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RENDERINGS ARE FOR VISUAL REPRESENTATION ONLY. ALL SPECIFIC MATERIALS AND COLORS TO BE PRESENTED TO ARCHITECTURAL REVIEW AND ALLOWED ONLY UPON APPROVAL. LANDSCAPING PLAN TO BE PROVIDED BY OTHERS.

OMEGA RESIDENCE

LOCATED AT: 1677 N Elk Ridge Lane #18 · Alpine, Utah 84004

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NOTES:

- APPLICANT IS RESPONSIBLE FOR CONTACTING AND RECEIVING APPROVAL FROM APPROPRIATE FIRE DISTRICT, WATER DISTRICT, SEWER DISTRICT AND HEALTH DEPARTMENT
- GAS PIPING PLAN AND CITY/COUNTY GAS LINE INSTALLATION FORM AND PIPING DIAGRAM SHALL BE ON SITE FOR GAS LINE AND METER INSPECTION
- A THIRD-PARTY INSPECTOR SHALL INSPECT THE AIR LEAKAGE OF CONSTRUCTED BUILDING TO COMPLY WITH N1102.4.1.2
- GOVERNING CODES 2021 IRC FOR ARCHITECTURAL AND 2021 IBC FOR STRUCTURAL

BUILDER: xxx
 STRUCTURAL ENGINEERING: xxx
 CIVIL ENGINEERING: xxx

SQUARE FOOTAGE

LOWER		UPPER	
• BASEMENT	3985 SQ. FT.	• BONUS ROOM	1151 SQ. FT.
• SAFE	118 SQ. FT.	• SECOND FLOOR	2138 SQ. FT.
• SPORTS COURT	2404 SQ. FT.	• STORAGE	447 SQ. FT.
MAIN		TOTAL	
• GARAGE	2413 SQ. FT.	SPORTS COURT	2404 SQ. FT.
• MAIN FLOOR	3940 SQ. FT.	SAFE	118 SQ. FT.
		LIVING	11660 SQ. FT.
		GARAGE	2413 SQ. FT.

REVISIONS



P.H. 801-794-0220 | WWW.CARRICKHOMES.COM

DESIGNED FOR:
OMEGA RESIDENCE

LOCATED AT: LOT XXX, XXXX SUBDIVISION, XXXX, UT XXXX

DATE:
4.4.2025
 DRAWN BY:
GW
 SCALE
 NOTED BY VIEW
 FILE NAME:

COVER SHEET

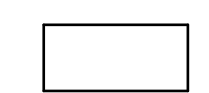
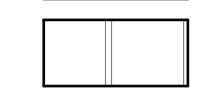
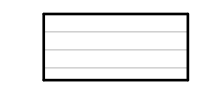
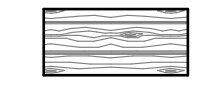





G1.1

REVISIONS

CARRICK
 CUSTOM HOME DESIGN
 PH. 801-794-0220 | WWW.CARRICKHOMES.COM

GENERAL NOTES:

- GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SITE WORK (I.E. EXCAVATION, BACKFILL, GRADE, COMPACTING, ETC.). ALL WORK MUST BE IAW LATEST EDITION OF INTERNATIONAL RESIDENTIAL CODE AND ALL LOCAL CODES.
- PROVIDE METAL FLASHING OR 15 LB FELT BETWEEN WOOD EXTERIOR WALL AND CONCRETE SLABS, PORCH CAPS, DECKS, ETC.
- PROVIDE ALL EXTERIOR OPENINGS WITH FLASHING, COUNTER FLASHING AND CAULKING WITH THE PROPER TYPE OF SEALANT. SEALING AND INSTALLATION OF WINDOWS MUST BE IAW MANUFACTURER'S INSTRUCTIONS (SEE IRC SEC R703.4 AND R613.1)
- APPROVED NUMBERS 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 IAW IRC SEC. R319.1
- INSPECTIONS BY BUILDING INSPECTOR AS DEEMED NECESSARY IAW IRC SEC R109.1
- ALL WOOD, HARDBOARD OR STRUCTURAL PANEL SIDING SHALL COMPLY WITH IAW IRC SEC. R703.1. DETAILS TO BE PROVIDED BY OWNER OR CONTRACTOR.
- PROVIDE ATTIC VENTILATION IAW IRC R806
- ROOFING MATERIAL AND APPLICATION SHALL BE IAW INTERNATIONAL RESIDENTIAL CODE SEC. R905
- PROVIDE FLASHING IAW INTERNATIONAL RESIDENTIAL CODE AS FOLLOWS:
 - ARCHITECTURAL SHINGLES - R905.2.4
 - TILE ROOF - R905.3.5
 - METAL ROOF - R905.4
 - CEDAR SHAKES - R905.8
- ALL RAILINGS SHALL BE 36" HIGH RAILING W/ BALUSTER PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH (SEE IRC SEC. R312)
- APPLY BRICK AND STONE IAW IRC SEC. R703.1
- PROVIDE ROCK RETAINING AS REQUIRED
- DOORS AND WINDOWS AS PER FLOOR PLANS & OWNER/CONTRACTOR.
- DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY-BUILT CHIMNEYS EXCEPT WHERE THE SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC CHIMNEY SYSTEM AND INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
- PROVIDE SUPPORT OF MASONRY VENEER W/ STEEL ANGLE AT CHIMNEYS AS PER IRC R703.8

MATERIAL SCHEDULE	
	FIBER CEMENT PANEL
	FIBER CEMENT BOARD AND BATTEN
	FIBER CEMENT LAP SIDING
	TREATED BARNWOOD
	STUCCO
	BRICK
	STONE
	STANDING SEAM METAL ROOFING
	MIN. 30 YEAR ARCHITECTURAL ASPHALT SHINGLES



DESIGNED FOR:
OMEGA RESIDENCE
 LOCATED AT: LOT XXX, XXXX SUBDIVISION, XXXX, UT XXXX

DATE:	4.4.2025
DRAWN BY:	GW
SCALE:	
NOTED BY VIEW:	
PROJECT #:	

FRONT AND REAR ELEVATIONS
A1.1

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2 RIGHT ELEVATION
3/16" = 1'-0"



1 LEFT ELEVATION
3/16" = 1'-0"

GENERAL NOTES:

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SITE WORK (I.E. EXCAVATION, BACKFILL, GRADE, COMPACTING, ETC.). ALL WORK MUST BE IAW LATEST EDITION OF INTERNATIONAL RESIDENTIAL CODE AND ALL LOCAL CODES.
2. PROVIDE METAL FLASHING OR 15 LB FELT BETWEEN WOOD EXTERIOR WALL AND CONCRETE SLABS, PORCH CAPS, DECKS, ETC.
3. PROVIDE ALL EXTERIOR OPENINGS WITH FLASHING, COUNTER FLASHING AND CAULKING WITH THE PROPER TYPE OF SEALANT. SEALING AND INSTALLATION OF WINDOWS MUST BE IAW MANUFACTURER'S INSTRUCTIONS (SEE IRC SEC R703.4 AND R613.1)
4. APPROVED NUMBERS 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 IAW IRC SEC. R319.1
5. INSPECTIONS BY BUILDING INSPECTOR AS DEEMED NECESSARY IAW IRC SEC R109.1
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10. ALL RAILINGS SHALL BE 36" HIGH RAILING W/ BALUSTER PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH (SEE IRC SEC. R312)
11. APPLY BRICK AND STONE IAW IRC SEC. R703.1
12. PROVIDE ROCK RETAINING AS REQUIRED
13. DOORS AND WINDOWS AS PER FLOOR PLANS & OWNER/CONTRACTOR.
14. DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY-BUILT CHIMNEYS EXCEPT WHERE THE SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC CHIMNEY SYSTEM AND INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
15. PROVIDE SUPPORT OF MASONRY VENEER W/ STEEL ANGLE AT CHIMNEYS AS PER IRC R703.8

MATERIAL SCHEDULE

	FIBER CEMENT PANEL
	FIBER CEMENT BOARD AND BATTEN
	FIBER CEMENT LAP SIDING
	TREATED BARNWOOD
	STUCCO
	BRICK
	STONE
	STANDING SEAM METAL ROOFING
	MIN. 30 YEAR ARCHITECTURAL ASPHALT SHINGLES

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DESIGNED FOR:
OMEGA RESIDENCE
 LOCATED AT: LOT XXX, XXXX SUBDIVISION, XXXX, UT XXXX

DATE:
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 NOTED BY VIEW
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LEFT AND
 RIGHT
 ELEVATIONS
A1.2

GENERAL NOTES - KEYED AS NEEDED

- ALL DIMENSIONS ON SITE SHALL BE VERIFIED BY GENERAL AND SUB-CONTRACTORS. REPORT ANY DISCREPANCIES TO DESIGNER PRIOR TO CONSTRUCTION.
- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE AND LOCAL ORDINANCES.
- ALL EXTERIOR AND INTERIOR WALLS ARE DRAWN AND DIMENSIONED TO FACE OF STUD, UNLESS OTHERWISE NOTED.
- BRICK AND STONE ARE DIMENSIONED AT 4" AND CULTURED THIN CUT STONE ARE DIMENSIONED AT 2" (TO BE VERIFIED WITH MANUFACTURER).
- VERIFY INSULATION REQUIREMENTS WITH RES CHECK (BY OTHERS).
- SEE ADDITIONAL NOTES - SHEET A4.2

WINDOWS & EGRESS

- ALL STYLES AND TYPES OF INTERIOR FINISHES (I.E. DOORS, HARDWARE, WINDOWS, PAINT, FLOOR COVERINGS, APPLIANCES, ETC.) SHALL BE DETERMINED BY OWNER OR CONTRACTOR AS NEEDED.
- VERIFY WINDOW MEETS EGRESS PER MANUF. SPECS AND IRC.
- PROVIDE 36" DEEP WINDOW WELL (9 SQ. FT. FLOOR AREA) W/ LADDER AS RECD IAW IRC SEC. R310.2
- 36" HIGH GUARDS SHALL BE PROVIDED ON PORCHES, BALCONIES AND RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS AT LEAST 34" HIGH. GUARDS WILL HAVE AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH THE TRIANGULAR SPACE CREATED BY THE STAIR AND A BOTTOM RAIL MAY BE CONSTRUCTED SO A 9" SPHERE WILL NOT PASS THROUGH.
- PROVIDE HANDRAIL FROM NOSING OF TOP STAIR TO NOSING OF BOTTOM STAIR PER IRC R302.7
- PROVIDE MIN 1/2" GYP BOARD ON WALLS AND CEILING BELOW STAIRS IAW IRC SEC. R302.7

RAILING & STAIRS

PLUMBING/MECHANICAL/ELECTRICAL

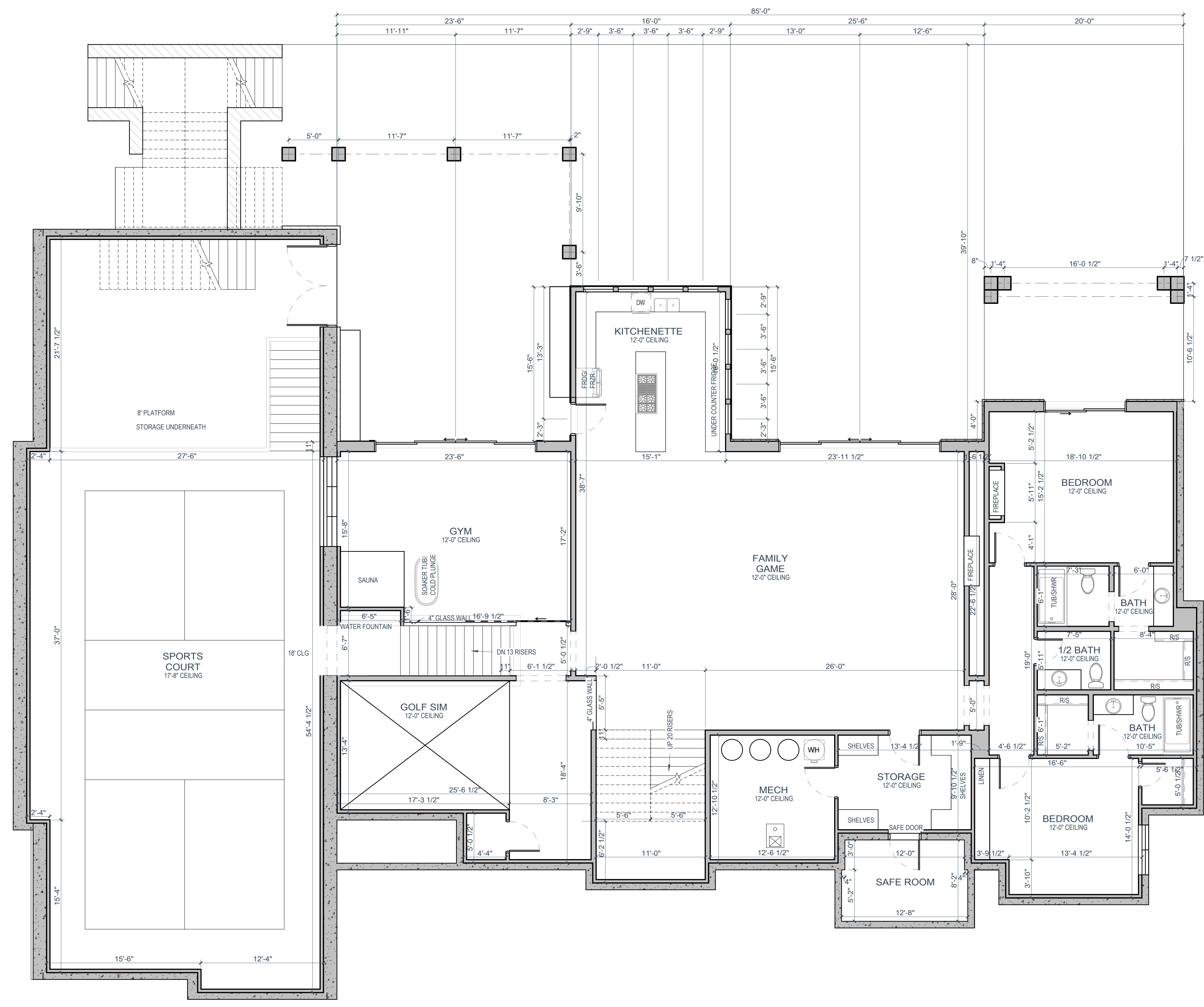
- PROVIDE FLOOR DRAIN.
- PROVIDE NON-FREEZE HOSE BIBS, INCLUDING AUTO WASHER VALVE IN GARAGE - MUST BE BACK FLOW PROTECTED.
- GAS PIPING SHALL NOT PENETRATE BUILDING FOUNDATION AT ANY POINT BELOW GRADE.
- GAS PIPING INSTALLED UNDERGROUND BENEATH BUILDINGS IS PROHIBITED EXCEPT WHERE THE PIPING IS ENCASED IN A CONDUIT. SUCH CONDUIT SHALL EXTEND NO LESS THAN 4" OUTSIDE THE BUILDING, SHALL BE VENTED ABOVE GRADE TO THE OUTDOORS AND SHALL BE INSTALLED AS TO PREVENT THE ENTRANCE OF WATER AND INSECTS.
- A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION, EXTERIOR BASEMENT WALL, CRAWLSPACE WALL AND/OR FLOOR AND DUCTS OUTSIDE THE CONDITIONS SPACES. LIST FACTORS FOR FENESTRATION AND THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION. WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, CERTIFICATE SHALL LIST THE TYPE AND EFFICIENCY OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT.
- COMBUSTION AIR FOR ALL FUEL BURNING APPLIANCES ARE TO HAVE A MINIMUM RATE OF 1 SQ. INCH PER 3000 BTU/HR INPUT. THE ONE OPENING MUST BE IN THE TOP 12" OF THE ROOM. HAVE A MIN. OF 1" CLEARANCE AROUND EQUIPMENT AT SIDES AND REAR OF THE APPLIANCE. ASSURE MIN. 6" CLEARANCE IN FRONT OF APPLIANCE.
- GAS LOGS AND GAS APPLIANCES ARE TO HAVE SHUT-OFF VALVE WITHIN 6FT. OF THE APPLIANCE. IRC G2420
- "0" CLEARANCE GAS FIREPLACE INSTALL PER MANUF. SPEC. - LISTING FOR THE FIREPLACES SHALL BE PROVIDED AT MECHANICAL INSPECTION.
- FUEL BURNING EQUIPMENT LOCATION PER M1401.1
- IN SEISMIC DESIGN CATEGORIES C, D0, D1, AND D2, WATER HEATER SHALL BE ANCHORED OR STRAPPED IN THE UPPER THIRD AND LOWER ONE-THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE THIRD OF THE OPERATING WEIGHT. IRC P301.7. SEE SHEET A4.2/DETA.
- INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS, UNHEATED GARAGES, ETC. IRC N1103.3.2
- DUCT TESTING WILL BE REQUIRED WHERE AIR HANDLERS OR MORE THAN 20% OF THE DUCT WORK IS OUTSIDE OF THE THERMAL ENVELOPE.
- ALL PLUMBING VENTS THAT VENT THROUGH THE ROOF ARE TO BE MINIMUM 3" PIPE. IRC P3103.2
- ALL TOILETS SHALL BE 1.6 GPM IAW IRC SEC. P2903
- TUBS & SHOWERS SHALL HAVE 2.5 GPM HEADS IAW IRC SEC. P2903
- TUBS AND SHOWERS WITH TILED WALLS NOW REQUIRE CEMENT, FIBER-CEMENT OR GLASS MATT GYPSUM BACKERS. IAW IRC SEC. R102.4
- BATHTUBS AND WHIRLPOOL TUBS MUST HAVE ANTI SCALD MIXING VALVES LIMITING WATER TEMPERATURE TO 120 DEGREES. IAW IRC SEC. P2713.3 LOCATE EXPANSION TANK FOR CULINARY WATER SYSTEM AS PER CODE.
- UFER GROUND IS TO BE LOCATED AND VERIFIED ON SITE BY CONTRACTOR IAW IRC SEC. E3001.1 AND REC. 260.10

ADDITIONAL NOTES

- 15-MIL POLYETHYLENE OR APPROVED VAPOR BARRIER (WITH JOINTS LAPPED NO LESS THAN 6") SHALL BE PLACED BETWEEN THE BASEMENT FLOOR SLAB AND THE SUB GRADE IAW IRC R506.2.3
- PROVIDE 22" X 30" ATTIC ACCESS AND LATCHED ATTIC ACCESS AS SHOWN (SEE IRC SEC. R807.1) TO CONTRACTOR TO VERIFY LOCATION.
- FIRE SEPARATION BETWEEN HOUSE AND GARAGE:
 - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE SPACES ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD. WHERE THE SEPARATION IS A FLOOR/CILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD IRC R302.6
 - ANY DOOR BETWEEN THE HOUSE AND GARAGE SHALL BE A TIGHT FITTING, SOLID WOOD OR HOLLOW METAL DOOR, 1-3/8" THICK OR A 20 MINUTE LABELED WITH CLOSER - SEE THE 2021 IRC R302.5.1
 - DUCT PENETRATIONS SHALL BE BY MINIMUM 26 GAUGE SHEET METAL. NO OPENINGS INTO THE GARAGE ARE PERMITTED. IRC 302.5.2

WALL SCHEDULE

	FRAMED WALL (SEE 12/A4.2)
	MASONRY LEDGE (SEE 11/A4.2)



1 BASEMENT FLOOR
3/16" = 1'-0"

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- BRICK AND STONE ARE DIMENSIONED AT 4" AND CULTURED/THIN CUT STONE ARE DIMENSIONED AT 2" (TO BE VERIFIED WITH MANUFACTURER).
- VERIFY INSULATION REQUIREMENTS WITH RES CHECK (BY OTHERS).
- SEE ADDITIONAL NOTES - SHEET A4.2

WINDOWS & EGRESS

- ALL STYLES AND TYPES OF INTERIOR FINISHES (I.E. DOORS, HARDWARE, WINDOWS, PAINT, FLOOR COVERINGS, APPLIANCES, ETC) SHALL BE DETERMINED BY OWNER OR CONTRACTOR AS NEEDED.
- VERIFY WINDOW MEETS EGRESS PER MANUF. SPECS AND IRC.
- PROVIDE 36" DEEP WINDOW WELL (9 SQ. FT. FLOOR AREA) W/ LADDER AS REQ'D IAW IRC SEC. R310.2

RAILING & STAIRS

- 36" HIGH GUARDS SHALL BE PROVIDED ON PORCHES, BALCONIES AND RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS AT LEAST 34" HIGH. GUARDS WILL HAVE AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. THE TRIANGULAR SPACE CREATED BY THE STAIR AND A BOTTOM RAIL MAY BE CONSTRUCTED SO A 6" SPHERE WILL NOT PASS THROUGH.
- PROVIDE HANDRAIL FROM NOSING OF TOP STAIR TO NOSING OF BOTTOM STAIR PER IRC R302.7
- PROVIDE MIN 1/2" GYP BOARD ON WALLS AND CEILING BELOW STAIRS IAW IRC SEC. R302.7

PLUMBING/MECHANICAL/ELECTRICAL

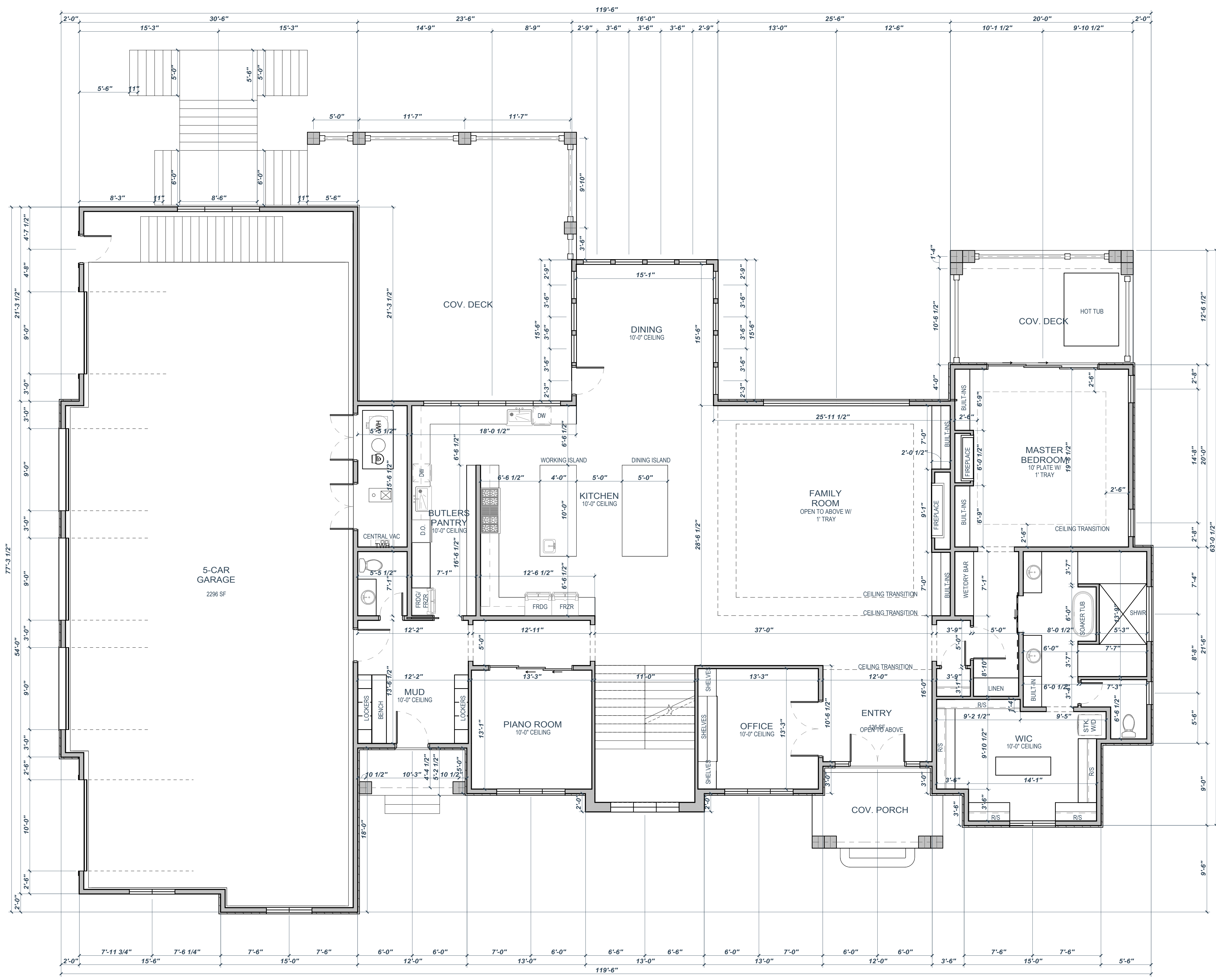
- PROVIDE FLOOR DRAIN.
- PROVIDE NON-FREEZE HOSE BIBS, INCLUDING AUTO WASHER VALVE IN GARAGE - MUST BE BACK FLOW PROTECTED.
- GAS PIPING SHALL NOT PENETRATE BUILDING FOUNDATION AT ANY POINT BELOW GRADE.
- GAS PIPING INSTALLED UNDERGROUND BENEATH BUILDINGS IS PROHIBITED EXCEPT WHERE THE PIPING IS ENCASED IN A CONDUIT. SUCH CONDUIT SHALL EXTEND NOT LESS THAN 4" OUTSIDE THE BUILDING. SHALL BE VENTED ABOVE GRADE TO THE OUTDOORS AND SHALL BE INSTALLED AS TO PREVENT THE ENTRANCE OF WATER AND INSECTS.
- A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION, (S)AS, BASEMENT WALL, CRAWLSPACE WALL AND/OR FLOOR AND DUCTS OUTSIDE THE CONDITIONS SPACES. U-FACTORS FOR PENETRATION AND THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF PENETRATION WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT. CERTIFICATE SHALL LIST THE TYPE AND EFFICIENCY OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT.
- COMBUSTION AIR FOR ALL FUEL BURNING APPLIANCES ARE TO HAVE A MINIMUM RATE OF 1 SQ. INCH PER 3000 BTUHR INPUT. THE ONE OPENING MUST BE IN THE TOP 12" OF THE APPLIANCE. ASSURE MIN. 6" CLEARANCE IN FRONT OF APPLIANCE.
- GAS LOGS AND GAS APPLIANCES ARE TO HAVE SHUT-OFF VALVE WITHIN 6FT. OF THE APPLIANCE. IRC G2420
- 10" CLEARANCE GAS FIREPLACE INSTALL PER MANUF. SPEC. - LISTING FOR THE FIREPLACES SHALL BE PROVIDED AT MECHANICAL INSPECTION.
- FUEL BURNING EQUIPMENT LOCATION PER M1401.1
- IN SEISMIC DESIGN CATEGORIES C, DD1, AND D2, WATER HEATER SHALL BE ANCHORED OR STRAPPED IN THE UPPER THIRD AND LOWER ONE-THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE THIRD OF THE OPERATING WEIGHT. IRC P2801.7, SEE SHEET A4.2 DETAIL.
- INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS, UNHEATED GARAGES, ETC. IRC N1103.3.2
- DUCT TESTING WILL BE REQUIRED WHERE AIR HANDLERS OR MORE THAN 20% OF THE DUCT WORK IS OUTSIDE OF THE THERMAL ENVELOPE.
- ALL PLUMBING VENTS THAT VENT THROUGH THE ROOF ARE TO BE MINIMUM 3" PIPE. IRC P3103.2
- ALL TOILETS SHALL BE 1.6 GPM IAW IRC SEC. P2903
- ALL TUBS & SHOWERS SHALL HAVE 2.5 GPM HEADS IAW IRC SEC. P2903
- TUBS AND SHOWERS WITH TILED WALLS NOW REQUIRE CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS. IAW IRC SEC. R0504.
- BATHUBS AND WHIRLPOOL TUBS MUST HAVE ANTI SCALD MIXING VALVES LIMITING WATER TEMPERATURE TO 120 DEGREES. IAW IRC SEC. P2173.3 LOCATE EXPANSION TANK FOR CULINARY WATER SYSTEM AS PER CODE.
- USER GROUND IS TO BE LOCATED AND VERIFIED ON SITE BY CONTRACTOR IAW IRC SEC. E3001.1 AND NEC 250.56

ADDITIONAL NOTES

- 10-MIL POLYETHYLENE OR APPROVED VAPOR RETARDANT (WITH JOINTS LAPPED NO LESS THAN 6") SHALL BE PLACED BETWEEN THE BASEMENT FLOOR SLAB AND THE SUB GRADE IAW IRC R506.2.3
- PROVIDE 22" X 30" ATTIC ACCESS AND LATCHED ATTIC ACCESS AS SHOWN (SEE IRC SEC. R807.1) CONTRACTOR TO VERIFY LOCATION.
- FIRE SEPARATION BETWEEN HOUSE AND GARAGE:
 - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE SPACES ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD. WHERE THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD IRC R302.6
 - ANY DOOR BETWEEN THE HOUSE AND GARAGE SHALL BE A TIGHT FITTING, SOLID WOOD OR HOLLOW METAL DOOR, 1-3/8" THICK OR A 20 MINUTE LABELED WITH CLOSER - SEE THE R301 IRC R302.5.1
 - DUCT PENETRATIONS SHALL BE BY MINIMUM 26 GAUGE SHEET METAL. NO OPENINGS INTO THE GARAGE ARE PERMITTED. IRC 302.5.2

WALL SCHEDULE

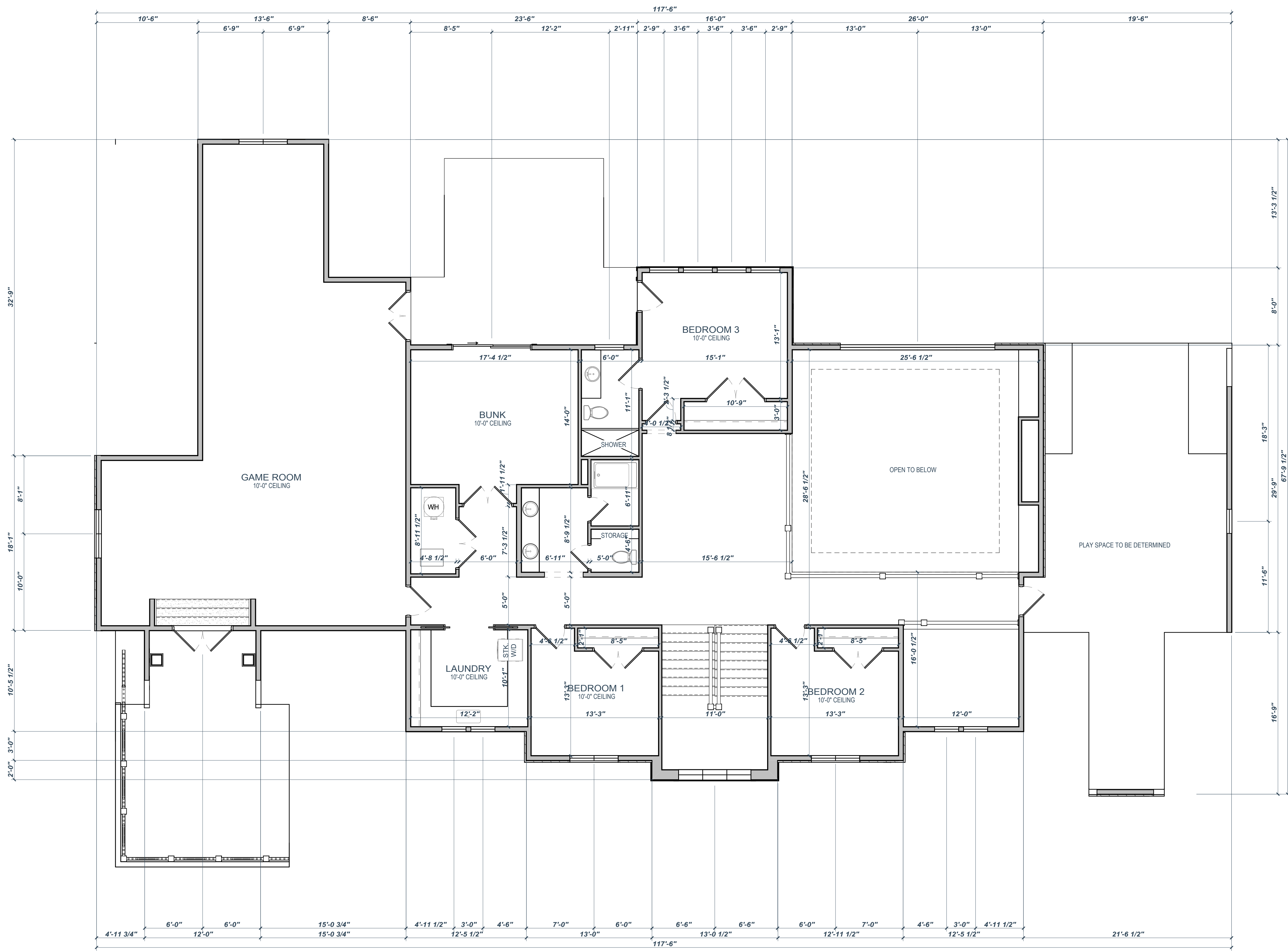
	FRAMED WALL (SEE 12/A.2)
	MASONRY LEDGE (SEE 11/A.2)



1 MAIN FLOOR
3/16" = 1'-0"

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1 SECOND FLOOR
3/16" = 1'-0"

GENERAL NOTES - KEYED AS NEEDED

- ALL DIMENSIONS ON SITE SHALL BE VERIFIED BY GENERAL AND SUB-CONTRACTORS. REPORT ANY DISCREPANCIES TO DESIGNER PRIOR TO CONSTRUCTION.
- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE AND LOCAL ORDINANCES.
- ALL EXTERIOR AND INTERIOR WALLS ARE DRAWN AND DIMENSIONED TO FACE OF STUD. UNLESS OTHERWISE NOTED.
- BRICK AND STONE ARE DIMENSIONED AT 4" AND CULTURED/THIN CUT STONE ARE DIMENSIONED AT 2" (TO BE VERIFIED WITH MANUFACTURER).
- VERIFY INSULATION REQUIREMENTS WITH RES CHECK (BY OTHERS).
- SEE ADDITIONAL NOTES - SHEET A4.2

WINDOWS & EGRESS

- ALL STYLES AND TYPES OF INTERIOR FINISHES (I.E. DOORS, HARDWARE, WINDOWS, PAINT, FLOOR COVERINGS, APPLIANCES, ETC.) SHALL BE DETERMINED BY OWNER OR CONTRACTOR AS NEEDED.
- VERIFY WINDOW MEETS EGRESS PER MANUF. SPECS AND IRC.
- PROVIDE 36" DEEP WINDOW WELL (9 SQ. FT. FLOOR AREA) W/ LADDER AS REQ'D IAW IRC SEC. R310.2

RAILING & STAIRS

- 36" HIGH GUARDS SHALL BE PROVIDED ON PORCHES, BALCONIES AND RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS AT LEAST 34" HIGH. GUARDS WILL HAVE AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH THE TRIANGULAR SPACE CREATED BY THE STAIR AND A BOTTOM RAIL MAY BE CONSTRUCTED SO A 6" SPHERE WILL NOT PASS THROUGH.
- PROVIDE HANDRAIL FROM NOSING OF TOP STAIR TO NOSING OF BOTTOM STAIR PER IRC R302.7
- PROVIDE MIN 1/2" GYP BOARD ON WALLS AND CEILING BELOW STAIRS IAW IRC SEC. R302.7

PLUMBING/MECHANICAL/ELECTRICAL

- PROVIDE FLOOR DRAIN.
- PROVIDE NON-FREEZE HOSE BIBS, INCLUDING AUTO WASHER VALVE IN GARAGE - MUST BE BACK FLOW PROTECTED.
- GAS PIPING SHALL NOT PENETRATE BUILDING FOUNDATION AT ANY POINT BELOW GRADE.
- GAS PIPING INSTALLED UNDERGROUND BENEATH BUILDINGS IS PROHIBITED EXCEPT WHERE THE PIPING IS ENCASED IN A CONDUIT. SUCH CONDUIT SHALL EXTEND NOT LESS THAN 4" OUTSIDE THE BUILDING. SHALL BE VENTED ABOVE GRADE TO THE OUTDOORS AND SHALL BE INSTALLED AS TO PREVENT THE ENTRANCE OF WATER AND INSECTS.
- A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION, (SLAB, BASEMENT WALL, CRAWL SPACE WALL AND/OR FLOOR) AND DUCTS OUTSIDE THE CONDITIONS SPACES. U-FACTORS FOR PENETRATION AND THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION. WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, CERTIFICATE SHALL LIST THE TYPE AND EFFICIENCY OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT.
- COMBUSTION AIR FOR ALL FUEL BURNING APPLIANCES ARE TO HAVE A MINIMUM RATE OF 1 SQ. INCH PER 3000 BTUHR INPUT. THE ONE OPENING MUST BE IN THE TOP 12" OF THE ROOM. HAVE A MIN. OF 1" CLEARANCE AROUND EQUIPMENT AT SIDES AND REAR OF THE APPLIANCE. ASSURE MIN. 6" CLEARANCE IN FRONT OF APPLIANCE.
- GAS LOGS AND GAS APPLIANCES ARE TO HAVE SHUT-OFF VALVE WITHIN 6FT. OF THE APPLIANCE. IRC G2420
- 1" CLEARANCE GAS FIREPLACE INSTALL PER MANUF. SPEC. - LISTING FOR THE FIREPLACES SHALL BE PROVIDED AT MECHANICAL INSPECTION.
- FUEL BURNING EQUIPMENT LOCATION PER M1401.1
- IN SEISMIC DESIGN CATEGORIES C, DD1, AND D2, WATER HEATER SHALL BE ANCHORED OR STRAPPED IN THE UPPER THIRD AND LOWER ONE-THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE THIRD OF THE OPERATING WEIGHT. IRC P2801.1; SEE SHEET A4.2/3/4
- INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS, UNHEATED GARAGES, ETC. IRC N1103.3.2
- DUCT TESTING WILL BE REQUIRED WHERE AIR HANDLERS OR MORE THAN 20% OF THE DUCT WORK IS OUTSIDE OF THE THERMAL ENVELOPE.
- ALL PLUMBING VENTS THAT VENT THROUGH THE ROOF ARE TO BE MINIMUM 3" PIPE. IRC P3103.2
- ALL TOILETS SHALL BE 1.6 GPM IAW IRC SEC. P2903
- ALL TUBS & SHOWERS SHALL HAVE 2.5 GPM HEADS IAW IRC SEC. P2903
- TUBS AND SHOWERS WITH TILED WALLS NOW REQUIRE CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS. IAW IRC SEC. R024
- BATHUBS AND WHIRLPOOL TUBS MUST HAVE ANTI SCALD MIXING VALVES LIMITING WATER TEMPERATURE TO 120 DEGREES. IAW IRC SEC. P2713.3 LOCATE EXPANSION TANK FOR CULINARY WATER SYSTEM AS PER CODE.
- USER GROUND IS TO BE LOCATED AND VERIFIED ON SITE BY CONTRACTOR IAW IRC SEC. E3901.1 AND NEC 250.56

ADDITIONAL NOTES

- 10 MIL POLYETHYLENE OR APPROVED VAPOR RETARDANT (WITH JOINTS LAPPED NO LESS THAN 6") SHALL BE PLACED BETWEEN THE BASEMENT FLOOR SLAB AND THE SUB GRADE IAW IRC R506.2.3
- PROVIDE 22" X 30" ATTIC ACCESS AND LATCHED ATTIC ACCESS AS SHOWN (SEE IRC SEC. R801.1) CONTRACTOR TO VERIFY LOCATION.
- FIRE SEPARATION BETWEEN HOUSE AND GARAGE:
 - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE SPACES ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD. WHERE THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD IRC R302.6
 - ANY DOOR BETWEEN THE HOUSE AND GARAGE SHALL BE A TIGHT FITTING, SOLID WOOD OR HOLLOW METAL DOOR, 1-3/8" THICK OR A 20 MINUTE LABELED WITH CLOSER - SEE THE R021 IRC R302.5.1
 - DUCT PENETRATIONS SHALL BE BY MINIMUM 26 GAUGE SHEET METAL. NO OPENINGS INTO THE GARAGE ARE PERMITTED. IRC 302.5.2

WALL SCHEDULE

	FRAMED WALL (SEE 12/A4.2)
	MASONRY LEDGE (SEE 11/A4.2)

REVISIONS

DESIGNED FOR:

OMEGA RESIDENCE

LOCATED AT: LOT XXX, XXXX SUBDIVISION, XXXX, UT XXXX

DATE: 4.4.2025
DRAWN BY: GW
SCALE: _____
NOTED BY VIEW
PROJECT #: _____

SECOND FLOOR PLAN
A2.3

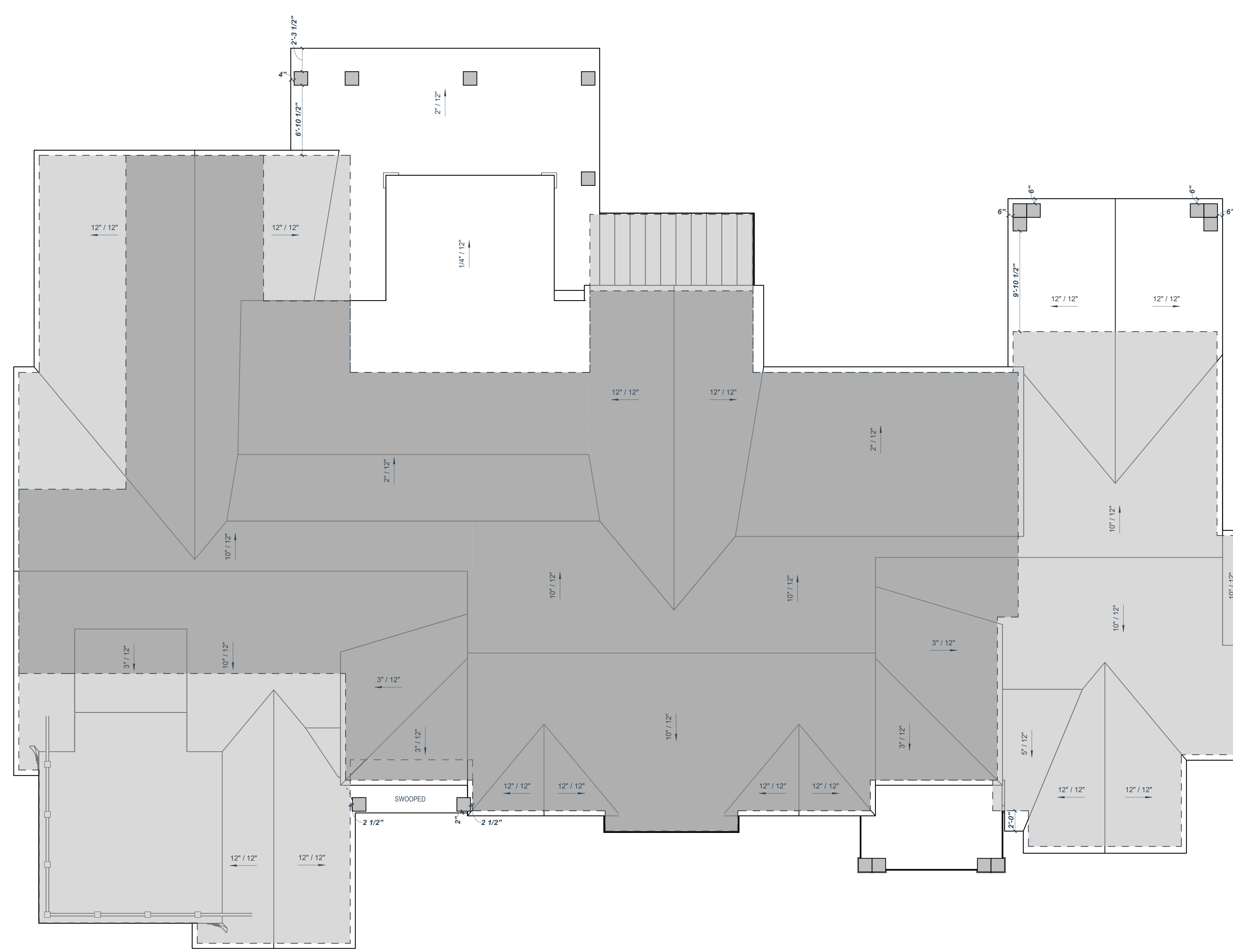
CARRICK

CUSTOM HOME DESIGN

PH. 801-794-0220 | WWW.CARRICKHOMES.COM

- BONUS ROOM 1151 SQ. FT.
- SECOND FLOOR 2138 SQ. FT.
- STORAGE 447 SQ. FT.

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1 MAIN FLOOR ROOF
3/16" = 1'-0"

GENERAL NOTES:

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ROOF PITCHES AND HEEL HEIGHTS OF TRUSSES PRIOR TO CONSTRUCTION AND ADJUSTING IF NECESSARY.
2. TRUSS MANUFACTURER IS RESPONSIBLE FOR CALLING OUT HEEL HEIGHTS ON TRUSS SCHEMATICS.
3. GENERAL CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL APPLIANCE AND MECHANICAL VENTILATION AND WHERE THEY BREAK THE SURFACE OF THE ROOF.

TRUSS NOTES:

1. ALL ROOF OVERHANGS TO BE 6" UNLESS NOTED
2. ALL TRUSSES TO HAVE MIN. 8" HEEL
3. ADJUST GREATER OR LESSER PITCHED TRUSSES FOR ALIGNED FASCIAS
4. NOTIFY CARRICK CUSTOM HOME DESIGN OF ANY DISCREPANCIES PRIOR TO MANUFACTURING

REVISIONS

CARRICK
CUSTOM HOME DESIGN

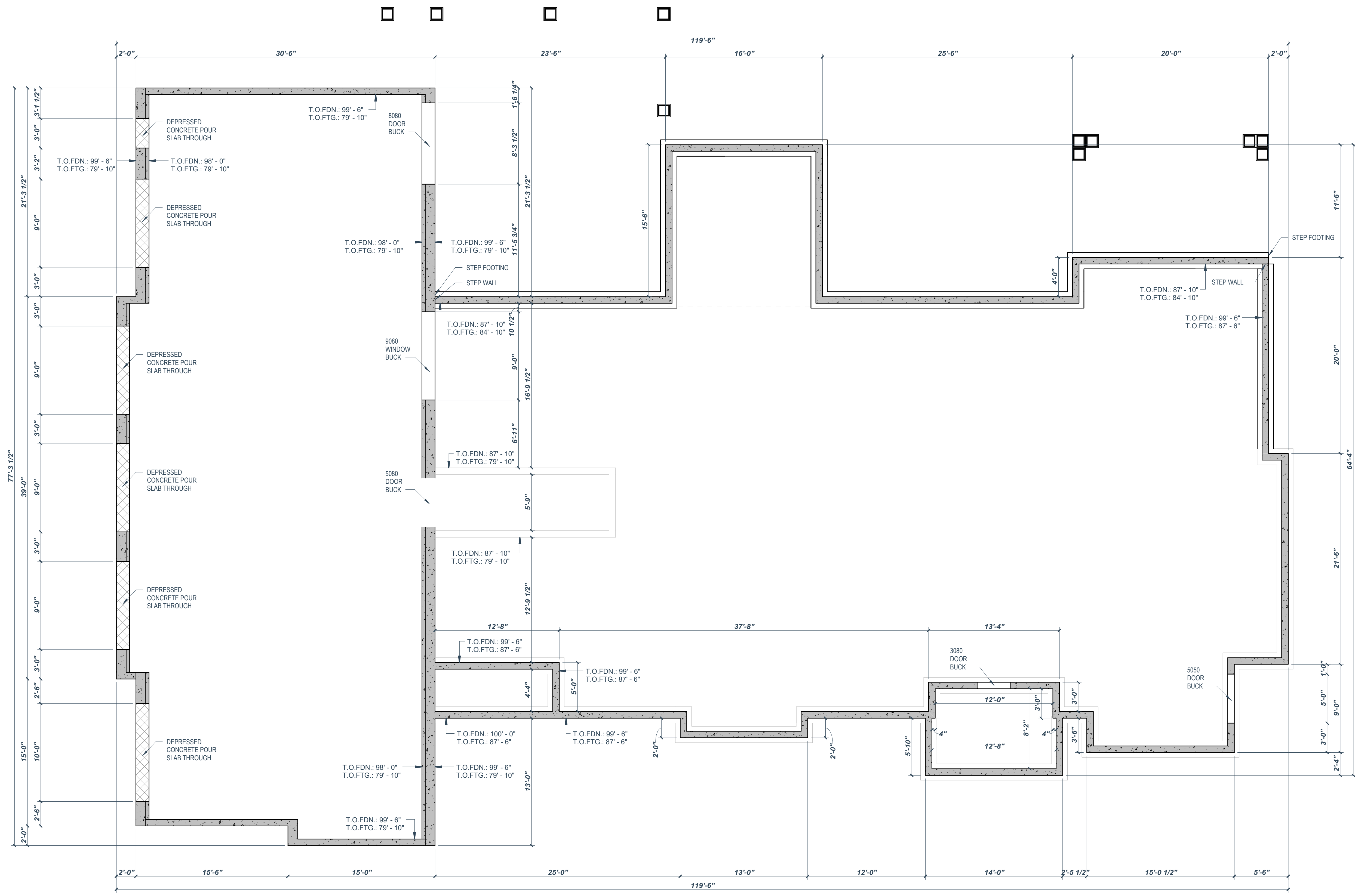
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DESIGNED FOR:
OMEGA RESIDENCE

LOCATED AT: LOT XXX, XXXX SUBDIVISION, XXXX, UT XXXX

DATE:
4.4.2025
DRAWN BY:
XXX
SCALE
NOTED BY VIEW
PROJECT #:
.....

ROOF PLAN
A3.1



1 FOUNDATION PLAN
3/16" = 1'-0"

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