

The Villages at Arrowhead Park, Lot #116 - Riley

Address: 1545 N 1240 E - PAYSON



Ryan Moss
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New Residence For:
The Villages at
Arrowhead Park
LOT # 116

RILEY

Address:
1514 N 1240 E -
PAYSON

DATE: December 19, 2018
PARCEL #: T.B.D.

DRAWING TITLE: **COVER SHEET & NOTES**

SCALE: AS NOTED

DESIGNED BY:



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PAGE SCHEDULE

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A.2	PLOT PLAN & NOTES
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A.4	MAIN FLOOR PLAN
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E.1	BASEMENT FLOOR ELECTRICAL
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S.1	FOOTING & FOUNDATION PLAN
S.2	MAIN FLOOR FRAMING PLAN
S.3	SECOND FLOOR FRAMING PLAN
S.4	ROOF FRAMING PLAN

STRUCTURAL ENGINEER:



**ACUTE
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REVISIONS	
DATE	DESCRIPTION

SHEET
A.1



PARCEL # T.B.D.
1514 N 1240 EAST - PAYSON
VILLAGES AT
ARROWHEAD PARK #116

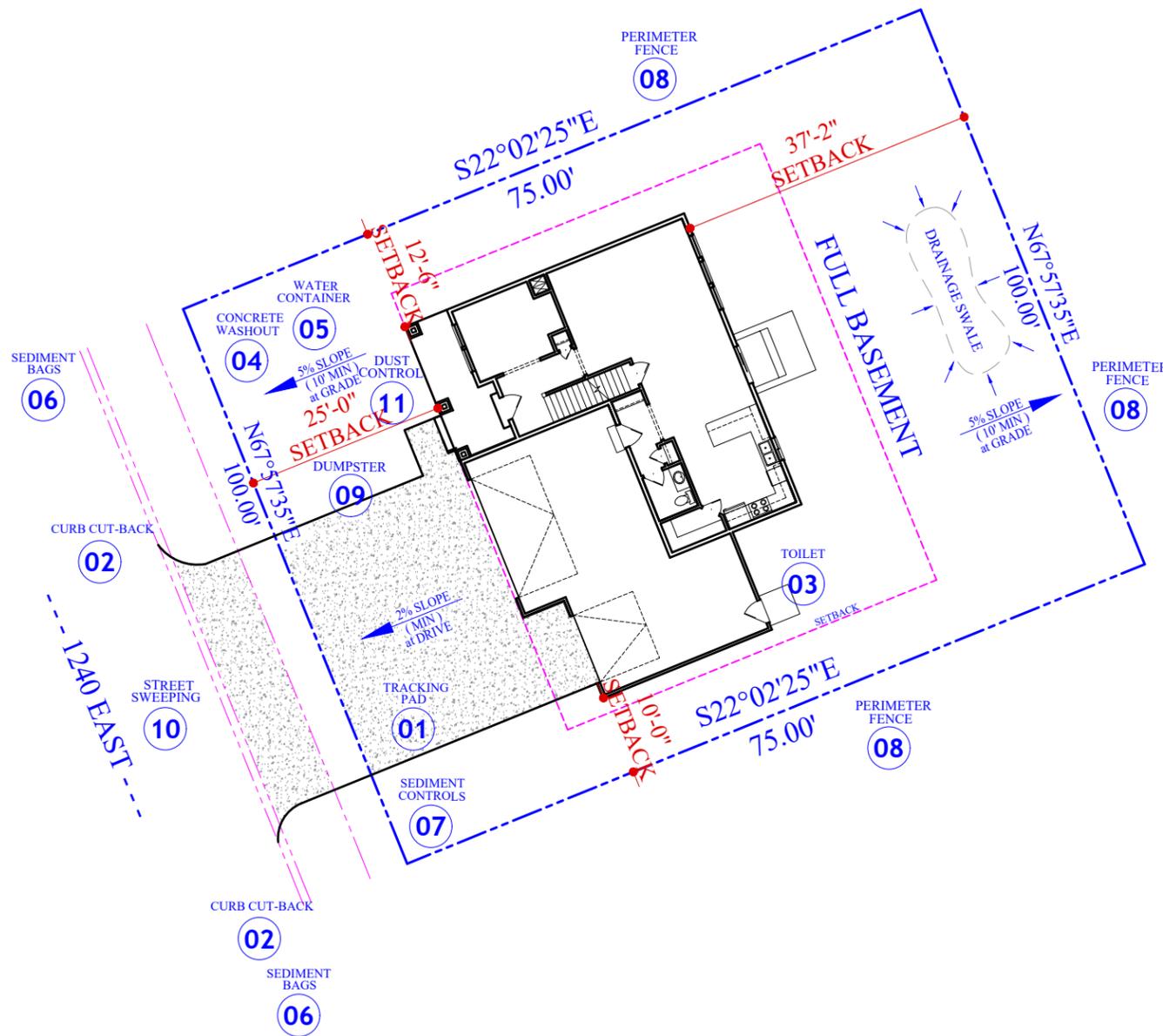
NOTE: LANDSCAPING SHALL BE GRADED SUCH THAT ALL STORM WATER IS CONTAINED ON PROPERTY. LONG-TERM DRAINAGE CONTROL BY STANDARD RESIDENTIAL LANDSCAPING, INCLUDING GRASS, TREES, BUSHES AND AN AUTOMATIC SPRINKLER SYSTEM.

DRAIN AS MUCH OF THE ROOF AS POSSIBLE OUT TO THE STREET FRONTING THE HOME TO MINIMIZE THE AMOUNT TO BE HANDLED WITHIN OWN LOT BOUNDRIES.
 MINIMUM 2% GRADE 10' AWAY FROM STRUCTURE

SWPPP NOTES:

1. TRACKING PAD WILL BE BUILT USING 2" FRACTURED ROCK AS SOON AS FOUNDATION IS BACK FILLED. ALL VEHICLES WILL ENTER THE SITE AT THIS POINT.
2. INSTALL A 3" CURB CUT BACK ON THE PARK STRIP FROM PROPERTY LINE TO PROPERTY LINE AS SOON AS FOUNDATION IS BACK FILLED.
3. PORTABLE TOILET MUST BE PLACED, PROPERLY ANCHORED, BEHIND THE SIDEWALK OR 8' AWAY FROM THE CURB OR EDGE OF ASPHALT.
4. CONCRETE WASHOUT. DESIGNATE AREA AND TRAIN SUBCONTRACTORS TO WASH CONCRETE, STUCCO AND PAINT IN THE WASH OUT AREA.
5. IF USING A CONCRETE PUMP TRUCK, A WATER TIGHT CONTAINER WILL BE PLACED UNDER THE HOPPER TO CATCH CONCRETE SPILLS AND WASH OUT WATER.
6. SEDIMENT BAGS. PLACE BAGS IN THE GUTTER NEAR THE DOWN STREAM PROPERTY LINE AND PROTECT INLETS NEAR THE CONSTRUCTION SITE.
7. PERIMETER SEDIMENT CONTROLS TO BE INSTALLED PERPENDICULAR TO THE DOWN HILL SLOPES CLOSE TO THE PROPERTY LINES.
8. IF NECESSARY, A PERIMETER CONTROL FENCE WILL BE INSTALLED AROUND THE PROJECT TO CHANNEL ACCESS TO THE SITE THROUGH THE TRACKING PAD.
9. DUMPSTER. GARBAGE MUST BE CONTAINED AND REMOVED REGULARLY.
10. STREET SWEEPING. STREET AND GUTTERS WILL BE SWEEPED AT THE END OF THE WORK DAY OR AS NEEDED.
11. DUST CONTROL. TAKE NECESSARY ACTIONS TO KEEP DUST DOWN.

NOTE: VERIFY SIDE SETBACKS



PLOT PLAN AND NOTES
 11X17 :20 SCALE ——— 24X36 :10 SCALE

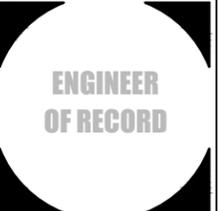


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DRAWING TITLE: **PLOT PLAN & NOTES**

SCALE: _____ AS NOTED



REVISIONS	
DATE	DESCRIPTION

SHEET
A.2

REVISIONS	
DATE	DESCRIPTION

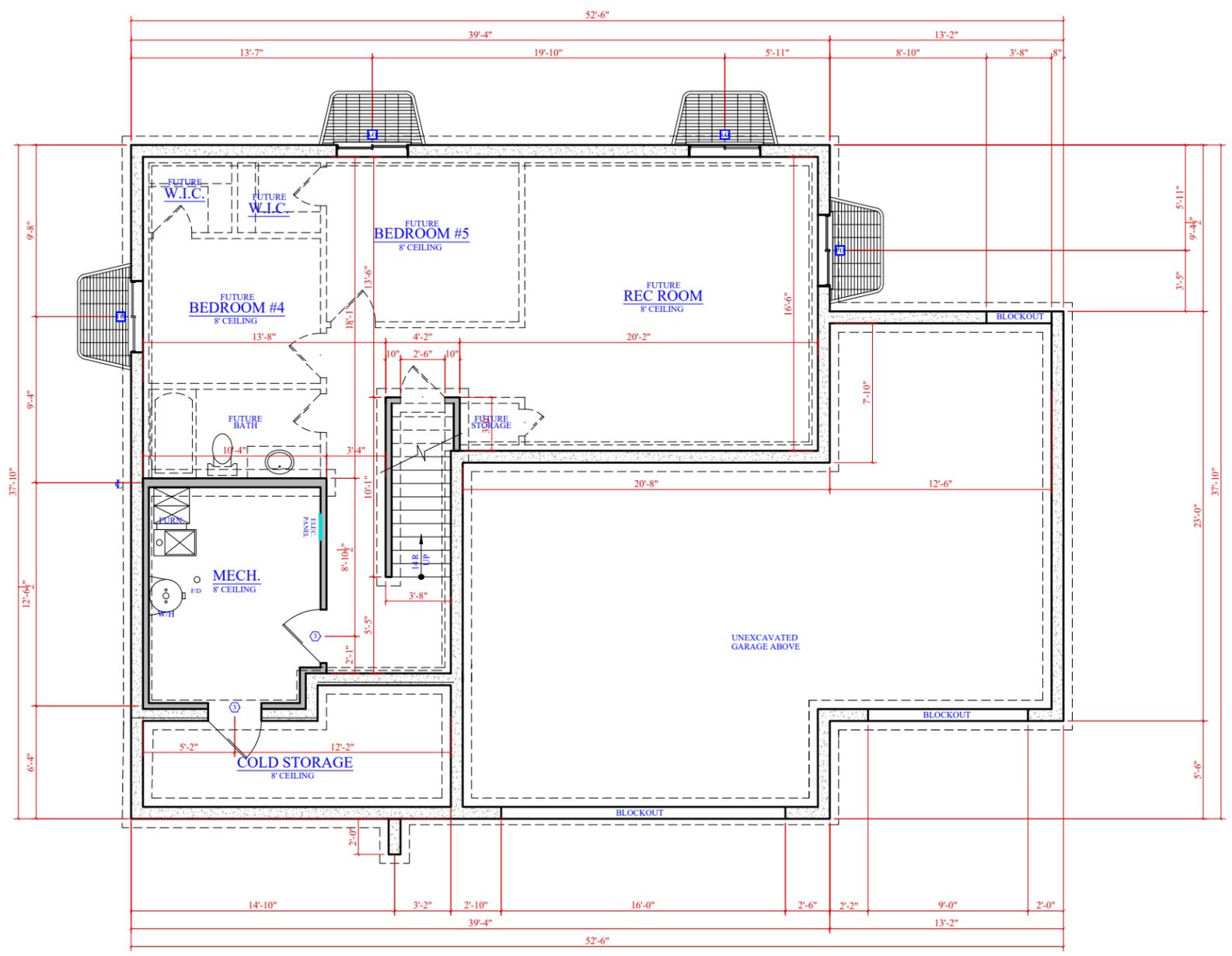
WINDOW SCHEDULE

SYMBOL	SIZE W X H	OPERATION	TYPE
□	5'-0" X 5'-0"	HORIZONTAL SLIDER	TYPE
□	3'-0" X 3'-0"	HORIZONTAL SLIDER	TYPE
□	3'-0" X 5'-0"	SINGLE HUNG	TYPE
□	4'-0" X 4'-0"	HORIZONTAL SLIDER	TYPE
□	3'-0" X 3'-0"	FIXED	TYPE
□	5'-0" X 4'-0"	HORIZONTAL SLIDER	TYPE
□	4'-0" X 1'-6"	HORIZONTAL SLIDER	TYPE
□	2'-6" X 5'-0"	SINGLE HUNG	TYPE
□	2'-0" X 4'-0"	SINGLE HUNG	TYPE
□	4'-0" X 4'-0"	HORIZONTAL SLIDER	TYPE

DOOR SCHEDULE

SYMBOL	SIZE W X H	STYLE	TYPE
⊙	3'-0" X 6'-8"	SEE PWO	FIBERGLASS EXTERIOR
⊙	5'-0" X 6'-8"	GLASS SLIDER	EXTERIOR
⊙	3'-0" X 6'-8"	SEE PWO	STEEL EXTERIOR
⊙	2'-6" X 6'-8"	SEE PWO	INTERIOR
⊙	2'-4" X 6'-8"	SEE PWO	INTERIOR
⊙	1'-6" X 6'-8"	SEE PWO	INTERIOR
⊙	5'-0" X 6'-8"	SEE PWO	INTERIOR
⊙	2'-0" X 6'-8"	SEE PWO	INTERIOR
⊙	2'-8" X 6'-8"	SEE PWO	INTERIOR

- A. EXCAVATION, BACKFILL, AND GRADING.**
- All excavations for footings shall be to natural, undisturbed soil.
 - All footings shall be placed on undisturbed earth and below frost line (30" minimum). Tops of foundation shall be a minimum of 8" above finished grade. Do not backfill until floor above has been installed.
 - Finish grading shall be done so as to provide positive drainage away from all building foundations. Grade shall slope away 6 inches minimum for the first 10 feet from building.
 - If soil is to be placed over the curb, gutter and sidewalk to allow driving equipment over the concrete without breaking it, then at least a 4" diameter pipe shall be placed in the gutter through the dirt to allow for drainage.
- B. WINDOWS.**
- Guest Rooms and habitable rooms within a dwelling unit shall be provided with natural light by means of exterior glazed openings with an area not less than 8% of the floor area of each room.
 - Guest rooms and habitable rooms within a dwelling unit shall be provided with natural ventilation by means of operable exterior openings with an area not less than 4% of the floor area of each room.
 - Tops of windows shall be at door header height, I.E. 6'8" (unless noted).
 - All window glass within 24" of exterior doors must be tempered.
 - All windows in rooms used for sleeping shall have sills not more than 48" above floor with a net clear opening of not less than 5.7 square feet. Height of opening shall not be less than 24 inches. With a net clear width of not less than 20 inches.
 - Provide flashing, counter flashing, and approved caulking at all exterior windows. Windows must be installed per manufacturer's specifications.
- C. VENTILATION.**
- Ventilation shall be provided in all crawl spaces by means of screened vents placed so as to provide cross ventilation.
 - Crawl spaces must have one square foot of ventilation for every 150 square feet crawl space with one vent within 3' of each corner of the building.
 - Attics to ventilate according to the requirements of section R8-5.2 of the 2015 IRC.
- D. FIRE PROTECTION AND HANDRAILS.**
- Provide 5/8" type 'X' gyp. Board on all walls and ceilings of the garage common to living areas, walls supporting upper floor, and any exposed beams and posts. Provide (2) layers of 5/8" gyp board where 1 joint form part of garage separation.
 - Enclosed accessible space under stairs shall have walls. Under stair surface and any soffits protected on the enclosed side with 1/2" gyp board.
 - Doors leading from garage into living area shall be solid wood, solid or honeycomb core steel doors not less than 1 3/8" thick or having a fire protection rating of not less than 20 minutes when tested.
 - Smoke detectors are required to meet local codes. Wire all smoke detectors in series with battery backup. Carbon monoxide detectors required per local codes.
 - Fireplace chimney must extend 2' minimum above any roof within a ten foot radius.
- E. HANDRAILS.**
- Handrails are required at all stairways having two or more risers.
 - Provide 1 1/2" x 2 5/8" handrails 34" - 38" in height that run continuous and have returning ends to wall, metal post, or safety terminal.
 - Handrails deeper than 2 5/8" inches shall have finger grooves 1/4 inch by 1/2" deep routed the entire length of at least one side of handrail.
 - Minimum 36" high guardrails are required at all landings or decks or floor levels that are more than 30" apart in dimensional height.
 - Balusters for guardrails and handrails shall be spaced such that a 4 inch round sphere cannot pass through. Guard rails shall not be constructed in a manner that results in a ladder effect.
- F. WINDOW WELLS.**
- Windows with serving required egress windows shall have dimensions in keeping with the minimums required for the windows.
 - 44" maximum depth (or provide steps or ladder rungs)
 - 30" horizontal clearance from foundation to front of window well
 - 30" vertical clearance required from any projection in horizontal clearance stated above (i.e. bay windows or cantilevers)
 - Gratings or guardrails protection window wells shall be easily removable or be designed so as to not hinder egress.
 - Window Wells shall have a net clear opening of 9 square feet min.
- G. STAIRWAYS.**
- Maximum rise - 7 1/2" and minimum tread - 10" (11" tread required in the absence of nosing).
 - Minimum headroom - 6' 8" from nosing line and min. width of 36"
 - Every stairway landing shall have a dimension, measured in the direction of travel, at least equal to stairway width.
 - A door may open at the top step of an interior flight of stairs, provided the door does not swing over the top step, and provided that the top step is no more than 8" lower than the floor level.
 - Three 1/4" x 11 3/8" L.S. stringers required at all stairways.
- H. WEATHER PROTECTION.**
- Install (1) layer of grade 5' (158) Felt under Asphalt roof shingles
 - Install (1) layer of grade 5' (158) Felt under Aluminum siding
 - Install (1) layer of grade 5' (158) Felt under Brick Veneer
 - Install (2) layers of grade 5' (158) Felt under Concrete masonry
 - Install (1) layer no. 40 coated roofing or coated glass base from the roof down to a line 24" inside the exterior wall line with all laps cemented together.
 - Install (1) layer no. 40 coated roofing or coated glass base at all Valleys.
 - Provide metal flashing or equal at foundations (or where brick meets stucco) Where water from weather barrier could enter dwelling.
 - Provide metal flashing or 15 lb felt between wood sheathing and concrete porches, landings, steps, and stairs.
- I. PLUMBING.**
- Water heaters are to be strapped at the upper one third and lower one third with the lower strap not closer than 4" above controls.
 - Toilets shall be 1.6 gallon flush type. Shower head shall be 2.5 gpm types.
 - Provide pressure regulator and shut off valve.
 - Interior waste and vent lines shall be A.B.S.
 - Freeze-less, backflow prevention hose bibbs with accessible shut off valves required.
 - Plumbing vents shall be at least 2 feet above or 10 feet away from all outside air intake openings.
 - No slip joint plumbing connections allowed in concealed areas.
 - Insulate all plumbing, waste, and drain lines in area subject to freezing.
 - Install expansion tank for water heater. Insulate hot water lines in unfinished areas with 1/2" foam. Heat check valves required at water heater inlet and outlet.
 - Provide anti-scaled valves on all shower and tub/shower installations.
- J. MECHANICAL.**
- Maximum length of dryer exhaust duct shall be 25'. Max length shall be reduced 2.5' for each 45 degree bend and 5' for each 90 degree bend
 - Refer to architectural plans for exact location of all mechanical fixtures.
 - Vents shall terminate 6" below or 4" horizontally and at least 1' above a floor, operable window, or gravity air inlet into a building.
 - Flue vents and exhaust vents shall be least 3' above an outside air inlet located within 10' and at least 4' from a property line.
 - No cloth type duct allowed. Metal or foil tape must be used
 - All joints, traverse and longitudinal seams and connections must be properly sealed with tape or mastic
 - Gas lines shall not pass through or penetrate any duct or plenum.



BASEMENT FLOOR PLAN
1/8" SCALE 11X17 _____ 1/4" SCALE 24X36
SQ. FT. _____ 932
COLD STORAGE _____ 140

REVISIONS	
DATE	DESCRIPTION

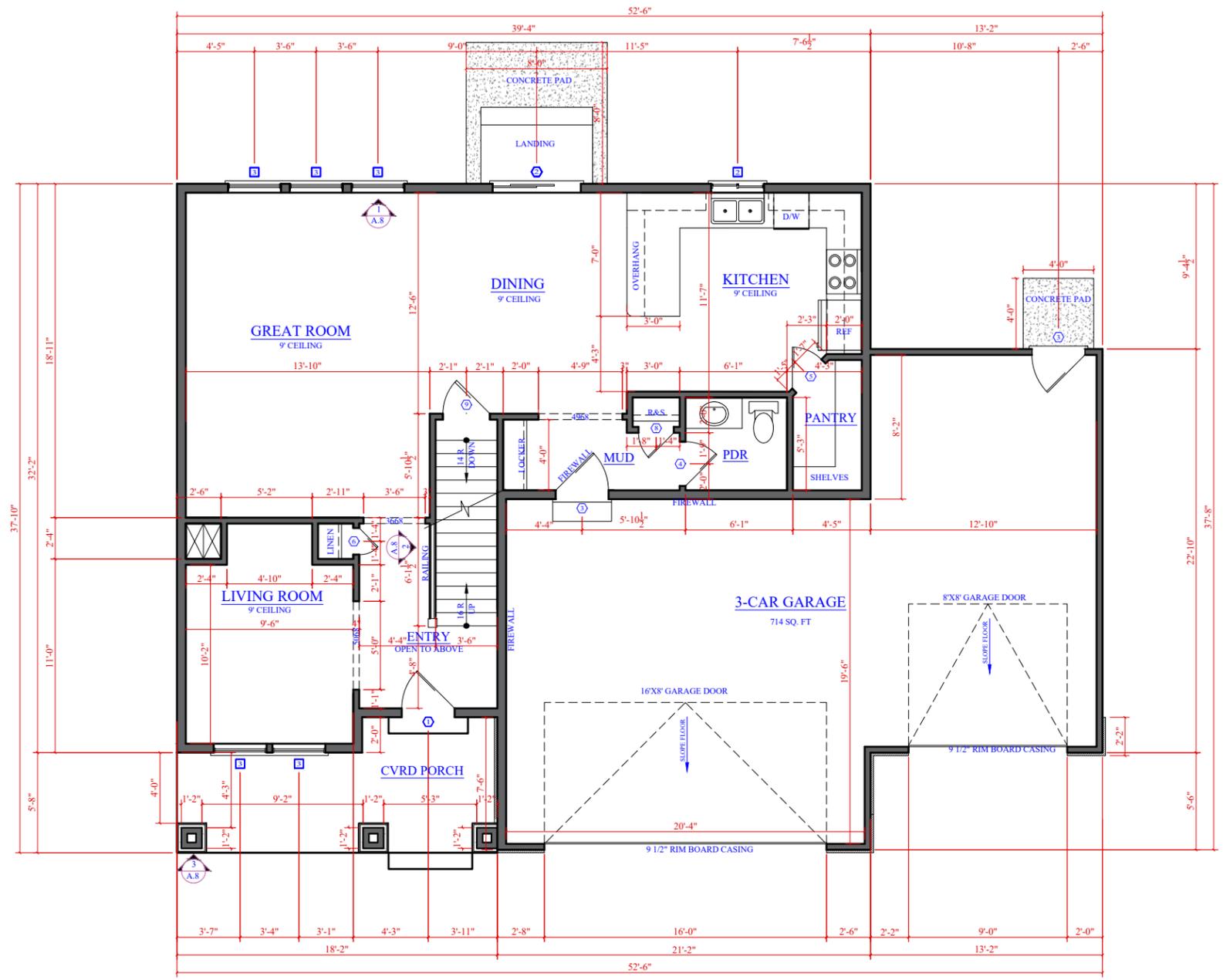
WINDOW SCHEDULE			
SYMBOL	SIZE W X H	OPERATION	TYPE
W1	5'-0" X 5'-0"	HORIZONTAL SLIDER	TYPE
W2	3'-0" X 4'-0"	HORIZONTAL SLIDER	TYPE
W3	3'-0" X 6'-0"	SINGLE HUNG	TYPE
W4	4'-0" X 4'-0"	HORIZONTAL SLIDER	TYPE
W5	3'-0" X 3'-0"	FIXED	TYPE
W6	5'-0" X 4'-0"	HORIZONTAL SLIDER	TYPE
W7	4'-0" X 1'-6"	HORIZONTAL SLIDER	TYPE
W8	2'-6" X 5'-0"	SINGLE HUNG	TYPE
W9	2'-0" X 4'-0"	SINGLE HUNG	TYPE
W10	4'-0" X 4'-0"	HORIZONTAL SLIDER	TYPE

DOOR SCHEDULE			
SYMBOL	SIZE W X H	STYLE	TYPE
D1	3'-0" X 8'-0"	SEE PWO	FIBERGLASS EXTERIOR
D2	5'-0" X 8'-0"	GLASS SLIDER	EXTERIOR
D3	3'-0" X 6'-8"	SEE PWO	STEEL EXTERIOR
D4	2'-6" X 6'-8"	SEE PWO	INTERIOR
D5	2'-4" X 6'-8"	SEE PWO	INTERIOR
D6	1'-6" X 6'-8"	SEE PWO	INTERIOR
D7	5'-0" X 6'-8"	SEE PWO	INTERIOR
D8	2'-0" X 6'-8"	SEE PWO	INTERIOR
D9	2'-8" X 6'-8"	SEE PWO	INTERIOR

- F. FRAMING**
- All dimensions on floor plans are to rough framing. Walls calculated to be 4 inches wide.
 - Built-up beams of 2 x members shall be spiked together with not less than 16D nails at 16" O.C. on all edges.
 - All structural sheathing shall be A-P-A rated and shall not exceed maximum span rating. Floor sheathing shall be tongue and groove. Gap all water board sheathing. Install b-clips on roof sheathing.
 - Trauss shall be engineered and constructed to resist loads as required by local codes.
 - All joist spans shall be framed one inch smaller in width than the door. Bifold doors shall be framed 1" wider than door and 82" in height (versus 80" height for pass doors).
 - All non-bearing interior framing shall be at 16 inches on center (U.O.C.N).
 - Framing to include all fire doors, plan shelves, and ceiling joists per plan.
 - Install three studs at corners.
 - Where not noted otherwise, connect all wood to concrete, wood to steel, and wood to wood (except stud to plate) with metal connectors.
 - All multiple plates and ledgers shall be nailed together with 16D Nails at 8 inches O.C. No more than two nail plates connected to the foundation with 3/8" bolts through both members are allowed without engineering.
 - Multiple member ledgers are not allowed without engineering that shows the fastening is adequate.
 - Block all horiz. edges of plywood wall sheathing with 2" nominal blocking. Block edges of plywood on floors and roofs as directed on drawings.
 - All ledger bolts shall have plate washers with a minimum diameter equal to three times the bolt diameter unless shown otherwise in details.
 - Minimum nailing shall be as per table 602.3.1 (1) of the 2015 IRC.
 - Fasteners such as staples are only to be substituted for nails at a rate equal to load values provided in the 2015 IRC. However, all floor sheathing must be fastened with continuous glue and ring shank nails.
 - Provide hold downs at shear walls as indicated on the foundation plan.
 - Wood beams consisting of two or more pieces shall have the pieces securely bolted or nailed together to prevent separation and to insure mutual load sharing. Each inter-connected piece shall be continuous between supports, and supports shall have the same width as the composite beam.
 - Shelves in walk-in closets to be 16" in depth. Shelves in other closets to be 12" in closets with double shelves, upper shelf to be at 84" and lower shelf to be at 42" in closets with single shelf, shelf shall be at 72" above finish floor.
 - Stud walls that are 12" in height or more shall be framed with studs spaced at 12" O.C.
 - Stud walls over 10' in height shall be fire blocked per section 602.8 of the 2015 IRC.
 - Member grades shall be as follows:
Glo-lam beams (simple span) 24F-V4 DF/DF
Glo-lam beams (cantilevered) 24E-V8 DF/DF
Joists 24E-V8 DF/DF
Headers DF #2(or better)
Posts DF #1(or better)
Studs (Non bearing walls) DF stud grade(or better)
Studs (bearing walls) DF #2(or better)
Pre-fab trusses or joists Per manufacturer specs.
Sill plates in contact w/ concrete DF#2 (pressure Treated)

- G. FINISHES**
- Permanently wired smoke detectors are required and must be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area when the dwelling unit has more than one story and in dwellings with basements. A detector shall be installed on each story and in basement. In dwelling units where a story or basement is split into two or more levels, the detector shall be installed on the upper level, except that when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on an upper level the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room opens to the hallway serving the bedrooms exceeds that of the hallway by 24" or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located. Detectors must have battery backup and must emit a signal when the batteries are low. Detectors must be wired in series.
 - Bathroom receptacle outlets shall be supplied by dedicated 20 amp branch circuit with no other outlets.
 - Incandescent closet lighting shall be 18" min from combustibles measured horizontally.
 - 6" horizontal is permitted for flush fixtures and fluorescent fixtures.
 - Ground fault circuit protection required for all 110 volt, single phase 15 and 20 ampere receptacles installed in bedrooms, garages, and outdoors where there is direct grade-level access to dwellings and power poles. GFCI also required for all countertop level kitchen receptacles. Gange outlets must be a minimum of 18" above floor.
 - All incandescent lighting fixtures recessed into insulated areas shall be approved for zero-clearance installation covers (ICC) per the 2015 Mandatory energy requirements.
 - Conduit for meter base service entrance shall be anchored to foundation with uni-strut and conduit clamps.
 - Outlets shall be spaced according to prevailing codes as a minimum requirement. Actual outlet location may vary from what plan shows.
 - Metallic water service or a concrete encased electric available for use as a grounding electrode for the house, which meets the requirements of the 2015 IRC, shall be required.
 - Plastic electrical boxes in garage fire walls to be 2 hour listing.
 - All bedrooms circuits shall be arc-fault protected (if required).
 - Carbon monoxide alarms shall be installed on each habitable level of a dwelling unit equipped with fuel burning appliances. Carbon monoxide alarms shall have 110 volt permanent power with the battery backup and shall be interconnected.

- H. MASONRY**
- Masonry veneer above openings shall be supported per table R703.7.1 of the 2015 IRC.
 - Flashing shall be located beneath the first course of masonry above finished ground level above the foundation wall and at other points of support.
 - Weep holes shall be provided in the outside wythe of masonry walls at a maximum spacing of 33" O.C. Weep holes shall not be less than 3/16" in diameter. Weep holes shall be located immediately above the flashing.



MAIN FLOOR PLAN
1/8" SCALE 11X17 — 1/4" SCALE 24X36
SQ. FT. 932

WINDOW SCHEDULE			
SYMBOL	SIZE W X H	OPERATION	TYPE
1	5'-0" X 5'-0"	HORIZONTAL SLIDER	TYPE
2	3'-0" X 4'-0"	HORIZONTAL SLIDER	TYPE
3	3'-0" X 6'-0"	SINGLE HUNG	TYPE
4	4'-0" X 4'-0"	HORIZONTAL SLIDER	TYPE
5	3'-0" X 3'-0"	FIXED	TYPE
6	5'-0" X 4'-0"	HORIZONTAL SLIDER	TYPE
7	4'-0" X 1'-6"	HORIZONTAL SLIDER	TYPE
8	2'-6" X 5'-0"	SINGLE HUNG	TYPE
9	2'-0" X 4'-0"	SINGLE HUNG	TYPE
10	4'-0" X 4'-0"	HORIZONTAL SLIDER	TYPE

DOOR SCHEDULE			
SYMBOL	SIZE W X H	STYLE	TYPE
1	3'-0" X 8'-0"	SEE PWO	FIBERGLASS EXTERIOR
2	5'-0" X 8'-0"	GLASS SLIDER	EXTERIOR
3	3'-0" X 6'-8"	SEE PWO	STEEL EXTERIOR
4	2'-6" X 6'-8"	SEE PWO	INTERIOR
5	2'-4" X 6'-8"	SEE PWO	INTERIOR
6	1'-6" X 6'-8"	SEE PWO	INTERIOR
7	5'-0" X 6'-8"	SEE PWO	INTERIOR
8	2'-0" X 6'-8"	SEE PWO	INTERIOR
9	2'-8" X 6'-8"	SEE PWO	INTERIOR

K. FRAMING

- All dimensions on floor plans are to rough framing. Walls calculated to be 4 inches wide.
- Built-up beams of 2 x members shall be spiked together with not less than 16D nails at 16" O.C. on all edges.
- All structural sheathing shall be A.P.A rated and shall not exceed maximum span rating. Floor sheathing shall be tongue and groove. Gap all waler board sheathing. Install b-clip on roof sheathing.
- Trusses shall be engineered and constructed by manufacturer and guaranteed to withstand loads as required by local codes.
- All bi-part doors shall be framed one inch smaller in width than the door. Bi-fold doors shall be framed 1" wider than door and 62" in height versus 83" in height for bi-part doors.
- All non-bearing interior framing shall be at 16 inches on center (I.O.C.).
- Framing to include all furr downs, plant shelves, and ceiling joists per plan.
- Install three studs at corners.
- Where not noted otherwise, connect all wood to concrete, wood to settle, and wood to wood (except stud to plate) with metal connectors.
- All multiple plates and ledgers shall be nailed together with 16d Nails at 8 inches O.C. No more than two nail plates connected to the foundation with 3-bolts through both members are allowed without engineering.
- Multiple member ledgers are not allowed without engineering that shows the fastening is adequate.
- Block all horizontal edges of plywood wall sheathing with 2" x 4" blocking. Block edges of plywood on floors and roofs as directed on drawings.
- All ledger bolts shall have plate washers with a minimum diameter equal to three times the bolt diameter unless shown otherwise in details.
- Minimum nailing shall be as per table 602.3 (1) of the 2015 IRC.
- Fasteners such as staples are only to be substituted for nails at a size equal to load values provided in the 2015 IRC. However, all floor sheathing must be fastened with continuous glue bond and ring shank nails.
- Provide hold downs at shear walls as indicated on the foundation plan.
- Wood beams consisting of two or more pieces shall have the pieces securely bolted or nailed together to prevent separation and to insure mutual load sharing. Each inter-connected piece shall be continuous between supports, and supports shall have the same width as the composite beam. Shelves in walls to closets to be 10" in depth. Shelves in other closets to be 12" in depth with double shelves, upper shelf to be at 84" and lower shelf to be at 42" in closets with single shelf, shelf shall be set at 72" above finish floor.
- Stud walls that are 12" in height or more shall be framed with studs spaced at 12" O.C.
- Stud walls over 10' in height shall be fire blocked per section 602.8 of the 2015 IRC.
- Member grades shall be as follows:

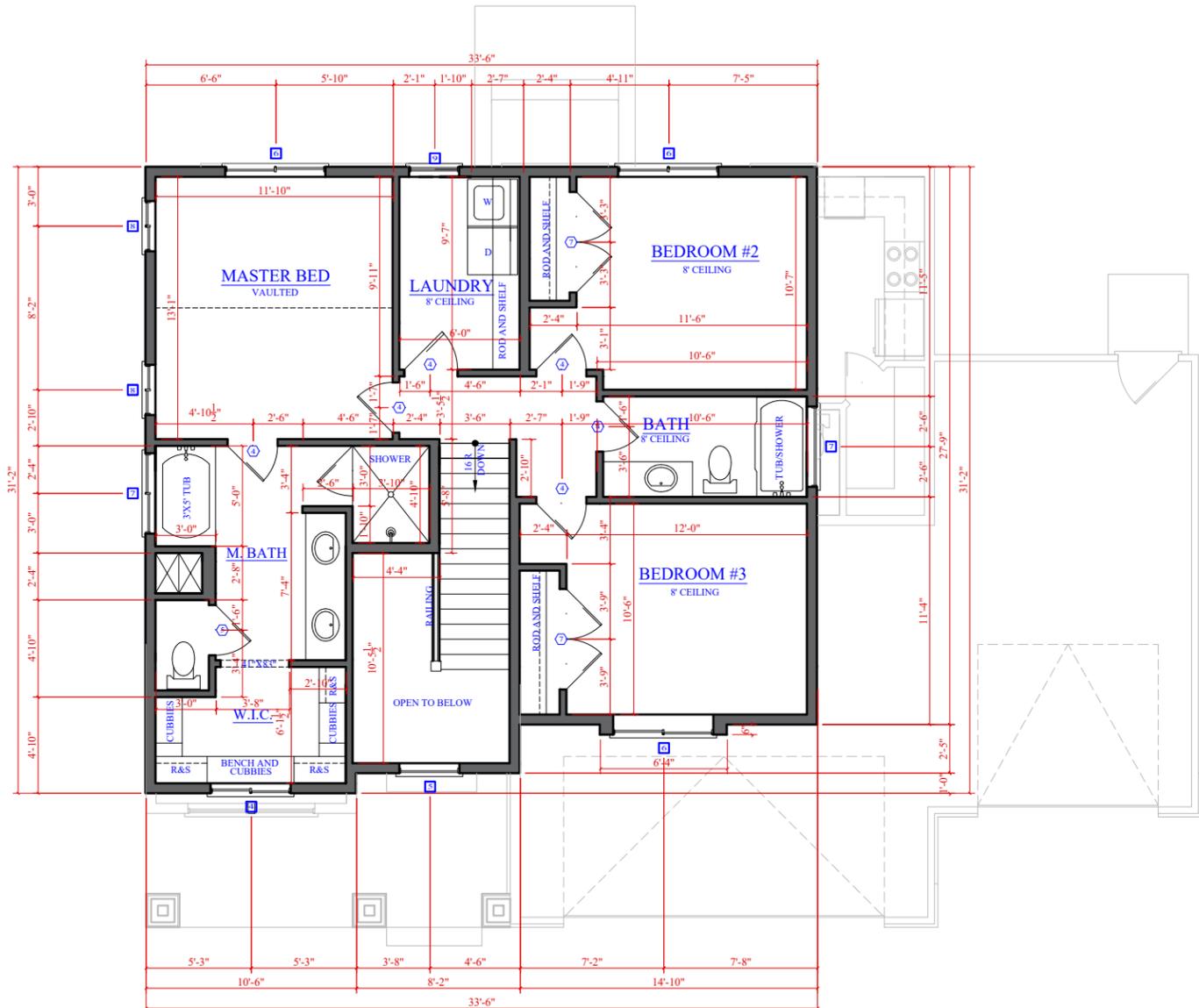
Joists	24F-V4 DF/DF
Headers	DF #2(or better)
Posts	DF #1(or better)
Studs	(Non bearing walls) DF #2(stud grade/better)
	(bearing walls) DF #2(or better)
Pre-fab trusses or joists	Per manufacturer specs.
Sill plates in contact w/ concrete	DF#2 (pressure Treated)

L. FINISHES

- Permanently wired smoke detectors are required and must be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area when the dwelling unit has more than one story and in dwellings with basements. A detector shall be installed on each story and in basement. In dwelling units where a story or basement is split into two or more levels, the detector shall be installed on the upper level, except that when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on an upper level the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24" or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located. Detectors must have battery backup and must emit a signal when the batteries are low. Detectors must be wired in series.
- Bedroom recessed outlets shall be supplied by dedicated 20 amp branch circuit with no other outlets.
- Incandescent closet lighting shall be 18" min from combustible measured horizontally. 6" horizontal is permitted for flush fixtures and fluorescent fixtures.
- Ground fault circuit protection required for all 110 volt, single phase 15 and 20 ampere receptacles installed in bathrooms, garages, and outdoors where there is direct grade-level access to dwellings and power poles. GFCI also required for all countertop level kitchen receptacles. Garage outlets must be a minimum of 18" above floor.
- All incandescent lighting fixtures recessed into insulated areas shall be approved for zero-clearance insulation cover (I.C.) per the 2015 Mandatory energy requirements.
- Conduit for meter base service entrance shall be anchored to foundation with uni-strap and combi clamps.
- Outlets shall be spaced according to prevailing codes as a minimum requirement. Actual outlet location may vary from what plan shows.
- Metallic water service or a concrete encased electrode available for use as a grounding electrode for the house, which meets the requirements of the 2015 IRC shall be required.
- Plastic electrical boxes in garage fire walls to be 2 hour listing.
- All bedroom circuits shall be arc-fault protected (if required).
- Carbon monoxide alarms shall be installed on each habitable level of a dwelling unit equipped with fuel burning appliances. Carbon monoxide alarms shall have 110 volt permanent power with the battery backup and shall be interconnected.

M. MASONRY

- Masonry veneer above openings shall be supported per table R703.7.1 of the 2015 IRC.
- Flashing shall be located beneath the first course of masonry above finished ground level above the foundation wall and at other points of support.
- Weep holes shall be provided in the outside wythe of masonry walls at a maximum spacing of 33" O.C. Weep holes shall not be less than 3/16" in diameter. Weep holes shall be located immediately above the flashing.



SECOND FLOOR PLAN
 1/8" SCALE 11X17 — 1/4" SCALE 24X36
 SQ. FT. 849



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 ryan@curtisdesigngroup.com
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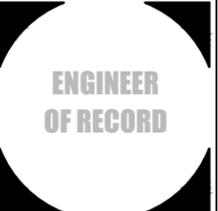
New Residence For:
The Villages at Arrowhead Park
 LOT # 116

RILEY
 Address:
 1514 N 1240 E -
 PAYSON

DATE: December 19, 2018
 PARCEL #: T.B.D.

DRAWING TITLE: **SECOND FLOOR PLAN**

11X17: 1/8" SCALE — 24X36: 1/4" SCALE



REVISIONS	
DATE	DESCRIPTION

SHEET
A.5



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Address:
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PAYSON

DATE: December 19, 2018

PARCEL #: T.B.D.

ELEVATION PLANS

DRAWING TITLE:

11X17: 1/8" SCALE — 24X36: 1/4" SCALE

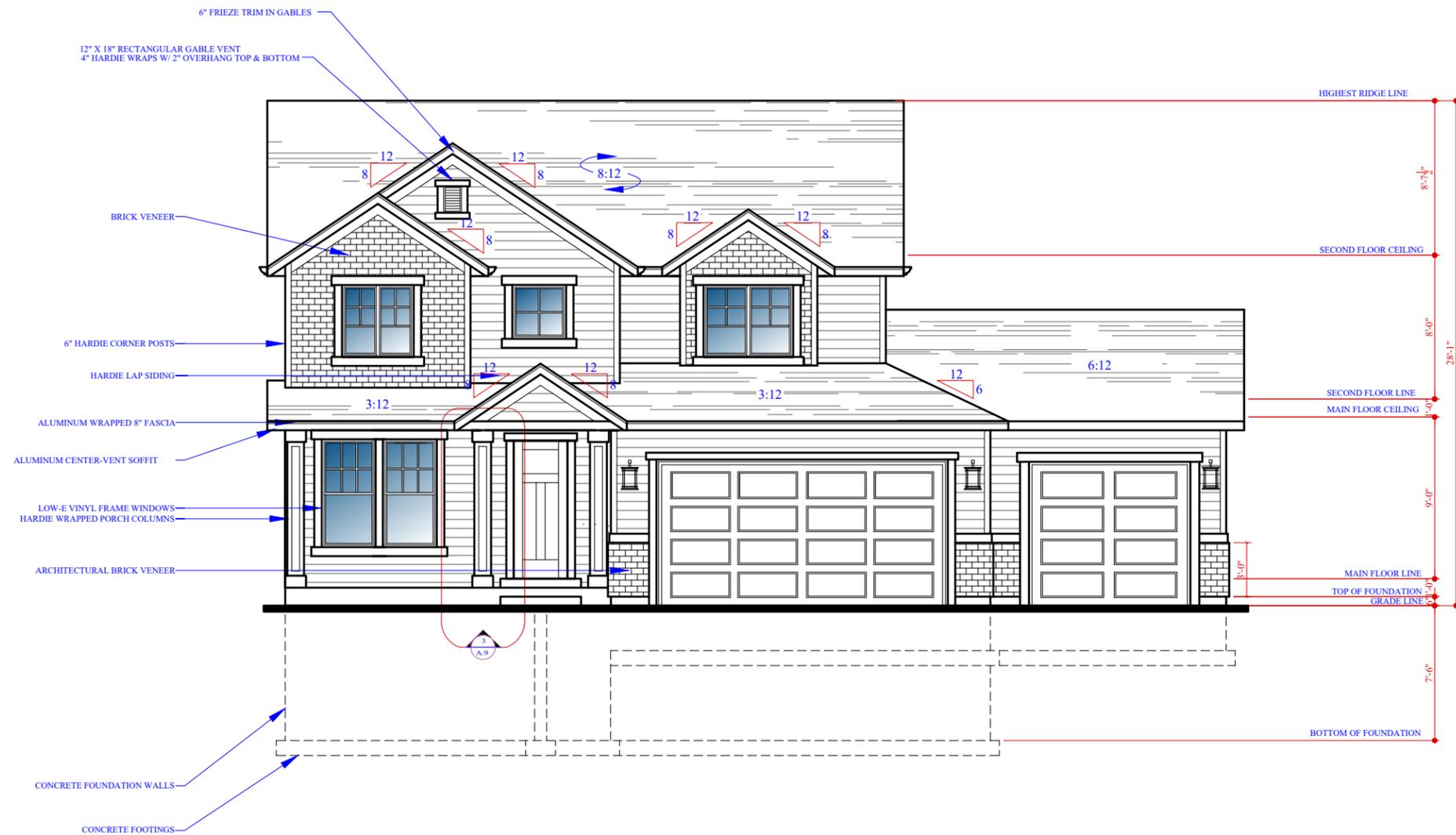
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DATE	DESCRIPTION

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A.6



FRONT ELEVATION
11x17: 1/8" SCALE — 24X36: 1/4" SCALE



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DATE: December 19, 2018

PARCEL #: T.B.D.

ELEVATION PLANS

DRAWING TITLE:

24X36: 1/4" SCALE — 11X17: 1/8" SCALE

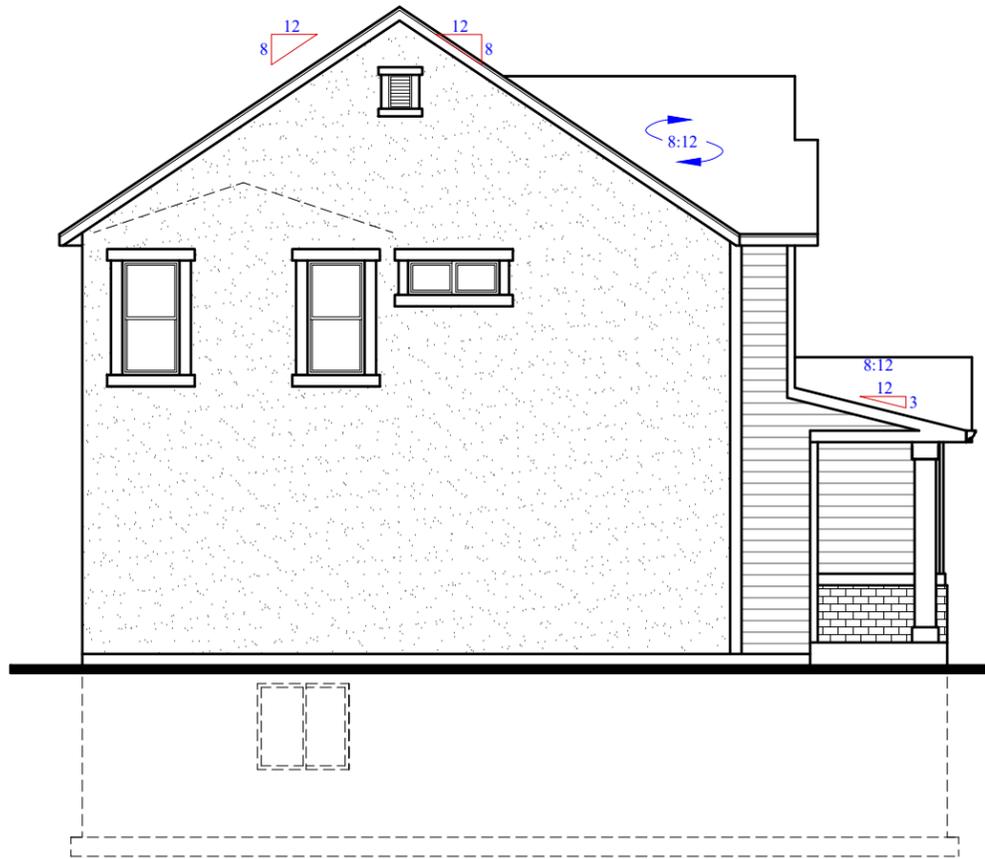
ENGINEER
OF RECORD

REVISIONS

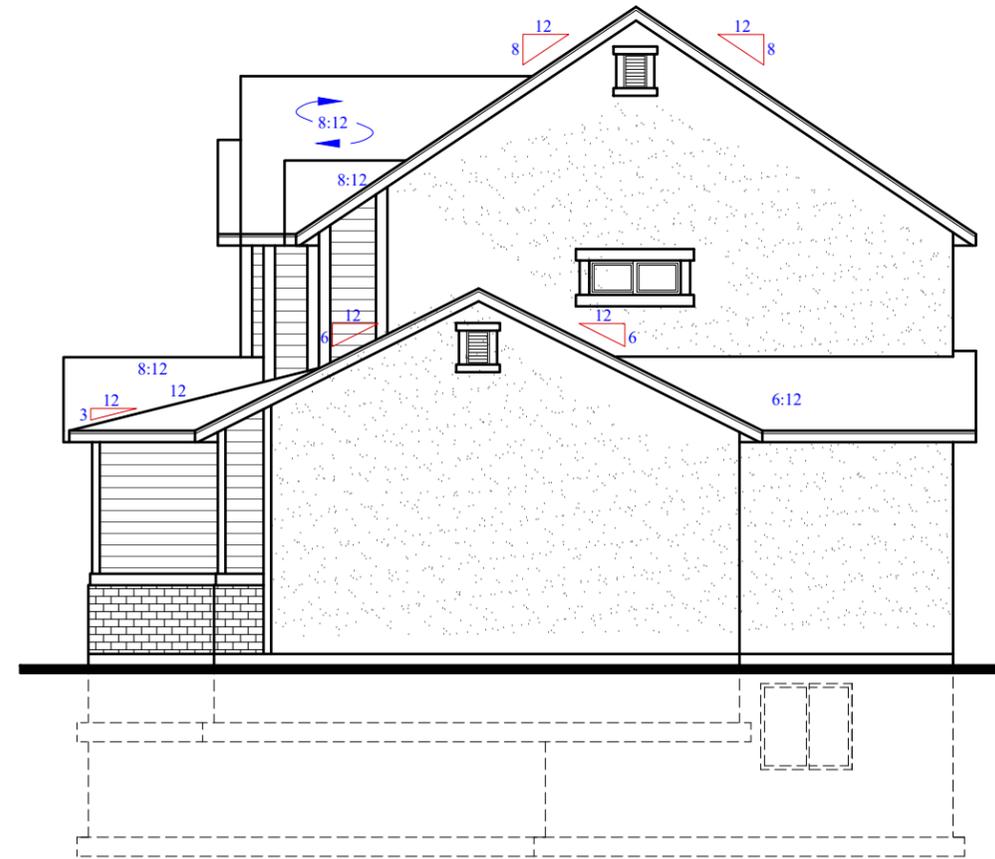
DATE	DESCRIPTION

SHEET

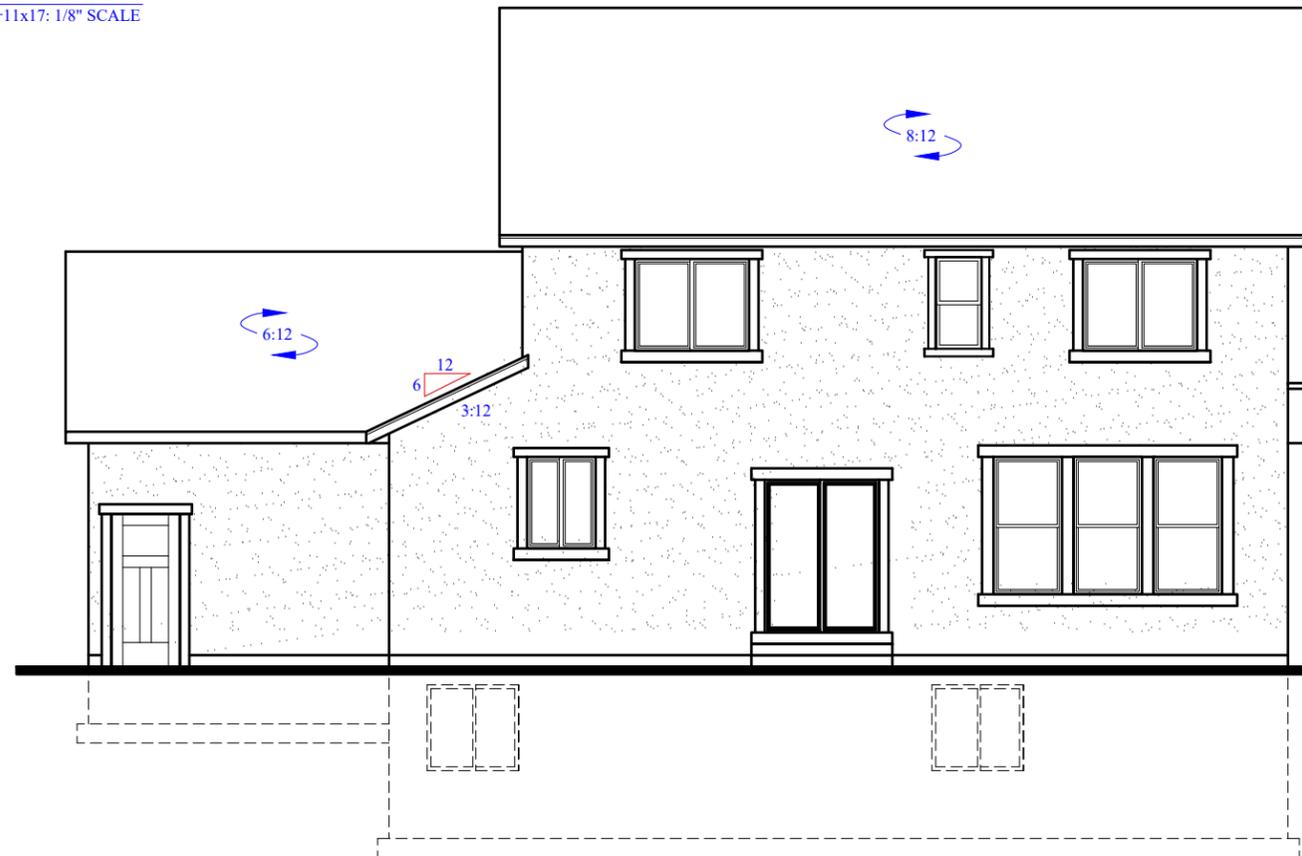
A.7



LEFT ELEVATION
24X36: 1/4" SCALE — 11x17: 1/8" SCALE

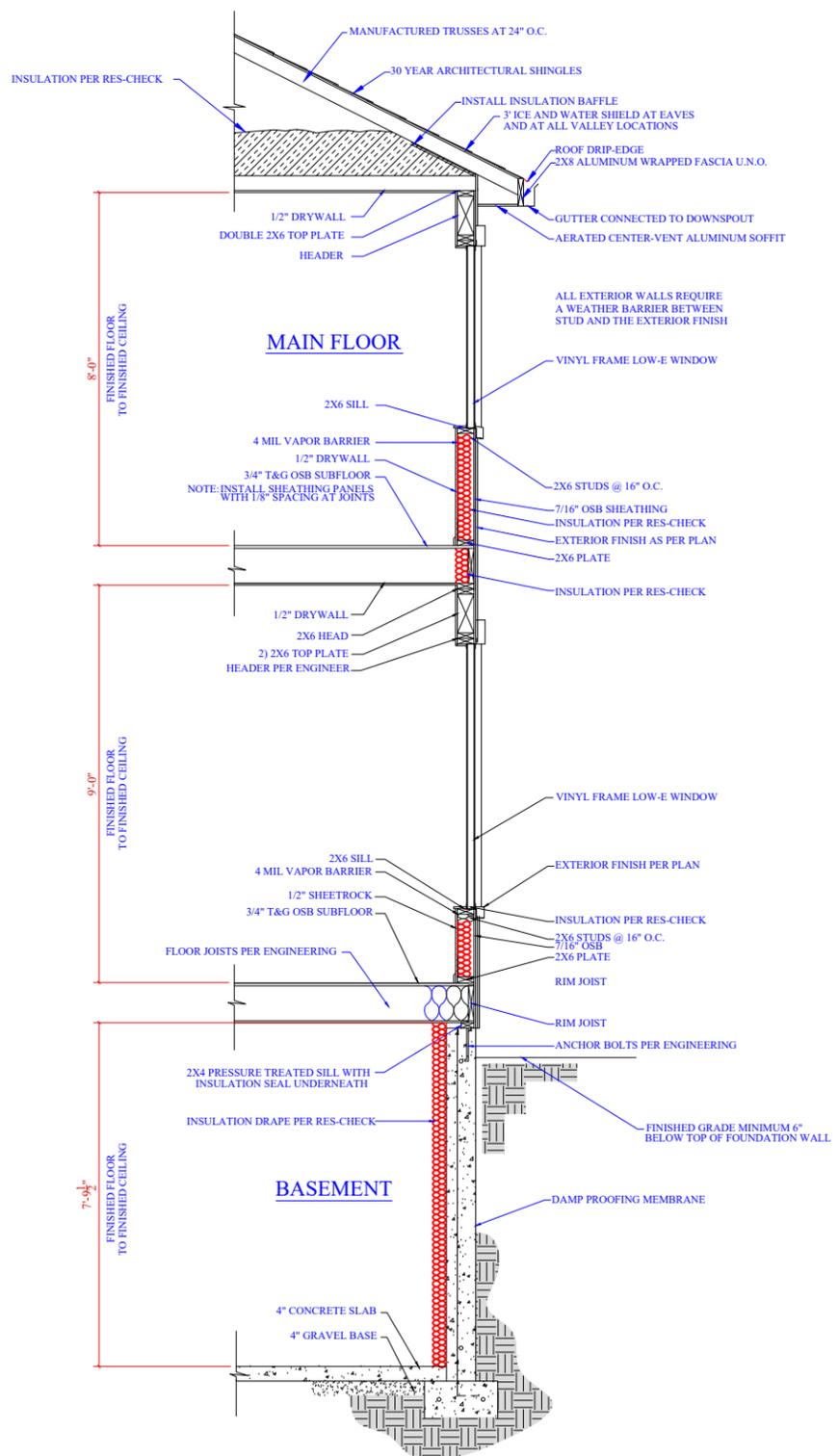


RIGHT ELEVATION
24X36: 1/4" SCALE — 11x17: 1/8" SCALE

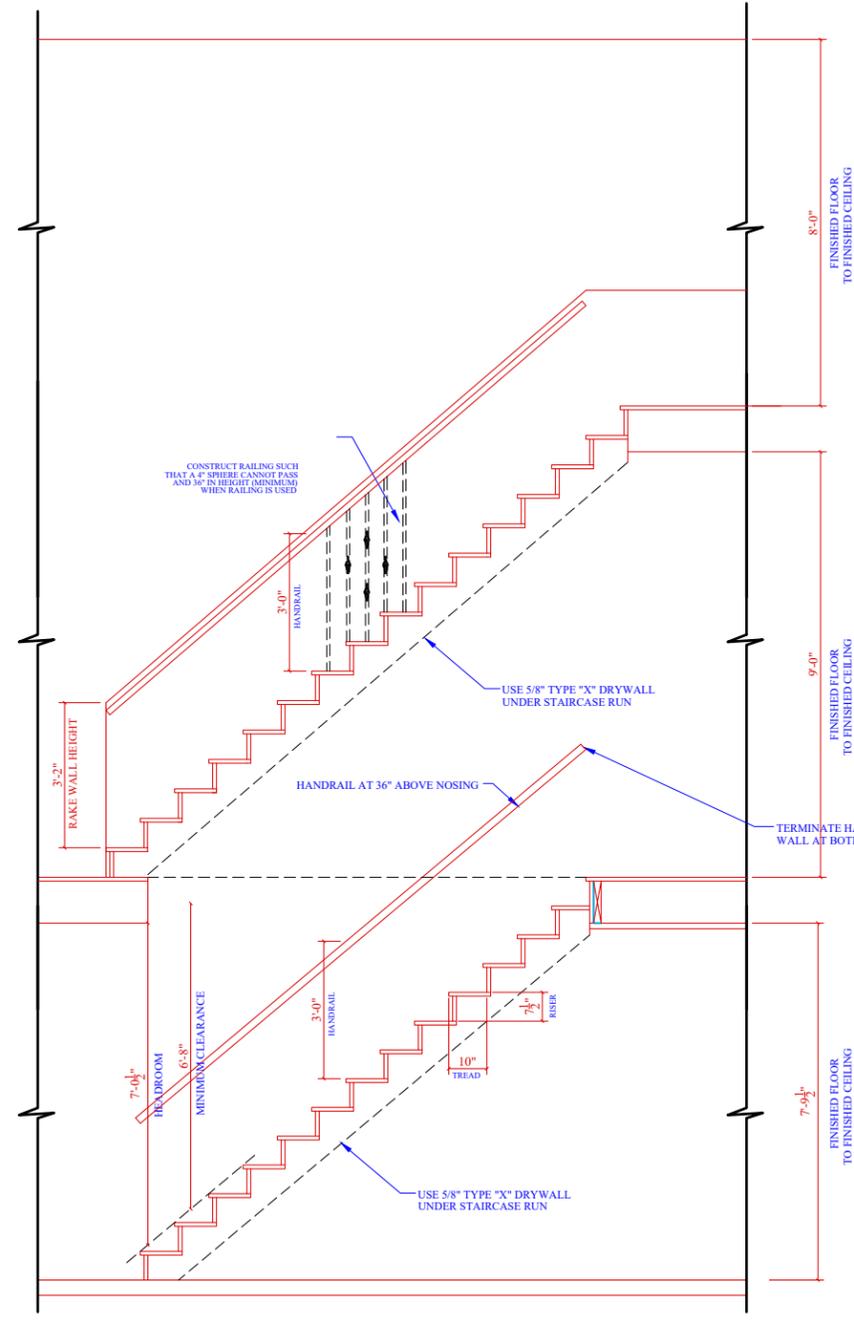


REAR ELEVATION
11x17: 1/8" SCALE — 24X36: 1/4" SCALE

REVISIONS	
DATE	DESCRIPTION



1 EXTERIOR WALL SECTION
A.8 11x17: 1/4" SCALE — 24X36: 1/2" SCALE

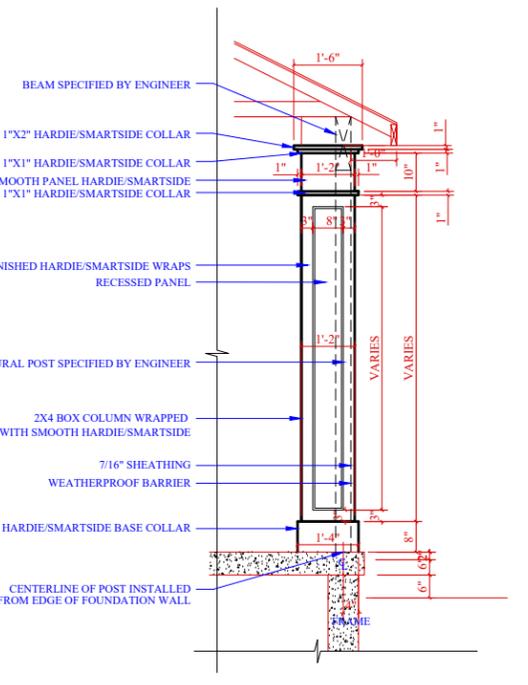


2 STAIRCASE SECTION
A.8 1/4" SCALE 11X17 — 1/2" SCALE 24X36

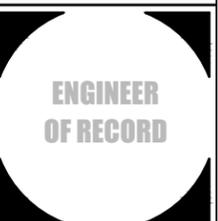
SECOND FLOOR
FINISHED FLOOR TO FINISHED CEILING: 8'-0"

MAIN FLOOR
FINISHED FLOOR TO FINISHED CEILING: 9'-0"

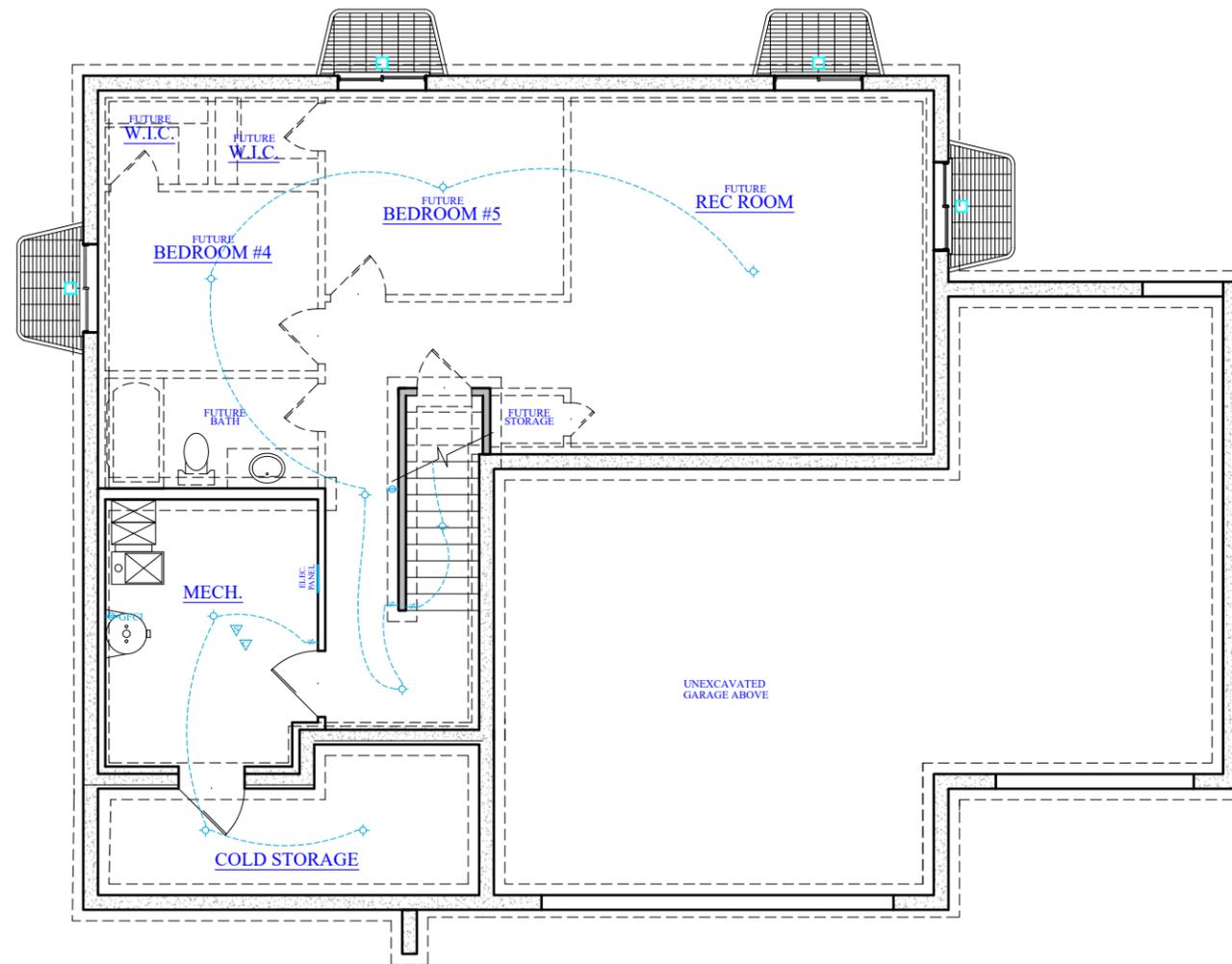
BASEMENT
FINISHED FLOOR TO FINISHED CEILING: 7'-9 1/2"



3 CRAFTSMAN FRONT COLUMN DETAIL
A.8 1/4" SCALE 11X17 — 1/2" SCALE 24X36



REVISIONS	
DATE	DESCRIPTION



ELECTRICAL SCHEDULE

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⊕	CEILING FIXTURE	⊕	110 V. DUPLEX OUTLET
⊕	RECESSED CAN FIXTURE	⊕	220 V. OUTLET
⊕	WALL MOUNT FIXTURE	⊕	WATERPROOF OUTLET
⊕	CEILING FAN W/ LIGHT	⊕	BATHROOM FAN
⊕	SINGLE POLE SWITCH	⊕	SMOKE DETECTOR
⊕	THREE WAY SWITCH	⊕	CARBON MONOXIDE
⊕	110 V. DUPLEX OUTLET	⊕	PENDANT LIGHT
⊕	DATA	⊕	T/V
⊕	PHONE	⊕	FLOOD LIGHT
⊕	L.E.D. LIGHT	⊕	SOFFIT OUTLET

BASEMENT ELECTRICAL PLAN
1/8" SCALE 11X17 — 1/4" SCALE 24X36



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Address:
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DATE: December 19, 2018

PARCEL #: T.B.D.

DRAWING TITLE:
MAIN FLOOR ELECTRICAL

24X36: 1/4" SCALE

11X17: 1/8" SCALE

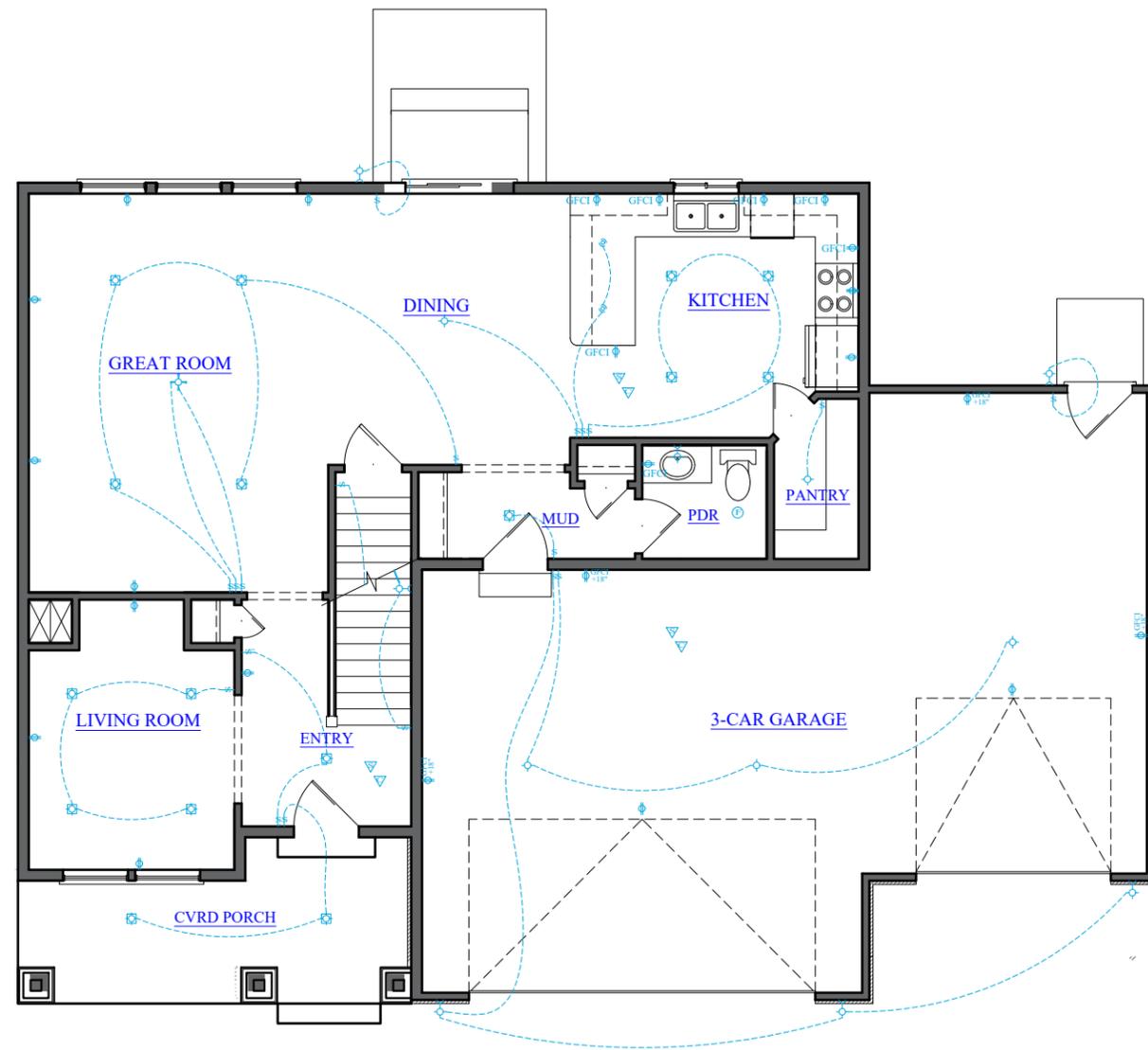
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OF RECORD**

REVISIONS

DATE	DESCRIPTION

SHEET

E.2



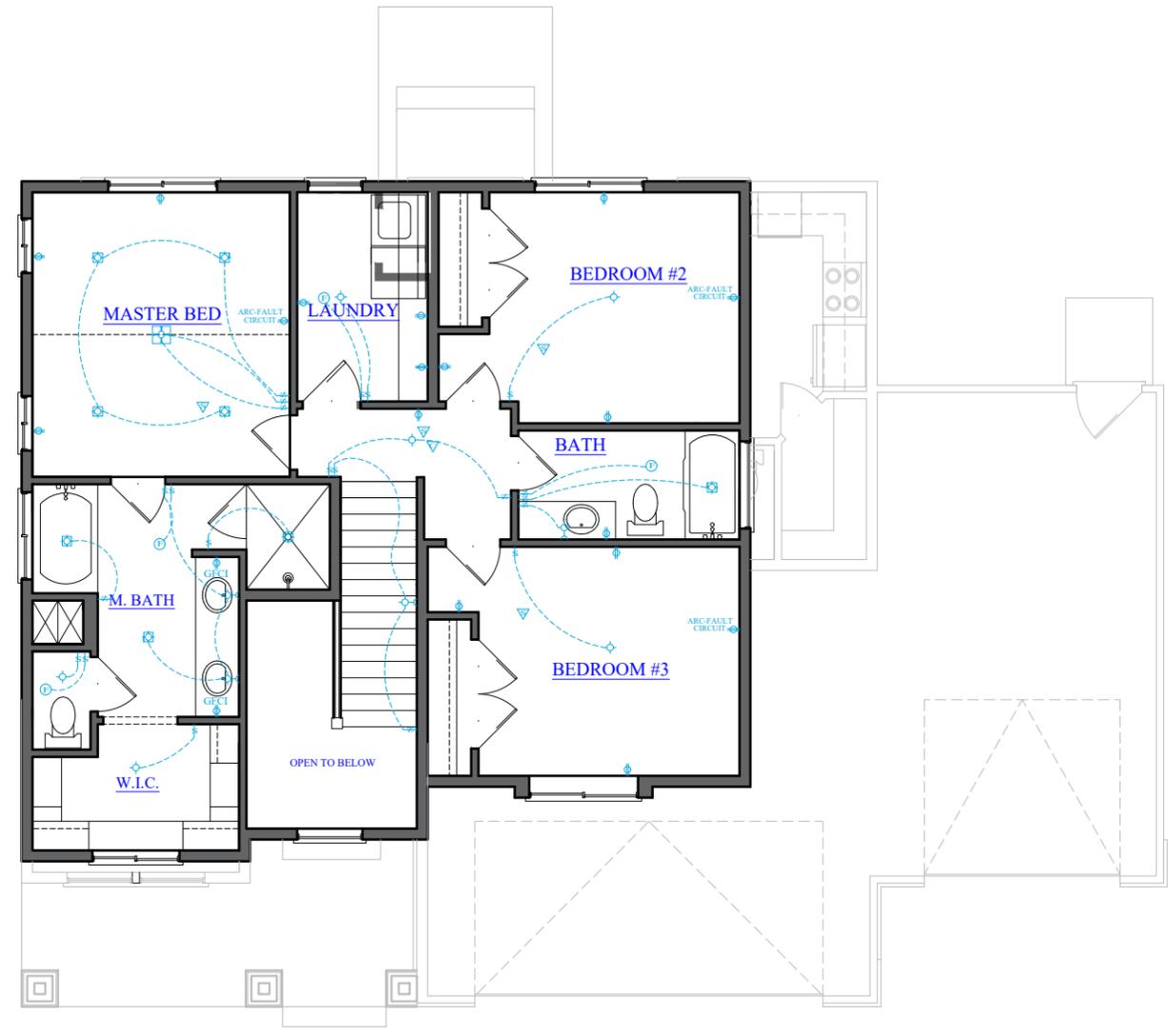
ELECTRICAL SCHEDULE

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CEILING FIXTURE		110 V. DUPLEX OUTLET
	RECESSED CAN FIXTURE		220 V. OUTLET
	WALL MOUNT FIXTURE		WATERPROOF OUTLET
	CEILING FAN W/ LIGHT		BATHROOM FAN
	SINGLE POLE SWITCH		SMOKE DETECTOR
	THREE WAY SWITCH		CARBON MONOXIDE
	110 V. DUPLEX OUTLET		PENDANT LIGHT
	DATA		TV
	PHONE		FLOOD LIGHT
	L.E.D. LIGHT		SOFFIT OUTLET

MAIN FLOOR ELECTRICAL PLAN

1/8" SCALE 11X17 ————— 1/4" SCALE 24X36

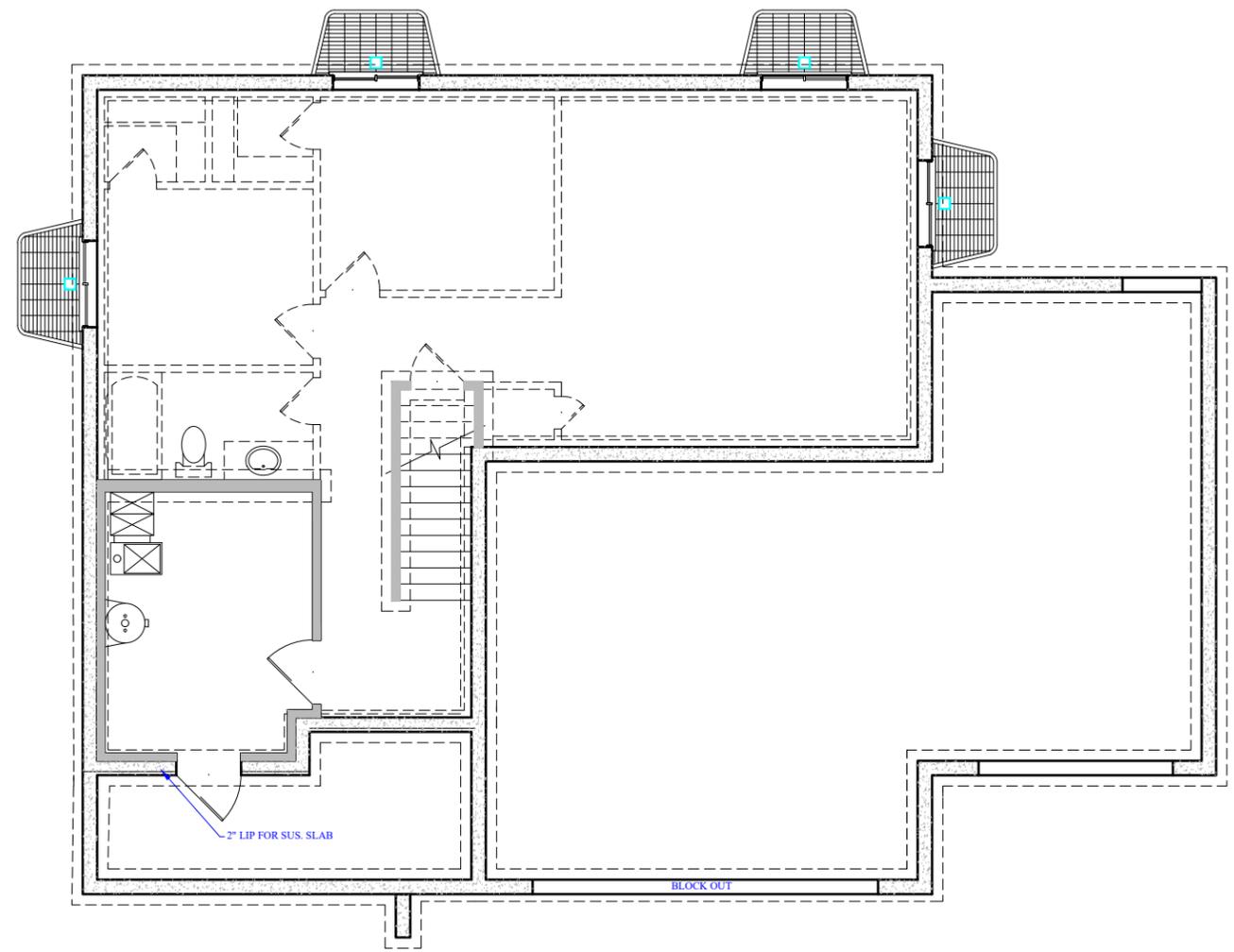
REVISIONS	
DATE	DESCRIPTION



ELECTRICAL SCHEDULE

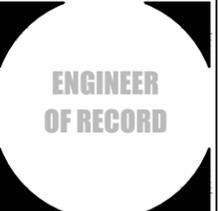
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⊕	CEILING FIXTURE	⊕	110 V. DUPLEX OUTLET
⊕	RECESSED CAN FIXTURE	⊕	220 V. OUTLET
⊕	WALL MOUNT FIXTURE	⊕	WATERPROOF OUTLET
⊕	CEILING FAN W/ LIGHT	⊕	BATHROOM FAN
⊕	SINGLE POLE SWITCH	⊕	SMOKE DETECTOR
⊕	THREE WAY SWITCH	⊕	CARBON MONOXIDE
⊕	110 V. DUPLEX OUTLET	⊕	PENDANT LIGHT
⊕	DATA	⊕	TV
⊕	PHONE	⊕	FLOOD LIGHT
⊕	L.E.D. LIGHT	⊕	SOFFIT OUTLET

SECOND FLOOR ELECTRICAL PLAN
1/8" SCALE 11X17 1/4" SCALE 24X36
SQ. FT. 849



DRAWING TITLE: **FOOTING & FOUNDATION PLAN**

11X17: 1/4" SCALE ——— 24X36: 1/2" SCALE



REVISIONS	
DATE	DESCRIPTION

FOOTING & FOUNDATION PLAN
1/8" SCALE 11X17 ——— 1/4" SCALE 24X36



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PARCEL #: T.B.D.

MAIN FLOOR FRAMING

DRAWING TITLE:

11X17: 1/4" SCALE — 24X36: 1/2" SCALE

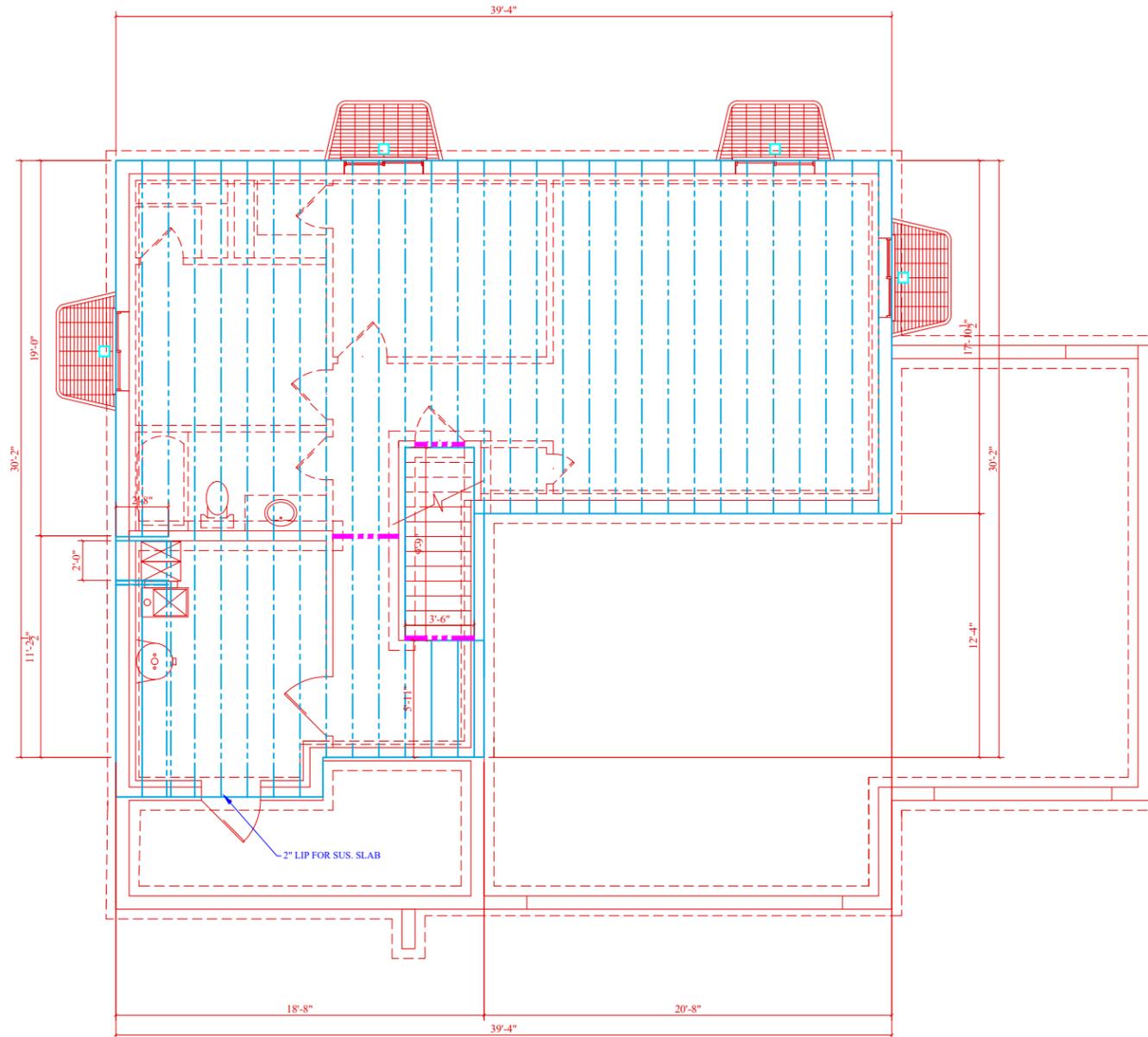
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REVISIONS

DATE	DESCRIPTION

SHEET

S.2



MAIN FLOOR FRAMING
1/8" SCALE 11X17 — 1/4" SCALE 24X36



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DRAWING TITLE:
SECOND FLOOR FRAMING

11X17: 1/4" SCALE ——— 24X36: 1/2" SCALE

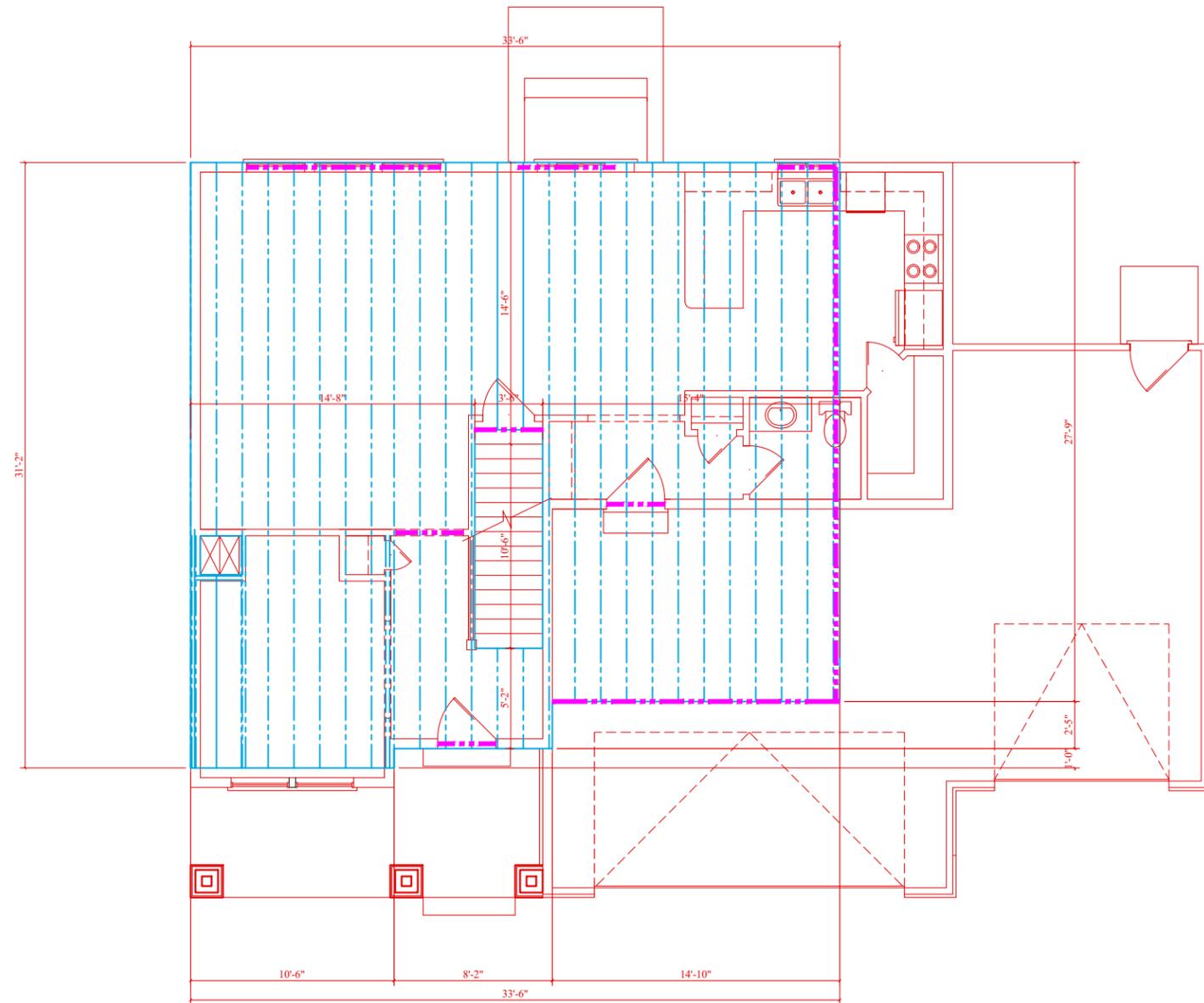
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REVISIONS

DATE	DESCRIPTION

SHEET

S.3



SECOND FLOOR FRAMING
1/8" SCALE 11X17 ——— 1/4" SCALE 24X36

