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S ARE FOLCUAL REFESENTATION ONLY, ALL SPECIFIC MATERIALS AND COLORS TO BE PRESENTED TO ARCHITECTURAL REVIEW AND ALLOWED ONLY UPON APPROVAL. LANDSCAPING PLAN TO BE PROVIDED BY OTHERS.

# SAMPLE DRAWING SET

LOCATED AT: LOT \_\_\_\_, \_\_\_ SUBDIVISION, \_\_\_\_, \_\_\_

- APPLICANT IS RESPONSIBLE FOR CONTACTING AND RECIEVING APPROVAL FROM APPROPRIATE FIRE DISTRICT, WATER DISTRICT, SEWER DISTRICT AND HEALTH DEPARTMENT
- GAS PIPING PLAN AND CITY/COUNTY GAS LINE INSTALLATION FORM AND PIPING DIAGRAM SHALL BE ON SITE FOR GAS LINE AND METER INSPECTION
- A THIRD-PARTY INPECTOR SHALL INSPECT THE AIR LEAKAGE OF CONSTRUCTED BUILDING TO COMPLY WITH N1102.4.1.2
- GOVERNING CODES 2015 IRC FOR ARCHITECTURAL AND 2018 IBC FOR

BUILDER: WATTS GROUP

STRUCTURAL ENGINEERING: REDWOOD ENG. 801.426.6500

CIVIL ENGINEERING: SUMMIT ENGINEERING

# SQUARE FOOTAGE

MAIN FLOORLIVINGGARAGE

4,195 SQ. FT. 997 SQ. FT.

BASEMENT

LIVING 6,623 SQ. FT.

SUB GARAGE 1,067 SQ. FT.

<u>TOTAL</u>
• LIVING 10,818 SQ. FT
• GARAGE 2064 SQ. FT.

REVISIONS

DATE CURRENT DRAWN BY:

CHECK BY:

PROJECT #:

**COVER SHEET** 

\_\_\_\_

BRICK AND STONE ARE DIMENSIONED AT 4" AND CULTURED/THIN CUT STONE ARE DIMENSIONED AT 2" (TO BE VERIFIED WITH MANUFACTURER). FIRE SEPARATION BETWEEN HOUSE AND GARAGE:

A. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO HE GARAGE

GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM HABITABLE SPACES ABOVE BY NOT LESS THAN 5/8" TYPE 'X' GYPSUM

WHERE THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT

THAN 1/2" GYPSUM BOARD IRC R302.6 ANY DOOR BETWEEN THE HOUSE AND GARAGE SHALL BE A TIGHT SOLID WOOD OR HOLLOW METAL DOOR, 1-3/8" THICK OR A 20 MINUTE LABELED WITH CLOSER - SEE THE 2018 IRC R302.5.1

DUCT PENETRATIONS SHALL BE BY MINIMUM 26 GAUGE SHEET METAL, OPENINGS INTO THE GARAGE ARE PERMITTED. IRC 302.5.2 NO ROOMS USED FOR SLEEPING WILL HAVE DIRECT ACCESS FROM

ALL STYLES AND TYPES OF INTERIOR FINISHES (I.E. DOORS, HARDWARE, WINDOWS, PAINT, FLOOR COVERINGS, APPLIANCES, ETC.) SHALL BE DETERMINED BY OWNER OR CONTRACTOR AS NEEDED.

### **ELEVATIONS**

SEE ELEVATIONS NOTED AND DIMENSIONED FOR WALL HEIGHTS AND FLOOR PLACEMENT. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SITE WORK (I.E. EXCAVATION, BACKFILL, GRADE, COMPACTING, ETC.) ALL WORK MUST BE IAW LATEST EDITION

INTERNATIONAL RESIDENTIAL CODE AND ALL LOCAL CODES. PROVIDE METAL FLASHING OR 15 LB FELT BETWEEN WOOD EXTERIOR WALL AND CONCRETE SLABS, PORCH CAPS, DECKS, ETC. 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

### INSPECTIONS BY BUILDING INSPECTOR AS DEEMED NECESSARY IAW IRC SEC 6. ALL WOOD, HARDBOARD OR STRUCTURAL PANEL SIDING SHALL COMPLY WITH IAW

IRC SEC. R703.1. DETAILS TO BE PROVIDED BY OWNER OR CONTRACTOR ROOF VENTILATION AND ICE BARRIER DETAIL SEE GENERAL NOTES ON SHEET A4.2

### <u>ROOM DIMENSIONS, ETC.</u>

 CEILING HEIGHTS OF ALL HABITABLE ROOMS (HALLWAYS, BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS, AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET. IRC 305.1 - SEE SAME SECTION FOR EXCEPTIONS. HABITABLE ROOMS SHALL HAVE A FLOOR AREA OF NOT LESS THAN 70 SQ.FT. NO

PORTION OF A ROOM MAY BE USED TO COMPUTE MINIMUM AREA WHERE THE CEILING IS LESS THAN 5'. R304 HABITABLE ROOMS OTHER THAN KITCHENS SHALL BE NOT LESS THAN 7' IN ANY

THERE SHALL BE A CLEAR PASSAGEWAY OF NOT LESS THAN 3' BETWEEN COUNTER FRONTS AND APPLIANCES OR WALLS.

# **EGRESS**

1. HOUSES SHALL HAVE AT LEAST ONE 3'-0" X 6'-8" SWINGING TYPE EXIT DOOR TO THE EXTERIOR. ANY LOCK SHALL BE OPERABLE FROM THE INSIDE WITHOUT A KEY.

2. LANDINGS ARE REQUIRED ON BOTH SIDES OF EXTERIOR DOORS. DOOR MAY OPEN AT A LANDING THAT IS NOT MORE THAN 7 3/4" LOWER THAN THE FLOOR LEVEL. PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING. LANDING SHALL BE AT LEAST 36" DEEP. R311.3 HALLWAYS SHALL BE NOT LESS THAN 36" WIDE. R311.6

TO THE LOWEST PROJECTION, R305.1 EVERY SLEEPING ROOM AND BASEMENT SHALL HAVE AT LEAST ONE OPERABLE, EXTERIOR WINDOW OR DOOR FOR EMERGENCY ESCAPE OR RESCUE. THE UNITS SHALL BE OPERABLE FROM THE INSIDE TO PROVIDE A FULL CLEAR OPENING WITHOUT THE USE OF TOOLS. ALL OF THE FOLLOWING APPLY. R310

HALLWAYS SHALL HAVE A CLEAR CEILING HEIGHT OF NOT LESS THAN 7' MEASURED

MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. (OPENING AT GRADE LEVEL FLOOR MAY BE 5.0 SQ. FT.) MINIMUM NET CLEAR OPENING HEIGHT DIMENSION OF 24"

MINIMUM NET CLEAR OPENING WIDTH DIMENSION OF 20"

MAXIMUM FINISHED SILL HEIGHT OF 44" ABOVE THE FLOOR. ALL DOORS OR WINDOWS PROVIDED FOR EMERGENCY ESCAPE OR RESCUE SHALL OPEN DIRECTLY TO A STREET, ALLEY, YARD, OR COURT.

WINDOW WELLS FOR EMERGENCY ESCAPE AND RESCUE WINDOWS SHALL HAVE A NET CLEAR OPENING OF 9 SQ. FT. WITH A MINIMUM DIMENSION OF 36". WINDOW WELLS DEEPER THAN 44" SHALL HAVE A PERMANENT LADDER ACCESSIBLE FROM THE WINDOW WHEN FULLY OPEN. LADDERS SHALL BE AT LEAST 12" WIDE AND 3" FROM THE WELL WITH RUNGS NO MORE THAN 18" APART 11. EMERGENCY ESCAPE WINDOWS ARE ALLOWED TO BE INSTALLED UNDER DECKS AND PORCHES PROVIDED THE LOCATION OF THE DECK ALLOWS THE EMERGENCY ESCAPE WINDOW TO BE FULLY OPENED AND PROVIDES A PATH NOT LESS THAN 3 INCHES IN HEIGHT TO A COURT OR YARD. R310.2.4

12. IN DWELLING UNITS WHERE THE OPENING OF AN OPERABLE WINDOW IS DOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOVE THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL MINING MON

INCHES ABOVE THE FINISHED FLOOR OF THE ROOM NW CH THE VINDOW LOCATED. GLAZING BETWEEN THE FLOOR AND 24" HALL FIXE OR HAVE OPENINGS THROUGH WHICH A 4 INCH DIAMETER SHERE CONTRACTOR R312... 13. EXCEPTIONS

A. WINDOWS WHOSE OPENINGS WILL 'O' ALLOW A NCH DIAMETER TO PASS THROUGH THE OP ING WHE. THE OPENING IS IN ITS LARGEST

OF NINGS IN TAKE KOVIDED WITH WINDOW GUARDS THAT JOIN LY WITH ASTM F2 6 O1 72090

# GLA7'

1. GLASS IN DOO. SHALL SAFETY GLAZED. R308. GLAZING AP IACE. A DOOR WITHIN A 24" ARC OF TITHE DOOR EDGE VHEN CLOSED, M ST BE SAFETY GLAZED IF THE SOTTOM EL SE IS VITHIN 60" ( THE FLOOR OP /ALKING SURFACE, R308.4.2

36 HORIZONTALLY OF A FIOOR OR WALKING TURFACE LL BE SAFETY GLAZED. LIEU OF SAFETY GLAZING, GLASS MAY BE PROJECTED BY A HORIZONTAL MEMBER

1-1/2" IN WIDTH, CAPABLE OF RESISTING 50 LBS. ER LINEAL FOOT, LOCATED BETWEEN 34" AND 38" ABOVE WALKING SURFACE, R308.4.3 GLAZING IN SHOWER AND BATHTUB ROOMS WITHIN 60" ABOVE THE WALKING SURFACE, INCLUDING ANY WALLS, WINDOWS IN WALLS AND DOORS SHALL BE

SAFETY GLAZED, R308.4.5 GLAZING WITHIN 5' HORIZONTALLY AND 60" VERTICALLY OF AN INDOOR OR

OUTDOOR POOL OR SPA DECK AREA SHALL BE SAFETY GLAZED. R308.4.5 GLAZING AT WALLS ENCLOSING STAIRS AND LANDINGS (AND FOR 5' BEYOND THE TOP OR BOTTOM OF THE STAIR) SHALL BE SAFETY GLAZED IF LESS THAN 60" ABOVE THE WALKING SURFACE, R308.4.7

GLASS IN RAILINGS SHALL BE TEMPERED OR LAMINATED. R308.4.4 SAFETY GLAZING MATERIAL SHALL BE PERMANENTLY LABELED. R308.1

ALL EXTERIOR DOORS AND WINDOWS SHALL COMPLY WITH R609. 10. IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR SURFACE

BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH (102 MM) DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES (610 MM) OF THE FINISHED

FLOOR. R312.2.1 (WINDOW SILLS)

**EXCEPTIONS:** A. WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4 INCH DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION. B. OPENINGS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION

DEVICES THAT COMPLY WITH SECTION R312.2.1 & 312.2.2. OPENINGS THAT ARE PROVIDED WITH FALL PREVENTION DEVICES COMPLY WITH ASTM F2090.

WINDOWS THAT ARE PROVIDED WITH OPENING LIMITING DEVICES COMPLY WITH SECTION R312.2.2.

### **LIGHT, VENT., & SANITATION**

ALL HABITABLE ROOMS (BEDROOMS, LIVING ROOMS, DINING ROOMS, FAMILY

ROOMS, ETC.) SHALL BE PROVIDED WITH NATURAL LIGHT FROM WINDOWS WITH AREA OF NOT LESS THAN 8% OR ARTIFICIAL LIGHT PRODUCING 6 FT CANDLES THROUGHOUT. R303.1

ALL HABITABLE ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION BY OF EXTERIOR OPENINGS WITH AN AREA OF NOT LESS THAN 4% OF THE FLOOR

PROVIDED WITH MECHANICAL VENTILATION CAPABLE OF 0.35 AIR CHANGES PER HOUR WITH 15 CFM OF OUTSIDE AIR PER OCCUPANT. R303.1 3. FOR THE PURPOSE OF LIGHT AND VENTILATION, A ROOM MAY BE CONSIDERED

OF EACH ROOM. IN LIEU OF NATURAL VENTILATION, HABITABLE ROOMS MAY BE

AS A PORTION OF AN ADJOINING ROOM WHEN AT LEAST ONE-HALF OF THE AREA OF

COMMON WALL IS OPEN, UNOBSTRUCTED AND PROVIDES AN OPENING OF NOT THAN 1/10TH OF THE FLOOR AREA OF THE INTERIOR ROOM OR 25 SQ.FT. WHICH EVER IS GREATER. R303.2

4. THE OPERABLE WINDOW AREA IN BATHROOMS, WATER CLOSET COMPARTMENTS. AND OTHER SIMILAR ROOMS SHALL NOT BE LESS THAN 1-1/2 SQ FT UNLESS A MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 50 CFM FOR

INTERMITTENT OPERATION OR 20 CFM FOR CONTINUOUS OPERATION IS VENTILATION AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. R303.3

THE HOUSE SHALL HAVE AT LEAST ONE WATER CLOSET, LAVATORY, BATHTUB SHOWER AND KITCHEN SINK EQUIPPED WITH HOT AND COLD RUNNING WATER NECESSARY FOR NORMAL OPERATION. R306

ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES SHALL HAVE VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST RAIN OR SNOW. OPENINGS SHALL BE COVERED WITH A 1/8" TO 1/4" MESH. THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED, OR 1/300 IF 50% TO 80% IS LOCATED IN THE UPPER 3' OF THE ATTIC AND THE REMAINDER IS PROVIDED BY SOFFIT VENTS. WHERE SOFFIT VENTS ARE AN INSULATION DAM MUST BE PROVIDED BETWEEN EVERY TRUSS AND/OR RAFTER. ATTIC VENTILATION MAY ALSO BE 1/300 WHEN A VAPOR BARRIER IS USED

WARM SIDE OF THE CEILING. R806

7. AN ATTIC ACCESS 22"X 30" SHALL BE PROVIDED AT ROOF/CEILING AREAS AND SHALL BE LOCATED IN A CORRIDOR, HALLWAY, OF OTHER READILY ACCESSIBLE LOCATION. THERE SHALL BE 30" OF HEADROOM OVER THE OPENING. IF THERE IS LESS THAN 30" MAXIMUM HEIGHT IN THE ATTIC, ACCESS NEED NOT BE PROVIDED.

### **STAIRWAYS**

(GARAGE

1. STAIR TREADS SHALL HAVE A MAXIMUM RISE OF 7.75" AND A MINIMUM RISE OF 4". THE MINIMUM RUN SHALL BE 10". LENGTH OF TREAD IS MEASURED FROM NOSE TO NOSE. THE LARGEST TREAD RUN OR RISER WITHIN ANY FLIGHT OF STAIRS NOT EXCEED THE SMALLEST BY MORE THAN 3/8". STAIRS SHALL MEET ALL OTHER REQUIREMENTS OF R311.7.5

WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 10 INCHES MEASURED AS ABOVE AT A POINT 12 INCHES FROM THE SIDE WHERE THE TREADS ARE NARROWER. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 6 INCHES AT ANY POINT. WITHIN ANY FLIGHT OF STAIRS, THE GREATEST WINDER TREAD DEPTH AT THE 12 INCH WALK LINE SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. R311.7.5.2.1

STAIRWAYS SHALL NOT BE LESS THAN 36" IN WIDTH. EVERY STAIRWAY AND RAMP SHALL HAVE A LANDING WITH A DIMENSION OF AT LEAST EXCEED 36" MEASURED IN THE DIRECTION OF TRAVEL STAIRWAYS WITH 4 OR MORE RISERS SHALL HAVE AT LEAST ONE HANDRAIL SEE IRC 2015 SECTION 311.7.8

STAIRS SHALL HAVE A HEADROOM CLEARANCE OF NOT LESS THAN 6'-8". CLEARANCE IS MEASURED VERTICALLY FROM A LINE ALONG THE TREAD NOSING TO THE SOFFIT ABOVE AT ALL NOSE. R311.7.2 7. ENCLOSED SPACE UNDER STAIRS SHALL HAVE THE WALLS AND SOFFIT PROTECTED ON THE ENCLOSED SIDE WITH 1/2" SHEETROCK. R302.7 8. 36" HIGH GUARDS SHALL BE PROVIDED ON PORCHES. BALCONIES AND RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FIOOR OR GRADE

BELOW. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF 30" ABOVE THE FLOOR OR

GRADE BELOW SHALL HAVE GUARDS AT LEAST 34" HIGH. GUARDS WILL HAVE AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. THE TRIANGULAR SPACE CREATED BY THE STAIR AND A BOTTOM RAIL MAY BE CONSTRUCTED SO A 6" SPHERE WILL NOT 10. RAMPS SLOPE NOT TO EXCEED 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL. JP

2015 SECTION 311.8 11. GUARDRAIL CONNECTION DETAILS SHALL BE ADEQUATE TO SUPPORT 200 LBS. OF HORIZONTAL FORCE PER LINEAL FOOT ACTING AT A RIGHT ANGLE TO HE TOP

# 12. HANDRAILS SHALL COMPLY WITH IRC 311.7.8

**PLUMBING & MECHANICAL** 1. EACH WATER CLOSET SHALL BE LOCATED A LEAR SPICE NOT LEGETHA 30" IN WIDTH (15" FROM THE CENTER TO AN OBSTUCTION AND HAVE A CLEAR SPACE IN FRONT OF NOT LESS T FIGUR 307.1

A SHOWER COMPARTMENT JHALL BE 30" SC AT JMIN 17TH 24" CLEAR SPACE FRONT. R307.1 CEMENT, FIBER-CEMENT R GLASS MAT GYF UM BACKERS INSTALLED IN ACCORDANC WITH MAN FACTURES F COLLIENDATIONS SHALL BE LIGED AS

BACKED OR WALL TILE I. TUB AND S DWER AREAS AND WALL DIELS SHC \_R REAS. 702.4.2 ALL APPLIA CES (WATER HEAT \_\_\_\_\_\_JILER, ETC.) WHICH REQUITED PRESSIVE VALVE SHALL BE PROVIDED WITH A FULL SIZE TO ANN WHICH ST EXTEN FROM 1 TVALVE TO AN INDIRECT WASTE, S' SHAS A 1001 JAIN, AL FLOOP 'AINS SE' L HAVE TRAP PRIMERS OR DEE SEAL DESI 1 P2 3 & P3201.2 5. JAN FIRED FUR ACES AND WATER HEATTRS SMILL NOT BE LICATE IN A BED. OM, BATHROOM, STORAGE CLOSL TOIL T ROOM OR I NCLOSED SPACE WITH ACCESS ONLY THE DUG SUCH A ROUT OR SPACE.

WATER HEATERS AND LATING PPLIA LES OCAL RAGES WHICH GENERATE A GLOW ARK OR F SHALL FINSTALLED WITH THE PILOTS, BURNERS A HE TING ELEN NTS AND S TCHES AT LEAST 18" ABOVE THE FLOOR VEL. G240 THE WATER . TATER SPACE AND FULL 'ACE ROOM SHALL HAVE AN OPENING OR

DOOR WITH A ONTINUOL PASSAGE VAY AT LEAST 2' IN WIDTH AND LARGE EN UGH TO PE MIT REMO L OF THE LARGEST EQUIPMENT IN HE ROOM. M1305.1.2 IT SELL BE POSE BLE TO REMOVE WATER HEATERS WITHOUT FIRST

NOVING MY PERMINENT PART OF THE STRUCTURE. M1305.1 N UNC STRUCTED WORKING SPACE AT LEAST 30" DEEP AND THE HEIGHT OF THE NACE OF WATER HEATER (30" MINIMUM) SHALL BE PROVIDED ALONG THE EN. F FRONT OR FIREBOX SIDE OF THE FURNACE. M1305 THE BUILDING SHALL COMPLY WITH CHAPTER 17 OF THE IRC SECTION M1701

A FURNACE SHALL NOT BE INSTALLED IN A CLOSET OR ALCOVE LESS THAN 12"

WIDER THAN THE FURNACE AND SHALL PROVIDE A MINIMUM WORKING SPACE OF 3" ALONG THE SIDES, BACK, AND TOP. M1305.1.1 12. A FURNACE SHALL NOT BE INSTALLED WITH A CLEARANCE OF LESS THAN 6" ALONG THE COMBUSTION CHAMBER OPENING SIDE, M1305.1.1 13. THE AIR REMOVED BY EVERY MECHANICAL EXHAUST SYSTEM SHALL BE

DISCHARGED TO THE OUTDOORS. AIR SHALL NOT BE EXHAUSTED INTO AN ATTIC, SOFFIT, RIDGE VENT OR CRAWL SPACE. IRC M1501.1 ALL DRYER EXHAUST SYSTEMS SHALL BE COMPLIANT WITH M1502. 15. COOKING APPLIANCES SHALL BE TESTED, LISTED AND LABELED AS HOUSEHOLD

TYPE FOR DOMESTIC USE AND INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS. G2447 16. A EVAPORATIVE COOLER MUST BE LOCATED A MINIMUM OF 10' FROM ALL VENTS, FLUES AND EXHAUST TERMINATIONS. FLUES MAY BE EXTENDED 3' ABOVE INTAKE OPENING OF EVAPORATIVE COOLER IN LIEU OF 10' HORIZONTAL SEPARATION.

17. WATER CLOSETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.6 GALLONS PER FLUSH. SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF 2.5 GPM. P2903.2 18. WATER HAMMER ARRESTERS ARE REQUIRED WITH QUICK-CLOSING VALVES (DISH CLOTHES WASHERS). P2903.5 THE HOT WATER SUPPLIED TO BATHTUBS AND WHIRLPOOL TUBS SHALL BE

FIXTURES SHALL BE PROTECTED FROM BACK FLOW OR SEWAGE BY INSTALLING

LIMITED TO A MAXIMUM TEMPERATURE OF 120 F BY A WATER TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1016.EXCEPT WHERE SUCH PROTECTION IS OTHERWISE PROVIDED BY A COMBINATION TUB/SHOWER VALVE IN ACCORDANCE WITH SECTION P2708.4 20. FIXTURES THAT HAVE FLOOD LEVEL RIMS LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER SERVING SUCH

AN APPROVED BACKWATER, P3008 21. PROVIDE ACCESS TO MOTORS AND PUMPS ON ALL JETTED TUBS. 22. PROVIDE NON-FREEZE TYPE BACK FLOW PREVENTION HOSE BIBS IRC P2902.3.3 & P2903.10

23. PROVIDE AN EXPANSION TANK ON THE CULINARY WATER SYSTEM. LOCATE IN MECHANICAL ROOM. P2903.4 24. IN SEISMIC DESIGN CATEGORIES C, D0, D1, AND D2, WATER HEATER SHALL BE ANCHORED OR STRAPPED IN THE UPPER THIRD AND LOWER ONE-THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE-THIRD OF THE

OPERATION WEIGHT. IRC P2801.8 25. FLOOR DRAINS SHALL BE PROVIDED NEAR ALL WATER HEATERS. 26. FLOOR DRAINS SHALL BE FULLY VISIBLE AND ACCESSIBLE.

27. PLUMBING AND CONDUIT PENETRATIONS OF THE SEPARATION WALL BETWEEN THE

GARAGE AND THE RESIDENCE SHALL BE OF COPPER OF FERROUS. 28. ALL FUEL BURNING APPLIANCES SHALL BE PROVIDED WITH COMBUSTION AIR IN ACCORDANCE WITH THE APPLIANCE MANUFACTURES INSTALLATION INSTRUCTIONS. OIL-FIRED APPLIANCES SHALL BE PROVIDED WITH COMBUSTION AIR IN ACCORDANCE WITH NFPA 31. IRC M1701.1

29. PROVIDE GAS LOGS AND EACH GAS APPLIANCE WITH A SHUTOFF VALVE WITHIN 6 FEET OF THE APPLIANCE. IRC G2420 (G2420.5)

30. HYDROMASSAGE MOTORS SHALL BE PROVIDED WITH ADEQUATE VENTILATION, BE ACCESSIBLE BY WAY OF REMOVABLE PANEL OR DOOR AND BE ON A DEDICATED **GFCI CIRCUIT** 

31. ANY JETTED TUBS TO HAVE AN ACCESS DOOR TO MOTOR OF 12"X12" IF DISTANCE TO MOTOR FROM ACCESS PANEL IS EQUAL TO OR LESS THAN 24", OR 18"X18"

GREATER THAN 24". 32. HEATING AND COOLING SYSTEM SHALL BE DESIGNED TO ACCA MANUAL S&J OR OTHER APPROVED CALCULATION. IRC N1103.7

33. SHOWER DOOR MUST HAVE A 22" CLEAR OPENING & TILE AROUND TUBS MUST HAVE A FIBER CEMENT BACKER BOARD. 34. SHOWER PANS MUST HAVE AN APPROVED LINER ENDING 3" ABOVE THE FINISHED

THRESHOLD, SOLID BLOCKING IS REQUIRED BEHIND THE LINER. NOTE THAT THE SLOPE MUST BE BUILT UP UNDER THE LINER. 35. ALL BATHTUBS AND SHOWERS SHALL HAVE AN ANTI-SCALD VALVE LIMITING WATER

TEMPERATURE TO 120 DEGREES. 36. HOT WATER HEATERS MUST HAVE AN EXPANSION TANK, 2 SEISMIC STRAPS, AND A T&P VALVE A PAN IS REQUIRED IF A LEAK WILL DAMAGE THE PROPERTY.

37. PROVIDE BACKFLOW PREVENTORS OR VACUUM BREAKERS FOR PROTECTION OF POTABLE WATER ON HOSE BIBS, IRRIGATION OR SPRINKLER SYSTEMS, BOILERS,

38. PROVIDE BACKWATER VALVES FOR DWV THAT ARE LOWER THAN THE NEAREST

MANHOLE COVER. THIS WILL REQUIRE THAT BASEMENT WASTE SYSTEMS WILL BE PLUMBED INDEPENDENTLY. 39. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION, (SLAB, BASEMENT WALL, CRAWLSPACE WALL AND/OR FLOOR) AND DUCTS OUTSIDE THE CONDITIONED

SPACES; U-FACTORS OF WINDOWS, AND SOLAR HEAT GAIN COEFFICIENT OF WINDOWS. THE TYPE AND EFFICIENCY OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT SHALL ALSO BE LISTED. IRC N1101.14 40. DUCTWORK IN UNCONDITIONED SPACES WILL HAVE R-8 VALUE INSULATION. 41. CONTRACTOR TO VERIFY ALL ROUGH OPENING SIZES WITH EQUIPMENT, FIXTURE, WINDOWS, DOORS, AND OTHER ITEMS WERE DIFFERENT MANUFACTURES WITH

HAVE DIFFERENT ROUGH OPENING SIZES. CONTRACTOR TO VERIFY ALL TUB

DIMENSIONS WITH TUBS TO BE USED. 42. INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS. CRAWL SPACES, ATTICS, UNHEATED GARAGES, ETC. IRC M1601

43. VENT THE DRYER TO THE OUTSIDE. IN ACCORDANCE TO IRC M1502.2 44. COMBUSTION AIR FOR ALL FUEL-BURNING APPLIANCES MUST BE SHOWN AT A MINIMUM RATE OF 1 SQ INCH PER 3000 BTU/HOUR INPUT. OPENING MUST BE IN THE TOP 12 INCHES OF THE ROOM. MINIMUM OF 1 INCH CLEARANCE MUST BE SHOWN AROUND EQUIPMENT AT SIDES AND REAR OF THE APPLIANCE. SHOW MINIMUM 6 I NCHES OF CLEARANCE IN FRONT OF APPLIANCES. IRC G2407.6.2 45. FLOOR DRAINS TO HAVE TRAP PRIMERS OR DEEP SEAL TRAPS.

### RES-CHECK

1. AN ENERGY ANALYSIS SHOULD BE ATTACHED TO / OR INCLUDED WITH THE PLAN WHEN TURNED INTO THE CITY. THIS SERVICE IS NOT PROVIDED BY DRIFTWOOD HOME DESIGN. IT MUST BE PROVIDED BY THE MECHANICAL OR INSULATION CONTRACTOP A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION, (SLAB, BASEMANT W. ) CRAWLSPACE WALL AND/OR FLOOR) AND DUCTS OUTSIDE THE CONDITIONED SPACES; U-FACTORS OF WINDOWS, AND SOLAR HEAT GAIN COLL FICILIT OF WINDOWS. THE TYPE AND EFFICIENCY OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT SHALL ALSO BE LISTED. IRC N11 14

### **ELECTRICAL**

 LIGHTING OUTLETS A. AT LEAST ONE WALL WITCH CONT. LLED LIGH ING OUTLET SHALL BE STAIRWAYS, ATTAC ED GARAGES AN DETACH D GARAGES WITH ELECTRIC POWER; AND TOUTDOOR ENTI- ICES OF INCLUDING GARAGE AND L'EU OF LIGH NG OUTLETS

> RC E3903.2 & AT L'AST ONE SWITC CONTRO LED, LIGHTING OUTLET! LEQUED AT THE NT YOF ATTIC, CRAW, JE, UTILITY ROOM OR B. EMENT W. H. ST( 'AGE OR EQUIPMENT. THE LIGHTING OUTLET SHALL BE PRO DED AT F. R. FQUIPMENT REQUIRING SERVICE CE390 4 HTING . "QUIRED FOR ALL INTERIC AND EX RIO MAIRWA." HTING OUTLETS AT STAIRS SHALL P SWITCHED TEA I FLOOR LEVEL WHERE THE DIFFERENCE BETWOON FLOOR LEVELS IN SIX SEEPS OR MC E. IRC E3903.2 & .3 INCANDESCENT FIXTUR IN CLOSETS IALL BE A MAIMUM OF 12" FROM ANY SHELF EDGE, MEASURED HOF TON'T. LY (6" FOR FLUORESCENT FIXTURES). THE DIMENSIC F SHELVES L. AN 12" WIDE WILL BE 24"

FROM THE WALL, IRC E4003 ALL RES AND SVITCHES IN BATHROOM / SHOWER AREAS OR IN DA P OR WET L CATIONS SHALL COMPLY WITH THE IRC E4003.9 - E4003.11 EPTA LE OUTLET REC PTACLES SELL BE INSTALLED SO THAT NO POINT MEASURED HORIZ NTALLY A DING THE FLOOR LINE IN ANY WALL SPACE IS MORE

THAN A RECEPTACLE OUTLET. IRC E3901.2.1 & E3901.2.2 KITCHEI WINING AREA COUNTER TOPS SHALL HAVE RECEPTACLE OUTLETS AT EACH COUNTER SPACE WIDER THAN 12". RECEPTACLES SHALL 3E INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAM FROM AN OUTLET. ONE OUTLET IS REQUIRED FOR ISLAND AND INSULAR COUNTER TOPS WHICH SHALL BE INSTALLED ABOVE OR WITHIN 12" BELOW THE COUNTER TOP. (RECEPTACLE OUTLETS SHALL NOT BE INSTALLED IN A FACE UP POSITION ON COUNTERTOP) IRC E3901.4.1 - E3901.4.5 125V SINGLE PHASE, 15 OR 20 AMPERE RATED RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING, AIR-CONDITIONING AND REFRIGERATION EQUIPMENT. OUTLET

SHALL BE INSTALLED AT THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. IRC E3901.12 D. OUTLETS SHALL BE INSTALLED IN BATHROOMS WITHIN 36" OF THE OUTSIDE EDGE OF THE BASIN ON THE WALL ADJACENT TO THE BASIN. IRC E3901.6 AT LEAST TWO OUTLETS THAT ARE ACCESSIBLE AT GROUND LEVEL SHALL BE INSTALLED OUTDOORS. THERE SHALL BE A MINIMUM OF ONE OUTLET

AT THE FRONT AND ONE OUTLET AT THE BACK OF DWELLING WITHIN 6'-6" OF F. AT LEAST ONE GFCI OUTLET SHALL BE INSTALLED FOR THE LAUNDRY.

IRC E3902.9 AT LEAST ONE OUTLET. IN ADDITION TO ANY PROVIDED FOR LAUNDRY. BE INSTALLED IN EACH BASEMENT AND EACH ATTACHED GARAGE (GARAGE SHALL HAVE ONE OUTLET FOR EACH VEHICLE, THE BRANCH CIRCUIT SUPPLYING THE RECEPTACLE IN A GARAGE SHALL NOT SUPPLY OUTLETS OUTSIDE OF THE GARAGE.), AND IN EACH DETACHED GARAGE WITH

ELECTRIC POWER. IRC E3901.9 H. FOR HALLWAYS 10' OR MORE LONG, ONE OUTLET SHALL BE PROVIDED. IRC E3901.10 ALL ELECTRICAL CIRCUITS PROVIDING POWER TO BEDROOMS, BATHROOMS, KITCHENS AND LAUNDRY SHALL BE PROVIDED BY AN ARC-

FAULT CIRCUIT INTERRUPTER AS REQUIRED BY IRC E3902.1 (AS AMENDED BY THE STATE OF UTAH) METER PANELS SHALL BE AT LEAST 36" AWAY FROM ALL DOORS AND WINDOWS. MAIN DISCONNECTS ARE REQUIRED ON EXTERIOR OF ALL BUILDINGS.

5. PROVIDE METALLIC WATER SERVICE OR CONCRETE ENCASED GROUNDING IAW IRC 6. RATED OR METAL BOXES SHALL BE USED IN WALLS SEPARATING HOUSES FROM

GARAGES. 7. PERMANENT ACCESS MUST BE PROVIDED TO ALL HOT TUB AND WHIRLPOOL TUB EQUIPMENT REQUIRING SERVICE. IRC E4209.3 8. SMOKE AND MULTIPLE STATION SMOKE ALARMS IN NEW CONSTRUCTION, THE REQUIRED ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND BE EQUIPPED WITH A BATTERY BACK-UP. SINGLE AND MULTIPLE STATION ALARMS SHALL BE MOUNTED ON THE CEILING OF WALL AT A POINT CENTRALLY LOCATED IN THE HALL OR AREA GIVING ACCESS TO EACH SEPARATE

SLEEPING AREA AND IN EVERY BEDROOM. IRC 314-315 WHEN A HOUSE HAS MORE THAN ONE STORY AND/OR HAS A BASEMENT, A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT. WHERE A STORY OR BASEMENT IS SPLIT INTO TWO OR MORE LEVELS, THE SMOKE DETECTOR SHALL BE INSTALLED ON THE UPPER LEVEL OF EACH STORY. HOWEVER, WHEN THE LOWER LEVEL CONTAINS A SLEEPING AREA, A DETECTOR SHALL BE INSTALLED ON

EACH LEVEL OF THE STORY OR BASEMENT. 10. DETECTORS SHALL BE WIRED IN SERIES SO THAT AN AUDIBLE ALARM SOUNDS IN ALL SLEEPING AREAS AT THE SAME TIME.

11. THE ELECTRICAL PANEL SHALL HAVE A CLEAR WORKING SPACE 30" WIDE, 36" AND 6'-6" HIGH IN FRONT. NEC 110.26 & E3405.1 12. ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS, IN GARAGES, BATHS, UNFINISHED BASEMENTS AND OUTSIDE RECEPTACLES SHALL BE GFCI PROTECTED. IRC SECTION E3902

13. GFCI PROTECTION IS REQUIRED AT: ALL EXTERIOR OUTLETS (MUST BE WATERPROOF AND A MINIMUM OF ONE). ALL UNFINISHED BASEMENT OUTLETS (MINIMUM OF ONE) ATTACHED GARAGE OUTLETS (EXCEPT DEDICATED) (MINIMUM OF ONE).

10. OUTLET TO BE SHOWN WITHIN 25' OF HVAC EQUIPMENT. 11. A CARBON MONOXIDE DETECTOR IS REQ'D ON EACH LEVEL OF THE HOUSE 12. ALL LIGHT FIXTURES IN BATHROOMS WILL BE RATED FOR DAMP LOCATIONS 13. U-FER GROUND SHALL BE INSTALLED AS PER E3608 AND NEC 250.50. ELECTRICAL PANELS MUST COMPLY WITH IRC E3405 FOR 30" BY 36" WORKING SPACE AND 6'-6" HEADROOM.

15. ALL 125-VOLT, SINGLE PHASE, 15- OR 20-AMPERE RECEPTACLES INSTALLED IN GARAGES SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL. E3902.2

16. A MINIMUM OF 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS. N1104.1 17. PROVIDE U-FER GROUND. PER CODE.

18. SMOKE DETECTORS SHALL COMPLY WITH NFPA 72. 19. GFCI OUTLETS REQUIRED WITHIN 6'-0" OF SINK RIMS PER IRC E 3902.7

SEE IRC SECTION R606 FOR GENERAL MASONRY CONSTRUCTION. WOOD MEMBERS SHALL NOT BE USED TO PERMANENTLY SUPPORT THE LOAD OF ANY MASONRY OR CONCRETE EXCEPT NONSTRUCTURAL FLOOR OR ROOF SURFACING NOT MORE THAN 4" THICK

BRICK AND STONE VENEER ARE ONLY PERMITTED ON THE FIRST FLOOR ABOVE GRADE UNLESS ALL PROVISIONS OF THE STATE AMENDMENT FOR ADDITIONAL BRACING ARE MET. VENEER SHALL BE ATTACHED WITH CORROSION RESISTANT SHEET METAL TIES 22 GA. X 718" OR 9 GA. WIRE. STUD SPACING SHALL BE A MAXIMUM OF 16" ON CENTER. TIE SPACING SHALL BE SUCH THAT NO MOTOR HAN 2 SQ.FT. OF WALL IS SUPPORTED (16" ON CENTER BOTH WAYS). A #9 GA. V. RE

SHALL BE PROVIDED AS HORIZONTAL BED JOINT REINFORCEMEN1 BRICK TIES SHALL ENGAGE THE #9 WIRE. R703 4. STONE UNITS, 5" MAXIMUM THICKNESS, MAY BE APPLIED WITH A 1 M. IMUN GROUTED BACKING SPACE WHICH IS REINFORCED BY LESS TO AN "X 2"

GA. GALVANIZED WIRE MESH PLACED OVER WATERPROOF AN RIBAC INC. ND. ANCHORED DIRECTLY TO STUDS SPACED THAT 16 N.C. NTE MESH MUST BE FURRED OUT FROM SHEATHING FOR EMB. ME. IN C. C. T. R733 FIREPLACE AND CHIMNEY: MASONRY AND CONCRET. FIREF ACES: SEE R 01 & 1003

FACTORY-BUILT CHIMNEYS ND I PEPLACES: 1. FACTORY UILT CHIMINAYS AND FIREPLA L'S SHALL BE LISTED BY AN PPROVIDENT AND HAVE AN ICC ES T. Y SHALL DE INSTALLED IN EXACT APPROVAL NUMPER. ACCORDANCE TH THE TERM OF THEIR LISTINGS AND THE 

NUM FRS AND IS ALLATION ST. IDARDS MUST BE MADE

'AILABLE TO HE BUILDING ASPECTOR, R1004 FIR. BLOCKING WITH NON-COMBUST" \_2 MA RIAL ! LEQUIRED PETWEEN FLOORS AND CF' SS THROL MINEYS RTH EXTENSIONS OF LISTED FACTORY BUILT FOR TPLACES SHALL CONFORM TO IE & IDITIONS LISTING, D

FIREPLACE CHIMINAYS S. AT LEAS 24" ABOVE THE ROOF. ANY OPENIN, OR ANY PART ( THE BUILDING WITHIN 10'. IRC 1003.9

INST. LATION IN TRUCTIONS.

# ROOFING

MA JFAC URERS

1. ROOFING ATER ALS MUS. VE AN APPROVAL BY AN APPROVED TESTING AGENCY. ROOF SO PE WILL DETERMINE THE TYPES OF ROOFING THAT CAN BE USED. ROOF IG M. TERIALS MUST BE INSTALLED EXACTLY AS INTENDED BY THE APPROVAL. 3PHALT SHINGLES ON ROOFS LESS THAN 4/12 PITCH MUST BE OVER AN PPROVED ATER SHIELD. ASPHALT SHINGLES CANNOT BE USED FOR SLOPES LESS , 1 2/1 (305.2.2 2. 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 - R905.8.3.1

STEP FLASHING SHALL BE USED WHERE THE ROOF MEETS A VERTICAL SURFACE. COUNTER FLASHING SHALL BE INSTALLED AT ROOF AND WALL JUNCTURES.

1. LAUNDRY CHUTE, 26GA SHEET METAL WITH LOCKLAPPED JOINTS. ALL OPENINGS TO THE ENCLOSURE SHALL BE PROTECTED BY NOT LESS THAN A SELF CLOSING

WOOD DOOR 1.3/8" THICK OR EQUIVALENT. 2. A DOUBLE WRAP OF REBAR IS REQUIRED AROUND ALL WINDOWS AND OVER THE TOPS OF ALL DOORS IN FOUNDATIONS. WATERPROOFING IS REQUIRED FOR ALL FOUNDATIONS ENCLOSING BASEMENTS BELOW FINISH GRADE. WET DRY MASTIC AT COLD JOINTS OR CRACKS. BEAM POCKETS IN CONCRETE OR MASONRY WALLS SHALL BE SIZED TO ALLOW A

MINIMUM 1/2" AIR SPACE ON THE TOP, SIDES, AND ENDS OF THE BEAM. PROVIDE A 1/2" MINIMUM CLEARANCE BETWEEN TOP PLATE OF INTERIOR PARTITIONS AND BOTTOM CHORD OF TRUSSES (TO ENSURE THAT LOADING WILL BE AS DESIGNED)

PROVIDE A DOUBLE TOP PLATE WITH A MINIMUM 48" LAP SPLICE. DESIGN AND DETAILS OF FACTORY BUILT TRUSSES MUST BE SIGNED BY STATE LICENSED ENGINEER, AND ARE TO BE ON JOB SITE FOR ROUGH INSPECTION. 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 OR METAL PEDESTALS PROJECTING ABOVE FLOORS UNLESS APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR RELATED WOOD IS USED. THE

PEDESTALS SHALL PROJECT AT LEAST 6" ABOVE EXPOSED EARTH AND AT LEAST 1" ABOVE SUCH FLOORS. 9. USE 9" FLASHING AND CAULK FOR WINDOWS, AND TO HAVE WINDOWS INSTALLED AS PER MANUFACTURES SPECS. 10. INDIVIDUAL CONCRETE OR MASONRY PIERS SHALL PROJECT AT LEAST 6" ABOVE EXPOSED GROUND UNLESS THE COLUMNS OR POSTS WHICH THEY SUPPORT ARE OF APPROVED WOOD WITH NATURAL RESISTANCE TO DECAY OR OF TREATED

11. RIDGEBOARDS, HIPS AND VALLEY RAFTERS SHALL BE THE SAME DEPTH AS THE CUT END OF THE SUPPORTED RAFTERS. 12. PLATFORMS, CATWALKS, LIGHT, AND GFI OUTLETS ARE REQUIRED FOR ATTIC

# APPLIANCES, INSULATION SHALL BE KEPT AWAY FROM ATTIC APPLIANCES.

**CONSTRUCTION DETAILS**  ANY TRUSSES TO BE USED MUST HAVE DETAILS PROVIDED FOR THE SPECIFIC HOUSE. R802.10. A TRUSS LAYOUT INDICATING LOCATIONS AND ORIENTATION OF ALL TYPES OF TRUSSES MUST BE PROVIDED FROM THE TRUSS MANUFACTURER BEFORE A REVIEW CAN BE COMPLETED. THIS INFORMATION IS NECESSARY TO ACCURATELY DETERMINE LOADING OF STRUCTURAL MEMBERS. DETAILS ARE REQUIRED FOR ALL TYPES OF TRUSSES USED (SCISSOR, MONO, GIRDER, ETC) TRUSS DETAILS MUST BE PROVIDED FROM AN APPROVED FABRICATOR. HOMEMADE TRUSSES ARE NOT ACCEPTABLE UNLESS DESIGNED, STAMPED, AND INSPECTED BY A STRUCTURAL ENGINEER. ALL DETAILS MUST INDICATE CORRECT DESIGN SNOW LOADS FOR THE AREA. SPECIFIC ENGINEERED DESIGN FOR CONNECTIONS OF TRUSSES TO EACH OTHER AND OTHER FRAMING MEMBERS WHICH ARE SUPPORTED BY TRUSSES MUST ACCOMPANY THE DETAILS. DETAILS MUST BE STAMPED BY A STATE REGISTERED STRUCTURAL ENGINEER

2. JOIST SPANS SHALL BE IN ACCORDANCE WITH TABLE R502.3.1 OR DESIGNED UNDER IBC CRITERIA. 3. ANY PRODUCT USED SHALL BE APPROVED AS AN ALTERNATE BY AN APPROVED

EVALUATION REPORT. 4. STUD WALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH R602.3.5 SUBFLOOR AND ROOF SHEATHING SHOULD BE IN ACCORDANCE WITH R503 AND

ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT THE WALLS UNDER FINISH MATERIAL. THE MOST COMMON TYPE IS A WATERPROOF BUILDING PAPER OR FELT APPLIED WEATHERBOARD FASHION, LAPPED AT LEAST 2" AT HORIZONTAL JOINTS AND AT LEAST 6" AT VERTICAL JOINTS. "ONE COAT" STUCCOS REQUIRE 2 LAYERS. R703.2

7. STUCCO SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH R703.7 - ALL "SYSTEMS" MUST BE APPLIED IN STRICT COMPLIANCE WITH THE MANUFACTURERS' RECOMMENDATIONS INCLUDING REQUIREMENTS FOR SELF FURRING LATH, FLASHING, CORNER TREATMENT, EXPANSION CONTROL JOINTS, AND DRAINAGE SYSTEM.

8. ANY COMPONENT OF A HOUSE WHICH DOES NOT FALL UNDER THE PROVISIONS FOR IRC CONVENTIONAL CONSTRUCTION MAY REQUIRE STRUCTURAL ENGINEERING. R301.1.3

### SITE PLAN

 BUILDING LOCATION MUST COMPLY WITH ALL CITY ZONING REGULATIONS. "HEIGHT OF BUILDING" MEANS THE VERTICAL DISTANCE BETWEEN A REFERENCE DATUM AND THE HIGHEST PART OF THE BUILDING EXCLINING ROOF STRUCTURES SUCH AS CHIMNEYS, PENTHOUSES. TOWERS AND STEPLES. THE REFERENCE DATUM SHALL BE SELECTED BY ONE OF 15 FOLLOW VG: 3. BUILDING WALLS CLOSER THAN 5 FEET TO PROPERTY LINE TO BE COONE-HOUR FIRE RESISTIVE CONSTRUCTION WITHOUT OORS R W. TOW IRC 2015 SECTION 302 4. EAVES, OVERHANGS AND PROJECTIONS SHILL CONFORM TO C 2015 SECTION 302 5. PARAPETS OR SPECIL ROOF CONSTITUTE IS RECUIRED ON COMMON WALLS FOR TOWNHOUSES AT R302 OR R DUIREMENTS BUILDING CANNOT BE JUATE, ON ALL EAS, JENT OR JUATED OF WAY

GROUND SLOPES MA' NOT EXCEED 2 RIZON VERTICAL UNLESS RETAINED IN APPE VED MANUER. IB APPENDIX J FOOTING STRUCTULE LOCAL DAD CENT TO SLOPES STEEPER THAN 3 HORIZ JIAL TO 1 VERTICAL MUST | SET BACK FROM THE SLOPE AT LEAST 1/3 THE H. GHT OF LE SLOPE IF AT LIE TOP, AND THE HEIGHT OF THE SLOPE BC TO: (403.1.7 Sha BE GRADED SUCH THAT THE GROUND SLOPES AWAY FROM THE

FOU DATI DROPP" AT LEAST 6 INCHES W"THIN 10 FEET OF THE FOUNDATIC . ANY F TAINI. WALLS OVER 4 FEET IN HEIGHT IN OM THE BOTTOM OF THE OTING DITHE TOP OF THE WALL SHALL OF AN PROVED DESIGN WITH

AILS PROVIDED. 11. CUTS OR FILLS ARE NO PERMITT. WIT IN 2 FEE. THE PROPERTY LINE. IBC APPENDIX J 12. DRAINAGE FRUITHE ROPERTY MA NOT XCEED THAT WHICH EXISTED

DEVENT. VED REAS AND OOF DRAINS MAY NEED TO BE SUPPLIED APPRO RIATE SUN S OR OTHER MEANS OF MITIGATING THEIR FLOW. IBC 13. THE OWN R/CONTRACTOR SHAL VERIFY WITH THE CITY AS TO THE NEED OF A SOILS OBSTRUCTION REPORT FROM A LICENSED SOILS ENGINNEER. A RECOMMEN ATION TO PROCEED MAY BE NEEDED FROM THE ENGINEER

PRIOR APPROVAL OF A FOOTING INSPECTION. FOUNDATION DRAINS WILL BE

14 VATER METER CANNOT BE LOCATED IN THE DRIVEWAY, SIDEWALK OR CHIVILAR AREA. METER MUST BE PLACED IN LANDSCAPING AREA. SEWER LINE CANNOT BE LOCATED UNDER DRIVEWAY. 15. HOMES LOCATED IN POTENTIAL FLOOD HAZARD AREAS WILL BE REQUIRED TO HAVE ELEVATION CERTIFICATED PRIOR TO CONSTRUCTION AND AFTER COMPLETION. R106.1.4

16. ADDRESSES SHALL BE PROVIDED WHICH ARE PLAINLY VISIBLE AND LEGIBLE

REQUILED. IF INDICATED IN THE SOILS REPORT.

FROM THE STREET R319.1

REVISIONS

CURRENT \_\_\_\_ DRAWN BY: \_\_\_\_ SCALE: NOTE BY VIEW 

DATE

GENERAL NOTES

PROJECT #:

XX

\_\_\_\_



FIBER CEMENT PANEL

MATERIAL SCHEDULE

FIBER CEMENT BOARD AND BATTEN

STANDING SEAM METAL ROOFING

1. GEL RAL CU TRACTOR IS RESUNSIBLE FOR ALL SITE WOR LE. EX VATION, BAS ILL, GRADE, COMPACTING, ETC.) L WOR. SOLD A LATEST EDITION OF INTERN CONAL RESIDENTIAL CODE AND ALL LOCAL

2. P VIDE METAL FLASHING OR 15 LB FELT BETWEEN WOOD F ERIOR WALL AND CONCRETE SLABS, PORCH CAPS,

COUNTER FLASHING AND CAULKING WITH THE PROPER TYPE OF SEALAI SEALING AND INSTALLATION OF WINDOWS MUST WAW MANUFACTURER'S INSTRUCTIONS

6. Al NOOD, HARDBOARD OR STRUCTURAL PANEL SIDING ALL COMPLY WITH IAW IRC SEC. R703.1. DETAILS TO BE

9. PROVIDE FLASHING IAW INTERNATIONAL RESIDENTIAL ARCHITECTURAL SHINGLES - R905.2.8

- R905.8.8 10. ALL RAILINGS SHALL BE 36" HIGH RAILING W/ BALUSTER PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT

TERMINATION OF FACTORY BUILT CHIMNEYS EXCEPT WHERE THE SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC CHIMNEY SYSTEM AND INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.

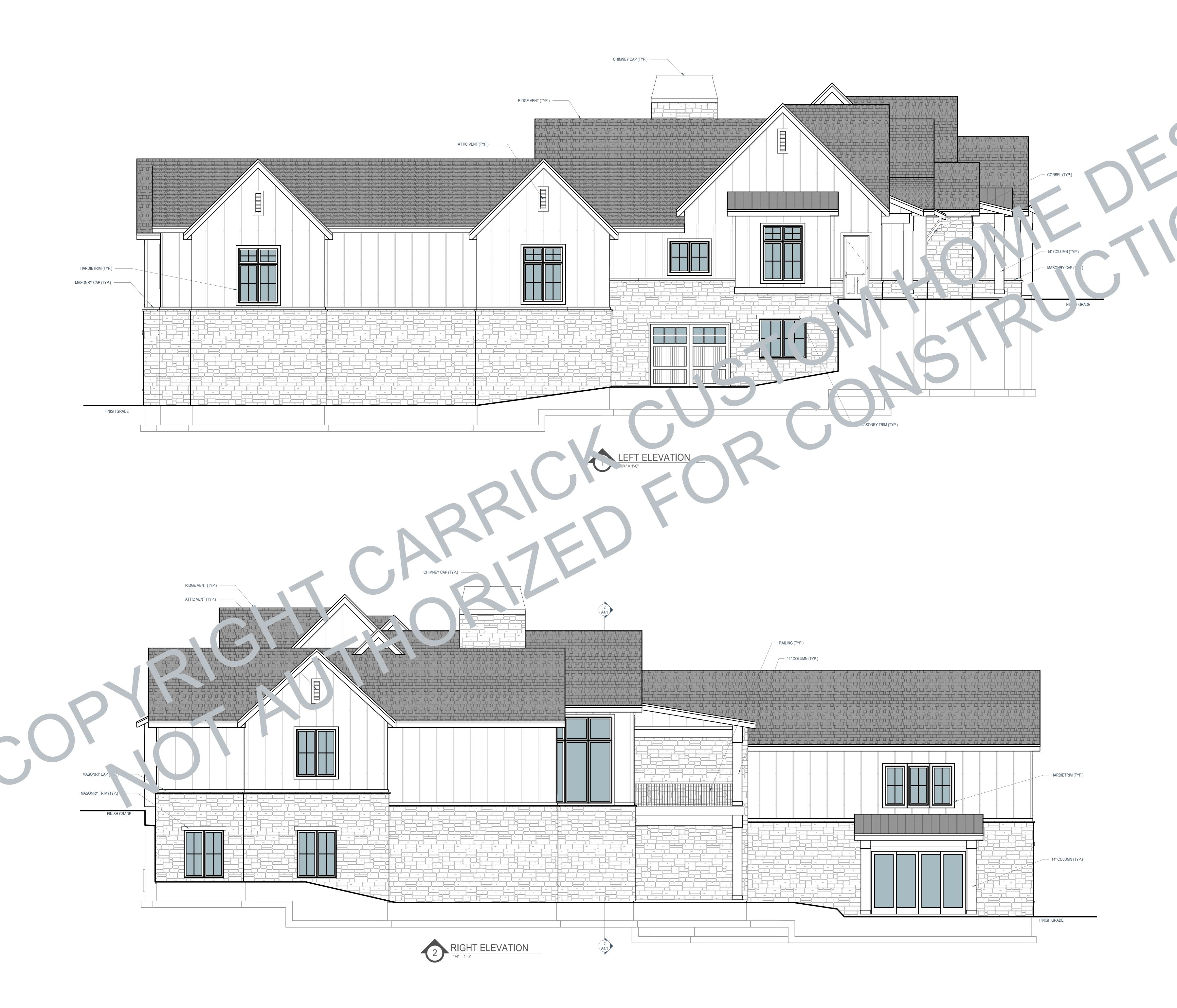
PROVIDE SUPPORT OF MASONRY VENEER W/ STEEL ANGLE AT CHIMNEYS AS PER IRC R703.7.2.2

DATE CURRENT DRAWN BY: \_\_\_\_ Author 

SCALE: NOTE BY VIEW

PROJECT #:

FRONT AND REAR **ELEVATIONS** 



MATERIAL SCHEDULE FIBER CEMENT PANEL FIBER CEMENT BOARD AND BATTEN STONE STANDING SEAM METAL ROOFING MIN. 30 YEAR ARCHITEC RAL ASPHAUL YINGLES

1. CIVERAL NTRA OR IS RESPONDIBLE FOR ALL SITE WORK (I.E. EXCAVATION BACKED BAC

- 2. PROVII METAL FLASHING OR 15 LB FELT BETWEEN WOOD EXTERIOR W \_ AND CONCRETE SLABS, PORCH CAPS, DECKS, ETC. VIDE 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 IN PUCTIONS (SEE IRC SEC R703.4 AND R613.1)
- 4. APPROVED NUMBERS SILL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A CONTROL PLAINLY VISIBLE AND LEGIBLE FROM THE STREET CONTROL THE PROPERTY IAW IRC SEC. R319.1
- TIN CTION BY BUILD IN PECTOR AS DEEMED NECESSARY IAW 6. ALL WC , HAF 'OARD OR STRUCTURAL PANEL SIDING SHALL COMPL' ITH IA RC SEC. R703.1. DETAILS TO BE PROVIDED BY OWNER R CONTRACTOR.
- PROV \_ ATTIC VENTILATION IAW IRC R806
- 8. KOOFING MATERIAL AND APPLICATION SHALL BE IAW INTERNATIONAL RESIDENTIAL CODE SEC. R905
- 9. PROVIDE FLASHING IAW INTERNATIONAL RESIDENTIAL CODE AS ARCHITECTURAL SHINGLES - R905.2.8 TILE ROOF - R905.3.8 METAL ROOF CEDAR SHAKES - R905.8.8
- 10. ALL RAILINGS SHALL BE 36" HIGH RAILING W/ BALUSTER PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH (SEE IRC SEC. R312)
- 11. APPLY BRICK AND STONE IAW IRC SEC. R703 12. PROVIDE ROCK RETAINING AS REQUIRED
- 13. DOORS AND WINDOWS AS PER FLOOR PLANS &
- OWNER/CONTRACTOR.
- 14. DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY BUILT CHIMNEYS EXCEPT WHERE THE SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC CHIMNEY SYSTEM AND INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
- PROVIDE SUPPORT OF MASONRY VENEER W/ STEEL ANGLE AT CHIMNEYS AS PER IRC R703.7.2.2

DATE CURRENT DRAWN BY: MSO

SCALE: NOTE BY VIEW

PROJECT #:

LEFT AND RIGHT

**ELEVATIONS** 

GENERAL NOTES - KEYED AS NEEDED

ALL DIMENSIONS ON SITE SHALL BE VERIFIED BY GENERAL AND SUB CONTRACTORS.
REPORT ANY DISCREPANCIES TO DESIGNER PRIOR TO CONSTRUCTION

2. ALL WORK SHALL BE IN STRIC ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE AND LOCAL ORDINANCES

REVISIONS

 ALL EXTERIOR AND INTERIOR WALLS ARE DRAWN AND DIMENSIONED TO FACE OF STUD. (UNLESS OTHERWISE NOTED). BRICK AND STONE ARE DIMENSIONED AT 4" AND CULTURED/THIN CUT STONE ARE DIMENSIONED AT 2" (TO BE VERIFIED WITH MANUFACTURER).

5. VERIFY INSULATION REQUIREMENTS WITH RES CHECK (BY OTHERS).

6. SEE ADDITIONAL NOTES - SHEET A4.2

# WINDOWS & EGRESS

7. ALL STYLES AND TYPES OF INTERIOR FINISHES (I.L. )ORS, HARDWARE, WINDOWS, PAINT, FLOOR COVERINGS, APPLIANCES, ETC.) SHA OR CONTRACTOR AS NEEDED. 8. VERIFY WINDOW MEETS EGRES MANUF. SPECS RC.

# 9. PROVIDE 36" DEEP WINDOW WELL OOR AREA LADDER AS REQ'D IAW IRC SEC. R310.2

36 GH GUARDS SHALL BF VIDED C DRCHES, BALCONIES AND RAISED
FL SURFACES LOC' E THAN BOVE THE FLOOR OR GRADE BELOW.
OF SIDES OF STA HAT TAL RISL 30" ABOVE THE FLOOR OR GRADE
BE 'SHALL HAVE JUARDS A ST 34" GUARDS WILL HAVE AN
OR ENTAL PATTERN SUCH TO A SPHERZ 4" IN DIAMETER CANNOT PASS
THR H. THE TRIANGULAR S' CREATED BY THESTAIR AND A BOTTOM RAIL
MAY L NSTRUCTED SO A HERE WILL NOT PASS THROUGH.

# PROVIDE. USING OF TOP STAIR TO NOSING OF BOTTOM STAIR PER IRC

OVIDE MIN 1/2" GYP BOARD ON WALLS AND CELING BELOW STAIRS IAW IRC SEC. R302.7 LUMBING/MECHANICAL/ELECTRICAL

PROVIDE NON-FREEZE HOSE BIBS, INCLUDING AUTO WASHER VALVE IN GARAGE - MUST BE BACK FLOW PROTECTED. GAS PIPIN HALL NOT PENETRATE BUILDING FOUNDATION AT ANY POINT BELOW GRADE GAS PIPING
WHERE THE I
G IS ENCASED IN A CONDUIT. SUCH CONDUIT SHALL EXTEND NOT LESS
THAN 4" OUTS
SHALL BE INSTA
D AS TO PREVENT THE ENTRANCE OF WATER AND INSECTS.

NENT CE. CATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANL. 'G THE DOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CELING/N. 'ULL DUNDATION, (SLAB, BASEMENT WALL, CRAWLSPACE WALL AND/OR IDE THE CONDITIONS SPACES, U-FACTORS FOR FENESTRATION:

'D THE SOLAR N. 'COEFFICIENT (SHGC) OF FENESTRATION. WHERE THERE IS RE THAN ONE VALC OR EACH COMPONENT, CERTIFICATE SHALL LIST THE TYPE AND DIENCY OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT. CC 'STION AIR FOR ALL FUEL BURNING APPLIANCES ARE TO HAVE A MINIMUM RATE OF 1 SQ. I PER 3000 BTU/HR INPUT. THE ONE OPENING MUST BE IN THE TOP 12" OF THE ROOM. HAVE A MIN. OF 1" CLEARANCE AROUND EQUIPMENT AT SIDES AND REAR OF THE APPLIANCE, ASSURE MIN. 6" CLEARANCE IN FRONT OF APPLIANCE.

GAS LOGS AND GAS APPLIANCES ARE TO HAVE SHUT-OFF VALVE WITHIN 6FT. OF THE APPLIANCE. IRC G2420 "0" CLEARANCE GAS FIREPLACE INSTALL PER MANUF. SPEC. - LISTING FOR THE FIREPLACES SHALL BE PROVIDED AT MECHANICAL INSPECTION.

FUEL BURNING EQUIPMENT LOCATION PER M1401.1

IN SEISMIC DESIGN CATEGORIES C, D0,D1, AND D2, WATER HEATER SHALL BE ANCHORED OR STRAPPED IN THE UPPER THIRD AND LOWER ONE-THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE THIRD OF THE OPERATING WEIGHT. IRC P2801.7. SEE SHEET A4.2/DETAIL.

INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS, UNHEATED GARAGES, ETC. IRC N1103 DUCT TESTING WILL BE REQUIRED WHERE AIR HANDLERS OR MORE THAN 20% OF THE DUCT WORK IS OUTSIDE OF THE THERMAL ENVELOPE.

27. ALL PLUMBING VENTS THAT VENT THROUGH THE ROOF ARE TO BE MINIMUM 3" PIPE. IRC

28. ALL TOILETS SHALL BE 1.6 GPM IAW IRC SEC. P2903 29. 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. R702.4 BATHTUBS AND WHIRLPOOL TUBS MUST HAVE ANTI SCALD MIXING VALVES LIMITING WATER TEMPERATURE TO 120 DEGREES. IAW IRC SEC. P2713.3 LOCATE EXPANSION TANK FOR CULINARY WATER SYSTEM AS PER CODE.

33. UFER GROUND IS TO BE LOCATED AND VERIFIED ON SITE BY CONTRACTOR IAW IRC SEC. E3507.2 AND NEC 250.50 ADDITIONAL NOTES

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 PROVIDE 22" X 30" ATTIC ACCESS AND LATCHED ATTIC ACCESS AS SHOWN (SEE IRC SEC. R807.1) CONTRACTOR TO VERIFY LOCATION.

FIRE SEPARATION BETWEEN HOUSE AND GARAGE:

A. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE SPACES ABOVE BY NOT LESS THAN 5/8" TYPE 'X' GYPSUM BOARD. WHERE THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD IRC R302.6

B. ANY DOOR BETWEEN THE HOUSE AND GARAGE SHALL BE A TIGHT FITTING, SOLID WOOD OR HOLLOW METAL DOOR, 1-3/8" THICK OR A 20 MINUTE LABELED WITH CLOSER - SEE THE 2018 IRC R302.5.1

C. DUCT PENETRATIONS SHALL BE BY MINIMUM 26 GAUGE SHEET METAL, NO OPENINGS INTO THE GARAGE ARE PERMITTED. IRC 302.5.2

# WALL SCHEDULE

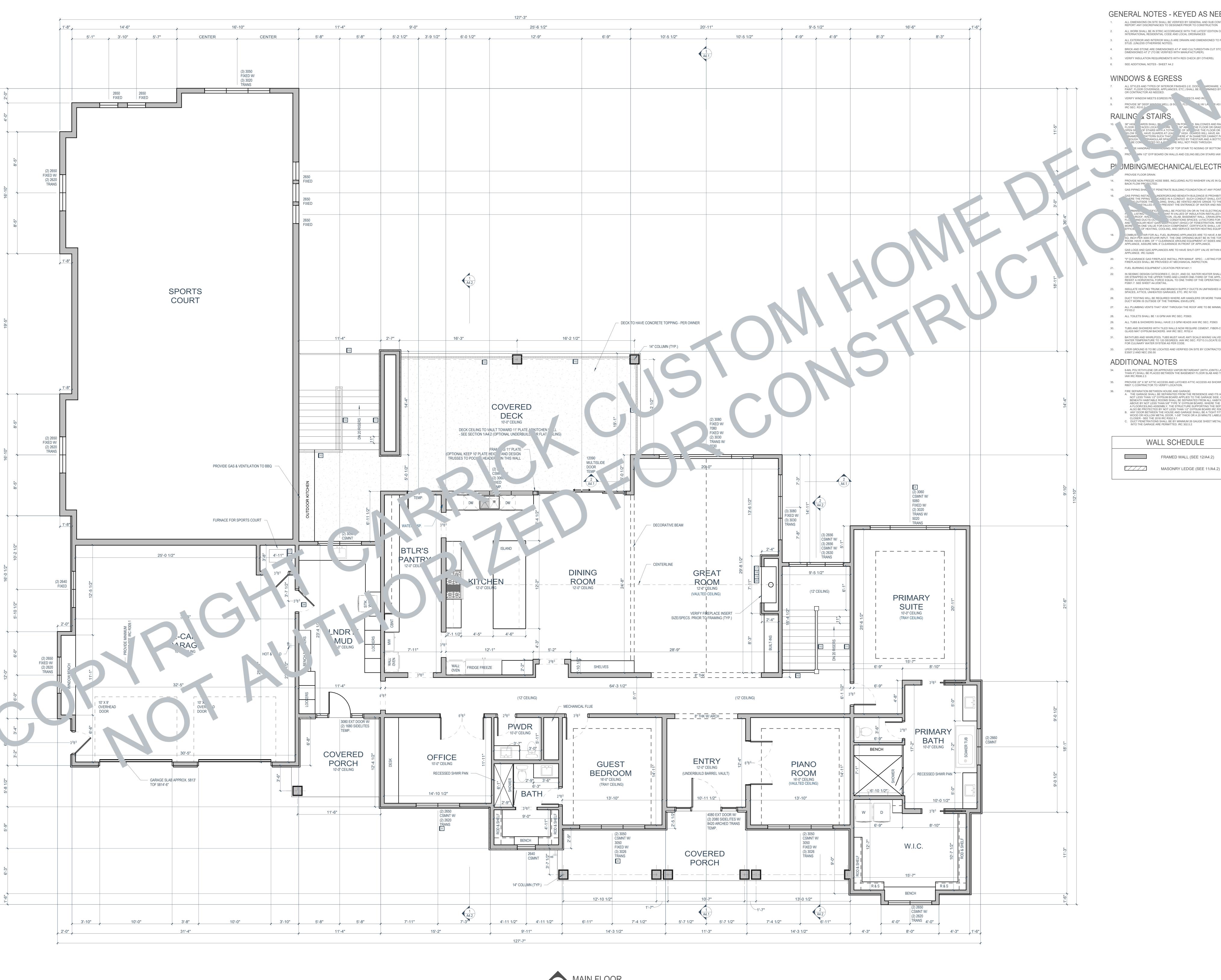
FRAMED WALL (SEE 12/A4.2)

MASONRY LEDGE (SEE 11/A4.2)

DATE CURRENT DRAWN BY:

SCALE: NOTE BY VIEW PROJECT #:

**BASEMENT PLAN** 



GENERAL NOTES - KEYED AS NEEDED

ALL DIMENSIONS ON SITE SHALL BE VERIFIED BY GENERAL AND SUB CONTRACTORS. REPORT ANY DISCREPANCIES TO DESIGNER PRIOR TO CONSTRUCTION

ALL WORK SHALL BE IN STRIC ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE AND LOCAL ORDINANCES

ALL EXTERIOR AND INTERIOR WALLS ARE DRAWN AND DIMENSIONED TO FACE OF STUD. (UNLESS OTHERWISE NOTED).

BRICK AND STONE ARE DIMENSIONED AT 4" AND CULTURED/THIN CUT STONE ARE DIMENSIONED AT 2" (TO BE VERIFIED WITH MANUFACTURER).

5. VERIFY INSULATION REQUIREMENTS WITH RES CHECK (BY OTHERS). 6. SEE ADDITIONAL NOTES - SHEET A4.2

WINDOWS & EGRESS

ALL STYLES AND TYPES OF INTERIOR FINISHES (I.E. DOO)
PAINT, FLOOR COVERINGS, APPLIANCES, ETC.) SHALL BE L
OR CONTRACTOR AS NEEDED. VERIFY WINDOW MEETS EGRESS PEI

36" HIGH ARDS SHALL BF ON POR S, BALCONIES AND RAISED FLOOR FACES LOCAT ORE 1 30" ABC THE FLOOR OR GRADE BELOW.

OPEN SI OF STAIRS WITH A TOTAL FOF 30 DVE THE FLOOR OR GRADE HAVE GUARDS AT LEAS HIGH. GUARDS WILL HAVE AN HERE 4" IN DIAMETER CANNOT PASS OUGH.

TRIANGULAR SPACE SET WILL NOT PASS THROUGH

## PRO MIN 1/2" GYP BOARD ON WALLS AND CELING BELOW STAIRS IAW IRC SEC. R302.7 JMBING/MECHANICAL/ELECTRICAL

PROVIDE NON-FREEZE HOSE BIBS, INCLUDING AUTO WASHER VALVE IN GARAGE - MUST BE GAS PIPING SHA. OT PENETRATE BUILDING FOUNDATION AT ANY POINT BELOW GRADE

PE HANDRAIL .....SING OF TOP STAIR TO NOSING OF BOTTOM STAIR PER IRC

GAS PIPING INSTAL

"FRE THE PIPING"

"OUTSIDE THE

"STALLED A

"STALLED A

UNDERGROUND BENEATH BUILDINGS IS PROHIBITED EXCEPT

ICASED IN A CONDUIT. SUCH CONDUIT SHALL EXTEND NOT LESS

LDING, SHALL BE VENTED ABOVE GRADE TO THE OUTDOORS AND

PREVENT THE ENTRANCE OF WATER AND INSECTS. RMANE. TIFICA SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION F. LISTING. TO ANT R-VALUES OF INSULATION INSTALLED IN OR ON CE 7/ROOF, WALL TION, (SLAB, BASEMENT WALL, CRAWLSPACE WALL AND/OR FLC AND DUCTS OU. CONDITIONS SPACES, U-FACTORS FOR FENESTRATION: AND SOLAR HEAT GAIN CEFFICIENT (SHGC) OF FENESTRATION. WHERE THERE IS MORE. NONE VALUE FOR EACH COMPONENT, CERTIFICATE SHALL LIST THE TYPE AND EFFICIE. OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT.

COMBUST AIR FOR ALL FUEL BURNING APPLIANCES ARE TO HAVE A MINIMUM RATE OF 1 SQ. INCH PER 3000 BTU/HR INPUT. THE ONE OPENING MUST BE IN THE TOP 12" OF THE ROOM. HAVE A MIN. OF 1" CLEARANCE AROUND EQUIPMENT AT SIDES AND REAR OF THE APPLIANCE, ASSURE MIN. 6' CLEARANCE IN FRONT OF APPLIANCE. GAS LOGS AND GAS APPLIANCES ARE TO HAVE SHUT-OFF VALVE WITHIN 6FT. OF THE APPLIANCE. IRC G2420

"0" CLEARANCE GAS FIREPLACE INSTALL PER MANUF. SPEC. - LISTING FOR THE FIREPLACES SHALL BE PROVIDED AT MECHANICAL INSPECTION. 21. FUEL BURNING EQUIPMENT LOCATION PER M1401.1

IN SEISMIC DESIGN CATEGORIES C, D0,D1, AND D2, WATER HEATER SHALL BE ANCHORED OR STRAPPED IN THE UPPER THIRD AND LOWER ONE-THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE THIRD OF THE OPERATING WEIGHT. IRC P2801.7. SEE SHEET A4.2/DETAIL.

INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS, UNHEATED GARAGES, ETC. IRC N1103 DUCT TESTING WILL BE REQUIRED WHERE AIR HANDLERS OR MORE THAN 20% OF THE DUCT WORK IS OUTSIDE OF THE THERMAL ENVELOPE.

27. ALL PLUMBING VENTS THAT VENT THROUGH THE ROOF ARE TO BE MINIMUM 3" PIPE. IRC P3103 2 28. ALL TOILETS SHALL BE 1.6 GPM IAW IRC SEC. P2903

 TUBS AND SHOWERS WITH TILED WALLS NOW REQUIRE CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS. IAW IRC SEC. R702.4 BATHTUBS AND WHIRLPOOL TUBS MUST HAVE ANTI SCALD MIXING VALVES LIMITING

FOR CULINARY WATER SYSTEM AS PER CODE. UFER GROUND IS TO BE LOCATED AND VERIFIED ON SITE BY CONTRACTOR IAW IRC SEC. E3507.2 AND NEC 250.50

### ADDITIONAL NOTES

34. 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

PROVIDE 22" X 30" ATTIC ACCESS AND LATCHED ATTIC ACCESS AS SHOWN (SEE IRC SEC. R807.1) CONTRACTOR TO VERIFY LOCATION.

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C. DUCT PENETRATIONS SHALL BE BY MINIMUM 26 GAUGE SHEET METAL, NO OPENINGS INTO THE GARAGE ARE PERMITTED. IRC 302.5.2

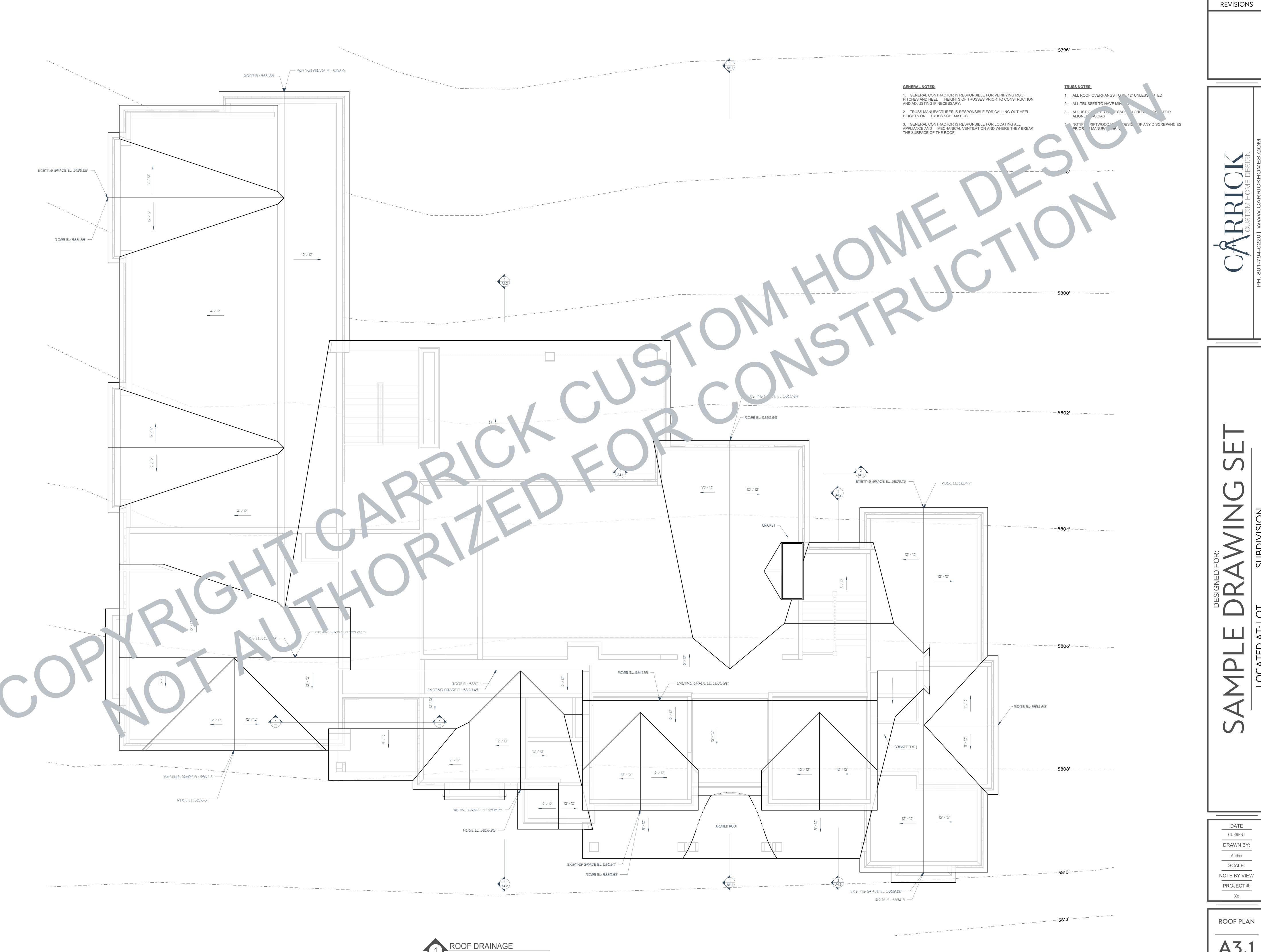
### WALL SCHEDULE

FRAMED WALL (SEE 12/A4.2) MASONRY LEDGE (SEE 11/A4.2) REVISIONS

DATE CURRENT DRAWN BY: \_\_\_\_

SCALE: NOTE BY VIEW PROJECT #:

MAIN FLOOR



DATE CURRENT DRAWN BY: Author SCALE:

NOTE BY VIEW PROJECT #:

**ROOF PLAN** 

PREFAB WOOD TRUSSES @ 24" O.C. PREFAB WOOD TRUSSES @ 24" O.C. / VAULTED CEILING BEAM RB BEAM RB -PLYWOOD RAFTERS @ 12" O.C. BEAM RB —— UNDERBUILD BARREL VAULT — \_GREAT\_ **ENTRY** — GYPCRETE FOR RADIANT HEATING SOLID BLOCKING 16" FLOOR TRUSSES @ 16" O.C. LIP FOR SLAB — FAMILY/ MEDIA ROOM LAUNDRY ─ DROP WALL FOR SLAB STORAGE COLD STORAGE FIRE BLOCKING

GREAT ROOM PLATE
S,R77-2 No\*

MAIN CLC.
5,R74-10 7,R\*

DECK JOSTS @ 17 O.C.

MASH FLOOR
6,814-9 102

BASEMENT CLG.
5,819-3 1/2\*

FAMILY/MEDIA

ROOM

BASEMENT FLOOR
5,819-3 1/2\*

2 CROSS SECTION B

1/4" = 1'-0"

CUSTOM HOME DESI

SAMPLE DRAWING S

LOCATED AT: LOT \_\_\_ SUBDIVISION, \_\_\_ 

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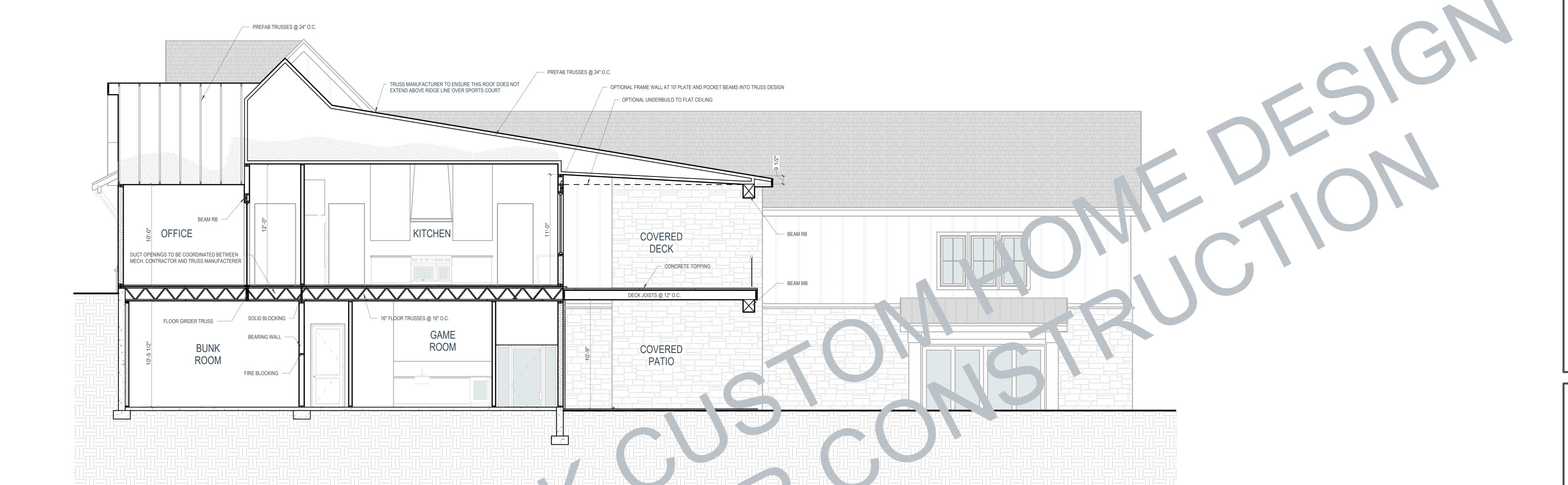
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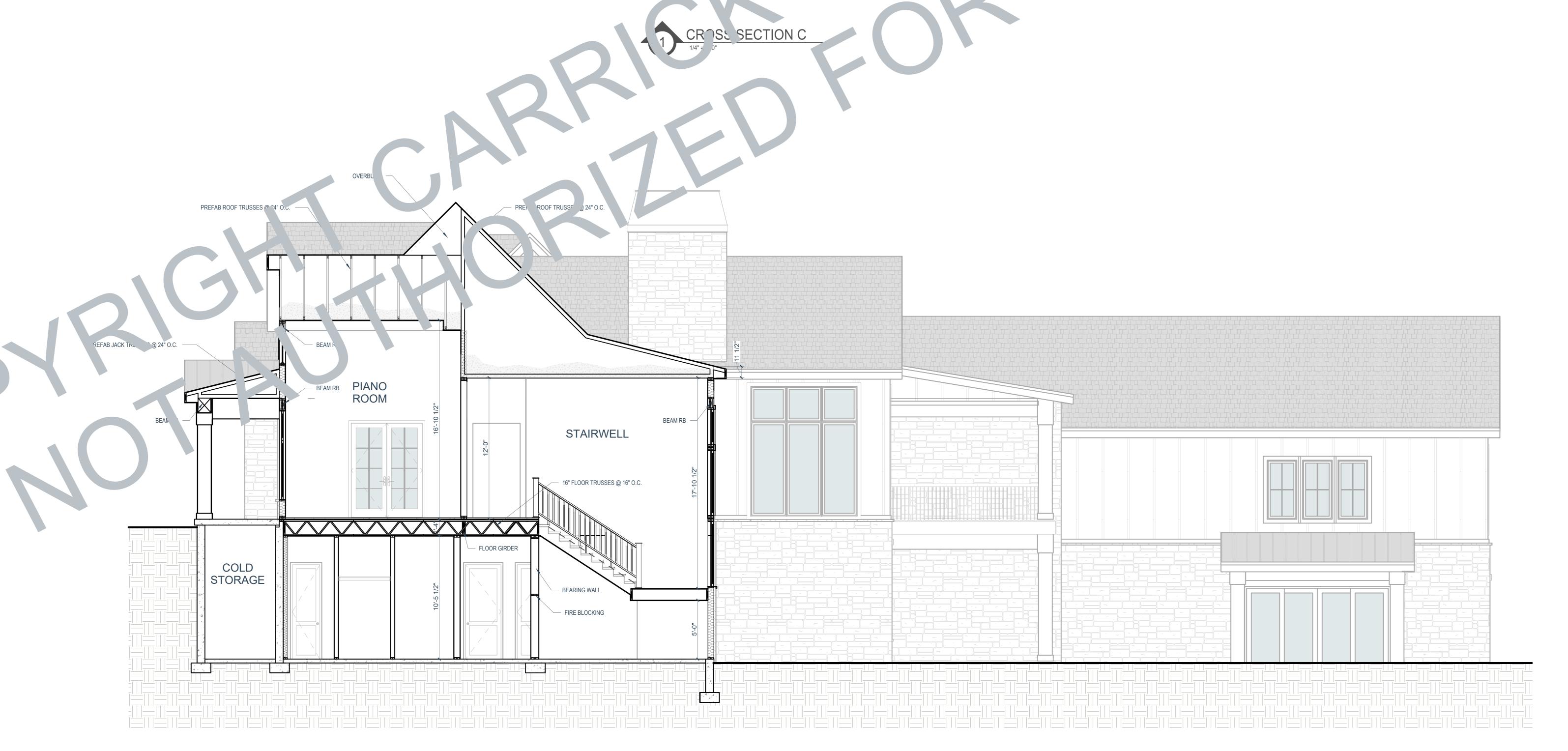
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BUILDING SECTIONS









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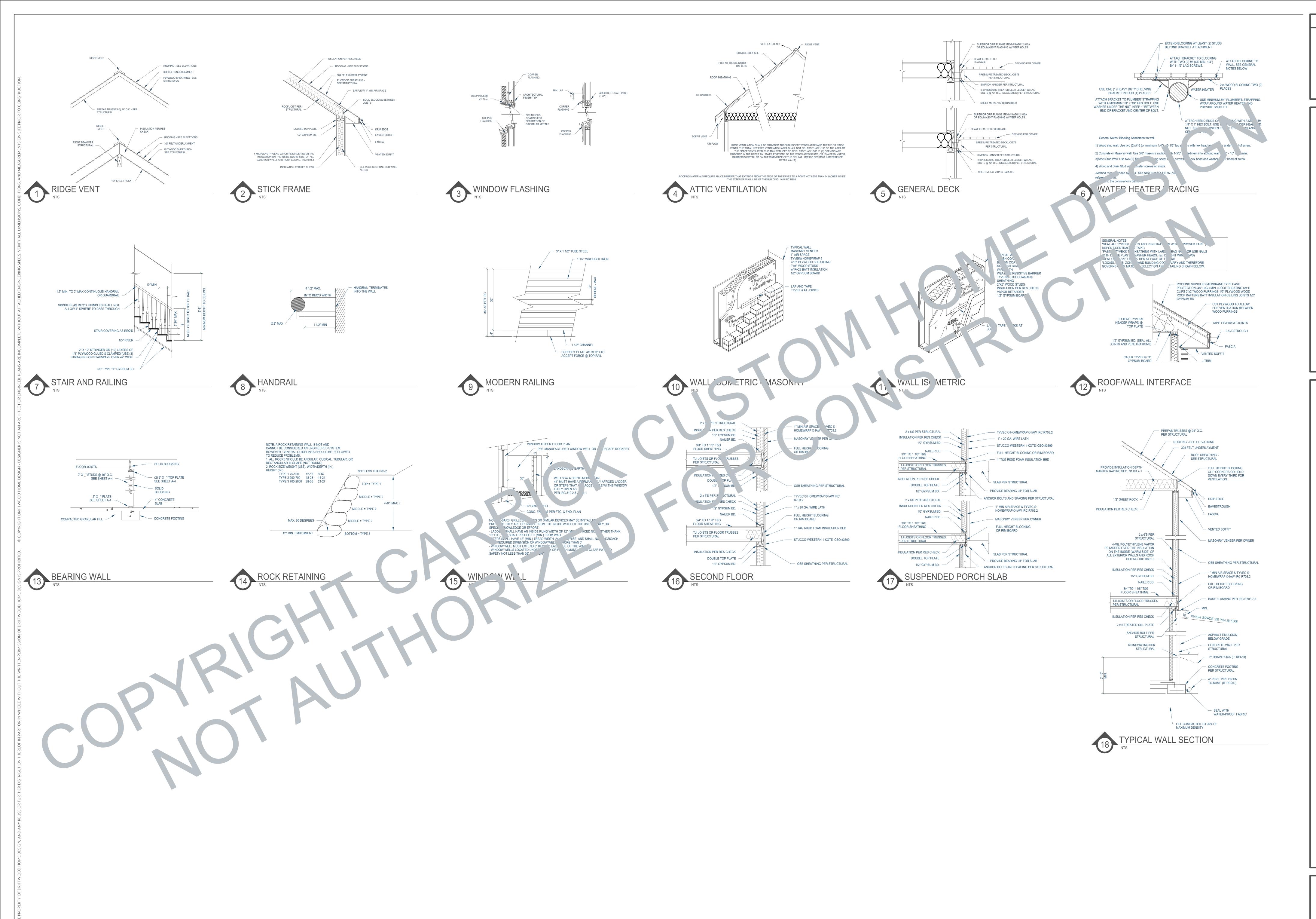
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BUILDING SECTIONS

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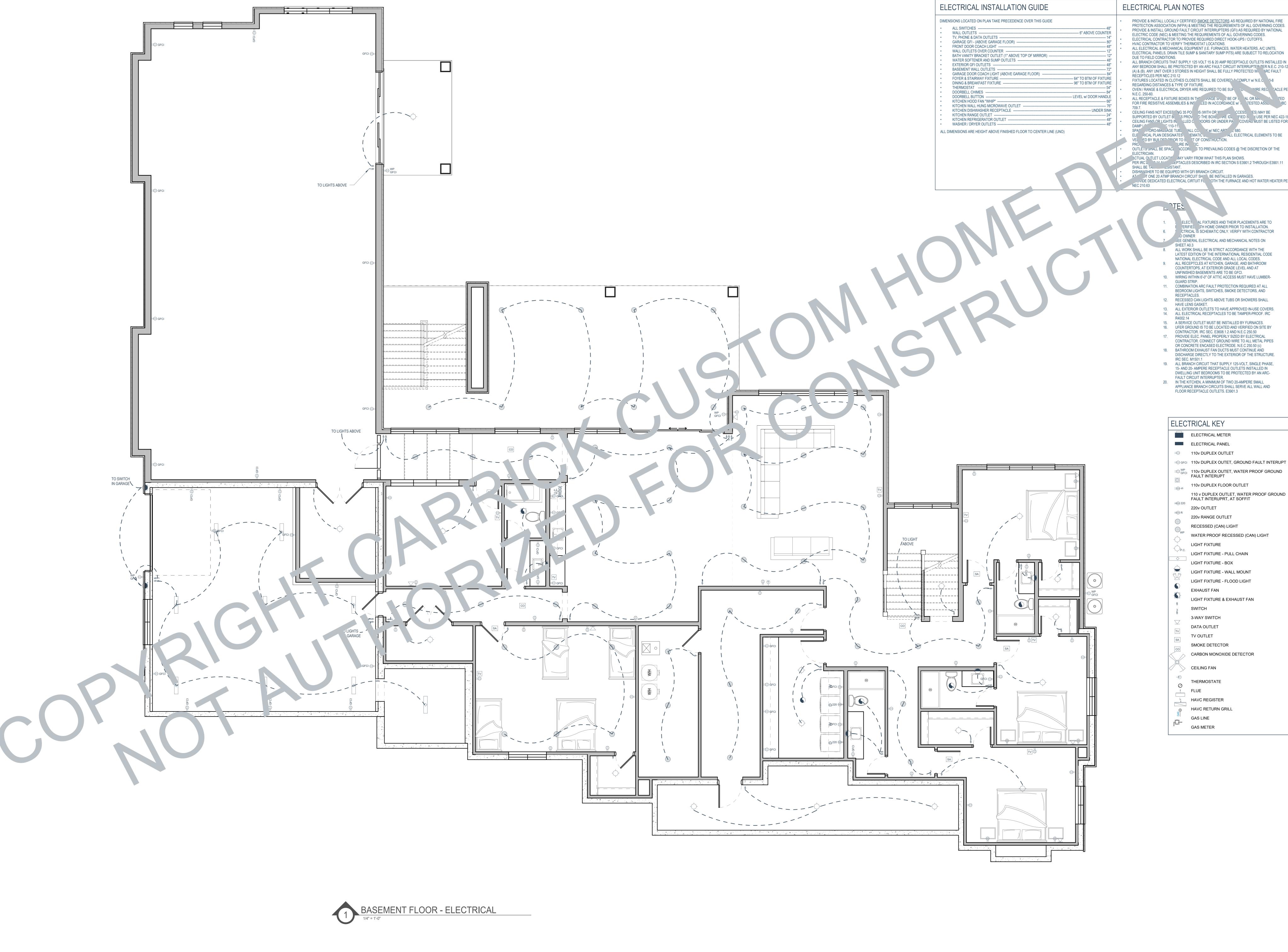
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DETAILS

A4.3



ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS / CUTOFFS. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS. ALL ELECTRICAL & MECHANICAL EQUIPMENT (I.E. FURNACES, WATER HEATERS, A/C UNITS, ELECTRICAL PANELS, DRAIN TILE SUMP & SANITARY SUMP PITS) ARE SUBJECT TO RELOCATION ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT 15 & 20 AMP RECEPTACLE OUTLETS INSTALLED IN ANY BEDROOM SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER PER N.E.C. 210-12 (A) & (B). ANY UNIT OVER 3 STORIES IN HEIGHT SHALL BE FULLY PROTECTED WI ARC FAULT REGARDING DISTANCES & TYPE OF FIXTURE.

FIXTURES LOCATED IN CLOTHES CLOSETS SHALL BE COVERED COMPLY w/ N.E.C 0-8 OVEN / RANGE & ELECTRICAL DRYER ARE REQUIRED TO BE SUP TO MIRE RECUTACLE PER ALL RECEPTACLE & FIXTURE BOXES IN THE LIXAGE Sh. LIBE OF IT ALL OR MA. TED FOR FIRE RESISTIVE ASSEMBLIES & INSTITUTED IN ACCORDANCE W/ IT TESTED ASSEMBLIES & IT TESTED ASSEMBL CEILING FANS NOT EXCEPTING 35 PO S (WITH OR WITH CCESS SES) MAY BE SUPPORTED BY OUTLET B S PROV D THE BOXL REIDL FIED S 1 USE PER NEC 422-18. CEILING FANS OR LIGHTS IN LLED C DOORS OR UNDER PA COVERS MUST BE LISTED FOR

DAMP I C 110-11.

SPAS AND AND SAGE TUB. ALL CC VW/ NEC APT 2680.

ELF RICAL PLAN DESIGNATES JEMATIC L ALL ELECTRICAL ELEMENTS TO BE VEL ED BY BUILDED PRIOR TO S TO F CONSTRUCTION. OUTLETS SHALL BE SPACE (CCORL ) TO PREVAILING CODES @ THE DISCRETION OF THE

CTUAL OUTLET LOCATION MAY VARY FROM WHAT THIS PLAN SHOWS.

PER IRC L 2 14 AU SEPTACLES DESCRIBED IN IRC SECTION S E3901.2 THROUGH E3901.11

DISHWASHER TO BE EQUIPED WITH GFI BRANCH CIRCUIT.

AT ONE 20 ATMP BRANCH CIRCUIT SH BE INSTALLED IN GARAGES.

JOIDE DEDICATED ELECTRICAL CIRTUIT FC OTH THE FURNACE AND HOT WATER HEATER PER

ELECT AL FIXTURES AND THEIR PLACEMENTS ARE TO E 'ERIFIEL TH HOME OWNER PRIOR TO INSTALLATION.

CTRICAL IS SCHEMATIC ONLY. VERIFY WITH CONTRACTOR SEE GENERAL ELECTRICAL AND MECHANICAL NOTES ON 8. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE NATIONAL ELECTRICAL CODE AND ALL LOCAL CODES. 9. ALL RECEPTCLES AT KITCHEN, GARAGE, AND BATHROOM COUNTERTOPS, AT EXTERIOR GRADE LEVEL AND AT

10. WIRING WITHIN 6'-0" OF ATTIC ACCESS MUST HAVE LUMBER-GUARD STRIP. 11. COMBINATION ARC FAULT PROTECTION REQUIRED AT ALL BEDROOM LIGHTS, SWITCHES, SMOKE DETECTORS, AND

RECEPTACLES. 12. RECESSED CAN LIGHTS ABOVE TUBS OR SHOWERS SHALL HAVE LENS GASKET. 13. ALL EXTERIOR OUTLETS TO HAVE APPROVED IN-USE COVERS. 14. ALL ELECTRICAL RECEPTACLES TO BE TAMPER-PROOF. IRC

15. A SERVICE OUTLET MUST BE INSTALLED BY FURNACES. 16. UFER GROUND IS TO BE LOCATED AND VERIFIED ON SITE BY CONTRACTOR. IRC SEC. E3608.1.2 AND N.E.C 250.50 17. PROVIDE ELEC. PANEL PROPERLY SIZED BY ELECTRICAL

OR CONCRETE ENCASED ELECTRODE. N.E.C 250.50 (c) 18. BATHROOM EXHAUST FAN DUCTS MUST CONTINUE AND DISCHARGE DIRECTLY TO THE EXTERIOR OF THE STRUCTURE. IRC SEC. M1501.1

19. 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.
20. IN THE KITCHEN, A MINIMUM OF TWO 20-AMPERE SMALL APPLIANCE BRANCH CIRCUITS SHALL SERVE ALL WALL AND

ELECTRICAL KEY

ELECTRICAL METER ELECTRICAL PANEL

⇒ 110v DUPLEX OUTLET ⇒ GFCI 110v DUPLEX OUTET, GROUND FAULT INTERUPT ⇒ WP GFCI 110v DUPLEX OUTET, WATER PROOF GROUND

FAULT INTERUPT 110v DUPLEX FLOOR OUTLET 110 v DUPLEX OUTLET, WATER PROOF GROUND FAULT INTERUPRT, AT SOFFIT

220v RANGE OUTLET RECESSED (CAN) LIGHT

WATER PROOF RECESSED (CAN) LIGHT LIGHT FIXTURE LIGHT FIXTURE - PULL CHAIN

LIGHT FIXTURE - BOX LIGHT FIXTURE - WALL MOUNT LIGHT FIXTURE - FLOOD LIGHT

LIGHT FIXTURE & EXHAUST FAN

3-WAY SWITCH DATA OUTLET TV OUTLET

SMOKE DETECTOR CARBON MONOXIDE DETECTOR

**CEILING FAN** THERMOSTATE

HAVC REGISTER HAVC RETURN GRILL

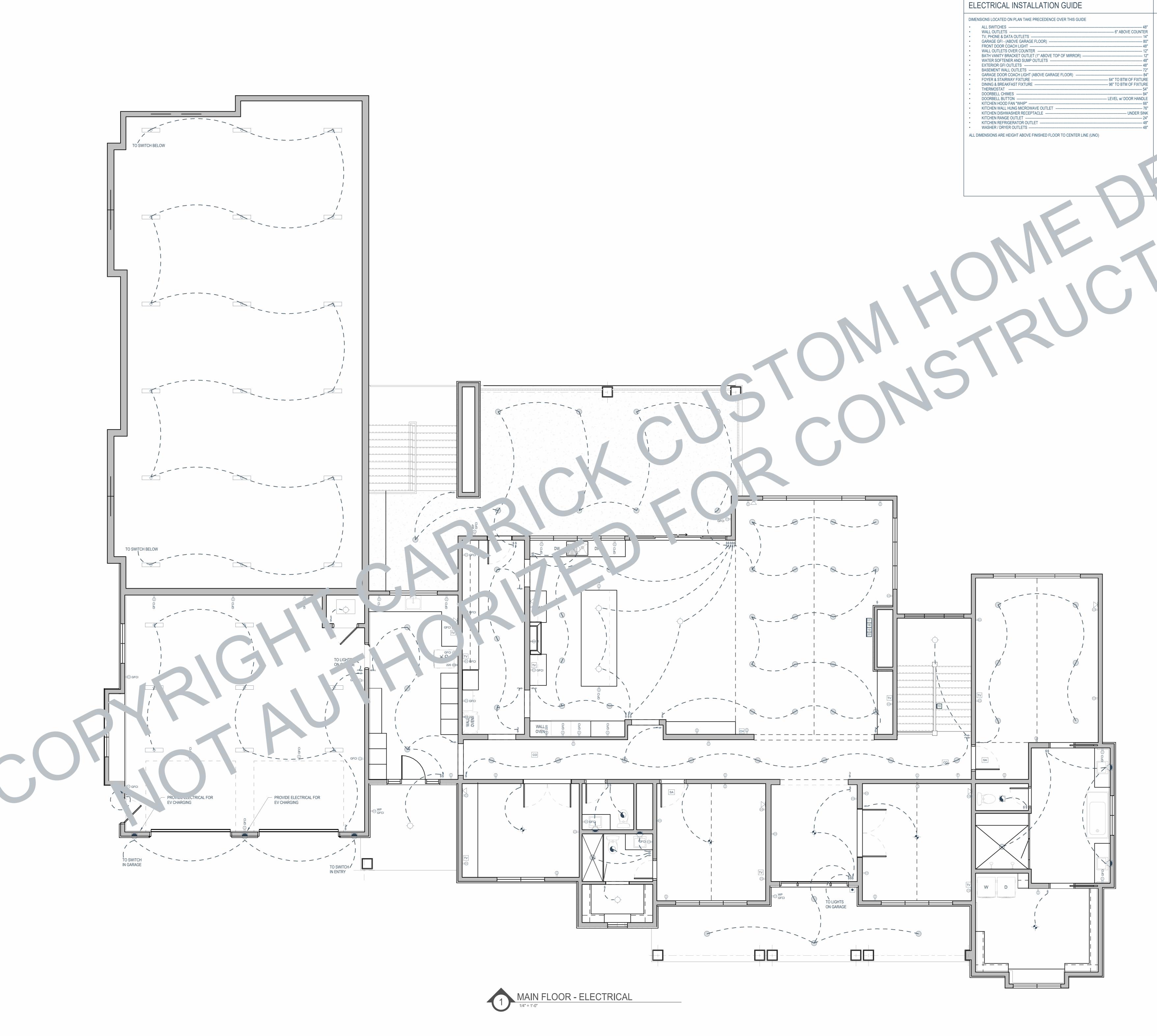
REVISIONS

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DATE CURRENT DRAWN BY:

> SCALE: NOTE BY VIEW PROJECT #:

**BASEMENT** ELECTRICAL



**ELECTRICAL PLAN NOTES** 

ELECTRIC CODE (NEC) & MEETING THE REQUIREMENTS OF ALL GOVERNING CODES. ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS / CUTOFFS. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS. ALL ELECTRICAL & MECHANICAL EQUIPMENT (I.E. FURNACES, WATER HEATERS, A/C UNITS, ELECTRICAL PANELS, DRAIN TILE SUMP & SANITARY SUMP PITS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT 15 & 20 AMP RECEPTACLE OUTLETS INSTALLED IN ANY BEDROOM SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER PER N.E.C. 210-12 RÉCEPTICLES PER NEC 210.12 REGARDING DISTANCES & TYPE OF FIXTURE.

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PROVIDE & INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) & MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.

PROVIDE & INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL

CEILING FANS NOT EXCEEDING 35 POUNDS (TH OR WITHOUT ACCESS) MAY BE SUPPORTED BY OUTLET BOXES PROVIDE HE BOXES ARE IDD IED SU USE PER NEC 422-18. CEILING FANS OR LIGHTS INS LED OUT DRS OR UNP DVERS ST BE LISTED FOR DAMP LOCATION, NEC 110-11.

SPAS & HYDRO CASE TUBS LL COL W/ NEC ARTICLE 68

ELECTRIC LANDE NATES S MATIC OUT ONLY. ALL F TRICAL ELEMENTS TO BE

VERIFIF / BUILDER PROTTOS IN TO FOOD COLUMN CO PROVII A PULL-CHAIN FIXTURE IN A C. OUTLE HALL RECONDING CORDING TO PREVAILING CODES @ THE DISCRETION OF THE ACTUAL OUTLET LOCATION MA VARY FROM WHAT THIS PLAN SHOWS. PEP IRC E4002.14 ALL RECEPT LES DESCRIBED IN IRC SECTION S E3901.2 THROUGH E3901.11

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FAULT CIRCUIT INTERRUPTER.

ELECTRICAL KEY

ELECTRICAL METER ELECTRICAL PANEL

⇒ 110v DUPLEX OUTLET ⇒ GFCI 110v DUPLEX OUTET, GROUND FAULT INTERUPT

⇒ WP GFCI 110v DUPLEX OUTET, WATER PROOF GROUND FAULT INTERUPT 110v DUPLEX FLOOR OUTLET

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3-WAY SWITCH DATA OUTLET TV OUTLET

SMOKE DETECTOR CARBON MONOXIDE DETECTOR

THERMOSTATE FLUE

**CEILING FAN** 

HAVC REGISTER HAVC RETURN GRILL

REVISIONS

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DATE CURRENT DRAWN BY:

SCALE: NOTE BY VIEW PROJECT #:

MAIN FLOOR ELECTRICAL