

OAKS PARK PLAN

UBAOG MUTUAL SELF-HELP HOUSING PROGRAM UNITAH BASIN

JULY 2021

INDEX TO DRAWINGS	
DWG	TITLE
A101	MAIN LEVEL FLOOR PLAN
A102	UPPER LEVEL FLOOR PLAN
A201	EXTERIOR ELEVATIONS
S101	FOOTING & FOUNDATION PLAN
S102	FRAMING PLAN
S103	ROOF PLAN
S301	SECTION DETAILS
S501	TYPICAL STRUCTURAL DETAILS
S601	STRUCTURAL SCHEDULES
E101	ELECTRICAL PLANS



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OAKS PARK PLAN

MUTUAL SELF-HELP

UBAOG - ROOSEVELT

UNITAH BASIN

COVER

CODE REQUIREMENTS:

- 1 - LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. (IRC R401.3)
- 2 - FIRE STOP ALL CONCEALED SPACES SO NO FREE AIRFLOW EXISTS FROM HORIZONTAL TO VERTICAL AND AT EVERY 10 FEET BOTH HORIZONTAL AND VERTICAL. (IRC R302.11)
- 3 - ASSURE PROPER PROTECTION OF ALL PLUMBING AND WIRING. (IRC P2603 & TABLE IRC E3802.1)
- 4 - ASSURE PROPER SUPPORT OF ALL DUCT INSTALLATION. (IRC M1601.4.3)
- 5 - MAINTAIN PROPER CLEARANCES FROM COMBUSTIBLE MATERIAL AT COMBUSTION EXHAUST VENTS. (AS PER MANUFACTURERS LISTING AND LABELING)
- 6 - PROVIDE AN ELECTRICAL OUTLET WITHIN 25 FEET OF THE AIR CONDITIONING UNIT. (IRC E3901.11)
- 7 - EXTERIOR COVERING SHALL MEET THE REQUIREMENTS OF (IRC R703)
- 8 - FLASH ALL FOUNDATIONS AS REQUIRED FOR STONE AND STUCCO PER MANUFACTURERS REQUIREMENTS. (IRC R703)
- 9 - MAKE SURE ALL WATER PIPE IS PROPERLY SUPPORTED BOTH VERTICALLY AND HORIZONTALLY AS PER (IRC TABLE P2605.1)
- 10 - FLOOR DRAINS SHALL BE FITTED WITH A TRAP PRIMER OR SHALL BE OF THE DEEP SEAL DESIGN. (IRC P3201.2 EXCEPTION)
- 11 - MANUFACTURERS SPECIFICATIONS ARE REQUIRED FOR THE FIREPLACE AT 4-WAY.
- 12 - INSULATION DEPTH MARKERS ARE REQUIRED EVERY 300 SQ. FT. MAX (IRC N1101.4.1)
- 13 - ROOF COVERINGS SHALL MEET THE REQUIREMENTS OF (IRC R905)
- 14 - ROOF SHALL BE VENTILATED AS PER (IRC R806)
- 15 - ALL CONSTRUCTION DEBRIS SHALL BE CONTAINED ON SITE AND DISPOSED OF IN AN APPROVED LANDFILL.
- 16 - STAIRS HANDRAILS AND GUARDRAILS SHALL MEET THE REQUIREMENTS OF (IRC R311.7) ALL GUARDRAILS TO BE A MINIMUM HEIGHT OF 36" AND HAVE NO NET OPENINGS EXCEEDING 4".
- 17 - WINDOWS WITHIN 24 INCHES OF THE VERTICAL EDGES OF DOORS SHALL BE TEMPERED OR SAFETY GLASS. WINDOWS WITHIN A TUB OR SHOWER COMPARTMENT SHALL BE TEMPERED OR SAFETY GLASS. (IRC R308)
- 18 - BRICK VENEER SHALL HAVE WALL TIES, FLASHING, WEEP HOLES, REINFORCEMENT AS PER (IRC R703)
- 19 - ASSURE ELECTRICAL OUTLET SPACING AS REQUIRED. (IRC E3901)
- 20 - ALL BEDROOM OUTLETS SHALL BE ON A COMBINATION TYPE ARC FAULT CIRCUIT BREAKER (IRC E3902).
- 21 - TUBS AND SHOWERS WITH TILED WALLS AND WALL PANELS IN SHOWER AREAS SHALL MEET THE REQUIREMENTS OF (IRC R702.4.2). NOTE: THE BACKER BOARD CANNOT BE INSTALLED OVER GREEN BOARD. ALSO NOTE: UNLESS THE BACKER BOARD HAS BEEN EVALUATED AS A WATER PROOF MEMBRANE A MOISTURE BARRIER IS REQUIRED. THE MOISTURE BARRIER MUST BE INSTALLED OVER FRAMING AND MUST BE FREE FROM HOLES AND BREAKS.
- 22 - A PROGRAMMABLE THERMOSTAT IS REQUIRED WHERE THE PRIMARY HEATING SYSTEM IS A FORCED AIR FURNACE. (IRC N1103.1.1).
- 23 - ALL WASHERS FOR ANCHOR BOLTS SHALL BE 3 INCH BY 3 INCH BY 0.229 MINIMUM (IRC R602.11.1)
- 24 - WINDOW SILLS SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW (IRC R612.2)
- 25 - WHERE THE DRYER DUCT IS CONCEALED WITHIN THE BUILDING CONSTRUCTION, THE EQUIVALENT LENGTH OF THE DRYER DUCT SHALL BE IDENTIFIED ON A PERMANENT LABEL OR TAG. THE LABEL OR TAG SHALL BE LOCATED WITHIN 6 FEET OF THE DRYER DUCT CONNECTION. (IRC M1502.4.5).
- 26 - ALL RECEPTACLES SHALL BE TAMPERPROOF. (IRC E4002.14)
- 27 - ALL EXTERIOR RECEPTACLES SHALL BE WEATHERPROOF AND HAVE IN USE WEATHERPROOF COVERS. (IRC E4002.8, E4002.9, E4002.10 AND E4002.14)

CONSTRUCTION NOTES:

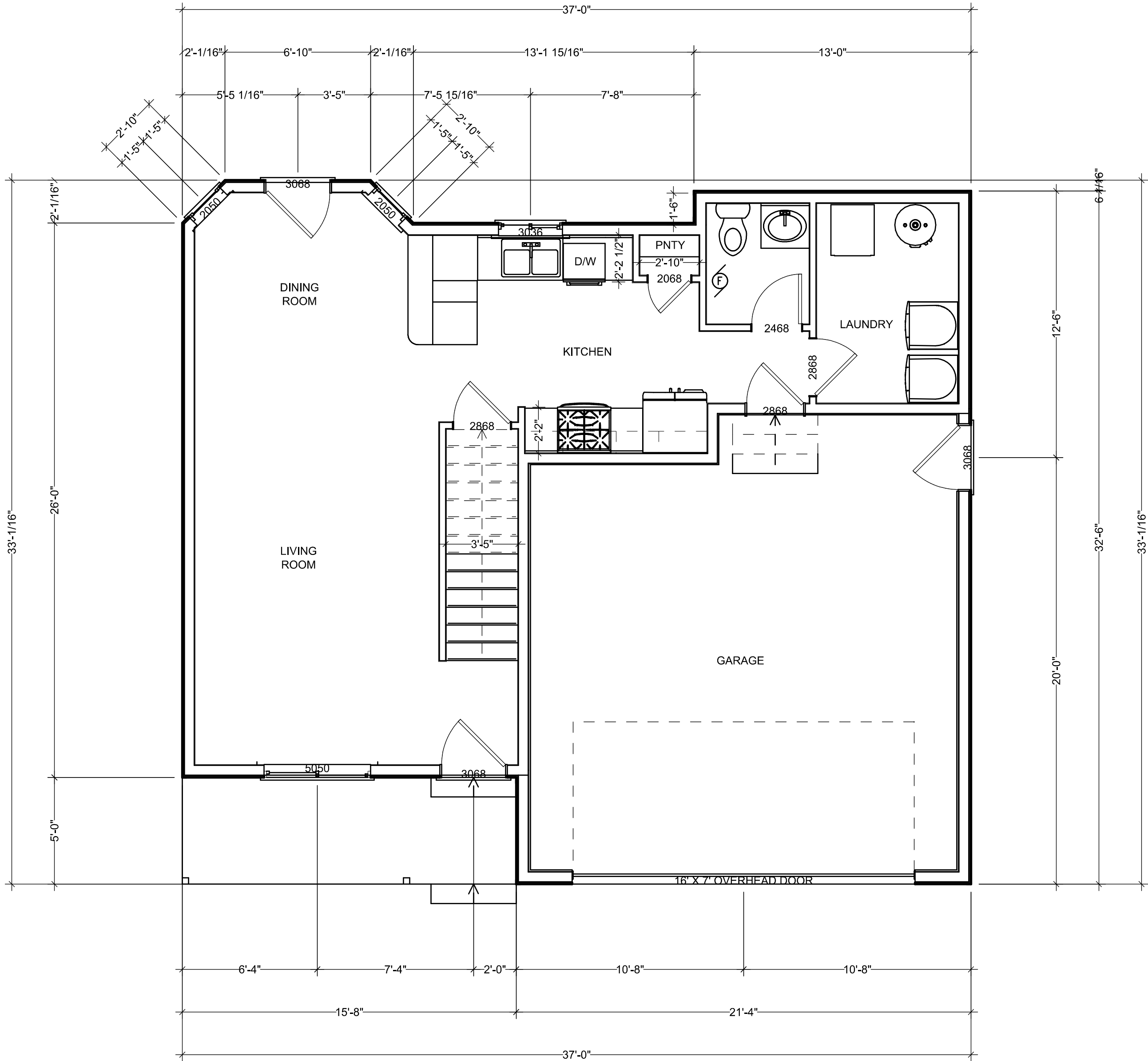
- 1 - TRUSS SPECIFICATIONS ARE REQUIRED AT 4-WAY INSPECTION.
- 2 - ADDRESS MUST BE POSTED DURING ALL PHASES OF CONSTRUCTION.
- 3 - PLANS SHALL BE AVAILABLE ON SITE FOR ALL INSPECTIONS.
- 4 - ENERGY COMPLIANCE CERTIFICATE MUST BE POSTED ON ELECTRICAL PANEL FOR FINAL INSPECTION. (IRC N1101.9)
- 5 - PROVIDE A CONCRETE ENCASED ELECTRODE AVAILABLE FOR USE AS A GROUNDING ELECTRODE FOR THE HOUSE. MUST BE IN PLACE AT FOOTING INSPECTION. (IRC E3608.1)
- 6 - SEWER, WATER-LINE AND SHOWER PAN INSPECTIONS REQUIRED.
- 7 - WATER LINE FROM METER TO HOUSE SHALL BE 1"(BASED ON 20.8 FIXTURE UNITS @ 49 PSI) TABLE (IRC AP201.1) THIS IS CALCULATED PER THE SUBMITTED PLOT PLAN FOR THE HOUSE.

NOTES:

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 I.R.C. AND ALL APPLICABLE LOCAL BUILDING CODES.

GREAT EFFORT HAS BEEN MADE TO VERIFY ALL EXISTNIG CONDITIONS AND DIMENSIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. IT IS ANTICIPATED THAT SOME ELEMENTS MAY NEED TO BE ADJUSTED IN THE FIELD.

ALL EXTERIOR WALLS ARE 2"x6" STUDS @ 16" O.C., WITH FULL DEPTH BLOWN-IN INSULATION.



A MAIN FLOOR PLAN
A101 SCALE: 1/4" = 1'-0"

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