GENERAL NOTES (REF. 2012 I.R.C.)

PLUMBING

1. PROVIDE SEISMIC STRAPS AND THERMAL EXPANSION PROTECTION ON H/W
2. LOW-FLUSH TOILETS RESTD, MAX. 1.6 GALLONS/FLUSH.
3. MAX. FLOW RATE OF SHOWER HEADS IS 2.5 GALLONS/MINUTE.
4. OUTSIDE COMBUSTION AIR REQ'D FOR WATER HEATER.
5. SHOWER SIZE MINIMUM NON SQ. INCHES 1/1024" MC CIRCLE SHOWN AREA, FINISHED TO A HEIGHT OF 70" ABOVE DRAIN INLET.
6. WATER HEATER TO BE INSTALLED IN METAL PAN W/ DRAIN WHEN LEAKAGE MAY CAUSE DAMAGE. IRC P2801.5.1 & P2801.5.2
7. A WATER-HAMMER ARRESTOR SHALL BE INSTALLED WHERE QUICK-CLOSING VALVES ARE UTILIZED, UNLESS OTHERWISE APPROVED. WATER-HAMMER ARRESTORS SHALL CONFORM TO ASSE/IAMI 1010.
8. PLUMBING VENTS SHALL BE AT LEAST 3 FEET ABOVE GR. 10 FEET AWAY FROM ALL OUTSIDE AIR INTAKE OPENINGS.
9. ALL HOSE BIBBS TO BE FREEZELESS & HAVE BACK FLOW PREVENTOR.
10. WATER SERVICE SIZE SHALL BE 3/4".
11. ALL WATER HEATER ROOMS SHALL HAVE FLOOR DRAIN.
12. WATER HEATER TO HAVE A DOUBLE WALL TYPE 'U' CONNECTOR FROM H/H TO CAM PLATE AT ATTIC OR BARRIER ATTIC TO 1'-0" MINIMUM ABOVE ROOF & SHALL HAVE A CEILING SHIMBLE TO TERMINATE ABOVE INSULATION

MECHANICAL

1. COMBUSTION AIR TO BE TAKEN FROM OUTSIDE.
2. COMBUSTION AIR INLETS TO BE LOCATED WITHIN 12" ABOVE GR. OF CEILING AND WITHIN 12" OF THE FLOOR.
3. DUCTS USED FOR COMBUSTION TO REMAIN SEPARATE FROM THE ENCLOSURE TO THE OUTSIDE AIR SOURCE.
4. FURNACES IN A CLOSET SHALL HAVE A MIN. 3" CLEAR WORKING SPACE ON SIDES, BACK, AND TOP.
5. LOCATION OF VENT TERMINAL. AN OPEN VENT TERMINAL FROM A DRAINAGE SYSTEM SHALL NOT BE LOCATED LESS THAN 10 FEET (3 048 mm) DIRECTLY BENEATH ANY DOOR, OPENABLE WINDOW, OR OTHER AIR INTAKE OPENING OF ANY BUILDING OR OF AN ADJACENT BUILDING, NOR SHALL ANY SUCH VENT TERMINAL BE WITHIN 10 FEET (3048 mm) HORIZONTALLY OF SUCH AN OPENING UNLESS IT IS AT LEAST 2 FEET (610 mm) ABOVE THE TOP OF SUCH AN OPENING. IRC P3103.3
6. VENT CLOTHES DRYER TO OUTSIDE. DUCTS TO BE METAL WITH SMOOTH INTERIOR SURFACES, EXHAUST TO BACK-DRAFT DAMPERS TERMINATE AT THE EXTERIOR OF THE BUILDING AND NOT TO BE INSTALLED W/ SHEET METAL SCREWS. MAX. LENGTH OF 14' W/ TWO 90 DEGREE ELBOWS. MIN. DUCT DIA. 4"
7. MIN. 30" CLEARANCE REQ'D ABOVE RANGE TOP TO COMBUSTIBLES.
8. COOKTOPS & MICROWAVES INSTALLED ABOVE CERTAIN SHALL CONFORM TO THE CONDITIONS OF THEIR LISTINGS.
9. BATHROOMS & LAUNDRY ROOMS WITHOUT AN OPENABLE WINDOW ARE REQ'D TO HAVE EXHAUST FANS PROVIDING 5 AIR CHANGES PER HOUR.
10. PROVIDE COMBUSTION AIR TO LAUNDRY IF REQ'D.
11. VENTS SHALL NOT BE USED AS FLAG POLES, T.V. AERIALS ETC. UNLESS DESIGNED FOR SUCH. IRC R313.0.4
12. FURNACE PLENUM SPACE MUST COMPLY W/ SMC & FUEL GAS CODE

ELECTRICAL

1. SMOKE DETECTORS SHALL BE HARD WIRED NON-THUN W/ BATTERY BACK UP. IRC R314.4
2. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY DEDICATED 20 AMP BRANCH CIRCUIT W/ NO OTHER OUTLETS.
3. ALL BEDROOM OUTLETS TO BE ARC-FAULT TYPE MAX. 8 OUTLETS PER BREAKER INCLUDING SWITCHES & SMOKE DETECTORS
4. ALL CEILING FANS TO HAVE FAN RATED BOX W/ ADD'L SUPPORT AS REQUIRED.
5. ALL KITCHEN SURFACE OUTLETS, BATH OUTLETS, & GARAGE OUTLETS TO BE GFI
6. ANY LIGHT FIXTURES OVER TUBS & SHOWERS SHALL BE GFI.
7. PROVIDE 30" WIDE X 36" DEEP FOR AC DISCONNECT
8. PROVIDE ROOF CAP WITH BACKDRAFT DAMPER AND BIRDSCREEN.
9. PROVIDE ATTIC LIGHT, CATWALK, COMBUSTION AIR AND VENT FURNACE AS REQUIRED BY MMC.
10. PROVIDE GFCI PROTECTED SERVICE OUTLET (125 VOLT) WITHIN 25 FT. OF HEATING AND AIR CONDITIONING PER IRC E-2958.12
11. PROVIDE UFER GROUND PER LOCAL CODE REQUIREMENTS. VERIFY LOCATION
12. ALL 15 /20 AMP RECEPTACLES SHALL BE LISTED TAMPER RESISTANT (E3901.1 & 4002.14).

CONC. FDN WALL DESIGN

WALL OPENINGS:

MAXIMUM LINTEL LENGTH = 6'
MINIMUM LINTEL DEPTH = 2"/FOOT OF OPENING (MINIMUM 8")
REINFORCEMENT AROUND OPENING (PLACE WITHIN 2" OF OPENING AND 3" OF TOP OF WALL, AND EXTEND STEEL 24" BEYOND OPENING ON SIDES AND BOTTOM):
2-#5 ABOVE OPENING
1-#5 EACH SIDE OF OPENING
1-#5 BELOW OPENING

WALL REINFORCING:

MINIMUM WALL THICKNESS = 6"	WALL HEIGHT 6'	8'	10'
VERTICAL REINFORCEMENT	#5 @ 18" O.C.	#5 @ 12" O.C.	#5 @ 10" O.C.

PLACE IN THE CENTER OF THE WALL AND EXTEND FROM FOOTING TO WITHIN 3" OF TOP OF WALL. INSERT #5 DOWELS IN FOOTING TO MATCH VERTICAL SPACING — EXTEND 24" INTO FOUNDATION

HORIZONTAL REINFORCEMENT: #5 @ 16" O.C. | #5 @ 16" O.C. | #5 @ 12" O.C.

PLACE ONE BAR 4" FROM TOP OF WALL, ONE BAR 4" FROM BOTTOM OF WALL, EQUALLY SPACE THE REMAINDER OF THE BARS @ APPROX. THE SPACING SHOWN.

NOTE: WINDOW WELLS SHALL ALLOW SOME TO FULLY OPEN & WELLS MORE THAN 44" DEEP SHALL HAVE APP. FIXED LADDER. WELLS TO HAVE MIN. 9 SQ. FT. CLEAR 36" MIN. DIM. LADDERS TO BE ACCESSIBLE BY OPEN WINDOW, & NOT PROTRUDE MORE THAN 6" INTO WELL. RUNGS. RECD LADDERS SHALL BE MIN. 12" WIDE W/ RUNG PROJECTION MIN. 3" FROM WALL AND HAVE 18" VERTICALLY.

ATTIC VENTILATION

R806.1 VENTILATION REQUIRED. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH, WITH 1/8 INCH (3.2 MM) MINIMUM TO 1/4 INCH (6.35 MM) MAXIMUM OPENINGS.

R806.2 MINIMUM AREA. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET (914 MM) ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. AS AN ALTERNATIVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1 TO 300 WHEN A VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM (57.4 MG/(S · N · PA)) IS INSTALLED ON THE WARM SIDE OF THE CEILING.

R806.3 VENT CLEARANCE. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1-INCH (38.4 MM) SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.

WALL SECTIONS

1. SOLID BLOCKING RESTD AT BEARING POINTS FOR FLOOR JOISTS.
2. SOLID BLOCKING RESTD AT BEARING POINTS FOR ROOF RAFTERS, TRUSSES, & CEILING JOISTS.
3. FIRE BLOCK CONSTRUCTION PER IRC R602.8
4. OFFSETS AT BEARING PARTITIONS MAY NOT EXCEED NOMINAL DEPTH.
5. WEATHER BARRIER RESTD UNDER SIDING, BRICK, STUCCO, ETC.
6. ANY PENETRATIONS THROUGH A FIREWALL OR CEILING SHALL BE CAULKED AND TAPED BY AN APPROVED FIRE PRODUCT.

NOTE:

BREATH ENTIRE EXTERIOR OF STRUCTURE W/ 7 1/16 WATERSHIELD.

ELEVATIONS

1. FLASH AND COUNTER FLASH ALL EXTERIOR OPENINGS.
2. ATTIC VENTILATION 1 SQ. FT. / 150 SQ. FT. OF ATTIC AREA, UNLESS PROVISIONS ARE MET PER 1/300 RATIO. IRC R806.2

FOUNDATION PLAN

1. ALL STEEL GRADE 60 MINIMUM
2. PROVIDE UFER GROUND IN FTG @ SERVICE ENTRANCE LOCATION.

FLOOR PLAN

1. ALL HEADERS TO BE DOUBLE 2x10 UNLESS NOTED.
2. SMOKE DETECTORS TO BE 12" MIN. FROM FLOOR OF CEILING.
3. ALL DECK OR BALCONY FLOORS TO SLOPE A MINIMUM OF 1" FOR DRAINAGE.
4. PROVIDE WATER RESISTANT (GREENBOARD) SHEETROCK IN ALL SHOWERS.
5. PROVIDE MIN. 22" X 30" ATTIC ACCESS
6. ALL WINDOWS SHALL BE LOW-E TYPE.
7. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO MAKE THIS PLAN AS ACCURATE AS POSSIBLE FINAL RESPONSIBILITY FOR SQUARE FOOTAGE SHALL BE UPON THE CONTRACTOR AND/OR THE OWNER.

ROOF NOTES

APPLY 30' FELT O/ SHEATHING FOR COMPO & METAL & 30' FELT O/ INTS. W/ 1 X 3 BATTENS FOR TILE & SHAKE ROOFS

INSULATION

1. A COMPLETE RESCHECK IS REQ'D BEFORE SUBMITTAL FOR BUILDING PERMIT AND TO COMPLY ALL WINDOWS ARE REQ'D TO BE LOW-E.
2. INSULATE WATER LINES AND DUCTS IN ALL WALLS AND CEILINGS.
3. CEILING INSULATION TO BE R-38 BLOWN IN AT ENTIRE HEATED CEILING AREA AND R-38 UNFACED BATTS AT UNBLOWABLE CEILING AREA
4. EXTERIOR WALLS TO BE R-13 UNFACED BATTS INCLUDING AT RIM JOISTS.
5. ALL INSULATION SHALL BE UL AND/OR ICBO APPROVED.
6. PROVIDE INSULATION DAMS AS REQ'D AT EAVE VENT.

STAIRWAY NOTES

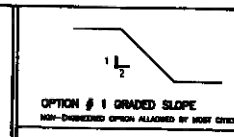
STAIRWAY SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQ'D HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5" ON EITHER SIDE OF STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS SHALL NOT BE LESS THAN 31.5" WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27" WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES. MIN. HEADROOM TO BE 6'-8"

THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4" AND THE MINIMUM TREAD DEPTH SHALL BE 10". THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8"

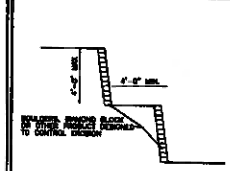
WINDERS ARE PERMITTED, PROVIDED THAT THE WIDTH OF THE TREAD AT A POINT NOT MORE THAN 12" FROM THE SIDE WHERE THE TREADS ARE NARROWER IS NOT LESS THAN 10" AND THE MINIMUM WIDTH OF ANY TREAD IS NOT LESS THAN 6"

SPIRAL STAIRWAYS ARE PERMITTED, PROVIDED THE MINIMUM WIDTH SHALL BE 26" W/ E.A. TREAD HAVING A 7 1/2" MINIMUM TREAD WIDTH AT 12" FROM THE NARROW EDGE. ALL TREADS SHALL BE IDENTICAL AND THE RISE SHALL BE NO MORE THAN 9 1/2". MIN. HEADROOM OF 6'-6"

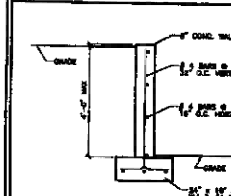
CIRCULAR STAIRWAYS SHALL HAVE A TREAD DEPTH AT A POINT NOT MORE THAN 12" FROM THE SIDE WHERE THE TREADS ARE ARE NARROWER OF NOT LESS THAN 11" AND THE MIN. DEPTH OF ANY TREAD SHALL NOT BE LESS THAN 6" UNUSABLE SPACE UNDER STAIRS TO HAVE 5/8" SYPBOARD



OPTION # 1 GRADED SLOPE
NON-ENGINEERED OPTION ALLOWED BY MOST CITIES



OPTION # 2 TERRACED SLOPE
NON-ENGINEERED OPTION ALLOWED BY MOST CITIES



OPTION # 3 RETAINING
STATE PERMITTED NON-ENGINEERED RETAINING WALL

NON-ENGINEERED GRADING OPTIONS

NOTE: IF ONE OF THESE PROVIDED OPTIONS DOES NOT MEET YOUR SPECIFIC REQUIREMENTS, THEN AN ENGINEERED RETAINING WALL OR ENGINEERED GEOGRID WALL WILL BE NEEDED

NOTE:

DRAINAGE SHALL BE AWAY FROM HOUSE AND FOLLOW DRAINAGE PLAN AS SUBMITTED BY SUBDIVISION DEVELOPER.

MAIN ELECTRICAL SERVICE PANEL & METER. PROVIDE UNDER GROUND PER LOCAL CODES REQUIREMENTS. VERIFY LOCATION.

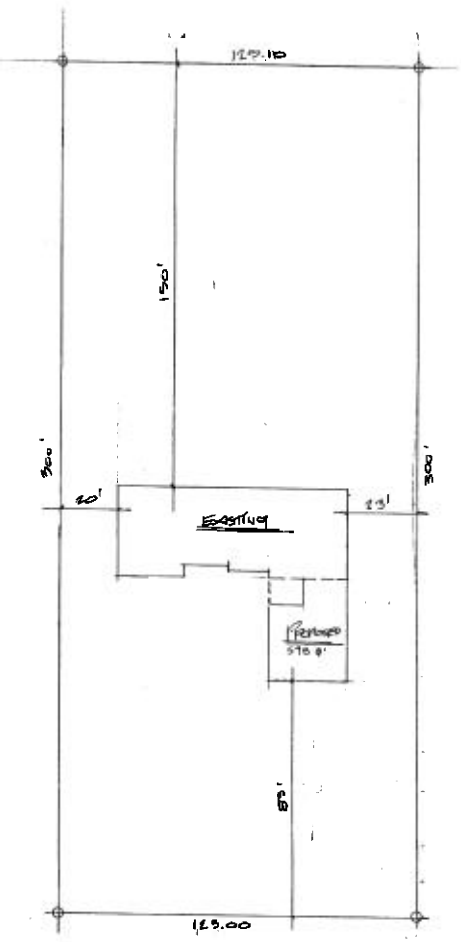
GAS METER TO BE 42" AWAY FROM ELEC. SERVICE (MIN.) SIZE & LOCATION TO BE DETERMINED ON-SITE.

ANDREWS & ASSOC. SHALL NOT BE RESPONSIBLE FOR ANY REVISIONS OF STRUCTURE LOCATIONS FROM THAT WHICH IS SHOWN ON THE PLOT PLAN.

NOTE:

ALL UTILITY LOCATIONS, PROPERTY CORNER ELEVATIONS AND ADJACENT PROPERTY ELEVATIONS ARE PROVIDED BY EITHER CONTRACTOR OR OWNER





E 745 E. PASEO DR.

PLOT PLAN — 1"=20'

LEGAL DESCRIPTION
LOT 1 PEORIA ANNEX #1 ESTATES

NOTE:

SHEET NUMBERING DOES NOT INCLUDE ENGINEERING SHEETS.

REVISIONS

DATE	BY	DESCRIPTION

ANDREWS & ASSOC.
CUSTOM HOME DESIGN LLC.
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ST. GEORGE, UTAH 84770
OFFICE: (435) 628-8087

CONTRACTOR:
JOSH LAMB CONST.
435-680-6091

PREPARED FOR:
THE ANDERSONS

2/10/15
NOTED
ANDERSON

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