



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
December 11, 2024

*This meeting may be held electronically
to allow a Commission member to participate.*

4:30 PM WORK SESSION – AGENDA REVIEW, CITY COUNCIL CHAMBERS, 56 NORTH
STATE STREET, OREM, UT

1 2025 Planning Commission Meeting Calendar Discussion

2 Master Plan and General Plan Discussion

5:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. CONSENT AGENDA ITEMS
 - 3.1 **Site Plan - Approving the Site Plan for Dan's and JDK Tow Yard, located generally at 1105 North 1300 West in the M2 Zone**
 - 3.2 **Site Plan - Approving the Site Plan of Shelly Lane PRD, located at 750 North 100 West in the R6 zone.**
 - 3.3 **2025 Planning Commission Meeting Calendar**
 - 3.4 **Minutes - Approving the minutes from the November 20, 2024 meeting**
4. ADJOURN

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PLANNING COMMISSION MEETINGS.
If you need a special accommodation to participate in the Planning Commission Meetings and Study Sessions,
please call the Development Services Office at least 3 working days prior to the meeting.
(Voice 801-229-7183)

This agenda is also available on the City's webpage at orem.org

2025 PC Calendar DRAFT

January							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
1			1	2	3	4	5
2	6	7	8	9	10	11	12
3	13	14	15	16	17	18	19
4	20	21	22	23	24	25	26
5	27	28	29	30	31		

February							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
5						1	2
6	3	4	5	6	7	8	9
7	10	11	12	13	14	15	16
8	17	18	19	20	21	22	23
9	24	25	26	27	28		

March							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
9						1	2
10	3	4	5	6	7	8	9
11	10	11	12	13	14	15	16
12	17	18	19	20	21	22	23
13	24	25	26	27	28	29	30
14	31						

April							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
14		1	2	3	4	5	6
15	7	8	9	10	11	12	13
16	14	15	16	17	18	19	20
17	21	22	23	24	25	26	27
18	28	29	30				

May							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
18				1	2	3	4
19	5	6	7	8	9	10	11
20	12	13	14	15	16	17	18
21	19	20	21	22	23	24	25
22	26	27	28	29	30	31	

June							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
22							1
23	2	3	4	5	6	7	8
24	9	10	11	12	13	14	15
25	16	17	18	19	20	21	22
26	23	24	25	26	27	28	29
27	30						

July							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
27		1	2	3	4	5	6
28	7	8	9	10	11	12	13
29	14	15	16	17	18	19	20
30	21	22	23	24	25	26	27
31	28	29	30	31			

August							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
31					1	2	3
32	4	5	6	7	8	9	10
33	11	12	13	14	15	16	17
34	18	19	20	21	22	23	24
35	25	26	27	28	29	30	31

September							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
36	1	2	3	4	5	6	7
37	8	9	10	11	12	13	14
38	15	16	17	18	19	20	21
39	22	23	24	25	26	27	28
40	29	30					

October							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
40			1	2	3	4	5
41	6	7	8	9	10	11	12
42	13	14	15	16	17	18	19
43	20	21	22	23	24	25	26
44	27	28	29	30	31		

November							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
44						1	2
45	3	4	5	6	7	8	9
46	10	11	12	13	14	15	16
47	17	18	19	20	21	22	23
48	24	25	26	27	28	29	30

December							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
49	1	2	3	4	5	6	7
50	8	9	10	11	12	13	14
51	15	16	17	18	19	20	21
52	22	23	24	25	26	27	28
53	29	30	31				

PC Scheduled Meetings



FAMILY CITY USA

Administrative

Planning Commission

December 11, 2024

Item 3.1

Prepared By:
Rebecca Gourley

Applicants:
Dan's Towing and
JDK Towing and
Recovery

SITE PLAN – APPROVING THE SITE PLAN OF DAN’S/JDK TOW YARD, LOCATED GENERALLY AT 1105 NORTH 1300 WEST IN THE M2 ZONE.

NOTICES:

- None Required

SITE INFORMATION:

- General Plan Designation: Community Commercial
- Current Zone: **M2**
- Acreage: **.42**
- Neighborhood:

Timpview

ACTION:

The Planning Commission is the final approving body for this item.

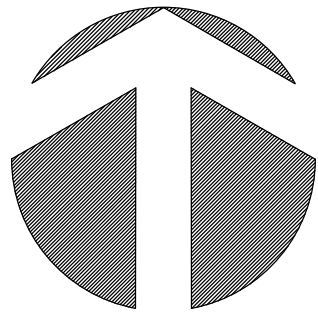
REQUEST: The applicants, Dan's Towing and JDK Towing and Recovery, request the Planning Commission approve the site plan of the Dan's/JDK Tow Yard, located generally at 1105 North 1300 West in the M2 zone.

BACKGROUND: The applicants currently maintain a tow yard at 1105 North 1300 West. They had previously begun building a shop structure to store impounded vehicles and provide limited office space. While applying for building permits, Building Inspection and Planning Staff determined the project was large enough to warrant a site plan review.

The site plan includes a shop for cleaning vehicles, which is to be 4,636.73 square feet; three additional staff parking spots; improved electric, sewer, and water accommodations; and the addition of a berm to mitigate storm water and roof drainage.

The project was approved by the Development Review Committee on December 2, 2024, and forwarded to the Planning Commission for a final review.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission reviews the item as a part of the consent agenda and forward a motion.



NORTH
1" = 20'

Lot 24

T&T Industrial Park

Lot 22

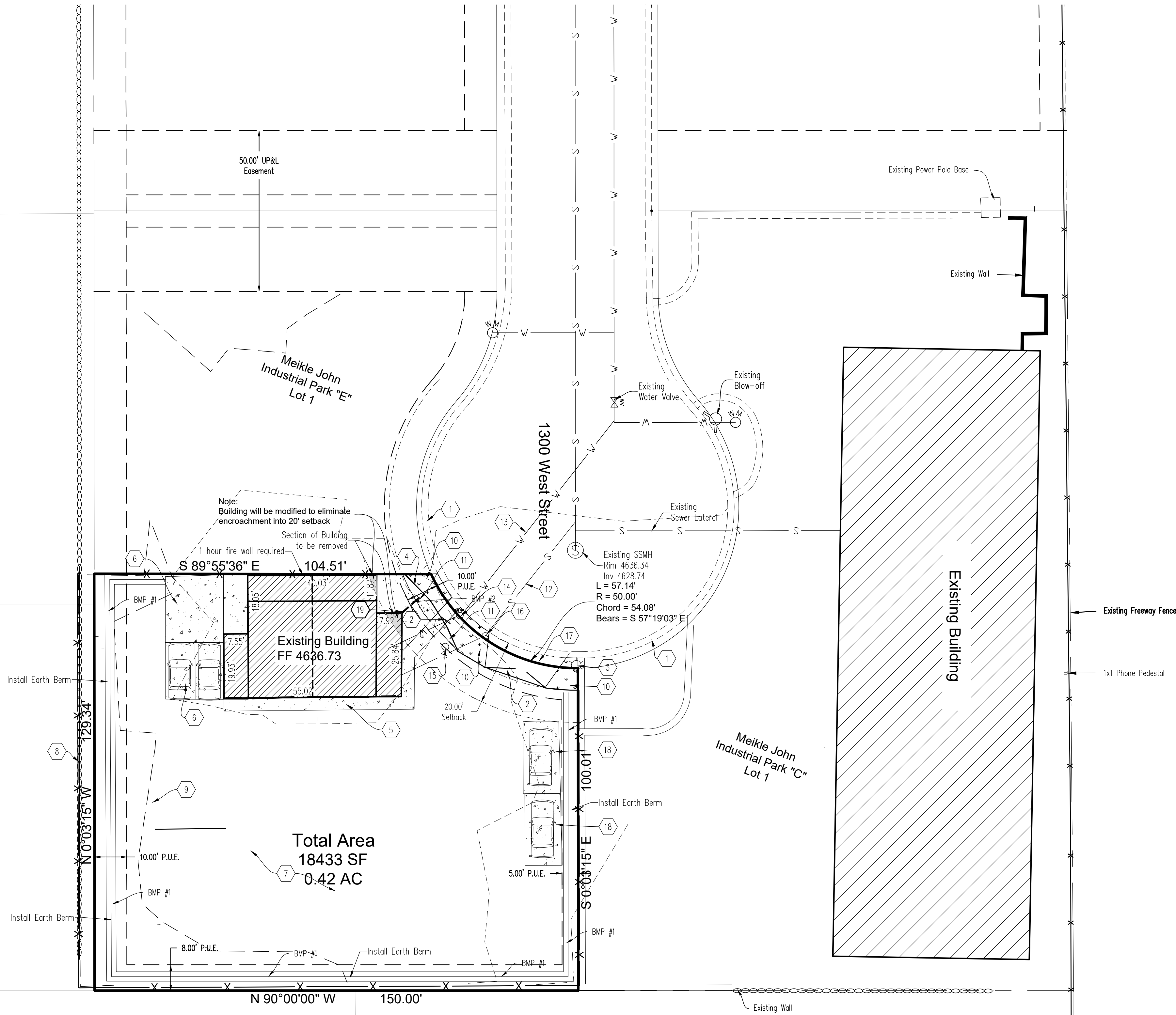
Lot 20

Lot 1

Lot 3

Dan's Towing

Orem City Utah



NOTES:

- The fire protection items (fire hydrant, water mains, access roads, etc.) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the Fire Prevention Bureau may identify additional fire protection requirements mandated by the International Fire Code. Fire hydrant foot valves shall be installed at the connection point with the main water lines.
- All landscaped areas shall have an automatic, underground sprinkling system with a back-flow device to the building. Back-flow devices shall be installed and tested in accordance with the City Code. Water meters shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing. Water meters shall not be located within areas enclosed with fences or within 10 feet (10') of any existing or proposed structure.
- If required by the City Code or by the applicant's permit for Industrial Wastewater Discharge, a sampling manhole and fat and oil separator/grease trap shall be installed I.A.W. City standards and specifications.
- All signage shall comply with the requirements of the City Code.
- All utilities, including water and sewer laterals, water and sewer mains, storm water drains, storm water sumps, sewer manholes, water valves, etc., shall not be located under covered parking areas and shall be installed according to the City Code.
- All roof drainage shall be routed through on-site storm water management facilities.
- At the time of construction, the City of may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
- All construction shall conform to the City of construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications.

Keyed Notes:

- 1 Existing Rolled Gutter
- 2 Existing Gate
- 3 Existing Light Pole
- 4 Existing Fence
- 5 Install 4' Sidewalk
- 6 Install 4 Parking Stalls
- 7 Existing Gravel Surface
- 8 Existing Wall
- 9 Install Retention Basin
- 10 Existing Landscaping
- 11 Install Landscaping to Equal 10' behind curb
- 12 Existing Sewer Lateral
- 13 Existing Water Service
- 14 Existing Water Meter
- 15 Existing Spicot
- 16 Install Sewer Cleanout
- 17 Install Gravel Driveway
- 18 Install Asphalt for parking
- 19 Install Roof Drain to Landscaping

Developer:

Dans Towing
1105 North 1300 West
Orem Utah 84097
801-735-8433
danstowing72@gmail.com

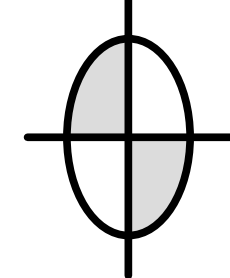
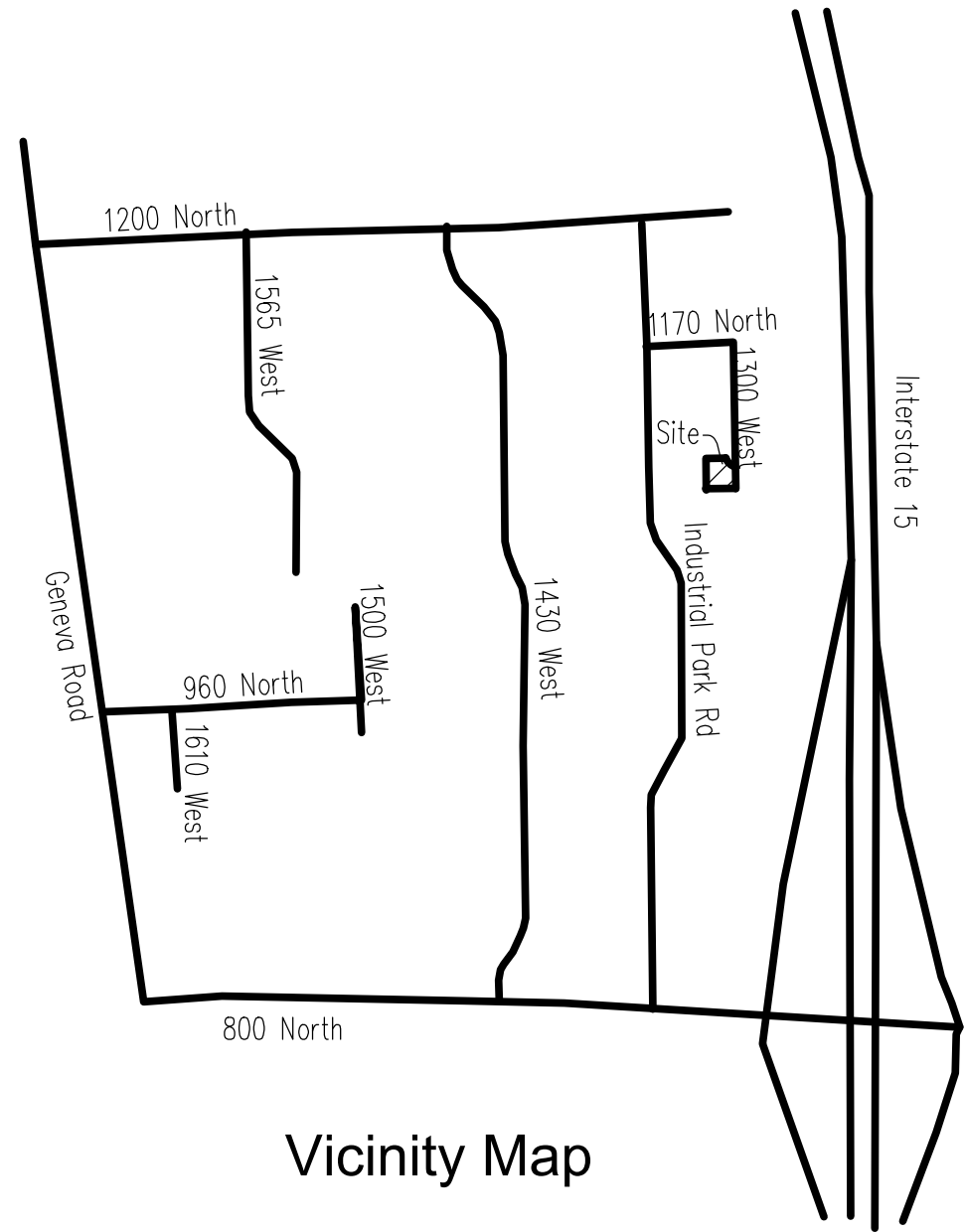
Engineer:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252

Site Data:

Zone = M2
Total Area = 18,433 SF or 0.42 AC
Building SF = 1863 SF Total
Building Warehouse Area = 1863 SF
Spaces required office 1/250 = 1 Space
Spaces required Warehouse 1/750 = 3 Spaces
Total Spaces provided = 4 Spaces

Vicinity Map



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Dan's Towing

Site Plan

Utah

Orem City

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

Know what's below. **811**
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

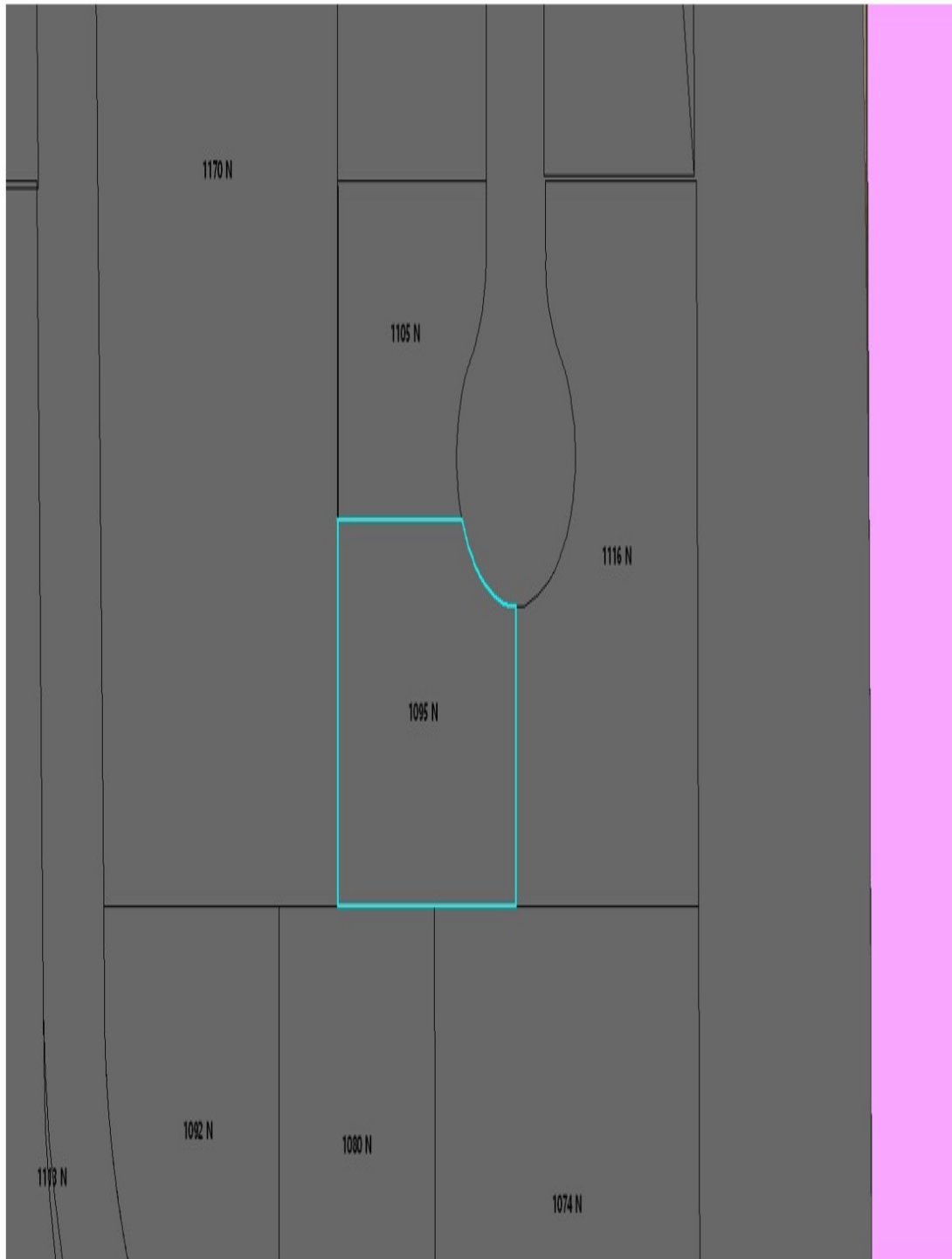
Revisions	10-28-2024	11-15-2024	11-27-2024

Date	9-16-2024
Scale	1"=20'
By	BHT
Tracing No.	L-14897

Sheet No.	C - 1
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Dan's/JDK Tow Yard, 1095 North 1300 West



 M2

 HS (Highway Services, Freeway)







FAMILY CITY USA

Administrative

Planning Commission

December 11, 2024

Item 3.2

Prepared By:
Rebecca Gourley

Applicant:
Jeremy Washburn

SITE PLAN — APPROVING THE SITE PLAN OF SHELLY LANE PRD LOCATED GENERALLY AT 750 NORTH 100 WEST IN THE R6 ZONE.

NOTICES:

- Posted in 2 public places
- Posted on City Webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at Utah.gov/pmn
- 129 notices mailed out to property owners within (500) feet of the property.

SITE INFORMATION:

- General Plan Designation: Community Commercial
- Current Zone: **R6**
- Acreage: **1.15**
- Neighborhood:

Sharon Park

ACTION:

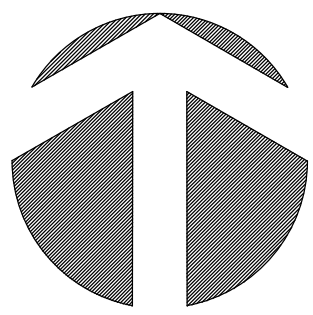
The Planning Commission is the final approving body for this item.

REQUEST: The applicant, Jeremy Washburn, requests the Planning Commission approve the site plan of Shelly Lane PRD located generally at 750 North 100 West in the R6 zone.

BACKGROUND: The applicant is proposing a site plan for Shelly Lane PRD. The proposal consists of 24 units and a pickleball court. The parking for this project is in compliance with the Orem City code requirements.

The zoning of this property was approved in November of 1996. The Preliminary and Final plat were approved in 1997, and the applicant submitted the site plan for approval in August 2024. The project was previously continued in Planning Commission due to a lack of elevations. The elevations have since been received and staff has determined the project now fully complies with all code and plan requirements.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission reviews the item as a part of the consent agenda and forward a motion.



NORTH
1" = 20'

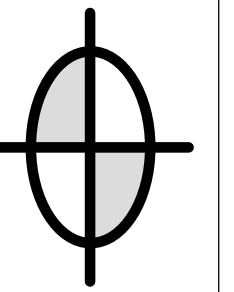
Lowry Doors LLC
39:020:0045

Ricky Warenski
39:020:0008

Poseidan Placements LLC
39:020:0050

PDJ Properties LLC
39:020:0047

Clayton Apartments
36:665:0002



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Shelly Lane PRD
Site Plan

Utah

Orem

Revisions

Date
8-28-2024
Scale
1" = 20'
By
TD
Tracing No.
L - 14867

Sheet No.
C - 2.0

CAUTION!!! Notice to contractors

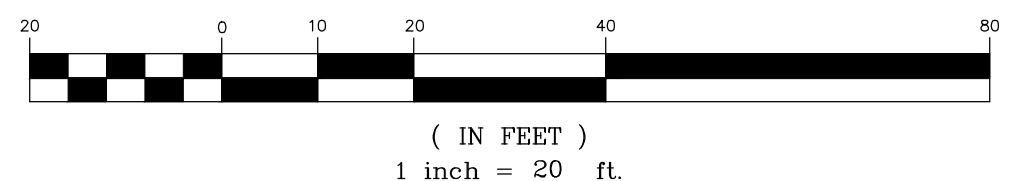
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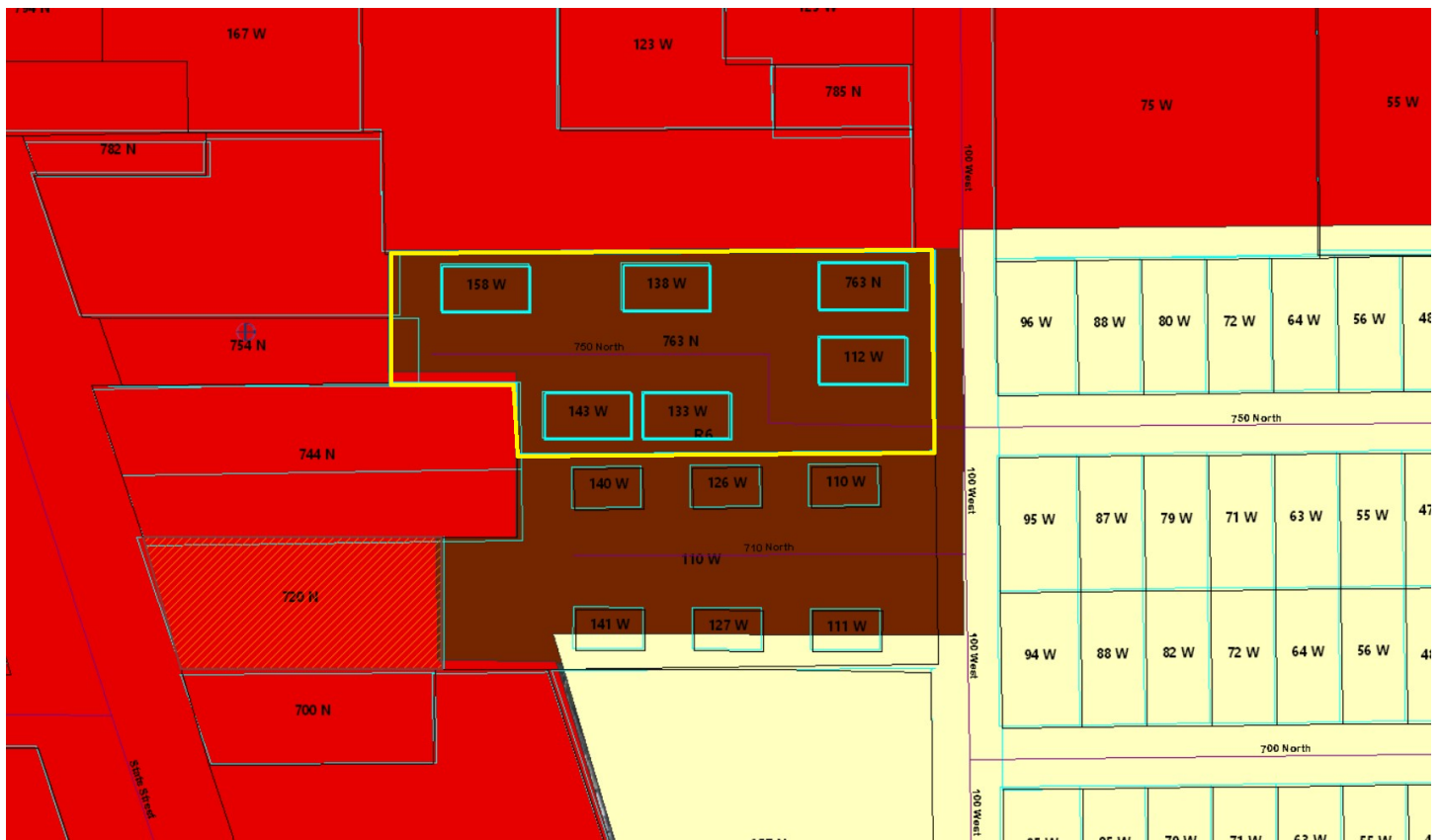
KEYED NOTES

- 1 - Existing 6" combination curb, gutter and sidewalk to remain.
- 2 - Const. 24" curb and gutter.
- 3 - Const. 4' concrete sidewalk.
- 4 - Const. ADA ramp with necessary signage.
- 5 - Const. ADA stalls and isle (2% max. grade).
- 6 - Const. Asphalt paving (see paving section).
- 7 - Landscaped Area (refer to landscaping plan for details).
- 8 - Bicycle parking rack.
- 9 - Masonry enclosed, solid waste dumpster's with sight obscuring gates. Materials to be consistent with building materials.
- 10 - Concrete Paving (see paving detail)
- 11 - Existing 7' high masonry wall.
- 12 - Existing 6' high chain link fence with slats.
- 13 - Proposed 7' high masonry wall.
- 14 - Proposed Pickleball Court
- 15 - Reconstruct entry to provide 6" of freeboard from the FL of existing gutter to grade break behind the sidewalk.

GRAPHIC SCALE









WASHBURN TOWNHOMES

OWNER:

-
-
-

Contact:
-
Email: -
Phone: -

ARCHITECT:

Esai Designs
55 N. University Ave #227
Provo, UT 84601

Contact:
Melvin Rodriguez, Owner
Email: melvin@knightonarchitecture.com
Phone: (801) 362-6658

GENERAL CONTRACTOR:

-
-
-

Contact:
-
Email: -
Phone: -

CIVIL ENGINEER & SURVEYOR:

-
-
-

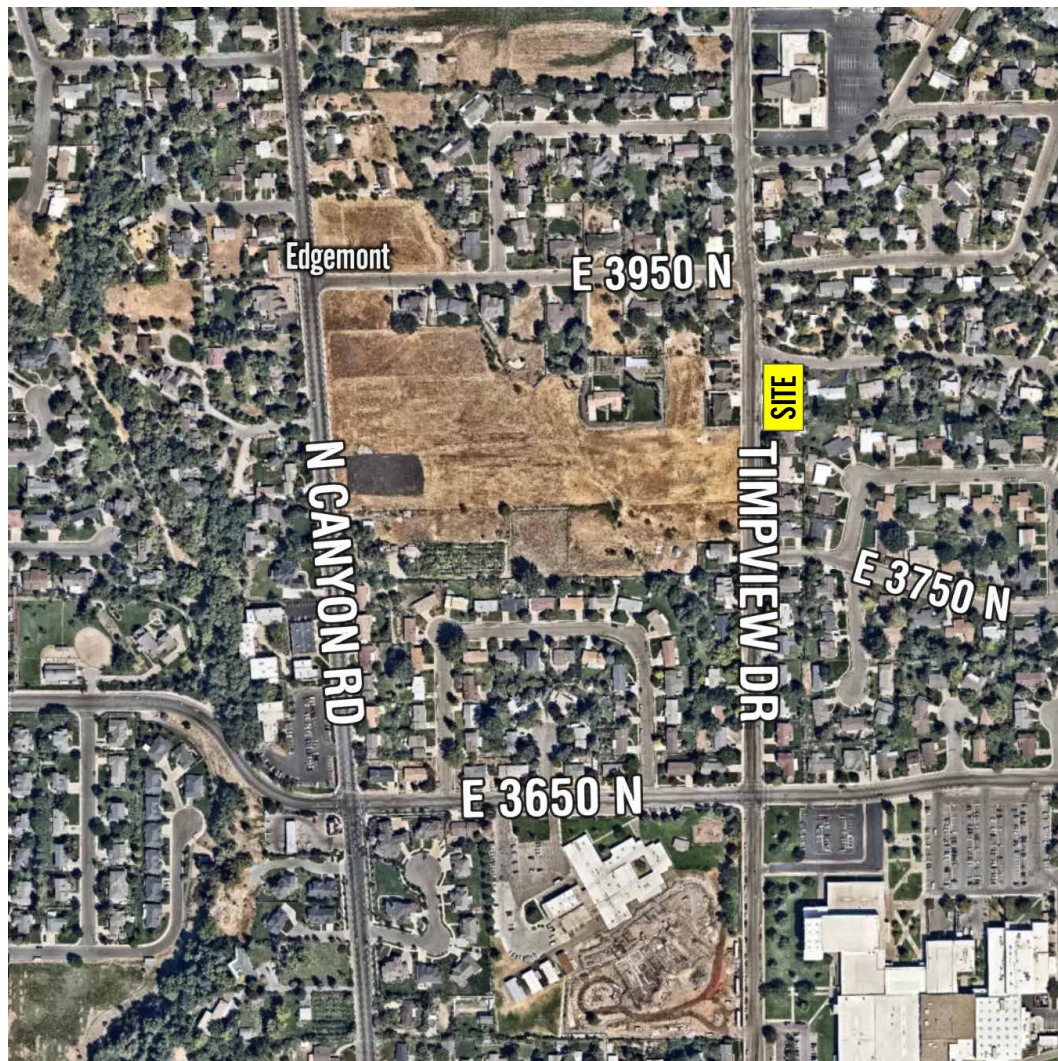
Contact:
-
Email: -
Phone: -

STRUCTURAL ENGINEER:

-
-
-

Contact:
-
Email: -
Phone: -

VICINITY MAP



AREA CALCULATION

LOCATION	SQUARE FOOTAGE
UNIT A: LL	426 SF
UNIT A: ML	495 SF
UNIT A: UL	440 SF
UNIT A	1,361 SF
UNIT B: LL	435 SF
UNIT B: ML	484 SF
UNIT B: UL	429 SF
UNIT B	1,349 SF
UNIT C: LL	435 SF
UNIT C: ML	484 SF
UNIT C: UL	429 SF
UNIT C	1,349 SF
UNIT D: LL	531 SF
UNIT D: ML	603 SF
UNIT D: UL	528 SF
UNIT D	1,661 SF

SHEET INDEX

General

- G000 COVER
- G001 GENERAL NOTES
- G002 GENERAL NOTES
- G003 ASSEMBLIES

Electrical

- E100 LOWER ELECTRICAL PLAN
- E101 MAIN ELECTRICAL PLAN
- E102 UPPER ELECTRICAL PLAN

Architectural

- A051 ARCHITECTURAL SITE PLAN
- A100 FOOTING & FOUNDATION PLAN
- A101 LOWER LEVEL FLOOR PLAN
- A102 MAIN LEVEL FLOOR PLAN
- A103 UPPER LEVEL FLOOR PLAN
- A121 REFLECTED CEILING PLANS
- A131 ROOF PLAN
- A200 EXTERIOR ELEVATIONS
- A201 EXTERIOR ELEVATIONS
- A211 INTERIOR ELEVATIONS
- A300 BUILDING SECTIONS
- A302 WALL SECTIONS
- A500 STAIR DETAILS
- A503 TYPICAL DETAILS
- A600 SCHEDULES
- A900 EXTERIOR AXONOMETRIC VIEWS

Mechanical

- M100 LOWER MECHANICAL PLAN
- M101 MAIN MECHANICAL PLAN
- M102 UPPER MECHANICAL PLAN

Structural

CODE COMPLIANCE SUMMARY

APPLICABLE BUILDING REGULATIONS

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2017 NATIONAL ELECTRIC CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE (ASHRAE 90.1)
2009 ICC/ANSI 117.1 ACCESSIBLE AND USABLE BUILDINGS & FACILITIES

BUILDING NARRATIVE

BUILDING TO BE NEW CONSTRUCTION BUILT ON EMPTY LOT.

DEFERRED SUBMITTALS

- TRUSS PACKAGE

07 NOV 2024

PROJECT NO.

21-A18

esai
STUDIOS

office@esaidesigns.com
801.362.6658

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Esai Design Co. assumes no liability for structural design integrity and/or errors and omissions in this plan set. Every effort will be made to insure all dimensions, information, and notes are correct. If an error or omission does occur, it is the sole responsibility of the owner/builder to notify our office if further supplementary design is needed.

Contractor/builder/owner shall make all necessary modifications during construction process to comply with the I.R.C. (International Residential Code), latest editions, and applicable codes at site. Contractor to verify all dimensions & existing site conditions prior to construction.

WASHBURN TOWNHOMES

Jeremy Washburn
Orem, Utah

PERMIT SET

Stamp

Designed by: Designer
Checked by: Checker

COVER

G000

G:\Shared drives\Esa Design Co\2023\01 Residential\23-A03 Washburn Townhomes\Washburn Townhomes.rvt

GENERAL INFORMATION

- 1

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT GOVERNING CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL SUB-CONTRACTORS TO MEET THE CURRENT CODE REQUIREMENTS.

16
- 2

CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS, UTILITIES, MEASUREMENTS, CONNECTIONS, ETC.

17
- 3

CONTRACTOR SHALL COMPLY WITH ALL NATIONAL, STATE, LOCAL AND RELATED CODES AND STANDARD CONSTRUCTION PRACTICES.
- 4

CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH GENERAL ENTERGY NOTES AND/OR MODEL ENERGY CODE.
- 5

CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECTURAL DESIGNER PRIOR TO COMMENCING RELATED WORK.
- 6

AN APPROVED NUMBER OR ADDRESS SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY

ARCHITECTURAL NOTES

- 1

FINISH GRADE TO PROVIDE FOR DRAINAGE AWAY FROM BUILDING AND CONTAINMENT OF DRAINAGE WITHIN PROPERTY. GRADE SHALL SLOPE A MINIMUM OF 6" IN THE FIRST 10'-0" AWAY FROM THE BUILDING.

20
- 2

FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENGINEERED COMPACTED FILL (CERTIFIED 90% BY A LICENSED CIVIL ENGINEER) TOP OF FOOTING TO BE AT OR BELOW FROST LINE.

21
- 3

FOUNDATION WALLS SIZE AND REINFORCING AS PER STRUCTURAL ENGINEERING. TOP OF WALL TO BE A MINIMUM OF 6" ABOVE FINISHED GRADE. FOUNDATION WALLS AT HABITABLE SPACES LOCATED BELOW GRADE TO HAVE POLYMER MODIFIED ASPHALT SPRAYED MEMBRANE ON FOUNDATION WITH 3/4" DRAINAGE BOARD APPLIED TO MEMBRANE AT EXTERIOR OF FOUNDATION WALLS.
- 4

GARAGE FLOOR TO BE 5" CONCRETE SLAB OVER MINIMUM OF 4" COMPACTED GRAVEL, OR AS DESIGNED BY STRUCTURAL ENGINEER.
- 5

BASEMENT FLOOR TO BE 4" CONCRETE SLAB OVER MINIMUM OF 4" COMPACTED GRAVEL, OR AS DESIGNED BY STRUCTURAL ENGINEER.
- 6

CRAWL SPACE TO HAVE A MINIMUM CLEARANCE FROM BOTTOM OF WOOD FRAMING TO FLOOR OF 18" FOR JOISTS AND 12" CLEARANCE FOR BEAMS. PROVIDE AN ACCESS PANEL AS PER PLANS. PROVIDE "CLEANSPACE" FINISHED CRAWL SPACE FINISHED ENCAPSULATING VAPOR BARRIER SYSTEM. INSTALLATION AS PER MANUFACTURE. SPACE TO BE CONDITIONED. COORDINATE WITH HVAC CONTRACTOR. PROVIDE AN ACCESS PANEL AS PER PLANS. PROVIDE CONTINUOUS INSULATION SYSTEM AS PER NOTES AND ENERGY CODE. SEE ACCESS NOTES.
- 7

CONCRETE PATIO TO BE 4" CONCRETE SLAB OVER MINIMUM 4" COMPACTED GRAVEL. SLOPE MINIMUM OF 1/4" PER FOOT TO DRAIN AWAY FROM BUILDING. PROVIDE TURNED DOWN GRADE BEAM AT EDGES.
- 8

SILL PLATES TO BE PRESSURE TREATED ON MANUFACTURED SILL SEALER. COORDINATE WITH STRUCTURAL PLANS FOR SIZE, SPACING, ETC. PLATES TO BE A MINIMUM OF 6" ABOVE FINISHED GRADE.
- 9

BASEMENT FRAMED WALLS TO BE 2X4 STUDS AT 16" O.C. AS PER PLANS (U.O.N.) WITH DOUBLE TOP PLATE. PROVIDE TREATED SOLE PLATE WHERE IN CONTACT WITH CONCRETE. PROVIDE 1/2" SEPARATION BETWEEN CONCRETE WALL AND FURR OUR FRAMING. PROVIDE SOLID 2X MID SPAN FIRE BLOCKING IN WALLS EXCEEDING 10'-0". PROVIDE INSULATION SYSTEM AS PER NOTES AND ENERGY CODE REQUIREMENTS.
- 10

INTERIOR FRAMED WALLS TO BE 2X4 STUDS AT 16" O.C. AS PER PLANS (U.O.N.) WITH DOUBLE TOP PLATE. PROVIDE TREATED SOLE PLATE WHERE IN CONTACT WITH CONCRETE. PROVIDE SOLID 2X MID SPAN BLOCKING IN WALLS EXCEEDING 10'-0". PROVIDE GYPSUM BOARD (U.O.N.) FINISH AS PER KEY NOTES.
- 11

FLOOR FRAMING SYSTEM TO BE 3/4" T&G APA RATED SHEATHING GLUED AND NAILED TO FLOOR JOISTS (SIZE AND SPACING AS PER STRUCTURAL PLANS). DOUBLE JOISTS UNDER BEARING WALLS. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TYPICAL CEILING FINISH TO BE GYPSUM BOARD (U.O.N.) PROVIDE INSULATION SYSTEM AS PER NOTES AND ENERGY CODE IN FLOOR OVER OUTSIDE OR UNHEATED AREAS.
- 12

EXTERIOR FRAMED WALLS TO BE 2X6 STUDS AT 16" O.C. AS PER PLANS (U.O.N.) WITH DOUBLE TOP LATE. PROVIDE TREATED SOLE PLATE WHERE IN CONTACT WITH CONCRETE. PROVIDE SOLID 2X MID SPAN FIRE BLOCKING IN WALLS EXCEEDING 10'-0" AND AT SOFFIT, FLOOR AND CEILING JOIST LINES AS REQUIRED. PROVIDE FIRE BLOCKING AT 10'-0" HORIZONTAL AND VERTICAL AT ATTICS AND CHIMNEY CHASES. EXTERIOR SHEATHING TO BE 1/2" EXTERIOR GRADE APA RATED SHEATHING OVER WALL FRAMING. PROVIDE EXTERIOR FINISH AS PRE PLANS AND NOTES. PROVIDE INSULATION SYSTEM AS PER NOTES AND ENERGY CODE REQUIREMENTS.
- 13

BRICK VENEER SYSTEM (PER ELEVATIONS). BRICK AS SELECTED BY OWNER. PROVIDE ANCHORAGE AS PER PROJECT GENERAL NOTES. BRICK TO HAVE STANDARD LAY WITH MORTAR JOINTS TO ALIGN IN CENTER OF BRICK BELOW. BRICK VENEER TO BE INSTALLED AS PER MANUFACTURE OVER VAPOR BARRIER HOUSE WRAP ON EXTERIOR SHEATHING. SEE MASONRY NOTES.
- 14

EXTERIOR WALL SIDING SYSTEM (PER ELEVATIONS) TO BE SELECTED BY OWNER. SIDING SYSTEM TO INSTALLED AS PER MANUFACTURE OVER VAPOR BARRIER HOUSE WRAP ON EXTERIOR SHEATHING.
- 15

EAVE FASCIA AND SOFFIT AS PER DETAILS. SOFFITS TO BE EXTERIOR GRADE SHEATHING OR APPROVED MATERIAL. PROVIDE SOFFIT VENTILATION SYSTEM WITH INSECT SCREEN.

- 16
- 17
- 18

RAIN GUTTER SYSTEM TO BE EUROPEAN STYLE 5" HALF ROUND GUTTERS AND 4" DIAMETER FULL ROUND DOWN SPOUTS. PROVIDE ALL NECESSARY COMPONENTS AND CONNECTORS FOR A COMPLETE SYSTEM. INSTALL AS PER MANUFACTURE SPECIFICATIONS. SEE EXTERIOR ELEVATIONS FOR LOCATION.
- 19

ATTIC VENTILATION FOR ENCLOSED ATTICS AND SPACES BETWEEN OPEN RAFTERS SHALL HAVE A CLEAR CROSS VENTILATION TO OUTSIDE VENTS OF 1/150 OF SPACE FOR GABLE BENTS AND/OR 1/300 OF SPACE FOR BOTH GABLE AND EAVE VENTS. PROVIDE RIDGE VENTILATION SYSTEM AS PER MANUFACTURE. SEE VENTILATION NOTES.
- 20

CEILING JOIST FURR DOWN TO BE 2X MATERIAL FOR CEILING JOISTS FRAMING WHERE REQUIRED AS PER INTERNATIONAL RESIDENTIAL CODE TABLES. PROVIDE GYPSUM BOARD FINISH (U.O.N.)
- 21

STAIR CONSTRUCTION TO BE 1 1/4" X 11 7/8" STRINGERS SPACED NO MORE THAN 18" O.C. WITH 3/4" SHEATHING AT TREADS AND RISERS WITH 3/4" FINISHED HARDWOOD RISERS AND 5/4" FINISHED HARDWOOD TREADS WITH HARDWOOD STAIR SKIRT (FOR EXPOSED WOOD APPLICATIONS) OR 3/4" PARTICLE BOARD RISERS AND 5/4" PARTICLE BOARD TREADS WITH HARDWOOD STAIR SKIRT (FOR CARPET APPLICATIONS) AS PER PLAN AND STRUCTURAL ENGINEER. OPEN RISERS ARE PERMITTED PROVIDED THE OPENING BETWEEN TREADS DOES NOT EXCEED 4". PROVIDE 1/2" GYPSUM BOARD ON WALLS AND SOFFIT UNDER ENCLOSED STAIRWAY. PROVIDE MINIMUM 6'-8" HEAD CLEARANCE AT ALL POINTS. PROVIDE CONTINUOUS HANDRAILS AT ALL STAIRS MOUNTED NOT LESS THAN 34" OR MORE THAN 38" ABOVE TREAD NOSING. HANDRAIL TO HAVE A HAND GRIP CROSS SECTION NOT LESS THAN 1 1/4" NOR MORE THAN 2 5/8". ENDS SHALL BE RETURNED OR TERMINATE AT NEWEL POST. HANDRAIL SHALL PROJECT NOT LESS THAN 1 1/2" FROM WALL. SEE STAIRS NOTES.
- 22

GUARDRAILS SHALL BE PROVIDED WHERE LANDINGS ARE MORE THAN 30" ABOVE FLOOR OR GRADE. RAILINGS TO BE 36" HIGH WITH INTERMEDIATE RAILS OR ORNATE CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER. SEE GUARDRAILS NOTES.
- 23

FIREPLACES AS SPECIFIED BELOW (O.A.E.) SPECIFIC MODEL AS SELECTED BY OWNER. PROVIDE LISTING FOR EACH FIREPLACE AT MECHANICAL INSPECTION. PROVIDE SEALED GLASS DOORS IN BEDROOM APPLICATIONS. ALL FIREPLACES (EXCEPT BEDROOM APPLICATIONS) TO BE PROVIDED WITH GAS STARTER. GAS LOGS AND GAS STARTERS SHALL BE PROVIDED WITH A SHUT OFF VALVE LOCATED OUTSIDE OF THE FIREBOX AND WITHIN 6'-0" OF THE APPLIANCE, UNLESS APPROVED BY THE APPLIANCE MANUFACTURE. IF GAS LIGHTERS ARE USED, FLUE MUST BE PERMANENTLY BLOCKED OPEN. ALL GAS LOGS, LIGHTERS AND FIREPLACES REQUIRE OUTSIDE COMBUSTION AIR. FLUE ARE AS PER IRC. ALL ROOMS WHERE GAS LOGS, LIGHTERS OR FIREPLACES ARE INSTALLED MUST EQUAL 50 CUBIC FEET OF VOLUME PER 1000 BTU'S IN ADDITION TO THE REQUIRED OUTSIDE AIR. PROVIDE FLUES, COMBUSTION AIR, SPARK ARRESTOR, CLEARANCES, ETC. AS PER MANUFACTURE RECOMMENDATIONS AND IRC REQUIREMENTS. PROVIDE CHIMNEY CAP FLASHING AND SURROUND. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND FOLLOW ALL MANUFACTURE REQUIREMENTS FOR INSTALLATION OF FIREPLACE EQUIPMENT, INCLUDING FINISH MATERIAL, SUCH AS HEARTH, MANTLES, AND OTHER COMBUSTIBLE PROJECTIONS, ETC. AND PROVIDE PROPER SETBACKS, CLEARANCES AND PROJECTION.
- 24

WINDOWS AS PER SELECTED BY OWNER AND DESIGNER. EXTERIOR CLAD PAINT FINISH TO MEET AMA 2604 SPECIFICATIONS. COLOR AS PER OWNER AND DESIGNER. INTERIOR WOOD FINISH TO BE PAINT GRADE (PER OWNER). PROVIDE DOUBLE PANE INSULATED LOW "E" 366 GLAZING. PROVIDE SPACER BARS WHERE SDL'S ARE USED. PROVIDE SCREENS AND HARDWARE FOR ALL OPERABLE UNITS. EXPOSED HARDWARE TO HAVE STANDARD COLOR FINISH AS PER OWNER AND DESIGNER. ALL HARDWARE FOR CASEMENT WINDOWS TO HAVE MULTI-POINT LOCKING SYSTEM. WINDOW SUPPLIER TO FIELD VERIFY ALL WINDOW ROUGH OPENINGS AND SIZES BEFORE ORDERING, AND VERIFY THAT WINDOWS WILL MEET LIGHT, VENTILATION AND EGRESS REQUIREMENTS. PROVIDE TEMPERED GLASS WHERE REQUIRED. WINDOW MANUFACTURES TO PROVIDE WARRANTY INFORMATION FOR GLAZING, WOOD COMPONENTS, HARDWARE, CLADDING, AND EXTERIOR PAINT FINISH (ADHESION, CHALK AND FADE). WINDOW SUPPLIER TO PROVIDE INTEGRAL DRIP FLASHING OVER HEADS OF ALL WINDOWS OR 24 GA. DRIP FLASHING AT EXTERIOR. PROVIDE FOAM INJECTED SEALER AT ALL SHIM CAVITIES. EXTERIOR AND INTERIOR TRIM AS PER DETAILS AND DESIGNER. SEE WINDOW SCHEDULE FOR SIZES. WINDOWS TO MEET MINIMUM "U" VALUE AS INDICATED BY ENERGY CODE REQUIREMENTS.
- 25

FIRE RATED GYPSUM BOARD SEPARATION BETWEEN GARAGE AND RESIDENCE TO BE (1) LAYER OF 5/8" GYPSUM BOARD ON ALL WALLS, COMBUSTIBLE COLUMNS, ETC. AND (1) LAYER 5/8" TYPE "X" GYPSUM BOARD AT CEILINGS, BEAMS, ETC. IN GARAGE.
- 26

GYPSUM BOARD WALL FINISH TO BE 1/2" THICK STANDARD GYPSUM BOARD ATTACHED TO FRAMING WITH APPROVED SCREWS AS PER MANUFACTURE. PROVIDE A LEVEL 4 FINISH AS PER INDUSTRY STANDARDS. PROVIDE WATER RESISTANT GYPSUM BOARD IN ALL WET LOCATIONS. PROVIDE SQUARE CORNER BEAD TRIM FINISH. WALLS TO HAVE LIGHT TEXTURED FINISH, AND CEILINGS TO HAVE MEDIUM TEXTURED FINISH (U.O.N.)
- 27

TILE BACKER BOARD TO BE "DENS-SHIELD" ON FRAMING (INSTEAD OF GYPSUM BOARD) AT TILED WALL SURFACES (O.A.E.) INSTALLED AS PER MANUFACTURE RECOMMENDATIONS.
- 28

BATHTUB AND SHOWER FLOORS AND WALLS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 70" ABOVE THE FLOOR WHERE SHOWER HEADS ARE INSTALLED. SHOWER PAN LINERS AND SITE BUILT PAN LINERS SHALL EXTEND A MINIMUM OF 3" ABOVE SHOWER DOOR THRESHOLD. PROVIDE SOLID BLOCKING BEHIND LINER. ALL SHOWER PAN LINERS SHALL BE INSTALLED ON SLOPED BUILT UP FLOOR AND MUST BE INSPECTED. PROVIDE TEMPERED OR LAMINATED SAFETY GLASS DOORS AND ENCLOSURES WHERE INDICATED ON PLANS.
- 29

ENERGY CODE REQUIREMENTS SHALL MEET CURRENT IECC ENERGY CODE REQUIREMENTS INCLUDING AIR LEAKAGE REQUIREMENTS FOR THE THERMAL ENVELOPE. CONTRACTOR TO MEET REQUIREMENTS FOR COMPLIANCE WITH TABLE R402.4.1.1 AND ANY STATE AMENDED CODE FOR AIR BARRIER AND INSULATION INSTALLATION. SEE TABLE BELOW FOR INSULATION AND U-FACTOR VALUES.

- 28
- 29

FLASHING AND COUNTER FLASHING , ETC. TO BE 24 GA (EQUIVALENT). PROVIDE FLASHING ABOVE ALL PROJECTIONS , BETWEEN DISSIMILAR MATERIALS, OVER DOORS AND WINDOWS, ETC. SEE FLASHING NOTES.
- 30

EXTERIOR CAULKING TO BE POLYURETHANE OR POLYSULFIDE SEALANT. SILICONE SEALANT SHOULD NOT BE USED ON EXTERIOR JOINTS. BUTYL SEALANTS SHOULD BE USED BETWEEN METAL LAPS WHERE MOVEMENT IS ANTICIPATED.
- 31

WATERPROOF BALCONIES TO BE WATERPROOF DECKING SYSTEM INSTALLED AS PER MANUFACTURE OVER 3/4" APA RATED T&G EXTERIOR GRADE PLYWOOD SHEATHING GLUED AND SCREWED TO FRAMING AS PER STRUCTURAL PLANS. DECKING CONTRACTOR TO PROVIDE POSITIVE SLOPE OF 1/4" PER 12" TO DRAINAGE SYSTEM.
- 32

PAINT FINISH AS PER INDUSTRY STANDARD AND PER MANUFACTURE RECOMMENDATIONS FOR EACH APPLIED SURFACE. FINISH, SHEEN, COLOR, ETC., TO BE COORDINATED WITH OWNER AND ARCHITECTURAL DESIGNER PRIOR TO INSTALLATION.
- 33

ROOF SLOPES AND DRAINAGE: NO SHINGLES ON ROOFS BELOW A 2:12 SLOPE. FOR ROOFS WITH 2:12 TO 4:12 SLOPES, TWO LAYERS OF UNDERLAYMENT IS REQUIRED. FOR SLOPES GREATER THAN 4:12, ONLY A SINGLE LAYER IS REQUIRED (R905.2.2).
- 34

ICE DAM PROTECTION: IN AREAS WHERE ICE FORMS ALONG THE EAVE, 2 LAYERS OF UNDERLAYMENT CEMENTED TOGETHER IS REQUIRED, OR A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET TO EXTEND 24" PAST THE HEATED EDGE OF THE EXTERIOR WALL IS REQUIRED (R905.2.7.1).
- 35

CHIMNEY TERMINATION: 2 FT HIGHER THAN ANY PORTION OF THE BUILDING 10 FT AWAY, AND 3 FT ABOVE THE HIGHEST POINT THE CHIMNEY PASSES THROUGH THE ROOF (R1003.9).
- 1

JOISTS UNDER AND PARALLEL TO BEARING PARTITIONS SHALL BE SIZED PER STRUCTURAL ENGINEER, OR AT A MINIMUM DOUBLE JOISTS. WHEN USING FLOOR TRUSSES USE 2X4 BLOCKING AT 24" O.C. MEET REQUIREMENTS PER IRC.
- 2

BRACE ALL EXTERIOR WALLS AND CROSS STUD PARTITIONS AT EACH END OF THE BUILDING AND AT LEAST EVERY 25'-0" OF LENGTH BY ONE OF THE FOLLOWING:

A)

APPROVED STRUCTURAL SHEATHING OF A MINIMUM THICKNESS OF 7/16". COORDINATE WITH STRUCTURAL SHEAR WALL PLANS.

B)

FOR ADDITIONAL BRACED WALL PANEL CONSTRUCTION OPTIONS, EXCEPTIONS AND RESTRICTIONS SEE IRC SECTION R602.10. COORDINATE WITH STRUCTURAL PLANS FOR SEISMIC AND ANY SPECIAL REQUIREMENTS. FOR SEISMIC ALSO SEE IRC.
- 3

FIRE BLOCKING SHALL BE CONSTRUCTED OF 2" NOMINAL LUMBER OR (2) THICKNESS OF 1" NOMINAL LUMBER WITH BROKEN LAP JOINTS OR OTHER MATERIALS APPROVED OR TESTED, AND INSTALLED PER IRC. FIRE BLOCKING SHALL BE PROVIDED AT LOCATIONS AS FOLLOWS (SEE IRC):

A)

B)

IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACED, AT THE CEILING AND FLOOR LEVELS AND AT 10'-0" INTERVALS BOTH VERTICAL AND HORIZONTAL

C)

AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS AT SOFFITS, DROP CEILINGS AND COVE CEILINGS (SEE IRC R602.8(2)).

D)

IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.

E)

IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WITH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON COMBUSTIBLE MATERIALS.

F)

AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.

G)

WHERE WOOD SLEEPERS ARE USED FOR LAYING WOOD FLOORING ON MASONRY OR CONCRETE FIRE-RESISTANT FLOORS, THE SPACES BETWEEN THE FLOOR SLAB AND THE UNDERSIDE OF THE WOOD FLOORING SHALL BE FILLED WITH NON COMBUSTIBLE MATERIAL OR FIRE BLOCKING IN SUCH A MANNER THAT THERE WILL BE NO OPEN SPACES UNDER THE FLOORING WHICH WILL EXCEED 100 SQUARE FEET IN AREA, AND SUCH SPACE SHALL BE FILLED SOLIDLY UNDER ALL PERMANENT PARTITIONS SO THAT THERE IS NO COMMUNICATION UNDER THE FLOORING BETWEEN ADJOINING ROOMS.

H)

WALLS HAVE PARALLEL OR STAGGERED STUDS FOR SOUND TRANSMISSION CONTROL SHALL HAVE FIRE BLOCKS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIAL.

I)

FIRE BLOCKING OF CORNICES OR A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF THE DWELLING UNIT SEPARATION.
- MASONRY
- 1

MASONRY VENEERS INSTALLATION AND CONSTRUCTION SHALL COORDINATE WITH STANDARD CONSTRUCTION DETAILS, STRUCTURAL SEISMIC PROVISIONS AND SHALL MEET THE FOLLOWING REQUIREMENTS (SEE IRC):

A)

B)

C)

MASONRY VENEER SHALL BE SUPPORTED ON FOUNDATIONS, STEEL LINTELS, OR OTHER APPROVED MATERIALS AS PER IRC.

D)

MASONRY VENEERS SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION RESISTANT METAL TIES. WHERE VENEER IS ANCHORED TO WOOD BACKINGS THROUGH THE USE OF CORRUGATED SHEET METAL TIES THE DISTANCE SEPARATING THE VENEER FROM THE SHEATHING SHALL BE A MAXIMUM OF 1". WHERE STRAND WIRE IS USED FOR ANCHORAGE THE DISTANCE SEPARATING THE VENEER FROM THE SHEATHING SHALL BE A MAXIMUM OF 4 1/2".

E)

THE VENEER SHALL BE SEPARATED FROM THE SHEATHING BY AN AIR SPACE OF A MINIMUM OF 1", BUT NOT MORE THAN 4 1/2". A WEATHER MEMBRANE IS NOT REQUIRED OVER WATER-REPELLANT SHEATHING - IF USED THE CONTRACTOR IS TO PROVIDE APPROVED MEMBRANE PER IRC. THE AIR SPACE BETWEEN THE VENEER AND THE SHEATHING MAY BE FILLED WITH GROUT OR MORTAR AS LONG AS THE SHEATHING IS COVERED WITH AN APPROVED WEATHER RESISTANT MEMBRANE.

F)

ANCHORAGE SIZE AND SPACING, IF STRAND WIRE, SHALL NOT BE LESS IN THICKNESS THAN #9 US GA WIRE AND SHALL HAVE A HOOD EMBEDDED IN THE MORTAR JOINT, OR IF SHEET METAL, SHALL NOT BE LESS THAN #22 US GA X 7/8" CORRUGATED. EACH TIE SHALL BE SPACED NOT MORE THAN 24" O.C. HORIZONTALLY AND SHALL SUPPORT NOT MORE THAN 2.67 SQUARE FEET OF WALL AREA. EXCEPTIONS ARE IN SEISMIC DESIGN CATEGORY D1 OR D2 AND IN WIND AREAS OF MORE THAN 2 SQUARE FEET OF WALL AREA. ADDITIONAL METAL TIES SHALL BE PROVIDED AROUND ALL WALL OPENINGS GREATER THAN 16" IN EITHER DIRECTION. METAL TIES AROUND THE PERIMETER OF OPENINGS SHALL BE SPACED NOT MORE THAN 3'-0" O.C. AND PLACED WITHIN 12" OF THE WALL OPENING.

G)

MASONRY VENEERS ABOVE OPENINGS SHALL BE SUPPORTED ON LINTELS OF NON-COMBUSTIBLE MATERIALS. THE SPAN SHALL NOT EXCEED THE VALUES AS SET FORTH IN THE IRC TABLES. THE LINTEL SHALL HAVE A LENGTH OF BEARING OF NOT LESS THAN 4".

H)

FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISHED GRADE LEVEL ABOVE THE FOUNDATION WALL OR SLAB AND ALL OTHER POINTS OF SUPPORT. FLASHING SHALL BE PROVIDED AT LOCATIONS IN THE EXTERIOR WALL ENVELOPE AS REQUIRED TO PREVENT ENTRY OF WATER INTO THE BUILDING AS PER IRC. FOR ADDITIONAL REQUIREMENTS THAT MAY NOT APPLY, SEE FLASHING NOTES.

I)

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.

J)

IN SEISMIC CATEGORY OTHER THAN A, B, OR C ALL STONE AND MASONRY VENEERS INSTALLED OVER A BACKING OF WOOD OR COLD-FORMED STEEL SHALL NOT EXCEED 5" IN THICKNESS. SEE STRUCTURAL FOR SEISMIC CATEGORY. MASONRY HEIGHT SHALL BE LIMITED PER IRC. IN CATEGORY D1, MASONRY VENEER SHALL NOT EXCEED 20'-0" ABOVE THE FOUNDATION WITH AN ADDITIONAL 8'-0" PERMITTED FOR GABLE ENDS AND WHERE THE LOWER 10'-0" MAX HAS A BACKING OF CONCRETE OR MASONRY, AN ADDITIONAL 10'-0" IN HEIGHT IS PERMITTED. PROVIDE BRACED WALLS AND HOLD DOWN CONNECTORS AS REQUIRED PER IRC. HEIGHT MAY BE EXCEEDED IF ENGINEERED PER IRC.

K)

PROVIDE WEATHER RESISTANT SHEATHING PAPER AS REQUIRED BY PER IRC. TABLE UNDER ALL STONE OR BRICK VENEER ON STUDS OR SHEATHING.
- WOOD PROTECTION
- 1

PROTECT WOOD AGAINST DECAY AS NOTED AND REQUIRED BY CODE. WHERE PROTECTION IS REQUIRED WOOD MUST BE TREATED OR DECAY RESISTANT. SEE IRC AND LOCAL JURISDICTION'S REGULATIONS AS REQUIRED.

A)

B)

WHEN WOOD JOISTS OR THE BOTTOM OF WOOD STRUCTURAL FLOORS ARE LOCATED CLOSER THAN 18" OR WOOD BEAMS ARE LOCATED CLOSER THAN 12" TO EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION, PROTECTION IS REQUIRED. THE FLOOR ASSEMBLY, INCLUDING POSTS, BEAMS, JOISTS AND SUB-FLOOR, SHALL BE APPROVED WOOD OF NATURAL RESISTANCE TO DECAY (AS LISTED IN IRC) OR TREATED WOOD. UNDER FLOOR AREAS SHALL BE PROVIDED WITH AN ACCESS AS PER IRC SECTION R408.3.

C)

FOUNDATION PLATES OR SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB, WHICH IS IN DIRECT CONTACT WITH EARTH, AND SILL WHICH REST ON CONCRETE OR MASONRY FOUNDATIONS, SHALL BE TREATED WOOD OR FOUNDATION REDWOOD, ALL MARKED OR BRANDED BY AN APPROVED AGENCY. WHERE NOT SUBJECT TO WATER SPLASH OR TO EXTERIOR MOISTURE AND LOCATED ON CONCRETE HAVING A MINIMUM THICKNESS OF 3" WITH AN IMPERVIOUS MEMBRANE INSTALLED BETWEEN CONCRETE AND EARTH, THE WOOD MAY BE UNTREATED OF ANY SPECIES.
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- WASHBURN TOWNHOMES
- Jeremy Washburn
- Orem, Utah
- Revisions
- Stamp
-
- GENERAL NOTES
- G001
- Full Size: ARCH D (24" x 36")
Half Size: ARCH E (12" x 18")
- Page 14 of 33

WOOD PROTECTION CONT.

- C) COLUMNS AND POSTS LOCATED ON CONCRETE OR MASONRY FLOORS OR DECKS EXPOSED TO THE WEATHER OR TO WATER SPLASH OR IN BASEMENTS AND WHICH SUPPORT PERMANENT STRUCTURES SHALL BE SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING ABOVE FLOORS UNLESS APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD IS USED (IRC R319.1(6)). THE PEDESTALS SHALL PROJECT AT LEAST 8" ABOVE EXPOSED GROUND UNLESS THE COLUMNS OR POSTS WHICH THEY SUPPORT ARE OF APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD IS USED.
- D) WOOD USED IN CONSTRUCTION OF PERMANENT STRUCTURES AND LOCATED NEARER THAN 6" TO EARTH SHALL BE TREATED WOOD OR WOOD OF NATURAL RESISTANCE TO DECAY, AS DEFINED IN IRC. WHERE LOCATED ON CONCRETE SLABS PLACED ON EARTH, WOOD SHALL BE TREATED WOOD OR WOOD OF NATURAL RESISTANCE TO DECAY
- E) WOOD FURRING OR FRAMING ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED BARRIER IS INSTALLED BETWEEN THE WALL AND THE WOOD, SHALL BE TREATED OR RESISTANT TO DECAY

VENTILATION

- 1 ROOF AND UNDER FLOOR VENTILATION SHALL MEET THE FOLLOWING REQUIREMENTS (SEE IRC):
- A) UNDER FLOOR AREAS SHALL BE VENTILATED BY OPENINGS INTO THE UNDER FLOOR AREA WALLS. SUCH OPENINGS SHALL HAVE A NET AREA OF NOT LESS THAN 1/150 OF UNDER FLOOR AREA. ONE SUCH VENTILATION OPENING SHALL BE WITHIN 3'-0" OF EACH CORNER OF THE BUILDING. THE OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/8" IN DIMENSION OR OTHER APPROVED MATERIALS PER IRC. TWO REFERENCES OF EXCEPTIONS ARE AS FOLLOWS:
- 1) THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/1500 OF UNDER FLOOR AREA WHERE GROUND SURFACE IS TREATED WITH AN APPROVED VAPOR BARRIER AND THE REQUIRED OPENINGS ARE PLACED SO AS TO CREATE A CROSS VENTILATION OF THE SPACE (SEE IRC).
- 2) UNDER FLOOR ARES VENTILATED BY AN APPROVED MECHANICAL MEANS AT A RATE OF 1.0 CFM FOR EACH 50 SQUARE FEET OF UNDER FLOOR SPACE, CONTINUOUSLY OPERATED, AND THE GROUND SURFACE IS COVERED WITH AN APPROVED BARRIER (SEE IRC).
- B) ROOF VENTILATION: ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN THE 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT AS PER IRC EXCEPTIONS. THE OPENINGS SHALL BE COVERED WITH CORROSIVE RESISTANT METAL MESH WITH MESH OPENINGS OF NOT LESS THAN 1/8" AND NOT GREATER THAN 1/4" IN DIMENSION (SEE IRC).

ACCESS

- 1 CRAWL SPACE ACCESS AND ATTIC ACCESS TO MEET THE FOLLOWING REQUIREMENTS (SEE IRC):
- A) CRAWL SPACE ACCESS SHALL BE MINIMUM 18" X 24" OPENING UNOBSTRUCTED BY PIPES, DUCTS AND SIMILAR CONSTRUCTION. ALL UNDER-FLOOR ACCESS OPENINGS SHALL BE EFFECTIVELY SCREENED OR COVERED. PIPES, DUCTS AND OTHER CONSTRUCTION SHALL NOT INTERFERE WITH THE ACCESSIBILITY TO OR WITHIN UNDER-FLOOR AREAS. WHERE MECHANICAL EQUIPMENT IS LOCATED UNDER FLOORS SEE IRC FOR ACCESS REQUIREMENTS
- B) ATTIC ACCESS OPENINGS SHALL BE PROVIDED TO ATTICS OF BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30" OR GREATER. THE OPENING SHALL BE LOCATED IN A CORRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. THE ROUGH FRAME OPENING SHALL NOT BE LESS THAN 22" X 30". A 30" MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED ABOVE THE OPENING. SEE IRC FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS.

EMERGENCY EGRESS

- 1 EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL MEET THE FOLLOWING REQUIREMENTS (SEE IRC):
- A) BASEMENTS THAT EXCEED 200 SQUARE FEET SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR DOOR.
- B) ALL EMERGENCY OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". EMERGENCY OPENINGS SHALL BE OPERABLE FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS. EXCEPTION: GROUND FLOOR, NET CLEAR OPENING AREA OF 5.0 SQUARE FEET.

- A) WINDOW SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR. OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL.
- B) WINDOW WELLS REQUIRED FOR ESCAPE OR RESCUE SHALL HAVE HORIZONTAL DIMENSIONS THAT ALLOW THE DOOR OR WINDOW TO BE FULLY OPENED. THE HORIZONTAL DIMENSION FOR THE WINDOW WELL SHALL PROVIDE A MINIMUM NET CLEAR AREA OF 9 SQUARE FEET WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36".
- C) WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44" BELOW THE ADJACENT GROUND LEVEL SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPENED POSITION. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12", SHALL PROJECT AT LEAST 3" FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18" O.C. VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.
- D) BARS, GRILLS, COVERS, SCREENS, ETC. SHALL BE PERMITTED TO BE PLACED OVER THE EMERGENCY EGRESS OPENING WINDOW WELL PROVIDED THE NET CLEAR OPENING SIZE IS NOT COMPROMISED AND THAT SUCH DEVICES SHALL BE RELEASED OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION.

STAIRS

- 1 STAIR CONSTRUCTION SHALL MEET THE FOLLOWING REQUIREMENTS (SEE IRC):
- A) THE MINIMUM STAIRWAY WIDTH SHALL NOT BE LESS THAN 36" CLEAR WIDTH. HANDRAILS MAY PROJECT INTO THE REQUIRED WIDTH A DISTANCE OF 4 1/2" FROM EACH SIDE OF A STAIRWAY. FOR ADDITIONAL WIDTH REQUIREMENTS OR FOR SPIRAL, CIRCULAR, WINDING STAIRS, ETC. REQUIREMENTS SEE IRC.
- B) THE MAXIMUM STAIR RISER HEIGHT SHALL NOT EXCEED 8", AND THE MINIMUM STAIR TREAD DEPTH SHALL BE 9". THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS. THE GREATEST RISER HEIGHT OR TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". SEE STATE AMENDMENT.
- C) LANDINGS: EVERY LANDING SHALL HAVE A DIMENSION NOT LESS THAN THE STAIRWAY. EVERY LANDING SHALL HAVE A MINIMUM DIMENSIONS OF 36" MEASURED IN THE DIRECTION OF TRAVEL. FOR LANDING WITH ADJOINING DOORS SEE IRC.
- D) ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROJECTED ON THE ENCLOSED SIDE WITH MINIMUM 1/2" GYPSUM BOARD.
- E) HEADROOM: EVERY STAIRWAY SHALL HAVE A MINIMUM HEADROOM CLEARANCE IN ALL PARTS OF THE STAIR OF NOT LESS THAN 6'-8". SUCH CLEARANCES SHALL BE MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE SURFACE OF THE LANDING.

HANDRAIL

- 1 HANDRAILS SHALL MEET THE FOLLOWING REQUIREMENTS (SEE IRC):
- A) HANDRAILS SHALL BE MOUNTED A MINIMUM OF 34" AND A MAXIMUM OF 38" ABOVE THE NOSING OF THE TREAD AND SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS WITH FOUR OR MORE RISERS FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS. VOLUTES, TURNOUTS OR STARTING EASING SHALL BE ALLOWED OVER THE LOWEST TREAD.
- B) THE HAND GRIP PORTION OF HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION OF 1 1/4" MINIMUM TO 2 5/8" MAXIMUM. IF HAND GRIP PORTION IS NOT CIRCULAR THE MAXIMUM CROSS SECTION CAN BE 3 1/4" WITH ACCOMPANYING FINGER RECESS. SEE STATE AMENDMENT. OTHER HANDRAIL SHAPES THAT HAVE AN EQUIVALENT GRASPING SURFACE ARE PERMISSIBLE, SEE BUILDING CODE. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8".
- C) HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL.

GUARDRAIL

- 1 GUARDRAILS SHALL MEET THE FOLLOWING REQUIREMENTS (SEE IRC):
- A) GUARDRAILS ARE REQUIRED AT ALL PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW AND SHALL BE NOT LESS THAN 36" IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREAD.
- B) REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES, ETC. SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.

- A) THE TRIANGLE OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6" IN DIAMETER CANNOT PASS THROUGH.
- B) THE GUARDS AT SIDES OF STAIRS SHALL HAVE OPENINGS AS SUCH THAT A 4 3/8" SPHERE CANNOT PASS THROUGH IT.

GLAZING

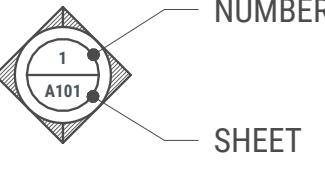
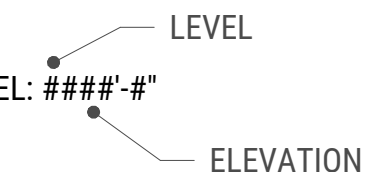
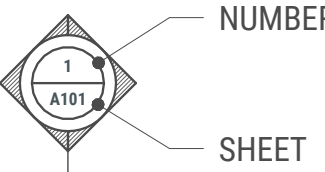
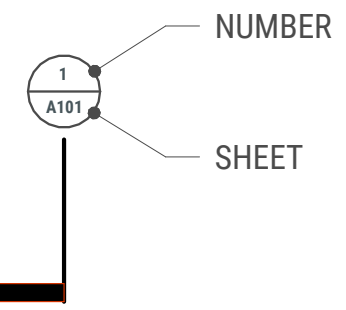
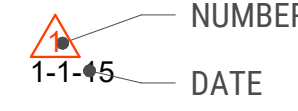
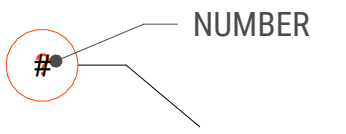
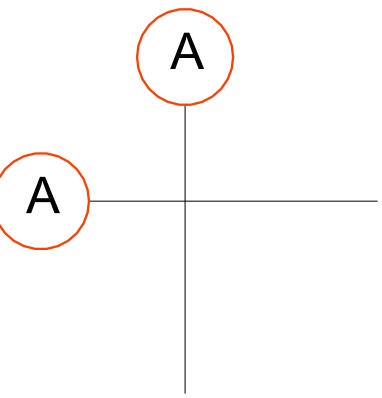
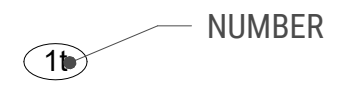
- 1 SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS AND SHALL MEET THE FOLLOWING REQUIREMENTS (SEE IRC):
- A) EACH PANE OF GLASS INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PERMANENTLY IDENTIFIED BY MANUFACTURER, DESIGNATING THE TYPE, THICKNESS, AND SAFETY GLAZING STANDARD. THE LABEL SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC FIRED OR EMBOSSED ON GLASS AND BE VISIBLE WHEN UNIT IS GLAZED. FOR EXCEPTIONS SEE IRC.
- B) PROVIDE SAFETY GLAZING IN ALL DOORS INCLUDING SIDE HINGED DOORS, SLIDING DOORS, SLIDING PANELS, BIFOLD DOORS, STORM DOORS, FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITING AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
- C) PROVIDE SAFETY GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 36" OF THE TOP OR BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE THE WALKING SURFACE.
- D) PROVIDE SAFETY GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING OR WALKING SURFACE.
- E) PROVIDE SAFETY GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT.
- F) PROVIDE SAFETY GLAZING IN WALLS AND FENCES ENCLOSING SWIMMING POOLS OR HOT TUBS WHERE THE BOTTOM EDGE OF THE POOL OR SPA GLASS IS LESS THAN 60" ABOVE THE WALKING SURFACE.
- G) PROVIDE SAFETY GLAZING IN FIXED OR OPERABLE PANELS THAT MEETS ALL OF THE FOLLOWING CONDITIONS: AREAS GREATER THAN 9 SQUARE FEET, BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR, TOP EDGE GREATER THAN 36" ABOVE FLOOR, AND WITHIN 36" OF WALKING SURFACE.

FLASHING

- 1 APPROVED CORROSION RESISTANT FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE INTO THE WALL CAVITY OR PENETRATION OF WATER INTO THE BUILDING STRUCTURAL FRAMING COMPONENTS. APPROVED FLASHING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS (SEE IRC):
- A) AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAK PROOF. AN EXCEPTION FOR SELF-FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1 1/8" OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING, INCLUDING CORNERS.
- B) AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
- C) UNDER AND AT THE END OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
- D) CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIMS.
- E) WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACHED TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.
- F) AT WALL AND ROOF INTERSECTIONS AND BUILT-IN GUTTERS.
- 2 PROVIDE CAULKING AT INTERIOR AND EXTERIOR AT ALL JOINTS BETWEEN DISSIMILAR MATERIALS WITH A CONTINUOUS BEAD OF SILICONE BASE CAULK.

FIRE SEPARATION

- 1 OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOOR NOT LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20 MINUTE FIRE RATED DOORS (SEE IRC).
- 2 THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 5/8" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT (SEE IRC & STATE AMENDED CODE).
- 3 PROVIDE CLEARANCE FROM APPLIANCES TO COMBUSTIBLE MATERIALS AS PER MANUFACTURE'S INSTALLATION REQUIREMENTS. PROVIDE MINIMUM CLEARANCE OF 30" ABOVE COOKING TOP TO COMBUSTIBLE MATERIALS.
- 4 WHERE PROVIDED, SPARK ARRESTORS MEET IRC R1001.6.1, WITH NET FREE AREA 4X CHIMNEY FLUE OUTLET, ARRESTOR SCREEN TO BE HEAT AND CORROSION RESISTANT, THE SCREEN SHALL PERMIT SPHERES LESS THAN 3/8" BUT NOT GREATER THAN 1/2", AND THE ARRESTOR SHALL BE ACCESSIBLE FOR CLEANING AND THE SCREEN OR CHIMNEY CAP SHALL BE REMOVABLE.

EXTERIOR ELEVATION	FLOOR OR SPOT ELEVATION
	
SECTION	DOOR TAG
	
WINDOW TAG	DETAIL
	
REVISION TAG	KEYNOTE
	
GRIDLINES	FIXTURE TAG
	

INSULATION SYSTEM CLIMATE ZONE 6

FENESTRATION U-VALUE	.32
SKYLIGHT U-VALUE	.55
CEILING INSULATION	R-25 CLOSED CELL FOAM APPLIED DIRECTLY TO UNDERSIDE OF SHEATHING AND R-24 SPRAY FIBERGLASS W/ "MEMBRANE" (SMART MEMBRANE) @ WARM SIDE
WOOD FRAME WALL INSULATION	R-21 SPRAY FIBERGLASS W/ R-5 CONTINUOUS INSULATION OR INSULATED SIDING
FLOOR INSULATION	R-30 OR SUFFICIENT TO FILL CAVITY, R-19 MINIMUM
BASEMENT WALL INSULATION	R-21 CAVITY INSULATION
SLAB INSULATION R-VALUE/DEPTH	R-10 @ 4'-0" (AN ADDITIONAL R-5 IS REQUIRED UNDER ALL SLABS W/ RADIANT TUBING)
CRAWL SPACE INSULATION	R-15 CONTINUOUS (ON INTERIOR OR EXTERIOR) OR R-15 CAVITY

07 NOV 2024

PROJECT NO. 21-A18



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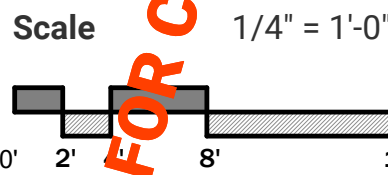
WASHBURN TOWNHOMES

Jeremy Washburn

Orem, Utah

Revisions

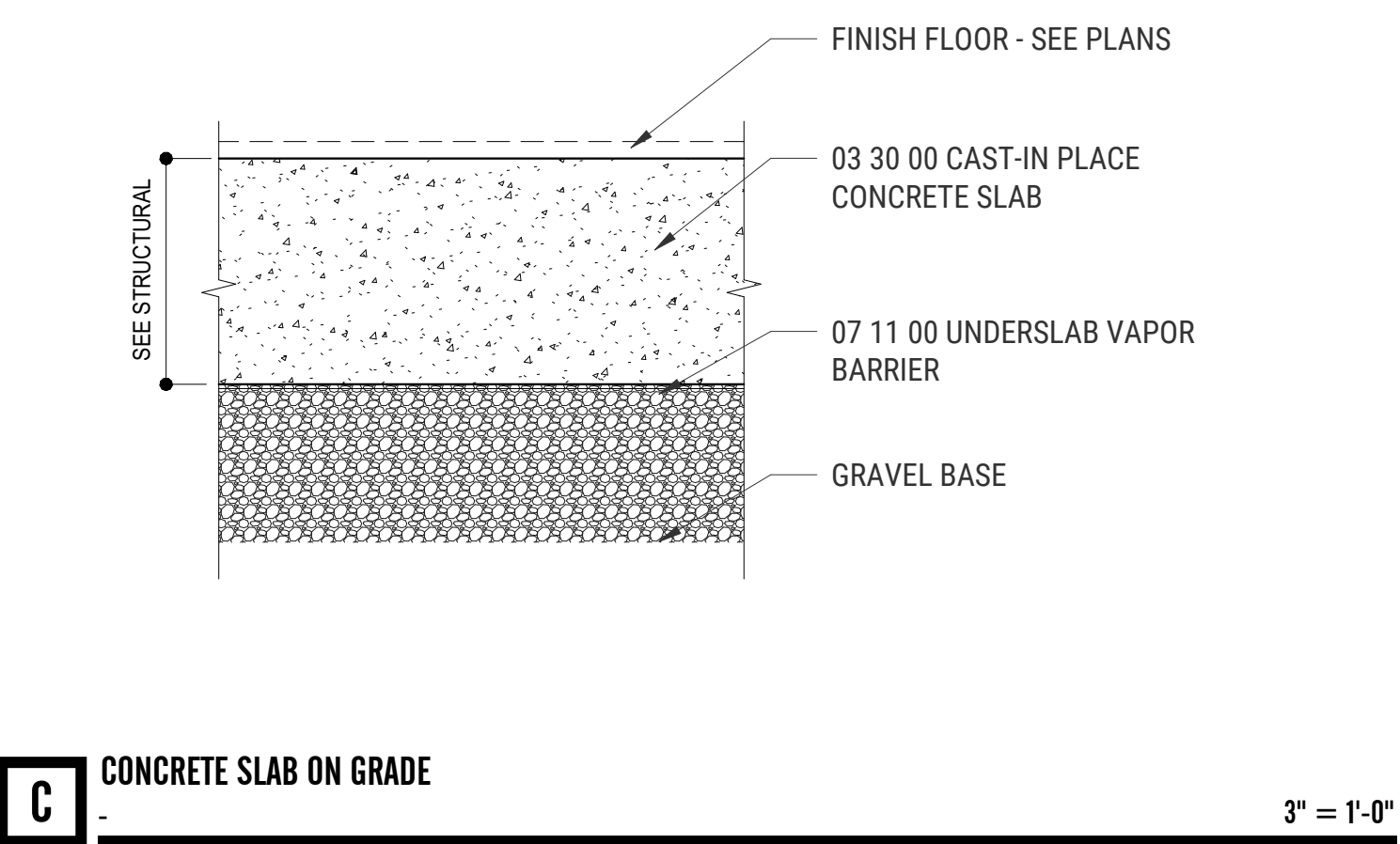
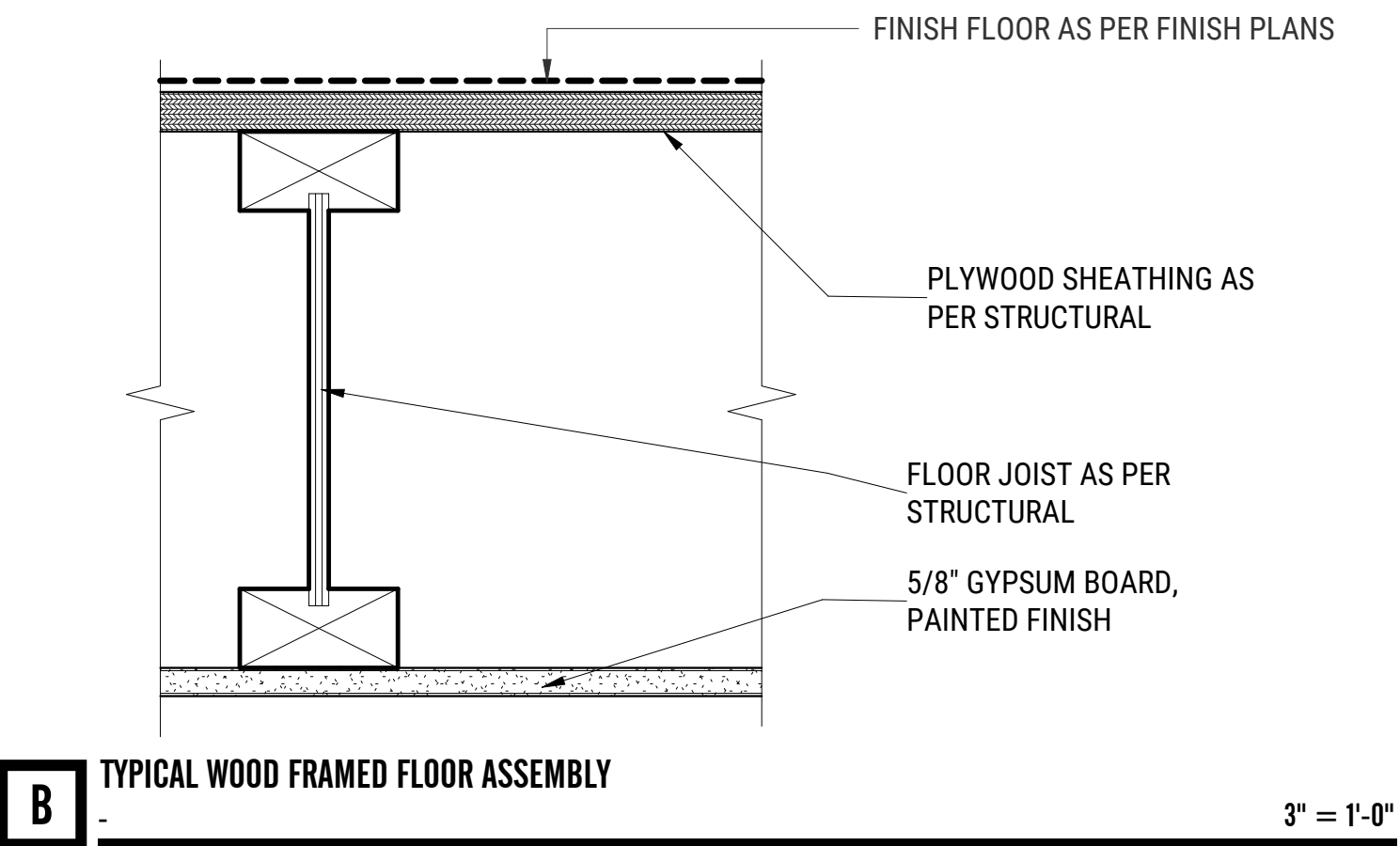
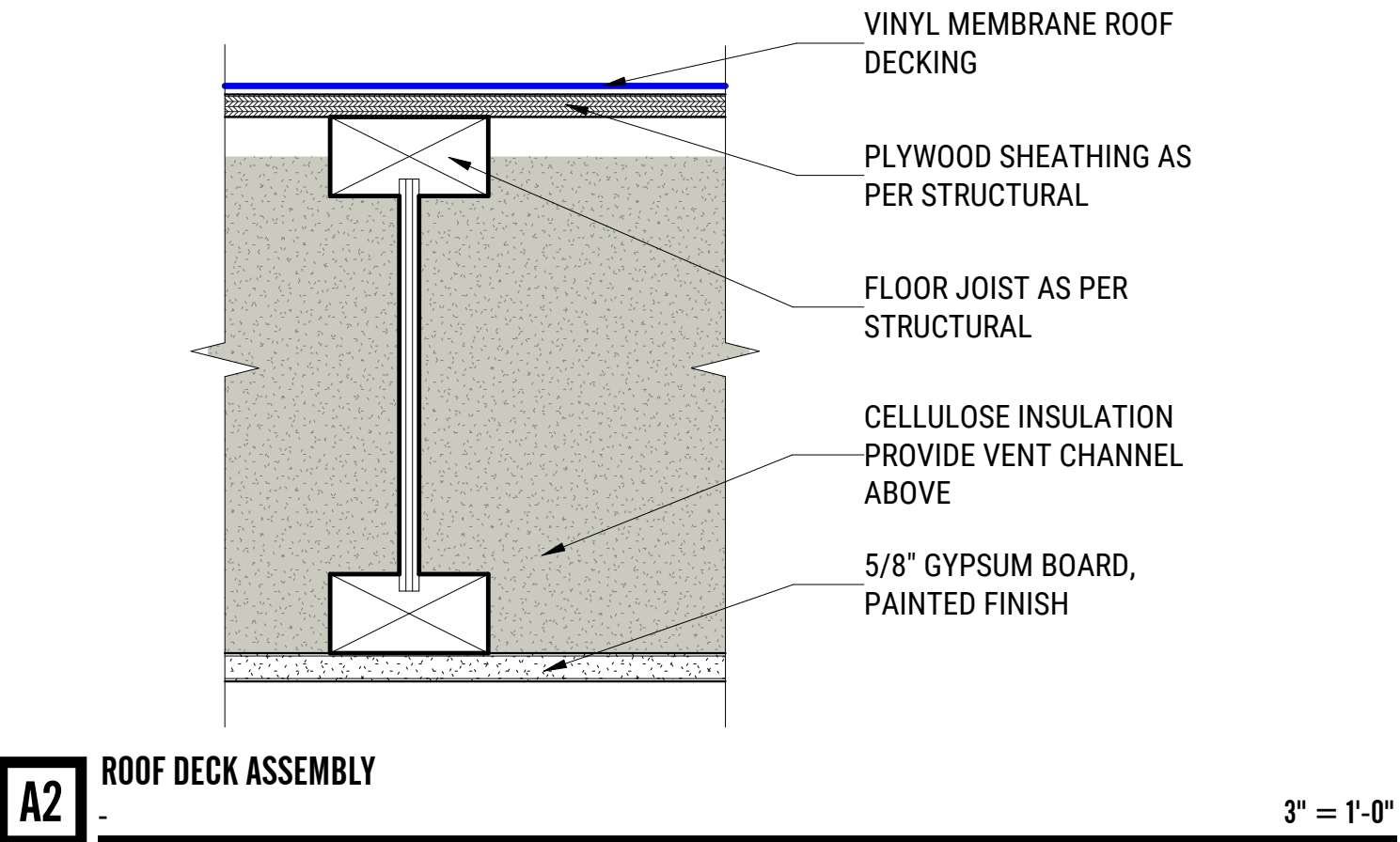
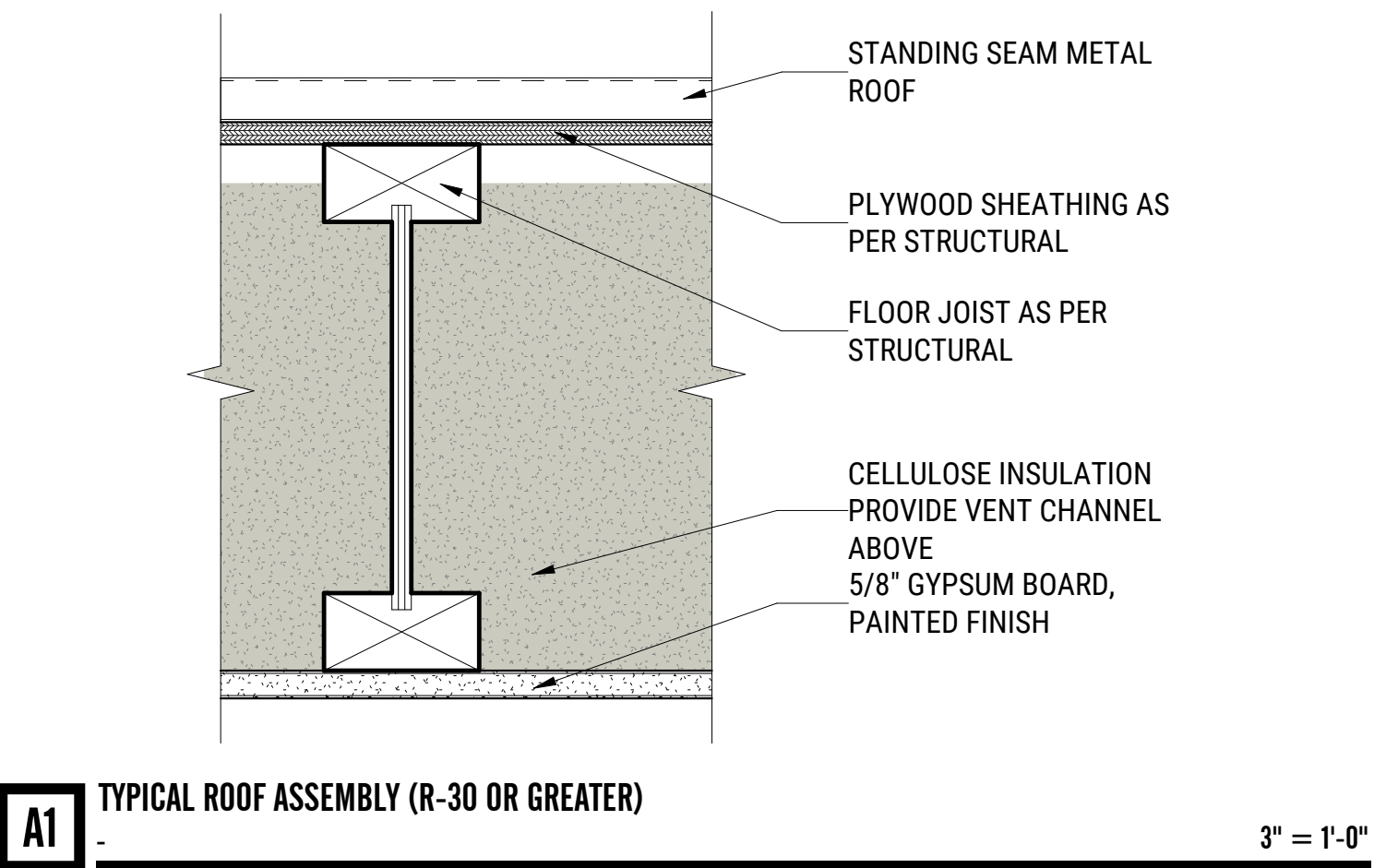
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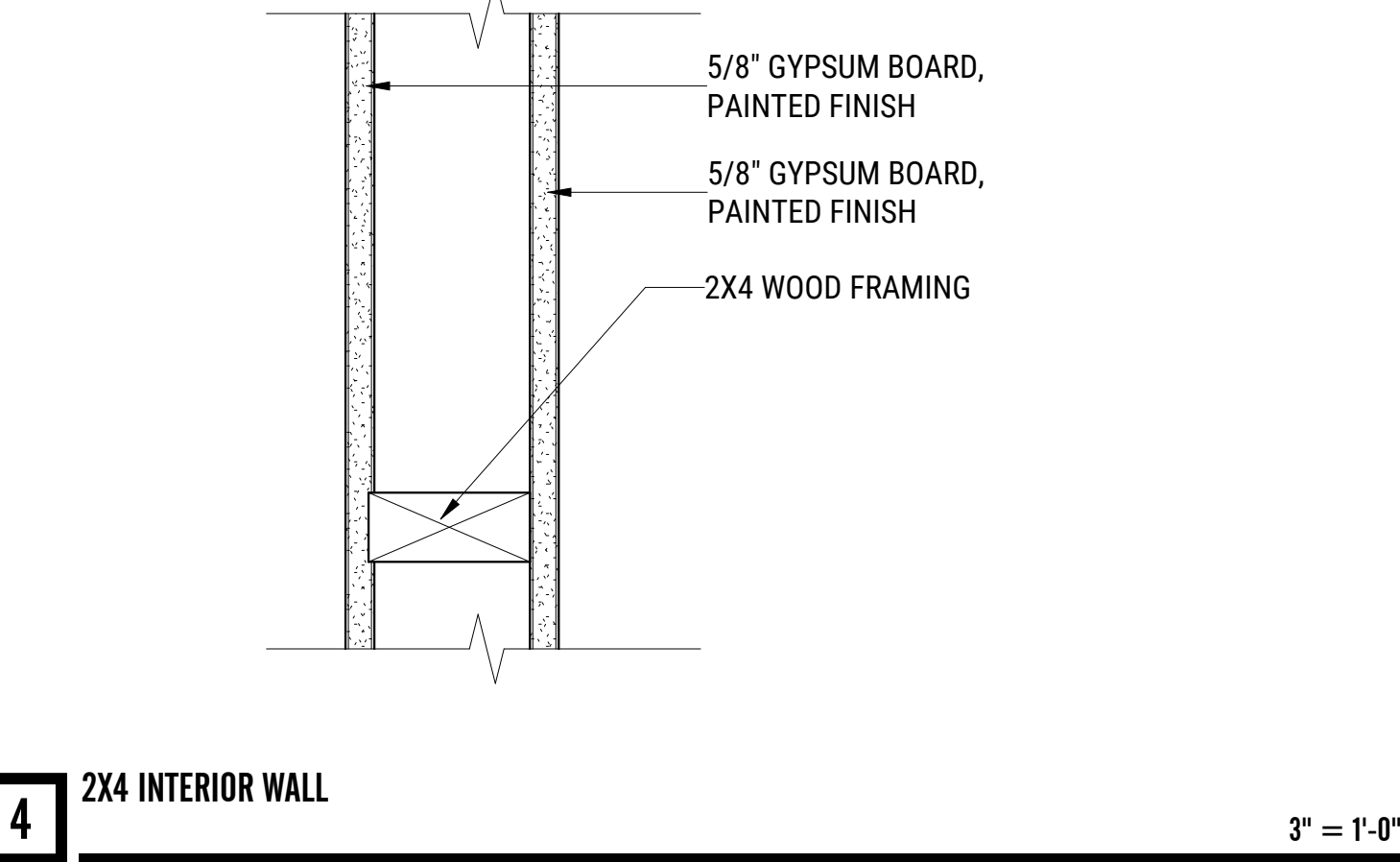
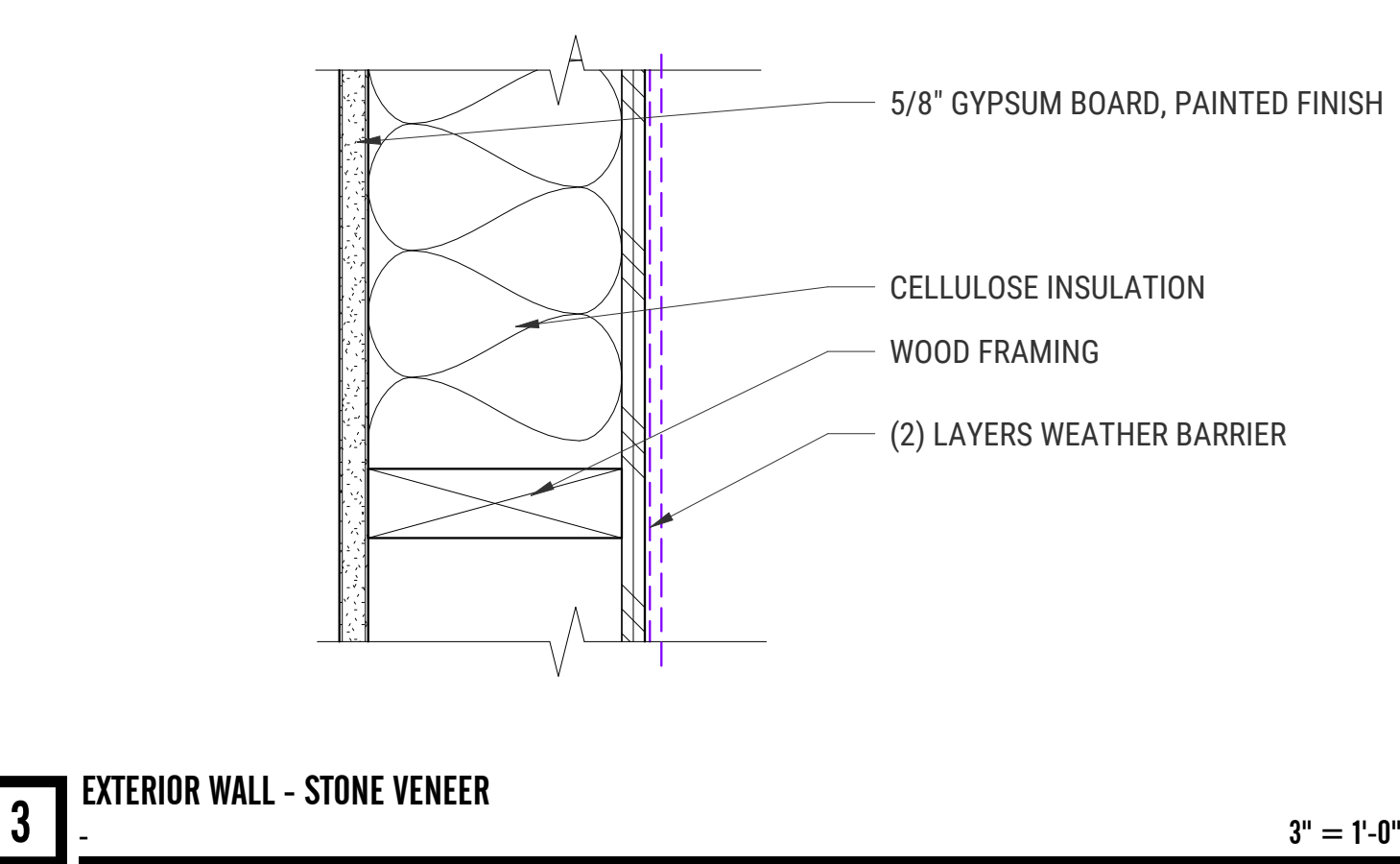
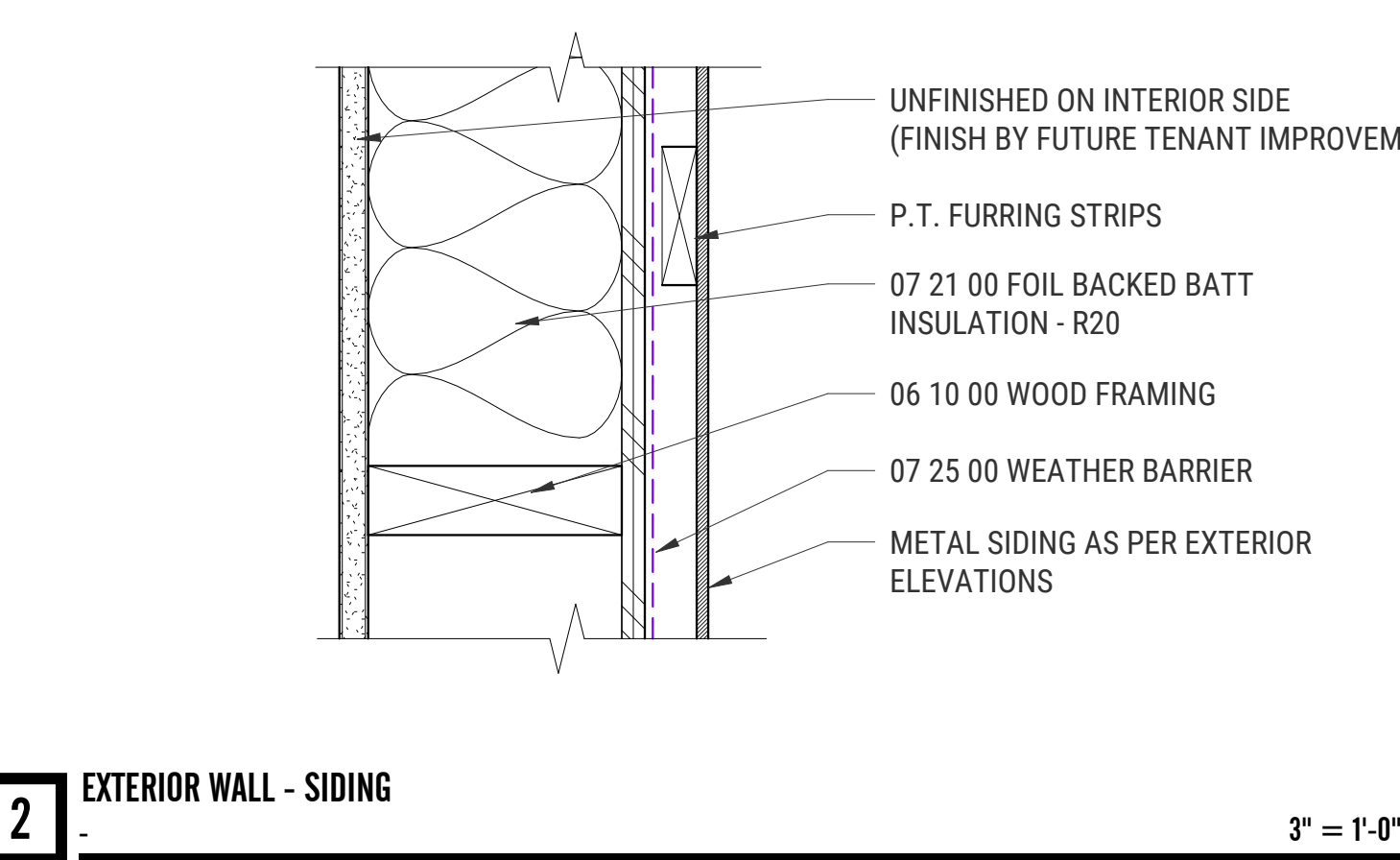
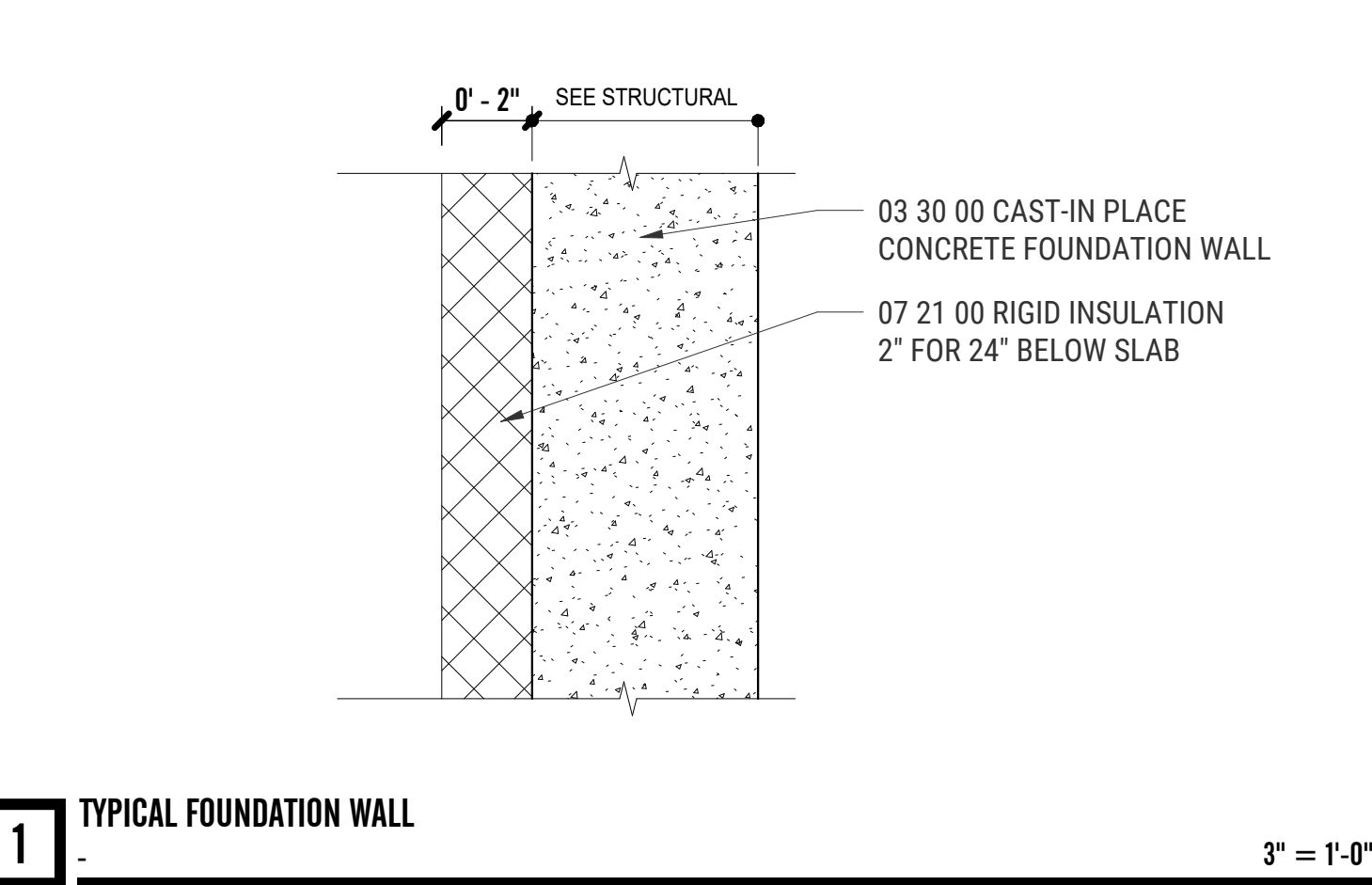
GENERAL NOTES

G002

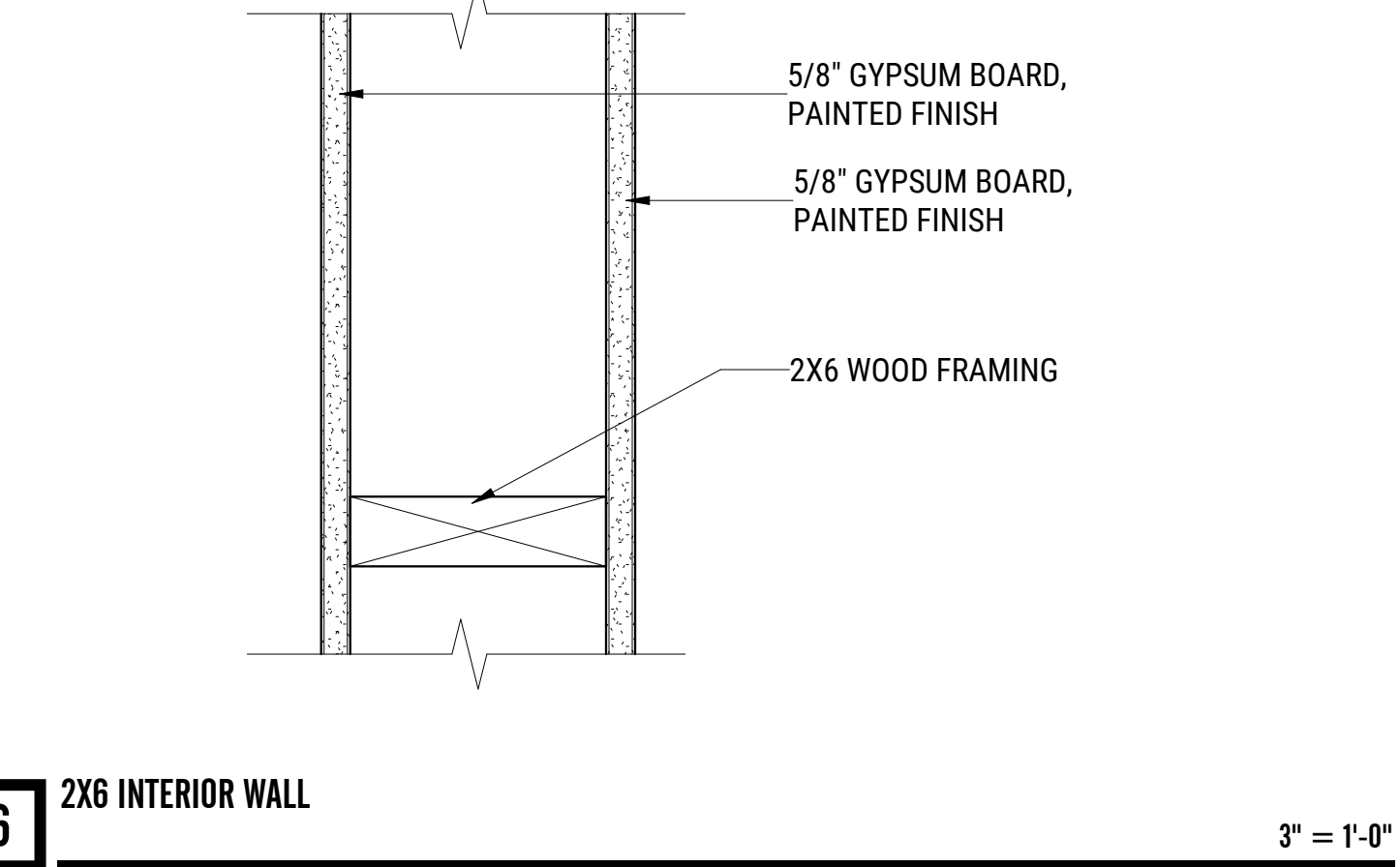
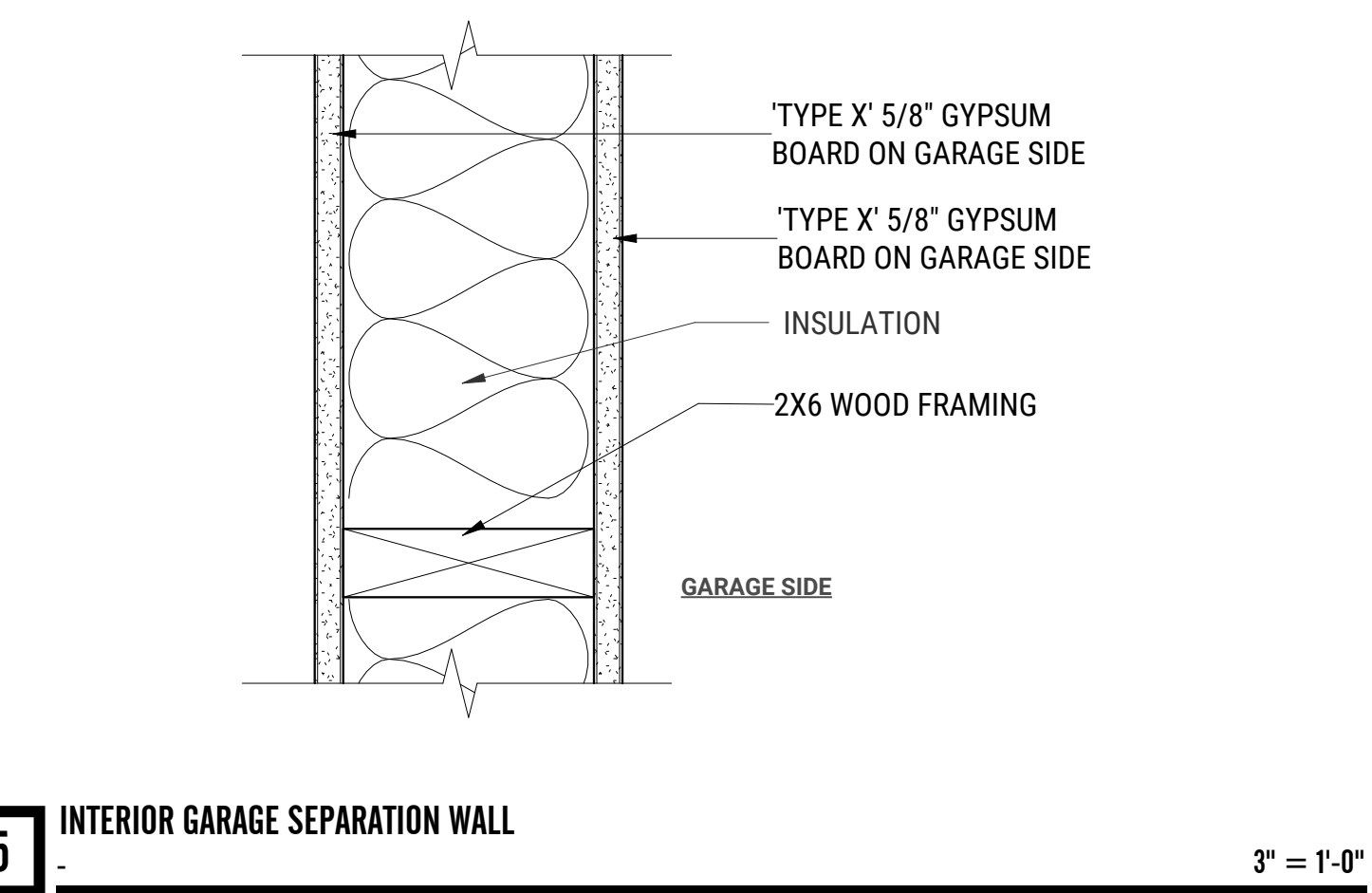
HORIZONTAL ASSEMBLIES



EXTERIOR VERTICAL ASSEMBLIES



INTERIOR VERTICAL ASSEMBLIES



GENERAL NOTES - ASSEMBLIES

- A. All fire partitions and floors shall be caulked around perimeter with an UL approved non-hardening sealant and comply with an approved UL assembly
- B. Reference code compliance summary and plans for rated wall locations
- C. Reference structural for bearing and shear wall requirements.
- D. Wall assemblies to extend to underside of structure above, unless detailed otherwise.
- E. Reference structural documents for bearing, shear wall, and/or reinforcing requirements

07 NOV 2024

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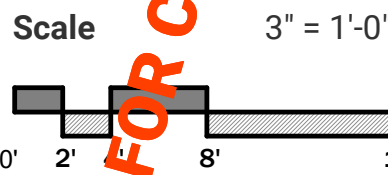
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WASHBURN TOWNHOMES

Jeremy Washburn
Orem, Utah

Revisions

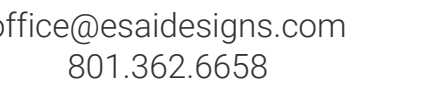
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NOT FOR CONSTRUCTION

ASSEMBLIES

G003



- A. Dimensions are to be from the face of concrete, unless noted otherwise.
- B. Dimensions take precedence over drawings. Do not scale drawings. Notify the architect of discrepancies prior to proceeding with the work.
- C. The contractor is solely responsible for construction means and methods and shall maintain the structural integrity of construction until the work is completed.
- D. See structural drawings for footing and foundation sizes and reinforcement information.
- E. Special inspection is required for field welding, high strength bolting, and epoxy hold down anchor bolting as per IBC 2015 sections 1704.3.1 & 1704.3.3

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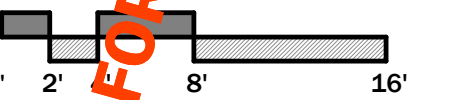
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Orem, Utah

Revisions

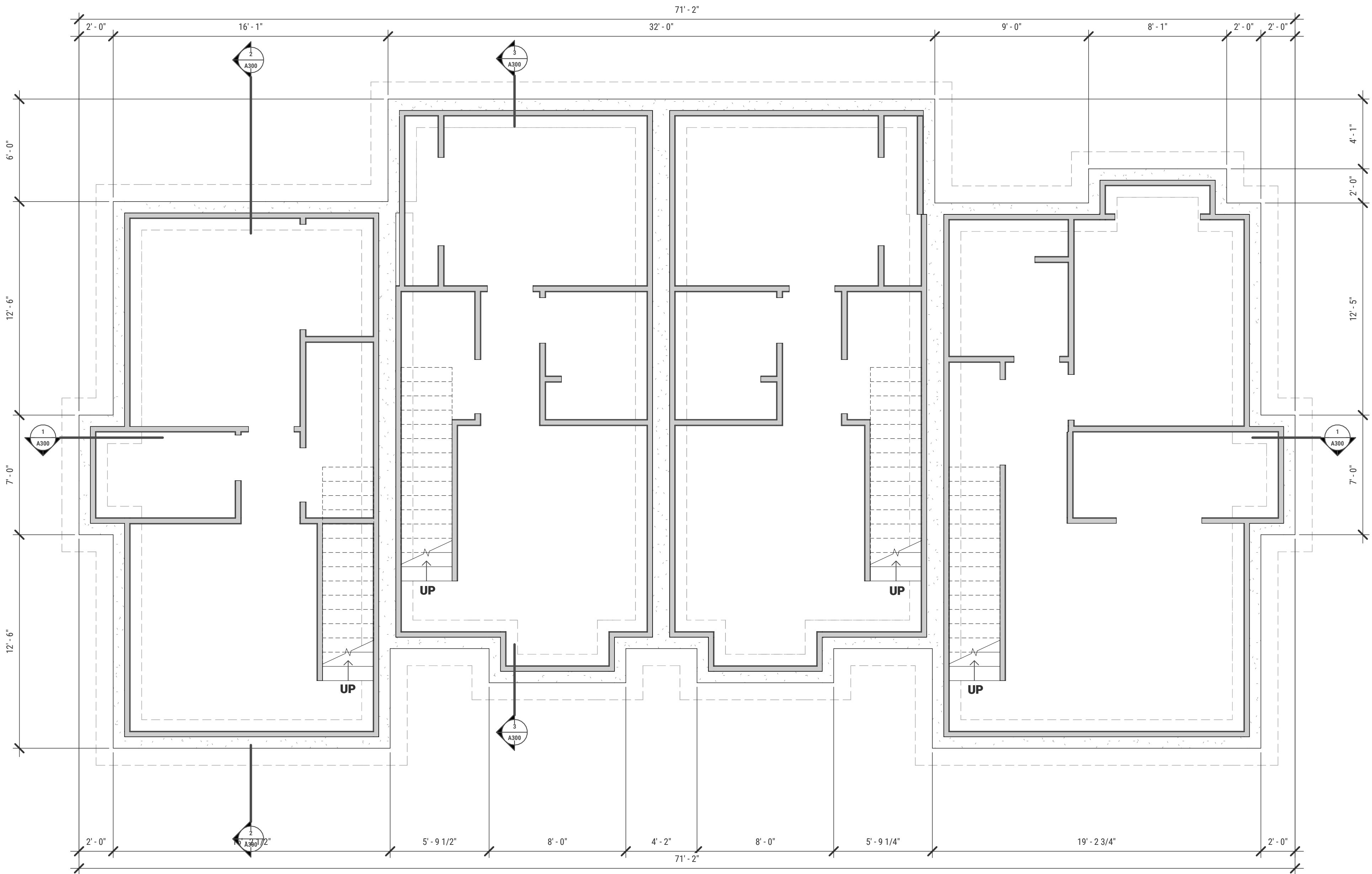
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Scale  1/4" = 1'-0"



FOOTING & FOUNDATION PLAN

Full Size: ARCH D (24" x 36")
Half Size: ARCH B (12" x 18")



1

Footing & Foundation Plan

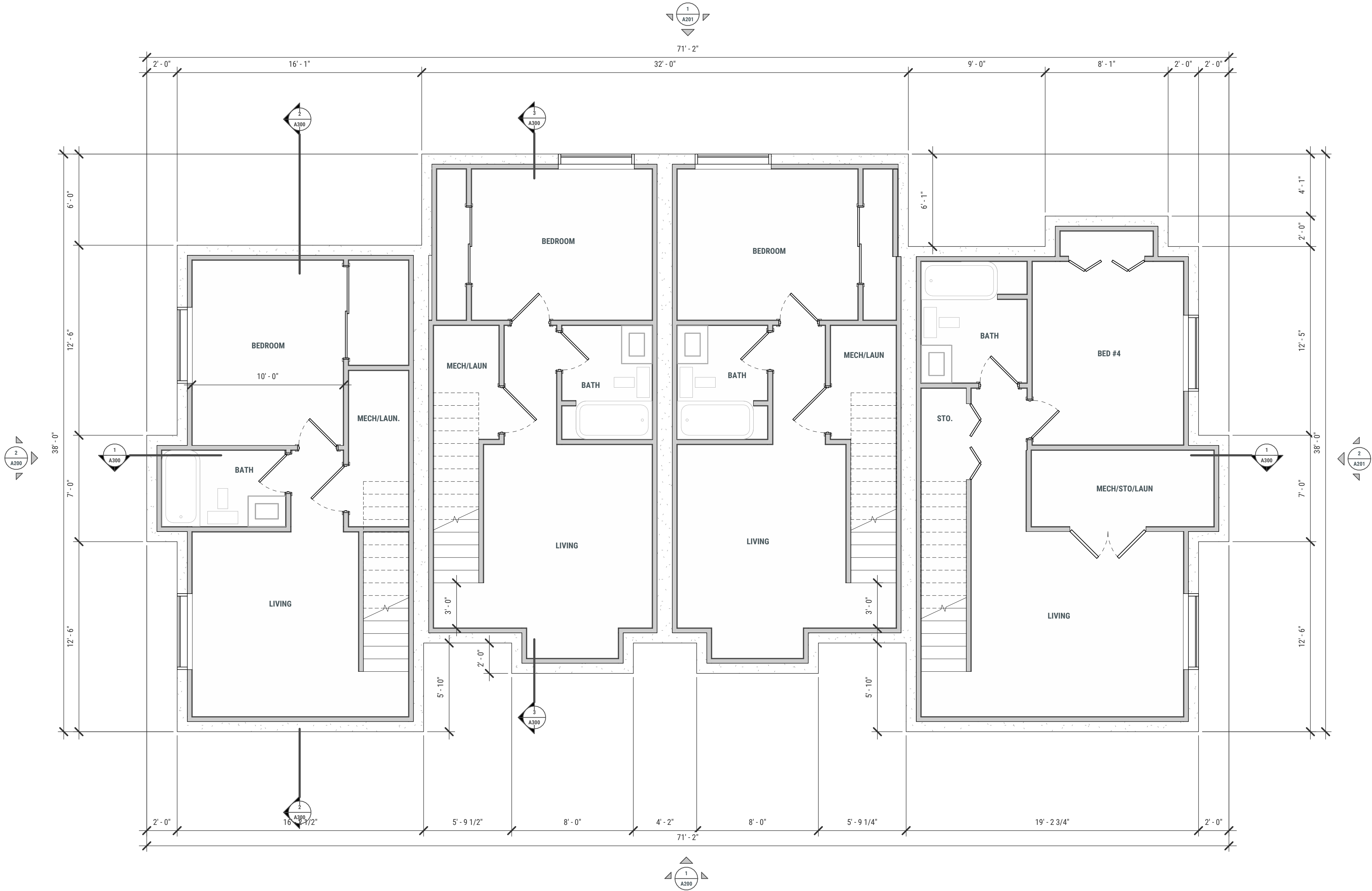
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1

LOWER LEVEL FLOOR PLAN

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



GENERAL NOTES - FLOOR PLAN

- A. Dimensions for the interior framed partitions are to be from the face of framing, unless noted otherwise.
- B. Dimensions for the exterior framed walls are to be from the face of sheathing, unless noted otherwise.
- C. Dimensions take precedence over drawings. Do not scale drawings. Notify the architect of discrepancies prior to proceeding with the work.
- D. All safety glazing shall be permanently labeled with the manufacturer's name and test approval information.

KEYNOTES

DOOR SCHEDULE

Mark	W	H	COMMENTS
D10	2' - 6"	6' - 8"	
D11	2' - 6"	6' - 8"	
D15	2' - 6"	6' - 8"	
D16	2' - 6"	6' - 8"	
D24	5' - 0"	6' - 8"	
D29	3' - 0"	6' - 8"	
D32	2' - 6"	6' - 8"	
D33	5' - 0"	7' - 0"	
D34	2' - 6"	6' - 8"	
D35	5' - 0"	7' - 0"	
D36	5' - 0"	6' - 8"	
D37	2' - 6"	6' - 8"	
D38	2' - 6"	6' - 8"	
D39	5' - 0"	6' - 8"	
D40	3' - 0"	6' - 8"	
D42	6' - 0"	6' - 8"	
D43	3' - 0"	6' - 8"	

WINDOW SCHEDULE

Mark	W	H	HEAD HEIGHT	COMMENTS
D	5' - 0"	4' - 0"	7' - 0"	
I	5' - 0"	4' - 0"	7' - 0"	
J	5' - 0"	4' - 0"	7' - 0"	
K	5' - 0"	4' - 0"	7' - 0"	
R	5' - 0"	4' - 0"	7' - 0"	
S	5' - 0"	4' - 0"	7' - 0"	

WALL TYPE SCHEDULE

SEE SHEET G003 FOR ASSEMBLY INFORMATION

07 NOV 2024

PROJECT NO. 21-A18



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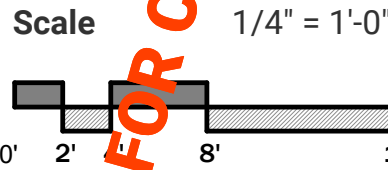
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WASHBURN
TOWNHOMES

Jeremy Washburn
Orem, Utah

Revisions

Stamp



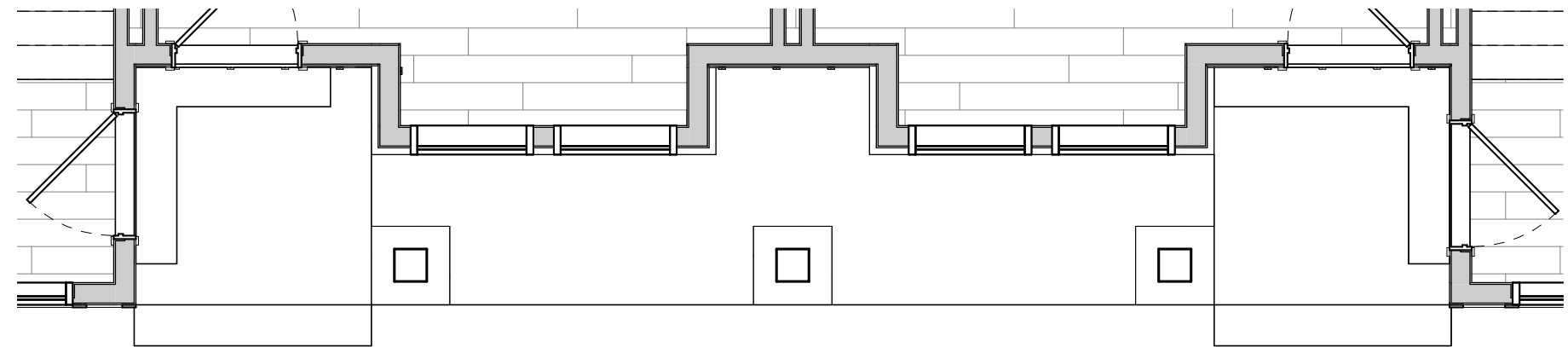
LOWER LEVEL FLOOR PLAN

A101

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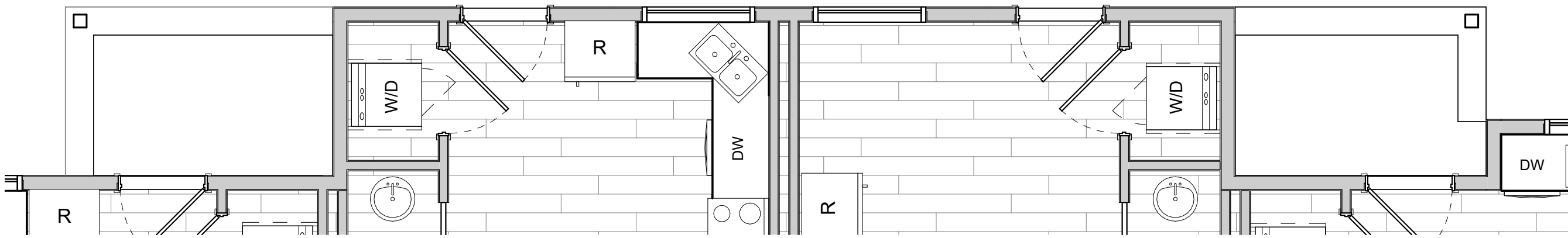
1 MAIN LEVEL FLOOR PLAN

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



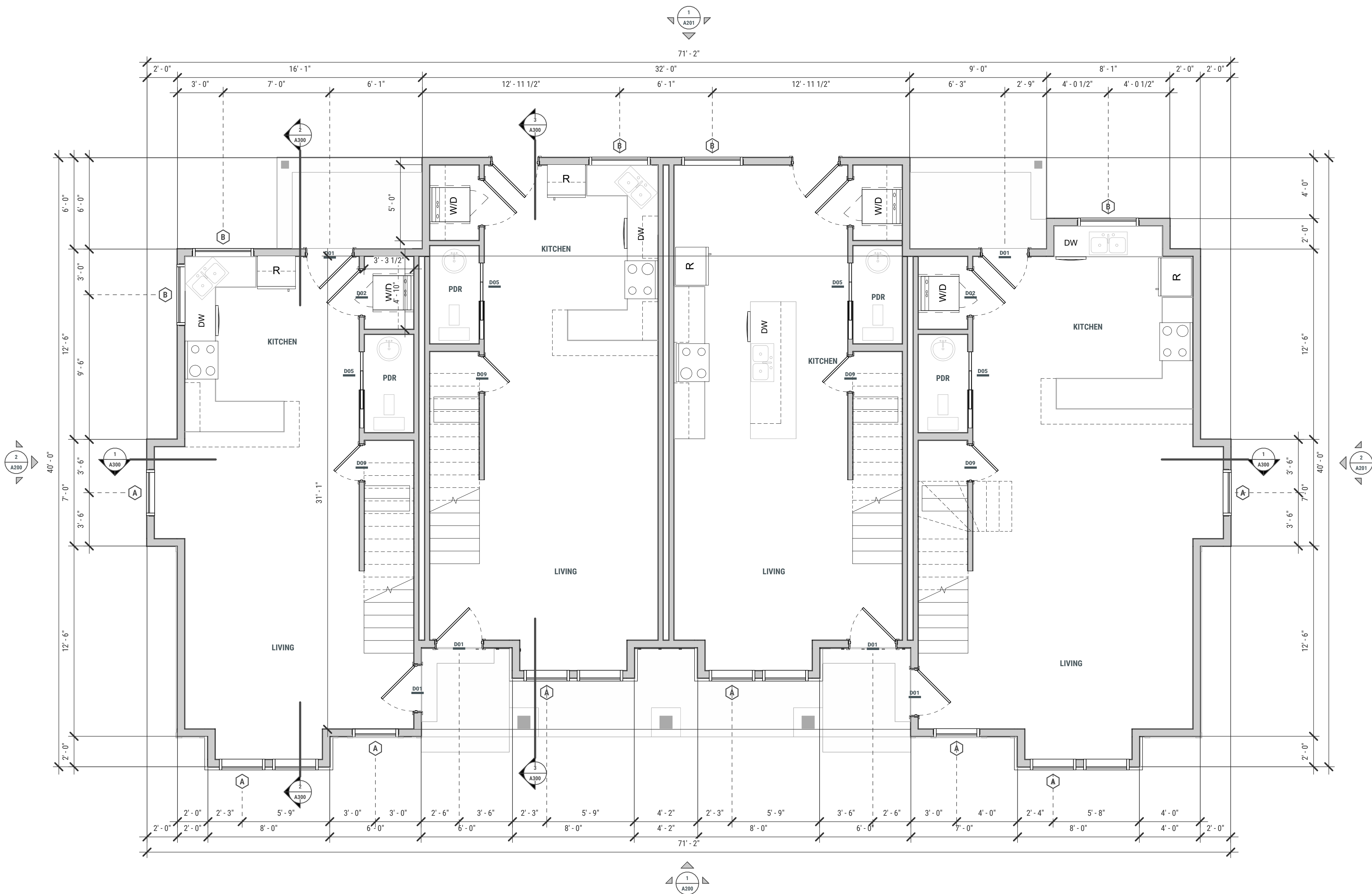
2 FRONT PATIO PLAN

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



3 BACK PATIO PLAN

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



GENERAL NOTES - FLOOR PLAN

- A. Dimensions for the interior framed partitions are to be from the face of framing, unless noted otherwise.
- B. Dimensions for the exterior framed walls are to be from the face of sheathing, unless noted otherwise.
- C. Dimensions take precedence over drawings. Do not scale drawings. Notify the architect of discrepancies prior to proceeding with the work.
- D. All safety glazing shall be permanently labeled with the manufacturer's name and test approval information.

KEYNOTES

07 NOV 2024

PROJECT NO. 21-A18



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WINDOW SCHEDULE

Mark	W	H	HEAD HEIGHT	COMMENTS
A	3'-0"	5'-0"	7'-0"	
B	4'-0"	3'-0"	7'-0"	
L	3'-0"	5'-0"	7'-0"	
M	3'-0"	5'-0"	7'-0"	
N	3'-0"	5'-0"	7'-0"	
O	3'-0"	5'-0"	7'-0"	

DOOR SCHEDULE

Mark	W	H	COMMENTS
D01	3'-0"	6'-8"	
D02	3'-0"	6'-8"	
D05	2'-6"	6'-8"	
D09	2'-4"	6'-8"	
D44	3'-0"	6'-8"	
D45	3'-0"	6'-8"	
D46	3'-0"	6'-8"	
D47	3'-0"	6'-8"	

WALL TYPE SCHEDULE

SEE SHEET G003 FOR ASSEMBLY INFORMATION

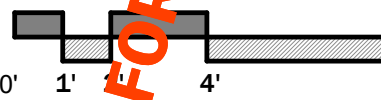
Jeremy Washburn

Orem, Utah

Revisions

Stamp

Scale 1/4" = 1'-0"



MAIN LEVEL FLOOR PLAN

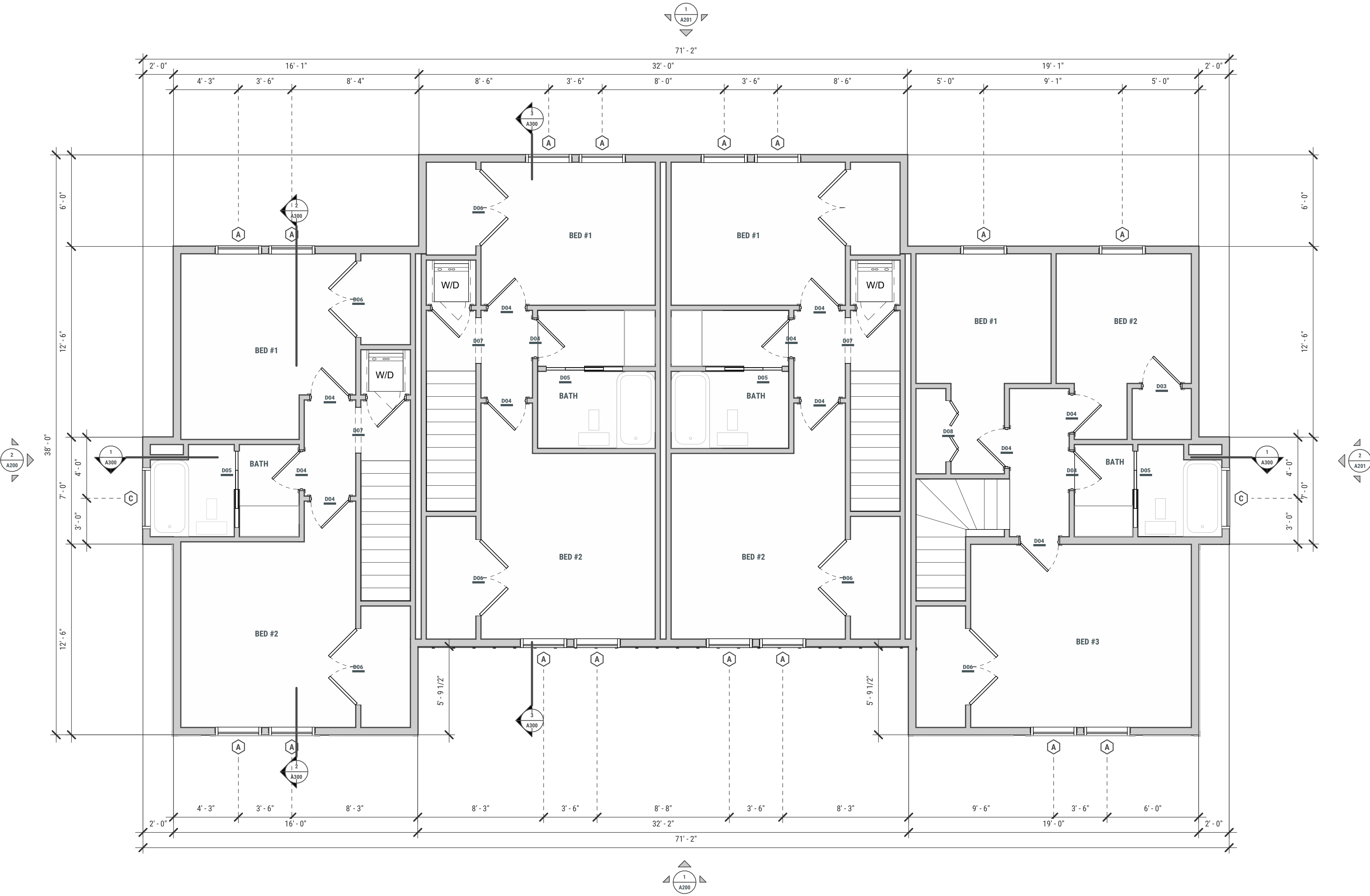
A102

Full Size: ARCH D (24" x 36")
Half Size: ARCH B (12" x 18")

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1 UPPER LEVEL FLOOR PLAN

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



GENERAL NOTES - FLOOR PLAN

- A. Dimensions for the interior framed partitions are to be from the face of framing, unless noted otherwise.
- B. Dimensions for the exterior framed walls are to be from the face of sheating, unless noted otherwise.
- C. Dimensions take precedence over drawings. Do not scale drawings. Notify the architect of discrepancies prior to proceeding with the work.
- D. All safety glazing shall be permanently labeled with the manufacturer's name and test approval information.

KEYNOTES

WINDOW SCHEDULE

Mark	W	H	HEAD HEIGHT	COMMENTS
A	3'-0"	5'-0"	7'-0"	
C	4'-0"	1'-6"	7'-0"	

DOOR SCHEDULE

Mark	W	H	COMMENTS
D03	2'-6"	6'-8"	
D04	2'-6"	6'-8"	
D05	2'-6"	6'-8"	
D06	5'-0"	6'-8"	
D07	3'-0"	7'-0"	
D08	4'-0"	7'-0"	
D48	2'-6"	6'-8"	
D51	2'-6"	6'-8"	
D52	5'-0"	6'-8"	
D53	2'-6"	6'-8"	

WALL TYPE SCHEDULE

SEE SHEET G003 FOR ASSEMBLY INFORMATION

07 NOV 2024

PROJECT NO. 21-A18



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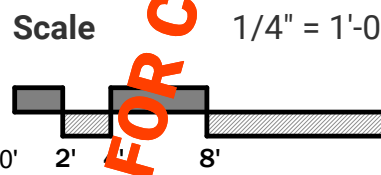
Contractor/builder/owner shall make all necessary modifications during construction process to comply with the I.R.C. (International Residential Code), latest editions, or applicable codes at site. Contractor to verify all dimensions & existing site conditions prior to construction.

WASHBURN TOWNHOMES

Jeremy Washburn
Orem, Utah

Revisions

Stamp



UPPER LEVEL FLOOR PLAN

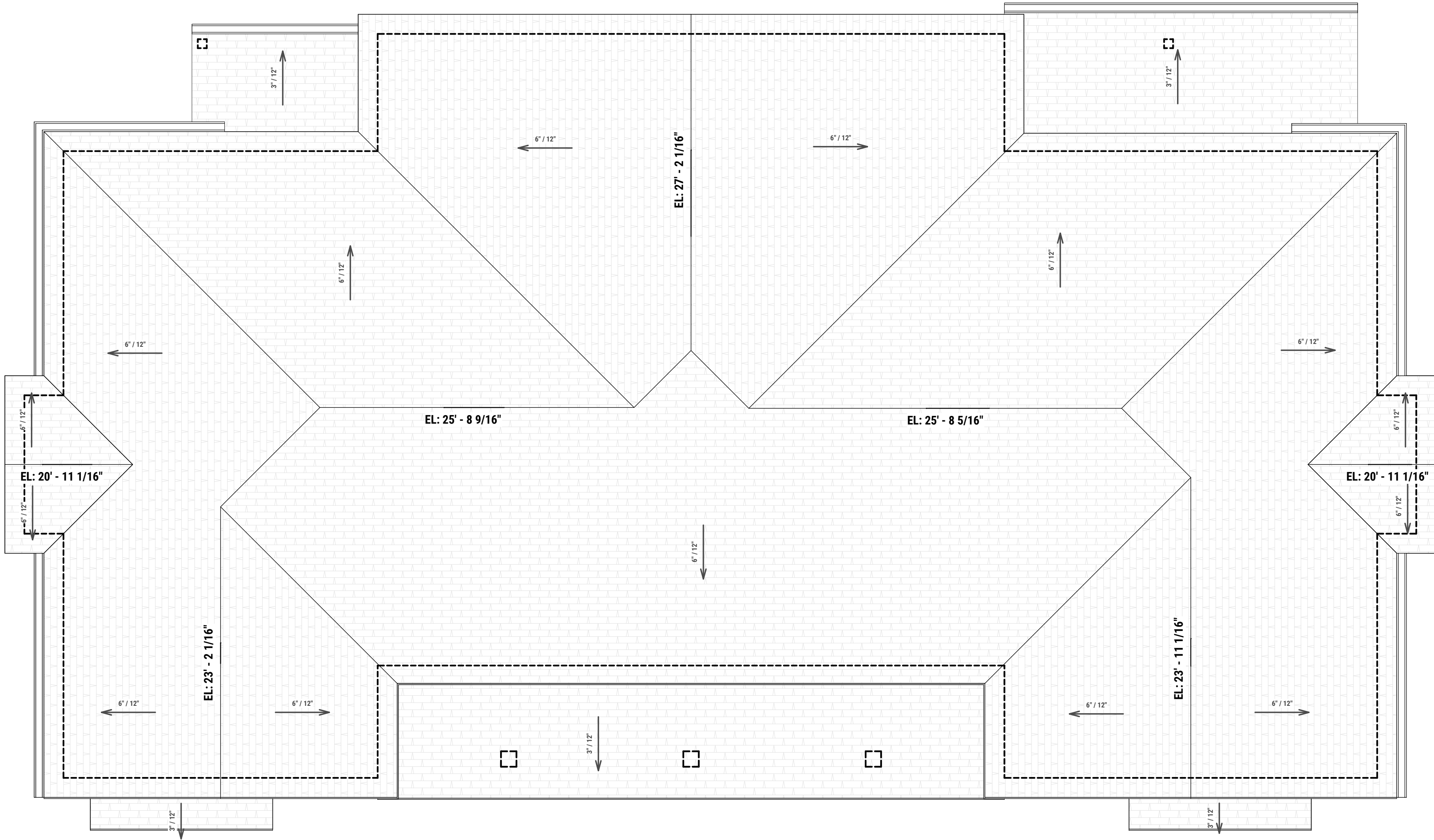
A103

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1

Roof Plan

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



GENERAL NOTES - ROOF PLAN

- A. Provide adequate slope for water drainage as required.
- B. Provide ice and water shield at all roof edges, eaves, or valleys, and extend 24" up the warm side of the exterior wall.
- C. Unvented attics with R-49 minimum insulation as per 2018 IECC
- D. Truss manufacturer to submit engineered shop drawings to the city building officials for approval prior to fabrication.
- E. All plumbing vents that vent through the roof are to be minimum 3" pipe.

KEYNOTES

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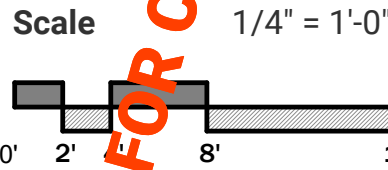
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WASHBURN
TOWNHOMES

Jeremy Washburn
Orem, Utah

Revisions

Stamp



ROOF PLAN

A131



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WASHBURN TOWNHOMES

Jeremy Washburn
Orem, Utah

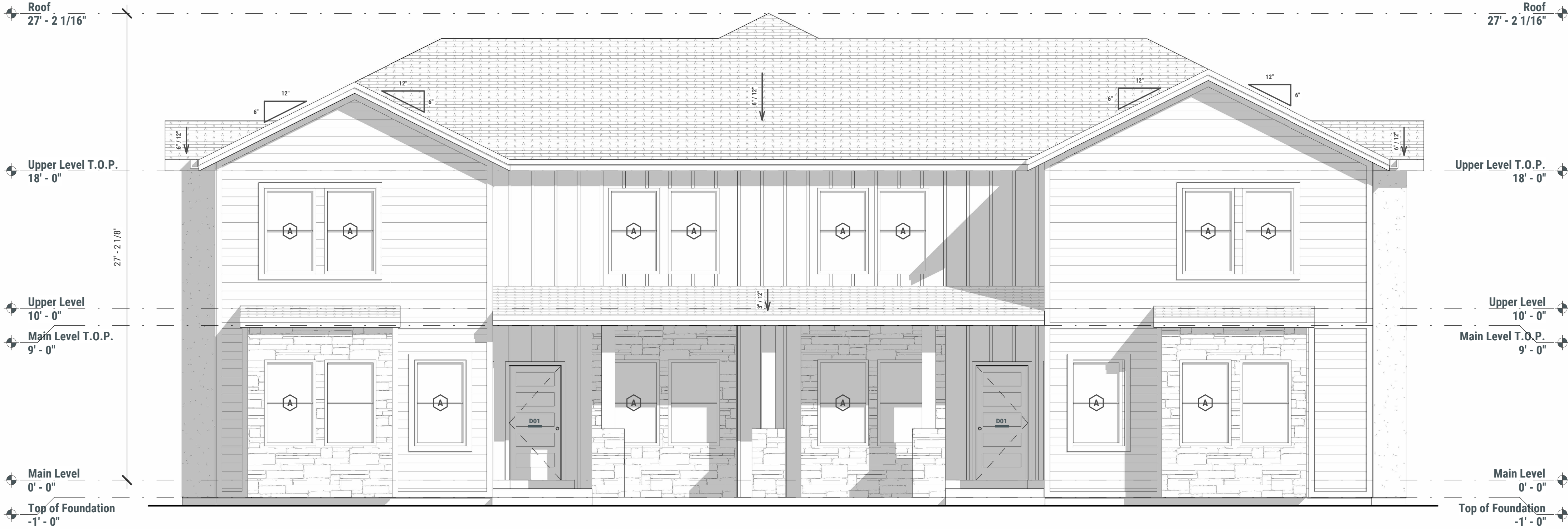
Revisions

Stamp

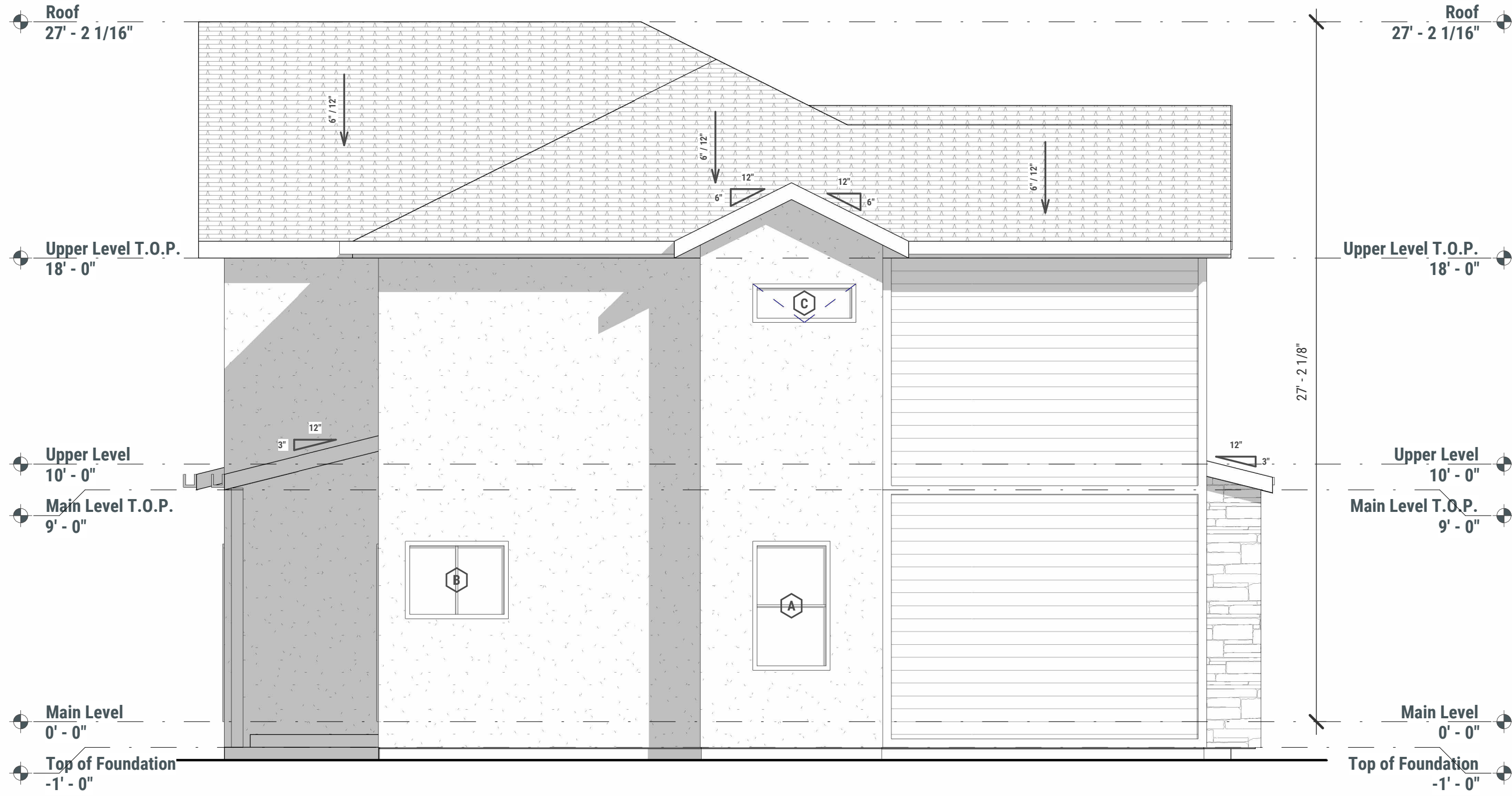
Scale 1/4" = 1'-0"

EXTERIOR ELEVATIONS

A200



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



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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WASHBURN TOWNHOMES

Jeremy Washburn
Orem, Utah

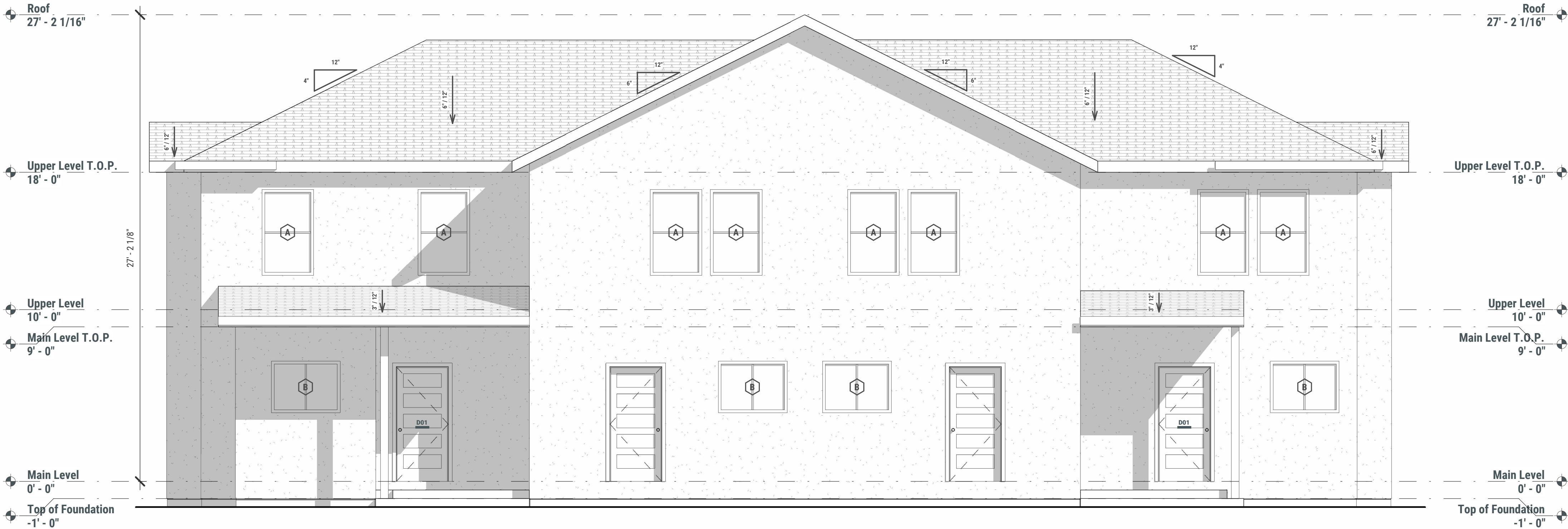
Revisions

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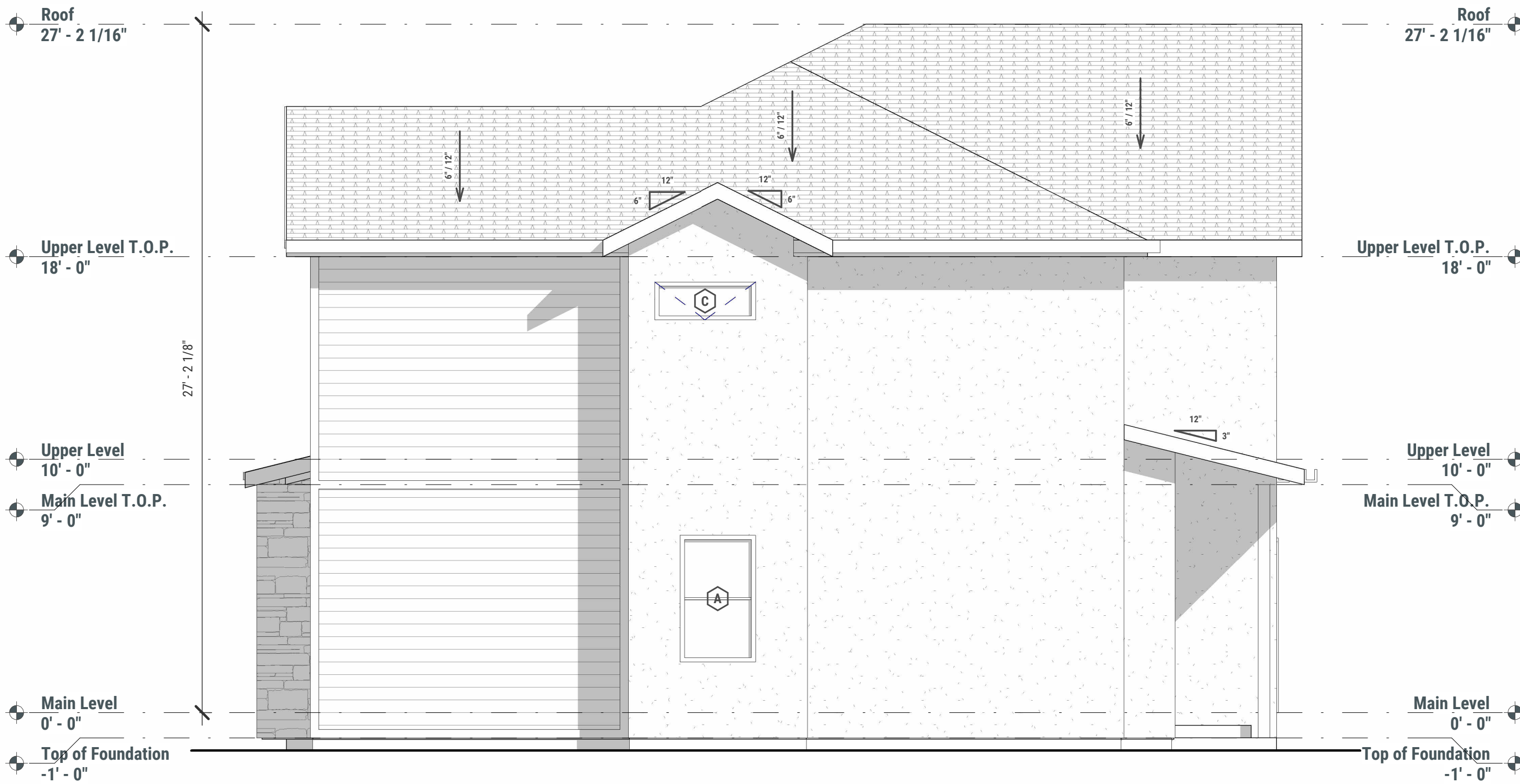
Scale 1/4" = 1'-0"
0' 2' 8' 16'

EXTERIOR ELEVATIONS

A201



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



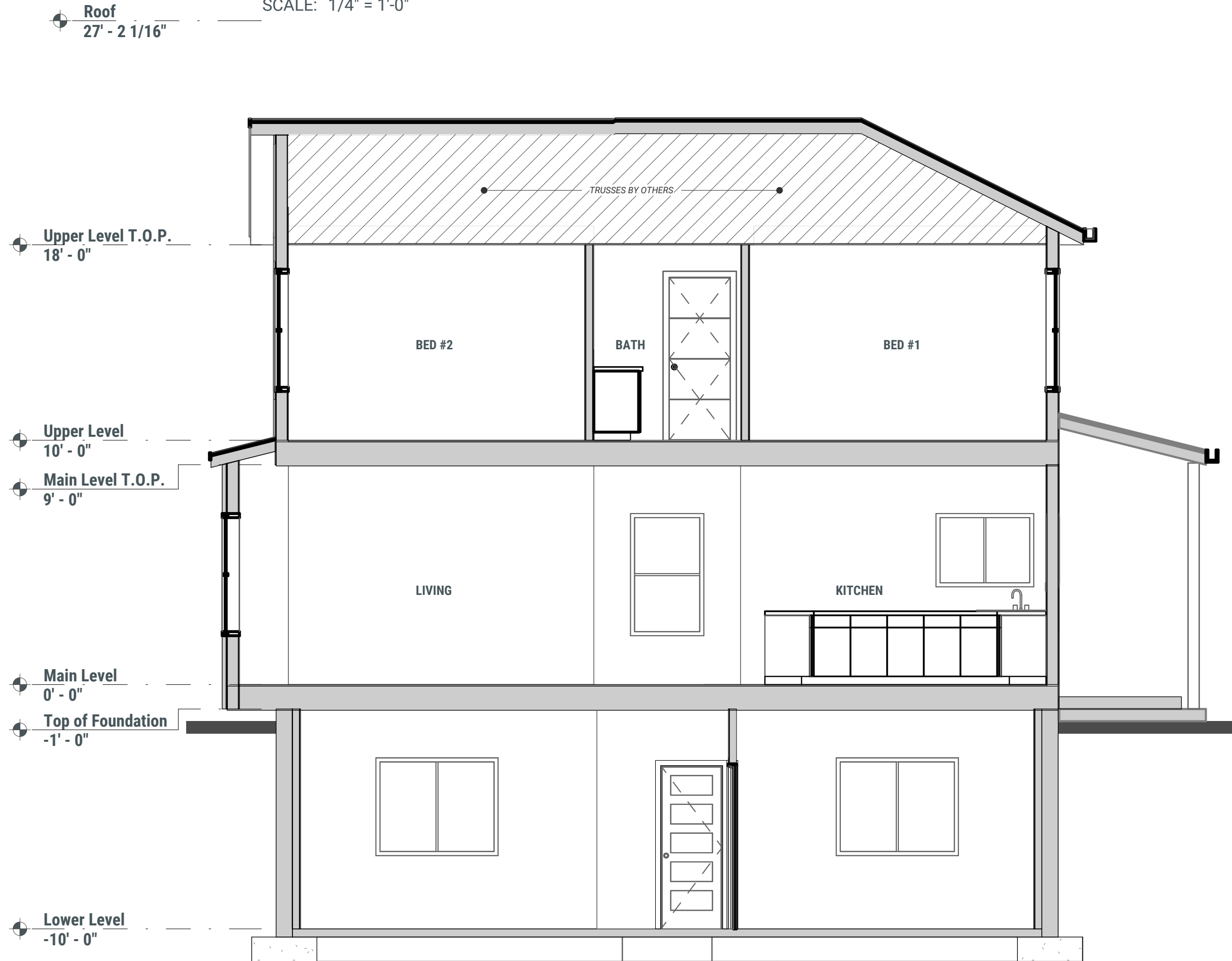
2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

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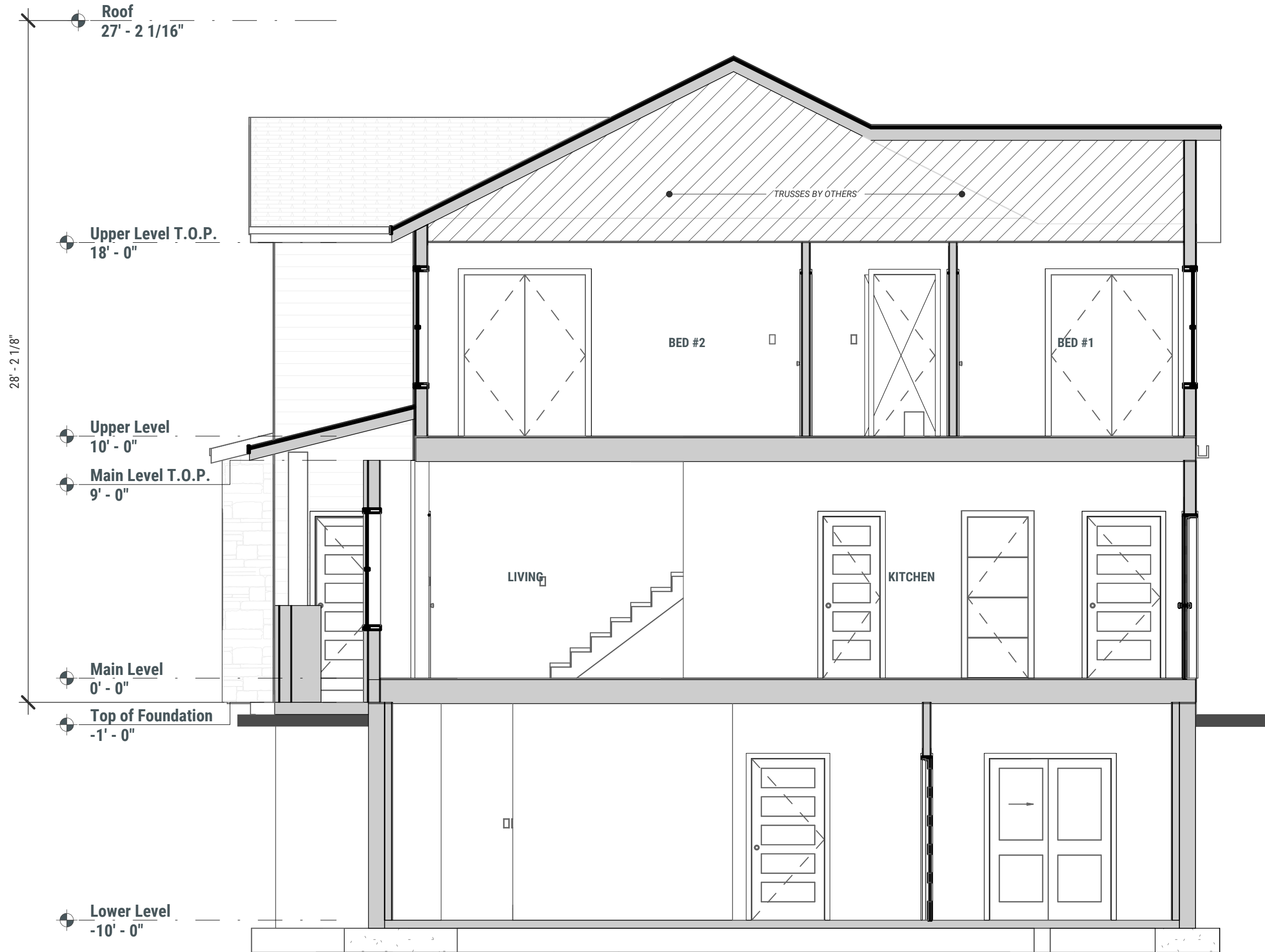
1 BUILDING SECTION - A

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



2 BUILDING SECTION - B

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



3 BUILDING SECTION - C

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

GENERAL NOTES - BUILDING SECTIONS

- Install all exterior finishes as per manufacturer's requirements
- Provide 1/2" gypsum board at inside of walls and ceilings (typical unless noted otherwise)
- Provide counter flashing and caulking of all exterior openings (doors, windows, vents, etc.) and install as per manufacturer's requirements.
- See structural drawings for information regarding the footings and foundations, roof framing, floor joist spacing, blocking, wall framing sizes & spacing, etc...

KEYNOTES

BUILDING ENVELOPE REQUIREMENTS

The following are the Prescriptive Building Envelope Requirements for Climate Zone 5 per IECC Chapter R402:

Roof	R-49 cellulose insulation
Exterior Walls, Above Grade	Wood framed with R-20 cavity insulation
Slab	R-15 continuous rigid insulation from the top of slab/foundation, extending 24" below
Opaque Doors	U-0.37 (for swinging door)
Windows	U-0.38 for fixed windows; U-0.45 for Operable

07 NOV 2024

PROJECT NO. 21-A18



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WASHBURN TOWNHOMES

Jeremy Washburn
Orem, Utah

Revisions

Stamp

Scale 1/4" = 1'-0"
0' 2' 8' 16'

BUILDING SECTIONS

A300



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GENERAL NOTES - EXTERIOR PERSPECTIVES

- A. Reference pages A0.1 & A0.2 for assemblies.
- B. Reference G0.1 for project information and general building notes.
- C. Exterior perspectives are conceptual and actual building might vary.

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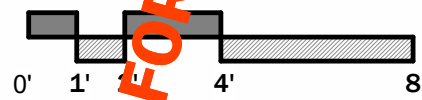
WASHBURN TOWNHOMES

Jeremy Washburn
Orem, Utah

Revisions

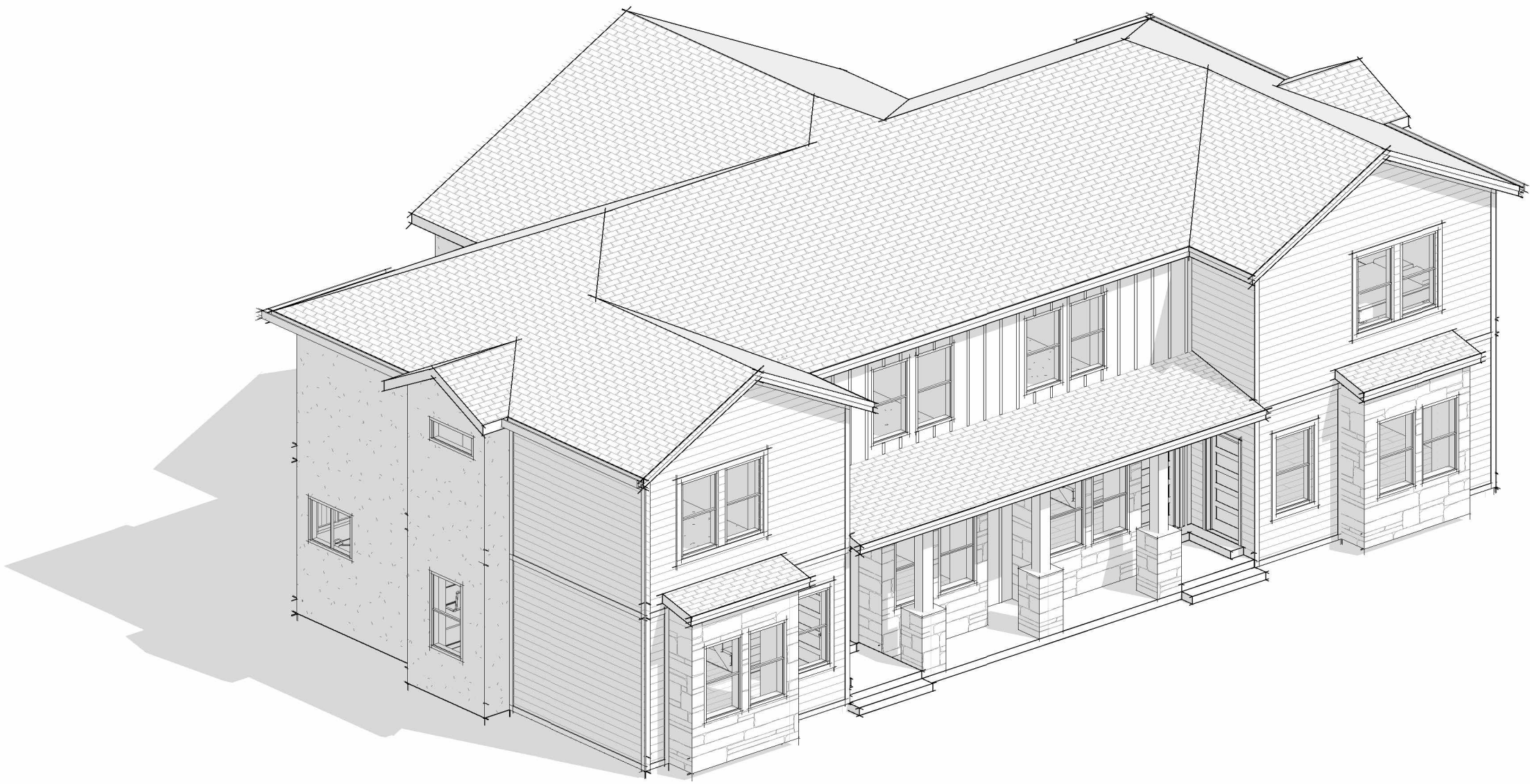
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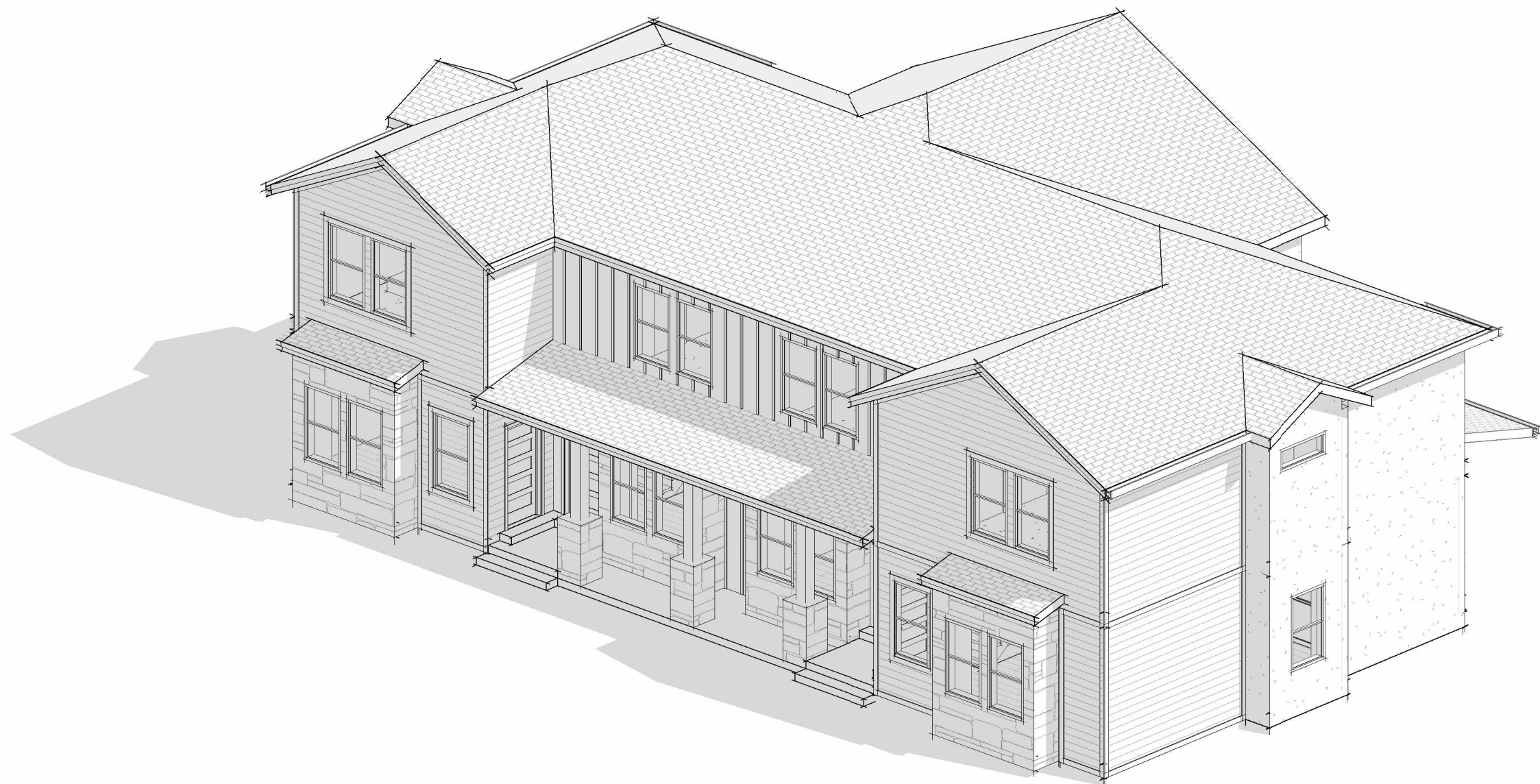


EXTERIOR AXONOMETRIC VIEWS

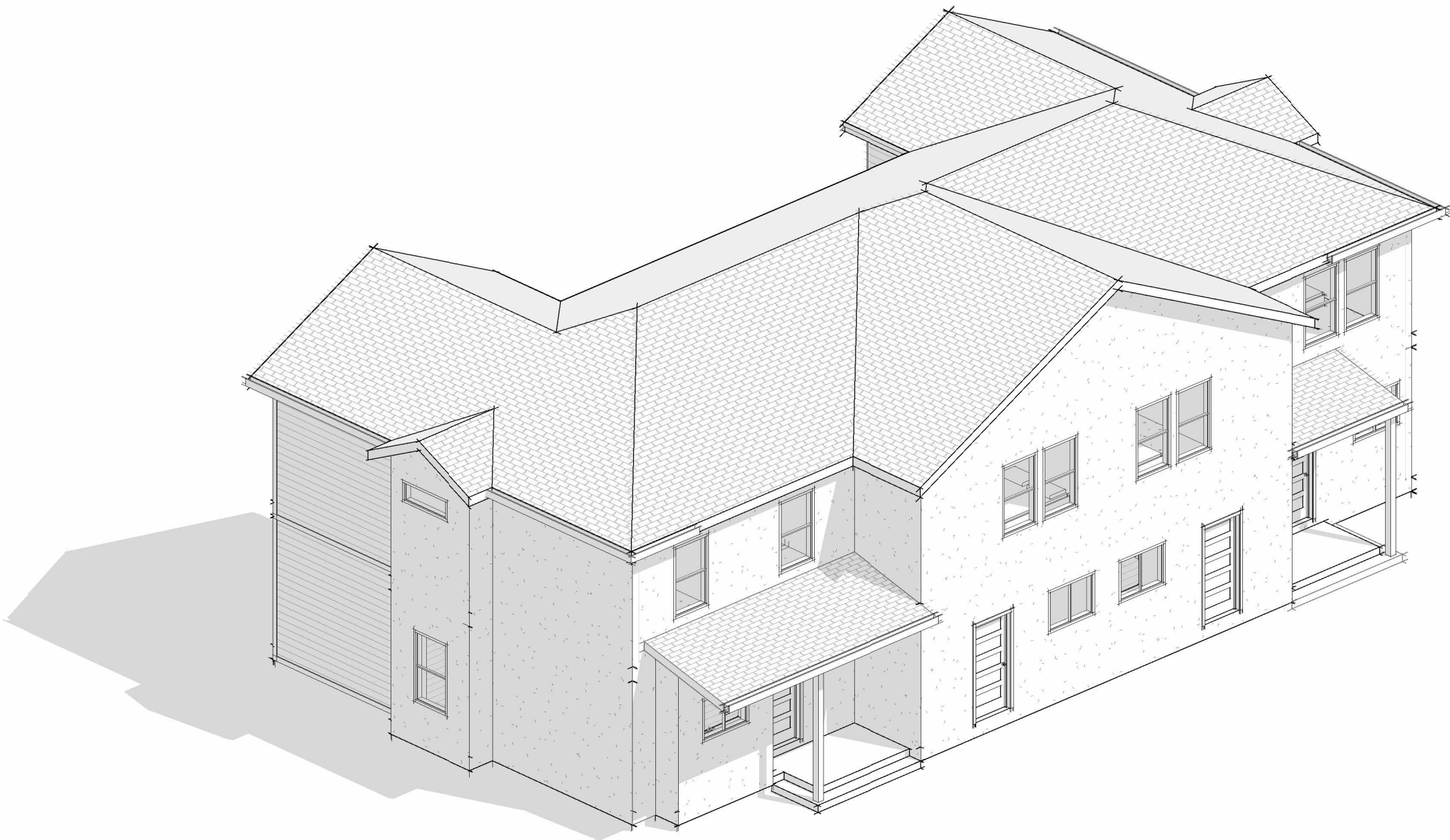
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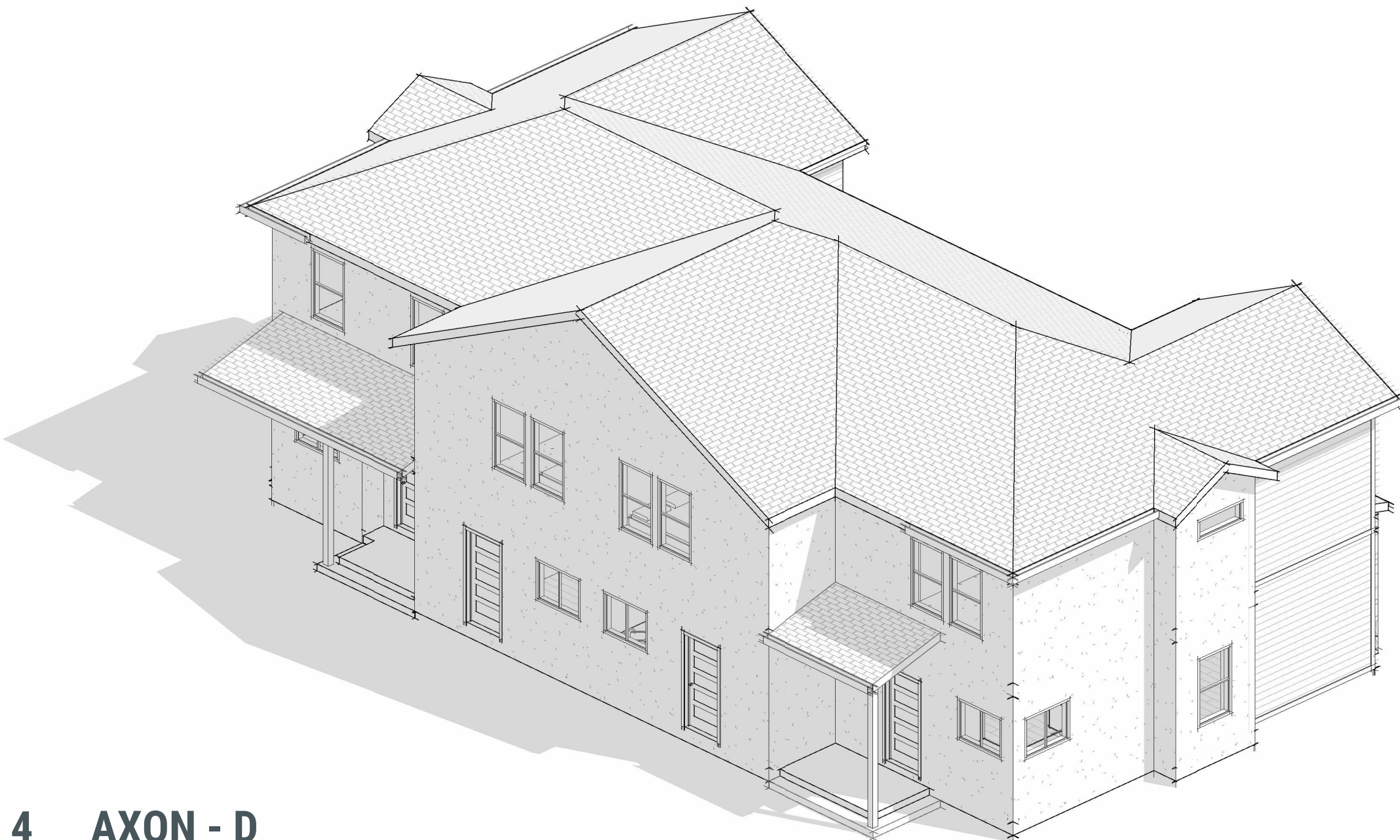
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SCALE:



2 AXON - B
SCALE:

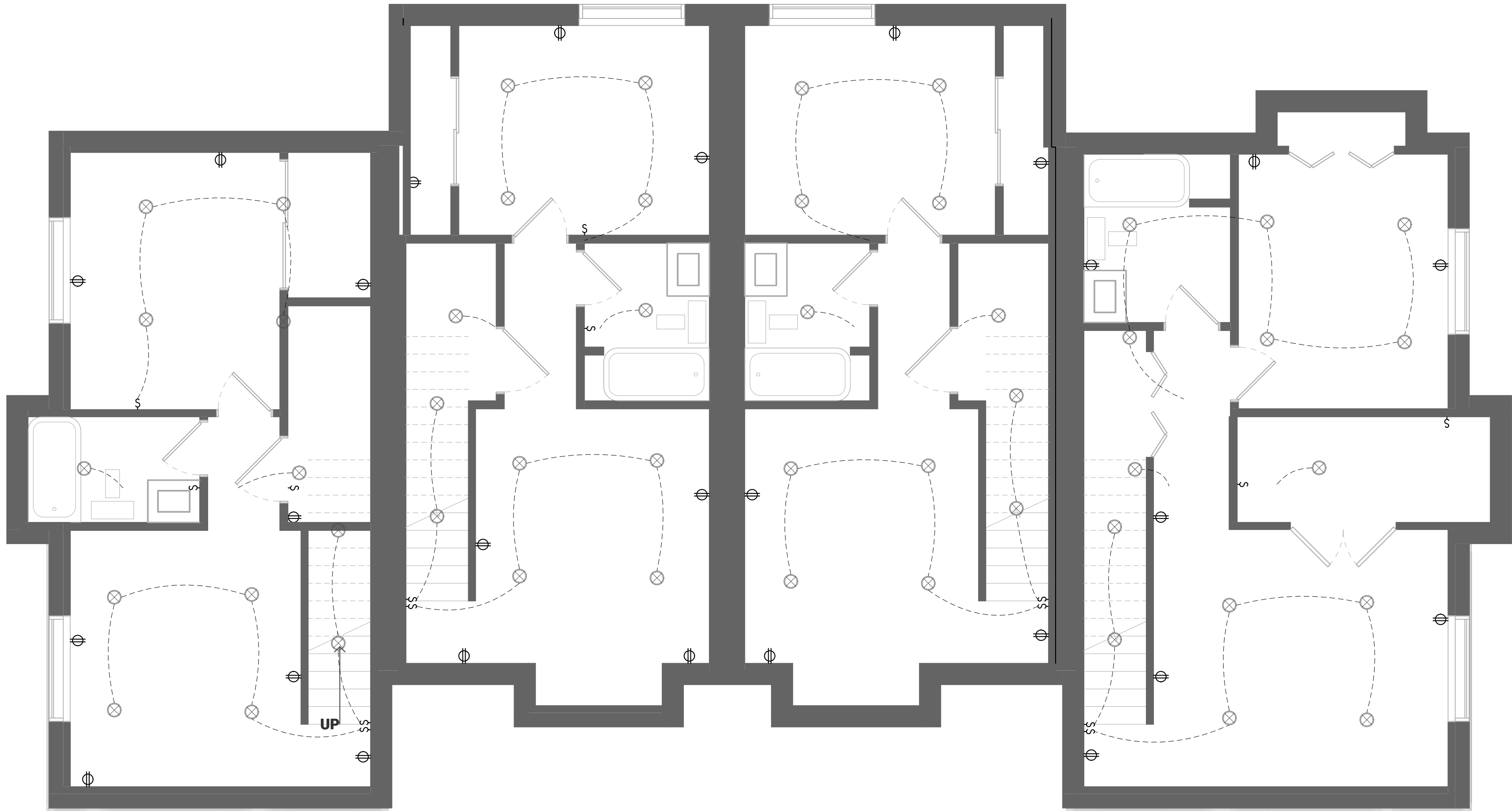


3 AXON - C
SCALE:



4 AXON - D
SCALE:

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GENERAL NOTES - ELECTRICAL

- A. ENTER LIGHT FIXTURES / J-BOXES IN ROOMS, U.N.O.
- B. LIGHT FIXTURES / J-BOXES ARE DIMENSIONED TO THE CENTERLINE OF THE FIXTURE, U.N.O.
- C. ALL BRANCH CIRCUIT THAT SUPPLY 125 VOLT, SINGLE PHASE, 15- AND 20- AMPERE RECEPTACLE OUTLETS INSTALLED IN KITCHEN AND LAUNDRY ROOM ARE TO BE PROVIDED WITH AFCI PROTECTION.

LIGHTING LEGEND

-  Ceiling mounted fixture as per Owner
-  Pendant light fixture as per Owner
-  Recessed fixture as per Owner
-  Recessed soffit light as per Owner
-  Wall mounted fixture as per Owner
-  Exhaust fan fixture as per Owner
-  Light switch
-  Ceiling Fan with light as per Owner
-  Flood Light as per Owner
-  Fluorescent Light as per Owner
-  Vanity Light as per Owner
-  Recessed wall step light

07 NOV 2024

PROJECT NO. 21-A18



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WASHBURN TOWNHOMES

Jeremy Washburn
Orem, Utah

Revisions

Stamp

Scale 1/4" = 1'-0"

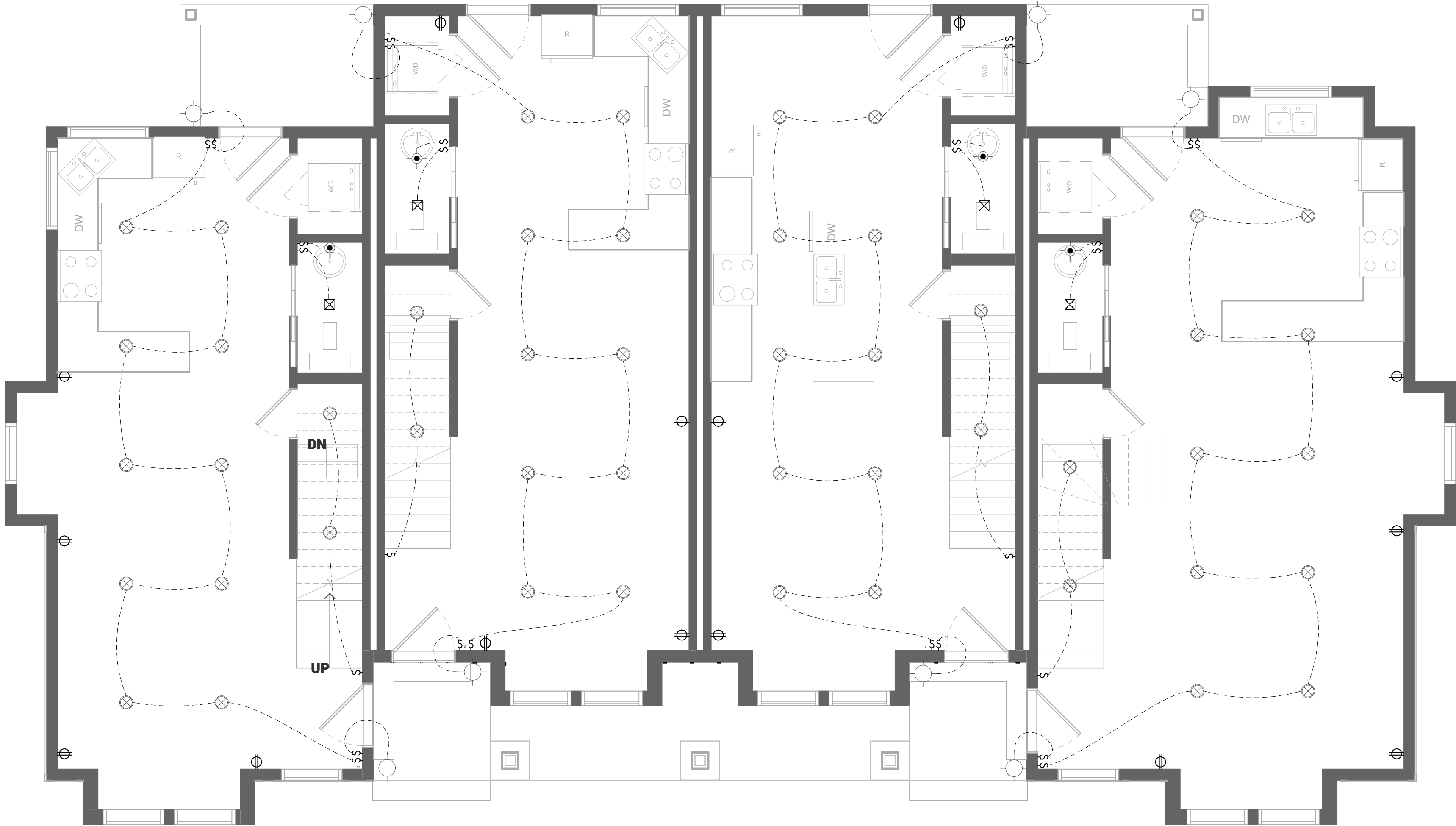
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LOWER ELECTRICAL PLAN

E100

Full Size: ARCH D (24" x 36")
Half Size: ARCH B (12" x 18")

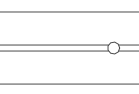
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GENERAL NOTES - ELECTRICAL

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LIGHTING LEGEND

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-  Pendant light fixture as per Owner
-  Recessed fixture as per Owner
-  Recessed soffit light as per Owner
-  Wall mounted fixture as per Owner
-  Exhaust fan fixture as per Owner
-  Light switch
-  Ceiling Fan with light as per Owner
-  Flood Light as per Owner
-  Fluorescent Light as per Owner
-  Vanity Light as per Owner
-  Recessed wall step light

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WASHBURN
TOWNHOMES

Jeremy Washburn
Orem, Utah

Revisions

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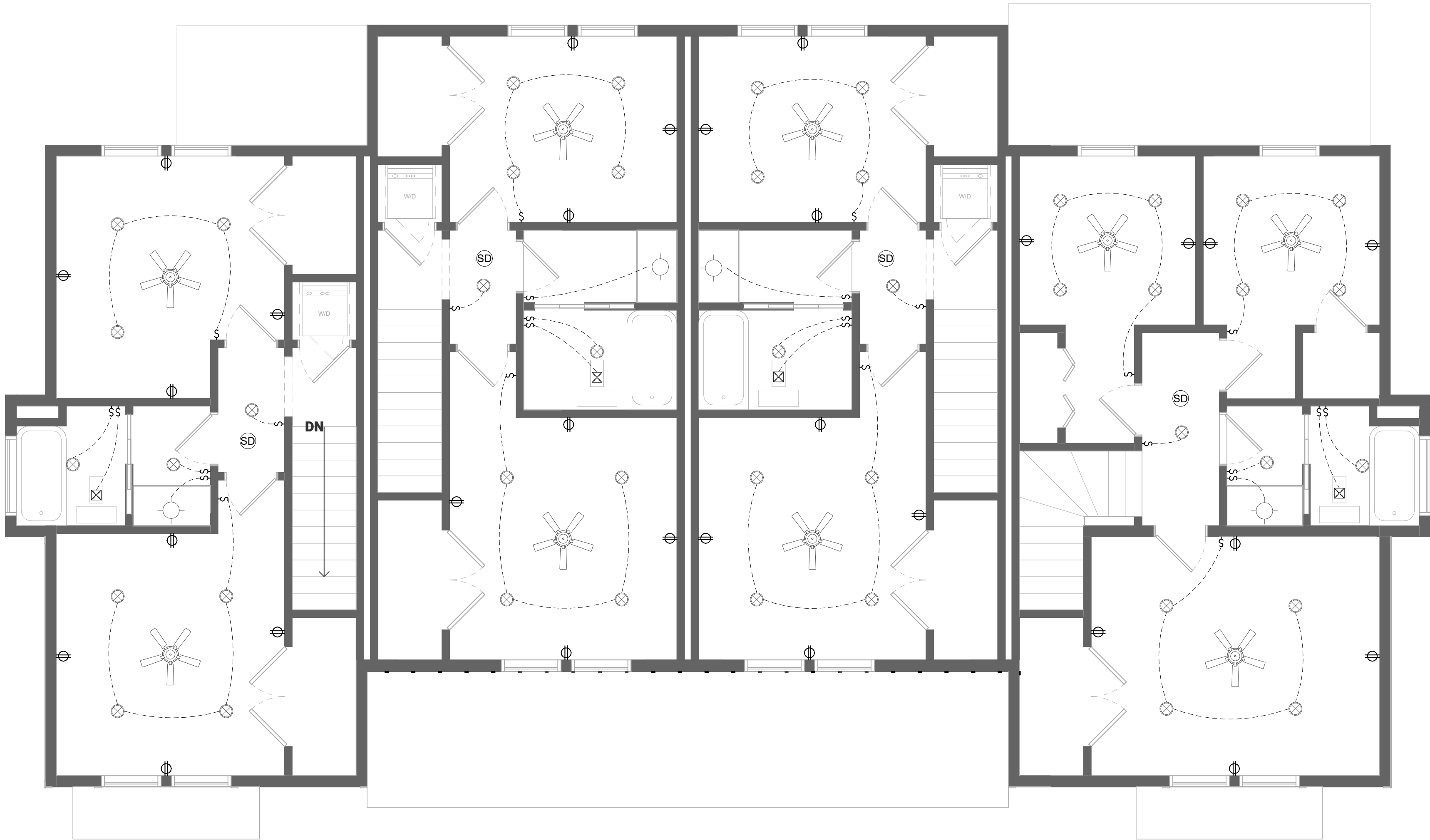
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MAIN ELECTRICAL PLAN

E101

Full Size: ARCH D (24" x 36")
Half Size: ARCH B (12" x 18")

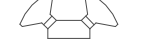
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-  Fluorescent Light as per Owner
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WASHBURN
TOWNHOMES

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Orem, Utah

Revisions

Stamp

Scale 1/4" = 1'-0"

0' 2' 8' 16'

UPPER ELECTRICAL PLAN

E102

NOT FOR CONSTRUCTION



2025 PC Calendar DRAFT

January							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
1			1	2	3	4	5
2	6	7	8	9	10	11	12
3	13	14	15	16	17	18	19
4	20	21	22	23	24	25	26
5	27	28	29	30	31		

February							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
5						1	2
6	3	4	5	6	7	8	9
7	10	11	12	13	14	15	16
8	17	18	19	20	21	22	23
9	24	25	26	27	28		

March							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
9						1	2
10	3	4	5	6	7	8	9
11	10	11	12	13	14	15	16
12	17	18	19	20	21	22	23
13	24	25	26	27	28	29	30
14	31						

April							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
14		1	2	3	4	5	6
15	7	8	9	10	11	12	13
16	14	15	16	17	18	19	20
17	21	22	23	24	25	26	27
18	28	29	30				

May							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
18				1	2	3	4
19	5	6	7	8	9	10	11
20	12	13	14	15	16	17	18
21	19	20	21	22	23	24	25
22	26	27	28	29	30	31	

June							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
22							1
23	2	3	4	5	6	7	8
24	9	10	11	12	13	14	15
25	16	17	18	19	20	21	22
26	23	24	25	26	27	28	29
27	30						

July							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
27		1	2	3	4	5	6
28	7	8	9	10	11	12	13
29	14	15	16	17	18	19	20
30	21	22	23	24	25	26	27
31	28	29	30	31			

August							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
31					1	2	3
32	4	5	6	7	8	9	10
33	11	12	13	14	15	16	17
34	18	19	20	21	22	23	24
35	25	26	27	28	29	30	31

September							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
36	1	2	3	4	5	6	7
37	8	9	10	11	12	13	14
38	15	16	17	18	19	20	21
39	22	23	24	25	26	27	28
40	29	30					

October							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
40			1	2	3	4	5
41	6	7	8	9	10	11	12
42	13	14	15	16	17	18	19
43	20	21	22	23	24	25	26
44	27	28	29	30	31		

November							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
44						1	2
45	3	4	5	6	7	8	9
46	10	11	12	13	14	15	16
47	17	18	19	20	21	22	23
48	24	25	26	27	28	29	30

December							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
49	1	2	3	4	5	6	7
50	8	9	10	11	12	13	14
51	15	16	17	18	19	20	21
52	22	23	24	25	26	27	28
53	29	30	31				

 PC Scheduled Meetings

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
November 20, 2024

The following items are discussed in these minutes:

- **CONSENT AGENDA ITEMS –**
 - **3.1 Preliminary Plat** – Belmont East - Approving the Preliminary Plat for Belmont East Plat “A”, located generally at 375 East 1600 North in the R8 zone.
 - **3.2 Preliminary Plat** – Belmont West - Approving the Preliminary Plat for Belmont West Plat “A”, located generally at 1573 North 275 West in the R8 zone.
 - **3.3 Preliminary Plat** – Palmer Family Estate - Approving the Preliminary Plat for the Palmer Family Estate Plat “A” located generally at 835 East 1450 South in the R7.5 zone.
 - **3.4 Bylaws** - Approving and Adopting the Planning Commission Bylaws.
 - **3.5 Minutes** - Approving the meeting minutes from the October 16, 2024 Planning Commission
 - **3.6 Minutes** - Approving the meeting minutes from the November 6, 2024 Planning Commission

A recording of the meeting in full may be viewed at <https://www.youtube.com/watch?v=64oYh8e-cc8>

WORK SESSION

Place: Orem City Council Chambers

At 4:33 p.m. Chair Komen called the Work Session to order.

Those present: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen and Haysam Sakar, and Britton Runolfson Planning Commission members; Gary McGinn, Assistant Development Services Director/Legal Counsel; Jared Hall, Planning Division Manager; Rebecca Gourley, Associate Planner; Grant Allen and Matt Taylor, Senior Planners; Taggart Bowen, City Engineer; John Dorny Transportation Engineer; David Spencer, City Council Liaison.

Those excused: Haysam Sakar

1. **Final Discussion of Planning Commission Bylaws:** Commissioners advised they were prepared to approve the final draft of the Planning Commission Bylaws, subject to the removal of Section 9.
2. **Public Notice Requirements Discussion:** Staff Member Jared Hall provided a presentation of Orem City’s public noticing requirements. Differences between City and State requirements were discussed. Several questions were asked by Commissioners regarding information accessibility, discrepancies in former staff members’ policies, desired future policies, and other items. [Click here to view the recording.](#)
3. **Zone Density Calculations:** Staff Member Matt Taylor provided a presentation on the two common ways density is calculated throughout the City’s zones. The differences between gross and net density were discussed; For example, gross density includes the area of a street, whereas net density only calculates the area of the lots in a subdivision. The item was continued for further discussion after the Consent Agenda items. Commissioners asked Staff clarifying questions both during the initial and the follow-up discussion. [Click here to view the recording.](#)

REGULAR MEETING

Place: Orem City Council Chambers

At 5:34 p.m. Chair Komen called the Planning Commission meeting to order and asked Mike Carpenter, Planning Commission Vice Chair, to offer the invocation.

A complete video of the meeting can be found at www.orem.org/meetings

Planning Commission minutes for November 20, 2024

Those present: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen and Britton Runolfson Planning Commission members; Gary McGinn, Assistant Development Services Director/Legal Counsel; Jared Hall, Planning Division Manager; Rebecca Gourley, Associate Planner; Grant Allen and Matt Taylor, Senior Planners; Taggart Bowen, City Engineer; John Dorny Transportation Engineer; David Spencer, City Council Liaison.

Those excused: Haysam Sakar

Agenda Item 3, Consent Agenda: Chair Komen introduced the Consent Agenda items. Chair Komen asked if anyone had additional comments to make on the items, or if anyone would like to remove or continue any items. No questions, comments, or removals were requested. Chair Komen requested a motion on the Consent Agenda, which contains the following items:

3.1 Preliminary Plat – Belmont East - Approving the Preliminary Plat for Belmont East Plat “A”, located generally at 375 East 1600 North in the R8 zone.

3.2 Preliminary Plat – Belmont West - Approving the Preliminary Plat for Belmont West Plat “A”, located generally at 1573 North 275 West in the R8 zone.

3.3 Preliminary Plat – Palmer Family Estate - Approving the Preliminary Plat for the Palmer Family Estate Plat “A” located generally at 835 East 1450 South in the R7.5 zone.

3.4 Bylaws - Approving and Adopting the Planning Commission Bylaws*

3.5 Minutes - Approving the meeting minutes from the October 16, 2024 Planning Commission

3.6 Minutes - Approving the meeting minutes from the November 6, 2024 Planning Commission

*Bylaws were adopted subject to the removal of Section 9, as discussed in the Work Session

Chair Komen called for a motion. Rod Erickson motioned to approve the Consent Agenda. Jim Hawkes seconded the motion. The motion passed unanimously.

Regular Session Adjournment: Chair Komen moved to adjourn the Regular Session and continue the Zone Density Calculation discussion from the Work Session. Vice Chair Carpenter seconded. The motion passed unanimously, and the Regular Session adjourned at **5:37 PM**.

Regular Session Adjourned and Work Session Continued: 5:37 PM

The Work Session resumed with a final discussion and commentary period for the Zone Density Calculation presentation. [Click here to view the recording.](#)

The Work Session was adjourned at **5:59 PM**. Because the formal session had been closed, no motion to adjourn was necessary.

A complete video of the meeting can be found at www.orem.org/meetings

Planning Commission minutes for November 20, 2024

Gary A. McGinn
Planning Commission Secretary

Approved:

A complete video of the meeting can be found at www.orem.org/meetings