

WINDOW WELLS MUST CONFORM TO IRC R310.2.3 FOR EGRESS. IF DEEPER THAN 44" FROM TOP OF WELL TO TOP OF GRAVEL, INSTALL A PERMANENT LADDER.

- FOUNDATION NOTES:**
1. PROVIDE (2) #4 BARS AT EACH SIDE AS WELL AS TOP AND BOTTOM OF EACH WINDOW AND DOOR OPENING IN FOUNDATION WALL. EXTEND 24" MIN. BEYOND CORNERS OF OPENING.
 2. COORDINATE LOCATION OF ANCHOR BOLTS WITH MASONRY VENEER AND WALL PANEL OPENINGS AS REQUIRED.
 3. HOLD-DOWN STRAPS TO BE CENTERED ON DIMENSION SHOWN, AND MUST BE COORDINATED WITH MASONRY VENEER.
 4. TOP OF FOUNDATION TO BE 6" MIN. ABOVE FINISH GRADE.
 5. REINFORCE PORCH SLAB PER DETAIL ON SHEET S1.
 6. AT GARAGE DOOR OPENING PROVIDE CONTINUOUS FOOTING OR 8"x18" GRADE BEAM WITH (2) #4 BARS DOWELED INTO FOUNDATION WALL.
 7. EXTERIOR DRAINS AT LANDINGS NEAR BASEMENT DOORS TO EXTEND 10" FROM FOUNDATION.
 8. PROVIDE A CONCRETE ENCASED ELECTRODE, AVAILABLE FOR USE AS A GROUNDING ELECTRODE FOR THE HOUSE, WHICH MEETS THE REQUIREMENTS OF IRC E3611 (UFER).

- FOOTING NOTES:**
1. ALL EXTERIOR FOOTINGS SHALL BE CONTINUOUS AND POURED MONOLITHIC.
 2. MINIMUM FOOTING THICKNESS SHALL BE NOT LESS THAN 10", EXCEPT FOR FIREPLACE FOOTINGS, WHICH SHALL BE NOT LESS THAN 12".
 3. ALL FOOTINGS TO BE ON UNDISTURBED, NATIVE SOIL, OR PROPERLY PREPARED STRUCTURAL FILL, WHICH MUST BE SPECIFIED BY GEOTECHNICAL ENGINEER.
 4. FOOTINGS TO BE A MINIMUM OF FROST DEPTH BELOW NATURAL GRADE.

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- a. VERIFY ALL DIMENSIONS
- b. REVIEW ALL STAIR REQUIREMENTS
- c. VERIFY COMPLIANCE WITH LOCAL BUILDING CODES
- d. VERIFY ACTUAL SITE CONDITIONS

ANY DISCREPANCIES ON THE PLANS MUST BE RESOLVED BY THE BUILDER PRIOR TO CONSTRUCTION.

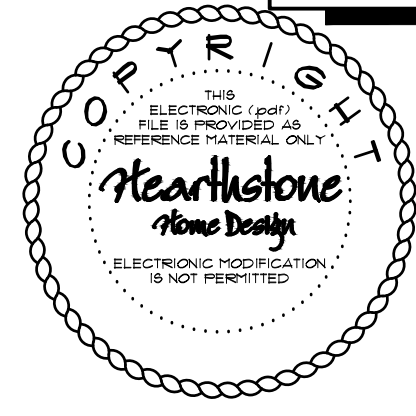
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IF THE CONTRACTOR, IN THE COURSE OF HIS WORK FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE OR STRUCTURE, OR ANY ERRORS IN THE PLANS OR SPECIFICATIONS, IT SHALL BE HIS RESPONSIBILITY TO IMMEDIATELY INFORM HEARTHSTONE DESIGN, INC., WHO WILL PROMPTLY VERIFY AND, IF NECESSARY, CORRECT THE WORKING DRAWINGS.

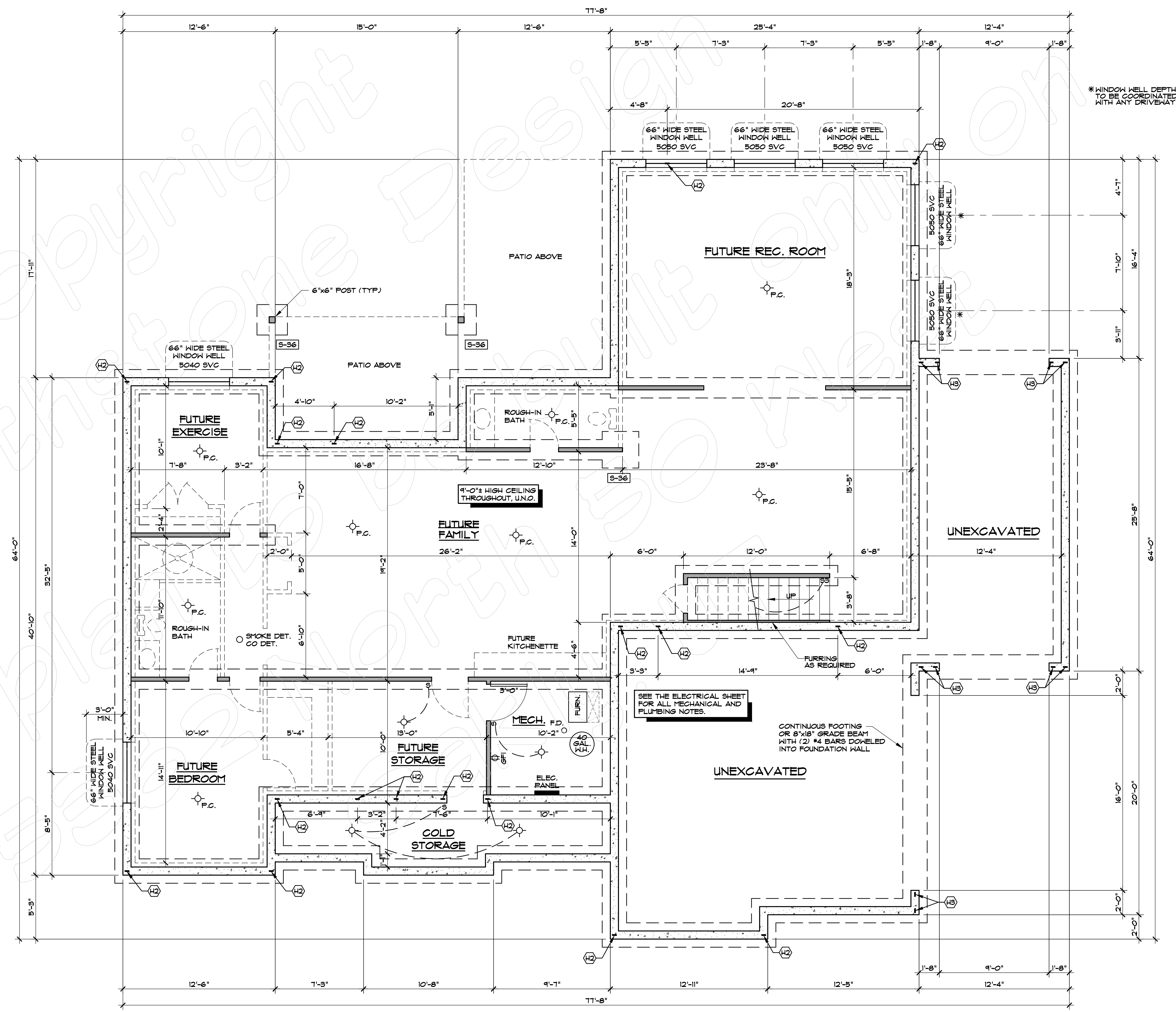
THESE PLANS AND SPECIFICATIONS WERE DESIGNED FOR COMPLIANCE WITH STANDARD INTERPRETATION OF THE IBC/IRC 2015 CODE AS AMENDED BY THE STATE OF UTAH AND OTHER CODES HAVING JURISDICTION.

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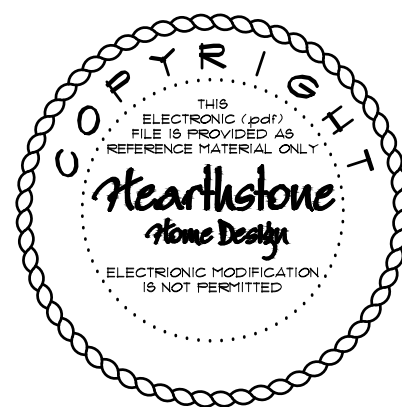
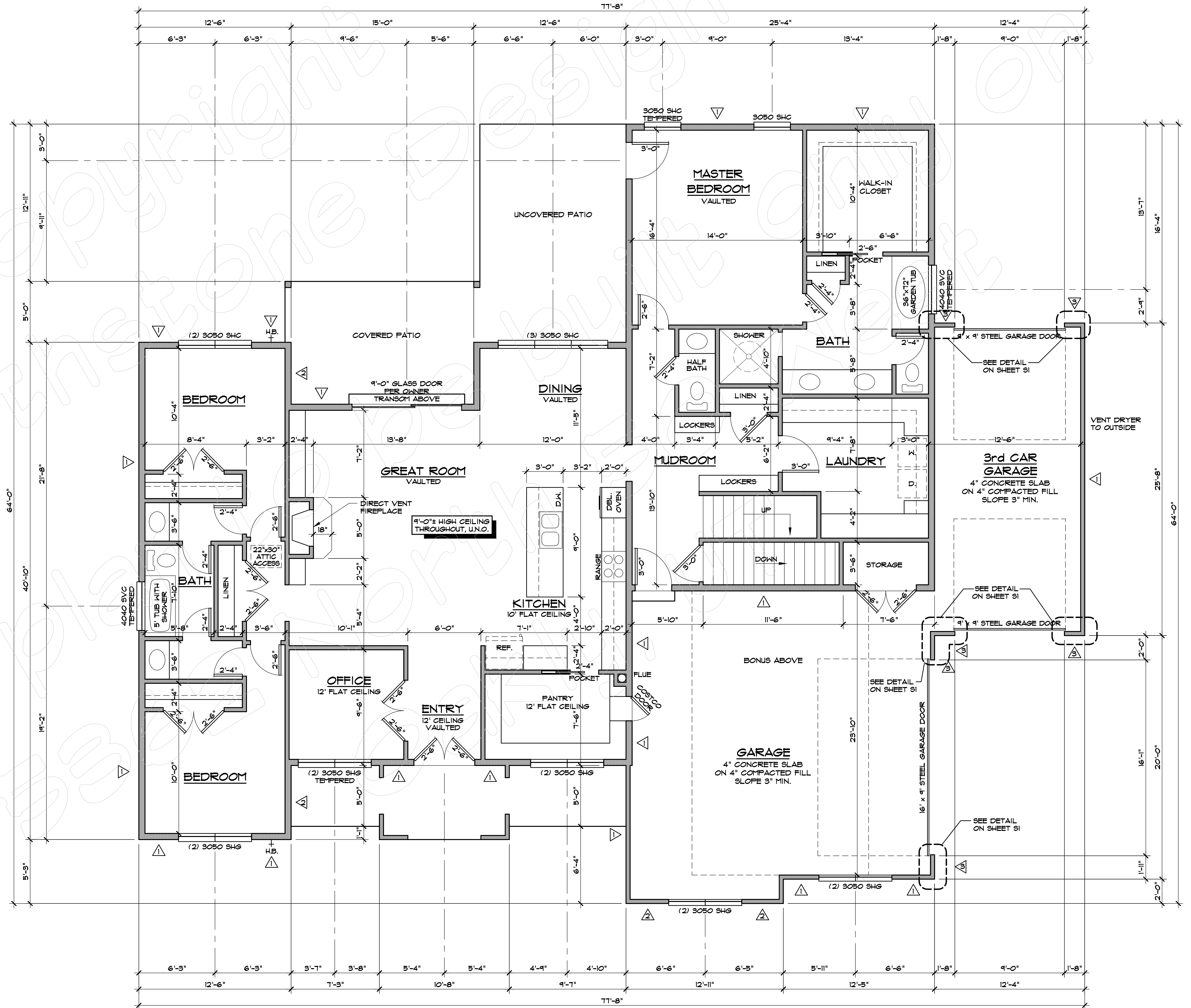


FOOTING AND FOUNDATION PLAN
 SCALE: 1/4"=1'-0"
 2531 S.F.

GUARDRAIL TO BE 36" HIGH (MIN) AND SHALL HAVE INTERMEDIATE RAILS SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH 4 OR MORE RISERS. (R311.7.8)

MAIN FLOOR GENERAL NOTES:

1. ALL DIMENSIONS ARE TO ROUGH FRAMING. STUD WALLS ARE SHOWN AS 4" UNLESS NOTED OTHERWISE.
2. ANY DOOR FROM GARAGE TO HOUSE TO BE 20 MIN. LABELED, SELF-CLOSING, FIRE-RATED DOOR, WHICH MAY NOT OPEN INTO A SLEEPING ROOM.
3. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" (12.7mm) GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" (15.9mm) TYPE "X" GYPSUM BOARD FASTENED @ 6" o.c. ON CEILING (FIELD AND PERIMETER) WITH 1 1/8" 6d COATED NAILS OR EQUIVALENT DRYWALL SCREWS AND T.O.C. ALL OTHER AREAS. (TABLE R302.6 AND TABLE R102.3.5)
4. PROVIDE APPROVED ATTIC ACCESS TO ALL ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30" OR GREATER.
5. SILL PLATES AND ANY OTHER LUMBER IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR REDWOOD.
6. THE UNDERSIDE OF ANY BAY OR CANTILEVER FLOOR SHALL BE SEALED AIRTIGHT WITH OSB, PLYWOOD OR SIMILAR MATERIAL.
7. ALL WINDOWS OVER TUBS SHALL BE TEMPERED UNLESS SILL HEIGHT IS A MINIMUM OF 5" ABOVE FLOOR OF TUB.



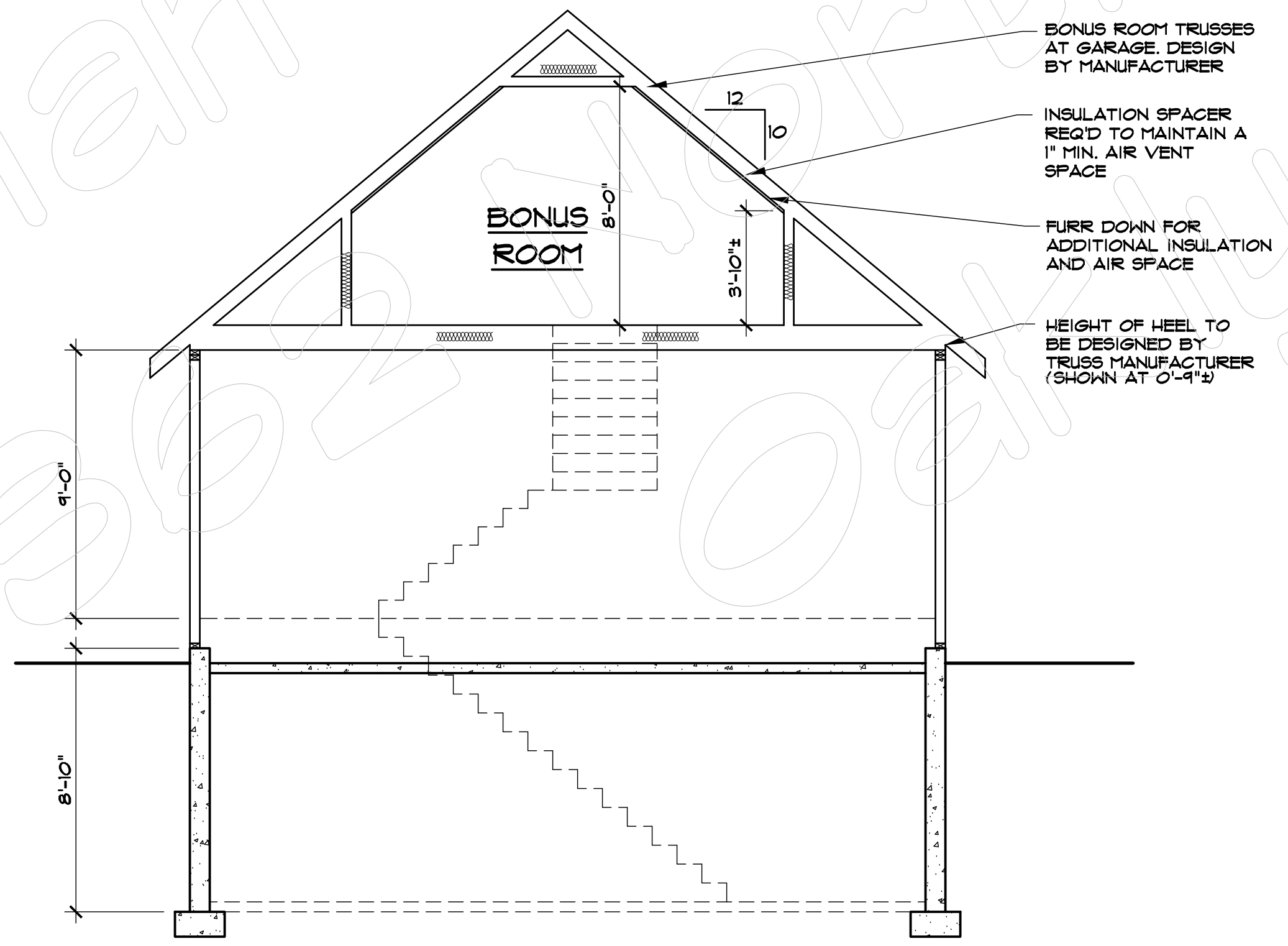
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MAIN FLOOR PLAN
 SCALE: 1/4"=1'-0" 2338 S.F.

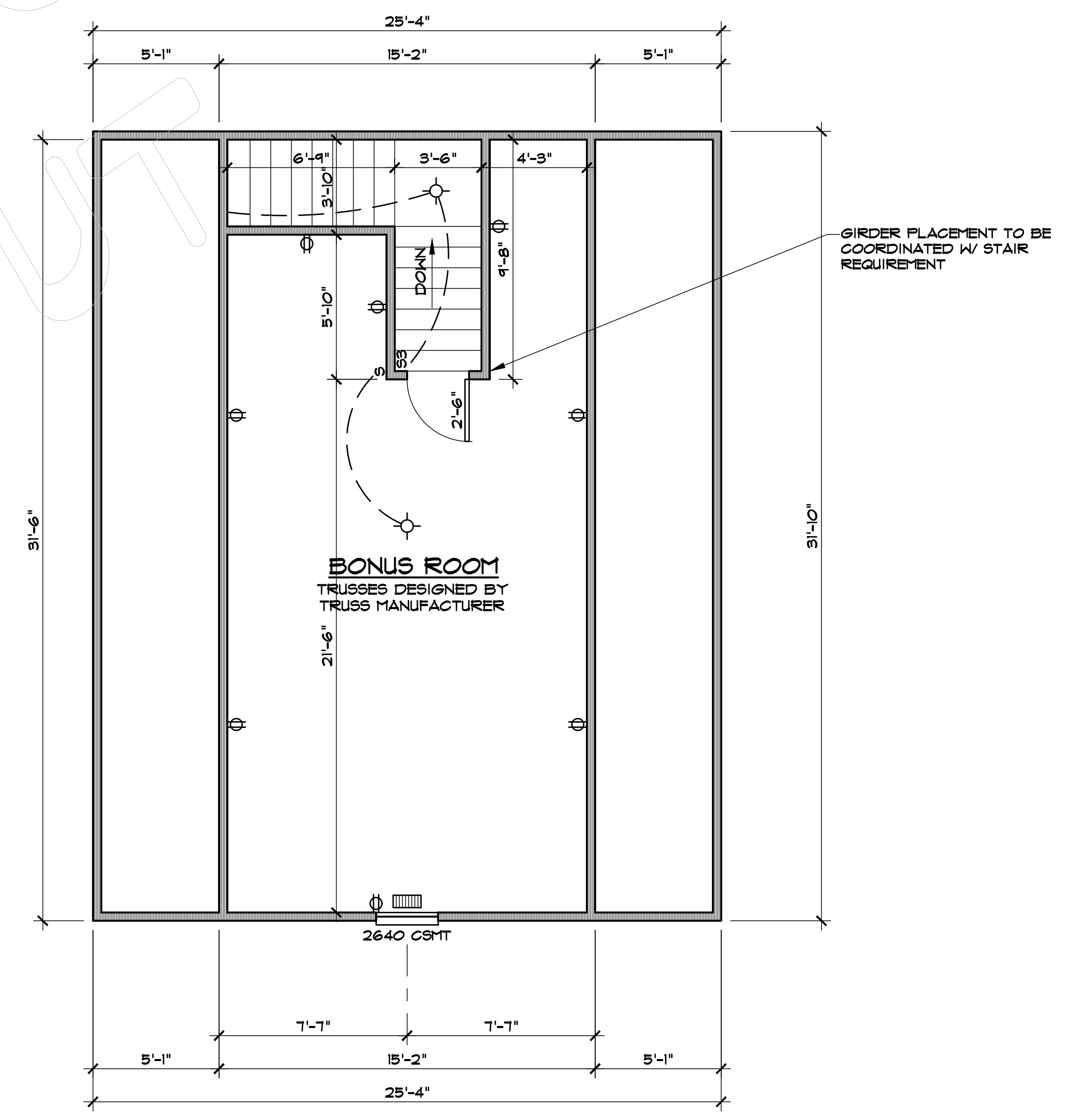
- MISCELLANEOUS NOTES:**
1. A MINIMUM 4 MIL POLYETHYLENE VAPOR RETARDER IS REQD OVER THE INSIDE OF THE INSULATION AND UNVENTED CEILINGS. CONCRETE SLABS UNDER LIVING SPACE REQUIRE A 6 MIL POLYETHYLENE OR, APPROVED VAPOR RETARDER WITH JOINTS NOT LAPPED LESS THAN 6" PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUB-GRADE IF NO BASE COURSE EXISTS. (R506.2.3)
 2. HAND GRIP PORTION OF HANDRAIL WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4" NOR MORE THAN 2" AND IF GREATER THAN 1/8" PERIMETER, PROVIDE GRASPABLE FINGER RECESSES ALONG ITS LENGTH. IF A HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER OF NOT LESS THAN 4" AND NOT GREATER THAN 6 1/4" AND A CROSS SECTION OF NOT MORE THAN 2 1/4", WITH EDGES HAVING A RADIUS OF NOT LESS THAN 0.01". HANDRAILS REQD TO TERMINATE IN A SAFETY TERMINAL OR RETURN TO WALL.
 3. FLOOR OF GARAGE TO BE SLOPED TOWARD VEHICLE ENTRY DOOR.
 4. ALL CONCRETE EXPOSED TO WEATHER TO HAVE MIN. COMPRESSIVE STRENGTH OF 3000 PSI.
 5. SHOW COMPACTION AT ALL BACKFILLED AREAS.
 6. FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESSURE PRESERVATIVE AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. EXCEPTION IS ONE-HALF-INCH (12.7mm) DIAMETER OR GREATER STEEL BOLTS. (R301.3)
 7. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED SHALL BE TESTED IN ACCORDANCE WITH UL325. (R301.4)
 8. IF INSTALLED LAUNDRY CHUTE MUST BE EITHER OF APPROVED FIRE-RESISTIVE CONSTRUCTION OR HAVE A LINING OF NOT LESS THAN 26 GAUGE GALVANIZED SHEET METAL WITH ALL JOINTS LOCK-LAPPED. ALL OPENINGS INTO THE ENCLOSURE SHALL HAVE SELF-CLOSING 1 3/8" SOLID WOOD DOORS.
 9. OPENABLE WINDOWS TO HAVE 24" MIN. SILL HEIGHT (A.F.F.) WHEN DISTANCE FROM SILL TO FINISHED GRADE IS GREATER THAN 72", OR THE AREA BELOW 24" SHALL BE FIXED OR HAVE AN OPENING OR A GUARD WHICH DOES NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE. (R312.1.1)
 10. BOTTOM OF OPENING AT EGRESS WINDOWS TO BE A MAX. OF 44" A.F.F.

BONUS ROOM PLANS, ELEVATIONS AND SECTIONS ARE FOR DESIGN PURPOSES ONLY. SIZE OF BONUS ROOM (WIDTH AND HEIGHT) MAY VARY PER TRUSS MANUFACTURER'S DESIGN, AND ALL DIMENSIONS ARE APPROXIMATE. SPECIFIC BONUS ROOM REQUIREMENTS MUST BE COORDINATED BETWEEN THE OWNER/BUILDER AND TRUSS MANUFACTURER PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS.

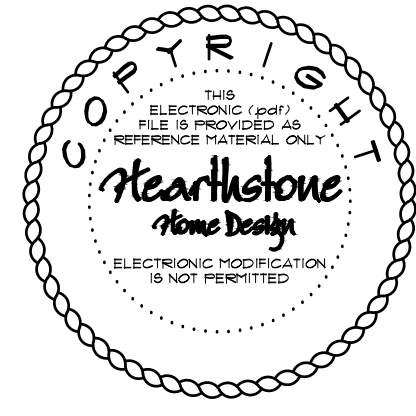
GUARDRAIL TO BE 36" HIGH (MIN) AND SHALL HAVE INTERMEDIATE RAILS SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH 4 OR MORE RISERS. (R311.1.8)



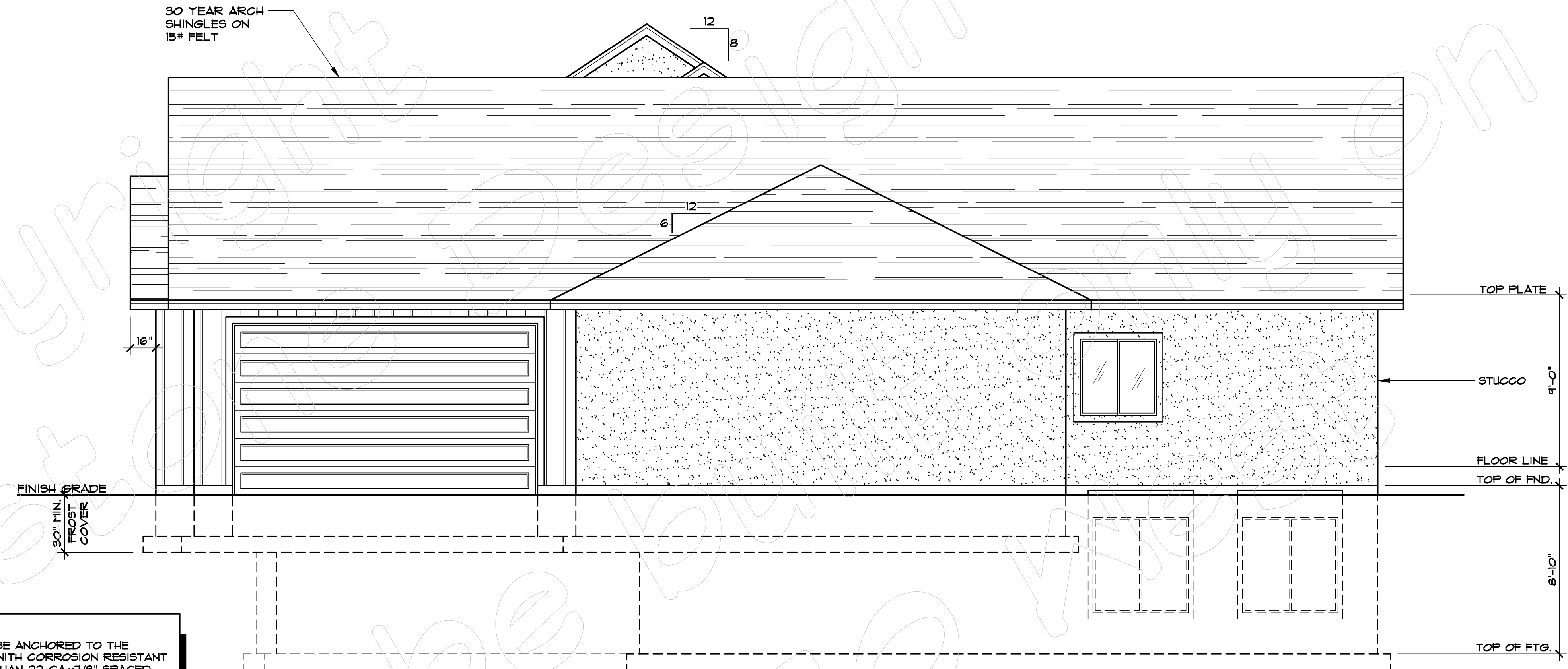
CROSS SECTION
 NO SCALE



BONUS ROOM FLOOR PLAN
 NO SCALE
 422± S.F.



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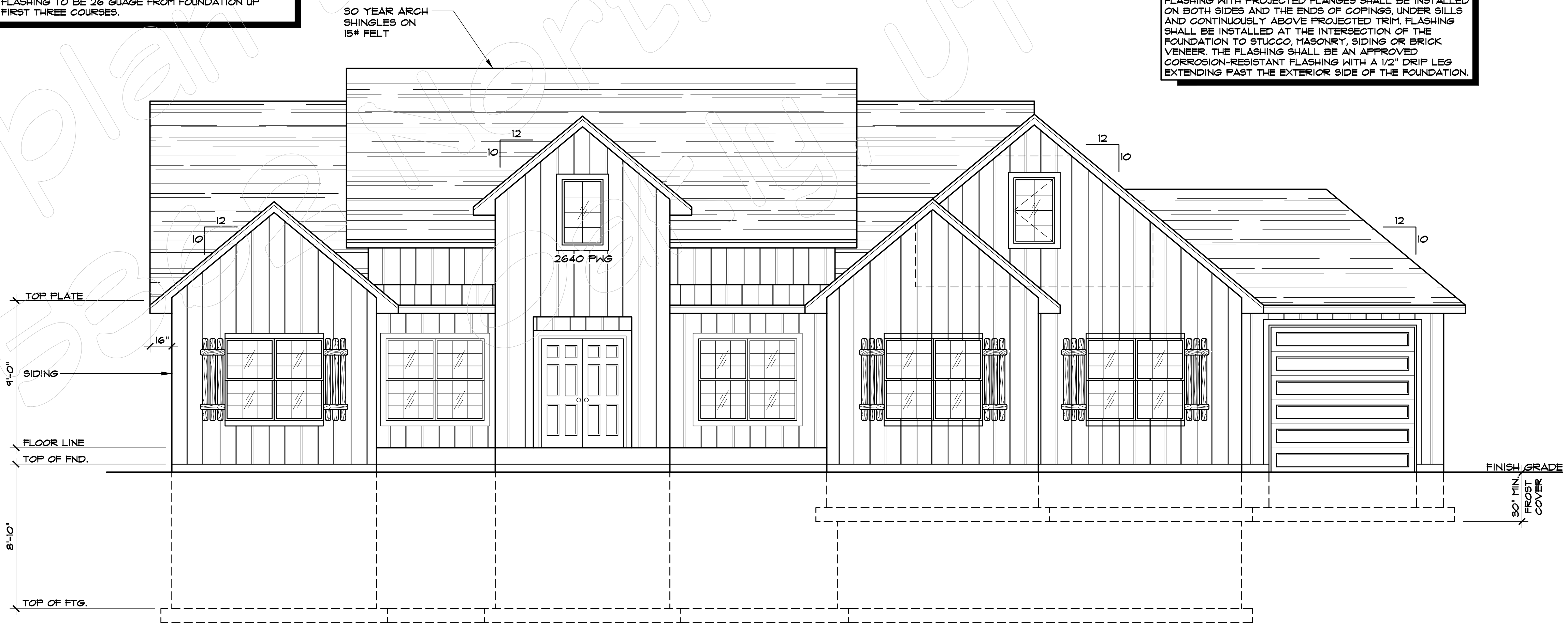


RIGHT SIDE ELEVATION
 SCALE: 1/4"=1'-0"

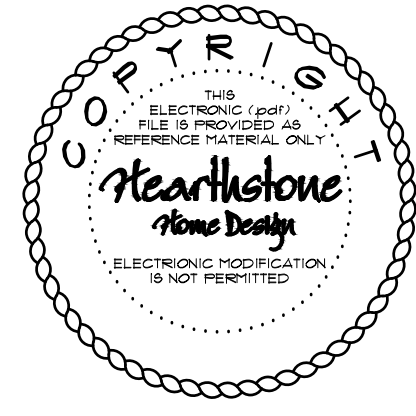
MASONRY NOTE:

1. MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL STUDS WITH CORROSION RESISTANT METAL TIES OF NOT LESS THAN 22 GAx1/8" SPACED NOT MORE THAN 24"o.c. HORIZONTAL AND SUPPORT A MAXIMUM OF 2 SQUARE FEET OF WALL AREA. AROUND WALL OPENINGS GREATER THAN 16" ADDITIONAL TIES ARE REQUIRED TO BE SPACED A MAXIMUM OF 36"o.c. AND BE WITHIN 12" OF THE OPENING. PROVIDE 26 GAUGE FLASHING FROM FOUNDATION UP FIRST 3 COURSES. CULTURED STONE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
2. FOR BRICK SUPPORT OVER OPENINGS, SEE VENEER LITTEL REQUIREMENTS OF IRC RTOS.B.3.
3. KEEP HOLES SHALL BE PROVIDED IN THE OUTSIDE W/THE OF MASONRY WALLS @ 33"o.c. AND BE NO LESS THAN 3/16" LOCATED IMMEDIATELY ABOVE FLASHING. FLASHING TO BE 26 GAUGE FROM FOUNDATION UP FIRST THREE COURSES.

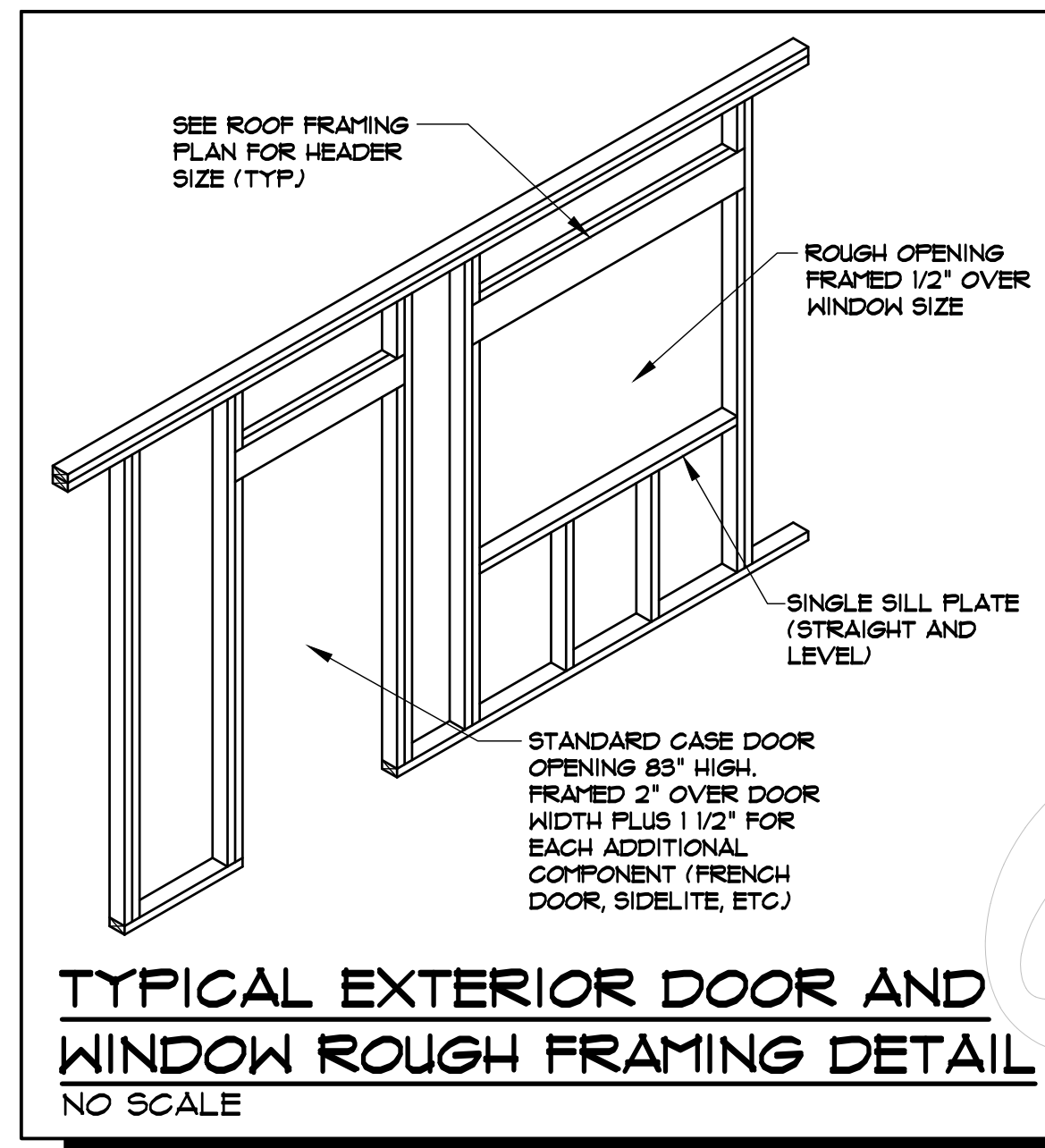
APPROVED CORROSION RESISTANT FLASHING SHALL BE APPLIED SINGLE FASHION IN A MANNER TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER WALL. FLASHING WITH PROJECTED FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTED TRIM. FLASHING SHALL BE INSTALLED AT THE INTERSECTION OF THE FOUNDATION TO STUCCO, MASONRY, SIDING OR BRICK VENEER. THE FLASHING SHALL BE AN APPROVED CORROSION-RESISTANT FLASHING WITH A 1/2" DRIP LEG EXTENDING PAST THE EXTERIOR SIDE OF THE FOUNDATION.



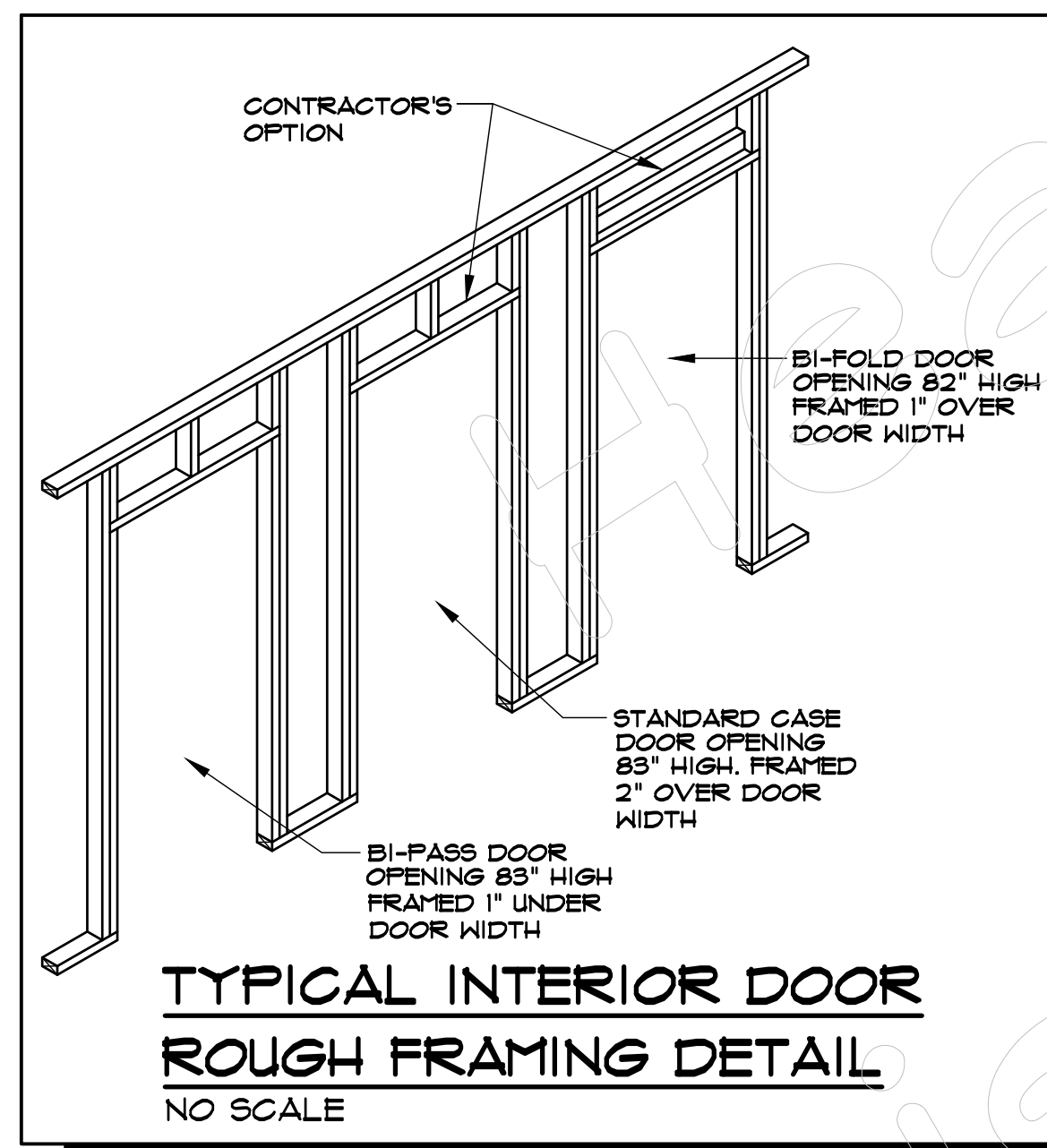
FRONT ELEVATION
 SCALE: 1/4"=1'-0"



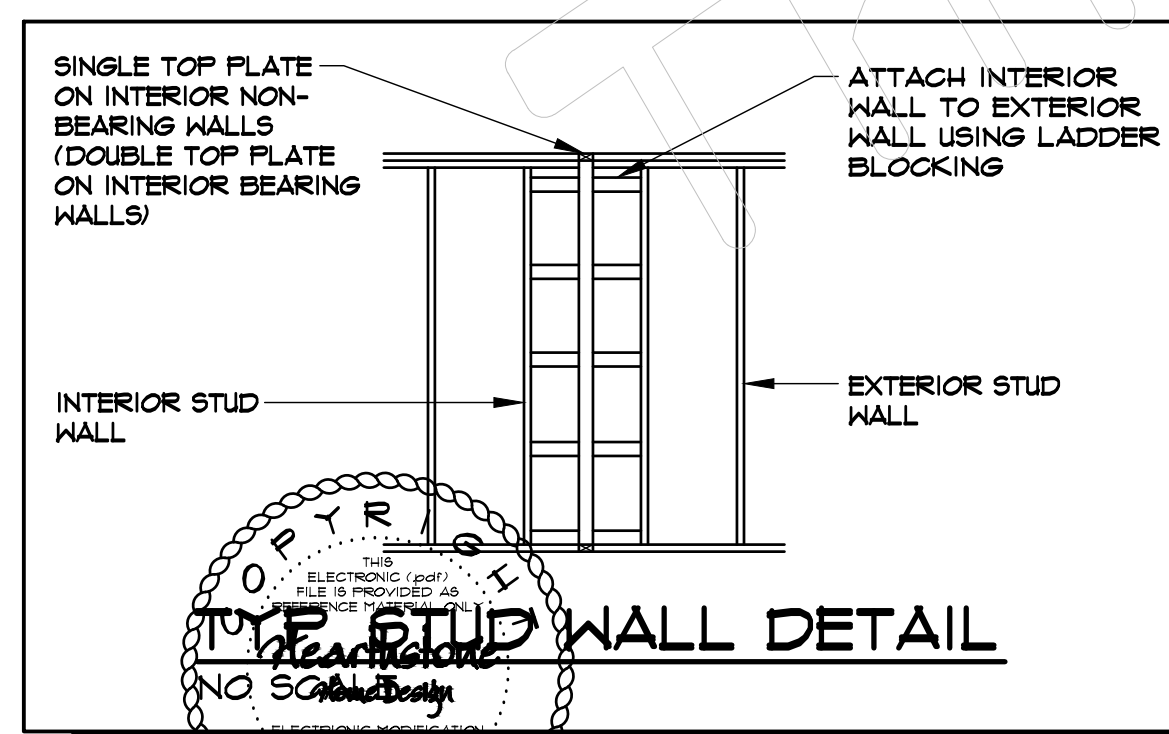
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TYPICAL EXTERIOR DOOR AND WINDOW ROUGH FRAMING DETAIL
NO SCALE

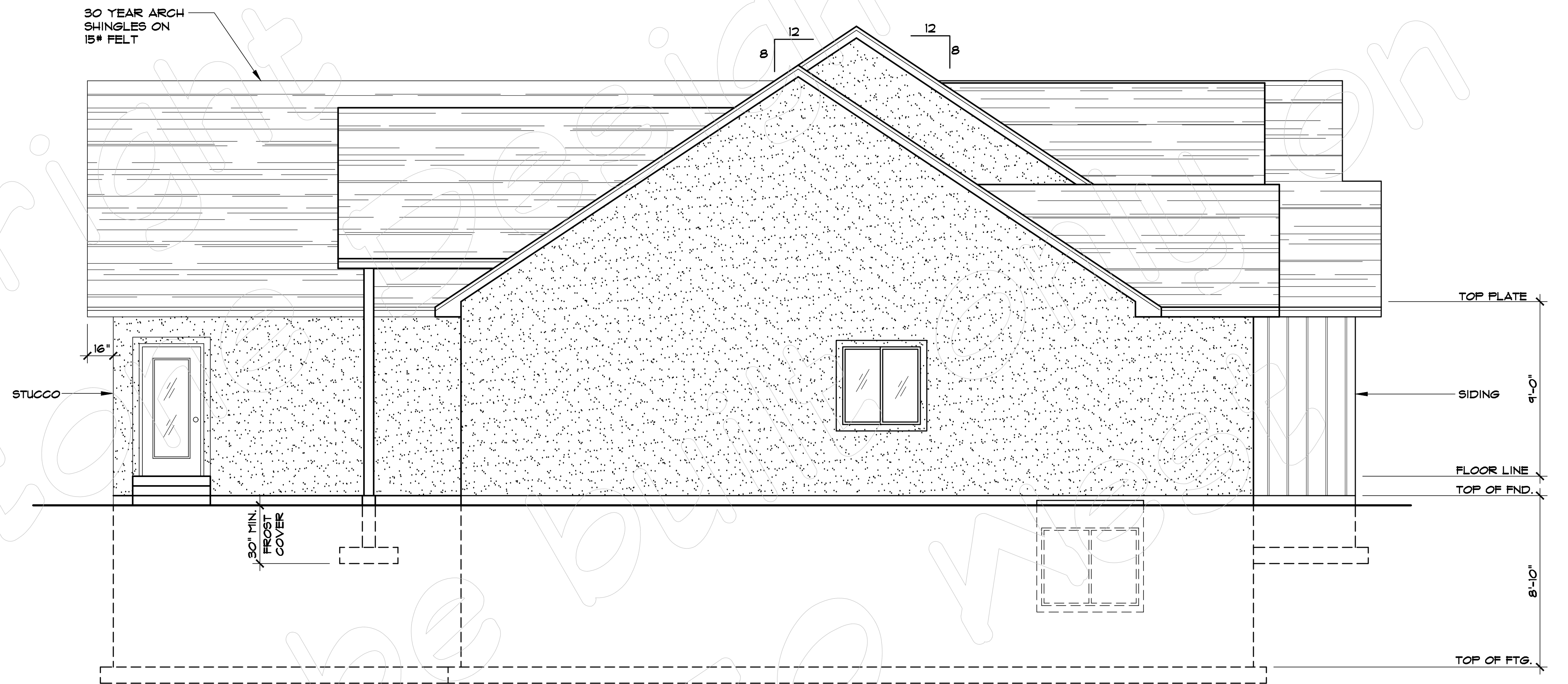


TYPICAL INTERIOR DOOR ROUGH FRAMING DETAIL
NO SCALE



TYPE STUD WALL DETAIL
NO SCALE

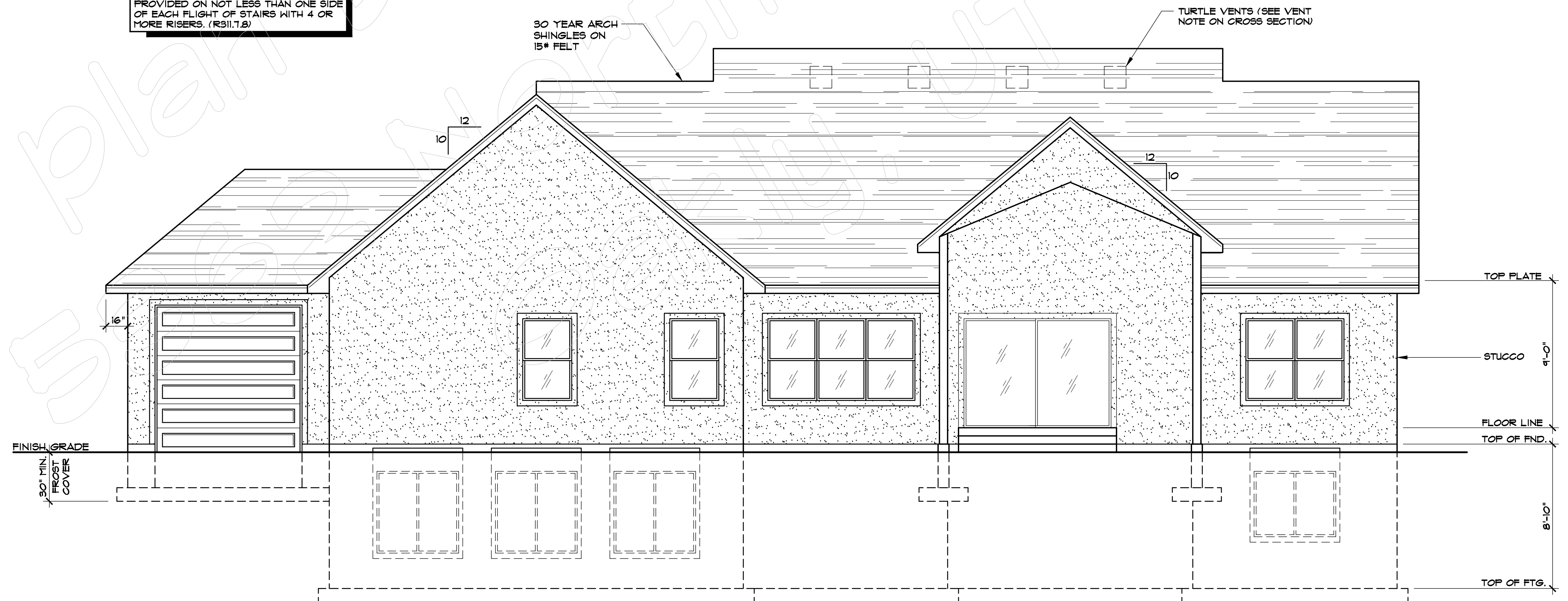
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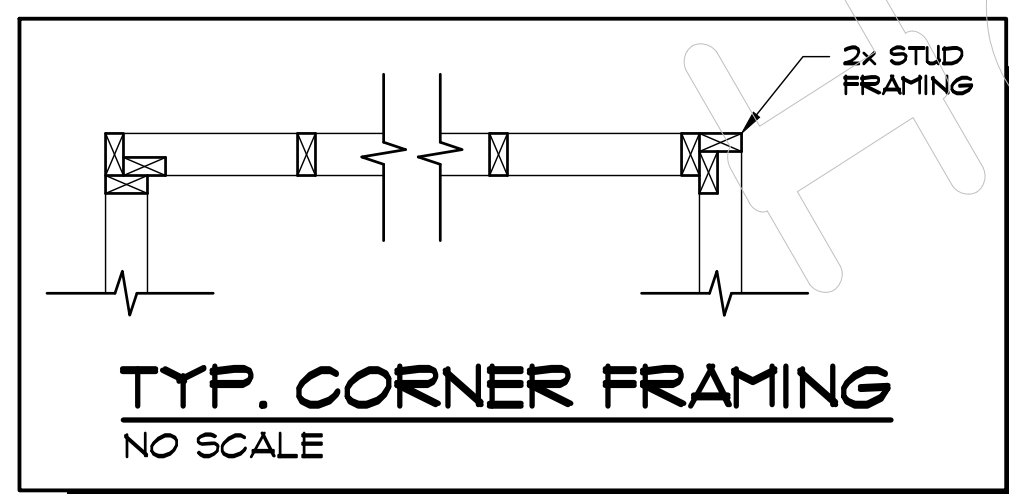
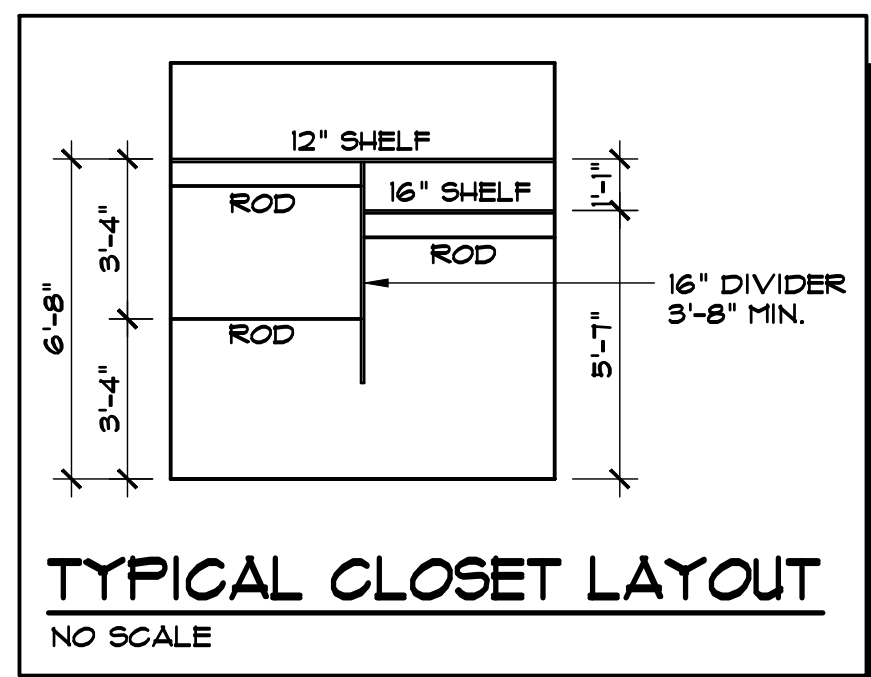
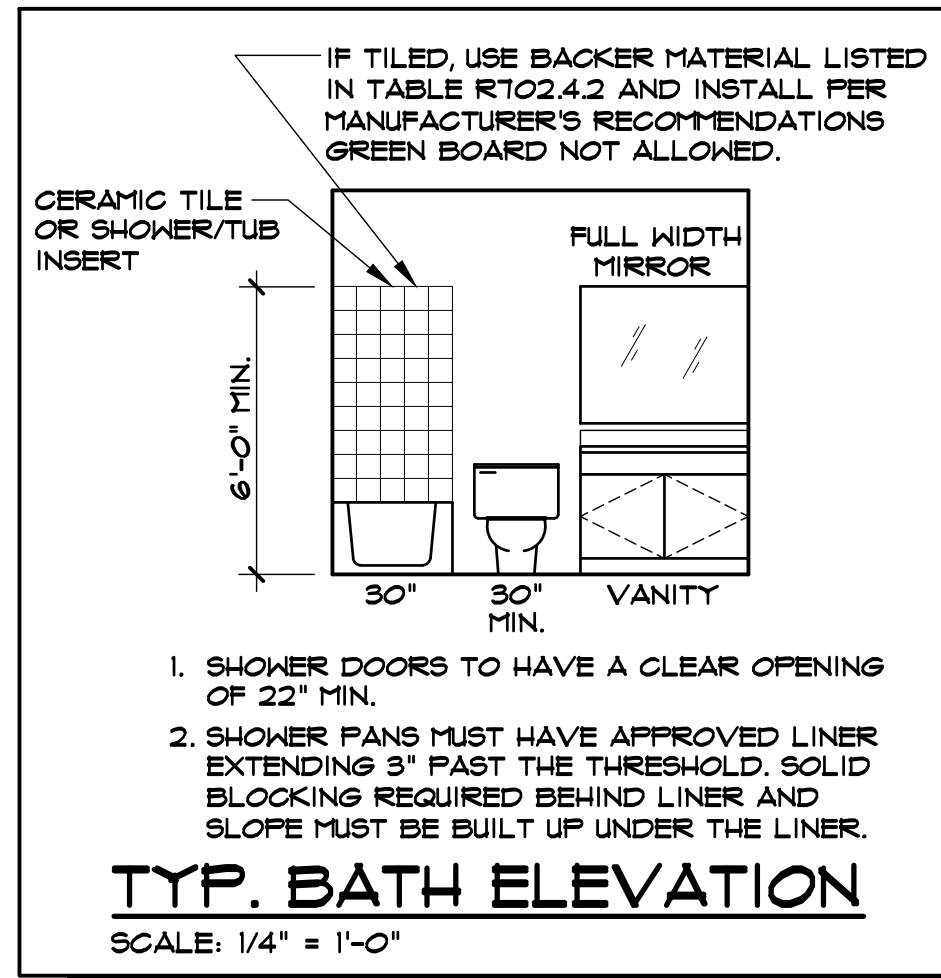
LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

PROVIDE CAULKING AND MINIMUM #1 COUNTER FLASHING AT ALL EXTERIOR DOORS/WINDOWS PER MANUFACTURER INSTALLATION REQUIREMENTS.

GUARDRAIL TO BE 36" HIGH (MIN) AND SHALL HAVE INTERMEDIATE RAILS SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH 4 OR MORE RISERS. (R311.1.8)



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



MECHANICAL NOTES:

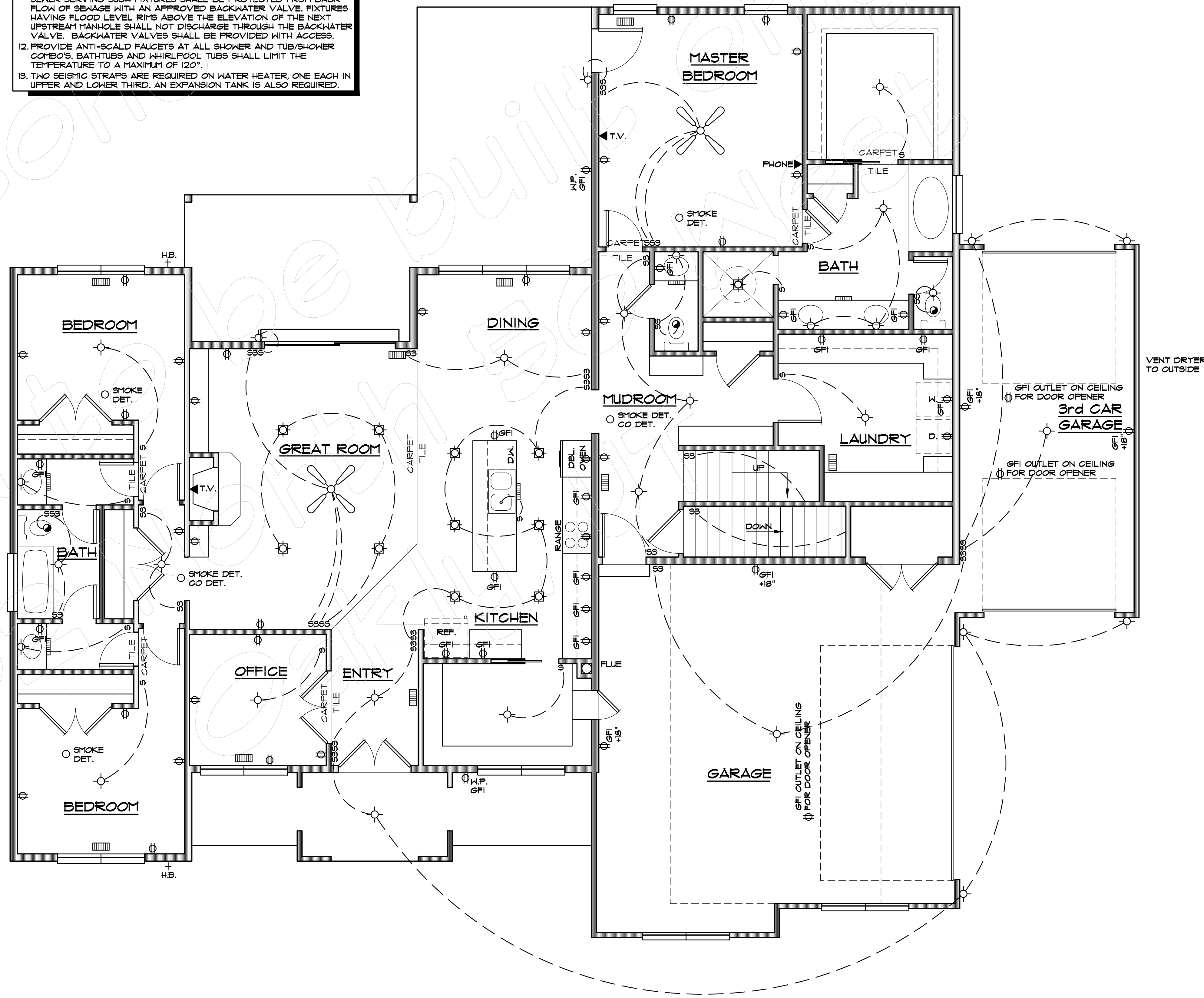
1. IN ROOFS OR CLOSETS WHERE OPEN COMBUSTION AIR DUCTS PROVIDE COMBUSTION AIR TO OPEN COMBUSTION FUEL-BURNING APPLIANCES THE DUCT AND APPLIANCE TO BE LOCATED OUTSIDE THE BUILDING ENVELOPE OR COMPLY WITH THE FOLLOWING:
 - THE OPEN DUCT AND APPLIANCE SHALL BE ENCLOSED IN A SEALED AND INSULATED ROOM (WALLS AND CEILING) AND ISOLATED FROM INSIDE THE THERMAL ENVELOPE PER TABLE N102.1.2. A SEALED DOOR EQUIPPED WITH GASKET AND THRESHOLD IS REQUIRED.
 - COMBUSTION AIR DUCTS PASSING THROUGH CONDITIONED SPACE SHALL BE INSULATED WITH A MINIMUM R-8. ANY SUPPLY AND RETURN AIR DUCTS LOCATED WITHIN THE ROOM OR CLOSET SHALL BE INSULATED WITH R-8. WATER LINES WITH R-3
2. PROVIDE OUTSIDE COMBUSTION AIR TO FURNACE AND WATER HEATERS. ONE DUCT WITHIN 12" OF THE CEILING & SIZED 1 SQ. IN. PER 3000 TOTAL BTU INPUT OF ALL APPLIANCES. MAINTAIN 1" CLEARANCE AT SIDES AND REAR, AND 6" CLEARANCE AT FRONT OF APPLIANCES.
3. PROVIDE 30"x30" UNOBSTRUCTED WORK AREA IN FRONT OF FURNACE.
4. DRYER MUST VENT TO OUTSIDE. MAXIMUM DUCT LENGTH TO BE DETERMINED ACCORDING TO IRC 1502.4.3.
5. DRYER, FLUE AND EXHAUST FAN VENTS SHALL BE AT LEAST 3' ABOVE OR 10' AWAY FROM ALL OUTSIDE AIR INTAKE OPENINGS. THEY MUST ALSO BE LOCATED AT LEAST 4' FROM A PROPERTY LINE. EXHAUST AIR SHALL NOT DISCHARGE INTO SOFFIT.
6. VENTS SHALL TERMINATE 4' BELOW OR 4' HORIZONTALLY, AND AT LEAST 1' ABOVE A DOOR, OPENABLE WINDOW OR A GRAVITY AIR INLET.
7. ALL BATHROOMS TO HAVE 50 CFM MECHANICAL VENTILATION DUCTED TO THE EXTERIOR, UNLESS 3 SQUARE FEET OF GLAZED OPENING IS PROVIDED.
8. INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS, UNHEATED GARAGES AND ANY OTHER 'COLD' AREA (MIN. R-9 INSULATION). ALL HOT WATER LINES AT UNFINISHED BASEMENT TO BE INSULATED WITH 1/2" FOAM INSULATION.
9. IF INSTALLED, GAS LOGS, AND EACH GAS APPLIANCE REQUIRES A SHUT-OFF VALVE WITHIN SIX FEET OF THE APPLIANCE.
10. IF FURNACE IS INSTALLED IN ATTIC PROVIDE A 12" RAISED PLATFORM. PROVIDE CONDENSATION PAN WITH DRAIN.
11. ALL DUCTING SHOWN ON PLANS, INCLUDING ANY FLUE CHASE, IS FOR INFORMATIONAL PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO VERIFY THE DESIGN OF THIS HVAC SYSTEM PRIOR TO FRAMING AND TO COORDINATE DUCTING REQUIREMENTS WITH THE FRAMER.

ELECTRICAL NOTES:

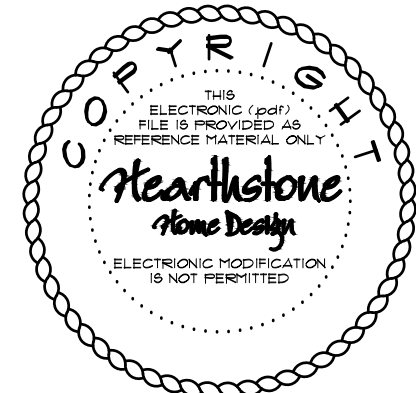
1. ALL ELECTRICAL PLANS ARE FOR DESIGN PURPOSES ONLY. LIGHTS, SMOKE DETECTORS, AND EXHAUST FANS ARE REQUIRED IN AREAS SHOWN. LOCATIONS SHOWN FOR ALL ELECTRICAL ITEMS ARE GUIDELINES ONLY. FIELD CONDITIONS DETERMINE ACTUAL LAYOUT. ANY MODIFICATIONS INCLUDING ADDITIONAL ELECTRICAL OUTLETS AND/OR FIXTURES NEED TO BE COORDINATED BY THE OWNER/BUILDER AND ELECTRICAL CONTRACTOR, WHO IS TO WIRE AND LOCATE THESE ITEMS PER LOCAL CODE.
2. SMOKE/CO DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. SHALL BE EQUIPPED WITH A BATTERY BACK-UP, AND SHALL BE WIRED IN-SERIES. CARBON MONOXIDE DETECTORS ARE REQUIRED ON EACH HABITABLE LEVEL, DIRECTLY OUTSIDE EACH SEPARATE SLEEPING AREA, AND IN DWELLING UNITS WITH ATTACHED GARAGES.
3. UNDERGROUND ELECTRICAL SERVICE SHALL BE INSTALLED IN 3" RIGID RISER WITH 3" RIGID ELBOW ATTACHED TO 3" PVC ELECTRICAL DUCT TO WITHIN 12" OF PEDestal AND BURIED A MINIMUM OF 18" DEEP.
4. GARAGE OUTLETS IN FIRE WALLS TO BE MINIMUM 2 HOUR LISTING. THE BRANCH CIRCUIT SUPPLYING OUTLETS IN A GARAGE SHALL NOT SUPPLY OUTLETS OUTSIDE OF THE GARAGE.
5. CEILING FANS REQUIRE APPROVED BOXES OR SUPPORT.
6. PROVIDE A CONCRETE ENCASED ELECTRODE, AVAILABLE FOR USE AS A GROUNDING ELECTRODE FOR THE HOUSE, WHICH MEETS THE REQUIREMENTS OF IRC E3608.1.2 (UPPER). ALSO, COPPER WATER SERVICE PIPE TO BE USED FOR GROUND IF PRESENT.
7. PROVIDE BUBBLE COVERS ON ALL EXTERIOR OUTLETS.
8. PROVIDE SWITCHED LIGHT AT FURNACE ROOM.
9. 125 AMP MINIMUM AT ELECTRICAL PANEL AS REQD.
10. PROVIDE 110 GFI OUTLET WITHIN 10 FEET OF A/C UNIT.
11. ALL 125-VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED INSIDE OR OUTSIDE OF A DWELLING TO BE LISTED TAMPER-RESISTANT. IRC E4002.14
12. LIGHTS IN CLOSETS TO MEET CLEARANCE DIMENSIONS OF IRC E4003.12.
13. OUTLETS IN LAUNDRY AREAS AND DISHWASHERS TO BE GFCI PROTECTED.
14. CAN LIGHTS ARE TO BE SEALED TO LIMIT AIR LEAKAGE PER ASTM E 283.
15. NOT LESS THAN 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS OR NOT LESS THAN 75% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICIENCY LAMPS.
16. A PERMANENT CERTIFICATE TO BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL, WHICH SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL. IT SHALL LIST 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 CONDITIONED SPACES. IT SHALL ALSO LIST THE TYPE AND EFFICIENCY OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT. ALL MATERIALS, SYSTEMS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTION AND THE PROVISIONS OF APPLICABLE CODES.

PLUMBING NOTES:

1. COMBUSTION AIR FOR WATER HEATER TO BE SUPPLIED FROM OUTSIDE.
2. FREEZELESS, BACKFLOW PREVENTION HOSE BIBBS REQUIRED.
3. PROVIDE ACCESSIBLE SHUT-OFF BALL VALVE.
4. LOW-FLUSH TOILETS REQUIRED, MAX. 1.6 GALLONS PER FLUSH.
5. MAX. FLOW RATE FOR SHOWER HEADS IS 2.5 GPM, SINK FAUCETS IS 3 GPM, AND LAVATORY FAUCETS IS 4 GPM.
6. PLUMBING VENTS SHALL BE AT LEAST 3' ABOVE OR 10' AWAY FROM ALL OUTSIDE AIR INTAKE OPENINGS. ALL PLUMBING VENTS THROUGH ROOF TO BE A MINIMUM 3" PIPE.
7. FLAGPOLING OF PLUMBING VENTS IS PROHIBITED EXCEPT WHERE ROOF IS OCCUPIED.
8. NO SLIP-JOINT PLUMBING CONNECTIONS ALLOWED IN CONCEALED CONSTRUCTION AREAS.
9. INDIVIDUALLY INSULATE ALL PLUMBING, WATER, AND DRAIN LINES IN AREAS SUBJECT TO FREEZING: EXTERIOR WALLS, ATTICS, CRAWL-SPACES, GARAGES, ETC.
10. PROVIDE PRESSURE REGULATING VALVE ON MAIN WATER LINE AND SHUT-OFF VALVE FOR ALL PLUMBING FIXTURE SUPPLY LINES.
11. ANY JACUZZI TUB TO HAVE GFI OUTLET AND ACCESS PANEL.
12. FIXTURES THAT HAVE FLOOD LEVEL RIMS LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER SERVING SUCH FIXTURES SHALL BE PROTECTED FROM BACK FLOW OF SEWAGE WITH AN APPROVED BACKWATER VALVE. FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE. BACKWATER VALVES SHALL BE PROVIDED WITH ACCESS.
13. PROVIDE ANTI-SCALD FAUCETS AT ALL SHOWER AND TUB/SHOWER COMBO'S. BATHTUBS AND WHIRLPOOL TUBS SHALL LIMIT THE TEMPERATURE TO A MAXIMUM OF 120°.
14. TWO SEISMIC STRAPS ARE REQUIRED ON WATER HEATER, ONE EACH IN UPPER AND LOWER THIRD. AN EXPANSION TANK IS ALSO REQUIRED.

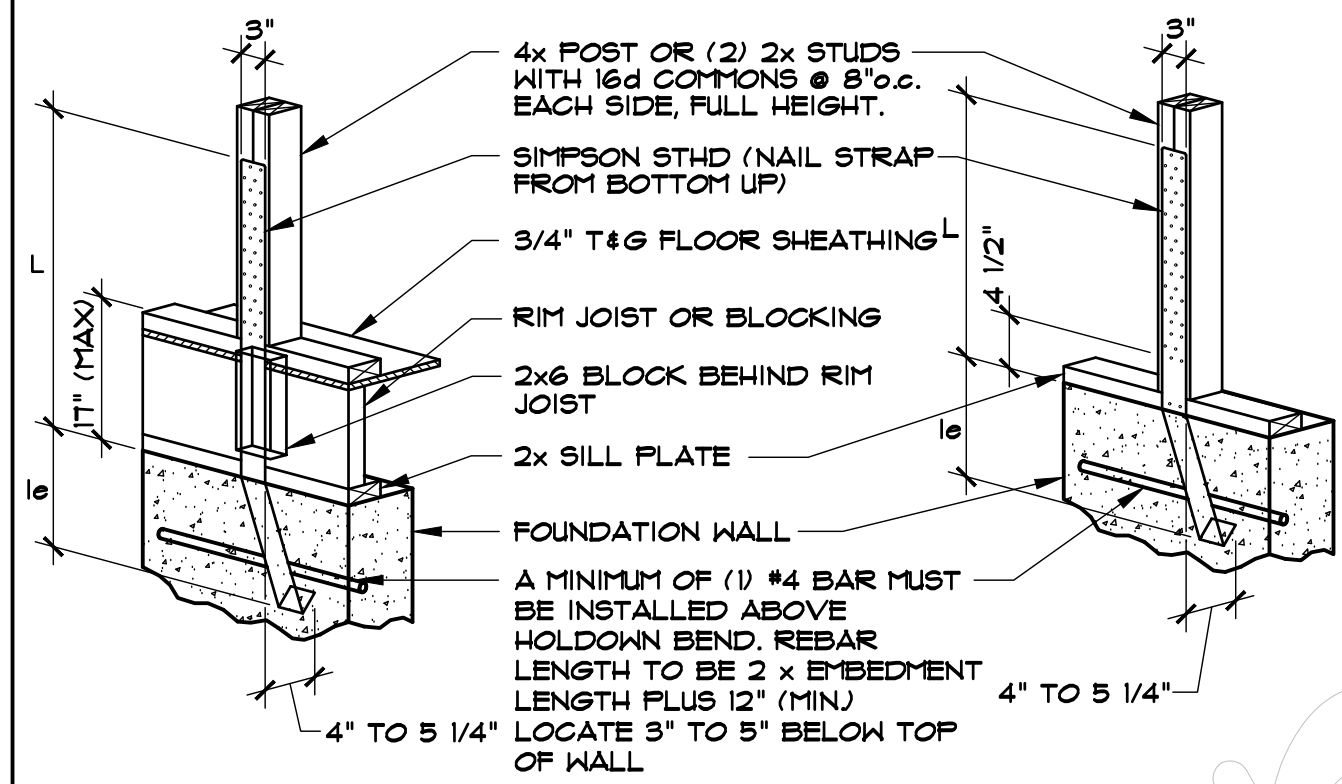


MAIN FLOOR ELEC./HVAC AND FLOOR COVERING PLAN
SCALE: 1/4" = 1'-0"



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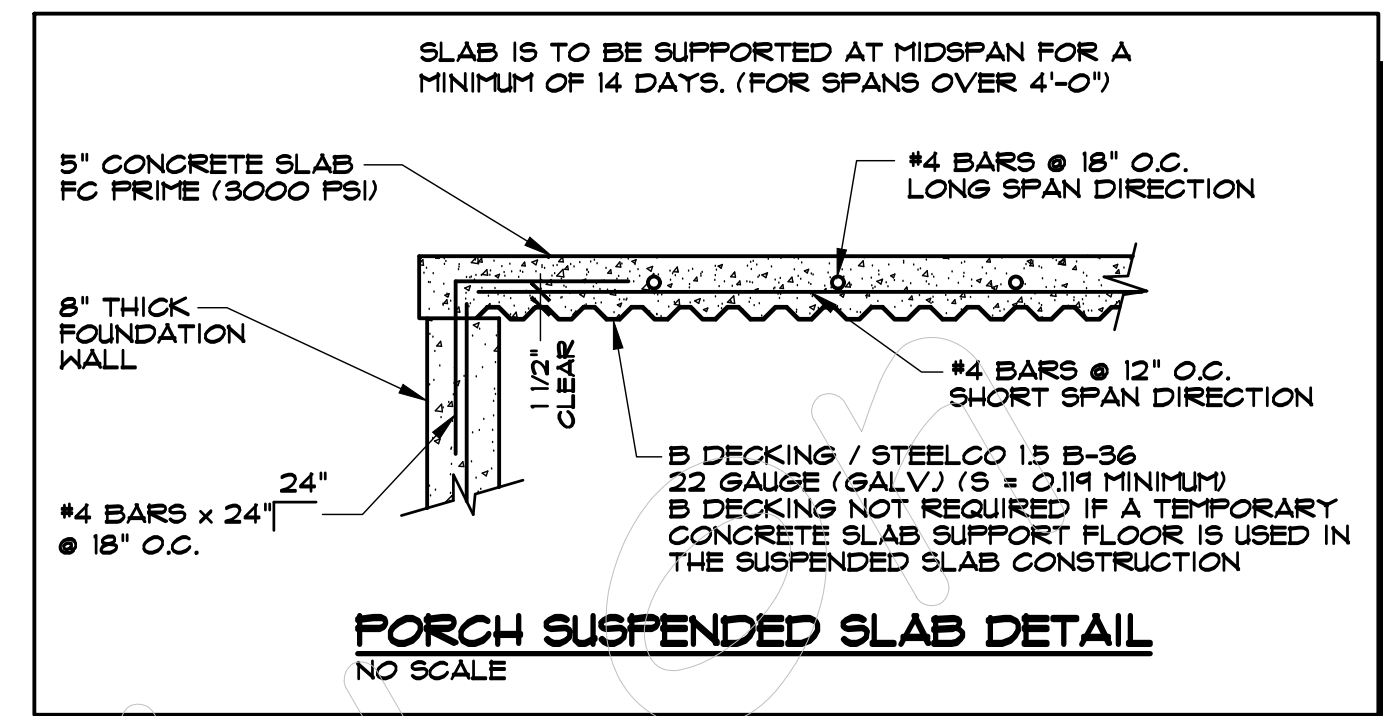
MODEL SPECS.			
MODEL #	LENGTH (L)	(1) NAILS	(16) NAILS
LSTD8/BRJ	18 5/8" / 32 1/8"	8	(16) 16d SINKER
STHD10 / STHD10RJ	24 5/8" / 38 1/8"	10	(20) 16d SINKER
STHD14 / STHD14RJ	26 1/8" / 39 5/8"	14	(24) 16d SINKER



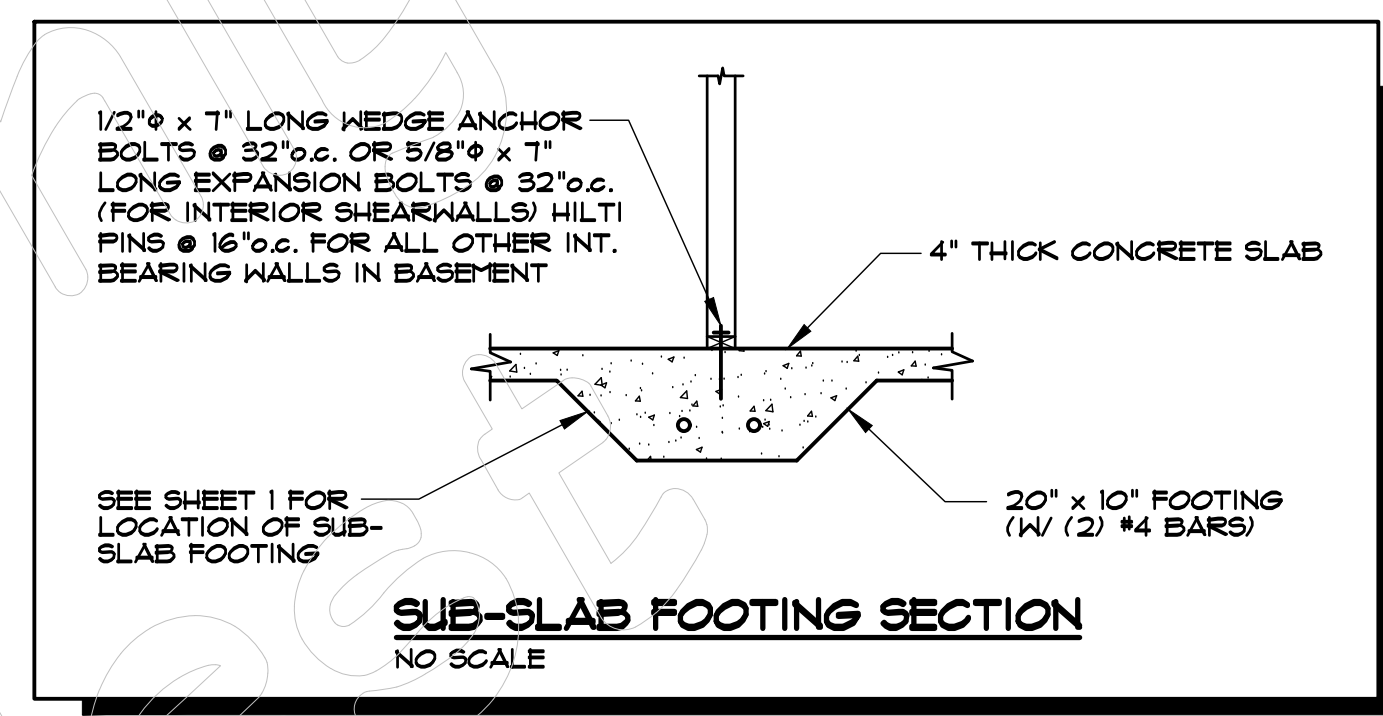
HOLDOWN DETAILS
NO SCALE (STHD/LSTD) (H1)-(H3)

HOLDOWN SCHEDULE				
	MARK	SIMPSON MODEL NUMBER	MINIMUM REQUIRED ATTACHMENT	REMARKS
SHEARWALL TO FOUNDATION HOLDINGS	(H1)	LSTD8/BRJ	(16) 16d SINKERS	
	(H2)	STHD10/ORJ	(20) 16d SINKERS	
	(H3)	STHD14/ARJ	(24) 16d SINKERS	
	(H4)	HTT5	(26) 16d COMMON	5/8" THREADED ROD EPOXY INSTALLED IN A 3/4" x 12" DEEP HOLE (SET XP EPOXY)
UPPER TO LOWER WALL TIE ANCHORS	(H5)	HOU11 - SDS2.5	(30) SDS 1/4" x 2 1/2" WOOD SCREW	1" THREADED ROD EPOXY INSTALLED IN A 1 1/8" x 18" DEEP HOLE (SET XP EPOXY)
	(H6)	HOU14 - SDS2.5	(36) SDS 1/4" x 2 1/2" WOOD SCREW	1" THREADED ROD EPOXY INSTALLED IN A 1 1/8" x 24" DEEP HOLE (SET XP EPOXY)
	(H7)	C916	(26) 8d SINKERS	STRAP LENGTH = 48"
	(H8)	MST48	(34) 16d SINKERS	CENTER STRAP SO EQUAL LENGTHS ARE ON UPPER AND LOWER WALLS
	(H9)	MST60	(46) 16d SINKERS	CENTER STRAP SO EQUAL LENGTHS ARE ON UPPER AND LOWER WALLS

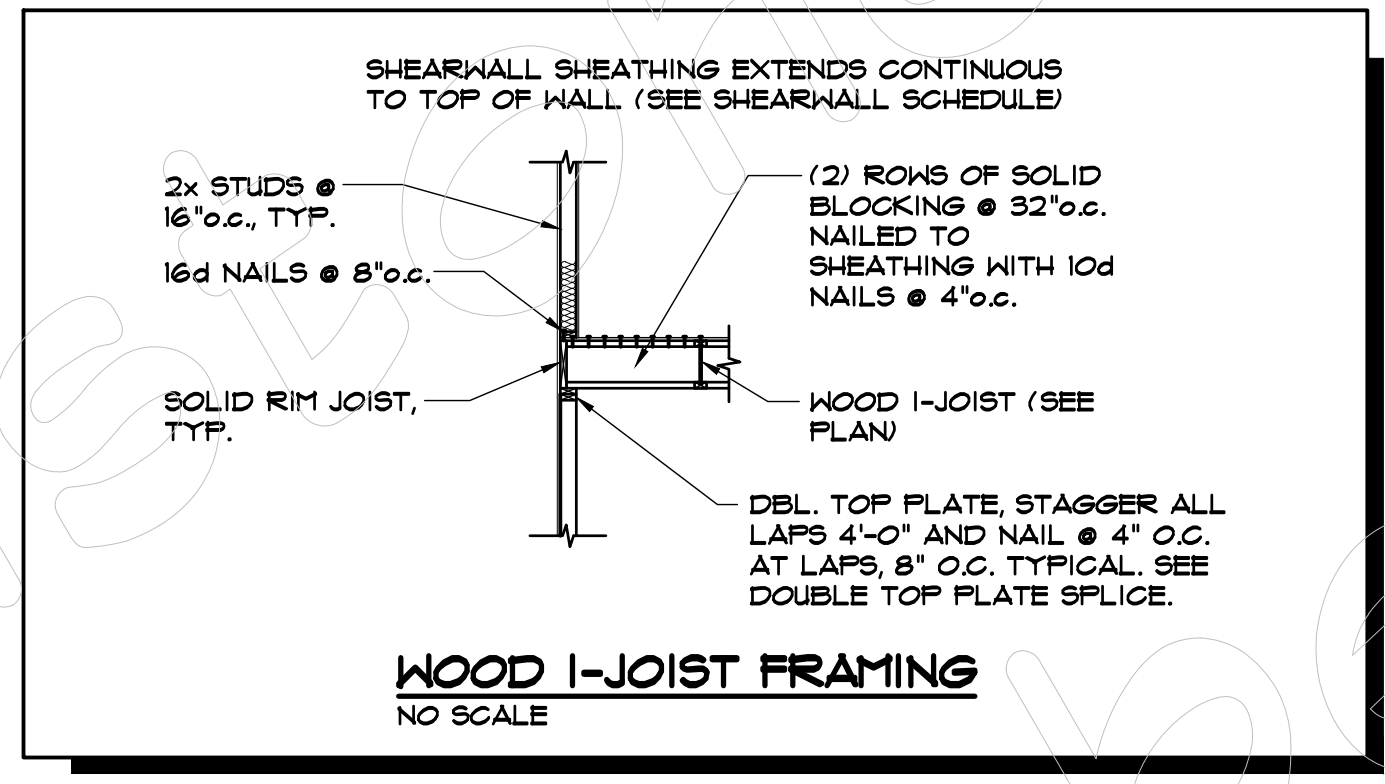
- ALL FOUNDATION "HOLDOWNS" AND BETWEEN LEVEL TIES SHALL BE ATTACHED TO A MINIMUM OF (2) 2x OR A 4x MEMBER
- "RJ" AFTER MODEL INDICATES STHD'S FOR RIM JOIST APPLICATIONS. USE RJ MODELS AT ALL RIM JOIST APPLICATIONS
- USE STANDARD WASHERS WHEN BOLTING HDU'S TO THE STUDS OPPOSITE THE "HOLDOWN". HDU'S MUST BE LOCATED ON THE STUDS TO PROVIDE A MINIMUM OF 7 BOLT DIAMETERS BETWEEN THE HOLE AND THE END OF THE STUDS.
- FOUNDATION CONCRETE STRENGTH SHALL BE 2,500 PSI. INSTALL A MINIMUM OF (1) #4 HORIZONTAL REBAR IN SHEAR CONE ON ALL FOUNDATION "HOLDOWNS".
- 16d SINKERS MAY BE REPLACED WITH 10d COMMON NAILS WITH NO REDUCTIONS (16d SINKERS = 0.148" x 3 1/4" LONG, 10d COMMON = 0.148" x 3"). "GUN NAILS" MAY NOT BE USED UNLESS SPECIFICALLY NOTED.
- REFER TO ATTACHED CONCRETE SECTIONS AND DETAILS SHEET OR TO SIMPSON CATALOG C-C-2015 FOR APPLICABLE DETAILS AND ADDITIONAL INSTALLATION INSTRUCTIONS.
- ALL HOLDOWNS ON THIS SCHEDULE MAY NOT BE USED ON THIS PLAN.



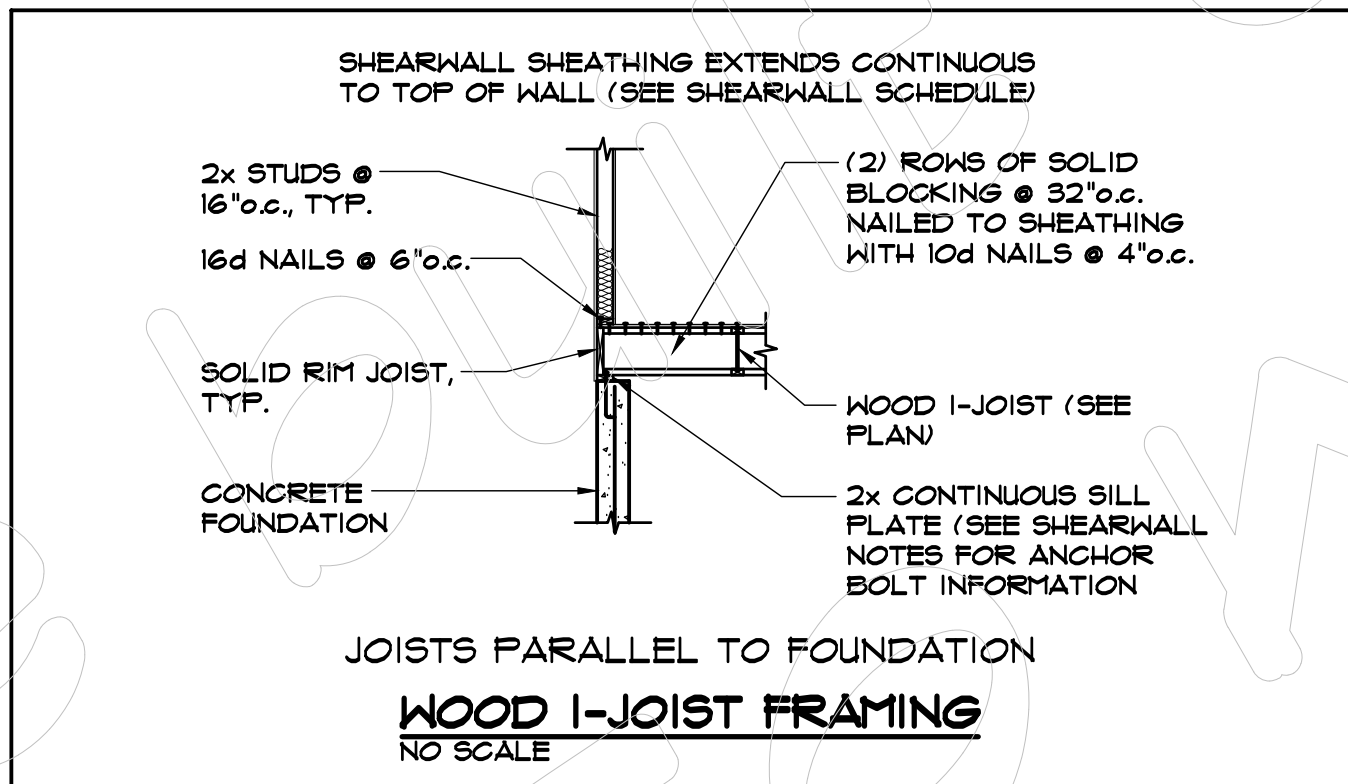
PORCH SUSPENDED SLAB DETAIL
NO SCALE



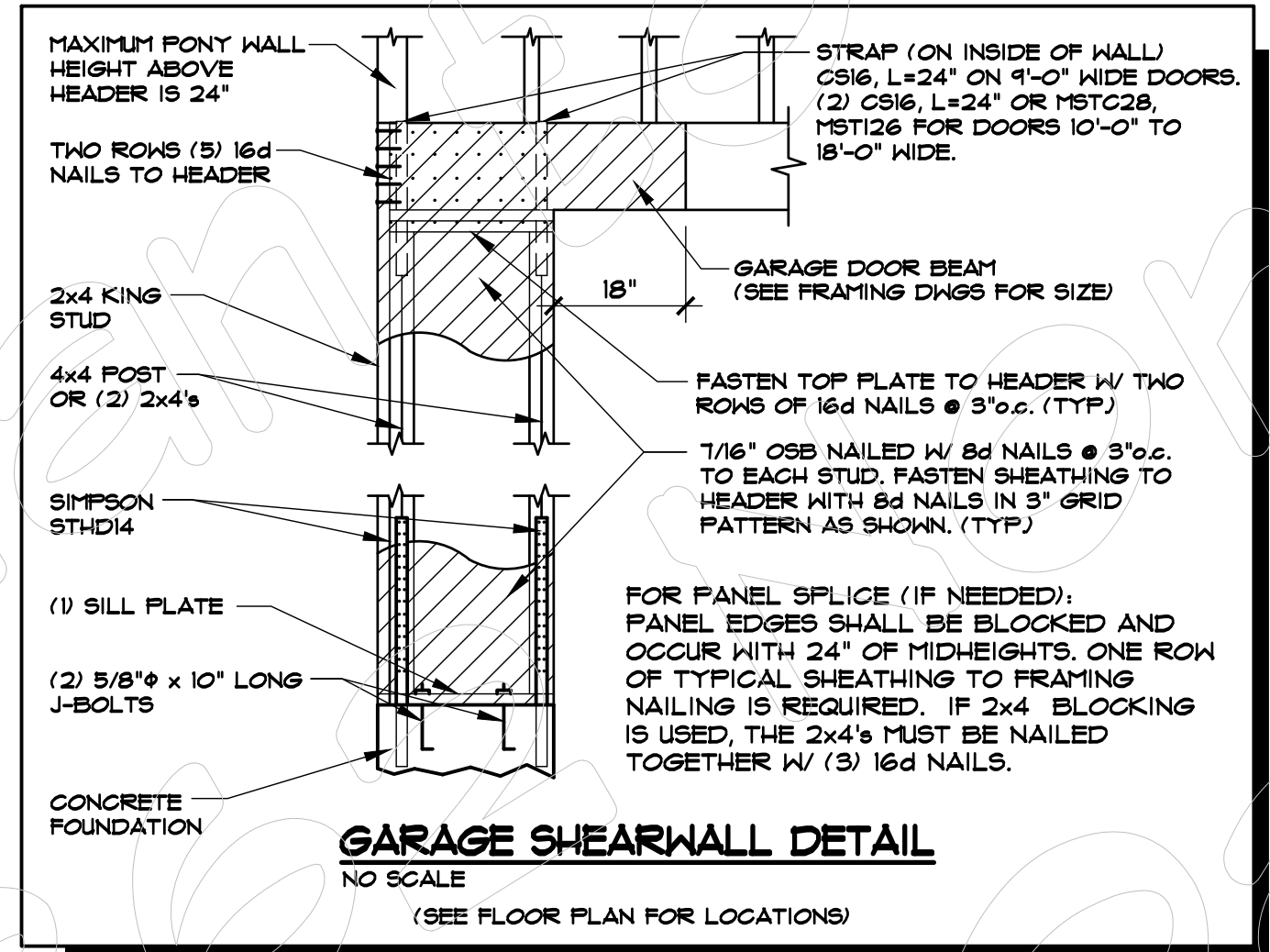
SUB-SLAB FOOTING SECTION
NO SCALE



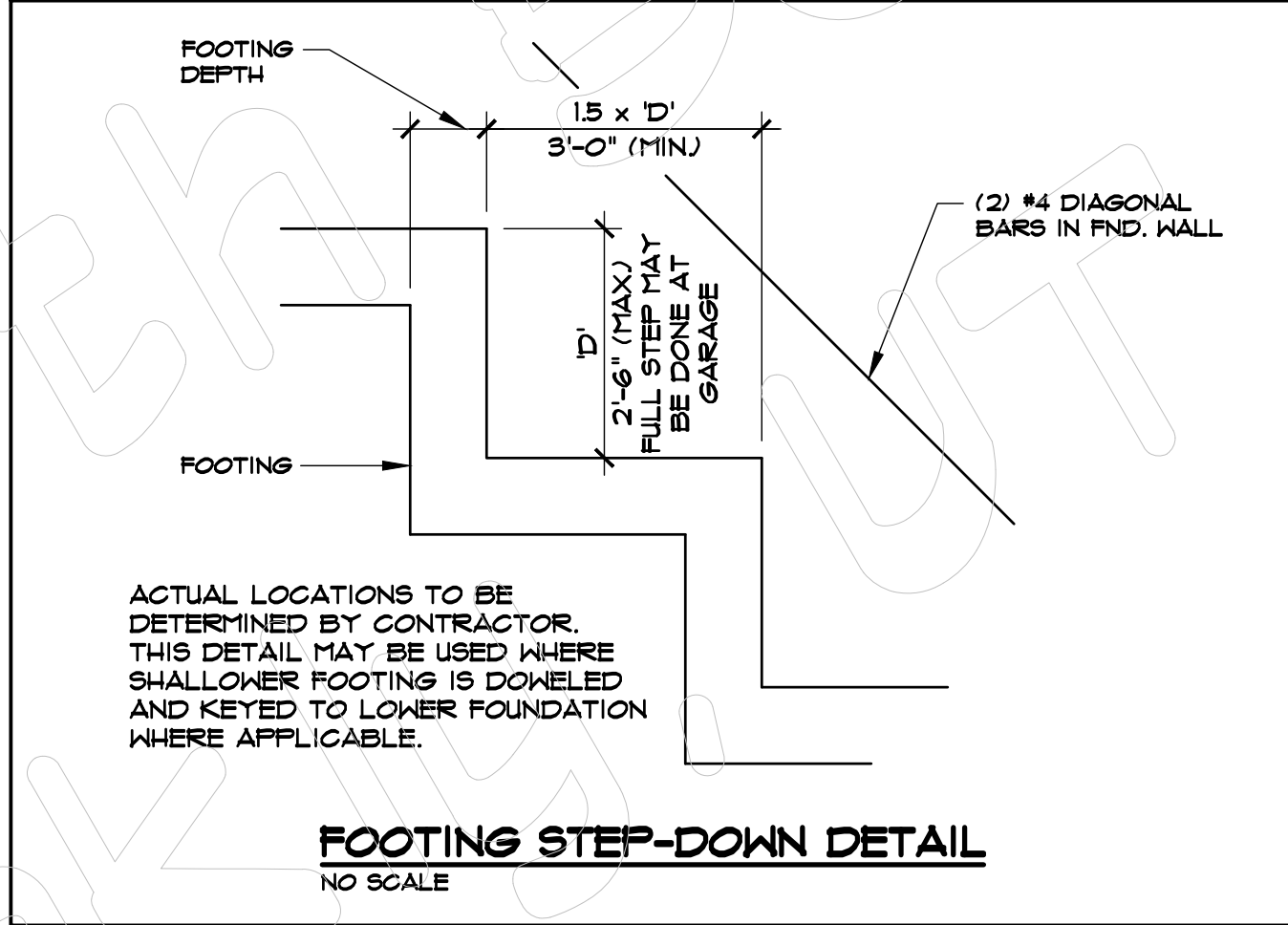
WOOD I-JOIST FRAMING
NO SCALE



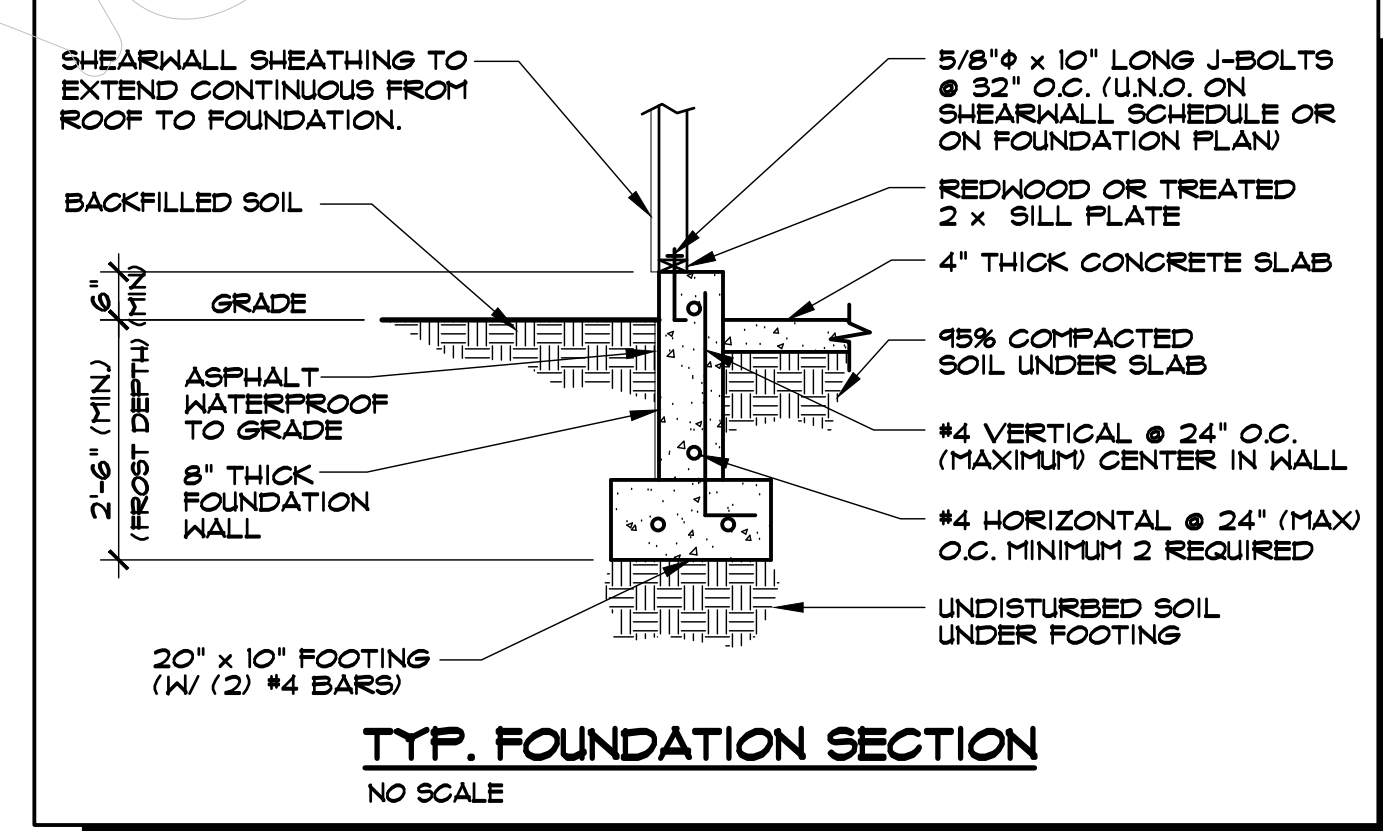
WOOD I-JOIST FRAMING
NO SCALE



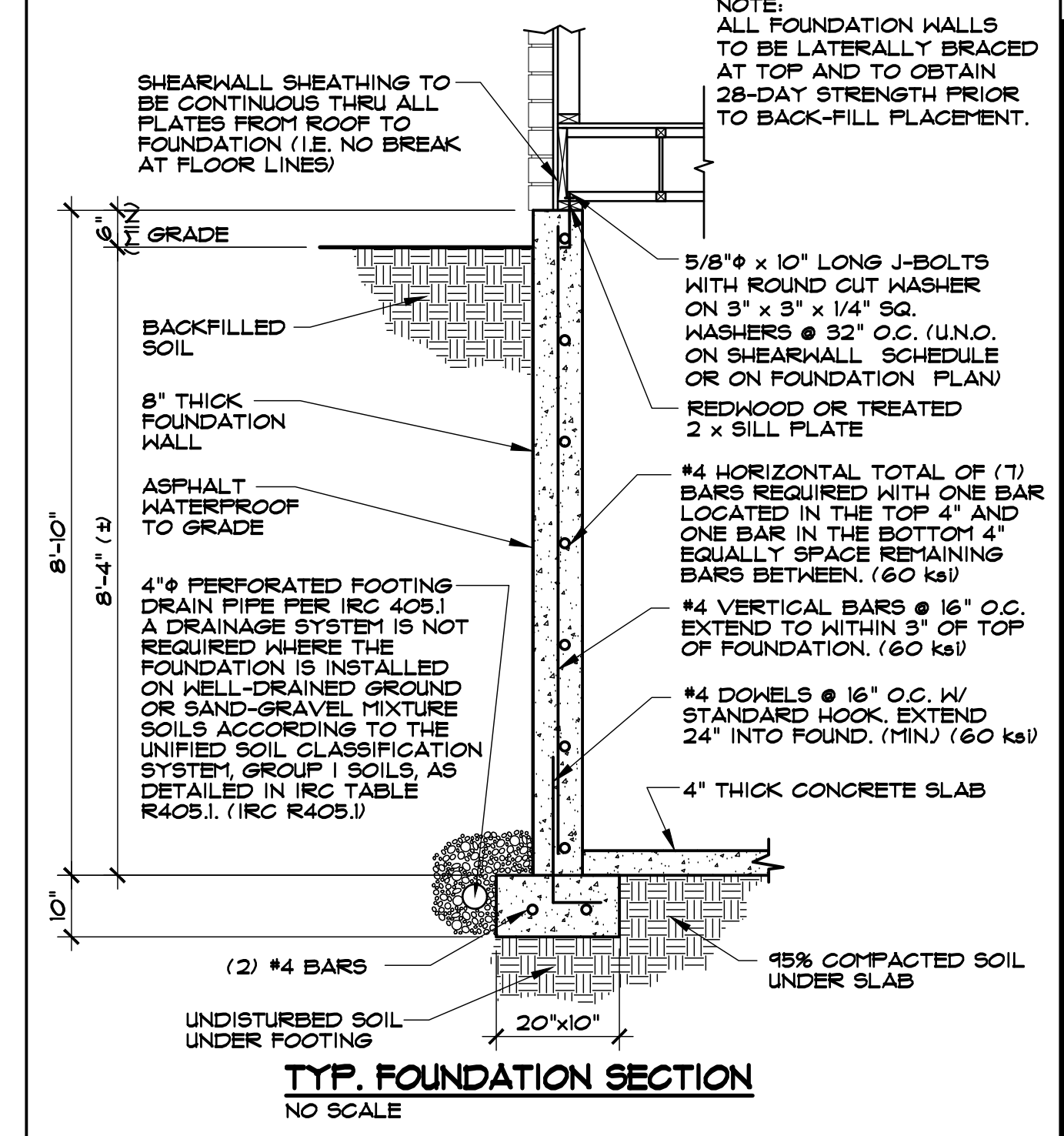
GARAGE SHEARWALL DETAIL
NO SCALE
(SEE FLOOR PLAN FOR LOCATIONS)



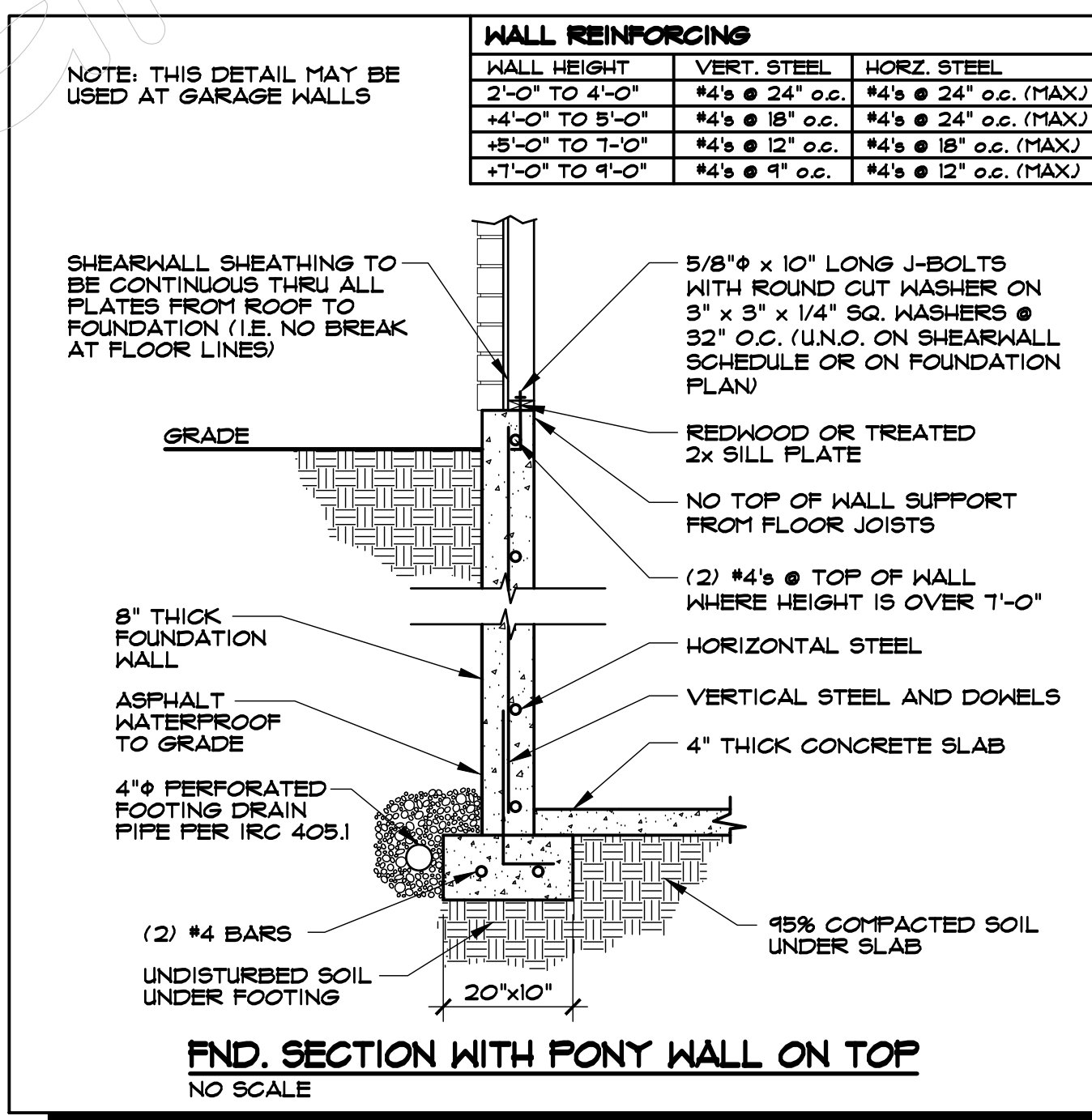
FOOTING STEP-DOWN DETAIL
NO SCALE



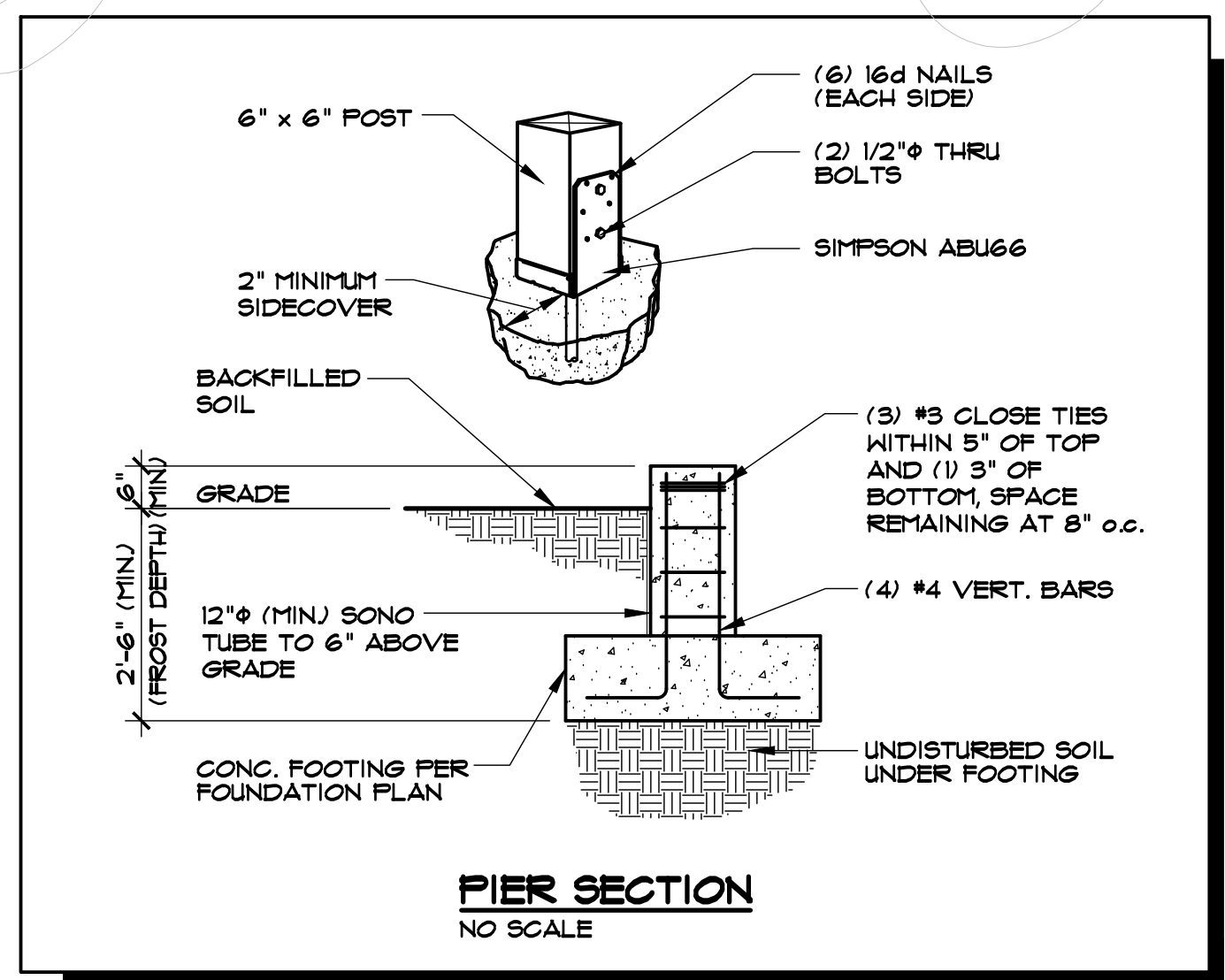
TYP. FOUNDATION SECTION
NO SCALE



TYP. FOUNDATION SECTION
NO SCALE



FND. SECTION WITH PONY WALL ON TOP
NO SCALE

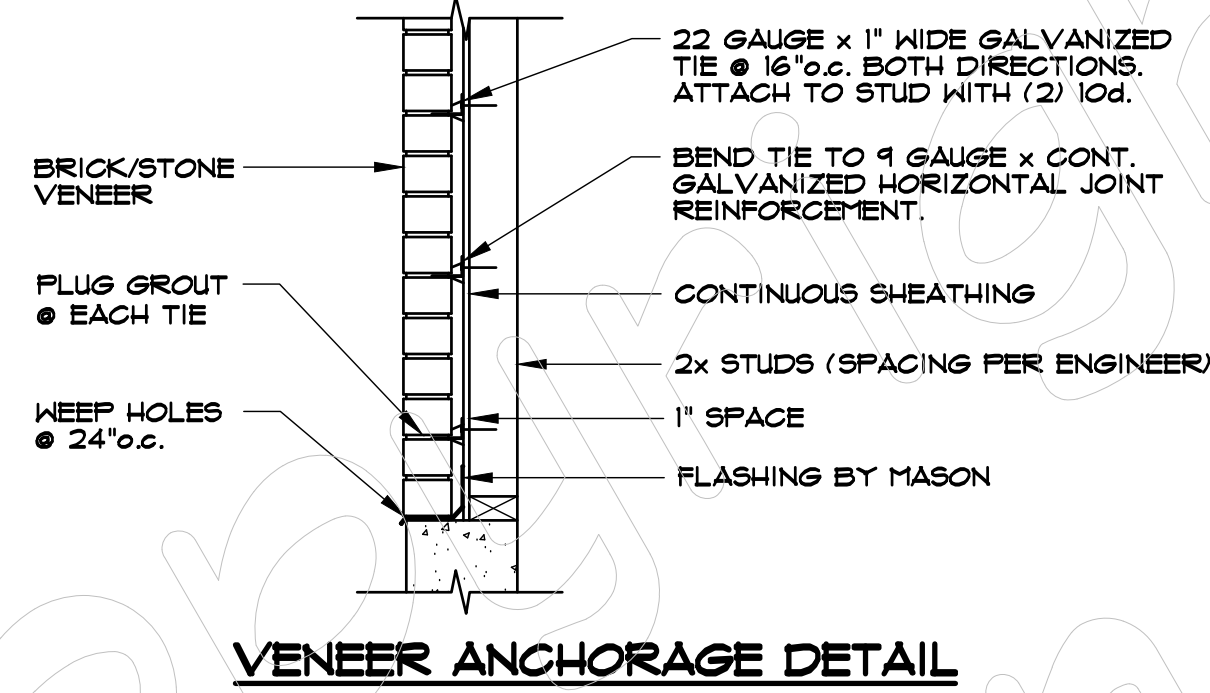


PIER SECTION
NO SCALE



BRICK VENEER LINTELS	
OPENING SIZE	ANGLE SIZE
UP TO 5'-0"	3 1/2" x 3" x 1/4"
5'-0" TO 7'-0"	3 1/2" x 3 1/2" x 5/16"
7'-0" TO 9'-0"	4" x 3 1/2" x 5/16"
9'-0" TO 10'-0"	5" x 3 1/2" x 5/16"
10'-0" TO 16'-0"	5" x 3 1/2" x 3/8"

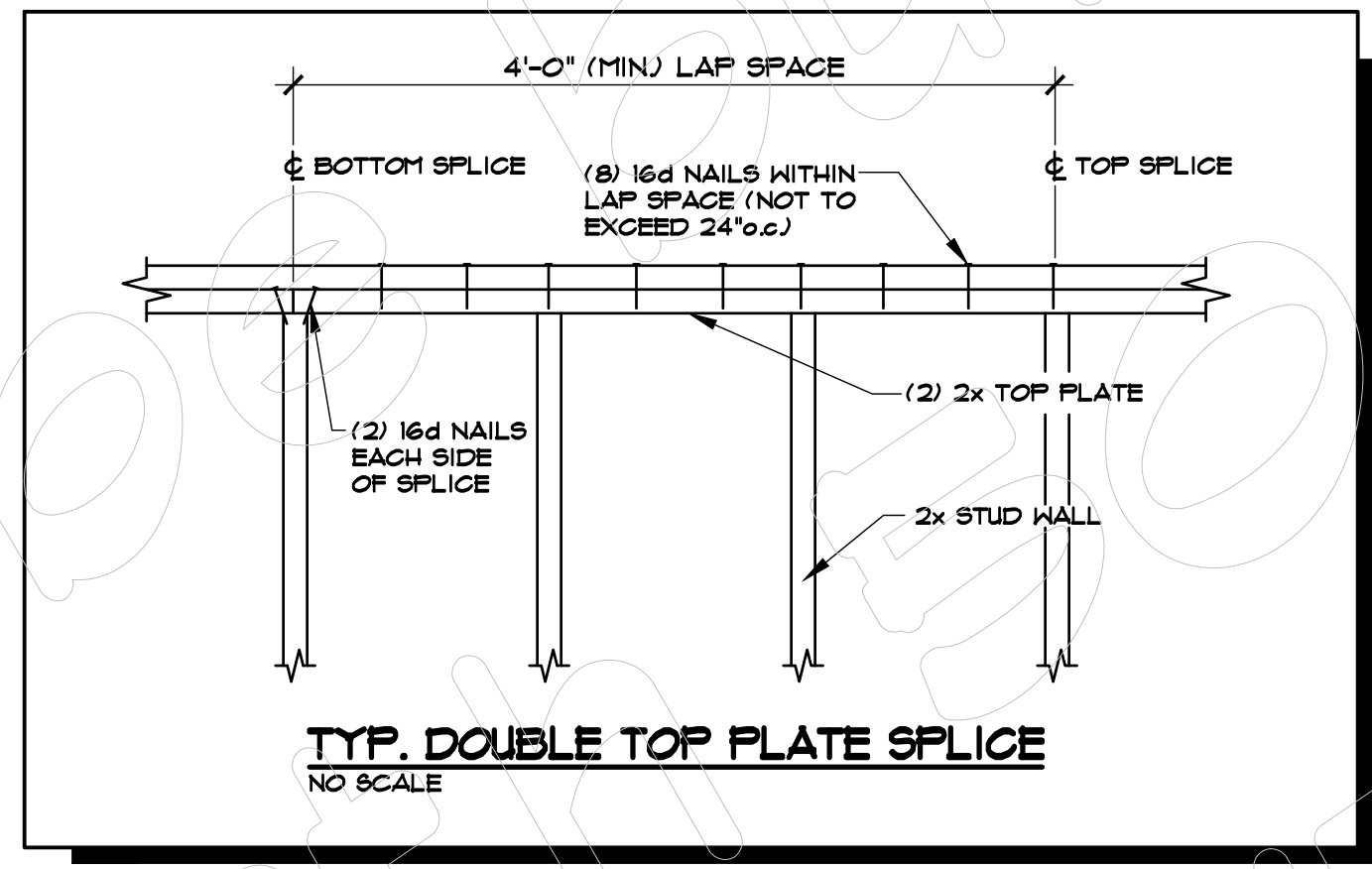
MIN. BEARING OF 1" PER FOOT OF OPENING WITH MIN. OF 8" BEARING EACH END.



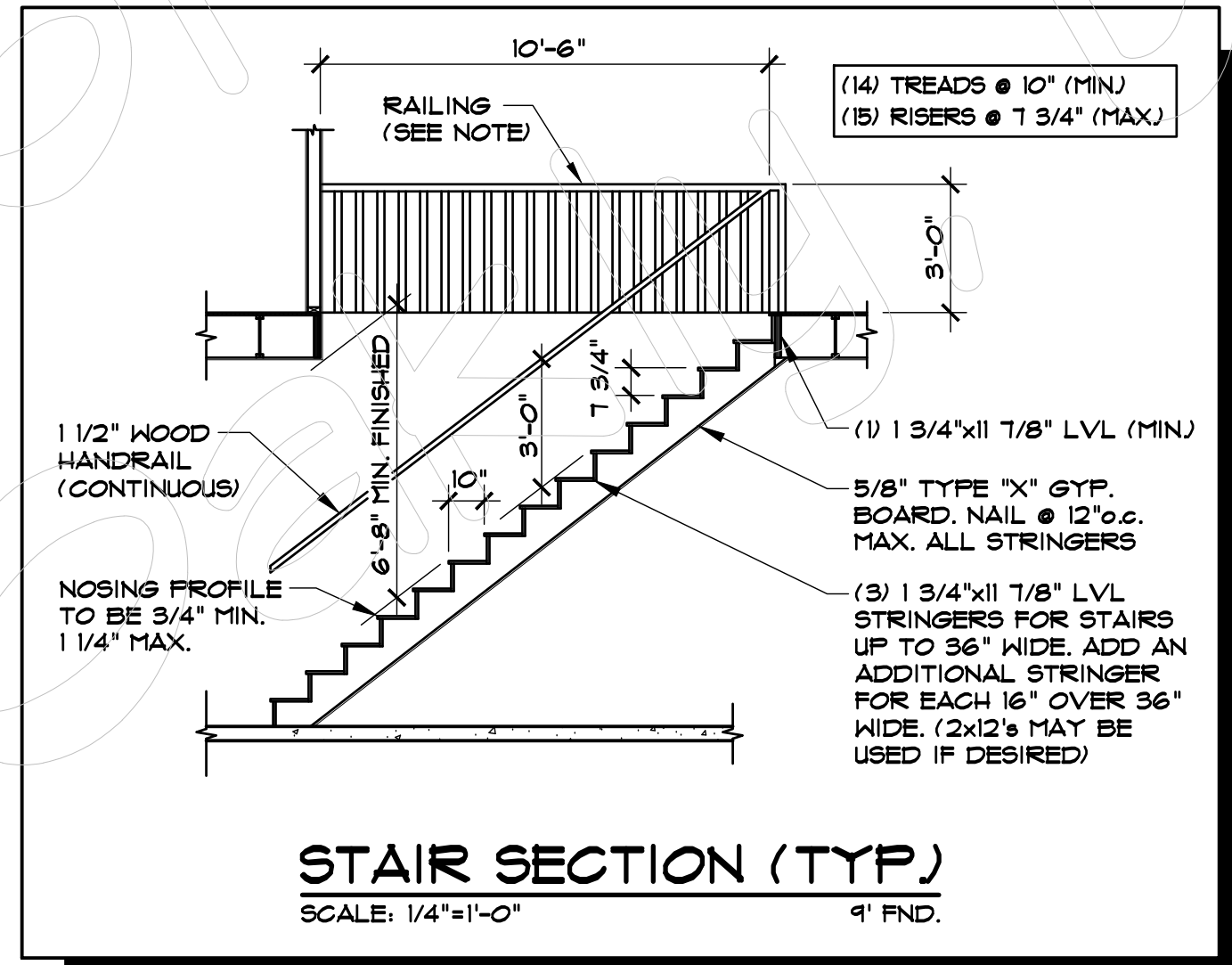
VENEER ANCHORAGE DETAIL

SHEARWALL SCHEDULE				
WALL NO.	SHEATHING ONE SIDE	EDGE NAILING	BOLT SPACING	REMARKS
1	7/16"	8d @ 6"	32" O.C.	
2	7/16"	8d @ 4"	32" O.C.	
3	7/16"	8d @ 3"	*	DOUBLE STUDS OR 3" NOMINAL MEMBER AT ALL PANEL EDGES AND SEAMS
4	15/32"	10d @ 3"	*	DOUBLE STUDS OR 3" NOMINAL MEMBER AT ALL PANEL EDGES AND SEAMS
5	15/32"	10d @ 2"	*	FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL (MIN) AND NAILS TO BE STAGGERED

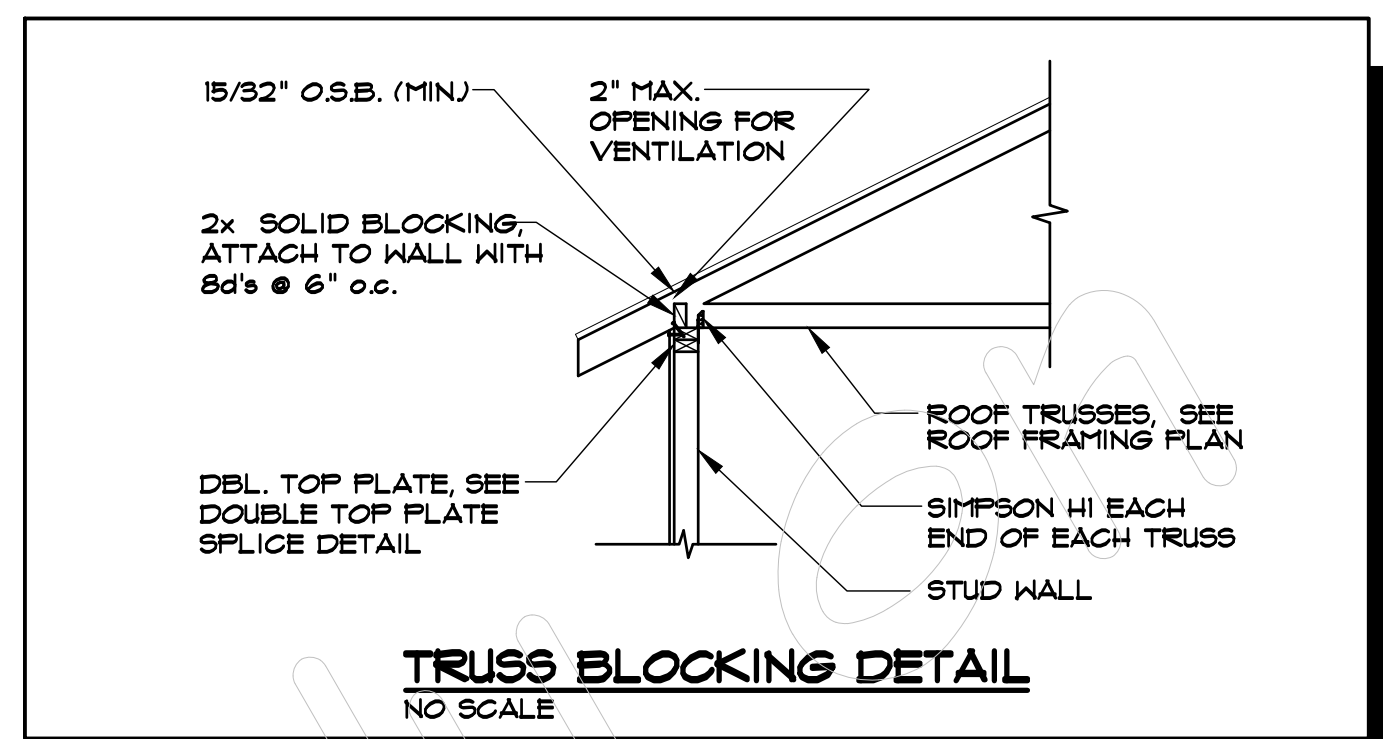
- SHEATHING TO BE APA RATED OSB. OSB EDGES SHALL BE BLOCKED. (OSB SHALL EXTEND TO FOUNDATION SILL PLATE. OSB SEAMS ARE TO BE MADE IN WALL AREA, NOT AT WALL TO FLOOR INTERFACE)
- ANCHOR BOLTS SHALL BE ASTM A307, 5/8" x 10" LONG WITH A MINIMUM EMBEDMENT OF 1" INTO CONCRETE FOUNDATION. (BOLT SPACING TO BE AT SPACING SHOWN UNLESS OTHERWISE SHOWN ON FOUNDATION DRAWING)
- MAXIMUM STUD SPACING 16" o.c. FOR 2x4 WALLS, AND 24" o.c. FOR 2x6 WALLS
- PROVIDE NAILS @ 12" o.c. AT INTERMEDIATE SUPPORTS. NAILS TO BE SAME SIZE AS EDGE NAILING
- PANEL PORTIONS ABOVE AND/OR BELOW OPENINGS IN SHEARWALLS SHOULD BE CONSTRUCTED AS SHEARWALL
- 1 1/2" 16 GAGE (WITH 7/16" CROWN (MIN)) STAPLES INSTALLED WITH CROWN PARALLEL TO LONG DIMENSION OF FRAMING MEMBERS MAY BE USED IN LIEU OF 8d NAILS FOR SHEARWALLS 1,2,3. SPACE STAPLES @ 4" o.c. FOR SHEARWALL 1, AT 3" o.c. FOR SHEARWALL 2 AND AT 2" o.c. FOR SHEARWALL 3. STAPLES ARE NOT PERMISSIBLE FOR SHEARWALLS 4,5,6.
- DOUBLE STUDS TO BE NAILED TOGETHER WITH 16d NAILS @ 8" o.c. STAGGERED ONE FACE * SEE FOOTING/FOUNDATION PLAN FOR ANCHOR BOLT REQUIREMENTS. (IF NO SPECIAL SPACING DESIGNATED, USE 32" o.c.)



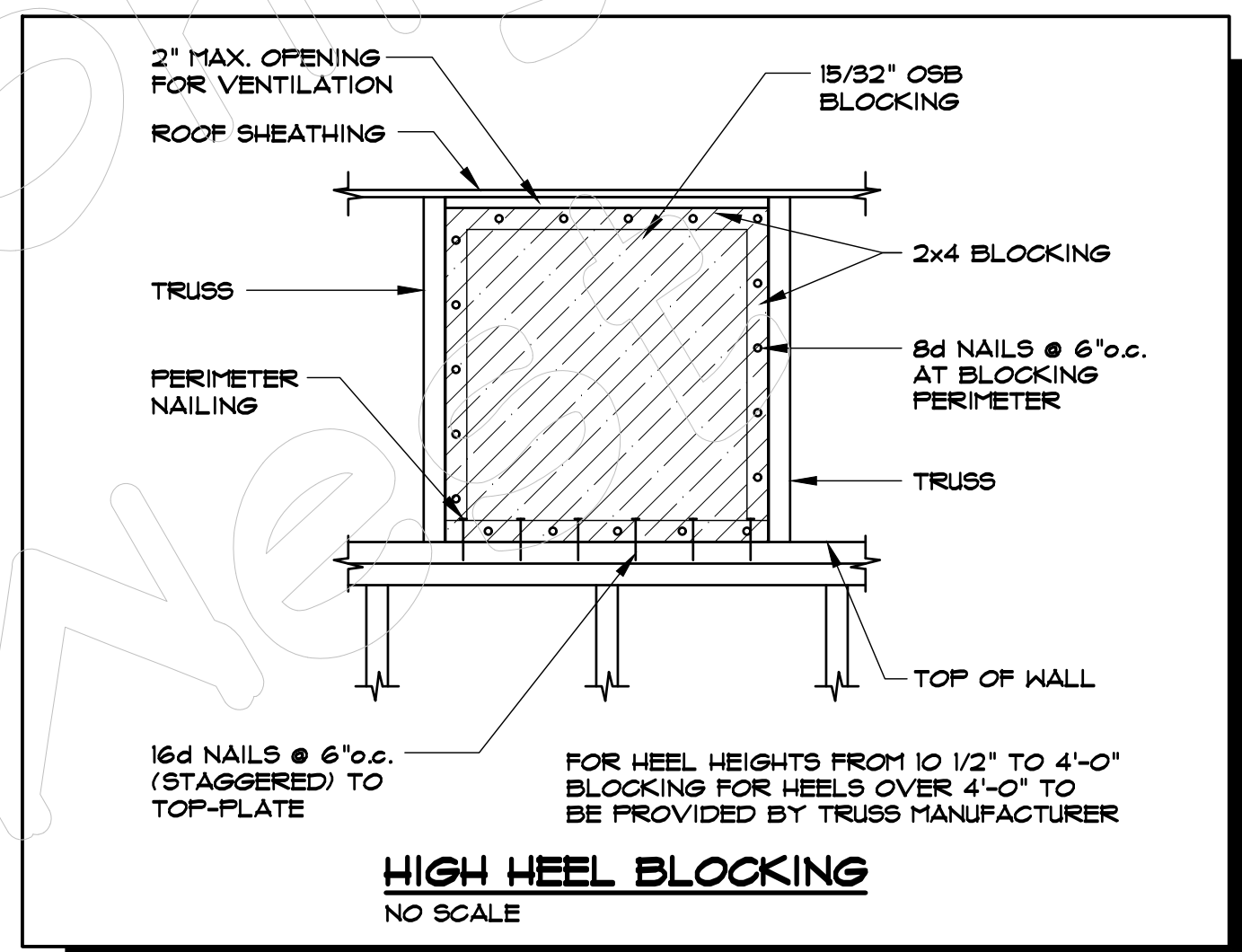
TYP. DOUBLE TOP PLATE SPLICE



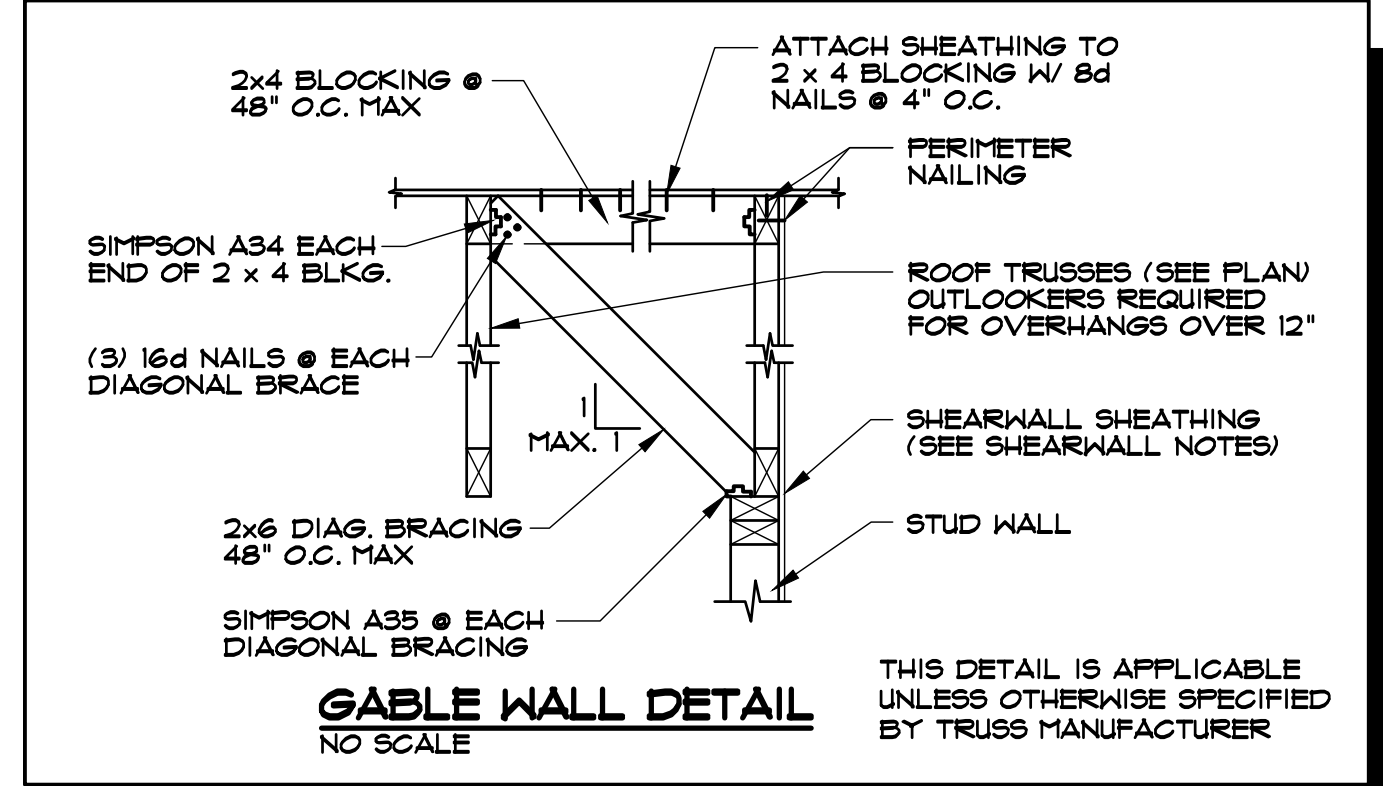
STAIR SECTION (TYP)



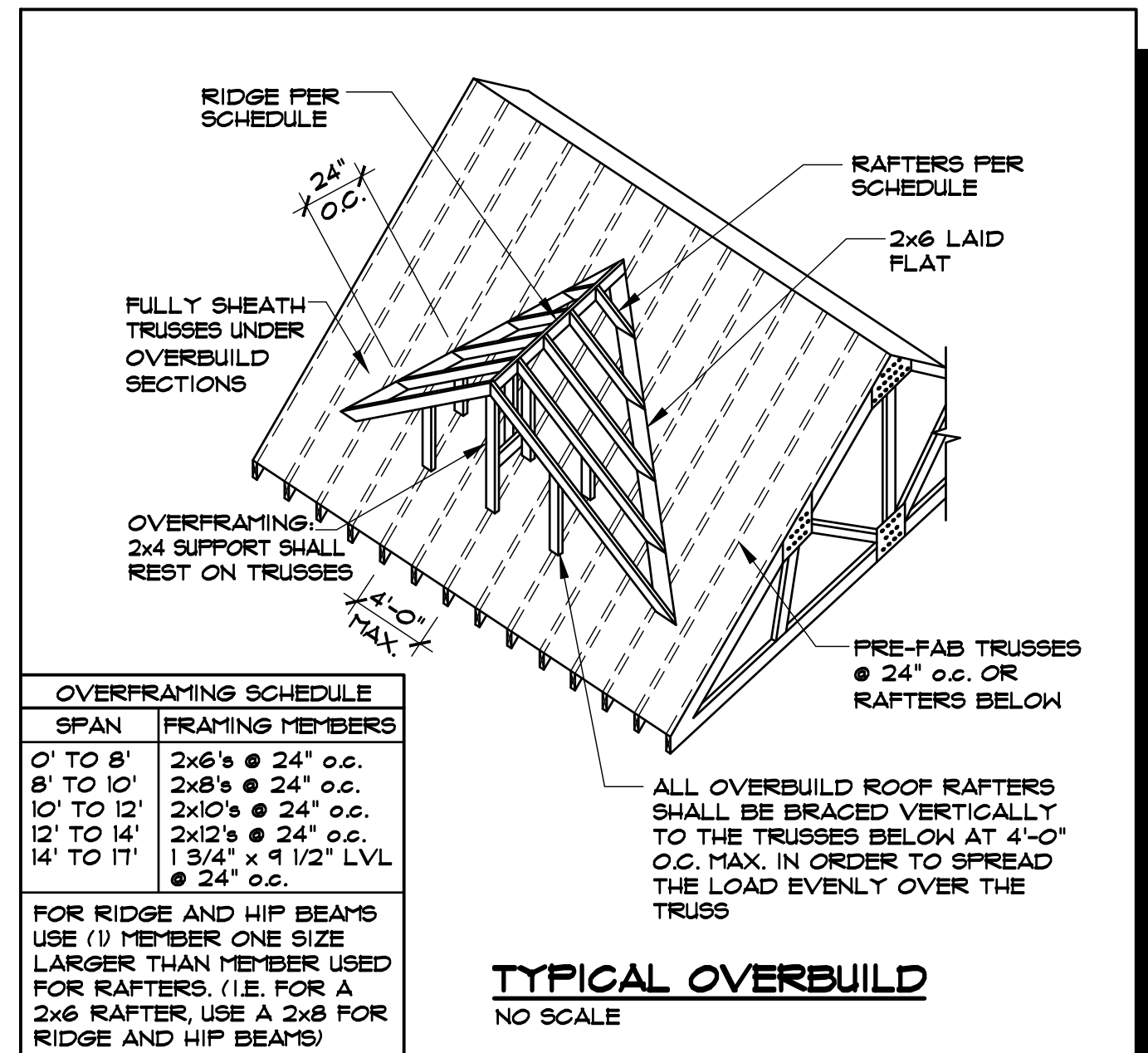
TRUSS BLOCKING DETAIL



HIGH HEEL BLOCKING



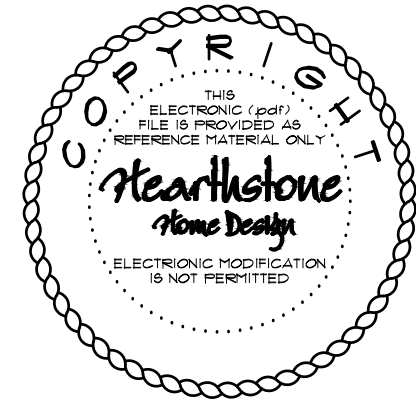
GABLE WALL DETAIL



OVERFRAMING SCHEDULE	
SPAN	FRAMING MEMBERS
0' TO 8'	2x6's @ 24" o.c.
8' TO 10'	2x8's @ 24" o.c.
10' TO 12'	2x10's @ 24" o.c.
12' TO 14'	2x12's @ 24" o.c.
14' TO 17'	1 3/4" x 9 1/2" LVL @ 24" o.c.

FOR RIDGE AND HIP BEAMS USE (1) MEMBER ONE SIZE LARGER THAN MEMBER USED FOR RAFTERS. (I.E. FOR A 2x6 RAFTER, USE A 2x8 FOR RIDGE AND HIP BEAMS)

TYPICAL OVERBUILD



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