

ARCHITECTURAL NOTES

- OF NOT LESS THAN 7' MEASURED FROM FINISHED FLOOR TO FINISHED CEILING. BATHROOMS CAN BE 6'-8" MINIMUM. NOT MORE THAN 50% OF THE REQUIRED FLOOR AREA IS PERMITTED TO HAVE A SLOPED CEILING LESS THAN 7' WITH NO PORTION OF THE REQUIRED FLOOR AREA LESS THAN 5' IN HEIGHT - SEE EXCEPTIONS. OTHERWISE TYPICAL CEILING HEIGHTS ARE SHOWN ON DRAWINGS. IRC R305.1
- 2. WALLS. CONSTRUCT ½" GYP BOARD ON 2x FRAMING, FINISH TAPE AND PAINT.
- 3. FINISH FLOORS. INSTALL CARPET AND PAD, WOOD FLOORING AND/OR FLOOR TILE WHERE INDICATED, AND AS SELECTED BY
- 4. WINDOWS. INSTALL ALPINE 80-SERIES OR BETTER IN WOOD FRAMED WALLS AND AMSCO LEGACY OR BETTER IN BASEMENT WINDOW WELL INSTALLATIONS. OWNER TO SELECT MANUFACTURER, COLOR AND STYLE. MAXIMUM GLAZING U-FACTOR TO BE 0.35 (IRC TABLE N1102.1). SCREENS TO BE NYLON FABRIC. CONTRACTOR TO INSTALL, SEAL AND WATERPROOF PER MANUFACTURER'S INSTRUCTIONS. MINIMUM WINDOW AREA SHALL EQUAL NOT LESS THAN 8% OF FLOOR AREA OF THE ROOM UNLESS ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF SIX FOOTCANDLES OVER THE AREA OF ROOM AT A HEIGHT OF 30" ABOVE FLOOR. WINDOW VENTILATION SHALL PROVIDE A MINIMUM OF 4% OF FLOOR AREA. ALL WINDOWS EXCEPT GARAGE SHALL BE DOUBLE GLAZED w/ 1" MINIMUM SPACE. GLAZING IN DOORS AND PANELS OF SHOWERS AND BATHROOM ENCLOSURES AND WALLS ENCLOSING THESE COMPARTMENTS SHALL BE TEMPERED. TEMPERED GLASS SHALL BE PROVIDED IN FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN 24" ARC OF DOORS, GLAZING LESS THAN 60" ABOVE WALKING SURFACE THAT IS WITHIN 5'-0" OF STAIRS, OR GLAZING WITHIN 5'-0" OF SPAS OR POOLS, CERTAIN FIXED GLASS PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT. BASEMENT WINDOWS NOT FULLY 6" ABOVE GRADE SHALL BE PROTECTED BY WINDOW WELLS. WINDOW WELLS SHALL BE DUG TO A DEPTH BELOW THE WINDOW SILL TO ALLOW 10" OF 1" AGGREGATE GRAVEL. TOP OF GRAVEL TO BE 6" BELOW WINDOW SILL. MINIMUM WINDOW SIZE FOR ESCAPE TO BE 5.7 SF (BASEMENT) AND 5.0 SF (GRADE LEVEL), WITH 20 INCH MINIMUM WIDTH AND 24 INCH MINIMUM HEIGHT. ALL OPERABLE WINDOWS 10. FLOOR SHEATHING SHALL BE 3/4" T&G WAFER BOARD OR OSB, APA RATED 24/16 MINIMUM, NAILED w/ 8d NAILS @ 6" O.C. ON EDGES, AND @ AND GLASS DOORS SHALL INCLUDE SCREENS. IRC R303 (w/ EXCEPTIONS), R308 & TABLE R308.3, & R310
- 5. WINDOW WELLS. INSTALL ZINC-COATED METAL WINDOW WELLS OR AS SELECTED BY OWNER, WITH LADDER IF OVER 44" HEIGHT FROM GRAVEL TO TOP - SEE DRAWINGS. WATERPROOF SEAMS. GRAVEL SURFACE AREA TO BE MINIMUM 9 SF AND PROJECTION WIDTH IS MINIMUM 3'. IRC R310
- 6. DOORS. INSTALL PER DRAWINGS AND MANUFACTURER'S INSTRUCTIONS. DOOR STYLES AND COLORS TO BE SELECTED BY OWNER. EXTERIOR DOORS TO BE SOLID CORE WOOD OR METAL WITH WEATHER-STRIPPING AND GLASS SIDELITES AS INDICATED ON DRAWINGS, WITH IMPACT RESISTANT GLAZING, AND WITH U-FACTOR OF 0.25. PEOPLE DOOR BETWEEN GARAGE AND LIVING SPACE SHALL BE 1-3/8" THICK SOLID WOOD OR HONEYCOMB STEEL CORE, OR 20-MINUTE FIRE RATED WITH A SELF-CLOSING FEATURE PER IRC. STYLE AND TYPE SELECTED BY OWNER. IRC R311
- 7. HARDWARE. TO BE BRUSHED NICKEL WITH WHITE, PAINTABLE HINGES ON INTERIOR DOORS. STYLE AND TYPE OF ALL HARDWARE TO BE SELECTED BY OWNER.
- 8. TRIM. WOOD FOR DOOR / WINDOW CASINGS, BASEBOARDS, CHAIR RAIL AND CROWN MOLDING TO BE PAINT-GRADE. TYPE AND STYLE SELECTED BY OWNER.
- 9. CRAWL SPACE. FLOOR ACCESS TO UNDER FLOOR SPACE SHALL BE A MINIMUM OF 18"x24". OPENINGS THROUGH PERIMETER WALLS SHALL BE NOT LESS THAN 16"x24". THROUGH WALL ACCESS SHALL NOT BE BELOW A DOOR TO THE RESIDENCE. VENTED CRAWL SPACE SHALL HAVE ONE SQUARE FOOT OF VENTILATION FOR EVERY 150 SF OF SPACE OR 1,500 SF IF CLASS 1 VAPOR RETARDER IS PLACED, WITH ONE VENT PLACED WITHIN 3 FEET OF EACH BUILDING CORNER. FINISH GRADE MAY BE AT BOTTOM OF FOOTINGS UNLESS THERE IS EVIDENCE OF HIGH GROUND WATER - SEE IRC. IRC R408
- 10. UNDER-FLOOR APPLIANCES. MECHANICAL EQUIPMENT PLACED UNDER FLOORS SHALL HAVE ADEQUATE MEANS OF ACCESS, SUCH THAT THE LARGEST ITEM OF EQUIPMENT CAN BE REMOVED THROUGH THE ACCESS. ACCESS TO BE NOT LESS THAN 30 INCH BY 22 INCH. <u>IRC M1305</u>
- 11. STAIRWAYS. PLACE TRIPLE STRINGERS, CUT FOR STEPS, ON EACH SIDE AND IN MIDDLE OF STAIRWAY. PLACE DOUBLE 2x FRAMING AROUND ALL AREAS OF FLOOR OPENINGS. RISERS TO BE 7.75" MAXIMUM HEIGHT AND TREADS TO BE 10" MINIMUM DEPTH. HANDRAIL SHALL BE HARDWOOD AND WILL BE PLACED ON ONE SIDE OF STAIRWAY, TO PROJECT NO MORE THAN 4.5" INTO STAIRS, AND SHALL BE PLACED 34" TO 38" ABOVE SLOPED PLANE ADJOINING TREAD NOSING. INSTALL ½" SHEETROCK TO FULLY ENCLOSE UNDER STAIRS. IRC R302 & R311
- 12. GARAGE SEPARATION. GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 3" GYPSUM BOARD APPLIED TO THE GARAGE SIDE AND THE HOUSE SIDE OF WALL. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS BY NOT LESS THAN & TYPE-X GYPSUM BOARD OR EQUIVALENT.
- 13. GARAGE DOORS. INSTALL STEEL-BACK INSULATED GARAGE DOORS, MARTIN, COVINGTON COLLECTION OR BETTER. EACH DOOR TO INCLUDE OPENER, w/ BELT-DRIVE MECHANISM FOR QUIET OPERATION, AND SHALL BE U.L. 325 LISTED. SIZE OPENER TO DOOR WEIGHT AS RECOMMENDED BY MANUFACTURER.
- 14. ATTIC ACCESS. PROVIDE 22"x30" ATTIC ACCESS DOOR OR COVER, LOCATED IN HALLWAY OR OTHER READILY ACCESSIBLE AREA. PROVIDE WITH 30" MINIMUM UNOBSTRUCTED HEADROOM OVER ACCESS IN ATTIC SPACE, w/ SWITCH OPERATED LIGHT ABOVE. ATTIC ACCESS LOCATED IN GARAGE AREAS MUST BE 1-HOUR FIRE RATED. IRC R807 & M1305
- 15. GRAB BARS AND SHOWER SEATS. SHALL BE CAPABLE OF WITHSTANDING A POINT LOAD OF 250 LBS. IN ANY DIRECTION. IBC
- 16. STUCCO. CONTRACTOR TO INSTALL OWNER SELECTED COLOR AND MATERIAL IN ACCORDANCE WITH IBC / IRC AND MANUFACTURER'S INSTRUCTIONS.
- 17. EXTERIOR SIDING. CONTRACTOR TO INSTALL EXTERIOR SIDING AS SELECTED BY OWNER. SIDING TO BE CAULKED, SEALED, FLASHED AND PAINTED AS RECOMMENDED BY MANUFACTURER. MANUFACTURER'S INSTALLATION INSTRUCTIONS TO BE ON JOB SITE AT ALL TIMES. SEALANT TO BE MARKED "PERMANENT FLEXIBLE" ON CONTAINER OR IN LITERATURE. COLOR SELECTED BY OWNER. IRC R703
- 18. DECAY PROTECTION. WOOD INCLUDING GLULAM BEAMS EXPOSED TO GROUND OR NATURAL ELEMENTS SHALL BE PREPARED WITH APPROVED PRESSURE-PRESERVATIVE TREATMENT. IRC R317
- 19. TERMITE PROTECTION. PROVIDE TERMITE PROTECTION IN ALL REQUIRED AREAS PRIOR TO CONSTRUCTION. IRC SECTION R318
- 20. MOISTURE PROTECTION. INSTALL FLASHING AND SEALANT IN EXTERIOR JOINTS AS REQUIRED / RECOMMENDED BY MANUFACTURER.
- 21. INSULATION. INSTALL FIBERGLASS BATT OR LOOSE FILL. MINIMUM R-VALUES TO BE CEILING R-49, WALLS R-20 OR R-13+5, FLOOR OVER UNHEATED SPACE R-30 (USE R-19 MIN. IF LIMITED SPACE AVAILABLE), BASEMENT WALLS R-15/19, AND CRAWL SPACE WALLS R-15/19, UNLESS OTHERWISE NOTED ON DRAWINGS, OTHERWISE DETERMINED BY RESCHECK, SUBJECT TO IRC EXCEPTIONS. INSULATION FOR GARAGE EXTERIOR WALLS AND GARAGE CEILING UNDER UNOCCUPIED SPACE IS AT HOMEOWNER'S
- 22. VAPOR BARRIER. ENTIRE LIVING SPACE ENVELOPE TO BE ENCLOSED WITH 4-MIL PLASTIC VAPOR BARRIER, PLACED ON WARM-IN-WINTER SIDE OF INSULATION. IRC CHAPTER 11 & IECC 502.1.1

DISCRETION. IRC N1102 & TABLE N1101.10 (CLIMATE ZONE 5)

- 23. PAINT. JOINTS AND TRIM TO BE FULLY CAULKED. PAINT SHALL BE A TWO-TONE SYSTEM OF LATEX BASED SEALER, PRIMER AND TWO COATS ALKYD FINISH, OR AS SELECTED BY OWNER. COLORS AND TINTING TO BE AS SELECTED BY OWNER.
- 24. SHINGLES. CONTRACTOR TO FURNISH AND INSTALL 30-YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES. INSTALL IAW IRC 905 AND MANUFACTURER'S INSTRUCTIONS, COMPLETE WITH UNDERLAYMENT, FLASHING, ICE BARRIER, SEALANT AND OTHER MATERIALS. USE DOUBLE UNDERLAYMENT FOR SHINGLES PLACED ON ROOF SLOPES BETWEEN 2"-4" IN 12" SLOPES. WHEN DESIGN WIND SPEED IS OVER 110 MPH, USE CORROSION-RESISTANT FASTENERS. IRC R905
- 25. ROOF ICE BARRIER. IN AREAS WHERE THERE IS A HISTORY OF ICE FORMING ALONG EAVES, AS DETERMINED BY BUILDING OFFICIAL, AN ICE BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH IRC 905, EXTENDING INTO ROOF AT LEAST 24 INCHES FROM EXTERIOR WALL LINE.
- 26. RAIN GUTTERS AND DOWNSPOUTS. INSTALL HIGH-GRADE VINYL PER IBC / IRC, WITH COLOR AND STYLE SELECTED BY OWNER.
- 27. SOFFIT AND FASCIA. TO BE CONSTRUCTED OF EXTERIOR GRADE PLYWOOD OR ALUMINUM AS SELECTED BY OWNER, AND TO BE INSTALLED BY CONTRACTOR PER MANUFACTURER'S INSTRUCTIONS.
- 28. WHERE REQUIRED BY LOCAL BUILDING OFFICIAL, FIRE SPRINKLERS SHALL BE INSTALLED AND BUILT PER APPROPRIATE NFPA DESIGN AND CONSTRUCTION CRITERIA. LAYOUT TO BE DESIGNED BY OTHERS AND IS THEREFORE A DEFERRED SUBMITTAL.
- 29. RADON CONTROL. WHILE THE CONSTRUCTION SITE IS NOT LOCATED IN A COUNTY OF RECOGNIZED HIGH RADON POTENTIAL. WHERE RADON IS DEEMED TO BE AN ISSUE AS DETERMINED BY LOCAL BUILDING OFFICIAL OR OWNER, THE CONTRACTOR SHALL INSTALL A PASSIVE SUB-SLAB DEPRESSURIZATION RADON EXHAUST SYSTEM WITH GRADE GRAVEL SIMILAR TO THAT SHOWN IN IRC APPENDIX F AND SHALL INCORPORATE OTHER MEASURES OUTLINED IN IRC. RADON TEST METER IS AVAILABLE ON LOAN FROM ENGINEER. IRC APPENDIX F
- 30. CONSTRUCTION MATERIAL AND DEBRIS SHALL BE SECURED AT ALL STAGES OF CONSTRUCTION TO PREVENT TRAVELING FROM JOB SITE. CONSTRUCTION MATERIALS AND DEBRIS SHALL REMOVED FOR FINAL INSPECTION.

FRAMING NOTES

- 1. CEILING HEIGHTS. HABITABLE ROOMS, HALLWAYS, CORRIDORS, LAUNDRY ROOMS AND BASEMENTS SHALL HAVE A CEILING HEIGHT 1. USE DOUGLAS FIR OR SIMILAR FOR FRAMING--STUD GRADE FOR WALLS, NO. 2 FOR ALL OTHER, OR AS OTHERWISE SPECIFIED IN DRAWING SCHEDULES. SPACE STUDS 16" O.C. MAX. DEEPER, WIDER, OR BETTER GRADES OF LUMBER MAY BE SUBSTITUTED, ANY OTHER CHANGES MUST BE APPROVED BY THE ENGINEER.
 - 2. USE (2) 2"x8" DF #2 OR BETTER WITH FILLER FOR LOADBEARING WINDOW AND DOOR HEADERS UP TO 6'-0" WIDTH UNLESS NOTED OTHERWISE ON DRAWING. USE NUMBER OF JACK STUDS AND KING STUDS AS REQUIRED IN IRC TABLES R502.5(1)/(2); MINIMUM 1 KING AND 1 TRIM FOR
 - 3. USE SIMPSON OR EQUIVALENT HARDWARE TO CONNECT BEAMS 6' AND LONGER TO STUDS OR POSTS,
 - 4. RAKE OVERHANGS ON GABLE ROOF ENDS SHALL BE PROVIDED WITH LOOKOUT BLOCKS (LESS THAN OR EQUAL TO 1' OVERHANGS) OR OUTLOOKERS (MORE THAN 1' AND LESS THAN OR EQUAL TO 2' OVERHANG), SPACED 2' O.C. ALONG ROOF LINE PER WFCM.
 - 5. ALL MULTIPLE BEAMS AND HEADERS SHALL BE NAILED USING 2 ROWS OF 16d NAILS @ 12" O.C.
 - 6. RIM BOARD TO BE BCI 1-1/8" BY DEPTH OF JOIST, APA PERFORMANCE RATED OSB, OR EQUAL. CONSTRUCT RIM BOARD, FULL PERIMETER AND DOUBLED AT PENETRATIONS SUCH AS STAIRWAY AND MECHANICAL VENT PASSAGEWAYS. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
 - ALL POINT LOADS SHALL BE SOLID BLOCKED THROUGH TO THE FOUNDATION.
 - 8. CONTRACTOR SHALL FOLLOW THE MINIMUM FASTENING SCHEDULE LISTED IN IRC TABLE R602.3(1).
 - STAIR STRINGERS SHALL BE 1-1/4" VERSA-LAM 1.4 1800 OR EQUAL. USE 3-STRINGER CONFIGURATION AND INSTALL AS PER MANUFACTURER'S INSTRUCTIONS.
 - 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. GLUE ALONG ALL JOISTS AND RIMBOARDS. IRC R503
 - 11. INSTALL SOLID JOIST BLOCKING AT ALL BEARING LOCATIONS.
 - 12. BASE PLATES TO BE TREATED LUMBER OR REDWOOD, PLACED OVER FOAM, W/ USUALLY ONE PLATE BUT NOT MORE THAN 2 EA. 2x4 OR 3 EA. 2x6 STACKED PLATES.
 - 13. INSTALL FLOOR SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH END JOINTS STAGGERED.
 - 14. INSTALL DOUBLE FLOOR JOISTS UNDER ALL LOAD BEARING WALLS RUNNING PARALLEL WITH FLOOR JOISTS.
 - 15. ENDWALL BLOCKING SHALL BE PLACED IN FIRST TWO BAYS OF ALL INTERIOR FLOOR FRAMING SYSTEMS WHERE JOIST MEMBERS RUN PARALLEL TO EXTERIOR FOUNDATION WALLS. BLOCKING SHALL CONSISTS OF STANDARD JOIST SEGMENTS PLACED AT 4' O.C., FASTENED PER IBC. BLOCKING IS NOT TYPICALLY SHOWN ON FRAMING PLANS FOR CLARITY.

TRUSS & ROOF SHEATHING NOTES

- 1. ROOF TRUSSES SHALL BE DESIGNED TO MEET LOADS SPECIFIED IN DESIGN CRITERIA AND SHALL BE STAMPED BY A UTAH LICENSED ENGINEER. ALL TRIBUTARY, DRIFT, UNBALANCED SNOW, MECHANICAL, ETC., LOADS SHALL BE CONSIDERED IN THE DESIGN. TRUSSES SHALL IN GENERAL BE 24" O.C. TRUSS DESIGN SHALL BE A DEFERRED SUBMITTAL AND SHALL BE PROVIDED TO ENGINEER OF RECORD FOR REVIEW PRIOR TO SUBMISSION TO BUILDING OFFICIAL. IRC R502, R802 & IBC 107.3.4.2
- CONTRACTOR SHALL BLOCK BETWEEN TRUSSES AND CONNECT EACH TRUSS TO WALL TOP PLATE WITH SIMPSON H1 CONNECTORS OR AS OTHERWISE SPECIFIED ON DRAWINGS.
- 3. ANY CHANGES TO THE TRUSS CONFIGURATION SHOWN ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO
- 4. FASTEN OUTLOOKERS TO GABLED WALLS WITH SIMPSON H1 CONNECTORS.

5.1. Up to 45 PSF SL - USE APA 24/16 (%6", %") MINIMUM

CONSTRUCTION.

- 5. ROOF SHEATHING SHALL BE MULTI-SPAN, 4'x8', APA RATED, EXTERIOR GRADE, OSB OR PLYWOOD SHEETS. APA RATINGS AND EXPOSURE TYPE SHALL BE STAMPED ON EACH SHEET DELIVERED TO JOB SITE. NAIL SHEATHING W/ 8d @ 6" O.C., %" FROM EDGE OF PANEL AT ALL PANEL ENDS, SUPPORTED EDGES, SHEARWALL EDGES, SHEARWALL TOPS AND ALL BLOCKING MEMBERS. NAIL @ 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS (FIELD). EDGE SUPPORT (e.g., H-CLIPS) IS RECOMMENDED BUT NOT REQUIRED FOR 24" TRUSS SPACING. FOLLOWING SHEATHING SELECTIONS ARE BASED UPON TRUSS SPACING OF 24" O.C., 10 PSF MAXIMUM ROOFING MATERIAL WEIGHT, AND PROJECT SNOW LOADS SHOWN IN DESIGN CRITERIA. IT IS SUGGESTED THAT THE LARGER THICKNESS IN EACH CATEGORY BE USED FOR BEST LONG-TERM ROOF APPEARANCE. OTHER MATERIAL OPTIONS MAY BE SUBMITTED BY CONTRACTOR AND APPROVED BY ENGINEER. LARGER DIMENSION MATERIALS MAY BE USED AT CONTRACTOR'S DISCRETION. IRC R503.2 & IBC CHAPTER 23
- 6. LAY SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH STAGGERED END JOINTS.

FOOTINGS, FOUNDATION & SLABS

- FOOTINGS AND FOUNDATIONS SHALL BE PLACED ON UNDISTURBED SOIL AND SHALL BE CONSTRUCTED WITH A MINIMUM OF 2,500 PSI (FOOTINGS) AND 3,000 PSI (FOUNDATIONS) CONCRETE. BOTTOM OF FOOTINGS SHALL BE PLACED BELOW DEPTH OF FROST LINE.
- 2. SLABS ON GRADE. BASEMENT AND INTERIOR SLABS ON GRADE (EXCEPT GARAGE) TO BE 2500 PSI 28-DAY STRENGTH. GARAGE SLABS ON GRADE, ELEVATED STRUCTURAL SLABS, AND STEPS EXPOSED TO WEATHER SHALL BE 3000 PSI 28-DAY STRENGTH, WITH 5-7% AIR ENTRAINMENT BY VOLUME. SLABS PLACED IN HEATED SPACES SHALL HAVE 6 MIL. (1 PERM) POLYETHYLENE VAPOR BARRIER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES. PLACED BETWEEN CONCRETE FLOOR AND BASE COURSE OR PREPARED SUBGRADE. CONCRETE FLOOR TO BE 3-1/2 INCH MINIMUM AND BASE COURSE TO BE 4 INCH MINIMUM OF 1-1/2" COMPACTED AGGREGATE OR SAND UNLESS SHOWN OTHERWISE ON DRAWINGS. IRC R402 & R506
- . GARAGE FLOOR. SLOPE GARAGE FLOOR A MINIMUM #" PER FOOT TO FACILITATE LIQUID FLOWS TO A DRAIN OR TO MAIN VEHICLE ENTRY DOORWAY. PROVIDE 6" CONCRETE CRICKET 1" UPSLOPE IN FORWARD CORNERS OF GARAGE TO PREVENT LIQUID ACCUMULATION NEAR MAIN VEHICLE DOOR. IRC R309
- 4. TOP EDGE OF 6', 8' AND 9' WALLS TO BE SUPPORTED BY ROOF/FLOOR FRAMING BEFORE BACKFILLING.
- 5. THE TOP HORIZONTAL BAR IS TO BE LOCATED IN THE TOP 4", AND ONE HORIZONTAL BAR IN THE BOTTOM 4", AND ALL OTHER BARS ARE TO BE EQUALLY SPACED BETWEEN.
- 6. ANY EARTH FILL TO SUPPORT CONCRETE FLOORS, WALKS, DRIVEWAYS, ETC., MUST BE COMPACTED TO 95% PRIOR TO CONSTRUCTION.
- 7. ALL REINFORCEMENT IS TO BE PLACED IN THE CENTER OF THE WALL UNLESS OTHERWISE NOTED.
- 8. VERTICAL BARS MAY TERMINATE 3" FROM THE TOP OF THE CONCRETE WALL.
- 9. CORNER AND DOWEL REINFORCING IS TO HAVE A MINIMUM LAP LENGTH OF 24".
- 10. ALL REINFORCEMENT @ OPENINGS IS TO BE PLACED WITHIN 2" OF THE OPENINGS AND EXTEND A MINIMUM OF 24" BEYOND THE EDGE OF THE OPENING.
- 11. THE MINIMUM LINTEL DEPTH IS TO BE 2" FOR EACH FOOT OF OPENING WIDTH. THE MINIMUM LINTEL DEPTH IS 8". THE MAXIMUM LINTEL LENGTH IS 6'.
- 12. FOUNDATION WALLS IN SEISMIC ZONES D AND ABOVE, SUPPORTING MORE THAN 4' UNBALANCED BACKFILL OR MORE THAN 8' IN HEIGHT SHALL HAVE 2-#4 HORIZONTAL BARS LOCATED IN UPPER 12" OF WALL. IRC R404
- 13. ANCHOR BOLTS SHALL BE 1/2" MINIMUM (1/4" IN SEISMIC CATEGORY E & F) OR AS SHOWN ON SCHEDULE, EMBEDDED INTO CONCRETE FOUNDATION AT LEAST 7", AND SHALL BE PLACED NOT MORE THAN 32" O.C. OR AS INDICATED ON SCHEDULES, AND WITHIN 12" OF SILL PLATE ENDS. BOLTS TO MEET ASTM A307. INSTALL 3"x3"x0.229" WASHERS ON ANCHOR BOLTS w/ STANDARD WASHERS BETWEEN PLATE WASHER AND NUT IN SEISMIC ZONE D, E & F AREAS. IBC 2305 & 2308
- 14. HOLDOWNS SHALL BE EMBEDDED IN THE FOUNDATION PER MANUFACTURER'S INSTRUCTIONS. CONTRACTOR SHALL ENSURE THAT THE FASTENER HOOKS THE REBAR AND MEETS MINIMUM EDGE DISTANCE.
- 15. HOLDOWNS ALIGN WITH SHEAR WALLS. REFER TO MAIN FLOOR PLAN FOR EXACT LOCATIONS OF HOLDOWNS.
- 16. WATERPROOF ENTIRE EXTERIOR OF FOUNDATION SURFACE BELOW GRADE WITH 2 COATS OF ASPHALT EMULSION. IRC R406

ELECTRICAL-MECHANICAL NOTES

- 1. HEATING, VENTILATING & AIR CONDITIONING (HVAC). CONTRACTOR TO PROVIDE COMPLETE DESIGN AND INSTALLATION SERVICES TO INSTALL LATEST MARKET TECHNOLOGY HEATER-AIR CONDITIONER. WORK TO COMPLY WITH IRC, INTERNATIONAL MECHANICAL CODE, CURRENT EDITIONS, AND GOOD CONSTRUCTION PRACTICES. PROVIDE COMFORT HEATING & COOLING SYSTEM CAPABLE OF MAINTAINING 72°F (HEATING) & 75°F (COOLING) AT A POINT 36" ABOVE FINISH FLOOR IN ALL ROOMS, OR TEMPERATURE REQUIREMENTS AS STATED BY OWNER. GENERALLY, DO NOT INSTALL EQUIPMENT IN SLEEPING ROOMS OR BATHROOMS-SEE IRC EXCEPTIONS. CONTRACTOR TO PROVIDE HVAC DESIGN AND REScheck TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. LOCATIONS SHOWN ON DRAWINGS ARE FOR CONCEPT ONLY AND MAY BE MOVED SUBJECT TO OWNER'S APPROVAL. SUPPLY HEATER-AIR CONDITIONER WITH A SEPARATE
- 2. SUPPLY/RETURN GRILLES. LOCATE AS DETERMINED BY MECHANICAL SUBCONTRACTOR AND SELECTED BY OWNER.
- 3. DUCTS. INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS, UNHEATED GARAGES, ETC. DUCTS TO BE PROPERLY SIZED, HIDDEN, INSULATED, WELL FASTENED TO STRUCTURE, AND TO HAVE MINIMAL BENDS.
- 4. WASHER & DRYER. PROVIDE BOTH GAS AND ELECTRIC (220 VAC) CONNECTIONS FOR DRYER. INSTALL VINYL OR TILED FLOOR PAN TO CAPTURE WATER UNDER WASHER. VENT DRYER TO NEAREST EXTERIOR SIDE OR REAR WALL. IRC M1502
- 5. FURNISH AND INSTALL FIREPLACE SELECTED BY OWNER. VENT IAW MANUFACTURER'S INSTRUCTIONS AND IRC.
- 6. INSTALL ELECTRICAL RECEPTACLES, SWITCHES (1-WAY/3-WAY), LIGHTS AND OTHER REQUIRED ELEMENTS TO COMPLY WITH NATIONAL ELECTRIC CODE (NFPA 70), CURRENT EDITION. LOCATIONS SHOWN ON DRAWINGS ARE FOR CONCEPT ONLY. ALL ELECTRICAL WORK AND LIGHTING FIXTURES TO BE U.L. APPROVED. OWNER TO SELECT LIGHTING FIXTURES, SWITCHES, ETC., DURING CONSTRUCTION. INSTALL SWITCH CONTROLLED LIGHTS IN ALL HALLWAYS, STAIRWAYS, EXITS, AND IN EACH ROOM. INSTALL EAVE-MOUNTED "CHRISTMAS TREE LIGHTING" RECEPTACLES, NUMBER AND LOCATIONS AS DIRECTED BY OWNER.
- 7. CABLE TV, PHONE AND DATA DROPS. CONTRACTOR TO INSTALL PORTS FOR THESE SYSTEMS AS SHOWN ON DRAWINGS OR AS DIRECTED BY OWNER. PROVIDE CONNECTION ABILITY IN BASEMENT FOR FUTURE SYSTEMS ADDITIONS.
- 8. APPLIANCE HEIGHT. APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18" ABOVE THE FLOOR IN GARAGES. ROOMS OR SPACES THAT ARE NOT PART OF THE LIVING SPACE OF A DWELLING UNIT AND THAT COMMUNICATE WITH PRIVATE GARAGE THROUGH OPENINGS SHALL BE CONSIDERED TO BE PART OF THE GARAGE. IRC M1307
- 9. APPLIANCE IN GARAGE OR CARPORT. SHALL BE PROTECTED FROM IMPACT BY AUTOMOBILES.
- 10. RANGE HOOD. INSTALL VENTED HOOD w/ 4" METAL VENT TO OUTSIDE, OR UL & OWNER APPROVED VENTLESS HOOD.
- 11. PROVIDE SMOKE DETECTORS IN ALL LEVELS, ALL BEDROOMS, ACCESS TO BEDROOMS. DETECTORS SHALL BE HARD-WIRED, INTERCONNECTED, AND HAVE BATTERY BACKUP. INSTALL AS SHOWN AND REQUIRED BY NFPA 72. IRC R314
- 12. CARBON MONOXIDE (CO) DETECTOR. INSTALL ONE CO DETECTOR ON EACH HABITABLE LEVEL EQUIPPED WITH FUEL BURNING APPLIANCES. CO DETECTORS SHALL BE UL LISTED, COMPLY WITH UL-2034, SHALL BE INSTALLED IAW NFPA 720, AND SHALL BE INTERCONNECTED WITH OTHER ALARM SYSTEMS. IRC R315 (UTAH AMENDMENT)
- 13. RECEPTACLES SERVING KITCHEN COUNTERTOPS, GARAGES, BATH ROOMS, UNFINISHED BASEMENTS, OUTSIDE AREAS AND OTHER AREAS REQUIRED BY IRC SHALL BE GFCI PROTECTED. PROVIDE AT LEAST TWO OUTSIDE RECEPTACLES AT GRADE LEVEL - ONE IN FRONT YARD AND ONE IN BACK. IRC E3901 & E3902
- 14. LIGHTS IN BATHTUB AND SHOWER AREAS TO COMPLY WITH WET ZONE REQUIREMENTS OF IRC. LIGHTS IN CLOSETS AND CORDED LIGHTS NEAR BATHS AND SHOWERS SHALL COMPLY WITH IRC CLEARANCE DIMENSIONS. IRC E4003 & E4003
- 15. CEILING FANS TO RECEIVE 2x4 WOOD BLOCK BETWEEN CEILING JOISTS OR TRUSSES ABOVE TO ATTACH AND SECURE ELECTRIC BOX.
- 16. LIGHT FIXTURES IN SHOWER AREAS SHALL BE CONSIDERED AS BEING IN WET OR DAMP LOCATIONS AND SHALL BE MARKED "SUITABLE FOR WET LOCATIONS." IRC E4003
- 17. INSTALL 200-AMP ELECTRICAL PANEL MINIMUM, WITH WORKING SPACE OF 30"x36", WITH 6'-6" HEADROOM AND ARTIFICIAL ILLUMINATION. WORKING SPACE SHALL NOT BE DESIGNATED FOR STORAGE. DO NOT INSTALL IN CLOTHES CLOSETS, BATHROOMS, OR OVER STEPS OF STAIRWAYS. IRC E3405
- 18. ALL BRANCH CIRCUITS THAT SUPPLY RECEPTACLES IN ROOMS SPECIFIED IN IRC SHALL BE PROVIDED WITH COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTERS. IRC E3902
- 19. PROVIDE EXHAUST SYSTEMS FOR BATHROOMS, KITCHENS AND LAUNDRY FACILITIES AS SPECIFIED IN IRC. EXHAUST SYSTEMS WILL NOT BE RECIRCULATED WITHIN RESIDENCE AND WILL NOT BE VENTED TO ENCLOSED ATTIC SPACE, CRAWL SPACE, ETC., BUT WILL BE VENTED TO THE OUTSIDE. SEE IRC FOR EXCEPTIONS. IRC SECTION M1501
- 20. PACIFICORP REQUIRES THAT MAIN ELECTRICAL SERVICE ENTRANCE MUST BE LOCATED ON SIDE OF HOUSE AND WITHIN 10' OF FRONT CORNER. SERVICE ENTRANCE CANNOT BE LOCATED OVER A WINDOW WELL OR WITHIN 3' OF GAS METER. PROVIDE A LOCATION FOR GAS AND ELECTRIC METERS IN AN AREA THAT IS PROTECTED FROM SNOW AND ICE DAMAGE.

PLUMBING

- 1. ALL PLUMBING INSTALLATIONS SHALL COMPLY WITH INTERNATIONAL PLUMBING CODE, 2012 ED.
- 2. PROVIDE WATER CLOSETS WITH A FLOW RATE OF NOT MORE THAN 1.6 GALLONS PER FLUSH. IRC P2903
- 3. PROVIDE SHOWER HEADS WITH A FLOW RATE OF NOTE MORE THAN 2.5 GPM @ 80 psi. IRC P2903
- PROVIDE NON-FREEZE TYPE BACKFLOW PREVENTER HOSE BIBS w/ STOP-AND-WASTE-TYPE VALVE AS REQUIRED. IRC P2902 & P2903
- 5. ALL PLUMBING VENTS PASSING THROUGH THE ROOF TO BE MINIMUM 1-1/4" PIPE, OR AS SIZED BY IRC, AS DIRECT AS POSSIBLE FROM THE MAIN DRAIN TO THE OPEN AIR ABOVE THE ROOF, AND SHALL BE FLASHED. VENTS, STACKS, AND ALL OTHER ROOF PENETRATIONS SHALL BE INSTALLED ON "BACK SIDE" OF ROOF AREA, NOT "FLAG POLED," AND TO THE EXTENT PRACTICAL SHALL NOT BE VISIBLE FROM STREET. IRC CHAPTER 31
- 6. PROVIDE EXPANSION TANK ON THE CULINARY WATER SYSTEM. IRC P2903

LEAST 2/3(s) CROSS-SECTIONAL AREA OF DRAIN LINE.

- 7. PROVIDE LOCATION OF ACCESS AND DISCONNECT SWITCH FOR WHIRLPOOL TYPE TUBS. NO GROUTED TILE ACCESS. IRC P2720 & E4101
- 8. SHOWERS SHALL BE FINISHED TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE FINISHED FLOOR WITH NON-ABSORBENT SURFACE MATERIAL. IRC R307
- 9. PROVIDE A FLOOR DRAIN BY THE WATER HEATER. PROVIDE A METAL PAN UNDER WATER HEATERS ON FLOORS THAT CAN BE DAMAGED. INSTALL SEISMIC STRAPS AS REQUIRED BY IRC AND BUILDING OFFICIAL. IRC CHAPTERS M20 & P28
- IRC P307 & P2705 11. FLOOR DRAINS. SHALL HAVE MINIMUM 2" DIAMETER DRAIN LINE, WITH REMOVABLE STRAINER WITH OPEN AREA OF AT

10. PROVIDE 21" CLEARANCE IN FRONT OF WATER CLOSET. SHOW A FULL 30"-WIDE FINISHED SPACE FOR WATER CLOSET.

12. INSTALL FREEZELESS, BACKFLOW PREVENTION HOSE BIBS - MINIMUM TWO PER STRUCTURE, ONE FRONT & ONE REAR.

GENERAL: WHERE CONFLICT EXISTS BETWEEN ARCHITECTURAL SHEETS AND NOTES ON THIS SHEET OR STAMPED STRUCTURAL SHEETS, THE REQUIREMENTS ON THIS SHEET AND/OR STAMPED STRUCTURAL SHEETS WILL GOVERN.

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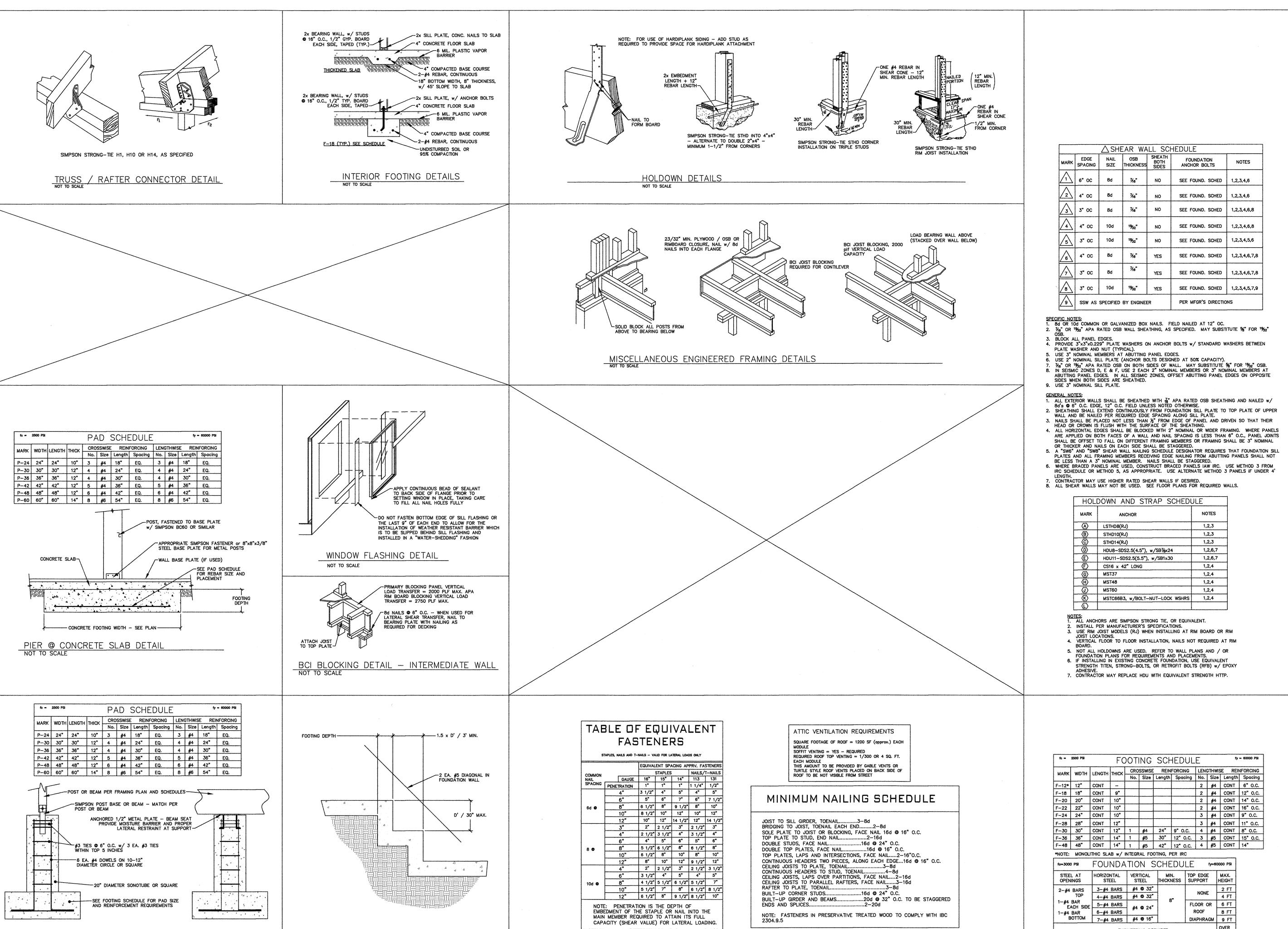
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General Notes



CONCRETE PIER DETAIL

FOOTING STEP DETAIL

NOT TO SCALE

fc=3000 PSI	FOUNDA	TION S	CHEDU	LE fy=6	0000 PSI
STEEL AT OPENINGS	HORIZONTAL STEEL	VERTICAL STEEL	MIN. THICKNESS	TOP EDGE SUPPORT	MAX. HEIGHT
2-#4 BARS TOP 1-#4 BAR EACH SIDE 1-#4 BAR BOTTOM	3-#4 BARS	#4 © 32"		NONE	2 FT
	4-#4 BARS	#4 © 32"	8"		4 FT
	5-#4 BARS	S #4 @ 24"	8	FLOOR OR	6 FT
	6-#4 BARS	#7 9 27		ROOF	8 FT
	7-#4 BARS	#4 © 16"		DIAPHRAGM	9 FT
ENGINEERING REQUIRED					

FOUNDATION BOLTS: USE 1/2" DIA. @ 32" O.C. - ALL LOCATIONS

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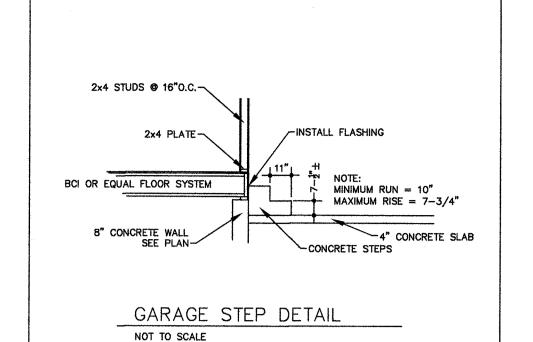
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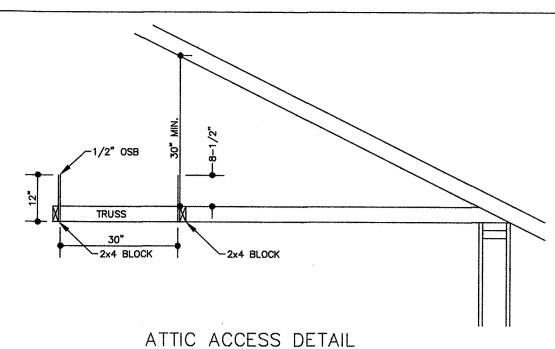
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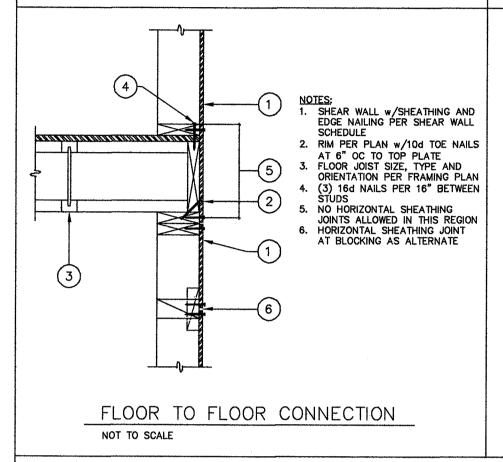
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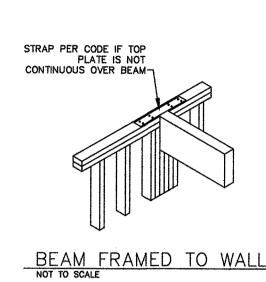
SHEET Structural Notes & Details

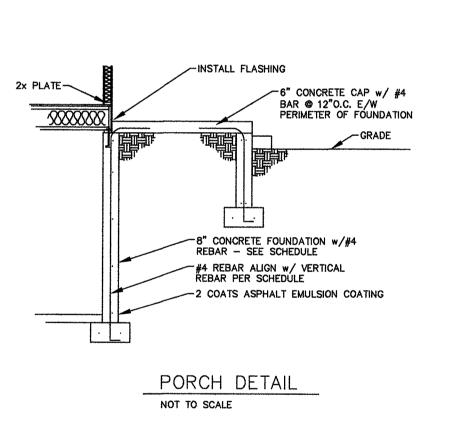


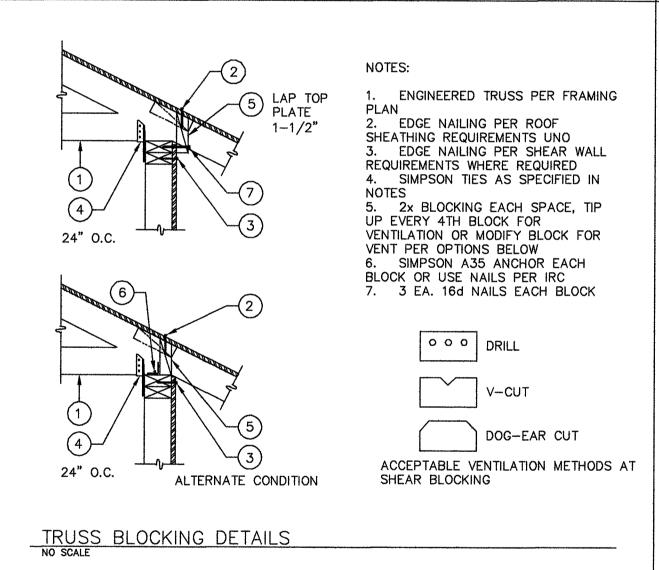


NOT TO SCALE









DESIGN CRITERIA Established in conference with and approval of Building Official				BEAM SCHEDULE			
		2015 IRC & UT	MARK	BEAM SIZE	GRADE		
Governing Code		Amendments	B-1	2-2x8s	DF No. 2 1.6E		
Load Duration Factors	Dead	0.90	B-2	2-2x10s	DF No. 2 1.6E		
	Snow	1.15	B-3	DBL 1-3/4"x 9-1/2" or 3-1/2"x 9-1/2"	VERSA-LAM 2.0 2800 DF VERSA-LAM 2.0 3100 DF		
	Wind	1.40	B-4	DBL 1-3/4"x 11-7/8" or 3-1/2"x 11-7/8"	VERSA-LAM 2.0 2800 DF VERSA-LAM 2.0 3100 DF		
Coinneis Coiteais	Seismic	1.60	B-5	TRIPLE 1-3/4x 9-1/2" or 5-1/4x 9-1/2"	VERSA-LAM 2.0 2800 DF VERSA-LAM 2.0 3100 DF		
Seismic Criteria		ZONE D2	B6	TRIPLE 1-3/4"x 11-7/8" or 5-1/4"x 11-7/8"	VERSA-LAM 2.0 2800 DF VERSA-LAM 2.0 3100 DF		
			B-7	3-1/2"x 14"	VERSA-LAM 2.0 3100 DF		
		R = 6.5	8-8	3-1/2"× 16"	VERSA-LAM 2.0 3100 DF		
		Fa = 1.10	B-9	3-1/2"x 18"	VERSA-LAM 2.0 3100 DF		
		Ss = 108.1%	B-10	5-1/4"x 14"	VERSA-LAM 2.0 3100 DF		
Wind Speed		115 MPH (ult)	B-11	5-1/4"x 16"	VERSA-LAM 2.0 3100 DF		
			B-12	3-1/8"x 7-1/2"	GLULAM 24F-V4/DF		
		Exposure C	B-13	5-1/8"x 14"	GLULAM 24F-V4/DF		
		1 = 1.00	B-14	5-1/8"x 12"	GLULAM 24F-V4/DF		
Roof Loads	Dead	15 PSF	B-15 B-16	not used			
	Snow	35 PSF	B-17	not used			
Floor Loads	Dead	10 PSF	B-18	not used			
FIOOI LOGGS			B-19	not used			
	Live	40 PSF	B-20	not used			
	Attic storage	20 PSF					
Deck Loads	Dead	10 PSF		Use B-1 if not otherwise indicated. Deeper, wider, better grades or larger members may be substituted. Other substitutions must be approved by the engineer.			
	Live	40 PSF	the				
Ground Snow Load		50 PSF	Substitution of LVLs for LSLs is acceptable! Substitution of LVLs for PSLs is not permissible!				
Soil Bearing Pressure		1500 PSF	L				
Frost Depth		40 inch					
1							

4880'

Elevation

FRAMING SCHEDULE - 115 MPH (uit) WIND EXP. C, 50 PSF GSL					
MAIN & UPPER LEVELS EXTERIOR: 0 TO 8' - USE 2x4 No. 2 (NO INSULATION) OR 2x6 STUD GRADE (INSULATED) > 8' TO 10' - USE 2x4 S.S. (NO INSULATION) OR 2x6 STUD (INSULATED) > 10' TO 12' - USE 2x6 No. 2 INTERIOR BEARING: 0 TO 10' - USE 2x4 STUD INTERIOR NON-BEARING: 0 TO 14' - USE 2X4 STUD > 14' TO 20' - USE 2X6 STUD					
CRAWL_SPACE BEARING: 0 TO 10' USE 2x6 NO. 2 NON-BEARING: 0 TO 14' USE 2x4 STUD					
NOTES: 1. OWNER TO SELECT FRAMING SIZE WHEN A CHOICE IS PROVIDED. 2. DRAWINGS ARE BASED ON EITHER 2×4 OR 2×6 DIMENSIONED LUMBER. CONTRACTOR TO MODIFY FLOOR DIMENSIONS WHEN REQUIRED TO PROVIDE FOR SELECTION OF ALTERNATE FRAMING SIZE. 3. ALL FRAMING © 16" O.C. UNLESS NOTED OTHERWISE. 4. HIGHER GRADED FRAMING AND LARGER SIZES MAY BE USED AT CONTRACTOR'S DISCRETION. 5. CONTACT ENGINEER TO DETERMINE FRAMING REQUIREMENTS FOR WALLS NOT INDICATED. 6. FRAMING HEIGHT REFERS TO DISTANCE BETWEEN LATERAL BRACING. 7. REFERENCE — WFCM T2.9A—T2.11, IBC T2308.9.1 AND IRC R602.3(5)					
POST SCHEDULE					
MARK	POST SIZE	OPTIONAL MULTI-POST SIZE	GRADE		
P1() MULTIPLE STUDS (# STUDS)			DF#2 OR BTR		
P2	4" y 4"	2 FACH 2040 or 2060	DE#3		

P3 4" x 6" 2 EACH 2x6s P4 N.A. P5 6" x 6" 4 EACH 2x6s P6 6" x 8" 4 EACH 2x8s DF#2 P7 8" x 8" 5 EACH 2x8s P8 HSS3.5x3.5x1/4 Fy = 46 KSI TS P9 HSS4x4x1/4 Fy = 46 KSI TS P10 HSS4.000x0.250 Fy = 46 KSI TS USE P-1(2) IF NOT INDICATED OTHERWISE ON DRAWINGS. OPTIONAL MULTI-POST TYPES TO BE USED WITHIN WALLS ONLY, NOT AS STAND-ALONE POSTS, AND TO BE NAILED TO WALL SHEATHING W/ 2 EA. 20d NAILS @ 16" O.C. DEEPER, WIDER, OR BETTER GRADES OF LUMBER OR MULTIPLE STUDS OF EQUIVALENT OR GREATER WIDTH MAY BE SUBSTITUTED. OTHER SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER. EXTERIOR POSTS TO BE TREATED. FOR P2, USE 2x4s OR 2x6s, DEPENDENT UPON WALL THICKNEES.

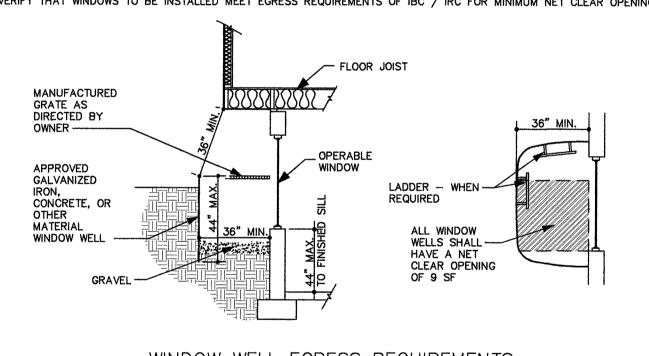
DEPENDENT UPON WALL THICKNESS.

ESCAPE AND RESCUE WINDOWS WITH A FINISHED SILLHEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL HAVE A WINDOW WELL. WINDOW WELLS AT ESCAPE OR RESCUE WINDOWS SHALL COMPLY WITH THE FOLLOWING:

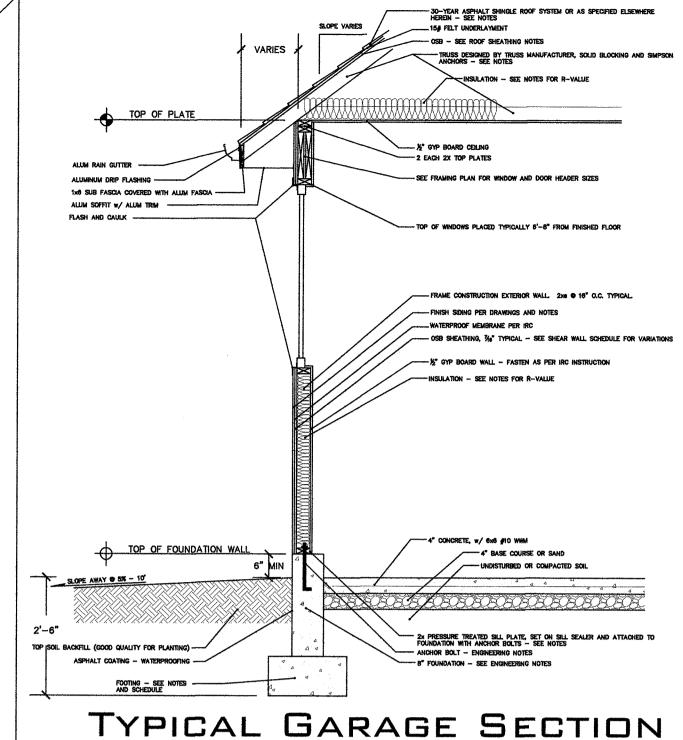
1. ALL WINDOW WELLS SHALL HAVE A NET CLEAR OPENING OF 9 SF MINIMUM IWTH A MINIMUM DIMENSION OF 3'O".

LOCAL BUILDING OFFICIAL TO DETERMINE WHETHER MORE THAN ONE LADDER PER BASEMENT IS REQUIRED

- 2. ALL WINDOW WELLS WITH A VERTICAL DEPTH OF MORE THAN 44" SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STAIRS, SUITABLE TO LOCAL BUILDING OFFICIAL.
- 3. ANY GRATES OR DOMES ON WINDOW WELLS REQUIRE AN APPROVED RELEASE MECHANISM, OPERABLE FROM THE INSIDE WITHOUT USE OF KEYS, TOOLS OR ANY SPECIAL EFFORT. 4. LADDERS MUST HAVE 14" MINIMUM WIDTH, 14" MAXIMUM SPACE BETWEEN WIDTH, 14" MAXIMUM SPACE BETWEEN RUNGS AND A 6" MINIMUM
- A. LADDER SHALL NOT BE PLACED BEHIND OPERABLE PORTION OF CASEMENT WINDOW WHEN WINDOW IS IN THE OPEN POSITION. B. LADDER OF STAIRS SHALL BE MANUFACTURED TO ONLY ENCROACH 6" INTO THE REQUIRED DIMENSIONS. 5. EGRESS / RESCUE WINDOWS ARE REQUIRED IN EVERY BEDROOM AND AT LEAST ONE IN THE BASEMENT. CONTRACTOR SHALL CHECK WITH
- 6. CONTRACTOR TO VERIFY THAT WINDOWS TO BE INSTALLED MEET EGRESS REQUIREMENTS OF IBC / IRC FOR MINIMUM NET CLEAR OPENINGS.



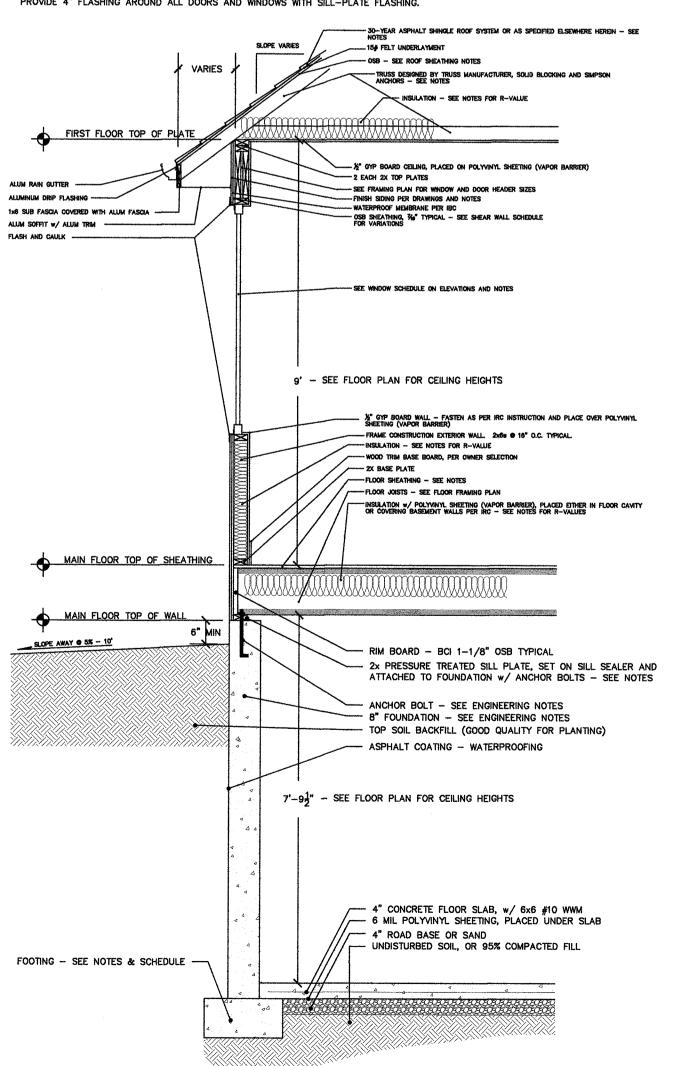
WINDOW WELL EGRESS REQUIREMENTS NOT TO SCALE



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

FLASHING SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR ROOF, AND TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOORS AND WINDOW ASSEMBLIES, PENETRATIONS, AND TERMINATION OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, 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 WALL SHALL BE INSTALLED AT THE INTERSECTION OF FOUNDATION WALL TO STUCCO, MASONRY, SIDING, OR BRICK VENEER. THE FLASHING SHALL BE APPROVED, CORROSION RESISTANT WITH A KEY DRIP FOUNDATION. CORROSION RESISTANT, WITH A ½" DRIP EDGE, EXTENDING PAST THE EXTERIOR SIDE OF THE FOUNDATION.

FLASH AND CAULK ALL EXTERIOR DOORS AND WINDOWS PER MANUFACTURER'S INSTRUCTIONS PROVIDE 4" FLASHING AROUND ALL DOORS AND WINDOWS WITH SILL-PLATE FLASHING.



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

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SHEET Structural Notes & Details