GENERAL NOTES		8" REINFORCED CONCRETE FOUNDATION WALLS *	1. All Dimensions for l
The following information are for code compliance. Any Local Codes, Specification by an Engineer or Architect supersede this information.	Reference IRC-2015 Section R601-R610. 2x4 Studs Framed @ 16" O.C. With (2) 2x4 Top Plates with (1) 2x4 Bot. Plate with 1/2" Sheetrock Both Sides Taped and Prep'd for Interior Finishes	NOTE: THIS REINFORCING IS FOR THE MOST COMMON SITUATIONS BASED ON NOTED CRITERIA. THE CONTRACTOR IS RESPONSIBLE FOR REFERENCING THE CODE AS NEEDED FOR EACH PROJECT. THIS TABLE IS BASED ON INFORMATION IN THE 2015 IRC	Measured from Ou 2. Unless otherwise S Are Measured from 3. Unless Otherwise S Are 45 Degrees
1. Heating and Cooling equipment and		SECTION R400.	4. Unless Otherwise S
appliances shall be installed in accordance with	FLOOR FRAMING BY OTHERS U.N.O.	MAXIMUM UNSUPPORTED VERTICAL HORIZONTAL	Headers Are to be a
the requirements in the 2015 IRC Chapter 14.	ROOF FRAMING BY OTHERS U.N.O.	WALL HEIGHT REINFORCEMENT REINFORCEMENT	
2. Clothes Dryer to be exhausted in		(FEET) (BAR SIZE & SPACING) (BAR SIZE & SPACING)	
accordance with manufacture's instructions.		4'-0" OR LESS #4 @ 24" O.C. #4 @ 24" O.C.	
the building. Exhaust duct length and	1. Foundation System:	4'-0" TO 8'-0" #4 @ 16" O C #4 @ 24" O C	
instalation to meet the requirements in 2015	12" Dia Concrete Pier w/ (6) #4 Vert. Rebar over 24"x24"x10" Concrete Etg with (3) #4 F W		
3. Dwelling unit bedrooms for all 125-volt	over Undisturbed Soil	8'-0" TO 9'-0" #4 @ 15" O.C. #4 @ 24" O.C.	
branch circuits for 15 & 20 amp receptacle	(Contractor to verify footing size and	9'-0" TO 10'-0" #4 @ 10" O.C. #4 @ 24" O.C.	
Circuit Interrupter.	2. Exterior Deck System:		
4. A 22 " x 30" attic space access point is	A. 2x10 Treated Ledger Board Secured to	* This table is based on the following requirements:	
req'd. If the plans do not specify a location, the	B. 2x10 Treated Rim Board Secured to	a. Soil Classes: GM, GC, SM, SM-SC & ML	
5. A 18" x 24" crawlspace access point is req'd	Post System	Design Lateral Soil: 45 psf (per foot of depth)	
if a crawlspace exists. If the plans do not	(To be verified by contractor).	b. Table values are based on reinforcing bars with	
(Reference 2015 IRC, R408.4)	D. 2x Treated Decking over 2x10 Treated	a minimum yield strength of 60,000 psi (420 MPa),	
6. Buildings with a crawl space shall have	Deck Joists (Secondary Span Support if	strength of 2,500 psi and vertical reinforcement	
of the 2015 IRC	E. Deck Railing System if present shall	being located at the centerline of the wall. (See	
7. Provide floor and/ or landing on each side	meet current building codes for vert	2015 IRC Section R404.1.3.3.7.2)	
of exterior doors. The width of the landing shall	3. Roof System:	c. Where walls will retain 4 feet or more of	
door served. Minimum of 36" in the direction of	A. Rafters over Beam	unbalanced backfill, they shall be laterally	
travel is required. A step of 7 3/4" is allowed at	B. 4x4 Post with Simpson Post Cap & Post Stirrup (Or Equal)	supported at the top and bottom before backhining.	
does not swing over the step. (Reference 2015		d. See Section R404.1.3.2 for minimum	
IRC R311.3)	Contractor to verify with owner prior to	supporting above-grade concrete.	
8. Grade away from foundation walls shall fall	if any. Contractor to provide details on		
(R401.3)	all aspects of any included deck system,	PRESUMPTIVE LOAD-BEARING VALUES OF	
9. Backfill shall not be placed against the wall	and location of required bearing system.	R401.4.1)	
been anchored to the floor above, or has been	Above is provided as "TYPICAL" construction		
sufficiently braced to prevent damage by the		CRISTALLINE BEDROCK	
10. Flashing shall be installed in such a	HEADER TABLE	SEDIMENTARY AND FOLIATED ROCK 4,000 PSF	
manner that prevents moisture from entering	UNLESS NOTED OTHERWISE THE FOLLOWING	SANDY GRAVEL AND IOR GRAVEL 3000 PSF	
the wall and roof through joints in copings,	HEADER LIST SHALL BE USED.	(GW AND GP)	
other penetrations through the roof plane.	HEADERS 4'-0" OR LESS 2-2X8		
(R903.2)	HEADERS 5'-6" OR LESS 2-2X10	SILTY GRAVEL, AND CLAYEY GRAVEL 2,000 PSF	
twolayers underlayment cemented together or	HEADERS 7'-0" OR LESS 3-2X10	(SW, SP, SM, SC, GM, & GC)	
of a self-adhering polymer modified	(ILADERS 7-1 OK GREATER BI OTTIERS	CLAY, SANDY CLAY, SILTY CLAY,	
bitumensheet, shall be used in lieu of normal underlaymnet and extend from the eave's edge	MINIMUM SPECIFIED COMPRESSIVE	CLAYEY SILT, SILT AND SANDY SILT 1,500 PSF	
to a point at least 24" inside the Exterior Wall	CONCRETE. (2015 IRC TABLE R402.2)	(CL, ML, MH, & CH)	
Line of the building. (R905.2.7.1)	BASEMENT WALLS, FOUNDATION AND		
Residence and its Attic Area by not less than 1/	WEATHER 2,500 PSI	(REFERENCE 2015 IRC M1507.4)	
2" Gypsum Board applied to the garage side.		KITCHEN -100 CFM INTERMITTENT OR 25 CFM	
min. of 5/8" Type X gypsum board. (Reference	BASEMENT WALLS, FOUNDATION WALLS	CONTINUOUS	
IRC R302.6)	EXPOSED TO THE WEATHER. 3,000 PSI	BATHROOMS - MECHANICAL EXHAUST CAPACITY 50 CEMINTERMITTENT OR 20 CEM	
	BAGEMENT MALLS FOUNDATION MALLS	CONTINUOUS	
	AND OTHER VERTICAL CONCRETE WORK		
	EXPOSED TO THE WEATHER. 3,000 PSI	CONTRACTOR TO INDICATE EXACT LOCATION OF	
	(SEVERE WEATHERING POTENTIAL)	FAN UNITS IF NOT ALREADY INDICATED ON THE	
1. Handrails Shall Be Between 34"-38" in	BASEMENT EGRESS WINDOW	WHOLE-HOUSE MECHANICAL VENTALATION	
sloped plane		REQUIREMENTS.	
adjoining the tread nosing.	1. All egress windows which have their finished sill beight below adjacent grade	ELECTRICAL NOTES	
2. Handrails shall be continuous for the full length of the stairs (See Code for	level, shall be provided with a window		
Exceptions)	well that meets or exceed the following	1. ALL ELECTRICAL WORK IS TO BE PERFORMED TO	
3. Guards shall be located along open-sided	A. The min. hoiz. area of the window	MEET ALL APPLICABLE CODES.	
and landings, that are located more than	well shall be (9) sq. ft.	2. ALL FIXTURES ARE STANDARD INSTALLATION	
30" above level below.	projection & width of 36"	UNLESS OTHERWISE SPECIFIED	
5. Guard Rail shall have intermediated rails	2. All egress window wells that have a	REQUIRED BY LOCAL ELECTRICAL SERVICE	
or ornamental closures that do not	vertical depth of greater than 44" below adjacent arade, must include either an	PROVIDER	All and a second se
6. Triangle opening formed by the raiser.	approved ladder system (securely	4. MAIN PANEL IS TO BE INSTALLED IN MECHANICAL	
tread and bottom rail shall be such that	mounted to structure), or an exempted	ROOM EXACT LOCATION TO BE DETERMINED ON	
7. Guard Rail shall not be constructed with	riser, 12" min. width). A ladder may	SITE.	
horizontal rails or other ornamental	encroach a maximum of 6" into the Net	VAPOR RETARDING	
pattern that results in a ladder effect.	Clear Area of 9 sp. 1 L.	CLASS I OR II VAPOR RETARDERS ARE REQUIRED	
Section of 1 1/4" min 2 " max. or	(Reference IRC 2015 R310.2)	ON THE INTERIOR SIDE OF FRAME WALLS.	
Equivalent.		CLASS I - SHEET POLYETHYLENE UNPERFORATED	
R311.7.8.3 for grip size options.(Reference	JMUNE ALAKM:		
2015 IRC R311 & R312)	IF NOT ALREADY INDICATED ON PLAN,		
	CONTRACTOR AND/ OR ELECTRICAL SUB-	(SEE 2015 IRC SECTION RT02.7)	
MINIMUM INSULATION R-VALUE	LOCATION OF ALL SMOKE ALARMS. SMOKE ALARMS	THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS	FOR THE RESIDENTIA
(CLIMATE ZONE 6)	EACH SLEEPING AREA, AND ON EACH LEVEL OR	BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED	TO THE SAME QUALIT
CEILING R-49	STORY OF THE STRUCTURE. ALL SMOKE ALARMS	AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH I	
WALLS R-20+5/13+10	ACTUATION OF ONE ALARMS WILL ACTUATE ALL	FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS INSURANCES	SHALL BE IN FORCE
BASEMENT R-15/20	ALARMS. SMOKE ALARMS ARE REQUIRED TO BE	THROUGHOUT THE DURATION OF THE BUILDING PROJECT.	
	WIRED TO THE PRIMARY POWER SOURCE AND HAVE	WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED D	MENSIONS AND
(SEE 2015 IRC TABLE N1102.1.1)	CATTENT DRONOT (NET ERENCE 2015 IKC K314)	GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION	F SITE CONDITIONS AF
	CONTRACTOR SHALL VERIFY ALL	ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE A QUESTION ARISES OVER THE INTENT OF THE DIANG OR NOTED, CONTRACTOR CONTRACTOR	HE PLANS OR NOTES, C
MINIMUM SIZE OF CONCRETE FOOTINGS	SITE AND NOTIFY THE ARCHITECT OF ANY	IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL   RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).	. VERIFT AND IS
LOAD BEARING VALUE OF SOIL = 2000 psf	DIMENSIONAL ERRORS, OMISSIONS OR	ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.	
FOUNDATION WALL FOOTING	UISCREFANCIES BEFORE BEGINNING OR	PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS. CONTRACTOR SHALL V	ERIFY ALL CONDITION
6" OR 8" 4'-0" 8 16" (2) #4		AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL EF	RORS, OMISSIONS OR
8" 8'-0 10" 20" (3) #4		UISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.	

NOTES: All Dimensions for Exterior Walls are Measured from Outside of Stud. Unless otherwise Specified All Dimensions Are Measured from Stud to Stud.

Unless Otherwise Specified All Angles Are 45 Degrees Unless Otherwise Specified All Window

Headers Are to be at Aprrox 6'-8" Abov Floor.

THE INCLUDED TEXT IS PROVIDED FOR THE CONTRACTOR'S CONVENIENCE. ALL TEXT AS FOUND IN THE IRC- 2015 CODES SHALL OVERRIDE ANY TEXT WITHIN THESE PLANS IF THERE IS A CONFLICT. ANY NOTATION INCLUDED WITH THESE DRAWINGS THAT ARE PROVIDED BY AN ARCHITECT OR STRUCTURAL ENGINEER, SHALL TAKE PRIORITY OVER ANY TEXT PRINTED WITHIN THESE DRAWINGS.

# SPEC RESIDENCE





ND XT VY JT	HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS,STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.	IEET NUMBER		Revision #:
	THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF GUARDIAN HOMES LLC., DEVELOPED FOR THE EXCLUSIVE USE OF GUARDIAN HOMES LLC.USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF GUARDAIN HOMES LLC. IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES.	HS	DATE: 12/20/2019	DRAWN BY:
	THIS IS TO CERTIFY THAT THE OWNER HAS REVIEWED THESE DRAWINGS AND FINDS THEM ACCEPTABLE. REVIEWED AND APPROVED BY 		COVER	1/8" = 1' SCALE
	<ul> <li>CONTRACTOR NOTES</li> <li>CONTRACTOR NOTES</li> <li>1. Contractor to verify all site dimensions, location, etc. prior to construction to ensure that all information within this plan set conforms to existing conditions, and to ensure compliance of local codes and ordinances as it pertains to the site location.</li> <li>2. Contractor to verify that all beam/header sizes have been properly determined to match loading for the area in which this structure is to be built. Refer to Engineered Roof Truss Layout, and Engineered Floor Joist Layout for information regarding structurally loading data used to design this structure.</li> </ul>			
	<ul> <li>(Note: These plans do not provide this data as it is provided by the distributors of the respective Roof Truss / Floor Joist Suppliers.)</li> <li>3. Contractor to locate and supply information regards to all foundation vents and all crawl spaces.</li> <li>4. Contractor to verify with IRC-2015 Chapter 4 for all foundation &amp; footing design requirements.</li> <li>5. Contractor to verify all exterior materials, colors,types, etc.with owner prior to construction</li> <li>6. Contractor to verify location of solid surfaces that require foundation adjustments.</li> <li>7. Contractor to verify location of all areas requiring glazing with safety materials</li> </ul>	ASPEN SPRINGS LOT 22	PARCEL #ASR-22 PARK CITY, UTAH	SPEC
	<ul> <li>8. Contractor to verify all exterior siding systems that owner may specify. Contractor is responsible for all material details regarding product specifications, installation, and engineering data that may be required by owner or building department when obtaining permits.</li> <li>Typically, GUARDIAN Drafting &amp; DESIGN Services Does not provide HVAC, or Plumbing notes, layouts, etc. Contractor is responsible for these.</li> </ul>			<b>US X UCNISNT</b> Dr. Ammon, ID. 83406 www.buildguardian.com
TITLE COVER SITE PLA LANDSC/ MAIN FLC UPPER F FOUNDA EXT. ELE DOORS & FLOORIN ELECTRI SECTION INT. ELEV	INDEX OF DRAWINGS SHEET 1 APING 2 APING 3 OOR 4 LOOR 5 TION 6 VATIONS 7 VATIONS 7 VATIONS 9 G PLANS 10 CAL PLAN 11 CAL PLAN 12 VIEWS 13 VATIONS 14		enf	guardian     -uruur       -drafting & design-     (208)521-2309

	SQUARE I	FOOTAGE
۹L )		
Y	MAIN	2335
IES	UPPER (IF APPLICABLE)	291
DE	BASEMENT (IF APPLICABLE)	2386
OR	GARAGE	29
	DECK	20
10	PATIO	1161
R	PORCH	

OWNER:	SPEC
PROJECT: ADDRESS: DRIVE	CUSTOM HOME XXXX ASPEN SPRINGS
LEGAL:	ASPEN SPRINGS LOT 22 PARCEL #ASR-22
WATER: SEWER:	TBD TBD
DESIGNER:	STEVE JOHNSEN
DESIGN	
BUILDER:	GUARDIAN HOMES
ENGINEERI	NG: FROST STRUCTURAL





### FRAMING NOTES:

ALL DIMENSIONAL LUMBER SHALL BE DOUGLAS FIR LARCH NO. 2 AND LARGER LUMBER SHALL BE DOUGLAS FIR NO.1 OR BETTER, UNO. I-JOISTS AND LVL MEMBERS MUST BE INSTALLED IN COMPLIANCE WITH THEIR

LISTINGS. ALL TRUSSES SHALL BE ENGINEERED AND STAMPED WITH A SEPARATE ENGINEERED DOCUMENT. PRE-MANUFACTURED WOOD JOISTS & TRUSSES SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. MANUFACTURED BY THE TRUSS / JOIST COMPANY, NO MEMBERS SHALL BE MODIFIED AND MUST BE INSTALLED IN COMPLIANCE WITH THEIR LISTINGS. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. MEMBERS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THE MANUFACTURER SHALL VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF THE JOISTS & TRUSSES IN WRITING TO THE CONTRACTOR/ ENGINEER. PRE-MANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS ENGINEER OR ICBO APPROVED.

ALL JOISTS AND RAFTERS SHALL HAVE SOLID BLOCKING AT THEIR BEARING POINTS. CONNECT BLOCKING TO TOP OF WALL W/ SIMPSON FRAMING ANCHORS. ROOF JOIST TO HAVE HURRICANE CLIPS @ 48" O.C. OR SIMPSON H-1 HURRICANE CLIPS @ 24" O/C ALL WOOD & IRON CONNECTIONS MUST CARRY THE CAPACITY OF THE MEMBER.

THE CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTIONS. IF OTHER THAN STANDARD CONNECTIONS ARE REQUIRED, CONTACT PROJECT ENGINEER FOR ASSISTANCE. USE SIMPSON OR OTHER ICC LISTED CONNECTIONS. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. HANGERS NOT SHOWN SHALL BE SIMPSON HU (OR EQUAL) OF SIZE RECOMMENDED FOR MEMBER. NAILS: ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS ALL FRAMING NAILS: SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).

THRUST SHALL BE ELIMINATED BY THE USE OF COLLAR TIES OR CEILING JOISTS, WHERE REQUIRED. BEVELED BEARING PLATES ARE REQUIRED AT ALL BEARING POINTS FOR BCI & TJI RAFTERS.

ALL COLUMNS SHALL EXTEND DOWN THRU THE STRUCTURE TO THE FOUNDATION. ALL COLUMNS SHALL BE BRACED AT ALL FLOOR LEVELS. COLUMNS SHALL BE THE SAME WIDTH AS THE MEMBERS THAT THEY ARE SUPPORTING.

ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 1/2" THICK 2-M-W SHEATHING OR EQUAL W/ 8D COMMON NAILS @ 6" O.C. @ EDGES @ 12" O.C. IN FIELD, UNO. SHEATHING SHALL BE CONTINUOUS ACROSS ALL HORIZONTAL FRAMING JOINTS. ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. SHEATH ROOF PRIOR TO ANY OVER FRAMING. PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT

STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNO, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

GLULAM BEAMS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 56, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, ATTIC 117. EACH MEMBER SHALL BEAR AN ATIC OR APA-EWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE

OF CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMINGL OIL COAT END DE LEU STALLER SHOP OR FIELD. GLULAM HANGERS NOT SHOWN SHALL BE SIMPSON (OR EQUAL). GLULAM BEAMS SHALL BE 24F-V4 DF/DF OR EQUAL FOR SIMPLE SPANS, AND 24F-V8 DF/DF FOR CONTINUOUS SPANS.

VERSA-LAM' & "MICRO-LAM MEMBERS SHALL BE GRADE 2.0 E. ANY WOOD IN CONTACT W/ CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

ALL WOOD & IRON CONNECTORS SHALL BE INSTALLED W/ ALL REQUIRED FASTENERS IN COMPLIANCE W/ THEIR WRITTEN APPROVAL. ALL HANGERS TO BE "SIMPSON" OR EQUAL.

TESTED AIR LEAKAGE:

THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CUBIC FT/MIN. PER S.F. WHEN TESTED ACCORDING TO NFRC400 OR AAMA/WDMA/CSA 101.I.S.2/A440, AND LISTED AND LABLED BY THE MANUFACTURER.

UNLESS NOTED OTHERWISE VIA TJXPERT LAYOUT, OR TRUSS LAYOUT, THE FOLLOWING HEADER LIST SHALL BE USED.

HEADERS 4' OR LESS = 1 PLY 9.50 ML OR 2 PLY 2X10 DIM. LUMBER HEADERS 6' OR LESS = 2 PLY 9.50 ML HEADERS 6' OR LESS = 2 PLY 9.50 ML HEADERS 8' OR LESS = 3 PLY 9.50 ML OR 2 PLY 11.88 ML HEADERS 10' OR LESS = 3 PLY 11.88 ML OR 2 PLY 14.00 ML HEADERS 10' OR MORE = REFER TO TJXPERT LAYOUT OR ENGINEER'S SPECS.

CONTRACTOR TO ENSURE ALL SEIZMIC BRACING IS INSTALLED ON ALL HVAC, WH, WS, AND FUEL BURNING APPLIANCES. CONTRACTOR OR HVAC SUB-CONTRACTOR IS TO INDICATE LOCATION OF COMBUSTION AIR FOR ALL FUEL BURNING APPLIANCES

ALL NOTATIONS BY STRUCTURAL ENGINEER, EITHER ON THIS PLAN SET OR INCLUDED WITH THIS PLAN SET SHALL SUPERCEDE ANY PRINTED NOTATIONS WITHIN THIS PLAN SET. CONTRACTOR IS REPSONISBLE TO FOLLOW ALL DOCUMENTATION AS PROVIDED BY A STRUCTURAL ENGINEER

-- PROVIDE A MINIMUM OF 30" OF WORKING SPACE IN FRONT OF THE FURNACE AND A MINIMUM OF 3" ALONG THE SIDES AND BACK, ANY FURNACE LOCATED IN THE GARAGE IS REQUIRED TO BE PROTECTED FROM IMPACT. THE IGNITION SOURCE SHALL BE ELEVATED 18"

- THE MAXIMUM LENGTH OF CLOTHES DRYER EXHAUST VENT IS 25'A REDUCTION IN THE MAXIMUM LENGTH OF 2.5' FOR EACH 45°, AND 5.0' FOR EVERY 90° BEND SHALL APPLY

-- DWELLING UNIT BEDROOMS FOR ALL 125-VOLT BRANCH CIRCUITS FRO 15 & 20 AMP RECEPTACLE OUTLETS SHALL BE PROTECTED BY AND ARC-FAULT CIRCUIT INTERRUPTER

-- CONTRACTOR TO LOCATE THE 22" X 30" ATTIC SPACE ACCESS POINT. 30" MIN. HEAD ROOM

VAPOR RETARDING: CONTRACTOR MUST SPECIFY A VAPOR RETARDER ON ALL NON-VENTED "WARM-IN-WINTER" SIDE OF ALL FRAMED CEILINGS, WALLS, AND CRAWL SPACE FLOORS. CONTRACTOR MAY SPECIFY PLASTIC VAPOR BARRIER OR VAPOR RETARDER RATED PAINT. ALL BREACHES IN THE BARRIER SYSTEM TO BE CAULKED AND SEALED. NOTE: IF CODE APROVED VAPOR RETARDING SYSTEM IS INSTALLED IN CRAWL SPACE, VENTILATION REQUIREMENT IS 1 SU FT FO VENT PER 1500 SU FT OF AREA. (1/1500'). MIN. 2 VENTS TO PROVIDE DIAGONAL CROSS VENTILATION.

-- CONTRACTOR TO PROVIDE FLOOR AND/OR LANDING ON EACH SIDE OF EXTERIOR DOORS. THE WIDTH OF THE LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY OR DOOR SERVED. MIN. OF 36" IN THE DIRECTION OF TRAVEL IS REQUIRED.

EXCEPTION: ACCESS BETWEEN INTERIOR ADN GARAGE SPACE DO NOT REQUIRE 36" LANDING.

-HANDRAILS ARE REQUIRED ON ALL STAIRS OF 4 OR MORE RISERS. 36" MIN. HEIGHT GUARDRAILS ARE REQUIRED BY ANY AREA OF 30" OR GREATER HEIGHT FROM LOWER LEVEL. SPACING BETWEEN SPINDLES SHALL NOT EXCEED 4". - CONTRACTOR TO LOCATE AND SUPPLY INFORMATION IN REGUARDS TO ALL FOUNDATION VENTS IN ALL CRAWL SPACES. CONTRACTOR TO LOCATE AND SPECIFIY SIZE OF CRAWL SPOACE ACCESS (MIN. 18" X 24"). CRAWL SPACE WRET REQUIREMENR: 1.00 SU FT PER 150.00 SU FT OF AREA. (1.00 SU FT PER 1500.00 SU FT IF CODE COMPLAINT VAPOR BARRIER SYSTEM INSTALLED).

### FLOOR PLAN NOTES:

ALL EXTERIOR DIMENSIONS ARE TO THE MAIN LAYER DIMENSIONS TO OPENINGS ARE TO THE CENTER OF THE OPENING. INTERIOR DIMENSIONS ARE TO THE MAIN WALL LAYER.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).



### **INSPECTION NOTES:**

SPECIFICATIONS.

NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.

### FRAMING NOTES:

ALL DIMENSIONAL LUMBER SHALL BE DOUGLAS FIR LARCH NO. 2 AND LARGER LUMBER SHALL BE DOUGLAS FIR NO.1 OR BETTER, UNO. IJOISTS AND LVL MEMBERS MUST BE INSTALLED IN COMPLIANCE WITH THEIR

LISTINGS. ALL TRUSSES SHALL BE ENGINEERED AND STAMPED WITH A SEPARATE ENGINEERED DOCUMENT. PRE-MANUFACTURED WOOD JOISTS & TRUSSES SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUSS / JOIST COMPANY. NO MEMBERS SHALL BE MODIFIED AND MUST BE INSTALLED IN COMPLIANCE WITH THEIR LISTINGS. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. MEMBERS AND BRIDGING SHALL BE

CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THE MANUFACTURER SHALL VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF THE JOISTS & TRUSSES IN WRITING TO THE CONTRACTOR/ ENGINEER. PRE-MANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS ENGINEER OR ICBO APPROVED.

ALL JOISTS AND RAFTERS SHALL HAVE SOLID BLOCKING AT THEIR BEARING POINTS. CONNECT BLOCKING TO TOP OF WALL W/ SIMPSON FRAMING ANCHORS. ROOF JOIST TO HAVE HURRICANE CLIPS @ 48" O.C. OR SIMPSON H-1 HURRICANE CLIPS @ 24" O/C

ALL WOOD & IRON CONNECTIONS MUST CARRY THE CAPACITY OF THE MEMBER. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTIONS. IF OTHER THAN STANDARD CONNECTIONS ARE REQUIRED, CONTACT PROJECT ENGINEER FOR ASSISTANCE, LISE SIMPSON OR OTHER LCC LISTED CONNECTIONS

ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. HANGERS NOT SHOWN SHALL BE SIMPSON HU (OR EQUAL) OF SIZE RECOMMENDED FOR MEMBER. NAILS: ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. ERAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS.

RAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1). THRUST SHALL BE ELIMINATED BY THE USE OF COLLAR TIES OR CEILING JOISTS, WHERE REQUIRED. BEVELED BEARING PLATES ARE REQUIRED AT ALL BEARING POINTS FOR BCI & TJI RAFTERS.

ALL COLUMNS SHALL EXTEND DOWN THRU THE STRUCTURE TO THE FOUNDATION. ALL COLUMNS SHALL BE BRACED AT ALL FLOOR LEVELS. COLUMNS SHALL BE THE SAME WIDTH AS THE MEMBERS THAT THEY ARE SUPPORTING. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 1/2" THICK 2-M-W SHEATHING OR

ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 1/2" THICK 2-M-W SHEATHING OR EQUAL W/ 8D COMMON NAILS @ 6" O.C. @ EDGES @ 12" O.C. IN FIELD, UNO. SHEATHING SHALL BE CONTINUOUS ACROSS ALL HORIZONTAL FRAMING JOINTS. ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. SHEATH ROOF PRIOR TO ANY OVER FRAMING. PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT

STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNO, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER. GLULAM BEAMS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT

GLULAM BEAMS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 56, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, ATTIC 117. EACH MEMBER SHALL BEAR AN ATIC OR APA-EWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD.

AF LER TRIMMING IN EITHER SHOP OR FIELD. GLULAM HANGERS NOT SHOWN SHALL BE SIMPSON (OR EQUAL). GLULAM BEAMS SHALL BE 24F-V4 DF/DF OR EQUAL FOR SIMPLE SPANS, AND 24F-V8 DF/DF FOR CONTINUOUS SPANS. "VERSA-LAM" & "MICRO-LAM MEMBERS SHALL BE GRADE 2.0 E.

ANY WOOD IN CONTACT W/ CONCETE OR MASONRY SHALL BE PRESSURE TREATED. ALL WOOD & IRON CONNECTORS SHALL BE INSTALLED W/ ALL REQUIRED

FASTENERS IN COMPLIANCE W/ THEIR WRITTEN APPROVAL. ALL HANGERS TO BE "SIMPSON" OR EQUAL.

TESTED AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CUBIC FT/MIN. PER S.F. WHEN TESTED ACCORDING TO NFRC400 OR AAMA/WDMA/CSA 101.I.S.2/A440, AND LISTED AND LABLED BY THE MANUFACTURER.

UNLESS NOTED OTHERWISE VIA TJXPERT LAYOUT, OR TRUSS LAYOUT, THE FOLLOWING HEADER LIST SHALL BE USED.

HEADERS 4' OR LESS = 1 PLY 9.50 ML OR 2 PLY 2X10 DIM. LUMBER HEADERS 6' OR LESS = 2 PLY 9.50 ML HEADERS 8' OR LESS = 3 PLY 9.50 ML OR 2 PLY 11.88 ML HEADERS 10' OR LESS = 3 PLY 11.88 ML OR 2 PLY 14.00 ML HEADERS 10' OR MORE = REFER TO TJXPERT LAYOUT OR ENGINEER'S SPECS.

CONTRACTOR TO ENSURE ALL SEIZMIC BRACING IS INSTALLED ON ALL HVAC, WH, WS, AND FUEL BURNING APPLIANCES. CONTRACTOR OR HVAC SUB-CONTRACTOR IS TO INDICATE LOCATION OF COMBUSTION AIR FOR ALL FUEL BURNING APPLIANCES.

ALL NOTATIONS BY STRUCTURAL ENGINEER, EITHER ON THIS PLAN SET OR INCLUDED WITH THIS PLAN SET SHALL SUPERCEDE ANY PRINTED NOTATIONS WITHIN THIS PLAN SET. CONTRACTOR IS REPSONISBLE TO FOLLOW ALL DOCUMENTATION AS PROVIDED BY A STRUCTURAL ENGINEER.

-- PROVIDE A MINIMUM OF 30" OF WORKING SPACE IN FRONT OF THE FURNACE AND A MINIMUM OF 3" ALONG THE SIDES AND BACK. ANY FURNACE LOCATED IN THE GARAGE IS REQUIRED TO BE PROTECTED FROM IMPACT. THE IGNITION SOURCE

SHALL BE ELEVATED 18". -- THE MAXIMUM LENGTH OF CLOTHES DRYER EXHAUST VENT IS 25' A REDUCTION IN THE MAXIMUM LENGTH OF 2.5' FOR EACH 45°, AND 5.0' FOR EVERY 90° BEND SHALL APPLY. -- DWELLING UNIT BEDROOMS FOR ALL 125-VOLT BRANCH CIRCUITS FRO 15 & 20 AMP RECEPTACLE OUTLETS SHALL BE PROTECTED BY AND ARC-FAULT CIRCUIT

RECEPTACLE OUTLETS SHALL BE PROTECTED BY AND ARC-FAULT CIRCUIT INTERRUPTER. -- CONTRACTOR TO LOCATE THE 22" X 30" ATTIC SPACE ACCESS POINT. 30" MIN. HEAD ROOM

VAPOR RETARDING:

CONTRACTOR MUST SPECIFY A VAPOR RETARDER ON ALL NON-VENTED "WARM-IN-WINTER" SIDE OF ALL FRAMED CEILINGS, WALLS, AND CRAWL SPACE FLOORS. CONTRACTOR MAY SPECIFY PLASTIC VAPOR BARRIER OR VAPOR RETARDER RATED PAINT. ALL BREACHES IN THE BARRIER SYSTEM TO BE CAULKED AND SEALED. NOTE: IF CODE APROVED VAPOR RETARDING SYSTEM IS INSTALLED IN CRAWL SPACE, VENTILATION REQUIREMENT IS 1 SU FT FO VENT PER 1500 SU FT OF AREA. (1/1500'). MIN. 2 VENTS TO PROVIDE DIAGONAL CROSS VENTILATION.

-- CONTRACTOR TO PROVIDE FLOOR AND/OR LANDING ON EACH SIDE OF EXTERIOR DOORS. THE WIDTH OF THE LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY OR DOOR SERVED. MIN. OF 36" IN THE DIRECTION OF TRAVEL IS REQUIRED.

EXCEPTION: ACCESS BETWEEN INTERIOR ADN GARAGE SPACE DO NOT REQUIRE 36" LANDING. --HANDRAILS ARE REQUIRED ON ALL STAIRS OF 4 OR MORE RISERS.

36" MIN. HEIGHT GUARDRAILS ARE REQUIRED BY ANY AREA OF 30" OR GREATER HEIGHT FROM LOWER LEVEL. SPACING BETWEEN SPINDLES SHALL NOT EXCEED 4". -- CONTRACTOR TO LOCATE AND SUPPLY INFORMATION IN REGUARDS TO ALL FOUNDATION VENTS IN ALL CRAWL SPACES. CONTRACTOR TO LOCATE AND SPECIFIY SIZE OF CRAWL SPOACE ACCESS (MIN. 18" X 24"). CRAWL SPACE WNET REQUIREMENR: 1.00 SU FT PER 150.00 SU FT OF AREA. (1.00 SU FT PER 1500.00 SU FT IF CODE COMPLAINT VAPOR BARRIER SYSTEM INSTALLED).

### FLOOR PLAN NOTES:

ALL EXTERIOR DIMENSIONS ARE TO THE MAIN LAYER. DIMENSIONS TO OPENINGS ARE TO THE CENTER OF THE OPENING. INTERIOR DIMENSIONS ARE TO THE MAIN WALL LAYER

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

### TU-10 1/2' 10:10

### **INSPECTION NOTES:**

PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE LOCAL BUILDING CODE.

SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS. DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO:
 A. OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR BUILDING OFFICIAL.
 B. FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.
 C. SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND

SPECIFICATIONS.

DUTIES OF THE CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:
 NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.
 MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.
 PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.
 MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.



### **FOUNDATION NOTES**

1. FOUNDATIONS TO BEAR A MINIMUM OF 24" BELOW FINISH GRADE 2. ALL ANCHOR BOLTS TO BE 5/8" DIA X 10 @ 32" O/C UNO. 3. ALL REINFORCING STEEL SHALL BE ASTM A-615, GRADE 60.

- 4. ALL REINFORCING STEEL TO OVERLAP A MINIMUM OF 24" FOR SPLICES. 5. PROVIDE CORNER BARS TO MATCH CONTINUOUS STEEL. 6. MINIMUM ALLOWABLE CONCRETE COMPRESSIVE STRENGTH SHALL BE
- 3000 PSI AT 26 DAYS. MAXIMUM AGREGATE SIZE IS 1". MAXIMUM AIR ENTRAINMENT IS 3%. CEMENT SHOULD BE TYPE 1 OR 2. SOIL BEARING CAPACITY ASSUMED TO BE 1500 PSF (UBC TYPE 4 SOIL). IF SOIL CONDITIONS VARY FROM THIS, THE PROJECT ENGINEER MUST BE
- NOTIFIED. ALL FOOTINGS MUST BEAR ON UNDISTURBED SOIL. ALL SLOPES MUST BE STABILIZED. 8. ADJACENT GROUND SURFACES SHALL BE SLOPED AWAY FROM
- STRUCTURE DRAINAGE OF SURROUNDING AREA SHALL ALSO BE PROVIDED TO PREVENT ACCUMULATION OF SOIL AND EROSION OF SOIL NEAR FOOTINGS.
- NEAR FOOTINGS. 9. UNIFORM SOIL CONDITIONS, MUST BE PROVIDED UNDER SLAB AND FOOTINGS. CUT/FILL OR NON-UNIFORM SOIL CONDITIONS SHOULD BE EXCAVATED AND REPLACED W/ UNIFORM ENGINEERED FILL MATERIAL TO MINIMIZE DIFFERENTIAL MOVEMENT.

MINIMIZE DIFFERENTIAL MOVEMENT. 10. THE TOPS OF FOUNDATION WALLS SHALL EXTEND 6" ABOVE THE ADJACENT FINISH GRADE 11. MINIMUM 18" CLEARANCE FOR WOOD JOIST GIRDERS REQUIRED IN THE CRAWL SPACE UNLESS TREATED WOOD IS USED THROUGHOUT FLOOR SYSTEMA SYSTEM

### CONCRETE WALL INFO: DESIGN ASSUMES 3000 PSI CONC. ON ALL CONC. VERTICAL WALLS DESIGN ASSUMES 2500 PSI CONC. ON ALL INTERIOR SLAB ON GRADE DESIGN ASSUMES 3500 PSI CONC. ON ALL EXTERIOR SLAB ON GRADE ALL VERTICAL REINFORCEMENT MUST BE WITHIN THE TOP 12" OF WALL ONE (1) #4 HORIZ. REINF. BAR SHALL BE LOCATED WITHIN THE TOP 12" OF WALL AND AT MID HGT (<=8') OR 1/3 HGT (<8') (MAX. 48" O.C. VERTICAL.)

FOOTING INFO: DESIGN ASSUMES 1500 PSF GROUND PRESSURE. CONTRACTOR TO PROVIDE GEOTECH INFO IF GREATER PSF VALUE IS TO BE USED.

### HORIZONTAL REINFORCEMENT: MIN. (2) HORIZ. #4 REBAR MIN 3" FROM BOTTOM OF FOOTING

VERTICAL REINFORCEMENT: #4 REBAR @ MAX. 48" O.C. EXTEND TO WITHIN 3" OF BOTTOM OF FOOTING W/ STANDARD HOOK.

EXTEND MIN. 14"INTO CONC. STEM WALL FOOTING SIZE:

(W/H) SINGLE STORY TWO STORY THREE STORY STANDARD 16" X 8" 20" X 10" 22" X 11" W/ BRICK LEDGE 20" X 10" 26" X 13" 32" X 16"

### REBAR

WALLS HORIZ. #4 REBAR @ 2' O.C. VERT. #4 REBAR @ 2' O.C. FOOTINGS (2) #4 REBAR RUNNING THE LENGTH IN FOOTINGS

EOUNDATION WALL: 2 X 4 TREATED SILL PLATE OVER FOAM SILL SEALER WITH 1/2" ANCHOR BOLTS @ MAX 72" O.C., (48" O.C. ON 2 STORY) 10" LONG, (MIN. 7" PENETRATION INTO FOUNDATION WALL.) WITH NUT AND 3" X 3" X 3/16 " SQUARE WASHER MAX. 12" FROM ALL CORNERS OR SPLICES MIN. (2) ANCHOR BOLTS PER SILL PLATE

OVER CONCRETE FOUNDATION WALL SYSTEM

W/ (2) #4 HOR. REBAR WITHIN TOP 12" OF WALL AND ALL VERT. REBAR WITHIN 5" OF SOIL SIDE OF WALL. CONTRACTOR TO VERIFY VERT. REBAR SIZE AND SPACING. WITH ASPHALT EMULSION ON EXTERIOR SIDE

### OVER CONCRETE FOOTING SYSTEM

WITH MIN. OF (2) #4 HOR. REBAR @3" FROM BOTTOM OF FOOTING WITH #4 VERT, REBAR AT 48" O.C. WITH STD HOOK, STARTING AT 3" OF BOTTOM OF FOOTING AND EXTENDING MIN. 14" INTO CONC. WALL. CONTRACTOR TO VERIFY FOOTING WIDTH AND HEIGHT AS BASED ON WALL THICKNESS. SOIL PRESSURE, AND LOADING REQUIREMENTS.

OVER UNDISTURBED SOIL: CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION ALL FOOTING SIZES, LOAD REQUIREMENTS, SOIL BEARING DATA, AND SE REQUIREMENTS. BACKFILL SHALL NOT BE PLACED AGAINST THE FOUNDATION WALL UNTIL WALL HAS SUFFICIENT STRENGTH AND BEEN EITHER ANCHORED TO THE FLOOR ABOVE, OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY BACKFILL. 2014 R404.1.7 CONTRACTOR TO REFERENCE R401 - R408 OF THE IRC-2014 CODES FOR

FURTHER DETAILS.

### DAMPPROOFING:

AS PER R406.1 - CONCRETE FOUNDATION WALLS SHALL BE DAMPPROOFED FROM TOP OF FOOTING TO THE FINISHED GRADE.

### **MASONRY NOTES**

 ALL CONCRETE MASONRY UNITS TO BE LAID IN CONFORMANCE WITH ASTM C90.
 CONCRETE MASONRY UNITS TO BE LAID IN TYPE 'S' OR TYPE 'M' MORTAR IN A RUNNING BOND PATTERN. MORTAR, GROUT AND REINFORCEMENT TO BE IN COMPLIANCE WITH CURRENT CODES. 3. COMPRESSIVE STRESS OF GROUT TO BE: FM'=2500 PSI. ALL CELLS TO BE

FULLY GROUTED. 4. ALL REINFORCING STEEL TO BE: ASTM-A-615, GRADE 60.

### **BUILDING PERFORMANCE:**

HEAT LOSS CALCULATIONS SHALL COMPLY WITH RESCHECK AND
REQUIREMENTS OF LOCAL CODES. SEE CALCULATIONS.
 PORCHES, DECKS, FOUNDATION AND GARAGE AREAS NOT INCLUDED IN

LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL
 PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM. PROVIDE CRAWLSPACE VENTING TO MEET LOCAL CODE REQUIREMENTS

INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE, UNO. INSULATE UNDER ALL CONCRETE SLABS WITH 2" RIGID INSULATION MINIMUM INSULATION: ATTIC R-50 WALLS R-27 FLOORS R-19







![](_page_7_Figure_0.jpeg)

## **RIGHT ELEVATION**

![](_page_7_Picture_2.jpeg)

![](_page_7_Figure_3.jpeg)

![](_page_7_Picture_4.jpeg)

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DATE: 12/20/2019

**EVATIONS** 

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EXT

ASPEN SPRINGS LOT 22 PARCEL #ASR-22 PARK CITY, UTAH

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**guadaddaan** -*drafting & design*-1333 Odyssey Dr. Ammon, ID. 83406 (208)521-2309 www.buildguardian.com

guardian

SPEC

DRAWN BY:

1/8" = 1' SCALE

ĒT

LEFT ELEVATION

						MAI	N WINDOW SO	CHEDULE					-								UP		OWSCHEDULE						_
ΕF	LOOR	QTY	WIDTH	HEIGHT	HEADER	MANUFACTURER D	IVIDED LITES	FINISH	GLAZING TYPE	ARCH 3D	PERSPECTIVE	OMMENTS	SIZE	FLOOR	QTY	WIDTH	HEIGHT	HEAD	R MANI	JFACTURER		LITES	FINISH	G	LAZING TYPE	ł	RCH 3D PERSPE	CTIVE COMMEN	ITS
FX	1	з	24 "	96 "	2×6×28" (2)		1	IRON BRUSHED	DOUBLE PANE WITH LOW-E			2	2080FX	2	1	24 "	96 "	2×6×28	' (2)		1		IRON BRUSHED	DOUBLE	E PANE MITH L	-0M-E			
FX	1	4	18 "	96 "	2×6×22" (2)		1	IRON BRUSHED	DOUBLE PANE WITH LOW-E			e	3070FX	2	2	36 "	84 "	2×6×40	' (2)		1		IRON BRUSHED	DOUBLE	E PANE WITH L	_0М-Е			
DFX	1	1	24 "	120 "	2×6×25" (2)		1	IRON BRUSHED	DOUBLE PANE WITH LOW-E			e	3080FX	2	5	36 "	96 "	2×6×40	' (2)		1		IRON BRUSHED	DOUBLE	E PANE WITH L	-0M-E			-
OFX	1	6	36 "	120 "	2×6×37" (2)		1	IRON BRUSHED	DOUBLE PANE WITH LOW-E			c	1060F×	2	1	108 "	72 "	2×6×112	." (2)		1		IRON BRUSHED	DOUBLE	E PANE WITH L	-0M-E			-
FX	1	21	36 "	96 "	2×6×40" (2)		1	IRON BRUSHED	DOUBLE PANE WITH LOW-E			2	1620FX	2	2	48 "	24 "	2×6×52	· (2)		1		IRON BRUSHED	DOUBLE	E PANE WITH L	-0М-Е			_
FX	1	2	48 "	18 "	2×6×52" (2)		1	IRON BRUSHED	DOUBLE PANE WITH LOW-E		0	2	4060FX	2	1	48 "	72 "	2X6X52	· (2)		1		IRON BRUSHED	DOUBLE	E PANE WITH L	. <i>о</i> м-е			
FX	1	1 4	47 15/16 "	96 "	2×6×51 15/16" (2)		1	IRON BRUSHED	DOUBLE PANE WITH LOW-E			c	1060FX	2 SIZE	1 FLO	108 " 2 <b>R</b> QTY	T2 " WIDTH	2X6X112 HEIGHT	" (2) HEADER	MANUFA	BASI	MENT MI DIVIDE D I	IRON BRUSHED NDOW SCHEDULE ITES FINISH	DOUBLE	E PANE WITH L	-OM-E ARCH 3		COMMENTS	
IFX	1	2	48 "	96 "	2×6×52" (2)		1	IRON BRUSHED	DOUBLE PANE WITH LOW-E			2	4860FX	168gF×	1 <sup>0</sup>	5e 1/4 "	1 <del>9</del> 2""	<b>2%5</b> %6() 1.	42X <u>6</u> X22" (2)		1	1	IRON BRUSH	ED DOUBLE	DOUBLE PANE WITH LOW-E	-0M-E		]	-
IFX	1	1	60 "	60 "	2×6×64" (2)		1	IRON BRUSHED	DOUBLE PANE WITH LOW-E			é	5160FX	2030FX	<sub>1</sub> ۵	75 3/Å "	242""	<b>29</b> 65×71 3.	zz <b>zz</b> ze" (2)			1	IRON BRUSH	ED DOUBLI	DOUBLE PANE WITH I LOW-E	-0W-E			-
		•									·	ŧ	3060FX	3030FX	<sub>1</sub> ۵	36 <sup>10</sup>	<sup>34</sup> 2""	<sup>9</sup> 9×6×40	· 236×40" (2)		1	1	IRON BRUSH	ED DOUBLE	DOUBLE PANE WITH LOW-E	-0M-E			_
												-		5050LS	; o	2	60 "	60 "	2X6X64" (2)			1/1	IRON BRUSH	ĒD	DOUBLE PANE WITH LOW-E				_
														203050	; 0	2	24 "	36 "	2×6×28" (2)			1	IRON BRUSH	ED	DOUBLE PANE WITH LOW-E				

WINDOW NOTES:

1 VINYL WINDOWS UNLESS OTHERWISE NOTED

2 INTERIOR WINDOW MATERIALS: FACTORY FINISH

3 WINDOW HARDWARE TO BE OWNER SELECTED

AT TIME OF ORDER

4 WINDOW ROUGH OPENING: 1/2" FOR TOP/ BOTTOM & 1/2" FOR SIDES, UNO BY MFG.

5 SEE WINDOW SCHEDULE CALLOUT FOR

WINDOWS THAT USE A WOOD OR STEEL BEAM

FOR THE HEADER 6 BEDROOM WINDOWS SILL FINISHED MUST BE

WITHIN 44: OF THE FLOOR AND PROVIDE MINIMUM CLEAR OPENINGS OF 5.7 SQ. FEET WITH HEIGHT DIMENSION NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20" -HRC R310.1-R310.1.4

U-FACTOR - RATE OF HEAT LOSS = 1/R
SHGC - SOLAR HEAT GAIN COEFFICIENT
VLT- VISIBLE LIGHT TRANSMITTANCE

		CR - CONDEN	SATION RESIST	ANCE
LOW-E4 \HIGH ALTITUDE WINDOWS	<b>U-FACTOR</b>	SHGC	VLT	CR
CASEMENT/HOPPER	0.39	0.3	0.49	52
DOUBLE HUNG	0.35	0.27	0.46	49
SLIDE-BY	0.37	0.28	0.48	49
FIXED \ AUXILIARY	0.32	0.32	0.54	51

						MAIN DOOR SCHEDULE										BASEMENT DOOR SCHEDULE				Z		$\cup$	1
<u>SIZE</u> 100 R EX	1	1	168 "	<u>НЕІGНТ</u> 120 "	HEADER 2×6×227 5/16" (2)	FINISH GLASS STANDARD, IRON BRUSHED	ARCH		COMMENTS	512E 14080 R EX	0	1	168 "	<u>HEIGHT</u> 96 "	HEADER 2×8×173" (2)	FINISH GLASS STANDARD, IRON BRUSHED	ARCH		<u>COMMENTS.</u>	SHEFT			
580 EX	1	2	18 "	96 "	2×6×23" (2)	GLASS STANDARD, IRON BRUSHED		[		2468 R	0	1	28 "	80 "		COLOR - WHITE, GLASS TEMPERED		•]				/20/2019	3Y:
0080	1	1	120 "	96 "	2×12×128" (2)	GLASS STANDARD, BLACK - ENDURACLAD EXTERIORS				2680 R IN	0	2	30 "	96 "	2×6×35" (2)	COLOR - WHITE		]				DATE: 12	DRAWN B
8080	1	1	216 "	96 "	2×12×224" (2)	GLASS STANDARD, BLACK - ENDURACLAD EXTERIORS				3080 L EX	0	1	36 "	96 "	2×6×41" (2)	GLASS STANDARD, IRON BRUSHED							
668 L	1	1	30 "	80 "	2×6×65" (2)	COLOR - WHITE				3080 L IN	0	1	36 "	96 "	2×6×41" (2)	COLOR - WHITE		B				り > >	
680 L	1	1	30 "	96 "	2×6×65" (2)	COLOR - WHITE				6080 L EX	0	1	72 "	96 "	2X8X17" (2)	GLASS STANDARD, IRON BRUSHED						Ś	
80 L IN	1	з	30 "	96 "	2×6×35" (2)	COLOR - WHITE				6060 L/R IN	0	1	72 "	96 "	2×6×11" (2)	COLOR - WHITE, TRICORN BLACK (SM 6258)							ALE
30 R EX	1	1	36 "	96 "	2×6×41" (2)	COLOR - WHITE				2680 L IN	0	5	30 "	96 "	2×6×35" (2)	COLOR - WHITE, TRICORN BLACK (SM 6250)						>	= 1' SC
80 L IN	1	1	32 "	96 "	2×6×37" (2)	COLOR - WHITE				2680 R IN	0	3	30 "	96 "	2×6×35" (2)	COLOR - WHITE, TRICORN BLACK (SM 6258)		B			0	8 0	1/8" =
68 L EX	1	1	36 "	80 "	2×6×41" (2)	COLOR - WHITE		B														Ś	
60 L EX	1	2	36 "	96 "	2×6×41" (2)	GLASS STANDARD, IRON BRUSHED																$\sum_{i=1}^{n}$	
30 R EX	1	1	36 "	96 "	2×6×41" (2)	GLASS STANDARD, IRON BRUSHED															Ĺ		
60 L EX	1	1	72 "	96 "	2×8×77" (2)	GLASS STANDARD, IRON BRUSHED																	

DOOR NOTES:

- 1. MAIN FLOOR DOORS SHALL BE 80"; SECOND FLOOR DOORS 80"; GARAGE DOOR 96", UNO.
- 2. ALL DOORS SHALL BE HOLLOW CORE 1 3/4"
- THICK, UNO 3. INTERIOR DOORS SHALL BE PAINTED, UNO. 4. DOORS BETWEEN GARAGE AND LIVING AREA
- SHALL BE 1 3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING
- 5. EXTERIOR EXIT DOORS SHALL BE 36" MIN. NET CLEAR DOOR WAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE 6. GARAGE DOORS TO BE SECTIONAL,
- OVERHEAD DOORS. 7. ALL GLAZING WITHIN 18 IN. OF THE FLOOR
- AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING.
- 8. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

![](_page_8_Picture_23.jpeg)

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ASPEN SPRINGS LOT 22 PARCEL #ASR-22 PARK CITY, UTAH

SPEC

![](_page_8_Picture_24.jpeg)

![](_page_9_Figure_0.jpeg)

![](_page_9_Figure_3.jpeg)

![](_page_10_Picture_0.jpeg)

![](_page_10_Figure_1.jpeg)

![](_page_10_Picture_2.jpeg)

UPPER

### NOTES:

HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, VACUUM, ETC.

- 1. PROVIDE MIN. 400 AMP SERVICE TO MAIN PANEL
  2. ALL APPLIANCES & UTILITIES TO HAVE DEDICATED CIRCUITS. SEE MFG'S SPECS. FOR REQUIREMENTS
  3. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.C.I. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
  4. PROVIDE ONE SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND.
- POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND T PROVIDE BATTERY BACKUP FOR ALL UNITS.
  5. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
  6. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
  7. FIXTURES TO BE SELECTED BY HOME OWNER.
- 8. UNO ALL SWITCHES TO BE 48" O/C ASF. OUTLETS TO BE 15" O/C ASF. OUTLETS OVER COUNTERTOPS TO BE 3" ABOVE COUNTER FROM BOTTOM. (ASF = ABOVE SUBFLOOR) 9. ALL LIGHTING SHALL BE DIMABLE AND USE LED BULBS, UNO.
- AUDIO:
- LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
   AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
   LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.
- DATA / CABLE: LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

![](_page_11_Picture_0.jpeg)

### NOTES:

- NOTES:
  HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, VACUUM, ETC.
  DECENTICAL NOTES:

  ALL APPLIANCES & UTILITIES TO HAVE DEDICATED CIRCUITS. SEE MFG'S SPECS. FOR REQUIREMENTS
  ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.C.I. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
  ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.C.I. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
  PROVIDE OME SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
  CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
  FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
  FIXTURES TO BE SELECTED BY HOME OWNER.
  INO ALL SWITCHES TO BE 48" O/C ASF. OUTLETS TO BE 15" O/C ASF. OUTLETS OVER COUNTERTOPS TO BE 3" ABOVE COUNTER FROM BOTTOM. (ASF = ABOVE SUBFLOOR)
  ALLIGHTING SHALL BE DIMABLE AND USE LED BULBS, UNO.

- AUDIO:

# Locate Speakers and Audio Controls as indicated in the Plan; run circuit of speaker wiring to Audio Home Panel Specified by Floor; Audio Speakers to be approved by Home owner; Locate Jacks as indicated in the Plan; install data / cable panel similar to "on Q". System to be approved by Home owner.

LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

## BASEMENT

ELEC	TRICAL - DATA - AUDIO LEGEND
SYMBOL	DESCRIPTION
K	Ceiling Fan
፼ @	Ventilation Fans: Ceiling Mounted, Wall Mounted
$\square \mathbb{R} \oplus \square$	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
Q A	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
•	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
\$ <sup>WP</sup> \$ <sup>3</sup> \$ <sup>4</sup> \$	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
<sup>DM</sup> \$ <sup>T</sup> \$	Switches: Dimmer, Timer
AV Control A	Audio Video: Control Panel, Switch
SP SP	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
V	Telephone Jack
☑	Intercom
0	Thermostat
	Door Chime, Door Bell Button
SD SD	Smoke Detectors: Ceiling Mounted, Wall Mounted
EP	Electrical Breaker Panel

		ASPEN SPRINGS LOT 22 PARCEL #ASR-22			SHEET NUMBER
	decion-	PARK CITY, UTAH	ELECIRICAL FLAN	DATE: 12/20/2019	<b>?</b>
ardian 1333 Odyssey Dr. Amm	on, ID. 83406	SPEC	1/8" = 1' SCALE	DRAWN BY:	
ung a uesign (208)521-2309 www.buli	ildguardian.com				Revision #:

![](_page_12_Picture_0.jpeg)

![](_page_12_Picture_2.jpeg)

![](_page_12_Figure_3.jpeg)

### **STAIR NOTES:**

- STAIRWAYS SHALL HAVE A MIN. WIDTH OF 34". HAND RAILS MAY ENCROACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.
   TREADS SHALL HAVE A MIN. WIDTH OF 10". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".
   STAIRWAYS SHALL HAVE MIN. 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR.
- 4. ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD.
- 5. STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 36" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.
  6. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL
- TERMINAL.
- T. STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.
  8. GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 24" BELOW AND SHALL HAVE A ATMIN ALEIONICS. 34" MIN. HEIGHT 9. RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".
- 10. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.

![](_page_12_Picture_12.jpeg)

![](_page_13_Picture_0.jpeg)

![](_page_13_Picture_1.jpeg)

A - KITCHEN

![](_page_13_Figure_3.jpeg)

C - KITCHEN

![](_page_13_Picture_5.jpeg)

T- TRUNDLE BED / U - STUDIO DESK P - WIC 1 CLOSETS

![](_page_13_Picture_7.jpeg)

![](_page_13_Picture_8.jpeg)

![](_page_13_Picture_9.jpeg)

![](_page_13_Picture_10.jpeg)

N - OWNER'S BATHTUB O - SHOWER 1 BATH VANITY

![](_page_13_Picture_13.jpeg)

![](_page_14_Picture_0.jpeg)

![](_page_14_Picture_1.jpeg)

![](_page_14_Picture_2.jpeg)

![](_page_14_Picture_3.jpeg)

![](_page_14_Picture_4.jpeg)

![](_page_14_Picture_5.jpeg)

## Y - BATH 3

## Z-SHOWER3 AA-WIC3

BB - BATH 4

CC - BUNK ROOM

![](_page_14_Figure_12.jpeg)