

REVISIONS

DATE: XX

SCALE: NOTED

DRAWN BY: JCD

FILE NAME: XX

DESIGNED FOR:

MR. AND MRS. DOE

THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF ONE RESIDENCE
LOCATED AT: LOT XX, PLAT XX, SUBDIVISION XX, XX, UTAH
ANY OTHER USE OF THIS PLAN WITHOUT WRITTEN CONSENT OF JCD IS PROHIBITED

CUSTOM HOME DESIGN

www.jc-design.com

839 NORTH 100 EAST, SPANISH FORK, UTAH

PH. 801.794.0220

JCD

SHEET

A-1

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- GENERAL NOTES:**
- A. GENERAL CONTRACTOR AND SUB CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO DESIGNER PRIOR TO CONSTRUCTION.
- B. APPLICABLE CODE 2015 INTERNATIONAL RESIDENTIAL CODE
- C. DRAWINGS ARE INCOMPLETE WITHOUT ATTACHED ENGINEERING SPECS.
- D. SEE STRUCTURAL CALCULATIONS FOR DESIGN VALUES.
- E. ALL EXTERIOR DOOR AND WINDOW STYLES SHALL BE APPROVED BY OWNER OR CONTRACTOR AS APPLICABLE.
- F. PROVIDE ICE AND WATER SHIELD AT ROOF EAVES AND VALLEYS EXTENDING 24" THE EXTERIOR WALL LINE OF THE BUILDING FOR SEVERE CLIMATE CONDITIONS. SEE LOCAL CODES AND AS FOLLOWS:
ARCHITECTURAL SHINGLES - R905.2.1.1
TILE ROOF - R905.3.3
METAL ROOF - R905.4.3.1
CEDAR SHAKES - R905.8.3.1
- G. SEE ELEVATIONS NOTED AND DIMENSIONED FOR WALL HEIGHTS AND FLOOR PLACEMENT.
- H. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SITE WORK (I.E. EXCAVATION, BACKFILL, GRADE, COMPACTING, ETC.). ALL WORK MUST BE IAW LATEST EDITION OF INTERNATIONAL RESIDENTIAL CODE AND ALL LOCAL CODES.
- I. PROVIDE METAL FLASHING OR 15 LB FELT BETWEEN WOOD EXTERIOR WALL AND CONCRETE SLABS, PORCH CAPS, DECKS, ETC.
- J. PROVIDE ALL EXTERIOR OPENINGS WITH FLASHING, COUNTER FLASHING AND CALLUING WITH THE PROPER TYPE OF SEALANT. SEALING AND INSTALLATION OF WINDOWS MUST BE IAW MANUFACTURER'S INSTRUCTIONS (SEE IRC SEC R703.4)
- K. APPROVED NUMBERS 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 IAW IRC SEC. R319.1
- L. INSPECTIONS BY BUILDING INSPECTOR AS DEEMED NECESSARY IAW IRC SEC R109.1
- M. ALL WOOD, HARDBOARD OR STRUCTURAL PANEL SIDING SHALL COMPLY WITH IAW IRC SEC. R703.1.1. DETAILS TO BE PROVIDED BY OWNER OR CONTRACTOR.
- N. ROOF VENTILATION AND ICE BARRIER DETAIL. SEE GENERAL NOTES ON SHEET A-6.

- KEYED NOTES:**
- 1 PROVIDE ATTIC VENTILATION IAW INTERNATIONAL RESIDENTIAL CODE SEC. R806
- 2 ROOFING MATERIAL AND APPLICATION SHALL BE IAW INTERNATIONAL RESIDENTIAL CODE SEC. R905
- 3 PROVIDE FLASHING IAW INTERNATIONAL RESIDENTIAL CODE AS FOLLOWS:
ARCHITECTURAL SHINGLES - R905.2.8
TILE ROOF - R905.3.8
METAL ROOF - R905.4.8
CEDAR SHAKES - R905.8.8
- 4 PROVIDE 36" HIGH RAILING W/ BALUSTER PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH (SEE IRC SEC. R312)
- 5 APPLY BRICK AND STONE IAW IRC SEC. R703
- 6 PROVIDE ROCK RETAINING WALL - 4' MAXIMUM HEIGHT

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PLANS ARE INCOMPLETE WITHOUT ATTACHED ENGINEERING SPECS.
THIS PLAN IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER ACTION.

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FRONT ELEVATION

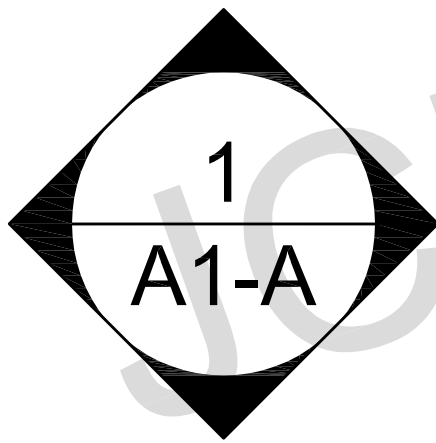
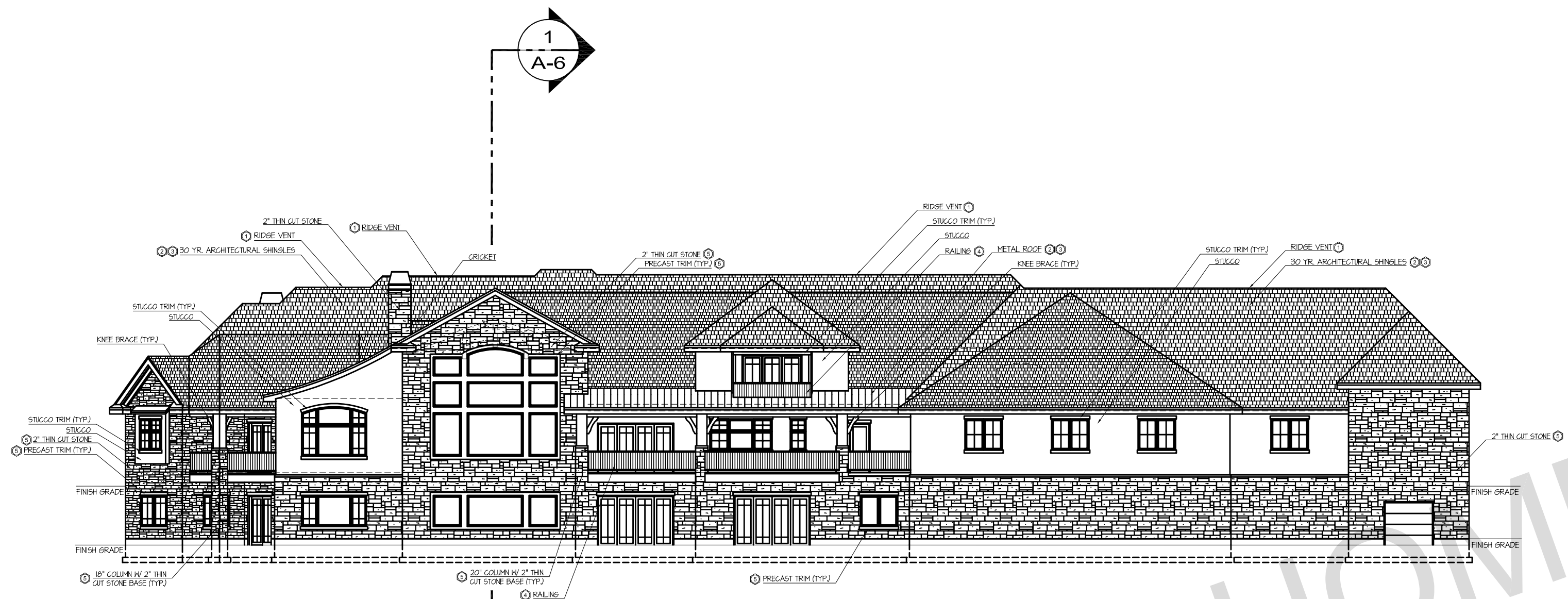
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

- A. GENERAL CONTRACTOR AND SUB CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO DESIGNER PRIOR TO CONSTRUCTION.
- B. APPLICABLE CODE 2015 INTERNATIONAL RESIDENTIAL CODE
- C. DRAWINGS ARE INCOMPLETE WITHOUT ATTACHED ENGINEERING SPECS.
- D. SEE STRUCTURAL CALCULATIONS FOR DESIGN VALUES.
- E. ALL EXTERIOR DOOR AND WINDOW STYLES SHALL BE APPROVED BY OWNER OR CONTRACTOR AS APPLICABLE.
- F. PROVIDE ICE AND WATER SHIELD AT ROOF EAVES AND VALLEYS EXTENDING 24" PAST THE EXTERIOR WALL LINE OF THE BUILDING FOR SEVERE CLIMATE CONDITIONS. SEE LOCAL CODES AND AS FOLLOWS:
- | | |
|------------------------|--------------|
| ARCHITECTURAL SHINGLES | • R905.2.7.1 |
| TILE ROOF | • R905.3.3 |
| METAL ROOF | • R905.4.3.1 |
| CEDAR SHAKES | • R905.5.3.1 |
- G. SEE ELEVATIONS NOTED AND DIMENSIONED FOR WALL HEIGHTS AND FLOOR PLACEMENT.
- H. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SITE WORK (I.E. EXCAVATION, BACKFILL, GRADE, COMPACTING, ETC.) ALL WORK MUST BE IAW LATEST EDITION OF INTERNATIONAL RESIDENTIAL CODE AND ALL LOCAL CODES.
- I. PROVIDE METAL FLASHING OR 15 LB FELT BETWEEN WOOD EXTERIOR WALL AND CONCRETE SLABS, PORCH CAPS, DECKS, ETC.
- J. PROVIDE ALL EXTERIOR OPENINGS WITH FLASHING, COUNTER FLASHING AND CAULKING WITH THE PROPER TYPE OF SEALANT. SEALING AND INSTALLATION OF WINDOWS MUST BE IAW MANUFACTURER'S INSTRUCTIONS (SEE IRC SEC. R703.4)
- K. APPROVED NUMBERS 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 IAW IRC SEC. R319.1
- L. INSPECTIONS BY BUILDING INSPECTOR AS DEEMED NECESSARY IAW IRC SEC. R109.1
- M. ALL WOOD, HARDBOARD OR STRUCTURAL PANEL SIDING SHALL COMPLY WITH IAW IRC SEC. R703.1. DETAILS TO BE PROVIDED BY OWNER OR CONTRACTOR.
- N. ROOF VENTILATION AND ICE BARRIER DETAIL SEE GENERAL NOTES ON SHEET A-6.

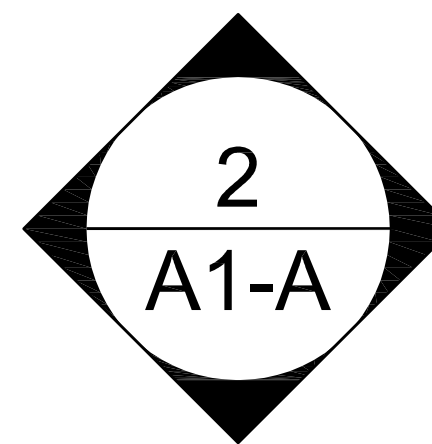
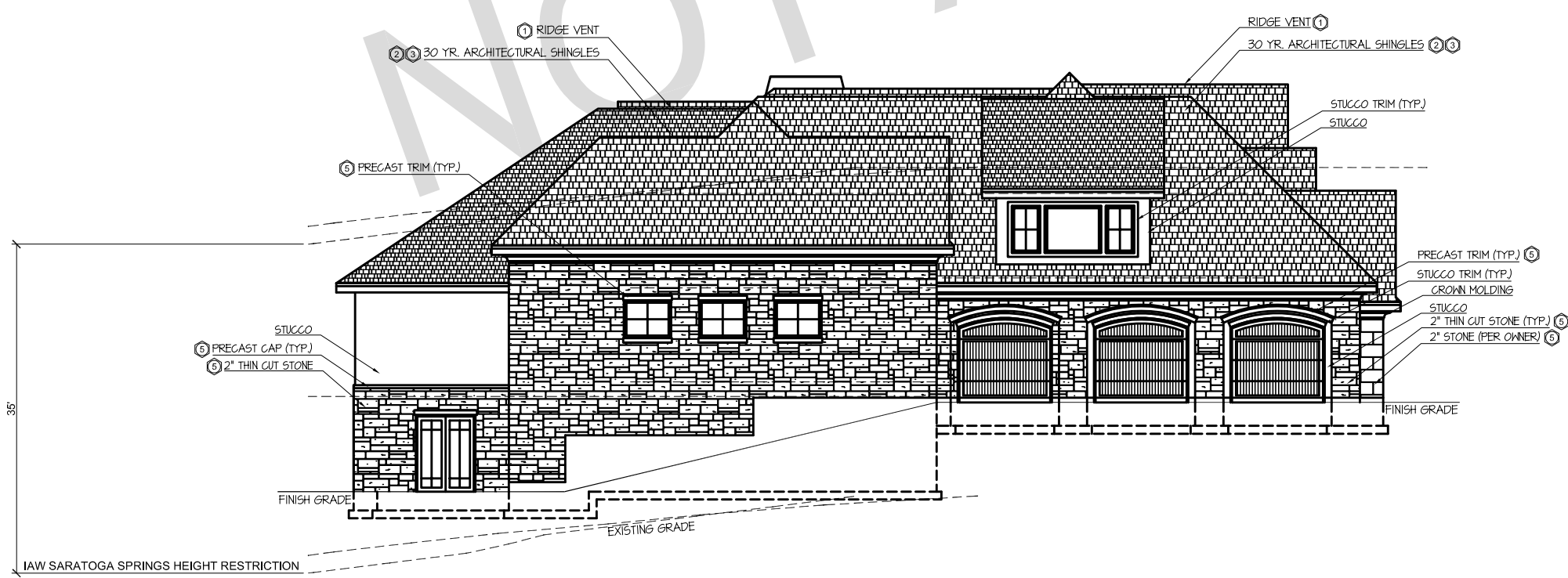
KEYED NOTES:

1. PROVIDE ATTIC VENTILATION IAW INTERNATIONAL RESIDENTIAL CODE SEC. R906
2. ROOFING MATERIAL AND APPLICATION SHALL BE IAW INTERNATIONAL RESIDENTIAL CODE SEC. R905
3. PROVIDE FLASHING IAW INTERNATIONAL RESIDENTIAL CODE AS FOLLOWS:
- | | |
|------------------------|------------|
| ARCHITECTURAL SHINGLES | • R905.2.8 |
| TILE ROOF | • R905.3.8 |
| METAL ROOF | • R905.4.8 |
| CEDAR SHAKES | • R905.5.8 |
4. PROVIDE 36" HIGH RAILING W/ BALUSTER PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH (SEE IRC SEC. R312)
5. APPLY BRICK AND STONE IAW IRC SEC. R703
6. PROVIDE ROCK RETAINING WALL - 4' MAXIMUM HEIGHT



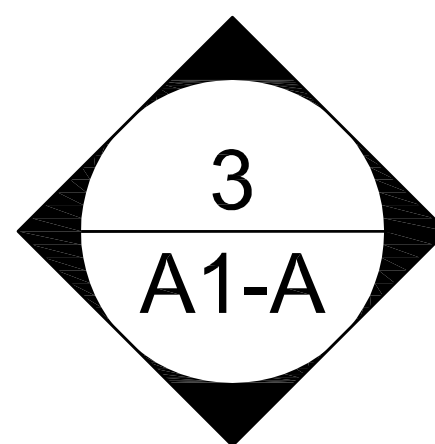
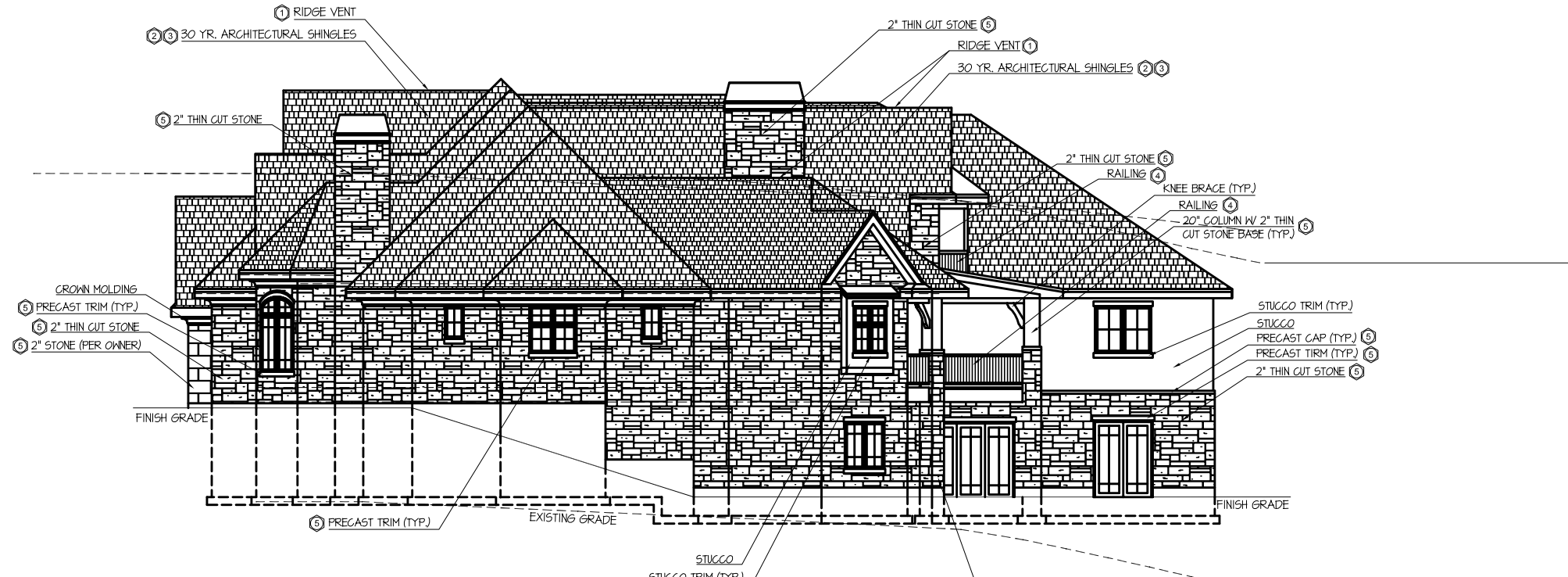
REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

FILE NAME
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JCD

SHEET
A1-A

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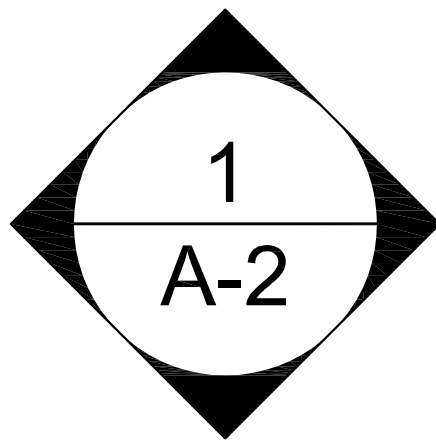
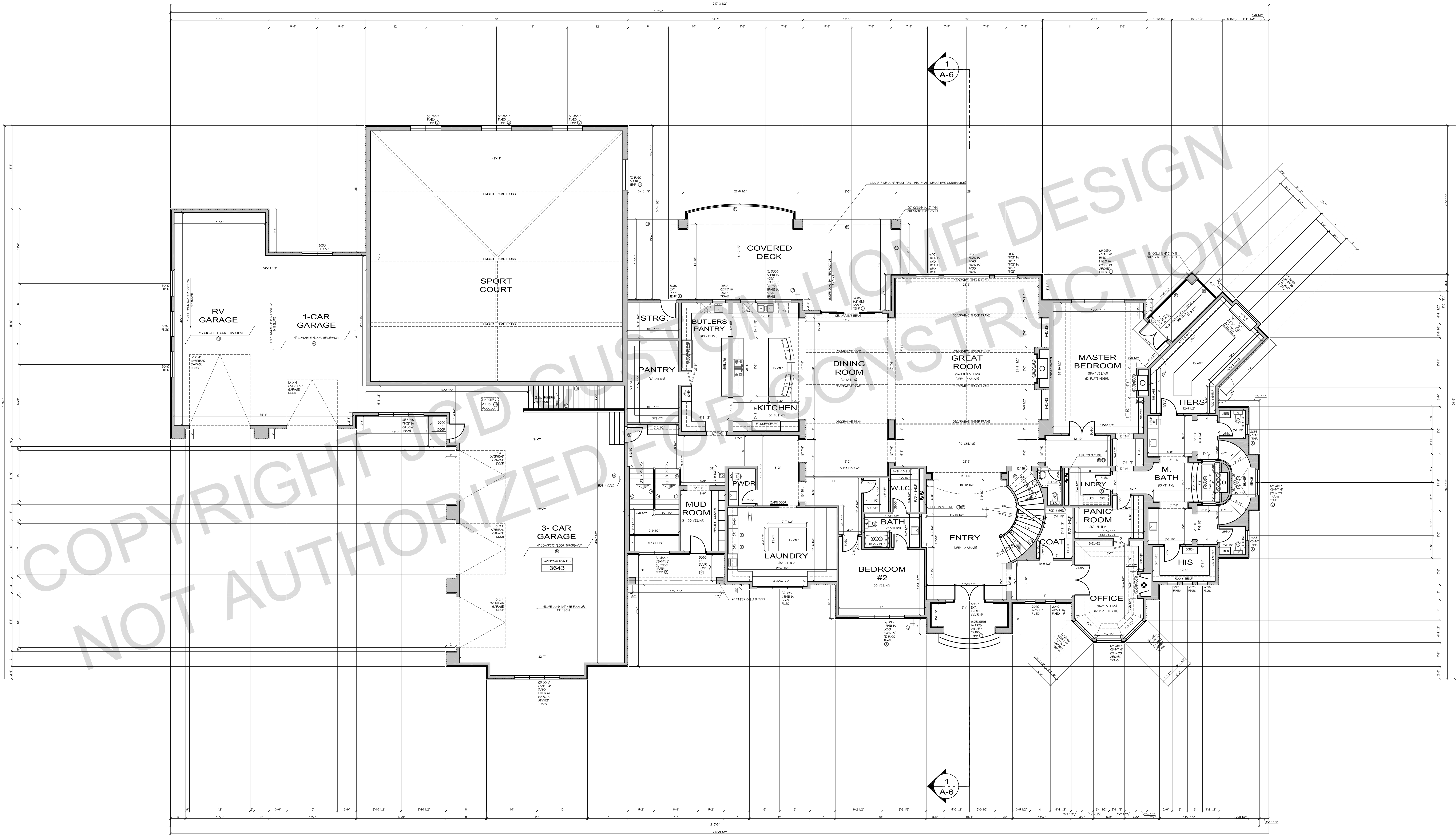
GENERAL NOTES:

- A. GENERAL CONTRACTOR AND SUB CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO DESIGNER PRIOR TO CONSTRUCTION.
- B. DRAWINGS ARE INCOMPLETE WITHOUT ATTACHED ENGINEERING SPECS.
- C. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE AND LOCAL ORDINANCES.
- D. ALL EXTERIOR WALLS ARE 2X STUDS W/ R-19 INSULATION BETWEEN AND ARE DIMENSIONED AT 6 1/2", UNLESS NOTED OTHERWISE. SEE STRUCTURAL SHEETS FOR SIZE & SPACING.
- E. ALL PLUMBING WALLS ARE DIMENSIONED TO FINISHED WALLS AND ARE 6 1/2".
- F. ALL INTERIOR WALLS ARE DIMENSIONED TO FINISHED WALLS AND ARE 4 1/2", UNLESS NOTED OTHERWISE.
- G. BRICK AND STONE ARE DIMENSIONED AT 4", ADJUST AS REQ'D TO 2" FOR CAL TURED THIN CUT STONE (VERIFY W/ MANUFACTURER).
- H. ALL STYLES AND TYPES OF INTERIOR FINISH (I.E. DOORS, HARDWARE, WINDOWS, PAINT, FLOOR COVERINGS, AND APPLIANCES ETC.) SHALL BE DETERMINED BY OWNER OR CONTRACTOR AS APPLICABLE.
- I. SHOW A MINIMUM 4-MIL POLYETHYLENE VAPOR RETARDER OVER THE INSULATION ON THE INSIDE (WARM SIDE) OF ALL EXTERIOR WALLS AND ROOF CEILINGS. IAW IRC SEC. R405.2.2. ADDITIONALLY, GLASS OR II VAPOR RETARDERS ARE REQUIRED ON THE INTERIOR SIDE OF FRAME WALLS IN CLIMATE ZONES 5, 6, 7, 8, AND MARINE 4 IAW IRC SEC. R702.7
- J. SEE ADDITIONAL GENERAL FRAMING, MECHANICAL, AND PLUMBING NOTES ON SHEET A-6

KEYED NOTES

1. VERIFY ALL WINDOWS MEET EGRESS AS PER WINDOW MANUFACTURER SPECS. SEE IRC SEC. R310
2. PROVIDE SAFETY GLAZING IAW IRC SEC. R308
3. PROVIDE 38" DEEP WINDOW WELL (8 SQ. FT. FLOOR AREA) W/ LADDER AS REQ'D IAW IRC SEC. R310.2
4. ALL TOILETS SHALL BE 1.6 GPM IAW IRC SEC. P2903
5. ALL TUBS & SHOWERS SHALL HAVE 2.5 GPM HEADS IAW IRC SEC. P2903
6. TUBS AND SHOWERS WITH TILED WALLS NOW REQUIRE CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS. IAW IRC SEC. R702.4
7. BATHTUBS AND WHIRLPOOL TUBS MUST HAVE ANTI SCALD MIXING VALVES LIMITING WATER TEMPERATURE TO 120 DEGREES. IAW IRC SEC. P2713.3
8. PROVIDE JETTED TUB MOTOR ACCESS IAW IRC SEC. P2720.1
9. VENT DRYER TO OUTSIDE IAW IRC SEC. G2439 AND M1502.1 OR PER MANUF. SPEC.
10. ALL HOSE BIBS, INCLUDING AUTO WASHER VALVE IN GARAGE, MUST BE BACK FLOW PROTECTED.
11. PROVIDE 36" HIGH RAILING W/ GUARD PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH. (SEE IRC SEC. R312)
12. PROVIDE CONTINUOUS HANDRAIL IAW IRC SEC. R311.7.8 SEE DETAIL 15 ON SHEET A-7
13. PROVIDE MIN 1/2" GYP BOARD ON WALLS AND CEILING BELOW STAIRS IAW IRC SEC. R302.7

14. SHEET ROCK ALL WALLS WITH MINIMUM 1/2" GYP BOARD ON GARAGE SIDE. AND SHEET ROCK ALL CEILINGS & BEAMS WITH MINIMUM 5/8" TYPE 'X' GYP BOARD
15. PROVIDE 20 MIN FIRE RATED DOOR W/ OPTIONAL SELF CLOSER.
16. PROVIDE 22" X 30" ATTIC ACCESS AND LATCHED ATTIC ACCESS AS SHOWN (SEE IRC SEC. R807.1)
17. PROVIDE GAS SHUTOFF VALVE WITHIN 6" OF FIREPLACE IAW IRC SEC. G2400
18. 1" CLEARANCE GAS FIREPLACE INSTALL PER MANUF. SPEC.
19. ALL CHIMNEYS AND VENTS TO BE INSTALLED IAW IRC CHAPTER 18.
20. PROVIDE OUTSIDE COMBUSTIBLE AIR TO ALL GAS APPLIANCES IAW IRC SEC. G2407 AND INTERIOR FIRE PLACES IAW IRC SEC. R1006.1/R1006.2
21. PROVIDE SEISMIC STRAPS (IAW IRC P2801.8) FOR WATER HEATERS AND EXPANSION TANK (IAW IRC SEC. M2003) FOR WATER HEATERS.
22. VERIFY ALL FURNACES AND WATER HEATERS IN GARAGE HAVE IGNITION SOURCES AT LEAST 18" ABOVE THE FLOOR IAW IRC SEC. M1307.3
23. PROVIDE FLOOR DRAIN IAW IRC P2719
24. A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED. A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING, WHERE LOCATED ON AN ELECTRICAL PANEL, THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL. SERVICE DISCONNECT LABEL OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BASEMENT WALL, CRAWL SPACE WALL AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES. U-FACTORS FOR FENESTRATION AND THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING. WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL LIST THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATE SHALL LIST THE TYPES AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT. WHERE A GAS-FIRED UNVENTED ROOM HEATER, ELECTRIC FURNACE, OR BASEBOARD ELECTRIC HEATER IS INSTALLED IN THE RESIDENCE, THE CERTIFICATE SHALL LIST "GAS-FIRED UNVENTED ROOM HEATER," "ELECTRIC FURNACE" OR "BASEBOARD ELECTRIC HEATER," AS APPROPRIATE. AN EFFICIENCY SHALL NOT BE LISTED FOR GAS-FIRED UNVENTED ROOM HEATERS, ELECTRIC FURNACES OR ELECTRIC BASEBOARD HEATERS IAW IRC SEC. N1101.14 (R401.3)
25. ALL ELECTRODES SPECIFIED IN SECTIONS E3608.1.1, E3608.1.2, E3608.1.3, E3608.1.4, E3608.1.5 AND E3608.1.6 THAT ARE PRESENT AT EACH BUILDING OR STRUCTURE SERVED SHALL BE BONDED TOGETHER TO FORM THE GROUNDING ELECTRODE SYSTEM. WHERE NONE OF THESE ELECTRODES ARE PRESENT, ONE OR MORE OF THE ELECTRODES SPECIFIED IN SECTIONS E3608.1.3, E3608.1.4, E3608.1.5 AND E3608.1.6 SHALL BE INSTALLED AND USED. (250.50)
26. 6-MIL POLYETHYLENE OR APPROVED VAPOR RETARDANT WITH JOINTS LAPPED NO LESS THAN 6" SHALL BE PLACED BETWEEN THE BASEMENT FLOOR SLAB AND THE SUB GRADE IAW R506.2.3
27. HOT TUB TO BE INSTALLED IAW IRC E4203



MAIN FLOOR PLAN

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

FILE NAME
XX

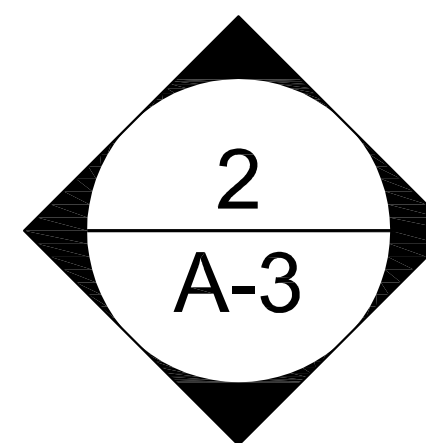
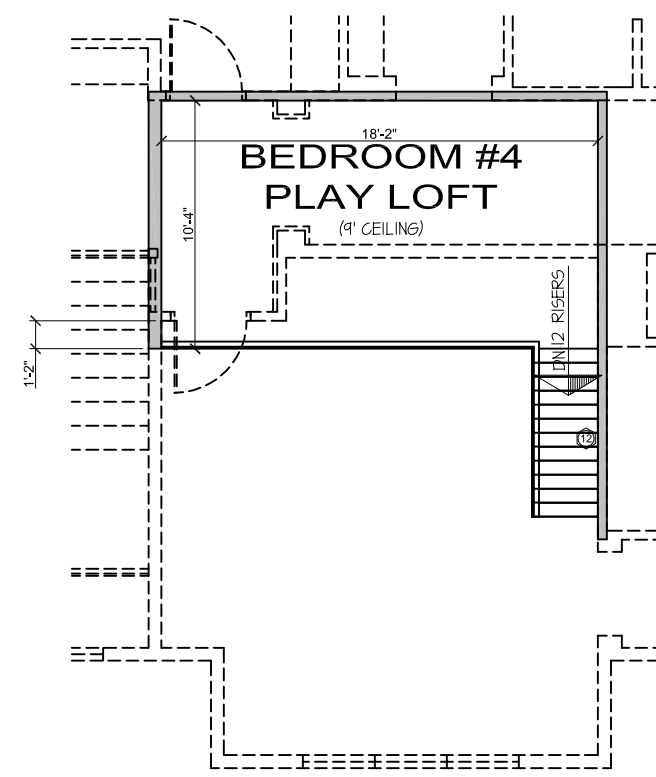
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PH: 801-794-0220

JCD

SQUARE FOOTAGE
XX

SHEET
A-2

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BEDROOM #4 PLAY LOFT

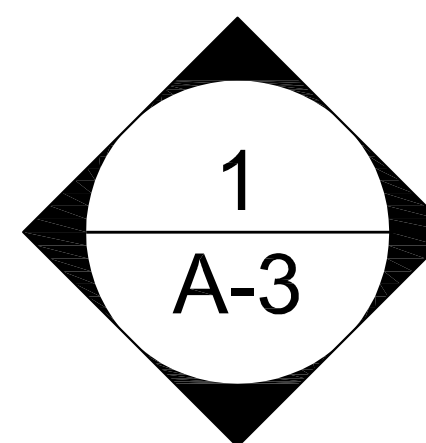
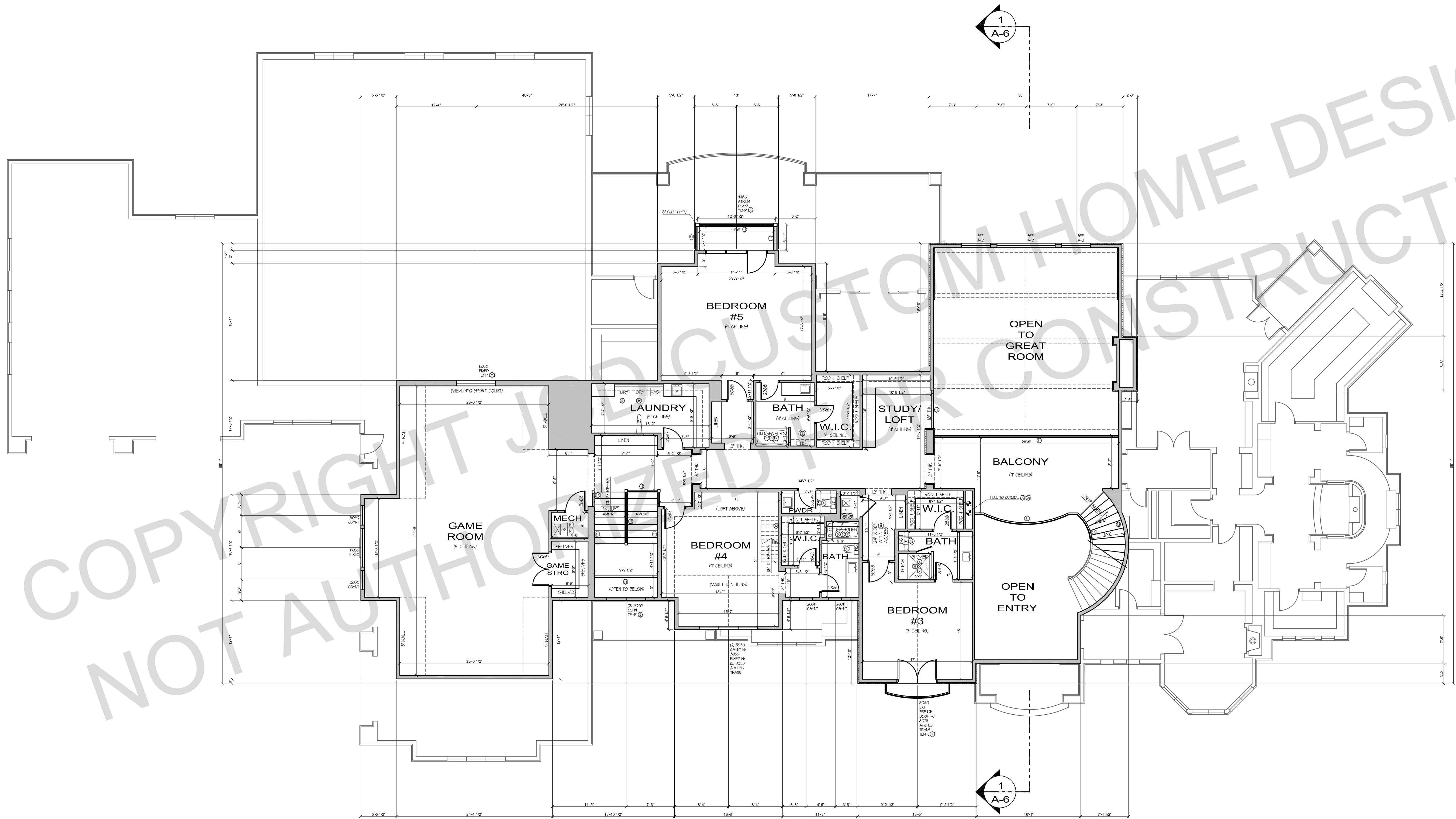
SCALE: 1/8" = 1'-0"

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- ALL INTERIOR WALLS ARE DIMENSIONED TO FINISHED WALLS AND ARE 4 1/2", UNLESS NOTED OTHERWISE.
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- SHOW A MINIMUM 4-MIL POLYETHYLENE VAPOR RETARDER OVER THE INSULATION ON THE INSIDE (WARM SIDE) OF ALL EXTERIOR WALLS AND ROOF CEILINGS. IAW IRC SEC. R405.2.2. ADDITIONALLY, CLASS I OR II VAPOR RETARDERS ARE REQUIRED ON THE INTERIOR SIDE OF FRAME WALLS IN CLIMATE ZONES 5, 6, 7, 8, AND MARINE 4 IAW IRC SEC. R702.7.
- SEE ADDITIONAL GENERAL FRAMING, MECHANICAL, AND PLUMBING NOTES ON SHEET A-6.

KEYED NOTES

- VERIFY ALL WINDOWS MEET EGRESS AS PER WINDOW MANUFACTURER SPECS. SEE IRC SEC. R310.
- PROVIDE SAFETY GLAZING IAW IRC SEC. R308.
- PROVIDE 36" DEEP WINDOW WELL (9 SQ. FT. FLOOR AREA) W/ LADDER AS REQ'D IAW IRC SEC. R310.2.
- ALL TOILETS SHALL BE 1.6 GPM IAW IRC SEC. P2903.
- ALL TUBS & SHOWERS SHALL HAVE 2.5 GPM HEADS IAW IRC SEC. P2903.
- TUBS AND SHOWERS WITH TILED WALLS NOW REQUIRE CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS. IAW IRC SEC. E702.4.
- BATH TUBS AND WHIRLPOOL TUBS MUST HAVE ANTI SCALD MIXING VALVES LIMITING WATER TEMPERATURE TO 120 DEGREES. IAW IRC SEC. P2713.3.
- PROVIDE JETTED TUB MOTOR ACCESS IAW IRC SEC. P2720.1.
- VENT DRYER TO OUTSIDE IAW IRC SEC. G2439 AND M1502.1 OR PER MANUF. SPEC.
- ALL HOSE BIBS, INCLUDING AUTO WASHER VALVE IN GARAGE, MUST BE BACK FLOW PROTECTED.
- PROVIDE 36" HIGH RAILING W/ GUARD PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH. (SEE IRC SEC. R312).
- PROVIDE CONTINUOUS HANDRAIL IAW IRC SEC. R311.7.8 SEE DETAIL 15 ON SHEET A-7.
- PROVIDE MIN 1/2" GYP BOARD ON WALLS AND CEILING BELOW STAIRS IAW IRC SEC. R302.7.
- SHEET ROCK ALL WALLS WITH MINIMUM 1/2" GYP BOARD ON GARAGE SIDE AND SHEET ROCK ALL CEILINGS & BEAMS WITH MINIMUM 5/8" TYPE 'X' GYP BOARD.
- PROVIDE 20 MIN FIRE RATED DOOR W/ OPTIONAL SELF CLOSER.
- PROVIDE 22" X 30" ATTIC ACCESS AND LATCHED ATTIC ACCESS AS SHOWN (SEE IRC SEC. R807.1).
- PROVIDE GAS SHUTOFF VALVE WITHIN 6" OF FIREPLACE IAW IRC SEC. G2420.
- "0" CLEARANCE GAS FIREPLACE INSTALL PER MANUF. SPEC.
- ALL CHIMNEYS AND VENTS TO BE INSTALLED IAW IRC CHAPTER 18.
- PROVIDE OUTSIDE COMBUSTIBLE AIR TO ALL GAS APPLIANCES IAW IRC SEC. G2407 AND INTERIOR FIRE PLACES IAW IRC SEC. R1008.1/R1008.2.
- PROVIDE SEISMIC STRAPS (IAW IRC P2801.8) FOR WATER HEATERS AND EXPANSION TANK (IAW IRC SEC. M2003) FOR WATER HEATERS. M1307.3.
- PROVIDE FLOOR DRAIN IAW IRC P2719.
- A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED. A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING. WHERE LOCATED ON AN ELECTRICAL PANEL, THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BASEMENT WALL, CRAWL SPACE WALL, AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS FOR PENETRATION AND THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF PENETRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING. WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL LIST THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATE SHALL LIST THE TYPES AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT. WHERE A GAS-FIRED UNVENTED ROOM HEATER, ELECTRIC FURNACE, OR BASEBOARD ELECTRIC HEATER IS INSTALLED IN THE RESIDENCE, THE CERTIFICATE SHALL LIST "GAS-FIRED UNVENTED ROOM HEATER," "ELECTRIC FURNACE" OR "BASEBOARD ELECTRIC HEATER," AS APPROPRIATE. AN EFFICIENCY SHALL NOT BE LISTED FOR GAS-FIRED UNVENTED ROOM HEATERS, ELECTRIC FURNACES OR ELECTRIC BASEBOARD HEATERS IAW IRC SEC. M1101.14 (R401.3).
- ALL ELECTRODES SPECIFIED IN SECTIONS E3608.1.1, E3608.1.2, E3608.1.3, E3608.1.4, E3608.1.5 AND E3608.1.6 THAT ARE PRESENT AT EACH BUILDING OR STRUCTURE SERVED SHALL BE BONDED TOGETHER TO FORM THE GROUNDING ELECTRODE SYSTEM. WHERE NONE OF THESE ELECTRODES ARE PRESENT, ONE OR MORE OF THE ELECTRODES SPECIFIED IN SECTIONS E3608.1.3, E3608.1.4, E3608.1.5 AND E3608.1.6 SHALL BE INSTALLED AND USED. (250.50)
- 6-MIL POLYETHYLENE OR APPROVED VAPOR RETARDANT (WITH JOINTS LAPPED NO LESS THAN 6") SHALL BE PLACED BETWEEN THE BASEMENT FLOOR SLAB AND THE SUB GRADE IAW IRC R308.2.3.
- HOT TUB TO BE INSTALLED IAW IRC E4203.



SECOND FLOOR PLAN

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

FILE NAME
XX

CUSTOM HOME DESIGN
www.jc-design.com
838 NORTH 100 EAST SPANISH FORK, UTAH
PH: 801-794-0220

JCD

SQUARE FOOTAGE
XX

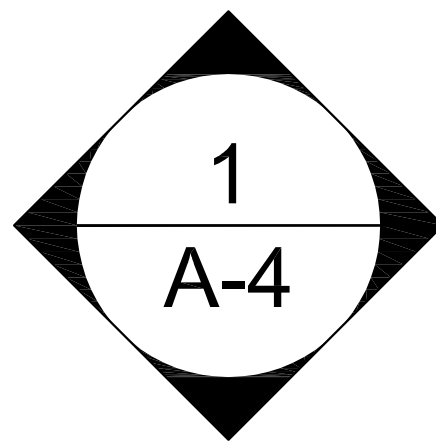
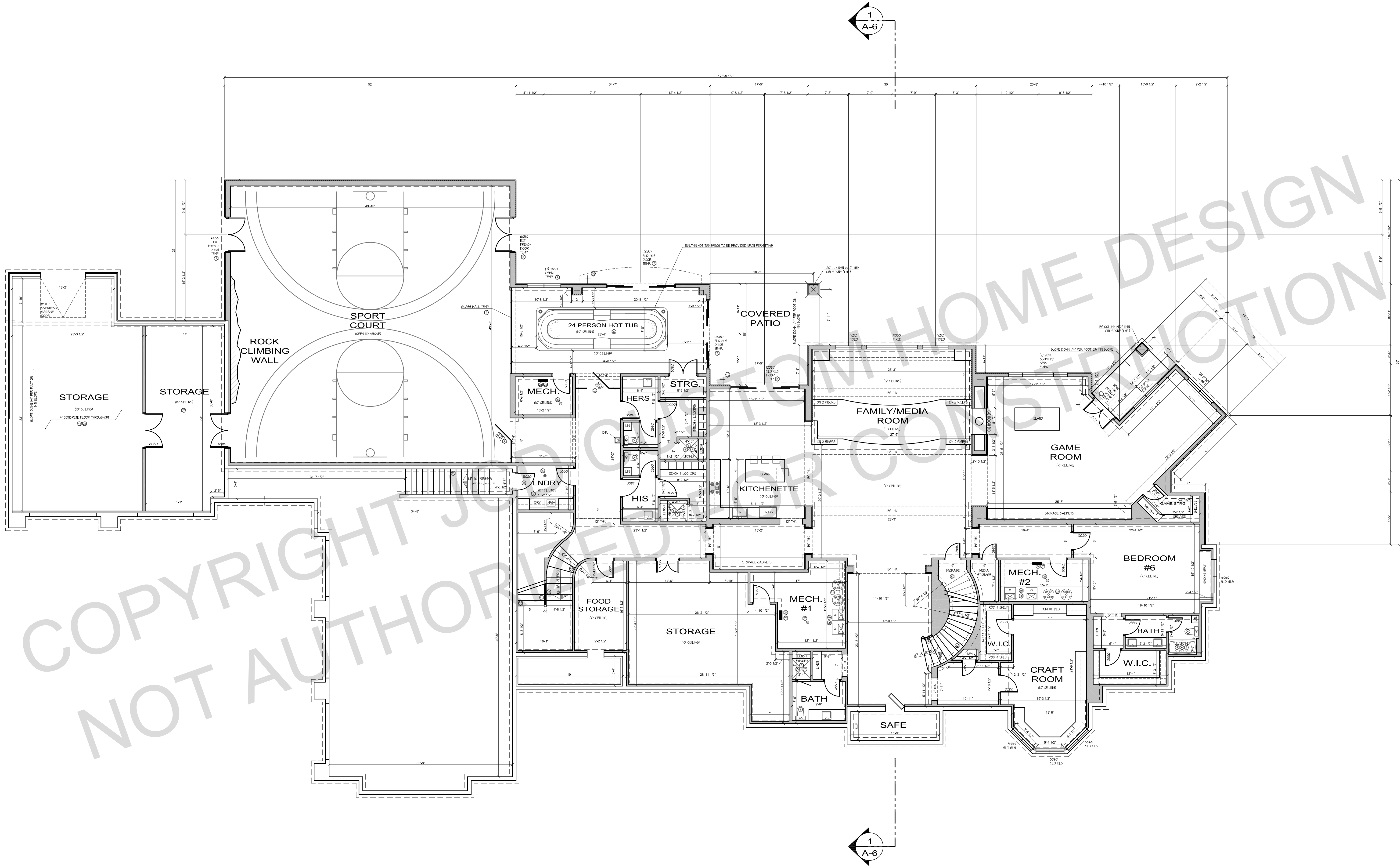
SHEET
A-3

GENERAL NOTES:

- A. GENERAL CONTRACTOR AND SUB CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO DESIGNER PRIOR TO CONSTRUCTION.
- B. DRAWINGS ARE INCOMPLETE WITHOUT ATTACHED ENGINEERING SPECS.
- C. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE AND LOCAL ORDINANCES.
- D. ALL EXTERIOR WALLS ARE 2X STUDS W/ R-19 INSULATION BETWEEN AND ARE DIMENSIONED AT 6 1/2", UNLESS NOTED OTHERWISE. SEE STRUCTURAL SHEETS FOR SIZE & SPACING.
- E. ALL PLUMBING WALLS ARE DIMENSIONED TO FINISHED WALLS AND ARE 6 1/2".
- F. ALL INTERIOR WALLS ARE DIMENSIONED TO FINISHED WALLS AND ARE 4 1/2", UNLESS NOTED OTHERWISE.
- G. BRICK AND STONE ARE DIMENSIONED AT 4", ADJUST AS REQ'D TO 2" FOR CULTURED/THIN CUT STONE (VERIFY W/ MANUFACTURER).
- H. ALL STYLES AND TYPES OF INTERIOR FINISH (I.E. DOORS, HARDWARE, WINDOWS, PAINT, FLOOR COVERINGS, AND APPLIANCES ETC.) SHALL BE DETERMINED BY OWNER OR CONTRACTOR AS APPLICABLE.
- I. SHOW A MINIMUM 4-MIL POLYETHYLENE VAPOR RETARDER OVER THE INSULATION ON THE INSIDE (WARM SIDE) OF ALL EXTERIOR WALLS AND ROOF CEILINGS. IAW IRC SEC. R405.2.2. ADDITIONALLY, CLASS I OR II VAPOR RETARDERS ARE REQUIRED ON THE INTERIOR SIDE OF FRAME WALLS IN CLIMATE ZONES 5, 6, 7, 8, AND MARINE 4 IAW IRC SEC. R702.7.
- J. SEE ADDITIONAL GENERAL FRAMING, MECHANICAL, AND PLUMBING NOTES ON SHEET A-6.

KEYED NOTES

1. VERIFY ALL WINDOWS MEET EGRESS AS PER WINDOW MANUFACTURER SPECS. SEE IRC SEC. R310.
2. PROVIDE SAFETY GLAZING IAW IRC SEC. R308.
3. PROVIDE 36" DEEP WINDOW WELL (9 SQ. FT. FLOOR AREA) W/ LADDER AS REQ'D IAW IRC SEC. R310.2.
4. ALL TOILETS SHALL BE 1.6 GPM IAW IRC SEC. P2903.
5. ALL TUBS & SHOWERS SHALL HAVE 2.5 GPM HEADS IAW IRC SEC. P2903.
6. TUBS AND SHOWERS WITH TILED WALLS NOW REQUIRE CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS. IAW IRC SEC. R702.4.
7. BATHTUBS AND WHIRLPOOL TUBS MUST HAVE ANTI SCALD MIXING VALVES LIMITING WATER TEMPERATURE TO 120 DEGREES. IAW IRC SEC. P2713.3.
8. PROVIDE JETTED TUB MOTOR ACCESS IAW IRC SEC. P2720.1.
9. VENT DRYER TO OUTSIDE IAW IRC SEC. G2439 AND M1502.1 OR PER MANUF. SPEC.
10. ALL HOSE BIBS, INCLUDING AUTO WASHER VALVE IN GARAGE, MUST BE BACK FLOW PROTECTED.
11. PROVIDE 36" HIGH RAILING W/ GUARD PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH. (SEE IRC SEC. R312).
12. PROVIDE CONTINUOUS HANDRAIL IAW IRC SEC. R311.7.8 SEE DETAIL 15 ON SHEET A-7.
13. PROVIDE MIN 1/2" GYP BOARD ON WALLS AND CEILING BELOW STAIRS IAW IRC SEC. R302.7.
14. SHEET ROCK ALL WALLS WITH MINIMUM 1/2" GYP BOARD ON GARAGE SIDE AND SHEET ROCK ALL CEILINGS & BEAMS WITH MINIMUM 5/8" TYPE 'X' GYP BOARD.
15. PROVIDE 20 MIN FIRE RATED DOOR W/ OPTIONAL SELF CLOSER.
16. PROVIDE 22" X 30" ATTIC ACCESS AND LATCHED ATTIC ACCESS AS SHOWN (SEE IRC SEC. R807.1).
17. PROVIDE GAS SHUTOFF VALVE WITHIN 6" OF FIREPLACE IAW IRC SEC. G2420.
18. 1" CLEARANCE GAS FIREPLACE INSTALL PER MANUF. SPEC.
19. ALL CHIMNEYS AND VENTS TO BE INSTALLED IAW IRC CHAPTER 18.
20. PROVIDE OUTSIDE COMBUSTIBLE AIR TO ALL GAS APPLIANCES IAW IRC SEC. G2407 AND INTERIOR FIRE PLACES IAW IRC SEC. R1006.1/R1006.2.
21. PROVIDE SEISMIC STRAPS (IAW IRC P2801.8) FOR WATER HEATERS AND EXPANSION TANK (IAW IRC SEC. M2003) FOR WATER HEATERS.
22. VERIFY ALL FURNACES AND WATER HEATERS IN GARAGE HAVE IGNITION SOURCES AT LEAST 18" ABOVE THE FLOOR IAW IRC SEC. M1307.3.
23. PROVIDE FLOOR DRAIN IAW IRC P2719.
24. A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING. WHERE LOCATED ON AN ELECTRICAL PANEL, THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL, OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BASEMENT WALL, CRAWL SPACE WALL AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS FOR FENESTRATION AND THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING. WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL LIST THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATE SHALL LIST THE TYPES AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT. WHERE A GAS-FIRED UNVENTED ROOM HEATER, ELECTRIC FURNACE, OR BASEBOARD ELECTRIC HEATER IS INSTALLED IN THE RESIDENCE, THE CERTIFICATE SHALL LIST "GAS-FIRED UNVENTED ROOM HEATER," "ELECTRIC FURNACE" OR "BASEBOARD ELECTRIC HEATER," AS APPROPRIATE. AN EFFICIENCY SHALL NOT BE LISTED FOR GAS-FIRED UNVENTED ROOM HEATERS, ELECTRIC FURNACES OR ELECTRIC BASEBOARD HEATERS IAW IRC SEC. N1101.14 (R607.3).
25. ALL ELECTRODES SPECIFIED IN SECTIONS E3608.1.1, E3608.1.2, E3608.1.3, E3608.1.4, E3608.1.5 AND E3608.1.6 THAT ARE PRESENT AT EACH BUILDING OR STRUCTURE SERVED SHALL BE BONDED TOGETHER TO FORM THE GROUNDING ELECTRODE SYSTEM. WHERE NONE OF THESE ELECTRODES ARE PRESENT, ONE OR MORE OF THE ELECTRODES SPECIFIED IN SECTIONS E3608.1.3, E3608.1.4, E3608.1.5 AND E3608.1.6 SHALL BE INSTALLED AND USED. (250.50)
26. 6-MIL POLYETHYLENE OR APPROVED VAPOR RETARDANT (WITH JOINTS LAPPED NO LESS THAN 6") SHALL BE PLACED BETWEEN THE BASEMENT FLOOR SLAB AND THE SUB GRADE IAW IRC R506.2.3.
27. HOT TUB TO BE INSTALLED IAW IRC E4203.



BASEMENT FLOOR PLAN

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

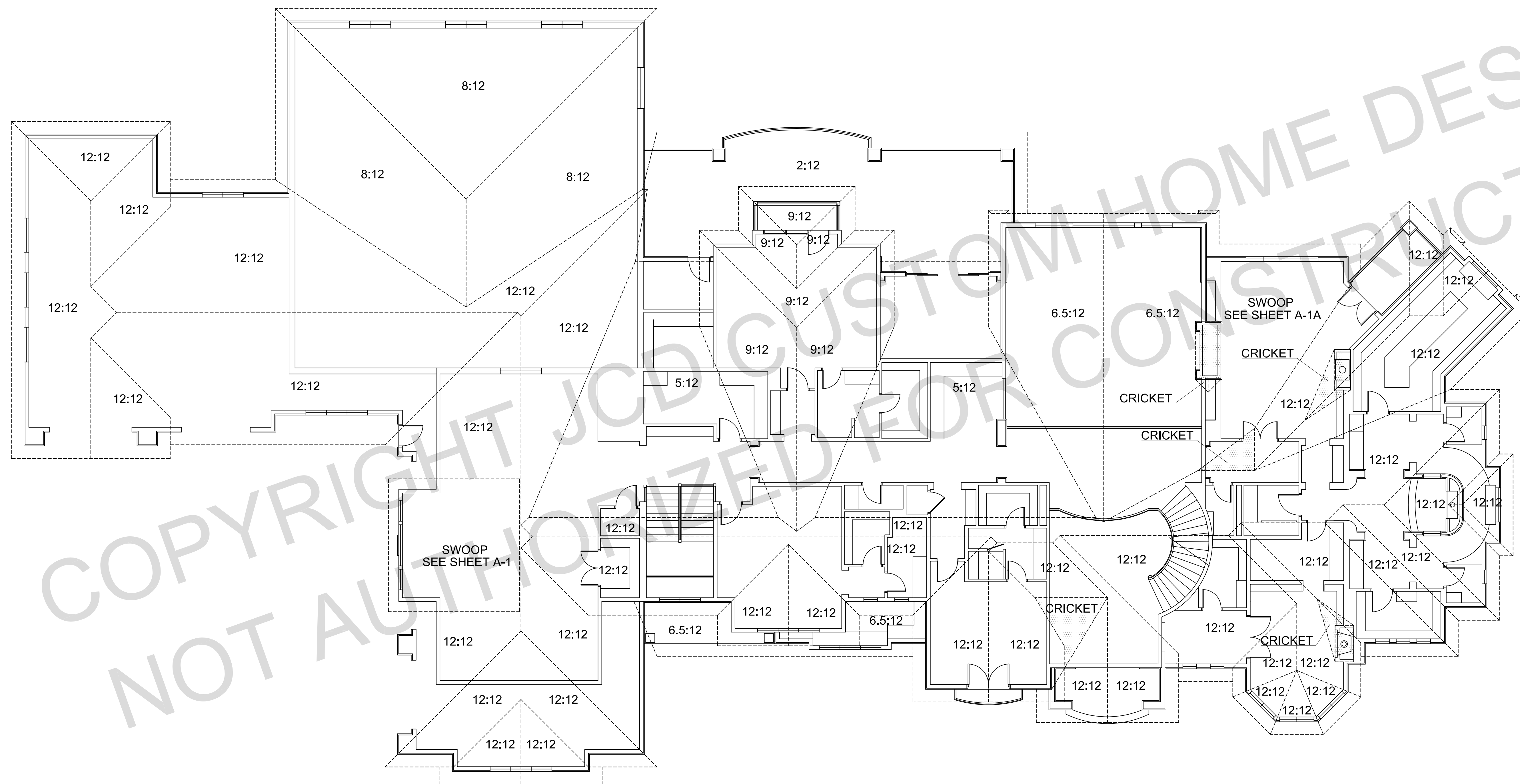
FILE NAME
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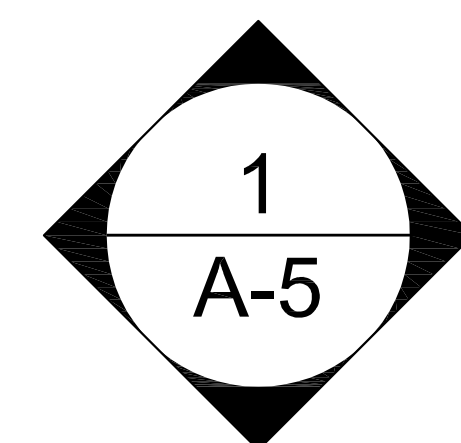
JCD

SQUARE FOOTAGE
XX

SHEET
A-4

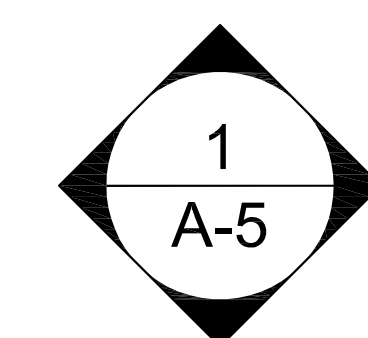
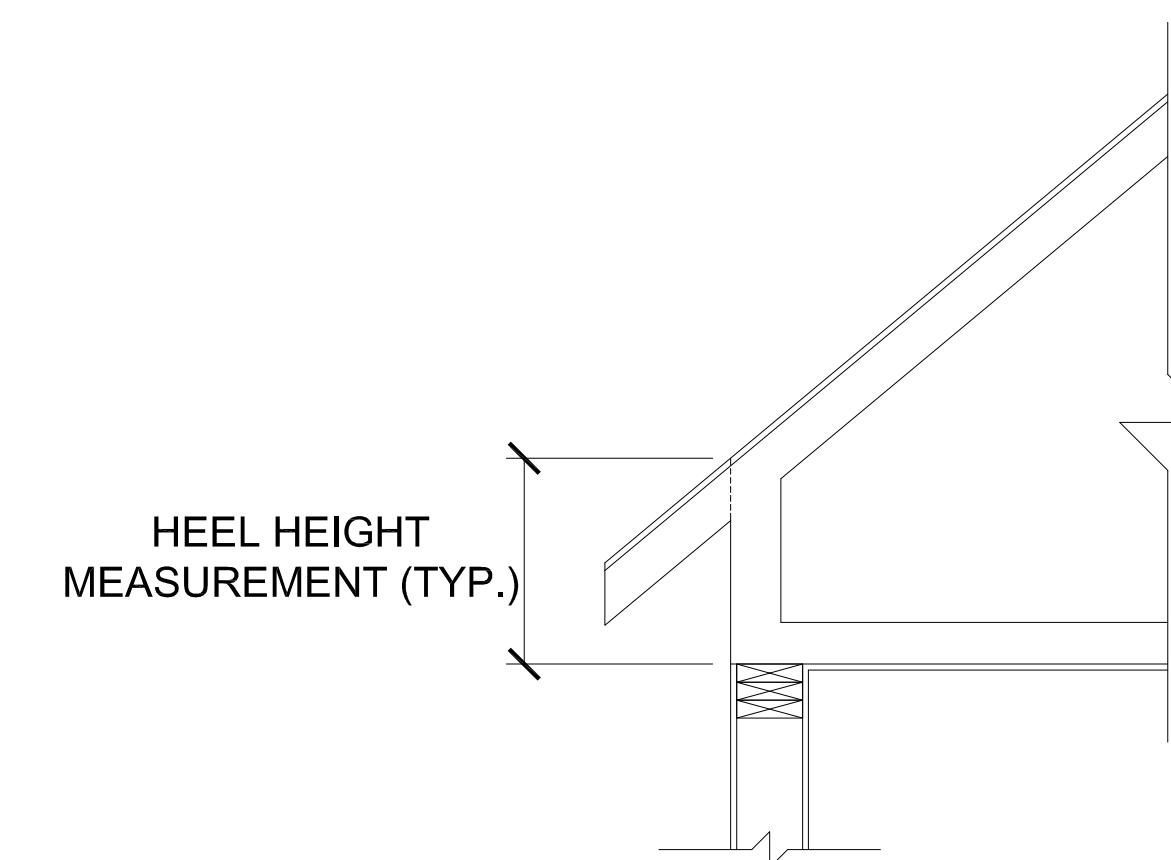


ALL TRUSSES TO BE 12/12 PITCH W/ 29" HEELS UNLESS NOTED
ADJUST HEEL HEIGHTS AS REQUIRED FOR LESSER PITCHED TRUSSES
TO ENSURE CONSISTENT FASCIA HEIGHTS AND SOFFIT DEPTH.



ROOF DRAINAGE PLAN

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



HEEL HEIGHT DETAIL

SCALE: N.T.S.

GENERAL ELECTRICAL NOTES:

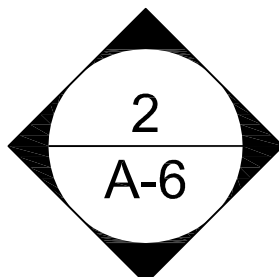
- 1 METER PANELS SHALL BE AT LEAST 36" AWAY FROM ALL DOORS AND WINDOWS
- 2 MAIN DISCONNECTS ARE REQUIRED ON EXTERIOR OF ALL BUILDINGS.
- 3 BREAKER PANELS SHALL NOT BE LOCATED ON THE EXTERIOR OF BUILDING.
- 4 ALL ELECTRODES SPECIFIED IN SECTIONS E3608.1.1, E3608.1.2, E3608.1.3, E3608.1.4 E3608.1.5 AND E3608.1.6 THAT ARE PRESENT AT EACH BUILDING OR STRUCTURE SERVED SHALL BE BONDED TOGETHER TO FORM THE GROUNDING ELECTRODE SYSTEM. WHERE NONE OF THESE ELECTRODES ARE PRESENT, ONE OR MORE OF THE ELECTRODES SPECIFIED IN SECTIONS E3608.1.3, E3608.1.4, E3608.1.5 AND E3608.1.6 SHALL BE INSTALLED AND USED. (250.50)
- 5 INSTALL WATERPROOFED GFCI RECEPTACLES IAW IRC E3901.7
- 6 ALL REQUIRED RECEPTACLES SHALL BE SPACED IAW IRC E3901.2
- 7 RATED OR METAL BOXES SHALL BE USED IN WALLS SEPARATING HOUSES FROM GARAGES.

GENERAL MECHANICAL NOTES:

- 1 GAS METERS SHALL BE LOCATED AS PER LOCAL GAS COMPANY AND SHALL BE A MINIMUM OF 3' FROM ELEC. METER PANELS AND PERMANENT AIR VENTS.
- 2 ADEQUATE COMBUSTION AIR IS REQUIRED FOR ALL FUEL BURNING APPLIANCES
- 3 VENTILATING FANS ARE REQUIRED FOR ALL BATHROOMS WITH TUBS OR SHOWERS AND LAUNDRY ROOMS.
- 4 ALL BATHROOM AND LAUNDRY VENT FANS SHALL BE VENTED TO THE EXTERIOR OF THE BUILDING NO ATTIC VENTING WILL BE ACCEPTABLE.
- 5 DRYER VENT SHALL BE INSTALLED IAW IRC SEC G2439 OR PER MANUF. SPECS
- 6 RANGE AND COOK TOP CLEARANCES TO UNPROTECTED COMBUSTIBLES SHALL BE 30" MINIMUM.
- 7 ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED OR A WHOLE HOUSE VENTILATION SYSTEM DESIGNED PER M1507.3
- 8 ROOMS CONTAINING FUEL-BURNING APPLIANCES: WHERE OPEN COMBUSTION AIR DUCTS PROVIDE COMBUSTION AIR TO OPEN COMBUSTION FUEL-BURNING APPLIANCES, THE APPLIANCES AND COMBUSTION AIR OPENING SHALL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE OR ENCLOSED IN A ROOM, ISOLATED FROM INSIDE THE THERMAL ENVELOPE. SUCH ROOMS SHALL BE SEALED AND INSULATED IN ACCORDANCE WITH THE ENVELOPE REQUIREMENTS OF TABLE N1102.1.2 WHERE THE WALLS, FLOORS, AND CEILINGS SHALL MEET A MINIMUM OF THE BASEMENT WALL R-VALUE REQUIREMENT. THE DOOR INTO THE ROOM SHALL BE FULLY GASKETED...THE COMBUSTION AIR DUCT SHALL BE INSULATED WHERE IT PASSES THROUGH CONDITIONED SPACE TO A MINIMUM OF R-8. IRC N1102.4.4

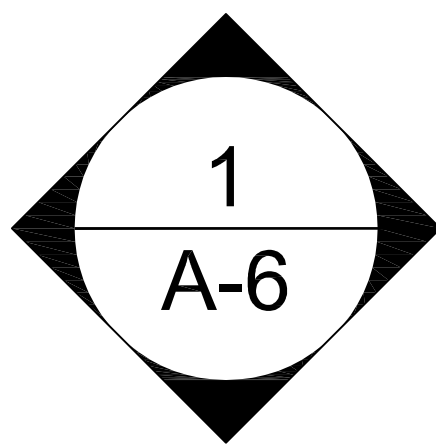
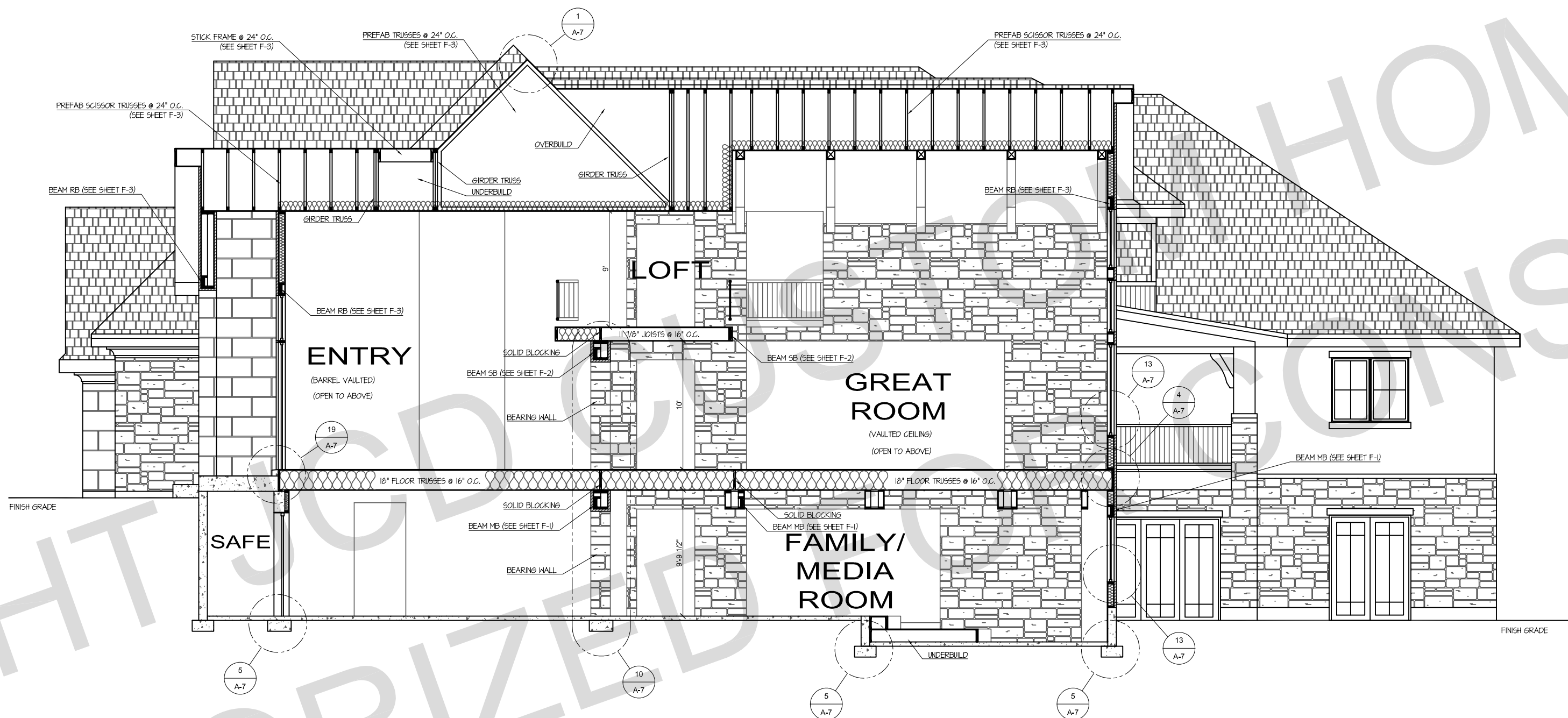
GENERAL PLUMBING NOTES

- 1 VENTING IS REQUIRED FOR ALL FIXTURE TRAPS PER CODE
- 2 NO PIPING SHALL BE INSTALLED SO AS TO BE SUBJECT TO FREEZING
- 3 NO LEAD OR ACID BEARING SOLDERS OR FLUXES ARE ALLOWED FOR POTABLE WATER PIPING SYSTEM.
- 4 PRESSURE REDUCING VALVES ARE REQUIRED WHEN WATER PRESSURE EXCEEDS 80 PSI
- 5 BACK FLOW PROTECTION IS REQUIRED FOR ALL HOSE BIBS, LAWN SPRINKLER SYSTEMS, AND OTHER OUTLETS HAVING HOSE THREADS OR POSING POTENTIAL CROSS CONNECTIONS WITH CITY WATER SYSTEMS.
- 6 FLOOR DRAINS SHALL BE PROVIDED NEAR ALL WATER HEATERS AND HAVE CAST METAL BODIES & GRATES.
- 7 FLOOR DRAINS SHALL BE FULLY VISIBLE AND ACCESSIBLE.
- 8 WATER CLOSET SPACES SHALL BE A MIN OF 30" IN WIDTH AND ALLOW FOR A FRONTAL CLEARANCE OF 21".
- 9 SHOWER FLOOR SPACES SHALL BE A MIN OF 900 SQ. IN AND SHALL BE ABLE TO ENCOMPASS A 30" CIRCLE TO THE HEIGHT OF 72" AND SHALL BE FRAMED FOR A MIN 22" DOOR.
- 10 AIR GAP PROTECTION IS REQUIRED ON ALL DISHWASHER DRAIN CONNECTIONS TO THE DWV SYSTEM.
- 11 UNFINISHED PLUMBING DWV ROUGH-INS SHALL BE PROPERLY VENTED AND CAPPED OFF.
- 12 ANTI-SCALDING FAUCETS ON ALL SHOWER AND TUB-SHOWER COMBINATIONS
- 13 PLUMBING PENETRATIONS THROUGH GARAGE FIRE-WALL MUST BE WITH METAL PIPING. THIS INCLUDES WASTE LINES, WATER LINES, ETC.
- 14 SLIP JOINT FITTINGS FOR SHOWERS, BATHTUBS, LAUNDRY TRAPS, ARE NOT ALLOWED WITHIN CONCEALED SPACES UNLESS PERMANENT ACCESS PANELS ARE PROVIDED.
- 15 HOT WATER LINES IN UNFISHED BASEMENTS, WALLS, OR FLOORS EXPOSED TO UNHEATED AREAS MUST BE INSULATED WITH A MIN. THICKNESS OF 1/2"
- 16 SHOWER PAN LINERS MUST EXTEND 3" ABOVE THE SHOWER DOOR THRESHOLD HEIGHT AND SOLID BLOCKING IS REQUIRED BEHIND ALL LINER LOCATIONS IAW IRC SEC P2709.2
- 17 CONTRACTOR TO VERIFY IF APPLIANCES AND EQUIPMENT ARE NATURAL GAS, ELECTRIC, PROPANE, OR OTHER. HOT WATER CIRCULATING SYSTEMS OR HEAT TRACE SYSTEM IS REQ'D. (N1103.5 AND P2806)



2 ROOF VENTILATION DETAIL

SCALE: N.T.S.

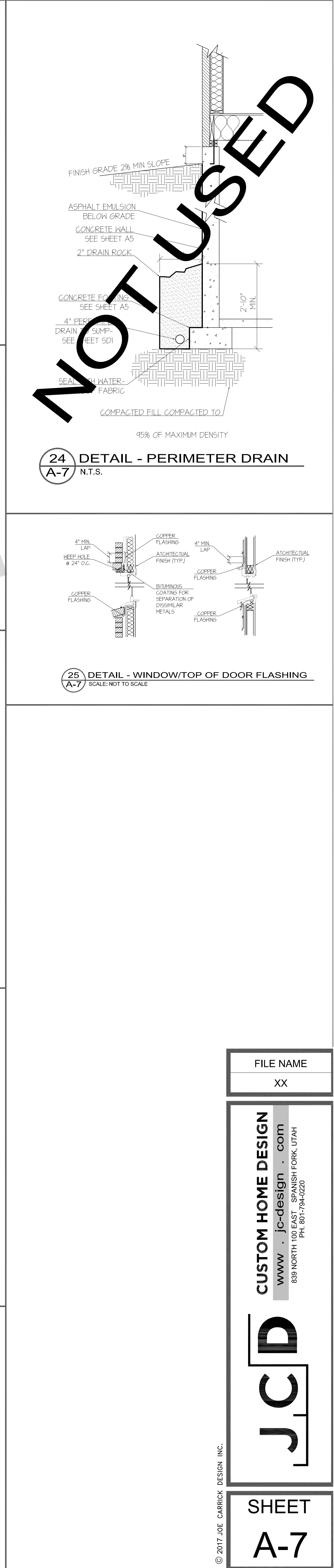
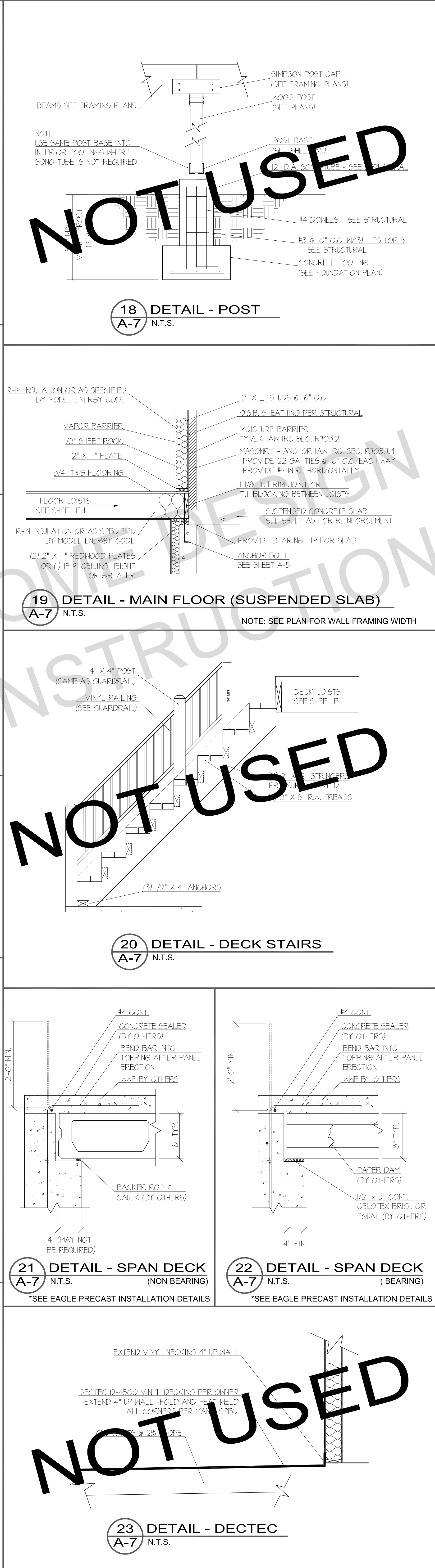
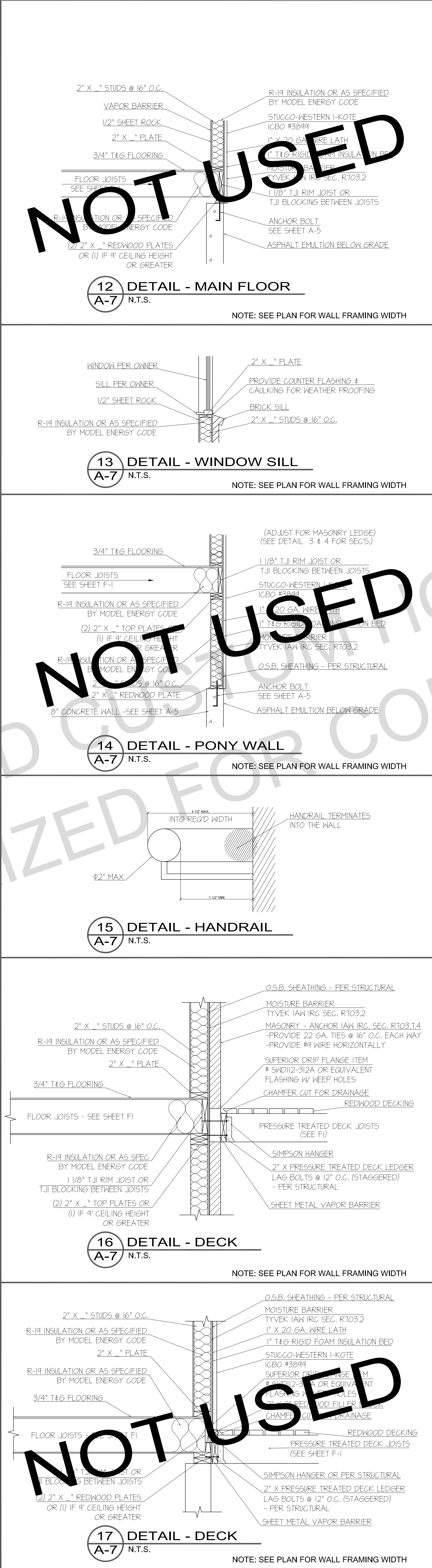
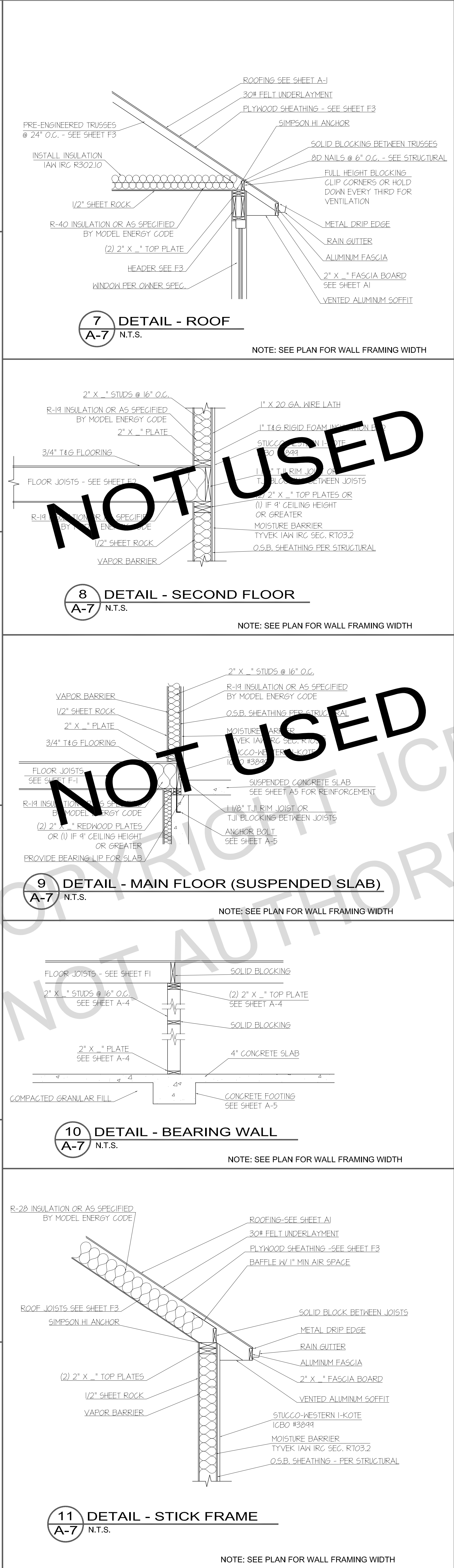
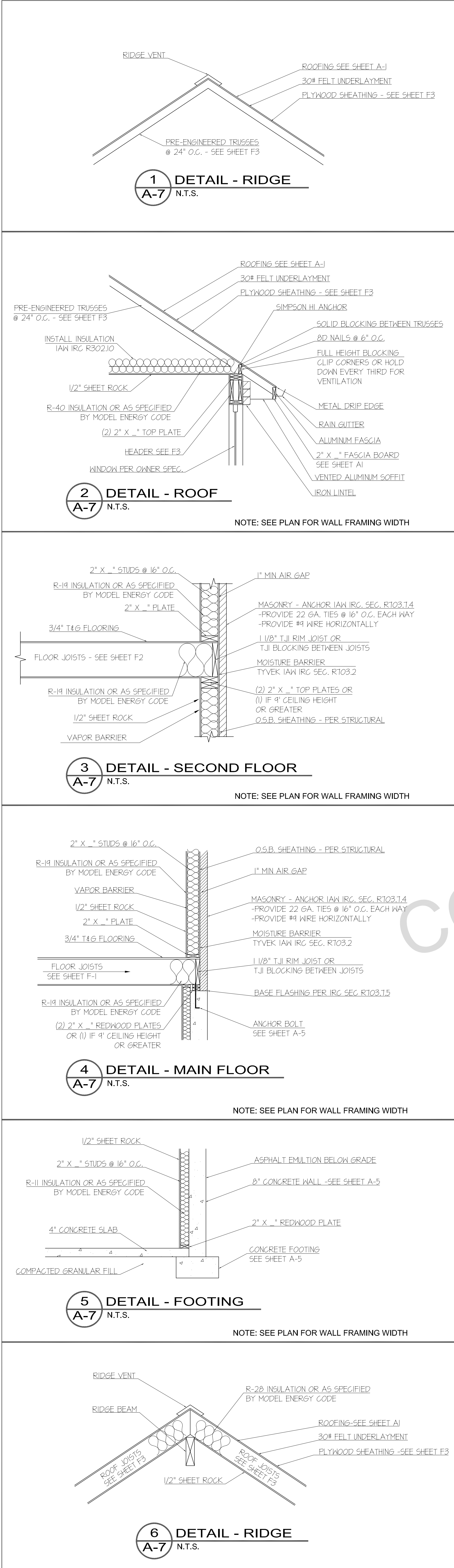


CROSS SECTION

SCALE: 3/16" = 1'-0"

ROOF VENTILATION SHALL BE PROVIDED THROUGH SOFFIT VENTILATION AND TURTLE OR RIDGE VENTS. THE TOTAL NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. THIS MAY BE REDUCED TO NOT LESS THAN 1/300 IF: OPENING ARE PROVIDED IN THE UPPER AND LOWER PORTIONS OF THE VENTILATED SPACE. IAW IRC SEC R806.1 (REFERENCE DETAIL 2/A-6)

ROOFING MATERIALS REQUIRE AN ICE BARRIER THAT EXTENDS FROM THE EDGE OF THE EAVES TO A POINT NOT LESS THAN 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. ROOF SLOPES GREATER THAN 8/12 NOT LESS THAN 36 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. IAW IRC R905. (REFERENCE DETAIL 2/A-6)

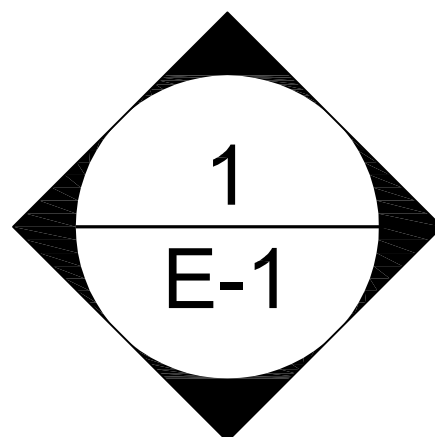
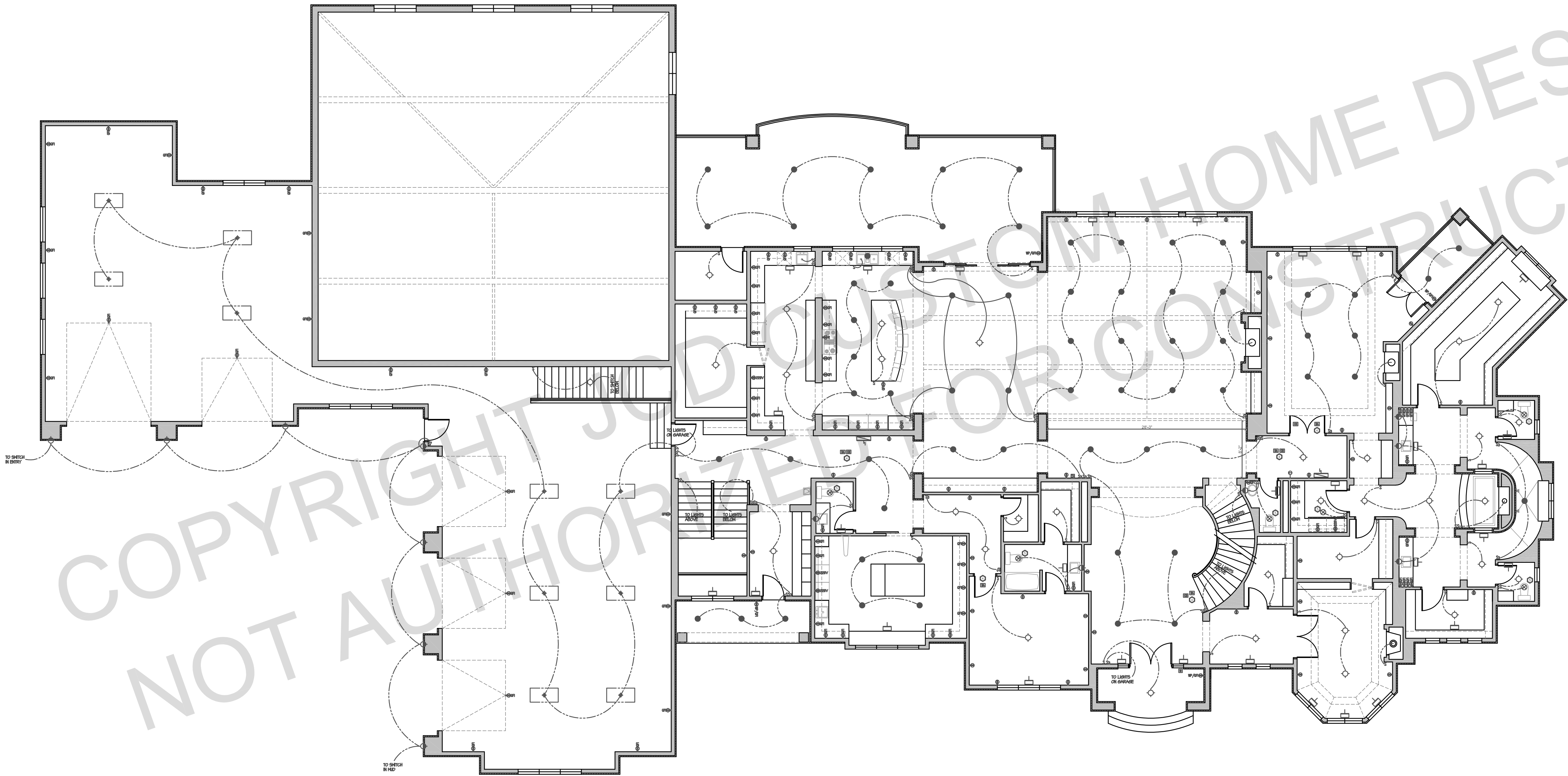


ELECTRICAL SYMBOLS	
	EXHAUST FAN
	CEILING FAN
	CEILING LIGHT
	HULL CHAND. LIGHT
	HULL LIGHT
	RECESSED LIGHT
	FLUORESCENT LIGHT BOX
	TRACK LIGHT
	FLOOD LIGHT
	220V OUTLET
	220V OUTLET (RANGE)
	EXTERIOR GFI OUTLET
	GFI OUTLET
	EXTERIOR SOFFIT PLUG GFI PROTECTED
	OUTLET
	SWITCH UPPER OUTLET
	PHONE
	TV
	SMOKE DETECTOR (WIRED IN SERIES)
	CARBON MONOXIDE
	SECURITY LIGHTING WIRED TO EXT. PHOTO CELL
	METER BASE
	ELECTRICAL PANEL
	ELECTRICAL CONTRACTOR TO SPECIFY AMP RATING
	DOOR BELL SWITCH
	DOOR BELL CHIME
	MOTOR FOR JETTED TUB

- NOTES:
- ALL ELECTRICAL FIXTURES AND THEIR PLACEMENTS ARE TO BE VERIFIED WITH HOME OWNER PRIOR TO INSTALLATION.
 - SEE GENERAL ELECTRICAL NOTES ON SHEET A6
 - ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, NATIONAL ELECTRICAL CODE AND ALL LOCAL CODES
 - ALL BRANCH CIRCUIT THAT SUPPLY 125-VOLT, SINGLE PHASE 15 AND 20 AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS TO BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.
 - INSTALL CARBON MONOXIDE ALARMS PER LEVEL OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

HVAC SYMBOLS	
	WARM AIR REGISTER
	COLD AIR RETURN
	THERMOSTAT

- GENERAL AND KEYED NOTES:
- SEE GENERAL MECHANICAL NOTES ON SHEET A6
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 - ALL ELECTRODES SPECIFIED IN SECTIONS E3008.1.1, E3008.1.2, E3008.1.3, E3008.1.4, E3008.1.5 AND E3008.1.6 THAT ARE PRESENT AT EACH BUILDING OR STRUCTURE SERVED SHALL BE BONDED TOGETHER TO FORM THE GROUNDING ELECTRODE SYSTEM. WHERE NONE OF THESE ELECTRODES ARE PRESENT, ONE OR MORE OF THE ELECTRODES SPECIFIED IN SECTIONS E3008.1.3, E3008.1.4, E3008.1.5 AND E3008.1.6 SHALL BE INSTALLED AND USED. (200.50)
 - PROVIDE SMOKE DETECTOR WIRED IN SERIES IN BATTERY BACKUP
 - BATHROOM EXHAUST FAN DUCTS MUST CONTINUE AND DISCHARGE DIRECTLY TO THE EXTERIOR OF THE STRUCTURE (MAY BE SEC. 405.01.1)
 - PROVIDE WP/GRF WITHIN 25 FEET OF A/C UNIT.



MAIN FLOOR ELECTRICAL

SCALE: 3/16" = 1'-0"

FILE NAME
XX

CUSTOM HOME DESIGN

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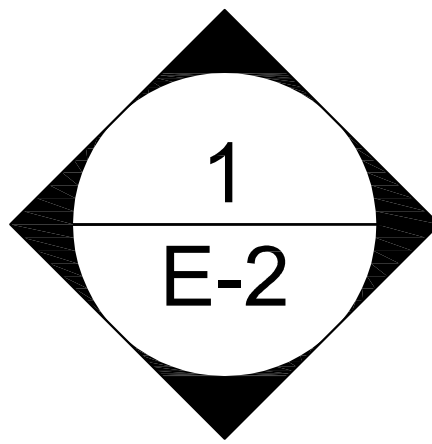
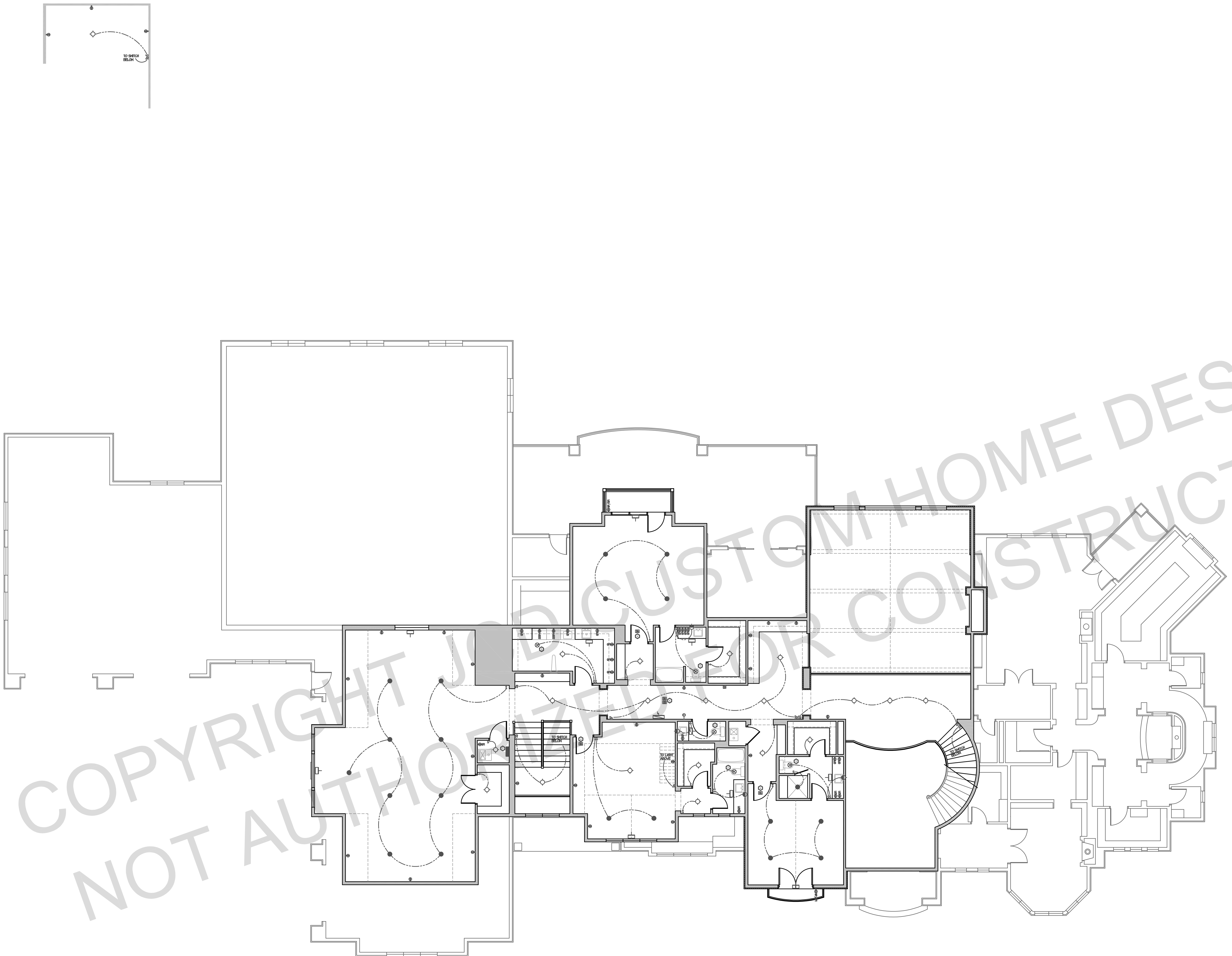
SHEET
E-1

ELECTRICAL SYMBOLS	
	EXHAUST FAN
	CEILING FAN
	CEILING LIGHT
	PULL CHORD LIGHT
	WALL LIGHT
	RECESSED LIGHT
	FLUORESCENT LIGHT (BOX)
	TRACK LIGHT
	FLOOD LIGHT
	220V OUTLET
	220V OUTLET (RANGE)
	EXTERIOR GFI OUTLET
	GFI OUTLET
	EXTERIOR SOFFIT PLUG GFCI PROTECTED
	OUTLET
	SWITCH UPPER OUTLET
	PHONE
	TV
	SMOKE DETECTOR (WIRED IN SERIES)
	CARBON MONOXIDE
	SECURITY LIGHTING WIRED TO EXT. PHOTO CELL
	METER BASE
	ELECTRICAL PANEL CONTRACTOR TO SPECIFY AMP RATING
	DOOR BELL SWITCH
	DOOR BELL CHIME
	MOTOR FOR JETTED TUB

- NOTES:
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 - INSTALL CARBON MONOXIDE ALARMS PER LEVEL OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

HVAC SYMBOLS	
	WARM AIR REGISTER
	COLD AIR RETURN
	THERMOSTAT

- GENERAL AND KEYED NOTES:
- SEE GENERAL MECHANICAL NOTES ON SHEET A6
 - ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE AND ALL LOCAL CODES
- PROVIDE ELEC. PANEL PROPERLY SIZED BY ELECTRICAL CONTRACTOR. CONNECT GROUND WIRE TO ALL METAL PIPES OR CONCRETE ENCASED ELECTRODE (AWI IRC M1010.9 OR N.E.C. 250.50 (G))
- PROVIDE SMOKE DETECTOR WIRED IN SERIES W/ BATTERY BACKUP
- BATHROOM EXHAUST FAN DUCTS MUST CONTINUE AND DISCHARGE DIRECTLY TO THE EXTERIOR OF THE STRUCTURE (AWI IRC SEC. M1501.1)
- PROVIDE WP/GRF WITHIN 25 FEET OF A/C UNIT.



SECOND FLOOR ELEVATION

SCALE: 3/16" = 1'-0"

FILE NAME

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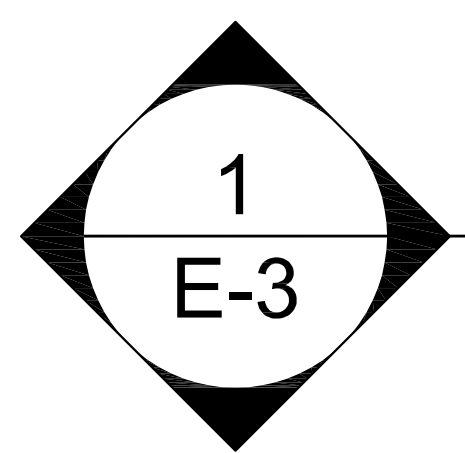
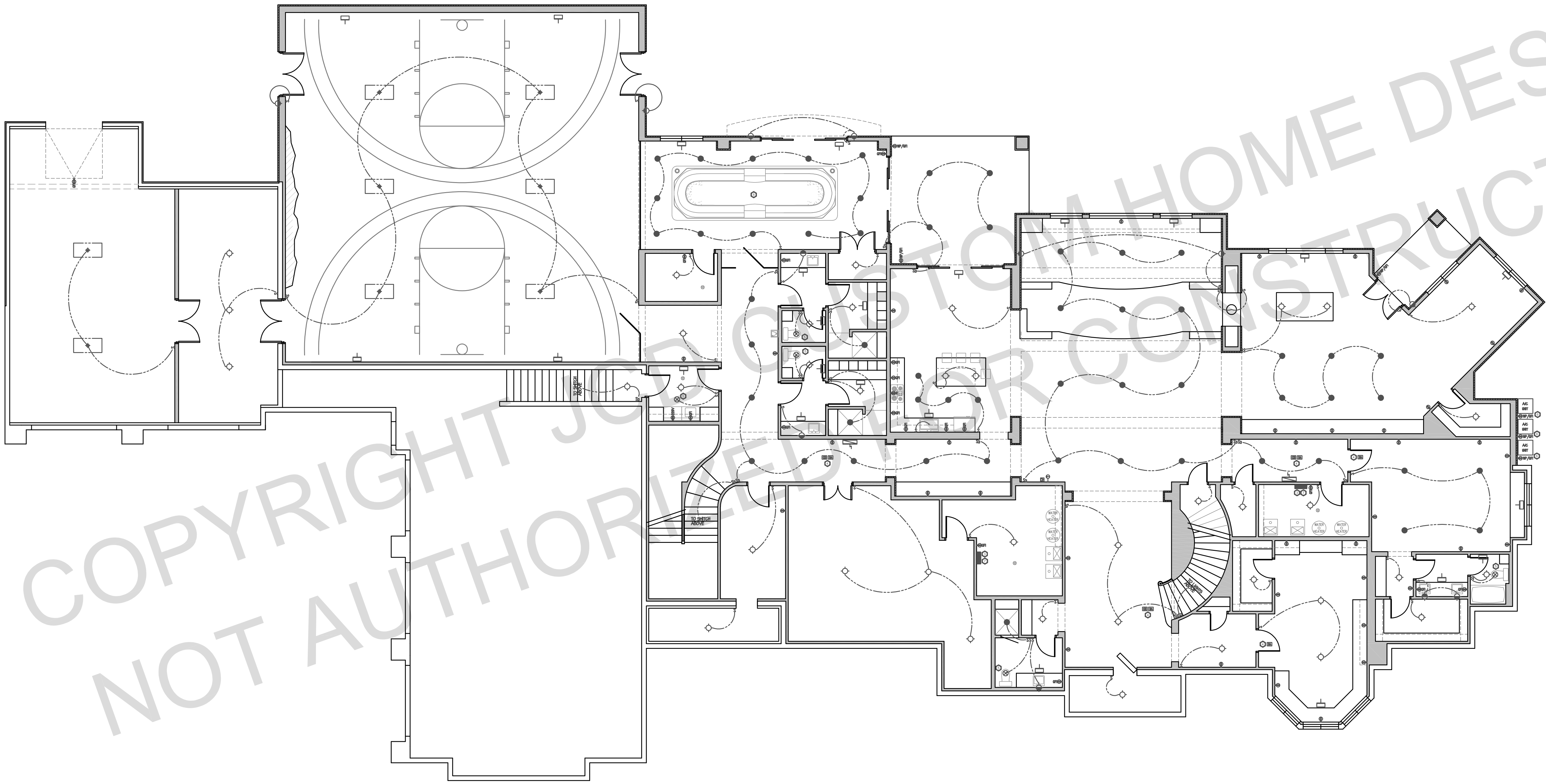
E-2

ELECTRICAL SYMBOLS	
	EXHAUST FAN
	CEILING FAN
	CEILING LIGHT
	FULL CHORD LIGHT
	WALL LIGHT
	RECESSED LIGHT
	FLUORESCENT LIGHT BOX
	TRACK LIGHT
	FLOOD LIGHT
	220V OUTLET
	220V OUTLET (RANGE)
	EXTERIOR GFI OUTLET
	GFI OUTLET
	EXTERIOR SOFFIT PLUG GFI PROTECTED
	OUTLET
	SWITCH UPPER OUTLET
	PHONE
	TV
	SMOKE DETECTOR (WIRED IN SERIES)
	CARBON MONOXIDE
	SECURITY LIGHTING WIRED TO EXT. PHOTO CELL
	METER BASE
	ELECTRICAL PANEL - ELECTRICAL CONTRACTOR TO SPECIFY AMP RATING
	DOOR BELL SWITCH
	DOOR BELL CHIME
	MOTOR FOR JETTED TUB

- NOTES:
- ALL ELECTRICAL FIXTURES AND THEIR PLACEMENTS ARE TO BE VERIFIED WITH HOME OWNER PRIOR TO INSTALLATION.
 - SEE GENERAL ELECTRICAL NOTES ON SHEET A6
 - ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, NATIONAL ELECTRICAL CODE AND ALL LOCAL CODES
 - ALL BRANCH CIRCUIT THAT SUPPLY 125-VOLT, SINGLE PHASE 15- AND 20- AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS TO BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.
 - INSTALL CARBON MONOXIDE ALARMS PER LEVEL OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - RECEPTACLES SHALL BE LOCATED NOT LESS THAN 6 FEET (1828 MM) FROM THE INSIDE WALLS OF INDOOR SPAS AND HOT TUBS. A MINIMUM OF ONE 125-VOLT RECEPTACLE SHALL BE LOCATED BETWEEN 6 FEET (1828) AND 10 FEET (3048 MM) FROM THE INSIDE WALLS OF INDOOR SPAS OR HOT TUBS. (800.5(A) AND 800.43(A)(1)) E4203.1.5 INDOOR GFCI PROTECTION ALL 125-VOLT RECEPTACLES RATED 30 AMPERES OR LESS AND LOCATED WITHIN 10 FEET (3048 MM) OF THE INSIDE WALLS OF SPAS AND HOT TUBS INSTALLED INDOORS SHALL BE PROTECTED BY GROUND-FAULT CIRCUIT INTERRUPTERS. (800.5(A)(2)) E4203.2 SWITCHING DEVICES: SWITCHING DEVICES SHALL BE LOCATED NOT LESS THAN 5 FEET (1524 MM) HORIZONTALLY FROM THE INSIDE WALLS OF POOLS, SPAS AND HOT TUBS EXCEPT WHERE SEPARATED FROM THE POOL, SPA OR HOT TUB BY A SOLID FENCE, WALL OR OTHER PERMANENT BARRIER OR THE SWITCHES ARE LISTED FOR USE WITHIN 5 FEET (1524 MM). SWITCHING DEVICES LOCATED IN A ROOM OR AREA CONTAINING A HYDROMASSAGE BATHTUB SHALL BE LOCATED IN ACCORDANCE WITH THE GENERAL REQUIREMENTS OF THIS CODE. (800.2(2), 800.4(3)(C) AND 800.7(2)) E4203.3 DISCONNECTING MEANS: ONE OR MORE MEANS TO SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS FOR ALL UTILIZATION EQUIPMENT OTHER THAN LIGHTING SHALL BE PROVIDED. EACH OF SUCH MEANS SHALL BE READILY ACCESSIBLE AND WITHIN SIGHT FROM THE EQUIPMENT IT SERVES AND SHALL BE LOCATED AT LEAST 5 FEET (1524 MM) HORIZONTALLY FROM THE INSIDE WALLS OF A POOL, SPA OR HOT TUB UNLESS SEPARATED FROM THE OPEN WATER BY A PERMANENTLY INSTALLED BARRIER THAT PROVIDES A 5-FOOT (1524 MM) OR GREATER REACH PATH. THIS HORIZONTAL DISTANCE SHALL BE MEASURED FROM THE WATER'S EDGE ALONG THE SHORTEST PATH REQUIRED TO REACH THE DISCONNECT. (800.12)

HVAC SYMBOLS	
	WARM AIR REGISTER
	COLD AIR RETURN
	THERMOSTAT

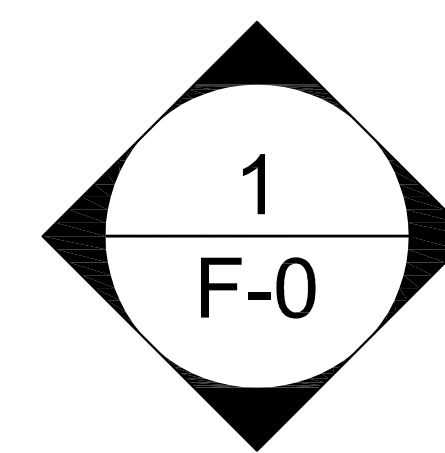
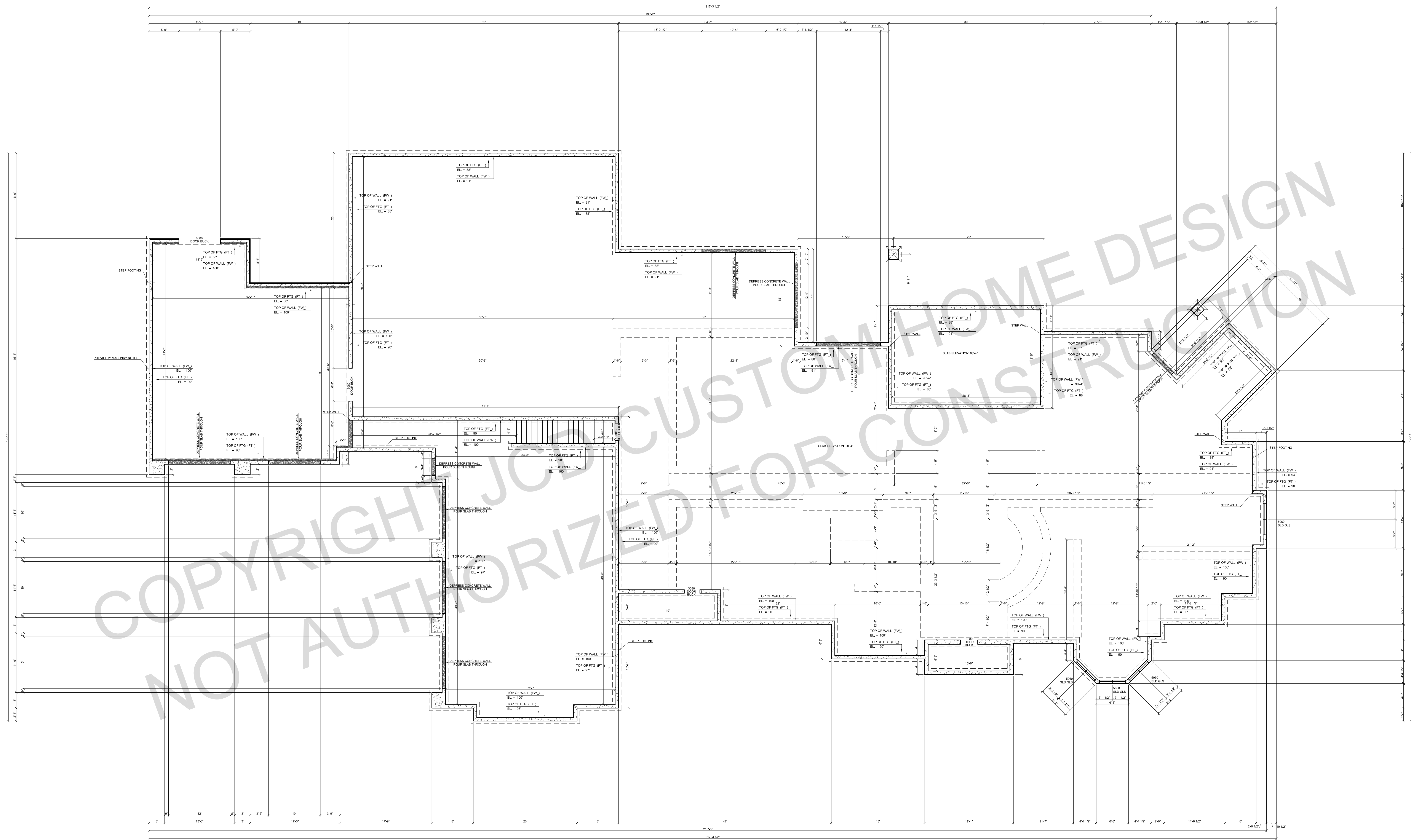
- GENERAL AND KEYED NOTES:
- SEE GENERAL MECHANICAL NOTES ON SHEET A6
 - ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE AND ALL LOCAL CODES
- PROVIDE ELEC. PANEL PROPERLY SIZED BY ELECTRICAL CONTRACTOR. CONNECT GROUND WIRE TO ALL METAL PIPES OR CONCRETE ENCASED ELECTRODE INAW IRC N1101.5 OR N.E.C. 250.50 (5)
 - PROVIDE SMOKE DETECTOR WIRED IN SERIES W/ BATTERY BACKUP
 - BATHROOM EXHAUST FAN DUCTS MUST CONTINUE AND DISCHARGE DIRECTLY TO THE EXTERIOR OF THE STRUCTURE INAW IRC SEC. M1501.1
 - PROVIDE WIRING WITHIN 25 FEET OF AC UNIT.
 - OPER. GROUND LOCATION IS TO BE LOCATED AND VERIFIED ON SITE BY CONTRACTOR INAW IRC 3607.2
 - HOT TUB TO BE INSTALLED INAW IRC SEC. E4203



BASEMENT ELECTRICAL

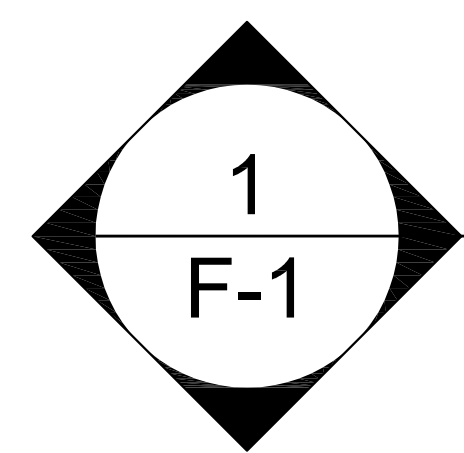
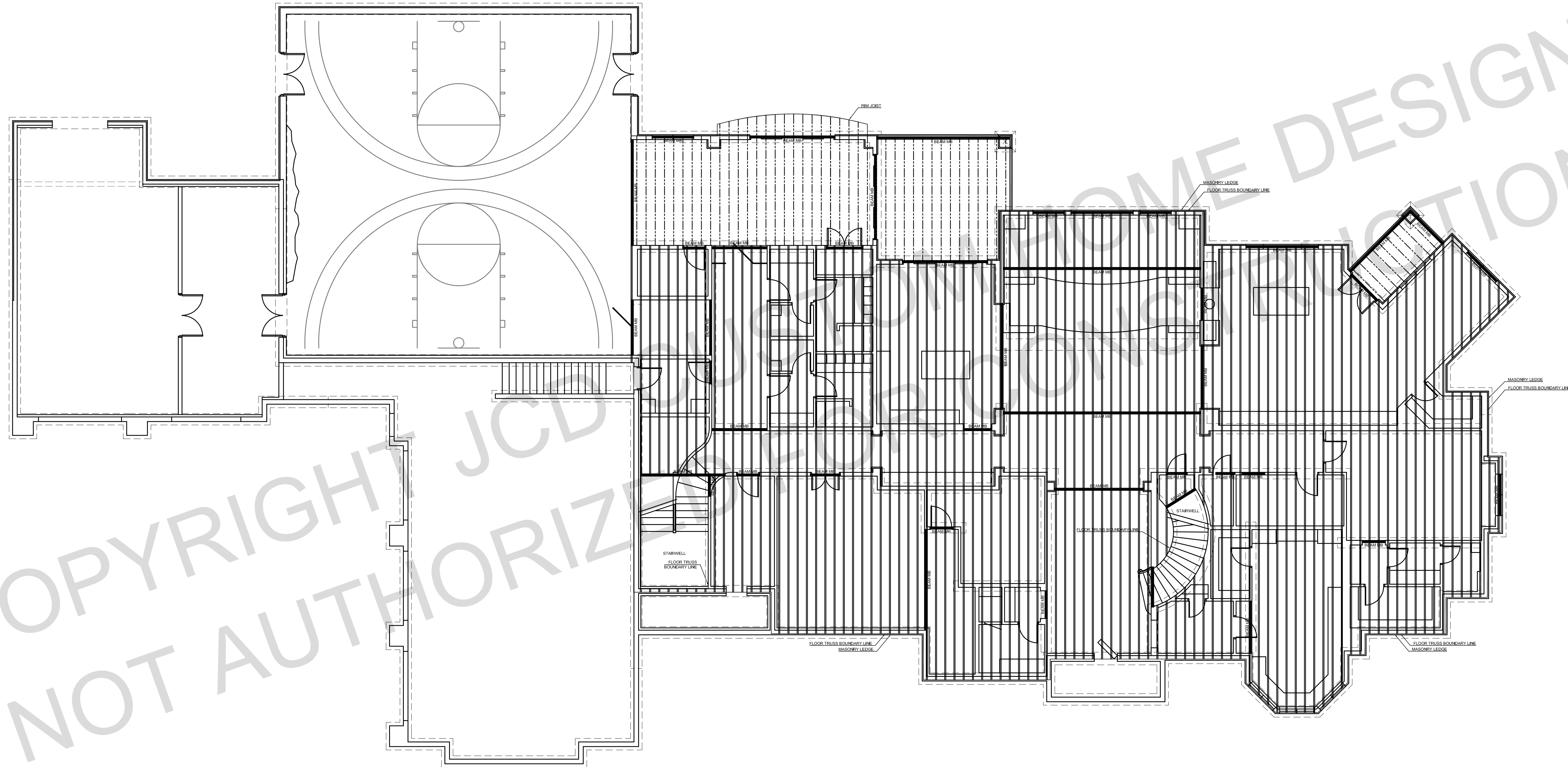
SCALE: 3/16" = 1'-0"

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SHEET	E-3



FOOTING AND FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

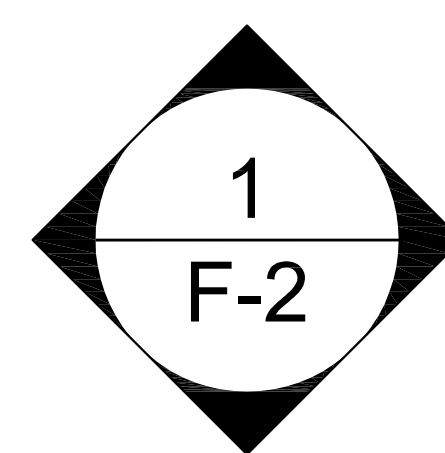
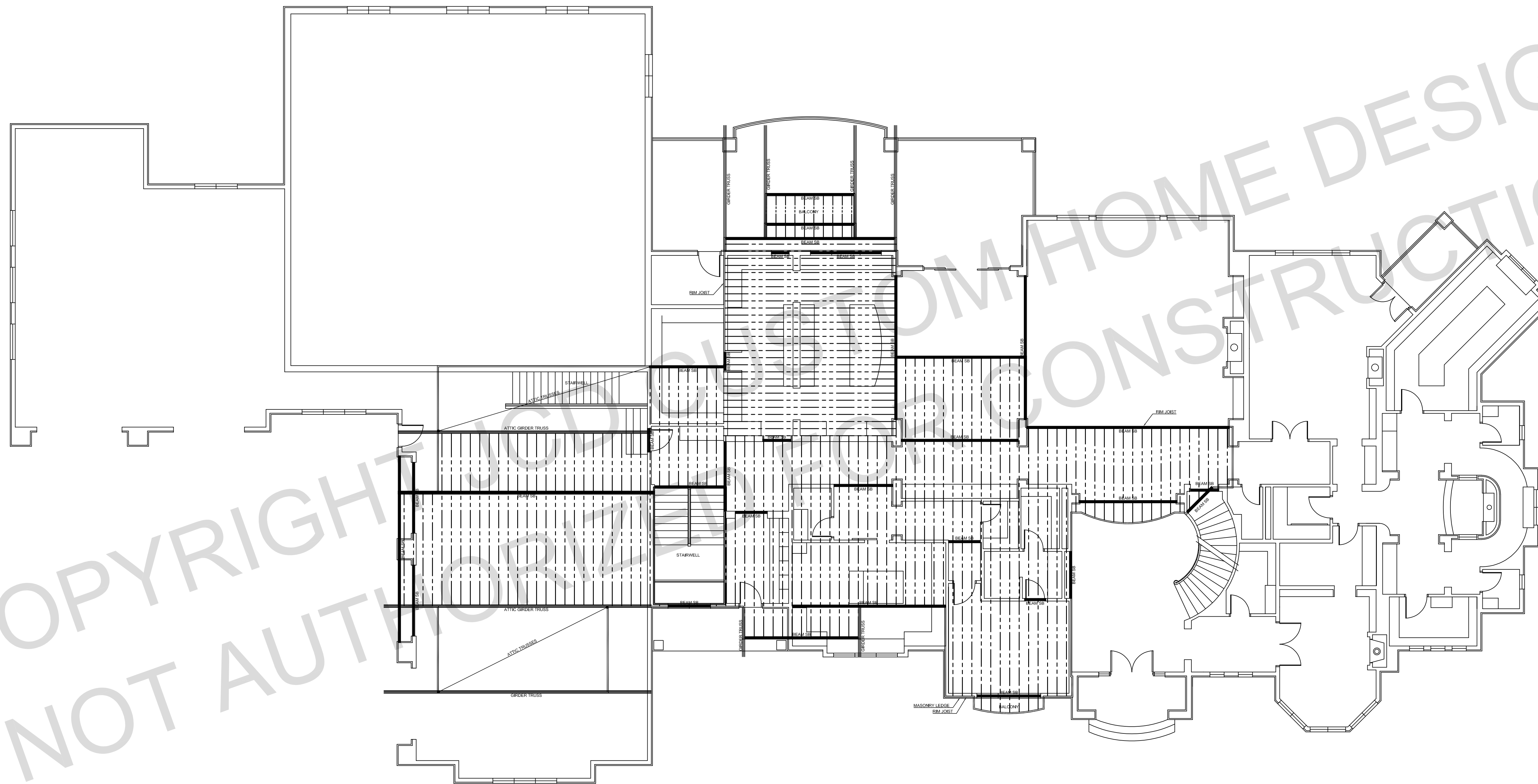
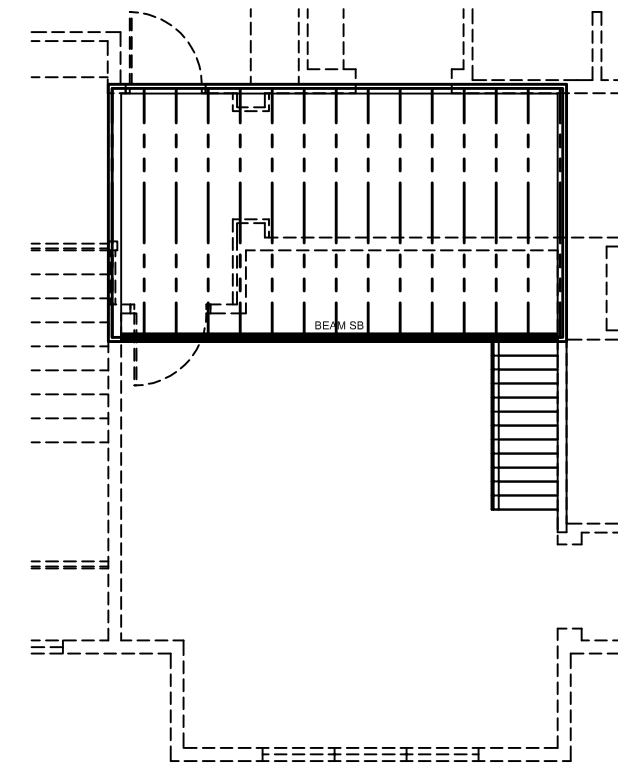


MAIN FLOOR FRAMING PLAN

SCALE: 3/16" = 1'-0"

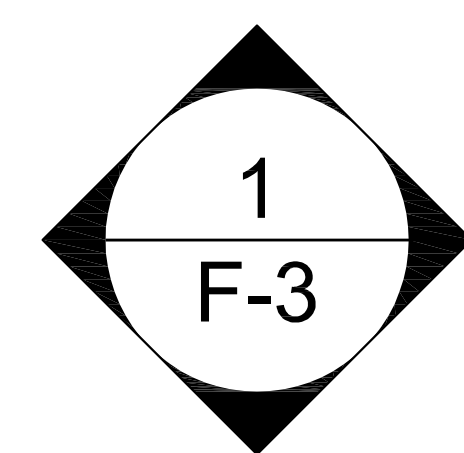
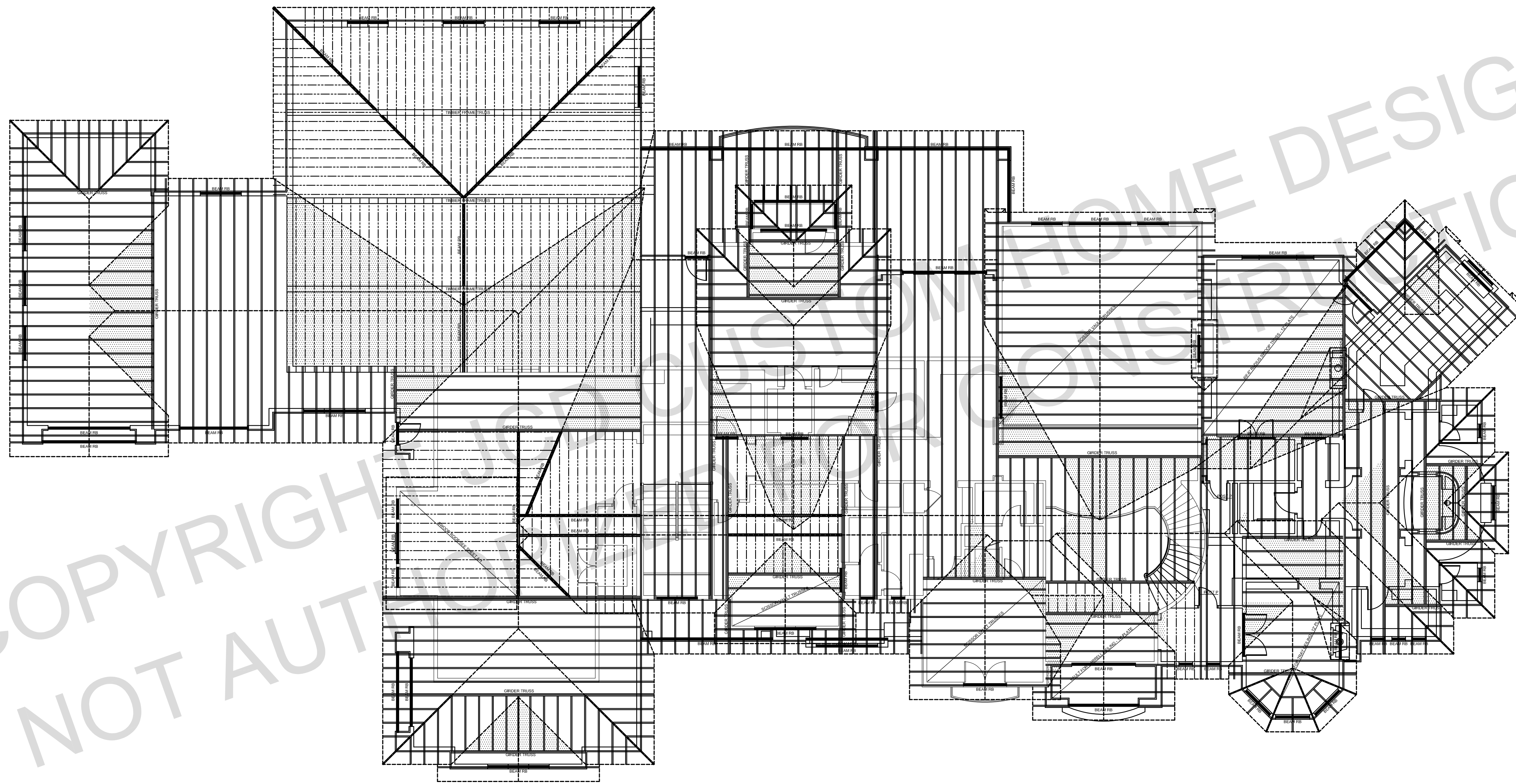
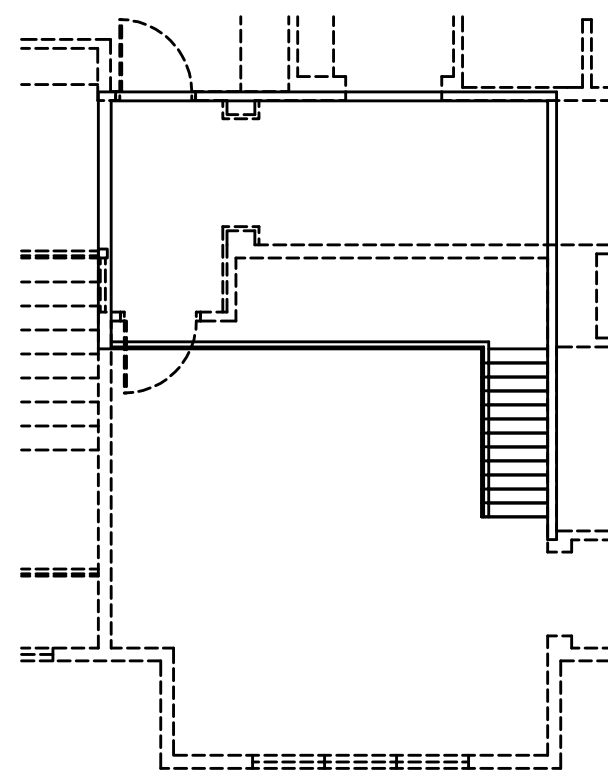
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SECOND FLOOR FRAMING PLAN

SCALE: 3/16" = 1'-0"



ROOF FRAMING PLAN

SCALE: 3/16" = 1'-0"

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