

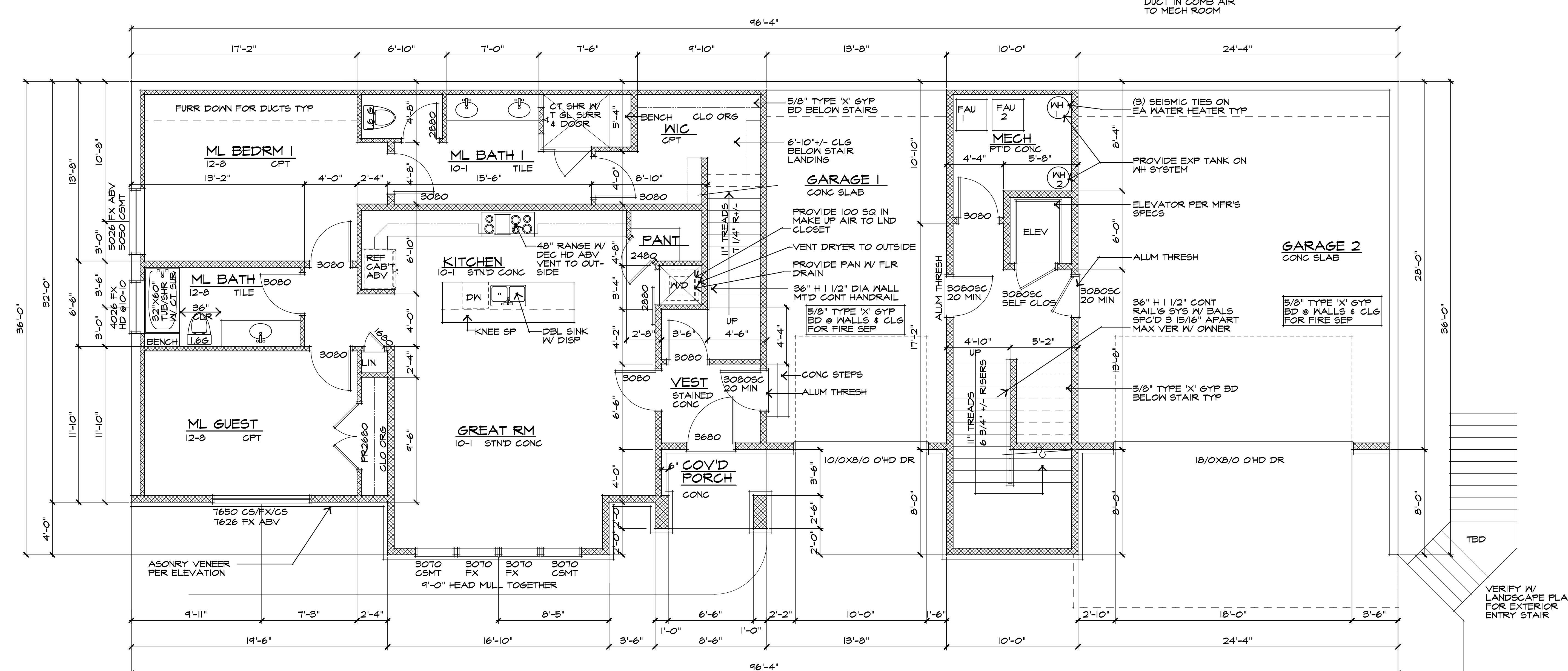
GENERAL NOTES

- CONTRACTOR &/OR SUB-CONTRACTOR SHALL NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE JOBSITE & SHALL BE RESPONSIBLE FOR CHECKING & COORDINATING ALL DIMENSIONS, ELEVATIONS, ETC. PRIOR TO COMMENCING WORK.
- ALL DIMENSIONS TO EXTERIOR WALLS ARE TO OUTSIDE FACE OF CONCRETE FOUNDATION WALLS AND TO EXTERIOR STUD WALLS. INTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE.
- ALL CONSTRUCTION SHALL CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE, LATEST EDITION.
- ALL CONCRETE SHALL CONFORM TO THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318), LATEST APPROVED ADDITION.
- ALL STRUCTURAL STEEL SHALL BE ASTM A-615 GRADE 60 & SHALL CONFORM TO THE A.I.S.C. "STANDARD SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" & "A.I.S.C. CODE OF STANDARD PRACTICE", LATEST EDITIONS.
- MECHANICAL & ELECTRICAL SHALL CONFORM WITH THE INTERNATIONAL MECHANICAL AND NATIONAL ELECTRICAL CODES, & THE IRC, LATEST EDITIONS.
- IF DISCREPANCIES OCCUR IN THE DRAWINGS, THE MOST STRINGENT REQUIREMENT SHALL GOVERN & BE PERFORMED.
- ALL EARTH FILL TO RECEIVE CONCRETE FLAT WORK SHALL BE FULLY COMPACTED TO 90% MAXIMUM DENSITY.
- FINISH GRADE SHALL SLOPE AWAY FROM BUILDING 5% MINIMUM. ALL DRAINAGE FROM THE LOT SHALL DRAIN INTO AN APPROVED DRAINAGE SYSTEM.

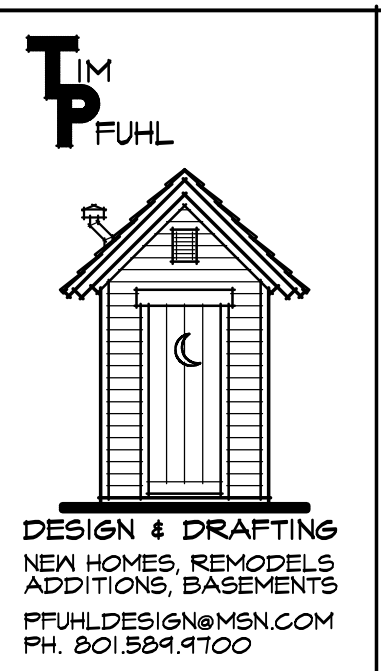
- THE FOLLOWING SHALL BE PROVIDED UNO ON THE DRAWINGS:
SOLID 2X BLOCKING X FULL DEPTH AT ENDS & AT EACH SUPPORT OF JOISTS & RAFTERS. DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS. DOUBLE HEADER & TRIMMER JOISTS AT ALL FLOOR OPENINGS. ALL HEADERS IN BEARING WALLS PER PLAN. MINIMUM TWO FULL STUDS BEARING AT ALL BEAMS AND HEADERS.
- LUMBER GRADES TO BE AS SPECIFIED BY THE STRUCTURAL ENGINEER OF RECORD & THE LATEST EDITION OF THE IRC, FOR THE SPECIFIC USES SHOWN.
- SHEATHINGS TO BE AS FOLLOWS:
EXTERIOR WALLS: ORIENTED STRAND BOARD (OSB) PER SHEARWALL SCHEDULE CONFORMING TO STANDARD PS 1-89.
FLOOR SHEATHING: 3/4" OSB T&G APA-RATED 40/20 GLUED & NAILED WITH 10d NAILS @ 6" OC AT ALL PANEL ENDS, SUPPORTED EDGES, INTO TOPS OF SHEAR WALLS, & ALL BLOCKING; NAIL INTERMEDIATE SUPPORTS @ 10" OC. GLUE SHALL CONFORM TO APA SPECIFICATIONS.
ROOF SHEATHING: 1/2" OSB, 40/20, NAILED WITH 10d @ 6" OC @ ALL PANEL ENDS, SUPPORTED EDGES, TOP OF SHEAR WALLS, & ALL BLOCKING; NAIL ALL INTERMEDIATE SUPPORTS @ 12" OC.
- ALL FRAMING CONNECTIONS & DETAILS WITH ENGINEERED LUMBER TO CONFORM TO ENGINEERED LUMBER MANUFACTURE'S SPECIFICATIONS.
- PROVIDE FIRE BLOCKING @ ALL PARTITIONS OVER 10'-0" & AT SOFFITS, BEARING WALLS, FLOOR & CEILING JOIST LINES, & OTHER LOCATIONS THAT COULD ALLOW PASSAGE OF FLAMES.
- WINDOW HEADS TO BE AT DOOR HEADS. VERIFY SIZES WITH WINDOW MANUFACTURER. CONTRACTOR SHALL VERIFY THAT WINDOWS COMPLY WITH IRC.
- ALL WINDOWS SHALL BE DOUBLE GLAZED WITH MINIMUM 1/4" AIR SPACE & SHALL CONFORM TO IRC STANDARDS.

- FRAMELESS GLASS DOORS, GLASS IN DOORS, & ALL GLASS WITHIN 24" OF ANY DOOR & SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED & COMPLY WITH IRC STANDARDS.
- ALL WINDOWS AND DOORS SHALL BE FULLY CAULKED & ADEQUATE FLASHING PROVIDED.
- PROVIDE FREEZELESS BACK-FLOW PREVENTION HOSEBIBS, PER LATEST EDITION OF IPC & IRC.
- PLUMBING VENTS SHALL BE AT LEAST 3' ABOVE OR 10' AWAY FROM ALL OUTSIDE AIR-INTAKE OPENINGS, PER LATEST EDITION OF IPC.
- PROVIDE EXPANSION TANK ON WATER SYSTEM PER IPC & IRC.
- FLUE & EXHAUST VENTS SHALL TERMINATE 4' BELOW, OR 4' HORIZONTALLY & AT LEAST 1' ABOVE A DOOR, OPENABLE WINDOW OR A GRAVITY AIR INLET INTO A BUILDING. FLUE & EXHAUST VENTS SHALL ALSO BE AT LEAST 3' ABOVE AN OUTSIDE AIR INLET LOCATED WITHIN 10' & AT LEAST 4' FROM A PROPERTY LINE, PER IMC.
- PROVIDE 30" MINIMUM CLEARANCE FROM RANGE TOP TO COMBUSTIBLE MATERIALS.
- SHOWER & BATHTUB WALLS SHALL BE CONSTRUCTED OF DENSE, NON-ABSORBENT WATERPROOF FIBER CEMENT BOARD PER IRC.
- PROVIDE BACK WATER VALVE FOR PLUMBING FIXTURE PROTECTION OF FIXTURES THAT LOCATED BELOW THE ELEV LEVEL OF NEAREST UPSTREAM MANHOLE. FIXTURES LOCATED ABOVE THE MANHOLE COVER SHALL NOT DISCHARGE THROUGH THE BACK WATER VALVES.
- PLUMB FIXT FLOW RATES PER IRC 2903.2 SINK & LAVATORY FAUCETS: 2.2 GPM @ 60 PSI. SHOWER HEADS: 2.5 GPM @ 80 PSI, WATER CLOSETS: 1.6 GPM PER FLUSH CYCLE.
- HOSE BIBS SHALL HAVE AN ATMOSPHERIC OR PRESHURE TYPE VACUUM BREAKER PER IRC P2902.4.3.
- DIVY MATERIAL SHALL BE ABS-DIVY / ASTM D 2661 OR PVC-DIVY / ASTM 2665 PIPE & FITTINGS OR ANY OTHER APPROVED MATERIAL AS LISTED IN IRC P9002.1.

- BATH TUBS & SHOWERS SHALL HAVE TEMPERATURE LIMITING DEVICES PER IRC P2708.3 & 2719.1 WITH MAX TEMP TO BE 120°F.
- WATER HEATER TO HAVE TEMPERATURE & PRESSURE RELIEF VALVES & DISCHARGE PIPING PER IRC P2803.
- PER IECC R401.9 A PERMANENT CERTIFICATE SHALL BE COMPLETED & LOCATED IN AN APPROVED LOCATION LISTING PREDOMINANT R VALUES OF INSULATION INSTALLED IN CEILING/ROOF WALLS, FOUNDATION & DUCTS OUTSIDE CONDITIONED SPACES ALONG WITH U FACTORS FOR PENETRATION.
- AIR SUPPLY FOR GAS FIREPLACE TO BE PER MFR'S SPECS AND TO CONFORM TO IRC R1006.

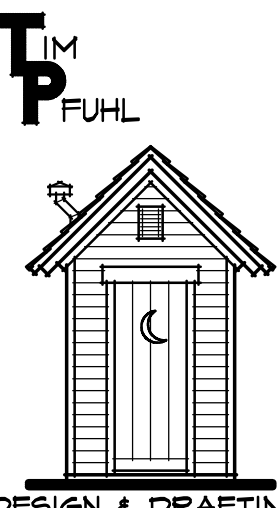


BASEMENT PLAN
 1/4" = 1'-0"
 MOTHER IN LAW STE: 1052 SF FIN
 STAIR/ MECH CORE: 350 SF

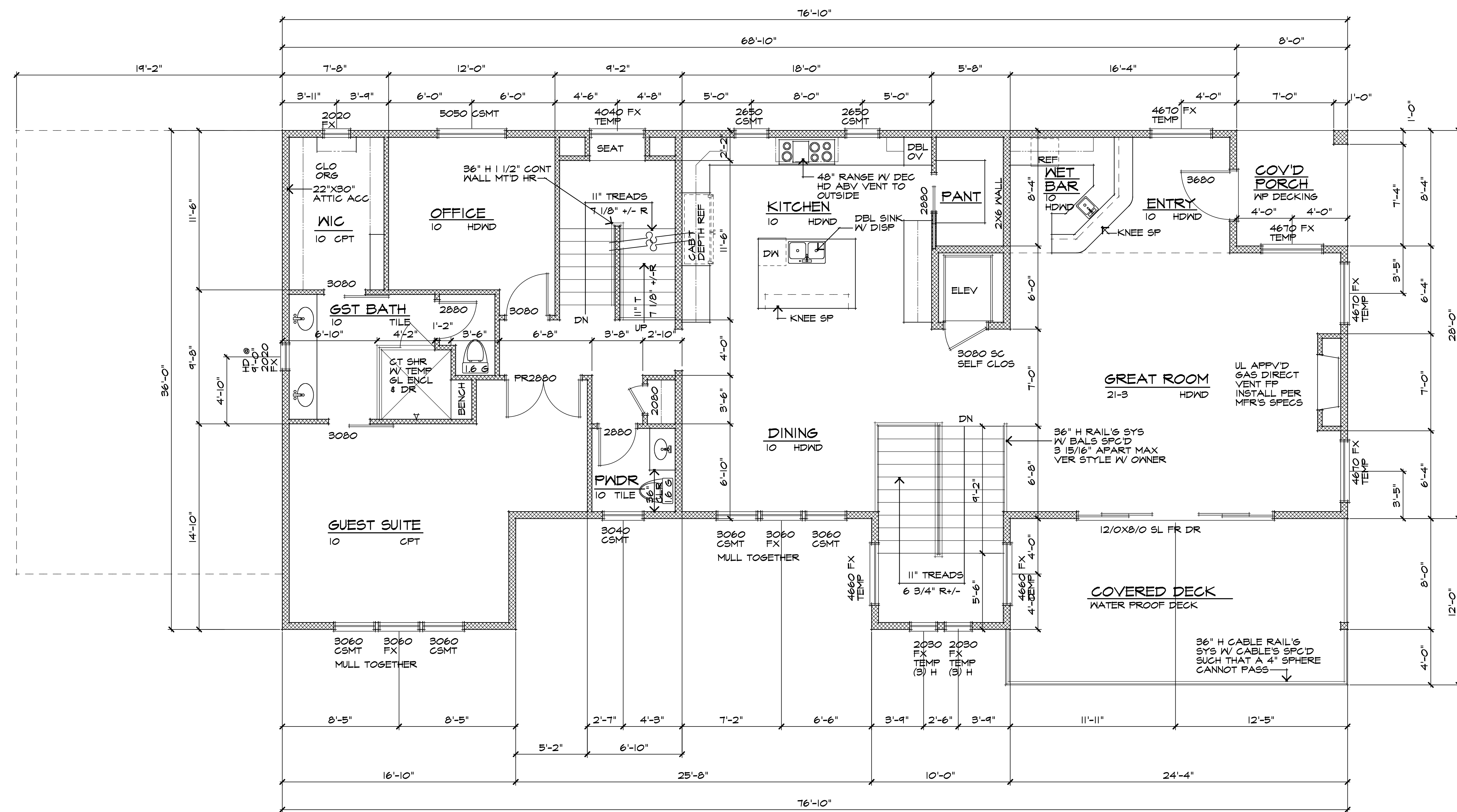


NEW HOME FOR:
 BRYCE ZUNDEL
 10471 S WASATCH BLVD
 SANDY CITY, UT

18 MAY 2019
 3 JULY 2019



DESIGN & DRAFTING
 NEW HOMES, REMODELS
 ADDITIONS, BASEMENTS
 PFUHLDESIGN@MSN.COM
 PH. 501.584.4100

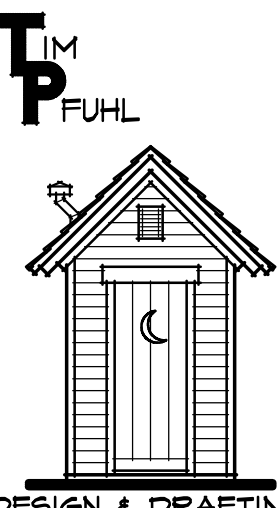


MAIN FLOOR PLAN
 1/4" = 1'-0" 2220 SF

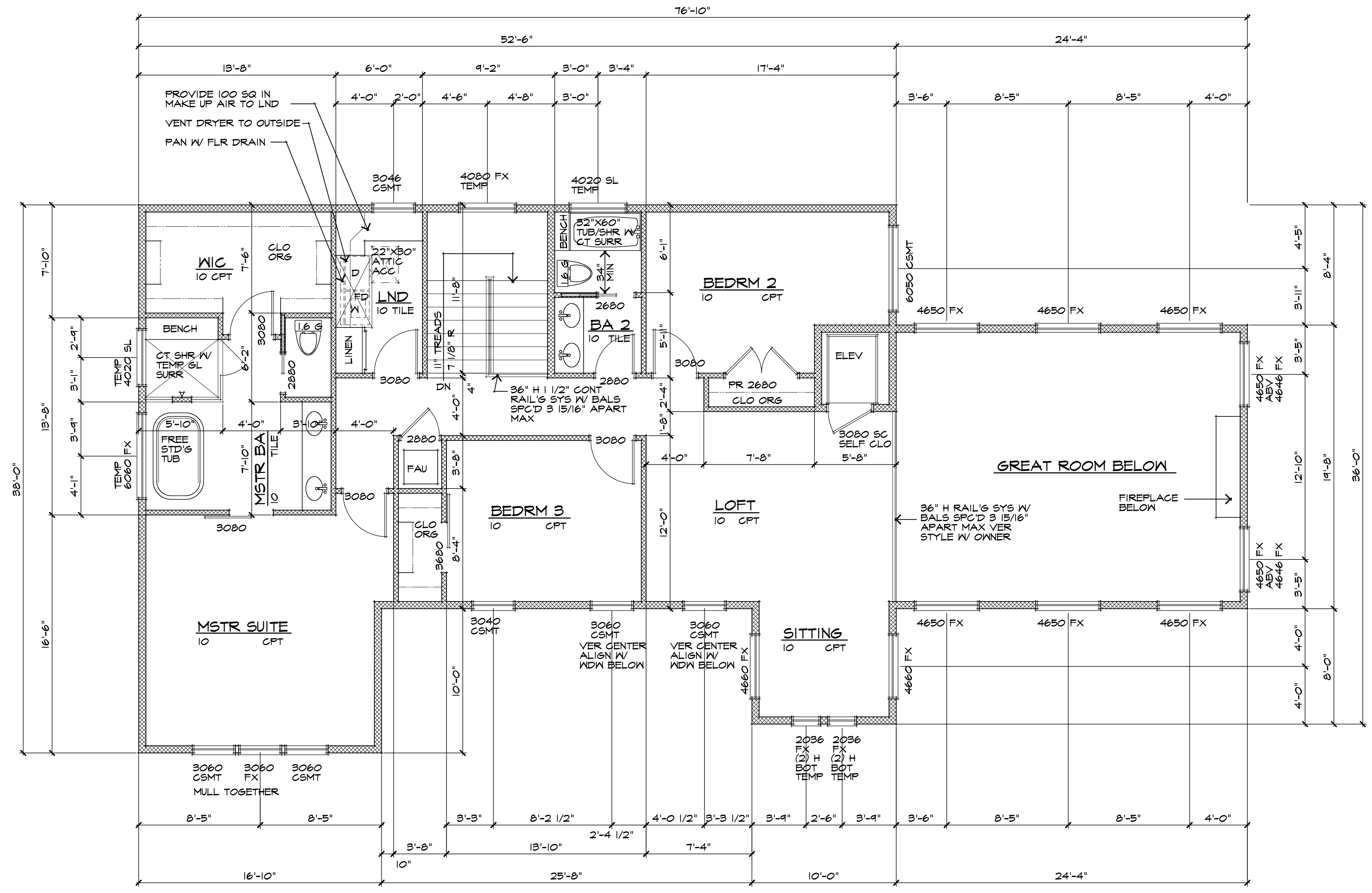
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SHEET
A2



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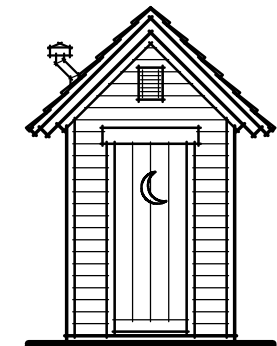
UPPER FLOOR PLAN
 1/4" = 1'-0" 1718 SF

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A3



ELEVATION NOTES:

- 1 ALL EXTERIOR WALL COVERINGS TO BE WATER RESISTANT PER IRC R703.1.1
- 2 PROVIDE WEEPHOLES AT BASE OF BRICK VENEER ABOVE FLASHING. HOLES TO BE LOCATED 32" OC AND BE MIN 3/16" DIA PER IRC T03.7.6
- 3 FLASHING ABOVE MASONRY VENEER @ WINDOWS & DOORS TO BE IN ACCORDANCE WITH IRC R703.7.5 & R703.8
- 4 ALL ROOF & WALL FLASHING TO BE IN ACCORDANCE WITH IRC R703.8 & R905
- 5 ICE & WATER SHIELD TO EXTEND INTO BUILDING ENVELOPE 24" MIN BEYOND INSIDE FACE OF EXTERIOR WALL PER IRC R905.1.2
- 6 BRICK LINTELS TO BE L3X3X3/16 BRICK LEDGER ANGLES. ATTACH TO WALL W/ 3/8" X 4" LAG BOLTS @ 16" OC

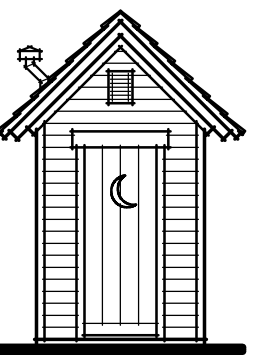


FRONT ELEVATION
1/4" = 1'-0"

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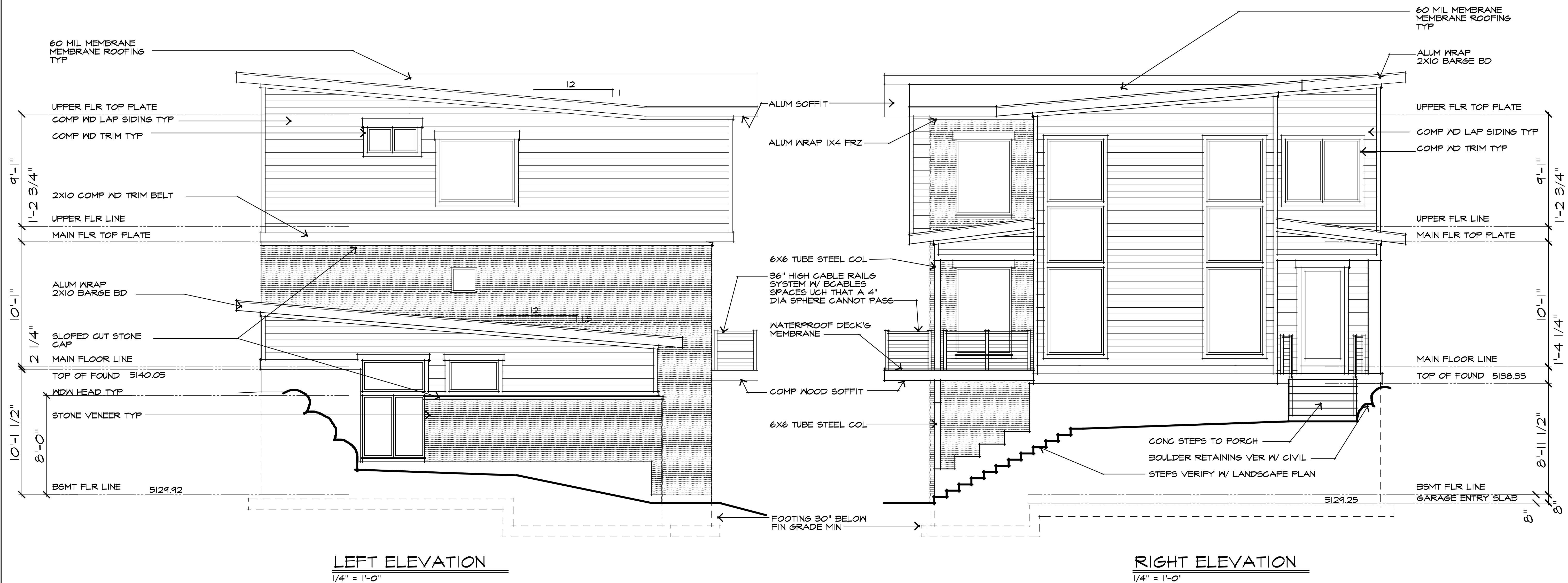
18 MAY 2019
3 JULY 2019

SHEET
A4



ELEVATION NOTES:

- 1 ALL EXTERIOR WALL COVERINGS TO BE WATER RESISTANT PER IRC R703.1.1
- 2 PROVIDE WEEPHOLES AT BASE OF BRICK VENEER ABOVE FLASHING. HOLES TO BE LOCATED 32" OC AND BE MIN 3/16" DIA PER IRC T03.7.6
- 3 FLASHING ABOVE MASONRY VENEER @ WINDOWS & DOORS TO BE IN ACCORDANCE WITH IRC R703.7.5 & R703.8
- 4 ALL ROOF & WALL FLASHING TO BE IN ACCORDANCE WITH IRC R703.8 & R905
- 5 ICE & WATER SHIELD TO EXTEND INTO BUILDING ENVELOPE 24" MIN BEYOND INSIDE FACE OF EXTERIOR WALL PER IRC R405.1.2
- 6 BRICK LINTELS TO BE L3X3X3/16 BRICK LEDGER ANGLES. ATTACH TO WALL W 3/8" X 4" LAG BOLTS @ 16" OC



LEFT ELEVATION
1/4" = 1'-0"

RIGHT ELEVATION
1/4" = 1'-0"

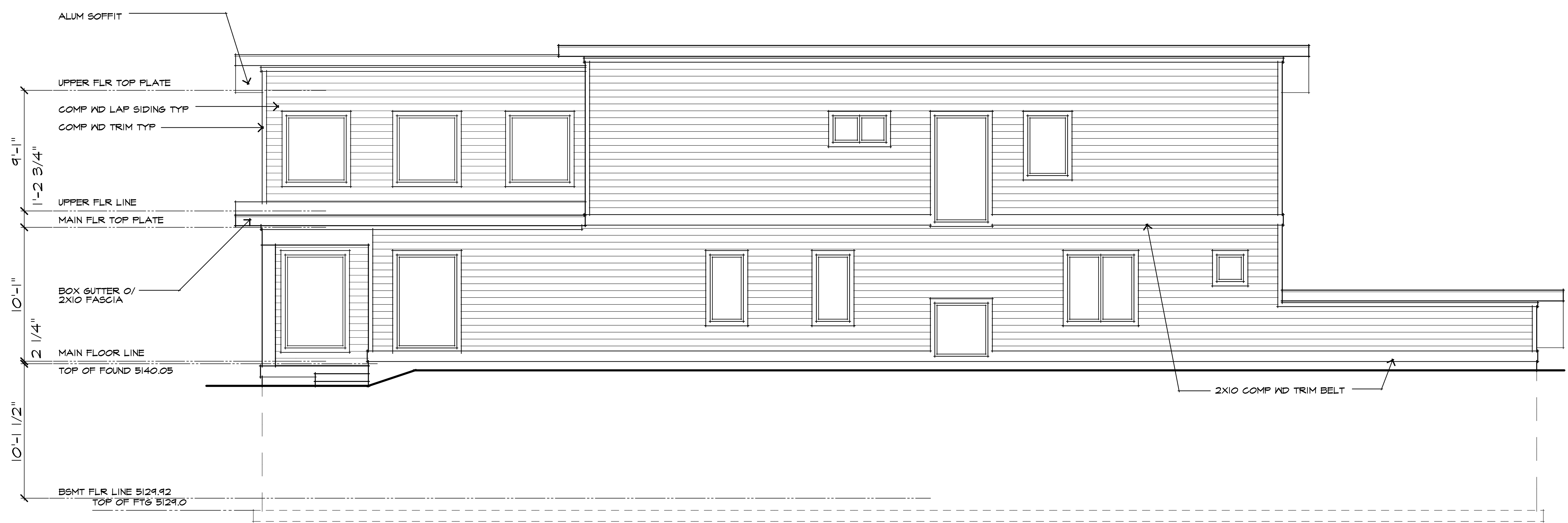
NEW HOME FOR:
BRYCE ZUNDEL
10471 S WASATCH BLVD
SANDY CITY, UT

18 MAY 2014
3 JULY 2014

SHEET

A5

- ELEVATION NOTES:**
- 1 ALL EXTERIOR WALL COVERINGS TO BE WATER RESISTANT PER IRC R703.1.1
 - 2 PROVIDE WEEPHOLES AT BASE OF BRICK VENEER ABOVE FLASHING. HOLES TO BE LOCATED 32" OC AND BE MIN 3/16" DIA PER IRC 703.7.6
 - 3 FLASHING ABOVE MASONRY VENEER @ WINDOWS & DOORS TO BE IN ACCORDANCE WITH IRC R703.7.5 & R703.8
 - 4 ALL ROOF & WALL FLASHING TO BE IN ACCORDANCE WITH IRC R703.8 & R905
 - 5 ICE & WATER SHIELD TO EXTEND INTO BUILDING ENVELOPE 24" MIN BEYOND INSIDE FACE OF EXTERIOR WALL PER IRC R905.1.2
 - 6 BRICK LINTELS TO BE 1 1/2" X 3" X 3/16" BRICK LEDGER ANGLES. ATTACH TO WALL W/ 3/8" X 4" LAG BOLTS @ 16" OC



REAR ELEVATION
1/4" = 1'-0"

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A6