

The SVOBODA Residence

GENERAL NOTES

1. THESE DRAWINGS AND COPIES THEREOF ARE LEGAL INSTRUMENTS OF THE DESIGNER AND ARE TO BE USED FOR THE CONSTRUCTION OF THE PROJECT ON THE DESIGNATED PROPERTY ONLY AND MAY NOT BE DISCLOSED TO ANY PERSON, CORPORATION OR OTHER ENTITY.
2. ALL DIMENSIONS ARE TO THE OUTSIDE FACE OF STUDS. ALL EXTERIOR WALLS SHALL BE 2x6's AT 16" ON CENTER UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS SHALL BE 2x4's AT 16" ON CENTER UNLESS NOTED OTHERWISE.
3. FIBER-CEMENT, FIBER-MAT REINFORCED CEMENTITIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS or FIBER-REINFORCED GYPSUM BACKERS SHALL BE INSTALLED IN ACCORDANCE w/ MFG's RECOMMENDATIONS at all TUB and SHOWER AREAS and WALL PANELS IN SHOWER AREAS per IRC R702.4.2.
4. WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE to WATER, or IN AREAS SUBJECT to CONTINUOUS HUMIDITY per IRC R702.3.6.1.
5. PAINT ALL EXPOSED GALVANIZED METAL. DO NOT PAINT ALUMINIUM MATERIALS.
6. PROVIDE TERMITE TREATMENT AT BUILDING AREA. APPLICATOR SHALL PROVIDE A MINIMUM FIVE YEAR GUARANTEE.
7. BUILT-UP ROOFING SHALL BE A 20-YEAR BONDABLE 4-PLY FIBERGLASS ROOF w/ SHEET. CLASS "B" ROOF.
8. ALL GLASS SHALL BE DUAL-GLAZED w/ BRONZE TINT UNLESS NOTED OTHERWISE. VERIFY COLOR OF FRAMES w/ OWNER PRIOR TO CONSTRUCTION AND INSTALLATION.
9. EACH TRADE SHALL BE RESPONSIBLE FOR THE KNOWLEDGE OF THE RELATIVE INFORMATION CONTAINED IN THESE DOCUMENTS AND THE CONDITIONS UNDER WHICH HE OR SHE WILL BE EXPECTED TO PERFORM.
10. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL CAREFULLY AND THOROUGHLY EXAMINE THE PROJECT SITE, FIELD VERIFY ALL CONDITIONS, GRADES, ELEVATIONS AND DIMENSIONS OF THE VARIOUS FEATURES OF THE PROJECT SITE AND SHALL COMPARE THE DRAWINGS WITH EXISTING SITE CONDITIONS. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE DESIGNER.
11. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL REVIEW AND THOROUGHLY EXAMINE AND FAMILIARIZE THEMSELVES WITH ALL THE ELEMENTS AND CONDITIONS IN THESE DRAWINGS AND SPECIFICATIONS. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON THE DRAWINGS. ANY DISCREPANCIES AND/OR CONDITIONS NEEDING CLARIFICATION SHALL BE SUBMITTED TO THE DESIGNER FOR HIS RULING IN WRITING PRIOR TO BEGINNING WORK.
12. ALL CONSTRUCTION, FABRICATION AND INSTALLATIONS SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF THE IRC, AND ANY FEDERAL, STATE AND LOCAL CODES. REGULATIONS AND ORDINANCES OF THE GOVERNING AGENCY HAVING JURISDICTION OVER THE PROJECT, APPLICABLE CODES, ETC. ARE THOSE WHICH ARE IN EFFECT AT THE TIME THE PERMIT APPLICATION FOR THE PROJECT WAS REPORTED.
13. EACH SUB-CONTRACTOR IS CONSIDERED A SPECIALIST IN HIS OR HER FIELD/TRADE AND SHALL (BEFORE SUBMISSION OF BID OF PERFORMANCE OF WORK) NOTIFY THE GENERAL CONTRACTOR AND THE DESIGNER IN WRITING, OF SCOPE OF WORK CALLED OUT AS CONSTRUCTED, AS DESIGNED AND OR DETAILED.
14. DUE TO REPROGRAPHIC PROCESSES THESE PLANS MAY NOT BE TO SCALE. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE FROM PLANS, SECTIONS, ELEVATIONS AND DETAILS.
15. THE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND FIRE SPRINKLER (IF APPLICABLE) ARE SUPPLEMENTAL TO THE ARCHITECTURAL DRAWINGS. SHOULD THERE BE ANY DISCREPANCIES BETWEEN THE VARIOUS DRAWINGS IT SHALL BE BROUGHT TO THE DESIGNER'S ATTENTION FOR CLARIFICATION.
16. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK FOR THE TRADE INVOLVED, THE DESIGNER SHALL BE NOTIFIED IMMEDIATELY, IN WRITING, OF ANY ALTERNATIVE NON-STANDARD OR UNTESTED METHODS PROPOSED.
17. ALL EXISTING UTILITIES OR STRUCTURES ARE INDICATED ON THESE PLANS BASED ON INFORMATION OF RECORD. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ANY AND ALL DAMAGES WHICH OCCUR DUE TO HIS OR HER FAILURE TO LOCATE, CONTRACTOR SHALL BE RESPONSIBLE FOR AND PROTECT ANY AND ALL UNDERGROUND UTILITIES.
18. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR THE ENFORCEMENT OF ALL REQUIREMENTS AND REGULATIONS AND SHALL PERFORM ALL WORK ON THIS PROJECT IN COMPLIANCE WITH THE STATE OF ARIZONA OCCUPATIONAL SAFETY AND HEALTH ACT.
19. CONTRACTOR AND ALL SUB-CONTRACTORS SHALL GUARANTEE ALL WORK AGAINST FAULTY INSTALLATION AND/OR MATERIALS FOR A PERIOD OF NO LESS THAN ONE YEAR.
20. ALL PARTIES USING THESE PLANS, PRINTS AND COPIES, ETC. REALIZE THAT THESE DOCUMENTS AND ANY & ALL SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE & SHALL REMAIN AT ALL TIMES PROPERTY OF THE DESIGNER. NO REPRODUCTION IS PERMITTED, IN WHOLE AND PART BY ANY MEANS WHATSOEVER.
21. ALL IDEAS, ARRANGEMENT AND DESIGNS ARE THE PROPERTY OF THE DESIGNER AND ARE PROTECTED BY COPYRIGHT LAWS OF THE UNITED STATES.
22. ALL FINISH WORK IS TO BE PROTECTED FROM NEW CONSTRUCTION. DAMAGE CAUSED TO FINISH WORK BY ANY SUB-CONTRACTOR WILL BECOME THE RESPONSIBILITY OF THAT SUB-CONTRACTOR TO REPLACE AS SPECIFIED HEREIN TO THE ACCEPTABLE STANDARDS OF THE DESIGNER AND THE ORIGINAL SUB-CONTRACTOR RESPONSIBLE FOR THE INITIAL WORK.
23. ALL DOCUMENTS ARE TO BE CONSIDERED PRELIMINARY UNTIL THE ISSUANCE OF A BUILDING/CONSTRUCTION PERMIT. DESIGNER WILL NOT BE RESPONSIBLE FOR ANY DAMAGES STEMMING FROM THE IMPROPER USE OF PRELIMINARY DOCUMENTS INCLUDING SUCH USES AS BIDDING OR PREMATURE CONSTRUCTION.
24. ALL FINISH TRADES ARE TO VERIFY CONDITION OF SURFACE TO BE ADEQUATE FOR INTENDED APPLICATION OR MAY BE MADE SUITABLE THROUGH SANDING OR FILLING AS DEEMED NECESSARY BY FINISH SUB-CONTRACTOR. SHOULD SURFACE NOT BE ADEQUATE, NOTIFY THE CONTRACTOR IN WRITING OR ASSUME ALL LIABILITY FOR FINISHING RESULTS.

CODE TABLE

PLANS SHALL CONFORM WITH ALL CURRENT GOVERNING CODES (INCLUDED BUT NOT LIMITED TO) -

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL FIRE CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2017 NATIONAL ELECTRIC CODE
- 2010 ADA STANDARDS for ACCESSIBLE DESIGN
- 2006 NFPA 101 LIFE SAFETY CODE

ZONING INFORMATION

CURRENT ZONING: PLANNED UNIT DEVELOPMENT

PROJECT TEAM

DESIGNER:
ZETTEL GROUP, INC.
1915 McCULLOCH BLVD NORTH
SUITE 100
LAKE HAVASU CITY, AZ 86403
PH - (928) 453-3910
FAX - (928) 680-5559

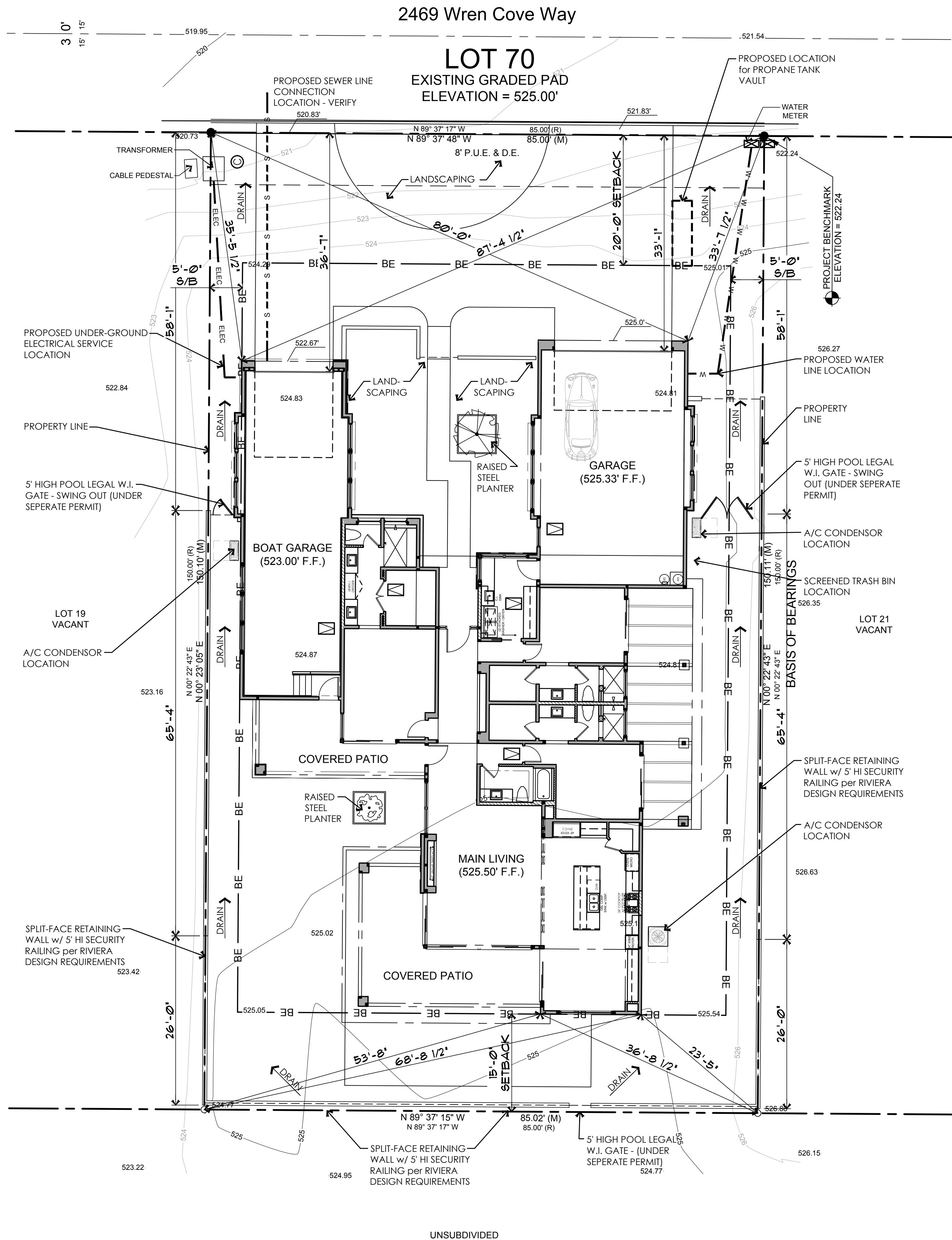
STRUCTURAL ENGINEER:
LEI ENGINEERS, SURVEYORS and
PLANNERS
3302 N. MAIN STREET
SPANISH FORK, UT 84660
PH - (801) 798-0555
FAX - (801) 798-9393
office@lei-eng.com

UTILITY PROVIDERS

- **Unisource Energy Services** (877) 837-4968
www.uesaz.com
 - Electric Service
 - Gas Service
- **Epcor** (800) 383-0834
www.epcor.com
 - Water Service
- **Frontier Communications** (800) 921-8101
www.frontier.com
 - Telephone Service
 - Internet Service
- **Suddenlink Business** (855) 270-5527
www.suddenlinkbusiness.com
 - Telephone Service
 - Internet Service
- **Allied Waste Services** (928) 855-9441
www.republicservices.com
 - Trash and Recycling

SHEET INDEX

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- S4.4 BUILDING SECTIONS and ARCHITECTURAL DETAILS



ALL SEDIMENT and EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.

NOTES:

- ENTIRE STRUCTURE, EXCEPT ROOF OVERHANG, IS TO BE LOCATED WITHIN THE BUILDING ENVELOPE (BE).
- VERIFY FOR LOCATION OF ALL ON-SITE UTILITIES INCLUDING SEWER & NATURAL GAS and CONNECT TO SAME.
- COMPACTION TESTS SHALL BE PERFORMED BY A LICENSED SURVEY COMPANY. SITE RETENTION SHALL BE A 2:1 MAXIMUM SLOPE AWAY FROM THE STRUCTURE.
- ELECTRICAL METER LOCATION SHALL BE VERIFIED BY LOCAL UTILITY COMPANY.
- ZONING & BUILDING SETBACKS SHALL BE VERIFIED WITH THE LOCAL PLANNING and ZONING DEPARTMENTS.
- ALL PERIMETER WALLS, POOLS, OUT BUILDINGS, RETAINING WALLS, ETC. SHALL BE CONSTRUCTED UNDER SEPARATE PERMIT.

NOTE:

- STRUCTURAL ELEMENTS OF THE FOLLOWING PLANS SHALL CONFORM w/ 2018 INTERNATIONAL BUILDING CODE and ALL CURRENT GOVERNING CODES.
- ARCHITECTURAL ELEMENTS OF THE FOLLOWING PLANS SHALL CONFORM w/ 2018 INTERNATIONAL RESIDENTIAL CODE and ALL CURRENT GOVERNING CODES.

CONTRACTOR:

PROJECT:

The SVOBODA Residence
Wren Cove - Tract 2400A, Lot 20
2469 WREN COVE WAY

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND REMAIN THE PROPERTY OF ZETTEL GROUP, INC. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, THE CONTRACTOR ON THE JOB SHALL CHECK ALL DIMENSIONS, STRUCTURAL LUMBER SIZES AND OTHER DETAILS AND BE RESPONSIBLE FOR SAME.	
• GENERAL NOTES, SHEET INDEX • and ARCHITECTURAL SITE PLAN	
REVISIONS:	
△	
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SCALE: 1" = 10'-0"	JOB #: 2022-04
DRAWN: S.L.Z./S.L.Z.	CHECKED: S.L.Z.
DATE: 15 SEPTEMBER 2023	
SHEET	
A1.1	
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NOTE:
THESE PLANS ARE STRICTLY DIAGRAMATIC. THEY ARE MERELY A GUIDELINE FOR CONSTRUCTION PURPOSES ONLY AND ARE NOT TO BE USED AS "AS-BUILTS" OR AS A REPRESENTATION OR REFLECTION OF THAT WHICH THE CUSTOMER HAS PURCHASED OR IS ENTITLED TO UNDER THE TERMS OF THEIR CONTRACT. VERIFICATION OF DETAILS, ACCURACY OF DIMENSIONS AND ENGINEERING REQUIREMENTS ARE THE RESPONSIBILITY OF THE SUBCONTRACTORS, SUPPLIERS AND THE GENERAL CONTRACTOR. THESE PLANS ARE FOR THE SOLE USE OF THE CONTRACTORS, CONSTRUCTORS AND SUPPLIERS, AND ARE NOT INTENDED FOR THE DISTRIBUTION TO, OR USE BY THE CUSTOMER, BUYER OR PROPERTY OWNER. NO REPRODUCTION OR OTHER USE OF THIS PLAN MAY BE MADE WITHOUT THE WRITTEN CONSENT OF THE COPYRIGHT HOLDER, **ADVANCED HOMES, INC.**

WALL TYPE LEGEND	
	2x6 FULLY INSULATED EXTERIOR WALL w/ STUCCO on EXTERIOR; 1/2" THK. TYPE 'X' GYP. BOARD on INTERIOR SIDE
	2x6 WOOD FRAMED EXTERIOR w/ STUCCO FRAMED to WIDTH on FLOOR PLAN
	2x6 EXTERIOR WALL w/ STUCCO and EXTERIOR CERAMIC TILE SURROUND (WIDTH per PLAN)
	2x6 FULLY INSULATED EXTERIOR WALL w/ STUCCO on EXTERIOR; 1/2" THK. CEMENT BOARD on WET LOCATIONS
	2x6 FULLY INSULATED INTERIOR WALL w/ 1/2" THK. TYPE 'X' GYP. BOARD and 1/2" THK. CEMENT BOARD on BOTH SIDES
	2x6 FULLY INSULATED INTERIOR WALL w/ 1/2" THK. TYPE 'X' GYP. BOARD (WIDTH per PLAN)
	2x6 FULLY INSULATED INTERIOR WALL w/ 1/2" THK. TYPE 'X' GYP. BOARD and 1/2" THK. CEMENT BOARD on BOTH SIDES
	2x4 FULLY INSULATED INTERIOR WALL w/ 1/2" THK. TYPE 'X' GYP. BD. on BOTH SIDES
	2x4 FULLY INSULATED INTERIOR WALL w/ 1/2" THK. TYPE 'X' GYP. BD. and 1/2" THK. CEMENT BOARD on BOTH SIDES
	2x4 FULLY INSULATED INTERIOR SHOWER WALL w/ 1/2" THK. CEMENT BOARD on ALL SIDES

CONTRACTOR:

PROJECT:

The SVOBODA Residence
Wren Cove - Tract 2400A, Lot 20
2469 WREN COVE WAY

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WALL FRAMING PLAN

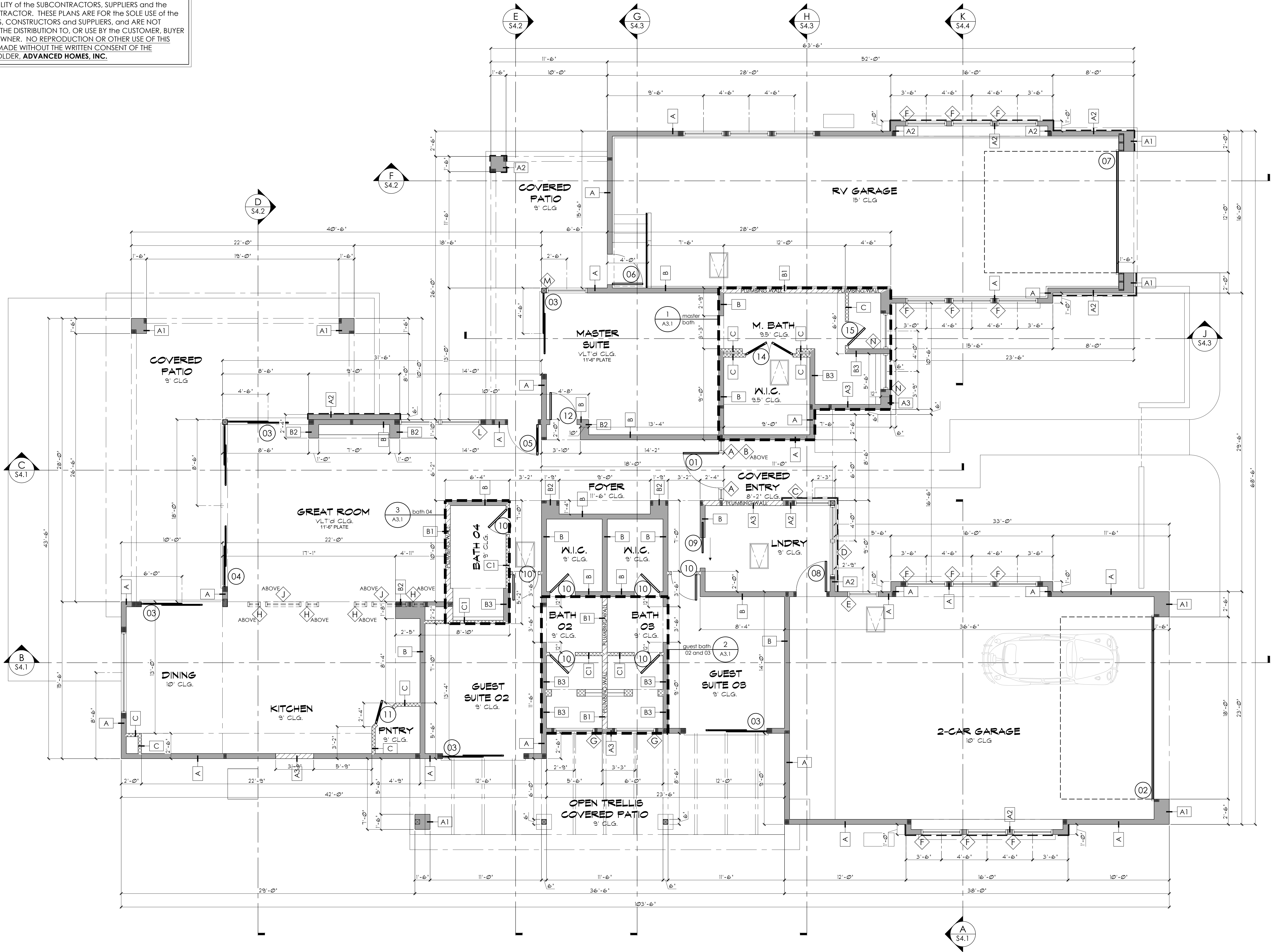
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SCALE: 1/4" = 1'-0"
DRAWN: S.L.Z./S.L.Z.
DATE: 15 SEPTEMBER 2023
SHEET

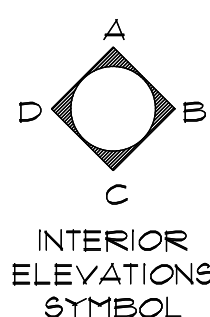
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CHECKED: S.L.Z.
15 SEPTEMBER 2023

A2.1

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WALL FRAMING PLAN
SCALE: 1/4" = 1'-0"



- 01 DOOR TAG
REFER TO SHEET A3.2 for ADDITIONAL INFORMATION
- △ WINDOW TAG
REFER TO SHEET A3.3 for ADDITIONAL INFORMATION

SQUARE FOOTAGE

TOTAL LIVABLE AREA	2,398 SQ. FT.
GARAGE	830 SQ. FT.
RV GARAGE	848 SQ. FT.
COVERED ENTRY	54 SQ. FT.
COVERED PATIOS	911 SQ. FT.
TOTAL UNDER ROOF	5,101 SQ. FT.

NOTE:
ARCHITECTURAL PLANS SHALL CONFORM w/ 2018 INTERNATIONAL RESIDENTIAL CODE and ALL CURRENT GOVERNING CODES.

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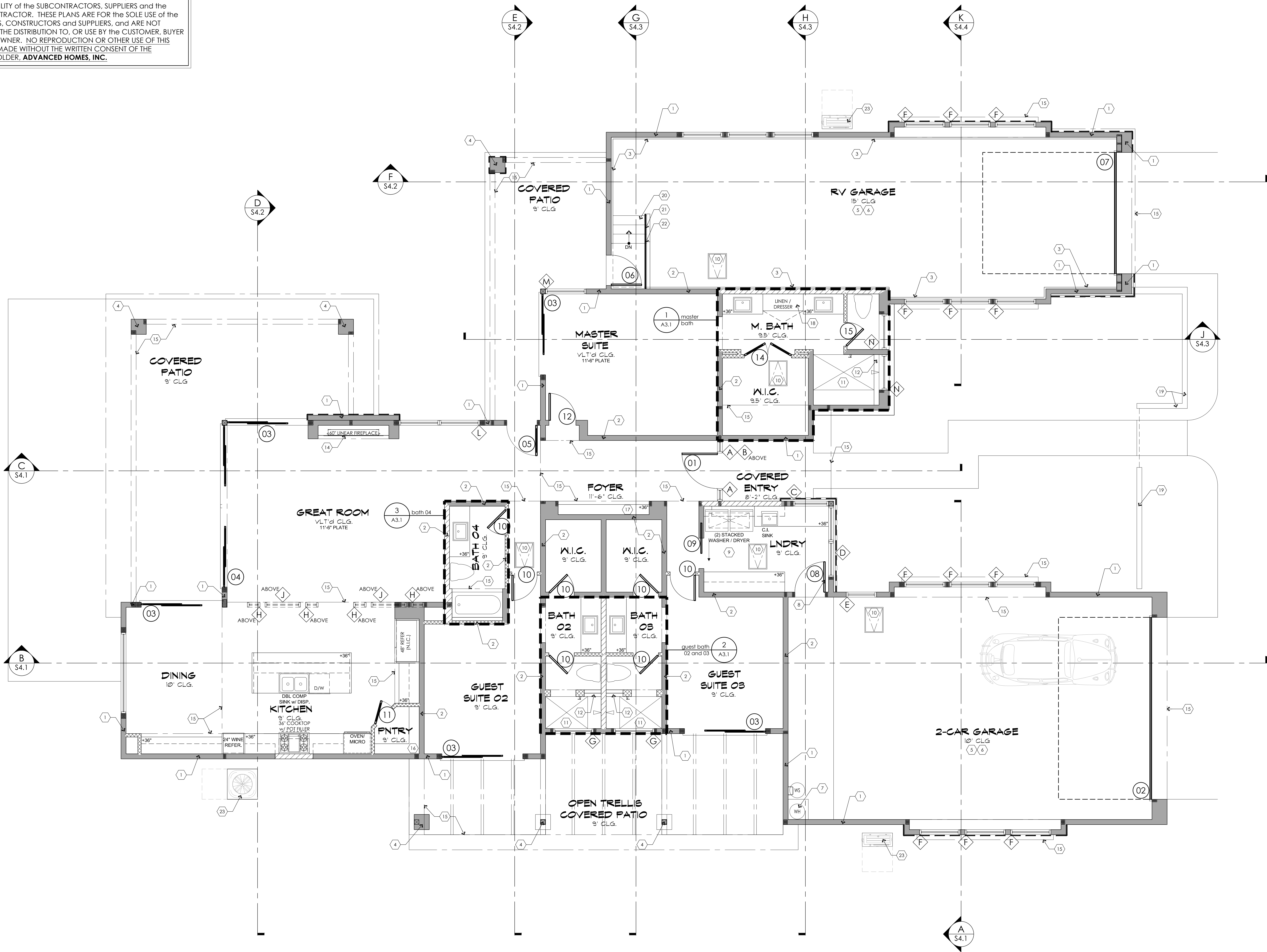
NOTED FLOOR PLAN

REVISIONS:	
1	
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SCALE:	JOB #:
1/4" = 1'-0"	2022-04
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DATE:	
15 SEPTEMBER 2023	
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A2.2

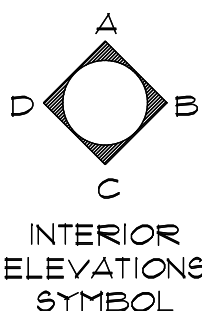
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- 01 DOOR TAG
REFER TO SHEET A3.2 for ADDITIONAL
INFORMATION
- A WINDOW TAG
REFER TO SHEET A3.3 for ADDITIONAL
INFORMATION

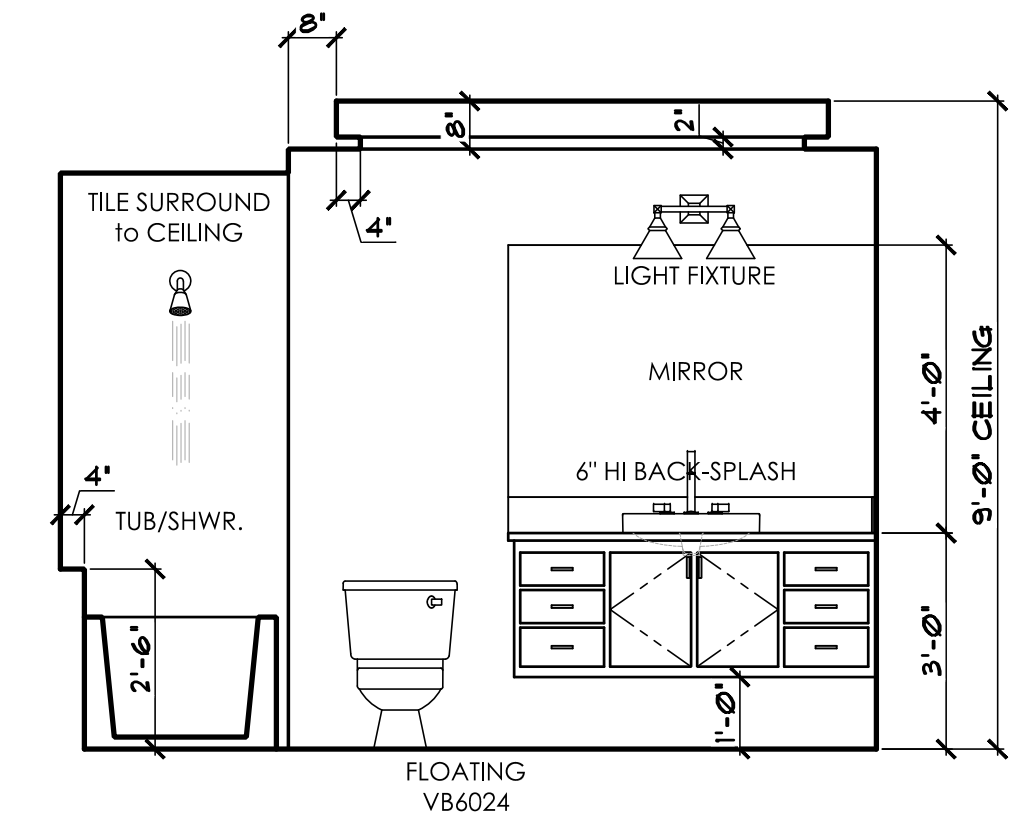
SQUARE FOOTAGE	
TOTAL LIVABLE AREA	2,398 SQ. FT.
GARAGE	830 SQ. FT.
RV GARAGE	848 SQ. FT.
COVERED ENTRY	54 SQ. FT.
COVERED PATIOS	911 SQ. FT.
TOTAL UNDER ROOF	5,101 SQ. FT.

NOTE:
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and ALL CURRENT GOVERNING CODES.

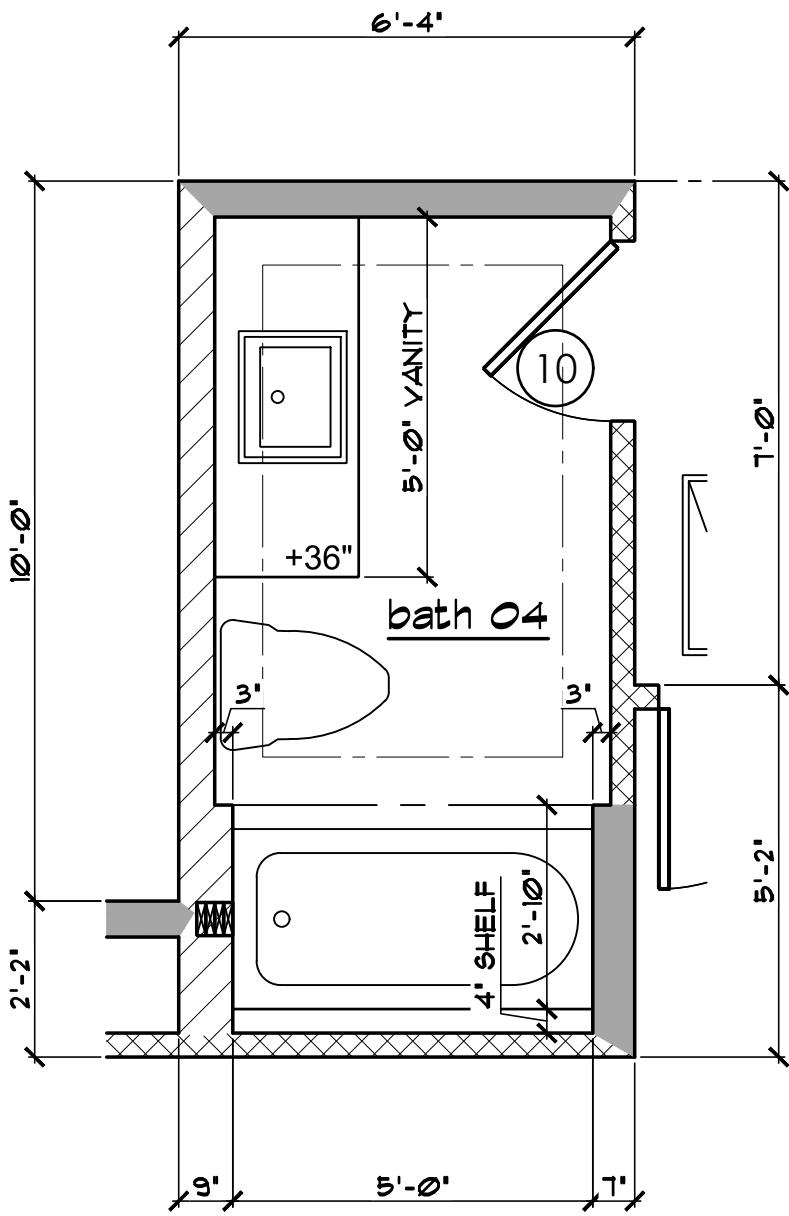


NOTED FLOOR PLAN
SCALE: 1/4" = 1'-0"

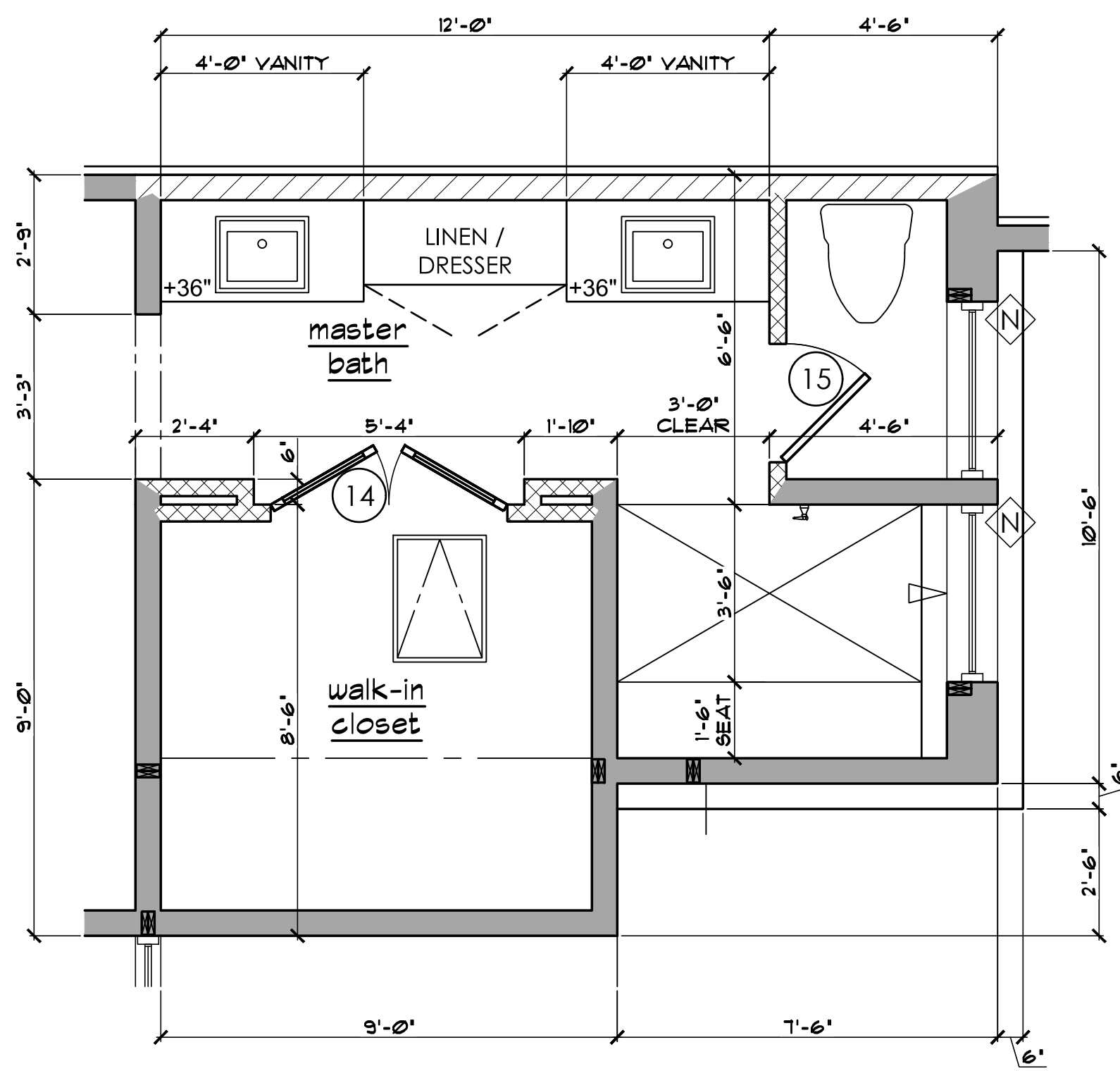
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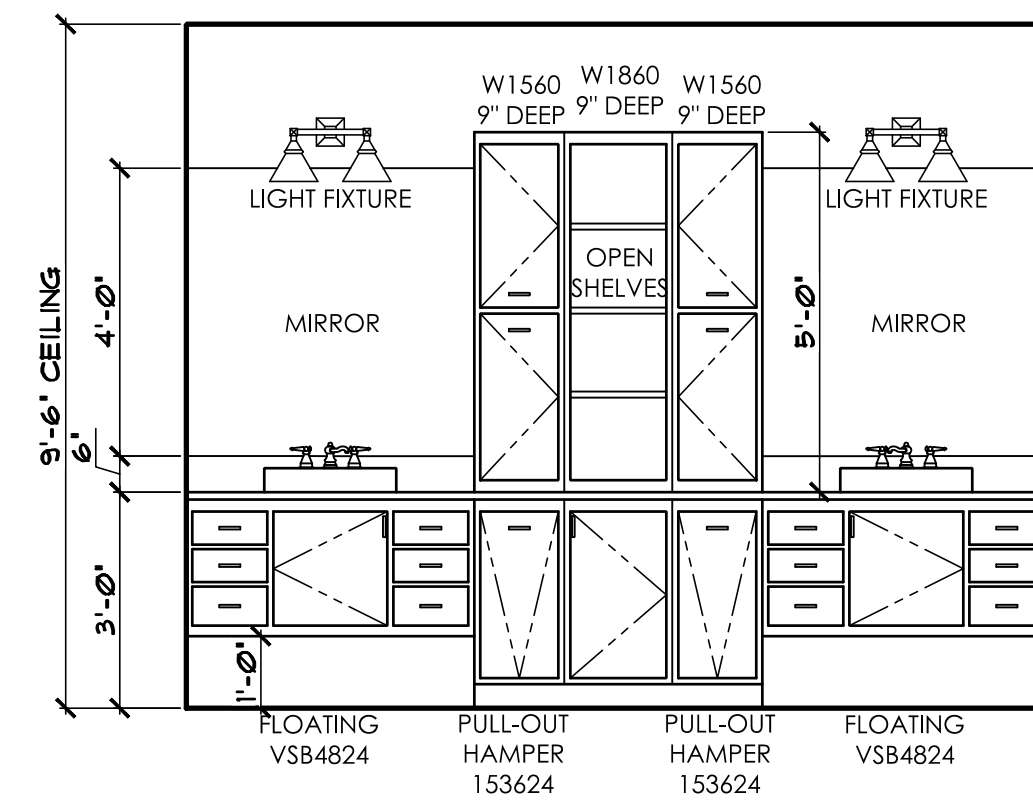
BATH-4



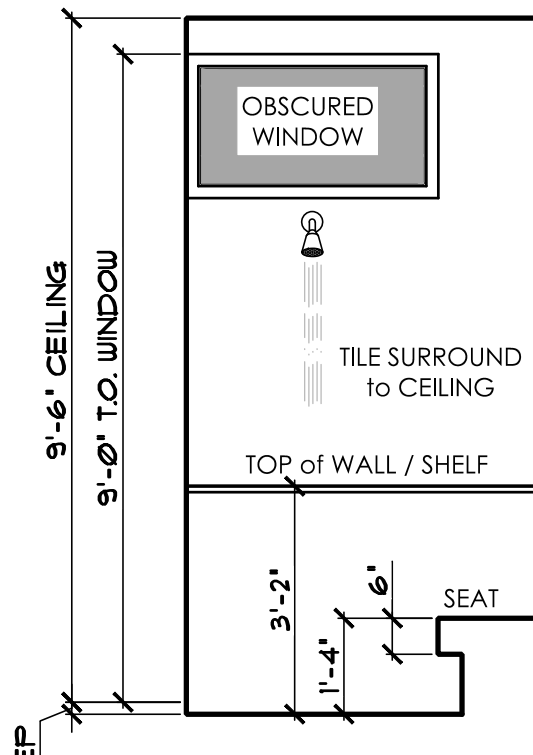
ENLARGED FLOOR PLAN - BATH 04
SCALE: 3/8" = 1'-0"



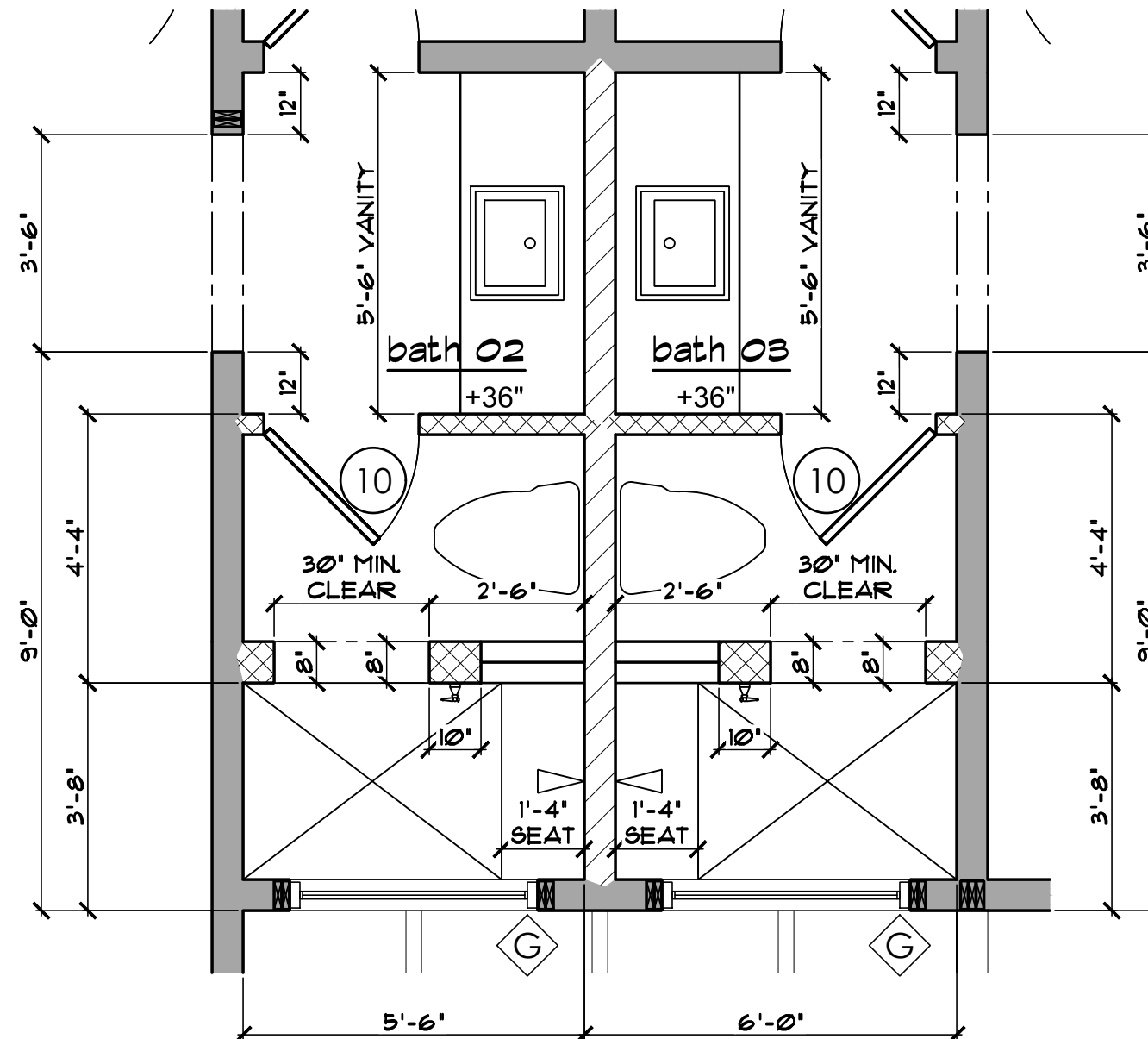
ENLARGED FLOOR PLAN - MASTER BATH
SCALE: 3/8" = 1'-0"



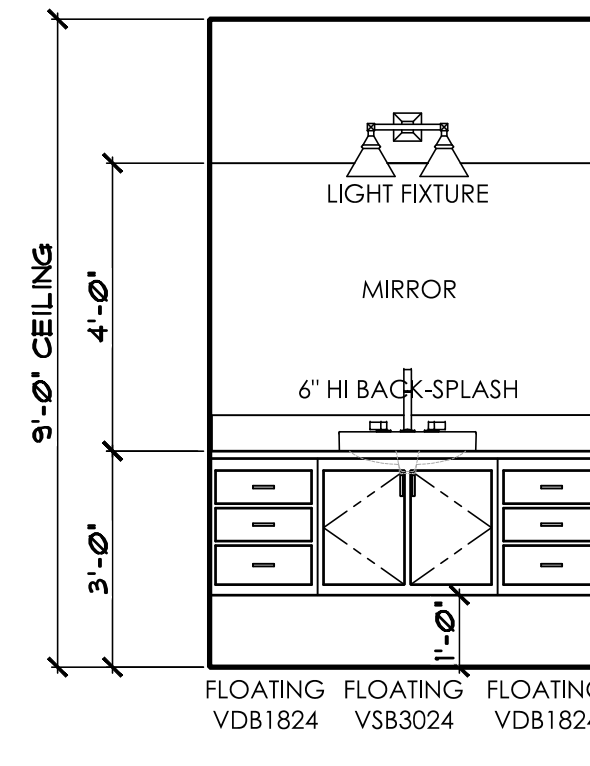
M. BATH



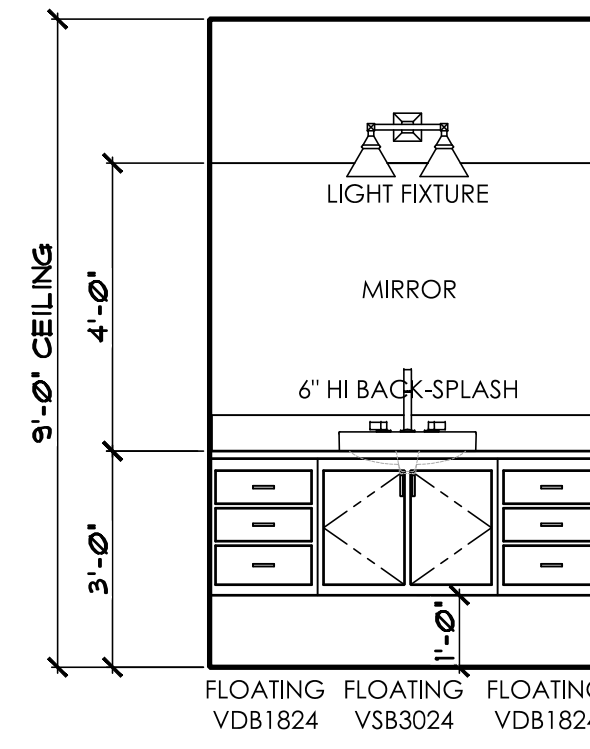
M. BATH SHWR.



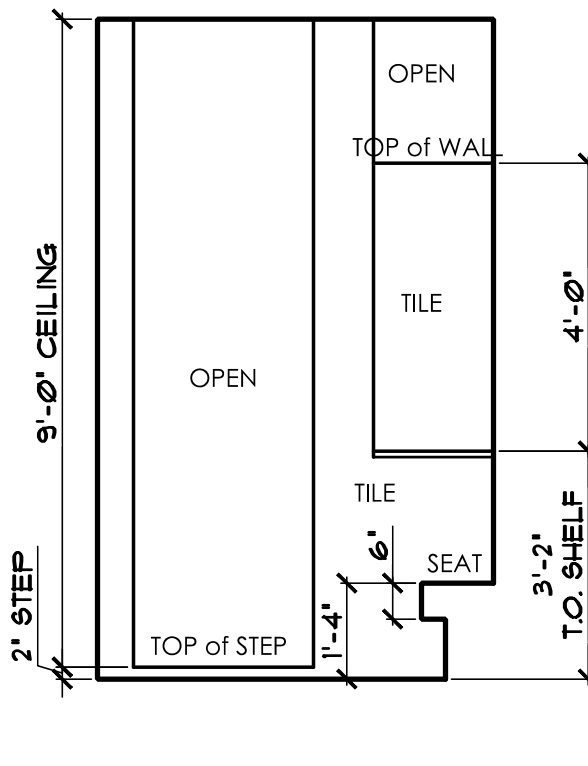
ENLARGED FLOOR PLAN - BATHS 02 and 03
SCALE: 3/8" = 1'-0"



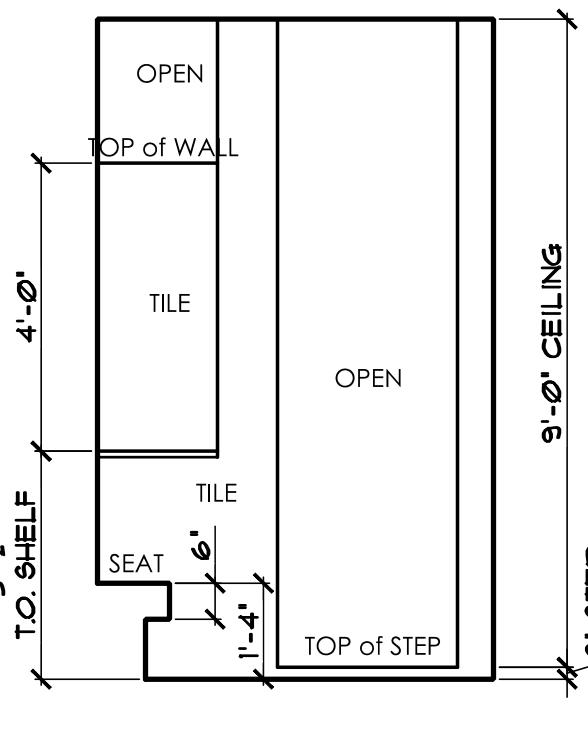
BATH-2



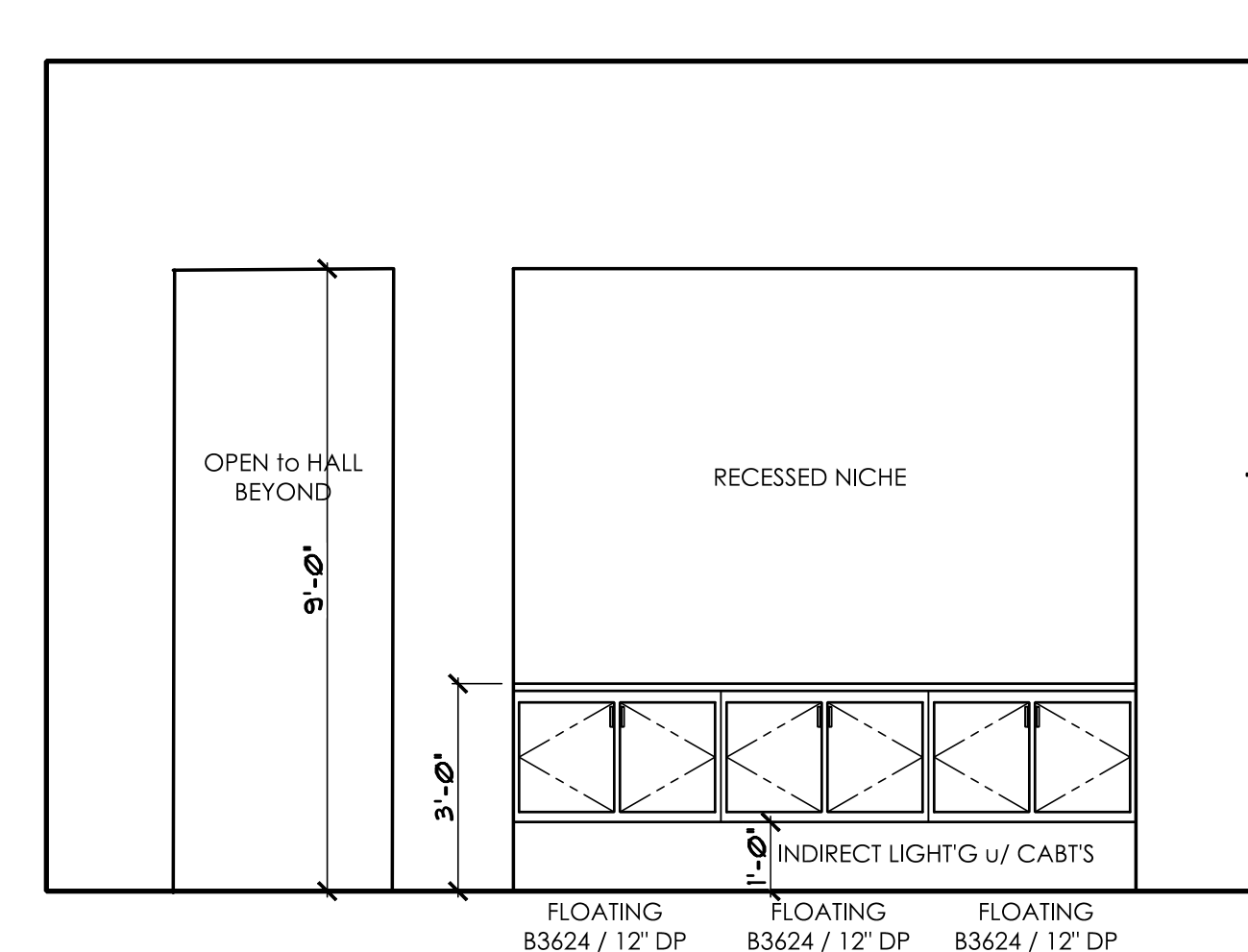
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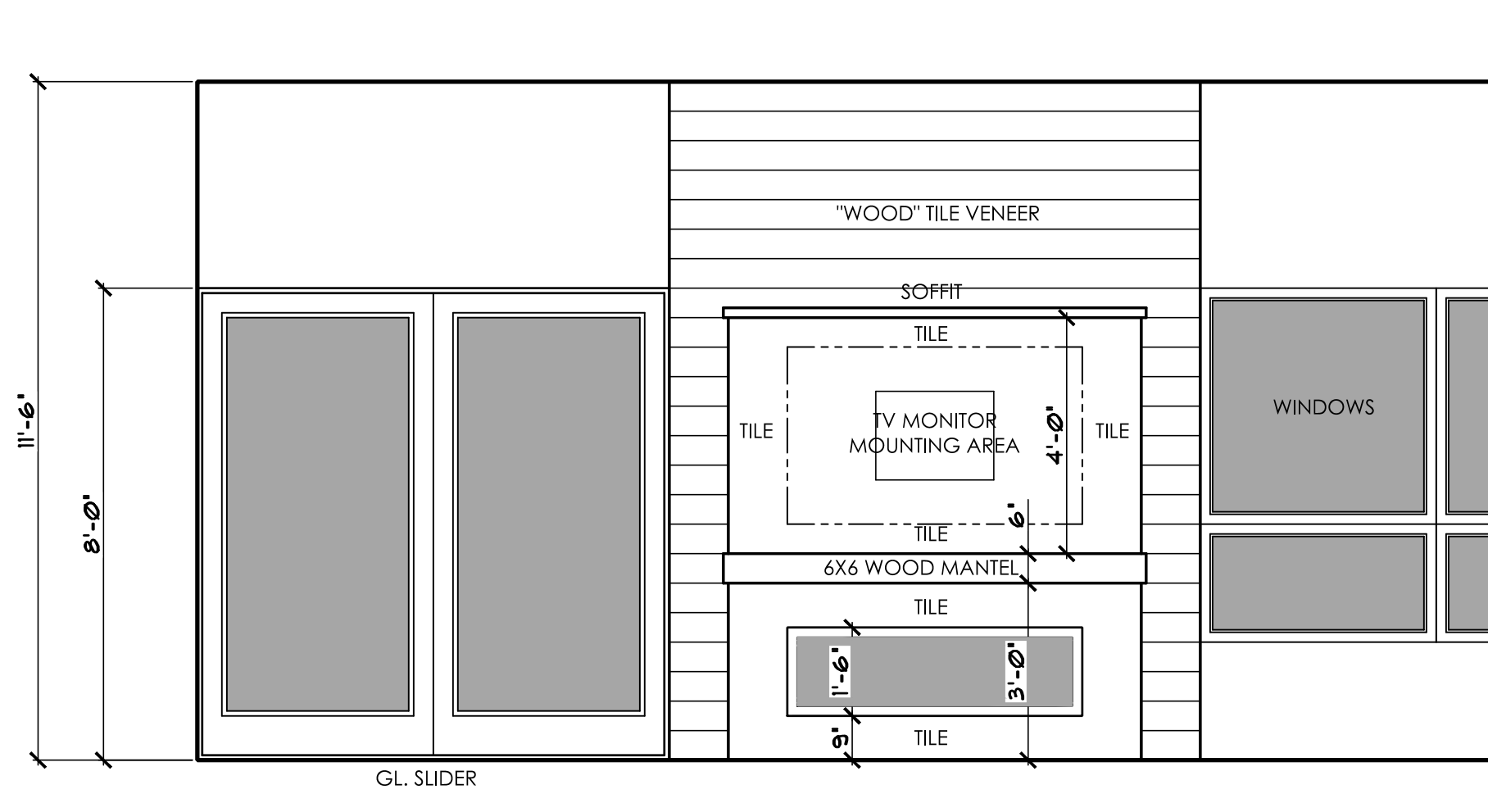
BATH-2 SHWR.



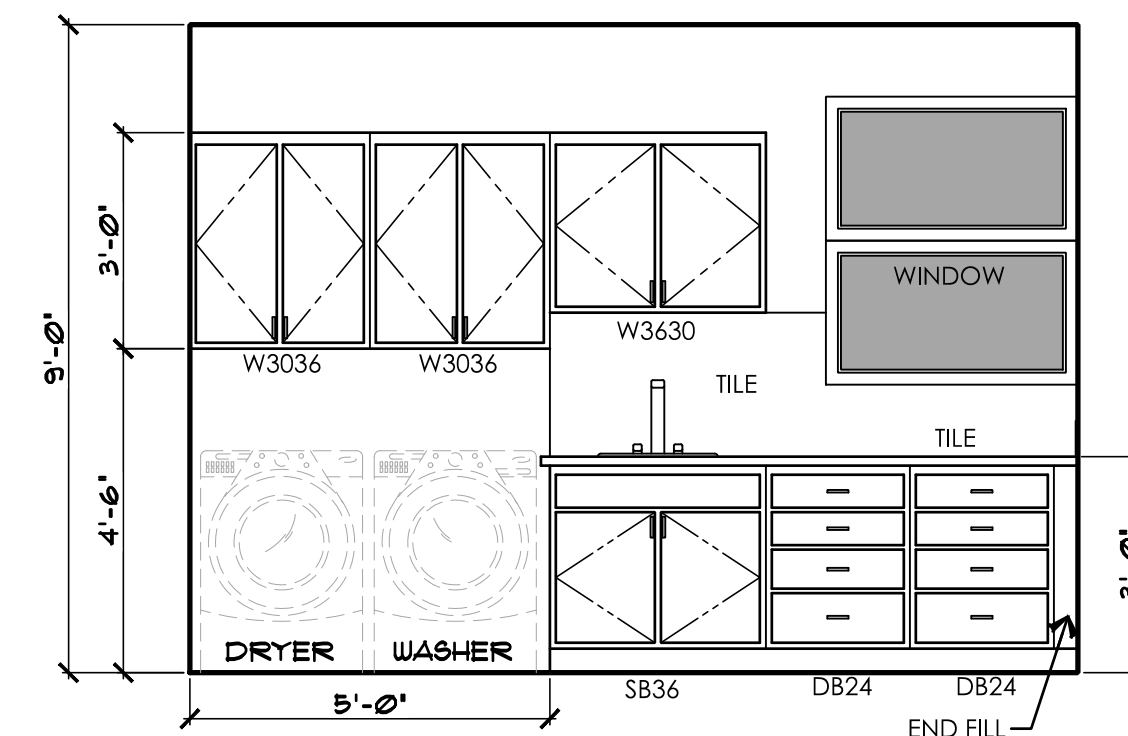
BATH-3 SHWR.



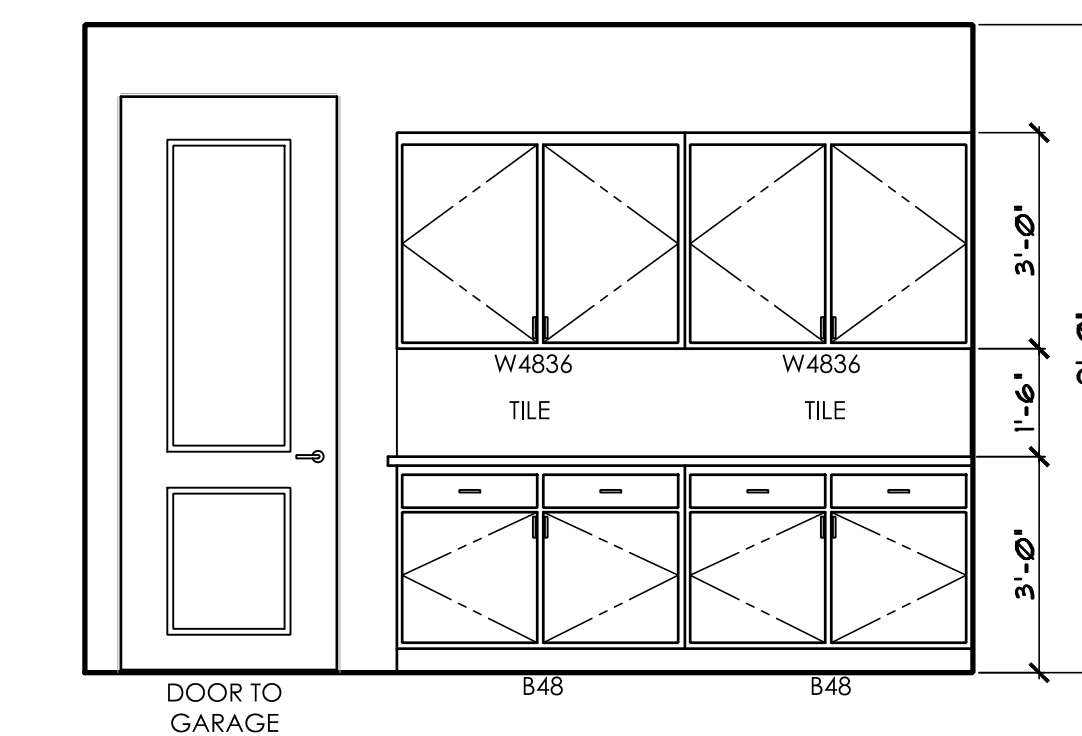
FOYER NICHE



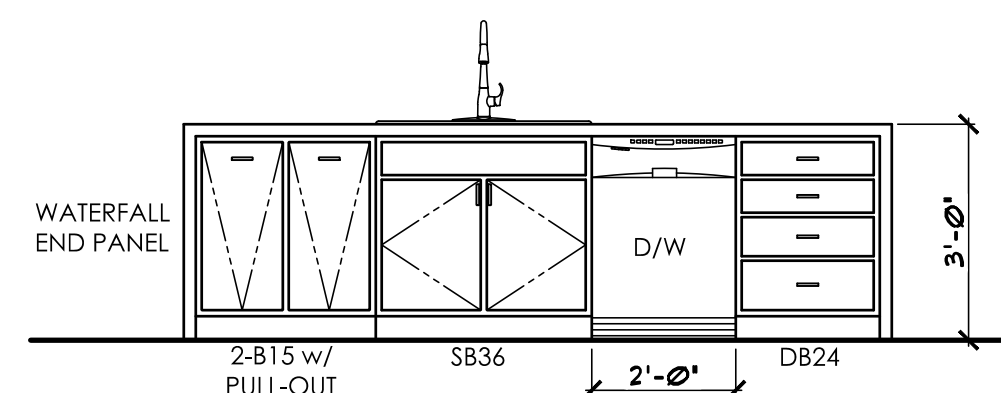
GREAT ROOM FIREPLACE & TV WALL NICHE



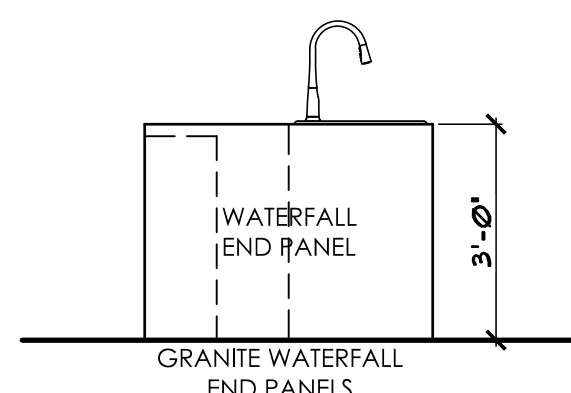
LAUNDRY



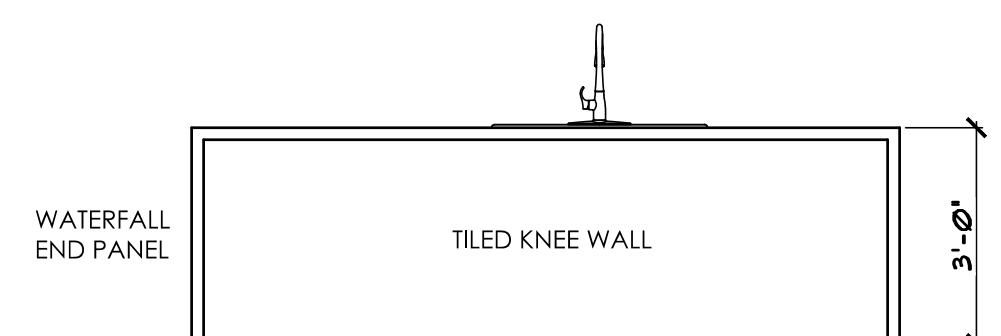
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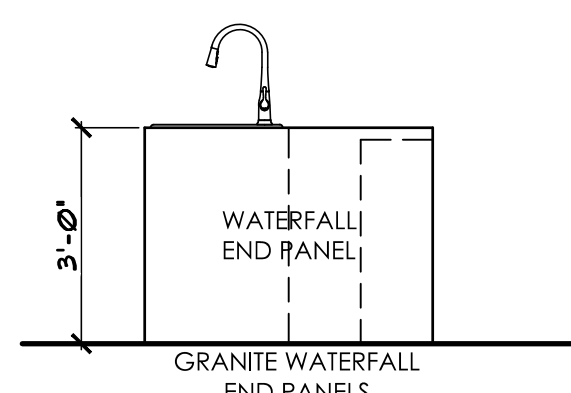
KITCHEN ISLAND



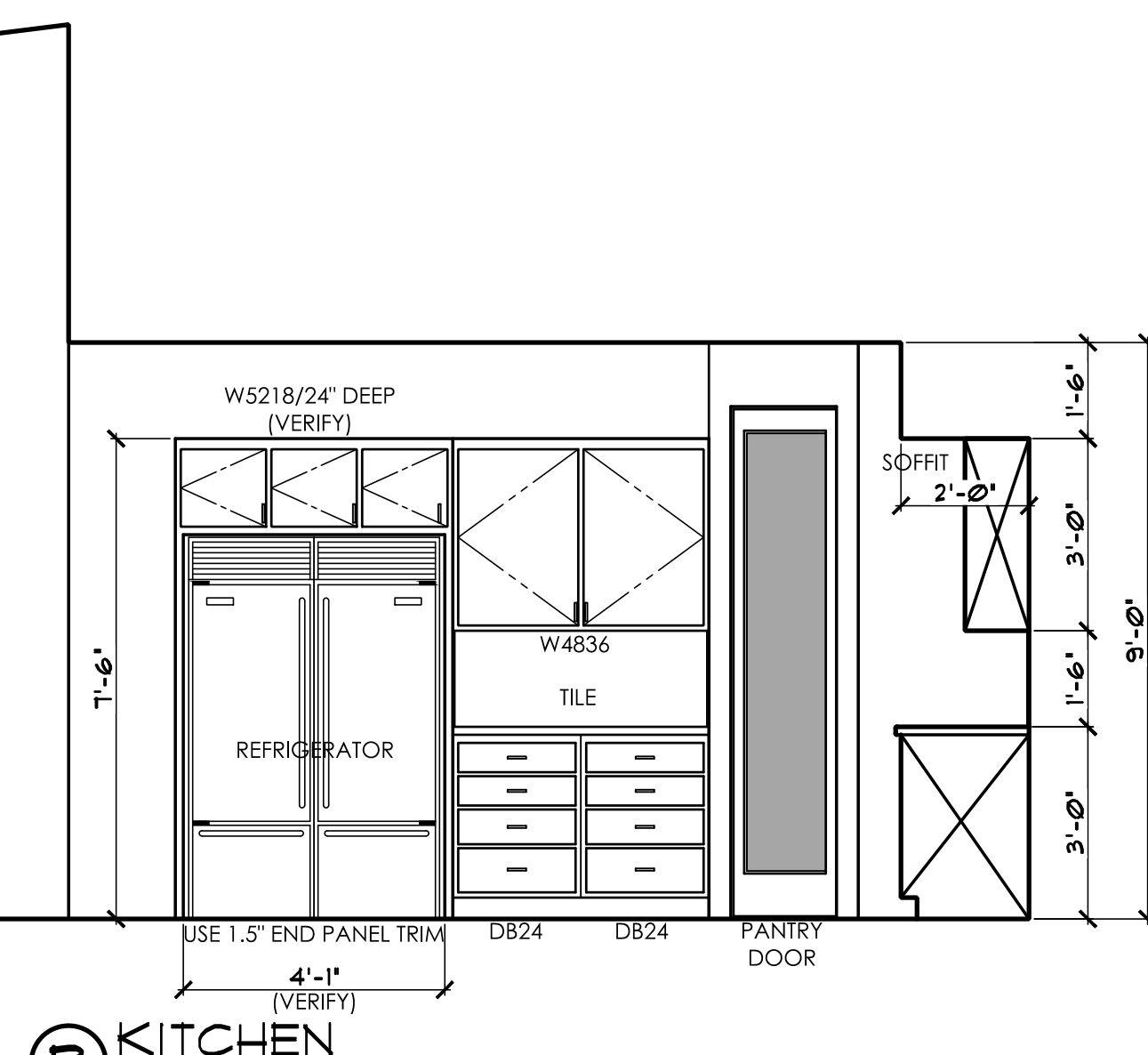
ISLAND END VIEW



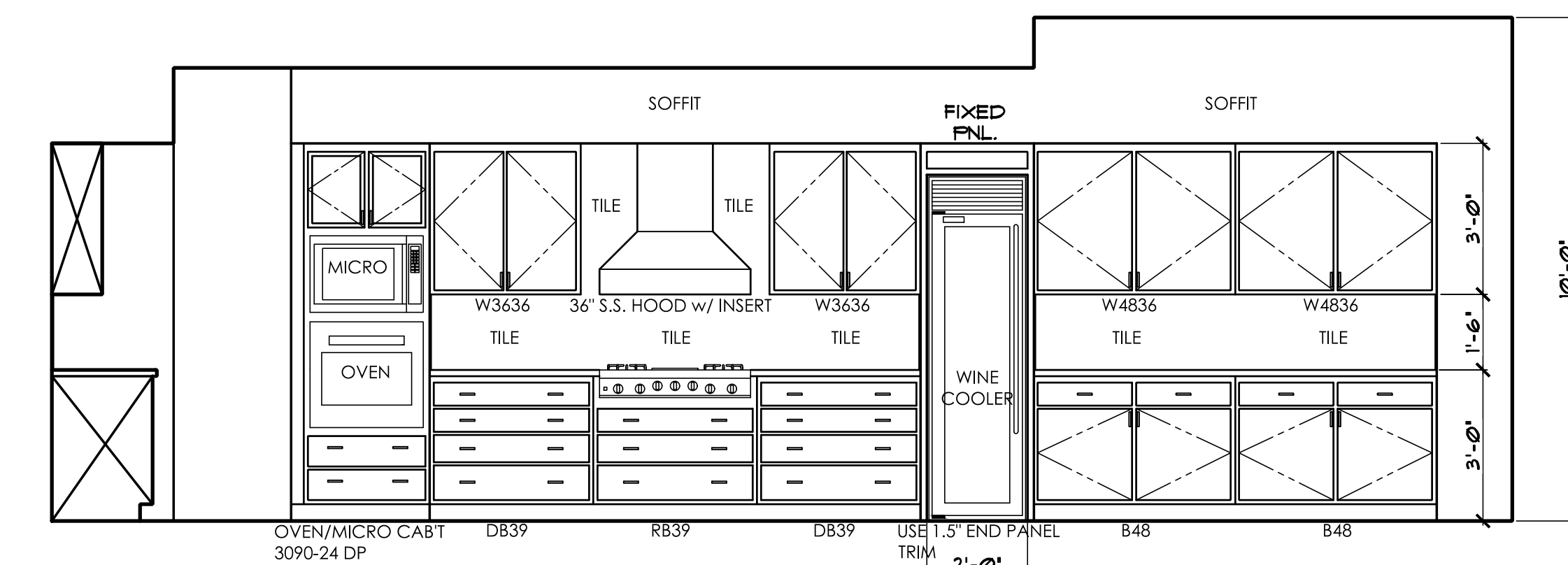
KITCHEN ISLAND



ISLAND END VIEW



KITCHEN



KITCHEN / DINING

2018 INT'L RESIDENTIAL CODE REQUIREMENTS:
R702.3.7 Water-resistant gypsum backing board.
Gypsum board used as the base or backer for adhesive application of ceramic tile or other required nonabsorbent finish material shall conform to ASTM C1178, C1278 or C1394. Use of water-resistant gypsum backing board shall be permitted on ceilings. Water-resistant gypsum board shall not be installed over a Class I or II vapor retarder in a shower or tub compartment. Cut or exposed edges, including those at wall intersections, shall be sealed as recommended by the manufacturer.

R702.3.7.1 Limitations.
Water-resistant gypsum backing board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity.

R702.4.2 Backer boards.
Materials used as backers for wall tile in tub and shower areas and wall panels in shower areas shall be of materials listed in Table R702.4.2, and installed in accordance with the manufacturer's recommendations.

01 DOOR TAG
REFER TO SHEET A3.2 FOR ADDITIONAL INFORMATION

WINDOW TAG
REFER TO SHEET A3.3 FOR ADDITIONAL INFORMATION

NOTE:
ARCHITECTURAL PLANS SHALL CONFORM w/ 2018 INTERNATIONAL RESIDENTIAL CODE and ALL CURRENT GOVERNING CODES.

CONTRACTOR:

PROJECT:

The SVOBODA Residence
Wren Cove - Tract 2400A, Lot 20
2469 WREN COVE WAY

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ENLARGED FLOOR PLANS
and INTERIOR ELEVATIONS

REVISIONS:

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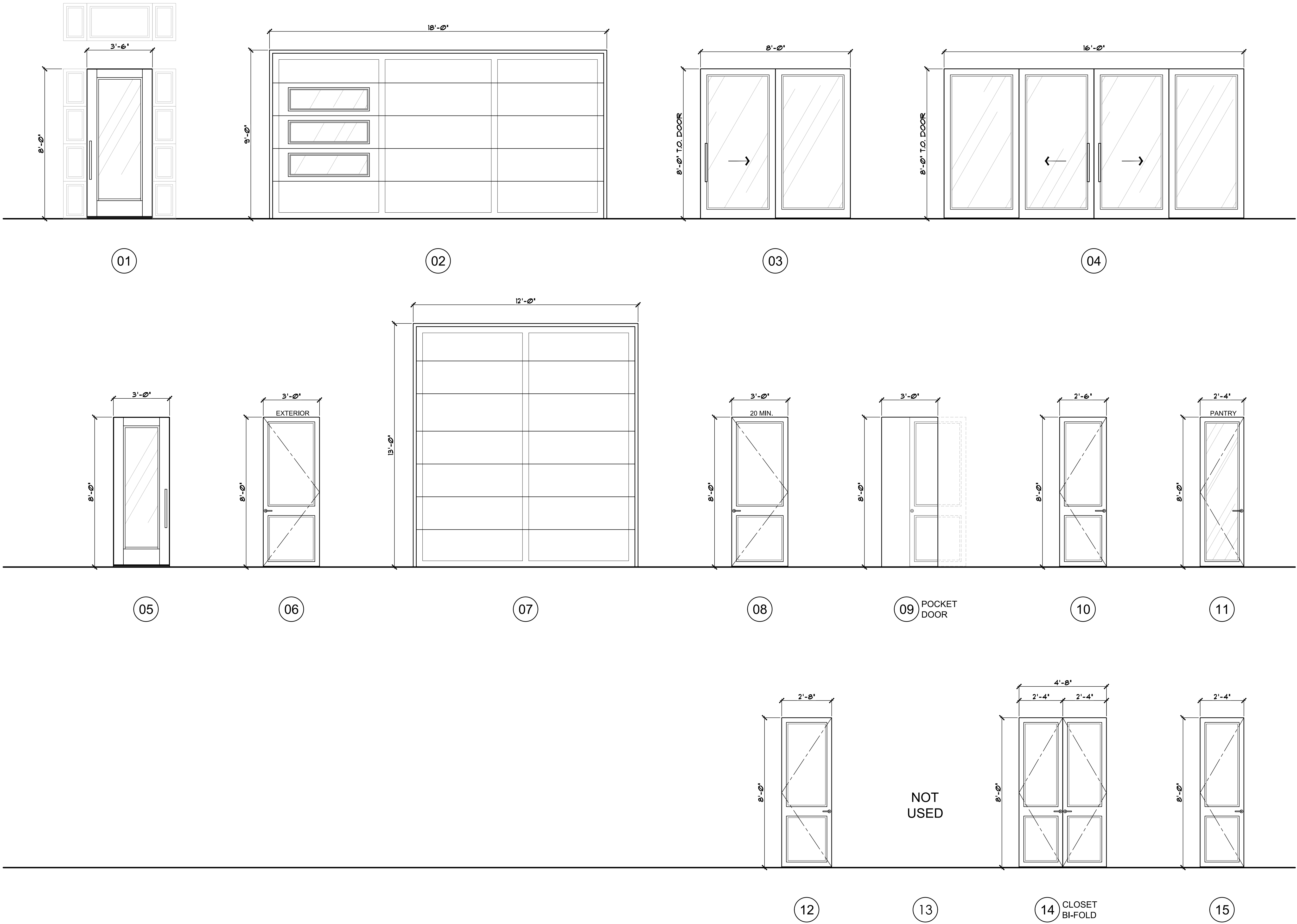
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DRAWN: S.L.Z./S.L.Z.
DATE: 15 SEPTEMBER 2023
SHEET

JOB #: 2022-04
CHECKED: S.L.Z.
15 SEPTEMBER 2023

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DOOR NOTES:

- ALL INTERIOR DOORS TO BE SOLID CORE MASONITE WITH WOOD FRAMES. VERIFY FINISH WITH OWNER.
- INTERIOR DOORS TO HAVE ADJUSTABLE ANCHORS - 3 PER JAMB. EXTERIOR DOORS SHALL HAVE 3 COUNTERSUNK HOLES PER JAMB FOR SCREW CONNECTION TO WOOD STUDS.

zettel group inc.
CUSTOM DESIGN AND PLANNING
Post Office Box 157
Lake Havasu City, AZ 86405-0157
Ph (928) 453.3910
www.zettelgroup.com

CONTRACTOR:

PROJECT:
The SVOBODA Residence
Wren Cove - Tract 2400A, Lot 20
2469 WREN COVE WAY

◆ **DOOR DETAILS**

REVISIONS:	
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DRAWN: S.J.Z.	CHECKED: S.L.Z.
DATE: 01 JUNE 2023	

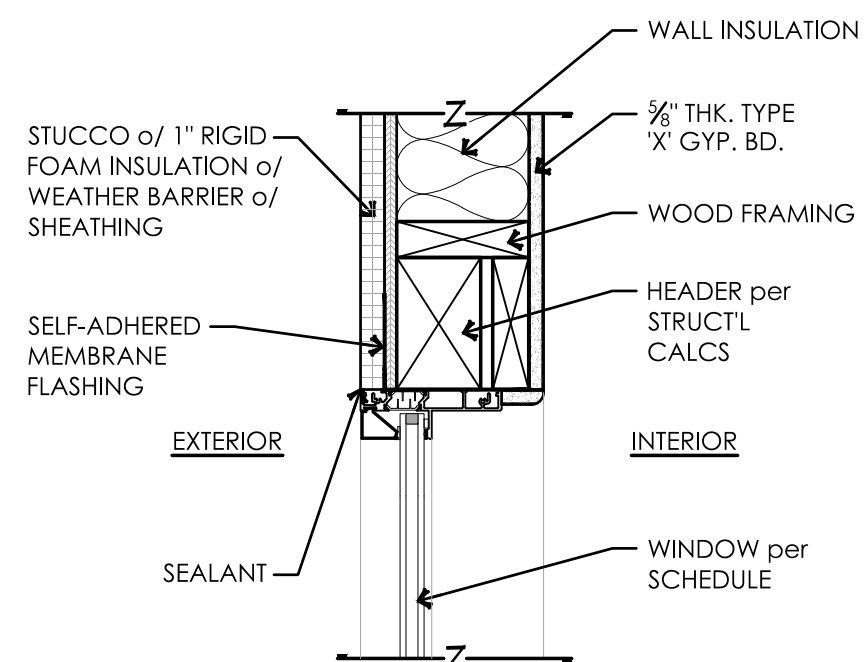
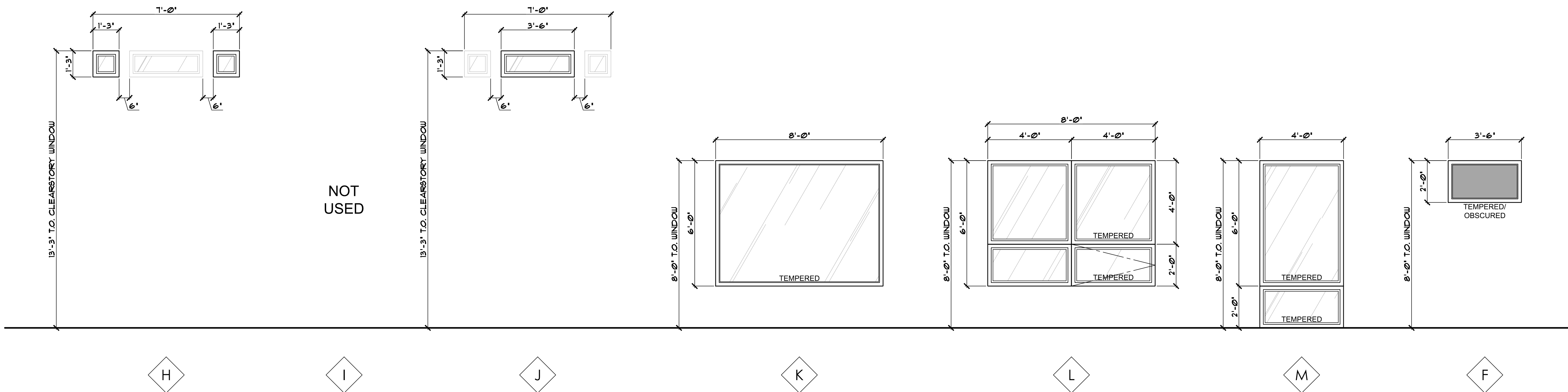
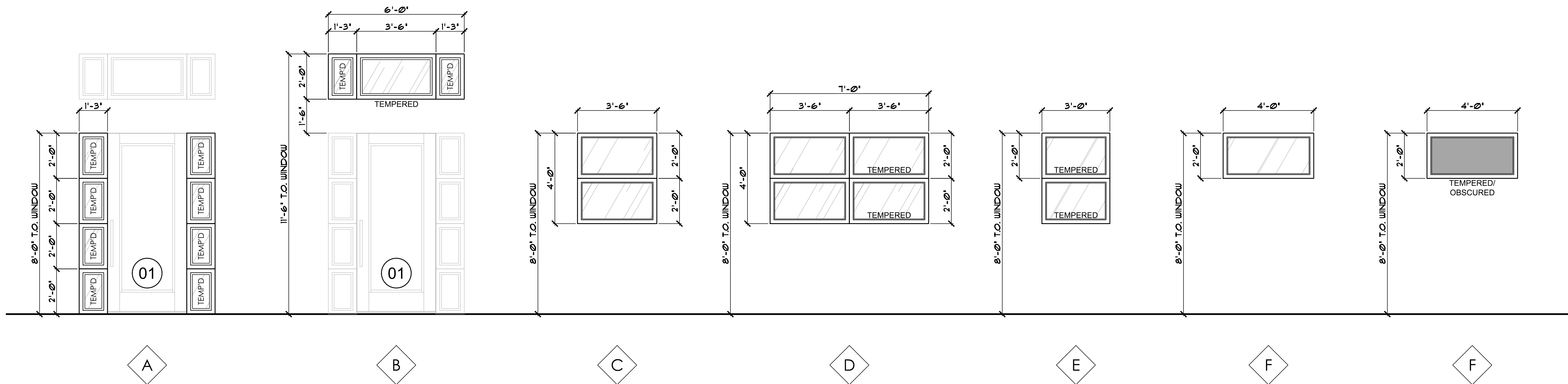
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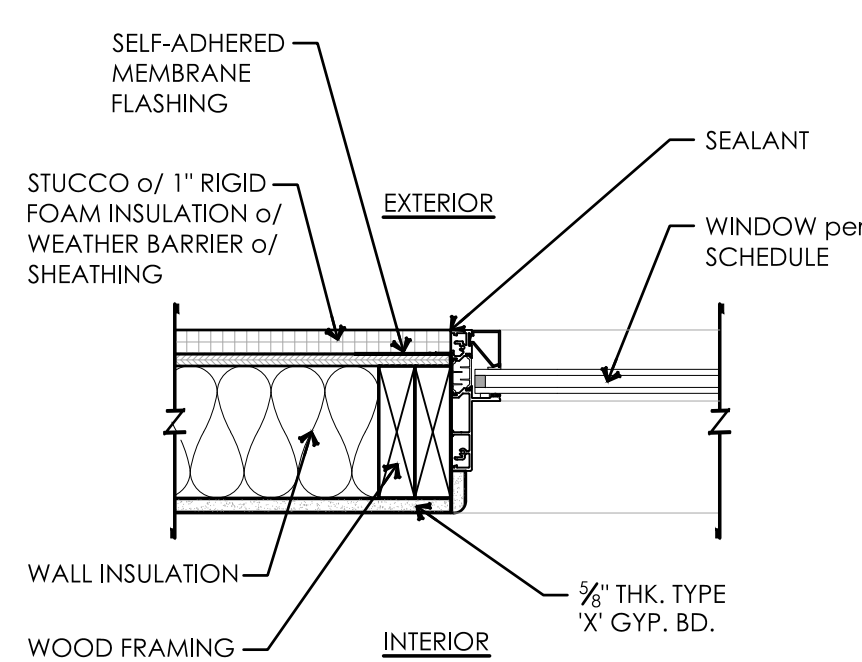
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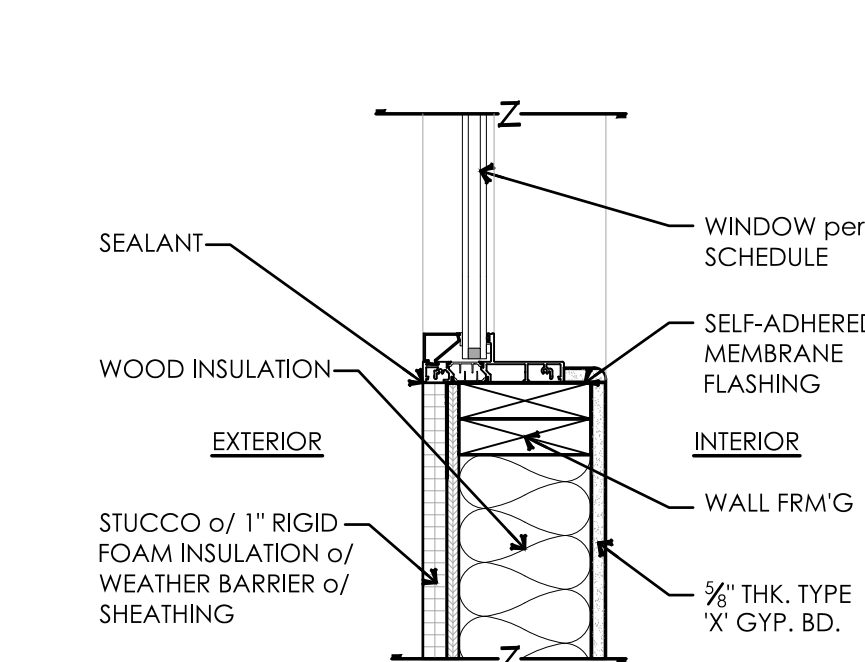
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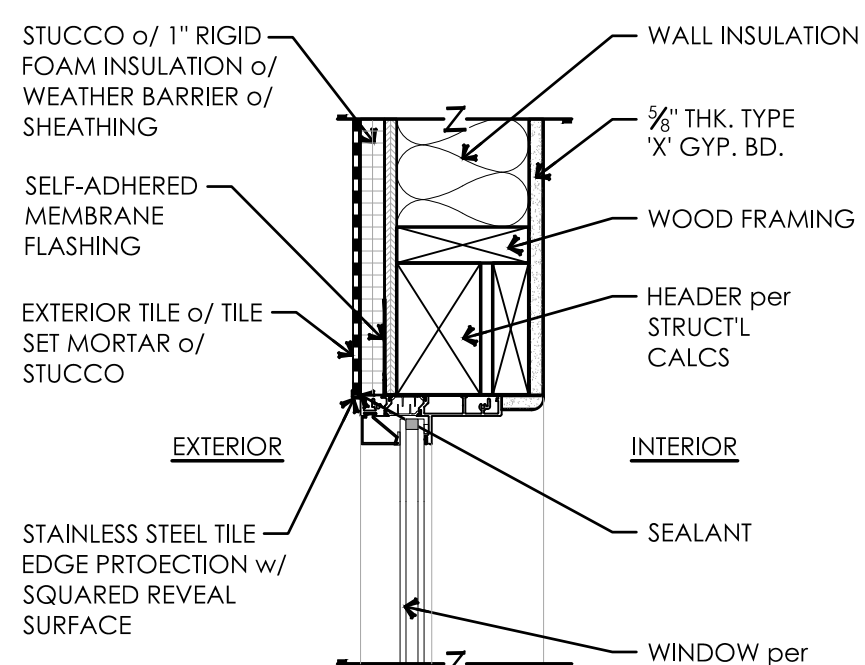
1 WINDOW HEAD - STUCCO
SCALE: 1-1/2" = 1'-0"



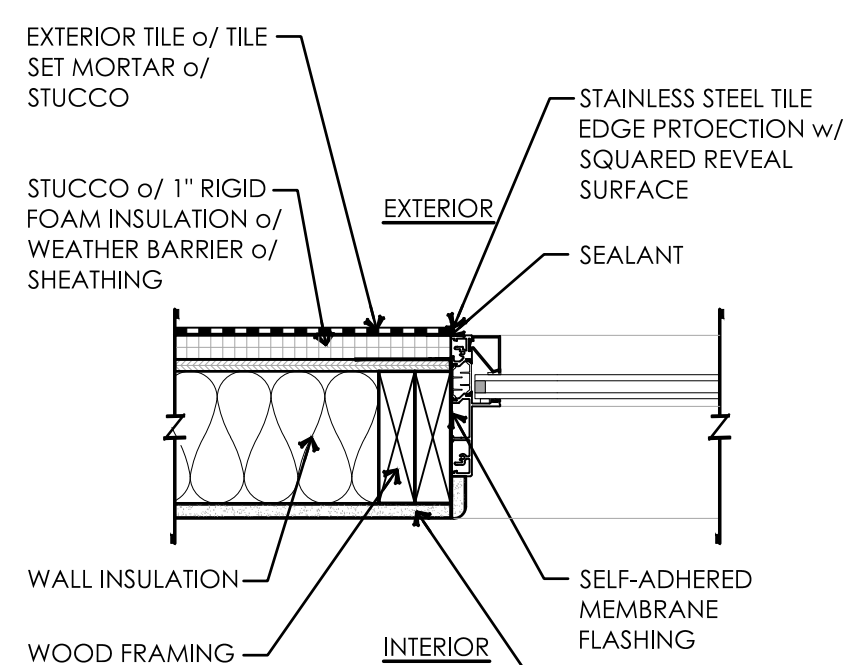
2 WINDOW JAMB - STUCCO
SCALE: 1-1/2" = 1'-0"



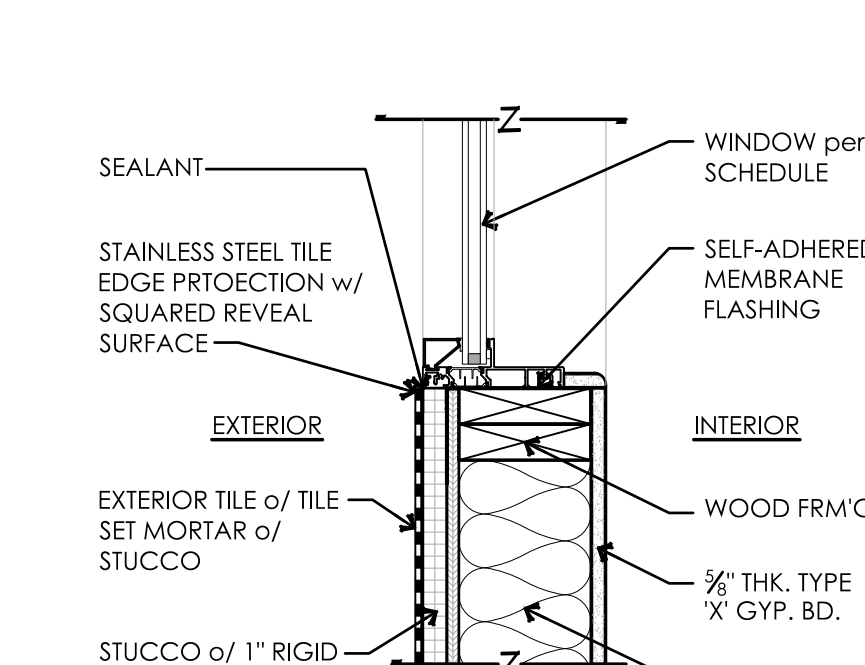
3 WINDOW SILL - STUCCO
SCALE: 1-1/2" = 1'-0"



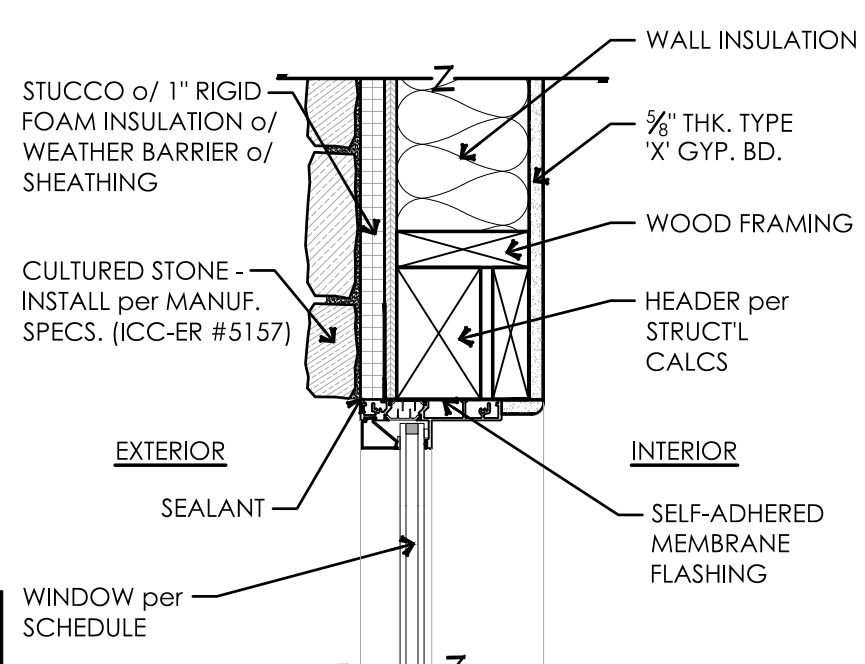
4 WINDOW HEAD - TILE
SCALE: 1-1/2" = 1'-0"



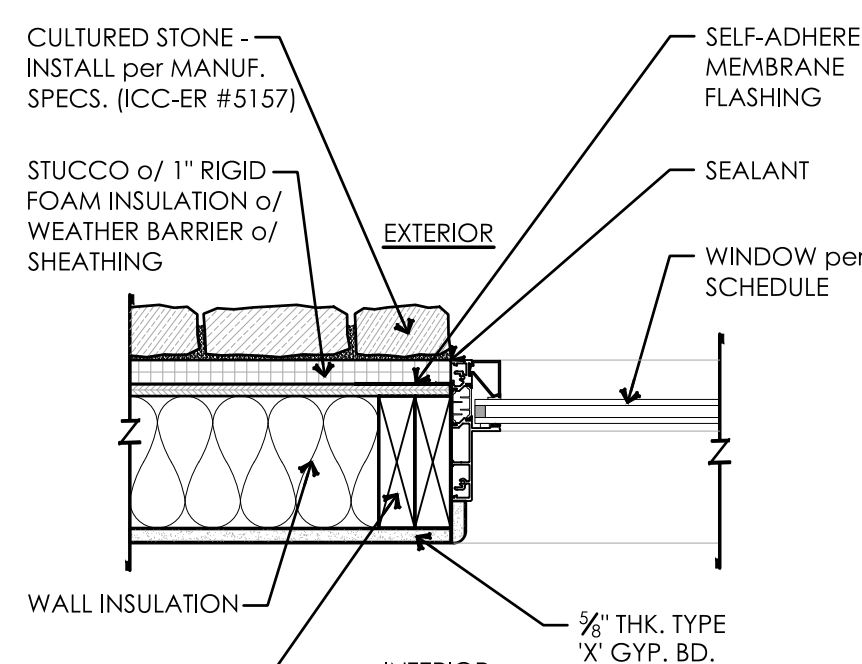
5 WINDOW JAMB - TILE
SCALE: 1-1/2" = 1'-0"



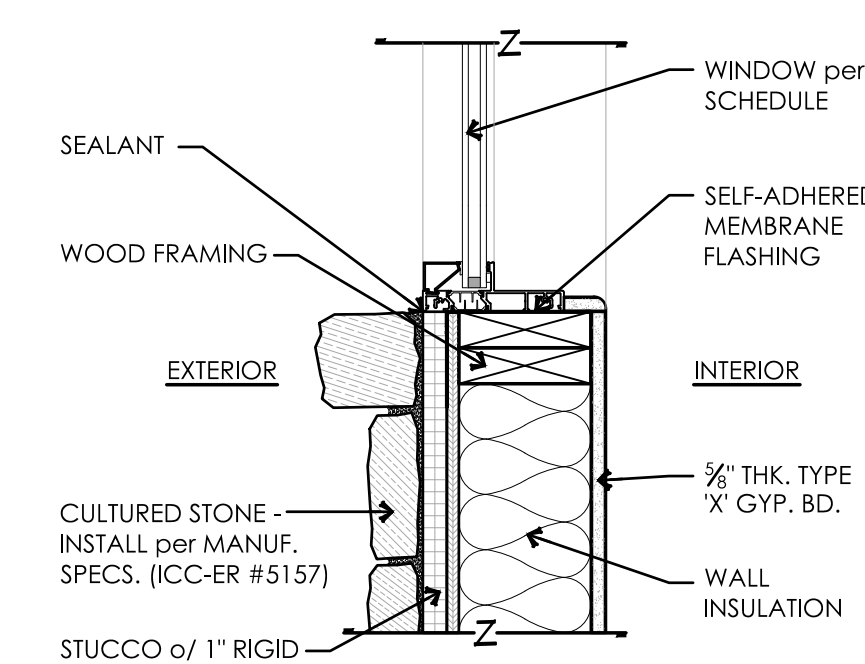
6 WINDOW SILL - TILE
SCALE: 1-1/2" = 1'-0"



7 WINDOW HEAD - STONE
SCALE: 1-1/2" = 1'-0"



8 WINDOW JAMB - STONE
SCALE: 1-1/2" = 1'-0"



9 WINDOW SILL - STONE
SCALE: 1-1/2" = 1'-0"

WINDOW NOTES:

- ALL GLASS SHALL BE DUO-GLAZED BRONZE TINT w/ 1/2" AIRSPACE SEPARATION on BRONZE FINISH ALUMINUM FRAMES (UNLESS NOTED OTHERWISE).
- ALL GLASS DOORS SHALL HAVE TEMPERED SAFETY GLAZING GLASS. TYPE and THICKNESS to COMPLY w/ IRC SECTION R308.4.
- ALL WINDOWS or GLAZING WITHIN 24" of a DOOR MUST BE TEMPERED.
- SHOWER DOOR and GLASS ENCLOSURES MUST BE TEMPERED.
- ALL WINDOWS WITHIN SHOWERS and TUB AREAS MUST COMPLY w/ IRC SECTION R308.4 and R308.9.
- GLASS BLOCK SHALL BE INSTALLED per IRC R610.

CONTRACTOR:

PROJECT:

The SVOBODA Residence
Wren Cove - Tract 2400A, Lot 20
2469 WREN COVE WAY

◆ WINDOW DETAILS	
REVISIONS:	
Δ	
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SCALE: 3/8" = 1'-0"	JOB #: 2022-04
DRAWN: S.L.Z.	CHECKED: S.L.Z.
DATE: 01 JUNE 2023	

SHEET
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NOTE! 40% OF AREA COVERAGE ABOVE
13' BUILDING HEIGHT MAY EXTEND TO 16'
MAXIMUM BUILDING HEIGHT. THE
COVERAGE OF THIS HOME IS 39.78%.

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

LEFT ELEVATION

SCALE: 1/4" = 1'-0"

REAR ELEVATION

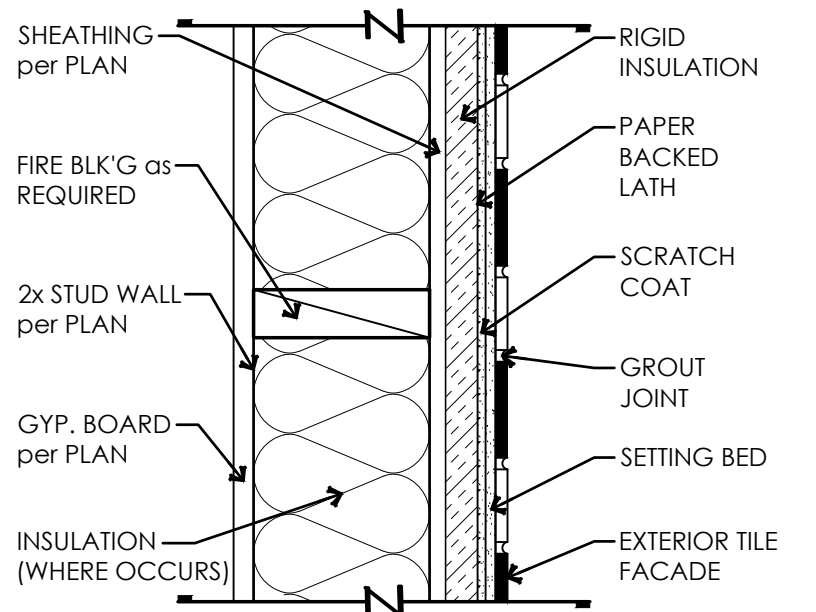
SCALE: 1/4" = 1'-0"

KEYNOTE LEGEND

NOTE: NOT ALL KEYNOTES USED ON THIS SHEET

- DASH FINISH STUCCO (NATURAL GRAY COLOR - VERIFY w/ OWNER) - INSTALL per MANUF. SPECS (ICC-ER #1194) - USE 90 DEGREE CORNER CHANNEL at ALL EXTERIOR CORNERS
- STANDING SEAM METAL ROOF (DARK GRAY COLOR - VERIFY w/ OWNER) - INSTALL per MANUF. SPECS (ICC-ER #1194) - USE 90 DEGREE CORNER CHANNEL at ALL EXTERIOR CORNERS
- WOOD FRAMED and STUCCO WRAPPED PARAPET WALL
- WOOD FRAMED and STUCCO WRAPPED PARAPET WALL w/ BREAK METAL CLADDING - SEE DETAILS on SHEET S4.4
- TAPERED WOOD FRAMED and STUCCO WRAPPED OVERHANG - SEE DETAIL 2, SHEET S4.4
- WOOD FRAMED and STUCCO WRAPPED FASCIA
- WOOD FRAMED and STUCCO WRAPPED BANDING/TRIM
- WOOD FRAMED and STUCCO BOX-OUT TRIM ABOVE WINDOWS - 8"H X 6"D
- WOOD FRAMED and STUCCO WRAPPED COLUMN
- INSULATED OVERHEAD SECTIONAL GARAGE DOOR w/ OBSCURED or DARK TINTED GLASS INSERTS WHERE SHOWN
- STUCCO w/ 2" FRAME-OUT WITH STUCCO TRIM TOP
- NOT USED
- COURT YARD PRIVACY WALL - RETAINING WHERE REQUIRED per LHC STANDARDS
- SLOPING GRADE CONDITIONS
- CLEAR-STORY WINDOWS

- 01 DOOR TAG
REFER to SHEET A3.2 for ADDITIONAL INFORMATION
- A WINDOW TAG
REFER to SHEET A3.3 for ADDITIONAL INFORMATION



EXTERIOR TILE FACADE INSTALLATION DETAIL

NOT TO SCALE

CONTRACTOR:

PROJECT:

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Wren Cove - Tract 2400A, Lot 20
2469 WREN COVE WAY

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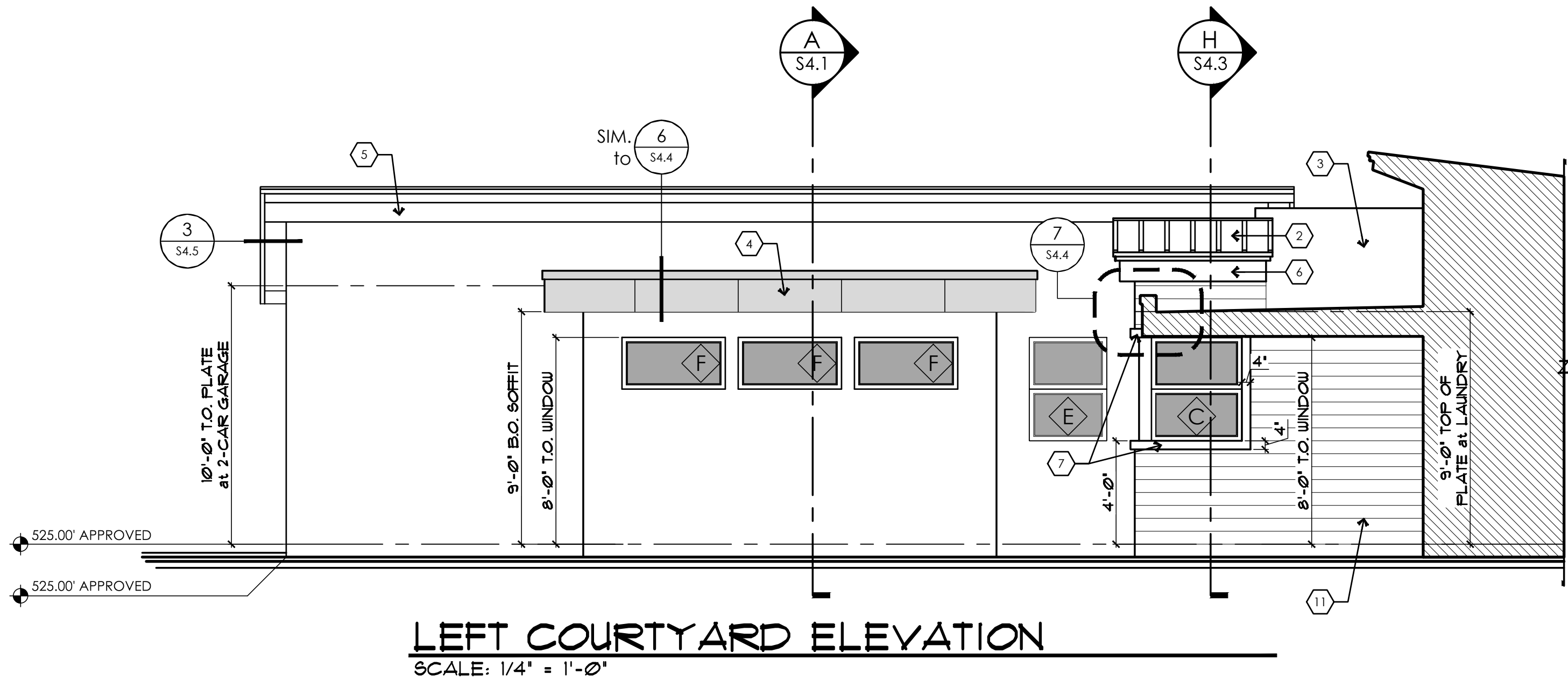
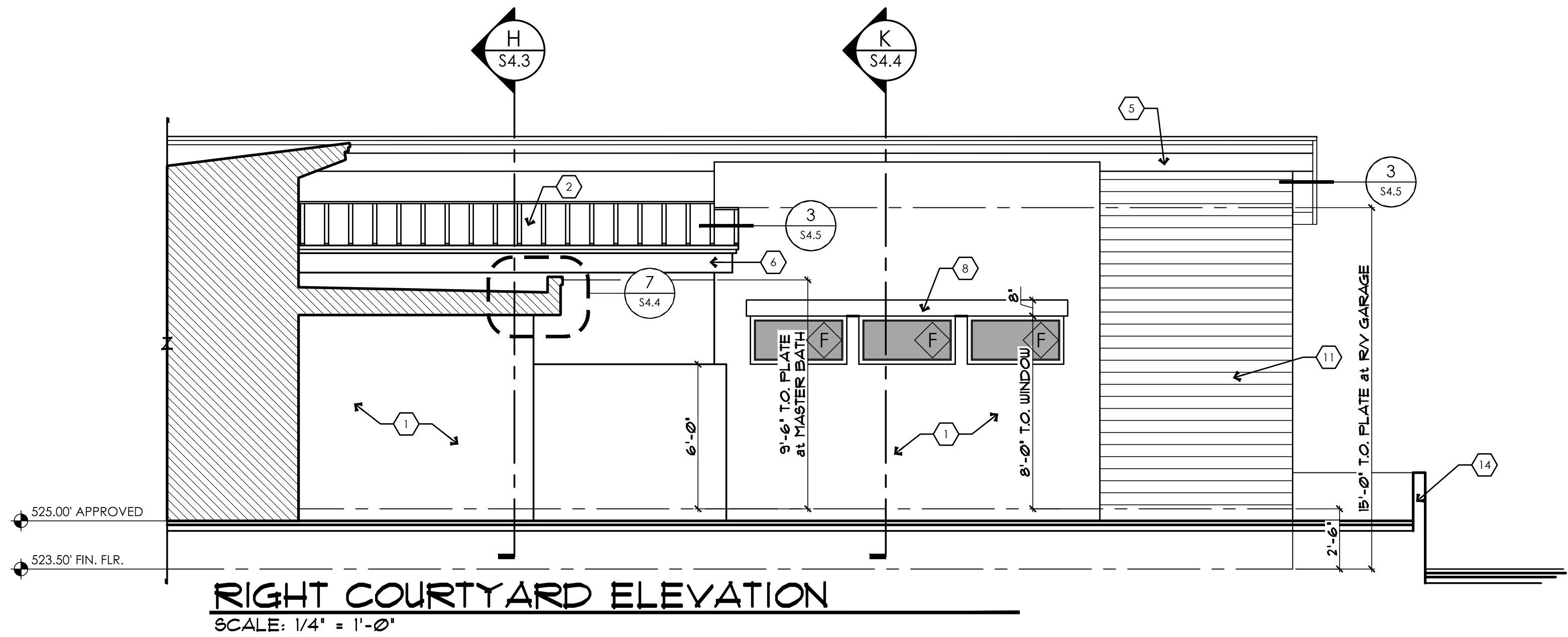
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SCALE: 1/4" = 1'-0"
DRAWN: S.L.Z./S.L.Z.
DATE: 15 SEPTEMBER 2023
SHEET

JOB #:
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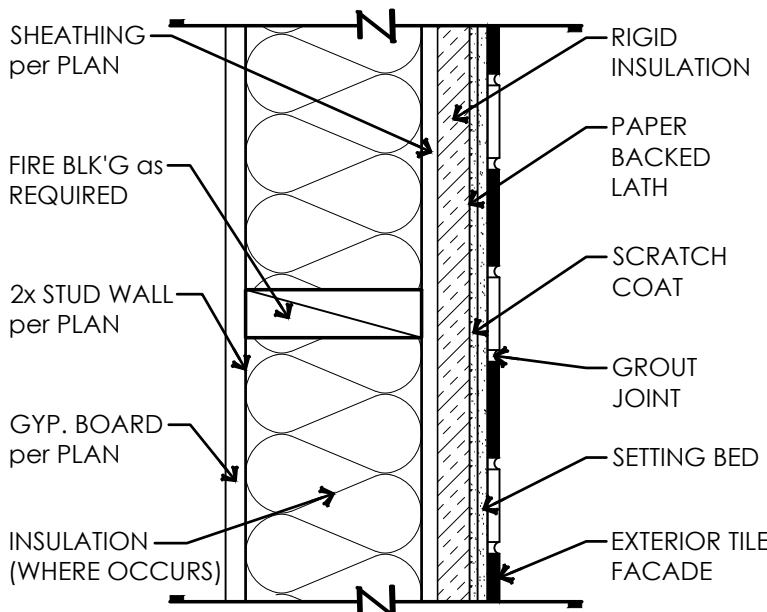
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3.	WOOD FRAMED and STUCCO WRAPPED PARAPET WALL
4.	WOOD FRAMED and STUCCO WRAPPED PARAPET WALL w/ BREAK METAL CLADDING - SEE DETAILS on SHEET S4.4
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8.	WOOD FRAMED and STUCCO BOX-OUT TRIM ABOVE WINDOWS - 8"H X 6"D
9.	WOOD FRAMED and STUCCO WRAPPED COLUMN
10.	INSULATED OVERHEAD SECTIONAL GARAGE DOOR w/ OBSCURED or DARK TINTED GLASS INSERTS WHERE SHOWN
11.	6" WIDE ELONGATED EXTERIOR PLANK TILE per OWNER SELECTION
12.	STUCCO w/ 2" FRAME-OUT WITH STUCCO TRIM TOP
13.	NOT USED
14.	COURT YARD PRIVACY WALL - RETAINING WHERE REQUIRED per LHC STANDARDS
15.	SLOPING GRADE CONDITIONS
16.	CLEAR-STORY WINDOWS

01	DOOR TAG REFER to SHEET A3.3 for ADDITIONAL INFORMATION
A	WINDOW TAG REFER to SHEET A3.3 for ADDITIONAL INFORMATION



EXTERIOR TILE FACADE
INSTALLATION DETAIL
NOT TO SCALE

NOTE:
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CONTRACTOR:

PROJECT:

The SVOBODA Residence
Wren Cove - Tract 2400A, Lot 20
2469 WREN COVE WAY

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◆ COURTYARD
◆ EXTERIOR ELEVATIONS

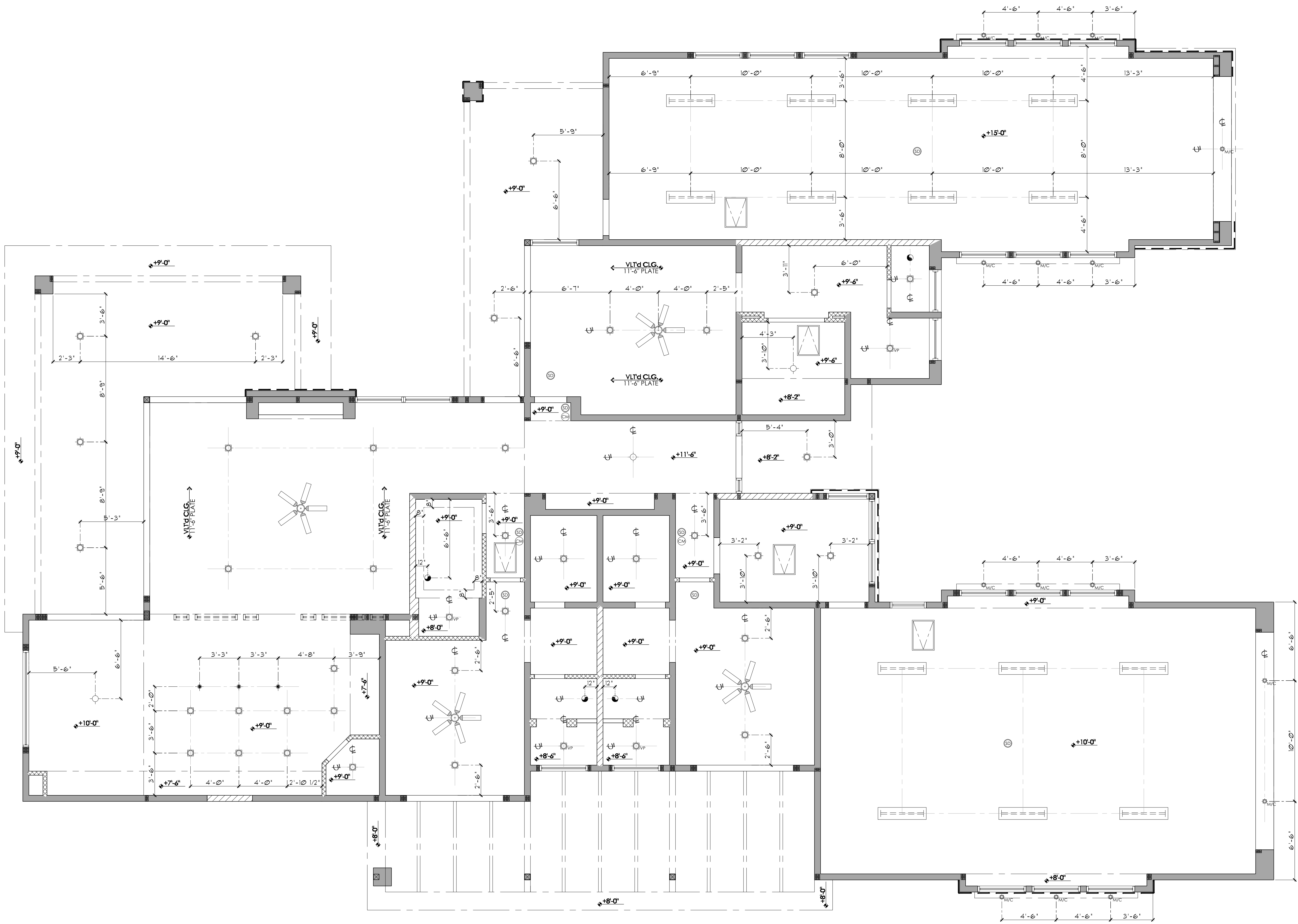
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REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOL LEGEND
NOT ALL SYMBOLS MAY BE USED

- SURFACE MOUNTED CEILING LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- RECESSED CAN LIGHT FIXTURE
- MINI RECESSED CAN LIGHT FIXTURE
- 1'x4' SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
- VAPOR PROOF RECESSED LIGHT FIXTURE
- EXHAUST FAN - 50 CFM MIN - VENTED TO OUTSIDE
- EXHAUST FAN - 50 CFM MIN - VENTED TO OUTSIDE VAPOR PROOF LENSE & GFI at SHOWERS
- EXHAUST FAN-LIGHT COMBO - VENT TO OUTSIDE AIR
- RECESSED WALL WASHER LIGHT FIXTURE
- CEILING FAN
- SMOKE DETECTOR (CLG MOUNT) 3' FROM R/A and CEILING FANS
- CARBON MONOXIDE DETECTOR

NOTE:
REFER TO SHEET A6.2 FOR
ADDITIONAL ELECTRICAL,
MECHANICAL AND PLUMBING
REQUIREMENTS

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2469 WREN COVE WAY

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REFLECTED CEILING PLAN

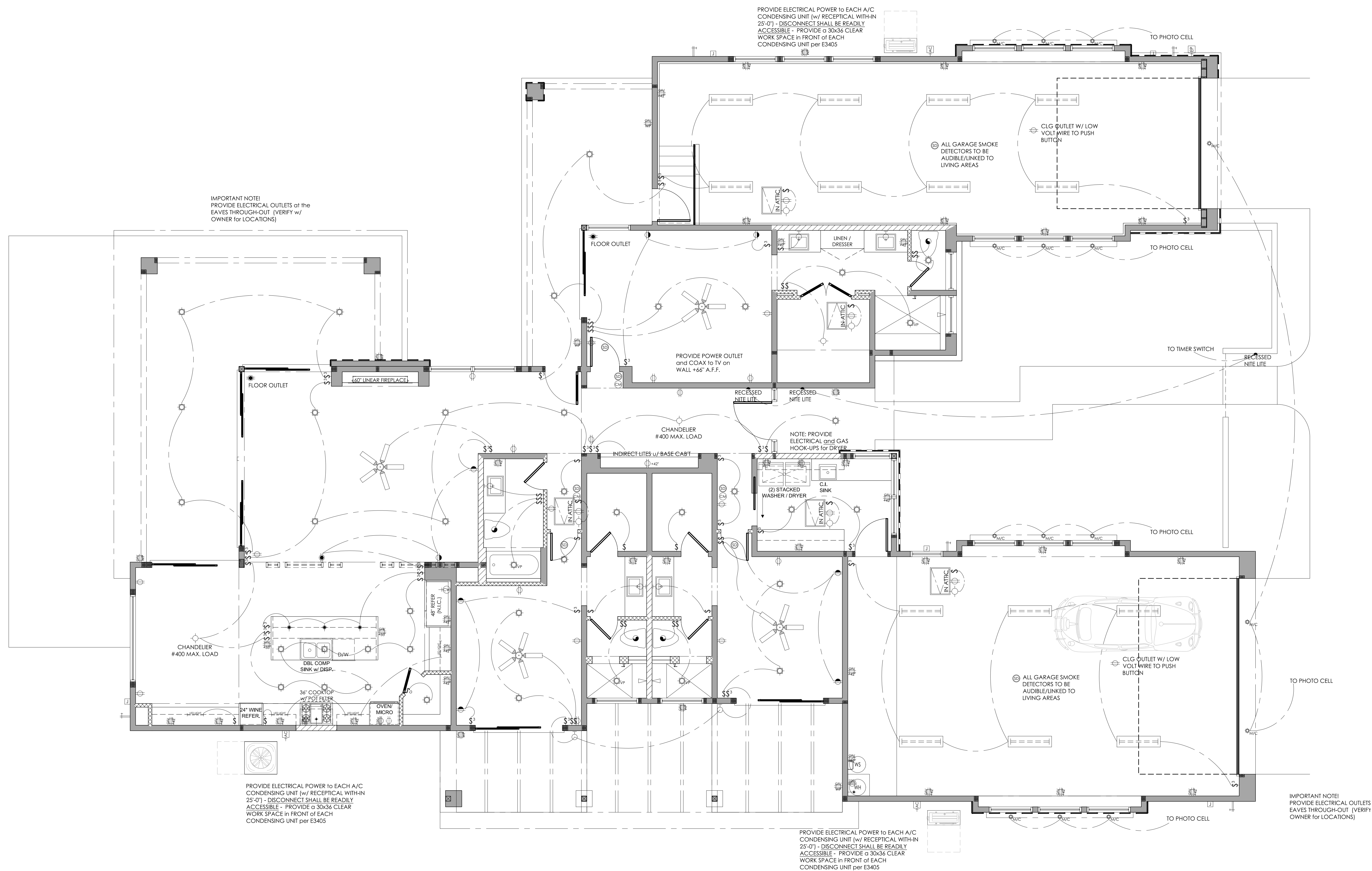
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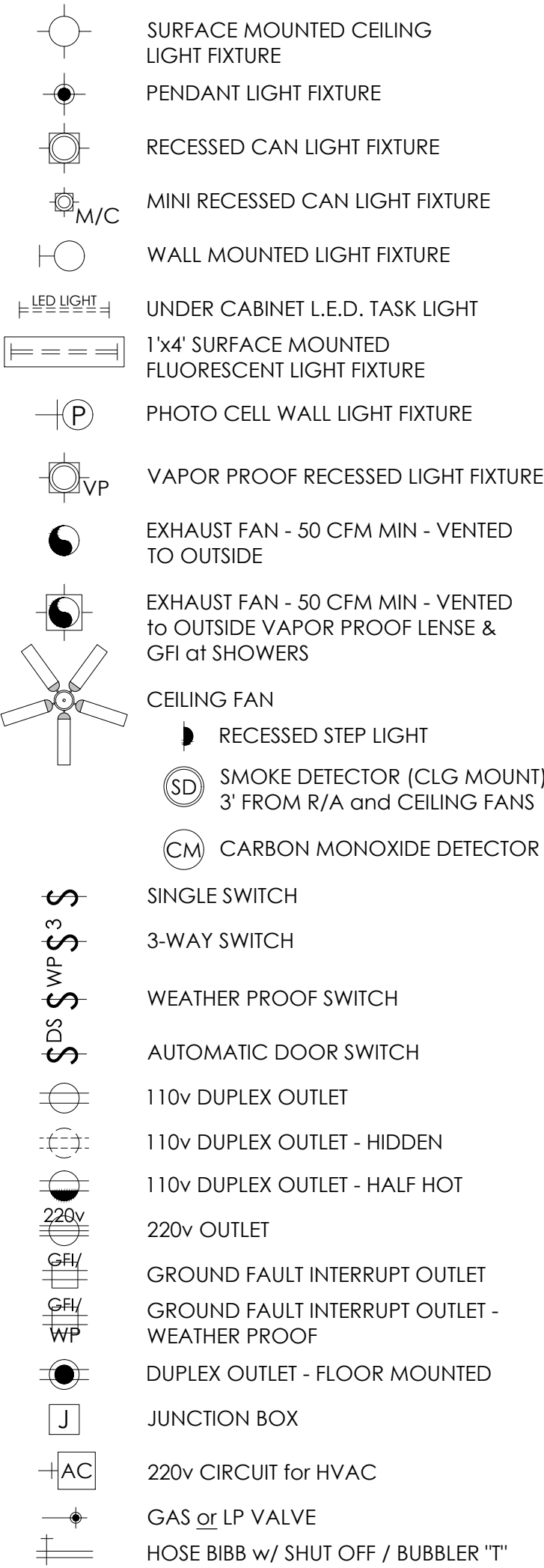
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ELECTRICAL SYMBOL LEGEND

NOT ALL SYMBOLS MAY USED



NOTE:
REFER to SHEET A6.2 for
ADDITIONAL ELECTRICAL,
MECHANICAL and PLUMBING
REQUIREMENTS

CONTRACTOR:

PROJECT:




The SVOBODA Residence
Wren Cove - Tract 2400A, Lot 20
2469 WREN COVE WAY

◆ELECTRICAL PLAN

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• WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, THE MAKERS CANNOT GUARANTEE AGAINST HUMAN ERROR.

• THE CONTRACTOR ON THE JOB SHALL CHECK ALL DIMENSIONS, STRUCTURAL LUMBER SIZES AND OTHER DETAILS AND BE RESPONSIBLE FOR SAME.

REVISIONS:	
	
	
	

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ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

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2018 IRC MECHANICAL REQUIREMENTS:

M1411.8 Locking access port caps.

Refrigerant circuit access ports located outdoors shall be fitted with locking-type tamper-resistant caps or shall be otherwise secured to prevent unauthorized access.

M1502.3 Duct termination.

Exhaust ducts shall terminate on the outside of the building. Exhaust duct terminations shall be in accordance with the dryer manufacturer's installation instructions. If the manufacturer's instructions do not specify a termination location, the exhaust duct shall terminate not less than 3 feet (914 mm) in any direction from openings into buildings. Exhaust duct terminations shall be equipped with a backdraft damper. Screens shall not be installed at the duct termination.

M1502.3.1 Exhaust termination outlet and passageway size.

The passageway of dryer exhaust duct terminals shall be undiminished in size and shall provide an open area of not less than 12.5 square inches (8065 mm²).

M1502.4.2 Duct installation.

Where dryer exhaust ducts are enclosed in wall or ceiling cavities, such cavities shall allow the installation of the duct without deformation. (Note: Dryer ducts shall be no less than 4 inches in diameter; therefore, they shall be installed in a wall space greater than 4 inches in width.)

M1502.4.6 Length identification.

Where the exhaust duct equivalent length exceeds 35 feet (10 668 mm), 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 (1829 mm) of the exhaust duct connection. (Note: Duct labeling is no longer required unless the equivalent duct length exceeds 35 feet as allowed by M1502.4.5.2 and M1502.4.5.3)

M1503.6 Makeup air required.

Where one or more gas, liquid or solid fuel-burning appliance that is neither direct-vent nor uses a mechanical draft venting system is located within a dwelling unit's air barrier, each exhaust system capable of exhausting in excess of 400 cubic feet per minute (0.19 m³/s) shall be mechanically or passively provided with makeup air at a rate approximately equal to the exhaust air rate. Such makeup air systems shall be equipped with not fewer than one damper complying with Section M1503.6.2. (Note: Make-up air for exhaust systems in excess 400 CFM is no longer required unless natural draft appliances are provided in the residence.)

2018 INT'L PLUMBING CODE REQUIREMENTS:

308.10 Thermal expansion tanks.

A thermal expansion tank shall be supported in accordance with the manufacturer's instructions. Thermal expansion tanks shall not be supported by the piping that connects to such tanks.

2018 INT'L MECHANICAL CODE REQUIREMENTS:

307.2.4.1 Ductless mini-split system traps.

Ductless mini-split equipment that produces condensate shall be provided with an inline check valve located in the drain lone, or a trap.

2018 INT'L RESIDENTIAL CODE REQUIREMENTS:

R1005.8 Insulation shield.

Where factory-built chimneys pass through insulated assemblies, an insulation shield constructed of steel having a thickness of not less than 0.0187 inch (0.4712 mm) (No. 26 gage) shall be installed to provide clearance between the chimney and the insulation material. The clearance shall be not less than the clearance to combustibles specified by the chimney manufacturer's installation instructions. Where chimneys pass through attic space, the shield shall terminate not less than 2 inches (51 mm) above the insulation materials and shall be secured in place to prevent displacement. Insulation shields provided as part of a listed chimney system shall be installed in accordance with the manufacturer's installation instructions.

2018 IRC ELECTRICAL REQUIREMENTS:

E3703.5 Garage branch circuits.

Not less than one 120-volt, 20-ampere branch circuit shall be installed to supply receptacle outlets in attached garages and in detached garages with electric power. This circuit shall not have other outlets.

Exception: This circuit shall be permitted to supply readily accessible outdoor receptacle outlets.

E3902.8 Bathtub or shower stall receptacles.

125-volt, single phase, 15- and 20-ampere receptacles that are located within 6 feet (1829 mm) of the outside edge of a bathtub or shower stall shall have ground-fault circuit-interrupter protection for personnel. [210.8(A)(8)]

E3902.9 Laundry areas.

125-volt, single-phase, 15- and 20-ampere receptacles installed in laundry areas shall have ground-fault circuit-interrupter protection for personnel. [210.8(A)(9)]

E3902.10 Kitchen dishwasher branch circuit.

Ground-fault circuit-interrupter protection shall be provided for outlets that supply dishwashers in dwelling unit locations. [210.8(D)]

E3902.16 Arc-fault circuit-interrupter protection.

Branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, laundry areas and similar rooms or areas shall be protected by any of the following: [210.12(A)]

- A listed combination-type arc-fault circuit interrupter, installed to provide protection of the entire branch circuit. [210.12(A)(1)]
 - A listed branch/feeder-type AFCI installed at the origin of the branch-circuit in combination with a listed outlet branch-circuit-type arc-fault circuit interrupter installed at the first outlet box on the branch circuit. The first outlet box in the branch circuit shall be marked to indicate that it is the first outlet of the circuit. [210.12(A)(2)]
 - A listed supplemental arc-protection circuit breaker installed at the origin of the branch circuit in combination with a listed outlet branch-circuit-type arc-fault circuit interrupter installed at the first outlet box on the branch circuit where all of the following conditions are met:
 - The branch-circuit wiring shall be continuous from the branch-circuit over-current device to the outlet branch-circuit arc-fault circuit interrupter.
 - The maximum length of the branch-circuit wiring from the branch-circuit over-current device to the first outlet shall not exceed 50 feet (15.2 m) for 14 AWG conductors and 70 feet (21.3 m) for 12 AWG conductors.
 - The first outlet box on the branch circuit shall be marked to indicate that it is the first outlet on the circuit. [210.12(A)(3)]
 - A listed outlet branch-circuit-type arc-fault circuit interrupter installed at the first outlet on the branch circuit in combination with a listed branch-circuit over-current protective device where all of the following conditions are met:
 - The branch-circuit wiring shall be continuous from the branch-circuit over-current device to the outlet branch-circuit arc-fault circuit interrupter.
 - The maximum length of the branch-circuit wiring from the branch-circuit over-current device to the first outlet shall not exceed 50 feet (15.2 m) for 14 AWG conductors and 70 feet (21.3 m) for 12 AWG conductors.
 - The first outlet box on the branch circuit shall be marked to indicate that it is the first outlet on the circuit.
 - The combination of the branch-circuit overcurrent device and outlet branch-circuit AFCI shall be identified as meeting the requirements for a system combination-type AFCI and shall be listed as such. [210.12(A)(4)]
 - Where metal outlet boxes and junction boxes and RMC, IMC, EMT, Type MC or steel-armored Type AC cables meeting the requirements of Section E3908.8, metal wireways or metal auxiliary gutters are installed for the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet, a listed outlet branch-circuit type AFCI installed at the first outlet shall be considered as providing protection for the remaining portion of the branch circuit. [210.12(A)(5)]
 - Where a listed metal or nonmetallic conduit or tubing or Type MC cable is encased in not less than 2 inches (50.8 mm) of concrete for the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet, a listed outlet branch-circuit-type AFCI installed at the first outlet shall be considered as providing protection for the remaining portion of the branch circuit. [210.12(A)(6)]
- Exception:** AFCI protection is not required for an individual branch circuit supplying only a fire alarm system where the branch circuit is wired with metal outlet and junction boxes and RMC, IMC, EMT or steel-sheathed armored cable Type AC or Type MC meeting the requirements of Section E3908.8.

(Note: Arc-fault protection is now required for circuits in kitchens and laundry areas.)

E4001.11.1 Faceplate grounding.

Snap switches, including dimmer and similar control switches, shall be connected to an equipment grounding conductor and shall provide a means to connect metal faceplates to the equipment grounding conductor, whether or not a metal faceplate is installed. Metal faceplates shall be grounded. Snap switches shall be considered to be part of an effective ground-fault current path if either of the following conditions is met:

- The switch is mounted with metal screws to a metal box or metal cover that is connected to an equipment grounding conductor or to a nonmetallic box with integral means for connecting to an equipment grounding conductor.
- An equipment grounding conductor or equipment bonding jumper is connected to an equipment grounding termination of the snap switch. [404.9(B)]

E4002.14 Tamper-resistant receptacles.

In areas specified in Section E3901.1, 15- and 20-ampere, 125- and 250-volt nonlocking-type receptacles shall be listed tamper-resistant receptacles. [406.12(A)]

Exception: Receptacles in the following locations shall not be required to be tamper resistant:

- Receptacles located more than 5.5 feet (1676 mm) above the floor.
- Receptacles that are part of a luminaire or appliance.
- A single receptacle for a single appliance or a duplex receptacle for two appliances where such receptacles are located in spaces dedicated for the appliances served and, under conditions of normal use, the appliances are not easily moved from one place to another. The appliances shall be cord-and-plug-connected to such receptacles in accordance with Section E3909.4. [406.12(A) Exception]

GENERAL ELECTRICAL NOTES:

- Electrical plan is strictly diagrammatic. Contractor to obtain engineering when requested by local building officials. All work must conform to the latest IBC, IRC, plumbing, mechanical and electrical codes.
- Provide electrical service w/ 26' copper ground embedment w/ 2" concrete cover. Provide water bond near bottom of footing (MIN. 4" AWG.)
- Provide electrical service to HVAC unit(s). Verify location w/ contractor.
- Pre-wire all ceiling fans as shown.
- Plumb for natural gas (if used) for water heater. Raise fixture 18" from floor and provide vehicle barrier.
- Smoke detector to be placed 3'-0" MIN. from return air, A/C vents and ceiling fans.
- Verify w/ owner and/or contractor for:
 - Preferred locations for T.V. and phone outlets.
 - Any changes to the electrical layout.
- Verify w/ owner and/or contractor for any additional amenities.
- Provide switched outlets along perimeter of roof line for Christmas lights.
- Provide GFCI protection and bonding of metal parts at all vapor proof light fixtures.

R314.3 Smoke Alarm Location.

Smoke alarms shall be installed in the following locations:

- In each sleeping room.
- Outside each separate sleeping area in the immediate vicinity of the bedrooms.
- On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section.

R314.3.1 Installation near cooking appliances.

Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section R314.3.

- Ionization smoke alarms shall not be installed less than 20 feet (6096 mm) horizontally from a permanently installed cooking appliance.
- Ionization smoke alarms with an alarm-silencing switch shall not be installed less than 10 feet (3048 mm) horizontally from a permanently installed cooking appliance.
- Photoelectric smoke alarms shall not be installed less than 6 feet (1828 mm) horizontally from a permanently installed cooking appliance.

R314.5 Combination alarms.

Combination smoke and carbon monoxide alarms shall be permitted to be used in lieu of smoke alarms.

R315.1 General.

Carbon monoxide alarms shall comply with Section R315.

R315.1.1 Listings.

Carbon monoxide alarms shall be listed in accordance with UL 2034. Combination carbon monoxide and smoke alarms shall be listed in accordance with UL 2034 and UL 217.

R315.2 Where required.

Carbon monoxide alarms shall be provided in accordance with Sections R315.2.1 and R315.2.2.

R315.2.1 New construction.

For new construction, carbon monoxide alarms shall be provided in dwelling units where either or both of the following conditions exist.

- The dwelling unit contains a fuel-fired appliance.
- The dwelling unit has an attached garage with an opening that communicates with the dwelling unit.

R315.3 Location.

Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

R315.4 Combination alarms.

Combination carbon monoxide and smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms.

NOTE:
ARCHITECTURAL PLANS SHALL CONFORM
w/ 2018 INTERNATIONAL RESIDENTIAL CODE
and ALL CURRENT GOVERNING CODES.

CONTRACTOR:

PROJECT:

The SVOBODA Residence
Wren Cove - Tract 2400A, Lot 20
2469 WREN COVE WAY

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND REMAIN THE PROPERTY OF ZETTEL GROUP, INC.
• WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, THE CONTRACTOR ON THE JOB SHALL CHECK ALL DIMENSIONS, STRUCTURAL LUMBER SIZES AND OTHER DETAILS AND BE RESPONSIBLE FOR SAME.

◆ GENERAL ELECTRICAL, PLUMBING
◆ and MECHANICAL NOTES

REVISIONS:		
△		
△		
△		

SCALE: NO SCALE	JOB #: 2022-04
DRAWN: S.L.Z.	CHECKED: S.L.Z.
DATE: 15 SEPTEMBER 2023	
SHEET	
A6.2	
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OPTION:
R806.5 Unvented attic and unvented enclosed rafter assemblies. Unvented attics and unvented enclosed roof framing assemblies created by ceilings that are applied directly to the underside of the roof framing members and structural roof sheathing applied directly to the top of the roof framing members/rafters, shall be permitted where all the following conditions are met:

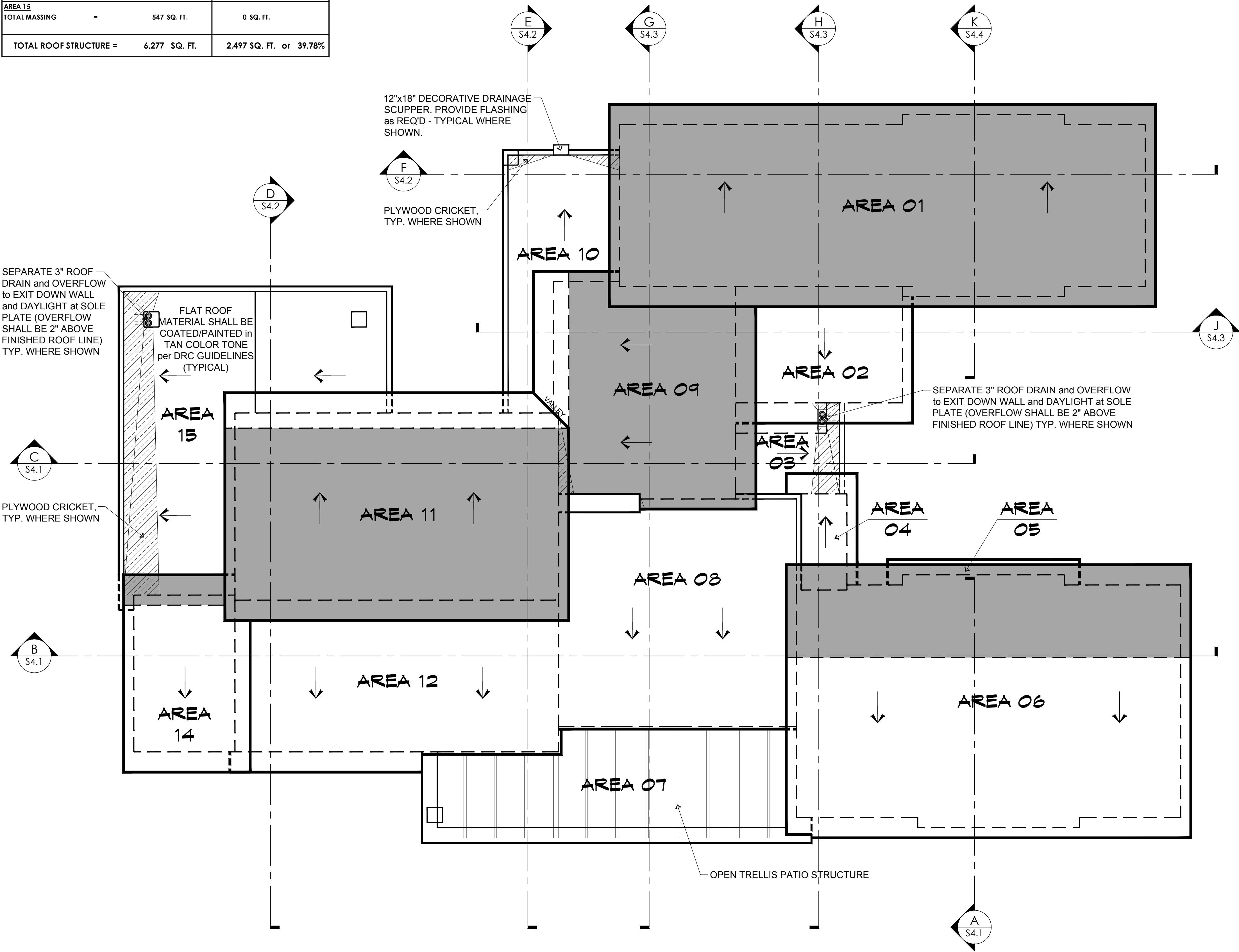
- The unvented attic space is completely within the building thermal envelope.
- Interior Class I vapor retarders are not installed on the ceiling side (attic floor) of the unvented attic assembly or on the ceiling side of the unvented enclosed roof framing assembly.
- Where wood shingles or shakes are used, a minimum 1/4-inch (6.4 mm) vented airspace separates the shingles or shakes and the roofing underlayment above the structural sheathing.
- In Climate Zones 5, 6, 7 and 8, any air-impermeable insulation shall be a Class II vapor retarder, or shall have a Class II vapor retarder coating or covering in direct contact with the underside of the insulation.
- Insulation shall comply with Item 5.3 and either Item 5.1 or 5.2:
 - Item 5.1.1, 5.1.2, 5.1.3 or 5.1.4 shall be met, depending on the air permeability of the insulation directly under the structural roof sheathing.
 - Where only air-impermeable insulation is provided, it shall be applied in direct contact with the underside of the structural roof sheathing.
 - Where air-permeable insulation is installed directly below the structural sheathing, rigid board or sheet insulation shall be installed directly above the structural roof sheathing in accordance with the R-values in Table R806.5 for condensation control.
 - Where both air-impermeable and air-permeable insulation are provided, the air-impermeable insulation shall be applied in direct contact with the underside of the structural roof sheathing in accordance with Item 5.1.1 and shall be in accordance with the R-values in Table R806.5 for condensation control. The air-permeable insulation shall be installed directly under the air-impermeable insulation.
 - Alternatively, sufficient rigid board or sheet insulation shall be installed directly above the structural roof sheathing to maintain the monthly average temperature of the underside of the structural roof sheathing above 45°F (7°C). For calculation purposes, an interior air temperature of 68°F (20°C) is assumed and the exterior air temperature is assumed to be the monthly average outside air temperature of the three coldest months.
 - In Climate Zones 1, 2 and 3, air-permeable insulation installed in unvented attics shall meet the following requirements:
 - An approved vapor diffusion port shall be installed not more than 12 inches (305 mm) from the highest point of the roof, measured vertically from the highest point of the roof to the lower edge of the port.
 - The port area shall be greater than or equal to 1:600 of the ceiling area. Where there are multiple ports in the attic, the sum of the port areas shall be greater than or equal to the area requirement.
 - The vapor-permeable membrane in the vapor diffusion port shall have a vapor permeance rating of greater than or equal to 20 perms when tested in accordance with Procedure A of ASTM E96.
 - The vapor diffusion port shall serve as an air barrier between the attic and the exterior of the building.
 - The vapor diffusion port shall protect the attic against the entrance of rain and snow.
 - Framing members and blocking shall not block the free flow of water vapor to the port. Not less than a 2-inch (51 mm) space shall be provided between any blocking and the roof sheathing. Air-permeable insulation shall be permitted within that space.
 - The roof slope shall be greater than or equal to 3:12 (vertical/horizontal).
 - Where only air-permeable insulation is used, it shall be installed directly below the structural roof sheathing.
 - Air-impermeable insulation, if any, shall be directly above or below the structural roof sheathing and is not required to meet the R-value in Table 806.5. Where directly below the structural roof sheathing, there shall be no space between the air-impermeable insulation and air-permeable insulation.
 - The air shall be supplied at a flow rate greater than or equal to 50 CFM (23.6 L/s) per 1,000 square feet (93 m²) of ceiling. The air shall be supplied from ductwork providing supply air to the occupiable space when the conditioning system is operating. Alternatively, the air shall be supplied by a supply fan when the conditioning system is operating.
 - Where preformed insulation board is used as the air-impermeable insulation layer, it shall be sealed at the perimeter of each individual sheet interior surface to form a continuous layer.

TABLE R806.5 INSULATION for CONDENSATION CONTROL

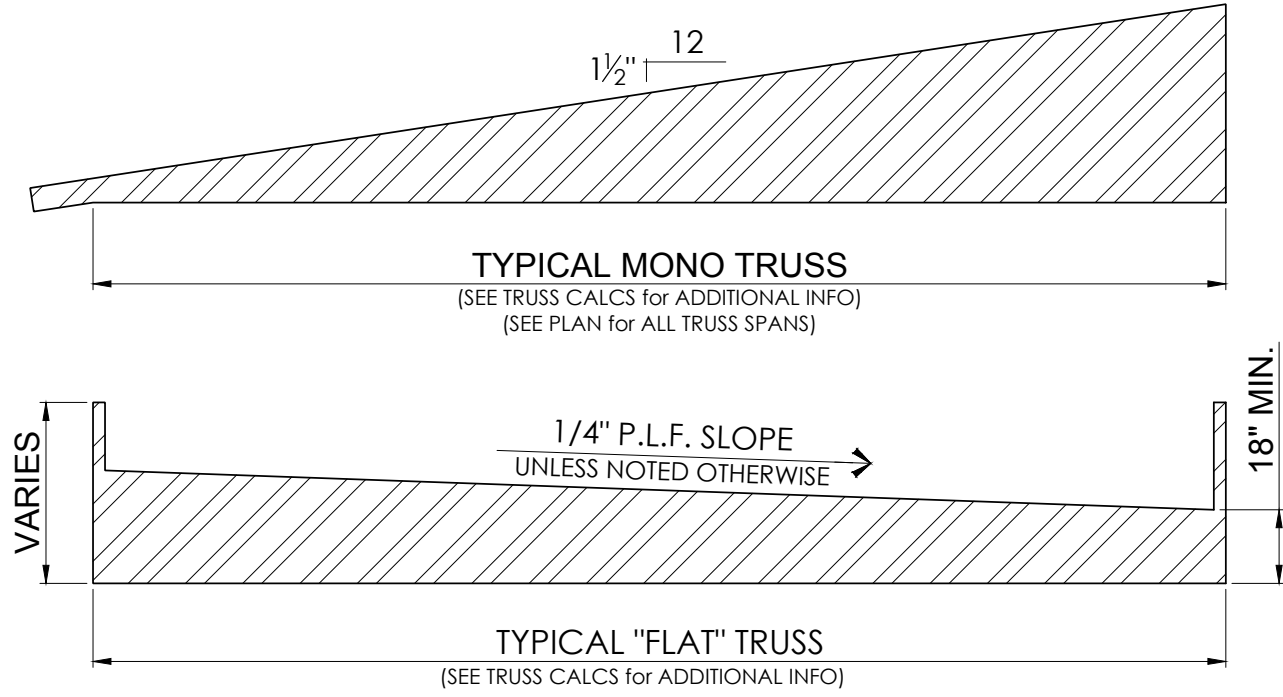
CLIMATE ZONE	MINIMUM RIGID BOARD on AIR-IMPERMEABLE INSULATION R-VALUE ^{a,b}
2B and 3B flat roof only	0 (none required)
1, 2A, 2B, 3A, 3B, 3C	R-5
4C	R-10
4A, 4B	R-15
5	R-20
6	R-25
7	R-30
8	R-35

- a. Contributes to but does not supersede the requirements in Section N1102.
- b. Alternatively, sufficient continuous insulation shall be installed directly above the structural roof sheathing to maintain the monthly average temperature of the underside of the structural roof sheathing above 45°F (7°C). For calculation purposes, an interior air temperature of 68°F (20°C) is assumed and the exterior air temperature is assumed to be the monthly average outside air temperature of the three coldest months.

ROOF MASSING CALCULATIONS		ROOF MASS ABOVE 13'-0"	
AREA 01			
TOTAL MASSING	=	1,080 SQ. FT.	1,080 SQ. FT. (SHOWN SHADED)
AREA 02			
TOTAL MASSING	=	236 SQ. FT.	0 SQ. FT.
AREA 03			
TOTAL MASSING	=	97 SQ. FT.	0 SQ. FT.
AREA 04			
TOTAL MASSING	=	64 SQ. FT.	0 SQ. FT.
AREA 05			
TOTAL MASSING	=	48 SQ. FT.	0 SQ. FT.
AREA 06			
TOTAL MASSING	=	1,080 SQ. FT.	367 SQ. FT. (SHOWN SHADED)
AREA 07			
TOTAL MASSING	=	393 SQ. FT.	0 SQ. FT.
AREA 08			
TOTAL MASSING	=	538 SQ. FT.	0 SQ. FT.
AREA 09			
TOTAL MASSING	=	425 SQ. FT.	374 SQ. FT. (SHOWN SHADED)
AREA 10			
TOTAL MASSING	=	215 SQ. FT.	0 SQ. FT.
AREA 11			
TOTAL MASSING	=	759 SQ. FT.	646 SQ. FT. (SHOWN SHADED)
AREA 12			
TOTAL MASSING	=	555 SQ. FT.	0 SQ. FT.
AREA 13			
TOTAL MASSING	=	NOT USED	
AREA 14			
TOTAL MASSING	=	240 SQ. FT.	30 SQ. FT. (SHOWN SHADED)
AREA 15			
TOTAL MASSING	=	547 SQ. FT.	0 SQ. FT.
TOTAL ROOF STRUCTURE	=	6,277 SQ. FT.	2,497 SQ. FT. or 39.78%



ROOF DRAINAGE PLAN
SCALE: 3/16" = 1'-0"



TRUSS NOTES:
• ALL TRUSSES SHALL BE DESIGNED BY A STATE REGISTERED CIVIL ENGINEER as REQ'D.
• ALL TRUSSES SHALL BE 24" O.C. MAX.
• FIELD VERIFY ALL TRUSS SPANS PRIOR TO ORDERING and FABRICATION.

CONTRACTOR:

PROJECT:

The SVOBODA Residence
Wren Cove - Tract 2400A, Lot 20
2469 WREN COVE WAY

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REVISIONS:

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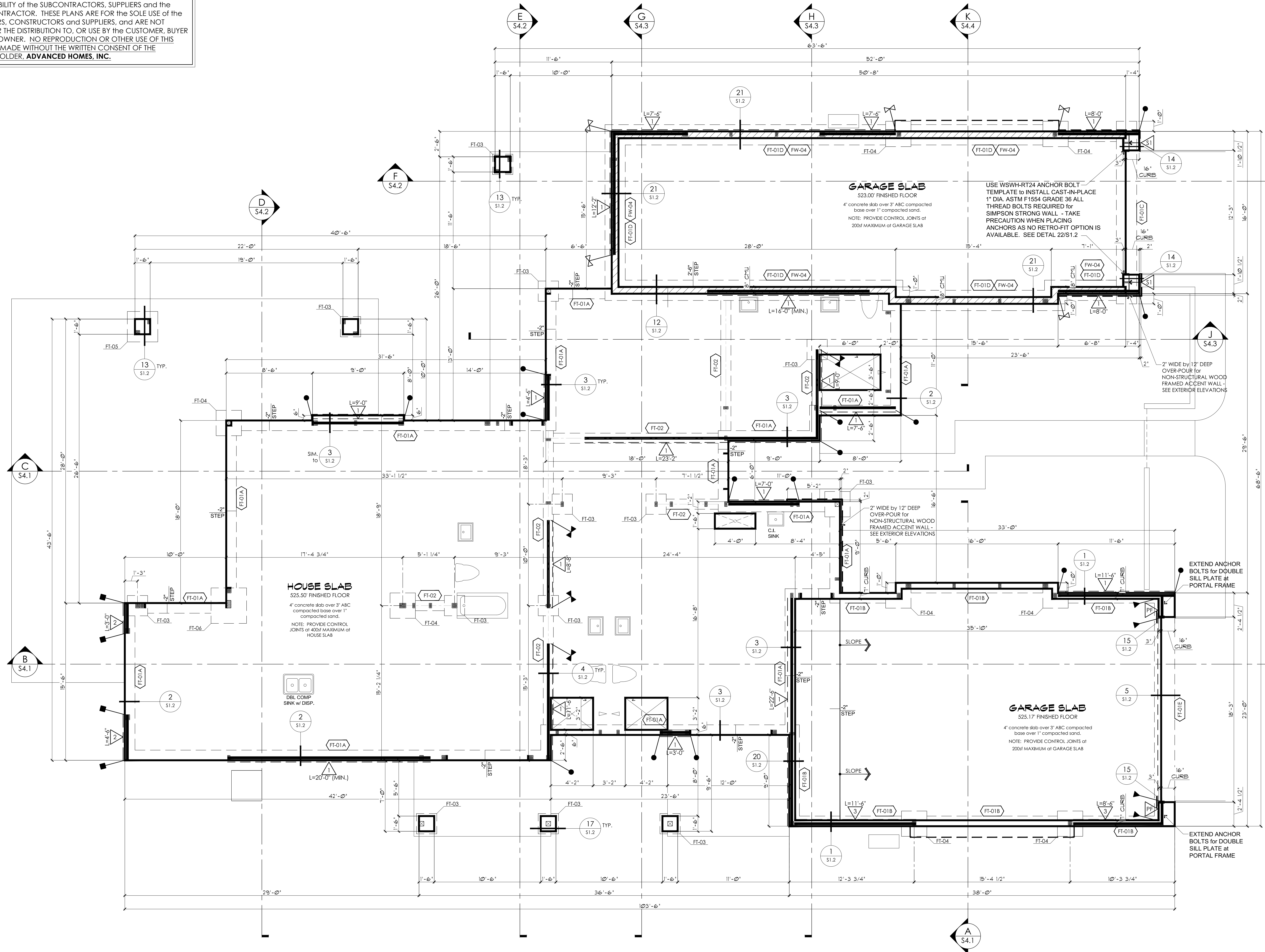
◆ ROOF DRAINAGE PLAN

SCALE: 1/4" = 1'-0"
DRAWN: S.L.Z./S.L.Z.
DATE: 15 SEPTEMBER 2023
SHEET

JOB #: 2022-04
CHECKED: S.L.Z.
15 SEPTEMBER 2023

NOTE:
ARCHITECTURAL PLANS SHALL CONFORM w/ 2018 INTERNATIONAL RESIDENTIAL CODE and ALL CURRENT GOVERNING CODES.

NOTE:
THESE PLANS ARE STRICTLY DIAGRAMATIC. THEY ARE MERELY A GUIDELINE FOR CONSTRUCTION PURPOSES ONLY and ARE NOT TO BE USED AS "AS-BUILT" OR AS A REPRESENTATION OR REFLECTION OF THAT WHICH THE CUSTOMER HAS PURCHASED OR IS ENTITLED TO UNDER THE TERMS OF THEIR CONTRACT. VERIFICATION OF DETAILS, ACCURACY OF DIMENSIONS and ENGINEERING REQUIREMENTS ARE the RESPONSIBILITY of the SUBCONTRACTORS, SUPPLIERS and the GENERAL CONTRACTOR. THESE PLANS ARE FOR the SOLE USE of the CONTRACTORS, CONSTRUCTORS and SUPPLIERS, and ARE NOT INTENDED FOR THE DISTRIBUTION TO, OR USE BY the CUSTOMER, BUYER or PROPERTY OWNER. NO REPRODUCTION OR OTHER USE OF THIS PLAN MAY BE MADE WITHOUT THE WRITTEN CONSENT OF THE COPYRIGHT HOLDER, **ADVANCED HOMES, INC.**



Shear Wall Schedule ^{1,3}							
Designation	Material	8d Nails		Capacity		12" Anchor Bolt Spacing	Note
		Edge	Field	Edge	Field		
1	3/8" OSB or CDX plywood	3/4"	12"	6"	339	241	32" o.c.
2	3/8" OSB or CDX plywood	2"	12"	4"	495	350	24" o.c.
3	1/2" Gypsum or better	-	-	6"	12"	90	32" o.c.
S1	WSWH18x13 Simpson Strong Wall High Strength Wood Shear Wall. See details 14/S1.2, 22/S1.2, 21/S2.2 & 22/S2.2.						
PF	Portal Frame. See details 15/S1.2 & 19/S2.2.						
Notes: 1. Wall studs are to be spaced at 16" o.c. UNO. 2. Sheath above and below openings in perforated shear walls as per the adjacent shear wall designation on each side of the opening. 3. Use (2) king studs at each end of shear panels (Shear Wall Chords) UNO. 4. All panel edges shall be blocked with 2x or wider framing with edge nailing at all supports and panel edges UNO. 5. Where panels are applied on both faces of a wall and nail spacing is less than 6" o.c. on either side, panel joints shall be offset to fall on different framing members. 6. Framing at adjoining panel edges and sill plates shall be 3x or wider for edge nailing 3" o.c. or less. Nails at adjoining panel edges and into sill plates shall be staggered. (Double 2x framing stitch-nailed with staggered 16d nails with spacing equal to the shear wall edge nailing is an adequate substitute for 3x framing.) 7. Fasteners for sheet rock shear walls shall be No. 6 Type S or W drywall screws 1-1/4" long in bed of 8d nails.							

Holdown Schedule	
Symbol	Holdown/Strap
●	LSYHD8 Holdown See detail 6/S1.2
■	STHD10 Holdown See detail 6/S1.2
▲	STHD14 Holdown See detail 6/S1.2
▼	HDU2-SDS2.5 Retrofit holdown w/ 5/8" dia. A36 threaded rod anchor embedded 6" into footing w/ Simpson SET-XP w/ AT-XP epoxy (Special inspection required) See detail 7/S1.2
⌵	HDU2-SDS2.5 Holdown w/ Simpson SSB16 cast-in-place anchor See detail 16/S1.2

Footing Schedule									
Designation	Length	Width	Depth	Lengthwise Reinforcement			Crosswise Reinforcement		
				Qty.	Size	Length	Qty.	Size	Length
FT1A	Cont.	12"	20"	2	#4	Cont.	EQ.	-	1750 PLF
FT1B	Cont.	12"	14"	2	#4	Cont.	EQ.	-	1788 PLF
FT1C	Cont.	24"	18"	4	#4	Cont.	EQ.	-	3550 PLF
FT1D	Cont.	16"	12"	2	#4	Cont.	EQ.	-	2467 PLF
FT2	Cont.	12"	16"	2	#4	Cont.	EQ.	-	1800 PLF
FT3	24"	24"	12"	3	#4	18"	EQ.	3	7400 LBS
FT4	30"	30"	12"	4	#4	24"	EQ.	4	11563 LBS
FT5	36"	36"	12"	4	#4	30"	EQ.	4	16650 LBS
FT6	42"	42"	12"	5	#4	36"	EQ.	5	22663 LBS
Notes: 1. Fc = 2,500 psi. fy = 60,000 psi. No special inspection required. 2. Footings shall bear on undisturbed native soil or structural compacted fill (95% compaction), specified and tested by a registered geotechnical engineer. 3. All footings shall bear a minimum of 12" below grade or below the frost line of the locality, whichever is deeper. 4. Provide J-bars to match vertical foundation wall reinforcement with 24" minimum lap splice into foundation wall. 5. Center footing under foundation wall UNO.									

FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

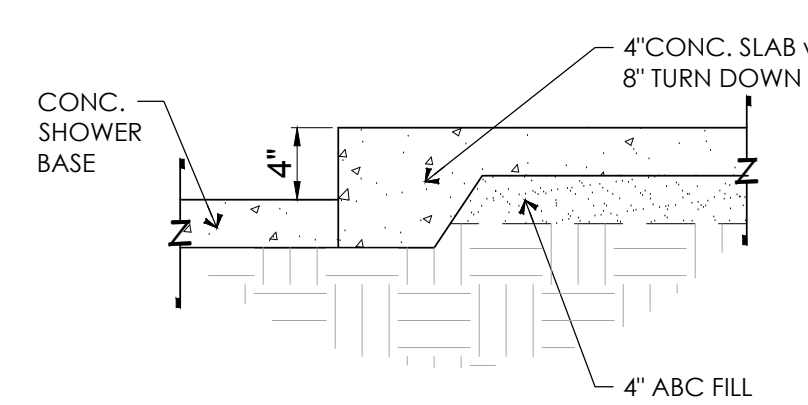
NOTE:
• REFER TO SHEET S2.3 for STRUCTURAL NOTES and SCHEDULES

Simpson WSWH Notes

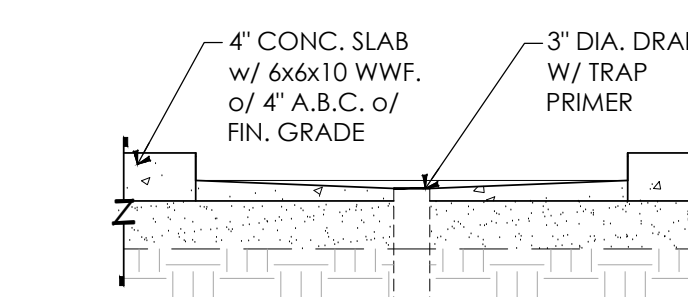
- Strong Wall High Strength Wood Shear Walls shall be installed as per Simpson Specifications.
- WSWH may be field trimmed to a minimum height of 74 1/2". (Trim top of wall only. Do not trim from sides or bottom)
- Drilling holes in WSWH is not allowed except as specifically allowed by the manufacturer (Refer to Simpson Specifications)
- Anchor bolt nuts should be finger tight plus 1/2 turn.
- Top connection installs with a combination of SDS25600 Heavy-Duty connector screws & SWS16150 Strong Wall Screws
- Take precaution when installing cast-in-place bolts at concrete foundation (No retrofit option is available)
- Contact Simpson representative Gary Pugmire (801-244-7430) with questions regarding the installation of Simpson Strong Walls.

FOUNDATION NOTES:

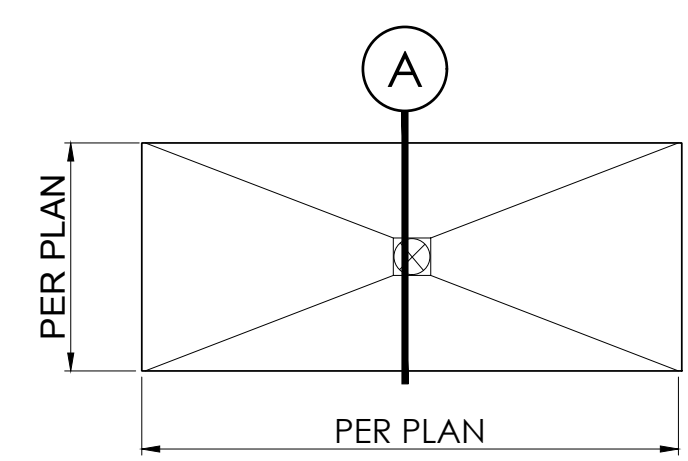
- PLANS ARE NOT COMPLETE WITHOUT THE STRUCTURAL CALCULATIONS.
- REFER TO THE STRUCTURAL CALCULATIONS FOR THE GENERAL STRUCTURAL NOTES.
- FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOILS OR STRUCTURAL COMPACTED FILL (95% COMPACTIONS), SPECIFIED AND TESTED BY A REGISTERED ENGINEER.
- Fc = 2,500 psi
- Fy = 60,000 psi
- PROVIDE 5/8" DIAMETER x 7" EMBEDMENT J-BOLTS at 32" O.C. MINIMUM WITH 3x3x1/4" PLATE WASHERS UNLESS NOTED OTHERWISE.
- CONCRETE CONTRACTOR TO COORDINATE PLACEMENT OF COPPER GROUND WIRE w/ ELECTRICAL CONTRACTOR at SPECIFIED LOCATION.
- PLANS ARE STRICTLY DIAGRAMMATIC; ENGINEERING AND DIMENSIONS ARE THE RESPONSIBILITY OF THE SUB-CONTRACTOR IN ACCORDANCE WITH THE CURRENT IBC, NEC, and LOCAL REQUIREMENTS.
- USE TYPE V - SULFATE RESISTANT CEMENT.
- VERIFY FOR LOCATION and SIZE OF CONCRETE PAD for A/C EQUIPMENT WHERE APPLICABLE.



DEPRESSED SHOWER DETAIL NOT TO SCALE



SECTION A



WASHER/DRYER DRAIN TRENCH NOT TO SCALE

This drawing has been drawn under the guidance of LEI Consulting Engineers and Surveyors, Inc. and has been reviewed for compliance with the structural calculations and for structural correctness only. The scope of LEI Consulting Engineers and Surveyors, Inc.'s work does not exceed that of the accompanying structural calculations.

NOTE:
Structural components designed according to the 2018 IBC, all other aspects of the plans shall conform w/ 2018 IRC and all current governing codes

CONTRACTOR:

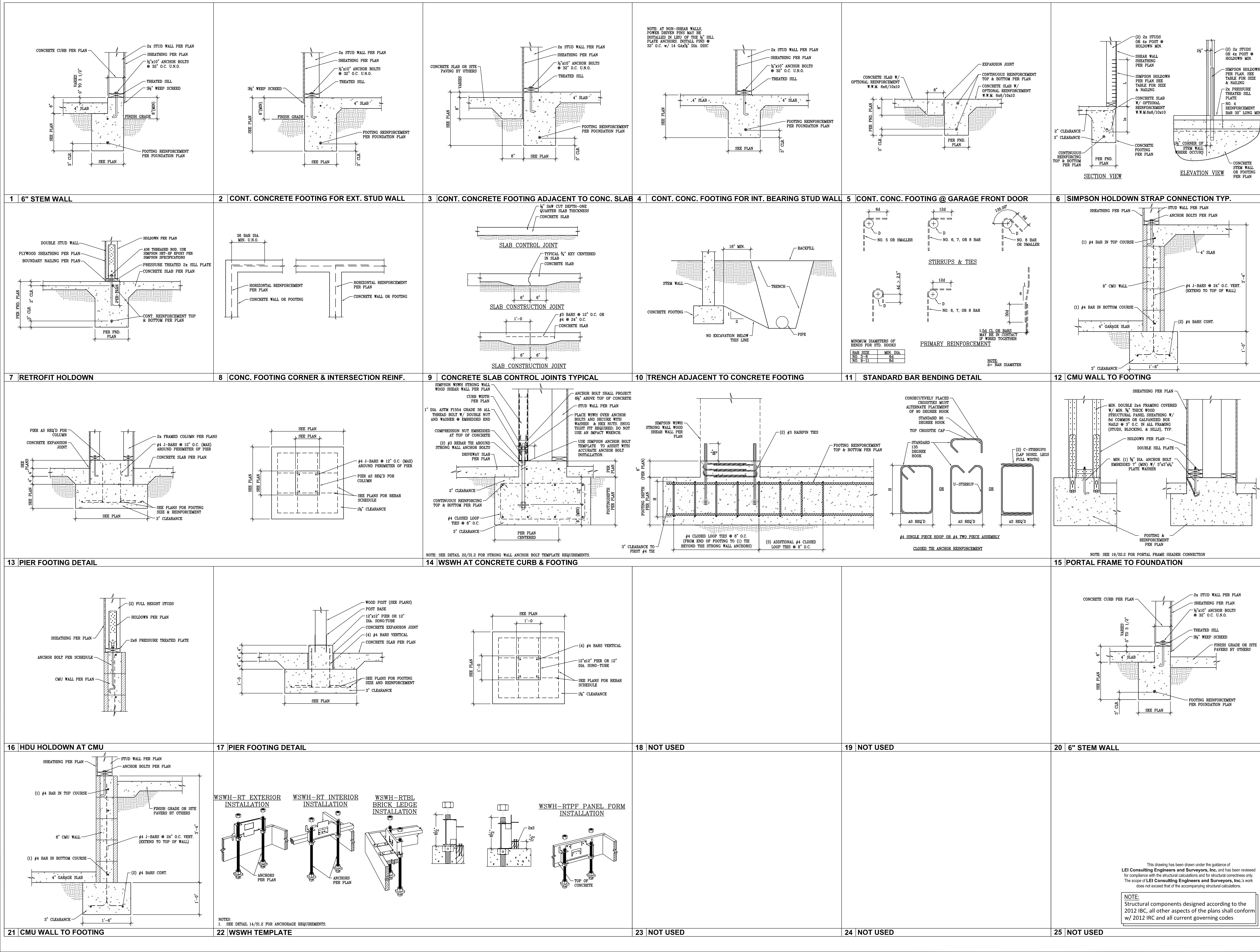
PROJECT:

The SVOBODA Residence
Wren Cove - Tract 2400A, Lot 20
2469 WREN COVE WAY

REVISIONS:	
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SCALE: 1/4" = 1'-0"
DRAWN: S.L.Z.
DATE: 15 SEPTEMBER 2023
SHEET

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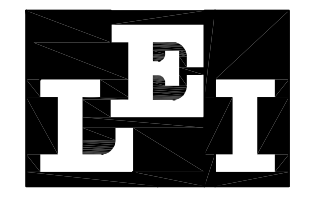
CONTRACTOR:

PROJECT:

The SVOBODA Residence
Wren Cove - Tract 2400A, Lot 20
2469 WREN COVE WAY

REVISIONS:	
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△	

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02 AUGUST 2023

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2.2

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NOTE:
• SEE SHEET A6.1 FOR DRAINAGE AND
ADDITIONAL ROOF INFORMATION.
• SEE SHEET S3.1 FOR SHEAR WALL LOCATIONS.

FRAMING LINE TYPE LEGEND

ROOF TRUSS

ROOF TRUSS - TAPERED

Framing Notes

- Plans are not complete without the structural calculations.
- Refer to sheet S2.4 for the general structural notes.
- Roof sheathing to be APA rated 7/16" OSB or CDX
plywood with 8d nails at 6" o.c. edge, 12" o.c. field.
Exterior stud walls to be 2x6 at 16" o.c. U.N.O.
- Use (8) 16d nails between top plate splice points on all
exterior and shear walls. Provide a 4'-0" minimum lap
Install all Simpson hardware per manufacturer's
specifications.
- Holddowns shall be installed on (2) full height king studs
(minimum).
- Roof rafters to be 11 7/8" TJI210 at 16" o.c. U.N.O.
- Provide 2x squash blocking at floor framing to match
dimensions of post above.
- All typical details shall apply in all similar situations.
- All lumber not permanently protected from the elements
shall be preservative treated or of a decay resistant
species. Contact LEI Engineers and Surveyors, Inc. if a
different species is to be used.
- Stud wall panels may be constructed off-site and
shipped to the site for assembly. The second top plate
shall be installed in the field. Nail abutting panel studs
together with 16d nails @ 4" o.c. staggered.

Post Schedule

Designation	Post Size
P1	(1) 2x
P2	(2) 2x
P3	(3) 2x
P4	(4) 2x
P5	(5) 2x
P6	4x4
P7	6x6
P8	HSS5x5x1/4 A500 Gr. B-46 Steel
P9	5 1/8" x 9" Glulam Post (Comb #4)

- Notes:
- Posts indicate number of trimmer studs when
specified at headers. All other post designations refer to
full height king studs U.N.O.
 - Install (1) trimmer stud and (1) king stud each side of
each opening U.N.O.
 - Install (2) trimmer studs each side of openings greater
than 6'-0" U.N.O.
 - Install (2) king studs each side of openings greater
than 8'-0" U.N.O.
 - 2x built-up posts shall be the same width of the wall
in which they are framed U.N.O.
 - Nail each ply of 2x built-up posts w/ 16d nails @ 6"
o.c. staggered U.N.O.
 - Posts that are not framed within a stud wall shall be
braced with BC or AC post cap and PB or ABA post
base U.N.O.

Simpson WSWH Notes

- Strong Wall High Strength Wood Shear Walls shall be
installed as per Simpson Specifications.
- WSWH may be field trimmed to a minimum height of 74
1/2". (Trim top of wall only - Do not trim from sides or
bottom)
- Drilling holes in WSWH is not allowed except as
specifically allowed by the manufacturer (Refer to
Simpson Specifications)
- Anchor bolt nuts should be finger tight plus 1/2 turn.
- Top connection installs with a combination of SDS25600
Heavy-Duty connector screws & SWS16150 Strong Wall
Screws
- Take precaution when installing cast-in-place bolts at
concrete foundation (No retrofit option is available)
- Contact Simpson representative Gary Pugmire (801-244-
7430) with questions regarding the installation of
Simpson Strong Walls.

Beam Schedule

Design.	Qty.	Size	Type
RB-01	1	4 x 6	DF-L#2
RB-02	1	6 x 8	DF-L#2
RB-03	1	4 x 10	DF-L#2
RB-04	1	6 x 10	DF-L#2
RB-05	1	5 1/8" x 15"	Glulam
RB-06	1	6 x 12	DF-L#2
RB-07	1	5 1/8" x 16 1/2"	Glulam
RB-08	1	6 x 12	DF-L#2
RB-09	1	5 1/8" x 12"	Glulam
RB-10	1	6 x 10	DF-L#2
RB-11	1	6 x 10	DF-L#2
RB-12	1	4 x 10	DF-L#2
RB-13	1	5 1/8" x 18"	Glulam
RB-14	1	4 x 12	DF-L#2
RB-15	1	5 1/8" x 12"	Glulam
RB-16	1	4 x 12	DF-L#2
RB-17	1	6 3/4" x 21"	Glulam
RB-18	1	5 1/8" x 12"	Glulam
RB-19	1	6 x 10	DF-L#2
RB-20	-	NOT USED	
RB-21	1	6 x 10	DF-L#2
RB-22	1	6 x 8	DF-L#2

Ledger Schedule

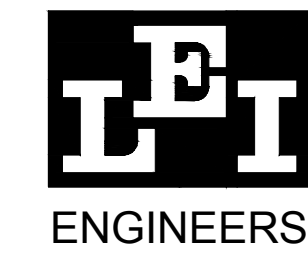
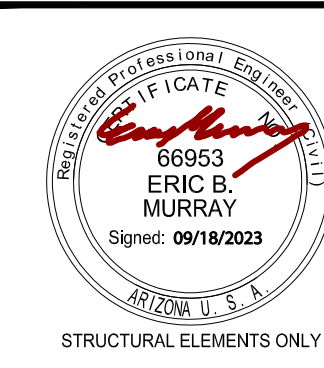
Design.	Size
L1	2x6 DF-L#2 w/ (3) SDMS22500DB wood screws @ 16" p.c. into studs

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reviewed for compliance with the structural calculations and for
structural correctness only. The scope of LEI Consulting Engineers
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accompanying structural calculations.

NOTE:
Structural components designed according to the
2018 IRC, all other aspects of the plans shall conform
w/ 2018 IRC and all current governing codes

ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"



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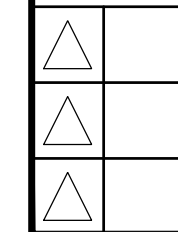
PROJECT:

The SVOBODA Residence
Wren Cove - Tract 2400A, Lot 20
2469 WREN COVE WAY

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◆ ROOF FRAMING PLAN

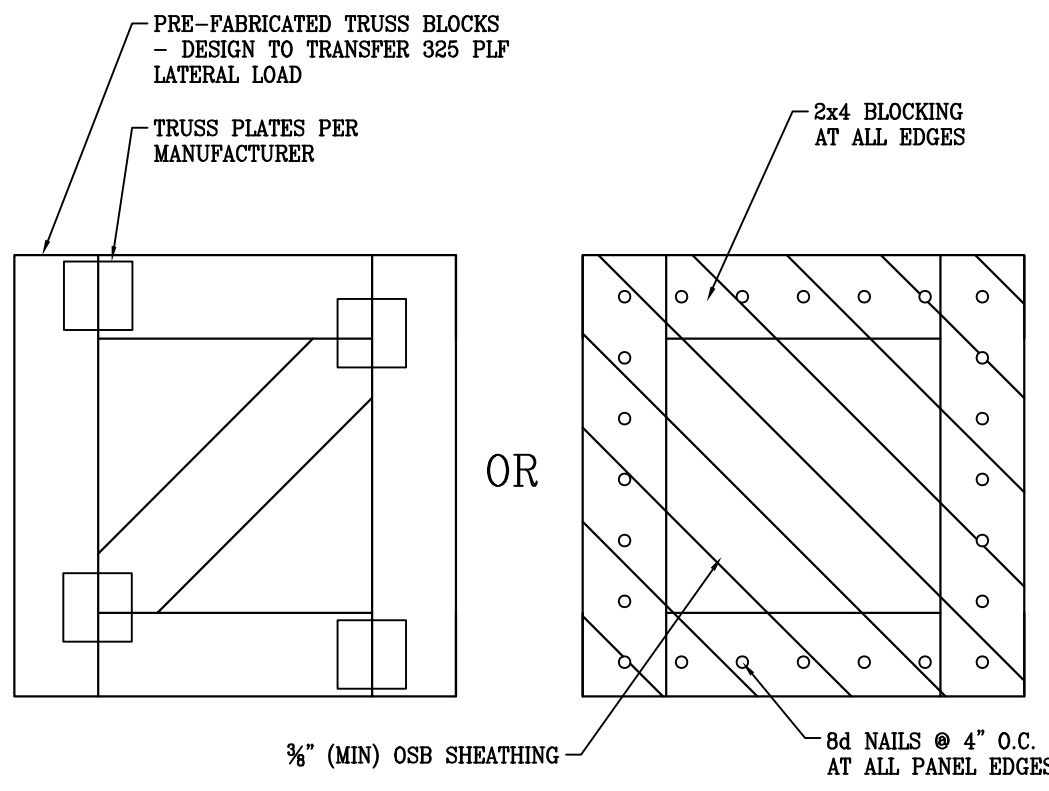
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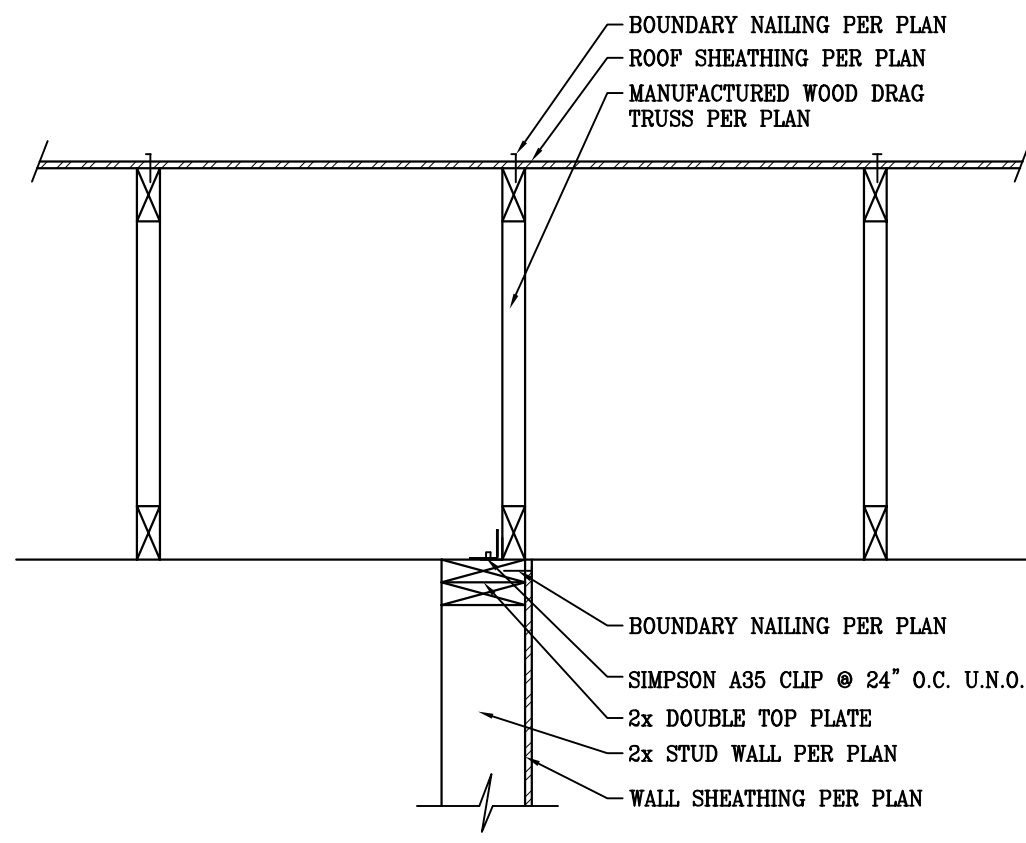
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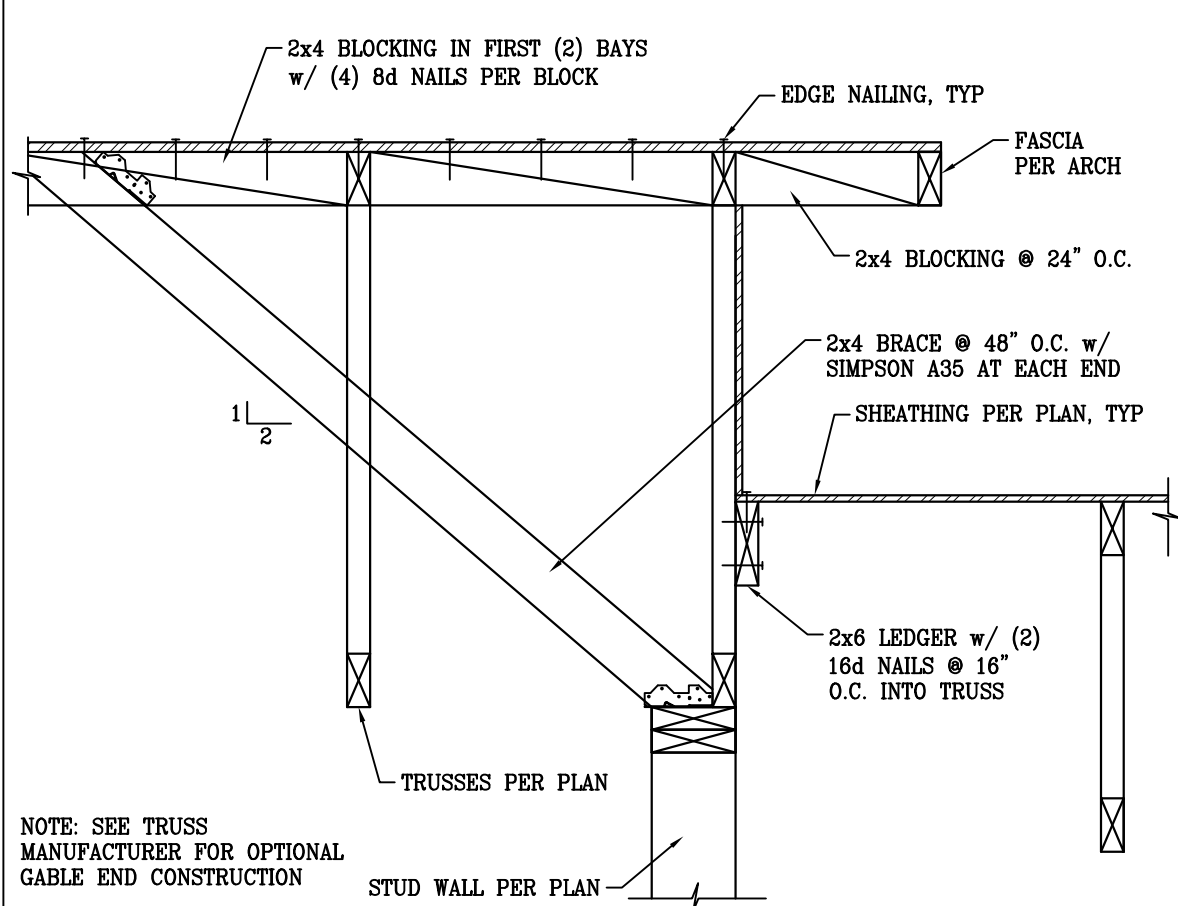
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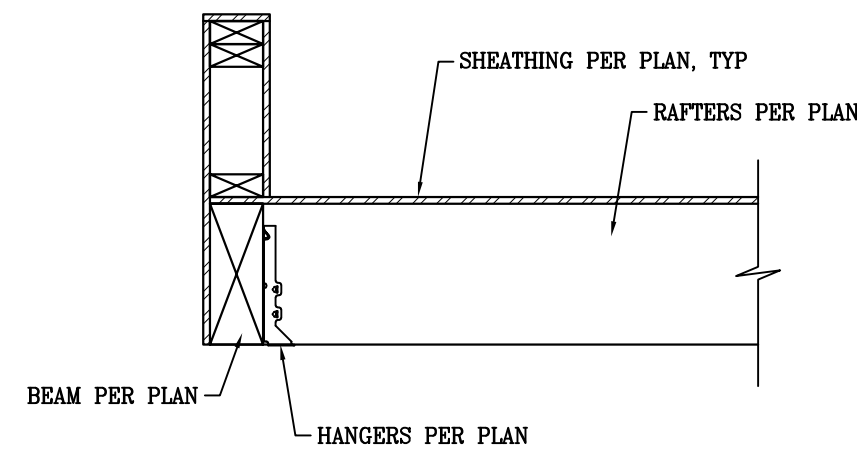
31 | TRUSS BLOCKING



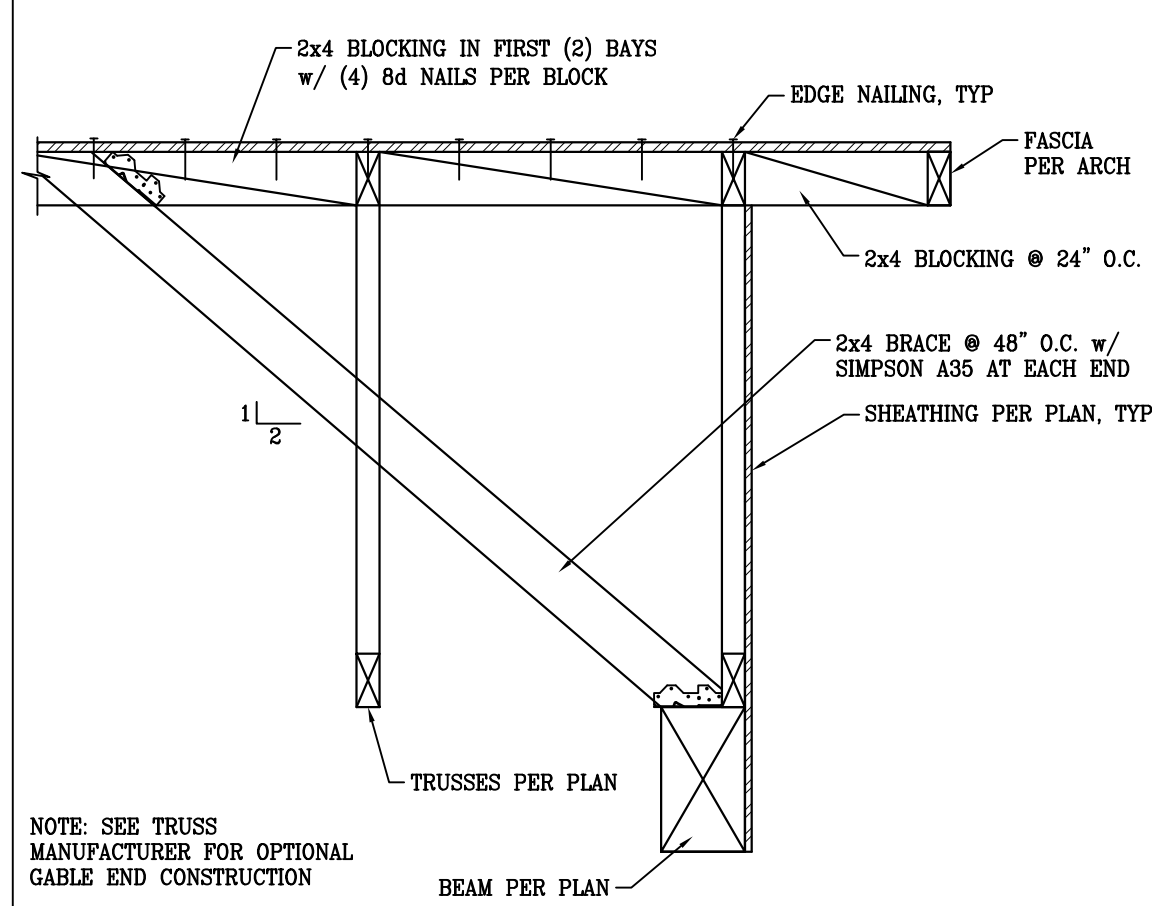
32 | SHEAR WALL PARALLEL TO ROOF TRUSS CONN.



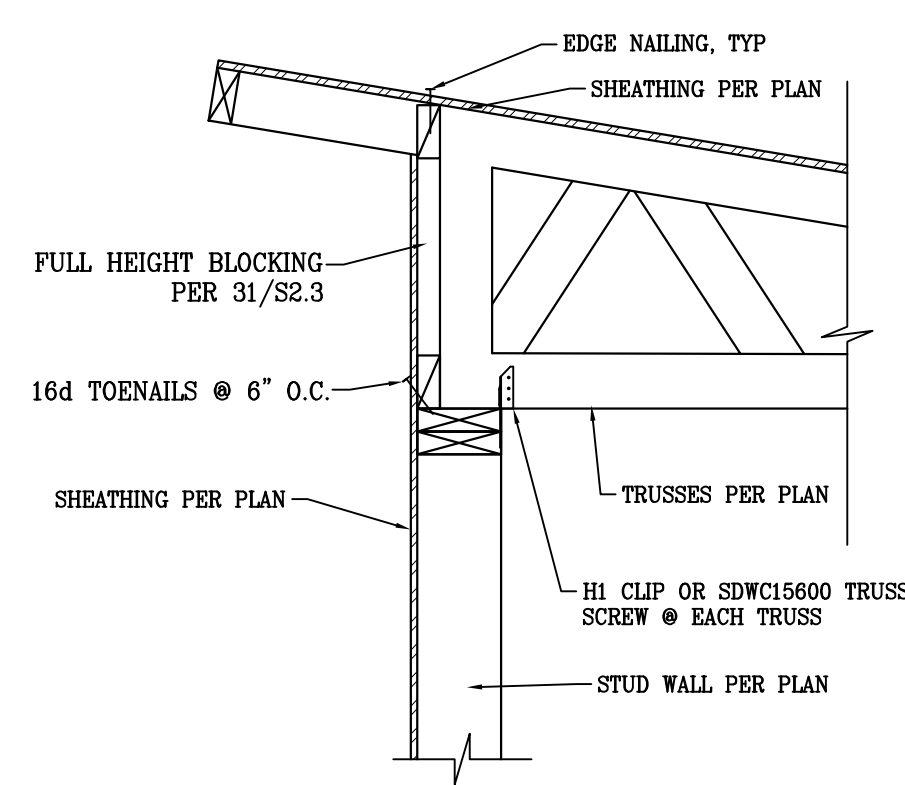
33 | TRUSSES PARALLEL TO STUD WALL



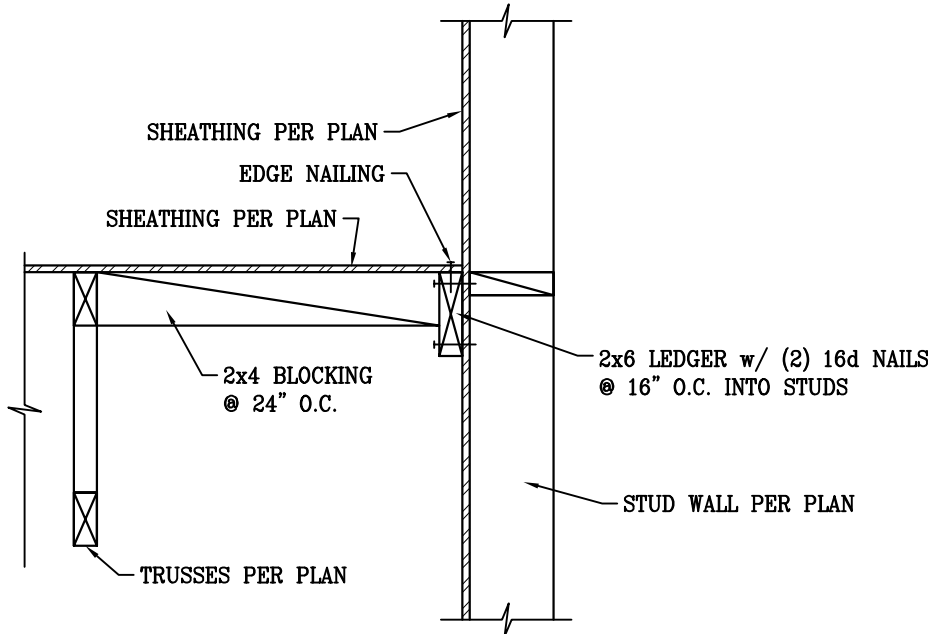
34 | RAFTERS TO BEAM



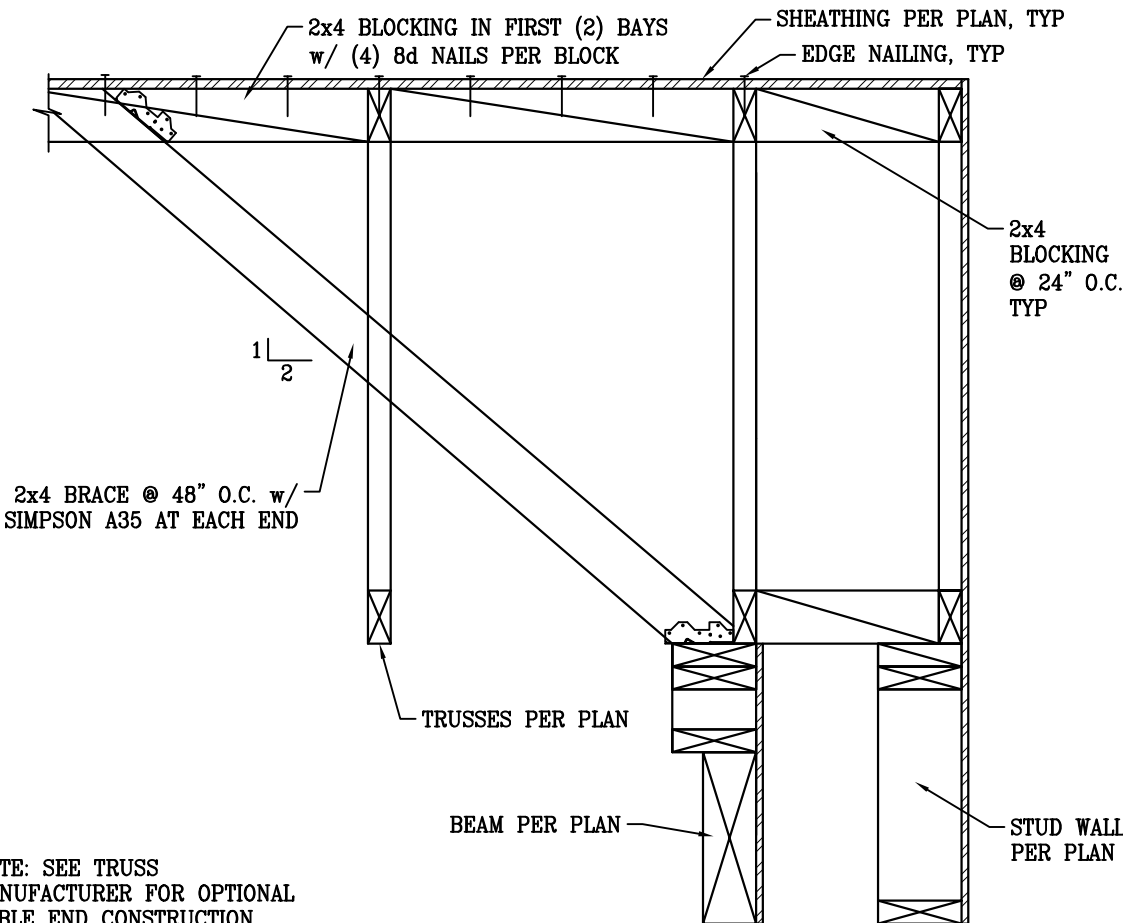
35 | TRUSSES PARALLEL TO BEAM



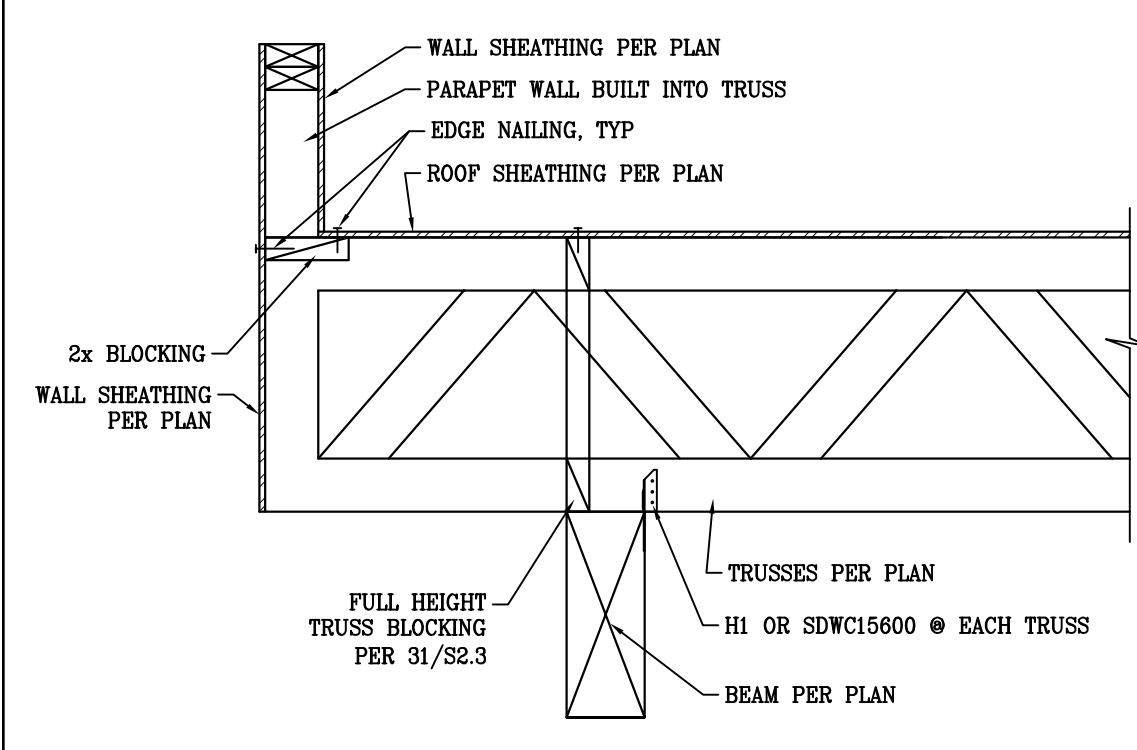
36 | TRUSSES PERPENDICULAR TO STUD WALL



37 | TRUSSES PARALLEL TO STUD WALL



38 | TRUSSES PARALLEL TO STUD WALL

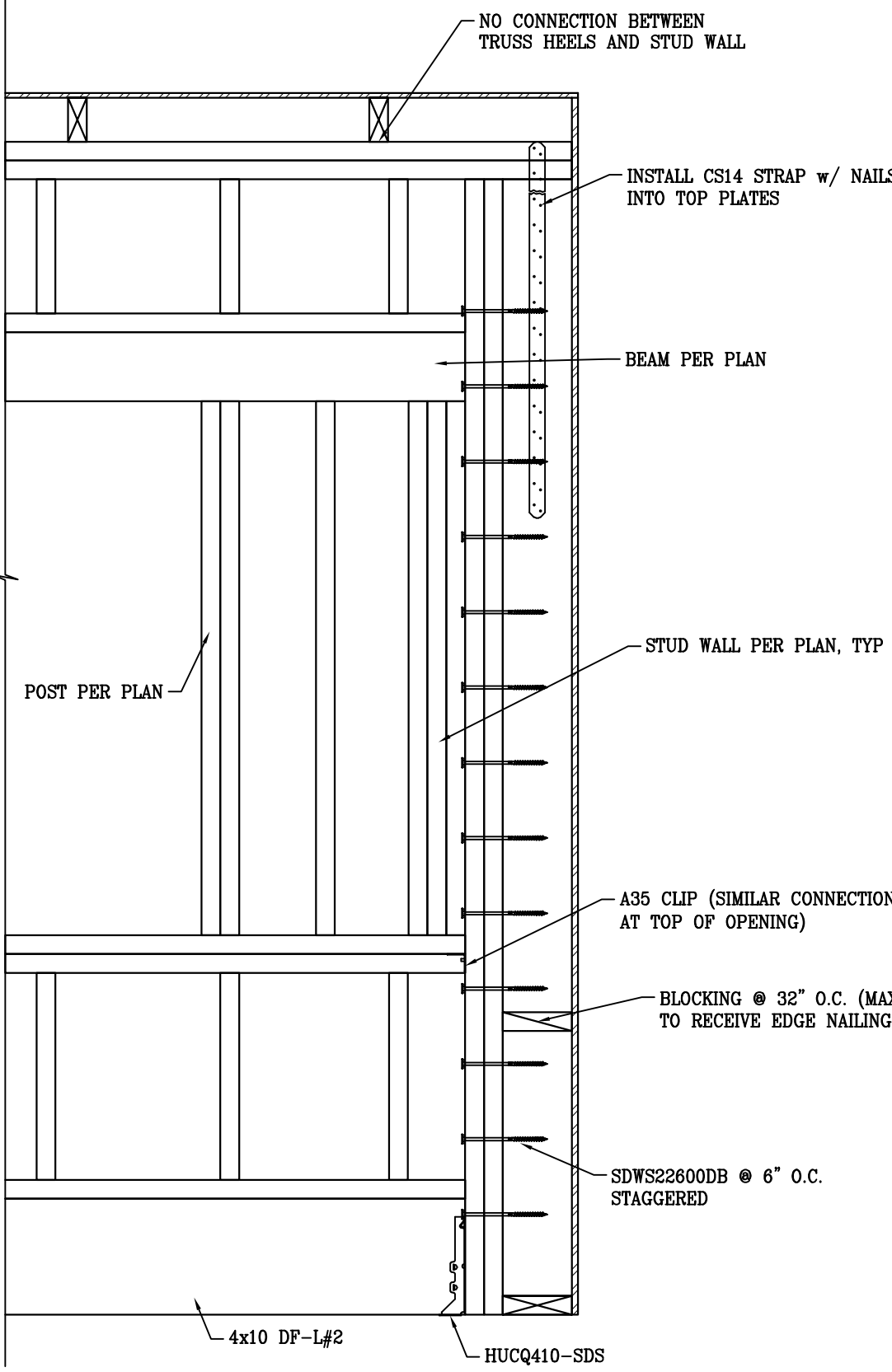


39 | ROOF TRUSSES PERPENDICULAR TO BEAM

40 | NOT USED

41 | NOT USED

42 | NOT USED



43 | BEAM AT POP-OUT

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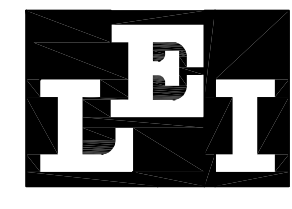
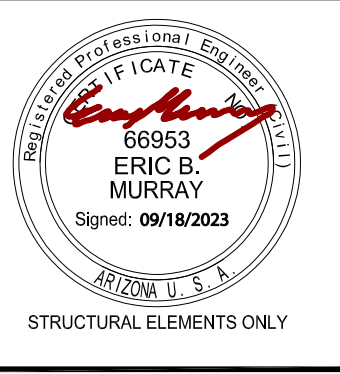
57 | NOT USED

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59 | NOT USED

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NOTE:
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w/ 2012 IRC and all current governing codes



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CONTRACTOR:

PROJECT:

The SVOBODA Residence
Wren Cove - Tract 2400A, Lot 20
2469 WREN COVE WAY

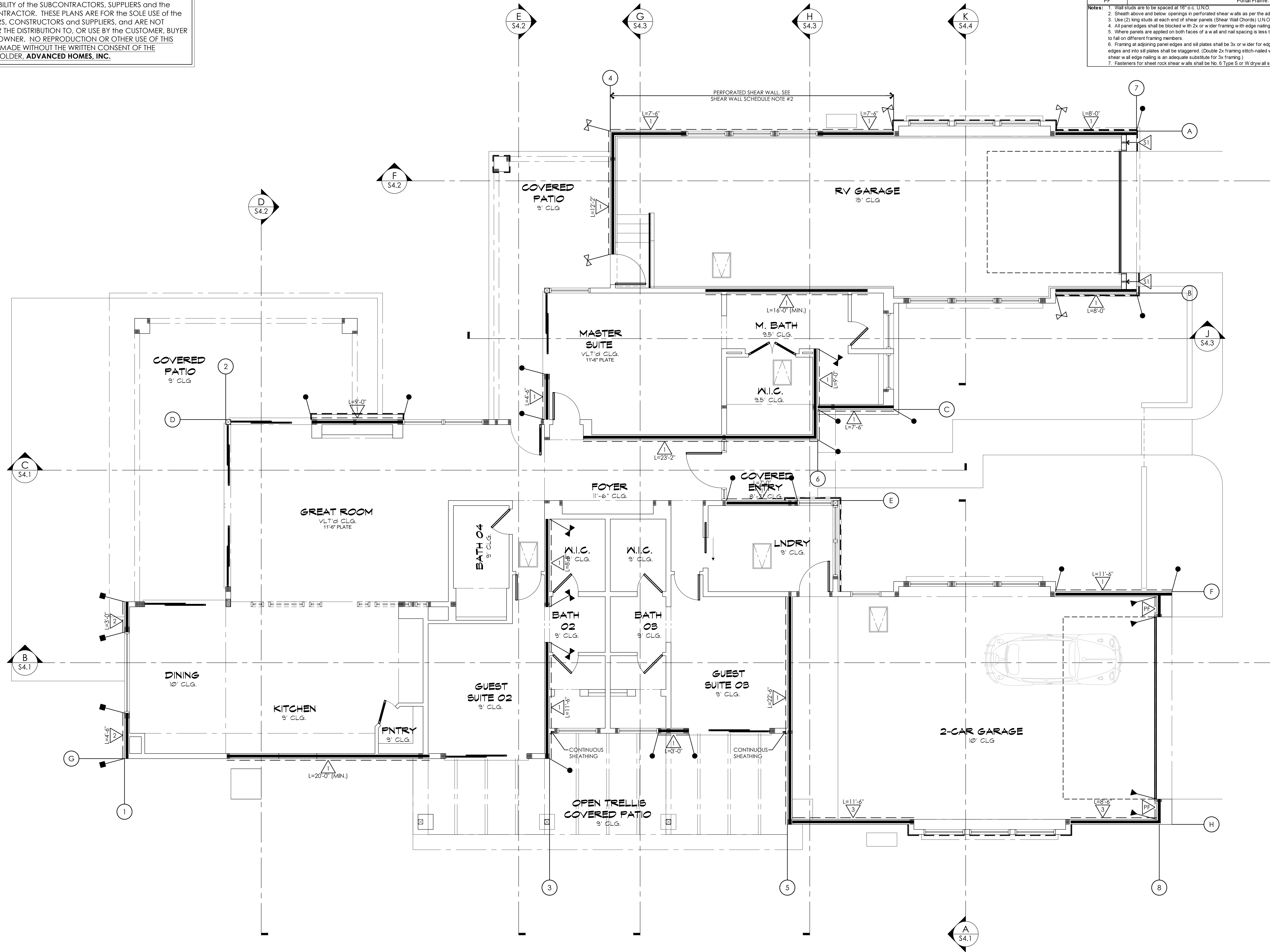
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Shear Wall Schedule ^{1,3}										
Designation	Material	Edge		Field		8d Nails		Capacity	1/2" Anchor Bolt Spacing	Note
		Field	Edge	Field	Edge	Wind	Seismic			
1	3/8" OSB or CDX plywood	3 1/2"	12"	6"	12"	339	241	32" o.c.		
2	3/8" OSB or CDX plywood	2"	12"	4"	12"	495	350	24" o.c.		
	1/2" Gypsum or better			6"	12"	90	90	32" o.c.		
S1	WSWH18x13 Simpson Strong Wall High Strength Wood Shear Wall. See details 14/S1.2, 22/S1.2, 21/S2.2 & 22/S2.2.									
PF	Portal Frame. See details 15/S1.2 & 19/S2.2.									
Notes: 1. Wall studs are to be spaced at 16" o.c. U.N.O. 2. Sheath above and below openings in perforated shear walls as per the adjacent shear wall designation on each side of the opening. 3. Use (2) king studs at each end of shear panels (Shear Wall Chords) U.N.O. 4. All panel edges shall be blocked with 2x or wider framing with edge nailing at all supports and panel edges U.N.O. 5. Where panels are applied on both faces of a wall and nail spacing is less than 6" o.c. on either side, panel joints shall be offset to full on different framing members. 6. Framing at adjoining panel edges and sill plates shall be 3x or wider for edge nailing 3" o.c. or less. Nails at adjoining panel edges and into sill plates shall be staggered. (Double 2x framing notch-nailed w/ staggered 16d nails w/ 16" spacing equal to the shear wall edge nailing is an adequate substitute for 3x framing.) 7. Fasteners for shear rock shear walls shall be No. 6 Type S or W drywall screws 1-1/4" long in lieu of 8d nails.										

Holdown Schedule	
Symbol	Holdown/Strap
●	LSTD8 Holdown See detail 6/S1.2
■	STHD10 Holdown See detail 6/S1.2
▲	STHD14 Holdown See detail 6/S1.2
⌵	HDU2-SDS2.5 Retrofit holdown w/ 5/8" dia. A36 threaded rod anchor embedded 6" into footing w/ Simpson SET-XP or AT-XP epoxy (Special inspection required) See detail 7/S1.2
⌵	HDU2-SDS2.5 Holdown w/ Simpson SSTB16 cast-in-place anchor See detail 16/S1.2

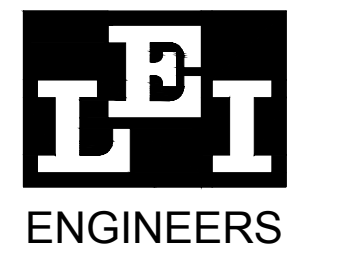
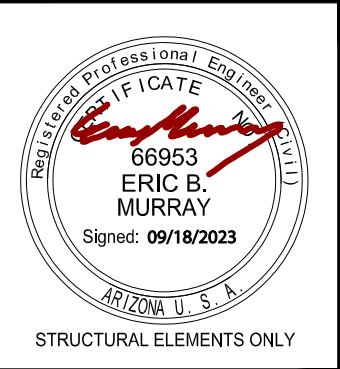
- Simpson WSWH Notes**
- Strong Wall High Strength Wood Shear Walls shall be installed as per Simpson Specifications.
 - WSWH may be field trimmed to a minimum height of 74 1/2". (Trim top of wall only - Do not trim from sides or bottom)
 - Drilling holes in WSWH is not allowed except as specifically allowed by the manufacturer (Refer to Simpson Specifications)
 - Anchor bolt nuts should be finger tight plus 1/2 turn.
 - Top connection installs with a combination of SDS25600 Heavy-Duty connector screws & SMS16150 Strong Wall Screws
 - Take precaution when installing cast-in-place bolts at concrete foundation (No retrofit option is available)
 - Contact Simpson representative Gary Fugnier (801-244-7430) with questions regarding the installation of Simpson Strong Walls.

- GENERAL SHEARWALL NOTES:**
- SHEATH SHEAR WALLS BEFORE BUILDING PERPENDICULAR WALL/ELEMENTS.
 - WHERE A SHEAR WALL IS SHOWN OVER A WINDOW OPENING, THE SHEAR WALL SHALL BE USED ALL AROUND THE WINDOW, INCLUDING THE SPACE ABOVE AND BELOW THE WINDOW. USE SIMPSON CS16 STRAPS DIRECTLY ABOVE AND BELOW THE WINDOW FOR THE ENTIRE LENGTH OF THE SHEAR WALL. PROVIDE SOLID BLOCKING UNDER STRAPS.
 - WHERE A SHEAR WALL IS SHOWN OVER A DOOR OPENING, THE SHEAR WALL SHALL BE USED ALL AROUND THE DOOR, INCLUDING THE SPACE ABOVE THE DOOR. USE SIMPSON CS16 STRAP DIRECTLY ABOVE THE DOOR FOR THE ENTIRE LENGTH OF THE SHEAR WALL. PROVIDE SOLID BLOCKING UNDER THE STRAP.

SHEAR WALL PLAN
SCALE: 1/4" = 1'-0"

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NOTE:
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CONTRACTOR:

PROJECT:

The WALLNER Residence
SALES LOT 181
TRACT 3701 BLOCK 04 LOT 18

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◆ SHEAR WALL PLAN

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SCALE: 1/4" = 1'-0"
DRAWN: S.L.Z./S.L.Z.
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2018 INT'L RESIDENTIAL CODE
REQUIREMENTS:

**R702.3.7 Water-resistant gypsum backing
board.**

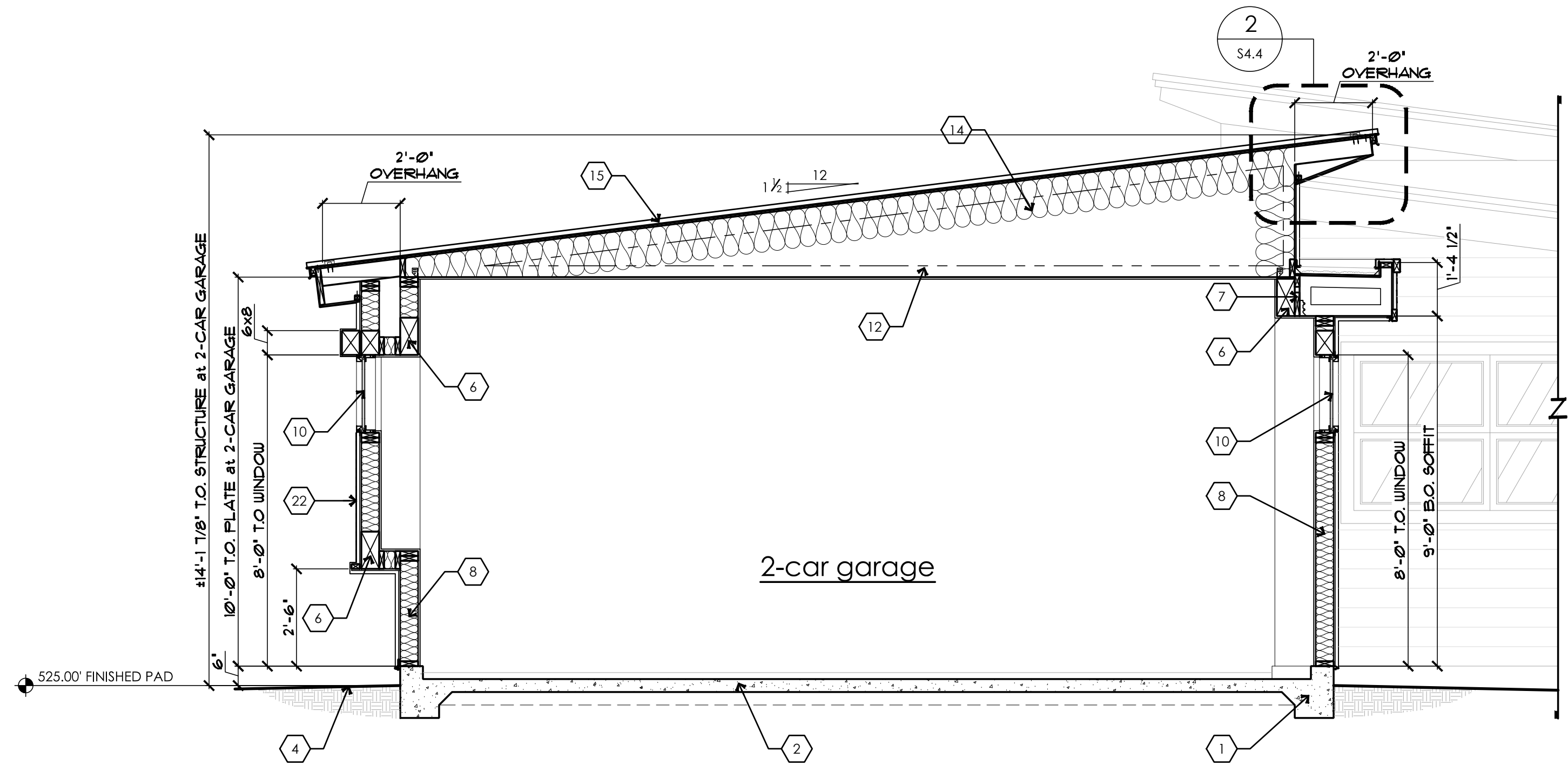
Gypsum board used as the base or backer for
adhesive application of ceramic tile or other
required nonabsorbent finish material shall
conform to ASTM C1178, C1278 or C1396. Use
of water-resistant gypsum backing board shall
be permitted on ceilings. Water-resistant
gypsum board shall not be installed over a
Class I or II vapor retarder in a shower or tub
compartment. Cut or exposed edges,
including those at wall intersections, shall be
sealed as recommended by the manufacturer.

R702.3.7.1 Limitations.

Water-resistant gypsum backing board
shall not be used where there will be
direct exposure to water, or in areas
subject to continuous high humidity.

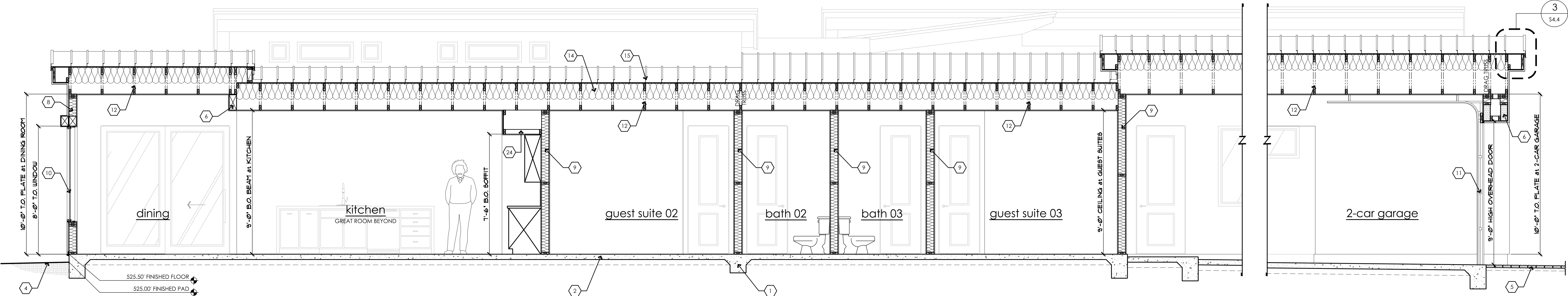
R702.4.2 Backer boards.

Materials used as backers for wall tile in
tub and shower areas and wall panels in
shower areas shall be of materials listed in
Table R702.4.2, and installed in
accordance with the manufacturer's
recommendations.

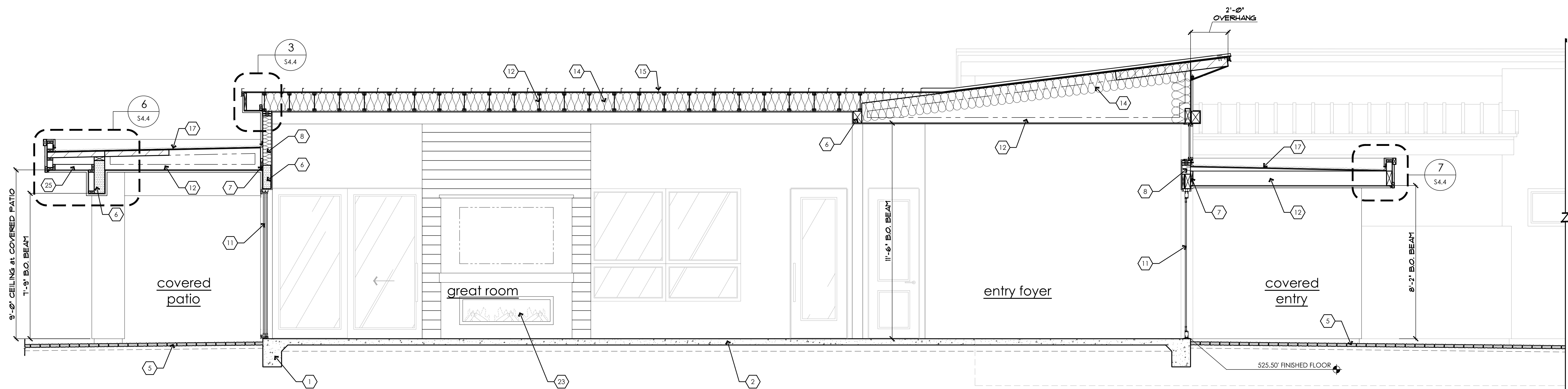


A BUILDING SECTION
SCALE: 3/8" = 1'-0"

KEYNOTE LEGEND	
NOTE: NOT ALL KEYNOTES USED ON THIS SHEET	
FOUNDATION:	
1. CONCRETE FOOTING per STRUCT'L DRAWINGS	16. DRAINAGE CRICKET per PLAN w/ FLASHING as REQUIRED, TYPICAL WHERE SHOWN
2. CONCRETE SLAB OVER APPROVED COMPACTED SOIL per STRUCTURAL DRAWINGS	17. DURO-LAST (or APPROVED EQUAL) ROOFING o/ 2-LAYERS of 30 LB FELT o/ SHEATHING o/ ROOF FRAMING MEMBERS - SEE ROOF FRAMING PLANS and STRUCTURAL CALC'S
3. MASONRY RETAINING WALL per STRUCT'L DRAWINGS	18. WOOD FRAMED STAIRCASE per IRC SECTIONS R311.7.5.1 RISERS and R311.7.5.2 TREADS as NOTED on SHEET A2.1.
4. FINISH GRADE - SLOPE AWAY FROM STRUCTURE	19. 1 1/2" DIAMETER PRE-FABRICATED HANDRAIL per IRC SECTION R311.7.8.3; MOUNT 36-38" ABOVE TREAD per IRC SECTION R311.7.8. HANDRAIL SHALL RETURN TO WALL or NEWEL POST.
5. CONCRETE PAVERS per OWNER SELECTION - SLOPE AWAY FROM STRUCTURE	20. 36" HIGH (MINIMUM) WOOD FRAMED PONY WALL.
WALL CONSTRUCTION:	
6. BEAM / HEADER per STRUCTURAL CALC'S	FINISH CONSTRUCTION:
7. LEDGER STRIP per STRUCTURAL CALC'S	
8. R19 MINIMUM EXTERIOR WALL INSULATION	21. 1" DEEP x 1" WIDE STUCCO REVEAL at EDGE of SOFFIT - COLOR to MATCH STUCCO
9. R11 MINIMUM SOUND BATTS at ALL INTERIOR WALLS, TYPICAL	22. EXTERIOR TILE VENEER (per OWNER SELECTION) o/ STUCCO - INSTALL per MANUF. SPECS (ICC-ER #5157)
FLOOR / ROOF CONSTRUCTION:	
10. DUAL GLAZE WINDOW per WINDOW SCHEDULE	23. 1" CLEARANCE FIREPLACE APPLIANCE (VERIFY w/ OWNER) - SEE INT. ELEVATIONS for HEIGHT. INSTALL per MANUF. SPECS. PROVIDE INSTALLATION INSTRUCTIONS to INSPECTOR. EXTERIOR FIREPLACES SHALL BE RATED for OUTDOOR USE.
11. DOOR per DOOR SCHEDULE	24. WOOD FRAMED and 3/8" TYPE 'X' DRYWALL WRAPPED INTERIOR SOFFIT - SEE INTERIOR ELEVATIONS
12. PREFABRICATED ROOF TRUSSES - INSTALL per STRUCTURAL CALC'S, SPACING per PLANS	25. WOOD FRAMED and STUCCO WRAPPED EXTERIOR SOFFIT - SEE EXTERIOR ELEVATIONS
13. NOT USED	
14. R38 MINIMUM ROOF INSULATION	
15. STANDING SEAM METAL ROOF - INSTALL per MANUF. SPECS (ICC-ER #1215) o/ 2-LAYERS of 30 LB FELT o/ SHEATHING o/ ROOF FRAMING MEMBERS - SEE ROOF FRAMING PLANS and STRUCTURAL CALC'S	



B BUILDING SECTION
SCALE: 3/8" = 1'-0"



C BUILDING SECTION
SCALE: 3/8" = 1'-0"

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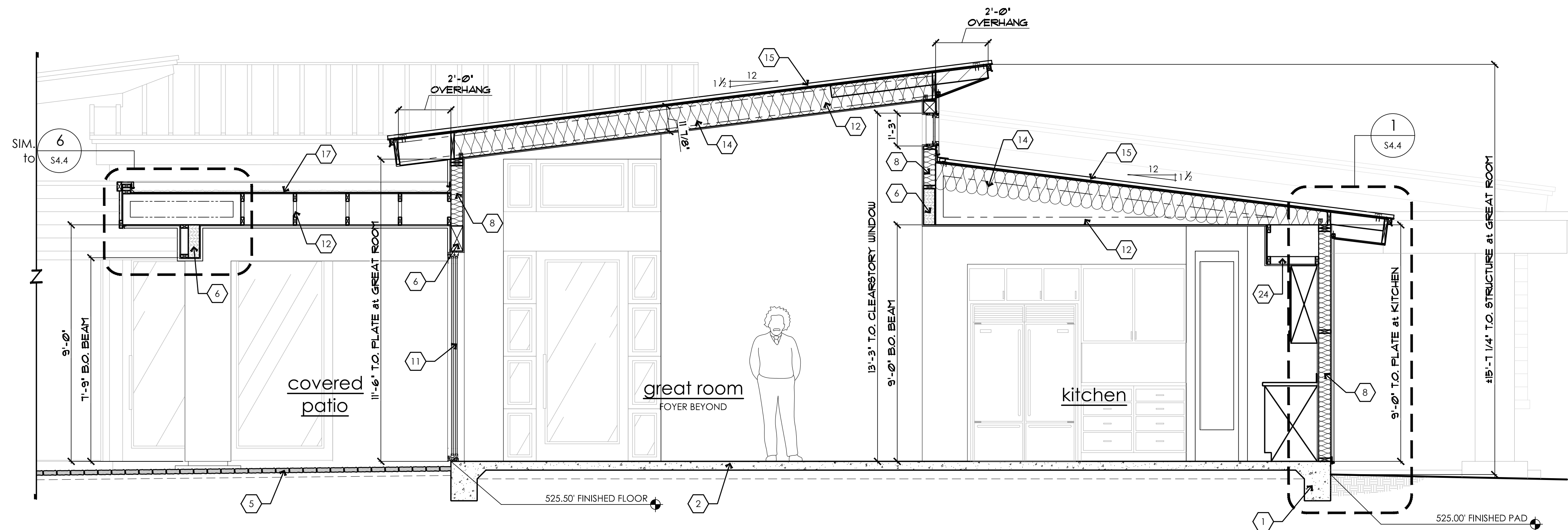
PROJECT:

The SVOBODA Residence
Wren Cove - Tract 2400A, Lot 20
2469 WREN COVE WAY

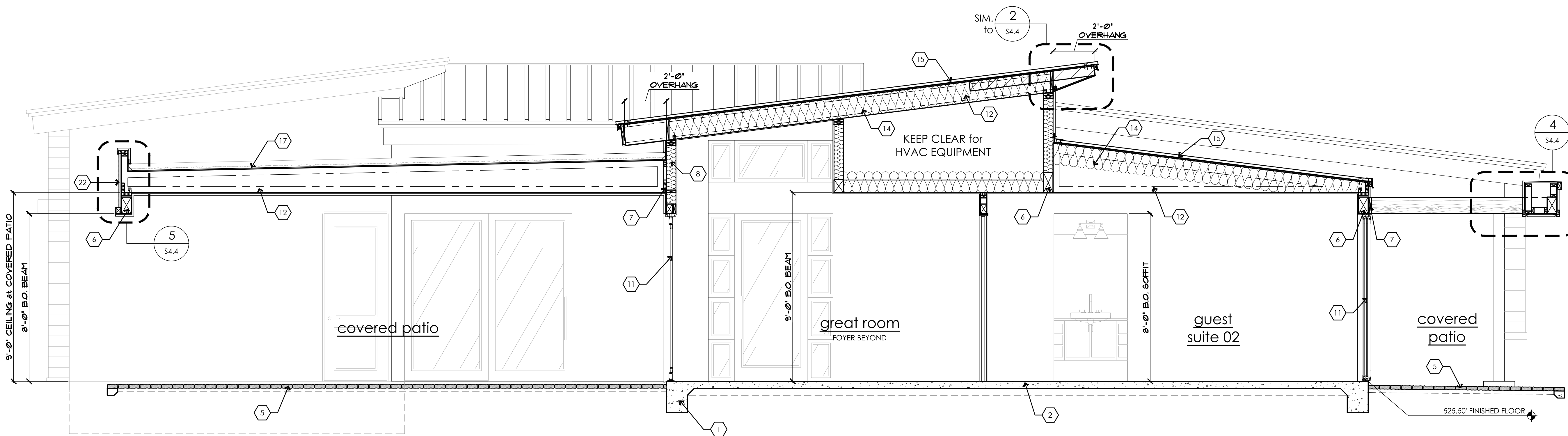
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REVISIONS:	

SCALE: 3/8" = 1'-0"	JOB #: 2022-04
DRAWN: S.L.E.	CHECKED: LEI ENG'R
DATE: 15 SEPTEMBER 2023	SHEET
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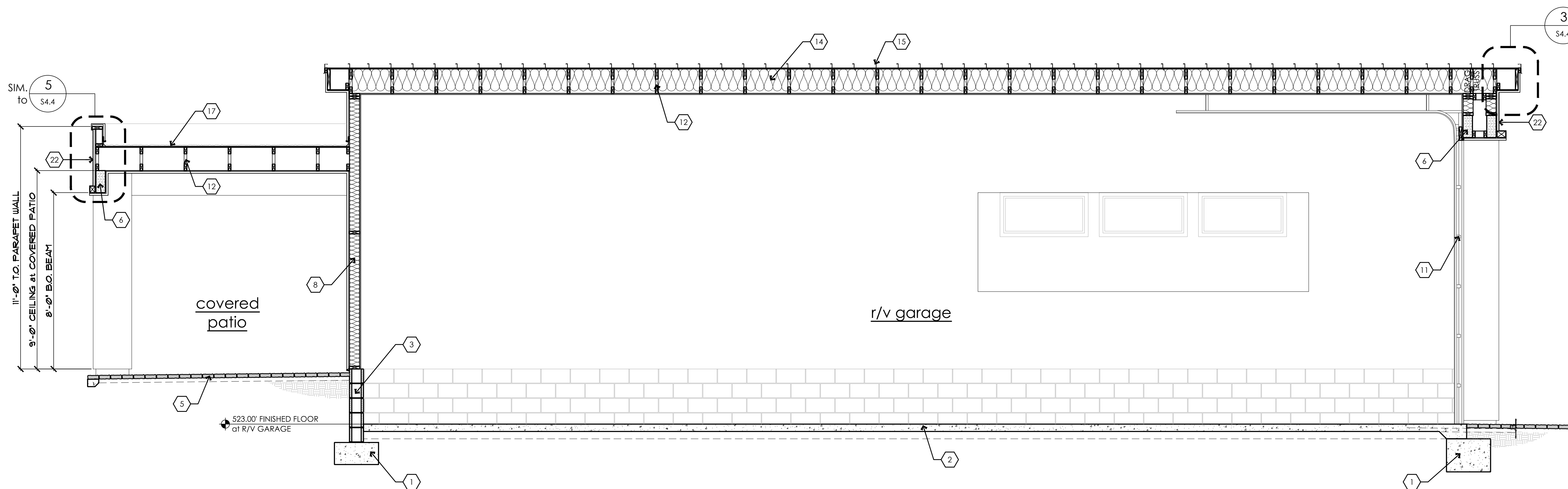
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D BUILDING SECTION
SCALE: 3/8" = 1'-0"



E BUILDING SECTION
SCALE: 3/8" = 1'-0"



F BUILDING SECTION
SCALE: 3/8" = 1'-0"

KEYNOTE LEGEND	
NOTE: NOT ALL KEYNOTES USED ON THIS SHEET	
FOUNDATION:	
1.	CONCRETE FOOTING per STRUCT. DRAWINGS
2.	CONCRETE SLAB OVER APPROVED COMPACTED SOIL per STRUCTURAL DRAWINGS
3.	MASONRY RETAINING WALL per STRUCT. DRAWINGS
4.	FINISH GRADE - SLOPE AWAY FROM STRUCTURE
5.	CONCRETE PAVERS per OWNER SELECTION - SLOPE AWAY FROM STRUCTURE
WALL CONSTRUCTION:	
6.	BEAM / HEADER per STRUCTURAL CALC. S
7.	LEDGER STRIP per STRUCTURAL CALC. S
8.	R19 MINIMUM EXTERIOR WALL INSULATION
9.	R11 MINIMUM SOUND BATTs of ALL INTERIOR WALLS. TYPICAL
10.	DUAL GLAZE WINDOW per WINDOW SCHEDULE
11.	DOOR per DOOR SCHEDULE
FLOOR / ROOF CONSTRUCTION:	
12.	PREFABRICATED ROOF TRUSSES - INSTALL per STRUCTURAL CALC. S, SPACING per PLANS
13.	NOT USED.
14.	R38 MINIMUM ROOF INSULATION
15.	STANDING SEAM METAL ROOF - INSTALL per MANUF. SPECS (ICC-ER #1215) o/ 2-LAYERS at 30 LB FELT o/ SHEATHING o/ ROOF FRAMING MEMBERS - SEE ROOF FRAMING PLANS and STRUCTURAL CALC. S
16.	DRAINAGE CRICKET per PLAN w/ FLASHING as REQUIRED, TYPICAL WHERE SHOWN
17.	DURO-LAST (or APPROVED EQUAL) ROOFING o/ 2-LAYERS of 30 LB FELT o/ SHEATHING o/ ROOF FRAMING MEMBERS - SEE ROOF FRAMING PLANS and STRUCTURAL CALC. S
18.	WOOD FRAMED STAIRCASE per IRC SECTIONS R311.7.5.1 RISERS and R311.7.5.2 TREADS as NOTED on SHEET A2.1.
19.	1 1/2" DIAMETER PRE-FABRICATED HANDRAIL per IRC SECTION R311.7.8.3; MOUNT 36-38" ABOVE TREAD per IRC SECTION R311.7.8. HANDRAIL SHALL RETURN to WALL or NEWEL POST.
20.	36" HIGH (MINIMUM) WOOD FRAMED PONY WALL.
FINISH CONSTRUCTION:	
21.	1" DEEP x 1" WIDE STUCCO REVEAL at EDGE of SOFFIT - COLOR to MATCH STUCCO
22.	EXTERIOR TILE VENEER (per OWNER SELECTION) o/ STUCCO - INSTALL per MANUF. SPECS (ICC-ER #5157)
23.	10' CLEARANCE FIREPLACE APPLIANCE (VERIFY w/ OWNER) - SEE INT. ELEVATIONS for HEIGHT. INSTALL per MANUF. SPECS. PROVIDE INSTALLATION INSTRUCTIONS to INSPECTOR. EXTERIOR FIREPLACES SHALL BE RATED for OUTDOOR USE.
24.	WOOD FRAMED and 3/4" TYPE 'X' DRYWALL WRAPPED INTERIOR SOFFIT - SEE INTERIOR ELEVATIONS
25.	WOOD FRAMED and STUCCO WRAPPED EXTERIOR SOFFIT - SEE EXTERIOR ELEVATIONS

2018 INT'L RESIDENTIAL CODE REQUIREMENTS:
R702.3.7 Water-resistant gypsum backing board.
Gypsum board used as the base or backer for adhesive application of ceramic tile or other required nonabsorbent finish material shall conform to ASTM C1178, C1278 or C1396. Use of water-resistant gypsum backing board shall be permitted on ceilings. Water-resistant gypsum board shall not be installed over a Class I or II vapor retarder in a shower or tub compartment. Cut or exposed edges, including those at wall intersections, shall be sealed as recommended by the manufacturer.

R702.3.7.1 Limitations.
Water-resistant gypsum backing board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity.

R702.4.2 Backer boards.
Materials used as backers for wall tile in tub and shower areas and wall panels in shower areas shall be of materials listed in Table R702.4.2, and installed in accordance with the manufacturer's recommendations.

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STATE OF UTAH
Professional Engineer
ERIC B. MURRAY
No. 38853
Signed: 09/16/2023
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STRUCTURAL ELEMENTS ONLY

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SURVEYORS
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CONTRACTOR:

PROJECT:

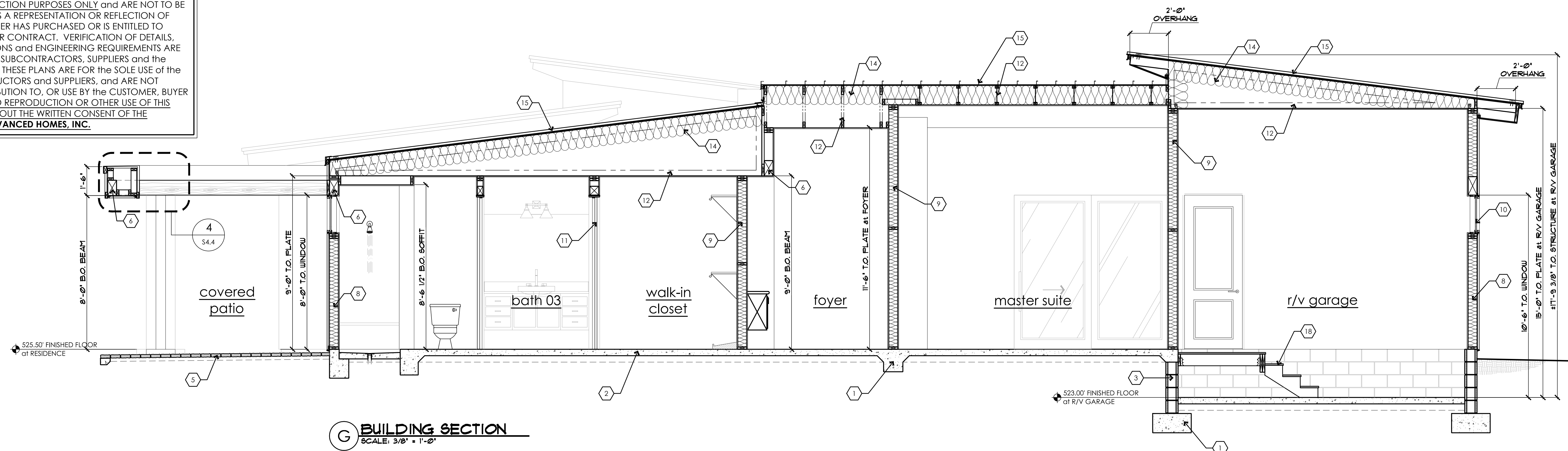
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Wren Cove - Tract 2400A, Lot 20
2469 WREN COVE WAY

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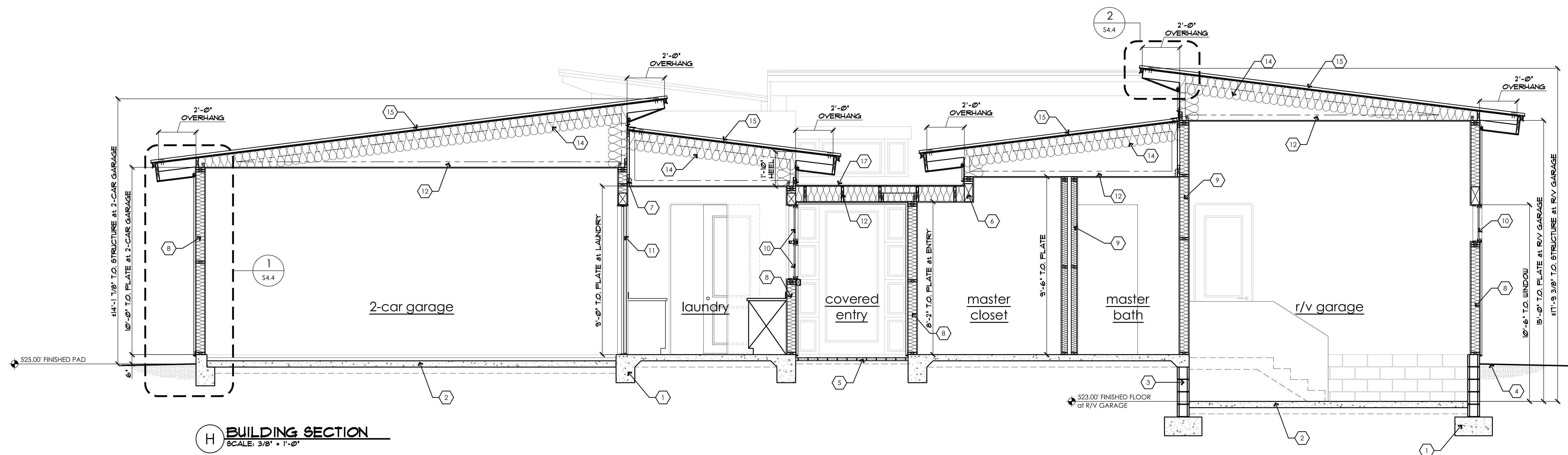
SCALE: 3/8" = 1'-0" DRAWN: S.L.E.	JOB #: 2022-04 CHECKED: LEI ENG'R
DATE: 15 SEPTEMBER 2023	SHEET
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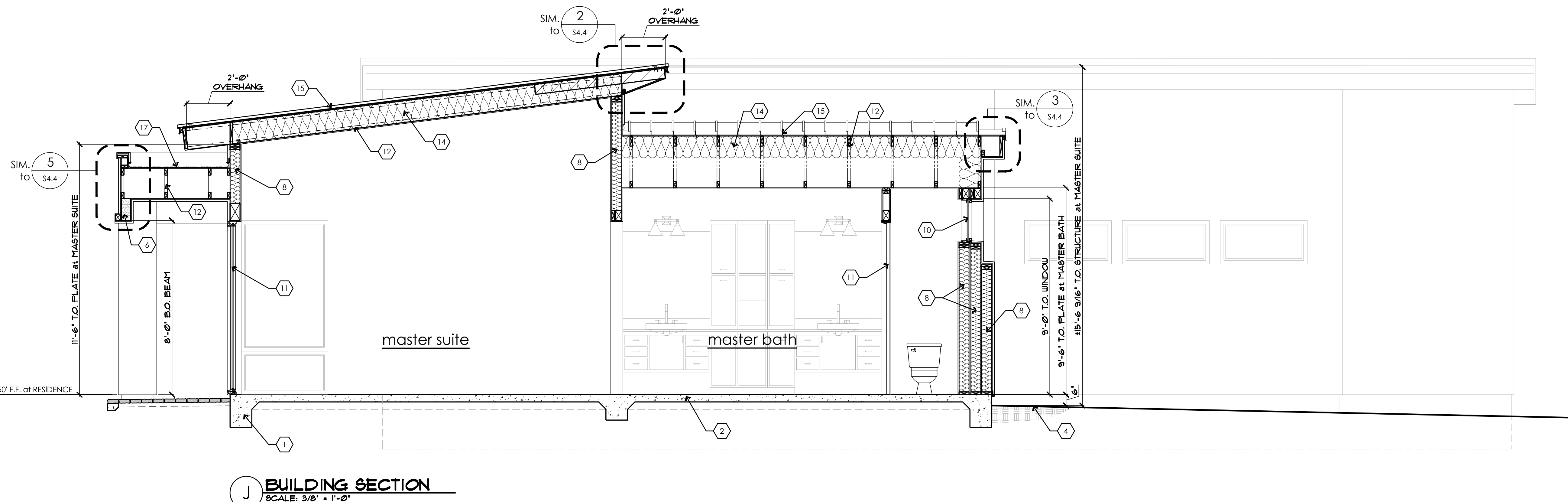
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BUILDING SECTION
SCALE: 3/8" = 1'-0"



BUILDING SECTION
SCALE: 3/8" = 1'-0"



BUILDING SECTION
SCALE: 3/8" = 1'-0"

KEYNOTE LEGEND

NOTE: NOT ALL KEYNOTES USED ON THIS SHEET

FOUNDATION:

1. CONCRETE FOOTING per STRUCTL DRAWINGS
2. CONCRETE SLAB OVER APPROVED COMPACTED SOIL
per STRUCTURAL DRAWINGS
3. MASONRY RETAINING WALL per STRUCTL DRAWINGS
4. FINISH GRADE - SLOPE AWAY FROM STRUCTURE
5. CONCRETE PAVERS per OWNER SELECTION - SLOPE
AWAY FROM STRUCTURE

WALL CONSTRUCTION:

- | | |
|-----|---|
| 6. | BEAM / HEADER per STRUCTURAL CALCS |
| 7. | LEDGER STRIP per STRUCTURAL CALCS |
| 8. | R19 <u>MINIMUM</u> EXTERIOR WALL INSULATION |
| 9. | R11 <u>MINIMUM</u> SOUND BATTS at ALL INTERIOR WALLS
TYPICAL |
| 10. | DUAL GLAZE WINDOW per WINDOW SCHEDULE |
| 11. | DOOR per DOOR SCHEDULE |

FLOOR / ROOF CONSTRUCTION:

- | | |
|-----|---|
| 12. | PREFABRICATED ROOF TRUSSES - INSTALL per STRUCTURAL CALCS, SPACING per PLANS |
| 13. | NOT USED. |
| 14. | R38 <u>MINIMUM</u> ROOF INSULATION |
| 15. | STANDING SEAM METAL ROOF - INSTALL per MANUF. SPECS (ICC-ER #1215) of 2LAYERS of 30 LB FLT of SHEATHING o/ ROOF FRAMING MEMBERS - SEE ROOF FRAMING PLANS and STRUCTURAL CALCS |
| 16. | DRAINAGE CRICKET per PLAN w/ FLASHING as REQUIRED, TYPED WHERE SHOWN |
| 17. | DURO-LAST (or APPROVED EQUAL) ROOFING o/ 2-LAYERS of 30 LB FLT of SHEATHING o/ ROOF FRAMING MEMBERS - SEE ROOF FRAMING PLANS and STRUCTURAL CALCS |
| 18. | WOOD FRAMED STAIRCASE per IRC SECTIONS R311.7.5.1 RISERS and R311.7.5.2 TREADS as NOTED on SHEET A2.1. |
| 19. | 1/2" DIAMETER PERMISSIBLE HANDRAIL per IRC SECTION R311.7.8.3; MOUNT 36-38" ABOVE TREAD per IRC SECTION R311.7.8. HANDRAIL SHALL RETURN to WALL or NEVEL POST. |
| 20. | 36" HIGH (MINIMUM) WOOD FRAMED PONY WALL. |

FINISH CONSTRUCTION:

21. 1" DEEP x 1" WIDE STUCCO REVEAL at EDGE of SOFFIT -
EXTERIOR TO MATCH STUCCO
22. COLOR TILE VENEER (per OWNER SELECTION) o/
STUCCO - INSTALL per MANUF. SPECS [ICC-ER #5157]
23. 0" CLEARANCE FIREPLACE APPLIANCE [VERIFY w/
OWNER] - SEE INT. ELEVATIONS for HEIGHT. INSTALL per
MANUF. SPECS. PROVIDE INSTALLATION INSTRUCTIONS
to INSPECTOR. EXTERIOR FIREPLACES SHALL BE RATED
for OUTDOOR USE.
24. WOOD FRAMED and ½" TYPE 'X' DRYWALL WRAPPED
INTERIOR SOFFIT - SEE INTERIOR ELEVATIONS
25. WOOD FRAMED and STUCCO WRAPPED EXTERIOR
SOFFIT - SEE EXTERIOR ELEVATIONS

2018 INT'L RESIDENTIAL CODE REQUIREMENTS:

R702.3.7 Water-resistant gypsum backing board.

Gypsum board used as the base or backer for adhesive application of ceramic tile or other required nonabsorbent finish material shall conform to ASTM C1178, C1278 or C1396. Use of water-resistant gypsum backing board shall be permitted on ceilings. Water-resistant gypsum board shall not be installed over a Class I or II vapor retarder in a shower or tub compartment. Cut or exposed edges, including those at wall intersections, shall be sealed as recommended by the manufacturer.

R702.3.7.1 Limitations.

Water-resistant gypsum backing board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity.

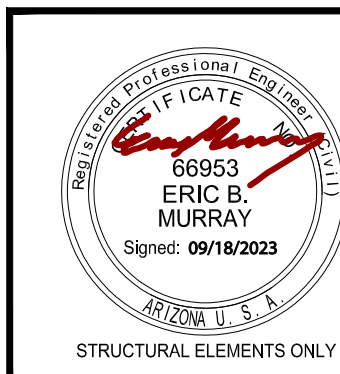
R702.4.2 Backer boards.

Materials used as backers for wall tile in tub and shower areas and wall panels in shower areas shall be of materials listed in Table R702.4.2, and installed in accordance with the manufacturer's recommendations.

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PROJECT:

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ERIC B. MURRAY
Signed: 09/16/2023
STATE OF UTAH
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3. MASONRY RETAINING WALL per STRUCTL DRAWINGS
4. FINISH GRADE - SLOPE AWAY FROM STRUCTURE
5. CONCRETE PAVERS per OWNER SELECTION - SLOPE AWAY FROM STRUCTURE
WALL CONSTRUCTION:
6. BEAM / HEADER per STRUCTURAL CALCS
7. LEDGER STRIP per STRUCTURAL CALCS
8. R19 MINIMUM EXTERIOR WALL INSULATION
9. R11 MINIMUM SOUND BATTs of ALL INTERIOR WALLS. TYPICAL
10. DUAL GLAZE WINDOW per WINDOW SCHEDULE
11. DOOR per DOOR SCHEDULE
FLOOR / ROOF CONSTRUCTION:
12. PREFABRICATED ROOF TRUSSES - INSTALL per STRUCTURAL CALCS, SPACING per PLANS
13. NOT USED.
14. R38 MINIMUM ROOF INSULATION
15. STANDING SEAM METAL ROOF - INSTALL per MANUF. SPECS (ICC-ER #1215) of 2-LAYERS of 30 LB FELT of SHEATHING of ROOF FRAMING MEMBERS - SEE ROOF FRAMING PLANS and STRUCTURAL CALCS
16. DRAINAGE CRICKET per PLAN w/ FLASHING as REQUIRED, TYPICAL WHERE SHOWN
17. DURO-LAST (or APPROVED EQUAL) ROOFING of 2-LAYERS of 30 LB FELT of SHEATHING of ROOF FRAMING MEMBERS - SEE ROOF FRAMING PLANS and STRUCTURAL CALCS
18. WOOD FRAMED STAIRCASE per IRC SECTIONS R311.7.5.1 RISERS and R311.7.5.2 TREADS as NOTED on SHEET A2.1.
19. 1 1/2" DIAMETER PRE-FABRICATED HANDRAIL per IRC SECTION R311.7.8.3; MOUNT 36-38" ABOVE TREAD per IRC SECTION R311.7.8. HANDRAIL SHALL RETURN to WALL or NEWEL POST.
20. 36" HIGH (MINIMUM) WOOD FRAMED PONY WALL.
FINISH CONSTRUCTION:
21. 1" DEEP x 1" WIDE STUCCO REVEAL at EDGE of SOFFIT - COLOR to MATCH STUCCO
22. EXTERIOR TILE VENEER (per OWNER SELECTION) of STUCCO - INSTALL per MANUF. SPECS (ICC-ER #5157)
23. 10' CLEARANCE FIREPLACE APPLIANCE (VERIFY w/ OWNER) - SEE INT. ELEVATIONS for HEIGHT. INSTALL per MANUF. SPECS. PROVIDE INSTALLATION INSTRUCTIONS to INSPECTOR. EXTERIOR FIREPLACES SHALL BE RATED for OUTDOOR USE.
24. WOOD FRAMED and 3/4" TYPE 'X' DRYWALL WRAPPED INTERIOR SOFFIT - SEE INTERIOR ELEVATIONS
25. WOOD FRAMED and STUCCO WRAPPED EXTERIOR SOFFIT - SEE EXTERIOR ELEVATIONS

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PROJECT:

The SVOBODA Residence
Wren Cove - Tract 2400A, Lot 20
2469 WREN COVE WAY

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REVISIONS:	
△	
△	
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SCALE: AS NOTED	JOB #: 2022-04
DRAWN: S.L.E.	CHECKED: LEI ENGINEERS
DATE: 15 SEPTEMBER 2023	
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