250 EAST SANDY HOUSE

250 EAST 8982 SOUTH
SANDY, UTAH 84070

GENERAL NOTES:

1. ALL WORK IS TO CONFORM WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE AND ALL OTHER CODES CURRENTLY ADOPTED BY THE GOVERNING BUILDING DEPARTMENT.
2. 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.
3. THE CONTRACTOR SHALL CROSS REFERENCE ALL DRAWINGS, DOCUMENTS & REPORTS PRODUCED FOR THE PROJECT PRIOR TO COMMENCING ALL WORK. ANY APPEARANT DISCREPANCIES IN THE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER FOR CLARIFICATION PRIOR TO COMMENCING RELATED WORK.
4. 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.
5. ALL FINAL COLOR AND FINISH MATERIAL SELECTIONS SHALL BE MADE BY THE OWNER.
6. NOTE THAT ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

REQUIRED INSPECTIONS:

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

PROJECT TEAM

PROPERTY OWNER:

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CONTRACTOR:

RED MOUNTAIN BUILDERS
ATT: MARK STEPHENSON
2003 EAGLE CREST DRIVE
DRAPER, UT 84020
PH: 801.541.2777
EMAIL: redmtnbuilder@icloud.com

STRUCTURAL ENGINEER:

S.D.A., Inc.
ATT: DOUG JONES
1705 N. HILL FIELD ROAD
LAYTON, UT 84041
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PROJECT INFORMATION

PROPERTY ZONING:

SANDY CITY ZONING
R-1-8 (HISTORICAL)

BUILDING CODE:

2021 IRC

TYPE OF PROJECT:

RESIDENTIAL

USE OF PROPERTY:

SINGLE FAMILY RESIDENCE

OCCUPANCY:

OCCUPANCY GROUP 'R-3'

CONSTRUCTION TYPE:

V-N

GROSS SQUARE FOOTAGE:

LOWER LEVEL - GROSS LIVABLE:	1,590 SQ.FT. (R)
MAIN LEVEL - GROSS LIVABLE:	1,590 SQ.FT. (R)
TOTAL LIVABLE:	3,180 SQ.FT. (R)
DETACHED GARAGE:	520 SQ.FT. (U)

BUILDING SITE AREA:

7,697 SQ.FT. (O.177 ACRES)

SCHEDULE OF DRAWINGS

A0.0 COVER SHEET
A0.1 GENERAL NOTES
A0.2 MECHANICAL NOTES/ PROJECT SPECS
A1.0 SITE PLAN

01 CIVIL ENGINEERING COVER SHEET
02 PLAT
03 SITE DEMOLITION PLAN
04 SITE & UTILITIES PLAN
05 GRADING PLAN

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

A5.0 WALL SECTIONS / DETAILS
A6.0 ARCHITECTURAL DETAILS
A7.0 WINDOW INSTALLATIONS DETAILS

E1.0 LOWER LEVEL ELEC. / MECH. PLAN
E1.1 MAIN LEVEL ELEC. / MECH. PLAN

S1 FOOTING AND FOUNDATION PLAN
S2 MAIN FLOOR FRAMING PLAN
S3 MAIN LEVEL SHEAR WALL PLAN
S4 ROOF FRAMING PLAN
SD0 STRUCTURAL SCHEDULES & NOTES
SD1 STRUCTURAL DETAILS
SD2 STRUCTURAL DETAILS
SD3 STRUCTURAL DETAILS
SD4 STRUCTURAL DETAILS

DIFFERED SUBMITTALS BY CONTRACTOR:

NOTE: THE FOLLOWING SYSTEMS MUST BE SUBMITTED TO SANDY CITY FOR APPROVAL PRIOR TO ANY INSTALLATIONS

1. FORCED AIR HEATING / COOLING SYSTEM DESIGN
2. SEALED & ZERO CLEARANCE GAS FIREPLACE IBO NO. AND SPECIFICATIONS / SEISMIC ATTACHMENT TO STRUCTURE
3. MANUFACTURER DETAILS AND ENGINEERING CALCULATIONS FOR ROOF TRUSSES

BACKFLOW PREVENTERS REQUIRED:

(2) TOTAL - (1) MAIN CULINARY SHUT OFF & (1) LAWN SPRINKLERS

COVER SHEET

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

RELEASE DATE:
MARCH 24, 2025

REVISION DATE:

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

A0.0

PROJECT GENERAL NOTES

1. 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.

2. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS, UTILITIES, MEASUREMENTS, CONNECTIONS, ETC.

3. THE CONTRACTOR SHALL COMPLY WITH ALL NATIONAL, STATE, LOCAL, AND RELATED CODES AND STANDARD CONSTRUCTION PRACTICES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH GENERAL ENERGY NOTES AND/OR MODEL ENERGY CODE.

5. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT PRIOR TO COMMENCING RELATED WORK.

6. 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.

7. 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 FURRING 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.

8. 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.

9. 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.

10. 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.

11. 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.

12. 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 M1305.14 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.

13. 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 MATERIAL 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" NOT GREATER THAN 1/4" IN DIMENSION.

14. 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 DOUBEL 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 FNIISH 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 IRC 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 PRVIDIED 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 HIEGHT 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 MORTER JOINT. TIE FASTNERS SHALL BE 8d COMMON NAIL (2 1/2 IN. x 0.131 IN.). TIES TO BE EMBEDDED IN MORTOR 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.

    E) MASONRY VENEERS ABOVE OPENINGS SHALL BE SUPPORTED ON LINTELS OF NON-COMBUSTABLE MATERIALS. THE LINTELS SHALL HAVE A LENGTH OF BEARING OF NOT LESS THAN 4 INCHES. STL. LINTELS SHALL BE SHOP COATED WITH A RUST-INHIBITED PAINT,EXCEPT FOR LINTELS MADE OF CORROSION RESISTANT STEEL OR STEEL TREATED WITH COATINGS TO PROVIDE CORROSION RESISTANCE. CONSTRUCTION OF OPENINGS SHALL COMPLY WITH EITHER IRC SECTION R703.7.3.1 OR R703.3.2. THE ALLOWABLE SPAN OF LINTELS SPAN SHALL NOT EXCEED THE VALUES SET FORTH IN TABLE R703.7.3.1 OF THE IRC. THE MAX. SPAN OF LINTELS SHALL BE EXCEED 18 FT. 3 INCHES, REFER TO IRC FIGURE R703.7.3.2.

       (1) PROVIDE A MIN. LENGTH OF 18 IN. OF MASONRY VENEER ON EACH SIDE OF OPENING.

       (2)PROVIDE A MIN. 5 INCH x 3 1/2 IN. x 5/16 IN. STL. ANGLE ABOVE THE OPENING AND SHORE FOR A MIN. OF 7 DAYS AFTER INSTALLATION.

       (3) PROVIDE DOUBLE-WIRE JOINT REINFORCEMENT EXTENDING 12 IN. BEYOND EA. SIDE OF THE OPENING. LAP SPLICES OF JOINT REINFORCEMENT A MIN. OF 12 IN.. COMPLY WITH ONE OF THE FOLLOWING;

          (a) DOUBLE-WIRE JOINT REINFORCEMENT SHALL BE 3/16 IN. DIAMETER AND SHALL BE PLACED IN THE FIRST TWO BED JOINTS ABOVE THE OPENING.

          (b) DOUBLE-WIRE JOINT REINFORCEMENT SHALL BE 9 GAUGE (0.144 IN.) AND SHALL BE PLACED IN THE FIRST THREE BED JOINTS ABOVE THE OPENING.

       (4) PROVIDE THE HEIGHT OF MASONRY VENEER ABOVE OPENING IN ACCORDANCE WITH IRC TABLE R703.7.3.2.

    F) PROVIDE WEATHER RESISTANT SHEATHING PAPER UNDER ALL STONE OR BRICK VENEER ON STUDS OR SHEATHING.

15. STAIR CONSTRUCTION SHALL MEET THE FOLLOWING REQUIREMENTS.

    A) THE MINIMUM STAIRWAY WIDTH SHALL NOT BE LESS THAN 36 INCHES CLEAR WIDTH. HANDRAILS MAY NOT PROJECT INTO THE REQUIRED WIDTH REFER TO FLOOR PLANS & STAIR SECTIONS.

    B) THE MAXIMUM STAIR RISER HEIGHT SHALL NOT EXCEED 8 INCHES AND THE MINIMUM STAIR TREAD DEPTH SHALL BE 11 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZINTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS. THE GREATEST RISER HEIGHT OR TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.

    C) LANDINGS: EVERY LANDING SHALL HAVE A DIMENSION NOT LESS THAN THE STAIRWAY. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL.

    D) ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL RECEIVE 5/8" TYPE 'X' GYPSUM BOARD.

    E) HEADROOM: EVERY STAIRWAY SHALL HAVE A MINIMUM HEADROOM CLEARANCE IN ALL PARTS OF THE STAIR OF NOT LESS THAN 6 FEET 8 INCHES. SUCH CLEARANCES SHALL BE MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOBING OR FROM THE FLOOR SURFACE OF THE LANDING.

    WINDER STAIRS: MINIMUM TREAD DEPTH SHALL BE 10" AT A POINT 12" FROM THE NARROW SIDE OF THE STAIR - TREAD DIMENSION AT THE 12" WALK LINE SHALL NOT FLUCTUATE MORE THAN 3/8" WHEN STAIRS INCORPORATE MULTIPLE WINDER TREADS.

16. HANDRAILS SHALL MEET THE FOLLOWING REQUIREMENTS.

    A) HANDRAILS SHALL BE MOUNTED A MINIMUM OF 34 INCHES AND A MAXIMUM OF 38 INCHES ABOVE THE NOSING OF THE TREAD AND SHALL BE PROVIDED ON BOTH SIDES OF STAIR. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS WITH TWO OR MORE RISERS FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS. BOLUTES, TURNOUT OR STARTING EASING SHALL BE ALLOWED OVER THE LOWEST TREAD.

    B) THE HAND GRIP PORTION OF HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION OF 1 1/4 INCHES MINIMUM TO 1 1/2 INCHES MAXIMUM. OTHER HANDRAIL SHAPES THAT HAVE AN EQUIVALENT GRASPING SURFACE ARE PERMISSIBLE, SEE BUILDING CODE. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8 INCH.

    C) HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.

    D) REFER TO FLOOR PLANS & STAIR SECTIONS FOR RAILING EXTENSIONS AT THE TOP & BOTTOM OF STAIR.

17. GUARDRAILS SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R316.

    A) GUARDRAILS ARE REQUIRED AT ALL PORCHES, BALCONIES OR RAISED FLOOR SURFACES 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 STAIRWAYARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6 INCHES IN DIAMETER CANNOT PASS THROUGH.

18. THE CONTRACTOR SHALL COORDINATE AND INSTALL SOLID BLOCKING FOR THE INSTALLATION OF ALL HANDRAILS, GRABRAILS, FIXTURES, CABINETS, EQUIPMENT, FINISH HARDWARE, ETC. THAT REQUIRE SUCH.

19. SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS AND SHALL MEET THE FOLLOWING REQUIREMENTS.

    A) EACH PANE OF GLASS INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PERMANENTLY IDENTIFIED BY MANUFACTURER, DESIGNATING THE TYPE, THICKNESS, AND SAFETY GLAZING STANDARD. THE LABEL SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC FIRED OR EMBOSSED ON GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED.

    B) PROVIDE SAFETY GLAZING IN ALL DOORS INCLUDING SIDE HINGED DOORS. SLIDING DOORS, SLIDING PANELS, BIFOLD DOORS, STORM DOORS, FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

    C) PROVIDE SAFETY GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 60 INCHES OF THE TOP OR BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

    D) PROVIDE SAFETY GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING OR WALKING SURFACE.

    E) PROVIDE SAFETY GLAZING IN RAILINGS REGARDLESS OF AN AREA OF HEIGHT.

    F) PROVIDE SAFETY GLAZING IN WALLS AND FENCES ENCLOSING SWIMMING POOLS OR HOT TUBS WHERE THE BOTTOM EDGE OF THE POOL OR SPA GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

    G) PROVIDE SAFETY GLAZING IN FIXED OR OPERABLE PANELS THAT MEETS ALL OF THE FOLLOWING CONDITIONS: AREAS GREATER THAN 9 SQUARE FEET, BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR, TOP EDGE GREATER THAN 36 INCHES ABOVE FLOOR, AND WITHIN 36 INCHES OF WALKING SURFACE.

20. COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ALL EQUIPMENT AND FIXTURE LOCATIONS. COORDINATE WITH MECHANICAL AND PLUMBING FIXTURE SCHEDULES. COORDINATE WITH MECHANICAL AND PLUMBING KEY NOTES, INTERNATIONAL RESIDENTIAL CODE AND RELATED CODES FOR INSTALLATION REQUIREMENTS.

21. COORDINATE WITH ELECTRICAL PLANS FOR ALL ELECTRICAL SWITCHES, SCHEMATIC WIRING, EQUIPMENT AND FIXTURE LOCATIONS. COORDINATE WITH ELECTRICAL FIXTURE SCHEDULES. COORDINATE WITH ELECTRICAL KEY NOTES, INTERNATIONAL RESIDENTIAL CODE AND RELATED CODES FOR INSTALLATION REQUIREMENTS.

22. PROVIDE CAULKING AT INTERIOR AND EXTERIOR AT ALL JOINTS BETWEEN DISSIMILAR MATERIALS WITH A CONTINUOUS BEAD OF SILICON BASE CAULK.

23. APPROVED CORROSION RESISTANT FLASHING SHALL BE APPLIED IN SUCH A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS.

    A) EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING;

       (1) THE FENETRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR THE APPLICATIONS NOT ADDRESSED IN THE FENETRATION MANUFACTURER'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING MANUFACTURERS. WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL ALSO INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES.

       (2) IN ACCORDANCE WIT THE FLASHING DESIGN OR METHOD OR A REGISTERED DESIGN PROFESSIONAL.

       (3) IN ACCORDANCE WITH OTHER APPROVED METHODS.

    B) AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.

    C) UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.

    D) CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIMS.

    E) WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.

    F) AT WALL AND ROOF INTERSECTIONS.

    G) AND AT BUILT-IN GUTTERS.

24. FIBER CEMENT SIDING

    PANEL SIDING: FIBER-CEMENT PANELS SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C 1186, TYPE A, MIN. GRADE II. PANELS SHALL BE INSTALLED WITH THE LONG DIMENSION EITHER PARALLEL OR PERPENDICULAR TO FRAMING. VERTICAL JOINTS SHALL OCCUR OVER FRAMING MEMBERS AND SHALL BE SEALED WITH CAULKING, COVERED WITH BATTENS OR SHALL BE DESIGNED TO COMPLY WITH IRC SECTION R703.1. PANEL SIDING SHALL BE INSTALLED WITH FASTNERS ACCORDING TO IRC TABLE R703.4 OR APPROVED MANUFACTURER'S INSTRUCTIONS.

    LAP SIDING: FIBER-CEMENT LAP SIDING HAVING A MIN. WIDTH OF 12 IN. SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C 1186, TYPE A, MIN. GRADE II. LAP SIDING SHALL BE LAPPED A MIN. OF 1 1/4 IN. AND LAP SIDING NOT HAVING TONGUE AND GROOVE END JOINTS SHALL HAVE THE ENDS SEALED WITH CAULKING, INSTALLED WITH AN H-SECTION JOINT COVER, LOCATED OVER A STRIP OF FLASHING OR SHALL BE DESIGNED TO COMPLY WITH IRC SECTION R703.1. LAP SIDING COURSES MAY BE INSTALLED WITH THE FASTENER HEADS EXPOSED OR CONCEALED, ACCORDING TO IRC TABLE R703.4 OR APPROVED MANUFACTURER'S INSTRUCTIONS.

RED MOUNTAIN BUILDERS
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DRAPER, UT 84060
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(801) 541-2777

RELEASE DATE:

MARCH 24, 2025

REVISION DATE:

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

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. AND NOTIONAL ELECTRICAL CODE. PANELS OR CABINETS ENCLOSING FUSES, CIRCUIT BREAKERS, SWITCHES OR THEIR ELECTRICAL SERVICE EQUIPMENT SHALL BE IN A INCONSPICUOUS ACCESSIBLE AND PROTECTED LOCATION. ELECTRICAL PANEL CLEARANCES TO BE A MINIMUM 30" WIDTH, 36" DEPTH AND 6'-6" FROM FLOOR 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 "LUTRON" DIVA ROCKER SERIES IN WHITE. HEIGHT OF LIGHT SWITCHES FROM FINISHED FLOOR TO TOP OF SWITCH TO BE 48" TYPICAL 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 WIRING.

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 U.L. LABEL LISTING. IF NOT U.L. LISTED FIXTURE SHALL NOT BE USED. ALL RECESS DOWN LIGHTS TO BE THERMAL RATED, AND ALL CAST IN PLACE FIXTURES TO BE INCLUDED IN BASE BID. ALL RECESSED DOWN LIGHTS TO BE INCLUDED IN 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 WARRANTEE 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. NO METAL SCREWS OR FASTENERS SHALL PENETRATE INTO THE DUCT. JOINTS TO RUN IN 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 2.5 FEET FOR EACH 45 DEGREE BEND AND 5 FEET FOR EACH 90 DEGREE BEND. TRANSITION DUCTS SHALL NOT BE CONCEALED WITH IN 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 &1505)

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

7. SUBMIT SPECIFICATION SHEETS 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. M1401.3. PROVIDE CLEARANCES AS PER MANUFACTURE. PROVIDE TWO SEPARATE COMBUSTION AIR DUCTS, (FROM EXTERIOR) ONE TERMINATING IN 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. (IR.C. R303.6, 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 REFERENCE 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" WIDE. ANCHOR DUCTS SECURELY TO STRUCTURE, WITH SCREWS, IN SUCH A MANNER AS TO PREVENT TRANSMISSION WITH 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 TO 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-FLUSH 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 TANK AS 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 MANUFACTURES ROUGHED IN INSTRUCTIONS. TAKE CARE DURING BUILDING CONSTRUCTION TO SEE THAT PROVISIONS ARE MADE FOR PROPER FIXTURE SUPPORT AND THAT ROUGH IN PIPING IS ACCURATELY SET AND PROTECTED FROM MOVEMENT OR DAMAGE. DO NOT COVER UP OR ENCLOSE 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 SUPPLY, WASTE, & GAS LINE MATERIALS, WORKMANSHIP, AND INSTALLATION AS PER INDUSTRY STANDARDS. ALL WATER LINES TO BE TYPE "L" HARD DRAWN COPPER FOR ABOVE GROUND AND TYPE "K" COPPER FOR UNDERGROUND. PROVIDE CONTINUOS LINE WITH NO JOINTS FOR UNDERGROUND APPLICATIONS, UNLESS APPROVED. ALL FITTINGS TO BE COPPER WITH SWEAT SOLDIER JOINTS. ALL WASTE LINES TO BE CAST IRON OR ABS PLASTIC. CAST IRON BUTT JOINTS WITH NEOPRENE GASKETS WITH STAINLESS STEEL CINCH BANDS AS APPROVED. NATURAL GAS LINES TO BE SCHEDULE 40 BLACK STEEL OR FLEX PLASTIC PIPE AS APPROVED BY GAS COMPANY.

17. WASTE LINES SHALL BE PROVIDED WITH A CLEAN OUT AS REQUIRED. EXTEND CLEAN OUTS TO ACCESSIBLE SURFACE. DO NOT PLACE CLEAN OUTS IN FLOOR UNLESS APPROVED.

18. PLUMBING CONTRACTOR SHALL PROVIDE A TURN OFF VALVE AND DRAIN AT THE LOWEST LEVEL OF THE FACILITY. ALL FIXTURES SHALL BE ABLE TO DRAIN AT THIS POINT. PROVIDE FLOOR DRAIN AT LOCATION OF PLUMBING SYSTEM DRAIN.

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.

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

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

5. 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.

6. 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.

7. 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

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

9. SUB-FLOORING:
FLOOR CONSTRUCTION AS NOTED WITHIN STRUCTURAL DRAWINGS.

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

11. ROOF FRAMING:
AS PER STRUCTURAL DRAWINGS

12. ROOF SHEATHING:
SEE GENERAL STRUCTURAL NOTES FOR ROOF SHEATHING AND NAILING REQUIREMENTS.

13. 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 - VARING 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

16. 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)

17. 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)

18. SOLID EXTERIOR DOORS:
INSULATED METAL DOORS - PAINTED (MAX. U-VALUE: 0.188)

19. PLUMBING:
PLUMBING INSTALLATIONS SHALL COMPLY WITH THE 2021 IRC & 2021 IPC.
NO PLUMBING SUPPLIES OR WASTE LINES SHALL BE RUN IN EXTERIOR WALLS.
REFER TO FLOOR PLANS FOR FIXTURE LOCATIONS, FIXTURES SELECTED BY OWNER.

20. APPLIANCES:
BY OWNER

21. FLOOR COVERINGS:
REFER TO FLOOR PLANS AND AS SPECIFIED BY OWNER.

22. MECHANICAL:
ALL MECHANICAL INSTALLATIONS SHALL COMPLY WITH THE 2021 IRC & 2021 IMC.
FORCED AIR (FURNACE EFFICIENCY 90 AFUE / AC RATING 13 SEER) -
DESIGN / BUILT BY MECHANICAL SUBCONTRACTOR.

23. ELECTRICAL:
INSTALL NEW OUTLETS, SWITCHES AND LIGHTING AS SHOWN ON PLANS IN ACCORDANCE WITH 2021 IRC & 2021 NEC. ELECTRICAL FIXTURES SHALL BE CHOSEN BY OWNER.

24. INSULATION:
A. CEILING / JOIST CAVITIES
R-49 MIN. BATT INSULATION OR BLOWN 'BIBBED' INSULATION

B. EXTERIOR WALLS:
R-20 MIN. BATT INSULATION OR BLOWN 'BIBBED' INSULATION.

C. INTERIOR WALLS:
R-15 BATT FOR 2x4 WALLS AND R-20 BATT FOR ALL 2x6 WALLS
- TYPICAL FOR ALL BATHROOM AND BEDROOM WALLS.

D. FRAMED WALLS AGAINST CONCRETE FOUNDATION WALLS:
R-15 MIN. BATT INSULATION OR BLOWN 'BIBBED' INSULATION.

25. VAPOR RETARDER:
A. 4 MIL POLYETHYLENE CLASS I OR II VAPOR RETARDER INSTALLED ON UNDERSIDE OF ALL ROOF TRUSSES AND JOISTS.

B. 4 MIL POLYETHYLENE CLASS I OR II VAPOR RETARDER INSTALLED ON INTERIOR SIDE OF STUDS FOR ALL EXTERIOR WALLS.

C. 6 MIL POLYETHYLENE CLASS I OR II VAPOR RETARDER INSTALLED ON THE UNDERSIDE OF ALL FLOOR JOISTS WHEN ABOVE A CRAWL SPACE.

D. 6 MIL POLYETHYLENE CLASS I OR II VAPOR RETARDER INSTALLED BENEATH ALL ON-GRADE SLABS WHEN LIVABLE SPACES ARE ABOVE.

26. FIRE SPRINKLERS:
NO

27. SPECIAL INSPECTIONS:
AS REQUIRED BY SANDY CITY BUILDING AUTHORITY, UTAH.

ABBREVIATIONS

A/C	AIR CONDITIONING
ACOUST.	ACOUSTICAL
ADD.	ADENDUM
ADJ.	ADJUSTABLE
ALLOW.	ALLOWANCE
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
B.U.	BUILD-UP
B.W.	BOTH WAYS
BLDG.	BUILDING
BLK.	BLOCK
BRK	BRICK
C.I.	CAST IRON
C.J.	CONTROL JOINT
C.M.U.	CONCRETE MASONRY UNIT
CLG.	CEILING
COL.	COLUMN
COMP.	COMPACTED/COMPOSITE
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONTR.	CONTRACTOR
CONT.	CONTINUOUS
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DWG.	DRAWING
DTL.	DETAIL
EA.	EACH
EF.	EXHAUST FAN
E.J.	EXPANSION JOINT
ELEC.	ELECTRIC/ ELECTRICAL
ELEV.	ELEVATION
EQ.	EQUAL
EXIST.	EXISTING
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
FIN.	FINISH
FLR.	FLOOR
F.R.	FIRE RATED
FTG.	FOOTING
G	GAS
G.I.	GALVANIZED IRON
GA	GUAGE
GALV.	GALVANIZED
GRD.	GRADE
GYPBD.	GYPSUM BOARD
G.L.B.	GLU-LAM BEAM
H.B.	HOSE-BIB
HD.	HEAD
HM.	HOLLOW METAL
HOR.	HORIZONTAL
I.D.	INSIDE DIAMETER
INT.	INTERIOR
IRRIG.	IRRIGATION
INSUL.	INSULATION
JB.	JAMB
JNT.	JOINT
M.R.	MOISTURE
MANF'R	MANUFACTURER
MAX.	MAXIMUM
MECH.	MECHANICAL
MIN.	MINIMUM
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO.	NUMBER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OF.D.	OVERFLOW DRAIN
OPN'G	OPENING
PLYWD.	PLYWOOD
PNT.	PAINT
PNTD.	PAINTED
FTDN.	FOUNDATION
FIN.	FINISH
FLR.	FLOOR
F.R.	FIRE RATED
FTG.	FOOTING
G	GAS
G.I.	GALVANIZED IRON
GA	GUAGE
GALV.	GALVANIZED
GRD.	GRADE
GYPBD.	GYPSUM BOARD
G.L.B.	GLU-LAM BEAM
H.B.	HOSE-BIB
HD.	HEAD
HM.	HOLLOW METAL
HOR.	HORIZONTAL
I.D.	INSIDE DIAMETER
INT.	INTERIOR
IRRIG.	IRRIGATION
INSUL.	INSULATION
JB.	JAMB
JNT.	JOINT
M.R.	MOISTURE RESISTAN
MANF'R	MANUFACTURER
MAX.	MAXIMUM
MECH.	MECHANICAL
MIN.	MINIMUM
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO.	NUMBER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OF.D.	OVERFLOW DRAIN
OPN'G	OPENING
PLYWD.	PLYWOOD
PNT.	PAINT
PNTD.	PAINTED
PR.	PAIR
R.D.	ROOF DRAIN
REG.	REGULAR
R.S.	ROUGH-SAWN
RAD.	RADIUS
REINF.	REINFORCE
REQ'D.	REQUIRED
REV.	REVISED
RM.	ROOM
R.O.	ROOF OPENING
S&R	SHELF AND ROD
S.C.	SOLID CORE
SCHED.	SCHEDULE
SHT.	SHEET
SM.	SIMILAR
SPEC.	SPECIFICATION
STD.	STANDARD
STL.	STEEL
STG.	STORAGE
STRUCT.	STRUCTURAL
SYS.	SYSTEM
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T.O.	TOP OF
T.O.F.	TOP OF FOOTING
T.O.W.	TOP OF WALL
TYP.	TYPICAL
T.S.	STEEL TUBE COLUMN
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
W.	WATER
WD.	WOOD
W/.	WITH
WP.	WATERPROOF
W.R.	WATER RESISTANT
W.W.F.	WELDED WIRE FABRIC
W.W.M.	WELDED WIRE MESH

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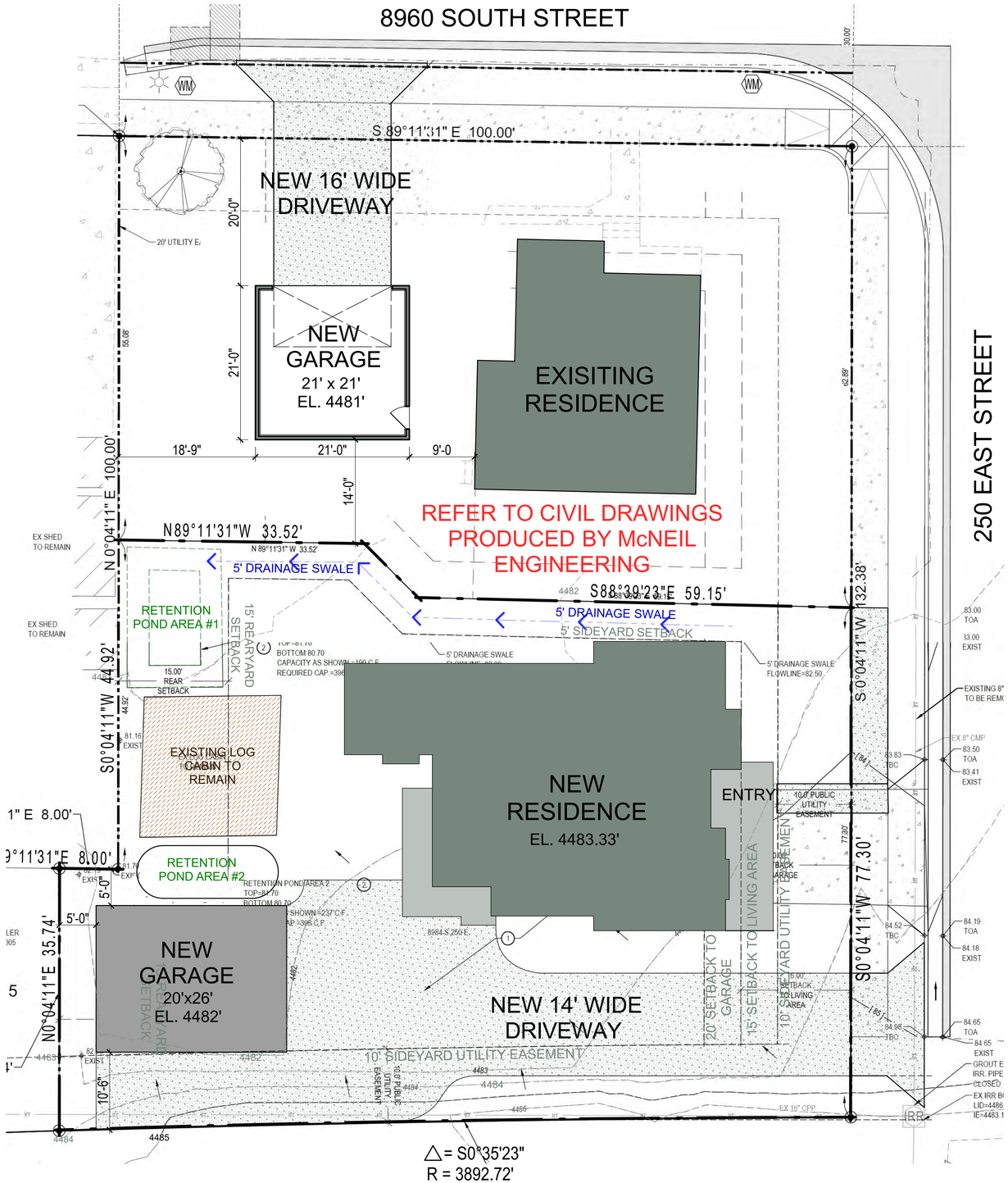
RELEASE DATE:
MARCH 24, 2025

REVISION DATE:

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



SITE PLAN / GRADING PLAN

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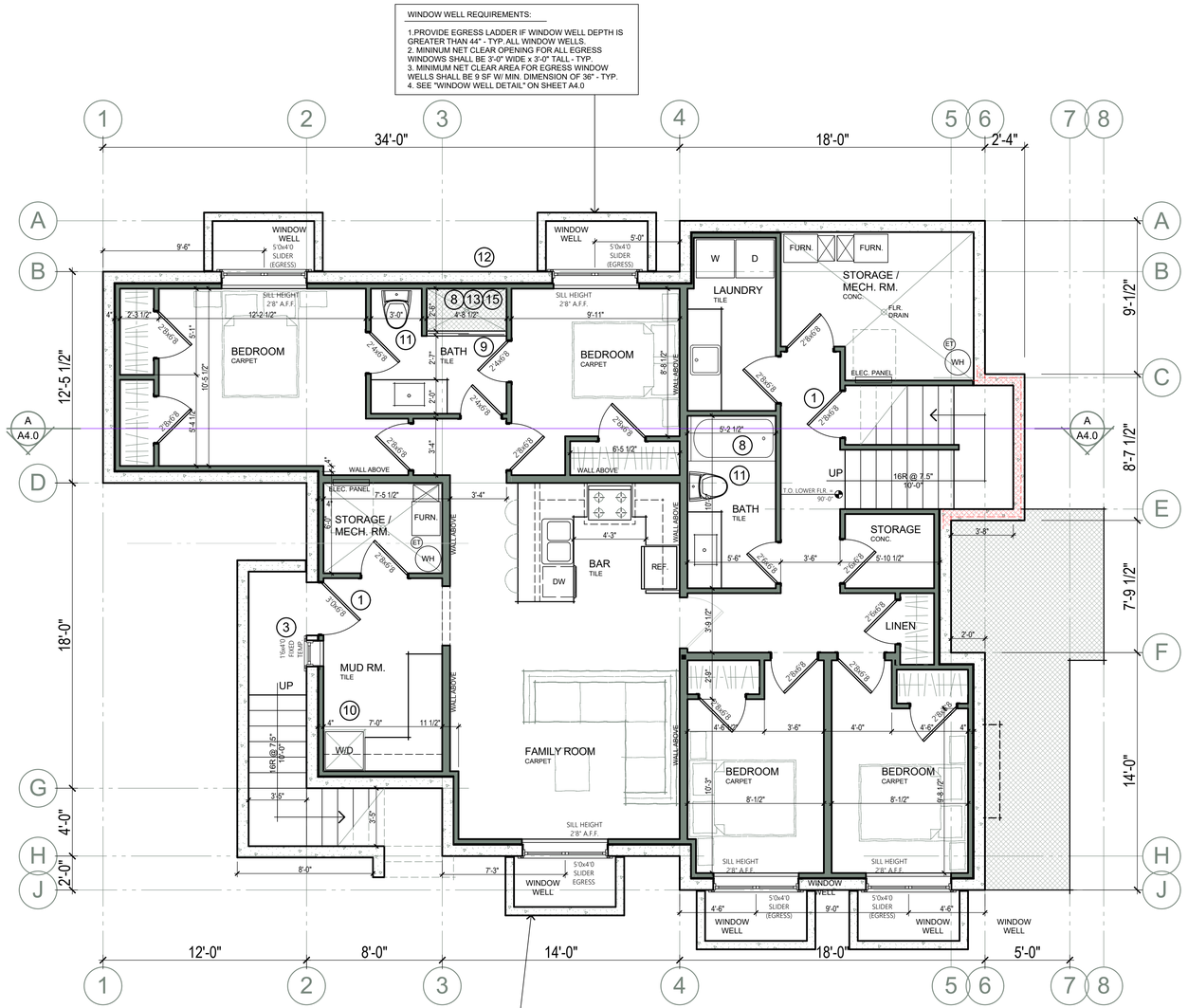
A1.0



WINDOW WELL REQUIREMENTS:

1.PROVIDE EGRESS LADDER IF WINDOW WELL DEPTH IS GREATER THAN 44" - TYP. ALL WINDOW WELLS.
2. MININUM NET CLEAR OPENING FOR ALL EGRESS WINDOWS SHALL BE 3'-0" WIDE x 3'-0" TALL - TYP.
3. MINIMUM NET CLEAR AREA FOR EGRESS WINDOW WELLS SHALL BE 9 SF W/ MIN. DIMENSION OF 36" - TYP.
4. SEE "WINDOW WELL DETAIL" ON SHEET A4.0

LOWER LEVEL FLOOR PLAN

4' 0' 4' 8'

LOWER: 1,181 SQ.FT. was 1,538 SQ.FT.

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 WEATHERSTIPPING; 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.

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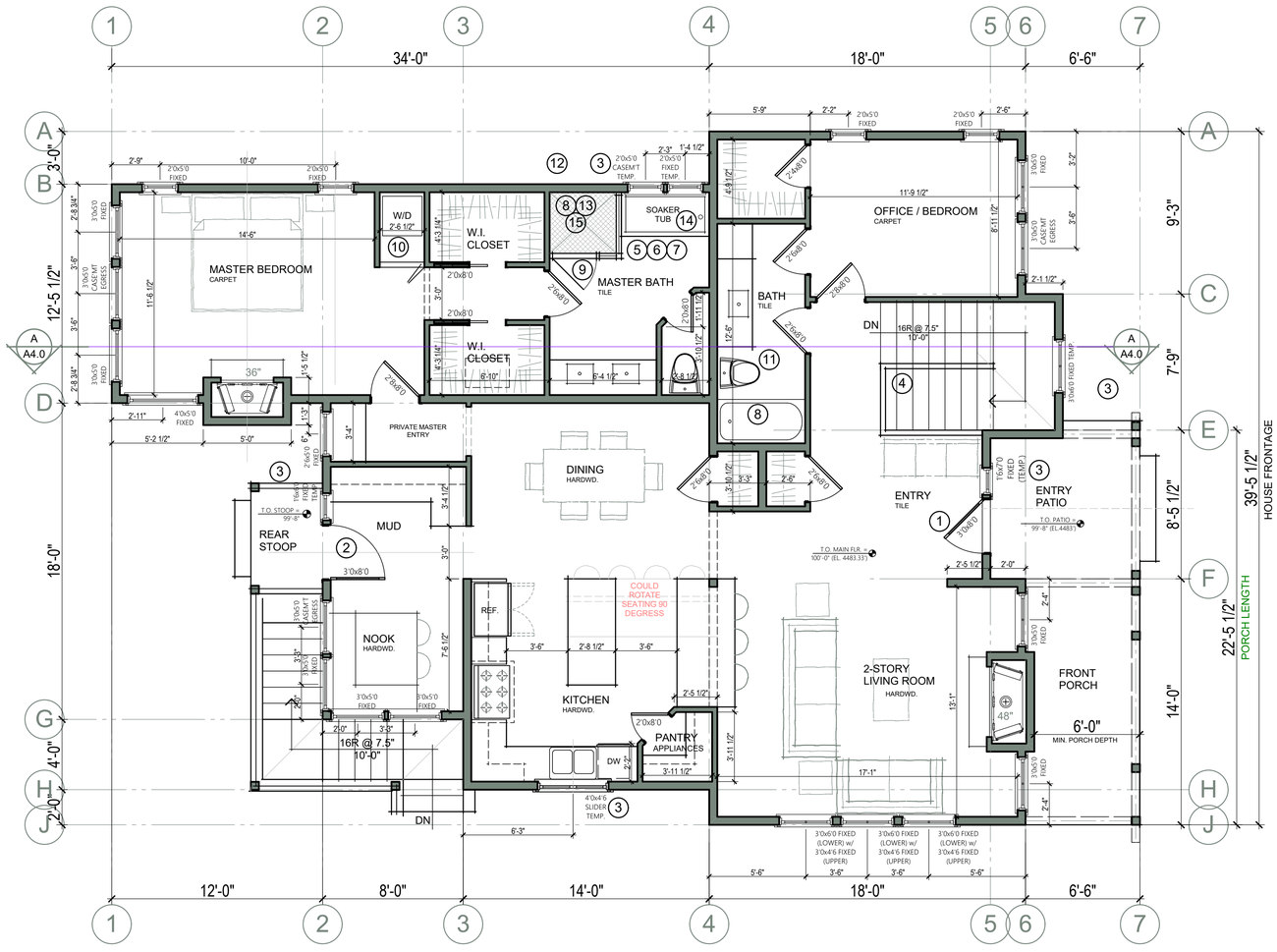
LOWER LEVEL FLOOR PLAN

A2.0



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:

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

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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:

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3. TEMPERED GLASS SHALL BE INSTALLED IN WINDOWS AS CALLED OUT ON FLOOR PLANS, WINDOW SCHEDULE OR AS SPECIFIED ON SHEET A0.1.
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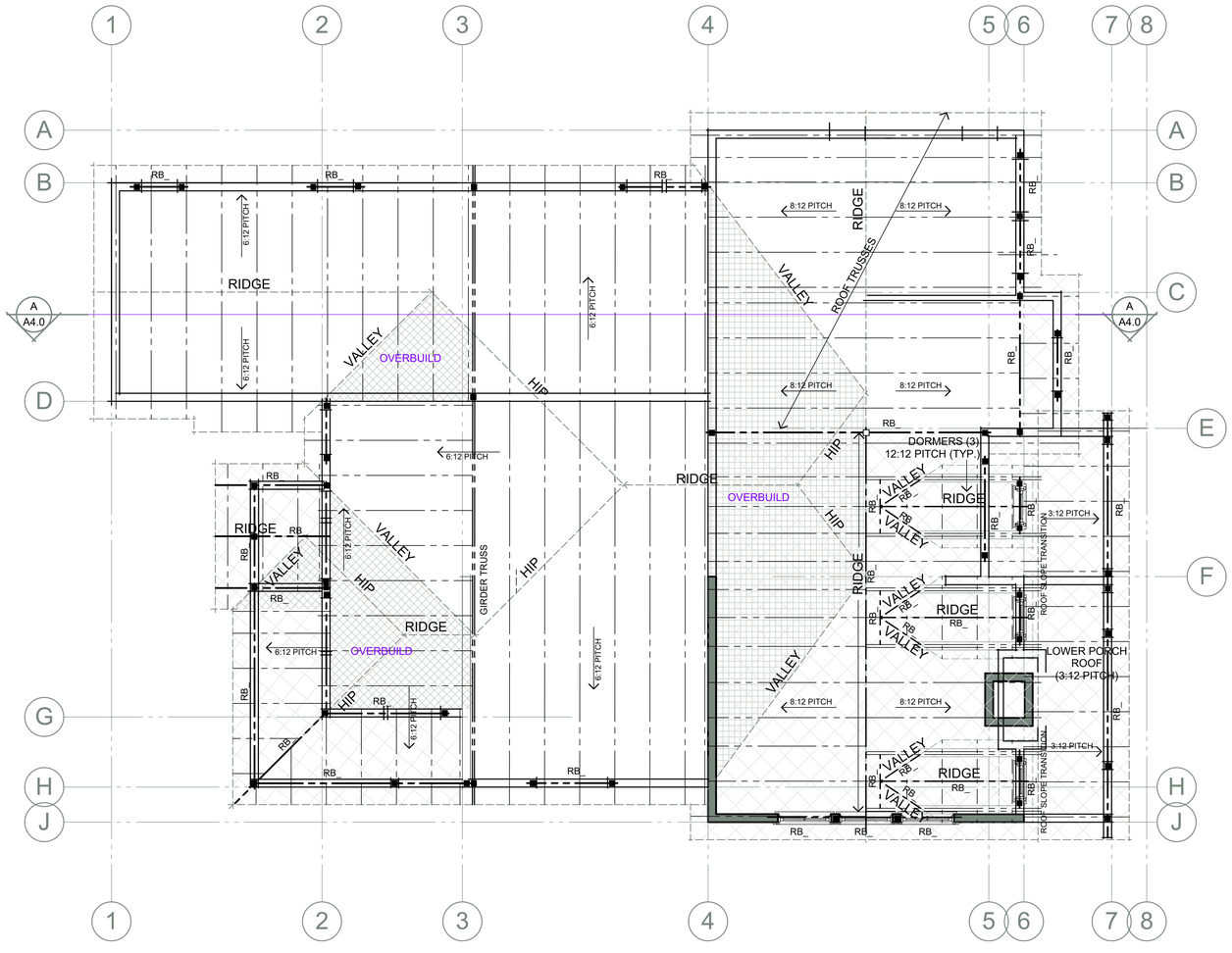

ROOF PLAN

4' 0' 4' 8'

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 APROACHING THE RESIDENCE FROM THE WEST. THE MINUMUM 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

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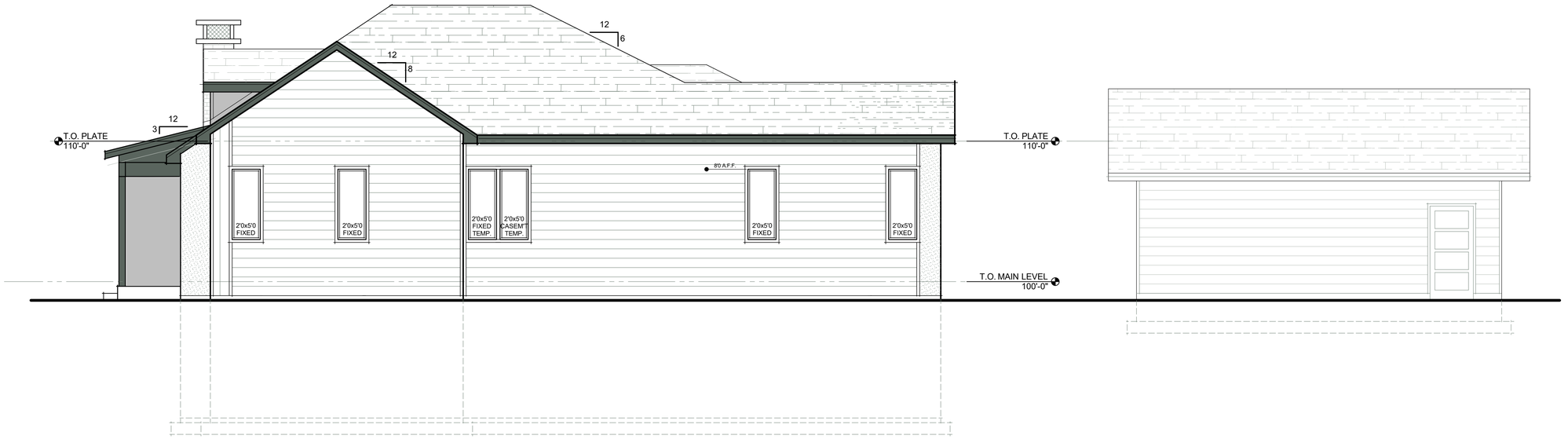
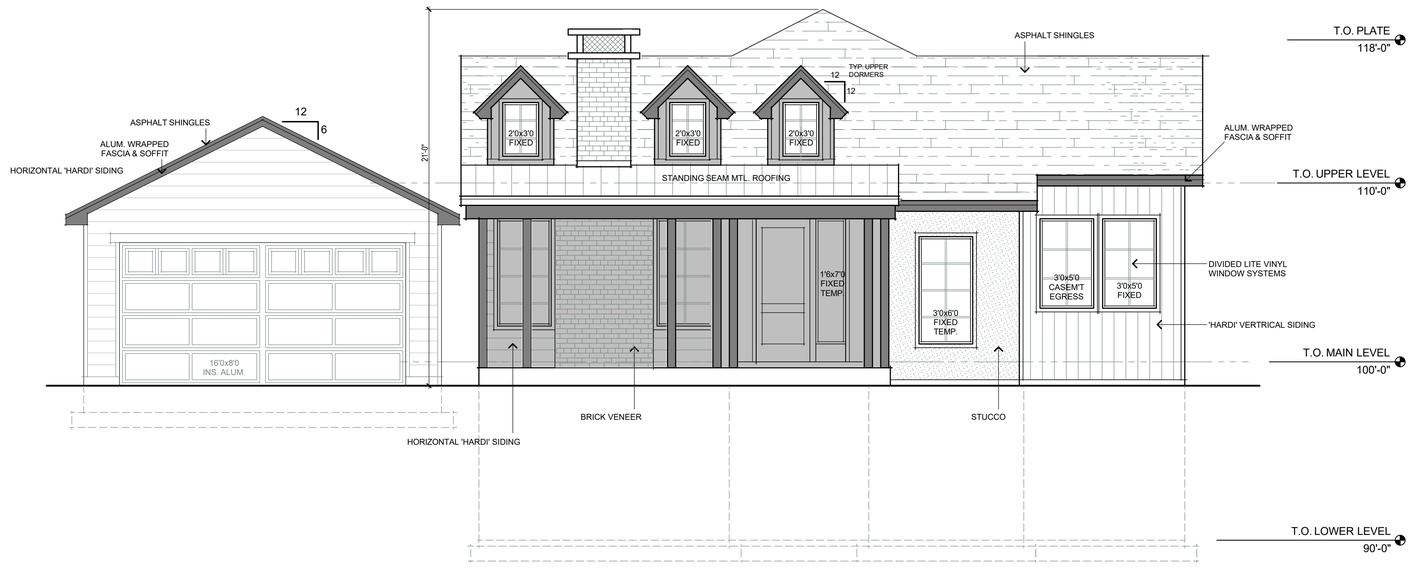
ROOF PLAN

A2.2



NORTH ELEVATION

4' 0' 4' 8'



EAST ELEVATION

4' 0' 4' 8'

EXTERIOR ELEVATIONS

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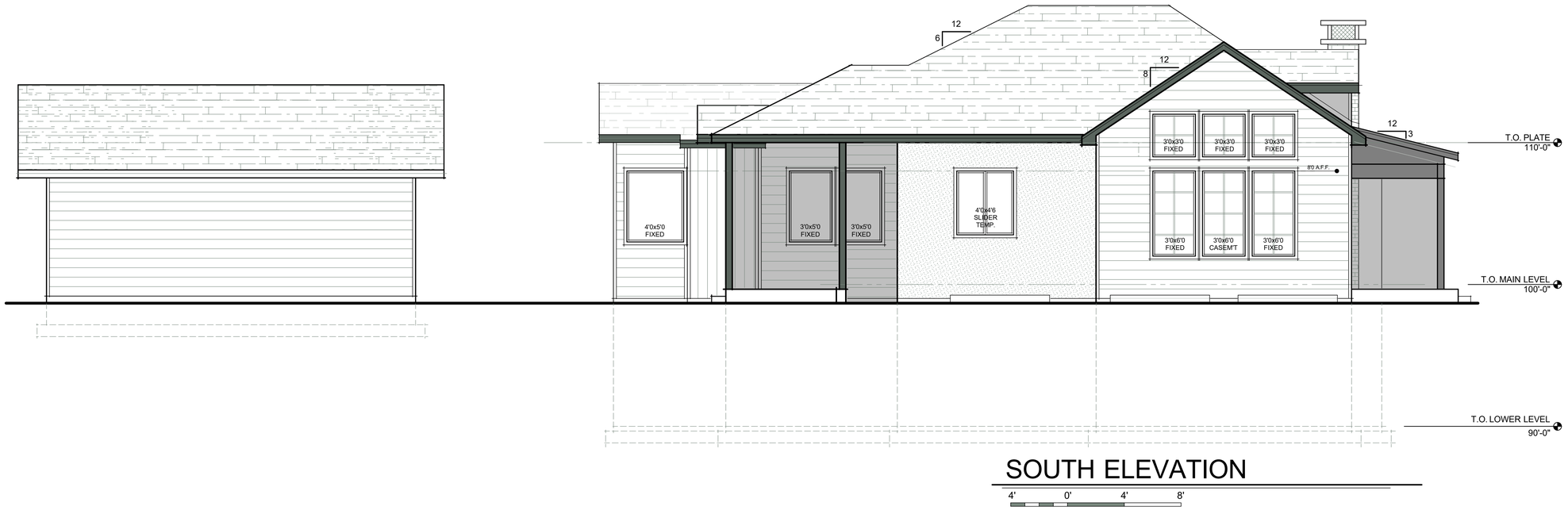
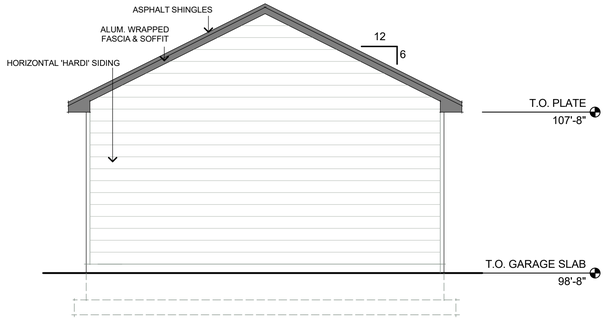
A3.0



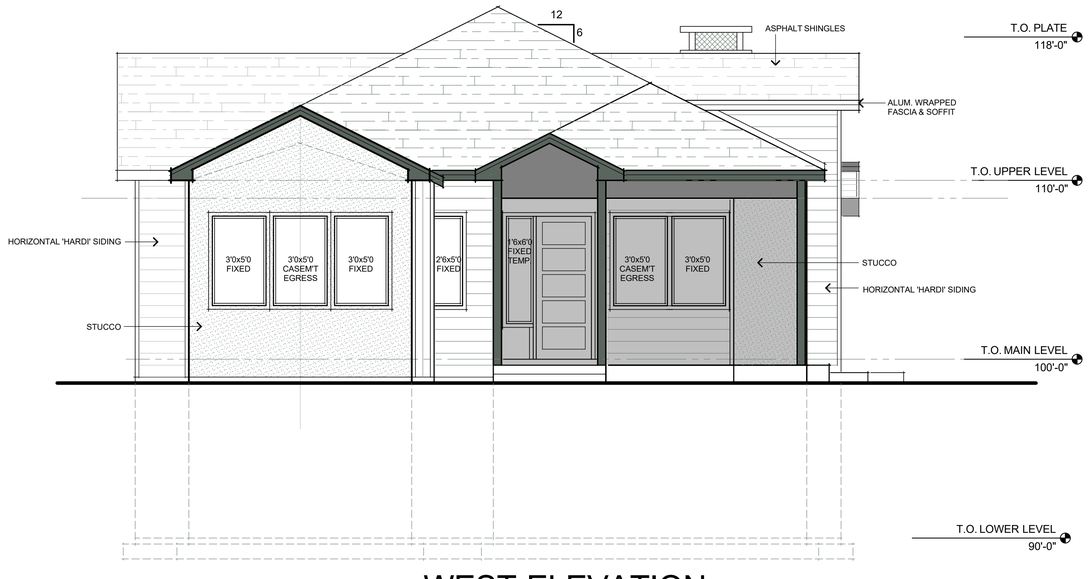
SOUTH ELEVATION

4' 0' 4' 8'



WEST GARAGE ELEVATION

4' 0' 4' 8'



WEST ELEVATION

4' 0' 4' 8'

EXTERIOR ELEVATIONS

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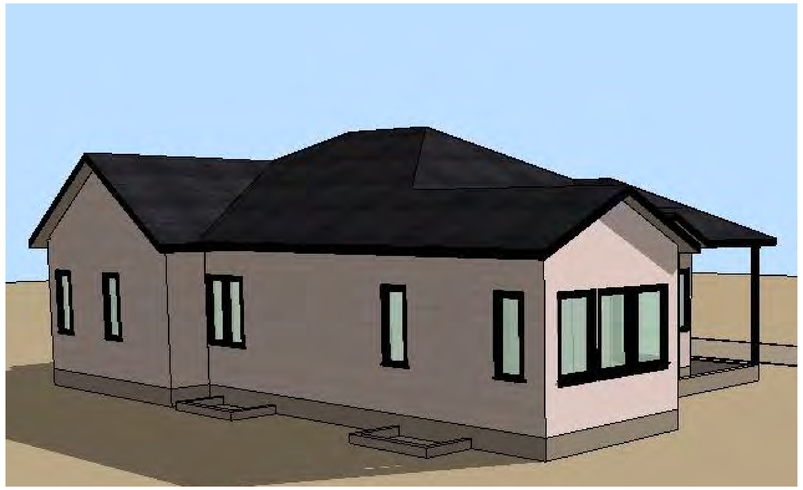
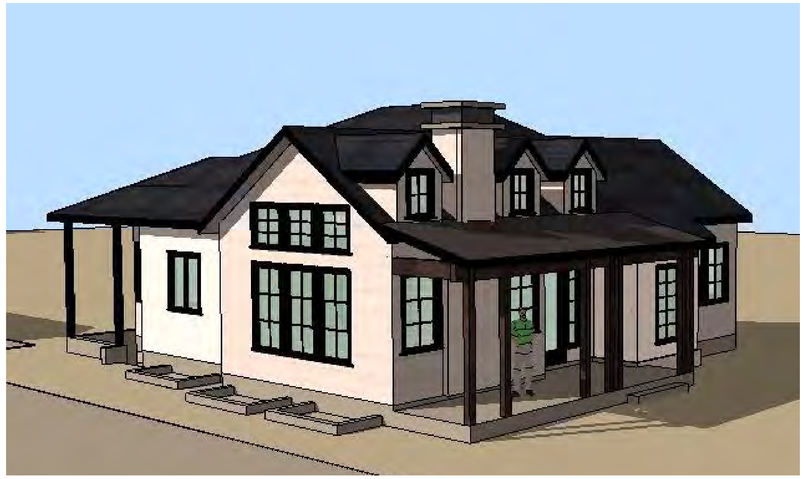
A3.1





PERSPECTIVES

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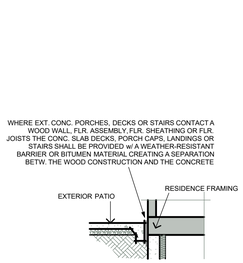
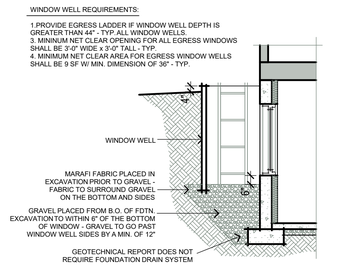
A3.2



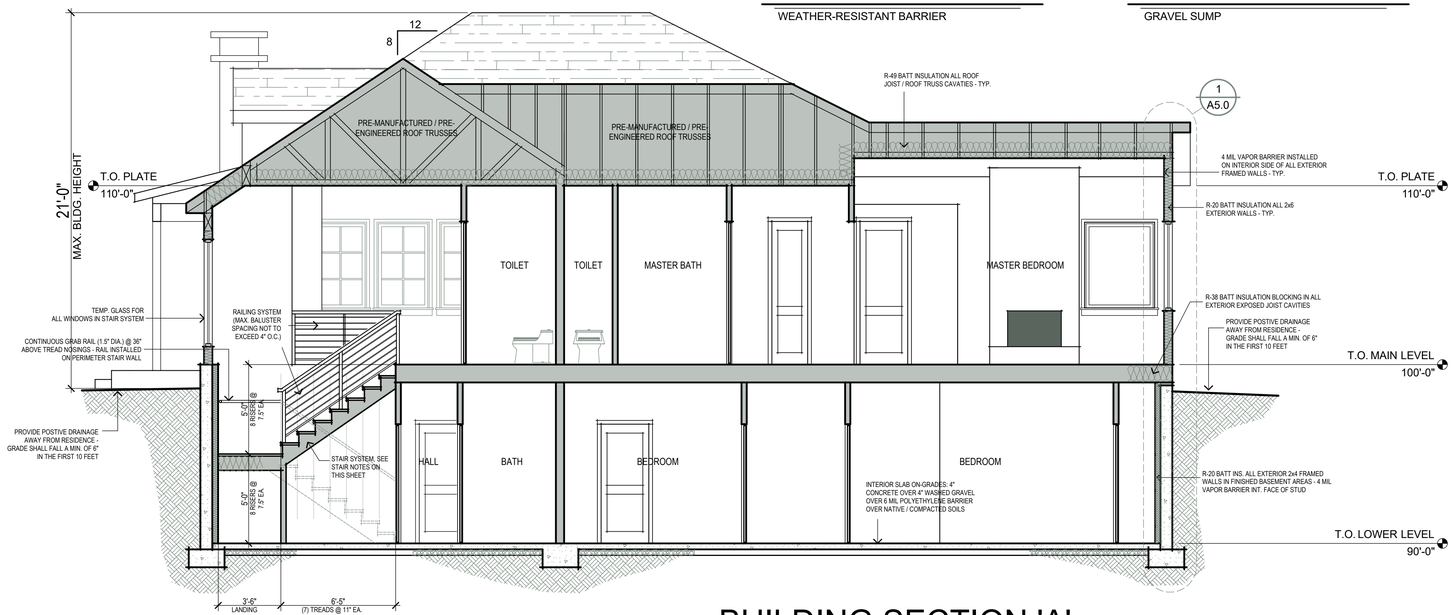
PORCH DETAIL

WEATHER-RESISTANT BARRIER



WINDOW WELL DETAIL

GRAVEL SUMP



BUILDING SECTION 'A'

4' 0' 4' 8'

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 MROE 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 THEN 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. A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 11 INCHES.
b. 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:

a. 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.

b. 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 STAIRSWAYS 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 THEN 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 II. 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.

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

RELEASE DATE:

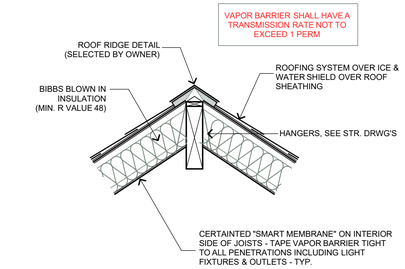
MARCH 24, 2025

REVISION DATE:

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

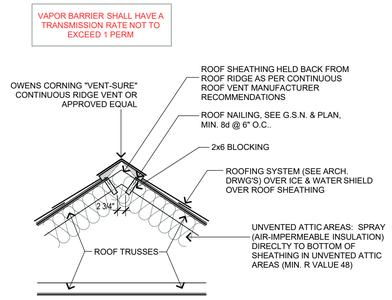
BUILDING SECTIONS

A4.0



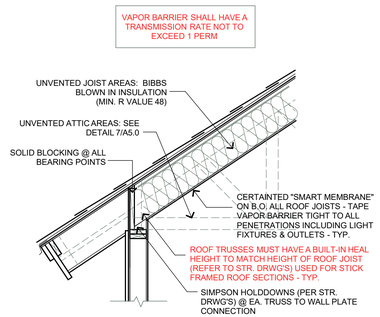
RIDGE DETAIL (STICK-FRAME ROOF) 7

0' 1' 2' 3'



RIDGE DETAIL (ROOF TRUSSES) 6

0' 1' 2' 3'



EAVE DETAIL 5

0' 1' 2' 3'

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.

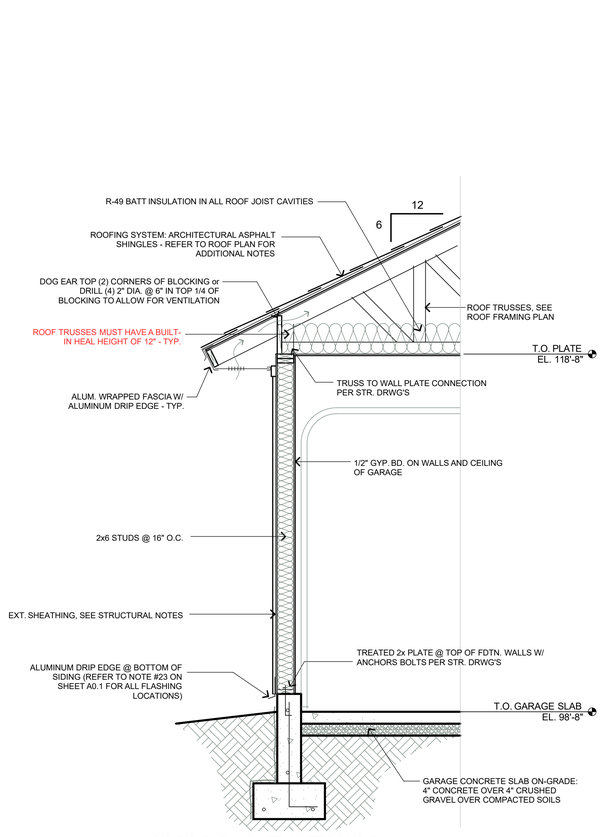
5. EITHER ITEMS 5.1, 5.2 OR 5.3 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING.

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-PERMEABLE 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.

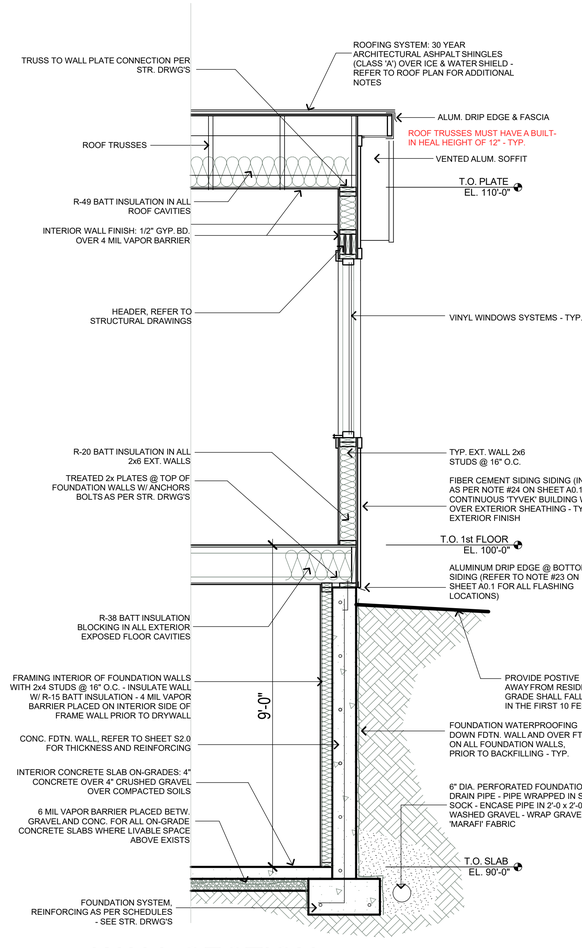
5.3. AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION. THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING WITH AN R-VALUE OF R-25 IN CLIMATE ZONE 6 FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE 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.



WALL SECTION TYPICAL GARAGE 2

1' 0' 2'



WALL SECTION TYPICAL HOUSE 1

1' 0' 2'

WALL SECTIONS

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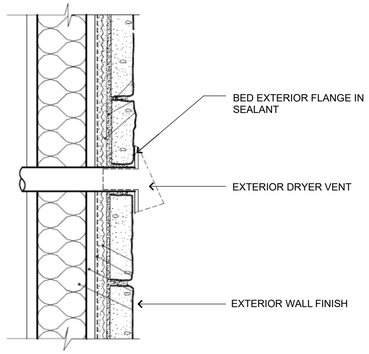
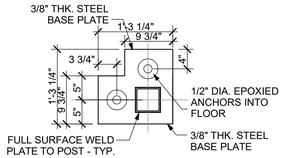
A5.0



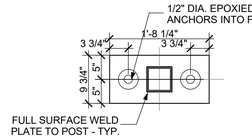
DRYER VENT

NOT TO SCALE

6



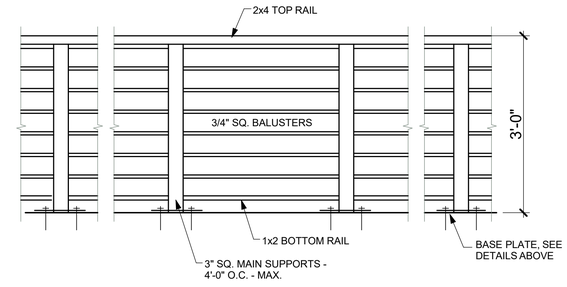
CORNER BASE PLATE



TYP. BASE PLATE

NOTES:

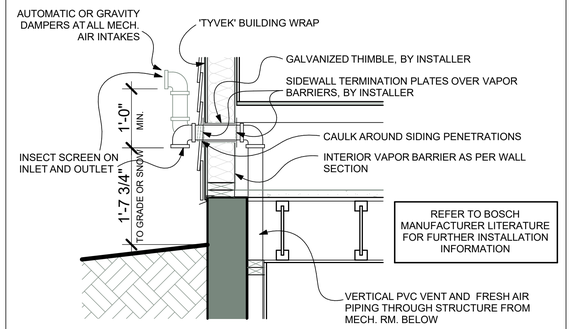
1. RAILING SHALL BE CONSTRUCTED SO AS TO NOT ALLOW A 4" SPHERE TO PASS THROUGH ANY OPENING
2. FULL SURFACE WELD ALL STEEL TO STEEL CONNECTIONS
3. (2) COATS PRIMER & (2) COATS RUST INHIBITING PAINT (COLOR YET TO BE DETERMINED) ALL METAL



RAILING DETAIL

NOT TO SCALE

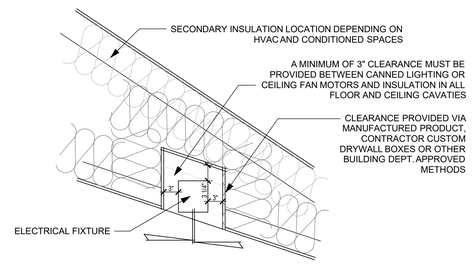
2



FURNACE VENT

NOT TO SCALE

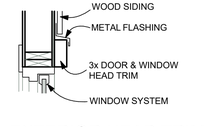
5



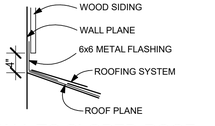
ELEC. FIXTURE

NOT TO SCALE

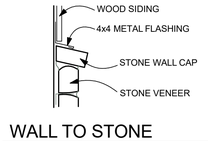
4



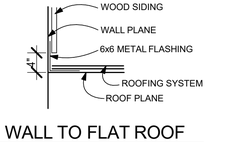
EXTERIOR HEAD TRIM



WALL TO SLOPED ROOF



WALL TO STONE



WALL TO FLAT ROOF

FLASHING DETAILS

NOT TO SCALE

1

ARCHITECTURAL DETAILS

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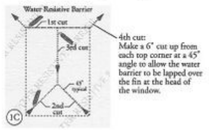
A6.0

1 ROUGH OPENING PREPARATION

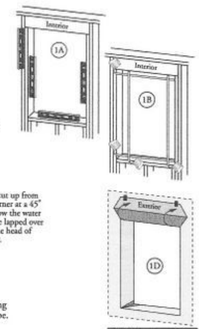
A. **Verify the opening is plumb and level.**
Note: It is critical that the bottom is level.

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).



4th cut:
Make a 6" cut up from each top corner at a 45° angle to allow the water barrier to be lapped over the fin at the head of the window.



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 sill 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.

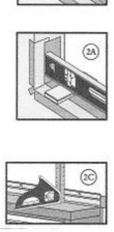
G. **Apply sill flashing tape #2.** Cut a piece of flashing tape 12" longer than the opening width. Apply at the bottom, overlapping tape #1 by at least 1". Do not allow the tape to extend past the interior face of the framing (1G).
Note: The flashing tape may not fully cover the framing members.

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.

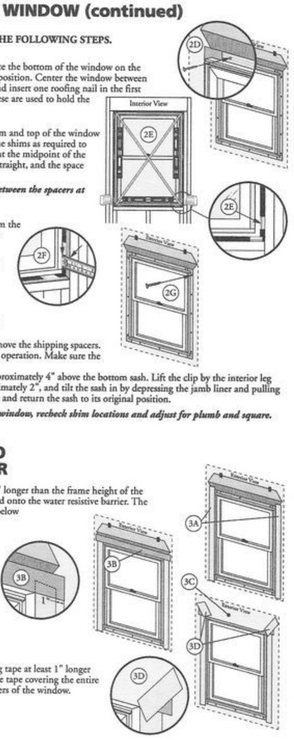
D. **Insert the window from the exterior of the building.** Place the bottom of the window on the spacers at the bottom of the opening, then tilt the top into position. Center the window between the sides of the opening to allow clearance for shimming, and insert one roofing nail in the first hole from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

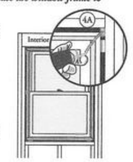
D. **Apply flashing tape to diagonal cuts.** Cut pieces of flashing tape at least 1" longer than the diagonal cuts in the water resistive barrier. Apply the tape covering the entire diagonal cut in the water resistive barrier at both upper corners of the window.
Note: Be sure to overlap the top corners (3D).

4 INTERIOR SEAL

Caution: 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 hinder operation.

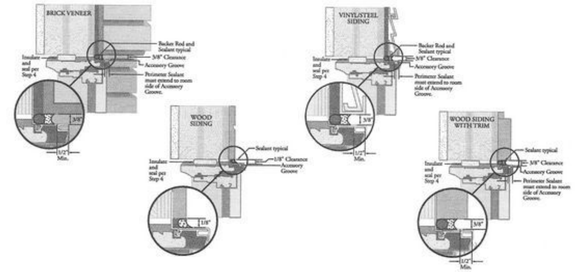
A. **Apply insulating foam sealant.** From the interior, insert the nozzle of the applicator approximately 1" deep into the space between the window and the rough opening and apply a 1" deep bead of foam. This will allow room for expansion of the foam and will minimize squeeze out. Allow the foam to 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

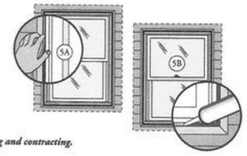
When applying siding, brick veneer or other exterior finish material, leave adequate space between the window frame and the material for sealant. Refer to the illustration that corresponds to your finish material.
Note: The sealant details shown are standard recommendations from the sealant industry. 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® 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 moisture. Pella Corporation is not responsible for claims or damages caused by unanticipated water infiltration; deficiencies in building design, construction and maintenance; failure to install Pella® products in accordance with these instructions; or the use of Pella 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.

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WINDOW INSTALLATION DETAILS

A7.0

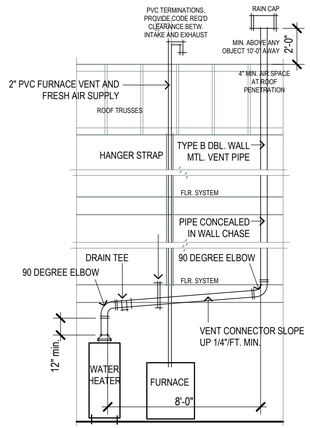
GENERAL MECHANICAL NOTES:

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.

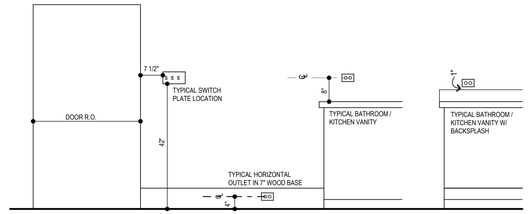
2. COMBUSTION AIR FOR ALL FUEL BURNING APPLIANCE SHALL BE PROVIDED AT A MINIMUM RATE OF 1 SQ. INCH PER 3000 BTU/HOUR OUTPUT. THE OPENING MUST BE IN THE TOP 12" OF THE MECHANICAL ROOM. A MINIMUM OF 1 INCH CLEARANCE SHALL BE PROVIDED AT REAR AND SIDES OF APPLIANCES. A MINIMUM CLEARANCE OF 6" SHALL BE PROVIDED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



MECH. EQUIP. FLUES



INSTALLATION

BEDROOMS:

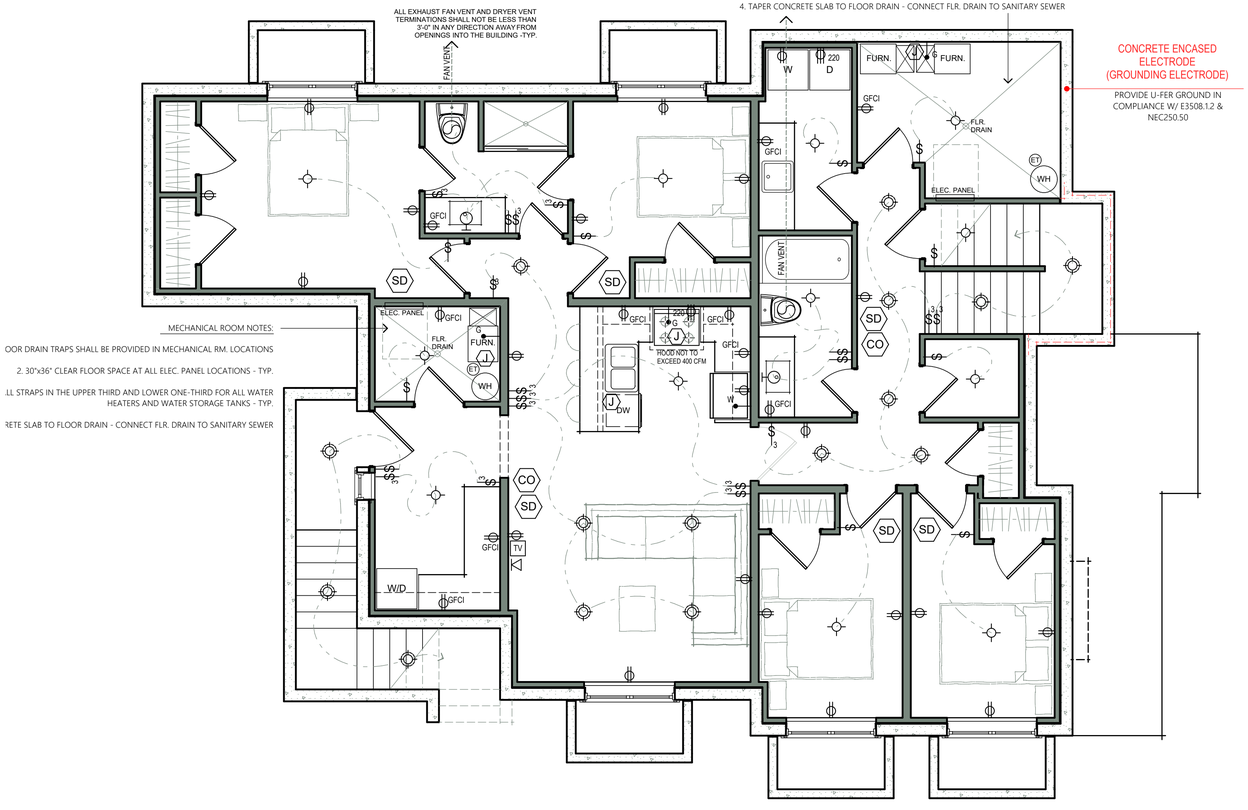
1. ALL BRANCH CIRCUITS THAT SUPPLY RECEPTACLE OUTLETS IN BEDROOMS NEED TO BE PROVIDED WITH ARC-FAULT PROTECTION.

2. RETURN AIR TRANSFER GRILLS SHALL BE INSTALLED FOR ALL BEDROOMS.

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

MECHANICAL ROOM NOTES:

1. SELF-PRIMING FLOOR DRAIN TRAPS SHALL BE PROVIDED IN MECHANICAL RM. LOCATIONS
2. 30"x36" CLEAR FLOOR SPACE AT ALL ELEC. PANEL LOCATIONS - TYP.
3. SEISMIC WALL STRAPS IN THE UPPER THIRD AND LOWER ONE-THIRD FOR ALL WATER HEATERS AND WATER STORAGE TANKS - TYP.
4. TAPER CONCRETE SLAB TO FLOOR DRAIN - CONNECT FLR. DRAIN TO SANITARY SEWER



LOWER LEVEL ELEC. / MECH. PLAN

4' 0' 4' 8'

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 GFCI	15A / 20A - 125v LISTED WEATHER-RESISTANT GROUND FAULT INTERUPTED RECEPTACLE (LISTED TAMPER RESISTANT)
GFCI	15A / 20A - 125v GROUND FAULT INTERUPTED RECEPTACLE (LISTED TAMPER-RESISTANT)
	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 FLUORESECENT 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
C	CHANDELIER, BACKING REQUIRED
P	PENDANT LIGHT FIXTURE
J	JUCNTION 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	3-WAY & DIMMER SWITCH
4	4-WAY & DIMMER SWITCH
R	RHEOSTAT
T	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)

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

LOWER LEVEL ELECTRICAL PLAN

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

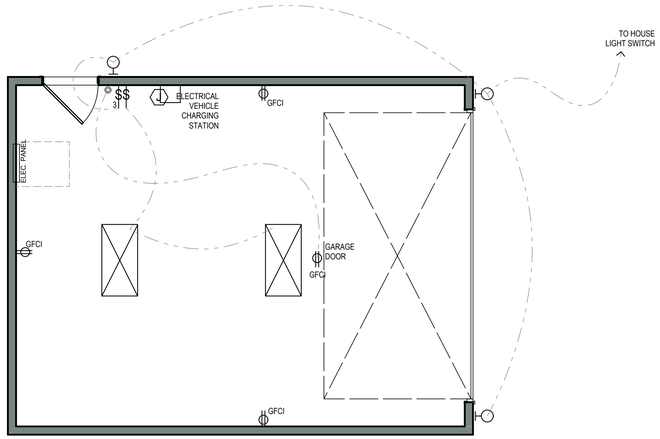
RELEASE DATE:

MARCH 24, 2025

REVISION DATE:

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

E1.0



GARAGE ELEC. PLAN

4' 0' 4' 8'

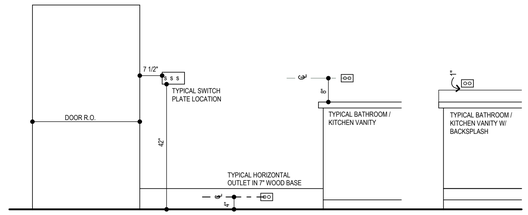
GENERAL MECHANICAL NOTES:

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.



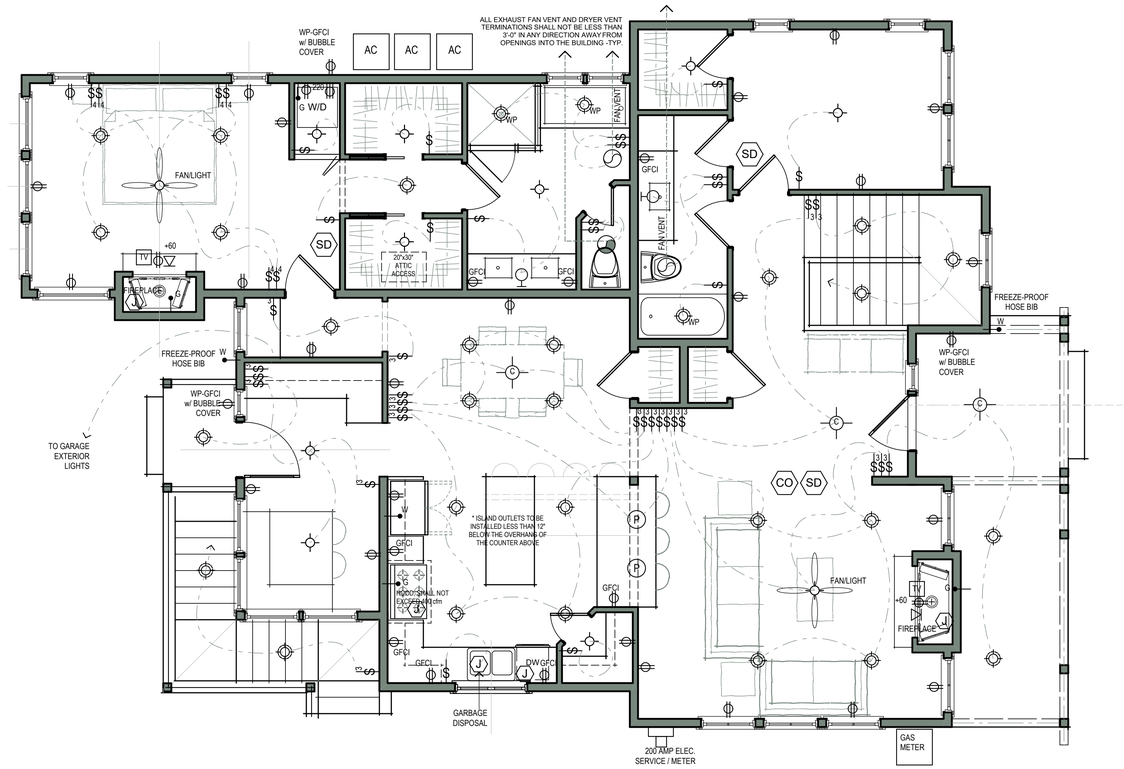
INSTALLATION

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



MAIN LEVEL ELEC. / MECH. PLAN

4' 0' 4' 8'

ELECTRIC SYMBOL LEGEND

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- SURFACE-MOUNTED CEILING LIGHT FIXTURE
- WALL-MOUNTED INCANDESCENT LIGHT FIXTURE (CLOSETS: MOUNT ABOVE DOOR - MIN. CLEARANCE 12")
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- RECESSED CEILING LIGHT FIXTURE, (SL) IF APPLICABLE. 4" DIA.
- RECESSED ADJUSTABLE SPOT
- W — RECESSED WALL WASHER
- WP — RECESSED CEILING LIGHT FIXTURE, WET AREA APPROVED
- C — CHANDELIER, BACKING REQUIRED
- P — PENDANT LIGHT FIXTURE
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- SINGLE POLE SWITCH W/ DIMMER
- 3 — 3-WAY & DIMMER SWITCH
- 4 — 4-WAY & DIMMER SWITCH
- R — RHEOSTAT
- T — TIMER
- M — MOTION SENSOR
- D — DOOR JAMB SWITCH
- DUAL JACK - TELEPHONE AND DATA
- TV — TELEVISION OUTLET
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MAIN LEVEL ELECTRICAL PLAN

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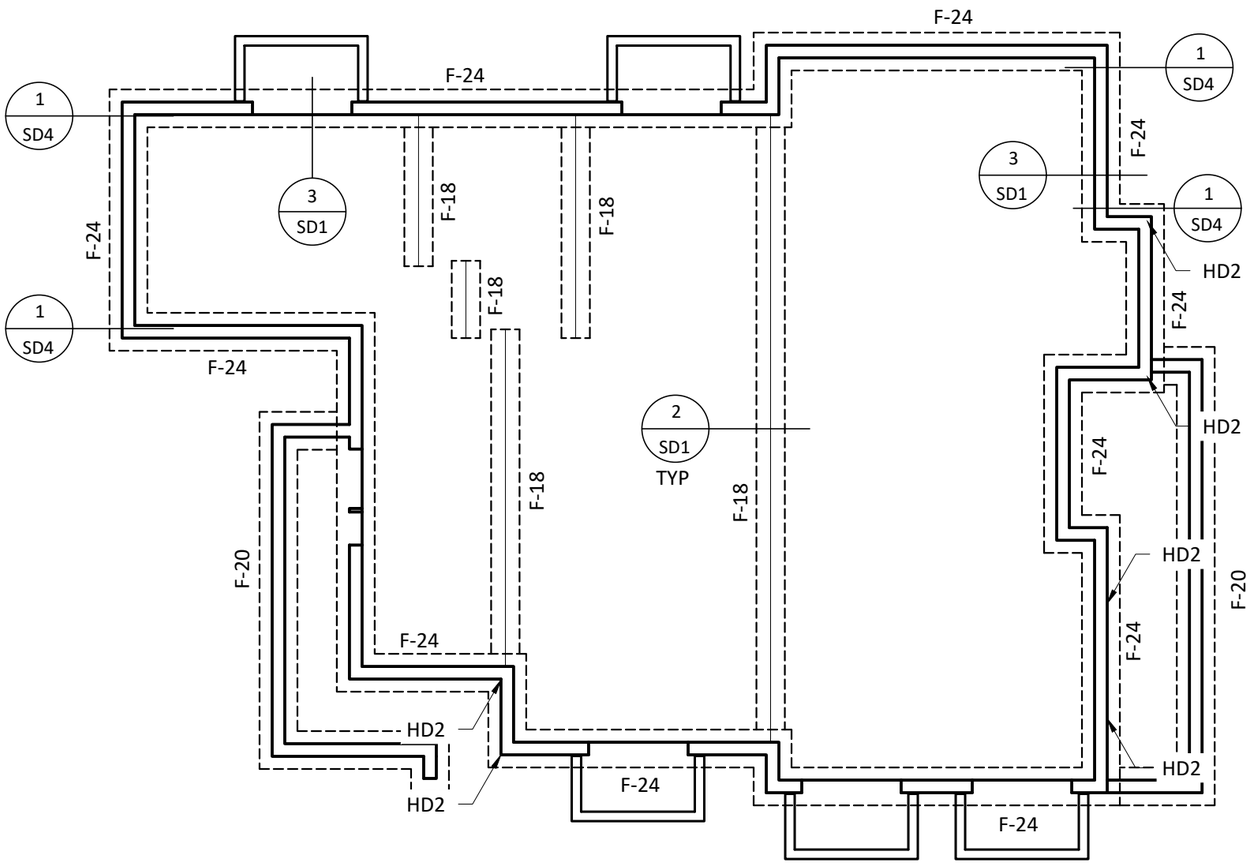
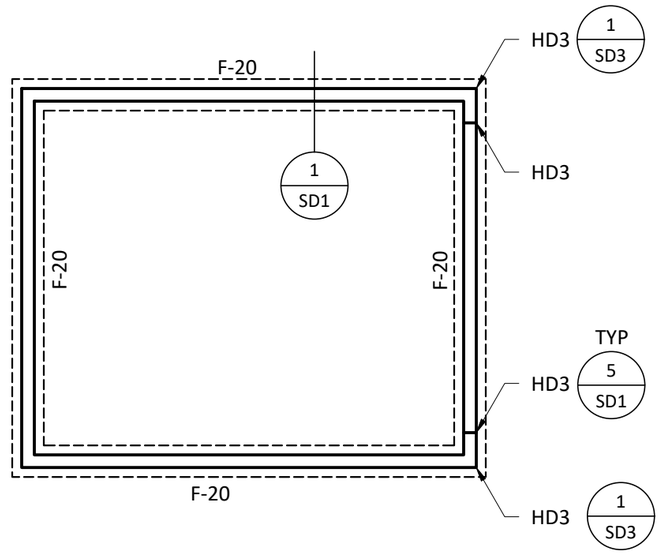


HOUSE



GARAGE

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, Ie	1.00
	RESPONSE COEFFICIENT, Rw	6.5
	DESIGN SPECTRAL RESPONSE, S_S	0.54
	SITE COEFFICIENT, Fa	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

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

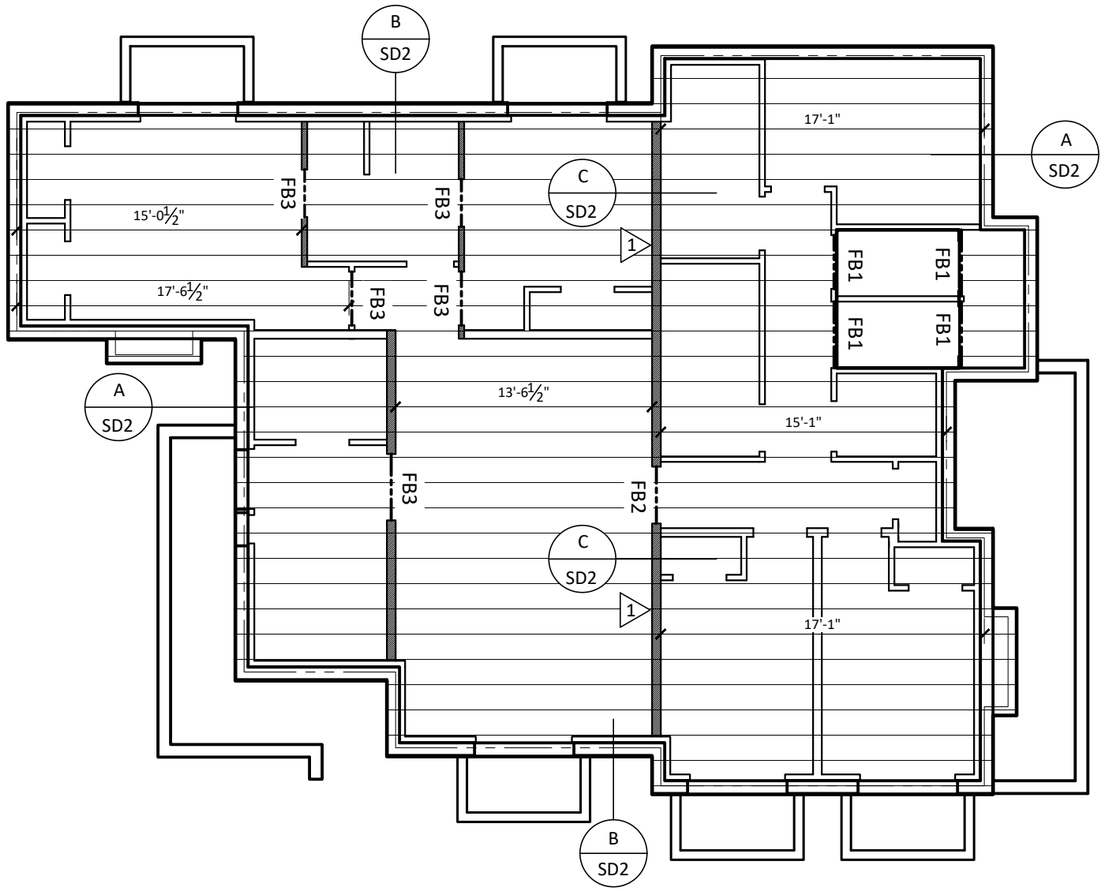
RALPH D. JONES
STATE OF UTAH
NO. 156340
PROFESSIONAL ENGINEER
REGISTERED
10/22/24

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



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.

LOWER FLOOR FRAMING PLAN

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

RED MOUNTAIN BUILDERS

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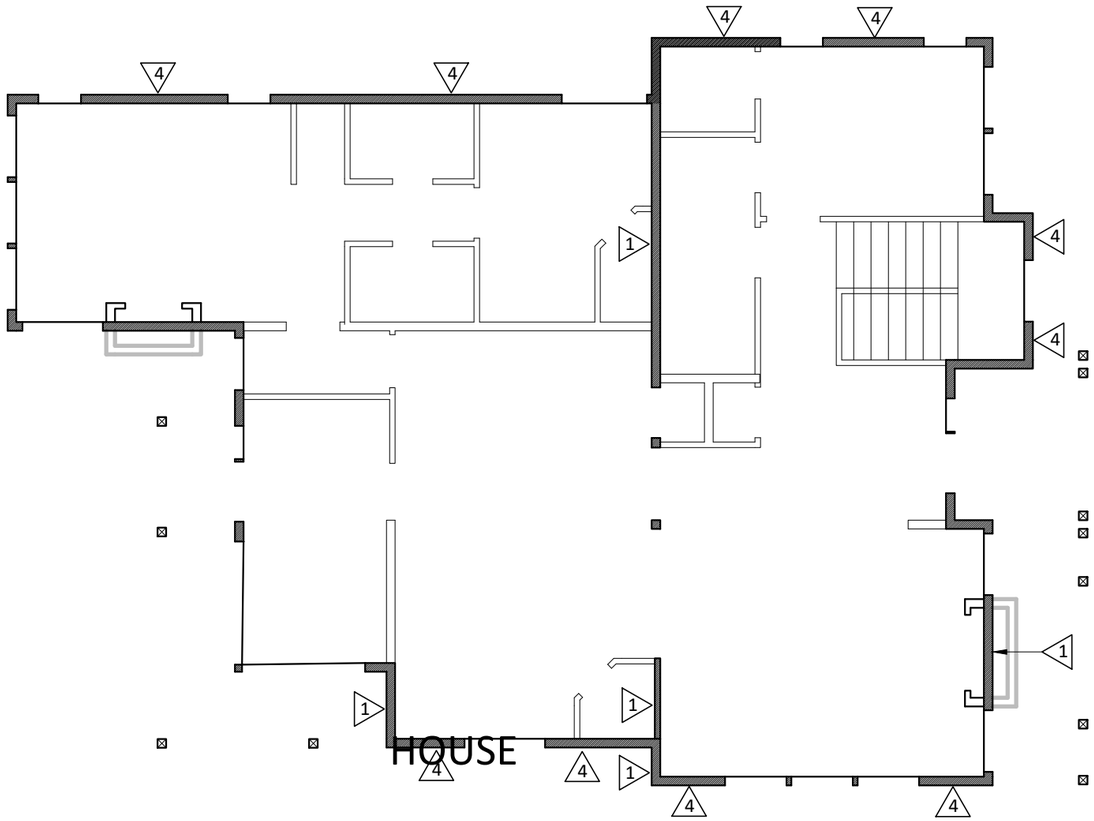
S2



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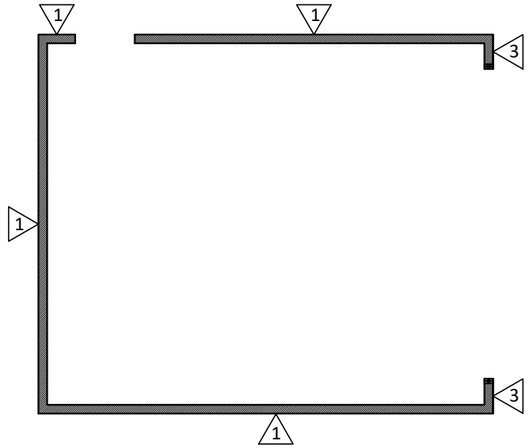

GARAGE

MAIN SHEARWALL PLAN

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

RED MOUNTAIN BUILDERS

SANDY STATION 59
250 East 910 South
Sandy, UT 84070

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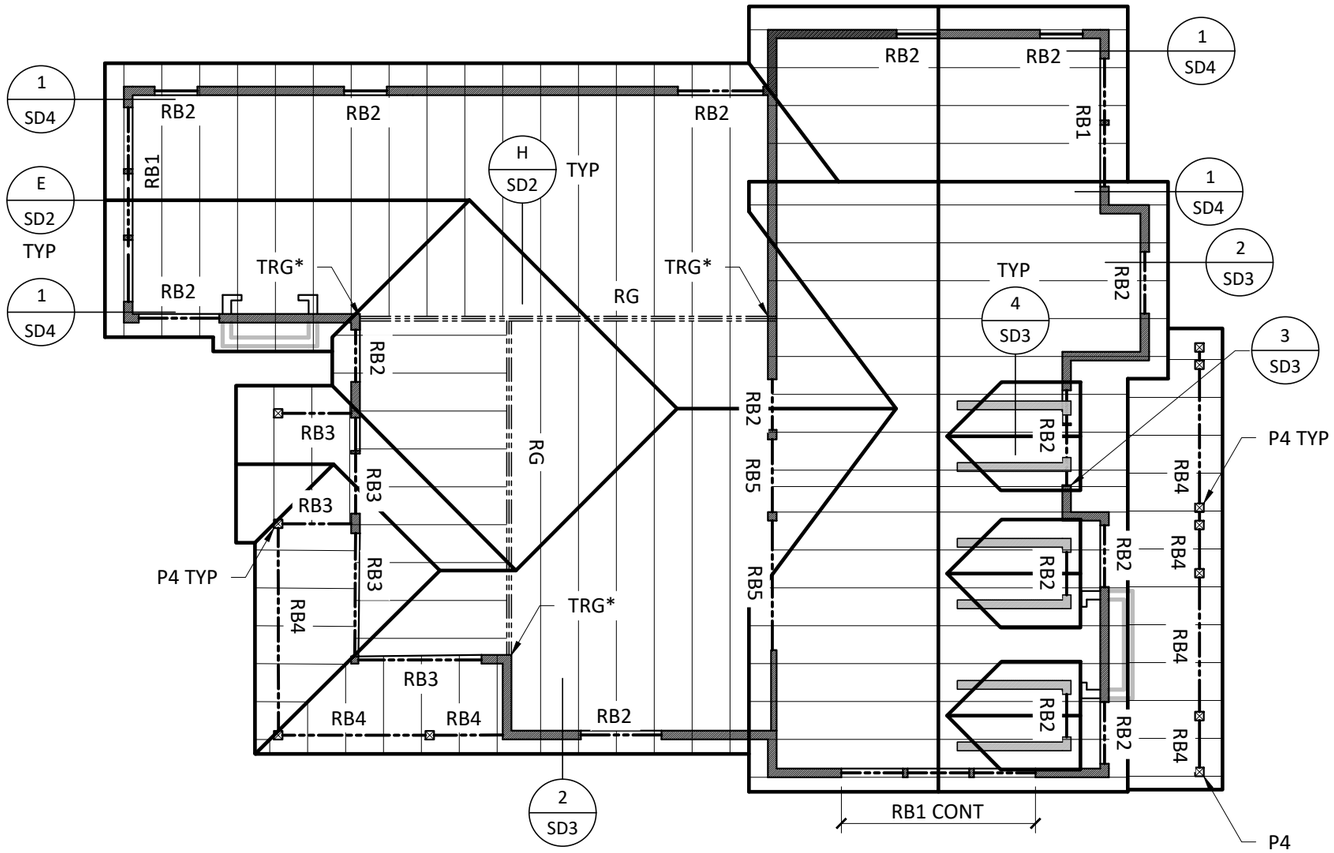
S3



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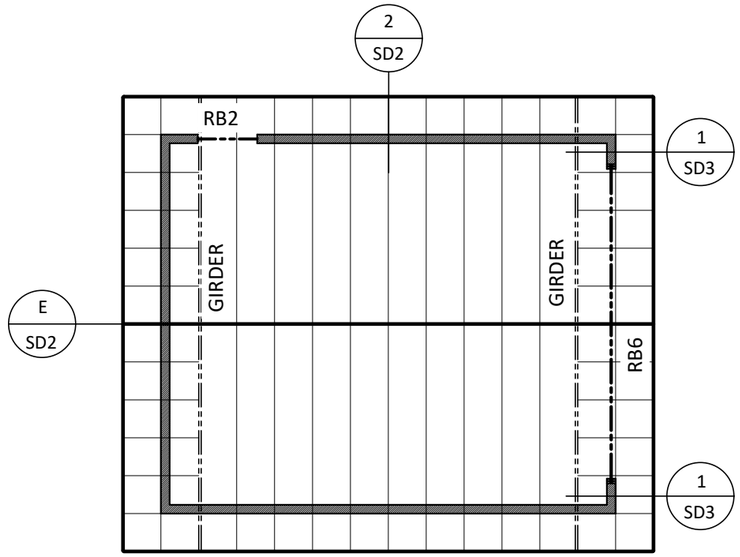

GARAGE

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

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

ROOF FRAMING PLAN

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

RED MOUNTAIN BUILDERS
SANDY STATION 59
250 East 910 South
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RALPH D. JONES — STATE OF UTAH — NO. 156340 — REGISTERED PROFESSIONAL ENGINEER
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Governing Code:
2021 IBC

Date:
10/22/24

S4

FOOTING & FOUNDATION

1. THE FOOTINGS HAVE BEEN DESIGNED TO THE SOIL BEARING PRESSURE SPECIFIED IN THE DESIGN CRITERIA. IT IS THE RESPONISBILITY 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.

2. ALL FOOTINGS ARE TO REST ON UNDISTURBED SOIL AND SHALL BE A MINIMUM OF 30", OR LOCAL FROST DEPTH, BELOW THE FINISHED GRADE.

3. THE CONTRACTOR SHALL ENSURE THAT THE FOOTINGS ARE PROPERLY DRAINED AND THAT SOIL MOISTURE CONTENT MEETS THE IRC REQUIREMENTS.

4. 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.

5. COMPACT BACKFILL AGAINST FOUNDATION WALL TO 85% OF THE MODIFIED PROCTOR DRY DENSITY TO REDUCE SETTLING OF FILL.

6. 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.

7. GRADE 60 REBAR SHALL BE USED FOR BOTH VERTICAL AND HORIZONTAL INSTALLATIONS.

8. 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.

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

GENERAL FRAMING NOTES

1. 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 ENGINEEER.

2. (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.

3. (2) 1-3/4"x9-1/2" LVLs SHALL BE USED FOR ALL HEADERS SUPPORTING A GIRDER TRUSS UNLESS NOTED OTHERWISE ON DRAWING.

4. ALL MULTIPLE BEAMS AND HEADERS SHALL BE NAILED USING 2 ROWS OF 16d NAILS @ 12" O.C.

5. ALL POINT LOADS SHALL BE SOLID BLOCKED TO THE FOUNDATION.

6. USE DOUBLE TRIMMERS TO SUPPORT BEAMS AND HEADERS GREATER THAN 6 FEET UNLESS NOTED OTHERWISE ON DRAWING.

7. USE SIMPSON OR EQUIVALENT HARDWARE TO CONNECT BEAMS 6' AND LONGER TO STUDS OR POSTS.

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

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

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

SHEARWALL NOTES

1. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 7/16" APA RATED OSB SHEATHING AND NAILED W/8d @ 4" O.C. EDGE, 12" O.C. FIELD UNLESS NOTED OTHERWISE.

2. SHEATHING SHALL EXTEND CONTINUOUS FROM FLOOR SILL PLATE TO TOP PLATE OF UPPER WALL AND BE NAILED PER REQUIRED EDGE SPACING ALONG SILL PLATE.

3. NAILS SHALL BE PLACED NOT LESS THAN ½" FROM EDGE OF PANEL AND DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.

4. 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.

5. A (3) 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

1. TYPICAL FLOOR SHEATHING SHALL BE ¾" T&G WAFER BOARD NAILED W/8d NAILS @ 6" O.C. ON ALL EDGES, AND @ 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS.

2. SOLID BLOCK JOISTS AT POINT-LOAD BEARING LOCATIONS.

3. INSTALL FLOOR SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMINIG WITH END JOINTS STAGGERED.

4. USE DOUBLE FLOOR JOISTS UNDER ALL LOAD BEARING WALLS RUNNING PARALLEL WITH FLOOR JOISTS.

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

6. 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

1. 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.

2. THE CONTRACTOR SHALL BLOCK BETWEEN THE TRUSSES AND CONNECT EACH TRUSS TO WALL TOP PLATE WITH SIMPSON H1 OR USP RT15 CONNECTORS.

3. ANY CHANGES TO THE TRUSS CONFIGURATION SHOWN ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.

4. ALL ENGINEERING TRUSS SUBMITTALS SHALL BE STAMPED BY A ENGINEER LICENSED IN THE STATE OF UTAH.

ROOF SHEATHING NOTES

1. 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.

2. LAY SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH STAGGERED END JOINTS.

FOUNDATION SCHEDULE

fc=3000 PSI — 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 DIAPHRAGM	8"	#4 @ 24"	5-#4 BARS		6'	
8 FT				6-#4 BARS			
9 FT			#4 @ 16"	7-#4 BARS			
OVER 9 FT	ENGINEERING REQUIRED						

1. Based on 3000 psi concrete and 60.000 psi reinforcing steel.

2. 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.

3. 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.

4. 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.

5. Dowels of #4 bar @ 32" O.C. shall be provided in the footing, extending 18 inches into the foundation wall.

6. Diaphragm shall conform to the requirements of Section 2308.

7. Footing shall be a minimum of nine inches thick by 20 inches wide.

8. 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.

FOOTING SCHEDULE

fc = 2500 PSI — fy = 60000 PSI

MARK	WIDTH	LENGTH	THICK	CROSSWISE REINFORCING				LENGTHWISE REINFORCING			
				No.	Size	Length	Spacing	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.

POST SCHEDULE

MARK	POST SIZE	GRADE	CONNECTORS*	
			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

* BEAM CONNECTORS ARE FOR BOTH INTERIOR AND EXTERIOR APPLICATIONS. FOUNDATION CONNECTORS ARE FOR EXTERIOR APPLICATIONS ONLY. ANY FASTENER, NAIL, BOLT, ETC., IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE GALVANIZED PER IRC 317.3.

PAD SCHEDULE

fc = 2500 PSI — fy = 60000 PSI

MARK	WIDTH	LENGTH	THICK	CROSSWISE REINFORCING				LENGTHWISE REINFORCING			
				No.	Size	Length	Spacing	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	#5	42"	EQ.	5	#5	42"	EQ.
P-60	60"	60"	12"	6	#5	48"	EQ.	6	#5	48"	EQ.
P-72	60"	60"	15"	7	#5	60"	EQ.	7	#5	60"	EQ.

STUD HEIGHTS

HEIGHT	STUD FRAMING	GRADE
0' TO 10'	2x4's @ 16"O.C.	DF OR HF STUD
10' TO 12'	2x4's @ 12"O.C.	DF OR HF STUD
12' TO 14'	2x6's @ 16"O.C.	DF OR HF STUD
14' TO 16'	2x6's @ 12"O.C.	DF OR HF STUD

WALLS TALLER THAN 16' AND/OR WALLS W/ LARGE OPENING TO BE SPECIFIED BY ENGINEER.

HOLDOWN SCHEDULE

MARK	SIMPSON	USP	FASTENERS
HD1	STHD10	STAD10	(20) 16d SINKERS
HD2	STHD10RJ	STAD10RJ	(20) 16d SINKERS
HD3	STHD14	STAD14	(24) 16d SINKERS
HD4	STHD14RJ	STAD14RJ	(24) 16d SINKERS

TABLE OF EQUIVALENT FASTENERS

COMMON NAIL SPACING		STAPLE SPACING			T-NAIL SPACING	
		16* 1"**	15* 1"**	14* 1"**	113* 1 1/4"**	131* 1/2"**
6d @	4"	3 1/2"	4"	5"	4"	5"
	6"	5"	6"	7"	7"	7 1/2"
	8"	6 1/2"	8"	9 1/2"	8"	10"
	10"	8 1/2"	10"	12"	10"	12"
	12"	10"	12"	14 1/2"	12"	14 1/2"
8d @	4"	2 1/2"	3 1/2"	4"	3 1/2"	4"
	6"	4"	5"	6"	5"	6"
	8"	5 1/2"	6 1/2"	8"	6 1/2"	10"
	10"	6 1/2"	8"	10"	8"	10"
	12"	8"	10"	12"	9 1/2"	12"
10d @	4"	2"	2 1/2"	3"	2 1/2"	3 1/2"
	6"	3 1/2"	4"	5"	4"	5"
	8"	4 1/2"	5 1/2"	6 1/2"	5 1/2"	7"
	10"	5 12"	7"	8"	6 1/2"	8 1/2"
	12"	6 1/2"	8"	9 1/2"	8 1/2"	10"

* GAUGE
** PENETRATION

NAILS, STAPLES, & T-NAILS (VALID FOR LATERAL LOADS ONLY)

SHEAR WALL SCHEDULE

MARK	SHEATHING	NAILING			ANCHOR BOLTS			NOTES
		SIZE	EDGE	FIELD	DIA.	LENGTH	SPACING	
(4)	7/16"	8d	4"	12"	1/2"	10"	32"	SEE DETAIL G SHEET S2
(3)	7/16"	8d	3"	12"	5/8"	12"	24"	SEE SHEAR WALL
(2)	7/16"	8d	4"	12"	1/2"	10"	32"	SEE SHEAR WALL
(1)	7/16"	8d	6"	12"	1/2"	10"	32"	SEE SHEAR WALL

FLOOR TIE SCHEDULE

MARK	SIMPSON	USP	NAILING	
			SIMPSON	USP
FT1	MST37		22-10d	18-10d
FT2	HTS30C	MTW30C	24-10d	14-10d

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

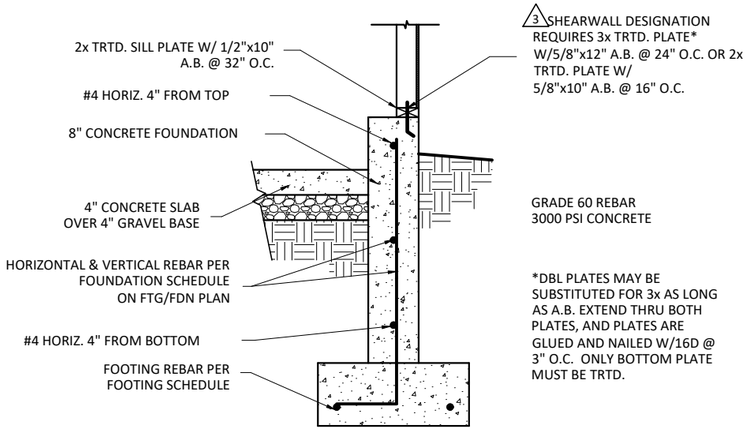
RALPH D. JONES — STATE OF UTAH — NO. 156340 — REGISTERED PROFESSIONAL ENGINEER — 10/22/24

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

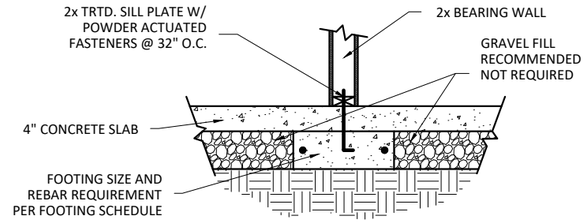
Date:
10/22/24

SD0



1 GARAGE FOUNDATION DETAIL

NOT TO SCALE



2 INTERIOR FOOTING DETAIL

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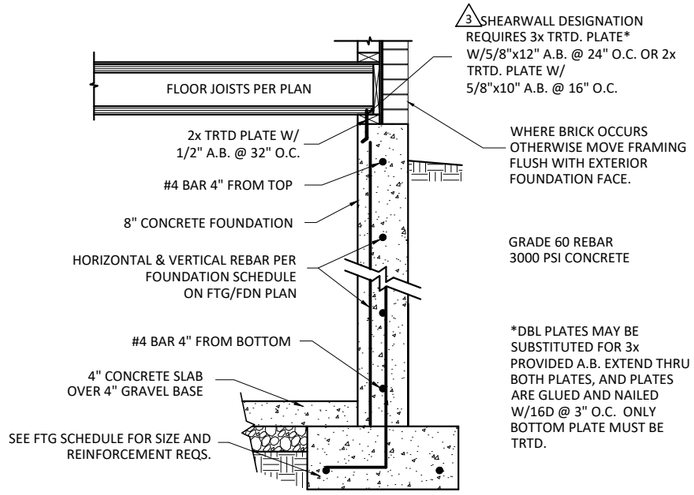
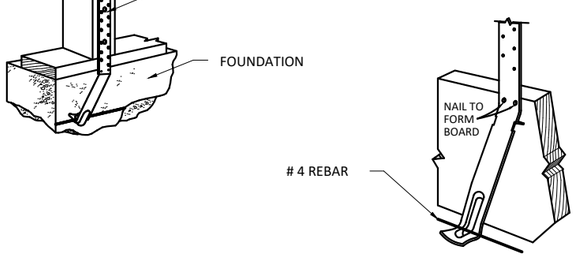


3 HOUSE FOUNDATION DETAIL

NOT TO SCALE

4 FOOTING STEP DETAIL

NOT TO SCALE



5 HOLDOWN DETAIL

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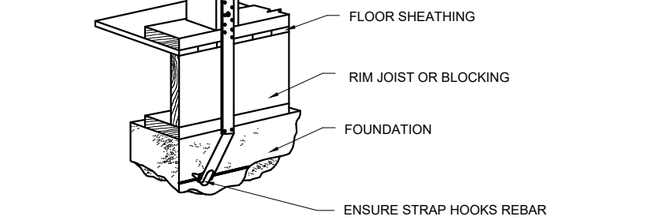
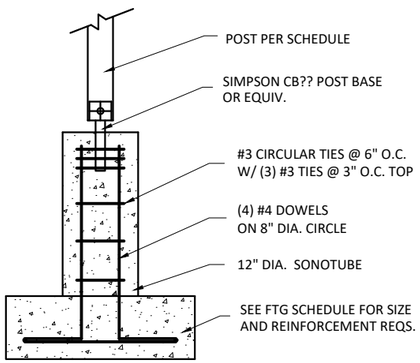


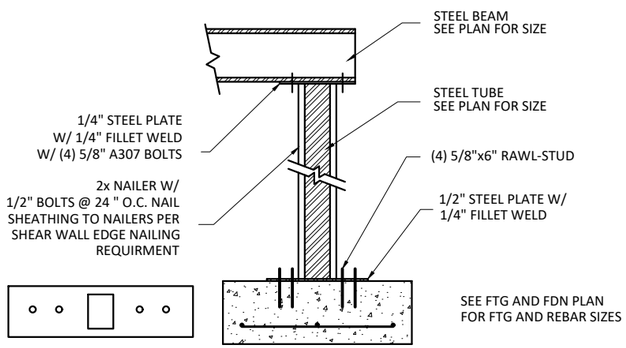
6 HOLDOWN DETAIL

NOT TO SCALE



7 PIER DETAIL

NOT TO SCALE



8 STEEL COLUMN DETAIL

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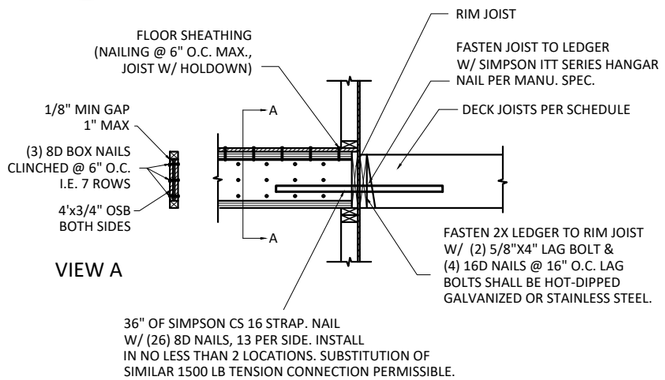

9 DECK CONNECTION DETAIL

NOT TO SCALE

RED MOUNTAIN BUILDERS

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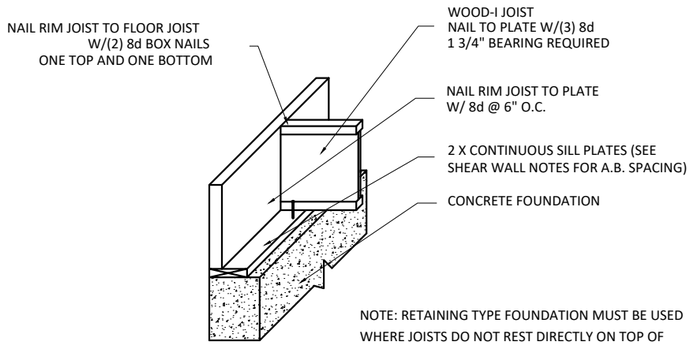
SD1



A WOOD I JOIST DETAIL

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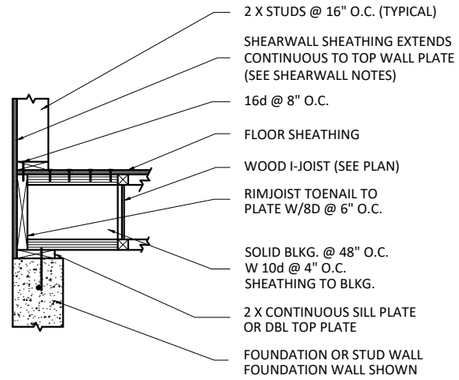

B WOOD I JOIST DETAIL

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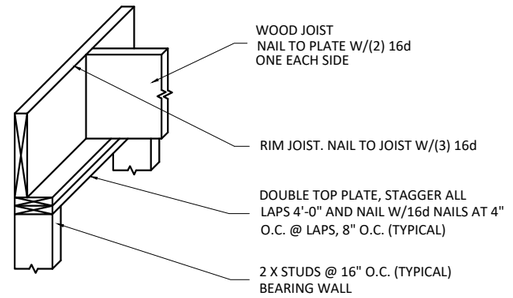

C WOOD JOIST DETAIL

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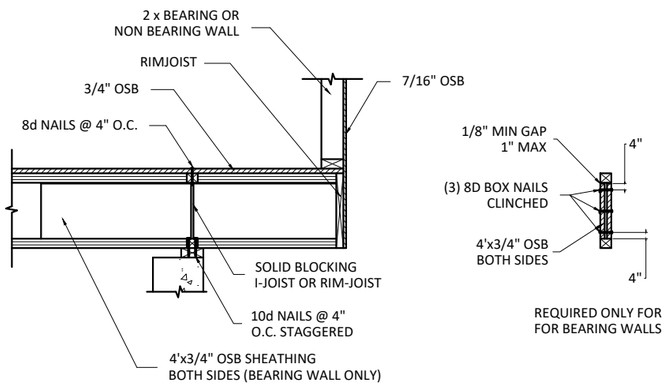

D CANTILEVER DETAIL

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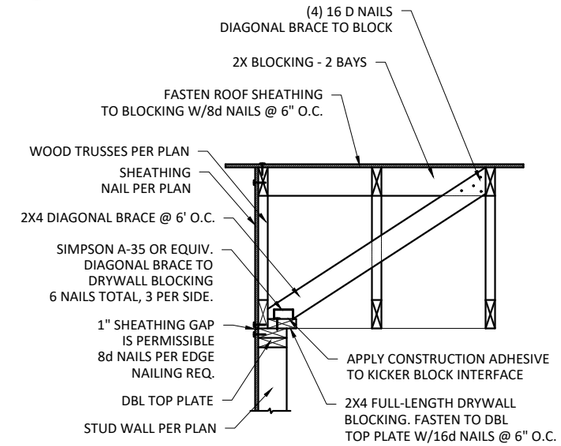

E GABLE END DETAIL

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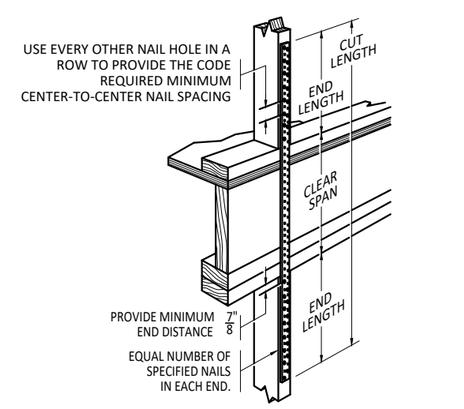
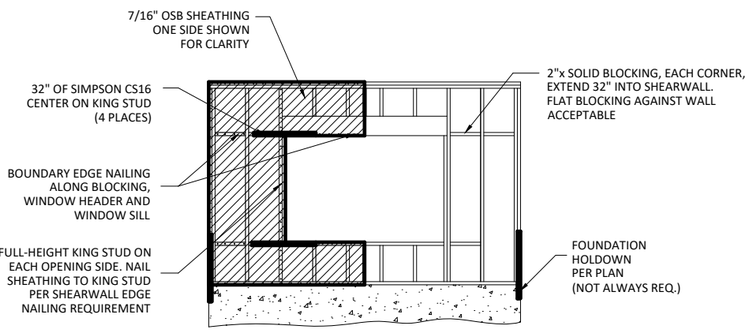


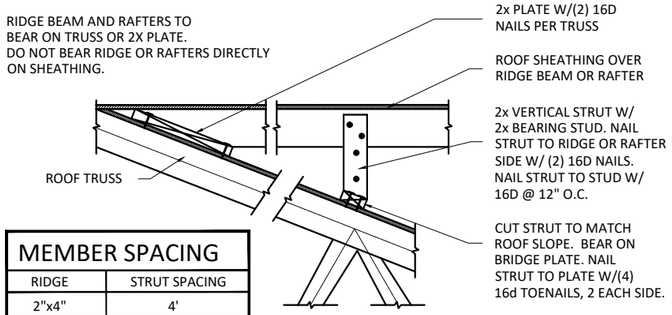
F FLOOR TO FLOOR TIE DETAIL

NOT TO SCALE



G SHEARWALL OPENING DETAIL

NOT TO SCALE

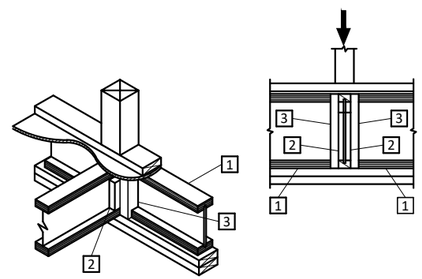


MEMBER SPACING	
RIDGE	STRUT SPACING
2"x4"	4'
2"x6"	6'
2"x8"	8'
2"x10"	10'

H OVERBUILD DETAIL

NOT TO SCALE

COLUMN LOADS CANNOT BE SUPPORTED BY WOOD I JOISTS



1 BLOCKING PANEL BY JOIST MANUFACTURER

2 WEB STIFFENER BY JOIST MANUFACTURER EACH SIDE OF JOIST

3 2 x 4 MIN BLOCKS BY CONTR. EA. SIDE OF JOIST
TO SUPPORT COLUMN LOAD (LENGTH = JOIST DEPTH + ?)

J SOLID BLOCKING DETAIL

NOT TO SCALE

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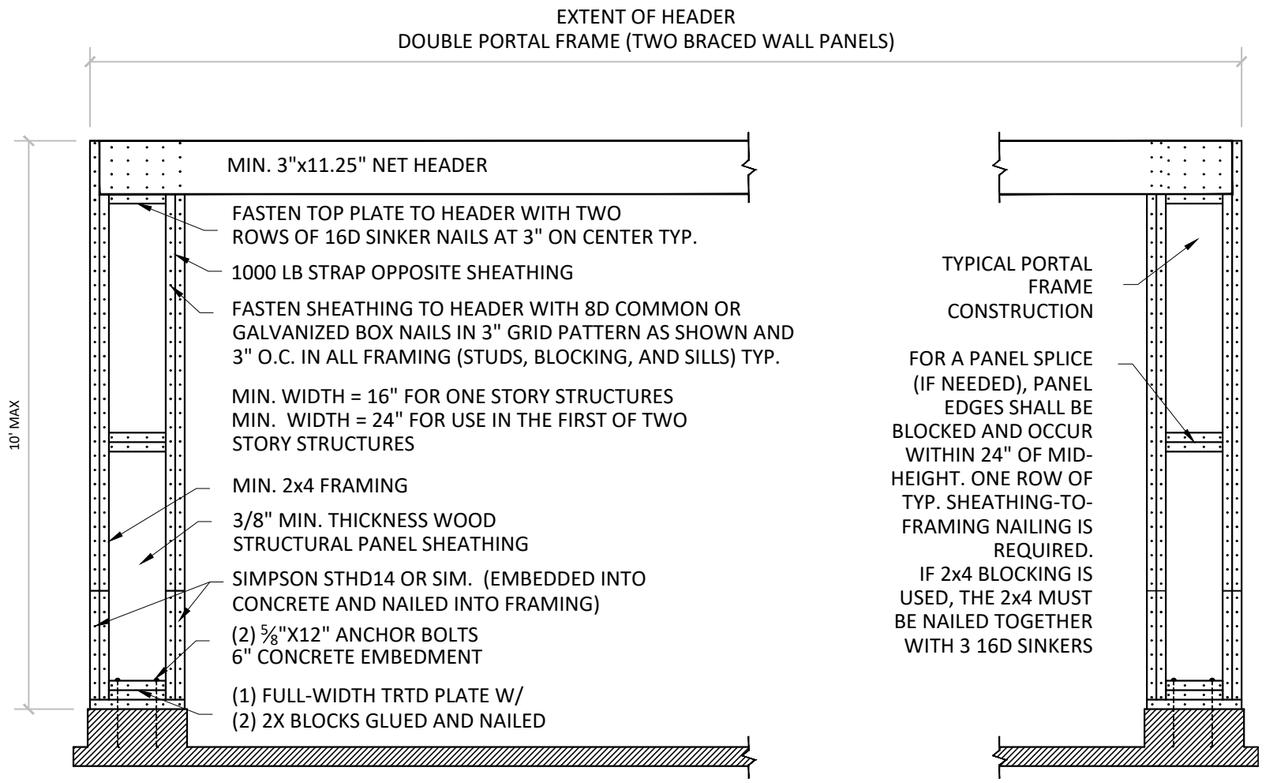
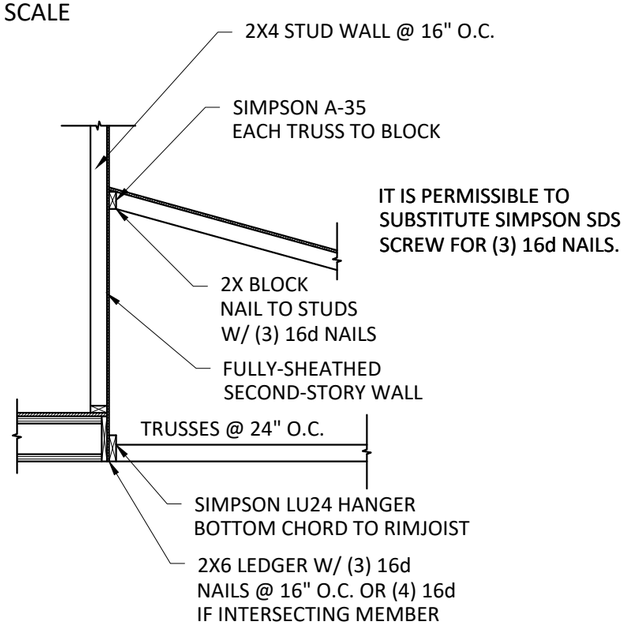
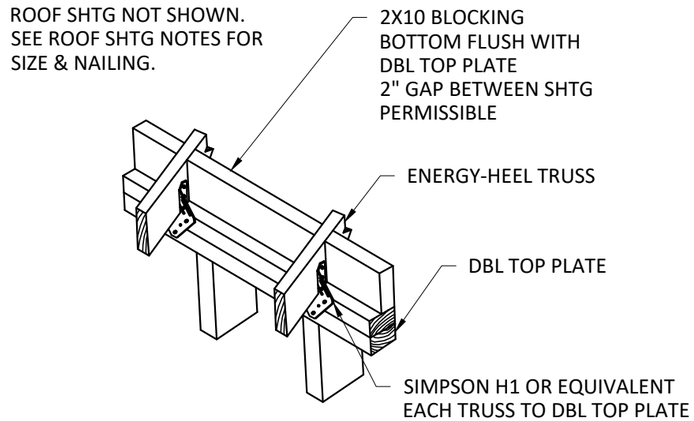
SD2



1 GARAGE OPENING DETAIL

NO SCALE



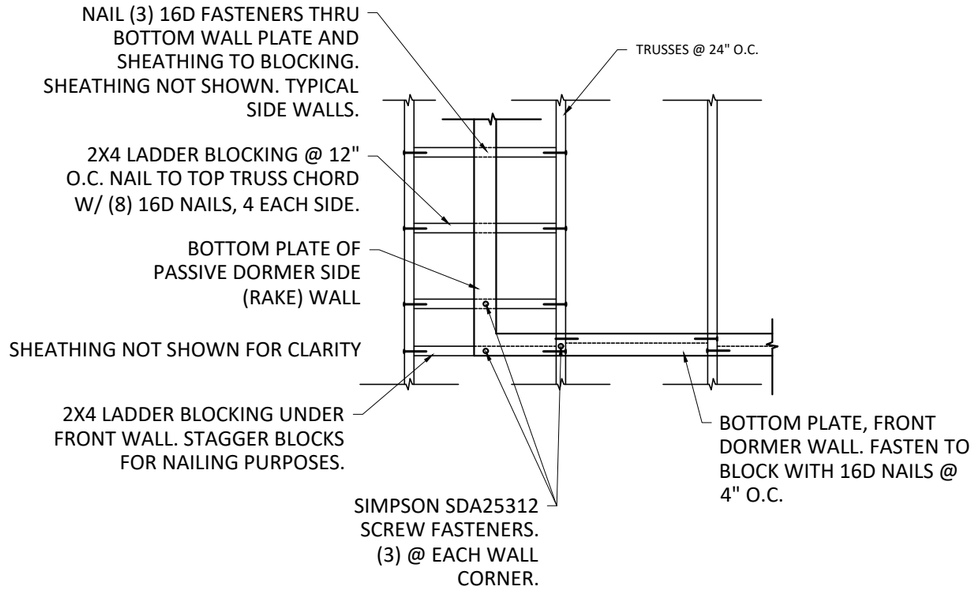


2 TRUSS CONNECTION DETAIL

NO SCALE

3 TRUSS CONNECTION DETAIL

NO SCALE



4 DORMER ATTACHMENT DETAIL

NO SCALE

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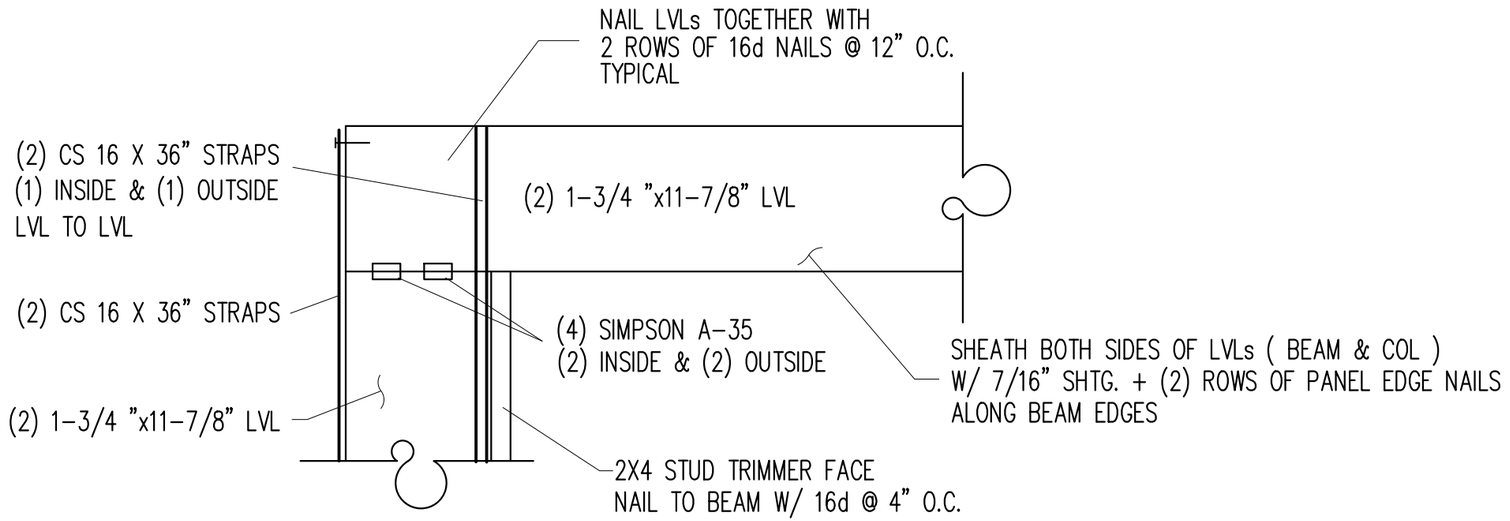
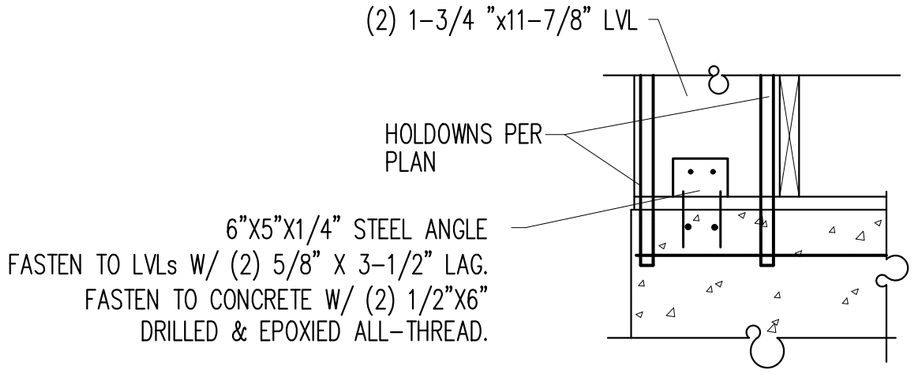
SD3



TOP PART OF FRAME



BTM. PART OF FRAME

1 MOMENT FRAME DETAIL

NO SCALE

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SD4