERVICE ENTRANCE MUST BE WITHIN 10'-0" OF THE FRONT CORNER OF THE HOUSE. ELECTRICAL METER MUST BE ON THE SIDE OF THE HOUSE. ELECTRICAL SERVICE CANNOT BE LOCATED OVER A WINDOW WELL OR WITHIN 3'-0" OF A GAS METER.
6. KITCHEN AND BATHROOM OUTLETS SHALL BE GFI AND SHALL BE SUPPLIED BY DEDICATED 20 AMP BRANCH CIRCUIT(S).
7. INSTALL A SECONDARY GROUNDING SYSTEM WHEN USING THE WATER SERVICES AS THE PRIMARY GROUND.
8. ELECTRICAL CENTRAL HEATING EQUIPMENT, OTHER THAN FIXED ELECTRIC SPACE HEATING EQUIPMENT, SHALL BE SUPPLIED WITH AN INDIVIDUAL BRANCH CIRCUIT.
9. ELECTRICAL CONVENIENCE OUTLETS SHALL BE SPACED SUCH THAT NO POINT ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6'-0" FROM AN OUTLET. WALLS 2'-0" OR LONGER IN LENGTH REQUIRE AN OUTLET.
10. UNLESS OTHERWISE NOTED SWITCH BOTTOM HALF OF ELECTRICAL OUTLETS ONLY.
11. ALL ELECTRICAL OUTLETS LOCATED OUTSIDE, IN A GARAGE OR ON ANY COUNTERTOP IN A KITCHEN, BATHROOM OR LAUNDRY ROOM SHALL BE PROTECTED BY GROUND FAULT CIRCUIT INTERRUPTERS.
12. OUTSIDE OUTLETS MUST BE WATER-RESISTANT.
13. A RECEPTACLE OUTLET MUST BE PROVIDED AT EACH SECTION OF THE KITCHEN COUNTERTOP 12" OR WIDER. THERE MUST ALSO BE A MINIMUM OF (2) DETECTOR COUNTERTOP CIRCUITS.
14. A SWITCH CONTROLLED LIGHT MUST BE PROVIDED AT ALL HALLWAYS, STAIRS, EXITS AND EACH ROOM.
15. SMOKE DETECTORS SHALL BE INSTALLED IN ALL BEDROOMS, AT HALLWAYS LEADING TO BEDROOMS, AT EVERY FLOOR LEVEL (INCLUDING BASEMENTS), AT THE TOP OF EACH STAIRWAY ON FLOORS WITHOUT BEDROOMS, AND IN ROOMS SERVING BEDROOMS WHERE THE CEILING HEIGHT OF THE ROOM IS 24" GREATER IN HEIGHT THAN THE BEDROOM SERVED FROM SUCH ROOM. SMOKE DETECTORS SHALL BE HARD WIRED IN A SERIES WITH BATTERY BACK UP AND MEET THE PROVISIONS FOR NFPA 72 AS PER IRC R314.1.
16. IONIZATION SMOKE ALARMS MUST BE INSTALLED AT LEAST 20'-0" AWAY FROM COOKING APPLIANCES (PER IRC R314.3.1).
17. PROVIDE (1) CARBON MONOXIDE DETECTOR ON EACH LEVEL. PROVIDE ARC FAULTS PROTECTION ON ALL BEDROOM LIGHTS, SWITCHES, SMOKE DETECTORS, AND RECEPTACLES. ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15 AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(s). - ("AFI")
18. PROVIDE A 110 VOLT ELECTRICAL OUTLET WITHIN 25 FEET OF A/C UNIT.
19. ALL OUTLETS TO BE TAMPER PROOF
20. GARAGE DOOR OPENER RECEPTACLE TO BE GFCI (BUT NOT GFCI TRIP), PROVIDE ONE GFCI RECEPTACLE PER MOTOR VEHICLE SPACE. (E3901.9)
21. PROVIDE GFCI RECEPTACLES FOR DISHWASHER AND WASHING MACHINE. (CAN NOT BE THE GFCI TRIP) SEE (E3902.9 AND E3902.10)

CRAWL SPACE: (VENTED OR CONDITIONED AS PER ENERGY REPORTS).
FOR CONDITIONED CRAWL SPACES (R408.3):
1. ACCESS SHALL BE PROVIDED THROUGH THE FLOOR AS A MINIMUM OF 18" X 24".
2. OPENINGS THROUGH A PERIMETER WALL SHALL BE NOT LESS THAN 16" X 24". (R408.4)
3. EXPOSED EARTH SHALL BE COVERED WITH A 6 MIL VAPOR BARRIER.
4. VAPOR BARRIER SHALL BE OVERLAPPED BY 6" AND SEALED OR TAPED.
5. THE EDGES OF THE VAPOR BARRIER SHALL EXTEND AT LEAST 6" UP THE STEM WALL AND SHALL BE
6. ATTACHED AND SEALED TO THE STEM WALL.
7. CONDITIONED AIR SUPPLY TO CRAWL SPACE SHALL BE EQUAL TO OR GREATER THAN 1 CFM FOR EVERY
8. 50 SQUARE FEET, INCLUDING A COLD AIR RETURN TO FIRST FLOOR.
9. GRAVEL SHALL BE PLACED BELOW VAPOR BARRIER.
10. FOUNDATION WALL IN CRAWL SPACE SHALL BE INSULATED WITH DRAPED INSULATION.
11. ALL ACCESS OPENINGS SHALL BE SEALED WITH WEATHER STRIP. IECC R402.2.4

FOR VENTED CRAWL SPACES (R408.2):
THE FINISHED GRADE OF UNDER-FLOOR SURFACES MAY BE LOCATED AT THE BOTTOM OF THE FOOTINGS. HOWEVER WHERE THERE IS EVIDENCE OF GROUND WATER WITHIN 6" FINISHED FLOOR AT PERIMETER. THE GRADE IN UNDER FLOOR SPACE SHALL BE AS HIGH AS OUTSIDE FINISHED GRADE.

ENERGY NOTES: (PER IECC U.N.O.)
1. A PERMANENT RESCHECK CERTIFICATE SHALL BE POSTED ON A WALL IN SPACE WHERE FURNACE IS LOCATED (R401.3)
2. POST RESULTS OF ANY DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TEST IN MECH ROOM. (R401.3)
3. INSTALL 75% OR MORE OF HIGH-EFFICACY LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES.(R404.1)
4. AIR IMPERMEABLE INSULATION REQUIRED FOR CEILINGS WITHOUT ATTICS OR VENTILATION. (IRC R806.5)
5. THE BUILDING OR DWELLING UNIT SHALL BE BLOWER DOOR TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 3.5 AIR CHANGE PER HOUR. (IECC R402.4.1.2)
6. MECHANICAL ROOMS THAT CONTAIN OPEN COMBUSTION FUEL BURNING APPLIANCES SHALL BE SEALED AND INSULATED. (R402.4.4)
7. ANY DUCTS IN ATTIC SHALL BE INSULATED. PIPES OR DUCTS 3" IN DIA OR GREATER SHALL HAVE R-8 INSULATION. PIPES OR DUCTS 3" IN DIA OR LESS SHALL HAVE R-6 INSULATION. (R403.3.1)
8. COMBUSTION AIR DUCT THAT PASSES THROUGH CONDITIONED SPACE SHALL BE INSULATED TO THE MINIMUM OF R-8. (R402.4.4)
9. ALL RECESSED LUMINARIES INSTALLED IN THE BUILDING ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACE. (R402.4.5)
10. THE PRIMARY HEATING OR COOLING THERMOSTAT SHALL BE PROGRAMMABLE WITH THE CAPABILITY OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE. (R403.1.1)
11. DRIVEWAY SNOW MELT SYSTEMS SHALL INCLUDE AUTOMATIC CONTROLS CAPABLE OF SHUTTING OFF THE SYSTEM WHEN THE PAVEMENT SYSTEM IS ABOVE 50 deg F AND OR THE OUTDOOR TEMPERATURE IS ABOVE 40 deg F. (R403.9)
12. DWELLINGS WITH AIR TIGHTNESS OF 3.0 ACH (50) OR GREATER DO NO REQUIRE MECHANICAL VENTILATION (PER UTAH AMENDMENT R303.4).
13. ENERGY COMPLIANCE METHOD SHALL SATISFY REQUIREMENTS PER N1101.5 (R103.2) OR UTAH AMENDMENT 1101.13 (R401.2).

**WINDOW SCHEDULE**

***THIS SCHEDULE IS BASED ON THE STANDARD CA ELVATION & FLOORPLAN - OTHER ELEVATIONS & STRUCTURAL OPTIONS MAY AFFECT WINDOW COUNT, TYPE, SIZE, & OPERATIONS**

| Description | Count | Width | Height | Operation |
|---|---|---|---|---|
| 2020 FX | 9 | 2' - 0" | 2' - 0" | FIXED |
| 5050 SL | 27 | 5' - 0" | 5' - 0" | SLIDER |
| Grand total: 36 | | | | |

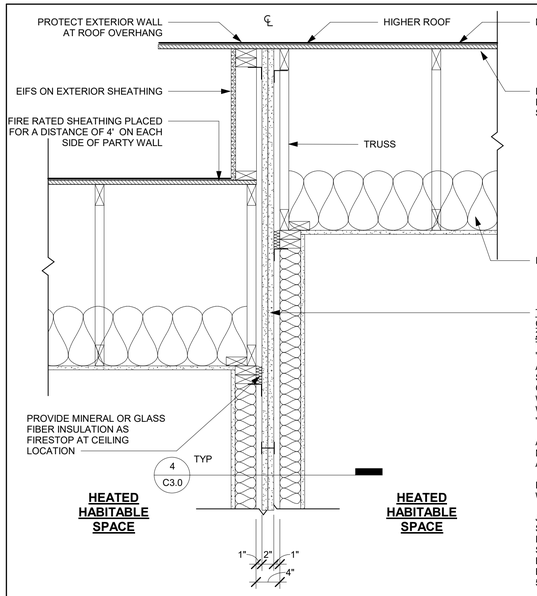
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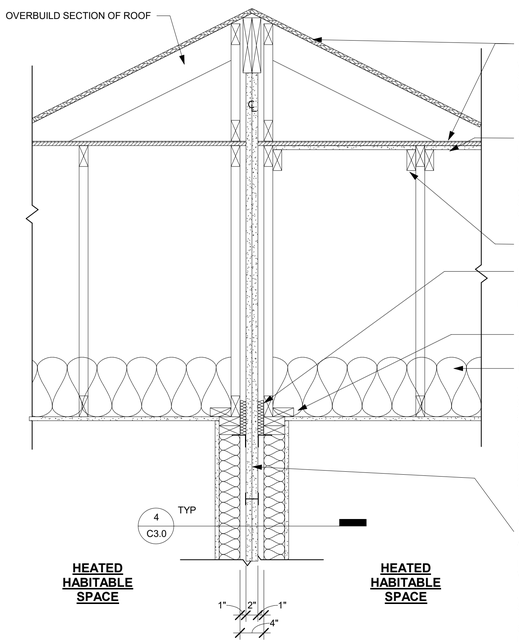
**24' F.L. TOWNHOME (M/O) 6-PLEX (SL)**
NOTES

C2.0

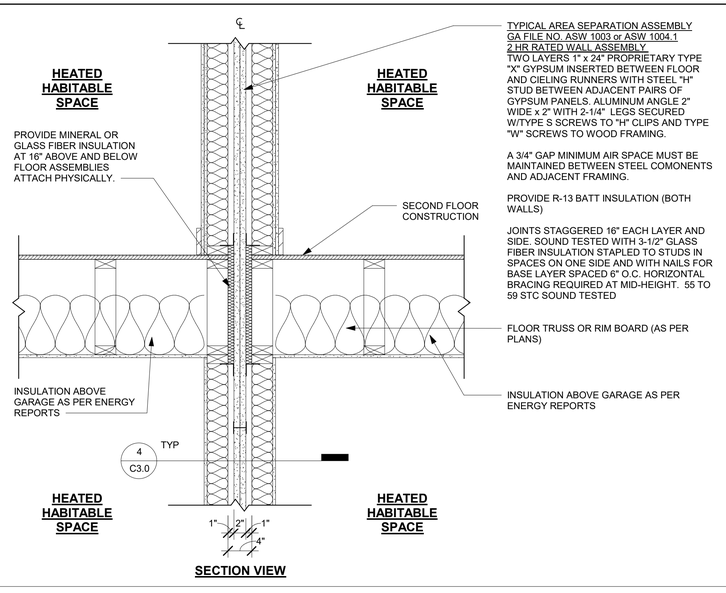
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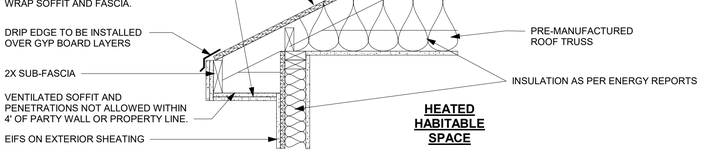

9 FIRE WALL @ STEPPED UNIT/PORCHES - TWO LAYERS OF 1" SEPARATION
1" = 1'-0"




3 FIRE WALL @ ROOF / OVERBUILD - TWO LAYERS OF 1" SEPARATION
1" = 1'-0"



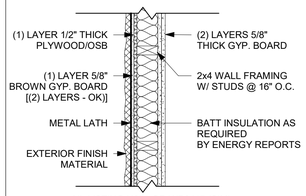

8 FIRE WALL @ SECOND FLOOR - TWO LAYERS OF 1" SEPARATION
1" = 1'-0"




5 FIRE WALL @ EAVE - TWO LAYERS OF 1" SEPARATION
1" = 1'-0"

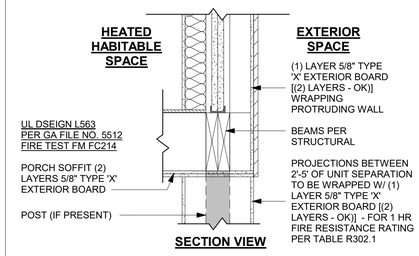
NOTES: COMMON WALLS AND MEMBRANE PENETRATIONS

1. THE COMMON WALL SHARED BY TWO TOWNHOMES SHALL BE CONSTRUCTED WITHOUT PLUMBING OR MECHANICAL EQUIPMENT, DUCTS OR VENTS IN THE CAVITY OF THE COMMON WAL. THE WALL SHALL BE RATED FOR FIRE EXPOSURE FROM BOTH SIDES AND SHALL EXTEND TO AND BE TIGHT AGAINST EXTERIOR WALLS AND THE UNDERSIDE OF THE ROOF SHEATHING. AS PER IRC SECTION (R302.2)
2. ELECTRICAL BOXES MAY BE INSTALLED WITHIN A FIRE-RESISTANCE MEMBRANE PROVIDED THE FIRE-RESISTANCE RATING WILL NOT BE REDUCED. PROVIDE BOXES THAT HAVE BEEN RATED FOR FIRE-RESISTANCE ASSEMBLIES. THE ANNULAR SPACE BETWEEN THE WALL MEMBRANE AND THE BOX SHALL NOT EXCEED 1/8". SUCH BOXES ON OPPOSITE SIDES OF THE WALL SHALL BE SEPERATED BY PROTECTING BOTH BOXES WITH LISTED PUTTY PADS. FEEDER LINES ARE NOT PERMITTED TO PASS THROUGH ATTIC SPACE IN THESE WALLS. AS PER IRC SECTION (R302.4.2 EXCEPTION 2 NOTE 2.3)
3. METALLIC OUTLET BAXES SHALL BE PERMITTED TO BE INSTALLED IN WOOD AND STEEL STUD WALLS OR PARTITIONS HAVING GYPSUM BOARD FACINGS AND CLASSIFIED AS TWO HOURS OR LESS. THE SURFACE AREA OF OF INDIVIDUAL BOXES SHALL NOT EXCEED 16 SQUARE INCES. THE AGGREGATE SURFACE AREA OF THE BOXES SHALL NOT EXCEED 100 SQUARE INCES IN ANY 100 SQUARE FEET. BOXES LOCATED ON OPPOSITE SIDES OF WALLS OR PARTITIONS SHALL BE IN SEPERATE STUD CAVITIES AND SHALL BE SEPERATED BY A MINIMUM HORIZONTAL DISTANCE OF 24 INCHES. APPROVED NONMETALLIC OUTLET BOXES SHALL BE PERMITTED AS ALLOWED BY LOCAL CODE. (AS PER FIRE RESISTANCE DESIGN MANUAL 20th EDITION PAGE 8 NOTE 9.)




7 FIRE WALL @ EXTERIOR (A)
1" = 1'-0"

"NOTE" FOR COLUMN FIRE RATING REQIREMENTS, SEE GYPSUM ASSOCIATION FIRE RESISTANCE AND SOUND CONTROL DESIGN MANUAL - "PROTECTION OF WOOD COLUMNS AND BEAMS"



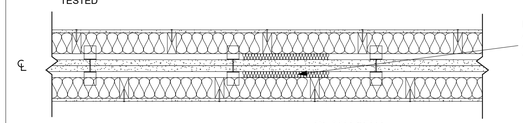

6 FIRE WALL @ PORCH SOFFIT PROJECTIONS - TWO LAYERS
1" = 1'-0"

TYPICAL AREA SEPARATION ASSEMBLY
GA FILE NO. ASW 1003 or ASW 1004.1
2 HR RATED WALL ASSEMBLY
TWO LAYERS 1" x 24" PROPRIETARY TYPE "X" GYPSUM INSERTED BETWEEN FLOOR AND CIELING RUNNERS WITH STEEL "H" STUD BETWEEN ADJACENT PAIRS OF GYPSUM PANELS. ALUMINUM ANGLE 2" WIDE x 2" WITH 2-1/4" LEGS SECURED W/TYPE S SCREWS TO "H" CLIPS AND TYPE "W" SCREWS TO WOOD FRAMING.

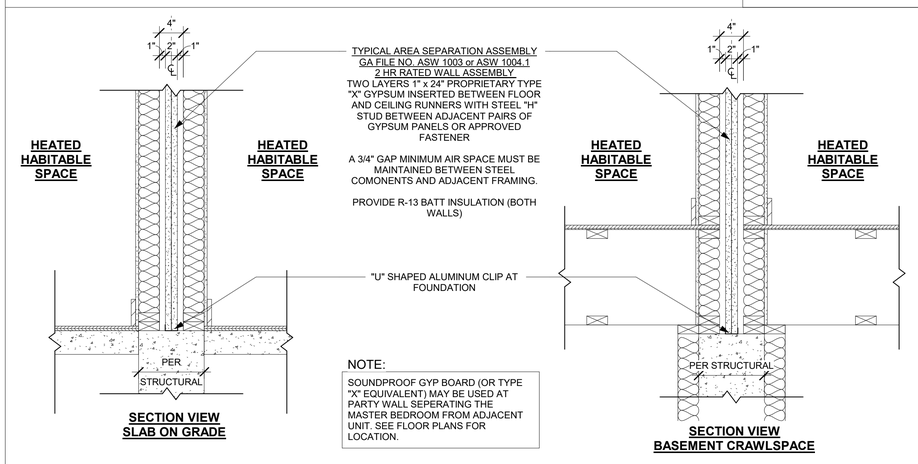
A 3/4" GAP MINIMUM AIR SPACE MUST BE MAINTAINED BETWEEN STEEL COMONENTS AND ADJACENT FRAMING.

PROVIDE R-13 BATT INSULATION (BOTH WALLS)

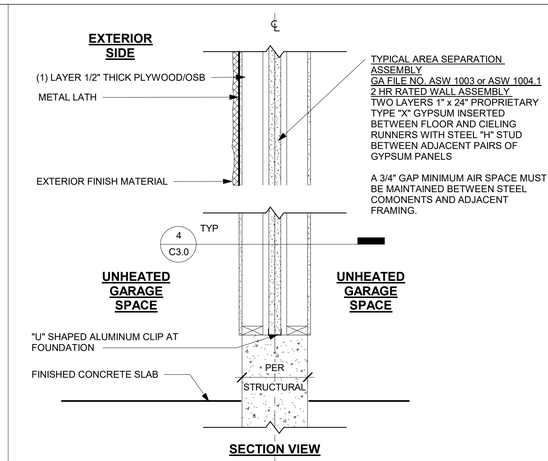
JOINTS STAGGERED 16" EACH LAYER AND SIDE. SOUND TESTED WITH 3-1/2" GLASS FIBER INSULATION STAPLED TO STUDS IN SPACES ON ONE SIDE AND WITH NAILS FOR BASE LAYER SPACED 6" O.C. HORIZONTAL BRACING REQUIRED AT MID-HEIGHT. 55 TO 59 STC SOUND TESTED




4 FIRE WALL @ PARTY WALL - TWO LAYERS OF 1" SEPARATION
1" = 1'-0"




2 FIRE WALL @ FIRST FLOOR - TWO LAYERS OF 1" SEPARATION
1" = 1'-0"




1 FIRE WALL @ GARAGE - TWO LAYERS OF 1" SEPARATION
1" = 1'-0"

DETAILS ARE FOR ILLUSTRATION PURPOSES ONLY AND NOT ALL ITEMS SHOWN WILL BE REQUIRED BY THE GOVERNING BUILDING CODE, SITE CONDITIONS OR BUILDING INSPECTOR

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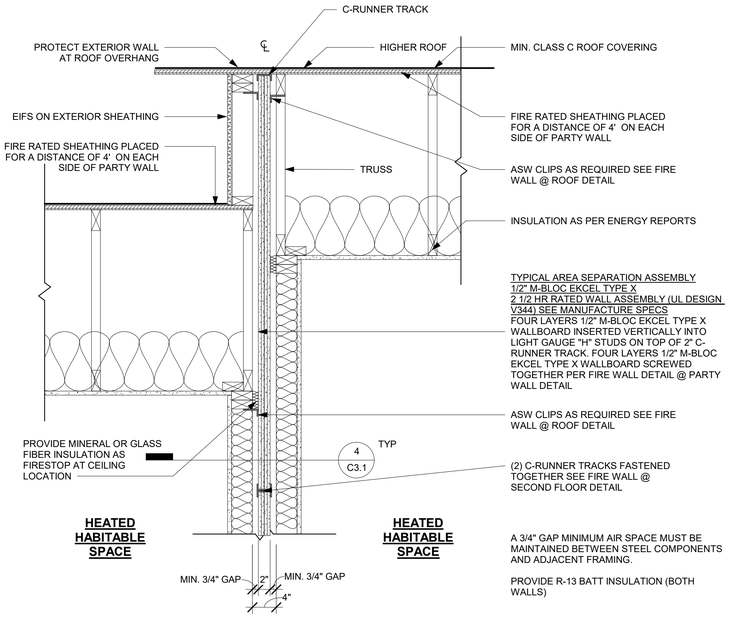
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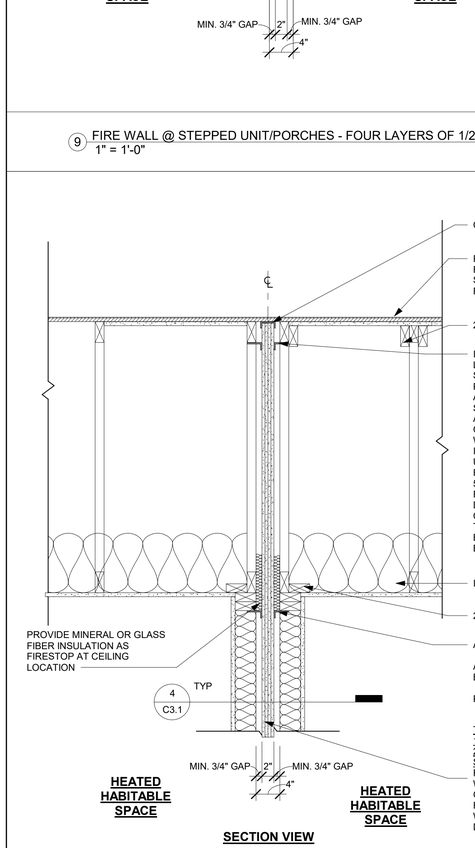
# 24' F.L. TOWNHOME (M/O) 6-PLEX (SL)

## FIREWALL DETAILS

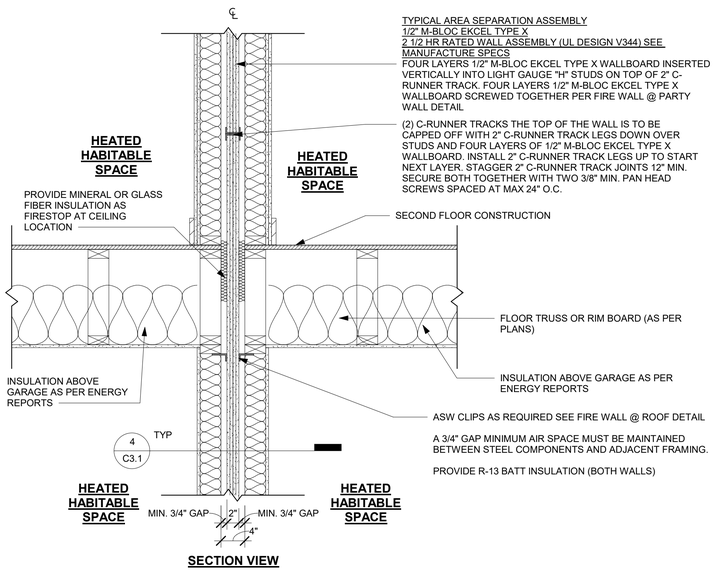
C3.0



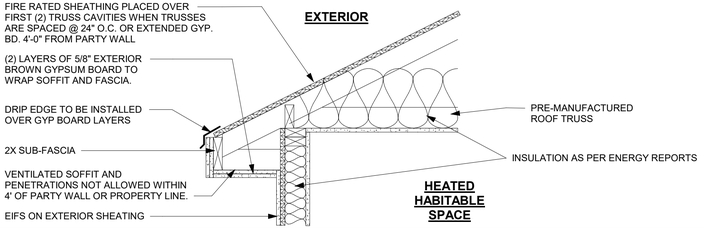

7 FIRE WALL @ STEPPED UNIT/PORCHES - FOUR LAYERS OF 1/2" SEPARATION
1" = 1'-0"



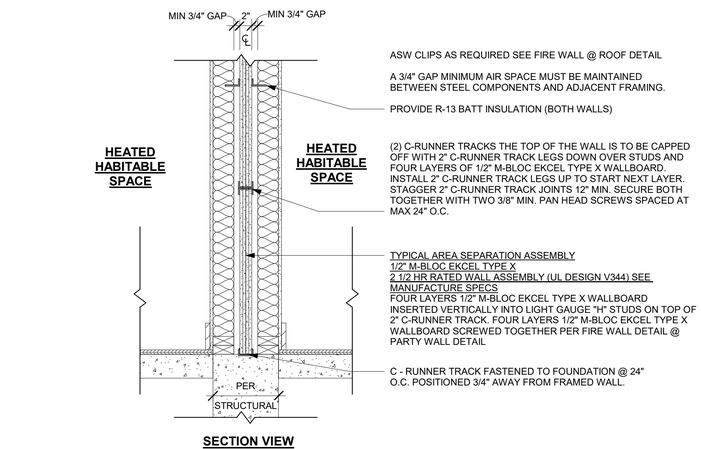

3 FIRE WALL @ ROOF / OVERBUILD - FOUR LAYERS OF 1/2" SEPARATION
1" = 1'-0"




8 FIRE WALL @ SECOND FLOOR - FOUR LAYERS OF 1/2" SEPARATION
1" = 1'-0"



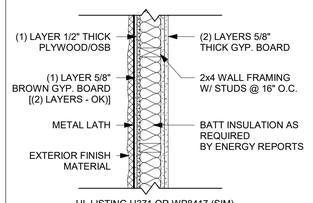

5 FIRE WALL @ EAVE - FOUR LAYERS OF 1/2" SEPARATION
1" = 1'-0"




2 FIRE WALL @ FIRST FLOOR - FOUR LAYERS OF 1/2" SEPARATION
1" = 1'-0"

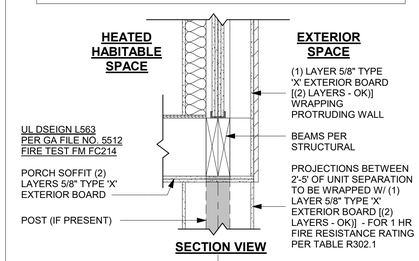
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7 FIRE WALL @ EXTERIOR (B)
1" = 1'-0"

"NOTE" FOR COLUMN FIRE RATING REQIREMENTS, SEE GYPSUM ASSOCIATION FIRE RESISTANCE AND SOUND CONTROL DESIGN MANUAL - "PROTECTION OF WOOD COLUMNS AND BEAMS"



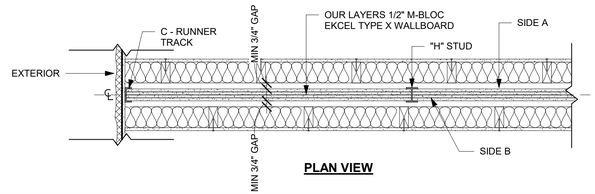

6 FIRE WALL @ PORCH SOFFIT PROJECTIONS - FOUR LAYERS
1" = 1'-0"

TYPICAL AREA SEPARATION ASSEMBLY
1/2" M-BLOC EKCEL TYPE X
2 1/2 HR RATED WALL ASSEMBLY (UL DESIGN V344) SEE MANUFACTURE SPECS
FOUR LAYERS 1/2" M-BLOC EKCEL TYPE X WALLBOARD INSERTED VERTICALLY INTO LIGHT GAUGE "H" STUDS ON TOP OF 2" C-RUNNER TRACK FASTENED TO FOUNDATION @ 24" O.C. POSITIONED 3/4" AWAY FROM FRAMED WALL. INSTALL 2" C-RUNNER TRACK ON OUTSIDE EDGE OR INTERSECTING VERTICAL WALLS FASTENED WITH MINIMUM OF ONE (1) 3/8" PAN HEAD TYPE S SCREW.

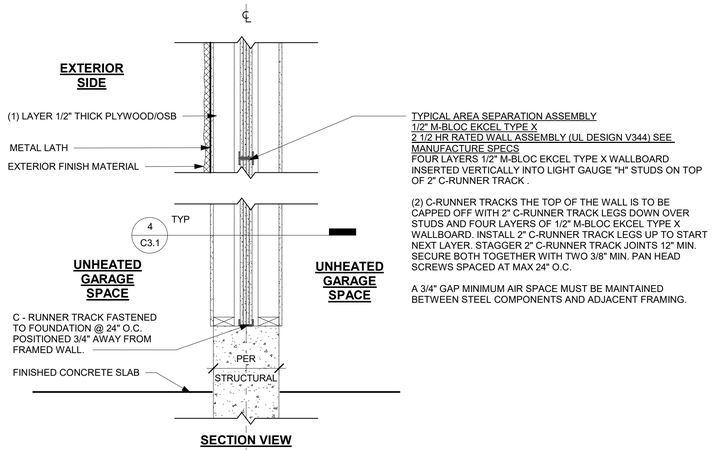
FOUR LAYERS 1/2" M-BLOC EKCEL TYPE X WALLBOARD TO BE SCREWED TOGETHER WITH 1 1/2" TYPE G DRYWALL LAMINATING SCREWS FROM BOTH SIDES ALTERNATING SCREW PATTERN. SIDE A - 12" DOWN FROM TOP OF THE WALL AND 12" INSET FROM BOTH LONG VERTICAL EDGES OF THE PANELS, INSERT 1 LAMINATING SCREW, REPEATING EVERY 24" O/C VERTICALLY. SIDE B - 12" DOWN FROM TOP OF THE WALL AND 16" INSET FROM BOTH LONG VERTICAL EDGES OF THE PANELS, INSERT 1 LAMINATING SCREW, REPEATING EVERY 24" O/C VERTICALLY.

A 3/4" GAP MINIMUM AIR SPACE MUST BE MAINTAINED BETWEEN STEEL COMPONENTS AND ADJACENT FRAMING.

PROVIDE R-13 BATT INSULATION (BOTH WALLS)




4 FIRE WALL @ PARTY WALL - FOUR LAYERS OF 1/2" SEPARATION
1" = 1'-0"




1 FIRE WALL @ GARAGE - FOUR LAYERS OF 1/2" SEPARATION
1" = 1'-0"

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# 24' F.L. TOWNHOME (M/O) 6-PLEX (SL)
## FIREWALL DETAILS

C3.1

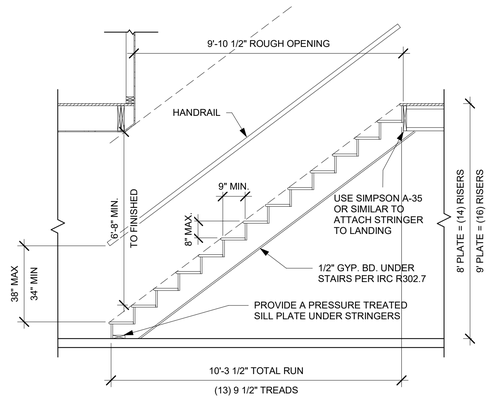
STAIR SPECIFICATIONS (UTAH STATE AMENDMENT**):

**UTAH STATE AMMENDMENT REPLACES SECTIONS R311.5.1 & R311.5.2 FOR STAIR TREAD & RISERS

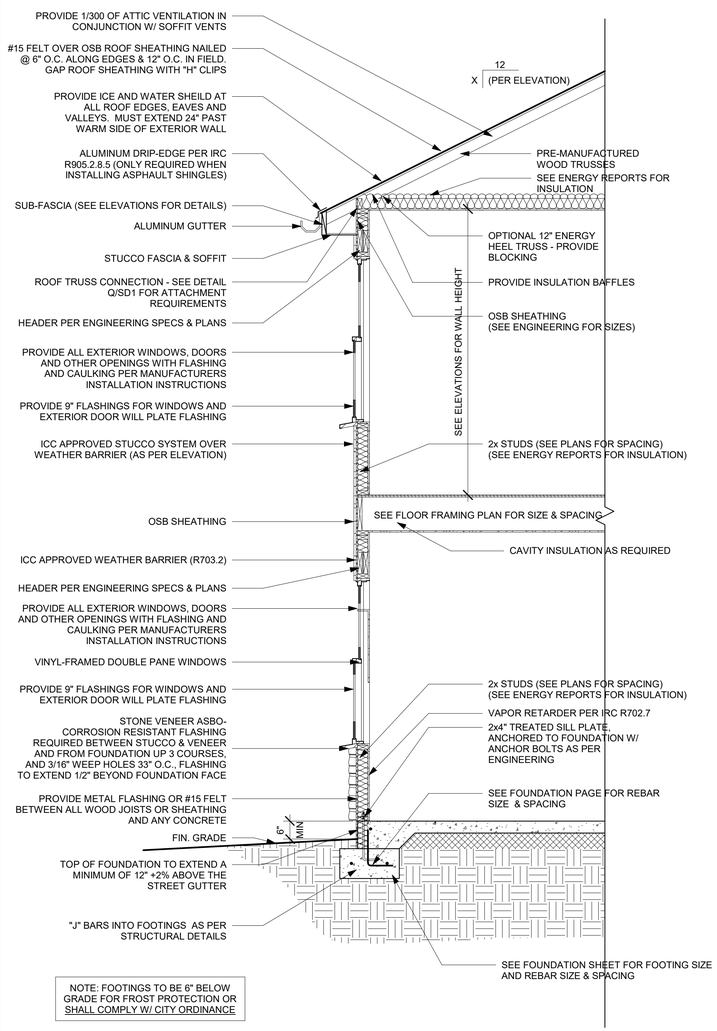
**R311.7.4.1 RISER HEIGHT. THE MAXIMUM RISER HEIGHT SHALL BE 8 INCHES. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.

**R311.7.4.2 TREAD DEPTH. THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE LEADING EDGE OF THE TREAD. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.

WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 10 INCHES MEASURED AS ABOVE AT A POINT 12" INCHES FROM THE SIDE WHERE THE TREADS ARE NARROWER. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 6 INCHES AT ANY POINT. WITHIN ANY FLIGHT OF STAIRS, THE GREATEST WINDER TREAD DEPTH AT THE 12 INCH WALK LINE SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.




2 TYPICAL STAIR SECTION
3/8" = 1'-0"




NOTE: FOOTINGS TO BE 6" BELOW GRADE FOR FROST PROTECTION OR SHALL COMPLY W/ CITY ORDINANCE

1 TYP. WALL SECTION @ (2-STORY) - SLAB ON GRADE
1/2" = 1'-0"

DETAILS ARE FOR ILLUSTRATION PURPOSES ONLY AND NOT ALL ITEMS SHOWN WILL BE REQUIRED BY THE GOVERNING BUILDING CODE, SITE CONDITIONS OR BUILDING INSPECTOR

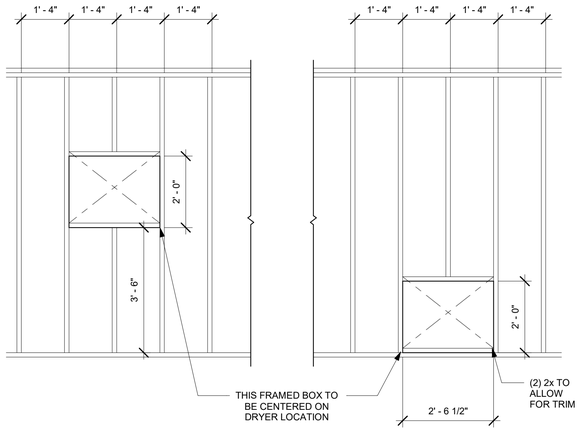
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**24' F.L. TOWNHOME (M/O) 6-PLEX (SL)**
ARCHITECTURAL DETAILS

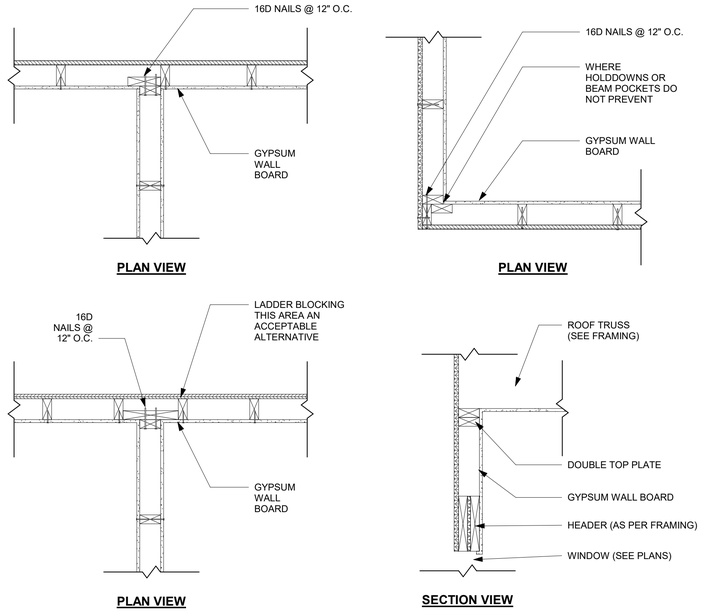
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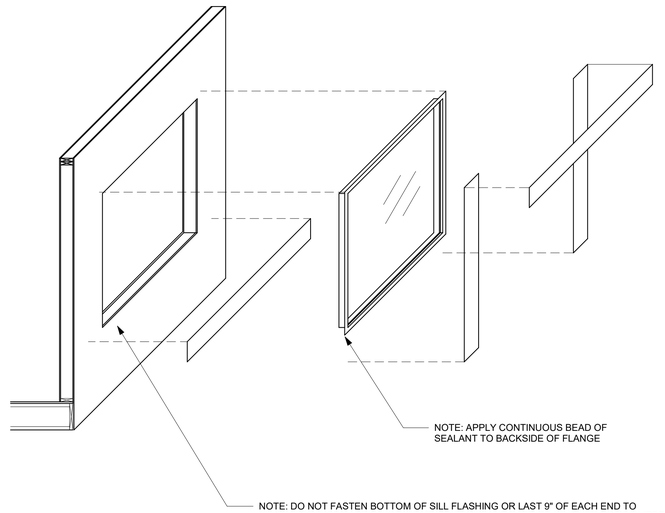

@ STACKED DRYER LOCATION

@ TYPICAL DRYER LOCATION

1 FRAMED DRYER BOX DETAIL
1/2" = 1'-0"

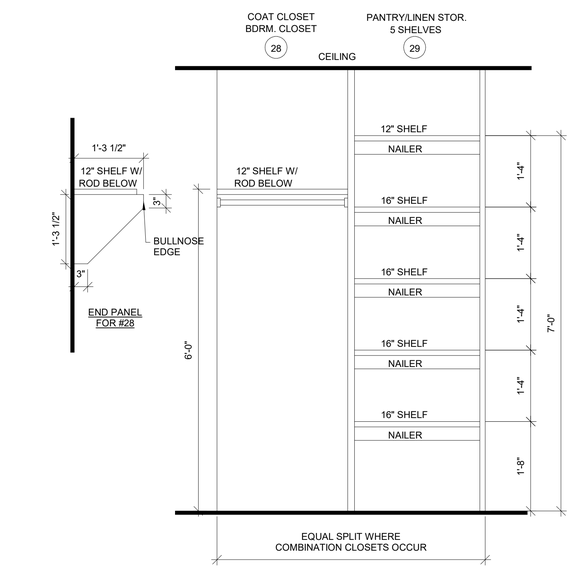



2 WALL FRAMING DETAILS
1" = 1'-0"

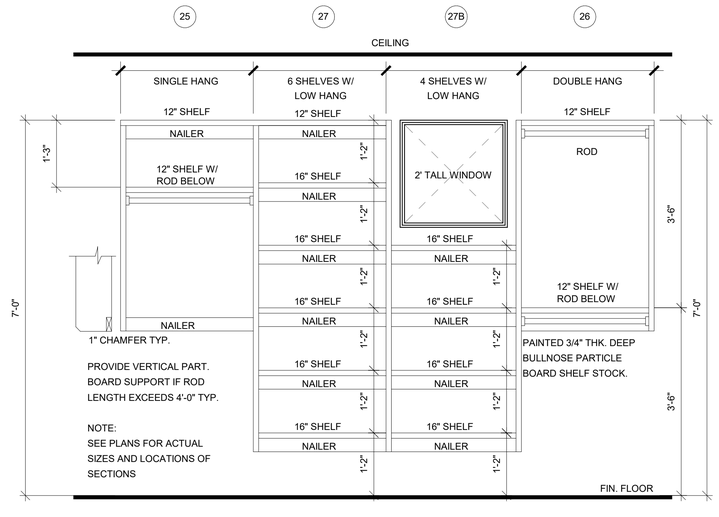



**NOTE: DOOR INSTALLATION SIMILAR TO THIS DETAIL**

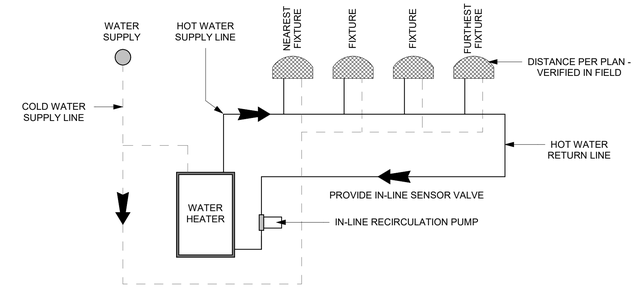
3 WINDOW/DOOR FLASHING
3/8" = 1'-0"




4 CLOSET SHELVING - STANDARD
3/8" = 1'-0"




5 CLOSET SHELVING - UPGRADE
3/8" = 1'-0"




6 PLUMBING RECIRCULATION ONE-LINE DIAGRAM
3/8" = 1'-0"

DETAILS ARE FOR ILLUSTRATION PURPOSES ONLY AND NOT ALL ITEMS SHOWN WILL BE REQUIRED BY THE GOVERNING BUILDING CODE, SITE CONDITIONS OR BUILDING INSPECTOR

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# 24' F.L. TOWNHOME (M/O) 6-PLEX (SL)
## ARCHITECTURAL DETAILS

C5.0

*** ALL COLUMNS TO BE CENTERED ON POST PER LOCATION DIMENSIONED ON MAIN FLOOR PLAN**



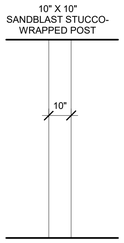

**COLUMN TO ROOF BEAM DETAIL**




**TOP VIEW**

10" X 10" (ROUGH FRAMING)
SANDBLAST STUCCO-WRAPPED POST

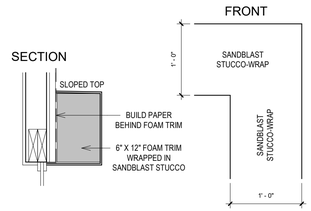
**DESERT MODERN ELEVATION POST STYLE**




**FRONT**

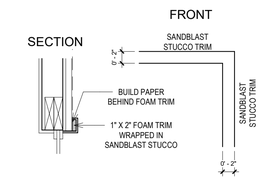
1 DM PORCH COLUMN DETAILS
3/8" = 1'-0"

TYPICAL @ "DESERT MODERN" ELEVATION
12" TRIM LOCATIONS




TO BE INSTALLED BY TRIM VENDOR

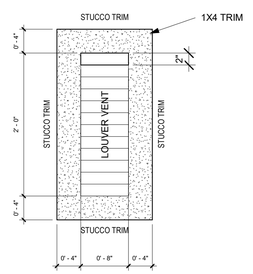
TYPICAL @ "DESERT MODERN" ELEVATION
2" TRIM LOCATIONS



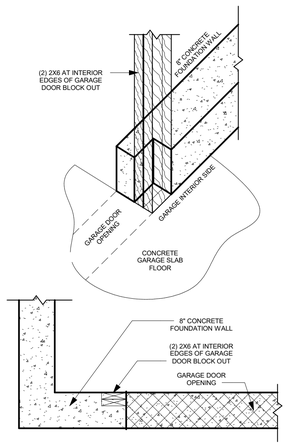

TO BE INSTALLED BY TRIM VENDOR

7 DESERT MODERN WALL/WINDOW TRIM DETAIL
1" = 1'-0"

TYPICAL @ "DESERT TRADITIONAL" ELEVATION

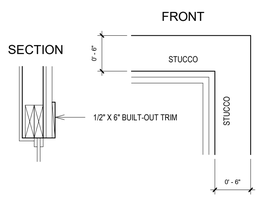



2 DT GABLE VENT
1" = 1'-0"

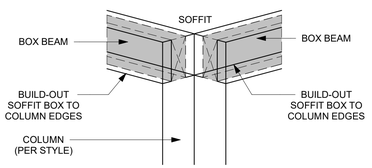



3 GARAGE DOOR BLOCK OUT DETAIL
3/4" = 1'-0"

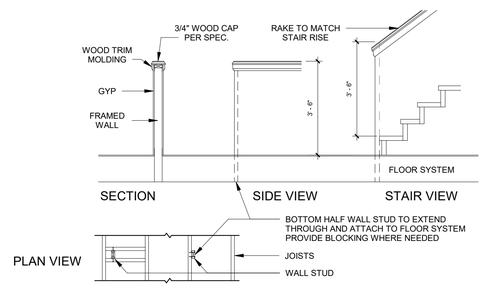
TYPICAL @ "DESERT TRADITIONAL" ELEVATION




4 DT WINDOW/DOOR TRIM
1" = 1'-0"




5 COLUMN TO SOFFIT DETAIL (LVT)
3/4" = 1'-0"




6 HALF WALL DETAIL
3/8" = 1'-0"

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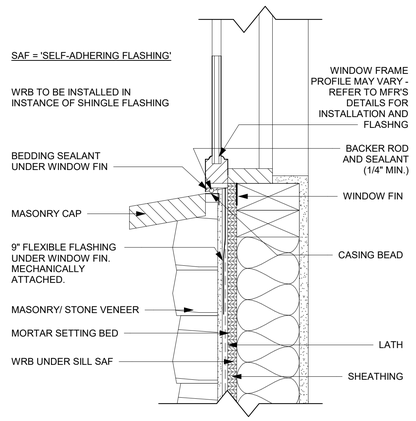
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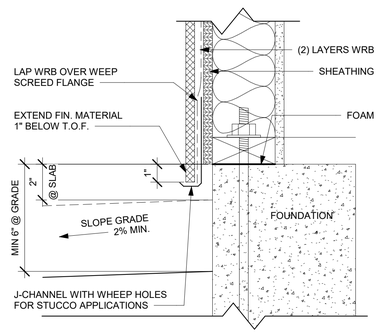
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**24' F.L. TOWNHOME (M/O) 6-PLEX (SL)**
ARCHITECTURAL DETAILS

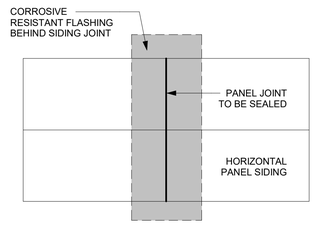
C6.0



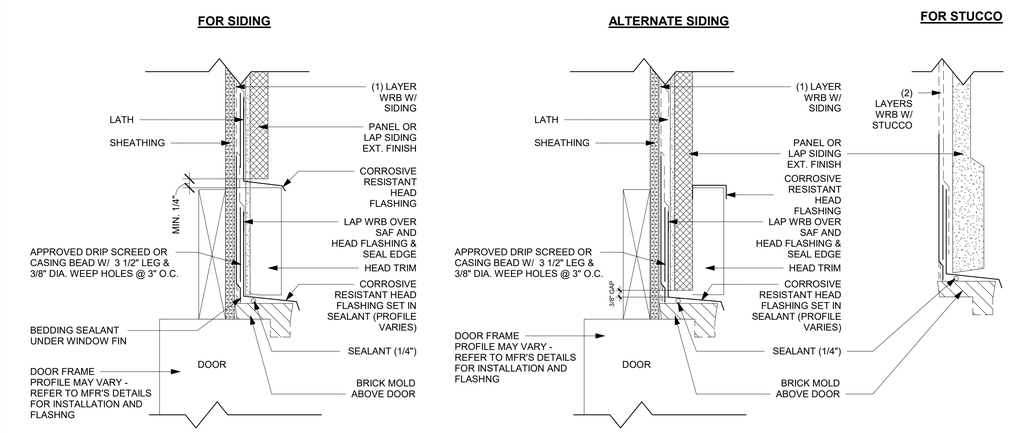

1 FLASHING (WINDOW SILL)
3" = 1'-0"




2 FLASHING (FOUNDATION WALL BASE) SLAB ON GRADE
3" = 1'-0"




3 FLASHING (HORIZONTAL SIDING JOINTS)
3" = 1'-0"




4 FLASHING (EXTERIOR DOOR)
3" = 1'-0"

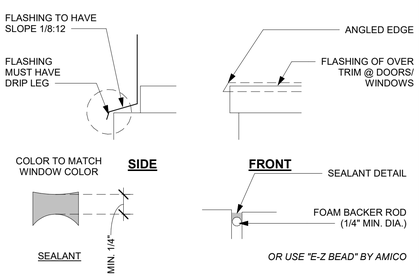
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## GENERIC FLASHING NOTES AND DETAILS

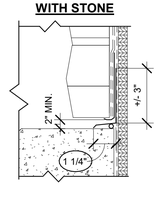
**'FLASHING' VARIATIONS IN TYPE/TERMINOLOGY**
SIDING = FLASHING
STUCCO = WEEP SCREED
MASONRY = WEEP HOLES

**IN ALL CASES!**
@ PENETRATION
@ WEATHER BARRIER
@ FINISH MATERIAL
> MUST BE SEALED/ FLASHED @ EACH LAYER

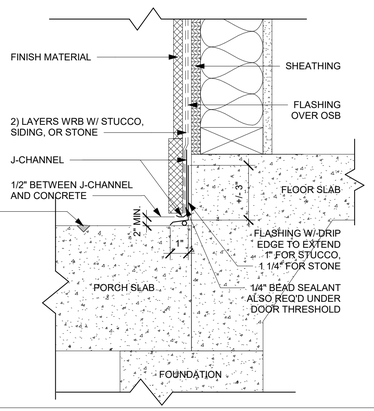



5 FLASHING (TYPICAL DETAIL)
3" = 1'-0"

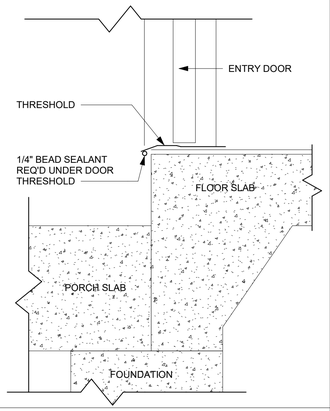
### WITH STONE




### AT EXTERIOR WALL
*(STUCCO OR SIDING SHOWN)*

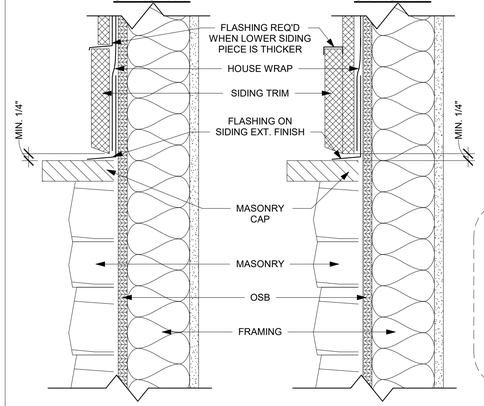



### AT ENTRY DOOR THRESHOLD




6 FLASHING (SUSPENDED PORCH CAP) SLAB ON GRADE
3" = 1'-0"

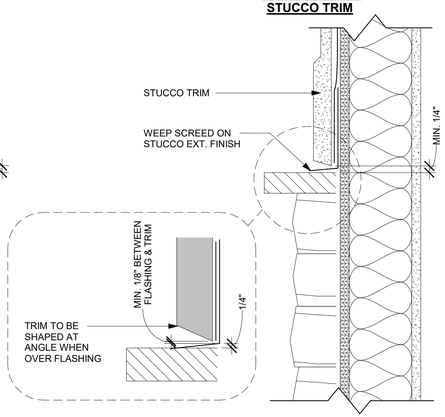
### TRANSITION TO SIDING TRIM




### (ALT) TRANSITION TO SIDING TRIM

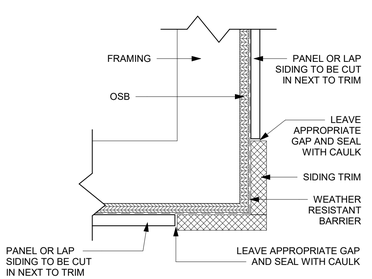



### TRANSITION TO STUCCO TRIM



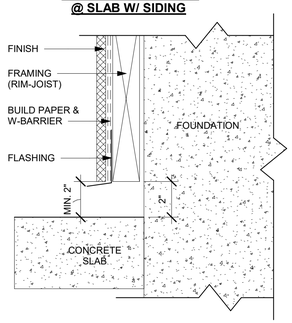

7 FLASHING (WAINSCOT TRANSITION)
3" = 1'-0"

### PLAN VIEW

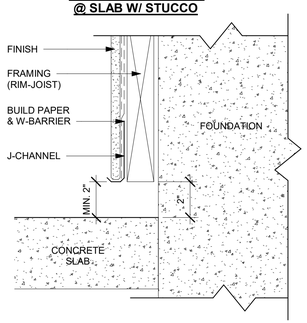



8 FLASHING (CORNER SIDING TRIM)
3" = 1'-0"

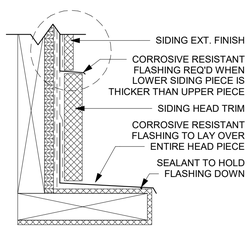
### AT GARAGE OPENING @ SLAB W/ SIDING



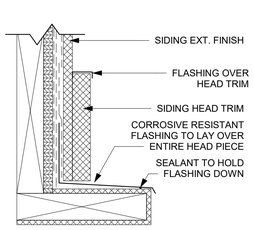

### AT GARAGE OPENING @ SLAB W/ STUCCO



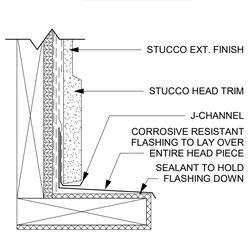

### AT GARAGE OPENING @ HEAD W/ SIDING



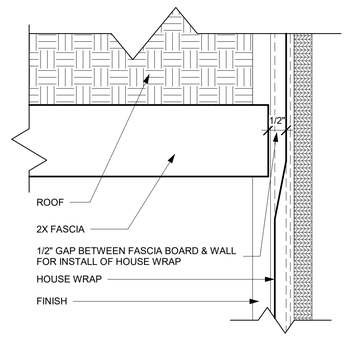

### AT GARAGE OPENING @ HEAD W/ ALT. SIDING




### AT GARAGE OPENING @ HEAD W/ STUCCO




9 FLASHING (GARAGE OPENING)
3" = 1'-0"




10 FLASHING (FASCIA @ WALL)
6" = 1'-0"

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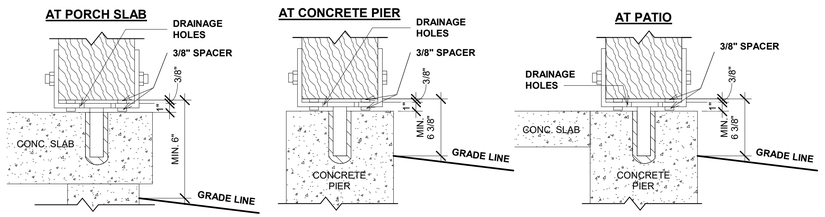
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# 24' F.L. TOWNHOME (M/O) 6-PLEX (SL)
ARCHITECTURAL DETAILS

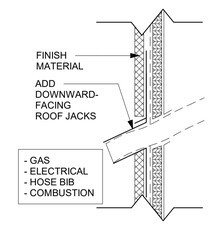
C7.0

**TIMBER POST MUST BE ONE OF THE FOLLOWING:**
- APPROVED DECAY RESISTANT OR PRESSURE TREATED WOOD
- RAISED MIN. 1" ABOVE CONCRETE
- RAISED MIN. 6" ABOVE GRADE LINE

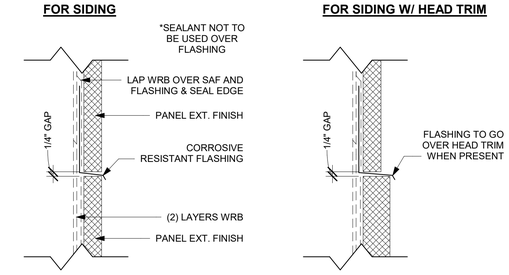
**NOTE:**
POST CONNECTION TO CONCRETE MAY VARY PER PLAN, SITUATION, AND STRUCTURAL DETAIL



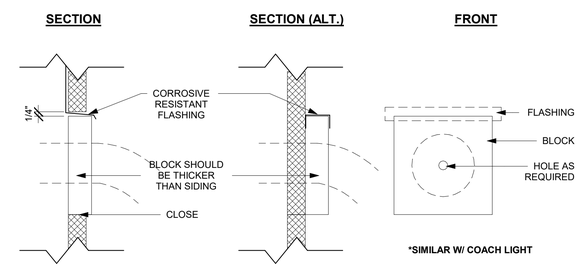

1 FLASHING (RAISED OR PRESSURE TREATED POST)
1 1/2" = 1'-0"



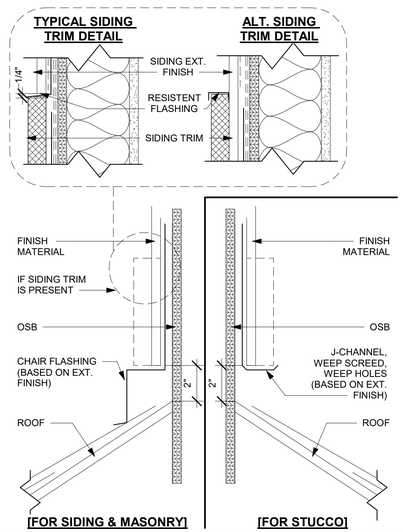

2 FLASHING (A/C)
3" = 1'-0"



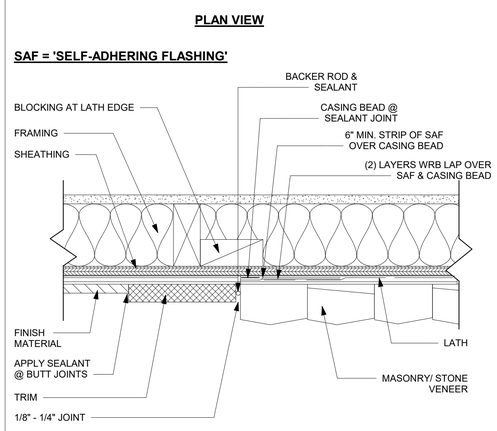

3 FLASHING (PANEL BUTT JOINT)
3" = 1'-0"



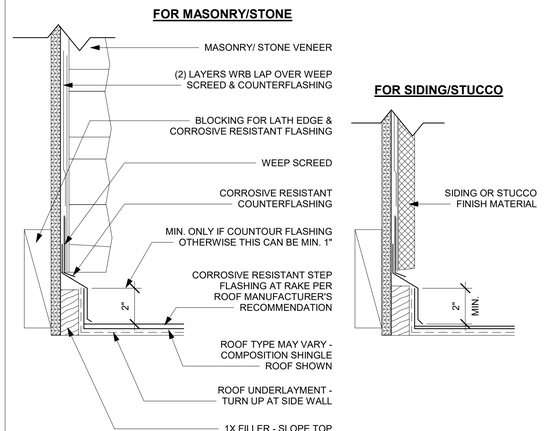

4 FLASHING (SIDING PENETRATIONS)
3" = 1'-0"



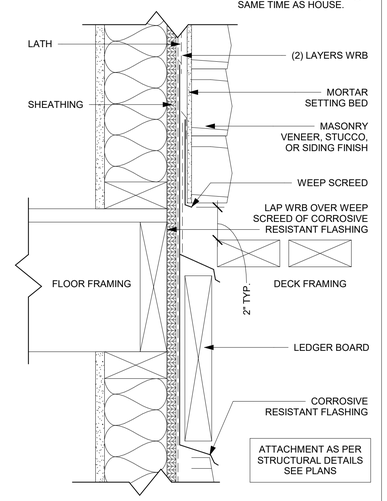

5 FLASHING (ROOF / STEP)
3" = 1'-0"



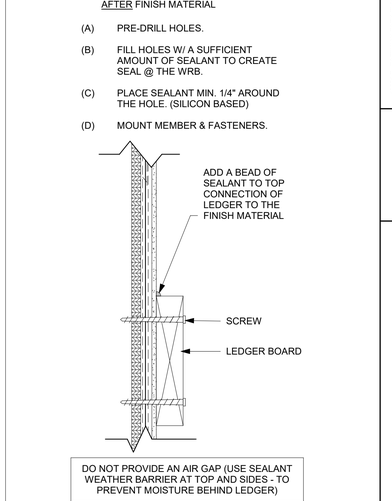

6 FLASHING (VERTICAL TRANSITION)
3" = 1'-0"



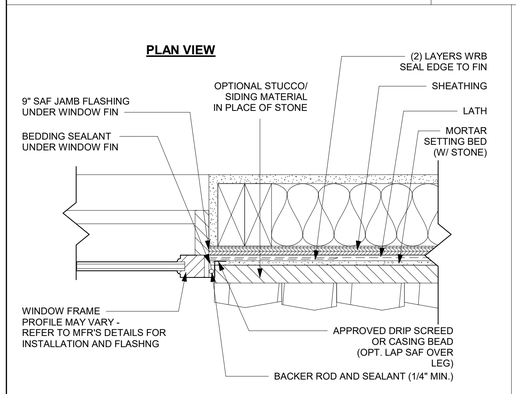

7 FLASHING (SIDE WALL - COMPOSITION SHINGLES CURBING)
3" = 1'-0"



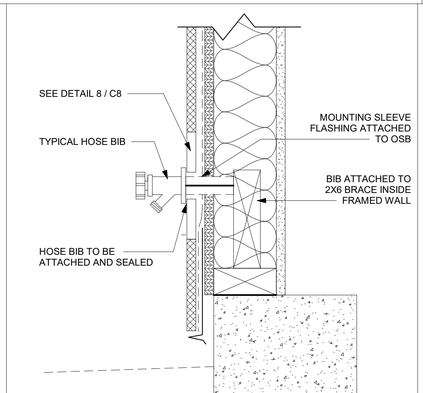

8 FLASHING (DECK TERMINATION @ CONSTRUCTION)
3" = 1'-0"



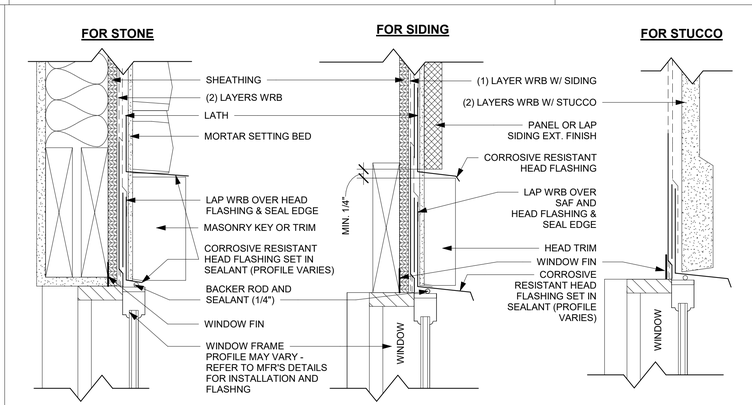

9 FLASHING (DECK TERMINATION POST-CONSTRUCTION)
3" = 1'-0"



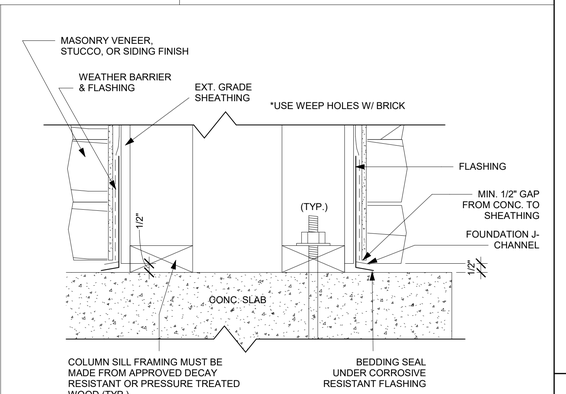

10 FLASHING (WINDOW JAMB)
3" = 1'-0"




11 FLASHING (HOSE BIB) SLAB ON GRADE
3" = 1'-0"




12 FLASHING (WINDOW HEAD)
3" = 1'-0"




13 FLASHING (RAISED COLUMN BASE)
3" = 1'-0"

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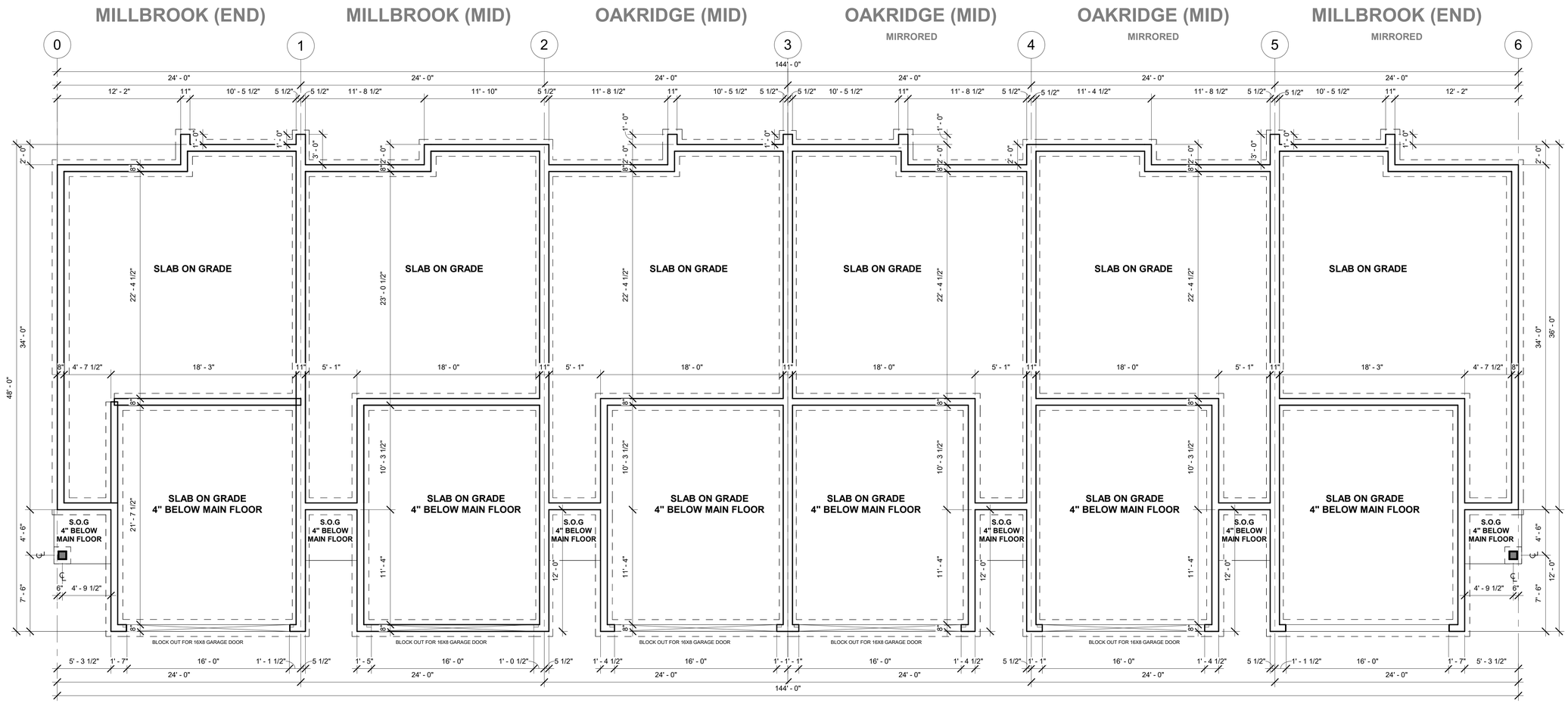

ALL SUBCONTRACTORS WORKING ON THIS PROJECT SHALL READ AND TAKE EXCEPTION TO THESE PLANS AND SHALL THOROUGHLY REVIEW AND COORDINATE ALL DIMENSIONS, LOCATIONS, NOTES, ETC. INDICATED ON THESE PLANS AT EACH STAGE OF CONSTRUCTION.

**24' F.L. TOWNHOME (M/O) 6-PLEX (SL)**
ARCHITECTURAL DETAILS

C8.0

| FLATWORK CONCRETE SQUARE FOOTAGE | |
|---|---|
| SLAB ON GRADE: | 2905 SF |
| 2-CAR GARAGE: | 1965 SF |
| PORCH SLABS: | 125 SF |
| TOTAL: | 4995 SF |

FOOTINGS AND FOUNDATIONS, EXCAVATIONS, GRADING AND FILLS SHALL COMPLY WITH THE PROVISIONS OF THE GEOTECHNICAL REPORT (SEE GSN)



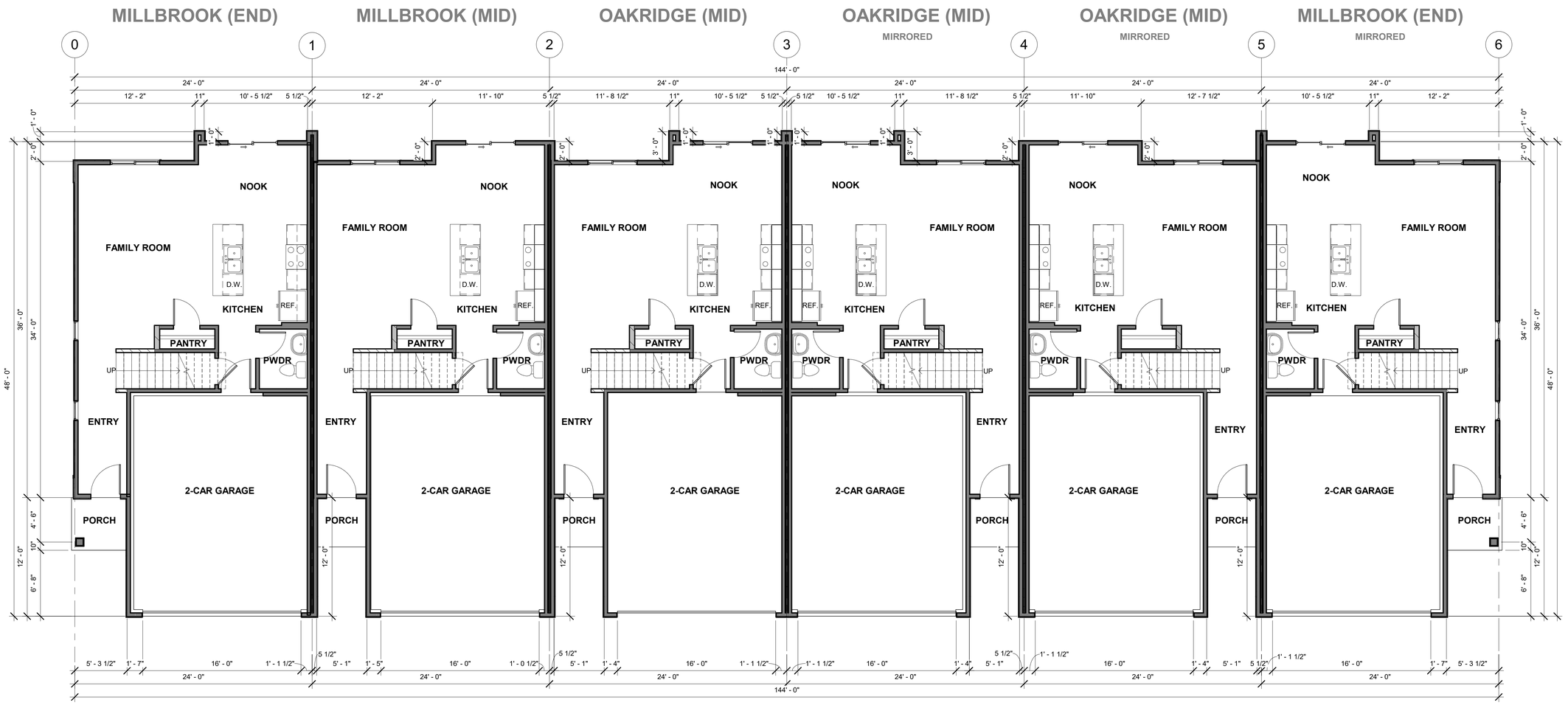

1 DM - OVERALL FOUNDATION / SLAB ON GRADE PLAN
3/16" = 1'-0"

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**24' F.L. TOWNHOME (M/O) 6-PLEX (SL)**
OVERALL FOUNDATION / SLAB ON GRADE PLAN

A0.0




1 DM - OVERALL FIRST FLOOR PLAN
3/16" = 1'-0"

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ALL SUBCONTRACTORS WORKING ON THIS PROJECT SHALL CAREFULLY REVIEW AND TAKE EXCEPTION TO ANY ERRORS IN THESE PLANS AND SHALL THOROUGHLY REVIEW AND COORDINATE ALL DIMENSIONS, LOCATIONS, NOTES, ETC. PRIOR TO CONSTRUCTION OR ANY STAGE OF CONSTRUCTION.

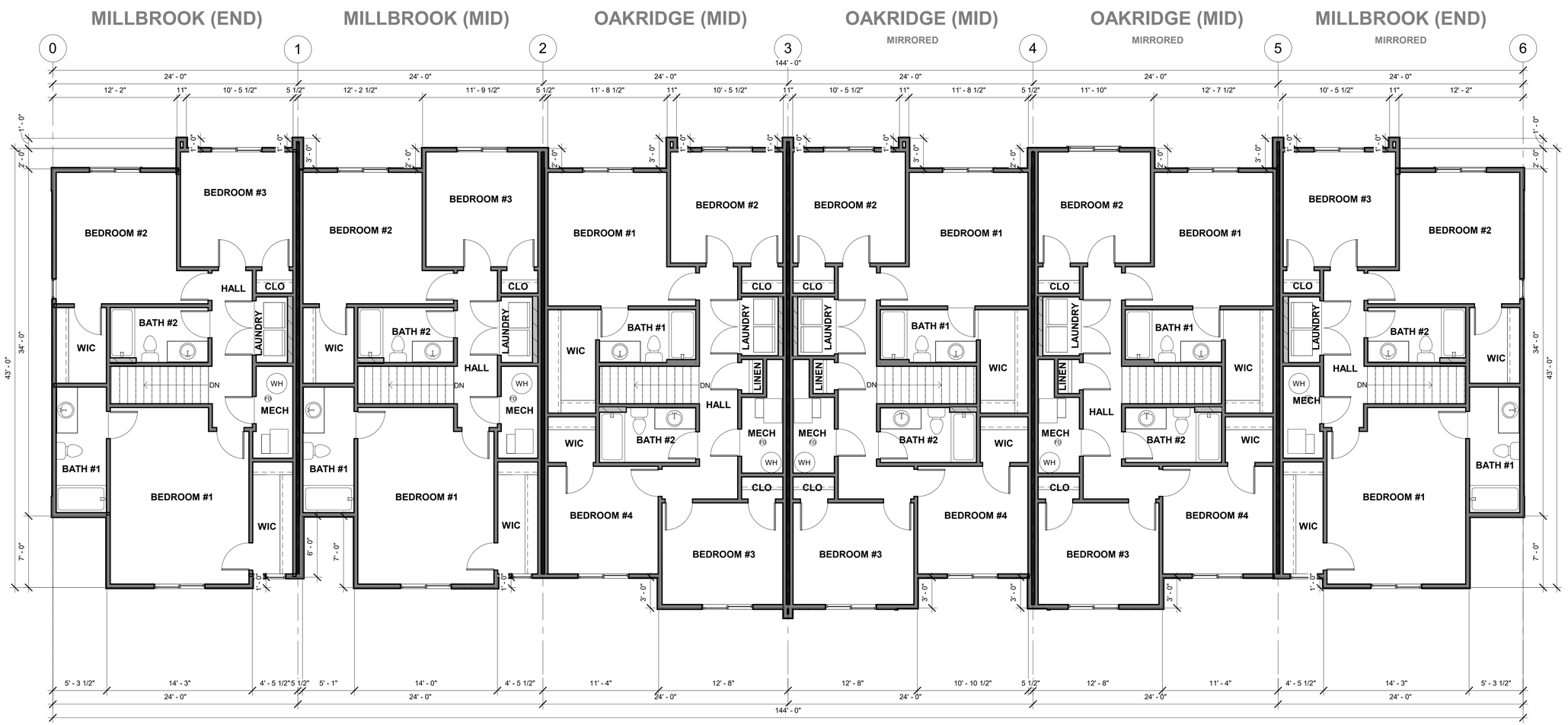
**24' F.L. TOWNHOME (M/O) 6-PLEX (SL)**
OVERALL FIRST FLOOR PLAN

A0.1

NOTE:
WATER HEATER SHALL HAVE EXPANSION TANK & SEISMIC (2) RESTRAINTS - ONE ON UPPER THIRD & ONE ON LOWER THIRD.
IF INSTALLED IN A LOCATION WHERE WATER LEAKAGE FROM TANK WILL CAUSE DAMAGE, THE TANK SHALL BE INSTALLED IN A PAN. WATER HEATER PAN ONLY TO RECIEVE DISCHARGE FROM WATER HEATER AND NO OTHER FIXTURES (PER IRC P2801.6.2). THIS PAN SHALL BE NO LESS THAN 1-1/2" DEEP AND BE LARGE ENOUGH TO RECEIVE ALL DRIPPINGS OR CONDENSATION. THIS PAN SHALL BE DRAINED BY A 3/4" DIA. DRAIN LINE. THIS DRAIN LINE SHALL DRAIN TO THE EXTERIOR OF THE BUILDING AND EXIT THE BUILDING NOT LESS THAN 6" AND NOT MORE THAN 24" ABOVE ADJACENT GROUND SURFACE.

ANY SERVICE HOT WATER PIPING 3/4" OR LARGER MUST HAVE MIN. 1/2" R-3 INSULATION ON SERVICE HOT WATER PIPING LOCATED OUTSIDE OR INSIDE OF THE CONDITIONED SPACE (IRC N1103.5.2) (R403.5.2).

NOTE:
WATER TANK TO BE INSTALLED PER CODE (IRC M1411.3.1.2).




1 OVERALL SECOND FLOOR PLAN
3/16" = 1'-0"

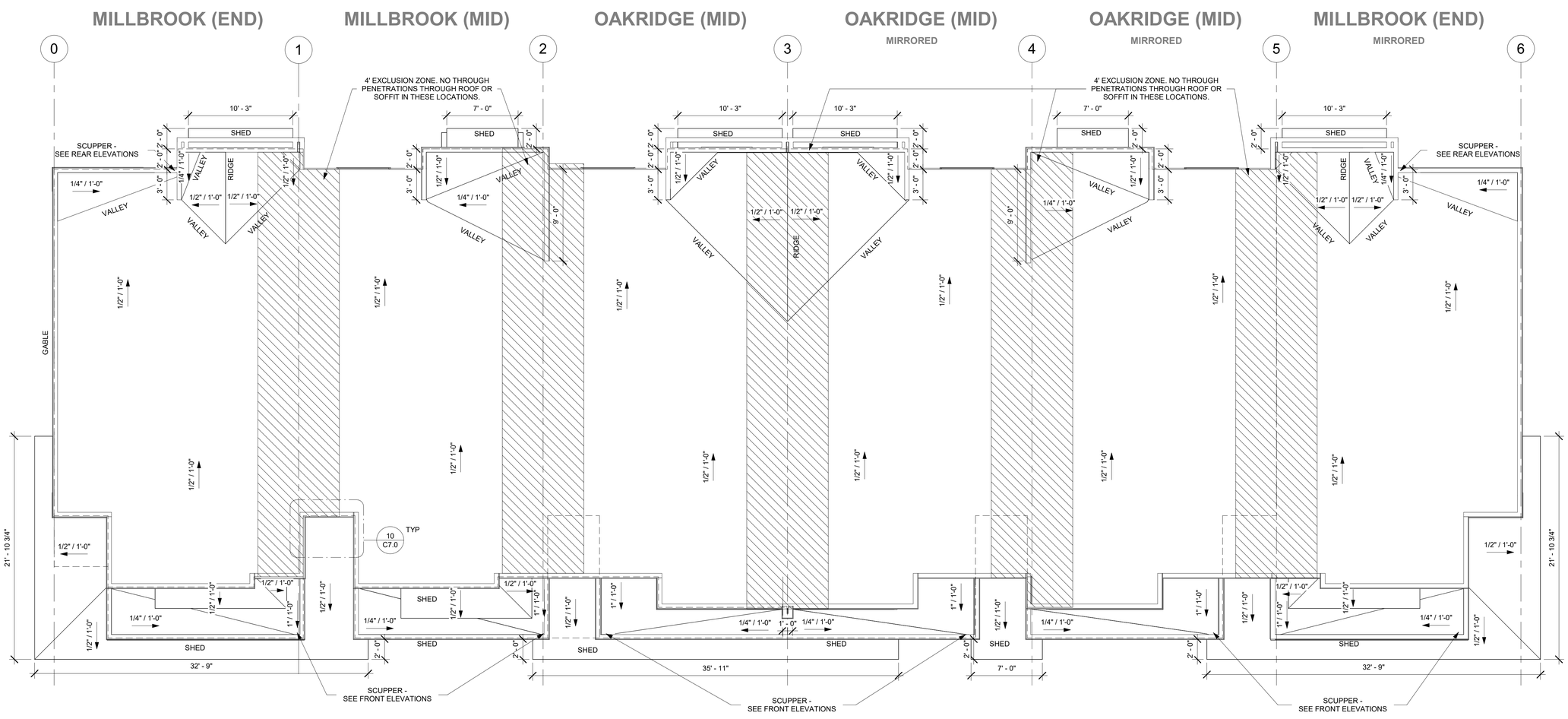
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ALL SUBCONTRACTORS WORKING ON THIS PROJECT SHALL BE FURNISHED WITH A SET OF THESE PLANS AND SHALL THOROUGHLY REVIEW AND BECOME FAMILIAR WITH LOCATIONS, NOTES, ETC. RELATIVE TO THEIR WORK AT EACH STAGE OF CONSTRUCTION.

**24' F.L. TOWNHOME (M/O) 6-PLEX (SL)**
OVERALL SECOND FLOOR PLAN

A0.2

| MILLBROOK (END) ATTIC VENTILATION CALCULATIONS: | MILLBROOK (MID) ATTIC VENTILATION CALCULATIONS: | OAKRIDGE (MID) ATTIC VENTILATION CALCULATIONS: |
|---|---|---|
| ATTIC AREA: 1000 sf X 1/300 = 3.33 sf NFA REQ'D<br>3.33 SF NFA X 144 si = 479 si<br>479 si / 2 = 240 si FOR EACH (RIDGE & SOFFIT) | ATTIC AREA: 1048 sf X 1/300 = 3.50 sf NFA REQ'D<br>3.50 SF NFA X 144 si = 504 si<br>504 si / 2 = 252 si FOR EACH (RIDGE & SOFFIT) | ATTIC AREA: 1048 sf X 1/300 = 3.50 sf NFA REQ'D<br>3.50 SF NFA X 144 si = 504 si<br>504 si / 2 = 252 si FOR EACH (RIDGE & SOFFIT) |
| SOFFIT VENT PROVIDED:<br>(2"x12"x15 Spaces) = 132 si<br>GABLE END VENT PROVIDED:<br>(12"x18" VENTS) = 42 si. (1) PROVIDED = 54 si. | SOFFIT VENT PROVIDED:<br>(2"x12"x15 Spaces) = 132 si<br>GABLE END VENT PROVIDED:<br>(12"x18" VENTS) = 0 si. (1) PROVIDED = 0 si. | SOFFIT VENT PROVIDED:<br>(2"x12"x15 Spaces) = 132 si<br>GABLE END VENT PROVIDED:<br>(12"x18" VENTS) = 0 si. (1) PROVIDED = 0 si. |
| TURTLE VENT PROVIDED:<br>(10"x10" VENT) = 50 si. (5) PROVIDED = 250 si. | TURTLE VENT PROVIDED:<br>(10"x10" VENT) = 50 si. (5) PROVIDED = 250 si. | TURTLE VENT PROVIDED:<br>(10"x10" VENT) = 50 si. (5) PROVIDED = 250 si. |
| **MILLBROOK (END) GARAGE ATTIC VENTILATION CALCULATIONS:** | **MILLBROOK (MID) GARAGE ATTIC VENTILATION CALCULATIONS:** | **OAKRIDGE (MID) GARAGE ATTIC VENTILATION CALCULATIONS:** |
| ATTIC AREA: 98 sf X 1/300 = 0.33 sf NFA REQ'D<br>.33 SF NFA X 144 si = 48 si<br>48 si / 2 = 24 si FOR EACH (RIDGE & SOFFIT) | ATTIC AREA: 98 sf X 1/300 = 0.33 sf NFA REQ'D<br>.33 SF NFA X 144 si = 48 si<br>48 si / 2 = 24 si FOR EACH (RIDGE & SOFFIT) | ATTIC AREA: 98 sf X 1/300 = 0.33 sf NFA REQ'D<br>.33 SF NFA X 144 si = 48 si<br>48 si / 2 = 24 si FOR EACH (RIDGE & SOFFIT) |
| SOFFIT VENT PROVIDED:<br>(2"x12"x15 Spaces) = 360 si | SOFFIT VENT PROVIDED:<br>(2"x12"x15 Spaces) = 360 si | SOFFIT VENT PROVIDED:<br>(2"x12"x15 Spaces) = 360 si |




1 DM - OVERALL ROOF DRAINAGE PLAN
3/16" = 1'-0"

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**24' F.L. TOWNHOME (M/O) 6-PLEX (SL)**
OVERALL ROOF DRAINAGE PLAN

A0.3

NOTE:
WATER HEATER SHALL HAVE EXPANSION TANK & SEISMIC (2) RESTRAINTS - ONE ON UPPER THIRD & ONE ON LOWER THIRD.
IF INSTALLED IN A LOCATION WHERE WATER LEAKAGE FROM TANK WILL CAUSE DAMAGE, THE TANK SHALL BE INSTALLED IN A PAN. WATER HEATER PAN ONLY TO RECIEVE DISCHARGE FROM WATER HEATER AND NO OTHER FIXTURES (PER IRC P2801.6.2). THIS PAN SHALL BE NO LESS THAN 1-1/2" DEEP AND BE LARGE ENOUGH TO RECEIVE ALL DRIPPINGS OR CONDENSATION. THIS PAN SHALL BE DRAINED BY A 3/4" DIA. DRAIN LINE. THIS DRAIN LINE SHALL DRAIN TO THE EXTERIOR OF THE BUILDING AND EXIT THE BUILDING NOT LESS THAN 6" AND NOT MORE THAN 24" ABOVE ADJACENT GROUND SURFACE.

FOOTINGS AND FOUNDATIONS, EXCAVATIONS, GRADING AND FILLS SHALL COMPLY WITH THE PROVISIONS OF THE GEOTECHNICAL REPORT (SEE GSN)

ANY SERVICE HOT WATER PIPING 3/4" OR LARGER MUST HAVE MIN. 1/2" R-3 INSULATION ON SERVICE HOT WATER PIPING LOCATED OUTSIDE OR INSIDE OF THE CONDITIONED SPACE (IRC N1103.5.2) (R403.5.2).

NOTE:
WATER TANK TO BE INSTALLED PER CODE (IRC M1411.3.1.2).

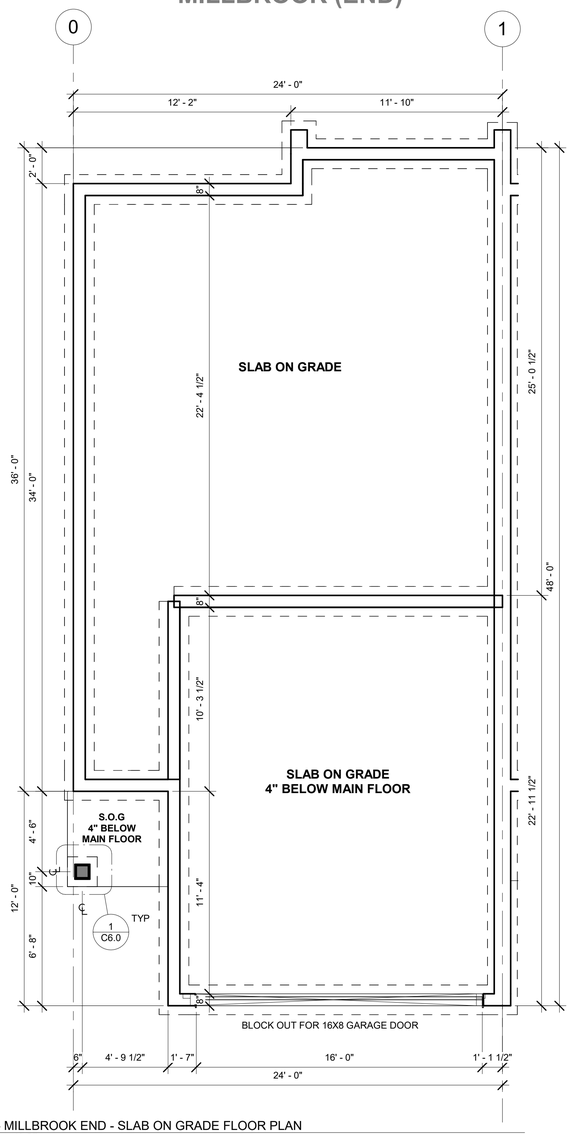
FOR STANDARD 8' PLATE
ALL WINDOWS @ HEADER HEIGHT OF 7'-0" U.N.O.

ALL POSTS AND OR COLUMNS NOT PART OF A FRAMED WALL MUST HAVE SIMPSON ABWZ OR EQUIVALENT POST BASE, AND SIMPSON BC OR EQUIVALENT POST CAPS.

Keynote Legend

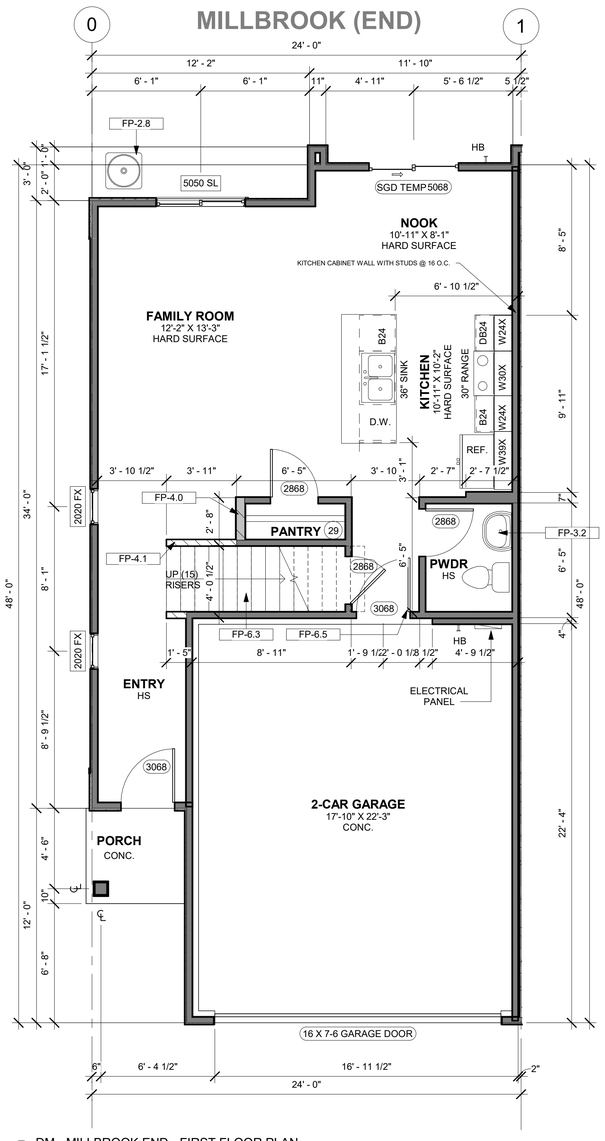
| Key Value | Keynote Text |
|---|---|
| FP-2.3 | PROVIDE WATER SOFTENER LOOP |
| FP-2.4 | WASHER TO BE ON LEFT SIDE |
| FP-2.5 | FRAMED DRYER BOX |
| FP-2.8 | FIELD VERIFY AC UNIT LOCATION |
| FP-3.1 | FLOOR DRAIN |
| FP-3.2 | PEDESTAL SINK |
| FP-3.5 | TUB/SHOWER COMBO |
| FP-4.0 | 2X6 STUD WALL |
| FP-4.1 | 42" HALF WALL OR RAILING |
| FP-6.3 | LANDING AND STEPS W/ HANDRAIL AS REQUIRED BY CODE |
| FP-6.5 | DOOR TO BE 20 MINUTE FIRE-RATED |
| FP-6.6 | ATTIC ACCESS 22" X 34" MIN. |
| FP-7.0 | NO PLUMBING IN FIREWALL, CAN NOT PENETRATE INTO FIREWALL. ALL PLUMBING IN FLOOR |

## MILLBROOK (END)



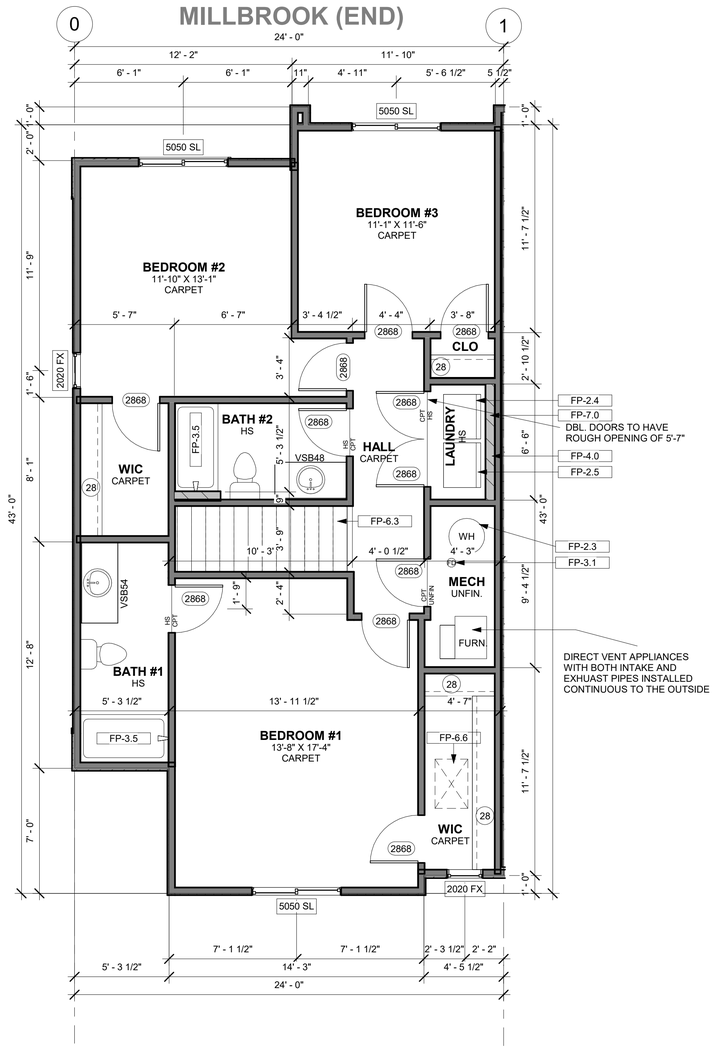

1 DM - MILLBROOK END - SLAB ON GRADE FLOOR PLAN
1/4" = 1'-0"

## MILLBROOK (END)




2 DM - MILLBROOK END - FIRST FLOOR PLAN
1/4" = 1'-0"

## MILLBROOK (END)




3 DM - MILLBROOK END - SECOND FLOOR PLAN
1/4" = 1'-0"

**END UNIT**

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**24' F.L. TOWNHOME (M/O) 6-PLEX (SL)**
MILLBROOK END - UNIT FLOOR PLANS

A1.00

NOTE:
WATER HEATER SHALL HAVE EXPANSION TANK & SEISMIC (2) RESTRAINTS - ONE ON UPPER THIRD & ONE ON LOWER THIRD.
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ANY SERVICE HOT WATER PIPING 3/4" OR LARGER MUST HAVE MIN. 1/2" R-3 INSULATION ON SERVICE HOT WATER PIPING LOCATED OUTSIDE OR INSIDE OF THE CONDITIONED SPACE (IRC N1103.5.2) (R403.5.2).

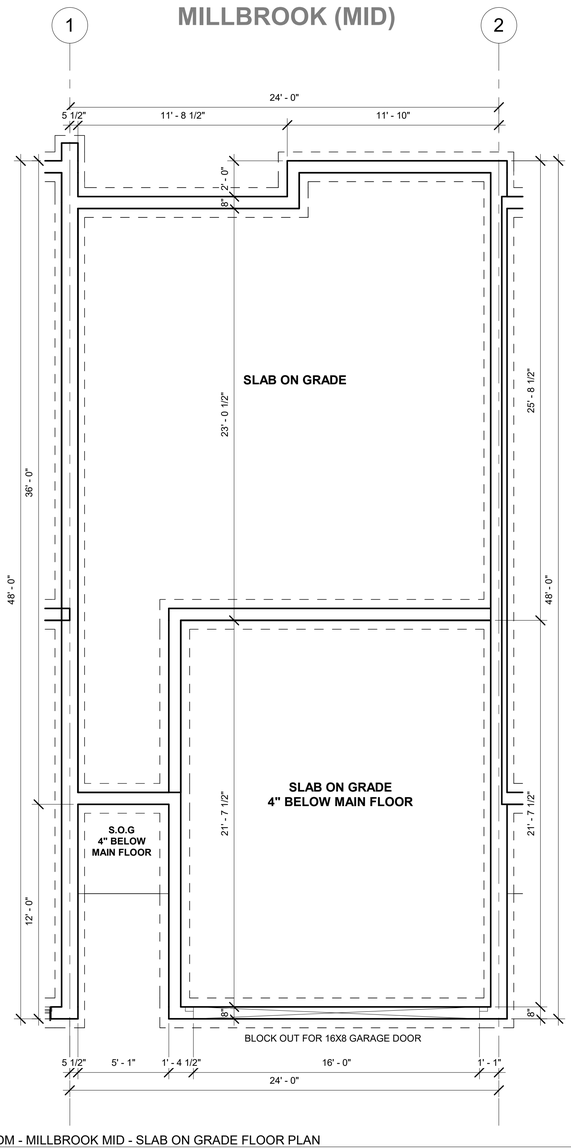
NOTE:
WATER TANK TO BE INSTALLED PER CODE (IRC M1411.3.1.2).

FOR STANDARD 8' PLATE
ALL WINDOWS @ HEADER HEIGHT OF 7'-0" U.N.O.

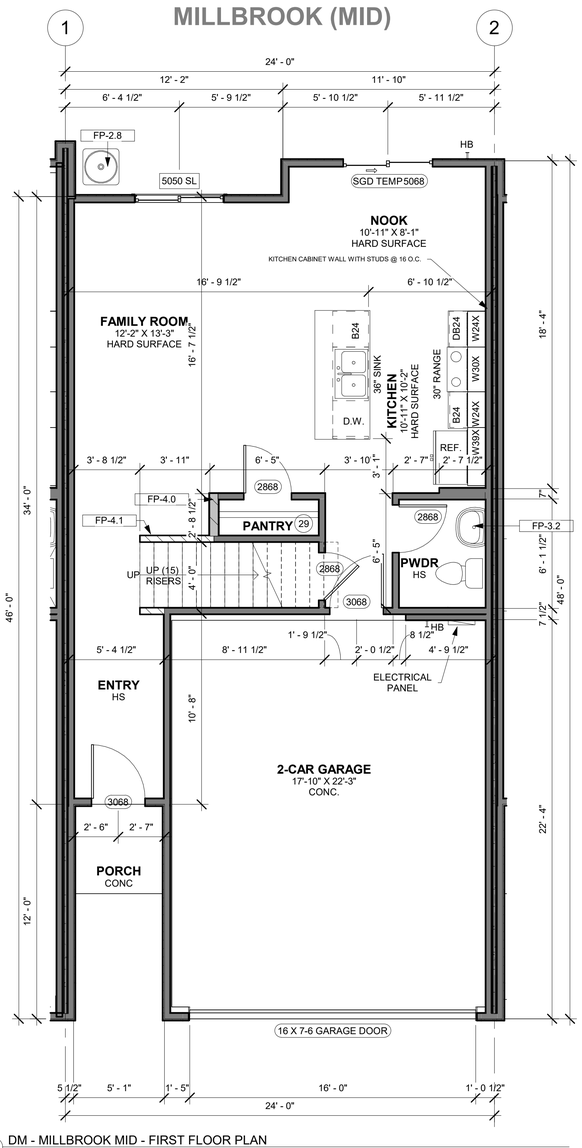
ALL POSTS AND OR COLUMNS NOT PART OF A FRAMED WALL MUST HAVE SIMPSON ABWZ OR EQUIVALENT POST BASE, AND SIMPSON BC OR EQUIVALENT POST CAPS.

Keynote Legend

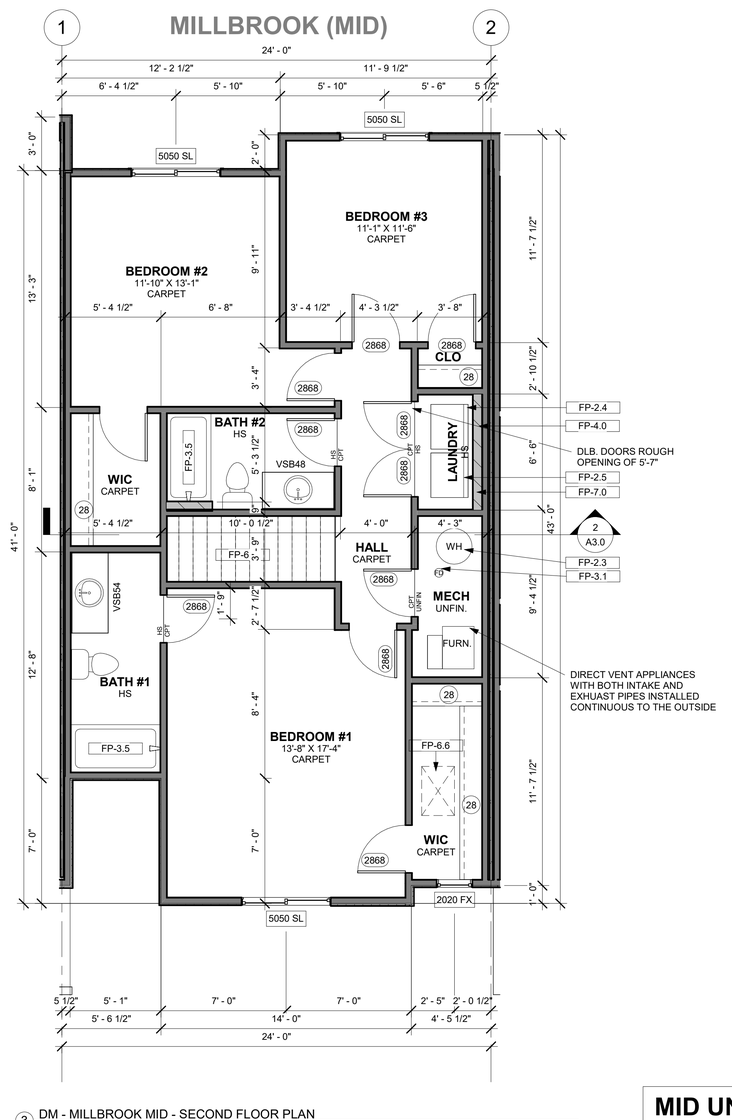
| Key Value | Keynote Text |
|---|---|
| FP-2.3 | PROVIDE WATER SOFTENER LOOP |
| FP-2.4 | WASHER TO BE ON LEFT SIDE |
| FP-2.5 | FRAMED DRYER BOX |
| FP-2.8 | FIELD VERIFY AC UNIT LOCATION |
| FP-3.1 | FLOOR DRAIN |
| FP-3.2 | PEDESTAL SINK |
| FP-3.5 | TUB/SHOWER COMBO |
| FP-4.0 | 2X6 STUD WALL |
| FP-4.1 | 42" HALF WALL OR RAILING |
| FP-6.3 | LANDING AND STEPS W/ HANDRAIL AS REQUIRED BY CODE |
| FP-6.6 | ATTIC ACCESS 22" X 34" MIN. |
| FP-7.0 | NO PLUMBING IN FIREWALL, CAN NOT PENETRATE INTO FIREWALL. ALL PLUMBING IN FLOOR |




1 DM - MILLBROOK MID - SLAB ON GRADE FLOOR PLAN
1/4" = 1'-0"




2 DM - MILLBROOK MID - FIRST FLOOR PLAN
1/4" = 1'-0"




3 DM - MILLBROOK MID - SECOND FLOOR PLAN
1/4" = 1'-0"

MID UNIT


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# 24' F.L. TOWNHOME (M/O) 6-PLEX (SL)
## MILLBROOK MID - UNIT FLOOR PLANS

A1.01

FOR STANDARD 8' PLATE
ALL WINDOWS @ HEADER HEIGHT OF 7'-0" U.N.O.

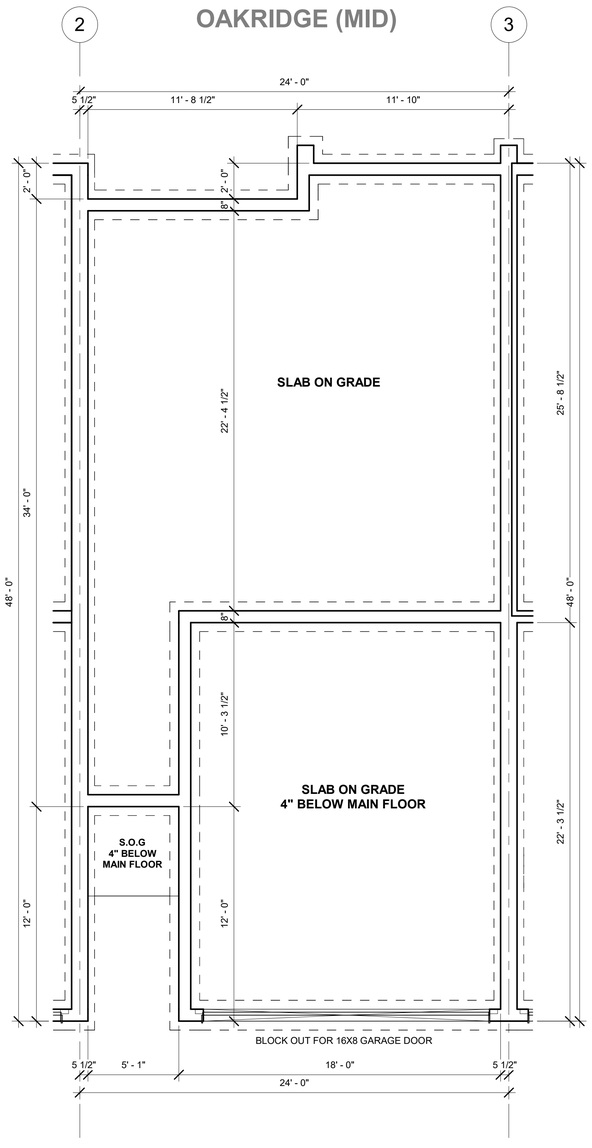
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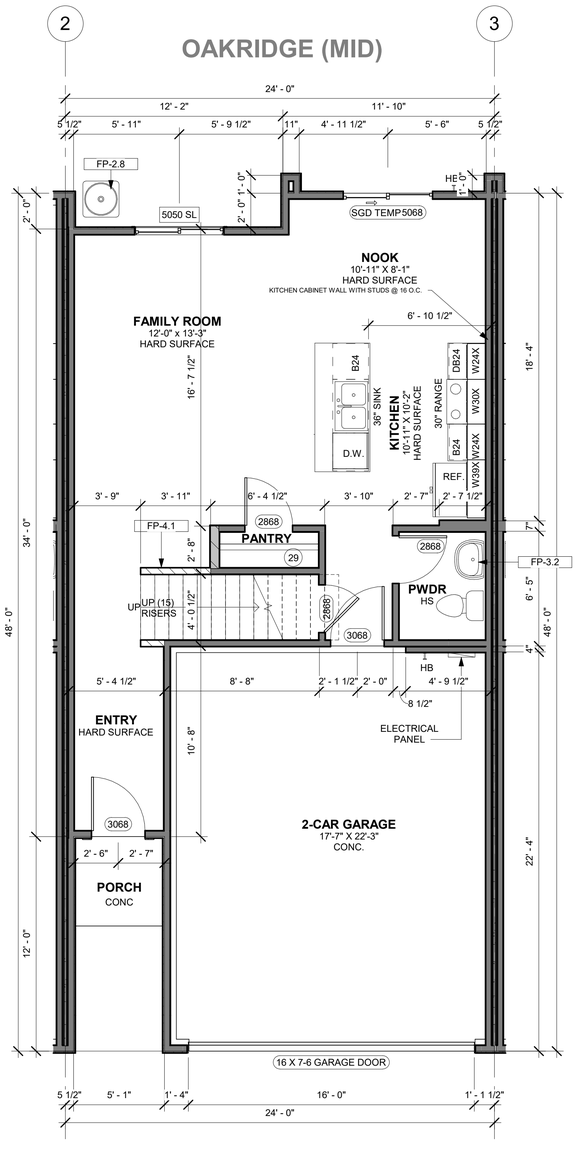
MIN. 1/2" INSULATION ON HOT WATER LINES IN UNFINISHED BASEMENTS AND CRAWL SPACES

NOTE:
WATER HEATER SHALL HAVE EXPANSION TANK & SEISMIC (2) RESTRAINTS - ONE ON UPPER THIRD & ONE ON LOWER THIRD. WATER HEATER SHALL BE INSTALLED IN A 24 GAGE GALVANIZED STEEL PAN. THIS PAN SHALL BE NO LESS THAN 1-1/2" DEEP AND BE LARGE ENOUGH TO RECEIVE ALL DRIPPINGS OR CONDENSATION. THIS PAN SHALL BE DRAINED BY A 3/4" DIA. DRAIN LINE. THIS DRAIN LINE SHALL DRAIN TO THE EXTERIOR OF THE BUILDING AND EXIT THE BUILDING NOT LESS THAN 6" AND NOT MORE THAN 24" ABOVE ADJACENT GROUND SURFACE.

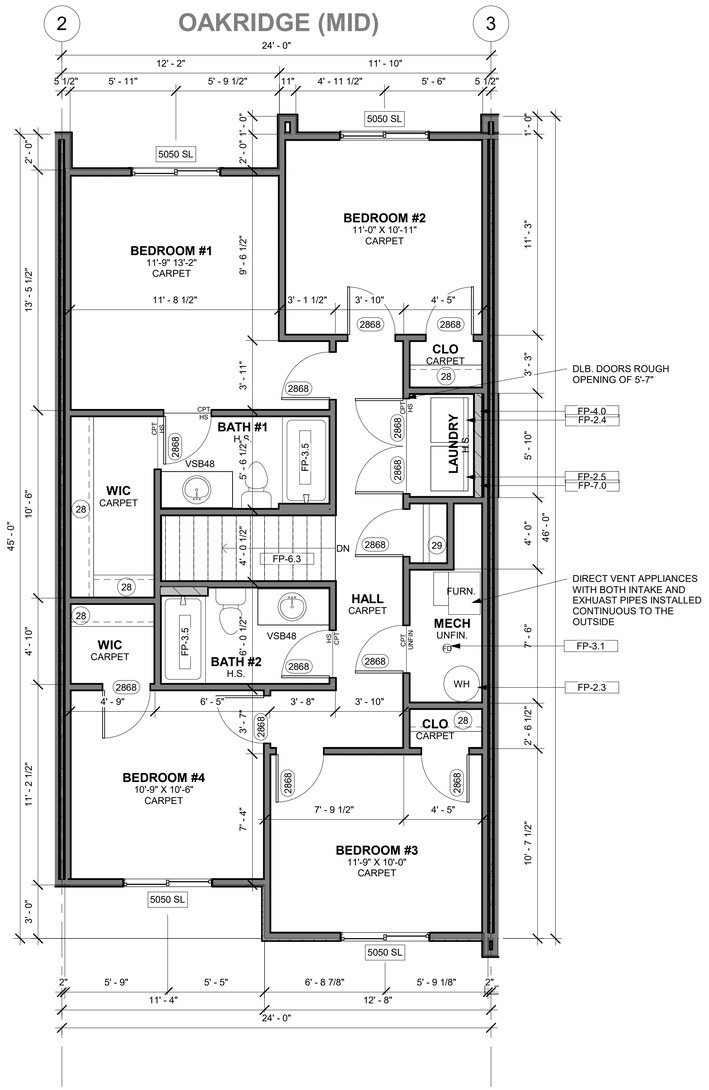
| Keynote Legend | |
|---|---|
| Key Value | Keynote Text |
| FP-2.3 | PROVIDE WATER SOFTENER LOOP |
| FP-2.4 | WASHER TO BE ON LEFT SIDE |
| FP-2.5 | FRAMED DRYER BOX |
| FP-2.8 | FIELD VERIFY AC UNIT LOCATION |
| FP-3.1 | FLOOR DRAIN |
| FP-3.2 | PEDESTAL SINK |
| FP-3.5 | TUB/SHOWER COMBO |
| FP-4.0 | 2X6 STUD WALL |
| FP-4.1 | 42" HALF WALL OR RAILING |
| FP-6.3 | LANDING AND STEPS W/ HANDRAIL AS REQUIRED BY CODE |
| FP-7.0 | NO PLUMBING IN FIREWALL, CAN NOT PENETRATE INTO FIREWALL. ALL PLUMBING IN FLOOR |




1 DM - OAKRIDGE 4 BED - BASEMENT FLOOR PLAN
1/4" = 1'-0"




2 DM - OAKRIDGE 4 BED - FIRST FLOOR PLAN
1/4" = 1'-0"




3 DM - OAKRIDGE 4 BED - SECOND FLOOR PLAN
1/4" = 1'-0"

**4-BED MID UNIT**


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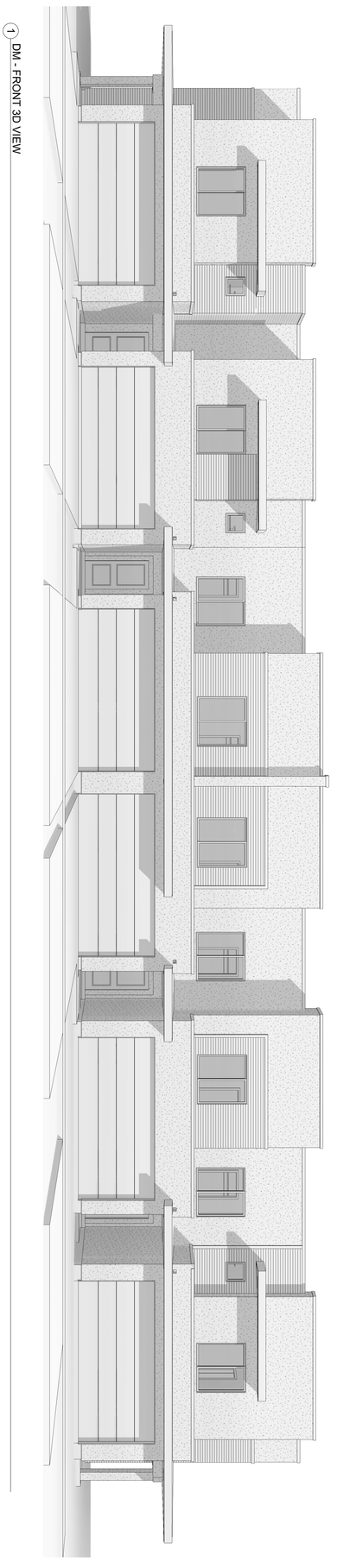
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**24' F.L. TOWNHOME (M/O) 6-PLEX (SL)**
OAKRIDGE MID - UNIT FLOOR PLANS

A1.02



2 DM - REAR 3D VIEW



1 DM - FRONT 3D VIEW

A2.0

**24' F.L. TOWNHOME (M/O) 6-PLEX (SL)**

3D ELEVATIONS (DM) DESERT TRADITIONAL

ALL SUBCONTRACTORS WORKING ON THIS PROJECT TAKE FULL LIABILITY OF THESE PLANS AND SHALL THOROUGHLY REVIEW AND VERIFY ALL DIMENSIONS, LOCATIONS, NOTES, ETC. PRIOR TO STARTING ANY STAGE OF CONSTRUCTION.

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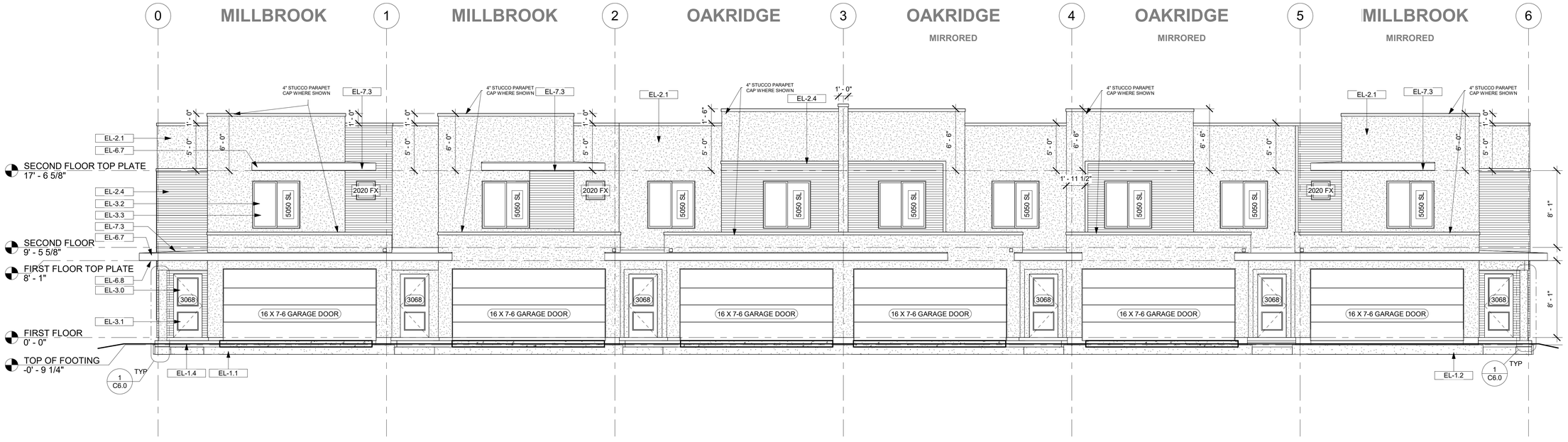
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ALL BASEMENT WINDOWS @
HEADER HEIGHT OF 7'-0" U.N.O.

FOR STANDARD 8' PLATE
ALL WINDOWS @ HEADER HEIGHT OF 7'-0" U.N.O.

| Keynote Legend | |
|---|---|
| Key Value | Keynote Text |
| EL-1.1 | ALL FOOTINGS TO BE 30" BELOW GRADE FOR FROST PROTECTION U.N.O. |
| EL-1.2 | CONCRETE FOUNDATION WALL (SEE FOOTING AND FOUNDATION PLAN) |
| EL-1.4 | CONRETE SLAB |
| EL-2.1 | ICC APPROVED STUCCO SYSTEM OVER WEATHER BARRIER |
| EL-2.4 | ICC APPROVED FAUX WOOD SIDING OVER WEATHER BARRIER |
| EL-3.0 | SILL PAN FLASHING ON ALL EXTERIOR DOORS |
| EL-3.1 | INSULATED EXTERIOR DOOR |
| EL-3.2 | CAULK AND COUNTERFLASH ALL WINDOWS AND DOORS PER SPEC |
| EL-3.3 | VINYL-FRAMED DOUBLE PANE LOW-E WINDOWS |
| EL-6.7 | 10" STUCCO-WRAPPED FASCIA |
| EL-6.8 | STUCCO-WRAPPED FLAT SOFFIT |
| EL-7.3 | MEMBRANE ROOFING |




1 DM - FRONT ELEVATION
3/16" = 1'-0"


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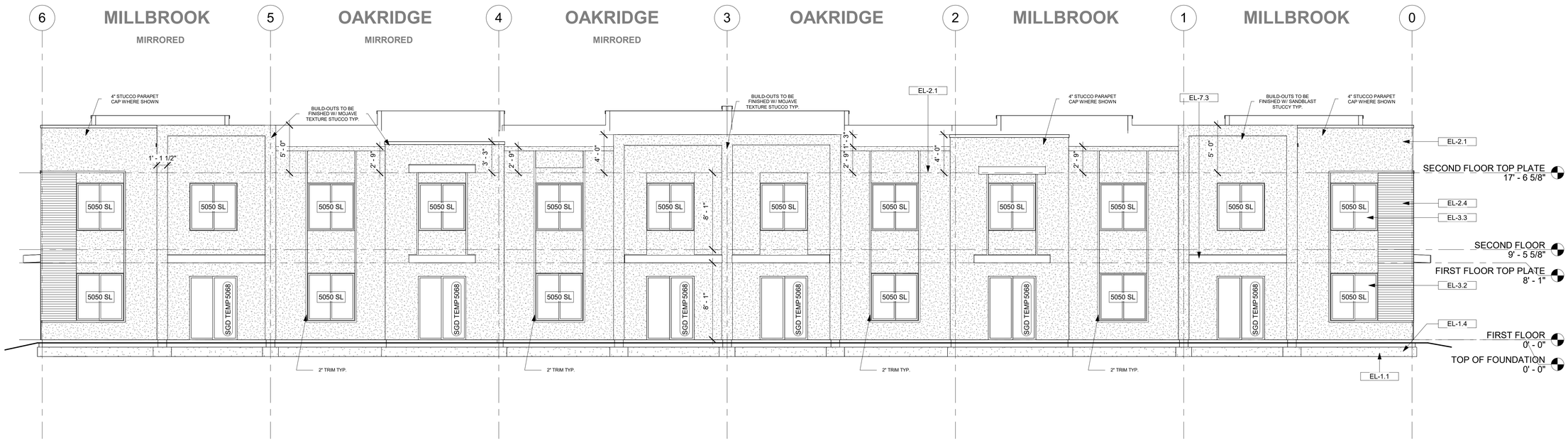
**24' F.L. TOWNHOME (M/O) 6-PLEX (SL)**
FRONT ELEVATION (DM) DESERT TRADITIONAL

A2.1

ALL BASEMENT WINDOWS @ HEADER HEIGHT OF 7'-0" U.N.O.

FOR STANDARD 8' PLATE
ALL WINDOWS @ HEADER HEIGHT OF 7'-0" U.N.O.

| Keynote Legend | |
|---|---|
| Key Value | Keynote Text |
| EL-1.1 | ALL FOOTINGS TO BE 30" BELOW GRADE FOR FROST PROTECTION U.N.O. |
| EL-1.4 | CONRETE SLAB |
| EL-2.1 | ICC APPROVED STUCCO SYSTEM OVER WEATHER BARRIER |
| EL-2.4 | ICC APPROVED FAUX WOOD SIDING OVER WEATHER BARRIER |
| EL-3.2 | CAULK AND COUNTERFLASH ALL WINDOWS AND DOORS PER SPEC |
| EL-3.3 | VINYL-FRAMED DOUBLE PANE LOW-E WINDOWS |
| EL-7.3 | MEMBRANE ROOFING |




1 DM - REAR ELEVATION
3/16" = 1'-0"

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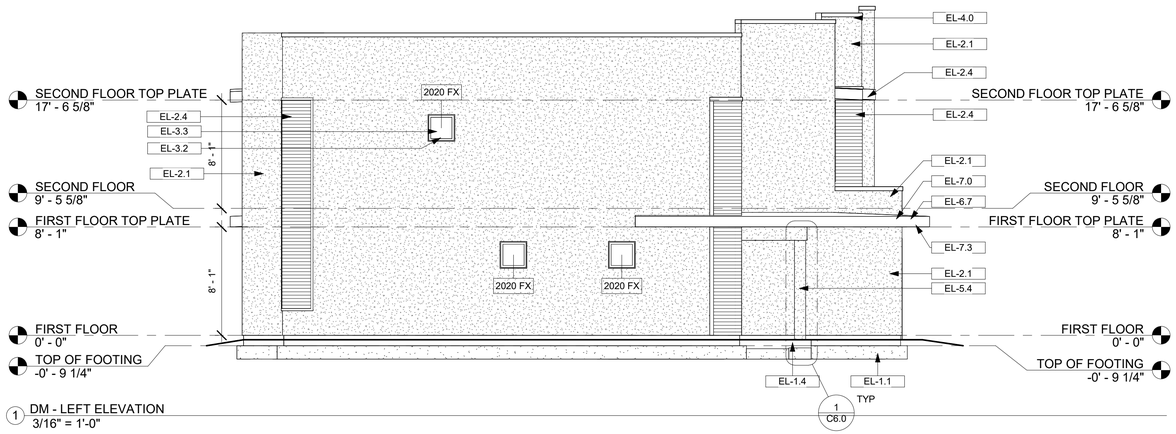
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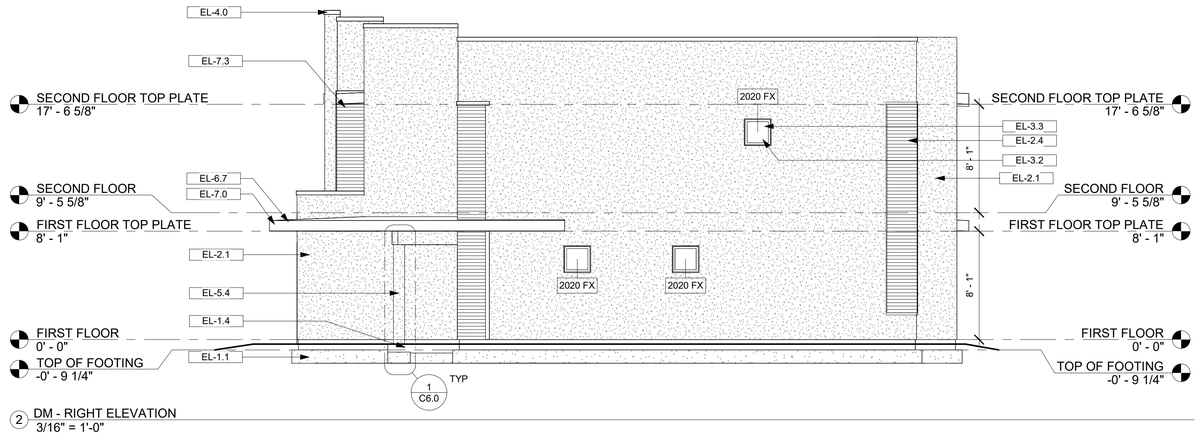
# 24' F.L. TOWNHOME (M/O) 6-PLEX (SL)
## REAR ELEVATION (DM) DESERT TRADITIONAL

A2.2

| Keynote Legend | |
|---|---|
| Key Value | Keynote Text |
| EL-1.1 | ALL FOOTINGS TO BE 30" BELOW GRADE FOR FROST PROTECTION U.N.O. |
| EL-1.4 | CONRETE SLAB |
| EL-2.1 | ICC APPROVED STUCCO SYSTEM OVER WEATHER BARRIER |
| EL-2.4 | ICC APPROVED FAUX WOOD SIDING OVER WEATHER BARRIER |
| EL-3.2 | CAULK AND COUNTERFLASH ALL WINDOWS AND DOORS PER SPEC |
| EL-3.3 | VINYL-FRAMED DOUBLE PANE LOW-E WINDOWS |
| EL-4.0 | 4" STUCCO TRIM |
| EL-5.4 | CUSTOM COLUMN (SEE DETAIL) |
| EL-6.7 | 10" STUCCO-WRAPPED FASCIA |
| EL-7.0 | PROVIDE 1/300 SQ/FT ATTIC VENTILATION |
| EL-7.3 | MEMBRANE ROOFING |




1 DM - LEFT ELEVATION
3/16" = 1'-0"




2 DM - RIGHT ELEVATION
3/16" = 1'-0"

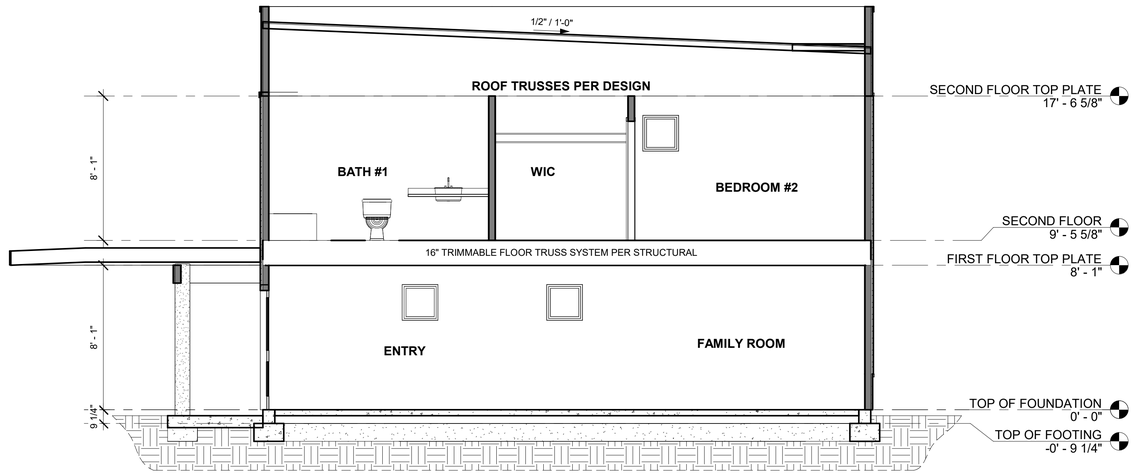
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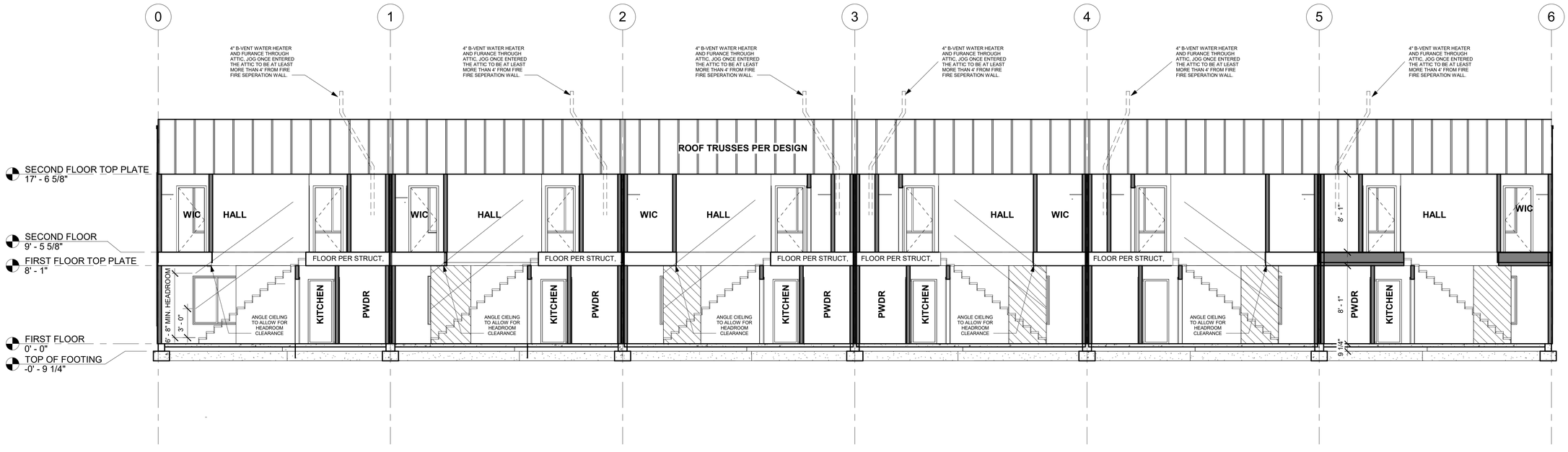
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**24' F.L. TOWNHOME (M/O) 6-PLEX (SL)**
SIDE ELEVATIONS (DT) DESERT TRADITIONAL

A2.3




1 BUILDING SECTION 2
1/4" = 1'-0"




2 BUILDING SECTION 1
3/16" = 1'-0"

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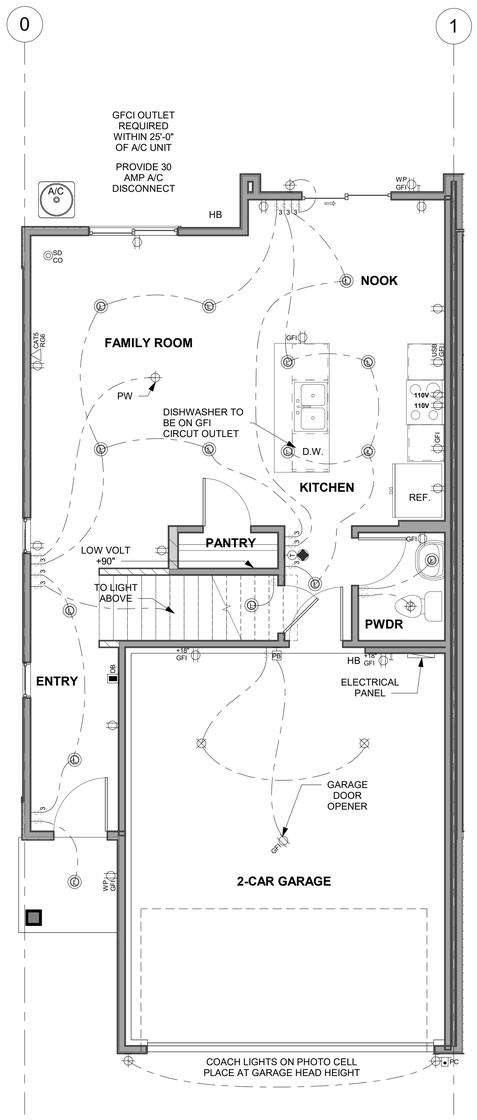
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# 24' F.L. TOWNHOME (M/O) 6-PLEX (SL)
## BUILDING SECTIONS

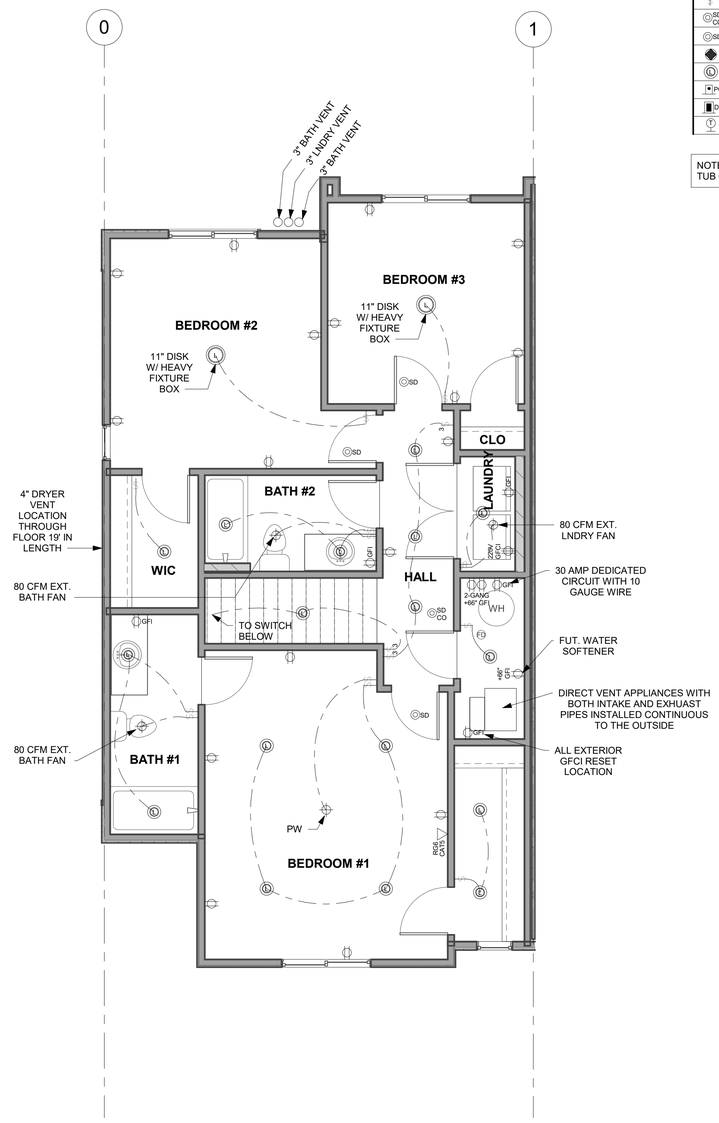
A3.0

| ELECTRICAL FIXTURES SCHEDULE | |
|---|---|
| | EXHAUST FAN |
| PB | GARAGE DOOR PUSH BUTTON |
| | 3 LIGHT BATH BAR |
| | CEILING MOUNT LIGHT |
| | KEYLESS LIGHT |
| | RECESSED CAN |
| | WALL MOUNT LIGHT |
| | 110V OUTLET |
| | 220V OUTLET |
| GFI | GFI OUTLET |
| USB GFI | GFI OUTLET W/ USB |
| CAT5 RG6 | CAT5 - RG6 |
| DATA | DATA - SEE SPECIFICATION |
| 3 | 3-WAY SWITCH |
| | SINGLE SWITCH |
| SD CO | SMOKE/CO DETECTOR |
| SD | SMOKE DETECTOR |
| | HOME CONTROL PANEL |
| | LED DISK LIGHT |
| PC | PHOTOCELL SENSOR |
| DB | DOORBELL CHIME LOCATION |
| T | THERMOSTAT |

NOTE: ALL LIGHT FIXTURES ABOVE TUB OR SHOWER TO BE WATERPROOF




2 MILLBROOK END - FIRST FLOOR ELECTRICAL PLAN
1/4" = 1'-0"




3 MILLBROOK END - SECOND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

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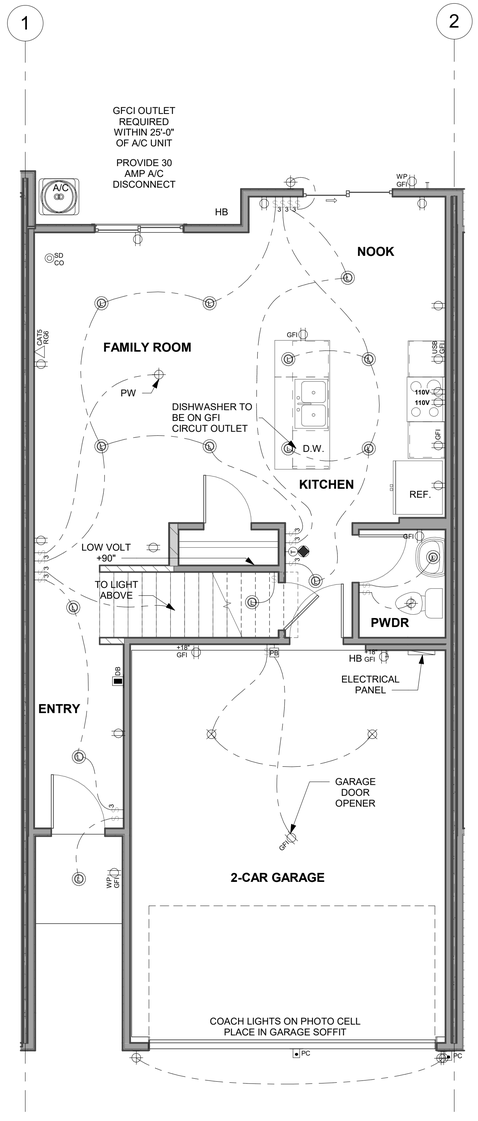
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**24' F.L. TOWNHOME (M/O) 6-PLEX (SL)**
MILLBROOK END - UNIT ELECTRICAL PLAN

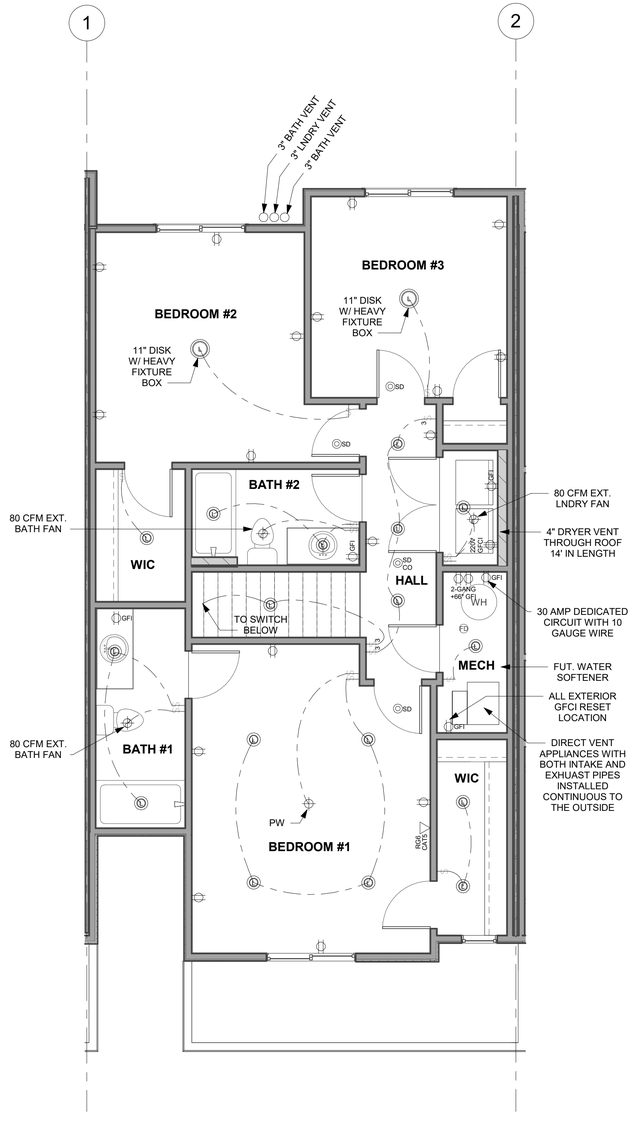
E1.0

| ELECTRICAL FIXTURES SCHEDULE | |
|---|---|
| | EXHAUST FAN |
| PB | GARAGE DOOR PUSH BUTTON |
| | 3 LIGHT BATH BAR |
| | CEILING MOUNT LIGHT |
| | KEYLESS LIGHT |
| | RECESSED CAN |
| | WALL MOUNT LIGHT |
| | 110V OUTLET |
| | 220V OUTLET |
| GFI | GFI OUTLET |
| USB GFI | GFI OUTLET W/ USB |
| CAT5 RG6 | CAT5 - RG6 |
| DATA | DATA - SEE SPECIFICATION |
| 3 | 3-WAY SWITCH |
| | SINGLE SWITCH |
| SD CO | SMOKE/CO DETECTOR |
| SD | SMOKE DETECTOR |
| | HOME CONTROL PANEL |
| | LED DISK LIGHT |
| PC | PHOTOCELL SENSOR |
| DB | DOORBELL CHIME LOCATION |
| T | THERMOSTAT |

NOTE: ALL LIGHT FIXTURES ABOVE TUB OR SHOWER TO BE WATERPROOF




2 MILLBROOK MID - FIRST FLOOR ELECTRICAL PLAN
1/4" = 1'-0"




3 MILLBROOK MID - SECOND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

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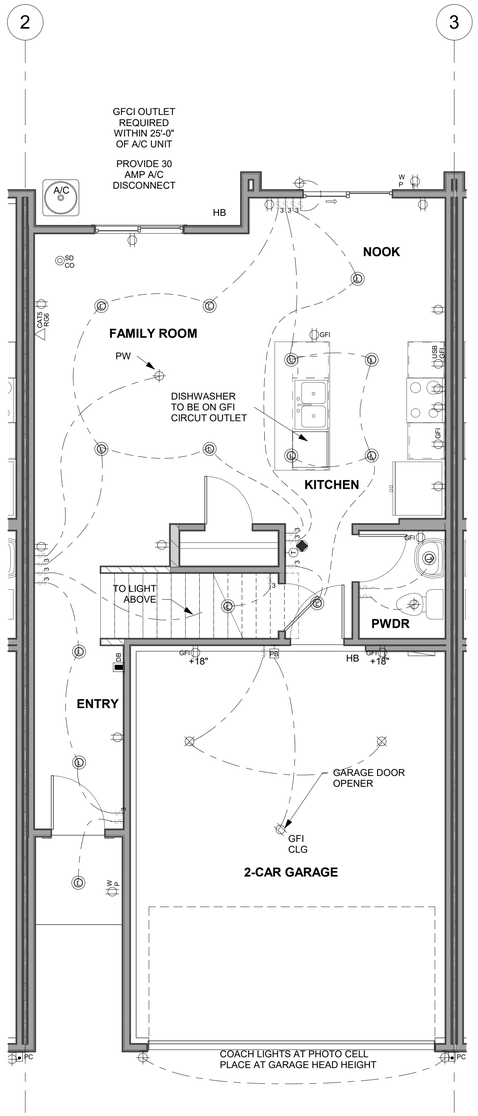
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**24' F.L. TOWNHOME (M/O) 6-PLEX (SL)**
MILLBROOK MID - UNIT ELECTRICAL PLAN

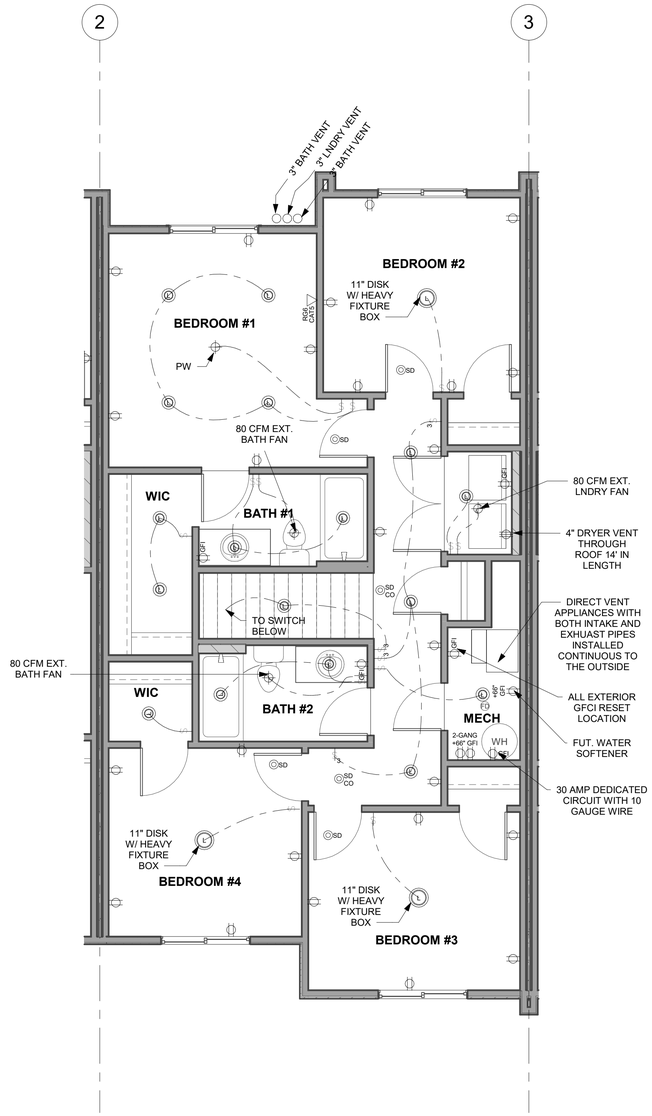
E1.1

| ELECTRICAL FIXTURES SCHEDULE | |
|---|---|
| | EXHAUST FAN |
| PB | GARAGE DOOR PUSH BUTTON |
| | 3 LIGHT BATH BAR |
| | CEILING MOUNT LIGHT |
| | KEYLESS LIGHT |
| | RECESSED CAN |
| | WALL MOUNT LIGHT |
| | 110V OUTLET |
| | 220V OUTLET |
| GFI | GFI OUTLET |
| USB GFI | GFI OUTLET W/ USB |
| CAT5 RG6 | CAT5 - RG6 |
| DATA | DATA - SEE SPECIFICATION |
| 3 | 3-WAY SWITCH |
| | SINGLE SWITCH |
| SD CO | SMOKE/CO DETECTOR |
| SD | SMOKE DETECTOR |
| | HOME CONTROL PANEL |
| | LED DISK LIGHT |
| PC | PHOTOCELL SENSOR |
| DB | DOORBELL CHIME LOCATION |
| T | THERMOSTAT |

NOTE: ALL LIGHT FIXTURES ABOVE TUB OR SHOWER TO BE WATERPROOF




2 OAKRIDGE 4 BED - FIRST FLOOR ELECTRICAL PLAN
1/4" = 1'-0"




3 OAKRIDGE 4 BED - SECOND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

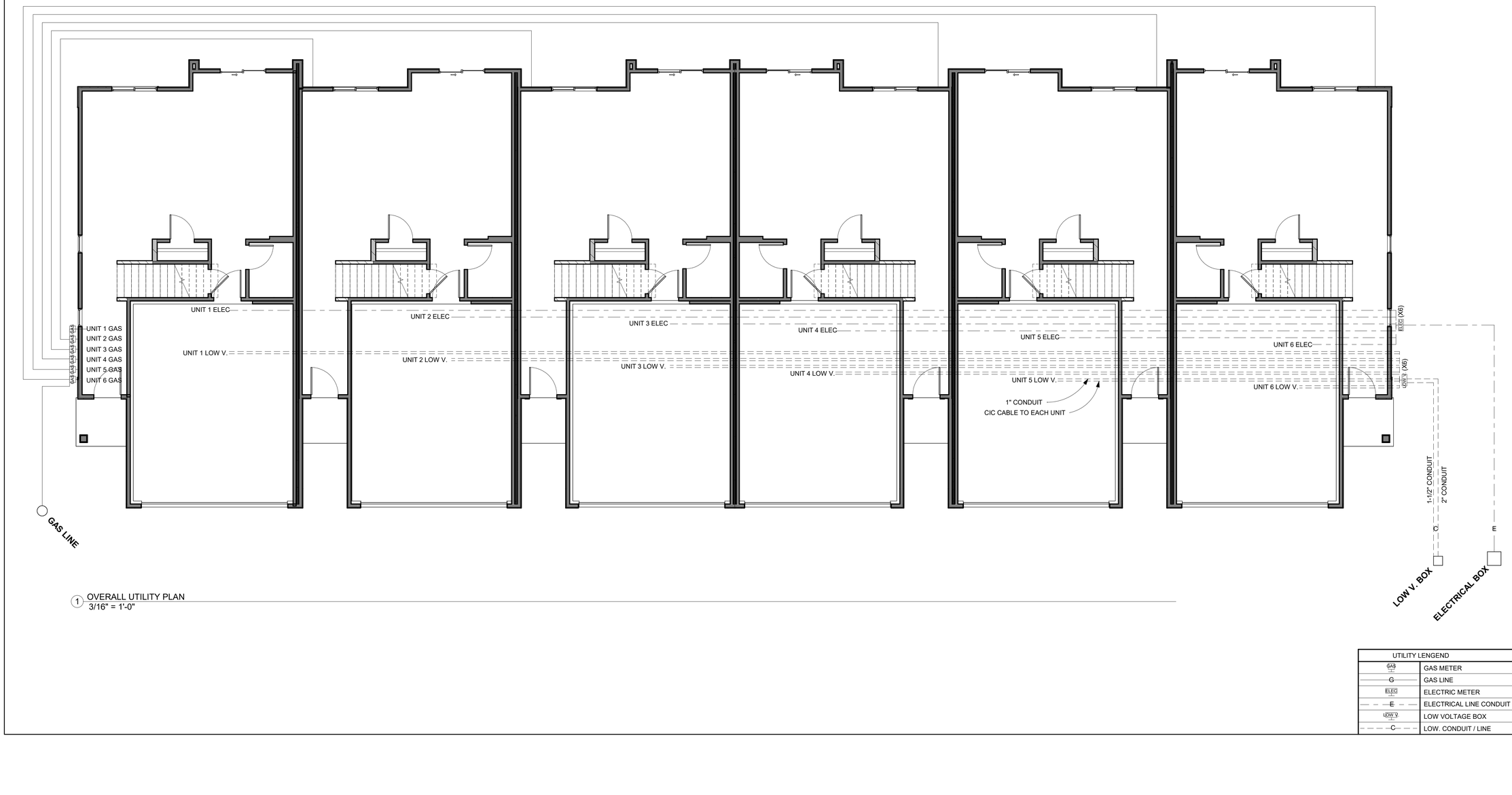
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**24' F.L. TOWNHOME (M/O) 6-PLEX (SL)**
OAKRIDGE MID - UNIT ELECTRICAL PLAN

E1.2




1 OVERALL UTILITY PLAN
3/16" = 1'-0"

| UTILITY LENGEND | |
|---|---|
| GAS | GAS METER |
| G | GAS LINE |
| ELEC | ELECTRIC METER |
| E | ELECTRICAL LINE CONDUIT |
| LOW V. | LOW VOLTAGE BOX |
| C | LOW. CONDUIT / LINE |

ALL SUBCONTRACTORS WORKING ON THIS PROJECT SHALL CAREFULLY REVIEW AND TAKE FULL RESPONSIBILITY FOR THESE PLANS AND SHALL THOROUGHLY REVIEW AND VERIFY ALL DIMENSIONS, LOCATIONS, NOTES, ETC. BEFORE CONSTRUCTION AT ANY STAGE OF CONSTRUCTION.

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# 24' F.L. TOWNHOME (M/O) 6-PLEX (SL)
## UTILITY PLANS

U1.0