

LABEAU'S - JEFF + TANA ALLEN

ADDRESS: GARDEN CITY - RICH COUNTY - UTAH



ARCHITECTURAL DESIGNER NOTES

THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL APPROVED BY THE LOCAL BUILDING DEPARTMENT AND AN ENGINEER/ARCHITECT. THE BUILDER IS EXPECTED TO FOLLOW THESE PLANS, APPLICABLE BUILDING CODES AND LOCAL ORDINANCES. HE SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WHILE THESE PLANS ARE DRAWN TO SHOW THE PROPOSED WORK AS ACCURATELY AS POSSIBLE, SCHEMATIC DETAILS MAY BE USED IN SOME CASES FOR CLARITY. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.

THE DESIGNER ASSUMES NO RESPONSIBILITY FOR SCHEDULING, FABRICATION, CONSTRUCTION TECHNIQUES OR MATERIALS, OR QUANTITIES USED IN THE WORK. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR FIELD CHANGES, SITE VARIANCES, OR DISCREPANCIES NOT BROUGHT TO HIS/HER ATTENTION FOR CLARIFICATION.

SQUARE FOOTAGE

BASEMENT: 1,474 SQ FT
MAIN LEVEL: 2,468 SQ FT
UPPER LEVEL: 1,408 SQ FT
INDOOR DINING: 572 SQ FT
BALCONY: 524 SQ FT

HOME OWNER INFORMATION

LABEAU'S - JEFF + TANA ALLEN
JEFFRALTEN23@HOTMAIL.COM
435.363.6054

ARCHITECTURAL DESIGNER INFORMATION

KRISTY JACOBSON
801.543.9034
TREMONTON, UTAH
KRISTYJACOBSONDESIGN@GMAIL.COM

DRAWING INDEX

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LABEAU'S - JEFF
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CLIENT

69 N BEAR LAKE
BLVD, GARDEN
CITY, UT 84028

LOCATION

NEW
CONSTRUCTION

PROJECT

DECEMBER 17, 2025

DATE

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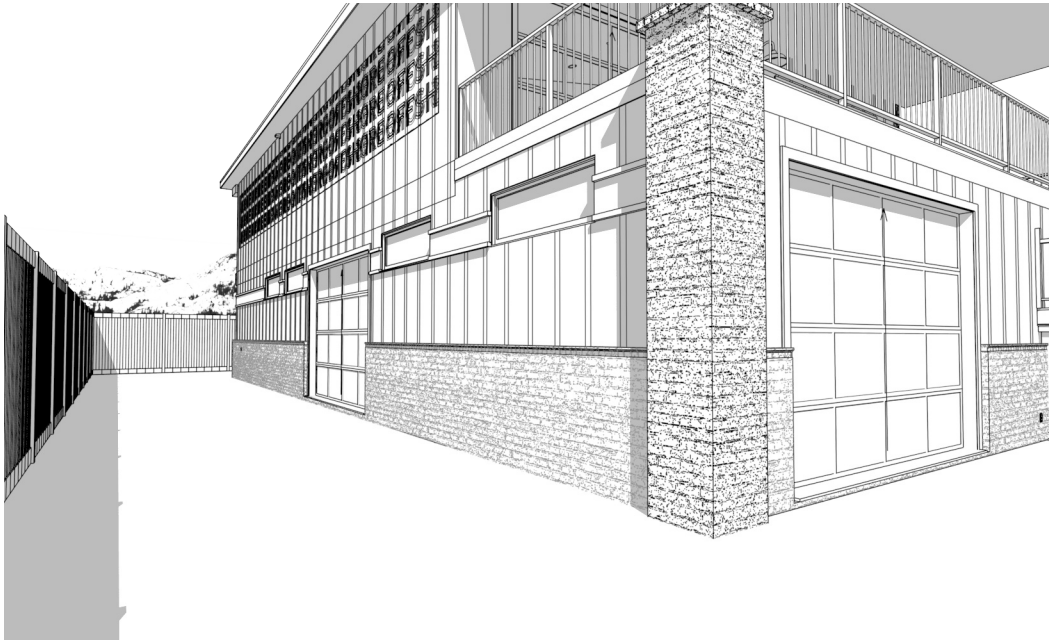
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TITLE PAGE

T-1



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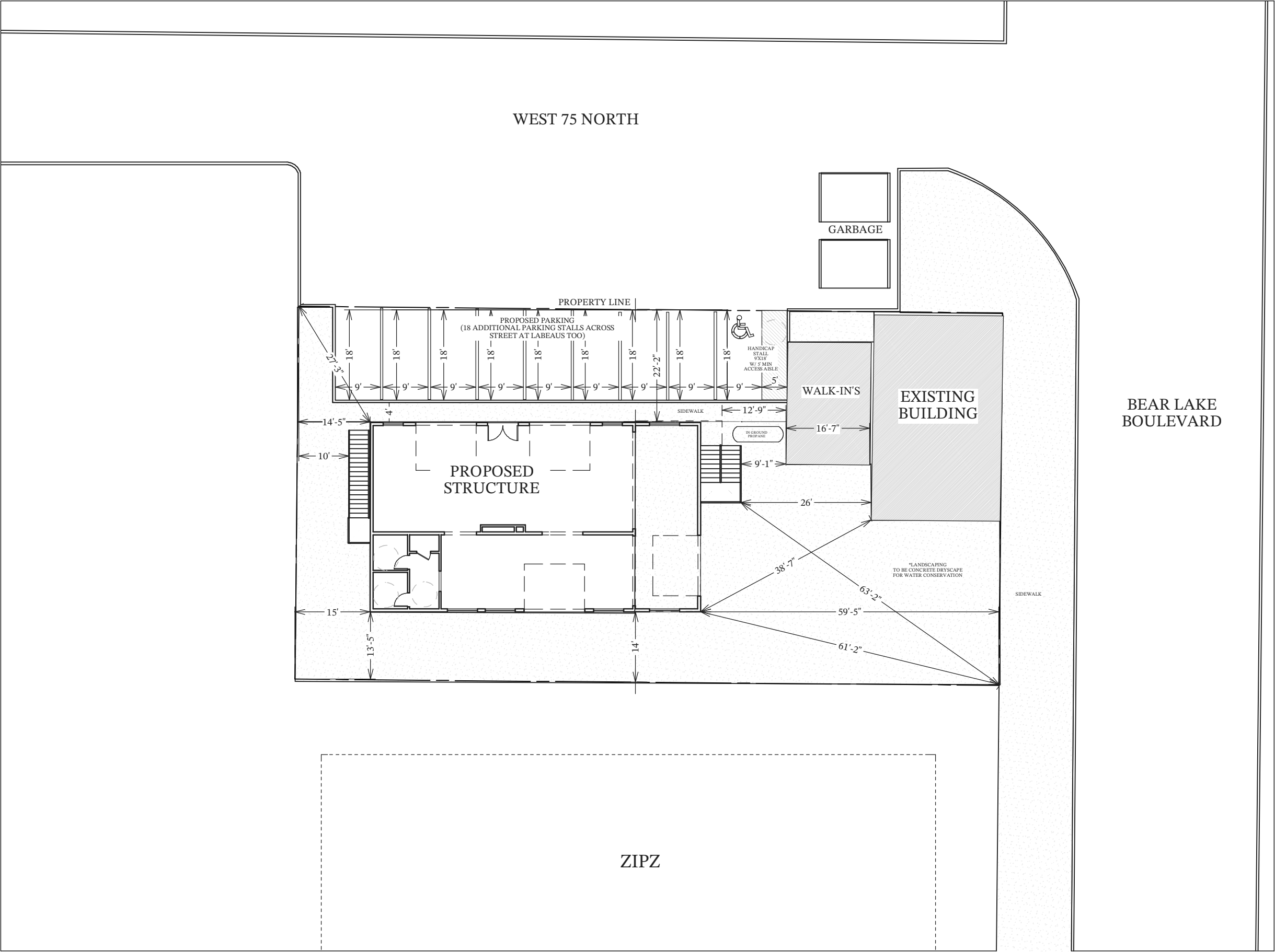
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CONCEPT
PAGE

T-1

NOTES:

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SITE
PLAN

AS-101

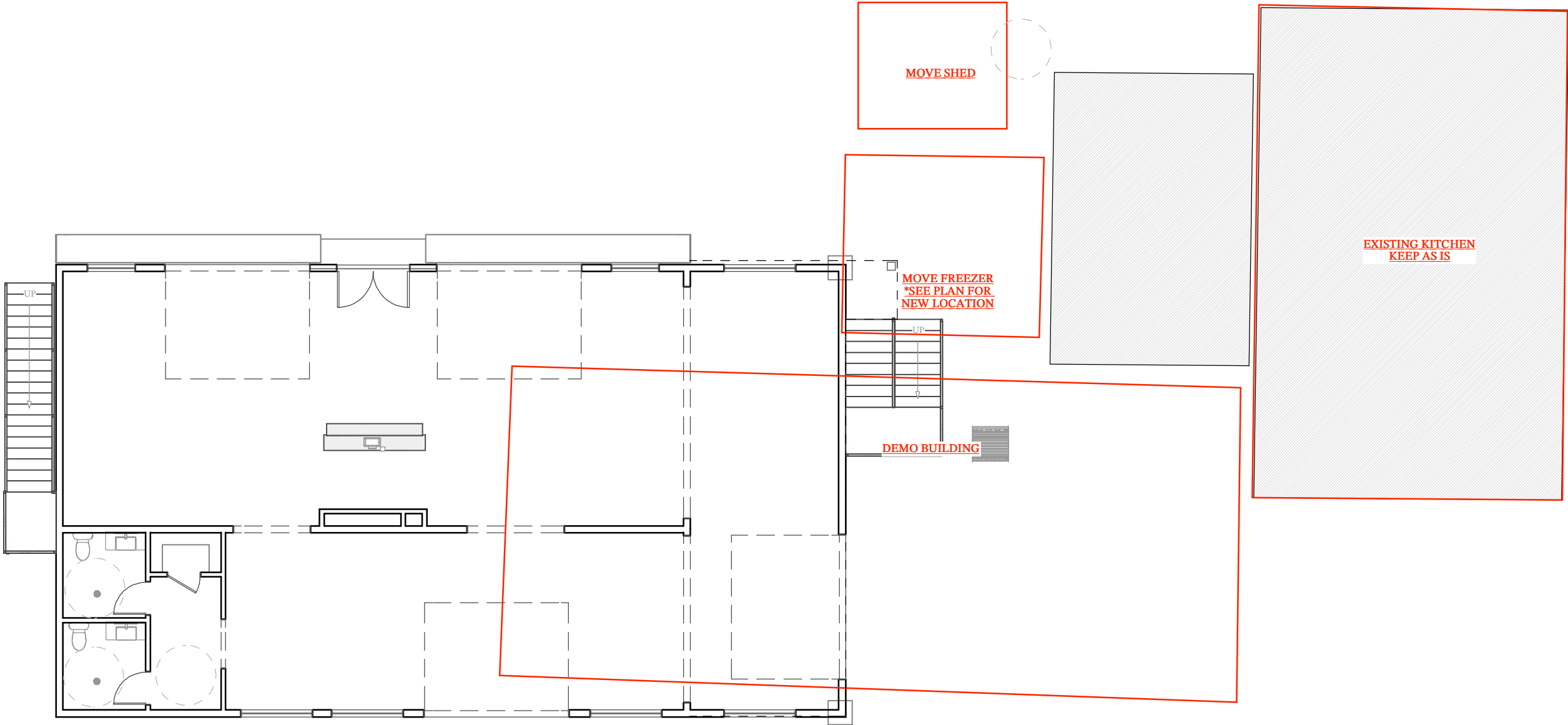


SITE PLAN

SCALE: 1" - = 20'-0"

NOTES:

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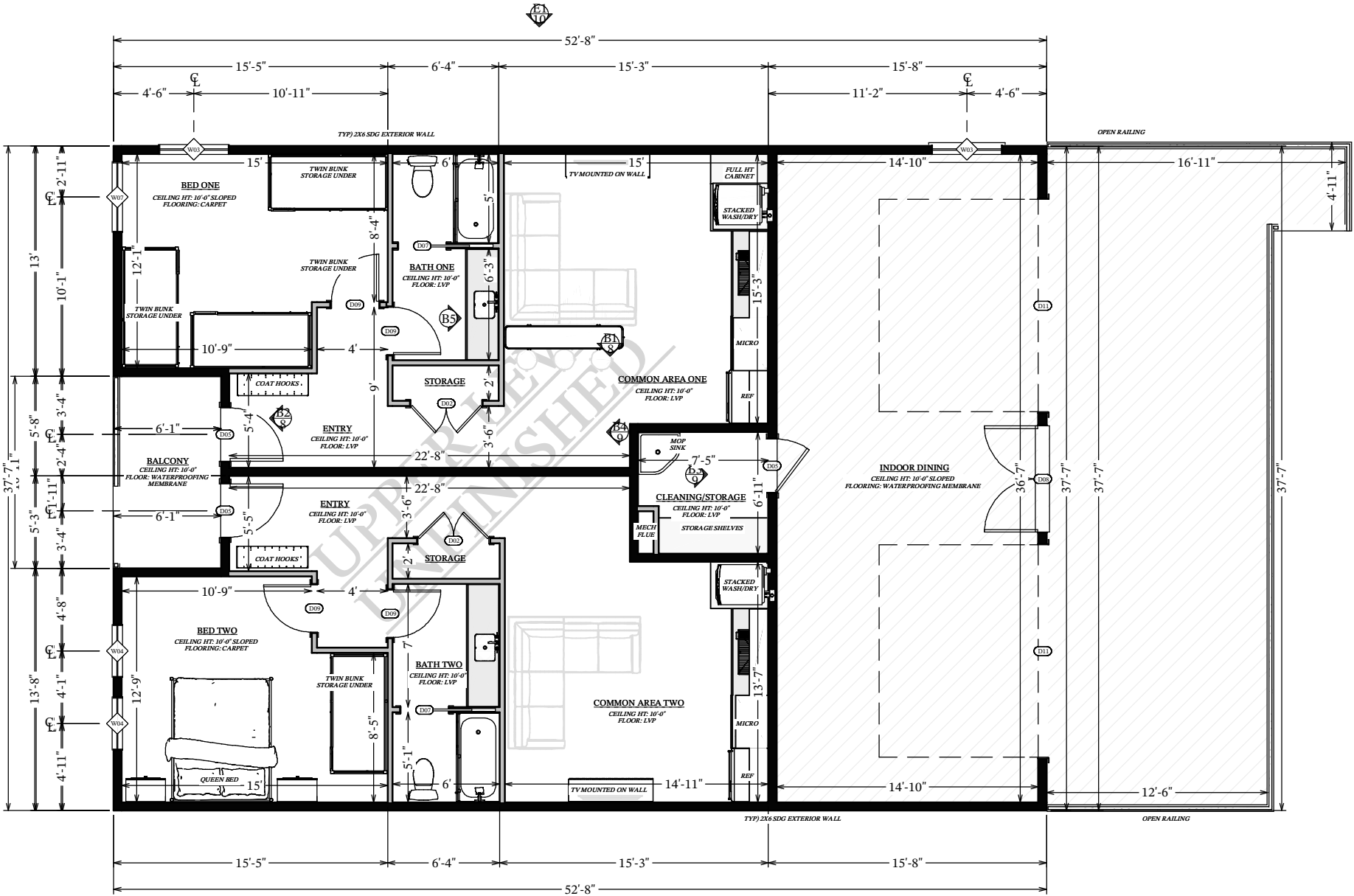
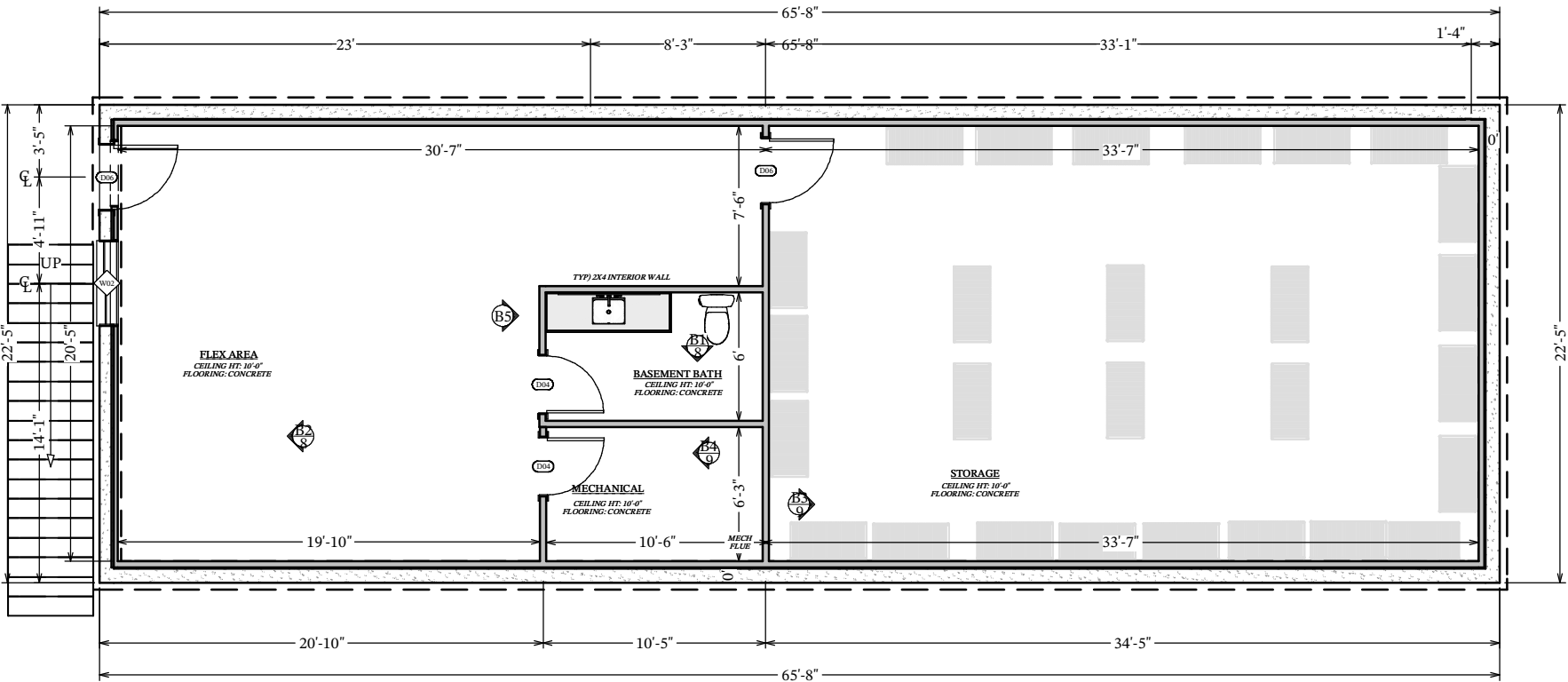


N DEMO PLAN
SCALE: 1" = 10'-0"

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69 N BEAR LAKE BLVD, GARDEN CITY, UT 84028 LOCATION
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DEMO PLAN
D-102

NOTES:

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



SECOND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE						
NUMBER	LABEL	WIDTH	HEIGHT	TYPE	QTY	FLOOR
W01	4080SH	48"	96"	SINGLE HUNG	2	1
W02	4030RS	48"	80"	HIGH SLIDING	1	0
W03	4010MU	48"	132"	MULLED UNIT	2	2
W04	3660SH	36"	72"	SINGLE HUNG	2	2
W05	6020FX	72"	24"	FIXED GLASS	5	1
W07	4080SH	48"	96"	SINGLE HUNG	1	2

DOOR SCHEDULE						
NUMBER	LABEL	WIDTH	HEIGHT	TYPE	QTY	FLOOR
D01	12090	144"	108"	GARAGE	4	1
D02	4068	48"	80"	DOUBLE HINGED	2	2
D03	2868	32"	80"	HINGED	2	1
D04	2868	32"	80"	HINGED	2	0
D05	3068	36"	80"	HINGED	3	2
D06	3068	36"	80"	HINGED	2	0
D07	2868	32"	80"	POCKET	2	2
D08	6080	72"	96"	DOUBLE HINGED	1	2
D09	2868	32"	80"	HINGED	4	2
D11	12090	144"	108"	GARAGE	2	2
D12	6080	72"	96"	DOUBLE HINGED	1	1

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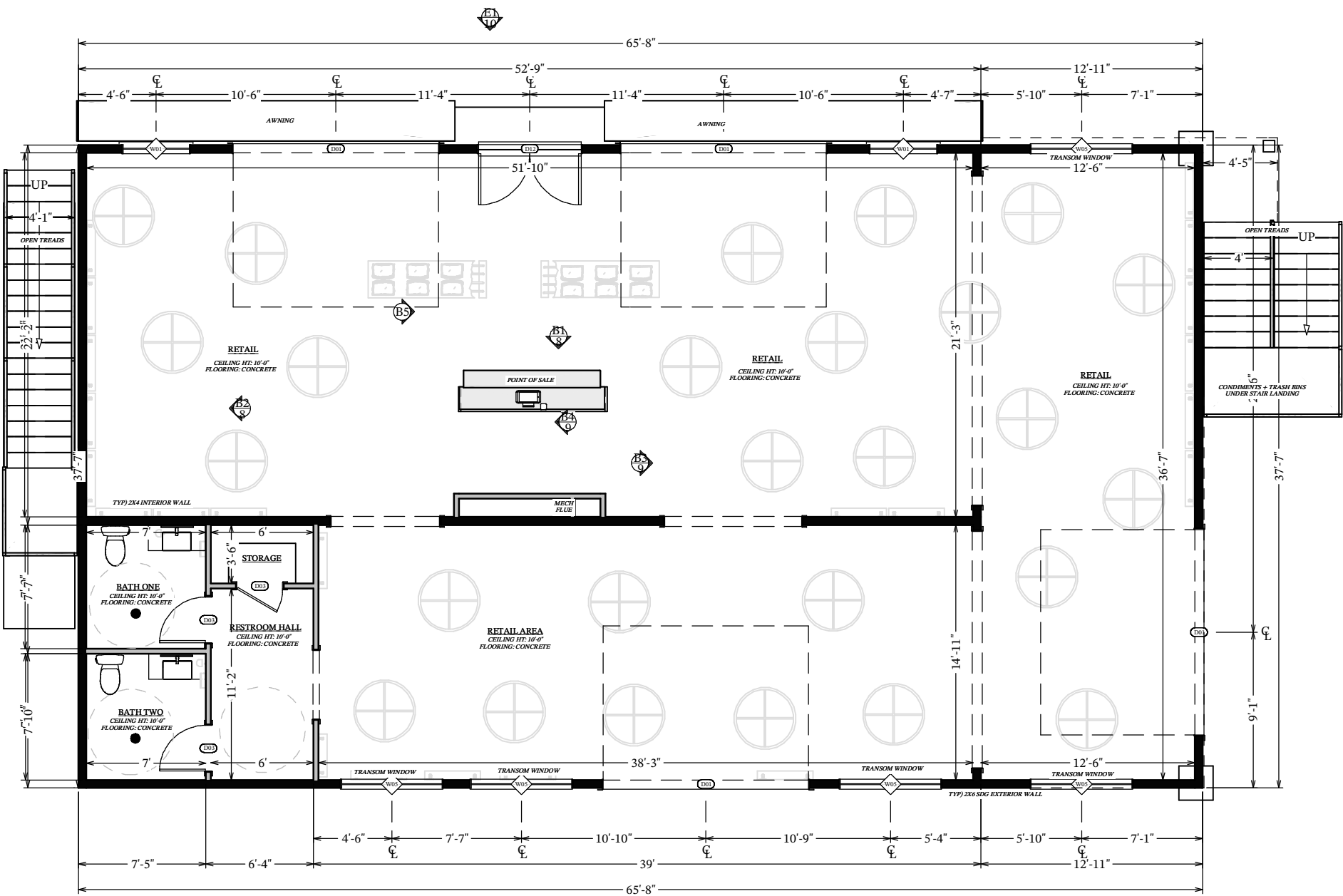
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BASEMENT
+ UPPER
LEVEL
PLAN

A200



N MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTES:

WINDOW SCHEDULE						
NUMBER	LABEL	WIDTH	HEIGHT	TYPE	QTY	FLOOR
W01	408USH	48"	96"	SINGLE HUNG	2	1
W02	403OKS	48"	36"	RIGHT SLIDING	1	0
W03	4010MU	48"	132"	MULLED UNIT	2	2
W04	306USH	36"	72"	SINGLE HUNG	2	2
W05	6020FX	72"	24"	FIXED GLASS	5	1
W07	408USH	48"	96"	SINGLE HUNG	1	2

DOOR SCHEDULE						
NUMBER	LABEL	WIDTH	HEIGHT	TYPE	QTY	FLOOR
D01	12090	144"	108"	GARAGE	4	1
D02	4068	48"	80"	DOUBLE HINGED	2	2
D03	2868	32"	80"	HINGED	3	1
D04	2868	32"	80"	HINGED	2	0
D05	3068	36"	80"	HINGED	3	2
D06	3068	36"	80"	HINGED	2	0
D07	2868	32"	80"	DOCKET	2	2
D08	6080	72"	96"	DOUBLE HINGED	1	2
D09	2868	32"	80"	HINGED	4	2
D11	12090	144"	108"	GARAGE	2	2
D12	6080	72"	96"	DOUBLE HINGED	1	1

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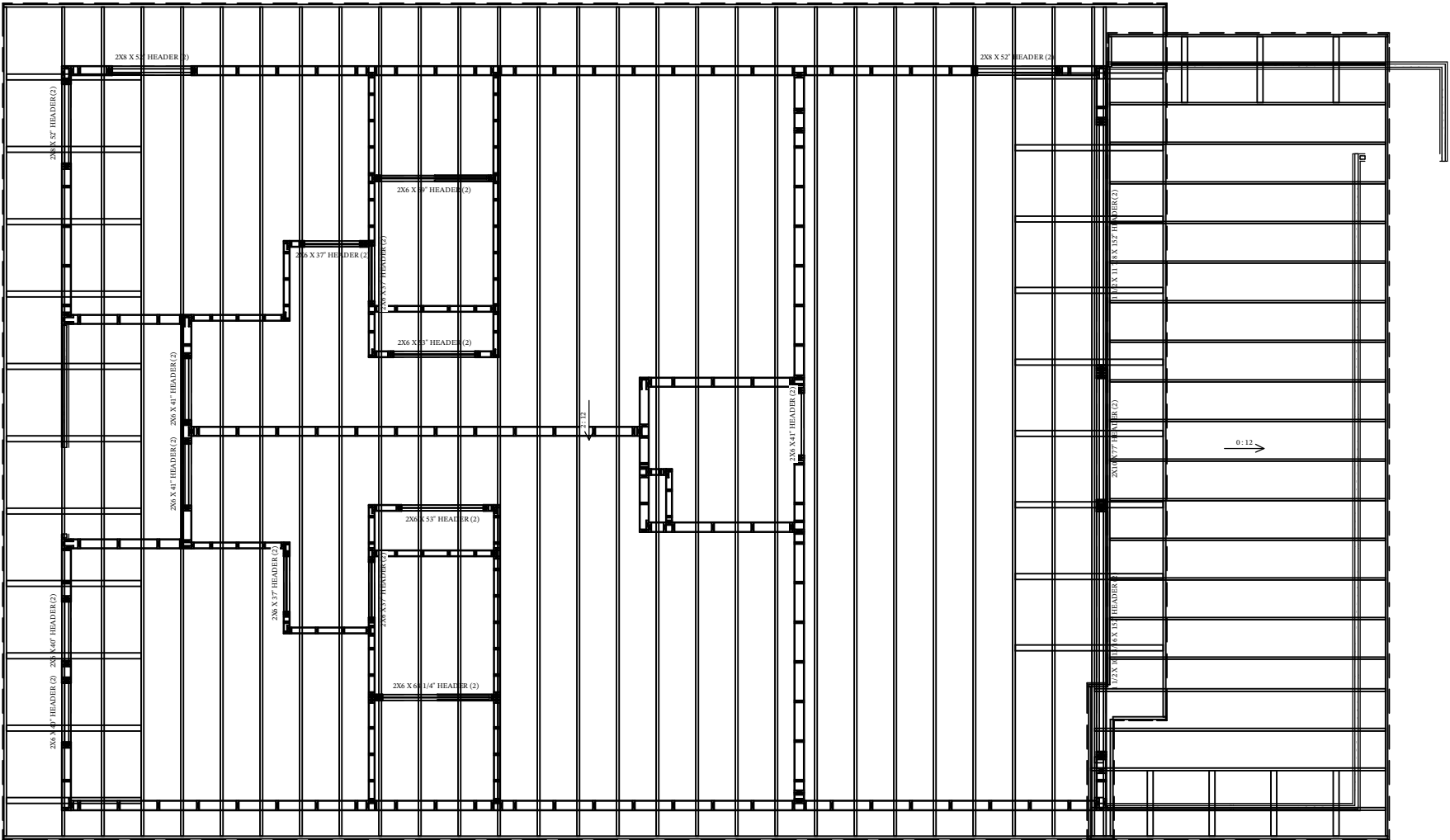
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MAIN LEVEL
FLOOR
PLAN

A201



UPPER LEVEL ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

NOTES:

- TRUSSES TO BE DESIGNED, ENGINEERED, AND MANUFACTURED BY TRUSS SUPPLIER.
- SHEATHING TO BE 19/32" OSB OR PLYWOOD.
- PLACE (2) 2X12 HEADERS ABOVE ALL WINDOWS AND DOORS. SIZE HEADERS ABOVE GARAGE DOOR BY CODE. SIZE BEAMS BY CODE.

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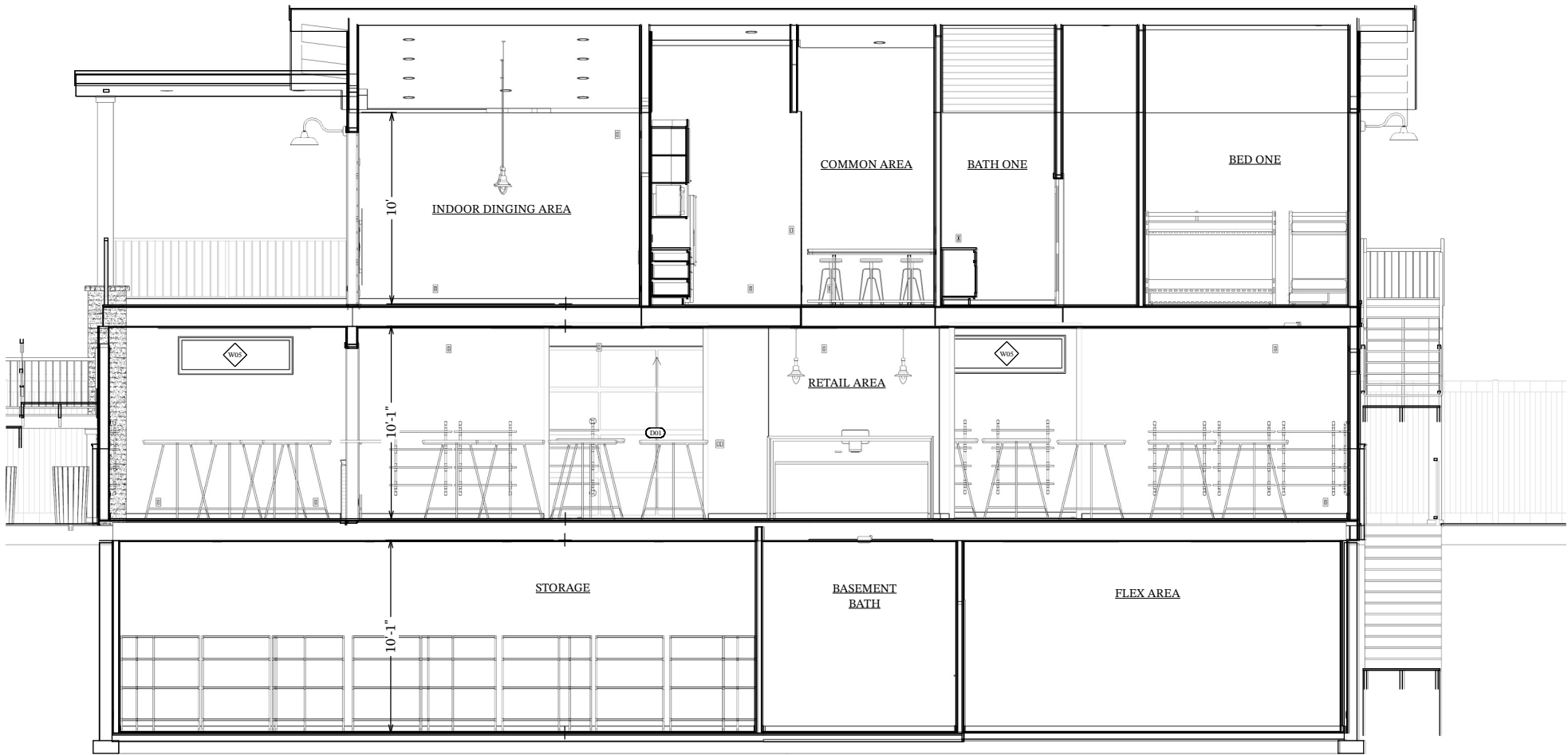
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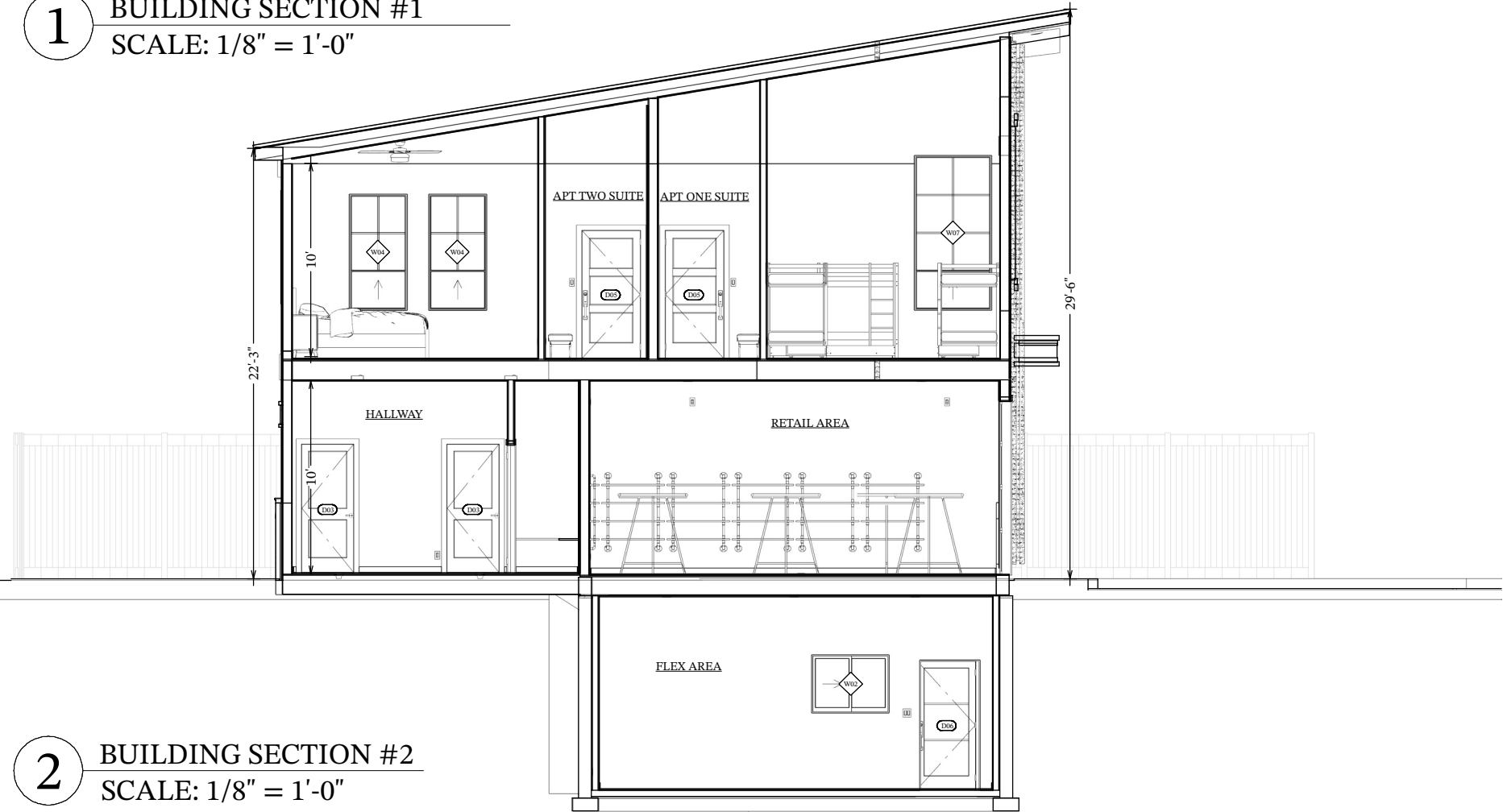
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ROOF
FRAMING
PLANS

A300



1 BUILDING SECTION #1
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION #2
SCALE: 1/8" = 1'-0"

NOTES:

WINDOW SCHEDULE						
NUMBER	LABEL	WIDTH	HEIGHT	TYPE	QTY	FLOOR
W01	4080SH	48"	96"	SINGLE HUNG	12	1
W02	4030RS	48"	36"	RIGHT SLIDING	1	0
W03	40110MU	48"	132"	MULTI UNIT	2	2
W04	3060SH	36"	72"	SINGLE HUNG	2	2
W05	6020FX	72"	24"	FIXED GLASS	5	0
W07	4080SH	48"	96"	SINGLE HUNG	1	2

DOOR SCHEDULE						
NUMBER	LABEL	WIDTH	HEIGHT	TYPE	QTY	FLOOR
D01	12090	134"	108"	GARAGE	4	1
D02	4068	48"	80"	DOUBLE HINGED	2	2
D03	2868	32"	80"	HINGED	3	1
D04	2868	32"	80"	HINGED	2	0
D05	3068	36"	80"	HINGED	3	2
D06	3068	36"	80"	HINGED	2	0
D07	2868	32"	80"	POCKET	2	2
D08	6080	72"	96"	DOUBLE HINGED	1	2
D09	2868	32"	80"	HINGED	4	2
D11	12090	134"	108"	GARAGE	2	2
D12	6080	72"	96"	DOUBLE HINGED	1	1

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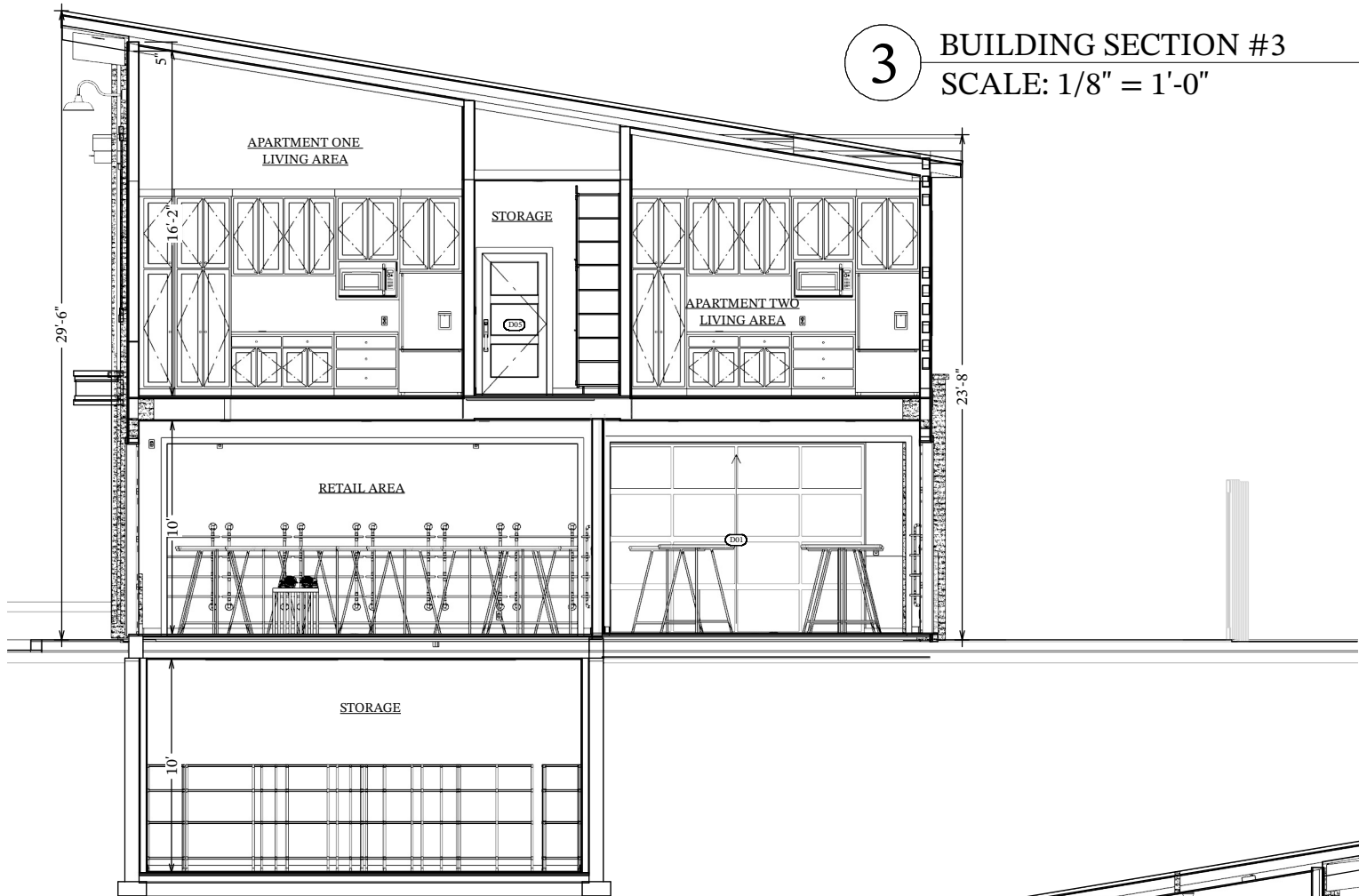
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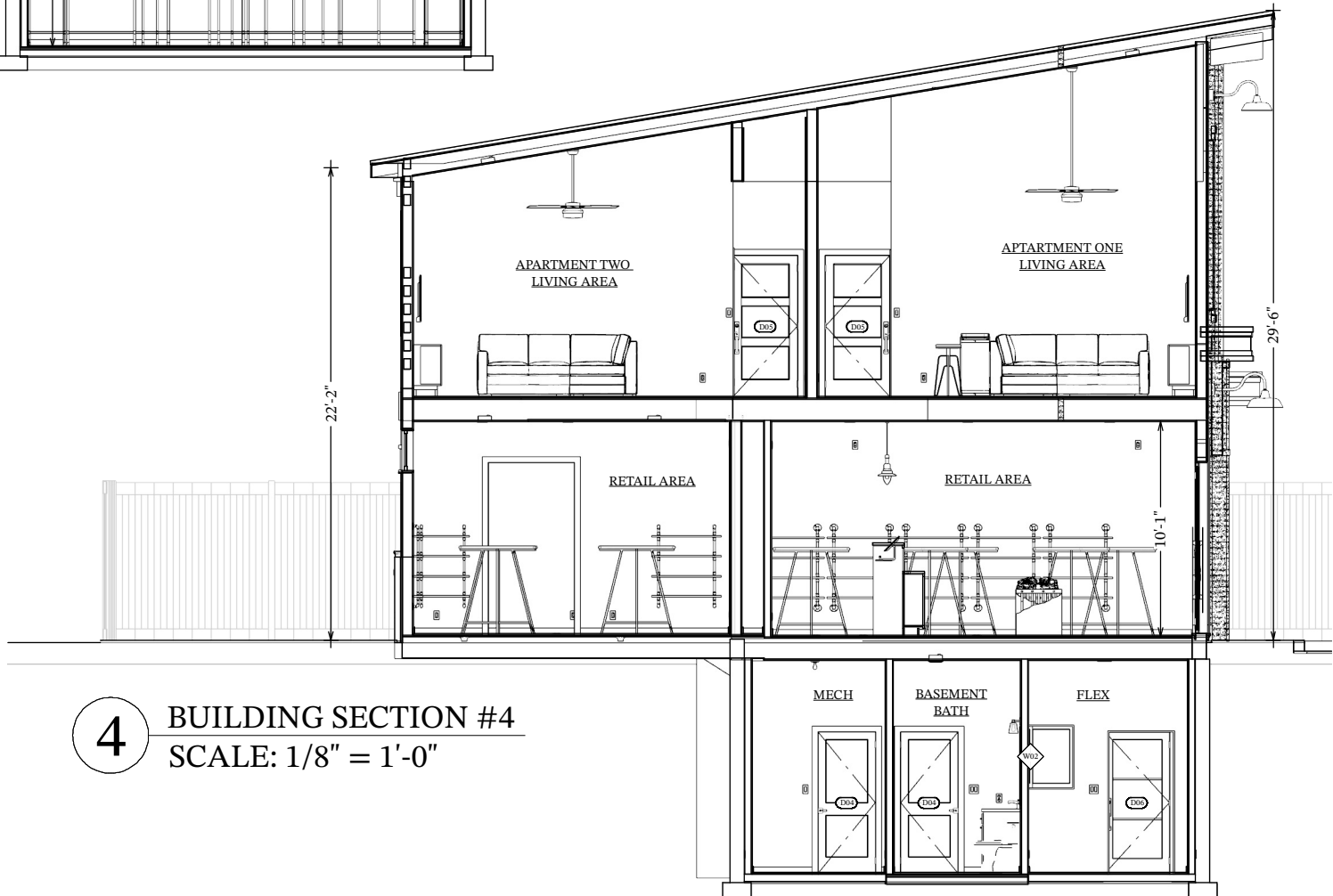
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BUILDING
SECTIONS
1 + 2

A301



3 BUILDING SECTION #3
SCALE: 1/8" = 1'-0"



4 BUILDING SECTION #4
SCALE: 1/8" = 1'-0"

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BUILDING
SECTIONS
3 + 4

A302

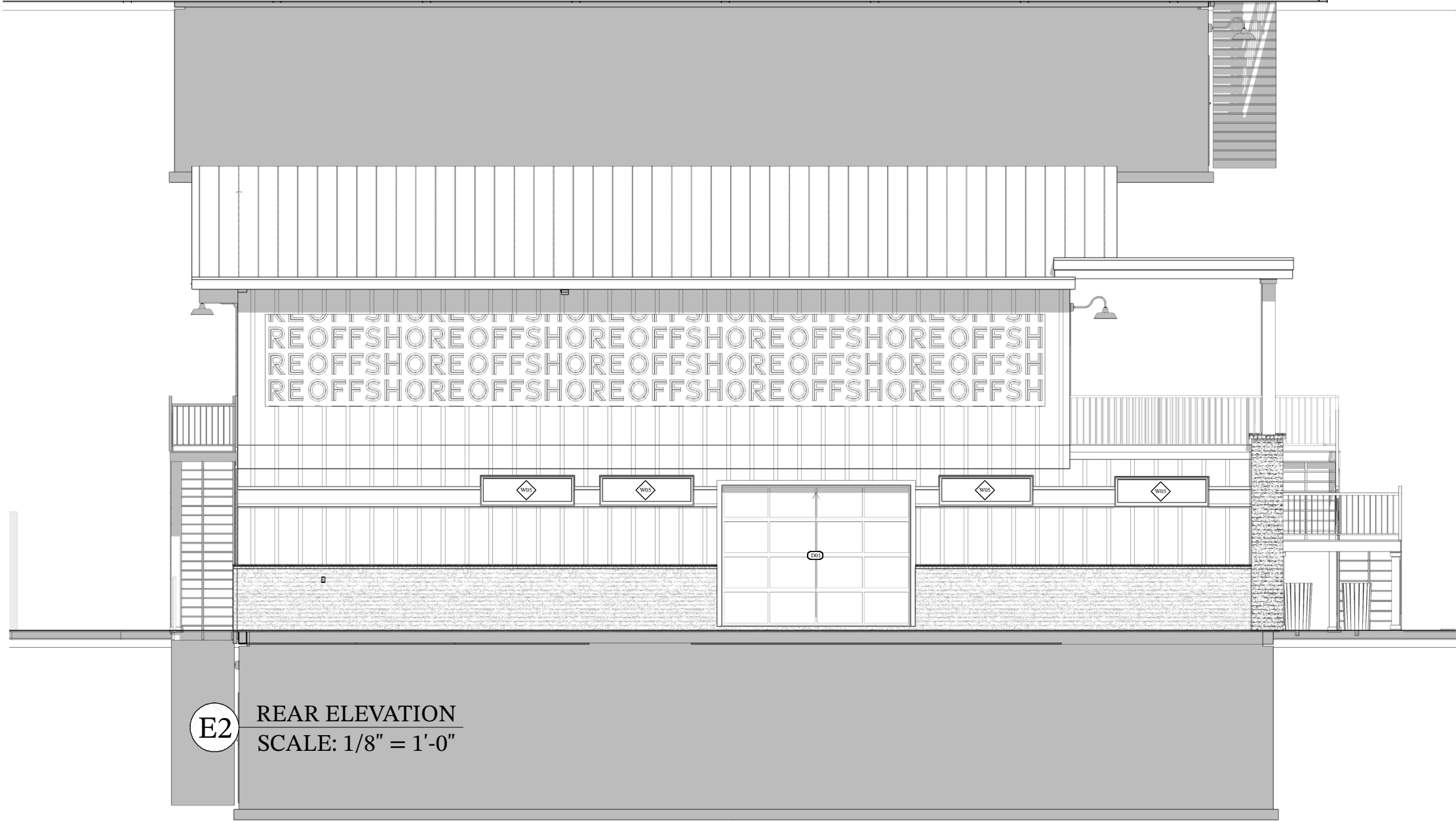
WINDOW SCHEDULE						
NUMBER	LABEL	WIDTH	HEIGHT	TYPE	QTY	FLOOR
W01	4080SH	48"	96"	SINGLE HUNG	2	1
W02	4030KS	48"	36"	RIGHT SLIDING	1	0
W03	40110MU	48"	132"	MULLED UNIT	2	2
W04	3060SH	36"	72"	SINGLE HUNG	2	2
W05	6020FX	72"	24"	FIXED GLASS	5	1
W07	4080SH	48"	96"	SINGLE HUNG	1	2

DOOR SCHEDULE						
NUMBER	LABEL	WIDTH	HEIGHT	TYPE	QTY	FLOOR
D01	12090	144"	108"	GARAGE	4	1
D02	4068	48"	80"	DOUBLE HINGED	2	2
D03	2868	32"	80"	HINGED	3	1
D04	2868	32"	80"	HINGED	2	0
D05	3068	36"	80"	HINGED	3	2
D06	3068	36"	80"	HINGED	2	0
D07	2868	32"	80"	POCKET	2	2
D08	6090	72"	96"	DOUBLE HINGED	1	2
D09	2868	32"	80"	HINGED	4	2
DT1	12090	144"	108"	GARAGE	2	2
DT2	6090	72"	96"	DOUBLE HINGED	1	1

E1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



E2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



NOTES:

WINDOW SCHEDULE						
NUMBER	LABEL	WIDTH	HEIGHT	TYPE	QTY	FLOOR
W01	4080SH	48"	96"	SINGLE HUNG	2	1
W02	4030RS	48"	36"	RIGHT SLIDING	1	0
W03	40110MU	48"	132"	MULLED UNIT	2	2
W04	3060SH	36"	72"	SINGLE HUNG	2	2
W05	6020FX	72"	24"	FIXED GLASS	5	1
W07	4080SH	48"	96"	SINGLE HUNG	1	2

DOOR SCHEDULE						
NUMBER	LABEL	WIDTH	HEIGHT	TYPE	QTY	FLOOR
D01	12090	144"	108"	GARAGE	4	1
D02	4068	48"	80"	DOUBLE HINGED	2	2
D03	2868	32"	80"	HINGED	3	1
D04	2868	32"	80"	HINGED	2	0
D05	3068	36"	80"	HINGED	3	2
D06	3068	36"	80"	HINGED	2	0
D07	2868	32"	80"	POLICE	2	2
D08	6080	72"	96"	DOUBLE HINGED	1	2
D09	2868	32"	80"	HINGED	4	2
D11	12090	144"	108"	GARAGE	2	2
D12	6080	72"	96"	DOUBLE HINGED	1	1

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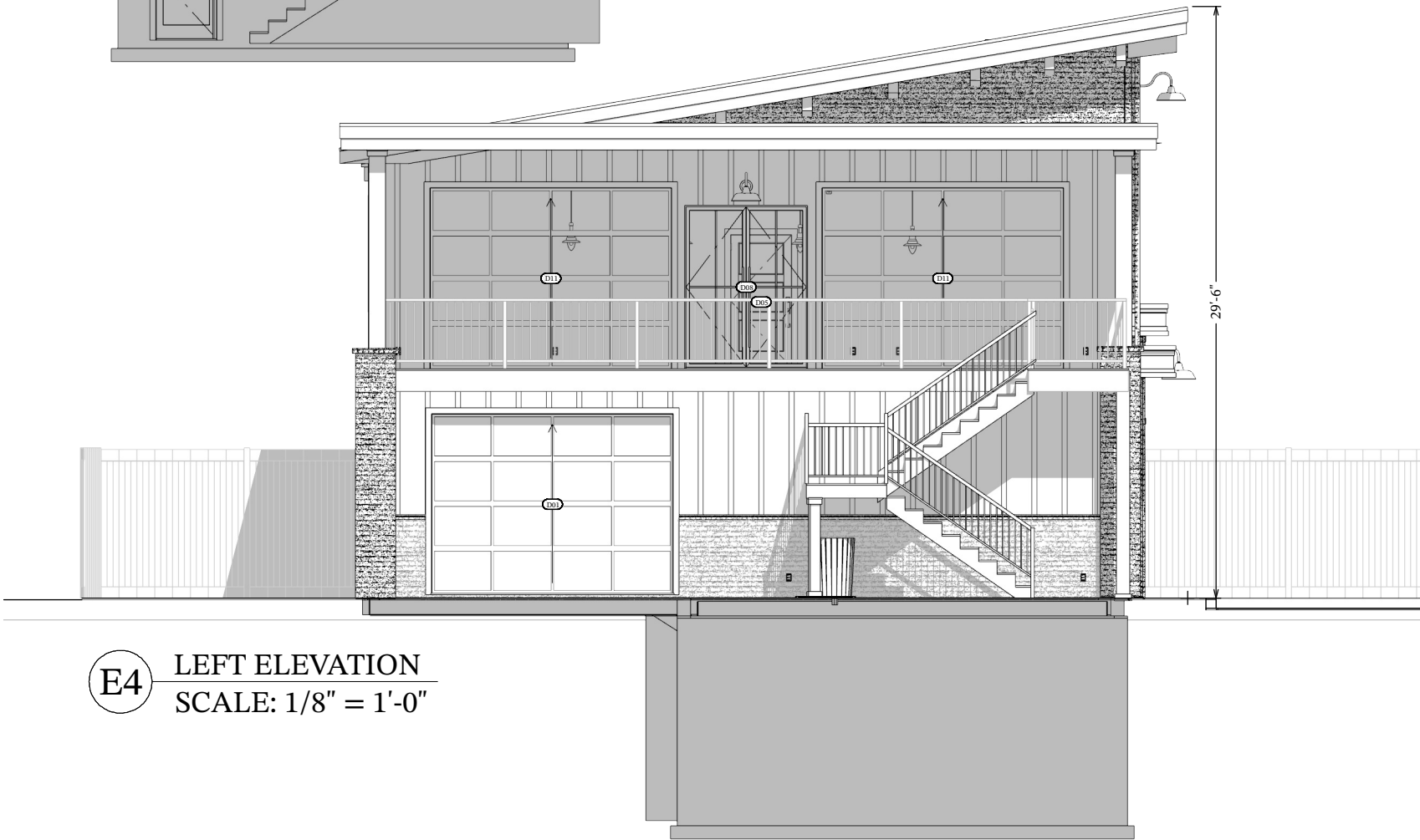
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FRONT + REAR
ELEVATIONS

A400



E3 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



E4 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

NOTES:

WINDOW SCHEDULE						
NUMBER	LABEL	WIDTH	HEIGHT	TYPE	QTY	FLOOR
W01	4080SH	48	96	SINGLE HUNG	2	1
W02	4030RS	48	36	RIGHT SLIDING	1	0
W03	40110MU	48	132	MULLED UNIT	2	2
W04	3060SH	36	72	SINGLE HUNG	2	2
W05	60210FX	72	24	FIXED GLASS	5	1
W07	4080SH	48	96	SINGLE HUNG	1	2

DOOR SCHEDULE						
NUMBER	LABEL	WIDTH	HEIGHT	TYPE	QTY	FLOOR
D01	12090	144	108	GARAGE	4	1
D02	4068	48	80	DOUBLE HINGED	2	2
D03	2868	32	80	HINGED	3	4
D04	2868	32	80	HINGED	2	0
D05	3068	36	80	HINGED	3	2
D06	3068	36	80	HINGED	2	0
D07	2868	32	80	POCKET	2	2
D08	6080	72	96	DOUBLE HINGED	1	2
D09	2868	32	80	HINGED	4	2
D11	12090	144	108	GARAGE	2	2
D12	6080	72	96	DOUBLE HINGED	1	1

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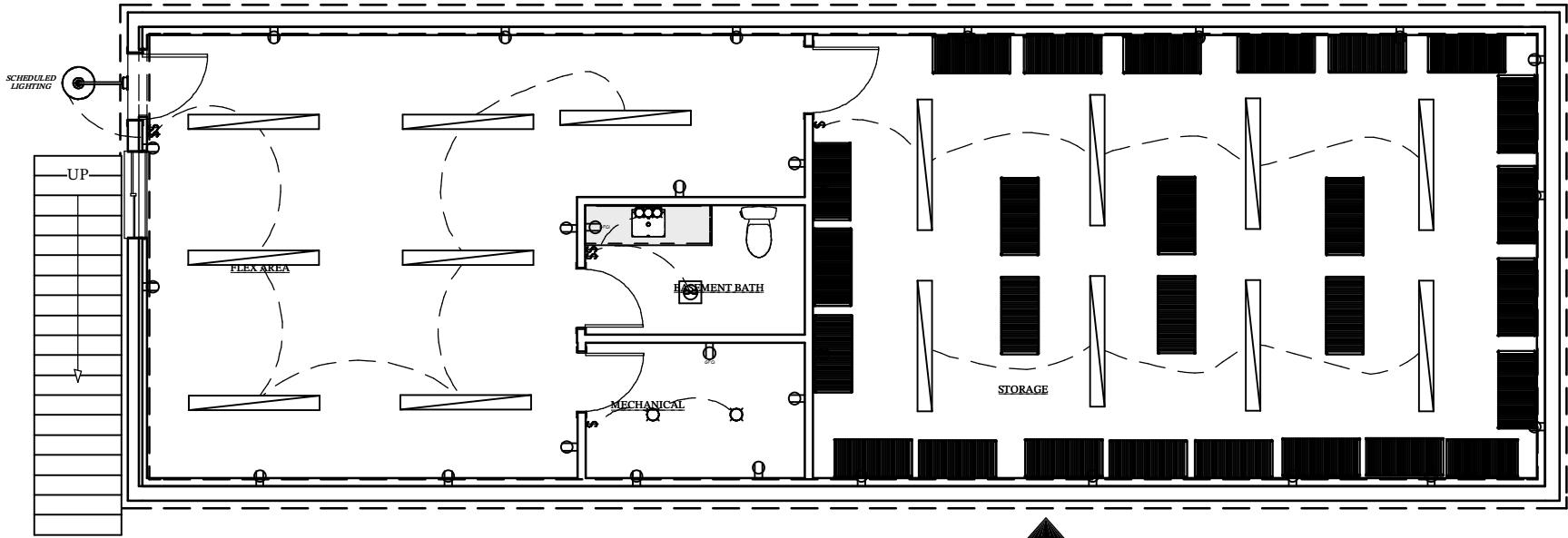
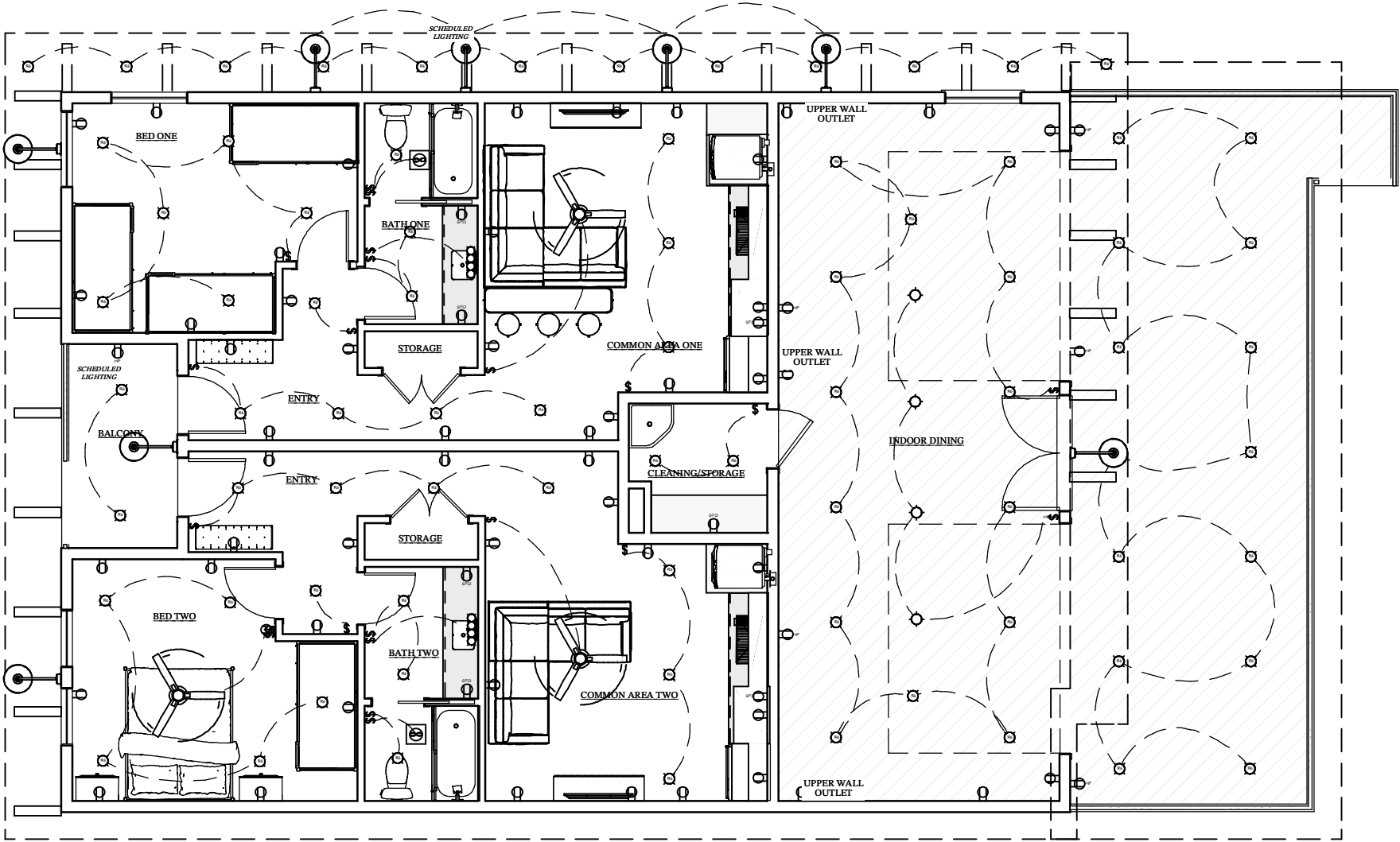
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RIGHT + LEFT
ELEVATIONS

A401

ELECTRICAL SCHEDULE			
2D SYMBOL	3D ELEVATION	QTY	DESCRIPTION
		114	DUPLEX DECORATOR
		8	DUPLEX FLOOR MOUNTED
		11	GFCI
		44	SWITCH (DECORATOR)
		5	EXHAUST FAN
		84	RECESSED DOWN LIGHT 6
		16	LONG RECESSED TUBE LIGHT [96W6D]
		6	BRIMMED PENDANT
		10	BARN LIGHT
		9	DUPLEX WEATHERPROOF
		2	BETHANY 4 LIGHT VANITY
		1	WEATHERPROOF SWITCH
		1	BETHANY 3 LIGHT VANITY
		3	CEILING FAN
		2	KEYLESS
		15	LONG RECESSED TUBE LIGHT [72W6D]

 SECOND LEVEL ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"



 BASEMENT ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

NOTES:

FINAL ELECTRICAL LOCATIONS TO BE DECIDED BY OWNER, BUILDER, AND/OR ELECTRICIAN

LABEAU'S - JEFF
+ TANA ALLEN

CLIENT

69 N BEAR LAKE
BLVD, GARDEN
CITY, UT 84028

LOCATION

NEW
CONSTRUCTION

PROJECT

DECEMBER 17, 2025
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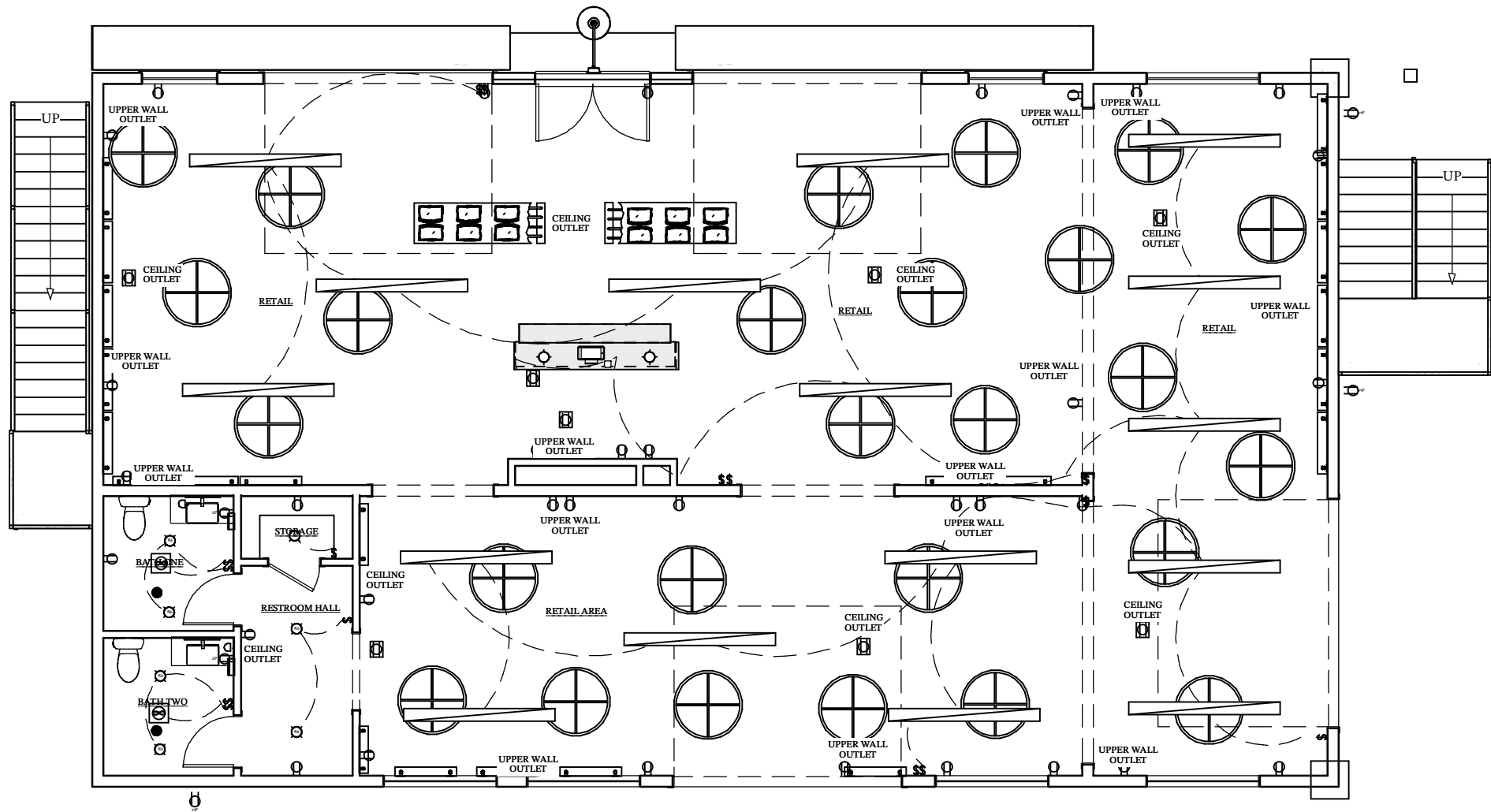
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BASEMENT
+ 2ND
ELECTRICAL
PLAN

































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 **MAIN LEVEL ELECTRICAL PLAN**
SCALE: 1/8" = 1'-0"

NOTES:

FINAL ELECTRICAL LOCATIONS
TO BE DECIDED BY OWNER,
BUILDER, AND/OR ELECTRICIAN

ELECTRICAL SCHEDULE			
2D SYMBOL	3D ELEVATION	QTY	DESCRIPTION
		114	DUPLEX DECORATOR
		8	DUPLEX FLOOR MOUNTED
		11	GFCI
		44	SWITCH (DECORATOR)
		5	EXHAUST FAN
		84	RECESSED DOWN LIGHT 6
		16	LONG RECESSED TUBE LIGHT [96W6d]
		6	BRIMMED PENDANT
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		2	BETHANY 4 LIGHT VANITY
		1	WEATHERPROOF SWITCH
		1	BETHANY 3 LIGHT VANITY
		3	CEILING FAN
		2	KEYLESS
		15	LONG RECESSED TUBE LIGHT [72W6d]

LABEAU'S - JEFF
+ TANA ALLEN

CLIENT

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LOCATION

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MAIN LEVEL
ELECTRICAL
PLAN

A501

GENERAL NOTES:

- SITE WORK:**
1. VERIFY THAT SETBACKS ARE IN COMPLIANCE WITH THOSE SHOWN ON PLANS.
 2. ALL STUMPS ROOTS AND ORGANIC MATTER SHALL BE REMOVED FROM THE SOIL IN THE AREA OF THE BUILDING.
 3. LOT MUST BE GRADED TO INSURE PROPER DRAINAGE. THIS MUST BE COMPLETED PRIOR TO FINAL INSPECTION.
 4. SOIL SHOULD NOT BE A HIGHLY EXPANSIVE TYPE WITHOUT HAVING A SOIL REPORT PERFORMED BY A SOILS ENGINEER AND RECEIVING APPROVAL FROM LOCAL BUILDING DEPARTMENT TO CONSTRUCT BUILDING ON SAID TYPE SOIL.
 5. SOIL BEARING CAPACITY ASSUMED TO BE 1500 PSI AT 2' BELOW ADJACENT FINISHED GRADE FOR DESIGN.
 6. FINISHED FLOOR TO BE 16" MIN. ABOVE LOT'S OUTFALL.
 7. BOTTOM OF FOOTINGS SHALL BE PLACED 30" MIN. BELOW FINAL GRADE AND TOPS OF STEMS SHALL BE 8" MIN. ABOVE FINISHED GRADE.

- CONCRETE:**
1. ALL SLABS ARE TO BE 4" CONC. OVER 4" GRAVEL UNLESS OTHERWISE NOTED ON THE PLANS.
 2. INTERIOR CONCRETE TO BE ACI 301-66, TYPE II CEMENT, 2500 P.S.I. AT 28 DAYS, 5" MAX. SLUMP, 6" AIR-ENTRAINED, WITH FIBERMESH.
 3. ANCHOR BOLTS SHALL BE A-307 EMBEDDED 7" MIN. INTO CONCRETE OR MASONRY GROUT.

- MASONRY:**
1. ROCK VENEER SHALL BE FASTENED TO WALL PER CURRENT I.R.C.
 2. ALL MASONRY MATERIALS USED MUST COMPLY WITH 2015 I.R.C.
 3. FIREPLACES, CHIMNEY, AND SURROUNDING FRAMING TO MEET ALL CURRENT CODES INCLUDING 2015 INTERNATIONAL RESIDENTIAL CODE AND 2015 INTERNATIONAL FIRE CODE.

- WOODS AND PLASTICS:**
1. GENERAL FRAMING: (DOUGLAS FIR)
 2. MINIMUM HEADER SIZES SHALL BE ACCORDING TO THE FOLLOWING TABLE UNLESS OTHERWISE NOTED.
 3. HEADER SIZES (SINGLE STORY CONSTRUCTION)
 - A. 2'-0" TO 4'-0" SPAN 2-2X4'S
 - B. 4' + TO 6'-0" SPAN 2-2X6'S
 - C. 6' + TO 8'-0" SPAN 2-2X8'S
 - D. 8' + TO 10'-0" SPAN 2-X10'S
 - E. 10' + TO 12'-0" SPAN 2-2X12'S
 4. HEADER SIZES (TWO STORY CONSTRUCTION)
 - A. 2'-0" TO 3'-0" SPAN 2-2X4'S
 - B. 3' + TO 5'-0" SPAN 2-2X6'S
 - C. 5' + TO 7'-0" SPAN 2-2X8'S
 - D. 7' + TO 8'-0" SPAN 2-X10'S
 5. BRACE ALL EXTERIOR WALLS AND CROSS-STUD PARTITIONS AT EACH END OF BUILDING AND AT LEAST EVERY 25' OF LENGTH BY ONE OF THE FOLLOWING:
 - A. SIMPSON WB 126 WALL BRACING WITH 3-16D NAILS AT EACH END AND 1-8D NAILS AT EACH STUD.
 - B. PLYWOOD SHEATHING OF A MINIMUM THICKNESS OF 3/8".
 6. FIRE STOPPING:
 - A. FIRE BLOCK STUD SPACES OVER 10' IN HEIGHT, FURRED SPACES, SOFFITS, DROP CEILINGS, COVE CEILINGS, STAIR STRINGERS AT TOP AND BOTTOM OF RUN, BEARING WALLS AND CEILING JOIST LINES, ETC. FIRE STOPPING SHALL CONSIST OF 2" NOMINAL LUMBER. FIRE STOP OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH APPROVED NON-COMBUSTIBLE MATERIALS.
 7. CDX PLYWOOD IS NOT APPROVED WHERE EXPOSED TO WEATHER, I.E. ROOF OVERHANGS.
 8. EXTERIOR WALL FRAMING TO BE 2"x6" STUDS AT 16" O.C. INTERIOR WALL FRAMING AT NON-BEARING WALLS TO BE 2"x4" STUDS (2"x6" STUD EXCEPTIONS SHOWN) AT 16" O.C. AND AT BEARING WALLS 2"x4" STUDS AT 16" O.C. WITH DOUBLE TOP PLATE.
 - 9.SHEAR WALL TO BE 3/8" CDX PLYWOOD APPLIED HORIZONTALLY.
 10. ALL STRESS GRADE LUMBER SHALL COMPLY WITH WCLA SPECS. AND BEAR APPROVAL STAMP ON ALL PIECES IN PLACE.
 11. FRAMING LUMBER SHALL BE DOUGLAS FIR CONSTRUCTION GRAD FB 1450 OR BETTER UNLESS OTHERWISE NOTED.
 12. NAILING TO BE PER CURRENT I.R.C. UNLESS OTHERWISE NOTED.
 13. ALL BEARING PARTITIONS SHALL HAVE DOUBLE TOP PLATES.
 14. STRUCTURAL GLUED LAMINATED TIMBERS TO BE STAMPED BY AN APPROVED AGENCY.
 15. USE REDWOOD OR PRESSURE TREATED SOLE PLATES AT ALL EXTERIOR WALLS.

- ROOF FRAMING:**
1. FASCIA TO BE 2"x6" DOUGLAS FIR (SEE PLAN)
 2. SOFFIT SIZE TO BE 16" FROM FRAME WALL (14" FROM ROCK).
 3. FOR SPANS AND DIMENSIONS REFER TO FLOOR PLANS.
 4. TRUSSES ARE TO BE AN APPROVED TRUSS DESIGN FROM THE MANUFACTURER'S ENGINEER.
 5. USE SIMPSON H-1 HURRICANE ANCHORS AT EACH TRUSS OR RAFTER TO WALL CONNECTION.
 6. SOLID BLOCKING REQUIRED BETWEEN JOISTS, RAFTERS, AND TRUSSES OVER ALL BEARING WALLS. SUCH BLOCKING SHALL BE 1 1/2" MIN. THICKNESS AND FULL DEPTH OF JOISTS, RAFTERS, OR TRUSSES.
 7. MINIMUM HEADER SIZES SHALL BE ACCORDING TO THE HEADER SIZE TABLE UNLESS OTHERWISE NOTED.
 8. BASIS OF DESIGN ROOF LIVE/SNOW LOAD OF 37 P.S.F., AND ROOF DEAD LOAD OF 15 P.S.F.
 9. PLYWOOD ROOF DECKING TO BE 5/8" THICK, 24/0, CDX OR 19/32 OSB.

- FLOOR FRAMING:**
1. ALL FLOOR JOISTS TO BE T.J.I. @12" O.C. UNLESS OTHERWISE NOTED.
 2. FOR SPANS AND DIMENSIONS REFER TO FLOOR PLANS.
 3. USE SIMPSON H 2.5 HURRICAN ANCHORS AT EACH FLOOR JOIST AND BEARING WALL CONNECTION.
 4. SOLID BLOCKING BETWEEN JOISTS OVER ALL BEARING WALLS, AND MIDSPANS. SUCH BLOCKING SHALL BE 2" MIN. THICKNESS AND FULL DEPTH OF JOISTS.
 5. MINIMUM HEADER SIZES SHALL BE ACCORDING TO THE HEADER SIZE TABLE UNLESS OTHERWISE NOTED.
 6. BASIS OF DESIGN: FLOOR LIVE LOAD OF 40 P.S.F, AND FLOOR DEAD LOAD OF 15 P.S.F.
 7. FLOOR DECKING TO BE 3/4" THICK T+G ORIENTED STRAND BOARD OR CDX PLYWOOD.
 8. JOIST HANGERS TO BE SIMPSON U210 OR EQUAL UNLESS OTHERWISE NOTED.
 9. DOUBLE JOISTS AND OR DOUBLE BLOCKING AT ALL INTERIOR WALLS.

- STAIRS:**
1. STARS TO BE CONSTRUCTED WITH THE FOLLOWING MATERIALS: 2"x6" KICKPLATE ANCHORED TO CONCRETE WITH EXPANSION TYPE ANCHOR BOLTS-ANCHORED TO FLOOR DECKING WITH 6-16D NAILS, 9/8"x11" TREADS WITH 1" MIN. NOSING, 3-2"x14" STRINGERS REQUIRED, 2"x12" BLOCKING, 3/4" OSB RISERS AND 2"x6" LEDGER.
 2. HANDRAIL/GUARDRAILS FINAL STYLE, MATERIAL AND COLOR TO BE OWNER'S CHOICE. DESIGN TO BE PER CURRENT I.R.C.
 3. GUARDRAILS TO BE 36" HIGH MIN. FROM FLOOR.
 4. HANDRAILS TO BE 34" MIN. TO 38" MAN. ABOVE TREAD NOSING.
 5. OPEN RAILING TO HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH.
 6. MINIMUM STAIR REQUIREMENTS: MAX. 7 3/4" RISE, MIN. 9-1/2" RUN.
 7. MINIMUM HEAD CLEARANCE 6'-8"
 8. PREFERRED STAIR REQUIREMENTS: RISE 7" TO 7 1/2", RUN 10" TO 12" MINIMUM HEAD CLEARANCE 7'-0"

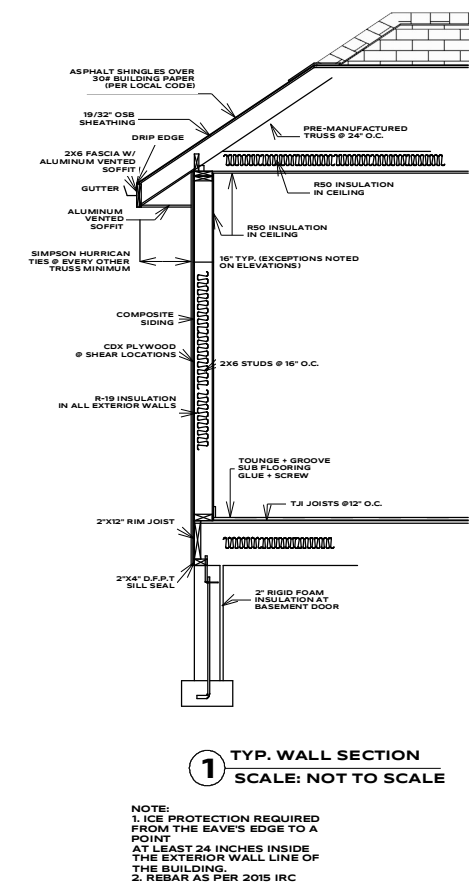
- THERMAL + MOISTURE PROTECTION:**
1. ASPHALT SHINGLES OVER TYPE 30 FELT OVER 19/32" MIN. OSB WITH FOUR NAILS EACH.
 2. R-49 INSULATION IN CEILING AND R-19 INSULATION IN EXTERIOR WALLS.
 3. INSTALL CAULKING COMPOUND AT ALL PENETRATIONS IN BUILDING ENVELOPE, I.E., HOLES DRILLED IN TOP PLATES AROUND WINDOWS, DOORS, SERVICE ENTRANCE PANEL.
 4. ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS SHALL HAVE CLEAR CROSS-VENTILATION AREAS TO THE OUTSIDE. VENTS SHALL PROVIDE AIR INTAKE TO MEET CURRENT I.R.C. ATTICS SHALL BE PROVIDED WITH A MIN. ACCESS OPENING OF 22"x30" WITH MIN. HEAD ROOM ABOVE ACCESS OPENING OF 30"
 5. FOAM PLASTIC SHALL NOT BE EXPOSED TO ATTIC. SEPARATE FOAM PLASTIC FROM ATTIC WITH 1 LAYER 1/2" SHEETROCK OR APPROVED FINISH MATERIAL AS PER CURRENT I.R.C.

- DOORS, WINDOWS, AND GLASS:**
1. ALL ESCAPE AND EGRESS WINDOWS TO BE 44" MAX. SILL HEIGHT ABOVE FLOOR PER CURRENT I.R.C.
 2. ESCAPE AND EGRESS WINDOWS SHALL HAVE A CLEAR OPENING SIZES AND DIMENSIONS PER CURRENT I.R.C.;
 3. ALL INTERIOR DOORS TO HAVE BASE BOARD TYPE DOOR STOPS (HINGE TYPE OPTIONAL)
 4. ALL EXTERIOR DOORS TO BE SOLID CORE STEEL OR FIBERGLASS.
 5. DOOR OPENING INTO THE GARAGE FROM THE LIVING QUARTERS TO BE SOLID WOOD 1-3/8" MIN. THICK, SOLID, OR HONEYCOMB CORE STEEL DOOR 1-3/8" MIN. THICK, OR 20-MIN FIRE-RATED DOORS AS PER CURRENT I.R.C.
 6. TEMPERED GLASS TO BE USED WHERE REQUIRED.

- FINISHES:**
1. FINISHED CEILINGS TO HAVE 1/2" DRYWALL W/ SKIP TROWEL FINISH OR AS DIRECTED BY OWNER/BUILDER.
 2. INTERIOR WALLS TO HAVE 1/2" DRYWALL TEXTURED AS DIRECTED BY OWNER/BUILDER.
 3. 5/8" DRYWALL IS REQUIRED AT STAIRWAY WALLS, CEILING, AND UNDER STAIRS.
 4. 5/8" DRYWALL ON CEILING (TYPE "X") OF GARAGE AND WALLS OF GARAGE ADJACENT TO LIVING AREA.
 5. USE 5/8" DRYWALL ON CEILING WHERE SUPPORTED AT 24" ON CENTER.
 6. DRYWALL SHALL BY NAILED OR SCREWED 4" O.C. AT EDGES + 6" O.C. IN THE FIELD OF EACH SHEET.
 7. USE TYPE "WR" SHEETROCK AS BACKING AT ALL SHOWER LOCATIONS ALONG WITH CERAMIC TILE OR APPROVED EQUAL AS PER CURRENT I.R.C. DUROCK OR EQUIVALENT CEMENT BOARD BACKING IS ALSO RECOMMENDED.
 8. AREAS RECEIVING TWO-TONE PAINT TO HAVE A MINIMUM OF TWO COATS OF FINAL COLOR OF PAINT APPLIED.

- PLUMBING:**
1. INSPECTION IS REQUIRED PRIOR TO BACKFILL OF WATER, GAS AND SEWER LINES.
 2. INSTALL APPROVED AIR-GAP FITTINGS ON DISCHARGE SIDE OF DISHWASHER.
 3. ALL EQUIPMENT TO BE NEW AND OF EQUAL QUALITY AS SPECIFIED.
 4. AFTER THE PLUMBING SYSTEM INSTALLATION IS COMPLETED THE CONTRACTOR SHALL CONDUCT AN OPERATION TEST FOR APPROVAL.
 5. PLUMBING SHALL BE DESIGNED TO FOR WATER SOFTENING EQUIPMENT EXCEPT THAT RAW WATER LINES SHALL BE PROVIDED TO OUTSIDE HOUSE BIBS.
 6. RECESS PLUMBING FITTINGS INTO WALL FOR WASHER HOOKUP.
 7. ALL SHOWER HEADS ARE TO BE INSTALLED AT 6'6" ABOCE FINISHED FLOOR OF SHOWER OR TUB.
 8. USE ABS FOR WASTE AND VENT PIPING AND COPPER (OR PEX PER OWNER CHOICE CONFIRM WITH OWNER) FOR WATER PIPING.
 9. PROVIDE HOT WATER RELIEF VALVE FOR WATER HEATER AND DRAIN.
 10. MAIN PLUMBING STACKS SHALL RUN UNDIMINISHED IN SIZE (3" MIN. AND DIRECT AS POSSIBLE FROM THE MAIN DRAIN TO THE OPEN AIR ABOVE THE ROOF.
 11. TOILETS TO BE SET WITH A MIN. OF 15" FROM ITS CENTER TO A VERTICAL SUFACE AS PER CURRENT IRC

- CLIMATE CONTROL:**
1. FOR A/C UNITS INSTALLED EITHER IN ATTIC OR ON SECOND FLOOR AN EXTRA CORROSIVE RESISTANT WATER TIGHT PAN IS REQUIRED PER U.M.C.
 2. PROVIDE EXHAUST FAN AT BATHROOMS AND AT THE KITCHEN WHERE SHOWN ON THE PLANS. TWO EXHAUST FANS IF SHOWN IN MASTER BATH.
 3. DUCTWORK SHALL COMPLY WITH CURRENT U.M.C.
 4. FURNACE SYSTEM AND INSTALLATION OF FURNACE TO COMPLY WITH CURRENT U.M.C
 5. ALL DUCT REGISTERS TO BE OPERABLE AND ABLE TO BE SMOOTHLY CLOSED AND OPENED BY THE HOME OWNER.
 6. HUMIDIFIER TO BE INSTALLED ON MAIN FLOOR FURNACE.



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GENERAL
NOTES

S-1

ELECTRICAL NOTES:

GENERAL ELECTRICAL: PER CURRENT ELECTRICAL CODES AND AS NOTED IN PLAN.

ELECTRICAL BOXES TO SUPPORT FANS AND LARGE FIXTURES SHALL BE APPROVED FOR SUPPORTING SUCH LOADS.

3. COVERED JUNCTION BOXES SHALL BE PROVIDED UNDER KITCHEN SINKS TO PROVIDE POWER FOR DISHWASHERS, GARBAGE DISPOSERS AND OTHER APPLIANCES AS REQUIRED.

LIGHTING NOTES:

THE PRIMARY LIGHTING FOR KITCHENS AND BATHROOMS SHALL HAVE A MIN. EFFICIENCY OF 40 LUMENS PER WATT.

AN EXTERIOR LIGHT SHALL BE PROVIDED FOR EACH EXIT.

A SWITCH FOR AN INTERIOR LIGHT SHALL BE PROVIDED AT EVERY ENTRANCE.

INCANDESCENT LIGHTS SHALL NOT BE PLACED CLOSER THAN 12” FROM THE NEAREST POINT OF A STORAGE AREA ON A SHELF.

INCANDESCENT LIGHT FIXTURES LOCATED IN CLOSETS SHALL BE SHIELDED.

LIGHTING WILL BE PROVIDED FOR MECHANICAL EQUIPMENT LOCATED IN AN ATTIC OR UNDER FLOOR SPACE. A LIGHT SWITCH SHALL BE PROVIDED AT THE ACCESS OPENING.

FIXTURES TO BE CHOSEN BY HOMEOWNER.

ELECTRICAL OUTLET NOTES:

ELECTRIC OUTLETS IN BATHROOMS WITHIN SIX FEET OF SINKS,IN GARAGES, BASEMENTS AND OUTDOORS SHALL BE GFI PROTECTED.

EXTERIOR OUTLETS SHALL HAVE WEATHER PROOF COVERS.

EXTERIOR ELECTRICAL OUTLETS SHALL BE PROVIDED AT THE FRONT AND BACK OF THE BUILDING.

ELECTRICAL OUTLETS SHALL BE PLACED NOT FURTHER THAN 12” O.C. ON EVERY WALL AND SHALL BE PLACED ON WALLS GREATER THAN 2’ IN LENGTH.

COUNTERTOPS 12” AND WIDER SHALL HAVE ELECTRICAL OUTLETS SPACED NOT GREATER THAN 48” O.C.

HALLWAYS 10’ OR GREATER IN LENGTH SHALL HAVE AT LEAST ONE ELECTRICAL OUTLET.

MECHANICAL EQUIPMENT SHALL HAVE AN ELECTRICAL OUTLET LOCATED WITHIN 25’.

AT LEAST ON RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND COUNTER SPACES WITH A LONG DIMENSION OF 24” OR GREATER AND A SHORT DIMENSION OF 12” OR GREATER.

PROVIDE TWO OR MORE DEDICATED 20-AMPERE SMALL APPLIANCE BRANCH CIRCUITS EVENLY PROPORTIONED IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM OR SIMILAR AREA.

AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH PENINSULA COUNTER WITH A LONG DIMENSION OF 24” OR GREATER AND A SHORT DIMENSION OF 12” OR GREATER.

SMOKE ALARMS:

R314.1 GENERAL. SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SECTION R314.

R314.1 LISTINGS. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034.

R314.3 LOCATION. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS.
1. IN EACH SLEEPING ROOM.

2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECTION R314.3.

R314.3.1 INSTALLATION NEAR COOKING APPLIANCES. SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING LOCATIONS UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN A LOCATION REQUIRED BY SECTION R314.3.

R314.3.1 INSTALLATION NEAR COOKING APPLIANCES. SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING LOCATIONS UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN A LOCATION REQUIRED BY SECTION R314.3.

1. IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET (6096 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

2. IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET (3048MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

3. PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 6 FEET (1828 MM) HORIZON TALLY FROM APERMANENTLY INSTALLED COOKING APPLIANCE.

R314.4 INTERCONNECTION. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.

R314.5 COMBINATION ALARMS. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS.

R314.6 POWER SOURCE. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PORTECTION.

CARBON MONOXIDE ALARMS

R315.1 GENERAL. CARBON MONOXIDE ALARMS SHALL COMPLY WITH SECTION R315.

R315.1.1 LISTINGS. CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND UL 217.

R315.2 WHERE REQUIRED. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R315.2.1 AND R315.2.2.

R314.3.1 INSTALLATION NEAR COOKING APPLIANCES. SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING LOCATIONS UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN A LOCATION REQUIRED BY SECTION R314.3.

1. IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET (6096 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

2. IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET (3048MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

3. PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 6 FEET (1828 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

R314.4 INTERCONNECTION. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.

R314.5 COMBINATION ALARMS. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS.

R314.6 POWER SOURCE. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PORTECTION.

R315.2.1 NEW CONSTRUCTION. FOR NEW CONSTRUCTION, CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN DWELLING UNITS WHERE EITHER OR BOTH OF THE FOLLOWING CONDITIONS EXIST.

THE DWELLING UNIT CONTAINS A FUEL-FIRED APPLIANCE.
THE DWELLING UNIT HAS AN ATTACHED GARAGE WITH AN OPEING THAT COMMUNICATES WITH THE DWELLING UNIT.

R315.3 LOCATION. CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIALTE VICINITY OF THE BEDROOMS. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

R315.4 COMBINATION ALARMS. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS.

R315.5 POWER SOURCE. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND , WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PORTECTION. EXCEPTIONS:

CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE BATTERY OPERATED WHERE INSTALLED IN BUILDINGS WITHOUT COMMERCIAL POWER. CARBON MONOXIDE ALARMS INSTALLED IN ACCORDANCE WITH SECTION R315.2.2 SHALL BE PERMITTED TO BE BATTERY POWERED.

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LOCATION

NEW
CONSTRUCTION
PROJECT

DECEMBER 17, 2025
DATE

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