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GENERAL CONSTRUCTION

- These plan shall be designed and reviewed under 2012 IBC.
- The contractor shall be responsible for obtaining all permits required for construction by the permitting authorities having jurisdiction.
- The contractor shall carefully read, study, and understand all plans and specifications for trades. Coordination between trades will be necessary and the responsibility of the contractor, any questions that arise shall be clarified by the architect prior to construction.
- Drawings are not to be scaled. Dimensional discrepancies are to be clarified with the architect before proceeding with construction.
- The contractor shall verify existing power, water, data cable and other utilities prior to excavation. Contact blue-stakes or authorities having jurisdiction prior to any excavation. 208-2100
- The contractor shall notify the designer of discrepancies in the documents, and of any field conditions that deviate from the documents.
- The architects approval must be obtained for any deviations from the construction documents, including but not limited to changes in dimensions, design, materials, products, and finishes. In no case may the contractor make these changes without the approval of the architect.
- Shop drawings and other submittals are to be submitted for approval by the architect with sufficient time for review prior to execution of work. Submittals must conform to the requirements indicated on construction documents, structural notes, and specifications.
- See door and window schedule for sizes, types, and finishes.
- All construction shall conform to and strictly comply with all applicable codes, covenants, restrictions, and Weber County building standards.
- In no event shall the contractor substitute a standard construction detail for a detail specified in these documents. The contractor shall bring all work into conformity with the construction documents, as the designer orders, before approval of that construction will be granted.
- The contractor is to verify all dimensions, datum & levels prior to construction. Exterior walls are dimensioned from face of exterior wall sheathing or face of concrete unless otherwise noted. Exterior wall studs at heated spaces shall be 2x6 except as noted. All other wall studs shall be 2x4 except where noted otherwise on construction documents.
- Glazing in locations subject to human impact such as panes in doors, glazing within 12" of door opening, glazing within 18" of floor, and shower doors shall be tempered or laminated safety glass as per 2012 IBC.
- Provide and install smoke detectors as per 2012 IBC.
- Provide attic access, minimum 22" x 30" with minimum 30" headroom at unobstructed readily accessible opening as per 2012 IBC.
- Building shall comply with Utah State Energy Code. The contractor is to seal and caulk all cracks to prevent air infiltration. The contractor shall insulate the walls to R-19, ceilings to R-38, and floors over unheated spaces to R-38 unless otherwise noted.
- These drawings are the exclusive property of Lloyd Architects and may be reproduced only with the written permission of the architect. Authorized reproductions must bear the name of the architect.
- Fireplaces shall conform to 2012 IBC. UL listing on fireplaces are as follows: Wood burning units, UL#MH5850 Enclosed gas units; ICBO #4030
- SITE PLAN & GRADING: remove stumps, shrubs and clear and grub site near house as indicated on site plans including legal off-site disposal of all debris and unusable fill. Scrape topsoil layer before excavation and place onsite for finish landscape use. Excavate, trench, and backfill as required for footings, foundations, slabs, utility lines, mechanical, electrical and other work below grade required to complete the project. Maintain excavation free of water and provide an adequate system for the handling and removal of surface water.
- Contact the Utah Division of Air Quality on all remodel projects: 536-4000

FOUNDATION

- GEOTECHNICAL: SOIL BEARING: Assume 1500 psf soil load pressure per R401.4. CONCRETE: 3,000 psi in slabs and footings, 3000 psi in foundation walls, 3500 psi in garage slab and exterior steps.
- CONCRETE FOOTING SIZES AND DEPTH: see footing schedule on structural sheets (minimum footing size 9" by 20", minimum depth 30" below grade). MINIMUM REBAR: see structural sheets for minimum reinforcing requirements.
- ANCHOR BOLTS TO FOUNDATION: minimum 7" embedment per R403.1.6(maximum spacing allowed by code is 32" O.C.)
- CONCRETE FOUNDATION WALLS: see structural drawings for size and reinforcing.
- HEIGHT ABOVE FINISHED GRADE: concrete foundation wall to be 6" minimum above finish grade. Use treated sill plate where required.
- FOUNDATION WALL DAMP-PROOFING AND FOUNDATION DRAIN: bituminous coating or equal to be applied on basement walls per R406. Foundation drain to be installed by new footings per R405.
- PLATE WASHERS: All plate washers to be 3"X3"X.227" (1/4") square slotted plate per R602.11.1
- WINDOW WELLS AND LADDERS: 9 sq ft min area, 36 inches out from window, if deeper than 44 inches affix a ladder.

CONSTRUCTION

- EMERGENCY ESCAPE AND RESCUE OPENINGS: 44 inches max above floor, in every sleeping room, 5.7 sq ft or 5 sq ft if within 44 inches of grade, 20 inch min width, 24 inch min height.
- EXIT DOORS AND HALLWAYS: one 3'-0" x 6'-8" door required, 36 inch min. width in hallways.
- LANDINGS AT DOORS AND STAIRWAYS: 36" min. out from door and door width minimum.
- RAMPS, SLOPES AND RAILS: maximum slope 1 in 8, railing required on ramps over 1 in 12 slope.
- STAIRWAYS: 36" width minimum, TREADS AND RISERS: 8" rise and 9" tread minimum, HEADROOM: 6'- 8" minimum, UNDER STAIR PROTECTION: 1/2" GWB, HANDRAILS: required with (2) or more risers, 34" to 38" in height and 1 1/4 to 2 5/8" in diameter if circular.
- GUARDRAILS (GUARDS): required at floors over 30" above grade, 36" min. height, a 4" sphere shall not pass through with design as to eliminate ladder effect.
- LUMBER PROTECTION AGAINST DECAY: 18" minimum to grade under floor joists, 12" minimum to grade under floor girders. Provide treated plate on concrete slab less than 3" above exposed ground and framing and siding less than 6" from the ground. All lumber in contact with concrete, earth, or within 18" of finish grade shall be pressure treated. Pressure treat above ground items with water-borne preservatives complying with AWPB LP-2. Wood members in contact with ground shall be pressure treated with water-borne preservative complying AWPB LP-22.
- WOOD COLUMNS: required to be 1" above the floor or finish grade, See structural for connection to foundation or slab.
- MINIMUM AREA DIMENSIONS AND HEIGHTS: see all plan sheets for room sizes. All room minimums shall be: (1) 120 sf room, 70 sf bedrooms, 50 sf kitchen, 7 feet min. heights, sloping to 5 feet min. 3 feet min. passageways in kitchens
- INTERIOR MOISTURE VAPOR RETARDERS: on "warm-in-winter" side of wall.

WALL CONSTRUCTION

- INTERIOR WALL COVERINGS: 5/8" GWB. Green Gyp. board to be limited to R702.3.8.1 for no direct contact to moisture.
- EXTERIOR WALL COVERINGS AND WEATHER BARRIERS: 15# felt paper or approved equal.
- STRUCTURAL COLUMNS: see structural sheets for all column sizes and locations.
- MID-HEIGHT BRIDGING: in unfinished walls
- BRACED WALL LINES AND PANELS: see structural notes. Minimum requirement are to provide within 12'-6" of wall corner, at 4'-0" in length for plywood w/ nailing @ 6" O.C. @ edges and 12" O.C. in field, at 8'-0" for GWB w/ screws @ 7" O.C. @ edges and field.
- HABITABLE ROOMS AND BATHROOMS: 8% of area in glazing, 4% in openings, and 3 sf window in bathrooms or bathrooms to have exhaust fan per IRC 303.3
- GARAGE SEPARATION FROM DWELLING: 1 hour separation. Walls shall have 1/2" GWB on walls and attic. If garage is below habitable rooms the ceiling shall have 5/8" type "X" GWB. Door shall have a 20 min. fire-resistance rating and shall be self-closing.

FLOOR CONSTRUCTION

- FLOOR JOISTS: double joists under bearing partitions and blocking shall be installed at bearing walls.
- DRAFT-STOPPING: shall be installed in all concealed spaces over 1,000 sq ft.
- FIREBLOCKING: shall be installed in all concealed spaces at 10'-0" O.C.
- SUBFLOOR SHEATHING: see structural sheets for all floor sheathing callouts (minimum requirements are as follows: 5/8 inch thick tongue & groove osb for joists @ 16" to 20" O.C. and 3/4" thick tongue & groove osb @ 24" O.C.)
- FLOOR JOISTS SUPPORTING BEARING PARTITIONS OFFSETS: offset minimum floor joist depth.
- EXPOSED LAMINATED TIMBERS: ATIC Rated Architectural grade Glu-laminated Timbers: See structural sheets for sizes and locations. not applicable

ROOF CONSTRUCTION

- ROOF FRAMING: see structural sheets pre-engineered truss type and layout. Submit shop drawings to architect/engineer for approval.
- ATTIC VENTILATION: Provide a 1 to 150 sq.ft. (or 1 to 300 if 50% is in soffit and 50-80% located more than 3'0" above soffits) of the attic area in ventilation. Provide insulation baffles to insure air flow through space. Cut or drill holes in truss blocking for vent air passage from soffit vents.
- ROOF SLOPES and DRAINAGE: felt paper, 1/4" per foot minimum. provide "ice and water shield" at all valleys U.N.O.
- ICE DAM PROTECTION: "ice and water shield" at eaves to 36" inside the wall plane of the building
- CHIMNEY TERMINATION: chimney shall be 2'-0" higher than any portion of building within 10'-0", 3'-0" tall minimum.

MASONRY

- MASONRY VENEERS. AND TIES: see structural sheets. provide minimum brick ties at 16 inches on center in either direction, with horizontal 9 gage wire mechanically attached to ties (if applicable)
- LINTELS: see structural drawings for lintel sizes and locations. SHEARWALLS & HOLDDOWN SCHEDULE: see structural sheets

MECHANICAL

- GAS FIREPLACE: ICBO #4030 on typical gas unit
- FIREPLACE HEARTH: Extend 20" min. from front of firebox and 12" min. extension on both sides.
- RES-CHECK: 2009 IECC See attached REScheck report.
- CENTRAL FURNACE, CLEARANCE, ACCESS, PLATFORM, LIGHT: provide 3" side and rear of platform, space is 12 inches wider than furnace, 6 inches in front if door or 30 inches in front, 30 x 30 inch access platform with light for servicing
- BTU SIZES OF WATER HEATERS, FURNACES: see mechanical drawings for all mechanical sizing.
- COMBUSTION AIR: provide duct or opening within 12 inches of ceiling and size of 1 sq inch for every 3000 btu/h.
- ELEVATION OF COMBUSTION SOURCE OF APPLIANCES: see floor plans for floor heights.
- APPLIANCE PROTECTION FROM IMPACT: N/A (mechanical not in garage).
- CONDENSATE DISPOSAL: provide an indirect drain, secondary condensate if located in attic or on wood floor (to be trap seal primer type)
- GAS LINE SCHEMATIC: See mechanical sheets.
- WATER HEATERS, LOCATIONS, EXPANSION TANKS, AND PRESSURE RELIEF VALVES: can not be located in closets, bedrooms, or bathrooms. If located within sealed enclosures provide combustion air vent. Direct-vent water heaters are okay. Provide and install high-efficiency radiant hydronic heat system including connection of hot water storage tank, gas hot water heaters and piping from the hot water tank to all fixtures as indicated in drawings. Installation shall conform to all local codes, ordinances and regulations pertaining to this work. Manifold and thermostat locations to be approved by the Architect. Provide trap seal primer type drain at water heaters.
- WATER HEATER ANCHORAGE, FLOOR DRAIN, AND PANS FOR DRAINAGE: provide seismic strap to top third and bottom third of water heater. Provide an indirect drain for water heaters. Provide pan for water heaters on wood floors.
- CLOTHES DRYER EXHAUST: maximum 25'-0" to outside with 5'-0" reduction for 90 degree bends
- EXHAUST VENT TERMINATIONS: 4'-0" below or beside and 1'-0" above doors or windows, 12" above grade
- SHOWER SIZE AND DOOR: 900 sq inches and 30" diameter, door swings outward
- HEATING: new construction to have a gas fired forced air furnace with air conditioning condenser unit. Heating facility to maintain 68 degrees.

PLUMBING

- WATER PIPING: Shall be pex.
- VENT PIPING: shall be ABS.
- HOSE CONNECTION BACKFLOW PREVENTER: provide at all exterior hose bib locations. Use frostproof type with vacuum breaker.
- FLOOR DRAINS: Deep seal or Trap seal primer required in laundry or mechanical rooms per lbc 3201.2
- WASTE INTERIOR TO BE ABS, WASTE INTERIOR UNDER SLAB AND EXTERIOR TO BE ABS.

ELECTRICAL

- WHIRLPOOL BATHTUB ACCESS PANEL: see plans for size and locations.
- ELECTRICAL SERVICE PANEL LOCATION: shall not be located in bathrooms or firewalls. provide 30" clearance side to side and 36" clearance in front. Provide a minimum of 6'-6" in height.
- RECEPTACLE OUTLETS: see electrical drawings for all outlet locations. Electrical sub-contractor to walk through project with owner to verify all electrical fixture locations prior to commencing work. Follow all local electrical codes.
- ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION: provide in bedrooms.
- GFCI PROTECTION: see electrical sheets for all locations. Provide in bathrooms and jetted tub motors, garage, outdoor, crawlspace, kitchen counters, kitchen islands, and wet-bar.
- LIGHTING WALL SWITCHES: see electrical drawings for all switch locations. Electrical sub-contractor to walk through project with owner to verify all electrical fixture locations prior to commencing work. Follow all local electrical codes.
- RECEPTACLES AND LIGHTING IN DAMP AND WET LOCATIONS: provide weatherproof covers for outlets, lighting to be listed for wet or damp locations.
- LIGHT FIXTURES IN CLOSETS: incandescent fixtures 12" minimum to storage, fluorescent fixtures 6" minimum to storage
- SUPPORT OF CEILING FANS: as per manufacturer's recommendations.
- ELECTRICAL: all wiring to be in accordance with the National Electrical Code and applicable local codes. Locate main panel and meter where indicated on the Drawings. Provide underground power connection from source to main panel.80.
- SMOKE DETECTORS: locate (1) inside each sleeping room, in corridors outside sleeping rooms, and on each level. All smoke detectors to be wired in series.
- CO2 DETECTORS: Locate (1) on each level

FIRE

- Home shall be provided with an NFPA 13D or 13R compliant fire suppression system to be included as a deferred submittal.
- Temporary address marker to be provided at building site during construction.
- If building is equipped with an fire suppression system, there shall be a weather proof horn/strobe device located on the street side of the building as approved by the Fire Prevention Division (coordinate w/ fire inspector).
- If the building is equipped with a fire department connection (FDC) there shall be a cement pad measuring 3 ft x 3 ft under the FDC (coordinate w/ fire inspector).

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SEAL

PRINT DATE

9/13/16

PROJECT PHASE

- ARC SUBMITTAL	07/22/2016
- HDR SET	08/10/2016
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DRAWING REVISIONS

SHEET TITLE

GENERAL  
NOTES

SHEET NUMBER

G102

IF THIS SHEET IS LESS THAN 34"X36" IT IS A REDUCED PRINT. SCALE ACCORDINGLY.