

MECHANICAL:

- 1. COMBUSTION AIR TO BE TAKEN FROM OUTSIDE
- 2. COMBUSTION AIR DUCTS TO BE LOCATED WITHIN THE UPPER 12" OF CEILING AND WITHIN 12" OF THE FLOOR.
- 3. DUCTS USED FOR COMBUSTION TO REMAIN SEPARATE FROM THE ENCLOSURE TO THE OUTSIDE AIR SOURCE.
- 4. FURNACE IN A CLOSET SHALL HAVE A MIN. 3" CLEAR WORKING SURFACE ON SIDES & BACK.
- 5. THENCE SHALL TERMINATE 4' BELOW OR 4' HORIZONTALLY & AT LEAST ONE' ABOVE A DOOR, OPERABLE WINDOW OR GRAVITY AIR INLET INTO A BUILDING.
- 6. FLUE & EXHAUST FAN VENTS SHALL BE AT LEAST 3' ABOVE & OUTSIDE AIR INLET LOCATED WITHIN 10' & AT LEAST 4' FROM PROPERTY LINE.
- 7. VENT CLOSE DRYER TO OUTSIDE. DUCTS TO BE METAL WITH SMOOTH INTERIOR SURFACES, EQUIPPED WITH BACK DRAFT DAMPERS TERMINATE AT THE EXTERIOR OF THE BUILDING AND NOT TO BE INSTALLED WITH SHEET METAL SCREWS. MINIMUM DUCT DIA. 4"
- 8. MIN. 30" CLEARANCE REQ'D ABOVE RANGE TOP TO COMBUSTIBLES.
- 9. COOKTOPS & MICROWAVES INSTALLED ABOVE COOKTOPS SHALL CONFORM TO THE CONDITIONS OF THEIR LISTINGS.
- 10. ALL BATHROOMS & LAUNDRY ROOMS ARE REQ'D TO HAVE EXHAUST FANS PROVIDING 5 AIR CHANGES PER HOUR.
- 11. PROVIDE COMBUSTION AIR TO LAUNDRY AREA.

THERMAL ENVELOPE:

- 1. BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED. (2012 IRC SECTION N1102.4.1 AND TABLE N1102.4.1.1)
- 2. ALL AIR LEAKAGE REQUIREMENTS OF TABLE 402.4.1.1 MUST BE MET AND TESTING OF DUCTS & BLOWER WILL BE REQUIRED.
- 3. BLOWER DOOR OR DUCT TESTING WILL REQUIRE AN INSPECTION TO WITNESS TESTING.
- 4. SEE SECTIONS & DETAILS FOR INSULATION R-VALUES
- 5. ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. (2012 IRC SECTION N1103.2.2).

FLOOR LAYOUT GEN. NOTES:

- 1. 3/8" TYPE X GYPSUM BOARD ON CEILING OF GARAGE W/ LIVING SPACE ABOVE.
- 2. ATTIC ACCESS REQUIRED.
- 3. VENT CLOTHES DRYER TO EXTERIOR.
- 4. FIREPLACE MUST BE ICC APPROVED.
- 5. STRUCTURE REQUIRED TO HAVE FREESLESS & BACKFLOW PREVENTED HOSE BIBS IN BOTH FRONT AND REAR.

STAIR NOTES:

- 1. 6'-8" MINIMUM HEADROOM REQUIRED.
- 2. HANDRAIL REQUIRES 1 1/2" - 2 1/2" RETURN TO WALL OR NEWELL POST.
- 3. BASEMENT STAIR STRINGERS TO REST FULLY ON REDWOOD OR TREATED PLATE W/ 3 ANCHORS MINIMUM

FLOOR MATERIAL:

HARD FLOOR: 1096 SQ. FT.
CARPET FLOOR: 1260 SQ. FT.

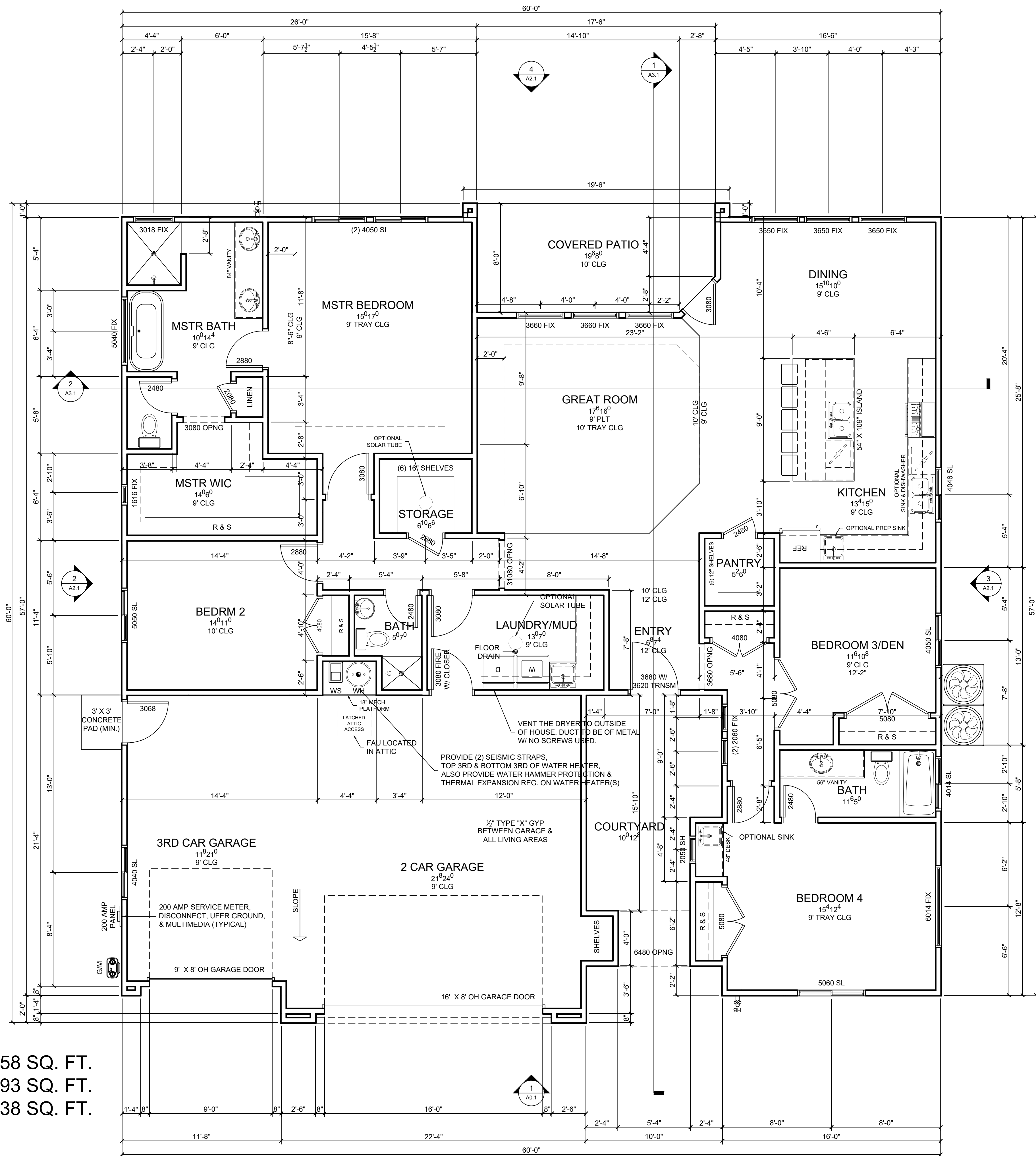


MAIN FLOOR: 2358 SQ. FT.
GARAGE: 793 SQ. FT.
REAR PATIO 138 SQ. FT.

Q. FT.
Q. FT.
Q. FT.

FLOOR PLAN CONDITIONS SPACE: 2932 CU.FT.

SCALE: 1/8" = 1'-0"



MAIN FLOOR PLAN

2X6 EXTERIOR WALLS U.N.O.
2X4 INTERIOR WALLS U.N.O.

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

DRAWN BY	JLF
PROJECT #	19-057
REV.1	-
REV.2	-
FINAL REV.	7/10/2019

SUNWOOD HOMES BROOKWOOD LOT 1

937 N. Camino Pico
Washington City, UT 84780

MAIN FLOOR PLAN

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BASMENTSQFT	0
MAINFLRSQFT	2500
2NDFLRSQFT	0
GARAGESQFT	826
TOTALFNSQFT	2500
TOTALSQFT	2500

SHEET #
A1.2

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