Stair Section

NM 2006 International Residential Code

See Handrail Profile For Notes

See Floor Plan For Exact Width Of Staircase

R311.2.2 Under Stair Protection. Enclosed Accessible space under Stairs shall have walls under stair surface and any Soffits protected on the enclosed side with 1/2" Gyp. Board

7-5/4" Maximum Riser

10" Tread; Optional 1.25 Bullnose

See Plans for Amount Of Risers and Steps

All Steps Glued With Sub Floor Adhesive

Landing

5' Minimum Landing At Top And Bottom Of Stairs

(Optional) Door To Closet Below Stairs

Stringer Nailed To Framing 16" OC With 5/4" CDX Spacer For Gyp.Board

2x12 HF Stringers 16" OC

Attach inside Stringers To Studs With 4 10d Nails or Frame Behind Wall Below Stringer

Critical Pressure To Measure From Deck To Concrete and Divide Steps Equally no more than 1/4" Variance Between Steps. Framers responsible for Actual Height of Risers

NM 2006 International Residential Code Hand Rail Profile

Profile

3" Max.

1-1/2" Max.

1-2"

Face Of Stairwell

Hardwood Oak Handrail

Bracket

R311.5.6.1 Height of Handrail Hand rail height measured vertically from the sloped plane adjoining the tread nosing, or finished surface of ramp slope, shall be not less than 34" and not more than 38" R311.5.6.2 Continuity handrails shall be continuous for the full length of the flight of Stairs.

R311.5.6.3 Handrail grip size All Required handrails shall be of one of the following types or provide equivalent graspability 1. Type 1. Handrails with a circ. cross section shall have an outside Diam. of 1.25" and not greater than 2". If the handrail is not Circular it shall have a perimeter dimension of at least 4" and not greater than 6.25" with a max. cross section dimension of 2.25" 2. Type 2. Handrails with a perim. or greater than 6.25" shall provide a grasp able finger recess area on both sides of the profile Finger recess shall begin within a Distance of 7.5" measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16" within 7/8" below the widest portion of the profile. The required depth shall continue for at least 3/8" to a level that is not less than 1-3/4" below the tallest portion of the profile. The Min. width of the handrail above the recess shall be 1.25" to a max. of 2-3/4". Edges shall have a min. radius of .01" Rounded over.

Note:

NM 2006 IRC R310.1.1/ R310.1.2/ R310.1.3

All Windows in Bedrooms To Have A Min. 5.7 Sq. Ft. Opening with a Max. 44" Sill Height. Window Min. 24" Height, 20" width Exception: Grade floor openings shall Have a Min. net clear opening of 5 Sq. Ft.

All Exterior Doors including Door From Garage To Heated To have an Lock Or Deadbolt, with Door Jamb Solid Wood Between Frame And Jamb. Address Numbers Should Be Legible and Easily Read From The Street.

Canales:

NM 2006 International Residential Code Section R905.9.9 Canales and scuppers.

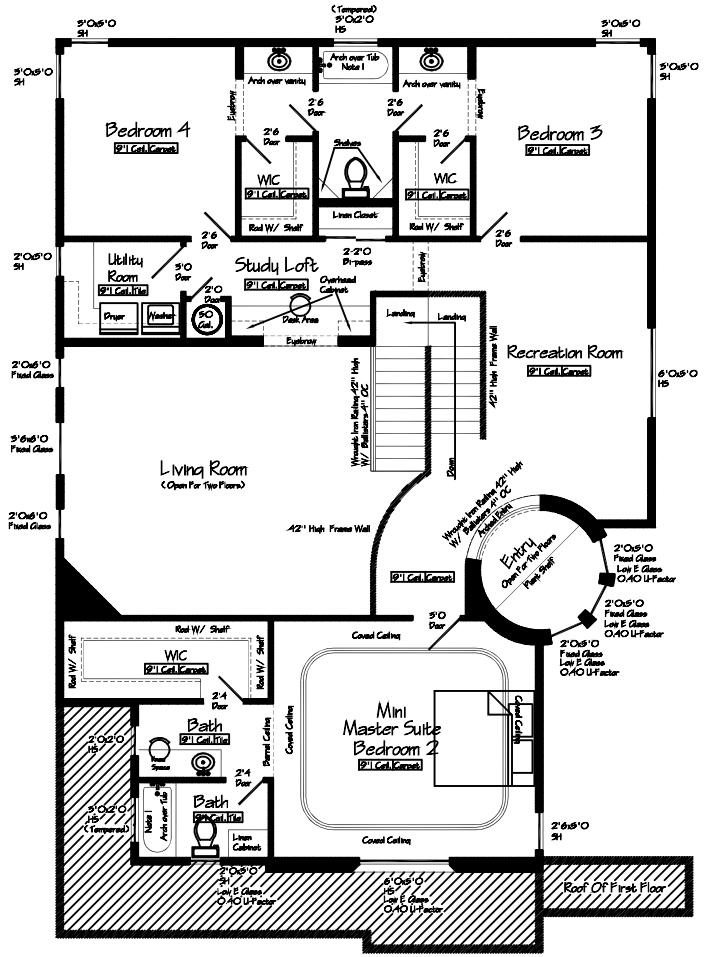
All Canales or scuppers must have a metal pan lining extending 6 inches minimum past the inside of the parapet and 6 inches minimum to each side of the canale or scupper opening. All canales or scuppers must have positive drainage.

Water Heater Specs.

1. Storage Type Stored
2. Capacity 50 gal.
3. Manufacturer _____
4. Model # _____
5. Efficiency Rating _____
6. Energy Star Rated? yes
7. WH w/ vertical pipe risers to have a heat-trap on both Hot & outlet of the Water Heater or is equipped 2/ an integral heat trap

Skylights

NM IRC 2006 R308.6.8 Curbs for skylights, All Unit Skylights installed in a roof with a pitch flatter than 3/12 shall be mounted on a Curb extending at least 4" above the plane of the Roof unless otherwise specified in the manufacturers installation instructions Skylight U-factor 0.60



2nd HSF: 1548

Air Leakage

402.4.1 Building Thermal Envelope.

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

1. All Joints, seams and penetrations.
2. Site built windows, doors, and skylights.
3. Openings between window and door assemblies and their respective jambs and framing.
4. Utility penetrations.
5. Dropped ceilings or chases adjacent to the thermal envelope.
6. Knee Walls.
7. Walls and ceilings separating a garage from conditioned spaces.
8. Behind tubs and showers on exterior walls.
9. Common walls between dwelling units.
10. Other sources of infiltration.

Weep Screeds

When an approved acrylic based exterior finish stucco system or acrylic based color coat is applied, a minimum 0.019 inch No. 26 galvanized sheet gage, corrosion resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 3.5" shall be provided at or below the foundation plate line on exterior stud wall in accordance with ASTM C 926. The weep screed shall be placed a min. of 2" above the earth or 1/2" above the paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The Weather resistant barrier shall lap the attachment flange. the exterior lath shall lap the attachment flange of the weep screed. Weep screeds are not required under covered porches, covered patio's or when a non acrylic based conventional cement plaster and cement plaster color coats as approved in R 703.6.2 is installed. A metal, plaster stop, weep screed

Plaster to Roof seperation

A metal, plaster stop, weep screed, or equivalent metal flashing shall be applied where all stucco wall surfaces terminate at a roof.

Building Thermal Envelope Table 402.1.1 501.1 Climate Zone 4 Albuquerque NM

1. Fenestration U-Factor	0.40
2. Skylight U-Factor	0.60
3. North, East, West Facing Glazed Fenestration	Low E Glass Required
4. Ceiling R-Value	R-38
5. Wood Frame Wall R-Value	R-19 2x6 Walls 2x4 Framed Walls R-13+5 R-5 Insulated Sheath.
6. Mass Wall R-Value	R-9
7. Floor R-Value	R-21
8. Basement Wall R-Value	R-10/ R-15
9. Slab R-Value & Depth	R-10/ 24. Heated Slabs R-5/ 24. Unheated Slabs
10. Crawl Spaces R-Value	R10/ R15

Note: 2

Arc-Fault Circuit-Interrupter Protection Shall Be Provided in All Habitable Rooms, 15 and 20 amp Receptacles and all Branch Circuits to be Protected by Arc-Fault Circuit Interrupter's. All receptacles to be tamper resistant.

Note:

An Electrode Encased By at Least 2" Of Concrete, Located Within and Near The Bottom of a Concreted Foundation or Footing That is in Direct Contact with the Earth, Consisting of at Least 20' of one or more electrically conductive Steel Reinforcing Re-bar of Not less than 1/2" Diam.

Note: 1

Tub, Shower Protection NM 2006 IRC

Section 702.4.2

Cement, Fiber-cement and glass mat gypsum backers to be installed in tub and shower behind tile and panels. Green gypsum board not permitted in shower or tub enclosure.

2nd Floor

Scale 1/4" = 1'

Ron Montoya Custom Designs
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8724 Alameda Park Drive N.E., Suite A Albuquerque

April 24, 2009

2nd Floor Plan

Gary & Lillian's Custom Home

Panorama Custom Homes Inc

8931 Obsidian Street N.E.
Southside Corner Lot 17

Final Drawing Checked By:
1. R. Montoya
2. C. Montoya
3. M. Frank

Sheet 4 Of 16 Sheet