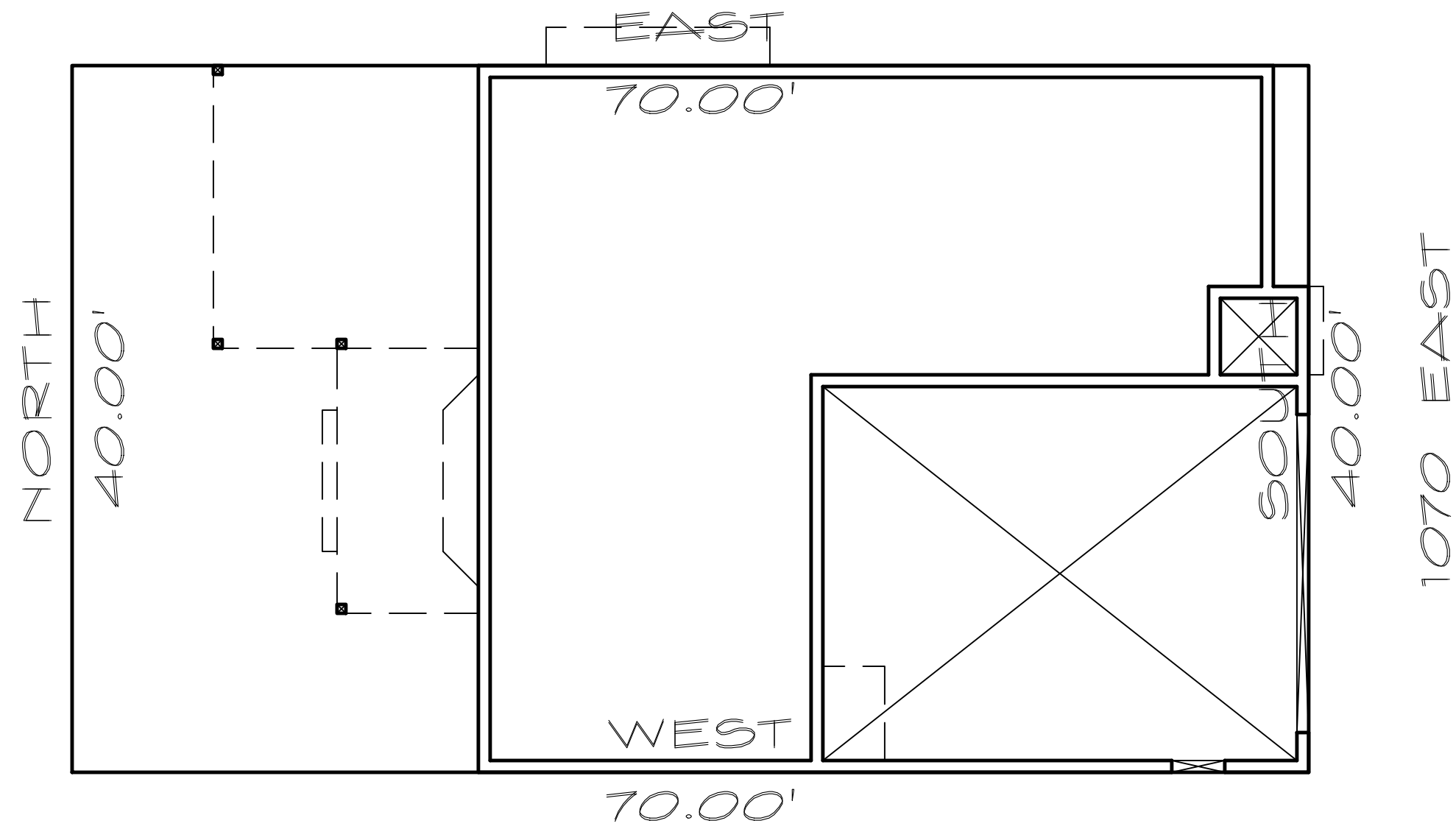




LH GARAGE



LOT #4
MOUNT LOAFER FLATS
249 NORTH 1070 EAST
PAYSON, UTAH

REVISIONS		
PHILLIPS CONSTRUCTION		
SITE PLAN		
PAYSON, UTAH		

8385 SOUTH 3200 WEST Spanish Fork, UT 84660 801-794-3738 Web: www.ddesignconcepts.com		
Design Concepts Inc.		
D & D		
DRAWN BY: JM		
DATE: 08/25		
SCALE: 1/8" = 1'-0"		
PROJECT # 2K2527		
SHEET #		
SITE		

GENERAL CONSTRUCTION NOTES:

GENERAL INFO:

WHEN CALLING FOR AN INSPECTION, CONTRACTOR MUST PROVIDE PERMIT NUMBER, ADDRESS, TYPE OF INSPECTION, AND DATE INSPECTION IS NEEDED. INSPECTIONS NEED TO BE CALLED IN MIN. OF 24 - 48 HOURS BEFORE INSPECTION IS NEEDED.

WORK IS NOT TO BEGIN BEFORE PERMIT IS ISSUED, AND PLANS MUST BE FOLLOWED AS APPROVED EVEN IF THEY EXCEED CODE. THE APPROVED SET OF PLANS AND INSPECTION CARD NEED TO BE ON BUILDING SITE FOR ALL INSPECTIONS.

THE FOLLOWING INSPECTIONS ARE REQUIRED. PLEASE MAKE SURE THAT ALL ITEMS LISTED BELOW ARE COMPLETE AND READY FOR INSPECTION. NOTE THIS MAY VARY FROM CITY TO CITY.

FOOTINGS:

- BE SURE THAT ALL SETBACKS ARE CORRECT.
- SETBACKS ARE MEASURED FROM THE PROPERTY LINE, NOT THE SIDEWALK.
- LOT CORNERS ARE TO BE STAKED OR OTHERWISE EASY TO LOCATE.
- FOOTINGS ARE TO BE CONTINUOUS.
- HORIZONTAL STEEL IS TO BE TIED IN PLACE.
- INTERIOR WALL FOOTINGS ARE NOT INSPECTED AT THE TIME OF OUTSIDE FOOTINGS, BUT MUST BE INSPECTED BEFORE FLOOR IS POURED.
- THE STEEL IS TO BE CLEAN AND FREE OF GREASE & MUD.
- VERTICAL STEEL MUST BE BENT AND ON THE SITE FOR INSPECTION.

UNDERGROUND PLUMBING:

- ALL PIPES INCLUDING WATER AND WASTE AS APPLICABLE ARE TO BE INSTALLED AND SHUTTERED AT LEAST 21 PAST THE FOUNDATION.
- PRESSURE TEST ARE TO BE PROVIDED AS REQUIRED.
- PIPING IS NOT TO BE COVERED EXCEPT THE MINIMUM NEEDED TO HOLD THE PIPES IN PLACE WITH NO JOINTS COVERED.

UNDERGROUND MECHANICAL:

- IN PLACE AND NOT COVERED AND ALL JOINTS TO BE IN PLACE.

TEMPORARY POWER:

- THE TEMPORARY POWER IS TO BE IN PLACE WITH THE UNDERGROUND OR OVERHEAD PIPING IN PLACE.
- THE SERVICE BASE IS TO BE SECURELY INSTALLED AND PROTECTED FROM DAMAGE AND A GROUND ROD MUST BE INSTALLED.
- BEFORE POWER WILL BE CONNECTED, THE OWNER/CONTRACTOR MUST SIGN UP FOR UTILITIES AT THE CITY OFFICES.

BUILDING WATER:

- ALL PIPES ARE TO BE INSTALLED AT REQUIRED DEPTHS.
- BEFORE WATER METER IS INSTALLED OWNER/CONTRACTOR MUST SIGN UP FOR UTILITIES AT THE CITY OFFICES.

BUILDING SEWER:

- ALL PIPES ARE TO BE INSTALLED AT PROPER SLOPES.

ROUGH FOUR WAY:

- FRAMING CANNOT BE APPROVED UNTIL THE ELECTRICAL, PLUMBING, AND MECHANICAL ROUGHS ARE FINISHED.

ELECTRICAL:

- ALL WIRING INSTALLED.
- RECESS CANS INSTALLED.
- ALL WIRES IN BOX NEED TO BE MADE UP AND GROUNDS MECHANICALLY CONNECTED.
- ALL BONDING INSTALLED & CONNECTED.
- ALL VENT FANS AND DUCTS INSTALLED.

PLUMBING:

- ALL WASTE, WATER, AND GAS PIPING INSTALLED WITH APPROPRIATE PRESSURE TEST PROVIDED.
- ALL SHOWER PANS INSTALLED AND FILLED WITH WATER.

MECHANICAL:

- THE FURNACE AND ALL DUCTS NEED TO BE INSTALLED, COMBUSTION AIR DUCTS NEED TO BE INSTALLED AND PROPERLY SIZED.
- ANY COOLING DUCTS OR PIPING SIZED.
- IF HOT WATER HEAT IS USED THE PIPES NEED TO BE INSTALLED AND UNDER APPROPRIATE PRESSURE.
- PREFABRICATED FIREPLACES INSTALLED INCLUDING THE FLUES, COMBUSTION AIR, AND FIRE BLOCKING.

FRAMING:

- FRAMING IS TO BE APPROVED PRIOR TO THE SIDING OR BRICK BEING INSTALLED.
- ALL FRAMING MEMBERS ARE TO BE INSTALLED.
- INTERIOR STAIRS INSTALLED.
- ALL BLOCKING AND BRACING INSTALLED.
- ALL WINDOWS ARE TO BE INSTALLED.

DRYWALL:

- ALL DRYWALL TO BE NAILED OR SCREWED IN PLACE
- USE 5/8" TYPE X DRYWALL IN GARAGE
- A FIRE WALL FROM SLAB TO TRUSS, REQ. BETWEEN GARAGE, & STRUCTURE, USING 5/8" TYPE X
- A DOUBLE LAYER OF 5/8" TYPE X REQ. FOR CEILINGS IN GARAGES
- 5/8" TYPE X SHEETROCK REQUIRED ON WALLS & SOFFITS UNDER AN ENCLOSED STAIRWAY.

GAS METER:

- THE GAS LINE MUST BE INSTALLED AND THE REQUIRED PRESSURE TEST PROVIDED.
- AT LEAST ONE GAS APPLIANCE MUST BE INSTALLED AND READY TO BE TURNED ON.
- COMBUSTION AIR INSTALLED.

PERMANENT POWER:

- PERMANENT POWER WILL NOT BE APPROVED UNTIL AFTER THE BUILDING PERMIT IS FINALIZED.
- ALL WIRING, COVERS, LIGHTS, RECEPTACLES, SWITCHES, AND BONDING SHALL BE IN PLACE.
- BREAKER BOX AND MAIN DISCONNECT LABELED.

FINAL INSPECTION:

- THE BUILDING NEEDS TO BE FINISHED INCLUDING FLOOR COVERINGS, READY FOR PERMANENT POWER, PLUMBING, AND MECHANICAL SYSTEMS FINISHED.
- ALL STEPS, GUARDRAILS AND HANDRAILS INSTALLED.
- EXTERIOR GRADING AND CONCRETE WORK FINISHED.
- CITY SIDE WALK AND CURB (IF REQUIRED) INSTALLED TO CITY SPECIFICATIONS.
- A LADDER NEEDS TO BE PROVIDED SO THAT THE ATTIC AREA AND ROOF CAN BE INSPECTED.

OCCUPANCY PERMITS SHALL NOT BE GRANTED UNTIL FINAL INSPECTION IS COMPLETED. INSPECTION REQUIREMENTS VARY FROM CITY TO CITY AND ARE SUBJECT TO THEIR REQUIREMENTS.

GENERAL CONCRETE:

- NO ALUMINUM PRODUCTS SHALL BE EMBEDDED IN CONCRETE. ELECTRICAL CONDUITS SHALL BE PLACED IN MID-HEIGHT OF SLABS AND SHALL HAVE AN O.D. LESS THAN 1/3 SLAB THICKNESS.

ICE BARRIER:

- ICE BARRIER SHALL BE INSTALLED @ ALL ROOF EDGES, & EYES, USING APPROVED MATERIALS, OR A DOUBLE LAYER OF TYPE 15 FELT APPLIED SHINGLE FASHION AND SOLID MOPED TOGETHER WITH APPROVED CEMENTING MATERIAL BETWEEN THE PILES EXTENDING FROM THE EAVE UP THE ROOF TO A POINT 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

VAPOR BARRIER:

- ALL WALLS IN HEATED AREAS SHALL HAVE A VAPOR BARRIER BETWEEN HEATED AREA & INSULATION TO PREVENT CONDENSATION

- ALL REQUIRED EGRESS WINDOWS, INCLUDING AT LEAST ONE IN EVERY BASEMENT AND BEDROOM SHALL HAVE A MINIMUM CLEAR OPEN ABLE AREA OF 57 SQ. FT., A MINIMUM HEIGHT OF 24" AND MINIMUM WIDTH OF 20" AND A FINISHED SILL HEIGHT OF NOT MORE THAN 44".
- WINDOW WELLS SHALL PROVIDE NET CLEAR OPENING OF 9 SQUARE FEET WITH A MINIMUM DIMENSION OF 36". PROVIDE PERMANENT LADDER IF WINDOW WELL IS MORE THAN 44" DEEP.

- DAMP PROOFING IS REQ'D FOR ALL FOUNDATIONS ENCLOSING BASEMENTS BELOW FINISH GRADE.
- EXPOSED FOUNDATIONS SHALL BE PLASTERED FOR THE FINAL INSPECTION.

- FIRE BLOCKING IS REQ'D IN WALLS AT ALL SOFFITS, DROPPED CEILINGS, COVE CEILINGS, AND AT THE FLOOR AND CEILING LEVELS OF ALL SHAFTS AND CHASES.
- UNDER STAIR SPACE THAT IS ENCLOSED AND USABLE SHALL HAVE THE WALLS AND CEILINGS 5/8" TYPE X SHEETROCK.
- MINIMUM 2 x 6 WALL BLOCKING IS REQUIRED FOR SHOWER PAN
- RIM JOISTS SHALL BE PROTECTED WHERE CONCRETE WILL BE POURED AGAINST THEM
- ATTIC VENTILATION LOCATED IN GABLE ENDS ONLY SHALL BE A TOTAL OF 1/50TH OF THE AREA OF THE SPACE VENTILATED.
- ATTIC ACCESS OPENINGS ARE REQUIRED FOR ALL ATTICS 30" OR GREATER IN HEIGHT.
- CRICKETS ARE REQUIRED WHERE CHIMNEYS OR OTHER VERTICAL SURFACES INTERSECT SLOPED ROOF AREAS. THEREBY CREATING WATER, SNOW, OR ICE DAMMING CONDITIONS.
- STEP FLASHINGS OR FLASHINGS SHALL BE COUNTER FLASHED AT CHIMNEY OR WALL INTERSECTIONS WITH ROOFS.
- GLASS IF INSTALLED IN OR WITHIN 24" OF DOORS, SHALL BE TEMPERED, UNLESS THE GLASS IN THE DOOR HAS ONE DIMENSION LESS THAN 3" OF THE BOTTOM EDGE OF THE GLASS ADJACENT TO THE DOOR IS 60" OR MORE FROM THE FLOOR.
- FINISH GRADING SHALL SLOPE 2% AWAY FROM ALL BUILDINGS OR PROVIDE EQUIVALENT DRAINAGE PROTECTION. DRAINAGE FROM ROOFS OR LANDSCAPING SHALL NOT FLOW OVER OR ONTO ADJACENT PROPERTIES.
- ADDRESS NUMBERS ARE REQUIRED FOR ALL BUILDINGS, AND SHALL BE AT LEAST 3" HIGH SO AS TO BE PLAINLY VISIBLE FROM THE STREET FRONTING THE PROPERTY.

ELECTRICAL:

- METER PANELS SHALL BE AT LEAST 36" AWAY FROM ALL DOORS AND WINDOWS.
- MAIN DISCONNECTS ARE REQUIRED ON EXTERIOR OF ALL BUILDINGS.
- BREAKER PANELS SHALL NOT BE LOCATED ON THE EXTERIOR OF THE BUILDING.
- BOND ELECTRICAL GROUNDING SYSTEM TO ALL METALLIC WATER & GAS SERVICES AND ALL CONCRETE ENCASED ELECTRODES AVAILABLE FOR USE AS A GROUNDING ELECTRODE FOR THE HOUSE, WHICH MEET THE REQUIREMENTS OF THE 2009 NEC SEC. 250-50 (G)
- INSTALL A MIN. OF 2 GFCI RECEPTACLES (ONE REAR, ONE FRONT)
- ALL REQUIRED REC. SHALL BE PLACED SO THAT AT NO POINT ALONG THE FLOOR LINE OF WALLS, COUNTERS, ETC. SHALL THE DISTANCE TO A REC. BE GREATER THAN 6'.
- FIRE RATED NON-METALIC BOXES SHALL BE USED IN WALL SEPARATING HOUSES ALONG GARAGE.
- SMOKE DETECTORS SHALL BE INSTALLED IN EACH BEDROOM AND ADJACENT HALLWAYS AND ON EACH LEVEL. THEY SHALL BE WIRED IN SERIES AND HAVE BATTERY BACKUP.
- GFCI OUTLETS TO BE MOUNTED IN GARAGE 48" ABOVE PAD LEVEL.
- PROVIDE ARC FAULT PROTECTION ON ALL BEDROOM LIGHTS, SWITCHES, SMOKE DETECTORS AND RECEPTACLES.

MECHANICAL:

- GAS METERS SHALL BE LOCATED PER QUESTAR GAS CO. AND SHALL BE A MIN. OF 3' FROM ELECTRICAL METER PANELS AND PERMANENT AIR VENTS.
- ADEQUATE COMBUSTION AIR IS REQUIRED FOR ALL FUEL BURNING APPLIANCES.
- VENTILATING FANS ARE REQUIRED FOR ALL BATHROOMS WITH TUBS OR SHOWERS AND FOR LAUNDRY ROOMS WHEN THESE ROOMS HAVE NO OPEN ABLE WINDOW TO THE EXTERIOR.
- ALL BATHROOM AND LAUNDRY FANS SHALL BE VENTED THE EXTERIOR OF THE BUILDING.
- DRYER VENT SHALL BE A MIN. OF 14" WITH TWO ELBOWS.
- RANGE AND COOK TOP CLEARANCES TO UNPROTECTED COMBUSTIBLES SHALL BE 30" MIN.
- ALL HEATING/AC SUPPLY DUCTS SHALL BE INSULATED UNFINISHED AREAS, AS PER CODE.

PLUMBING:

- VENTING IS REQ'D FOR ALL FIXTURES TRAPS AS PER CODE.
- NO PIPING SHALL BE INSTALLED SO AS TO BE SUBJECT TO FREEZING.
- NO LEAD OR ACID BEARING SOLDER OR FLUES AR ALLOWED FOR POTABLE WATER PIPING SYSTEMS.
- PRESSURE REDUCING VALVES ARE REQ'D WHEN WATER PRESSURE EXCEEDS 60 PSI.
- BACK FLOW PROTECTION IS REQ'D FOR ALL HOSE BIBS, LAWN SPRINKLER SYSTEMS, AND ALL OTHER OUTLETS HAVING HOSE THREADS OR POSING POTENTIAL CROSS CONNECTIONS WITH CITY WATER SYSTEMS.
- FLOOR DRAINS SHALL BE PROVIDED NEAR ALL WATER HEATERS AND SHALL HAVE CAST METAL BODIES AND GRATES.
- FLOOR DRAINS SHALL BE FULLY VISIBLE AND ACCESSIBLE.
- WATER CLOSET SPACES SHALL BE A MIN. OF 30" IN WIDTH AND ALLOW FOR A MINIMUM FRONT CLEARANCE OF 24".
- SHOWER FLOOR SPACES SHALL BE A MIN. OF 900 SQ. IN. AND SHALL BE ABLE TO ENCOMPASS A 30" CIRCLE TO THE HEIGHT OF 72" AND SHALL BE FRAMED FOR A MIN. 22" DOOR.
- AIR GAP PROTECTION IS REQ'D ON ALL DISHWASHER DRAIN CONNECTIONS TO THE DMS SYSTEM.
- UNFINISHED PLUMBING DOW ROUGH - ING SHALL BE PROPERLY VENTED AND CAPPED OFF.
- ALL OUTSIDE OR GARAGE FAUCETS SHALL BE FROST PROTECTED, & WILL DRAIN WHEN SHUT OFF.

GRADING & DRAINAGE:

- TOP OF FOUNDATION WALL SHALL BE A MINIMUM, OF 24" ABOVE THE HIGHEST POINT AT TOP BACK OF SIDEWALK, OR TOP OF CURB IN FRONT OF LOT.
- FINISH GRADING SHALL BE COMPLETED IN SUCH A WAY THAT ALL DRAINAGE FOR ANY GIVEN LOT SHALL FLOW TOWARD THE STREET, AND SHALL NOT FLOW OVER, OR INTO ADJACENT PROPERTIES. SLOPE SHALL BE 5% AWAY FROM BUILDING IN THE FIRST 10 FEET.
- ALL BACKFILL AREAS TO MEET THE COMPACTION REQUIREMENTS OF THE 2015 IRC.
- ALL DIRT RAMPS OVER SIDEWALKS ARE TO BE OF ROAD BASE MATERIAL.

GENERAL REQUIREMENTS:

- PROVIDE A 22" x 34" ATTIC ACCESS IN LOCATION OF OWNERS CHOICE.
- TELEPHONE AND TV JACK LOCATIONS SHALL BE DETERMINED BY OWNER AT THE TIME OF INSTALLATION.
- SMOKE ALARMS SHALL BE INSTALLED IN EACH BEDROOM AND ADJACENT HALLWAYS. THEY SHALL BE WIRED IN SERIES AND BE PROVIDED WITH A BATTERY BACKUP.
- ELECTRICAL PANEL LOCATIONS SHALL BE DETERMINED BY CONTRACTOR
- WATER HEATER MUST HAVE SEISMIC STRAP OR TIE-DOWN.
- COMBUSTION AIR IS REQ'D FOR ALL FUEL BURNING APPLIANCES. CONTRACTOR SHALL PROVIDE PROPER SIZE AND LOCATION AND MUST DEFINE SOURCE AND TERMINATION POINTS.
- WATER CLOSETS MUST HAVE A MAX. OF 16 GALLON PER FLUSH FLOW RATE AND SHOWERS MUST BE EQUIPPED WITH SHOWER HEADS HAVING A FLOW RATE NO GREATER GREATER THAN 2.5 GALLONS PER MINUTE.
- PROVIDE A 5/8" TYPE X SHEET ROCK FIRE BREAK BETWEEN GARAGE AND HOUSE.
- ALL ELECTRICAL SERVICES AND METAL PIPING (INCLUDING GAS) MUST BE BONDED.
- THE TOPS OF HANDRAILS SHALL BE PLACED 34" AND NOT MORE THAN 38" ABOVE THE NOSING OF TREADS. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. THE HANDGRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS-SECTION. HANDRAILS SHALL HAVE A SPACE OF NOT LESS THAN 1 1/4" BETWEEN THE WALL AND HANDRAIL.
- SHOWER DOORS MUST SWING OUT AND BE TEMPERED GLASS. SHOWERS MUST BE FINISHED TO A HEIGHT OF NOT LESS THAN 70" OF WATER PROOF MATERIAL.
- FIRE BLOCK STUD SPACES AT SOFFITS, FLOOR AND CEILING JOIST LINES. FIRE STOPS MAY BE OF GYP. BOARD, OR OTHER NON COMBUSTIBLE MATERIAL THAT ARE SECURELY FASTENED IN PLACE.
- ALL HEADERS OVER 6" SHALL BE SUPPORTED BY FRAMING ANCHORS OR JOIST HANGERS, UNLESS BEARING ON A BEAM, PARTITION OR WALL. TAIL JOISTS OVER 12" LONG TO BE SUPPORTED AT HEADER BY FRAMING ANCHORS OR ON LEDGER STRIPS NOT LESS THAN 2" x 2".
- AT ALL VALLEYS AND HIPs, PROVIDE VALLEY OR HIP RAFTER NOT LESS THAN 2" THICK AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER
- EXTERIOR WALL COVERING TO BE OF APPROVED TYPE. STUDS OF SHEATHING TO BE COVERED ON THE OUTSIDE FACE WITH A WEATHER RESISTANT BARRIER.
- ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS SHALL HAVE CLEAR CROSS - VENTILATION TO OUTSIDE VENTS. 1/500 OF SPACE VENTILATED FOR GABLE VENTS 1/300 OF SPACE VENTILATED FOR BOTH GABLE OR EVE VENTS.
- PROVIDE COMFORT HEATING SYSTEM CAPABLE OF MAINTAINING 70F. TEMP THREE FEET ABOVE FLOOR LEVEL IN ALL ROOMS. HEATING APPLIANCES CANNOT BE LOCATED AS FOLLOWS:
 - IN ANY ROOM OR SPACE LESS THAN 12" WIDER THAN THE FURNACE, WITH A MIN. WORKING SPACE OF NOT LESS THAN 3" ALONG THE SIDES, BACK, AND TOP;
 - IN ANY ROOM TO BE DESIGNATED AS A BEDROOM, BATHROOM, CLOSET, OR IN ANY CONFINED SPACE WITH ACCESS ONLY THROUGH SUCH ROOMS.
- PROVIDE ADEQUATE COMBUSTION AIR AT THE RATE OF 18" SQ. IN. PER 1000 BTU. COMBUSTION AIR MUST BE OBTAINED FROM THE OUTSIDE. COMBUSTION DUCTS MUST BE PROPERLY COVERED.
- PROVIDE A 1" CLEARANCE BETWEEN CLASS B VENT AND COMBUSTION AIR DUCT.
- WATER HEATER MUST BE INSTALLED IN PROPER LOCATIONS. (SAME AS FURNACE)
- PROVIDE 30" CLEARANCE BETWEEN RANGE TOP TO COMBUSTIBLE MATERIALS.
- COMBUSTIBLE MATERIALS SHALL NOT BE PLACED WITHIN ONE INCH OF FIREPLACE, OR SMOKE CHAMBER OF CHIMNEY WALLS. COMBUSTIBLE MATERIALS SHALL NOT BE PLACED WITHIN 6" OF FIREPLACE OPENING. NO SUCH COMBUSTIBLE MATERIAL SHALL PROJECT MORE THAN 18" FOR ON INCH CLEARANCE FROM SUCH OPENING.
- ALL MASONRY AND CONCRETE CHIMNEY SHALL BE ANCHORED AT EACH FLOOR OR CEILING LINE MORE THAN 6" ABOVE GRADE.
- FIREPLACE CHIMNEY SHALL PROTRUDE 2' ABOVE ANY PORTION OF ROOF OR BUILDING WITHIN 10' OF CHIMNEY.
- USE 22 GA. TIES AT 16" O.C. EACH WAY FOR MASONRY TIE.
- ELECTRICAL PANELS MUST COMPLY WITH 110 - 16 NEC. 308" WIDE X 36" DEPTH X 6'-6" HIGH
- VENT DRYER TO EXTERIOR IN ACCORDENCE WITH 2015 IRC SECTION M1501.
- USE MIN. OF 2" THICK REDWOOD PLANKS ON DECK.
- PROVIDE EXTERIOR GRADE PLYWOOD FOR SOFFIT. (IF USED)
- A THERMAL EXPANSION TANK MUST BE INSTALLED ADJACENT TO RESIDENTIAL WATER HEATER.
- GAS LOGS SHALL BE PROVIDED WITH A SHUT OFF VALVE OUTSIDE OF THE FIREBOX AND WITHIN 6" OF THE APPLIANCE, IN THE SAME ROOM OR A REMOTE LOCATION FROM THE APPLIANCE WHERE SUCH VALVES ARE PROVIDED WITH READY ACCESS. SUCH VALVES SHALL BE PERMANENTLY IDENTIFIED AND SHALL SERVE NO OTHER EQUIPMENT.
- SPECIFICS ON FIREPLACE EQUIPMENT WILL BE PROVIDED TO THE CITY BY THE HVAC CONTRACTOR.
- AS PER CODE R703A, FLASHING & COUNTER FLASHING WILL BE USED AROUND WINDOWS & DOORS.

REVISIONS

PHILLIPS CONSTRUCTION

AVERY GENERAL NOTES

SANTAQUIN, UTAH

8885 SOUTH 3200 WEST

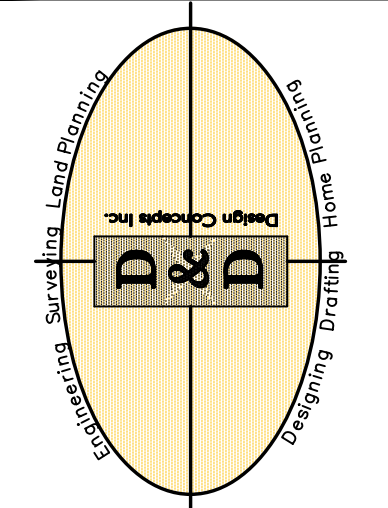
Spanish Fork, UT 84660

801-794-3738

Web: www.ddesignconcepts.com

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DRAWN BY:

PD

DATE:

08/25

SCALE:

NONE

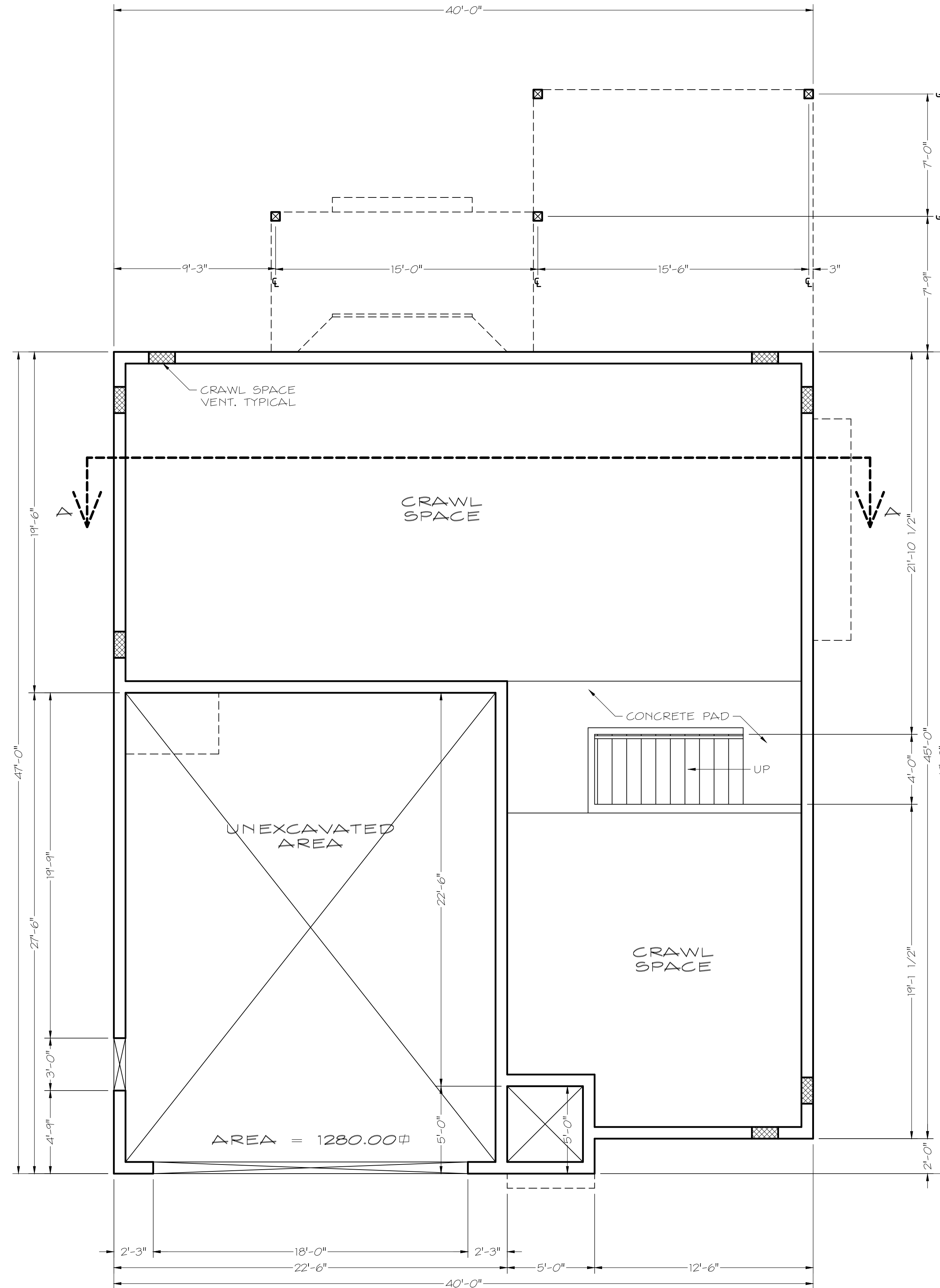
PROJECT #

2K2527

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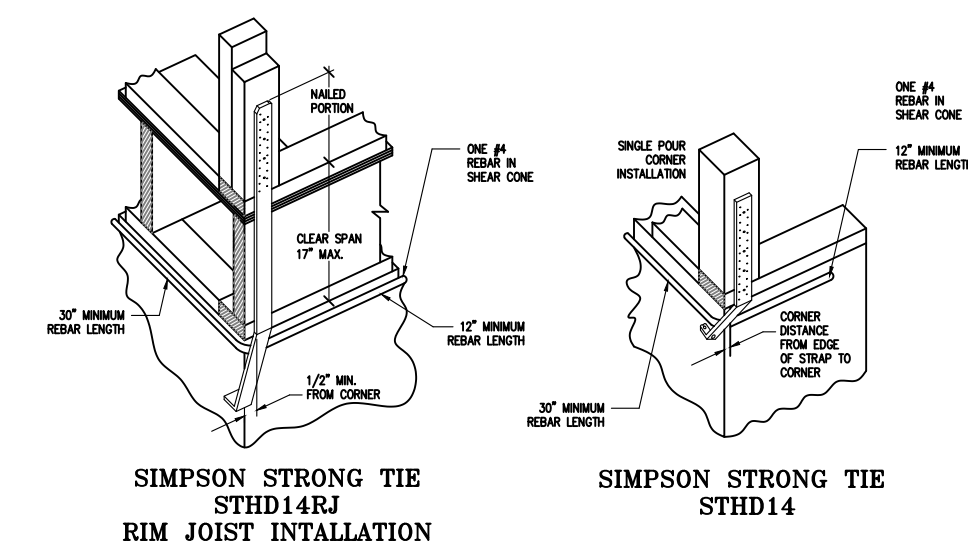
STRUCTURAL DETAILS AND
SCHEDULES APPEAR ON
SHEETS S501 & S601



NOTE:

1. KING STUD & TRIMMER TO SUPPORT ALL HEADERS UNLESS SPECIFIED
2. ALL GIRDER TRUSSES TO BE SUPPORTED BY (3) 2X6 COLUMN UNLESS SPECIFIED. LOAD MUST TRANSFER TO FOUNDATION WALL.
3. TRUSS LAYOUT TO BE VERIFIED BY TRUSS MANUFACTURE. IF DESIGN DIFFERS FROM STAMPED PLANS - ENGINEER MUST BE NOTIFIED.

CRAWL SPACE VENTILATION	
SQ. FT. OF CRAWL SPACE	1116.69#
REQUIRED VENT (1/150)	7.44#
18"x10" VENT = 1.25#	6 VENTS REQUIRED
# OF VENTS PROVIDED	7



6'-0" FOUND. WALL

LEGEND	
	110 VOLT OUTLET
	220 VOLT OUTLET
	GFCI OUTLET
	1/2 SWITCH OUTLET
	WATER PROOF GFCI
	CEILING OUTLET
	EXT. SPOT LIGHT
	CEILING FIXTURE
	WALL FIXTURE
	RECESSED FIXTURE
	EXT. FLOOD LIGHT
	MOTION SENSOR
	PULL CHAN FIXT.
	FLOURECENT FIXT.
	SWITCH
	3 WAY SWITCH
	4 WAY SWITCH
	RHEOSTAT SWITCH
	EXHAUST FAN
	SMOKE DETECTOR
	SMO./CO DETECTOR
	TELEPHONE JACK
	TELEVISION JACK
	DOOR CHIMES
	INTERCOM
	THERMOSTAT
	CENTRAL VAC
	BREAKER PANEL
	SUB PANEL
	METER BOX
	FLOOR DRAIN
	HOSE BIBB
	CLG. FAN LIGHT COMBO

REVISIONS

*PHILLIPS CONSTRUCTION
AVERY BASEMENT FLOOR PLAN
SANTAQUIN, UTAH*

8385 SOUTH 3200 WEST
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Web: www.dddesignconcepts.com

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DATE: _____

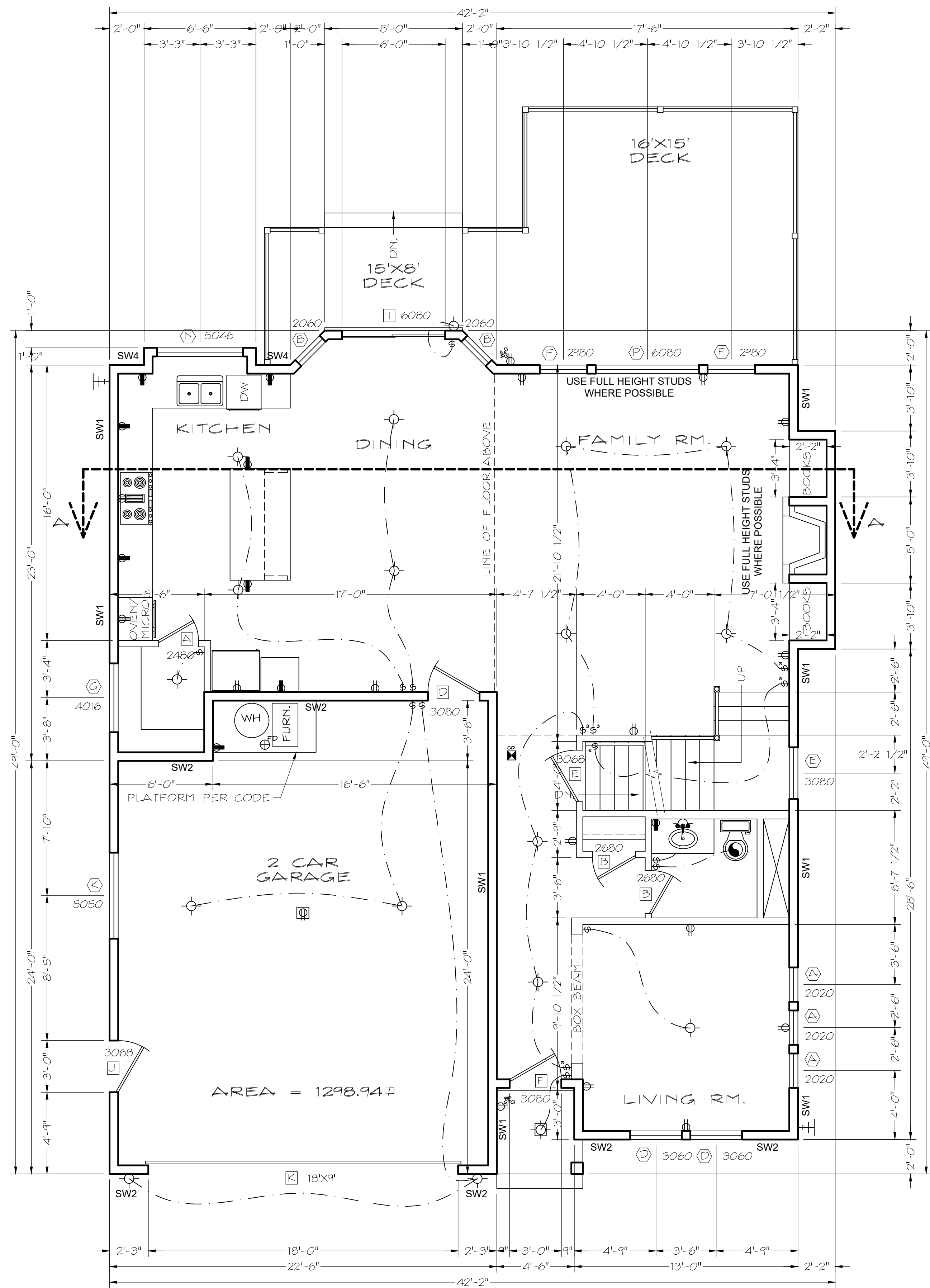
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PROJECT #

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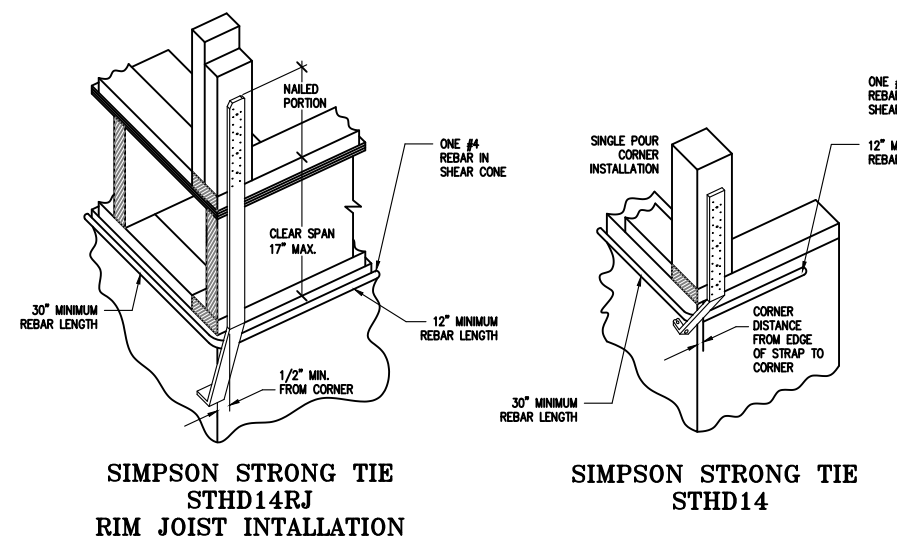
1 OF 10

STRUCTURAL DETAILS AND
SCHEDULES APPEAR ON
SHEETS S501 & S601



NOTE:

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LEGEND	
	110 VOLT OUTLET
	220 VOLT OUTLET
	GFCI OUTLET
	1/2 SWITCH OUTLET
	WATER PROOF GFCI
	CEILING OUTLET
	EXT. SPOT LIGHT
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	WALL FIXTURE
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	TELEPHONE JACK
	TELEVISION JACK
	DOOR CHIMES
	INTERCOM
	THERMOSTAT
	CENTRAL VAC
	BREAKER PANEL
	SUB PANEL
	METER BOX
	FLOOR DRAIN
	HOSE BIBB
	CLG. FAN LIGHT COMBO

9'-0" MAIN FLOOR

REVISIONS

PHILLIPS CONSTRUCTION

AVERY MAIN FLOOR PLAN

SANTAQUIN, UTAH

8385 SOUTH 3200 WEST

SPANISH FORK, UT 84660

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Web: www.dddesignconcepts.com

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DRAWN BY: JM

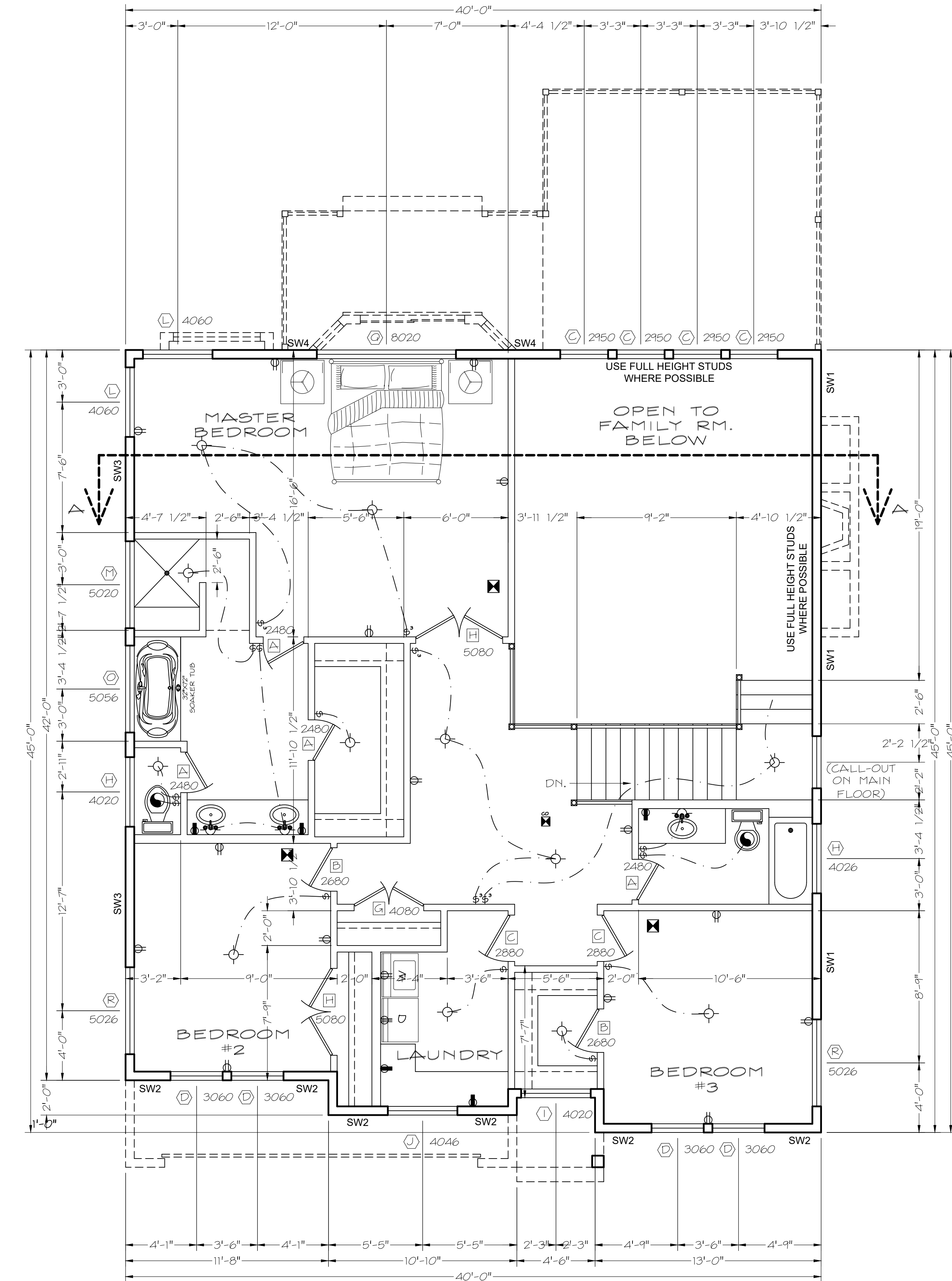
DATE: 08/25

SCALE: 1/4" = 1' - 0"

PROJECT # 2K2527

SHEET # 2 OF 10

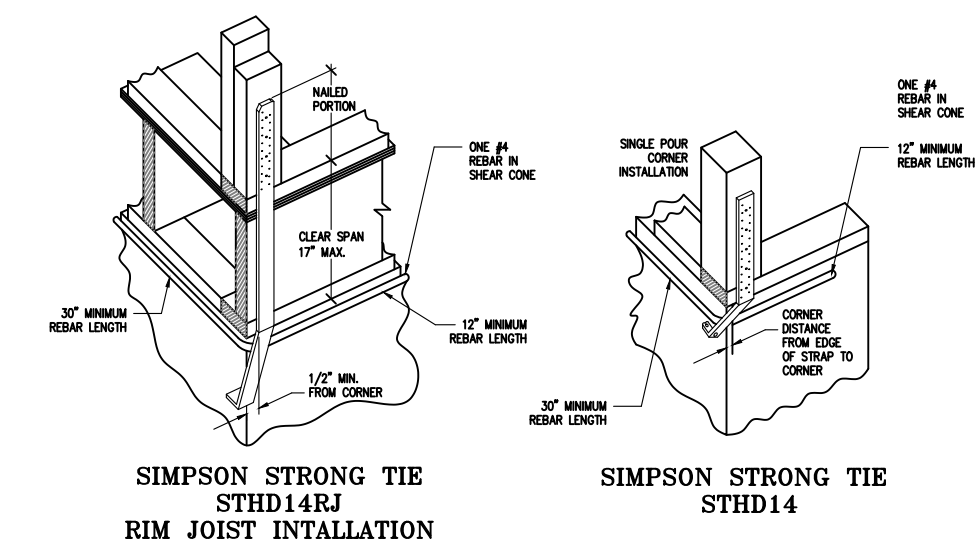
STRUCTURAL DETAILS AND
SCHEDULES APPEAR ON
SHEETS S501 & S601



AREA MINUS STAIRS AND OPEN AREA = 1304.80

NOTE:

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	SMOKE DETECTOR
	SMO/CO DETECTOR
	TELEPHONE JACK
	TELEVISION JACK
	DOOR CHIMES
	INTERCOMME
	THERMOSTAT
	CENTRAL VAC
	BREAKER PANEL
	SUB PANEL
	METER BOX
	FLOOR DRAIN
	HOSE BIBB
	CLG. FAN LIGHT COMBO

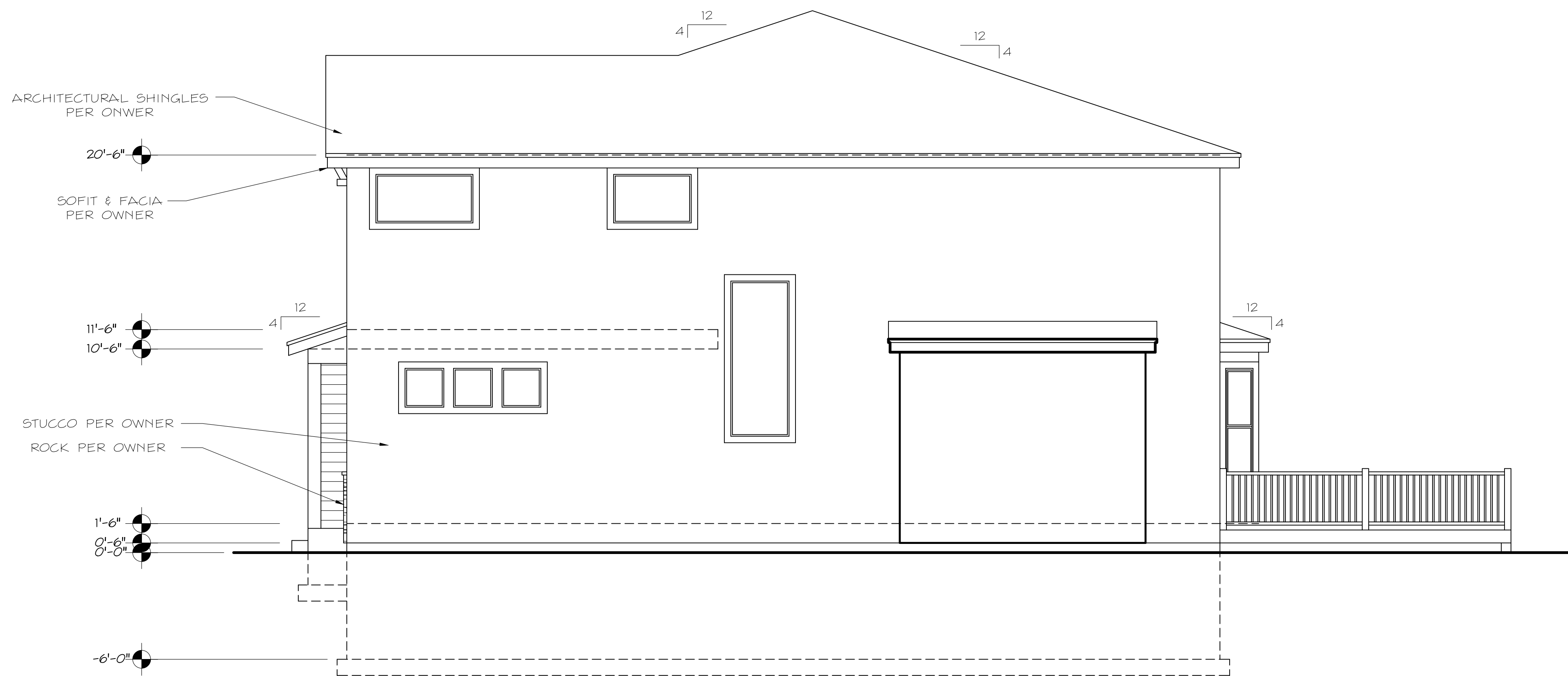
9'-0" 2ND FLOOR

 8385 SOUTH 3200 WEST SPANISH FORK, UT 84660 801-794-3738 Web: www.ddesignconcepts.com PHILLIPS CONSTRUCTION AVERY 2ND FLOOR PLAN SANTAQUIN, UTAH		REVISIONS
DRAWN BY: JM DATE: 08/25 SCALE: 1/4" = 1' - 0" PROJECT # 2K2527 SHEET # 3 OF 10		



FRONT ELEVATION

SCALE: 1/4" = 1' - 0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1' - 0"

REVISIONS

PHILLIPS CONSTRUCTION

AVERY ELEVATIONS

SANTAQUIN, UTAH

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DRAWN BY:

JM

DATE:

08/25

SCALE:

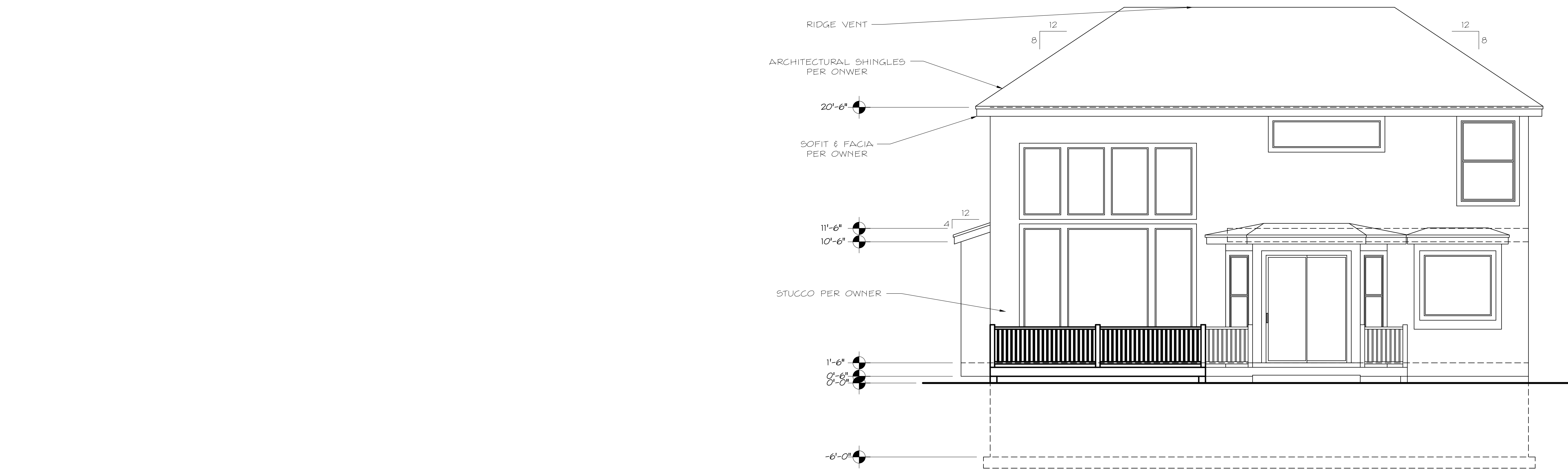
1/4" = 1'

PROJECT #

2K2527

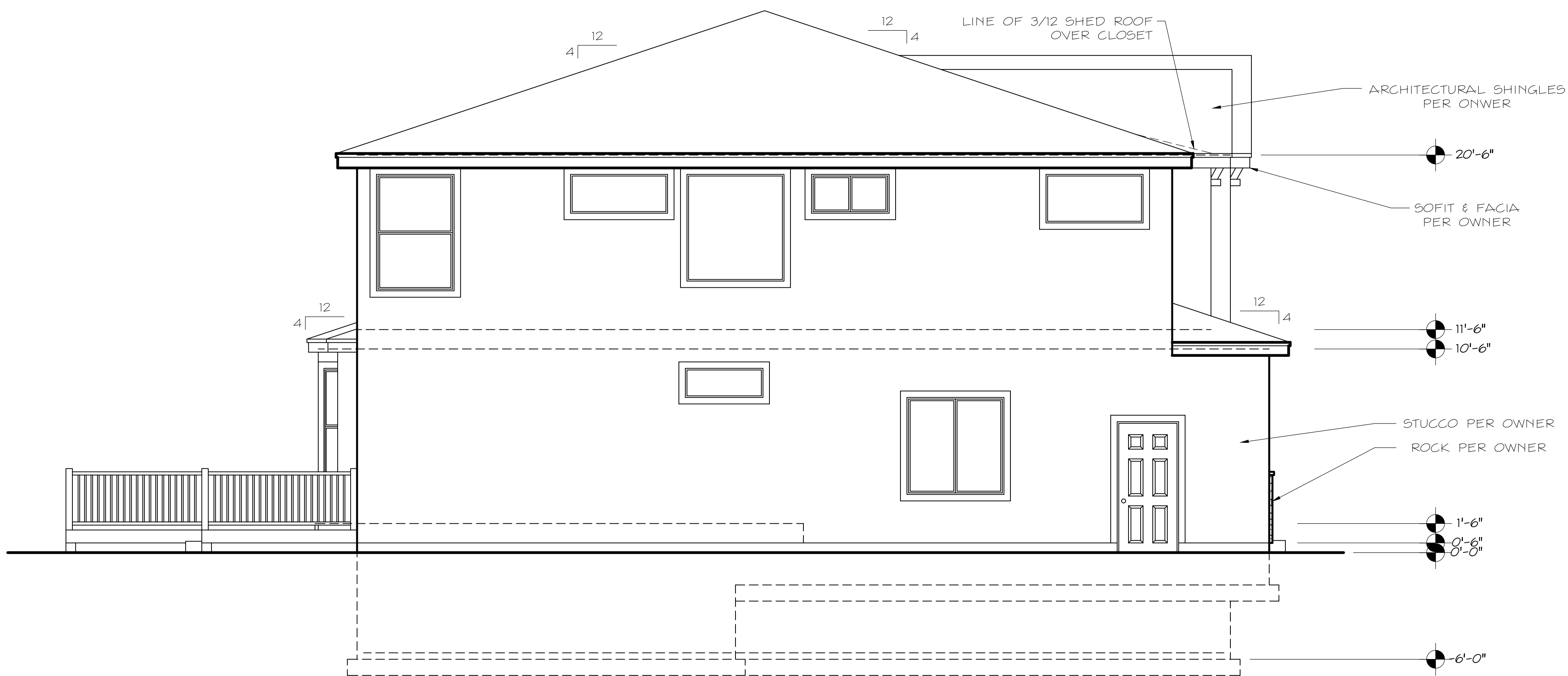
SHEET #

4 OF 10



BACK ELEVATION

SCALE: 1/4" = 1' - 0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1' - 0"

REVISIONS

PHILLIPS CONSTRUCTION
AVERY ELEVATIONS
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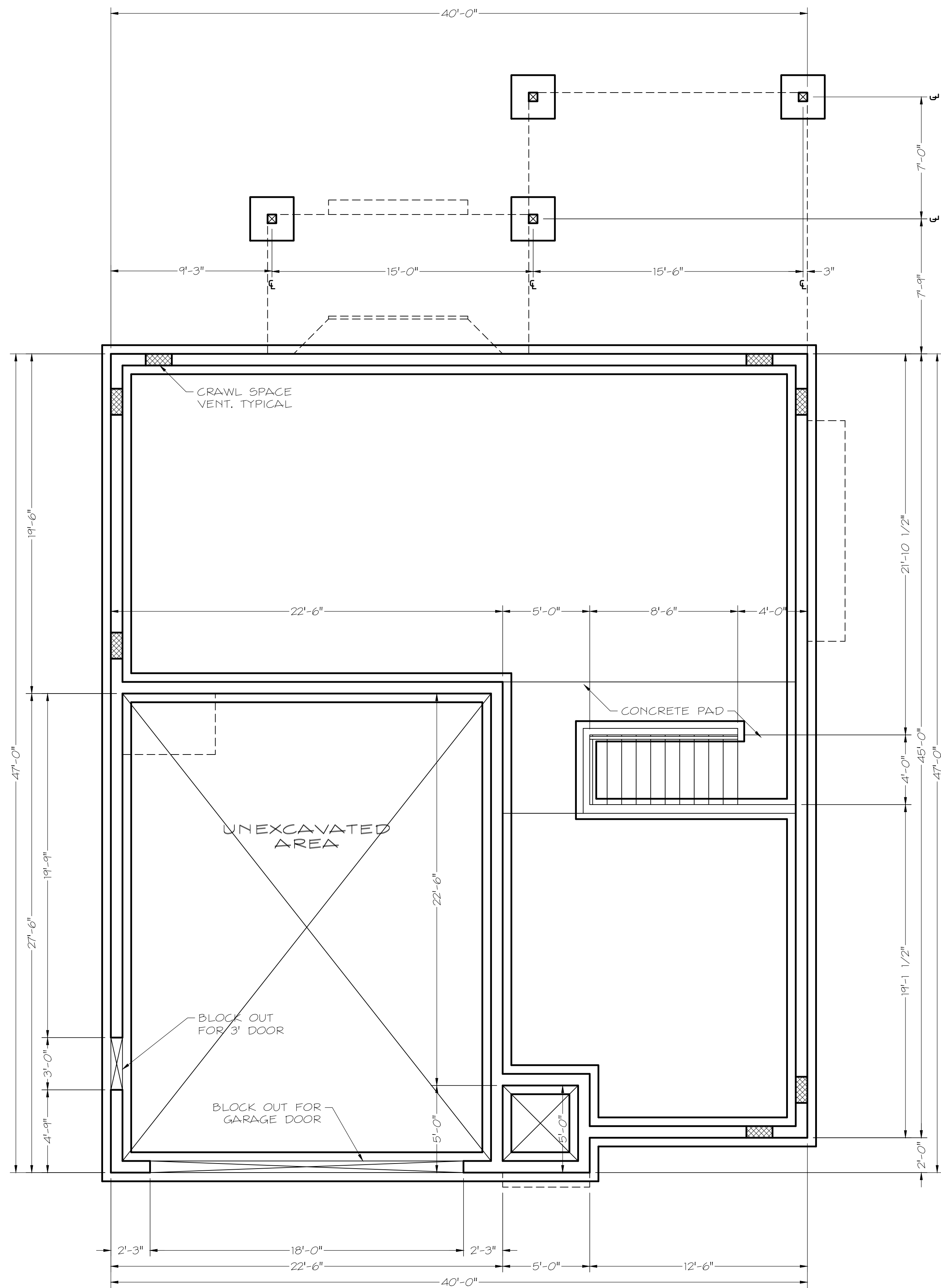
DRAWN BY: JM

DATE: 08/25

SCALE: 1/4" = 1'

PROJECT # 2K2527

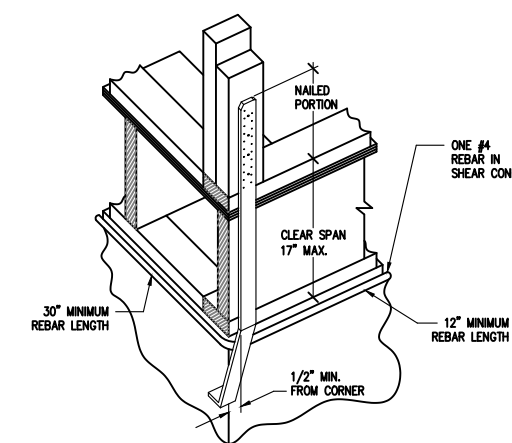
SHEET #



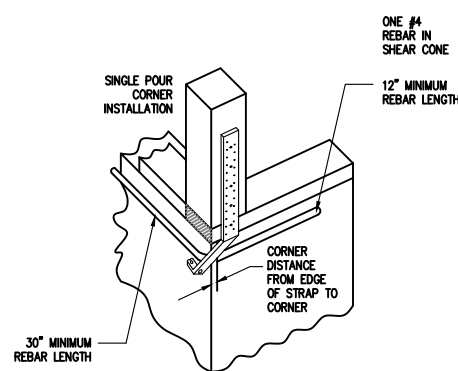
NOTE:
1. 3,000 PSI CONCRETE REQUIRED

ANCHOR BOLTS & SPACING
1/2" X 10" ANCHOR BOLTS SPACED @
32" O.C. & WITHIN 12" OF PLATE ENDS

8"X4' GARAGE FOUNDATION WALL
#4 RE-BAR 4 BARS MIN.
EQ. SPACED W/ BAR 4" FROM
TOP AND BOTTOM OF WALL
VERTICALS TO EXTEND 3" FROM
TOP OF WALL
#4 J-DOWELS @ 24" O.C. VERT.
1/2"X10" ANCHOR BOLTS @ 32"
O.C. EMBEDDED 7" - 3"X3"X.229
SLOTTED SQUARE WASHERS REQ'D



SIMPSON STRONG TIE
STHD10RJ
RIM JOIST INTALLATION



SIMPSON STRONG TIE
STHD14

6'-0" FOUND. WALL

REVISIONS

PHILLIPS CONSTRUCTION
AVERY FOUNDATION PLAN
SANTAQUIN, UTAH

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DRAWN BY: JM
DATE: 08/25
SCALE: 1/4" = 1'
PROJECT # 2K2527
SHEET #

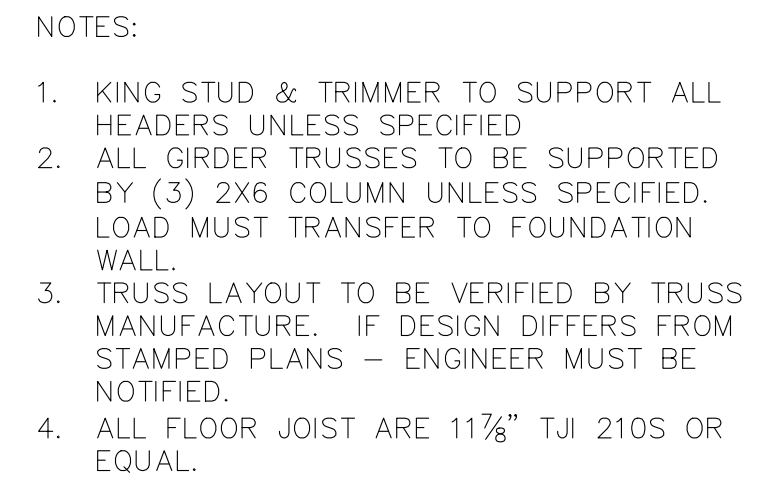
6 OF 10



NOTES:

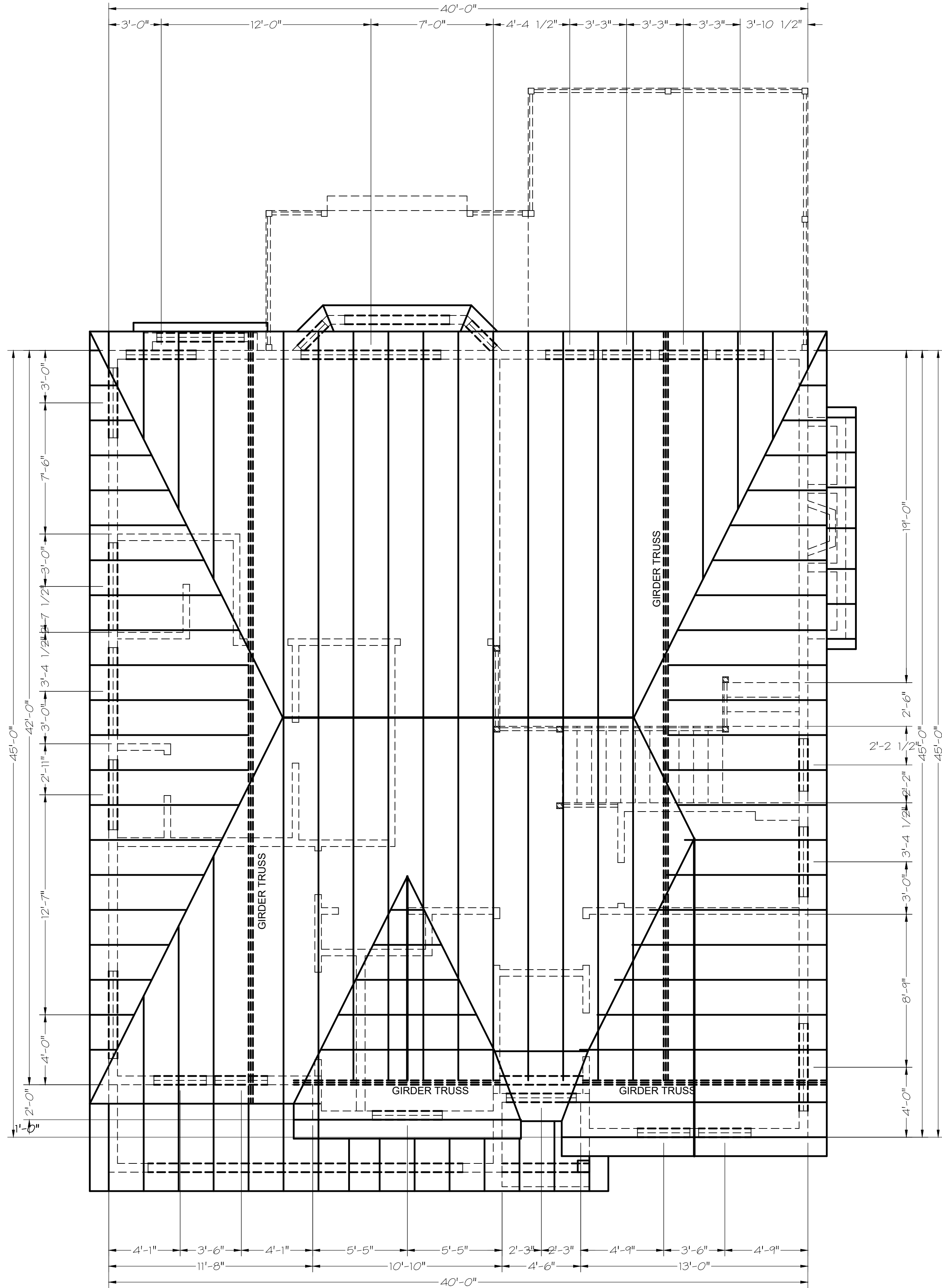
1. KING STUD & TRIMMER TO SUPPORT ALL HEADERS UNLESS SPECIFIED
2. ALL GIRDER TRUSSES TO BE SUPPORTED BY (3) 2X6 COLUMN UNLESS SPECIFIED. LOAD MUST TRANSFER TO FOUNDATION WALL.
3. TRUSS LAYOUT TO BE VERIFIED BY TRUSS MANUFACTURE. IF DESIGN DIFFERS FROM STAMPED PLANS - ENGINEER MUST BE NOTIFIED.
4. ALL FLOOR JOIST ARE 11 $\frac{1}{8}$ " TJI 210S OR EQUAL.

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9'-0" 2ND FLOOR

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DRAWN BY: JM		DATE: 08/25		SCALE: 1/4" = 1'											
PROJECT # 2K2527		SHEET # 8 OF 10													



NOTE:

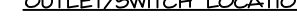
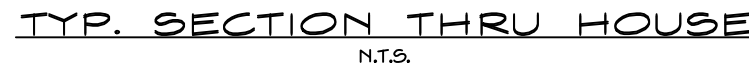
1. KING STUD & TRIMMER TO SUPPORT ALL HEADERS UNLESS SPECIFIED

2. ALL GIRDER TRUSSES TO BE SUPPORTED BY (3) 2X6 COLUMN UNLESS SPECIFIED. LOAD MUST TRANSFER TO FOUNDATION WALL.

3. TRUSS LAYOUT TO BE VERIFIED BY TRUSS MANUFACTURE. IF DESIGN DIFFERS FROM STAMPED PLANS - ENGINEER MUST BE NOTIFIED.

ALL OPENING HEADERS ARE (2) 2"x8" U.N.O.

REVISIONS		
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<i>AVERY ROOF FRAMING PLAN</i>	Design Concepts Inc. D & D	
<i>SANTAQUIN, UTAH</i>		
DRAWN BY: JM		
DATE: 08/25		
SCALE: 1/4" = 1'		
PROJECT # 2K2527		
SHEET # 9 OF 10		

DOOR SCHEDULE

WINDOW SCHEDULE



REVISIONS

PHILLIPS CONSTRUCTION

AVERY SECTION & DETAILS

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DRAWN BY: JM

DATE: 08/25

SCALE: $\frac{1}{4}'' = 1'$

PROJECT # 2K2527

SHEET #

10 OF 10