

250 EAST SANDY HOUSE

250 EAST 8982 SOUTH

SANDY, UTAH 84070



GENERAL NOTES:

- ALL WORK IS TO CONFORM WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE AND ALL OTHER CODES CURRENTLY ADOPTED BY THE GOVERNING BUILDING DEPARTMENT.
- THE GENERAL CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO UNDERTAKING CONSTRUCTION. ANY CONDITIONS THAT APPEAR TO CONFLICT WITH THE CONSTRUCTION DRAWINGS ARE TO BE PROMPTLY BROUGHT TO THE ATTENTION OF THE OWNER.
- THE CONTRACTOR SHALL CROSS REFERENCE ALL DRAWINGS, DOCUMENTS & REPORTS PRODUCED FOR THE PROJECT PRIOR TO COMMENCING ALL WORK. ANY APPARENT DISCREPANCIES IN THE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER FOR CLARIFICATION PRIOR TO COMMENCING RELATED WORK.
- THE GENERAL CONTRACTOR SHALL FOLLOW MANUFACTURER INSTRUCTIONS WHEN INSTALLING ALL SYSTEMS, COMPONENTS, EQUIPMENT, DOORS, WINDOWS, ROOFING, FINISH MATERIALS AND ALL OTHER MANUFACTURED PRODUCTS USED FOR THE PROJECT.
- ALL FINAL COLOR AND FINISH MATERIAL SELECTIONS SHALL BE MADE BY THE OWNER.
- NOTE THAT ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

REQUIRED INSPECTIONS:

- THE WEATHER-RESISTIVE BARRIER AND FLASHING ON THIS RESIDENCE MUST BE INSPECTED BY SANDY CITY PRIOR TO ANY INTERIOR OR EXTERIOR FINISH WORK.

RED MOUNTAIN BUILDERS
2003 EAGLE CREST DRIVE
DRAPER, UT 84060
redmtnbuilder@icloud.com
(801) 541-2777

RELEASE DATE:
MARCH 24, 2025

REVISION DATE:
[Blank]

SANDY STATION BLOCK 59
LOT 1 RESIDENCE / GARAGE
250 EAST 8982 SOUTH
SANDY, UTAH 84070

PROJECT TEAM	PROJECT INFORMATION	SCHEDULE OF DRAWINGS				
<p>PROPERTY OWNER: JOE LLAVINA 8800 S. HARRISON STREET SANDY, UT 84070 PH: 801.673.5599 EMAIL: llavina@americanloans.com</p> <p>CONTRACTOR: RED MOUNTAIN BUILDERS ATT: MARK STEPHENSON 2003 EAGLE CREST DRIVE DRAPER, UT 84020 PH: 801.541.2777 EMAIL: redmtnbuilder@icloud.com</p> <p>STRUCTURAL ENGINEER: S.D.A., Inc. ATT: DOUG JONES 1705 N. HILL FIELD ROAD LAYTON, UT 84041 PH: 801.776.6510 EMAIL: sdaincpc@gmail.com</p>	<p>PROPERTY ZONING: SANDY CITY ZONING R-1-8 (HISTORICAL)</p> <p>BUILDING CODE: 2021 IRC</p> <p>TYPE OF PROJECT: RESIDENTIAL</p> <p>USE OF PROPERTY: SINGLE FAMILY RESIDENCE</p> <p>OCCUPANCY: OCCUPANCY GROUP 'R-3'</p> <p>CONSTRUCTION TYPE: V-N</p> <p>GROSS SQUARE FOOTAGE: LOWER LEVEL - GROSS LIVABLE: 1,590 SQ.FT. (R) MAIN LEVEL - GROSS LIVABLE: 1,590 SQ.FT. (R)</p> <table border="1"> <tr> <td>TOTAL LIVABLE:</td> <td>3,180 SQ.FT. (R)</td> </tr> <tr> <td>DETACHED GARAGE:</td> <td>520 SQ.FT. (U)</td> </tr> </table> <p>BUILDING SITE AREA: 7,697 SQ.FT. (0.177 ACRES)</p>	TOTAL LIVABLE:	3,180 SQ.FT. (R)	DETACHED GARAGE:	520 SQ.FT. (U)	<p>A0.0 COVER SHEET A0.1 GENERAL NOTES A0.2 MECHANICAL NOTES/ PROJECT SPECS A1.0 SITE PLAN</p> <p>01 CIVIL ENGINEERING COVER SHEET 02 PLAT 03 SITE DEMOLITION PLAN 04 SITE & UTILITIES PLAN 05 GRADING PLAN</p> <p>A2.0 LOWER LEVEL FLOOR PLAN A2.1 MAIN LEVEL FLOOR PLAN A2.2 ROOF PLAN A3.0 EXTERIOR ELEVATIONS A3.1 EXTERIOR ELEVATIONS A3.2 PERSPECTIVES A4.0 BUILDING SECTIONS</p> <p>A5.0 WALL SECTIONS / DETAILS A6.0 ARCHITECTURAL DETAILS A7.0 WINDOW INSTALLATIONS DETAILS</p> <p>E1.0 LOWER LEVEL ELEC. / MECH. PLAN E1.1 MAIN LEVEL ELEC. / MECH. PLAN</p> <p>S1 FOOTING AND FOUNDATION PLAN S2 MAIN FLOOR FRAMING PLAN S3 MAIN LEVEL SHEAR WALL PLAN S4 ROOF FRAMING PLAN</p> <p>SD0 STRUCTURAL SCHEDULES & NOTES SD1 STRUCTURAL DETAILS SD2 STRUCTURAL DETAILS SD3 STRUCTURAL DETAILS SD4 STRUCTURAL DETAILS</p> <p>NOTE: THE FOLLOWING SYSTEMS MUST BE SUBMITTED TO SANDY CITY FOR APPROVAL PRIOR TO ANY INSTALLATIONS</p> <p>DIFFERRED SUBMITTALS BY CONTRACTOR:</p> <ol style="list-style-type: none"> FORCED AIR HEATING / COOLING SYSTEM DESIGN SEALED & ZERO CLEARANCE GAS FIREPLACE IBO NO. AND SPECIFICATIONS / SEISMIC ATTACHMENT TO STRUCTURE MANUFACTURER DETAILS AND ENGINEERING CALCULATIONS FOR ROOF TRUSSES <p>BACKFLOW PREVENTERS REQUIRED:</p> <p>(2) TOTAL - (1) MAIN CULINARY SHUT OFF & (1) LAWN SPRINKLERS</p>
TOTAL LIVABLE:	3,180 SQ.FT. (R)					
DETACHED GARAGE:	520 SQ.FT. (U)					

PROJECT GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE (I.R.C.). THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL SUBCONTRACTORS TO MEET THESE REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS, UTILITIES, MEASUREMENTS, CONNECTIONS, ETC.
- THE CONTRACTOR SHALL COMPLY WITH ALL NATIONAL, STATE, LOCAL, AND RELATED CODES AND STANDARD CONSTRUCTION PRACTICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH GENERAL ENERGY NOTES AND/OR MODEL ENERGY CODE.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT PRIOR TO COMMENCING RELATED WORK.
- AN APPROVED NUMBER OR ADDRESS SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- PROTECT WOOD AGAINST DECAY AS NOTED AND REQUIRED BY CODE. WHERE PROTECTION IS REQUIRED WOOD MUST BE APPROVED TREATED OR DECAY RESISTANT.
 - A) WHEN WOOD JOISTS OR THE BOTTOM OF WOOD STRUCTURAL FLOORS ARE LOCATED CLOSER THAN 18 INCHES OR WOOD GIRDERS ARE LOCATED CLOSER THAN 12 INCHES TO EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION, PROTECTION IS REQUIRED. THE FLOOR ASSEMBLY, INCLUDING POSTS, GIRDERS, JOISTS AND SUB FLOOR, SHALL BE APPROVED WOOD OF NATURAL RESISTANCE TO DECAY (AS LISTED IN I.R.C.) OR TREATED WOOD. UNDER FLOOR AREAS SHALL BE PROVIDED WITH AN ACCESS.
 - B) FOUNDATION PLATES OR SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB, WHICH IS IN DIRECT CONTACT WITH EARTH, AND SILLS WHICH REST ON CONCRETE OR MASONRY FOUNDATIONS, SHALL BE TREATED WOOD OR FOUNDATION REDWOOD, ALL MARKED OR BRANDED BY AN APPROVED AGENCY. WHERE NOT SUBJECT TO WATER SPLASH OR TO EXTERIOR MOISTURE AND LOCATED ON CONCRETE HAVING A MINIMUM THICKNESS OF 3 INCHES WITH AN IMPERVIOUS MEMBRANE INSTALLED BETWEEN CONCRETE AND EARTH, THE WOOD MAY BE UNTREATED AND OF ANY SPECIES.
 - C) COLUMNS AND POSTS LOCATED ON CONCRETE OR MASONRY FLOORS OR DECKS EXPOSED TO THE WEATHER OR TO WATER SPLASH OR IN BASEMENTS AND WHICH SUPPORT PERMANENT STRUCTURES SHALL BE SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING ABOVE FLOORS UNLESS APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD IS USED. THE PEDESTALS SHALL PROJECT AT LEAST 6 INCHES ABOVE EXPOSED EARTH AND AT LEAST 1 INCH ABOVE SUCH FLOORS. INDIVIDUAL CONCRETE OR MASONRY PIERS SHALL PROJECT AT LEAST 8 INCHES ABOVE EXPOSED GROUND UNLESS THE COLUMNS OR POSTS WHICH THEY SUPPORT ARE OF APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD IS USED.
 - D) WOOD USED IN CONSTRUCTION OF PERMANENT STRUCTURES AND LOCATED NEARER THAN 6 INCHES TO EARTH SHALL BE TREATED WOOD OR WOOD OF NATURAL RESISTANCE TO DECAY, AS DEFINED IN I.B.C. WHERE LOCATED ON CONCRETE SLABS PLACED ON EARTH, WOOD SHALL BE TREATED WOOD OR WOOD OF NATURAL RESISTANCE TO DECAY.
 - E) WOOD FUZZING OR FRAMING ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED BARRIER IS INSTALLED BETWEEN THE WALL AND THE WOOD, SHALL BE TREATED OR RESISTANT TO DECAY.
 - JOISTS UNDER AND PARALLEL TO BEARING PARTITIONS SHALL BE DOUBLED WHEN THE LENGTH OF SUCH WALL EXCEEDS 1/3 THE LENGTH OF JOIST 12'-0" AND LONGER WHEN USING FLOOR TRUSSES USES 2X4 BLOCKING AT 24" O.C.
 - BRACE ALL EXTERIOR WALLS AND CROSS STUD PARTITIONS AT EACH END OF THE BUILDING AND AT LEAST EVERY 25'-0" OF LENGTH BY ONE OF THE FOLLOWING.
 - A) APPROVED STRUCTURAL SHEATHING OF A MINIMUM THICKNESS OF 1/16". COORDINATE WITH SHEAR WALL SCHEDULE.
 - ALL STEEL COLUMNS IN WALLS SHALL RECEIVE 1/2" DIAMETER THREADED BOLTS WELDED TO THE COLUMN AT 2"-0" O/C VERTICAL. STUD WALLS SHALL START AND STOP AT COLUMN AND BOLT TO COLUMN. BOLTS SHALL EXTEND THROUGH TWO STUDS MINIMUM AT ALL LOCATIONS EXCEPT AT WINDOWS AT EXTERIOR WALL, BOLTS MAY EXTEND THROUGH ONE STUD.
 - FIRE BLOCKING SHALL BE CONSTRUCTED OF 2" NOMINAL LUMBER OR (2) THICKNESS OF 1" NOMINAL LUMBER WITH BROKEN LAP JOINTS OR OTHER MATERIALS APPROVED OR TESTED. FIRE BLOCKING SHALL BE PROVIDED AT LOCATIONS AS FOLLOWS.
 - A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.
 - B) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
 - C) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
 - D) IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON COMBUSTIBLE MATERIALS.
 - E) AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.
 - F) WHERE WOOD SLEEPERS ARE USED FOR LAYING WOOD FLOORING ON MASONRY OR CONCRETE FIRE-RESISTIVE FLOORS, THE SPACE BETWEEN THE FLOOR SLAB AND THE UNDERSIDE OF THE WOOD FLOORING SHALL BE FILLED WITH NON COMBUSTIBLE MATERIAL OR FIRE BLOCKED IN SUCH A MANNER THAT THERE WILL BE NO OPEN SPACES UNDER THE FLOORING WHICH WILL EXCEED 100 SQUARE FEET IN AREA AND SUCH SPACE SHALL BE FILLED SOLIDLY UNDER ALL PERMANENT PARTITIONS SO THAT THERE IS NO COMMUNICATION UNDER THE FLOORING BETWEEN ADJOINING ROOMS.

- CRAWL SPACE ACCESS AND ATTIC ACCESS TO MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R408.3 AND SECTION R807.
 - A) CRAWL SPACE ACCESS SHALL BE MINIMUM 18 INCH BY 24 INCH OPENING UNOBSTRUCTED BY PIPES, DUCTS, AND SIMILAR CONSTRUCTION. ALL UNDER-FLOOR ACCESS OPENINGS SHALL BE EFFECTIVELY SCREENED OR COVERED. PIPES, DUCTS, AND OTHER CONSTRUCTION SHALL NOT INTERFERE WITH THE ACCESSIBILITY TO OR WITHIN UNDER-FLOOR AREAS. WHERE MECHANICAL EQUIPMENT IS LOCATED UNDER FLOORS SEE I.R.C. SECTION M103.14 FOR ACCESS REQUIREMENTS.
 - B) ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTICS OF BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION THAT EXCEEDS 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER. THE OPENING SHALL BE LOCATED IN A CORRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. THE ROUGH FRAME OPENING SHALL NOT BE LESS THAN 22 INCHES X 30 INCHES. A 30 INCH MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED ABOVE THE OPENING. SEE I.R.C. SECTION R807. FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS.
 - ROOF AND UNDER FLOOR VENTILATION SHALL MEET THE FOLLOWING REQUIREMENTS.
 - A) UNDER FLOOR AREAS SHALL BE VENTILATED BY OPENINGS INTO THE UNDER FLOOR AREA WALLS. SUCH OPENINGS SHALL HAVE A NET AREA OF NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER FLOOR AREA. ONE SUCH VENTILATION OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING. THE OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/8 INCH IN DIMENSION OR OTHER APPROVED MATERIALS AS PER I.R.C. TWO REFERENCE OF EXCEPTIONS ARE AS FOLLOWS.
 - 1) THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/1,500 OF UNDER FLOOR AREA WHERE GROUND SURFACE IS TREATED WITH AN APPROVED VAPOR BARRIER AND THE REQUIRED OPENINGS ARE PLACED SO AS TO CREATE A CROSS VENTILATION OF THE SPACE.
 - 2) UNDER FLOOR AREAS VENTILATED BY AN APPROVED MECHANICAL MEANS AT A RATE OF 1.0 CFM FOR EACH 50 SQUARE FEET OF UNDER FLOOR SPACE, CONTINUOUSLY OPERATED, AND THE GROUND SURFACE IS COVERED WITH AN APPROVED BARRIER.
 - B) ROOF VENTILATION: ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT AS PER I.R.C. EXCEPTIONS. THE OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT METAL MESH WITH MESH OPENINGS OF NOT LESS THAN 1/8" NOR GREATER THAN 1/4" IN DIMENSION.
 - MASONRY VENEERS INSTALLATION AND CONSTRUCTION SHALL COORDINATE WITH STANDARD CONSTRUCTION DETAILS, STRUCTURAL SEISMIC PROVISIONS AND ALL APPLICABLE CODE PROVISIONS. STONE VENEER SHALL HAVE A MAX. THICKNESS OF 4 INCHES. MASONRY INSTALLATIONS SHALL MEET THE FOLLOWING REQUIREMENTS.
 - A) MASONRY VENEERS SHALL BE SUPPORTED ON STEEL ANGLE BOLTED TO FOUNDATION, STEEL ANGLES SHALL BE A MIN. 6 INCHES X 4 INCHES X 5/16 INCHES W/ LONG LEG PLACED VERTICALLY, ANGLE TO BE BOLTED INTO FDTN. WALL W/ 1/2 INCH DIA. X 3 INCHES EXPANSION ANCHORS @ 24" O.C.
 - WHERE STL. ANGLES ARE BOLTED TO FRAMING THE FOLLOWING SHALL APPLY; ANGLE SHALL BE ANCHORED TO DBL. 2 INCH X 4 INCH WOOD STUDS AT A MAX. ON-CENTER SPACING OF INCHES. ANCHORAGE OF THE STL. ANGLE AT EVERY DOUBL. STUD SPACING SHALL BE A MIN. OF (2) 7/16 INCH DIA. X 4 INCH LAG SCREWS. STL. ANGLE SHALL HAVE A MIN. CLEARANCE TO UNDERLYING CONCRETE OF 1/16 INCH. A MIN. OF TWO-THIRDS THE WIDTH OF THE MASONRY VENEER THICKNESS SHALL BEAR ON THE STL. ANGLE.
 - B) FLASHING: FLASHING SHALL CORROSION RESISTANT AND SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISH GROUND LEVEL, ABOVE THE FOUNDATION WALL OR SLAB AND ALL OTHER POINTS OF SUPPORT, INC. STRUCTURAL FLOORS, SHELF ANGLES AND LINTELS. WHEN MASONRY VENEERS ARE DESIGNED IN ACCORDANCE WITH I.R.C. SECTION R703.7. SEE SECTION R703.8 FOR ADDITIONAL REQUIREMENTS. FLASHING SHALL BE PROVIDED AT LOCATIONS IN THE EXTERIOR WALL ENVELOPE AS REQUIRED TO PREVENT THE ENTRY OF WATER INTO THE BUILDING. FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH.
 - C) WEEP HOLES: WEEP HOLES SHALL BE PROVIDED AT 33 INCHES O.C. - MAX., SHALL BE LOCATED DIRECTLY ABOVE STL. ANGLE WHERE NO FLASHING IS REQUIRED OR DIRECTLY ABOVE FLASHING OR COUNTER-FLASHING WHEN REQUIRED. WEEP HOLES SHALL NOT BE LESS THAN 3/16 INCH IN DIAMETER.
 - D) MAXIMUM HEIGHT OF STONE VENEER ABOVE A SUPPORTING STL. ANGLE SHALL BE 12 FEET, 8 INCHES.
 - E) THE AIR SPACE SEPARATING MASONRY VENEER FROM EXTERIOR WALL SHEATHING SHALL BE 1 INCHES.
 - F) MASONRY VENEERS SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION RESISTANT METAL TIES. TIES SHALL BE W1.7 (NO. 9 U.S. GAGE; 0.148 IN.) W/HOOK EMBEDDED IN MORTAR JOINT. TIE FASTNERS SHALL BE 8d COMMON NAIL (2 1/2 IN. X 0.131 IN.). TIES TO BE EMBEDDED IN MORTAR OR GROUT AND EXTEND INTO THE VENEER A MIN. OF 1 1/2", WITH NOT LESS THAN 5/8 IN. MORTAR OR GROUT COVER TO OUTSIDE FACE. EA. TIE SHALL SUPPORT NOT MORE THAN 2.0 SQ.FT. OF WALL AREA AND SHALL BE SPACED NOT MORE THAN 32 IN. O.C. HORIZONTALLY AND 24 IN. O.C. VERTICALLY.
 - TIES AROUND WALL OPENINGS GREATER THAN 16 IN. IN EITHER DIRECTION SHALL BE SPACED NOT MORE THAN 3 FT. O.C. AND PLACED WITHIN 12 IN. OR OPENING.
 - G) THE VENEER SHALL BE SEPARATED FROM THE SHEATHING BY AN AIR SPACE OF A MINIMUM OF 1 INCH BUT NOT MORE THAN 4.5 INCHES. A WEATHER MEMBRANE IS NOT REQUIRED OVER WATER-REPELLENT SHEATHING. THE AIR SPACE BETWEEN THE VENEER AND THE SHEATHING MAY BE FILLED WITH GROUT OR MORTAR AS LONG AS THE SHEATHING IS COVERED WITH AN APPROVED WEATHER RESISTANT MEMBRANE.
 - GUARDRAILS SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R316.
 - A) GUARDRAILS ARE REQUIRED AT ALL PORCHES, BALCONIES OR RAISED FLOOR SPACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AND SHALL BE NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREAD.
 - B) REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES, ETC. SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. REQUIRED GUARDS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS OR OTHER ORNAMENTAL PATTERN THAT RESULTS IN A LADDER AFFECT.
 - C) THE TRIANGLE OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6 INCHES IN DIAMETER CANNOT PASS THROUGH.
 - THE CONTRACTOR SHALL COORDINATE AND INSTALL SOLID BLOCKING FOR THE INSTALLATION OF ALL HANDRAILS, GRABRAILS, FIXTURES, CABINETS, EQUIPMENT, FINISH HARDWARE, ETC. THAT REQUIRE SUCH.
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 - GUARDRAILS SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R316.
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 - B) REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES, ETC. SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. REQUIRED GUARDS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS OR OTHER ORNAMENTAL PATTERN THAT RESULTS IN A LADDER AFFECT.
 - C) THE TRIANGLE OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6 INCHES IN DIAMETER CANNOT PASS THROUGH.
 - GUARDRAILS SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R316.
 - A) GUARDRAILS ARE REQUIRED AT ALL PORCHES, BALCONIES OR RAISED FLOOR SPACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AND SHALL BE NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREAD.
 - B) REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES, ETC. SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. REQUIRED GUARDS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS OR OTHER ORNAMENTAL PATTERN THAT RESULTS IN A LADDER AFFECT.
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 - B) REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES, ETC. SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. REQUIRED GUARDS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS OR OTHER ORNAMENTAL PATTERN THAT RESULTS IN A LADDER AFFECT.
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 - B) REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES, ETC. SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. REQUIRED GUARDS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS OR OTHER ORNAMENTAL PATTERN THAT RESULTS IN A LADDER AFFECT.
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 - B) REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES, ETC. SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. REQUIRED GUARDS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS OR OTHER ORNAMENTAL PATTERN THAT RESULTS IN A LADDER AFFECT.
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 - B) REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCON

ELECTRICAL NOTES

1. THE ELECTRICAL SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH 2021 IRC AND 2021 IECC AND ALL OTHER LOCAL, STATE, OR NATIONAL CODES ADOPTED BY THE BUILDING AUTHORITY. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON THE DRAWINGS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL FEEDERS, PANELS, BOARDS, RELAY BRANCH CIRCUIT WIRING, CONDUITS, WIRE, METER BASES, COMPLETE WIRING FOR MOTORS, EXHAUST FANS, LINE VOLTAGE CONNECTIONS FOR HVAC EQUIPMENT, SPECIALTY LIGHTING FIXTURES, OUTLET BOXES, COVER PLATES, WALL SWITCHES, FIXTURES, RECEPTACLES, ETC.

3. ALL DRAWINGS INDICATE LOCATIONS AS DIAGRAMMATIC. LOCATIONS SHALL BE PER APPROPRIATE CODES AND OWNER. CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR FOR ALL POWER REQUIREMENTS.

4. ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPUTED BY METHOD INDICATED IN THE I.R.C. FOR LOCAL ELECTRICAL CODES. COMPUTING FOR ELECTRICAL PUSES, CIRCUIT BREAKERS, SWITCHES OR OTHER ELECTRICAL SERVICE EQUIPMENT SHALL BE IN A CONSPICUOUS, ACCESSIBLE AND PROTECTED LOCATION. ELECTRICAL PANEL CLEARANCES TO BE A MINIMUM 30" WIDTH, AND 6'-6" FROM FLOOR TO TOP. ELECTRICAL METER BASE SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM OUTSIDE WEATHER. (I.R.C. E3305)

5. ALL RECEPTACLES LOCATED WITH THE FOLLOWING CONDITIONS TO BE GFCI PROTECTED. ALL KITCHEN COUNTERS, IN BATHROOMS, OUTSIDE AT GRADE LEVEL, UNFINISHED BASEMENTS, AND IN GARAGES. GARAGE RECEPTACLES TO BE 18" ABOVE FINISHED FLOOR. (I.R.C. E3802)

6. ALL SWITCHES, RECEPTACLES, TELEPHONE JACKS AND CATV JACKS TO BE "LEVITON" 5601 ROCKER SERIES IN WHITE. DIMMER SWITCHES TO BE "ULTRON" DIVAROCKER SERIES IN WHITE. HIDDEN SWITCHES TO BE "ULTRON" DIVAROCKER SERIES IN WHITE. DIMMER SWITCHES TO BE INCLUDED UNLESS NOTED OTHERWISE. THE MOUNTING FROM THE FINISH FLOOR TO THE CENTER OF OUTLETS INCLUDING TELEPHONE, CATV, ETC. SHALL BE 12" TYPICAL. AT DESKS AND OTHER SURFACES THE OUTLETS SHALL BE 10" TO CENTERLINE ABOVE SURFACE. SWITCHES, OUTLETS, TELEPHONE, CATV, ETC. LOCATIONS SHALL BE APPROVED PRIOR TO COMMENCEMENT OF WORK.

7. UNLESS NOTED OTHERWISE LOCATE AND INSTALL ONE (1) GFCI WEATHER PROTECTED RECEPTACLE AT GRADE LEVEL AND OUTSIDE AT SOFFIT AT EACH EXTERIOR DOOR.

8. ALL FIXTURES SHALL HAVE A LABEL LISTING. IF NOT, LIST FIXTURE SHALL NOT BE USED. ALL RECEPTACLES, LIGHTS TO BE GFCI, RATED AND CAPACITIES AGREED TO BE INCLUDED AS BASE BID. ALL RECESSED DOWN LIGHTS TO BE INCLUDED AS BASE BID WITH TRIM RINGS AS SELECTED BY DESIGNER OR OWNER. ALL LIGHT SIN CLOSETS SHALL MEET I.R.C. E3903.8 - E3903.10 REQUIREMENTS.

9. SMOKE DETECTORS TO BE HARD WIRED TO BUILDING CIRCUIT WITH BATTERY BACK UP. PROVIDE SMOKE DETECTORS AT ALL BUILDING LEVELS, IN ALL BEDROOMS, ACCESS TO ALL BEDROOMS, ETC. (I.R.C. R317)

MECHANICAL NOTES

1. THE MECHANICAL SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH 2021 IRC AND 2021 IMC AND ALL OTHER LOCAL, STATE OR NATIONAL CODES ADOPTED BY THE BUILDING AUTHORITY. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ITEMS, RELATED TO THE PROJECT, AS PER INDUSTRY STANDARDS.

2. THE MECHANICAL CONTRACTOR TO BE RESPONSIBLE FOR THE COMPLETE MECHANICAL INSTALLATION AND PROVIDE A(1) YEAR WARRANTY AFTER OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL SUPPLY THE OWNER WITH OPERATION AND MAINTENANCE MANUALS.

3. VISIT THE JOB SITE PRIOR TO BIDDING THE PROJECT TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND ANY INTERFERENCE.

4. DRYER EXHAUST DUCT TO BE VENTED TO EXTERIOR. DUCTS TO BE RIGID ALUMINUM WITH SMOOTH INTERIOR SURFACES. RIGID ALUMINUM DUCTS TO BE SCAFFOLD MOUNTED INTO THE DUCTS. DUCTS TO RUN IN A DIRECTION OF AIR FLOW. MAXIMUM LENGTH OF THE DUCT SHALL NOT EXCEED 25'-0" (EXCLUDING FLEXIBLE TRANSITION DUCT). THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED BY 2 FEET FOR EACH 45 DEGREE BEND AND 5 FEET FOR EACH 90 DEGREE BEND. TRANSITION DUCTS SHALL NOT BE CONCEALED WITHIN CONSTRUCTION. (I.R.C. M1501)

5. BATHROOM EXHAUST DUCT WORK TO BE ALUMINUM, GALVANIZED STEEL OR APPROVED FIBROUS GLASS. KITCHEN HOOD EXHAUST DUCTS TO BE GALVANIZED STEEL, STAINLESS STEEL OR COPPER. DUCTS TO BE AIR TIGHT AND EQUIPPED WITH A BACK DRAFT DAMPER. ALL DUCTS TO TERMINATE AT OUTSIDE. (I.R.C. M1502 & M1505)

6. LINE VOLTAGE AND LOW VOLTAGE CONTROL WIRING IS BY THE MECHANICAL CONTRACTOR. COORDINATE WITH THE ELECTRICAL CONTRACTOR.

7. SUBMIT SPECIFICATION SHEET ON ALL EQUIPMENT TO BE REVIEWED BY ARCHITECT.

8. MECHANICAL HEATING SYSTEM TO BE 85% MIN. EFFICIENT HYDRONIC BOILER SYSTEM AND 90% EFFICIENT FORCED AIR SYSTEM. THE CONTRACTOR SHALL GUARANTEE THAT THE SYSTEM SHALL HEAT THE FACILITY TO 68 DEGREES FAHRENHEIT HEATING AT 3'-0" ABOVE THE FLOOR AND 2'-0" FROM EXTERIOR WALLS THROUGH OUT THE STRUCTURE. SUPPLIER TO PROVIDE HEAT LOSS CALCULATIONS, SHOP DRAWINGS, THERMOSTAT LOCATIONS AND CUT SHEETS ON ALL PROPOSED EQUIPMENT. SIZE EQUIPMENT AS PER I.R.C. M1401.5. PROVIDE CLEARANCES AS PER MANUFACTURER'S REQUIREMENTS. DUCTS TO BE BURIED IN THE GROUND. ONE TERMINATING LOWER 12' AND ONE TERMINATING IN UPPER 12' OF THE SPACE AS REQUIRED. EACH DUCT SHALL HAVE A FREE AREA TO ALLOW COMBUSTION AIR AT A RATE OF 1 SQUARE INCH PER 4000 BTU'S FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTU'S (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURES SPECIFICATIONS. PROVIDE CLEARANCE BETWEEN COMBUSTIBLE MATERIALS AND VENTS AS PER CODE. (I.R.C. R303, CHAPTER 14, CHAPTER 17)

9. EXHAUST FANS SHALL BE SIZED FOR A MINIMAL RATE OF 50 CFM, DUCTED TO OUTSIDE. FANS TO BE DIRECT DRIVE CENTRIFUGAL UNITS WITH SLOW SPEED MOTOR. PROVIDE ACOUSTICAL INSULATION, GRILLS, CAPS, ETC. AS REQUIRED. (I.R.C. R303.3)

10. THE CONTRACTOR SHALL LAYOUT AND REFERENCED ALL MECHANICAL DRAWINGS. THESE DRAWINGS SHALL BE FOR THE PURPOSE TO SHOW INTENT. CONTRACTOR SHALL PROVIDE ALL ENGINEERING REQUIRED TO SIZE DUCTS, GRILLS, REGISTERS, ETC. REVIEW ALL LOCATIONS AND PLACEMENT FOR GRILLS, ETC. WITH OWNER PRIOR TO PLACEMENT.

11. PROJECTS THAT REQUIRE MECHANICAL DUCT WORK SHALL CONFORM TO THE FOLLOWING. ALL DUCT WORK SHALL BE CONSTRUCTED FROM GALVANIZED SHEET STEEL TO CONFORM WITH "SMACNA" LOW PRESSURE DUCT CONSTRUCTION STANDARDS AND I.R.C. CHAPTER 16. FABRICATE SHEET METAL DUCTS WITH CROSS-BREAK OR KINK FLAT SURFACES TO PREVENT VIBRATION AND PULSATION. HANG DUCTS WITH STRAPS OF 18 GAUGE GALVANIZED STEEL OF 1" WIDTH. DUCTS TO BE SUPPORTED BY STRAPS, WHICH SHALL NOT EXCEED 12" IN LENGTH TO PREVENT TRANSMISSION OF VIBRATION. UNDERGROUND ROUND DUCT SHALL BE SCHEDULE 40 P.V.C. PIPE OR P.V.S. PIPE (AS REQUIRED BY LOCAL JURISDICTION) WITH FUSION WELDING JOINTS AND CONNECTIONS. RUN OUTS TO FLOOR GRILLES SHALL BE FABRICATED FROM SHEET P.V.C. OR P.V.S. OR SAME THICKNESS AS PIPE WITH ALL JOINTS AND CONNECTIONS FUSION WELDED.

12. REMOVE DEBRIS AND TRASH FROM DUCT WORK AND VACUUM CLEAN DUCTS. RUN SUPPLY AND EXHAUST FANS BEFORE GRILLES AND REGISTERS ARE INSTALLED AND BEFORE CEILINGS AND WALLS ARE PAINTED. THE ADJUSTMENT OF THE AIR SYSTEMS SHALL BE DONE BY THE MECHANICAL CONTRACTOR. SYSTEMS SHALL BE ADJUSTED TO WITHIN PLUS OR MINUS 5% OF THE AIR CAPACITY.

13. INSULATE ALL HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS AND GARAGES.

PLUMBING NOTES

1. THE PLUMBING SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH 2021 IRC, 2021 IPC AND ALL OTHER LOCAL, STATE OR NATIONAL CODES ADOPTED BY THE BUILDING AUTHORITY. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ITEMS, RELATED TO THE PROJECT, AS PER INDUSTRY STANDARDS.

2. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE PLUMBING INSTALLATION AND PROVIDE A(1) YEAR WARRANTY AFTER OWNERS ACCEPTANCE.

3. VISIT THE JOB SITE PRIOR TO BIDDING THE PROJECT TO BECOME FAMILIAR WITH THE EXISTING CONDITION AND ANY INTERFERENCE.

4. NO PLUMBING SHALL RUN ON AN OUTSIDE WALL.

5. ALL VENTS SHALL BE GANGED TO THE FEWEST NUMBER POSSIBLE TO PENETRATE ROOF AND SHOULD BE A MINIMUM OF 10'-0" FROM EAVES. ALL VENTS TO BE SIZED AS PER I.R.C. REQUIREMENTS. PROVIDE FLASHING AS REQUIRED.

6. SHOWER HEADS SHALL HAVE A FLOW RATE OF 2.5 GPM OR LESS.

7. WATER CLOSET TO HAVE ECONO-FUSH TANK 1.6 GAL. MAX. FLUSH.

8. ALL HOSE BIBS SHALL BE NON FREEZE TYPE WITH BACK FLOW PREVENTER.

9. WATER STORAGE TANKS TO HAVE SEISMIC STRAPPING TIE DOWNS. SIZE OF WATER HEATER/WATER STORAGE TANKS PER CODE.

10. PROVIDE FLOOR DRAIN AND/OR Drip PAN UNDER WATER HEATER, SPA, HOT TUB, WASHING MACHINE, STEAM SHOWER EQUIPMENT, ETC.

11. THE CONTRACTOR SHALL INSTALL ALL PLUMBING FIXTURES IN STRICT ACCORDANCE WITH THE FIXTURES ROUGH-IN DRAWINGS. TAKE CARE IN DRAULIC BODIES. CONSTRUCTION TO BE IN ACCORDANCE MADE FOR PROPER FIXTURE SUPPORT AND THAT ROUGH IN PIPING IS ACCURATELY SET AND PROTECTED FROM MOVEMENT OR DAMAGE. DO NOT COVER UP OR ENCLOSURE WORK UNTIL IT HAS BEEN PROPERLY AND COMPLETELY INSPECTED AND APPROVED.

12. THE CONTRACTOR SHALL TEST ALL PIPING INCLUDING DRAINAGE/WASTE LINES, WATER PIPING, NATURAL GAS PIPING, ETC. TEST IN ACCORDANCE WITH UNIFORM PLUMBING CODE AND LOCAL CODES AND AUTHORITIES. WATER LINES TO BE DISINFECTED IN ACCORDANCE WITH LOCAL HEALTH DEPARTMENT REGULATIONS.

13. CAULK AROUND ALL PLUMBING FIXTURES AT FLOORS AND WALLS WITH FLEXIBLE CAULKING COMPOUND. COLOR TO MATCH FIXTURE.

14. AFTER FIXTURES HAVE BEEN SET THE CONTRACTOR SHALL CAREFULLY PROTECT THEM FROM DAMAGE UNTIL THE BUILDING IS OCCUPIED BY THE OWNER JUST PRIOR TO ACCEPTANCE OF THE JOB BY THE OWNER. THE CONTRACTOR SHALL CLEAN ALL PLUMBING FIXTURES AND REMOVE LABELS.

15. PROVIDE ANTI-SCALD SHOWER VALVE ON ALL TUBS, SHOWERS, ETC.

16. ALL FIXTURES SHALL HAVE A LABEL LISTING. IF NOT, LIST FIXTURE SHALL NOT BE USED. ALL RECEPTACLES, LIGHTS TO BE GFCI, RATED AND CAPACITIES AGREED TO BE INCLUDED AS BASE BID. ALL RECESSED DOWN LIGHTS TO BE INCLUDED AS BASE BID WITH TRIM RINGS AS SELECTED BY DESIGNER OR OWNER. ALL LIGHT SIN CLOSETS SHALL MEET I.R.C. E3903.8 - E3903.10 REQUIREMENTS.

17. UNLESS NOTED OTHERWISE LOCATE AND INSTALL ONE (1) GFCI WEATHER PROTECTED RECEPTACLE AT GRADE LEVEL AND OUTSIDE AT SOFFIT AT EACH EXTERIOR DOOR.

18. ALL FIXTURES SHALL HAVE A LABEL LISTING. IF NOT, LIST FIXTURE SHALL NOT BE USED. ALL RECEPTACLES, LIGHTS TO BE GFCI, RATED AND CAPACITIES AGREED TO BE INCLUDED AS BASE BID. ALL RECESSED DOWN LIGHTS TO BE INCLUDED AS BASE BID WITH TRIM RINGS AS SELECTED BY DESIGNER OR OWNER. ALL LIGHT SIN CLOSETS SHALL MEET I.R.C. E3903.8 - E3903.10 REQUIREMENTS.

OUTLINE SPECIFICATIONS

1. EXCAVATION:

A. SOIL BEARING:
1500 PSF GRANULAR. ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF AT LEAST 12" BELOW SURFACE OF THE GROUND IN THE AREA TO BE OCCUPIED BY THE BUILDING.

2. FOUNDATIONS:

A. FOOTINGS:
AS PER STRUCTURAL DRAWINGS AND NOTES.

B. FOUNDATION WALLS:

CONCRETE WALLS WITH REINFORCING AS CALLED FOR IN STRUCTURAL DRAWINGS AND NOTES. TOP OF WALLS MIN. 8" ABOVE FINISH GRADE.

C. ANCHORAGE:

SILL PLATES ON CONCRETE SHALL BE DOUGLAS FIR (PRESSURE TREATED) OR REDWOOD. PROVIDE ANCHOR BOLTS, WASHERS AND HOLD DOWNS AS NOTED WITHIN STRUCTURAL DRAWINGS.

D. EXTERIOR WALLS:

2 X 6 STUDS NO. 2 OR BETTER @ 16" O.C. SOLID BLOCKING @ 8'-0" HT.

E. WALL SHEATHING:

1/2" PLYWOOD 32/16 C.D.X. THROUGHOUT OR AS NOTED WITHIN STRUCTURAL DRAWINGS.

F. MOISTURE PROTECTION:

USE POLYETHYLENE CLASS I OR II VAPOR RETARDER OVER INTERIOR STUDS AND ROOF JOISTS AT EXTERIOR WALLS AND WHERE CEILING FINISH IS APPLIED DIRECTLY OVER ROOF JOISTS. (SEE #25 - "VAPOR RETARDER") USE TYVEK HOUSE WRAP ON EXTERIOR WALLS AND WHERE CEILING FINISH IS AIR BARRIER UNDER WOOD SIDING WHERE SHOWN.

G. FOUNDATION WATERPROOFING:

ASPHALT EMULSION WATERPROOFING ON PERIMETER FOUNDATION WHERE CONC. IS BELOW GRADE. USE "TUF-N-DRY" (OR EQUAL) FOUNDATION WALL DRAINAGE MATT ON ALL FOUNDATION WALLS WHERE LIVING AREA IS BELOW GRADE. USE ALSO, 6" DIA. PERFORATED DRAIN IN THESE AREAS. RUN TO DAY LIGHT.

H. EXTERIOR WALL FINISHES:

A. SIDING:
STAIN-GRADE WOOD SIDING

'HARDI' BOARD SIDING - PAINTED

CULTURED STONE VENEER

STUCCO PER ES REPORT

B. FASCIA / SOFFIT:

FASCIA: ANODIZED ALUMINUM
SOFFIT: ALUMINUM VENTED

C. WINDOW, DOOR, CORNER AND MISC. TRIM:
2x 'HARDI' BOARD TRIM OR STUCCO

D. TIMBER MATERIALS:

DOUGLAS FIR #2 OR BETTER - FREE OF HEART CENTER

E. FLOOR FRAMING:

JOISTS, SIZES AS CALLED FOR ON FRAMING PLANS. CONNECTION DETAILS AS PER STRUCTURAL DRAWINGS & NOTES.

F. SUB-FLOORING:

FLOOR CONSTRUCTION AS NOTED WITHIN STRUCTURAL DRAWINGS.

G. PARTITION FRAMING:

DOUGLAS FIR NO. 2 OR BETTER 2x4 OR 2x6 AT 16" O.C. CROSS BLOCKED ABOVE 8'-0" IN HEIGHT.

H. ROOF FRAMING:

AS PER STRUCTURAL DRAWINGS

I. ROOF SHEATHING:

SEE GENERAL STRUCTURAL NOTES FOR ROOF SHEATHING AND NAILING REQUIREMENTS.

J. ROOFING:

ARCHITECTURAL ASPHALT SHINGLES

PROVIDE ROOFING SAMPLES TO OWNER FOR APPROVAL.

14. GYPSUM BOARD:

1/2" GYPSUM BOARD (WHERE APPLICABLE) TYPICAL FOR ALL WALLS FINISHES - TEXTURING AS PER OWNERS REQUIREMENTS. USE WATERPROOF GYPSUM BOARD IN RESTROOMS TO A MINIMUM OF 48" A.F.F. INSTALL 5/8" IN GARAGE AS PER FLOOR PLANS.

15. DECORATING:

A. INTERIOR WALLS
T&G WOOD - VARIOUS SPECIES
GYPSUM BOARD - PAINTED

FINISH FOR DRYWALL AREAS ARE ONE COAT P.V.A. PRIMER AND TWO COATS SEMI-GLOSS PAINT.

B. INTERIOR DOORS, BASE AND CASING:

MASONITE - PAINTED (CHOSEN BY OWNER)

C. CEILINGS

T&G WOOD CEILING OR 1/2" GYP. BD. - PAINTED

D. WINDOWS:

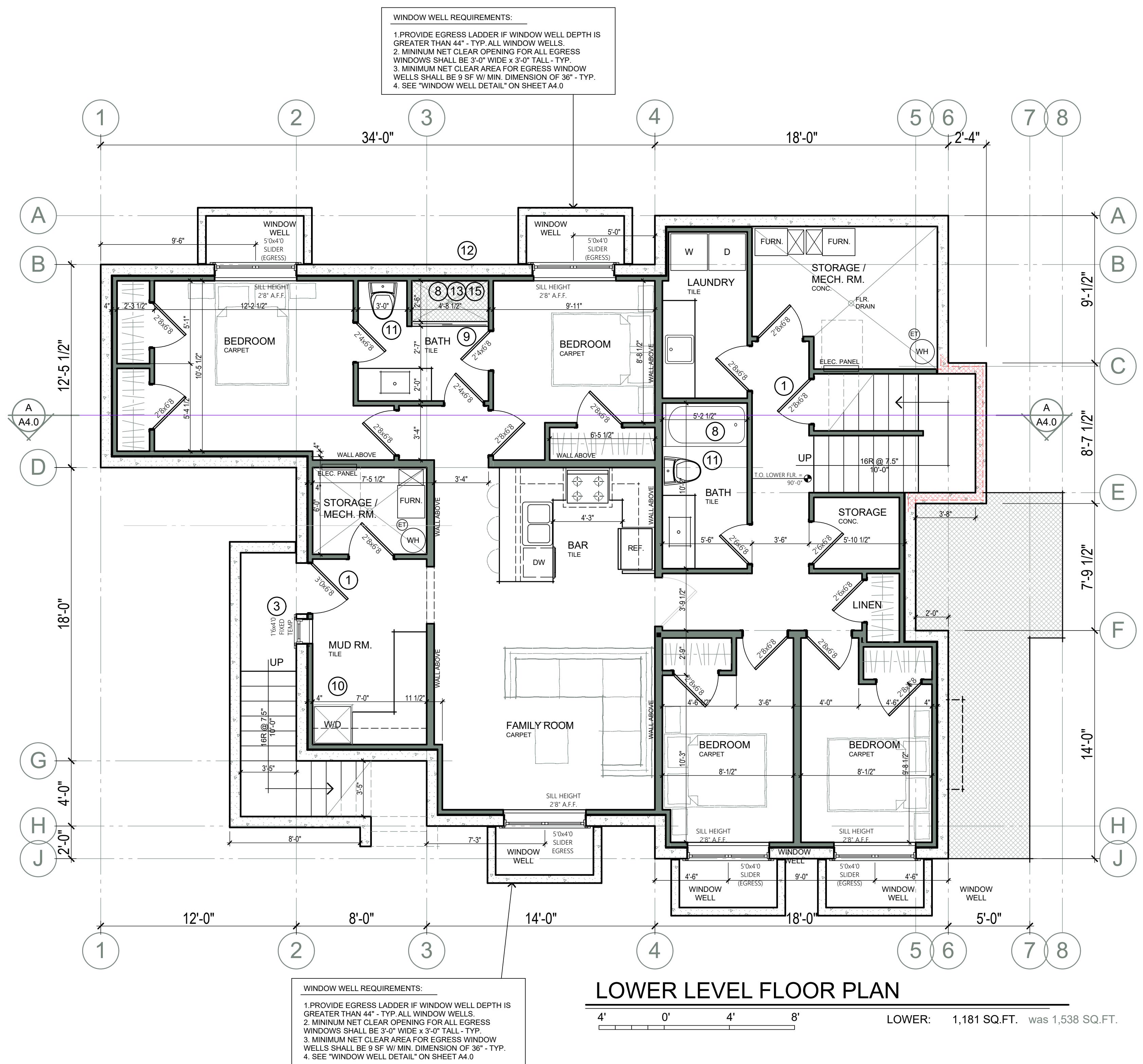
INSULATED VINYL WINDOWS - OPERATION AS PER EXTERIOR ELEVATIONS. ALL GLAZING SHALL BE 3/4" INSULATING GLASS - LOW-E UNLESS OTHERWISE NOTED. GLAZING SHALL BE TEMPERED AS INDICATED ON FLOOR PLANS. (MAX. U-VALUE: 0.28)

E. SLIDING GLASS DOORS:

INSULATED VINYL DOORS - OPERATION AS PER FLOOR PLANS. ALL GLAZING SHALL BE 3/4" INSULATING GLASS - LOW-E UNLESS OTHERWISE NOTED. (MAX. U-VALUE: 0.28)

F. SOLID EXTERIOR DOORS:

INSULATED METAL



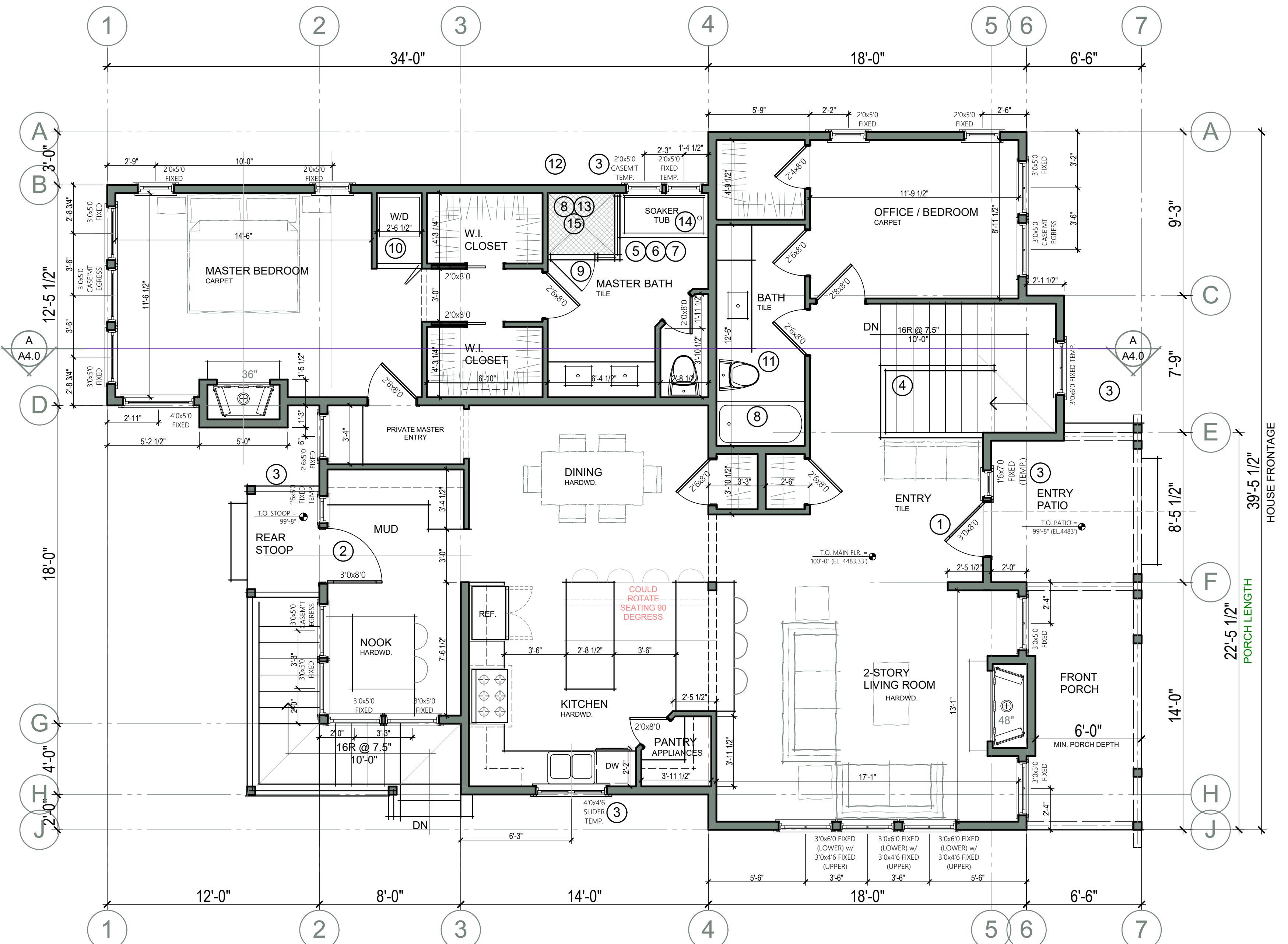
FLOOR PLAN GENERAL NOTES:

1. WRITTEN DIMENSIONS SHALL TAKE PRECEDENT OVER SCALED DIMENSIONS.
2. REFER TO SHEET A0.1 FOR PROJECT GENERAL NOTES AND NOTES PERTAINING TO: DECAY RESISTANT LUMBER, STUDS ON STEEL WORK, FIRE BLOCKING, ACCESS (Crawl Space & Attic), VENTILATION, MASONRY VENEERS, STAIRS, HANDRAILS, GUARDRAILS, SAFETY (Tempered) GLAZING, CAULKING, FLASHINGS AND SIDING INSTALLATIONS.
3. REFER TO SHEET A0.2 FOR MECHANICAL, ELECTRICAL AND HVAC GENERAL NOTES AS WELL AS A OUTLINE PROJECT SPECIFICATION WHICH LISTS: MATERIALS, MOISTURE PROTECTION, WATERPROOFING, R & U VALUES, FINISHES, INSULATION VALUES AND VAPOR BARRIERS
4. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT PRIOR TO COMMENCING RELATED WORK.

REFER TO ELECTRICAL DRAWINGS FOR HOSE BIBS, POT FILLERS, SHOWER HEADS, GAS STUBS AND ALL OTHER PLUMBING, HEATING AND ELECTRICAL INFORMATION

FLOOR PLAN KEYED NOTES:

1. DOOR HARDWARE SHALL BE AS FOLLOWS: ENTRY DOORS: KEYED LOCKSET AND DEADBOLT; GARAGE PERSONNEL DOORS: KEYED LOCKET; GARAGE VEHICULAR DOORS: AUTOMATIC CLOSERS WITH EXTERIOR KEY PADS (SHALL BE TESTED IN ACCORDANCE W/ UL325); BEDROOMS & BATHROOMS: PRIVACY LOCKSET; ALL EXTERIOR DOORS AND DOORS BETW. GARAGE AND OTHER SPACES SHALL HAVE THRESHOLDS AND WEATHERSTRIPPING; ALL OTHER DOORS SHALL HAVE PASSAGE SETS.
2. GLASS IN ALL DOOR SYSTEMS SHALL BE TEMPERED.
3. TEMPERED GLASS SHALL BE INSTALLED IN WINDOWS AS CALLED OUT ON FLOOR PLANS, WINDOW SCHEDULE OR AS SPECIFIED ON SHEET A0.1.
4. RAILING SYSTEM, NO OPENING TO ALLOW A 4" SPHERE TO PASS.
5. HOT TUB AND SPA INSTALLATIONS SHALL COMPLY WITH CHAPTER 42 IRC & NEC 680.
6. ALL SOAKER OR JETTED TUBS SHALL BE PROVIDED WITH A TEMPERATURE REDUCING OR MIXING VALVE THAT LIMITS WATER TEMPERATURE TO 120 DEGREES. THIS CANNOT BE CONTROLLED AT THE WATER HEATER.
7. ACCESS TO TUB MECHANICAL VIA ACCESS PANEL, NO GROUTED TILE ACCESS ALLOWED.
8. TILE SHALL BE INSTALLED TO A HEIGHT OF 72" A.F.F. AT ALL TUB AND SHOWER AREAS.
9. TEMPERED GLASS SHOWER ENCLOSURE, MIN. ACCESS DOOR WIDTH 24".
10. PROVIDE A PAN W/ FLR. DRAIN BENEATH ALL WASHER / DRYER LOCATIONS.
11. MAXIMUM FLOW RATE FOR ALL TOILETS SHALL BE 1.6 GAL./FLUSH.
12. ALL EXHAUST FAN VENT AND DRYER VENT TERMINATIONS SHALL NOT BE LESS THAN 3'-0" IN ANY DIRECTION AWAY FROM OPENINGS INTO THE BUILDING. MAXIMUM LENGTH OF DUCT WITH (2) 90 DEGREE ELBOWS IS 15 FT. SEE DETAIL SEE 5/A5.0 FOR WALL PENTRATION.
13. SHOWERS: ALL SHOWER PAN LINERS ARE REQUIRED TO BE TESTED AND INSPECTED.
14. TUBS: ALCOVE TUBS SHALL BE PROVIDED w/ A TILE FLANGE.
15. SHOWERS & TUBS: CEMENT, FIBER-CEMENT or GLASS MAT GYPSUM BACKERS ARE REQ'D AS A BACKER FOR WALL TILE IN TUB & SHOWER AREAS & WALL PANELS IN SHOWER AREAS.



MAIN LEVEL FLOOR PLAN

4' 0' 4' 8'

LOWER: 1,181 SQ.FT.
MAIN: 1,587 SQ.FT.
UPPER: 950 SQ.FT.

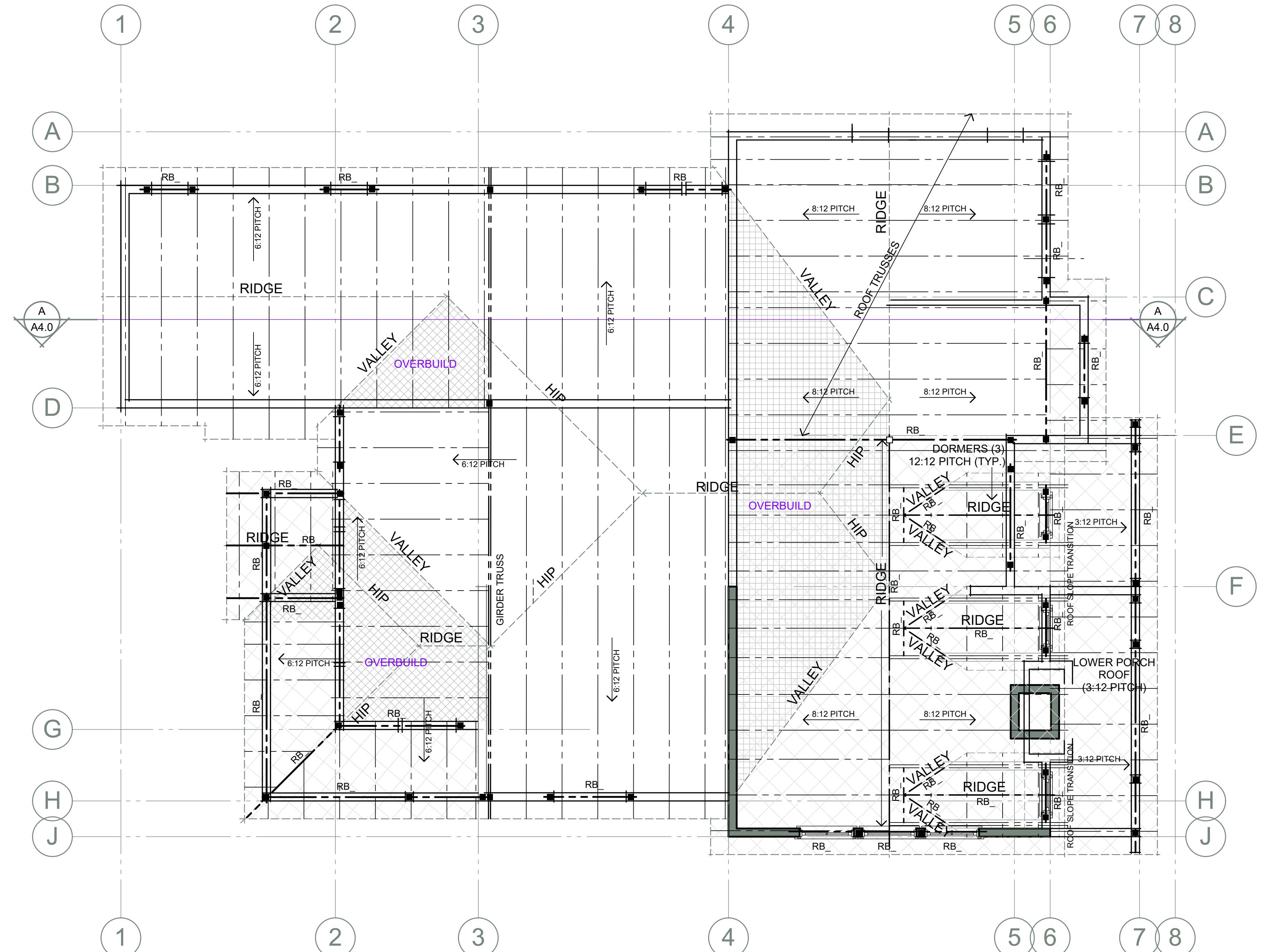
FLOOR PLAN GENERAL NOTES:

- WRITTEN DIMENSIONS SHALL TAKE PRECEDENT OVER SCALED DIMENSIONS.
- REFER TO SHEET A0.1 FOR PROJECT GENERAL NOTES AND NOTES PERTAINING TO: DECAY RESISTANT LUMBER, STUDS ON STEEL WORK, FIRE BLOCKING, ACCESS (Crawl Space & Attic), VENTILATION, MASONRY VENEERS, STAIRS, HANDRAILS, GUARDRAILS, SAFETY (Tempered) GLAZING, CAULKING, FLASHINGS AND SIDING INSTALLATIONS.
- REFER TO SHEET A0.2 FOR MECHANICAL, ELECTRICAL AND HVAC GENERAL NOTES AS WELL AS A OUTLINE PROJECT SPECIFICATION WHICH LISTS: MATERIALS, MOISTURE PROTECTION, WATERPROOFING, R & U VALUES, FINISHES, INSULATION VALUES AND VAPOR BARRIERS
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT PRIOR TO COMMENCING RELATED WORK.

REFER TO ELECTRICAL DRAWINGS FOR HOSE BIBS, POT FILLERS, SHOWER HEADS, GAS STUBS AND ALL OTHER PLUMBING, HEATING AND ELECTRICAL INFORMATION

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ROOF PLAN

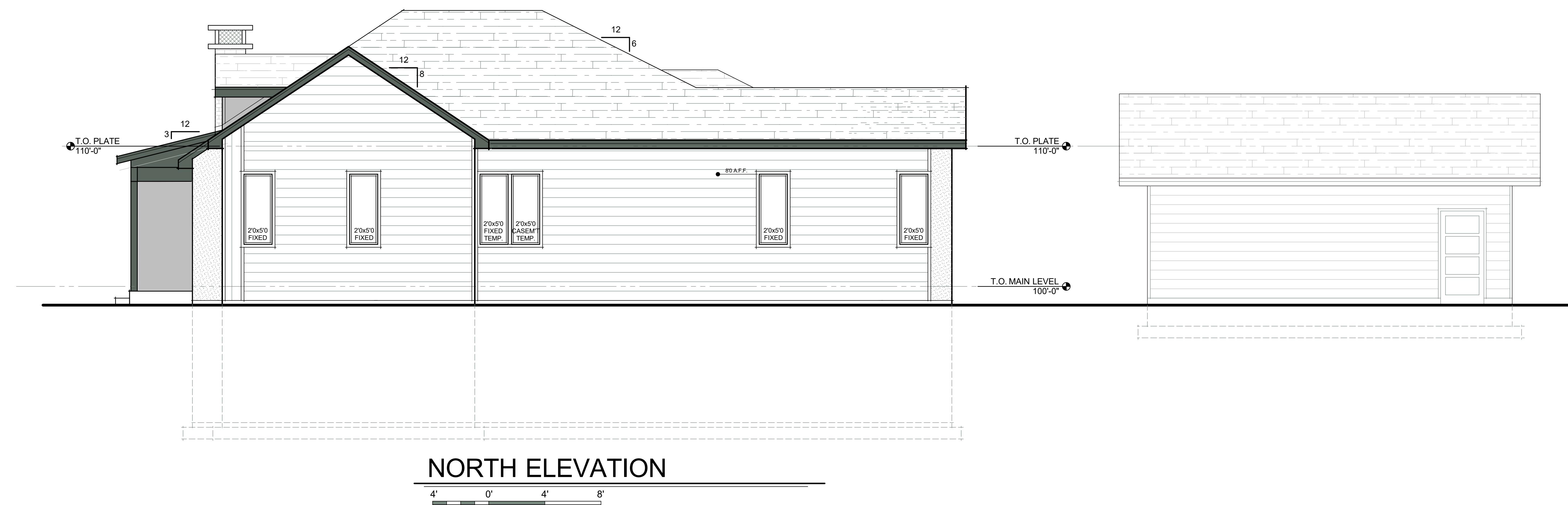
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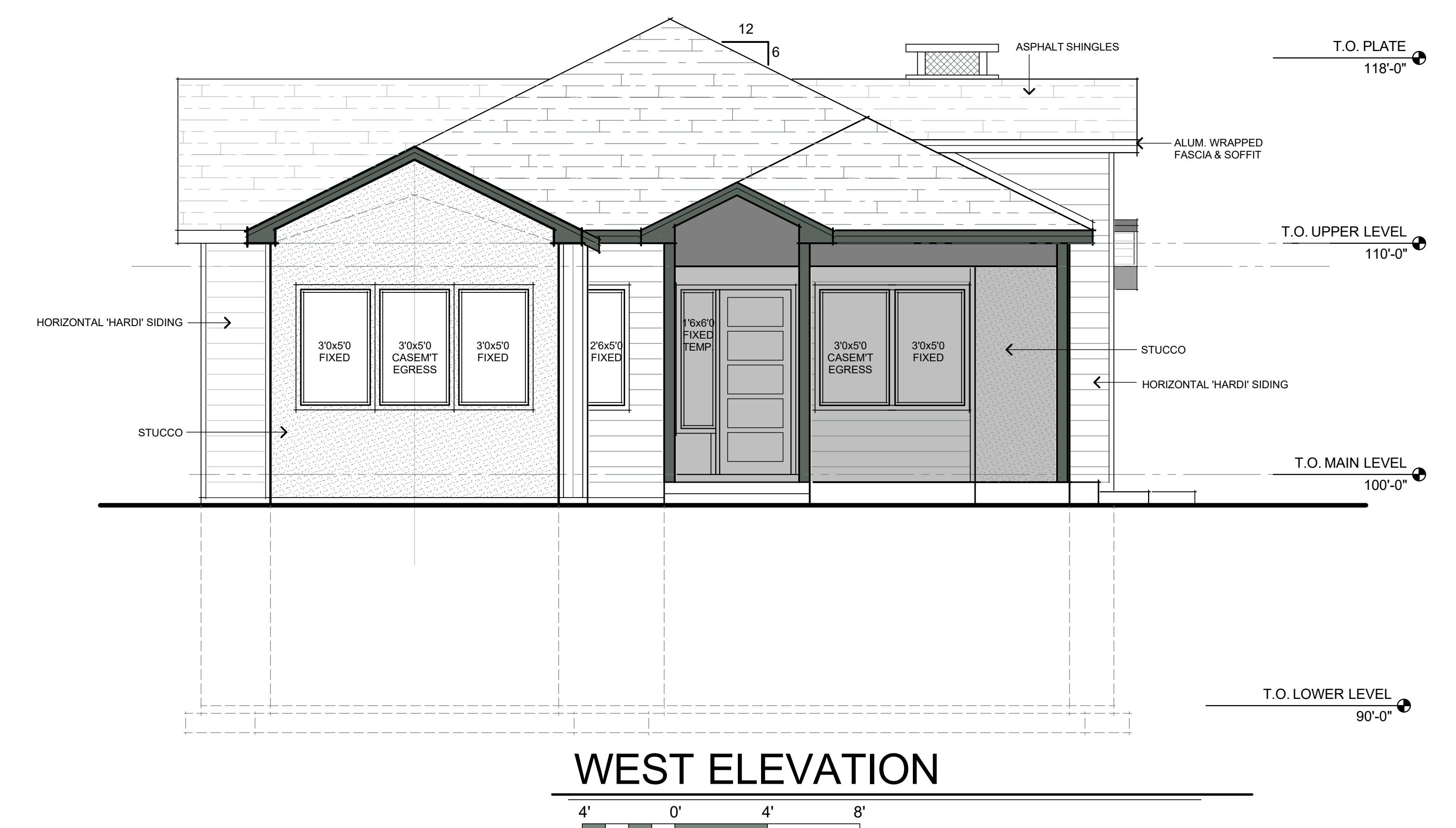
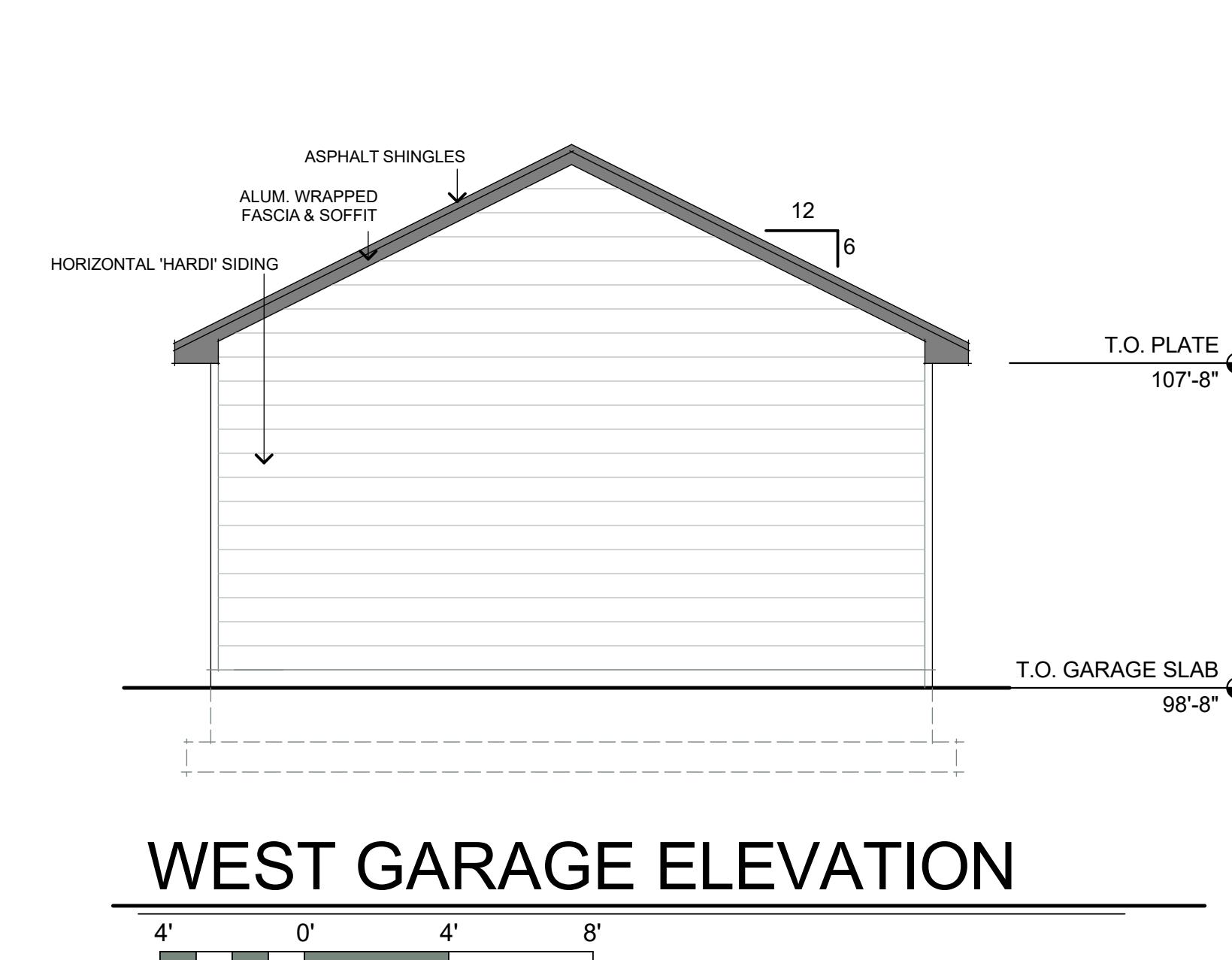
ROOFING NOTES:

1. FOLLOW MANUFACTURER INSTRUCTIONS WHEN INSTALLING ALL ROOFING PRODUCTS. PROVIDE UNDERLayment AS PER MANUFACTURER REQUIREMENTS.
2. ALL ROOF OVERHANGS SHALL BE 2'-0".
3. ICE & WATER SHIELD ALL ROOF EAVES A MINIMUM OF 36" WIDE.
4. ICE & WATER SHIELD 24" UP EA. SIDE OF ALL ROOF VALLEY'S.
5. ICE & WATER SHIELD ENTIRE AREAS OF ROOF CRICKETS.
6. PROVIDE 6"x6" MTL. FLASHING AT CHIMNEY / ROOF TRANSITIONS.
7. PROVIDE 3" MTL. DRIP EDGE AT ROOF EAVES AND RAKES.
8. MECHANICAL PENETRATIONS SHALL BE SCREENED FROM VIEW WHEN APPROACHING THE RESIDENCE FROM THE WEST. THE MINIMUM SIZE FOR PLUMBING VENTS THROUGH ROOF SHALL BE 3" DIA. PIPE.
9. CONTINUOUS RIDGE VENT AND SOFFIT VENTING SHALL BE PROVIDED, REFER TO DETAILS ON SHEET *****.
10. REFER TO SHEET A0.1 FOR FLASHING REQUIREMENTS.
11. HEAT TAPE LOCATIONS SHALL BE FIELD DETERMINED, CONSULT WITH ARCHITECT AFTER ROOF FRAMING.

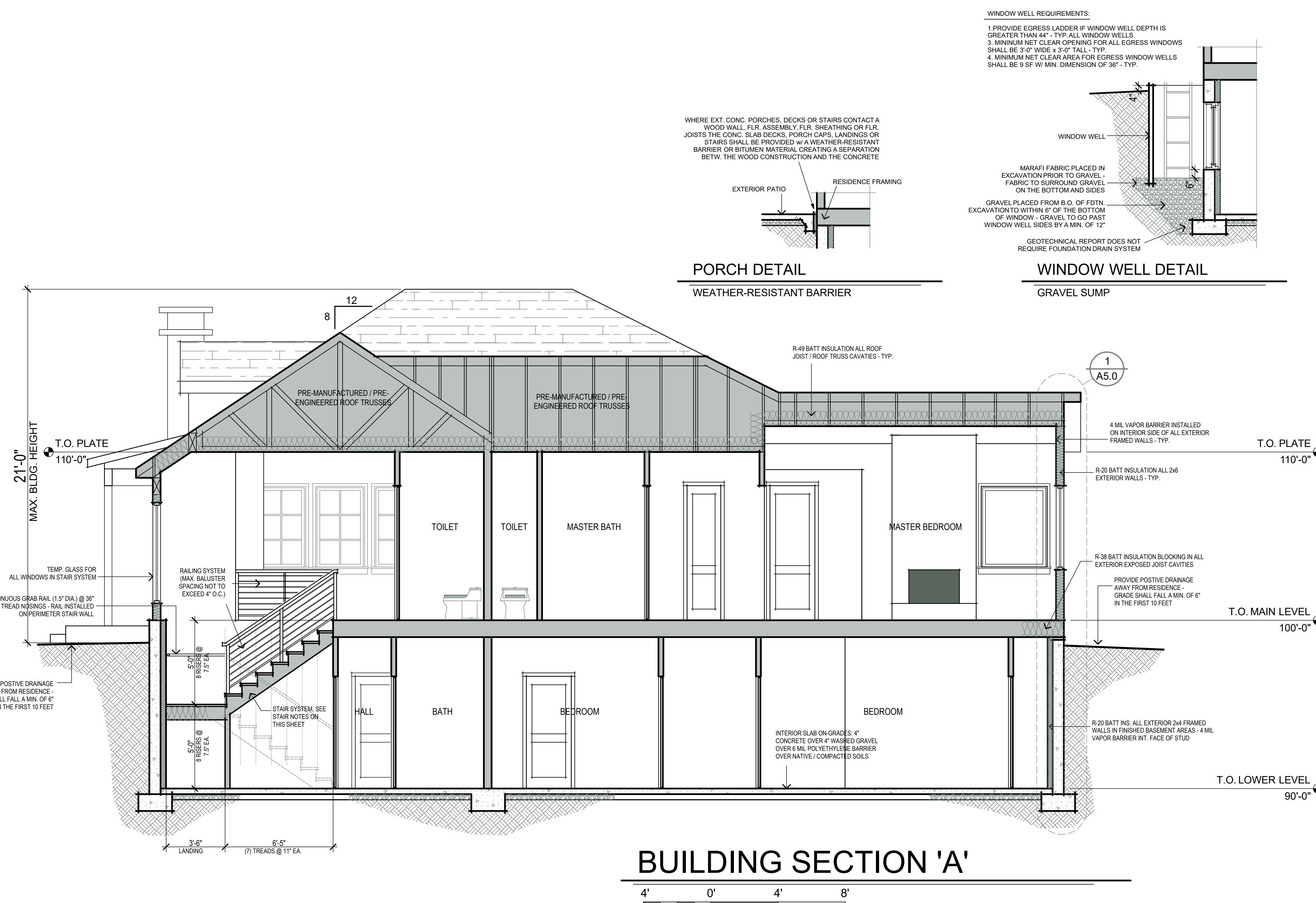
FRAMING LEGEND

- = PRE-ENGINEERED / PRE-MANUFACTURED ROOF TRUSSES @ 24" O.C. BEARING HEIGHT @ 10'-0"
- = STICK FRAMED ROOF AREAS
- = ROOF OVERBUILD AREAS









STAIRWAY & HANDRAIL NOTES

(1) **WIDTH.** STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31.5 INCHES WHERE THE HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE THE HANDRAILS ARE PROVIDED ON BOTH

EXCEPTIONS:

THE WIDTH OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.5.8.

(2) **HEADROOM.** THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM.

(3) **RISER HEIGHT.** THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OR THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.

(4) **TREAD DEPTH.** THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTIACAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 10 INCHES MEASURED AS ABOVE AT A POINT 12 INCHES FROM THE SIDE WHERE THE TREAD DEPTH OF 6 INCHES AT ANY POINT, WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE 12 INCH WALK LINE SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.

(5) **PROFILE.** THE RADIUS OR CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16 INCH. A NOSING NOT LESS THE 3/4 INCH BUT MORE THAN 1 1/4 INCH SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSING SHALL NOT EXCEED 1/2 INCH. RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4-INCH DIAMETER SPHERE.

EXCEPTIONS:

- A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 11 INCHES.
- THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30 INCHES OR LESS.

(6) **LANDING AND STAIRWAYS.** THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY.

EXCEPTIONS:

- FLOOR OR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, INCLUDING STAIRS IN AN ENCLOSED GARAGE, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS.
- FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12 FEET BETWEEN FLOOR LEVELS OR LANDINGS.

c. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL.

(7) **STAIRWAY WALKING SURFACE.** THE WALKING SURFACE OF TREADS AND LANDINGS OF STAIRWAYS SHALL BE SLOPED NO STEEPER THAN ONE UNIT VERTICAL OF 48 INCHES HORIZONTAL (2-PERCENT SLOPE).

(8) **HANDRAILS.** HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.

(A) **HEIGHT.** HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.

(B) **CONTINUITY.** HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCH BETWEEN THE WALL AND THE HANDRAILS.

EXCEPTIONS:

1. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY NEWEL POSTS AT THE TURN.
2. THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWEL SHALL BE ALLOWED OVER THE LOWEST TREAD.

(C) **HANDRAIL GRIP SIZE.** ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.

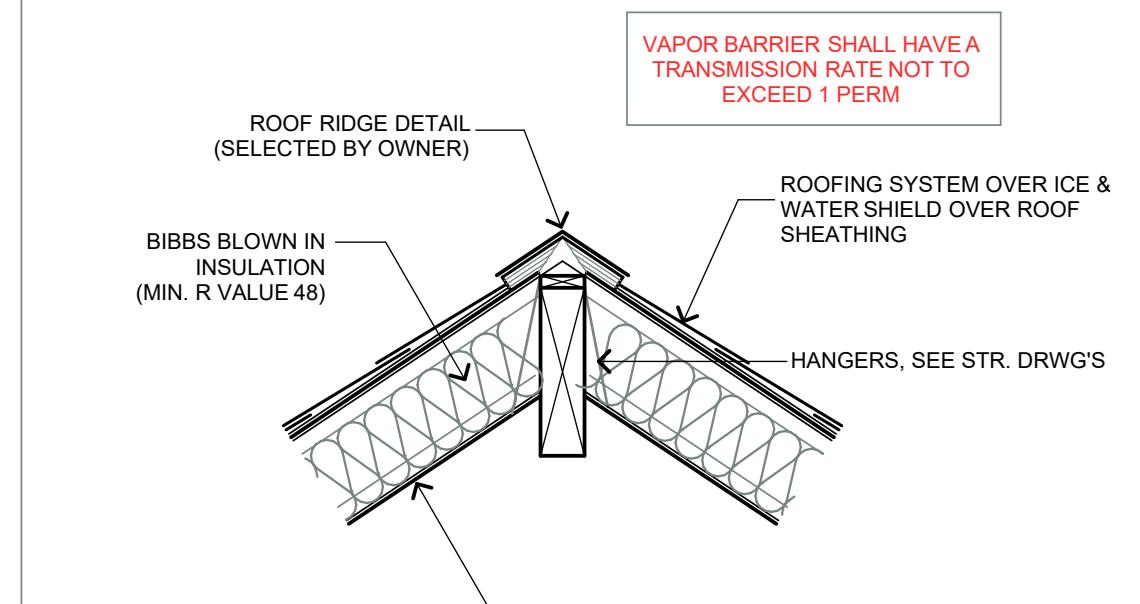
1. TYPE 1. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6 1/4 INCHES WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 1/4 INCHES.

2. TYPE 2. HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16 INCH WITHIN 7/8 INCH BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8 INCH TO A LEVEL THAT IS NOT LESS THAN 1 3/4 INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 1/4 INCHES TO THE MAXIMUM OF 2 3/4 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.

UNVENTED ROOF PROVISIONS PER IRC R806.5

UNVENTED ATTIC ASSEMBLIES (SPACE BETWEEN THE CEILING JOISTS OF THE TOP STORY AND THE ROOF RAFTERS) SHALL BE PERMITTED IF ALL THE FOLLOWING CONDITIONS ARE MET:

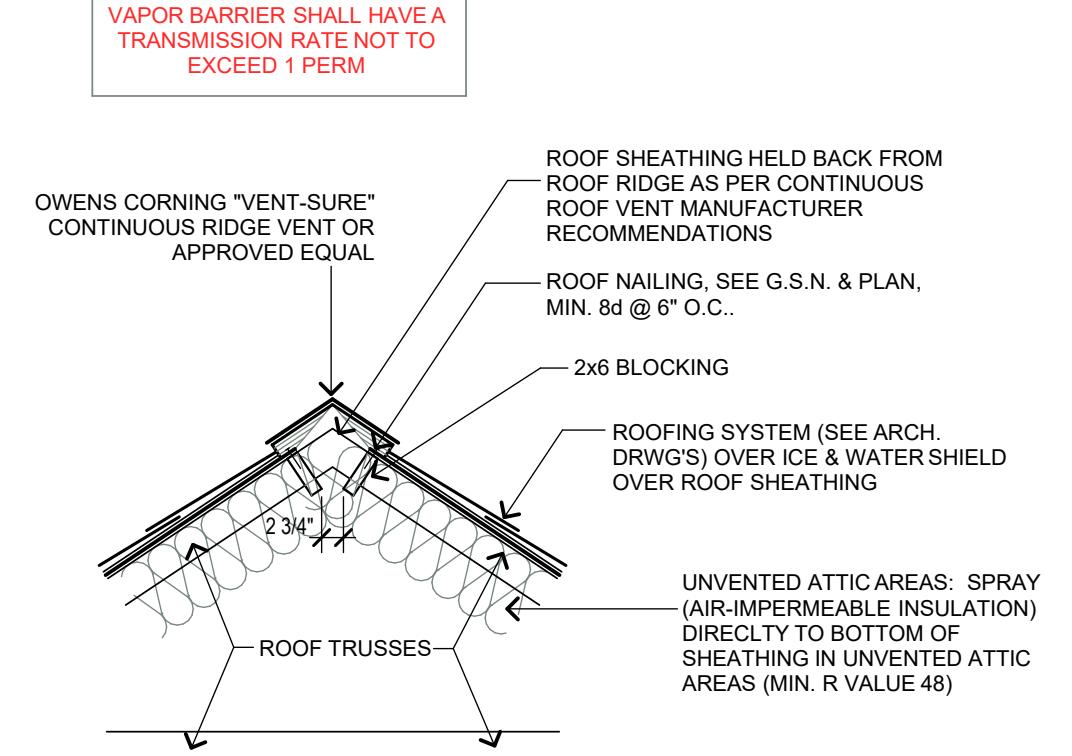
1. THE UNVENTED ATTIC SPACE IS COMPLETELY CONTAINED WITHIN THE BUILDING THERMAL ENVELOPE.
2. NO INTERIOR VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY.
3. WHERE WOOD SHINGLES OR SHAKES ARE USED, A MINIMUM 1/4 INCH (6MM) VENTED AIR SPACE SEPARATES THE SHINGLES OR SHAKES AND THE ROOFING UNDERLAYMENT ABOVE THE STRUCTURAL SHEATHING.
4. IN CLIMATE ZONES 5, 6, 7 AND 8, ANY AIR-IMPERMEABLE INSULATION SHALL BE A VAPOR RETARDER, OR SHALL HAVE A VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT WITH THE UNDERSIDE OF THE INSULATION.
5. EITHER ITEMS 5.1, 5.2 OR 5.3 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING.
- 5.1. AIR-IMPERMEABLE INSULATION ONLY. INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
- 5.2. AIR-PERMEABLE INSULATION ONLY, IN ADDITION TO THE AIR-IMPERMEABLE INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING WITH AN R-VALUE OF R-25 IN CLIMATE ZONE 6 FOR CONDENSATION CONTROL.
- 5.3. AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION. THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING WITH AN R-VALUE OF R-25 IN CLIMATE ZONE 6 FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.
- 5.4. WHERE PERFORATED INSULATED 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.



RIDGE DETAIL

(STICK-FRAME ROOF) 7

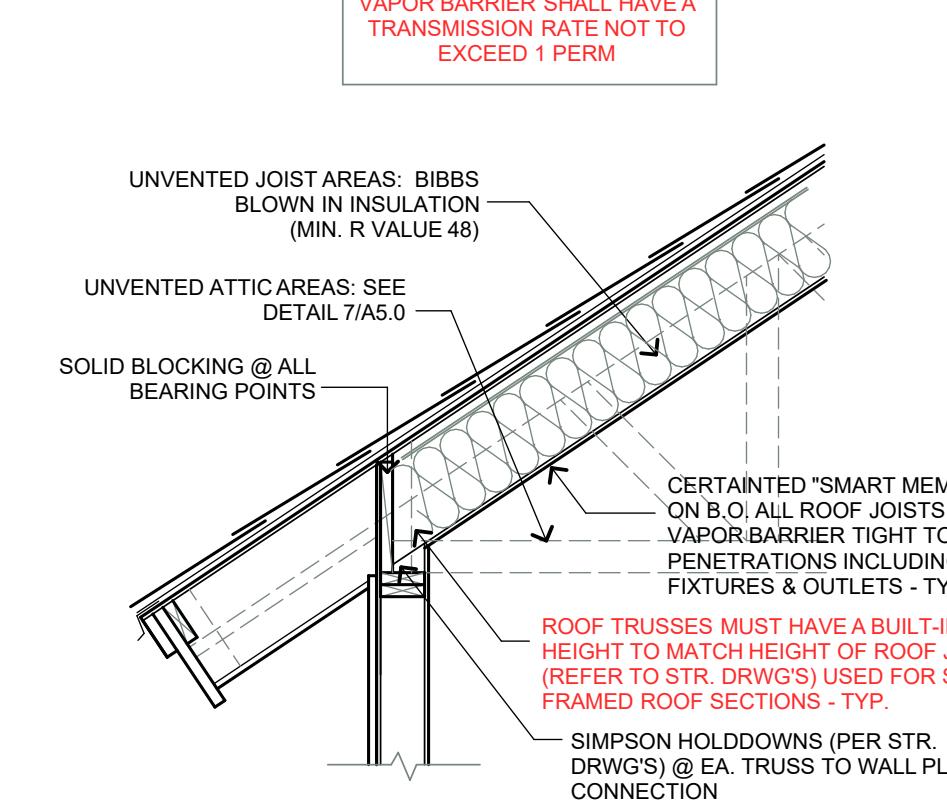
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RIDGE DETAIL

(ROOF TRUSSES) 6

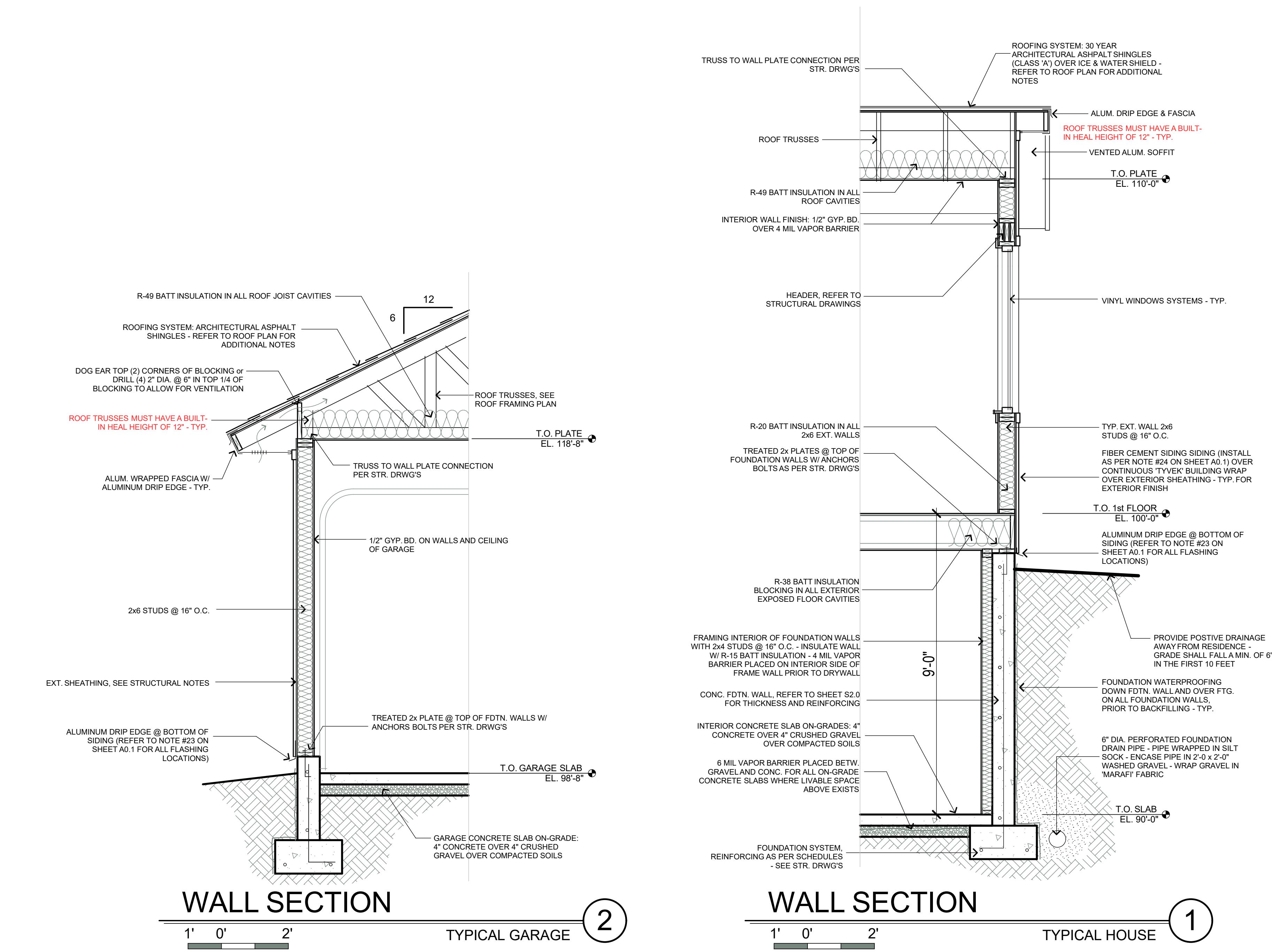
0' 1' 2' 3'



EAVE DETAIL

(5)

0' 1' 2' 3'



WALL SECTION

2

TYPICAL GARAGE

1' 0' 2'

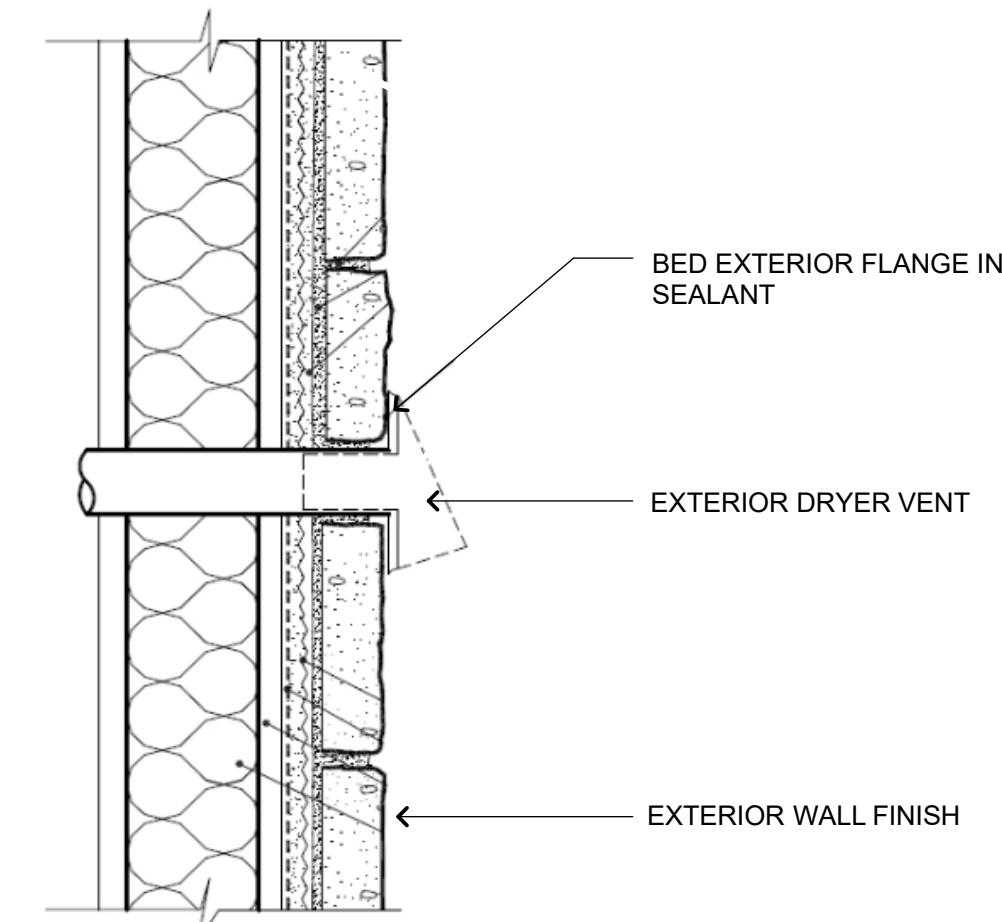
WALL SECTION

1

TYPICAL HOUSE

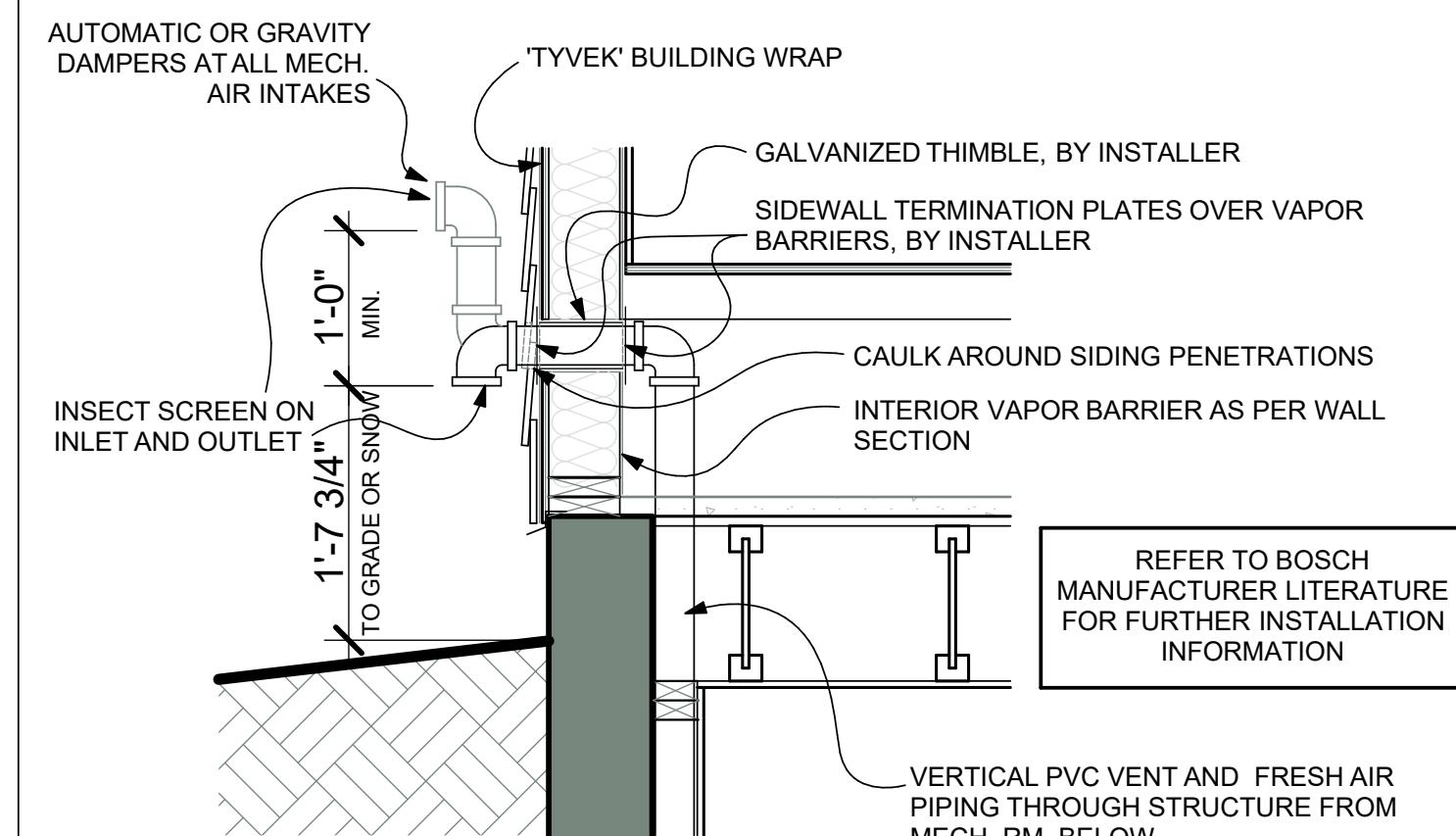
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WALL SECTIONS



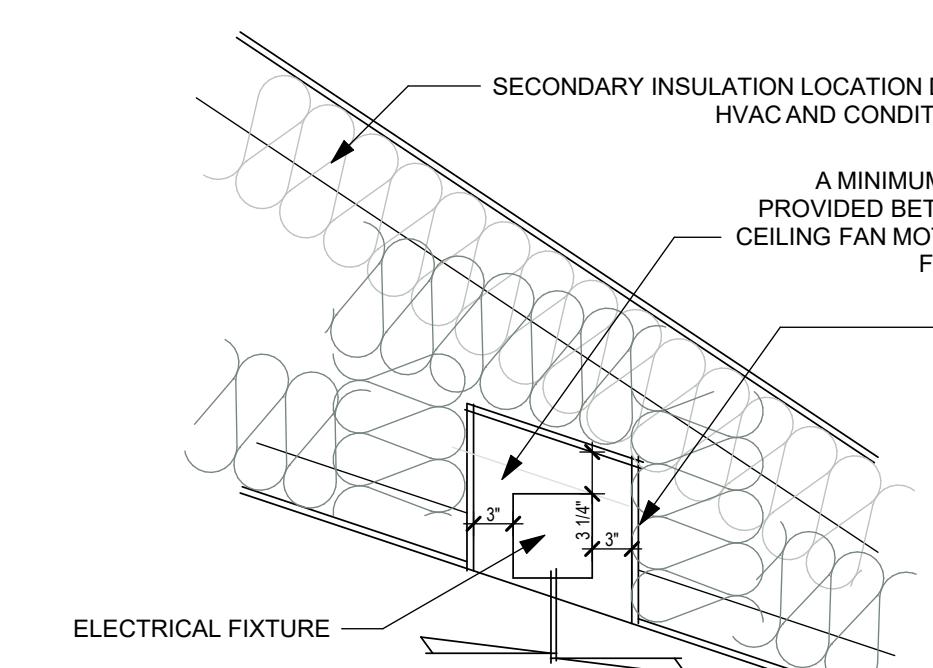
DRYER VENT

NOT TO SCALE



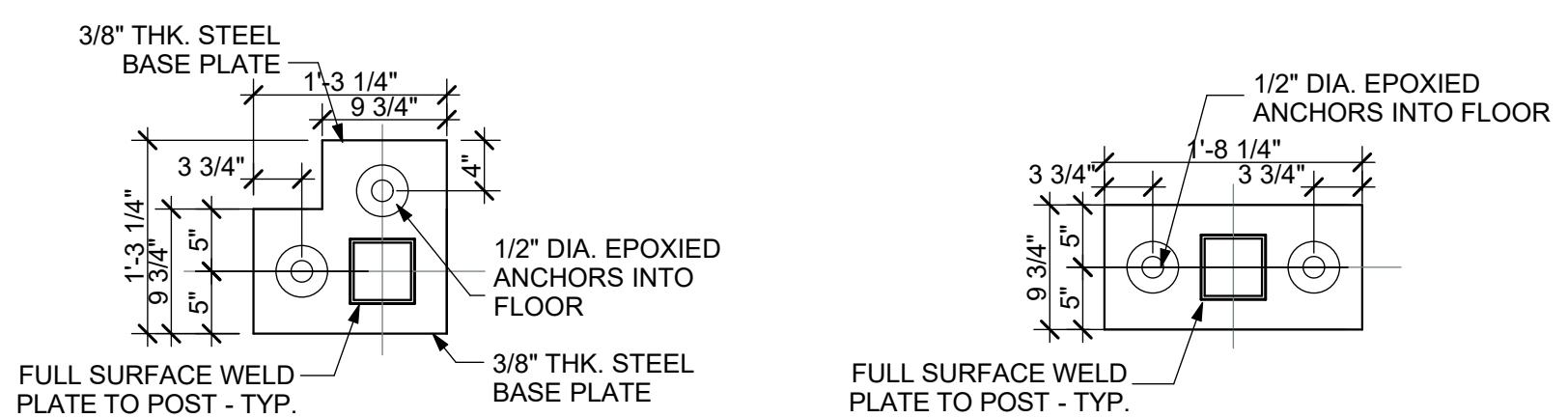
FURNACE VENT

NOT TO SCALE

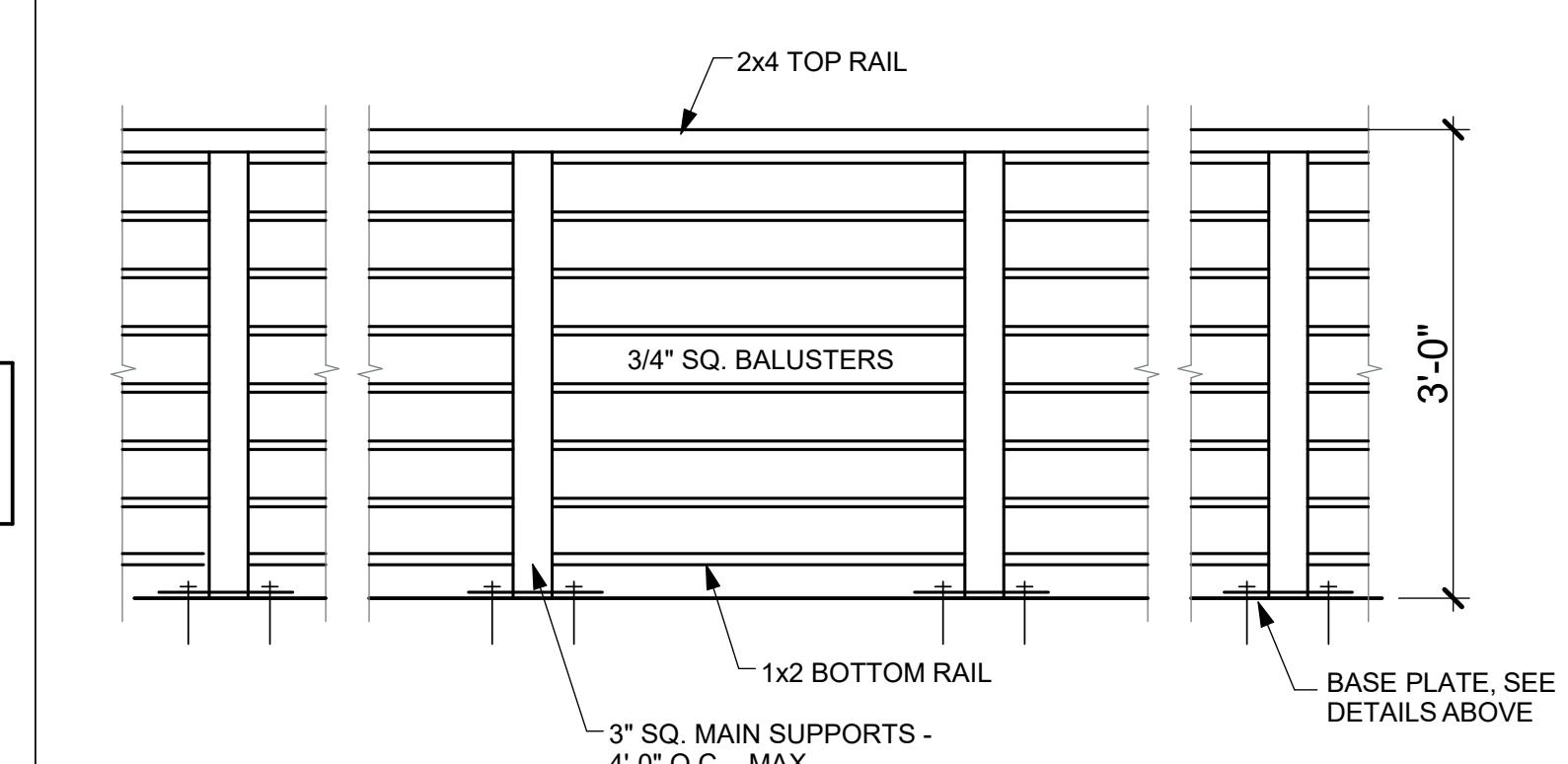


ELEC. FIXTURE

NOT TO SCALE

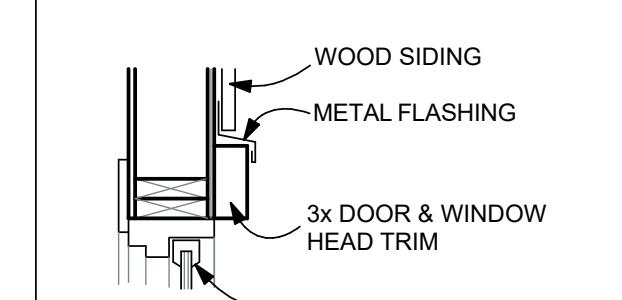


CORNER BASE PLATE

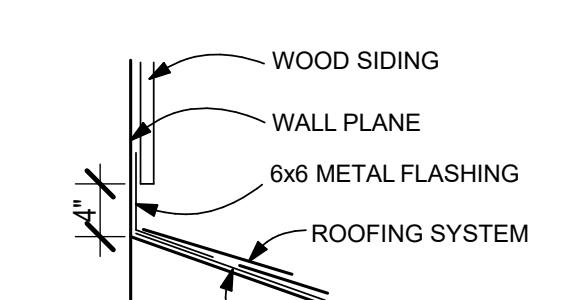


RAILING DETAIL

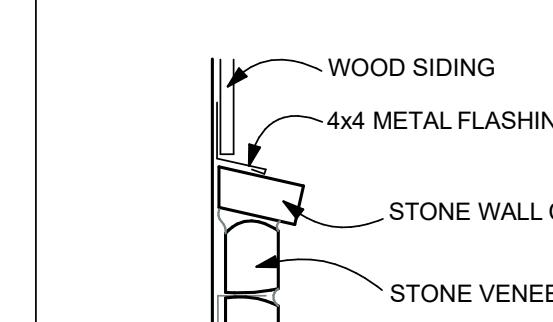
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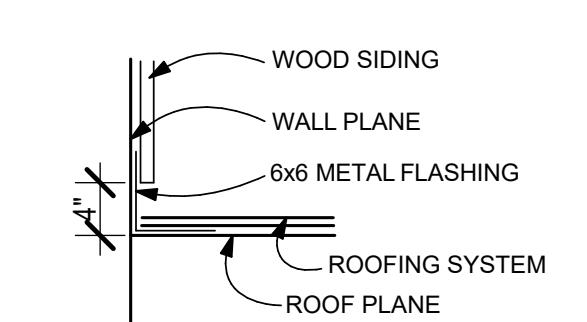
EXTERIOR HEAD TRIM



WALL TO SI OPED ROOF



WALL TO STONE



WALL TO FLAT ROOF



NOT TO SCALE

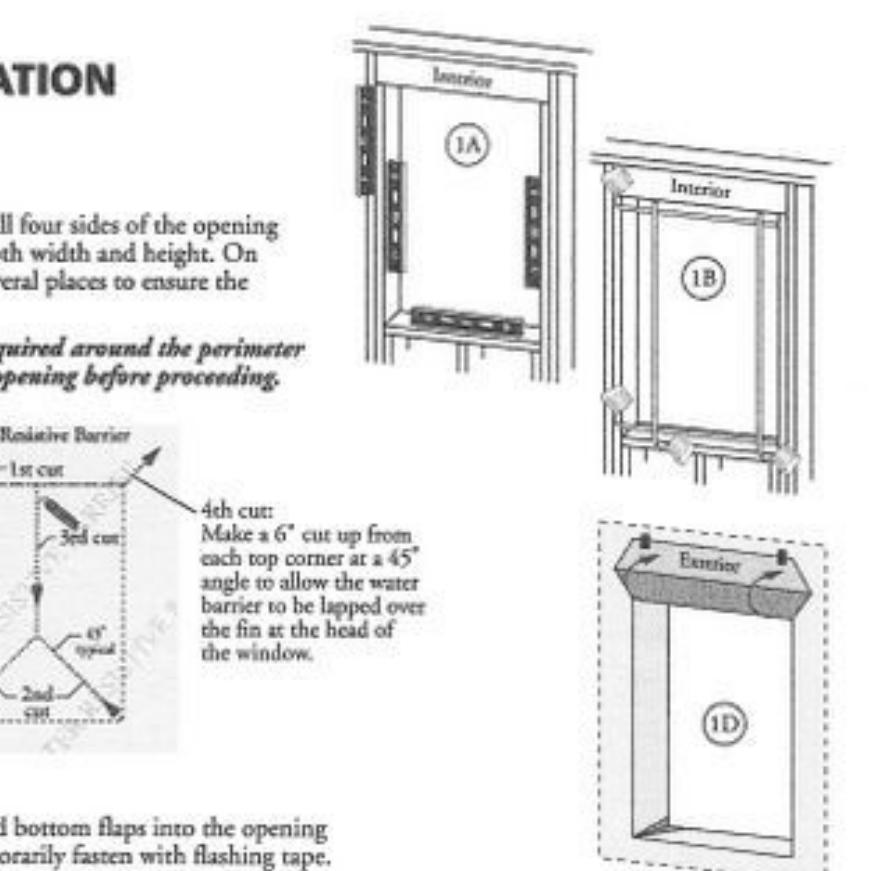
1 ROUGH OPENING PREPARATION

A. Verify the opening is plumb and level.
Note: It is critical that the bottom is level.

B. Verify the window will fit the opening. Measure all four sides of the opening to make sure it is $3/4"$ larger than the window in both width and height. On larger openings measure the width and height in several places to ensure the header or studs are not bowed.

Note: 1-1/2" or more of solid wood blocking is required around the perimeter of the opening. Fix any problems with the rough opening before proceeding.

C. Cut the water resistive barrier (1C).



D. Fold the water resistive barrier (1D). Fold side and bottom flaps into the opening and staple to inside wall. Fold top flap up and temporarily fasten with flashing tape.

E. Apply all flashing tape #1. Cut a piece of flashing tape 12" longer than the opening width. Apply at the bottom of the opening as shown (1E) so it overhangs 1" to the exterior.

Note: The tape is cut 12" longer than the width so that it will extend 6" up each side of the opening.

F. Tab the sill flashing tape and fold. Cut 1" wide tabs at each corner (1/2" from each side of corner) (1F). Fold tape to the exterior and press firmly to adhere it to the water resistive barrier.

G. Apply sill flashing tape #2. Cut a piece of flashing tape 12" longer than the opening width. Apply at the bottom, overlapping tape #1 by at least 1". Do not allow the tape to extend past the interior face of the framing (1G).

Note: The flashing tape may not fully cover the framing members.

2 SETTING AND FASTENING THE WINDOW

A. Install and level sill spacers. Place 1" wide by $3/8"$ thick spacers on the bottom of the window opening 1/2" from each side. Spacers are also required at points where windows are joined in multiple window applications. Add shims as necessary to ensure the spacers are level. Once level, attach spacers and shims to prevent movement.

Note: Improper placement of shims or spacers may result in bowing the bottom of the window.

B. Remove plastic wrap and cardboard packaging from window. Do not cut the checkrail bands or remove plastic shipping spacers located between the window sash and frame. The shipping spacers will help keep the window square during installation. DO NOT open the window until it is fully fastened.

Note: If screens, grilles or hardware is removed from the window at this time, label them and store them in a protected area.

C. Fold out installation fin to 90°. Be careful not to remove or tear the fin corners.

Note: If the fin is not at 90°, the window will not line up correctly on the interior.

2 SETTING AND FASTENING THE WINDOW (continued)

TWO OR MORE PEOPLE WILL BE REQUIRED FOR THE FOLLOWING STEPS.

D. Insert the window from the exterior of the building. Place the bottom of the window on the spacers at the bottom of the opening, then tilt the top into position. Center the window between the sides of the opening to allow clearance for shimming, and insert one roofing nail in the first hole from the corner on each end of the top nailing fin. These are used to hold the window while Shimming it plumb and square.

E. Plumb and square window. Place shims 1" from the bottom and top of the window between the window and the sides of the opening. Adjust the shims as required to plumb and square the window in the opening. Place shims at the midpoint of the window sides. Adjust the shims until the window sides are straight, and the space between the sash and frame is equal from top to bottom.

Note: DO NOT shim above the window or in the space between the spacers at the bottom of the window. DO NOT over shim.

F. Check the interior reveal. Make sure the measurement from the interior face of the window to the interior face of the wall is equal at several points around the window.

Note: If the dimensions are not equal, check to make sure the fins are folded out to 90° at all points.

G. Fasten the window to opening by driving 2" galvanized roofing nails into each pre-punched hole in the nailing fin.

Note: Make sure the fin corner is lying as flat as possible.

H. Check window operation. Cut the checkrail bands and remove the shipping spacers. Open and close the window a few times to check for proper operation. Make sure the window will tilt correctly. Close and lock the window.

ProLine® only: To remove side spacers, slide them up to approximately 4" above the bottom sash. Lift the clip by the interior leg and rotate upward to remove. Raise the bottom sash approximately 2", and tilt the sash in by depressing the jamb liner and pulling inward on the top corners of the sash. Remove the sash clips and return the sash to its original position.

Note: If there are any problems with the operation of the window, recheck shim locations and adjust for plumb and square.

3 INTEGRATING THE WINDOW TO THE WATER RESISTIVE BARRIER

A. Apply side flashing tape. Cut two pieces of flashing tape 4" longer than the frame height of the window. Apply one piece to each side over the nailing fin and onto the water resistive barrier. The tape should extend 2" above the top of the window and 2" below the bottom of the window. Press the tape down firmly.

B. Apply top flashing tape. Cut a piece of flashing tape long enough to go across the top of the window and extend at least 1" past the side flashing tape on both sides. Apply the tape over the top nailing fin as shown.

Note: DO NOT tape or seal the bottom nailing fin.

C. Fold down top flap of water resistive barrier (3C).

D. Apply flashing tape to diagonal cuts. Cut pieces of flashing tape at least 1" longer than the diagonal cuts in the water resistive barrier. Apply the tape covering the entire diagonal cut in the water resistive barrier at both upper corners of the window.

Note: Be sure to overlap the top corners (3D).

4 INTERIOR SEAL

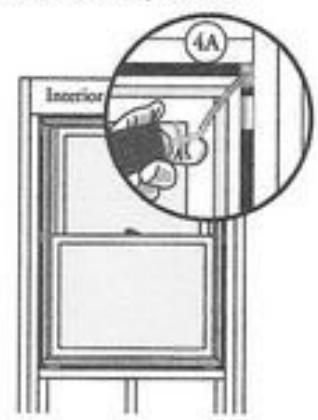
Cautions: Ensure use of low pressure polyurethane window and door insulating foams and strictly follow the foam manufacturer's recommendations for application. Use of high pressure foams or improper application of the foam may cause the window frame to bow and binder operation.

A. Apply insulating foam sealant. From the interior, insert the nozzle of the applicator approximately 1" deep into the space between the window and the rough opening and apply a 1" deep bead of foam. This will allow room for expansion of the foam and will minimize squeeze out. Allow the foam to cure completely (usually 8 to 24 hours) before proceeding to the next step.

Note: DO NOT completely fill the space from the back of the fin to the interior face of the opening.

B. Check window operation by opening and closing the window.

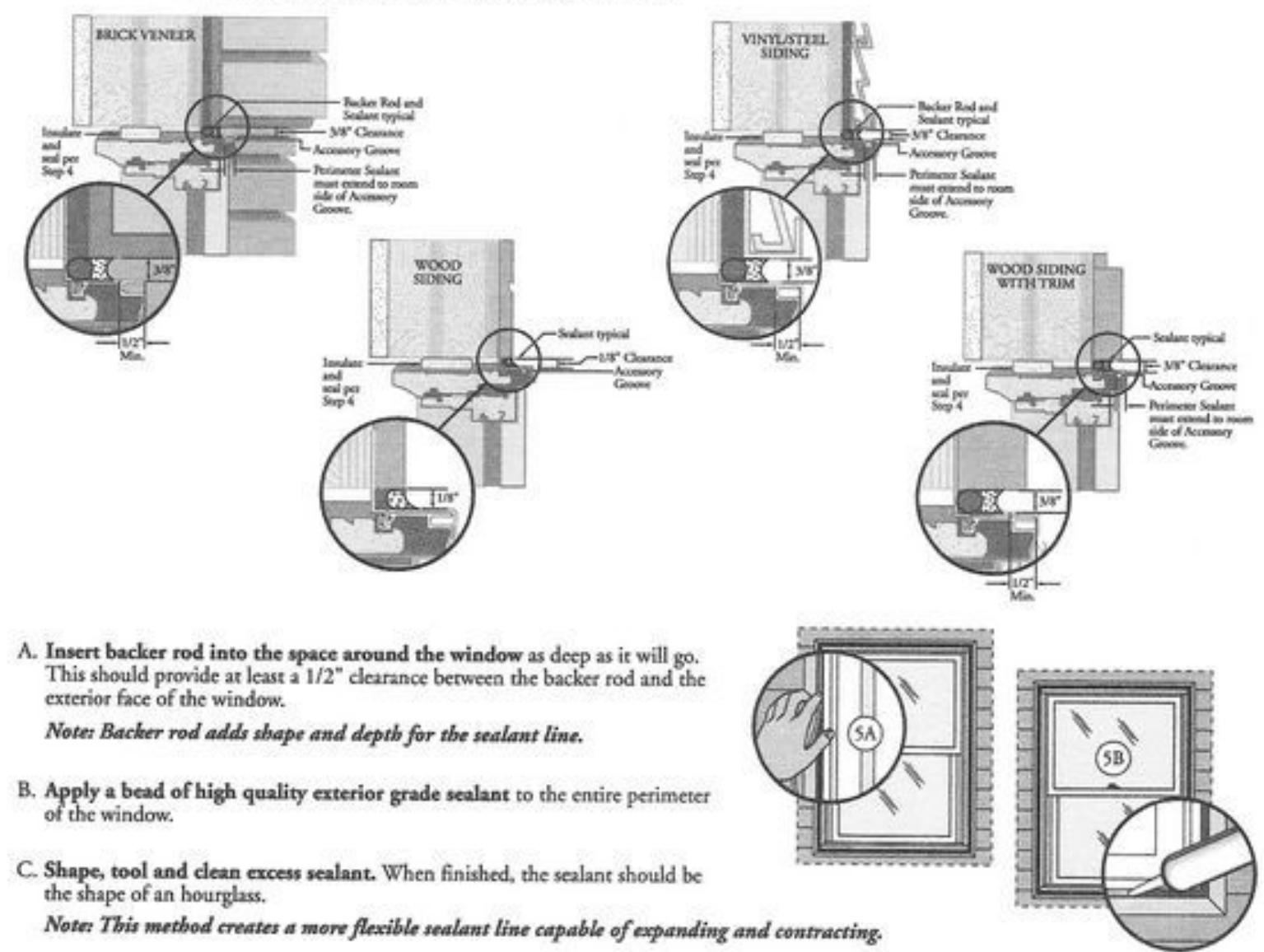
Note: If the window does not operate correctly, check to make sure it is still plumb, level, square and that the sides are not bowed. If adjustments are required, remove the foam with a serrated knife. Adjust the shims, and reapply the insulating foam sealant.



5 SEALING THE WINDOW TO THE EXTERIOR WALL CLADDING

When applying siding, brick veneer or other exterior finish material, leave adequate space between the window frame and the material for sealant. Refer to the illustration that corresponds to your finish material.

Note: The sealant details shown are standard recommendations from the sealant industry. Contact your sealant supplier for recommendations and instructions for these and any other applications.



A. Insert backer rod into the space around the window as deep as it will go. This should provide at least a 1/2" clearance between the backer rod and the exterior face of the window.

Note: Backer rod adds shape and depth for the sealant line.

B. Apply a bead of high quality exterior grade sealant to the entire perimeter of the window.

C. Shape, tool and clean excess sealant. When finished, the sealant should be the shape of an hourglass.

Note: This method creates a more flexible sealant line capable of expanding and contracting.

6 INTERIOR FINISHING

Visible wood surfaces of Pella's products must be finished. Failure to do so voids the Limited Warranty. If products cannot be finished immediately, cover with clear plastic to protect from dirt, damage and moisture. Remove any construction residue before finishing. Sand all wood surfaces lightly with 180 grit or finer sandpaper. DO NOT use steel wool. BE CAREFUL. NOT TO SCRATCH THE GLASS. Remove sanding dust.

For additional information on finishing see the Pella Owner's Manual or go to www.pella.com

Note: To maintain proper product performance do not paint, finish or remove the weather-stripping, mohair dust pads, gaskets or vinyl parts. Air and water leakage will result if these parts are removed. If paint, stain or finish gets on the mohair weather-stripping, immediately blot it thoroughly with a rag and allow it to dry. Flake off any remaining residue. After finishing, allow windows to dry completely before closing them.

Pella Corporation is not responsible for finishing imperfections. Use of inappropriate finishes, solvents, brickwash or cleaning chemicals will cause adverse reactions with window and door materials and voids the Limited Warranty.

EXTERIOR FINISH

The exterior frame and sash are protected by aluminum cladding with our tough EnduraClad® or EnduraClad Plus baked-on factory finish that needs no painting. Clean this surface with mild soap and water. Stubborn stains and deposits may be removed with mineral spirits. DO NOT use abrasives. DO NOT scrape or use tools that might damage the surface.

Use of inappropriate finishes, solvents, brickwash or cleaning chemicals will cause adverse reactions with window and door materials and voids the Limited Warranty.

CARE AND MAINTENANCE

Care and maintenance information is available in the Pella Owner's Manual. You can obtain an owner's manual by contacting your local Pella retailer.

This information is also available on www.pella.com.

NOTE

Because all construction must anticipate some water infiltration, it is important that the wall system be designed and constructed to properly manage water infiltration. Pella Corporation is not responsible for claims or damage caused by anticipated water infiltration; deficiencies in building design, construction or maintenance. Failure to heed the following instructions will void the Limited Warranty for the window and door products in systems which do not allow for proper management of moisture within the wall systems. The determination of the suitability of all building components, including the use of Pella products, as well as the design and installation of flashing and sealing systems are the responsibility of you, your architect, or a construction professional. Moisture problems, including unacceptable water infiltration, have been associated with barrier systems, such as EIFS (also known as synthetic stucco). Pella products should not be used in barrier EIFS systems unless Pella's current, recommended installation procedures for installation of windows and doors into EIFS are used. Any other use of Pella products with barrier EIFS systems will void the Limited Warranty.

Product modifications that are not approved by Pella Corporation will void the Limited Warranty.

3 INTEGRATING THE WINDOW TO THE WATER RESISTIVE BARRIER

A. Apply side flashing tape. Cut two pieces of flashing tape 4" longer than the frame height of the window. Apply one piece to each side over the nailing fin and onto the water resistive barrier. The tape should extend 2" above the top of the window and 2" below the bottom of the window. Press the tape down firmly.

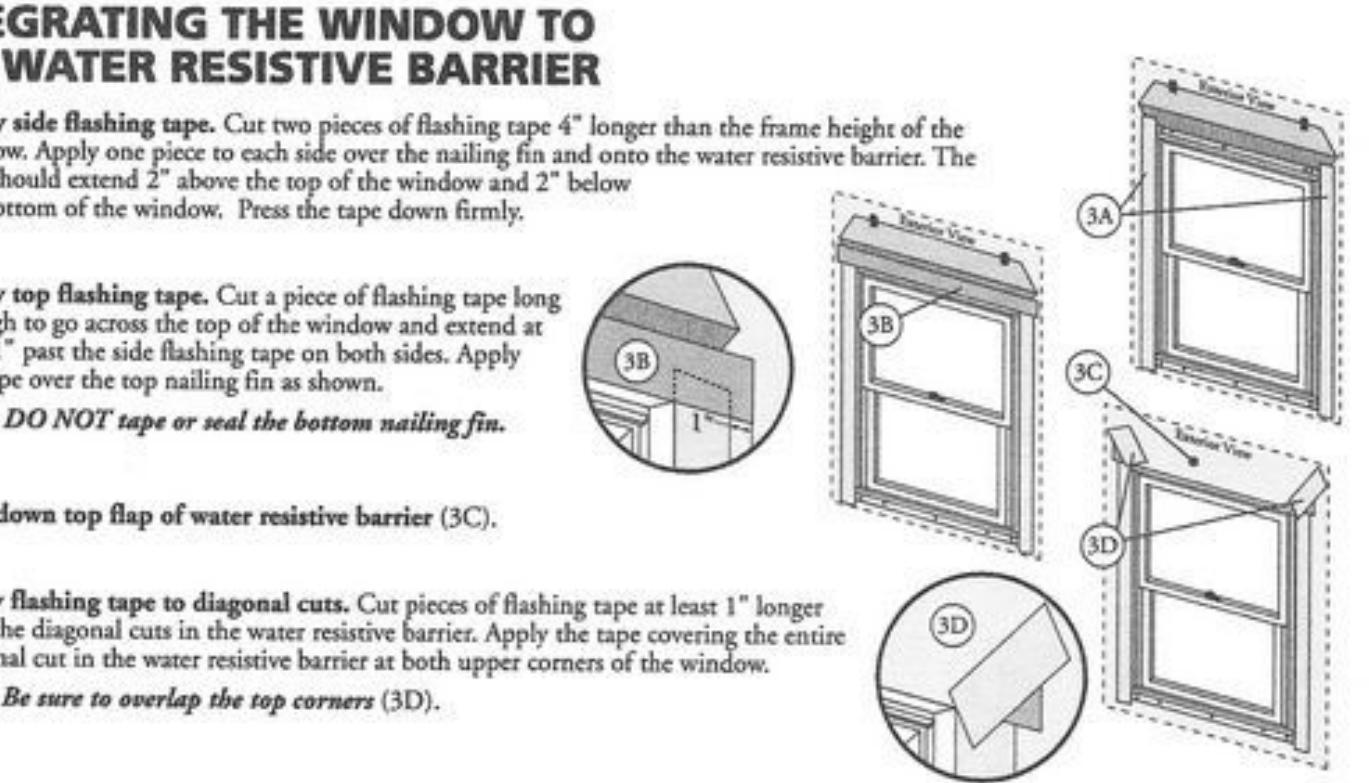
B. Apply top flashing tape. Cut a piece of flashing tape long enough to go across the top of the window and extend at least 1" past the side flashing tape on both sides. Apply the tape over the top nailing fin as shown.

Note: DO NOT tape or seal the bottom nailing fin.

C. Fold down top flap of water resistive barrier (3C).

D. Apply flashing tape to diagonal cuts. Cut pieces of flashing tape at least 1" longer than the diagonal cuts in the water resistive barrier. Apply the tape covering the entire diagonal cut in the water resistive barrier at both upper corners of the window.

Note: Be sure to overlap the top corners (3D).



2003 EAGLE CREST DRIVE
DRAPER, UT 84060
redmtnbuilder@icloud.com
(801) 541-2777

RELEASE DATE:

MARCH 24, 2025

REVISION DATE:

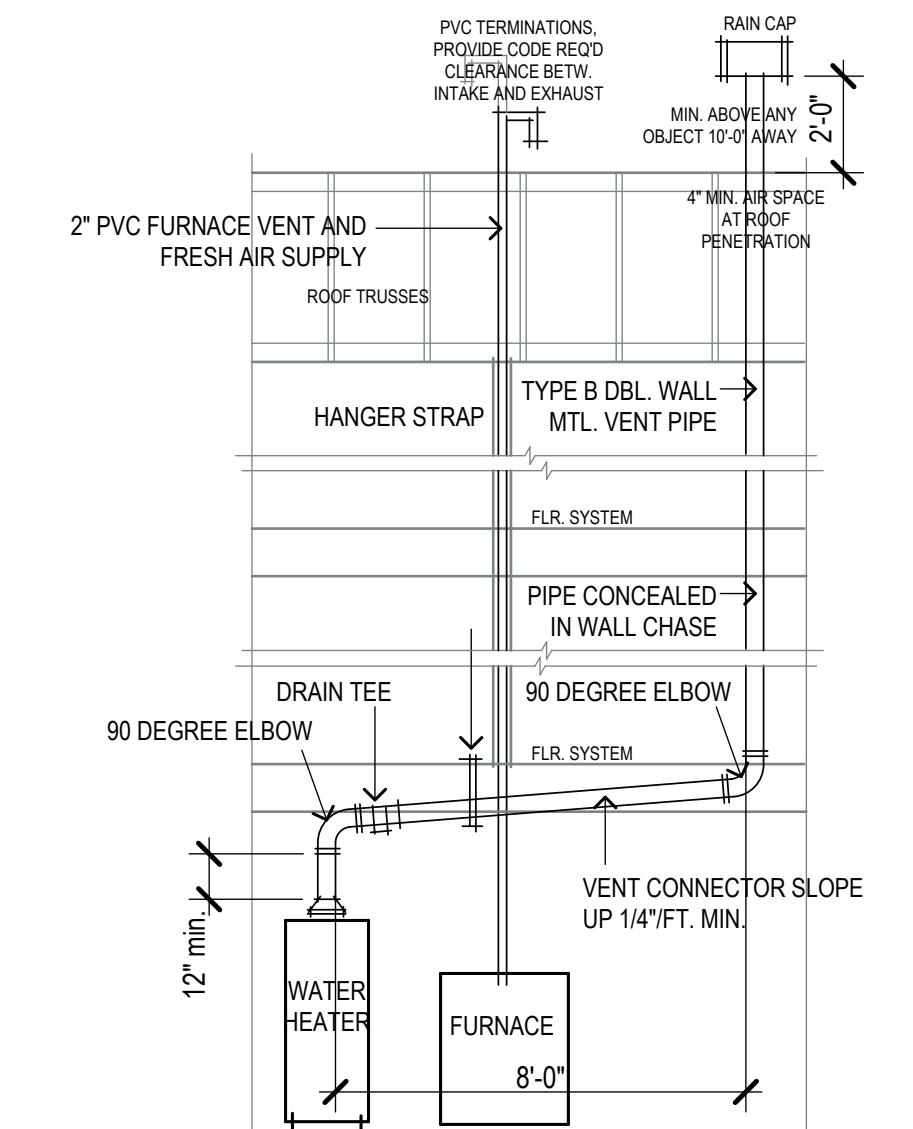
GENERAL MECHANICAL NOTES:

THE RESIDENCE SHALL BE HEATED THROUGH A FORCED AIR /AC SYSTEM. THE SYSTEM SHALL BE DESIGNED SO IT IS CAPABLE OF MAINTAINING A TEMPERATURE OF 68 DEGREES F AT POINT 36" ABOVE THE FLOOR IN ALL HABITABLE ROOMS.

COMBUSTION AIR FOR ALL FUEL BURNING APPLIANCE SHALL BE PROVIDED AT A MINIMUM RATE OF 1 SQ. INCH PER 3000 BTU/HOUR OUTPUT. THE OPENING MUST BE IN THE TOP 12" OF THE MECHANICAL ROOM. A MINIMUM OF 1 INCH CLEARANCE SHALL BE PROVIDED AT REAR AND SIDES OF APPLIANCES. A MINIMUM CLEARANCE OF 6" SHALL BE PROVIDED AT THE FRONT OF ALL APPLIANCES.

NOTES:

- HARDWIRE ALL SMOKE DETECTORS TO HOUSE CIRCUITRY AS REQUIRED BY CODE.
- CONVENIENCE OUTLETS SHOWN ARE FOR INFORMATION ONLY. ELECTRICIAN TO PROVIDE ADDITIONAL OUTLETS AS REQUIRED BY CODE.
- ELECTRICIAN SHALL INSTALL ALL OUTLET BOXES AND SWITCH BOXES ONLY PRIOR TO WIRING. FINAL LOCATION OF ALL SWITCHES AND FIXTURES TO BE VERIFIED WITH ARCHITECT/OWNER IN WALK THROUGH PRIOR TO INSTALLATION.



MECH. EQUIP. FLUES

BEDROOMS:

1. ALL BRANCH CIRCUITS THAT SUPPLY RECEPTACLE OUTLETS IN BEDROOMS NEED TO BE PROVIDED WITH ARC-FAULT PROTECTION.
2. RETURN AIR TRANSFER GRILLS SHALL BE INSTALLED FOR ALL BEDROOMS.

OUTLETS SHALL BE TAMPER RESISTANT IN
ACCORDANCE WITH IRC E4002.14

ELECTRIC SYMBOL LEGEND

5A / 20A DUPLEX OUTLET (LISTED TAMPER-RESISTANT RECEPTACLE)
25v FLOOR OUTLET, LOCATION TO BE DETERMINED (TBD),
VERIFY WITH OWNER (LISTED TAMPER-RESISTANT)
1/2 SWITCHED 125v DUPLEX OUTLET (LISTED TAMPER-RESISTANT)
5A / 20A - 125v LISTED WEATHER-RESISTANT GROUND FAULT
INTERUPTED RECEPTACLE (LISTED TAMPER RESISTANT)
5A / 20A - 125v GROUND FAULT INTERUPTED RECEPTACLE
(LISTED TAMPER-RESISTANT)
25v FOURPLEX OUTLET (LISTED TAMPER-RESISTANT)
50v LISTED TAMPER-RESTISTANT RECEPTACLE (LISTED
WET AREA APPROVED IN WET LOCATIONS)
DEDICATED OUTLET (LISTED TAMPER RESISTANT)
URFACE-MOUNTED CEILING LIGHT FIXTURE
WALL-MOUNTED INCANDESCENT LIGHT FIXTURE
CLOSETS: MOUNT ABOVE DOOR - MIN. CLEARANCE 12")
URFACE-MOUNTED FLUORESECENT OR LED LIGHT FIXTURE
PECIFICALLY IDENTIFIED FOR STORAGE SPACE USE
ECESSSED CEILING LIGHT FIXTURE, (SL) IF APPLICABLE. 4" DIA.
ECESSSED ADJUSTABLE SPOT
ECESSSED WALL WASHER
ECESSSED CEILING LIGHT FIXTURE, WET AREA APPROVED
HANDELIER, BACKING REQUIRED
ENDANT LIGHT FIXTURE
JCNTION BOX - REFER TO MANUFACTURER
OWER REQUIREMENTS
X 4' FLUORESCENT LIGHT FIXTURE

ALL ALARM DEVICES SHALL BE
INTERCONNECTED SUCH THAT
WHEN ONE DEVICE SOUNDS SO
WILL ALL DEVICES



SD

CO

SMOKE DETECTOR- DIRECT WIRED W/ BATTERY BACKUP

CARBON MONOXIDE DETECTOR- DIRECT WIRED W/
BATTERY BACKUP

NATURAL GAS CONNECTION - STOVE, APPLIANCE, FURNACE, GRILL
PROVIDE WITH SHUT OFF VALVE AT APPLIANCE CONNECTION

WATER OUTLET (FREEZEPROOF HOSE BIB, POT FILLER, REF. CONNECTION)

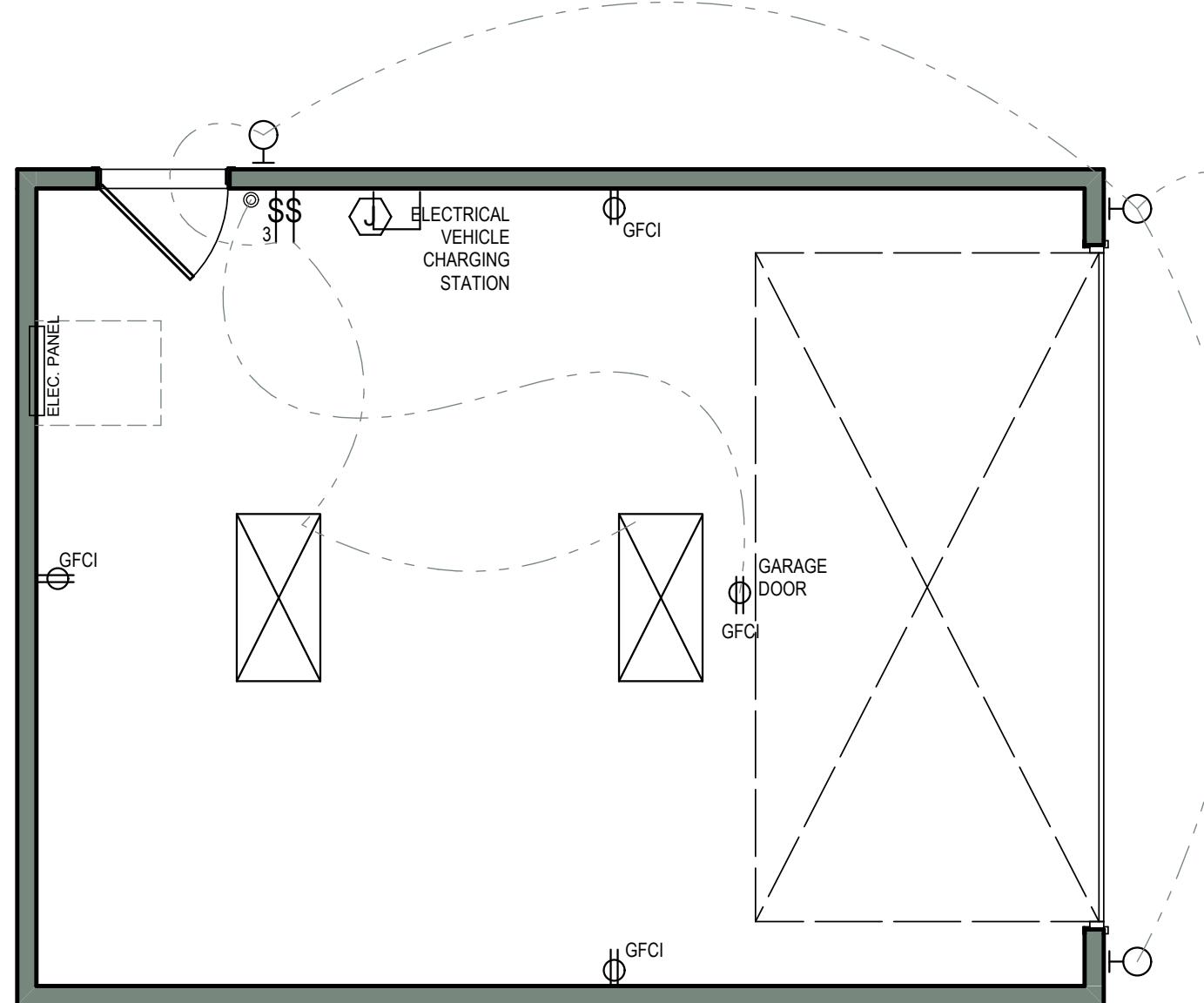
SANDY STATION BLOCK 59
LOT 1 RESIDENCE / GARAGE
250 EAST 8982 SOUTH
SANDY, UTAH 84070

LOWER LEVEL ELEC. / MECH. PLAN

A horizontal scale diagram with four tick marks labeled 4', 0', 4', and 8' from left to right. The first tick mark is at the far left, the second is in the middle, the third is on the right, and the fourth is at the far right. The labels are positioned above the tick marks.

LOWER LEVEL ELECTRICAL PLAN

E1.0



GARAGE ELEC. PLAN

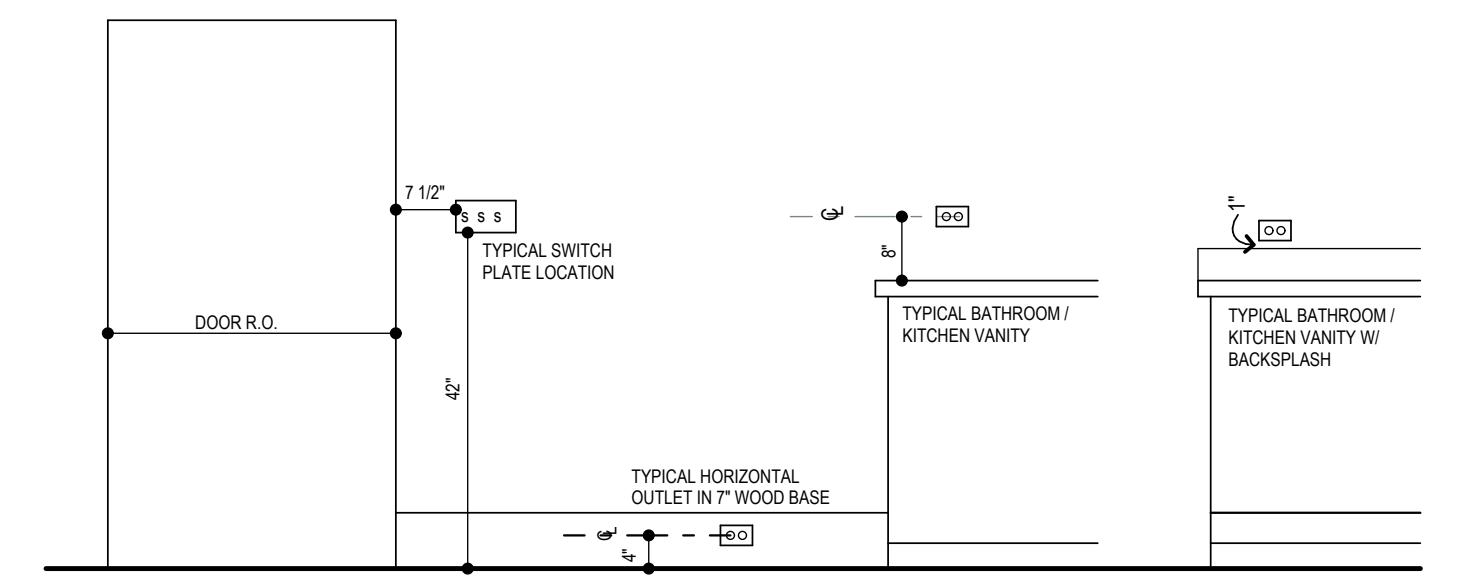
4' 0' 4' 8'

GENERAL MECHANICAL NOTES:

1. THE RESIDENCE SHALL BE HEATED THROUGH A FORCED AIR HVAC SYSTEM. THE SYSTEM SHALL BE DESIGNED SO IT IS CAPABLE OF MAINTAINING A TEMPERATURE OF 68 DEGREES F AT A POINT 36" ABOVE THE FLOOR IN ALL HABITABLE ROOMS.
2. COMBUSTION AIR FOR ALL FUEL BURNING APPLIANCE SHALL BE PROVIDED AT A MINIMUM RATE OF 1 SQ. INCH PER 3000 BTU/HOUR OUTPUT. THE OPENING MUST BE IN THE TOP 12" OF THE MECHANICAL ROOM. A MINIMUM OF 1 INCH CLEARANCE SHALL BE PROVIDED AT REAR AND SIDES OF APPLIANCES. A MINIMUM CLEARANCE OF 6" SHALL BE PROVIDED AT THE FRONT OF ALL APPLIANCES.

NOTES:

1. HARDWIRE ALL SMOKE DETECTORS TO HOUSE CIRCUITRY AS REQUIRED BY CODE.
2. CONVENIENCE OUTLETS SHOWN ARE FOR INFORMATION ONLY. ELECTRICIAN TO PROVIDE ADDITIONAL OUTLETS AS REQUIRED BY CODE.
3. ELECTRICIAN SHALL INSTALL ALL OUTLET BOXES AND SWITCH BOXES ONLY PRIOR TO WIRING. FINAL LOCATION OF ALL SWITCHES AND FIXTURES TO BE VERIFIED WITH ARCHITECT/OWNER IN WALK THROUGH PRIOR TO INSTALLATION.



INSTALLATION

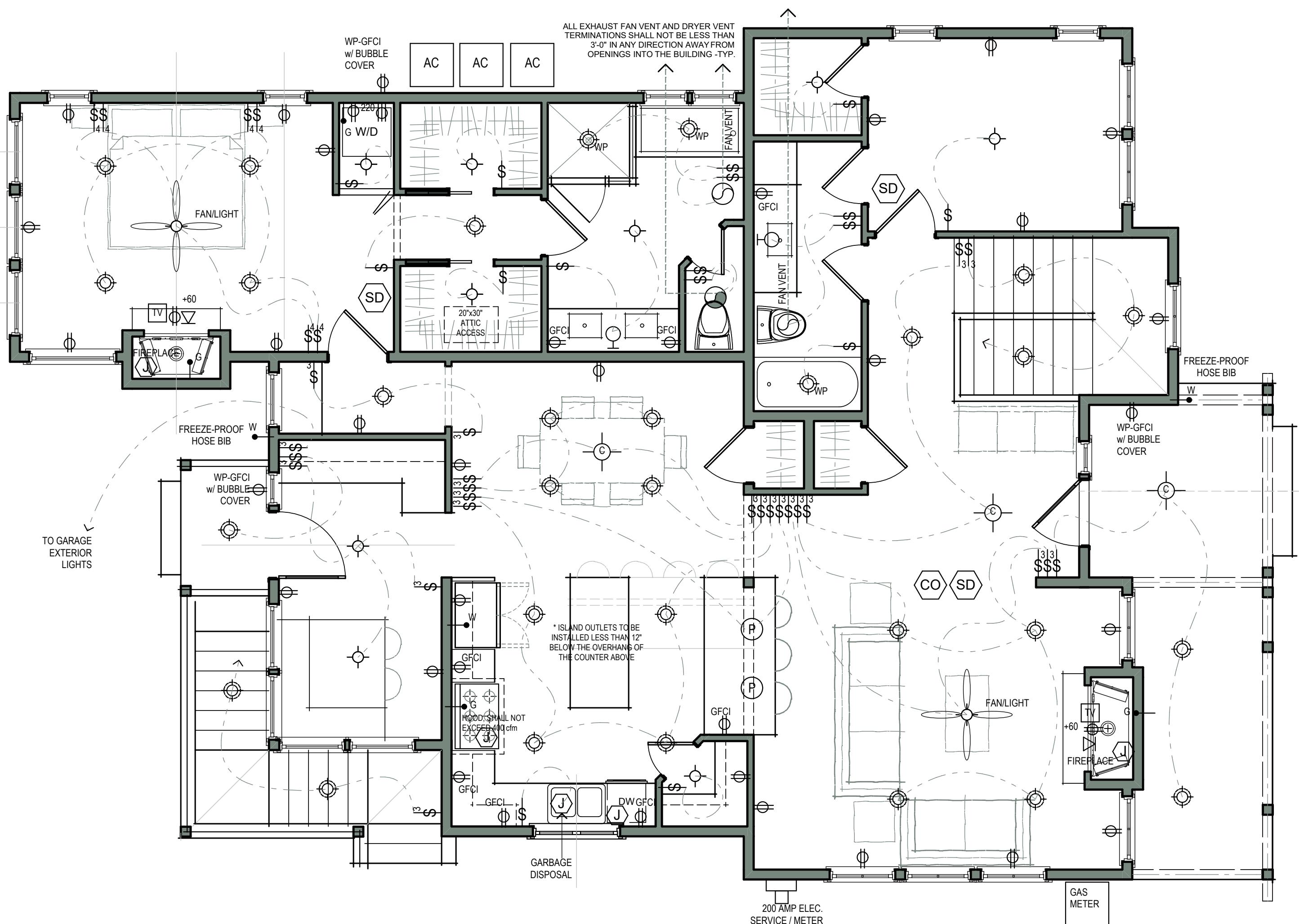
BEDROOMS:

1. ALL BRANCH CIRCUITS THAT SUPPLY RECEPTACLE OUTLETS IN BEDROOMS NEED TO BE PROVIDED WITH ARC-FAULT PROTECTION.
2. RETURN AIR TRANSFER GRILLS SHALL BE INSTALLED FOR ALL BEDROOMS.

ALL OUTLETS SHALL BE TAMPER RESISTANT IN ACCORDANCE WITH IRC E4002.14

ELECTRIC SYMBOL LEGEND

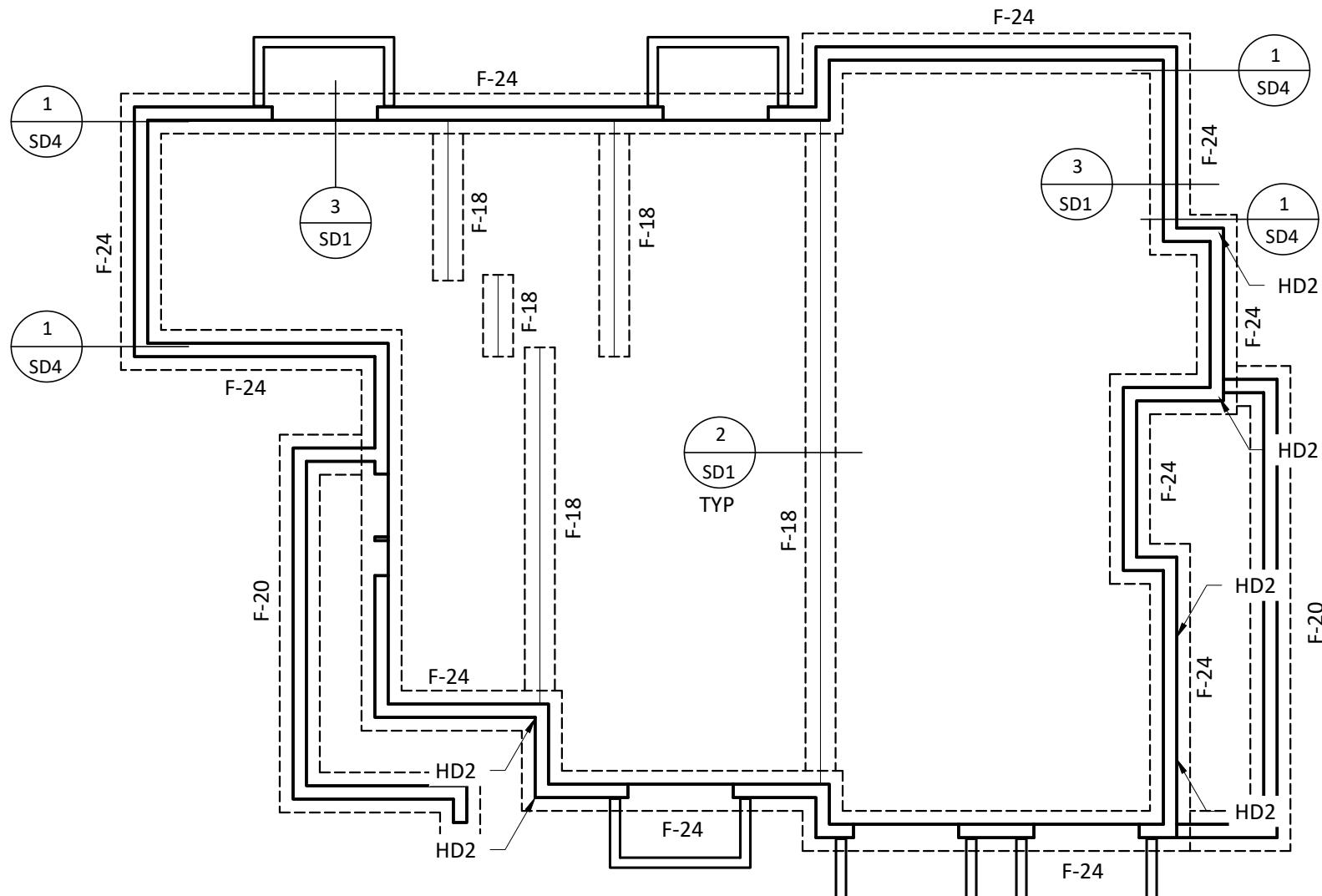
∅	15A / 20A DUPLEX OUTLET (LISTED TAMPER-RESISTANT RECEPTACLE)
∅ TBD	125V FLOOR OUTLET, LOCATION TO BE DETERMINED (TBD), VERIFY WITH OWNER (LISTED TAMPER-RESISTANT)
∅	1/2 SWITCHED 125V DUPLEX OUTLET (LISTED TAMPER-RESISTANT)
∅ WP	15A / 20A - 125V LISTED WEATHER-RESISTANT GROUND FAULT INTERRUPTED RECEPTACLE (LISTED TAMPER RESISTANT)
∅ GFCI	15A / 20A - 125V GROUND FAULT INTERRUPTED RECEPTACLE (LISTED TAMPER-RESISTANT)
∅ GFCI	125V FOURPLEX OUTLET (LISTED TAMPER-RESISTANT)
∅ 220	250V LISTED TAMPER-RESISTANT RECEPTACLE (LISTED WET AREA APPROVED IN WET LOCATIONS)
∅	DEDICATED OUTLET (LISTED TAMPER RESISTANT)
∅	SURFACE-MOUNTED CEILING LIGHT FIXTURE
∅	WALL-MOUNTED INCANDESCENT LIGHT FIXTURE (CLOSETS: MOUNT ABOVE DOOR - MIN. CLEARANCE 12')
∅	SURFACE-MOUNTED FLUORESCENT OR LED LIGHT FIXTURE SPECIFICALLY IDENTIFIED FOR STORAGE SPACE USE
∅	RECESSED CEILING LIGHT FIXTURE, (SL) IF APPLICABLE. 4" DIA.
∅	RECESSED ADJUSTABLE SPOT
∅ W	RECESSED WALL WASHER
∅ WP	RECESSED CEILING LIGHT FIXTURE, WET AREA APPROVED
∅	CHANDELIER, BACKING REQUIRED
∅	PENDANT LIGHT FIXTURE
∅ J	JUNCTION BOX - REFER TO MANUFACTURER POWER REQUIREMENTS
∅	2' X 4' FLUORESCENT LIGHT FIXTURE
∅	UNDERCOUNTER LIGHT FIXTURE
∅	STEP LIGHTING
∅	EXHAUST FAN
∅	EXHAUST FAN & LIGHT
∅	SINGLE POLE SWITCH W/ DIMMER
∅	3-WAY & DIMMER SWITCH
∅	4-WAY & DIMMER SWITCH
∅	RHEOSTAT
∅	TIMER
∅ M	MOTION SENSOR
∅ D	DOOR JAMB SWITCH
∅	DUAL JACK - TELEPHONE AND DATA
∅ TV	TELEVISION OUTLET
∅ SD	SMOKE DETECTOR- DIRECT WIRED W/ BATTERY BACKUP
∅ CO	CARBON MONOXIDE DETECTOR- DIRECT WIRED W/ BATTERY BACKUP
∅ G	NATURAL GAS CONNECTION - STOVE, APPLIANCE, FURNACE, GRILL * PROVIDE WITH SHUT OFF VALVE AT APPLIANCE CONNECTION
∅ W	WATER OUTLET (FREEZEPROOF HOSE BIB, POT FILLER, REF. CONNECTION)



MAIN LEVEL ELEC. / MECH. PLAN

4' 0' 4' 8'

MAIN LEVEL ELECTRICAL PLAN



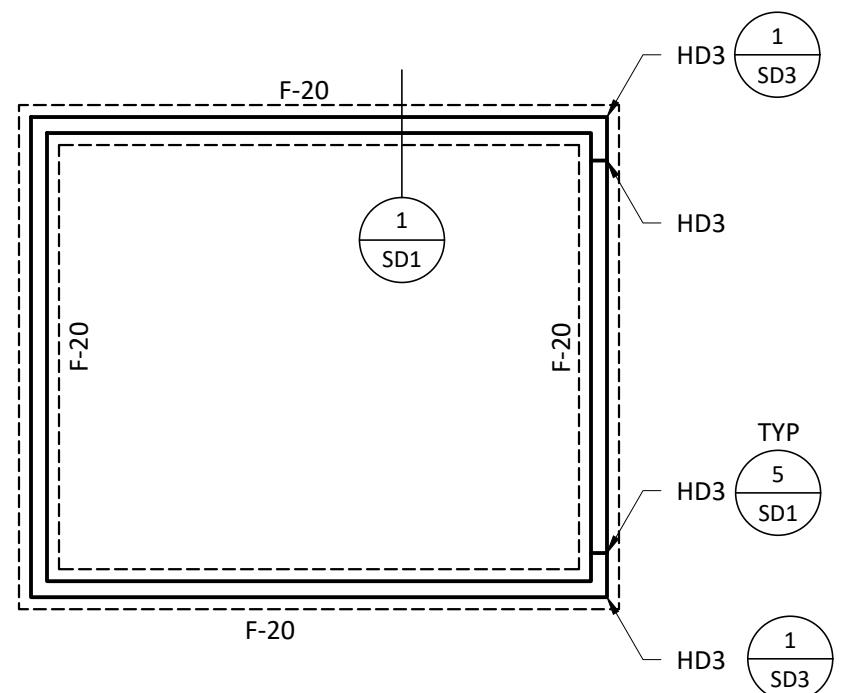
HOUSE

IT IS THE RESPONSIBILITY OF
THE GENERAL CONTRACTOR TO
FIELD VERIFY THE LOCATION OF
ALL HOLDOWNS.

FOOTING AND FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

DESIGN CRITERIA		
GOVERNING CODE 2021 IBC		
SEISMIC	DESIGN CATEGORY	D
	IMPORTANCE FACTOR, I _e	1.00
	RESPONSE COEFFICIENT, R _w	6.5
	DESIGN SPECTRAL RESPONSE, S _s	0.54
	SITE COEFFICIENT, F _a	1.37
	DESIGN SPECTRAL RESPONSE, S _{DS}	0.49
WIND SPEED	BASIC	105 MPH
	SURFACE ROUGHNESS	C
	RISK CATEGORY II	1.00
ROOF LOADS	DEAD	15 PSF
	SNOW	40 PSF
FLOOR LOADS	DEAD	10 PSF
	LIVE	40 PSF
DECK LOADS	DEAD	10 PSF
	LIVE	60 PSF
SOIL BEARING PRESSURE		1500 PSF



GARAGE

RED MOUNTAIN BUILDERS
SANDY STATION 59
250 East 910 South
Sandy, UT 84070



R. Douglas Jones P.E.
S.D.A., Inc. P.C.
1705 N. Hill Field Rd.
Layton, UT
801-776-6510

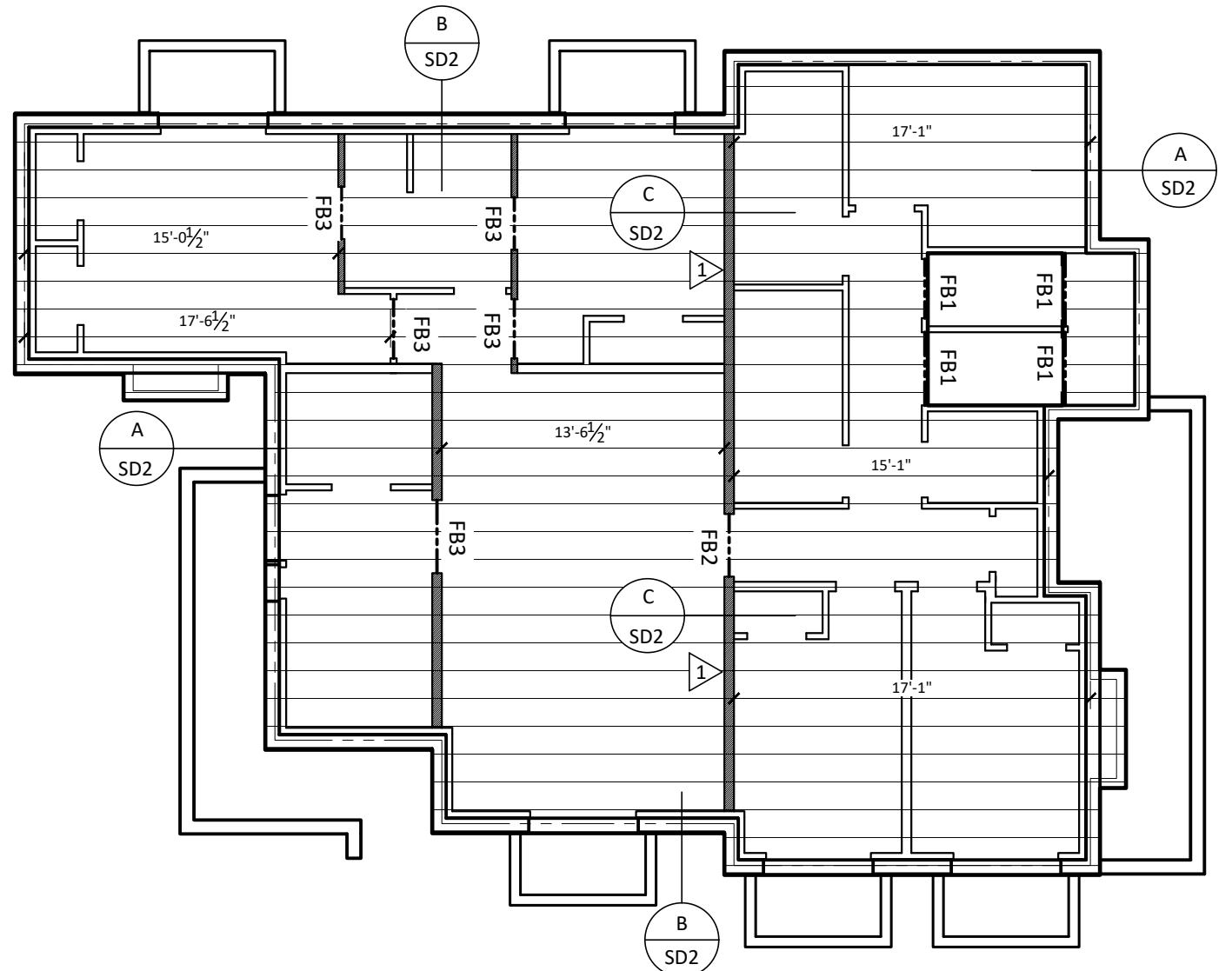
Governing Code:

2021 IBC

Date:

10/22/24

S1



LOWER FLOOR FRAMING PLAN

SCALE: 1/8" = 1'-0"

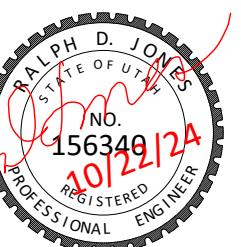
FLOOR BEAM SCHEDULE		
DEAD LOAD = 10 PSF		LIVE LOAD = 40 PSF
MARK	BEAM SIZE	GRADE
FB1	(1) 1-3/4"x11-7/8"	1.9E, 2600 Fb, LVL
FB2	(2) 1-3/4"x9-1/2"	1.9E, 2600 Fb, LVL
FB3	(2) 2X8	DF#2 or BTR

DEEPER, WIDER, OR BETTER GRADES OF LUMBER MAY BE SUBSTITUTED. ACCEPTABLE SUBSTITUTIONS: LSL FOR DOUG FIR, LVL FOR LSL, PSL FOR LVL. OTHER SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER.

UNLESS NOTED OTHERWISE ALL FLOOR FRAMING MEMBERS SHALL BE 11-7/8" TJI/210 @ 16" O.C OR EQUIVALENT.

RED MOUNTAIN BUILDERS

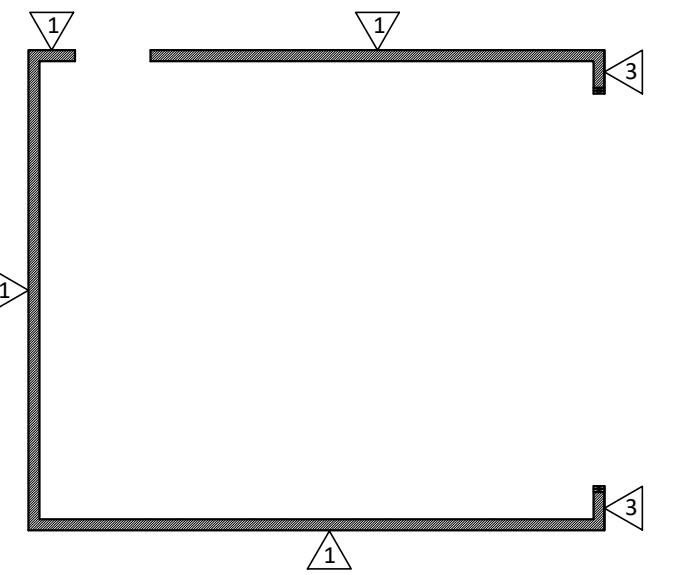
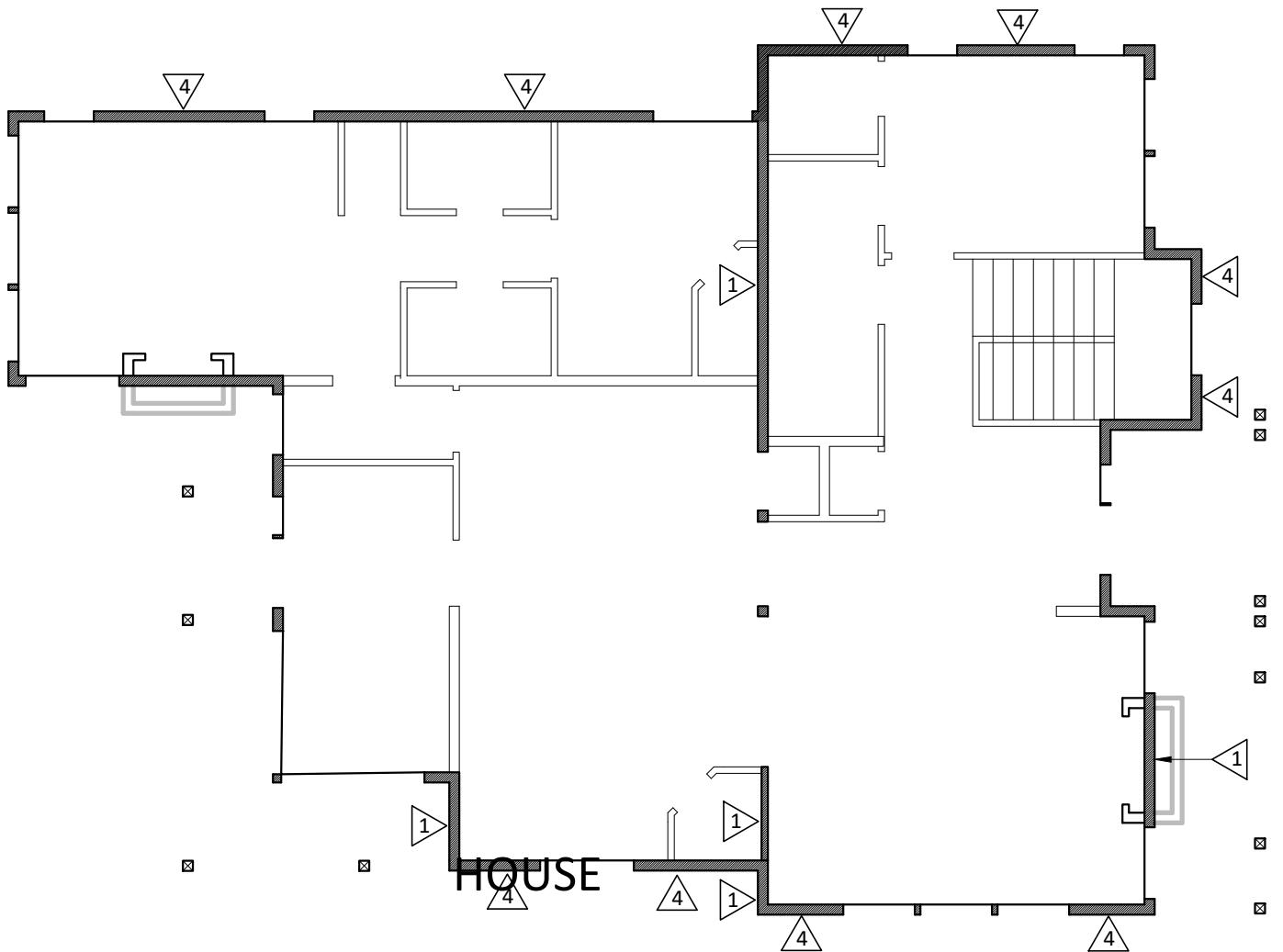
SANDY STATION 59
250 East 910 South
Sandy, UT 84070



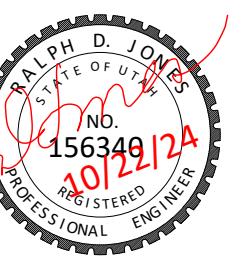
R. Douglas Jones P.E.
S.D.A., Inc. P.C.
1705 N. Hill Field Rd.
Layton, UT
801-776-6510

Governing Code:
2021 IBC
Date:
10/22/24

S2



RED MOUNTAIN BUILDERS
 SANDY STATION 59
 250 East 910 South
 Sandy, UT 84070



R. Douglas Jones P.E.
 S.D.A., Inc. P.C.
 1705 N. Hill Field Rd.
 Layton, UT
 801-776-6510

Governing Code:
 2021 IBC
 Date:
 10/22/24

S3

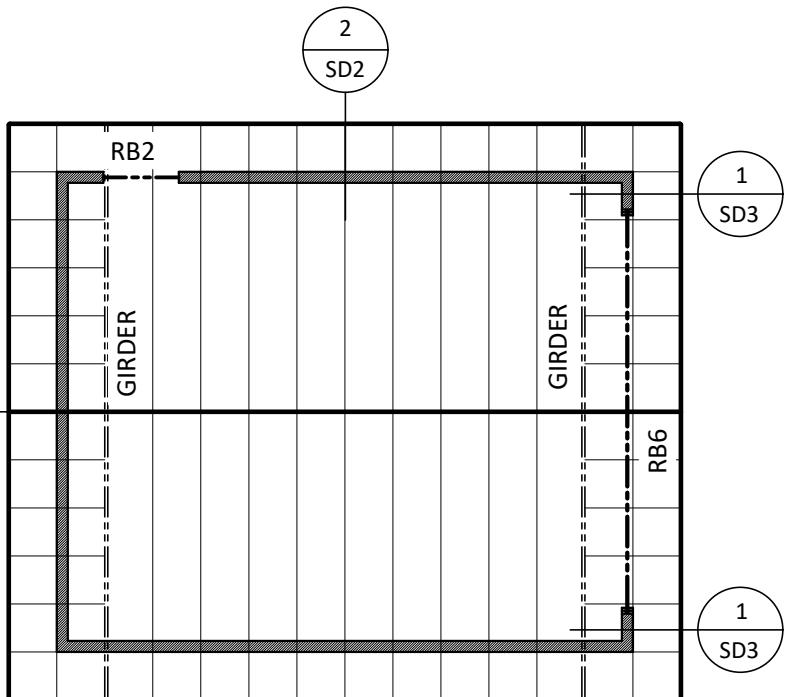
SCALE: 1/8" = 1'-0"

RED MOUNTAIN BUILDERS
SANDBY STATION 59
250 East 910 South
Sandby, UT 84070

R. Douglass Jones P.E.
801-776-6510
1705 N. Hill Field Rd.
S.D.A., Inc. P.C.

Governing Code:
2021 IBC
Date:
10/22/24

S4



GARAGE

**TRG: NUMBER OF TRIMMERS
TO MATCH THE NUMBER OF
GIRDER PILES.

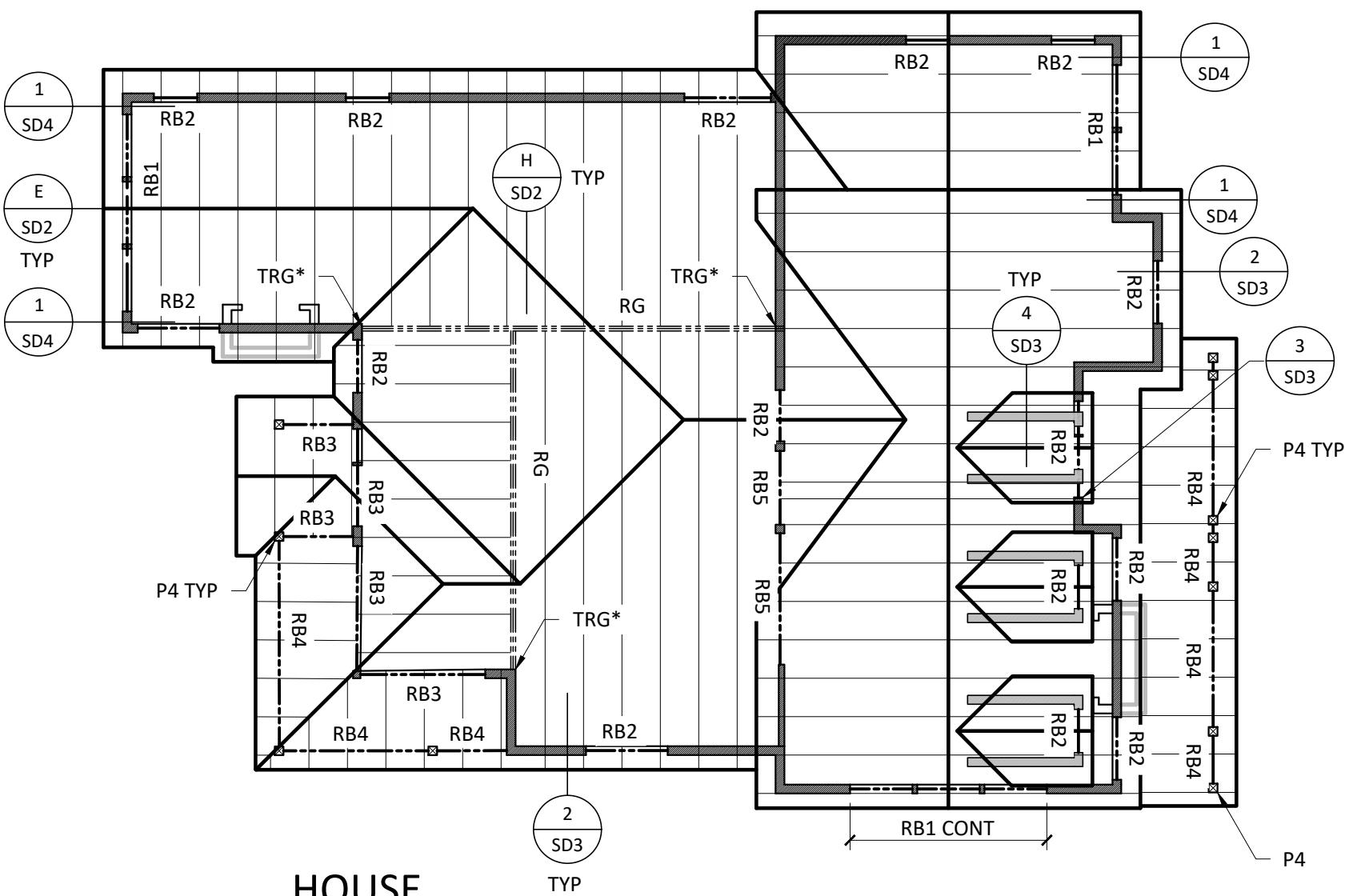
ROOF BEAM SCHEDULE			
DEAD LOAD = 15 PSF		SNOW LOAD = 40 PSF	
MARK	BEAM SIZE	GRADE	
RB1	(2) 1-3/4"x11-7/8"	1.9E, 2600 Fb, LVL	
RB2	(2) 2X10	DF#2 or BTR	
RB3	(2) 1-3/4"x9-1/2"	1.9E, 2600 Fb, LVL	
RB4	(2) 1-3/4"x9-1/2"	1.9E, 2600 Fb, LVL	
RB5	(2) 1-3/4"x9-1/2"	1.9E, 2600 Fb, LVL	
RB6	(3) 1-3/4"x11-7/8"	1.9E, 2600 Fb, LVL	

DEEPER, WIDER, OR BETTER GRADES OF LUMBER MAY BE SUBSTITUTED. ACCEPTABLE SUBSTITUTIONS: LSL FOR DOUG FIR, LVL FOR LSL, PSL FOR LVL. OTHER SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER.

KS/TR SCHEDULE			
MARK	SIZE	NO.	GRADE
TR1	2X	1	STUD
TR2	2X	2	STUD
TR3	2X	3	STUD
TR4	2X	4	STUD
KS1	2X	1	STUD
KS2	2X	2	STUD
KS3	2X	3	STUD

KS = KING STUD
TR = TRIMMER

HOUSE



ROOF FRAMING PLAN

SCALE: 1/8" = 1'-0"

FOOTING & FOUNDATION

- THE FOOTINGS HAVE BEEN DESIGNED TO THE SOIL BEARING PRESSURE SPECIFIED IN THE DESIGN CRITERIA. IT IS THE RESPONSIBILITY OF THE HOME OWNER TO VERIFY THE BEARING PRESSURE. ANY ANOMALOUS SOIL BEARING CONDITION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE CONSTRUCTION.
- ALL FOOTINGS ARE TO REST ON UNDISTURBED SOIL AND SHALL BE A MINIMUM OF 30", OR LOCAL FROST DEPTH, BELOW THE FINISHED GRADE.
- THE CONTRACTOR SHALL ENSURE THAT THE FOOTINGS ARE PROPERLY DRAINED AND THAT SOIL MOISTURE CONTENT MEETS THE IRC REQUIREMENTS.
- ANY ANOMALOUS SOIL CONDITION ENCOUNTERED DURING EXCAVATION, SUCH AS SLIPPAGE, HIGH MOISTURE CONTENT, IMPROPER DRAINAGE, ETC., SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING.
- COMPACT BACKFILL AGAINST FOUNDATION WALL TO 85% OF THE MODIFIED PROCTOR DRY DENSITY TO REDUCE SETTLING OF FILL.
- FOUNDATION ANCHOR BOLTS SHALL BE EMBEDDED IN AT LEAST 7" OF CONCRETE AND PLACED WITHIN 12" OF SILL PLATE END. IF MULTIPLE PLATES ARE USED, THE ANCHOR BOLTS SHALL EXTEND THROUGH ALL PLATES. THERE SHALL BE A MINIMUM OF 2 ANCHOR BOLTS PER WALL SECTION. SEE CROSS SECTION FOR SIZE AND SPACING. 3"x3"x1/4" SQUARE WASHERS SHALL BE USED BETWEEN ANCHOR BOLT AND PLATE. IF WASHER IS SLOTTED, USE STANDARD WASHER BETWEEN IT AND ANCHOR BOLT NUT.
- GRADE 60 REBAR SHALL BE USED FOR BOTH VERTICAL AND HORIZONTAL INSTALLATIONS.
- HOLDOWNS SHALL BE EMBEDDED IN THE FOUNDATION PER MANUFACTURERS REQUIREMENTS. THE CONTRACTOR SHALL ENSURE THAT THE FASTENER HOOKS THE REBAR AND MEETS THE MINIMUM EDGE DISTANCE.
- ANY FASTENER IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE GALVANIZED PER IRC 317.3.

GENERAL FRAMING NOTES

- THE CONTRACTOR SHALL USE THE GRADES OF LUMBER SPECIFIED IN THE BEAM SCHEDULES LISTED ON DRAWING. DEEPER, WIDER, OR BETTER GRADES OF LUMBER MAY BE SUBSTITUTED, ANY OTHER CHANGES MUST BE APPROVED BY THE ENGINEER.
- (2) 2"x10" DF#2 OR BTR W/FILLER SHALL BE USED FOR ALL LOAD-BEARING WINDOW AND DOOR HEADERS UNLESS NOTED OTHERWISE ON DRAWING. TIMBERSTRAND LSL HEADERS MAY BE SUBSTITUTED FOR THE (2) 2"x10" DF#2 OR BTR.
- (2) 1-3/4"x9-1/2" LVL SHALL BE USED FOR ALL HEADERS SUPPORTING A GIRDER TRUSS UNLESS NOTED OTHERWISE ON DRAWING.
- ALL MULTIPLE BEAMS AND HEADERS SHALL BE NAILED USING 2 ROWS OF 16d NAILS @ 12" O.C.
- ALL POINT LOADS SHALL BE SOLID BLOCKED TO THE FOUNDATION.
- USE DOUBLE TRIMMERS TO SUPPORT BEAMS AND HEADERS GREATER THAN 6 FEET UNLESS NOTED OTHERWISE ON DRAWING.
- USE SIMPSON OR EQUIVALENT HARDWARE TO CONNECT BEAMS 6' AND LONGER TO STUDS OR POSTS.
- THE CONTRACTOR SHALL FOLLOW THE MINIMUM FASTENING SCHEDULE LISTED IN IBC TABLE 2304.9.1.
- ANY FASTENER IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE GALVANIZED PER IRC 317.3.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE 2018 INTERNATIONAL BUILDING CODE.

SHEARWALL NOTES

- ALL EXTERIOR WALLS SHALL BE SHEATHED WITH $\frac{1}{16}$ " APA RATED OSB SHEATHING AND NAILED W/8d @ 4" O.C. EDGE, 12" O.C. FIELD UNLESS NOTED OTHERWISE.
- SHEATHING SHALL EXTEND CONTINUOUS FROM FLOOR SILL PLATE TO TOP PLATE OF UPPER WALL AND BE NAILED PER REQUIRED EDGE SPACING ALONG SILL PLATE.
- NAILS SHALL BE PLACED NOT LESS THAN $\frac{1}{2}$ " FROM EDGE OF PANEL AND DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.
- ALL HORIZONTAL EDGES SHALL BE BLOCKED WITH 2" NOMINAL OR WIDER FRAMING. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL WITH NAIL SPACING LESS THAN 6" O.C., PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
- A \triangle NAILING SCHEDULE REQUIRES THAT THE FOUNDATION SILL PLATES AND ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A 3" NOMINAL MEMBER. NAILS SHALL BE STAGGERED.

FLOOR SHEATHING NOTES

- TYPICAL FLOOR SHEATHING SHALL BE $\frac{3}{4}$ " T&G WAFER BOARD NAILED W/8d NAILS @ 6" O.C. ON ALL EDGES, AND @ 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS.
- SOLID BLOCK JOISTS AT POINT-LOAD BEARING LOCATIONS.
- INSTALL FLOOR SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH END JOINTS STAGGERED.
- USE DOUBLE FLOOR JOISTS UNDER ALL LOAD BEARING WALLS RUNNING PARALLEL WITH FLOOR JOISTS.

- USE DOUBLE FLOOR JOISTS UNDER ALL INTERIOR SHEARWALLS RUNNING PARALLEL WITH FLOOR JOISTS. NAIL BOTTOM PLATE TO JOISTS W/16d NAILS @ 3" O.C.
- USE DOUBLE JOISTS TO SOLID BLOCK UNDER ALL SHEARWALLS RUNNING PERPENDICULAR TO FLOOR JOISTS. NAIL BOTTOM PLATE TO BLOCKING W/16d NAILS @ 3" O.C.

TRUSS NOTES

- ROOF TRUSSES SHALL BE DESIGNED TO MEET THE LOADS SPECIFIED IN THE DESIGN CRITERIA. ALL TRIBUTARY, DRIFT, UNBALANCED SNOW, MECHANICAL, ETC., LOADS SHALL BE CONSIDERED IN THE DESIGN PER IRC REQUIREMENTS.
- THE CONTRACTOR SHALL BLOCK BETWEEN THE TRUSSES AND CONNECT EACH TRUSS TO WALL TOP PLATE WITH SIMPSON H1 OR USP RT15 CONNECTORS.
- ANY CHANGES TO THE TRUSS CONFIGURATION SHOWN ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
- ALL ENGINEERING TRUSS SUBMITTALS SHALL BE STAMPED BY A ENGINEER LICENSED IN THE STATE OF UTAH.

ROOF SHEATHING NOTES

- SHEATHING SHALL BE 7/16", 32/16, APA RATED SHEATHING. NAIL W/ 8d's @ 6" O.C. 3/8" FROM EDGE OF PANEL AT ALL PANEL ENDS, SUPPORTED EDGES, SHEARWALL TOPS, AND ALL BLOCKING. NAIL @ 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS.
- LAY SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH STAGGERED END JOINTS.

- THE CONTRACTOR SHALL FOLLOW THE MINIMUM FASTENING SCHEDULE LISTED IN IBC TABLE 2304.9.1.

- ANY FASTENER IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE GALVANIZED PER IRC 317.3.

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE 2018 INTERNATIONAL BUILDING CODE.

fc=3000 PSI				FOUNDATION SCHEDULE				fy=60000 PSI					
MAX. HEIGHT	TOP EDGE SUPPORT	MIN. THICKNESS	VERTICAL STEEL ²	HORIZONTAL STEEL ³	STEEL AT OPENINGS ⁴	MAX LINTEL LENGTH	MAX LINTEL DEPTH						
2 FT	NONE	6"	NOTE 5	2-#4 BARS	2-#4 BARS TOP 1-#4 BAR EACH SIDE 1-#4 BAR BOTTOM	2'	2" FOR EACH FOOT OF OPENING WIDTH; 6" MIN.						
3 FT			#4 @ 32"	3-#4 BARS		2'							
4 FT			#4 @ 32"	4-#4 BARS		3'							
6 FT			FLOOR OR ROOF	8"		#4 @ 24"		5-#4 BARS					
8 FT								6-#4 BARS					
9 FT			DIAPHRAGM			#4 @ 16"		7-#4 BARS					
OVER 9 FT					ENGINEERING REQUIRED								

- Based on 3000 psi concrete and 60.000 psi reinforcing steel.
- To be placed in the center of the wall, and extended from the footing to within three inches of the top of the wall; dowels of #4 bars to match vertical steel placement shall be provided in the footing, extending 24 inches into the foundation wall.
- One bar shall be located in the top four inches, one bar in the bottom four inches and the other bars equally spaced between. Such bar placement satisfies the requirements of Section 1805.9. Corner reinforcing shall lap 24 inches.
- Bars shall be placed within two inches of the openings and extend 24 inches beyond the edge of the opening; vertical bars may terminate three inches from the top of the concrete.
- Dowels of #4 bar @ 32" O.C. shall be provided in the footing, extending 18 inches into the foundation wall.
- Diaphragm shall conform to the requirements of Section 2308.
- Footing shall be a minimum of nine inches thick by 20 inches wide.
- Soil backfill shall be soil classification types GW, GP, SW, or SP, per Table 1610.1. Soil shall not be submerged or saturated in groundwater.

fc = 2500 PSI				FOOTING SCHEDULE				fy = 60000 PSI				
MARK	WIDTH	LENGTH	THICK	CROSSWISE REINFORCING		LENGTHWISE REINFORCING		16* 1"**	15* 1"**	14* 1"**	113* 1 1/4"**	131* 1/2"**
				No.	Size	Length	Spacing					
F-18	18"	CONT	9"					2	#4	CONT	12" O.C.	
F-20	20"	CONT	10"					2	#4	CONT	14" O.C.	
F-24	24"	CONT	10"					2	#4	CONT	18" O.C.	
F-30	30"	CONT	10"					3	#4	CONT	12" O.C.	

fc = 2500 PSI				POST SCHEDULE				fy = 60000 PSI			
MARK	POST SIZE	GRADE	CONNECTORS*		CONNECTORS*		16* 1"**	15* 1"**	14* 1"**	113* 1 1/4"**	131* 1/2"**
			BEAM	FOUNDATION	BEAM	FOUNDATION					
P1	MULT	STUD	N/A	N/A							
P2	4"x4"	DF#1	SIMPSON AC4/ACE4	SIMPSON EPB44							
P3	4"x6"	DF#1	SIMPSON AC4/ACE4	SIMPSON EPB46							
P4	6"x6"	DF#1	SIMPSON AC6/ACE6	SIMPSON EPB66							
P5	5"x5"x1/4" HSS	Fy=46 KSI	SEE DETAIL 8-S1	SEE DETAIL 8-S1							

fc = 2500 PSI				PAD SCHEDULE				fy = 60000 PSI				
MARK	WIDTH	LENGTH	THICK	CROSSWISE REINFORCING		LENGTHWISE REINFORCING		16* 1"**	15* 1"**	14* 1"**	113* 1 1/4"**	131* 1/2"**
				No.	Size	Length	Spacing					
P-36	36"	36"	12"	3	#5	30"	EQ.	3	#5	30"	EQ.	
P-42	42"	42"	12"	4	#5	36"	EQ.	4	#5	36"	EQ.	
P-48	48"	48"	12"	5	#							

RED MOUNTAIN BUILDERS
SANDY STATION 59
250 East 910 South
Sandy, UT 84070

R. Douglas Jones P.E.
 S.D.A., Inc. P.C.
 1705 N. Hill Field Rd.
 Layton, UT
 801-776-6510



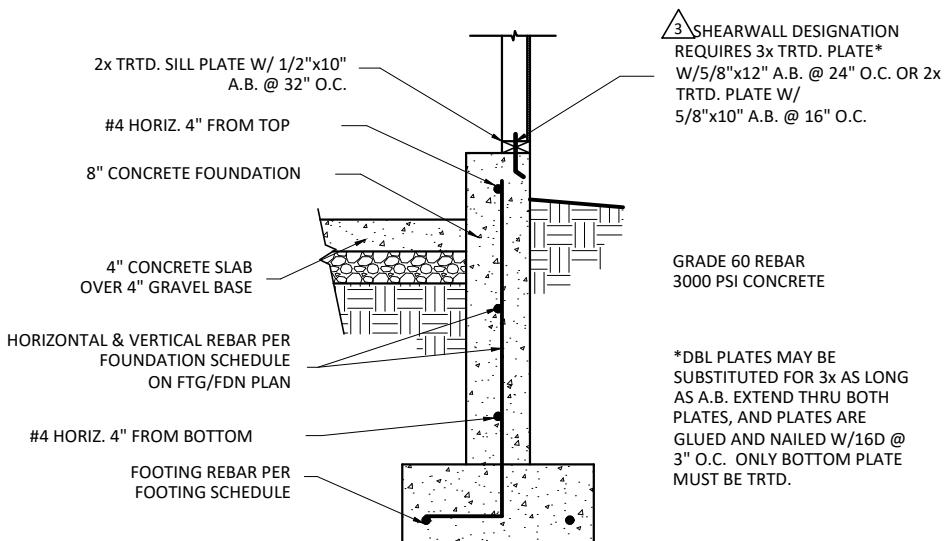
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SD1



1 GARAGE FOUNDATION DETAIL

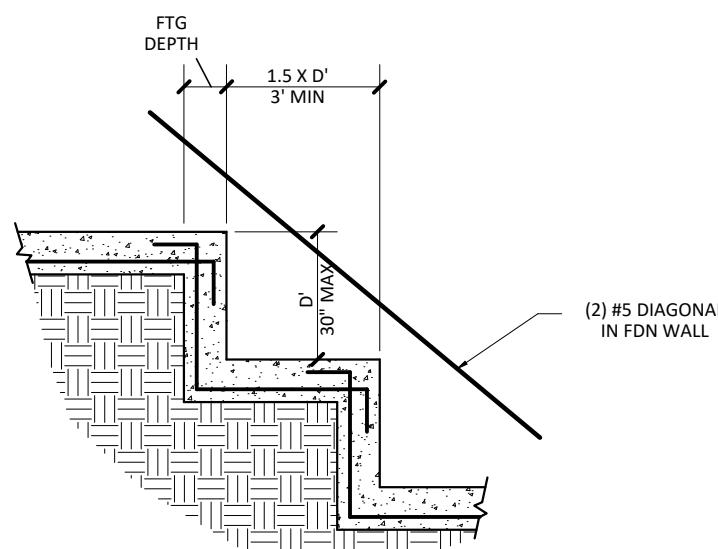
2 INTERIOR FOOTING DETAIL

3 HOUSE FOUNDATION DETAIL

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

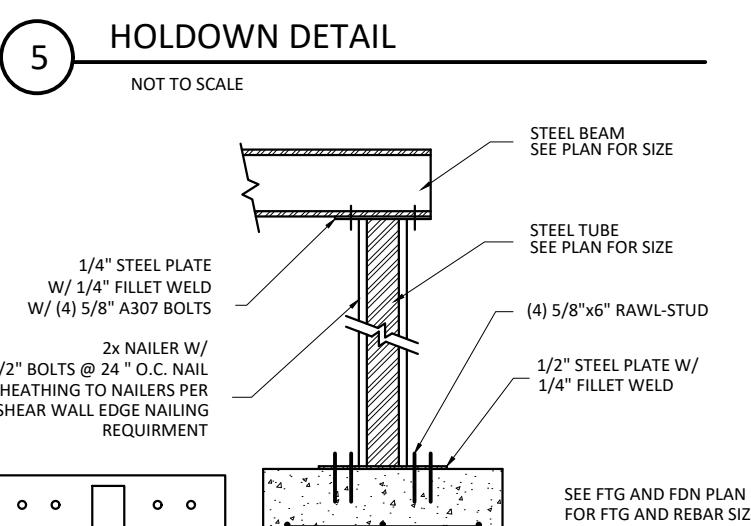


4 FOOTING STEP DETAIL

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE



5 STEEL COLUMN DETAIL

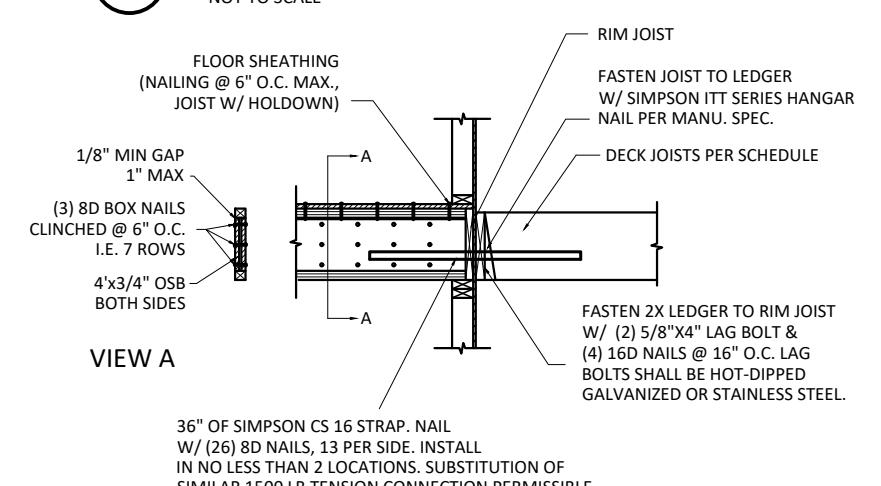
NOT TO SCALE

6 HOLDOWN DETAIL

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE



7 PIER DETAIL

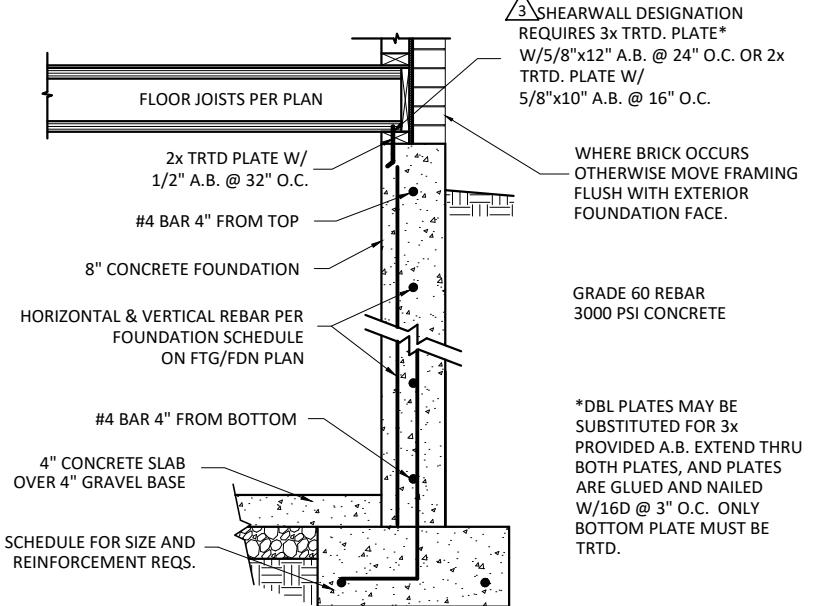
NOT TO SCALE

8 STEEL COLUMN DETAIL

NOT TO SCALE

9 DECK CONNECTION DETAIL

NOT TO SCALE

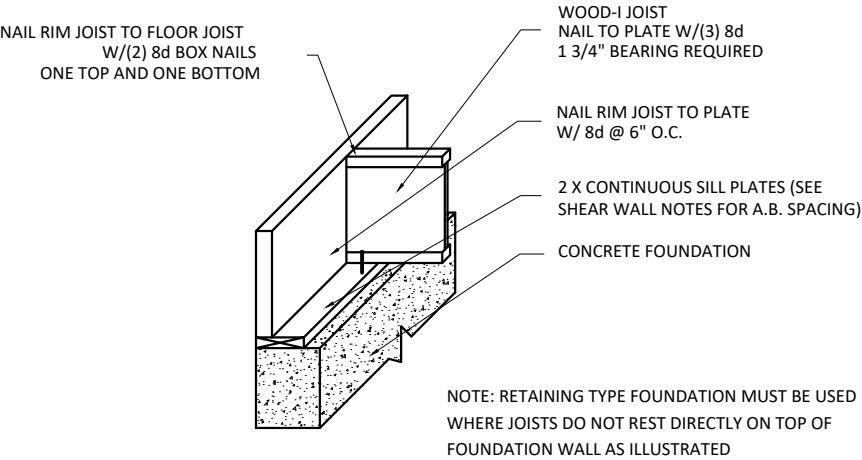




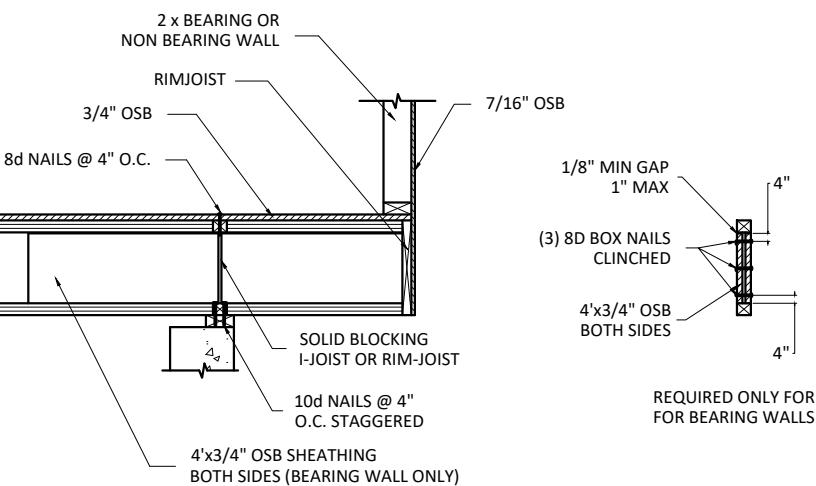
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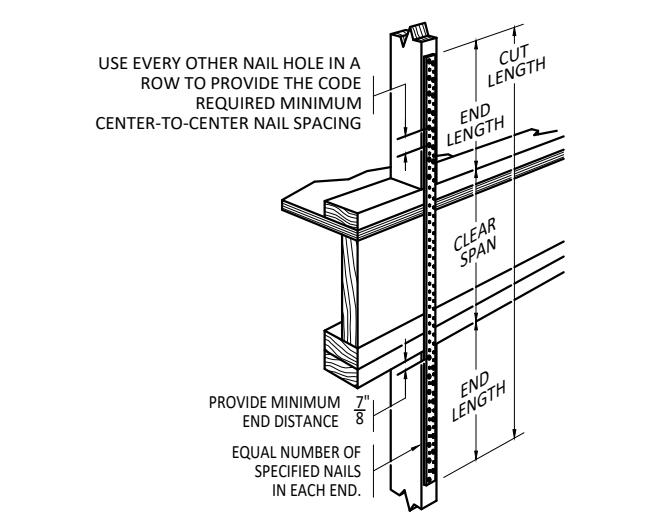
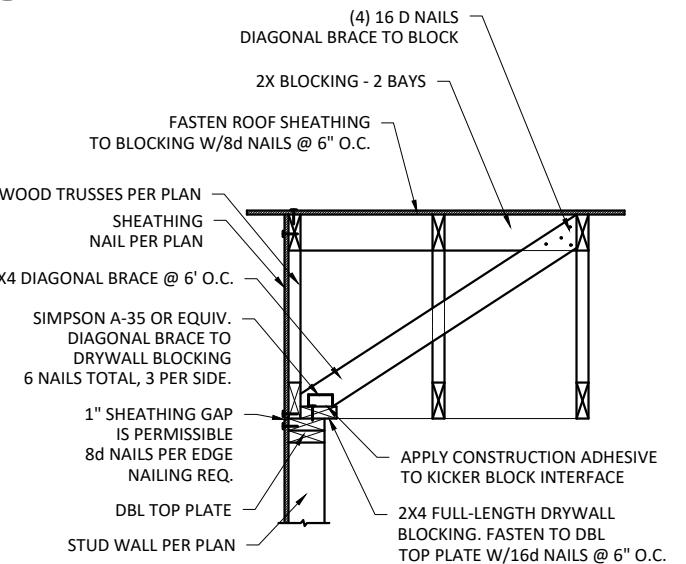
SD2



A WOOD I JOIST DETAIL
NOT TO SCALE



B WOOD I JOIST DETAIL
NOT TO SCALE



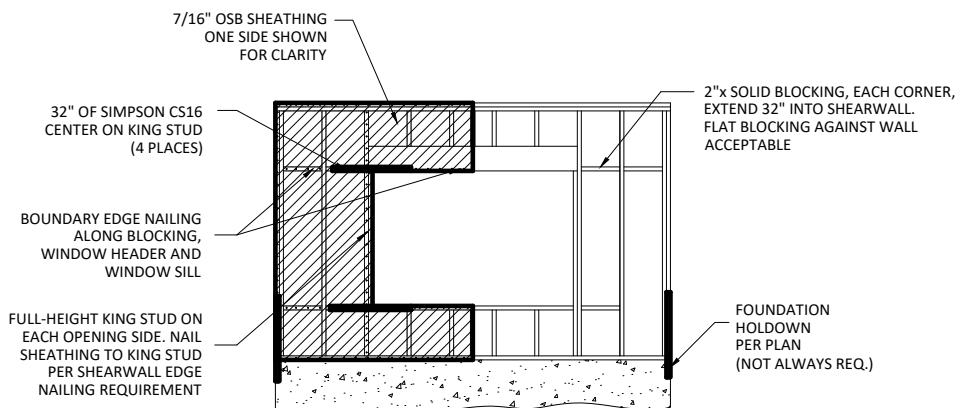
C WOOD JOIST DETAIL
NOT TO SCALE



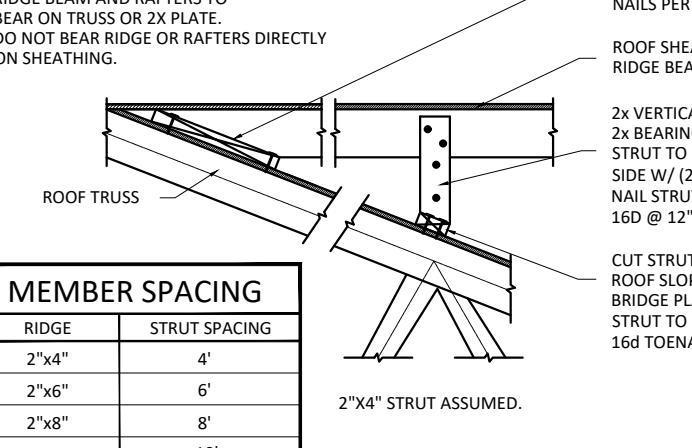
D CANTILEVER DETAIL
NOT TO SCALE



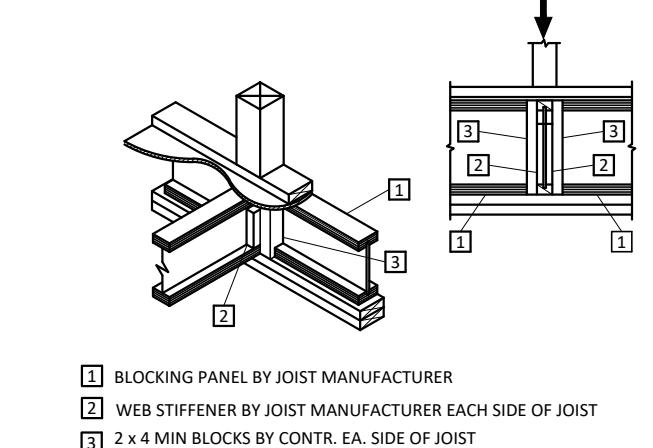
E GABLE END DETAIL
NOT TO SCALE



G SHEARWALL OPENING DETAIL
NOT TO SCALE

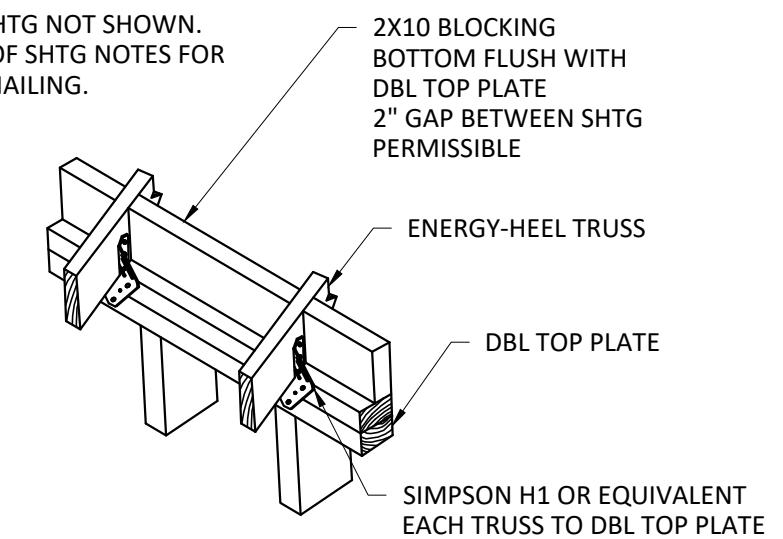
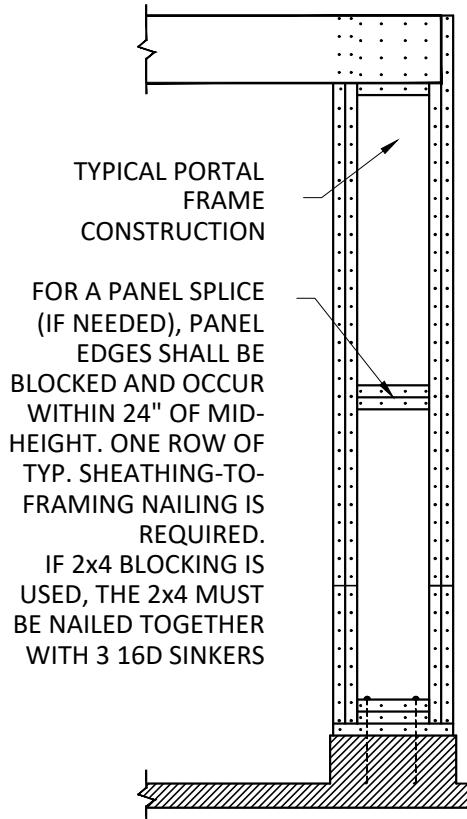
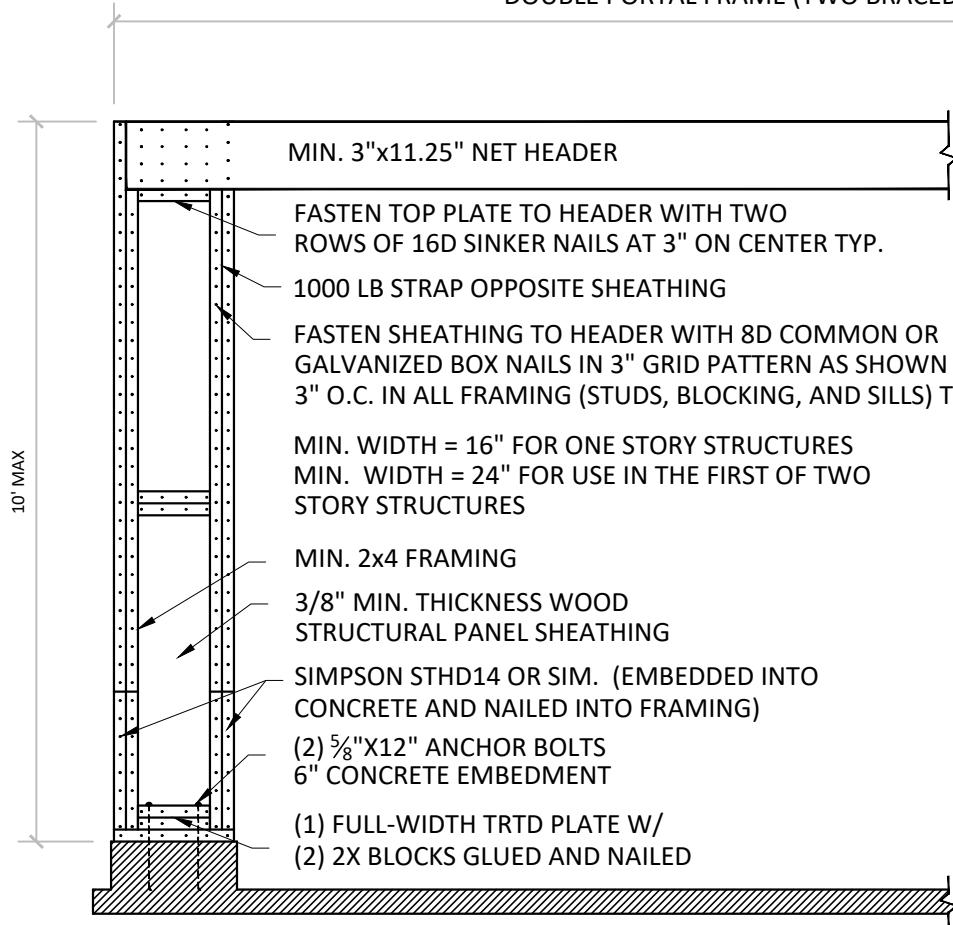


H OVERBUILD DETAIL
NOT TO SCALE



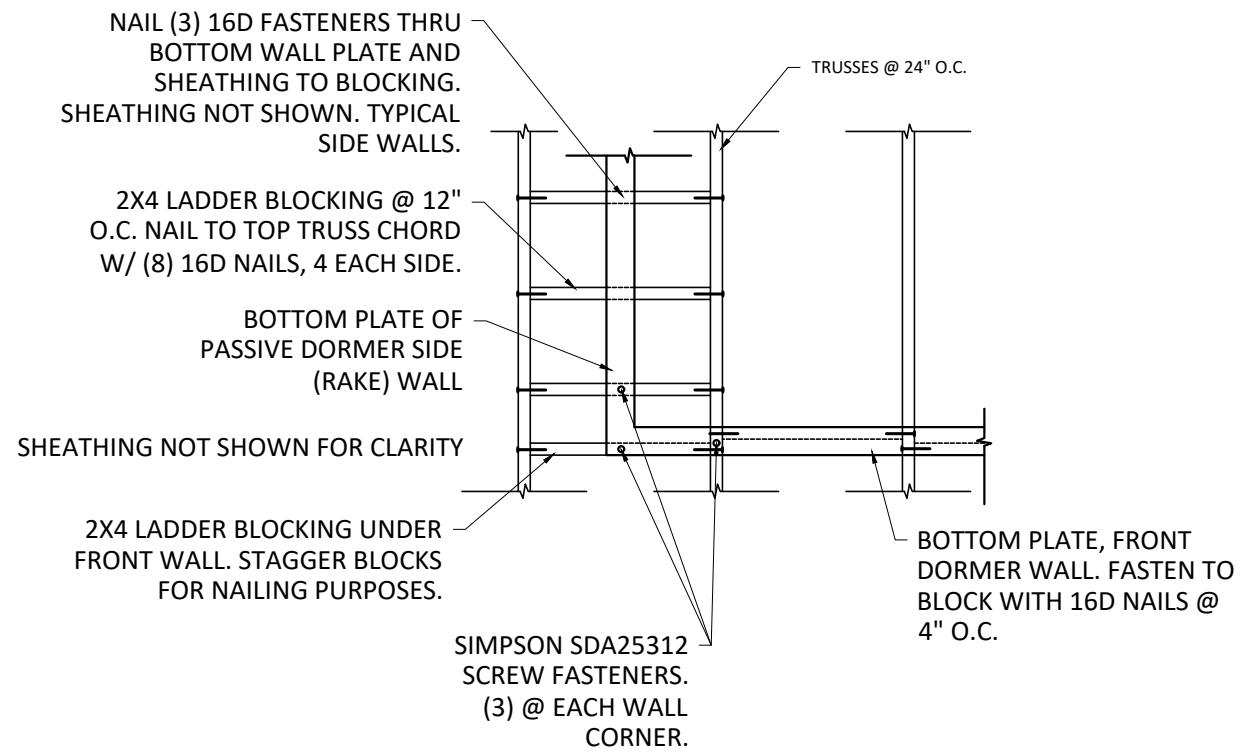
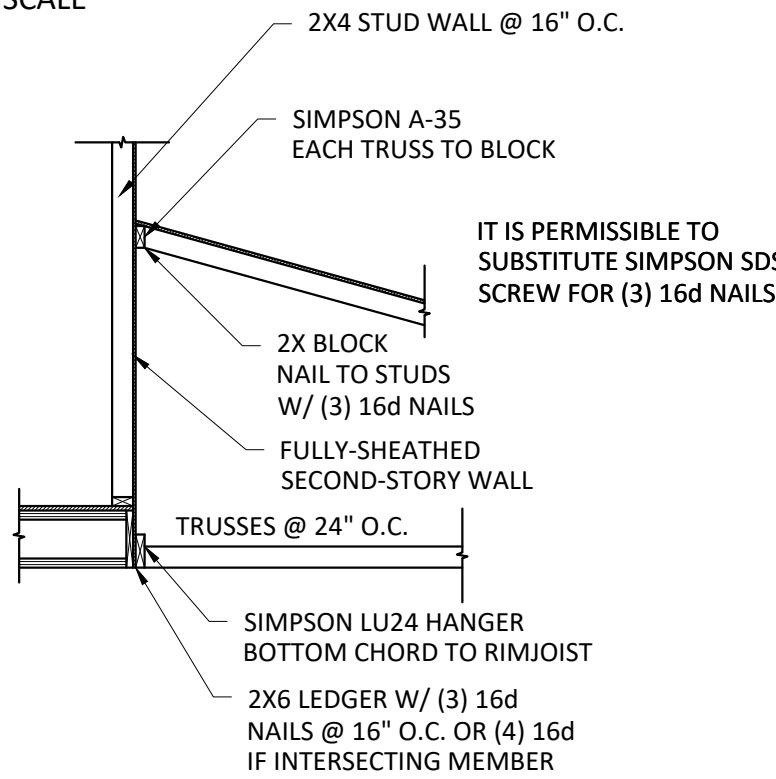
I SOLID BLOCKING DETAIL
NOT TO SCALE

EXTENT OF HEADER
DOUBLE PORTAL FRAME (TWO BRACED WALL PANELS)



2 TRUSS CONNECTION DETAIL
NO SCALE

1 GARAGE OPENING DETAIL
NO SCALE



3 TRUSS CONNECTION DETAIL
NO SCALE

4 DORMER ATTACHMENT DETAIL
NO SCALE

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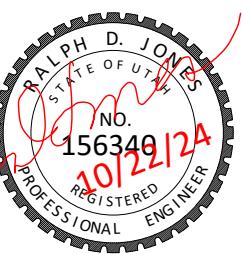
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SD3

RED MOUNTAIN BUILDERS

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