SMITH TOWNHOMES

IVINS, UTAH

PROJECT NOTES

GENERAL NOTES:

ALL EXTERIOR WALLS ARE 2"X6" STUDS AT 16" O.C., UNLESS NOTED OTHERWISE.

ALL INTERIOR WALLS ARE 2"X4" STUD 16" O.C., UNLESS NOTED OTHERWISE.

ALL SHOWER DOORS SHALL SWING OUTWARD.

WHERE EXPOSED INSULATION OCCURS AT CRAWL SPACES AND ATTIC SPACES AND UNFINISHED SPACES PROVIDE A CLASS III INSULATION.

PROVIDE WEATHERPROOF FLASHING AT ALL EXTERIOR OPENINGS EXPOSED TO WEATHER. ALL METAL FLASHING SHALL BE NO. 26 GA. CORROSION RESISTANT METAL.

PROVIDE APPROVED FABRICATION FOR ALL STRUCTURAL COMPONENTS.

COVER EXTERIOR SHEATHING WITH BUILDING WRAP.

BALCONIES, LANDINGS, EXTERIOR STAIRWAYS AND SIMILAR SURFACES EXPOSED TO WEATHER AND SEALED UNDERNEATH SHALL BE WATERPROOFED. DECK FRAMING SHALL SLOPE 1/4" PER FOOT TO DRAIN. PROVIDE WATERPROOFING MEMBRANE SPECIFICATIONS TO BUILDING INSPECTOR PRIOR TO INSTALLATIONS.

PROVIDE FIREBLOCKING IN THE FOLLOWING LOCATIONS:

A) IN CONCEALED SPACES OF STUD WALLS, PARTITIONS AND FURRED SPACES, AT CEILING AND FLOOR LEVELS AND AT 10 FT. INTERVALS BOTH VERTICAL AND HORIZONTAL.
B) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
C) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
D) IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
E) AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.

ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY TO BE TREATED WOOD OR FOUNDATION REDWOOD.

USE HURRICANE TIES @ 4'-0" O.C. MAX. ON ALL RAFTERS AND TRUSSES.

FOLLOW MANUFACTURERS SPECIFICATIONS FOR THE GAP SIZE AT WAFER BOARD JOINTS (MIN. 8").

EXTERIOR WOOD STUD WALLS TO BE COVERED ON THE OUTSIDE FACE WITH WEATHER RESISTIVE BARRIER.

PROVIDE SOLID BLOCKING OVER ALL BEARING POINTS ON FLOOR JOIST OR RAFTERS, AS PER U.B.C. SECTION 2517(d) 3.

COMBUSTION AIR FOR ALL GAS APPLIANCES TO COMPLY WITH U.M.C. Ch.6.

ALL HATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS, GARAGES, ETC. TO BE INSULATED.

STAIR NOTES:

THE TOPS OF HANDRAILS SHALL BE PLACED 36" ABOVE THE NOSING OF TREADS. HANDRAIL ENDS SHALL RETURNED TO WALL. 1 1/2" DIA. HANDGRIPS. MAINTAIN A MIN. SPACE OF 1 1/2" BETWEEN THE WALL AND HANDRAIL. WHERE OPEN RAILINGS OCCUR THERE SHALL BE LESS THAN A 4" SPACE BETWEEN RAILS.

GUARDRAIL NOTES:

ALL DECKS AND UNENCLOSED FLOOR OPENINGS WHICH ARE MORE THAN 30" ABOVE GRADE OR FLOOR BELOW SHALL HAVE A GUARDRAIL AT LEAST 36" HIGH. THE SPACES BETWEEN RAILS SHALL BE LESS THAN 4".

ROOF NOTES:

USE FIRE RETARDANT ROOF COVERINGS

USE 28 GA. GALVANIZED SHEET METAL FOR VALLEY FLASHING EXTENDED 11" EACH SIDE OF CENTER LINE OF VALLEY.

USE GRADE ICE AND WATER SHIELD, EXTEND 36" BEYOND LINE OF EXTERIOR WALL AT EAVES, 24" EACH SIDE OF VALLEYS, 24" EACH SIDE OF RIDGE.

USE CONTINUOUS RIDGE VENT WITH 1/2" OPENING EACH SIDE OF RIDGE.

ENCLOSED ATTIC AND SPACES BETWEEN RAFTERS SHALL HAVE CLEAR CROSS-VENTILATION AREA TO OUTSIDE VENTS. 1/150 OF SPACE VENTILATED FOR GABLE VENTS, 1/300 OF SPACE VENTILATED FOR BOTH GABLE AND EAVE VENTS.

ALL SOFFITS SHALL BE FINISHED WITH 1"X6" CEDAR.

USE A MINIMUM OF 4 MIL POLYETHYLENE TO BE INSTALLED OVER INSULATION AT COLDWALL APPLICATIONS AND UN-VENTED CEILINGS.

PLUMBING NOTES:

ALL TANK TYPE WATER CLOSETS WILL HAVE A FLOW RATE OF 1.6 GALLONS OR LESS PER FLUSH.

ALL SHOWER HEADS WILL HAVE A FLOW RATE OF 2.5 GALLONS PER MINUTE OR LESS.

ALL HOSE BIBS SHALL HAVE NON-FREEZE TYPE BACK FLOW PREVENTERS.

ALL PLUMBING VENTS THROUGH ROOF SHALL BE A MIN. 2" PIPE.

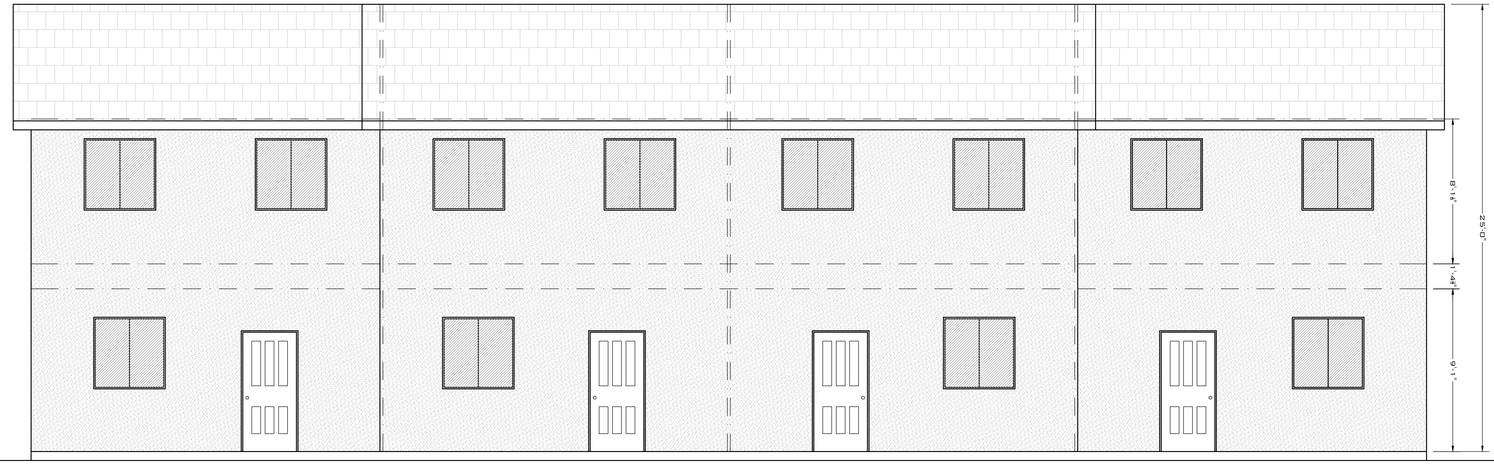
INSPECTIONS:

SPECIAL INSPECTION IS REQUIRED FOR:

-FIELD WELDING, -EPOXY BOLTS,
-HIGH STRENGTH BOLTING, -STRUCTURAL MASONRY,
-CONCRETE WITH STRUCTURAL DESIGN GREATER THAN 2500 P.S.I.



SOUTH ELEVATION



NORTH ELEVATION

MECHANICAL NOTES

1. SECURE WATER HEATER TO WALL W/ (2) APPROVED STRAPS, ONE IN THE UPPER THIRD AND ONE IN THE LOWER THIRD.
2. INSTALL EXPANSION TANK ON WATER SUPPLY LINE.

ELECTRICAL NOTES

1. ALL SMOKE ALARMS TO BE 120v POWERED BATTERY BACKED-UP AND INTERCONNECTED.
2. CO DETECTORS ON EACH LEVEL TO BE 120v POWERED BATTERY BACKED-UP AND INTERCONNECTED.
3. CO DETECTORS ARE TO BE LOCATED ON EACH LEVEL AND IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
4. SMOKE DETECTORS ARE TO LOCATED IN EACH BEDROOM AND ON EACH LEVEL IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
5. ALL 15-20 AMP RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT.
6. ALL OUTLETS IN BEDROOMS ARE REQUIRED TO BE AFCI.

ELECTRICAL NOTES:

- INDICATES LOCATION OF A CAN LIGHT
- INDICATES LOCATION OF A CEILING LIGHT
- INDICATES LOCATION OF AN ELECTRICAL OUTLET
- TV INDICATES LOCATION OF A CABLE OUTLET
- INDICATES LOCATION OF A PHONE JACK
- INDICATES LOCATION OF AN EXHAUST FAN
- INDICATES LOCATION OF A CEILING FAN
- INDICATES LOCATION OF A FLORESCENT LIGHT
- INDICATES LOCATION OF A SMOKE DETECTOR
- M INDICATES LOCATION OF A UNDER MOUNTED LIGHT

ELECTRICAL NOTES:

1. ALL 15-20 AMP OUTLETS TO BE TAMPER RESISTANT.
2. ALL OUTLETS IN GARAGE TO BE GFCI.
3. C/O DETECTOR TO BE INSTALLED IN EACH AREA GOING TO SLEEPING AREAS.
4. ALL WORK TO COMPLY WITH 2009 IRC
5. ALL BEDROOM TO HAVE AFCI CIRCUITS.
6. ALL RECEPTACLES SHALL BE TAMPER RESISTANT.
7. ALL KITCHEN OUTLETS SHALL BE GFCI CONVENIENT OUTLETS.

HVAC NOTES:

1. ALL BEDROOMS SHALL HAVE HVAC VENTS ABOVE WINDOW AREA.
2. ADEQUATE VENTILATION SHALL BE PLACED BY A LICENSED HVAC CONTRACTOR.
3. DRYER EXHAUST SHALL VENT TO EXTERIOR WALL OR ROOF.

VENT FORMULA:

3451 SQ. FT. / 300 = 11.50 SQFT OF VENTS

FRAMING NOTES:

1. ALL WINDOWS LOCATED LESS THAT 18 INCHES OFF THE FINISHED FLOOR OR WITHIN 2 FEET OF ANY DOOR SHALL HAVE TEMPER GLASS.

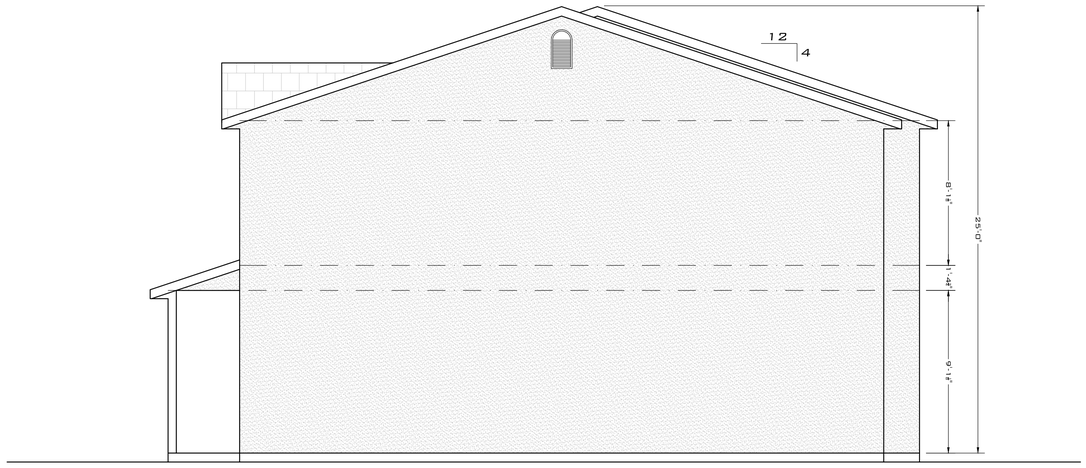
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DESIGNED BY: JKL
SCALE: 1/4" = 1'-0"
DWG: 1130-17

REVISIONS | DATE

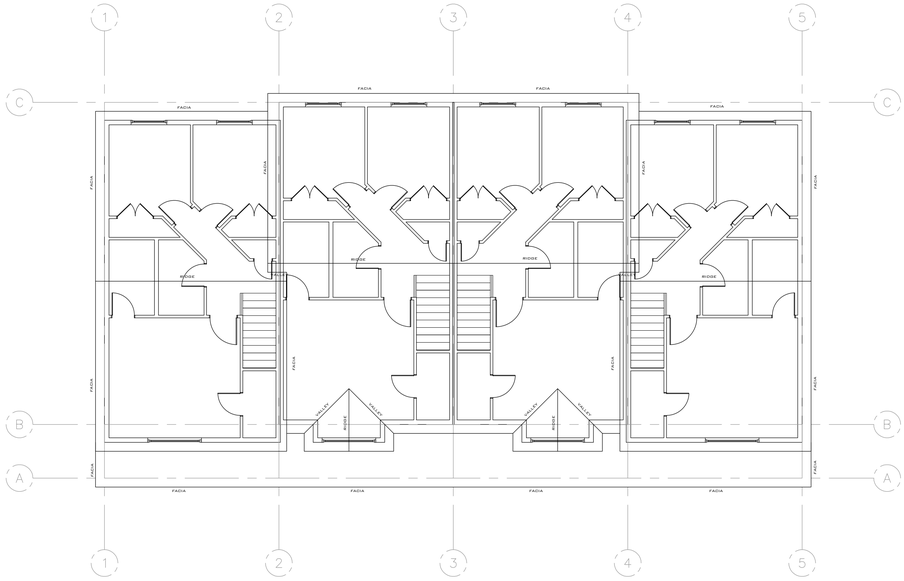
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56 SOUTH 200 WEST IVINS, UTAH 84738
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CELL: (435) 619-5348

FRONT & BACK ELEVATIONS
FOR
JASON SMITH
IVINS TOWNHOMES
IVINS, UTAH

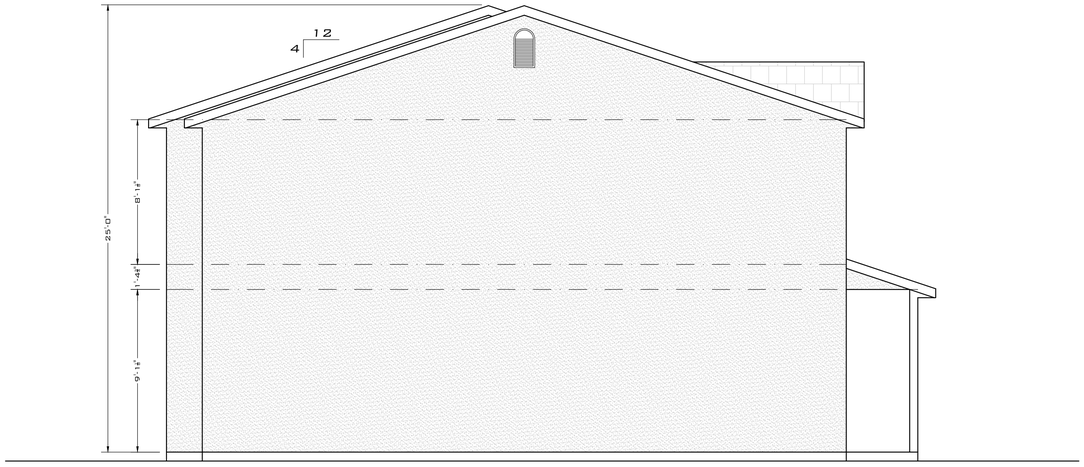
SHEET
A1
1 OF 7 SHEETS



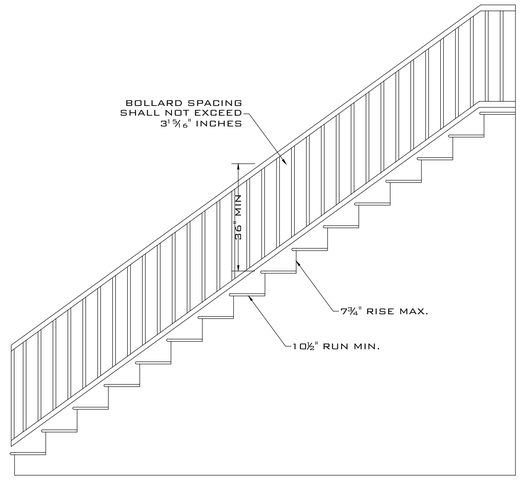
EAST ELEVATION



ROOF RIDGE LINES



WEST ELEVATION



STAIR CROSS SECTION

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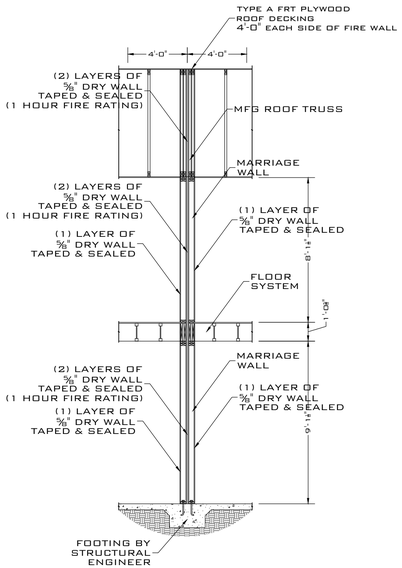
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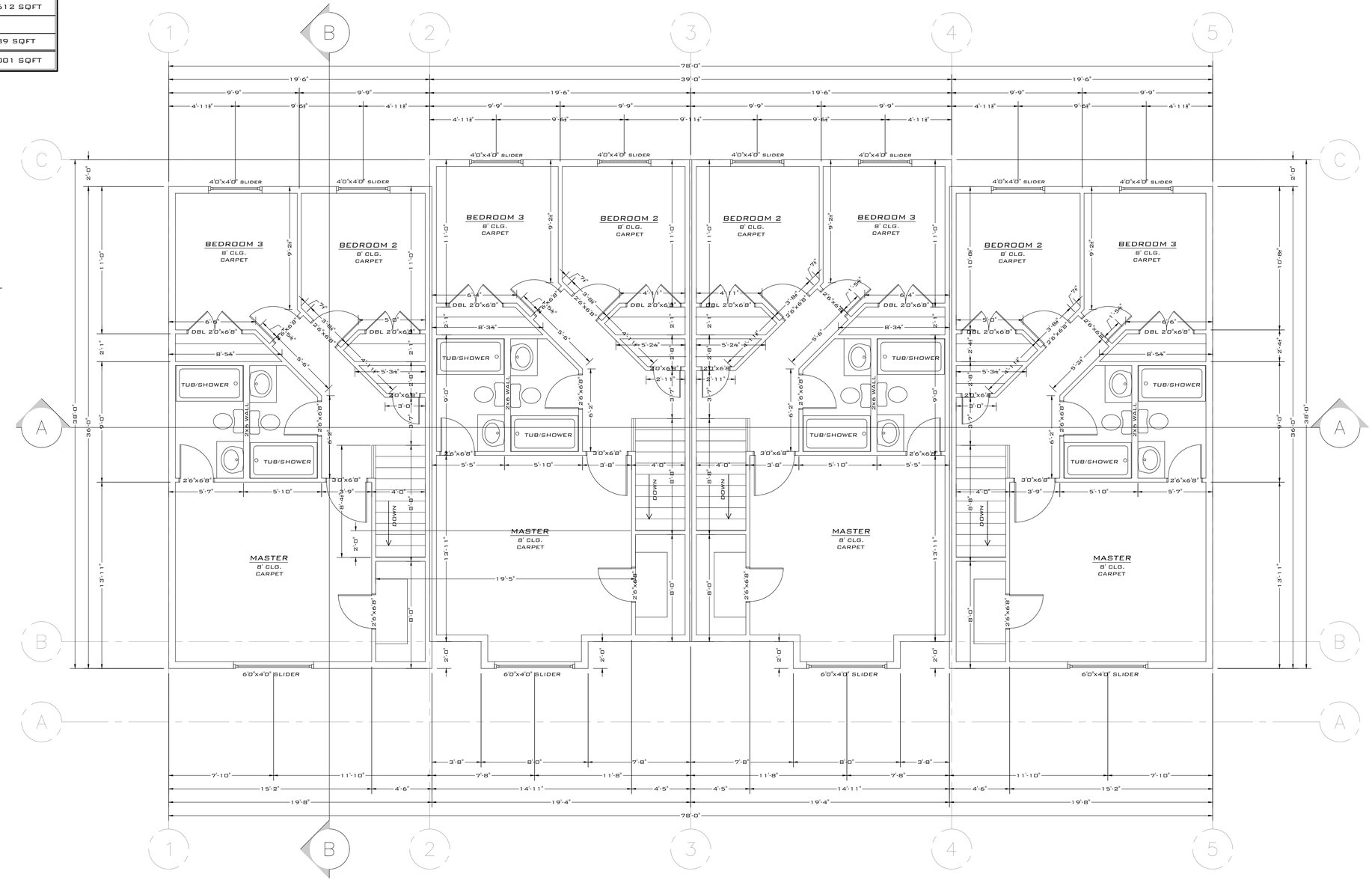
L&R ELEVATION & ROOF PLAN
FOR
JASON SMITH
IVINS TOWNHOMES
IVINS, UTAH

SHEET
A2
2 OF 7 SHEETS

SQUARE FOOTAGE		
UNIT A	UPPER LIVING	702 SQFT
	LOWER LIVING	702 SQFT
UNIT B	UPPER LIVING	709 SQFT
	LOWER LIVING	693 SQFT
UNIT C	UPPER LIVING	709 SQFT
	LOWER LIVING	693 SQFT
UNIT D	UPPER LIVING	702 SQFT
	LOWER LIVING	702 SQFT
TOTAL	LIVING	5612 SQFT
	COVERED PORCH	389 SQFT
TOTAL UNDER ROOF		6001 SQFT



MARRIAGE WALL LINE 3



UPPER FLOOR PLAN

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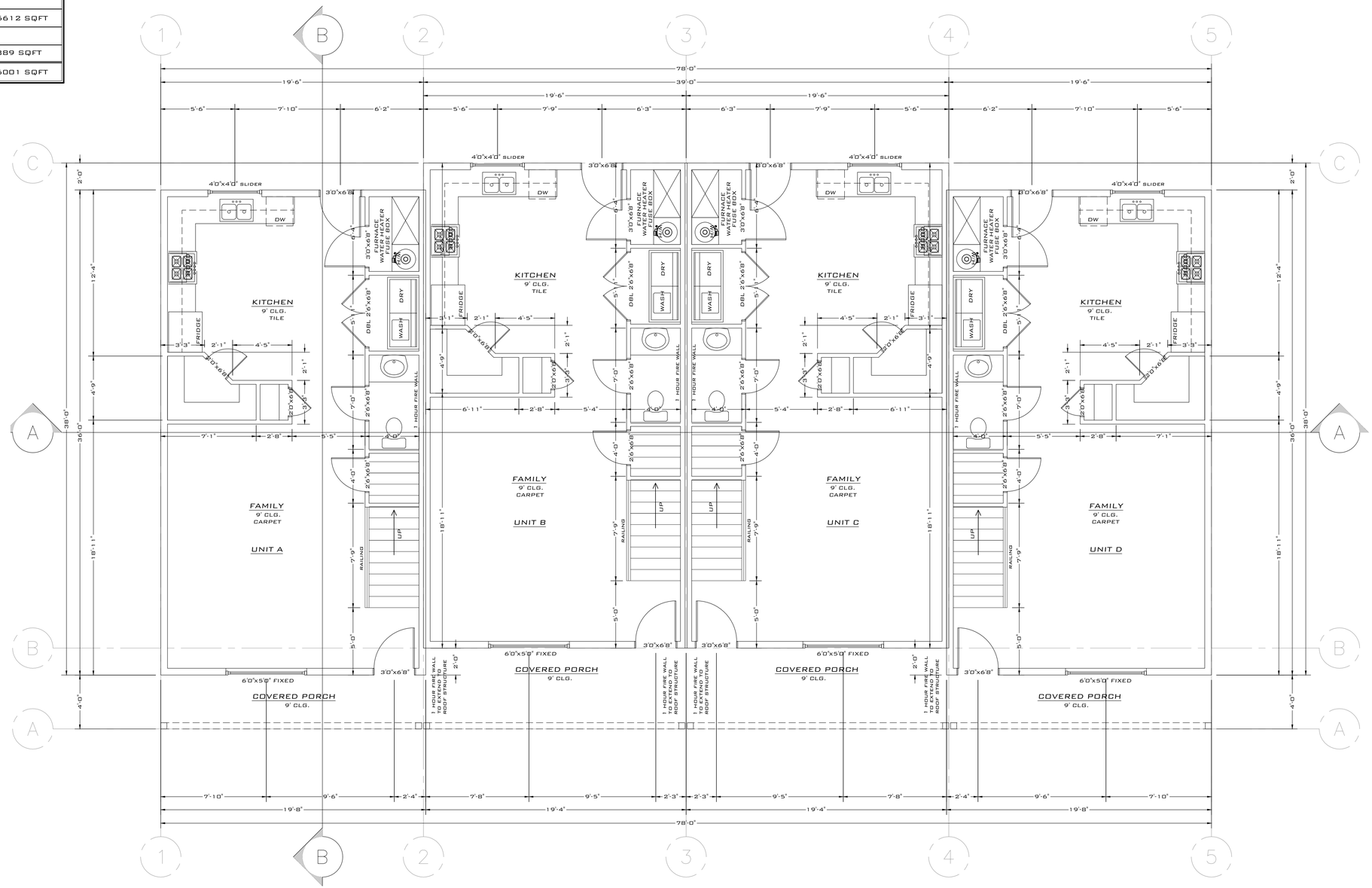
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UPPER FLOOR PLAN
FOR
JASON SMITH
IVINS TOWNHOMES
IVINS, UTAH

SHEET
A3
3 OF 7 SHEETS

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	COVERED PORCH	389 SQFT
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MAIN FLOOR PLAN

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

DATE:	1/1/18
JOB NO.:	1130-17
DRAWN BY:	JKL
DESIGNED BY:	JKL
SCALE:	1/4" = 1'-0"
DWG:	1130-17

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MAIN FLOOR PLAN
FOR
JASON SMITH
IVINS TOWNHOMES
IVINS, UTAH

SHEET
A4
4 OF 7 SHEETS

ELECTRICAL NOTES:

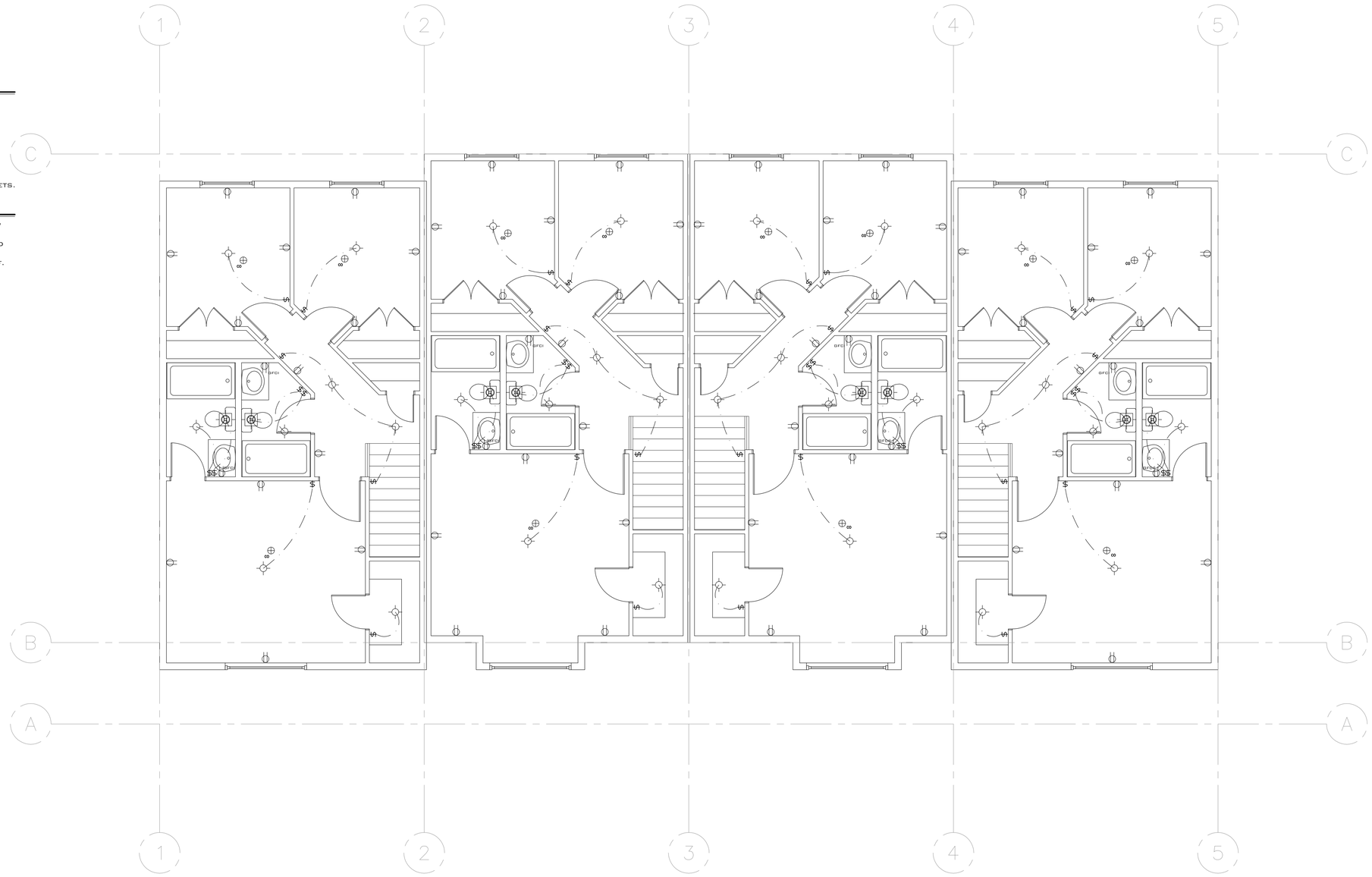
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UPPER ELECTRICAL PLAN

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ELECTRICAL PLAN
FOR
JASON SMITH
IVINS TOWNHOMES
IVINS, UTAH

SHEET
A5
5 OF 7 SHEETS

ELECTRICAL NOTES:

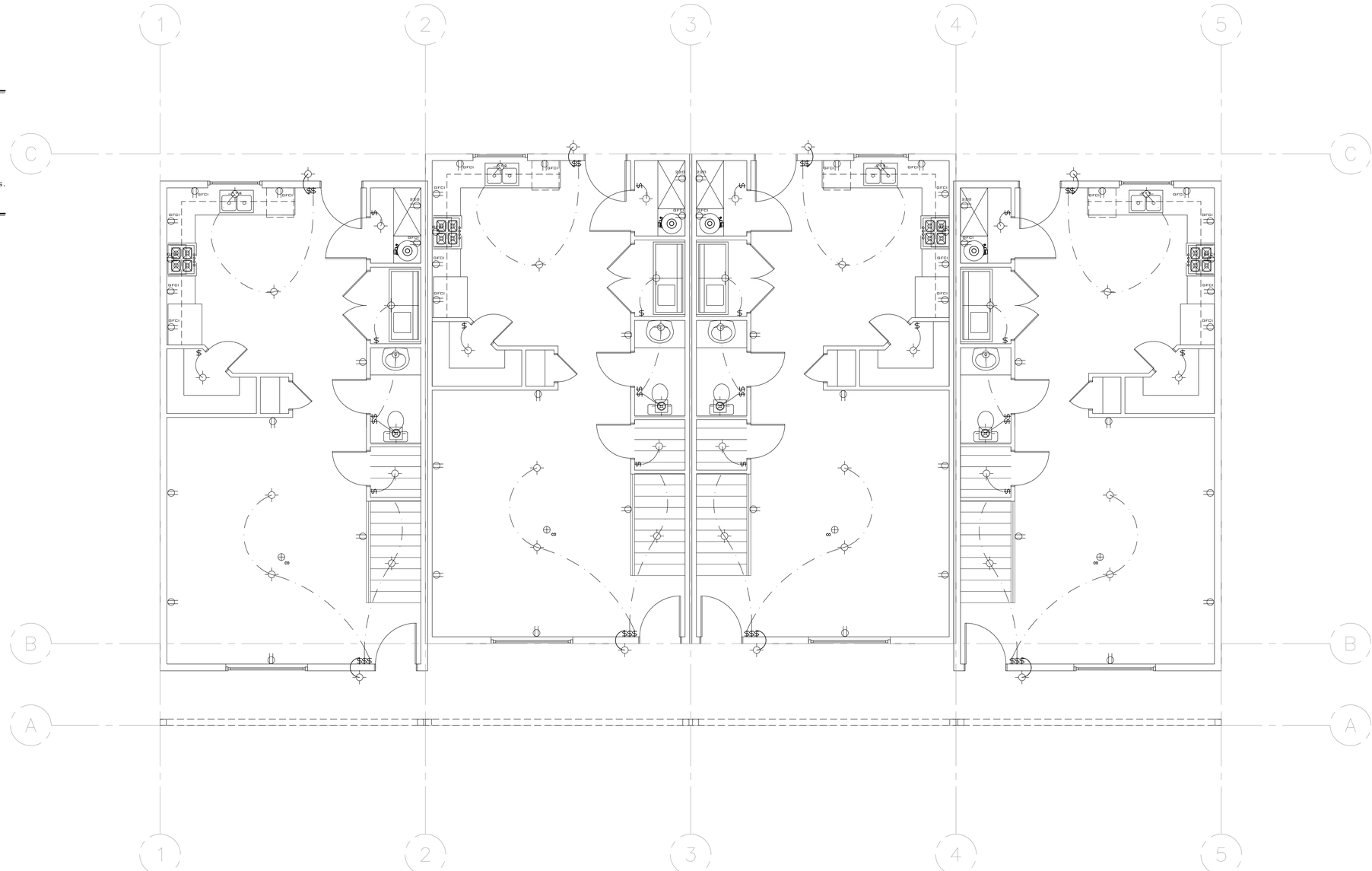
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MAIN ELECTRICAL PLAN

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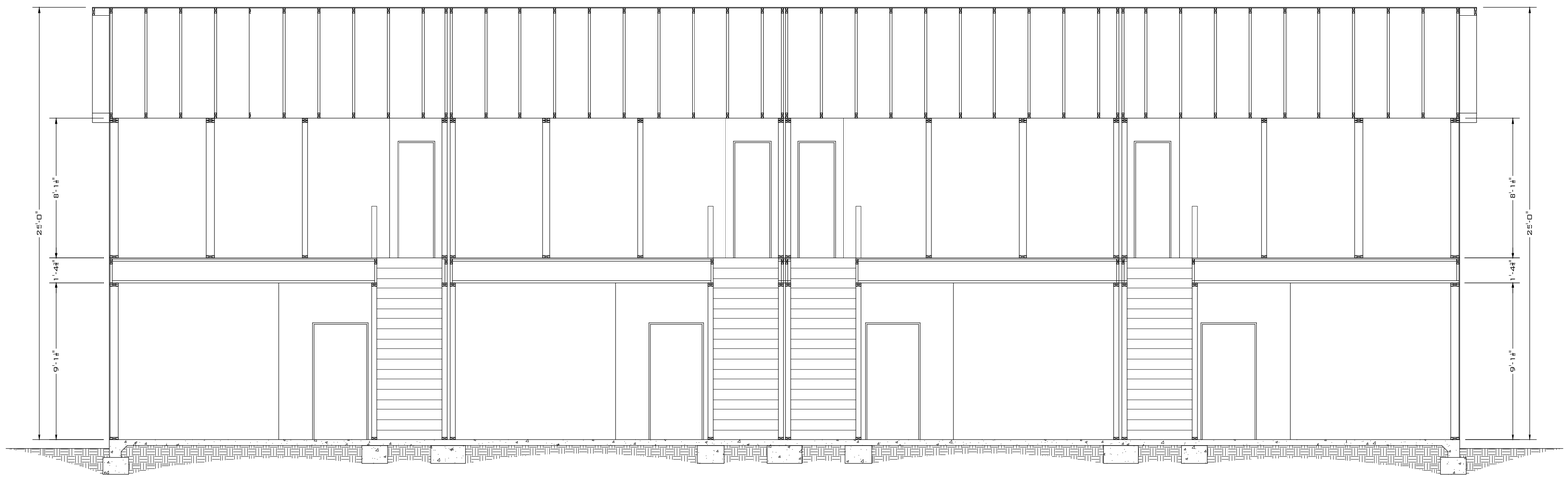
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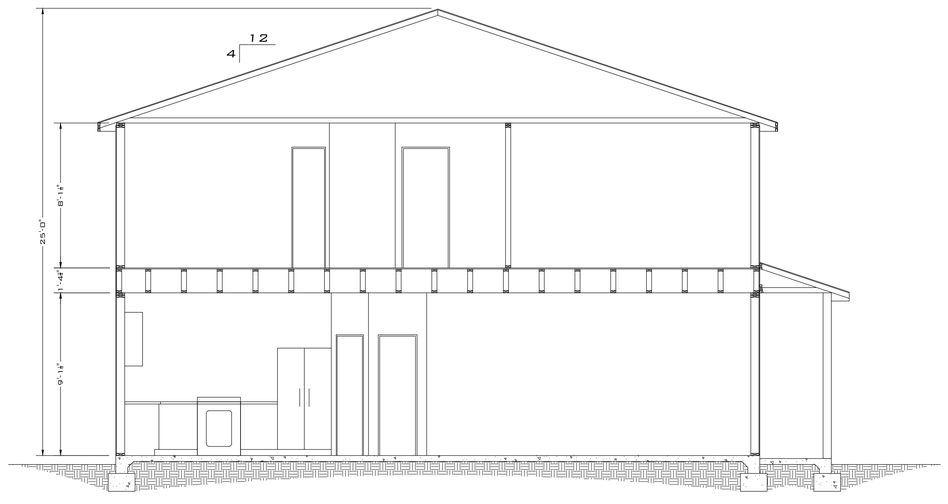
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LOWER ELECTRICAL PLAN
FOR
JASON SMITH
IVINS TOWNHOMES
IVINS, UTAH

SHEET
A6
6 OF 7 SHEETS



CROSS SECTION A



CROSS SECTION B

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CROSS SECTIONS
FOR
JASON SMITH
IVINS TOWNHOMES
IVINS, UTAH

SHEET
A7
7 OF 7 SHEETS