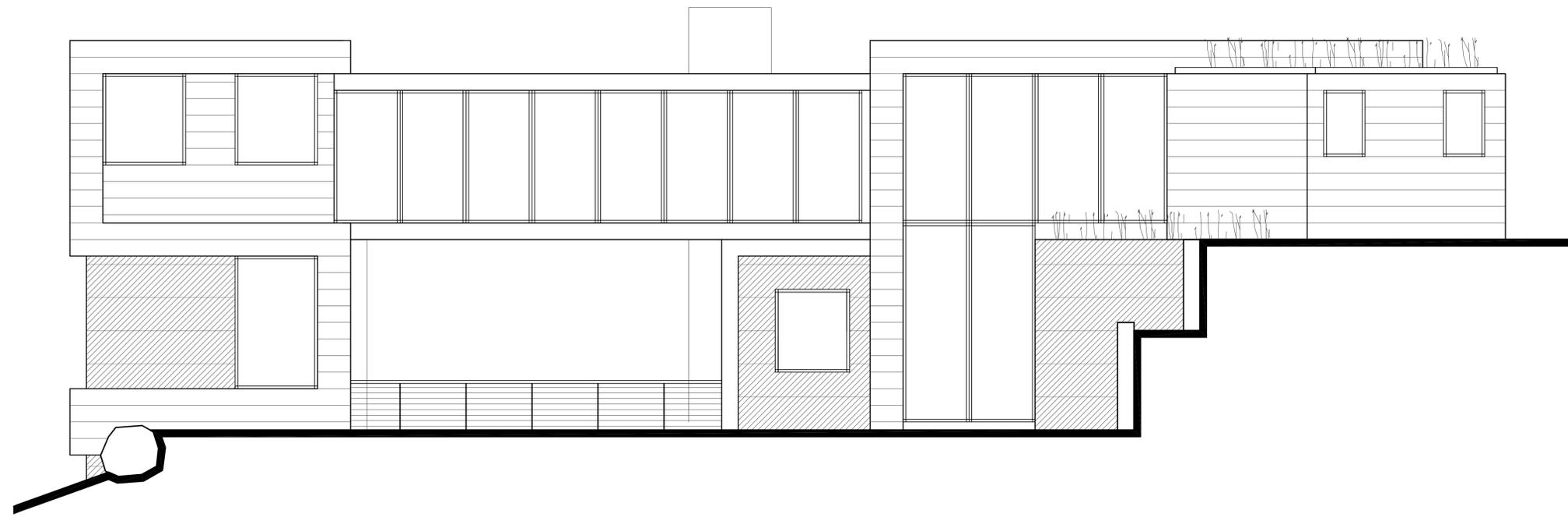


A NEW DESIGN FOR LOT 37 POWDER MOUNTAIN

LOT 37 POWDER MOUNTAIN
WEBER COUNTY, UTAH



DATE	REVISIONS

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DEFERRED SUBMITTAL

- *ALL DEFERRED SUBMITTALS, AND CHANGES TO PLANS MUST BE
- *FIRST APPROVED BY THE ARCHITECT OF RECORD PRIOR TO SUBMITTING TO THE BUILDING OFFICIAL.
- *STRUCTURAL ENGINEER TO APPROVE ALL STRUCTURAL PLANS.
- 1. FIRE SPRINKLER PLANS (Modified NFPA 13D)
- 2. RADIANT HEAT DESIGN (LAYOUT PLANS, CALCS, AND SPECS)
- 3. GAS PIPING SCHEMATIC TO BE PROVIDED BY CONTRACTOR
- 4. TRUSS PLANS (IF APPLICABLE)
- 5. STUCCO SYSTEM (IF APPLICABLE)
- 6. FIREPLACE PRODUCT INFORMATION
- 7. LANDSCAPE SPRINKLER PLAN
- 8. GEOTECHNICAL SURVEY (IF APPLICABLE AS DETERMINED BY BUILDING OFFICIAL)
- 9. SPECIAL INSPECTION CERTIFICATE FROM OUTSIDE INSPECTIONS FOR ALL WELDING ON THIS PROJECT
- 10. CONTRACTOR TO PROVIDE EXTERIOR LIGHTING SPECS PRIOR TO FOUR WAY INSPECTION
- 11. (3) BACKFLOW PREVENTORS TO BE INSTALLED
- 12. POOL DESIGN BY OTHERS (IF APPLICABLE)

Square Footage Legend

MEASURED IN ACCORDANCE WITH ANSI Z765-2003

LOCATION	SQUARE FOOTAGE
MAIN LEVEL	1,890 SQ. FT.
UPPER LEVEL	1,152 SQ. FT.
LOWER LEVEL	1,810 SQ. FT.
(BELOW GRADE)	
TOTAL LIVING	4,852 SQ. FT.
GARAGE	646 SQ. FT.
STOR. / MECH.	644 SQ. FT.

Code Analysis

- UTAH STATE ADOPTED CODES AS OF JULY, 1, 2013

- 2012 IRC	BUILDING OCCUPANCY
- 2012 IBC	R-3
- 2012 IPC	TYPE 5
- 2012 IMC	B CONSTRUCTION
- 2012 IFGC	
- 2011 NEC	TWO STORIES

2 JUNE 2016

REVISIONS

THE ARCHITECT HAS REVIEWED THE CONTRACT DOCUMENTS AND THE REVISIONS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH STATE BOARD OF ARCHITECTS AND THE UTAH STATE BOARD OF PROFESSIONAL ENGINEERS. THE ARCHITECT HAS REVIEWED THE CONTRACT DOCUMENTS AND THE REVISIONS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH STATE BOARD OF ARCHITECTS AND THE UTAH STATE BOARD OF PROFESSIONAL ENGINEERS. THE ARCHITECT HAS REVIEWED THE CONTRACT DOCUMENTS AND THE REVISIONS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH STATE BOARD OF ARCHITECTS AND THE UTAH STATE BOARD OF PROFESSIONAL ENGINEERS.

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WEBER COUNTY, UT

UPWALL
DESIGN

1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708

T-1

GENERAL NOTES

2 JUNE 2016

NO.	REVISIONS

ABBREVIATIONS

#	Number	LOD	Limits of disturbance
@	At	Maint.	Maintenance
∅	Centerline	Manuf.	Manufacture
∅	Diameter	Max.	Maximum
L	Angle	Mat.	Material
3L	Three Layers	M.C.J.	Masonry Control Joint
AB.	Anchor Bolt	MECH.	Mechanical
ABV.	Above	Mfr.	Manufacture
ADJ.	Adjustable	Min.	Minimum
AF.	Above Finish Floor	Misc.	Miscellaneous
A.I.A.	American Institute of Architects	M.O.	Masonry Opening
ALUM.	Aluminum	MTL	Metal
APPLIC.	Applicable	N.I.C.	Not In contract
Approx.	Approximate	N.T.S.	Not to scale
Arch.	Architect/Architectural	NO.	Number
A.S.T.M.	American Society for Testing Materials	O.C.	On center
BD.	Board	O.D.	Outside Diameter
Btm.	Bituminous	O.F.	Over Face
BLDG.	Building	O.H.D.	Overhead Door
BM.	Benchmark	Opp.	Opposite
B.O.	Bottom Of	Open Web Steel Joist	Partition
Bot.	Bottom	Part.	Pounds Per Cubic Foot
B.P.	Base Plate	Perp.	Perpendicular
Brg.	Bearing	PL	Plastic Laminate
BTM.	Bottom	P.L.F.	Pounds Per Linear Foot
Bwn.	Between	PLYWD.	Plywood
Cer.	Ceramic	PNT.	Paint
C.J.	Construction Joint	PNTD.	Painted
CLG.	Celling	PR	Pair
Clr.	Clear	PROJ.	Project
C.M.U.	Concrete Masonry Unit	Prot.	Protection
Col.	Column	P.S.F.	Pounds Per Square Foot
CONC.	Concrete	P.S.I.	Pounds Per Square Inch
CONC.	Construction	Qty.	Quantity
CONT.	Continuous	R.D.	Roof Drain
CONTR.	Contractor	Rad.	Radius
Coord.	Coordinate	Regrd.	Regrade
C.P.	Cap Plate	Reinf.	Reinforced
C.T.J.	Contraction Joint	Reqd.	Required
D.B.A.	Deformed Bar Anchor	Rm.	Room
Dbl.	Double	R.O.	Rough Opening
Dept.	Department	Sched.	Schedule
Det.	Detail	S.D.I.	Steel Deck Institute
DIA.	Diameter	Shr.	Shower
DTL.	Detail	Shr.	Sheet
Dwg.	Drawings	Sim.	Similar
EA.	Each	S.J.I.	Steel Joist Institute
E.F.	Each Face	Spec.	Specification
E.J.	Expansion Joint	S.T.C.	Sound Transmission Coefficient
El.	Elevation	Std.	Standard
ELECT.	Electric, Electrical	Stff.	Stiffener
ELEV.	Elevation	Str.	Steel
Eq.	Equal	Str.	Structural
ES.	Each Side	Super	Supervisor
EW.	Each Way	Susp.	Suspended
EW.C.	Electric Water Cooler	Thk.	Thick
Exist.	Existing	Thru.	Through
Expan.	Expanding	T.O.	Top Of
Ext.	Exterior	T.O.A.	Top Of Asphalt
F.D.	Floor Drain	T.O.C.	Top Of Curb
Fdn.	Foundation	T.O.F.	Top Of Footing
Fdm.	Foundation	T.O.S.	Top Of Slab
F.E.	Fire Extinguisher	T.O.W.	Top Of Wall
F.E.C.	Fire Extinguisher Cabinet	Typ.	Typical
F.F.	Finish Floor	U.N.O.	Unless Noted Otherwise
FIN.	Finish	V.C.T.	Vinyl Composition Tile
FLR.	Floor	Vert.	Vertical
FR.	Fire rated	Vest.	Vestibule
F.T.	Fire treated	Vnr.	Veneer
Ftg.	Footing	W/	With
F.V.	Field verify	Wd.	Wood
GA.	Gauge	W.W.M.	Welded Wire Mesh
Gal.	Gallon		
Galv.	Galvanized		
G.F.C.I.	Government Furnished Contractor Installed		
G.F.G.I.	Government Furnished Government Installed		
G.P.M.	Gallons Per Mile		
Grd.	Ground		
Govt.	Government		
G.W.B.	Gypsum Wall Board		
GYP. BD.	Gypsum board		
H.C.	Handicapped		
HD.	Head		
Hdw.	Hardware		
H.M.	Hollow Metal		
Horiz.	Horizontal		
H.R.	Hour		
H.S.A.	Headed Stud Anchor		
Ht.	Height		
HVAC	Heating/Ventilation/Air Conditioning		
Hyd.	Hydrant		
I.D.	Inside Diameter		
I.F.	Inside Face		
IN.	Inches		
Info.	Information		
Insul.	Insulate		
INT.	Interior		
Lav.	Lavatory		
Lt.	Light		
Lt. Wt.	Light Weight		

SYMBOLS

Number Detail	Number Revision Tag
Number Section	Number Tempered Window Tag
Number Building Section	Number View Interior Elevation
Number Keyed Note	Number Exterior Elevation
Type Fixture Tag	Designation Door Tag
TOPOG El. = 0'-0"	Grid Lines

KEYED ABBREVIATIONS

AOD	ADDITIONAL CONNECTIONS
CON	CONCRETE
TEL	ELECTRICAL
FR	FIRE FRAMING
GEN	GENERAL MECHANICAL
PL	PLUMBING
S	SOIL
ST	STAIR
W	WINDOW FINISHES AND VENEERS
FEV	

NO.	DESCRIPTION	CODE REF.
G-1	ALL WORK TO BE DONE SHALL COMPLY WITH THE 2012 IRC.	2012 IRC
G-2	GENERAL CONTRACTOR SHALL COMPLY WITH ALL LOCAL BUILDING CODES AND ORDINANCES GOVERNING THIS WORK.	
G-3	GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT AND OWNER OF ANY DISCREPANCIES FOUND.	
G-4	GENERAL CONTRACTOR SHALL FOLLOW ALL MANUFACTURER SPECIFICATIONS FOR INSTALLATION OF MATERIALS OR EQUIPMENT.	
G-5	GENERAL CONTRACTOR SHALL CLOSELY COORDINATE ALL TRADES TO EXPEDITE CONSTRUCTION AND ENFORCE THE HIGHEST QUALITY OF WORKMANSHIP OF THE INVOLVED TRADES.	
G-6	VERIFY WITH IRC REGULATIONS, CITY OR COUNTY ORDINANCES, AND PROPERTY COVENANTS FOR REQUIRED FIRE SPRINKLERS. IF REQUIRED, FOLLOW ALL CODES OF THE INTERNATIONAL RESIDENTIAL CODE AND NFPA REGULATIONS.	NFPA
G-7	CONTRACTOR TO COMPLY WITH IRC CHAPTER FOUR FOR EXCAVATION, FILL CUTS AND GRADING. SPECIAL ATTENTION SHOULD BE MADE TO CUTS AT PROPERTY LINE.	IRC CHAPTER FOUR
G-8	CONTRACTOR TO SUBMIT A CERTIFICATE OF ELEVATION TO PLANNING AND BUILDING DEPARTMENT FOR REVIEW AND APPROVAL BEFORE STARTING ANY FRAMING ON THE FOUNDATION.	
G-9	CONTRACTOR TO PROVIDE CERTIFICATION FROM AN ARCHITECT OR ENGINEER SHOWING THAT THE RESIDENCE IS IN COMPLIANCE WITH THE CITY'S FLOOD ORDINANCE.	
G-10	CONTRACTOR TO ENSURE ALL EXTERIOR LIGHTING IS IN COMPLIANCE WITH CODE AND TO PROVIDE PROOF PRIOR TO INSTALL.	
G-11	CONTRACTOR TO PROVIDE ENGINEERED TRUSS DRAWINGS BY THE TRUSS MANUFACTURERS ENGINEER PRIOR TO INSTALL. DRAWINGS TO BE SIGNED BY A REGISTERED ENGINEER.	
G-12	REQUIRED INSPECTION: INSPECTION REQUIRED FOR WEATHER RESISTIVE BARRIER AND FLASHING IN ORDER TO PREVENT WATER FROM ENTERING THE WEATHER RESISTIVE EXTERIOR WALL ENVELOPE.	
G-13	SPECIAL INSPECTION: SPECIAL INSPECTION REQUIRED FOR THE WELDING OF STEEL ON THIS PROJECT. SPECIAL INSPECTION FOR ALL FIELD WELDING AND APPROVAL FROM THE BUILDING OFFICIAL ON A SPECIAL INSPECTION AND TESTING AGREEMENT. SPECIAL INSPECTION IS REQUIRED FOR MOMENT FRAME WELDS. ALSO SPECIAL INSPECTORS ARE REQUIRED TO COMPLETE A MUNICIPALITY SPECIAL INSPECTION APPROVAL FORM FOR APPROVAL BY THE BUILDING OFFICIAL PRIOR TO ANY INSPECTION.	
G-14	REQUIRED INSPECTION FOR ALL STUCCO AND EPS SYSTEMS. CONTRACTOR TO PROVIDE PRODUCT SPECIFICATIONS AND ICBO EVALUATION REPORT (OR EQUAL) FOR ANY STUCCO OR EPS SYSTEM USED.	RC R0915
G-15	PRIOR TO FINAL INSPECTION PROVIDE A SOILS REPORT FOR REGRADE AREAS STEEPER THAN 2:1 SLOPE.	
G-16	CONTRACTOR TO PROVIDE 'SPANDECK' LISTING FOR APPROVAL PRIOR TO INSTALLATION.	
G-17	FOUNDATION REBAR INSPECTIONS ARE REQUIRED FOR FOUNDATION WALLS OVER 8 FEET HIGH. FORMS ARE NOT TO BE INSTALLED ON ONE SIDE UNTIL AFTER THE REBAR HAS BEEN INSPECTED AND APPROVED.	
G-18	ALL TIMBERS SHALL BE DOUGLAS FIR #1 FOHC(FREE OF HEART CENTER) DEAD STANDING OR KLN DRED.	

MATERIALS

	2X FRAMING
	ASPHALT ROOF
	BOARD AND BATT VENEER
	CEDAR SHAKE
	CONCRETE
	CONTINUOUS ROUGH WOOD
	EARTH
	FINISH WOOD
	GRAVEL
	INSULATION
	ROUGH WOOD BLOCKING
	STANDING SEAM METAL ROOFING
	STONE (SECTION)
	STONE VENEER
	STUCCO VENEER
	TILE
	WOOD SIDING

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UP WALL
DESIGN
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AO.O

GENERAL NOTES

NO.	DESCRIPTION	CODE REF.	NO.	DESCRIPTION	CODE REF.	NO.	DESCRIPTION	CODE REF.
14	ALL EXPOSED FLASHING, COUNTER FLASHING, DRIP FLASHING, ETC. TO BE METAL		7	CONCRETE FLOOR SLABS, EXCEPT THOSE IN UNHEATED ACCESSORY STRUCTURES, SHALL HAVE A VAPOR RETARDER CONSISTING OF A 6 MIL (0.008) POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR PREPARED SUB-GRADE WHERE NO BASE COURSE EXISTS.	RC R506.2.3		ALL ELECTRICAL AND/OR MECHANICAL WORK IS TO BE COMPLETED BY A LICENSED CONTRACTOR, IN EACH RESPECTIVE FIELD, AND MUST COMPLY WITH LOCAL AND/OR NATIONAL STANDARDS, WHICHEVER IS MOST RESTRICTIVE.	
15	AS APPLICABLE, ALL VERTICAL SIDING IS TO RECEIVE HORIZONTAL BLOCKING AT 2'-0" O.C. BENEATH SHEATHING AND AS PER STRUCTURAL	RC TABLE R703A. FOOTNOTE J	8	SLAB ON GRADE FLOORS AT EXTERIOR PERIMETER FOUNDATION WALLS THAT ARE NEAR OR ABOVE GRADE ARE REQUIRED TO BE INSULATED, ALSO BETWEEN THE WALL AND THE END OF THE SLAB A THERMAL-BREAK IS REQUIRED.	ECC 10241 ECC 8022.7		IN THE CASE OF ANY DISCREPANCY BETWEEN INFORMATION PRESENTED IN THESE CONTRACT DOCUMENTS AND THE ABOVE MENTIONED CODE, GUIDELINES AND/OR ESTABLISHED RESTRICTIONS, CONTRACTOR IS RESPONSIBLE FOR NOTIFYING UPWALL DESIGN OF SUCH DISCREPANCY PRIOR TO CONSTRUCTION, IN SUCH CASE AS DESCRIBED ABOVE, THE ESTABLISHED CODE, GUIDELINE OR ESTABLISHED RESTRICTION SHALL ALWAYS TAKE PRECEDENCE.	
16	ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION-GRADE REDWOOD.	RC R317	9	ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENGINEERED COMPACTED FILL (CERTIFIED BY A LICENSED CIVIL ENGINEER) TYPICAL FOOTING TO BE A MINIMUM OF 42" BELOW GRADE TYP. COORDINATE WITH STRUCTURAL, SIZE AND REINFORCEMENT AS PER FOOTING SCHEDULE.	RC R403		CONSTRUCTION TO BE CONSISTENT WITH ENERGY EFFICIENT STANDARDS ESTABLISHED IN THE INTERNATIONAL ENERGY CONSERVATION CODE 2012 EICC.	
17	NO WOOD SHALL BE NEARER THAN 8" TO THE EARTH UNLESS SEPARATED BY CONCRETE AT LEAST 3" IN THICKNESS WITH AN IMPERVIOUS MEMBRANE INSTALLED BETWEEN THE EARTH AND THE CONCRETE, INCLUDING DECKS AND SIDING.	RC R317	10	FOUNDATION WALL TO BE 8" THICK AS PER PLANS. (U.N.O.) TOP OF WALL TO BE A MINIMUM OF 6" ABOVE GRADE. PROVIDE TUFF-N-DRI (O.A.E.) POLYMER MODIFIED ASPHALT SPRAYED MEMBRANE ON END WITH WARM-N-DRI (O.A.E.) 3/4" DRAINAGE BOARD APPLIED TO MEMBRANE AT EXTERIOR FOUNDATION WALLS BELOW FINISH GRADE AT HABITABLE SPACES. PROVIDE PREFABRICATED GEOCOMPOSITE STRIP DRAIN AROUND PERIMETER OF STRUCTURE AS PER PLANS. DRAIN TO BE ECODRAIN-DS (O.A.E.) INSTALLED AS PER MFG. AND DETAILS. DRAIN TO DAYLIGHT. CONTRACTOR TO CONTACT ARCHITECT IF WATER IS ENCOUNTERED DURING CONSTRUCTION. PROVIDE 2" RIGID INSULATION AT INSIDE FACE OF FOUNDATION BELOW FLOOR SLAB WHERE EXPOSED TO EXTERIOR.	RC R402.2 RC R405.1		ALL STRUCTURAL NOTATIONS WITHIN THESE GENERAL NOTES SHOULD BE COMPARED TO THAT INFORMATION CONTAINED IN THE STRUCTURAL GENERAL NOTES AND THE DETAILS PRESENTED AT THE BACK OF THE CONTRACT DOCUMENT SET. IN THE CASE OF DISCREPANCY, THE MORE RESTRICTIVE SHALL TAKE PRECEDENCE.	
	PROTECT WOOD AGAINST DECAY AS NOTED AND REQUIRED BY CODE, WHERE PROTECTION IS REQUIRED, WOOD MUST BE APPROVED, TREATED, OR DECAY RESISTANT. LOCAL JURISDICTIONS REGULATIONS AS REQUIRED - ADDITIONAL REQUIREMENTS AS FOLLOWS: WHEN WOOD JOISTS OR THE BOTTOM OF THE WOOD STRUCTURAL FLOORS ARE LOCATED CLOSER THAN 18 INCHES OR WOOD GIRDERS ARE LOCATED CLOSER THAN 12 INCHES TO EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION, PROTECTION IS REQUIRED, THE FLOOR ASSEMBLY, INCLUDING JOISTS, GIRDERS, JOISTS AND SUBFLOOR 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. FOUNDATION PLATES OR SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB, WHICH IS IN DIRECT CONTACT WITH EARTH, AND SILLS 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 INCHES WITH AN IMPERVIOUS MEMBRANE INSTALLED BETWEEN CONCRETE AND EARTH. THE WOOD MAY BE UNTREATED AND OF ANY SPECIES. 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. THE PEDESTALS SHALL PROTECT AT LEAST 6 INCHES ABOVE EXPOSED EARTH, AND AT LEAST 1 INCH ABOVE SUCH FLOORS. INDIVIDUAL CONCRETE OR MASONRY PIERS SHALL PROTECT AT LEAST 6 INCHES 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. WOOD USED IN CONSTRUCTION OF PERMANENT STRUCTURES AND LOCATED NEARER THAN 6 INCHES 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. 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.	RC R317 RC TABLE R301.2 (1) RC R317 RC R408.3 RC R317 RC R317	CONCRETE	11	GARAGE FLOOR TO BE 4" CONCRETE SLAB REINFORCED WITH 6" X 6" W1.4 X W1.4 W.W.M. OVER MINIMUM COMPACTED GRAVEL. SLOPE GARAGE FLOOR TOWARD GARAGE DOORS @ 1/8" PER HORIZONTAL FOOT.		THE CONTRACTOR SHALL COORDINATE AND VERIFY WITH OWNER, ARCHITECT, AND INTERIOR DESIGNER, ON FINAL SELECTION, STYLE, FINISHES, ETC. FOR ALL CABINET WORK, COUNTER TOPS, MILL WORK, DOORS, APPLIANCES, PLUMBING, FIXTURES, LIGHT FIXTURES, ETC. PRIOR TO ORDERING AND INSTALLATION.	
			12	BASEMENT FLOOR TO BE 4" CONCRETE SLAB REINFORCED WITH A 6" X 6" W1.4 X W1.4 W.W.M. OVER 5/8" ULTRA CONCRETE BARRIER FOL (INSTALLED AS PER MANUFACTURE) OVER 4" COMPACTED GRAVEL. COORDINATE WITH HVAC CONTRACTOR FOR IN FLOOR RADIANT HEATING SYSTEM OR BELOW GRADE WOOD AS PER PLANS. PROVIDE 2" X 4" @ 16" O/C (LAD PLATE PREVIOUSLY TREATED SLEEPERS IN CONCRETE SLAB WHERE ALL WOOD FINISHED FLOORING OCCURS.	RC R403.1A.2 RC R404.1.6	GENERAL	COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ALL EQUIPMENT AND FIXTURE LOCATIONS. COORDINATE WITH MECHANICAL AND PLUMBING KEY NOTES, INTERNATIONAL BUILDING CODE AND RELATED CODES FOR INSTALLATION REQUIREMENTS.	
			13	PATIO TO BE 4" CONCRETE SLAB OVER MINIMUM 4" COMPACTED GRAVEL. SLOPE MINIMUM OF 1/8" PER FOOT TO DRAIN AWAY FROM BUILDING. PROVIDE THICKENED SLAB AT EDGES, DOWEL SLAB INTO FOUNDATION WALLS WITH 4 @ 24" O/C			COORDINATE WITH ELECTRICAL PLANS FOR ALL ELECTRICAL SWITCHES, SCHEMATIC WIRING, EQUIPMENT AND FIXTURE LOCATIONS. COORDINATE WITH ELECTRICAL FIXTURE SCHEDULES. COORDINATE WITH ELECTRICAL KEY NOTES, INTERNATIONAL BUILDING CODE AND RELATED CODES FOR INSTALLATION REQUIREMENTS.	
			14	IN SEISMIC DESIGN CATEGORIES D1 AND D2, INTERIOR FOOTINGS SUPPORTING BEARING OR BRACING WALLS AND CAST MONOLITHICALLY WITH A SLAB ON GRADE SHALL EXTEND TO A DEPTH NOT LESS THAN 12" BELOW THE TOP OF THE SLAB. COORDINATE WITH STRUCTURAL.				
			15	TOP OF FOUNDATION WALLS SHALL BE A MINIMUM OF 6" ABOVE ADJACENT FINISH GRADE.				
			1	ALL UNVENTILATED ROOF ASSEMBLIES (CONDITIONED ATTIC ASSEMBLIES) SHALL CONFORM TO IRC R806 AND ALSO UNVENTED ROOF DIAGRAM. ALL OTHER ASSEMBLIES SHALL BE CONSIDERED AS SHOWN TO CONFORM TO WUPR REQUIREMENTS AND IRC	RC R806.4		THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITIES, MEASUREMENTS, CONNECTIONS, ETC.	
			2	WHERE VENTILATED ROOFS OCCUR THEY SHALL BE PROVIDED WITH A CONTINUOUS 4" SOFFIT VENT AT ROOF EAVES. VENTS SHALL PREVENT ENTRY BY ANIMALS AND INSECTS. CONTINUOUS ROOF RIDGE VENTS SHALL BE PROVIDED. 1" MINIMUM OF CLEAR SPACE SHALL BE PROVIDED BETWEEN SHEATHING AND INSULATION FROM EAVE TO RIDGE VENT.	RC R806		THE CONTRACTOR SHALL COMPLY WITH ALL NATIONAL, STATE, LOCAL AND RELATED CODES AND STANDARD CONSTRUCTION PRACTICES.	
			3	EAVE FASCIA AND SOFFIT AS PER DETAILS. SOFFITS TO BE EXTERIOR GRADE SHEATHING OR APPROVED MATERIAL.			THE CONTRACTOR SHALL COORDINATE AND INSTALL ALL REQUIRED SOLID BLOCKING FOR THE INSTALLATION OF ALL FIXTURES, CABINETS, EQUIPMENT, FINISH HARDWARE, ETC.	
			5	SILL PLATE TO BE PRESSURE TREATED 3X ON MANUFACTURED SILL SEALER (VERIFY WITH STRUCTURAL SHEAR WALL PLANS) ANCHOR BOLTS AS PER STRUCTURAL PLANS. PLATES TO BE A MINIMUM OF 6" ABOVE GRADE.	RC R404.1.6		MULTIPLE UNITS (WHERE APPLICABLE) TO MEET REQUIREMENTS AS PER IRC. UNITS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH INTERNATIONAL RESIDENTIAL CODE. UNIT SEPARATION SHALL BE PROVIDED PER RC R317. TWO FAMILY 1 HOUR SEPARATION TOWN HOUSE (MULTIPLE SINGLE DWELLINGS) AS PER RC R312 WITH SEPARATE 1 HOUR COMMON WALLS (OR PER EXCEPTION) A SINGLE 2 HOUR COMMON WALL. SOUND TRANSMISSION RATINGS REQUIRED, UNLESS OTHERWISE NOTED. PROVIDE MINIMUM AS PER IRC.	
			6	PROVIDE VENTILATION TO CRAWL SPACE AS REQ. BY IRC R408 MIN. 1 SQ. FT./150 SQ. FT. OF UNDER FLOOR AREA OR CRAWL SPACE MAY BE CONDITIONED WITH NO VENTILATION OPENINGS TO EXTERIOR OF HOME AS PER IRC 408.3	RC R408		GENERAL CONTRACTOR SHALL COMPLY WITH ALL MANUFACTURER SPECIFICATIONS FOR INSTALLATION OF MATERIALS OR EQUIPMENT.	
			7	CRAWL SPACE ACCESS AND ATTIC ACCESS TO MEET THE FOLLOWING REQUIREMENTS: CRAWL SPACE ACCESS SHALL BE MINIMUM 18 INCH BY 24 INCH 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, ATTIC ACCESS OPENING 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 INCHES 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 INCHES X 30 INCHES. A 30 INCH MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED ABOVE THE OPENING.	RC R408.3 RC R801 RC R408.3 RC M302.14 RC M302.13 RC R301	FRAMING		
			8	BATHUBS AND SHOWER FLOORS AND WALLS ABOVE BATHUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR. PROVIDE TEMPERED OR LAMINATED SAFETY GLASS DOOR AND ENCLOSURES WHERE INDICATED ON PLANS. PROVIDE EUROPEAN STYLE MOUNTING. DOORS TO SWING OUTWARD.	RC R307.2 RC R308 RC P2708	SOIL		
			10	EACH WATER CLOSET SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30" IN WIDTH (16" MINIMUM FROM CENTER TO ANY OBSTRUCTION) AND HAVE A CLEAR SPACE IN FRONT OF NOT LESS THAN 21" CLEAR.	RC R307.1 RC P2705.1			
			13	APPROVED CORROSION RESISTANT FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. APPROVED FLASHING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS: 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 1/8" INCH OVER THE SHEATHING MATERIAL, AROUND THE PERIMETER OF THE OPENING, INCLUDING CORNERS. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROTECTING LIPS ON BOTH SIDES UNDER STUCCO CORNERS. UNDER AND AT THE ENDS OF MASONRY WOOD, OR METAL CORNERS AND SILLS. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIMS, WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION. AT WALL AND ROOF INTERSECTIONS. AT BUILT-IN BUTTERS.	RC R703.8	CONCRETE		
18	CONTRACTOR TO PROVIDE CROSS VENTILATION FOR ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS FOR EACH SEPARATE SPACE. VENTILATING OPENINGS SHALL BE PROTECTED AGAINST THE ENTRANCE OF RAIN, SNOW, AND BUGS. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED. THIS MAY BE REDUCED TO NOT LESS THAN 1 TO 300 IF (1) OPENINGS ARE PROVIDED IN THE UPPER AND LOWER PORTIONS OF THE VENTILATED SPACE OR, (2) A 1 PERM VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF THE CEILING.	RC R408 RC R408.6 RC R408.6						
19	UNDER FLOOR VENTILATION SHALL MEET THE FOLLOWING REQUIREMENTS. UNDER FLOOR AREAS SHALL BE VENTILATED BY OPENINGS INTO THE UNDERFLOOR AREA WALLS. SUCH OPENINGS SHALL HAVE A NET AREA OF NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER FLOOR AREA. ONE SUCH VENTILATION OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING. THE OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/8" INCH IN DIMENSION OR OTHER APPROVED MATERIALS AS PER IRC TWO REFERENCE OF EXCEPTIONS ARE AS FOLLOWS: VENTILATION SHALL NOT BE REQUIRED IN CRAWL SPACE WHERE: 1. EXPOSED EARTH IS COVERED WITH A CONTINUOUS VAPOR RETARDER AND THE SEAMS OVERLAP A MIN. OF 6" AND ARE TAPED OR SEALED. VAPOR RETARDER SHALL EXTEND 6" UP STEM WALL AND BE FULLY ATTACHED AND SEALED TO STEM WALL. 2. A CONTINUOUSLY OPERATED MECHANICAL EXHAUST VENTILATION IS PROVIDED AS PER IRC 408.3 2.1, 2.1, OR 2.3.	RC R408 RC R408.2						
20	CONTRACTOR TO PROVIDE FIRE SPRINKLER SYSTEM AS REQ. BY IRC REGULATIONS, LOCAL ORDINANCES, PROPERTY COVENANTS, CONDITIONS OR RESTRICTIONS. SYSTEM SHALL MEET OR EXCEED NFPA 130 UNLESS OTHERWISE SPECIFIED ON CONSTRUCTION DOCUMENTS. PROVIDE SIGNED AND STAMPED ENGINEERING LAYOUT, SPECIFICATION, ETC. FOR APPROVAL PRIOR TO INSTALLATION. PROVIDE CONCEALED HEADS.	RC R408.3						
21	ALL BALCONIES, LANDINGS, DECKS, AND SIMILAR SURFACES EXPOSED TO WEATHER TO HAVE APPROX. MOISTURE-PROOFING, AND ARE TO SLOPE AWAY FROM STRUCTURE AT A MIN. OF 1/4" PER 12".							
22	PROVIDE PROPER FLASHING AT ALL DOOR AND WINDOW CONDITIONS. EXTEND 60 MIL SELF-ADHESIVE BITUMINOUS ICE AND WATER SHEILD CONTINUOUS FROM EDGE OF EAVE TO A POINT 3'-0" IN FROM EXTERIOR WALL.							
23	PROVIDE FIBER CEMENT GLASS MAT @ ALL BATHROOM, GARAGE, KITCHEN, AND UTILITY WET WALLS.							
24	PROVIDE MIN. 4 MIL POLYETHYLENE OVER INSULATION AT ALL EXTERIOR WALLS.	RC R316 ECC-5021.1						
25	OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOOR NOT LESS THAN 1 3/8 INCH IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20 MINUTE FIRE RATED DOORS.	RC R302.51						
26	PROVIDE ONE LAYER 5/8" TYPE X GYP. BD. MIN. ON ALL GARAGE WALLS AND @ ALL CEILING SURFACES. PROVIDE 20 MIN. FIRE RATED DOOR PROTECTION. ELEC. PANELS PENETRATING GARAGE SIDE GYP. BD. SHALL BE WRAPPED W/ 5/8" TYPE X GYP. BD. -TOP, BOTTOM, ALL SIDES AND BACK.	RC R306 STATE AMENDMENT RC TABLE R302.6						

2 JUNE 2016

REVISIONS

THE ABOVE DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LABOR AGREEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS. 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GENERAL NOTES

NO.	DESCRIPTION	CODE REF.	NO.	DESCRIPTION	CODE REF.	NO.	DESCRIPTION	CODE REF.					
WINDOWS	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 INCHES. WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES BELOW THE ADJACENT GROUND LEVEL SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USEABLE WITH THE WINDOW IN THE FULLY OPENED POSITION. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES. SHALL PROJECT AT LEAST 3 INCHES FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES ON ENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL. 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.	RC R302 RC R3021 RC R304	FRAMING	43	AS REQUIRED CEILING JOISTS FURR DOWN TO BE 2X CEILING JOIST FRAMING AS PER INTERNATIONAL RESIDENTIAL CODE TABLES. FINISH TO BE 5/8" GYPSUM BOARD AS PER PLANS.	RC TABLE R802.4 (1) RC TABLE R802.4 (2)	28	CONTRACTOR TO ASSURE A MINIMUM OF 2" THICK REDWOOD OR APPROVED ALTERNATIVE PLANKS FOR DECK IF DECK JOIST SPACING IS 16" O.C. OR GREATER. NOMINAL 1" THICK FRANKING SHALL NOT BE USED WHERE DECK JOISTS ARE GREATER THAN 12" O.C.	RC R502.2				
	WINDOWS TO BE WOOD WITH ALUMINUM CLAD EXTERIOR WINDOW FRAMES AT EXTERIOR TO BE EXTRUDED ALUMINUM CLAD AND SASH TO BE EXTENDED ALUMINUM OR ROLLED FORM CLAD. EXTERIOR CLAD PAINT FINISH TO MEET AIA 2605 SPECIFICATIONS (70% KYNAR). COLOR AS PER OWNER AND ARCHITECT. INTERIOR WOOD FINISH TO BE STAIN GRADE PIR. PROVIDE DOUBLE PANE INSULATED LOW E GLAZING. PROVIDE SPACER BARS WHERE SLDS ARE USED. PROVIDE SCREENS AND HARDWARE FOR ALL OPERABLE UNITS. EXPOSED HARDWARE TO HAVE OIL RUBBED BRONZE FINISH. ALL HARDWARE TO HAVE MULTI-POINT LOCKING SYSTEM. ALL FIXED GLASS TO BE SASH SET. WINDOW SUPPLIER TO FIELD VERIFY ALL WINDOW REQUIRED OPENINGS BEFORE ORDERING AND VERIFY THAT THEIR WINDOWS WILL MEET LIGHT, VENTILATION AND EGRESS REQUIREMENTS. PROVIDE TEMPERED GLASS WHERE REQUIRED. WINDOW MANUFACTURERS TO PROVIDE WARRANTY INFORMATION FOR GLAZING, WOOD COMPONENTS, HARDWARE, CLADDING, AND EXTERIOR PAINT FINISH (ADHESION, CHALK, AND FADE) IN THEIR PROPOSAL. PROVIDE 24 GAUGE DRIP FLASHING OVER INSULATION SEALER AT ALL 90° CAVITIES EXTERIOR AND INTERIOR TRIM AS PER DETAILS AND ELEVATIONS. SEE WINDOW SCHEDULE FOR SIZES. WINDOW SHALL MEET MINIMUM U VALUE OF .35 AND ACCORDING TO ENERGY CODE REQUIREMENTS, WHICHEVER IS STRICTER.	RC R308 RC R310		44	INSULATION SYSTEM TO BE AS FOLLOWS: ROOF AT STICK FRAMING TO HAVE R-49 BLOWN FIBERGLASS SYSTEM WITH UNVENTED INSULATION ASSEMBLY. SEE A4.0. WALLS TO HAVE R-21 BLOWN FIBERGLASS SYSTEM WITH VAPOR BARRIER SYSTEM. INSTALLED AS PER MANUFACTURE. (O.A.E) FLOORS OVER OUTSIDE OR UNHEATED AIR TO HAVE R-38 FIBERGLASS SYSTEM WITH VAPOR BARRIER SYSTEM. INSTALLED AS PER MANUFACTURE. (O.A.E) FURRED BASEMENT WALLS TO HAVE R-13 BLOWN FIBERGLASS SYSTEM WITH VAPOR BARRIER SYSTEM. INSTALLED AS PER MANUFACTURE. (O.A.E) WINDOWS AND SKYLIGHTS TO HAVE A MINIMUM U VALUE OF .36 DOORS TO HAVE A MINIMUM U VALUE OF .40.		NOT USED	NOT USED					
	REQUIRED EGRESS WINDOWS SHALL OPEN DIRECTLY ONTO A STREET, PUBLIC ALLEY, OR THROUGH AN OPEN PORCH WITH A MIN. 7'-0" CEILING HEIGHT.	RC R31		45	PROVIDE SOUND INSULATION SYSTEM AT INTERIOR WALLS SEPARATING MECHANICAL CLOSETS FROM LIVING SPACES AND BATH-ROOMS FROM LIVING SPACES. SYSTEM TO BE BIB SYSTEM.		NOT USED	NOT USED	CONTRACTOR TO PROVIDE 1/2" AIRSPACE AT TOPS, SIDES AND ENDS OF GRIDDERS ENTERING EXTERIOR CONCRETE OR MASONRY WALLS UNLESS WOODS RESISTANT TO DECAY ARE USED.	RC R317			
	STAIR CONSTRUCTION SHALL MEET THE FOLLOWING REQUIREMENTS: THE MINIMUM STAIRWAY WIDTH SHALL NOT BE LESS THAN 36 INCHES CLEAR WIDTH. HANDRAILS MAY PROJECT INTO THE REQUIRED WIDTH A DISTANCE OF 4 1/2 INCHES FROM EACH SIDE OF A STAIRWAY. FOR ADDITIONAL WIDTH REQUIREMENTS OR FOR SPIRAL, CIRCULAR, WINDING STAIRS, ETC. REQUIREMENTS, SEE RC SECTION R317.9. THE MAXIMUM STAIR RISE HEIGHT SHALL NOT EXCEED 7 7/8 INCHES AND THE MINIMUM STAIR TREAD DEPTH SHALL BE 10 INCHES. 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 INCH. LANDINGS, EVERY LANDING SHALL HAVE A DIMENSION NOT LESS THAN THE STAIRWAY. FOR LANDINGS WITH ADJOINING DOORS, EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH MINIMUM 5/8" INCH GYPSUM BOARD. HEADROOM EVERY STAIRWAY SHALL HAVE MINIMUM HEADROOM CLEARANCE IN ALL PARTS OF THE STAIR OF NOT LESS THAN 6 FEET 8 INCHES. SUCH CLEARANCES SHALL BE MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING.	RC R317 RC R317.1 RC R317.41 RC R317.42		46	SOUND CONTROL IS REQUIRED AT ALL WALLS SEPARATING SLEEPING AREAS FROM LIVING AREAS AND AT ALL BATHROOMS. SOUND CONTROL AND WALL CEILING SYSTEM TO BE INSTALLED OVER FRAMING AS FOLLOWS: WALLS TO HAVE (2) LAYERS OF 5/8" GYPSUM BOARD ON 7/8" FURRING CHANNEL ATTACHED TO WALL FRAMING WITH PLITEG GENIECLIPS (AS PER MANUFACTURE INSTALLATION RECOMMENDATIONS) FILL CAVITY WITH SOUND INSULATION. CEILING TO HAVE (2) LAYERS OF 5/8" GYPSUM BOARD ON 7/8" FURRING CHANNEL ATTACHED TO FLOOR FRAMING WITH PLITEG GENIECLIPS (AS PER MANUFACTURE INSTALLATION RECOMMENDATIONS) FILL CAVITY WITH SOUND INSULATION.		RC R102.3	31	ASSURE MIN 18" CLEARANCE FOR ALL WOOD JOISTS 6" MIN 12" CLEARANCE FOR ALL WOOD GRIDDERS/BEAMS/ETC. IN CRAWL SPACE CONDITIONS UNLESS PROPER PRESURE TREATED WOOD IS UTILIZED.	RC R317.1			
	NOT USED	RC R317		47	ALL GYP. BD. CONDITIONS TO COMPLY WITH R702.3, 2012 IRC REQUIREMENTS.		RC R102.3	32	PROVIDE 2X4 @ 16" O/C FURR OUT FRAMING AT PERIMETER OF BASEMENT WALLS. PROVIDE PRESSURE TREATED SOLE PLATE WHERE IN CONTACT WITH CONCRETE. PROVIDE FIRE BLOCKING AT MID SPAN. HOLD FRAMING OUT FROM FND. WALL 1/2" PROVIDE INSULATION SYSTEM AS PER NOTES AND ENERGY CODE. PROVIDE 5/8" GYPSUM BOARD FINISH.	NOT USED	RC R602.8 RC R302.1		
	STAIRWAYS SHALL NOT BE LESS THAN 36" CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5" ON EITHER SIDE.	RC R317.5		48	ALL VAULTED CEILINGS TO RECEIVE R-49 CONTINUOUS BATT INSULATION-MIN W/ UNVENTED INSULATION ASSEMBLY AS PER GEN FRAMING NOTE 1/A0.1. SEE A4.0.		RC R303	33	FIRE BLOCKING SHALL BE CONSTRUCTED OF 2" NOMINAL LUMBER OR (2) THICKNESS OF 1" NOMINAL LUMBER WITH STAGGERED LAP JOINTS OR OTHER MATERIALS APPROVED OR TESTED. FIRE BLOCKING SHALL BE PROVIDED AS PER IRC AT LOCATIONS AS FOLLOWS: IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL. WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND TRANSMISSION CONTROL SHALL HAVE FIRE BLOCKS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIAL AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES. SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. IN CONCEALED SPACES BETWEEN STAR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED. IN OPENINGS AROUND VENTS, PRESS. DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS. WITH NON-COMBUSTIBLE MATERIALS AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS. FIRE BLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF THE FEELING UNIT SEPARATION. WHERE WOOD SLEEPERS ARE USED FOR LAYING WOOD FLOORING ON MASONRY OR CONCRETE FIRE-RESISTIVE FLOORS, THE SPACE BETWEEN THE FLOOR SLAB AND THE UNDERSIDE OF THE WOOD FLOORING SHALL BE FILLED WITH NON-COMBUSTIBLE MATERIAL OR FIRE BLOCKED 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.	RC R303	34	NOT USED	RC R602.8 RC R302.1
	HANDRAILS SHALL MEET THE FOLLOWING REQUIREMENTS: HANDRAILS SHALL BE MOUNTED A MINIMUM OF 34 INCHES AND A MAXIMUM OF 38 INCHES 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, VOLLITES, TURNOUT OR STARTING BASINS SHALL BE ALLOWED OVER THE LOWEST TREAD. THE HAND GRIP PORTION OF HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION OF 1 1/4 INCHES MINIMUM TO 2 5/8 INCHES MAXIMUM. IF HAND GRIP PORTION IS NOT CIRCULAR, THE MAXIMUM CROSS SECTION CAN BE 3 1/4" WITH ACCOMPANYING FINISH REGULAR. SEE STATE AMENDMENT OTHER HANDRAILS THAT HAVE ANY EQUIVALENT GRASPING SURFACE ARE PERMISSIBLE. SEE BUILDING CODE EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8 INCH. HANDRAILS ADJACENT TO A WALL SHALL HAVE SPACE OF NOT LESS THAN 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.	RC R317.7 RC R317.7.3 RC R317.7.2		49	MIN. WINDOW AREA SHALL NOT EQUAL LESS THAN 8% OF THE FLOOR AREA OF THE ROOM UNLESS PROPER MECHANICAL VENTILATION AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDELES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30'.		RC R303	35	ALL STEEL COLUMNS IN WALLS SHALL RECEIVE 1/2" DIAMETER THREADED STUDS WELDED TO THE COLUMN AT 2'-0" O/C. VERTICAL STUD WALLS SHALL START AND STOP AT COLUMN AND BOLT TO COLUMN. BOLTS SHALL EXTEND THROUGH TWO STUDS MINIMUM AT ALL LOCATIONS EXCEPT AT WINDOWS AT EXTERIOR WALL. BOLTS MAY EXTEND THROUGH ONE STUD.	RC R602.10 RC R602.10.9 RC R602.10.10 RC R602.11			
CONTRACTOR TO ASSURE THAT ALL UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF LANDINGS AND STAIRS, BALCONIES AND PORCHES MORE THAN 30 INCHES ABOVE GRADE, AND ROOFS USED FOR OTHER THAN SERVICE OF THE BUILDING SHALL BE PROTECTED BY A GUARD (AKA GUARDRAIL). GUARDS SHALL NOT BE LESS THAN 36 INCHES IN HEIGHT. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT NO SPHERE 4 INCHES IN DIAMETER CAN PASS THROUGH.	RC R312	1	NATURAL VENTILATION EQUALING 4% OF THE FLOOR AREA SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOORS UNLESS AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGES PER HOUR IN THE ROOM OR A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM.	RC R303	36	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: APPROVED STRUCTURAL SHEATHING OF A MINIMUM THICKNESS OF 7/16" COORDINATE WITH SHEAR WALL SCHEDULE. FOR ADDITIONAL BRACED WALL PANEL CONSTRUCTION OPTIONS, EXCEPTIONS AND RESTRICTIONS SEE RC SECTION R602.10. COORDINATE WITH STRUCTURAL FOR WIND AND SEISMIC AND ANY SPECIAL REQUIREMENTS.	RC R502.4						
GUARDS SHALL MEET THE FOLLOWING REQUIREMENTS: GUARDS ARE REQUIRED AT ALL PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AND SHALL BE NOT LESS THAN 36 INCHES ABOVE THE FLOOR OR GRADE BELOW. SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREAD. 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 INCHES IN DIAMETER. 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 INCHES IN DIAMETER CANNOT PASS THROUGH. THE GUARDS AT SIDES OF STAIR TREADS SHALL HAVE GUARD SUCH THAT A 4 INCH SPHERE CANNOT PASS THROUGH IT.	RC R312	2	SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS AND SHALL MEET THE FOLLOWING REQUIREMENTS: 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 ACC ETCHED, SANDBLASTED, CERAMIC FRED OR EMBOSSED ON GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED. PROVIDE SAFETY GLAZING IN ALL DOORS INCLUDING SIDE HINGED DOORS, SLIDING DOORS, SLIDING PANELS, BIFOLD DOORS, STORED DOORS, FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE. PROVIDE SAFETY GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH-TUBS 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 INCHES ABOVE A STANDING OR WALKING SURFACE. 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 INCHES ABOVE THE FLOOR, TOP EDGE GREATER THAN 36 INCHES ABOVE FLOOR AND WITHIN 36 INCHES OF A WALKING SURFACE. 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 INCHES ABOVE THE WALKING SURFACE. PROVIDE SAFETY GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 36 INCHES OF THE TOP OR BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE A STANDING OR WALKING SURFACE.	RC R308 RC R308.4 (EXCEPTIONS) RC R308.4 (2.3.5.6) RC R308.4 (5) RC R308.4 (3) RC R308.4 (4) RC R308.4 (5) RC R308.4 (7)	3	EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL MEET THE FOLLOWING REQUIREMENTS: BASEMENTS WITH HABITABLE SPACES SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR DOOR OR ACCESS TO AN ADJOINING BEDROOM WITH AN EMERGENCY ESCAPE AND RESCUE WINDOW. BASEMENTS WITH SLEEPING ROOMS SHALL EACH HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR DOOR. 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 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES. EMERGENCY OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS. WINDOW SHALL A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL.	RC R303 RC R303 RC R308 RC R303.3 RC R310 RC R310.1 RC R310.2 RC R310.3 RC R310.4 RC R310.1	37	JOISTS UNDER AND PARALLEL TO BEARING PARTITIONS SHALL BE SIZED PER ENGINEER WHEN USING FLOOR TRUSSES USE 2 X 4 X 8 AT 24" O/C.	RC R502.4			
OPTIONAL FLOOR SYSTEM TO BE 1 1/2" LIGHT WEIGHT CONCRETE (COORDINATED WITH HVAC HEATING CONTRACTOR) OVER VAPOR BARRIER OVER 3/4" 18g A.P.A. RATED SHEATHING GLUED AND NAILED TO FLOOR JOIST (SIZE AND SPACING AS PER FRAMING PLAN) PROVIDE 2X4 @ 16" O/C (LAD PLAT) PRESSURE TREATED SLEEPER IN CONCRETE SLAB WHERE ALL WOOD FINISHED FLOORING OCCURS. DOUBLE JOIST UNDER BEARING WALLS. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TYPICAL CEILING FINISH TO BE 5/8" GYPSUM BOARD UNLESS NOTED OTHERWISE. PROVIDE INSULATION SYSTEM (AS PER NOTES AND ENERGY CODE) IN FLOORS OVER OUTSIDE OR UNHEATED AREAS.	RC R312	4	THE OPERABLE WINDOW AREA IN BATHROOMS, WATER CLOSET COMPARTMENTS, AND OTHER SIMILAR ROOMS SHALL NOT BE LESS THAN 1/2 SQ. FT. UNLESS A MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 50 CFM FOR INTERMITTENT OPERATION OR 20 CFM FOR CONTINUOUS OPERATION PROVIDED.	RC R303.3	38	INTERIOR WALLS TO BE 2X STUDS AT 16" O/C (AS PER PLANS) WITH DOUBLE TOP AND BOTTOM PLATES. PROVIDE TREATED SOLE PLATE WHERE IN CONTACT WITH CONCRETE. PROVIDE SOLID 2X MID SPAN BLOCKING IN WALLS EXCEEDING 10'-0". PROVIDE 5/8" GYPSUM BOARD FINSH EACH SIDE.	RC CHAPTER 5						
GYPSUM BOARD TO BE 5/8" THICK (UNLESS OTHERWISE NOTED ON PLANS). ATTACHED TO FRAMING WITH APPROVED SCREWS AS PER MFG. PROVIDE A LEVEL 4" FINSH AS PER INDUSTRY STANDARDS. PROVIDE SQUARE CORNER BEAD/TRIM FINISH. WALLS TO HAVE TEXTURED FINISH TYPICAL (U.N.O.). (CONTRACTOR TO PROVIDE MOCKUP FOR APPROVAL)	RC R312	5			39								

2 JUNE 2016

NO.	REVISIONS

A NEW DESIGN FOR :
LOT 37 POWDER MOUNTAIN
WEBER COUNTY, UT

UP WALLS
DESIGN

1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708

AO.2

GENERAL NOTES

NO.	DESCRIPTION	CODE REF.	NO.	DESCRIPTION	CODE REF.	NO.	DESCRIPTION	CODE REF.		
MECH.	26	FUEL-FIRED WATER HEATERS SHALL NOT BE INSTALLED IN A ROOM USED AS A STORAGE CLOSET, NON-DIRECT-VENT WATER HEATERS LOCATED IN A BEDROOM OR BATHROOM SHALL BE INSTALLED IN A SEALED ENCLOSURE SO THAT COMBUSTION AIR WILL NOT BE TAKEN FROM THE LIVING SPACE.	RC M20052	6	BATHROOM EXHAUST DUCT WORK TO BE ALUMINUM, GALVANIZED STEEL OR APPROVED FIBER GLASS. KITCHEN HOOD EXHAUST DUCTS TO BE GALVANIZED STEEL, STAINLESS STEEL OR COPPER. DUCTS TO BE AIRTIGHT AND EQUIPPED WITH A BACK DRAFT DAMPER. ALL DUCTS TO TERMINATE OUTSIDE.	RC M1503 RC M1505	STAIR	8	USE MIN. 2X12 STRINGERS AT ALL STAIRWAY CONDITIONS. PROVIDE (3) STRINGERS MIN. IF TREAD IS CONSTRUCTED OF 3/4" MIN. PARTICLE BD.	
	1	THE ELECTRICAL SYSTEM SHALL BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE AND NATIONAL CODES. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SHOWN ON THE DRAWINGS.		7	CONTRACTOR TO ASSURE THAT A FLOOR DRAIN IS INSTALLED BY THE WATER HEATER. CONTRACTOR TO ASSURE THAT A METAL PAN IS INSTALLED UNDER THE WATER HEATER OR STEAM SHOWER EQUIPMENT IF LOCATED ON A WOOD FLOOR.			9	MAX RISER HEIGHT IS NOT TO EXCEED 7.75' IN HEIGHT AND TREAD WIDTH IS NOT TO BE LESS THAN 10" TYP. FOR ALL STAIR LOCATIONS. SEE RISER HEIGHT DESIGNATION LOCATED AT THE BASE OF STAIR FOR ACTUAL CONDITION. IF OPEN RISERS ARE PROVIDED THE OPENINGS SHALL BE LESS THAN 4".	RC R3R741
	2	THE CONTRACTOR SHALL PROVIDE A COMPLETE ELECTRICAL INSTALLATION INCLUDING, BUT NOT LIMITED TO: FEEDERS, PANEL BOARDS, RELAY BRANCH CIRCUIT WIRING, CONDUITS, WIRE METER BASES, COMPLETE WIRING FOR MOTORS, EXHAUST FANS, LINE VOLTAGE CONNECTIONS FOR HVAC EQUIPMENT, SPECIALTY LIGHTING FIXTURES, OUTLET BOXES COVER PLATES, WALL SWITCHES, FIXTURES, RECEPTACLES, ETC.		8	BATHROOM EXHAUST FAN SPECIFICATIONS: BATHROOM EXHAUST FANS SHALL BE CAPABLE OF VENTILATING 50 CFM FOR INTERMITTENT OPERATION OR 20 CFM FOR CONTINUOUS OPERATION. VENTILATION AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. EXHAUST FANS SHALL BE SIZED FOR MINIMAL RATE OF 50 CFM, DUCTED TO OUTSIDE. FANS TO BE DIRECT DRIVE CENTRIFUGAL UNITS WITH SLOW SPEED MOTOR PROVIDE ACOUSTICAL INSULATION, GRILLS, CAPS, ETC. AS REQUIRED.	RC R3033		10	STAR AND RAMPS REQUIRED TO MEET ACCESSIBILITY STANDARDS SHALL COMPLY WITH CHAPTER 11 OF THE INTERNATIONAL BUILDING CODE	RC R320
	3	ALL MECHANICAL DRAWINGS INDICATE LOCATIONS AS SCHEMATIC LOCATIONS SHALL BE PER APPROPRIATE CODES. OWNER, CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR FOR ALL POWER REQUIREMENTS.	RC E3301	9	PROVIDE COMFORT HEATING SYSTEM CAPABLE OF MAINTAINING A MIN. 70 DEGREE F. TEMPERATURE AT A POINT 36" ABOVE THE FINISH FLOOR IN ALL HABITABLE AREAS.	RC G2406		1	PROVIDE CONTINUOUS 5/8" TYPE 'X' GYP. BD. AT ALL SURFACES BENEATH ALL STAIR CONDITIONS (1 HR. FIRE RATING).	
	4	ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE IN ACCORDANCE WITH THE IRC AND NATIONAL ELECTRICAL CODE PANELS OR CABINETS ENCLOSED FUSES, CIRCUIT BREAKERS, SWITCHES, OR OTHER ELECTRICAL SERVICE EQUIPMENT SHALL BE IN AN INCONSPICUOUS ACCESSIBLE AND PROTECTED LOCATION. ELECTRICAL PANEL CLEARANCES TO BE A MINIMUM 30" WIDTH, 36" DEPTH, AND 6'-6" FROM FLOOR TOP. ELECTRICAL METER BASE SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM OUTSIDE WEATHER.	RC E3405	10	DRYER EXHAUST DUCT TO BE VENTED TO EXTERIOR. DUCTS TO BE RIGID ALUMINUM WITH SMOOTH INTERIOR SURFACES NO METAL SCREW OR FASTENERS SHALL PENETRATE INTO THE DUCT. JOINTS TO RUN IN THE DIRECTION OF AIR FLOW. MAXIMUM LENGTH SHALL NOT EXCEED 25'-0" (EXCLUDING FLEXIBLE TRANSITION DUCT). THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED 2'5" FOR EACH 45 DEGREE BEND AND 3' FOR EACH 90 DEGREE BEND. TRANSITION DUCTS SHALL NOT BE OBSTRUCTED WITH IN CONSTRUCTION. PROVIDE MAKEUP AIR TO LAUNDRY ROOM.	RC M15023 RC G24394		2	ALL MECHANICAL SHAFTS SHALL HAVE MIN. 1 HR. FIRE RATING.	
	6	ALL BRANCH CIRCUITS THAT SUPPLY RECEPTACLE OUTLETS IN BEDROOMS MUST BE PROVIDED WITH ARC-FAULT PROTECTION.	RC E39021 NEC 2012	11	LINE VOLTAGE AND LOW VOLTAGE CONTROL WIRING SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR. COORDINATE WITH ELECTRICAL CONTRACTOR.			3	TRUE MASONRY FIREPLACES SHALL BE CONSTRUCTED AS TO ASSURE THAT COMBUSTIBLE MATERIAL SHALL NOT BE PLACED WITHIN 2' OF FIREPLACE SMOKE CHAMBER OR CHIMNEY WALLS. COMBUSTIBLE MATERIAL SHALL NOT BE PLACED WITHIN 6" OF THE FIREPLACE OPENING. NO SUCH COMBUSTIBLE MATERIAL WITHIN 12" OF THE FIREPLACE OPENING SHALL NOT PROJECT MORE THAN 1/8" FOR EACH 1' DISTANCE FROM SUCH AN OPENING.	RC R00318
	7	ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS, IN GARAGES, BATHS, UNFINISHED BASEMENTS & OUTSIDE RECEPTACLES SHALL BE GFCI PROTECTED.	RC E3902	12	INSULATE TRUNK AND SUPPLY DUCTS IN ALL UNFINISHED AREAS (IF APPLICABLE), I.E., CRAWL SPACE, GARAGE, ETC.	ECC 5033.3		4	TRUE MASONRY FIREPLACES SHALL BE CONSTRUCTED AS TO ASSURE THAT ALL MASONRY AND CONCRETE CHIMNEYS SHALL BE ANCHORED AT EACH FLOOR, CEILING LINE, OR ROOF LINE MORE THAN 6 FEET ABOVE GRADE EXCEPT WHERE CHIMNEY IS CONSTRUCTED COMPLETELY WITHIN THE EXTERIOR WALLS OF THE BUILDING. ANCHORAGE SHALL CONSIST OF TWO 3/8" X 1" STEEL STRAPS EMBEDDED A MIN 12" INTO CHIMNEY. STRAPS SHALL BE HOOKED AROUND THE OUTER BARS AND EXTEND 6" BEYOND THE BEND. EACH STRAP SHALL BE FASTENED TO A MIN OF 4 FLOOR CEILING OF FLOOR JOISTS OF RAFTERS WITH TWO 1/2" LAG BOLTS EACH FRAMING MEMBER.	RC R0034
	8	HEIGHT OF LIGHT SWITCHES FROM FINISHED FLOOR TO TOP OF SWITCH TO BE 48" TYPICAL UNLESS NOTED OTHERWISE. THE CENTER OF OUTLETS INCLUDING TELEPHONE, CATV, ETC. SHALL BE 18" TYPICAL A.F.F. AT DESKS AND OTHER SURFACES THE OUTLETS SHALL BE 8" TO CENTERLINE ABOVE SURFACE. SWITCHES, TELEPHONE, CATV, ETC. LOCATIONS SHALL BE APPROVED BY OWNER PRIOR TO COMMENCEMENT OF WIRING.		13	PROVIDE MECHANICAL VENTILATION SYSTEM, CONNECTED DIRECTLY TO OUTSIDE. CAPABLE OF PRODUCING FIVE AIR CHANGES PER HOUR, AND DISCHARGE AT DISTANCE OF 3'-0" MIN. FROM ALL OPENINGS.			5	CHIMNEYS SHALL EXTEND AT LEAST 2' HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10', BUT SHALL NOT BE LESS THAN 3' ABOVE THE POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF.	RC G242753
	8	UNLESS NOTED OTHERWISE LOCATE AND INSTALL ONE (1) GFCI WEATHER PROTECTED RECEPTACLE AT 12" ABOVE GRADE LEVEL, AT OUTSIDE SORFFITS FOR XMAS LIGHTS, AT EACH EXTERIOR DOOR, AS PER PLANS.		14	PROVIDE COMBUSTION AIR FOR ALL GAS APPLIANCES AT A RATE OF 1 SQ. IN. PER 3000 BTU/HOUR INPUT. THE ONE OPENING MUST BE IN THE TOP 12" OF THE ROOM. ASSURE MIN 1" CLEARANCE AROUND EQUIPMENT @ SIDES AND REAR OF APPLIANCE ASSURE MIN 6" CLEARANCE IN FRONT OF APPLIANCE.	FGC 304.62		6	CONTRACTOR TO ASSURE FUEL-BURNING APPLIANCES, INCLUDING FIREPLACES, WITH DIRECT VENTS IN ALL SLEEPING AREAS AND PROVIDE APPROVAL NUMBERS PRIOR TO INSTALLATION.	RC G2406 RC 3033
	9	PROVIDE LIGHT FIXTURES IN CLOSETS THAT COMPLY WITH INSTALLATION REQ. AND DIMENSIONS OF IRC E3903.4	RC E3903.4	15	MECHANICAL HEATING SYSTEM TO BE 90% EFFICIENT BOILER WITH RADIANT IN FLOOR HYDRONIC HEATING SYSTEM. THE SYSTEM SHOULD BE CAPABLE OF MAINTAINING WITHIN (1) DEGREE OF THE THERMOSTAT SET POINT. THE CONTRACTOR SHALL GUARANTEE THAT THE SYSTEM SHALL HEAT AND COOL THE FACILITY TO 68 DEGREE FAHRENHEIT HEATING AND 70 DEGREE COOLING AT 3'-0" ABOVE THE FLOOR AND 2'-0" FROM EXTERIOR WALLS THROUGHOUT THE STRUCTURE. SUPPLIER TO PROVIDE HEAT LOSS CALCULATIONS, SHOP DRAWINGS, THERMOSTAT LOCATIONS, AND CUT SHEETS ON ALL PROPOSED EQUIPMENT. SIZE EQUIPMENT AS PER IRC PROVIDE CLEARANCES AS PER MANUFACTURER. PROVIDE TWO SEPARATE COMBUSTION AIR DUCTS, (FROM EXTERIOR) ONE TERMINATING IN LOWER 12" AND ONE TERMINATING IN UPPER 12" OF THE SPACE AS REQUIRED. EACH AREA SHALL HAVE A FREE AREA TO ALLOW COMBUSTION AIR AT A RATE OF 1 SQUARE INCH PER 4,000 BTUS (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTUS (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURE SPECIFICATIONS. ALTERNATIVE COMBUSTION AIR OPTIONS COMPLIANT WITH IRC CHAPTER 17 AND G2407 MAY BE ALLOWED WHEN DEEMED APPROPRIATE AND APPROVED BY THE ARCHITECT. PROVIDE CLEARANCE BETWEEN COMBUSTIBLE MATERIALS AND VENTS AS PER CODE.			7	GAS LOGS AND FIRE PLACE UNITS SHALL BE PROVIDED WITH A SHUTOFF VALVE, LOCATED OUTSIDE OF THE FIREBOX AND WITHIN 6 FEET OF THE APPLIANCE. IF APPLIANCE HAS A GAS LOG LIGHTER, FLUE MUST BE PERMANENTLY BLOCKED OPEN. ALL GAS LOGS, GAS LOG LIGHTERS AND/OR GAS FIREPLACES REQUIRE OUTSIDE COMBUSTION AIR. ALL FLUES MUST MEET MIN. REQUIREMENTS OF 1 SQ. IN. PER 1000 BTUS OF PERMANENTLY BLOCKED OPEN AREA. ALL ROOMS WHERE THESE APPLIANCES ARE INSTALLED MUST EQUAL 50 CUBIC FEET OF VOLUME FOR EACH 1000 BTUS FOR EACH APPLIANCE. IN ADDITION TO THE REQUIRED OUTSIDE COMBUSTIBLE AIR.	RC G2420
	10	AUTOMATIC GARAGE DOOR OPENERS, SHALL BE TESTED IN ACCORDANCE WITH UL325	RC R309.4 UL 325	16	THE CONTRACTOR SHALL LAYOUT AND REFERENCE ALL MECHANICAL DRAWINGS. THESE SHALL BE FOR SHOW INTENT. CONTRACTOR SHALL PROVIDE ALL ENGINEERING REQUIRED SIZE DUCTS, GRILLS, REGISTERS, ETC. REVIEW ALL LOCATIONS AND PLACEMENT FOR GRILLS, ETC. WITH OWNER PRIOR TO PLACEMENT.		8	ALL FIRE PLACES (EXCEPT BEDROOM APPLICATIONS) TO BE FILLED WITH GAS STARTER GAS LOGS SHALL BE PROVIDED WITH A SHUT OFF VALVE LOCATED OUTSIDE OF THE FIREBOX AND WITHIN A 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 OR FIREPLACES REQUIRE OUTSIDE COMBUSTION AIR. ALL FLUES MUST EQUAL 1 SQUARE INCH PER 1000 BTUS. ALL ROOMS WHERE GAS LOGS, LIGHTERS OR FIREPLACES ARE INSTALLED MUST EQUAL 50 CUBIC FT. OF VOLUME PER 1000 BTUS IN ADDITION TO THE REQUIRED OUTSIDE AIR PROVIDE FLUES, COMBUSTION AIR, SPARK ARRESTOR, CLEARANCES, ETC. AS PER MANUFACTURER RECOMMENDATIONS. PROVIDE CHIMNEY CAP FLASHING AND SURROUND. THE CONTRACTOR SHALL VERIFY AND FOLLOW ALL MANUFACTURE REQUIREMENTS FOR INSTALLATION OF FIREPLACE EQUIPMENT, INCLUDING FINISH MATERIAL SUCH AS HEARTHES, MANTEL, AND OTHER COMBUSTIBLE PROJECTIONS, ETC. AND PROVIDE PROPER SETBACKS, CLEARANCES AND PROTECTIONS.	RC G2420	
	11	ALL FIXTURES SHALL HAVE A U.L. LABEL LISTING. IF NOT U.L. LISTED FIXTURE SHALL NOT BE USED. ALL RECESS DOWN LIGHTS LOCATED IN INSULATED CEILING TO BE THERMAL RATED AND BE IN AN AIR TIGHT SEALED CAN, ALL CAST IN PLACE FIXTURES TO BE INCLUDED IN BASE BID. ALL RECESSED DOWN LIGHTS TO BE INCLUDED IN BASE BID AS SELECTED BY ARCHITECT, DESIGNER OR OWNER. ALL LIGHTS LOCATED IN WET OR DAMP LOCATIONS SHALL MEET IRC E3903.8 - E3903.11 REQUIREMENTS.	RC E3903	17	IF MECH. ROOM IS LOCATED ADJ. TO GARAGE AND ACCESSED THROUGH GARAGE, ENSURE FLOOR SURFACE OF MECHANICAL ROOM IS MIN. 18" ABOVE GARAGE FLOOR, AND SHALL BE ADEQUATELY PROTECTED FROM AUTOMOBILES.	RC M1307.3 RC M1307.31	9	NOT USED		
	12	ALL STRUCTURED WIRING (I.E. FUTURE SMART CABLE, COAX, ETC. TO HAVE A MINIMUM SEPARATION OF 12" FROM HIGH VOLTAGE WIRING.		18	PROVIDE 30" CLEAR FROM RANGE TOP TO COMBUSTIBLE MATERIALS (ABOVE).	RC M1306 RC M1301	10	GARAGE ATTIC ACCESS DOORS SHALL BE 20 MINUTE LABELED OR OF EQUIVALENT CONSTRUCTION.	RC R309	
	13	CONTRACTOR SHALL PROVIDE FULL LAYOUT AND DESIGN FOR HOME SECURITY SYSTEM THROUGHOUT RESIDENCE. CONTRACTOR TO PROVIDE SECURITY SYSTEM CUT SHEETS, SPECIFICATIONS, ETC. FOR APPROVAL BY OWNER PRIOR TO ORDERING AND INSTALLATION.		19	CONTRACTOR TO PROVIDE MAKE, MODEL, BTUS AND EFFICIENCY OF FURNACE USED TO LOCAL BUILDING DEPT. PRIOR TO INSTALLATION.		11	CARPORITS NOT OPEN ON AT LEAST TWO SIDES SHALL BE CONSIDERED A GARAGE AND SHALL COMPLY WITH THE FIRE SEPARATION REQUIREMENTS OF A GARAGE.	RC R309.2	
	14	CARBON MONOXIDE DETECTORS TO BE INSTALLED ON EACH HABITABLE LEVEL OF A DWELLING UNIT EQUIPPED WITH FUEL BURNING APPLIANCES. DETECTOR TO BE HARD WIRED TO BUILDING CIRCUIT WITH BATTERY BACK UP.	STATE AMENDMENT R39.2	20	PROJECTS THAT REQUIRE MECHANICAL DUCT WORK SHALL CONFORM TO THE FOLLOWING. ALL DUCT WORK SHALL BE CONSTRUCTED FROM GALVANIZED SHEET STEEL TO CONFORM WITH "SMACNA" LOW PRESSURE DUCT CONSTRUCTION STANDARDS AND IRC. FABRICATE SHEET METAL DUCTS WITH CROSS-BREAK OR KINK FLAT SURFACES TO PREVENT VIBRATION AND PULSATION. HANG DUCTS WITH STRAPS OF 18 GAUGE GALVANIZED STEEL, AND 1" WIDE ANCHOR DUCTS SECURELY TO STRUCTURE WITH SCREW IN SUCH A MANNER AS TO PREVENT TRANSMISSION WITH VIBRATION. UNDERGROUND ROUND DUCT SHALL BE SCHEDULE 40 P.V.C PIPE OR P.V.S. PIPE (AS REQUIRED BY LOCAL JURISDICTION) WITH FUSION WELDED JOINTS AND CONNECTIONS. RUN OUTS TO FLOOR GRILLES SHALL BE FABRICATED FROM SHEET OR P.V.C. OR P.V.S. OF THE SAME THICKNESS AS PIPE WITH ALL JOINTS AND CONNECTIONS FUSION WELDED.		1	USE APPROPRIATE SIMPSON C.C. CONNECTORS AT ALL COLUMN/BEAM CONDITIONS, U.N.O.		
	15	NOT USED		21	PROVIDE CEILING MOUNTED LOW PROFILE GAS FIRED UNIT HEATER. INSTALL WITH CLOSED FLUE AND COMBUSTION AIR. PROVIDE THERMOSTAT AND RELATED EQUIPMENT AS REQUIRED. INSTALL AS PER MANUFACTURE AND LOCAL CODES (IF APPLICABLE)		2	USE APPROPRIATE SIMPSON C.B. CONNECTORS AT ALL COLUMN BASE CONDITIONS, U.N.O.		
	16	INSTALL SMOKE DETECTORS IN ALL SLEEPING AREAS. ALL ACCESS WAYS TO SLEEPING AREAS. ALL ROOMS WITH SLOPED WALLS ADJACENT TO HALLS SERVING BEDROOMS. ALL DETECTORS SHALL BE HARD WIRED W/ BATTERY BACK-UP AND SHALL BE INTERCONNECTED	RC R34	22	REMOVE DEBRIS AND TRASH FROM DUCT WORK AND VACUUM ALL DUCTS AFTER INSTALLATION. RUN SUPPLY AND EXHAUST FANS BEFORE GRILLES AND REGISTERS ARE INSTALLED AND BEFORE CEILING AND WALLS ARE PAINTED. THE ADJUSTMENT OF THE AIR SYSTEMS SHALL BE ADJUSTED TO WITHIN PLUS OR MINUS 5% OF THE AIR CAPACITY.		3	USE SIMPSON A35 ANCHORS AT 32" O.C. AT ALL FLOOR JOIST/BRG. WALL CONDITIONS.		
	17	CONTRACTOR TO ASSURE THAT ALL GAS AND ELECTRICAL METERS ARE INSTALLED IN AN AREA THAT IS PROTECTED FROM SNOW AND ICE DAMAGE AND IS EASILY ACCESSIBLE THROUGHOUT THE YEAR.		23	SPARK ARRESTORS SHALL MEET IRC R301.6.1 WITH NET FREE AREA FOUR TIMES THE 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.		4	USE SIMPSON A35 ANCHORS AT EACH ROOF JOIST/BRG. WALL CONNECTION TYP.		
	18	NOT USED		24	CONTRACTOR TO SUBMIT LAYOUT PLANS, DESIGN CALCULATIONS, AND PRODUCT SPECIFICATIONS FOR THE RADIANT HEAT SYSTEM. NO SNOW MELT TUBING OR MESH IS PERMITTED IN THE PUBLIC RIGHT-OF-WAY WITHOUT A SEPARATE PERMIT FROM THE MUNICIPAL ENGINEER.		5	AS REQUIRED CONTRACTOR TO OBTAIN SPECIAL INSPECTION FOR ALL FIELD WELDING AND HIGH STRENGTH BOLTING, AND IS RESPONSIBLE FOR ALL SUCH COORDINATION OF SPECIAL INSPECTION WITH RELATED TRADES.		
	19	ALL ELECTRICAL RECEPTACLES SHALL BE SPACED AS PER PLANS, 2012 IRC, CHAPTERS 38, 39 AND OTHER APPLICABLE SECTIONS OF THE CODE.		25	IF GAS LINE IS OVER 4 OZ. IN PRESSURE, THEN CONTRACTOR SHALL PROVIDE A GAS PIPING SCHEMATIC FOR THE SYSTEM. CLEARLY IDENTIFY THE OPERATING PRESSURE, TYPE OF PIPING MATERIAL, SIZE OF THE GAS PIPE, LENGTHS OF PIPING RUNS, CAPACITY OF EACH APPLIANCE IN BTUS/HOUR OF CUBIC FT. OF GAS PER HOUR. IDENTIFY THE BRAND AND LOCATION OF EACH REGULATOR, AND VENTING OF EACH REGULATOR.		6	CONTRACTOR TO ASSURE A MIN 3/4" DIA. FOUNDATION ANCHOR BOLTS EMBEDDED MIN 7" INTO CONCRETE. PROVIDE MIN 2" X 2" X 3/8" SQUARE PL WASHERS FOR EACH BOLT RE. SHEARWALL SCHEDULE FOR ACTUAL BOLT SIZE AND PLACEMENT REQUIRED.		
20	ELECTRICAL SYSTEM FOR SPA MUST COMPLY WITH 2012 IRC, CHAPTER 41.	RC CHAPTER 41				7	CONTRACTOR TO PROVIDE HURRICANE TIES ON ALL ROOF RAFTERS AND TRUSSES.			
PLUMBING	1	THE PLUMBING SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE AND NATIONAL CODES. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ITEMS RELATED TO THE PROJECT AS PER INDUSTRY STANDARDS.		21	PROVIDE CEILING MOUNTED LOW PROFILE GAS FIRED UNIT HEATER. INSTALL WITH CLOSED FLUE AND COMBUSTION AIR. PROVIDE THERMOSTAT AND RELATED EQUIPMENT AS REQUIRED. INSTALL AS PER MANUFACTURE AND LOCAL CODES (IF APPLICABLE)		CONNECTIONS	1	USE APPROPRIATE SIMPSON C.C. CONNECTORS AT ALL COLUMN/BEAM CONDITIONS, U.N.O.	
	2	THE PLUMBING CONTRACTOR TO BE RESPONSIBLE FOR THE COMPLETE PLUMBING INSTALLATION AND PROVIDE A (1) YEAR WARRANTY AFTER OWNERS WRITTEN ACCEPTANCE.		22	REMOVE DEBRIS AND TRASH FROM DUCT WORK AND VACUUM ALL DUCTS AFTER INSTALLATION. RUN SUPPLY AND EXHAUST FANS BEFORE GRILLES AND REGISTERS ARE INSTALLED AND BEFORE CEILING AND WALLS ARE PAINTED. THE ADJUSTMENT OF THE AIR SYSTEMS SHALL BE ADJUSTED TO WITHIN PLUS OR MINUS 5% OF THE AIR CAPACITY.			2	USE APPROPRIATE SIMPSON C.B. CONNECTORS AT ALL COLUMN BASE CONDITIONS, U.N.O.	
	3	VISIT THE JOB SITE PRIOR TO BIDDING ON THE PROJECT TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND ANY INTERFERENCE.		23	SPARK ARRESTORS SHALL MEET IRC R301.6.1 WITH NET FREE AREA FOUR TIMES THE 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.			3	USE SIMPSON A35 ANCHORS AT 32" O.C. AT ALL FLOOR JOIST/BRG. WALL CONDITIONS.	
	4	CONTRACTOR TO ENSURE THAT THERE IS NO PLUMBING IN EXTERIOR WALLS.		24	CONTRACTOR TO SUBMIT LAYOUT PLANS, DESIGN CALCULATIONS, AND PRODUCT SPECIFICATIONS FOR THE RADIANT HEAT SYSTEM. NO SNOW MELT TUBING OR MESH IS PERMITTED IN THE PUBLIC RIGHT-OF-WAY WITHOUT A SEPARATE PERMIT FROM THE MUNICIPAL ENGINEER.			4	USE SIMPSON A35 ANCHORS AT EACH ROOF JOIST/BRG. WALL CONNECTION TYP.	
	5	CONTRACTOR TO ASSURE THAT THERE IS A 21" MIN CLEARANCE IN FRONT OF WATER CLOSET, AND A 30" WIDE CLEARANCE OF FINISHED SPACE FOR WATER CLOSET.		25	IF GAS LINE IS OVER 4 OZ. IN PRESSURE, THEN CONTRACTOR SHALL PROVIDE A GAS PIPING SCHEMATIC FOR THE SYSTEM. CLEARLY IDENTIFY THE OPERATING PRESSURE, TYPE OF PIPING MATERIAL, SIZE OF THE GAS PIPE, LENGTHS OF PIPING RUNS, CAPACITY OF EACH APPLIANCE IN BTUS/HOUR OF CUBIC FT. OF GAS PER HOUR. IDENTIFY THE BRAND AND LOCATION OF EACH REGULATOR, AND VENTING OF EACH REGULATOR.			5	AS REQUIRED CONTRACTOR TO OBTAIN SPECIAL INSPECTION FOR ALL FIELD WELDING AND HIGH STRENGTH BOLTING, AND IS RESPONSIBLE FOR ALL SUCH COORDINATION OF SPECIAL INSPECTION WITH RELATED TRADES.	
	6	ALL TANK TYPE WATER CLOSETS ARE TO HAVE A FLOW RATE NOT GREATER THAN 1.6 GALLONS PER FLUSH. ALL SHOWERS TO HAVE A FLOW RATE OF 2.5 GPM.	RC P2903.2					6	CONTRACTOR TO ASSURE A MIN 3/4" DIA. FOUNDATION ANCHOR BOLTS EMBEDDED MIN 7" INTO CONCRETE. PROVIDE MIN 2" X 2" X 3/8" SQUARE PL WASHERS FOR EACH BOLT RE. SHEARWALL SCHEDULE FOR ACTUAL BOLT SIZE AND PLACEMENT REQUIRED.	
	7	ALL VENTS SHALL BE GAUGED TO THE FEWEST NUMBER POSSIBLE TO PENETRATE ROOF AND SHOULD BE A MINIMUM 10'-0" FROM EAVES. ALL VENTS TO BE SIZED AS PER IRC REQUIREMENTS AND / OR NOT LESS THAN 3" DIAMETER PIPE. PROVIDE FLASHING AS REQUIRED.	RC P303.2					7	CONTRACTOR TO PROVIDE HURRICANE TIES ON ALL ROOF RAFTERS AND TRUSSES.	
	8	ALL HOSE BIBS SHALL BE NON-FREEZE TYPE WITH BACK FLOW PREVENTOR.	RC P290233					MECHANICAL	1	THE MECHANICAL SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE, AND NATIONAL CODES. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ITEMS, RELATED TO THE PROJECT AS PER INDUSTRY STANDARDS.
						2	THE MECHANICAL CONTRACTOR TO BE RESPONSIBLE FOR THE COMPLETE MECHANICAL INSTALLATION AND PROVIDE A (1) YEAR WARRANTY AFTER OWNERS WRITTEN ACCEPTANCE. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH OPERATION AND MAINTENANCE MANUALS.			
						3	IF MECH. ROOM IS LOCATED ADJ. TO GARAGE AND ACCESSED THROUGH GARAGE, ENSURE FLOOR SURFACE OF MECHANICAL ROOM IS MIN. 18" ABOVE GARAGE FLOOR, AND SHALL BE ADEQUATELY PROTECTED FROM AUTOMOBILES.			
						4	VISIT THE JOB SITE PRIOR TO BIDDING THE PROJECT TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND ANY INTERFERENCES.			
						5	CONTRACTOR TO OBTAIN APPROVAL BY CITY/COUNTY ENGINEER PRIOR TO CONNECTION OF GARAGE FLOOR DRAIN TO STORM SEWER SYSTEM. IF SUCH APPROVAL IS GRANTED, A SAND/GREASE TRAP WILL BE REQUIRED.			

2 JUNE 2016

REVISIONS

THE ABOVE DRAWING AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, DESIGNER AND PROPERTY OF THE CLIENT. NO PART THEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT, DESIGNER AND PROPERTY OF THE CLIENT. THE ARCHITECT, DESIGNER AND PROPERTY OF THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT, DESIGNER AND PROPERTY OF THE CLIENT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWINGS OR SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

A NEW DESIGN FOR :
LOT 37 POWDER MOUNTAIN
 LOT 37 POWDER MOUNTAIN
 WEBER COUNTY, UT

UP WALLS
DESIGN
 1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708

A0.3

GENERAL NOTES

2 JUNE 2016

NO.	REVISIONS

NO.	DESCRIPTION	CODE REF.	NO.	DESCRIPTION	CODE REF.	NO.	DESCRIPTION	CODE REF.
5	<p>13. RESIDENTIAL LIGHTING.</p> <p>I. ALL EXTERIOR LIGHTS ON PORCHES, GARAGE DOORS OR ENTRYWAYS SHALL BE SHIELDED TO PREVENT GLARE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT OF WAYS AND LIGHT TRASPASS IN TO THE NIGHT SKY.</p> <p>II. LIGHTS SHALL BE DIRECTED AT WALKWAYS OR ENTRIES AND SHALL NOT BE DIRECTED IN TO THE NIGHT SKY. HIGH-PRESSURE SODIUM FIXTURES ARE THE RECOMMENDED LIGHT SOURCE. COMPACT FLUORESCENT ARE ALSO PERMITTED.</p> <p>III. BARE BULB LIGHT FIXTURES SUCH AS FLOOD OR SPOTLIGHTS ARE NOT PERMITTED.</p> <p>IV. LIGHTING EXTERIOR BUILDING FEATURES FOR ARCHITECTURAL INTEREST IS PROHIBITED.</p> <p>V. SECURITY LIGHTING SHALL BE FULLY SHIELDED AND SHALL BE SET ON A TIMER OR MOTION DETECTOR. INFRARED SENSOR SPOTLIGHTS ARE THE RECOMMENDED LIGHT TYPE FOR SECURITY.</p> <p>VI. PRIVATE SPORT COURT FACILITIES SHALL USE FULLY SHIELDED FIXTURES AND SHALL NOT USE THE LIGHTS PAST 11 P.M.</p> <p>14. SEASONAL DISPLAY OF LIGHTS</p> <p>14.1. SEASONAL RESTRICTIONS APPLY TO THE HCB, GC, LI AND HRC ZONES. THE HR1, HR-2, E, HRL, SF, RM, R-1, RDM, AND RD ZONES ARE EXEMPT FROM THIS REQUIREMENT. WINTER SEASONAL DISPLAYS ARE PERMITTED FROM THE FIRST OF NOVEMBER TO THE 15TH OF APRIL. DISPLAYS SHOULD BE TURNED OFF AT MIDNIGHT. ANY COLOR OR LIGHTS MAY BE USED. HOWEVER THE LIGHTS SHALL NOT BE USED TO CREATE ADVERTISING MESSAGES OR SIGNS (E.G. SPELLING OUT THE NAME OF A BUSINESS IS PROHIBITED).</p>	<p>ORDINANCE 96-7 ADOPTED FEBRUARY 23, 1998 CHAPTER 9 OF THE LAND MANAGEMENT</p>	3 CONT.	<p>WEEPHOLES SHALL BE PROVIDED IN THE OUTSIDE OF MASONRY WALLS AT A MAXIMUM SPACING OF 33 INCHES ON CENTER. WEEPHOLES SHALL BE NOT LESS THAN 3/16 INCH IN DIAMETER. WEEPHOLES SHALL BE LOCATED IMMEDIATELY ABOVE THE FLASHING. 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 INCH. WHERE STRAND WIRE IS USED FOR ANCHORAGE THE DISTANCE SEPARATING THE VENEER FROM THE SHEATHING SHALL BE A MAXIMUM OF 4 1/2 INCHES.</p>	<p>RC R703.7.6</p> <p>RC R703.7.4</p>	9	WATER STORAGE TANKS TO HAVE SEISMIC STRAPPING TIE DOWNS. SIZE OF WATER HEATER / WATER STORAGE TANK AS PER CODE.	<p>RC M307.2</p> <p>RC G2404.8</p> <p>RC P2601.2 STATE AMENDMENT</p>
			4	<p>EXTERIOR SMOOTH SIDING SYSTEM TO BE A 1X2 EXTERIOR GRADE CEDAR SHIP LAP CUT TO SIZE (AS PER DETAIL) OVER VAPOR BARRIER HOUSE WRAP ON EXTERIOR GRADE. A.P.A. RATED SHEATHING. SHEATHING AS PER STRUCTURAL FRAMING TO BE 2X6 STUDS AT 16" O/C. COORDINATE WITH STRUCTURAL WITH DOUBLE TOP AND BOTTOM PLATE. PROVIDE TREATED SOLE PLATE WHERE IN CONTACT WITH CONCRETE.</p>	<p>RC CHAPTER 6</p> <p>RC CHAPTER 7</p>	10	PROVIDE FLOOR DRAIN AND / OR DRIP PAN UNDER HEATER, SPA HOT TUB, WASHING MACHINE, STEAM SHOWER EQUIPMENT, ETC. IF LOCATED ON WOOD FLOOR STRUCTURE.	<p>RC P2601</p>
			5	<p>PAINT SCHEDULE, FINISH, COLOR, ETC. TO BE COORDINATED WITH OWNER, INTERIOR DESIGNER, AND ARCHITECT PRIOR TO INSTALLATION.</p> <p>EXTERIOR</p> <p>EXTERIOR WOOD SIDING TO RECEIVE (2) COATS SEMI TRANSPARENT STAIN. PRE STAIN ALL MATERIALS WHERE POSSIBLE.</p> <p>EXTERIOR WOOD, TRIM, FASCIA SOFFITS, TO RECEIVE (2) COATS SEMI TRANSPARENT STAIN. PRE STAIN ALL MATERIALS WHERE POSSIBLE.</p> <p>WINDOWS TO HAVE FACTORY FINISH.</p> <p>INTERIOR</p> <p>GYPSSUM BOARD INCLUDING ALL WALLS, CEILING, ETC. TO RECEIVE (1) COAT PVA PRIMER AND (2) COATS ACRYLIC LATEX (STAIN FINISH).</p> <p>INTERIOR TRIM INCLUDING DOORS, BASE, CASINGS, TRIM, ETC. TO RECEIVE (1) COAT SEALER AND (2) COATS SEMI TRANSPARENT STAIN AND (1) COAT CLEAR FINISH.</p> <p>HARDWOOD FLOORING TO RECEIVE (3) COATS GUSTA GOLD SEALER (O.A.E.) (APPLIED BY FLOORING CONTRACTOR).</p> <p>EXPOSED CONCRETE FLOORS TO RECEIVE (1) COAT SEALER.</p>	<p>RC CHAPTER 9</p>	11	THE CONTRACTOR SHALL INSTALL ALL PLUMBING FIXTURES IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. TAKE CARE DURING BUILDING CONSTRUCTION TO INSURE PROVISIONS ARE MADE FOR PROPER FIXTURE SUPPORT, PROTECTION, AND THAT ROUGH-IN PIPING IS ACCURATELY SET AND PROTECTED FROM MOVEMENT OR DAMAGE.	
			6	<p>METAL ROOFING SYSTEM TO BE 'COPPER' OR APPROVED METAL STANDING SEAM ROOFING SYSTEM. PROVIDE FLASHING TRIM AS PER NOTES AND IRC ROOFING AND RELATED ITEMS TO BE INSTALLED AS PER MANUFACTURE. ROOFING TO BE INSTALLED OVER ICE AND WATER SHIELD OVER 5/8" EXTERIOR GRADE A.P.A. RATED SHEATHING (RIN PERPENDICULAR TO RAFTERS) OVER ROOF FRAMING AS PER STRUCTURAL PLANS. SEE GENERAL STRUCTURAL NOTES FOR DIAPHRAGM NAILING, HURRICANE TIE HOLD DOWNS, ETC. PROVIDE INSULATION SYSTEM AS PER NOTES AND ENERGY CODE. PROVIDE 5/8" GYPSSUM BOARD FINISH (U.N.O.).</p>	<p>RC CHAPTER 9</p>	12	THE CONTRACTOR SHALL TEST ALL PIPING INCLUDING DRAINAGE WASTE LINES, WATER PIPING, NATURAL GAS PIPING, ETC. TEST IN ACCORDANCE WITH IRC AND LOCAL CODES AND AUTHORITIES. WATER LINES TO BE DISINFECTED IN ACCORDANCE WITH LOCAL HEALTH DEPARTMENT REGULATIONS. INSULATE ALL PLUMBING FIXTURE WASTE LINES TO DAMPEN SOUND TRANSMISSION.	
			7	<p>EXTERIOR SHINGLE WALL SYSTEMS TO BE STAGGER STEP CEDAR SHINGLE. PROVIDE 7" EXPOSURE. SHINGLES TO BE INSTALLED OVER TYVEK (O.A.E.) VAPOR BARRIER HOUSE WRAP ON 1/2" EXTERIOR GRADE A.P.A. RATED SHEATHING. FRAMING TO BE 2X6 STUDS AT 16" O/C WITH DOUBLE TOP AND BOTTOM PLATE. PROVIDE TREATED SOLE PLATE WHERE IN CONTACT WITH CONCRETE. PROVIDE SOLID 2X FIRE BLOCKING AT WALL, MID SPAN, SOFFITS, FLOOR AND CEILING JOISTS LINES AS REQUIRED. FIRE BLOCK AT 10'-0" O/C. VERTICAL AND HORIZONTAL AT ATTICS AND CHIMNEY SPACES FOR ZERO CLEARANCE FIREPLACE CHIMNEYS. PROVIDE INSULATION SYSTEM AS PER NOTES AND ENERGY CODE. PROVIDE 5/8" GYPSSUM BOARD FINISH.</p>	<p>RC CHAPTER 6</p> <p>RC CHAPTER 7</p>	13	PROVIDE ANTI-SCALD SHOWER VALVE ON ALL TUBS, SHOWERS, ETC.	
			8	<p>EXTERIOR VERTICAL BATT ON BOARD WALL SYSTEM TO BE 1X2 CEDAR BATT (AS PER DETAILS) ON 1X2 CEDAR BOARD (AS PER DETAILS) SIDING SYSTEM TO BE INSTALLED OVER TYVEK (O.A.E.) VAPOR BARRIER HOUSE WRAP ON 1/2" EXTERIOR GRADE A.P.A. RATED SHEATHING. FRAMING TO BE 2X6 STUDS AT 16" O/C WITH DOUBLE TOP AND BOTTOM PLATE. PROVIDE TREATED SOLE PLATE WHERE IN CONTACT WITH CONCRETE. PROVIDE SOLID 2X FIRE BLOCKING AT WALL, MID SPAN, SOFFITS, FLOOR AND CEILING JOISTS LINES AS REQUIRED. FIRE BLOCK AT 10'-0" O/C. VERTICAL AND HORIZONTAL AT ATTICS AND CHIMNEY SPACES FOR ZERO CLEARANCE FIREPLACE CHIMNEYS. PROVIDE INSULATION SYSTEM AS PER NOTES AND ENERGY CODE. PROVIDE 5/8" GYPSSUM BOARD FINISH.</p>	<p>RC CHAPTER 6</p> <p>RC CHAPTER 7</p>	14	WASTE LINES SHALL BE PROVIDED WITH A CLEAN OUT AS REQUIRED BY CODE. EXTEND CLEAN OUTS TO AN ACCESSIBLE SURFACE. DO NOT PLACE CLEAN OUT ON FLOOR UNLESS APPROVED.	
			9	<p>ROOFING TO BE 50 YEAR ARCHITECTURAL ASPHALT SHINGLE. PROVIDE COPPER OR APPROVED METAL FLASHING TRIM AS PER NOTES AND IRC PROVIDE MINIMUM 26 GAUGE NON CORROSIVE METAL VALLEY FLASHING EXTENDING A MIN. 2" FROM CENTER LINE EACH WAY. SHINGLE EXPOSURE AS PER IRC TABLE R905.8.6 ROOFING AND RELATED ITEMS TO BE INSTALLED AS PER MANUFACTURE. ROOFING TO BE INSTALLED OVER ICE AND WATER SHIELD ON ENTIRE ROOF. ICE AND WATER SHIELD TO BE EXTENDED A MINIMUM OF 2'-0" UP ALL DORMERS, SIDE WALLS AS PER MANUFACTURE. ROOFING SYSTEM TO BE INSTALLED OVER 5/8" EXTERIOR ROOF SHEETINGS AS PER STRUCTURAL PLANS. SEE GENERAL STRUCTURAL NOTES FOR DIAPHRAGM NAILING, HURRICANE TIE HOLD DOWNS ETC. PROVIDE INSULATION SYSTEM AS PER NOTES AND ENERGY CODE. PROVIDE 5/8" GYPSSUM BOARD FINISH (U.N.O.).</p>	<p>RC CHAPTER 9</p> <p>RC TABLE R905.8.6</p>	15	ALL SUPPLY, WASTE, & GAS LINE MATERIALS, WORKMANSHIP, AND INSTALLATION AS PER INDUSTRY STANDARDS AND AS PER CODE. ALL WATER LINES TO BE TYPE 'L' HARD DRAWN COPPER OR POLYETHYLENE CROSS-LINK PIPING (MANIFOLD BLOCK SYSTEM) FOR ABOVE GROUND APPLICATIONS OR APPROVED EQUAL. PROVIDE TYPE 'K' COPPER FOR UNDERGROUND PIPING. PROVIDE CONTINUOUS LINE WITH NO JOINTS FOR UNDERGROUND APPLICATIONS. UNLESS APPROVED, ALL FITTINGS TO BE COPPER WITH SWEAT SOLDER JOINTS. ALL WASTE LINES TO BE P.V.C. OR A.B.S. PLASTIC PIPE. NATURAL GAS LINES TO BE SCHEDULE 40 BLACK STEEL OR FLEX PLASTIC PIPE. AS APPROVED BY GAS COMPANY.	<p>RC CHAPTER 24</p>
			10	<p>WOOD SHINGLES AND WOOD SHAKES ARE NOT PERMITTED IN ANY AREA WITH A WILDFIRE HAZARD CLASSIFICATION OF 12 OR MORE AS DETERMINED BY PARK CITY MUNICIPAL CODE.</p>		16	PROVIDE CULINARY WATER SOFTENER SYSTEM THROUGHOUT RESIDENCE AS REQUIRED. INSTALLATION AS PER MANUFACTURER, O.A.E.	<p>RC P2903.4</p>
			11	<p>MIN. #30 INTERLAYMENT BETWEEN COURSES OF SHAKES. ROOF VALLEY FLASHING TO BE A MIN. 26 GALVANIZED SHEET GAUGE CORROSION-RESISTANT METAL EXTENDING AT LEAST 11 INCHES FROM THE CENTERLINE EACH WAY. ICE AND WATER SHIELD THAT EXTENDS FROM THE EAVES SHOULD EXTEND TO A POINT NO LESS THAN 36 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.</p>	<p>RC R305.8.3</p>	17	PLUMBING CONTRACTOR SHALL PROVIDE A SHUT OFF VALVE AND DRAIN AT THE LOWEST LEVEL OF THE FACILITY. SHALL BE SLOPED TO DRAIN AT THE THIS POINT. PROVIDE FLOOR DRAIN AT LOCATION OF PLUMBING SYSTEM DRAIN.	
			12	<p>WOOD SHAKE EXPOSURE SHALL BE DEFINED AS PER RC TABLE 905.8.6</p>	<p>RC TABLE R905.8.6</p>	18	PLUMBING CONTRACTOR TO ASSESS WATER PRESSURE AND ENSURE ADEQUATE PRESSURE IS AVAILABLE. FOR MULTIPLE FIXTURE USE SIMULTANEOUSLY WITHOUT PRESSURE DECREASE OR TEMPERATURE FLUCTUATION.	
			13	<p>COMPOSITION SHINGLES SHALL NOT BE INSTALLED ON ROOFS HAVING A SLOPE LESS THAN 4 TO 12 UNLESS DOUBLE UNDERLAYMENT IS INSTALLED IN ACCORDANCE WITH IRC SECTION R905.2.2</p>	<p>RC R905.2.2</p>	19	CAULK AROUND ALL PLUMBING FIXTURES AT FLOOR AND WALLS WITH FLEXIBLE CAULKING COMPOUND. COLOR TO MATCH FIXTURE.	
			14	<p>ASPHALT SHINGLE, CLAY AND CONCRETE TILE, METAL SHINGLE, MINERAL-SURFACED ROLL ROOFING, SLATE AND SLATE TYPE SHINGLE, WOOD SHINGLE, AND WOOD SHAKE ROOF MATERIALS REQUIRE AN ICE BARRIER THAT EXTENDS FROM THE EDGE OF THE EAVES TO A POINT NOT LESS THAN 36 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.</p>	<p>RC R305</p>	20	AFTER FIXTURES HAVE BEEN SET THE CONTRACTOR SHALL CAREFULLY PROTECT THEM FROM DAMAGE UNTIL THE BUILDING IS OCCUPIED BY THE OWNER. JUST PRIOR TO ACCEPTANCE OF THE JOB BY THE OWNER, THE CONTRACTOR SHALL CLEAN ALL PLUMBING FIXTURES AND REMOVE ALL LABELS. ALL DAMAGED FIXTURES SHALL BE REPLACED.	
			1	<p>CONTRACTOR TO ASSURE THAT ALL GAS AND ELECTRICAL METERS ARE ESTABLISHED IN AN AREA THAT IS PROTECTED FROM SNOW AND ICE DAMAGE. METERS SHALL BE ACCESSIBLE ALL YEAR. METERS TO BE PAINTED TO MATCH COLOR SCHEME.</p>		21	CONTRACTOR TO LOCATE AND INSTALL AN EXPANSION TANK FOR THE CULINARY WATER SYSTEM WITH ARCHITECTS APPROVAL.	<p>RC P2903.4</p>
			2	<p>PROVIDE CAULKING AT INTERIOR AND EXTERIOR AT ALL JOINTS BETWEEN DISSIMILAR MATERIALS WITH A CONTINUOUS BEAD OF PAINTABLE SILICON BASE CAULK.</p>		22	CONTRACTOR TO ENSURE LOCATION OF ACCESS FOR WHIRLPOOL TYPE TUBS.	<p>RC P2720</p> <p>RC E4208</p>
3	<p>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.</p>	<p>RC R319</p>	1	IF STUCCO IS INDICATED AS AN EXTERIOR FINISH, SPECIAL INSPECTION IS REQUIRED FOR ALL STUCCO & EIFS SYSTEM. CONTRACTOR TO PROVIDE SPECS & ICC EVALUATION OF SERVICES (OR EQUIV.) FOR ANY STUCCO SYSTEM USED.	<p>RC R703.6</p>			
4	<p>HABITABLE ROOMS, HALLWAYS, CORRIDORS, LAUNDRY ROOMS AND BASEMENTS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET MEASURED FROM FINISH FLOOR TO FINISHED CEILING. BATHROOMS CAN BE 6'-8" NOT MORE THAN 50% OF THE REQUIRED FLOOR AREA IS PERMITTED TO HAVE A SLOPED CEILING LESS THAN 7 FEET WITH NO PORTION OF THE REQUIRED FLOOR AREA LESS THAN 5 FEET IN HEIGHT.</p>	<p>RC R305</p>	2	EXTERIOR STONE VENEER WALL SYSTEM TO BE 4" VENEER AS SELECTED BY ARCHITECT (INSTALLED AS PER MANUFACTURE AND DETAILS) LAY TO BE DRY STACK PROVIDE ANCHORAGE AS PER GENERAL NOTE FINISHES & VENEERS (REV) #3 SHEET A-4 OR MANUFACTURE RECOMMENDATIONS. STONE MASON TO PREPARE A 48" SQUARE SAMPLE PANEL TO BE APPROVED BY OWNER AND ARCHITECT BEFORE PROCEEDING WITH WORK. STONE VENEER TO BE INSTALLED ON TYVEK (O.A.E.) VAPOR BARRIER HOUSE WRAP ON EXTERIOR GRADE A.P.A. RATED SHEATHING AS PER STRUCTURAL ON WALL FRAMING AND OVER CONCRETE STRUCTURE AS PER DETAILS. PROVIDE CAP STONES WHEN REQUIRED. SLOPE CAP TO DRAIN.				

FINISHES & VENEERS

ADDITIONAL

PLUMBING

FINISHES & VENEERS

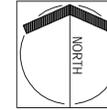
A NEW DESIGN FOR :
LOT 37 POWDER MOUNTAIN
 LOT 37 POWDER MOUNTAIN
 WEBER COUNTY, UT

**UP WALL
 DESIGN**
 1025 EAST HOLLYWOOD AVE. S.L.C. UT. (801)485-0708

AO.4

TOPOGRAPHIC SURVEY MAP

LOT 37, SUMMIT AT POWDER MOUNTAIN PHASE I
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, &
 THE NORTHWEST QUARTER OF SECTION 8,
 TOWNSHIP 7 NORTH, RANGE 2 EAST
 SALT LAKE BASE & MERIDIAN
 WEBER COUNTY, UTAH



NARRATIVE:

The purpose of the survey is to locate the property boundary and provide topographic data for the design of a proposed residence.

The "SUMMIT AT POWDER MOUNTAIN PHASE I" plat has not been recorded. The lot lines shown are therefore subject to change. Verification of this survey must be done after the plat is recorded and prior to construction.

The roadway was unimproved at the time of survey. The location and contours for the roadway improvements are from design drawings. Verification of this survey must be done after the roadway and improvements are completed and prior to home construction.

Snowcover at the time of survey was up to 3'. Verification of this survey must be done after snowmelt.

Public utilities, if shown, were located from available design information and/or by direct surface observation as noted. Owner should contact local utility company or governing municipality for verification and/or location of any underground public utilities.

The Owner should be aware of items affecting the property which may appear in a Title Report. The Surveyor has found no obvious evidence of easements, encroachments, or encumbrances on the property except those as shown hereon.

SURVEYOR'S CERTIFICATE:

I, Russell E. Campbell, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 316833 as prescribed under the laws of the State of Utah. I further certify that the topographic survey shown hereon was derived from direct field observation and represents the existing conditions and contours as of the date of survey, October 7, 2013.

Russell E. Campbell

Date

LEGEND

- SET REBAR & CAP L.S. 316833
- FOUND REBAR & CAP - AS NOTED
- ⊗ EXISTING SANITARY SEWER MANHOLE
- ⊕ SANITARY SEWER LATERAL MARKER
- ⊖ WATER STUB MARKER
- TELEPHONE BOX
- ⊠ ELECTRICAL BOX



PARCEL "J"
OPEN SPACE

SUMMIT AT POWDER MOUNTAIN
 PHASE I
 ENTRY No. (UNRECORDED)

LOT 37
 87,821 SQ. FT.
 2.011 AC.
 BA 0.198 SQ. FT.

N74°24'41"E
492.65'

S16°40'20"E
150.90'

N68°00'36"E
491.84'

101
37-br

S17°27'48"E
208.82'

102
37-bl

LOT 36

LOT 38R

SUMMIT PASS
 (66' PUBLIC ROW)
 PROPOSED ASPHALT

BASELINE SURVEYING, Inc

1058 E 2100 S
Salt Lake City, UT 84106
(801) 209-2152

REVISIONS	DATE	BY	COMMENTS

JOB No.	1110
SURVEY BY:	RC
DRAWN BY:	REC

BOUNDARY & TOPOGRAPHIC SURVEY
LOT 37, SUMMIT AT POWDER MOUNTAIN PHASE I
WEBER COUNTY, UTAH

SITE NOTES

2 JUNE 2016

REVISIONS

THE ABOVE DRAWING AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

NO.	DESCRIPTION	CODE REF.	NO.	DESCRIPTION	CODE REF.	LEGEND																																															
38	EXISTING TREES AND VEGETATION TO REMAIN UNDISTURBED.		15	BASEMENT FLOOR TO BE 6" CONCRETE SLAB REINFORCED WITH 6" X 6" W14 XW14 W.W.M. OVER 5/8" ULTRA CONCRETE BARRIER 'FOIL' (INSTALLED AS PER MANUFACTURE) OVER 4" COMPACTED GRAVEL. COORDINATE WITH HVAC CONTRACTOR FOR IN FLOOR RADIANT HEATING SYSTEM OR BELOW GRADE WORK AS PER PLANS. PROVIDE 2 X 4 @ 16" O/C (L-AD FLAT) PRESSURE TREATED SLEEPERS IN CONCRETE SLAB WHERE ALL WOOD FINISHED FLOORING OCCURS.			METER	ELECTRICAL LINE																																													
39	EXISTING TREES TO BE REMOVED.		16	RATIO TO BE 6" CONCRETE SLAB OVER MINIMUM 4" COMPACTED GRAVEL. SLOPE MINIMUM OF 1/8" PER FOOT TO DRAIN AWAY FROM BUILDING. PROVIDE TURNED DOWN GRADE BEAM AT EDGES. DOWEL SLAB INTO FOUNDATION WALLS WITH #4 @ 24" O/C			ELECTRICAL BOX	GAS LINE																																													
40	DRIVEWAY SLOPE TO EQUAL 5% SLOPE FOR THE FIRST TWENTY FEET.		17	IN SEISMIC DESIGN CATEGORIES D1 AND D2, INTERIOR FOOTINGS SUPPORTING BEAMS OR BRACING WALLS AND CAST MONOLITHICALLY WITH A SLAB ON GRADE SHALL EXTEND TO A DEPTH NOT LESS THAN 18" BELOW THE TOP OF THE SLAB.	RC R403.1.4.2		WATER HOOKUP	WATER LINE																																													
41	ASPHALT DRIVE W/ ROLLED EDGES.		18	NO WOOD SHALL BE NEARER THAN 6" TO THE EARTH UNLESS SEPARATED BY CONCRETE AT LEAST 3" IN THICKNESS WITH AN IMPERVIOUS MEMBRANE INSTALLED BETWEEN THE EARTH AND THE CONCRETE INCLUDING DECKS AND SONGS.	RC R37		SANITARY SEWER HOOKUP	SANITARY SEWER																																													
42	HEATED CONCRETE DRIVEWAY SEE SHEET M1.0		19	PROTECT WOOD AGAINST DECAY AS NOTED AND REQUIRED BY CODE. WHERE PROTECTION IS REQUIRED, WOOD MUST BE APPROVED, TREATED, OR DECAY RESISTANT. LOCAL JURISDICTIONS REGULATIONS AS REQUIRED - ADDITIONAL REQUIREMENTS AS FOLLOWS: WHEN WOOD JOISTS OR THE BOTTOM OF THE WOOD STRUCTURAL FLOORS ARE LOCATED CLOSER THAN 18 INCHES TO EXPOSED GROUND OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION, PROTECTION IS REQUIRED. THE FLOOR ASSEMBLY, INCLUDING JOISTS, GIRDERS, JOISTS AND SUBFLOOR SHALL BE APPROVED WOOD OF NATURAL RESISTANCE TO DECAY (AS LISTED IN RC) OR TREATED WOOD. UNDER FLOOR AREAS SHALL BE PROVIDED WITH AN ACCESS. FOUNDATION PLATES OR SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB, WHICH IS IN DIRECT CONTACT WITH EARTH, AND SILLS 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 INCHES WITH AN IMPERVIOUS MEMBRANE INSTALLED BETWEEN CONCRETE AND EARTH, THE WOOD MAY BE UNTREATED AND OF ANY SPECIES. 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. THE PEDESTALS SHALL PROTECT AT LEAST 6 INCHES ABOVE EXPOSED EARTH AND AT LEAST 1 INCH ABOVE SUCH FLOORS. INDIVIDUAL CONCRETE OR MASONRY PIERS SHALL PROTECT AT LEAST 6" 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. WOOD USED IN CONSTRUCTION OF PERMANENT STRUCTURES AND LOCATED NEARER THAN 6 INCHES TO EARTH SHALL BE TREATED WOOD OR WOOD OF NATURAL RESISTANCE TO DECAY, AS DEFINED IN RC WHERE LOCATED ON CONCRETE SLABS PLACED ON EARTH, WOOD SHALL BE TREATED WOOD OR WOOD OF NATURAL RESISTANCE TO DECAY. 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.	RC R37 RC TABLE R302.2 (1) RC R322 RC R408.3		SANITARY SEWER	STORM DRAIN																																													
43	HAMMERHEAD FIRE TRUCK TURNAROUND AS PER COUNTY FIRE DISTRICT.		20	ALL BALCONIES, LANDINGS, DECKS, AND SIMILAR SURFACES EXPOSED TO WEATHER TO HAVE APPROP. MOISTURE-PROOFING, AND ARE TO SLOPE AWAY FROM STRUCTURE AT A MIN. OF 1/4" PER 12".	RC R37		STORM DRAIN	PROPERTY LINE																																													
44	PROTECT EXISTING TREES DURING CONSTRUCTION W/ 6'-0" HIGH CHAIN LINK FENCE AROUND DROPLINE.		21	PROVIDE PROPER FLASHING AT ALL DOOR AND WINDOW CONDITIONS. EXTEND 60 MIL SELF-ADHESIVE BITUMINOUS ICE AND WATER SHIELD CONTINUOUS FROM EDGE OF EAVE TO A POINT 3'-0" IN FROM EXTERIOR WALL.	RC R322	GENERAL NOTES GENERAL CONTRACTOR SHALL COMPLY TO ALL LOCAL BUILDING CODES AND ORDINANCES GOVERNING THIS WORK. GENERAL CONTRACTOR SHALL FOLLOW ANY MANUFACTURES SPECIFICATIONS FOR INSTALLATION OF MATERIALS OR EQUIPMENT. GENERAL CONTRACTOR SHALL CLOSELY COORDINATE ALL TRADES TO EXPEDITE CONSTRUCTION AND ENFORCE THE HIGHEST QUALITY OF WORKMANSHIP OF THE INVOLVED TRADES. CONTRACTOR TO ASSURE TOP OF FOUNDATION WALL IS MIN. 6" ABOVE ADJACENT FINSH GRADE. ALL SITE WORK SHALL COMPLY WITH THE 'COUNTY' EROSION CONTROL REQUIREMENTS AND A PLAN SHOWING THESE REQUIREMENTS SHALL BE SUBMITTED FOR APPROVAL. PRIOR TO COMMENCEMENT OF ANY WORK, 'DUST CONTROL' - THE CONTRACTOR SHALL WATER THE DRIVEWAY ONCE A DAY WHEN CONDITIONS WARRANT. 'SNOW FENCE' - THE CONTRACTOR SHALL STAKE THE SNOW FENCE ON THE LOT PRIOR TO CLEARING OR EXCAVATION. CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITY LINES AS REQUIRED. CONTRACTOR TO FIELD VERIFY ALL GRADE HEIGHTS W/ EXISTING CONDITIONS. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. PRIOR TO FINAL INSPECTION PROVIDE A SOILS REPORT FOR REGRADE AREAS STEEPER THAN 2:1 SLOPE. SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE, BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. RC R401.3																																															
45	ASPHALT - CONCRETE APRON JOINT LINE.		22	ORGANIC MATERIAL WILL EITHER BE CHIPPED AND USED ON SITE OR HAULED AWAY TO AN APPROVED DISPOSAL AREA.	RC R37																																																
46	PROVIDE SNOW FENCE ALONG LIMITS OF DISTURBANCE LINE AS SHOWN.		23	ALL DRIVEWAYS AND PARKING AREAS SHALL BE COVERED WITH GRAVEL OR WOOD CHIPS AND SHALL BE REGULARLY WATERED TO CONTROL DUST.	RC R37	<table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>CODE REF.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>CONTRACTOR TO ASSURE THAT ALL STRUCTURAL FILL IN DRIVEWAYS AND/OR AT STRUCTURE AS REQ. IS COMPACTED TO 95% OF MODIFIED PROCTOR & INSTALLED IN MAX 12' LIFTS.</td> <td></td> </tr> <tr> <td>2</td> <td>SPECIAL INSPECTION IS REQUIRED BY A LICENSED GEOTECHNICAL ENGINEER (AS APPROVED BY LOCAL MUNICIPALITY AND UPWALL DESIGN) FOR ALL BOULDER RETAINING WALLS IN EXCESS OF 4'-0" IN HEIGHT.</td> <td></td> </tr> <tr> <td>3</td> <td>CONTRACTOR TO OBTAIN REQUIRED SOIL TESTS FROM A CERTIFIED TESTING AGENCY PRIOR TO PERFORMING CONCRETE FOOTING AND FOUNDATION WORK AS REQUIRED BY THE BUILDING OFFICIAL.</td> <td>RC R401.1</td> </tr> <tr> <td>4</td> <td>CONTRACTOR TO ENSURE THAT EXISTING GRADE IS MODIFIED AS REQUIRED TO MAINTAIN CONTINUOUS DRAINAGE AWAY FROM STRUCTURE AT ALL POINTS TO A PUBLIC WAY TO ASSURE THAT NO DRAINAGE IS ALLOWED TO FLOW ONTO ANY ADJACENT PROPERTIES.</td> <td></td> </tr> <tr> <td>5</td> <td>GRADE SHALL FALL AWAY FROM HOUSE A MIN. OF 6" IN THE FIRST 10'.</td> <td>RC R401.3</td> </tr> <tr> <td>6</td> <td></td> <td></td> </tr> <tr> <td>7</td> <td></td> <td></td> </tr> <tr> <td>8</td> <td></td> <td></td> </tr> <tr> <td>9</td> <td></td> <td></td> </tr> <tr> <td>10</td> <td></td> <td></td> </tr> <tr> <td>11</td> <td>ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENGINEERED COMPACTED FILL (CERTIFIED 90% BY A LICENSED CIVIL ENGINEER) TYPICAL FOOTING TO BE A MINIMUM OF 48" BELOW GRADE. SIZE AND REINFORCEMENT AS PER FOOTING SCHEDULE.</td> <td>RC R403</td> </tr> <tr> <td>12</td> <td>FOUNDATION WALL TO BE 8" THICK AS PER PLANS. (U.N.O.) TOP OF WALL TO BE A MINIMUM OF 6" ABOVE GRADE. PROVIDE TUFF-N-DRI (O.A.E.) POLYMER MODIFIED ASPHALT SPRAYED MEMBRANE ON FND. WITH WARM-N-DRI (O.A.E.) 3/4" DRAINAGE BOARD APPLIED TO MEMBRANE AT EXTERIOR FOUNDATION WALLS BELOW FINISH GRADE AT HABITUAL SPACES. PROVIDE PREFABRICATED GEOCOMPOSITE STRIP DRAIN AROUND PERIMETER OF STRUCTURE AS PER PLANS. DRAIN TO BE ECODRAINS (O.A.E.) INSTALLED AS PER MFS AND DETAILS. DRAIN TO DAYLIGHT. CONTRACTOR TO CONTACT ARCHITECT IF WATER IS ENCOUNTERED DURING CONSTRUCTION. PROVIDE 2" RIGID INSULATION AT INSIDE FACE OF FOUNDATION BELOW FLOOR SLAB WHERE EXPOSED TO EXTERIOR.</td> <td>RC R402.2 RC R405.1</td> </tr> <tr> <td>13</td> <td>GARAGE FLOOR TO BE 6" CONCRETE SLAB REINFORCED WITH 6" X 6" W14 X W14 W.W.M. OVER MINIMUM 4" COMPACTED GRAVEL.</td> <td></td> </tr> <tr> <td>14</td> <td>ALL CONSTRUCTION MATERIAL STORAGE WILL BE WITHIN THE FENCED L.O.D. DESIGNATED ON THE ATTACHED SITE PLAN.</td> <td></td> </tr> </tbody> </table>			NO.	DESCRIPTION	CODE REF.	1	CONTRACTOR TO ASSURE THAT ALL STRUCTURAL FILL IN DRIVEWAYS AND/OR AT STRUCTURE AS REQ. IS COMPACTED TO 95% OF MODIFIED PROCTOR & INSTALLED IN MAX 12' LIFTS.		2	SPECIAL INSPECTION IS REQUIRED BY A LICENSED GEOTECHNICAL ENGINEER (AS APPROVED BY LOCAL MUNICIPALITY AND UPWALL DESIGN) FOR ALL BOULDER RETAINING WALLS IN EXCESS OF 4'-0" IN HEIGHT.		3	CONTRACTOR TO OBTAIN REQUIRED SOIL TESTS FROM A CERTIFIED TESTING AGENCY PRIOR TO PERFORMING CONCRETE FOOTING AND FOUNDATION WORK AS REQUIRED BY THE BUILDING OFFICIAL.	RC R401.1	4	CONTRACTOR TO ENSURE THAT EXISTING GRADE IS MODIFIED AS REQUIRED TO MAINTAIN CONTINUOUS DRAINAGE AWAY FROM STRUCTURE AT ALL POINTS TO A PUBLIC WAY TO ASSURE THAT NO DRAINAGE IS ALLOWED TO FLOW ONTO ANY ADJACENT PROPERTIES.		5	GRADE SHALL FALL AWAY FROM HOUSE A MIN. OF 6" IN THE FIRST 10'.	RC R401.3	6			7			8			9			10			11	ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENGINEERED COMPACTED FILL (CERTIFIED 90% BY A LICENSED CIVIL ENGINEER) TYPICAL FOOTING TO BE A MINIMUM OF 48" BELOW GRADE. SIZE AND REINFORCEMENT AS PER FOOTING SCHEDULE.	RC R403	12	FOUNDATION WALL TO BE 8" THICK AS PER PLANS. (U.N.O.) TOP OF WALL TO BE A MINIMUM OF 6" ABOVE GRADE. PROVIDE TUFF-N-DRI (O.A.E.) POLYMER MODIFIED ASPHALT SPRAYED MEMBRANE ON FND. WITH WARM-N-DRI (O.A.E.) 3/4" DRAINAGE BOARD APPLIED TO MEMBRANE AT EXTERIOR FOUNDATION WALLS BELOW FINISH GRADE AT HABITUAL SPACES. PROVIDE PREFABRICATED GEOCOMPOSITE STRIP DRAIN AROUND PERIMETER OF STRUCTURE AS PER PLANS. DRAIN TO BE ECODRAINS (O.A.E.) INSTALLED AS PER MFS AND DETAILS. DRAIN TO DAYLIGHT. CONTRACTOR TO CONTACT ARCHITECT IF WATER IS ENCOUNTERED DURING CONSTRUCTION. PROVIDE 2" RIGID INSULATION AT INSIDE FACE OF FOUNDATION BELOW FLOOR SLAB WHERE EXPOSED TO EXTERIOR.	RC R402.2 RC R405.1	13	GARAGE FLOOR TO BE 6" CONCRETE SLAB REINFORCED WITH 6" X 6" W14 X W14 W.W.M. OVER MINIMUM 4" COMPACTED GRAVEL.		14	ALL CONSTRUCTION MATERIAL STORAGE WILL BE WITHIN THE FENCED L.O.D. DESIGNATED ON THE ATTACHED SITE PLAN.	
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47	PROVIDE EROSION CONTROL METHODS AT DOWNHILL SIDE OF CONSTRUCTION.		24	LIMITS OF DISTURBANCE (L.O.D.) WILL BE FENCED WITH 4-FOOT ORANGE CONSTRUCTION FENCING AS PER THE ATTACHED SITE PLAN AND WILL NOT BE CHANGED OR REMOVED UNTL FINAL LANDSCAPING BEGINS. ANY TREES THAT ARE LOCATED WITHIN THE L.O.D. THAT ARE TO BE SAVED ARE TO BE PROTECTED WITH A 5-0 FOOT CYCLONE FENCING AND A CONTINUOUS RING OF HAY BALES OUTSIDE THE DRIP LINE.	RC R408																																																
48	PROVIDE SNOW FENCE ALONG LIMITS OF DISTURBANCE LINE AS SHOWN.		25	A FIRE EXTINGUISHER SHALL BE KEPT ON SITE AT ALL TIMES.																																																	
49	NOTE: PRIOR TO FINAL INSPECTION PROVIDE A SOILS REPORT FOR REGRADE AREAS WITH FILL STEEPER THAN 2:1 SLOPE. RESIDENTIAL LIGHTING: 1. ALL EXTERIOR LIGHTS ON PORCHES, GARAGE DOORS, OR ENTRYWAYS SHALL BE SHIELDED TO PREVENT GLARE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT OF WAYS AND NIGHT TRESPASS INTO THE NIGHT SKY. 2. LIGHTS SHALL BE DIRECTED AT WALKWAYS OR ENTRES AND SHALL NOT BE DIRECTED INTO THE NIGHT SKY. HIGH PRESSURE SODIUM FIXTURES ARE THE RECOMMENDED LIGHT SOURCE. COMPACT FLUORESCENT ARE ALSO PERMITTED. 3. BARE BULB FIXTURES SUCH AS FLOOD OR SPOTLIGHTS ARE NOT PERMITTED. 4. LIGHTING EXTERIOR BUILDING FEATURES FOR ARCHITECTURAL INTEREST IS PROHIBITED. 5. SECURITY LIGHTING SHALL BE FULLY SHIELDED AND SHALL BE SET ON A TIMER OR MOTION DETECTOR. INFRARED SENSOR SPOTLIGHTS ARE THE RECOMMENDED LIGHT TYPE FOR SECURITY. 6. PRIVATE SPORT COURT FACILITIES SHALL USE FULLY SHIELDED FIXTURES AND SHALL NOT USE THE LIGHTS PAST 11 P.M.	ORDINANCE 98-7, CHAPTER 9 LAND MANAGEMENT	26	A PORTABLE TOILET SHALL BE ON SITE AT ALL TIMES.																																																	
50	SEASONAL DISPLAY OF LIGHTS AND HRC ZONES. THE HRL-1, HRL-2, E, HRL, SF, RM, RA, RDM, AND RD ZONES ARE EXEMPT FROM THIS REQUIREMENT. WINTER SEASONAL DISPLAYS ARE PERMITTED FROM THE FIRST OF NOVEMBER TO THE 15TH OF APRIL. DISPLAYS SHOULD BE TURNED OFF AT MIDNIGHT. ANY COLOR OR LIGHTS MAY BE USED; HOWEVER THE LIGHTS SHALL NOT BE USED TO CREATE ADVERTISING MESSAGES OR SIGNS (E.G. SPELLING OUT THE NAME OF A BUSINESS IS PROHIBITED).	ORDINANCE 98-7, CHAPTER 9 LAND MANAGEMENT	27	A TRASH BIN WILL BE ON SITE AT ALL TIMES AND WILL BE DUMPED ON A REGULAR BASIS. IT IS THE RESPONSIBILITY OF ALL THE WORKERS TO KEEP THE SITE CLEAN AT ALL TIMES.																																																	
			28	EROSION CONTROL WILL BE PER THE ATTACHED EROSION CONTROL PLAN AND WILL BE MAINTAINED AT ALL TIMES.																																																	
			29	ALL TREES THAT ARE TO BE REMOVED ARE SHOWN ON THE SITE PLAN. NO ADDITIONAL TREE REMOVAL OR THINNING SHALL BE DONE.																																																	
			30	ALL CONSTRUCTION PARKING SHALL BE ON SITE WITH A MINIMUM OF 20 PARKING SPACES.																																																	
			31	SIZE GAS SERVICE AS REQUIRED.																																																	
			32	CONTRACTOR TO FIELD VERIFY ROAD LOCATION AND GRADES W/ EXISTING CONDITIONS AND PROVIDE MINIMAL DISTURBANCE AND TREE LOSS.																																																	
			33	CONTRACTOR TO CONTACT BLUE STAKES TO FIELD VERIFY LOCATION OF EXISTING UTILITIES.																																																	
			34	WATER SERVICE TO BE MIN. 1/2" DIA. LINE.																																																	
			35	DRIVEWAY LOCATION TO BE DETERMINED IN FIELD TO MISS EXISTING TREES AND FLOW W/ EXISTING GRADE.																																																	
			36	ALL ROOF HEIGHTS SHOWN (ON SITE PLANS) ARE FOR BUILDING AND PLANNING DEPARTMENT USE ONLY, AND NOT FOR CONSTRUCTION BEARING HEIGHTS.																																																	
			37	PROVIDE A MIN. 3'-0" SEPARATION BETWEEN ELECTRICAL AND GAS METERS.																																																	

A NEW DESIGN FOR :
LOT 37 POWDER MOUNTAIN
 LOT 37 POWDER MOUNTAIN
 WEBER COUNTY, UT

UP WALL
DESIGN
 1025 EAST HOLLYWOOD AVE. S.L.C. UT. (801)485-0708

A1.0

SITE NOTES

NO.	DESCRIPTION	CODE REF.	CONSTRUCTION MITIGATION NOTES			TREE PROTECTION METHODS			
			NO.	DESCRIPTION	TOPIC	IMPACT TO TREE	CONSTRUCTION ACTIVITY	METHODS / TREATMENTS TO MINIMIZE DAMAGE	
			1.	HOURS OF OPERATION ARE 7:00 A.M. TO 9:00 P.M. MONDAY THROUGH SATURDAY AND 9:00 A.M. TO 6:00 P.M. ON SUNDAYS.	HOURS OF OPERATION	ROOT LOSS	STRIPPING SITE OF SURFACE SOIL DURING MASS GRADING	RESTRICT STRIPPING OF TOPSOIL AROUND TREES. WOODY VEGETATION TO BE REMOVED ADJACENT TO TREES TO REMAIN SHOULD BE CUT AT GROUND LEVEL AND NOT PULLED OUT BY EQUIPMENT, OR ROOT INJURY TO REMAINING TREES MAY RESULT.	
			2.	PARKING WILL NOT BLOCK REASONABLE PUBLIC SAFETY VEHICLE ACCESS. WILL REMAIN ON SAME SIDE OF STREET AND ON PAVEMENT ONLY. WITHIN PAID AND PERMIT ONLY AREAS, AN APPROVED PARKING PLAN WILL BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.	PARKING		LOWERING GRADE, SCARIFYING, PREPARING SUBGRADE FOR FILLS, STRUCTURES	USE RETAINING WALLS WITH DISCONTINUOUS FOOTINGS TO MAINTAIN NATURAL GRADE AS FAR AS POSSIBLE FROM TREES (FIG. 7-8). EXCAVATE TO FINISH GRADE BY HAND AND CUT EXPOSED ROOTS WITH A SAW TO AVOID ROOT WRENCHING AND SHATTERING BY EQUIPMENT. SPILL BEYOND CUT FACE CAN BE REMOVED BY EQUIPMENT SITTING OUTSIDE THE DRIP LINE OF TREE.	
			3.	DELIVERIES WILL BE DURING HOURS OF OPERATION ONLY.	DELIVERIES		SUBGRADE PREPARATION FOR PAVEMENT	USE PAVING MATERIALS REQUIRES A MINIMUM AMOUNT OF EXCAVATION (FOR EXAMPLE, CONCRETE INSTEAD OF ASPHALT). DESIGN TRAFFIC PATTERNS TO AVOID HEAVY LOADS ADJACENT TO TREES (HEAVY LOAD BEARING PAVEMENTS REQUIRE THICKER BASE MATERIAL AND SUBGRADE COMPACTION). SPECIFY MINIMUM SUBGRADE COMPACTION UNDER PAVEMENT WITHIN DRUPLINE.	
			4.	STOCKPILING & STAGING WILL BE ON SITE AND WITHIN THE APPROVED LIMITS OF THE DISTURBANCE FENCE.	STOCKPILING & STAGING		EXCAVATION FOR FOOTINGS, WALLS, FOUNDATIONS	DESIGN WALLS/STRUCTURES WITH DISCONTINUOUS FOOTINGS (FIG. 7-15), PIER FOUNDATIONS (FIG. 7-14), AND POST AND BEAM FOOTINGS. EXCAVATE BY HAND. AVOID SLAB FOUNDATIONS. LANDSCAPING UNDER TREES SENSITIVE TO HIGH MOISTURE AND POOR AERATION, OR UTILIZE PLANTS THAT REQUIRE LITTLE OR NO IRRIGATION.	
			5.	CONSTRUCTION AND PHASING IF NECESSARY, MAY BE REQUIRED AND WILL BE AUTHORIZED BY THE BUILDING OFFICIAL.	CONSTRUCTION PHASING		TRENCHING FOR UTILITIES, DRAINAGE	COORDINATE UTILITY TRENCH LOCATIONS WITH INSTALLATION CONTRACTORS. CONSOLIDATE UTILITY TRENCHES. EXCAVATE TRENCHES BY HAND IN AREAS WITH ROOTS LARGER THAN 25 MM (1 IN.) DIAMETER. TUNNEL UNDER WOODY ROOTS LARGER THAN 50 MM DIAMETER, RATHER THAN CUTTING THEM (FIG. 7-16). IF NECESSARY, EQUIPMENT SHOULD OPERATE ON DOUBLE OVERLAPPING, THICK PLYWOOD SHEETS WITHIN THE DRUPLINE.	
			6.	TRASH MANAGEMENT & RECYCLING - CONSTRUCTION SITE WILL PROVIDE ADEQUATE STORAGE AND PROGRAM FOR TRASH REMOVAL AND WILL KEEP SITE CLEAN DAILY. RECYCLING IS ENCOURAGED.	TRASH MANAGEMENT & RECYCLING		INJURY FROM EQUIPMENT	FENCE TREES TO ENCLOSE LOW BRANCHES AND PROTECT TRUNK. REPORT ALL DAMAGE PROMPTLY SO ARBORIST CAN TREAT APPROPRIATELY.	
			7.	CONTROL OF DUST & MUD WILL BE CONTROLLED DAILY. GRAVEL WILL BE PLACED IN THE EGRESS AND INGRESS AREAS TO PREVENT MUD AND DIRT FROM BEING TRACKED ON STREETS. WATER WILL BE ON SITE TO PREVENT DUST.	CONTROL OF DUST & MUD		PRUNING FOR VERTICAL CLEARANCE FOR BUILDING, TRAFFIC, AND CONSTRUCTION EQUIPMENT	PRUNE TO HEIGHT REQUIREMENTS PRIOR TO CONSTRUCTION. CONSIDER MAXIMUM HEIGHT REQUIREMENTS OF CONSTRUCTION EQUIPMENT AND EMERGENCY VEHICLES OVER ROADS. ALL PRUNING SHOULD BE PERFORMED BY AN ARBORIST, NOT BY CONSTRUCTION PERSONNEL.	
			8.	NOISE WILL NOT BE ABOVE 65 DECIBELS WHICH VIOLATES THE NOISE ORDINANCE AND WILL NOT BE MADE OUTSIDE THE HOURS OF OPERATION.	NOISE		RECHANNELIZATION OF STREAM FLOW, REDIRECTING RUNOFF, LOWERING WATER TABLE, LOWERING GRADE	IN SOME CASES, IT MAY BE POSSIBLE TO DESIGN SYSTEMS TO ALLOW LOW FLOW THROUGH NORMAL STREAM ALIGNMENTS AND PROVIDE BYPASS INTO STORM DRAINS FOR PEAK FLOW CONDITIONS. USUALLY FLOOD CONTROL AND ENGINEERING SPECIFICATIONS ARE NOT FLEXIBLE WHERE THE POSSIBILITY OF FLOODING OCCURS. PROVIDE SUPPLEMENTAL IRRIGATION IN SIMILAR VOLUMES AND SEASONAL DISTRIBUTION THAT WOULD NORMAL OCCUR.	
			9.	GRADING & EXCAVATION WILL BE DURING HOURS OF OPERATION AND TRUCKING ROUTES MAY BE RESTRICTED TO PREVENT ADVERSE IMPACTS. CUBIC YARDS REMOVED, DESTINATION:	GRADING & EXCAVATION		UNFAVORABLE CONDITIONS FOR ROOT GROWTH, CHRONIC STRESS FROM REDUCED ROOT SYSTEMS	FENCE TREES TO KEEP TRAFFIC AND STORAGE FROM WITHIN DRUPLINE OF TREES. IN AREAS OF ENGINEERED FILLS, SPECIFY MINIMUM COMPACTION (USUALLY 85%) IF FILL IS NOT TO SUPPORT A STRUCTURE. PROVIDE A STORAGE YARD AND TRAFFIC AREAS FOR CONSTRUCTION ACTIVITY WELL AWAY FROM TREES. PROTECT SOIL SURFACE FROM TRAFFIC COMPACTION WITH THICK MULCH OR DOUBLE OVERLAPPING, THICK PLYWOOD SHEETS. FOLLOWING CONSTRUCTION, VERTICAL MULCH COMPACTED AREAS OR INSTALL AN AERATION SYSTEM.	
			10.	TEMPORARY LIGHTING, IF USED, WILL BE APPROVED BY THE PLANNING DEPARTMENT.	TEMPORARY LIGHTING		SPILLS, WASTE DISPOSAL (FOR EXAMPLE, PAINT, OIL, FUEL)	CONSTRUCTION SPECIFICATIONS CLEARLY STATE DISPOSAL PROCEDURES, POST NOTICES ON FENCES PROHIBITING DUMPING AND DISPOSAL OF WASTE AROUND TREES. REQUIRE IMMEDIATE CLEANUP OF ACCIDENTAL SPILLS.	
			11.	CONSTRUCTION SIGN WILL BE POSTED ON SITE AND IN A LOCATION THAT IS READABLE FROM THE STREET. THE SIGN WILL NOT EXCEED 12 SQUARE FEET IN SIZE AND 9 FEET IN HEIGHT. THE LETTERING WILL NOT EXCEED 4 INCHES IN HEIGHT AND WILL INCLUDE THE FOLLOWING INFORMATION: CONTRACTOR NAME, ADDRESS PHONE NUMBER AND EMERGENCY CONTACT INFORMATION.	CONSTRUCTION SIGN		SOIL STERILANTS APPLIED UNDER PAVEMENT	USE HERBICIDES SAFE FOR USE AROUND EXISTING VEGETATION ACCORDING TO LABEL REQUIREMENTS.	
			12.	OTHER ISSUES: DOGS WILL BE PROHIBITED FROM CONSTRUCTION SITE. INFORMATION WILL BE PROVIDED TO NEIGHBORING PROPERTY OWNERS TO HELP THEM BE AWARE OF PROJECT AND TO KEEP THE LINES OF COMMUNICATION OPEN.	OTHER ISSUES		IMPERVIOUS PAVEMENT OVER SOIL SURFACE	UTILIZE PERVIOUS PAVING MATERIALS (FOR EXAMPLE, INTERLOCKING BLOCKS SET ON SAND). INSTALL AERATION SYSTEMS UNDER IMPERVIOUS PAVING (FIG. 7-2).	
			13.	EROSION CONTROL: STORM WATER MANAGEMENT PLAN - ATTACHMENT A - WILL BE REVIEWED, SIGNED, AND ATTACHED TO THIS CONSTRUCTION MITIGATION PLAN.	EROSION CONTROL		EXCESS SOIL MOISTURE	FILLS PLACED ACROSS DRAINAGE COURSES MUST HAVE CULVERTS AT THE BOTTOM OF THE LOW FLOW SO THAT WATER DOES NOT BACK UP BEFORE REACHING THE ELEVATION OF THE CULVERT. STUDY THE GEOTECHNICAL REPORT FOR GROUND WATER CHARACTERISTICS TO SEE THAT WALLS AND FILLS WILL NOT INTERCEPT UNDERGROUND FLOW.	
							LACK OF SURFACE DRAINAGE AWAY FROM TREE	WHERE SURFACE GRADES ARE TO BE MODIFIED MAKE SURE THAT WATER WILL FLOW AWAY FROM THE TRUNK, THAT IS, THAT THE TRUNK BASE IS HIGHER THAN SURROUNDING SOIL. IF THE TREE IS PLACED IN A WELL, PROVIDE DRAINAGE FROM THE BOTTOM OF THE WELL (FIG. 7-4).	
							COMPACTED SOILS (MANY MICROPORES BUT FEW MACROPORES)	AUGER OR WATER-JET AERATION HOLES TO IMPROVE DRAINAGE (SEE AERATION/DRAINAGE SECTION IN CHAPTER 14).	
							IRRIGATION OF SHALLOW-ROOTED PLANTS REQUIRING FREQUENT IRRIGATION	AVOID LANDSCAPING UNDER TREES SENSITIVE TO HIGH MOISTURE AND POOR AERATION, OR UTILIZE PLANTS THAT REQUIRE LITTLE OR NO IRRIGATION.	
							THINNING STANDS, REMOVAL OF UNDERGROWTH	PRESERVE IN GROUPS OR CLUSTERS SPECIES THAT PERFORM POORLY WHEN EXPOSED. MAINTAIN THE NATURAL UNDERGROWTH.	
							INCREASED EXPOSURE	REFLECTED HEAT FROM SURROUNDING HARD SURFACES	MINIMIZE USE OF HARD SURFACES AROUND TREES. MONITOR SOIL MOISTURE NEEDS WHERE WATER USE IS EXPECTED TO INCREASE.
							PRUNING	CAREFULLY THIN TREE STAND, PAINT EXPOSED BARK WITH WHITE LATEX TO AID ADJUSTMENT.	

2 JUNE 2016

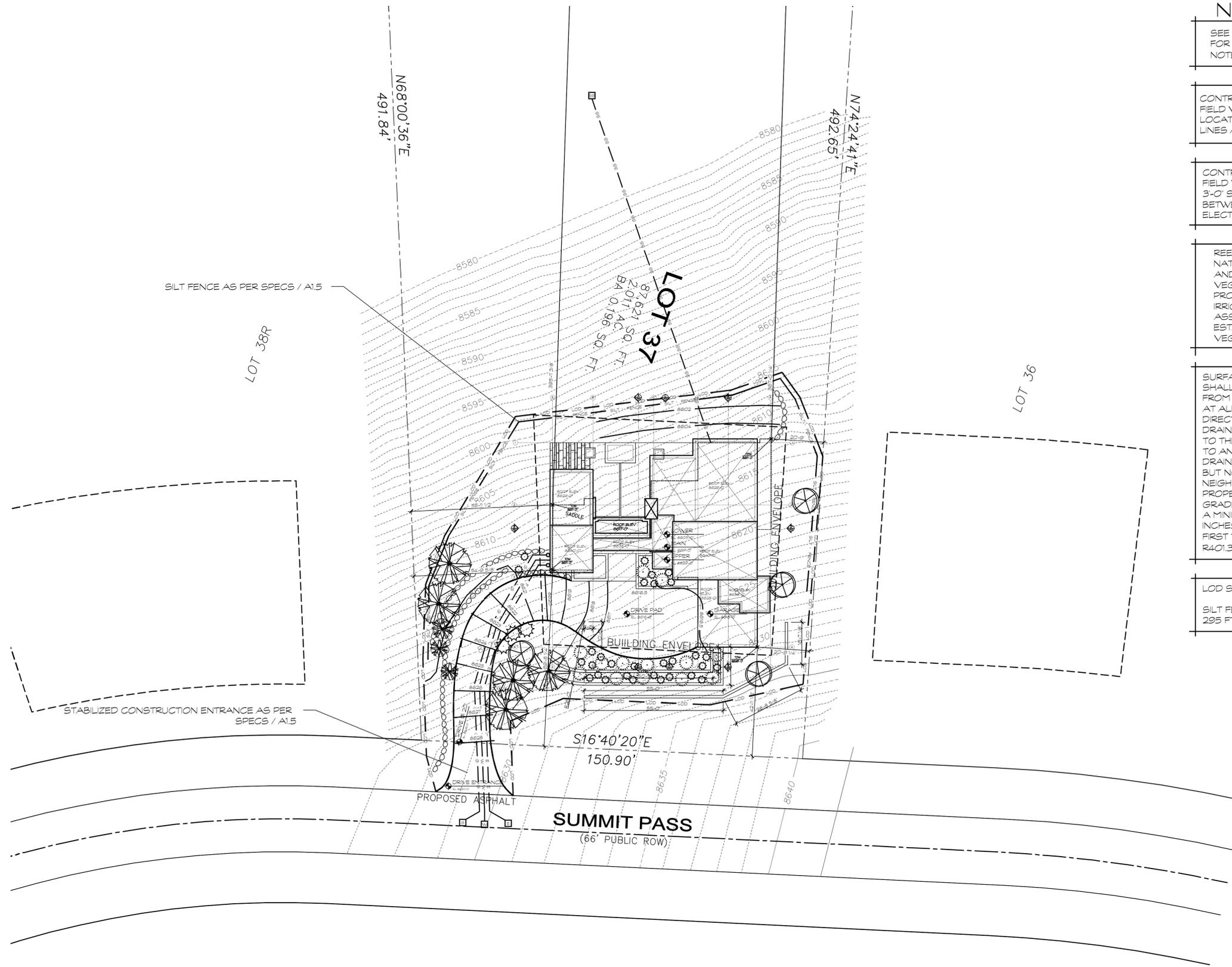
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A NEW DESIGN FOR :
LOT 37 POWDER MOUNTAIN
 LOT 37 POWDER MOUNTAIN
 WEBER COUNTY, UT

UP WALL
DESIGN
 1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708

A1.01



- NOTE**
- SEE SHEET A1.0 FOR PROJECT NOTES & INFO
 - CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITY LINES AS REQUIRED.
 - CONTRACTOR TO FIELD VERIFY MIN. 3'-0" SEPARATION BETWEEN GAS AND ELECTRICAL LINES.
 - REESTABLISH NATURAL GRADE AND NATURAL VEGETATION. PROVIDE TEMP. IRRIGATION TO ASSURE ESTABLISHED VEGETATION.
 - SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE, BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FT. (RC R401.3)
- LOD SQ. FT.: 18,107
SILT FENCE LENGTH: 295 FT.

2 JUNE 2016

NO.	REVISIONS

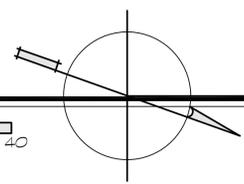
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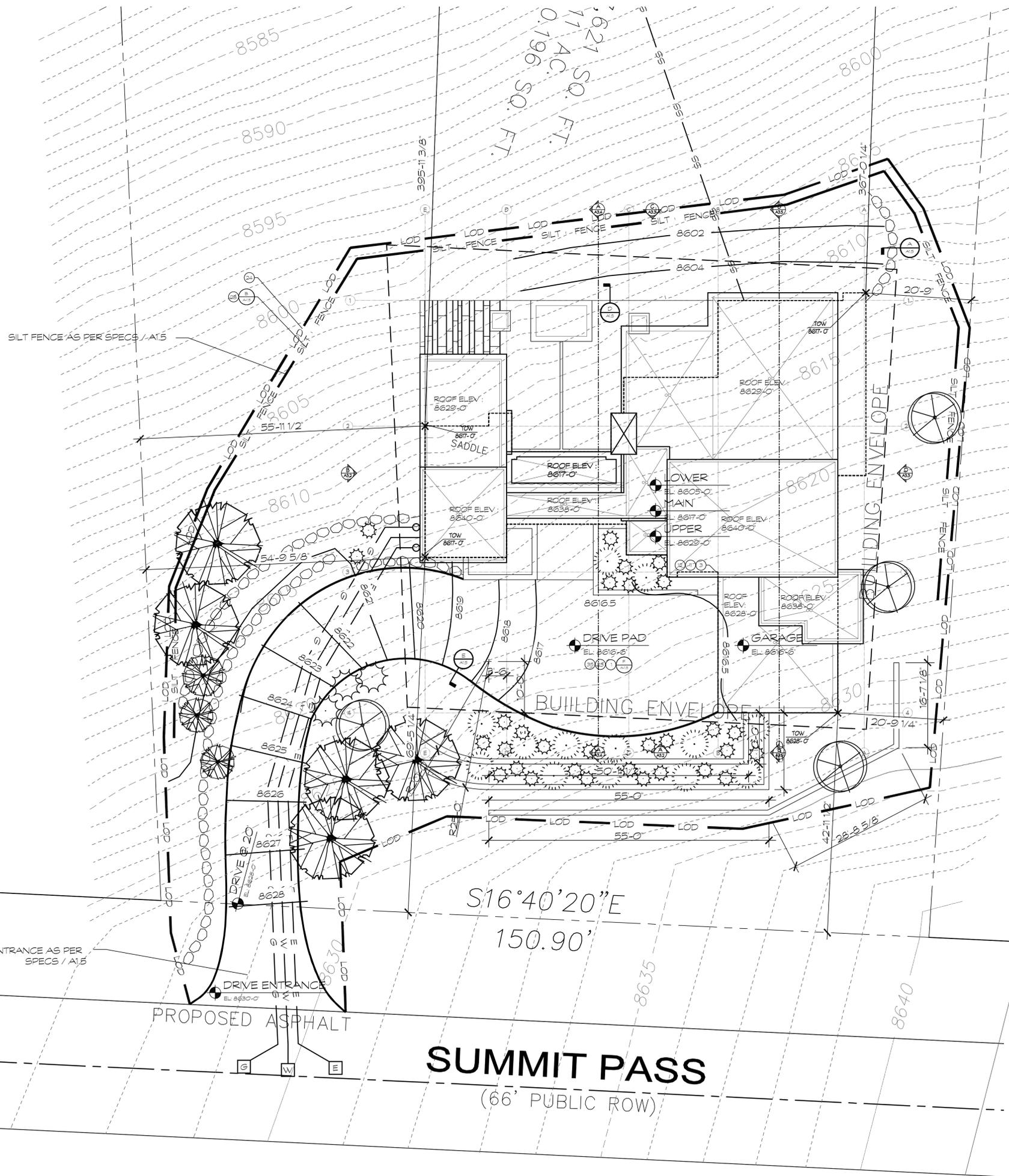
OVERALL SITE
PLAN

SCALE: 1" = 20'



A1.1

38A



NOTE

SEE SHEET A1.0 FOR PROJECT NOTES & INFO

CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITY LINES AS REQUIRED.

CONTRACTOR TO FIELD VERIFY MIN. 3'-0" SEPARATION BETWEEN GAS AND ELECTRICAL LINES.

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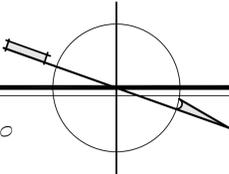
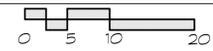
A NEW DESIGN FOR:
LOT 37 POWDER MOUNTAIN
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 WEBER COUNTY, UT

UP WALL DESIGN
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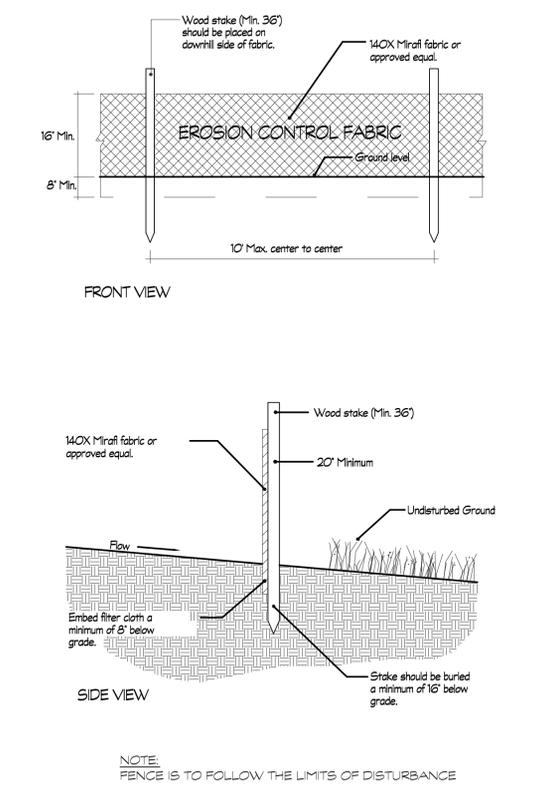
A1.2

SITE PLAN

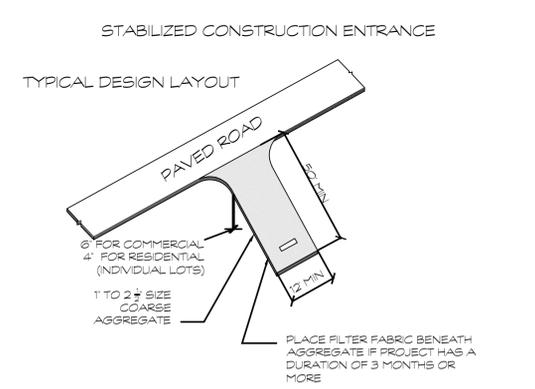
SCALE: 1" = 10'



REQUIRED INSPECTIONS		
INSPECTION	DESCRIPTION / REQUIREMENTS	CONTACT
DRIVEWAY / SITE STAKING	REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT. LOCATE / STAKE THE DRIVEWAY AT THE STREET AND AT THE ROAD RIGHT OF WAY / PROPERTY LINE AND LOCATE / STAKE ALL PROPERTY CORNERS WITH A 4 FOOT STEEL FENCE POST.	ENGINEERING
ROUGH GRADING	REQUIRED PRIOR TO SCHEDULING A FOOTING INSPECTION. SITE EROSION CONTROL MEASURES MUST BE INSTALLED AND DRIVEWAY MUST BE ROUGHLY GRADED ACCORDING TO PLAN.	ENGINEERING
FOOTING	SCHEDULE AFTER STEEL IS IN PLACE AND BEFORE CONCRETE IS POURED.	BUILDING
FOUNDATION	SCHEDULE AFTER STEEL IS IN PLACE IN THE FORMS AND BEFORE CONCRETE IS PLACED.	BUILDING
UNDER SLAB PLUMBING AND HEATING	BEFORE CONCRETE IS POURED OR PLUMBING HAS BEEN BACKFILLED.	BUILDING
CERTIFICATION OF ELEVATION AND/OR SURVEY	PERFORMED BY A LICENSED SURVEYOR. REQUIRED PRIOR TO SCHEDULING A FLOOR FRAMING INSPECTION. SEE REQUIREMENTS BELOW.	BUILDING
FLOOR FRAMING INSPECTION	REQUIRED PRIOR TO PLACING FLOOR SHEETING AND INCLUDES FOOTING DRAIN INSPECTION.	BUILDING
SHEAR WALL	AFTER THE BUILDING IS UP TO THE SQUARE AND ALL SHEAR WALLS HAVE BEEN NAILED AND ALL THE TIE DOWNS AND SHEAR WALL CONNECTIONS HAVE BEEN INSTALLED.	BUILDING
FIRE SPRINKLERS	REQUIRED PRIOR TO FOUR-WAY INSPECTION. WHEN REQUIRED BY THE LOCAL FIRE DISTRICT.	BUILDING
FOUR-WAY	THIS INSPECTION IS PERFORMED AFTER ALL ROUGH ELECTRICAL, PLUMBING, AND MECHANICAL HAVE BEEN INSTALLED. ALL FRAMING IS COMPLETE. SHEAR WALLS PREVIOUSLY INSPECTED, AND TRUSS SPECIFICATIONS ARE ON THE JOB FOR THE INSPECTOR TO READ. PLUMBING SHALL HAVE EITHER AN AIR OR WATER PRESSURE TEST ON THEM WHEN THE INSPECTOR ARRIVES.	BUILDING
WEATHER BARRIER / STUCCO LATH	WEATHER BARRIER SHALL BE INSPECTED PRIOR TO APPLYING VENERE. APPROVED STUCCO I.C.G. RESEARCH REPORTS ON SITE.	BUILDING
GAS METER SET	REQUIRED BEFORE GAS METER CLEARANCE IS GIVEN TO QUESTAR.	BUILDING
MASONRY WALL / BOND BEAM	STEEL IN MASONRY AND BEFORE CONCRETE/GROUT IS POURED.	BUILDING
INSULATION	PRE-SHEATHROCK INSULATION CERTIFICATE REQUIRED.	BUILDING
DRYWALL NAILING	THIS IS TO BE DONE BEFORE DRYWALL IS TAPED.	BUILDING
POWER TO PANEL	BUILDING MUST BE UP WITH PERMANENT ROOF INSTALLED.	BUILDING
DRIVEWAY PRE-SURFACING	SITE EROSION CONTROL MEASURES MUST BE INSTALLED AND DRIVEWAY GRADED TO ITS FINAL CONFIGURATION.	ENGINEERING
FINAL DRIVEWAY AND SITE INSPECTION	REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY AND/OR BOND RELEASE. DRIVEWAY MUST BE SURFACED AND SITE MUST BE RE-VEGETATED (INSPECTIONS MAY BE SCHEDULED SEPARATELY).	ENGINEERING
FLOOD PLAN ELEVATION CERTIFICATE	FEMA ELEVATION CERTIFICATE (IF APPLICABLE) REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY. FORM MUST BE FILED WITH FEMA AND A COPY PROVIDED TO THE ENGINEERING DEPARTMENT.	ENGINEERING
FINAL	ALL WORK IS DONE AND BUILDING COMPLETE.	BUILDING
CERTIFICATE OF OCCUPANCY	REQUIRED PRIOR TO ANYONE OCCUPYING THE STRUCTURE. A CERTIFICATE OF OCCUPANCY WILL BE ISSUED ONCE THE FINAL CLEARANCES HAVE BEEN OBTAINED BY THE BUILDER AND BROUGHT TO THE BUILDING DEPARTMENT'S OFFICE IN COALVILLE. 1) SNYDERVILLE BASIN RESIDENTIAL. FINAL FROM BUILDING DEPARTMENT, FINAL FROM ENGINEERING DEPARTMENT, FINAL LETTER FROM SNYDERVILLE BASIN WATER RECLAMATION DISTRICT, FINAL WATER CONCURENCY LETTER FROM APPROPRIATE WATER COMPANY, FINAL FROM PARK CITY FIRE DISTRICT (IN REQUIRED SUBDIVISIONS). 2) EASTERN SUMMIT COUNTY. FINAL FROM BUILDING DEPARTMENT, FINAL FROM ENGINEERING DEPARTMENT, FINAL FROM FIRE DISTRICT AND FINAL FROM HEALTH DEPARTMENT.	BUILDING



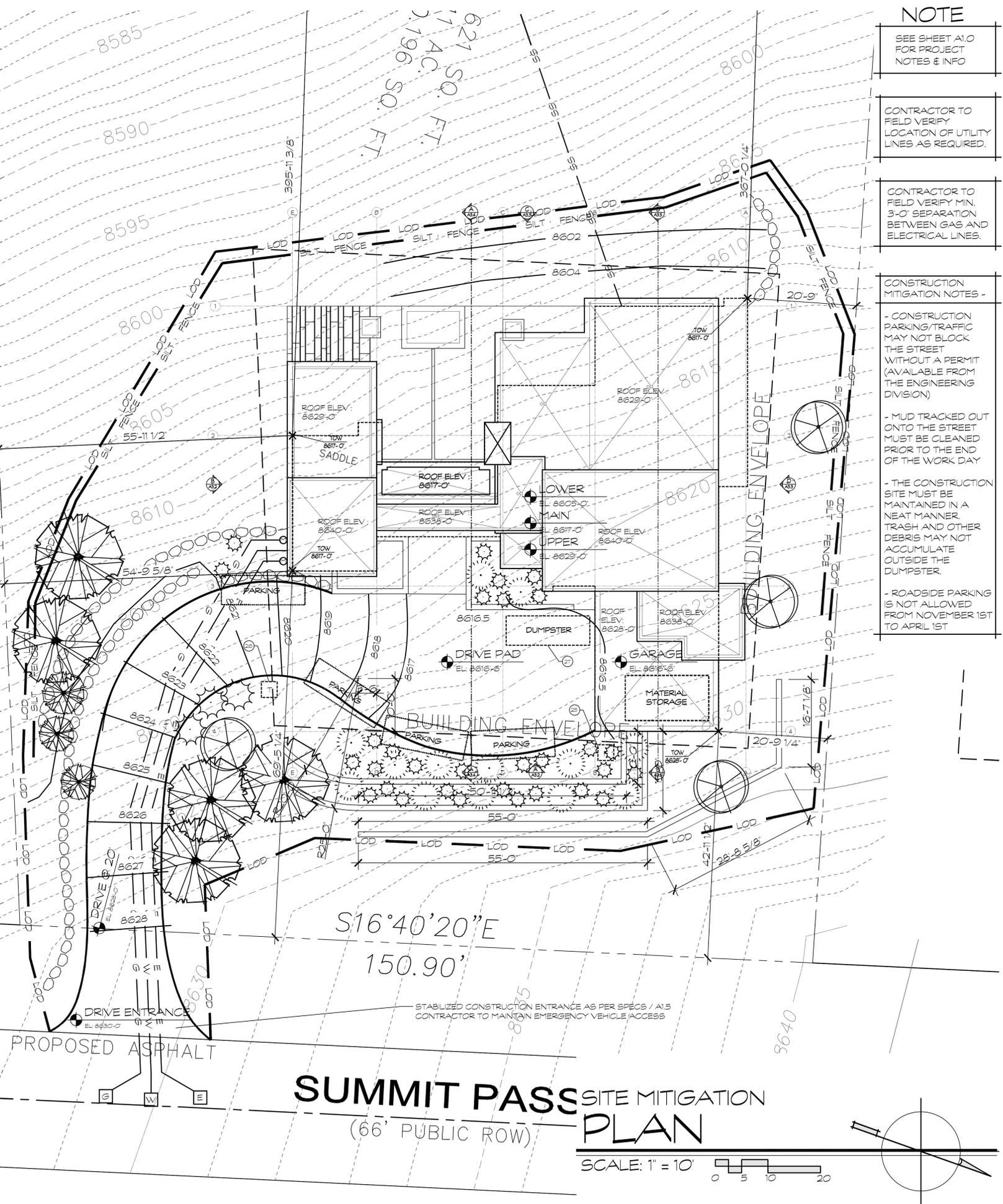
EROSION/SILT CONTROL FENCE



- INSTALLATION**
1. INSTALL AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED.
 2. CLEAR GRUB AREA AND GRADE TO PROVIDE SLOPE SHOWN FOR DRIVEWAY, OR ACCESS/INTERSECTION. IF ADJACENT TO WATERWAY, USE A MAXIMUM SLOPE OF 2%.
 3. COMPACT SUBGRADE AND PLACE FILTER FABRIC IF REQUIRED.
 4. PLACE COARSE AGGREGATE, 1' TO 2 1/2', TO A MINIMUM DEPTH OF 6' FOR COMMERCIAL PROJECTS, AND 4' FOR RESIDENTIAL PROJECTS.

- MAINTENANCE**
1. INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
 2. INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
 3. REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
 4. EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC, AND OFF SITE STREET PARKING.

STABILIZED CONSTRUCTION ENTRANCE



NOTE

SEE SHEET A1.0 FOR PROJECT NOTES & INFO

CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITY LINES AS REQUIRED

CONTRACTOR TO FIELD VERIFY MIN. 3'-0\"/>

CONSTRUCTION MITIGATION NOTES -

- CONSTRUCTION PARKING/TRAFFIC MAY NOT BLOCK THE STREET WITHOUT A PERMIT (AVAILABLE FROM THE ENGINEERING DIVISION)
- MUD TRACKED OUT ONTO THE STREET MUST BE CLEANED PRIOR TO THE END OF THE WORK DAY
- THE CONSTRUCTION SITE MUST BE MAINTAINED IN A NEAT MANNER. TRASH AND OTHER DEBRIS MAY NOT ACCUMULATE OUTSIDE THE DUMPSTER.
- ROADSIDE PARKING IS NOT ALLOWED FROM NOVEMBER 1ST TO APRIL 1ST

REVISIONS

NO.	DATE	DESCRIPTION

2 JUNE 2016

A NEW DESIGN FOR:
LOT 37 POWDER MOUNTAIN
LOT 37 POWDER MOUNTAIN
WEBER COUNTY, UT

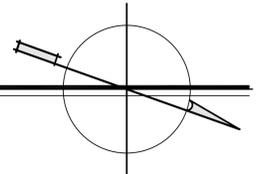
**UP WALL
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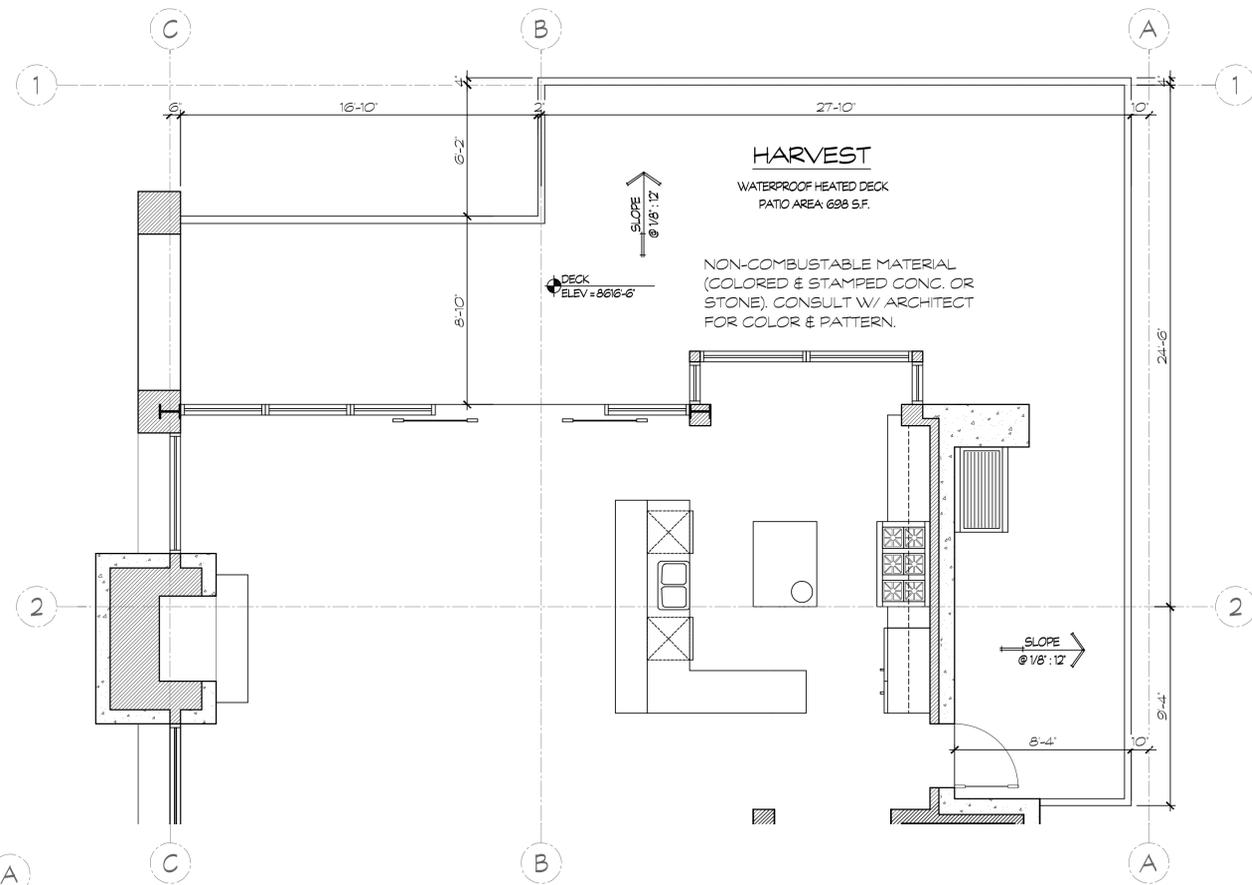
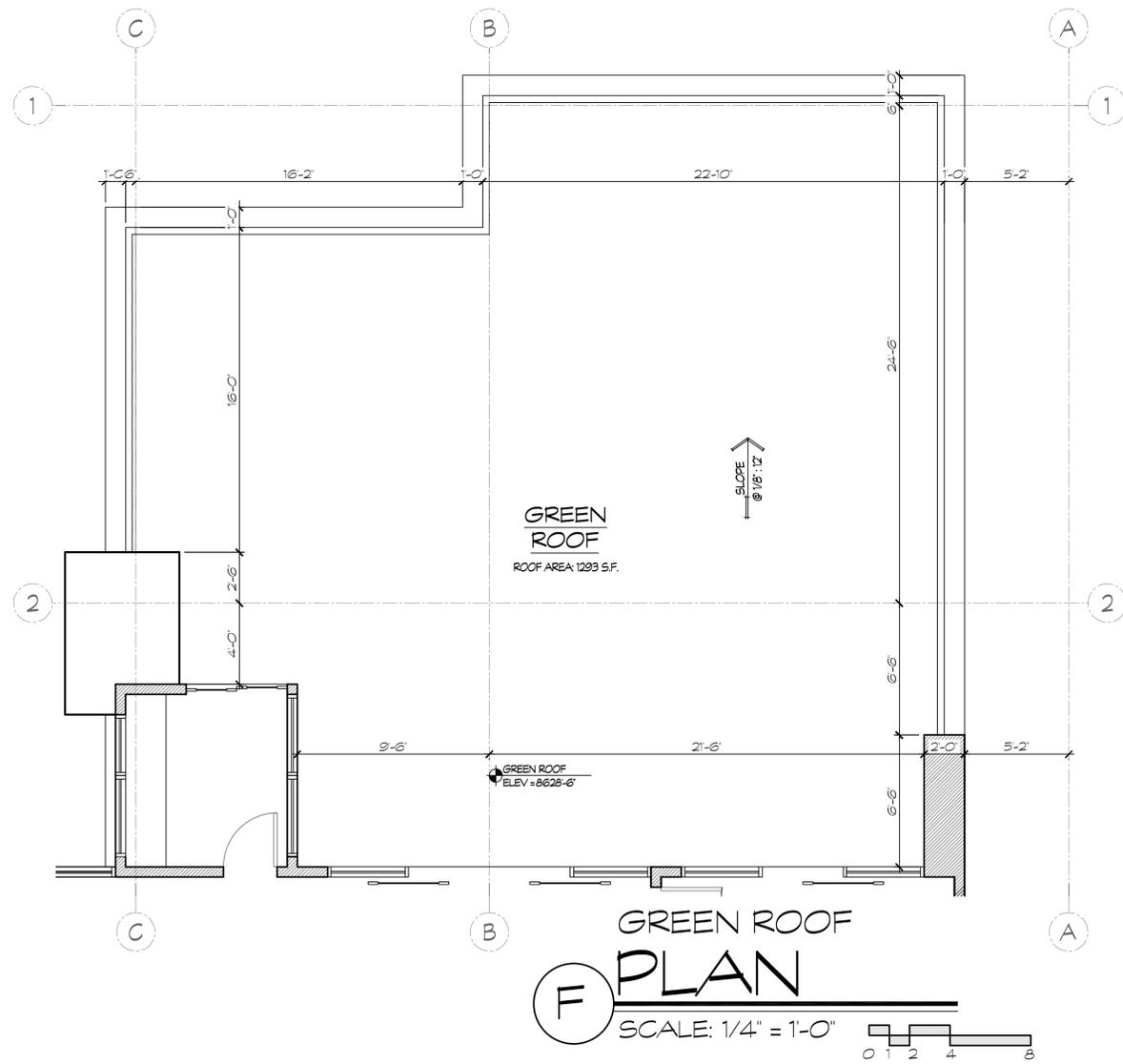
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A1.3

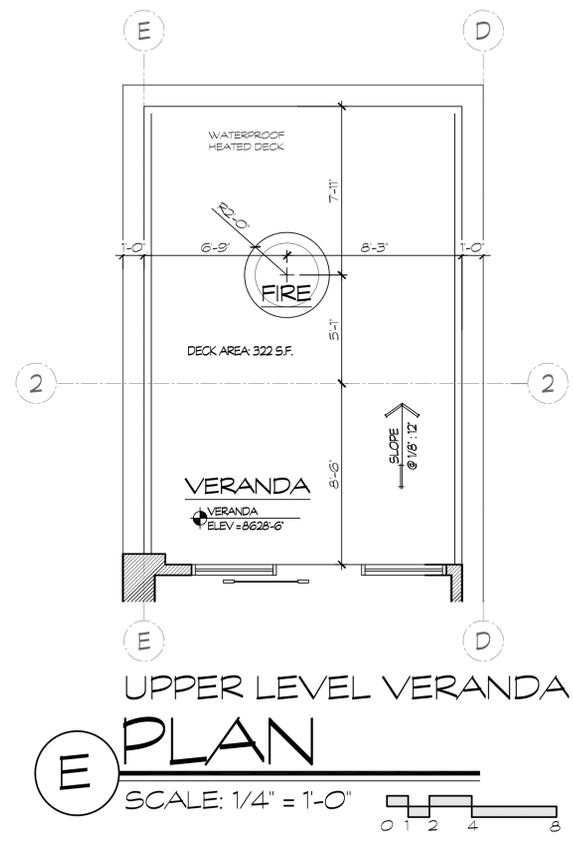
SUMMIT PASS SITE MITIGATION PLAN

SCALE: 1" = 10'





NOTE
 GRADE OF ALL PATIOS ADJACENT TO HOME TO SLOPE AWAY AT A MINIMUM OF 1/8" PER 1'-0"



2 JUNE 2016

NO.	REVISIONS

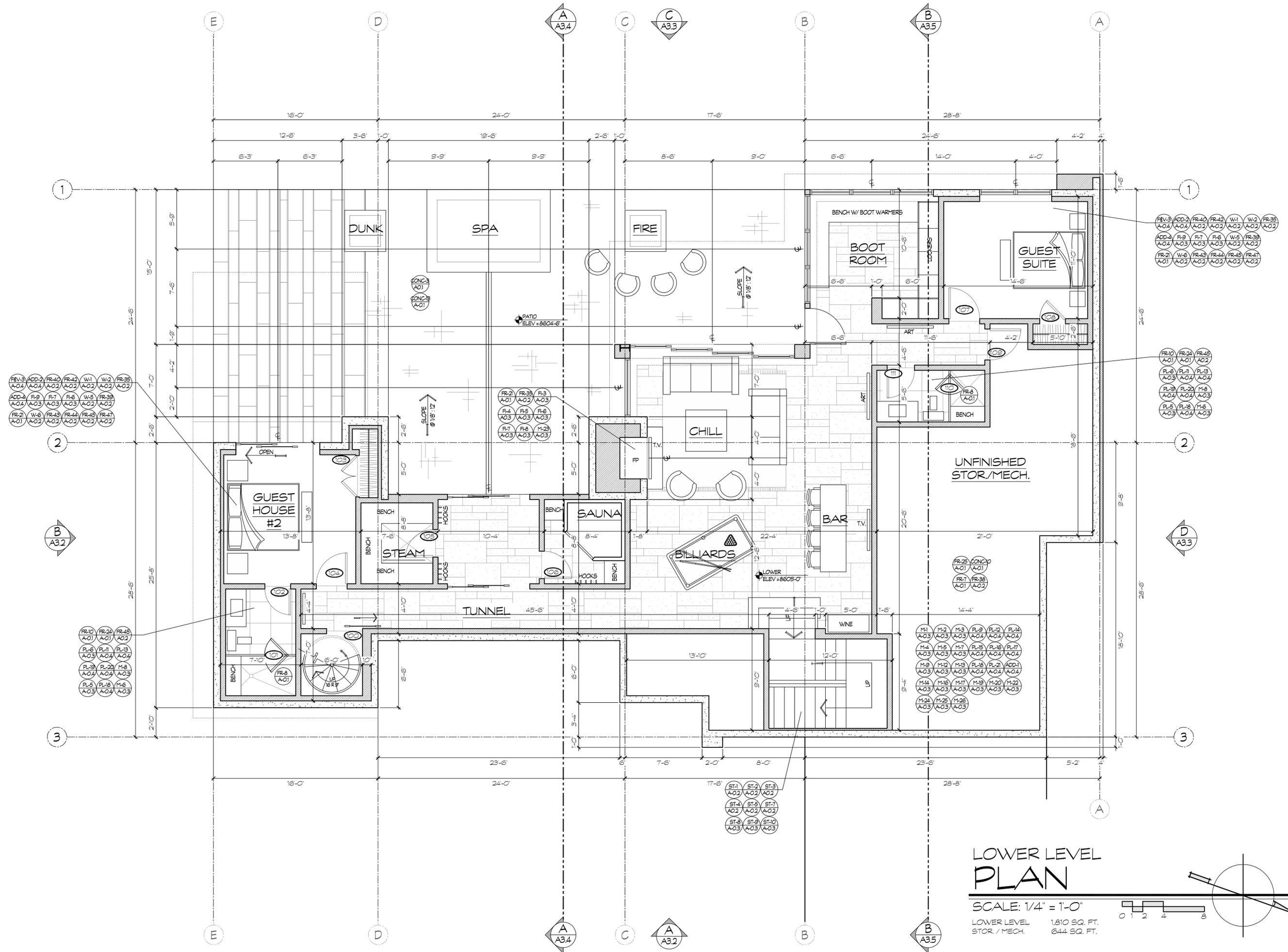
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A NEW DESIGN FOR:
LOT 37 POWDER MOUNTAIN
 LOT 37 POWDER MOUNTAIN
 WEBER COUNTY, UT

UP WALL
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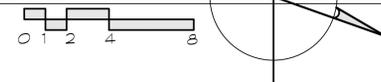
A1.4.2



LOWER LEVEL
PLAN

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

LOWER LEVEL 1,810 SQ. FT.
STOR. / MECH. 644 SQ. FT.



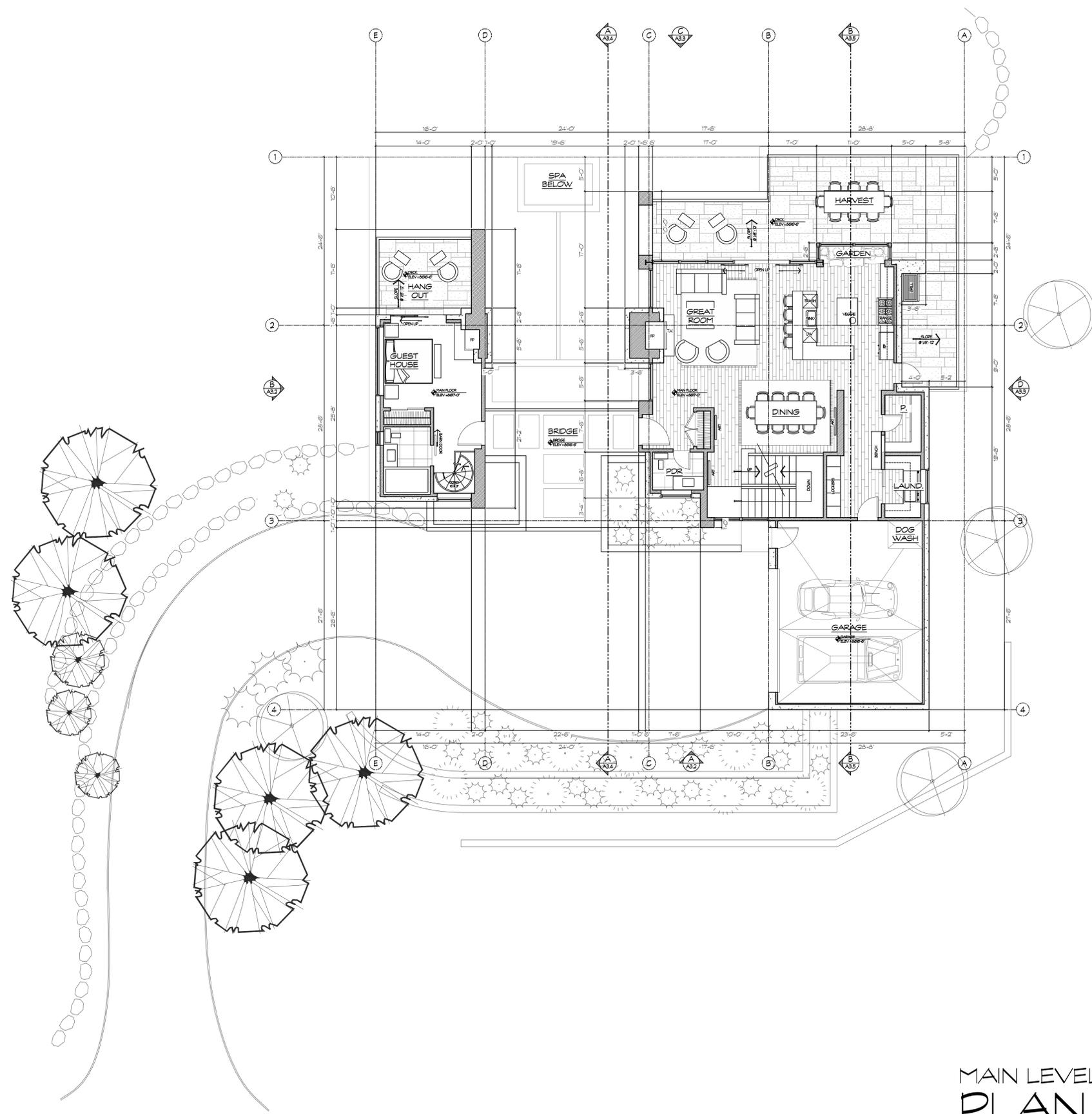
2 JUNE 2016
REVISIONS

NO.	DATE	DESCRIPTION

A NEW DESIGN FOR:
LOT 37 POWDER MOUNTAIN
WEBER COUNTY, UT

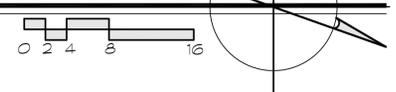
UP WALL
DESIGN
1025 EAST HOLLYWOOD AVE. S.L.C. UT. (801)485-0708

A2.0



MAIN LEVEL
PLAN

SCALE: 1/8" = 1'-0"
 MAIN LEVEL 1,890 SQ. FT.
 GARAGE 646 SQ. FT.



A2.1

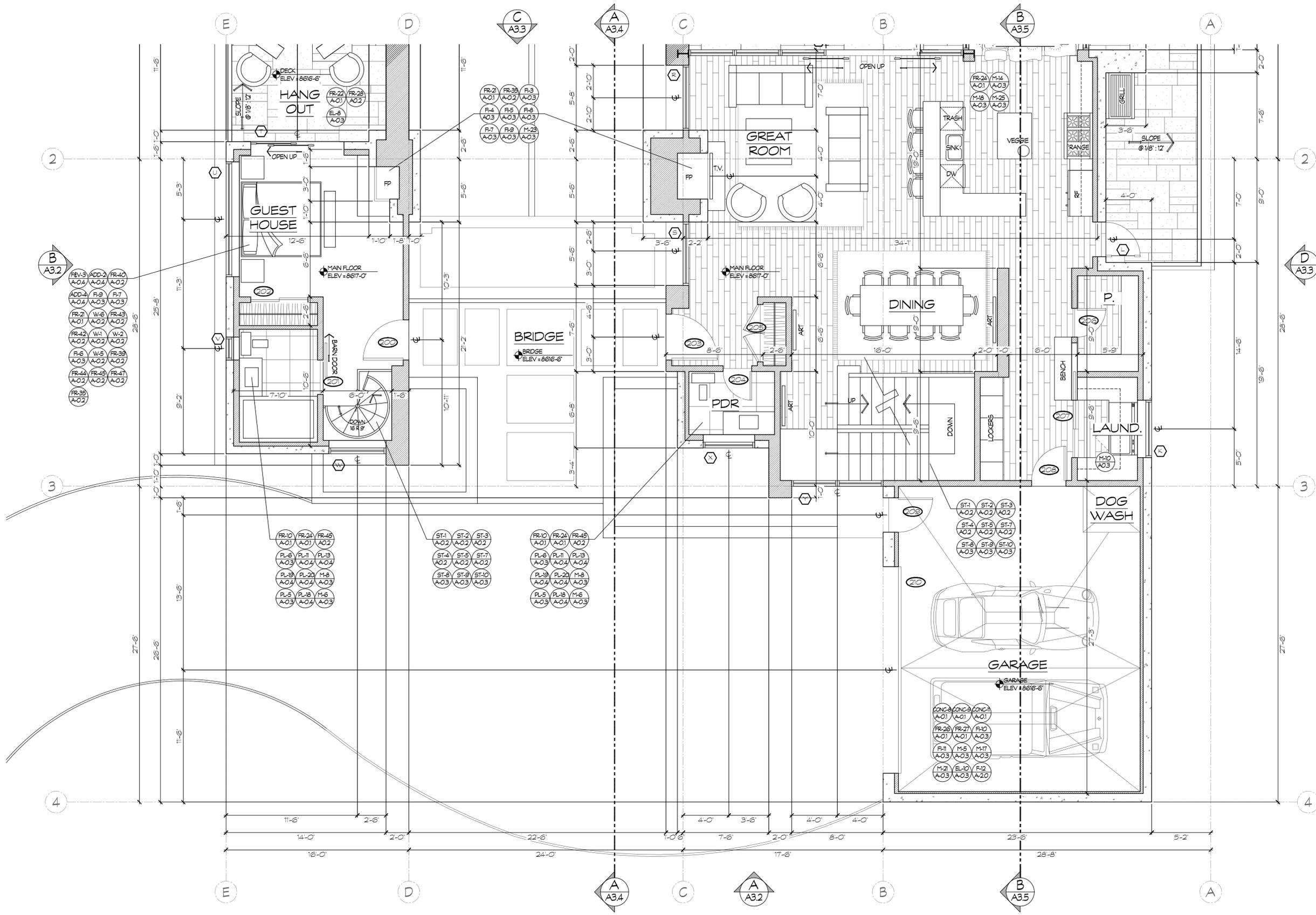
A NEW DESIGN FOR:
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 LOT 37 POWDER MOUNTAIN
 WEBER COUNTY, UT

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- B A32**
- FRV-3 A-04
 - ADD-2 A-04
 - FR-40 A-02
 - ADD-2 A-04
 - FR-9 A-03
 - FR-7 A-03
 - FR-2 A-01
 - W-6 A-02
 - FR-43 A-02
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 - FR-47 A-02
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- C A33**
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- ST-1 A-02**
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 - ST-3 A-02
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 - ST-10 A-03

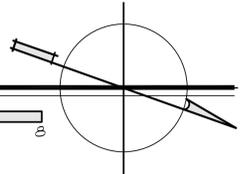
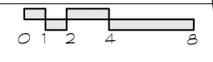
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 - FR-5 A-03
 - FR-18 A-04
 - M-6 A-03

- ST-1 A-02**
- ST-2 A-02
 - ST-3 A-02
 - ST-4 A-02
 - ST-5 A-02
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 - ST-8 A-03
 - ST-9 A-03
 - ST-10 A-03

- CONC-3 A-01**
- CONC-3 A-01
 - FR-26 A-01
 - FR-27 A-01
 - FHD A-03
 - FR-11 A-03
 - M-5 A-03
 - M-17 A-03
 - M-21 A-03
 - EL-10 A-03
 - F-12 A-20

MAIN PLAN

SCALE: 1/4" = 1'-0"
 MAIN LEVEL 1,890 SQ. FT.
 GARAGE 646 SQ. FT.



2 JUNE 2016

REVISIONS

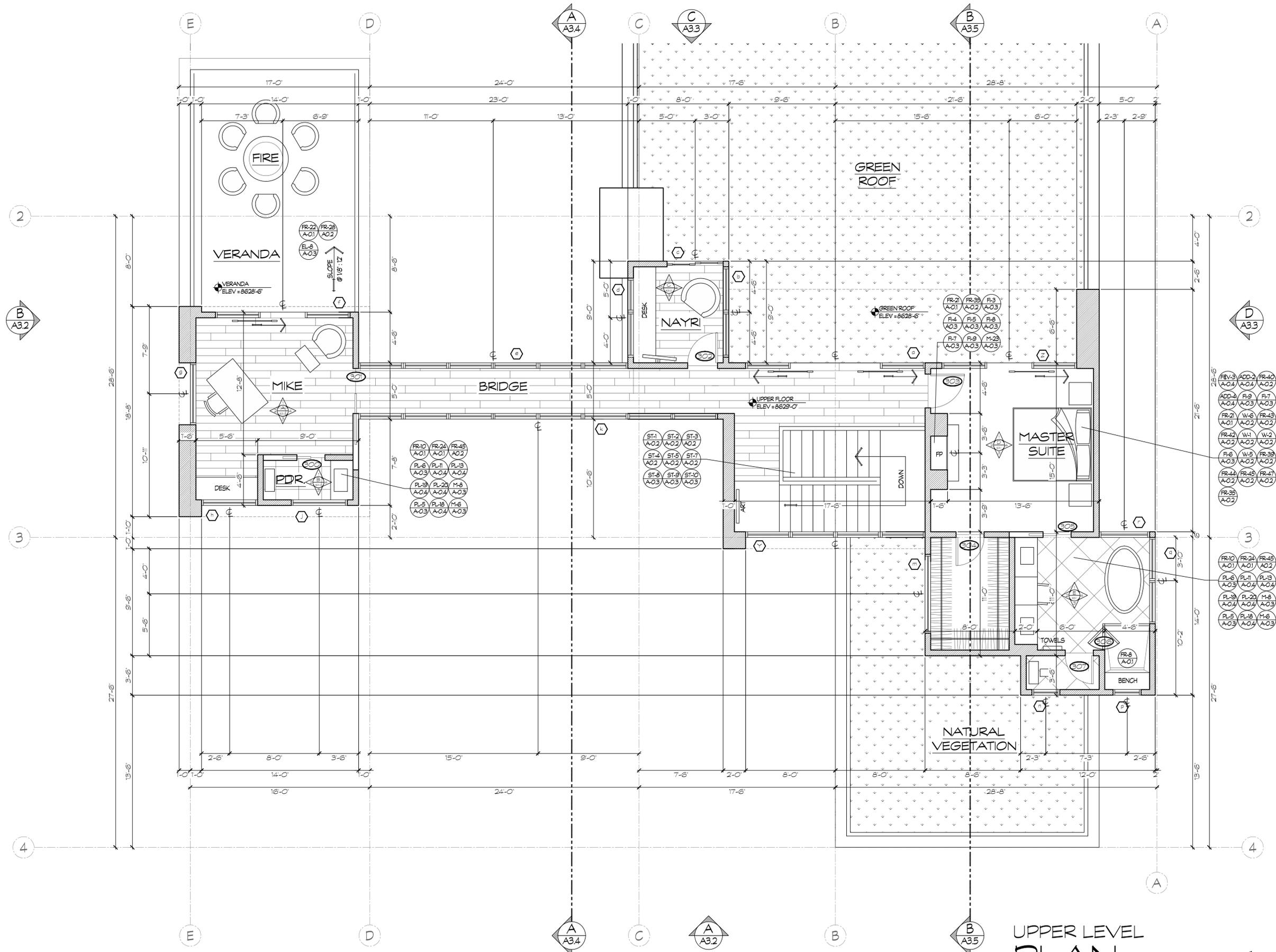
NO.	DESCRIPTION

A NEW DESIGN FOR:
LOT 37 POWDER MOUNTAIN
 LOT 37 POWDER MOUNTAIN
 WEBER COUNTY, UT

UP WALL
DESIGNS

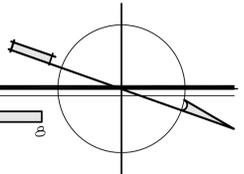
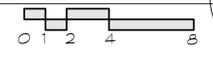
1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708

A2.3



UPPER LEVEL
PLAN

SCALE: 1/4" = 1'-0"
UPPER LEVEL 1,152 SQ. FT.



2 JUNE 2016
REVISIONS

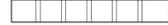
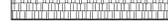
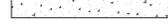
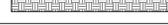
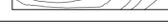
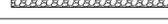
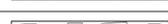
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A NEW DESIGN FOR:
LOT 37 POWDER MOUNTAIN
LOT 37 POWDER MOUNTAIN
WEBER COUNTY, UT

UP WALL
DESIGNS

1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708
A2.4

ELEVATION AND SECTION NOTES

NO.	DESCRIPTION	CODE REF.	NO.	DESCRIPTION	CODE REF.	MATERIALS		
50	2x12 @ 12' O.C. OVERBUILD.		16	STONE SLAB CAP AT STONE VENEER TERMINATIONS.		 ASPHALT ROOF		
51	ASSURE RAIL DESIGN IS SUCH THAT A 4" DIA. SPHERE CANNOT PASS THROUGH.		17	STONE VENEER W/ 22 GA. TIES AT 18" O.C. EACH WAY W/ NO. 9 WIRE AT 6" O.C. ASSURE WIRE LAPS OVER LEG OF TIE AS REQ. GROUT SOLID.		 BOARD AND BATT VENEER		
52	PROVIDE CONT. BLOCKING AT ALL BRG. CONDITIONS.		18	1x6 NAILING AT 6" O.C. STAGGERED.		 CEDAR SHAKE		
53	PROVIDE ADEQUATE FLASHING.		19	4" ASPHALT DRIVEWAY SYSTEM OVER 6" ENGINEERED BASE.		 CONCRETE		
54	STONE SLAB HEARTH.		20	1/4"x6"x4" STL ANGLE W/ 3/4" AB.S AT 18" O.C. WELD W/ 1/4" FILLET A 1/4" EXTENSION PLATE ALL CONDITIONS WHERE BATTERED STONE EXCEEDS THE 6" LEG DIM.		 CONTINUOUS ROUGH WOOD		
55	(1) LAYER 5/8" TYPE X GYP. BD. AT ALL GARAGE / HOUSE WALLS.		21	PROVIDE CONT. MOISTURE PROOFING AT ALL BELOW GRADE CONC.		 EARTH		
56	R.S. TIMBER FRAMING. RE FRMG PLANS.		22	4" PERF. PVC IN GRAVEL FIELD AT PERIMETER OF FOUNDATION. SLOPE AWAY AT 1/8" : 12". CONNECT AS REQ. TO STORM SEWER. INSTALL FILTER FABRIC AROUND GRAVEL FIELD.		 FINISH WOOD		
57	STANDING SEAM COPPER ROOF SYSTEM AT ALL COLD ROOF CONDITIONS.		23	CONC. FTG. RE FOOTINGS AND FOUNDATION SCHEDULE. NOTE: ASSURE ALL FOOTINGS ARE ESTABLISHED ON UNDISTURBED NATIVE SOIL CONDITIONS. (ELEVATIONS FOR TOP OF FOOTING REFLECTED IN FOOTING AND FOUNDATION PLAN SHOULD BE FIELD VERIFIED AND MODIFIED AS REQ. TO ASSURE THAT THE ABOVE DESCRIBED CONDITION IS SATISFIED).		 GRAVEL		
58	VENT CRAWL SPACE AS PER IRC R408. 11,500 w/ 4MIL VIGREEN AND AT LEAST ONE VENT ON EACH SIDE OF CRAWL FOR CROSS VENTILATION.	IRC R408	24	16x16 R.S. TIMBER POST.		 ROUGH WOOD BLOCKING		
59	SLOPE GRADE AWAY FROM BUILDING @ 5%		25	2x6 PRESSURE TREATED SILL PL W/ 5/8"x10" A.B. AT 32' O.C. RE SHEAR WALL DESIGNATIONS ON FRAMING PLANS AND SHEAR WALL SCHEDULE FOR ACTUAL ANCHORING REQ.		 STANDING SEAM METAL ROOFING		
60	CUSTOM COPPER CHIMNEY CAP.		26	WINDOW SYSTEM. RE WINDOW SCHEDULE.		 STONE (SECTION)		
61	ALL WINDOW WELLS TO PROVIDE A MIN. OF 9 SQ. FT. NET CLEAR OPENING w/ MIN. DIMENSION OF 36" AND A LADDER INSTALLED IF WINDOW WELL IS GREATER THAN 24 INCHES DEEP		27	4" CONC. SLAB OVER 4" WASHED GRAVEL. BASE OVER 4 MIL POLY.		 STONE VENEER		
62	CONCRETE FLOOR SLABS, EXCEPT THOSE IN UNHEATED ACCESSORY STRUCTURES, SHALL HAVE A VAPOR RETARDER CONSISTING OF A 6 MIL (0.06 INCH) POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OF THE PREPARED SUB GRADE WHERE NO BASE COURSE EXISTS.	IRC R506.2.3	28	ASSURE NON ABSORBENT SURFACES IN SHOWER AS REQ. BY CODE.		 STUCCO VENEER		
D-1	BEDROOM WINDOWS TO RECEIVE EGRESS HARDWARE		29	2x FRAMING AS REQ.		 WOOD SIDING		
D-2	FLASH AND COUNTER FLASH DOORS AND WINDOWS.		30	FIREBOX INSERT (ICC #2578) W/ ZERO CLEARANCE METAL FLUE SYSTEM INSTALL AS PER MANUF. SPECS.		GENERAL NOTES		
D-3	ALL HINGED SHOWER DOORS SHALL SWING OUTWARD.	IRC P2708.1	31	12x12 R.S. TIMBER APPLIED DECORATIVE ELEMENT.		GENERAL CONTRACTOR SHALL COMPLY TO ALL LOCAL BUILDING CODES AND ORDINANCES GOVERNING THIS WORK. GENERAL CONTRACTOR SHALL FOLLOW ANY MANUFACTURERS SPECIFICATIONS FOR INSTALLATION OF MATERIALS OR EQUIPMENT. GENERAL CONTRACTOR SHALL CLOSELY COORDINATE ALL TRADES TO EXPEDITE CONSTRUCTION AND ENFORCE THE HIGHEST QUALITY OF WORKMANSHIP OF THE INVOLVED TRADES. CONTRACTOR TO INSURE SEALED DIRECT VENT F.P. IN ALL SLEEPING AREAS. CONTRACTOR TO PROVIDE TO BLD. DEPT. LISTING (APPROVAL) NUMBER FOR EACH F.P. INSERT AND SHOWER STEAMER PRIOR TO INSTALL. CONTRACTOR TO ASSURE TOP OF FOUNDATION WALL IS MIN. 6" ABOVE ADJACENT FINISH GRADE. SPECIAL INSPECTION REQUIRED FOR ALL STUCCO SYSTEMS REQUIRED INSPECTION INSPECTION REQUIRED FOR WEATHER RESISTIVE BARRIER AND FLASHING IN ORDER TO PREVENT WATER FROM ENTERING THE WEATHER RESISTIVE EXTERIOR WALL ENVELOPE.		
D-4	MINIMUM WINDOW AREA SHALL EQUAL NOT LESS THAN 8% OF THE FLOOR AREA OF HT. OF ROOM UNLESS MECHANICAL VENTILATION AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 5 FOOT-CANDELES OVER THE REQUIRED FLOOR AREA AT A HEIGHT OF 30 INCHES.	IRC R303	32	R.S. GLUE-LAM		NO.	DESCRIPTION	CODE REF.
D-5	BASEMENTS WITH HABITABLE SPACE AND EACH SLEEPING ROOM SHALL HAVE AN EXTERIOR DOOR OR WINDOW THAT MEETS THE FOLLOWING: FINISHED SILL HEIGHT WITHIN 24" OF THE FLOOR. MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. MINIMUM NET CLEAR OPENING WIDTH OF 20" AND MINIMUM NET CLEAR OPENABLE HEIGHT OF 24". GRADE FLOOR OPENINGS MAY HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ. FT.	IRC R310	33	STARWAY. MAX. RISE 8". MIN. TREAD 10"		1	ASPHALTIC ROOF SYSTEM OVER 30# FELT INFILTRATION BARRIER.	
D-6	THE OPENABLE WINDOW AREA IN BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS AND OTHER SIMILAR ROOMS SHALL NOT BE LESS THAN 1 1/2 SQ. FT. UNLESS A MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 50 CFM FOR INTERMITTENT OPERATION OR 20 CFM FOR CONTINUOUS OPERATION IS PROVIDED. VENTILATION AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE.	IRC R303.3	34	ASSURE 6'-8" MIN. CLEAR HEADROOM AT STARWAY. DIMENSION TO BE MEASURED FROM LINE OF STAR TREAD NOSING TO NEAREST OVERHEAD FINISHED SURFACE.		2	INSTALL 6 MIL BITUMINOUS "ICE AND WATER SHIELD" CONT AT ALL PERIMETER CONDITIONS IN FROM EXTERIOR WALL MIN. 3'-0" AT ALL VALLEY AND RIDGE COND. AND AT ALL WALL / ROOF CONDITIONS - EXTEND UP WALL MIN. OF 3'-0".	
D-7	GLAZING USED IN DOORS AND PANELS OF SHOWERS AND BATHTUB ENCLOSURES AND WALLS ENCLOSING THESE COMPARTMENTS SHALL COMPLY WITH CPSC 16 CFR, PART 1201 CRITERIA FOR CATEGORY I OR CATEGORY I AS INDICATED IN IRC TABLE R308.3.	IRC TABLE R308.3	35	PROVIDE CONT. STAIR RAIL SYSTEM TO INCLUDE 1 1/2" HANDRAIL AT 36" ABOVE NOSE OF STAIR TREADS. RETURN RAIL TO WALL AT ALL TERMINATING CONDITIONS. ASSURE STAIR RAILING SYSTEM IS SUCH THAT A 4" DIA. SPHERE CANNOT PASS THROUGH AT ANY POINT.		3	CONT. COPPER DRIP EDGE W/ CONT. STANDING SEAM COPPER EAVE FLASHING	
D-8	FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN 24" ARCH OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE THAT IS WITHIN 5FT OF STAIRS, OR GLAZING WITHIN 5 FT OF SPAS OR POOLS, CERTAIN FIXED GLASS PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH IRC R308.	IRC R308	36	STARWAY CONSTRUCTION TO BE MIN. (3) 2x12 STRINGERS W/ 3/4" STAR TREAD.		4	2x BUILT UP ROUGH-SAWN CEDAR FASCIA AS SHOWN W/ CONT. 1x T&G CEDAR SOFFIT.	
D-9	DOORS LEADING FROM DWELLINGS TO THE GARAGE SHALL BE SELF-CLOSING, 1-3/8" THICK SOLID CORE OR 20 MINUTE RATED. DOORS SHALL NOT BE OPEN INTO A SLEEPING ROOM.	IRC R309 AND STATE AMENDMENT	37	5/8" TYPE X GYP. BD. ON ALL SURFACES. INSTALL TAPE AND MUD AS REQ. TO ASSURE MIN. 1 HR. RATED FIRE ASSEMBLY.		5	CONT. 4" SOFFIT / EAVE VENT.	
D-10	GARAGE ATTIC ACCESS DOORS SHALL BE 20 MINUTE LABELED OR EQUIVALENT CONSTRUCTION.	IRC R309	38	EXTEND 4 MIL POLY UNDER FOOTING.		6	CONT. R-30 BATT INSUL. IN ALL FLOOR SPACES OVER UNHEATED AREAS.	
D-11	VERIFY FRAMED OPENINGS AT ALL DOORS AND WINDOWS WITH WINDOW/DOOR MANUFACTURER		39	CONT. R-30 BATT INSUL. IN ALL FLOOR SPACES OVER UNHEATED AREAS.		7	ALL EXPOSED STRUCTURAL GLULAM TIMBERS THAT ARE NOT PROPERLY COVERED BY A ROOF, EAVE, OR SIMILAR COVERING SHALL BE PRESSURE TREATED WITH A PRESERVATIVE, OR BE MANUFACTURED FROM NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.	IRC R317.1.5
			40	PROVIDE (2) LAYERS OF TYPE X GYP. BD AT CEILING OF GARAGE WHERE FLOOR FRAMING EXISTS ABOVE CONSISTING OF TJI TYPE CONSTRUCTION.		8	5/8" APA RATED WAFER BD. ROOF SHTG W/ 10x NAILING AT 6" O.C. AT ALL PANEL EDGES AND AT 12" AT ALL FIELD CONDITIONS.	
			41	6" CONC. FOUNDATION WALL. RE FOUNDATION WALL SCHEDULE FOR REINFORCING REQ.		9	TJI FRAMING AS SHOWN. RE FRAMING PLANS. INSTALL JOISTS, HANGERS, STIFFENERS AND BLOCKING AS PER MANUF. SPECS.	
			42	2x4 FURRING W/ R-13 BATT INSUL.		10	CONT. R-38 BATT INSUL W/ CONT. MIN. 1" AIR SPACE ABOVE BATTS.	
			43	6x6" R.S. CUSTOM WD. BRACKETS AS SHOWN. SEE SECTION		11	1/2" GYP. BD. AS PER IRC W/ A 1 PERM VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF WALL.	
			44	1/2" TEMPERED GLASS ASSEMBLY AT SHOWER.		12	PROVIDE CONT. 1 1/2" DIA. HOLES AT EA. BLOCKING TO ASSURE FREE TRANSLATION OF AIR FROM SOFFIT/EAVE VENT THROUGH BLOCKING AND TO 1" AIR SPACE ABOVE BATT INSUL.	
			45	R.S. TIMBER MANTEL.		13	R.S. TIMBER TRUSS AS PER DETAIL.	
			46	CUSTOM R.S. TRUSS AS SHOWN. RE DETAIL.		14	2x6 FRAMING AT 18" O.C. MIN. W/ CONT. R-19 BATT INSUL W/ CONT. 4 MIL POLY. PROVIDE CONT. 7/16" APA RATED WAFER BD. W/ MIN. NAILING TO BE 10x AT 6" O.C. AT ALL PANEL EDGES AND AT 12" AT ALL FIELD CONDITIONS. RE SHEAR WALL DESIGNATIONS AND SHEAR WALL SCHEDULE FOR ACTUAL NAILING REQ.	
			47	STONE CHIMNEY CAP AND FLASHING AS REQ. TO ASSURE ADEQUATE MOISTURE PROTECTION.		15	2x R.S. CEDAR TRM.	
			48	ASSURE NO PLUMBING IN EXTERIOR WALL CONDITION				
			49	PROVIDE SEALED F.P. UNIT IN BEDROOMS. CONTRACTOR TO PROVIDE ICC NUMBER TO BUILDING OFFICIAL PRIOR TO INSTALLATION.				

2 JUNE 2016

NO.	REVISIONS

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A NEW DESIGN FOR :
LOT 37 POWDER MOUNTAIN
 LOT 37 POWDER MOUNTAIN
 WEBER COUNTY, UT

UP WALL
DESIGN
 1025 EAST HOLLYWOOD AVE. S.L.C. UT. (801)485-0708

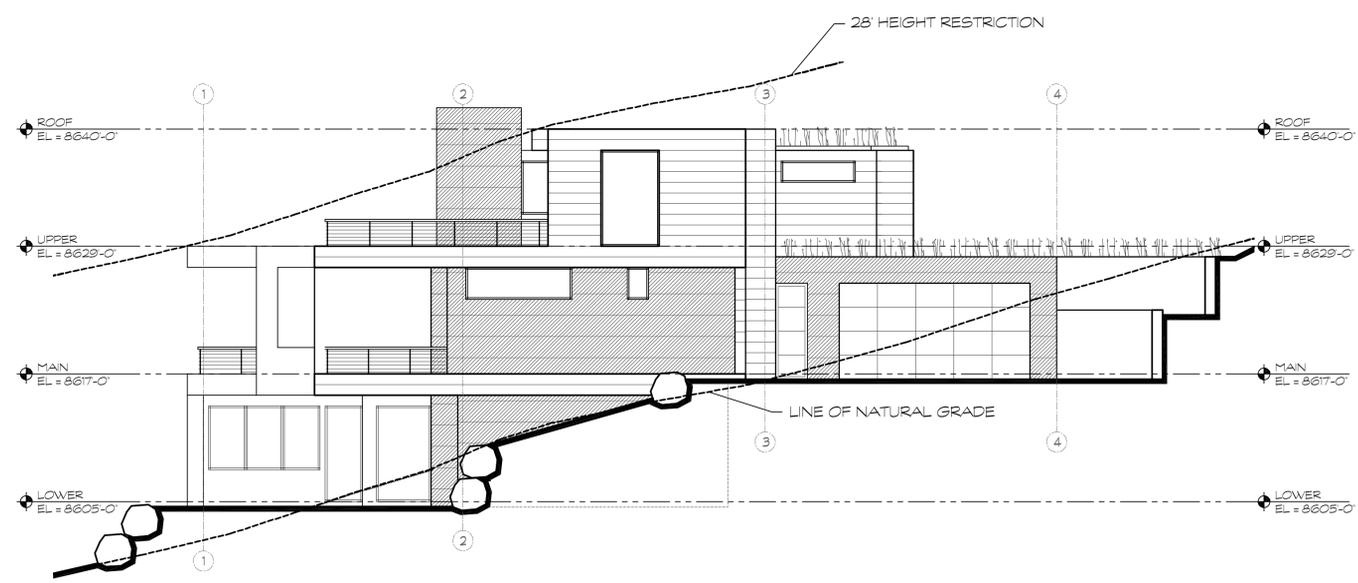
A3.0

NOTE
SEE SHEET A-3.0
FOR PROJECT
NOTES & INFO

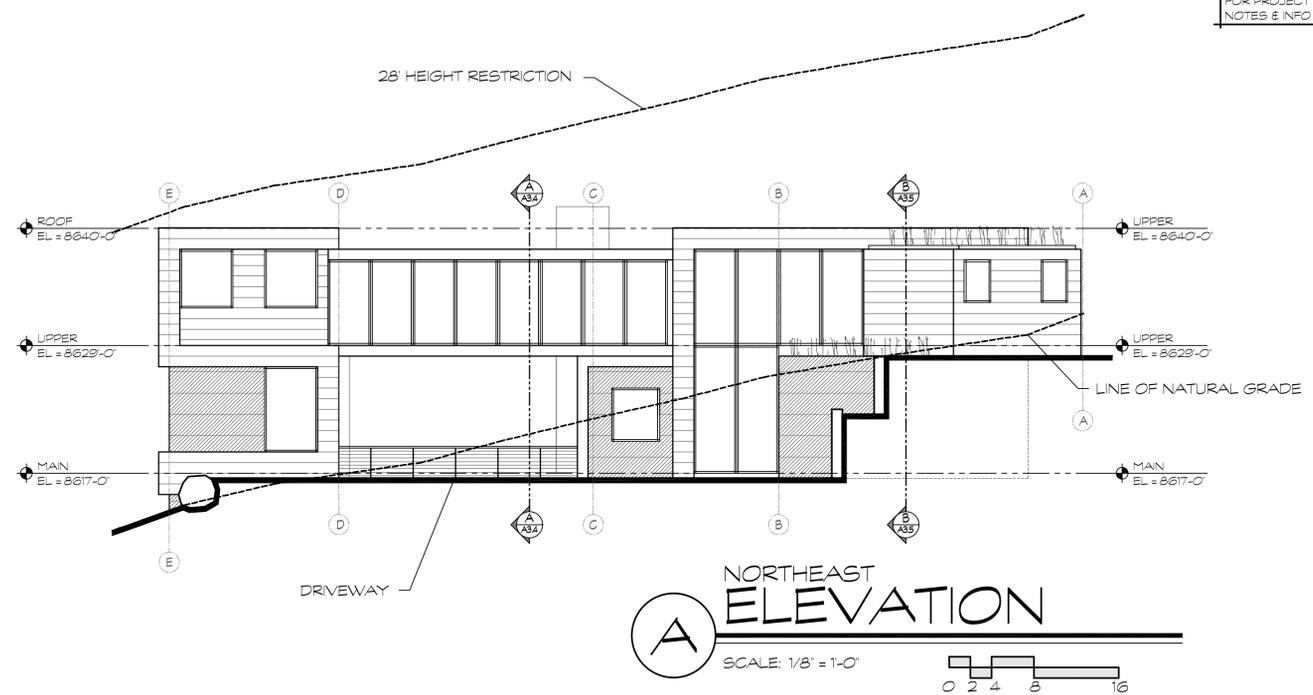
2 JUNE 2016

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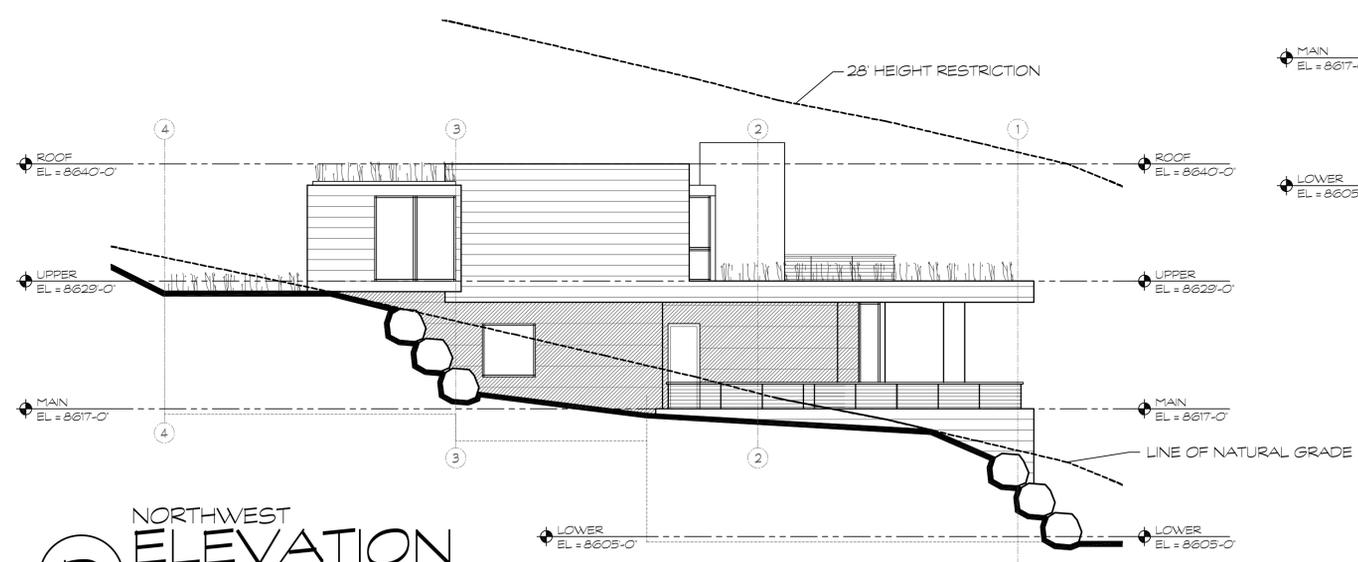
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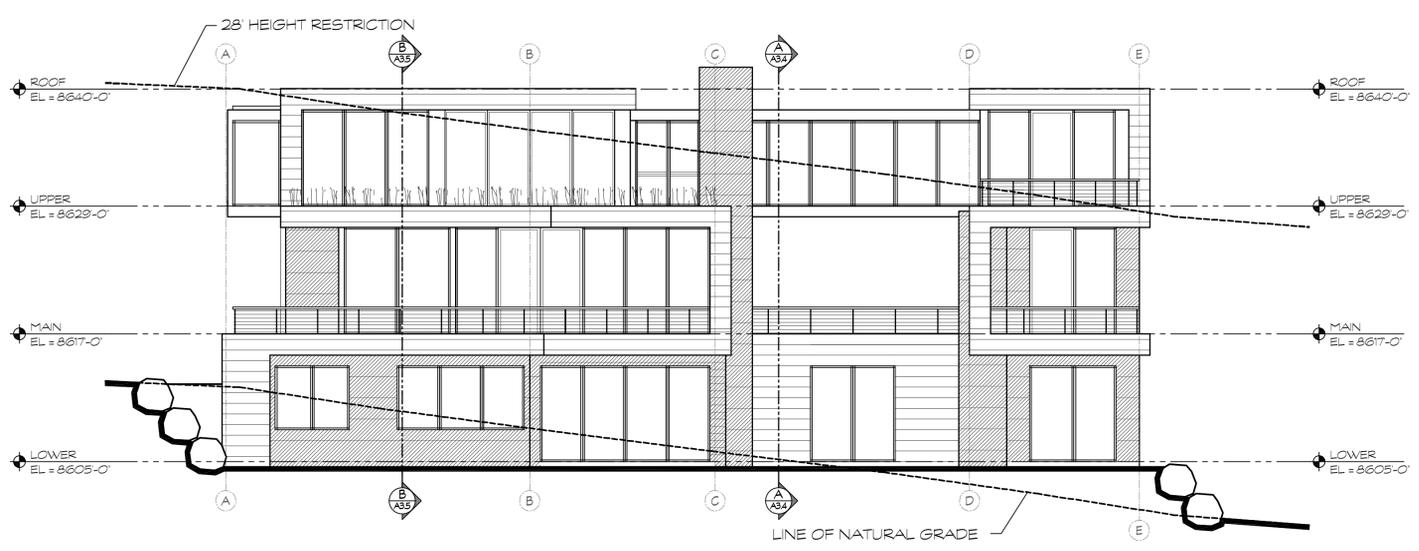
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SCALE: 1/8" = 1'-0"
0 2 4 8 16



A NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"
0 2 4 8 16



D NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"
0 2 4 8 16

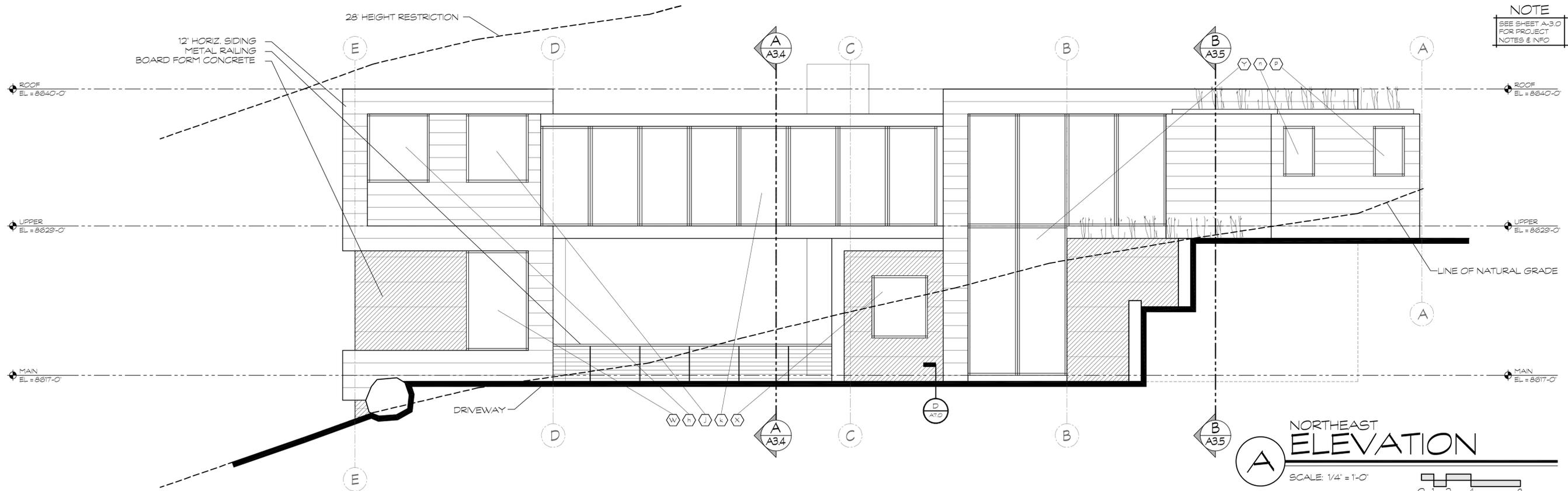


C SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"
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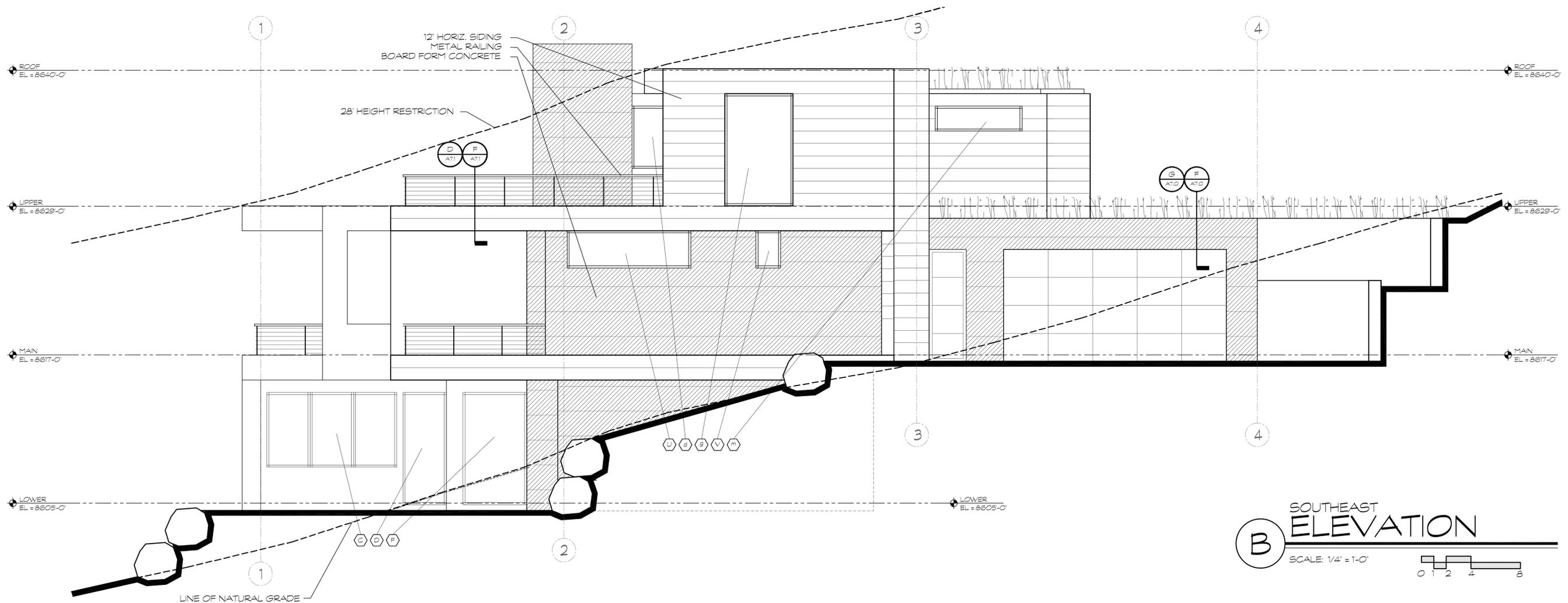
A NEW DESIGN FOR:
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LOT 37 POWDER MOUNTAIN
WEBER COUNTY, UT

UP WALL
DESIGNS
1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708

A3.1



A NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



B SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"

NOTE
SEE SHEET A-3.0
FOR PROJECT
NOTES & INFO

2 JUNE 2016

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WEBER COUNTY, UT

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DESIGN
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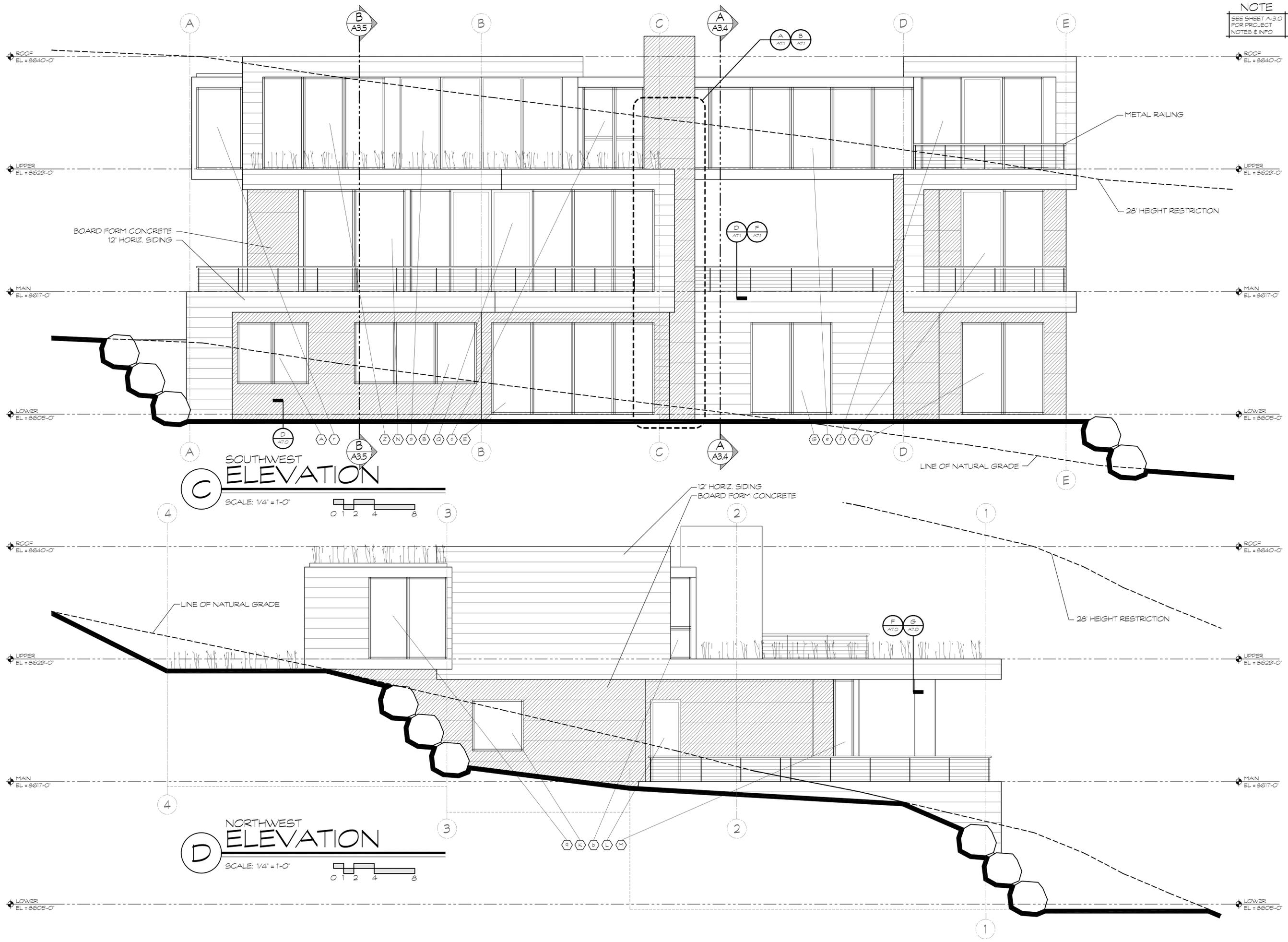
A3.2

NOTE
SEE SHEET A-3.0
FOR PROJECT
NOTES & INFO

2 JUNE 2016

NO.	DATE	REVISIONS

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C SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

D NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

A NEW DESIGN FOR:
LOT 37 POWDER MOUNTAIN
WEBER COUNTY, UT

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D E S I G N
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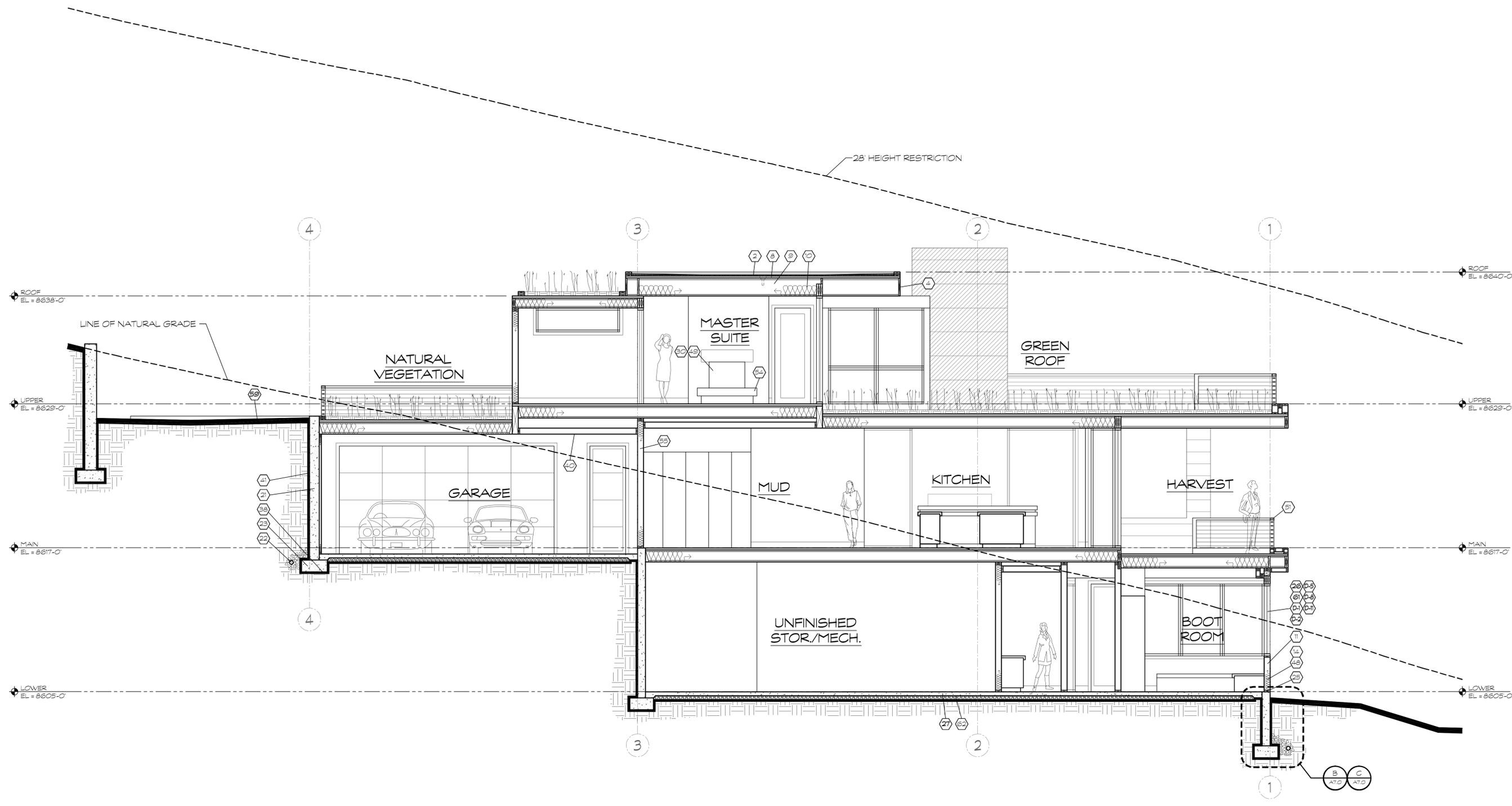
A3.3

NOTE
SEE SHEET A-3.0
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NOTES & INFO

2 JUNE 2016

NO.	DESCRIPTION

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B BUILDING SECTION
SCALE: 1/4" = 1'-0"
0 1 2 4 8

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LOT 37 POWDER MOUNTAIN
WEBER COUNTY, UT

UP WALL
DESIGN
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A3.5

ROOF NOTES

NO.	DESCRIPTION	CODE REF.	NO.	DESCRIPTION	CODE REF.	MATERIALS		
14	<p>PROTECT WOOD AGAINST DECAY AS NOTED AND REQUIRED BY CODE. WHERE PROTECTION IS REQUIRED, WOOD MUST BE APPROVED, TREATED, OR DECAY RESISTANT. LOCAL JURISDICTIONS REGULATIONS AS REQUIRED - ADDITIONAL REQUIREMENTS AS FOLLOWS:</p> <p>FOUNDATION PLATES OR SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB WHICH IS IN DIRECT CONTACT WITH EARTH, AND SILLS 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 INCHES WITH AN IMPERVIOUS MEMBRANE INSTALLED BETWEEN CONCRETE AND EARTH, THE WOOD MAY BE UNTREATED AND OF ANY SPECIES.</p> <p>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. THE PEDESTALS SHALL PROTECT AT LEAST 6 INCHES ABOVE EXPOSED EARTH, AND AT LEAST 1 INCH ABOVE SUCH FLOORS. INDIVIDUAL CONCRETE OR MASONRY PIERS SHALL PROTECT AT LEAST 6 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.</p> <p>WOOD USED IN CONSTRUCTION OF PERMANENT STRUCTURES AND LOCATED NEARER THAN 6 INCHES 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.</p> <p>WOOD FURRINS 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.</p>	<p>RC R317 RC TABLE R301.2 (1)</p> <p>RC R322</p> <p>RC R317</p> <p>RC R317</p> <p>RC R317</p> <p>RC R317</p>	<p>1</p> <p>IN THE CASE OF ANY DISCREPANCY BETWEEN INFORMATION PRESENTED IN THESE CONTRACT DOCUMENTS AND THE ABOVE MENTIONED CODE, GUIDELINES AND/OR ESTABLISHED RESTRICTIONS, CONTRACTOR IS RESPONSIBLE FOR NOTIFYING UPON DESIGN OF SUCH DISCREPANCY PRIOR TO CONSTRUCTION. IN SUCH CASE AS DESCRIBED ABOVE, THE ESTABLISHED CODE, GUIDELINE OR ESTABLISHED RESTRICTION SHALL ALWAYS TAKE PRECEDENCE.</p> <p>2</p> <p>CONSTRUCTION TO BE CONSISTENT WITH ENERGY EFFICIENT STANDARDS ESTABLISHED IN THE INTERNATIONAL ENERGY CONSERVATION CODE 2006 IECC.</p> <p>3</p> <p>THE CONTRACTOR SHALL COORDINATE AND VERIFY WITH OWNER, ARCHITECT, INTERIOR DESIGNER, ETC. ON FINAL SELECTION, STYLE, FINISHES, ETC. FOR ALL CABINET WORK, COUNTER TOPS, MILL WORK, DOORS, APPLIANCES, PLUMBING, FIXTURES, LIGHT FIXTURES, ETC. PRIOR TO ORDERING AND INSTALLATION.</p> <p>4</p> <p>THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS, UTILITIES, MEASUREMENTS, CONNECTIONS, ETC.</p> <p>5</p> <p>THE CONTRACTOR SHALL COMPLY WITH ALL NATIONAL, STATE, LOCAL AND RELATED CODES AND STANDARD CONSTRUCTION PRACTICES.</p> <p>6</p> <p>THE CONTRACTOR SHALL COORDINATE AND INSTALL SOLID BLOCKING FOR THE INSTALLATION OF ALL FIXTURES, CABINETS, EQUIPMENT, FINISH HARDWARE, ETC. THAT REQUIRE SUCH.</p> <p>7</p> <p>REQUIRED INSPECTION: INSPECTION REQUIRED FOR WEATHER RESISTIVE BARRIER AND FLASHING IN ORDER TO PREVENT WATER FROM ENTERING THE WEATHER RESISTIVE EXTERIOR WALL ENVELOPE.</p> <p>8</p> <p>CHIMNEYS SHALL EXTEND AT LEAST 2 HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10', BUT SHALL NOT BE LESS THAN 3' ABOVE THE POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF AND ARE ESTABLISHED A MIN OF 3'-0" CLEAR DIMENSION BETWEEN METERS.</p> <p>9</p> <p>CONTRACTOR TO PROVIDE HURRICANE TIES ON ALL RAFTERS AND TRUSSES, AS PER STRUCTURAL DRAWINGS.</p> <p>10</p> <p>TRUE MASONRY FIREPLACES SHALL BE CONSTRUCTED AS TO ASSURE THAT ALL MASONRY AND CONCRETE CHIMNEYS SHALL BE ANCHORED AT EACH FLOOR, CEILING LINE, OR ROOF LINE MORE THAN 6 FEET ABOVE GRADE, EXCEPT WHERE CHIMNEY IS CONSTRUCTED COMPLETELY WITHIN THE EXTERIOR WALLS OF THE BUILDING. ANCHORAGE SHALL CONSIST OF TWO 3/16" X 1/2" STEEL STRAPS EMBEDDED A MIN 1/2" INTO CHIMNEY. STRAPS SHALL BE HOOKED AROUND THE OUTER BARS AND EXTEND 6" BEYOND THE BEND. EACH STRAP SHALL BE FASTENED TO A MIN OF 4 FLOOR CEILING OF FLOOR JOISTS OF RAFTERS WITH TWO 1/2" BOLTS.</p> <p>11</p> <p>CONTRACTOR TO ASSURE THAT ALL UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF LANDINGS AND STAIRS, BALCONIES AND PORCHES MORE THAN 30 INCHES ABOVE GRADE, AND ROOFS USED FOR OTHER THAN SERVICE OF THE BUILDING SHALL BE PROTECTED BY A GUARD (AKA GUARDRAIL). GUARDS SHALL NOT BE LESS THAN 36 INCHES IN HEIGHTS. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN, SUCH THAT NO SPHERE 4 INCHES IN DIAMETER CAN PASS THROUGH.</p> <p>APPROVED CORROSION RESISTANT FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. APPROVED FLASHING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:</p> <p>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 1/8 INCH OVER THE SHEATHING MATERIAL AROUND THE PER-METER OF THE OPENING, INCLUDING CORNERS.</p> <p>AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROTECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.</p> <p>UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS.</p> <p>CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIMS.</p> <p>WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.</p> <p>AT WALL AND ROOF INTERSECTIONS.</p> <p>AT BUILT-IN GUTTERS.</p> <p>12</p> <p>ALL EXPOSED FLASHING, COUNTER FLASHING, DRIP FLASHING, ETC. TO BE PAINTED, FINISHED METAL</p>	<p>SHAKE SHINGLE</p> <p>CORRUGATED METAL ROOFING</p> <p>WALL BELOW</p> <p>STANDING SEAM METAL ROOFING (STANDING SEAM COPPER TO BE 12 GAUGE & SEAMS SHALL BE 12 O.C.)</p>				
		15	ALL VAULTED CEILING TO RECEIVE R49 CONTINUOUS BLOWN IN BATT INSULATION WITH UN-VENTED UNVENTED INSULATION SYSTEM AS PER DETAILS AND DIAGRAM SHEET A4.0					<p>GENERAL NOTES</p> <p>GENERAL CONTRACTOR SHALL COMPLY TO ALL LOCAL BUILDING CODES AND ORDINANCES GOVERNING THIS WORK. GENERAL CONTRACTOR SHALL FOLLOW ANY MANUFACTURERS SPECIFICATIONS FOR INSTALLATION OF MATERIALS OR EQUIPMENT. GENERAL CONTRACTOR SHALL CLOSELY COORDINATE ALL TRADES TO EXPEDITE CONSTRUCTION AND ENFORCE THE HIGHEST QUALITY OF WORKMANSHIP OF THE INVOLVED TRADES. CONTRACTOR TO INSURE SEALED DIRECT VENT F.P. IN ALL SLEEPING AREAS. CONTRACTOR TO PROVIDE TO BLD. DEPT. LISTING (APPROVAL) NUMBER FOR EACH F.P. INSERT AND SHOWER STEAMER PRIOR TO INSTALL.</p> <p>SYMBOLS</p>
		16	PROVIDE MIN. 4 MIL POLYETHYLENE OVER INSULATION AT ALL EXTERIOR WALLS.	RC R316 ECC-90211				
		17	CONTRACTOR TO PROVIDE 1/2" AIRSPACE AT TOPS, SIDES AND ENDS OF GROUERS ENTERING EXTERIOR CONCRETE OR MASONRY WALLS UNLESS WOODS RESISTANT TO DECAY ARE USED.	RC R317				
		18	FIRE BLOCK STUD SPACES @ SOFFIT, FLOOR AND CL.9 JST. LINES. @ 10'-0" VERTICALLY AND HORIZONTALLY AND AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS AND AT ANY OTHER LOCATIONS NOT SPECIFIED ABOVE WHICH COULD AFFORD PASSAGE FOR FLAMES.					
		19	METAL ROOFING SYSTEM TO BE FLAT SEAM ROOFING SYSTEM. PROVIDE FLASHING TRIM AS PER NOTES AND RC ROOFING AND RELATED ITEMS TO BE INSTALLED AS PER MANUFACTURE. ROOFING TO BE INSTALLED OVER ICE AND WATER SHIELD OVER 5/8" EXTERIOR GRADE A.P.A. RATED SHEATHING (RUN PERPENDICULAR TO RAFTERS) OVER ROOF FRAMING AS PER STRUCTURAL PLANS. SEE GENERAL STRUCTURAL NOTES FOR DIAPHRAGM NAILING, HURRICANE TIE HOLD DOWNS, ETC. PROVIDE INSULATION SYSTEM AS PER NOTES AND ENERGY CODE. PROVIDE 5/8" GYPSUM BOARD FINISH (U.N.O.).	RC CHAPTER 9				
		20	PROVIDE CAULKING AT INTERIOR AND EXTERIOR AT ALL JOINTS BETWEEN DISSIMILAR MATERIALS WITH A CONTINUOUS BEAD OF SILICON BASE CAULK.					
21	<p>FIRE BLOCKING SHALL BE CONSTRUCTED OF 2" NOMINAL LUMBER OR (2) THICKNESS OF 1" NOMINAL LUMBER WITH GROEN LAP JOINTS OR OTHER MATERIALS APPROVED OR TESTED, INSTALLED PER IRC FIRE BLOCKING SHALL BE PROVIDED AT LOCATIONS AS FOLLOWS:</p> <p>IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.</p> <p>WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND TRANSMISSION CONTROL SHALL HAVE FIRE BLOCKS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIAL.</p> <p>AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVE CEILING.</p> <p>IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.</p> <p>IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.</p> <p>AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.</p> <p>FIRE BLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF THE FEELING UNIT SEPARATION.</p> <p>WHERE WOOD SLEEPERS ARE USED FOR LAYING WOOD FLOORING ON MASONRY OR CONCRETE FIRE-RESISTIVE FLOORS, THE SPACE BETWEEN THE FLOOR SLAB AND THE UNDERSIDE OF THE WOOD FLOORING SHALL BE FILLED WITH NON-COMBUSTIBLE MATERIAL OR FIRE BLOCKED 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.</p>	RC R302.1						
22	INSULATION SYSTEM TO BE AS FOLLOWS: <p>ROOF TO HAVE R-49 BLOWN FIBERGLASS SYSTEM WITH PA MEMBRANE (SMART MEMBRANE INSTALLED AS PER MANUFACTURE. (O.A.E.)</p> <p>WALLS TO HAVE R-21 BLOWN FIBERGLASS SYSTEM WITH VAPOR BARRIER SYSTEM INSTALLED AS PER MANUFACTURE. (O.A.E.)</p> <p>FLOORS OVER OUTSIDE OR UNHEATED AIR TO HAVE R-38 FIBERGLASS SYSTEM WITH VAPOR BARRIER SYSTEM INSTALLED AS PER MANUFACTURE. (O.A.E.)</p> <p>FLOORS OVER UNFINISHED BASEMENT TO HAVE R-38 FIBERGLASS SYSTEM WITH VAPOR BARRIER SYSTEM INSTALLED AS PER MANUFACTURE (O.A.E.)</p> <p>FURRED BASEMENT WALLS TO HAVE R-13 BLOWN FIBERGLASS SYSTEM WITH VAPOR BARRIER SYSTEM INSTALLED AS PER MANUFACTURE. (O.A.E.)</p> <p>WINDOWS AND SKYLIGHTS TO HAVE A MINIMUM U' VALUE OF .36</p> <p>DOORS TO HAVE A MINIMUM U' VALUE OF .40</p>	RC CHAPTER 9 RC TABLE R305.6.6						
23	ROOFING AND RELATED ITEMS TO BE INSTALLED AS PER MANUFACTURE. SEE GENERAL STRUCTURAL NOTES FOR DIAPHRAGM NAILING, HURRICANE TIE HOLD DOWNS ETC. PROVIDE INSULATION SYSTEM AS PER NOTES AND ENERGY CODE. PROVIDE 1/2" GYPSUM BOARD FINISH (U.N.O.).							
24	ARCHITECTURAL GRADE FIBERGLASS SHINGLES SHALL BE HEAVY WEIGHT WITH A MINIMUM WEIGHT OF 355 LBS PER SQUARE. THREE-DIMENSIONAL THICK-BUTT ASPHALT SHINGLES SHALL BE PLACED SO THEY ARE RANDOMLY STAGGERED IN A WOOD SHAKE LOCK.							

WOOD SHAKE WEATHER EXPOSURE AND ROOF SLOPE

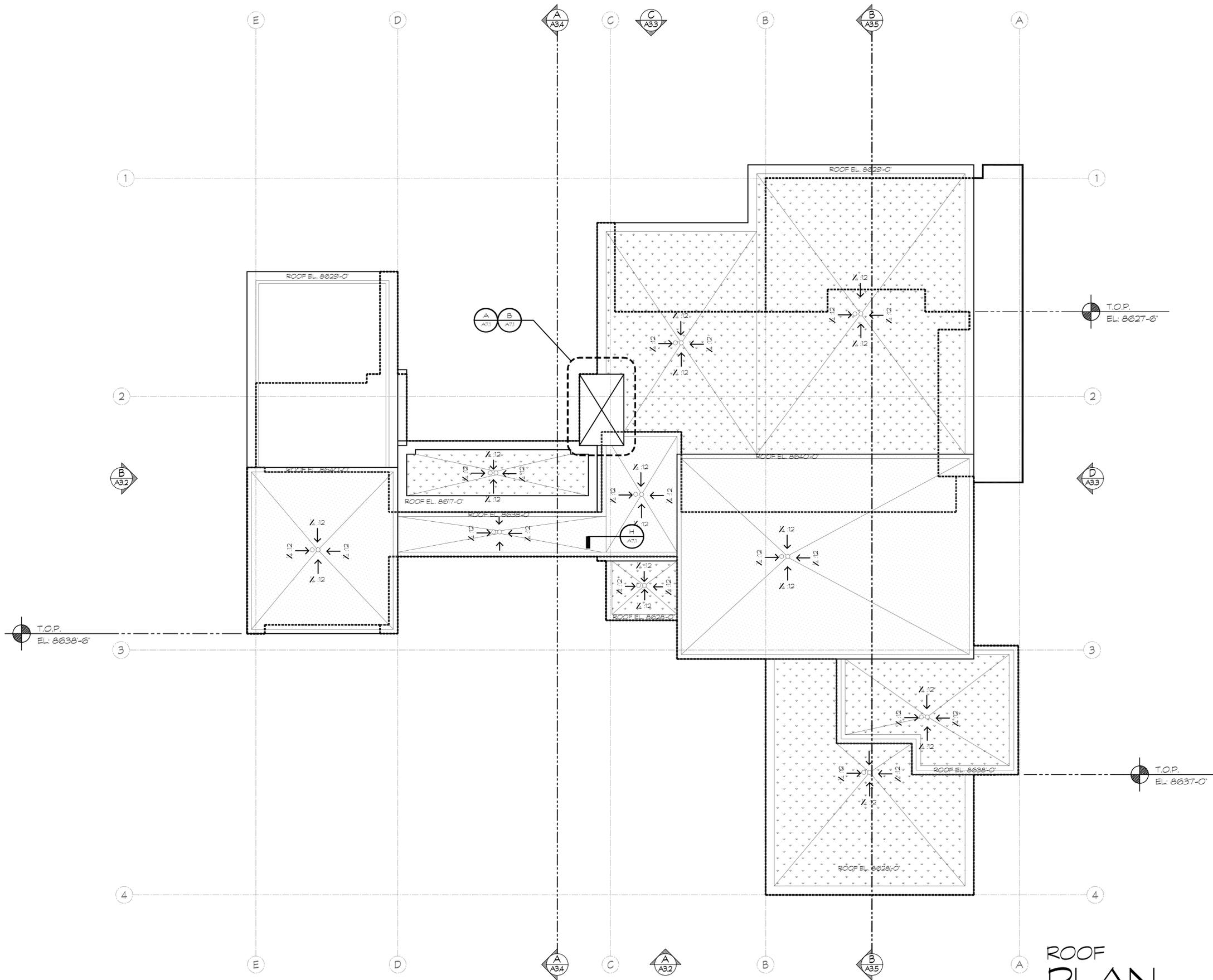
ROOFING MATERIAL	LENGTH (INCHES)	GRADE	EXPOSURE (INCHES)
			4:12 PITCH OR STEEPER
SHAKES ^a OR NATURALLY DURABLE WOOD	18	NO. 1	7 1/2
	24	NO. 1	10 ^a
PRESERVATIVE-TREATED TAPER SAWN SHAKES ^b OF SOUTHERN YELLOW PINE	18	NO. 1	7 1/2
	24	NO. 1	10 ^a
	18	NO. 2	5 1/2
	24	NO. 2	7 1/2
TAPER-SAWN SHAKES ^b OF NATURALLY DURABLE WOOD	18	NO. 1	7 1/2
	24	NO. 1	10 ^a
	18	NO. 2	5 1/2
	24	NO. 2	7 1/2

^a FOR 24-INCH BY 3/8-INCH HAND SPLIT SHAKES, THE MAXIMUM EXPOSURE IS 7 1/2 INCHES
^b ALL SHAKES SHALL BE FIRE RETARDANT TREATED. SHAKE SHALL HAVE UNDERLAYMENT BETWEEN COURSES AS PER RC905 AND MANUFACTURER.

2 JUNE 2016

REVISIONS

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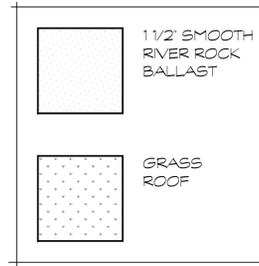
FIELD VERIFY DIMENSIONS AND T.O.P W/ FLOOR PLANS AND ELEVATIONS.

ALL ROOF PENETRATIONS, INCLUDING PLUMBING AND MECHANICAL VENTS ARE TO BE GROUPED INTO A FALSE STONED FACED CHIMNEY.

PROVIDE CONCEALED ROOF HEATING SYSTEM UNDER COLD ROOF CONDITIONS, VALLEYS, CRICKETS, RADIUS INTERSECTIONS, AND PEDESTRIAN AREAS. CONSULT W/ OWNER AND ELECTRICIAN.

ROOFING CONTRACTOR TO INSTALL SNOW-STOP SYSTEM ON ALL ROOFS THAT SHED ONTO PATIOS, DECKS, DRIVEWAYS OR ANY OTHER POTENTIALLY HAZARDOUS AREAS

CONTRACTOR TO ENSURE ADEQUATE INSTALLATION OF HEAT TAPE AT ALL DRAINS, DOWNSPOUTS & APPROPRIATE GUTTER LOCATIONS



- LOWER LEVEL
EL: 8605'-0"
- MAIN LEVEL
EL: 8617'-0"
- UPPER LEVEL
EL: 8629'-0"

2 JUNE 2016

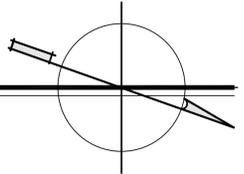
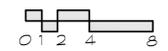
NO.	DESCRIPTION

A NEW DESIGN FOR:
LOT 37 POWDER MOUNTAIN
 LOT 37 POWDER MOUNTAIN
 WEBER COUNTY, UT

UP WALL
DESIGN
 1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708

ROOF PLAN

SCALE: 3/16" = 1'-0"



REFLECTED CEILING NOTES

NO.	DESCRIPTION	CODE REF.	ELECTRICAL LEGEND			MATERIALS	
11	PROVIDE MIN. 4 MIL POLYETHYLENE OVER INSULATION AT ALL EXTERIOR WALLS, FLOOR AND CEILING CONDITIONS.	RC R316 ECC-90211	§	SINGLE POLE TOGGLE SWITCH	☐	STEP LIGHT	CONCRETE
12	GYPSUM BOARD TO BE 1/2" THICK (UNLESS OTHERWISE NOTED ON PLANS); ATTACHED FRAMING WITH APPROVED SCREWS AS PER MFG. PROVIDE A LEVEL 4" FINISH AS PER INDUSTRY STANDARDS. PROVIDE SQUARE CORNER BEAD/TRIM FINISH. WALLS TO HAVE TEXTURED FINISH TYPICAL (U.N.O.) (CONTRACTOR TO PROVIDE MOCKUP FOR APPROVAL).		⚡	THREE WAY TOGGLE SWITCH	⊗	DIRECTIONAL CEILING LIGHT FIXTURE	FINISH WOOD
30	PROVIDE ATTIC ACCESS DOOR IN CEILING AS INDICATED ON DRAWINGS. OPENING SHOULD BE MIN. 22 X 30" IN A HALLWAY OR OTHER READILY ACCESSIBLE AREA WITH A MIN. 30" CLEAR HEAD ROOM ABOVE OPENING. GARAGE ATTIC ACCESS DOORS SHALL DEMONSTRATE 20 MIN. LABEL W/ SIM. CONSTRUCTION.	RC R307 RC M306.1.3	⚡	FOUR WAY TOGGLE SWITCH	⊙	CEILING MOUNTED LIGHT FIXTURE	STONE (SECTION)
27	PROVIDE 1 HR. FIRE BARRIER (ONE LAYER, 5/8" TYPE 'X' GYP. BD. MIN.) ON ALL GARAGE WALLS AND PROVIDE TWO LAYERS OF TYPE 'C' GYP. BD. CONT. @ ALL CEILING SURFACES. PROVIDE 30 MIN. FIRE RATED DOOR WITH SELF-CLOSER FROM GARAGE INTO RESIDENCE. ELEC. PANELS PENETRATING GARAGE SIDE GYP. BD. SHALL BE WRAPPED W/ 5/8" TYPE 'X' GYP. BD. -TOP, BOTTOM, ALL SIDES AND BACK.	RC R309 STATE EXCEPTION	⚡	DIMMER TOGGLE SWITCH	⊕	SUSPENDED PENDANT LIGHT FIXTURE	STONE WINDOW SILL
20	ROOF AND UNDER FLOOR VENTILATION SHALL MEET THE FOLLOWING REQUIREMENTS. UNDER FLOOR AREAS SHALL BE VENTILATED BY OPENINGS INTO THE UNDERFLOOR AREA WALLS. SUCH OPENINGS SHALL HAVE A NEW AREA OF NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER FLOOR AREA. ONE SUCH VENTILATION OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING. THE OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/8" INCH IN DIMENSION OR OTHER APPROVED MATERIALS AS PER RC TWO REFERENCE OF EXCEPTIONS ARE AS FOLLOWS: THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/5,000 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. UNDER FLOOR AREAS 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. 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 1/50 OF THE AREA OF THE SPACE VENTILATED EXCEPT AS PER RC EXCEPTIONS. THE OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT METAL MESH WITH MESH OPENINGS OF NOT LESS THAN 1/8" AND NOT GREATER THAN 1/4" IN DIMENSION. CONTRACTOR TO PROVIDE CROSS VENTILATION FOR ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS FOR EACH SEPARATE SPACE. VENTILATING OPENINGS SHALL BE PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED. THIS MAY BE REDUCED TO NOT LESS THAN 1 TO 300 IF (1) OPENINGS ARE PROVIDED IN THE UPPER AND LOWER PORTIONS OF THE VENTILATED SPACE OR, (2) A 1 PERM VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF THE CEILING.	RC R408 RC R306 RC R408.2 RC R408.2 EXCEPTION (2) RC R408.2 EXCEPTION (4) RC R306 RC R408 RC R306	⚡	THREE WAY DIMMER SWITCH	HO	INDOOR WALL SCENCE	STONE WINDOW SILL
19			⚡	GARAGE DOOR OPENER	HO-WP	OUTDOOR WALL SCENCE (WATERPROOF)	WOOD FRAMING
			⊗	110 VOLT DUPLEX OUTLET	⊗	EXHAUST FAN	WOOD WINDOW SILL
			⊗	110 VOLT ARC-FAULT PROTECTION	⊗	EXHAUST FAN/LIGHT COMBINATION	2 X 6 R.S. WOOD TONGUE & GROOVE SOFFIT
			⊗	110 VOLT GROUND FAULT INTERRUPTER	⊗	GARAGE DOOR OPENER	
			⊗	110 VOLT WATERPROOF GFCI OUTLET	K	KEYLESS ENTRY	
			⊗	110 VOLT FLOOR DUPLEX OUTLET	⊗	DOORBELL	
			⊗	110 VOLT DUPLEX OUTLET (42" ABOVE FINISHED FLOOR)	▲	TELEPHONE OUTLET (CAT 5E WIRING)	
			⊗	110 VOLT DUPLEX CEILING OUTLET	N	MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRING) W/ (4) PORT OUTLET	
			⊗	110 VOLT DUPLEX WATERPROOF RAFTER OUTLET	TV	TELEVISION ANTENNA/CABLE OUTLET	
			⊗	110 VOLT FOURPLEX OUTLET	SP	AUDIO SPEAKER	
			⊗	110 VOLT HALF-SWITCHED OUTLET	FW	STRUCTURED WIRING (FUTURE SMART WIRING) I.E. (1) RGS QUAD SHIELD, (2) CAT 5E WIRE - FOR CABLE TV, VIDEO/SATELLITE, ETC. (3) PORT OUTLET	
			⊗	110 VOLT SPECIALTY OUTLET	⊕	DISPOSAL	
			⊗	220 VOLT OUTLET	⊕	LANDSCAPE BOLLARD LIGHT	
			⊗	SMOKE DETECTOR W/ BATTERY BACK-UP	⊗	CEILING MOUNTED FAN AND LIGHT FIXTURE	
			⊗	CARBON MONOXIDE DETECTOR	⊗		
			⊗	RECESSED CAN (FIXTURE & TRIM AS PER SCHEDULE)	⊗	WALL MOUNT FIXTURE	
			⊗	RECESSED CAN (CLOSED) (TRIM W/ DIFFUSER AS PER SCHEDULE)	⊗	UNDER CABINET HALOGENS (24")	
			⊗	RECESSED CAN (NET LOCATION) (TRIM W/ DIFFUSER AS PER SCHEDULE)	⊗	UNDER CABINET HALOGENS (48")	
			⊗	RECESSED CAN (OUTDOOR IN SOFFIT) (TRIM W/ DIFFUSER AS PER SCHEDULE)	⊗	TRACK LIGHTING	
			⊗	RECESSED CAN (OUTDOOR IN EXPOSED SOFFIT) (TRIM W/ DIFFUSER AS PER SCHEDULE)	⊗	2 STRIP FLUORESCENT FIXTURE	
			⊗	WALL WASH RECESSED CAN (FIXTURE & TRIM AS PER SCHEDULE)	⊗	2 X 2 FLUORESCENT FIXTURE	
			⊗	CORNER WASH RECESSED CAN (FIXTURE & TRIM AS PER SCHEDULE)	⊗	2 X 2 FLUORESCENT FIXTURE	
			⊗	LOW VOLTAGE RECESSED CAN (FIXTURE & TRIM AS PER SCHEDULE)	⊗	4 STRIP FLUORESCENT FIXTURE	
			⊗	WATERPROOF EXTERIOR UPLIGHT (COORDINATE W/ ARCHITECT)	⊗	2 X 4 FLUORESCENT FIXTURE	
			⊗	WATERPROOF RECESSED PATIO UPLIGHTS (COORDINATE W/ ARCHITECT)	⊗	2 X 4 FLUORESCENT FIXTURE	
			⊗	CEILING FIRE SPRINKLER HEAD TYCO LF2	⊗	CEILING FIRE SPRINKLER HEAD TYCO LF2	

GENERAL NOTES

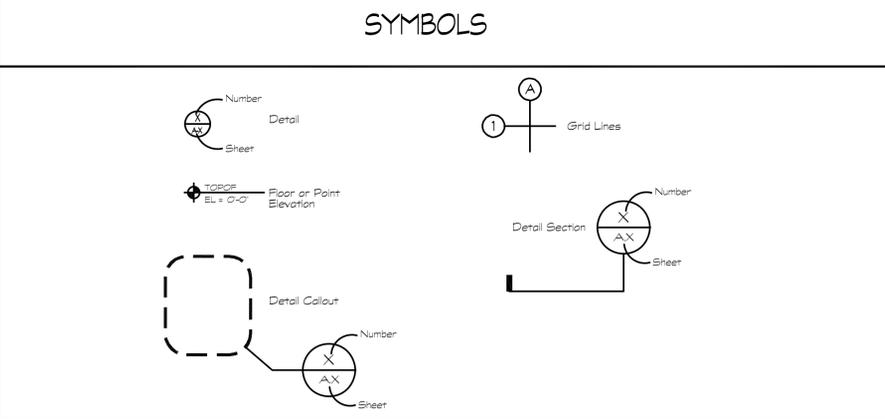
GENERAL CONTRACTOR SHALL COMPLY TO ALL LOCAL BUILDING CODES AND ORDINANCES GOVERNING THIS WORK.

GENERAL CONTRACTOR SHALL FOLLOW ANY MANUFACTURERS SPECIFICATIONS FOR INSTALLATION OF MATERIALS OR EQUIPMENT.

GENERAL CONTRACTOR SHALL CLOSELY COORDINATE ALL TRADES TO EXPEDITE CONSTRUCTION AND ENFORCE THE HIGHEST QUALITY OF WORKMANSHIP OF THE INVOLVED TRADES.

FINISH SCHEDULE

MARK	MATERIAL	DESCRIPTION	DETAIL	REMARKS
C-1	5/8" TYPE 'X' GYPSUM BOARD	1 HOUR FIRE SEPARATION		
C-2	5/8" GYPSUM BOARD	LEVEL 4 DRYWALL		
C-3	WOOD (DECK)	EXPOSED DECK FRAMING SYSTEM		
C-4	STONE	STONE VENEER AS PER EXTERIOR		
C-5	WOOD (TIMBER)	EXPOSED TIMBER BEAM FRAMING		
C-6	WOOD (EAVE)	2 X 6 R.S. TONGUE & GROOVE SOFFIT		
C-7	WOOD	2 X 6 R.S. TONGUE & GROOVE CEILING		
C-8	GYPSUM / SOUND BOARD	1/2" GYPSUM BOARD FINISH OVER 1/2" HOMOSOTE 440 SOUND BOARD		
C-9	NO FINISH	EXPOSED STRUCTURAL FRAMING SYSTEM		
C-10	FIBER CEMENT GLASS MAT BACKER ON EA	FIBEROCK BRAND TILE BACKBOARD OR EQUIVALENT		IN TILED TUB SHOWER AND STEAM AREAS



NO.	DESCRIPTION	CODE REF.
1	HABITABLE ROOMS, HALLWAYS, CORRIDORS, LAUNDRY ROOMS AND BASEMENTS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET MEASURED FROM FINISH FLOOR TO FINISHED CEILING (AKA GUARDRAIL). GUARDS SHALL NOT BE LESS THAN 36 INCHES IN HEIGHTS. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT NO SPHERE 4 INCHES IN DIAMETER CAN PASS THROUGH.	RC R305
2	GARAGE ATTIC ACCESS DOORS SHALL BE 20 MINUTE LABELED OR OF EQUIVALENT CONSTRUCTION.	RC R309
3	PROVIDE CONTINUOUS 5/8" TYPE 'X' GYP. BD. AT ALL SURFACES BENEATH ALL STAIR CONDITIONS (1 HR. FIRE RATING).	
4	CONTRACTOR TO ASSURE THAT ALL UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF LANDINGS AND STAIRS, BALCONIES AND PORCHES MORE THAN 30 INCHES ABOVE GRADE, AND ROOFS USED FOR OTHER THAN SERVICE OF THE BUILDING SHALL BE PROTECTED BY A GUARD (AKA GUARDRAIL). GUARDS SHALL NOT BE LESS THAN 36 INCHES IN HEIGHTS. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT NO SPHERE 4 INCHES IN DIAMETER CAN PASS THROUGH.	RC R302
5	PROVIDE 6-8" MIN. HEAD CLEARANCE BY MEASURING FROM A PLANE PARALLEL AND TANGENT TO STAIRWAY TREAD NOSING TO ANY SOFFIT ABOVE AT ALL POINTS.	
6	CEILING JOISTS FURR DOWN TO BE 2X CEILING JOIST FRAMING AS PER INTERNATIONAL RESIDENTIAL CODE TABLES. FINISH TO BE 1/2" GYPSUM BOARD AS PER PLANS.	RC TABLE R2024 (1) RC TABLE R2024 (2)
7	PROVIDE SOUND INSULATION SYSTEM AT INTERIOR WALLS SEPARATING MECHANICAL CLOSETS FROM LIVING SPACES AND BATHROOMS FROM LIVING SPACES. SYSTEM TO BE BLOWN FIBERGLASS SYSTEM.	
8	ALL GYP. BD. CONDITIONS TO COMPLY WITH R702.3, 2006 IRC REQUIREMENTS.	RC R702.3
9	ALL VAULTED CEILINGS TO RECEIVE R38 CONTINUOUS BATT INSULATION--MIN. W/ CONTINUOUS BAFFLE SYSTEM TO ASSURE CONTINUOUS 1" CLEAR AIR SPACE ABOVE & 4 MIL POLY BARRIER @ INTERIOR CONDITION.	
10	ENCLOSED ATTICS AND SPACE BETWEEN OPEN RAFTERS SHALL HAVE A CLEAR CROSS VENTILATION TO OUTSIDE VENTS OF 1/10 OF SPACE FOR GABLE VENTS AND/OR 1/300 OF SPACE FOR BOTH GABLE AND EAVE VENTS. PROVIDE BUILT UP ROGE VENT SYSTEM (AS PER PLANS).	RC R306

2 JUNE 2016

REVISIONS

NO.	DESCRIPTION

A NEW DESIGN FOR :
LOT 37 POWDER MOUNTAIN
 LOT 37 POWDER MOUNTAIN
 WEBER COUNTY, UT

UP WALL
DESIGN
 1025 EAST HOLLYWOOD AVE. S.L.C. UT. (801)485-0708

A5.0

ALL CEILING ELEVATIONS ARE BASED ON FLOOR ELEVATIONS BELOW CEILING. NOTE FLOOR STEPS ON PLANS.

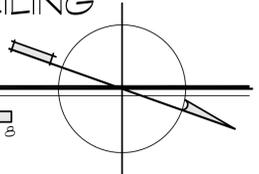
2 JUNE 2016
REVISIONS

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LOWER REFLECTED CEILING
PLAN

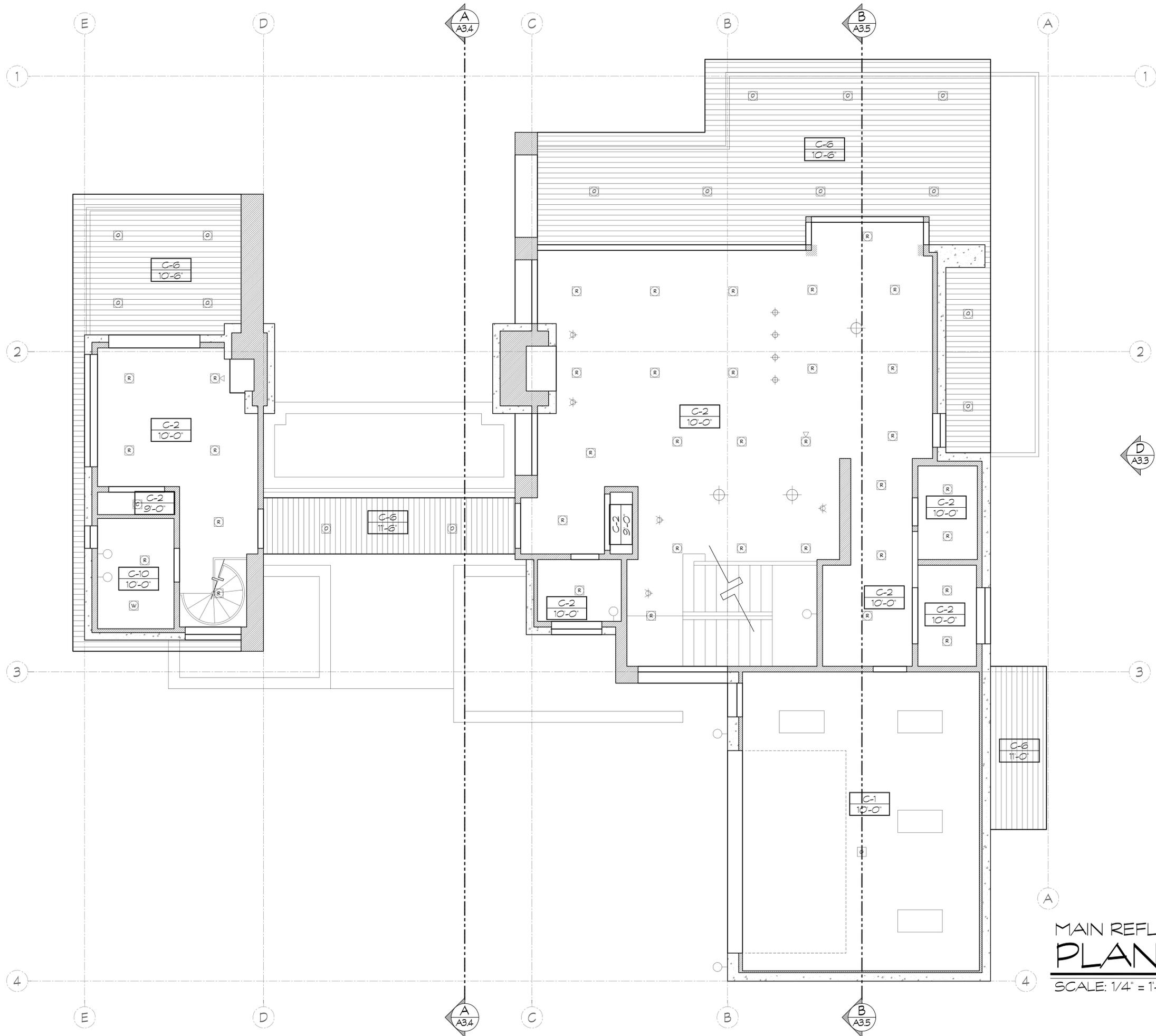
SCALE: 1/4" = 1'-0"



A NEW DESIGN FOR:
LOT 37 POWDER MOUNTAIN
LOT 37 POWDER MOUNTAIN
WEBER COUNTY, UT

UP WALL
DESIGN
1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708

A5.1



ALL CEILING ELEVATIONS ARE BASED ON FLOOR ELEVATIONS BELOW CEILING. NOTE FLOOR STEPS ON PLANS.

2 JUNE 2016

NO.	REVISIONS

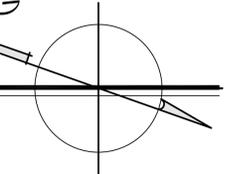
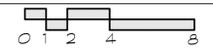
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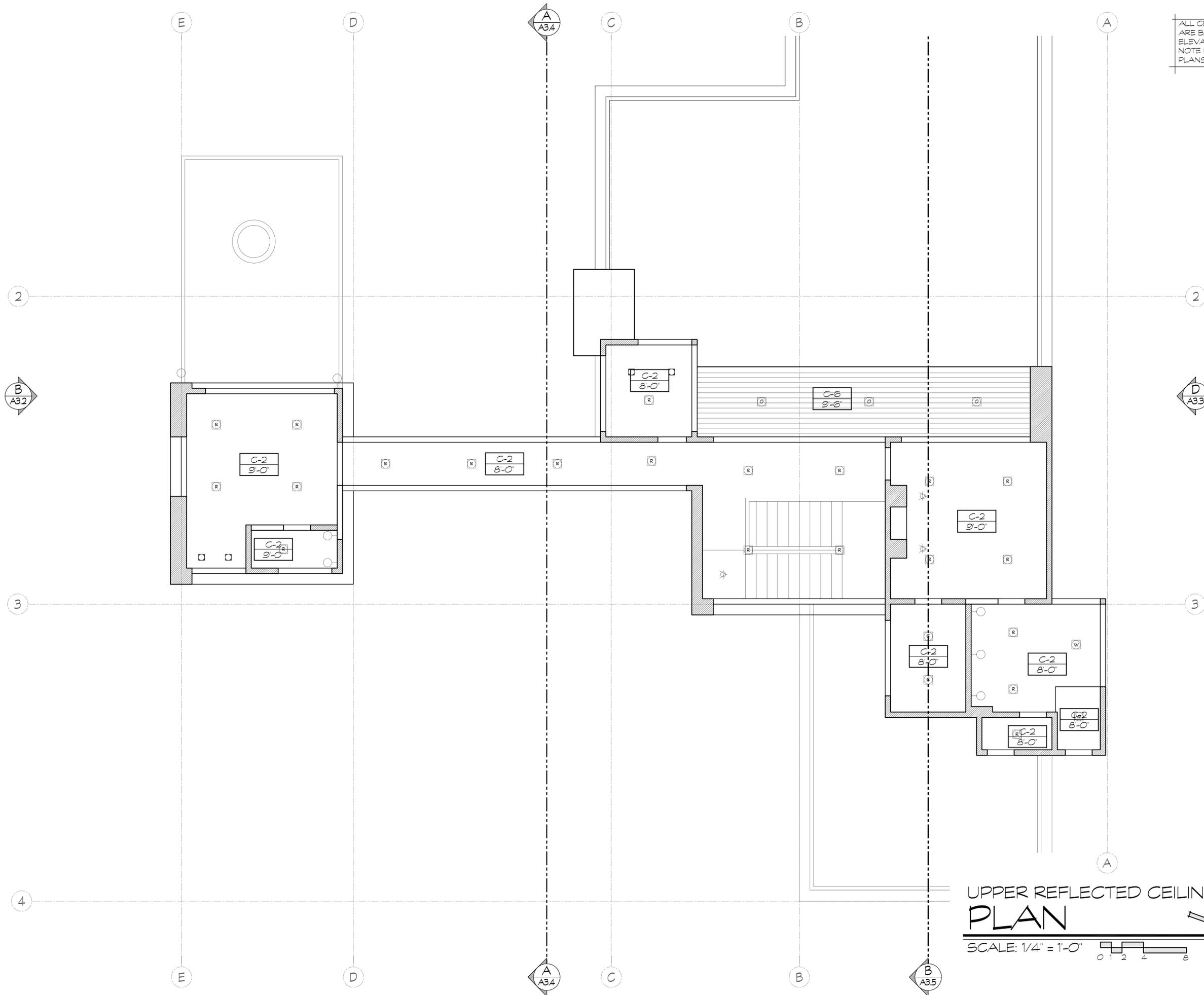
A NEW DESIGN FOR:
LOT 37 POWDER MOUNTAIN
 LOT 37 POWDER MOUNTAIN
 WEBER COUNTY, UT

UP WALL
DESIGN
 1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708

MAIN REFLECTED CEILING
PLAN

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





ALL CEILING ELEVATIONS ARE BASED ON FLOOR ELEVATIONS BELOW CEILING. NOTE FLOOR STEPS ON PLANS.

2 JUNE 2016

NO.	REVISIONS

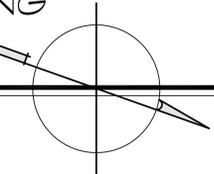
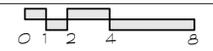
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A NEW DESIGN FOR:
LOT 37 POWDER MOUNTAIN
 LOT 37 POWDER MOUNTAIN
 WEBER COUNTY, UT

UP WALL
DE SIG
 1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708

UPPER REFLECTED CEILING
PLAN

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



NOTE

WHEN APPLICABLE, ALL ARCHITECTURAL GLASS TO HAVE PROTECTIVE COATING ON THE TREATED SIDE OF GLASS. DOOR STOPS TO BE ON THE INSIDE OF THE DOOR.

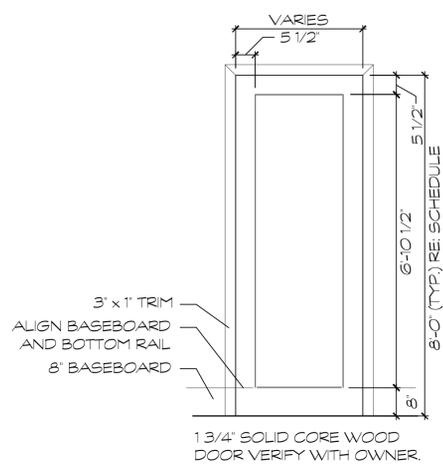
2 JUNE 2016

REVISIONS

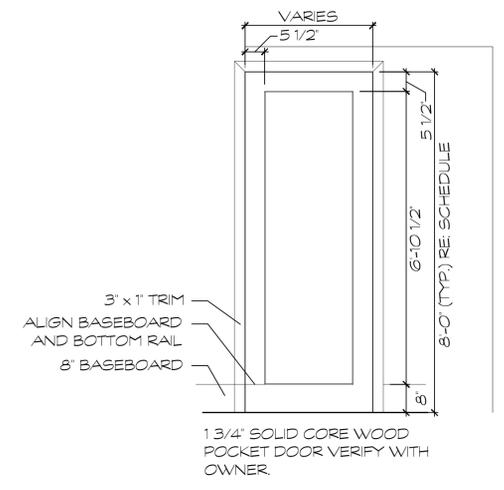
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DOOR SCHEDULE

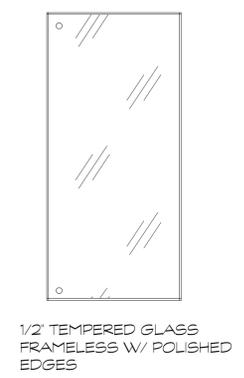
MARK	DOOR							LOCATION	FRAME			REMARKS	MARK		
	SIZE			MATERIAL	TYPE	FINISH	HARDWARE		FIRE RATING	DETAILS					
	WIDTH	HEIGHT	THICKNESS										HEAD	JAMB	SILL
LOWER LEVEL															
100	3'-6"	8'-0"	1/2"	GLASS	-	CLEAR			INTERIOR			GLASS	CLEAR	GLASS BARN DOOR	100
101	2'-4"	8'-0"	1/2"	GLASS	C	CLEAR			INTERIOR			GLASS	CLEAR	SHOWER GUARD GLASS	101
102	2'-6"	8'-0"	1 3/4"	WOOD	A	STAIN			INTERIOR			WOOD	STAIN		102
103	4'-0"	8'-0"	1 3/4"	WOOD	D	STAIN			INTERIOR			WOOD	STAIN	DOUBLE DOOR	103
104	3'-0"	8'-0"	1 3/4"	WOOD	A	STAIN			INTERIOR			WOOD	STAIN		104
105	2'-8"	8'-0"	1 3/4"	WOOD	A	STAIN			INTERIOR			WOOD	STAIN		105
106	2'-8"	8'-0"	1 3/4"	WOOD	A	STAIN			INTERIOR			WOOD	STAIN		106
107	3'-0"	8'-0"	1 3/4"	WOOD	A	STAIN			INTERIOR			WOOD	STAIN		107
108	2'-6"	8'-0"	1 3/4"	WOOD	A	STAIN			INTERIOR			WOOD	STAIN		108
109	3'-0"	8'-0"	1 3/4"	WOOD	A	STAIN			INTERIOR			WOOD	STAIN		109
110	2'-0"	8'-0"	1/2"	GLASS	C	CLEAR			INTERIOR			GLASS	CLEAR	SHOWER GUARD GLASS	110
111	2'-8"	8'-0"	1 3/4"	WOOD	A	STAIN			INTERIOR			WOOD	STAIN		111
MAIN LEVEL															
200	3'-6"	8'-0"	1 3/4"	WOOD	E	STAIN			EXTERIOR			WOOD	STAIN	CUSTOM ENTRY DOOR	200
201	3'-0"	8'-0"	1 3/4"	WOOD	-	STAIN			INTERIOR			WOOD	STAIN	BARN DOOR	201
202	5'-0"	8'-0"	1 3/4"	WOOD	D	STAIN			INTERIOR			GLASS	CLEAR	DOUBLE DOOR	202
203	4'-0"	8'-0"	1 3/4"	WOOD	E	STAIN			EXTERIOR			WOOD	STAIN	CUSTOM ENTRY DOOR	203
204	2'-6"	8'-0"	1 3/4"	WOOD	A	STAIN			INTERIOR			WOOD	STAIN		204
205	5'-0"	8'-0"	1 3/4"	WOOD	D	STAIN			INTERIOR			WOOD	STAIN	DOUBLE DOOR	205
206	2'-6"	8'-0"	1 3/4"	WOOD	A	STAIN			INTERIOR			WOOD	STAIN		206
207	5'-0"	8'-0"	1 3/4"	WOOD	B	STAIN			INTERIOR			WOOD	STAIN	POCKET DOOR	207
208	3'-0"	8'-0"	1 3/4"	WOOD	F	STAIN	20 MIN.		INTERIOR			WOOD	STAIN	SELF CLOSER	208
209	3'-0"	9'-0"	1 3/4"	WOOD	A	STAIN			EXTERIOR			WOOD	STAIN		209
210	18'-0"	9'-0"	0-1 3/4"	WOOD	G	STAIN			EXTERIOR			WOOD	STAIN	GARAGE DOOR	210
UPPER LEVEL															
300	2'-6"	8'-0"	1 3/4"	WOOD	B	STAIN			INTERIOR			WOOD	STAIN	POCKET DOOR	300
301	4'-0"	8'-0"	1 3/4"	WOOD	B	STAIN			INTERIOR			WOOD	STAIN	POCKET DOOR	301
302	2'-8"	8'-0"	1 3/4"	WOOD	A	STAIN			INTERIOR			WOOD	STAIN		302
303	3'-0"	8'-0"	1 3/4"	WOOD	A	STAIN			INTERIOR			WOOD	STAIN		303
304	2'-6"	8'-0"	1 3/4"	WOOD	A	STAIN			INTERIOR			WOOD	STAIN		304
305	2'-6"	8'-0"	1 3/4"	WOOD	B	STAIN			INTERIOR			WOOD	STAIN		305
306	2'-0"	8'-0"	1/2"	GLASS	C	CLEAR			INTERIOR			GLASS	CLEAR	SHOWER GUARD GLASS	306
307	2'-6"	8'-0"	1 3/4"	WOOD	A	STAIN			INTERIOR			WOOD	STAIN		307



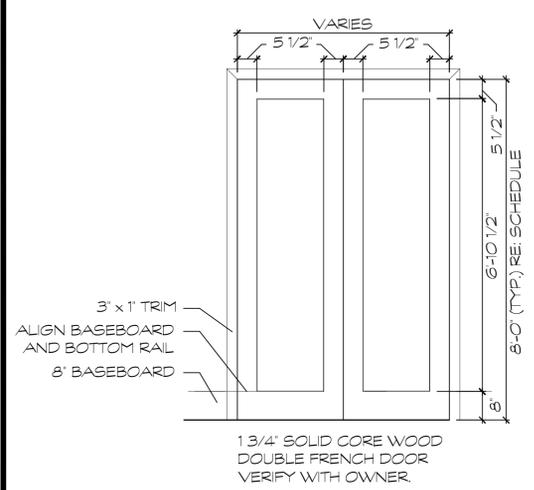
A SINGLE INTERIOR SOLID
1/2 = 1'-0"



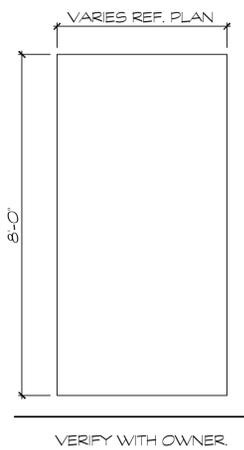
B SINGLE INTERIOR POCKET
1/2 = 1'-0"



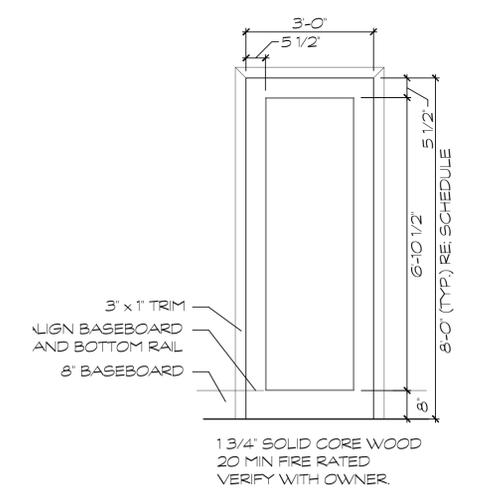
C INTERIOR SHOWER
1/2 = 1'-0"



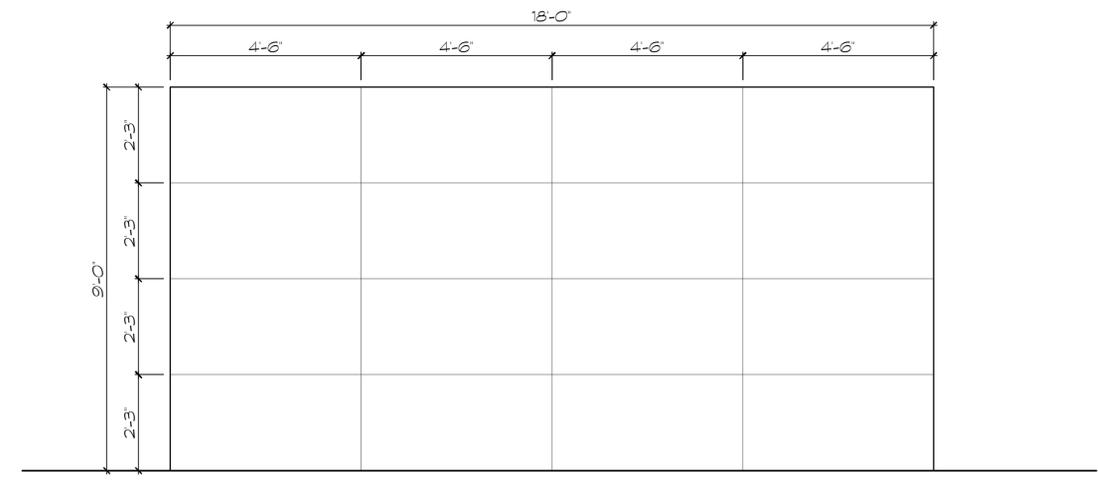
D DOUBLE INTERIOR DOOR
1/2 = 1'-0"



E CUSTOM ENTRY DOOR
1/2 = 1'-0"



F SINGLE INTERIOR SOLID (20 MIN. FIRE RATED)
1/2 = 1'-0"



G GARAGE DOOR
1/2 = 1'-0"

A NEW DESIGN FOR:
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 LOT 37 POWDER MOUNTAIN
 WEBER COUNTY, UT

UP WALL
DESIGN
 1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708

A6.0

WINDOW SCHEDULE

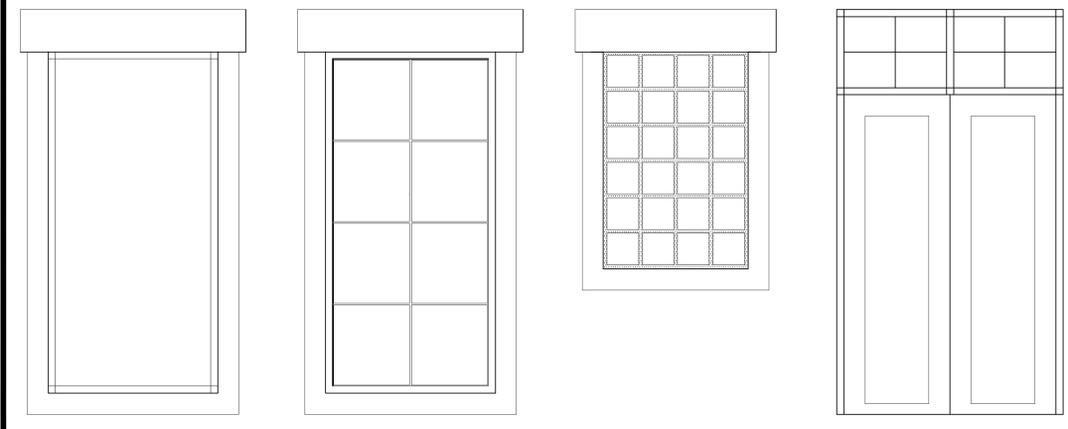
MARK	WINDOW										REMARKS	MARK
	SIZE		HEAD HEIGHT	FRAME/MATERIAL	TYPE	TYPE	DETAILS			U VAL		
	WIDTH	HEIGHT					HEAD	JAMB	SILL			
LOWER LEVEL												
A	3'-6"	6'-0"	9'-0"	WOOD/CLAD	(2) CASEMENT	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	EGRESS	A
B	4'-0"	6'-0"	9'-0"	WOOD/CLAD	(3) FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35		B
C	3'-6"	6'-0"	9'-0"	WOOD/CLAD	(3) FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35		C
D	3'-6"	9'-0"	9'-0"	WOOD/CLAD	GLASS DOOR	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	D
E	4'-0"	9'-0"	9'-0"	WOOD/CLAD	(4) FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	E
F	5'-8"	9'-0"	9'-0"	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	F
G	4'-0"	9'-0"	9'-0"	WOOD/CLAD	(2) GLASS SLIDER	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	G
H	4'-0"	9'-0"	9'-0"	WOOD/CLAD	(2) GLASS SLIDER	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	H
J	4'-0"	9'-0"	9'-0"	WOOD/CLAD	(2) GLASS SLIDER	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	J
MAIN LEVEL												
K	5'-0"	5'-0"	8'-0"	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35		K
L	3'-0"	8'-0"	8'-0"	WOOD/CLAD	GLASS DOOR	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	L
M	2'-0"	10'-0"	10'-0"	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	M
N	5'-0"	10'-0"	10'-0"	WOOD/CLAD	(2) FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	N
P	2'-0"	10'-0"	10'-0"	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	P
Q	4'-0"	10'-0"	10'-0"	WOOD/CLAD	(4) FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	Q
R	4'-0"	10'-0"	10'-0"	WOOD/CLAD	(2) GLASS SLIDER	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	R
S	5'-8"	10'-0"	10'-0"	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	S
T	5'-6"	10'-0"	10'-0"	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	T
U	4'-0"	10'-0"	10'-0"	WOOD/CLAD	(2) GLASS SLIDER	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	U
V	10'-0"	3'-0"	10'-0"	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	V
W	2'-0"	3'-0"	10'-0"	WOOD/CLAD	AWNING	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	W
X	5'-0"	8'-0"	10'-0"	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35		X
Y	4'-6"	5'-0"	8'-0"	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35		Y
Y	4'-0"	10'-0"	10'-0"	WOOD/CLAD	(4) FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	Y
Y	8'-0"	10'-0"	10'-0"	WOOD/CLAD	(2) GLASS SLIDER	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	Y
UPPER LEVEL												
Z	4'-0"	9'-0"	9'-0"	WOOD/CLAD	(2) FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	Z
	4'-0"	9'-0"	9'-0"	WOOD/CLAD	GLASS SLIDER	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	
a	4'-0"	9'-0"	9'-0"	WOOD/CLAD	(2) FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	a
	4'-0"	9'-0"	9'-0"	WOOD/CLAD	(2) GLASS SLIDER	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	
b	4'-0"	5'-0"	8'-0"	WOOD/CLAD	(2) FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35		b
	4'-0"	3'-0"	3'-0"	WOOD/CLAD	(2) FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	
c	2'-6"	8'-0"	8'-0"	WOOD/CLAD	(2) GLASS SLIDER/SDL	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	c
	4'-0"	5'-0"	8'-0"	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35		
d	3'-0"	5'-0"	8'-0"	WOOD/CLAD	CASEMENT	DOUBLE PANE LOW-E INSULATED	-	-	-	.35		d
	4'-0"	8'-0"	8'-0"	WOOD/CLAD	(6) FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	
e	4'-0"	9'-0"	9'-0"	WOOD/CLAD	(2) FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	e
	4'-0"	9'-0"	9'-0"	WOOD/CLAD	GLASS SLIDER	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	
f	4'-0"	9'-0"	9'-0"	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	f
	5'-6"	9'-0"	9'-0"	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	
g	5'-0"	5'-6"	9'-0"	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35		g
	4'-0"	8'-0"	8'-0"	WOOD/CLAD	(8) FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	
h	7'-0"	2'-0"	8'-0"	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35		h
	2'-6"	4'-0"	8'-0"	WOOD/CLAD	CASEMENT	DOUBLE PANE LOW-E INSULATED	-	-	-	.35		
i	2'-6"	4'-0"	8'-0"	WOOD/CLAD	CASEMENT	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	i
	3'-10"	8'-0"	8'-0"	WOOD/CLAD	(2) FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	
j	4'-6"	8'-0"	8'-0"	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	j
	4'-6"	8'-0"	8'-0"	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	

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A NEW DESIGN FOR:
LOT 37 POWDER MOUNTAIN
 LOT 37 POWDER MOUNTAIN
 WEBER COUNTY, UT

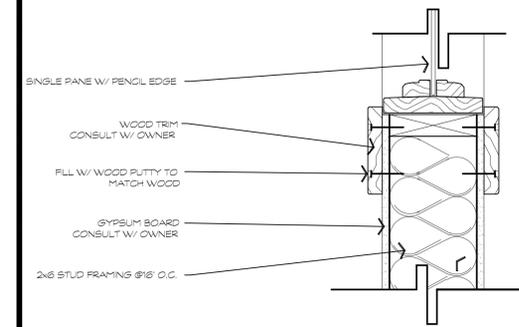
UP WALL
DESIGN
 1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708

A6.1



TYPICAL WINDOW TYPICAL WINDOW/ W/ SDL TYPICAL BLOCK WINDOW GLASS DOOR W/ TOP LIGHT

B TYPICAL EXTERIOR WINDOWS
1/2" = 1'-0"



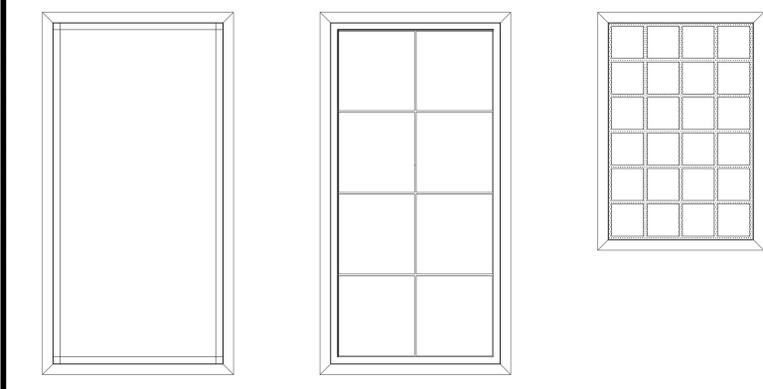
A WINDOW JAMB DETAIL (INT.)
N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

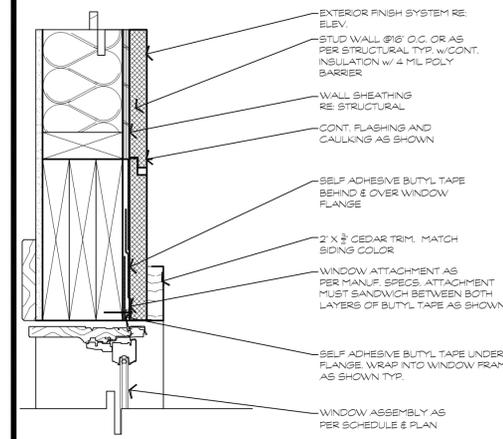
2 JUNE 2016

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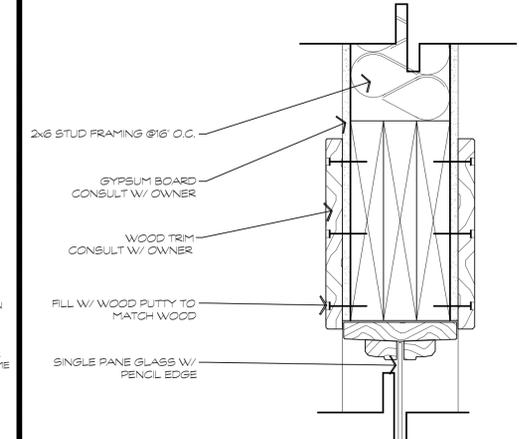


TYPICAL WINDOW TYPICAL WINDOW/ W/ SDL TYPICAL BLOCK WINDOW

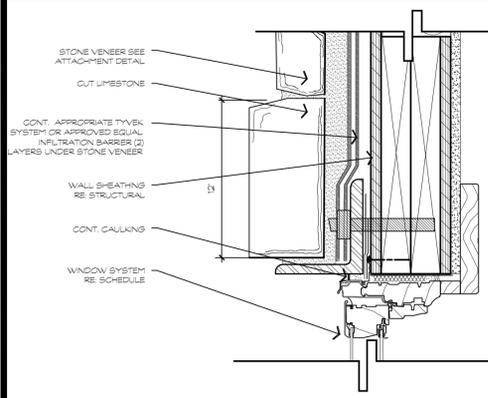
E TYPICAL INTERIOR WINDOWS
1/2" = 1'-0"



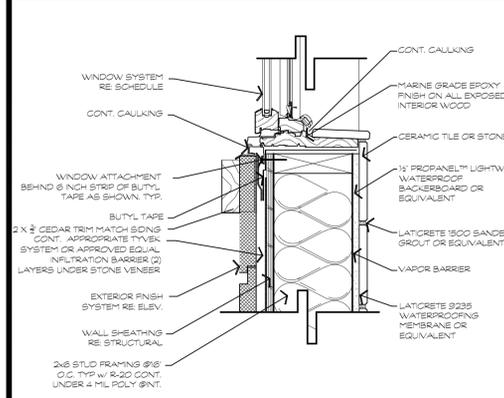
D WINDOW HEADER DETAIL (WOOD EXT.)
N.T.S.



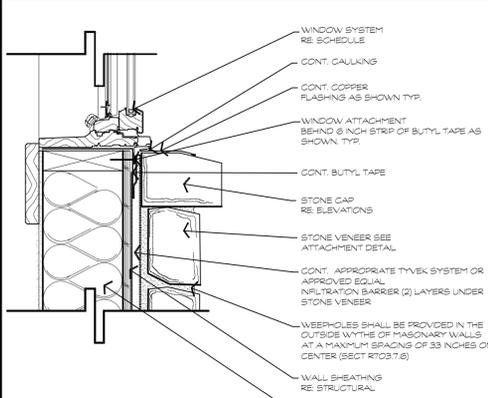
C WINDOW HEADER DETAIL (INT.)
N.T.S.



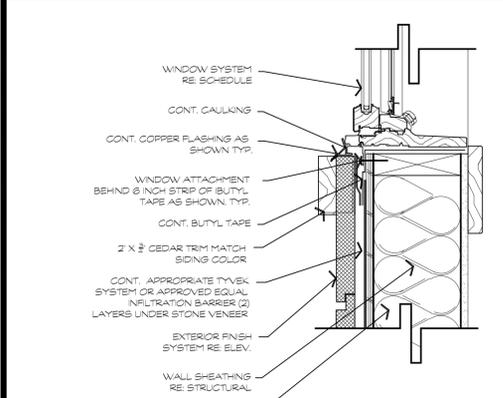
J STONE HEADER DETAIL
N.T.S.



H WINDOW SILL DETAIL (WET LOCATION)
N.T.S.



G WINDOW SILL DETAIL (STONE EXT.)
N.T.S.



F WINDOW SILL DETAIL (WOOD EXT.)
N.T.S.

A NEW DESIGN FOR:
LOT 37 POWDER MOUNTAIN
WEBER COUNTY, UT

**UP WALL
DESIGN**
1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708

WINDER STAIRS
 THE INTERNATIONAL RESIDENTIAL CODE (IRC) AS ADOPTED BY THE STATE OF UTAH DOES NOT DETAIL THE REQUIREMENTS FOR 'WINDER STAIRS'. BASED UPON THE POWERS GRANTED BY SECTION R104 OF THE IRC, THE BUILDING OFFICIAL AUTHORIZES 'WINDER STAIRS' TO BE CONSTRUCTED ON THIS PROJECT WHICH MEET THE FOLLOWING CONDITIONS:

1. WIDTH OF THE 'TREADS' AT A POINT 12 INCHES FROM THE NARROW SIDE OF THE STAIRS IS A MINIMUM OF 10 INCHES. ALL STAIRS TO BE UNIFORM IN APPEARANCE.
2. THE MINIMUM WIDTH OF ANY TREAD IS NOT LESS THAN 6 INCHES.
3. MAXIMUM RISER HEIGHT IS 7.75 INCHES.
4. THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SMALLEST RISER HEIGHT BY MORE THAN 3/8 OF AN INCH.
5. THE GREATEST TREAD WIDTH SHALL NOT EXCEED THE SMALLEST TREAD WIDTH BY MORE THAN 3/8 OF AN INCH.
6. A CONTINUOUS HANDRAIL SHALL BE LOCATED ON THE SIDE WHERE THE TREAD IS NARROWER.
7. STAIRS THAT HAVE AN INSIDE RADIUS ON BOTH SIDES OF THE STAIRS SHALL BE APPROVED ON A CASE BY CASE BASIS.

ACCEPTANCE OF ABOVE TERMS
 OWNER/BUILDERS SIGNATURE: _____

E NOTES

BUILDING OFFICIAL TO APPROVE WINDER STAIRS. IF WINDER STAIRS ARE APPROVED BUILDING OFFICIAL WILL REQUIRE A CONTINUOUS HANDRAILING LOCATED ON THE SIDE OF THE STAIRWAY WHERE THE TREADS ARE THE NARROWEST.

NOTE:
 STAIRWAY CONSTRUCTION TO BE WITH MIN. OF (3) DOUBLED UP 2X12 STRINGERS TYP. CONTINUOUS HANDRAILING AT INSIDE OF STAIRS.

WINDER STAIRS:
 WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 10 INCHES MEASURED AS ABOVE AT A POINT 12 INCHES FROM THE SIDE WHERE THE TREADS ARE NARROWER. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 6 INCHES AT ANY POINT. WITHIN ANY FLIGHT OF STAIRS, THE GREATEST WINDER TREAD DEPTH AT THE 12 INCH WALK LINE SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.

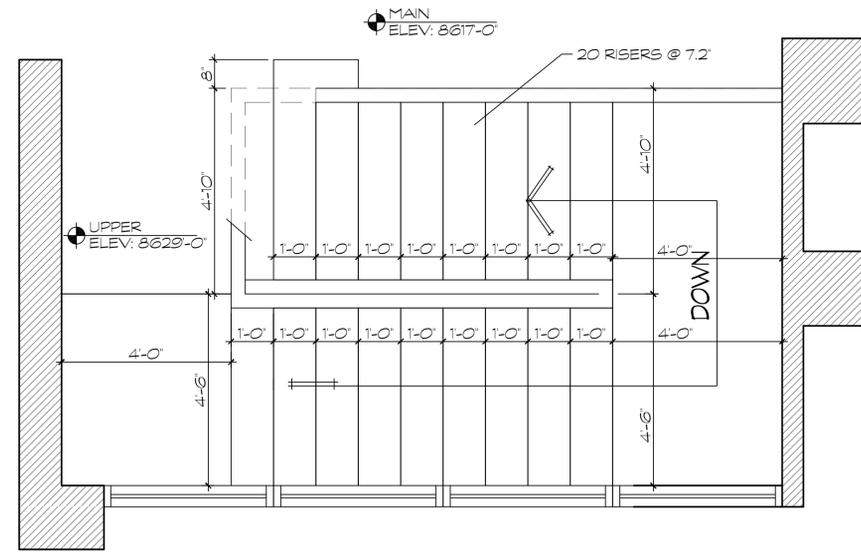
TREAD DEPTH - R311.7.4.2
 THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 10 INCHES MEASURED AS ABOVE AT A POINT 12 INCHES FROM THE SIDE WHERE THE TREADS ARE NARROWER. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 6 INCHES AT ANY POINT. WITHIN ANY FLIGHT OF STAIRS, THE GREATEST WINDER TREAD DEPTH AT THE 12 INCH WALK LINE SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.

TREAD PROFILE - R311.7.4.3
 THE RADIUS OF THE CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 3/8 INCH. A NOSING NOT LESS THAN 3/8 INCH BUT NOT MORE THAN 1 1/2 INCH SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS.

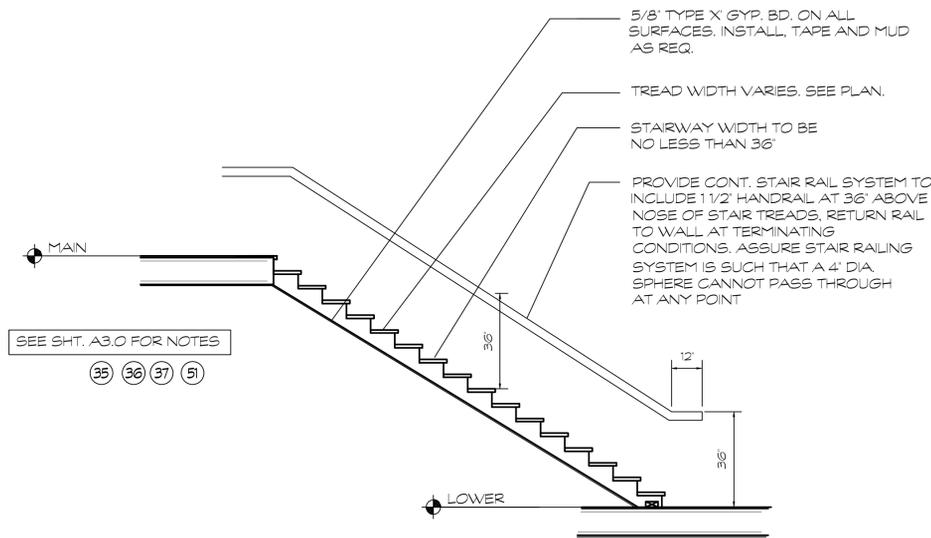
F NOTES

- 2X6 STUD WALL @ 16" OC TYP. W/ R-19 CAVITY INSULATION
- 1 1/2" X 5 1/2" HARDWOOD FINISHED HANDRAIL
- 1/8" RADIUS ROUND OFF AT ALL CORNERS
- 2X4 BACKING AT 36" AS REQUIRED
- BRASS HARDWARE APPROVED BY OWNER
- 1" STAINLESS SCREWS
- INTERIOR FINISH AS PER 2009 IRC

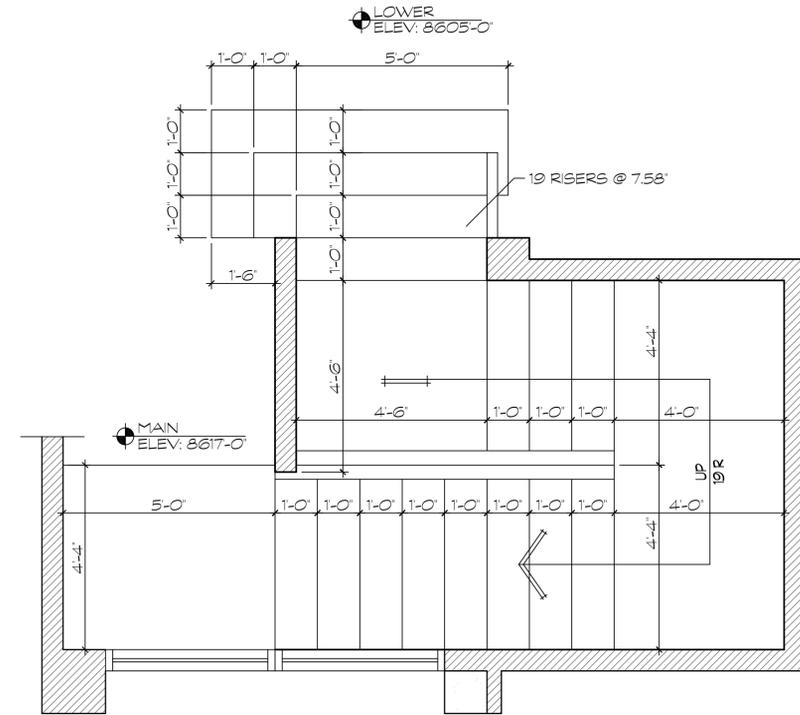
G ENLARGED HANDRAIL PROFILE
 N.T.S.



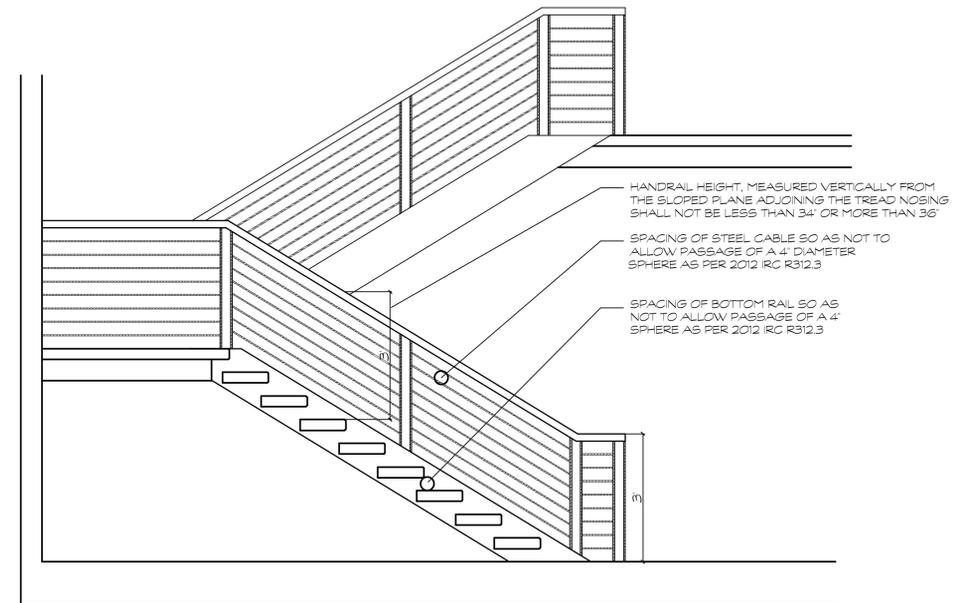
B UPPER TO MAIN
 1/2" = 1'-0"



D UNFOLDED STAIR SECTION
 N.T.S.



A LOWER TO MAIN
 1/2" = 1'-0"



C HANDRAIL SPACING DETAIL
 3/4" = 1'-0"

2 JUNE 2016

REVISIONS

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A NEW DESIGN FOR:
LOT 37 POWDER MOUNTAIN
 LOT 37 POWDER MOUNTAIN
 WEBER COUNTY, UT

UP WALL
DESIGN
 1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708

A6.3

2 JUNE 2016

NO.	DATE	REVISIONS

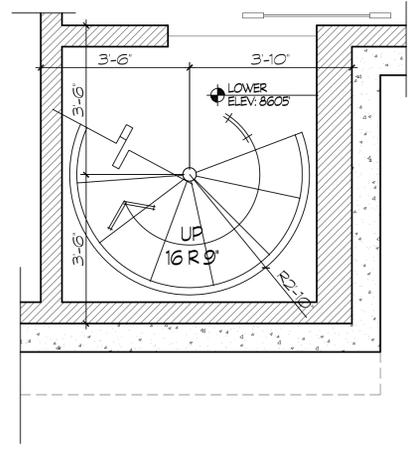
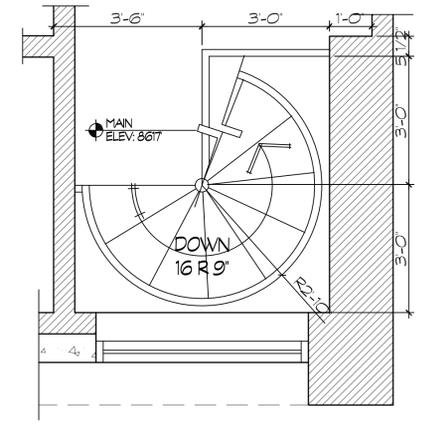
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A NEW DESIGN FOR:
LOT 37 POWDER MOUNTAIN
 LOT 37 POWDER MOUNTAIN
 WEBER COUNTY, UT

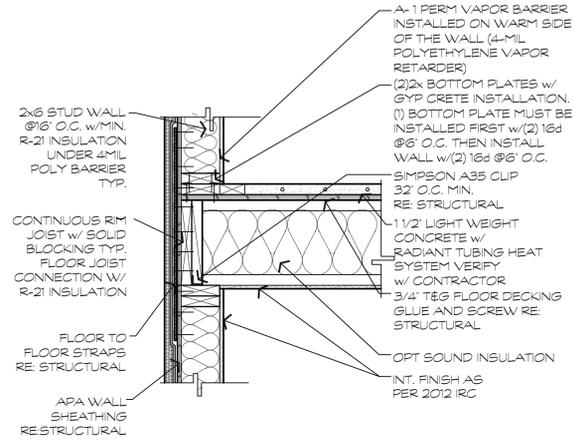
**UP WALL
 DESIGN**
 1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708

A6.4

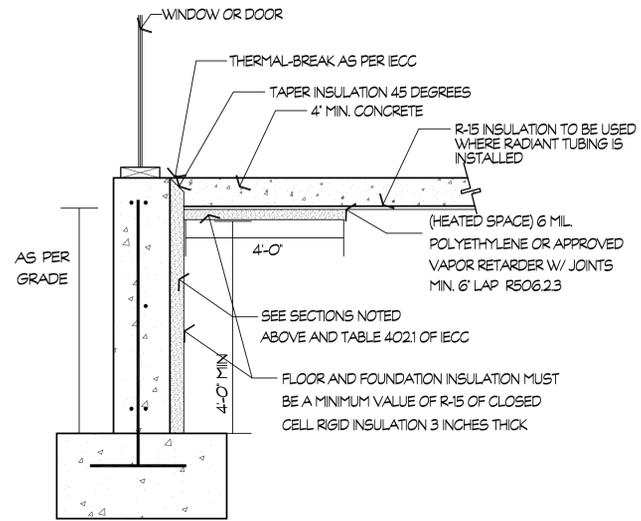
H LOWER TO MAIN
 1/2" = 1'-0"



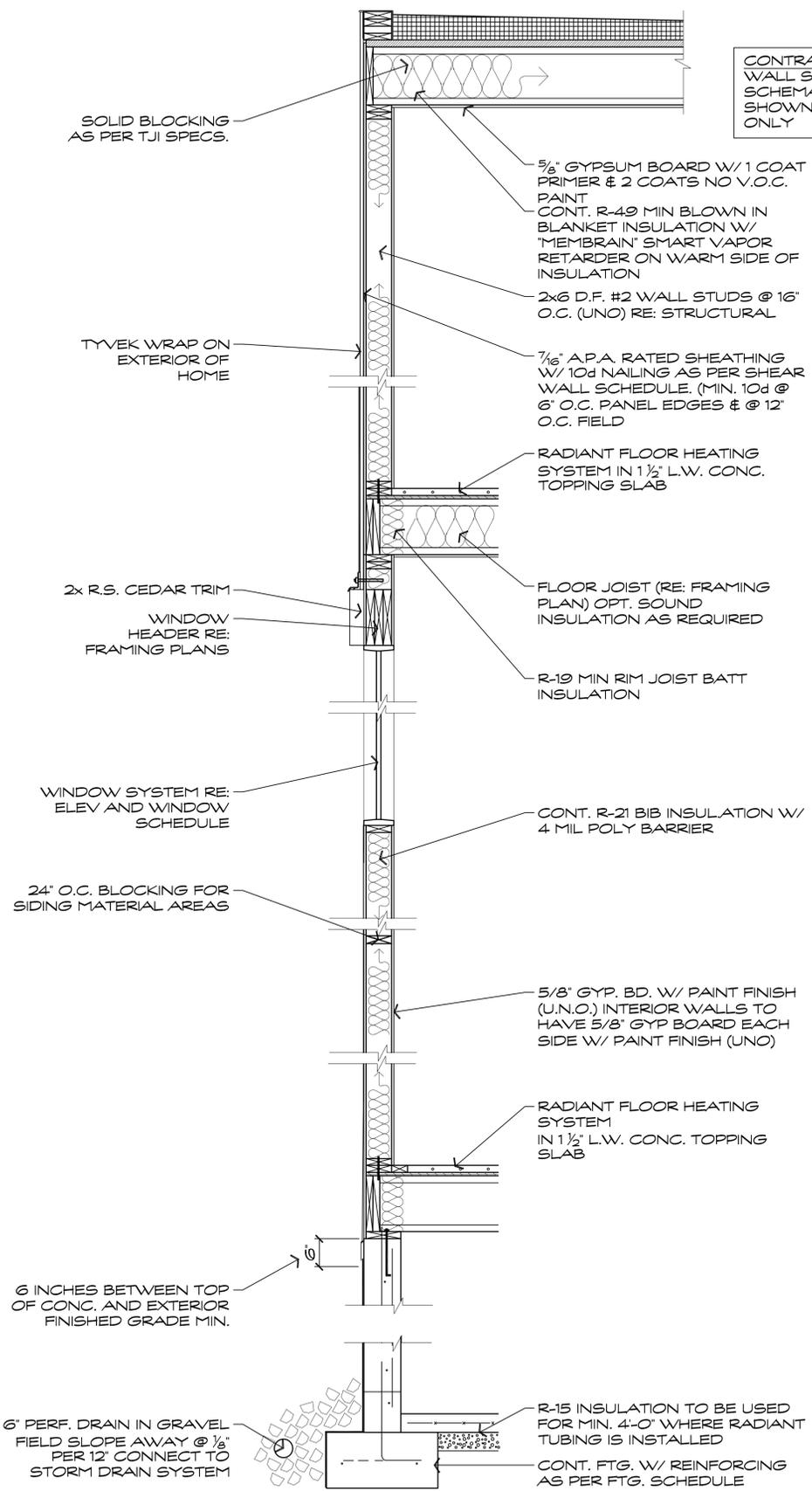
1



E FLOOR TO EXTERIOR WALL
3/4" x 1-0"



B FOOTING DETAIL
1'-0" x 1'-0"



A TYPICAL WALL SECTION
3/4" x 1'-0"

CONTRACTOR NOTE: TYP. WALL SECTION IS SCHEMATIC ONLY SHOWN FOR REFERENCE ONLY

2 JUNE 2016

NO.	REVISIONS

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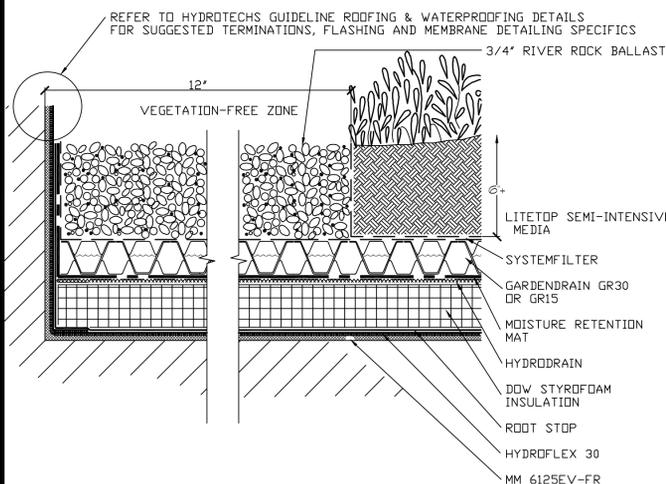
UP WALL DESIGN FOR:
LOT 37 POWDER MOUNTAIN
WEBER COUNTY, UT

UP WALL DESIGN FOR:
LOT 37 POWDER MOUNTAIN
WEBER COUNTY, UT

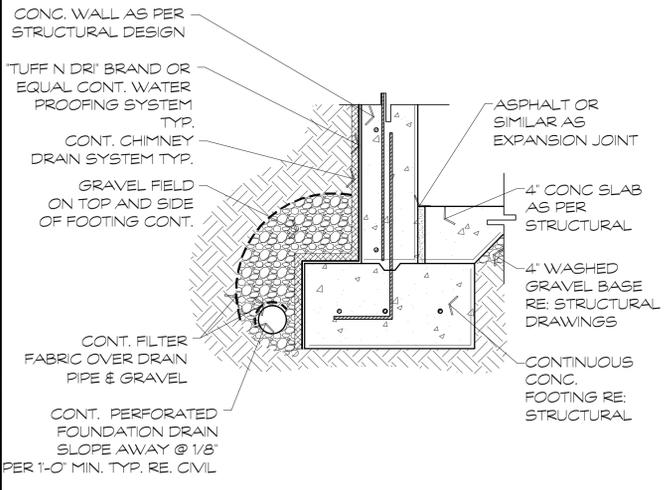
UP WALL DESIGN
1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708

A7.0

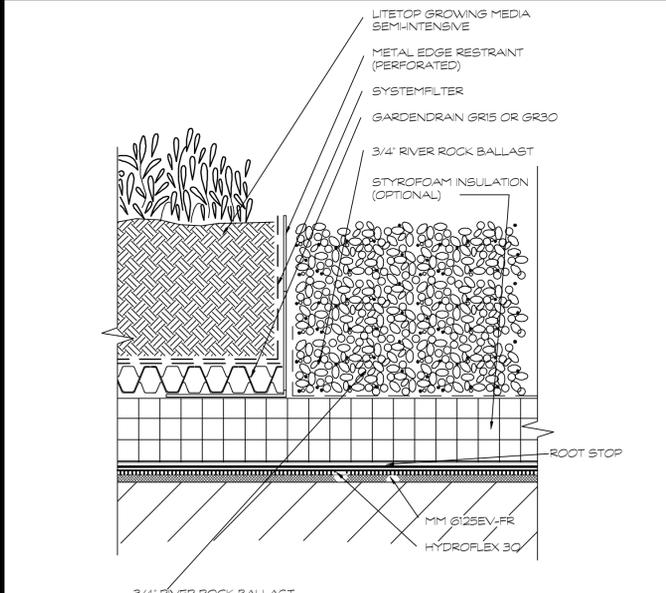
NOTES:
ROOT STOP IS LOOSE LAID OVER THE HYDROFLEX 30 AND LAPPED A MINIMUM OF 5' OR 1' WITH LAPS TAPED.



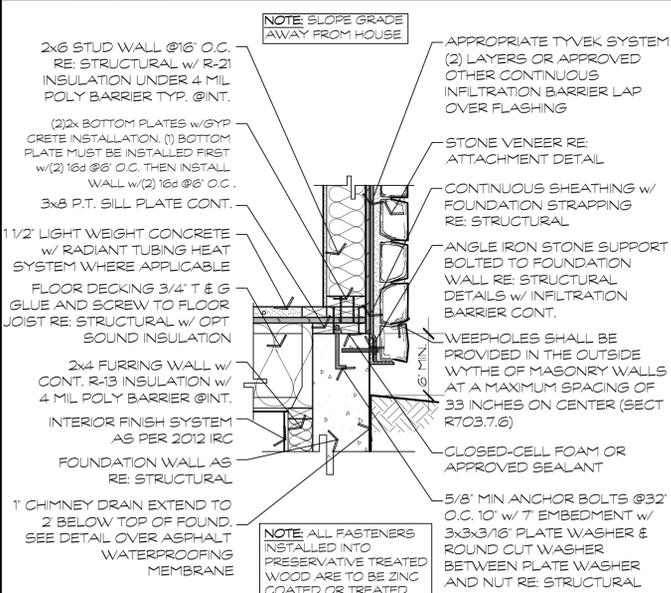
F SOIL TO BALLAST DETAIL
3/4" x 1'-0"



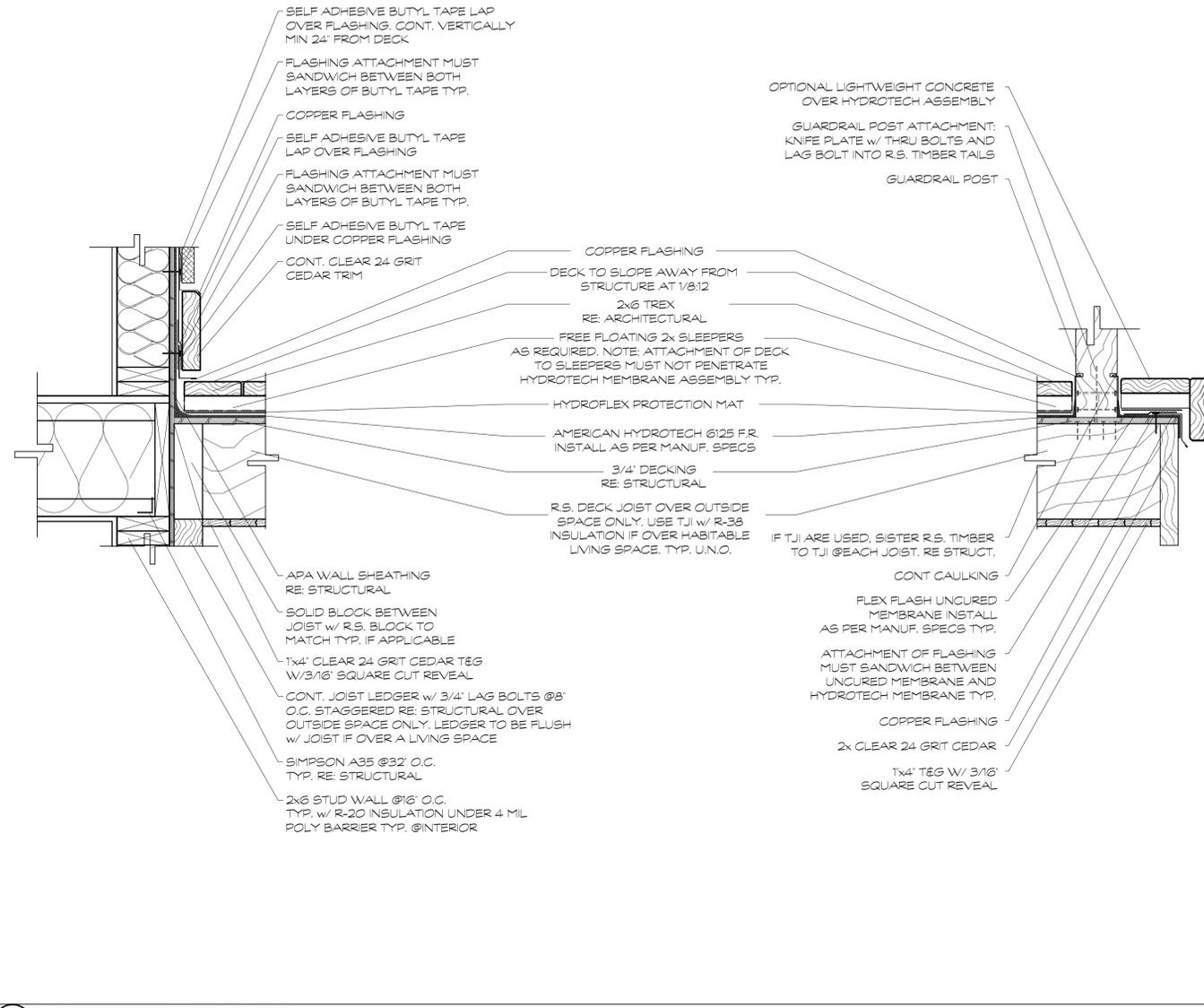
C FOUNDATION DRAIN
1'-0" x 1'-0"



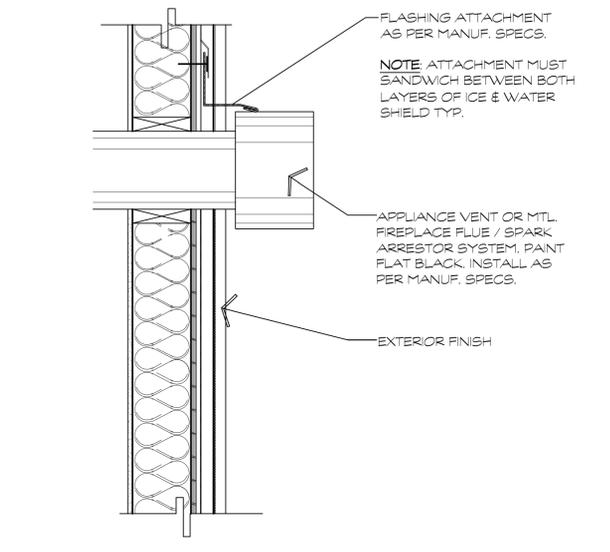
G INTENSIVE GARDEN DETAIL
3/4" x 1'-0"



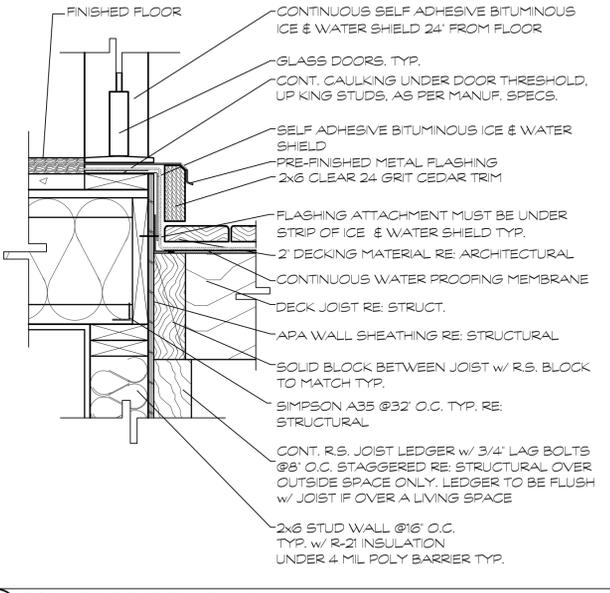
D FLOOR @ SILL PLATE
1'-0" x 1'-0"



F WATERPROOF DECK FLASHING
1/2" x 1/2"



C FIREPLACE/ APPLIANCE VENT DETAIL
1/2" x 1/2"



D DECK TO DOOR FLASHING
1/2" x 1/2"

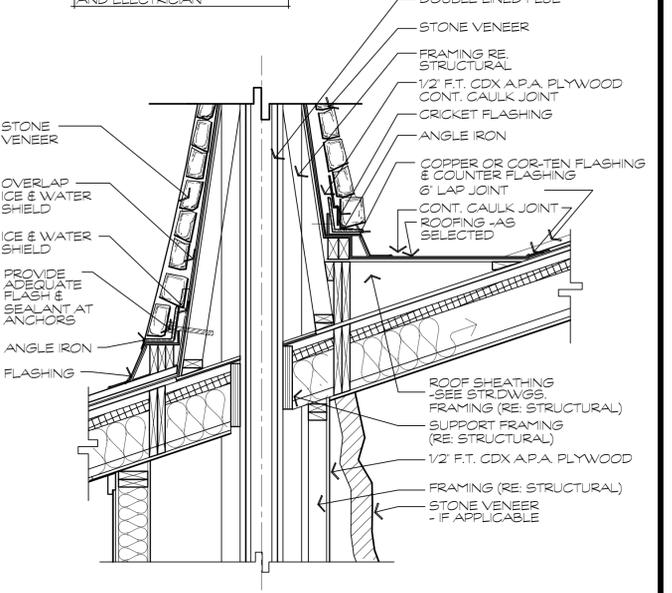
NOTES:

ALL ROOF PENETRATIONS, INCLUDING PLUMBING AND MECHANICAL VENTS ARE TO BE GROUPED INTO A FALSE STONED FACED CHIMNEY

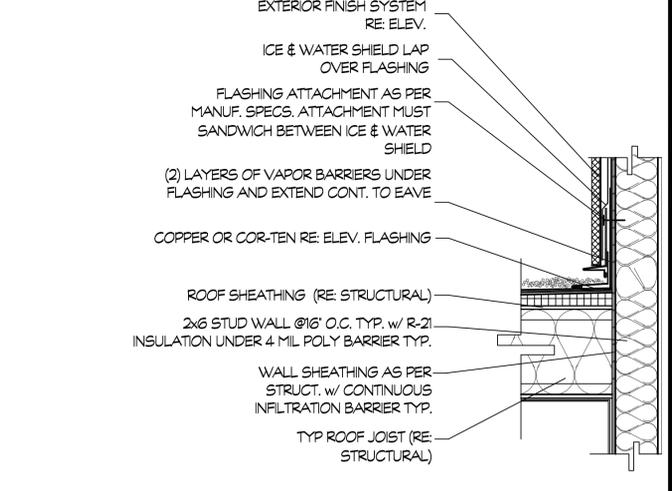
CUSTOM CHIMNEY CAP TO BE STONE (FINISH TO BE SELECTED BY ARCHITECT) CUSTOM CHIMNEY STEEL SUPPORTS TO BE POWDER COATED (COLOR TO BE SELECTED BY ARCHITECT)

FOR CHIMNEY CAP DESIGN REFER TO DETAIL A/A7.6

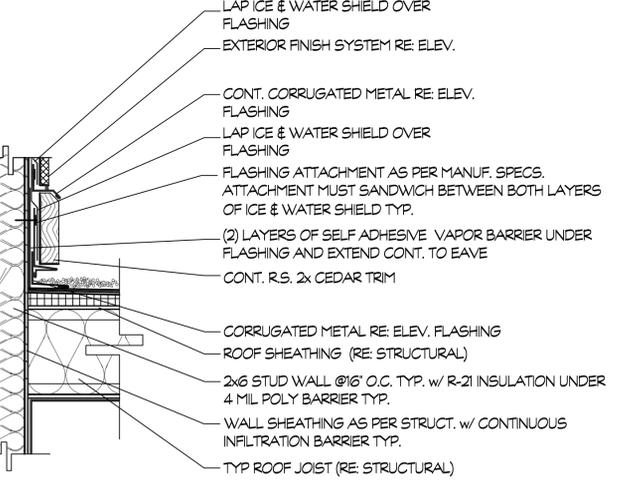
PROUD CONCEALED ROOF HEATING SYSTEM UNDER VALLEYS, CRICKETS, AND RADIUS INTERSECTIONS. CONSULT WITH ARCHITECT AND ELECTRICIAN



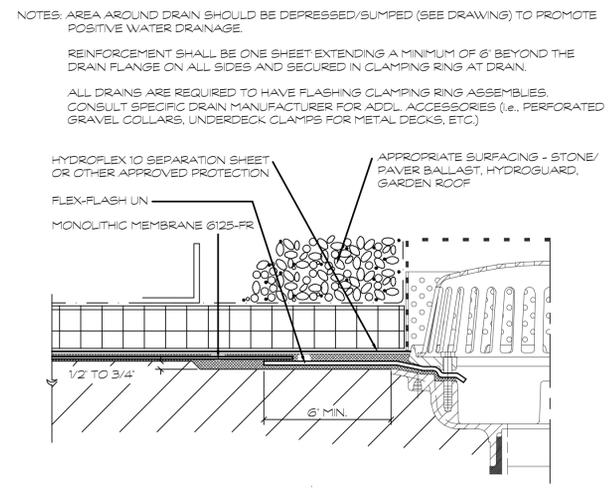
A CHIMNEY AND CRICKET DETAIL
3/4" x 1/2"



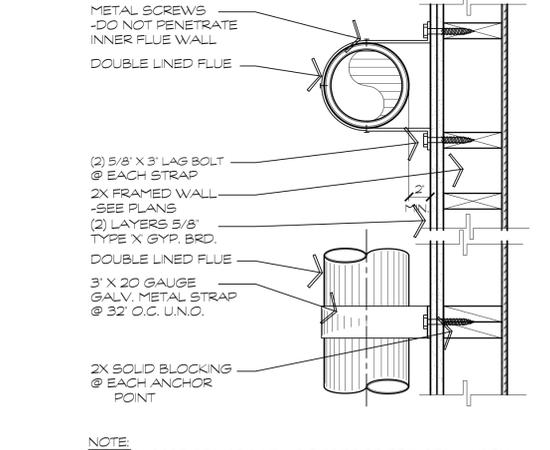
H WALL TO ROOF FLASHING (NO TRIM)
1/2" x 1/2"



G WALL TO ROOF TRIM FLASHING
1/2" x 1/2"



E ROOF DRAIN DETAIL
3/4" x 1/2"



B FIREPLACE/ APPLIANCE VENT DETAIL
1/2" x 1/2"

2 JUNE 2016

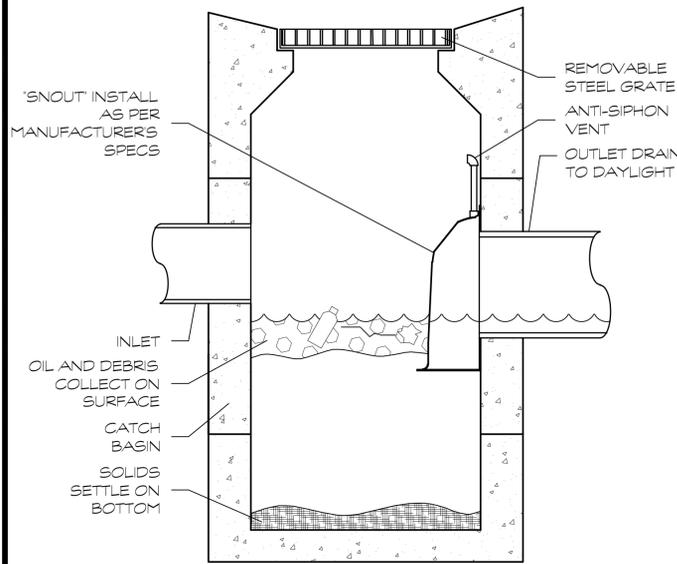
NO.	REVISIONS

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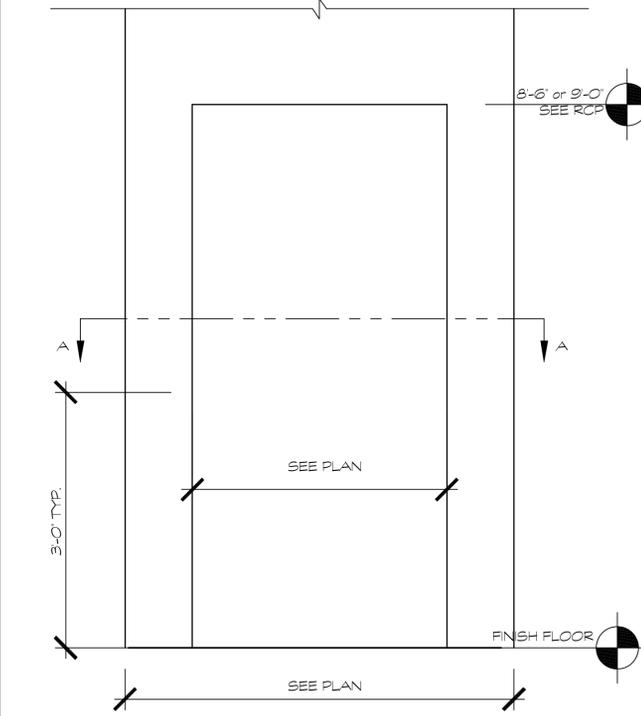
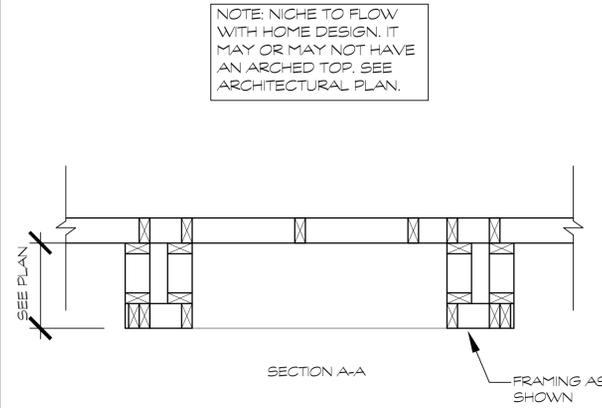
A NEW DESIGN FOR:
LOT 37 POWDER MOUNTAIN
LOT 37 POWDER MOUNTAIN
WEBER COUNTY, UT

UP WALL DESIGN
1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708

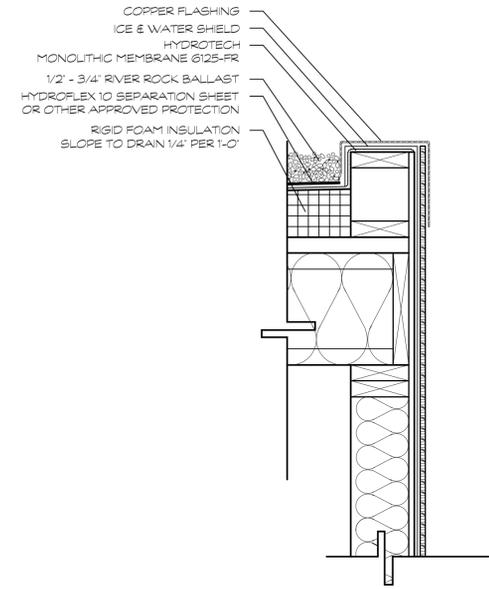
A7.1



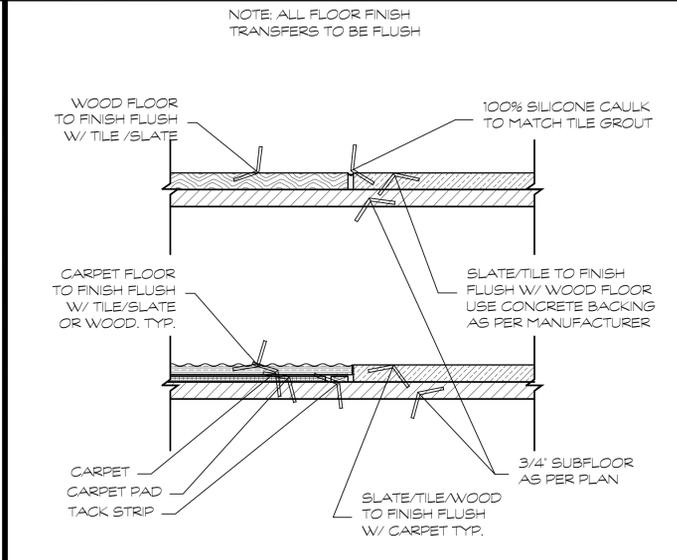
F GREASE TRAP DETAIL
1/2" x 1'-0"



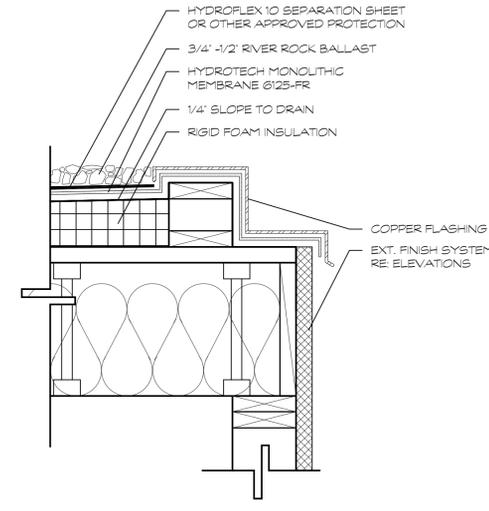
D NICHE DETAIL (TYP)
1/2" x 1'-0"



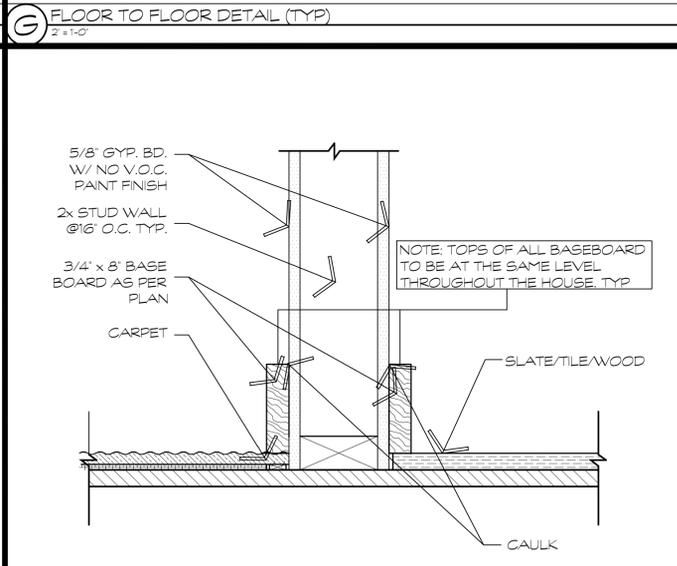
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1/2" x 1'-0"



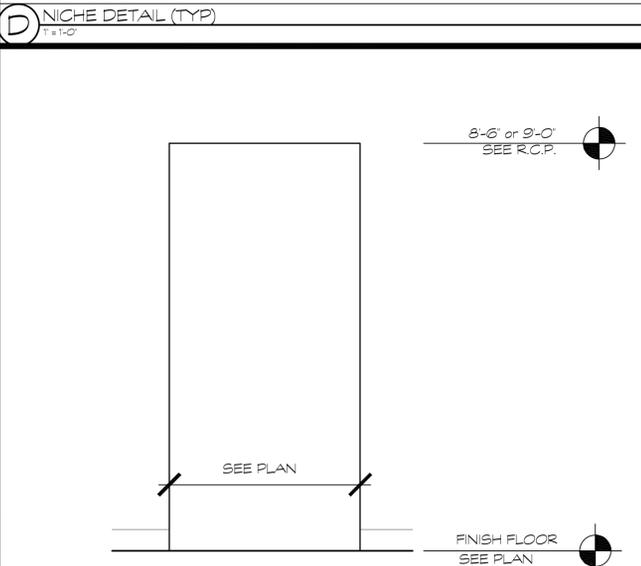
G FLOOR TO FLOOR DETAIL (TYP)
2" x 1'-0"



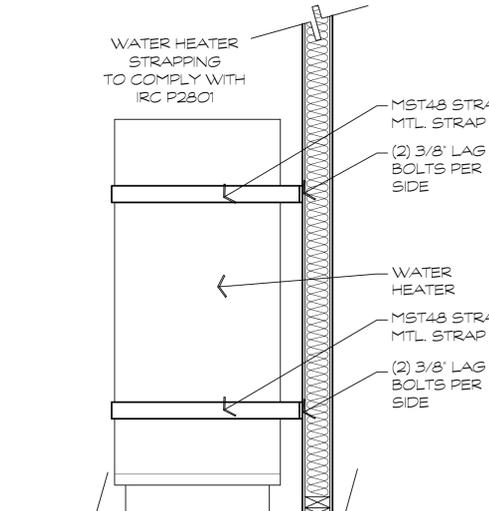
B PARAPET DETAIL
1/2" x 1'-0"



H BASEBOARD DETAIL (TYP)
2" x 1'-0"



E ARCHED ENTRY (TYP)
1/2" x 1'-0"



C WATERHEATER STRAP DETAIL
1/2" x 1'-0"

2 JUNE 2016

NO.	REVISIONS

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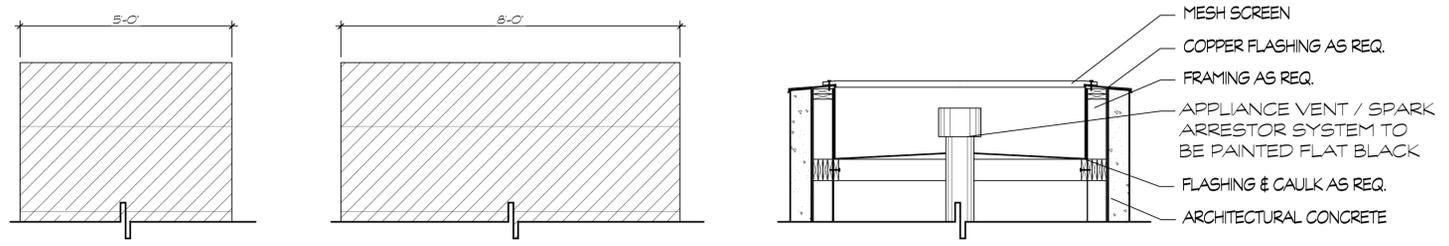
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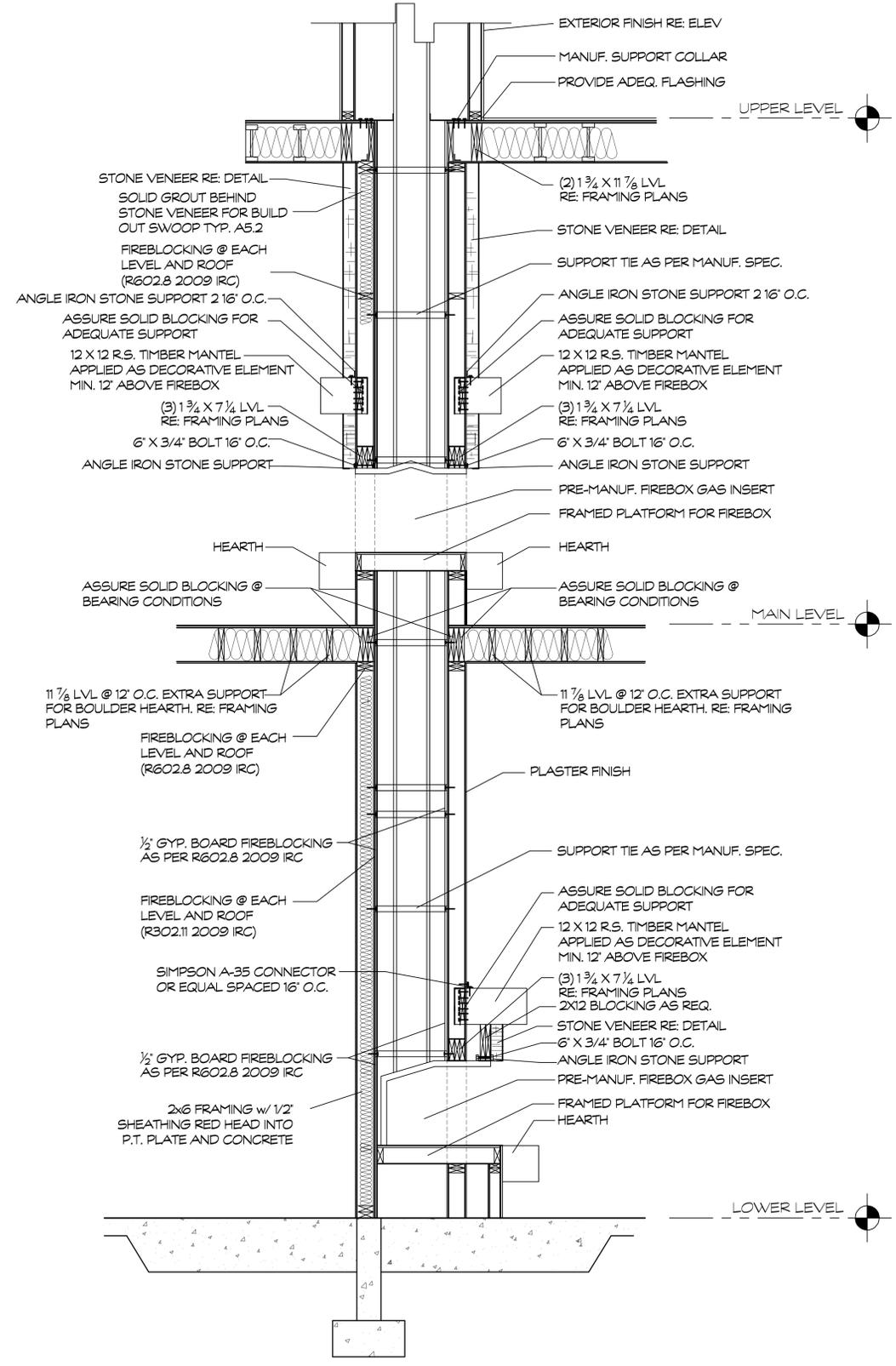
A7.2

NOTE: MASTER FIREPLACE CHASE
SIMILAR WITH SEALED GAS UNIT

NOTE:
THE NET FREE AREA UNDER THE CAP
SHALL NOT BE LESS THAN FOUR TIMES
THE NET FREE AREA OF THE OUTLET OF
THE CHIMNEY FLUES IT SERVES R1003.9.3
VERIFY CLEARANCE REQUIREMENTS WITH
VENT MANUFACTURER



CHIMNEY FIREBLOCKING.
ALL SPACES BETWEEN CHIMNEYS AND FLOORS AND CEILINGS THROUGH WHICH
CHIMNEYS PASS SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIAL, SECURELY
FASTENED IN PLACE. THE FIREBLOCKING OF SPACES BETWEEN CHIMNEYS AND WOOD
JOISTS, BEAMS OR HEADERS SHALL BE TO A DEPTH OF 1 INCH AND SHALL ONLY BE
PLACED ON STRIPS OF METAL OR METAL LATH LAID ACROSS THE SPACES BETWEEN
COMBUSTIBLE MATERIAL AND THE CHIMNEY.



B CHIMNEY DETAIL
1/2" = 1'-0"

A DIRECT VENT CHIMNEY DETAIL
1/2" = 1'-0"

2 JUNE 2016
REVISIONS

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UP WALL DESIGN
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A7.5

MECHANICAL NOTES

NO.	DESCRIPTION	CODE REF.	NO.	DESCRIPTION	CODE REF.	MECHANICAL LEGEND			
M-41	CONTRACTOR TO SUBMIT LAYOUT PLANS, DESIGN CALCULATIONS, AND PRODUCT SPECIFICATIONS FOR THE RADIANT HEAT SYSTEM. NO SNOW MELT TUBING OR MESH IS PERMITTED IN THE PUBLIC RIGHT-OF-WAY WITHOUT A SEPARATE PERMIT FROM THE CITY ENGINEER.	RC R061	M-20	PROVIDE 30" CLEAR FROM RANGE TOP TO COMBUSTIBLE MATERIALS (ABOVE).	IRC M306 IRC M301		FLOOR OR CEILING MOUNTED HVAC REGISTER		HVAC THERMOSTAT
M-42	INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS AND UNHEATED GARAGES.	ECC503333					HVAC RETURN AIR REGISTER		EMERGENCY GAS SHUT OFF VALVE
M-43	NATURAL GAS SERVICE LINES SHALL BE NO LESS THAN 1/2 (25 MM) IN DIAMETER	STATE AMENDMENT TO F6C R56-56-709(9)					HYDRONIC HEATING MANIFOLD STATION		EXHAUST FAN
M-44	CONDITIONED AIR SUPPLY IN CRAWL SPACE SHALL BE ABLE TO DELIVER AT A RATE OF 10 CFM FOR EACH 50 S.F. OF UNDERFLOOR AREA, INCLUDING A RETURN AIR TO COMMON AREA. WALLS SHALL BE INSULATED AS PER N102.2.8	RC 408.3 N102.2.8	M-21	MECHANICAL HEATING SYSTEM TO BE 90% EFFICIENT BOILER WITH RADIANT IN FLOOR HYDRONIC HEATING SYSTEM. THE SYSTEM SHOULD BE CAPABLE OF MAINTAINING WITHIN (1) DEGREES OF THE THERMOSTAT SET POINT. THE CONTRACTOR SHALL GUARANTEE THAT THE SYSTEM SHALL HEAT AND COOL THE FACILITY TO 68 DEGREES FAHRENHEIT HEATING AND 70 DEGREES COOLING AT 3'-0" ABOVE THE FLOOR AND 2'-0" FROM EXTERIOR WALLS THROUGHOUT THE STRUCTURE. SUPPLIER TO PROVIDE HEAT LOSS CALCULATIONS, SHOP DRAWINGS, THERMOSTAT LOCATIONS, AND CUT SHEETS ON ALL PROPOSED EQUIPMENT. SIZE EQUIPMENT AS PER I.R.C. PROVIDE CLEARANCES AS PER MANUFACTURE. PROVIDE TWO SEPARATE COMBUSTION AIR DUCTS: (1 FROM EXTERIOR) ONE TERMINATING IN LOWER 12" AND ONE TERMINATING IN UPPER 12" OF THE SPACE AS REQUIRED. EACH ARE TO ALLOW COMBUSTION AIR AT A RATE OF 1 SQUARE INCH PER 4,000 BTUS (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTUS (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATINGS OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURE SPECIFICATIONS. ALTERNATIVE COMBUSTION AIR OPTIONS COMPLIANT WITH I.R.C. CHAPTER 17 AND 62407 MAY BE ALLOWED WHEN DEEMED APPROPRIATE AND APPROVED BY THE ARCHITECT. PROVIDE CLEARANCE BETWEEN COMBUSTIBLE MATERIALS AND VENTS AS PER CODE.	IRC M401.3 IRC R303.8 IRC CHAPTER 14 IRC CHAPTER 17		HVAC ZONE BOUNDARIES		
M-45	EXHAUST HOODS SHALL BE PROVIDED WITH MAKEUP AIR AT A RATE APPROX. EQUAL TO EXHAUST RATE AND SHALL WORK SIMULTANEOUSLY WITH THE EXHAUST SYSTEM	RC M503.4				NO.	DESCRIPTION	CODE REF.	
M-46	PROHIBITED LOCATIONS: GAS PIPING SHALL NOT BE INSTALLED IN OR THROUGH A DUCTED SUPPLY, RETURN, EXHAUST, CLOTHES CHUTE, CHIMNEY, DUMBWATER, OR ELEVATOR SHAFT. GAS PIPING INSTALLED DOWNSTREAM OF THE POINT OF DELIVERY SHALL NOT EXTEND THROUGH ANY TOWNHOUSE UNIT OTHER THAN THE UNIT SERVED BY SUCH PIPING	62451	M-22	CONTRACTOR TO PROVIDE MAKE, MODEL, BTUS AND EFFICIENCY OF FURNACE USED TO LOCAL BUILDING DEPT. PRIOR TO INSTALLATION.		M-1	THE MECHANICAL SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH THE 2012 IRC AND IFSC, AND ALL OTHER LOCAL, STATE AND NATIONAL CODES. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ITEMS RELATED TO THE PROJECT AS PER INDUSTRY STANDARDS.		
M-47	GAS PIPING SHALL NOT PENETRATE BUILDING FOUNDATION WALLS AT ANY POINT BELOW GRADE	62454	M-23	PROJECTS THAT REQUIRE MECHANICAL DUCT WORK SHALL CONFORM TO THE FOLLOWING: ALL DUCT WORK SHALL BE CONSTRUCTED FROM GALVANIZED SHEET STEEL TO CONFORM WITH 'SMACNA' LOW PRESSURE DUCT CONSTRUCTION STANDARDS AND IRC. FABRICATE SHEET METAL DUCTS WITH CROSS-BREAK OR KINK FLAT SURFACES TO PREVENT VIBRATION AND PULSATION. HANG DUCTS WITH STRAPS OF 18 GAUGE GALVANIZED STEEL, OF 1" WIDE. ANCHOR DUCTS SECURELY TO STRUCTURE WITH SCREW, IN SUCH A MANNER AS TO PREVENT TRANSMISSION WITH VIBRATION. UNDERGROUND ROUND DUCT SHALL BE SCHEDULE 40 P.V.C PIPE OR P.V.S. PIPE (AS REQUIRED BY LOCAL JURISDICTION) WITH FUSION WELDED JOINTS AND CONNECTIONS. RUN OUTS TO FLOOR GRILLES SHALL BE FABRICATED FROM SHEET OR P.V.C. OR P.V.S. OF THE SAME THICKNESS AS PIPE WITH ALL JOINTS AND CONNECTIONS FUSION WELDED.	IRC CHAPTER 16	M-2	THE MECHANICAL CONTRACTOR TO BE RESPONSIBLE FOR THE COMPLETE MECHANICAL INSTALLATION AND PROVIDE A (1) YEAR WARRANTY AFTER OWNERS ACCEPTANCE. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH OPERATION AND MAINTENANCE MANUALS.		
M-48	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 SO AS TO PREVENT THE ENTRANCE OF WATER OR INSECTS.	62451.2	M-24	PROVIDE CEILING MOUNTED LOW PROFILE GAS FRED UNIT HEATER, INSTALL WITH CLOSED FLE AND COMBUSTION AIR. PROVIDE THERMOSTAT AND RELATED EQUIPMENT AS REQUIRED. INSTALL AS PER MANUFACTURE AND LOCAL CODES.		M-3	ALL ELECTRICAL AND/OR MECHANICAL WORK IS TO BE COMPLETED BY A LICENSED CONTRACTOR IN EACH RESPECTIVE FIELD, AND MUST COMPLY WITH LOCAL AND/OR NATIONAL STANDARDS, WHOEVER IS MOST RESTRICTIVE. 2008 NEC/IRC		
			M-25	REMOVE DEBRIS AND TRASH FROM DUCT WORK AND VACUUM CLEAN DUCTS. RUN SUPPLY AND EXHAUST FANS BEFORE GRILLES AND REGISTERS ARE INSTALLED AND BEFORE CEILING AND WALLS ARE PAINTED. THE ADJUSTMENT OF THE OF THE AIR SYSTEMS SHALL BE ADJUSTED TO WITHIN PLUS OR MINUS 5% OF THE AIR CAPACITY.		M-4	VISIT THE JOB SITE PRIOR TO BIDDING THE PROJECT TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND ANY INTERFERENCE.		
			M-26	SPARK ARRESTORS MEET IRC R1001.6.1 WITH NET FREE AREA FOUR TIMES THE CHIMNEY FLE 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.	RC R001.6.1	M-5	COORDINATE WITH OWNER, INTERIOR DESIGNER, ARCHITECT, AND / OR PLANS FOR FIXTURE SCHEDULES, STYLES, FINISHES, ETC.		
			M-27	INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS, UNHEATED GARAGES, ETC.	ECC 503333	M-6	MECHANICAL LAYOUTS ARE SHOWN IN SCHEMATIC. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LAYOUT AND INSTALLATION OF ALL RELATED ITEMS WITH EXISTING CONDITIONS AND RELATED TRADES.		
			M-28	CONTRACTOR TO PROVIDE NECESSARY APPROVAL NUMBERS FOR APPLIANCES AND FIREPLACE INSERTS USED, TO LOCAL BUILDING DEPT. AS REQ. PRIOR TO INSTALLATION.		M-7	APPLIANCES LOCATED IN A GARAGE OR CARPORT SHALL BE PROTECTED FROM IMPACT BY AUTOMOBILES.	RC M307.31	
			M-29	MIN. WINDOW AREA SHALL NOT EQUAL LESS THAN 8% OF THE FLOOR AREA OF THE ROOM UNLESS PROPER MECHANICAL VENTILATION AN ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AND AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30".		M-8	BATHROOM EXHAUST FAN SPECIFICATIONS: BATHROOM EXHAUST FANS SHALL BE CAPABLE OF VENTILATING 50 CFM FOR INTERMITTENT OPERATION OR 20 CFM FOR CONTINUOUS OPERATION. VENTILATION AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. EXHAUST FANS SHALL BE SIZED FOR MINIMAL RATE OF 50 CFM, DUCTED TO OUTSIDE. FANS TO BE DIRECT DRIVE CENTRIFUGAL UNITS WITH SLOW SPEED MOTOR PROVIDE ACOUSTICAL INSULATION, GRILLES, CAPS, ETC. AS REQUIRED.	RC R303.3	
			M-30	THE OPENABLE WINDOW AREA IN BATHROOMS, WATER CLOSET COMPARTMENTS, AND OTHER SIMILAR ROOMS SHALL NOT BE LESS THAN 1/2 SQ. FT. UNLESS A MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 50 CFM FOR INTERMITTENT OPERATION OR 20 CFM FOR CONTINUOUS OPERATION PROVIDED.		M-9	BATHROOM EXHAUST DUCT WORK TO BE ALUMINUM, GALVANIZED STEEL OR APPROVED FIBER GLASS. KITCHEN HOOD EXHAUST DUCTS TO BE GALVANIZED STEEL, STAINLESS STEEL, OR COPPER. DUCTS TO BE AIRTIGHT AND EQUIPPED WITH A BACK DRAFT DAMPER. ALL DUCTS TO TERMINATE OUTSIDE.	RC M502 RC M505	
			M-31	ALL MECHANICAL SHAFTS TO HAVE MIN. 1 HR. FIRE RATING, CONDITIONS ALL SURFACES.		M-10	CONTRACTOR TO ENSURE THAT A FLOOR DRAIN IS INSTALLED BY THE WATER HEATER. CONTRACTOR TO ENSURE THAT A METAL PAN IS INSTALLED UNDER THE WATER HEATER OR STEAM SHOWER EQUIPMENT IF LOCATED ON A WOOD FLOOR.		
			M-32	CONTRACTOR TO ENSURE FUEL-BURNING APPLIANCES, INCLUDING FIREPLACES, WITH DIRECT VENTS IN ALL SLEEPING AREAS AND PROVIDE APPROVAL NUMBERS PRIOR TO INSTALLATION.		M-11	CONTRACTOR TO OBTAIN APPROVAL BY CITY/COUNTY ENGINEER PRIOR TO CONNECTION OF GARAGE FLOOR DRAIN TO STORM SEWER SYSTEM. IF SUCH APPROVAL IS GRANTED, A SAND/GREASE TRAP WILL BE REQUIRED.		
			M-33	IF GAS LINE IS OVER 4 OZ. IN PRESSURE, THEN CONTRACTOR TO PROVIDE A GAS PIPING SCHEMATIC FOR THE SYSTEM. CLEARLY IDENTIFY THE OPERATING PRESSURE, TYPE OF PIPING MATERIAL, SIZE OF THE GAS PIPE, LENGTH OF PIPING RUNS, CAPACITY OF EACH APPLIANCE IN BTUS/HOUR OF CUBIC FT. OF GAS PER HOUR, IDENTIFY THE BRAND AND LOCATION OF EACH REGULATOR, AND VENTING OF EACH REGULATOR.	RC R061.1	M-12	PROVIDE COMFORT HEATING SYSTEM CAPABLE OF MAINTAINING A MIN. 70 DEGREE F. TEMPERATURE AT A POINT 36" ABOVE THE FINISH FLOOR IN ALL HABITABLE AREAS.	RC 62406	
			M-34	VENT DRYER TO OUTSIDE, WITH MAX LENGTH NOT TO EXCEED 15'-0", WITH A MAX OF (2) 90 DEGREE ELBOWS. PROVIDE MAKEUP AIR TO LAUNDRY ROOM.	RC M501.3 RC 62439.4	M-13	DRYER EXHAUST DUCT TO BE VENTED TO EXTERIOR. DUCTS TO BE RIGID ALUMINUM WITH SMOOTH INTERIOR SURFACES. NO METAL SCREW OR FASTENERS SHALL PENETRATE INTO THE DUCT. JOINTS TO RUN IN THE DIRECTION OF AIR FLOW. MAXIMUM LENGTH SHALL NOT EXCEED 25'-0" (EXCLUDING FLEXIBLE TRANSITION DUCT). THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED 2.5' FOR EACH 45 DEGREE BEND AND 5' FOR EACH 90 DEGREE BEND. TRANSITION DUCTS SHALL NOT BE OBSTRUCTED WITHIN CONSTRUCTION. LONGER DUCT LENGTHS WILL BE PERMITTED AS PER EXCEPTION R1502.6. DRYER VENT SHALL BE ABLE TO EXHAUST GREATER THAN 25'-0" AS PER MANUFACTURERS SPECIFICATIONS. CONTRACTOR TO PROVIDE SPECIFICATIONS PRIOR TO INSTALLATION.	RC M501.3 RC 62439.4	
			M-35	CONTRACTOR TO PROVIDE GAS LOSS AND EACH GAS APPLIANCE WITH A SHUT-OFF VALVE WITHIN SIX FEET OF THE APPLIANCE.	RC 62420	M-14	LINE VOLTAGE AND LOW VOLTAGE AND LOW VOLTAGE CONTROL WIRING IS BY THE MECHANICAL CONTRACTOR. COORDINATE WITH ELECTRICAL CONTRACTOR.		
			M-36	CONTRACTOR TO ENSURE THAT ALL GAS AND ELECTRICAL METERS ARE ESTABLISHED IN AN AREA THAT IS PROTECTED FROM SNOW AND ICE DAMAGE.		M-15	INSULATE HT, TRUNK AND SUPPLY DUCTS IN ALL UNFINISHED AREAS (IF APPLICABLE), I.E., CRAWL SPACE, GARAGE, ETC.		
			M-37	NATURAL VENTILATION EQUALING 4% OF FLOOR AREA SHALL BE THROUGH WINDOWS, DOORS, LOUVERS, OR OTHER APPROVED OPENINGS TO THE OUTDOORS UNLESS AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGES PER HOUR IN THE ROOM OR A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM.		M-16	PROVIDE MECHANICAL VENTILATION SYSTEM, CONNECTED DIRECTLY TO OUTSIDE, CAPABLE OF PRODUCING FIVE AIR CHANGES PER HOUR, AND DISCHARGE AT DISTANCE OF 3'-0" MIN. FROM ALL OPENINGS.		
			M-38	CONTRACTOR TO ENSURE THAT FUEL-BURNING APPLIANCES, INCLUDING FIREPLACES, ARE NOT INSTALLED IN SLEEPING ROOMS, BATHROOMS, OR TOILET ROOMS UNLESS THE APPLIANCES ARE DIRECT VENT APPLIANCES WITH SEALED COMBUSTION CHAMBERS.	RC 62406 FC 303.3	M-17	PROVIDE COMBUSTION AIR FOR ALL GAS APPLIANCES AT A MIN. RATE OF 1 SQ. IN. PER 3000 BTU/HOUR INPUT. THE ONE OPENING MUST BE IN THE TOP 12" OF THE ROOM. ASSURE MIN 1' CLEARANCE AROUND EQUIPMENT @ SIDES AND REAR OF APPLIANCE ASSURE MIN 6" CLEARANCE IN FRONT OF APPLIANCE.	FC 304.6.2	
			M-39	FUEL-FIRED WATER HEATERS SHALL NOT BE INSTALLED IN A ROOM USED AS A STORAGE CLOSET. NON-DIRECT-VENT WATER HEATERS LOCATED IN A BEDROOM OR BATHROOM SHALL BE INSTALLED IN A SEALED ENCLOSURE SO THAT COMBUSTION AIR WILL NOT BE TAKEN FROM THE LIVING SPACE.	RC M2005.2	M-18	THE CONTRACTOR SHALL LAYOUT AND REFERENCE ALL MECHANICAL DRAWINGS. THESE SHALL BE FOR THE PURPOSE TO SHOW INTENT. CONTRACTOR SHALL PROVIDE ALL ENGINEER REQUIRED SIZE DUCTS, GRILLES, REGISTERS, ETC. REVIEW ALL LOCATIONS AND PLACEMENT FOR GRILLES, ETC. WITH OWNER PRIOR TO PLACEMENT.		
			M-40	APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN GARAGES, ROOMS OR SPACES THAT ARE NOT PART OF THE LIVING SPACE OF A DWELLING UNIT AND THAT COMMUNICATE WITH A PRIVATE GARAGE THROUGH OPENINGS SHALL BE CONSIDERED PART OF THE GARAGE.	RC M307.3	M-19	IF MECH. ROOM IS LOCATED ADJ. TO GARAGE AND ACCESSED THROUGH GARAGE, ENSURE FLOOR SURFACE OF MECHANICAL ROOM IS MIN. 18" ABOVE GARAGE FLOOR, AND SHALL BE ADEQUATELY PROTECTED FROM AUTOMOBILES.		

2 JUNE 2016

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MO.1

PLUMBING NOTES

NO.	DESCRIPTION	CODE REF.	NO.	DESCRIPTION	CODE REF.	PLUMBING LEGEND			
			P-22	FIRE BLOCK SPACES @ SOFFIT, FLOOR AND CLG. JST. LINES @ 10'-0" VERTICALLY AND HORIZONTALLY AND AT OPENING BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS AND AT ANY OTHER LOCATIONS NOT SPECIFIED ABOVE WHICH COULD AFFORD PASSAGE FOR FLAMES.			HOSE BIB		FIXTURE TAG (SEE SCHEDULE FOR ITEM)
			P-23	CONTRACTOR TO PROVIDE NECESSARY APPROVAL NUMBERS FOR APPLIANCES AND FIREPLAGE INSERTS USED, TO LOCAL BUILDING DEPT. AS REQ. PRIOR TO INSTALLATION.			CEILING FIRE SPRINKLER HEAD TYCO LF2		WALL FIRE SPRINKLER HEAD TYCO LF2
			P-24	COMBUSTIBLE MATERIAL SHALL NOT BE PLACED WITHIN 2' OF FIREPLACE AND/OR SMOKE CHAMBER OF CHIMNEY WALLS. COMBUSTIBLE MATERIAL SHALL NOT BE PLACED WITHIN 6" OF FIREPLACE OPENING. NO SUCH COMBUSTIBLE MATERIAL WITHIN 12" OF THE FIREPLACE SHALL PROJECT MORE THAN 1/8" OR 1" CLEARANCE FOR SUCH OPENINGS. AS PER R00312		NO.	DESCRIPTION	CODE REF.	
			P-25	CONTRACTOR TO PROVIDE FIRE SPRINKLER SYSTEM AS REQ. BY RC REGULATIONS, LOCAL ORDINANCES, PROPERTY COVENANTS, CONDITIONS, OR RESTRICTIONS. IF FIRE SPRINKLER SYSTEM IS REQUIRED, SUCH SYSTEM SHALL MEET OR EXCEED NFPA 13D UNLESS OTHERWISE SPECIFIED ON CONSTRUCTION DOCUMENTS.		P-1	THE PLUMBING SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH THE 2012 IRC AND ALL OTHER LOCAL, STATE, AND NATIONAL CODES. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ITEMS RELATED TO THE PROJECT AS PER INDUSTRY STANDARDS.		
			P-26	CONTRACTOR TO ENSURE FUEL-BURNING APPLIANCES, INCLUDING FIREPLACES, WITH DIRECT VENTS IN ALL SLEEPING AREAS AND PROVIDE APPROVAL NUMBERS PRIOR TO INSTALLATION.		P-2	THE PLUMBING CONTRACTOR TO BE RESPONSIBLE FOR THE COMPLETE PLUMBING INSTALLATION AND PROVIDE A (1) YEAR WARRANTY AFTER OWNERS ACCEPTANCE.		
			P-27	GAS LOGS AND FIRE PLACE UNITS SHALL BE PROVIDED WITH A SHUT OFF VALVE LOCATED OUTSIDE THE FIREBOX AND WITHIN 6 FEET OF THE APPLIANCE. IF APPLIANCE HAS A GAS LOG LIGHTER FLUE MUST BE PERMANENTLY BLOCKED OPEN. ALL GAS LOGS, GAS LOG LIGHTERS, AND/OR GAS FIREPLACES REQUIRE OUTSIDE COMBUSTION AIR. ALL FLUES MUST MEET MIN. REQUIREMENTS OF 1 SQ. IN. PER 1000 BTUS OF PERMANENTLY BLOCKED OPEN AREA. ALL ROOMS WHERE THESE APPLIANCES ARE INSTALLED MUST EQUAL 50 CUBIC FEET OF VOLUME FOR EACH 1000 BTUS FOR EACH APPLIANCE. IN ADDITION TO THE REQUIRED OUTSIDE COMBUSTIBLE AIR.		P-3	VISIT THE JOB SITE PRIOR TO BIDDING ON THE PROJECT TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND ANY INTERFERENCE.		
			P-28	IF GAS LINE IS OVER 4 OZ. IN PRESSURE, THEN CONTRACTOR TO PROVIDE A GAS PIPING SCHEMATIC FOR THE SYSTEM. CLEARLY IDENTIFY THE OPERATING PRESSURE, TYPE OF PIPING MATERIAL, SIZE OF THE GAS PIPE, LENGTHS OF PIPING RUNS, CAPACITY OF EACH APPLIANCE IN BTUS/HOUR OF CUBIC FT. OF GAS PER HOUR, IDENTIFY THE BRAND AND LOCATION OF EACH REGULATOR, AND VENTING OF EACH REGULATOR.		P-4	CONTRACTOR TO ENSURE THAT THERE IS NO PLUMBING IN EXTERIOR WALLS.		
			P-29	CONTRACTOR TO ENSURE THAT ALL GAS AND ELECTRICAL METERS ARE ESTABLISHED IN AN AREA THAT IS PROTECTED FROM SNOW AND ICE DAMAGE.	UIC 15-23-4 (I)	P-5	CONTRACTOR TO ENSURE THAT THERE IS A 2" MIN CLEARANCE IN FRONT OF WATER CLOSET, AND A 30" WIDE CLEARANCE OF FINISHED SPACE FOR WATER CLOSET.	IRC R3071	
			P-30	CONTRACTOR TO ENSURE THAT ALL SHOWERS ARE FINISHED TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE FLOOR. MATERIAL SHALL BE NON-ABSORBENT.	IRC R3072	P-6	ALL TANK TYPE WATER CLOSETS ARE TO HAVE A FLOW RATE NOT GREATER THAN 1 1/2 GALLONS PER FLUSH. ALL SHOWERS TO HAVE A FLOW RATE OF NOT MORE THAN 2.5 GPM.	IRC R2803.2 IRC P2803.2	
			P-31	CONTRACTOR TO LOCATE AND INSTALL AN EXPANSION TANK FOR THE CULINARY WATER SYSTEM.	IRC P2803.4	P-7	ALL VENTS SHALL BE GAUGED TO THE FEWEST NUMBER POSSIBLE TO PENETRATE ROOF AND SHOULD BE A MINIMUM 10'-0" FROM EAVES. ALL VENTS TO BE SIZED AS PER I.R.C. REQUIREMENTS AND / OR NOT LESS THAN 3" DIAMETER PIPE. PROVIDE FLASHING AS REQUIRED.	IRC P303.2	
			P-32	CONTRACTOR TO ENSURE LOCATION OF ACCESS FOR WHIRLPOOL TYPE TUBS. NO GROUTED TILE SPA WHIRLPOOL ACCESS.	IRC P2720 IRC E4029.3	P-8	ALL HOSE BIBS SHALL BE NON-FREEZE TYPE WITH BACK FLOW PREVENTOR.	IRC P2802.3.3 IRC P2803.6	
			P-33	CONTRACTOR TO LOCATE AND INSTALL WATER HEATER AND HEATING EQUIPMENT. ALL GAS SERVICED EQUIPMENT IN GARAGE TO BE 18" ABOVE FINISH FLOOR.	IRC E2406	P-9	WATER STORAGE TANKS TO HAVE SEISMIC STRAPPING TIE DOWNS. SIZE OF WATER HEATER / WATER STORAGE TANK AS PER CODE.	IRC M3072 IRC E2404.8	
			P-34	IN SEISMIC DESIGN CATEGORIES C1, D1, AND D2, WATER HEATER SHALL BE ANCHORED OR STRAPPED IN THE UPPER THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE THIRD OF THE OPERATING WEIGHT.	IRC P2801.2 (STATE AMENDMENT)	P-10	PROVIDE FLOOR DRAIN AND / OR DRIP PAN UNDER WATER HEATER, SPA, HOT TUB, WASHING MACHINE, STEAM SHOWER EQUIPMENT, ETC. IF LOCATED ON WOOD FLOOR STRUCTURE.	IRC P2801	
			P-35	ALL PLUMBING VENTS WHICH PENETRATE ROOF ARE TO BE 3" DIAMETER MIN		P-11	THE CONTRACTOR SHALL INSTALL ALL PLUMBING FIXTURES IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. TAKE CARE DURING BUILDING CONSTRUCTION TO SEE THAT PROVISIONS ARE MADE FOR PROPER FIXTURE SUPPORT AND THAT ROUGH ON PIPING IS ACCURATELY SET AND PROTECTED FROM MOVEMENT OR DAMAGE.		
			P-36	PROVIDE A SHUT OFF VALVE FOR ALL PLUMBING FIXTURE SUPPLY LINES		P-12	THE CONTRACTOR SHALL TEST ALL PIPING INCLUDING DRAINAGE WASTE LINES, WATER PIPING, NATURAL GAS PIPING, ETC. TEST IN ACCORDANCE WITH UNIFORM PLUMBING CODE AND LOCAL CODES AND AUTHORITIES. WATER LINES TO BE DISINFECTED IN ACCORDANCE WITH LOCAL HEALTH DEPARTMENT REGULATIONS. WRAP ALL PLUMBING FIXTURE WASTE LINES WITH ROCK WOOL TO DAMPEN SOUND TRANSMISSION.		
						P-13	PROVIDE ANTI-SCALD SHOWER VALVE ON ALL TUBS, SHOWERS, ETC.	IRC P2708.3 IRC P2703	
						P-14	WASTE LINES SHALL BE PROVIDED WITH A CLEAN OUT AS REQUIRED. EXTEND CLEAN OUTS TO AN ACCESSIBLE SURFACE. DO NOT PLACE CLEAN OUT ON FLOOR UNLESS APPROVED.		
						P-15	ALL SUPPLY, WASTE & GAS LINE MATERIALS, WORKMANSHIP, AND INSTALLATION AS PER INDUSTRY STANDARDS. ALL WATER LINES TO BE TYPE L HARD DRAWN COPPER OR POLYETHYLENE CROSS-LINK PIPING (MANIFOLD BLOCK SYSTEM) FOR ABOVE GROUND APPLICATIONS OR APPROVED EQUAL. PROVIDE TYPE K COPPER FOR UNDERGROUND. PROVIDE CONTINUOUS LINE WITH NO JOINTS FOR UNDERGROUND APPLICATIONS, UNLESS APPROVED. ALL FITTINGS TO BE COPPER WITH SWEAT SOLDER JOINTS. ALL WASTE LINES TO BE P.V.C. OR A.B.S. PLASTIC PIPE. NATURAL GAS LINES TO BE SCHEDULE 40 BLACK STEEL OR FLEX PLASTIC PIPE. AS APPROVED BY GAS COMPANY.	IRC CHAPTER 24	
						P-16	PROVIDE CULINARY WHOLE HOUSE FILTRATION SYSTEM THROUGHOUT RESIDENCE AS REQUIRED. INSTALLATION AS PER MANUFACTURE. O.A.E		
						P-17	PLUMBING CONTRACTOR SHALL PROVIDE A TURN OFF VALVE AND DRAIN AT THE LOWEST LEVEL OF THE FACILITY. ALL FIXTURES SHALL BE ANGLED TO DRAIN AT THE THIS POINT. PROVIDE FLOOR DRAIN AT LOCATION OF PLUMBING SYSTEM DRAIN.		
						P-18	PLUMBING CONTRACTOR TO ASSESS WATER PRESSURE AND ENSURE ADEQUATE PRESSURE IS AVAILABLE. FOR MULTIPLE FIXTURE USE SIMULTANEOUSLY WITHOUT PRESSURE DECREASE OR TEMPERATURE FLUCTUATION.		
						P-19	CAULK AROUND ALL PLUMBING FIXTURES AT FLOOR AND WALLS WITH FLEXIBLE CAULKING COMPOUND. COLOR TO MATCH FIXTURE.		
						P-20	AFTER FIXTURES HAVE BEEN SET THE CONTRACTOR SHALL CAREFULLY PROTECT THEM FROM DAMAGE UNTIL THE BUILDING IS OCCUPIED BY THE OWNER JUST PRIOR TO ACCEPTANCE OF THE JOB BY THE OWNER. THE CONTRACTOR SHALL CLEAN ALL PLUMBING FIXTURES AND REMOVE ALL LABELS.		
						P-21	ALL ELECTRICAL AND/OR MECHANICAL WORK IS TO BE COMPLETED BY A LICENSED CONTRACTOR IN EACH RESPECTIVE FIELD, AND MUST COMPLY WITH LOCAL AND/OR NATIONAL STANDARDS, WHICHEVER IS MOST RESTRICTIVE. 2008 NEC/IRC		

2 JUNE 2016

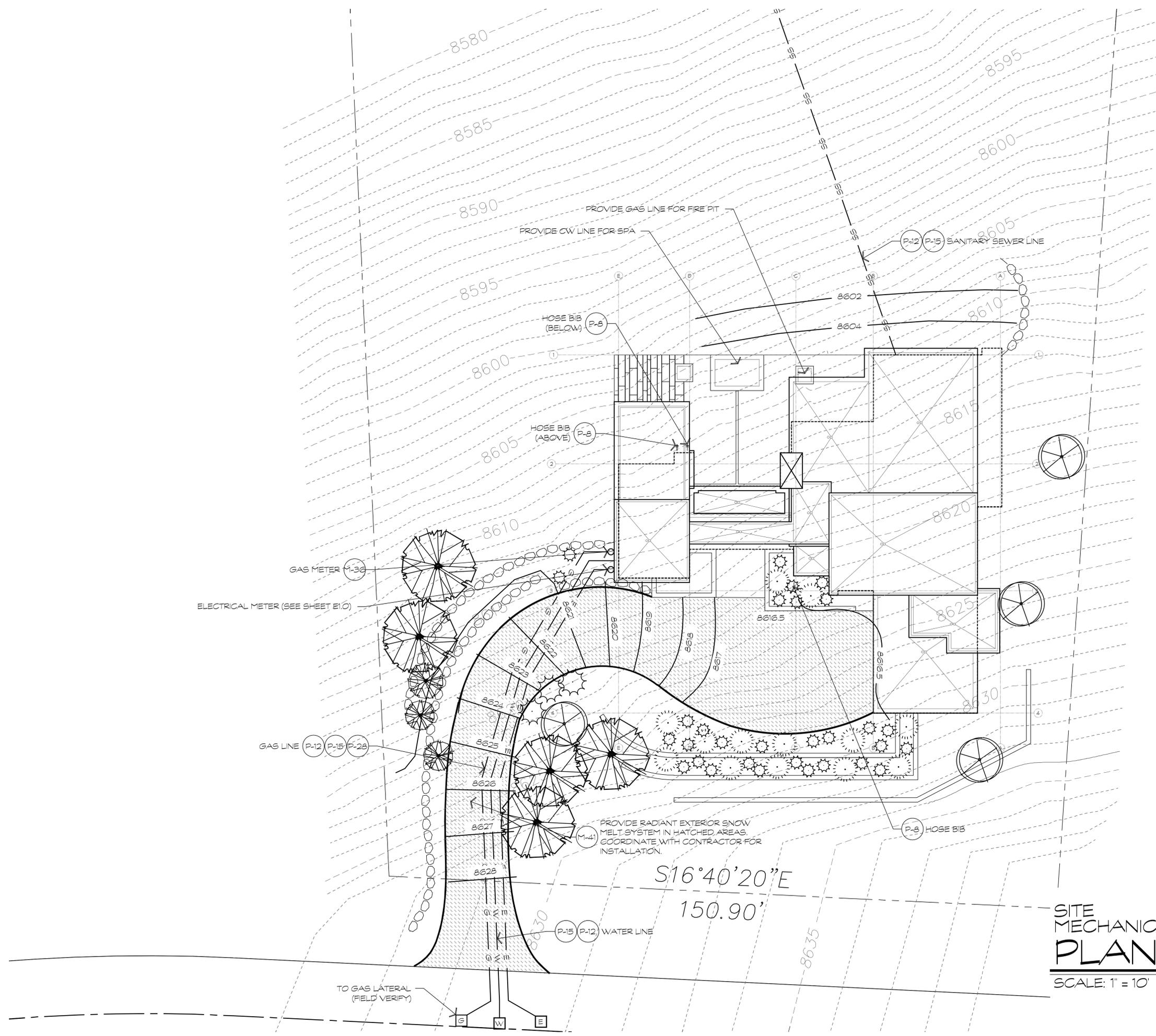
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A NEW DESIGN FOR :
LOT 37 POWDER MOUNTAIN
 LOT 37 POWDER MOUNTAIN
 WEBER COUNTY, UT

UP WALL
DESIGN
 1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708

PO.1



- MECHANICAL/PLUMBING LAYOUTS ARE SHOWN IN SCHEMATIC. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LAYOUT AND INSTALLATION OF ALL RELATED ITEMS WITH EXISTING CONDITIONS AND RELATED TRADES.
- SEE SHEET M0.1 FOR MECHANICAL PROJECT NOTES AND INFORMATION
- SEE SHEET P0.1 FOR PLUMBING PROJECT NOTES AND INFORMATION
- PROVIDE MINIMUM 3'-0" SEPARATION BETWEEN UTILITY METERS.
- PROVIDE MINIMUM 10'-0" SEPARATION BETWEEN WATER LINE AND SEWER LATERAL.

2 JUNE 2016

NO.	REVISIONS

THE DRAWING AND ANY INFORMATION CONTAINED HEREIN IS THE PROPERTY OF UPP WALL DESIGN. NO PART OF THIS DRAWING OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF UPP WALL DESIGN. UPP WALL DESIGN SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. UPP WALL DESIGN SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS DRAWING. UPP WALL DESIGN SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS DRAWING. UPP WALL DESIGN SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS DRAWING.

A NEW DESIGN FOR:
LOT 37 POWDER MOUNTAIN
 LOT 37 POWDER MOUNTAIN
 WEBER COUNTY, UT

**UPP WALL
 DESIGN**
 1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708

MP1.0

SITE MECHANICAL & PLUMBING PLAN
 SCALE: 1" = 10'

MECHANICAL/PLUMBING LAYOUTS ARE SHOWN IN SCHEMATIC. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LAYOUT AND INSTALLATION OF ALL RELATED ITEMS WITH EXISTING CONDITIONS AND RELATED TRADES.

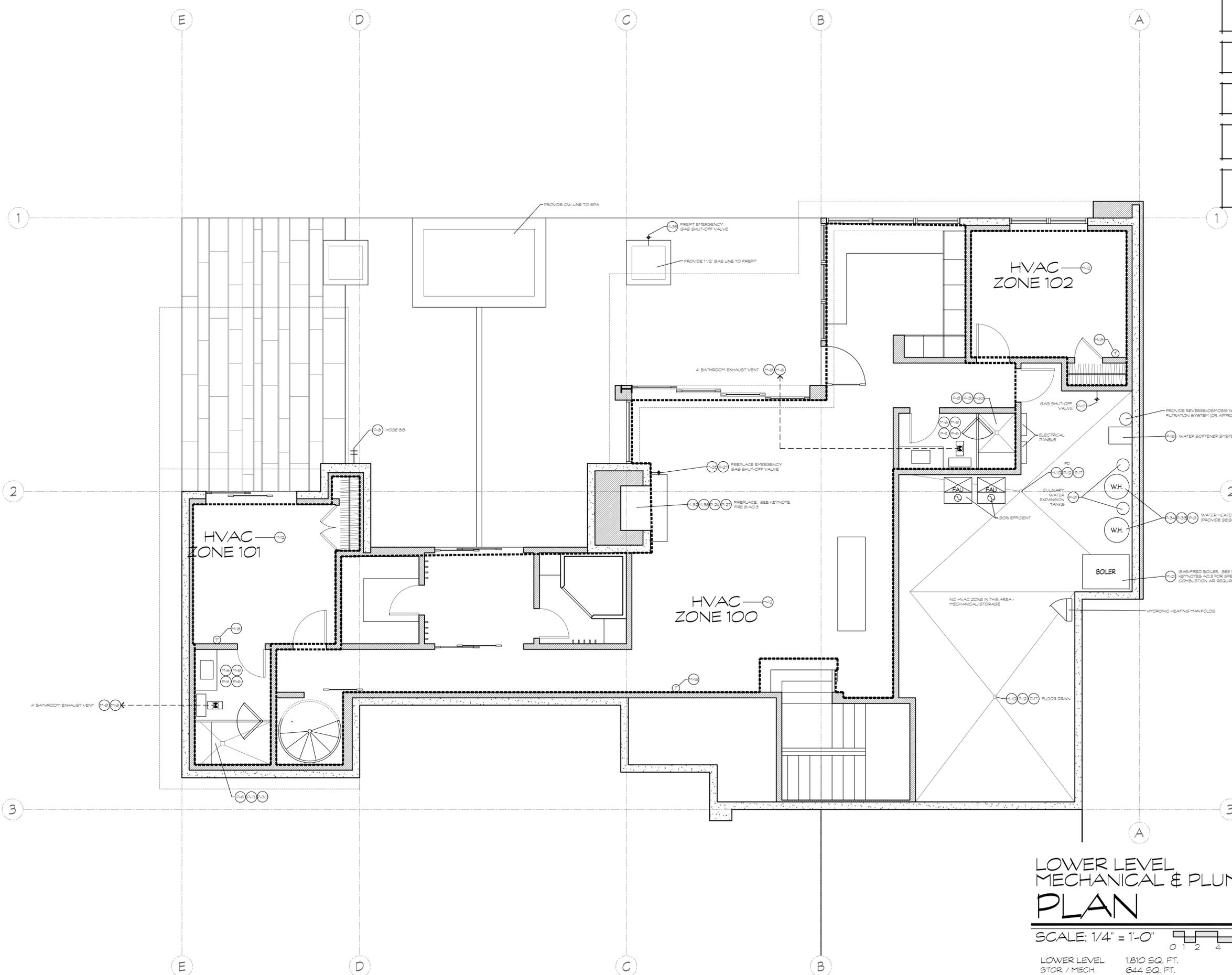
SEE SHEET MO.1 FOR MECHANICAL PROJECT NOTES AND INFORMATION

SEE SHEET PO.1 FOR PLUMBING PROJECT NOTES AND INFORMATION

PROVIDE CENTRAL AIR CONDITIONING THROUGHOUT. COORDINATE WITH CONTRACTOR FOR INSTALLATION.

CONTRACTOR TO ENSURE ALL HABITABLE SPACES TO BE PROVIDED W/ ADEQUATE RETURN AIR.

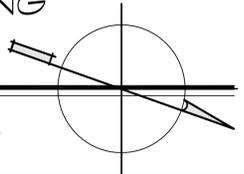
2 JUNE 2016	
REVISIONS	



LOWER LEVEL
MECHANICAL & PLUMBING
PLAN

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

LOWER LEVEL 1,810 SQ. FT.
STOR. / MECH. 644 SQ. FT.



A NEW DESIGN FOR:
LOT 37 POWDER MOUNTAIN
LOT 37 POWDER MOUNTAIN
WEBER COUNTY, UT

UP WALL
DESIGN
1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708

MP2.0



MECHANICAL/PLUMBING LAYOUTS ARE SHOWN IN SCHEMATIC. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LAYOUT AND INSTALLATION OF ALL RELATED ITEMS WITH EXISTING CONDITIONS AND RELATED TRADES.

SEE SHEET MO.1 FOR MECHANICAL PROJECT NOTES AND INFORMATION

SEE SHEET PO.1 FOR PLUMBING PROJECT NOTES AND INFORMATION

PROVIDE CENTRAL AIR CONDITIONING THROUGHOUT. COORDINATE WITH CONTRACTOR FOR INSTALLATION.

CONTRACTOR TO ENSURE ALL HABITABLE SPACES TO BE PROVIDED W/ ADEQUATE RETURN AIR.

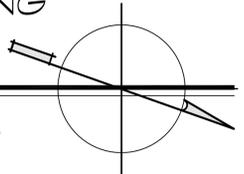
2 JUNE 2016	
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A NEW DESIGN FOR:
LOT 37 POWDER MOUNTAIN
 LOT 37 POWDER MOUNTAIN
 WEBER COUNTY, UT

MAIN LEVEL
 MECHANICAL & PLUMBING
PLAN

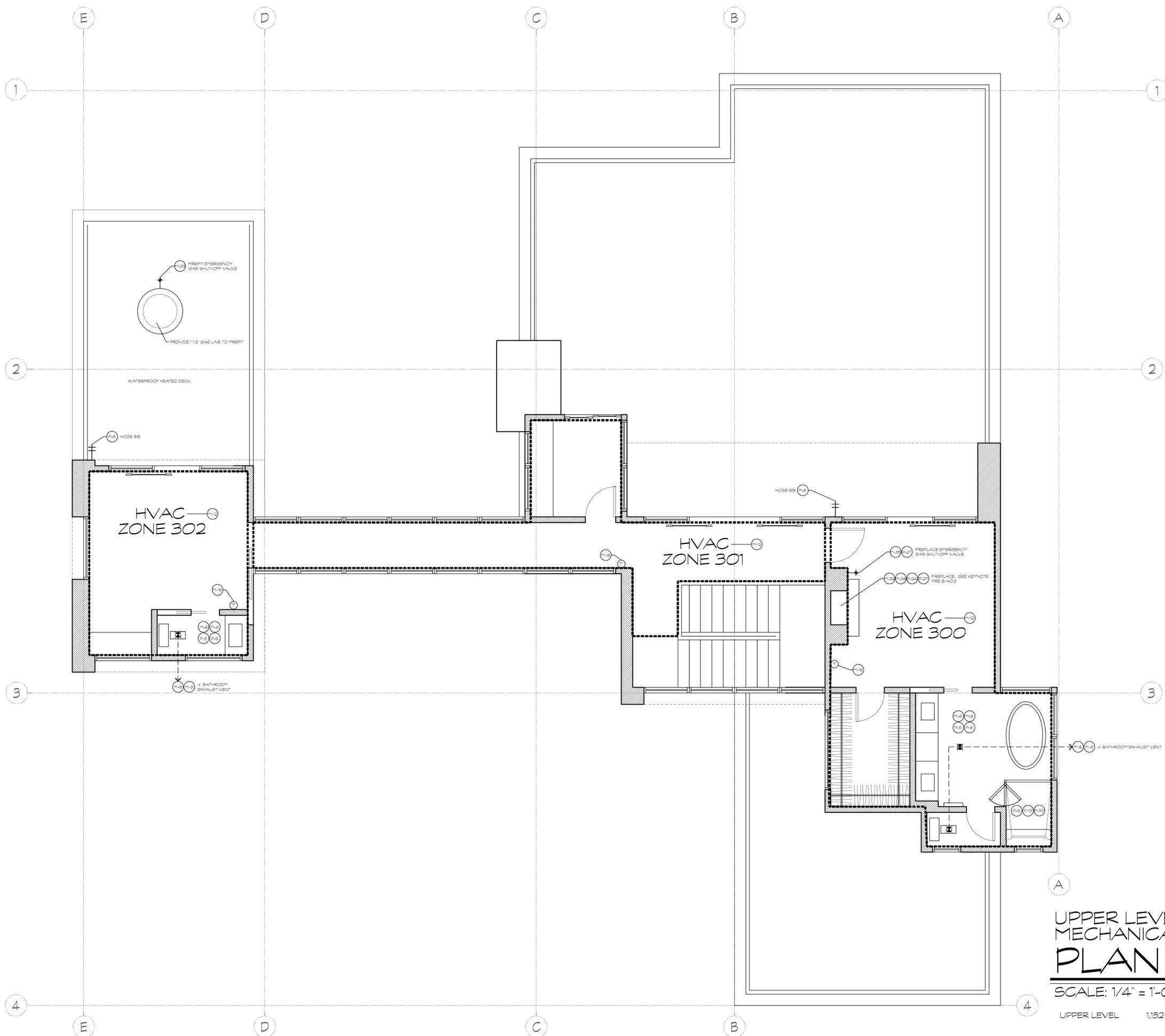
SCALE: 1/4" = 1'-0"

MAIN LEVEL 1,890 SQ. FT.
 GARAGE 646 SQ. FT.



UP WALL
DESIGN
 1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708

MP2.1



MECHANICAL/PLUMBING LAYOUTS ARE SHOWN IN SCHEMATIC. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LAYOUT AND INSTALLATION OF ALL RELATED ITEMS WITH EXISTING CONDITIONS AND RELATED TRADES.

SEE SHEET MO.1 FOR MECHANICAL PROJECT NOTES AND INFORMATION

SEE SHEET PO.1 FOR PLUMBING PROJECT NOTES AND INFORMATION

PROVIDE CENTRAL AIR CONDITIONING THROUGHOUT. COORDINATE WITH CONTRACTOR FOR INSTALLATION.

CONTRACTOR TO ENSURE ALL HABITABLE SPACES TO BE PROVIDED W/ ADEQUATE RETURN AIR.

2 JUNE 2016

NO.	REVISIONS

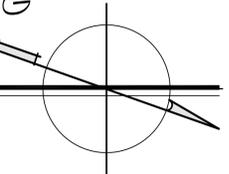
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A NEW DESIGN FOR:
LOT 37 POWDER MOUNTAIN
 LOT 37 POWDER MOUNTAIN
 WEBER COUNTY, UT

**UP WALL
 DESIGN**
 1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708

UPPER LEVEL
 MECHANICAL & PLUMBING
PLAN

SCALE: 1/4" = 1'-0"
 UPPER LEVEL 1,152 SQ. FT.



MP2.2

ELECTRICAL NOTES

NO.	DESCRIPTION	CODE REF.	NO.	DESCRIPTION	CODE REF.
E-29	PROVIDE AT LEAST ONE (1) GFCI/VP RECEPTACLE AT FRONT OF HOUSE.		E-1	THE ELECTRICAL SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH THE CURRENTLY ENFORCED IRC, NEC, AND ALL OTHER LOCAL, STATE, AND NATIONAL CODES. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMANCE WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON THE DRAWINGS.	
E-30	PROVIDE SLOPED RECESSED CANS FOR SLOPED CEILING APPLICATIONS & THERMAL PROTECTION CANS WHERE IN CONTACT WITH INSULATION AS REQUIRED.		E-2	THE CONTRACTOR TO FURNISH AND INSTALL FEEDERS, PANELS, BOARDS, RELAY BRANCH CIRCUIT WIRING, CONDUITS, WIRE METER BASES, COMPLETE WIRING FOR MOTORS, EXHAUST FANS, LINE VOLTAGE CONNECTIONS FOR HVAC EQUIPMENT, SPECIALTY LIGHTING FIXTURES, OUTLET BOXES, COVER PLATES, WALL SWITCHES, FIXTURES, RECEPTACLES, ETC.	
E-31	CONTRACTOR TO PROVIDE ELECTRICAL SERVICE TO MECHANICAL EQUIPMENT AS REQUIRED.		E-3	ALL DRAWINGS AND ELECTRICAL LAYOUTS INDICATE LOCATIONS AS SCHEMATIC. LOCATIONS SHALL BE PER APPROPRIATE CODES AND OWNER. CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR FOR ALL POWER REQUIREMENTS.	IRC E3801
E-32	AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE TESTED IN ACCORDANCE WITH UL325 - R309.6	IRC E309.6 UL 325	E-4	CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS, UTILITIES, MEASUREMENTS, CONNECTIONS, ETC.	
E-33	FIRE BLOCK SPACES @ SOFFIT, FLOOR AND CLG. JST. LINES, @10'-0" VERTICALLY AND HORIZONTALLY AND AT OPENING BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS AND AT ANY OTHER LOCATIONS NOT SPECIFIED ABOVE WHICH COULD AFFORD PASSAGE FOR FLAMES.		E-5	CONTRACTOR TO VERIFY LOCATIONS OF ALL OUTLETS, FIXTURES, SWITCHES, ETC. W/ OWNER AND DESIGNER PRIOR TO WIRING.	
E-34	CONTRACTOR TO PROVIDE NECESSARY APPROVAL NUMBERS FOR APPLIANCES AND FIREPLACE INSERTS USED, TO LOCAL BUILDING DEPT. AS REQ. PRIOR TO INSTALLATION.		E-6	CONTRACTOR TO ENSURE ALL EXTERIOR LIGHTING IS IN COMPLIANCE WITH COUNTY CODE AND PROVIDE PROOF PRIOR TO INSTALL.	IRC R309 AND STATE AMENDMENT
E-35	COMBUSTIBLE MATERIAL SHALL NOT BE PLACED WITHIN 2' OF FIREPLACE AND/OR SMOKE CHAMBER OF CHIMNEY WALLS. COMBUSTIBLE MATERIAL SHALL NOT BE PLACED WITHIN 6' OF FIREPLACE OPENING. NO SUCH COMBUSTIBLE MATERIAL WITHIN 12' OF THE FIREPLACE SHALL PROJECT MORE THAN 1/8" OR 1" CLEARANCE FOR SUCH OPENINGS. AS PER R1003.12		E-7	ELECTRICAL PANELS PENETRATING THE GARAGE SIZE GYP. BD. MEMBRANE SHALL BE WRAPPED WITH 5/8" TYPE X GYP. BD. ON THE TOP, BOTTOM, SIDES AND BACK.	IRC E3802
E-36	MIN. WINDOW AREA SHALL NOT EQUAL LESS THAN 8% OF THE FLOOR AREA OF THE ROOM UNLESS PROPER MECHANICAL VENTILATION AN ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUING AND MAINTAINING ILLUMINATION OF 6 FOOT-CANDELES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30'.	IRC R1003.12	E-8	ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS, IN GARAGES, BATHS, UNFINISHED BASEMENTS, AND OUTSIDE RECEPTACLES SHALL BE GFCI PROTECTED. (GARAGE RECEPTACLES TO BE 18' ABOVE FINISHED FLOOR.)	IRC R314
E-37	IN ALL KITCHENS, A MIN. OF TWO 20 AMPERE SMALL-APPLIANCE BRANCH CIRCUITS SHALL SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS.		E-9	INSTALL SMOKE DETECTORS IN ALL BUILDING LEVELS, SLEEPING AREAS, ACCESS WAYS TO SLEEPING AREAS, ROOMS WITH SLOPED WALLS ADJACENT TO HALLS SERVING BEDROOMS. ALL DETECTORS SHALL BE INTERCONNECTED AND HARD WIRE W/ BATTERY BACKUP.	NEC/IRC
E-38	CONTRACTOR TO ASSURE THAT ALL GAS AND ELECTRICAL METERS ARE ESTABLISHED IN AN AREA THAT IS PROTECTED FROM SNOW AND ICE DAMAGE.		E-10	ALL ELECTRICAL AND/OR MECHANICAL WORK IS TO BE COMPLETED BY A LICENSED CONTRACTOR IN EACH RESPECTIVE FIELD, AND MUST COMPLY WITH LOCAL AND/OR NATIONAL STANDARDS, WHICHEVER IS MOST RESTRICTIVE.	
E-39	HOT TUB & SPA INSTALLATION & LOCATIONS SHALL COMPLY WITH E4103 & NEC 680	IRC/NEC	E-11	ALL ELECTRICAL RECEPTACLES SHALL BE SPACED AS PER IRC, CHAPTERS 38, 39 AND OTHER APPLICABLE SECTIONS OF THE CODE.	IRC E3802.11 NEC 210-12
E-40	R303.1 HABITABLE ROOMS: ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. EXCEPTIONS: 1. THE GLAZING AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION R310 AND AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR IN THE ROOM OR A WHOLE HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OF 15 CUBIC FEET PER MINUTE (CFM) (7.08 L/S) PER OCCUPANT COMPUTED ON THE BASIS OF TWO OCCUPANTS FOR THE FIRST BEDROOM AND ONE OCCUPANT FOR EACH ADDITIONAL BEDROOM. 2. THE GLAZED AREAS NEED NOT BE PROVIDED IN ROOMS WHERE EXCEPTION 1 ABOVE IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDELES (648 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762mm) ABOVE THE FLOOR LEVEL.	IRC E309.6 IRC R303	E-12	ALL BRANCH CIRCUITS THAT SUPPLY RECEPTACLE OUTLETS IN BEDROOMS MUST BE PROVIDED WITH ARC-FAULT PROTECTION.	IRC E3305
E-41	IN LIVING AREAS OF THE HOME, OUTLETS ARE REQUIRED TO BE INSTALLED SO THAT NO POINT ALONG THE WALL IS FARTHER THAN 6'-0" O.C. FROM AN OUTLET	IRC 3801.21 IRC 3801.22	E-13	ELECTRICAL PANELS MUST COMPLY W/ IRC E3305 FOR 30' X 36' CLEAR WORKING SPACE AND MIN. 6'-6" HEADROOM.	IRC E3305
E-42	OUTLETS IN KITCHEN AREA ARE REQUIRED ABOVE COUNTER SPACE @ 4'-0" O.C. INCLUDING ISLANDS.	IRC 3801.41	E-14	INSTALL AT LEAST TWO (2) OUTSIDE GRADE LEVEL RECEPTACLES - ONE IN THE FRONT YARD AND ONE IN THE REAR YARD.	IRC E3801.7
E-43	A PERMANENT CERTIFICATION SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OF ALL WALLS, CEILINGS, APPLICABLE FLOOR SLABS, V-VALUE, AND SOLAR GAIN OF WINDOWS. THE HEATING AND COOLING EFFICIENCIES SHALL ALSO BE LISTED FOR HVAC EQUIPMENT & WATER HEATING EQUIPMENT.	N101.8	E-15	PROVIDE LIGHT FIXTURES IN CLOSETS THAT COMPLY WITH INSTALLATION REQ. AND CLEARANCE DIMENSIONS OF IRC E3903.11	IRC E3903.11
E-44	PROVIDE A U-FER GROUND AS PER NEC 250.50 AND SEC. E3508.12	NEC 250.50	E-16	ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPUTED BY METHOD INDICATED IN THE IRC AND NATIONAL ELECTRIC CODE. PANELS OR CABINETS ENCLOSING FUSES, CIRCUIT BREAKERS, SWITCHES OR OTHER ELECTRICAL SERVICE EQUIPMENT SHALL BE IN AN INCONSPICUOUS, ACCESSIBLE, AND PROTECTED LOCATION. ELECTRICAL METER BASE SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM OUTSIDE WEATHER.	IRC E3305
E-45	A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL. THE CERTIFICATE SHALL LIST 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 CONDITIONED SPACES; U-FACTORS FOR PENETRATION AND THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF PENETRATION, WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL LIST THE TYPE AND EFFICIENCY OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT.	N101.2	E-17	HEIGHT OF LIGHT SWITCHES FROM FINISHED FLOOR TO TOP OF SWITCH TO BE 48" TYPICAL UNLESS NOTED OTHERWISE. THE MOUNTING FROM THE FINISHED FLOOR TO THE CENTER OF OUTLETS INCLUDING TELEPHONE, CATV, ETC. SHALL BE 18" TYPICAL AT DESKS AND OTHER SURFACES. THE OUTLETS SHALL BE 12" TO CENTERLINE ABOVE SURFACE UNLESS NOTED OTHERWISE. SWITCHES, OUTLETS, TELEPHONE, CATV, ETC. LOCATIONS SHALL BE APPROVED PRIOR TO COMMENCEMENT OF WIRING.	IRC E3903.8 IRC E3903.10
E-46	ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.	IRC E4002.14	E-18	UNLESS NOTED OTHERWISE LOCATE AND INSTALL ONE (1) GFCI WEATHER PROTECTED RECEPTACLE AT GRADE LEVEL AND OUTSIDE AT SOFFIT AT EACH EXTERIOR DOOR.	
E-47	A 125-VOLT, SINGLE-PHASE, 15- OR 20-AMPERE-RATED RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVING OF HEATING, AIR-CONDITIONING, AND REFRIGERATION EQUIPMENT. THE RECEPTACLE OUTLET SHALL NOT BE CONNECTED TO THE LOAD SIDE OF THE HVAC EQUIPMENT DISCONNECTING MEANS.	IRC E3901.11	E-19	ALL FIXTURES SHALL HAVE A U.L. LABEL LISTING. IF NOT U.L. LISTED FIXTURE SHALL NOT BE USED. ALL RECESS DOWN LIGHTS LOCATED IN INSULATED CEILINGS TO BE THERMAL RATED AND BE AN AIR TIGHT SEAL TYPE CAN. ALL CAST IN PLACE FIXTURES TO BE INCLUDED IN BASE BID. ALL RECESSED DOWN LIGHTS TO BE INCLUDED IN BASE BID WITH TRIM SIZES AS SELECTED BY DESIGNER OR OWNER. ALL LIGHTS LOCATED IN WET OR DAMP LOCATIONS SHALL MEET IRC E3903.8 + E3903.10 REQUIREMENTS.	IRC E3903.8 IRC E3903.10
E-48	RECEPTACLES THAT PROVIDE POWER FOR WATER-PUMP MOTORS OR OTHER LOADS DIRECTLY RELATED TO THE CIRCULATION AND SANITATION SYSTEM SHALL BE PERMITTED TO BE LOCATED BETWEEN 6' AND 10' FROM THE INSIDE WALLS OF POOLS AND OUTDOOR SPAS AND HOT TUBS, AND, WHERE SO LOCATED, SHALL BE SINGLE AND OF THE LOCKING AND GROUNDING TYPE AND SHALL BE PROTECTED BY GROUND-FAULT CIRCUIT INTERRUPTERS.	IRC E4203.11	E-20	ALL STRUCTURED WIRING (IE. FUTURE SMART CABLE, CAT5E, ETC.) TO HAVE A MINIMUM SEPARATION OF 12" BETWEEN HIGH VOLTAGE WIRING.	STATE AMENDMENT
E-49	AT LEAST ONE 125-VOLT, 15- OR 20-AMPERE RECEPTACLE SUPPLIED BY A GENERAL-PURPOSE BRANCH CIRCUIT SHALL BE LOCATED A MINIMUM OF 6' FROM AND NOT MORE THAN 20' FROM THE INSIDE WALL OF POOLS AND OUTDOOR SPAS AND HOT TUBS.	IRC E4203.12	E-21	CARBON MONOXIDE DETECTORS TO BE INSTALLED ON EACH HABITABLE LEVEL OF A DWELLING UNIT EQUIPPED WITH FUEL-BURNING APPLIANCES. DETECTORS TO BE HARD WIRE TO BUILDING CIRCUIT W/ BATTERY BACKUP AND, WHERE APPLICABLE, INTERCONNECTED WITH SMOKE DETECTORS.	
E-50	ALL RECEPTACLES IN UNFINISHED BASEMENTS AND ELECTRICALLY HEATED FLOORS SHALL BE GFCI PROTECTED.	IRC E3902	E-22	PROVIDE HOME SECURITY SYSTEM THROUGHOUT RESIDENCE. CONTRACTOR TO PROVIDE SECURITY SYSTEM CUT SHEETS, SPECIFICATION, ETC. FOR APPROVAL BY OWNER PRIOR TO ORDERING AND INSTALLATION.	
			E-23	COORDINATE WITH ELECTRICAL PLANS FOR ALL ELECTRICAL SWITCHES, SCHEMATIC WIRING, EQUIPMENT AND FIXTURE LOCATIONS. COORDINATE WITH ELECTRICAL FIXTURE SCHEDULES. COORDINATE WITH ELECTRICAL KEY NOTES, INTERNATIONAL BUILDING CODE, AND RELATED CODES FOR INSTALLATION REQUIREMENTS.	
			E-24	PROVIDE CLEARANCE FROM APPLIANCES TO COMBUSTIBLE MATERIALS AS PER MANUFACTURERS INSTALLATION REQUIREMENTS. PROVIDE MINIMUM CLEARANCE OF 30" ABOVE COOKING TOP TO COMBUSTIBLE MATERIALS.	IRC M1306 & M1801
			E-25	CONTRACTOR SHALL COORDINATE AND VERIFY WITH OWNER, ARCHITECT, INTERIOR DESIGNER, ETC. ON FINAL SELECTION, STYLE, FINISHES, ETC. FOR ALL CABINET WORK, COUNTER TOPS, MILL WORK, DOORS, APPLIANCES, PLUMBING FIXTURES, LIGHT FIXTURES, ETC. PRIOR TO ORDERING AND INSTALLATION.	
			E-26	APPLIANCES LOCATED IN A GARAGE OR CARPORT SHALL BE PROTECTED FROM IMPACT BY AUTOMOBILES.	IRC M1307.31
			E-27	CONTRACTOR TO CONTACT BLUE STAKE TO FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK.	
			E-28	PROVIDE ELECTRICAL AND SWITCHING TO ALL CHIMNEY CAP LOCATIONS FOR FUTURE FIREPLACE EXHAUST BOOSTER FANS.	

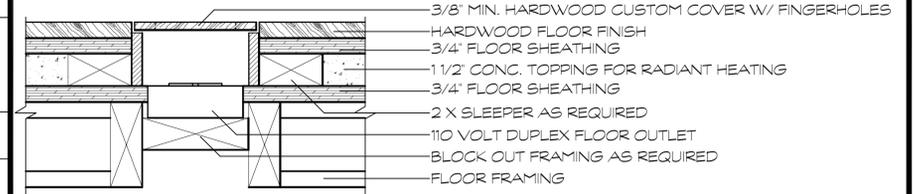
ELECTRICAL LEGEND

Ⓢ	SINGLE POLE TOGGLE SWITCH	Ⓢ	RECESSED CAN (OUTDOOR IN SOFFIT) (TRIM W/ DIFFUSER AS PER SCHEDULE)
Ⓢ	THREE WAY TOGGLE SWITCH	Ⓢ	RECESSED CAN (OUTDOOR IN EXPOSED SOFFIT, TRIM W/ DIFFUSER AS PER SCHEDULE)
Ⓢ	FOUR WAY TOGGLE SWITCH	Ⓢ	WATERPROOF EXTERIOR UPLIGHT (COORDINATE W/ ARCHITECT)
Ⓢ	DIMMER TOGGLE SWITCH	Ⓢ	WATERPROOF RECESSED PATIO UPLIGHTS (COORDINATE W/ ARCHITECT)
Ⓢ	THREE WAY DIMMER SWITCH	Ⓢ	DIRECTIONAL CEILING LIGHT FIXTURE
Ⓢ	GARAGE DOOR OPENER	Ⓢ	CEILING MOUNTED LIGHT FIXTURE
Ⓢ	10 VOLT DUPLEX OUTLET (TAMPER RESISTANT)	Ⓢ	SUSPENDED PENDANT LIGHT FIXTURE
Ⓢ	10 VOLT ARC-FAULT PROTECTION (TAMPER RESISTANT)	Ⓢ	INDOOR WALL SCONCE
Ⓢ	10 VOLT GROUND FAULT INTERRUPTER (TAMPER RESISTANT)	Ⓢ	OUTDOOR WALL SCONCE (WATERPROOF)
Ⓢ	10 VOLT WATERPROOF GFCI OUTLET (TAMPER RESISTANT)	Ⓢ	FURNITURE-MOUNTED LAMP
Ⓢ	10 VOLT FLOOR DUPLEX OUTLET (TAMPER RESISTANT)	Ⓢ	EXHAUST FAN
Ⓢ	10 VOLT DUPLEX OUTLET (42" ABOVE FINISHED FLOOR TAMPER RESISTANT)	Ⓢ	GARAGE DOOR OPENER
Ⓢ	10 VOLT DUPLEX CEILING OUTLET (TAMPER RESISTANT)	Ⓢ	TELEPHONE OUTLET (CAT 5E WIRING)
Ⓢ	10 VOLT DUPLEX WATERPROOF RAFTER OUTLET (TAMPER RESISTANT)	Ⓢ	TELEVISION ANTENNA/CABLE OUTLET
Ⓢ	10 VOLT FOURPLEX OUTLET (TAMPER RESISTANT)	Ⓢ	AUDIO SPEAKER
Ⓢ	10 VOLT HALF-SWITCHED OUTLET (TAMPER RESISTANT)	Ⓢ	STRUCTURED WIRING (FUTURE SMART WIRING) IE. (1) RGS QUAD SHIELD, (2) CAT 5E WIRE - FOR CABLE TV, VIDEO, SATELLITE, ETC. (3) PORT OUTLET
Ⓢ	10 VOLT SPECIALTY OUTLET	Ⓢ	DISPOSAL
Ⓢ	220 VOLT OUTLET	Ⓢ	LANDSCAPE BOLLARD LIGHT
Ⓢ	SMOKE DETECTOR W/ BATTERY BACK-UP	Ⓢ	CEILING MOUNTED FAN AND LIGHT FIXTURE
Ⓢ	CARBON MONOXIDE DETECTOR	Ⓢ	WALL MOUNT FIXTURE
Ⓢ	5' RECESSED CAN (FIXTURE & TRIM AS PER SCHEDULE)	Ⓢ	UNDER CABINET LEDES
Ⓢ	RECESSED CAN AND DIRECTIONAL LIGHT COMBINATION	Ⓢ	UNDER CABINET HALOGENS
Ⓢ	RECESSED CAN (CLOSED) (TRIM W/ DIFFUSER AS PER SCHEDULE)	Ⓢ	TRACK LIGHTING
Ⓢ	RECESSED CAN (WET LOCATION) (TRIM W/ DIFFUSER AS PER SCHEDULE)	Ⓢ	2 STRIP FLUORESCENT FIXTURE
Ⓢ	4' LOW VOLTAGE RECESSED CAN (FIXTURE & TRIM AS PER SCHEDULE)	Ⓢ	2 X 2 FLUORESCENT FIXTURE
Ⓢ	DEEP, RECESSED BAFFLE LIGHTING	Ⓢ	4 STRIP FLUORESCENT FIXTURE
Ⓢ	INDOOR UPLIGHT	Ⓢ	2 X 4 FLUORESCENT FIXTURE
Ⓢ	STEP LIGHT	Ⓢ	2 X 4 FLUORESCENT FIXTURE
Ⓢ	WALL WASH RECESSED CAN (FIXTURE & TRIM AS PER SCHEDULE)		
Ⓢ	CORNER WASH RECESSED CAN (FIXTURE & TRIM AS PER SCHEDULE)		
Ⓢ	HEATED FLOORING		

LIGHT FIXTURE SCHEDULE

MARK	FIXTURE	MAKE	ELEMENT	PLATFORM	LAMP MODULE	MAX LAMP	COLOR	FLANGE
Ⓢ	RECESSED CAN	IRIS	E5P30	P5	M120	75PAR30	HAZE	BLANK
Ⓢ	RECESSED CAN (CLOSED)	IRIS	E5SR	P5	M120	75A19	HAZE	BLANK
Ⓢ	RECESSED CAN (WET LOCATION)	IRIS	E5SR	P5	M32T	75A19	HAZE	BLANK
Ⓢ	DEEP, RECESSED BAFFLE CAN (OUTDOOR)	IRIS	E3P20BB	P3120	PAR20	PAR16	CHOCOLATE HAZE	BLANK
Ⓢ	DEEP, RECESSED BAFFLE CAN	IRIS	E5P30	P5	M120	50MR16	HAZE	BLANK
Ⓢ	HANGING PENDANT (OUTDOOR)	HUBBARDTON FORGE	365804	-	-	(1) A-19, 150W MAX	OPAL	BLANK
Ⓢ	LOW VOLTAGE RECESSED CAN	IRIS	E3MR	P3MR	-	50MR16	HAZE	BLANK
Ⓢ	DIRECTIONAL LIGHT FIXTURE	IRIS	E5AA20	P5	M5P30	75PAR30	HAZE	BLANK
Ⓢ	PINHOLE DIRECTIONAL (ART)	IRIS	E5PIN	P5	M5MR	50MR16	HAZE	BLANK
Ⓢ	LOW VOLTAGE DIRECTIONAL	IRIS	E3AA	P3MR	-	50MR16	HAZE	BLANK

MARK	FIXTURE	MAKE	SERIES	POST	FIXTURE #	LAMP	VOLTAGE	FINISH	HEIGHT	OPTIONS
Ⓢ	BOLLARD LIGHT	SHAPER	982	WOOD	1	INC/175	120 V	NAT. BRONZE	36"	PHOTOCELL
Ⓢ	DOWNWARD SCONCE (OUTDOOR)	HUBBARDTON FORGE	306007	N/A		(1) A-19, 100W MAX	120 V	BLACK OPAL GLASS BURNISHED ANTIQUE	11.4"	
Ⓢ	CEILING CANDY	YORK	C448	N/A		INC/100	120 V		6.5"	



(A) RECESSED ELECTRICAL OUTLET
3'-0"

2 JUNE 2016

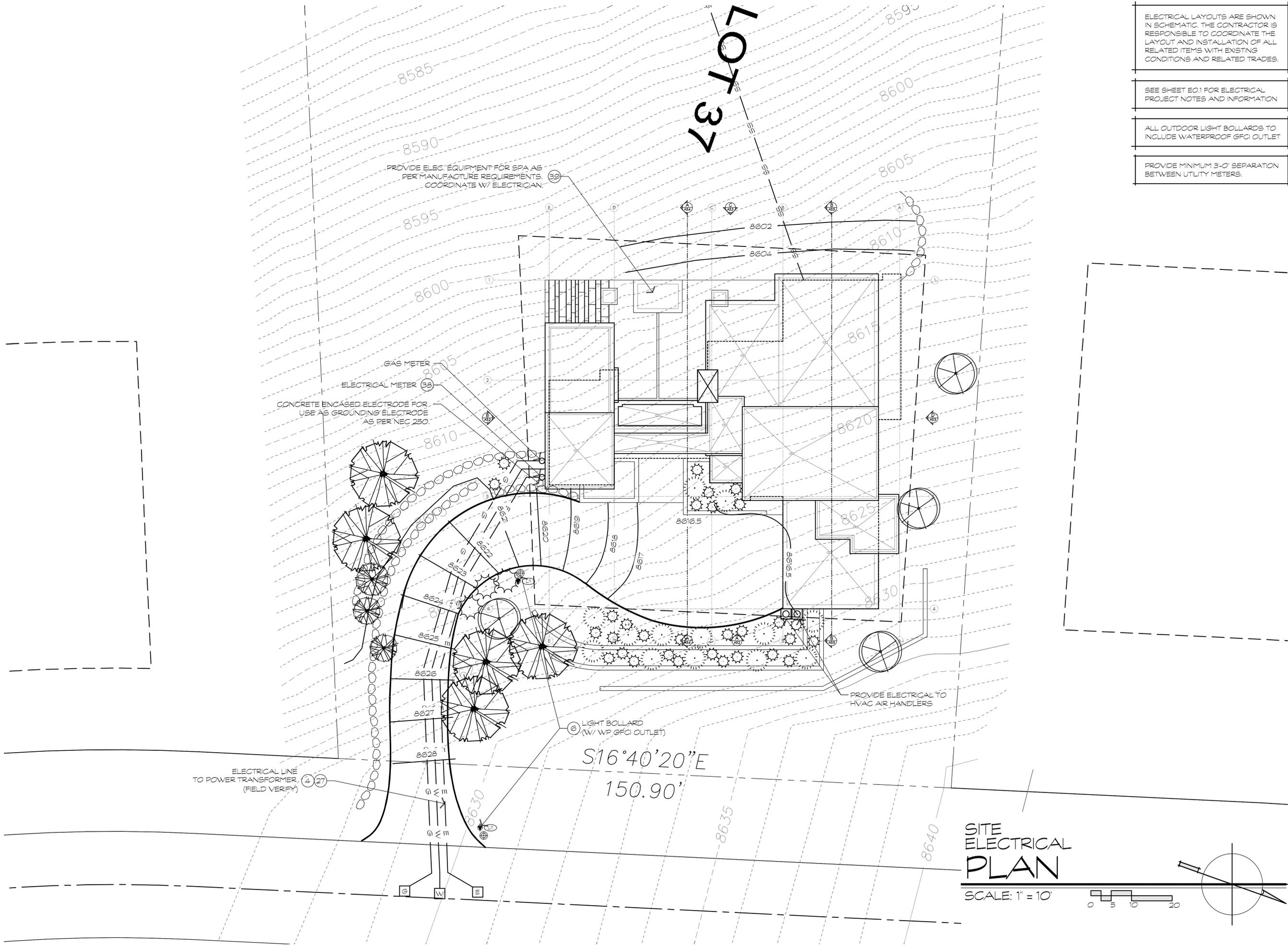
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A NEW DESIGN FOR:
LOT 37 POWDER MOUNTAIN
LOT 37 POWDER MOUNTAIN
WEBER COUNTY, UT

UP WALL DESIGN
1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708

EO.1



ELECTRICAL LAYOUTS ARE SHOWN IN SCHEMATIC. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LAYOUT AND INSTALLATION OF ALL RELATED ITEMS WITH EXISTING CONDITIONS AND RELATED TRADES.

SEE SHEET E0.1 FOR ELECTRICAL PROJECT NOTES AND INFORMATION

ALL OUTDOOR LIGHT BOLLARDS TO INCLUDE WATERPROOF GFCI OUTLET

PROVIDE MINIMUM 3'-0" SEPARATION BETWEEN UTILITY METERS.

2 JUNE 2016

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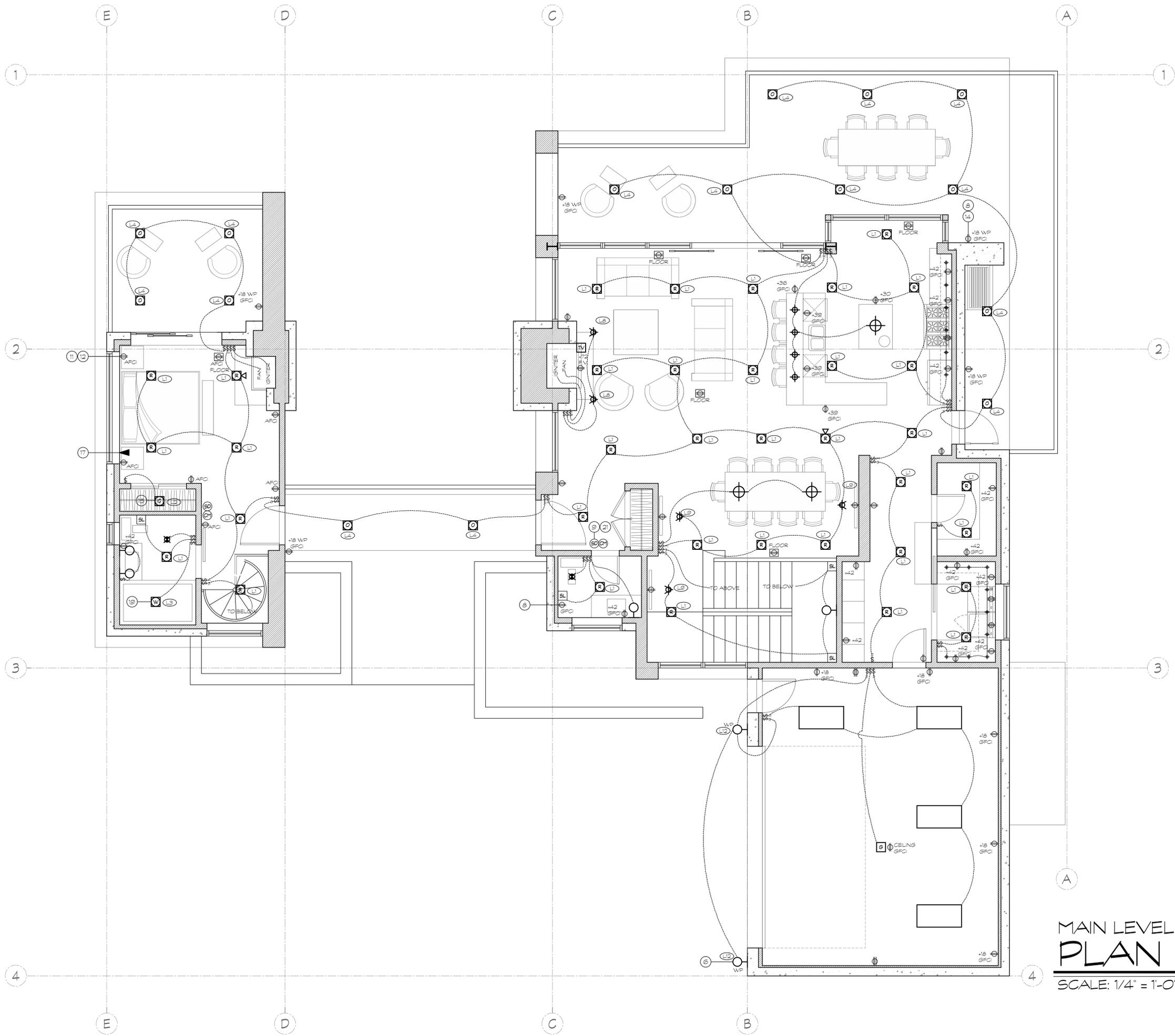
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 LOT 37 POWDER MOUNTAIN
 WEBER COUNTY, UT

**UP WALL
 DESIGN**
 1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708

E.O

SITE ELECTRICAL PLAN
 SCALE: 1" = 10'



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SEE SHEET E0.1 FOR ELECTRICAL PROJECT NOTES AND INFORMATION

PROVIDE ARTIFICIAL LIGHT AS PER NOTE E-41

2 JUNE 2016

NO.	REVISIONS

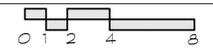
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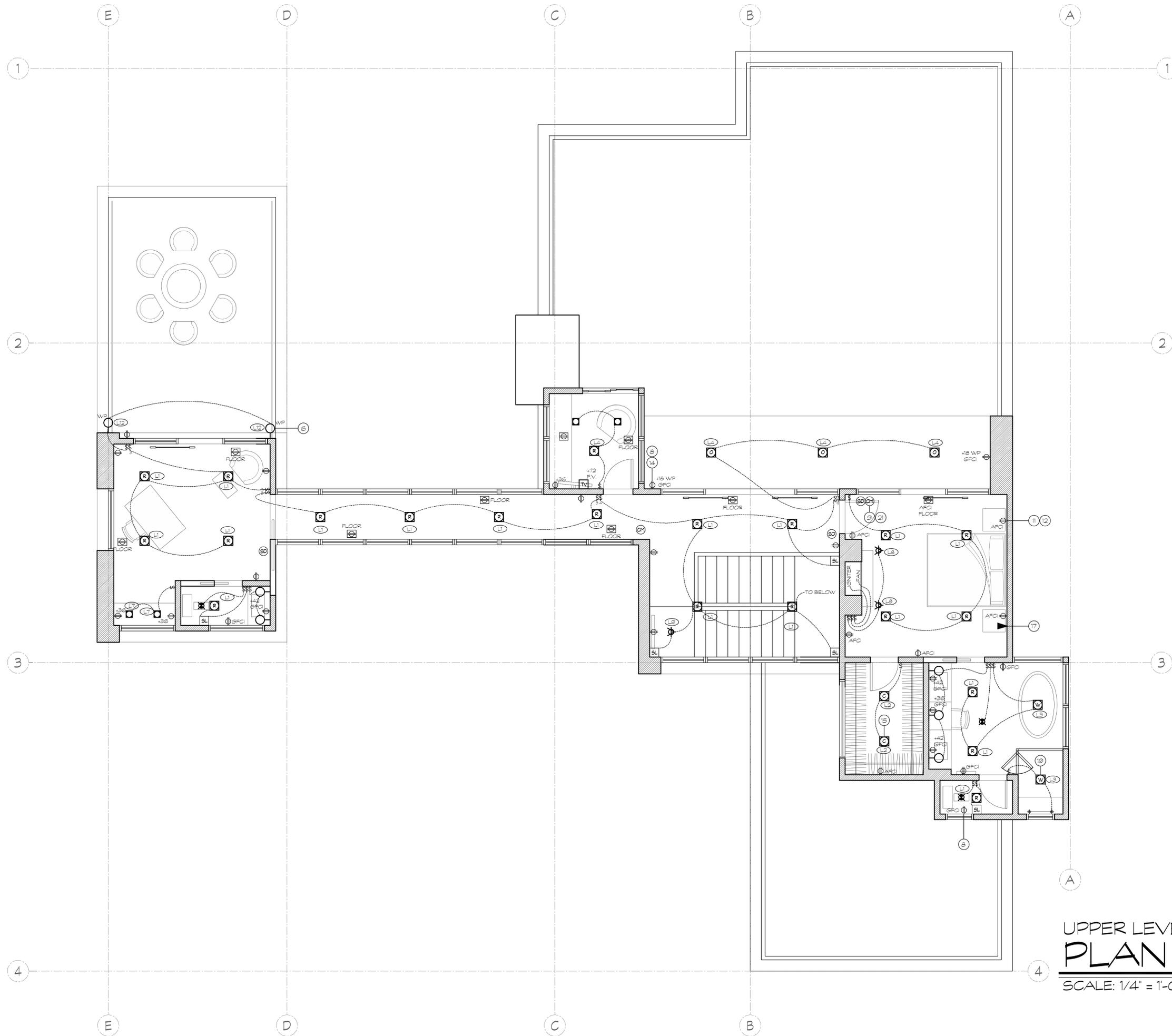
A NEW DESIGN FOR:
LOT 37 POWDER MOUNTAIN
 WEBER COUNTY, UT

**UPWALL
 DESIGN**
 1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708

MAIN LEVEL ELECTRICAL
PLAN

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





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SEE SHEET EO.1 FOR ELECTRICAL PROJECT NOTES AND INFORMATION

PROVIDE ARTIFICIAL LIGHT AS PER NOTE E-41

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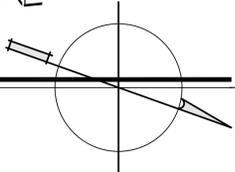
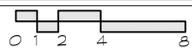
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 LOT 37 POWDER MOUNTAIN
 WEBER COUNTY, UT

UP WALL
DESIGN
 1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708

UPPER LEVEL ELECTRICAL
PLAN

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



LANDSCAPE NOTES

LANDSCAPE GENERAL NOTES

1. SITE WORK
 - A. NO CLEAR CUTTING OF VEGETATION WITHIN ANY BUILDING ENVELOPE WILL BE PERMITTED, HOWEVER, IT IS UNDERSTOOD THAT SOME SELECTIVE PRUNING OR REMOVAL OF TREES AND SHRUBS WILL BE NECESSARY FOR THE DEVELOPMENT OF ANY HOMESITE. THE COMMITTEE MUST FIRST APPROVE ANY CUTTING OF TREES OR VEGETATION. REMOVAL OF VEGETATION WITHOUT APPROVAL OF THE COMMITTEE WILL RESULT IN A PENALTY FINE OF \$25,000.00.
 - B. GREAT CARE MUST BE TAKEN IN DESIGNING TH SITE IMPROVEMENTS AROUND THE EXISTING VEGETATION SO THE ROOT SYSTEM REMAINS INTACT AND THAT ITS SUPPLY OF WATER IS MAINTAINED
2. NATURAL AREA
 - A. THE NATURAL AREA IS THE PORTION OF THE HOMESITE THAT LIES OUTSIDE OF THE BUILDING ENVELOPE, AND MUST REMAIN AS A NATURAL AREA AND LEFT UNTOUCHED AND UNDISTURBED DURING CONSTRUCTION. PERMANENT IRRIGATION OF THE NATURAL AREA ON HOMESITES WITH EXISTING VEGETATION IS NOT PERMITTED, SINCE THE INDIGENOUS VEGETATION DOES NOT REQUIRE ADDITIONAL WATER.
3. TRANSITION AREA
 - A. THE TRANSITIONAL AREA IS THAT PORTION OF THE HOMESITE WITHIN THE BUILDING ENVELOPE, BUT OUTSIDE OF THE RESIDENCE OR SITE WALLS, WITHIN WHICH AN OWNER MAY ENHANCE THE LANDSCAPE. ALL AREAS OF THE HOMESITES WHICH WERE DISTURBED BY CONSTRUCTION ACTIVITY MUST BE RESTORED AND REVEGETATED, AND MUST BE APPROPRIATELY TENDED, UNTILL THE NATURAL VEGETATION IS REESTABLISHED.
4. PLANT SALVAGE
 - A. WHENEVER PRACTICABLE, SALVAGE OF NATIVE PLANTS AND TREES THAT CANNOT OTHERWISE BE RETAINED ON THE HOMESITE SHOULD BE SALVAGED FOR REUSE ON SITE IF APPROVED BY THE COMMITTEE.
 - B. NOT ALL PLANTS ON THE HOMESITE ARE SUITABLE FOR SALVAGE.
 - C. CARE MUST ALSO BE TAKEN DURING THE SALVAGE OPERATION TO MINIMIZE HOMESITE DISRUPTION AND ENSURE THE NATURAL AREA REMAINS UNTOUCHED.

LIGHTING GENERAL NOTES

- A. THE DEVELOPER THROUGHOUT THE COMMUNITY WILL EMPLOY A LOW LEVEL UNIFORM STREET LIGHTING SCHEME. NO ADDITIONAL LIGHTING BY AN OWNER MAY OCCUR OUTSIDE OF THE BUILDING ENVELOPE, FOR THE PURPOSE OF MAINTAINING A DARK SKY.
- B. ADDITIONAL SITE LIGHTING IS PERMITTED WITHIN A BUILDING ENVELOPE, PROVIDED SUCH LIGHTING DOES NOT RESULT IN EXCESSIVE GLARE TOWARD THE STREET OR NEIGHBORING PROPERTIES OR THE VIEWSHIELD FROM I-40. ALL EXTERIOR LIGHTING MUST BE OF A LOW LEVEL SUBDUED INTENSITY WITH THE SOURCE OF LIGHT FULLY SHIELDED AND DIRECTED DOWNWARD, AND IS SUBJECT TO APPROVAL BY THE COMMITTEE. SECURITY LIGHTING MUST ALSO COMPLY WITH THE SHIELDING REQUIREMENT AND CAN ONLY BE INSTALLED IF IT IS CONNECTED TO A TIMED MOTION DETECTOR.
- C. RESIDENTIAL LIGHTING: ALL EXTERIOR LIGHTS ON PORCHES, GARAGE DOORS OR ENTRYWAYS SHALL BE SHIELDED TO PREVENT GLARE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT OF WAYS AND LIGHT TRESPASS INTO THE NIGHT SKY. LIGHTS SHALL BE DIRECTED AT WALKWAYS OR ENTRIES AND SHALL NOT BE DIRECTED AT THE NIGHT SKY; HIGH PRESSURE SODIUM FIXTURES ARE THE RECOMMENDED LIGHT SOURCE, COMPACT FLUORESCENT ARE ALSO PERMITTED BARE BULB FIXTURES SUCH AS FLOOD OR SPOTLIGHTS ARE NOT PERMITTED. LIGHTING EXTERIOR BUILDING FOR ARCHITECTURAL INTEREST IS PROHIBITED. SECURITY LIGHTING SHALL BE FULLY SHIELDED AND BE SET ON A TIMER OR MOTION DETECTOR. INFRARED SENSOR SPOTLIGHTS ARE THE RECOMMENDED LIGHT TYPE FOR SECURITY. PRIVATE SPORT COURT FACILITIES SHALL USE FULLY SHIELDED FIXTURES AND SHALL NOT BE USED PAST 11 P.M.
- D. SEASONAL DISPLAY OF LIGHTS: SEASONAL RESTRICTIONS APPLY TO THE HCB, GC, LI AND HRC ZONES. THE HR-1, HR-2, E HRL SF RM R-1 RDM AND RD ZONES ARE EXEMPT FROM THIS REQUIREMENT. WINTER SEASONAL DISPLAYS ARE PERMITTED FROM THE FIRST OF NOVEMBER TO THE 15th OF APRIL. DISPLAYS SHOULD BE TURNED OFF AT MIDNIGHT. ANY COLOR LIGHTS MAY BE USED; HOWEVER, THE LIGHTS SHALL NOT BE USED TO CREATE ADVERTISING MESSAGES

GENERAL NOTES

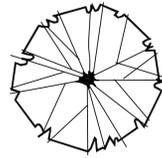
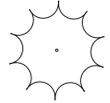
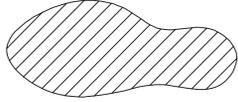
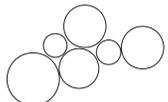
GENERAL CONTRACTOR SHALL COMPLY TO ALL LOCAL BUILDING CODES AND ORDINANCES GOVERNING THIS WORK.

GENERAL CONTRACTOR SHALL FOLLOW ANY MANUFACTURES SPECIFICATIONS FOR INSTALLATION OF MATERIALS OR EQUIPMENT.

GENERAL CONTRACTOR SHALL CLOSELY COORDINATE ALL TRADES TO EXPEDITE CONSTRUCTION AND ENFORCE THE HIGHEST QUALITY OF WORKMANSHIP OF THE INVOLVED TRADES.

ADDRESS OF RESIDENCE TO BE COUNTY APPROVED NUMBERS PLACED TO BE PLAINLY VISIBLE FROM THE ROAD

LANDSCAPE LEGEND

MARK	DESCRIPTION
	COLORADO SPRUCE PICEA PUNGENS 14' TALL
	ROCKY MOUNTAIN MAPLE ACER GLABRUM 4' CALIPER
	ASPEN POPULUS TREMULOIDES 4' CALIPER
	ROCKY MOUNTAIN JUNIPER JUNIPERUS SCOPULORUM
	RED OSIER DOGWOOD CORNUS SERICEA 'BAILEYA'
	ENHANCED NATIVE PLANTING AREAS. SEE HOA GUIDELINES FOR SUGGESTED PLANTING LIST
	SHRUB CLUSTER SEE HOA GUIDELINES FOR SUGGESTED PLANTIN LIST

2 JUNE 2016

REVISIONS

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A NEW DESIGN FOR:
LOT 37 POWDER MOUNTAIN
LOT 37 POWDER MOUNTAIN
WEBER COUNTY, UT

UP WALL
DESIGN
1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708

LO.1

NOTE

CONTRACTOR TO ASSURE THAT ABSOLUTELY NO SCRUB OAK TREES ARE TO BE DISTURBED OUTSIDE THE BUILDING ENVELOPE.

2 JUNE 2016
REVISIONS

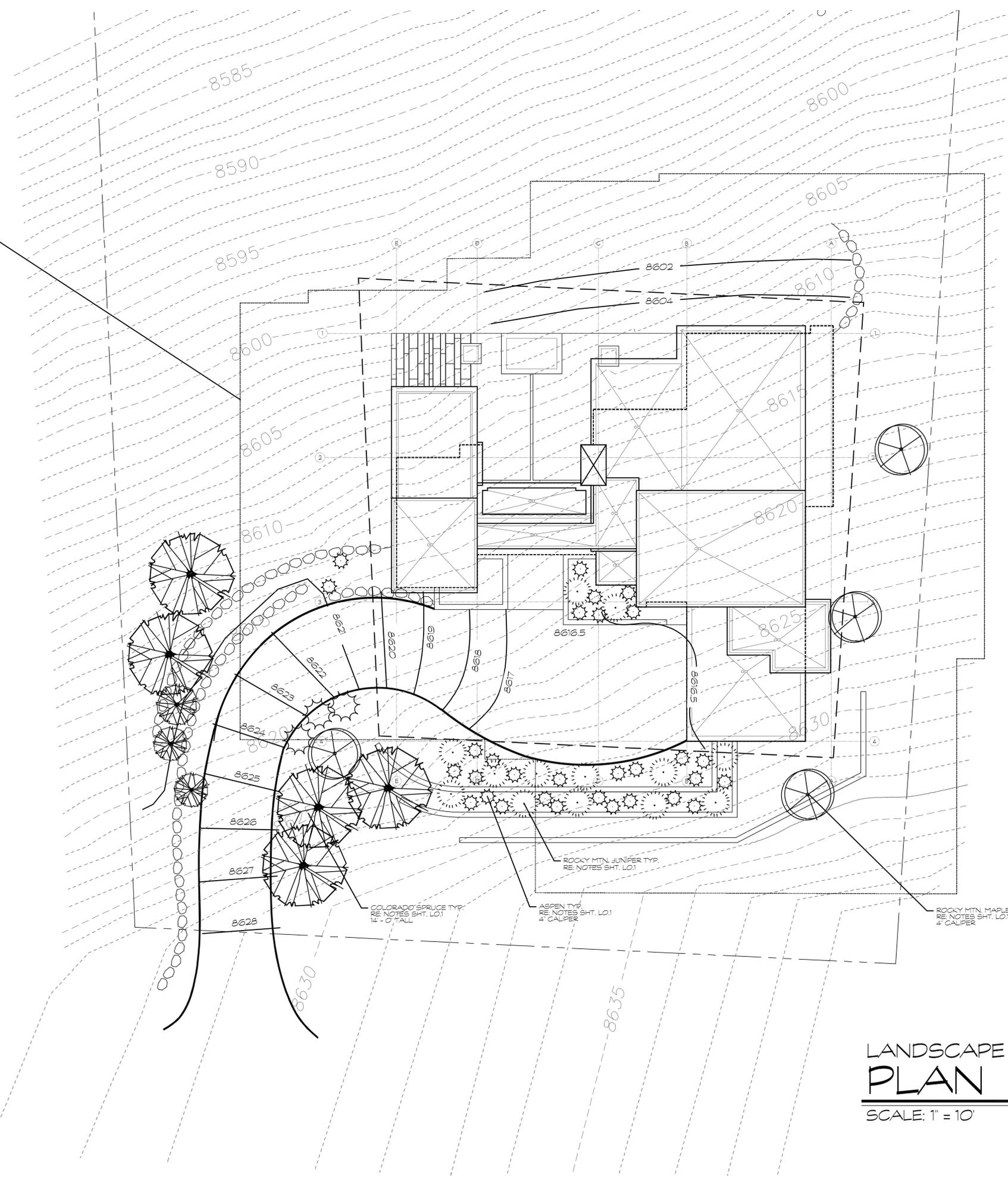
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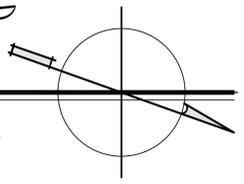
DEFENSIBLE AREA BOUNDARY AS PER 2006 URBAN WILDLAND INTERFACE CODE



LANDSCAPE LEGEND		
MARK	DESCRIPTION	TOTAL
	COLORADO SPRUCE PICEA PUNGENS # OF WHICH ARE 14' TALL - 5	8
	ROCKY MOUNTAIN MAPLE ACER GLABRUM # OF WHICH ARE 4' CALIPER - 5	4
	ASPEN POPULUS TREMULOIDES # OF WHICH ARE 4' CALIPER - 5	33
	ROCKY MOUNTAIN JUNIPER JUNIPERUS SCOPULORUM	13
	RED OSIER DOGWOOD CORNUS SERICEA 'BAILEY'	>
	ENHANCED NATIVE PLANTING AREAS. SEE HOA GUIDELINES FOR SUGGESTED PLANTING LIST	
	SHRUB CLUSTER SEE HOA GUIDELINES FOR SUGGESTED PLANTING LIST	

LANDSCAPE & GRADING
PLAN

SCALE: 1" = 10'





01 JUNE 2016

REVISIONS

Table with 2 columns: No., Description. Contains revision details.

A NEW DESIGN FOR . . . LOT 37 POWDER MOUNTAIN WEBER COUNTY, UT

UPWALIZ DESIGN GROUP 1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708

S101

GENERAL STRUCTURAL NOTES

BASIS OF DESIGN

Table with 2 columns: Item, Specification. Lists governing codes (International Residential Code 2012), loads (40 psf residential, 2000 lbs concentrated), wind (115 mph), and seismic criteria (MSRP, S_{MS} = 0.816).

GENERAL

- 1. Changes to these contract drawings may be made only by an authorized representative of the engineer or architect. The architect or engineer shall not be held responsible or liable for any claims arising directly or indirectly from changes made without written authorization by an authorized representative.

FOUNDATION

Table with 2 columns: Item, Specification. Lists soil report requirements (IGES, August 13, 2014), bearing pressure (2800 psf), and frost protection (42 inches minimum).

EARTHWORK

- 1. Clearing: The entire building area, including 3 feet beyond the building perimeter, shall be scraped to the depth necessary (4" minimum) to remove all vegetation, topsoil, loose/disturbed surficial soils, debris, unaccounted fills, and any other deleterious materials.

CONCRETE

- 1. Materials unless noted otherwise: 1.1. Normal Weight Aggregates ASTM C 33 1.2. Light Weight Aggregates ASTM C 330 1.3. Fly Ash, Class F Pozzolan ASTM C618 1.4. Reinforcing Steel ASTM 615 Grade 60 (60 ksi) 1.5. Deformed Bar Anchors (DBA) ASTM A496 1.6. Headed Stud Anchors (HSA) ASTM A108

Table with 7 columns: CONCRETE USE, EXPOSURE CLASSIFICATIONS, CEMENT TYPE, (MIN) f'c (psi), (MAX) w/cm RATIO, (MAX) FLAKH PERCENT, (MIN) AIR CONTENT PERCENT, (MAX) AGG. SIZE, (MAX) SUMP. Lists requirements for interior footings, exterior footings, slabs on grade, interior walls, exterior walls above grade, and exterior walls below grade.

- 3. The contractor shall be responsible for the design, detailing, care, placement and removal of all formwork and shores. 3.1. Supporting forms and shoring shall not be removed until structural members have acquired sufficient strength to safely support their own weight and any construction load to which they may be subjected.

STRUCTURAL STEEL

- 1. Codes and Standards: Fabrication and installation shall comply with the latest edition of the following: 1.1. American Institute of Steel Construction (AISC), "Specification for the Design, Fabrication and Erection of Structural Steel for Buildings," with "Commentary". 1.2. AISC "Code of Standard Practice" excluding sections 3.4, 4.4 and 4.4.1.

- 2.10. Weld Filler Metal 2.10.1. Shielded Metal Arc Welding AWS A5.1, low-hydrogen only 2.10.2. Gas-Metal & Metal-Cored Arc Welding AWS A5.18 2.10.3. Flux-Cored Arc Welding AWS A5.20 2.10.3.1. E7XT-4 or E7XT-11 electrodes are not permitted.

- 3. Structural Detailing 3.1. Provide full depth web stiffener plates at each side of all beams at all bearing points. Stiffener plates shall be the thickness called out below unless noted otherwise. Stiffeners shall be welded on both sides of the plate-to-flange and plate-to-web interfaces.

- 3.2. Bolting and Fasteners 3.2.1. Ordinary steel-to-steel connections, simple span framing, and beam/girder-to-bearing plates are the standard connection used throughout the design drawings, unless noted otherwise: 3.2.1.1. Use A325N bolts or tension-controlled bolts.

WOOD

- 1. Materials 1.1. Dimension Lumber and Timbers (Sawn Lumber) 1.1.1. All dimensioned lumber shall comply with USDOC PS20. 1.1.2. Visually graded dimension lumber shall be Douglas Fir-Larch #2 or better.

- 1.5. Laminated Veneer Lumber (LVL), Laminated Strand Lumber (LSL), and Rim Board 1.5.1. LVL, LSL and Rim Board shall comply with ASTM D5456. 1.5.2. All LVL shall be a minimum of 1 1/2" thick have the following minimum properties, U.N.O.:

Table with 2 columns: Item, Specification. Lists nail requirements (16.1. All Nails shall conform with the tolerances specified in ASTM F1667) and nail schedule (16.2. All nails shall be common nails with the following properties).

- 1.6.3. Nails with properties less than those listed above shall not be used without prior written approval from the Engineer. 1.6.4. Nails shall have round (full) heads. Nails with "T", Brad, finish or casing heads are not permitted. 1.6.5. Deformed shank nails shall have either a helical (screw) or an annular (ring) shank.

- 3. All fasteners in contact with pressure-treated or fire-treated wood shall be hot-dipped zinc-coated galvanized or stainless steel. 3.1. All wood in contact with concrete, masonry or soil shall be pressure treated or redwood. 3.2. General framing and carpentry shall be connected as per "THE MINIMUM NAILING SCHEDULE" unless noted otherwise.

PREFABRICATED WOOD TRUSSES

- 1. Prefabricated metal plate wood trusses shall be designed, signed, and sealed by a Professional Engineer registered in the same state as the project location. They shall be designed to support the concentrated and uniform loads shown on the plans, unbalanced and sliding snow loads, and the following uniform loads:

Table with 2 columns: Load Type, Value. Lists Dead Load (Top/Bottom Chord), Live or Snow Load (Top Chord), Live Load (Bottom Chord), and Max Total Load.

- 2. The deflection of all prefabricated wood trusses shall be limited to the following values: 2.1. Live Load Span/360 2.2. Total Load Span/240 3. No stress increase is allowed for snow loads.

POST-INSTALLED ANCHORS

- 1. Follow all ICC Evaluation Report and manufacturers' requirements and recommendations for post-installed anchor installation. Where conflicts may exist, the most stringent requirement applies. 2. All holes in hollow, brick, or stone masonry shall be performed in the "rotary-only" mode with the hammer function off.



STRUCTURAL ENGINEERS

5673 S REDWOOD DR. SALT LAKE CITY, UT 84123

GENERAL STRUCTURAL NOTES

DEFERRED SUBMITTALS

- Items requiring deferred submittals that are listed below are to be designed and fabricated by the manufacturer according to specifications given in structural and architectural drawings.
 - Prefabricated Wood I-Joists (by wood I-joist manufacturer)
 - Prefabricated Roof Trusses (by roof truss manufacturer)
 - Concrete Mix Designs (by concrete supplier)
- These deferred submittals shall first be submitted to the project architect and/or engineer for review and coordination. Upon completion of the architect/engineer review, a submittal to the city shall be made (for city review and approval). The city submittal shall include a letter stating that the architect/engineer review has been performed and that the plans and calculations for the deferred submittal items are found to be acceptable (e.g., with regard to geometry, load conditions, etc.) with no exceptions.
- The final submittal shall be signed and sealed by a Professional Engineer licensed in the state in which construction will occur and shall be available at the jobsite throughout construction.

LEGEND OF MARKS AND ABBREVIATIONS

ALT	Alternate	INT	Interior
ARCH	Architect	JST	Joist
		JSts	Joists
BLDG	Building	K	Kip(S) = 1000 Pounds
BLK	Blocking	klf	Kips Per Lineal Foot
BN	Boundary Nail	ksf	Kips Per Square Foot
BOTT	Bottom		
BRG	Bearing	LB	Pounds (#)
BTWN	Between	LSL	Laminated Strand Lumber
BYND	Beyond	LVL	Laminated Veneer Lumber
		MAS	Masonry
CANT	Cantilever	(MAX)	Maximum
CSS	Center of Gravity of Strand	MECH	Mechanical
CJ	Control Joint	MEZZ	Mezzanine
CJP	Complete Joint Penetration	MFR	Manufacturer
CL	Center Line	(MIN)	Minimum
CLR	Clear	MISC	Miscellaneous
CMU	Concrete Masonry Unit	MTL	Metal
COL	Column	(N)	New
CONC	Concrete		
CONT	Continuous	oc	On Center
CS	Coil Strap	OPNG	Opening
		OPP	Opposite
DB	Deck Bearing	OSB	Orientated Strand Board
DBA	Deformed Bar Anchor		
DBL	Double	PCF	Pounds per Cubic Foot
DIM	Dimension	PERP	Perpendicular
DWG	Drawing	PL	Plate
		plf	Pounds per Lineal Foot
(E)	Existing	PRE-FAB	Prefabricated
EA	Each	psf	Pounds per Square Foot
ELEC	Electrical	psi	Pounds per Square Inch
EMBED	Embedment	PT	Post Tension
EN	Edge Nail	PT/DF	Pressure Treated Douglas Fir
EQ	Equal		
EQUIP	Equipment	RD	Roof Drain
EXT	Exterior	REINF	Reinforce/Reinforcement/Reinforcing
		REQD	Required/Requirements/Requiring
FD	Floor Drain	RTU	Roof Top Unit
FND	Foundation		
FLR	Floor	SCHED	Schedule
FTG	Footing	SCW	Seismic Critical Weld
FRT	Fire Retardant Treatment	SIM	Similar
		STD	Standard
gp	Gage	STIFF	Stiffener
GALV	Galvanized	STL	Steel
GLB	Glued Laminated Beam	STRUCT	Structural
GSN	General Structural Notes		
		T&G	Tongue and Groove
HD	Hold-down	TEMP	Temperature
HDR	Header	TYP	Typical
HORIZ	Horizontal		
HSA	Headed Stud Anchor	U.N.O	Unless Noted Otherwise
HSS	Hollow Structural Section	VERT	Vertical
		w/	with
ICBO	International Conference of Building Officials	WWR	Welded Wire Reinforcement
IBC	International Building Code	WP	Working Point

QUALITY ASSURANCE PLAN/SPECIAL INSPECTION REQUIREMENTS

- Special Inspection.
 - Special inspections are required for construction conforming to IBC Chapter 17. The owner, or owner's agent, shall employ one or more approved agencies to perform inspections during construction of the types listed in IBC Section 1705 in addition to those inspections indicated in IBC Section 1704.
 - See IBC Section 1704.2 for exceptions.
 - Special Inspector Responsibilities.
 - The special inspector shall provide written documentation to the building official demonstrating their competence, experience and training.
 - The special inspector shall keep records of the inspections and provide the inspection reports to the building official and engineer of record.
 - Reports shall indicate if the inspected work was or was not completed according to the approved construction documents.
 - All discrepancies shall be brought to the immediate attention of the contractor for correction. If discrepancies are not corrected, they shall be brought to the attention of the building official and engineer of record prior to completion of that phase of work.
 - A final report detailing inspections and any corrections required shall be submitted to the building official at a predetermined time.
- Contractor Responsibilities.
 - Construction for work requiring a special inspection shall remain accessible and exposed until completion of the required special inspections.
- Structural Observations.
 - Where required by IBC Section 1704.5.1 and 1704.5.2 the owner shall employ a registered design professional to perform the structural observations as defined in IBC Section 202.
 - Prior to commencement of observations, the observer shall submit a written statement identifying the frequency and extent of the structural observations to the building official.
 - At the conclusion of the work, the observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies which have not been resolved.
 - Structural observations for seismic resistance shall be provided for structures assigned to seismic design category D, E, or F when required by the building official.
 - Structural observations for wind resistance shall be provided where Vasd determined by IBC Section 1609.3.1 exceeds 110 mph and when required by the building official.
- Required Verification and Inspection.
 - Inspection of fabricators
 - The special inspector shall verify the fabricator maintains detailed fabrication and quality control procedures that provide a basis for the inspection control of workmanship and the fabricators ability to conform to the construction documents and referenced standards. The inspector shall review the procedures for completeness and accuracy.
 - Special inspections shall not be required where the fabricator is approved in accordance with IBC Section 1704.2.5.2.
 - Items indicated as QC shall be inspected by the fabricator's or erector's Quality Control Inspector, as applicable, in accordance with AISC 360 Sections N5.4, N5.6 and N5.7 to ensure work is according to the construction documents.
 - For QC inspection, the construction documents shall be approved shop drawings and erection drawings, and applicable codes and standards.
 - Items indicated as QA shall be inspected at the fabricator's plant and shall be scheduled by the Quality Assurance Inspector such that interruption of the work is minimized.
 - QA inspection of the erected steel system shall be conducted at the project site and shall be scheduled to minimize work delays.
 - The QAI shall review the material test reports and specifications as listed in AISC 360 Section N3.2 for compliance with the construction documents.
 - QA inspections shall be performed by the QAI, in accordance with AISC 360 Sections N5.4, N5.6 and N5.7.
 - Tasks in the special inspection tables for the QAI shall be performed to ensure accordance with the construction documents.
 - Concurrent with the submittal of reports to the building official, engineer of record or owner, the QAI shall submit inspection reports and non-destructive testing reports to the fabricator and erector.
 - Where a task is noted to be both QA and QC, it is permitted to allow coordination between the QAI and the QCI such that the inspection is performed by one party. Where QA relies on QC, the approval of the building official or engineer of record is required.
- Non-Destructive Testing of Welded Joints
 - Ultrasonic testing (UT), magnetic particle testing (MT), penetrant testing (PT) and radiographic testing (RT), where applicable, shall be done by QA in accordance with AWS D1.1/D1.1M. Acceptance criteria shall be in accordance with AWS D1.1/D1.1M for statically loaded structures, unless otherwise designated in the design drawings or the project specifications.
 - Thermally cut surfaces of access holes shall be tested by QA using MT or PT, when the flange thickness is greater than 2" for built up shapes. Any crack, regardless of size and location is unacceptable.
 - When required by AISC 360 Appendix 3, Table A-3.1, welded joints requiring weld soundness to be established by RT or UT shall be tested by QA. Reduction in the rate of UT is prohibited.
 - The rate of UT is permitted to be reduced if approved by the engineer of record or the building official. Where the initial rate of UT is 100%, the non-destructive testing rate for an individual welder or welding operator is permitted to be reduced to 25%, provided the number of welds containing unacceptable defects divided by the number of welds completed is 5% or less of the welds tested. A sampling of at least 40 completed welds for a job shall be made prior to a reduction evaluation. When evaluating continuous welds over 3 feet in length where the effective throat is 1" or less, each 12" portion of the weld shall be considered as one weld. When evaluating continuous welds over 3 feet in length where the effective throat is 1" or greater, each 6" portion of the weld shall be considered as one weld.
 - For structures in Risk Category II, where the initial rate for UT is 10%, the non-destructive testing rate for an individual welder or welding operator shall be increased to 100% if the number of welds containing unacceptable defects divided by the number of welds completed exceeds 5% of the welds tested. A sampling of at least 20 completed welds shall be made prior to increasing the UT rate. When the reject rate, after sampling at least 40 completed welds, has fallen to 5% or less, the rate of UT shall be returned to 10%. When evaluating continuous welds over 3 feet in length where the effective throat is 1" or less, each 12" portion of the weld shall be considered as one weld. When evaluating continuous welds over 3 feet in length where the effective throat is 1" or greater, each 6" portion of the weld shall be considered as one weld.
 - All non-destructive testing performed shall be documented. For shop fabrication, the non-destructive testing shall identify the tested weld by piece mark and location in the piece. Tests in the field shall identify the location in the structure, mark and piece location.
 - When a weld is rejected, the record shall indicate the location of the defect and the reason for rejection.
- Wood Construction
 - Inspection of prefabricated wood elements and assemblies shall be in accordance with item A above.
 - Inspection of high load diaphragms shall verify panel sheathing material, thickness, nail size, number of fastener lines, the spacing between fasteners and the nominal size of framing members and adjoining panel edges.
 - For metal plate connected wood trusses spanning 60 feet or greater, the inspector shall verify the temporary installation of restraint/bracing and the permanent restraint/bracing are installed in accordance with the approved truss submittal package.
- Inspection for Wind Resistance
 - Special inspection for wind resistance is required when structure is in Exposure Category C or D, where Vasd as determined in accordance with IBC Section 1609.3.1 is 110 mph or greater.
 - Structural wood
 - Continuous special inspection of field gluing for elements of the main wind-force resisting system.
 - Periodic special inspection for nailing, bolting, anchoring and other fastening of components within the main wind-force resisting system, including wood shear walls, wood diaphragms, drag struts, braces and hold-downs.
 - Special inspection is not required for shear walls and diaphragms where fastener spacing is greater than 4" on center.
 - Wind resisting components
 - Periodic special inspection is required for roof cladding and wall cladding.
- Inspection for Seismic Resistance
 - Special inspection for seismic resistance are required for the following:
 - Structures assigned to Seismic Design Category C, D, E or F in accordance with IBC Section 1075.11.1 through 1705.11.3.
 - Structures assigned to Seismic Design Category C, D, E or F in accordance with IBC Section 1705.11.4.
 - Structural wood
 - Continuous special inspection of field gluing for elements of the seismic-force resisting system.
 - Periodic special inspection for nailing, bolting, anchoring and other fastening of components within the main wind-force resisting system, including wood shear walls, wood diaphragms, drag struts, braces and hold-downs.
 - Special inspection is not required for shear walls and diaphragms where fastener spacing is greater than 4" on center.



01 JUNE 2016

REVISIONS

NO.	DATE	DESCRIPTION

A NEW DESIGN FOR :
LOT 37 POWDER MOUNTAIN
 WEBER COUNTY, UT

U P W A L L Z
D E S I G N
 1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708



STRUCTURAL ENGINEERS
 5673 S REDWOOD DR.
 SALT LAKE CITY, UT 84123

S102

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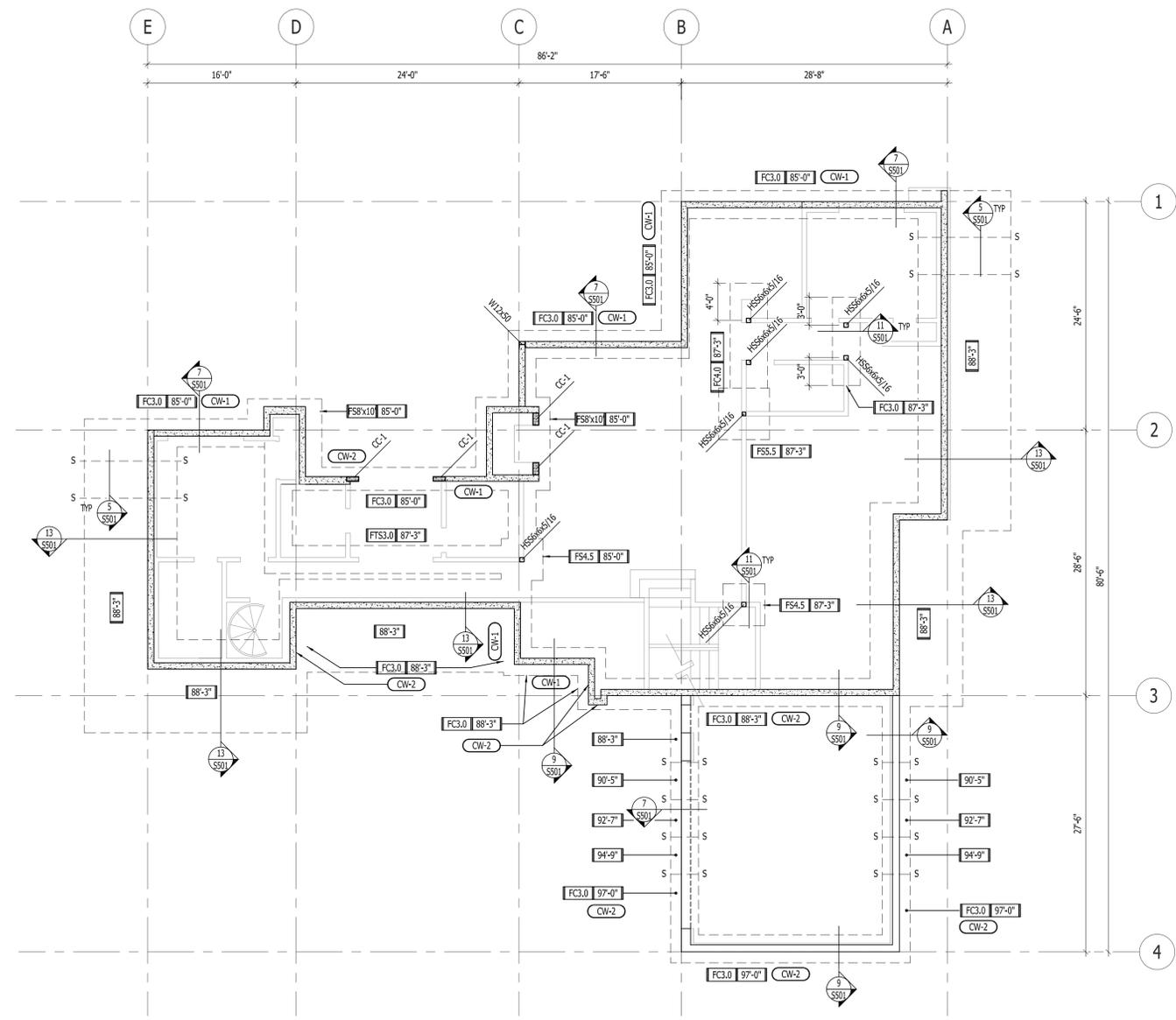
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FOUNDATION PLAN NOTES

- SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, SLABS, AND FLOOR DRAINS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
- SEE ARCHITECTURAL DRAWINGS AND CIVIL DRAWINGS FOR EXTERIOR CONCRETE WORK AT DOORS, SIDEWALKS, ETC. CENTER ALL SPOT FOOTINGS UNDER COLUMNS AS SHOWN ON PLAN, TYPICAL UNO.
- ALL WOOD FRAMING AT BUILDING PERIMETER WALLS (STUDS, SHEATHING, SILL PLATES, TOP PLATES, BLOCKING, AIM, HEADERS, ETC.) SHALL BE FIRE TREATED, SEE SPECIFICATIONS FASTENERS, (NAILS, BOLTS, HANGERS, CLIP ANGLES, HARDWARE, ETC.) IN CONTACT WITH FIRE TREATED WOOD SHALL BE GALVANIZED OR STAINLESS STEEL.
- SEE FOOTING AND FOUNDATION DETAILS FOR BURIED PIPES RUNNING PARALLEL AND PERPENDICULAR TO FOOTINGS.
- FOR TYPICAL CONSTRUCTION AND CONTROL JOINTS IN FLOOR SLABS SEE GSN & FOOTING AND FOUNDATION DETAILS.
- FOR LOCATIONS WHERE CONTROL JOINTS ARE DISCONTINUOUS, SEE GSN & FOOTING AND FOUNDATION DETAILS.
- FOUNDATION WALLS TO BE REINFORCED AS SHOWN IN SCHEDULES AND DETAILS.
- SEE GENERAL STRUCTURAL NOTES AND FOOTING AND FOUNDATION DETAILS FOR FILL BENEATH FOOTINGS.
- ALL EXTERIOR WALLS, CORRIDOR WALLS AND PARTY WALLS ARE SHEAR WALLS. SEE SHEAR WALL SHEATHING SCHEDULE, SHEATH PER SW-1, TYPICAL UNLESS NOTED OTHERWISE.
- STRAP OPENINGS IN SHEAR WALLS, SEE SHEAR WALL SCHEDULE.

MARKS AND SYMBOLS

	SECTION MARK
	SHEET NUMBER
	FTG DESIGNATION TOP OF FTG ELEVATION * = LOCATE TOP OF FTG TO PROVIDE MINIMUM FROST PROTECTION, SEE GSN
	CONT FTG TAG, SEE SCHED
	SPOT FTG TAG, SEE SCHED
	THICKENED SLAB FTG TAG, SEE SCHED
	CONC WALL, SEE PLAN AND SCHED
	MAS WALL, SEE PLAN AND SCHED
	WOOD COL, SEE SCHED
	STL COL, SEE SCHED
	CONC WALL TAG, SEE SCHED
	MAS WALL ON TOP OF CONC WALL, SEE SCHED
	MAS WALL ON TOP OF CONC WALL, SEE SCHED
	CONTROL JOINT, SEE FTG AND FND DETAILS AND GSN
	STL COL TAG, SEE PLAN AND SCHED
	FTG STEP, SEE DETAILS
	MAS COL TAG, SEE SCHED
	INDICATES DEPRESSED SLAB, SEE ARCH



1 FOOTING AND FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

A NEW DESIGN FOR :
LOT 37 POWDER MOUNTAIN
WEBER COUNTY, UT

UP WALLS
DESIGN
1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708



S201

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01 JUNE 2016

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S202

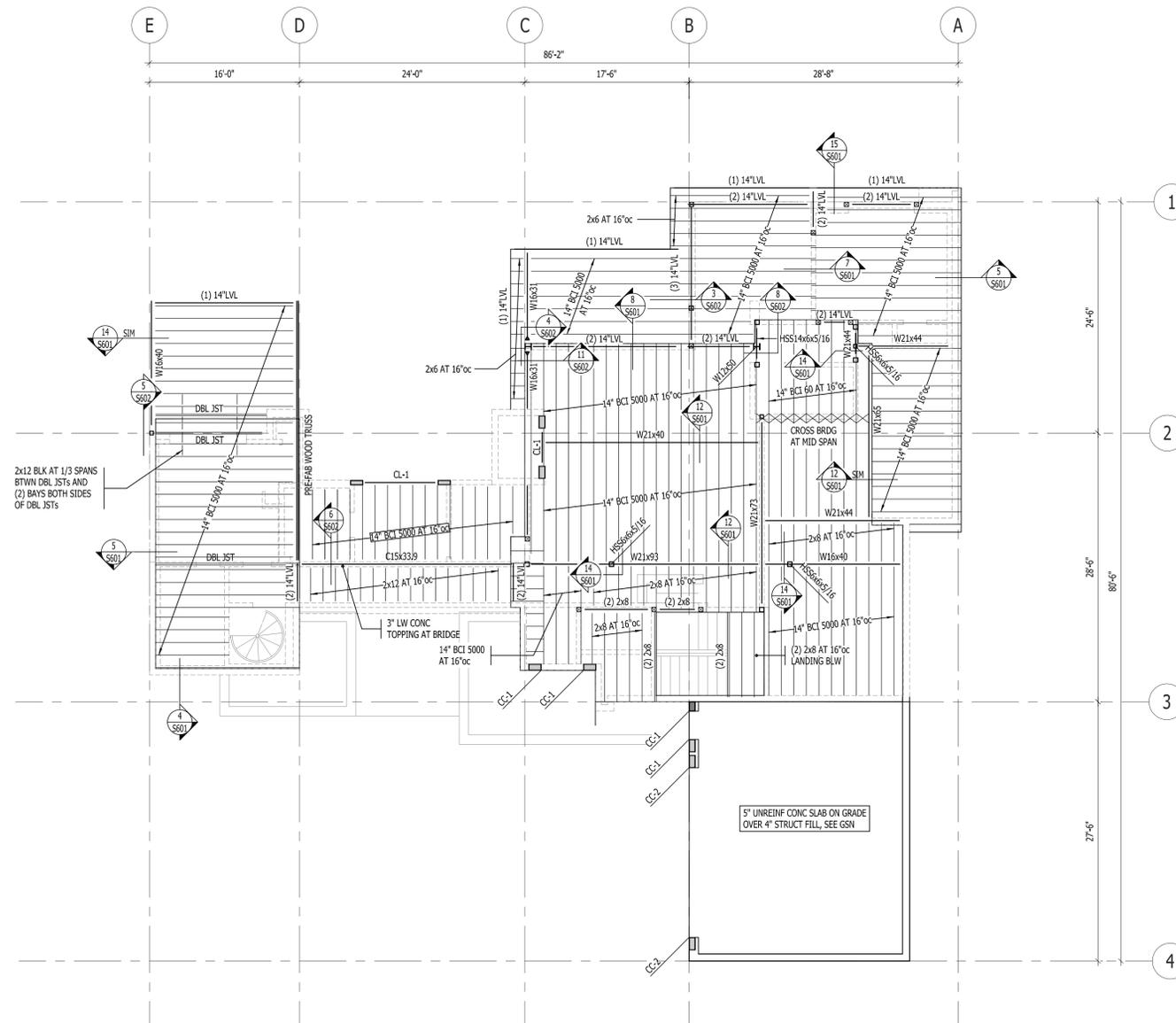
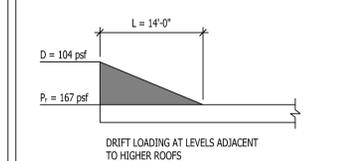
FLOOR FRAMING PLAN NOTES

- SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- VERIFY ALL FLOOR OPENINGS FOR MECHANICAL SHAFTS, STAIRS, ETC. WITH ARCHITECTURAL DRAWINGS.
- SEE FLOOR FRAMING DETAILS FOR FRAMING AROUND ALL OPENINGS.
- ALL SHEATHING SHALL HAVE STRENGTH AXIS (FACE GRAIN) PERPENDICULAR TO FRAMING MEMBERS UNLESS OTHERWISE SPECIFIED. REFER TO SCHEDULE FOR SHEATHING TYPE AND NAILING REQUIREMENTS.
- ALL WOOD FRAMING AT BUILDING PERIMETER WALLS (STUDS, SHEATHING, SILL PLATES, TOP PLATES, BLOCKING, HEADERS, ETC.) SHALL BE FIRE TREATED. SEE SPECIFICATIONS FASTENERS, (NAILS, BOLTS, HANGERS, CLIP ANGLES, HARDWARE, ETC.) IN CONTACT WITH FIRE TREATED WOOD SHALL BE GALVANIZED OR STAINLESS STEEL.
- SEE THE MINIMUM NAILING SCHEDULE FOR CONNECTIONS NOT SPECIFICALLY DETAILED.
- SEE DETAILS FOR PIPE PENETRATIONS THROUGH WOOD WALL TOP PLATES.
- FOR BUILT UP BEAMS AND COLUMNS, SEE DETAILS.
- IF TIE DOWN POST AND FULL HEIGHT BEARING POST OCCUR AT THE SAME LOCATION, USE LARGER OF POSTS SPECIFIED.
- SEE DETAILS FOR TYPICAL BEARING STUDS AND KING STUDS AT WALL OPENINGS.
- DO NOT RUN FLOOR JOIST CONTINUOUS ACROSS UNIT SEPARATION WALLS, PARTY WALLS.
- ALL EXTERIOR WALLS, CORRIDOR WALLS AND PARTY WALLS ARE SHEAR WALLS. SEE SHEAR WALL SHEATHING SCHEDULE. SHEATH EXTERIOR WALLS PER SW-1 NAILING AND SHEATHING SPECIFICATIONS TYP. UNLESS OTHERWISE SPECIFIED AT THESE LOCATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY BRACE WALLS, BEAMS, TRUSSES, ETC. AS NECESSARY.
- THE TYPICAL WOOD FLOORS SHALL HAVE A SUB-FLOOR OF LIGHTWEIGHT CONCRETE OR GYPCRETE (NOT TO EXCEED 1") WITH THE UNIT WEIGHT NOT TO EXCEED 110 PCF.
- COORDINATE THE LOCATION OF THE STRUCTURAL ELEMENTS SHOWN WITH THE DIMENSIONS ON THE ARCH DRAWINGS AND THE LAYOUT OF ALL MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT.
- SEE DETAILS FOR CONNECTION OF NON-BEARING WALLS TO FLOOR OR ROOF FRAMING.

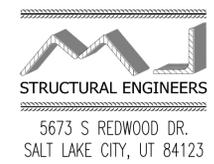
MARKS AND SYMBOLS

- SECTION MARK SHEET NUMBER
- FLOOR SHEATHING DIRECTION, SEE THE FLOOR SHEATHING SCHEDULE FOR THICKNESS, SPAN RATING AND NAILING REQUIREMENTS
- INDICATES WALL BELOW, ALL EXTERIOR WALLS AND CORRIDOR WALLS ARE SHEAR WALLS, UNLESS OTHERWISE SPECIFIED
- MAS WALL, SEE PLAN
- STL COL, SEE SCHED
- WOOD COL, SEE SCHED, SEE WOOD BM SCHED FOR REQUIRED LOCATIONS
- BRG WALL TAG, SEE INTERIOR BRG WALL SCHED ON THIS SHEET
- WOOD BM TAG, SEE SCHED
- STL BM TAG, SEE SCHED

SNOW DRIFT LOADING DIAGRAM



1 MAIN FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"





01 JUNE 2016

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A NEW DESIGN FOR :
LOT 37 POWDER MOUNTAIN
WEBER COUNTY, UT

A NEW DESIGN FOR :
LOT 37 POWDER MOUNTAIN
WEBER COUNTY, UT

UP WALL
DESIGN
1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708

S203

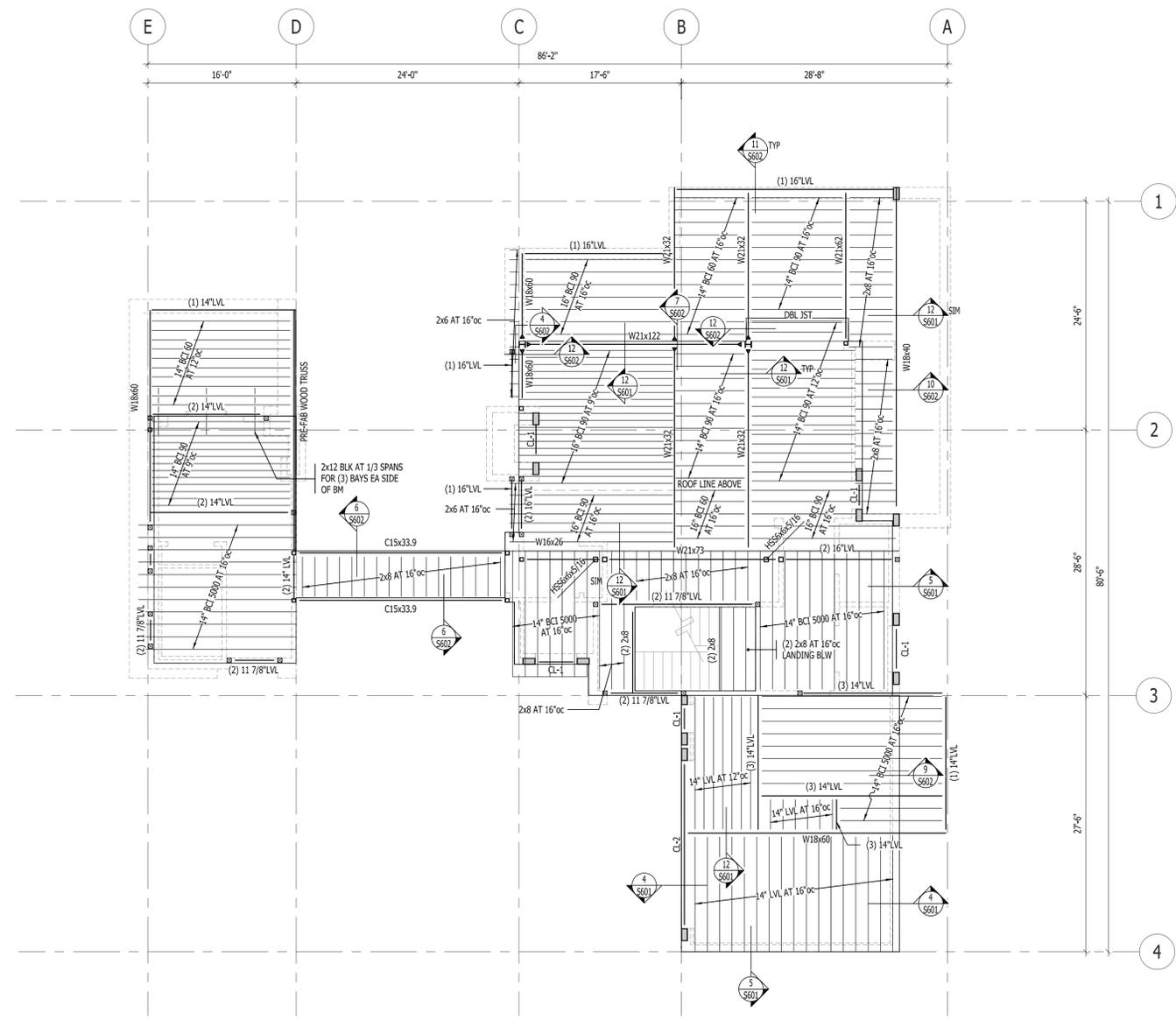
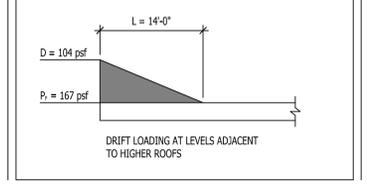
FLOOR FRAMING PLAN NOTES

- SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- VERIFY ALL FLOOR OPENINGS FOR MECHANICAL SHAFTS, STAIRS, ETC. WITH ARCHITECTURAL DRAWINGS.
- SEE FLOOR FRAMING DETAILS FOR FRAMING AROUND ALL OPENINGS.
- ALL SHEATHING SHALL HAVE STRENGTH AXIS (FACE GRAIN) PERPENDICULAR TO FRAMING MEMBERS UNLESS OTHERWISE NOTED. REFER TO SCHEDULE FOR SHEATHING TYPE AND NAILING REQUIREMENTS.
- ALL WOOD FRAMING AT BUILDING PERIMETER WALLS (STUDS, SHEATHING, SILL PLATES, TOP PLATES, BLOCKING, HEADERS, ETC.) SHALL BE FIRE TREATED. SEE SPECIFICATIONS FASTENERS, (NAILS, BOLTS, HANGERS, CLIP ANGLES, HARDWARE, ETC.) IN CONTACT WITH FIRE TREATED WOOD SHALL BE GALVANIZED OR STAINLESS STEEL.
- SEE THE MINIMUM NAILING SCHEDULE FOR CONNECTIONS NOT SPECIFICALLY DETAILED.
- SEE DETAILS FOR PIPE PENETRATIONS THROUGH WOOD WALL TOP PLATES.
- FOR BUILT UP BEAMS AND COLUMNS, SEE DETAILS.
- IF TIE DOWN POST AND FULL HEIGHT BEARING POST OCCUR AT THE SAME LOCATION, USE LARGER OF POSTS SPECIFIED.
- SEE DETAILS FOR TYPICAL BEARING STUDS AND KING STUDS AT WALL OPENINGS.
- DO NOT RUN FLOOR JOIST CONTINUOUS ACROSS UNIT SEPARATION WALLS, PARTY WALLS.
- ALL EXTERIOR WALLS, CORRIDOR WALLS AND PARTY WALLS ARE SHEARWALLS. SEE SHEAR WALL SHEATHING SCHEDULE. SHEATH EXTERIOR WALLS PER SW-1 NAILING AND SHEATHING SPECIFICATIONS TYP. UNO. HOLD DOWNS ARE NOT REQUIRED AT THESE LOCATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY BRACE WALLS, BEAMS, TRUSSES, ETC. AS NECESSARY.
- THE TYPICAL WOOD FLOORS SHALL HAVE A SUB-FLOOR OF LIGHTWEIGHT CONCRETE OR GYPCRETE (NOT TO EXCEED 1") WITH THE UNIT WEIGHT NOT TO EXCEED 110 PCF.
- COORDINATE THE LOCATION OF THE STRUCTURAL ELEMENTS SHOWN WITH THE DIMENSIONS ON THE ARCH DRAWINGS AND THE LAYOUT OF ALL MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT.
- SEE DETAILS FOR CONNECTION OF NON-BEARING WALLS TO FLOOR OR ROOF FRAMING.

MARKS AND SYMBOLS

- SECTION MARK SHEET NUMBER
- FLOOR SHEATHING DIRECTION, SEE THE FLOOR SHEATHING SCHEDULE FOR THICKNESS, SPAN RATING AND NAILING REQUIREMENTS
- INDICATES WALL BELOW, ALL EXTERIOR WALLS AND CORRIDOR WALLS ARE SHEAR WALLS, UNO, SEE SHEARWALL SCHED
- MAS WALL, SEE PLAN
- STL COL, SEE SCHED
- WOOD COL, SEE SCHED, SEE WOOD BM SCHED FOR REQUIRED LOCATIONS
- BRG WALL TAG, SEE INTERIOR BRG WALL SCHED ON THIS SHEET
- WOOD BM TAG, SEE SCHED
- STL BM TAG, SEE SCHED

SNOW DRIFT LOADING DIAGRAM



1 SECOND FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"

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A NEW DESIGN FOR :
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WEBER COUNTY, UT

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WEBER COUNTY, UT

UP WALL
DESIGN
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S204

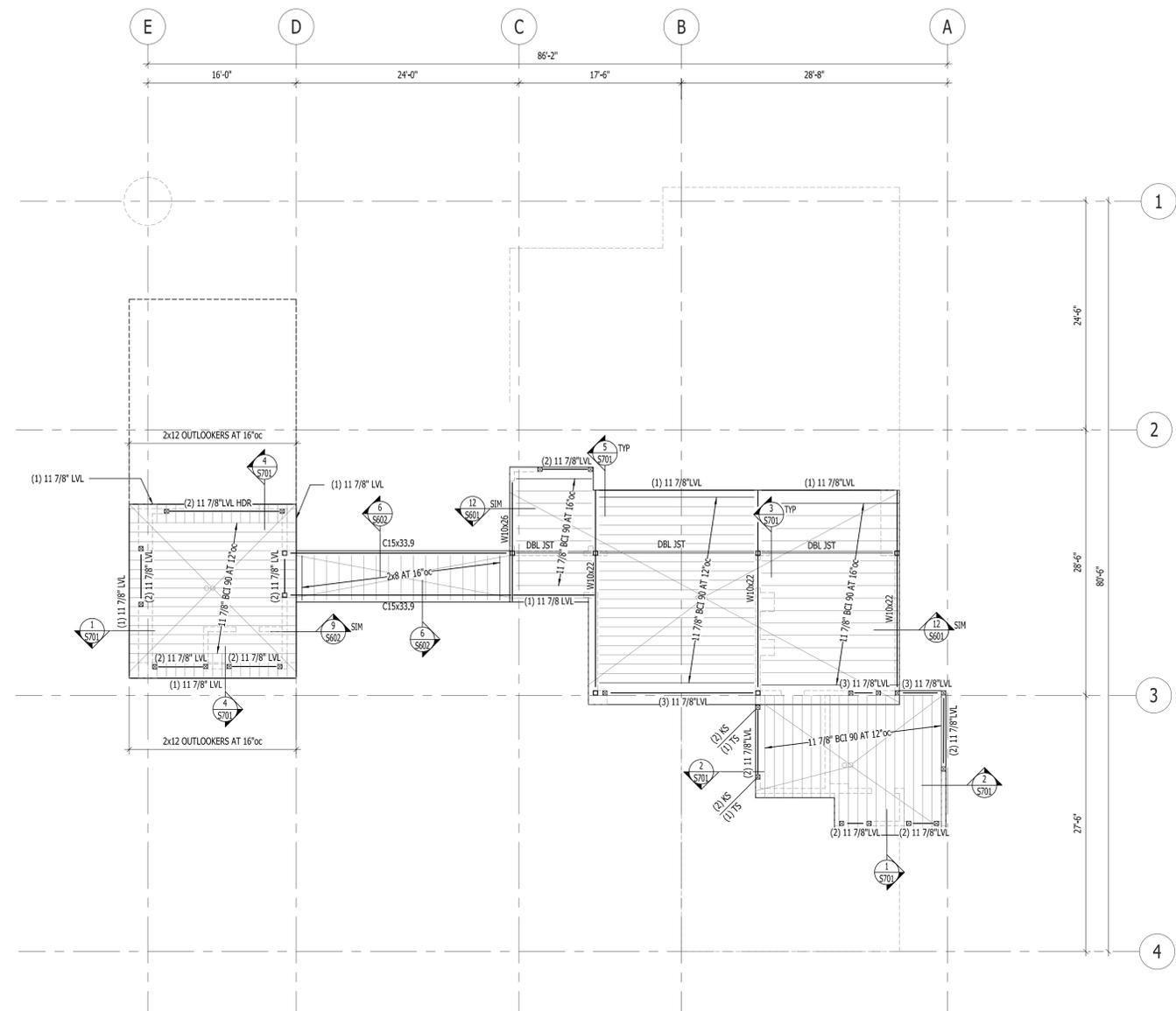
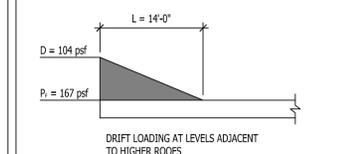
ROOF FRAMING PLAN NOTES

- SEE ARCHITECTURAL PLANS FOR ALL DIMENSIONS.
- VERIFY ROOF SLOPES, OVERHANGS, PLATE ELEVATIONS, PARAPET ELEVATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
- REFER TO ARCHITECTURAL DRAWINGS FOR ALL CEILING ELEVATIONS AND SOFFIT ELEVATIONS AND DETAILS.
- ALL ROOF SHEATHING SHALL HAVE FACE GRAIN PERPENDICULAR TO FRAMING MEMBERS U.N.O. REFER TO SCHEDULE FOR SHEATHING TYPE AND NAILING REQUIREMENTS.
- ALL WOOD FRAMING AT BUILDING PERIMETER WALLS (STUDS, SHEATHING, SILL PLATES, TOP PLATES, BLOCKING, RIM, HEADERS, ETC.) SHALL BE FIRE TREATED, SEE SPECIFICATIONS FASTENERS, (NAILS, BOLTS, HANGERS, CLIP ANGLES, HARDWARE, ETC.) IN CONTACT WITH FIRE TREATED WOOD SHALL BE GALVANIZED OR STAINLESS STEEL.
- SEE THE MINIMUM NAILING SCHEDULE FOR CONNECTIONS NOT SPECIFICALLY DETAILED.
- SEE DETAILS FOR PIPE PENETRATIONS THROUGH WOOD WALL TOP PLATES.
- FOR BUILT UP BEAMS AND COLUMNS, SEE DETAILS.
- IF TIE DOWN POST AND FULL HEIGHT BEARING POST OCCUR AT THE SAME LOCATION, USE LARGER OF POSTS SPECIFIED.
- SEE DETAIL FOR TYPICAL BEARING STUDS AND KING STUDS AT WALL OPENINGS.
- ALL EXTERIOR WALLS, CORRIDOR WALLS AND PARTY WALLS ARE SHEARWALLS. SEE SHEAR WALL SHEATHING SCHEDULE. SHEATH EXTERIOR WALLS PER SW-1 NAILING AND SHEATHING SPECIFICATIONS TYP. UNO. HOLD DOWNS ARE NOT REQUIRED AT THESE LOCATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY BRACE WALLS, BEAMS, TRUSSES, ETC. AS NECESSARY DURING CONSTRUCTION.
- TRUSS MANUFACTURER TO LOCATE PANEL POINT AT KICKER BEARING LOCATION AND DESIGN FOR 140 LB POINT LOAD AT THAT LOCATION.
- CONTRACTOR SHALL COORDINATE LOCATIONS OF RTUS AND OTHER MECHANICAL UNITS.

MARKS AND SYMBOLS

- SECTION MARK SHEET NUMBER
- ROOF SHEATHING DIRECTION, SEE THE ROOF SHEATHING SCHEDULE FOR THICKNESS, SPAN RATING AND NAILING REQUIREMENTS
- INDICATES WALL BELOW, ALL EXTERIOR WALLS AND CORRIDOR WALLS ARE SHEAR WALLS, UNO, SEE SHEARWALL SCHED
- WOOD COL, SEE SCHED, SEE WOOD BM SCHED FOR REQUIRED LOCATIONS
- BRG WALL TAG, SEE INTERIOR BRG WALL SCHED ON THIS SHEET
- WOOD BM TAG, SEE SCHED
- INDICATES DISTANCE OF PARAPET BRACING
- HATCH INDICATES 5" LIGHTWEIGHT CONCRETE CURB, SEE ARCH

SNOW DRIFT LOADING DIAGRAM



1 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

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A NEW DESIGN FOR :
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 WEBER COUNTY, UT

UP WALLS
 DE S I G N
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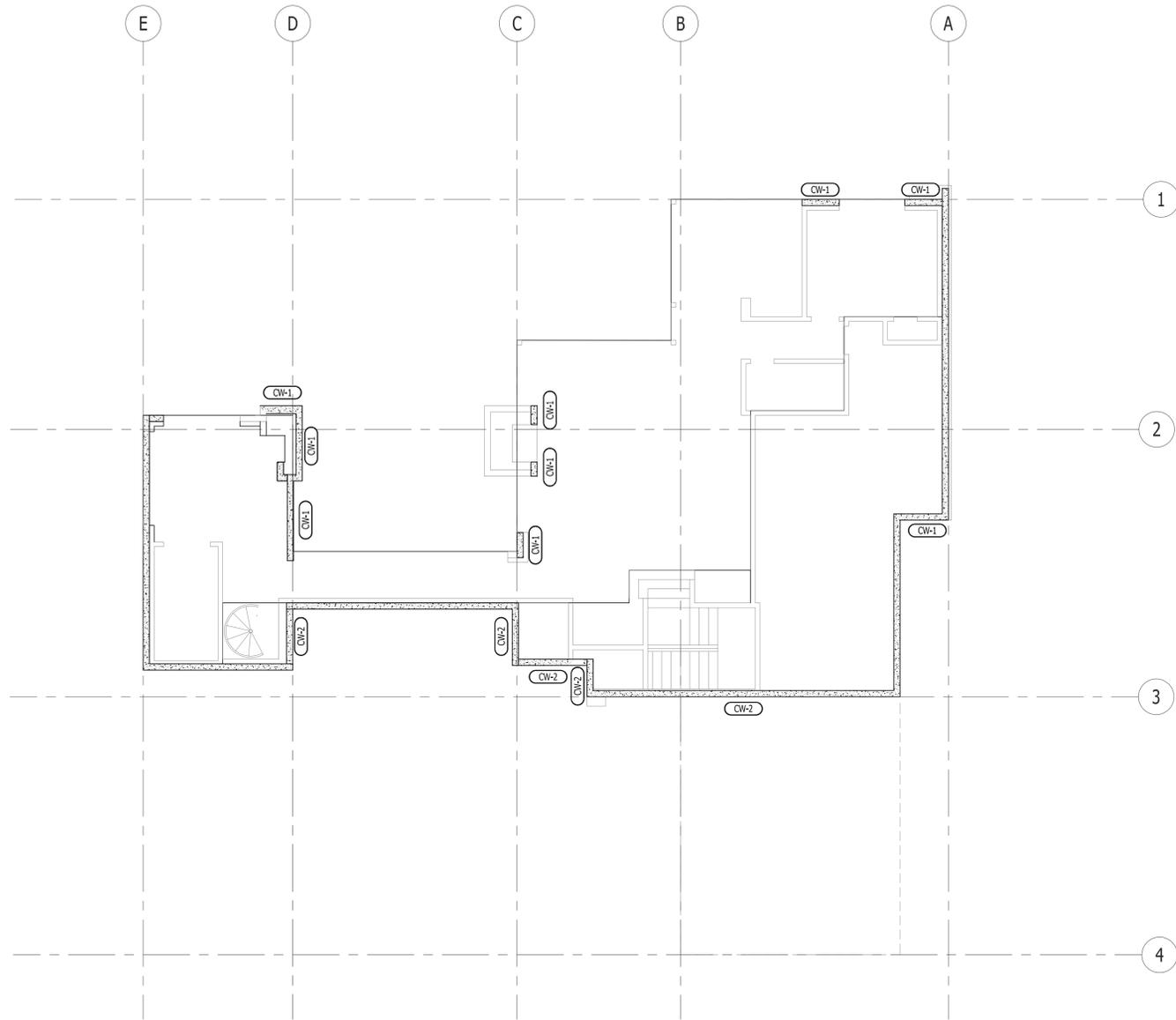
S205

FOUNDATION PLAN NOTES

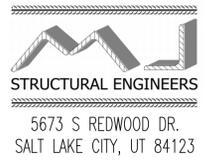
- SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- COORDINATE LOCATION OF DEPRESSED SLABS, SLOPED SLABS, AND FLOOR DRAINS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
- SEE ARCHITECTURAL DRAWINGS AND CIVIL DRAWINGS FOR EXTERIOR CONCRETE WORK AT DOORS, SIDEWALKS, ETC. CENTER ALL SPOT FOOTINGS UNDER COLUMNS AS SHOWN ON PLAN, TYPICAL UNO.
- ALL WOOD FRAMING AT BUILDING PERIMETER WALLS (STUDS, SHEATHING, SILL PLATES, TOP PLATES, BLOCKING, AH, HEADERS, ETC.) SHALL BE FIRE TREATED. SEE SPECIFICATIONS FASTENERS, (NAILS, BOLTS, HANGERS, CLIP ANGLES, HARDWARE, ETC.) IN CONTACT WITH FIRE TREATED WOOD SHALL BE GALVANIZED OR STAINLESS STEEL.
- SEE FOOTING AND FOUNDATION DETAILS FOR BURIED PIPES RUNNING PARALLEL AND PERPENDICULAR TO FOOTINGS.
- FOR TYPICAL CONSTRUCTION AND CONTROL JOINTS IN FLOOR SLABS SEE GSN & FOOTING AND FOUNDATION DETAILS.
- FOR LOCATIONS WHERE CONTROL JOINTS ARE DISCONTINUOUS, SEE GSN & FOOTING AND FOUNDATION DETAILS.
- FOUNDATION WALLS TO BE REINFORCED AS SHOWN IN SCHEDULES AND DETAILS.
- SEE GENERAL STRUCTURAL NOTES AND FOOTING AND FOUNDATION DETAILS FOR FILL BENEATH FOOTINGS.
- ALL EXTERIOR WALLS, CORRIDOR WALLS AND PARTY WALLS ARE SHEAR WALLS. SEE SHEAR WALL SHEATHING SCHEDULE, SHEATH PER SW-1, TYPICAL UNLESS NOTED OTHERWISE.
- STRAP OPENINGS IN SHEAR WALLS, SEE SHEAR WALL SCHEDULE.

MARKS AND SYMBOLS

- SECTION MARK
- SHEET NUMBER
- FTG DESIGNATION
TOP OF FTG ELEVATION
* = LOCATE TOP OF FTG TO PROVIDE MINIMUM FROST PROTECTION, SEE GSN
- CONT FTG TAG, SEE SCHED
- SPOT FTG TAG, SEE SCHED
- THICKENED SLAB FTG TAG, SEE SCHED
- CONC WALL, SEE PLAN AND SCHED
- MAS WALL, SEE PLAN AND SCHED
- WOOD COL, SEE SCHED
- STL COL, SEE SCHED
- CONC WALL TAG, SEE SCHED
- MAS WALL ON TOP OF CONC WALL, SEE SCHED
- MAS WALL ON TOP OF CONC WALL, SEE SCHED
- CONTROL JOINT, SEE FTG AND FND DETAILS AND GSN
- STL COL TAG, SEE PLAN AND SCHED
- FTG STEP, SEE DETAILS
- MAS COL TAG, SEE SCHED
- INDICATES DEPRESSED SLAB, SEE ARCH



1 LOWER FLOOR SHEARWALL PLAN



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S206

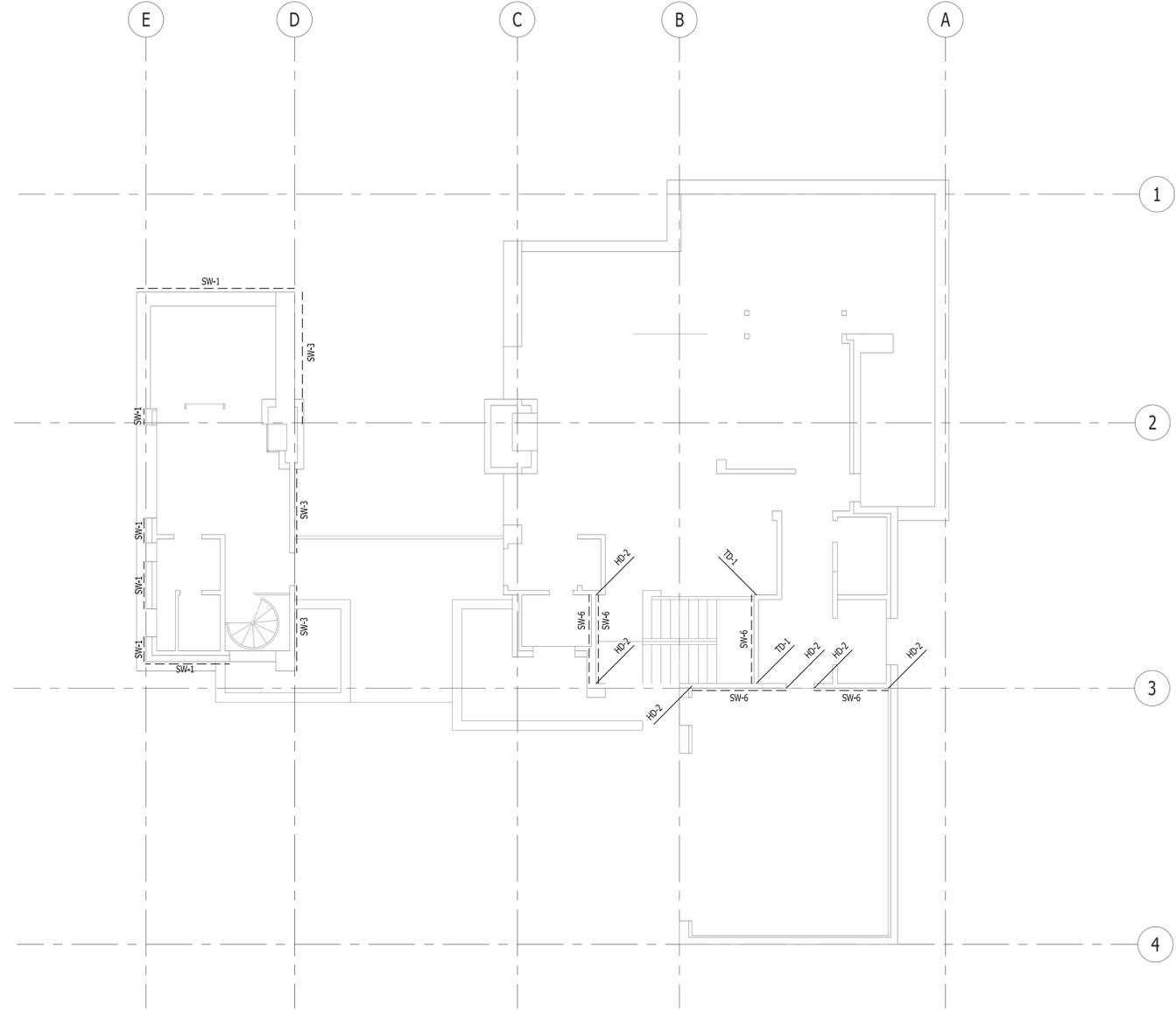
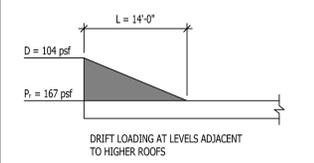
FLOOR FRAMING PLAN NOTES

- SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- VERIFY ALL FLOOR OPENINGS FOR MECHANICAL SHAFTS, STAIRS, ETC. WITH ARCHITECTURAL DRAWINGS.
- SEE FLOOR FRAMING DETAILS FOR FRAMING AROUND ALL OPENINGS.
- ALL SHEATHING SHALL HAVE STRENGTH AXIS (FACE GRAIN) PERPENDICULAR TO FRAMING MEMBERS U.N.O. REFER TO SCHEDULE FOR SHEATHING TYPE AND NAILING REQUIREMENTS.
- ALL WOOD FRAMING AT BUILDING PERIMETER WALLS (STUDS, SHEATHING, SILL PLATES, TOP PLATES, BLOCKING, HEADERS, ETC.) SHALL BE FIRE TREATED. SEE SPECIFICATIONS FASTENERS, (NAILS, BOLTS, HANGERS, CLIP ANGLES, HARDWARE, ETC.) IN CONTACT WITH FIRE TREATED WOOD SHALL BE GALVANIZED OR STAINLESS STEEL.
- SEE THE MINIMUM NAILING SCHEDULE FOR CONNECTIONS NOT SPECIFICALLY DETAILED.
- SEE DETAILS FOR PIPE PENETRATIONS THROUGH WOOD WALL TOP PLATES.
- FOR BUILT UP BEAMS AND COLUMNS, SEE DETAILS.
- IF TIE DOWN POST AND FULL HEIGHT BEARING POST OCCUR AT THE SAME LOCATION, USE LARGER OF POSTS SPECIFIED.
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- DO NOT RUN FLOOR JOIST CONTINUOUS ACROSS UNIT SEPARATION WALLS, PARTY WALLS.
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- CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY BRACE WALLS, BEAMS, TRUSSES, ETC. AS NECESSARY.
- THE TYPICAL WOOD FLOORS SHALL HAVE A SUB-FLOOR OF LIGHTWEIGHT CONCRETE OR GYPCRETE (NOT TO EXCEED 1") WITH THE UNIT WEIGHT NOT TO EXCEED 110 PCF.
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- INDICATES WALL BELOW, ALL EXTERIOR WALLS AND CORRIDOR WALLS ARE SHEAR WALLS, U.N.O, SEE SHEARWALL SCHED
- MAS WALL, SEE PLAN
- STL COL, SEE SCHED
- WOOD COL, SEE SCHED, SEE WOOD BM SCHED FOR REQUIRED LOCATIONS
- BRG WALL TAG, SEE INTERIOR BRG WALL SCHED ON THIS SHEET
- WOOD BM TAG, SEE SCHED
- STL BM TAG, SEE SCHED

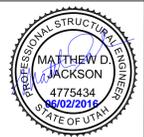
SNOW DRIFT LOADING DIAGRAM



1 MAIN FLOOR WOOD SHEARWALL PLAN



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- ### FLOOR FRAMING PLAN NOTES
- SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
 - VERIFY ALL FLOOR OPENINGS FOR MECHANICAL SHAFTS, STAIRS, ETC. WITH ARCHITECTURAL DRAWINGS.
 - SEE FLOOR FRAMING DETAILS FOR FRAMING AROUND ALL OPENINGS.
 - ALL SHEATHING SHALL HAVE STRENGTH AXIS (FACE GRAIN) PERPENDICULAR TO FRAMING MEMBERS U.N.O. REFER TO SCHEDULE FOR SHEATHING TYPE AND NAILING REQUIREMENTS.
 - ALL WOOD FRAMING AT BUILDING PERIMETER WALLS (STUDS, SHEATHING, SILL PLATES, TOP PLATES, BLOCKING, HEADERS, ETC.) SHALL BE FIRE TREATED. SEE SPECIFICATIONS FASTENERS, (NAILS, BOLTS, HANGERS, CLIP ANGLES, HARDWARE, ETC.) IN CONTACT WITH FIRE TREATED WOOD SHALL BE GALVANIZED OR STAINLESS STEEL.
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 - SEE DETAILS FOR TYPICAL BEARING STUDS AND KING STUDS AT WALL OPENINGS.
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 - ALL EXTERIOR WALLS, CORRIDOR WALLS AND PARTY WALLS ARE SHEARWALLS. SEE SHEAR WALL SHEATHING SCHEDULE. SHEATH EXTERIOR WALLS PER SW-1 NAILING AND SHEATHING SPECIFICATIONS TYP. U.N.O. HOLD DOWNS ARE NOT REQUIRED AT THESE LOCATIONS.
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 - SEE DETAILS FOR CONNECTION OF NON-BEARING WALLS TO FLOOR OR ROOF FRAMING.

MARKS AND SYMBOLS

SECTION MARK
SHEET NUMBER

FLOOR SHEATHING DIRECTION, SEE THE FLOOR SHEATHING SCHEDULE FOR THICKNESS, SPAN RATING AND NAILING REQUIREMENTS

INDICATES WALL BELOW, ALL EXTERIOR WALLS AND CORRIDOR WALLS ARE SHEAR WALLS, U.N.O, SEE SHEARWALL SCHED

MAS WALL, SEE PLAN

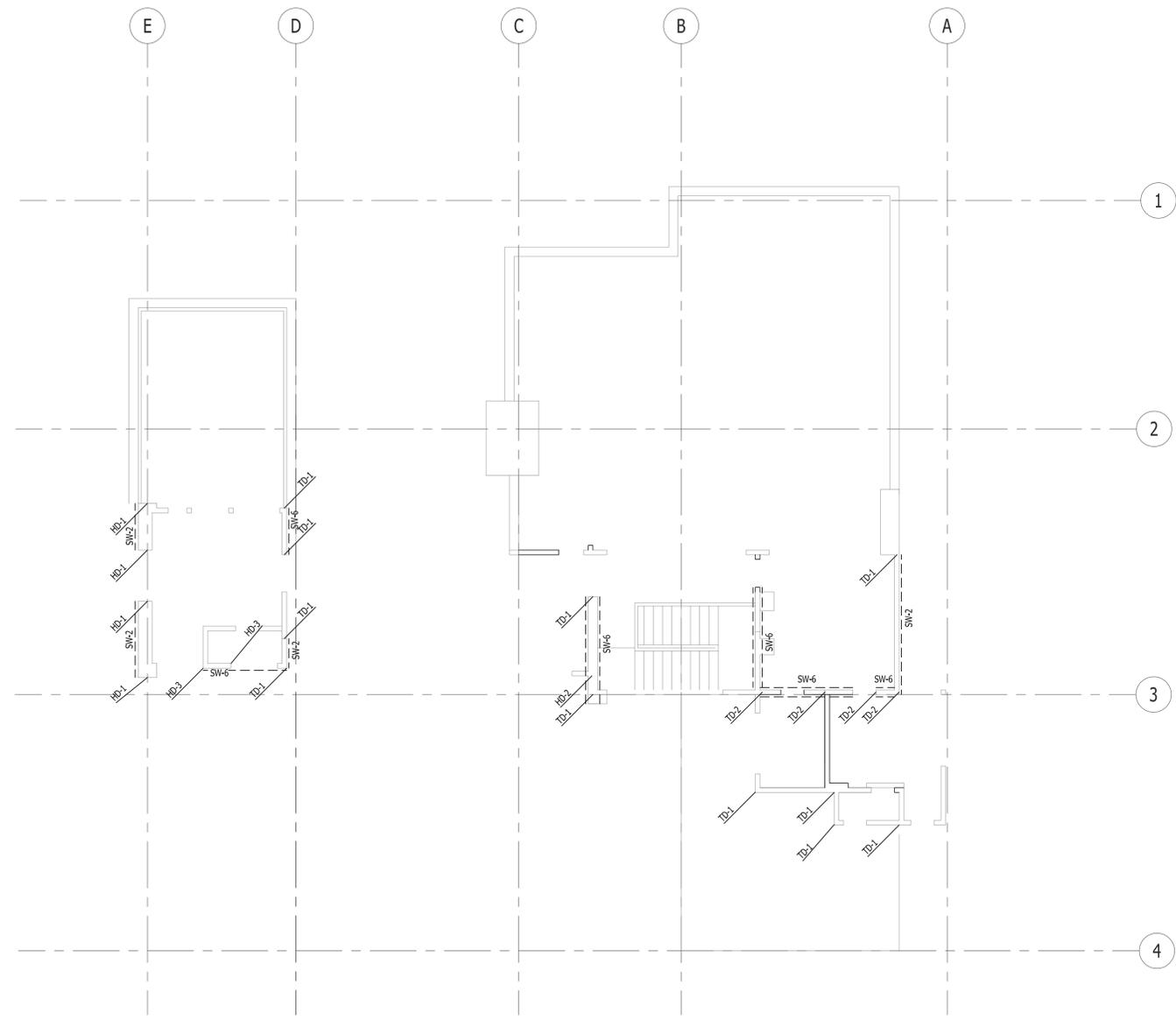
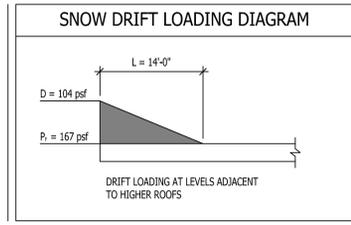
STL COL, SEE SCHED

WOOD COL, SEE SCHED, SEE WOOD BM SCHED FOR REQUIRED LOCATIONS

BRG WALL TAG, SEE INTERIOR BRG WALL SCHED ON THIS SHEET

WOOD BM TAG, SEE SCHED

STL BM TAG, SEE SCHED

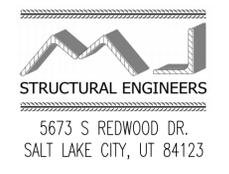


1 UPPER FLOOR SHEARWALL PLAN

A NEW DESIGN FOR :
LOT 37 POWDER MOUNTAIN
WEBER COUNTY, UT

UPPER WALL
DESIGN

1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708



S207



01 JUNE 2016

REVISIONS

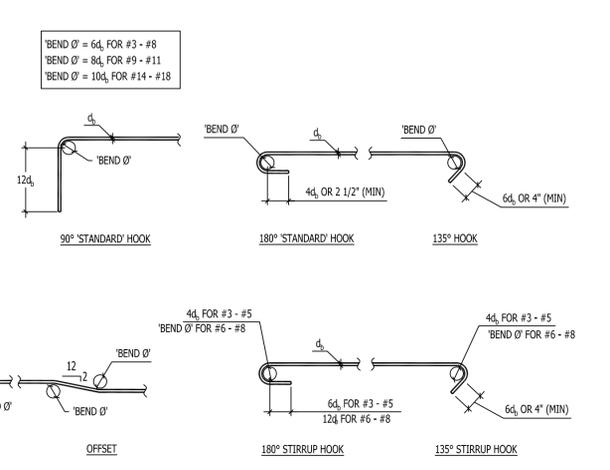
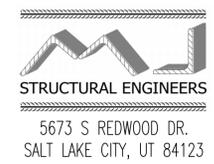
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A NEW DESIGN FOR :
LOT 37 POWDER MOUNTAIN
WEBER COUNTY, UT

A NEW DESIGN FOR :
LOT 37 POWDER MOUNTAIN
WEBER COUNTY, UT

UP WALL
DESIGN

S301



CONCRETE REINFORCING BAR LAP SPLICE SCHEDULE

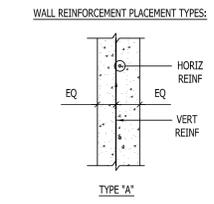
TAG	TENSION BARS								COMPRESSION BARS
	f _c = 3000psi				f _c = 4000psi				ALL f _c
	REGULAR		TOP		REGULAR		TOP		
#3	17"	22"	22"	28"	15"	19"	19"	24"	12"
#4	22"	29"	29"	38"	19"	25"	25"	33"	15"
#5	28"	36"	36"	47"	24"	31"	31"	41"	19"
#6	33"	43"	43"	56"	29"	37"	37"	49"	23"
#7	49"	63"	63"	81"	42"	54"	54"	70"	27"
#8	55"	72"	72"	93"	47"	62"	62"	80"	30"
#9	62"	81"	81"	105"	53"	69"	69"	90"	34"
#10	70"	91"	91"	118"	60"	78"	78"	101"	39"
#11	78"	101"	101"	131"	67"	87"	87"	112"	43"

- NOTES:
- THESE NOTES SHALL BE USED FOR ALL SPLICES UNLESS NOTED OTHERWISE.
 - TOP BARS ARE CLASSIFIED AS HORIZONTAL BARS WHERE 12" OR MORE OF FRESH CONCRETE IS CAST BELOW THE REINFORCING BAR.
 - CLASS 'B' SPLICES SHALL BE USED FOR ALL SPLICES UNLESS NOTED OTHERWISE.
 - TIES AND STIRRUPS SHALL NOT BE SPLICED.
 - FOR ALL LIGHTWEIGHT CONCRETE, LAP LENGTHS SHALL BE MULTIPLIED BY 1.3.
 - FOR ALL EPOXY COATED BARS, LAP LENGTHS SHALL BE MULTIPLIED BY 1.3 FOR TOP BARS AND 1.5 FOR REGULAR BARS.

CONCRETE WALL SCHEDULE

TAG	THICKNESS	REINFORCING			WALL TYPE	REMARKS
		VERTICAL	HORIZONTAL	TOP AND BOTTOM		
CW-1	8"	#4 AT 16"oc	#4 AT 15"oc	(2) #4	A	
CW-2	10"	#4 AT 16"oc	#5 AT 15"oc	(2) #5	A	

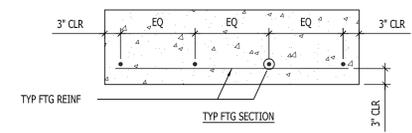
- NOTES:
- SEE GENERAL STRUCTURAL NOTES FOR REQUIREMENTS NOT NOTED IN SCHEDULE.



CONCRETE FOOTING SCHEDULE

MARK	WIDTH	LENGTH	DEPTH	REINFORCING CROSSWISE				REINFORCING LENGTHWISE				REMARKS	
				NO	SIZE	LENGTH	SPACING	NO	SIZE	LENGTH	SPACING		
FC3.0	3'-0"	CONT	12"	-	#5	2'-6"	14"	3	#5	CONT	EQ		
FC4.0	4'-0"	CONT	12"	-	#5	3'-6"	14"	4	#5	CONT	EQ		
FC5.0	5'-0"	CONT	16"	-	#6	4'-6"	17"	5	#6	CONT	EQ		WALL IS OFF CENTER
FS4.5	4'-6"	4'-6"	12"	4	#5	4'-0"	EQ	4	#5	4'-0"	EQ		
FS5.5	5'-6"	5'-6"	14"	6	#5	5'-0"	EQ	6	#5	5'-0"	EQ		
FS8x10	8'-0"	10'-0"	24"	10	#6	7'-6"	EQ	10	#7	9'-6"	EQ		
FTS3.0	3'-0"	CONT	12"	--	#5	2'-6"	14"	3	#5	CONT	EQ		

- NOTES:
- PLACE ALL FOOTING REINFORCING IN BOTTOM OF FOOTING WITH 3" CLEAR CONCRETE COVER, UNLESS NOTED OTHERWISE.
 - TOP REINFORCING, WHERE SPECIFIED, SHALL BE PLACED IN THE TOP OF THE FOOTING WITH 2" MINIMUM CONCRETE COVER.
 - IF FOOTINGS ARE EARTH FORMED, FOOTING WIDTH AND LENGTH SHALL BE 6" WIDER AND LONGER THAN SCHEDULED.
 - SEE GENERAL STRUCTURAL NOTES FOR ALL OTHER REQUIREMENTS.
 - NOT ALL FOOTINGS ARE USED. SEE FOUNDATION PLAN FOR FOOTING MARKS.
 - RUN CONTINUOUS BARS IN 'C' FOOTING THROUGH INTERSECTED 'S' FOOTINGS.



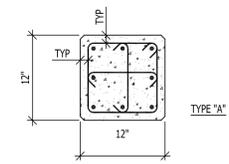
1 CONCRETE FOOTING SCHEDULE

NO SCALE

CONCRETE PIER SCHEDULE

TAG	PIER SIZE	REINFORCING		TYPE	REMARKS
		VERTICAL	TIES		
CP-1	18" x 18"	(4) #5	#3 AT 12"oc	A	

- NOTES:
- INSTALL (3) SETS OF TIES AT 3"oc AT TOP OF ALL PIERS (U.N.O.).



4 CONCRETE PIER SCHEDULE

NO SCALE

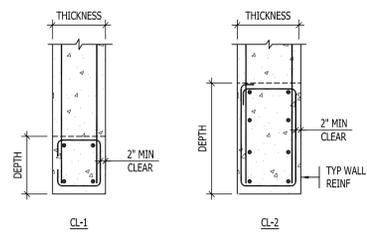
2 CONCRETE WALL SCHEDULE

NO SCALE

CONCRETE LINTEL SCHEDULE

TAG	THICKNESS	DEPTH	REINFORCING		REMARKS
			TOP AND BOTTOM	STIRRUPS	
CL-1	8"	16"	(3) #6	#4 AT 6"oc	
CL-2	8"	27"	(3) #9	#4 AT 6"oc	

- NOTES:
- EXTEND HORIZONTAL BARS 40 BAR DIAMETERS BEYOND EDGE OF OPENING OR AS FAR AS POSSIBLE AND TERMINATE WITH A 90° STANDARD HOOK.
 - TOP BARS MAY ONLY BE SPLICED AT THE MID-SPAN OF LINTELS.
 - BOTTOM BARS MAY ONLY BE SPLICED OVER SUPPORTS OF LINTELS.
 - TIES AND STIRRUPS MAY NOT BE SPLICED.



5 CONCRETE LINTEL SCHEDULE

NO SCALE

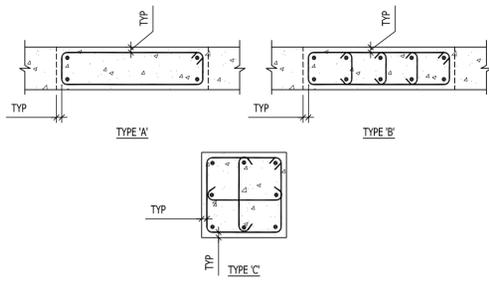
3 CONCRETE REINFORCING LAP SPLICE SCHEDULE AND BAR BENDING DIAGRAMS

NO SCALE

CONCRETE COLUMN SCHEDULE

TAG	PIER SIZE	REINFORCING		TYPE	REMARKS
		VERTICAL	STIRRUPS		
CC-1	8" x 10"	(4) #6	#4 AT 6"oc	A	
CC-2	8" x 16"	(6) #6	#4 AT 6"oc	B	

- NOTES:
- INSTALL (3) SETS OF TIES AT 3"oc AT TOP OF ALL PIERS, UNLESS NOTED OTHERWISE.



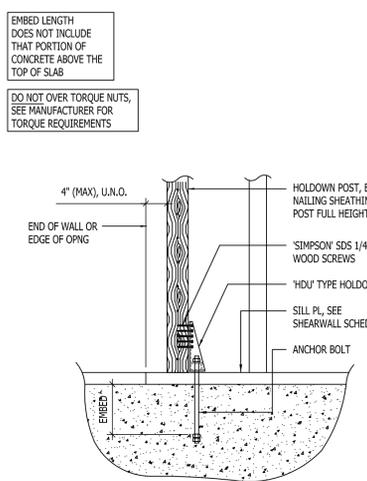
6 CONCRETE COLUMN SCHEDULE

NO SCALE

'HDU' TYPE HOLDOWN SCHEDULE

TAG	TYPE	HOLDOWN POST	WOOD SCREWS		ANCHOR BOLT DIAMETER	EMBEDMENT DEPTH
			'SIMPSON' SDS 1/4" x 0'-3"			
HD-1	HDU4	(2) 2x	(10)	5/8"	0'-10"	
HD-2	HDU8	(3) 2x	(20)	7/8"	1'-2"	
HD-3	HDU14	(3) 2x	(36)	1"	1'-2"	

- NOTES:
- INCREASE FOOTING DEPTH WHERE EMBEDMENT LENGTH PLUS 3" IS GREATER THAN FOOTING DEPTH SPECIFIED.
 - ALL HOLDOWNS SPECIFIED ARE 'SIMPSON - STRONG TIE'. SEE GENERAL STRUCTURAL NOTES FOR SUBSTITUTIONS.
 - LAG SCREWS SHALL NOT BE USED.



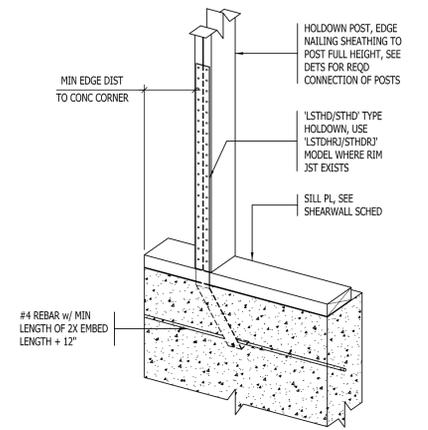
7 'HDU' TYPE HOLDOWN SCHEDULE

NO SCALE

'LSTHD/STHD' TYPE HOLDOWN SCHEDULE

TAG	HOLDOWN POST	REQD NAILS	MIN EDGE DISTANCE	EMBEDMENT DEPTH

- NOTES:
- INCREASE FOOTING DEPTH WHERE EMBEDMENT LENGTH PLUS 3" IS GREATER THAN FOOTING DEPTH SPECIFIED.
 - ALL HOLDOWNS SPECIFIED ARE 'SIMPSON - STRONG TIE'. SEE GENERAL STRUCTURAL NOTES FOR SUBSTITUTIONS.
 - (RJ) INDICATES 'RIM JOIST'. USE 'RJ' MODEL WHERE RIM JOIST IS PRESENT REGARDLESS OF MODEL SPECIFIED ON PLAN.



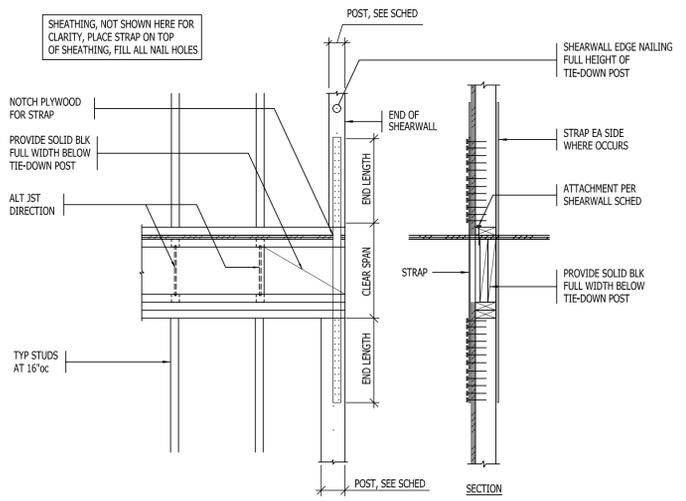
8 'LSTHD/STHD' TYPE HOLDOWN SCHEDULE

NO SCALE

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COIL STRAP TIEDOWN SCHEDULE						
TAG	TYPE	END LENGTH	GAGE	CUT LENGTH	TOTAL FASTENERS	(MIN) POST SIZE
TD-1	CSMTC16	20"	16	CLEAR SPAN + 40"	(50) 16d	(3) 2x
TD-2	CSMT12	33"	12	CLEAR SPAN + 66"	(84) 16d	(3) 2x

- NOTES:
- MINIMUM NAIL PENETRATION INTO FRAMING, 10d = 2", 16d = 2 1/2"
 - USE COMMON NAILS. (10d DIAMETER = 0.148", 16d DIAMETER = 0.162")
 - WHERE HOLDOWN STRAP OCCURS ABOVE STEEL BEAM, WELD STRAP TO BEAM AND PROVIDE 6" MIN OF 1/8" WELD

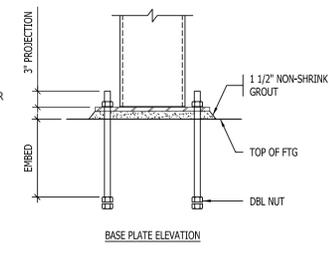
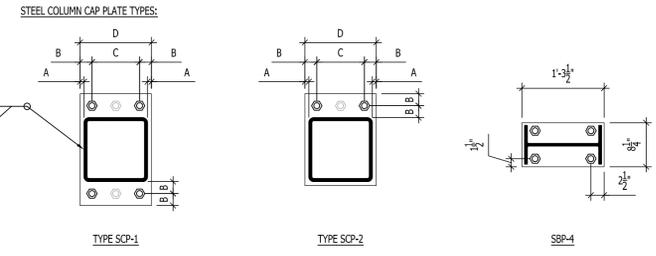
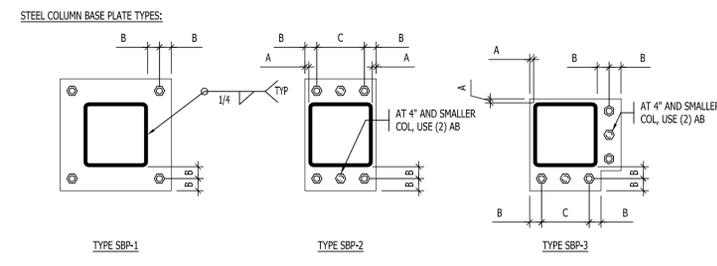


STEEL COLUMN SCHEDULE				
TAG	SIZE	STEEL BASE PLATE	STEEL CAP PLATE	REMARKS
SC-1	HSS 5x5x1/4	3/4" (SBP-2)	3/4" (SCP-2)	
SC-2	HSS 6x6x1/4	3/4" (SBP-1)	3/4" (SCP-1)	
SC-3	HSS 6x6x1/2	3/4" (SBP-1)	1/4" CAP	
SC-4	HSS 6x6x5/8	3/4" (SBP-1)	1/4" CAP	
SC-5	HSS 8x8x5/16	3/4" (SBP-1)	1/4" CAP	
SC-6	W12X50	3/4" (SBP-4)	SEE DETAILS	

- NOTES:
- UNLESS NOTED OTHERWISE ALL COLUMNS SHALL BE INSTALLED WITH (4) 3/4" ANCHOR BOLTS WITH DOUBLE NUT. PROJECT ANCHOR BOLTS 3" MINIMUM ABOVE THE TOP OF THE BASE PLATE. EMBEDMENT SHALL BE 9" MINIMUM. ALL BOLTS SHALL BE INSTALLED WITH HARDENED WASHERS BENEATH THE NUT. ANY BOLT HOLES LARGER THAN THE BOLT DIAMETER PLUS 5/16" SHALL HAVE 5/16" PLATE WASHERS INSTALLED BENEATH THE HARDENED WASHERS.
 - ALL CAP PLATE BOLTS SHALL BE 3/4" A325N BOLTS, TYPICAL UNLESS NOTED OTHERWISE.
 - ANCHOR BOLTS SHALL NOT BE WELDED (INCLUDING TACK WELDS).
 - SEE GENERAL STRUCTURAL NOTES FOR ALL OTHER REQUIREMENTS.

BASE PL. LEGEND:
 A = 1/2" MIN
 B = 1 1/2" MIN
 C = 3" MIN

CAP PL. LEGEND:
 A = 1/2" MIN
 B = 1 1/2" MIN
 C = BM OR GIRDER GAGE + 3" OR
 BM OR GIRDER + 1" OR
 COL WIDTH + 1" WHICHEVER IS GREATER

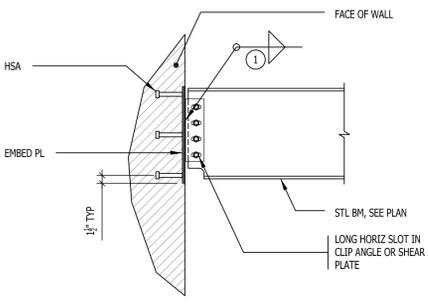


1 COIL STRAP TYPE HOLDOWN SCHEDULE
NO SCALE

2 STEEL COLUMN SCHEDULE
NO SCALE

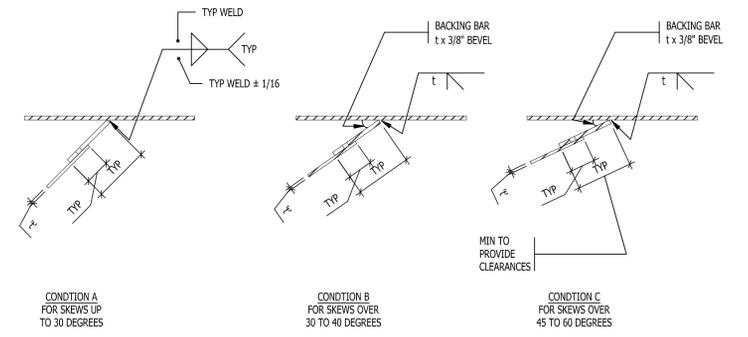
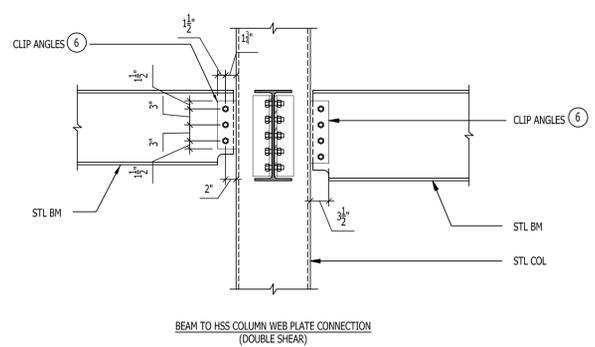
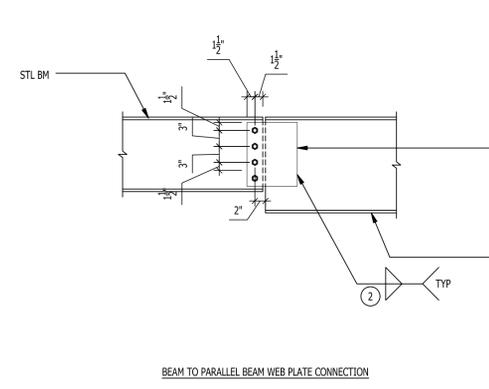
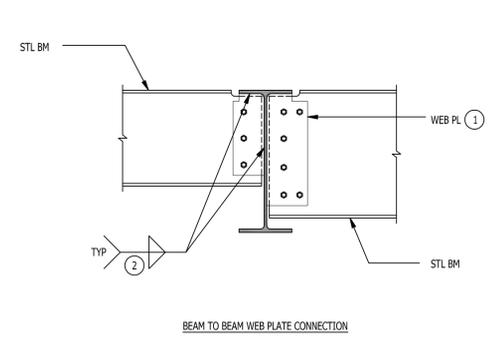
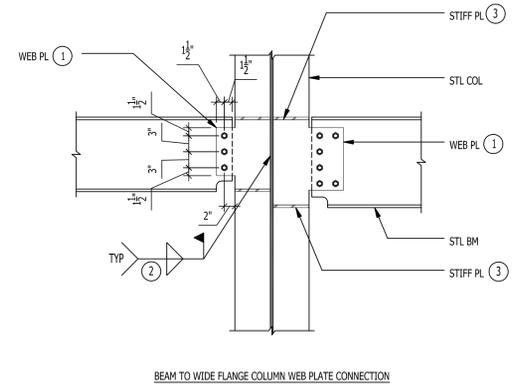
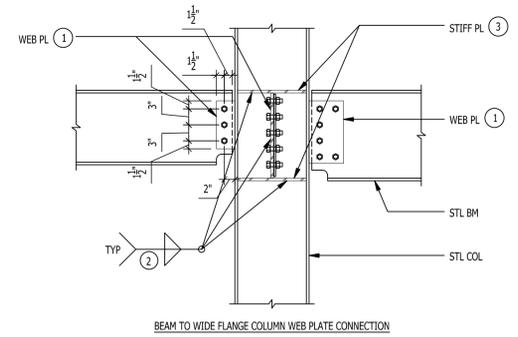
EMBED PLATE CONNECTION SCHEDULE		
BEAM DEPTH	EMBED PLATE	ANCHORS
W8, W10, W12	12" x 1/2" x 1'-0" HIGH	(2) ROWS OF (2) 3/4" Ø x 5" HSA ((4) TOTAL)
W14 AND W16	12" x 1/2" x 1'-4" HIGH	(3) ROWS OF (3) 3/4" Ø x 5" HSA ((9) TOTAL)
W18 AND W21	14" x 1/2" x 2'-4" HIGH	(4) ROWS OF (3) 3/4" Ø x 5" HSA ((12) TOTAL)
W24	18" x 1/2" x 2'-6" HIGH	(5) ROWS OF (4) 3/4" Ø x 5" HSA ((20) TOTAL)

- 1 FILLET WELDS SHALL BE AS FOLLOWS:
 TWO SIDES PLATE THICKNESS PLUS 1/16"
 (1/4" MIN) EACH SIDE
 ANGLES ANGLE THICKNESS MINUS 1/16"
 (1/4" MIN)



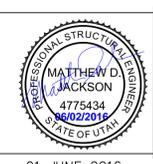
A-325N BOLTS		
MAXIMUM BEAM SIZE IN EACH BEAM DEPTH GROUP	NO. PER BEAM	SIZE
W8	2	7/8"Ø
W10	2	7/8"Ø
W12	3	7/8"Ø
W14	3	7/8"Ø
W16	4	7/8"Ø
W18	5	7/8"Ø
W21	6	7/8"Ø
W24	7	7/8"Ø
W27	7	7/8"Ø
W30	8	7/8"Ø
W36	9	7/8"Ø

- BEAM WEB CONNECTION PLATES. THICKNESS EQUALS BEAM WEB THICKNESS + 1/8" (3/8" MIN).
- FILLET WELDS SHALL BE AS FOLLOWS:
 TWO SIDES 1/2 PLATE THICKNESS PLUS 1/16"
 (1/4" MIN) EACH SIDE
 ANGLES ANGLE THICKNESS MINUS 1/16" (1/4" MIN)
- THICKNESS EQUALS BEAM FLANGE THICKNESS OF BEAM FRAMING INTO COLUMN WEB (3/8" MIN).
- BOLT EDGE DISTANCE SHALL BE 1 1/2" MIN AT ALL EDGE. BOLT SPACING SHALL BE 3" MIN
- WHEN MORE THAN ONE ROW OF BOLTS IS NEEDED, THE FIRST ROW SHALL BE A COMPLETE ROW WITH THE REMAINDER OF THE BOLTS PLACED IN THE SECOND ROW.
- CLIP ANGLES: (2) 15x3 1/2", THICKNESS SHALL BE EQUAL TO ONE HALF THE BEAM WEB THICKNESS PLUS 1/16" (1/4" MIN). FOR (2) ROWS OF BOLTS OR SKEWED CONNECTIONS, USE BENT PLATES. WHERE COLUMN WIDTH IS SMALLER THAN THE CONNECTING CLIP ANGLES, ANGLE LEGS MAY BE REDUCED TO MATCH WIDTH OF COLUMN. USE 4x4 ANGLES AT BEAM TO CONCRETE WALL OR COLUMN CONNECTIONS.



3 EMBED PLATE CONNECTION SCHEDULE
NO SCALE

4 TYPICAL BOLTED WEB PLATE CONNECTIONS WITH BOLT SCHEDULE (SINGLE SHEAR)
NO SCALE



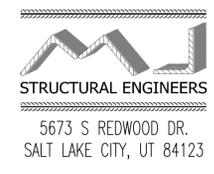
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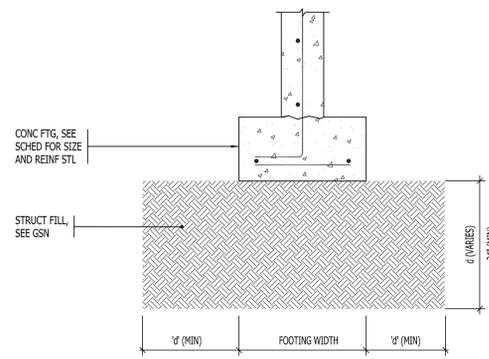
A NEW DESIGN FOR :
 LOT 37 POWDER MOUNTAIN
 WEBER COUNTY, UT

UPWALZ
 DESIGN
 1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708

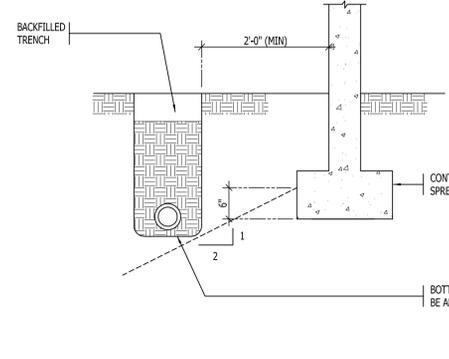


S302

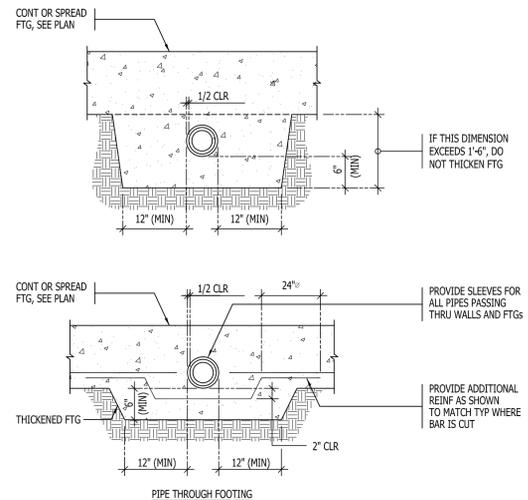
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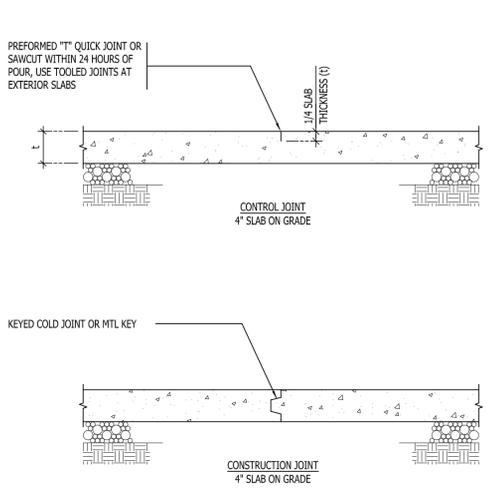
1 COMPACTED STRUCTURAL FILL NO SCALE



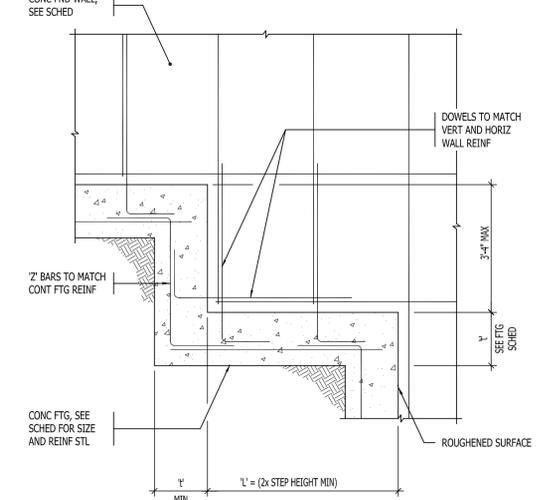
2 PIPE PARALLEL TO FOOTING DETAIL NO SCALE



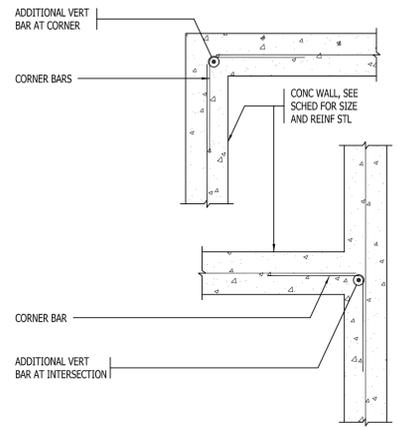
3 PIPE PERPENDICULAR TO FOOTING DETAIL NO SCALE



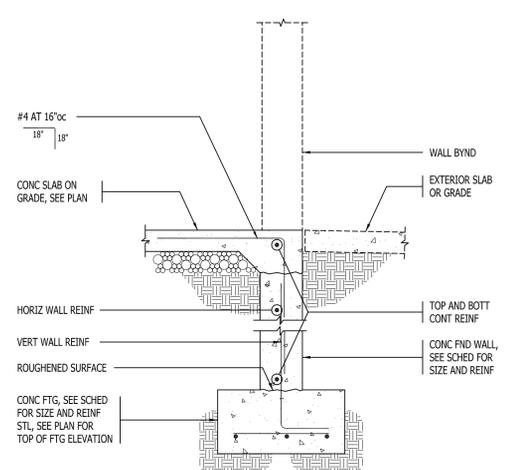
4 TYPICAL SLAB ON GRADE JOINT DETAILS NO SCALE



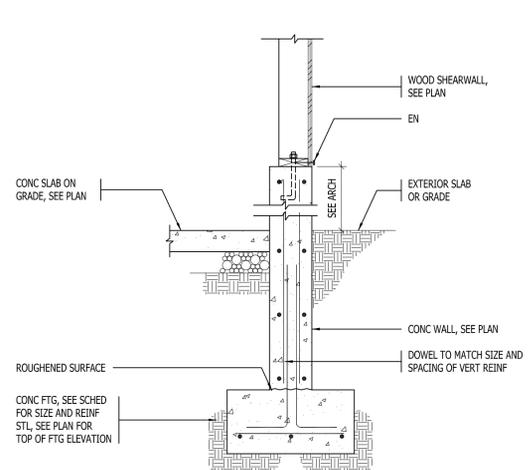
5 TYPICAL CONCRETE FOOTING STEP DETAIL NO SCALE



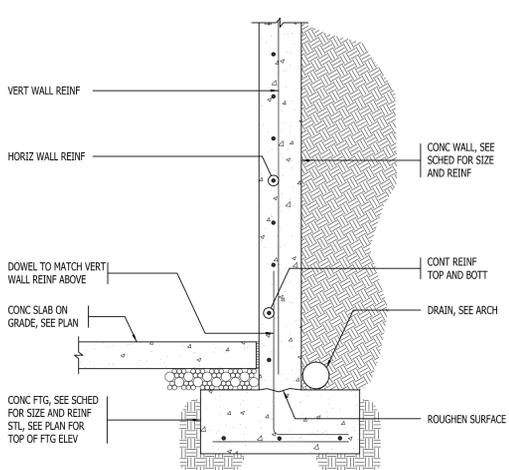
6 TYPICAL CORNER WALL REINFORCING DETAILS (PLAN VIEW) NO SCALE



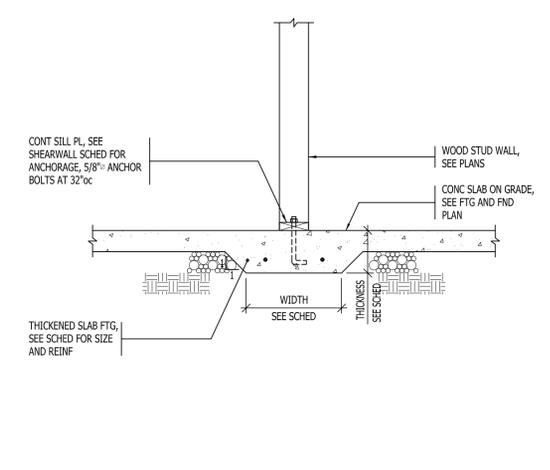
7 FOUNDATION WALL OPENING DETAIL AT DOOR NO SCALE



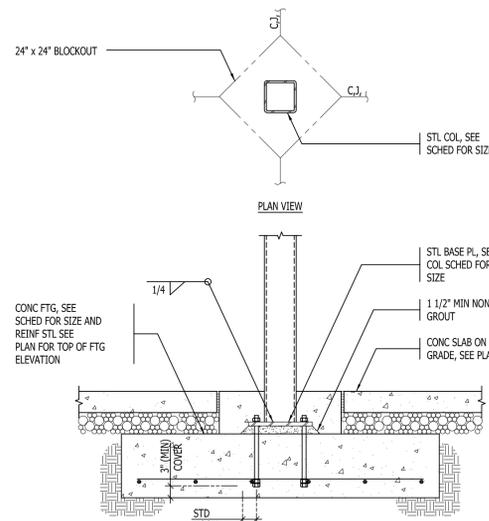
8 WOOD SHEARWALL AT CONCRETE WALL NO SCALE



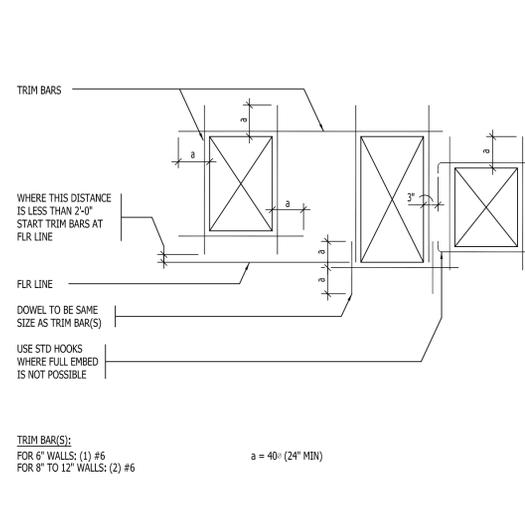
9 CONCRETE FOUNDATION WALL NO SCALE



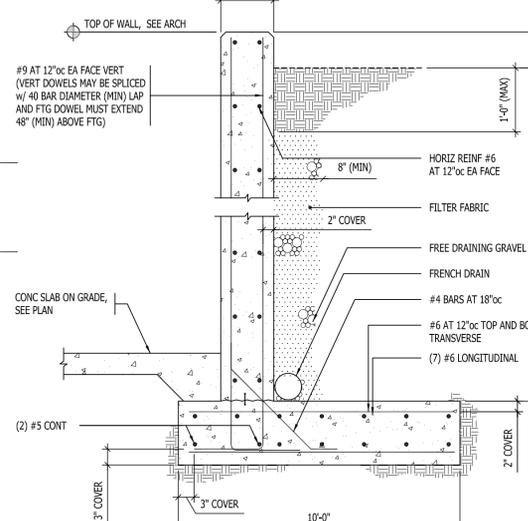
10 TYPICAL BEARING WALL AT INTERIOR FOOTING NO SCALE



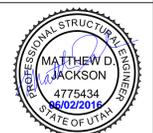
11 TYPICAL TUBE STEEL COLUMN TO CONCRETE FOOTING NO SCALE



12 TYPICAL DETAILS OF TRIM BARS AROUND MISCELLANEOUS CONCRETE WALL OPENINGS (U.N.O.) NO SCALE



13 CONCRETE FOUNDATION WALL NO SCALE



01 JUNE 2016

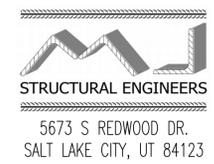
REVISIONS

NO.	DESCRIPTION

A NEW DESIGN FOR :
LOT 37 POWDER MOUNTAIN
 WEBER COUNTY, UT

UP WALLS
 DESIGN

1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708



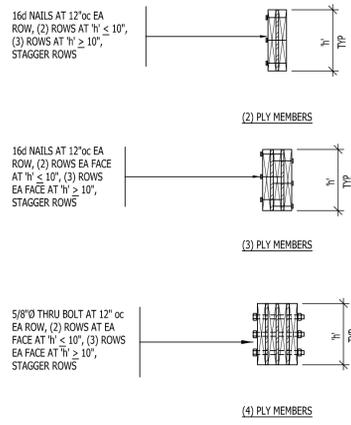
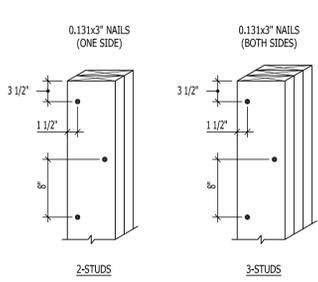
S501

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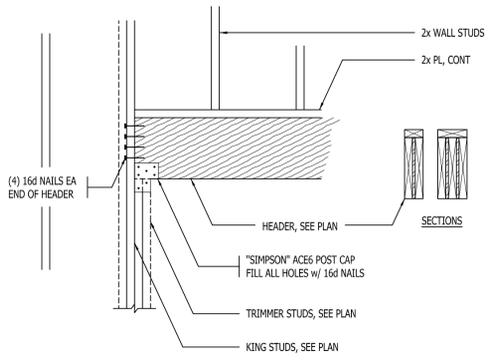
A NEW DESIGN FOR :
LOT 37 POWDER MOUNTAIN
 LOT 37 POWDER MOUNTAIN
 WEBER COUNTY, UT

UP WALLS
 DESIGN
 1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708

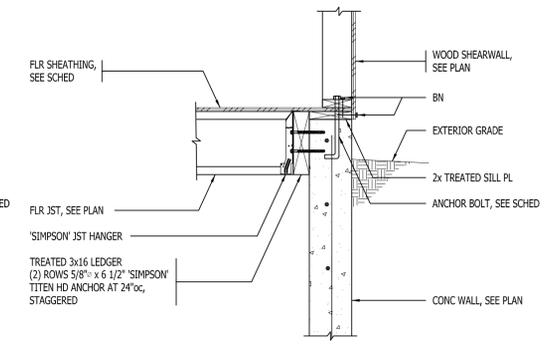
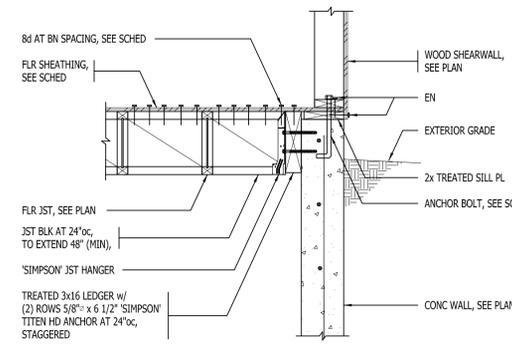
S601



NOTE:
 CONNECTION REQUIREMENTS
 ARE TYP. UNLESS NOTED OTHERWISE
 OR DETAILS



NOTE:
 1. CONNECT MULTIPLE STUDS
 TOGETHER PER (1/5601)
 2. CONNECT MULTIPLE BEAMS
 TOGETHER PER (2/5601)



1 TYPICAL WOOD COLUMN CONNECTION

NO SCALE

2 TYPICAL MULTIPLE BEAM CONNECTION

NO SCALE

3 TYPICAL HEADER BEARING CONNECTION

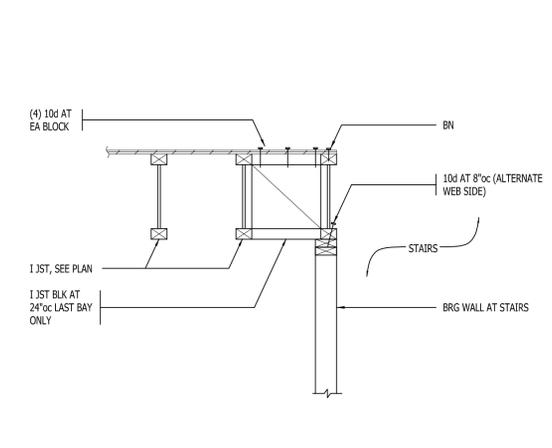
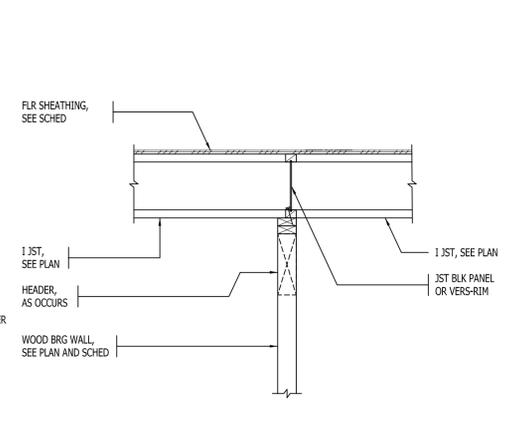
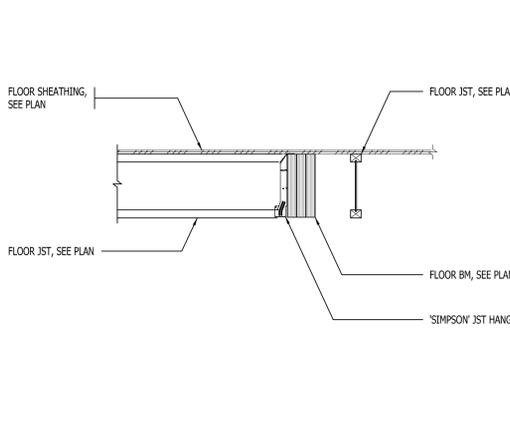
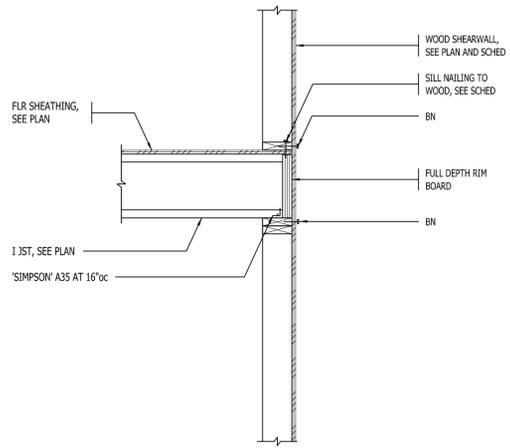
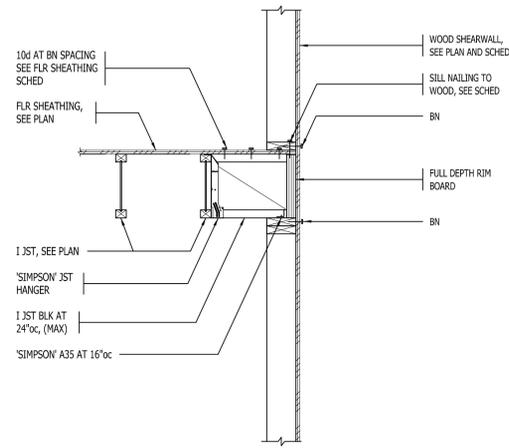
NO SCALE

4 TYPICAL FLOOR FRAMING DETAIL

NO SCALE

5 TYPICAL FLOOR FRAMING DETAIL

NO SCALE



6 TYPICAL BEARING WALL PARALLEL TO JOIST

NO SCALE

7 TYPICAL BEARING WALL PERPENDICULAR TO JOIST

NO SCALE

8 TYPICAL FLOOR JOIST DIRECTION CHANGE AT FLUSH BEAM

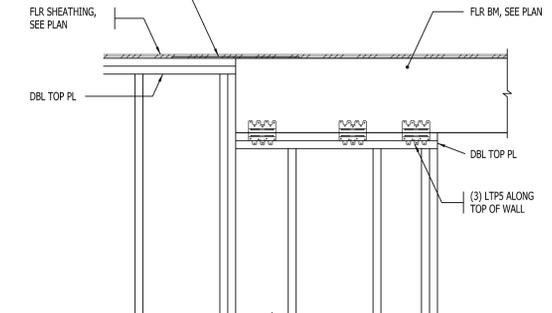
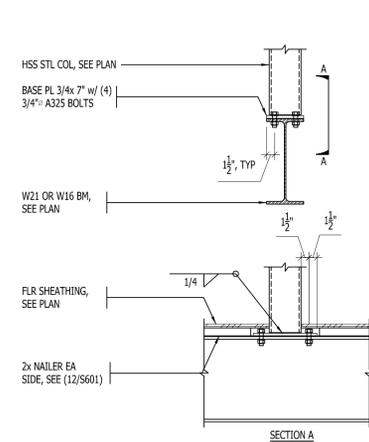
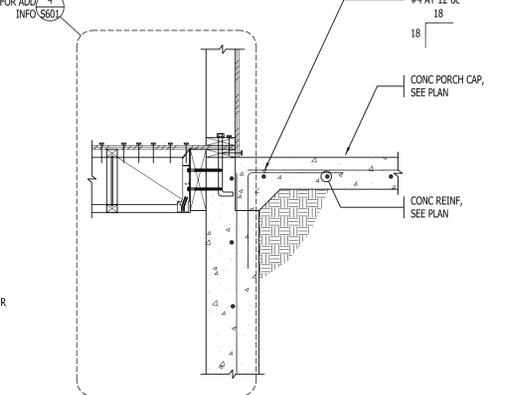
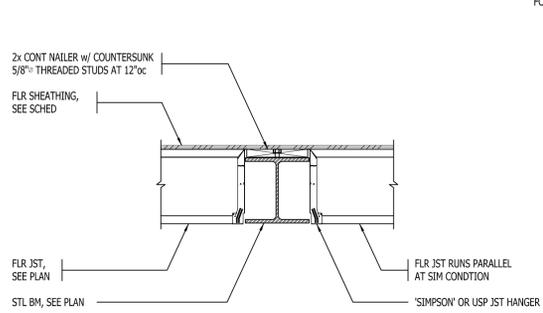
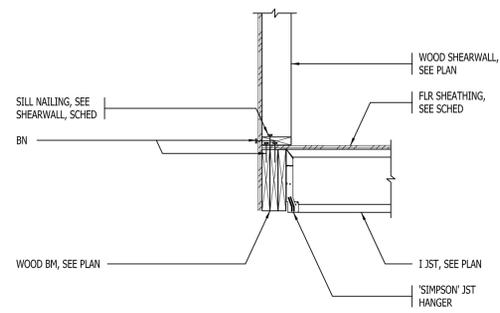
NO SCALE

9 TYPICAL INTERIOR BEARING WALL

NO SCALE

10 SECTION AT STAIRS

NO SCALE



11 TYPICAL FLOOR JOIST AT FLUSH BEAM

NO SCALE

12 TYPICAL FRAMING TO STEEL BEAM

NO SCALE

13 CONCRETE PORCH CAP

NO SCALE

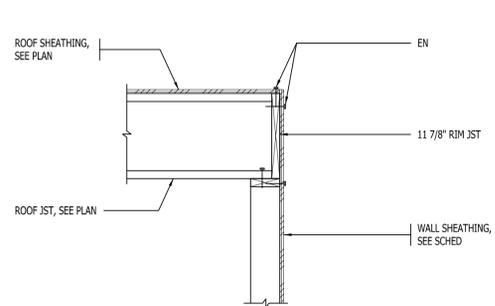
14 STEEL COLUMN SUPPORT

NO SCALE

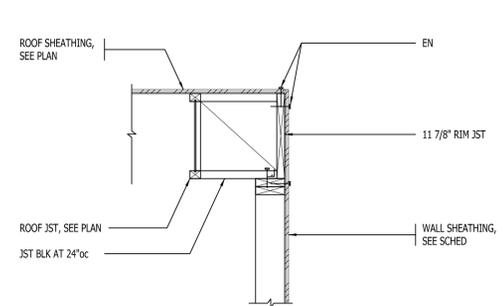
15 CANTILEVER BEAM CONNECTION

NO SCALE

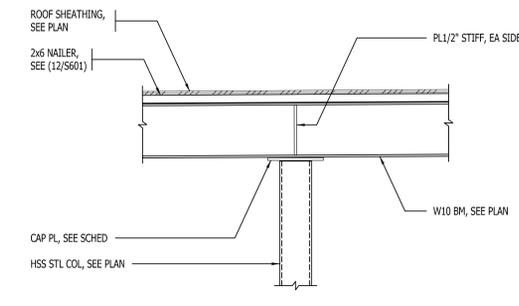
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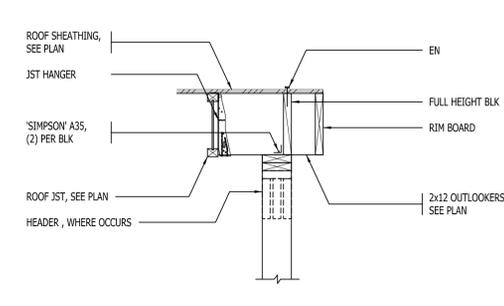
1 ROOF FRAMING NO SCALE



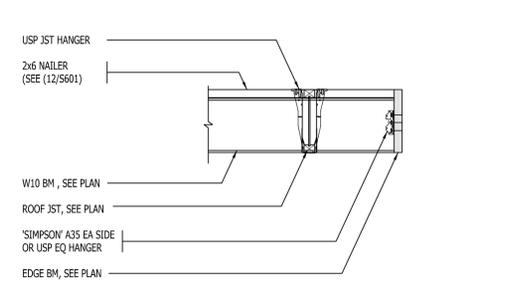
2 ROOF FRAMING NO SCALE



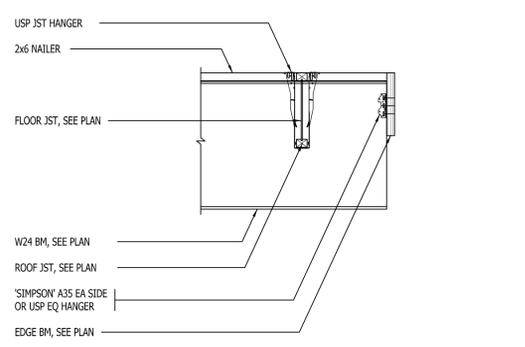
3 BEAM CANTILEVER NO SCALE



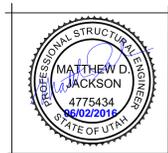
4 OUTLOOKER DETAIL NO SCALE



5 EDGE BEAM CONNECTION NO SCALE



6 EDGE BEAM FRAMING NO SCALE



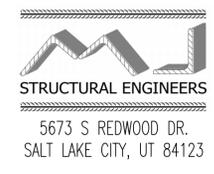
01 JUNE 2016

NO.	REVISIONS

THE ABOVE DIMENSIONS AND SPECIFICATIONS AND THE REAL DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL BE GOVERNED BY THE PERMITS AND REGULATIONS OF THE STATE OF UTAH. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THIS PROJECT ONLY. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY OTHER PROFESSIONALS OR FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT.

A NEW DESIGN FOR :
LOT 37 POWDER MOUNTAIN
 LOT 37 POWDER MOUNTAIN
 WEBER COUNTY, UT

UP WALLZ
 DESIGN INC.
 1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708



S701