

SPRINGSIDE MEADOWS
TOWNHOMES
BASEMENT

v1 PLAN

COMMUNITY: SMTH

FOUNDATION

LOT NUMBER: ----

SALISBURY
HOMES



494 WEST 1300 NORTH
SPRINGVILLE, UT. 84663
OFFICE# (801) 491-9091
FAX# (801) 491-9096

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VERSION INFORMATION:

SHEET NUMBER	SHEET TITLE
0	COVER / INDEX SHEET
1	FOUNDATION PLAN
2	MAIN FLOOR PLAN
3	UPPER FLOOR PLAN
4	ELEVATIONS
5	ELEVATIONS
6	FLOOR FRAMING PLAN
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8	GENERAL NOTES / BUILDING SECTION / DETAILS
9	MAIN FLOOR ELECTRICAL PLAN
10	UPPER FLOOR ELECTRICAL PLAN
11	STRUCTURAL DETAILS

CODE ANALYSIS 2015 IRC & 2015 IBC (STRUCT)

BUILDING AREA	FINISHED SQ. FT.	1607 SQ.FT.
	UNFINISHED SQ. FT.	502 SQ.FT.
	GARAGE SQ. FT.	363 SQ.FT.
	PATIO/PORCH SQ. FT.	30 SQ.FT.
	TOTAL SQ. FT.	2472 SQ.FT. UNDER ROOF
	OPTIONAL SQ. FT.	
	HEIGHT	17'-4"
NUMBER OF STORIES		2 STORY

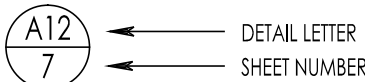
PLAN: PKWY VILLAGE TOWNHOMES	VERSION: 1	FOUNDATION TYPE: BASEMENT	494 WEST 1300 NORTH SPRINGVILLE, UT. 84663 OFFICE# (801) 491-9091 FAX# (801) 491-9096 whatssalisbury.com		
COMMUNITY: ----	LOT# ----	SQ. FEET: ----	ACRE: ----		DATE: 02-09-18
ADDRESS: ----					SCALE: 1" = 20'

ABBREVIATIONS

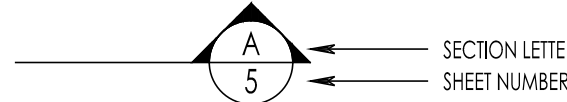
ANCHOR BOLT	AB.	GAUGE	GA.
ALUMINUM	ALUM.	GALLONS PER MINUTE	GPM
ANGLE	<	HORIZONTAL	HORIZ.
APPROXIMATELY	APPROX.	HOSE VALVE	HV
ASSEMBLY	ASSY.	INCH	IN. OR "
AT (MEASUREMENTS)	@	INSIDE DIAMETER	ID
BENCH MARK	B.M.	INSULATION	INSUL.
BITUMINOUS SURFACE COURSE	BSC	INVERT	INV.
BLIND FLANGE	B.F.	LINEAL	LN.
BOTH WAYS	B.W.	MANUFACTURER	MFR.
BUILDING	BLDG.	MAXIMUM	MAX.
CAST IRON	CI	MECHANICAL	MECH.
CENTER LINE	CL	MINIMUM	MIN.
CHANNEL (STRUCTURAL)	C	NUMBER	NO. OR #
CLEANOUT	CO	ON CENTER	O.C.
CONCRETE	CONC.	OUTSIDE DIAMETER	OD, OR #
CONTINUOUS	CONT.	PLATE	PL
CORRUGATED METAL PIPE	CMP	POLYETHYLENE	PE
COUPLING	CPLG.	POLYETHYLENE PIPE	PE
CUBIC FEET per MINUTE	CFM	PIPE POLYVINYL-CHLORIDE	PIPE PVC
CUBIC FEET per SECOND	CF5	POUND	LB. OR #
CUBIC YARD	CU. YD.	POUNDS PER SQUARE INCH	PSI
DEGREE	DEG. OR °	PROPERTY LINE	PL
DETAIL	DET.	RADIUS	R
DIAGONAL	DIAG.	REMOVE	REM.
DIAMETER	DIA. OR Ø	REQUIRED	REQ.
DIMENSION	DIM	REVISION	REV.
DISTRIBUTION	DIST.	RIGHT-OF-WAY	R/W
DRAWING	DWG.	SLOPE	S
DUCTILE IRON PIPE	DIP	SPECIFICATION	SPEC.
EACH	EA.	SQUARE	SQ.
EACH FACE	E.F.	SQUARE FEET	SQ.FT.
EACHWAY	E.W.	SQUARE INCHES	SQ.IN.
ELBOW	ELB.	STAINLESS STEEL	ST.STL
ELEVATION	ELEV.	STANDARD	STD.
EXISTING	EXIST.	STATION	STA.
FEET	FT OR	STEEL	STL
FINISH GRADE	F.G.	TYPICAL	TYP.
FLANGE	FLG.	WHERE REQUIRED	W/REQ'D.
FLEXIBLE	FLEX.	WITH	W/
GALVANIZED	GALV.	WITHOUT	W/O
GALVANIZED STEEL PIPE	GSP	WELDED WIRE FABRIC	WWF

STANDARD SYMBOLS LEGEND

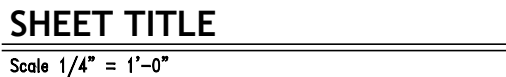
DETAIL



SECTION



SHEET REFERENCE



ELEVATION

(VIEW)



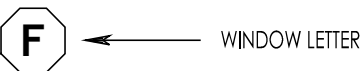
DOOR SYMBOL

(SEE A1.1 & DOOR SCHEDULE)



WINDOW SYMBOL

(SEE A1.1 & WINDOW SCHEDULE)



PLAN:

SPRINGSIDE MEADOWS
TOWNHOMES

TOTAL SQUARE FEET: 2109

FINISHED: 1607

UNFINISHED: 502

STAMP:

VERSION:

1

DATE:

2/09/2018

COMMUNITY:

SMTH

LOT#

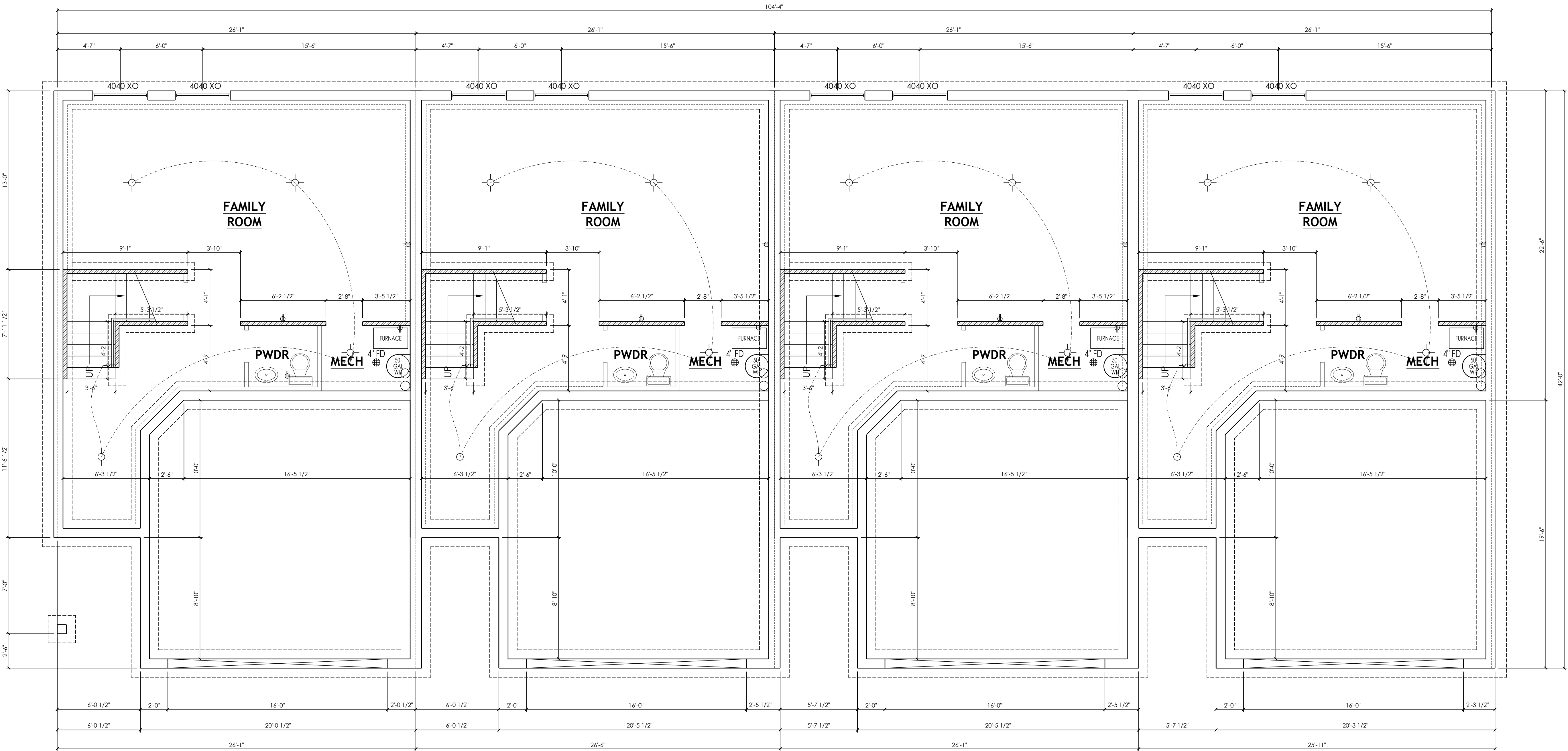
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COVER SHEET

FOUNDATION PLAN NOTES

1. SEE SHEETS PROVIDED BY STRUCTURAL ENGINEER FOR ALL SHEAR WALL CALLOUTS, NOTES AND DETAILS.
2. PROVIDE CONTROL JOINTS IN ALL WALK-WAYS AT 4'-0" O.C. OR U.N.O. BY CONTRACTOR.
3. PROVIDE CONTROL JOINTS IN DRIVEWAY AT 12'-0" O.C. OR U.N.O. BY CONTRACTOR.



LOWER LEVEL FLOORPLAN

SCALE 1/4" = 1'-0" S.F

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TOWNHOMES

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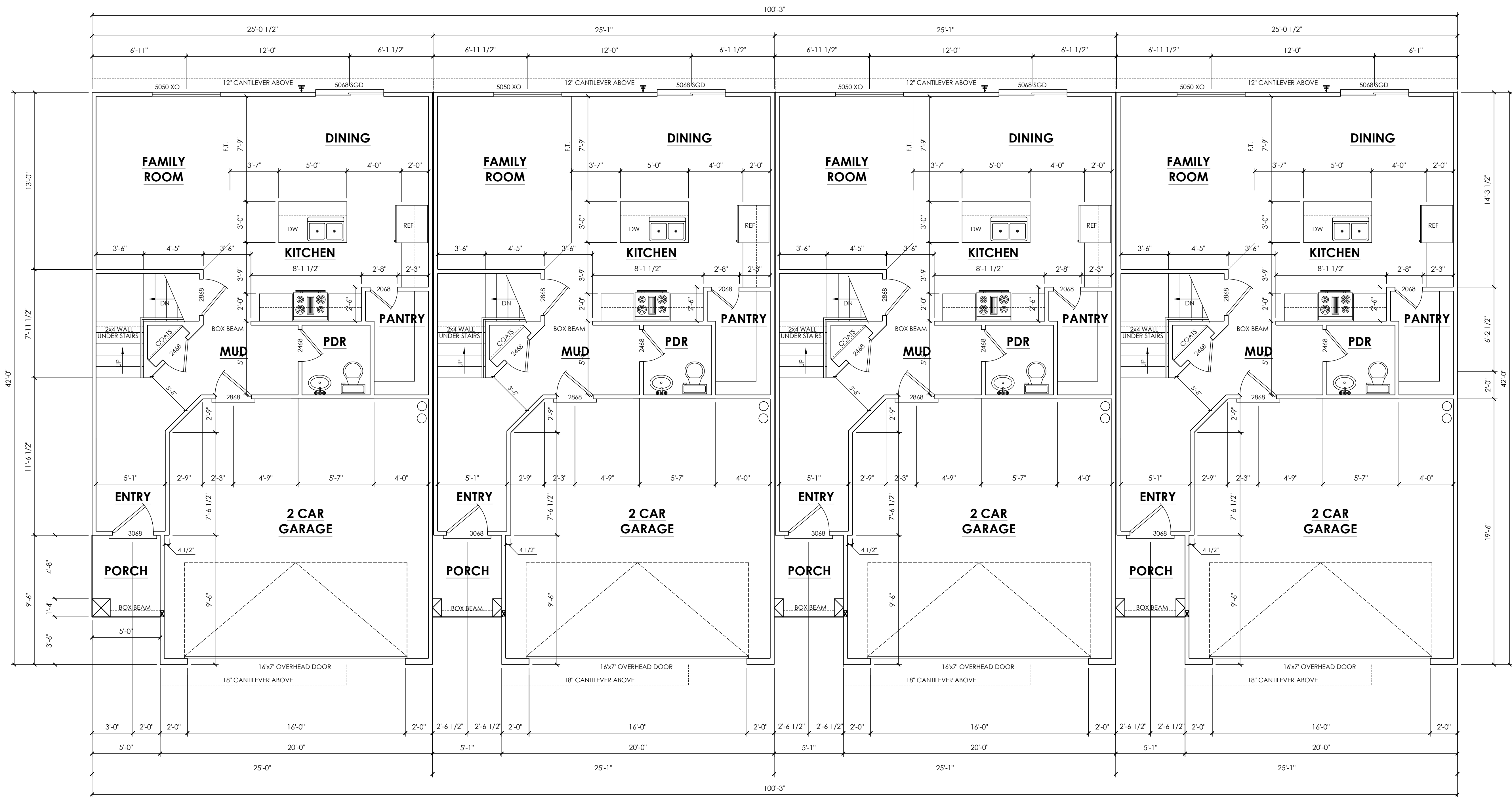
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FOUNDATION PLAN

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- FLOOR PLAN NOTES**
- SEE SHEETS PROVIDED BY STRUCTURAL ENGINEER FOR ALL SHEAR WALL CALLOUTS, NOTES AND DETAILS.
 - PROVIDE ACCESS TO JETTED TUB MOTOR IF TUB IS SET INTO A TUB DECK.
 - REFER TO ELECTRICAL SHEETS FOR LIGHTING, POWER, SMOKE DETECTOR AND CARBON DETECTOR LOCATIONS.
 - VENT DRYER TO OUTSIDE, USE METAL DUCT W/O MECHANICAL FASTNERS.
 - USE 5/8" TYPE "X" SHEETROCK ON ALL WALLS, BEAMS & CEILINGS OF GARAGE (2 LAYERS ON CEILING WITH LIVING SPACE ABOVE). ANY PENETRATIONS THRU CEILING OR GARAGE FIREWALL TO BE FLASHED AND CAULKED.
 - DOOR FROM GARAGE TO LIVING SPACE SHALL BE A MINIMUM 1 3/4" SOLID CORE DOOR WITH A 20 MINUTE RATING W/ SELF CLOSING HINGES.

MAIN FLOOR PLAN

SCALE 1/4" = 1'-0"

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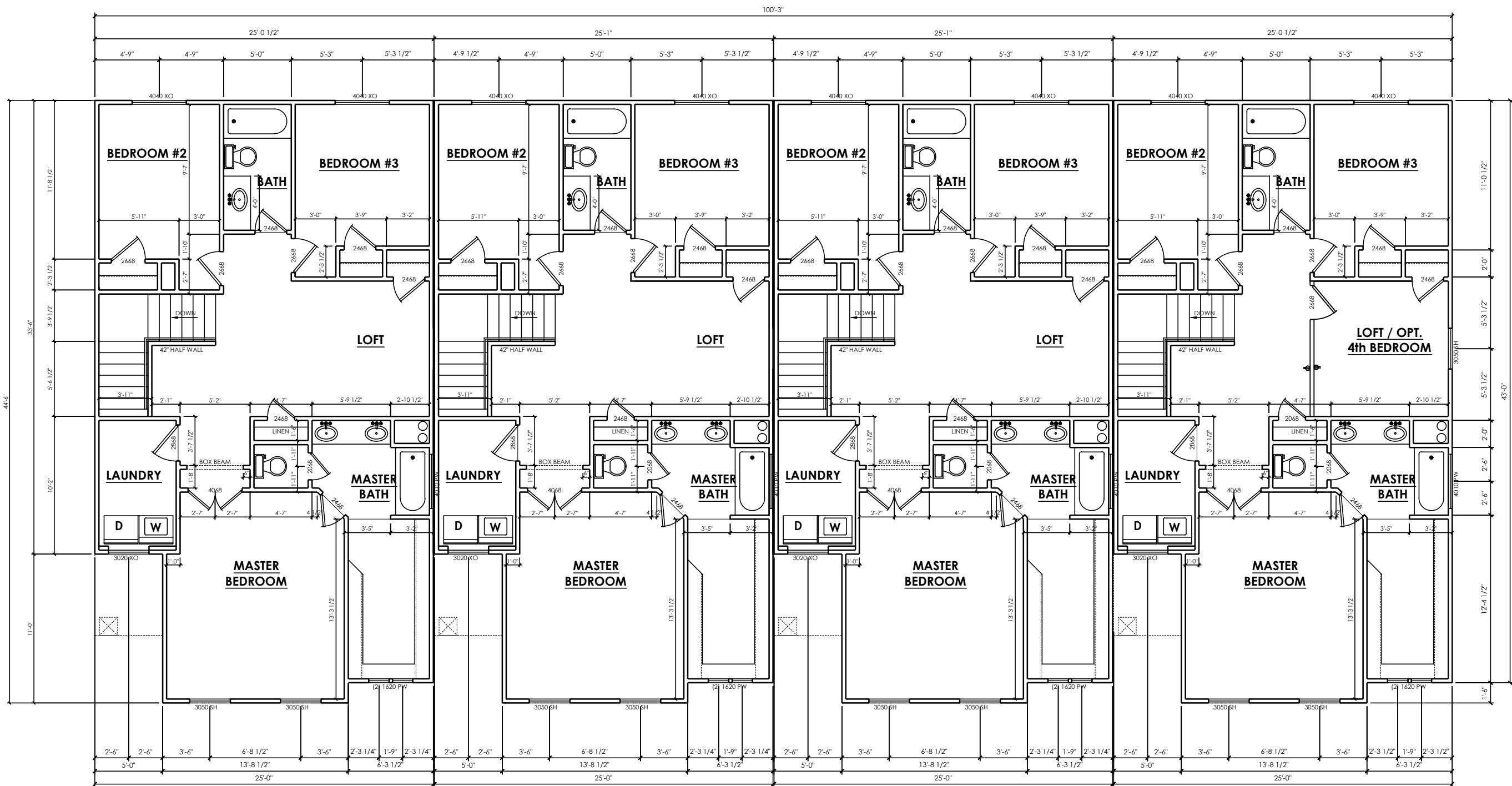
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MAIN FLOOR PLAN



UPPER FLOOR PLAN

SCALE 1/4" = 1'-0"

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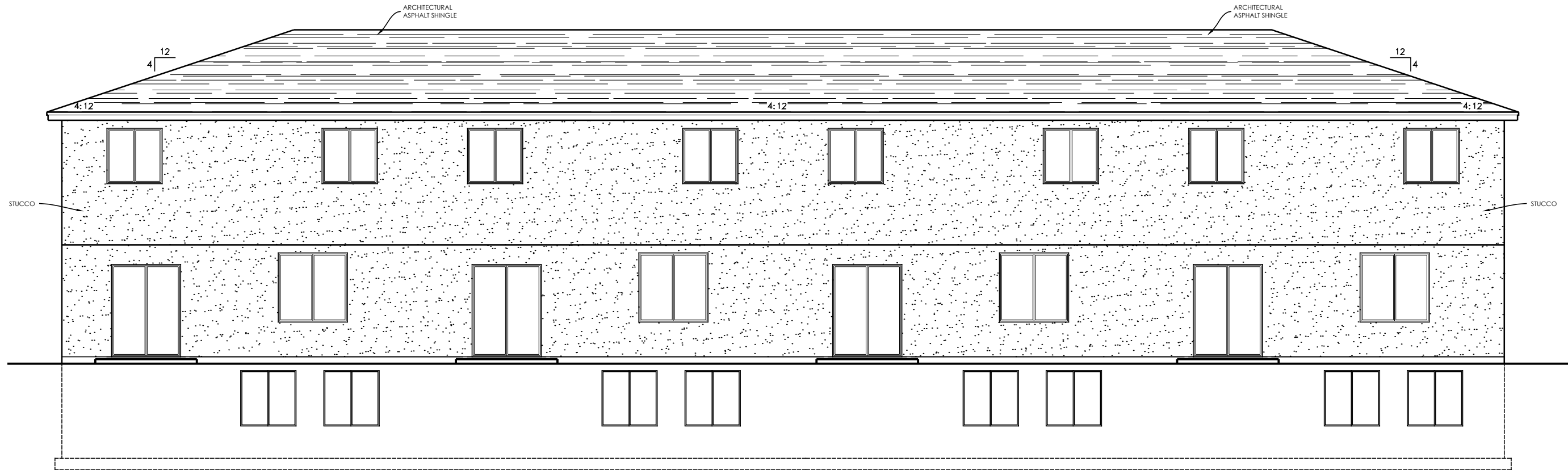
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UPPER FLOOR PLAN

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FRONT ELEVATION
SCALE 1/4" = 1'-0"



BACK ELEVATION
SCALE 1/4" = 1'-0"



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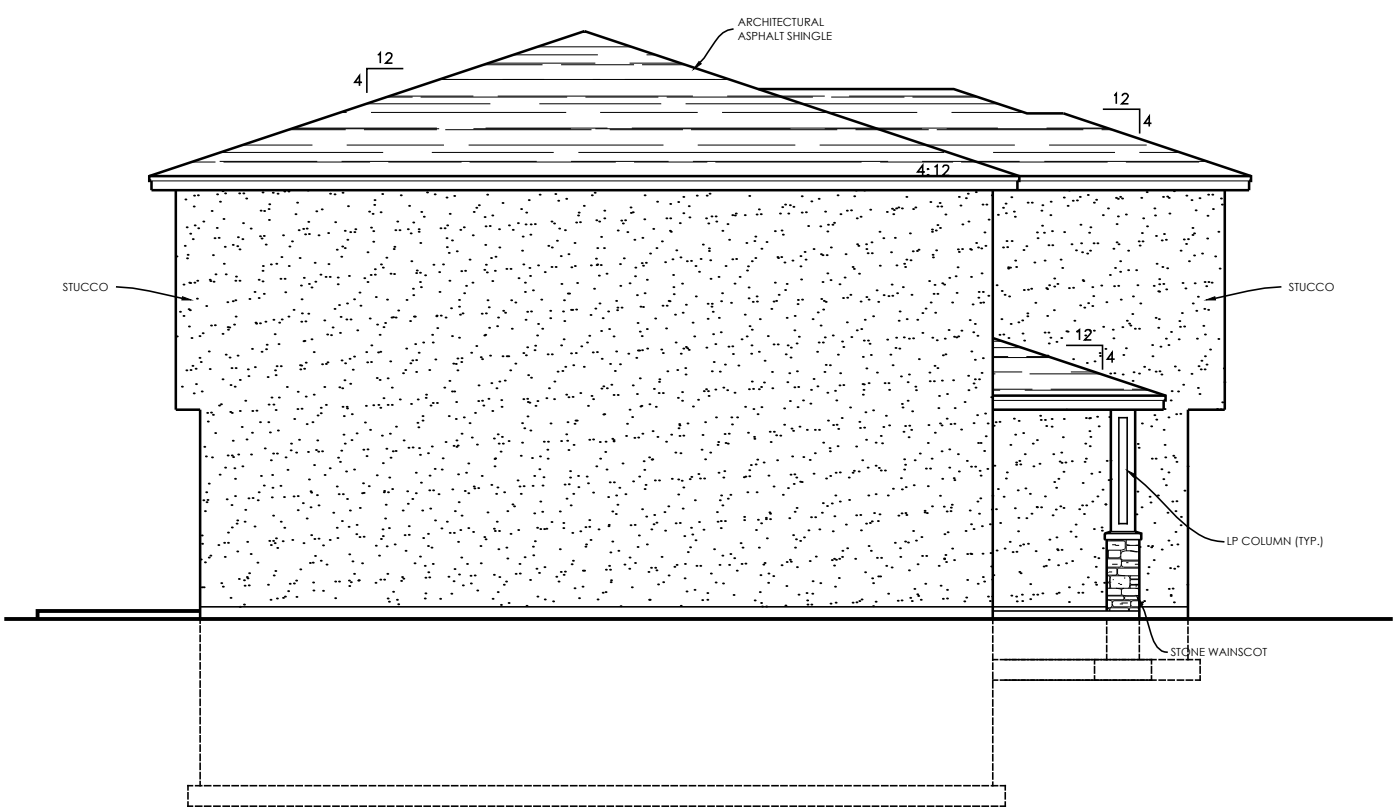
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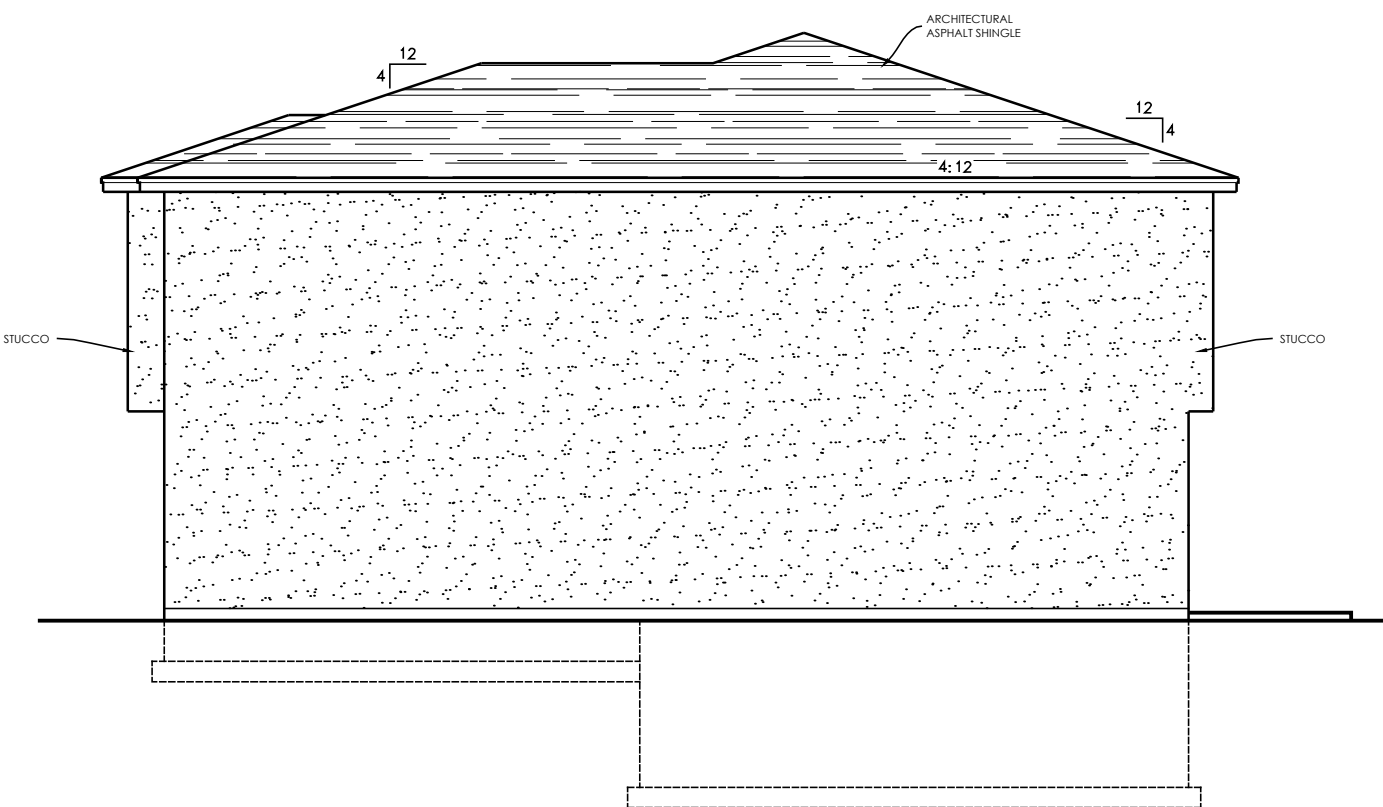
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ELEVATIONS

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LEFT ELEVATION

SCALE 1/8" = 1'-0"



RIGHT ELEVATION

SCALE 1/8" = 1'-0"

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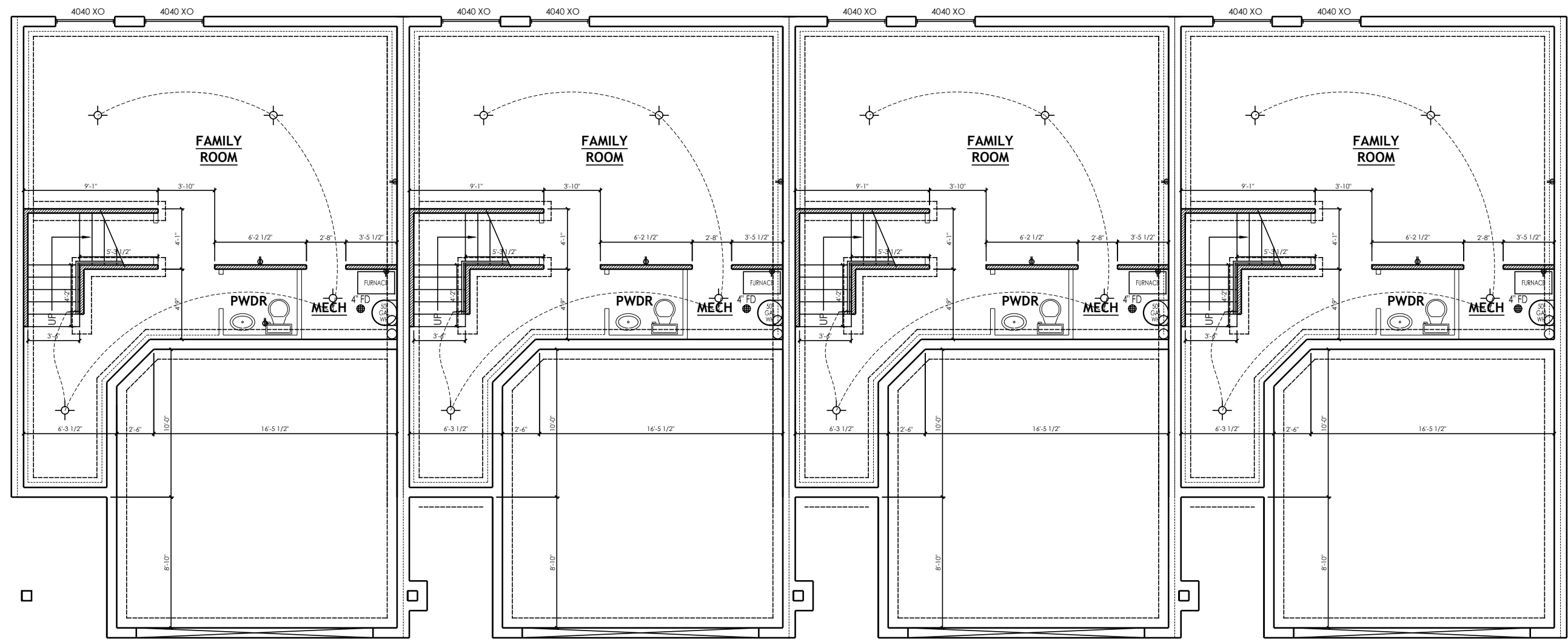
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FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"



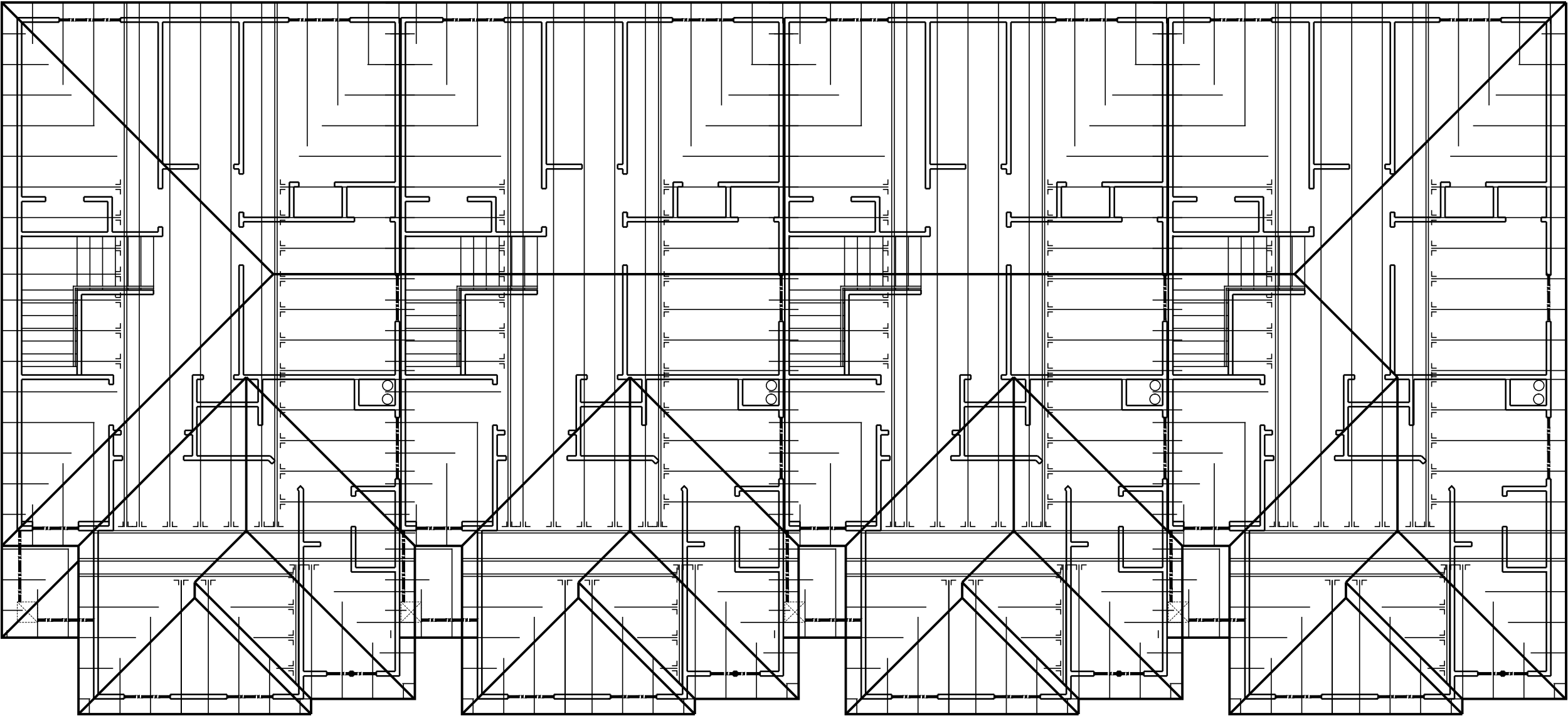
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FLOOR FRAMING PLAN	

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ROOF FRAMING PLAN
SCALE 1/4" = 1'-0"

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GENERAL NOTES

1. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO FINAL INSPECTION. CONSTRUCTION DEBRIS SHALL BE SECURED AT ALL STAGES OF CONSTRUCTION TO PREVENT TRAVELING FROM THE JOB SITE.
2. ALL CONSTRUCTION MUST CONFORM TO ALL ADOPTED CODES AND STATUTES OF THE JURISDICTION IN WHICH CONSTRUCTION TAKES PLACE.
3. ANY EARTH FILL TO SUPPORT CONCRETE FLOORS, WALKS, DRIVEWAYS, ETC. MUST BE COMPACTED TO 90%.
4. ALL FOOTINGS TO BE PLACED 12" BELOW UNDISTURBED GROUND AND A MINIMUM OF 30" BELOW FINISHED GRADE OR AS REQUIRED FOR LOCAL FROST LINE. TOP OF FOUNDATION SHALL BE 6" MIN. ABOVE FINISHED GRADE. FINISHED GRADE MUST SLOPE AWAY FROM THE BUILDING A MIN. OF 6" FOR THE FIRST 10' OF AND 2% AFTER. DRAINAGE FROM LOT SHALL FLOW INTO AN APPROVED DRAINAGE SYSTEM.
5. 1/2" ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE SHALL BE A MAXIMUM OF 32" O.C. AND NO MORE THAN 12" FROM THE CORNERS w/ 3" x 3" x 1/4" PLATE WASHERS.
6. CURBS, GUTTERS AND SIDEWALKS AT FRONTAGE OF THE LOT SHALL BE INSTALLED AT THE TIME OF NEW CONSTRUCTION. CURB, GUTTER, AND SIDEWALKS SHALL BE CLEAN AND IN NEW CONDITION AT TIME OF FINAL INSPECTION.
7. NO STUMPS, ROOTS, OR ORGANIC MATERIAL SHALL BE PRESENT IN SOIL AT THE AREA OF THE BUILDING.
8. CONTRACTOR SHALL PROVIDE A MIN. OF 7'-0" HEADROOM IN ALL AREAS OF DWELLING. BEAMS MY PROJECT 6" BELOW REQUIRED CEILING HIGHT. CEILING HEIGHT IN BASEMENT WITHOUT HABITABLE ROOMS MAY BE 6'-8" MIN. WITH BEAMS PROJECTING 4" BELOW CEILING HEIGHT.
9. APPROVED NUMBERS SHALL BE PROVIDED FOR ADDRESS OF NEW BUILDINGS AND PLACED IN A POSITION WHICH IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET AT FRONTAGE OF PROPERTY.
10. STAIRWAYS SHALL BE A MINIMUM OF 36" WIDE, MINIMUM HEADROOM OF 6'-8". A MAXIMUM RISE OF 7 3/4"; MINIMUM RUN OF 10". A MAXIMUM VARIATION OF 3/8" IS PERMITTED IN RISE, RUN, OR PROJECTION IN A RUN OF STAIRS. SOLID RISERS (CONCRETE, ETC.) REQUIRES A 1/4" x 1 1/4" NOSING OR A 10" MINIMUM RUN. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 10" MEASURED AT A POINT 12" FROM THE SIDE WHERE THE TREADS ARE NARROWER. WINDERS SHALL HAVE A MINIMUM TREAD DEPTH OF 8" AT ANY POINT.
11. HANDRAILS MUST BE INSTALLED ON STAIRS WITH 2 OR MORE RISERS. HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINALS. HAND RAILINGS SHALL NOT BE LESS THAN 34" OR MORE THAN 38" ABOVE NOSE OF TREAD. HANDRAIL SHALL HAVE A DIAMETER NOT LESS THAN 1 1/8" OR MORE THAN 2".
12. GUARDRAILS SHALL BE NOT LESS THAN 36" IN HEIGHT. OPEN RAILING SHALL HAVE INTERMISSION RAILS SPACED SUCH THAT A 4" SPHERICAL OBJECT CANNOT PASS THROUGH.
13. LANDINGS SHALL BE A MIN. 36" x 36" AT ALL EXTERIOR SWINGING HINGED DOORS AND AT TOP AND BOTTOM OF ALL STAIRS.
14. INSTALL DENSE, NONABSORBENT WATER PROOF SHEET ROCK ON WALLS OF SHOWERS, TUBS, ETC. ENTIRE HEIGHT OF WALL.
15. PROVIDE ATTIC ACCESS OF NOT LESS THAN 22" x 30" CLEAR OPENING AND ALLOW 30" MIN. HEADROOM. ATTIC ACCESS MUST BE LOCATED IN A READILY ACCESSIBLE LOCATION (NOT IN A CLOSET).
16. ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS SHALL HAVE A CLEAR CROSS VENTILATION AREA TO THE OUTSIDE. VENTS SHALL PROVIDE AIR INTAKE TO ALLOW A MIN. OF 1,200 SQ. FT. OF ATTIC SPACE IN BOTH GABLE / ROOF VENTS. VENTS FOR SOFFITS SHALL PROVIDE AIR INTAKE TO ALLOW A MIN. OF 1,200 SQ. FT.
17. CHIMNEYS FOR FIREPLACES SHALL EXTEND A MIN. OF 2'-0" ABOVE ROOF OR 10'-0" AWAY FROM OUTSIDE AIR INTAKE OPENINGS.
18. ALL GARAGE WALLS, BEAMS, AND CEILINGS TO HAVE 5/8" TYPE 'X' SHEET ROCK INSTALLED. IN DWELLINGS WHICH HAVE LIVING SPACE OVER THE GARAGE INSTALL 5/8" TYPE 'X' SHEET ROCK OR EQUIVALENT.
19. PROVIDE COUNTER FLASHING AND CAULKING AT ALL EXTERIOR OPENINGS (DOORS, WINDOWS, DRYER VENTS, ETC.) AND INSTALL PER MFG'R SPECS.
20. PROVIDE METAL FLASHING OR 15# FELT BETWEEN WOOD SHEATHING AND CONCRETE PORCHES, LANDINGS AND STAIRS.
21. ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS THAN 4% OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS, OR OTHER APPROVED OPENING TO THE OUTSIDE AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OF SHALL OTHERWISE BE READILY CONTROLLED BY THE BUILDING OCCUPANTS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED.

FRAMING NOTES

1. JOISTS UNDER PARALLEL BEARING PARTITIONS TO BE DOUBLED AND JOISTS UNDER PARALLEL NONBEARING WALLS SHALL BE DOUBLED IF WALL EXCEEDS 1/3 THE LENGTH OF THE JOIST 12" AND LONGER. 3/4" PLYWOOD OR O.S.B. SHALL BE USED FOR SUB FLOOR IF JOIST SPACING IS 24" O.C.
2. FIRE STOPPING
3. FIRE BLOCK STUD SPACES OVER 10'-0" 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.
4. FIRE STOP OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, AND FIREPLACES AT CEILING AND FLOOR LEVERS WITH APPROVED NONCOMBUSTIBLE MATERIALS.
5. STUDS WHICH EXCEED 9'-0" IN LENGTH SHALL BE 2X6 UNLESS OTHERWISE SPECIFIED BY ENGINEER.
6. SOLID BLOCK BETWEEN JOISTS, RAFTERS, AND TRUSSES OVER BEARING WALLS. BLOCKING TO BE A 2" NOMINAL THICKNESS AND FULL DEPTH OF JOISTS, RAFTER, OR TRUSS.
7. UNLESS OTHERWISE NOTED, BRACE ALL EXTERIOR WALL AND CROSS STUD PARTITIONS WITH MIN. 7/16" O.S.B. OR EQUIVALENT PLYWOOD WITH 8d NAILS @ 6" O.C. ON PANEL EDGES AND 12" O.C. IN FIELD OF PANEL.
8. STRAPS AND SHOES ARE INSTALLED AT WEAKENED OR NON-CONTINUOUS TOP PLATES, AND AT ALL STUDS NOTCHED OR BORED BEYOND ACCEPTABLE CODE LIMITS.
9. NAIL PLATES SHALL BE REQUIRED TO PROTECT CONCEALED PIPING PASSING THROUGH OR NOTCHED INTO STRUCTURAL MEMBERS WHERE THERE IS LESS THAN 1 1/2" TO THE FACE OF THE MEMBER. WIRING INSIDE OF FRAMING MEMBERS WHERE THE BORED HOLE IS CLOSER THE 1 1/2" TO THE NEAREST EDGE OF THE FRAMING MEMBER OR THE FRAMING MEMBER IS NOTCHED. A STEEL PLATE NOT LESS THAN 1/16" THICK AND APPROPRIATE LENGTH AND WIDTH SHALL BE INSTALLED TO COVER THE AREA.

WINDOW NOTES

1. WINDOWS SHOULD BE HEAD AT DOOR HEIGHT.
2. BEDROOM WINDOW SELLS SHALL BE WITHIN 4'-4" OF THE FINISHED FLOOR. SUCH WINDOW SHALL HAVE A MIN. CLEAR OPENING OF 5.7 SQ. FT. WITH A MIN. HEIGHT CLEARANCE OF 24" AND A MIN. WIDTH CLEARANCE OF 20". (EGRESS REQUIREMENTS)
3. ALL OPERABLE WINDOWS AND GLASS DOORS SHALL INCLUDE SCREENS.
4. ALL BASEMENT WINDOWS NOT FULLY 6" ABOVE GRADE SHALL BE PROTECTED BY GALVANIZED IRON OR CONCRETE WINDOW WELLS. (SEE WINDOW WELL REQUIREMENTS)
5. ALL WINDOWS SHALL BE DOUBLE GLAZED WITH 1/4" MIN. SPACES. U-VALUE OF WINDOW PER RES-CHECK MIN.
6. SHOWER AND TUB ENCLOSURES SHALL BE FULLY TEMPERED.
7. FRAMELESS GLASS DOORS, GLASS IN DOORS, FIXED GLASS PANELS, WINDOWS OVER BATH TUBS, ALL GLASS WITHIN 24" OF ANY DOOR, WINDOW WITHIN 18" OF FINISHED FLOOR, AND SIMILAR GLAZED OPENING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED GLASS.
8. PROVIDE 9" FLASHING AROUND ALL WINDOWS AND DOORS WITH SILL PLATE FLASHING.

PLUMBING NOTES

1. PLUMBING VENTS SHALL TERMINATE AT LEAST 3'-0" ABOVE AND 10'-0" AWAY FROM OUTSIDE AIR INTAKE OPENINGS AND CAN NOT BE FLAG POLED.
2. INSTALL FREEZELESS BACKFLOW PREVENTION HOSE BIBS.
3. SHOWER HEADS TO BE 2.5 GALLONS PER MINUTE MAX.
4. ALL TOILETS AND WATER CLOSETS TO HAVE 1.6 GALLON FLUSH MAX.
5. PROVIDE 21" MIN. CLEARANCE IN FRONT OF WATER CLOSETS AND A COMPARTMENT WIDTH OF 30" MIN.
6. SLP JOINTS ARE NOT ALLOWED IN CONCEALED LOCATIONS (BATH TUBS).
7. PROVIDE ANTI-SCALD VALVES ON ALL SHOWER HEADS AND BATH TUB COMBINATIONS.
8. SHOWER COMPARTMENT SHALL HAVE A LEAST 800 SQ. IN. OF FLOOR AREA AND BE OF SUFFICIENT SIZE TO INSCRIBE A CIRCLE WITH A DIAMETER NOT LESS THAN 30". HINGED SHOWER DOOR SHALL OPEN OUTWARD WITH A MIN. WIDTH OF 22" CLEAR.
9. THE WALL AREA ABOVE THE BUILT-IN TUBS HAVING INSTALLED SHOWER HEADS AND IN-SHOWER COMPARTMENT WALLS SHALL FORM A WATERTIGHT JOINT WITH EACH OTHER AND WITH EITHER THE TUB, RECEPTOR, OR SHOWER FLOOR.
10. WALL HEATER SHALL BE ANCHORED OR STRAPPED IN THE UPPER THIRD OF THE APPLIANCE TO RESIST A MIN. 1/3 OF THE OPERATING WEIGHT OF THE APPLIANCE. TAG VALVES SHALL BE PIRED TO THE FLOOR AND APPROVED FLOOR DRAIN. EXPANSION TANK REQUIRED.
11. PROVIDE ACCESS TO JETTED TUB PUMP PER MANUFACTURERS INSTALLATION INSTRUCTIONS. PROVIDE ACCESS TO ELECTRICAL WITHOUT DAMAGE TO BUILDING OF FINISHES. ELECTRICAL PROTECT FOR TUB TO BE PROTECTED. ALL METAL PIPING SYSTEMS, METAL PARTS OR ELECTRICAL EQUIPMENT, AND PUMP MOTORS ASSOCIATED WITH THE HYDRO MASSAGE TUB SHALL BE BONDED TOGETHER USING A COPPER BONDING JUMPER NOT SMALLER THAN #8 SOLID UNLESS IT IS AN APPROVED LISTED DOUBLE INSULATED SYSTEM.

AIR BARRIER AND INSULATION INSTALLATION

1. AIR BARRIER AND THERMAL BARRIER - A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED AIR PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
2. CEILING ABOVE THE AIR BARRIER IN ANY DROPPED CEILING, SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SEALED. ACCESS OPENINGS, DROP DOWN STAIR OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.
3. WALLS, CORNERS AND HEADERS SHALL BE INSULATED AND THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND THE TOP OF THE EXTERIOR WALLS SHALL BE SEALED. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER/NEE WALLS SHALL BE SEALED.
4. WINDOWS, SKYLIGHTS AND DOORS - THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING AND SKYLIGHTS AND FRAMING SHALL BE SEALED.
5. RUN JOISTS - RUN JOISTS SHALL BE INSULATED AND INCLUDE THE AIR BARRIER.
6. FLOORS (INCLUDING ABOVE GRADE AND CRAWLSPACES) INSULATION SHALL BE INSTALLED TO MAINTAIN A PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECKING THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.
7. CRAWL SPACE WALLS, WHERE PROVIDED IN LIEU OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWLSPACE WALLS. EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS 1 VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.
8. SHAFT PENETRATIONS, DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.
9. NARROW CAVITIES - BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
10. GARAGE SEPERATION - AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITONED SPACES.
11. RECESSED LIGHTING - RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT, IC RATED, AND SEALED TO THE DRYWALL.
12. PLUMBING AND WIRING - BATT INSULATION SHALL BE CUT CLEARLY TO FIR AROUND WIRING AND PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
13. SHOWER TUB ON EXTERIOR WALL - EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED AND THE AIR BARRIER INSTALLED SEPARATING THEM FROM THE SHOWERS AND TUBS.
14. ELECTRICAL/PHONE BOX ON EXTERIOR WALLS - THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR-SEALED BOXES SHALL BE INSTALLED.
15. HVAC REGISTER ROOTS - HVAC REGISTER ROOTS THAT PENETRATE BUILDING ENVELOPE SHALL BE SEALED TO THE SUB-FLOOR OR DRYWALL.
16. FIREPLACE - AN AIR BARRIER SHALL BE INSTALLED ON FIREPLACE WALLS. FIREPLACE SHALL HAVE GASKETED DOORS.

MECHANICAL NOTES

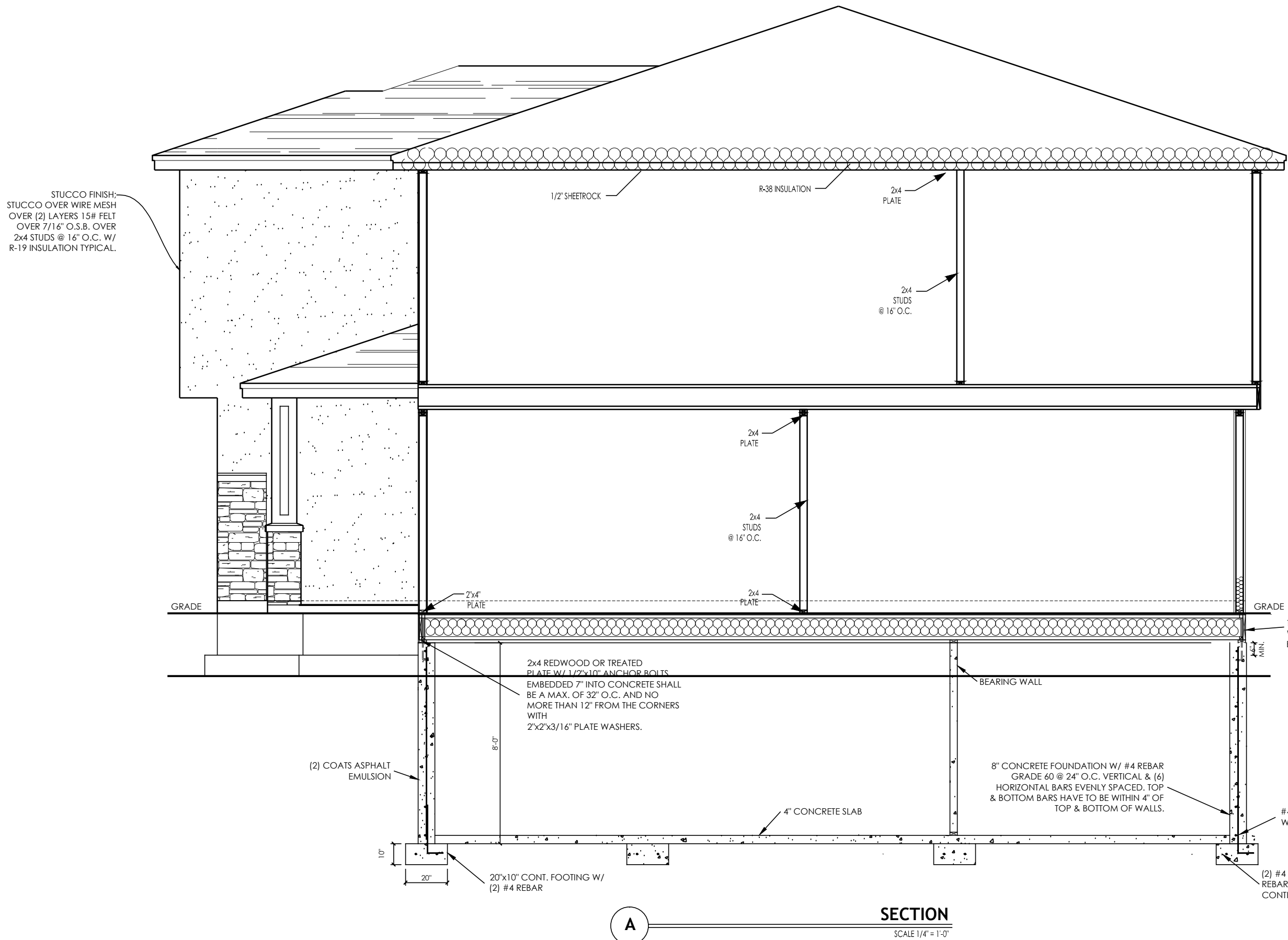
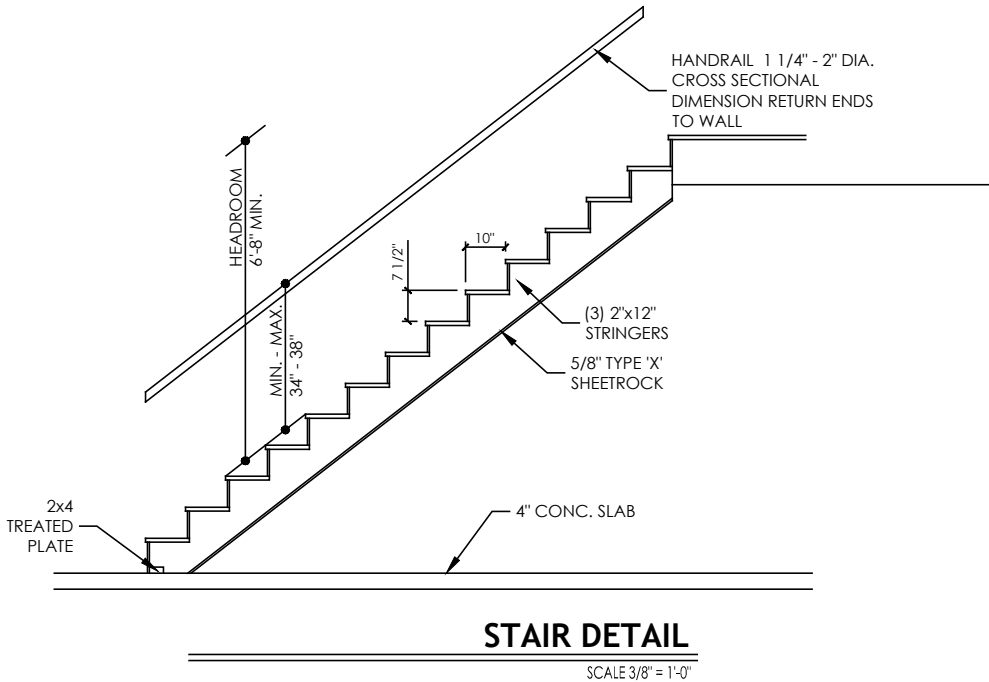
1. FURNACE TO BE RHEEM (OR EQUAL) BTUH OUTPUT PER HEAT LOSS CALCULATIONS. EFFICIENCY SHALL BE PER RES-CHECK.
2. PROVIDE 30" WORK SPACE IN FRONT OF ALL HEATING CONTROLS WITH A 3" MIN. WORK SPACE AT THE SIDES, BACK, AND TOP. INSTALL ACCORDING TO MANUFACTURERS INSTALLATION AND CLEARANCE INSTRUCTIONS.
3. FURNACES AND WATER HEATERS SHALL BE INSTALLED SUCH THAT THEY CAN BE REMOVED INDIVIDUALLY WITHOUT REMOVING THE OTHER APPLIANCE.
4. FLUE VENTS AND EXHAUST FAN VENTS SHALL BE AT LEAST 3'-0" ABOVE IF LOCATED WITHIN 10'-0" OF AN OUTSIDE AIR INLET.
5. EXHAUST FANS SHALL BE CAPABLE OF EXHAUSTING A MIN. OF 60 CFM OF AIR TO THE OUTSIDE AND IS REQUIRED IN BATHROOMS, TOILET ROOMS, AND SIM. COMPARTMENTS WITHOUT A MIN. 1.5 SQ. FT. OF OPERABLE WINDOW.
6. JOINTS FOR RESIDENTIAL HEATING DUCTS SHALL BE MECHANICALLY FASTENED BY MEANS OF A LEAST (3) SCREWS EVENLY SPACES. SUPPORT DUCTS WITH APPROVED METAL SUPPORTS.
7. PROVIDE ADEQUATE COMBUSTION AIR TO OUTSIDE AND SIZED FOR FURNACE AND WATER HEATER. COVER INLET OF SUCH VENT WITH A CORROSION RESISTANT METAL SCREEN OF 1/4" MESH. VENT SHALL TERMINATE 4'-0" BELOW OR 4'-0" HORIZONTALLY AND AT LEAST 1'-0" ABOVE A DOOR, OPERABLE WINDOW, OR GRAVITY AIR INLET INTO BUILDING.
8. ALLOW 30" MIN. CLEARANCE BETWEEN RANGE AND COMBUSTIBLE MATERIALS. ALLOW A SIDE CLEARANCE PER MANUFACTURERS SPECS ON APPLIANCE.

ELECTRICAL NOTES

1. TEMPORARY WIRING SHALL BE IN ACCORDANCE WITH N.E.C. ARTICLE 305
2. ELECTRICAL PANEL TO BE 125 AMP MAX. (ELECTRICIAN TO VERIFY)
3. CLEARANCE FOR ELECTRICAL PANEL SHALL BE 30" WIDE BY 30" DEEP BY 6'-0" TALL MIN. ELECTRICAL PANEL IS NOT TO BE INSTALLED IN BATHROOMS, FIRE RATED GARAGE WALLS, OR CLOSETS
4. PACIFIC CORP REQUIRED THAT THE MAIN ELECTRICAL SERVICE ENTRANCE MUST BE WITHIN 10'-0" OF THE FRONT CORNER OF THE HOUSE. ELECTRICAL METER MUST BE ON THE SIDE OF THE HOUSE. ELECTRICAL SERVICE ENTRANCE CANNOT BE LOCATED OVER A WINDOW WELL OR WITHIN 3'-0" OF THE GAS METER.
5. KITCHEN COUNTER RECEPTACLES SHALL BE GFCI PROTECTED AND SUPPLIED BY A MIN. OF TWO 20 AMP SMALL APPLIANCE CIRCUITS. BATHROOM AND LAUNDRY AREA RECEPTACLES SHALL BE GFCI PROTECTED AND SUPPLIED BY AT LEAST ONE 20 AMP CIRCUIT.
6. INSTALL A UPER SECONDARY GROUNDING SYSTEM WHEN USING THE WATER SERVICES AS THE PRIMARY GROUND.
7. ELECTRICAL CENTRAL HEATING EQUIPMENT, OTHER THAN FIXED ELECTRICAL SPACE HEATING EQUIPMENT, SHALL BE SUPPLIED WITH AN INDIVIDUAL BRANCH CIRCUIT.
8. ELECTRICAL CONVENIENCE OUTLETS SHALL BE SPACED SUCH THAT NO POINT ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6'-0" FROM AN OUTLET.
9. ALL ELECTRICAL OUTLETS LOCATED OUTSIDE, IN THE GARAGE, OR AS CALLED OUT ON PLAN SHALL BE PROTECTED BY GROUND FAULT CIRCUIT INTERRUPTERS W/ BUBBLE COVERS.
10. SMOKE DETECTORS SHALL BE INSTALLED IN ALL BEDROOMS, AT THE HALLWAYS LEADING TO BEDROOMS, AND AT EVERY FLOOR LEVEL (INCLUDING BASEMENT). SMOKE DETECTORS SHALL BE HARD WIRED IN A SERIES WITH A BATTERY BACKUP.
11. ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15- AND 20- AMPERE RECEPTACLE OUTLETS INSTALLED IN BEDROOMS SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTERS.
12. LIGHTS IN CLOSETS SHALL HAVE A MIN. 12" CLEARANCE BETWEEN INCANDESCENT FIXTURE AND STORAGE SPACE OR 6" CLEARANCE BETWEEN FLUORESCENT FIXTURE AND STORAGE SPACE.
13. ELECTRICAL BOXES IN GARAGE TO BE 2HR. RATED.

DRYER NOTES

1. DRYER VENT DUCTS SHALL BE METAL WITH SMOOTH INTERIOR SURFACES AND SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS. THE DUCTS MUST TERMINATE AT THE EXTERIOR OF THE BUILDING AND MUST NOT BE INSTALLED WITH SHEET METAL SCREWS.
2. DRYER VENT DUCT SHALL BE 4" DIAMETER MIN. WITH A MAXIMUM LENGTH OF 25'-0" LESS 2'-6" FOR EACH 45 DEG. BEND.
3. DRYER VENT MUST NOT CONNECT TO ANY OTHER VENT, DUCT, OR CHIMNEY. VENT HOOD SHALL BE A MIN. OF 12" ABOVE FINISHED GRADE.
4. ALL DRYER VENTS SHALL BE COUNTER FLASHED AND CAULKED.



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VERSION INFORMATION:

PLAN:

SPRINGSIDE MEADOWS
TOWNHOMES

TOTAL SQUARE FEET:

2109

FINISHED:

1607

UNFINISHED:

502

STAMP:

VERSION:

1

DATE:

2/09/2018

COMMUNITY:

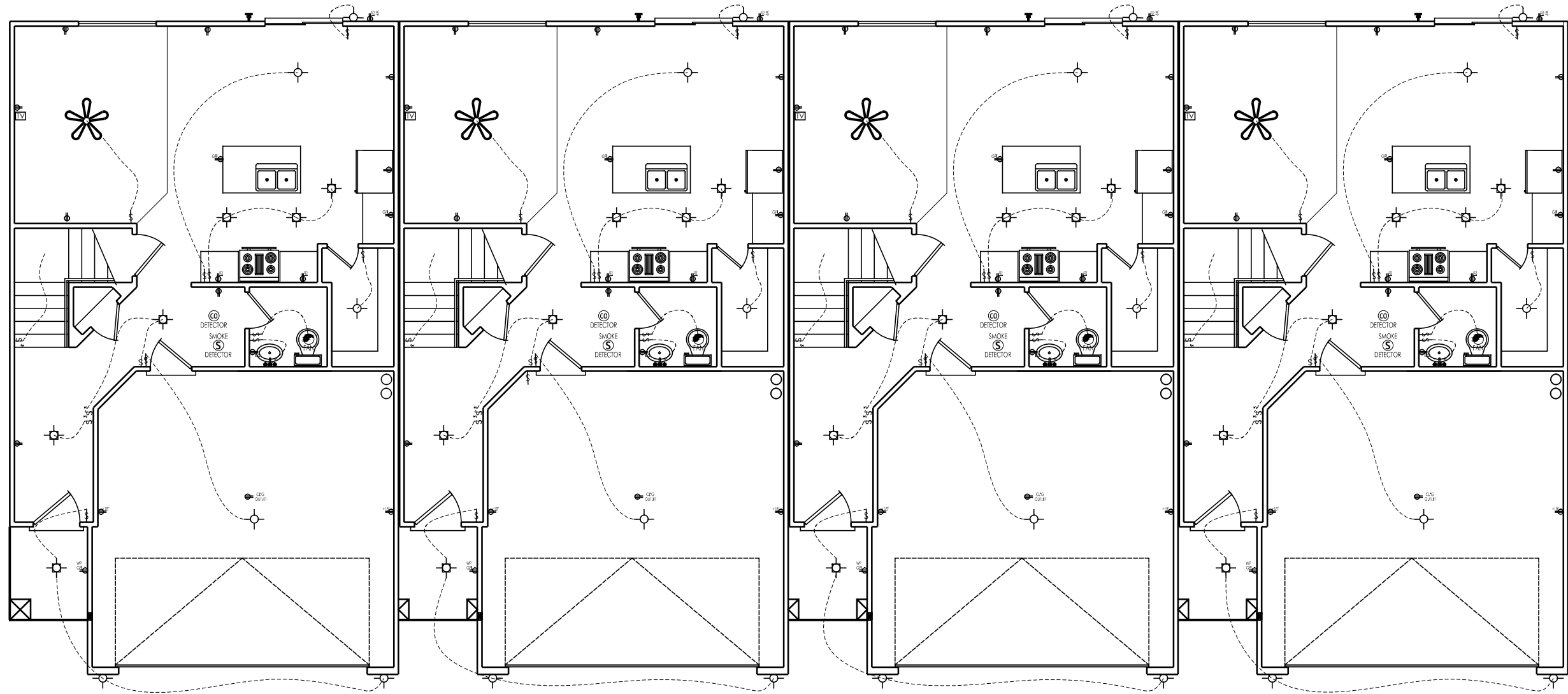
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SMTH

PAGE#

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WALL SECTIONS / DETAILS



ELECTRICAL NOTES	ELECTRICAL NOTES
1. ALL SMOKE ALARMS TO BE 120V POWERED BATTERY BACKED-UP AND INTERCONNECTED.	8. GFCI PROTECTION IS REQUIRED WITHIN 6FT OF ALL DWELLINGS UNIT SINKS (INCLUDING KITCHEN SINKS).
2. CO DETECTORS ON EACH LEVEL TO BE 120V POWERED BATTERY BACKED-UP AND INTERCONNECTED.	9. ALL 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE RECEPTACLES INSTALLED WITHIN 6FT OF THE OUTSIDE EDGE OF A DWELLING UNIT BATHTUB OR SHOWER STALL REQUIRES GFCI PROTECTION.
3. CO DETECTORS ARE TO BE LOCATED ON EACH LEVEL AND IN THE IMMEDIATE VICINITY OF THE BEDROOMS.	10. ALL DWELLING UNIT LAUNDRY AREAS NOW REQUIRE GFCI PROTECTION FOR 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE RECEPTACLES, REGARDLESS OF THE PRESENCE OF A SINK OR THE DISTANCE FROM THE SAME.
4. SMOKE DETECTORS ARE TO BE LOCATED IN EACH BEDROOM AND ON EACH LEVEL IN THE IMMEDIATE VICINITY OF THE BEDROOMS.	11. GFCI PROTECTION IS NOW REQUIRED FOR ALL OUTLETS THAT SUPPLY DISHWASHERS INSTALLED IN DWELLING UNITS.
5. ALL 15-20 AMP RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT.	12. AFCI DEVICES ARE REQUIRED TO BE INSTALLED IN A READILY ACCESSIBLE LOCATION.
6. ALL OUTLETS IN BEDROOMS ARE REQUIRED TO BE AFCI.	13. AFCI PROTECTION EXPANDED TO KITCHEN AND LAUNDRY AREAS.
7. OUTLETS ARE REQUIRED TO BE INSTALLED SO THAT NO POINT ALONG WALLS IS MORE THAN 6' FROM AN OUTLET.	

MAIN FLOOR PLAN
SCALE 1/4" = 1'-0" S.F.

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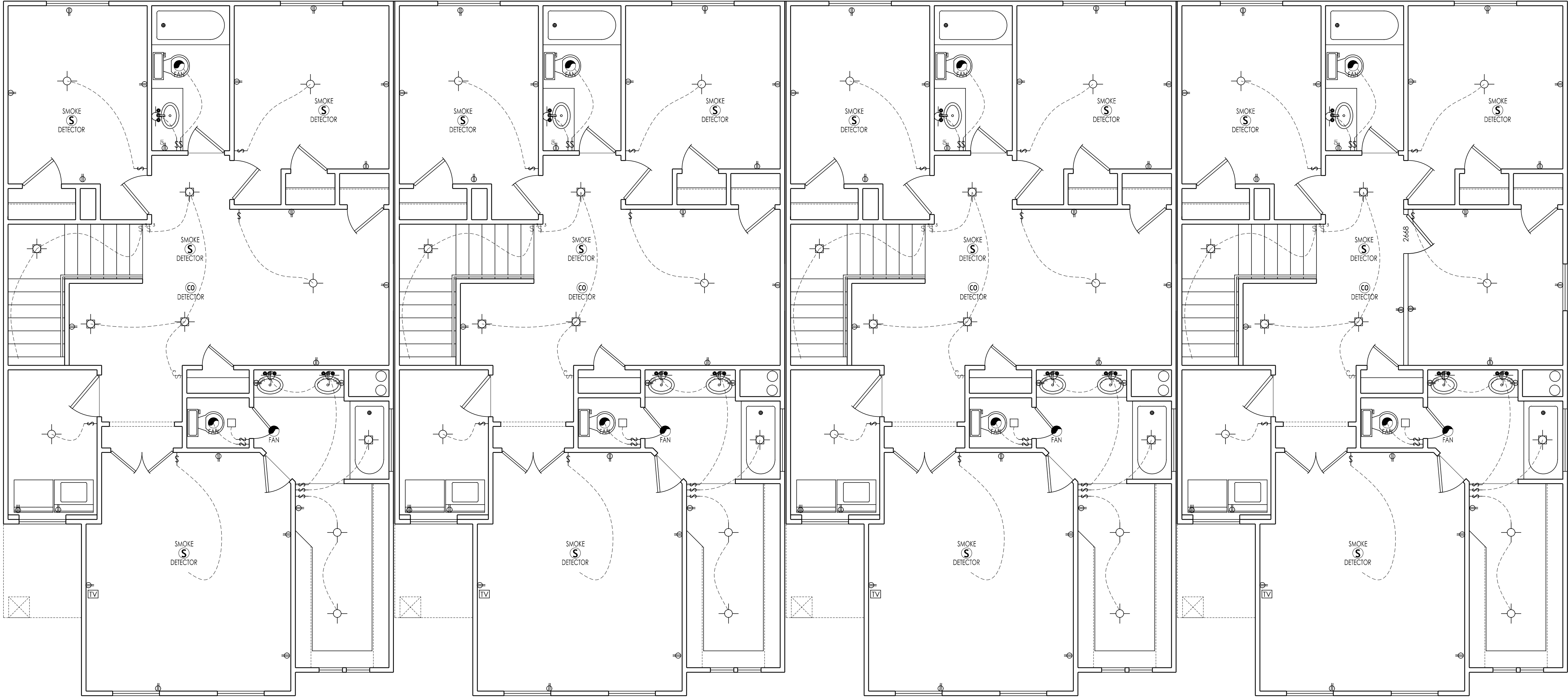
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VERSION INFORMATION:

PLAN:	
SPRINGSIDE MEADOWS TOWNHOMES	
TOTAL SQUARE FEET:	2109
FINISHED:	1607
UNFINISHED:	502
STAMP:	VERSION: 1
	DATE: 2/09/2018
COMMUNITY: SMTH	LOT# ----
PAGE#	
9 OF 11 ELECTRICAL PLAN	

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UPPER FLOOR PLAN

SCALE 1/4" = 1'-0"

S.F.

ROOF PLAN NOTES

1. PRE-ENGINEERED TRUSSES @ 24" O.C.
2. TRUSS MANUFACTURE TO VERIFY ROOF PITCH PRIOR TO PRODUCTION OF TRUSSES.
3. TYPICAL ROOF OVERHANG TO BE 18" U.N.O.
4. ALL BEARING WALL DOOR AND WINDOW HEADERS SHALL BE DOUBLE 2X10 WITH ONE TRIMMER & ONE KING STUD ON EACH SIDE, U.N.O.
5. ROOF SHALL BE VENTED WITH THE USE OF RIDGE VENTS, TURTLE VENTS, OR OHAGEN VENTS IN CONJUNCTION WITH UNDER SOFFIT TO MEET OR EXCEED MINIMUM VENTABLE AREA.

ELECTRICAL NOTES	
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VERSION INFORMATION:

PLAN:

SPRINGSIDE MEADOWS
TOWNHOMES

TOTAL SQUARE FEET: 2109

FINISHED: 1607

UNFINISHED: 502

STAMP:

VERSION:

1

DATE:

2/09/2018

COMMUNITY:

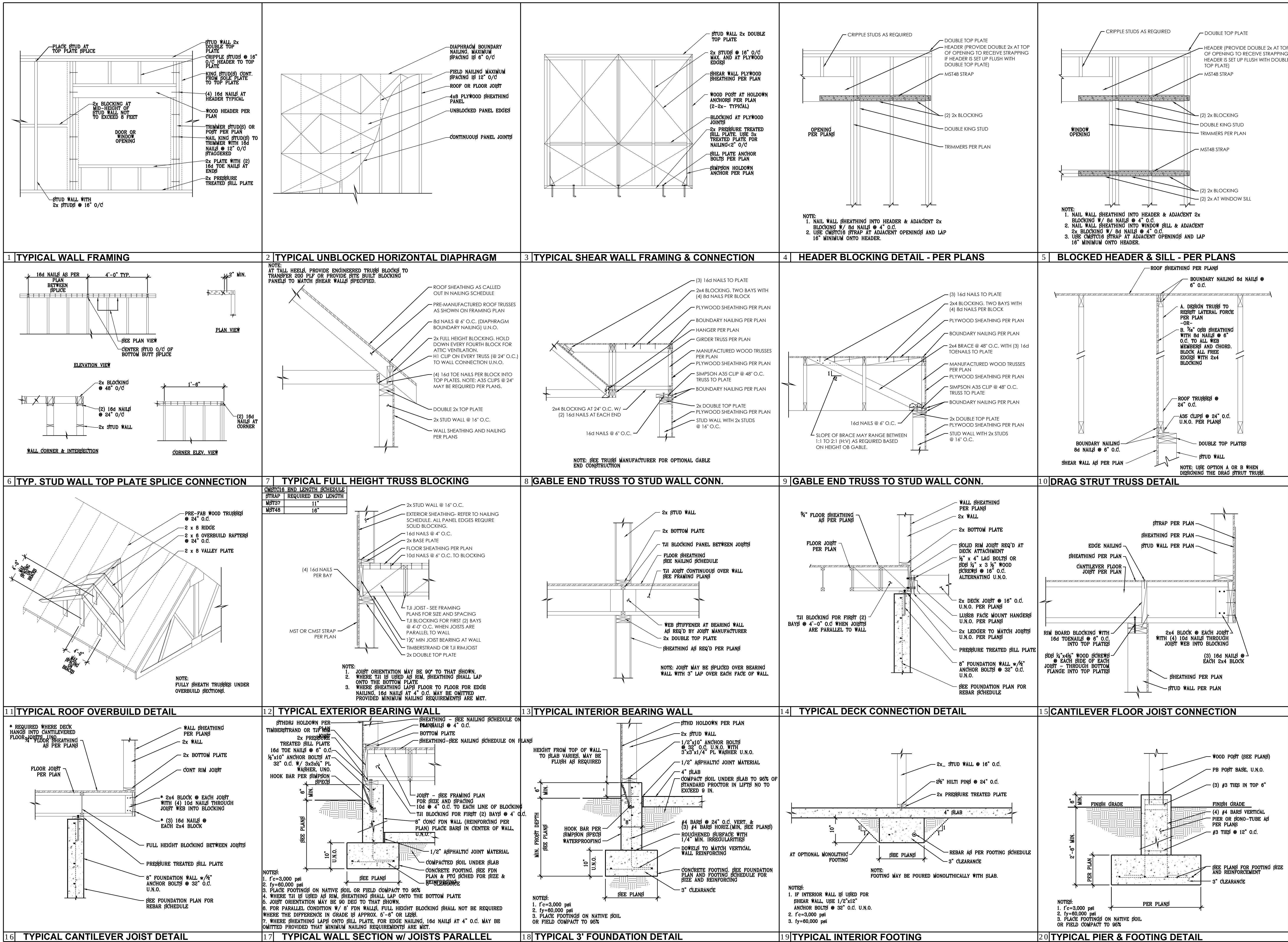
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UPPER FLOOR ELECTRICAL



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COMMUNITY: SMTH LOT#

PAGE# 11 OF 11

STRUCTURAL DETAILS