

GENERAL NOTES:
 COMPLIANCE WITH CODES AND ORDINANCES COVERING THE WORK SHALL BE MADE AND ENFORCED BY THE GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. NOTE THAT ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OF SCALE. MANUFACTURERS SPECIFICATIONS FOR INSTALLATION OF MATERIALS SHALL BE FOLLOWED. WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED AND THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES TO EXPEDITE THE JOB IN A SMOOTH AND CONTINUOUS PROCESS. FLOOR PLAN WALL HATCHING INDICATED AS FOLLOWS: (SEE WALL TYPES FOR MORE INFORMATION) SEE WALL TYPES AND STRUCTURAL DRAWINGS BEFORE FRAMING TO BEGIN

INSULATION NOTES:
 EXTERIOR 2x6 STUDS WALL TO HAVE MIN. R-19 INSULATION
 INSIDE FACE OF FOUNDATION WALLS TO BE COVERED WITHIN 1 1/2" BLUE BD. RIGID INSULATION BOARD (INSIDE OF STAIRWELL FOUNDATION WALLS FULL PERIMETER)

EXTERIOR DOORS TO HAVE MIN. U-35 INSULATION VALUE.
 GLAZING IN WINDOWS, AND DOORS, TO BE MIN. U-58 INSULATION VALUE.
 CEILINGS AND ROOFS BELOW ATTICS TO HAVE MIN. R-38 INSULATION
 PROVIDE 3 1/2" SOUND RATED INSULATION IN ALL INTERIOR WALLS.
 CONTRACTOR AND SUBCONTRACTORS TO VERIFY WITH ENERGY REPORT REQUIREMENTS AND ADJUST AS NECESSARY TO MEET ENERGY REQUIREMENTS

GENERAL TOILET & SHOWER ROOM NOTES:
 SHOWER TO BE FINISHED AS SPECIFIED IN 2012 IBC AND NOT BE LESS THAN 70 INCHES ABOVE THE DRAIN INLET.
 PROVIDE WALL BLOCKING FOR ALL ACCESSORIES INCLUDING GRAB BARS AROUND ALL WATER CLOSETS, SHOWERS AND BATH TUBS.
 MAINTAIN 30 INCH MINIMUM CLEARANCE IN FRONT OF WATER CLOSET AND A MINIMUM WIDTH OF 36 INCHES WHERE WATER CLOSET SETS

WINDOW NOTES:
 THE WINDOW SILL HEIGHT IN BED ROOMS SHALL NOT EXCEED THIRTY-SIX (36") INCHES ABOVE FINISHED FLOOR.
 FOLLOW 2012 IBC SECTION ON SAFETY GLAZING.

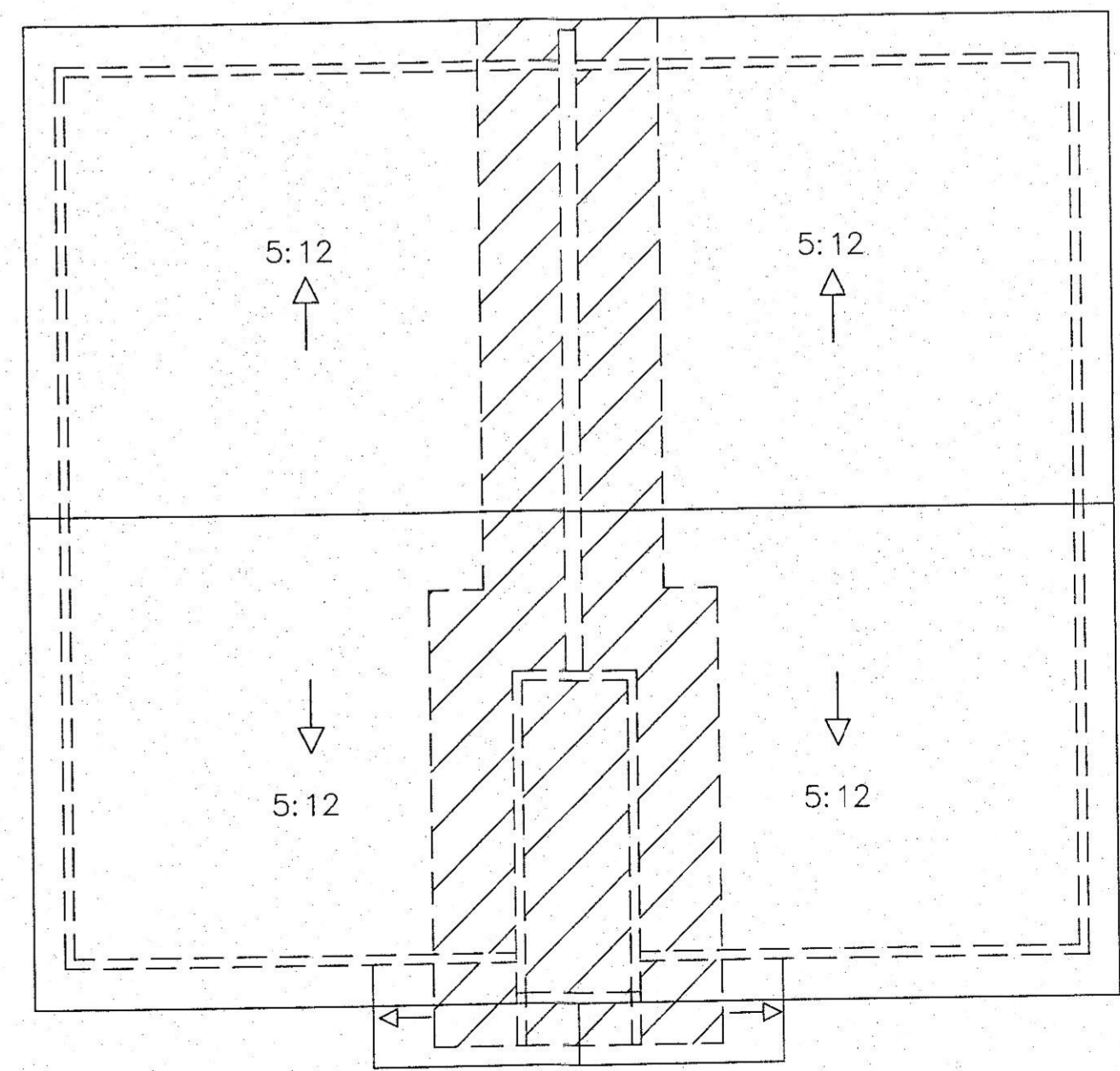
DIMENSIONS TO FACE OF WALL STUDS TYPICAL:
 SEE STRUCTURAL DRAWINGS FOR EXTERIOR AND INTERIOR BEARING & SHEAR WALLS
 INTERIOR NON-BEARING WALLS ARE 2x4 STUDS @ 16" O.C. WITH INTERIOR DIMENSIONS TYPICALLY TO FACE OF STUD UNLESS OTHERWISE NOTED - FACE TO FACE ON ALL FRAMING DIMENSIONS ON 1/8" FLOOR PLAN OVER-RIDE DIMENSIONS ON OTHER SHEETS
 CONTACT ARCHITECT IF DISCREPANCY IS FOUND

DRAFT STOPPING:
 DRAFT STOPPING NOT REQUIRED

ATTIC VENTILATION NOTES:
 THE NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/300TH PROVIDED THAT AT LEAST 50% OF THE AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED, THE OTHER TO BE PROVIDED BY VENTED SOFFIT SYSTEM.
 SEE MECHANICAL DRAWINGS AND COORDINATE VENTILATION WITH MECHANICAL INSTALLER TO ENSURE PROPER AIR SUPPLY
 NO OPENINGS ARE TO PENETRATE THE 2-LAYERS OF 5/8" TYPE X GYPSUM BOARD IN CEILING OR ROOF WITHIN 4 FT. OF FIRE WALLS

ROOFING:
 THE ROOF SHEATHING OR DECK A DISTANCE OF 4 FEET ON BOTH SIDES OF THE FIRE WALL TO BE PROTECTED WITH 5/8" TYPE X GYPSUM BOARD DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK, SUPPORTED BY A MIN. OF 2 IN. NOMINAL LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS OUT 4 FEET AS STATED ABOVE. NO OPENINGS OR PENETRATIONS ARE PERMITTED THE LOWER ROOF ASSEMBLY WITHIN 4 FEET OF THE FIRE WALL AND THE SUPPORTING ELEMENTS SHALL HAVE 1 HR. RESISTANCE RATING
 OPENINGS IN THE ROOF SHALL NOT BE LOCATED WITHIN 4 FEET OF THE FIRE WALL
 THE ROOF SHALL BE PROVIDED WITH NOT LESS THAN A CLASS B ROOF COVERING

HANDRAIL EXTENSIONS: EXTERIOR STAIRS AND RAMP
 WHERE NEEDED HANDRAIL SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR.
 THE HANDRAILS SHALL EXTEND HORIZONTALLY AT LEAST 12 INCHES BEYOND RISER AND CONTINUE TO SLOPE FOR THE DEPTH ON ONE TREAD BEYOND THE BOTTOM RISER.
 CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE A MINIMUM OF 1 1/2".
 A HANDRAIL AND A WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. (VERIFY SITE PLAN FOR ANY SLOPES GREATER THEN 1:12 ON WALKWAYS



VERIFY ALL MATERIALS, AND FLASHING REQUIREMENTS AND MECHANICAL PENETRATIONS

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PROJECT:

SPRING CREEK HOMES

2 BDRM 4-PLEX DEVELOPMENT

CHUBBUCK, ID

DRAWING TITLE:

BUILDING SECTIONS AND NOTES

DATE: 12/14/14

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