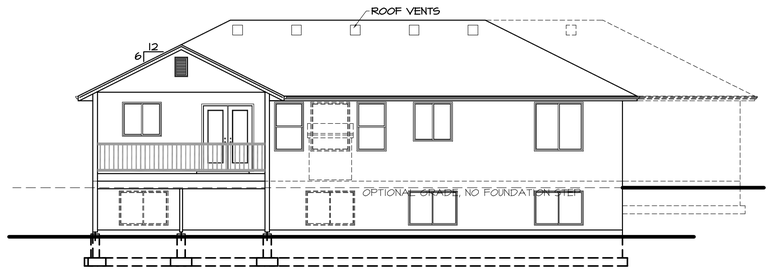
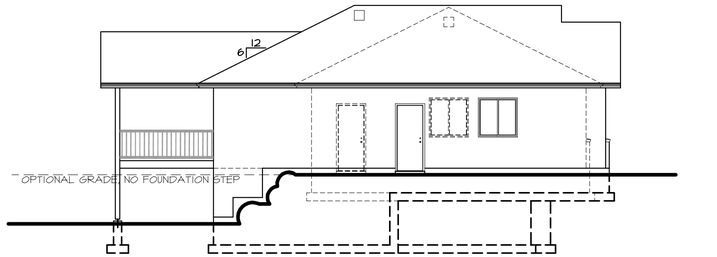
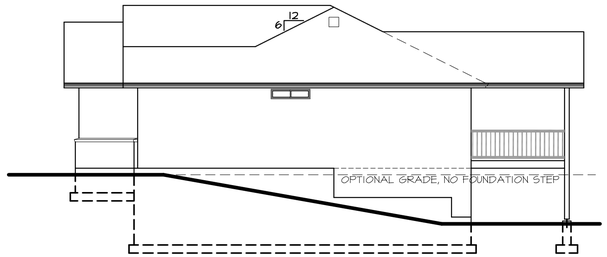


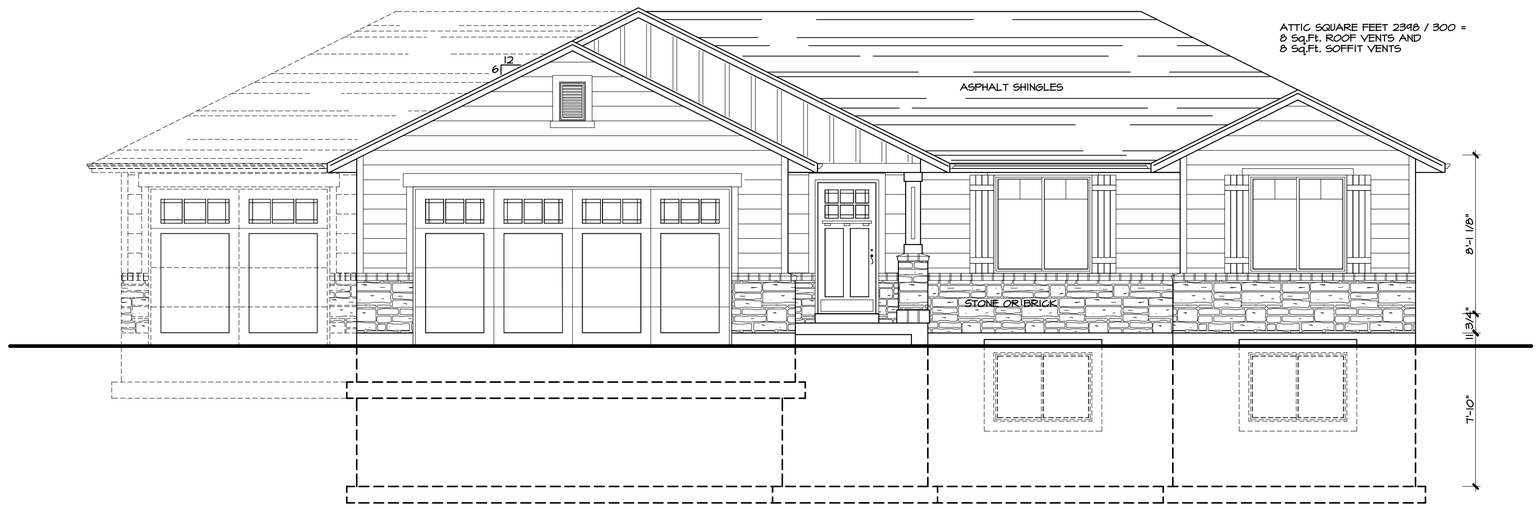
Back Elevation
SCALE: 1/8" = 1'-0"



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



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



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

Sheet Index

Sheet No.	Description	Sheet No.	Description	Sheet No.	Description
D1.1	Typical Details	A3.1	Floor Joist Layout	A0	Plot Plan
D1.2	Specifications	A3.2	Roof Truss Layout	A1.1	Elevations and Sheet Index
E2.1	Electrical Plans	A4.1	Sections and Details	A2.0	Foundation / Basement Plan
				A2.1	Main Level Floor Plan

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DRAWING Elevations and Sheet Index
—
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A1.1

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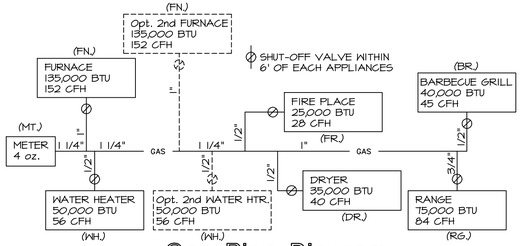
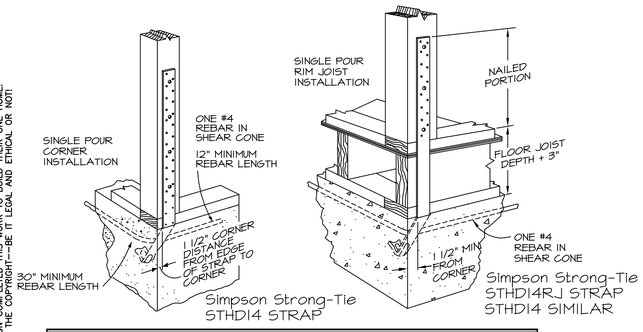


Gas Pipe Diagram

LENGTH OF PIPE TO MOST REMOTE OUTLET 75'
(INCLUDE RISERS AND DROPS)



HOLDDOWN & STRAP SCHEDULE

MARK	DESCRIPTION
A	SIMPSON STHD14 HOLDDOWN
B	SIMPSON STHD14RJ HOLDDOWN
C	SIMPSON MST37 STRAP

1. ANCHOR ALL HOLDDOWNS THROUGH A MINIMUM OF (2) 2 x STUDS.
2. THE FOUNDATION CONTRACTOR SHALL PLACE ALL HOLDDOWN STRAPS TO LINE UP WITH A CORNER, WINDOW OR DOOR JAMB STUD IN THE FRAMED WALL DIRECTLY ABOVE.

OPTIONAL STEP DOWN FOUNDATION WALL

AT FOUNDATION WALL STEP DOWN LOCATIONS SUBSTITUTE STHD14 SEISMIC ANCHORS CAST INTO CONCRETE, IN SAME LOCATIONS THAT STHD14RJ SHOWS ON PLANS, TO BE USED WITH MST37 STRAPS INLINE WITH THE STHD14 TYING UPPER WALL TO LOWER WALL. USE THE SAME ANCHOR BOLTS AND SPACING AS SHOWS ON PLANS. USE THE SAME SHEAR WALLS AS SHOWS ON ABOVE WALL ON PLANS, USE SAME CONNECTORS AND STRAPS ON WINDOWS AS SHOWS ON ABOVE WINDOWS, REFERENCE WALL HEIGHT STUD SCHEDULE FOR STUD SIZE AND SPACING. HEADERS 5'-3" OR LESS TO BE (2) 1 1/4" MIL.

AT FOUNDATION WALL STEP DOWN AROUND GARAGES USE THE SAME SEISMIC ANCHORS CAST INTO CONCRETE AT LOCATIONS AS SHOWS ON PLANS. USE THE SAME ANCHOR BOLTS AND SPACING AS SHOWS ON PLANS. USE THE SAME SHEAR WALLS AS SHOWS ON PLANS. REFERENCE WALL HEIGHT STUD SCHEDULE FOR STUD SIZE AND SPACING.

FOUNDATION WALLS THAT ARE NOT DIRECTLY SUPPORTED AT THE TOP BY FLOOR FRAMING MAY BE 4'-TALL (MAX)

UP TO 6' TALL FOUNDATION WALL'S THAT ARE NOT SUPPORTED AT THE TOP BY THE FLOOR MAY BE USED, WITH A 36" WIDE X 10" THICK CONTINUOUS FOOTING WITH (3) #4 CONT, AND #4 @ 16" O.C. CROSS WISE.

FOOTING SCHEDULE

MARK	WIDTH	LENGTH	THICK	LENGTHWISE REINFORCING				CROSSWISE REINFORCING			
				NO.	SIZE	LENGTH	SPAC.	NO.	SIZE	LENGTH	SPAC.
F18	1'-6"	CONT	10"	2	#4	CONT	EVEN	--	NONE	REQ'D	--
F20	1'-8"	CONT	10"	2	#4	CONT	EVEN	--	NONE	REQ'D	--
F24	2'-0"	CONT	10"	2	#4	CONT	EVEN	--	NONE	REQ'D	--
F30	2'-6"	CONT	10"	3	#4	CONT	EVEN	--	NONE	REQ'D	--
F22	2'-0"	2'-0"	10"	2	#4	1'-6"	EVEN	2	#4	1'-6"	EVEN
F33	3'-0"	3'-0"	10"	3	#4	2'-6"	EVEN	3	#4	2'-6"	EVEN
F44	4'-0"	4'-0"	10"	4	#4	3'-6"	EVEN	4	#4	3'-6"	EVEN

NOTES:
1. PLACE ALL FOOTING REINFORCING 3" FROM BOTTOM OF FOOTING WITH 3" CLEAR ON SIDES UNLESS NOTED OTHERWISE.

FOUNDATION AND FOOTING STEP DOWN SYMBOLS

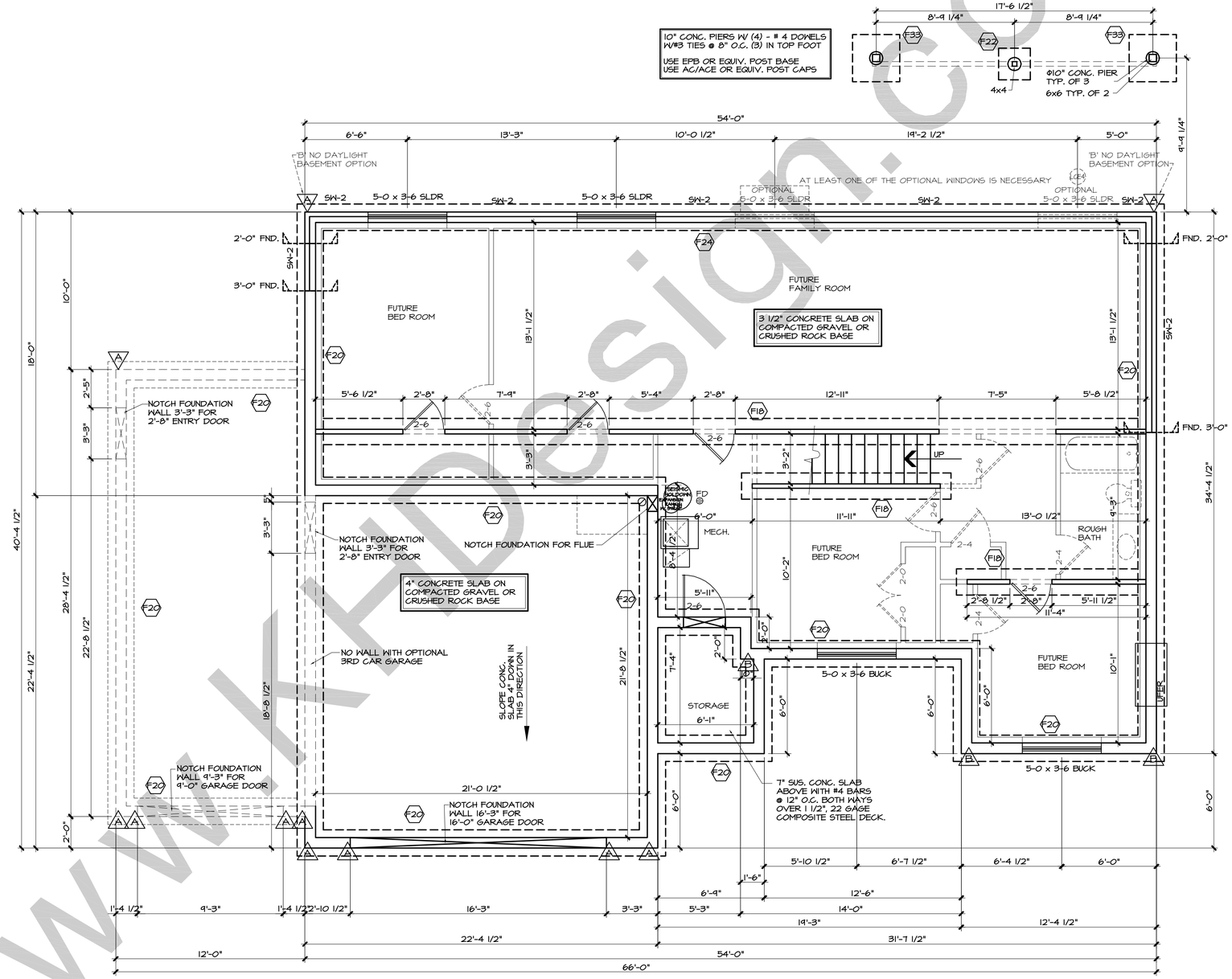
FND. 0'-0" FOUNDATION STEP DOWN

FTG. 0'-0" FOOTING STEP DOWN

CONCRETE WALL SCHEDULE

WALL HEIGHT	TOP EDGE SUPPORT	MINIMUM THICKNESS	REINFORCING VERTICAL	REINFORCING HORIZONTAL	STEEL AT OPENINGS	REMARKS
2'-0"	NONE	8"	#4 @ 24" O.C.	2- #4 BARS	ABOVE: 2- #4 BARS EACH SIDE: 1- #4 BAR BELOW 1- #4 BAR	
3'-0"		8"	#4 @ 24" O.C.	3- #4 BARS		
4'-0"		8"	#4 @ 24" O.C.	4- #4 BARS		
6'-0"		8"	#4 @ 24" O.C.	5- #4 BARS		
8'-0"		8"	#4 @ 24" O.C.	6- #4 BARS		
9'-0"	FLOOR OR ROOF DIAPHRAGM	8"	#4 @ 16" O.C.	7- #4 BARS		
10'-0"		8"	#5 @ 12" O.C.	#4 @ 12" O.C.		
11'-0"		12"	#5 @ 10" O.C.	#4 @ 12" O.C.		
12'-0"		12"	#5 @ 9" O.C.	#4 @ 12" O.C.		

NOTES:
1. WALLS WITH ONE MAT OF STEEL, VERTICAL STEEL TO BE PLACED IN CENTER OF WALL & EXTEND TO WITHIN THREE INCHES OF THE TOP OF THE WALL. DOWELS OF #4 BARS TO MATCH VERTICAL STEEL PLACEMENT SHALL BE PROVIDED IN THE FOOTING EXTENDING 24" INTO THE FOUND. WALL.
2. ONE HORIZONTAL BAR SHALL BE LOCATED IN THE TOP 4", ONE BAR IN THE BOTTOM 4" AND THE OTHER BARS EQUALLY SPACED. CORNER REINFORCING SHALL BE PROVIDED SO AS TO LAP 24".
3. BARS SHALL BE PLACED WITHIN 2" OF OPENINGS AND EXTEND 24" BEYOND THE EDGE OF THE OPENING. VERTICAL BARS MAY TERMINATE 3" FROM THE TOP OF THE CONCRETE.
4. PLACE 1/2" x 10" ANCHOR BOLTS AT 32" O.C. IN TOP OF ALL WALLS TO RECEIVE SILL PLATES. CAST ANCHOR BOLTS A MINIMUM OF 7" INTO CONCRETE. USE 3"x3"x1/4" WASHERS ON ALL ANCHOR BOLTS WITH ROUND WASHER BETWEEN SQUARE WASHER AND NUT. EACH WALL SEGMENT MUST HAVE 2 ANCHOR BOLTS MINIMUM.
5. LINTEL DEPTH SHALL BE 2" FOR EACH FOOT OF OPENING WIDTH, MIN 6".



Foundation / Basement Plan

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

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DRAWING Foundation / Basement Plan

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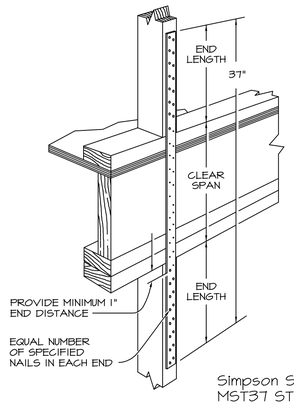
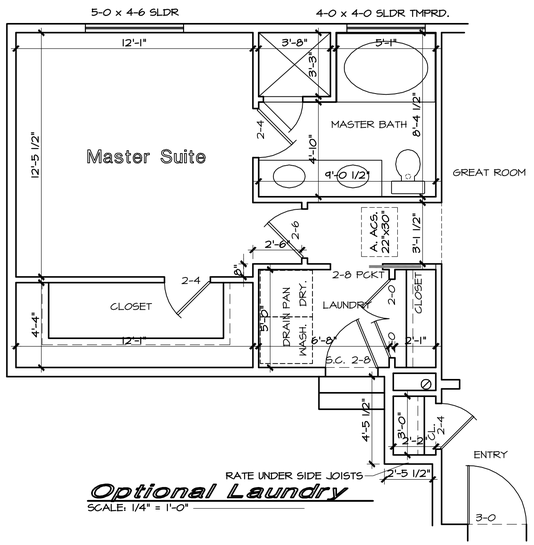
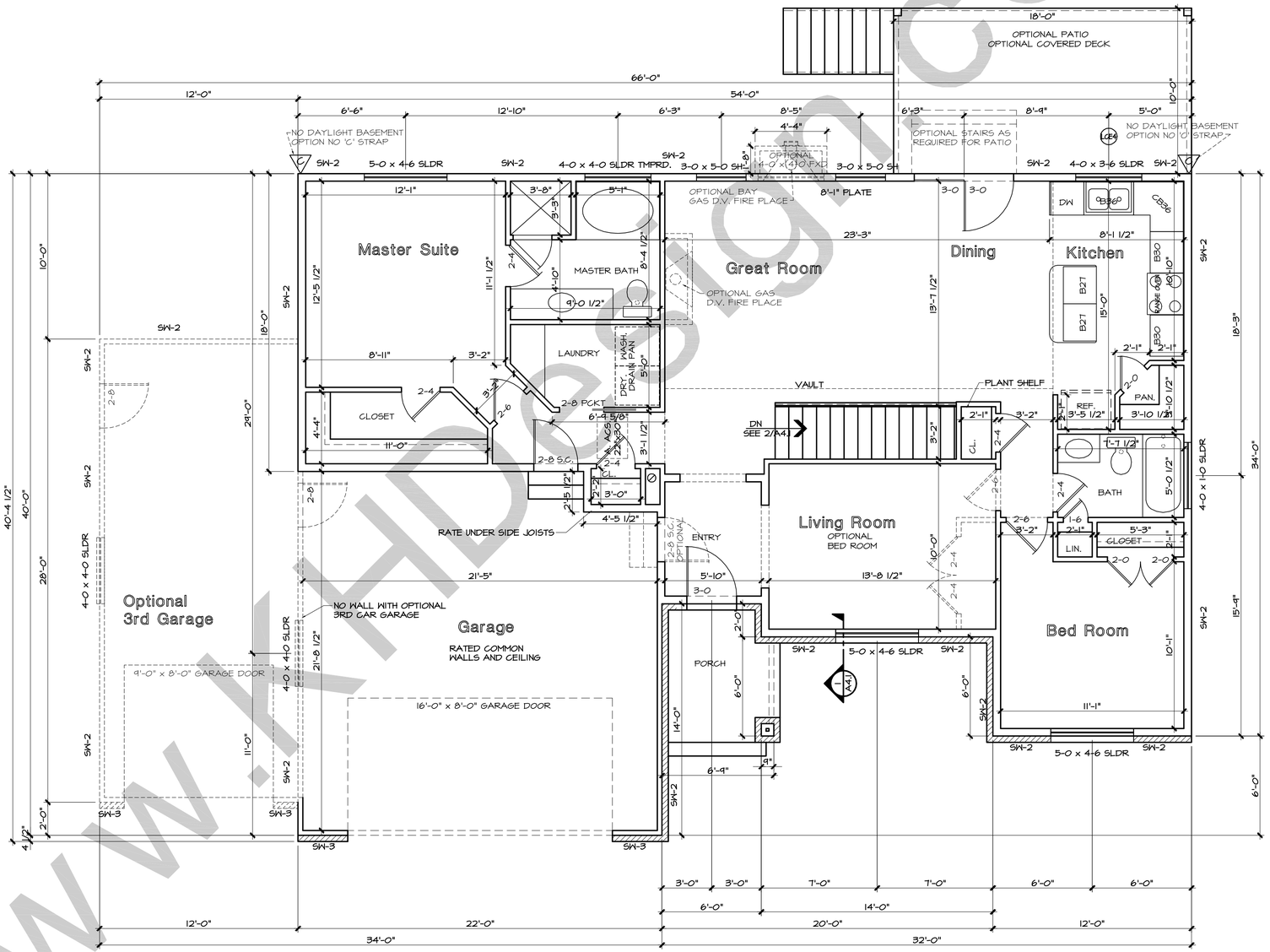


Simpson Strong-Tie
MST37 STRAP



Optional Laundry

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



Main Level Floor Plan

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

Basement	1369 Sq. Ft.
Garage	479 Sq. Ft.
3rd Gar	341 Sq. Ft.
Patio/Deck	180 Sq. Ft.
Porch	51 Sq. Ft.

WALL HEIGHTS STUD SCHEDULE		
MAX. HEIGHT	STUD FRAMING	NOTES
0' TO 10'	2 x 4's @ 16" O.C.	1, 2, 3, 4
0' TO 10'	* 2 x 6's @ 24" O.C.	1, 2, 3, 4
10' TO 12'	2 x 4's @ 12" O.C.	1, 2, 3, 4
10' TO 14'	2 x 6's @ 16" O.C.	1, 2, 3, 4
14' TO 16'	2 x 6's @ 12" O.C.	1, 2, 3, 4

1. WALLS TALLER THAN 16' AND/OR WALLS W/ LARGE OPENING TO BE SPECIFIED BY ENGINEER.
2. * SW-3, SW-4, SW-5 MAXIMUM STUD SPACING 16" O.C.
3. ALL FRAMING AS PER ENGINEERING GRADE & SPECIES
4. SOLID BLOCKING AT 8'-0" O.C. VERTICAL

SHEARWALL SCHEDULE								
MARK	SHEATHING	NAILING 8d		STAPLING 16 ga.		ANCHOR BOLTS, MIN. OF (2)		NOTES
		EDGE	FIELD	EDGE	FIELD	DIA.	MAX. SPACING	SILL PLATE
SW-1	7/16" OSB ONE SIDE	6" O.C.	12" O.C.	4" O.C.	12" O.C.	1/2"	48"	2 x	1, 2, 3, 4, 5, 6
SW-2	7/16" OSB ONE SIDE	4" O.C.	12" O.C.	2 1/2" O.C.	12" O.C.	1/2"	32"	2 x	1, 2, 3, 4, 5, 6
SW-3	7/16" OSB ONE SIDE	3" O.C.	12" O.C.	2" O.C.	12" O.C.	1/2"	24"	2 x	1, 2, 3, 4, 5, 6, 7, 8
SW-4	7/16" OSB BOTH SIDES	6" O.C.	12" O.C.	4" O.C.	12" O.C.	1/2"	16"	3 x	1, 2, 3, 4, 5, 6, 7, 8, 9
SW-5	7/16" OSB BOTH SIDES	3" O.C.	12" O.C.	2" O.C.	12" O.C.	1/2"	8"	3 x	1, 2, 3, 4, 5, 6, 7, 8, 9
(LCE4)	OPENINGS TO RECEIVE SIMPSON LCE4 CONNECTORS AT ALL CORNERS SEE (LCE4) DETAIL ON DETAIL SHEET							

1. APPLY 7/16" OSB OVER 2 x FRAMING SPACED AS PER STUD SCHED.
2. NAIL OR STAPLE SHEATHING ALONG INTERMEDIATE STUDS @ 12" O.C.
3. BLOCK ALL PANEL EDGES
4. PROVIDE 3" x 3" x 1/4" PLATE WASHERS ON ALL ANCHOR BOLTS (Typical)
5. ALL SHEATHING SHALL EXTEND CONTINUOUS FROM SILL PLATE TO ROOF OR FLOOR SHEATHING.
6. ALL FASTENERS, NAILS, SCREWS, ANCHOR BOLTS, ETC, INSTALLED IN TREATED WOOD SHALL MEET THE CODE REQ.
7. FRAMING AT ADJOINING PANELS TO BE 3" NOMINAL OR (2) 2x NAILED TOGETHER W/ (2) ROWS 16d NAILS @ 12" O.C.
8. SW-3, SW-4, SW-5 MAXIMUM STUD SPACING 16" O.C.
9. OFFSET PANEL JOINTS TO AVOID SPLITTING THE STUDS.

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DRAWING Main Level Floor Plan

SCALE: See Sheet

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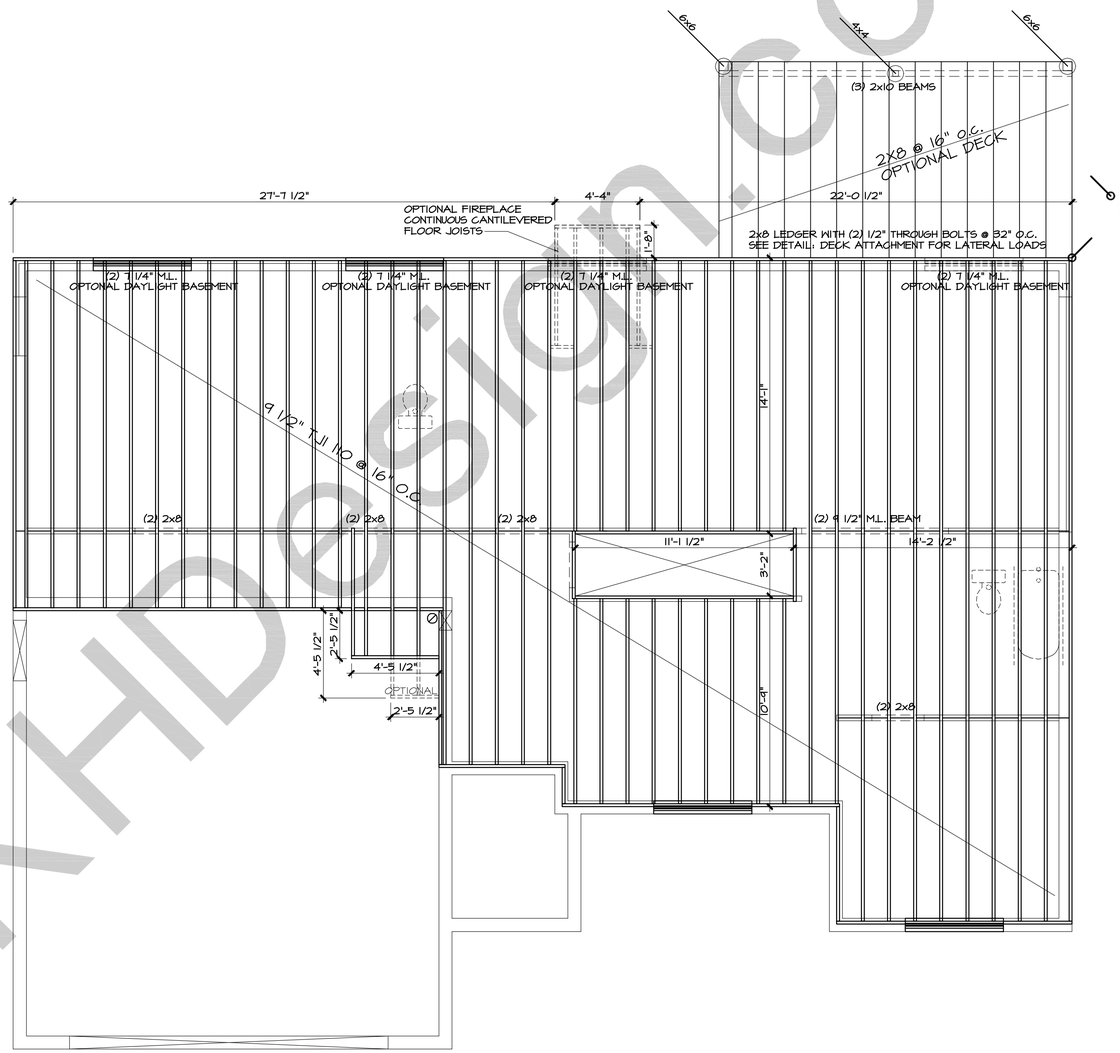
SHEET No.
A2.1

FLOOR SHEATHING NOTES:

1. FLOOR SHEATHING SHALL BE 3/4" T&G WAFERBOARD GLUED & NAILED WITH 10d NAILS AT 6" OC AT ALL PANEL ENDS, SUPPORTED EDGES AND ALL BLOCKING, 10d AT 12" OC ALONG INTERMEDIATE FRAMING MEMBERS. GLUE WITH GLUE CONFORMING TO AFG-01 ACCORDING TO APA SPECIFICATIONS.
2. BLOCK JOISTS SOLID AT ALL BEARING POINTS.

1. USE SIMPSON A35 TIES 32" O.C. CANTILEVERED JOISTS TO BEARING WALL PLATE
2. INSTALL JOIST HANGERS AS PER MANUFACTURE SPECIFICATIONS
3. SOLID SQUASH BLOCKING UNDER BEAM / GIRDER TRUSS POINT LOAD
4. INSTALL WEB STIFFENERS AS PER MANUFACTURE SPECIFICATIONS
5. ALL HEADERS OVER DOORS & WINDOWS ARE (2) 2x10 DF #2 U.N.O.
6. 1-1/4" TIMBERSTRAND RIM BOARD (TYP.) AROUND PERIMETER OF FLOOR JOISTS
7. FIRE BLOCK STUD SPACES AT SOFFITS, FLOOR AND CEILING LINES, AND AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY / FLUE SPACES FOR FACTORY BUILT CHIMNEYS AND FLUES



Main Level Floor Joist Layout
SCALE: 1/4" = 1'-0"

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DRAWING Elevations and Sheet Index
SCALE: See Sheet

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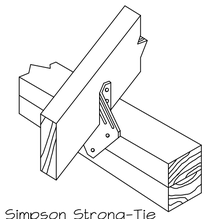
SHEET No.
A3.1

ROOF SHEATHING NOTES:

1. ROOF SHEATHING SHALL BE APA RATED SHEATHING W/SPAN RATING
   7/16" SPAN RATING=24/16 WITH 8d NAILS FOR ROOF LIVE LOAD UP TO 40 PSF
   15/32" SPAN RATING=32/16 WITH 8d NAILS FOR ROOF LIVE LOAD UP TO 65 PSF
   5/8" SPAN RATING=40/20 WITH 10d NAILS FOR ROOF LIVE LOAD UP TO 100 PSF
   NAILED AT 6" O.C. AT ALL PANEL ENDS, SUPPORTED EDGES,
   TOP OF SHEAR WALLS AND ALL BLOCKING; NAILED AT 12" O.C. ALONG
   INTERMEDIATE FRAMING MEMBERS. LAY SHEATHING WITH FACE GRAIN AT
   RIGHT ANGLES TO FRAMING WITH END JOINTS STAGGERED. GAP SHEATHING 1/8".
2. BLOCK TRUSSES / RAFTERS SOLID AT ALL BEARING POINTS.

ROOF TRUSS NOTES:

1. TRUSSES SHALL BE DESIGNED FOR LIVE LOAD AS PER DESIGN CRITERIA.
2. DESIGN TRUSSES TO LIMIT DEFLECTION TO SPAN (IN) DIVIDED BY 240.
3. CHECK DIMENSIONS WITH ACTUAL CONSTRUCTION. TRUSS MANUFACTURER IS RESPONSIBLE TO PROVIDE WEB AND CHORD MEMBERS TO SATISFY LOAD REQUIREMENTS.
4. TRUSS MANUFACTURER SHALL SUBMIT CALCULATIONS AND SHOP DRAWINGS FOR APPROVAL BY ENGINEER.
5. SUPPORT ALL GIRDER TRUSSES ON AT LEAST (3) STUDS MIN. DIRECTLY UNDER GIRDER TRUSS BEARING, GIRDER TRUSS GREATER THAN 3 MEMBERS USE MULTIPLE STUDS EQUAL TO GIRDER TRUSS MEMBERS UNLESS NOTED OTHERWISE.



Simpson Strong-Tie
H1

1. USE SIMPSON H1 TIES EACH END OF EA. TRUSS RAFTER TO BEARING WALLS, USE SIMPSON TIES FOR GIRDER TO WALL CONNECTION PER DETAIL SHEET
2. INSTALL RAFTER HANGERS EACH END OF EACH RAFTER AS PER MANUFACTURE SPECIFICATIONS
3. INSTALL SOLID BLOCKING BETWEEN TRUSSES ALONG BEARING WALLS
4. (3) STUDS MIN. DIRECTLY UNDER GIRDER TRUSS BEARING, GIRDER TRUSS GREATER THAN 3 MEMBERS USE MULTIPLE STUDS EQUAL TO GIRDER TRUSS MEMBERS U.N.O.
5. ALL HEADERS OVER DOORS & WINDOWS ARE (2) 2x10 DF #2 U.N.O.
6. USE SIMPSON THSQ2-SDS3 HANGERS FOR GIRDER TO GIRDER CONNECTIONS.
7. FIRE BLOCK STUD SPACES AT SOFFITS, FLOOR AND CEILING LINES, AND AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY / FLUE SPACES FOR FACTORY BUILT CHIMNEYS AND FLUES

DESIGN CRITERIA:

GOVERNING CODE ..... 2018 IBC — I = 1.00
SEISMIC DESIGN CATEGORY ..... D — R = 6.5, Sds = 0.50g

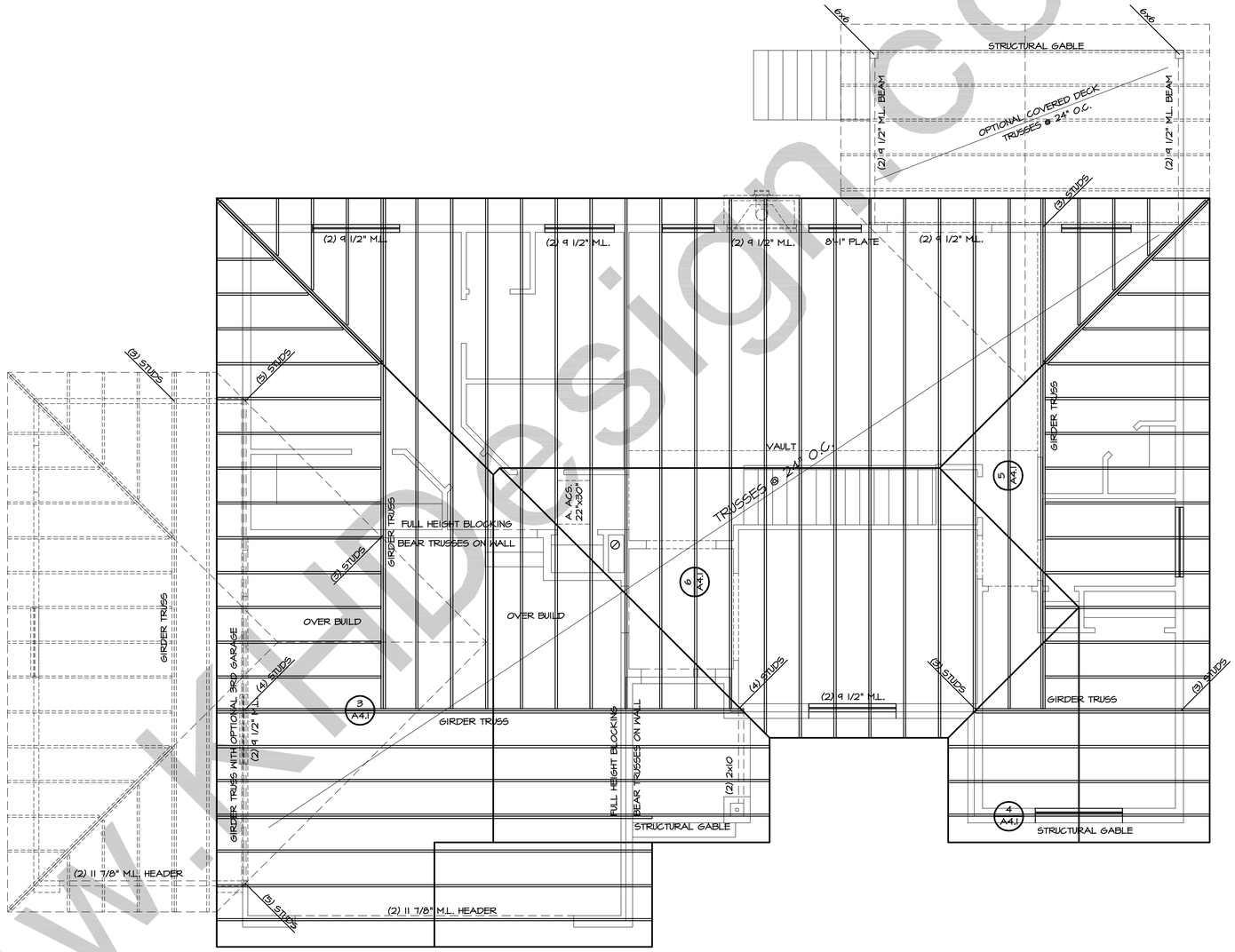
BASIC WIND SPEED ..... 115 MPH EXPOSURE C

ROOF — I = 1.00
DEAD LOAD ..... 15 PSF
LIVE LOAD ..... 43 PSF

FLOOR
DEAD LOAD ..... 15 PSF
LIVE LOAD ..... 40 PSF

SOIL BEARING PRESSURE ..... 1500 PSF (ASSUMED)

* STANDARD OCCUPANCY *



Roof Plan and Truss Layout

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

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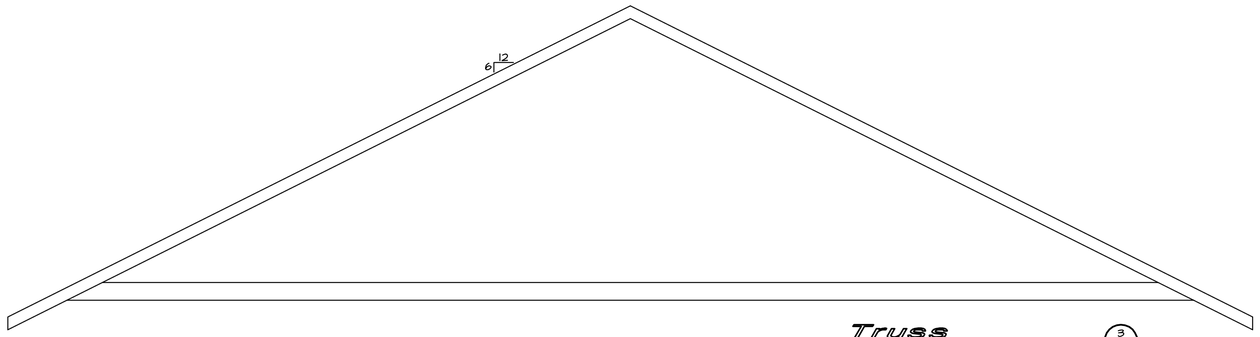
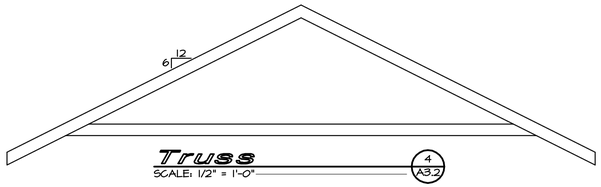
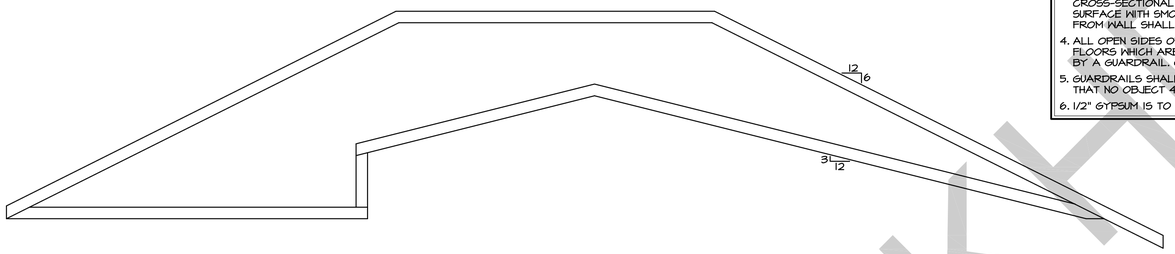


Truss
SCALE: 1/2" = 1'-0" — 3 A3.2



Truss
SCALE: 1/2" = 1'-0" — 4 A3.2



Truss
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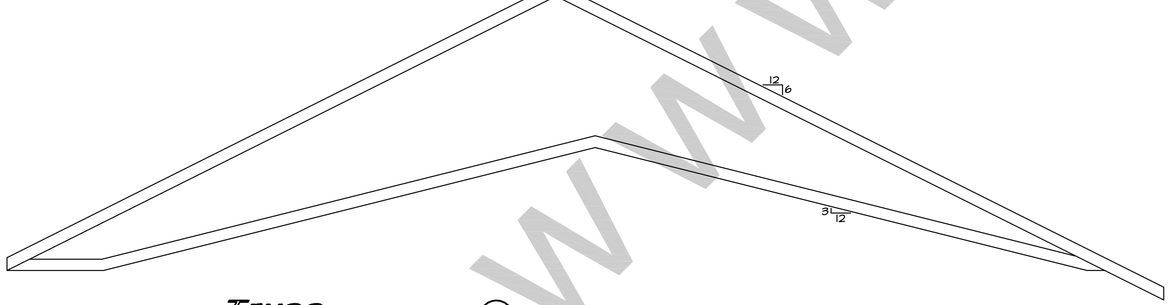
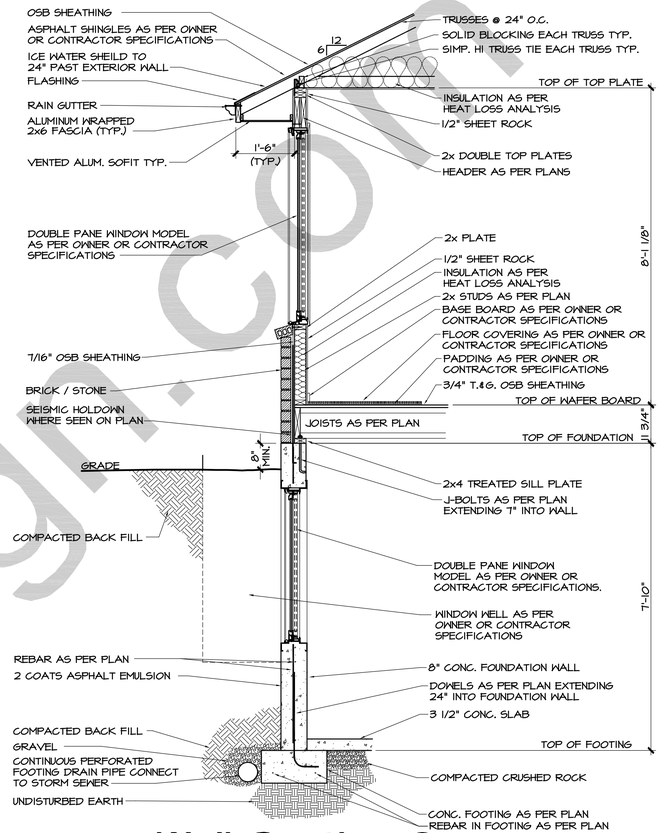


Truss
SCALE: 1/2" = 1'-0" — 6 A3.2

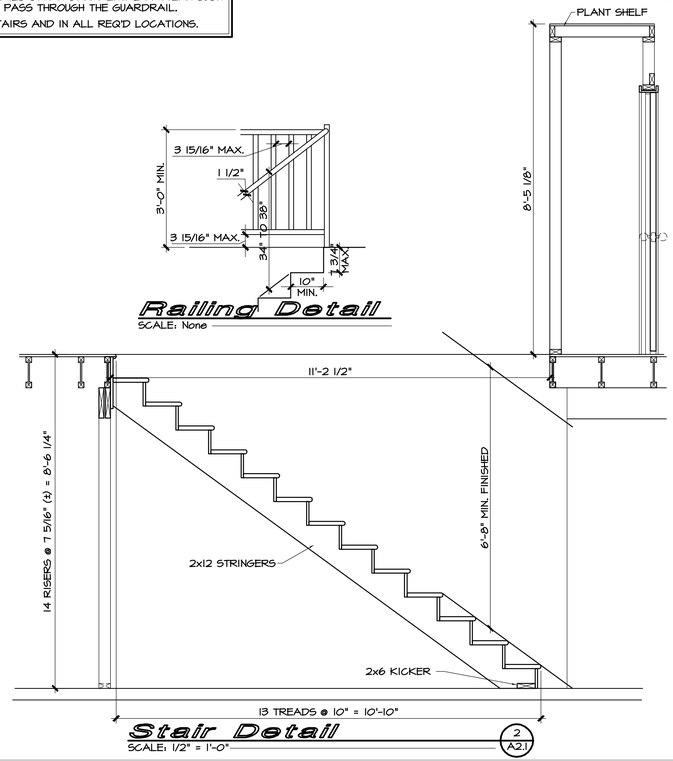
STAIR AND RAILING NOTES

1. 6'-8" MINIMUM FINISHED HEADROOM REQ'D OVER ALL STAIRWAYS.
2. STAIR TREADS TO BE 10" MINIMUM AND RISERS TO BE 7 3/4" MAXIMUM. AMENDMENT MAY BE ACCEPTABLE, VERIFY, 9" MIN. TREADS AND 8" MAX. RISERS
3. THE TOPS OF HANDRAIL SHALL BE PLACED NO LESS THAN 34" AND NO MORE THAN 38" ABOVE THE NOSING OF TREADS. THEY SHALL BE CONTINUOUS FULL LENGTH OF THE STAIRS, ENDS TO RETURN OR TERMINATE IN NEWEL POST OR SAFETY TERMINAL. THE HAND GRIP PORTION TO BE NOT LESS THAN 1 1/4" AND NO MORE THAN 2" IN CROSS-SECTIONAL DIMENSION OR SHAPE TO PROVIDE AN EQUIVALENT GRIPPING SURFACE WITH SMOOTH SURFACE NO SHARP CORNERS. HANDRAIL PROJECTING FROM WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" CLEARANCE.
4. ALL OPEN SIDES OF LANDINGS, STAIRS, BALCONIES, PORCHES, DECKS, UN-ENCLOSED FLOORS WHICH ARE MORE THAN 30" ABOVE SURFACE BELOW SHALL BE PROTECTED BY A GUARDRAIL. GUARDRAILS SHALL NOT BE LESS THAN 36" IN HEIGHT.
5. GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT NO OBJECT 4" IN DIAMETER CAN-NOT PASS THROUGH THE GUARDRAIL.
6. 1/2" GYPSUM IS TO BE INSTALLED UNDER STAIRS AND IN ALL REQ'D LOCATIONS.



Wall Section
SCALE: 1/2" = 1'-0" — 1 A2.1

Railing Detail
SCALE: None



Stair Detail
SCALE: 1/2" = 1'-0" — 2 A2.1

DATE: Feb. 2020
DRAWN BY: Ken Reed

SILVERPEAK ENGINEERING
177 E. Antelope Dr. # B, Layton, UT 84041
801-499-5054

DRAWING: Sections and Details

SCALE: See Sheet

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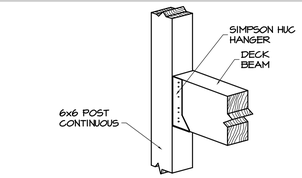
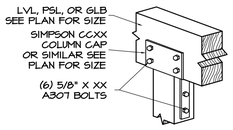
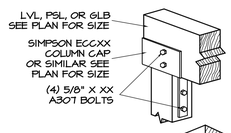
House Plans

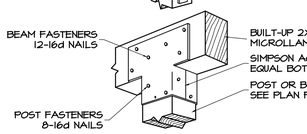
PROJECT: Potter residence 167 S 300 West Street Heber City, UT
No.S1369KL01

SHEET No.
A4.1

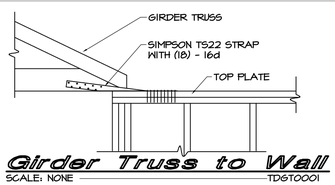




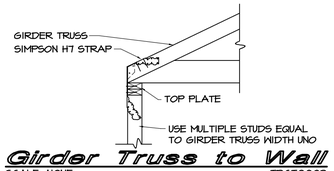




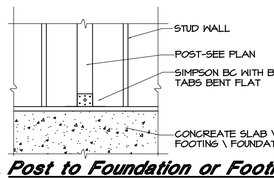
Typical Beam to Post Connection Details
SCALE: NONE



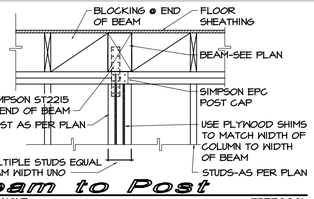
Girder Truss to Wall
SCALE: NONE TDGT0001



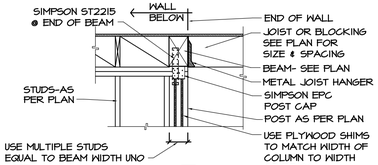
Girder Truss to Wall
SCALE: NONE TDGT0002



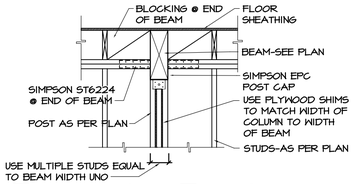
Post to Foundation or Footing
SCALE: NONE TDPF0001



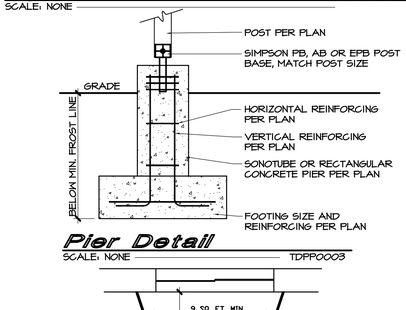
Beam to Post
SCALE: NONE TDBP0001



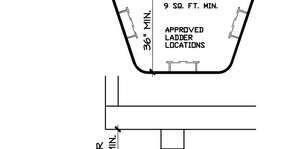
Beam to Post
SCALE: NONE TDBP0002

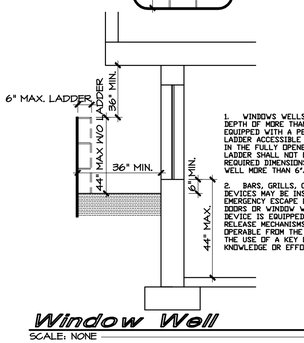


Beam to Post
SCALE: NONE TDBP0003



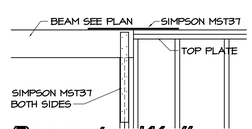
Pier Detail
SCALE: NONE TDPP0003



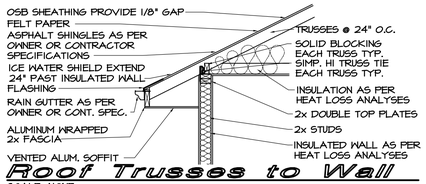


1. WINDOWS WELLS WITH A VERTICAL DEPTH OF MORE THAN 44" SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER ACCESSIBLE WITH THE WINDOW IN THE FULLY OPENED POSITION. THE LADDER SHALL NOT ENCROACH INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL MORE THAN 6".
2. BARS, GRILLS, GATES OR SIMILAR DEVICES MAY BE INSTALLED ON EMERGENCY ESCAPE OR RESCUE WINDOWS, DOORS OR WINDOW WELLS PROVIDED THE DEVICE IS EQUIPPED WITH APPROVED RELEASE MECHANISMS WHICH IS OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

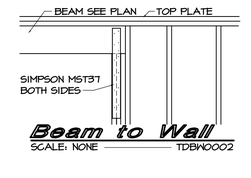
Window Well
SCALE: NONE TDWW001



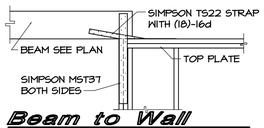
Beam to Wall
SCALE: NONE TDBW0003



Roof Trusses to Wall
SCALE: NONE



Beam to Wall
SCALE: NONE TDBW0002

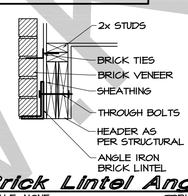


Beam to Wall
SCALE: NONE TDBW0001

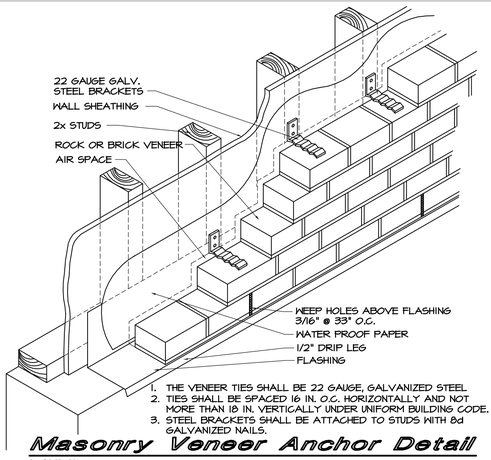
Steel Lintel Schedule	
CLEAR OPENING	SIZE ANGLE
UP TO 5'-0"	3 1/2" x 3" x 1/4"
5'-1" TO 7'-0"	3 1/2" x 3 1/2" x 1/4"
7'-1" TO 9'-0"	5" x 3" x 1/4"
9'-1" TO 10'-0"	5" x 3" x 5/16"
10'-1" TO 11'-0"	5" x 3" x 3/8"
11'-1" TO 12'-0"	6" x 3" x 3/8"
12'-1" AND OVER	ANALYSIS REQD.

MINIMUM NAILING SCHEDULE

JOIST TO SILL GIRDER, TOENAIL.....3-8d
BRIDGING TO JOIST, TOENAIL EACH END.....2-8d
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL 16d @ 16" O.C.
TOP PLATE TO STUD, END NAIL.....2-16d
DOUBLE STUDS, FACE NAIL.....16d @ 24" O.C.
DOUBLE TOP PLATES, FACE NAIL.....16d @ 16" O.C.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL.....2-16"O.C.
CONTINUOUS HEADERS TWO PIECES, ALONG EACH EDGE...16d @ 16" O.C.
CEILING JOISTS TO PLATE, TOENAIL.....3-8d
CONTINUOUS HEADERS TO STUD, TOENAIL.....4-8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL.....2-16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL.....3-16d
RAFTER TO PLATE, TOENAIL.....3-8d
BUILT-UP CORNER STUDS.....16d @ 24" O.C.
BUILT-UP GIRDER AND BEAMS.....20d @ 32" O.C. TO BE STAGGERED ENDS AND SPLICES.....2-20d

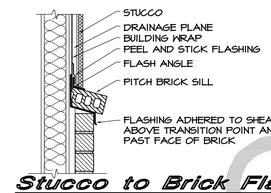


Brick Lintel Angle
SCALE: NONE TDBL0001

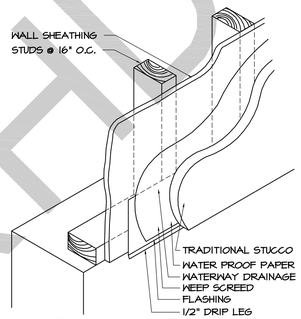


1. THE VENEER TIES SHALL BE 22 GAUGE, GALVANIZED STEEL
2. TIES SHALL BE SPACED 16 IN. O.C. HORIZONTALLY AND NOT MORE THAN 18 IN. VERTICALLY UNDER UNIFORM BUILDING CODE.
3. STEEL BRACKETS SHALL BE ATTACHED TO STUDS WITH 8d GALVANIZED NAILS.

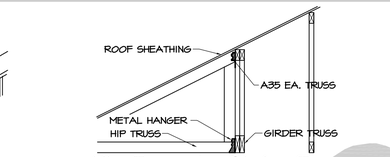
Masonry Veneer Anchor Detail
SCALE: None



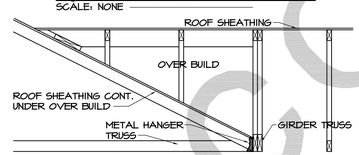
Stucco to Brick Flashing
SCALE: NONE TDSV0002



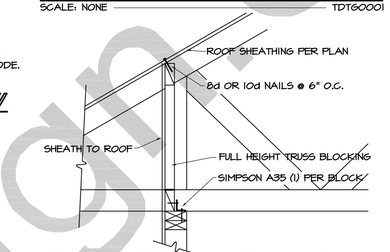
Stucco Detail
SCALE: NONE



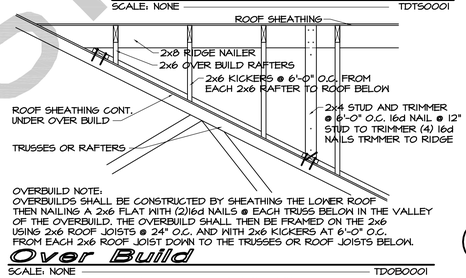
Hip Truss to Girder Truss
SCALE: NONE TDTG0001



Truss to Girder Truss
SCALE: NONE TDTG0001

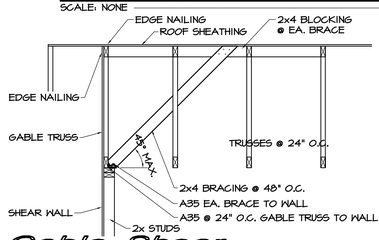


Truss Sheer Transfer
SCALE: NONE TDTS0001

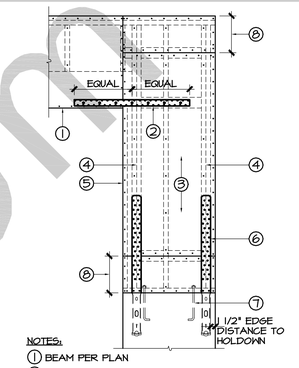


OVERBUILD NOTE:
OVERBUILDS SHALL BE CONSTRUCTED BY SHEATHING THE LOWER ROOF THEN NAILING A 2x6 FLAT WITH (2)16d NAILS @ EACH TRUSS BELOW IN THE VALLEY OF THE OVERBUILD. THE OVERBUILD SHALL THEN BE FRAMED ON THE 2x6 USING 2x6 ROOF JOISTS @ 24" O.C. AND WITH 2x6 KICKERS AT 6'-0" O.C. FROM EACH 2x6 ROOF JOIST DOWN TO THE TRUSSES OR ROOF JOISTS BELOW.

Over Build
SCALE: NONE TDOB0001

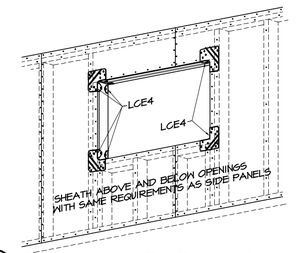


Gable Shear
SCALE: None

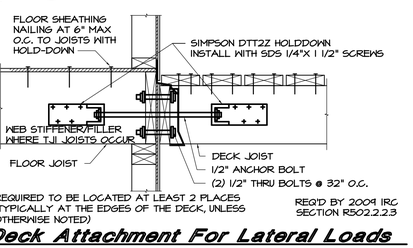


NOTES:
1. BEAM PER PLAN
2. SIMPSON MST37 STRAP WITH 4x BLOCKING FOR STRAP NAILING
3. APA RATED SHEATHING W/NAILING PER SHEAR WALL SCHEDULE
4. (2) 2x KING STUDS MIN, REF PLAN FOR MORE STRINGENT CONDITION
5. 4x POST OR (2) 2x TRIMMERS MIN REF PLAN FOR MORE STRINGENT CONDITIONS
6. SIMPSON HOLDOWN PER PLAN
7. SILL PLATE & ANCHOR BOLTS PER SHEAR WALL SCHEDULE, (2) ANCHOR BOLTS MIN
8. 12" MIN FROM TOP OR BOTTOM OF WALL FOR HORIZONTAL SHEATHING SPLICE IF REQUIRED

Garage Sheer Wall
SCALE: None

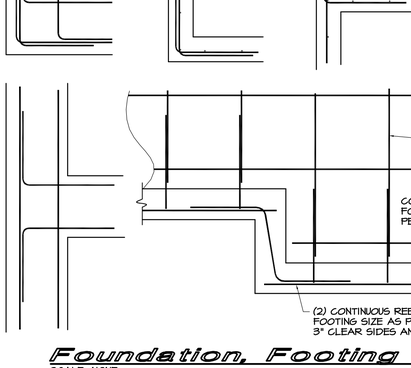


LCE4 **Shearwall Openings**
SCALE: None

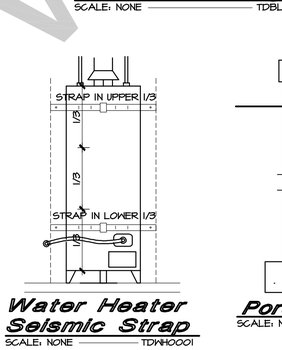


REQUIRED TO BE LOCATED AT LEAST 2 PLACES (TYPICALLY AT THE EDGES OF THE DECK, UNLESS OTHERWISE NOTED)
REQ'D BY 2009 IRC SECTION R502.2.2.3

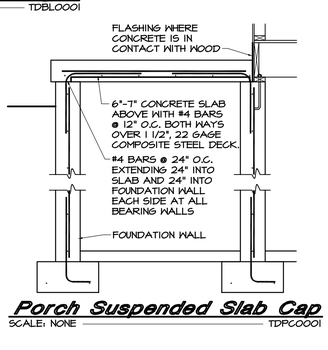
Deck Attachment For Lateral Loads
SCALE: None



Foundation, Footing Reinf. Steel
SCALE: NONE



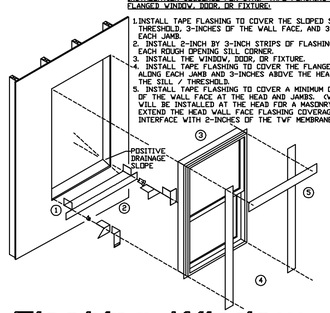
Water Heater Seismic Strap
SCALE: NONE TDWH0001



Porch Suspended Slab Cap
SCALE: NONE TDPC0001

INSTALLATION SEQUENCE FOR STRIP TAPE FLASHING A FLANGED WINDOW, DOOR, OR FIXTURE:

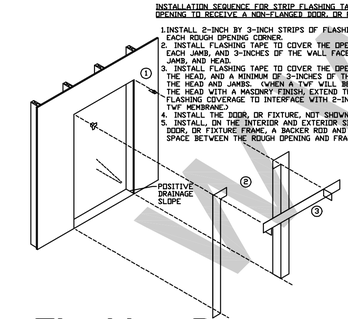
1. INSTALL TAPE FLASHING TO COVER THE SLOPED SILL / THRESHOLD, 3-INCHES OF THE WALL FACE, AND 3-INCHES OF EACH JAMB.
2. INSTALL 2-INCH BY 3-INCH STRIPS OF FLASHING TAPE ONTO EACH ROUGH OPENING SILL CORNER.
3. INSTALL THE WINDOW, DOOR, OR FIXTURE.
4. INSTALL TAPE FLASHING TO COVER THE FLANGE AND WALL ALONG EACH JAMB AND 3-INCHES ABOVE THE HEAD AND BELOW THE SILL / THRESHOLD.
5. INSTALL TAPE FLASHING TO COVER A MINIMUM OF 3-INCHES OF THE WALL AT THE HEAD AND JAMBS. (WHEN A TWF WILL BE INSTALLED AT THE HEAD FOR A MASONRY FINISH, EXTEND THE HEAD WALL FACE FLASHING COVERAGE TO INTERFACE WITH 2-INCHES OF THE TWF MEMBRANE.)



Flashing Window
SCALE: None

INSTALLATION SEQUENCE FOR STRIP FLASHING TAPE TO A ROUGH OPENING TO RECEIVE A NON-FLANGED DOOR, OR FIXTURE:

1. INSTALL 2-INCH BY 3-INCH STRIPS OF FLASHING TAPE ONTO EACH ROUGH OPENING CORNER.
2. INSTALL FLASHING TAPE TO COVER THE OPENING SIDE OF EACH JAMB, AND 3-INCHES OF THE WALL FACE AT THE SILL, JAMB, AND HEAD.
3. INSTALL FLASHING TAPE TO COVER THE OPENING SIDE OF THE HEAD, AND A MINIMUM OF 3-INCHES OF THE WALL FACE AT THE HEAD AND JAMBS. (WHEN A TWF WILL BE INSTALLED AT THE HEAD WITH A MASONRY FINISH, EXTEND THE WALL FACE FLASHING COVERAGE TO INTERFACE WITH 2-INCHES OF THE TWF MEMBRANE.)
4. INSTALL THE DOOR, OR FIXTURE, NOT SHOWN.
5. INSTALL, ON THE INTERIOR AND EXTERIOR SIDES OF THE DOOR, OR FIXTURE FRAME, A BACKER ROD AND SEALANT IN THE SPACE BETWEEN THE ROUGH OPENING AND FRAME, NOT SHOWN.



Flashing Door
SCALE: None

DATE: Feb. 2020
DRAWN BY: Ken Reed

DRAWING: Typical Details

SCALE: See Sheet

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167 S 300 West Street
Heber City, UT

PROJECT: Potter residence
No.S1369KL01

SHEET No.
D1.1

ROUGH CARPENTRY AND LUMBER

A. Work includes, but not limited to:
   1. All structural lumber, such as beams, girders, joists, rafters, headers, sills, trimmers, and collars. Lumber shall conform to PS20-70 (The American Lumber Standard) and be graded by the latest edition of WWPA. Each piece of lumber shall bear official grade stamp and trademark.
   2. Exterior wall stud grade, size, and spacing as per engineering. Interior walls are to be framed with 2x4 studs at 16" O.C. unless interior wall contains a 2x6 note of which wall is to be framed with 2x6 studs at 16" O.C.. Bearing walls are to have a double top plate lapped 4'-0" with at least (6) 16d nails at 12" o.c. max. each side of lap. Bearing walls over 8'-0" high shall be solid blocked @ 8'-0" O.C. with thickness same width as the stud and fitted tight and spiked refer to engineer for walls over 8'-0" in height. Install solid blocking @ 4'-0" O.C. on unsheathed bearing walls. Blocking shall not be more than 8'-0" O.C. in any situation. Bearing walls supporting two floors to be 2x6 studs at 16" O.C. blocked and anchored properly.
   3. Floor sheathing shall be 3/4" t&g OSB waferboard glued & nailed with 10d nails at 6" oc at all panel ends, supported edges and all blocking; 10d at 12" Oc along intermediate framing members. Glue with glue conforming to AFG-01 according to apa specifications.
   4. Roof sheathing shall be apa rated sheathing thickness and span rating as per engineering calculations nailed with 8d/10d nails at 6" o.c. at all panel ends, supported edges, top of shear walls and all blocking; 8d/10d nails at 12" o.c. along intermediate framing members. Lay sheathing with face grain at right angles to framing with end joints staggered, gap roof sheating 1/8".
   5. Exterior nail sheathing to be 7/16" OSB waferboard. Shear wall nailing as per plan.
   6. Bridging solid sawn floor joists shall be bridged between spans at a maximum spacing of 8'-0" o.c.. Span locations that exceed 16'-0 clear shall receive bridging at third points. Bridging shall be Simpson Strong-Tie Nail less metal bridging, Minimum gauge steel "V" section, or solid bridging.
   7. Provide metal hurricane ties as required by local codes for rafters and trusses.
   8. Provide metal framing anchors as required. Framing anchors shall be "Simpson Strong Tie" or equiv. Install metal connectors at all locations indicated on the plans, details, or required by code.
B. Beam sizes and types shall be determined by engineer or contractor and shall comply to local requirements.
C. Lumber shall be air or kiln dried, free from excess sap, large shakes, large or loose knots. Crown all framing members.
D. Joist and beams shall bear on a minimum of 3-1\2" base and equal to beam width U.N.O. on plans.
E. In bearing walls, headers shall rest on double or single stud, as required, each side. All built up beams and typical headers to be nailed together with 16d nails at 8" o.c. at top and bottom staggered with (3) 16d nails at each end. Use 1\2 CDX plywood or 7/16 OSB between wood members on headers.
F. Wood sills that come in contact with concrete to be pressure treated or redwood grade 2.
G. Provide a termite shield on top of foundation walls below wood sills in geographical zones required by the IBC for termite protection.
H. All exterior walls, garage house common walls, and other walls noted in plans shall be shear walls. Shear walls shall have proper footings below and be anchored properly with bolts and straps as per engineering.

EXTERIOR MATERIAL NOTES

1. Exterior grade plywood for soffit, or proper soffit material.
2. Exterior beams shall have exterior grade weather resistant finish.
3. All exterior wall coverings shall be exterior grade weather resistant and finished as per manufactures recommendations.
4. Exterior decking material shall be 2x red wood or exterior composite material.
5. Exterior stairways shall be constructed of wood not less than 2" nominal thickness.

ATTIC VENTILATION AND ACCESS NOTES

1. Enclosed attics and enclosed rafter spaces shall have cross ventilation for each space, the net free attic ventilation sq. footage shall not be less than 1/150th of the attic's sq. footage, except that the area may be 1/300th, as long as at the least 50% of the required vents are located in the upper portion of the space to be ventilated, the other vents are to be soffit vents.
2. When calculating free area of louvers and grilles, it is a assumed that the wood louvers will have 20 to 25% free area and metal louvers and grilles will have 60 to 75% free area.
3. Attic access is 22"x30" minimum with 30" clearance above. Owner or contractor to select location. The access shall be located in a readily accessible place. This does not include closets, with the exeception of walk-ins. For attics with furnace equipment see umc sec 314 for attic access size.

CRAWL SPACE, UNDER-FLOOR VENTILATION AND ACCESS NOTES

1. Minimum 1 square foot for each 150 square feet of under floor area, Vents to be arranged to provide cross ventilation on at least two opposing sides. Vent shall be coverd with 1/4" galv. wire mesh.
2. Crawl space access is 18"x24" minimum. If mechanical equipment is installed in crawl space access shall be 22"x30" minimum or as required to provided removal and installation of mechanical equipment.

ROOFING MATERIAL NOTES

1. Composite roofing on felt as required per IBC.
2. Ice shield at eaves to 24" past exterior wall and valleys and as req'd by severe climate protection on all roofs per IBC.
3. Roof valley flashing minimum 28 galvanized sheet gauge corrosion-resistant metal extending at least 11" from center line each way. or Ice shield in valleys to conform to IBC.
4. Furnish and install galvanized or aluminum flashing, counter flashing and pitch pockets. Provide and install proper roof flashing for vent piping and flues.
5. Gutters (where required) shall be 3"x4" 28 GA min aluminum gutters with aluminum fasteners.

ENGINEERED TRUSSES

A. Engineered drawings are to be supplied by the fabricator in accordance with local building requirements
B. Installation and bracing is to be performed as per manufacturer's requirements.
C. All trusses to be engineered by the manufacturer. Truss designs showing loading shall be submitted to the building inspection department for approval.
D. All trusses must have solid blocking at eaves, solid blocking at bearing, truss ties at bearing, cross bracing at mid-span as required, and braced as per manufacturer's recommendations.

FINISHED CARPENTRY AND MILLWORK

A. Work includes, but not limited to:
   1. Doors and windows, complete, as specified in the working drawings or an approved equal as selected by the owner.
   2. Double glazing for all doors, windows and fixed glass panels, unless directed otherwise.
   3. Weather-stripping and caulking required around all exterior windows and doors.
   4. Kitchen cabinets see onner for type and style.
   5. Counter tops see owner for type and style
   6. Shelving, rods and cleats 1 shelf plus 1 rod (5'-5" high) for each wardrobe closet. 5 shelves for each linen closet. 4 shelves for each pantry.
   7. Medicine cabinets see owner for type and style.
   8. Door and window trims - see owner for type, style and finish.
   9. Floor base - see owner for type, style and finish.
   10. Wood stairs - Stairs to be built as shown in drawings or as per local building code requirements.
   11. Wood siding or shingles as shown in drawings.
B. All exterior millwork shall receive a prime coat of paint before installation see paint section.

ROUGH AND FINISH HARDWARE

A. Provide all rough hardware required for construction.
B. Finish hardware shall be as manufactured by Schlage or equal as selected by owner.
C. Provide viewers, security services, stops, hinges and master keying.
D. Provide self closures on doors opening into a garage from the house.

FLOOR FINISH

A. Floor finish shall be level and plumb and as indicated in the working drawing.
B. Oak flooring shall be clear, kiln dried, 2-1\4" x 25 \32" strips with concealed fastening, laid over 15 lb. felt sanded and finished with two coats or shellac and one coat of wax in accordance with the manufacturer's recommendations.
C. Resilient flooring shall be vinyl, of the design and type as selected by the owner and shall be applied in accordance with the manufacturer's instructions.
D. Ceramic flooring where indicated shall be Olean or equal and as selected by the owner.

PAINTING

A. Sheetrock shall receive paint over prime coat.
B. Interior doors shall receive paint over prime coat.
C. Exterior finish shall receive paint over prime coat. For certain exterior members owner may elect stain finish.
D. Where vertical wood siding is used, the exterior finish shall be stained in accordance with the manufacturer's instructions and as selected by the owner.
E. In kitchen and bathrooms walls (other than ceramic tile) shall receive paint over prime coat.
F. Where owner elects to use wall paper covering, surface shall be prepared as per manufacturer's recommendations.
G. Paint shall be of a single manufacturer throughout, color and manufacturer shall be as per owner selection.

LANDSCAPING

A. Existing trees shall be preserved at owner's directions and shall be properly protected during construction.
B. Finish grade shall be at least 8" below wood framing sill and shall slope away from the house.

ELECTRICAL NOTES

1. Consult with owner for any modifications to the electrical plan, comply with current adopted code.
2. All receptacles on kitchen counters, dishwasher, in baths, in garages, outside grade level, in unfinished basements and crawl spaces need to be GFCI protected. Provide weather protected GFCI outside grade level.
3. All receptacels as per current adopted code to be AFCI protected.
4. All recptacels as per current adopted code to be tamper-resistant.
5. Electrical panels to comply with code. 30" clearance minimum width and 6' floor to head room.
6. All electrical switches, receptacles, etc. in a garage need to be a minimum of 18" off of garage floor.
7. Smoke & CM detectors shall be wired together so alarms sound at the same time and have battery backup.
8. Locate electrical and gas meters in an area that is protected from snow and ice.
9. Service panels to comply with current adopted code.
10. Service grounding to be a minimum of 20' #4 copper conductor. this ground location must be approved by the local building official. Intersystem bonding termination typically near the meter.
11. Duplex receptacle outlets shall be in all habitable rooms so that no point along the floor line of usable space is more than 6 feet from an outlet. The wall space afforded by free-standing bar-type counters shall be included in the 6' measurement. A duplex outlet shall be installed in any nall space 24" or more in width per code. See electrical plans for suggested locations and consult with owner for changes.
12. Garage house common wall outlets to be approved plastic.

INSULATION NOTES

A. Ceiling insulation and exterior wall insulation is to be as per required R value stated in the heat loss analysis (mec-check). Use the proper size i.e. 4" batt in 4" stud walls 6" batt in 6" stud walls. Use 4" batt insulation in floors over garages unfinished spaces, crawl space, and cantilevers R value as per heat loss analysis (mec-check).
B. Provide insulation around ducting in unconditioned spaces, and around pipes where freezing may occur.
C. Insulation shall conform to the required "R" values in the heat loss energy calculation.
D. Weather-strip exterior doors and windows.
E. Caulk around windows and exterior doors. Caulk all joints where metal or masonry meets wood.
F. Insulate behind electrical outlets and pipes on outside walls. Insulate behind joists rim board. Insulate basement walls. Also insulate walls between unheated garage and house.
G. Vapor retarder in geographical zones required by IBC to be installed on the warm-in-winter side of the insulation on wall applications, un-vented ceilings and un-vented floors.

FIRE RATING NOTES

1. Garage walls and ceiling between the garage and dwelling and also the bearing walls shall have required rated drynall on garage side of walls and ceiling.
2. Floor joists used in the ceiling of garages shall have required rated drynall on garage side of joists.
3. Doors leading from dwellings to garage shall be self-closing, tight-fitting solid doors 1 3/8" in thickness and to be a 20 minute rated door.
4. Electrical panel boxes in garage walls need to be wrapped with drynall, top, bottom, sides and back or be rated panel box.
5. Garage attic access doors are to be of 1 hour construction.
6. Required rated drynall is to be installed under stairs and in all required locations.
7. Walls and ceilings shall be finished with 1\2" gypsum wall board and shall be taped, spackled, and smooth sanded. Provide corner beads for all exposed corners.
8. Fire blocking at stud cavities that are greater than 8'-0".
9. All beams and structural members shall be protected with required rated drynall.
10. Fireplace chimneys shall extend at least 3'-0" above roof penetration and be at least 2'-0" above any part of the roof or building within 10"-0".

FOOTINGS, FOUNDATIONS AND SLAB ON GRADE NOTES

1. All footing sizes are based on an allowable soil bearing pressure of 1500 psf. Any soil condition encountered during excavation that is contrary to those used for design of footings as outlined in working drawings shall be brought to the attention of the engineer before proceeding.
2. All footings shall bear on undisturbed native soil or engineered granular fill compacted to 95% or max. density, based on astm d 1557 method of compaction. Fill shall be placed in layers not to exceed six in. in depth after compaction and shall extend down to in-situ soils. Fill shall be compacted under all concrete work on the site.
3. No footings shall be placed in water, snow, frozen ground, or unstable soils.
4. All excavations adjacent to and below footing elevation for other trades shall be accomplished prior to pouring any footings.
5. Contractor shall be responsible for laterally supporting all retaining type foundation walls while compacting behind walls and until all supporting members have been placed (such as floor slabs). All open excavations and trenches shall be supported and barricaded by contractor to conform with osha safety standards.
6. All reinforcements shall be securely tied in place prior to pouring concrete.
7. Provide donels in footing and foundations to match all vertical bars in walls and columns above, unless noted otherwise.
8. Provide control joints in slabs at a max. of 15 ft. o.c. each way. Pour slabs between control joints, so that adjacent pours are staggered at least two days apart. or shortly after slabs are poured, make saw-cut joints at a max. of 15 ft. o.c.
9. Footings shall be installed as per local codes and requirements for geographic location. Footings shall be at a minimum depth so as to provide frost protection.
10. Work includes all plain and reinforced concrete for footings, foundations, slabs, pits, wells, piers, walks, driveways (if so selected by owner) and all other items as required by the drawings or job conditions. Concrete forms shall be steel or wood and shall be properly prepared and oiled.
11. Submit concrete mix designs to general contractor for approval prior to any pours where required. All concrete work shall comply with " A.C.I.. Standard Specification for Structural Concrete for Buildings". (A.C.I. 310-72, revised 1981). Fly ash content shall not exceed 15% in any mix design.
12. Concrete shall be of such consistency and composition that it can be worked readily into all corners without voids.
13. The compressive strength of all concrete shall be a minimum of 2500 PSI within 28 days after pouring. Footings, stem and foundation walls and retaining walls to be 3000 PSI. or as required.
14. Install anchor bolts and base plates as called for in the drawings and / or engineering calcs. SIZE AND SPACING AS NOTED IN ENGINEERING CALCULATIONS OR PER LOCAL REQUIRED CODE.
15. Street walks and curbs where required shall be constructed in accordance with the local requirements.
16. All concrete foundations and footings shall be sized and reinforced with appropriate sized rebar and spacing according to the plans and to meet the required code, soil conditions, and bearing loads.
17. Concrete slabs shall be 3 1/2" or 4" thick on approved compacted earth. Finish concrete slabs with a smooth trowel or fine brush.
18. Cement shall be of Gray Portland Type 2, low alkaline, slump shall be 3 to 4 maximum for stem walls and footings , and 4 to 5 maximum for walls and slabs on grade.
19. Dress all exposed concrete foundation walls.

STRUCTURAL STEEL

A. Work includes, lally columns, bearing plates, beams, girders, loose lintels, and all of the items indicated on the drawings or inferred for this job.
B. All material and workmanship shall be in accordance with the standard specifications of the American Institute of Steel Construction. All work to receive one shop coat of paint.
C. Steel members shall be of the size specified on the drawing and shall be delivered to the job site complete and precut to the proper length as required.

EXCAVATION, GRADING AND FILL

A. All back fill under and within 5'-0" of all buildings shall be compacted to a minimum of 90% of maximum density. Back fill directly under footings and within 2'-0" of each side shall be compacted to a minimum of 95% maximum density.
B. All earthwork and foundation excavation shall be done in accordance with the geotechnical report for the site selected or shown for the plan. No imports soil in price. All recommendations from this report shall be followed.
C. If any unstable or collapsible or otherwise poor soil conditions are discovered during excavation, a soils engineer should be notified immediately for a soils analysis and recommendation.
D. Top soil that is removed shall be spread over the property. Finished grade shall be a minimum of 8" below wood framing. Finished grade should slope away from house.
E. Finish grading shall be done so as to provide positive drainage away from all building foundations, the finished grade shall slope away from all foundation walls a minimum of 5% or 6" within the first 10'.
F. Upon completion, all excess materials shall be removed from the site, unless otherwise directed by owners.

MASONRY WORK

A. Masonry work, where indicated on the drawings, shall include exterior brick and/or stone veneer, reinforcing, ties, coping, loose lintels, anchors, flashing and mortar mix.
B. Type and color of any masonry product used to be selected by owner
C. During construction, provide adequate protection to masonry against damage by the elements such as freezing and rain.
D. Foundation block, where indicated or selected shall be approved. load bearing cinder concrete block to meet ASTM standards.
E. Mortar shall be thoroughly mixed and shall contain a water repellent additive.
F. All masonry work shall be thoroughly cleaned in accordance with the manufacturer's instructions.
G. The fireplace, unless specified to be of prefabricated type, shall be lined with 4" firebrick and shall be complete with damper, loosed lintels and hearth as shown on the drawings. Provide cleanouts.
H. The chimney, unless specified to be a prefabricated type, or indicated otherwise shall be of hard burned common brick. Flues shall be of Terra Cotta. Provide flashing where required.

GENERAL

A. These specifications are intended to supplement the working drawings, and are to be a full part thereof.
B. All dimensions on the drawings shall be verified by the contractor.
C. All building and sanitary laws, rules and regulations, having jurisdiction over this project, and shall be a part of these specifications whether herein specified or not, and shall be complied with by the owner and the contractor.
D. All work, material, and equipment incorporated in the project including plumbing, heating and electrical work shall be guaranteed by the contractor for a period of one year after acceptance by the owner. Qualified local representatives shall be consulted regarding the mechanical work for adequate design for regional methods and systems.
E. The designer providing these plans and KH Design shall not be liable for the construction, construction costs, availability of materials and equipment specified, and/or compliance with the governing laws and ordinances, and/or any problems that occur what ever they are during any part of the work.
F. Furnish all labor, equipment, material, appliances and supervision to complete the project as specified herein, shown on the drawings, and/or reasonably inferred from either.
G. Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor.
H. General contractor shall verify all existing conditions and dimensions prior to construction.
I. Manufacturers specifications for installation of materials shall be followed.
J. Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.
K. Because of the specialty design fields required for Electrical / Lighting Systems and layouts, Kitchen / Bath layouts with the cabinet designs, Exterior Landscape Design, and Heating / Air conditioning. It is suggested that the Owner is to select the type of systems and designs they want by consulting with Lighting Designers, Kitchen and Bath Designers, Interior Decorators, Cabinet Manufacturers, Landscape Designers, and Electrical, Heating and Plumbing Contractors. Each will design their respective system or layout using the floor plans with the suggested equipment, fixture and cabinet locations as a guide; modifications may be made by the respective designers with the owner's agreement, and according to the designers own expertise and knowledge of what would be the most functional, comfortable, and pleasing design solutions.
L. It may be required, depending upon the building jurisdiction, for a geotechnical study of the lot be obtained. This is the responsibility of the contractor or owner.

DEFERRED SUBMITTALS

1. Deferred submittal for truss plans.
2. Deferred submittal for fire sprinkler plans where fire sprinklers are required.

WINDOW AND GLASS NOTES

1. Bedrooms shall have at least one operable window or exterior door approved for emergency escape or rescue. The units shall be operable from the inside to provide a full clear opening as stated below without the use of a separate tool. Bedroom windows are to have a finished maximum sill height of 44" from finished floor.
2. Bedroom windows are to have a minimum clear opening of 5.7 sq. ft. Bedroom windows are to have minimum net clear opening width of 20" or a minimum net clear opening height of 24".
3. Bedroom windows are to have a minimum glass sq. footage of 1/10th the room's sq. footage, and ventilation sq. footage requirements are 1/20th the room's sq. footage. All bathrooms, toilet compartments, laundry rooms and similar rooms shall have a window opening to the exterior no smaller than 1/20th the sq. footage of the room, or an exhaust fan capable of providing 5 air changes per hour.
4. Frameless glass doors, glass in doors, glass within 24" arc of doors, glazing 60" or less above walking surface that is within 5' of stairs or glazing within 5' of spas or pools, fixed glass panels, and similar glazed openings subject to human impact shall comply with IBC, and shall be identified by a permanent label.
5. All hinged shoner doors shall swing outward. Glazing used in doors and panels of showers and bathtub enclosures and building walls enclosing these compartments shall be fully tempered, laminated safety glass or approved plastic per IBC.
6. Window whose lonest edge is less than 18" above the finished floor are to be of tempered glass.
7. All bathrooms, toilet compartments, laundry rooms and similar rooms shall have a window opening to the exterior no smaller than 1/20th the sq. footage of the room, or an exhaust fan capable of providing 5 air changes per hour, all exhaust fans shall be ducted to the outside.
8. Ion-E Double glazing is recommended for all windows. Triple glazing is recommended in the coldest areas.
9. Install window well exit ladders as required.

HAND AND GUARD RAIL NOTES

1. The tops of handrail shall be placed no less than 34" and no more than 38" above the nosing of treads. They shall be continuous full length of the stairs Ends to return or terminate in newel post or safety terminal. The hand grip portion to be not less than 1 1/4" and no more than 2" in cross-sectional dimension or shape to provide an equivalent gripping surface with smooth surface no sharp corners. Handrail projecting from wall shall have a space of not less than 1 1/2" clearance.
2. All open sides of landings, stairs, balconies, porches, decks, un-enclosed floors which are more than 30" above surface below shall be protected by a guardrail. Guardrails shall not be less than 36" in height.
3. Guardrails shall have intermediate rails or an ornamental pattern such that no object 4" in diameter can not pass through the guardrail per IBC.

PLUMBING FINISH NOTES

1. Water closets will be tank type and shall have a flow rate of 1.6 gallons or less per flush.
2. Faucets lavatory and sink shall have a flow rate of 2.2 gallons per minute or less.
3. Shower heads shall have a flow rate of 2.5 gallons per minute or less.
4. Showers & bathtubs valves shall have a required temperature limiting devices set at 120°F.
5. Install two exterior hose bibs which shall be non-freeze type with a non-removable atmospheric or pressure type vacuum breaker back flow preventer.
6. Back flow preventors shall be installed at supply for irrigation system, each boiler, and fire sprinkler system.
7. Water hammer arrestors are required at quick-closing valves, i.e., dishwashers & clothes washers.
8. All plumbing vents through roof shall be a minimum 3" pipe.
9. Expansion tank for culinary water system shall be installed in mechanical room.
10. Floor drain shall be installed by water heater. a pan shall be installed under water heater, hot tub, washing machine and equipment if located on a wood floor.
11. If gas pipe system is over 4 oz. pressure, plumber cont. or hvac cont. is to provide specs, plans, and calcs for system and include pipe sizes. also include regulator valve specs and show placement on plans.
12. Furnish and install soil waste vent piping as well as hot water, cold water and gas piping and other accessories needed for a complete installation. Water pipes shall be copper (unless otherwise noted). Copper water lines under slabs to be type "L" above slab to be type "M". Soil waste and vent pipes to be SCH40 ABS to street and inside.
13. Furnish and install completely all plumbing fixtures (and accessories) as shown on the drawings and / or as selected by the owner. Water Heaters are to be secured to the wall with seismic straps.
14. All sinks and water closets shall have shutoff valves.
15. Water closets to have a minimum front finished clearance of 21" and finished width of 30".
16. Provide grounding as required.
17. Shower to be finished not less than the minimum height as specified per IBC .
18. All materials used shall be of a type not adversely effected by moisture.
19. Shower threshold shall be of sufficient width to accommodate a minimum of a 22" door.
20. Unless directed otherwise by the owner provide wall ceramic tile at bath tubs and shower walls and ceiling. Provide floor base 4" high. Set in waterproof cement and sealed as required.
21. Plumbing equipment and materials shall comply with and be installed in accordance with the IPC and other state and local restrictions.

MECHANICAL NOTES

1. Mechanical contractor is to provide comfort heating system capable of maintaining 70°F. temp. 3 feet above floor in all rooms. Do not install equipment in bedrooms, bathroom, or closets or with access only through such.
2. Mechanical contractor is to provide combustion air for all gas appliances at a min. rate of 1 sq. in. per 3000 btu/h input. The one opening must be in the top 12" of the room, and you must provide, min. 1" clearance at sides and rear of the appliance.
3. Appliances that generate a glow, spark, or flame capable of igniting flammable vapors installed in garages must be installed so that the pilots, burners, heating elements, and switches are to be at least 18" above the floor level and shall be suitably guarded by location, bollards, or such against possible damage
4. Mechanical contractor is to provide bathroom vents to the outside.
5. Mechanical contractor is to provide a 4" dryer vent to the outside, max of 15' with two 90 degree angles.
6. See plan for suggested location of equipment.
7. Heating equipment shall be selected by the owner in consultation with the heating contractor. All work to be performed by licensed heating contractor consistent with the best practices of the trade involved and in compliance with the IMC. Furnace size, ducts, registers and all related equipment to be determined by the heating contractor.
8. Use the properly sized heating and cooling system that provides the highest efficiency. Watch for the rating by the Energy Efficient Ratio (ERR).
9. Mechanical exhaust equipment to provide a min of 5 air changes per hour.
10. Ducts used for kitchen range, dryer, bathroom and laundry room ventilation shall have a smooth, non-combustible, non-absorbent surface, ducts shall terminate outside the building and shall be equipped with a proper termination cap that has a back-draft damper.
11. Install carbon monoxide detectors each level as required.

GAS LOG NOTE

Gas logs shall be provided with a shut-off valve located outside of the firebox and within 4' of the appliance per IMC. If gas log lighters are used, flue must be permanently blocked open. All gas logs, gas log lighters, and/or gas fireplaces require outside combustion air. All flues must equal 1 sq. inch of permanently blocked open area per 1000 btus. All rooms where gas logs, log lighter or fireplaces are installed must equal 50 cubic feet of volume per 1000 btu for every piece of equipment in addition to the required outside air.

DATE: Feb. 2020
DRAWN BY Ken Reed

DRAWING Specifications

SCALE: See Sheet

KH Design
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PROJECT Potter residence 167 S 300 West Street Heber City, UT
No.S1369KL01

SHEET No.
D1.2

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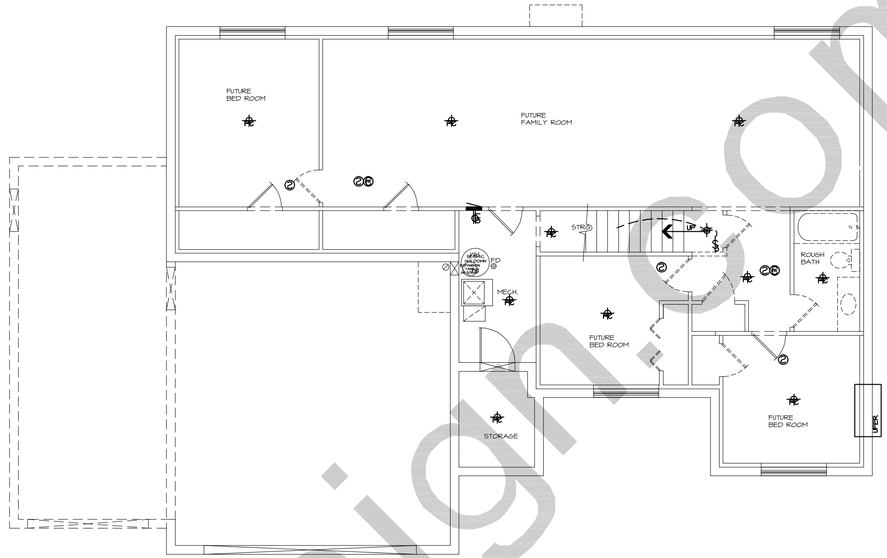
Electrical Symbol Legend

	CEILING OR WALL LIGHT FIXTURE OUTLET
	CEILING FAN OUTLET WITH LIGHT FIXTURE
	PULLCHAIN LIGHT FIXTURE OUTLET
	RECESSED LIGHT FIXTURE OUTLET
	SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
	FLOOD LIGHT FIXTURE OUTLET
$	SINGLE POLE SWITCH
$3	SINGLE POLE DOUBLE THROW SWITCH
$4	DOUBLE POLE - X - DOUBLE THROW SWITCH
	SWITCH LEG
	110 VOLT DUPLEX WALL OUTLET
	220 VOLT WALL OUTLET
WP	110 VOLT WEATHERPROOF DUPLEX WALL OUTLET
GFI	110 VOLT GFCI DUPLEX WALL OUTLET
EVS	110 VOLT DUPLEX OUTLET UNDER EAVES
G.DOOR	110 VOLT OUTLET ON CEILING FOR GARAGE DOOR
	EXHAUST FAN OUTLET
(S)	SMOKE DETECTOR
(C)	CARBON MONOXIDE (CM) DETECTOR
	CIRCUIT BREAKER PANEL

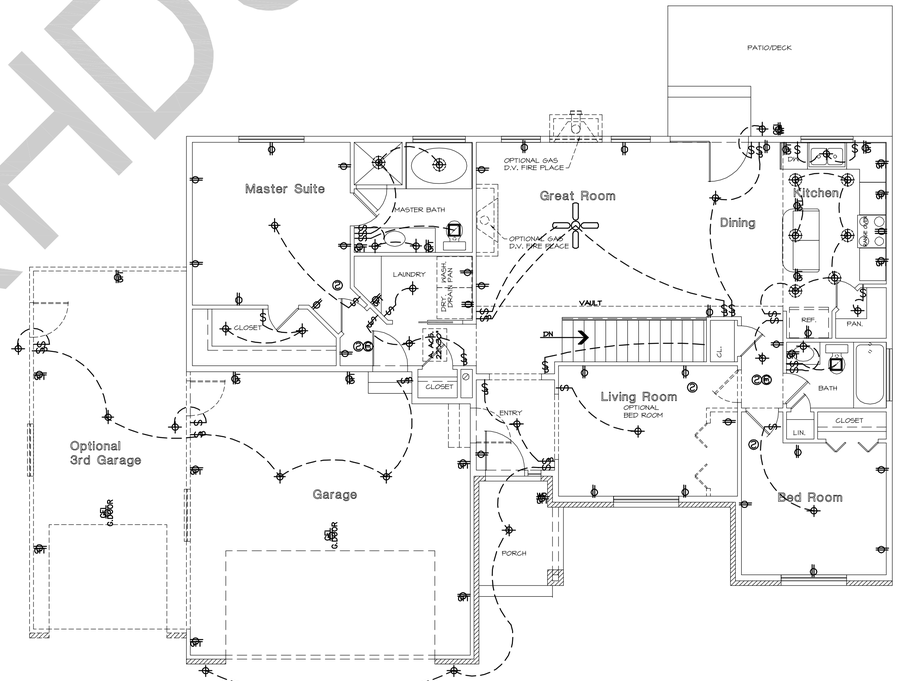
ELECTRICAL NOTES:

1. CONSULT WITH OWNER FOR ANY MODIFICATIONS TO THE ELECTRICAL PLAN, COMPLY WITH CURRENT ADOPTED CODE.
2. ALL RECEPTACLES ON KITCHEN COUNTERS, DISHWASHER, IN BATHS, IN GARAGES, OUTSIDE GRADE LEVEL, IN UNFINISHED BASEMENTS, AND CRAWL SPACES NEED TO BE GFCI PROTECTED. PROVIDE WEATHER PROTECTED GFCI OUTSIDE GRADE LEVEL.
3. A.F. PROTECTED RECPTACELS, LIGHTS AND FIXTURES IN REQUIRED LOCATIONS AS PER CURRENT CODE.
4. TAMPER-RESISTANT RECPTACELS AS PER CURRENT CODE.
5. ELECTRICAL PANELS TO COMPLY WITH CODE. 30" CLEARANCE MINIMUM WIDTH AND 6' FLOOR TO HEAD ROOM.
6. ALL ELECTRICAL SWITCHES, RECEPTACLES, ETC. IN GARAGE NEED TO BE A MINIMUM OF 18" OFF OF GARAGE FLOOR.
7. SMOKE & CM DETECTORS SHALL BE WIRED TOGETHER SO ALARMS SOUND AT THE SAME TIME AND HAVE BATTERY BACKUP.
8. LOCATE ELECTRICAL AND GAS METERS IN AN AREA THAT IS PROTECTED FROM SNOW AND ICE.
9. SERVICE PANELS TO COMPLY WITH CURRENT ADOPTED CODE.
10. INTERSYSTEM BONDING TERMINATION TYPICALLY NEAR THE METER



Basement Electrical Plan

SCALE: 1" = 6'-0"



Main Level Electrical Plan

SCALE: 1" = 6'-0"

DATE: Feb. 2020
DRAWN BY Ken Reed

DRAWING Electrical Plans
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SCALE: See Sheet

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