BROADBENT RESIDENCE

AN RML DESIGN PROJECT

GENERAL NOTES

THE GENERAL CONTRACTOR ASSUMES FULL RESPONSIBILITY TO VERIFY THE CONDITIONS, DIMENSIONS, AND STRUCTURAL DETAILS OF THE BUILDING. THE CONTRACTOR ASSUMES FULL LIABILITY FOR ANY PROBLEMS THAT MAY ARISE DUE TO POSSIBLE ERRORS OR OMISSIONS ON THESE PLANS. USE OF THESE PLANS CONSTITUTES COMPLIANCE WITH THE ABOVE TERMS.

IT IS THE DUTY OF THE GENERAL CONTRACTOR TO DISCOVER ANY POTENTIAL ERRORS, OMISSIONS, OR INCONSISTENCIES IN THESE PLANS AND TO REQUEST A SOLUTION OR CLARIFICATION BEFORE CONSTRUCTION BEGINS ON THIS PROJECT.

WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED AND THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES TO EXPEDITE THE JOB IN A SMOOTH AND CONTINUOUS PROCESS.

UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS, AND NOTES SHOWN ON THE CONTRACT DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE.

ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DRAWINGS AND OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE 2021 INTERNATIONAL RESIDENTIAL CODE

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND THE SAFETY IN AND AROUND THE JOB SITE AND OF ADJACENT PROPERTIES.

THE GENERAL CONTRACTOR AND/OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN BOTH DURING AND AFTER CONSTRUCTION.

COMPLIANCE WITH CODES AND ORDINANCES GOVERNING THE WORK SHALL BE MADE AND ENFORCED BY THE GENERAL CONTRACTOR.

NOTE THAT ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

NOTE THAT ALL PLAN VIEWS TAKE PRECEDENCE OVER ELEVATIONS AND SECTIONS.

ALL MATERIALS, SYSTEMS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE PROVISIONS OF THIS CODE

PROFESSIONALS

DESIGNER

RML DESIGN STUDIO

RANDALL M. LEWIS
420 E. SOUTH TEMPLE, SUIT 515
SALT LAKE CITY, UTAH, 84111
801-217-3727

ENGINEERS

YORK ENGINEERING

JACOB WILDING
4883 W. OLD HIGHWAY RD., SUITE A
MORGAN, UTAH 84050
801-876-3501

BUILDING INFORMATION

OWNER

JR AND ALISA BROADBENT

ADDRESS

230 N. HAYSTACK MOUNTAIN DR.
WASATCH COUNTY, UTAH

SQUARE FOOTAGE

MAIN LEVEL	2675 SQ. FT.
TOTAL	2675 SQ. FT.
BASEMENT INCLUDING MECH/STOR CRAFT (337 SQ. FT.): 2,167 SQ. FT.	1830 SQ. FT. 337 SQ. FT.
BASEMENT TOTAL	2,167 SQ. FT.
GARAGE	1679 SQ. FT.

DRAWING INDEX

D E S I G N

420 E. SOUTH TEMPLE
SUITE 515
SALT LAKE CITY, UTAH, 84111
801. 217. 3727

ATTENTION

PROJECT NAME:
BROADBENT RESIDENCE

LOCATION INFO:
ADDRESS
230 N. HAYSTACK MOUNTAIN DR.
COUNTY
WASATCH
STATE
UTAH

CLIENT NAME:
JR & ALISA BROADBENT

PLAN NAME:
CUSTOM

ORIGINAL RELEASE:
MARCH 19, 2024

REVISION DATES
04/05/2024
05/02/2025
XX/XX/XXXX
XX/XX/XXXX

BROADBENT-C-XXX-15-23-B

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A. LIGHT AND VENTILATION NOTES

1. ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINODWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.

2. THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION R310 AND AN APPROVED MECHANICAL VENTILATION SYSTEM IS INSTALLED IN ACCORDANCE WITH I.R.C.

3. THE GLAZED AREAS NEED NOT BE INSTALLED IN ROOMS WHERE EXCEPTION ONE ABOVE IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (65 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" (762MM) ABOVE THE FLOOR LEVEL.

4. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOW OF NOT LESS THAN THREE SQUARE FEET, ONE-HALF OF WHICH MIUST BE OPENABLE.

5. THE GLAZED AREA SHALL NOT BE REQUIRED WHERE ARTIFICIAL LIGHT AND A MECHANICAL VENTILATION SYSTEM ARE PROVIDED. THE MINIMUM VENTILATION RATES SHALL BE 50 CFM (24 L/S) FOR INTERMITTENT VENTILATION OR 20 CFM (10 L/S) FOR CONTINUOUS VENTILATION. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE.

6. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIRS, INCLUDING THE LANDINGS AND TREADS. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING OF THE STAIRWAY. FOR INTERIOR STAIRS THE ARTIFICIAL LIGHT SOURCES SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1 FOOT-CANDLE (11 LUX) MEASURED AT THE CENTER OF TREADS AND LANDINGS. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTSIDE GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE BOTTOM LANDING OF THE STAIRWAY.

7. AN ARTIFICIAL LIGHT SOURCE IS NOT REQUIRED AT THE TOP AND BOTTOM LANDING, PROVIDED AN ARTIFICIAL LIGHT SOURCE IS LOCATED DIRECTLY OVER EACH STAIRWAY SECTION.

8. WHERE LIGHTING OUTLETS ARE INSTALLED IN INTERIOR STAIRWAYS, THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHTING OUTLET WHERE THE STAIRWAY HAS SIX OR MORE RISERS. THE ILLUMINATION OF EXTERIOR STAIRWAYS SHALL BE CONTROLLED FROM INSIDE THE DWELLING UNIT.

B. GLASS & GLAZING NOTES

1. 1. SAFETY GLASS (TEMPERED) SHALL BE USED IN ALL HAZARDOUS LOCATIONS. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING:

- GLAZING IN SWINGING DOORS EXCEPT JALOUSIES.
- GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
- GLAZING IN STORM DOORS.
- GLAZING IN ALL UNFRAMED SWINGING DOORS.
- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH (610 MM) ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE.

2. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED ABOVE THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
3.1 EXPOSED AREA OF AN INDIVIDUAL PANE LARGER THAN 9 SQUARE FEET (0.836M2).
3.2 BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
3.3 TOP EDGE MORE THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
3.4 ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE GLAZING.

3. ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OF HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL INFILL PANELS.

4. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE A WALKING SURFACE AND WITHIN 60 INCHES (1524 MM) HORIZONTALLY OF THE WATER'S EDGE. THIS SHALL APPLY TO SINGLE GLAZING AND TO ALL PANES IN MULTIPLE GLAZING.

5. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES (914 MM) HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES (1524 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.

6. GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES (1524 MM) HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES (1524 MM) ABOVE THE NOSE OF THE TREAD.

C. FOUNDATION DRAINAGE NOTES

1. DRAINS SHALL BE PROVIDED AROUND ALL CONCRETE OR MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE. DRAINAGE TILE, GRAVEL, OR CRUSHED STONE DRAINS, PERFORATED PIPE OR OTHER APPROVED SYSTEMS OR MATERIALS SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM. GRAVEL OR CRUSHED STONE DRAINS SHALL EXTEND AT LEAST 1 FOOT BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 6 INCHES ABOVE THE FOOTING AND BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE TOP OF THE OPEN JOINTS OF DRAIN TILES SHALL BE PROTECTED WITH STRIPS OF BUILDING PAPER, AND THE DRAINAGE TILES OR PERFORATED PIPE SHALL BE PLACED ON A MINIMUM OF 2 INCHES OF WASHED GRAVEL OR CRUSHED ROCK AT LEAST ONE SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR THE PERFORATION ON COVERED WITH NOT LESS THAN 6 INCHES OF THE SAME MATERIAL

   A DRAINAGE SYSTEM IS NOT REQUIRED WHEN THE FOUNDATION IS INSTALLED ON WELL-DRAINED GROUND OR SAND-GRAVEL MIXTURE SOILS ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM.

2. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 MM)

D. PLUMBING NOTES

1. FUEL-FIRED WATER HEATERS SHALL NOT BE INSTALLED IN A ROOM USED AS A STORAGE CLOSET. WATER HEATERS LOCATED IN A BEDROOM OR BATHROOM SHALL BE INSTALLED IN A SEALED ENCLOSURE SO THAT COMBUSTION AIR WILL NOT BE TAKEN FROM THE LIVING SPACE. INSTALLATION OF DIRECT-VENT WATER HEATERS WITHIN AN ENCLOSURE US NOT REQUIRED.

2. WHERE A STORAGE TANK-TYPE WATER HEATER OR A HOT WATER STORAGE TANK IS INSTALLED IN A LOCATION WHERE WATER LEAKAGE FROM THE TANK WILL CAUSE DAMAGE, THE TANK SHALL BE INSTALLED IN A GALVANIZED SPEEL PAN HAVING A MATERIAL THICKNESS OF .0236" (.6010MM)(NO. 24 GAGE), OR OTHER PANS APPROVED FOR SUCH USE. LISTED PANS SHALL COMPLY WITH CSA LC3.

3. NO WATER PIPING DRAINAGE TRAPS SHALL BE PLACED IN WALLS WHICH ARE EXPOSED TO OUTSIDE AIR. THIS INCLUDES, BUT IS NOT LIMITED TO, UNHEATED GARAGES AND ATTIC WALLS.

4. WATER SOFTENER DRAINAGE OUTLETS SHALL BE CONNECTED TO THE BUILDING DRAINAGE SYSTEM THROUGH AIR GAPS.

5. PLUMBING VENTS SHALL TERMINATE AT LEAST 3 FEET ABOVE, 10 FEET AWAY FROM, OR 4 FEET BELOW AN OPENABLE WINDOW, DOOR, OR AIR INTAKE OPENINGS.

6. IN SEISMIC DESIGN CATEGORIES D0, D1, D2, AND TOWNHOUSES
   IN SEISMIC DESIGN CATEGORY C, WATER HEATERS SHALL BE ANCHORED OR STRAPPED IN THE UPPER ONE-THIRD AND THE LOWER ONE-THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE-THIRD OF THE OPERATING WEIGHT OF THE WATER HEATER, ACTING IN ANY HORIZONTAL DIRECTION, OR IN ACCORDANCE WITH THE APPLIANCE MANUFACTURER'S RECOMMENDATIONS. MAINTAIN 4" CLEARANCE ABOVE CONTROLS FOR LOWER STRAP

7. BACKFLOW PREVENTERS SHALL NOT BE LOCATED IN AREAS SUBJECT TO FREEZING EXCEPT WHERE THEY CAN BE REMOVED BY MEANS OF UNIONS, OR ARE PROTECTED BY HEAT, INSULATION, OR BOTH.

8. INDIVIDUALLY INSULATE ALL PLUMBING, WATER, AND DRAIN LINES IN ALL AREAS SUBJECT TO FREEZING. EXTERIOR WALLS, ATTICS, CRAWL SPACES, GARAGES, AND EXTERIOR WALLS. WATER SERVICE PIPES SHALL BE INSTALLED NOT LESS THAN 12" DEEP AND NOT LESS THAN 6" BELOW THE FROST LINE.

9. CONCEALED SLIP JOINT FIXTURE CONNECTIONS SHALL BE PROVIDED WITH AN ACCESS PANEL TO THE UTILITY AREA WHICH HAS A MINIMUM DIMENSION OF 12 INCHES. THE ACCESS PANEL IS NOT REQUIRED WHEN THE JOINTS ARE MADE BY SCREWING, SOLDERING, OR SOLVENT CEMENTING TO MAKE A SOLID CONNECTION.

10. IN LOCALITIES HAVING A WINTER DESIGN TEMPERATURE OF 32°F (0°C) OR LOWER AS SHOWIN IN TABLE R301.2(1) OF THIS CODE, A WATER, SOIL, OR WASTE PIPE SHALL NOT BE INSTALLED OUTSIDE OF A BUILDING, IN EXTERIOR WALLS, IN ATTICS OR CRAWL SPACES, OR IN ANY OTHER PLACE SUBJECTED TO FREEZING TEMPERATURE UNLESS ADEQUATE PROVISION IS MADE TO PROTECT IT FROM FREEZING BY INSULATION OR HEAT OR BOTH. WATER SERVICE PIPE SHALL BE INSTALLED NOT LESS THAN 12 INCHES (305 MM) DEEP AND NOT LESS THAN 6 INCHES (152 MM) BELOW THE FROST LINE.

11. OPEN VENT PIPES THAT EXTEND THROUGH A ROOF SHALL BE TERMINATED AT LEAST 6 INCHES (152 MM) ABOVE THE ROOF OR 6 INCHES (152 MM) ABOVE THE ANTICIPATED SNOW ACCUMULATION, WHICHEVER IS GREATER, EXCEPT THAT WHERE A ROOF IS TO BE USED FOR ANY PURPOSE OTHER THAN WEATHER PROTECTION, THE VENT EXTENSION SHALL BE RUN AT LEAST 7 FEET (2134 MM) ABOVE THE ROOF.

12. WHERE THE 97.5 PERCENT VALUE FOR OUTSIDE DESIGN TEMPERATURE IS 0 DEGREES FAHRENHEIT (-18 DEGREES CELSIUS) OR LESS, EVERY VENT EXTENSION THROUGH A ROOF OR WALL SHALL BE A MINIMUM OF 3 INCHES (76 MM) IN DIAMETER. ANY INCREASE IN THE SIZE OF THE VENT SHALL BE MADE INSIDE THE STRUCTURE A MINIMUM OF 1 FOOT (305 MM) BELOW THE ROOF OR INSIDE THE WALL.

13. ALL SHOWER DOOR OPENINGS SHALL HAVE A MINIMUM OF 22" CLEAR AND UNOBSTRUCTED FINISHED WITDTH WITH THE DOOR OPEN.

PLUMBING NOTES CONT...

14. THE JUNCTURE OF EACH VENT PIPE WITH THE ROOF LINE SHALL BE MADE WATER TIGHT BY AN APPROVED FLASHING. VENT EXTENSIONS IN WALLS AND SOFFITS SHALL BE MADE WATER TIGHT BY CAULKING.

15. VENT TERMINALS SHALL NOT BE USED AS A FLAG POLE OR TO SUPPORT FLAG POLES, TV AERIALS, OR SIMILAR ITEMS, EXCEPT WHEN THE PIPING HAS BEEN ANCHORED IN AN APPROVED MANNER.

16. INDIVIDUAL SHOWER AND TUB/SHOWER COMBINATION VALVES SHALL BE EQUIPPED WITH CONTROL VALVES OF THE PRESSURE-BALANCE, THERMOSTATIC-MIXING OR COMBINATION PRESSURE-BALANCE/THERMOSTATIC-MIXING VALVE TYPES WITH A HIGH LIMIT STOP IN ACCORDANCE WITH ASSE 1016 OR CSA B125.1. THE HIGH LIMIT STOP SHALL BE SET TO LIMIT WATER TEMPERATURE TO A MAXIMUM OF 120 DEGREES FAHRENHEIT (49 DEGREES CELSIUS). IN-LINE THERMOSTATIC VALVES SHALL NOT BE USED FOR COMPLIANCE WITH THIS SECTION.

17. THE HOT WATER SUPPLIED TO BATHTUBS AND WHIRLPOOL BATHTUBS SHALL BE LIMITED TO A MAXIMUM TEMPERATURE OF 120 DEGREES FAHRENHEIT (49 DEGREES CELSIUS) BY A WATER TEMPERATURE-LIMITING DEVICE THAT CONFORMS TO ASSE 1070 OR CSA B125.3, EXCEPT WHERE SUCH A PROTECTION IS OTHERWISE PROVIDED BY A COMBINATION TUB/SHOWER VALVE IN ACCORDANCE WITH I.R.C.

18. A MEANS FOR CONTROLLING INCREASED PRESSURE CAUSED BY THERMAL EXPANSION SHALL BE PROVIDED WHERE REQUIRED IN ACCORDANCE WITH I.R.C.

19. FOR WATER SERVICE SYSTEM SIZES UP TO AND INCLUDING 2 INCHES (51 MM), A DEVICE FOR CONTROLLING PRESSURE SHALL BE INSTALLED WHERE, BECAUSE OF THERMAL EXPANSION, THE PRESSURE ON THE DOWNSTREAM SIDE OF A PRESSURE-REDUCING VALVE EXCEEDS THE PRESSURE-REDUCING VALVE SETTING.

20. WHERE A BACKFLOW PREVENTION DEVICE, CHECK VALVE, OR OTHER DEVICE IS INSTALLED ON A WATER SUPPLY SYSTEM UTILIZING STORAGE WATER HEATING EQUIPMENT SUCH THAT THERMAL EXPANSION CAUSES AN INCREASE IN PRESSURE, A DEVICE FOR CONTROLLING PRESSURE SHALL BE INSTALLED.

21. FIBER-CEMENT, FIBER-MAT REINFORCED CEMENTITIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1288, C 1325, C1178 OR C 1278, RESPECTIVELY, AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS

22. TRAPS SHALL HAVE A LIQUID SEAL NOT LESS THAN 2 INCHES (51 MM) AND NOT MORE THAN 4 INCHES (102 MM). TRAPS FOR FLOOR DRAINS SHALL BE FITTED WITH A TRAP PRIMER OR SHALL BE OF THE DEEP SEAL DESIGN. TRAP SEAL PRIMER VALVES SHALL CONNECT TO THE TRAP AT A POINT ABOVE THE LEVEL OF THE TRAP SEAL.

23. SILLCOCKS, HOSE BIBBS, WALL HYRDRANTS AND OTHER OPENINGS WITH A HOSE CONNECTION SHALL BE PROTECTED BY AN ATMOSPHERIC-TYPE OR PRESSURE-TYPE VACUUM BREAKER OR A PERMANENTLY ATTACHED HOSE CONNECTION VACUUM BREAKER.

24. FIXTURE VALVES, WHEN INSTALLED, SHALL BE LOCATED EITHER AT THE FIXTURE OR AT THE MANIFOLD. IF VALVES ARE INSTALLED AT THE MANIFOLD, THEY SHALL BE LABELED INDICATING THE FIXTURE SERVICED.

25. VALVES SERVING INDIVIDUAL FIXTURES, APPLIANCES, RISERS AND BRANCHES SHALL BE PROVIDED WITH ACCESS. AN INDIVIDUAL SHUTOFF VALVE SHALL BE REQUIRED ON THE FIXTURE SUPPLY PIPE TO EACH PLUMBING FIXTURE OTHER THAN BATHTUBS AND SHOWERS.

26. ACCESS PANEL OPENINGS FOR JETTED TUB PUMPS OR MOTORS MUST BE 18" X 18" WHERE EQUIPMENT IS LOCATED MORE THAN TWO FEET FROM ACCESS OPEING AND 12" X 12" IF SUCH EQUIPMENT IS LESS THAN TWO FEET FROM ACCESS OPENING

27. COPPER TYPE PIPE IS REQUIRED FOR WATER SERVICE

28. PROVIDE BACKFLOW PREVENTION DEVICE FOR BASEMENT DRAINAGES

29. WHERE THE FLOOD LEVEL RIMS OF PLUMBING FIXTURES ARE BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER, THE FIXTURES SHALL BE PROTECTED BY A BACKWATER VALVE INSTALLED IN THE BUILDING DRAIN, BRANCH OF THE BUILDING DRAIN OR HORIZONTAL BRANCH SERVING SUCH FIXTURE. PLUMBING FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE COVER IN THE PUBLIC SEWER SHALLNOT DISCHARGE THROUGH A BACKWATER VALVE

30. INSTALL NON-FREEZE TYPE BACKFLOW PREVENTER HOSE BIBS.

31. MAXIMUM FLOW RATES ARE AS FOLLOWS

LAVATORY FAUCETS - 2.2 GPM AT 60 PSI
SHOWER HEAD - 2.5 GPM AT 80 PSI
SINK - 2.2 GPM AT 60 PSI
TOILET - 1.6 GALLONS PER FLUSH

32. A SHOWER PAN IS TO BE PROVIDED.
33. INTERIOR WATER AND GAS PIPING IS TO BE BONDED AS PER IRC R3609.6 AND R3609.7
34. WATER HAMMER ARRESTORS ARE REQUIRED AT QUICK-CLOSING VALVES SUCH AS DISHWASHERS, CLOTHES WASHERS, ETC.

E. GARAGE FRAMING NOTES

1. THE HEIGHT OF THE FRAMED WALL INDICATED FOR THE GARAGE REFERENCES THE FINISHED MAIN FLOOR AND NOT THE LITERAL HEIGHT OF THE WALL FROM THE FOUNDATION WALL OF THE GARAGE. THE LITERAL WALL WOULD BE TYPICALLY TALLER THAN THE HEIGHT NOTED.

   IF NO WALL HEIGHT INDICATION IS GIVEN, IT IS ASSUMED THAT THE TOP OF THE GARAGE WALL IS CONTINUOUS WITH THE TOP OF THE WALL OF THE PORTION OF THE HOUSE CLOSEST TO THE GARAGE.

   THE DESIGNATION A.F.F. INDICATES ABOVE THE FINISHED MAIN FLOOR.

F. ELECTRICAL NOTES

1. UNDERGROUND ELECTRICAL SERVICES SHALL BE INSTALLED IN 3 INCH RIGID RISER WITH 3 INCH RIGID ELBOW ATTACHED TO 3 INCH PVC ELECTRICAL DUCT TO WITHIN 1 FOOT OF PEDESTAL AND BURIED A MINIMUM OF 18 INCHES DEEP.

2. OVERHEAD ELECTRICAL SERVICES SHALL BE INSTALLED IN MINIMUM 3 INCH RIGID STEEL ELECTRICAL CONDUIT AT CLEARANCES.

3. PROVIDE AN U-FER GROUND. THERE IS TO BE A METALLIC WATER SERVICE OR A CONCRETE ENCASED ELECTRODE AVAILABLE FOR USE AS A GROUNDING ELECTRODE FOR THE HOUSE. AN ELECTRODE ENCASED BY AT LEAST 2 INCHES (51 MM) OF CONCRETE, LOCATED WITHIN AND NEAR THE BOTTOM OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET (6069 MM) OF ONE OR MORE BARE OR ZINC-GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN 1/2 INCH (12.7 MM) DIAMETER, OR CONSISTING OF AT LEAST 20 FEET (6069 MM) OF BARE COPPER CONDUCTOR NOT SMALLER THAN NO. 4 SHALL BE CONSIDERED AS A GROUNDING ELECTRODE. REINFORCING BARS SHALL BE PERMITTED TO BE BOUNDED TOGETHER BY THE USUAL TIE WIRES OR OTHER EFFECTIVE MEANS.

4. ALL BATHROOM RECEPTICLES ARE GFCI PROTECTED.

5. AFCI PROTECT ALL 120 VOLT, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS INSTALLED IN BEDROOMS, KITCHENS, AND LAUNDRY AREAS. THIS INCLUDES INDIVIDUAL BRANCH (MOTOR) CIRCUITS.

6. ALL 125 VOLT, SINGLE PHASE, 15- & 20- AMPERE RECEPTACLES SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL INSTALLED IN THE FOLLOWING LOCATIONS: BATHROOM RECEPTACLES, GARAGE AND ACCESSORY BUILDING RECEPTACLES, OUTDOOR RECEPTACLES, CRAWL SPACE RECEPTACLES, UNFINISHED BASEMENT RECEPTACLES, KITCHEN RECEPTACLES, AND LAUNDRY, UTILITY, AND BAR SINK RECEPTACLES.

7. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWLSPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

8. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.

9. UTAH STATE AMENDMENT REQUIRES CARBON MONOXIDE DETECTORS ON EACH HABITABLE LEVEL OF DWELLING EQUIPPED WITH FUEL BURNING APPLIANCES. CARBON MONOXIDE DETECTORS ARE TO BE COMBINATION UNITS WIRED IN SERIES W/ SMOKE DETECTORS. THEY WILL BE HARD WIRED WITH BATTERY BACK UP.
   STATE AMENDMENT

10. ALL ELECTRICAL RECEPTACLES AND SWITCHES SHALL BE AT LEAST 18 INCHES ABOVE THE FLOOR IN THE GARAGE, OR IN ANY ROOM WITH ACCESS ONLY FROM THE GARAGE.

11. A CLEAR WORK AREA AT LEAST 36 INCHES DEEP & 30 INCHES WIDE SHALL EXIST IN FRONT OF THE POWER PANEL.

12. APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN GARAGES.

13. WALL SCONCE LIGHTS ARE TO BE A MINIMUM OF 84" ABOVE FINISHED FLOOR LEVEL

14. IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREA OF A DWELLING UNIT, THE TWO OR MORE 20-AMPRE SMALL-APPLIANCE BRANCH CIRCUITS REQUIRED BY SECTION E3703.2 SHALL SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS COVERED BY SECTIONS E3901.2 AND E3901.4 AND THOSE RECEPTACLE OUTLETS PROVIDED FOR REFRIGERATION APPLIANCES.

    A MINIMUM OF ONE 20-AMP RATED CIRCUIT SHALL BE PROVIDED FOR RECEPTACLES LOCATED IN THE LAUNDRY AREA AND SHALL SERVE ONLY RECEPTACLE OUTLETS IN THE LAUNDRY AREA.

    A MINIMUM OF ONE 20-AMP RATED CIRCUIT SHALL BE PROVIDED FOR RECEPTACLES LOCATED IN THE BATHROOM AREA AND SHALL SERVE ONLY RECEPTACLE OUTLETS IN THE BATHROOM AREA.

    IN ADDITION TO THE REQUIRED RECEPTACLES SPECIFIED BY SECTIONS E3901.1 AND E3901.2, SWITCHED RECEPTACLES SUPPLIED FROM A GENERAL-PURPOSE BRANCH CIRCUIT AS DEFINED IN SECTION E3903.2, EXCEPTION 1 SHALL BE PERMITTED.

    THE RECEPTACLE OUTLET FOR REFRIGERATION APPLIANCES SHALL BE PERMITTED TO BE SUPPLIED FROM AN INDIVIDUAL BRANCH CIRCUIT RATED AT 15 AMPERES OR GREATER.

    THE TWO OR MORE SMALL-APPLIANCE BRANCH CIRCUITS SPECIFIED IN SECTION E3901.3 SHALL SERVE NO OTHER OUTLETS

    ENSURE ALL 15& 20 AMP RECEPTACLES INSIDE OR OUTSIDE OF A DWELLING SHALL BE LISTED TAMPER RESISTANT

ELECTRICAL NOTES CONT...

15. ENSURE SMOKE AND CARBON MONOXIDE DETECTORS RECIEVE POWER FROM A BEDROOM CIRCUIT.

16. A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTERTOP 12 INCHES (305 MM) OR WIDER. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES (610 MM), MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE.

    RECEPTACLE OUTLETS SHALL NOT BE REQUIRED ON A WALL DIRECTLY BEHIND A RANGE, COUNTER-MOUNTED COOKING UNIT OR SINK IN THE INSTALLATION DESCRIBED IN FIGURE E3901.4.1

17. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND COUNTERTOP SPACE WITH A LONG DIMENSION OF 24 INCHES (610 MM) OR GREATER AND A SHORT DIMENSION OF 12 INCHES (305 MM) OR GREATER.

18. RECEPTACLE OUTLETS SHALL BE LOCATED NOT MORE THAN 20 INCHES (1016 MM) ABOVE THE COUNTERTOP. RECEPTACLE OUTLETS SHALL NOT BE INSTALLED IN A FACE-UP POSITION IN THE WORK SURFACES OR COUNTERTOPS. RECEPTACLE OUTLETS RENDERED NOT READILY ACCESSIBLE BY APPLIANCES FASTENED IN PLACE, APPLIANCE GARAGES, SINKS OR RANGETOPS AS ADDRESSED IN EXCEPTION TO I.R.C., OR APPLIANCES OCCUPYING DEDICATED SPACE SHALL NOT BE CONSIDERED AS THESE REQUIRED OUTLETS.

    RECEPTACLE OUTLETS SHALL BE PERMITTED TO BE MOUNTED NOT MORE THAN 12 INCHES (305 MM) BELOW THE COUNTERTOP. IN CONSTRUCTION DESIGNED FOR THE PHYSICALLY IMPAIRED AND FOR ISLAND AND PENINSULAR COUNTERTOPS WHERE THE COUNTERTOP IS FLAT ACROSS ITS ENTIRE SURFACE AND THERE ARE NO MEANS TO MOUNT A RECEPTACLE WITHIN 20 INCHES (457 MM) ABOVE THE COUNTERTOP, SUCH AS IN AN OVERHEAD CABINET. RECEPTACLES MOUNTED BELOW THE COUNTERTOP IN ACCORDANCE WITH THIS EXCEPTION SHALL NOT BE LOCATED WHERE THE COUNTERTOP EXTENDS MORE THAN 6 INCHES (152 MM) BEYOND ITS SUPPORT BASE.

19. CORD-CONNECTED LIMINAIRES, CHAIN-, CABLE-, OR CORD-SUSPENDED LIMINAIRES, LIGHTING TRACK, PENDANTS, AND CEILING-SUSPENDED (PADDLE) FANS SHALL NOT HAVE ANY PARTS LOCATED WITHIN A ZONE MEASURED 3 FEET (914 MM) HORIZONTALLY AND 8 FEET (2438 MM) VERTICALLY FROM THE TOP OF A BATHTUB RIM OR SHOWER STALL THRESHOLD. THIS ZONE IS ALL ENCOMPASSING AND INCLUDES THE ZONE DIRECTLY OVER THE TUB OR SHOWER. LUMINAIRES LOCATED IN THIS ZONE SHALL BE LISTED FOR DAMP LOCATIONS AND WHERE SUBJECT TO SHOWER SPRAY, SHALL BE LISTED FOR WET

20. PROVIDE BUBBLE COVERINGS ON ALL EXTERIOR

21. ALL 125-VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED INSIDE OR OUTSIDE OF A DWELLING SHALL BE LISTED AS TAMPER RESISTANT RECEPTACLES.

23. WHERE TWO OR MORE NON-METALLIC SHEATHED CABLES (ROMEX) ARE INSTALLED TOGETHER IN THE SAME PLACE WITHOUT MAINTAINING SPACE BETWEEN THEM AND WHERE THE OPENING THEY ARE INSTALLED IN IS FILLED WITH CAULKING, FOAM INSULATION, OR OTHER TYPES OF INSULATION, THE CONDUCTORS MUST BE DERATED
24. ALL LIGHTING OVER TUBS OR SHOWERS MUST BE SUITABLE FOR WET OR DAMP LOCATIONS.
25. CLOSET LIGHTING IS TO COMPLY WITH IRC E4003.12
26. CEILING FAN BOXES SHALL BE LISTED FOR THIS PURPOSE PER E3905.8
27. THE LAUNDRY AREA REQUIRES A DEDICATED 20 AMP GFI PROTECTED RECEPTACLE CIRCUIT WITH ITS RESET IN A READILY ACCESSIBLE LOCATION.
28. ENSURE ALL 15 & 20 AMP RECEPTACLES ARE TAMPER

29. A MINIMUM OF ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLET(S). SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
30. A MINIMUM OF ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED FOR RECEPTACLES LOCATED IN THE LAUNDRY AREA AND SHALL SERVE ONLY RECEPTACLE OUTLETS IN THE LAUNDRY AREA.
31. CENTRAL HEATING EQUIPMENT OTHER THAN FIXED ELECTRIC SPACE HEATING SHALL BE SUPPLIED BY AN INDIVIDUAL BRANCH CIRCUIT.
32. KITCHEN COUNTERTOP RECEPTACLES SHALL BE SERVED BY A MINIMUM OF 20-AMP RATED BRANCH CIRCUITS, EITHER OR BOTH OF WHICH SHALL ALSO BE PERMITTED TO SUPPLY OTHER RECEPTACLE OUTLETS IN THE SAME KITCHEN, PANTRY, BREAKFAST AND DINING AREA INCLUDING RECEPTACLE OUTLETS FOR REFRIGERATION APPLIANCES.

G. MECHANICAL NOTES

1. CLOTHES DRYERS SHALL BE EXHAUSTED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. DRYER EXHAUST SYSTEMS SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS AND SHALL CONVEY THE MOISTURE AND ANY PRODUCTS OF COMBUSTION TO THE OUTSIDE OF THE BUILDING.

2. THE MAXIMUM ALLOWABLE EXHAUST DUCT LENGTH SHALL BE DETERMINED BY ONE OF THE METHOSD SPECIFIED IN I.R.C.

   THE MAXIMUM LENGTH OF OF THE EXHAUST DUCT SHALL BE 35 FT (10668 MM) FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTER TERMINAL. WHERE FITTINGS ARE USED, THE MAXIMUM LENGTH OF THE EXAUST DUCT SHALL BE REDUCED IN ACCORDANCE WITH I.R.C.

   THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE DETERMINED BY THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE CODE OFFICIAL SHALL BE PROVIDED WITH A COPY OF THE INSTALLATION INSTRUCTIONS FOR THE MAKE AND MODEL OF THE DRYER. WHERE THE EXHAUST DUCT IS TO BE CONCEALED, THE INSTALLATION INSTRUCTIONS SHALL BE PROVIDED TO THE CODE OFFICIAL PRIOR TO THE CONCEALMENT INSPECTION. IN THE ABSENCE OF FITTING EQUIVALENT LENGTH CALCULATIONS FROM THE CLOTHES DRYER MANUFACTURER, THE I.R.C. SHALL BE USED.

3. APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR IN GARAGES. FOR THE PURPOSE OF THIS SECTION, ROOMS OR SPACES THAT ARE NOT PART OF THE LIVING SPACE OF A DWELLING UNIT AND THAT COMMUNICATE WITH A PRIVATE GARAGE THROUGH OPENINGS SHALL BE CONSIDERED TO BE PART OF THE GARAGE.

4. APPLIANCES SHALL NOT BE INSTALLED IN A LOCATION SUBJECT TO VEHICLE DAMAGE EXCEPT WHERE PROTECTED BY APPROVED BARRIERS.

5. AIR FOR COMBUSTION, VENTILATION AND DILUTION OF FLUE GASES FOR APPLIANCES INSTALLED IN BUILDINGS SHALL BE PROVIDED BY APPLICATION OF ONE OF THE METHODS PRESCRIBED IN SECTIONS G2407.5 THROUGH G2407.9. WHERE THE REQUIREMENTS OF SECTIONS G 2407.5 ARE NOT MET, OUTDOOR AIR SHALL BE INTRODUCED IN ACCORDANCE WITH ONE OF THE METHODS PRESCRIBED IN SECTIONS G2407.6 THROUGH G2407.9. DIRECT-VENT APPLIANCES, GAS APPLIANCES OF OTHER THAN NATURAL DRAFT DESIGN AND VENTED GAS APPLIANCES OTHER THAN CATAGORY 1 SHALL BE PROVIDED WITH COMBUSTION, VENTILATION, AND DILUTION AIR IN ACCORDANCE WITH THE APPLIANCE MANUFACTURER'S INSTRUCTIONS.

6. THE REQUIRED VOLUME OF AIR SHALL BE DETERMINED IN ACCORDANCE WITH SECTION G2407.5.1 OR G2407.5.2, EXCEPT THAT WHERE THE AIR INFILTRATION RATE IS KNOWN TO BE LESS TAN 0.40 AIR CHANGES PER HOUR (ACH), SECTION G2407.5.2 SHALL BE USED. THE TOTAL REQUIRED VOLUME SHALL BE THE SUM OF THE REQUIRED VOLUME CALCULATED FOR ALL APPLIANCES LOCATED WITHIN THE SPACE. ROOMS COMMUNICATING DIRECTLY WITH THE SPACE IN WHICH THE APPLIANCES ARE INSTALLED THROUGH OPENINGS NOT FURNISHED WITH DOORS, AND THROUGH COMBUSTION AIR OPENINGS SIZED AND LOCATED IN ACCORDANCE WITH I.R.C., ARE CONSIDERED TO BE PART OF THE REQUIRED VOLUME.

7. A LEVEL WORKING SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE (762 MM BY 762 MM) SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVICE AN APPLIANCE. INSTALLATION OF ROOM HEATERS SHALL BE PERMITTED WITH AT LEAST AND 18-INCH (457 MM) WORKING SPACE. A PLATFORM SHALL NOT BE REQUIRED FOR ROOM HEATERS.

8. APPLIANCES INSTALLED IN A COMPARTMENT, ALCOVE, BASEMENT, OR SIMILAR SPACE SHALL BE ACCESSED BY AN OPENING OR DOOR AND AN UNOBSTRUCTED PASSAGEWAY MEASURING NOT LESS THAN 24 INCHES WIDE AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE IN THE SPACE PROVIDED, THAT A LEVEL SERVICE SPACE OF NOT LESS THAN 30 INCHES DEEP AND HEIGHT OF THE APPLIANCE, BUT NOT LESS THAN 30 INCHES IS PRESENT AT THE FRONT OR SERVICE SIDE OF THE APPLIANCE WITH THE DOOR OPEN

9. ATTICS CONTAINING APPLIANCES REQUIRING ACCESS SHALL HAVE WITH AN OPENING AND A CLEAR UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES (762 MM) HIGH AND 22 INCHES (559 MM) WIDE AND NOT MORE THAN 20 FEET (6096 MM) LONG WHEN MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 NOT LESS THAN 24 INCHES (610 MM) WIDE. A LEVEL SERVICE SPACE AT LEAST 30 INCHES (762 MM) DEEP AND 30 INCHES (762 MM) WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 20 INCHES BY 30 INCHES (508 MM BY 762 MM), WHERE SUCH DIMENSIONS ARE LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.

   THE PASSAGEWAY AND LEVEL SERVICE SPACE ARE NOT REQUIRED WHERE THE APPLIANCE CAN BE SERVICED AND REMOVED THROUGH THE REQUIRED OPENING.

10. FUEL-BURNING APPLIANCES SHALL BE VENTED TO THE OUTSIDE IN ACCORDANCE WITH THEIR LISTING AND LABEL AND MANUFACTURER'S INSTALLATION INSTRUCTIONS EXCEPT APPLIANCES LISTED AND LABELED FOR UN-VENTED USE. VENTING SYSTEMS SHALL CONSIST OF APPROVED CHIMNEYS OR VENTS, OR VENTING ASSEMBLIES THAT ARE INTEGRAL PARTS OF LABELED APPLIANCES.

11. ONE PERMANENT OPENING, COMMENCING WITHIN 12 INCHES (305 MM) OF THE TOP OF THE ENCLOSURE, SHALL BE PROVIDED. THE APPLIANCE SHALL HAVE CLEARANCES OF AT LEAST 1 INCH (25 MM) FROM THE SIDES AND BACK AND 6 INCHES (152 MM) FROM THE FRONT OF THE APPLIANCE. THE OPENINGS SHALL DIRECTLY COMMUNICATE WITH THE OUTDOORS OR THROUGH A VERTICAL OR HORIZONTAL DUCT TO THE OUTDOORS, OR SPACES THAT FREELY COMMUNICATE WITH THE OUTDOORS (SEE FIGURE G2407.6.2) AND SHALL HAVE A MINIMUM FREE AREA OF 1 SQUARE INCH PER 3,000 BTU/H (734 MM2/KW) OF THE TOTAL INPUT RATING OF ALL APPLIANCES LOCATED IN THE ENCLOSURE AND NOT LESS THAN THE SUM OF THE AREAS OF ALL VENT CONNECTORS IN THE SPACE.

A

GENERAL NOTES

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ORIGINAL RELEASE:
MARCH 19, 2024

REVISION DATES
04/05/2024
05/02/2025
XX/XX/XXXX
XX/XX/XXXX

BROADBENT-C-XXX-15-23-B

GENERAL NOTES

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G. MECHANICAL NOTES CONT...

11. ONE PERMANENT OPENING, COMMENCING WITHIN 12 INCHES (305 MM) OF THE TOP OF THE ENCLOSURE, SHALL BE PROVIDED. THE APPLIANCE SHALL HAVE CLEARANCES OF AT LEAST 1 INCH (25 MM) FROM THE SIDES AND BACK AND 6 INCHES (152 MM) FROM THE FRONT OF THE APPLIANCE. THE OPENINGS SHALL DIRECTLY COMMUNICATE WITH THE OUTDOORS OR THROUGH A VERTICAL OR HORIZONTAL DUCT TO THE OUTDOORS, OR SPACES THAT FREELY COMMUNICATE WITH THE OUTDOORS (SEE FIGURE G2407.6.2) AND SHALL HAVE A MINIMUM FREE AREA OF 1 SQUARE INCH PER 3,000 BTU/H (734 MM2/KW) OF THE TOTAL INPUT RATING OF ALL APPLIANCES LOCATED IN THE ENCLOSURE AND NOT LESS THAN THE SUM OF THE AREAS OF ALL VENT CONNECTORS IN THE SPACE.

12. A CLOSED VESSEL IN WHICH WATER IS HEATED BY THE COMBUSTION OF FUELS OR ELECTRICITY AND IS WITHDRAWN FOR USE EXTERNALLY TO THE SYSTEM AT PRESSURES NOT EXCEEDING 160 PSIG (100 KPA (GAGE)), INCLUDING THE APPARATUS BY WHICH HEAT IS GENERATED AND ALL CONTROLS AND DEVICES NECESSARY TO PREVENT WATER TEMPERATURES FROM EXCEEDING 210 DEGREES FAHRENHEIT (99 DEGREES CELSIUS).
UTAH STATE AMMENDMENT R202

13. INSURE THAT THE GAS LOGS AND EACH GAS APPLIANCE SHALL HAVE A SHUT OFF VALVE WITHIN 6 FEET OF THE APPLIANCE

14. BATHROOM EXHAUST FAN DUCTS MUST NOW CONTINUE AND DISCHARGE DIRECTLY OUTSIDE THE STRUCTURE. CLOSE PROXIMITY TO ATTIC VENTS OR TO SOFFIT AREAS ARE SPECIFICALLY PROHIBITED. ALL EXHAUST DUCTS MUST NOW CONNECT TO AN OPENING WITH PROPER SCREEN FOR TERMINATIONS IN WALL AREAS OR TO AN APPROVED THROUGH THE ROOF DISCHARGE FITTING INSTALLED AS NOT TO BE BLOCKED OR STOPPED BY SNOW OR ICE. PROVIDE A MINIMUM 4" DUCT.

15. APPLIANCES SHALL NOT BE INSTALLED IN A LOCATION SUBJECT TO VEHICLE DAMAGE EXCEPT WHERE PROTECTED BY APPROVED BARRIERS.

16. WHEN THE WINTER DESIGN TEMPERATURE IN TABLE R301.2(1) IS BELOW 60°F (16°C), EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MANTAINING A MINIMUM ROOM TEMPERATURE OF 68°F (20°C) AT A POINT 3 FEET (914 MM) ABOVE THE FLOOR AND 2 FEET (610 MM) FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE

17. CONDENSATE FROM ALL COOLING COILS OR EVAPORATORS SHALL BE CONVEYED FROM THE DRAIN PAN OUTLET TO AN APROVED PLACE OF DISPOSAl. CONDENSATE SHALL NOT DISCHARGE INTO A STREET, ALLEY, OR OTHER AREAS SO AS TO CAUSE A NUISANCE.

18. IN ADDITION TO THE REQUIREMENTS OF SECTION M1411.3, A SECONDARY DRAIN OR AUXILLIARY DRAIN PAN SHALL BE REQUIRED FOR EACH COOLING OR EVAPORATOR COIL WHERE DAMAGE TO ANY BUILDING COMPONENTS WILL OCCUR AS A RESULT OF OVERFLOW FROM THE EQUIPMENT DRAIN PAN OR STOPPAGE IN THE CONDENSATE DRAIN PIPING. SUCH PIPING SHALL MAINTAIN A MINIMUM HORIZONTAL SLOPE IN THE DIRECTION OF DISCHARGE OF NOT LESS THAN VERTICAL IN 12 UNITS HORIZONTAL (1 PERCENT SLOPE). DRAIN PIPING SHALL BE A MINIMUM OF ¾ INCH (19 MM) NOMINAL PIPE SIZE.

19. PROVIDE 100 SQUARE INCHES OF MAKE UP AIR FOR CLOTHES DRYERS LOCATD WITHIN CLOSETS OR COMPARTMENTS.

20. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL. THE CERTIFICATE 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. THE CERTIFICATE SHALL ALSO LIST EFFICIENCY OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT.

21. EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE (.19 CUBIC METERS PER SECOND SHALL BE MECHANICALLY OR NATURALLY PROVIDED WITH MAKE-UP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE.

22. ALL DUCTWORK MUST BE INSULATED AND/OR SEALED

23. ALL DUCT WORK LOCATED OUTSIDE THE BUILDING ENVELOPE SHALL BE LEAK TESTED AS INDICATED BY THE REQUIREMENT BELOW. ROUGH-IN OR POST CONSTRUCTION TEST: TOTAL AIR LEAKAGE SHALL BE NOT LESS THAN OR EQUAL TO 7 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA.

EXCEPTION: THE TOTAL LEAKAGE TEST IS NOT REQUIRED FOR DUCTS AND AIR HANDLERS IF AT LEAST 75% OF ALL DUCTS (FOR EACH SYSTEM, MEASURED BY LENGTH) ARE LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.

24. GAS-FILED WATER HEATERS MUST COMPLY WITH UTAH CODE 15A-6-102 FOR NITROGEN OXIDE EMISSION LIMITS

25. RETURN AIR IS REQUIRED FROM ALL ROOMS.

26. DUCT TESTING IS TO BE PERFORMED.

H. EXCAVATION FOUNDATION NOTES

1. SLOPES FOR PERMANENT FILLS SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL

2. ALL ORGANIC MATERIALS SUCH AS RUBBISH, ETC. SHALL BE REMOVED FROM BENEATH LOCATIONS OF PROPOSED FOOTINGS, CONCRETE SLABS, AND ASPHALT PAVING.

3. ALL FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED SOIL UNLESS APPROVED BY ENGINEER

4. ALL EXTERIOR FOOTINGS SHALL BE PLACED AT LEAST 12 INCHES (305 MM) BELOW THE UNDISTURBED GROUND SURFACE.

   4.1. EXCEPT WHERE OTHERWISE PROTECTED FROM FROST, FOUNDATION WALLS, PIERS AND OTHER PERMANENT SUPPORTS OF BUILDINGS AND STRUCTURES SHALL BE PROTECTED FROM FOST BY ONE OF MORE OF THE FOLLOWING METHODS
   4.1.1. EXTENDED BELOW THE FROST LINE SPECIFIED BY THE LOCAL JURISDICTION
   4.1.2. CONSTRUCTING IN ACCORDANCE WITH SECTION R403.3
   4.1.3. COSTRUCTIONG IN ACCORDANCE WITH ASCE 32: OR
   4.1.4. ERECTED ON SOLID ROCK

5. FINISH GRADING SHALL BE DONE AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS

6. A MINIMUM SLOPE OF FIVE PERCENT SHALL BE MAINTAINED FOR THE FIRST TEN FEET WITH TWO PERCENT THEREAFTER TO PROVIDE DRAINAGE AREA

7. IF SOIL IS TO BE PLACED OVER THE CURB, GUTTER, AND SIDEWALK TO ALLOW DRIVING OF EQUIPMENT OVER THE CONCRETE WITHOUT BREAKING IT, AT LEAST A 4 INCH IN DIAMETER PIPE IS TO BE PLACED IN THE GUTTER TO ALLOW FOR DRAINAGE OF SURFACE WATER.

8. THE TOP OF ALL FOOTINGS SUPPORTING WOOD SHALL EXTEND AT LEAST 6 INCHES ABOVE THE SURROUNDING SOIL

9. PROVIDE A VAPOR RETARDER 6 MIL PLY-ETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES UNDER ALL CONCRETE SLABS EXCEPT FOR GARAGES, UTILITY BUILDINGS, AND OTHER UNHEATED BUILDINGS.

10. SHOW COMPACTION ON ALL BACKFILLED AREAS. ALL DIRT RAMPS OVER SIDEWALKS ARE TO BE OF ROAD BASE MATERIAL.

11. EXCEPT WHERE REQUIRED BY SECTION R406.2 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE DAMPPROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE. MASONRY WALLS SHALL HAVE NOT LESS THAN 3/8 INCH (9.5 MM) PORTLAND CEMENT PARGING APPLIED TO THE EXTERIOR OF THE WALL. THE PARGING SHALL BE DAMPPROOFED IN ACCORDANCE WITH ONE OF THE FOLLOWING:
- BITUMINOUS COATING
- 3 POUNDS PER SQUARE YARD (1.63 KG/M2) OF ACRYLIC MODIFIED CEMENT.
- 1/8 INCH (3.2 MM) COAT OF SURFACE-BONDING CEMENT COMPLYING WITH ASTM C 887
- ANY MATERIAL PERMITTED FOR WATERPROOFING IN
- OTHER APPROVED METHODS OR MATERIALS

PARGING OF UNIT MASONRY WALLS IS NOT REQUIRED WHERE A MATERIAL IS APPROVED FOR DIRECT APPLICATION TO THE MASONRY.

12. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24 INCHES (610 MM) FOR CLEAN SAND OR GRAVEL AND 8 INCHES (203 MM) FOR EARTH.

13. A 4 INCH THICK (102 MM) BASE COURSE CONSISTING OF CLEAN GRADED SAND, GRAVEL, CRUSHED STONE, OR CRUSHED BLAST-FURNACE SLAG PASSING A 2 INCH (51 MM) SIEVE SHALL BE PLACED ON THE PREPARED SUB-GRADE WHEN THE SLAB IS BELOW GRADE.

14. PROVIDE AN U-FER GROUND. THERE IS TO BE A METALLIC WATER SERVICE OR A CONCRETE ENCASED ELECTRODE AVAILABLE FOR USE AS A GROUNDING ELECTRODE FOR THE HOUSE. AN ELECTRODE ENCASED BY AT LEAST 2 INCHES (41 MM) OF CONCRETE, LOCATED WITHIN AND NEAR THE BOTTOM OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET (6069 MM) OF ONE OR MORE BARE OR ZINC-GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN 1/2 INCH (12.7 MM) DIAMETER, OR CONSISTING OF AT LEAST 20 FEET (6069 MM) OF BARE COPPER CONDUCTOR NOT SMALLER THAN NO. 4 SHALL BE CONSIDERED AS A GROUNDING ELECTRODE. REINFORCING BARS SHALL BE PERMITTED TO BE BOUNDED TOGETHER BY THE USUAL TIE WIRES OR OTHER EFFECTIVE MEANS.

15. DIRT CAN'T BE PLACED OVER THE SIDEWALK OR GUTTER. IF THAT NEEDS TO BE DONE, FIND OTHER MEASURES TO ACCOMPLISH WHAT YOU NEED.

16. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE DECAY-RESISTANT

I. HOME THEATRE NOTE

1. THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION R310 AND AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR IN THE ROOM OR A WHOLE HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OF 15 CUBIC FEET PER MINUTE (CFM)(7.08L/S) PER OCCUPANT COMPUTED ON THE BASIS OF TWO OCCUPANTS FOR THE FIRST BEDROOM AND ONE OCCUPANT FOR EACH ADDITIONAL BEDROOM.

2. THE GLAZED AREAS NEED NOT BE PROVIDED IN ROOMS WHERE EXCEPTION 1 ABOVE IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (6.46 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 MM) ABOVE THE FLOOR LEVEL

J. FLASHING NOTES

1. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN SUCH A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
   1.1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE
   1.2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
   1.3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
   1.4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
   1.5. WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
   1.6. AT WALL AND ROOF INTERSECTIONS.
   1.7. AT BUILT-IN GUTTERS.

2. FLASH AND CAULK ALL EXTERIOR WINDOWS, DOORS, AND AT INTERSECTIONS OF MATERIALS AS PER MANUFACTURER'S INSTRUCTIONS
3. SILL PLATES TO BE MADE OF REDWOOD OR PRESSURE TREATED WOOD.
4. ASPHALT SHINGLE ROOF VALLEYS ARE TO BE FLASHED.

K. EGRESS & EXIT NOTES

1. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXTERIOR DOOR. THE FLOOR OR LANDING AT THE EXTERIOR DOOR SHALL NOT BE MORE THAN 1.5 INCHES (38 MM) LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 0.25 UNITS VERTICAL TO 12 UNITS HORIZONTAL (2-PERCENT).

   WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE OF A DOOR, OTHER THAN THE REQUIRED EXIT DOOR, A LANDING IS NOT REQUIRED FOR THE EXTERIOR SIDE OF THE DOOR PROVIDED THE DOOR, OTHER THAN AN EXTERIOR STORM OR SCREEN DOOR DOES NOT SWING OVER THE STAIRWAY.

   THE EXTERIOR LANDING AT AN EXTERIOR DOORWAY SHALL NOT BE MORE THAN 7-3/4 INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD, PROVIDED THE DOOR, OTHER THAN AN EXTERIOR STORM OR SCREEN DOOR DOES NOT SWING OVER THE LANDING.

   THE HEIGHT OF FLOORS AT EXTERIOR DOORS OTHER THAN THE EXIT DOOR REQUIRED BY SECTION R311.4.1 SHALL NOT BE MORE THAN 7-3/4 INCHES (186 MM) LOWER THAN THE TOP OF THE THRESHOLD.

   THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL.

2. BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR EXTERIOR DOOR OPENING FOR EMERGENCY ESCAPE AND RESCUE. WHERE OPENINGS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE, THE BULKHEAD ENCLOSURE SHALL COMPLY WITH IRC SECTION R310.3. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE WINDOW OR DOOR OPENING FROM INSIDE. ESCAPE AND RESCUE WINDOW OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL
   - THE MINIMUM NET CLEAR OPENING SHALL BE 5.7 SQ. FT.
   - THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES.
   - THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.
   - THE EMERGENCY AND ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS, OR SPECIAL KNOWLEDGE.

3. WINDOW WELLS REQUIRED FOR EMERGENCY ESCAPE AND RESCUE SHALL HAVE HORIZONTAL DIMENSIONS THAT ALLOW THE DOOR OR WINDOW OF THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. THE HORIZONTAL DIMENSIONS OF THE WINDOW WELL SHALL PROVIDE A MINIMUM NET CLEAR AREA OF 9 SQUARE FEET WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES.

   THE LADDER OR STEPS REQUIRED BY SECTION R310.2.1 SHALL BE PERMITTED TO ENCROACH A MAXIMUM OF 6 INCHES INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.

4. WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES BELOW THE ADJACENT GROUND LEVEL SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USEABLE WITH THE WINDOW IN THE FULLY-OPENED POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH I.R.C.. LADDERS OR RUNGS SHALL HAVE AND INSIDE WIDTH OF AT LEAST 12 INCHES, SHALL PROJECT AT LEAST 3 INCHES FROM THE WALL, AND SHALL BE SPACED NOT MORE THAN 18 INCHES O.C. VERTICALLY TO THE FULL HEIGHT OF THE WINDOW WELL.

5. HALLWAYS SHALL NOT HAVE LESS THAN 36 INCHES FINISHED WIDTH.

6. BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY EGRESS AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM. WHERE EMERGENCY ESCAPES AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) MEASURED FROM THE FINISHED FLOOR TO THE BOTTOM OF THE CLEAR OPENING.
7. ALL EXTERIOR DOORS LANDINGS SHALL NOT BE MORE THAN 7 ¾" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING.

L. OCCUPANCY SEPARATION NOTES

1. THE ONE HOUR OCCUPANCY SEPARATION BETWEEN THE R3 (RESIDENCE) AND THE U (ATTACHED GARAGE OR CARPORT) MAY BE LIMITED TO MATERIALS APPROVED FOR ONE HOUR FIRE RESISTIVE CONSTRUCTION ON THE GARAGE OR CARPORT SIDE.

2. PROVIDE 5/8 INCH TYPE X GYPSUM BOARD ON ALL WALLS AND CEILING OF GARAGE

3. IF LIVING SPACE IS ABOVE THE GARAGE, PROVIDE 5/8 INCH GYPSUM BOARD ON CEILING OF GARAGE.

4. A SELF CLOSING TIGHT FITTING SOLID WOOD DOOR 1-3/8 INCHES IN THICKNESS WILL BE PERMITTED IN LIEU OF A 20 MINUTE FIRE ASSEMBLY BETWEEN THE R3 AND THE U OCCUPANCIES.

5. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH 20-MINUTE FIRE-RATED DOORS.

6. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY INSTALLATION OF MATERIALS APPROVED FOR ONE-HOUR FIRE RESISTIVE CONSTRUCTION APPLIED TO THE GARAGE SIDE WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY. THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY INSTALLATION OF MATERIALS APPROVED FOR ONE-HOUR FIRE RESISTANCE.

7. THE ATTIC ACCESS IN THE GARAGE MUST ALSO MEET THE SAME FIRE RATING OF 5/8" TYPE X GYPSUM

8. ATTIC DOORS LOCATED IN GARAGES SHALL BE OF 1 HOUR FIRE RESISTIVE CONSTRUCTION, BE HINGED, AND HAVE A POSITIVE LATCH. THE ATTIC DOOR SHALL BE SELF CLOSING.

9. MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION R302.4.2. WHERE WALLS ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE SON INSTALLED SUCH THAT THE REQUIRED FIRE RESISTANCE WILL NOT BE REDUCED.
EXCEPTION:
   9.1. MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE-RESISTANCE-RATED WALLS AND PARTITIONS BY STEEL ELECTRICAL BOXES THAT DO NOT EXCEED 16 SQUARE INCHES IN AREA PROVIDED THE AGGREGATE AREA OF THE OPENINGS THROUGH THE MEMBRANE DOES NOT EXCEED 100 SQUARE INCHES IN ANY 100 SQUARE FEET OF WALL AREA. THE ANNULAR SPACE BETWEEN THE WALL MEMBRANE AND THE BOX SHALL NOT EXCEED 1/8 INCH. SUCH BOXES ON OPPOSITE SIDES OF THE WALL SHALL BE SEPARATED AS FOLLOWS:
   9.1.1. BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES EXCEPT AT WALLS OR PARTITIONS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS.
   9.1.2. BY A HORIZONTAL DISTANCE OF NOT LESS THAN THE DEPTH OF THE WALL CAVITY WHEN THE WALL CAVITY IS FILLED WITH CELLULOSE LOOSE-FILL, ROCKWOOL OR SLAG MINERAL WOOL INSULATION.
   9.1.3. BY SOLID FIRE BLOCKING IN ACCORDANCE WITH SECTION R602.8.1
   9.1.4. BY PROTECTING BOTH BOXES WITH LISTED PUTTY PADS, OR
   9.1.5. BY OTHER LISTED MATERIALS AND METHODS

10. PLUMBING PENETRATIONS THROUGH GARAGE FIRE WALL MUST BE MADE WITH METAL PIPING. THIS INCLUDES WASTE LINES, VACUUM LINES, ETC. AN APPROVED FIRE STOP MATERIAL MUST BE USED.
11. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ROOMS ABOVE BY NOT LESS THAN 5/8" INCH (15.9 MM) TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILINGG ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" (12.77 MM) GYPSUM BOARD OR EQUIVALENT.

M. INSULATION NOTES

1. THE THICKNESS OF BLOWN IN OR SPRAYED ROOF/CEILING INSULATION (FIBERGLASS OR CELLULOSE) SHALL BE WRITTEN IN INCHES (MM) ON MARKERS THAT ARE INSTALLED AT LEAST ONE FOR EVERY 300 SQ. FT. (28 SQ. M.) THROUGHOUT THE ATTIC SPACE. THE MARKERS SHALL BE AFFIXED TO THE TRUSSES OR JOISTS AND MARKED WITH THE MINIMUM INITIAL INSTALLED THICKNESS WITH NUMBERS A MINIMUM OF 1" (25 MM) HIGH. EACH MARKER SHALL FACE THE ATTIC ACCESS OPENING.
2. ALL RECESSED LUMINAIRES (CAN LIGHTS) SHALL BE SEALED TO LIMIT AIR LEAKAGE.
3. THE AIR BARRIER SHALL BE VERIFIED WITH BUILDING TESTING (BLOWER DOOR TEST).
4. THE ATTIC ACCESS DOOR FROM THE CONDITIONED SPACE TO UNCONDITIONED SPACE (ATTIC) SHALL BE WEATHER STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.
5. RECESSED LIGHTING MUST BE SEALED PER IRC N1102.4.5 AND IC RATED WHERE IN DIRECT CONTACT WITH INSULATION PER I.R.C.

N. CRAWL SPACES

1. THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING (EXCEPT SPACE OCCUPIED BY A BASEMENT) SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT (0.0929 METERS SQUARE) FOR EACH 150 SQUARE FEET (14 METERS SQUARE) OF UNDER-FLOOR SPACE AREA, UNLESS THE GROUND SURFACE IS COVERED BY A CLASS 1 VAPOR RETARDER MATERIAL. WHEN A CLASS 1 VAPOR RETARDER MATERIAL IS USED, THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT (0.0 929 METERS SQUARE) FOR EACH 1500 SQUARE FEET 9140 METERS SQUARE) OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATION OPENING SHALL BE WITHIN 3 FEET (914 MM) OF EACH CORNER OF THE BUILDING.

2. ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACES. ACCESS OPENINGS THROUGH THE FLOOR SHALL BE A MINIMUM OF 18" BY 24" (457 MM BY 610 MM). OPENINGS THROUGH A PERIMETER WALL SHALL BE NOT LESS THAN 16" BY 24" (407 MM BY 610 MM). WHEN ANY PORTION OF THE THROUGH-WALL ACCESS IS BELOW GRADE, AN AREAWAY NOT LESS THAN 16" BY 24" (407 MM BY 610 MM) SHALL BE PROVIDED. THE BOTTOM OF THE AREAWAY SHALL BE BELOW THE THRESHOLD OF THE ACCESS OPENING. THROUGH WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE. SEE SECTION M1305.1.4 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED UNDER FLOORS.

O. FIRE SAFETY NOTES

1. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 5/8 INCH (13MM) GYPSUM BOARD

2. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER FLOOR SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

   WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

3. REQUIRED SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. ALL DETECTORS SHALL BE WIRED "IN SERIES" SO THAT THE ALARM IS AUDIBLE IN ALL SLEEPING AREAS.

4. PROTECT ENCLOSED USABLE SPACE UNDER STAIRS WITH 5/8 INCH GYPSUM BOARD.

5. FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS.

   - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS± AS FOLLOWS:
   a. VERTICALLY AT THE CEILING AND FLOOR LEVELS
   b. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).
   c. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
   d. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH I.R.C.
   e. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
   f. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
   g. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

P. EXTERIOR FINISH NOTES

1. EXTERIOR WALL FINISHES MUST BE LISTED, LABELED, AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTION GUIDE. ALL INSTALLERS MUST BE APPROVED BY THE MANUFACTURER.

Q. BATHROOM NOTES

1. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.
2. MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE OF MATERIALS AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

R. WINDOW NOTES

1. ALL U-FACTORS SHALL BE DETERMINED BY TESTING IN ACCORDANCE WITH NFRC 100 AND LABELED AS SUCH BY THE MANUFACTURER, PER I.R.C.
2. ENSURE WINDOWS HAVE A U-FACTOR OF .32 OR LOWER.

A

GENERAL NOTES

SCALE: NTS

RML DESIGN

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PROJECT NAME:
BROADBENT RESIDENCE

LOCATION INFO:
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UTAH

CLIENT NAME:
JR & ALISA BROADBENT

PLAN NAME:
CUSTOM

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05/02/2025
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GENERAL NOTES

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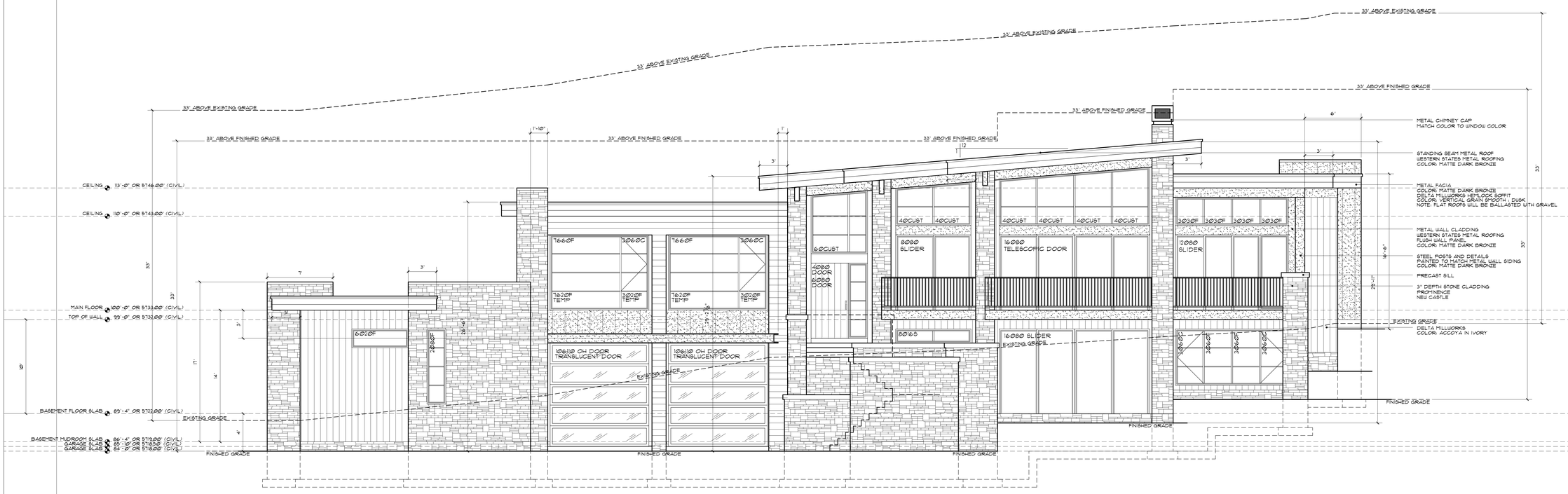

A FRONT ELEVATION

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

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FRONT
REAR
ELEVATIONS

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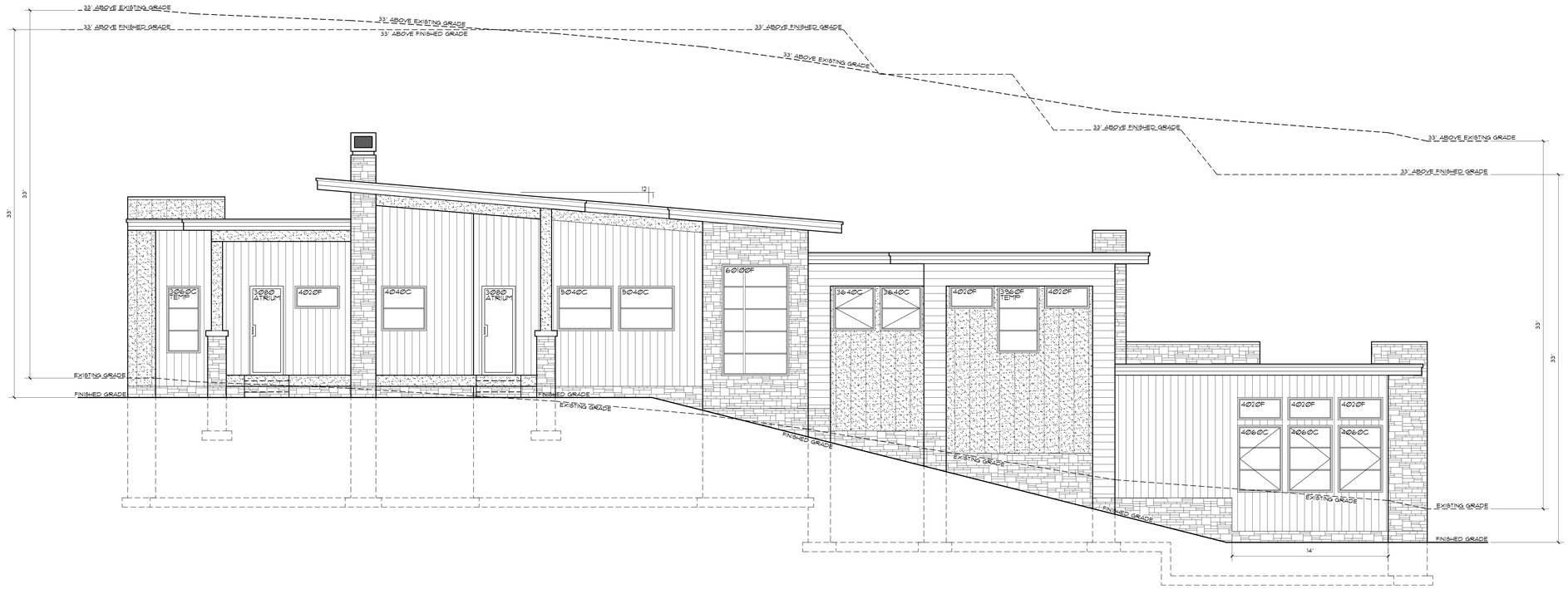

A REAR ELEVATION

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

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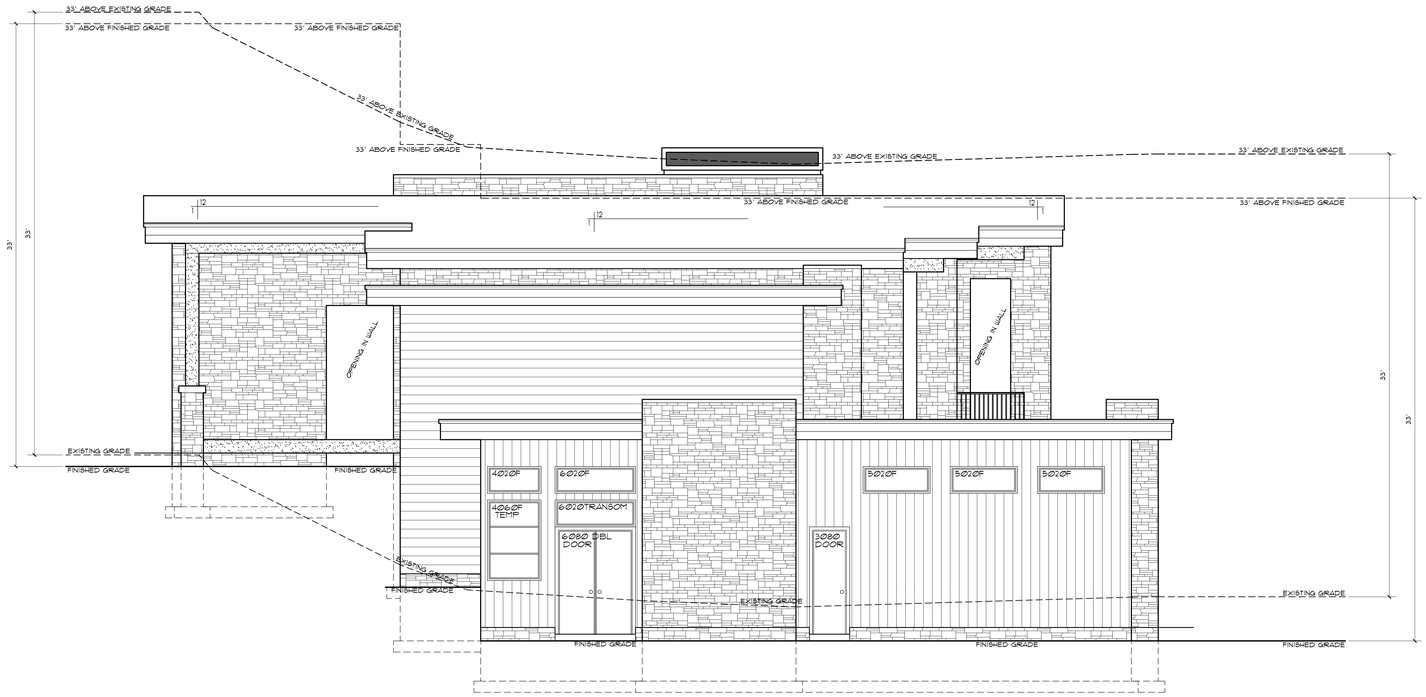
REAR ELEVATION

A2 | 2



A LEFT SIDE ELEVATION

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

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LEFT ELEVATION

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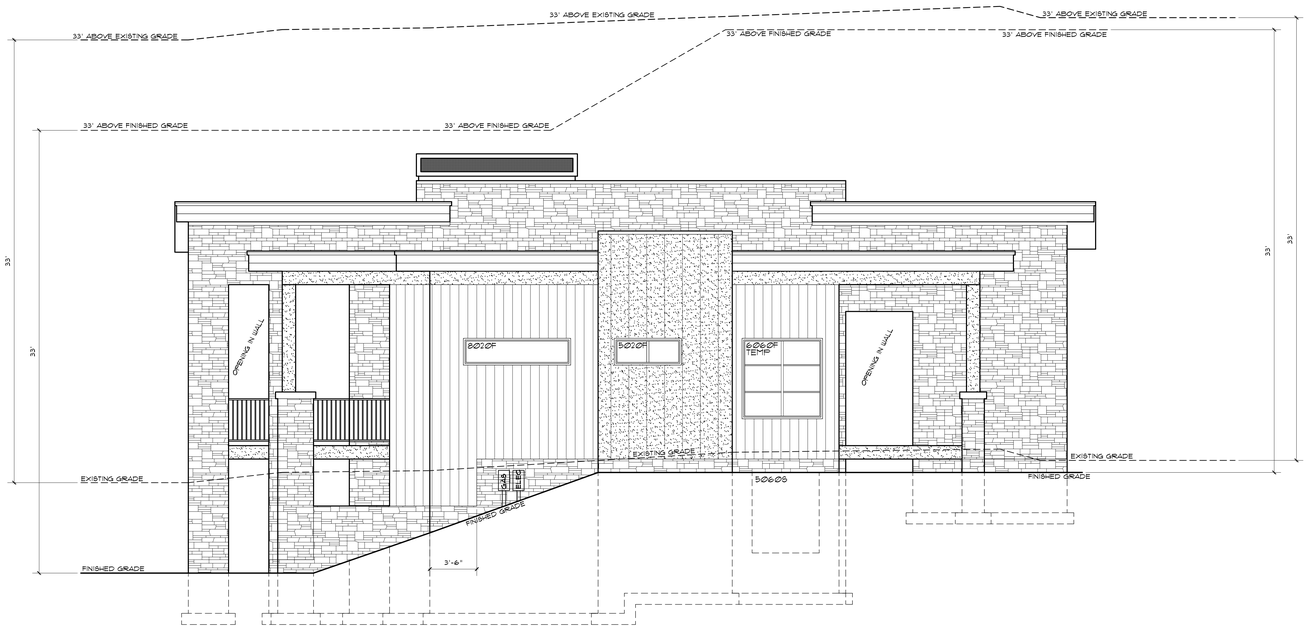

A RIGHT SIDE ELEVATION

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

D E S I G N

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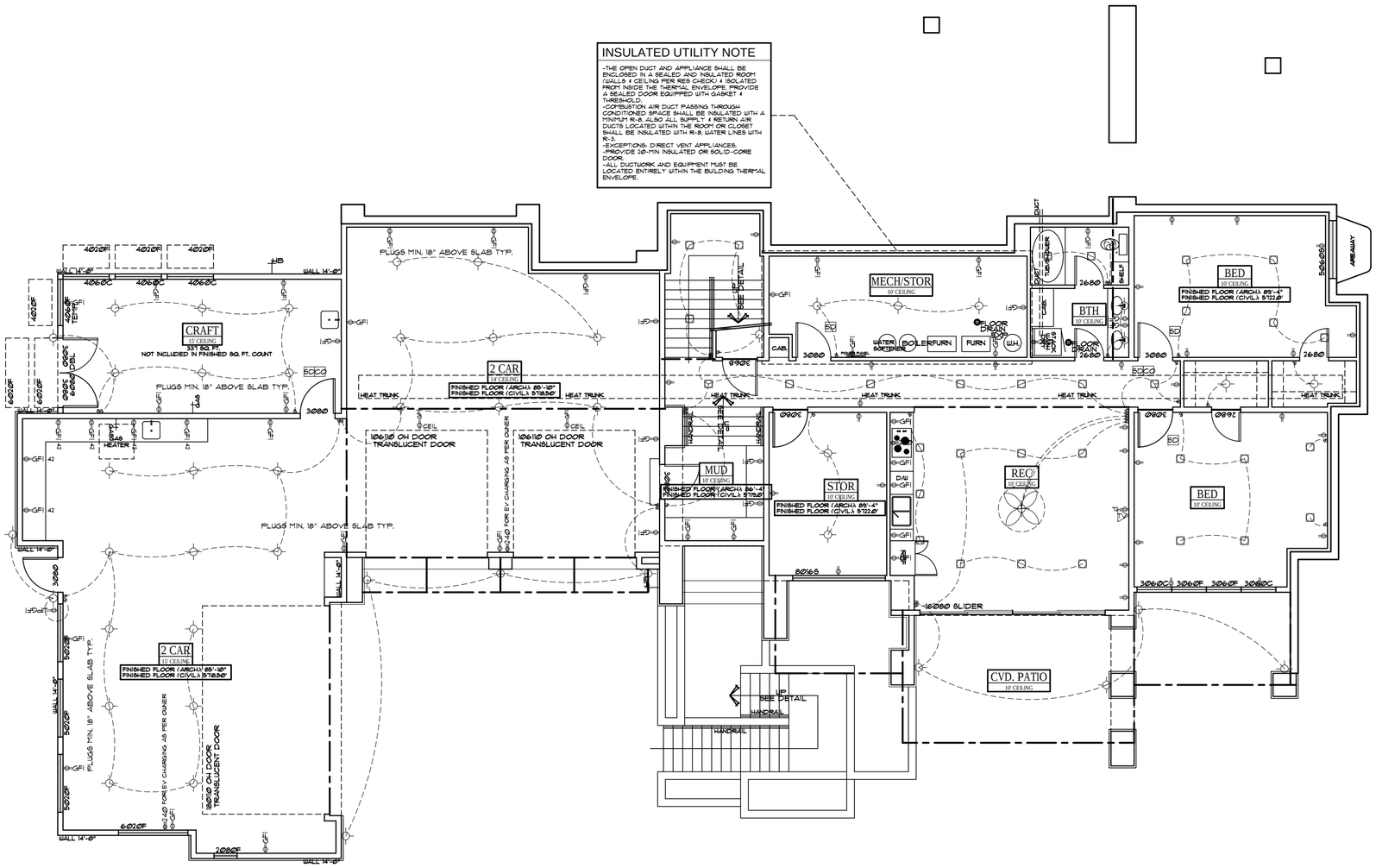
RIGHT ELEVATION

A2 | 4



BASEMENT FLOOR PLAN

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

NOTE

SEE DETAIL SHEET SD3 FOR ENGINEERING NOTES AND SCHEDULES

VERTICAL REFERENCE NOTE

IN THESE PLANS THE POSITION OF THE FINISHED MAIN FLOOR IS DETERMINED TO BE 100'-0" AS A BASE REFERENCE.

FROM THAT POSITION THESE PLANS WILL INDICATE ANY FEATURE ABOVE THE MAIN FLOOR AS A NUMBER HIGHER THAN 100'-0". THESE FEATURES INCLUDE BUT ARE NOT LIMITED TO CEILINGS, FLOORS, WINDOW POSITIONS, ETC.

THE BOTTOM OF THE FLOOR FRAMING SYSTEM OF THE MAIN FLOOR (INCLUDING ANY AND ALL SILL PLATES) SHALL BE REFERENCED AT 99'-0". IT IS UNDERSTOOD THAT IT IS LIKELY THAT THE DISTANCE BETWEEN THE MAIN FLOOR AND THE BOTTOM OF THE FLOOR FRAMING SYSTEM INCLUDING THE SILL PLATE WOULD BE A DIFFERENT DIMENSION THAN 1'-0". THESE PLANS, HOWEVER, DETERMINE THAT POSITION TO BE 99'-0" TO SIMPLIFY THE MATH OF THE PROJECT AND MAKE IT EASIER TO DETERMINE FEATURES THAT EXIST LOWER THAN THE FINISHED MAIN FLOOR.

THEREFORE, FEATURES OF THIS BUILDING ARE CALLED OUT IN REFERENCE TO TWO POSITIONS, THE FINISHED MAIN FLOOR AND THE BOTTOM OF THE MAIN FLOOR FRAMING SYSTEM. NUMBERS ABOVE 100'-0" INDICATE FEATURES ABOVE FINISHED FLOOR AND NUMBERS 99'-0" AND BELOW INDICATE FEATURES BELOW THE FLOOR FRAMING SYSTEM.

A.F.F. IS AN INDICATION OF A FEATURE THAT EXISTS IN RELATION TO ITS DISTANCE ABOVE THE FINISHED FLOOR.

ELECTRICAL SCHEDULE

	CEILING MOUNTED INCANDESCENT
	WALL MOUNTED INCANDESCENT
SC	INCANDESCENT PULL CORD LIGHT
	SMALL APERATURE RECESSED LIGHT
	LARGE APERATURE RECESSED LIGHT
	EXTERIOR RATED FLOOD LIGHT
SCONCE	SCONCE AS PER OWNER
	FLOURESCENT LIGHT
	FLOOR HALL OR STAIR LIGHT
	TRACK LIGHTS
	CEILING FAN W/ LIGHT
	CEILING FAN
	EXHAUST FAN
	EXHAUST FAN W/ LIGHT
	EXHAUST FAN W/ HEATER
SD	SMOKE DETECTOR W/BATT BACKUP
CO	CARBON MONOXIDE DETECTOR
	110 VOLT DUPLEX OUTLET
220	220 VOLT OUTLET
GFI	110 VOLT GROUND FAULT INTERRUPTER
WPGFI	110 VOLT WATERPROOF GFI OUTLET
	PHONE JACK
	TELEVISION CABLE JACK
	MULTI-MEDIA OUTLET (CAT 5E WIRING W/ 4 PORT OUTLET)
S	NORMAL SWITCH

WINDOW TYPE NOTE

ALL SLIDERS AND SINGLE HUNG WINDOWS ARE ASSUMED TO OPEN 50% UNLESS OTHERWISE INDICATED

KEY TO TYPE
SH -SINGLE HUNG
C -CASEMENT
AW -AWNING
S -SLIDER
F -FIXED

SHEETROCK NOTE

BECAUSE OF THE STYLE AND SPECIFIC ARCHITECTURE DO NOT USE ANY ROUNDED CORNERS IN THE FINISH OF ANY OF THE SHEETROCK IN THIS PROJECT UNLESS SPECIFICALLY INSTRUCTED BY THE HOMEOWNER. UNLESS OTHERWISE INSTRUCTED, USE ONLY SHARP CORNER TRIM IN THE COMPLETION OF THE SHEETROCK OF THIS PROJECT.

DARK SKY LIGHTING NOTE

ALL EXTERIOR ILLUMINATION AND LIGHT FIXTURES MUST COMPLY WITH INTERNATIONAL DARK SKY ASSOCIATION STANDARDS. SEE PAGE SE/5.

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BROADBENT-C-XXX-16-23-A

BASEMENT FLOOR PLAN

A3 | 1

VERTICAL REFERENCE NOTE

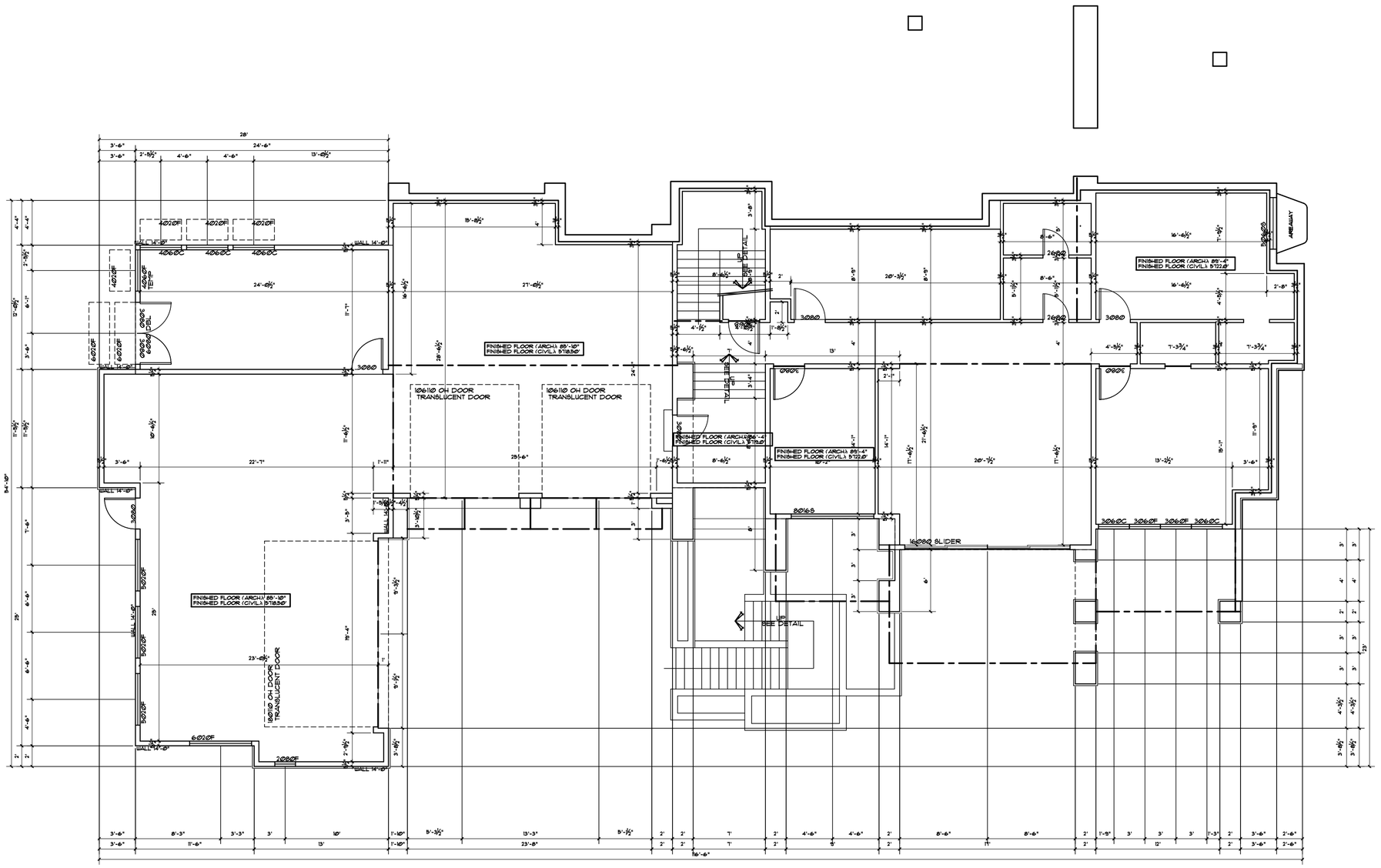
IN THESE PLANS THE POSITION OF THE FINISHED MAIN FLOOR IS DETERMINED TO BE 100'-0" AS A BASE REFERENCE.

FROM THAT POSITION THESE PLANS WILL INDICATE ANY FEATURE ABOVE THE MAIN FLOOR AS A NUMBER HIGHER THAN 100'-0". THESE FEATURES INCLUDE BUT ARE NOT LIMITED TO CEILINGS, FLOORS, WINDOW POSITIONS, ETC.

THE BOTTOM OF THE FLOOR FRAMING SYSTEM OF THE MAIN FLOOR (INCLUDING ANY AND ALL SILL PLATES) SHALL BE REFERENCED AT 99'-0". IT IS UNDERSTOOD THAT IT IS LIKELY THAT THE DISTANCE BETWEEN THE MAIN FLOOR AND THE BOTTOM OF THE FLOOR FRAMING SYSTEM INCLUDING THE SILL PLATE WOULD BE A DIFFERENT DIMENSION THAN 1'-0". THESE PLANS, HOWEVER, DETERMINE THAT POSITION TO BE 99'-0" TO SIMPLIFY THE MATH OF THE PROJECT AND MAKE IT EASIER TO DETERMINE FEATURES THAT EXIST LOWER THAN THE FINISHED MAIN FLOOR.

THEREFORE, FEATURES OF THIS BUILDING ARE CALLED OUT IN REFERENCE TO TWO POSITIONS, THE FINISHED MAIN FLOOR AND THE BOTTOM OF THE MAIN FLOOR FRAMING SYSTEM. NUMBERS ABOVE 100'-0" INDICATE FEATURES ABOVE FINISHED FLOOR AND NUMBERS 99'-0" AND BELOW INDICATE FEATURES BELOW THE FLOOR FRAMING SYSTEM.

AFF. IS AN INDICATION OF A FEATURE THAT EXISTS IN RELATION TO ITS DISTANCE ABOVE THE FINNISHED FLOOR.



BASEMENT WALL FRAMING PLAN

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

NOTE

SEE DETAIL SHEET SD3 FOR ENGINEERING NOTES AND SCHEDULES

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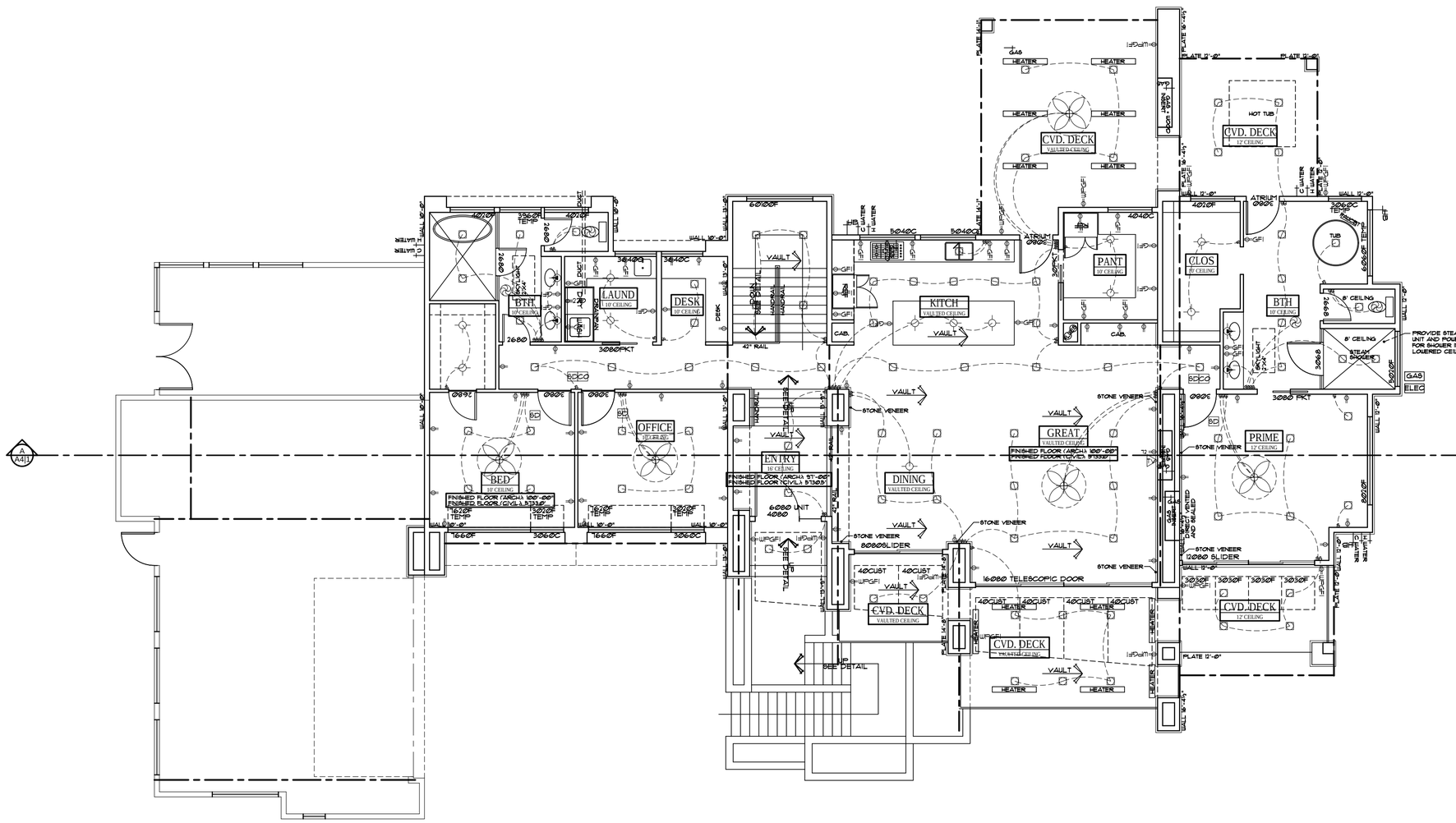
04/05/2024
05/02/2025
XX/XX/XXXX
XX/XX/XXXX

BROADBENT-C-XXX-16-23-A

BASEMENT WALL FRAMING PLAN

A3 | 2



VERTICAL REFERENCE NOTE

IN THESE PLANS THE POSITION OF THE FINISHED MAIN FLOOR IS DETERMINED TO BE 100'-0" AS A BASE REFERENCE.

FROM THAT POSITION THESE PLANS WILL INDICATE ANY FEATURE ABOVE THE MAIN FLOOR AS A NUMBER HIGHER THAN 100'-0". THESE FEATURES INCLUDE BUT ARE NOT LIMITED TO CEILINGS, FLOORS, WINDOW POSITIONS, ETC.

THE BOTTOM OF THE FLOOR FRAMING SYSTEM OF THE MAIN FLOOR (INCLUDING ANY AND ALL SILL PLATES) SHALL BE REFERENCED AT 99'-0". IT IS UNDERSTOOD THAT IT IS LIKELY THAT THE DISTANCE BETWEEN THE MAIN FLOOR AND THE BOTTOM OF THE FLOOR FRAMING SYSTEM INCLUDING THE SILL PLATE WOULD BE A DIFFERENT DIMENSION THAN 1'-0". THESE PLANS, HOWEVER, DETERMINE THAT POSITION TO BE 99'-0" TO SIMPLIFY THE MATH OF THE PROJECT AND MAKE IT EASIER TO DETERMINE FEATURES THAT EXIST LOWER THAN THE FINISHED MAIN FLOOR.

THEREFORE, FEATURES OF THIS BUILDING ARE CALLED OUT IN REFERENCE TO TWO POSITIONS, THE FINISHED MAIN FLOOR AND THE BOTTOM OF THE MAIN FLOOR FRAMING SYSTEM. NUMBERS ABOVE 100'-0" INDICATE FEATURES ABOVE FINISHED FLOOR AND NUMBERS 99'-0" AND BELOW INDICATE FEATURES BELOW THE FLOOR FRAMING SYSTEM.

A|F|F. IS AN INDICATION OF A FEATURE THAT EXISTS IN RELATION TO ITS DISTANCE ABOVE THE FINISHED FLOOR.

ELECTRICAL SCHEDULE

	CEILING MOUNTED INCANDESCENT
	WALL MOUNTED INCANDESCENT
	INCANDESCENT PULL CORD LIGHT
	SMALL APERATURE RECESSED LIGHT
	LARGE APERATURE RECESSED LIGHT
	EXTERIOR RATED FLOOD LIGHT
SCONCE	SCONCE AS PER OWNER
	FLOURESCENT LIGHT
	FLOOR HALL OR STAIR LIGHT
	TRACK LIGHTS
	CEILING FAN W/ LIGHT
	CEILING FAN
	EXHAUST FAN
	EXHAUST FAN W/ LIGHT
	EXHAUST FAN W/ HEATER
SD	SMOKE DETECTOR W/BATT BACKUP
CD	CARBON MONOXIDE DETECTOR
	110 VOLT DUPLEX OUTLET
220	220 VOLT OUTLET
GFI	110 VOLT GROUND FAULT INTERRUPTER
WPGFI	110 VOLT WATERPROOF GFI OUTLET
	PHONE JACK
	TELEVISION CABLE JACK
	MULTI-MEDIA OUTLET (CAT 5E WIRING W/ 4 PORT OUTLET)
S	NORMAL SWITCH

WINDOW TYPE NOTE

ALL SLIDERS AND SINGLE HUNG WINDOWS ARE ASSUMED TO OPEN 50% UNLESS OTHERWISE INDICATED

KEY TO TYPE

SH	-SINGLE HUNG	S	-SLIDER
C	-CASEMENT	F	-FIXED
AW	-AWNING		

SHEETROCK NOTE

BECAUSE OF THE STYLE AND SPECIFIC ARCHITECTURE DO NOT USE ANY ROUNDED CORNERS IN THE FINISH OF ANY OF THE SHEETROCK IN THIS PROJECT UNLESS SPECIFICALLY INSTRUCTED BY THE HOMEOWNER. UNLESS OTHERWISE INSTRUCTED, USE ONLY SHARP CORNER TRIM IN THE COMPLETION OF THE SHEETROCK OF THIS PROJECT.

DARK SKY LIGHTING NOTE

ALL EXTERIOR ILLUMINATION AND LIGHT FIXTURES MUST COMPLY WITH INTERNATIONAL DARK SKY ASSOCIATION STANDARDS. SEE PAGE SE/5.

A MAIN FLOOR PLAN

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

NOTE

SEE DETAIL SHEET SD3 FOR ENGINEERING NOTES AND SCHEDULES

RML DESIGN
420 E. SOUTH TEMPLE
SUITE 515
SALT LAKE CITY, UTAH, 84111
801. 217. 3727

PROJECT NAME:
BROADBENT RESIDENCE

LOCATION INFO:
ADDRESS
230 N. HAYSTACK MOUNTAIN DR.
COUNTY
WASATCH
STATE
UTAH

CLIENT NAME:
JR & ALISA BROADBENT

PLAN NAME:
CUSTOM

ORIGINAL RELEASE:
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BROADBENT-C-XXX-16-23-A

MAIN FLOOR PLAN

A3 | 3

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AFF. IS AN INDICATION OF A FEATURE THAT EXISTS IN RELATION TO ITS DISTANCE ABOVE THE FINISHED FLOOR.

A
A4.1

A MAIN FLOOR WALL FRAMING PLAN

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

NOTE

SEE DETAIL SHEET S03 FOR ENGINEERING NOTES AND SCHEDULES

RML DESIGN
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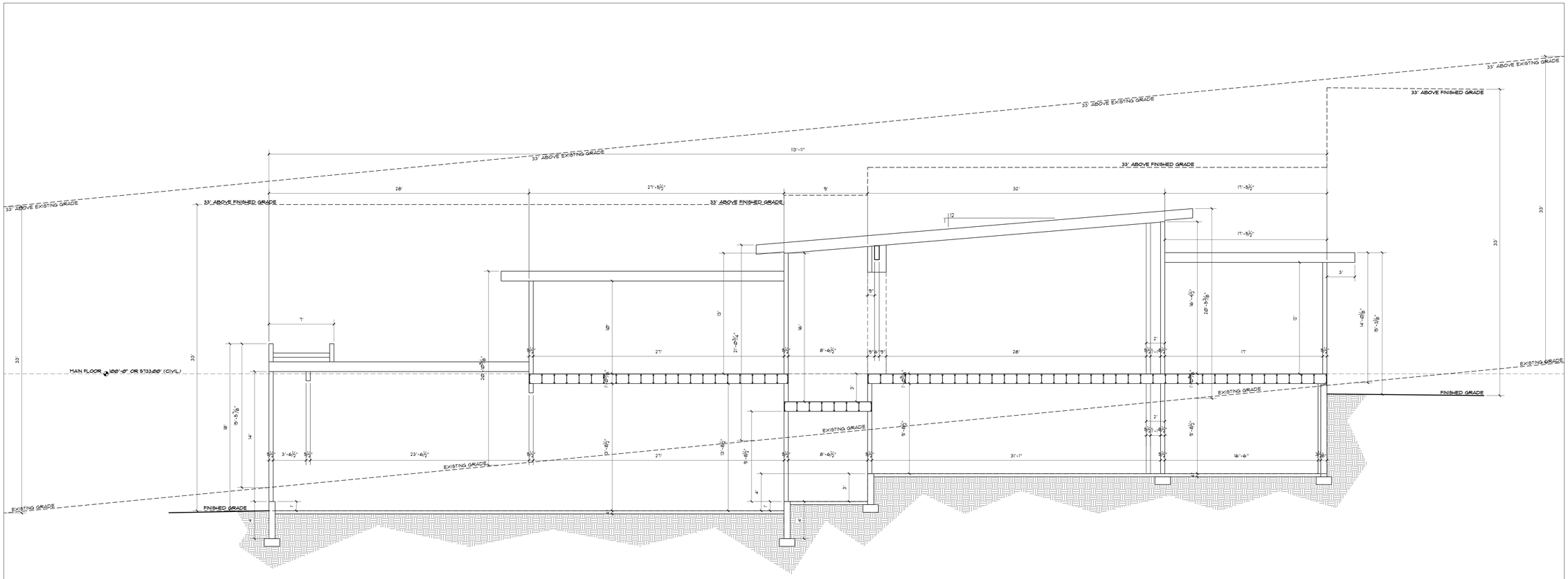
MAIN FLOOR WALL FRAMING PLAN

A3 | 4



A

HOUSE SECTION 1

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

B

HOUSE SECTION 2

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

rml DESIGN

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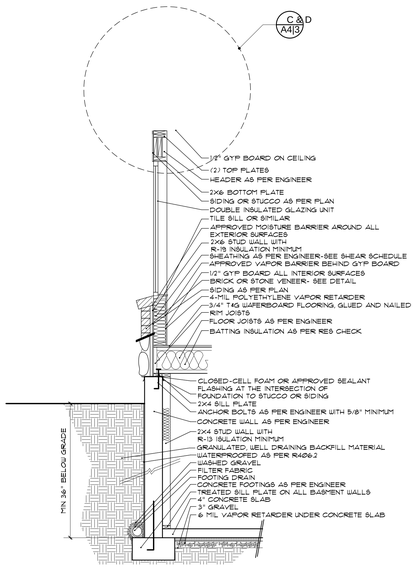
BROADBENT-C-XXX-15-23-B

HOUSE SECTIONS

A4 | 1

FLASHING NOTES

1. FLASHING SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF THE EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS, AND TERMINATION OR EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, ORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTED FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS, AND CONTINUOUSLY ABOVE PROJECTED TRIM. A FLASHING WILL BE INSTALLED AT THE INTERSECTION OF THE FOUNDATION TO STUCCO, MASONRY, SIDING, OR FRICK VENEER. THE FLASHING SHALL BE ON AN APPROVED CORROSION-RESISTANT FLASHING WITH A HALF-INCH DRIP LEG EXTENDING PAST THE EXTERIOR SIDE OF THE FOUNDATION.
2. FLASH AND CAULK ALL EXTERIOR WINDOWS AND DOORS AS PER MANUFACTURERS INSTRUCTIONS
3. PROVIDE 9 INCH FLASHING AROUND ALL WINDOWS AND DOORS WITH SILL PLATE FLASHING
4. THE STATE OF UTAH REQUIRES THAT AN INSPECTION OF THE WEATHER RESISTIVE BARRIER AND FLASHING BE MADE IN ORDER TO PREVENT WATER FROM ENTERING THE WEATHER RESISTANT EXTERIOR WALL ENVELOPE. SEC. R109.1.5



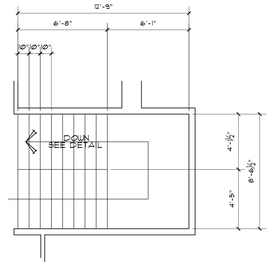
A WALL SECTION
SCALE: 1/4" = 1'-0"

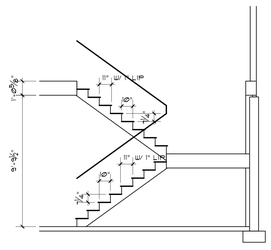
HANDRAIL NOTES

1. HANDRAILS SHALL BE PLACED NOT LESS THAN 34 INCHES NOR MORE THAN 36 INCHES ABOVE THE NOSING OF THE TREADS AND SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS.
2. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS WITH TWO OR MORE RISERS FROM A POINT DIRECTLY ABOVE THE TOP RISER OF A FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF A FLIGHT.
3. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN A NEWEL POST OF A SAFETY TERMINAL.
4. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5 INCHES BETWEEN THE WALL AND THE HANDRAIL.
5. THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION OF 1-1/4 INCHES MIN. AND 2-5/8 INCHES MAX. OTHER HANDRAIL SHAPES THAT PROVIDE AN EQUIVALENT GRASPING SURFACE ARE PERMISSIBLE. EDGES SHALL HAVE A MIN. RADIUS OF 1/8 INCH.
6. THE USE OF A VOLUTE, TURNOUT OR STARTING EASING SHALL BE ALLOWED OVER THE LOWEST TREAT.

GUARDRAIL NOTES

1. PORCHES, BALCONIES, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT.
2. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.
3. REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES, AND PORCHES, SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
4. REQUIRED GUARDS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL BARS IN FLOOR AREAS, BALCONIES, AND PORCHES, AND SHALL NOT HAVE INTERMEDIATE RAILS OR OTHER ORNAMENTAL PATTERNS THAT RESULTS IN A LADDER EFFECT.

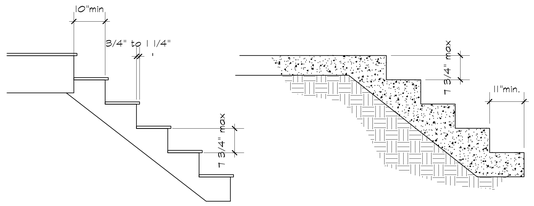




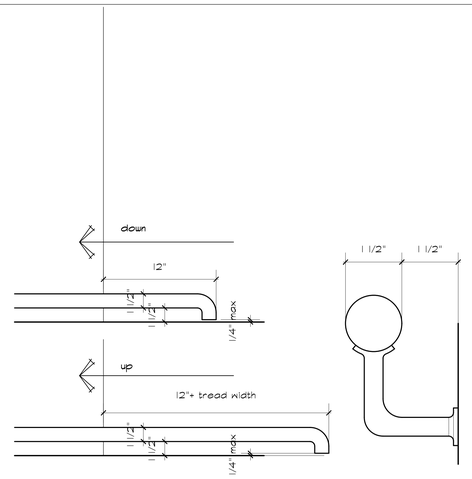
B STAIR PLAN AND SECTION
SCALE: 1/4" = 1'-0"

STAIRWAY AND RAILING NOTES

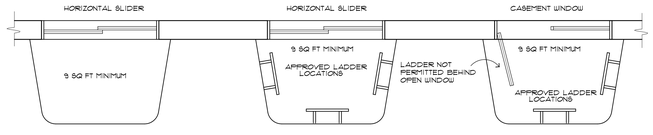
1. STAIRWAY SHALL HAVE 4 INCH MINIMUM AND 8 INCH MAXIMUM RISER HEIGHT AND A 9 INCH TREAD DEPTH.
2. WINDERS IN WINDING STAIRWAYS SHALL HAVE THE REQUIRED WIDTH OF RUN (9 INCHES) AT A POINT 12 INCHES FROM THE SIDE OF THE STAIRWAY WHERE THE TREADS ARE NARROWER, BUT IN NO CASE SHALL ANY WIDTH BE LESS THAN 6 INCHES AT ANY POINT.
3. EVERY STAIRWAY LANDING SHALL HAVE A DIMENSION MEASURED IN THE DIRECTION OF TRAVEL EQUAL TO THE WIDTH OF THE STAIRWAY
4. STAIRWAYS WITH MORE THAN 3 RISERS SHALL HAVE AT LEAST 1 HANDRAIL
5. HANDRAILS SHALL BE PLACED NOT LESS THAN 34 INCHES AND NO MORE THAN 36 INCHES ABOVE THE NOSING OF THE TREADS AND SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS.
6. STAIRWAYS MORE THAN 30 INCHES ABOVE GRADE OF FLOOR WHICH HAVE OPEN SIDE OR SIDES SHALL BE PROTECTED BY A GUARDRAIL, 36 INCHES HIGH ON THE OPEN SIDE OR SIDES.
7. THE TRIANGLE OPENINGS FORMED BY THE RISER TREAD AND BOTTOM ELEMENT OF A GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY MAY BE OF SUCH SIZE THAT A SPHERE 4 INCHES IN DIAMETER CAN NOT PASS THROUGH.
8. EVERY STAIRWAY SHALL HAVE A HEADROOM CLEARANCE OF NOT LESS THAN 6-FEET-8-INCHES SUCH CLEARANCE SHALL BE MEASURED IN A VERTICAL PLANE PARALLEL AND TANGENT TO THE STAIRWAY TREAD NOSING TO THE SOFFIT ABOVE AT ALL POINTS.
9. STAIRWAYS SHALL HAVE A MINIMUM WIDTH OF 36 INCHES.
10. ENCLOSED USABLE SPACE UNDER STAIRWAYS SHALL HAVE THE WALLS AND SOFFIT PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR 1 HOUR FIRE RESISTIVE CONSTRUCTION.
11. THE MAXIMUM RISER HEIGHT SHALL BE 7-¾ INCHES (203 MM) AND THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES (254 MM) (9 INCHES (229 MM) BY STATE AMENDMENT). THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS LEADING EDGE. THE WALKING SURFACE OF TREADS AND LANDINGS OF A STAIRWAY SHALL BE SLOPED NO STEEPER THAN ONE UNIT VERTICAL IN 48 UNITS HORIZONTAL (2 PERCENT). THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).



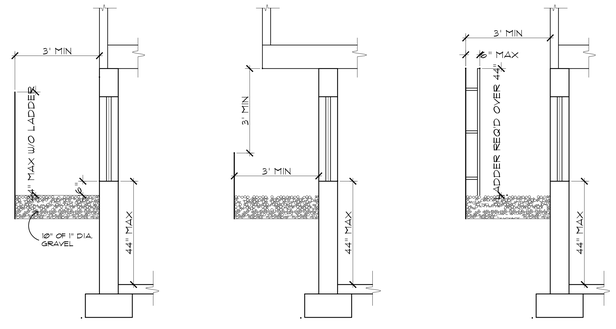
C STAIR TREAD DETAIL
NTS



D RAILING TERMINATION DETAIL
NTS



PLAN VIEW



SECTION VIEW

Escape or rescue window with a finish sill height below the adjacent ground elevation shall have a window well and shall comply with the following:

1. The clear dimensions shall allow the window to be fully opened and provide a minimum accessible net clear opening of 9 sq ft, with a minimum dimension of 36 inches.
2. Window wells with a vertical depth of more than 44 inches shall be equiped with an approved permanently affixed ladder or stairs that are accessible with the window in the fully open position. The ladder or stairs shall not encroach into the required dimensions of the window well by more than 6 inches.

Bars, grills, grates or similar devices may be installed on emergency escape or rescue windows, doors or window wells, provided:

1. The devices are equipped with approved release mechanisms which are operable from the inside without the use of a key or special knowledge or effort; and

2. The building is equipped with smoke detectors installed in accordance with UBC sec. 310.9

E WINDOW WELL DETAIL
NTS

rml DESIGN
420 E. SOUTH TEMPLE
SUITE 515
SALT LAKE CITY, UTAH, 84111
801. 217. 3727

ATTENTION

PROJECT NAME:
BROADBENT RESIDENCE

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WASATCH
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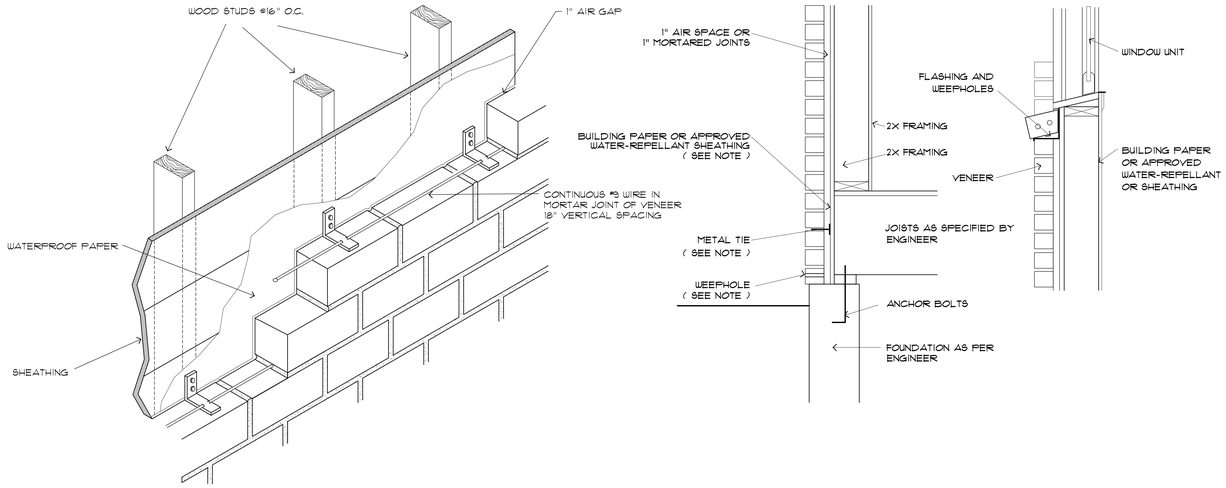
SECTIONS AND DETAILS

A4 | 2



METAL TIE NOTE

1. THE VENEER TIES SHALL BE 22 GA. GALVANIZED STEEL BRACKETS W/ #8 GA. GALVANIZED WIRE.
2. TIES SPACED 16" O.C. HORIZ. AND NOT MORE THAN 18" VERT.
3. TIE WIRES LAPPED AT LEAST 2" ON EA. END.
4. STEEL BRACKETS ATTACHED TO STUDS W/ 8d GALVANIZED NAILS.
5. A MAXIMUM DISTANCE OF 1" SHALL EXIST BETWEEN THE SHEATHING AND MASONRY.

WEATHER PROOF SHEATHING NOTE

ASPHALT-SATURATED FELT FREE FROM HOLES AND BREAKS WEIGHING NOT LESS THAN 14 POUNDS PER 100 SQUARE FEET AND COMPLYING WITH ASTM D 226 OR OTHER APPROVED WEATHER-RESISTANT MATERIAL SHALL BE APPLIED OVER LOCATED IMMEDIATELY ABOVE THE FLASHING STUDS OR SHEATHING OF ALL EXTERIOR WALLS AS REQUIRED BY TABLE R703.4. SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES. WHERE JOISTS OCCUR, FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES.

ABOVE DOES NOT APPLY IF:
1. IN DETACHED ACCESSORY BUILDINGS
2. UNDER PANEL SIDING WITH SHIPLAP JOINTS
3. UNDER EXTERIOR WALL FINISH MATERIALS IN TABLE R703.4
4. UNDER PAPERBACKED STUCCO LATH

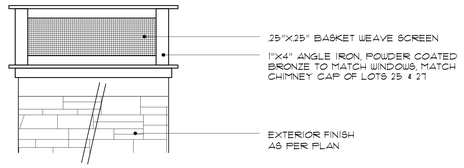
WEEPHOL AND FLASHING NOTE

WEEPHOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF THE MASONRY WALLS AT A MAXIMUM SPACING OF 33" ON CENTER. WEEPHOLES SHALL NOT BE LESS THAN $\frac{3}{16}$" IN DIAMETER. WEEPHOLES SHALL BE LOCATED IMMEDIATELY ABOVE THE FLASHING.

FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISHED GROUND LEVEL ABOVE THE FOUNDATION WALL OR SLAB AND AT OTHER POINTS OF SUPPORT, INCLUDING STRUCTURAL FLOORS, SHELF ANGLES, AND LINTELS WHEN MASONRY VENEERS ARE IN ACCORDANCE WITH SECTION R703.7.

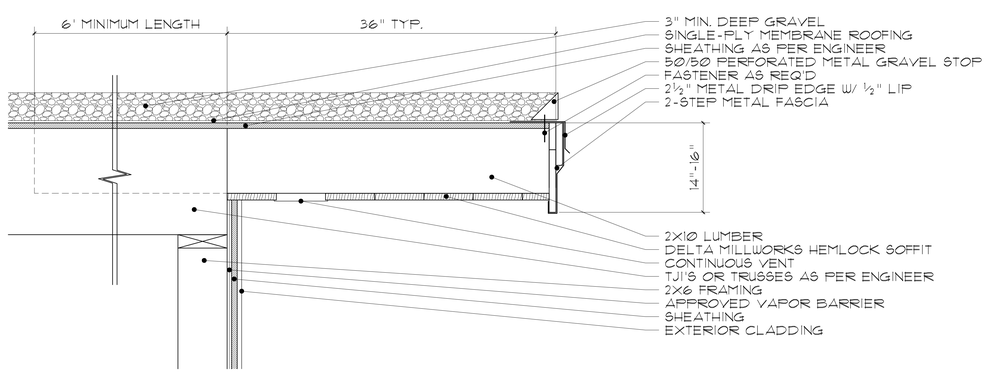
PROJECT SPECIFIC MASONRY NOTE

THE MASONRY ON THIS PROJECT IS SUCH THAT IT HOLDS ITSELF TO THE WALL AND NO STRUCTURAL LINTELS ARE REQUIRED.

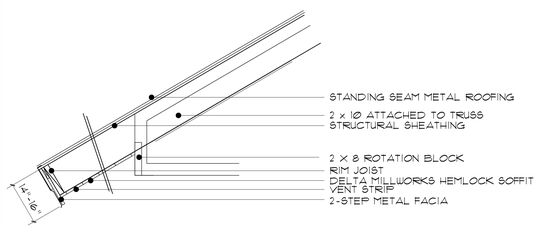


A — MASONRY VENEER ANCHORING DETAIL
NTS

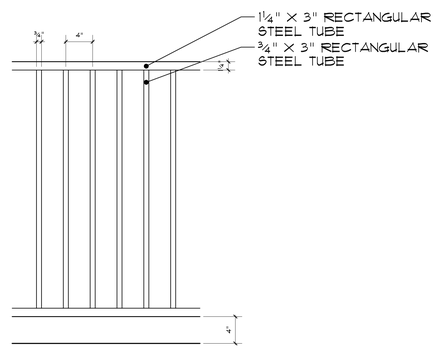
B — CHIMNEY CAP DETAIL
NTS



C — GRAVEL BALLASTED FLAT ROOF DETAIL
NTS



D — SLOPED ROOF EAVE DETAIL
NTS



E — HAND-RAILING DETAIL
NTS

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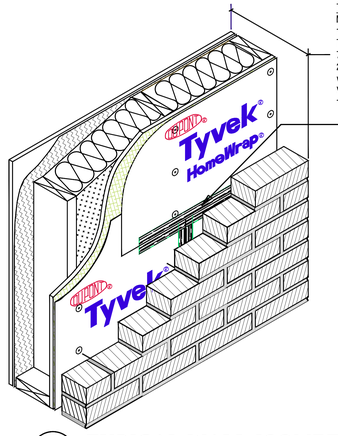
SECTIONS AND DETAILS

A4 | 3

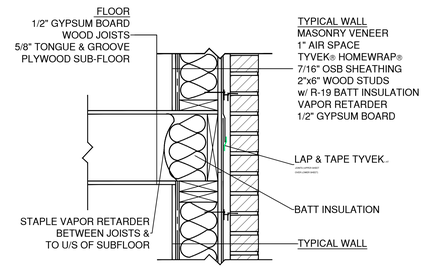


TYPICAL WALL ISOMETRIC

RESIDENTIAL WOOD FRAME STRUCTURE w/ MASONRY VENEER (HEATING CLIMATE)

GENERAL NOTES

*SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE)
*FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS.(ex. DUPONT WRAPCAPS)
*SEAL OR GASKET BRICK TIES AT THE FACE OF TYVEK®
*LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.



FLOOR/ WALL INTERFACE DETAIL

RESIDENTIAL WOOD FRAME STRUCTURE w/ MASONRY VENEER (HEATING CLIMATE)

GENERAL NOTES

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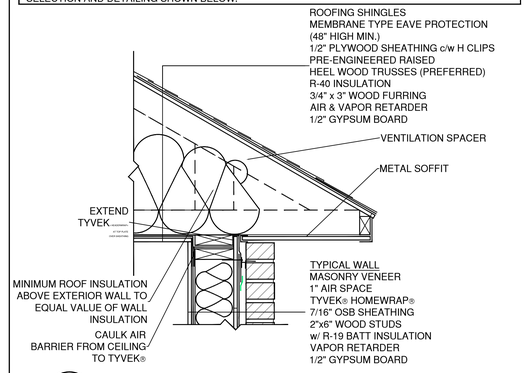
*FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS.(ex. DUPONT WRAPCAPS)
*SEAL OR GASKET BRICK TIES AT THE FACE OF TYVEK®
*LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.



ROOF/ WALL INTERFACE DETAIL

RESIDENTIAL WOOD FRAME STRUCTURE w/ MASONRY VENEER (HEATING CLIMATE)

GENERAL NOTES

*SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE)
*FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS.(ex. DUPONT WRAPCAPS)
*SEAL OR GASKET BRICK TIES AT THE FACE OF TYVEK®
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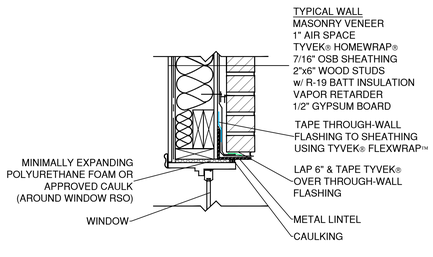

WINDOW HEAD DETAIL

RESIDENTIAL WOOD FRAME STRUCTURE w/ MASONRY VENEER (HEATING CLIMATE)

GENERAL NOTES

*SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE)
*FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS.(ex. DUPONT WRAPCAPS)
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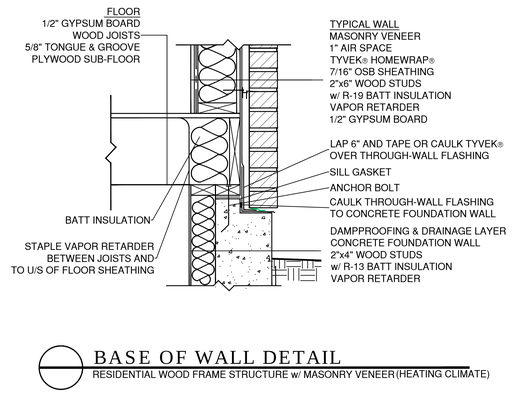

BASE OF WALL DETAIL

RESIDENTIAL WOOD FRAME STRUCTURE w/ MASONRY VENEER (HEATING CLIMATE)

GENERAL NOTES

*SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE)
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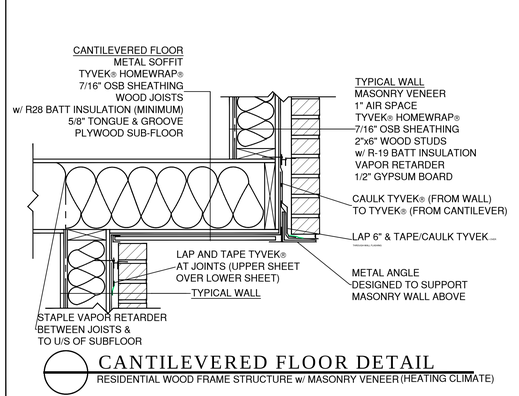
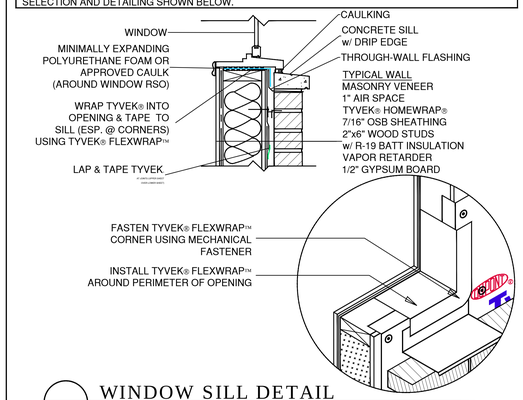


CANTILEVERED FLOOR DETAIL

RESIDENTIAL WOOD FRAME STRUCTURE w/ MASONRY VENEER (HEATING CLIMATE)

GENERAL NOTES

*SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE)
*FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS.(ex. DUPONT WRAPCAPS)
*SEAL OR GASKET BRICK TIES AT THE FACE OF TYVEK®
*LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.



WINDOW SILL DETAIL

RESIDENTIAL WOOD FRAME STRUCTURE w/ MASONRY VENEER (HEATING CLIMATE)

GENERAL NOTES

*SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE)
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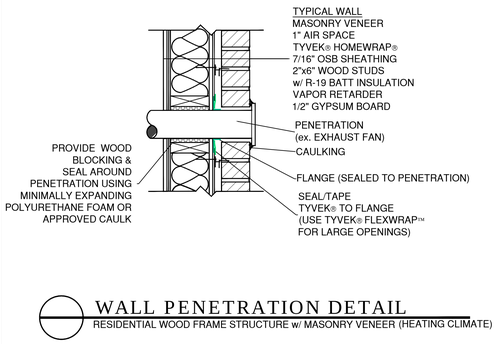


WALL PENETRATION DETAIL

RESIDENTIAL WOOD FRAME STRUCTURE w/ MASONRY VENEER (HEATING CLIMATE)

NOTE: THIS DATA IS MEANT TO PROVIDE ONLY INFORMATION ABOUT THE HOUSE WRAP AND NOT INTENDED TO ADDRESS ANY SPECIFICS REGARDING INSTALLATION OF OTHER MATERIALS OR STRUCTURAL INFORMATION.

A

TYVEK DETAILS

SCALE: NTS

RML DESIGN
420 E. SOUTH TEMPLE
SUITE 515
SALT LAKE CITY, UTAH, 84111
801. 217. 3727

ATTENTION

PROJECT NAME:
BROADBENT RESIDENCE

LOCATION INFO:
ADDRESS
230 N. HAYSTACK MOUNTAIN DR.
COUNTY
WASATCH
STATE
UTAH

CLIENT NAME:
JR & ALISA BROADBENT

PLAN NAME:
CUSTOM

ORIGINAL RELEASE:
MARCH 19, 2024

REVISION DATES
04/05/2024
05/02/2025
XX/XX/XXXX
XX/XX/XXXX

BROADBENT-C-XXX-15-23-B

SECTIONS AND DETAILS

A4 | 4

Protect the night sky. Protect community character.

A key principle of the Ogden Valley General Plan is the protection of the night sky. A dark sky is a cornerstone to the Valley's charm.

There are many ways to help protect the night sky that are reasonable and cost effective. This guide is intended to assist you in doing your part to preserve the night sky.

Protection of the night sky can be easily achieved by following these simple principles:

1. **Direct all lighting downward.**
2. **Position lighting devices and shielding to avoid overspill onto adjacent properties.**
3. **Illuminate out of necessity. Try to avoid illumination for aesthetics whenever possible.**
4. **Purchase bulbs that are rated at a color temperature 2700 Kelvin or less. This is marked on all bulb packaging.**

Existing Residences: Lighting fixtures are allowed to remain for all existing residential uses. Replacement fixtures, if ever needed, are required to be night sky friendly.

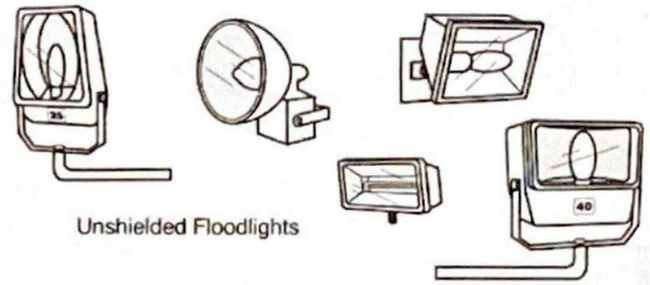
Existing Commercial Property: Lighting fixtures are allowed to remain for 10 years before replacement with night sky friendly fixtures. If replacement fixtures are needed earlier they are required to be night sky friendly.

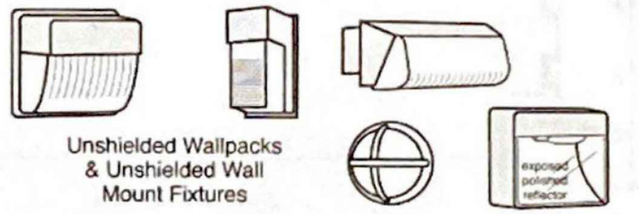
New Construction: Lighting fixtures are required to be night sky friendly.

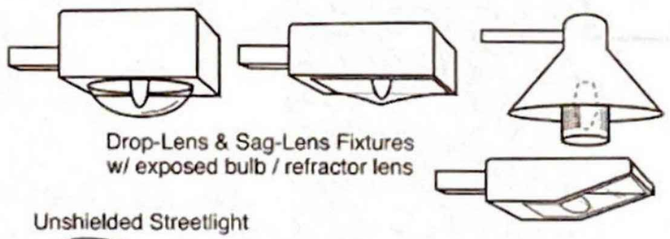
Meaning of "night sky friendly": If in doubt, look for the International Dark-Sky Association logo on the fixture packaging. All IDA approved fixtures will comply. Be sure to check fixture height and shielding to ensure that direct light is confined to your property.

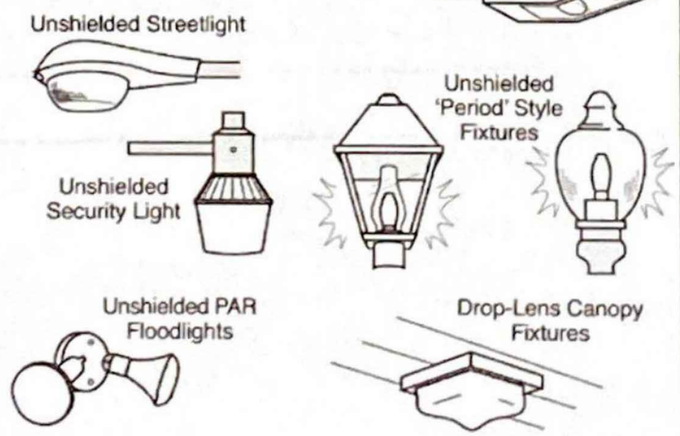
UNSHIELDED

Fixtures that produce glare and light trespass



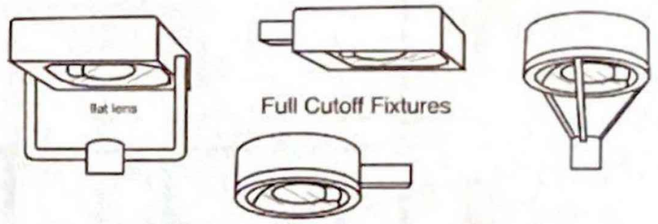


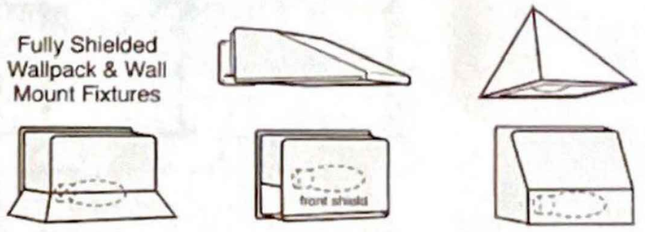


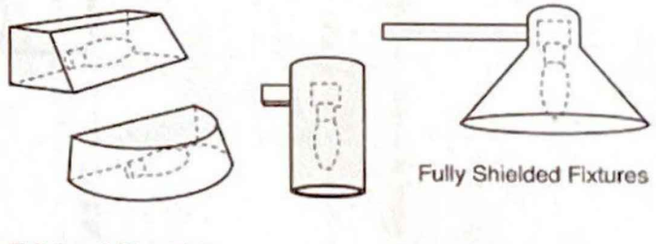


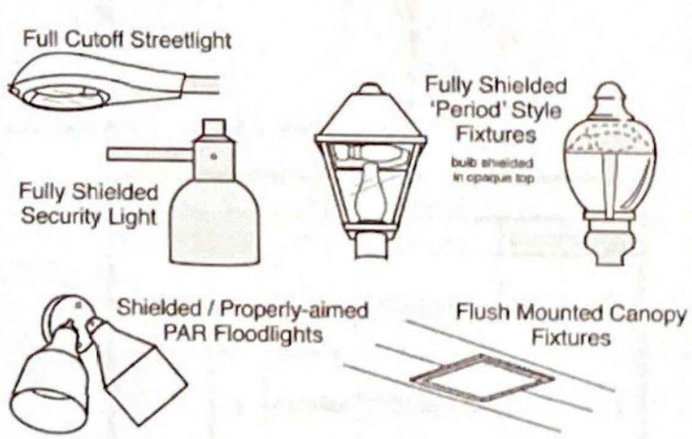
FULLY SHIELDED

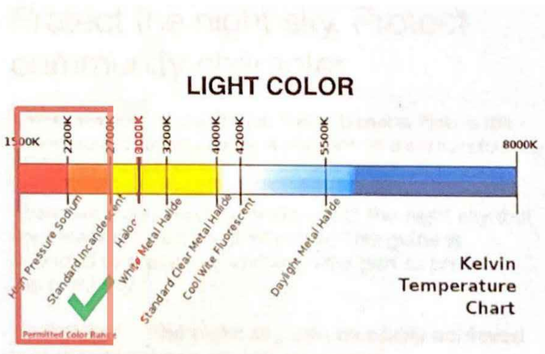
Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night

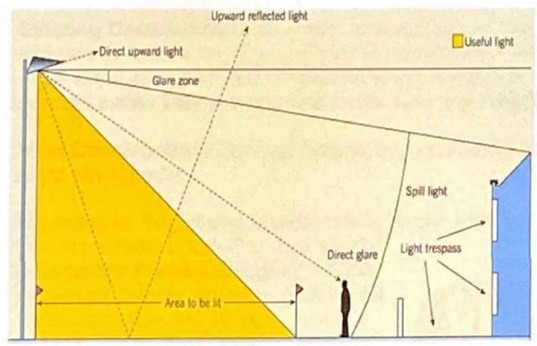












A

DARK SKY COMPLIANCE

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

RML DESIGN
420 E. SOUTH TEMPLE
SUITE 515
SALT LAKE CITY, UTAH, 84111
801. 217. 3727

PROJECT NAME:
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WASATCH
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CLIENT NAME:
JR & ALISA BROADBENT

PLAN NAME:
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ORIGINAL RELEASE:
MARCH 19, 2024

REVISION DATES
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XX/XX/XXXX
XX/XX/XXXX

BROADBENT-C-XXX-15-23-B

SECTIONS AND DETAILS

A4 | 5

VERTICAL REFERENCE NOTE

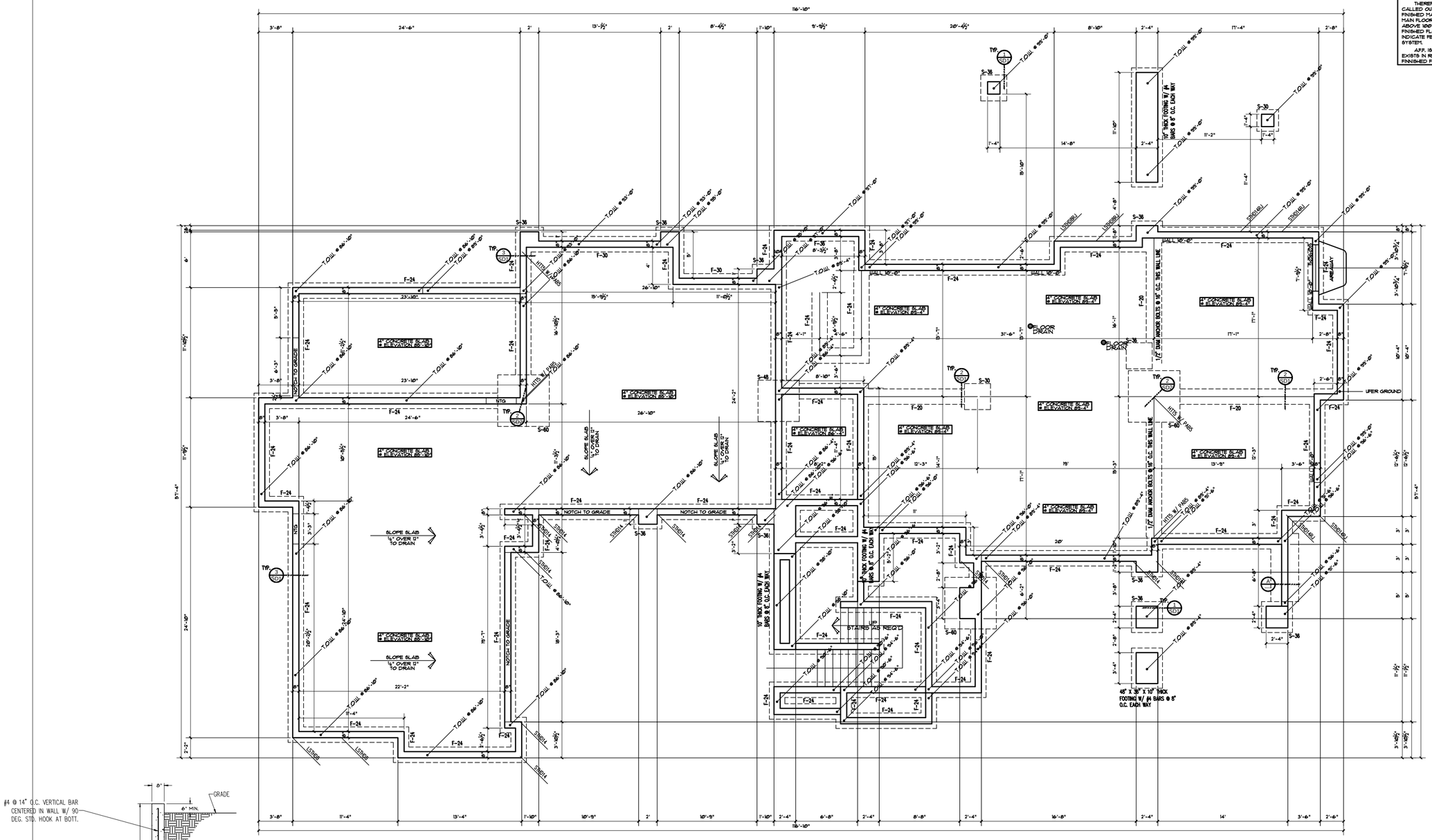
IN THESE PLANS THE POSITION OF THE FINISHED MAIN FLOOR IS DETERMINED TO BE 100'-0" AS A BASE REFERENCE.

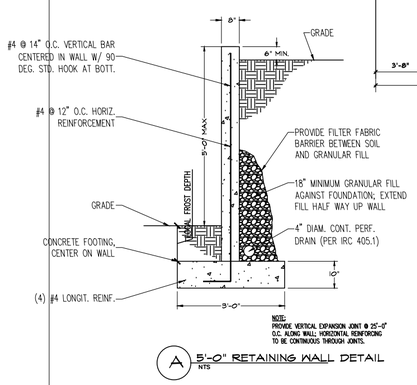
FROM THAT POSITION THESE PLANS WILL INDICATE ANY FEATURE ABOVE THE MAIN FLOOR AS A NUMBER HIGHER THAN 100'-0". THESE FEATURES INCLUDE BUT ARE NOT LIMITED TO CEILINGS, FLOORS, WINDOW POSITIONS, ETC.

THE BOTTOM OF THE FLOOR FRAMING SYSTEM OF THE MAIN FLOOR (INCLUDING ANY AND ALL SILL PLATES) SHALL BE REFERENCED AT 99'-0". IT IS UNDERSTOOD THAT IT IS LIKELY THAT THE DISTANCE BETWEEN THE MAIN FLOOR AND THE BOTTOM OF THE FLOOR FRAMING SYSTEM INCLUDING THE SILL PLATE WOULD BE A DIFFERENT DIMENSION THAN 1'-0". THESE PLANS, HOWEVER, DETERMINE THAT POSITION TO BE 99'-0" TO SIMPLIFY THE MATH OF THE PROJECT AND MAKE IT EASIER TO DETERMINE FEATURES THAT EXIST LOWER THAN THE FINISHED MAIN FLOOR.

THEREFORE, FEATURES OF THIS BUILDING ARE CALLED OUT IN REFERENCE TO TWO POSITIONS, THE FINISHED MAIN FLOOR AND THE BOTTOM OF THE MAIN FLOOR FRAMING SYSTEM. NUMBERS ABOVE 100'-0" INDICATE FEATURES ABOVE FINISHED FLOOR AND NUMBERS 99'-0" AND BELOW INDICATE FEATURES BELOW THE FLOOR FRAMING SYSTEM.

A.F.F. IS AN INDICATION OF A FEATURE THAT EXISTS IN RELATION TO ITS DISTANCE ABOVE THE FINISHED FLOOR.





A 5'-0" RETAINING WALL DETAIL
NTS

A FOOTING/ FOUNDATION PLAN

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

NOTE

SEE DETAIL SHEET S03 FOR ENGINEERING NOTES AND SCHEDULES

PROFESSIONAL ENGINEER
07/21/2025
No. 8269316
JACOB R WILDING
STATE OF UTAH

RML DESIGN
420 E. SOUTH TEMPLE
SUITE 515
SALT LAKE CITY, UTAH, 84111
801. 217. 3727

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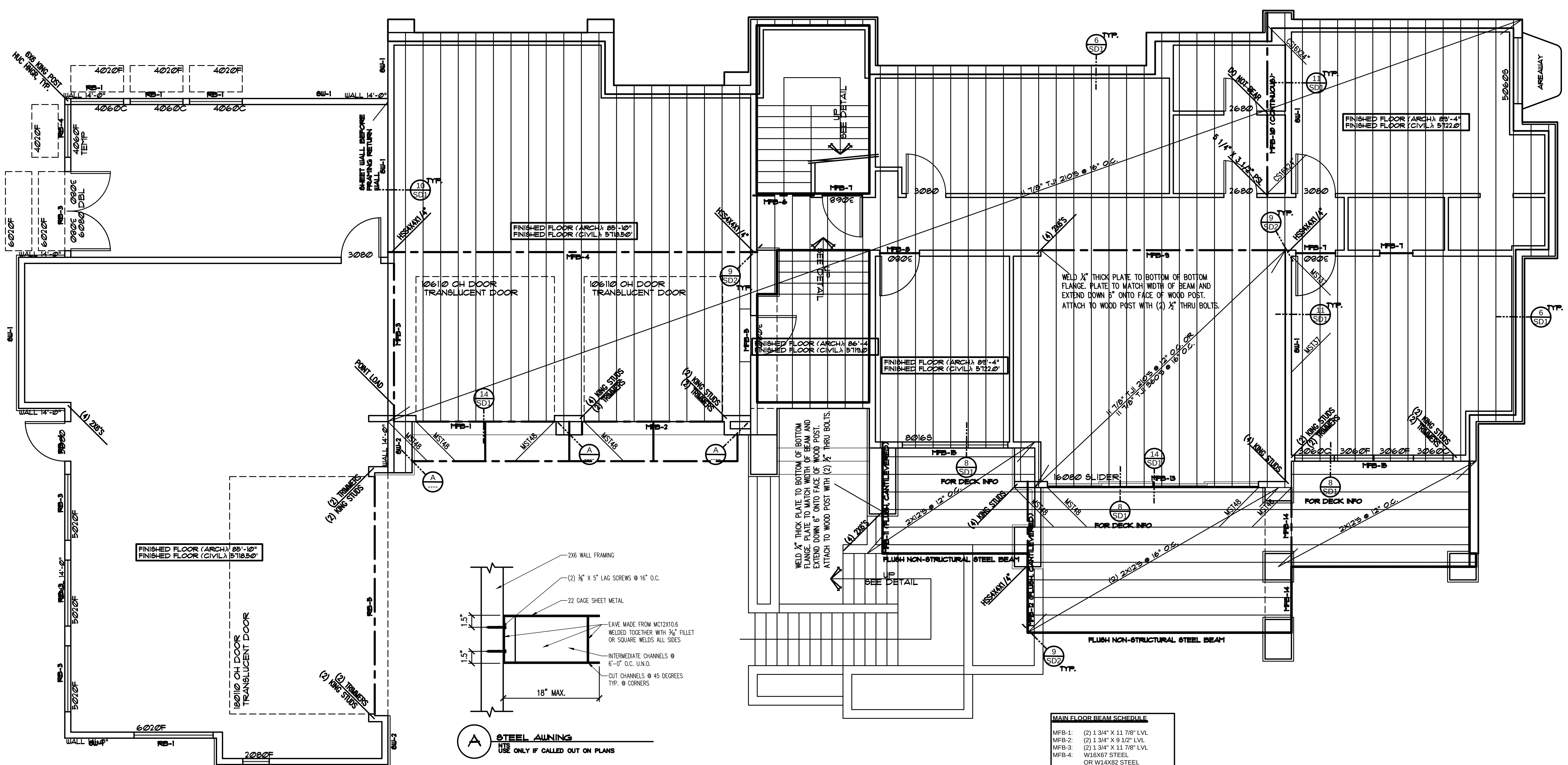
XX/XX/XXXX
XX/XX/XXXX

BROADBENT-C-XXX-16-23-A

FOOTING FOUNDATION PLAN

S1 | 1



MAIN FLOOR BEAM SCHEDULE

MFB-1:	(2) 1 3/4" X 11 7/8" LVL
MFB-2:	(2) 1 3/4" X 9 1/2" LVL
MFB-3:	(2) 1 3/4" X 11 7/8" LVL
MFB-4:	W16X67 STEEL OR W14X82 STEEL
MFB-5:	(2) 2X6's DF #2
MFB-6:	(1) 1 3/4" X 11 7/8" LVL
MFB-7:	(2) 2X6's DF #2
MFB-8:	(2) 1 3/4" X 11 7/8" LVL
MFB-9:	W10X39 STEEL
MFB-10:	(2) 1 3/4" X 11 7/8" LVL
MFB-11:	W10X19 STEEL
MFB-12:	W10X19 STEEL
MFB-13:	(3) 1 3/4" X 14" LVL
MFB-14:	(3) 2X12's DF #2
MFB-15:	(2) 1 3/4" X 11 7/8" LVL

VERTICAL REFERENCE NOTE

IN THESE PLANS THE POSITION OF THE FINISHED MAIN FLOOR IS DETERMINED TO BE 100'-0" AS A BASE REFERENCE.

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THE BOTTOM OF THE FLOOR FRAMING SYSTEM OF THE MAIN FLOOR (INCLUDING ANY AND ALL SILL PLATES) SHALL BE REFERENCED AT 99'-0". IT IS UNDERSTOOD THAT IT IS LIKELY THAT THE DISTANCE BETWEEN THE MAIN FLOOR AND THE BOTTOM OF THE FLOOR FRAMING SYSTEM INCLUDING THE SILL PLATE WOULD BE A DIFFERENT DIMENSION THAN 1'-0". THESE PLANS, HOWEVER, DETERMINE THAT POSITION TO BE 99'-0" TO SIMPLIFY THE MATH OF THE PROJECT AND MAKE IT EASIER TO DETERMINE FEATURES THAT EXIST LOWER THAN THE FINISHED MAIN FLOOR.

THEREFORE, FEATURES OF THIS BUILDING ARE CALLED OUT IN REFERENCE TO TWO POSITIONS, THE FINISHED MAIN FLOOR AND THE BOTTOM OF THE MAIN FLOOR FRAMING SYSTEM. NUMBERS ABOVE 100'-0" INDICATE FEATURES ABOVE FINISHED FLOOR AND NUMBERS 99'-0" AND BELOW INDICATE FEATURES BELOW THE FLOOR FRAMING SYSTEM.

AFF. IS AN INDICATION OF A FEATURE THAT EXISTS IN RELATION TO ITS DISTANCE ABOVE THE FINNISHED FLOOR.

A MAIN FLOOR FRAMING PLAN

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

NOTE

SEE DETAIL SHEET SD3 FOR ENGINEERING NOTES AND SCHEDULES

RML DESIGN
420 E. SOUTH TEMPLE
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SALT LAKE CITY, UTAH, 84111
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XX/XX/XXXX
XX/XX/XXXX

PROFESSIONAL ENGINEER
07/21/2025
No. 8269316
JACOB R WILDING
STATE OF UTAH

BROADBENT-C-XXX-16-23-A

MAIN FLOOR FLOOR FRAMING PLAN

S1 | 2

DESIGN CRITERIA

GOVERNING CODE		2021 IRC
SEISMIC		CATEGORY= D2 I = 1.00 R = 6.5 SITE CLASS: D
ULT. WIND SPEED (3-SECOND GUST)		115 MPH EXPOSURE C
ROOF LOADS	DEAD	15 PSF
	SNOW	45 PSF
FLOOR LOADS	DEAD	15 PSF
	LIVE	40 PSF
	DEFLECTION LL=L/360 TL=L/240	
DECK LOADS	DEAD	12 PSF
	LIVE	60 PSF
SOIL BEARING PRESSURE		1500 PSF
EQUIVALENT FLUID PRESSURE		38 PCF

NOTE: THIS ENGINEERING DESIGN ASSUMES THE LOADS AND CRITERIA LISTED ABOVE. CONTRACTOR SHALL REVIEW THE LOADS AND CONTACT YORK ENGINEERING PRIOR TO CONSTRUCTION IF ANY ADJUSTMENTS ARE REQUIRED. THE LOADS ABOVE ASSUME NO RADIANT HEAT FLOORING. SOIL REPORT, IF AVAILABLE, SHALL BE REVIEWED BY YORK ENGINEERING PRIOR TO CONSTRUCTION. IF NO SOILS REPORT IS AVAILABLE, THIS DESIGN ASSUMES THE SOIL PRESSURE ABOVE AND THAT NO LIQUEFACTION, EXPANSIVE, SLOPE STABILITY OR OTHER ADVERSE CONDITIONS EXIST.

VERTICAL REFERENCE NOTE

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THE BOTTOM OF THE FLOOR FRAMING SYSTEM OF THE MAIN FLOOR (INCLUDING ANY AND ALL SILL PLATES) SHALL BE REFERENCED AT 99'-6". IT IS UNDERSTOOD THAT IT IS LIKELY THAT THE DISTANCE BETWEEN THE MAIN FLOOR AND THE BOTTOM OF THE FLOOR FRAMING SYSTEM INCLUDING THE SILL PLATE WOULD BE A DIFFERENT DIMENSION THAN 1'-0". THESE PLANS, HOWEVER, DETERMINE THAT POSITION TO BE 99'-6" TO SIMPLIFY THE MATH OF THE PROJECT AND MAKE IT EASIER TO DETERMINE FEATURES THAT EXIST LOWER THAN THE FINISHED MAIN FLOOR.

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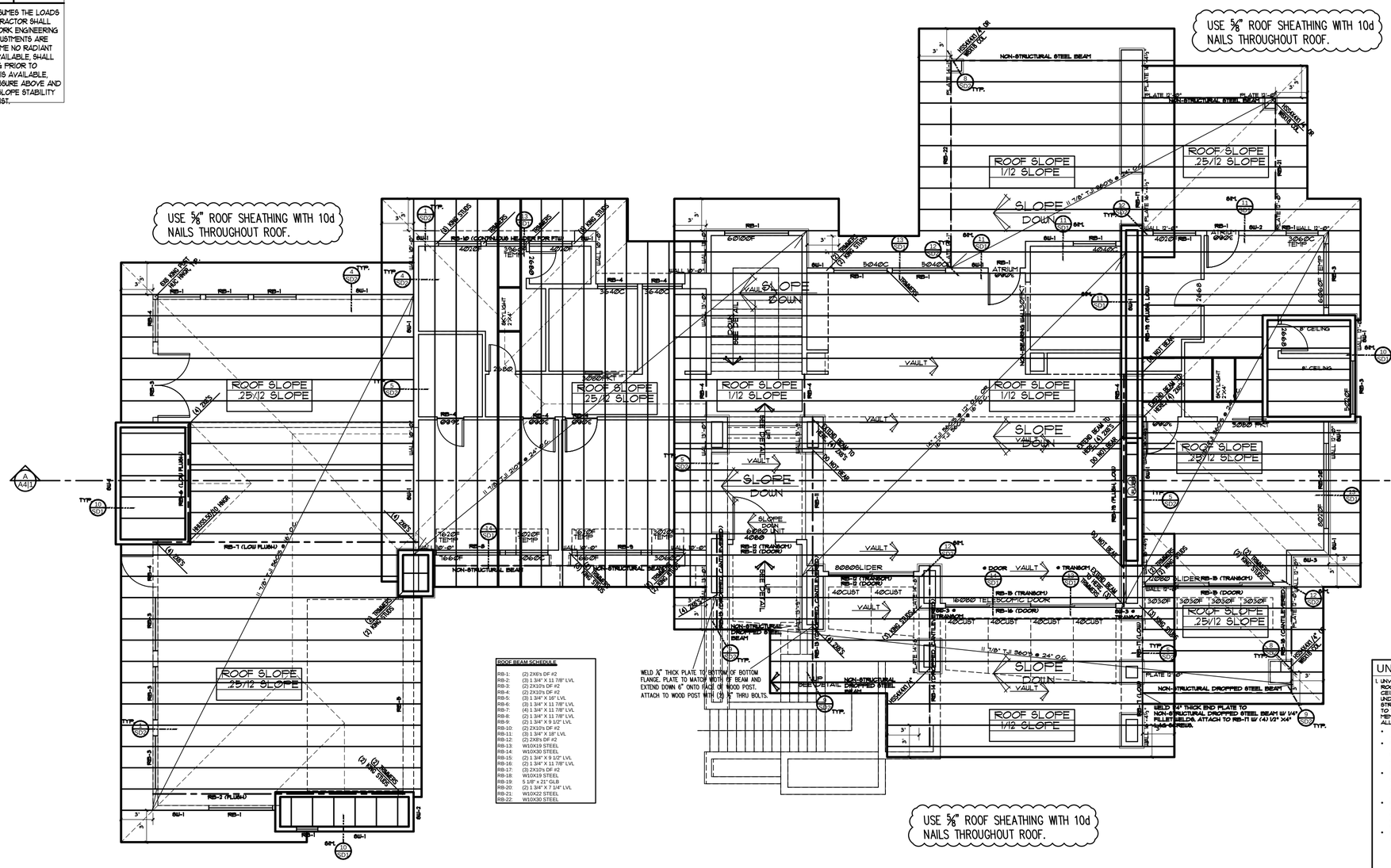
AFF. IS AN INDICATION OF A FEATURE THAT EXISTS IN RELATION TO ITS DISTANCE ABOVE THE FINISHED FLOOR.



ROOF BEAM SCHEDULE

RB-1:	(2) 2X6's DF #2
RB-2:	(3) 1 3/4" X 11 7/8" LVL
RB-3:	(2) 2X10's DF #2
RB-4:	(2) 2X10's DF #2
RB-5:	(3) 1 3/4" X 18" LVL
RB-6:	(3) 1 3/4" X 11 7/8" LVL
RB-7:	(4) 1 3/4" X 11 7/8" LVL
RB-8:	(2) 1 3/4" X 11 7/8" LVL
RB-9:	(2) 1 3/4" X 9 1/2" LVL
RB-10:	(2) 2X10's DF #2
RB-11:	(2) 1 3/4" X 18" LVL
RB-12:	(2) 2X8's DF #2
RB-13:	W10X19 STEEL
RB-14:	W10X30 STEEL
RB-15:	(2) 1 3/4" X 9 1/2" LVL
RB-16:	(3) 1 3/4" X 11 7/8" LVL
RB-17:	(3) 2X10's DF #2
RB-18:	W10X19 STEEL
RB-19:	5 1/8" x 21" GLB
RB-20:	(2) 1 3/4" X 7 1/4" LVL
RB-21:	W10X22 STEEL
RB-22:	W10X30 STEEL

UNVENTED ATTIC NOTE

1. UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILINGS THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS AND STRUCTURAL ROOF SHEATHING APPLIED DIRECTLY TO THE TOP OF THE ROOF FRAMING MEMBERS/RAFTERS, SHALL BE PERMITTED WHERE ALL THE FOLLOWING CONDITIONS ARE MET.
   - THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
   - NO INTERIOR CLASS I VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY OR ON THE CEILING SIDE OF THE UNVENTED ENCLOSED ROOF FRAMING ASSEMBLY.
   - WHERE WOOD SHINGLES OR SHAKES ARE USED, A MINIMUM ¼-INCH (6.4 MM) VENTED AIRSPACE SEPARATES THE SHINGLES OR SHAKES AND THE ROOFING UNDERLAYMENT ABOVE THE STRUCTURAL SHEATHING.
   - IN CLIMATE ZONES 5, 6, 7, AND 8, ANY AIR-IMPERMEABLE INSULATION SHALL BE A CLASS II VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT WITH THE UNDERSIDE OF THE INSULATION.
   - INSULATION SHALL BE LOCATED IN ACCORDANCE WITH THE FOLLOWING:
     - A. WHERE PREFORMED INSULATION BOARD IS USED AS THE AIR-IMPERMEABLE INSULATION LAYER, IT SHALL BE SEALED AT THE PERIMETER OF EACH INDIVIDUAL SHEET INTERIOR SURFACE TO FORM A CONTINUOUS LAYER.
     - B. THE FOLLOWING CONDITIONS SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING:
       - a. WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
       - b. WHERE AIR-PERMEABLE INSULATION IS PROVIDED INSIDE THE BUILDING THERMAL ENVELOPE, IT SHALL BE INSTALLED IN ACCORDANCE WITH SECTION B. IN ADDITION TO THE AIR-PERMEABLE INSULATION INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH THE R-VALUES IN TABLE R806.5 FOR CONDENSATION CONTROL.
       - c. WHERE BOTH AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION ARE PROVIDED, THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH THE R-VALUES IN TABLE R806.5 FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.
       - d. ALTERNATIVELY, SUFFICIENT RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING TO MAINTAIN THE MONTHLY AVERAGE TEMPERATURE OF THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING ABOVE 45° F (7° C) FOR CALCULATION PURPOSES, AN INTERIOR AIR TEMPERATURE OF 68°F (20° C) IS ASSUMED TO BE THE MONTHLY AVERAGE OUTSIDE AIR TEMPERATURE OF THE THREE COLDEST MONTHS.

07/21/2025
No. 8268316
JACOB R WILDING
STATE OF UTAH

NOTE

SEE DETAIL SHEET S03 FOR ENGINEERING NOTES AND SCHEDULES

A ROOF FRAMING PLAN

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

RML DESIGN
420 E. SOUTH TEMPLE
SUITE 515
SALT LAKE CITY, UTAH, 84111
801. 217. 3727

PROJECT NAME:
BROADBENT RESIDENCE

LOCATION INFO:
ADDRESS
230 N. HAYSTACK MOUNTAIN DR.
COUNTY
WASATCH
STATE
UTAH

CLIENT NAME:
JR & ALISA BROADBENT

PLAN NAME:
CUSTOM

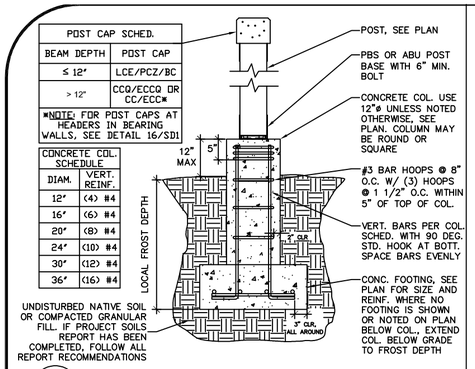
ORIGINAL RELEASE:
MARCH 19, 2024

REVISION DATES
04/05/2024
05/02/2025
XX/XX/XXXX
XX/XX/XXXX

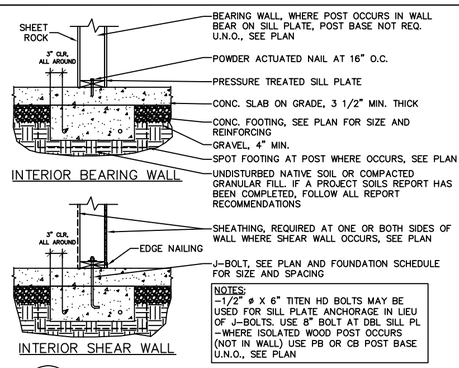
BROADBENT-C-XXX-16-23-A

ROOF FRAMING PLAN

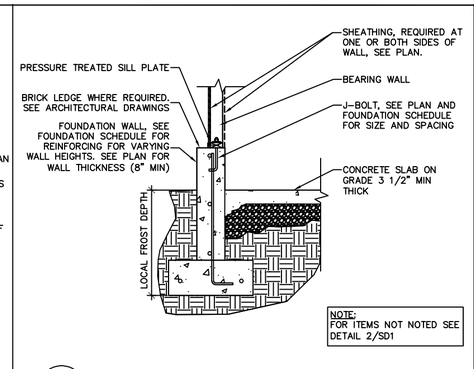
S1 | 3



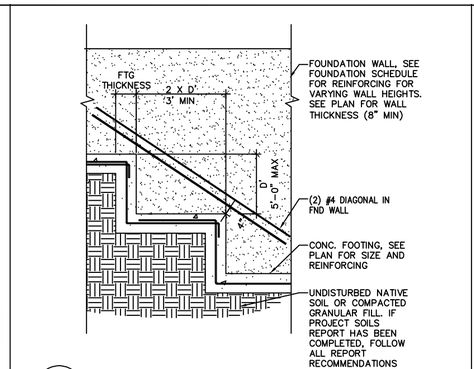
1 ISOLATED WOOD POST AT CONCRETE COLUMN
NTS
TYPICAL DETAIL, USE WHEN APPLIES



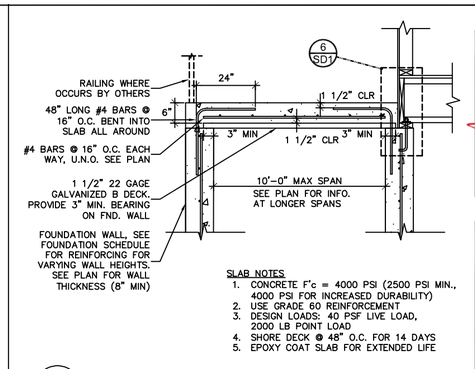
2 INTERIOR BEARING/SHEAR WALL AT FOUNDATION
NTS
TYPICAL DETAIL, USE WHEN APPLIES



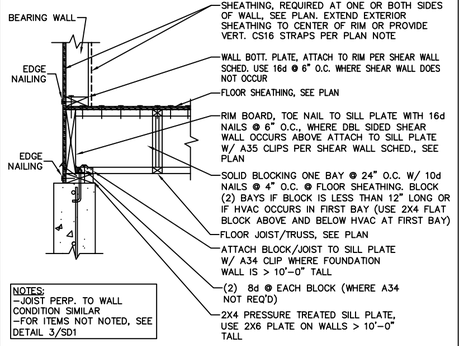
3 SLAB ON GRADE AT FOUNDATION WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



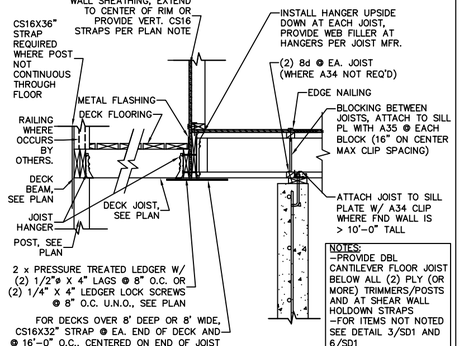
4 FOOTING STEP
NTS
TYPICAL DETAIL, USE WHEN APPLIES



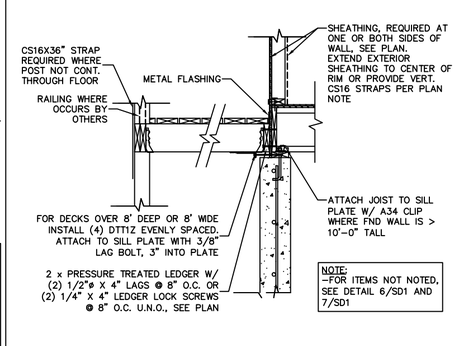
5 PORCH CAP
NTS
TYPICAL DETAIL, USE WHEN APPLIES



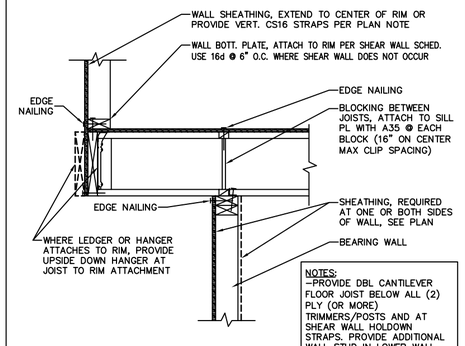
6 FLOOR JOIST AT FOUNDATION WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



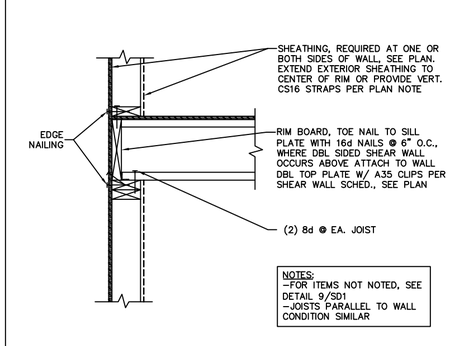
7 DECK ATTACHMENT TO CANT. FLOOR
NTS
TYPICAL DETAIL, USE WHEN APPLIES



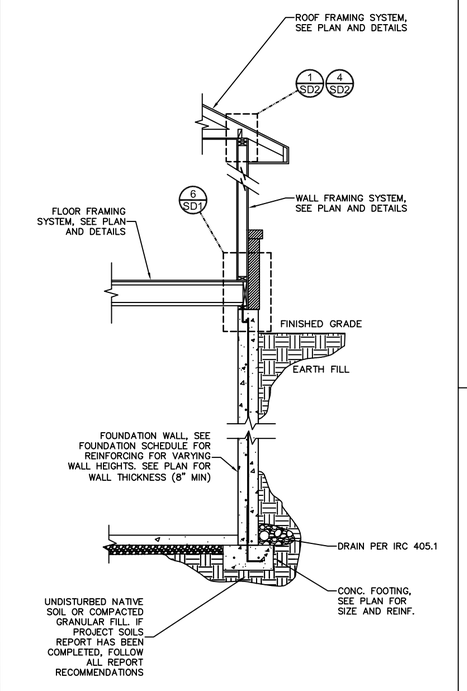
8 DECK ATTACHMENT TO WOOD FLOOR
NTS
TYPICAL DETAIL, USE WHEN APPLIES



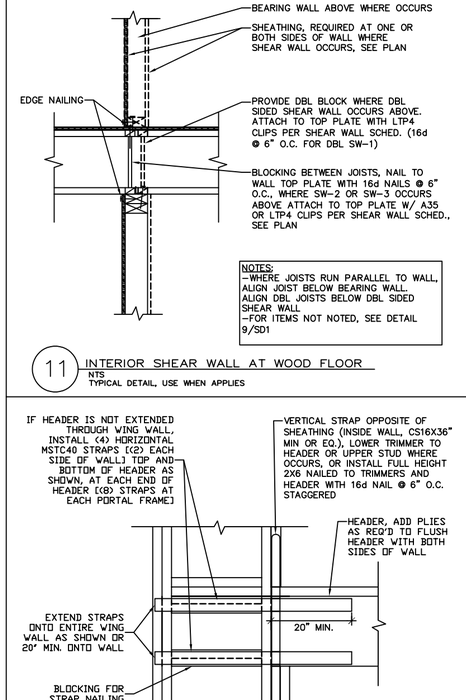
9 CANTILEVER FLOOR JOIST
NTS
TYPICAL DETAIL, USE WHEN APPLIES



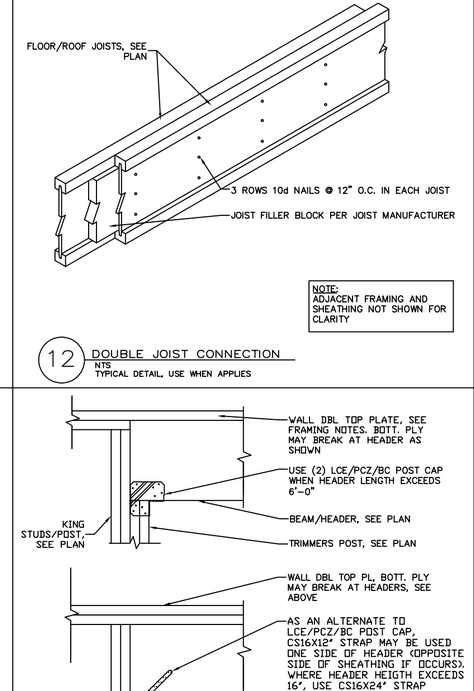
10 FLOOR JOIST AT WOOD WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



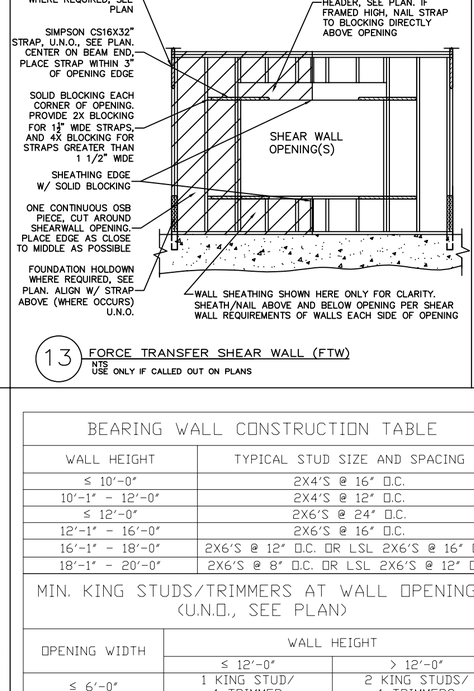
TYP. WALL SECTION
NTS



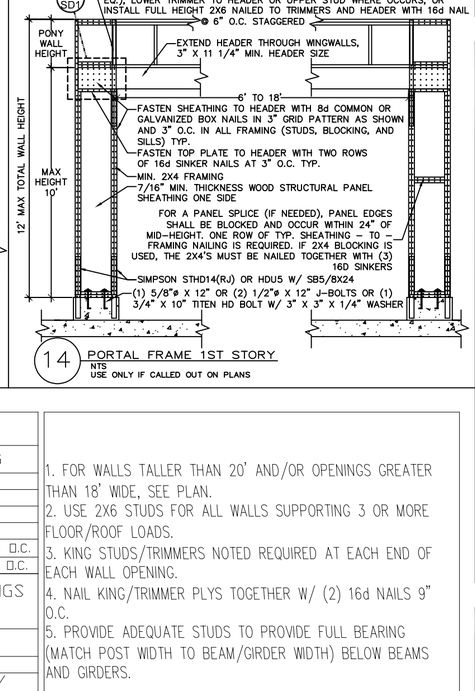
11 INTERIOR SHEAR WALL AT WOOD FLOOR
NTS
TYPICAL DETAIL, USE WHEN APPLIES



12 DOUBLE JOIST CONNECTION
NTS
TYPICAL DETAIL, USE WHEN APPLIES



13 FORCE TRANSFER SHEAR WALL (FTW)
NTS
USE ONLY IF CALLED OUT ON PLANS



14 PORTAL FRAME 1ST STORY
NTS
USE ONLY IF CALLED OUT ON PLANS

15 PORTAL FRAME RETROFIT
NTS
TYPICAL DETAIL, USE WHEN APPLIES

16 HEADER TO TRIMMER CONN.
NTS
TYPICAL DETAIL, USE WHEN APPLIES

BEARING WALL CONSTRUCTION TABLE

WALL HEIGHT	TYPICAL STUD SIZE AND SPACING
≤ 10'-0"	2X4'S @ 16" O.C.
10'-1" - 12'-0"	2X4'S @ 12" O.C.
≤ 12'-0"	2X6'S @ 24" O.C.
12'-1" - 16'-0"	2X6'S @ 16" O.C.
16'-1" - 18'-0"	2X6'S @ 12" O.C. OR LSL 2X6'S @ 16" O.C.
18'-1" - 20'-0"	2X6'S @ 8" O.C. OR LSL 2X6'S @ 12" O.C.

MIN. KING STUDS/TRIMMERS AT WALL OPENINGS (U.N.O., SEE PLAN)

OPENING WIDTH	WALL HEIGHT	
	≤ 12'-0"	> 12'-0"
≤ 6'-0"	1 KING STUD/ 1 TRIMMER	2 KING STUDS/ 1 TRIMMERS
6'-1" - 10'-0"	1 KING STUD/ 2 TRIMMERS	2 KING STUDS/ 2 TRIMMERS

1. FOR WALLS TALLER THAN 20' AND/OR OPENINGS GREATER THAN 18' WIDE, SEE PLAN.
2. USE 2X6 STUDS FOR ALL WALLS SUPPORTING 3 OR MORE FLOOR/ROOF LOADS.
3. KING STUDS/TRIMMERS NOTED REQUIRED AT EACH END OF EACH WALL OPENING.
4. NAIL KING/TRIMMER PLYS TOGETHER W/ (2) 16d NAILS 9" O.C.
5. PROVIDE ADEQUATE STUDS TO PROVIDE FULL BEARING (MATCH POST WIDTH TO BEAM/GIRDER WIDTH) BELOW BEAMS AND GIRDERS.

17 BEARING WALL CONSTRUCTION TABLE
NTS
TYPICAL DETAIL, USE WHEN APPLIES

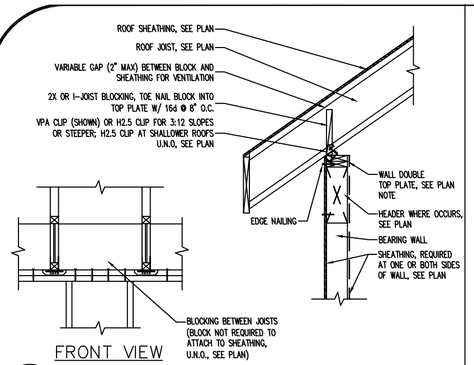
ALL DETAILS MAY NOT BE APPLICABLE TO YOUR PLANS IF MARKED TYPICAL, USE AT ALL APPLICABLE LOCATIONS

PROFESSIONAL ENGINEER
07/21/2025
No. 8286316
JACOB R WILDING
STATE OF UTAH

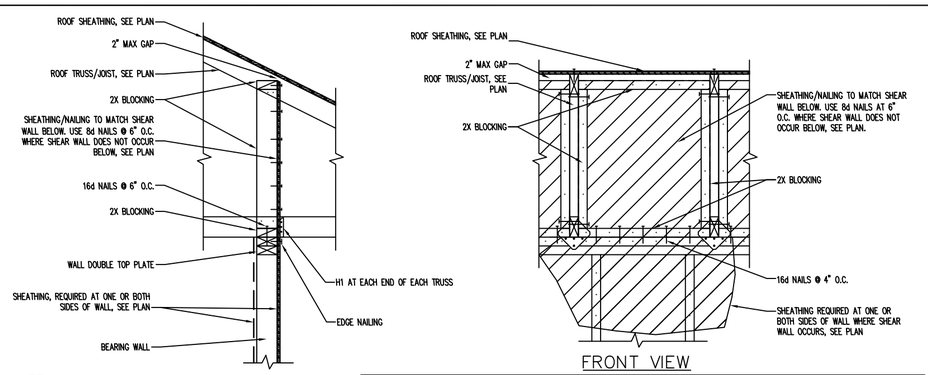
Structural Design and Analysis
4883 Old Highway Rd Suite A
Morgan, Utah 84050
(801) 876-3501

York Engineering

SD1

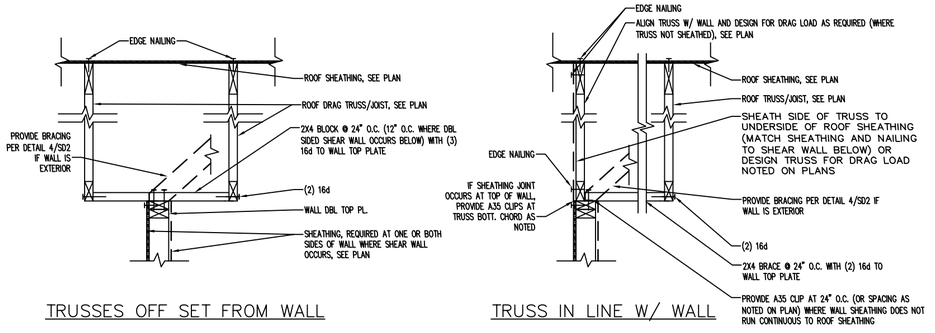


1 ROOF JOIST AT WOOD WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



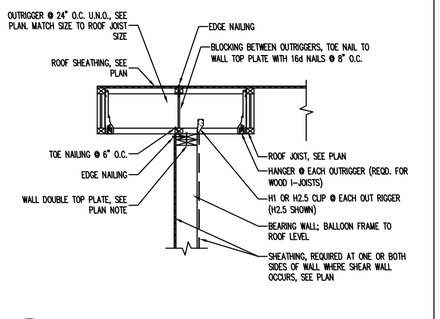
2 TRUSS DEPTH BLOCKING
NTS
TYPICAL DETAIL, USE WHEN APPLIES

NOTE:
-PRE-FABRICATED SHEAR PANEL BLOCKING DESIGNED BY THE TRUSS MANUFACTURE MAY BE USED IN LIEU OF BLOCKING SHOWN HERE. BLOCKING TO BE DESIGNED FOR 350 PLF SHEAR LOAD AT TOP OF BLOCK. ATTACH BLOCKING TO WALL TOP PLATE W/ NAILING NOTED OR (1) A35 CLIP OR (1) LTP4 CLIP AT EACH BLOCK

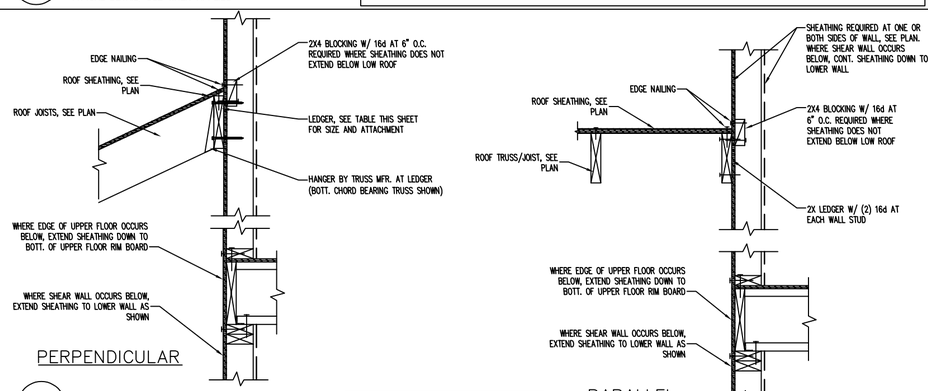


3 TRUSS PARALLEL TO INTERIOR SHEAR WALL
NTS
TYP. DETAIL, USE WHEN APPLIES

NOTES:
-BRACE TRUSS BOTTOM CHORDS PER TRUSS MFR. REQUIREMENTS. BRACING NOT SHOWN FOR CLARITY.
-WHERE ROOF TRUSS IS NOT SHEATHED, TRUSS TO BE DESIGNED FOR DRAG LOAD NOTED ON PLANS (1500 LB MIN. IF LOAD NOT NOTED). TRUSS TO BE DESIGNED TO TRANSFER DRAG LOAD FROM TOP CHORD TO BOTTOM CHORD.

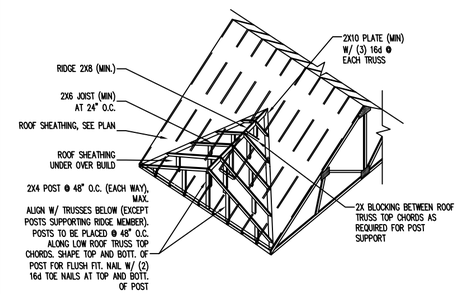


4 ROOF JOIST AT WOOD WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



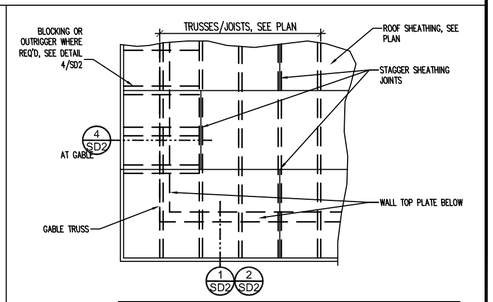
5 LOW ROOF SHEAR WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES

NOTE:
-LOW ROOF MAY BE SLOPED OR FLAT



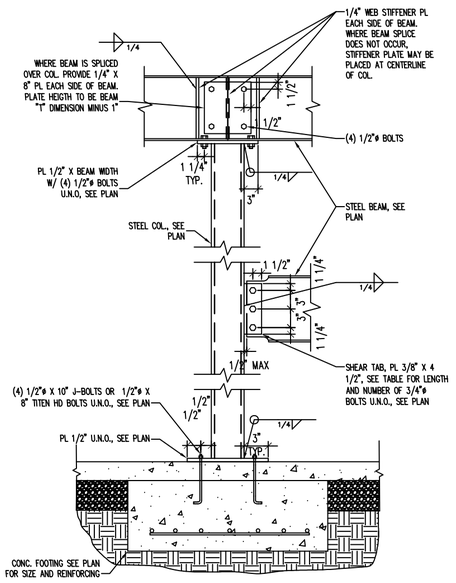
NOTES:
-SHEATHING ON OVERBUILD FRAMING NOT SHOWN FOR CLARITY.
-ALL OVERBUILD FRAMING MEMBERS TO BE SUPPORTED TO LOW ROOF AT 4'-0" O.C.

6 ROOF OVERBUILD
NTS
TYPICAL DETAIL, USE WHEN APPLIES



NOTES:
-EDGE NAILING REQUIRED AT ALL SUPPORTED AND BLOCKED SHEATHING EDGES. ALSO PROVIDE EDGE NAILING PER DETAILS 3.3/SD2, 4/SD2 AND PER PLAN NOTES.
-BRACING REQUIRED PER DETAIL 4/SD2 NOT SHOWN FOR CLARITY

7 ROOF SHEATHING LAYOUT
NTS
TYPICAL DETAIL, USE WHEN APPLIES

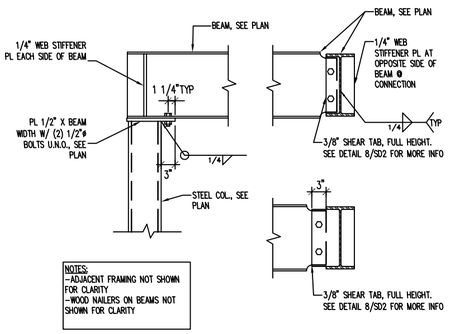


NOTES:
-FOR COL. ON FOUNDATION WALL, USE 8" WIDE BASE PLATE, SPACE BOLTS 3" APART U.N.O., SEE PLAN
-SHEAR TAB CONN. MAY BE USED AT TOP OF COL. IN LIEU OF CAP PLATE
-ADJACENT FRAMING NOT SHOWN FOR CLARITY
-WOOD NAILERS ON BEAMS NOT SHOWN FOR CLARITY
-FOR ITEMS NOT NOTED, SEE DETAIL 2/SD1

BEAM SIZE	# OF 3/4" DIAM. BOLTS	SHEAR TAB LENGTH	CONN. CAPACITY (ASD)
W8	2	5 1/2"	16.5K
W10	2	5 1/2"	16.5K
W12	3	8 1/2"	28.8K
W14	3	8 1/2"	28.8K
W16	4	11 1/2"	41.5K
W18	5	14 1/2"	54.1K

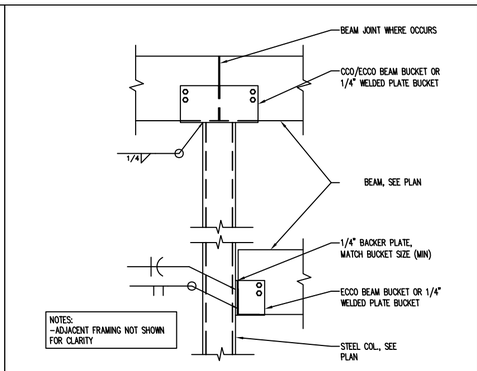
NOTES:
-BOLTS TO BE A325 U.N.O., SEE PLAN
-CONN. CAPACITY BASED ON AISC TABLE 10-10A

8 STEEL BEAM TO COLUMN CONNECTION
NTS
TYPICAL DETAIL, USE WHEN APPLIES



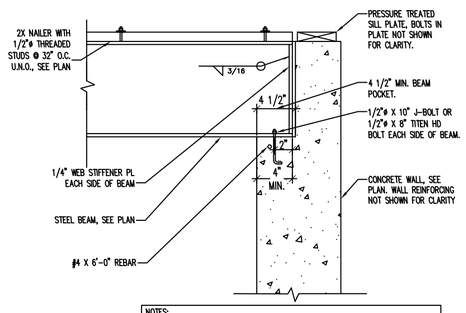
NOTES:
-ADJACENT FRAMING NOT SHOWN FOR CLARITY
-WOOD NAILERS ON BEAMS NOT SHOWN FOR CLARITY

9 STEEL CONNECTION DETAILS
NTS
TYP DETAIL, USE WHEN APPLIES



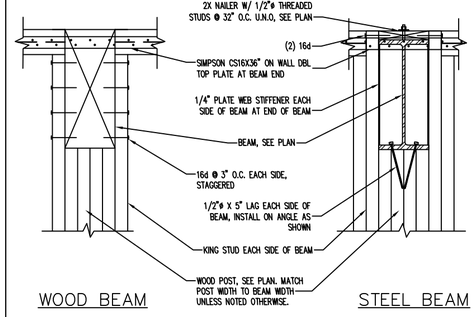
NOTES:
-ADJACENT FRAMING NOT SHOWN FOR CLARITY

10 WOOD BEAM TO COLUMN CONNECTION
NTS
TYP DETAIL, USE WHEN APPLIES



NOTES:
-NAILER ON STEEL BEAM MAY BE ELIMINATED BY WELDING JOIST HANGERS TO STEEL BEAM. BEAM MAY BE MOVED UP TO BE FLUSH W/ TOP OF SILL PLATE.
-FLOOR FRAMING NOT SHOWN FOR CLARITY.

11 STEEL BEAM POCKET IN CONCRETE WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



NOTE: NAILING AT POST PLYS NOT SHOWN FOR CLARITY.

12 BEAM POCKET IN WOOD WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES

MIN. LEDGER SIZE AND ATTACHEMENT TO WALL STUDS AT 16" O.C. (U.N.O., SEE PLAN)				
	ROOF OR FLOOR LIVE/SNOW LOAD (PSF)			
MAX TRUSS/JOIST SPAN (FT)	40-50 PSF	50-55 PSF	60-65 PSF	70-75 PSF
≤ 8'	2X6, (3) 16d	2X8, (4) 16d	2X8, (4) 16d	2X8, (2) SDS 1/4" X 4 1/2"
12'	2X8, (4) 16d	2X10, (3) SDS 1/4" X 4 1/2"	2X10, (3) SDS 1/4" X 4 1/2"	2X10, (3) SDS 1/4" X 4 1/2"
16'	2X10, (3) SDS 1/4" X 4 1/2"	2X10, (3) SDS 1/4" X 4 1/2"	1 3/4" X 11 7/8" LVL, (4) SDS 1/4" X 4 1/2"	1 3/4" X 11 7/8" LVL, (4) SDS 1/4" X 4 1/2"
20'	1 3/4" X 11 7/8" LVL, (4) SDS 1/4" X 4 1/2"	1 3/4" X 11 7/8" LVL, (4) SDS 1/4" X 4 1/2"	1 3/4" X 16" LVL, (5) SDS 1/4" X 4 1/2"	1 3/4" X 16" LVL, (5) SDS 1/4" X 4 1/2"

TABLE NOTES
1. LEDGER NAILS TO BE 16d - .148"ø X 3 1/2", MIN.
2. SDS SCREWS TO BE SPACED 3" O.C., 1 1/2" FROM LEDGER EDGE
3. WHERE LEDGER IS INSTALLED DIRECTLY ON WALL STUDS (NOT ON WALL SHEATHING) 3 1/2" SCREWS MAY BE USED
4. CENTER LEDGER SCREWS/NAILS IN WALL STUDS

GENERAL STRUCTURAL NOTES

1. CONTRACTOR (INCLUDING SUB-CONTRACTORS) SHALL FOLLOW ALL REQUIREMENTS STATED IN THESE DOCUMENTS AND ALL APPLICABLE BUILDING CODES AND STANDARDS AND SHALL BE QUALIFIED TO PERFORM AND EXPERIENCED IN PERFORMING THE WORK REQUIRED FOR THE PROJECT.
2. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS STATED IN ALL OTHER DOCUMENTS APPLICABLE TO THE PROJECT. IF ANY DISCREPANCIES OCCUR BETWEEN THE STRUCTURAL DOCUMENTS AND OTHER PROJECT DOCUMENTS, NOTIFY YORK ENGINEERING OF THE DISCREPANCY PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, ELEVATIONS, ETC., PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION AND SHALL PROVIDE SHORING AND BRACING AS REQUIRED TO PROVIDE STRUCTURAL STABILITY AT ALL TIMES DURING CONSTRUCTION.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE CORROSION PROTECTION OF ALL STRUCTURAL ELEMENTS.
6. ALL MATERIALS/PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS.
7. SPECIFIC NOTES AND DETAILS SHALL GOVERN OVER TYPICAL NOTES AND DETAILS.
8. TYPICAL NOTES AND DETAILS APPLY WHERE SPECIFIC NOTES AND DETAILS ARE NOT INDICATED.
9. MATERIALS SHALL BE PLACED ON THE STRUCTURE SUCH THAT THE DESIGN LOADS STATED IN THE DESIGN CRITERIA TABLE ARE NOT EXCEEDED AND THE LOAD BEARING CAPACITY OF TEMPORARY SHORING AND BRACING IS NOT EXCEEDED.
10. EACH PIECE OF STRUCTURAL LUMBER (AND SHEATHING) SHALL BE MARKED BY A COMPETENT AND RELIABLE ORGANIZATION WHOSE REGULAR BUSINESS IS TO ESTABLISH LUMBER GRADES. THE ORGANIZATION, GRADING AND GRADE MARKINGS SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER.
11. THE SIZING AND SURFACING OF ALL LUMBER SHALL BE MILL SIZED AND SURFACED ON ALL 4 SIDES U.N.O., SEE PLAN. ALL LUMBER SHALL BE FREE OF HEART CENTER. SPLICES SHALL NOT BE PERMITTED EXCEPT WHERE NOTED OR APPROVED BY THE ENGINEER.
12. ALL FRAMING HARDWARE SHALL BE SIMPSON STRONG-TIE OR APPROVED EQUAL U.N.O. AND SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS. USE THE MAXIMUM NUMBER AND SIZE OF FASTENERS SPECIFIED BY THE MANUFACTURER U.N.O., SEE PLAN.
13. WHERE A SPECIFIC CONNECTOR TYPE/MODEL IS NOT INDICATED, PROVIDE A CONNECTOR SIZED TO FIT THE MEMBERS BEING CONNECTED.
14. SAWN LUMBER SHALL BE DOUG FIR-W OR BETTER U.N.O., SEE PLAN. POSTS AND TIMBERS SHALL BE DOUG FIR #1 OR BETTER.
15. INSTALL SOLID FULL HEIGHT BLOCKING BETWEEN TRUSSES/JOISTS AT ALL BEARING POINTS U.N.O, SEE PLAN.
16. WEB FILLERS SHALL BE PROVIDED ON WEBS OF WOOD I-JOISTS PER THE JOIST MANUFACTURER'S REQUIREMENTS AND PER THE HARDWARE MANUFACTURER'S REQUIREMENTS WHERE HARDWARE ATTACHES TO THE I-JOIST.
17. PRE-MANUFACTURED TRUSSES AND JOISTS SHALL BE BRACED PER THE MANUFACTURER'S REQUIREMENTS. MULTI-PLY MEMBERS SHALL BE ATTACHED TOGETHER PER THE MANUFACTURER'S REQUIREMENTS.
18. PRE-MANUFACTURED PRODUCTS SUCH AS WOOD TRUSSES AND I-JOISTS SHALL ONLY BE ALTERED WITH THE APPROVAL OF THE MANUFACTURER AND SHALL BE REPAIRED (WHEN REQUIRED) PER THE MANUFACTURER'S REQUIREMENTS.
19. BOLTS/LAGS AT ALL WOOD TO WOOD, WOOD TO STEEL AND WOOD TO CONCRETE CONNECTIONS SHALL BE A307 U.N.O., SEE PLAN.
20. BOLTS IN WOOD SHALL BE INSTALLED IN HOLES 1/16" IN DIAMETER LARGER THAN THE BOLT DIAMETER AND SHALL HAVE WASHERS BETWEEN HEAD/NUT AND WOOD MEMBER.
21. LAGS SHALL BE INSTALLED IN HOLES PRE-DRILLED AT SAME DIAMETER AS LAG SHAFT FOR UNTHREADED SHAFT PORTION OF HOLE AND 40%-70% OF SHAFT DIAMETER FOR THREADED PORTION.
22. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED U.N.O, SEE PLAN.
23. ALL FASTENERS AND CONNECTORS (NAILS, SCREWS, BOLTS, NUTS, WASHERS, ETC.) IN CONTACT WITH PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL MEET THE REQUIREMENTS OF IBC 2304.10.5.
24. DO NOT COUNTER SINK BOLT/LAG HEADS INTO WOOD MEMBERS UNLESS SPECIFICALLY NOTED ON PLANS OR APPROVED BY THE ENGINEER.
25. ALL NAILING SHALL BE PER IBC TABLE 2304.10.1 U.N.O., SEE PLAN. ATTACH 2X4 STUDS TO WALL TOP AND BOTT. PLATES WITH (2) 16d NAILS, USE (3) 16d NAILS FOR 2X6 STUDS. BUILT-UP 2X POSTS SHALL BE FACE NAILED TOGETHER WITH (3) 16d AT 9" O.C.
26. PROVIDE POSTS TO MATCH WIDTH OF SUPPORTED BEAMS/HEADERS U.N.O., SEE PLAN. CONTINUE POSTS TO FOUNDATION INCLUDING SQUASH BLOCKING IN FLOORS. MATCH SQUASH BLOCKING SIZE TO POST SIZE.
27. WHERE JOISTS/TRUSSES RUN PARALLEL TO INTERIOR BEARING WALLS, ALIGN JOIST/TRUSS UNDER WALL BOTT. PLATE OR PROVIDE FULL HEIGHT BLOCKING AT 16" O.C. IN FLOOR PERPENDICULAR TO WALL AND BLOCKING ALIGNED UNDER WALL. PROVIDE DBL JOIST/TRUSS UNDER DBL SIDED SHEAR WALLS, SEE INTERIOR SHEAR WALL AT WOOD FLOOR DETAIL.
28. WOOD WALLS SHALL BE BALLOON FRAMED FROM FOUNDATION TO ROOF EXCEPT WHERE FLOORS BREAK WALL STUDS PER FLOOR JOIST AT WOOD WALL DETAIL.
29. SHEATHING SHALL BE PROVIDED ON RIM BOARDS AND NAILED PER REQUIREMENTS OF SHEAR WALL ABOVE.
30. EXCEPT WHERE NOTED OTHERWISE, PROVIDE METAL FRAMING CONNECTOR (HANGER, CLIP, CAP, ETC.) AT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD CONNECTIONS.
31. ATTACH BRICK VENEERS TO FRAMING PER IRC R703.8.
32. PROVIDE 6" X 3 1/2" X 5/16" STEEL ANGLE TO SUPPORT BRICK VENEERS. ATTACH ANGLE WITH (2) 7/16" X 4" LAGS AT 16" O.C., USE (1) ½" X 4 ½" TITEN HD BOLT AT 16" O.C. FOR ATTACHMENT TO CONCRETE OR MASONRY.
33. WOOD NAILERS ON STEEL BEAMS SHALL BE 2X WITH ¾" DIAM. THREADED STUDS AT 32" O.C. U.N.O, SEE PLAN. NAILERS ON STEEL FRAME BEAMS SHALL BE 3X WITH ¾" DIAM. STUDS AT 24" O.C. U.N.O, SEE PLAN.
34. ¼" WEB STIFFENERS SHALL BE PROVIDED EACH SIDE OF STEEL BEAMS AT ALL BEARING POINTS.
35. USE ¾" DIAM. A325 BOLTS AT ALL STEEL TO STEEL CONNECTIONS U.N.O., SEE PLAN.
36. GROUT BELOW STEEL BASE PLATES (IF USED) SHALL BE 5000 PSI NON-SHRINK GROUT.
37. ALL WELDING SHALL BE DONE PER AISC AND AWS SPECIFICATIONS. WELDERS SHALL BE AWS CERTIFIED.
38. WELD MATERIAL SHALL BE 70 KSI MIN.
39. RIM BOARD TO BE 1 1/8" MIN. U.N.O., SEE PLAN.
40. YORK ENGINEERING LIABILITY IS LIMITED TO FIVE TIMES THE FEE COLLECTED FOR SERVICES. THE CONTRACTOR(S) MUST READ, UNDERSTAND AND ACCEPT ALL YORK ENGINEERING DOCUMENTS APPLICABLE TO THIS DESIGN PRIOR TO UTILIZING THE DESIGN. BY USING THIS DESIGN, THE OWNER/CONTRACTOR ACCEPTS THE DESIGN, ASSUMED LOADS AND LIMITS ON LIABILITY STATED.
41. PERIODIC SPECIAL INSPECTIONS REQUIRED ON TRUSS BRACING AT TRUSSES OVER 5'-0" TALL UNLESS WAIVED BY BUILDING OFFICIAL.
42. PRE-FABRICATED TRUSS LAYOUT PLAN AND CALCULATIONS SHALL BE PROVIDED TO YORK ENGINEERING FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

ALL DETAILS MAY NOT BE APPLICABLE TO YOUR PLANS
IF MARKED TYPICAL, USE AT ALL APPLICABLE LOCATIONS

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FOUNDATION SCHEDULE

3,000 PSI CONCRETE — 60,000 PSI STEEL

MAXIMUM WALL HEIGHT FROM T.O. FOOTING	TOP EDGE SUPPORT	MIN. WALL WIDTH	VERTICAL WALL REINF. SIZE	VERTICAL WALL REINF. SPACING	HORIZONTAL WALL REINF. SIZE	HORIZONTAL WALL REINF. SPACING	MIN. WALL FOOTING SIZE AND REINF. WIDTH	MIN. WALL FOOTING SIZE AND REINF. REINFORCING	NOTES	SILL PLATE J-BOLTS, U.N.O., SEE PLAN[5] (MIN. 7" EMBEDMENT)
2'-0" TO 4'-0"	NONE	8"	#4	32" O.C.	#4	14" O.C.	SEE PLAN			½" X 10" @ 32" O.C.
4'-1" TO 5'-0"	NONE	8"	#4	14" O.C.	#4	12" O.C.	36"[4]	(4) #4 X CONT	SEE NOTE #4 BELOW	½" X 10" @ 32" O.C.
5'-1" TO 6'-0"	NONE	8"	#4	14" O.C.	#4	12" O.C.	42"[4]	(5) #4 X CONT	SEE NOTE #4 BELOW	½" X 10" @ 32" O.C.
6'-1" TO 7'-0"	NONE	8"	#4	12" O.C.	#4	12" O.C.	48"[4]	(6) #4 X CONT, #4 @ 11" O.C. TRANSVERSE	SEE NOTE #4 BELOW	½" X 10" @ 32" O.C.
7'-1" TO 8'-0"	FLOOR	8"	#4	24" O.C.	#4	18" O.C.	SEE PLAN			½" X 10" @ 32" O.C.
8'-1" TO 9'-0"	FLOOR	8"	#4	16" O.C.	#4	18" O.C.	SEE PLAN			½" X 10" @ 32" O.C.
9'-1" TO 10'-0"	FLOOR	8"	#4	12" O.C.	#4	12" O.C.	24"	(3) #4 X CONT	USE MIN F-24 FOOTING	⅝" X 10" @ 24" O.C.
10'-1" TO 11'-0"	FLOOR	8"	#4	8" O.C.	#4	12" O.C.	30"	(3) #4 X CONT	USE MIN F-30 FOOTING	⅝" X 10" @ 24" O.C.[6]
11'-1" TO 12'-0"[7]	FLOOR	8"	#4	4" O.C.	#4	12" O.C.	36"	(4) #4 X CONT	USE MIN F-36 FOOTING	⅝" X 10" @ 24" O.C.[6]
> 12'-0"[8]	REQ. ENG.	–	–	–	–	–	–	–	CONTACT YORK ENGR.	REQUIRES ENG.

NOTES:
1. REBAR TO BE PLACED IN THE CENTER OF THE WALL U.N.O., SEE PLAN.
2. FOOTING DOWELS SHALL EXTEND 48 BAR DIAMETERS INTO THE FOUNDATION WALL AND MATCH WALL VERTICAL STEEL SIZE AND SPACING. DOWELS SHALL HAVE A 90° STANDARD HOOK AT BOTTOM AND SHALL BE PLACED PER DETAILS.
3. USE 3" X 3" X ¼" WASHERS ON J-BOLTS. IF SLOTTED WASHER IS USED, ADD CUT WASHER.
4. LARGER FOOTINGS SPECIFIED ON 4'-1" TO 7'-0" WALLS WITH NO TOP EDGE SUPPORT MAY BE REDUCED TO SIZE SPECIFIED ON PLANS, AND VERTICAL REBAR SPACING OF 24" O.C. FOR FOUNDATION WALLS MAY BE USED PROVIDED ONE OF THE FOLLOWING CONDITIONS EXIST:
   A. 4'-1" TO 7'-0" WALL LENGTH DOES NOT EXCEED 10'-0" AND HAS PERPENDICULAR CONCRETE RETURN WALL AT EACH END.
   B. UNBALANCED BACKFILL DOES NOT EXCEED 4'-0".
5. TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE SUBSTITUTED FOR J-BOLTS OF SAME SIZE AND SPACING. USE 6" TITENS FOR SINGLE SILL PL, USE 8" FOR DBL SILL PL.
6. ATTACH SILL PLATE TO FLOOR JOISTS/BLOCKING W/ A34 CLIP PER DETAILS.
7. PERIODIC SPECIAL INSPECTIONS REQUIRED ON 11'-1" TO 12'-0" FOUNDATION WALLS.

FOOTING SCHEDULE:

TYPE	WIDTH	LENGTH	THICK	REINFORCEMENT
F-16	16"	CONT.	10"	(2) # 4 BARS CONT.
F-18	18"	CONT.	10"	(2) # 4 BARS CONT.
F-20	20"	CONT.	10"	(2) # 4 BARS CONT.
F-24	24"	CONT.	10"	(3) # 4 BARS CONT.
F-30	30"	CONT.	10"	(3) # 4 BARS CONT.
F-36	36"	CONT.	10"	(4) # 4 BARS CONT.
S-24	24"	24"	10"	(3) # 4 BARS EACH WAY
S-30	30"	30"	10"	(3) # 4 BARS EACH WAY
S-36	36"	36"	10"	(4) # 4 BARS EACH WAY
S-42	42"	42"	12"	(5) # 4 BARS EACH WAY
S-48	48"	48"	12"	(6) # 4 BARS EACH WAY
S-60	60"	60"	12"	(7) # 4 BARS EACH WAY

NOTE: FOOTING REINFORCEMENT IN THIS SCHEDULE AND NOTED ON PLANS IS BOTTOM REINFORCING U.N.O. AND SHALL BE PLACED IN BOTTOM 1/2 OF FOOTING THICKNESS, WITH 3" CONCRETE CLEAR COVER, MIN.

HOLDOWN SCHEDULE:

HOLDOWN	MIN. POST SIZE (FULL HT. KING POST)	MIN. BOLT SIZE STEM WALL	MIN. BOLT SIZE SLAB ON GRADE
LSTHD8/ LSTHD8RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 8")	NA (EMBED STRAP 8")
STHD10/ STHD10RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 10")	NA (EMBED STRAP 10")
STHD14/ STHD14RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 14")	USE HTT5 OR HDU5 W/PAB5
HTT5 AND HDU5	4X4 OR (2) 2X4	SB5/8X24	PAB5
HDU8	4X6 OR (2) 2X6	SB7/8X24	SSTB28
HDU11	6X6	SB1X30 OR PAB8 (SEE PLAN)	SB1X30 OR PAB8 (SEE PLAN)
HDU14	6X6	SB1X30 OR PAB8 (SEE PLAN)	SB1X30 OR PAB8 (SEE PLAN)

NOTES:
1. THE REQUIREMENTS SHOWN IN THIS TABLE ARE MIN. U.N.O., SEE PLAN.
2. AT INTERLEVEL HTT AND HDU HOLDOWNS, USE THREADED ROD OF SAME DIAMETER AS FOUNDATION BOLT.
3. ALIGN HOLDOWNS AT FOUNDATIONS WITH INTERLEVEL HOLDOWNS/STRAPS ABOVE U.N.O., SEE PLAN
4. DIMENSIONS TO HOLDOWN LOCATIONS MUST BE FIELD VERIFIED.
5. EDGE NAIL SHEATHING TO POSTS AT HOLDOWNS WITH (2) ROWS EDGE NAILING.
6. USE "RJ" HOLDOWNS WHERE RIM JOIST OR SUSPENDED SLAB OCCURS ON WALL.

HOLDOWN RETROFIT TABLE:

HOLDOWN	RETROFIT OPTIONS
LSTHD8/LSTHD8RJ	HTT5 WITH 5/8" ø THREADED ROD EMBEDDED 10" INTO CONCRETE WITH SIMPSON SET EPOXY OR MST48 WITH (3) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
STHD10/STHD10RJ	HTT5 WITH 5/8" ø THREADED ROD EMBEDDED 10" INTO CONCRETE WITH SIMPSON SET EPOXY OR MST48 WITH (3) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
STHD14/STHD14RJ	HDU8 WITH 7/8" ø THREADED ROD EMBEDDED 15" INTO CONCRETE WITH SIMPSON SET EPOXY (IN 8" THICK STEM WALL) OR MST60 WITH (4) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
HTT5 AND HDU5	HDU8 WITH 7/8" ø THREADED ROD EMBEDDED 15" INTO CONCRETE WITH SIMPSON SET EPOXY (IN 8" THICK STEM WALL) OR MST60 WITH (4) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
HDU8	(2) MST48 STRAPS WITH (3) 1/2" X 4" TITEN HD BOLTS IN EACH STRAP, SPACE STRAPS 1" APART (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.).
HDU11	(2) MST60 STRAPS WITH (4) 1/2" X 4" TITEN HD BOLTS IN EACH STRAP, SPACE STRAPS 1" APART (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.).
HDU14	YORK ENGINEERING TO PROVIDE DETAIL.

NOTE: YORK ENGINEERING TO PROVIDE DETAIL WHERE STRAPS CANNOT BE INSTALLED WITH 1/2" MAX BEND.

FOOTING, FOUNDATION AND CONCRETE

1. FOOTING DESIGN IS BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF U.N.O., SEE PLAN. IF A PROJECT SOILS REPORT HAS BEEN COMPLETED, FOLLOW ALL REPORT RECOMMENDATIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR GRANULAR FILL COMPACTED TO 95% OF MAXIMUM DENSITY. NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND. ALL FOOTINGS TO BE PLACE AT MIN. BELOW LOCAL FROST DEPTH, AND BE CONTINUOUS AND MONOLITHIC POUR.

2. CHANGES IN ELEV. SHALL BE STEPPED WITH STEP HEIGHT NOT HIGHER THAN 1/2 THE STEP LENGTH AND NOT GREATER THAN 5'. NOTIFY ENGINEER IF GRADE DROPS OVER 8' IN 24' (GREATER THAN 1/3 SLOPE) SO THAT APPROPRIATE DESIGN CHANGES MAY BE MADE TO FOUNDATION AND FOOTINGS.

3. ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE NORMAL WT. CONCRETE WITH A COMPRESSIVE STRENGTH OF 2,500 PSI MIN. U.N.O. TO MEET STRENGTH REQUIREMENTS (SEE CALCS., NO SPECIAL INSPECTIONS REQUIRED U.N.O., SEE PLAN) HOWEVER, PER IRC 402.2 USE 3000 PSI CONCRETE FOR DURABILITY PURPOSES. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN .50 WITH A MINIMUM CEMENT CONTENT OF 504 LBS. PER CUBIC YARD.

4. ALL CONC. WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS REQUIRED BY ACI STANDARDS AND PRACTICES.

5. ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318. REINFORCEMENT SHALL BE FREE FROM MUD AND OIL AND OTHER NON-METALLIC COATINGS THAT HAMPER BONDING CAPACITY.

6. OWNER\CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS LISTED ON THE DRAWING. VERIFICATION OF ALL SITE CONDITIONS INCLUDING SITE STABILITY IS THE RESPONSIBILITY OF OTHERS

7. ALLOW 14 DAYS FOR CONCRETE TO CURE PRIOR TO BACKFILL.

8. STRUCTURAL CONCRETE EXPOSED TO FREEZE THAW CYCLES SHALL HAVE 5% AIR ENTRAINMENT, MIN.

9. RUN FOOTINGS CONTINUOUS UNDER ALL DOOR OPENINGS, SEE PLAN.

10. SILL PLATE J-BOLTS SHALL BE A307 WITH 7" MIN. EMBEDMENT IN CONCRETE U.N.O., SEE PLAN.

11. TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE USED AS SUBSTITUTION FOR SILL PLATE J-BOLTS AT SAME SIZE AND SPACING AS J-BOLTS. USE 6" TITEN HD FOR SINGLE SILL PLATE AND 8" TITEN HD FOR DBL PLATE.

12. ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL ABOVE AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE. DIMENSIONS TO HOLDOWN LOCATIONS MUST BE FIELD VERIFIED.

13. FOOTINGS TO BE CENTERED ON WALLS AND COLUMNS/POSTS U.N.O., SEE PLAN.

14. USE SIMPSON SET-XP EPOXY FOR CONCRETE ANCHORS U.N.O., SEE PLAN. CONTINUOUS SPECIAL INSPECTIONS REQUIRED ON ALL EPOXY OPERATIONS UNLESS WAIVED BY ENGINEER AND THE BUILDING OFFICIAL.

15. LAP REBAR 48 BAR DIAMETERS U.N.O., SEE PLAN. REINFORCING IN SLABS ON GRADE MAY BE LAPPED 24". SPLICES IN BOTTOM STEEL IN CONCRETE BEAMS AND CAST IN PLACE SUSPENDED SLABS SHALL BE STAGGERED 48 BAR DIAMETERS.

16. LINTELS IN CONCRETE WALLS MAY BE AS FOLLOWS U.N.O., SEE PLAN; FOR 3'-0" MAX SPAN, 8" DEEP WITH (2) #4 BOTT. BARS, FOR 6'-0" MAX SPAN, 12" DEEP WITH (2) #4 BOTT. BARS.

17. PROVIDE (2) EDGE BARS ABOVE CONCRETE WALL OPENINGS AND (1) BAR EACH SIDE AND BELOW OPENINGS U.N.O., SEE PLAN. MATCH SIZE OF EDGE BARS WITH TYPICAL WALL REINFORCING AND PLACE WITHIN 4" OF OPENING EDGE. EXTEND BARS 48 BAR DIAMETERS PAST EDGE OF OPENING OR EXTEND AS FAR AS POSSIBLE AND PROVIDE 90° STANDARD HOOK AT END.

18. PROVIDE HORIZONTAL BAR WITHIN 3" OF TOP AND BOTT. OF WALL AND PROVIDE VERTICAL BAR AT ALL WALL CORNERS AND ENDS.

NOTE: THIS ENGINEERING ASSUMES THAT THE CLEARANCE & SETBACK REQUIREMENTS LISTED IN IRC SECTION R403.1.7 ARE MET. IF THESE PROVISIONS ARE NOT MET, CONTACT THE ENGINEER FOR FURTHER DESIGN.

NOTE: THIS ENGINEERING ASSUMES THAT THE SITE IS STABLE HAVING NO GLOBAL STABILITY CONCERNS OR HAZARDS. IF THIS IS NOT TRUE, CONTACT SOILS ENGINEER AND PROVIDE SOILS/SLOPE STABILITY REPORT TO YORK ENGINEERING FOR REVIEW AND FURTHER DESIGN.

SHEATHING NOTES

1. STAGGER ROOF AND FLOOR SHEATHING JOINTS, SEE ROOF SHEATHING LAYOUT DETAIL.
2. INSTALL ROOF AND FLOOR SHEATHING WITH LONG DIMENSION PERPENDICULAR TO TRUSSES/JOISTS U.N.O., SEE PLAN. SHEATHING INSTALLED WITH LONG DIMENSION PARALLEL TO JOISTS/TRUSSES SHALL BE 5 PLY PLYWOOD CONFORMING TO APA STANDARD PS-1.
3. NAILS SHALL BE ½" MIN FROM SHEATHING EDGE.
4. ALL FLOOR AND ROOF SHEATHING PIECES SHALL BE 48" X 48" MIN.
5. PROVIDE EDGE NAILING AT ALL SUPPORTED AND BLOCKED PANEL EDGES AND PER DETAILS.

WALL SHEATHING: 7/16" APA RATED 24/16 MIN. U.N.O., SEE PLAN. ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SEE PLANS AND SHEAR WALL SCHEDULE FOR NAILING REQUIREMENTS.

ROOF SHEATHING: 7/16" APA RATED 24/16 MIN. WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING FOR ROOF SNOW LOAD LESS THAN OR EQUAL TO 40 PSF. FOR ROOF SNOW LOAD GREATER THAN 40 PSF USE 5/8" APA RATED 40/20 MIN. WITH 10d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O, SEE PLAN.

FLOOR SHEATHING: 3/4" T&G APA RATED 40/20 MIN. (48/24 WHEN FLOOR TRUSSES/JOISTS ARE AT 24" O.C.) WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O., SEE PLAN. GLUE SHEATHING TO JOISTS/TRUSSES WITH ADHESIVE CONFORMING TO APA SPECIFICATIONS.

FRAMING NOTES

1. SILL PLATE J-BOLTS SHALL HAVE A 3"X3"X1/4" WASHER AT EACH BOLT. IF SLOTTED WASHER IS USED, ADD CUT WASHER.
2. ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL AND/OR INTER LEVEL STRAP ABOVE (WHERE OCCURS) AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE.
3. STRAPS CALLED OUT ON FLOOR AND FLOOR FRAMING PLANS ARE VERTICAL INTER LEVEL STRAPS AND SHALL BE CENTERED ON RIM BOARD AND ALIGNED WITH END OF SHEAR WALL ABOVE AND ATTACHED TO FULL HEIGHT KING STUDS UNLESS NOTED OR SHOWN OTHERWISE, SEE PLANS.
4. WALL DBL TOP PLATES SHALL BE 2X MIN. AND SHALL LAP 36" AT ALL SPLICES WITH (12) 16d NAILS STAGGERED EACH SIDE OF SPLICE U.N.O, SEE PLAN. WHERE PLATES DO NOT LAP, PROVIDE CS16X32" STRAP TO SPLICE PLATES. ALIGN WALL STUD WITH PLATE JOINTS.
5. PROVIDE DBL CANTILEVER FLOOR JOISTS BELOW (2) PLY (OR MORE) TRIMMERS/POSTS AND WHERE SHEAR WALL HOLDOWN STRAPS ARE INDICATED.
6. ATTACH (2) PLY HEADERS TOGETHER WITH (3) 16d AT 12" O.C. [(2) 16d OK FOR 2X6 HEADERS], USE (3) 16d AT 12" O.C. EACH SIDE FOR (3) PLY HEADERS, USE (4) 16d AT (2) AND (3) PLY HEADERS WHEN HEADER HEIGHT IS GREATER THAN 11". ATTACH (4) PLY HEADERS TOGETHER WITH (2) ½" THROUGH BOLTS AT 16" O.C. OR (2) SDS 1/4" X 6" SCREWS AT 16" O.C. EACH SIDE OF HEADER U.N.O., SEE PLAN.
7. SEE BEARING WALL CONSTRUCTION TABLE FOR WALL FRAMING REQUIREMENTS.
8. EDGE NAIL SHEATHING TO ALL DRAG MEMBERS.
9. WHEN CHIMNEY IS SUPPORTED BY ROOF/FLOOR FRAMING, TRUSS/JOIST MFR TO DESIGN TRUSSES/JOISTS TO SUPPORT CHIMNEY WEIGHT INCLUDING VENEER WHERE OCCURS. CHIMNEYS CANTILEVERING MORE THAN 4' ABOVE ROOF SHALL BE FRAMED WITH 2X6 @12" O.C., USE LSL 2X6 @ 12" O.C. FOR CHIMNEYS EXTENDING MORE THAN 8' ABOVE THE ROOF. CHIMNEYS EXTENDING MORE THAN 10' ABOVE THE ROOF SHALL BE LATERALLY BRACED (WITHIN 4' OF CHIMNEY TOP) TO THE ROOF FRAMING WITH CABLES OR RODS ANCHORED TO RESIST SEISMIC AND WIND LOADS. CHIMNEYS THAT EXTEND MORE THAN 6' ABOVE THE ROOF AND ARE SUPPORTED BY ROOF FRAMING (FRAMING DOES NOT EXTEND CONTINUOUS THROUGH ROOF) SHALL HAVE A MSTC48B3 ANCHOR AT EACH CORNER (HOOKED UNDER ROOF JOIST OR TRUSS TOP CHORD).
10. ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.

SHEAR WALL NOTES

ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED PER TYPICAL SHEAR WALL REQUIREMENTS MIN. U.N.O., WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SHEATHING SHALL BE APA RATED 24/16 MIN., NAILS SHALL BE SPACED 1/2" MIN. FROM PANEL EDGE AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. BLOCK AND EDGE NAIL ALL HORIZONTAL SHEATHING JOINTS.

SHEAR WALL SCHEDULE

TYPE	SHEATHING	NAIL SIZE	NAIL SPACING EDGE	NAIL SPACING FIELD	STAPLE EQ.	BOTT. PL TO RIM ATTACHMENT	RIM/BLOCK TO PL ATTACHMENT BELOW DBL SIDED SHEAR WALLS
TYPICAL[4]	7/16" ONE SIDE[2]	8d	6" O.C.	12" O.C.	16G @ 3" O.C.	16d @ 6" O.C.	LTP4 OR A35 @ 16" O.C.
SW-1[4]	7/16" ONE SIDE[2]	8d	4" O.C.[2]	12" O.C.	16G @ 2" O.C.	16d @ 6" O.C.	LTP4 OR A35 @ 16" O.C.
SW-2[3]	7/16" ONE SIDE[2]	8d	3" O.C.[2]	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8" O.C.[7,8]	LTP4 OR A35 @ 12" O.C.
SW-3[3]	7/16" ONE SIDE[2]	8d	2" O.C.[2]	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8" O.C.[7,8]	LTP4 OR A35 @ 9" O.C.

NOTES:
1. 16 GAGE X 1-1/2" STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2 SPACING ON TYPICAL AND SW-1 WALLS.
2. WHERE SHEAR WALLS ARE INDICATED ON PLANS AT BOTH SIDES OF WALL, PROVIDE SHEATHING BOTH SIDES OF WALL (DBL SIDED SHEAR WALL) AND STAGGER EDGE NAILS.
3. PROVIDE 3X OR DBL 2X MEMBERS AT ADJOINING PANEL EDGES AT SW-2 AND SW-3 AND LAP SHEATHING 1 1/4" MIN. ONTO FRAMING MEMBERS AT PANEL EDGES.
4. AT TYPICAL AND SW-1 WALLS, LAP SHEATHING 3/4" ONTO FRAMING MEMBERS AT PANEL EDGES.
5. LAP SHEATHING 1 1/4" MIN. ONTO SILL PLATES ON FOUNDATIONS.
6. NAILS TO BE COMMON OR GALVANIZED BOX.
7. AT SINGLE SIDED SHEAR WALLS WHERE SHEATHING IS LAPPED TO CENTER OF RIM, WALL TOP PL OR TO SILL PLATE BELOW, 16d @ 6" O.C. MAY BE USED FOR WALL BOTTOM PLATE TO RIM ATTACHMENT.
8. USE 5" SCREWS FOR WALL PLATE TO RIM ATTACHMENT IF FLOOR SHEATHING IS GREATER THAN 3/4" THICK.
9. EDGE NAIL SHEATHING TO POSTS AT HOLDOWNS WITH (2) ROWS EDGE NAILING.

CS16 FLOOR TIE STRAPS

LAP UPPER LEVEL WALL SHEATHING TO CENTER OF RIM OR WALL DBL TOP PL BELOW OR INSTALL VERTICAL CS16X36" STRAPS AT 32" O.C. (CENTERED ON RIM).

LAP LOWER AND MAIN LEVEL WALL SHEATHING TO CENTER OF RIM OR ONTO SILL PLATE BELOW OR INSTALL VERTICAL CS16X24" STRAPS AT 32" O.C. (CENTERED ON WALL BOTT. PLATE).

AT SW-1 WALLS, CS16 STRAPS NOT NEEDED IF SHEATHING IS BROKE AT CENTER OF WALL BOTT. PLATE.

AT DBL SIDED SHEAR WALLS, EXTERIOR SHEATHING MUST LAP TO LOWER RIM OR WALL/SILL PLATE AS DESCRIBED ABOVE (CS16 STRAP RETROFIT NOT ALLOWED).

TRUSS/ GIRDER CONNECTION

USE SIMPSON H1 OR EQUIVELANT TIES EACH END OF EACH TRUSS/JOIST, SEE ROOF TRUSS AT WOOD WALL DETAIL. AT GIRDERS, INSTALL TIES EACH END AS FOLLOWS:

- FOR UPLIFT UP TO 1080 LBS., USE H10A-2
- FOR UPLIFT UP TO 1885 LBS., USE LGT2
- FOR UPLIFT UP TO 4940 LBS., USE VGT

HEADER TO TRIMMER/KING STUD CONNECTION

- NAIL HEADER TO KING STUDS WITH (6) 16d EACH END U.N.O, SEE PLAN.
- FOR HEADERS GREATER THAN 6' LONG, USE (2) LCE CLIPS OR PCZ OR BC POST CAP EACH END OF HEADER TO TRIMMER CONN., OR USE CS16 STRAPS EACH SIDE OF HEADER TO TRIMMERS, SEE HEADER TO TRIMMER CONNECTION DETAIL.

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