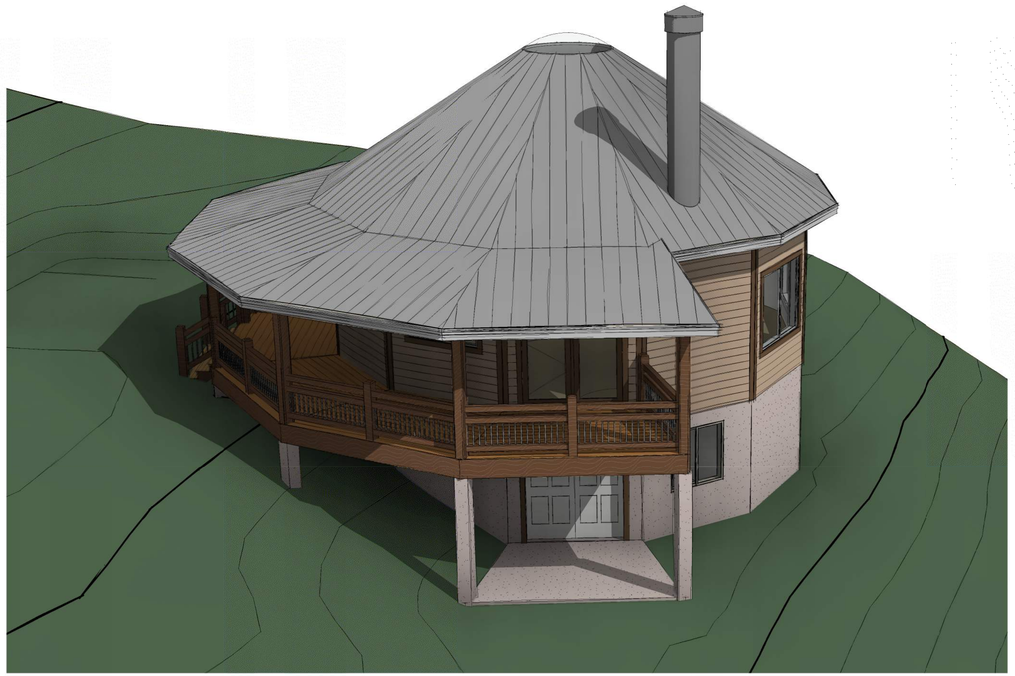
PLANS FOR:

ELLIS RESIDENCE

GOVERNING CODE: 2015 IRC, AS AMMENDED

LOT 174 SAMAK COUNTRYESTATES
SAMAK, UT



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ELLIS RESIDENCE

DEFERRED SUBMITTAL NOTES

1. CONTRACTOR TO PROVIDE MAKE, MODEL, BTU's, APPROVAL LISTINGS, AND EFFICIENCY OF FURNACE AND ANY ADDITIONAL EQUIPMENT TO BUILDING DEPARTMENT.
2. CONTRACTOR TO PROVIDE APPLIANCE I.C.B.O. NUMBERS TO BUILDING DEPARTMENT AND INSTALLATION GUIDES FOR GAS FIREPACE INSERTS.
3. THE CONTRACTOR SHALL PROVIDE GAS LINE SPECIFICATIONS, PLANS, AND CALCULATIONS TO BUILDING DEPARTMENT IF THE GAS PIPE LINE SYSTEM IS OVER 4 oz. PRESSURE. CONTRACTOR SHALL ALSO INCLUDE REGULATOR VALVE SPECIFICATIONS AND SHOW PLACEMENT ON PLANS.
4. CONTRACTOR TO PROVIDE THE NUMBER OF BACKFLOW PREVENTORS TO BE INSTALLED IN THIS STRUCTURE.
5. INSPECTIONS ARE REQUIRED FOR ALL STUCCO/CULTURED STONE AND EIFS SYSTEMS. PROVIDE ICBO EVALUATION REPORT (OR EQUAL) FOR ANY SUCH SYSTEM USED. IRC R109.1.5
6. CONTRACTOR TO PROVIDE TRUSS DETAILS AND LAYOUT AT FRAMING INSPECTION.
7. CONTRACTOR TO PROVIDE THE LISTING FOR THE FIREPLACE STOVES, FIREPLACE INSERTS & SHOWER STEAMERS SHOWN IN PLANS @ MECHANICAL INSPECTION.
8. CONTRACTOR TO PROVIDE GAS PIPING PLAN AND SUMMIT COUNTY GAS-LINE INSTALLATION FORM ON SITE FOR GAS LINE AND METER INSPECTION

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Drawings For:
ELLIS RESIDENCE
LOT 174 SAMAK COUNTRYESTATES
SAMAK, UT

Document Date:
MARCH 23, 2018

Project Status:
PERMIT SET

PROJECT #:	K17-040
DRAWN BY:	TMM
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SCALE:	1" = 1'-0"

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ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC., SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRESIDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED WHERE SAME ARE AT VARIANCE.

COVER SHEET

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GENERAL CONSTRUCTION NOTES

ALL WORK (ELECTRICAL, PLUMBING, MECHANICAL) MUST COMPLY WITH IRC 2015 CODES

1. MAXIMUM RISE OF A STEP IS 7-3/4" AND THE MINIMUM RUN OF A STEP IS 10" (IRC R311.5.3).
2. A CONTINUOUS HANDRAIL IS REQUIRED ALONG ONE SIDE OF STAIRWAYS & IS REQUIRED TO BE 34"-38" ABOVE THE NOSING OF THE STEPS. HANDRAIL MUST TERMINATE INTO A SAFETY TERMINAL. SIZE TO BE 1 3/8" MIN. - 2 1/2" MAX DIA. (IRC R311.5.6).
3. ALL DECKS, PORCHES, OR STAIRS HIGHER THAN 30" ABOVE THE WALKING SURFACE REQUIRE A GUARD RAIL 36" HIGH WITH/ MAXIMUM OPENINGS LESS THAN 4" (INTERIOR OR EXTERIOR) (IRC R312.1).
4. ANY ENCLOSED USABLE SPACE UNDER STAIRS ARE REQUIRED TO BE PROTECTED BY 1 HOUR FIRE-RESISTIVE CONSTRUCTION. (USE 1/2" GYP. BOARD)(R311.2.2)
5. THE MINIMUM STAIRWAY HEADROOM HEIGHT VERTICALLY FROM NOSING LINE IS 6'-8" MIN (IRC R311.5.2).
6. THE GARAGE MUST BE SEPARATED FROM THE DWELLING BY 1 HOUR FIRE-RESISTIVE CONSTRUCTION ON THE GARAGE SIDE, CEILING & THE BEARING WALLS. USE 1/2" GYP. BOARD. USE 5/8" TYP 'X' GYP. BOARD ON CEILING IF THERE IS HABITABLE SPACE ABOVE (IRC R309.2).
7. ANY IGNITION UNIT ON ALL FURNACES & WATER HEATERS SHALL BE AT LEAST 18" ABOVE THE FLOOR IN THE GARAGE UNLESS FIRE RESISITIVE CONSTRUCTION IS USED TO SEPARATE THE UNITS FROM THE GARAGE (IRC G2408.2).
8. THE DOOR SEPARATING THE GARAGE FROM THE DWELLING IS REQUIRED TO BE 1-3/8" SOLID CORE OR 20 MINUTE RATED, WITH/ APPROVED SELF CLOSING MEANS.
9. ICE & SNOW SHIELD MUST BE USED OVER ALL EAVES AT LEAST 24" INSIDE THE HEATED WALLS IF SHINGLES ARE USED.
10. ALL SHOWER AREAS TO BE FINISHED UP A MINIMUM OF 72" ABOVE SHOWER DRAIN WITH NONABSORBENT MATERIAL
11. PROVIDE FLOOR VENTILATION FOR CRAWLS SPACES AT 1 SQ. FT. PER 150 SQ. FT. OF UNDER FLOOR AREA, OR A RATION OF 1:1,500 WHERE THE SOIL IS COVERED WITH PLASTIC. VENTS TO BE ARRANGED ON AT LEAST TWO SIDES TO PROVIDE CROSS VENTILATION ON OPPOSING SIDES. IRC R408 & R402.2, EXCEPTION 2.
12. PROVIDE 30" MINIMUM CLEARANCE FROM RANGE TOP TO COMBUSTIBLE MATERIALS. SIDE CLEARANCE SHALL BE AS SPECIFIED BY PERMANENT MARKINGS ON THE APPLIANCE. RANGE HOODS SHALL BE VENTED TO THE OUTSIDE BY SINGLE WALL PIPE HAVING A 1" MINIMUM CLEARANCE FROM COMBUSTIBLE MATERIALS (IRC R1901.1).
13. UNLESS OTHERWISE SPECIFIED, ALL BASEMENT WINDOWS NOT FULLY 6" ABOVE FINISHED GRADE SHALL BE PROTECTED BY G.I. OR CONCRETE WINDOW WELLS. WINDOW WELLS TO BE DUG A DEPTH BELOW THE WINDOW SILL OF 10" TO ALLOW 1" AGGRAVATED GRAVEL TO BE 6" BELOW THE WINDOW SILL.
14. FIREPLACE CHIMNEYS SHALL EXTEND 2'-0" ABOVE ANY ROOF LINE WITHIN 10'. ALL MASONRY CHIMNEYS SHALL HAVE TERRA COTTA FLUE LINERS & SHALL BE CAPPED WITH/ A 4" MINIMUM CONCRETE CAP.
15. PROVIDE MINIMUM 100 sq. in. OF MAKE-UP AIR TO LAUNDRY ROOM (IRC G2439.4).
16. THE MAXIMUM DRYER EXHAUST VENT LENGTH NOT TO EXCEED 15 FEET WITH NO MORE THAN (2) 90 DEGREE BENDS (IRC R1502.6)(M1502.6).
17. INSULATE ALL DUCT WORK IN COLD AREAS. THIS IS BOTH HEAT RUNS & COLD AIR RETURN. IT ALSO INCLUDES GARAGES, CRAWL SPACES, & UNFINISHED BASEMENTS. (IECC 503.3.3.3)
18. SIZE & CONSTRUCTION OF HEARTH TO BE PER MANUFACTURERS SPECIFICATIONS.
19. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED EARTH AND BELOW FROST DEPTH (PER LOCAL CODE). TOPS OF FOUNDATIONS SHALL BE 8" MINIMUM ABOVE FINISHED GRADE. FINISHED GRADE SHALL HAVE A SLOPE AWAY FROM THE BUILDING OF 6" MINIMUM FOR THE FIRST 10' & A 2% SLOPE THEREAFTER. ALL DRAINAGE FROM LOT SHALL DRAIN INTO AN APPROVED DRAINAGE SYSTEM.
20. SOLID BLOCKING TO BE PROVIDED BETWEEN TJI'S, RAFTERS, & TRUSSES OVER ALL BEARING WALLS AND BETWEEN OPEN BEARING STUDS. SUCH BLOCKING SHALL BE 2" MINIMUM THICKNESS AND FULL DEPTH OF TJI, RAFTER, OR STUD.
21. ALL EARTH FILL TO RECEIVE CONCRETE FLOORS, WALKS, DRIVES, ETC. SHALL BE SETTLED AND TAMPED TO 90% COMPACTION.
22. ENCLOSED ATTICS & ENCLOSED SPACES BETWEEN RAFTERS SHALL HAVE CLEAR CROSS-VENTILATION AREA TO THE OUTSIDE VENTS. VENTS SHALL PROVIDE AIR INTAKE TO MEET THE FOLLOWING CRITERIA: A. 1/150 OF ATTIC AREA, OR B. 1/300 OF ATTIC AREA IF CROSS VENTILATED WITH/ VAPOR BARRIER. ATTICS SHALL BE PROVIDED WITH AN ACCESS OPENING 22" x 30" WITH/ MINIMUM HEAD ROOM CLEARANCE ABOVE ACCESS OPENING OF 30".
23. PROVIDE COMBUSTION AIR FOR ALL GAS APPLIANCES AT A RATE OF 1 SQ. INCH PER 4000 BTU's WHERE SPACE IS DIRECTLY COMMUNICATING WITH THE OUTDOORS, OR WHERE COMMUNICATING WITH THE OUTDOORS BY MEANS OF VERTICAL DUCTS. WHERE HORIZONTAL DUCTS ARE USED, EACH OPENING SHALL HAVE A FREE AREA OF AT LEAST 1 SQ. INCH PER 2000 BTU's. PROVIDE ONE DUCT OPENING IN THE TOP 12" OF THE ROOM AND ONE DUCT IN THE BOTTOM 12" OF THE ROOM (IRC R1703.2).
24. WINDOW WELLS SHALL PROVIDE A MIN. NET CLEAR OPENING OF 9 sq. ft. WITH/ A MIN. DIMENSION OF 36". IF WINDOW WELL IS DEEPER THAN 44", PROVIDE PERMANENT LADDER.
25. GARAGE ATTIC ACCESS DOOR TO BE 20 MIN. FIRE-RATED CONST. OR EQUIVALENT.
26. PROVIDE A GAS SHUTOFF VALVE WITHIN 6' OF ALL GAS APPLIANCES.
27. ALL SHOWER DOORS & GLASS IN SHOWER ENCLOSURES TO BE TEMPERED GLASS. ALSO, TEMPERED GLASS IS REQUIRED IN REMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN A 24" ARCH OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE THAT IS WITHIN 5 FT. OF STAIRS, CERTAIN FIXED GLASS PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT.
28. PROVIDE AN ACCESS PANEL TO ALL JACUZZI TYPE TUBS.
29. WATER HEATERS & EXPANSION TANKS TO BE TIED DOWN WITH/ SEISMIC STRAPS. STRAPS TO BE (2) 16 GA x 1" WIDE STRAPS LAGGED INTO (2) STUDS MIN. WITH/ 1/4"ø LAG SCREWS. (2) STUD WALL SHEATHED OR COVERED WITH/ GYP. BOARD OR SOLID BLOCKING MAY BE DONE AT STRAP HEIGHT. PROVIDE A MAX. 1" SPACE BETWEEN WATER HEATER AND WALL OR BLOCKS.
30. GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL325.R309.6.
31. EMERGENCY EGRESS SHALL BE PROVIDED FOR BASEMENTS & SLEEPING ROOMS. THE SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR. THE MINIMUM AREA SHALL NOT BE LESS THAN 5.7 sq. ft. HEIGHT SHALL NOT BE LESS THAN 24" & WIDTH SHALL NOT BE LESS THAN 20" (R310.1).
32. PRIVATE RESIDENCE ELEVATORS AND LIMITED USE LIFTS SHALL COMPLY WITH ASME17.1 AND ASME 18.1
33. GAS PIPING SHALL NOT BE INSTALLED IN OR THROUGH A DUCTED SUPPLY, RETURN, EXHAUST, CLOTHS CHUTE, CHIMNEY, DUMBWAITER, OR ELEVATOR SHAFT. GAS PIPING INSTALLED DOWNSTREAM OF THE POINT OF DELIVERY SHALL NOT EXTEND THROUGH ANY TOWNHOUSE UNIT OTHER THAN THE UNIT SERVED BY SUCH PIPING
34. APPLIANCES SHALL NOT BE LOCATED IN SLEEPING ROOMS, BATHROOMS, TOILET ROOMS, STORAGE ROOM OR A SPACE THAT OPENS INTO SUCH ROOMS.
35. GAS PIPING INSTALLED UNDERGROUND BENEATH BUILDINGS IS PROHIBITED EXCEPT WHERE THE PIPING IS ENCASED IN A CONDUIT. SUCH CONDUIT SHALL EXTEND NOT LESS THAN 4" OUTSIDE THE BUILDING, SHALL BE VENTED ABOVE GRADE TO THE OUTDOORS AND SHALL BE INSTALLED SO AS TO PREVENT THE ENTRANCE OF WATER OR INSECTS.
36. GAS PIPING SHALL NOT PENETRATE BUILDING FOUNDATION WALLS AT ANY POINT BELOW GRADE
37. EXTERIOR PLASTER WHEN INSTALLED OVER WOOD BASED SHEATHING, REQUIRES THE APPLICATION OF TWO LAYERS OF GRADE D BUILDING PAPER. EACH LAYER SHALL PROVIDE A SEPARATE CONTINUOUS PLANE AND ANY FLASHING INTENDED TO DRAIN TO THE WATER RESISTIVE BARRIERS IS DIRECTED BETWEEN THE TWO LAYERS.
38. STEEL LINTELS SHALL BE SHOP COATED WITH A RUST-INHIBITIVE PAINT, EXCEPT FOR LINTELS MADE OF CORROSION-RESISTANT STEEL.

GENERAL PLUMBING NOTES

P1. ALL PLUMBING SHALL COMPLY WITH CURRENT ADDITION OF THE INTERNATIONAL RESIDENTIAL CODE.
P2. PROVIDE LOCATION FOR GAS & ELECTRICAL METERS IN AN AREA THAT IS PROTECTED FROM SNOW AND ICE DAMAGE.
P3. PROVIDE WATER CLOSETS WITH A FLOW RATE OF NOT MORE THAN 1.6 GALLONS PER FLUSH (IRC R2903.2).
P4. PROVIDE SHOWER HEADS WITH A FLOW RATE OF NOT MORE THAN 2.5 GALLONS PER MINUTE (IRC P2903.2).
P5. PROVIDE AN EXPANSION TANK ON THE CULINARY WATER SYSTEM.
P6. WATER HEATERS AND EXPANSION TANKS TO BE ANCHORED OR STRAPPED IN THE UPPER THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE THIRD OF THE OPERATING WEIGHT. (IRC P2801.2)
P7. HOSE BIBS TO BE NON-FREEZE TYPE BACK-FLOW PREVENT (IRC P2902.3.3, P2603.6).
P8. ALL PLUMBING VENTS THROUGH ROOF TO BE 3" PIPE MINIMUM. (IRC P3103.2).
P9. PROVIDE LOCATION OF ACCESS FOR WHIRLPOOL TYPE TUBS. NO GROUTED TILE ACCESS. (IRC P2720, E4109.3)
P10. SHOWERS SHALL BE FINISHED TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR. MATERIAL SHALL BE NON-ABSORBENT. (IRC R307.2)
P11. PROVIDE A FLOOR DRAIN BY THE WATER HEATER. SHOW A METAL PAN UNDER THE WATER HEATER OR STEAM SHOWER EQUIPMENT IF LOCATED ON A WOOD FLOOR. (IRC 2801)
P12. MINIMUM FINISHED SPACE WIDTH FOR WATER CLOSET TO BE 30" W/ A MINIMUM CLEARANCE OF 21" IN FRONT OF THE WATER CLOSET.
P13. PROVIDE A SHUTOFF VALVE FOR ALL PLUMBING FIXTURE SUPPLIES.
P14. GREEN BOARD CAN NOT BE USED BEHIND THE TILE IN THE SHOWER AND TUB ENCLOSURES.

GENERAL MECHANICAL NOTES

M1. PROHIBITED LOCATIONS: GAS PIPING SHALL NOT BE INSTALLED IN OR THROUGH A DUCTED SUPPLY, RETURN, EXHAUST, CLOTHES CHUTE, CHIMNEY, DUMBWAITER, OR ELEVATOR SHAFT. GAS PIPING INSTALLED DOWN STREAM OF THE POINT OF DELIVERY SHALL NOT EXTEND THROUGH ANY TOWNHOUSE UNIT OTHER THAN THE UNIT SERVED BY SUCH PIPING.

M2. GAS PIPING SHALL NOT PENETRATE BUILDING FOUNDATION WALLS AT ANY POINT BELOW GRADE.

M3. GAS PIPING INSTALLED UNDERGROUND BENEATH BUILDINGS IS PROHIBITED EXCEPT WHERE PIPING IS ENCASED IN CONDUIT. SUCH CONDUIT SHALL EXTEND NOT LESS THAN 4" OUTSIDE THE BUILDING, SHALL BE VENTED ABOVE GRADE TO THE OUTDOORS, AND SHALL BE INSTALLED SO AS TO PREVENT THE ENTRANCE OF WATER.

M4. DUCT TESTING IS REQUIRED WHERE .AIR HANDLERS OR MORE THAN 35% OF THE DUCT WORK IS LOCATED OUTSIDE OF THE THERMAL ENVELOPE. (IRC N1103.3.3 AS AMMENDED).

ARCHITECTURAL DRAWING INDEX

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A001	NOTES / SCHEDULES			
A101	SITE PLAN			
A102	SITE PLAN - CONSTRUCTION MITIGATION			
A201	FLOOR PLANS			
A202	FLOOR PLANS			
A203	ROOF PLAN			
A301	ELEVATIONS			
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ELECTRICAL DRAWING INDEX

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STRUCTURAL DRAWING INDEX

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S001	STRUCTURAL NOTES			
S101	FOOTING / FOUNDATION PLAN			
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S401	DETAILS			
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TABLE N1102.4.11 (402.4.11)
AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General Requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling / Attic	The air barrier in any ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any drop ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, Skylights & Doors	The space between window/door jambs and framing, and skylights and framing shall be sealed.	
Rim Joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (Including above garage & cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of the subfloor decking, or floor framing cavity insulation shall be shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing; and extends from the bottom to the top of all perimeter floor framing members.
Crawl Spaces	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to crawl space walls.
Shafts, Penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow Cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage Separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed Lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing & Wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind wiring and piping.
Shower / Tub on Exterior Wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical / Phone Box on Exterior Walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
HVAC Register Boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed Sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

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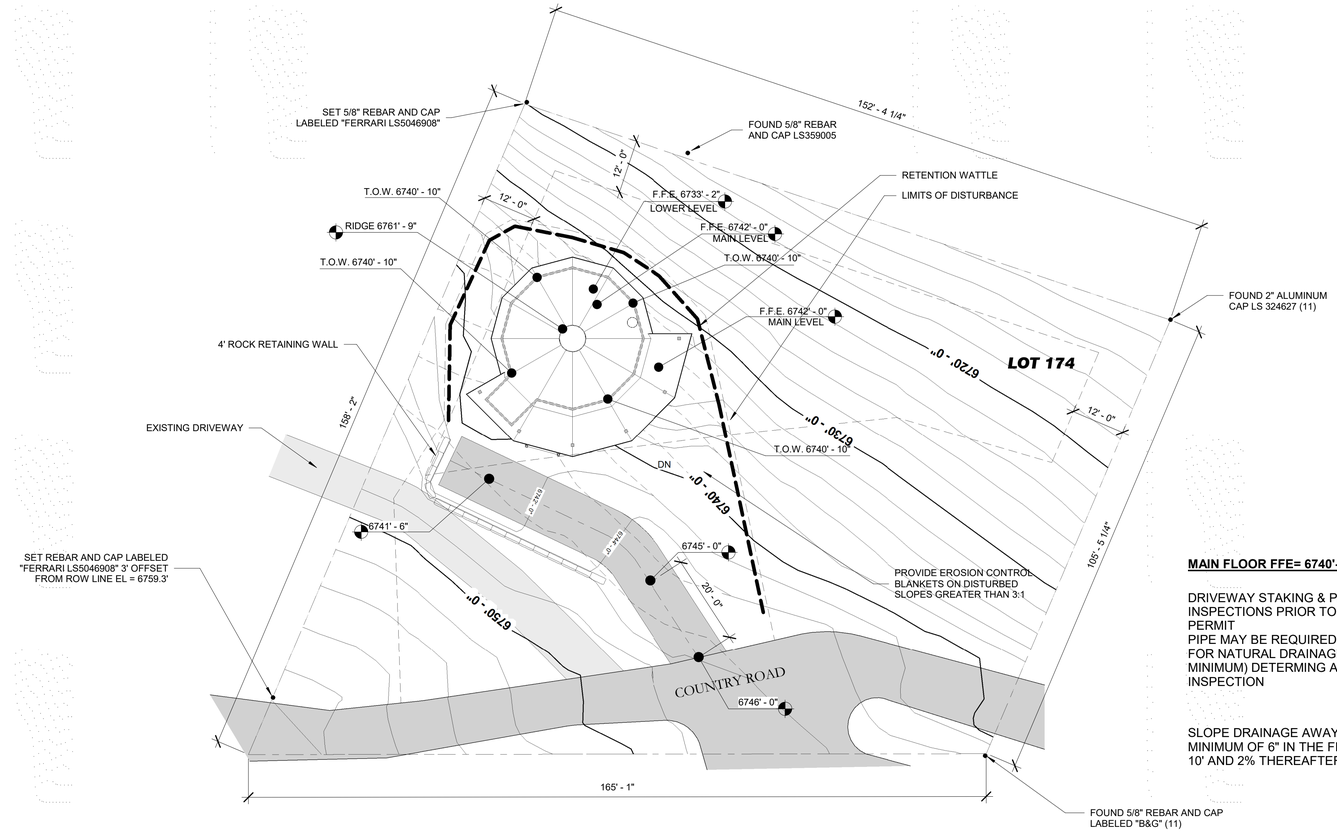
NOTES / SCHEDULES

A001



MAIN FLOOR FFE= 6740'-0"

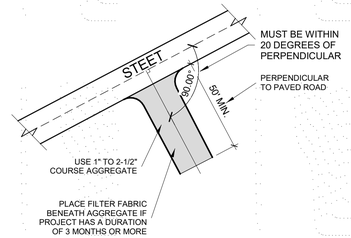
DRIVEWAY STAKING & PROPERTY CORNER INSPECTIONS PRIOR TO RECIEVING BULDING PERMIT
PIPE MAY BE REQUIRED IN RIGHT-OF-WAY FOR NATURAL DRAINAGE TO OCCURE (12" MINIMUM) DETERMING AT STAKING INSPECTION

SLOPE DRAINAGE AWAY FROM HOUSE A MINIMUM OF 6" IN THE FIRST 10' AND 2% THEREAFTER

1 SITE PLAN
SCALE: 1/16" = 1'-0"

GENERAL SITE NOTES

1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. PROVIDE CON. SPLASH BLOCKS @ ALL DOWNSPOUT LOCATIONS.
3. INSTALL EXPANSION JOINTS @ 40'-0" MAX IN CONC. WALKS & CONTROL JOINTS @ 5'-0" MAX.
4. ALL WALK INTERSECTIONS TO HAVE A 24" RADIUS.
5. ALL STUMPS, ROOTS, AND ORGANIC MATERIAL SHALL BE REMOVED FROM THE "SOIL-IN" THE BUILDING AREA TO A DEPTH OF 12".
6. ALL EARTH FILL TO RECEIVE CONC. FLOORS, WALKS, DRIVES, ETC. SHALL BE SETTLED AND TAMPED TO 90% COMPACTION.
7. APPROVED NUMBERS FOR ADDRESS SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY.
8. SURFACE WATER SHALL DRAIN AWAY FROM HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE, BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE SHALL DROP A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. -IRC R401.3
9. FINISH GRADE CUTS & FILLS THAT HAVE A SLOPE GREATER THAN 2:1 REQUIRE A SOILS REPORT.
10. ROCK RETAINING WALLS HIGHER THAN 4' AND A COMBINATION OF ROCK RETAINING WALLS THAT CREATE A SLOPE GREATER THAN 2:1 REQUIRE ENGINEERING.
11. SURVEYOR & CONTRACTOR TO PROVIDE A CERTIFICATE OF ELEVATION WHEN REQUIRED.

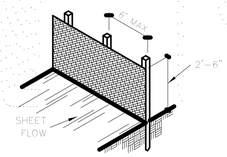


SECTION VIEW

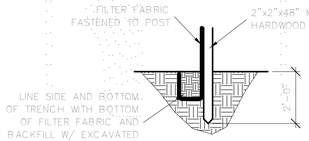
INSTALLATION:
1. INSTALL AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED.
2. CLEAR AND GRUB AREA AND GRADE TO PROVIDE SLOPE FOR DRIVEWAY. IF ADJACENT TO WATERWAY, USE A MAXIMUM SLOPE OF 2%.
3. COMPACT SUBGRADE AND PLACE FILTER FABRIC IF REQUIRED.
4. PLACE COURSE AGGREGATE, 1 TO 2-1/2", TO A DEPTH IF 4".

MAINTENANCE:
1. INSPECT DAILY FOR GRAVEL LOSS OF SEDIMENT BUILDUP.
2. INSPECT ADJACENT ROADWAY FOR SEDIMENT DEOPSIT, CLEAN IF NECESSARY.
3. REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN GOOD WORKING CONDITION.
4. EXPAND STABILIZED AREA AS REQUIRED TO ACCOMODATE TRAFFIC, AND TO PREVENT EROSION OF DRIVEWAY.

SILT FENCE
OR SEE STRAW
WATTLE DETAIL

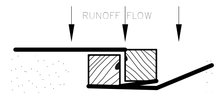


ISOMETRIC VIEW



SECTION VIEW

INSTALLATION:
1. LAYOUT SILT FENCE 5'-10' BEYOND TOE OF SLOPE WHERE POSSIBLE.
2. ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.
3. USE MACHINERY TO DIG TRENCH THAT DOES NOT CREATE A TRENCH LARGER THAN DESIRED.
4. PLACE POSTS A MAXIMUM OF 6' O.C. & DRIVE 2' INTO GROUND. ANCHOR TRENCH TO BE 8"x8"
5. CUT FABRIC TO REQUIRED WIDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO STAKES W/ STAPLES, OR EQUIVALENT, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
6. BACKFILL TRENCH OVER FILTER FABRIC TO ANCHOR.



ATTACHMENT OF 2 FENCES

INSTALLATION:
1. PLACE THE END OF THE POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
2. ROTATE BOTH POSTS AT LEAST 180° IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
3. DRIVE BOTH POSTS 24" INTO THE GROUND AND BURY TAIL OF FILTER MATERIAL.

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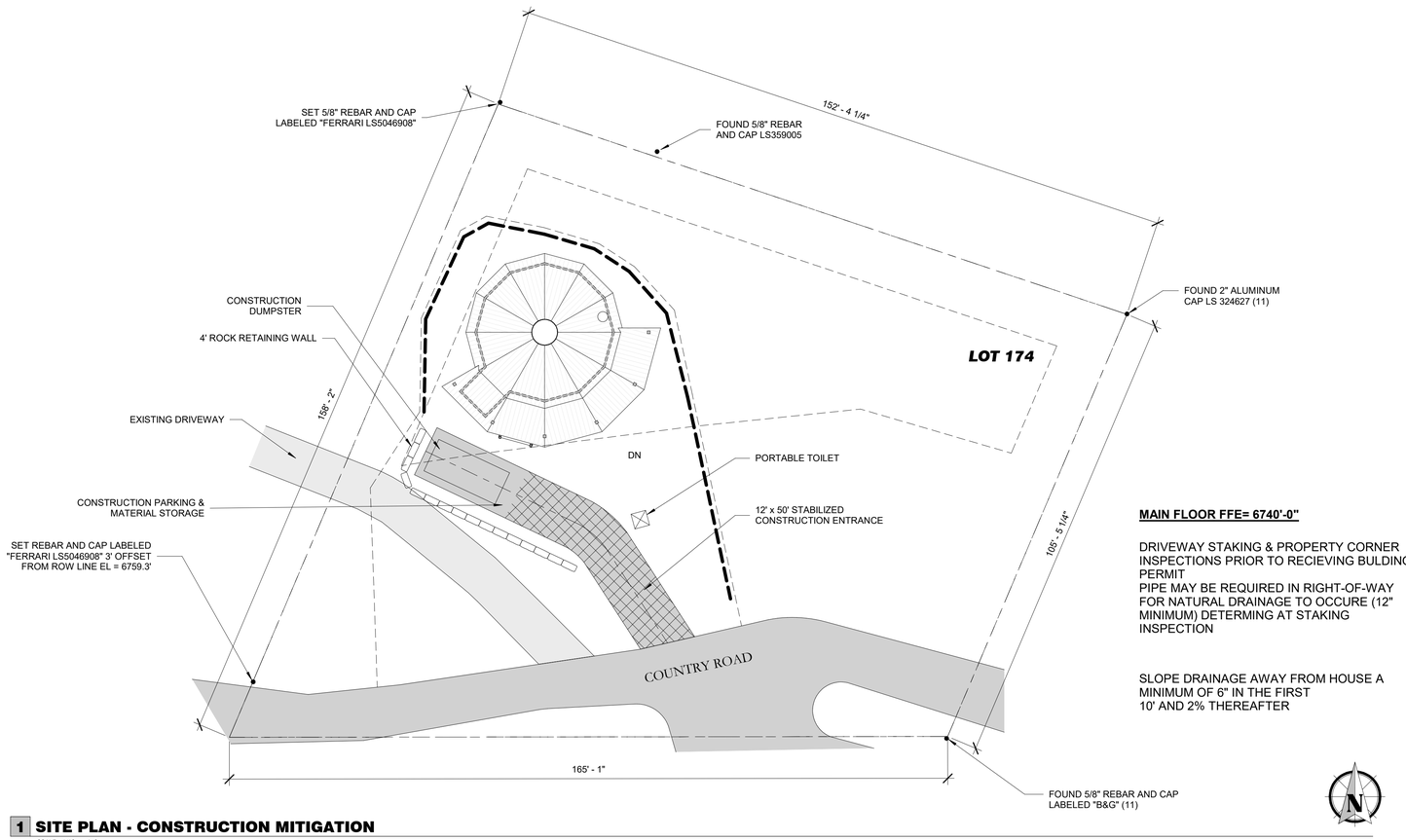
SITE PLAN

A101

3/23/2018 6:36:47 PM

ELLIS RESIDENCE



1 SITE PLAN - CONSTRUCTION MITIGATION

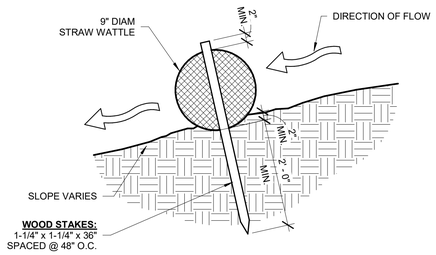
SCALE: 1/16" = 1'-0"

MAIN FLOOR FFE= 6740'-0"

DRIVEWAY STAKING & PROPERTY CORNER INSPECTIONS PRIOR TO RECIEVING BULDING PERMIT
PIPE MAY BE REQUIRED IN RIGHT-OF-WAY FOR NATURAL DRAINAGE TO OCCURE (12" MINIMUM) DETERMING AT STAKING INSPECTION

SLOPE DRAINAGE AWAY FROM HOUSE A MINIMUM OF 6" IN THE FIRST 10' AND 2% THEREAFTER

Inspection	Description/Requirements	Contact	Date Completed
Driveway/ Site Staking	Required Prior to issuance of a Building Permit. Locate/ stake the driveway at the street and at the road right of way/property line and locate/stake all property corners with a 4 foot steel fence post.	Engineering	
Rough Grading	Required prioe to scheduling a footing Inspection. Site Erosion Control Measures must be installed and driveway must be roughly graded according to plan	Engineering	
Footing	Schedule after steel is in place and before the concrete is poured	Building	
Foundation	Schedule after steel is in place in the forms and before concrete is placed	Building	
Under Slab Plumbing & Heating	Before concrete is poured or plumbing has been backfilled	Building	
Certificate of Elevation And/or Survey	Performed by a licensed surveyor. Required prior to Scheduling a Floor Framing Inspection. See requirements below.	Building	
Floor Framing Inspection	Required prior to placing floor sheeting and includes Footing Drain inspection	Building	
Shear Wall	After the building is up to "the square" and all shear walls have been nailed and all the tie downs and shear wall connections have been installed	Building	
Fire Sprinklers	Required prior to four-way inspection, when required by the local Fire District	Building	
Four-Way	This inspection is performed after all rough electrical, plumbing, and mechanical has been installed. All framing is complete, shear walls previously inspected, and truss specifications are on the job for the inspector to read. Plumbing shall have either an air or water pressure test on them when the inspector arrives	Building	
Weather Barrior/Stucco Lath	Weather barrier shall be inspected prior to applying veneer. Approved stucco I.C.C. research reports on site	Building	
Gas Meter Set	Required before gas meter clearance is givin to Questar	Building	
Masonry wall/bond beam	Steel in masonry and before concrete/grout is poured	Building	
Insulation	Pre Sheetrock insulation certificate required	Building	
Drywall Nailing	This is done before drywall is taped	Building	
Power to Panel	Building must be up with permanent roof installed	Building	
Driveway pre-surfacing	site Erosion Control measures must be installed and driveway graded to it's final configuration	Engineering	
Final Driveway and Site inspection	Required prior to Certificate of Occupancy and/or Bond Released. Driveway must be surfaced and site must be revegated (inspections may be scheduled seperately)	Engineering	
Flood Plain Elevation Certificate	FEMA Elevation Certificate (if applicable) required prior to Certificate of Occupancy. Form must be filed with FEMA and a copy provided to the Engineering Department	Engineering	
Final	All work DONE and building complete.	Building	
Certificate of Occupancy	Required prior to anyone occupying the structure. A Certificate of Occupancy will be issued once the final clearances have been obtained by the builder and brought to the Building Department's office in Coalville 1) Snyderville Basin Residential: Final from Building Department, Final from Engineering Department, Final letter from Snyderville Basin Water Reclamation District, Final water concurrency letter from appropriate water company, Final from Park City Fire District (in required subdivisions). 2) Eastern Summit County: Final from Building Department, Final from engineering Department, Final from Fire District and Final from Health Department	Building	



NOTES:

1. STAKE SPACING SHALL NOT EXCEED 48" O.C.
2. PROVIDE A STAKE WITHIN 24" OF THE END OF WATTLES.
3. WATTLES SHALL BE PLACED IN 2" DEEP TRENCH AND SHALL FOLLOW THE CONTOURS OF THE PROPERTY.
4. ENDS OF WATTLES SHALL BE TURNED SLIGHTLY UPHILL.
5. IF SPLICES ARE REQUIRED, TIE THE ENDS TOGETHER USING HEAVEY TWINE AND PROVIDE A WOOD STAKE ON BOTH SIDES OF THE SPLICE.

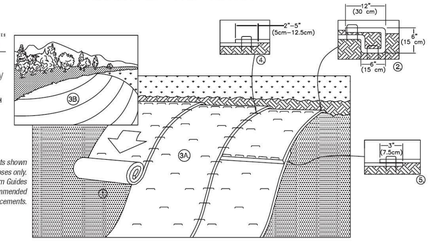
2 RETENTION WATTLE DETAIL

A102 SCALE: 3/4" = 1'-0"

NORTH AMERICAN GREEN
EROSION CONTROL Products Guaranteed SOLUTIONS
A tensar. Company
14649 HIGHWAY 41 NORTH
EVANSVILLE, IN 47725
800-772-2040
www.nagreen.com

Staple placements shown for illustrative purposes only. See Staple Pattern Guides for actual recommended placements.

SLOPE INSTALLATION
APLICACIONES PARA TALUDES



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
3. ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM™, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" – 5" (5 CM – 12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.
5. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH.
   NOTE:
   *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.

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ELLIS RESIDENCE

LOT 174 SAMAK COUNTRYESTATES
SAMAK, UT

Drawings For:

Document Date:
MARCH 23, 2018

Project Status:
PERMIT SET

PROJECT #:	K17-040
DRAWN BY:	TMM
CHECKED BY:	TMM
SCALE:	As indicated

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NO	DATE	ISSUE

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SITE PLAN - CONSTRUCTION MITIGATION

A102

3/23/2018 6:36:48 PM

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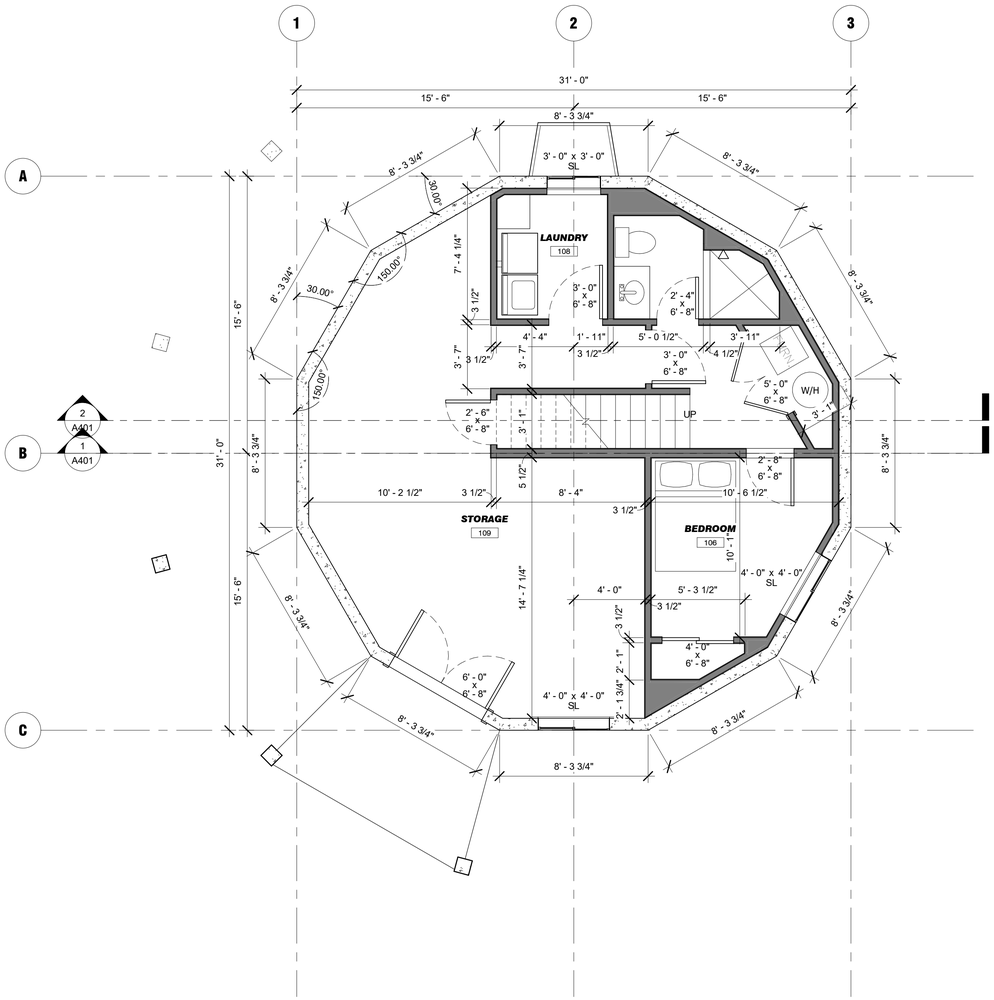
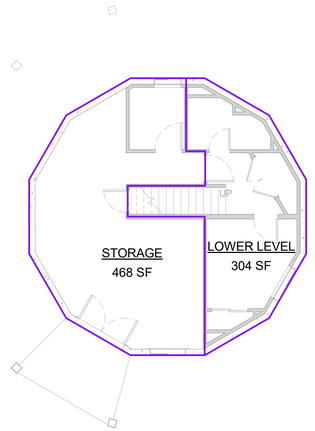


1 FLOOR PLAN - LOWER LEVEL

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



2 LOWER LEVEL AREA PLAN

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

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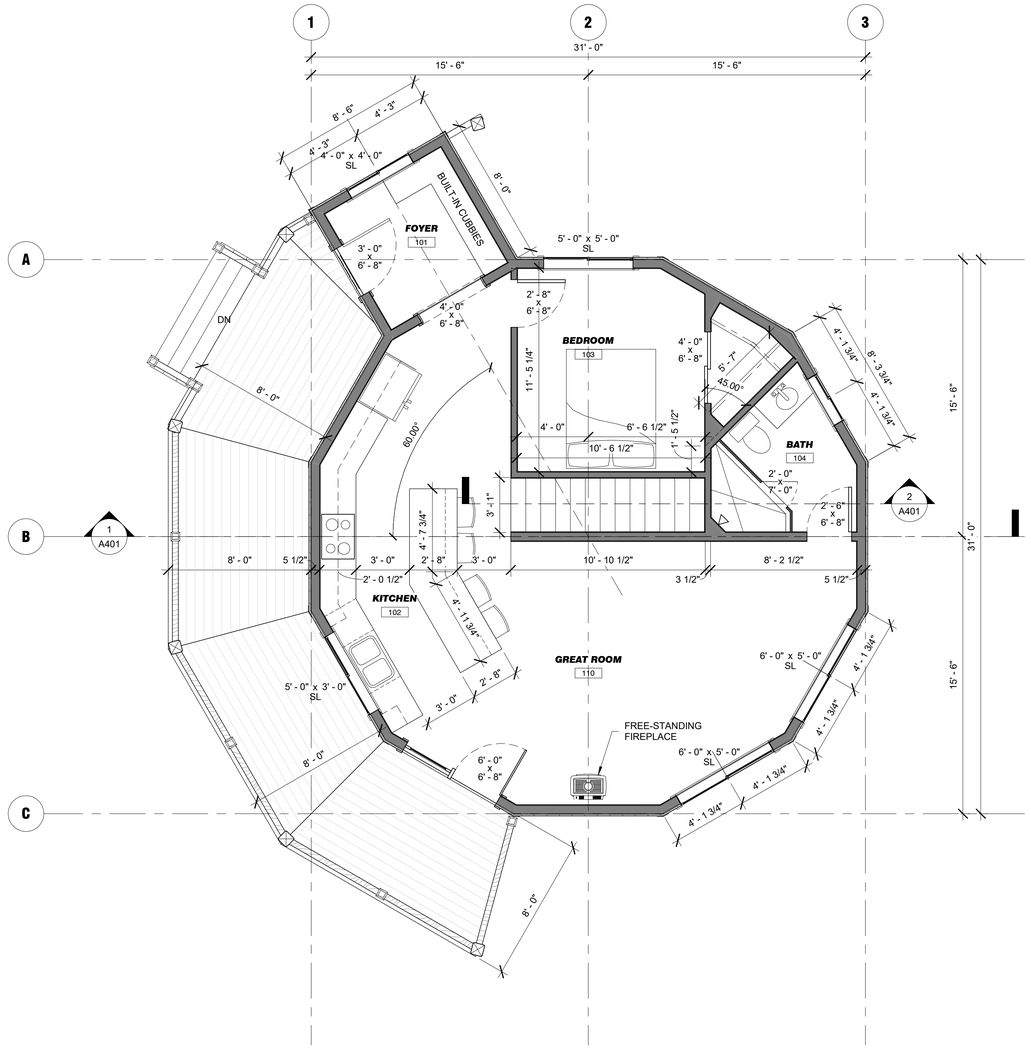
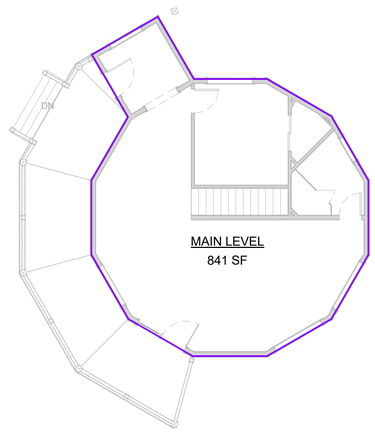
FLOOR PLANS

A201



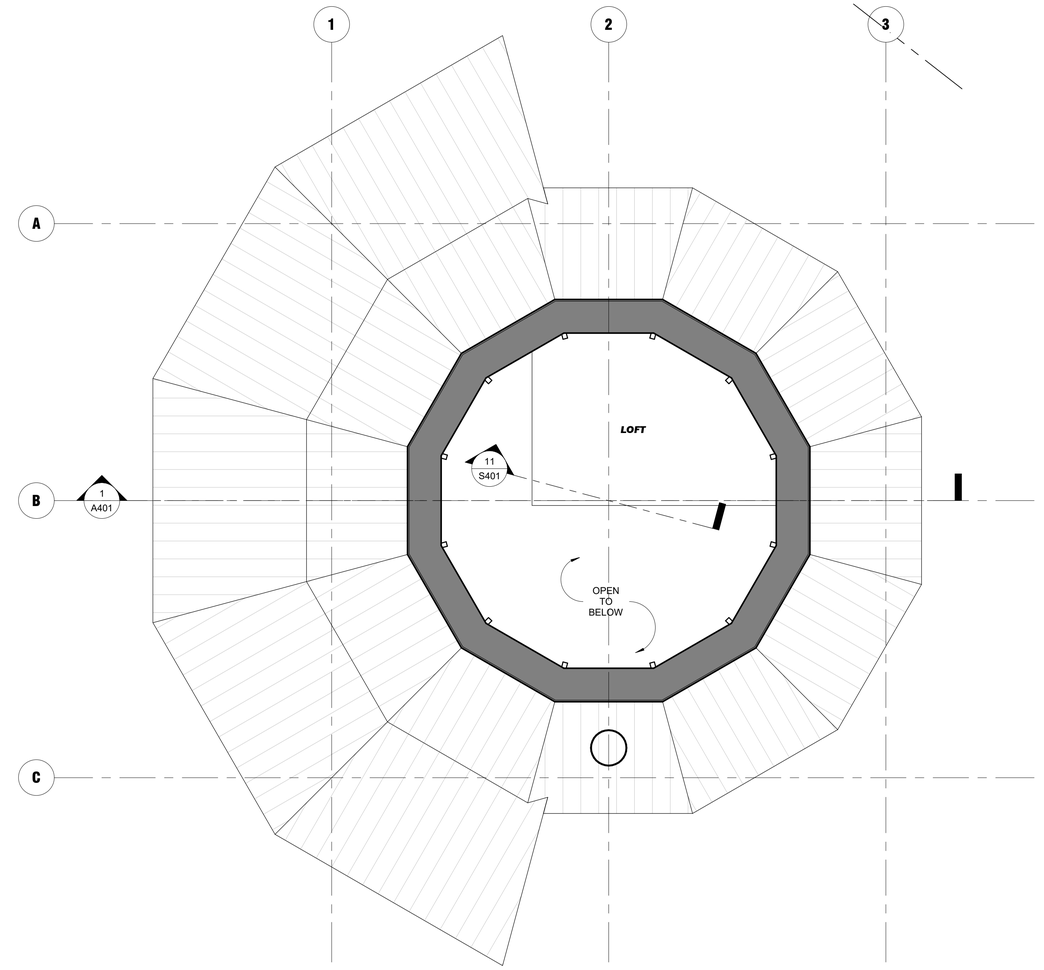
1 FLOOR PLAN - MAIN LEVEL

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



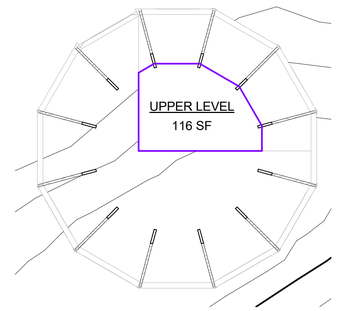
2 MAIN LEVEL AREA PLAN

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



3 FLOOR PLAN - UPPER LEVEL

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



4 UPPER LEVEL AREA PLAN

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

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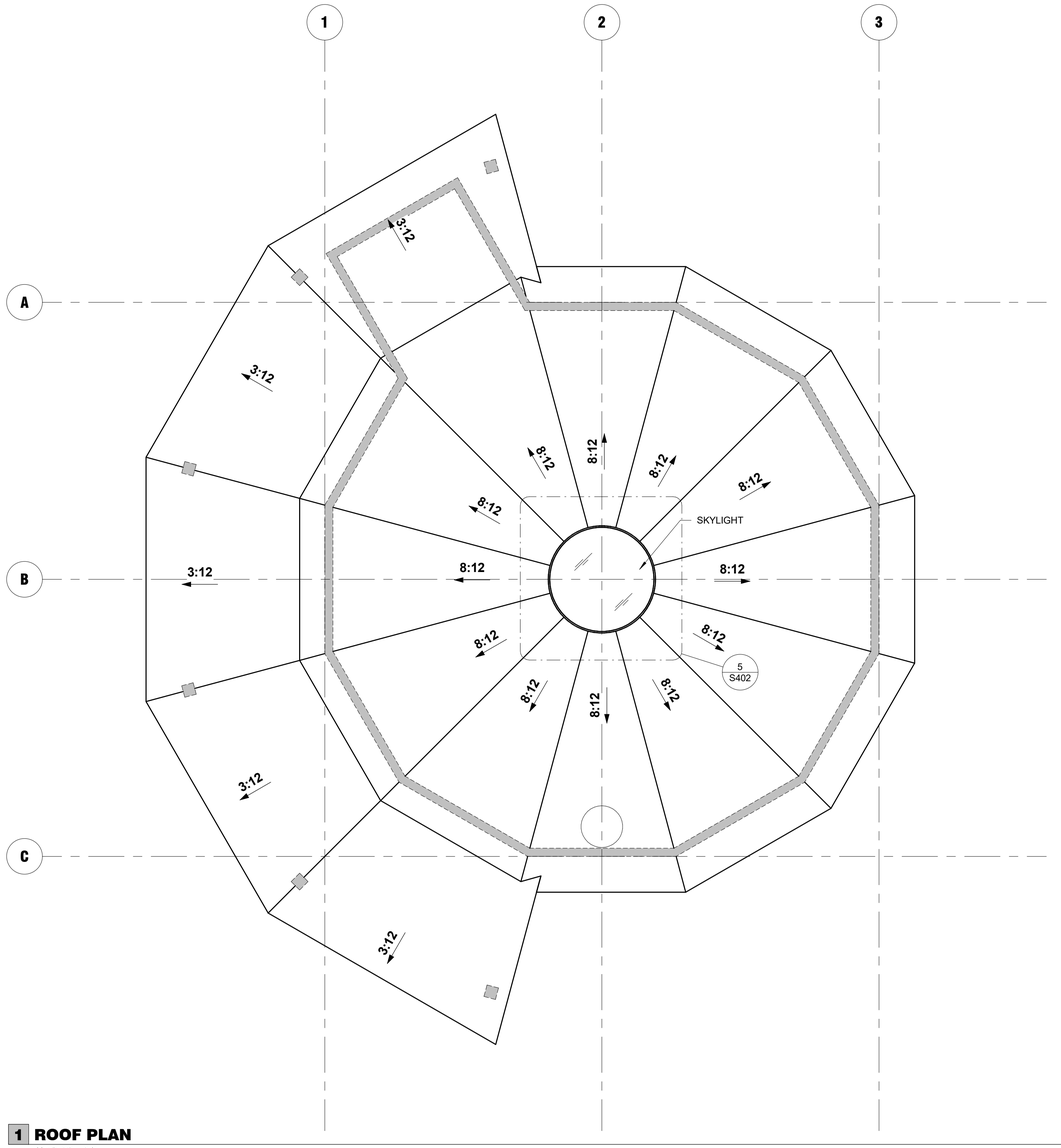
FLOOR PLANS

A202



1 ROOF PLAN

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

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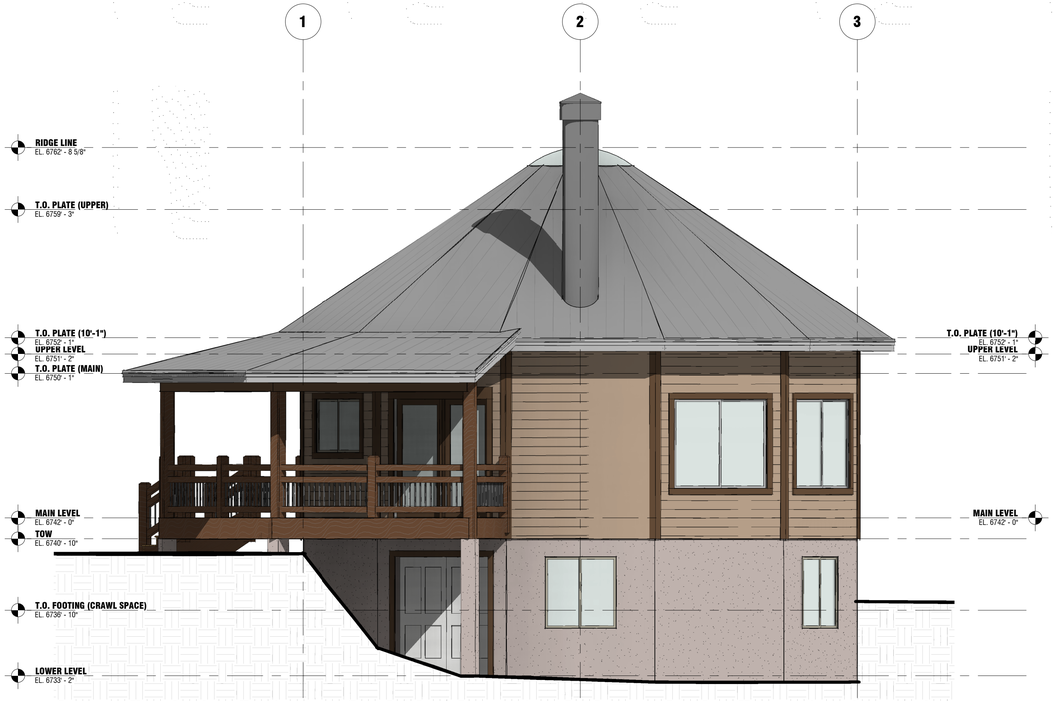
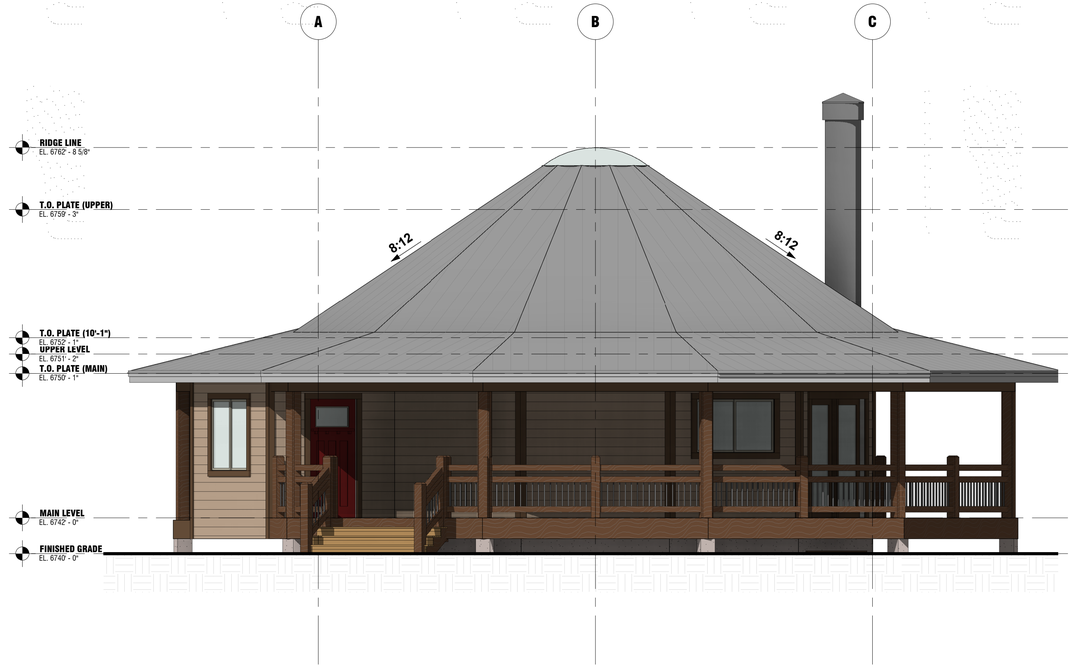
ROOF PLAN

A203



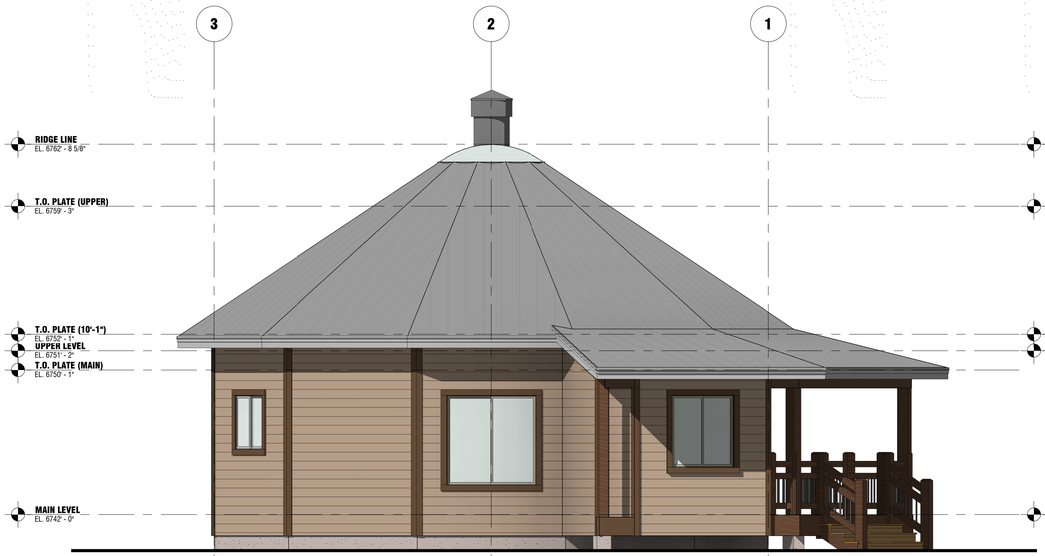
1 RIGHT SIDE ELEVATION

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



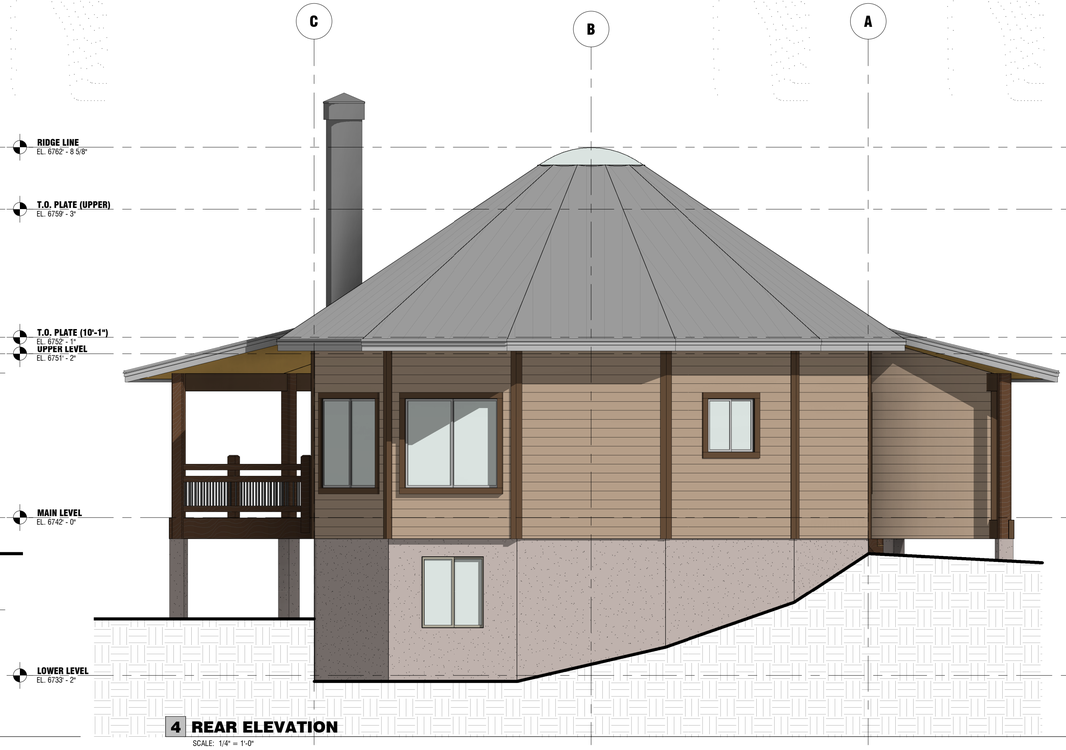
3 FRONT ELEVATION

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



2 LEFT SIDE ELEVATION

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



4 REAR ELEVATION

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

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

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ELEVATIONS

A301

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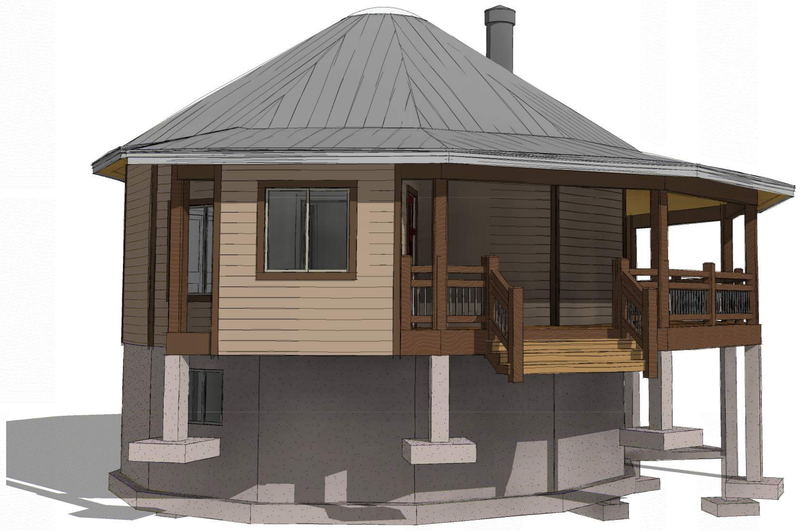
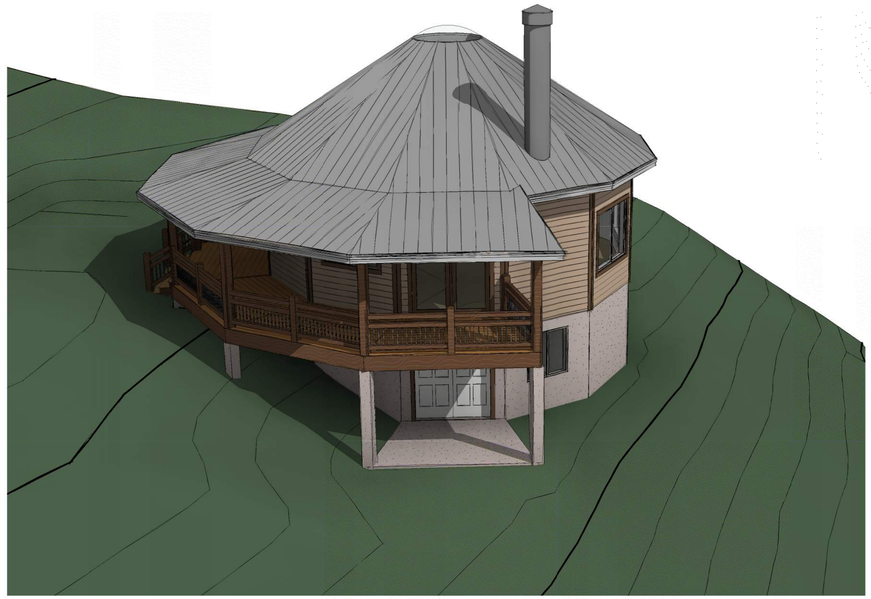


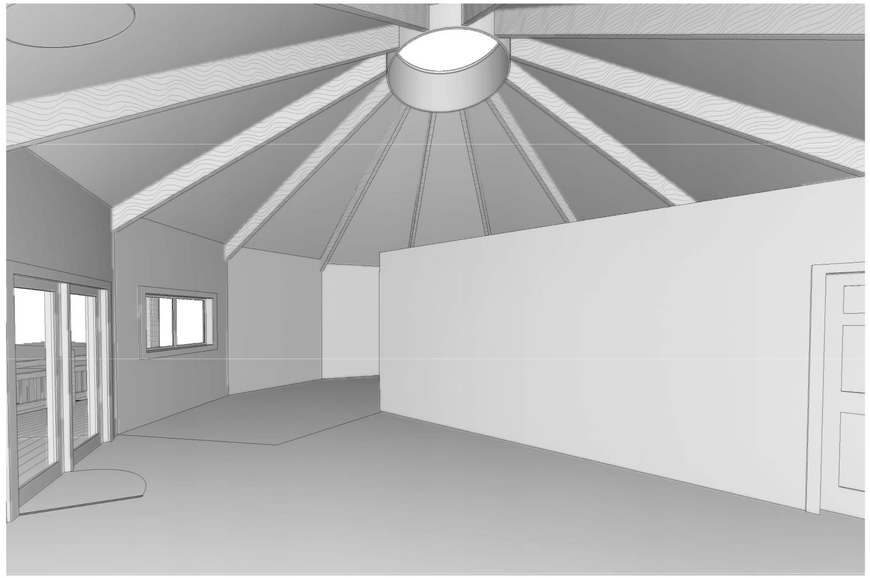
1 **3D View 1**

SCALE:



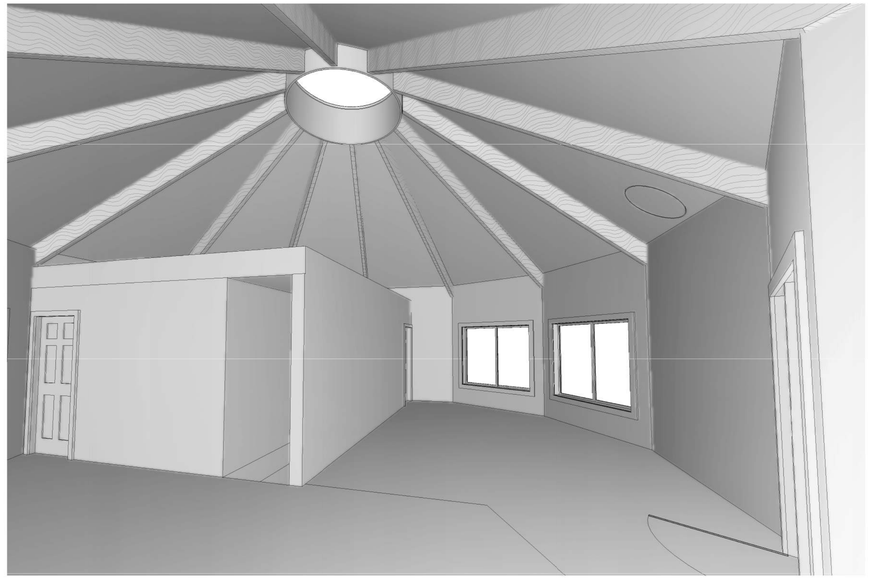
2 **3D View 2**

SCALE:



3 **3D View 3**

SCALE:



4 **3D View 4**

SCALE:

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SCALE:	

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3D VIEWS

A303

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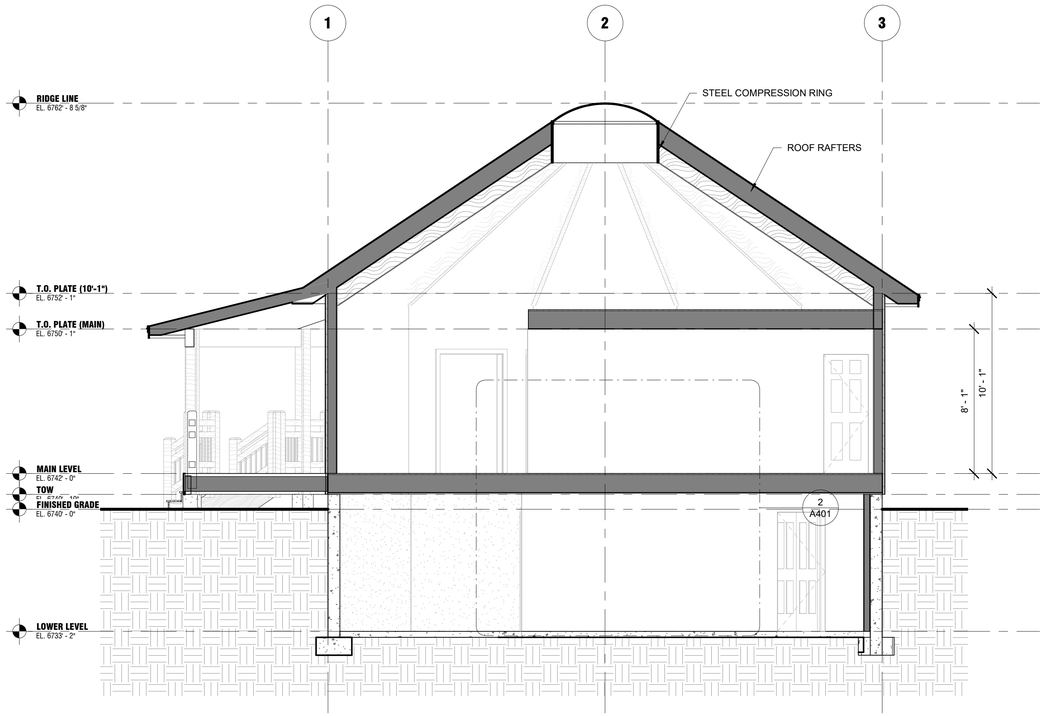
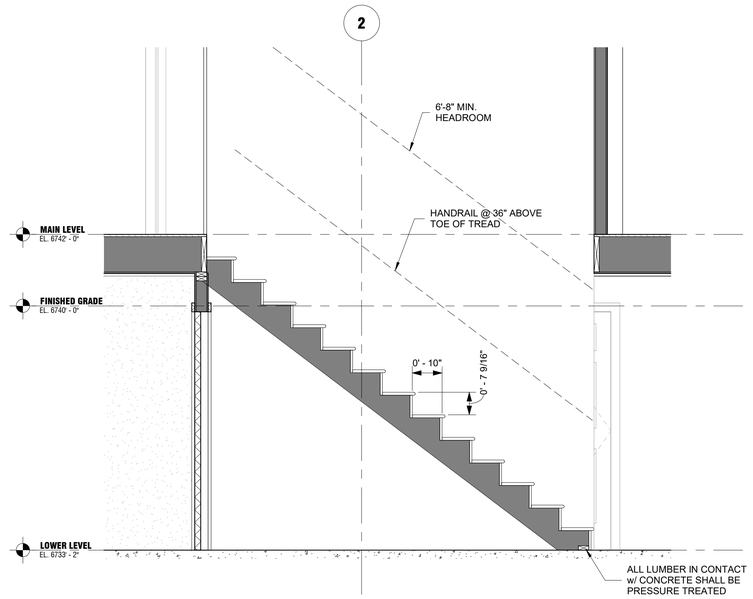


1 Section 1

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



2 STAIR SECTION

SCALE: 1/2" = 1'-0"

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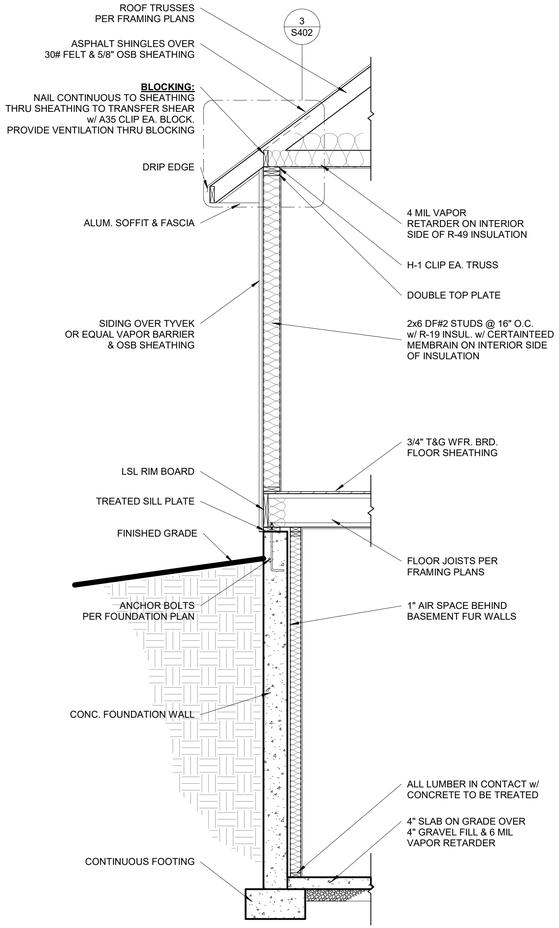
BUILDING SECTIONS

A401



1 A501 WALL SECTION
SCALE: 1/2" = 1'-0"

FLASHING NOTES:

1- LINE-WIRE, WHEN USED AS BACKING TO SUPPORT BUILDING PAPER BENEATH WIRE LATH (NETTING) FOR PORTLAND CEMENT (STUCCO), SHALL BE INSTALLED, AS FOLLOWS:

WIRE GAUGE, SPACING AND ATTACHMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SPECIFICATIONS.

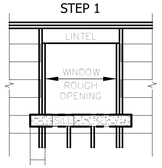
PERIPHERAL FLASHING AT ALL EDGES OF WALL OPENINGS MUST COVER THE WIRE BACKING.

NO ATTACHMENT DEVICES NOR THE WIRE BACKING SHALL COVER OR PENETRATE THE FLASHING MATERIAL.

2 - FLASHING TO BE A MINIMUM OF 6" WIDE.

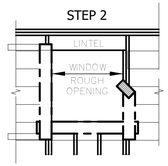
3 - PROVIDE SEALANT AS RECOMMENDED BY WINDOW MANUFACTURER PRIOR TO INSTALLATION OF WINDOW OR SLIDING DOOR.

STEP 1



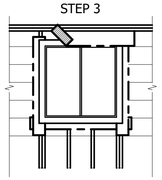
ATTACH SILL STRIP WITH TOP
EDGE LEVEL WITH, ROUGH SILL, EXTEND BEYOND EDGE OF ROUGH OPENING 8" MIN. SECURE ALL APPROVED FLASHING MATERIAL W/ GALVANIZED NAILS OR POWER-DRIVEN STAPLES.

STEP 2



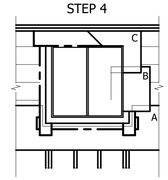
ATTACH JAMB STRIPS WITH SIDE EDGE EVEN WITH ROUGH JAMB FRAMING, START STRIP 1" BELOW LOWER EDGE OF SILL STRIP
AND EXTEND 4" ABOVE LOWER EDGE OF LINTEL.

STEP 3



INSTALL WINDOW INTO ROUGH OPENING WITH SILL
AND JAMB FLANGES OVER PREVIOUSLY INSTALLED FLASHING. ATTACH HEAD FLASHING OVER THE WINDOW FLANGE.

STEP 4

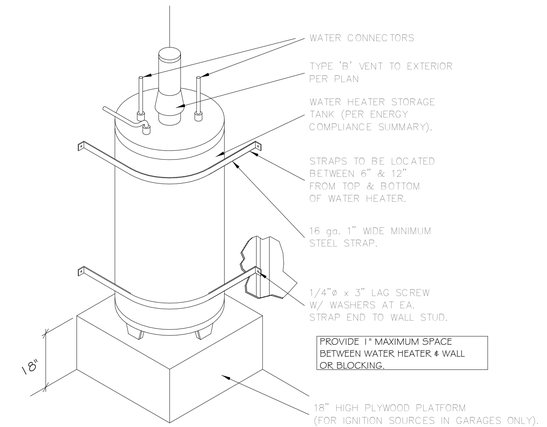


COMMENCING AT THE BOTTOM (SOLE PLATE) OF THE WALL, LAY BUILDING PAPER UNDER SILL STRIP.

NOTE: CUT ANY EXCESS BUILDING PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE LINE ON EA. SIDE OF THE OPENING (SHOWN AS DASHED LINES).

DO NOT SPLICE BUILDING PAPER HORIZONTALLY SO THAT THE PAPER WILL LAP OVER THE JAMB STRIPS. INSTALL SUCCESSIVE LINES OF BUILDING PAPER (B,C,D, ETC.) OVER JAMB AND HEAD FLASHING, LAPPING EA. COURSE.

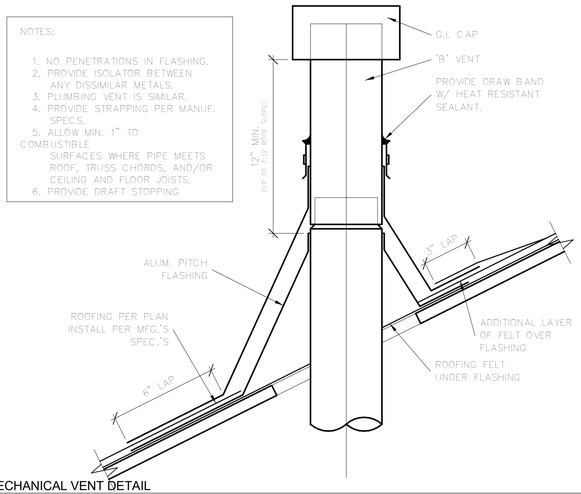
2 A501 NOTES-FLASHING



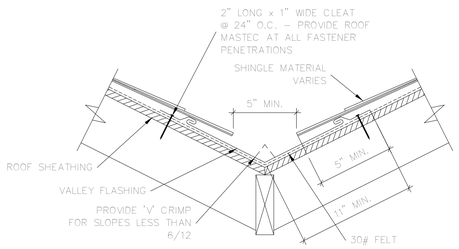
3 A501 WATER HEATER STRAPPING DETAIL

NOTES:

1. NO PENETRATIONS IN FLASHING.
2. PROVIDE ISOLATOR BETWEEN ANY DISSIMILAR METALS.
3. PLUMBING VENT IS SIMILAR.
4. PROVIDE STRAPPING PER MANUF. SPECS.
5. ALLOW MIN. 1" TO COMBUSTIBLE SURFACES WHERE PIPE MEETS ROOF, TRUSS CHORDS, AND/OR CEILING AND FLOOR JOISTS.
6. PROVIDE DRAFT STOPPING

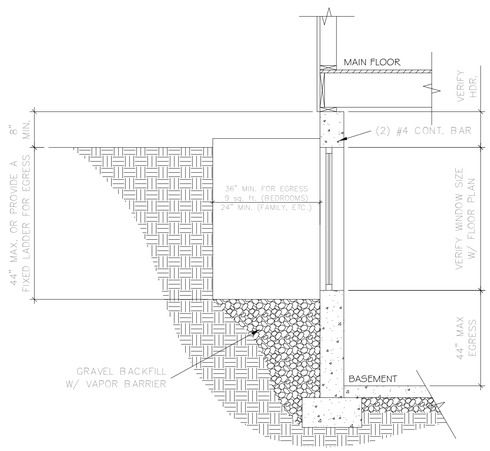


4 A501 MECHANICAL VENT DETAIL

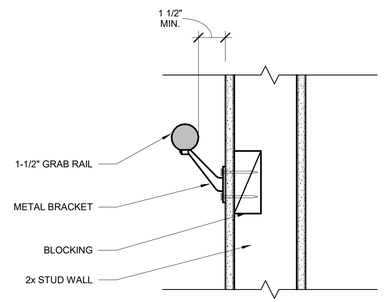


NOTE:
VALLEY FLASHING TO BE 28 ga GALVANIZED SHEET STEEL.

5 A501 VALLEY FLASHING DETAIL



6 A501 WINDOW WELL DETAIL



7 A501 GRAB RAIL DETAIL

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Drawings For:
ELLIS RESIDENCE
LOT 174 SAMAK COUNTRYESTATES
SAMAK, UT

Document Date:
MARCH 23, 2018

Project Status:
PERMIT SET

PROJECT #:	K17-040
DRAWN BY:	TMM
CHECKED BY:	TMM
SCALE:	As indicated

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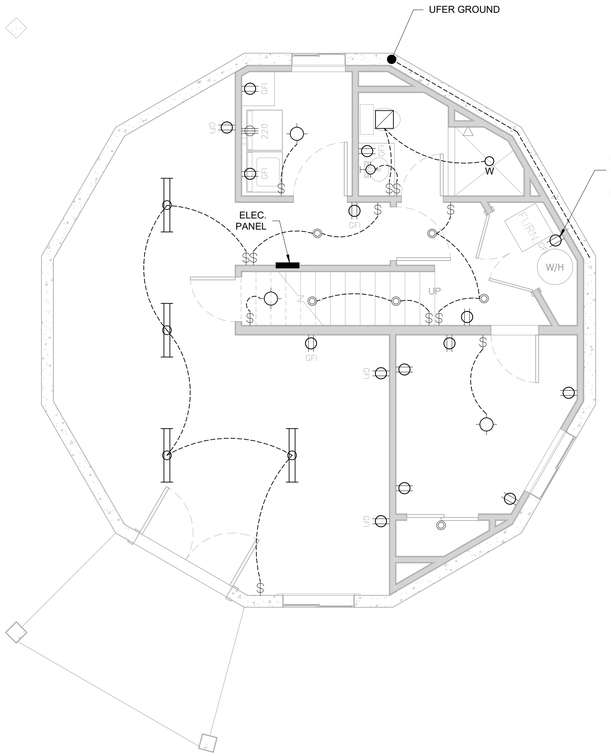
DETAILS

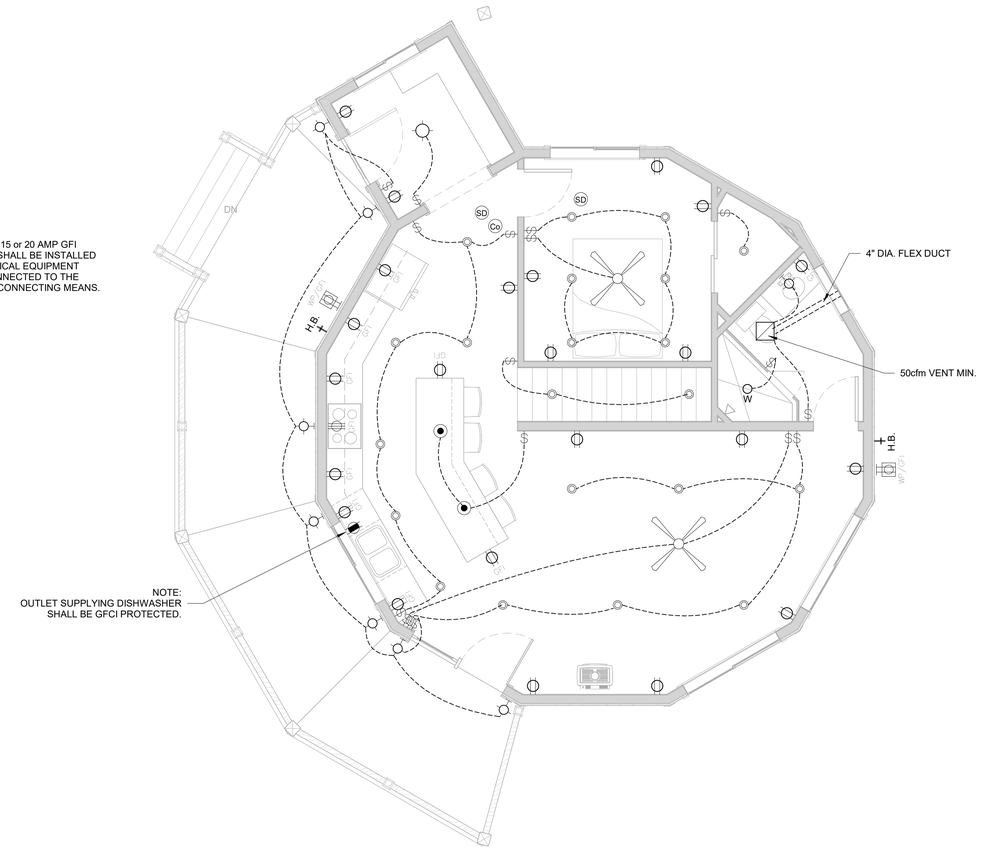
A501

3/23/2018 6:37:06 PM
ELLIS RESIDENCE



1 ELECTRICAL PLAN - LOWER LEVEL

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



2 ELECTRICAL PLAN - MAIN LEVEL

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

ELECTRICAL NOTES

1. PLEASE CONTACT ELECTRICIAN & LOG STACKER PRIOR TO CONSTRUCTION OF BUILDING TO ENSURE ACCURACY OF ALL ELECTRICAL WIRING.
2. ELECTRICAL WIRING ON THESE PRINTS ARE USED AS A GUIDE ONLY. CONSULT ELECTRICIAN FOR PROPER PLACEMENT OF ELECTRICAL FIXTURES.
3. ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS, IN GARAGES, BATHS, UNFINISHED BASEMENTS AND OUTSIDE RECEPTACLES SHALL BE GFCI PROTECTED (IRC E3802).
4. EXTERIOR OUTLETS SHALL HAVE WATERPROOF COVERINGS.
5. ALL ELECTRICAL OUTLET BRANCH CIRCUITS IN ALL BEDROOMS TO BE PROVIDED W/ ARC FAULT PROTECTION.
6. PROVIDE SMOKE DETECTORS CONFORMING TO IRC SECTION R313. ALL LEVELS, ALL BEDROOMS, ACCESS TO ALL BEDROOMS, AND IN ALL ROOMS WITH SLOPED CEILINGS NEXT TO HALLS SERVING BEDROOMS. ALL SMOKE DETECTORS SHALL BE WIRED IN SERIES W/ BATTERY BACK UP. SMOKE DETECTORS SHALL BE INTERCONNECTED SUCH THAT ACTUATION OF ONE SHALL ACTUATE ALL SMOKE DETECTORS. (R313.1-2)
7. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED ON EACH HABITABLE LEVEL OF A DWELLING UNIT EQUIPPED WITH A FUEL BURNING APPLIANCE AND SHALL BE INTERCONNECTED W/ SMOKEDETECTORS & HARD WIRED W/ BATTERY BACK-UP. (R313.2 AS AMENDED BY STATE).
8. ALL BATHROOM FANS TO BE VENTED TO EXTERIOR AT A RATE OF 50 CUBIC FEET PER MINUTE FOR INTERMITTENT OR 20 CUBIC FEET PER MINUTE FOR CONTINUOUS VENTILATION (IRC R303.3).
9. COPPER GROUND ROD TO BE 1/2" x 8" DRIVEN VERTICALLY INTO GROUND BELOW METER BASE/DISCONNECT LOCATION FOR GROUNDING AND BONDING OF ALL METAL PIPING INCLUDING GAS
10. ALL RECEPTACLES SERVICING UNFINISHED BASEMENTS TO BE GFCI PROTECTED.
11. ELECTRICAL PANELS MUST HAVE 30" WIDE BY 36" DEEP WORKING SPACE & 6'-6" HEADROOM. PROVIDE PROPER FIRE RATING FOR BOXES FACING INTO GARAGES.
12. ALL SPAS AND HOT TUBS SHALL COMPLY WITH THE CURRENT INTERNATIONAL RESIDENTIAL CODE, SPECIFICALLY EQUIPMENT LOCATION AND CLEARANCES SHALL COMPLY WITH E4103.
13. PROVIDE A COMFORT HEATING SYSTEM CAPABLE OF MAINTAINING 68 DEGREES F AT A POINT 36 INCHES ABOVE THE FLOOR IN ALL ROOMS (IRC R303.8).
14. OUTLETS ARE REQUIRED TO BE INSTALLED SO THAT NO POINT ALONG WALLS IS MORE THAN 6 FEET FROM AN OUTLET.

GENERAL NOTES

1. SWITCHES SHALL BE GANGED ON ONE PLATE AT EACH LOCATION.
2. SWITCHES ARRANGED FROM JAMB: CEILING, SCONCES, OUTLETS.
3. SWITCHES SHALL BE AT 48" A.F.F. UNLESS NOTED OTHERWISE.
4. SCONCES SHALL BE AT 5'-6" A.F.F. UNLESS NOTED OTHERWISE.
5. SWITCHES SHALL BE 2 OR 3 POLE AS REQUIRED FOR MULTIPLE LOCATION CONTROL AS SHOWN.
6. SEE LIGHTING SCHEDULE FOR FIXTURES TO BE SUPPLIED BY DECORATOR.
7. RECEPTACLES SHALL BE AT 18" A.F.F. UNLESS NOTED OTHERWISE.
8. RECEPTACLES IN WET AREAS SHALL BE G.F.I.
9. ALL RECEPTACLES IN GARAGE, INCLUDING THE GARAGE DOOR OUTLET SHALL BE GFCI PROTECTED.
10. ALL 15 AND 20 AMP RECEPTACLES WITH-IN THE DWELLING UNIT SHALL BE TAMPER RESISTANT RECEPTACLES.
11. ALL BRANCH CIRCUITS THAT SUPPLY RECEPTACLE OUTLETS IN BEDROOMS TO BE PROVIDED WITH ARC-FAULT PROTECTIONS. INCLUDING: LIGHTS, SWITCHES, SMOKE, & RECEPTACLES.
12. OUTLET BOXES IN SOUND RATED CONSTRUCTION (EX. PARTY & CORRIDOR WALLS) SHOULD BE SEPARATED BY A MINIMUM OF 16". IN ADDITION THEY SHOULD BE SEALED w/ PUTTY PADS & ACCOUSTICAL CAULKING. LOW VOLTAGE DEVICES (EX. CABLE & TELEPHONE) SHOULD BE PLACED IN OUTLET BOXES & TREATED AS SUCH.
13. IN THE KITCHEN, A MINIMUM OF TWO 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS SHALL SERVE ALL WALL AND FLOOR RECEPTCLE OUTLETS.

MECHANICAL NOTES

1. DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY BUILT CHIMNEYS EXCEPT WHERE THE SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC CHIMNEY SYSTEM AND INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
2. PROHIBITED LOCATIONS: GAS PIPING SHALL NOT BE INSTALLED IN OR THROUGH A DUCTED SUPPLY, RETURN, EXHAUST, CLOTHES CHUTE, CHIMNEY, DUMBWAITER, OR ELEVATOR SHAFT.
3. GAS PIPING SHALL NOT PENETRATE BUILDING FOUNDATION WALL AT ANY POINT BELOW GRADE.
4. GAS PIPING INSTALLED UNDERGROUND BENEATH BUILDINGS IS PROHIBITED EXCEPT WHERE THE PIPING IS ENCASED IN A CONDUIT. SUCH CONDUIT SHALL EXTEND NOT LESS THAN 4" OUTSIDE THE BUILDING, SHALL BE VENTED ABOVE GRADE TO THE OUTDOORS AND SHALL BE INSTALLED SO AS TO PREVENT THE ENTRANCE OF WATER OR INSECTS.
5. APPLIANCES SHALL NOT BE LOCATED IN SLEEPING ROOMS, BATHROOMS, TOILET ROOMS, STORAGE ROOM OR A SPACE THAT OPENS INTO SUCH ROOMS.

ELECTRICAL SYMBOL LEGEND

- SWITCH
- DIMMER SWITCH
- FAN SWITCH
- JAMB-MOUNTED AUTOMATIC SWITCH
- DUPLEX OUTLET
- DUPLEX OUTLET - HALF SWITCHED
- DUPLEX OUTLET w/ GROUND FAULT CIRCUIT INTERRUPTER (GFI)
- DUPLEX OUTLET w/ GROUND FAULT CIRCUIT INTERRUPTER LOCATED 42" MIN. A.F.F. (GFI 42")
- DEDICATED OUTLET OR JUNCTION BOX TO COORDINATE w/ EQUIP.
- FLOOR RECEPTACLE
- FLOOR RECEPTACLE - HALF SWITCHED
- EXTERIOR RECEPTACLE w/ WATERPROOF COVER & GROUND FAULT INTERRUPTER (WP/GFI)
- TV / DATA
- TELEPHONE JACK
- FLOURESCENT
- CEILING FAN w/ FAN LIGHT
- TRACK LIGHT
- PENDANT LIGHT FIXTURE
- WALL SCONCE
- SURFACE MOUNTED LIGHT FIXTURE
- DIRECTIONAL LIGHT FIXTURE
- DOWNLIGHT (4" CAN)
- WATERPROOF SHOWER LIGHT (W)
- CONTINUOUS UNDERCABINET LIGHT
- CLOSET UTILITY LIGHT (U)
- SMOKE DETECTOR (SD)
- CARBON MONOXIDE DETECTOR (Co)
- EXHAUST FAN VENT
- WALL MOUNT FIXTURE (BATH BAR)
- DOOR CHIME (DC)
- THERMOSTAT (T)

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ELECTRICAL

E101

GENERAL STRUCTURAL NOTES

DESIGN CODE: 2015 IRC, AS AMMENDED

DESIGN LOADS:
LOADS USED IN DESIGN:

1. ROOF	
A) FLAT ROOF SNOW LOAD, Pf	39.3 psf
B) SNOW EXPOSURE COEFFICIENT, Ce	1.0
C) IMPORTANCE FACTOR, I	1.0
2. FLOOR	
A) LIVE LOAD	40 psf
B) DEAD LOAD	15 psf
3. WIND PRESSURE	
A) BASIC WIND SPEED	115 MPH
B) BUILDING CATEGORY	II
C) IMPORTANCE FACTOR, Iw	1.0
D) EXPOSURE CLASSIFICATION	C
E) ENCLOSURE CLASSIFICATION	ENCLOSED
4. SEISMIC LOADS	
A) SEISMIC DESIGN CATEGORY	D
B) SITE CLASS	D
C) IMPORTANCE FACTOR, Ie	1.0
D) MAPPED SPECTRAL RESPONSE ACCELERATION	
Ss	0.813
S1	0.277
E) SPECTRAL RESPONSE COEFFICIENT	
Sds	0.637
Sd1	0.341
F) RESPONSE MODIFICATION FACTOR, R	6.5

FOUNDATION-FOOTINGS:
1. PROJECT GEOTECHNICAL REPORT NOT PROVIDED.

STRUCTURAL MATERIALS

1. CONCRETE	
SLABS 3000 psi @ 28 DAYS	
ELSEWHERE 3000 psi @ 28 DAYS	
2. REINFORCING STEEL	#4-#10 BARS: ASTM A615, GRADE 60
	#3 BARS: ASTM A185, GRADE 40
MESH:	ASTM A185
3. WELDED BARS AND ANCHORS	ASTM A706, GRADE 60
4. WELDED WIRE AND FABRIC	ASTM A185
5. TUBES	ASTM A500, Fy=46 KSI
6. STEEL SHAPESW SHAPES:	ASTM A992, Fy=50 KSI
OTHER SHAPES:	ASTM A36, Fy=36 KSI
PLATES:	ASTM A36, Fy=36 KSI
7. WELDED CONNECTIONS	E70XX ELECTRODES
8. BOLTS	ASTM A325N
9. ANCHOR BOLTS	ASTM A307 or ASTM A36
10. EXPANSION BOLTS	RED-HEAD ANCHORS, WEDGE-ALL ANCHORS, OR NATIONAL FASTENERS. PROVIDE ICBO REPORT FOR EXPANSION ANCHORS USED.
11. DIMENSIONAL FRAMING LUMBER (M.C. NOT TO EXCEED 19%)	DOUGLAS FIR-LARCH #2 OR BETTER Fb = 900 psi Fcr = 625 psi Fv = 180 psi Fcq = 1,350 psi E = 1,600,000 psi
12. POSTS (2005 NDS) (POSTS AND TIMBERS) (M.C. NOT TO EXCEED 19%)	DOUGLAS FIR-LARCH #1 OR BETTER Fb = 1,200 psi Fcq = 1,000 psi
13. TIMBER MEMBERS (2005 NDS) (BEAMS AND STRINGERS) (M.C. NOT TO EXCEED 19%)	DOUGLAS FIR-LARCH #2 OR BETTER Fb = 875 psi Fcr = 625 psi Fv = 170 psi Fcq = 600 psi E = 1,300,000 psi DOUGLAS FIR-LARCH #1 OR BETTER Fb = 1,350 psi Fcr = 625 psi Fv = 170 psi Fcq = 925 psi E = 1,600,000 psi
14. LVL MEMBERS (I-LEVEL TRUS JOIST OR EQUIVALENT)	Fb = 2600 psi Fcr = 750 psi Fv = 285 psi Fcq = 2,510 psi E = 1,800,000 psi
15. GLU-LAM BEAMS (2005 NDS)	24F-V4 DF/DF Fb = 2,400 psi Fcr = 650 psi Fv = 265 psi Fcq = 1,650 psi E = 1,800,000 psi
16. JOISTS	I-LEVEL TRUS JOIST, LOUISIANA PACIFIC, OR EQUIV. (INSTALL PER MFR'S SPEC's)
17. LOG MEMBERS (T.P.I. GRADED AND STAMPED) (M.C. NOT TO EXCEED 19%)	DOUGLAS FIR-LARCH #1 OR BETTER Fb = 1200 psi Fcr = 625 psi Fv = 180 psi Fcq = 1,550 psi E = 1,800,000 psi

18. ERRORS AND OMISSION WHICH MAY OCCUR IN THE CONTRACT DOCUMENTS AND PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER, IN WRITING AND WRITTEN INSTRUCTION SHALL BE OBTAINED PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY ERRORS, DISCREPANCIES OR OMISSIONS FOR WHICH THE CONTRACTOR FAILED TO NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION AND OR FABRICATION OF THE WORK.

FLOOR FRAMING NOTES

1. PROVIDE BLOCKING BETWEEN JOISTS OVER BEARING WALLS AND OVER FOUNDATION AT BAY WINDOWS AND FLOOR CANTILEVERS.
2. FLOOR SHEATHING TO BE INSTALLED PERPENDICULAR TO FLOOR JOISTS.
3. USE SIMPSON ITT2 OR IUS HANGERS AT JOIST TO BEAM CONNECTIONS.
4. USE SIMPSON HHUS HANGERS OR APPROVED EQUAL AT BEAM TO BEAM CONNECTIONS (U.N.O.).

ROOF FRAMING NOTES

1. ALL TRUSSES TO BE SECURED ON EACH END w/ SIMPSON H-1 CLIPS AND GIRDER TRUSSES w/ LGT HOLDOWNS AT EACH END (U.N.O.).
2. PROVIDE SOLID BLOCKING BETWEEN TRUSSES AND RAFTERS OVER BEARING WALLS.
3. USE SIMPSON ITT TOP FLANGE HANGERS AT ALL RAFTER TO BEAM CONNECTIONS (U.N.O.).
4. PROVIDE SOLID BLOCKING UNDER ALL GIRDER TRUSSES AND BEAMS TO FOUNDATION.
5. TRUSS BLOCKING SHALL BE NAILED SOLID TO SHEATHING WITH NAILING THROUGH SHEATHING INTO BLOCKING.
6. VALLEY AND HIP RAFTERS ARE NOT TO BE LESS THAN 2" THICK AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER.

SHEATHING NOTES

FLOOR SHEATHING:
3/4" (48/24) APA RATED T&G SUBFLOOR
10d COMMON @ 6" O.C. AT PANEL EDGES, 10d COMMON @ 10" O.C. FIELD.
ATTACH PANEL TO FRAMEWORK w/ A CONTINUOUS BEAD OF CONSTRUCTION ADHESIVE OR AS REQ'D BY FINISH FLOOR MATERIAL.

ROOF SHEATHING:
5/8" (40/20) APA RATED SHEATHING
8d COMMON @ 6" O.C. AT PANEL EDGES, 8d COMMON @ 12" O.C. FIELD.

EXTERIOR WALL SHEATHING:
7/16" STRUCTURAL "I" RATED PANELS
8d COMMON @ 4" O.C. AT PANEL EDGES, 8d COMMON @ 12" O.C. FIELD.
BLOCK ALL SHEATHING EDGES w/ 2" NOMINAL BLOCKING.
(TYPICAL UNLESS NOTED OTHERWISE ON SHEAR WALL SCHEDULE)

INTERIOR WALL SHEATHING:
1/2" GYPSUM WALL BOARD
#6 x 11/4" SCREWS @ 4" O.C. AT PANEL EDGES & 8" O.C. FIELD. (U.N.O.)

NAILING SCHEDULE (U.N.O.)

1. ALL NAILS SHALL BE COMMON NAILS UNLESS NOTED OTHERWISE.	
2. JOIST TO SILL PLATE OR GIRDER (TOENAIL)	(3) 8d
3. BRIDGING TO JOIST (TOENAIL EA. END)	(2) 8d
4. BOTTOM PLATE TO JOIST OR BLOCKING (FACE NAIL)	(3) 16d @ 16" O.C.
5. TOP PLATE TO STUD (END NAIL)	(2) 16d
6. STUD TO BOTTOM PLATE	(4) 8d TOENAIL or (2) 16d ENDNAIL
7. DOUBLE STUDS (FACENAIL)	16d @ 24" O.C.
8. DOUBLE TOP PLATES (FACE NAIL)	16d @ 16" O.C.
9. TOP PLATES, LAPS & INTERSECTIONS (FACE NAIL)	(2) 16d @ 12" O.C.
10. CONTINUOUS HEADER (2 PIECES)	16d @ 16" O.C. ALONG EACH EDGE
11. ROOF JOIST TO PLATE (TOENAIL)	(3) 8d
12. CONTINUOUS HEADER TO STUD (TOENAIL)	(4) 8d
13. ROOF JOISTS, LAPS OVER PARTITIONS (FACE NAIL)	(3) 16d
14. ROOF JOISTS TO PARALLEL RAFTERS (FACE NAIL)	(3) 16d
15. BUILT-UP CORNER STUDS & COLUMNS	16d @ 24" O.C.
16. BUILT-UP BEAMS (FACE NAIL AT TOP & BOTTOM STAGGERED ON OPPOSITE SIDES)	20d @ 32" O.C.
17. RIM JOIST TO TOP PLATE (TOENAIL)	16d @ 6" O.C.

GENERAL CONCRETE NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE AND LOCAL CODES.
2. REINFORCED CONCRETE DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318-08.
3. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING CONSTRUCTION.
4. ALL SLABS ON GRADE ARE TO BE PLACED ON COMPACTED BACKFILL.
5. ALL REINFORCING STEEL SHALL BE NEW GRADE 60 DEFORMED BARS AND SHALL BE TIED IN PLACE PRIOR TO POURING CONCRETE.
6. REINFORCING STEEL CONCRETE COVER:

   SURFACE CAST AGAINST EARTH: 3"

   FORMED SURFACES IN CONTACT WITH EARTH OR EXPOSED TO WEATHER:
   #5 OR SMALLER: 2"
   #6 OR LARGER: 1-1/2"

   FORMED SURFACES NOT IN CONTACT WITH EARTH OR EXPOSED TO WEATHER
   WALLS, SLABS, JOISTS: 3/4"
7. TOP OF FOUNDATION WALLS TO BE A MINIMUM OF 6" ABOVE FINISHED GRADE.
8. BLOCK OUT OPENINGS FOR GARAGE DOORS AS REQUIRED.
9. ALL CONCRETE EXPOSED TO FREEZING AND THAWING SHALL CONTAIN 5-7% ENTRAINED AIR.
10. ALUMINUM CONDUIT OR PIPING MAY NOT BE EMBEDDED IN ANY CONCRETE.
11. CALCIUM CHLORIDE IS NOT ALLOWED AS AN ADDITIVE TO CONCRETE MIX.

FOUNDATION WALL REINFORCING

8" x 4' WALL	#4 @ 24" o.c. Verticals #4 @ 16" o.c. Horizontals #4 within top and bottom of wall
8" x 8' WALL	#4 @ 24" o.c. Verticals #4 @ 16" o.c. Horizontals #4 within top and bottom of wall
8" x 9' WALL	#4 @ 16" o.c. Verticals #4 @ 16" o.c. Horizontals #4 within top and bottom of wall
~~8" x 10' WALL~~	~~#4 @ 12" o.c. Verticals~~ ~~#4 @ 16" o.c. Horizontals~~ #4 within top and bottom of wall

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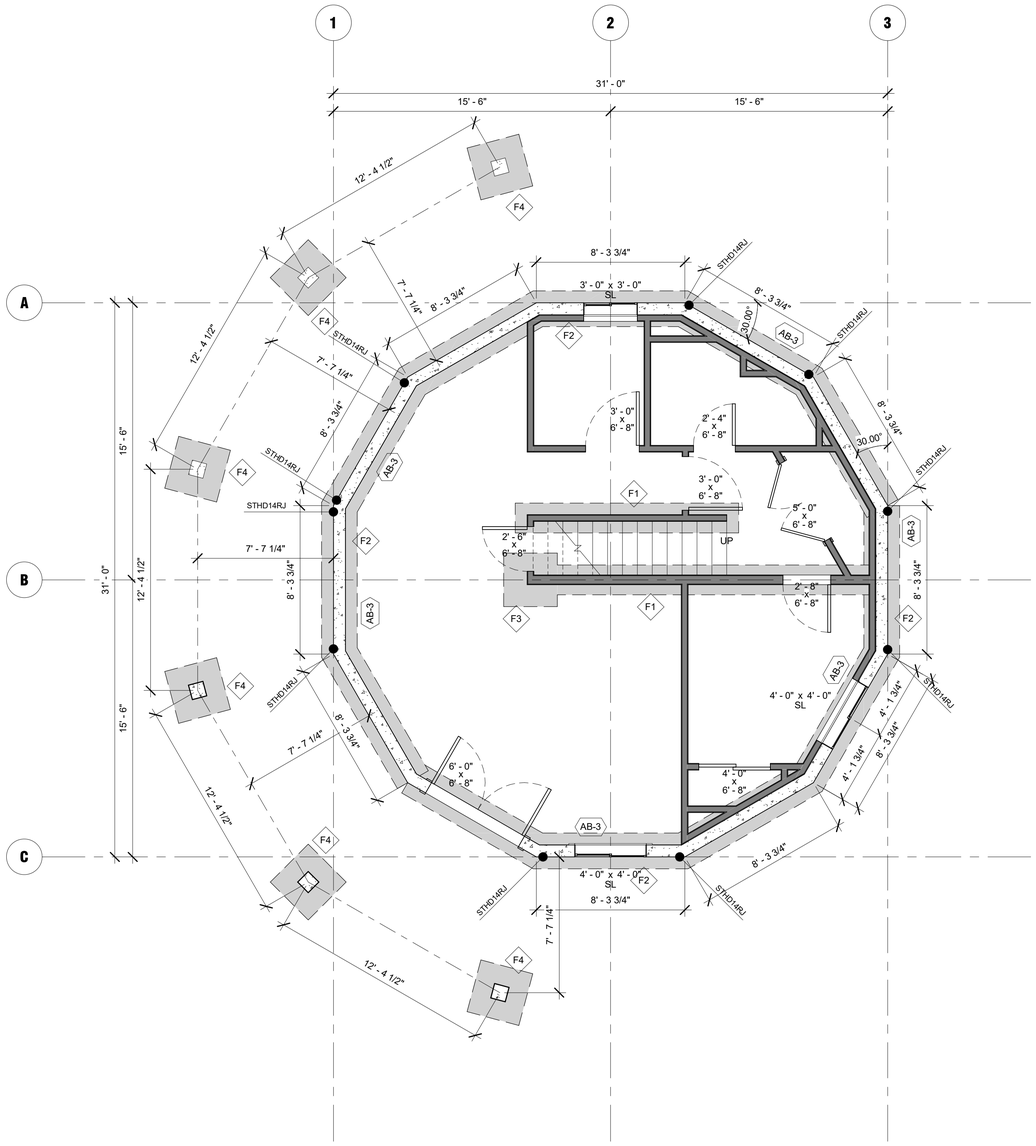
STRUCTURAL NOTES

S001



1 FOOTING FOUNDATION PLAN

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

FOOTING SCHEDULE

Loc	Footing Name	Footing Type	Remarks
F-1	18 in Strip Footing	18in x 10in x CONT Footing w/ (2) #4 bar	
F-2	20 in Strip Footing	20in x 10in x Cont Footing w/ (2) #4 bar	
F-3	30 in x 30 in Spot Footing	30in x 30in x 10in Footing w/ (3) #4 bar each way	
F-4	36 in x 36 in Spot Footing	36in x 36in x 10in Footing w/ (4) #4 bar each way	

FOUNDATION WALL
REINFORCING

8" x 4' WALL	#4 @ 24" o.c. Verticals #4 @ 16" o.c. Horizontals #4 within top and bottom of wall
8" x 8' WALL	#4 @ 24" o.c. Verticals #4 @ 16" o.c. Horizontals #4 within top and bottom of wall
8" x 9' WALL	#4 @ 16" o.c. Verticals #4 @ 16" o.c. Horizontals #4 within top and bottom of wall
~~8" x 10' WALL~~	~~#4 @ 12" o.c. Verticals~~ ~~#4 @ 16" o.c. Horizontals~~ #4 within top and bottom of wall

Anchor Bolt Schedule

LOC	Bolt Type	Spacing	Washer	Sill Plate	Strength (plf)
AB-1	5/8" Standard	48	3" x 3" x 1/4"	2x	232
AB-2	5/8" Standard	32	3" x 3" x 1/4"	2x	348
AB-3	5/8" Standard	24	3" x 3" x 1/4"	2x	465
AB-4	5/8" Standard	16"	3" x 3" x 1/4"	2x	697
AB-5	5/8" Standard	12"	3" x 3" x 1/4"	2x	930
AB-6	5/8" Standard	12"	3" x 3" x 1/4"	3x	1180

Notes:
1. All Studs for shear walls shall be 16" o/c unless noted otherwise.
2. 16d common nail transfer through sill.
3. Staples must be placed with axis parallel to framing member.
4. Minimum anchor bolt size should be abolt-1 if not specified.
5. All anchor bolts should be embedded 7" minimum and should be positioned between two rebar.
6. Holdowns and straps should be "Simpson Strong-tie" brand.
7. All holddowns and straps should be attached per manufacturer's specifications to a minimum of two full height studs. Trimmers should not be used to attach to.

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MARCH 23, 2018

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Drawings For:
ELLIS RESIDENCE
LOT 174 SAMAK COUNTRYESTATES
SAMAK, UT

Document Date:
MARCH 23, 2018

Project Status:
PERMIT SET

PROJECT #:	K17-040
DRAWN BY:	TMM
CHECKED BY:	TMM
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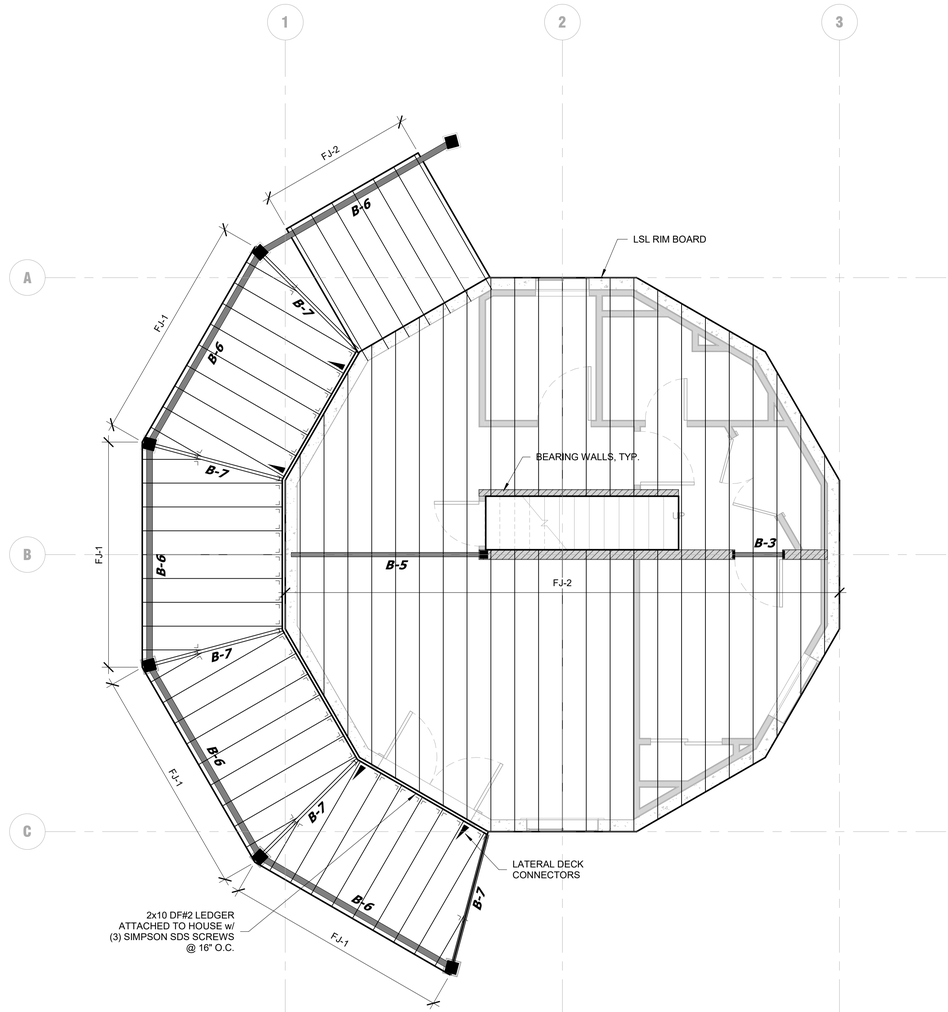
FOOTING / FOUNDATION PLAN

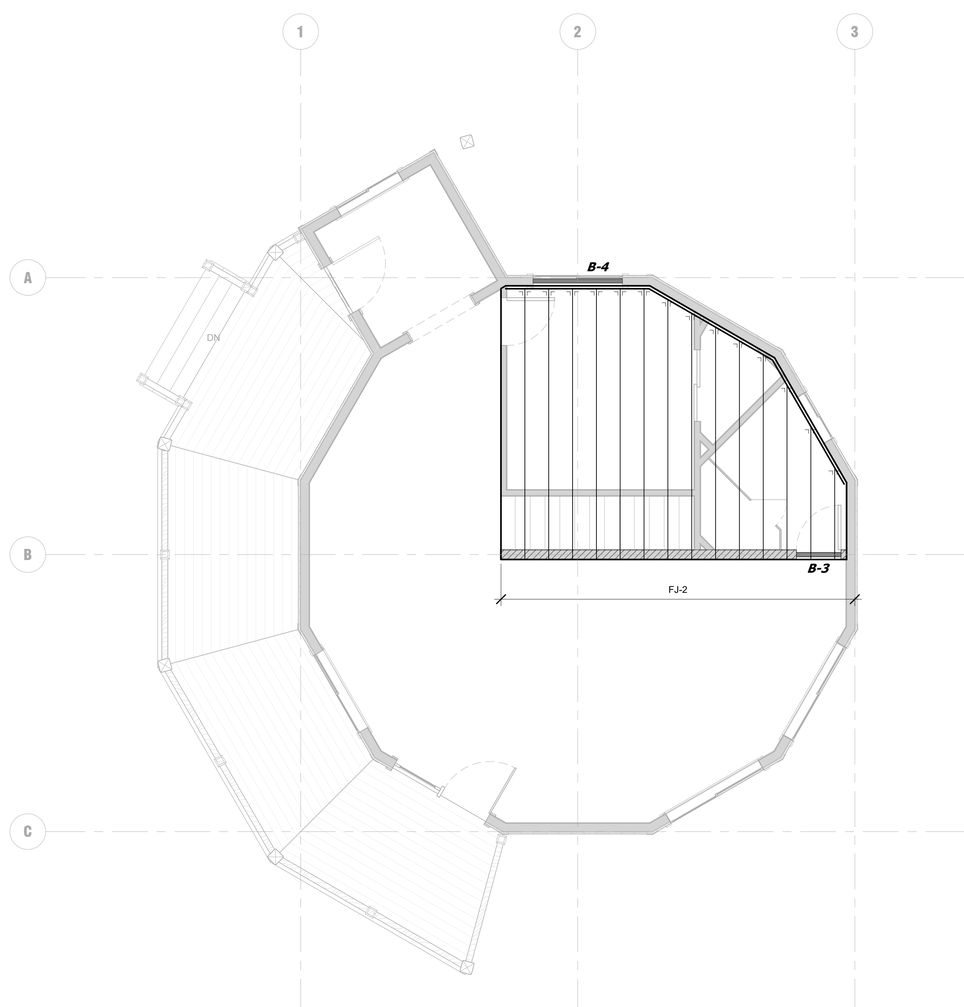
S101



NOTE:
ALL HEADERS IN BEARING & EXTERIOR WALL SHALL BE (2) 2X10 DF#2 UNLESS NOTED OTHERWISE.

1 FRAMING PLAN - MAIN FLOOR

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



NOTE:
ALL HEADERS IN BEARING & EXTERIOR WALL SHALL BE (2) 2X10 DF#2 UNLESS NOTED OTHERWISE.

2 FRAMING PLAN - UPPER FLOOR

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

BEAM SCHEDULE

Loc	Beam Name	Beam Type	Trimmer	Remarks
B-1	ROOF BEAMS	(1) 3.125 x 10.5 GLB	2	
B-2	PORCH ROOF BEAMS	(1) 3.125 x 12 GLB	2	
B-3	TYPICAL WINDOW HEADERS	(2) 2 x 10 DF-L #2	1	
B-4	6' WINDOW HEADER	(2) 1.75 x 9.5 LVL	2	
B-5	FLOOR BEAM	(3) 1.75 x 9.5 LVL	2	
B-6	DECK BEAMS	(1) 3.125 x 10.5 GLB	1	
B-7	DECK GIRDER JOISTS	(2) 2 x 8 DF-L #2	1	

COLUMN SCHEDULE

Loc	Column Name	Column Type	Remarks
C-1	(2) 2in x 4in DF-L #2	(2) 2in x 4in DF-L #2	Built-up Column
C-2	(3) 2in x 4in DF-L #2	(3) 2in x 4in DF-L #2	Built-up Column
C-3	(2) 2in x 6in DF-L #2	(2) 2in x 6in DF-L #2	Built-up Column
C-4	(3) 2in x 6in DF-L #2	(3) 2in x 6in DF-L #2	Built-up Column
C-5	(1) 4in x 4in DF-L #2	(1) 4in x 4in DF-L #2	
C-6	(1) 4in x 6in DF-L #2	(1) 4in x 6in DF-L #2	
C-7	(1) 6in x 6in DF-L #2	(1) 6in x 6in DF-L #2	
C-8	(1) 8in x 8in DF-L #2 Timber	(1) 8in x 8in DF-L #2 Timber	

FLOOR JOIST SCHEDULE

Loc	Joist Name	Joist
FJ-1	DECK JOISTS	(1) 2in x 8in DF#2 Joists(s) @ 16in O.C.
FJ-2	FLOOR JOISTS	(1) 11.875in 110 TJI Joist(s) @ 16in O.C.

ROOF RAFTERS SCHEDULE

Loc	Rafter Name	Rafter
RR-1	ROOF RAFTERS	(1) 11.875in 210 TJI Joist(s) @ 24in O.C.
RR-2	PORCH ROOF RAFTERS	(1) 9.5in 110 TJI Joist(s) @ 24in O.C.

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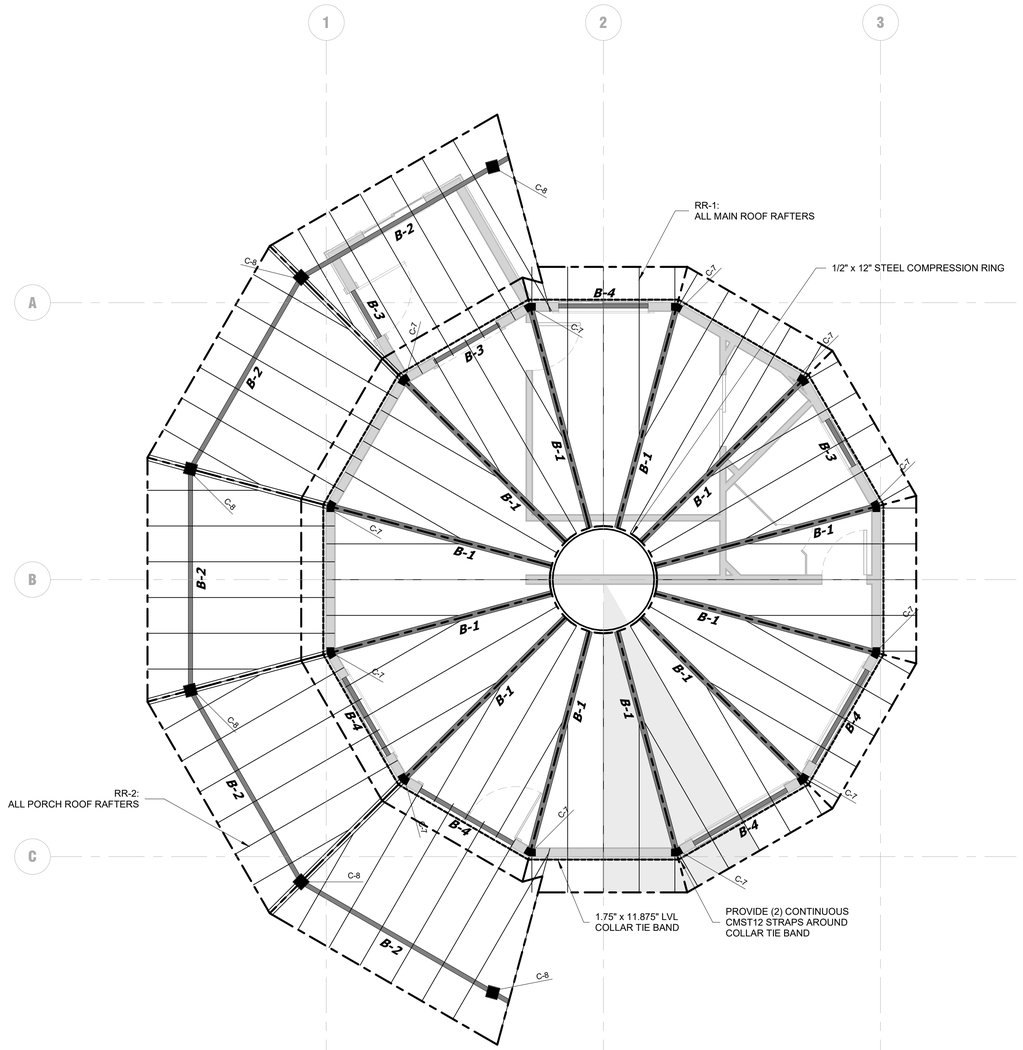
FRAMING PLANS

S201



1 FRAMING PLAN - ROOF

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

BEAM SCHEDULE

Loc	Beam Name	Beam Type	Trimmer	Remarks
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C-6	(1) 4in x 6in DF-L #2	(1) 4in x 6in DF-L #2	
C-7	(1) 6in x 6in DF-L #2	(1) 6in x 6in DF-L #2	
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Loc	Joist Name	Joist
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Loc	Rafter Name	Rafter
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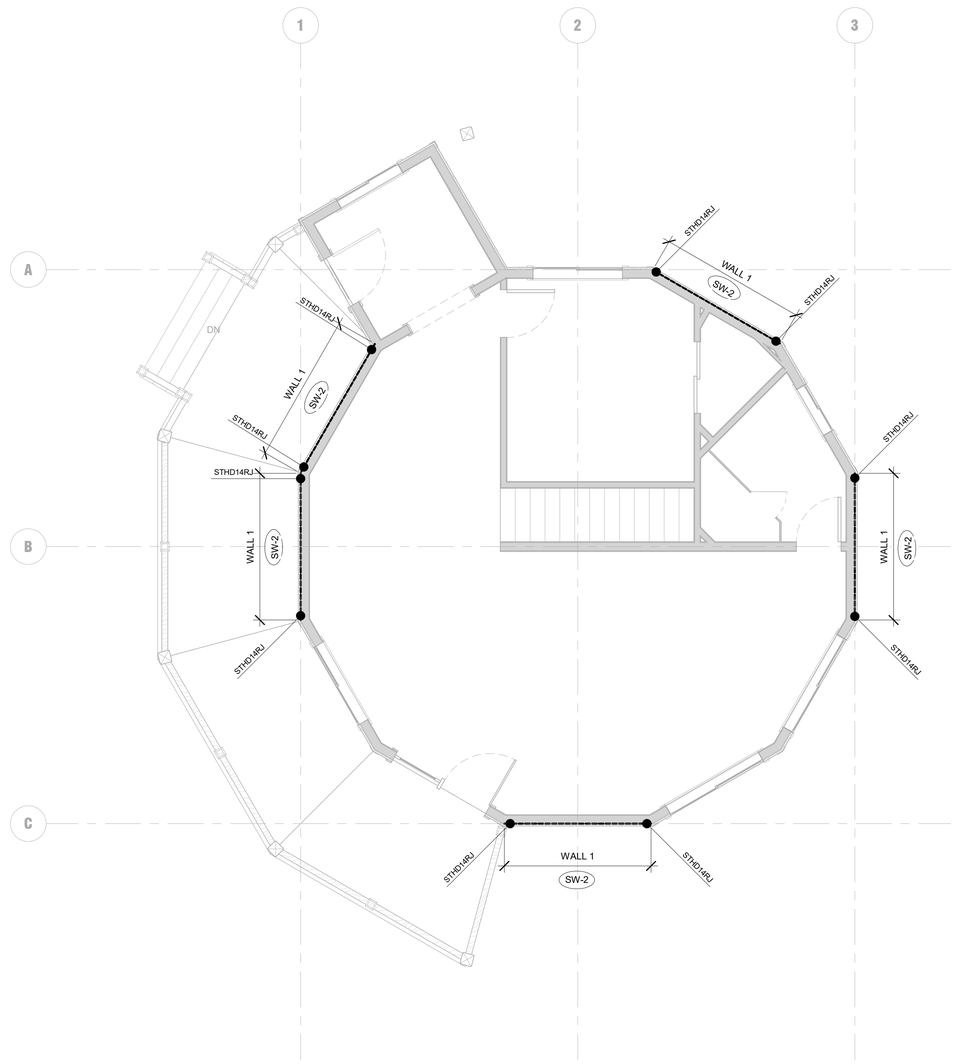

2 SHEAR PLAN - MAIN LEVEL

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

SHEAR WALL LOCATION SCHEDULE

Loc	Description	Shear Wall	Floor Tie	Hold Down	Anchor Bolts
Wall 1	WALL 1	SW-2	none	STHD14RJ	AB-3

Shear Wall Schedule

Description					Nailing		Strength
LOC	Sheathing	Both Sides	Edge Stud	Size	Edge	Field	(plf)
SW-1	7/16" OSB	NO	2 X 4	8d	6	12	335
SW-2	7/16" OSB	NO	2 X 4	8d	4	12	490
SW-3	7/16" OSB	NO	2 X 4	8d	3	12	630
SW-4	7/16" OSB	NO	2x flat or 4x	8d	2	12	820
SW-5	7/16" OSB	YES	2x flat or 4x	8d	4	12	980
SW-6	19/32" OSB	NO	2x flat or 4x	10d	2	12	1217.5

Anchor Bolt Schedule

LOC	Bolt Type	Spacing	Washer	Sill Plate	Strength (plf)
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ELLIS RESIDENCE

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SAMAK, UT

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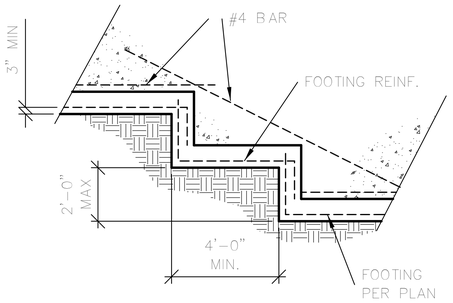
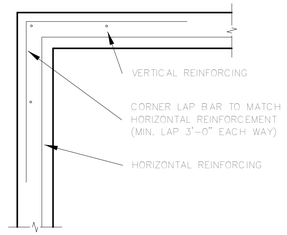
FRAMING PLANS

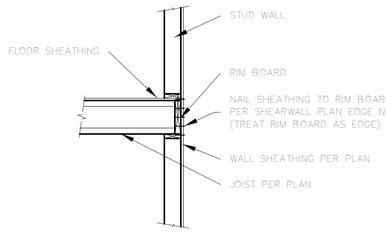
S202



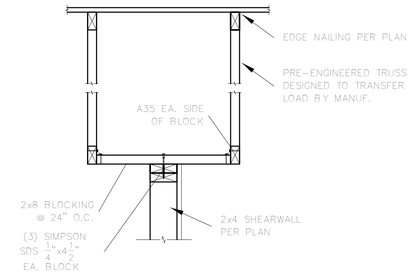
1 S401 FOOTING STEP DETAIL



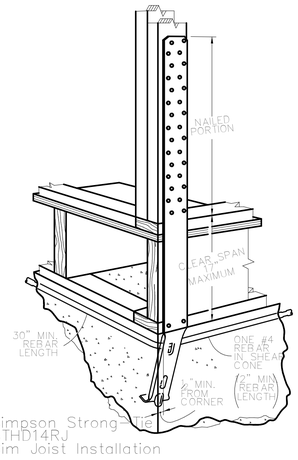
2 S401 FOUNDATION WALL CORNER



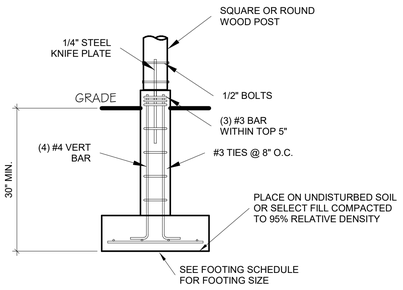
3 S401 SHEAR TRANSFER (PERPENDICULAR)



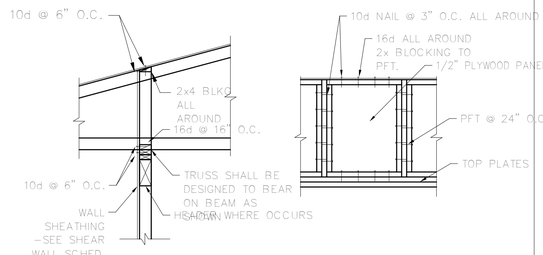
4 S401 SHEAR TRANSFER AT TRUSSES (PARALLEL)



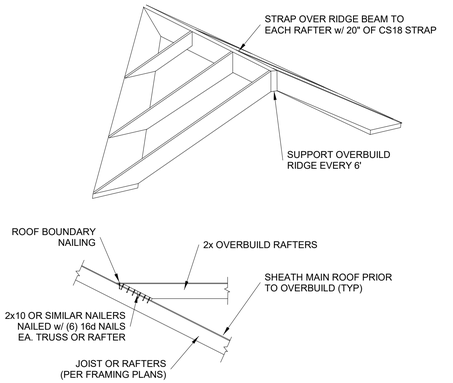
5 S401 STRONG-TIE STHD14RJ



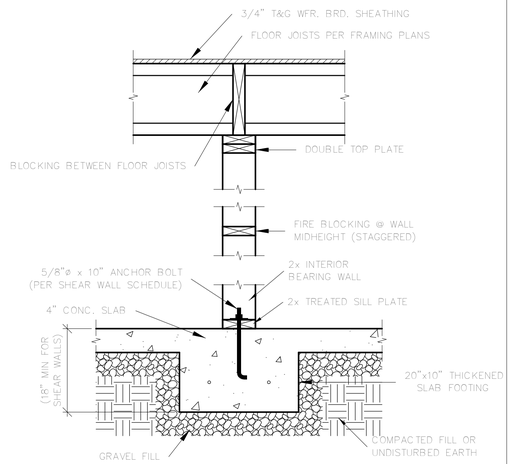
6 S401 TYPICAL SONOTUBE DETAIL



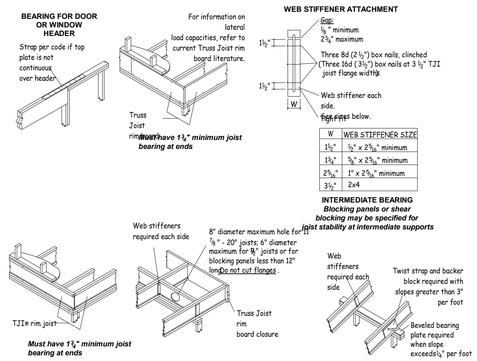
7 S401 SHEAR TRANSFER AT TRUSSES (PERPENDICULAR)



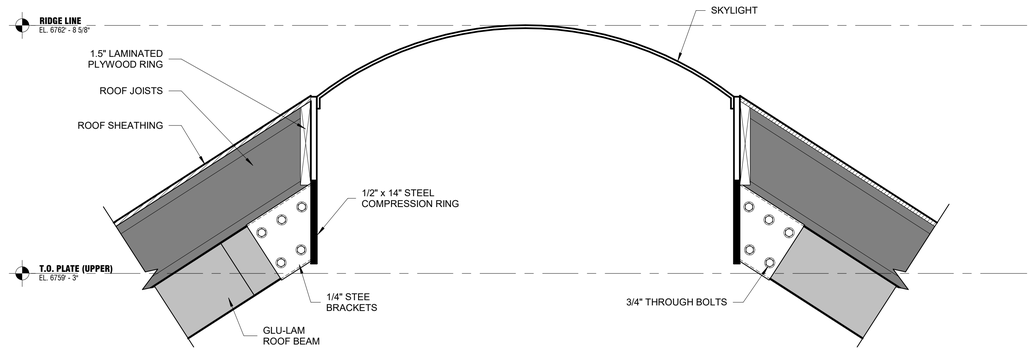
8 S401 ROOF OVERBUILD DETAIL



9 S401 BEARING WALL TO FOOTING



10 S401 FLOOR JOIST DETAILS



11 A202 S401 SKYLIGHT SECTION
SCALE: 1" = 1'-0"

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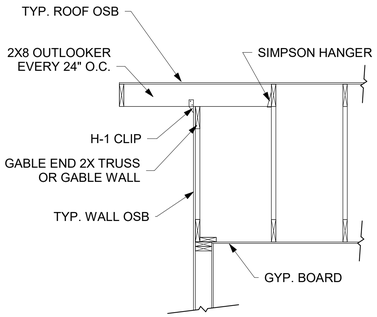
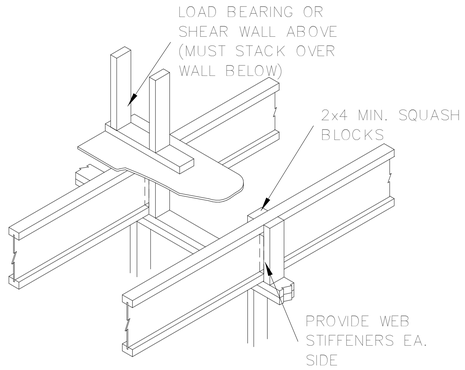
DETAILS

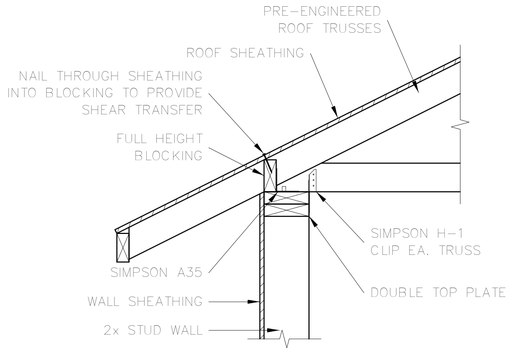
S401



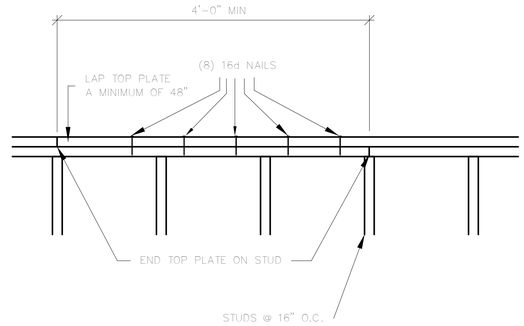
1 S402 GABLE END DETAIL



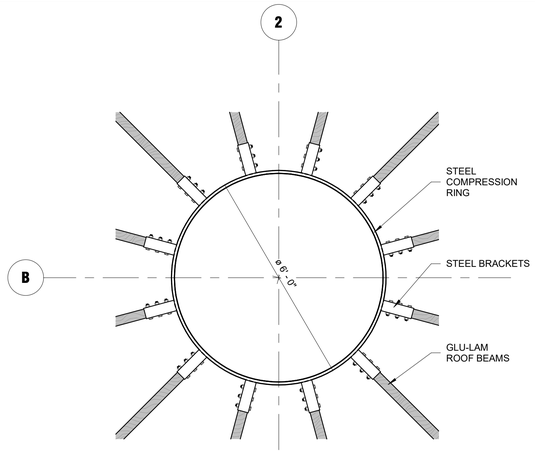
2 S402 INTERIOR BEARING TO FLOOR DETAIL



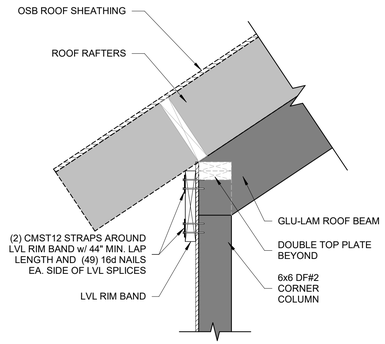
3 A501 S402 TRUSS TO WALL DETAIL



4 S402 TOP PLATE SPLICE DETAIL



5 A203 S402 SKYLIGHT TOP VIEW
SCALE: 1/2" = 1'-0"



6 S402 ROOF BEAM TO COLUMN
SCALE: 1" = 1'-0"

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S402

3/23/2018 8:37:10 PM

ELLIS RESIDENCE