



Building on Solid Foundations

460 E. 300 SOUTH KANAB, UTAH 84741
435-644-2031
www.ironrockeng.com

BREMS RESIDENCE

TITLE SHEET

110 SOUTH ANASAZI DR.
GREENHAVEN, AZ

PROJECT INFORMATION

CONSTRUCTION TYPE _____ TYPE VB
OCCUPANCY TYPE _____ GROUP R-3
NUMBER OF STORIES (LIVING AREA) _____ 1 STORY w/ BASEMENT

STANDARD LOADINGS

REFER TO STRUCTURAL

BUILDING AREA:

MAIN RESIDENCE

MAIN LEVEL _____
LIVING AREA _____ 2730 SQ. FT.
PATIO AREA _____ 849 SQ. FT.
GARAGE AREA _____ 767 SQ. FT.

BASEMENT

LIVING AREA _____ 2258 SQ. FT.
PATIO AREA _____ 774 SQ. FT.

TOTAL MAIN RESIDENCE AREA _____ 7378 SQ. FT.

GUEST HOUSE

LIVING AREA _____ 867 SQ. FT.
PATIO AREA _____ 305 SQ. FT.
GARAGE AREA _____ 1437 SQ. FT.

TOTAL GUEST HOUSE AREA _____ 2609 SQ. FT.

TOTAL AREA _____ 9987 SQ. FT.

ALL CONSTRUCTION SHALL COMPLY WITH

- THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- THE 2018 INTERNATIONAL BUILDING CODE (IBC)
- THE 2018 INTERNATIONAL PLUMBING CODE (IPC)
- THE 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- THE 2017 NATIONAL ELECTRIC CODE (NEC)

GENERAL NOTES

1. CONSTRUCTION SHALL CONFORM TO ALL ADOPTED CODES AND PRACTICES OF THE COMMUNITY OR AREA IN WHICH CONSTRUCTION TAKES PLACE
2. ALL STUMPS, ROOTS, AND ORGANIC MATTER SHALL BE REMOVED FROM THE SOIL IN THE AREA OF THE BUILDING
3. FABRICATORS AND ERECTORS TO PROTECT EXISTING STRUCTURES AND FOUNDATIONS FROM DAMAGE DURING CONSTRUCTION
4. FABRICATORS AND ERECTORS TO VERIFY ALL EXISTING DIMENSIONS AND GRADES IN THE FIELD BEFORE CONSTRUCTION

CONSTRUCTION NOTES

1. REFER TO STRUCTURAL SPECIFICATIONS AND FOUNDATION PLAN FOR TREATMENT OF SOIL SUPPORTING FOUNDATION. ALL DRAINAGE FROM PROPERTY SHALL DRAIN INTO APPROVED DRAINAGE SYSTEM.
2. ALL EARTH FILL TO RECEIVE CONCRETE FLOORS, WALKS, DRIVEWAYS, ETC., SHALL BE SETTLED, TAMPED, AND HAVE 4" OF 3/4" ABC AGGREGATE AT 90% COMPACTION
3. ATTICS SHALL HAVE A MINIMUM ACCESS OPENING OF 22" X 30" WITH MINIMUM HEAD ROOM ABOVE ACCESS OPENING OF 30"

WINDOWS

4. ALL WINDOWS (EXCEPT GARAGE OR OTHERWISE NOTED) SHALL BE VINYL WINDOWS w/ ARGON FILLED LOW-E GLASS OR EQUAL
5. PROVIDE SCREENS FOR OPEN-ABLE SIDE OF ALL SLIDING WINDOWS OR GLASS SLIDING DOORS

HEATING/VENTILATION/AIR CONDITIONING

6. ALL HEATING AND VENTILATION EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE. FURNACE AND WATER HEATER SHALL BE INSTALLED SUCH THAT THEY CAN BE INDIVIDUALLY REMOVED WITHOUT REMOVING THE OTHER
7. WATER HEATER AND FURNACE VENTS SHALL NOT TERMINATE WITHIN 10' HORIZONTALLY OR 3' ABOVE AN AIR CONDITIONING OR FORCED AIR INLET

PLUMBING

8. ALL TOILETS OR WATER CLOSETS SHALL BE LOW FLUSH TYPE (1.5 GALLONS PER FLUSH OR LESS). WATER CLOSET SHALL HAVE A MIN. OF 24" IN FRONT AND 30" WIDTH OF CLEARANCE
9. MAIN PLUMBING STACKS SHALL RUN UNDIMINISHED IN 3" OR LARGER AND DIRECT AS POSSIBLE FROM THE MAIN DRAIN TO THE OPEN AIR ABOVE THE ROOF. NO PLUMBING VENT SHALL TERMINATE LESS THAN 16" HORIZONTALLY OR 3' ABOVE ANY GRAVITY OR POWER AIR INLET
10. VENT DRYER TO OUTSIDE OF BUILDING. VENT HOOD SHALL BE 12" MIN. ABOVE GRADE AND SHALL NOT CONNECT TO ANY OTHER VENT DUCT OR CHIMNEY

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INITIAL SUBMITTAL: 07/14/2023

DESCRIPTION:

DATE:

REV#:



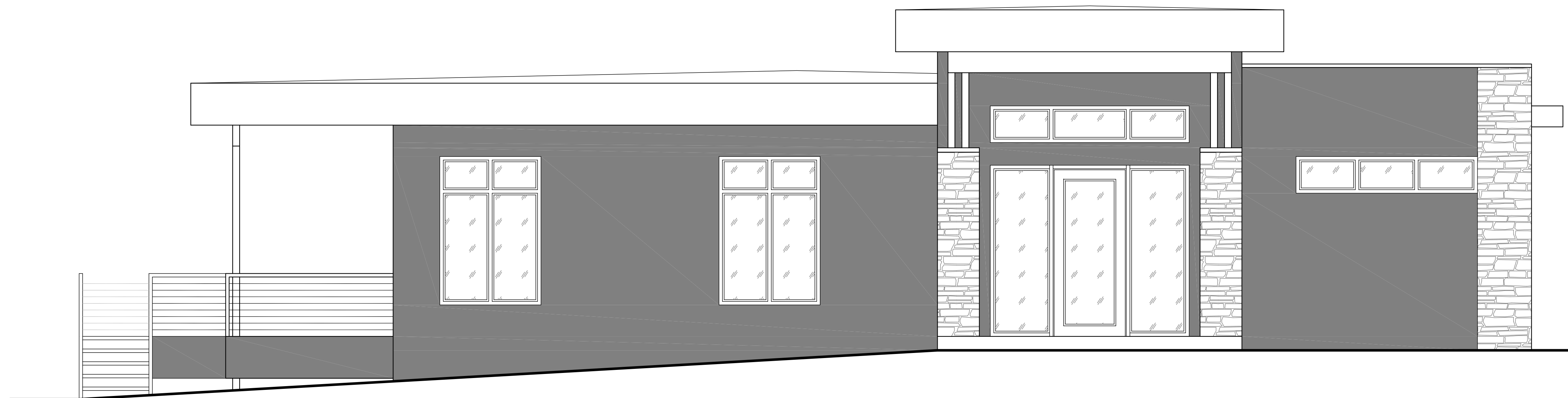
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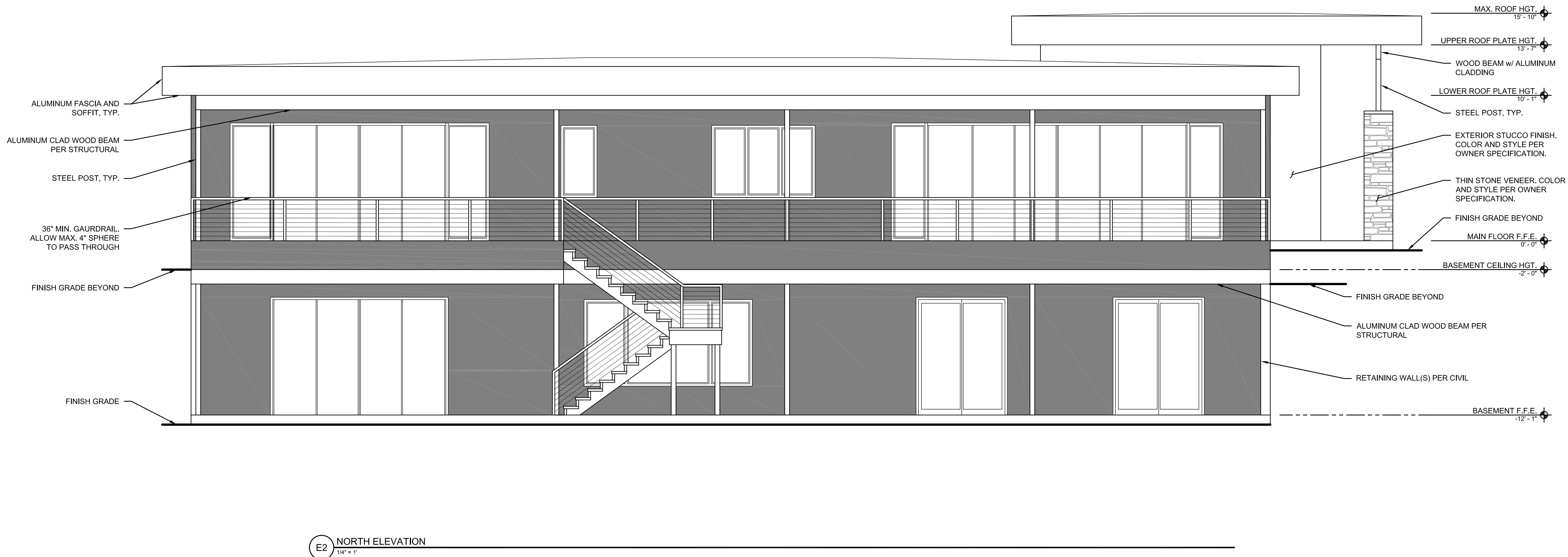
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SCALE: NTS

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A001





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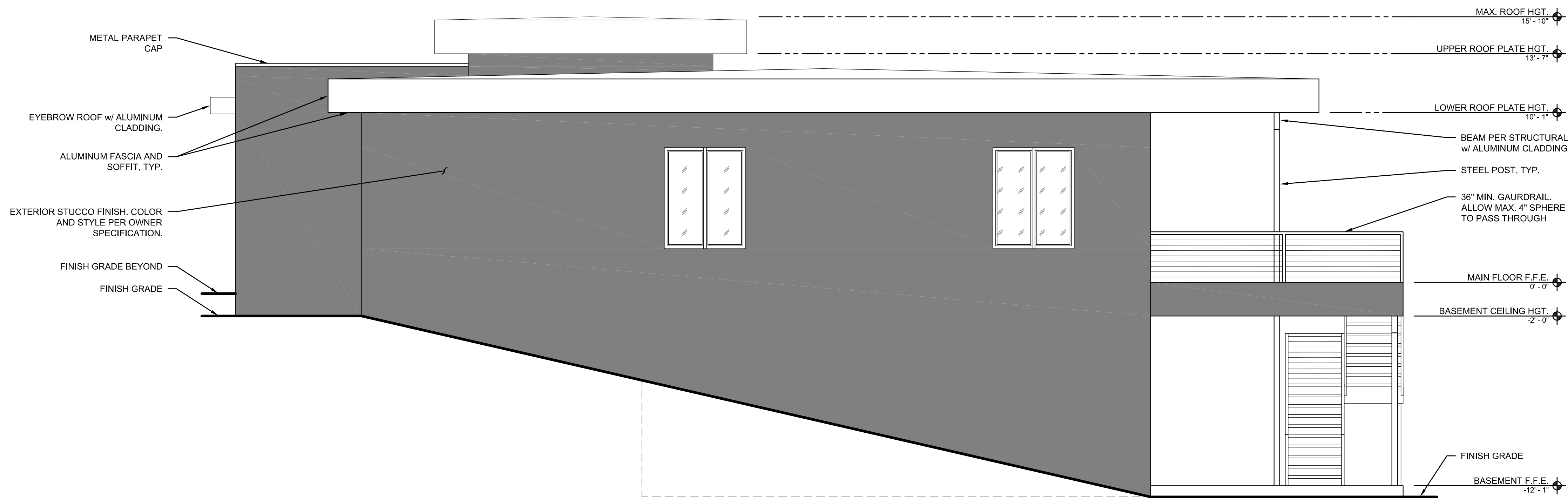
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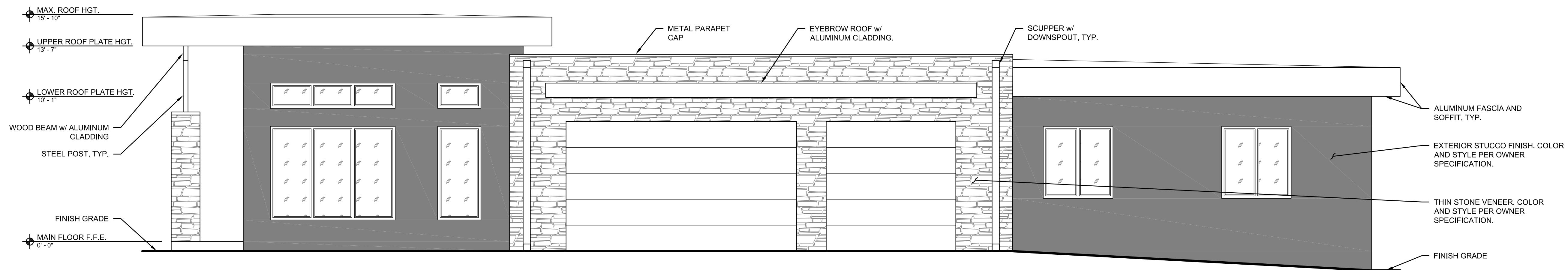
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A200

BREMS RESIDENCE
RESIDENCE ELEVATIONS
110 SOUTH ANASAZI DR.
GREENHAVEN, AZ



E3 EAST ELEVATION
1/4" = 1'



E4 SOUTH ELEVATION
1/4" = 1'

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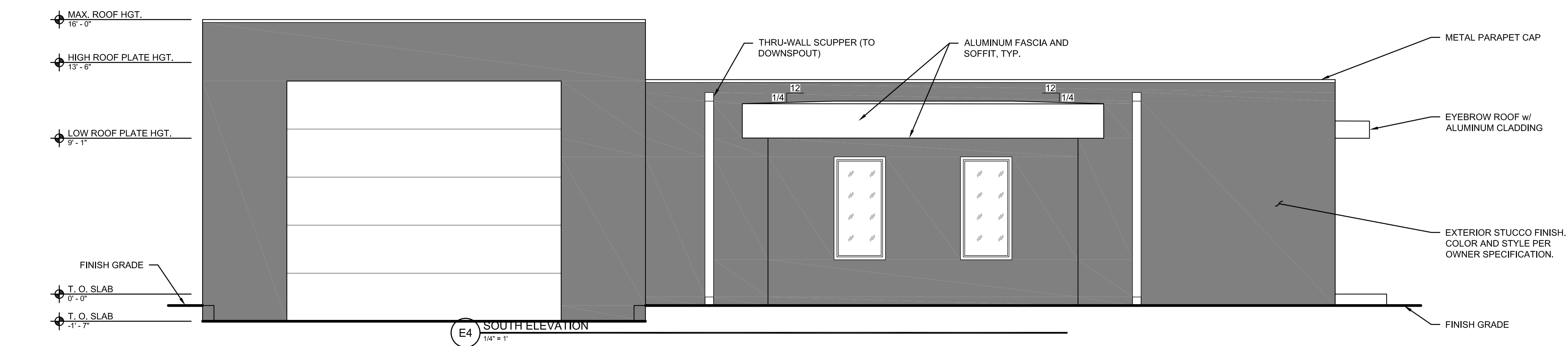
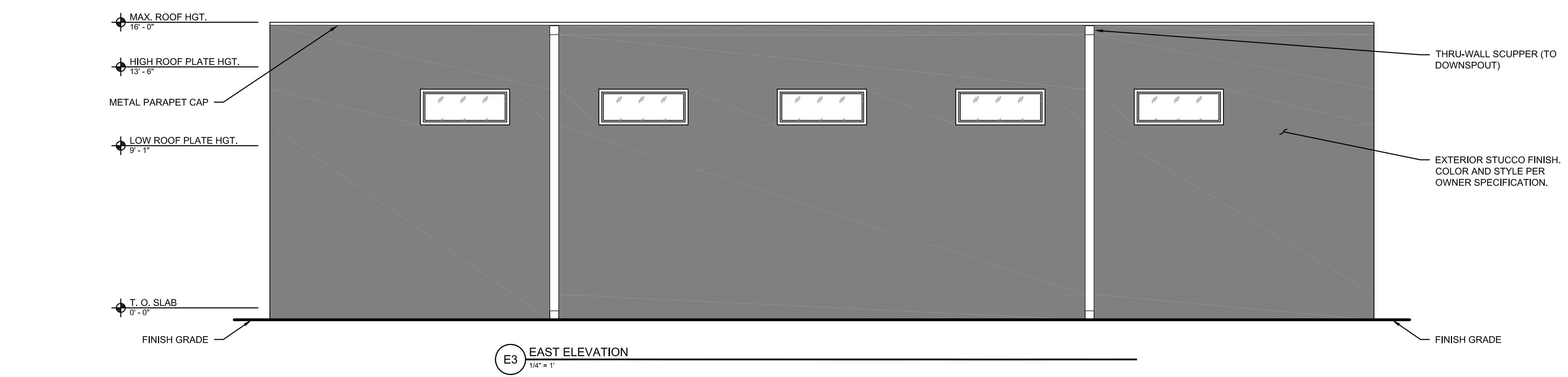
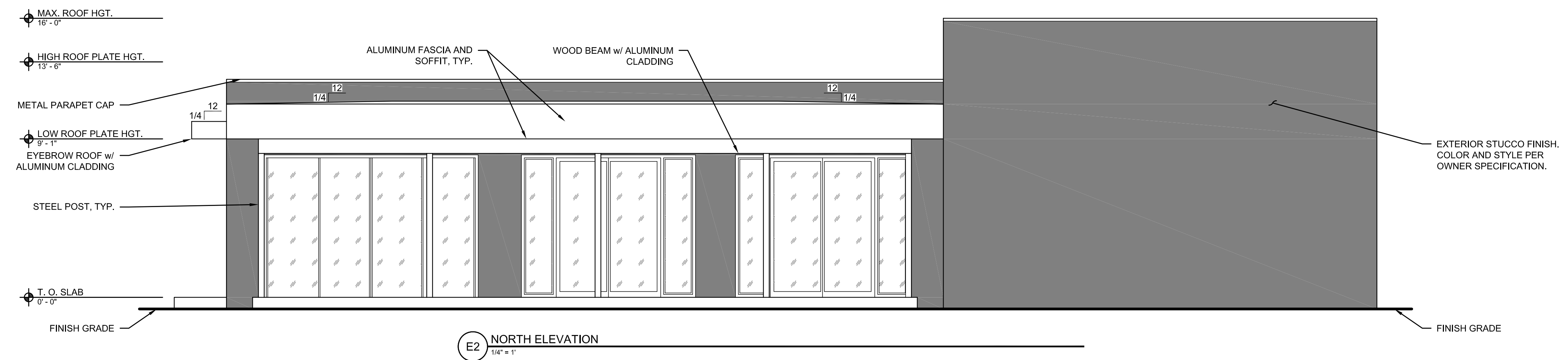
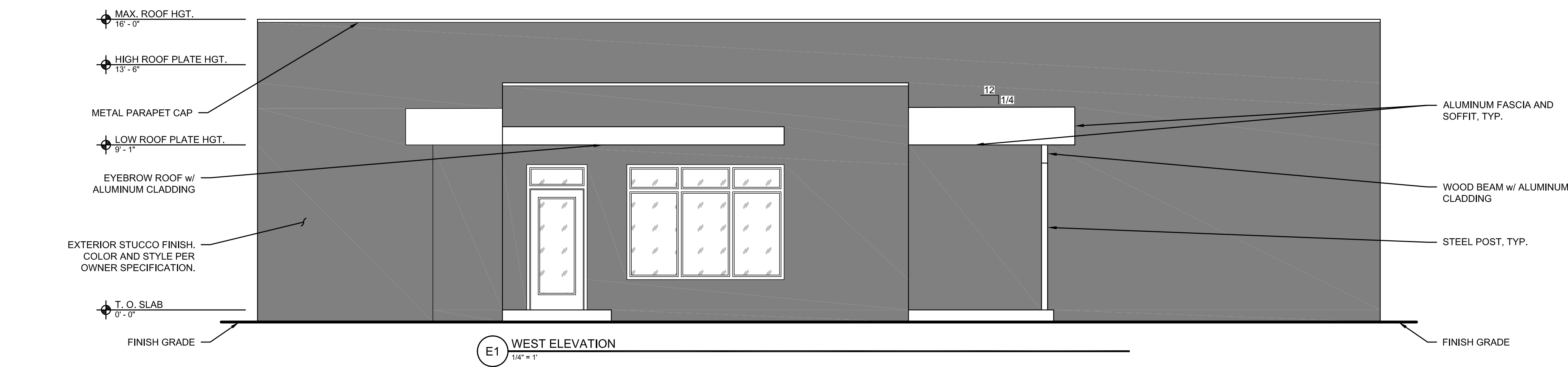
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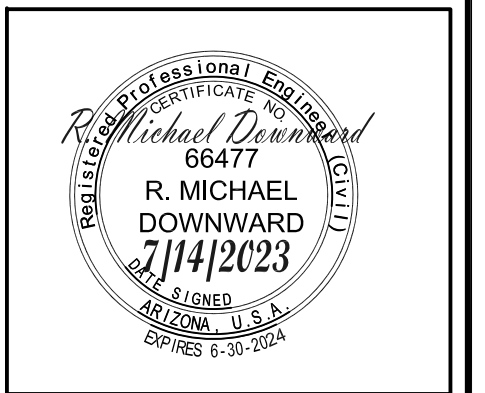
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