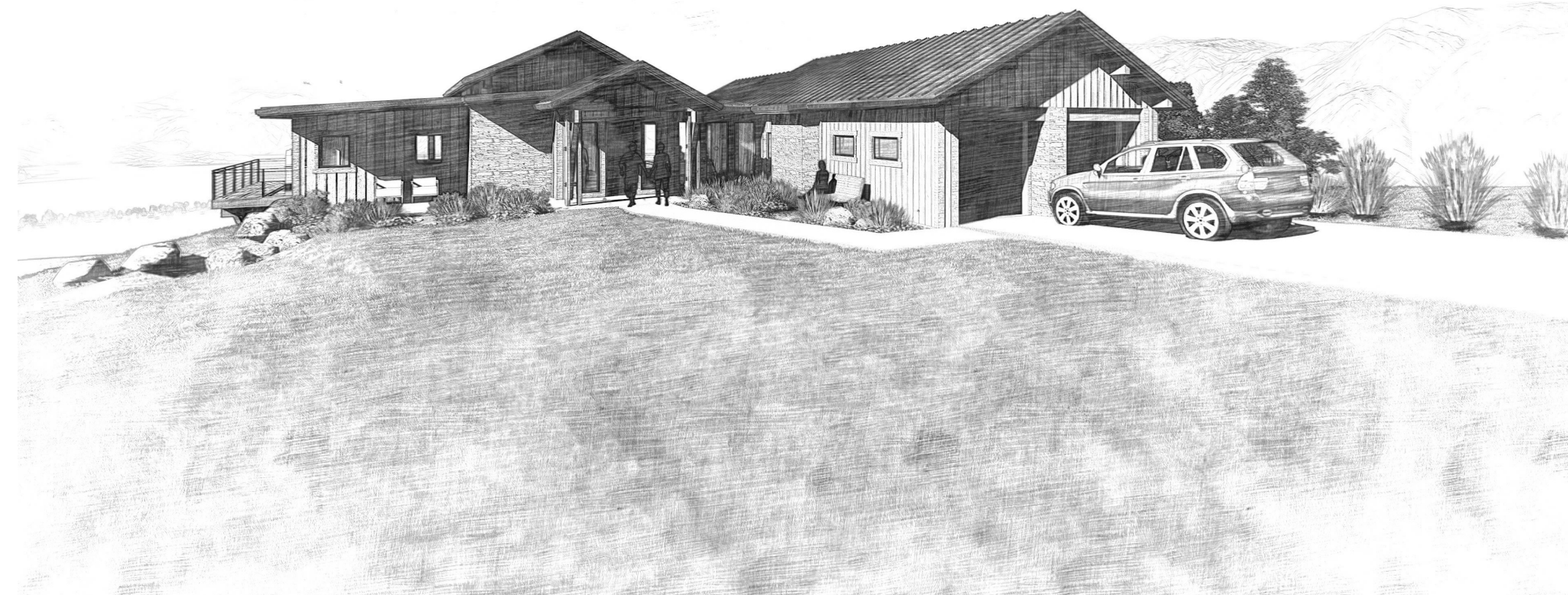


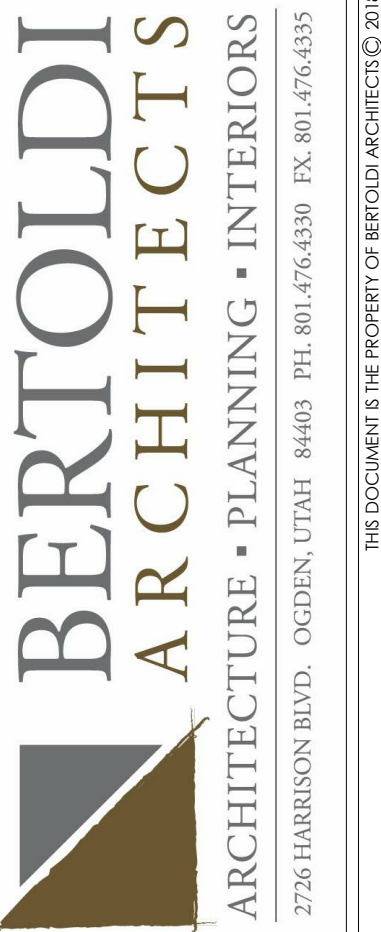
METCALF RESIDENCE

4061 NORTH MOUNTAIN RIDGE DRIVE
EDEN, UT 84310
PARCEL #223310015



GENERAL NOTES

- ALL WORK TO BE DONE SHALL BE IN COMPLIANCE WITH THE 2015 IRC. GENERAL CONTRACTORS SHALL COMPLY WITH ALL LOCAL BUILDING CODES & ORDINANCES GOVERNING THIS WORK.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS & DIMENSIONS PRIOR TO CONSTRUCTION & NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- GENERAL CONTRACTOR SHALL CLOSELY COORDINATE ALL TRADES TO EXPEDITE CONSTRUCTION & ENFORCE THE HIGHEST QUALITY OF WORKMANSHIP OF THE INVOLVED TRADES.
- DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE THE DRAWINGS.
- ALL DIMENSIONS GIVEN ARE TO FACE OF STUD UNLESS OTHERWISE NOTED ON PLANS.
- MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF ALL MATERIALS & EQUIPMENT SHALL BE FOLLOWED.
- SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL PORTIONS OF THE WORK INCLUDING DRAWINGS, SPECIFICATIONS & ADDENDUMS.
- SUB-CONTRACTORS SHALL NOT PREPARE BIDS FROM PARTIAL SETS OF DRAWINGS.
- CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS & SPECIFICATIONS FOR CLARIFICATION; OTHERWISE THE CONTRACTOR SHALL ASSUME THE MOST RESTRICTIVE AND/OR COSTLY ALTERNATIVE.
- CONTRACTOR TO COORDINATE ALL WORK WITH OWNER'S VENDORS. SUB-CONTRACTORS ARE TO BE FAMILIAR WITH ALL PORTIONS OF THE WORK. IT IS TO BE NOTED THAT SUB-CONTRACTORS WORK IS NOT LIMITED TO SPECIFIC SHEETS & THAT ALL OF THE DRAWINGS MAY BE PART OF THEIR SCOPE OF WORK AND/OR COORDINATION.
- SECURE ALL REQUIRED PERMITS & APPROVALS PRIOR TO ANY CONSTRUCTION.
- CONTRACTOR TO PROVIDE TRASH DUMPSTER, PORTABLE TOILET & CONCRETE WASHOUT ON SITE.
- CONTRACTOR TO COORDINATE & FOLLOW REQUIREMENTS OF SUBMITTED SWPPP.
- CONTRACTOR TO BECOME FAMILIAR WITH & FOLLOW THE PROJECT SPECIFIC C&R, AND/OR GUIDELINES FOR DESIGN & CONSTRUCTION.
- CONTRACTOR SHALL REVIEW & FOLLOW ALL REQUIREMENTS OF ANY GEOTECHNICAL OR GEOLOGIC STUDY FOR THE PROJECT. CONTRACTOR TO CONSULT WITH GEOTECHNICAL ENGINEER DURING EXCAVATION TO VERIFY SOIL CONDITIONS MEET DESIGN REQUIREMENTS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.



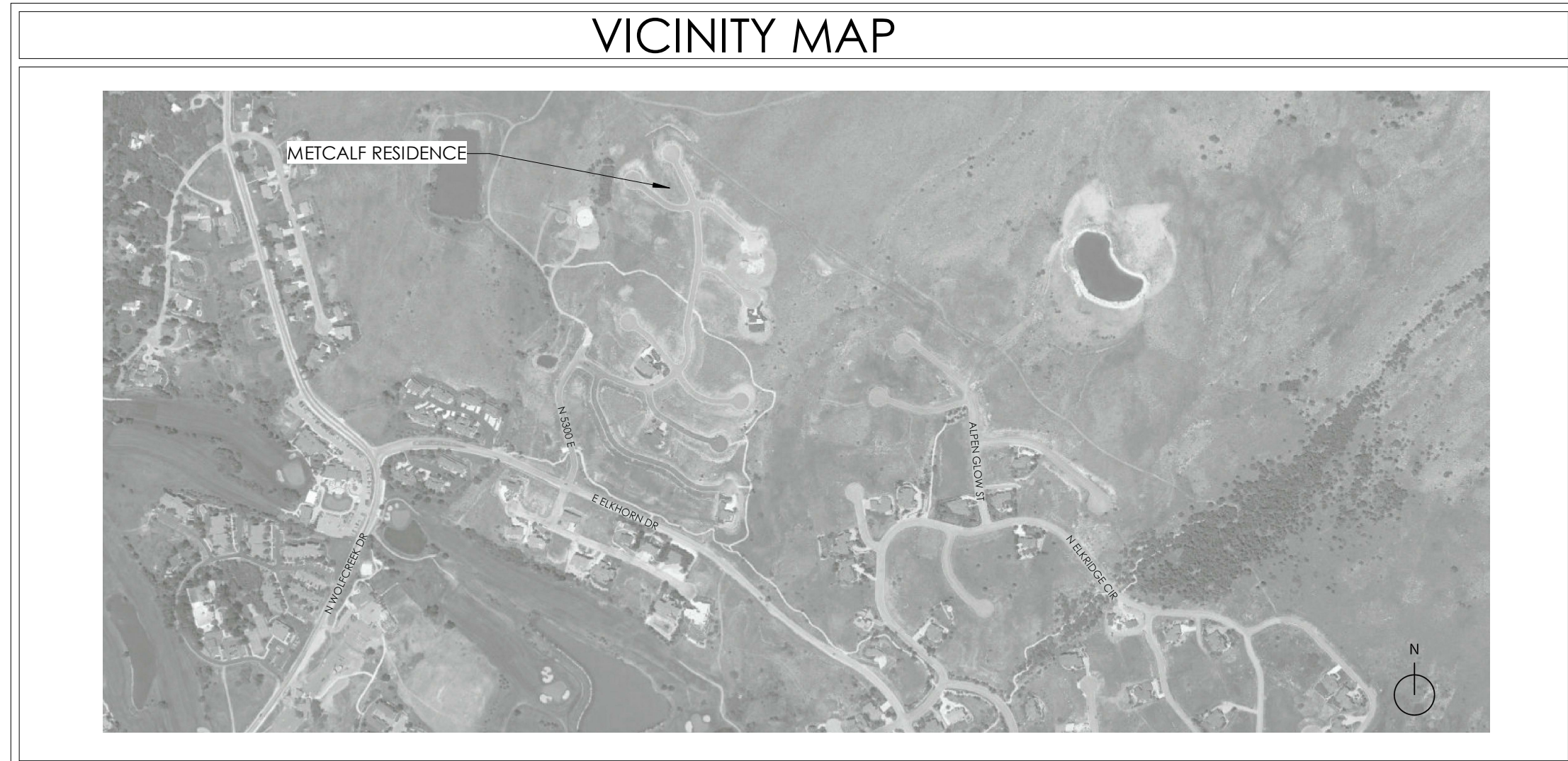
METCALF RESIDENCE
4061 NORTH MOUNTAIN RIDGE DRIVE
EDEN, UT 84310
PARCEL #223310015

CODE SUMMARY	
ZONE:	RE-20
HOMESITE NUMBER:	44
TOTAL SQUARE FOOTAGE OF LIVING SPACE:	
MAIN FLOOR, LIVING SPACE	1914 SQ. FT.
LOWER FLOOR, LIVING SPACE	1985 SQ. FT.
TOTAL GARAGE	3899 SQ. FT. 575 SQ. FT.
BUILDING HEIGHT:	
ALLOWABLE:	30'-0" TO CENTER OF ROOF SLOPE TO EXISTING GRADE (MAX)
ACTUAL:	28'-4" ABOVE FINAL GRADE
APPLICABLE CODES:	
INTERNATIONAL RESIDENTIAL CODE	2015
INTERNATIONAL PLUMBING CODE	2015
INTERNATIONAL ENERGY CONS. CODE	2015
NATIONAL ELECTRIC CODE	2014
SPRINKLER SYSTEM:	YES, 13D
FIRE PROTECTION:	
PROVIDE NFPA TYPE 13D FIRE PROTECTION SYSTEM THROUGHOUT STRUCTURE. ALL HEADS ARE TO BE CONCEALED TYPE AND COVERS ARE TO BE PAINTED TO MATCH ADJACENT SURFACE. LOCATION OF ALL HEADS ARE TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.	
DEFERRED SUBMITTALS:	
1. CONTRACTOR TO PROVIDE FIRE SPRINKLER SUBMITTAL FOR COUNTY APPROVAL AS A DEFERRED SUBMITTAL	
2. PROVIDE GAS APPLIANCE & FIREPLACE MANUFACTURE PRODUCT DATA PRIOR TO 4 WAY INSPECTION	

PROJECT DIRECTORY	
OWNER:	JOHN & GALYN METCALF
ARCHITECT:	BERTOLDI ARCHITECTS 2726 HARRISON BLVD. OGDEN, UTAH 84403 801.476.4330
LANDSCAPE ARCHITECT:	LANGVARDT DESIGN GROUP 1525 WESTMORELAND DR. SALT LAKE CITY, UTAH 84105 801.583.1295
STRUCTURAL ENGINEER:	LEI ENGINEERS AND SURVEYORS 3302 NORTH MAIN STREET SPANISH FORK UTAH, 84660 801.383.1295
CONTRACTOR:	LEWIS HOMES INC. 4920 EAST 2550 NORTH EDEN, UT 84310 801.745.0203

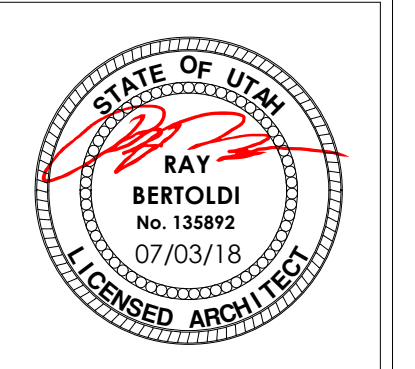
STANDARD ABBREVIATIONS			
#	NUMBER	MECH.	MECHANICAL
@	ABOVE FINISHED FLOOR	MFR.	MANUFACTURER
A.F.F.	ALUMINUM	MIN.	MINIMUM
APPROX.	APPROXIMATELY	MISC.	MISCELLANEOUS
ARCH.	ARCHITECT/ARCHITECTURAL	MTL.	METAL
BLDG.	BUILDING	N.I.C.	NOT IN CONTRACT
B.O.	BOTTOM OF	O.C.	ON CENTER
C.M.U.	CONCRETE MASONARY UNIT	O.H.	OVERHEAD
COL.	COLUMN	OPP.	OPPOSITE
CONC.	CONCRETE	PNT.	PAINT
CONST.	CONSTRUCTION	PRE-FIN.	PRE-FINISHED
CONT.	CONTINUOUS	PROJ.	PROJECT
COORD.	COORDINATE	QTY.	QUANTITY
DET.	DETAIL	REQ.	REQUIRED
DIA.	DIAMETER	RM.	ROOM
DWGS.	DRAWINGS	SCHED.	SCHEDULE
ELECT.	ELECTRICAL	SHT.	SHEET
EQ.	EQUAL	SIM.	SIMILAR
EXIST.	EXISTING	SPEC.	SPECIFICATIONS
EXT.	EXTERIOR	STRUCT.	STRUCTURAL
FDN.	FOUNDATION	S.F.	SQUARE FEET
F.F.	FINISH FLOOR	SQ. FT.	SQUARE FEET
F.V.	FIELD VERIFY	T.O.	TOP OF
GWB.	GYPSUM WALL BOARD	T.O.F.	TOP OF FOOTING
H.M.	HOLLOW METAL	T.O.S.	TOP OF SLAB
HT.	HEIGHT	T.O.W.	TOP OF WALL
HVAC	HEATING/VENTILATION/AIR CONDITIONING	TYP.	TYPICAL
INSUL.	INSULATE	TFM	THERMOFUSED MELAMINE
INT.	INTERIOR	U.N.O.	UNLESS NOTED OTHERWISE
IBC	INTERNATIONAL BUILDING CODE	VCT	VINYL COMPOSITION TILE
LT. WT.	LIGHT WEIGHT	VEST.	VESTIBULE
MAINT.	MAINTENANCE	W/	WITH
MAX.	MAXIMUM	WD	WOOD
MAT.	MATERIAL		

SHEET INDEX	
SHEET #	SHEET NAME
GENERAL	
AG-001	COVER SHEET
CIVIL	
S1-1	TOPOGRAPHIC SURVEY
LANDSCAPING	
L1.0	HARDSCAPE PLAN
L1.1	HARDSCAPE DETAILS
L1.2	GRADING PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE DETAILS
ARCHITECTURE	
AE-100	FOOTING & FOUNDATION DIMENSIONAL PLAN
AE-101	LOWER FLOOR PLAN
AE-102	MAIN FLOOR PLAN
AE-110	ENLARGED STAIR PLANS, SECTIONS, & DETAILS
AE-120	LOWER & MAIN FLOOR POWER PLANS
AE-130	LOWER FLOOR & MAIN FLOOR HVAC PLANS
AE-140	LOWER & MAIN FLOOR LIGHTING & REFLECTED CEILING PLAN
AE-150	ROOF PLAN
AE-200	EXTERIOR ELEVATIONS
AE-300	BUILDING SECTIONS
AE-301	BUILDING SECTIONS
AE-311	WALL SECTIONS
AE-601	OPENING PLANS & ELEVATIONS
AE-602	DOOR TYPES, GLAZING & DETAILS
ARCHITECTURE FINISH	
AI-101	MAIN FLOOR FINISH PLAN
AI-102	LOWER LEVEL FINISH PLAN
AI-401	ENLARGED FINISH PLANS/ELEVATIONS
AI-402	ENLARGED FINISH PLANS/ELEVATIONS
AI-403	ENLARGED FINISH PLANS/ELEVATIONS
STRUCTURAL	
S1.0	FOOTING AND FOUNDATION PLAN
S2.1	BASEMENT FLOOR SHEAR PLAN
S2.2	MAIN FLOOR SHEAR WALL PLAN
S3.0	MAIN FLOOR FRAMING PLAN
S3.1	ROOF FRAMING PLAN
SD.0	STRUCTURAL NOTES
SD.1	STRUCTURAL DETAILS
SD.2	STRUCTURAL DETAILS



STANDARD SYMBOLS			
ELEVATION MARKER	NAME ELEVATION	DETAIL MARKER	1 A101
EXTERIOR ELEVATION	A101	CEILING MARKER	11 1'-0" AFF
ROOM MARKER	Room name 101	DOOR MARKER	101
INTERIOR ELEVATION	1 Ref A101 1 Ref	WINDOW MARKER	11
SECTION MARKER	1 A101	WALL TYPE MARKER	1A
		KEYNOTE MARKER	?

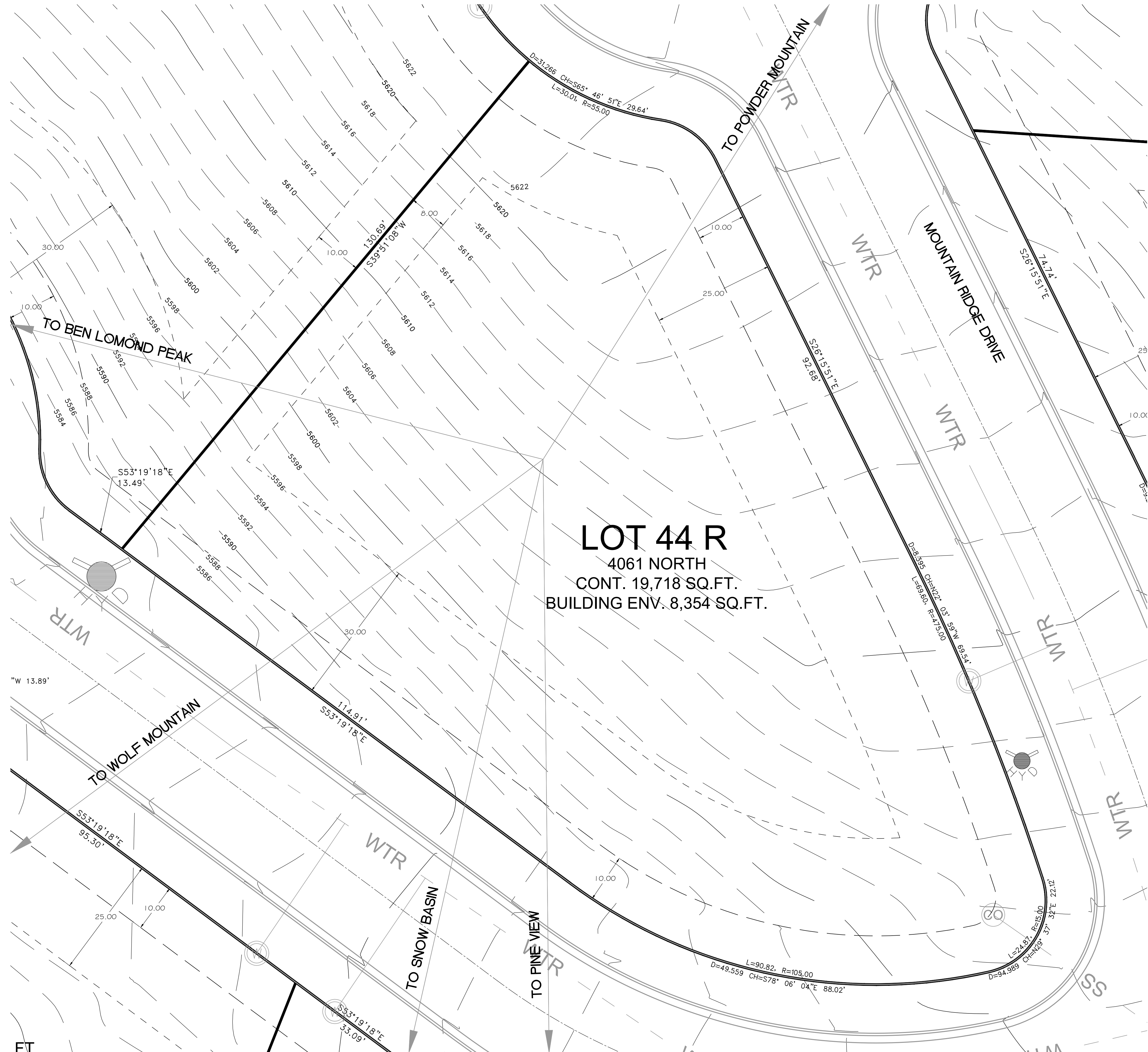
DEFERRED SUBMITTAL	
DEFERRED SUBMITTALS ARE TO BE PROVIDED AT 4-WAY INSPECTION FOR THE FOLLOWING ITEMS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION:	
1.	GAS FIREPLACE. PROVIDE LISTING AND MANUFACTURER'S INSTALLATION INSTRUCTIONS PER IRC 1004.1. FIREPLACE IS TO BE DIRECT VENT.
2.	ALL FUEL BURNING APPLIANCES. FOR SINGLE DUCT COMBUSTION AIR SPECIFY MIN. DUCT SIZE OF 1 SQ. IN. PER 3000 BTU/HR INPUT. REFER TO IRC, G2407.6.2 PC2.
3.	GAS FIRED WATER HEATERS.
4.	GAS FIRED BOILERS
5.	FIRE SPRINKLER SYSTEM LAYOUT



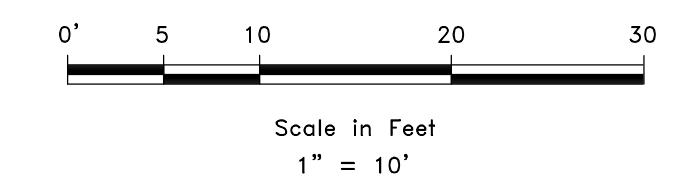
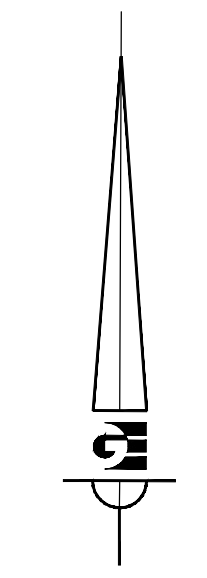
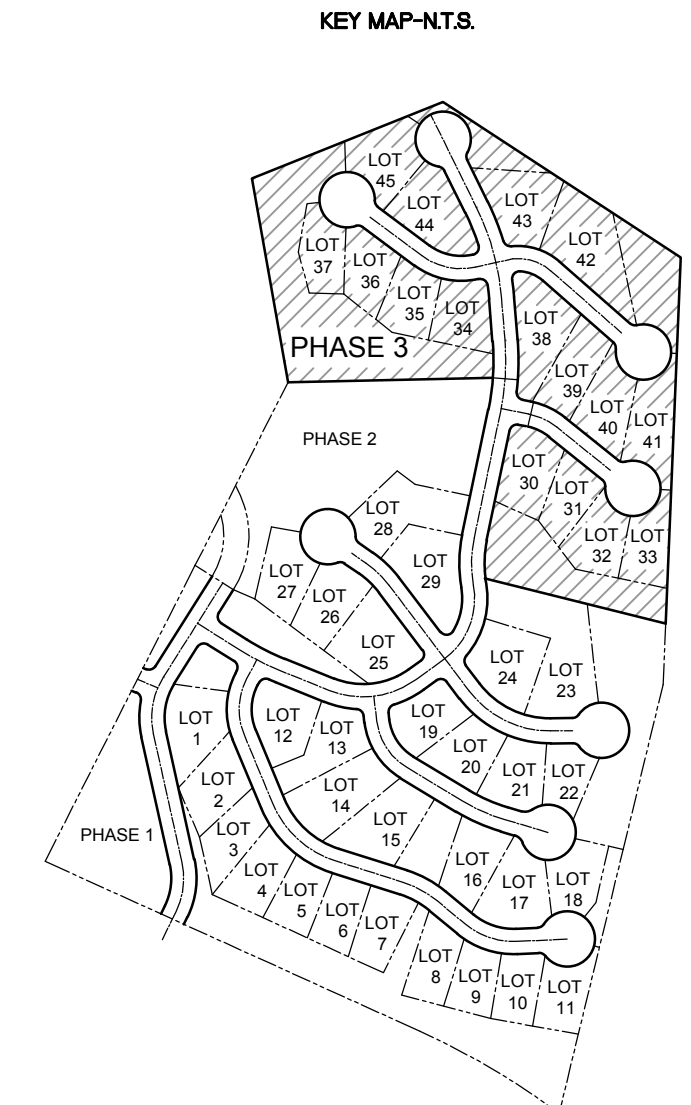
REV.	DATE
PROJECT #	1801
DATE:	07/03/18
TITLE:	COVER SHEET

SHEET:
AG-001

THE RETREAT AT WOLF CREEK
LOT 44 R
 4061 NORTH MOUNTAIN RIDGE DRIVE
 CONTAINING 19,718 SQ. FT.
 BUILDING ENVELOPE 8,354 SQ. FT.



LOT 44 R
 4061 NORTH
 CONT. 19,718 SQ.FT.
 BUILDING ENV. 8,354 SQ.FT.



- .FT.**
- (R) EXISTING SECONDARY WATER STUB
 - (WM) EXISTING WATER METER
 - (CS) EXISTING SEWER STUB
 - (S) EXISTING SEWER MANHOLE
 - 10' CONTOUR
 - 2' CONTOUR
 - LOT LINE
 - EASEMENT LINE
 - SETBACK LINE
 - EXISTING CURB AND GUTTER
 - PLATTED EASEMENT

REVISIONS	DATE	DESCRIPTION

SCALE	1" = 10'
DATE	2/4/15
DESIGN	---
DRAWN	SGP
CHECKED	KHW

AS BUILT TOPOGRAPHY FOR
 LEWIS HOMES
 THE RETREAT AT WOLF CREEK
 PHASE 3, LOT 44 R

GARDNER ENGINEERING
 CIVIL • LAND PLANNING
 MUNICIPAL • LAND SURVEYING

S1
 1

DWG: R:\1201 - LEWIS HOMES\1201 - THE RETREAT\PHASE 1 AS BUILT\PHASE 2&3 AS BUILT.DWG



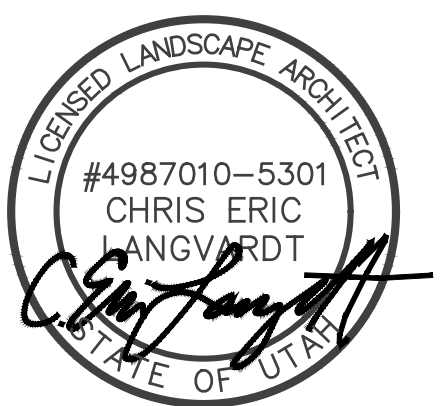
CONSTRUCTION KEY NOTES:

- 1 CONCRETE - BRUSHED FINISH - , SAW CUT JOINTS
SEE DETAIL 1, SHEET L1.1
- 2 STACKED STONE BOULDER WALL
SEE DETAIL 2, SHEET L1.1
- 3 EROSION CONTROL SILT FENCE
SEE DETAIL 3, SHEET L1.1
- 4 POP UP WATER RELIEF VALVE - SEE DETAIL 4, SHEET L1.1
USE AS REQUIRED FOR FIELD CONDITIONS.
- 5 DRAINAGE BASIN BOX
SEE DETAIL 5, SHEET L1.1

THE RETREAT @ WOLF CREEK

METCALF RESIDENCE - LOT 44 R

4061 NORTH MOUNTAIN RIDGE DRIVE
EDEN, UT



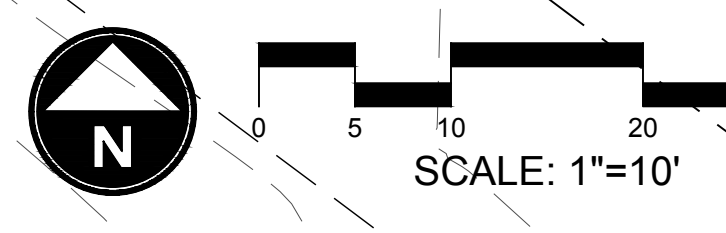
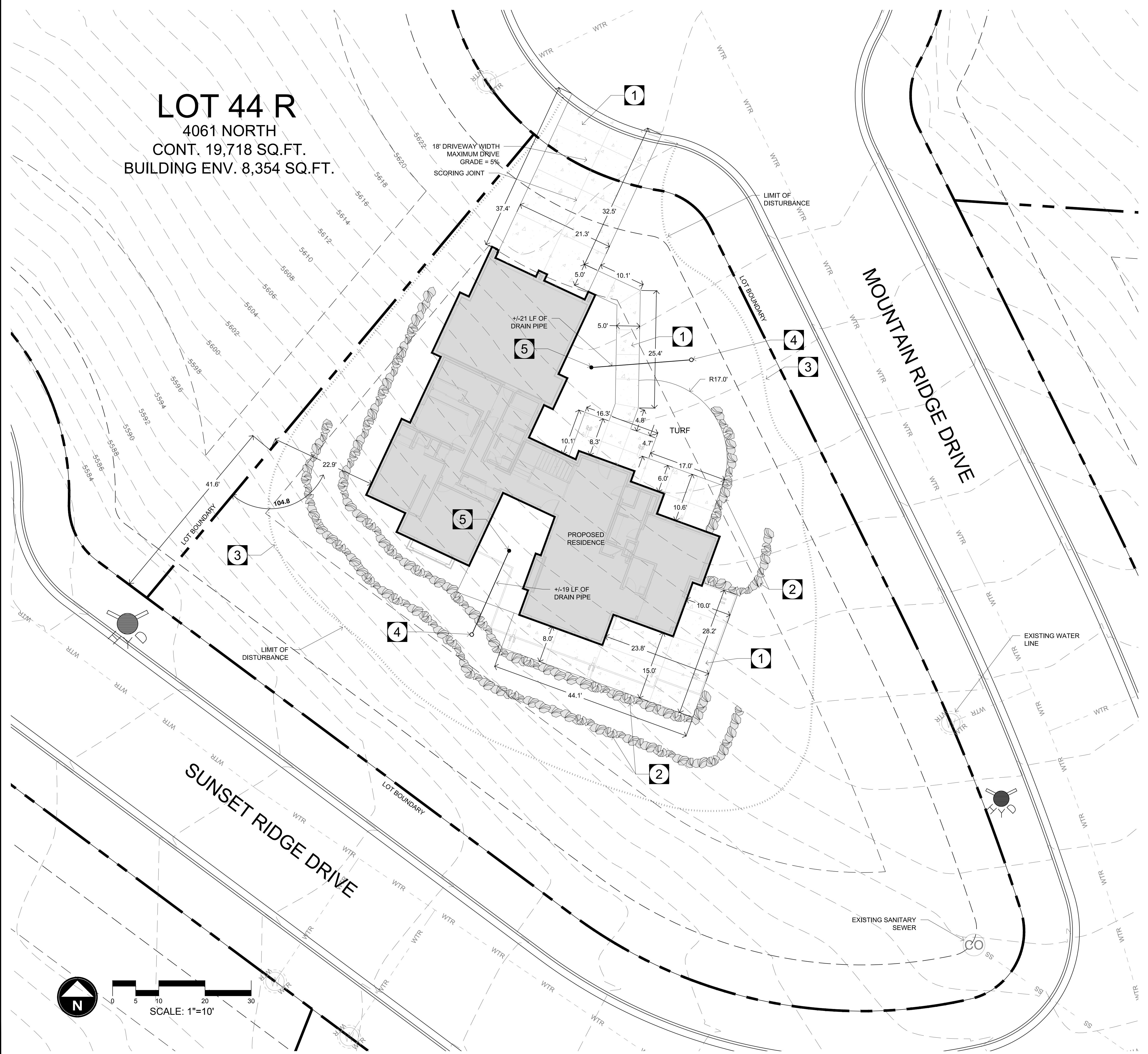
DATE:	JUNE 2018
PROJECT:	000.0000.25
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	

SHEET TITLE:
HARDSCAPE
PLAN

SHEET NUMBER:

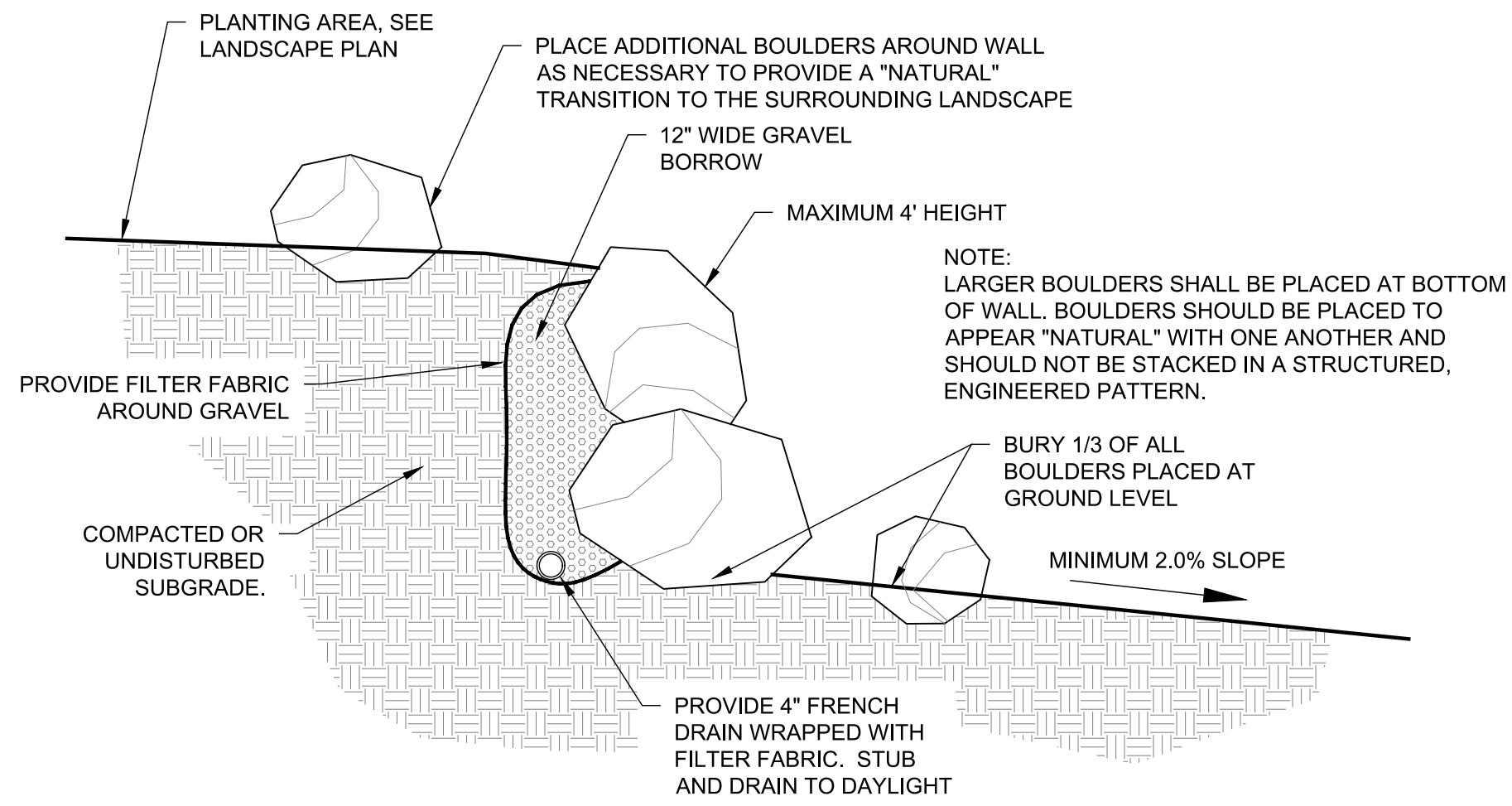
L1.0

LOT 44 R
4061 NORTH
CONT. 19,718 SQ.FT.
BUILDING ENV. 8,354 SQ.FT.

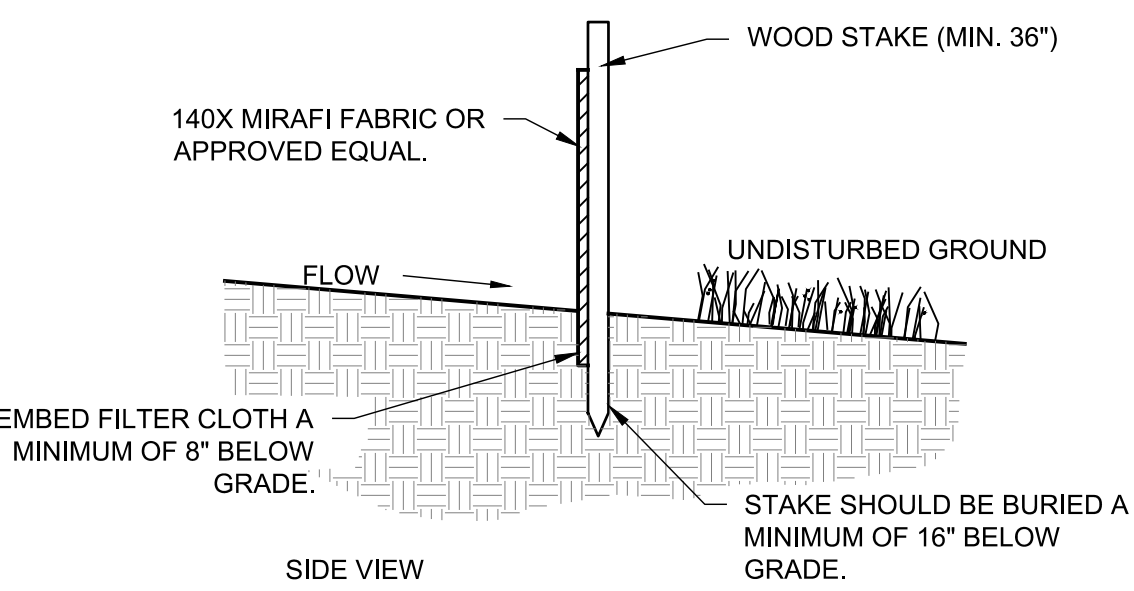
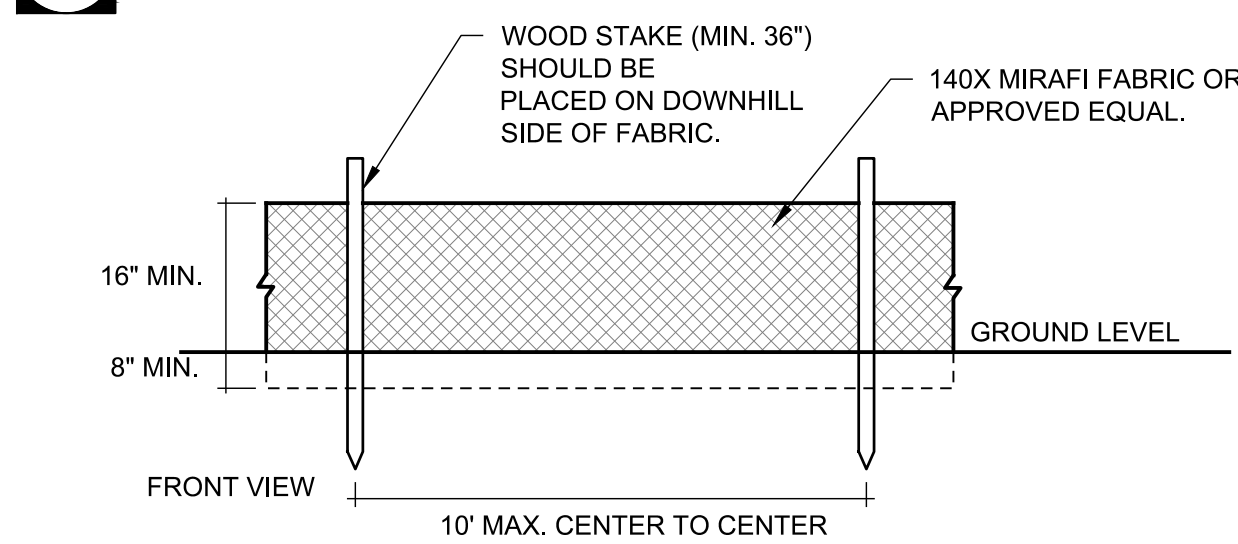


GRADING AND EROSION CONTROL NOTES

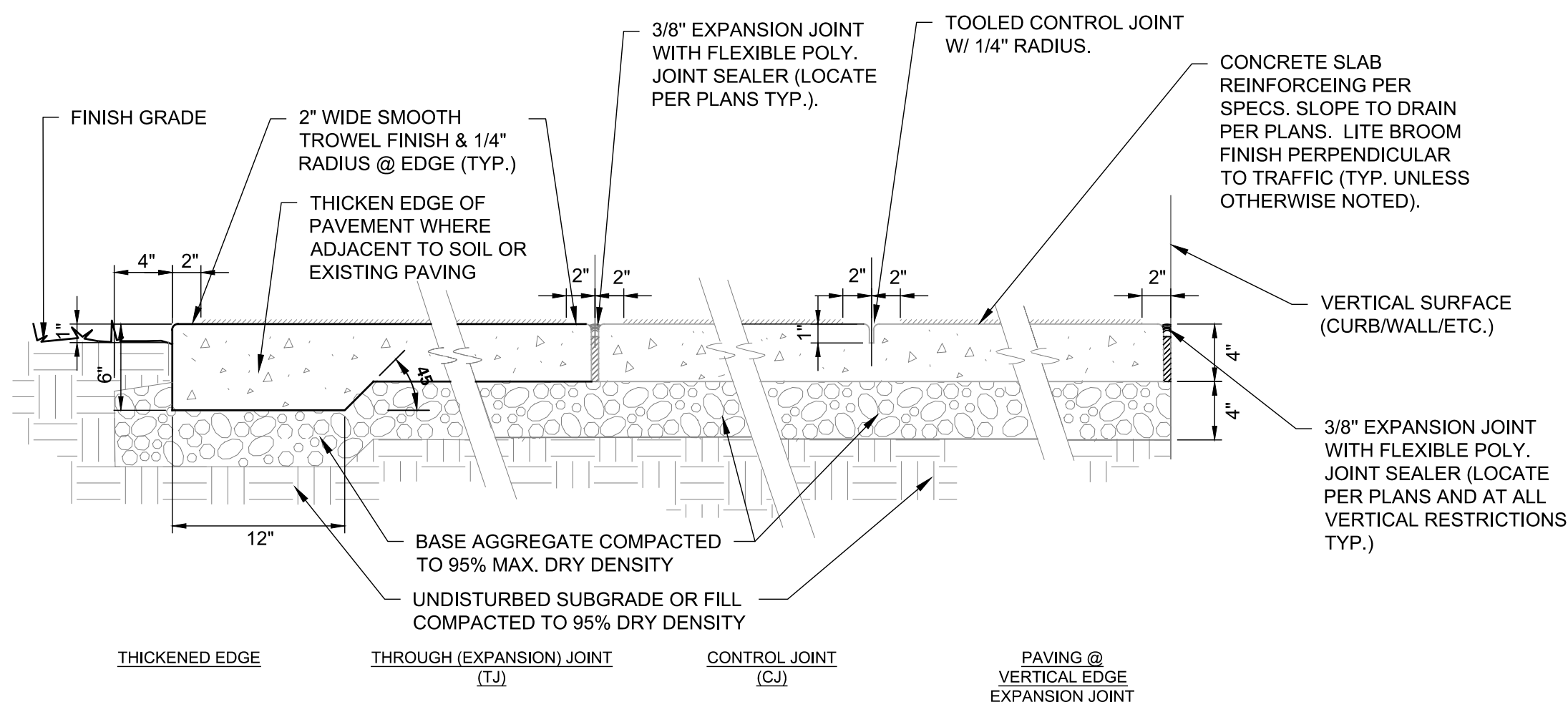
1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES WHICH COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS WHICH RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.
2. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE BOUNDARY SHALL BE FLAGGED ON SITE AND APPROVED BY COUNTY REPRESENTATIVE AND THE ENGINEER. UNDER NO CIRCUMSTANCES SHALL SITE DISTURBANCE OCCUR OUTSIDE THE DESIGNATED AREAS AT ANY TIME DURING CONSTRUCTION.
3. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION, SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPE.
4. ALL PUBLIC ROADWAYS MUST BE CLEARED DAILY OF ALL DIRT, MUD AND DEBRIS DEPOSITED ON THEM AS A RESULT OF THE GRADING OPERATION AND PERFORMED TO THE SATISFACTION OF THE COUNTY ENGINEER.
5. DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO ALL UNSURFACED AREAS WITHIN THE FLAGGED LIMITS OF DISTURBANCE, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.
6. A SWALE SEDIMENT TRAP FOR ALL DRAINAGEWAYS INTERCEPTED BY PROPOSED ROAD CONSTRUCTION WILL BE FORMED. TRAPS WILL BE PLACED IN SURFACE DRAIN DITCHES JUST BEFORE THE RUNOFF WATER LEAVES THE PROPERTY, ENTERS A WATERCOURSE OR IMMEDIATELY PRECEDING DITCH INLETS OR STABILIZED OUTLETS.
7. GRADING ADJACENT TO ALL STRUCTURES SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'. ALL PATIOS SHALL HAVE A MINIMUM OF 2% SLOPE AWAY FROM THE STRUCTURE.
8. FOUNDATION WALLS SHALL EXTEND A MINIMUM OF 6" ABOVE ALL ADJACENT FINISHED GRADES.
9. THE SITE SHALL BE GRADED TO DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW BALES.
10. SILT FENCE SHALL BE INSTALLED AT THE TOE OF ALL DOWNHILL SLOPES IN THE CONSTRUCTION AREAS. NO GRUBBED AREA SHALL BE WITHOUT SILT FENCE OR OTHER EROSION CONTROL DEVICE FOR LONGER THAN 48 HOURS. ALL SILT FENCE OR L.O.D. FENCING IS TO BE REPAIRED/REPLACED AS NECESSARY.
11. SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED (PREFERABLY UNDISTURBED) GROUND, INTO A WATER COURSE, OR (IN THE CASE OF A SMALL DRAINAGEWAY) LEFT TO PERCOLATE INTO THE GROUND.
12. ALL SEED MIX SHALL BE APPLIED AT A RATE SO THAT GERMINATION AND SUBSEQUENT COVERAGE REACHES 80 PERCENT IN A REPRESENTATIVE 10' BY 10' AREA. IF COVERAGE DOES NOT REACH 80 PERCENT, RESEEDING MUST OCCUR.
13. FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH UTAH STATE DIVISION OF AIR QUALITY STANDARDS.
14. ALL STACKED STONE BOULDER WALLS MUST BE UNDER 6'-0".
15. MINIMUM OF 3'-0" HORIZONTAL SEPARATION BETWEEN TIERED WALLS



2 BOULDER RETAINING WALL



3 EROSION CONTROL SILT FENCE DETAIL



1 CONCRETE PAVEMENT

SUBMIT CONCRETE COLOR TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.



- NOTES:
1. MANUFACTURER - RAINBIRD. MODEL DPUV4EHUB
 2. USE IF REQUIRED FOR FIELD DRAIN OR DOWN SPOUT OUTLET WITHIN LANDSCAPE AREAS.
 3. ATTACH TO 3" OR 4" TRIPLE WALL PIPE PER PLAN REQUIREMENTS.

4 POP UP WATER RELIEF VALVE



- NOTES:
1. MANUFACTURER - NDS. MODEL 9" X 9" CATCH BASIN 2- OPENING. PART #900
 2. ATTACH TO 3" OR 4" TRIPLE WALL PIPE PER PLAN REQUIREMENTS.

5 9" FIELD DRAIN



THE RETREAT @ WOLF CREEK

METCALF RESIDENCE - LOT 44 R

4061 NORTH MOUNTAIN RIDGE DRIVE
EDEN, UT



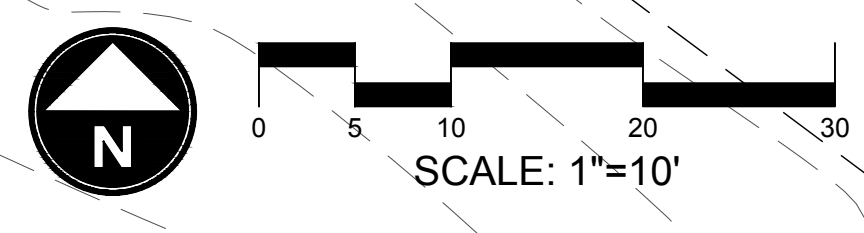
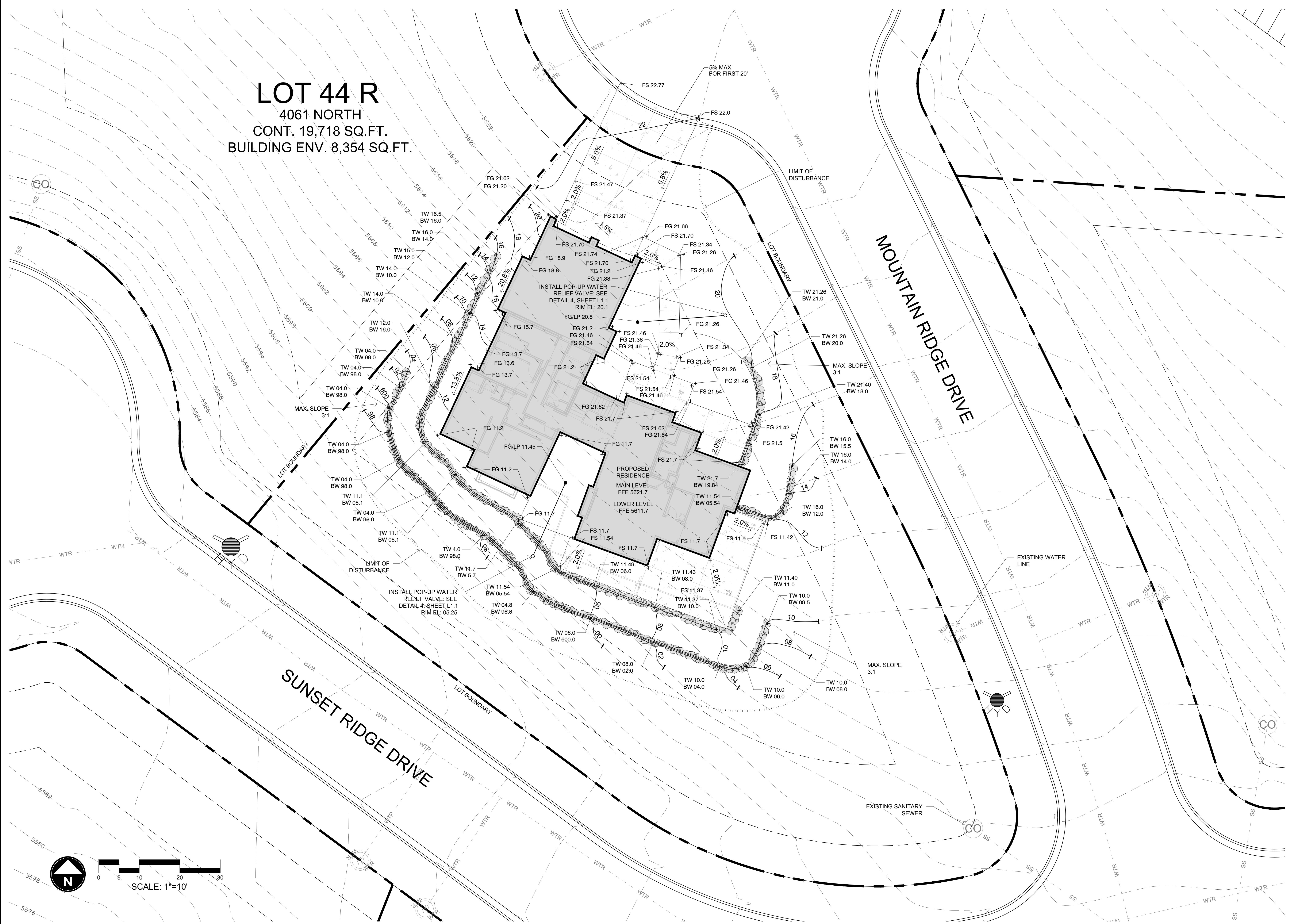
DATE:	JUNE 2018
PROJECT:	000.0000.25
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	

SHEET TITLE:
**HARDSCAPE
DETAILS**

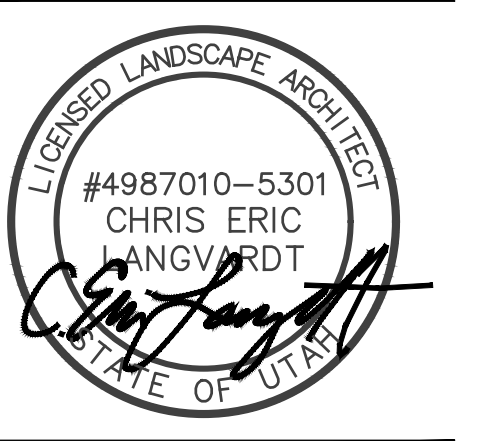
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L1.1

LOT 44 R
 4061 NORTH
 CONT. 19,718 SQ.FT.
 BUILDING ENV. 8,354 SQ.FT.



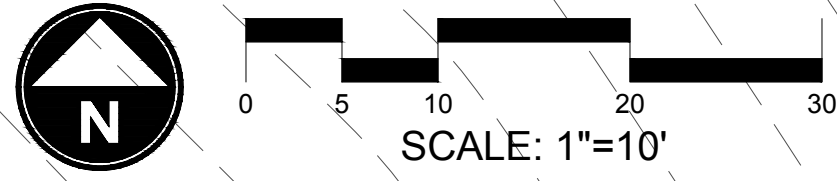
THE RETREAT @ WOLF CREEK
 METCALF RESIDENCE - LOT 44 R
 4061 NORTH MOUNTAIN RIDGE DRIVE
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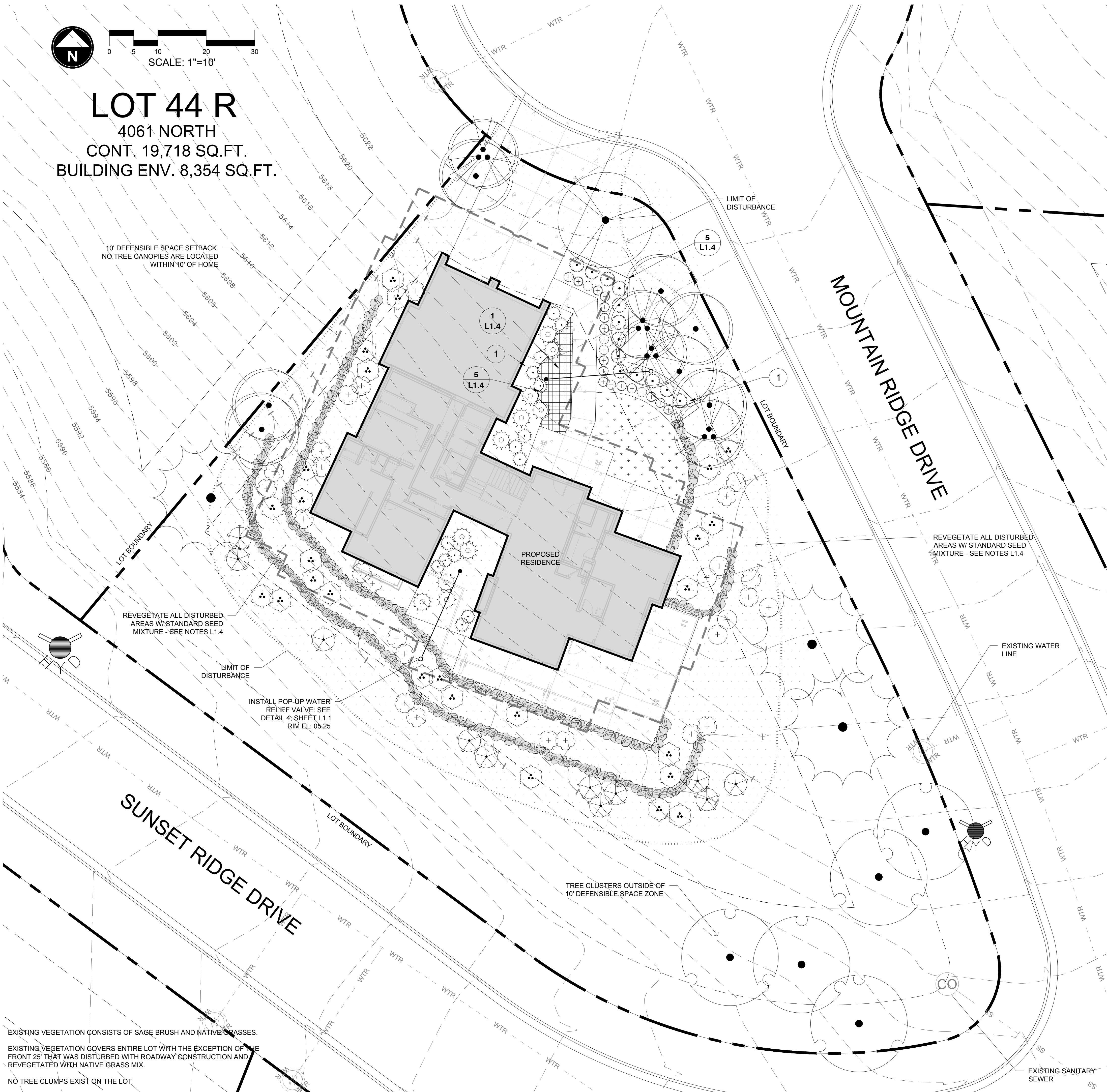
SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
L1.2



LOT 44 R
 4061 NORTH
 CONT. 19,718 SQ.FT.
 BUILDING ENV. 8,354 SQ.FT.

10' DEFENSIBLE SPACE SETBACK.
 NO TREE CANOPIES ARE LOCATED
 WITHIN 10' OF HOME



PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	<i>Acer glabrum</i>	Rocky Mountain Maple	2" Cal.	5
	<i>Populus tremuloides</i>	Quaking Aspen	14' Clump	4
	<i>Populus tremuloides</i>	Quaking Aspen	2" Cal.	7
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	<i>Picea pungens</i>	Colorado Spruce	Per Plan	3
ORNAMENTAL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	<i>Acer ginnala</i> 'Flame'	Flame Amur Maple	12' Clump	1
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	<i>Caragana arborescens</i>	Siberian Peashrub	5 gal.	11
	<i>Perovskia abrotanoides</i>	Russian Sage	1 gal.	14
	<i>Potentilla fruticosa</i> 'Jackmanii'	Jackman's Potentilla	5 gal.	5
	<i>Ribes alpinum</i>	Alpine Currant	5 gal.	22
	<i>Salix purpurea</i> 'Nana'	Dwarf Arctic Willow	5 gal.	26
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blue Grama	5 gal.	11
	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass	5 gal.	13
	<i>Festuca ovina glauca</i>	Blue Sheep Fescue	5 gal.	21
SOD/SEED	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	BioBlue Turf Grass or Equal	Bioglass	sod	305 sf
	Native Grass Mix See Notes		seed	6,667 sf

PERENNIALS

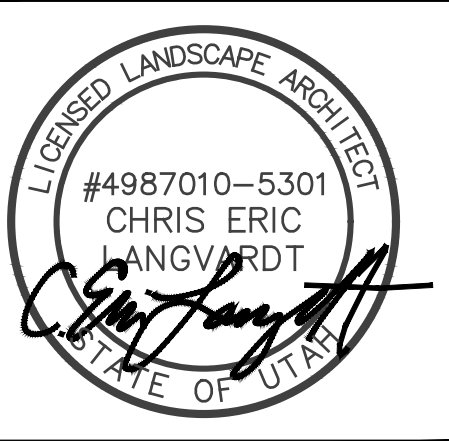
PERENNIALS MIX	QTY
<i>Achillea x 'Moonshine'</i> / Moonshine Yarrow	9
<i>Aquilegia x 'Swan Series'</i> / Swan Series Columbine	7
<i>Aster alpinus</i> / Alpine Aster	7
<i>Linum lewisii</i> / Lewis Flax	7
<i>Monarda didyma</i> 'Marshall's Delight' / Marshall's Delight Bee Balm	7
<i>Penstemon eatonii</i> / Firecracker Penstemon	7
TOTAL	113 sf

MISC. GROUNDCOVER

SYMBOL	DESCRIPTION	QTY
	Mulch Area	4.83 cy



THE RETREAT @ WOLF CREEK
 METCALF RESIDENCE - LOT 44 R
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SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L1.3

GENERAL LANDSCAPE NOTES

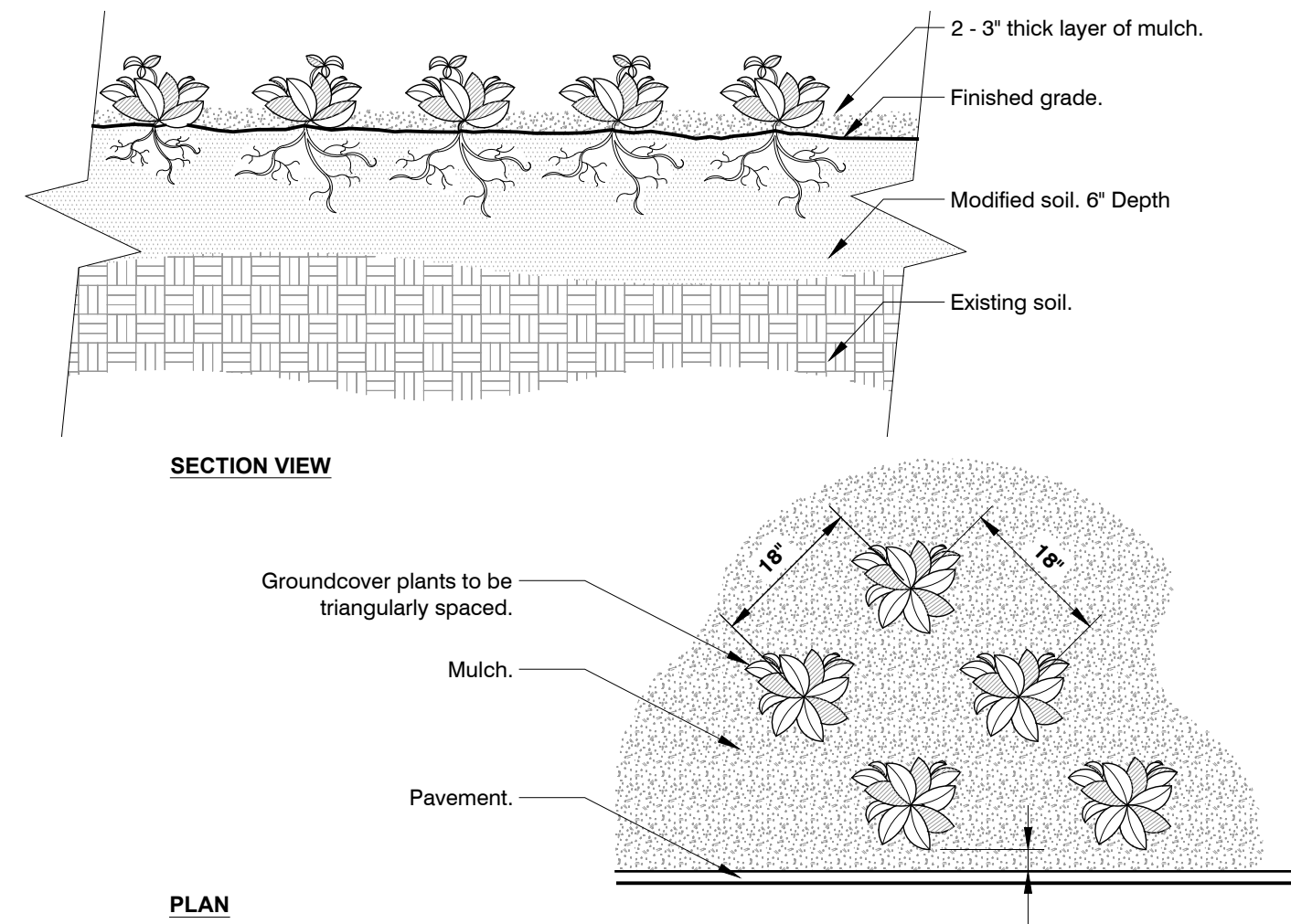
1. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING AND PROPOSED UTILITIES, AND ALL SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE PROJECT MANAGER AND ALL OTHER CONTRACTORS WORKING ON THE SITE.
2. THE FINISH GRADE OF ALL PLANTING AREAS SHALL BE SMOOTH, EVEN AND CONSISTENT, FREE OF ANY HUMPS, DEPRESSIONS OR OTHER GRADING IRREGULARITIES. THE FINISH GRADE OF ALL LANDSCAPE AREAS SHALL BE GRADED CONSISTENTLY 3/4" BELOW THE TOP OF ALL SURROUNDING WALKS, CURBS, ETC.
3. THE CONTRACTOR SHALL STAKE THE LOCATION OF ALL PLANTS FOR APPROVAL PRIOR TO PLANTING. TREES SHALL BE LOCATED EQUIDISTANT FROM ALL SURROUNDING PLANT MATERIAL. SHRUBS AND GROUND COVERS SHALL BE TRIANGULAR AND EQUALLY SPACED.
4. THE PLANT MATERIALS LIST IS PROVIDED AS AN INDICATION OF THE SPECIFIC REQUIREMENTS OF THE PLANTS SPECIFIED, WHEREVER IN CONFLICT WITH THE PLANTING PLAN, THE PLANTING PLAN SHALL GOVERN.
5. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT REQUIRED FOR THE PROPER COMPLETION OF ALL LANDSCAPE WORK AS SPECIFIED AND SHOWN ON THE DRAWINGS.
6. ALL PLANT MATERIALS SHALL BE APPROVED PRIOR TO PLANTING. THE OWNER/LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT ANY AND ALL PLANT MATERIAL NOT CONFORMING TO THE SPECIFICATIONS. THE OWNER/LANDSCAPE ARCHITECT'S DECISION WILL BE FINAL.
7. THE CONTRACTOR SHALL KEEP THE PREMISES, STORAGE AREAS AND PAVING AREAS NEAT AND ORDERLY AT ALL TIMES. REMOVE TRASH, SWEEP, CLEAN, HOSE, ETC. DAILY.
8. THE CONTRACTOR SHALL PLANT ALL PLANTS PER THE PLANTING DETAILS, STAKE/GUY AS SHOWN. TOP OF ROOT BALLS SHALL BE PLANTED FLUSH WITH FINISH GRADE.
9. THE CONTRACTOR SHALL NOT IMPEDE DRAINAGE IN ANY WAY. THE CONTRACTOR SHALL ALWAYS MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING, WALLS, ETC.
10. THE CONTRACTOR SHALL MAINTAIN ALL WORK UNTIL ALL WORK IS COMPLETE AND ACCEPTED BY THE OWNER. UPON COMPLETION OF LANDSCAPE WORK AN INSPECTION FOR ACCEPTANCE OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE OWNER/LANDSCAPE ARCHITECT FOR SCHEDULING OF INSPECTION AT LEAST SEVEN (7) DAYS IN ADVANCE.
11. THE CONTRACTOR SHALL MAINTAIN AND GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER. REPLACEMENT PLANTS SHALL BE GUARANTEED FOR AN ADDITIONAL 90 DAYS. MAINTENANCE SHALL INCLUDE MOWING, WEEDING, FERTILIZING, CLEANING, INSECTICIDES, HERBICIDES, ETC.
12. ALL DISTURBED AREAS ARE TO BE SEEDED WITH STANDARD SEED MIXTURE.

STANDARD SEED MIX

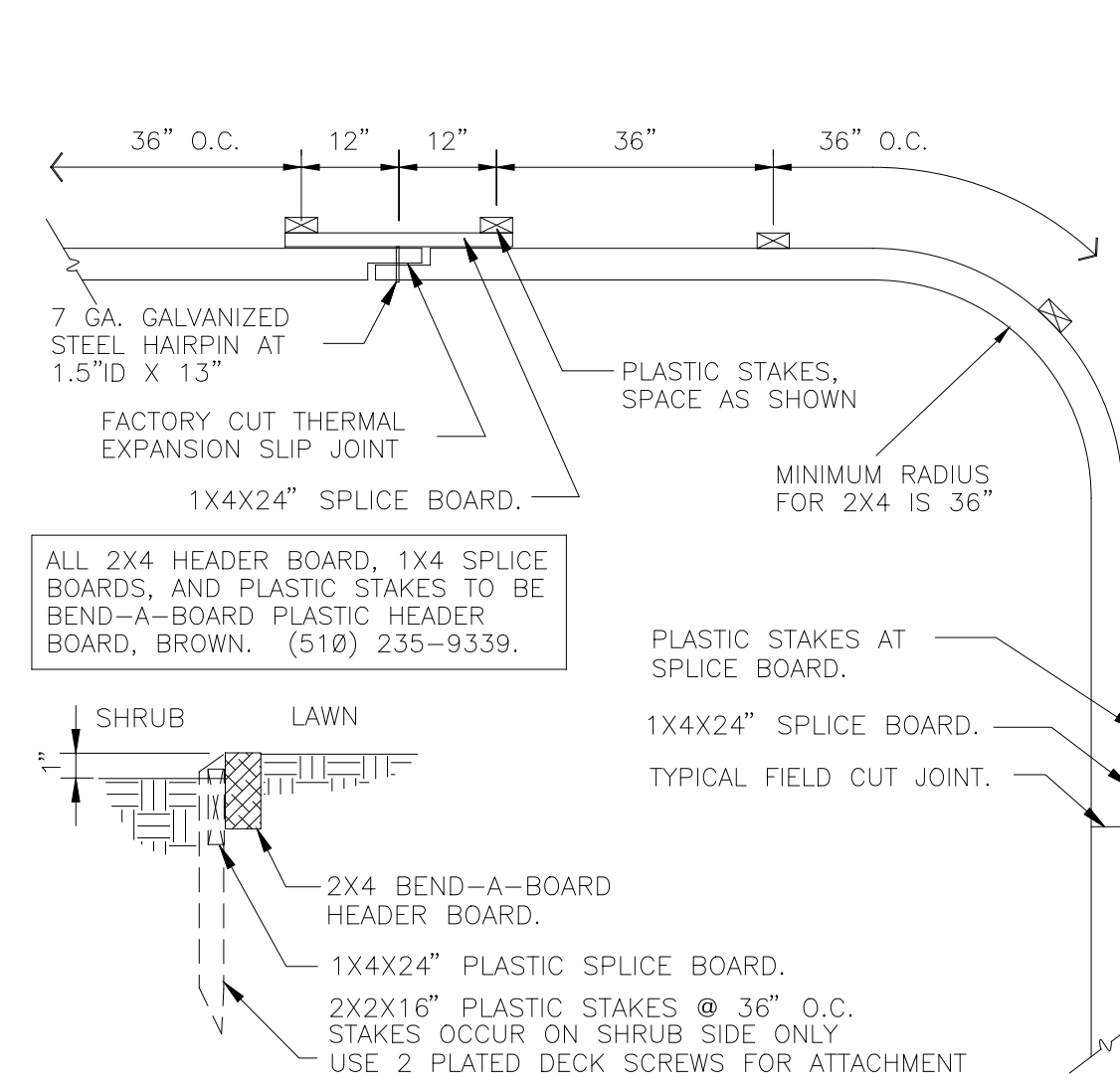
SPECIES	PLANTING RATE (PLS#/S/ACRE)
LOLIUM PERENNE	PERENNIAL RYEGRASS 8.75
ELYMUS TRACHYCAULUS	SLENDER WHEATGRASS 7.00
PSEUDOROEGNERIA SPICATA V. SECAR	BLUEBUNCH WHEATGRASS 5.25
PASCOPYRUM SMITHII	WESTERN WHEATGRASS 5.25
FESTUCA OVINA	SHEEP FESCUE 3.50
LINUM LEWISII	BLUE FLAX 1.00
A. TRIDENTATA SP. WYOMINGENSIS	SAGEBRUSH 1.25
TOTAL	32.00

IRRIGATION NOTE:

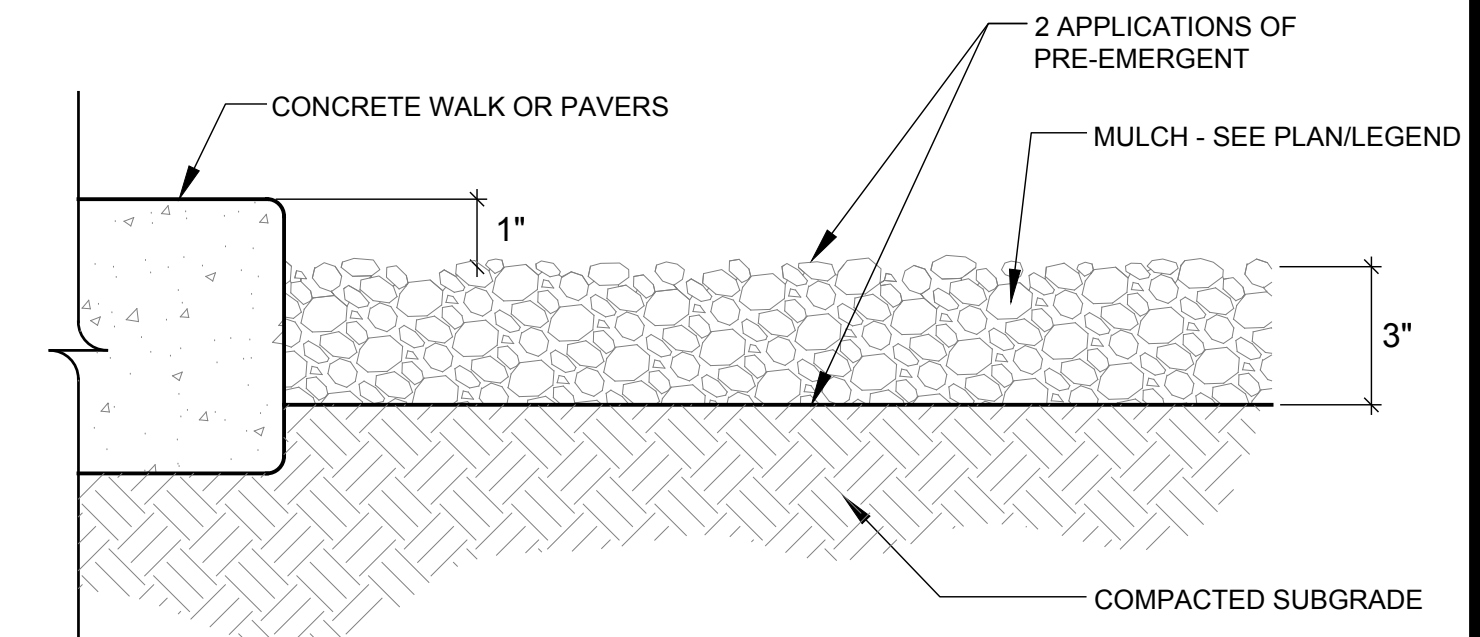
1. ALL PLANT MATERIALS SHOWN ON THE DRAWING SHALL BE SERVICED BY AN AUTOMATIC UNDERGROUND RAIN BIRD IRRIGATION SYSTEM. ALL SHRUB BED AREAS, INCLUDING TREES SHALL BE IRRIGATED WITH A LOW PRESSURE DRIP IRRIGATION SYSTEM. ALL GRASS AREAS, EITHER NATIVE OR MANICURED SHALL BE IRRIGATED WITH A BROADCAST IRRIGATION SYSTEM. THE FOLLOWING VALVE CONFIGURATION SHALL BE PROVIDED:
 TREES - DRIP - 1 VALVE
 SHRUBS - DRIP - 2 VALVES
 TURF - SPRAY - 1 VALVE
 NATIVE AREAS - SPRAY - 4 VALVES
2. UNDERGROUND RAIN BIRD IRRIGATION SYSTEM DRAWINGS SHALL BE PREPARED ON 24"X 36" SHEETS, NEATLY DRAWN AND VERY LEGIBLE. DRAWINGS ARE TO INCLUDE HEAD SPACING, TYPES OF HEADS, PIPING WITH SIZES, VALVES, FITTINGS AND ALL OTHER ITEMS REQUIRED FOR PROPER INSTALLATION OF THE SYSTEM.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL IRRIGATION SLEEVES PRIOR TO PLACEMENT OF HARD IMPROVEMENTS. COORDINATE WITH THE GENERAL CONTRACTOR.
4. THE UTILITY CONTRACTOR IS TO PROVIDE AN IRRIGATION SYSTEM CONNECTION TO EITHER THE CULINARY OR SECONDARY WATER LINE WITH A BACK FLOW PREVENTION DEVICE, AS APPLICABLE, WITHIN STATE AND LOCAL JURISDICTIONAL CODES. THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO COORDINATE THIS ITEM WITH THE UTILITY CONTRACTOR. IF SECONDARY WATER IS USED, THE SYSTEM SHALL BE FILTERED WITH A CLEANABLE FILTER SYSTEM.
5. IRRIGATION CONNECTION IS TO BE LOCATED AFTER THE METER, AT THE ROAD, WITH STOP & WASTE VALVE, BACK FLOW PREVENTION DEVICE AND INSTALLED PER INDIVIDUAL CABIN/HOUSE. PROVIDE "APOLLO" RPLF 4A (1" TYP.) REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER, INSULATION BAG AND ARTIFICIAL ROCK COVER. INSTALL BACKFLOW PREVENTER ASSEMBLY PER MANUFACTURER RECOMMENDATIONS, WHILE MAINTAINING ACCESSIBILITY FOR OPERATION AND SERVICING OF ALL COMPONENTS. PROVIDE 18"X18" X 3" SPLASH PAD OR SIMILAR DRAINAGE SURFACE. DIRECT DRAINAGE AWAY FROM STRUCTURE.
6. THE IRRIGATION CONTROL BOX SHALL BE LOCATED AT THE DIRECTION OF THE PROJECT MANAGER/OWNER.



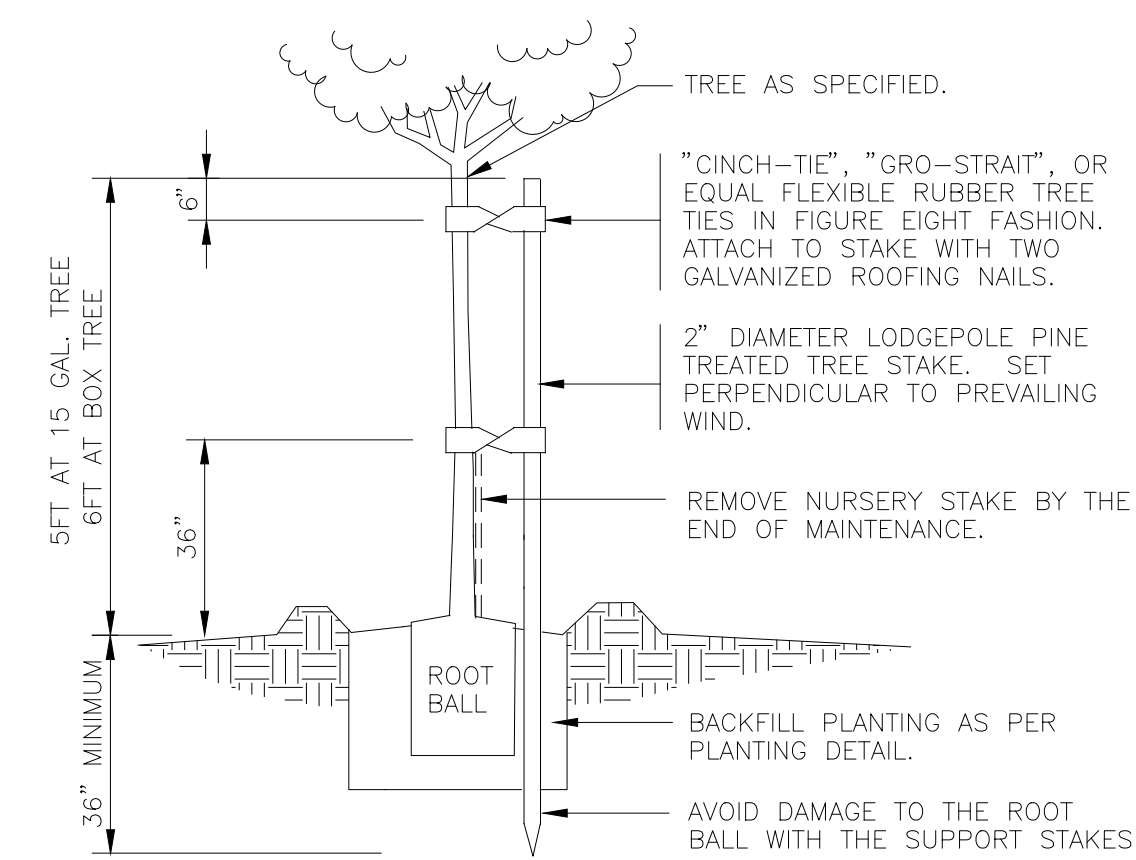
1 GROUND COVER
 3/4" = 1'-0"
 FX-PL-FX-GROU-01



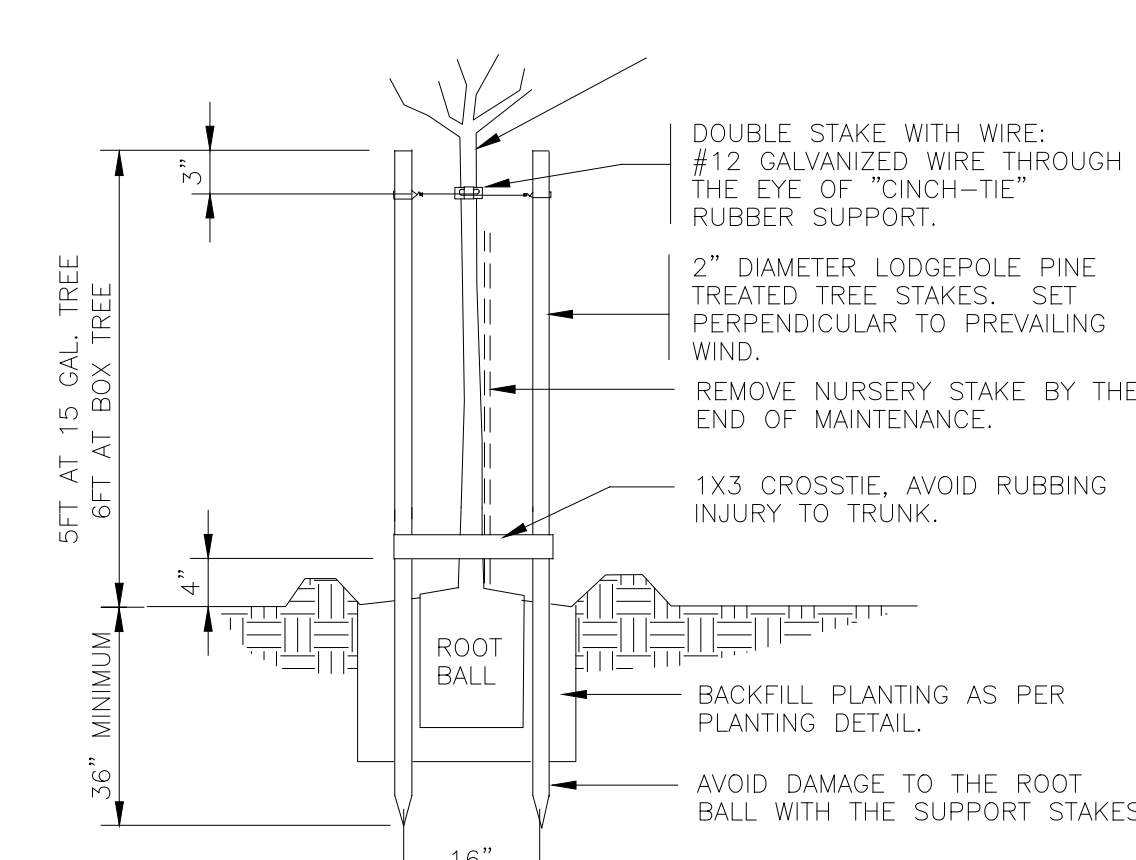
5 BEND-A-BOARD PLASTIC 2X4 EDGING
 1" = 1'-0"
 FX-PL-FX-EDG-04



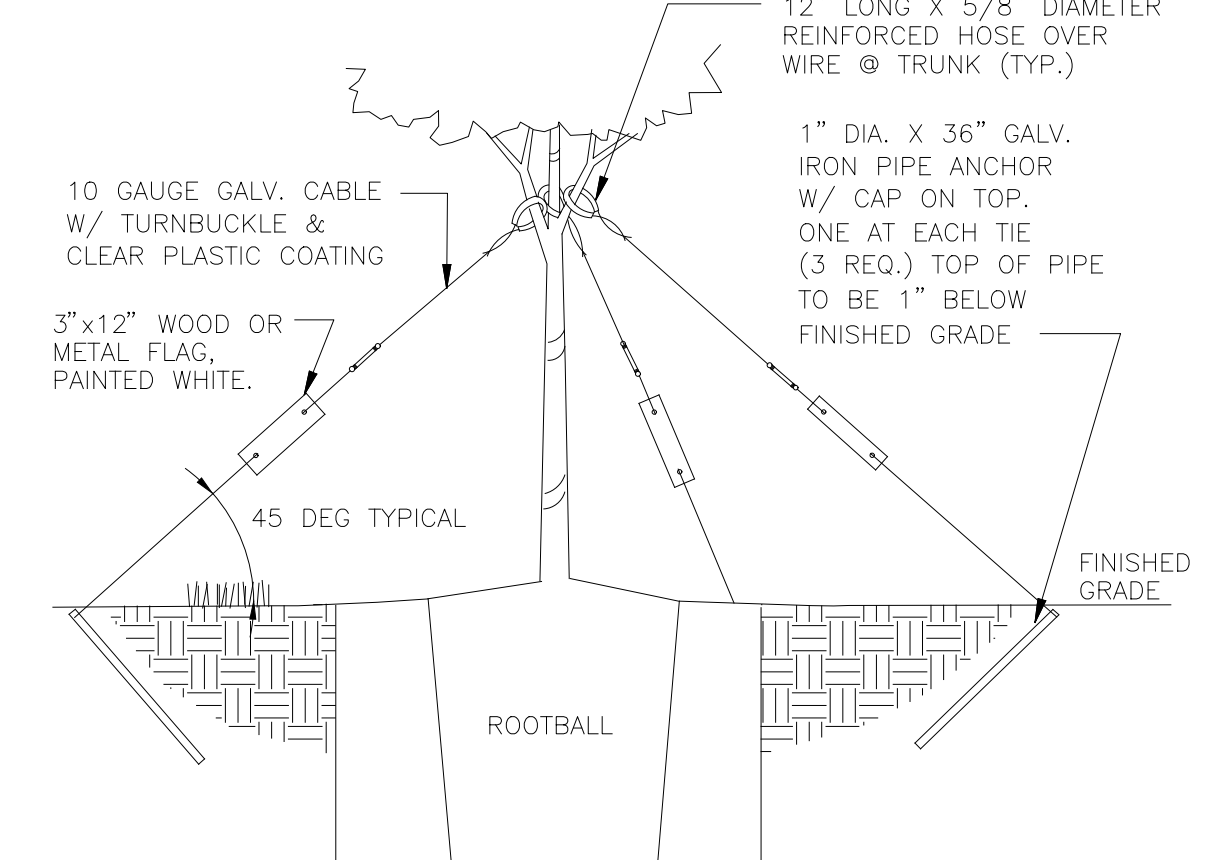
06 MULCH GROUND COVER
 NOTES:
 1. SUBMIT MATERIAL TO LANDSCAPE ARCHITECT FOR APPROVALS.
 2. PRE-EMERGENT SHALL BE APPLIED TO FINISH GRADE BEFORE INSTALLATION OF MULCH.
 3. FINAL APPLICATION OF PRE-EMERGENT SHALL BE APPLIED TO FINISH GRADE AFTER INSTALLATION OF COBBLE IS RAKED SMOOTH AND UNIFORM.



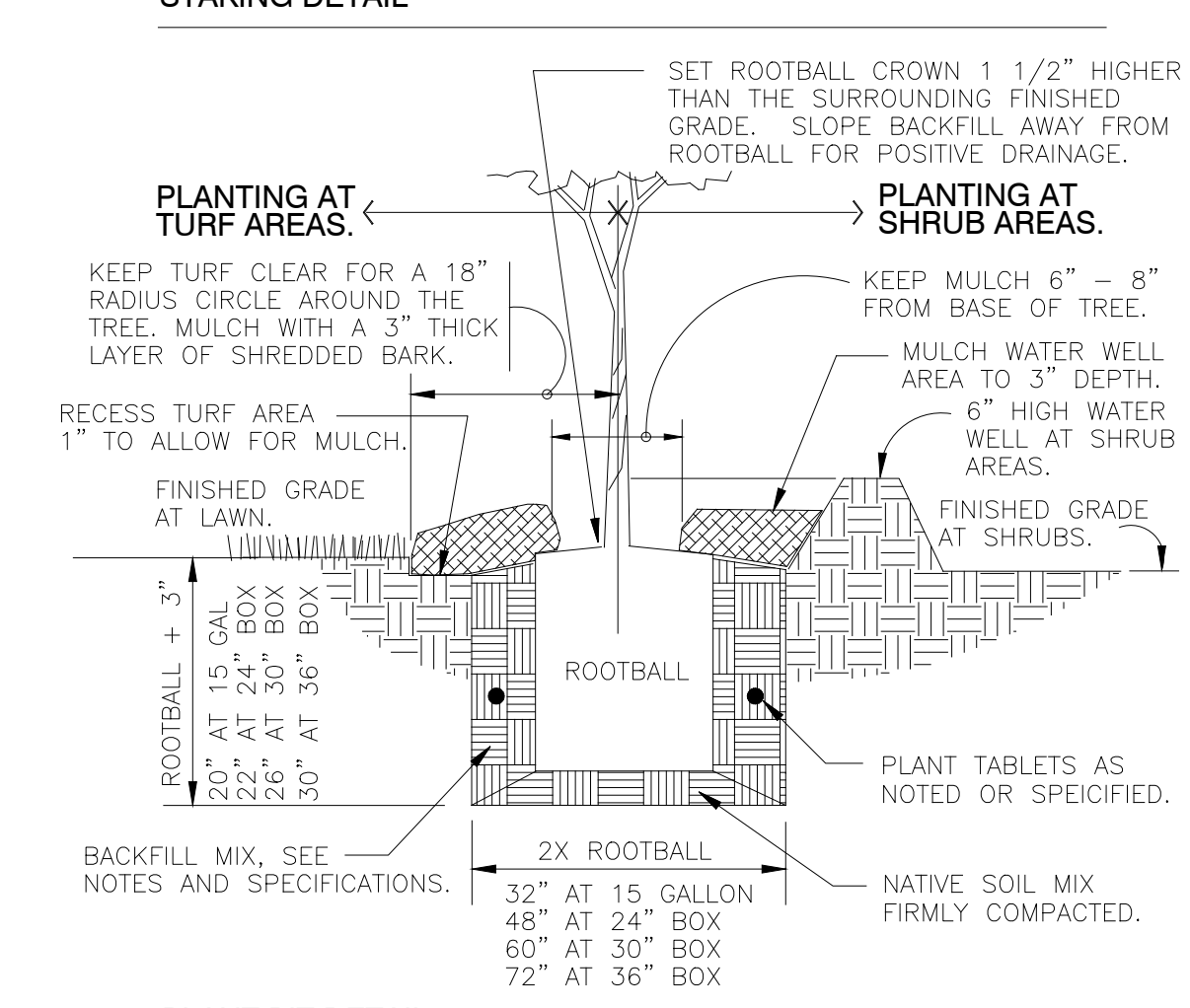
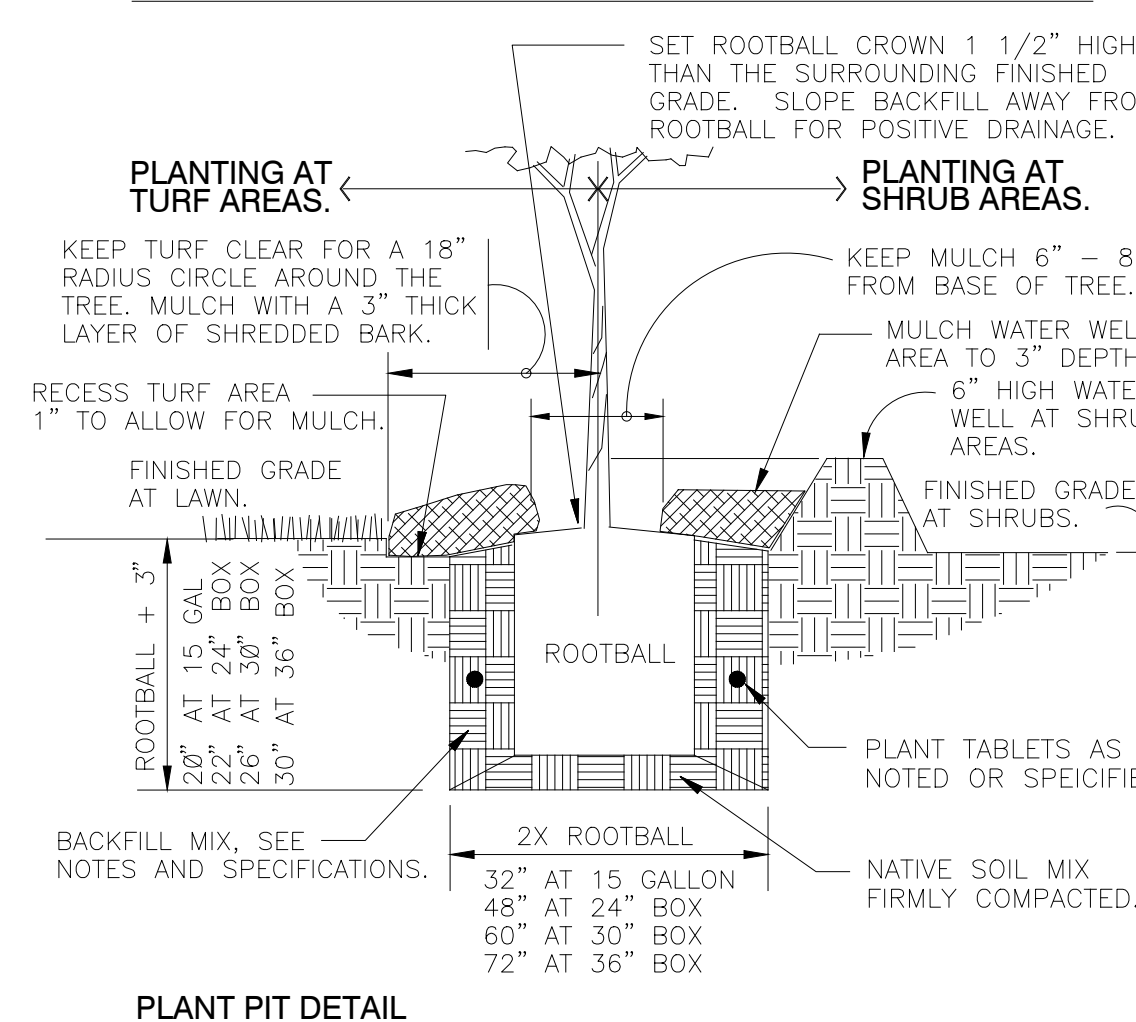
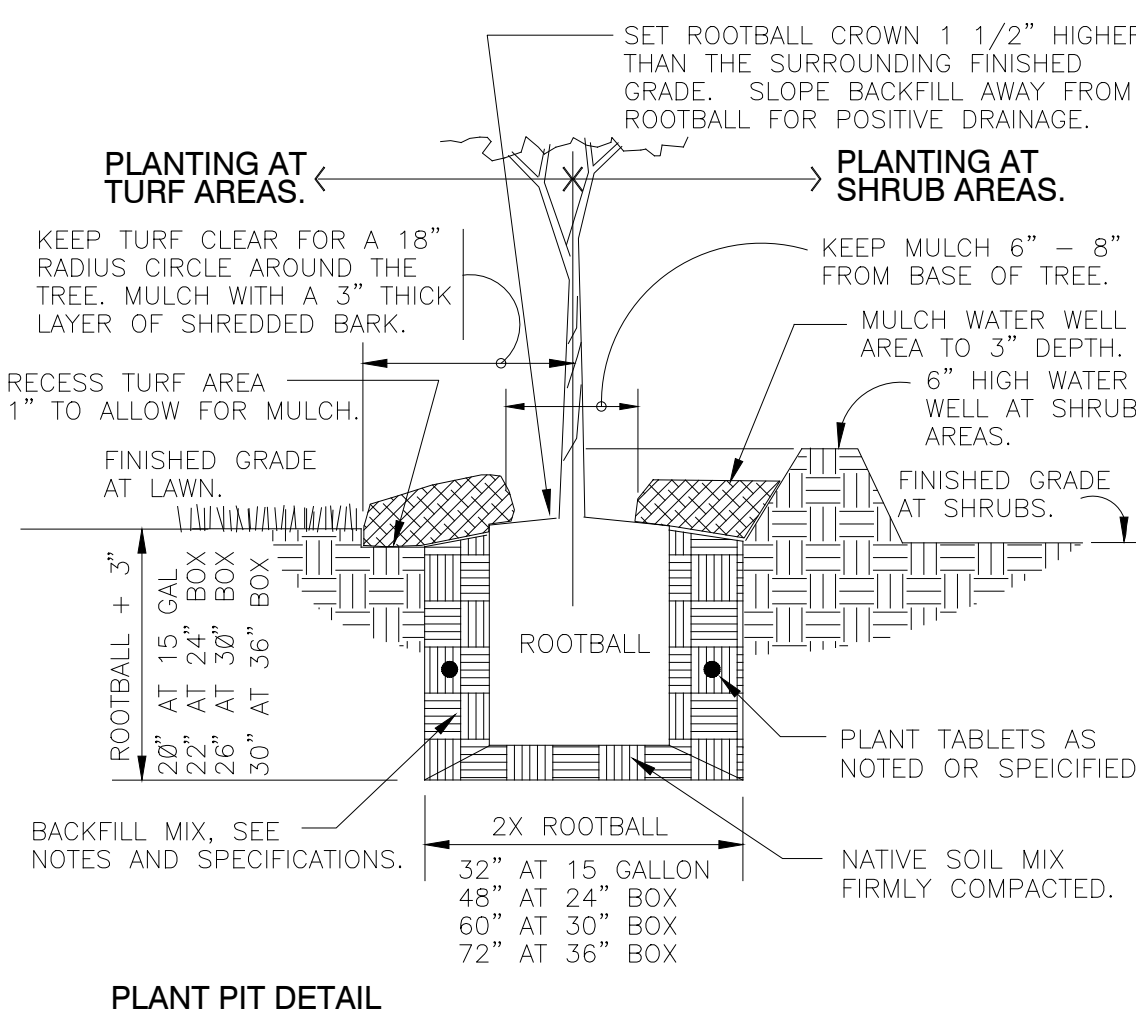
2 TREE SINGLE STAKE PLANTING
 1" = 1'-0"
 FX-PL-FX-TREE-01



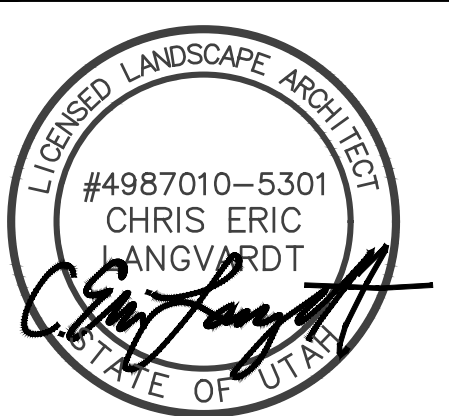
3 TREE PLANTING DOUBLE STAKE
 1" = 1'-0"
 FX-PL-FX-TREE-10



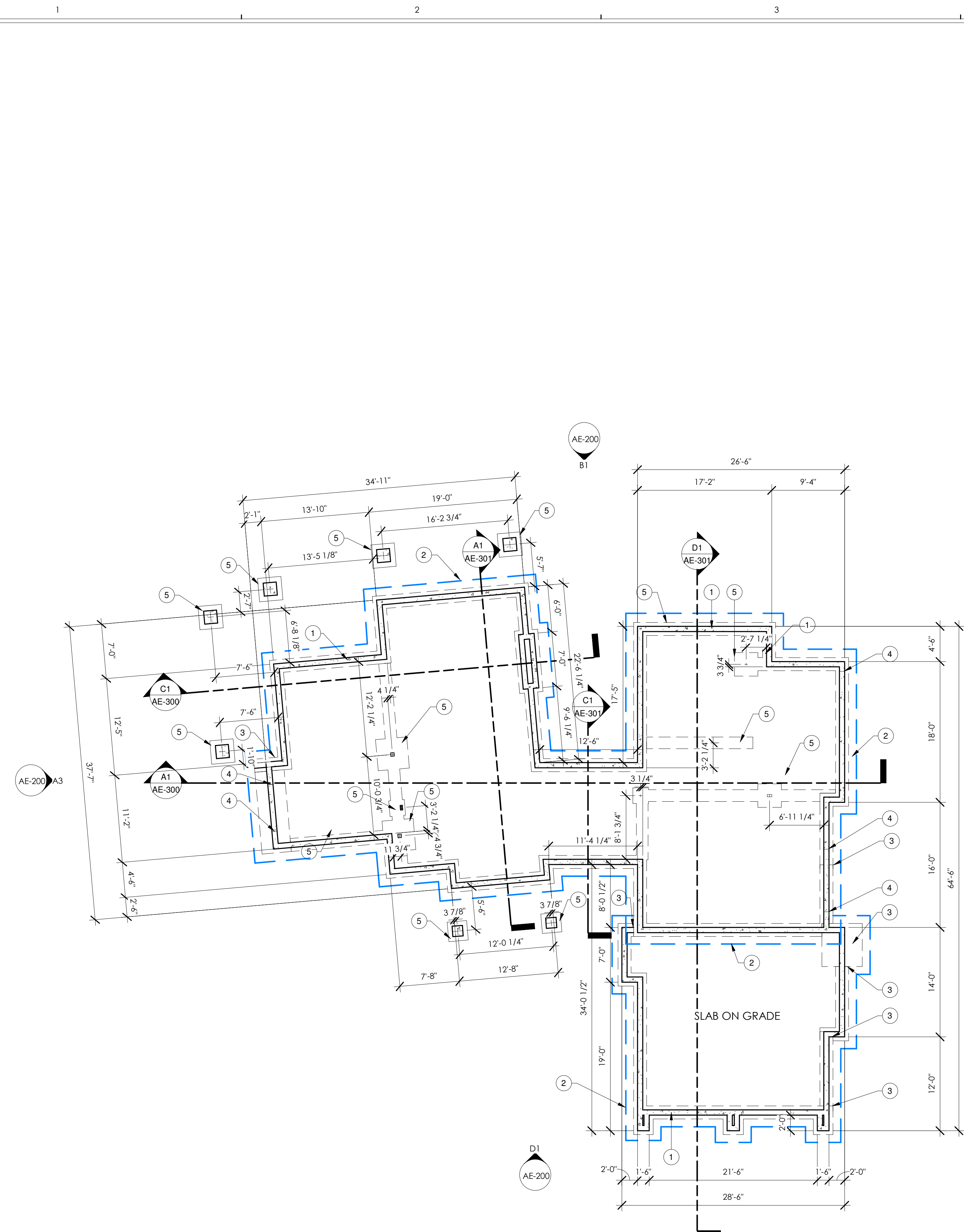
4 EVERGREEN TREE PLANTING AND STAKING
 1" = 1'-0"
 FX-PL-FX-TREE-17



THE RETREAT @ WOLF CREEK
 METCALF RESIDENCE - LOT 44 R
 4061 NORTH MOUNTAIN RIDGE DRIVE
 EDEN, UT



DATE:	JUNE 2018
PROJECT:	000.0000.25
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	
SHEET TITLE:	LANDSCAPE DETAILS
SHEET NUMBER:	L1.4



A1 FOOTING & FOUNDATION DIMENSIONAL PLAN
1/8" = 1'-0"

GENERAL NOTES

- A. DIMENSIONS ARE TO FACE OF FOUNDATION WALL.
- B. THIS PLAN IS FOR DIMENSIONAL & LAYOUT PURPOSES. REFER TO STRUCTURAL.
- C. FIELD VERIFY ALL FOOTING & FOUNDATION STEPS WITH GRADE CONDITIONS.
- D. ALL FOOTINGS TO BE PLACED AT MIN. FROST PROTECTION LEVEL FOR SITE ELEVATION REQUIREMENTS.
- E. ALL FASTENERS INSTALLED INTO PRESERVATIVE TREATED WOOD ARE TO BE ZINC COATED OR TREATED AS REQUIRED BY IRC R317.3.
- F. 4" PERIMETER FOUNDATION DRAIN SET IN GRAVEL & WRAPPED WITH FILTER FABRIC. SLOPE DRAIN AS REQUIRED TO DAYLIGHT DISCHARGE OR STORM DRAIN CONNECTOR IF AVAILABLE.
- G. ALL FINISH GRADE IS TO SLOPE AWAY FROM THE FOUNDATION PER IRC REQUIREMENTS.
- H. PROVIDE FOAM INSULATION UNDER ALL SILL PLATES, OUTLET BOXES & DOOR/WINDOW FRAMES.
- I. CONTRACTOR SHALL REVIEW & FOLLOW ALL REQUIREMENTS OF ANY GEOTECHNICAL AND/OR GEOLOGIC STUDY FOR THE PROJECT. CONTRACTOR TO CONSULT WITH GEOTECHNICAL ENGINEER DURING EXCAVATION TO VERIFY SOIL CONDITIONS MEET DESIGN REQUIREMENTS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- J. FOUNDATION IS TO BE INSULATED WITH MIN. OF R-10 RIGID INSULATION.
- K. FOUNDATION IS TO BE FULLY WATERPROOFED, REFER TO WALL SECTIONS.
- L. GARAGE FLOOR SHALL SLOPE A MIN. OF 1/8" PER FOOT TO DRAIN AT DOORWAY. SLOPE UP EXTERIOR SIDE AT GARAGE DOOR.

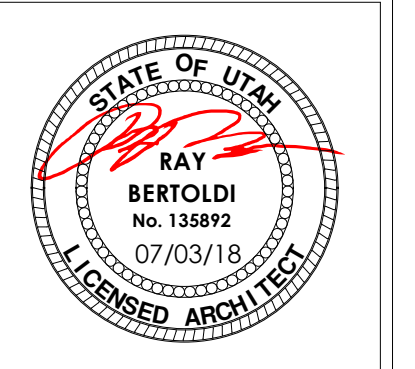
KEYED NOTES

- 1 CONCRETE FOUNDATION WALL, REFER TO STRUCTURAL
- 2 4" PERIMETER FOUNDATION DRAIN SET IN GRAVEL & WRAPPED W/FILTER FABRIC. SLOPE DRAIN AS REQ. TO DAYLIGHT DISCHARGE OR STORM DRAIN CONNECTOR IF AVAILABLE
- 3 FOOTING STEP, REFER TO STRUCTURAL
- 4 FOUNDATION STEP, REFER TO STRUCTURAL
- 5 CONCRETE FOOTING, REFER TO STRUCTURAL

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METCALF RESIDENCE
4061 NORTH MOUNTAIN RIDGE DRIVE
EDEN, UT 84310
PARCEL #223310015

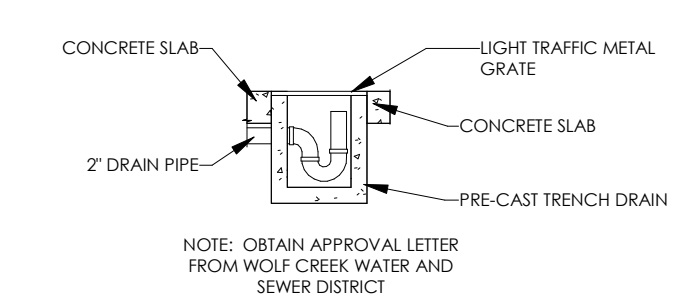
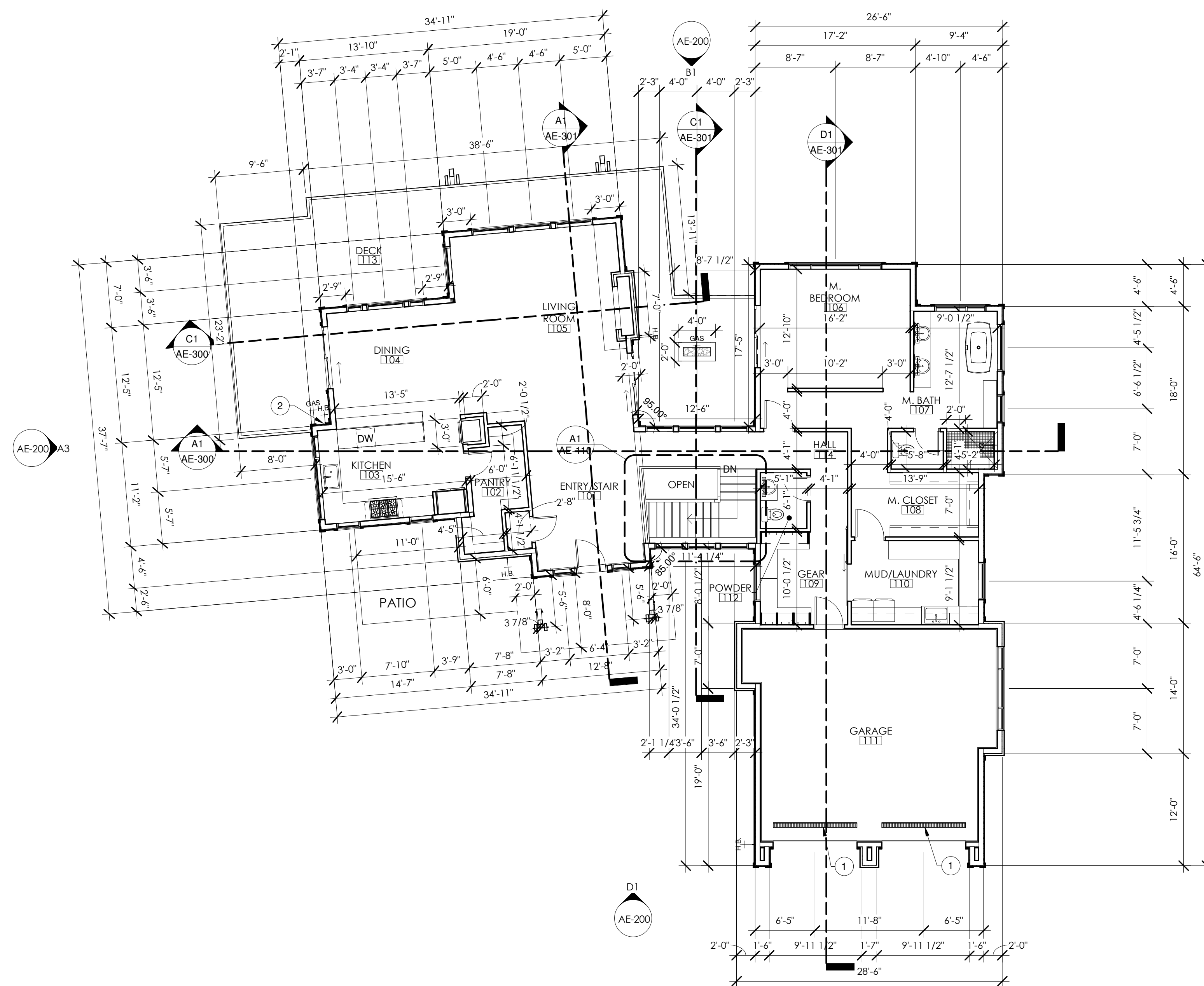


REV.	DATE
PROJECT #	1801
DATE:	07/03/18
TITLE:	FOOTING & FOUNDATION DIMENSIONAL PLAN

SHEET:
AE-100

A1 LOWER FLOOR PLAN
1/8" = 1'-0" 1985 SQ. FT.





A5 TRENCH DRAIN DETAIL
1/2" = 1'-0"

A1 MAIN FLOOR PLAN
1/8" = 1'-0" 1914 SQ. FT.

GENERAL NOTES

- A. ALL DIMENSIONS ARE TO ROUGH FRAMING, UNLESS OTHERWISE NOTED (U.N.O.)
- B. PROVIDE WATER RESISTANT GWB AT WET LOCATIONS, PER IRC 307.2.
- C. PROVIDE SOLID BLOCKING AS REQUIRED FOR CABINETS, FIXTURES, EQUIPMENT & ACCESSORIES AS REQUIRED BY EACH COMPONENT'S MANUFACTURER INCLUDING OWNER'S ACCESSORIES & EQUIPMENT.
- D. REFER TO FINISH PLAN FOR INTERIOR ELEVATION REFERENCES.
- E. ALL INTERIOR WALLS TO BE WOOD STUDS WITH 1/2" GWB BOTH SIDES, U.N.O.
- F. PROVIDE 5/8" TYPE X GWB ON WALLS BETWEEN GARAGE & HOUSE. PROVIDE SAME AT GARAGE CEILING IF THERE IS OCCUPIED SPACE ABOVE IT.
- G. SOUND INSULATE ALL WALLS AT BEDROOMS, BATHROOMS, MECHANICAL ROOMS & LAUNDRY ROOMS.
- H. FIREPLACE FLUES TO BE FRAMED WITH REQUIRED IRC CLEARANCES.
- I. ALL SHOWER HEADS, LAVATORY, & SINK FAUCETS TO MEET IRC P2903.2. FLOW RATES & TEMPERATURE LIMITING DEVICES PER IRC P2708.3 & P2713.1.
- J. DIRECT VENT WATER HEATER TO MEET REQUIREMENTS OF IRC P2803. REFER TO DEFERRED SUBMITTALS LIST REQUIREMENTS ON SHEET AG-001.
- K. ALL INTERIOR WALLS ARE TO BE SOUND INSULATED.
- L. MAXIMUM FLOW RATES OF SHOWER HEADS, LAVATORIES, SINKS, FAUCETS & WATER CLOSETS ARE TO MEET IRC P2903.2 REQUIREMENTS.
- M. ALL HOSE BIBBS TO BE ATMOSPHERIC OR PRESSURE TYPE PER IRC.
- N. ALL BATHTUB & SHOWERS ARE TO HAVE TEMPERATURE LIMITING DEVICES SET AT 120 DEGREES.
- O. PROVIDE SEISMIC BRACING FOR WATER HEATERS PER IRC P2801.7.
- P. WATER HEATERS TO MEET REQUIREMENTS OF IRC P2803 FOR TEMPERATURE & PRESSURE RELIEF VALVES & DISCHARGE PIPING.
- Q. PROVIDE FIBER-CEMENT OR GLASS-MAT BOARD AT TILE AREAS OF TUBS & SHOWERS. GREEN BOARD IS NOT PERMITTED.
- R. PROVIDE FOAM INSULATION AROUND ALL DOOR & WINDOW FRAMES.
- S. SHOWER PAN LINERS ARE TO BE INSTALLED TO A MIN. OF 3" ABOVE DOOR THRESHOLD. PROVIDE SOLID BLOCKING AT PERIMETER.
- T. GARAGE EXTERIOR WALLS ARE TO BE FULLY INSULATED, MIN. R-19. REFER TO DRAWINGS FOR FURTHER REQUIREMENTS.
- U. PROVIDE SHUT-OFF VALVE FOR ALL PLUMBING FIXTURE SUPPLY LINES.
- V. VERIFY IF SITE IS IN A RADON HAZARD AREA. WHERE DEEMED AN ISSUE, PROVIDE A PASSIVE UNDER SLAB SYSTEM PER IRC.
- W. PROVIDE MIN. 21" CLEARANCE IN FRONT OF ALL WATER CLOSETS & MIN. 30" CLEARANCE FOR WIDTH OF SPACE.
- X. PROVIDE MIN. OF ONE FREEZELESS HOSE BIBB AT FRONT & BACK OF HOUSE WITH BACKFLOW PREVENTERS.

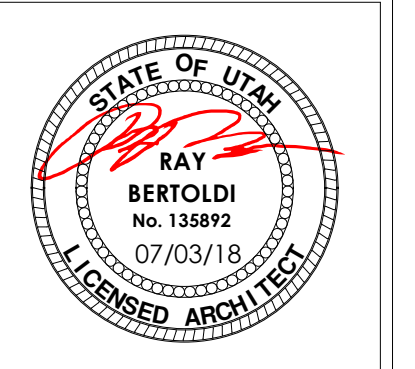
KEYED NOTES

- 1 TRENCH DRAIN, REFER TO DETAIL A5/AE-102
- 2 HOSE BIBB WITH INTERIOR REMOTE SHUT-OFF VALVE

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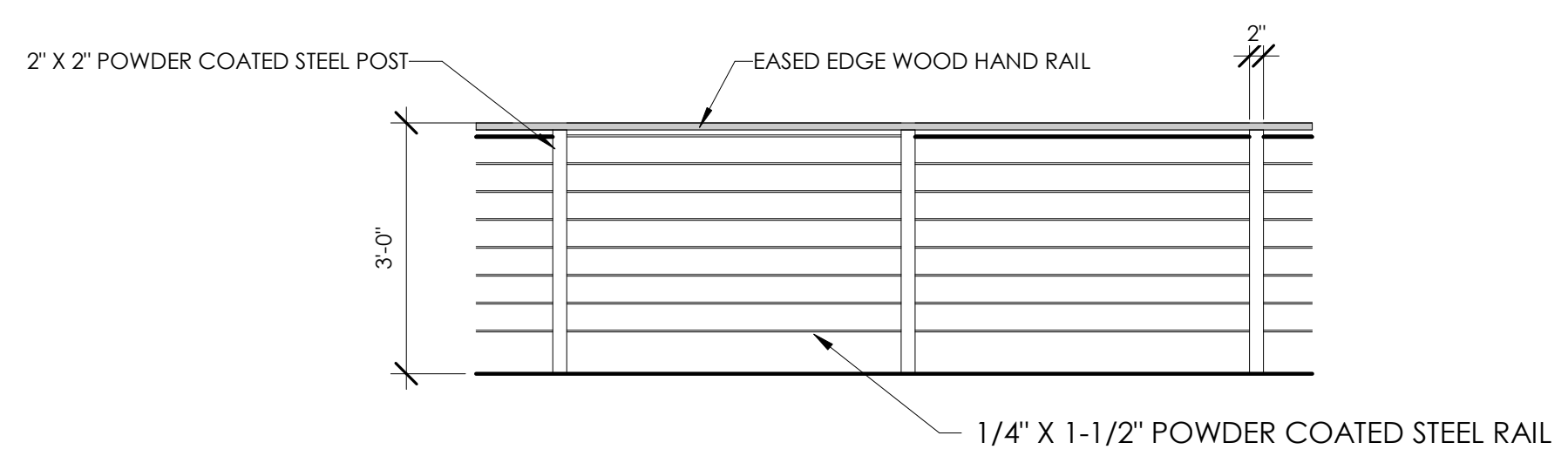
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PARCEL #223310015

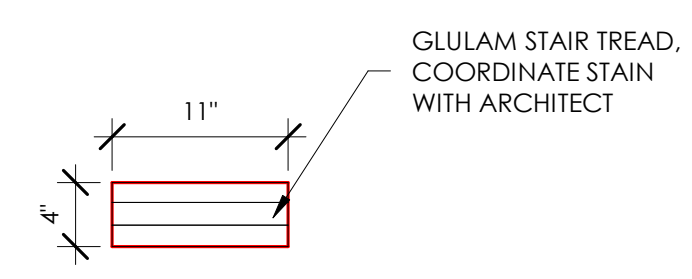


REV.	DATE
PROJECT #	1801
DATE:	07/03/18
TITLE:	MAIN FLOOR PLAN

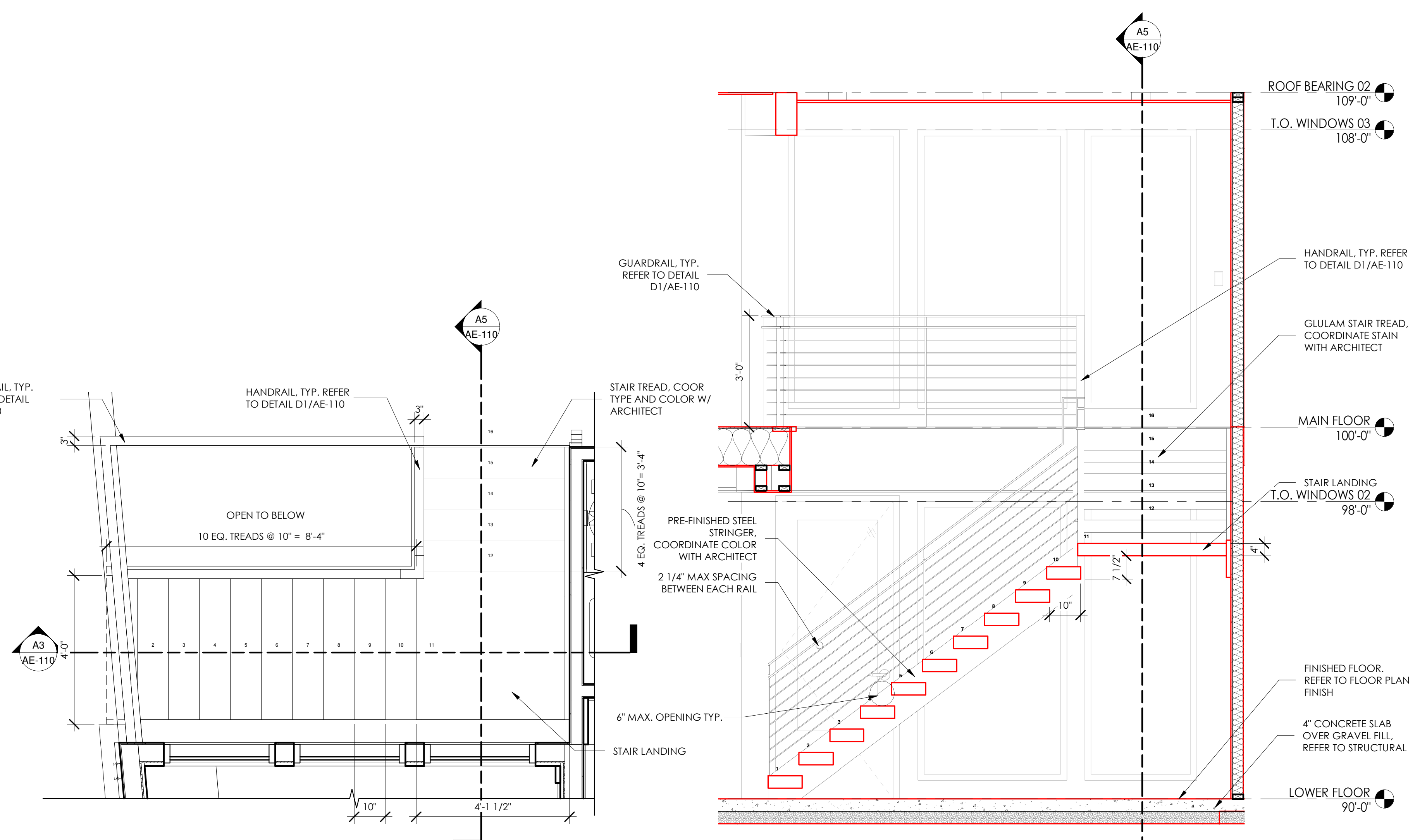
SHEET:
AE-102



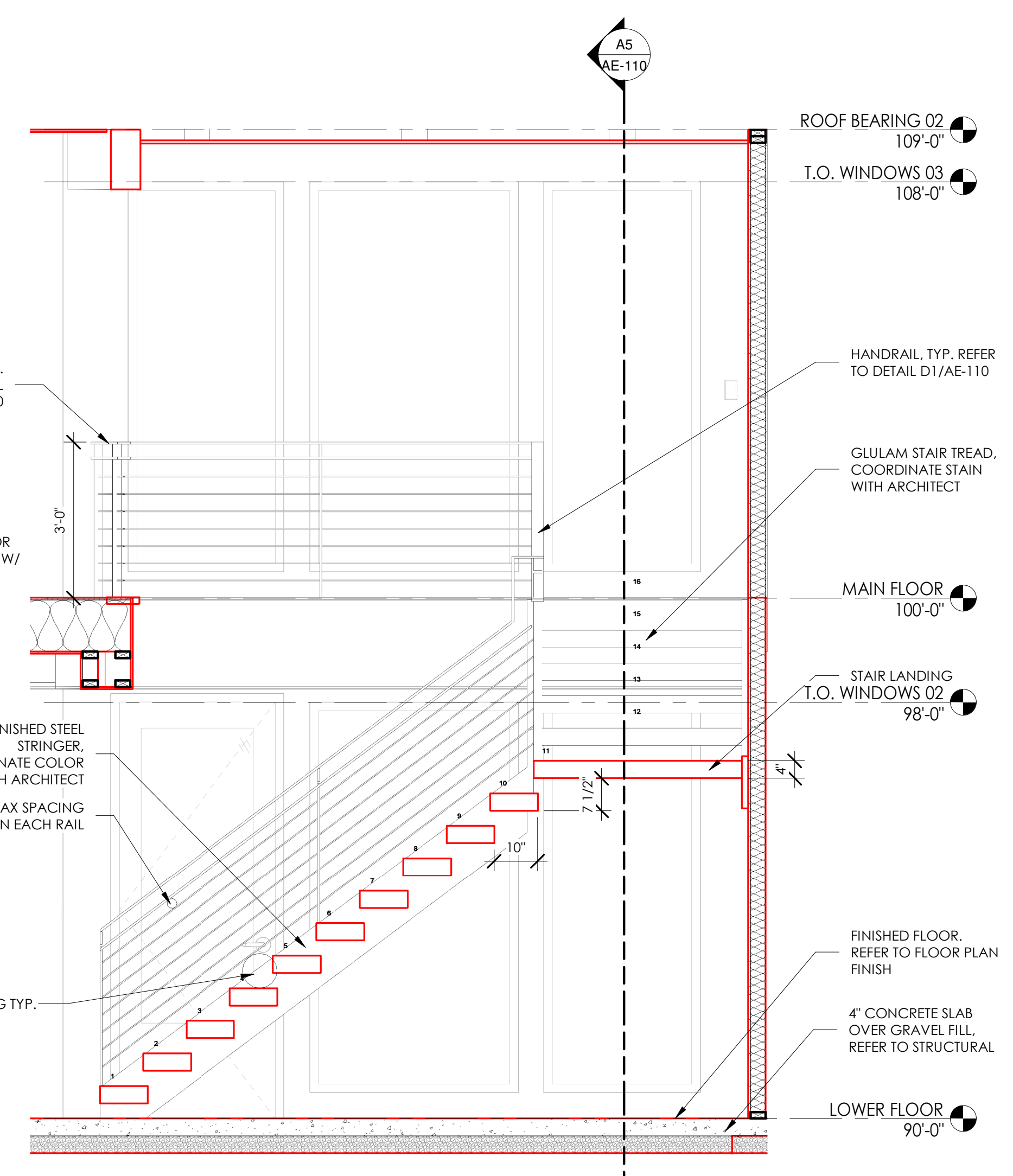
D1 INTERIOR RAILING ELEVATION
1/2" = 1'-0"



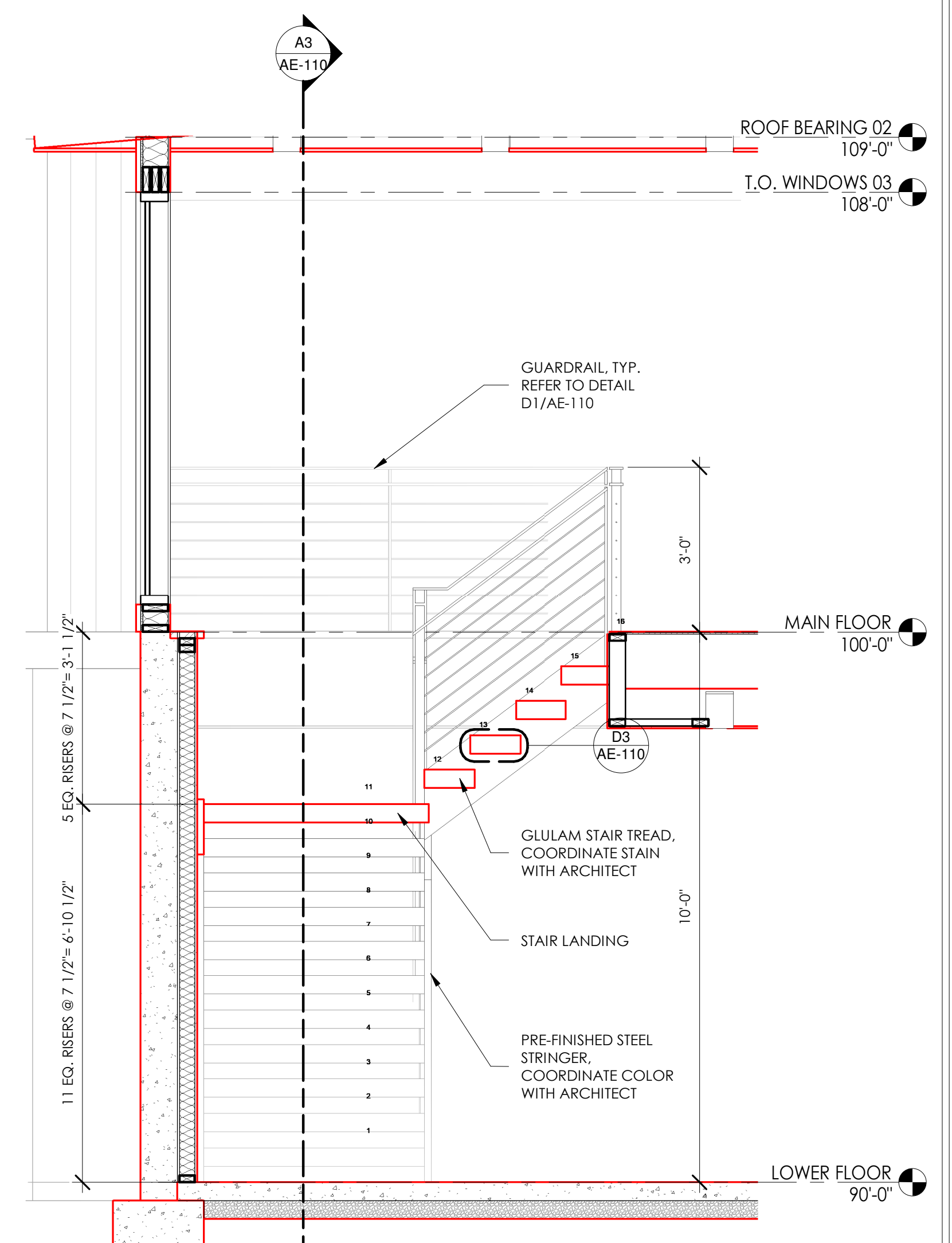
D3 STAIR TREAD DETAIL
1" = 1'-0"



A1 ENLARGED STAIR PLAN
1/2" = 1'-0"



A3 STAIR SECTION
1/2" = 1'-0"



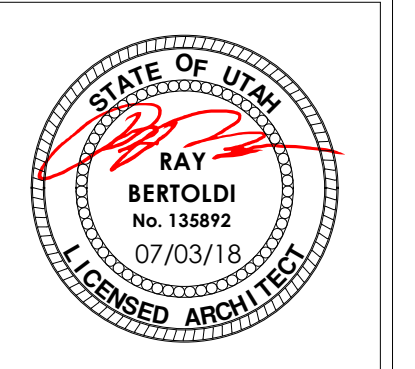
A5 STAIR SECTION
1/2" = 1'-0"

GENERAL NOTES

- A. PROVIDE FLASHING & COUNTERFLASHING FOR ALL WINDOWS, DOORS & PENETRATIONS TO ROOF & WALLS.
- B. FIELD VERIFY ALL WINDOWS & DOOR OPENINGS.
- C. PROVIDE FOUNDATION WATERPROOFING AT ALL CONCRETE BELOW GRADE.
- D. REFER TO OPENING SCHEDULE FOR WINDOW & DOOR REQUIREMENTS.
- E. COORDINATE FINAL FOUNDATION STEPS WITH GRADING PLAN & ON-SITE CONDITIONS WITH ARCHITECT PRIOR TO FORMING.
- F. PROVIDE MOCK-UP OF ALL EXTERIOR FINISHES PRIOR TO INSTALLATION FOR ARCHITECTS APPROVAL. FINISHES ARE NOT TO BE INSTALLED WITHOUT APPROVAL.
- G. REFER TO GRADING PLAN FOR FINISH GRADE ADJACENT TO FOUNDATION.
- H. REFER TO STRUCTURAL DRAWINGS FOR FOOTING & FOUNDATION SIZES & REINFORCING REQUIREMENTS.

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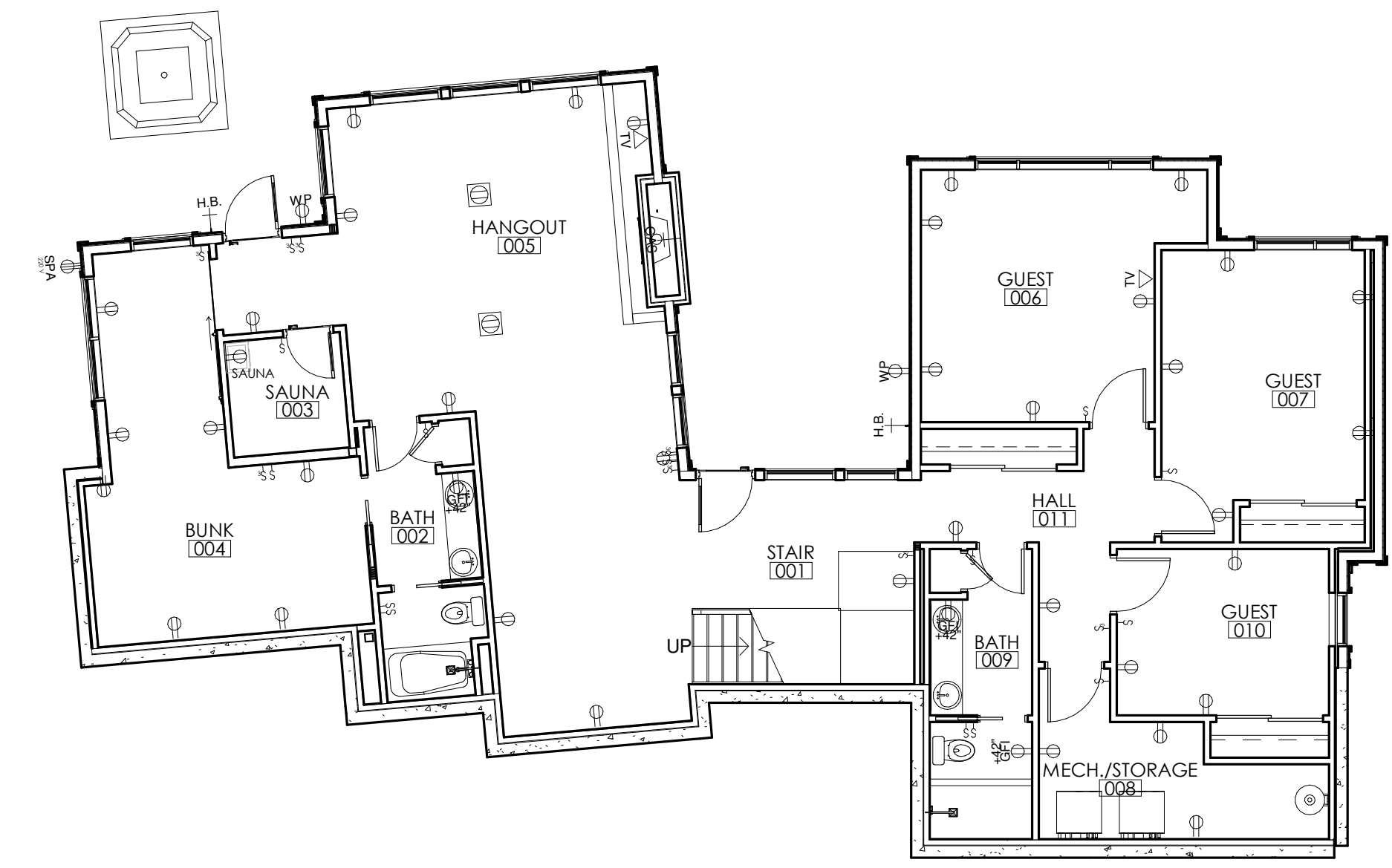
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PARCEL #223310015



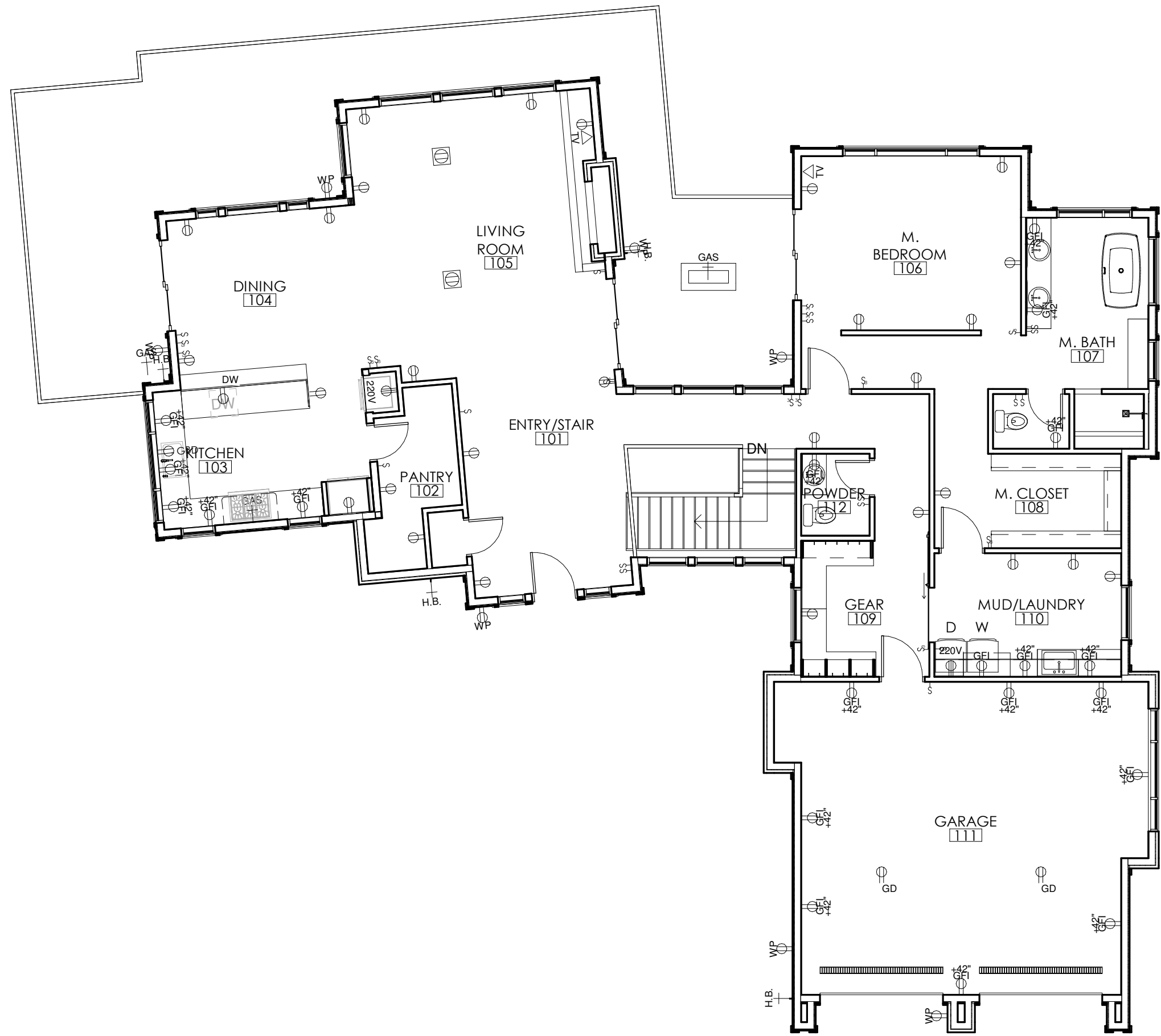
REV.	DATE
PROJECT #	1801
DATE:	07/03/18
TITLE:	ENLARGED STAIR PLANS, SECTIONS, & DETAILS

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SHEET:
AE-110



A1 LOWER FLOOR POWER PLAN
1/8" = 1'-0"



A4 MAIN FLOOR POWER PLAN
1/8" = 1'-0"

GENERAL NOTES

- A. ALL ELECTRICAL OUTLETS WILL BE TAMPER RESISTANT (TR) PER IRC E4002.14.
- B. ALL ELECTRICAL CIRCUITS PROVIDING POWER TO BEDROOMS SHALL BE PROVIDED WITH ARC-FAULT CIRCUIT INTERRUPTERS AS REQUIRED BY THE IRC E3902.12 (AS AMENDED BY THE STATE OF UTAH).
- C. VERIFY THAT SPACING OF ALL OUTLETS MEET IRC E3901.2.
- D. ALL EXTERIOR OUTLETS MUST BE GFCI PROTECTED PER IRC E3902.
- E. ALL OUTLETS SERVING THE KITCHEN TO BE GFCI PROTECTED PER IRC E3902.6.
- F. PROVIDE SMOKE/FIRE ALARMS PER IRC.
- G. PROVIDE MINIMUM WORKING SPACE AROUND ELECTRICAL PANEL PER IRC E3405.1.
- H. APPLIANCES HAVING AN IGNITION SOURCE SHALL BE LOCATED MIN. OF 18" ABOVE FINISH FLOOR.
- I. ALL CAN LIGHTS TO BE LED.
- J. ALL EXTERIOR LIGHTS TO BE ON AUTO-SENSORS AT GARAGE DOORS & ENTRY.
- K. PROVIDE TYPED BREAKER IDENTIFICATION LABELS IN POWER PANEL.
- L. INSTALL A 110V GFI ELECTRICAL OUTLET WITHIN 25 FEET OF CONDENSING UNIT(S).
- M. PROVIDE CONCRETE ENCASED UFER GROUND & WATER PIPE ELECTRODE FOR GROUNDING PER IRC. PROVIDE ACCESS TO CONNECTIONS.
- N. UNDERGROUND ELECTRICAL SERVICES TO BE PER CURRENT ROCKY MOUNTAIN POWER REQUIREMENTS.
- O. ALL RECEPTACLES ARE TO BE TAMPER PROOF.
- P. ALL DIMMER SWITCHES TO HAVE VERTICAL SLIDE CONTROL TO ADJUST LIGHTS & A PADDLE SWITCH TO TURN LIGHTS ON & OFF.
- Q. ALL SWITCHES IN BEDROOMS, SAUNA, LIVING, DINING & BATHROOMS ARE TO BE DIMMER TYPE SWITCHES.
- R. CEILING LIGHTS IN DINING, KITCHEN & LIVING TO BE ON DIMMERS.
- S. ALL ELECTRICAL TO BE PER CURRENT IRC.

SYMBOL KEY

- ⊕ OUTLET
- ⊕+42" GFCI OUTLET AT 42" A.F.F.
- ⊕GFCI GFCI PROTECTED OUTLET
- ⊕SAUNA SAUNA SYSTEM POWER GFCI PROTECTED. COOR. REQUIREMENTS W/ VENDOR
- ⊕DW DISH WASHER OUTLET
- ⊕+42" GFCI FOUR PLEX OUTLET
- ⊕TV TELEVISION CONNECTION. COORDINATE EXACT LOCATION WITH OWNER
- ⊕GBD GARBAGE DISPOSAL
- ⊕220V 220V OUTLET
- ⊕WP WATER PROOF OUTLET
- ⊕CLG SOFFIT MOUNTED FIXTURE
- ⊕GD GARAGE DOOR OUTLET
- ⊕F.B. FLOOR BOX OUTLET. VERIFY FINAL LOCATION W/ OWNER/ARCHITECT
- ⊕SPA SPA
- ⊕ DISCONNECT POWER PROTECTED PER IRC.

KEYED NOTES

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4061 NORTH MOUNTAIN RIDGE DRIVE
EDEN, UT 84310
PARCEL #223310015

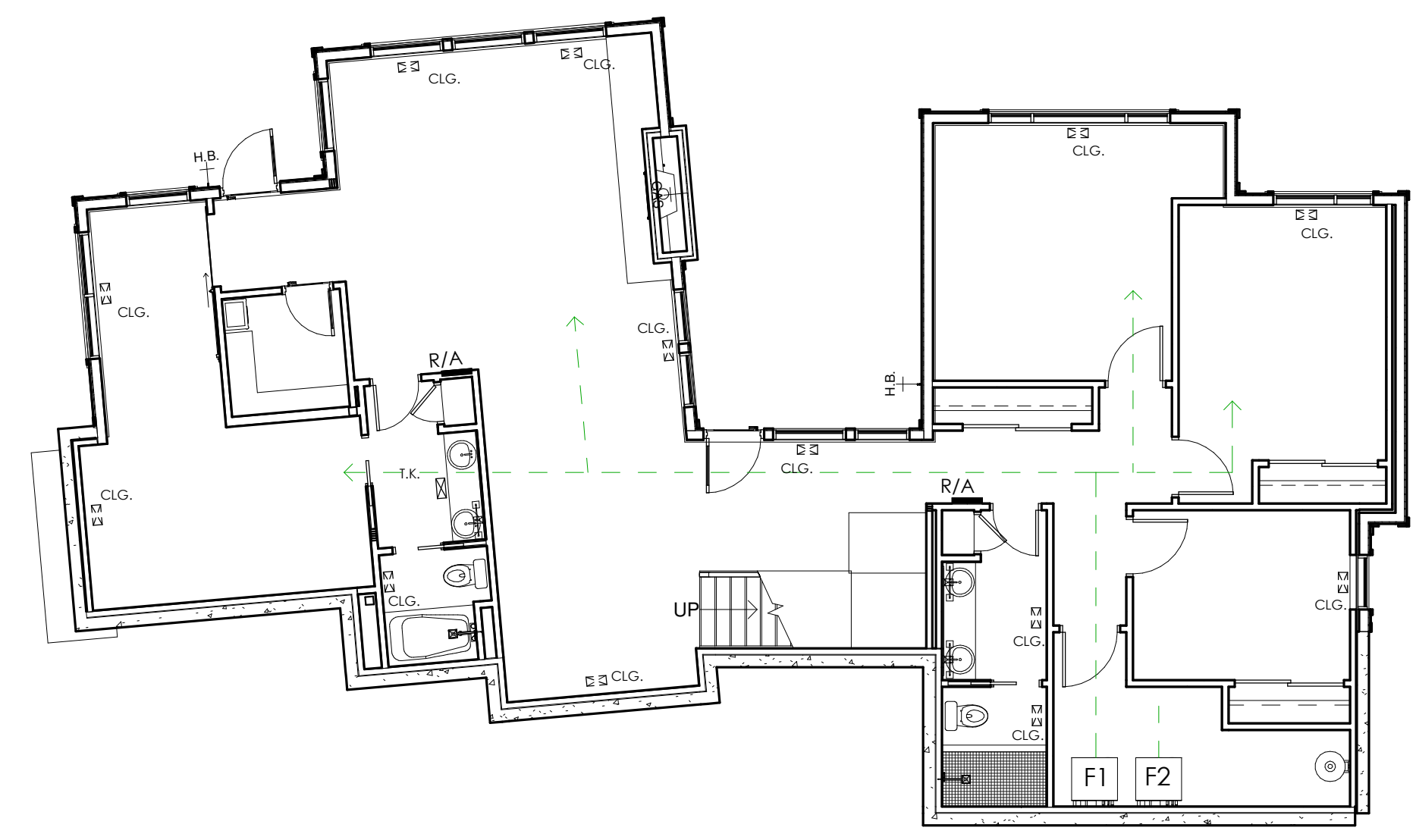
STATE OF UTAH
RAY BERTOLDI
No. 135872
07/03/18
LICENSED ARCHITECT

REV.	DATE
PROJECT #	1801
DATE:	07/03/18
TITLE:	LOWER & MAIN FLOOR POWER PLANS

SHEET:
AE-120

1 2 3 4 5

D
C
B
A



A1 LOWER FLOOR HVAC PLAN
1/8" = 1'-0"



A4 MAIN FLOOR HVAC PLAN
1/8" = 1'-0"

GENERAL NOTES

- A. FURNACE & DUCTS TO BE SIZED, ENGINEERED & GUARANTEED BY MECHANICAL CONTRACTOR TO PROVIDE ADEQUATE HEATING & COOLING.
- B. ALL FURNACES ARE TO BE MIN. 95% EFFICIENT. HVAC CONTRACTOR IS TO PROVIDE MANUAL J & PIPING DIAGRAMS.
- C. SUPPLY & R/A LAYOUT IS CONCEPTUAL ONLY.
- D. FINAL LOCATION OF ALL REGISTERS TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
- E. ANY DROPPED SOFFITS FOR HVAC DUCTWORK NOT SHOWN ARE TO BE MINIMIZED. COORDINATE LOCATIONS WITH ARCHITECT PRIOR TO CONSTRUCTION.
- F. COORDINATE LOCATIONS OF R/A GRILLES WITH ARCHITECT.
- G. DROPPED SOFFITS FOR HVAC DUCTWORK TO BE MINIMIZED. COORDINATE LOCATIONS WITH ARCHITECT.
- H. DO NOT INSTALL ANY DUCTWORK WITHOUT CONSULTING A FINAL REVIEW WITH THE ARCHITECT AS TO THE LAYOUT.
- I. ALL BATHROOMS WITHOUT AN OPERABLE WINDOW SHALL BE PROVIDED WITH AN EXHAUST FAN TO MEET IRC R303.3.
- J. PROVIDE MIN. 30" X 30" WORKING SPACE IN FRONT OF, & MIN. 3" ON SIDES & BACK, OF EACH BOILER AND/OR WATER HEATER IN ACCORDANCE WITH IRC M1305.1.
- K. ALL CONDENSING UNITS ARE TO BE ON MIN. 4" THICK CONCRETE PAD, MIN. 12" EACH BEYOND UNIT SIZE.
- L. WATER HEATERS ARE TO BE SEISMICALLY BRACED WITH 2 STRAPS.
- M. INSULATE ALL HEATING TRUNKS & BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, ATTICS & UNHEATED GARAGES.
- N. BOILER ZONES & DUCTS TO BE SIZED, ENGINEERED, & GUARANTEED BY MECHANICAL CONTRACTOR TO PROVIDE ADEQUATE HEATING & COOLING. COORDINATE FINAL RADIANT HEAT ZONES WITH ARCHITECT PRIOR TO INSTALLATION.
- O. ALL BOILERS ARE TO BE INSTALLED IN ACCORDANCE TO MFG. REQUIREMENTS.
- P. PROVIDE CERTIFICATE POSTED BY ELECTRICAL PANEL OR FURNACE LISTING R-VALUES OF WALLS, CEILING & FOUNDATION, WINDOW U-VALUES & AIR CONDITIONING, FURNACE & BOILER EFFICIENCIES.

SYMBOL KEY

- SUPPLY AIR (CEILING)
- T.K. SUPPLY AIR (TOE KICK)
- SUPPLY AIR
- R/A RETURN AIR
- BASIC DUCT PATHWAY

KEYED NOTES

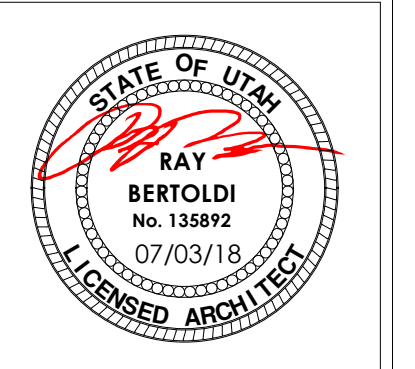
- 1 UNIT HEATER

REV.	DATE
PROJECT #	1801
DATE:	07/03/18
TITLE:	LOWER FLOOR & MAIN FLOOR HVAC PLANS

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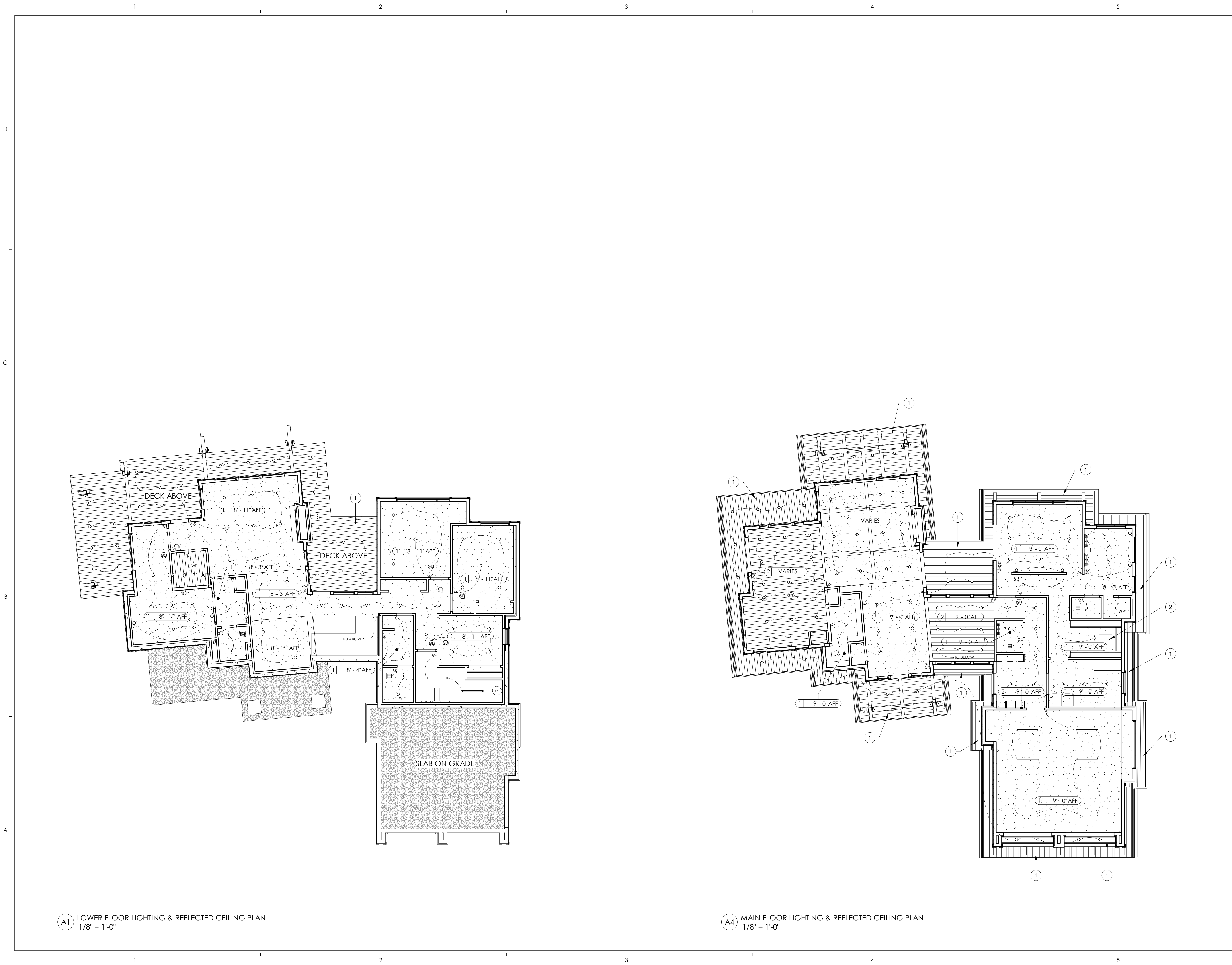
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EDEN, UT 84310
PARCEL #223310015



REV.	DATE

SHEET:
AE-130

1 2 3 4 5



GENERAL NOTES

A. CEILING HEIGHTS ARE APPROXIMATE. REFER TO BUILDING SECTIONS FOR STRUCTURE BEARING HEIGHTS.

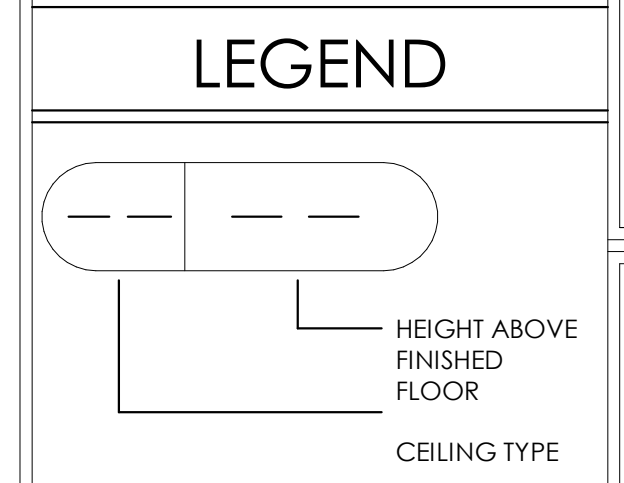
B. NOTED CEILING HEIGHTS ARE FROM DESIGNATED FINISH FLOOR ELEVATIONS.

C. PROVIDE SMOKE/FIRE ALARMS PER IRC.

D. ALL LIGHT FIXTURES IN WET AREAS TO BE PROTECTED PER IRC 3903.10

E. ALL LIGHTING IS TO BE LED UNLESS OTHERWISE NOTED.

F. ALL EXTERIOR LIGHT FIXTURES TO CONFORM TO THE OGDEN VALLEY & WEBER COUNTY NIGHT SKY ORDINANCE.



CEILING TYPES

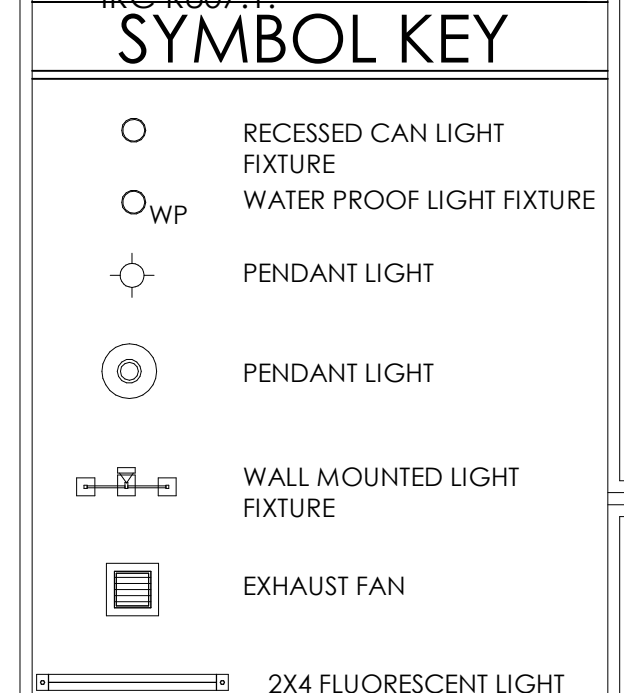
1. PAINTED 1/2" GYPSUM BOARD CEILING, ATTACHED TO STRUCTURE

2. TONGUE & GROOVE CEILING, COORD. STAIN COLOR W/ ARCHITECT

KEYED NOTES

1 1X6 TONGUE & GROOVE CEDAR SOFFIT, COORDINATE STAIN WITH ARCHITECT

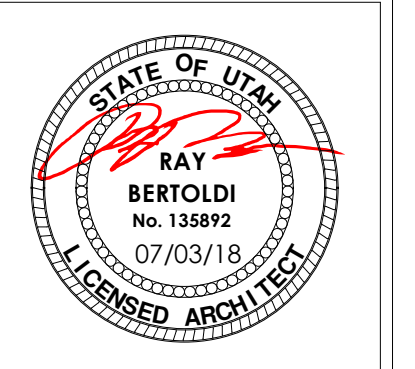
2 22" X 30" ATTIC ACCESS PER IRC R807.1



⊕ CARBON MONOXIDE/SMOKE DETECTOR. DETECTORS SHALL BE INTERCONNECTED, HARDWIRED TO THE BUILDING POWER SUPPLY AND PROVIDED WITH BATTERY BACK-UP. LOCATIONS AND INSTALLATION ARE TO MEET IRC R314.4 AND R315.1 AND STATE AMENDMENTS

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REV.	DATE
PROJECT #	1801
DATE:	07/03/18
TITLE:	LOWER & MAIN FLOOR LIGHTING & REFLECTED CEILING PLAN

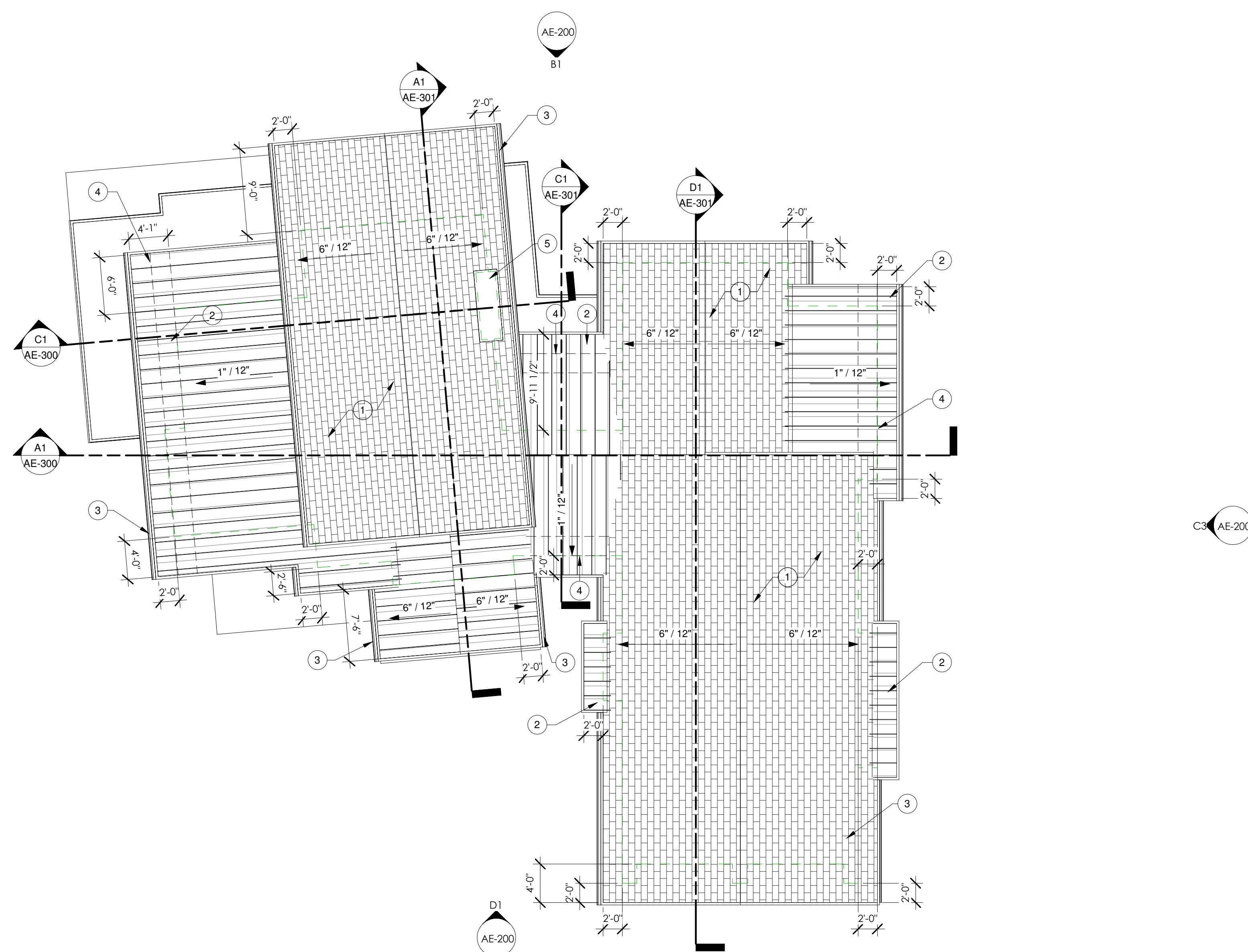
ANY CHANGES OR MODIFICATIONS TO THE DESIGN OF THE PROJECT IS TO BE PRESENTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTORS ARE TO BE FAMILIAR WITH ALL PORTIONS OF THE WORK. IT IS TO BE NOTED THAT SUBCONTRACTORS WORK IS NOT LIMITED TO SPECIFIC SHEETS AND THAT ALL OF THE DRAWINGS MAY BE PART OF THEIR SCOPE OF WORK AND/OR COORDINATION.

SHEET:
AE-140

A1 LOWER FLOOR LIGHTING & REFLECTED CEILING PLAN
 1/8" = 1'-0"

A4 MAIN FLOOR LIGHTING & REFLECTED CEILING PLAN
 1/8" = 1'-0"

AE-200 A3



C3 AE-200

A1 ROOF PLAN
1/8" = 1'-0"

GENERAL NOTES

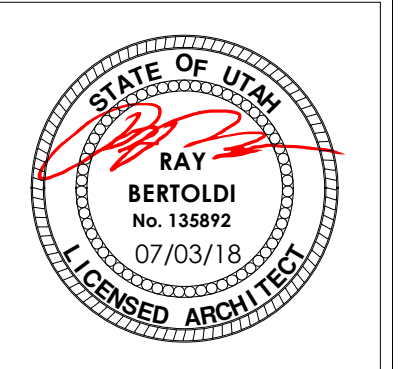
- A. PROVIDE FLASHING & COUNTER FLASHING FOR ALL PENETRATIONS TO ROOF.
- B. COORDINATE ALL FLUE AND PLUMBING STACK LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION. PAINT TO MATCH ROOF.
- C. PROVIDE "STACK SAVER" GUARD AT EACH PLUMBING VENT LOCATION.
- D. PROVIDE 100% ICE AND WATER SHIELD COVERATE OVER ROOF DECK. PROVIDE HIGH TEMPERATURE TYPE FOR METAL DOORS.
- E. FLASHING SHALL BE INSTALLED AT ALL PENETRATIONS & TERMINATIONS OF ALL EXTERIOR WALL INTERSECTIONS WITH ROOFS, PORCHES, DECKS, CHIMNEYS & SIMILAR RECESSES OR PROJECTIONS WHERE MOISTURE COULD ENTER A WALL OR ROOF SYSTEM. ALL EXPOSED FLASHING ON GUTTERS ARE TO HAVE EQUALLY SPACED SECTIONS/SEAMS WITH NO ONE SECTION LESS THAN 4'-0".
- F. PROVIDE METAL FLASHING AT INTERSECTION USING SIDING OR OTHER DISSIMILAR MATERIALS.
- G. ALL EXPOSED FLASHING IS TO BE PREFINISHED.
- H. PROVIDE 22' X 30' ATTIC ACCESS FOR ALL SEPERATE ATTICS EXCEEDING 30 S.F. LOCATION TO BE APPROVED BY ARCHITECT.
- I. PROVIDE 4" FLASHING AROUND ALL DOORS & WINDOWS WITH SILL PLATE FLASHING.

KEYED NOTES

- 1 ARCHITECTURAL ASPHALT SHINGLES, PROVIDE ICE AND WATER SHEILD OVER ENTIRE ROOF
- 2 PRE-FINISHED MECHANICALLY SEAMED METAL STANDING SEAM ROOF, PROVIDE HIGH TEMPERATURE ICE AND WATER SHIELD OVER ENTIRE ROOF.
- 3 PRE-FINISHED METAL GUTTER/DOWNSPOUT, TIE TO STORM DRAIN, COORDINATE COLOR WITH ARCHITECT
- 4 PROVIDE (2) ROWS OF STEEL SNOW GUARDS ANCHORED TO STANDING SEAM WITH SET SCREWS
- 5 PRE-FINISHED METAL FIREPLACE CAP, COORDINATE DETAILS WITH ARCHITECT

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REV.	DATE
PROJECT #	1801
DATE:	07/03/18
TITLE:	ROOF PLAN

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SHEET:
AE-150



GENERAL NOTES

- A. PROVIDE FLASHING & COUNTERFLASHING FOR ALL WINDOWS, DOORS & PENETRATIONS TO ROOF & WALLS.
- B. FIELD VERIFY ALL WINDOW & DOOR OPENINGS.
- C. PROVIDE FOUNDATION WATERPROOFING AT ALL CONCRETE BELOW GRADE.
- D. REFER TO OPENING SCHEDULE FOR WINDOW & DOOR REQUIREMENTS.
- E. COORDINATE FINAL FOUNDATION STEPS WITH GRADING PLAN & ON-SITE CONDITIONS WITH ARCHITECT PRIOR TO FORMING.
- F. PROVIDE MOCK-UP OF ALL EXTERIOR FINISHES PRIOR TO INSTALLATION FOR ARCHITECT'S APPROVAL. FINISHES ARE NOT TO BE INSTALLED WITHOUT APPROVAL.
- G. PROVIDE BUILDING ADDRESS FACING STREET PER IRC R319.1 COORDINATE STYLE OF TEXT WITH ARCHITECT.
- H. SIDING IS TO BE CAULKED, SEALED, FLASHED & FINISHED PER ARCHITECT. MANUFACTURER'S INSTALLATION INSTRUCTIONS ARE TO BE ON SITE. SEALANTS ARE TO MEET OR EXCEED SIDING MANUFACTURER'S REQUIREMENTS.
- I. STONE TO EXTEND TO FINISH GRADE.

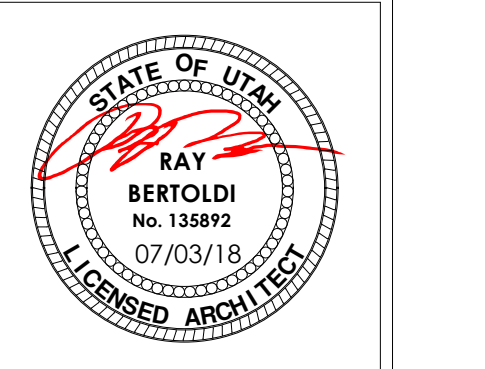
KEYED NOTES

- 1 PRE-FINISHED METAL CHIMNEY CAP, COORDINATE COLOR AND FINAL DESIGN WITH ARCHITECT
- 2 ARCHITECTURAL ASPHALT SHINGLES, PROVIDE ICE AND WATER SHIELD OVER ENTIRE ROOF
- 3 PRE-FINISHED MECHANICALLY SEALED METAL STANDING SEAM ROOF, PROVIDE HIGH TEMPERATURE ICE AND WATER SHIELD OVER ENTIRE ROOF.
- 4 VERTICAL CEDAR SIDING, COORDINATE STAIN WITH ARCHITECT
- 5 HEAVY TIMBER COLUMN, REFER TO STRUCTURAL
- 6 DECK RAILING MIN. 36" HIGH, MAX OPENING 4" DIAMETER; COORDINATE DESIGN WITH ARCHITECT
- 7 STONE VENEER, COORDINATE COLOR AND STYLE WITH ARCHITECT
- 8 PRE-FINISHED TRIM, TYP. COORDINATE COLOR WITH ARCHITECT.
- 9 BELLYBAND, COORDINATE COLOR WITH ARCHITECT
- 10 STEEL CAP ON TIMBER BEAM
- 11 HEAVY TIMBER BEAM, REFER TO STRUCTURAL
- 12 PRE-FINISHED METAL FASCIA, COORDINATE COLOR WITH ARCHITECT
- 13 TIMBER CORBEL, TYP. COORDINATE STAIN WITH ARCHITECT
- 14 HEAVY TIMBER TRUSS, REFER TO STRUCTURAL
- 15 GLULAM BEAM, REFER TO STRUCTURAL
- 16 EXISTING GRADE
- 17 PROPOSED FINISH GRADE
- 18 PRE-FINISHED METAL TRIM, COORDINATE COLOR WITH ARCHITECT

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EDEN, UT 84310
PARCEL #223310015



REV.	DATE
PROJECT #	1801
DATE:	07/03/18
TITLE:	EXTERIOR ELEVATIONS

SHEET:
AE-200

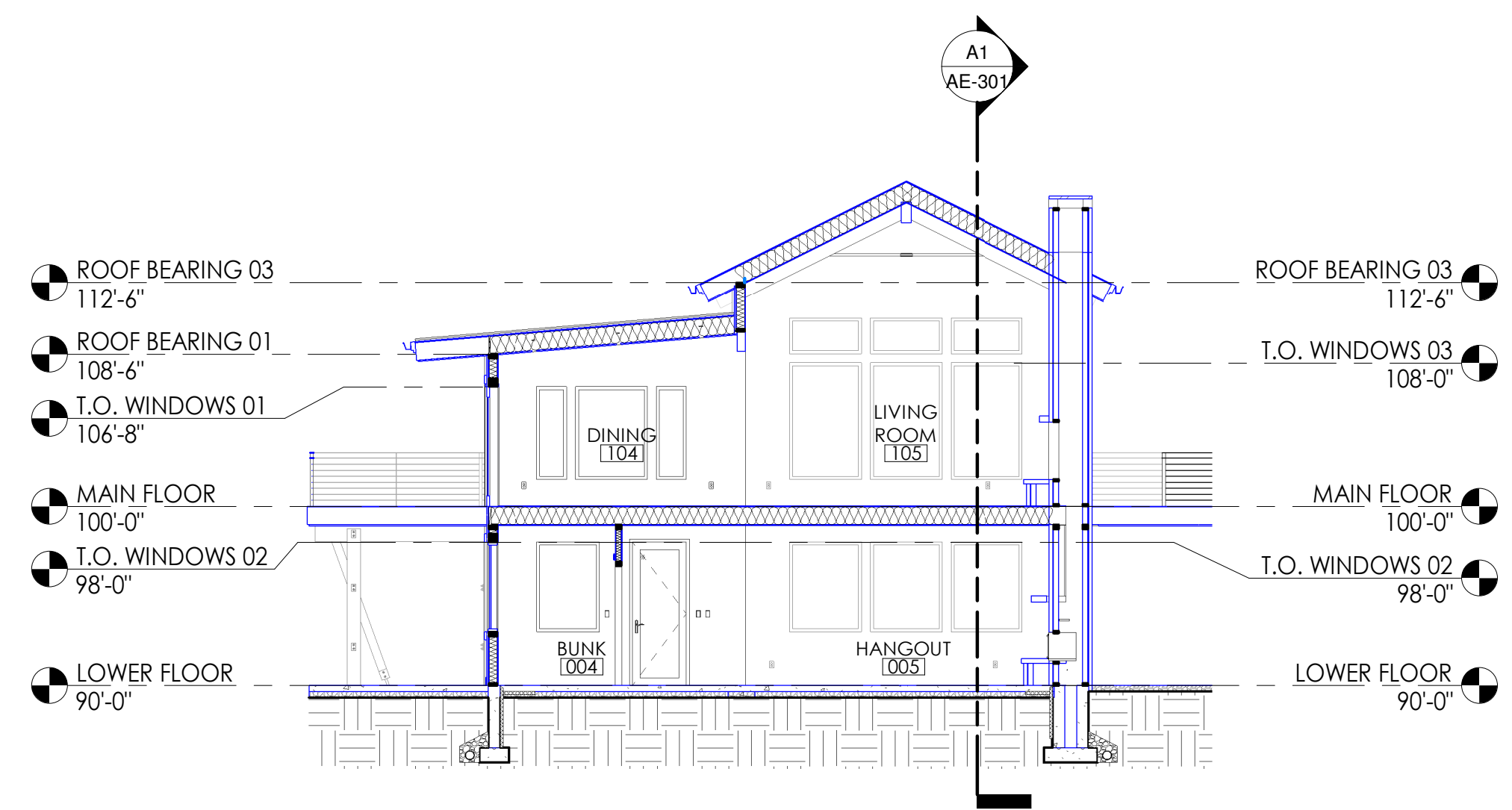
GENERAL NOTES

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- B. FIELD VERIFY ALL WINDOWS & DOOR OPENINGS.
- C. PROVIDE FOUNDATION WATERPROOFING AT ALL CONCRETE BELOW GRADE.
- D. REFER TO OPENING SCHEDULE FOR WINDOW & DOOR REQUIREMENTS.
- E. COORDINATE FINAL FOUNDATION STEPS WITH GRADING PLAN & ON-SITE CONDITIONS WITH ARCHITECT PRIOR TO FORMING.
- F. PROVIDE MOCK-UP OF ALL EXTERIOR FINISHES PRIOR TO INSTALLATION FOR ARCHITECTS APPROVAL. FINISHES ARE NOT TO BE INSTALLED WITHOUT APPROVAL.
- G. REFER TO GRADING PLAN FOR FINISH GRADE ADJACENT TO FOUNDATION.
- H. REFER TO STRUCTURAL DRAWINGS FOR FOOTING & FOUNDATION SIZES & REINFORCING REQUIREMENTS.

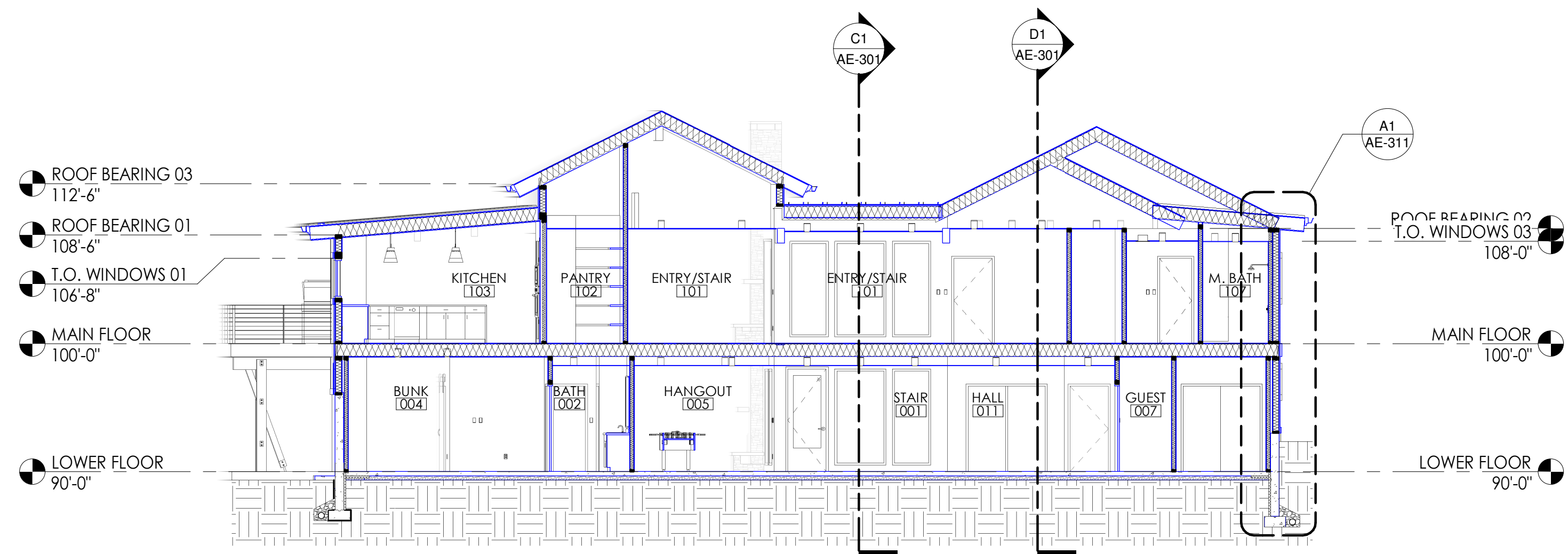
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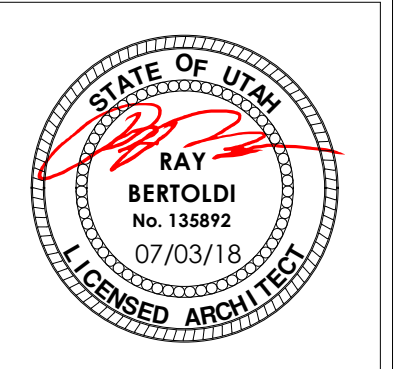
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C1 BUILDING SECTION
 1/8" = 1'-0"



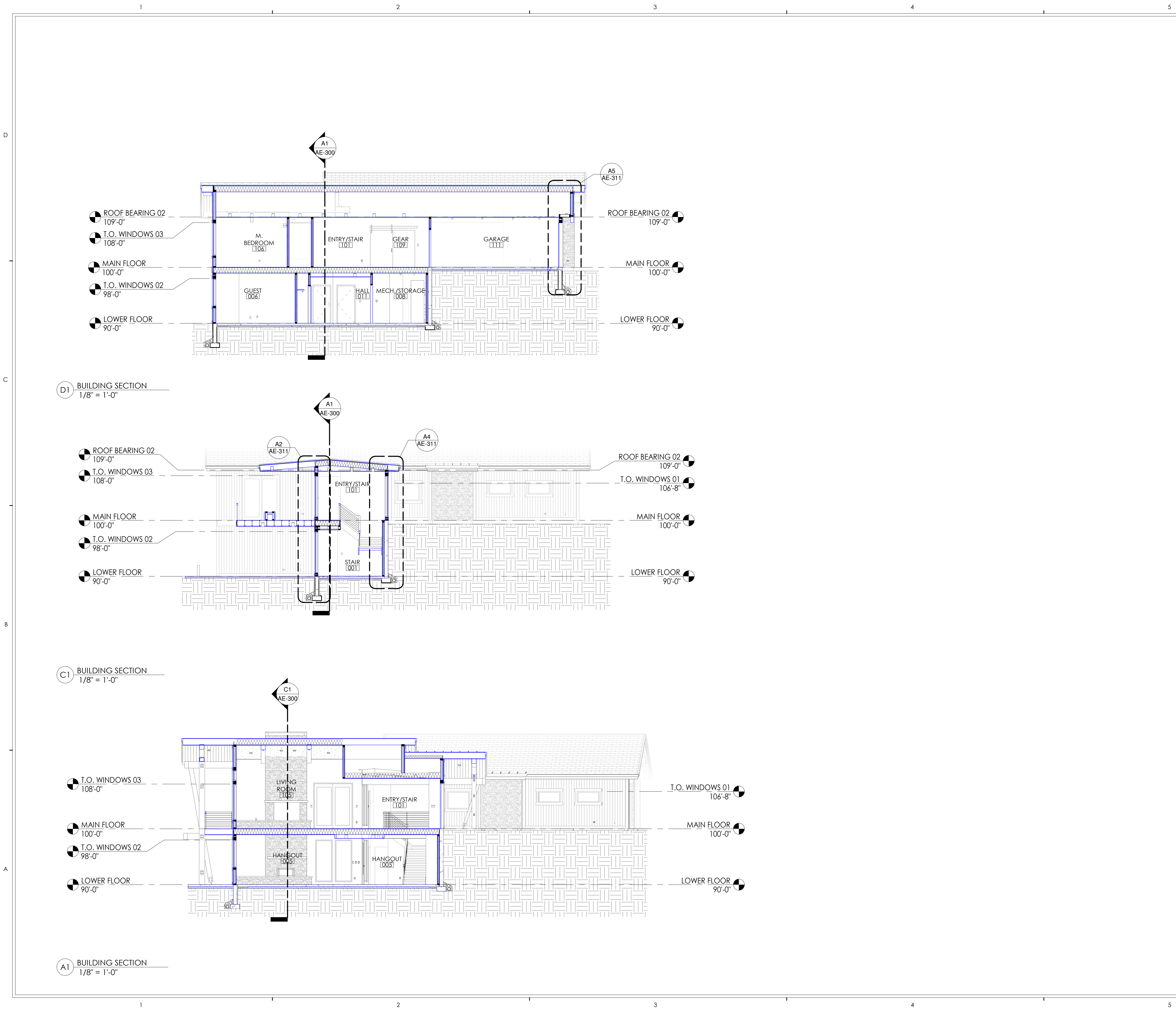
A1 BUILDING SECTION
 1/8" = 1'-0"



REV.	DATE
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DATE:	07/03/18
TITLE:	BUILDING SECTIONS

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SHEET:
AE-300

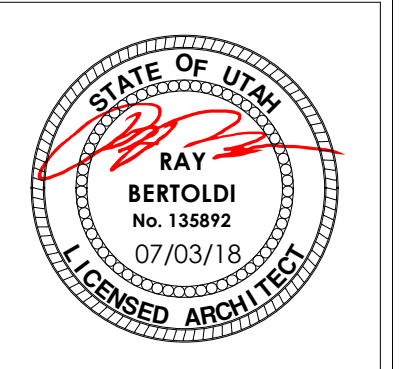


GENERAL NOTES

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- B. FIELD VERIFY ALL WINDOWS & DOOR OPENINGS.
- C. PROVIDE FOUNDATION WATERPROOFING AT ALL CONCRETE BELOW GRADE.
- D. REFER TO OPENING SCHEDULE FOR WINDOW & DOOR REQUIREMENTS.
- E. COORDINATE FINAL FOUNDATION STEPS WITH GRADING PLAN & ON-SITE CONDITIONS WITH ARCHITECT PRIOR TO FORMING.
- F. PROVIDE MOCK-UP OF ALL EXTERIOR FINISHES PRIOR TO INSTALLATION FOR ARCHITECTS APPROVAL. FINISHES ARE NOT TO BE INSTALLED WITHOUT APPROVAL.
- G. REFER TO GRADING PLAN FOR FINISH GRADE ADJACENT TO FOUNDATION.
- H. REFER TO STRUCTURAL DRAWINGS FOR FOOTING & FOUNDATION SIZES & REINFORCING REQUIREMENTS.

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REV.	DATE
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TITLE:	BUILDING SECTIONS

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SHEET:
AE-301

DOOR TAG	DOOR TYPE	ROOM	WIDTH	HEIGHT	DOOR		FRAME		REMARKS
					MATERIAL	FINISH	MATERIAL	FINISH	
001A	5	STAIR	3'-0"	8'-0"	WOOD/GLASS	STAINED			
002A	1	BATH	2'-6"	6'-8"	WOOD	PAINT			
002B	1	BATH	2'-0"	6'-8"	WOOD	PAINT			
002C	2	BATH	2'-6"	6'-8"	WOOD	PAINT			POCKET DOOR
003A	5	SAUNA	2'-6"	6'-8"	WOOD/GLASS	STAINED			
004A	4	BUNK	4'-0"	6'-8"	WOOD	STAINED			BARN DOOR
004B	2	BATH	2'-6"	6'-8"	WOOD	PAINT			POCKET DOOR
005A	5	STAIR	3'-0"	8'-0"	WOOD/GLASS	STAINED			
006A	1	GUEST	3'-0"	6'-8"	WOOD	PAINT			
007A	1	GUEST	3'-0"	6'-8"	WOOD	PAINT			
007B	3	GUEST	6'-0"	6'-8"	WOOD	PAINT			
008A	1	MECH./STORAGE	3'-0"	6'-8"	WOOD	PAINT			
009A	1	BATH	2'-6"	6'-8"	WOOD	PAINT			
009B	2	BATH	2'-6"	6'-8"	WOOD	PAINT			POCKET DOOR
010A	1	GUEST	3'-0"	6'-8"	WOOD	PAINT			
010B	3	GUEST	6'-0"	6'-8"	WOOD	PAINT			
011A	3	HALL	6'-0"	6'-8"	WOOD	PAINT			
101A	1	ENTRY/STAIR	3'-0"	8'-0"	WOOD	STAINED			ENTRY DOOR
101B	1	ENTRY/STAIR	2'-6"	6'-8"	WOOD	STAINED			
101D	4	GEAR	4'-0"	6'-8"	WOOD	STAINED			
101E	6	LIVING ROOM	6'-8"	8'-0"	WOOD/GLASS	STAINED			SLIDING GLASS DOOR, TEMPERED
102A	1	PANTRY	2'-6"	6'-8"	WOOD	STAINED			
106A	1	M. BEDROOM	3'-0"	6'-8"	WOOD	STAINED			
106B	6	M. BEDROOM	6'-8"	8'-0"	WOOD/GLASS	STAINED			
107A	1	M. BATH	2'-6"	6'-8"	WOOD	STAINED			
108A	1	M. CLOSET	3'-0"	6'-8"	WOOD	STAINED			
109A	1	GEAR	3'-0"	6'-8"	WOOD	STAINED			20 MIN. FIRE RATED, SELF CLOSING
111A	7	GARAGE	9'-0"	8'-0"	METAL GLASS	PRE-FINISHED			OVERHEAD, INSULATED
111B	7	GARAGE	9'-0"	8'-0"	METAL GLASS	PRE-FINISHED			OVERHEAD, INSULATED
112A	1	POWDER	2'-6"	6'-8"	WOOD	STAINED			
113A	6	DINING	6'-8"	6'-8"	WOOD/GLASS	STAINED			SLIDING GLASS DOOR, TEMPERED

WINDOW TAG	WIDTH	HEIGHT	GLAZING		MATERIAL	REMARKS
			TYPE			
W1	2'-0"	7'-6"			METAL CLAD WOOD	TEMPERED
W2	3'-0"	5'-0"			METAL CLAD WOOD	EGRESS
W3	3'-0"	2'-0"			METAL CLAD WOOD	
W4	4'-0"	2'-0"			METAL CLAD WOOD	
W5	4'-0"	5'-0"			METAL CLAD WOOD	
W6	7'-0"	5'-0"			METAL CLAD WOOD	EGRESS
W7	5'-6"	3'-2"			METAL CLAD WOOD	
W8	2'-6"	3'-2"			METAL CLAD WOOD	
W9	10'-0"	5'-0"			METAL CLAD WOOD	EGRESS
W10	9'-0"	3'-2"			METAL CLAD WOOD	
W11	4'-0"	7'-6"			METAL CLAD WOOD	TEMPERED
W12	4'-0"	6'-6"			METAL CLAD WOOD	
W13	3'-0"	7'-6"			METAL CLAD WOOD	TEMPERED
W14	5'-0"	3'-2"			METAL CLAD WOOD	
W15	4'-0"	3'-2"			METAL CLAD WOOD	
W16	5'-6"	5'-0"			METAL CLAD WOOD	EGRESS
W17	10'-0"	6'-0"			METAL CLAD WOOD	EGRESS
W18	1'-8"	5'-2"			METAL CLAD WOOD	
W19	4'-0"	5'-2"			METAL CLAD WOOD	
W20	3'-6"	5'-0"			METAL CLAD WOOD	EGRESS
W21	3'-0"	3'-2"			METAL CLAD WOOD	

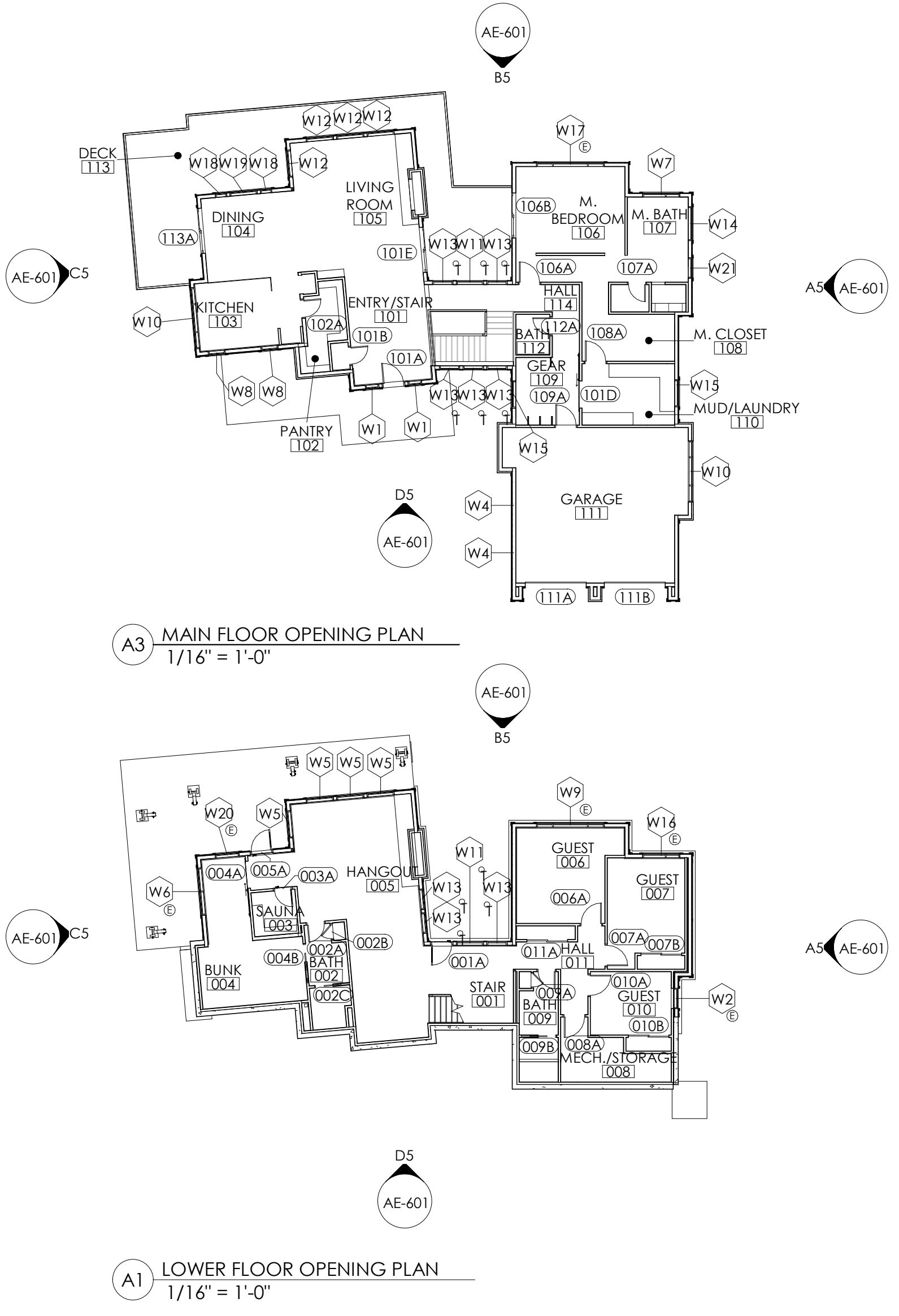
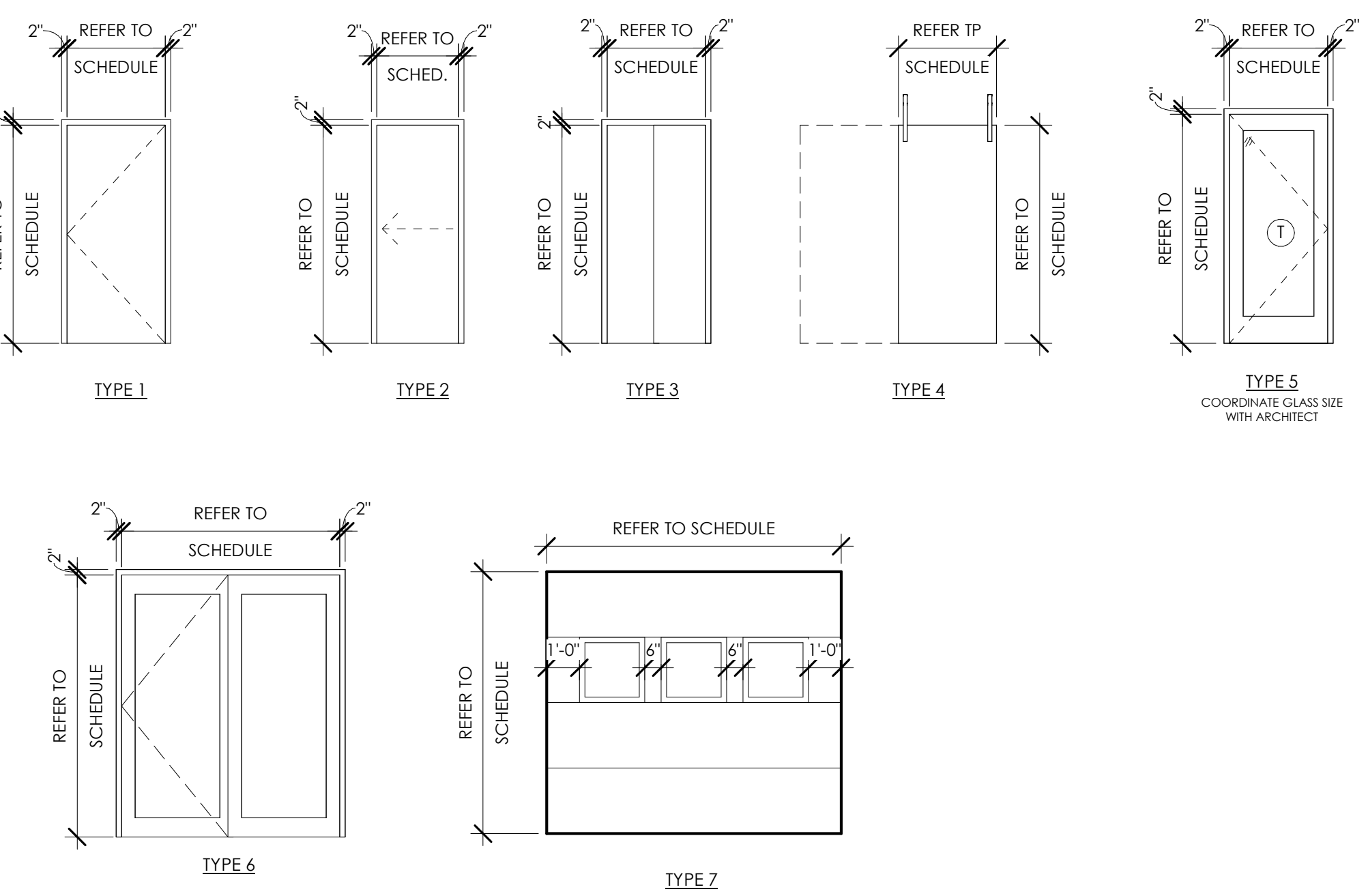
WINDOW MANUFACTURING BASIS OF DESIGN: PELLA

GENERAL NOTES

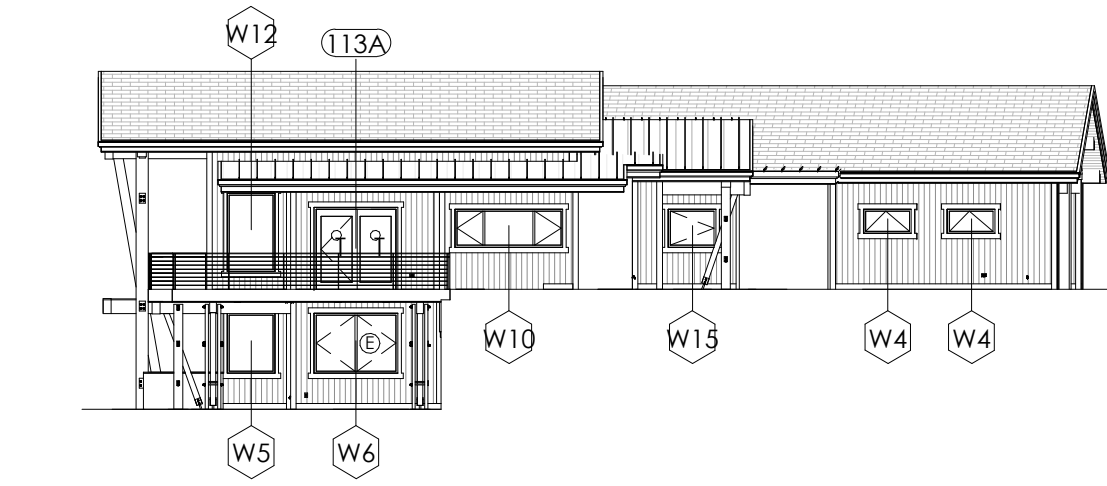
- A. PROVIDE EXTERIOR WINDOW & DOOR PERIMETER FLASHING AROUND EACH OPENING PER MANUFACTURING REQUIREMENTS & NO LESS THAN IRC REQUIREMENTS. PERIMETER IS TO BE WATERTIGHT.
- B. COORDINATE ROUGH FRAMING REQUIREMENTS WITH SPECIFIC WINDOW PROVIDER.
- C. PROVIDE ARCHITECT WITH WINDOW SUPPLIER SHOP DRAWINGS PER REVIEW BEFORE ORDERING.
- D. ALL WINDOW OPENINGS ARE TO BE FIELD VERIFIED & COORDINATED WITH REVIEWED SHOP DRAWINGS.
- E. ALL EGRESS WINDOWS ARE TO HAVE A MAX. SILL HEIGHT OF 44" ABOVE FINISH FLOOR. CLEAR OPENING TO BE MIN. 20" WIDE & 24" HIGH WITH MIN. NET CLEAR OPENING OF 5.7 SQ.FT.
- F. ALL GLAZING IN DOORS IS TO BE TEMPERED.
- G. ALL GLAZING ADJACENT TO A DOOR HEAD OR JAMB IS TO BE TEMPERED.
- H. ALL DOORS FROM HOUSE TO GARAGE ARE TO BE 20 MIN. FIRE-RATED WITH A SELF-CLOSING MECHANISM.
- I. GARAGE DOORS ARE TO BE PROVIDED WITH AUTOMATIC OPENERS WITH REMOTES & WIRED ON SEPARATE CIRCUIT TO ALLOW SHUT OFF AT INTERIOR SIDE OF HOUSE.
- J. ALL PATIO STYLE DOORS ARE TO HAVE TEMPERED GLASS.
- K. ALL SHOWER DOORS & ENCLOSURES ARE TO BE TEMPERED.
- L. ALL WINDOWS (WHERE APPLICABLE) IN A SHOWER OR ADJACENT STAIR ARE TO BE TEMPERED.
- M. FLASH & CAULK ALL EXTERIOR OPENINGS PER MFG. INSTALLATION INSTRUCTIONS.
- N. ALL GLASS WITHIN 18" OF FLOOR IS TO BE TEMPERED.
- O. ALL WINDOWS TO BE DOUBLE GLASS WITH LOW-E COATING.
- P. ALL EXTERIOR WINDOWS TO HAVE A MAX. U-FACTOR OF .28.

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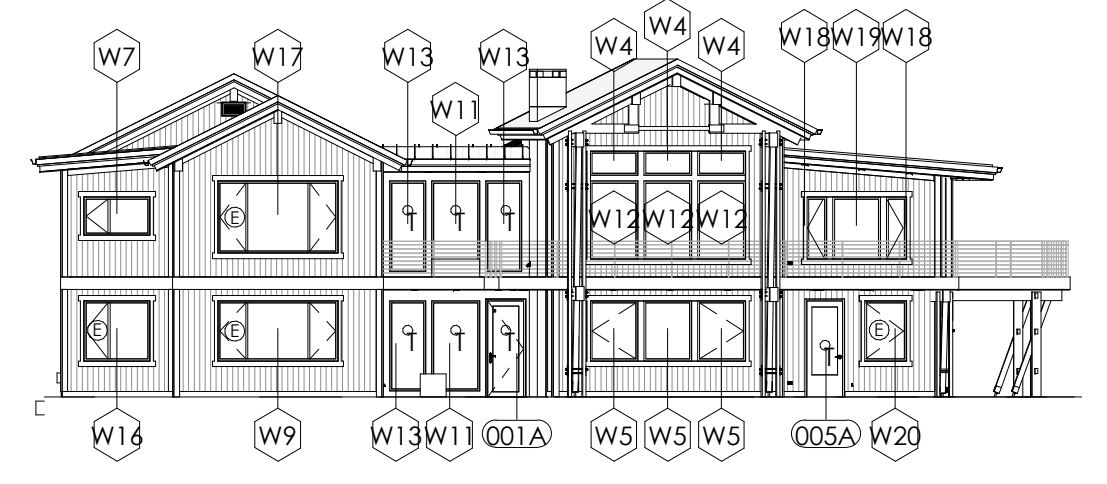
METCALF RESIDENCE
 4061 NORTH MOUNTAIN RIDGE DRIVE
 EDEN, UT 84310
 PARCEL #22310015



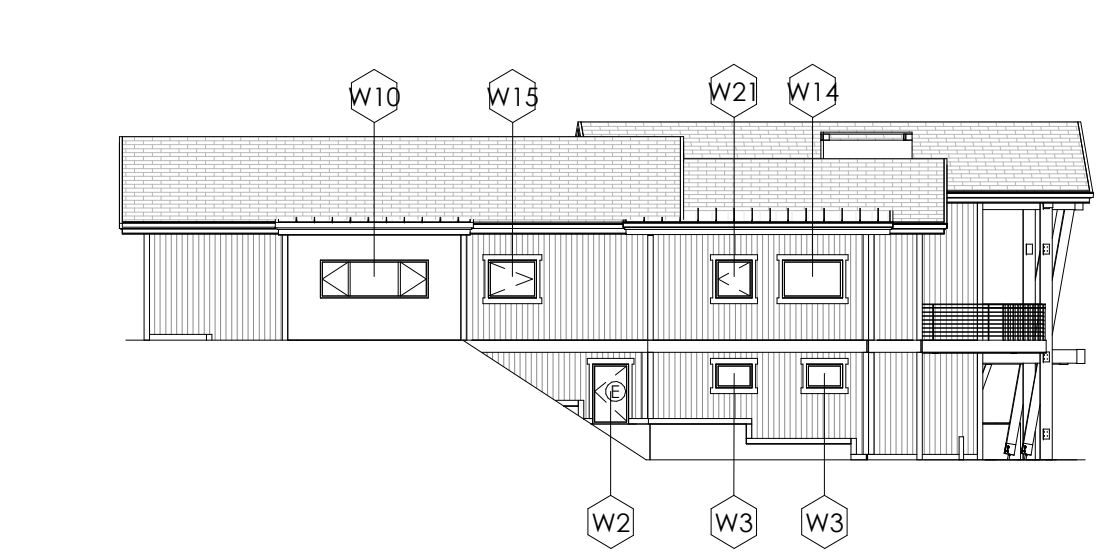
D5 NORTH OPENING ELEVATION
1/16" = 1'-0"



C5 EAST OPENING ELEVATION
1/16" = 1'-0"



B5 SOUTH OPENING ELEVATION
1/16" = 1'-0"



A5 WEST OPENING ELEVATION
1/16" = 1'-0"

SYMBOL

- W# WINDOW TAG
- T TEMPERED GLASS
- E EGRESS WINDOW IS TO MEET MIN. EMERGENCY EGRESS PER IRC REQUIREMENTS FOR SEPARATION AND CLEAR OPENING. REFER TO GENERAL NOTE E.
- 101 DOOR MARKER

STATE OF UTAH
 RAY BERTOLDI
 No. 135892
 07/03/18
 LICENSED ARCHITECT

REV.	DATE
PROJECT #	1801
DATE:	07/03/18
TITLE:	OPENING PLANS & ELEVATIONS

ANY CHANGES OR MODIFICATIONS TO THE DESIGN OF THE PROJECT IS TO BE PRESENTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTORS ARE TO BE FAMILIAR WITH ALL PORTIONS OF THE WORK. IT IS TO BE NOTED THAT SUBCONTRACTORS WORK IS NOT LIMITED TO SPECIFIC SHEETS AND THAT ALL OF THE DRAWINGS MAY BE PART OF THEIR SCOPE OF WORK AND/OR COORDINATION.

SHEET:
AE-601

1 2 3 4 5

D
C
B
A

FINISH KEY			
KEY	DESCRIPTION	SPECIFICATION	REMARKS

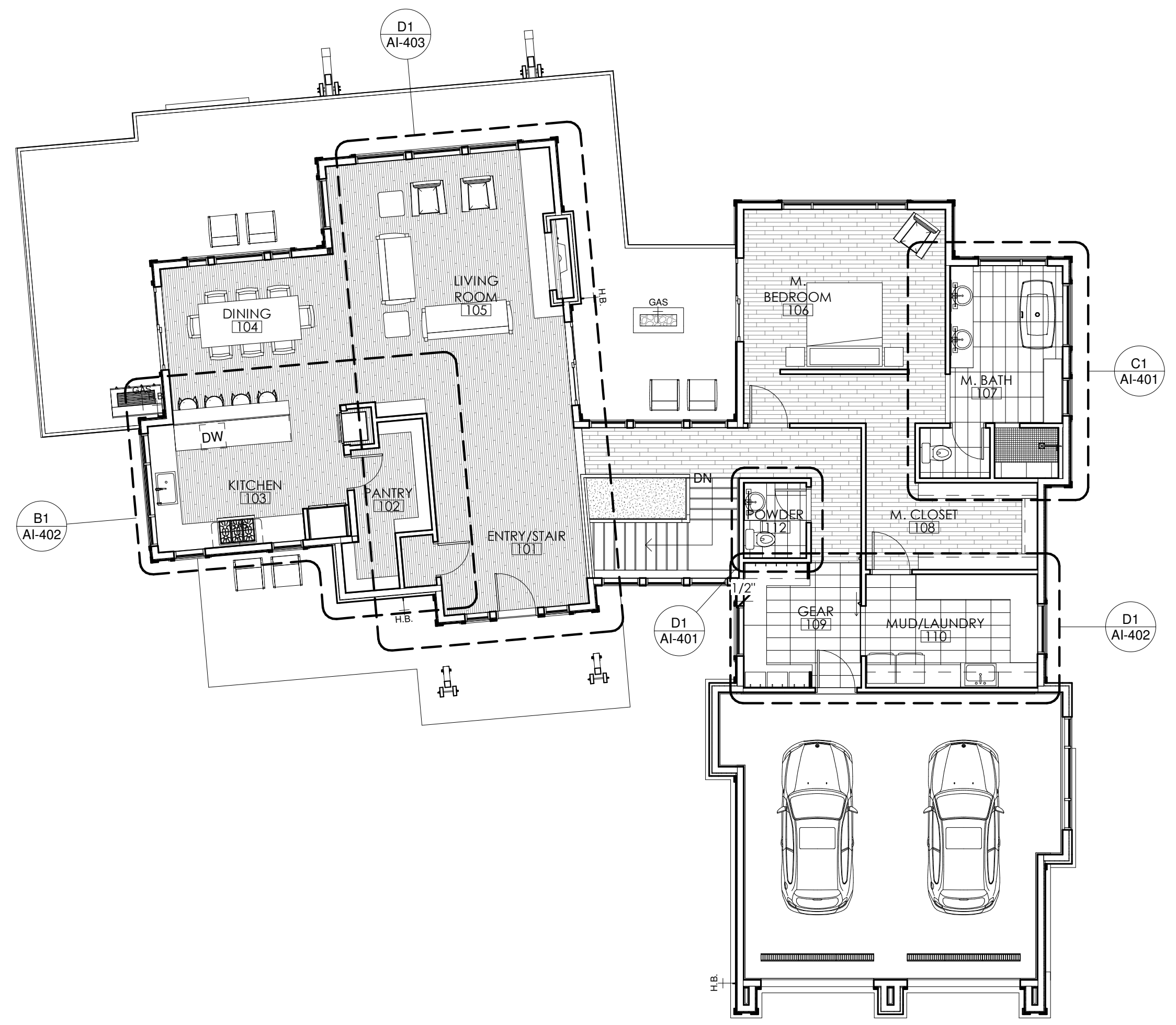
FINISH SCHEDULE									
ROOM NAME	ROOM NUMBER	FLOOR FINISH	BASE FINISH	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	CEILING FINISH	REMARKS
STAIR	001								
STORAGE	002								
BATH	002								
SAUNA	003								
BUNK	004								
GUEST	006								
GUEST	007								
MECH./STORAGE	008								
BATH	009								
GUEST	010								
HALL	011								
PATIO	012								
ENTRY/STAIR	101								
PANTRY	102								
KITCHEN	103								
DINING	104								
LIVING ROOM	105								
M. BEDROOM	106								
M. BATH	107								
M. CLOSET	108								
GEAR	109								
MUD/LAUNDRY	110								
GARAGE	111								
POWDER	112								

GENERAL NOTES

- A. ALL PAINTING IS TO BE MIN. 2 COATS. COORDINATE WITH ARCHITECT FOR SHEEN REQUIREMENTS.
- B. ALL PAINT COLORS ARE TO BE MOCKED UP MIN. 4' - 0" X 4' - 0" IN ROOM THAT REQUIRES A SPECIFIC COLOR.
- C. ALL APPLIANCES ARE TO BE COORDINATED THROUGH THE ARCHITECT.
- D. ALL TILE TO HAVE SCHLUTER MAT SUB BASE

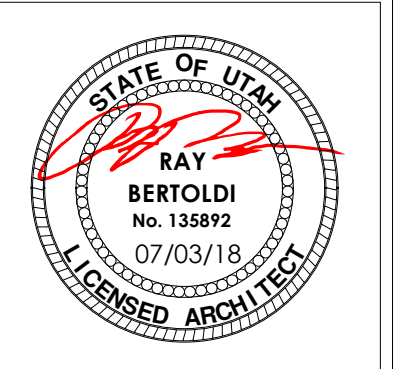
SYMBOL KEY

- F1 - HARDWOOD
- F2 - 12" X 24" TILE
- F3 - 24" X 24" TILE
- F4 - SAUNA FLOORING
- F5 - NOT USED
- F6 - SEALED CONCRETE
- F7 - EPOXY CONCRETE
- F8 - NOT USED



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METCALF RESIDENCE
 4061 NORTH MOUNTAIN RIDGE DRIVE
 EDEN, UT 84310
 PARCEL #223310015



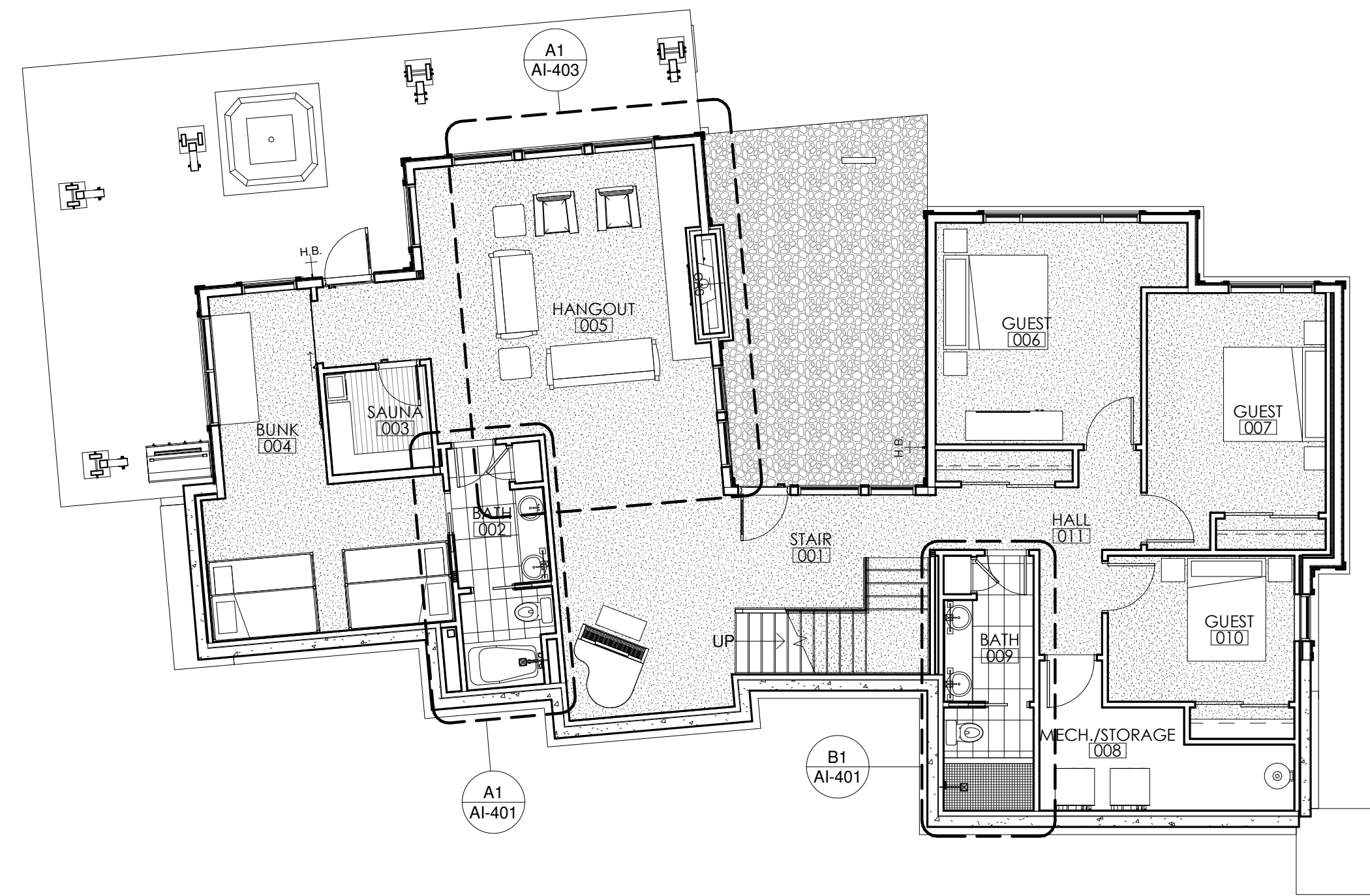
REV.	DATE
PROJECT #	1801
DATE:	07/03/18
TITLE:	MAIN FLOOR FINISH PLAN

ANY CHANGES OR MODIFICATIONS TO THE DESIGN OF THE PROJECT IS TO BE PRESENTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTORS ARE TO BE FAMILIAR WITH ALL PORTIONS OF THE WORK. IT IS TO BE NOTED THAT SUBCONTRACTORS WORK IS NOT LIMITED TO SPECIFIC SHEETS AND THAT ALL OF THE DRAWINGS MAY BE PART OF THEIR SCOPE OF WORK AND/OR COORDINATION.

SHEET:
AI-101

A1 MAIN LEVEL FINISH PLAN
 1/8" = 1'-0"

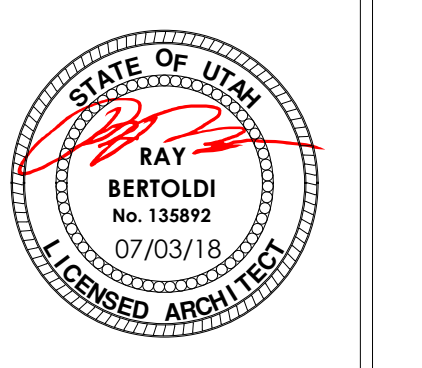
1 2 3 4 5



FINISH KEY			
KEY	DESCRIPTION	SPECIFICATION	REMARKS

FINISH SCHEDULE									
ROOM NAME	ROOM NUMBER	FLOOR FINISH	BASE FINISH	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	CEILING FINISH	REMARKS
STAIR	001								
STORAGE	002								
BATH	002								
SAUNA	003								
BUNK	004								
GUEST	006								
GUEST	007								
MECH./STORAGE	008								
BATH	009								
GUEST	010								
HALL	011								
PATIO	012								
ENTRY/STAIR	101								
PANTRY	102								
KITCHEN	103								
DINING	104								
LIVING ROOM	105								
M. BEDROOM	106								
M. BATH	107								
M. CLOSET	108								
GEAR	109								
MUD/LAUNDRY	110								
GARAGE	111								
POWDER	112								

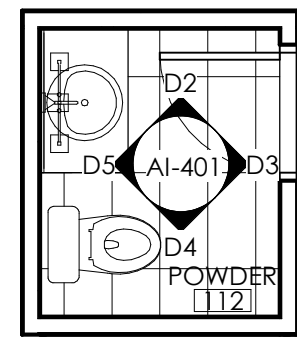
A1 BATH 009 ENLARGED FINISH PLAN
1/8" = 1'-0"



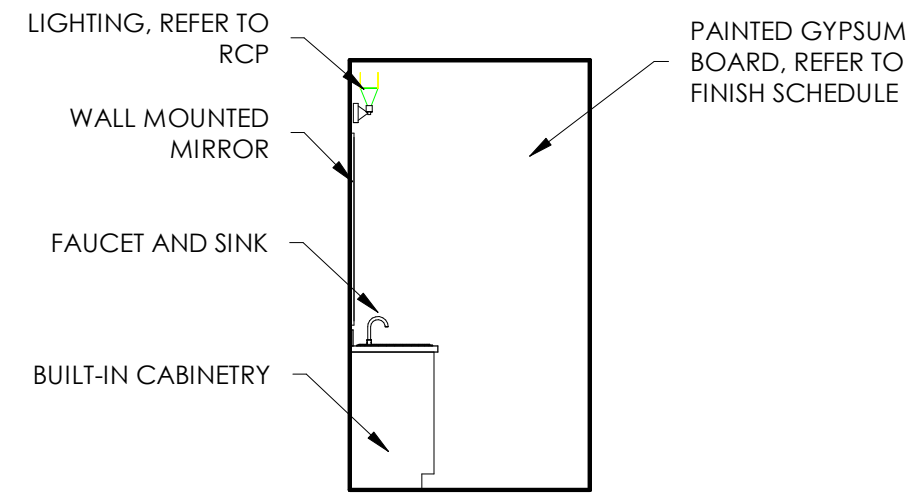
REV.	DATE
PROJECT #	1801
DATE:	07/03/18
TITLE:	LOWER LEVEL FINISH PLAN

ANY CHANGES OR MODIFICATIONS TO THE DESIGN OF THE PROJECT IS TO BE PRESENTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTORS ARE TO BE FAMILIAR WITH ALL PORTIONS OF THE WORK. IT IS TO BE NOTED THAT SUBCONTRACTORS WORK IS NOT LIMITED TO SPECIFIC SHEETS AND THAT ALL OF THE DRAWINGS MAY BE PART OF THEIR SCOPE OF WORK AND/OR COORDINATION.

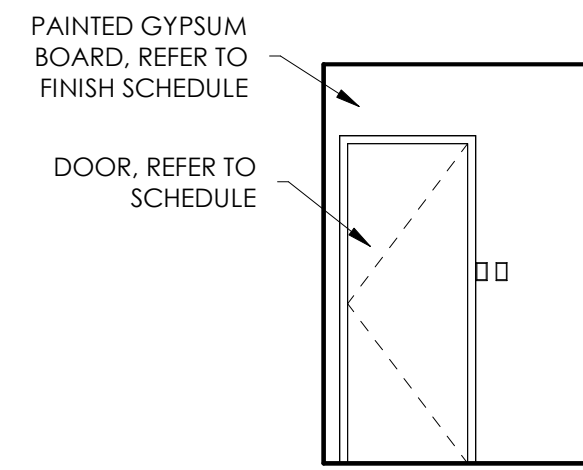
SHEET:
AI-102



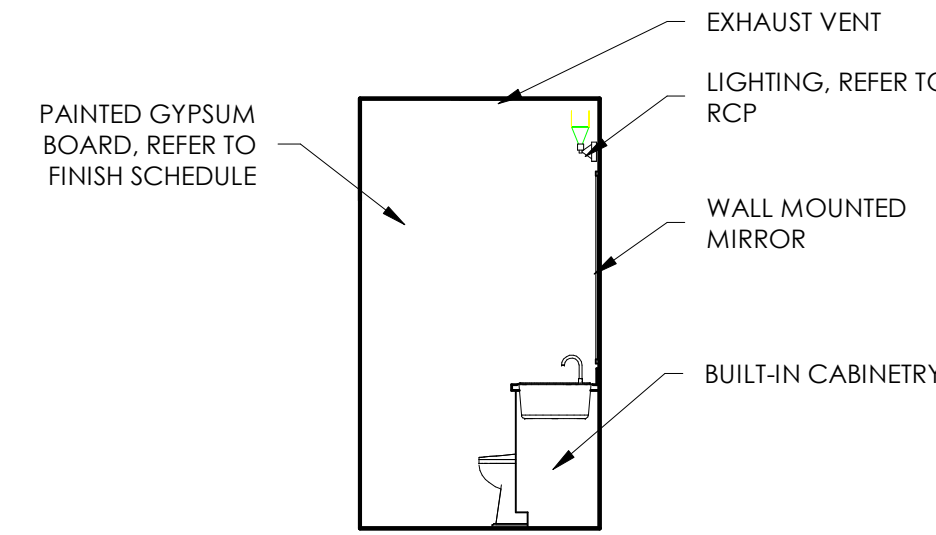
D1 POWDER ROOM 112 ENLARGED FINISH PLAN
1/4" = 1'-0"



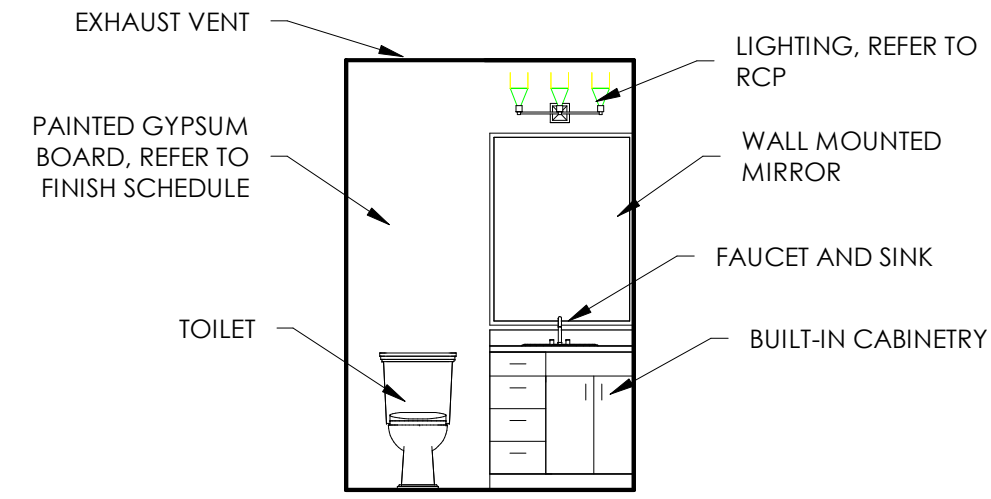
D2 POWDER 112
1/4" = 1'-0"



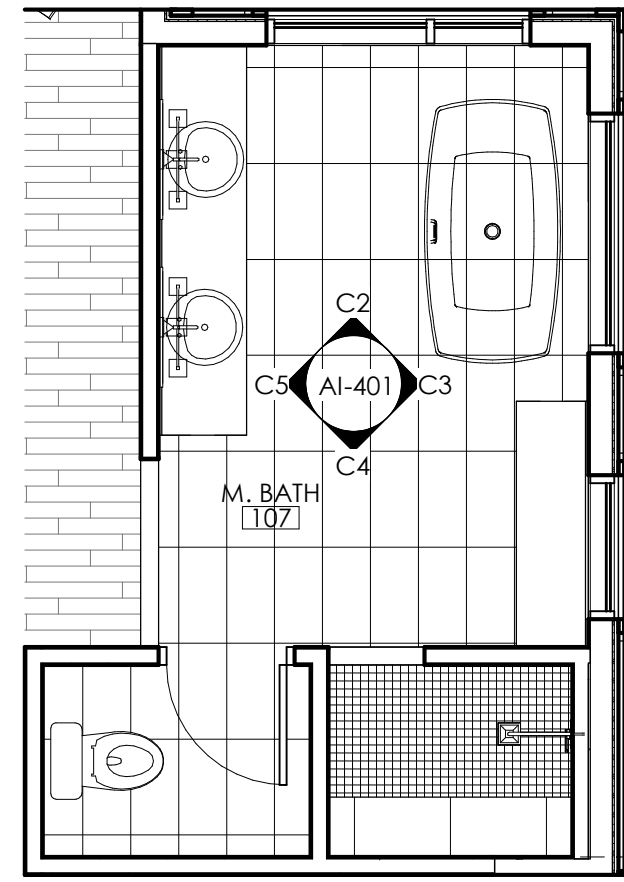
D3 POWDER 112
1/4" = 1'-0"



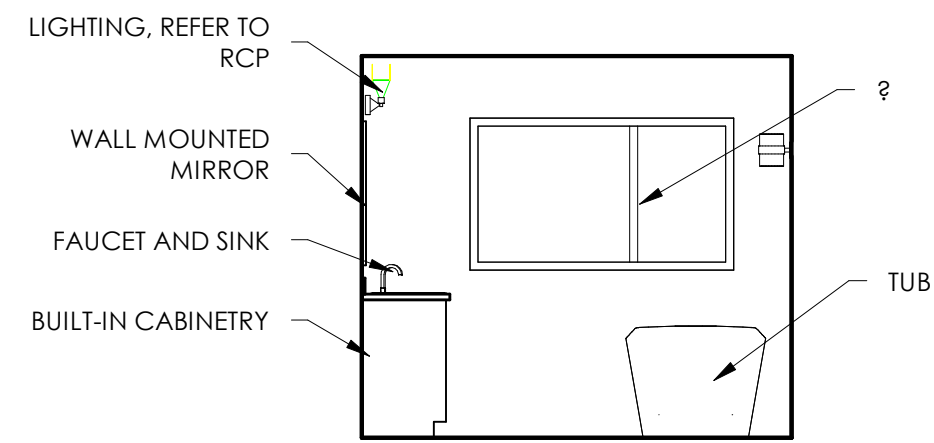
D4 POWDER 112
1/4" = 1'-0"



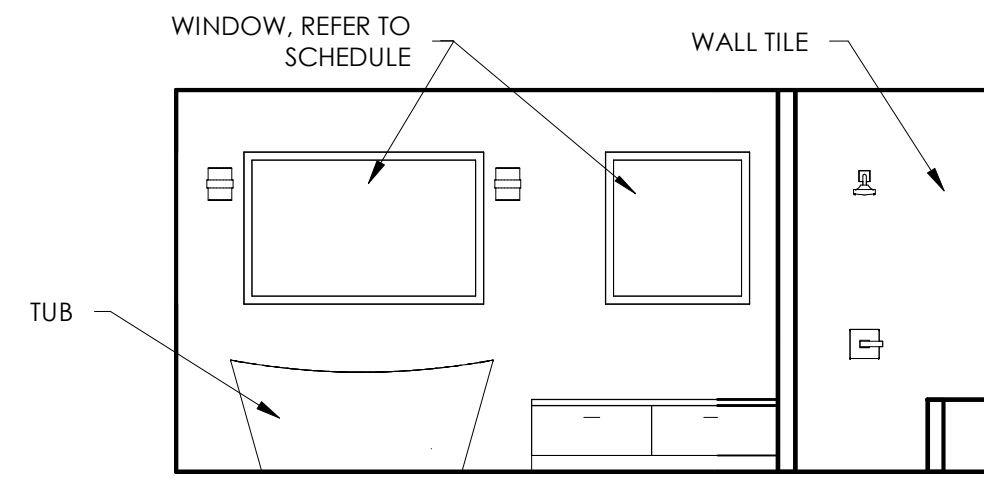
D5 POWDER 112
1/4" = 1'-0"



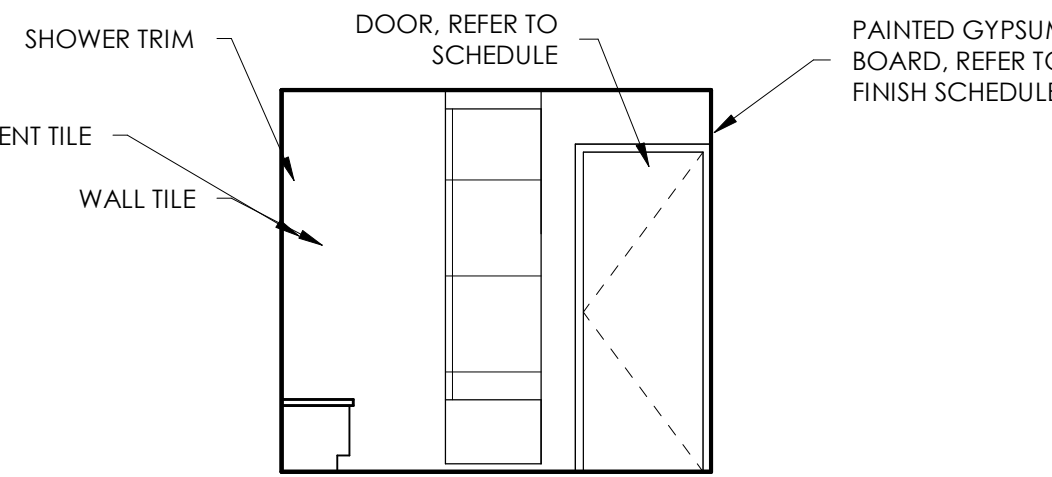
C1 MASTER BATH 107 ENLARGED FINISH PLAN
1/4" = 1'-0"



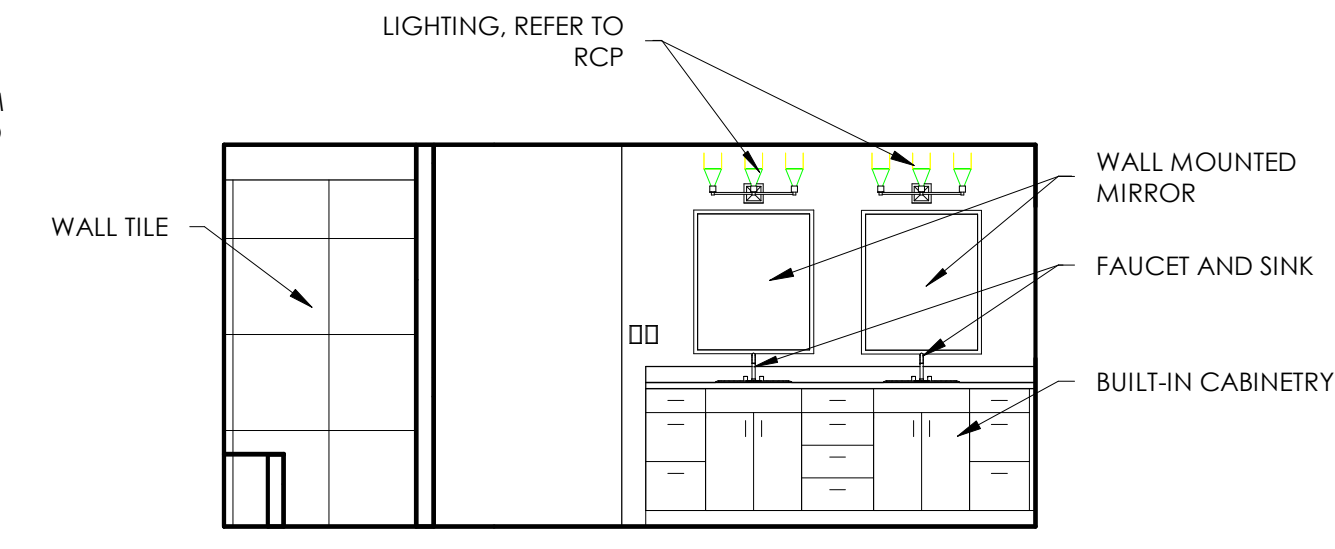
C2 MASTER BATH 107
1/4" = 1'-0"



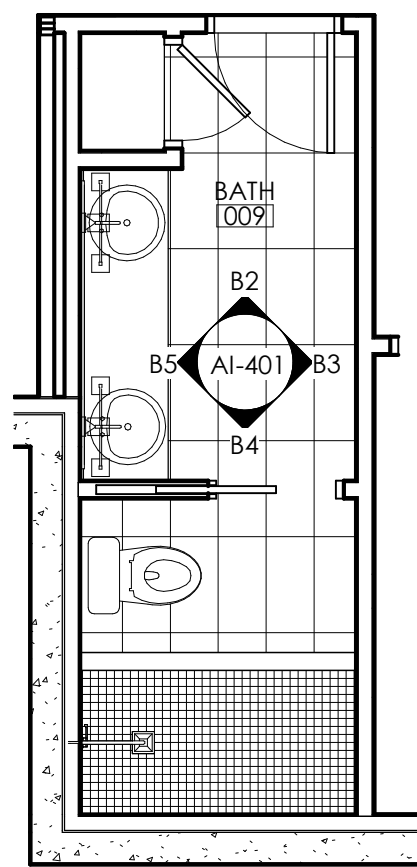
C3 MASTER BATH 107
1/4" = 1'-0"



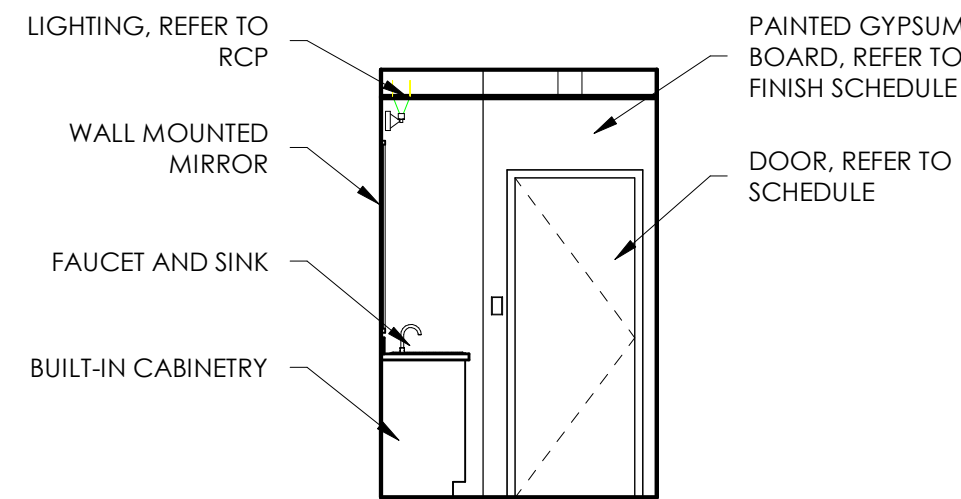
C4 MASTER BATH 107
1/4" = 1'-0"



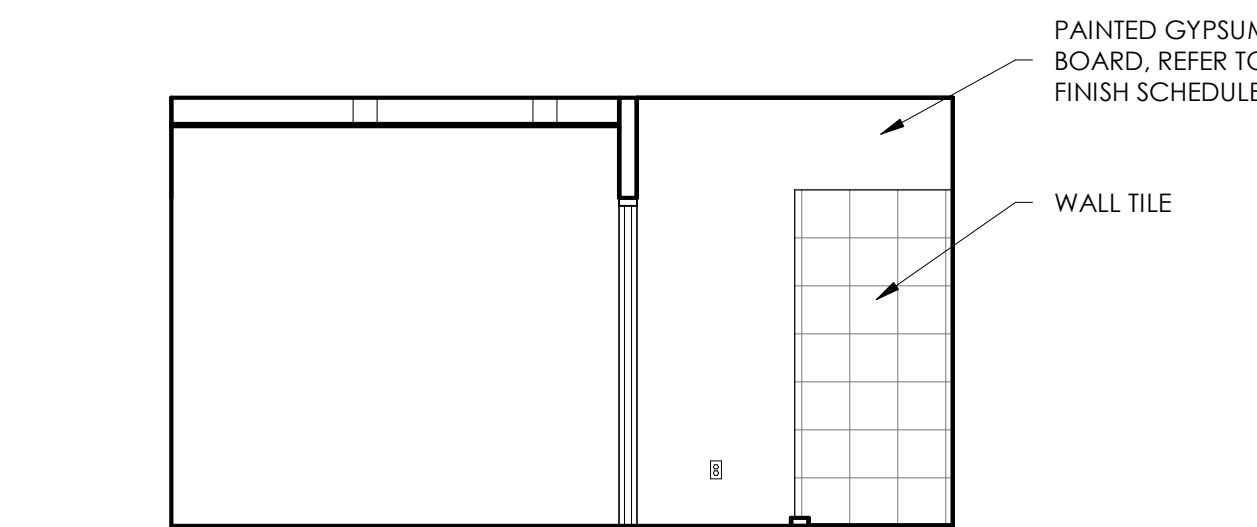
C5 MASTER BATH 107
1/4" = 1'-0"



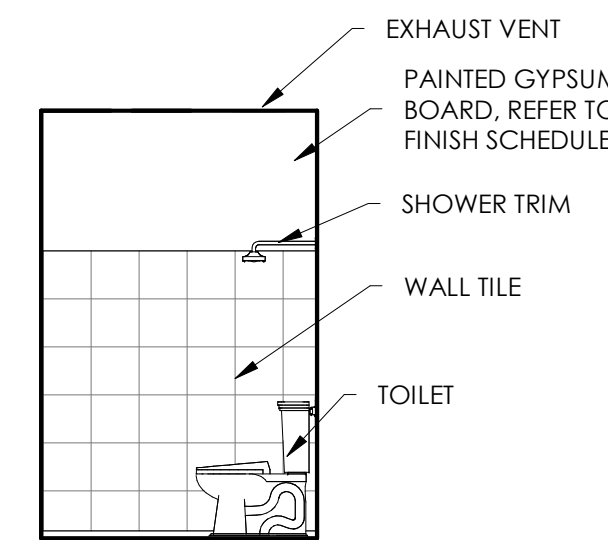
B1 BATH 009 ENLARGED FINISH PLAN
1/4" = 1'-0"



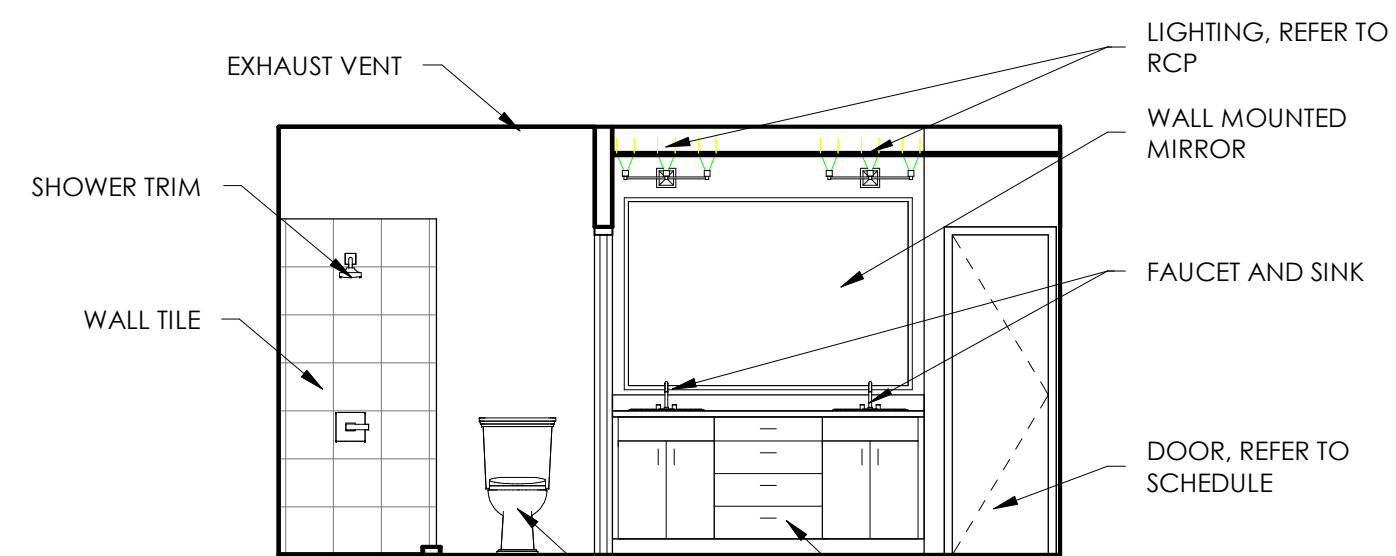
B2 BATH 009
1/4" = 1'-0"



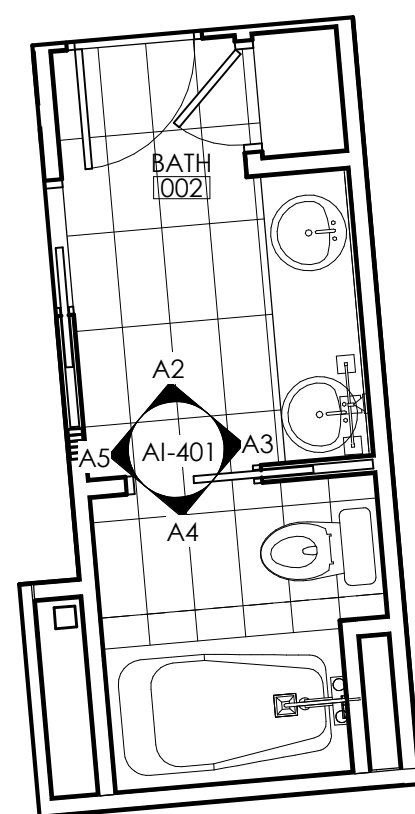
B3 BATH 009
1/4" = 1'-0"



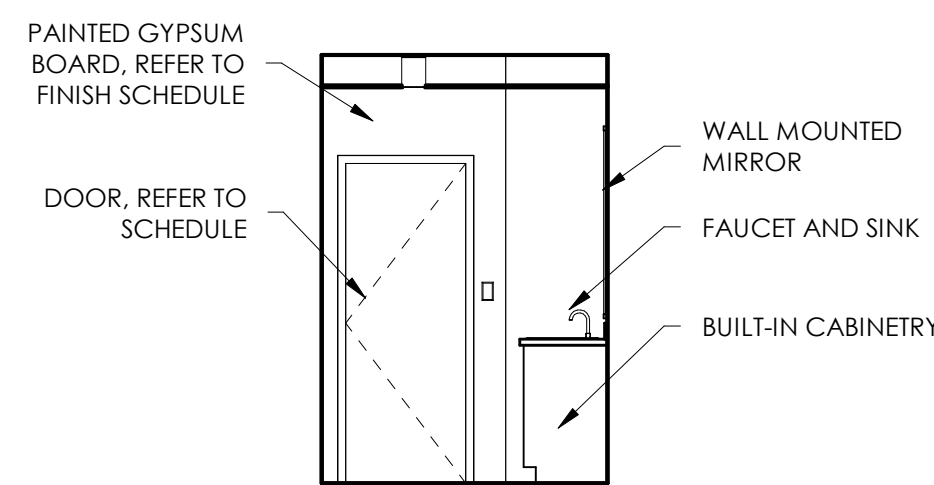
B4 BATH 009
1/4" = 1'-0"



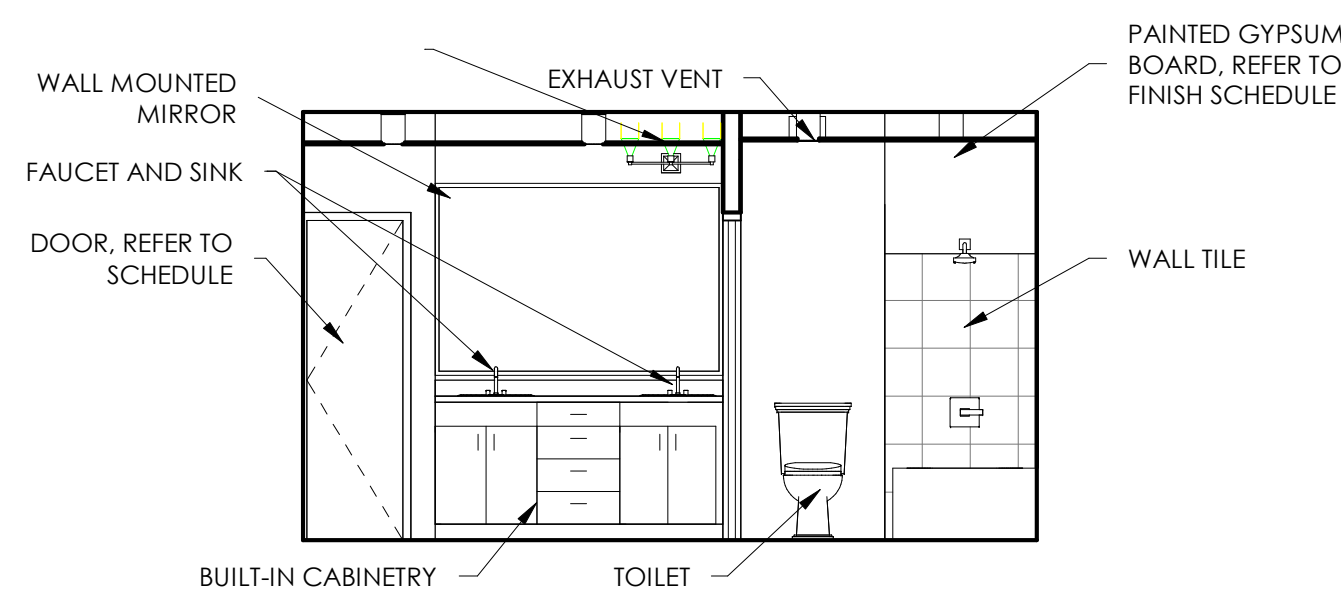
B5 BATH 009
1/4" = 1'-0"



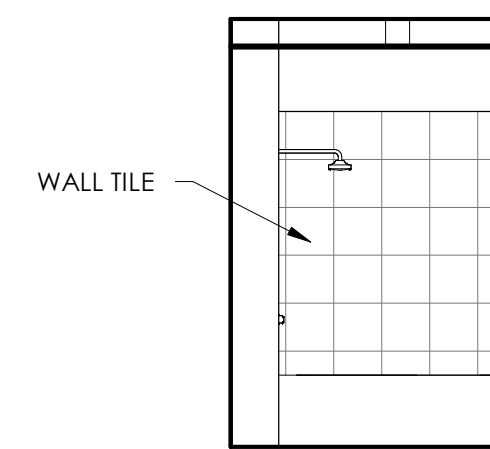
A1 BATH 002 ENLARGED FINISH PLAN
1/4" = 1'-0"



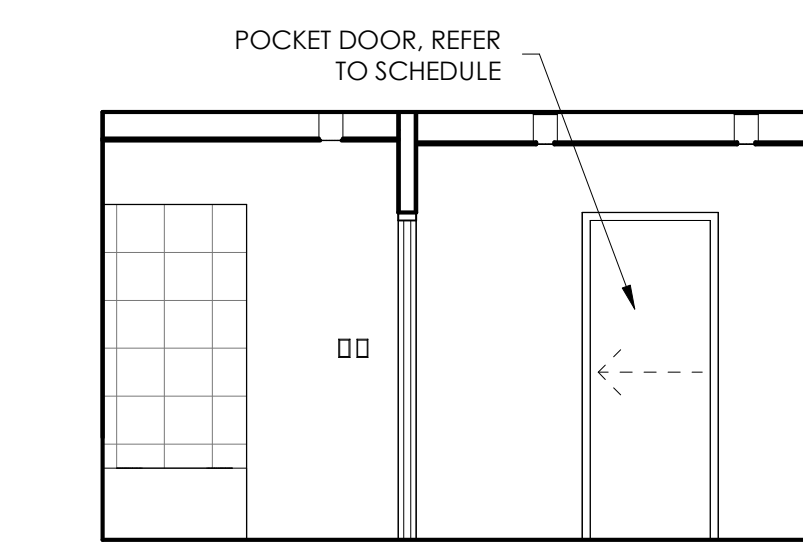
A2 BATH 002
1/4" = 1'-0"



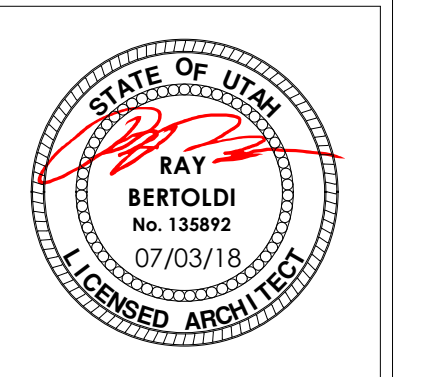
A3 BATH 002
1/4" = 1'-0"



A4 BATH 002
1/4" = 1'-0"



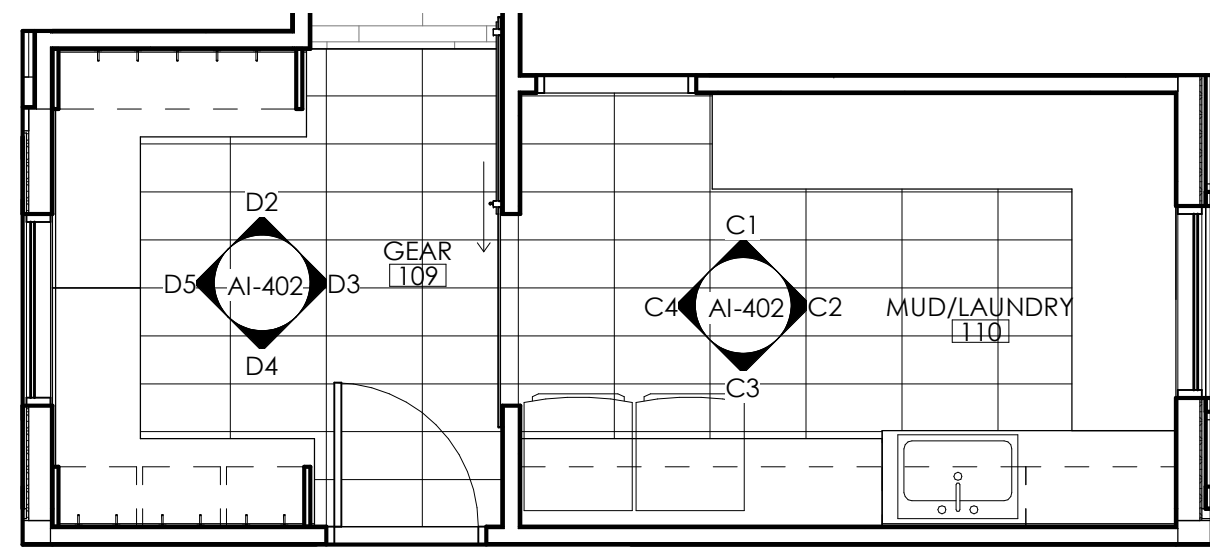
A5 BATH 002
1/4" = 1'-0"



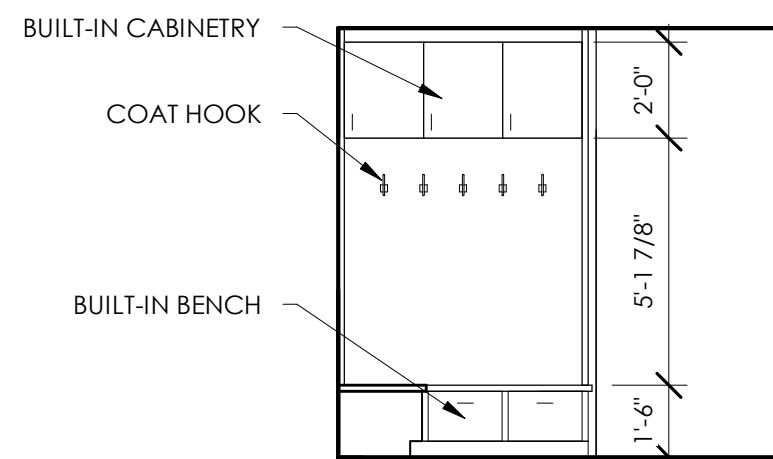
REV.	DATE
PROJECT #	1801
DATE:	07/03/18
TITLE:	ENLARGED FINISH PLANS/ELEVATIONS

SHEET:
AI-401

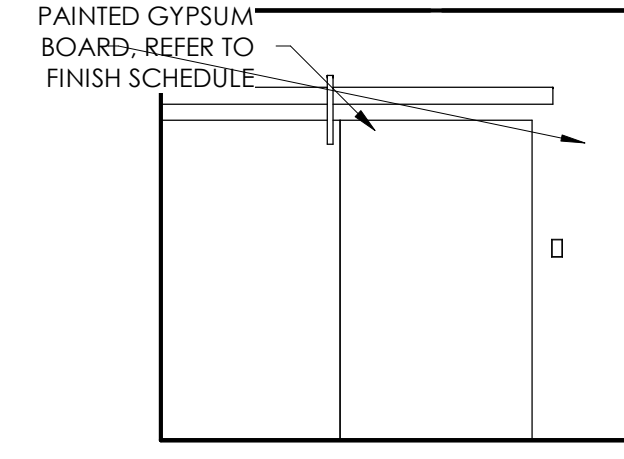
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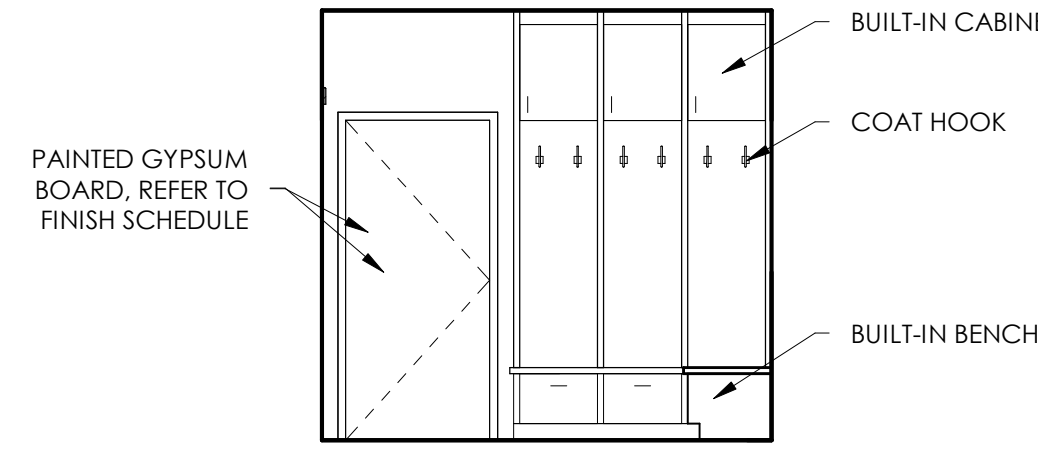
D1 GEAR ROOM 109 ENLARGED FINISH PLAN
1/4" = 1'-0"



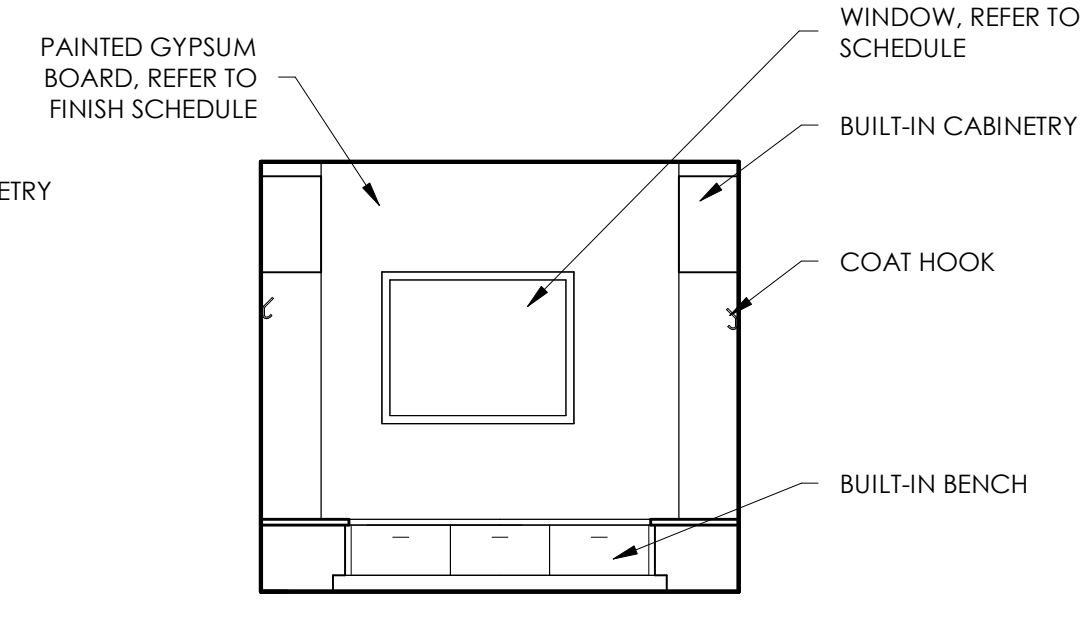
D2 GEAR ROOM 109
1/4" = 1'-0"



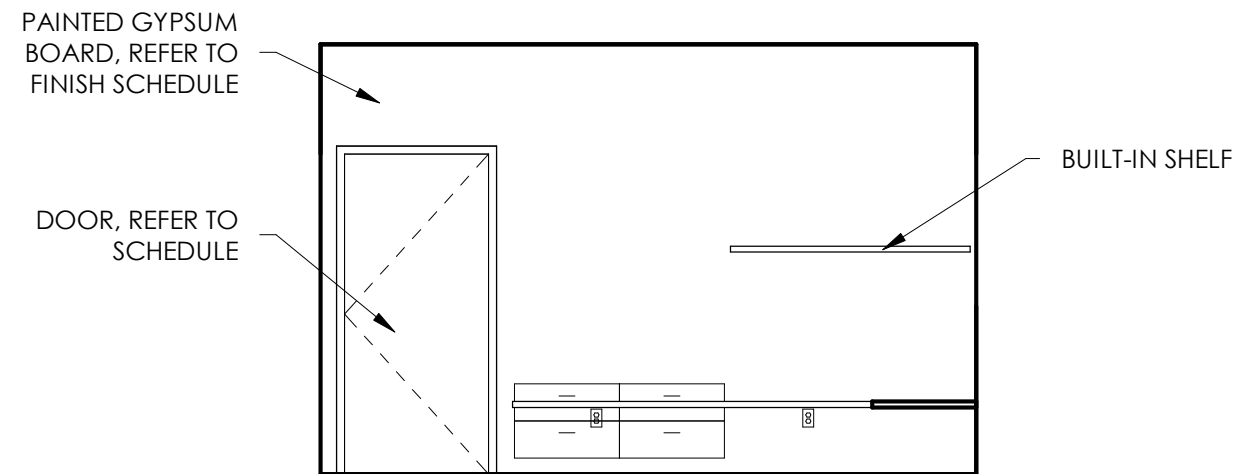
D3 GEAR ROOM 109
1/4" = 1'-0"



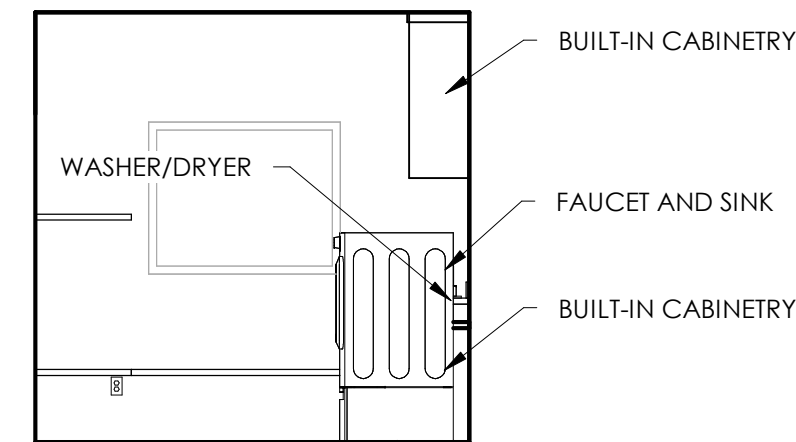
D4 GEAR ROOM 109
1/4" = 1'-0"



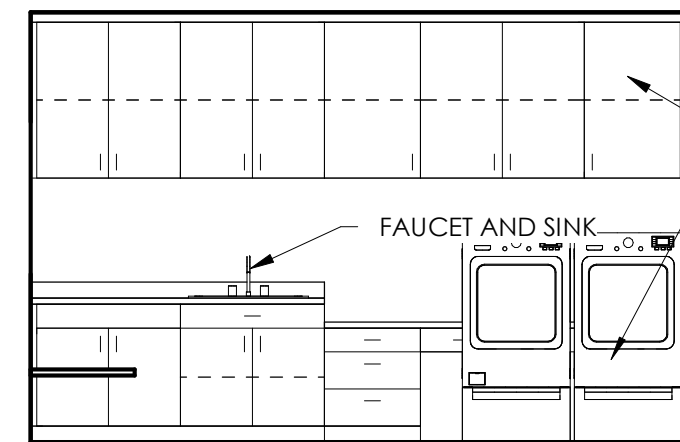
D5 GEAR ROOM 109
1/4" = 1'-0"



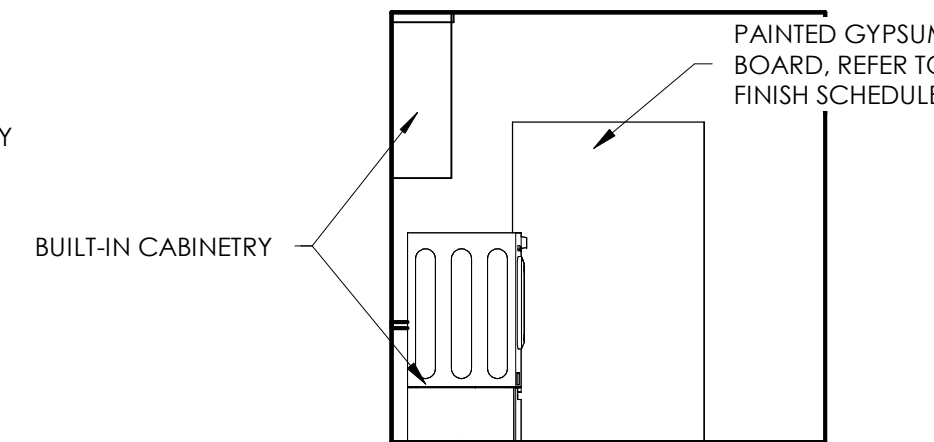
C1 MUD/LAUNDRY 110 ENLARGED FINISH PLAN
1/4" = 1'-0"



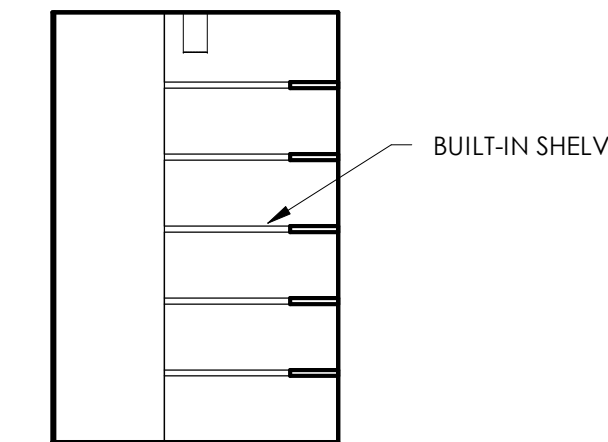
C2 MUD/LAUNDRY 110
1/4" = 1'-0"



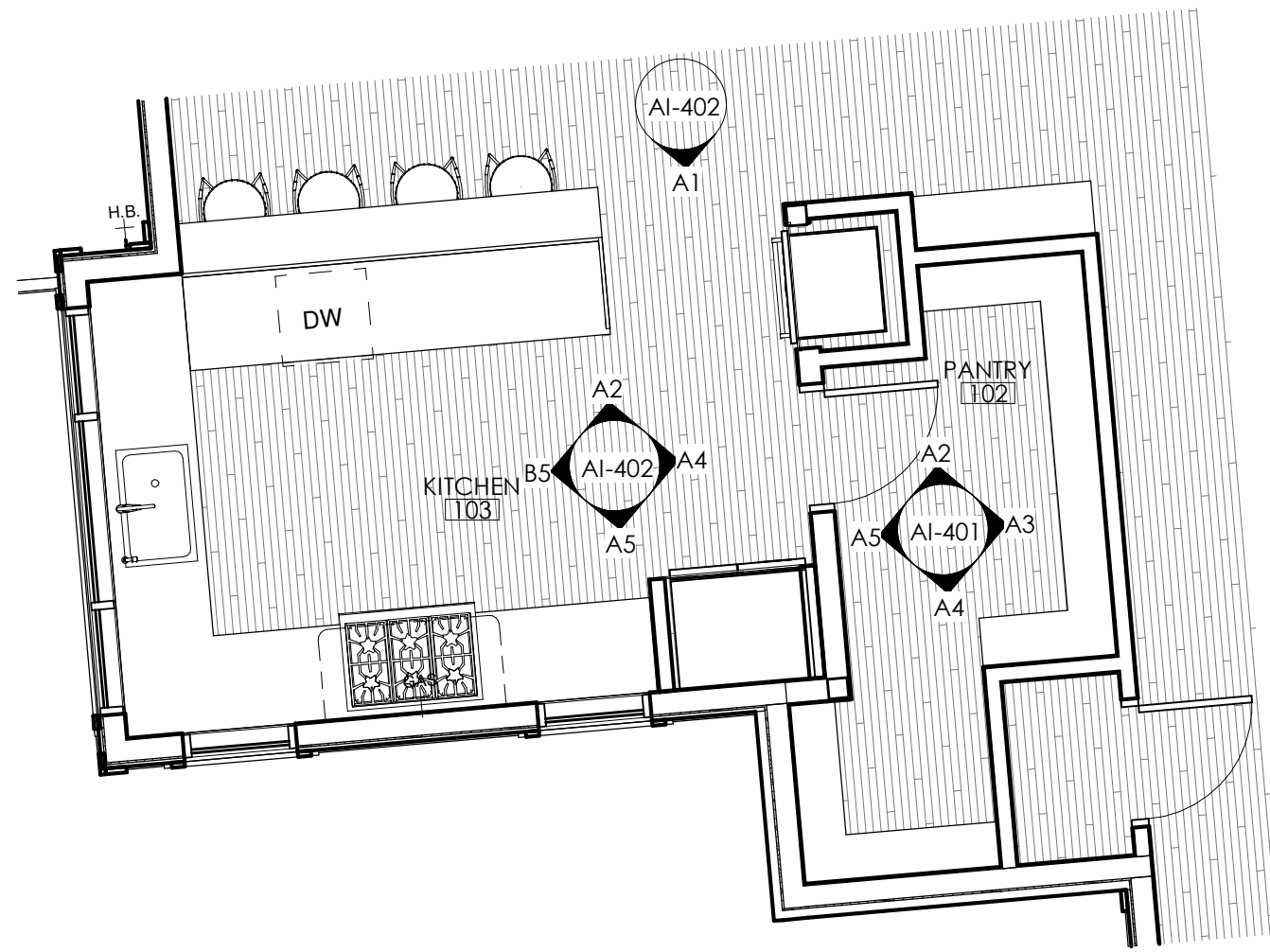
C3 MUD/LAUNDRY 110
1/4" = 1'-0"



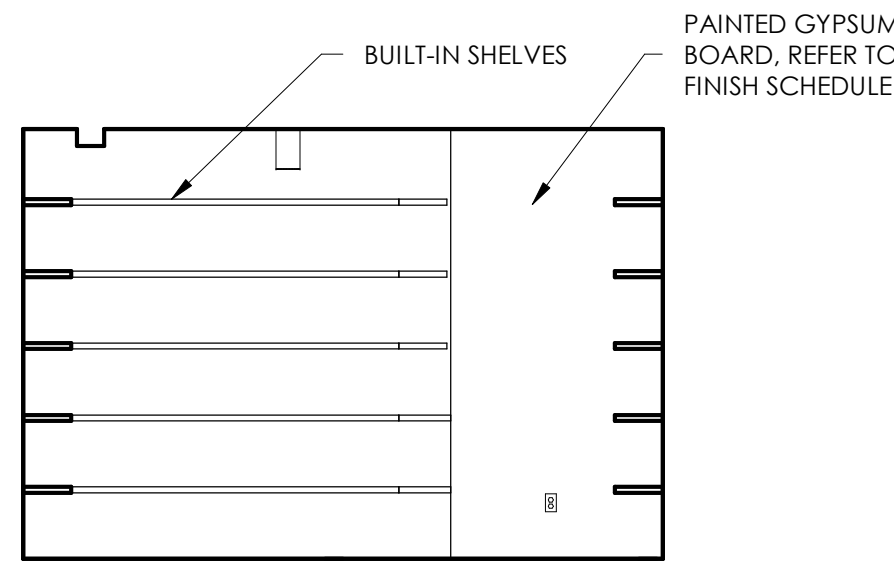
C4 MUD/LAUNDRY 110
1/4" = 1'-0"



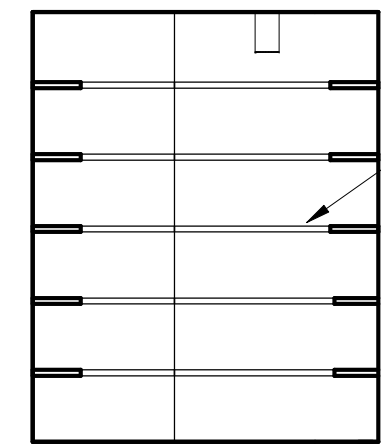
C5 PANTRY 102
1/4" = 1'-0"



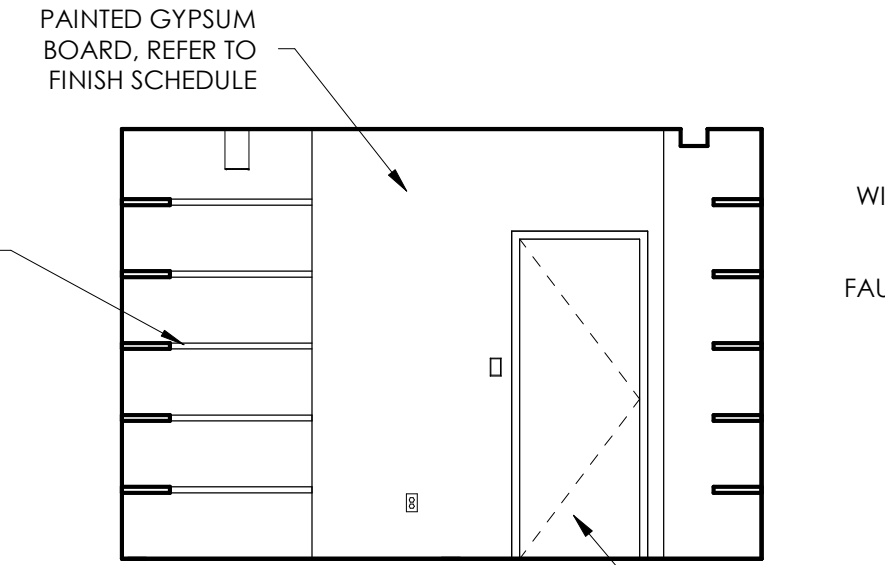
B1 KITCHEN 103/PANTRY 102 ENLARGED FINISH PLAN
1/4" = 1'-0"



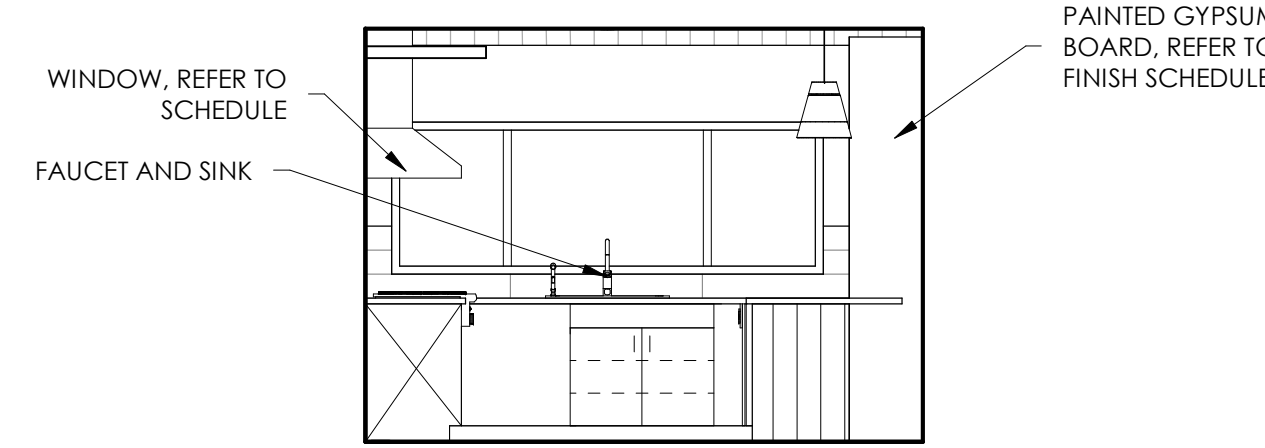
B2 PANTRY 102
1/4" = 1'-0"



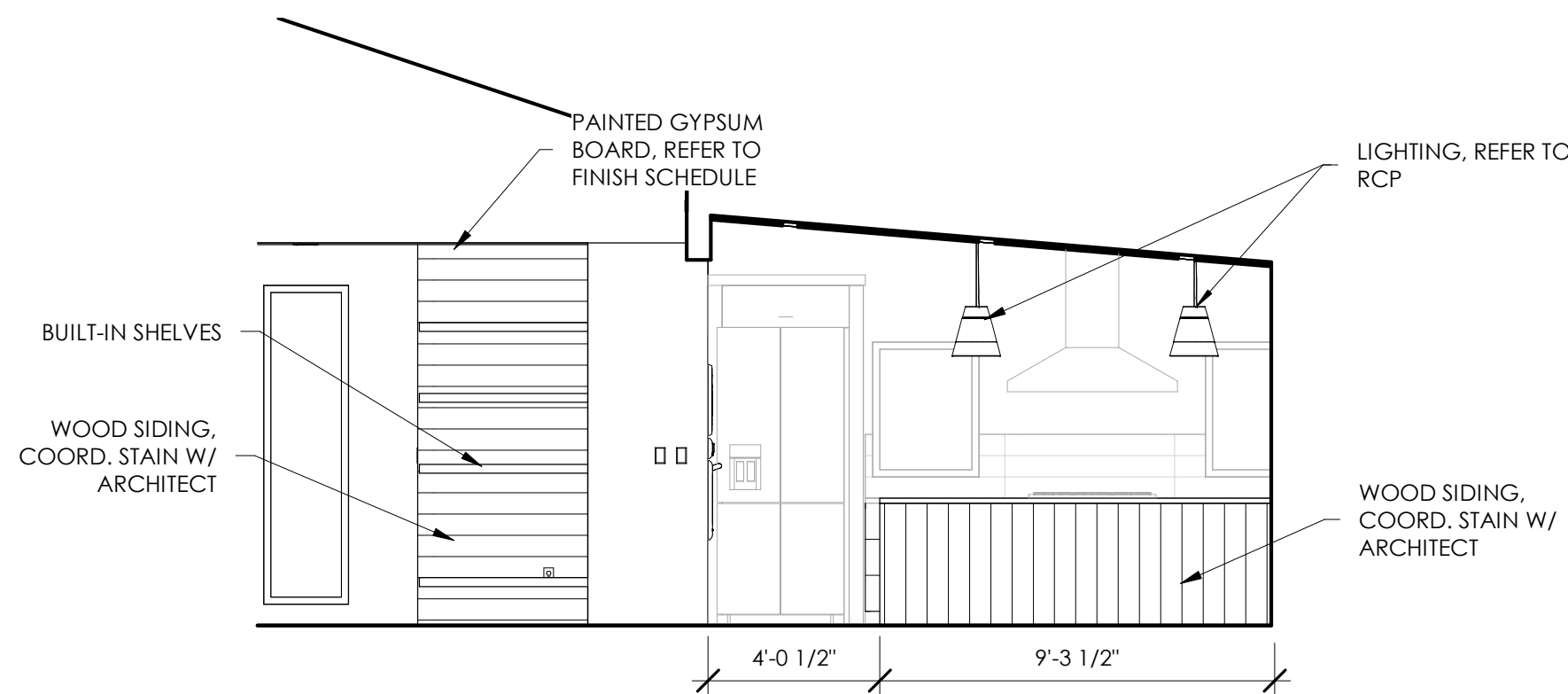
B3 PANTRY 102
1/4" = 1'-0"



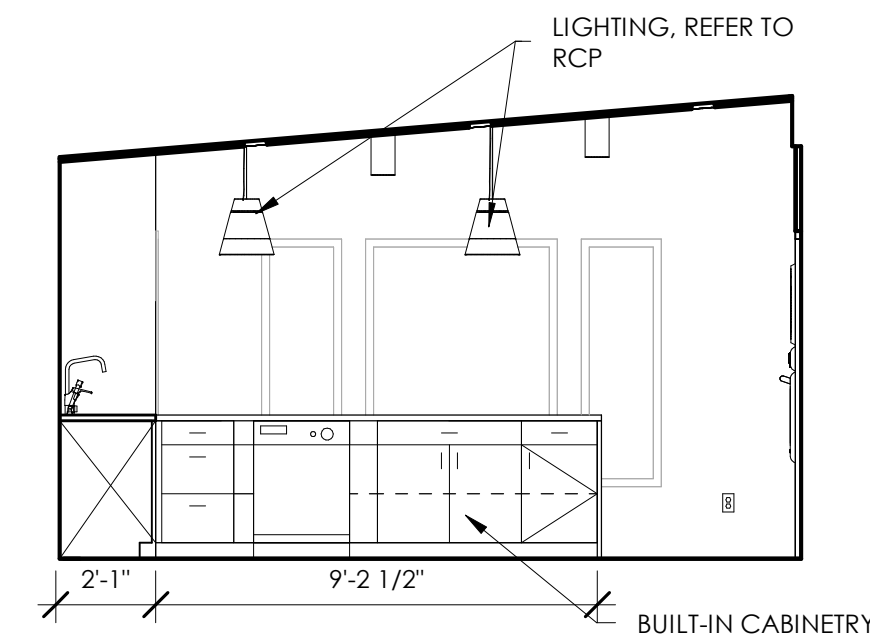
B4 PANTRY 102
1/4" = 1'-0"



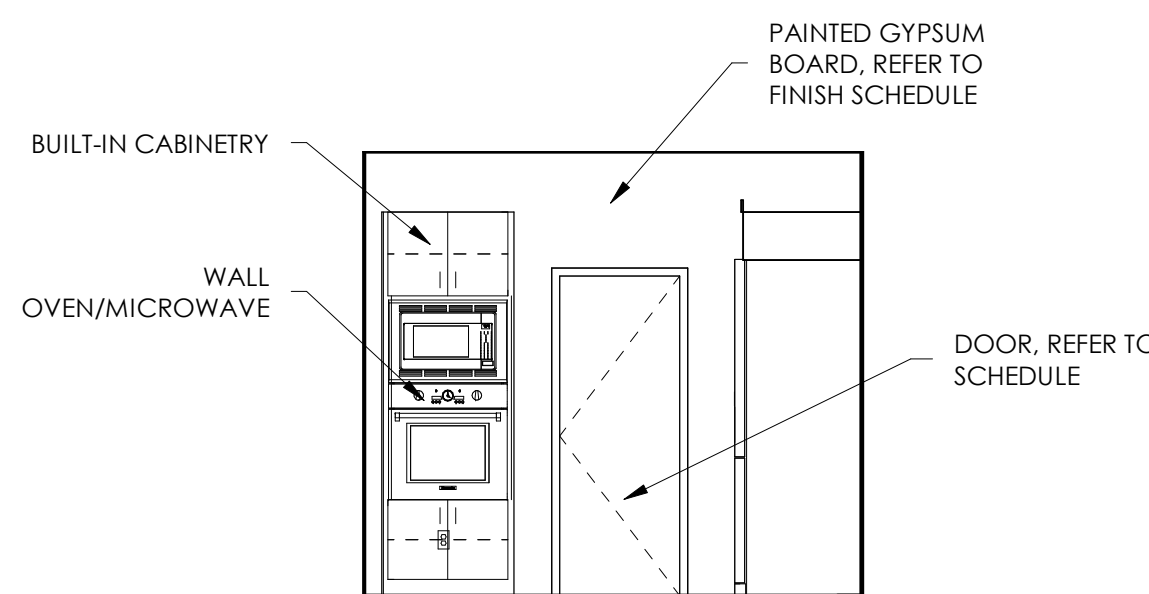
B5 KITCHEN 103
1/4" = 1'-0"



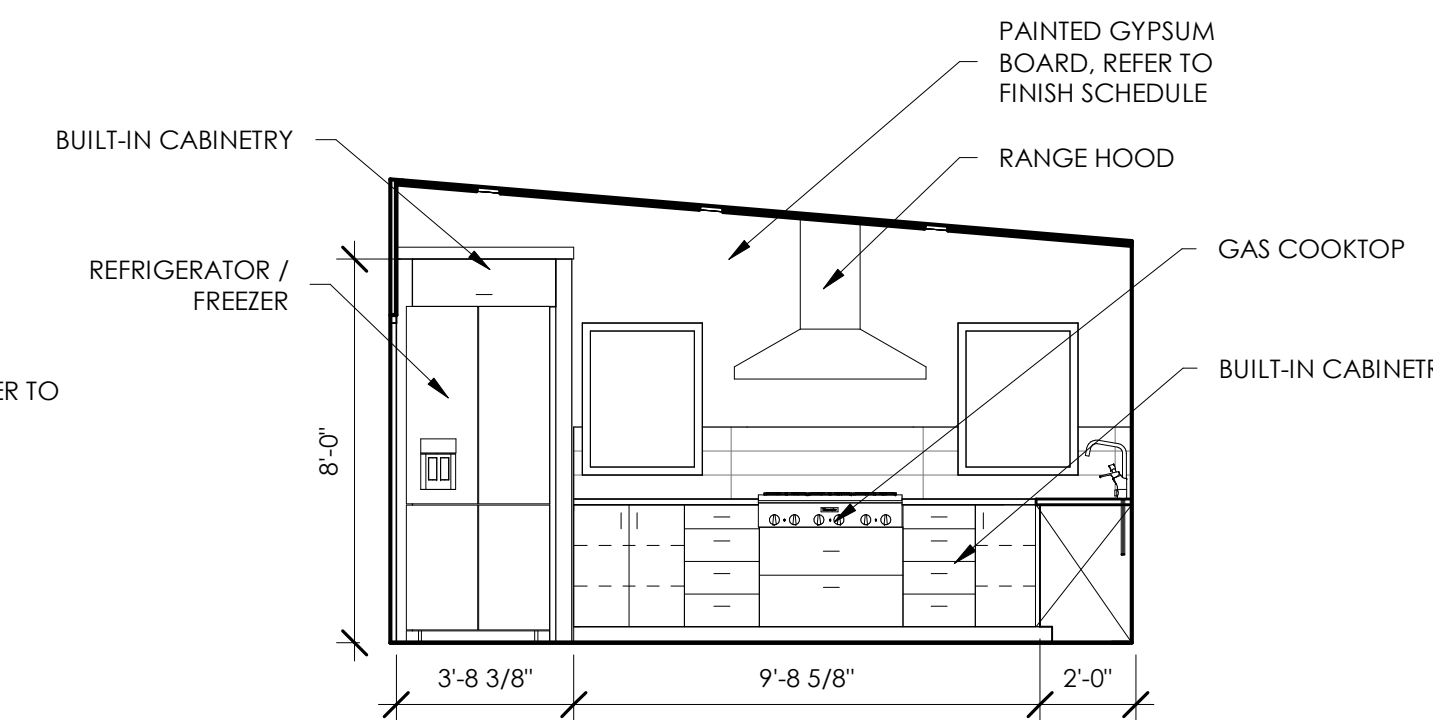
A1 KITCHEN 103
1/4" = 1'-0"



A2 KITCHEN 103
1/4" = 1'-0"

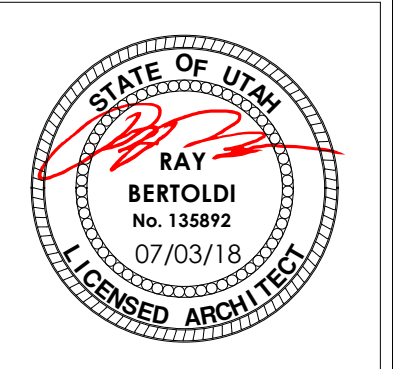


A4 KITCHEN 103
1/4" = 1'-0"

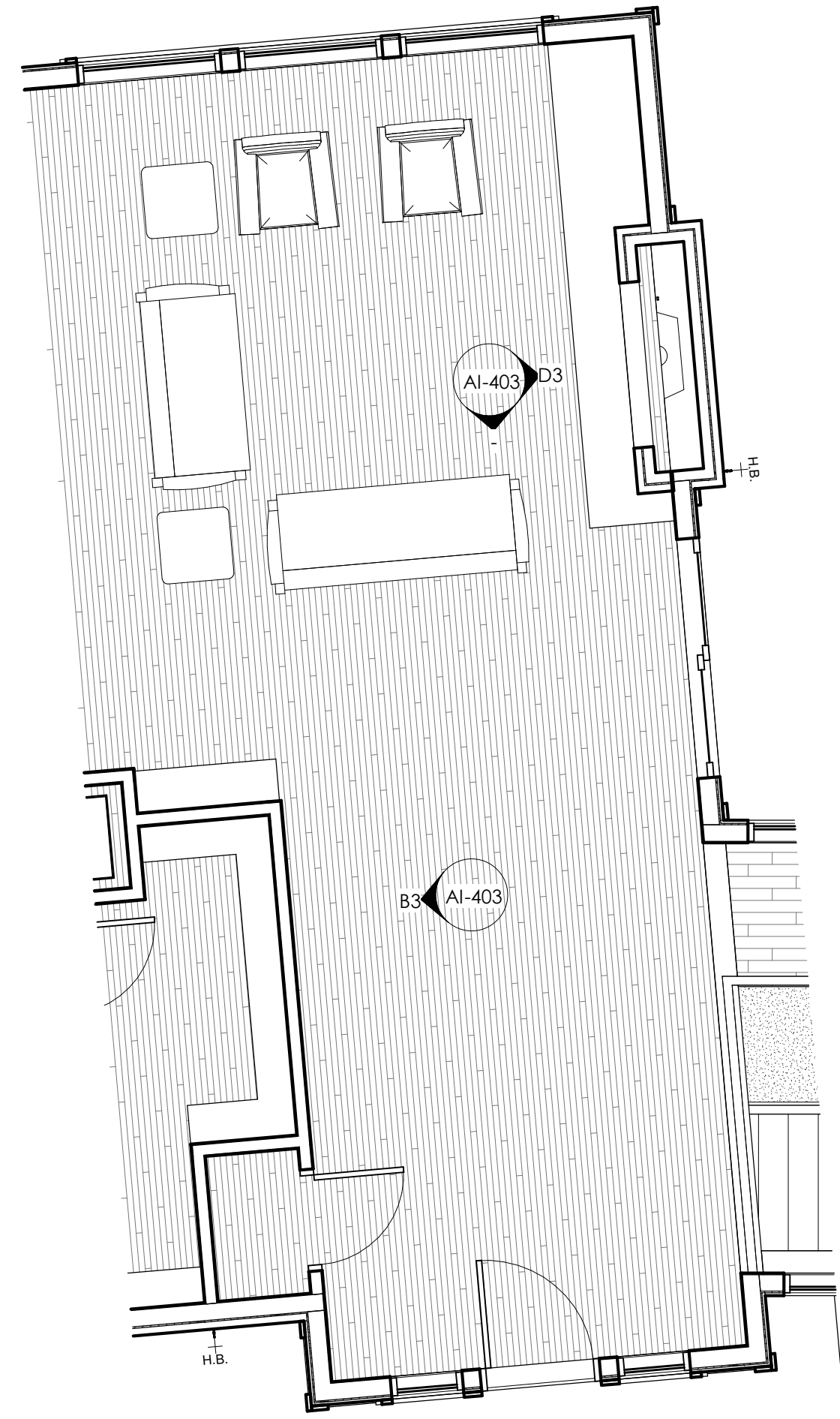


A5 KITCHEN 103
1/4" = 1'-0"

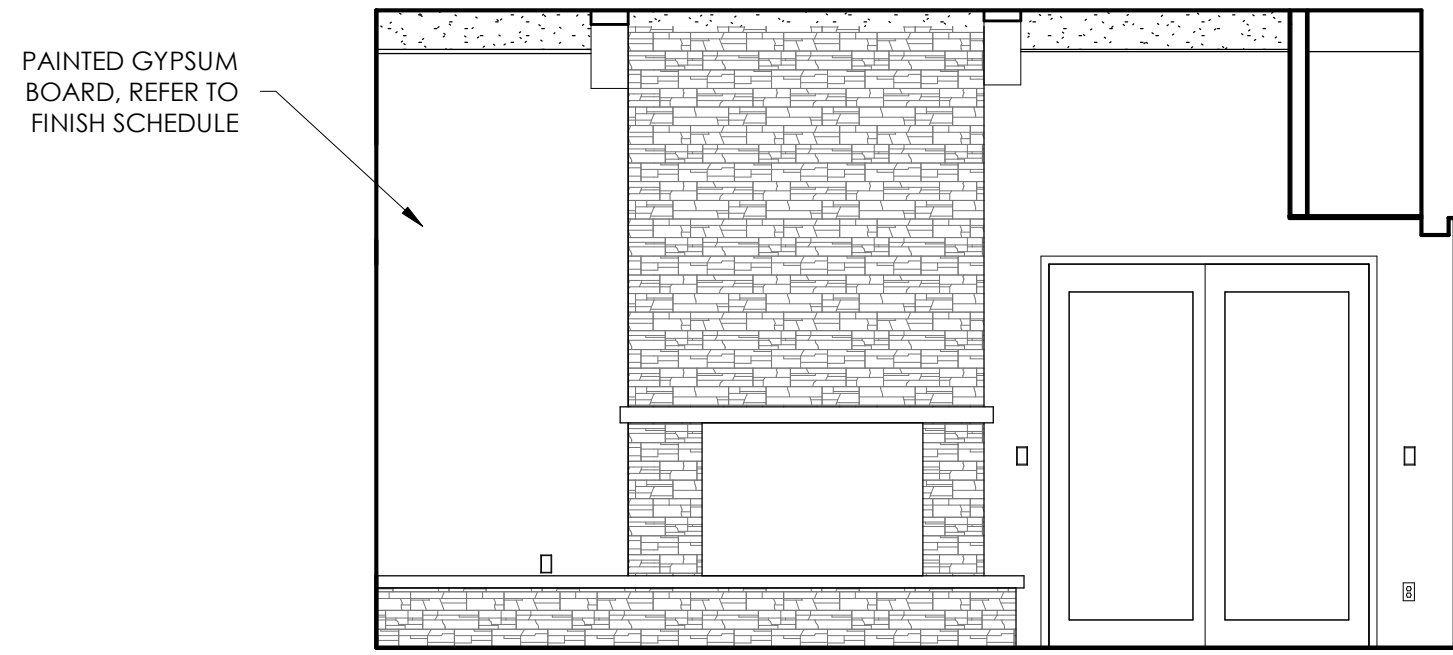
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REV.	DATE
PROJECT #	1801
DATE:	07/03/18
TITLE:	ENLARGED FINISH PLANS/ELEVATIONS
SHEET:	



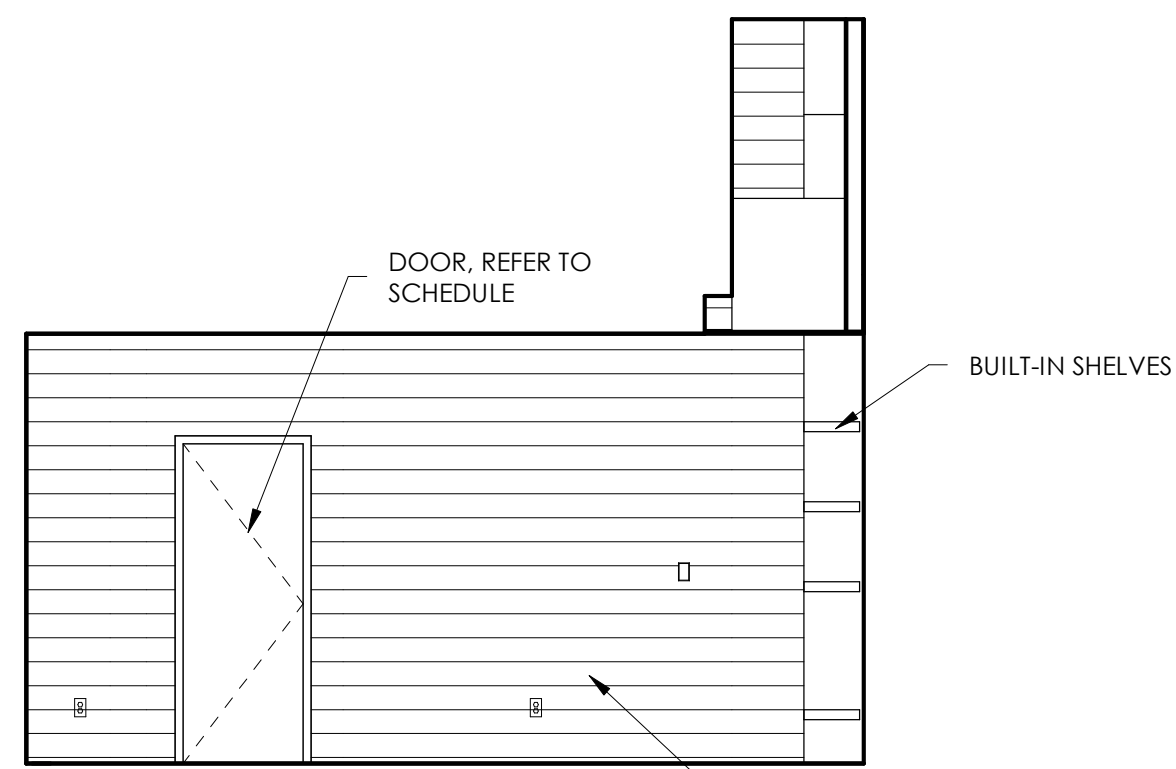
D1 LIVING ROOM 105 ENLARGED FIREPLACE PLAN
1/4" = 1'-0"



D3 LIVING ROOM 103 ENLARGED FIREPLACE PLAN
1/4" = 1'-0"



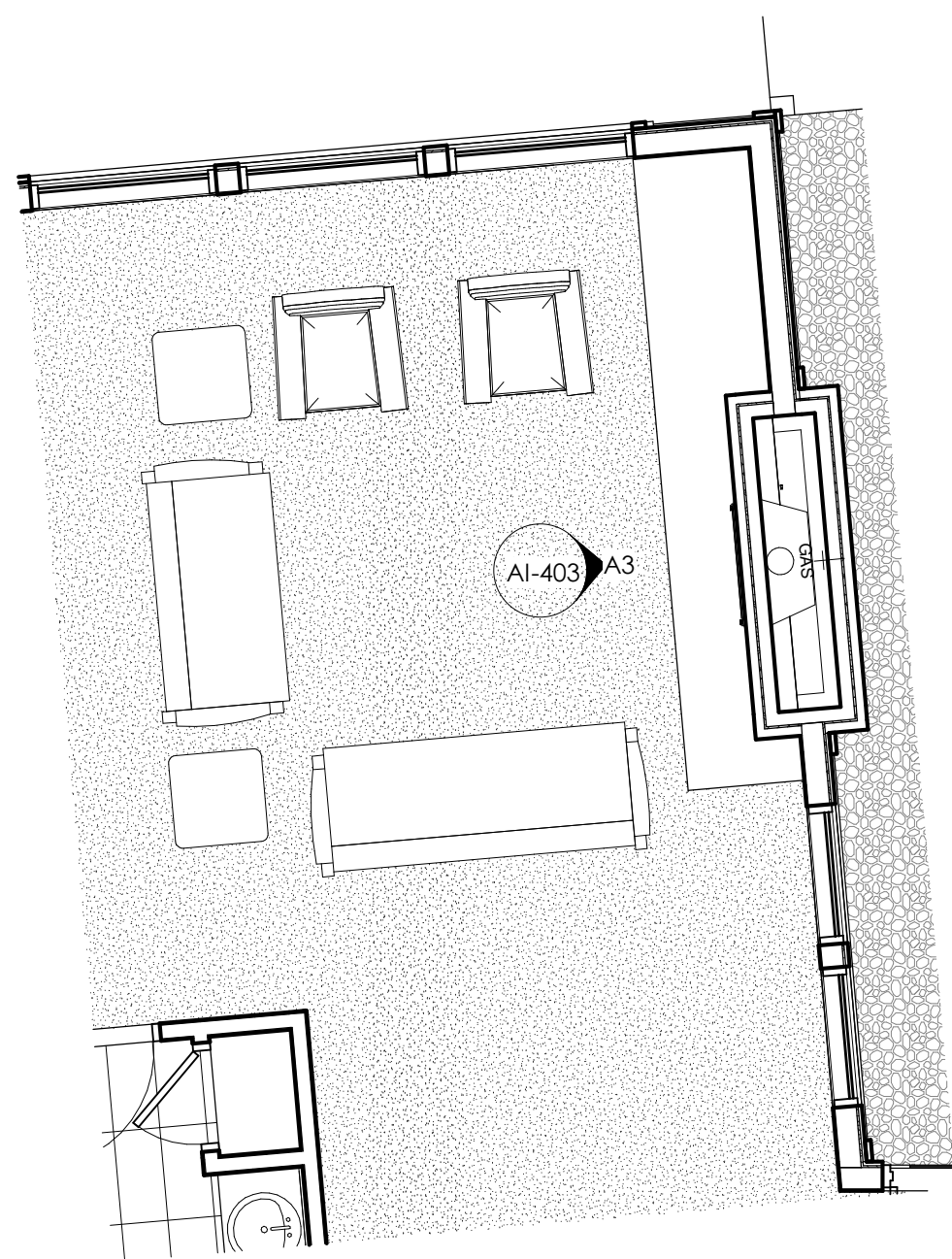
D4 3D View Fireplace



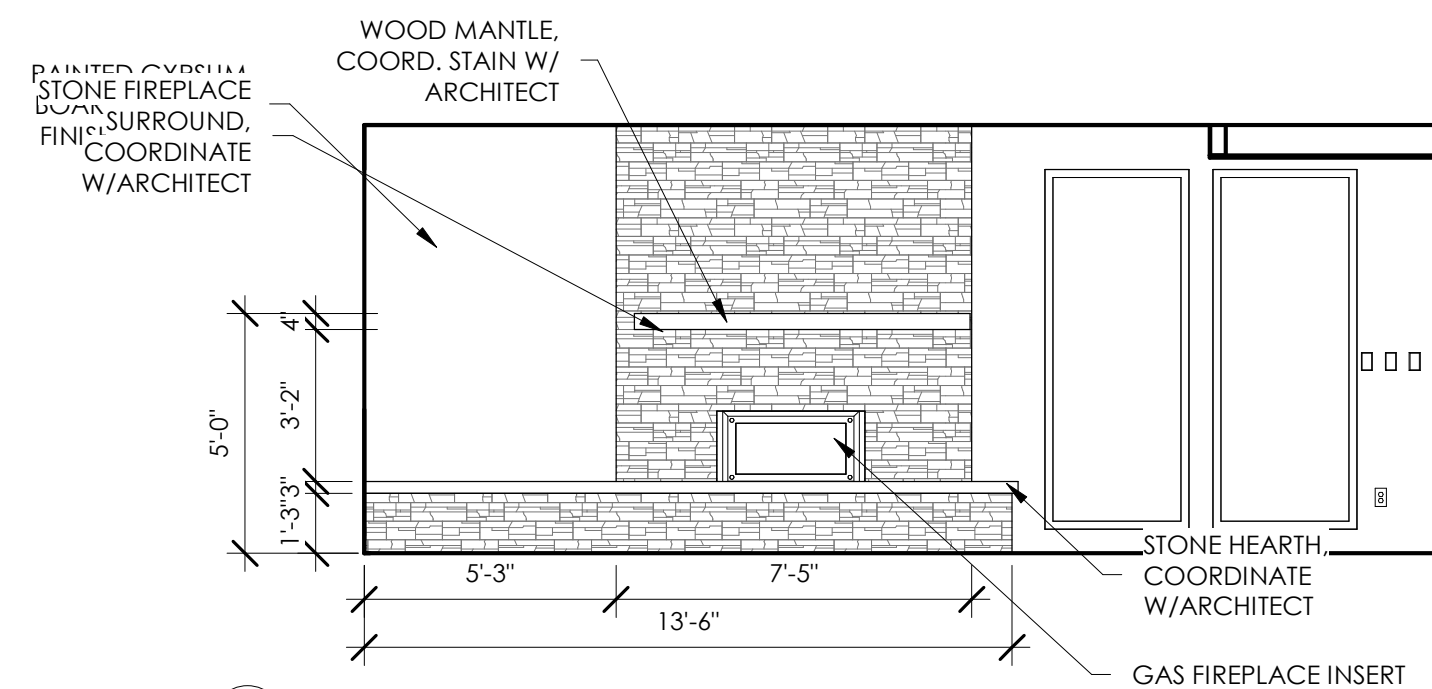
B3 ENTRY 101
1/4" = 1'-0"



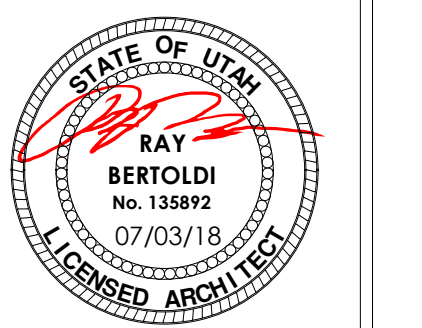
B4 ENTRY 101 3D VIEW



A1 HANGOUT 005 ENLARGED FIREPLACE PLAN
1/4" = 1'-0"



A3 005 HANGOUT FIREPLACE
1/4" = 1'-0"



REV.	DATE
PROJECT #	1801
DATE:	07/03/18
TITLE:	ENLARGED FINISH PLANS/ELEVATIONS

ANY CHANGES OR MODIFICATIONS TO THE DESIGN OF THE PROJECT IS TO BE PRESENTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTORS ARE TO BE FAMILIAR WITH ALL PORTIONS OF THE WORK. IT IS TO BE NOTED THAT SUBCONTRACTORS WORK IS NOT LIMITED TO SPECIFIC SHEETS AND THAT ALL OF THE DRAWINGS MAY BE PART OF THEIR SCOPE OF WORK AND/OR COORDINATION.

SHEET:
AI-403

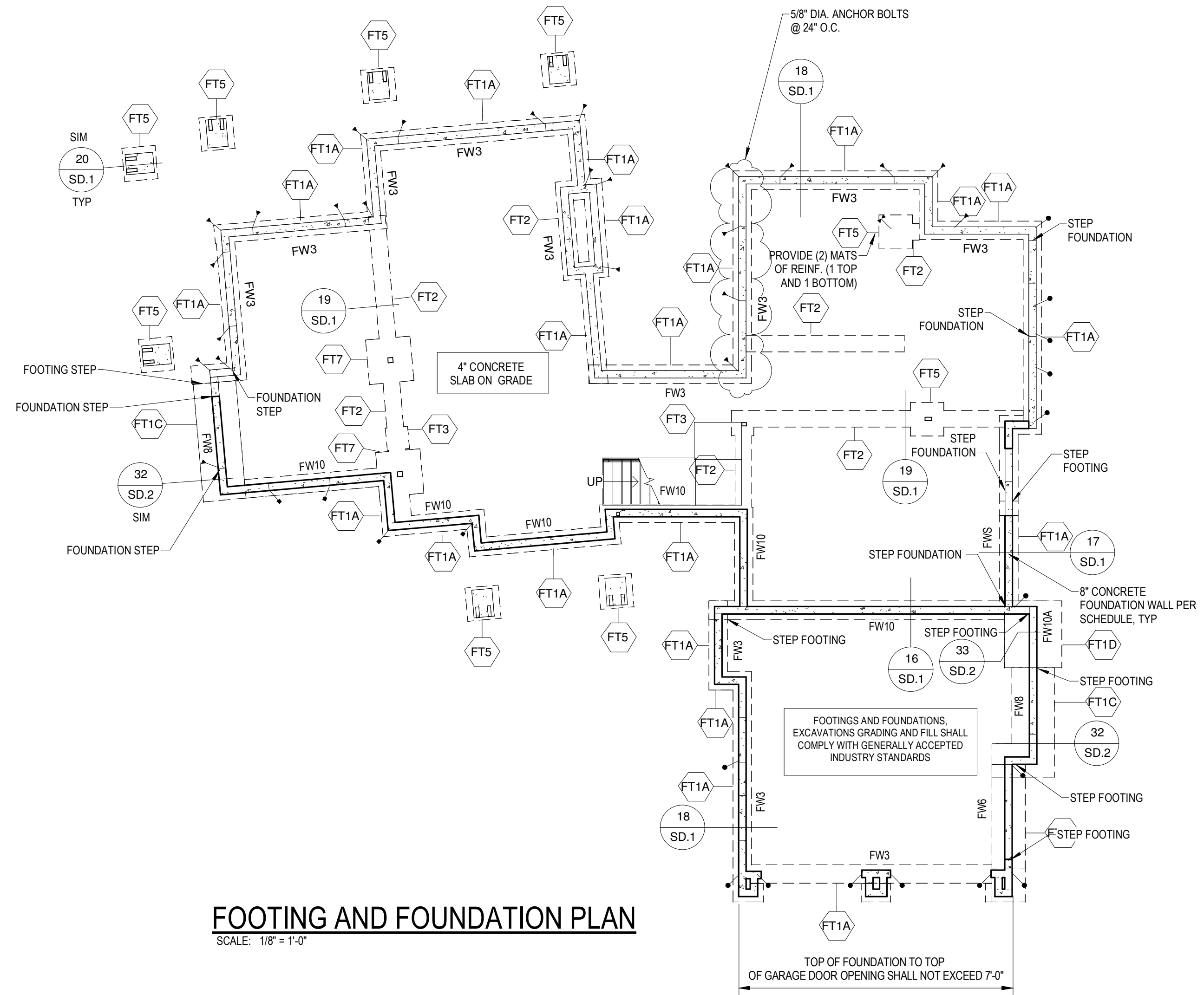
FOOTING SCHEDULE (Ft)													
DESIG	LENGTH	WIDTH	DEPTH	QTY.	LENGTHWISE REINFORCEMENT			CROSSWISE REINFORCEMENT			CAPACITY	NOTE	
					SIZE	LENGTH	SPACING	QTY.	SIZE	LENGTH			SPACING
FT1A	CONT.	20"	10"	2	#4	CONT.	EQ.	-	-	-	3333 PLF		
FT1B	CONT.	36"	12"	4	#4	CONT.	EQ.	-	#4	30"	8" O.C.	-	
FT1C	CONT.	46"	12"	5	#4	CONT.	EQ.	-	#4	24"	8" O.C.	SEE DETAIL 33SD.2	
FT1D	CONT.	62"	14"	6	#5	CONT.	EQ.	-	#5	56"	12" O.C.	SEE DETAIL 33SD.2	
FT2	CONT.	18"	10"	2	#4	CONT.	EQ.	-	-	-	3000 LBS	SEE DETAIL 19SD.1	
FT3	24"	24"	10"	3	#4	18"	EQ.	3	#4	18"	EQ.	8000 LBS	
FT4	30"	30"	10"	3	#4	24"	EQ.	3	#4	24"	EQ.	12500 LBS	
FT5	36"	36"	10"	4	#4	30"	EQ.	4	#4	30"	EQ.	18000 LBS	
FT6	42"	42"	10"	4	#4	36"	EQ.	4	#4	36"	EQ.	24500 LBS	
FT7	48"	48"	10"	5	#4	42"	EQ.	5	#4	42"	EQ.	32000 LBS	

NOTES:
1. $f_c = 2,800$ PSI; $f_y = 60,000$ PSI; NO SPECIAL INSPECTION REQUIRED.
2. FOOTING SHALL BEAR ON UNDISTURBED NATIVE SOILS OR STRUCTURAL COMPACTED FILL (95% COMPACTION), SPECIFIED AND TESTED BY A REGISTERED GEOTECHNICAL ENGINEER.
3. ALL FOOTINGS SHALL BEAR BELOW THE FROST LINE OF THE LOCALITY (30" UN O). PROVIDE 12" DIAMETER SONO-TUBE AT EXTERIOR SPOT FOOTINGS PER DETAIL 20SD.1.
4. PROVIDE J-BARS TO MATCH VERTICAL FOUNDATION WALL REINFORCEMENT WITH 24" MINIMUM LAP SPICE INTO FOUNDATION WALL.
5. CENTER FOOTING UNDER FOUNDATION WALL UN O.

FOUNDATION WALL SCHEDULE	
SIZE	REINFORCEMENT
FW3- 3' FOUNDATION WALL	#4 BARS @ 24" O.C. VERTICAL (3) #4 BARS HORIZONTAL
FW10- 10' FOUNDATION WALL	#4 BARS @ 10" O.C. VERTICAL #4 BARS @ 12" O.C. HORIZONTAL
FW6- 6' RETAINING WALL	#4 BARS @ 12" O.C. VERTICAL #4 BARS @ 12" O.C. HORIZONTAL
FW8- 8' RETAINING WALL	#4 BARS @ 8" O.C. VERTICAL #4 BARS @ 12" O.C. HORIZONTAL
FW10A- 10' RETAINING WALL	#5 BARS @ 7" O.C. VERTICAL #4 BARS @ 12" O.C. HORIZONTAL
FWS- 3' TO 9' FOUNDATION WALL	#4 BARS @ 12" O.C. VERTICAL #4 BARS @ 12" O.C. HORIZONTAL

NOTES:
1. USE 6" DIA. 7" EMBEDMENT ANCHOR BOLTS AT 30" O.C. W/ 3"x3"x1/4" (Ø22P) PLATE WASHERS AT ALL EXTERIOR AND SHEAR WALLS UN O. (EDGE OF PLATE WASHER TO BE LOCATED WITHIN 10" OF SHEAR EDGE OF SILL PLATE)
2. $f_c = 3,000$ PSI; $f_y = 60,000$ PSI; NO SPECIAL INSPECTION REQUIRED.
3. PLACE (1) #4 BARS BELOW AND ON EACH SIDE OF EACH OPENING AND (2) #4 BARS ABOVE EACH OPENING. BARS SHALL BE PLACED WITHIN 2" OF THE OPENING AND EXTEND BEYOND THE EDGE OF THE OPENING. VERTICAL BARS MAY TERMINATE 3" FROM THE TOP OF THE CONCRETE. OPENING REINFORCEMENT IS IN ADDITION TO STANDARD WALL REINFORCEMENT.
4. TOP AND BOTTOM BARS SHALL BE WITHIN 4" OF THE TOP AND BOTTOM OF THE WALL.
5. PLACE REINFORCEMENT IN THE CENTER OF THE WALL UN O.

HOLDOWN SCHEDULE	
SYMBOL	HOLDOWN/STRAP
●	LSTD8/8RJ HOLDOWN SEE DETAIL 15/SD.1
■	STHD10/10RJ HOLDOWN SEE DETAIL 15/SD.1
▲	STHD14/14RJ HOLDOWN SEE DETAIL 15/SD.1
○	CS16x42' LONG STRAP SEE DETAIL 12/SD.1
□	MST48 STRAP SEE DETAIL 12/SD.1
△	MST37 STRAP SEE DETAIL 12/SD.1
⊓	HDUB-SDS2.5 HOLDOWN w/ PAB7 CAST-IN-PLACE ANCHOR EMBEDDED 6" INTO FOOTING SEE DETAIL 28/SD.2

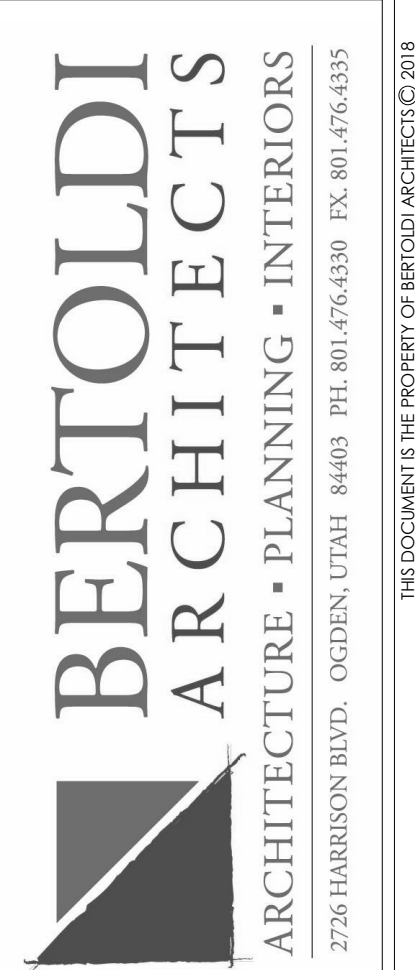


FOOTING AND FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



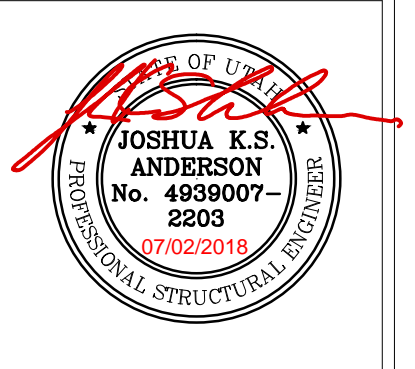
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SURVEYORS
PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com



METCALF RESIDENCE

4061 NORTH MOUNTAIN RIDGE DRIVE, EDEN, UTAH



REV.	DATE
1	Date 1

PROJECT # Project
DATE: 06/04/2018
TITLE: FOOTING AND FOUNDATION PLAN

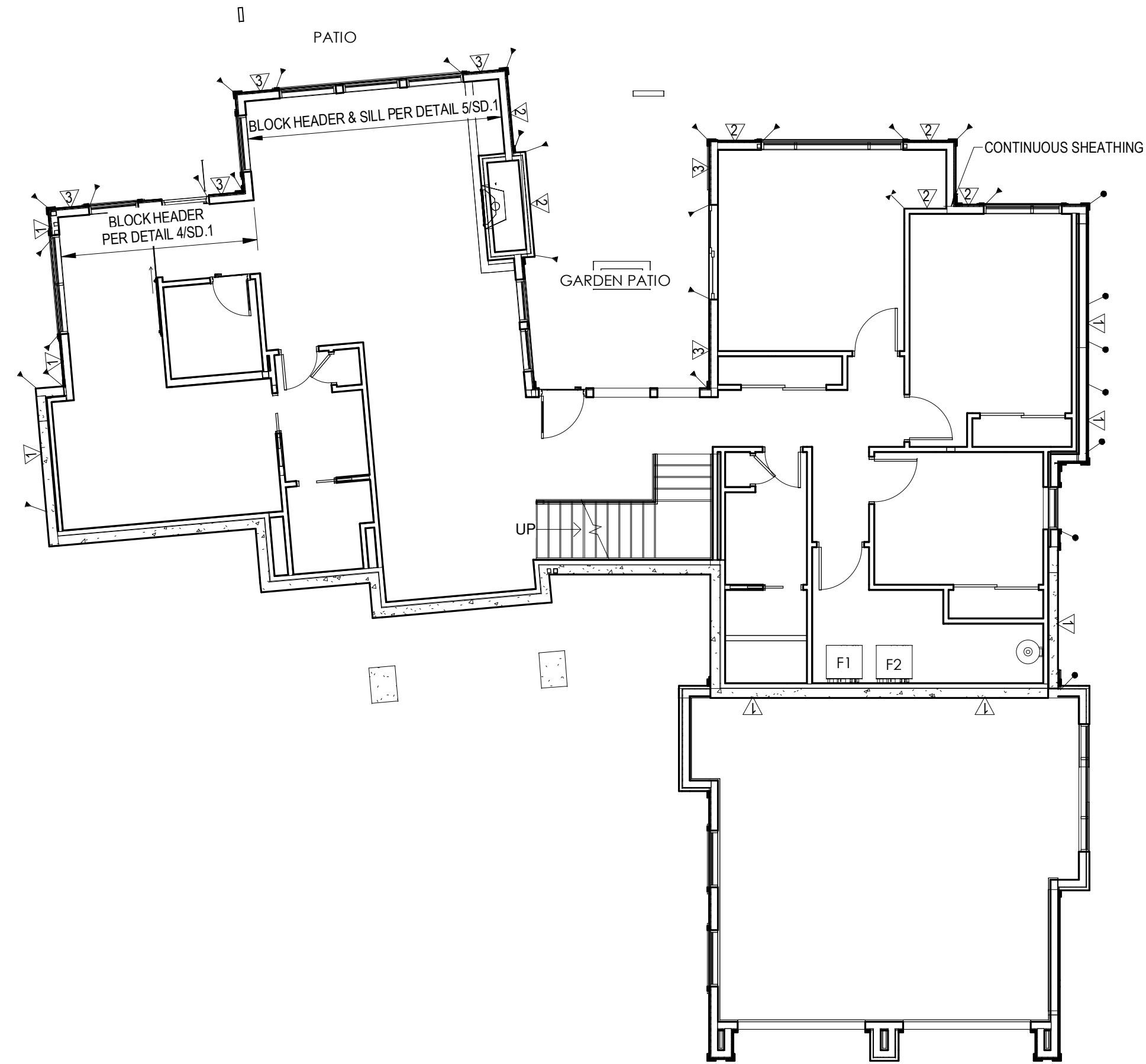
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SHEET:
S1.0

SHEAR WALL SCHEDULE ^{1,3}									
DESIG.	MATERIAL	8d NAILS		1 1/2" 16 GAGE STAPLES		CAPACITY		#	NOTE
		EDGE	FIELD	EDGE	FIELD	WIND	SEISMIC		
1	7/16" OSB OR CDX PLYWOOD	6"	12"	3 1/2"	12"	360	260	2.5	
2	7/16" OSB OR CDX PLYWOOD	4"	12"	2" #6	12"	530	350	2.5	
3	7/16" OSB OR CDX PLYWOOD	3"	12"	-	-	685	490	2.5,6	
4	7/16" OSB OR CDX PLYWOOD	2"	12"	-	-	895	640	2.5,6	

NOTES: 1. WALL STUDS ARE TO BE SPACED AT 16" O.C. U.N.O.
 2. SHEATH ABOVE AND BELOW OPENINGS IN PERFORATED SHEAR WALLS AS PER THE ADJACENT SHEAR WALL DESIGNATION ON EACH SIDE OF THE OPENING.
 3. USE 2 RING STUDS AT EACH END OF SHEAR PANELS (SHEAR WALL CHORDS) U.N.O.
 4. ALL PANEL EDGES SHALL BE BLOCKED WITH 2-INCH NOMINAL OR WIDER FRAMING WITH EDGE NAILING AT ALL SUPPORTS AND PANEL EDGES U.N.O. (A.P.A. SOPWS 4.3.1.1 NOTE 1).
 5. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
 6. FRAMING AT ADJOINING PANEL EDGES AND SILL PLATES SHALL BE 3-INCH NOMINAL OR WIDER FOR EDGE NAILING 3" O.C. OR LESS. NAILS AT ADJOINING PANEL EDGES AND INTO SILL PLATES SHALL BE STAGGERED. (A.P.A. SOPWS 4.3.1.1 NOTE 3).
 7. FASTENERS FOR SHEET ROCK SHEAR WALLS SHALL BE NO. 6 TYPE S OR W DRYWALL SCREWS 1 1/4" LONG IN LIEU OF 8d NAILS.

HOLDOWN SCHEDULE	
SYMBOL	HOLDOWN/STRAP
●	LSTD8/8RJ HOLDOWN SEE DETAIL 15/SD.1
■	STHD10/10RJ HOLDOWN SEE DETAIL 15/SD.1
▲	STHD14/14RJ HOLDOWN SEE DETAIL 15/SD.1
○	CS16x42' LONG STRAP SEE DETAIL 12/SD.1
□	MST48 STRAP SEE DETAIL 12/SD.1
▭	MST37 STRAP SEE DETAIL 12/SD.1
△	HDS-SDS2.5 HOLDOWN w/ PAB7 CAST-IN-PLACE ANCHOR EMBEDDED 6" INTO FOOTING SEE DETAIL 28/SD.2



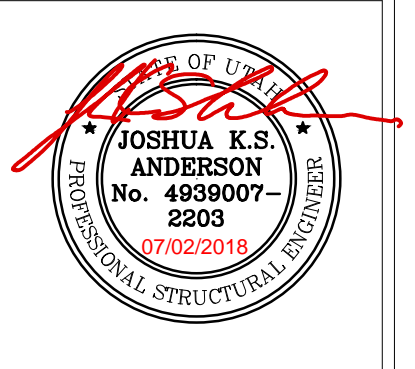
BASEMENT FLOOR SHEAR PLAN
 SCALE: 1/8" = 1'-0"

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ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
 Spanish Fork, UT 84660
 Phone: 801.798.0555
 Fax: 801.798.9393
 office@lei-eng.com
 www.lei-eng.com

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ARCHITECTS
 ARCHITECTURE • PLANNING • INTERIORS
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REV.	DATE

PROJECT # Project
 DATE: 06/04/2018
 TITLE:
BASEMENT FLOOR SHEAR PLAN

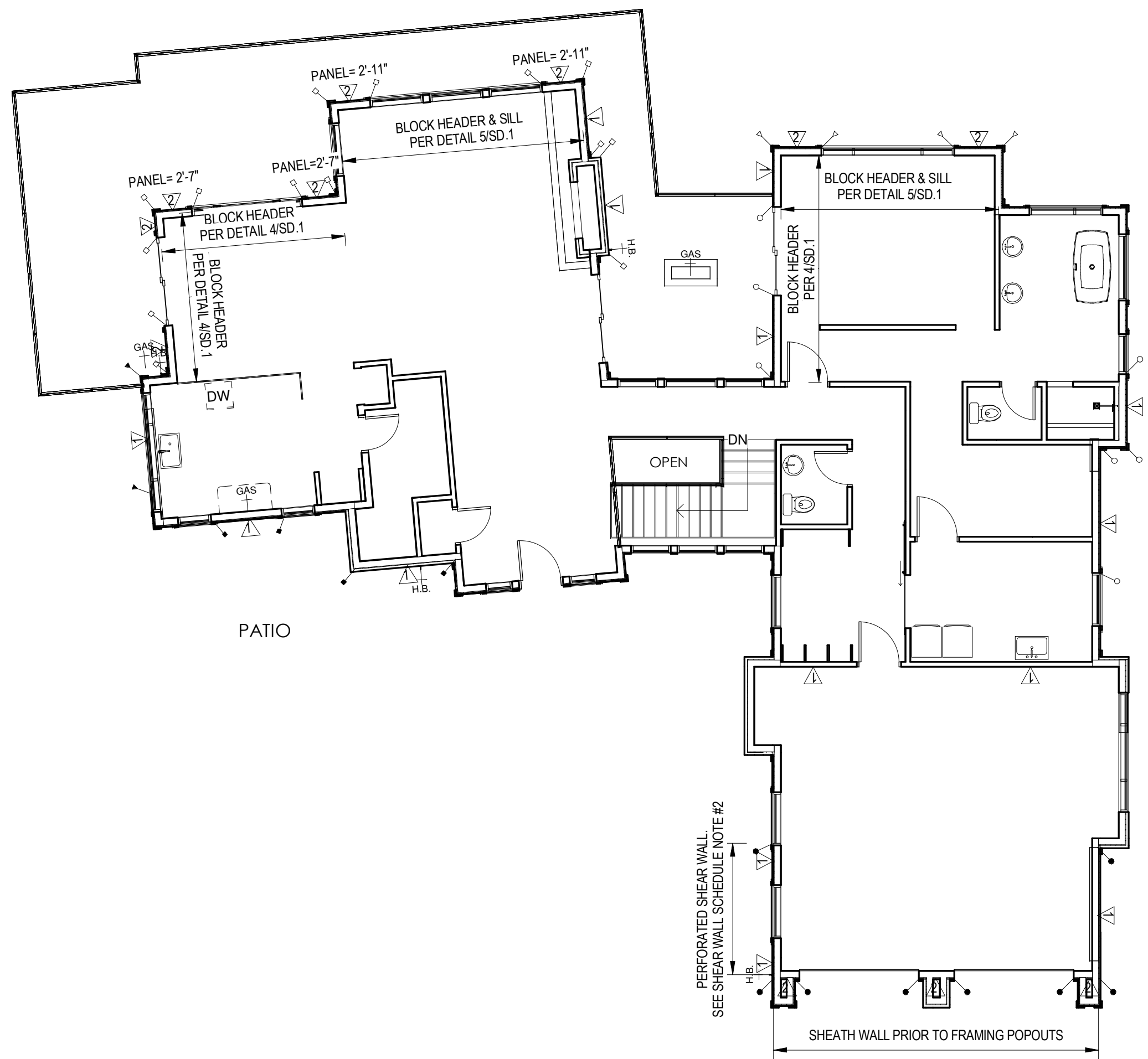
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SHEET:
S2.1

SHEAR WALL SCHEDULE ^{1,3}								
DESIG.	MATERIAL	8d NAILS		1 1/2" 16 GAGE STAPLES		CAPACITY		
		EDGE	FIELD	EDGE	FIELD	WIND	SEISMIC	
1	7/16" OSB OR CDX PLYWOOD	6"	12"	3 1/2"	12"	360	260	2.5
2	7/16" OSB OR CDX PLYWOOD	4"	12"	2" #6	12"	530	350	2.5
3	7/16" OSB OR CDX PLYWOOD	3"	12"	-	-	685	490	2.5,6
4	7/16" OSB OR CDX PLYWOOD	2"	12"	-	-	895	640	2.5,6

NOTES: 1. WALL STUDS ARE TO BE SPACED AT 16" O.C. U.N.O.
 2. SHEATH ABOVE AND BELOW OPENINGS IN PERFORATED SHEAR WALLS AS PER THE ADJACENT SHEAR WALL DESIGNATION ON EACH SIDE OF THE OPENING.
 3. USE 2 RING STUDS AT EACH END OF SHEAR PANELS (SHEAR WALL CHORDS) U.N.O.
 4. ALL PANEL EDGES SHALL BE BLOCKED WITH 2-INCH NOMINAL OR WIDER FRAMING WITH EDGE NAILING AT ALL SUPPORTS AND PANEL EDGES U.N.O. (A.P.A. SDPWS 4.3.7.1 NOTE 1).
 5. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
 6. FRAMING AT ADJOINING PANEL EDGES AND SILL PLATES SHALL BE 3-INCH NOMINAL OR WIDER FOR EDGE NAILING 3" O.C. OR LESS. NAILS AT ADJOINING PANEL EDGES AND INTO SILL PLATES SHALL BE STAGGERED. (A.P.A. SDPWS 4.3.7.1 NOTE 3).
 7. FASTENERS FOR SHEET ROCK SHEAR WALLS SHALL BE NO. 6 TYPE S OR W DRYWALL SCREWS 1 1/4" LONG IN LIEU OF 8d NAILS.

HOLDOWN SCHEDULE	
SYMBOL	HOLDOWN/STRAP
●	LSTD8/8RJ HOLDOWN SEE DETAIL 15/SD.1
■	STHD10/10RJ HOLDOWN SEE DETAIL 15/SD.1
▲	STHD14/14RJ HOLDOWN SEE DETAIL 15/SD.1
○	CS16x42' LONG STRAP SEE DETAIL 12/SD.1
□	MST48 STRAP SEE DETAIL 12/SD.1
◇	MST37 STRAP SEE DETAIL 12/SD.1
⊠	HDUS-SDS2.5 HOLDOWN w/ PAB7 CAST-IN-PLACE ANCHOR EMBEDDED 6" INTO FOOTING SEE DETAIL 28/SD.2

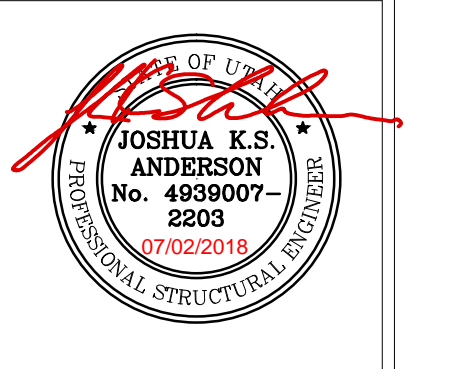


MAIN FLOOR SHEAR PLAN
 SCALE: 1/8" = 1'-0"

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 A Utah Corporation
ENGINEERS
SURVEYORS
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 3302 N. Main Street
 Spanish Fork, UT 84660
 Phone: 801.798.0555
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ARCHITECTS
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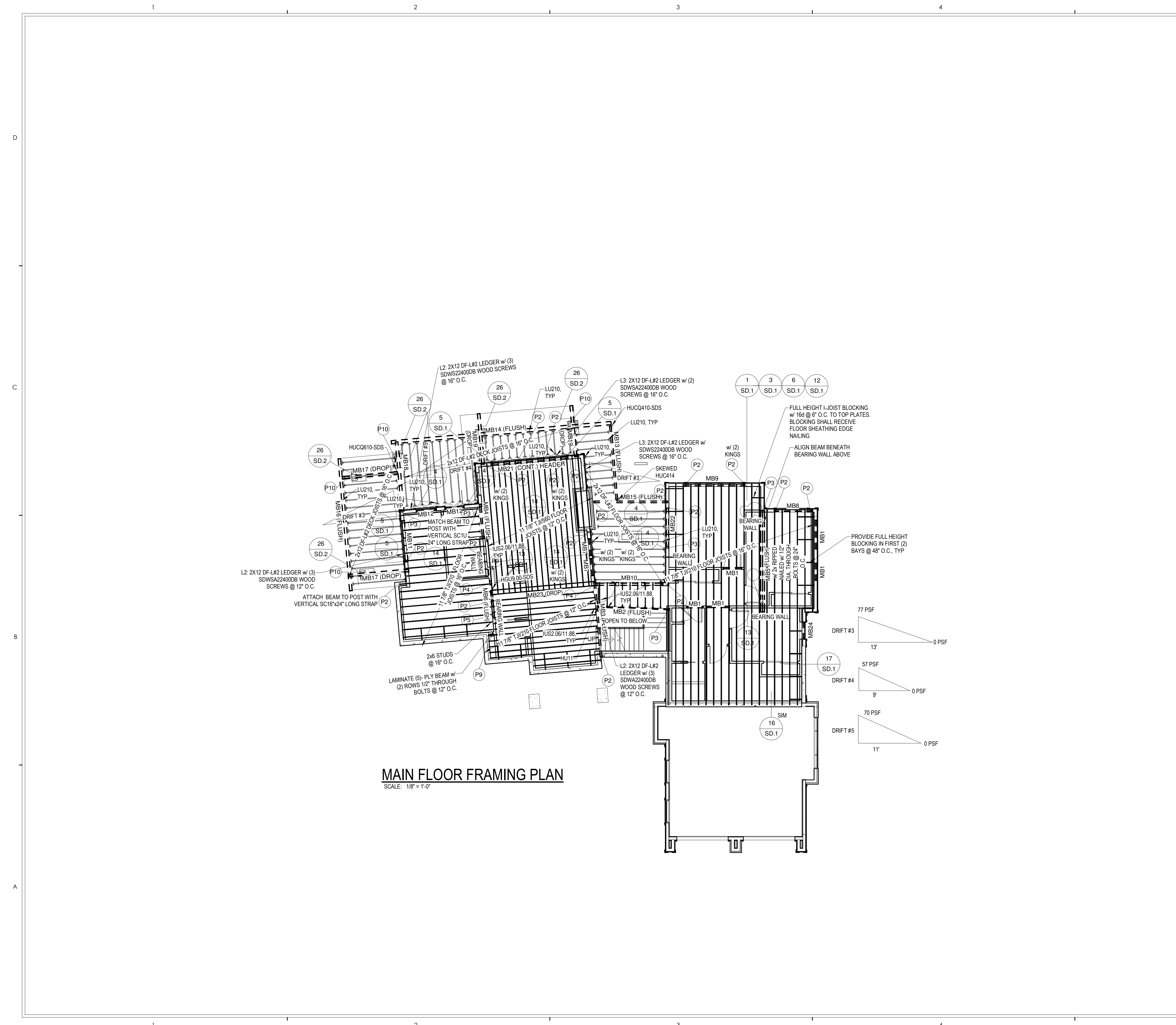


REV.	DATE

PROJECT # Project
 DATE: 06/04/2018
 TITLE: MAIN FLOOR SHEAR WALL PLAN

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SHEET:
S2.2



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

FRAMING NOTES

1. PLANS ARE NOT COMPLETE WITHOUT THE STRUCTURAL CALCULATIONS.
2. REFER TO SHEET SD.0 FOR THE GENERAL STRUCTURAL NOTES.
3. ROOF SHEATHING SHALL BE APA 3216 RATED 5/8" OSB OR CDX PLYWOOD WITH 8d NAILS AT 6" O.C. EDGE, 12" O.C. FIELD.
4. FLOOR SHEATHING SHALL BE APA RATED 3/4" T&G WITH 10d NAILS OR SIMPSON WSN12LS #8 WOOD SCREWS AT 6" O.C. EDGE, 12" O.C. FIELD.
5. EXTERIOR STUD WALLS SHALL BE 2x6 DF-L @ 16" O.C. U.N.O. INCLUDING GARAGE WALLS.
6. USE (1) 16d NAILS BETWEEN TOP PLATE SPICE POINTS ON ALL EXTERIOR AND SHEAR WALLS. PROVIDE A 4'-0" MINIMUM LAP SPICE.
7. INSTALL ALL SIMPSON HARDWARE PER MANUFACTURER'S SPECIFICATIONS.
8. HOLD-DOWNS SHALL BE INSTALLED ON (2) FULL HEIGHT KING STUDS (MINIMUM).
9. FLOOR JOISTS SHALL BE 11 7/8" TJI#210 AT 19 1/2" O.C. U.N.O.
10. ROOF RAFTERS SHALL BE 2x6 DF-L#2 AT 24" O.C. U.N.O.
11. PROVIDE 2x SQUASH BLOCKING AT FLOOR FRAMING TO MATCH DIMENSIONS OF POST ABOVE.
12. ALL DETAILS SHALL APPLY IN ALL SIMILAR SITUATIONS.
13. IF SUSPENDED PORCH SLAB EXCEEDS 6" THICKNESS, PROVIDE #4 BARS AT 16" O.C. 11/2" FROM TOP OF SLAB IN ADDITION TO THE BOTTOM STEEL NOTED ON THE PLANS.
14. ALL LUMBER NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SHALL BE PRESERVATIVE TREATED OR OF A DECAY RESISTANT SPECIES. CONTACT LEI ENGINEERS AND SURVEYORS, INC. IF A DIFFERENT SPECIES IS TO BE USED.
15. LAMINATE (3)-PLY BEAM w/ (2) ROWS 10d NAILS @ 12" O.C. EACH FACE. LAMINATE (4)-PLY BEAM w/ (2) ROWS 1/2" THROUGH BOLTS @ 24" O.C.

POST SCHEDULE

DESIG.	POST SIZE
P1	(1) 2x
P2	(2) 2x
P3	(3) 2x
P4	(4) 2x
P5	(5) 2x
P6	4x4
P7	6x6
P8	3 1/2"x7" PARALLAM POST
P9	5 1/4"x5 1/4" PARALLAM POST
P10	(2) 4x12 DF-L#2 POST. SEE DETAIL 26 & 27/SD.2

NOTES: 1. POSTS INDICATE NUMBER OF TRIMMER STUDS WHEN SPECIFIED AT HEADERS. ALL OTHER POST DESIGNATIONS REFER TO FULL HEIGHT KING STUDS U.N.O.
 2. INSTALL (1) TRIMMER AND (1) KING STUD EACH SIDE OF EACH OPENING U.N.O.
 3. INSTALL (2) TRIMMER STUDS AT EACH SIDE OF OPENINGS GREATER THAN 4'-0" WIDE U.N.O.
 4. INSTALL (2) KING STUDS EACH SIDE OF OPENINGS GREATER THAN 8'-0" WIDE U.N.O.
 5. BUILT-UP POSTS SHALL BE THE SAME WIDTH OF THE WALL IN WHICH THEY ARE FRAMED U.N.O.
 6. NAIL EACH PLY OF 2x BUILT-UP POSTS W/ 16d NAILS @ 6" O.C. STRAGGLES U.N.O.
 7. POSTS THAT ARE NOT FRAMED WITH A STUD WALL SHALL BE BRACED WITH BC OR AC POST CAP AND PB OR ABA POST BASE U.N.O.

BEAM SCHEDULE

DESIG.	QTY.	SIZE	TYPE
MB1	2	2x6	DF-L#2
MB2	1	1 3/4"x11 7/8"	MICROLLAM
MB3	2	1 3/4"x11 7/8"	MICROLLAM
MB4	2	1 3/4"x11 7/8"	MICROLLAM
MB5	1	W10X60	A992-50 STEEL
MB6	2	1 3/4"x14"	MICROLLAM
MB7	2	2x6	DF-L#2
MB8	2	2x10	DF-L#2
MB9	2	1 3/4"x9 1/2"	MICROLLAM
MB10	3	2x10	DF-L#2
MB11	3	2x10	DF-L#2
MB12	2	2x6	DF-L#2
MB13	1	3 1/2"x15"	GLULAM
MB14	1	6 3/4"x15"	GLULAM
MB15	1	3 1/2"x15"	GLULAM
MB16	1	5 1/2"x15"	GLULAM
MB17	1	5 1/2"x12"	GLULAM
MB18	1	5 1/2"x12"	GLULAM
MB19	1	5 1/2"x12"	GLULAM
MB20	2	2x6	DF-L#2
MB21	3	2x10	DF-L#2
MB22	3	2x10	DF-L#2
MB23	5	1 3/4"x14"	MICROLLAM
MB24	2	2x6	DF-L#2

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SURVEYORS
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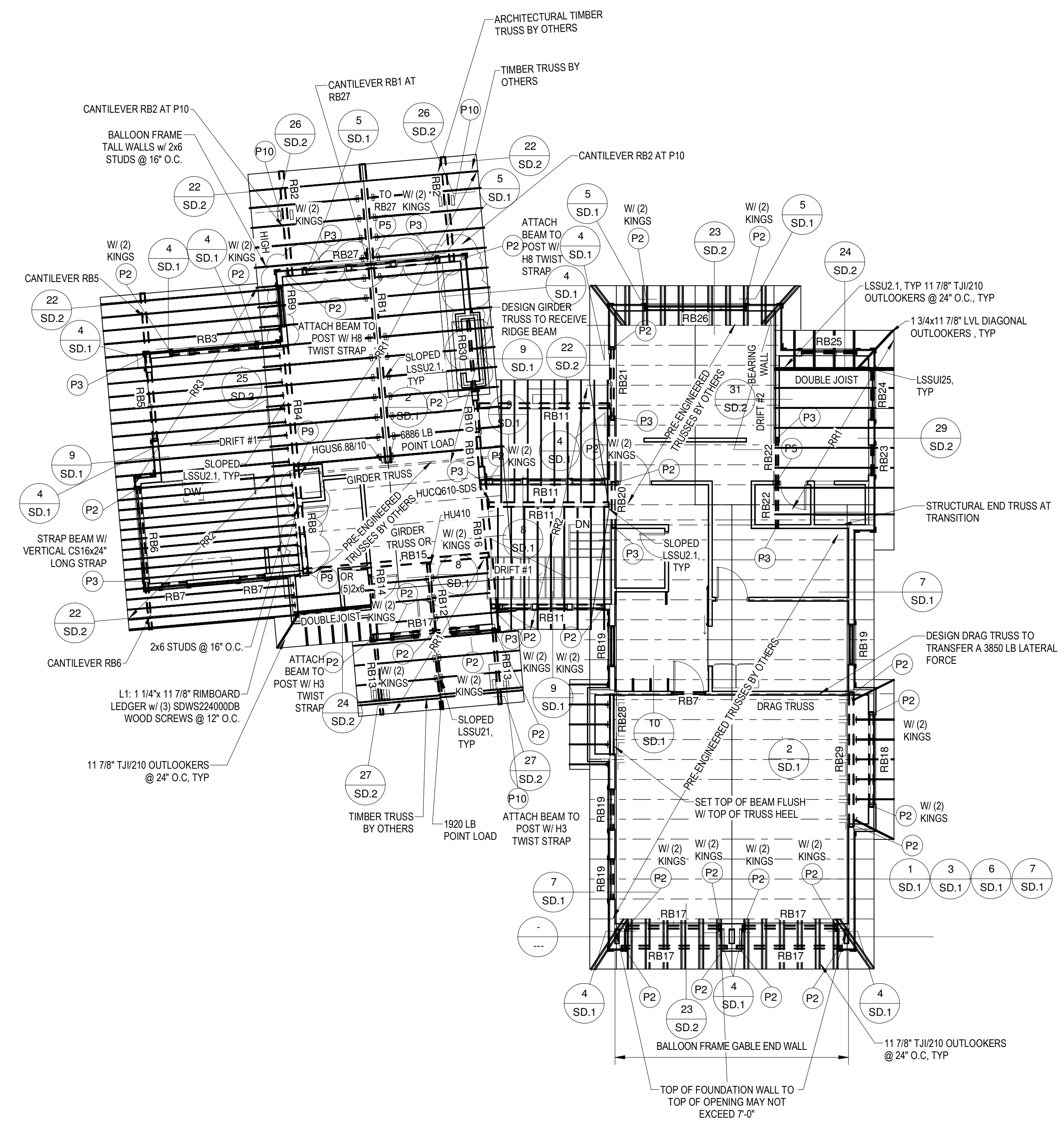
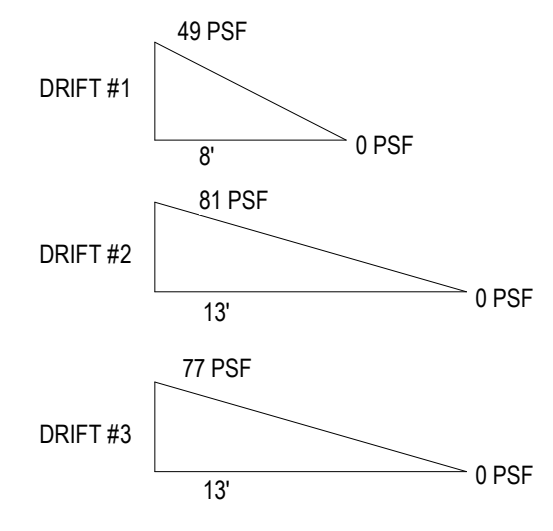


REV.	DATE
1	Date 1

PROJECT # Project
DATE: 06/04/2018
TITLE: MAIN FLOOR FRAMING PLAN

ANY CHANGES OR MODIFICATIONS TO THE DESIGN OF THE PROJECT IS TO BE PRESENTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTORS ARE TO BE FAMILIAR WITH ALL PORTIONS OF THE WORK. IT IS TO BE NOTED THAT SUBCONTRACTORS WORK IS NOT LIMITED TO SPECIFIC SHEETS AND THAT ALL OF THE DRAWINGS MAY BE PART OF THEIR SCOPE OF WORK AND/OR COORDINATION.

SHEET:
S3.0



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

FRAMING NOTES

1. PLANS ARE NOT COMPLETE WITHOUT THE STRUCTURAL CALCULATIONS.
2. REFER TO SHEET SD.0 FOR THE GENERAL STRUCTURAL NOTES.
3. ROOF SHEATHING SHALL BE APA 3216 RATED 5/8" OSB OR CDX PLYWOOD WITH 8d NAILS AT 6" O.C. EDGE, 12" O.C. FIELD.
4. FLOOR SHEATHING SHALL BE APA RATED 3/4" T&G WITH 10d NAILS OR SIMPSON WSNTL2LS 48 WOOD SCREWS AT 6" O.C. EDGE, 12" O.C. FIELD.
5. EXTERIOR STUD WALLS SHALL BE 2x6 DF-L @ 16" O.C. U.N.O. INCLUDING GARAGE WALLS.
6. USE (1) 18d NAILS BETWEEN TOP PLATE SPLICE POINTS ON ALL EXTERIOR AND SHEAR WALLS. PROVIDE A 4'-0" MINIMUM LAP SPLICE.
7. INSTALL ALL SIMPSON HARDWARE PER MANUFACTURER'S SPECIFICATIONS.
8. HOLD-DOWNS SHALL BE INSTALLED ON (2) FULL HEIGHT KING STUDS (MINIMUM).
9. FLOOR JOISTS SHALL BE 11 7/8" TJI210 AT 19.2" O.C. U.N.O.
10. ROOF RAFTERS SHALL BE 2x6 DF-L#2 AT 24" O.C. U.N.O.
11. PROVIDE 2x SQUASH BLOCKING AT FLOOR FRAMING TO MATCH DIMENSIONS OF POST ABOVE.
12. ALL DETAILS SHALL APPLY IN ALL SIMILAR SITUATIONS.
13. IF SUSPENDED PORCH SLAB EXCEEDS 6" THICKNESS, PROVIDE #4 BARS AT 18" O.C. 112" FROM TOP OF SLAB IN ADDITION TO THE BOTTOM STEEL NOTED ON THE PLAN.
14. ALL LUMBER NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SHALL BE PRESERVATIVE TREATED OR OF A DECAY RESISTANT SPECIES. CONTACT LEI ENGINEERS AND SURVEYORS, INC. IF A DIFFERENT SPECIES IS TO BE USED.
15. LAMINATE (3)-PLY BEAM w/ (2) ROWS 10d NAILS @ 12" O.C. EACH FACE. LAMINATE (4)-PLY BEAM w/ (2) ROWS 1/2" THROUGH BOLTS @ 24" O.C.

POST SCHEDULE

DESIG.	POST SIZE
P1	(1) 2x
P2	(2) 2x
P3	(3) 2x
P4	(4) 2x
P5	(5) 2x
P6	4x4
P7	6x6
P8	3 1/2"x7" PARALLAM POST
P9	5 1/4"x5 1/4" PARALLAM POST
P10	(2) 4x12 DF-L#2 POST. SEE DETAIL 26 & 27/SD.2

NOTES: 1. POSTS INDICATE NUMBER OF TRIMMER STUDS WHEN SPECIFIED AT HEADERS. ALL OTHER POST DESIGNATIONS REFER TO FULL HEIGHT KING STUDS U.N.O.
2. INSTALL (1) TRIMMER AND (1) KING STUD EACH SIDE OF EACH OPENING U.N.O.
3. INSTALL (2) TRIMMER STUDS EACH SIDE OF OPENINGS GREATER THAN 6'-0" WIDE U.N.O.
4. INSTALL (2) KING STUDS EACH SIDE OF OPENINGS GREATER THAN 8'-0" WIDE U.N.O.
5. 2x BUILT-UP POSTS SHALL BE THE SAME WIDTH OF THE WALL IN WHICH THEY ARE FRAMED U.N.O.
6. NAIL EACH PLY OF 2x BUILT-UP POSTS W/ 18d NAILS @ 8" O.C. STROGDOWN U.N.O.
7. POSTS THAT ARE NOT FRAMED WITHIN A STUD WALL SHALL BE BRACED WITH BC OR AC POST CAP AND PB OR ABA POST BASE U.N.O.

BEAM SCHEDULE

DESIG.	QTY.	SIZE	TYPE
RB1	1	6 3/4"x19 1/2"	GLULAM
RB2	1	5 1/2"x9"	GLULAM
RB3	2	2x10	DF-L#2
RB4	1	5 1/2"x13 1/2"	GLULAM
RB5	3	1 3/4"x14"	MICROLLAM
RB6	2	1 3/4"x11 7/8"	MICROLLAM
RB7	2	2x6	DF-L#2
RB8	1	5 1/2"x13 1/2"	GLULAM
RB9	3	2x10	DF-L#2
RB10	3	2x10	DF-L#2
RB11	1	5 1/2"x10 1/2"	GLULAM
RB12	1	4x10	DF-L#2
RB13	1	4x10	DF-L#2
RB14	2	2x6	DF-L#2
RB15	1	5 1/2"x16 1/2"	GLULAM
RB16	1	6 3/4"x15"	GLULAM
RB17	2	1 3/4"x11 7/8"	MICROLLAM
RB18	3	1 3/4"x11 7/8"	MICROLLAM
RB19	2	2x6	DF-L#2
RB20	3	2x10	DF-L#2
RB21	2	1 3/4"x9 1/2"	MICROLLAM
RB22	2	2x10	DF-L#2
RB23	2	2x6	DF-L#2
RB24	2	2x6	DF-L#2
RB25	2	2x6	DF-L#2
RB26	3	2x10	DF-L#2
RB27	1	5 1/2"x19 1/2"	GLULAM
RB28	3	2x10	DF-L#2
RB29	3	1 3/4"x11 7/8"	MICROLLAM
RB30	2	2x6	TIMBER

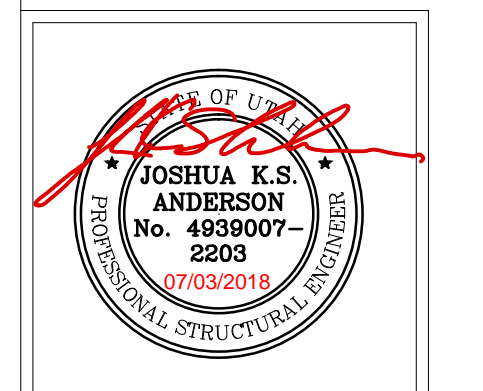
RAFTER SCHEDULE

DESIG.	DESCRIPTION
RR1	11 7/8" TJI210 @ 24" O.C.
RR2	11 7/8" TJI210 @ 16" O.C.
RR3	11 7/8" TJI210 @ 16" O.C.
RR4	11 7/8" TJI210 @ 12" O.C.

BERTOLDI ARCHITECTS
ARCHITECTURE • PLANNING • INTERIORS
2725 HARRISON BLVD. CODY, UT 84403 PH: 801.476.4330 FX: 801.476.4335
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LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

METCALF RESIDENCE
4061 NORTH MOUNTAIN RIDGE DRIVE, EDEN, UTAH



REV.	DATE
1	Date 1

PROJECT # Project
DATE: 06/04/2018
TITLE: ROOF FRAMING PLAN

ANY CHANGES OR MODIFICATIONS TO THE DESIGN OF THE PROJECT IS TO BE PRESENTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTORS ARE TO BE FAMILIAR WITH ALL PORTIONS OF THE WORK. IT IS TO BE NOTED THAT SUBCONTRACTORS WORK IS NOT LIMITED TO SPECIFIC SHEETS AND THAT ALL OF THE DRAWINGS MAY BE PART OF THEIR SCOPE OF WORK AND/OR COORDINATION.

S3.1

BASIS OF DESIGN

- GOVERNING BUILDING CODE 2015 IBC
- GRAVITY DESIGN:
 - ROOF DEAD LOAD..... 15 PSF
 - FLOOR DEAD LOAD 15 PSF
 - FLOOR LIVE LOAD 40 PSF
 - ROOF SNOW LOAD 57 PSF
- SEISMIC DESIGN:
 - LATERAL SYSTEM SHEAR WALL
 - PORTION OF SNOW LOAD INCLUDED PER CALCULATIONS
 - ZONE D
 - I 1
- WIND DESIGN:
 - BASIC WIND SPEED 115 MPH
 - EXPOSURE C
 - Iw 1.0
- SOILS:
 - SOIL BEARING PRESSURE (EARTHTEC REPORT No. 081621 GEOTECHNICAL NUMBER)..... 2000 PSF

SITE PREPARATION

- REQUIREMENTS
 - A. DO NOT PLACE FOOTINGS OR FOUNDATIONS ON DISTURBED SOILS, UNDOCUMENTED FILL DEBRIS, FROZEN SOIL, OR IN PONDED WATER.
 - B. ALL UNSUITABLE SOILS AND VEGETATION, SUCH AS TOPSOIL, ORGANIC SOILS, UNDOCUMENTED FILL, DISTURBED NATIVE SOILS, AND OTHER DELTERIOUS MATERIALS, SHALL BE REMOVED FROM BELOW FOOTINGS, FOUNDATIONS, AND FLOOR SLABS.
 - C. CONTRACTOR SHALL VERIFY SOIL BEARING CAPACITY AND ALL SITE PREPARATION REQUIREMENTS WITH GEOTECHNICAL REPORT. IN THE ABSENCE OF A GEOTECHNICAL REPORT INDUSTRY STANDARDS SHALL BE FOLLOWED FOR BEARING AND COMPACTION.

CONCRETE

- CODES AND STANDARDS:
 - A. CONCRETE WORK SHALL COMPLY WITH THE AMERICAN CONCRETE INSTITUTE (ACI) EDITIONS OF:
 - I. ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
 - II. ACI 318, "BUILDING CODE REQUIREMENTS REQUIRED FOR REINFORCED CONCRETE".
 - III. ACI 347, "RECOMMENDED PRACTICE FOR CONCRETE FORM WORK".
- MATERIALS:
 - A. CEMENT SHALL CONFORM TO ASTM C150, TYPE II, PORTLAND CEMENT
 - B. HARD ROCK AGGREGATES SHALL CONFORM TO ASTM C33. LIGHTWEIGHT AGGREGATES SHALL CONFORM TO ASTM C330.
 - C. WATER SHALL BE POTABLE
 - D. AIR ENTERTAINMENT SHALL CONFORM TO ASTM C260.
 - E. FLY ASH SHALL CONFORM TO ASTM C618.
 - F. CALCIUM CHLORIDE SHALL NOT BE USED.
- MIX DESIGNS
 - A. ONLY ONE TYPE OF CONCRETE SHALL BE PLACED AT THE SITE AT ANY GIVEN TIME.
 - B. A MIX DESIGN THAT PRODUCES THE LOWEST SLUMP COMPATIBLE WITH PROPER PLACEMENT SHALL BE USED, 4" MAXIMUM.
 - C. CONCRETE MIXES SHALL CONFORM TO THE FOLLOWING:

TYPE OF CONCRETE MEMBER	MINIMUM STRENGTH AT 28 DAYS (PSI)	MAX. W/C (RATIO)	DRY WEIGHT (PCF)	MAX AGGREGATE SIZE (INCHES)	AIR ENTRAINMENT (%)	MIN. CEMENT PER YARD (LBS)
FOOTINGS:	3000	0.50	145	0'-0" 3/4"	3 ±-1	517
FOUNDATION WALLS:	3000	0.45	145	0'-0" 3/4"	3 ±-1	564
SLAB ON GRADE:						
INTERIOR	3000	0.45	145	0'-0" 3/4"	3 ±-1	564
EXTERIOR	3000	0.45	145	0'-0" 3/4"	6 ±-1	564
SLABS ON DECK:						
LT. WT.*	3000	0.53	110	0'-0" 3/4"	6 ±-1	564
COLUMNS:	3000	0.45	145	0'-0" 3/4"	3 ±-1	564
BEAMS:	3000	0.45	145	0'-0" 3/4"	3 ±-1	564

- * LT. WT. CONCRETE SHALL HAVE A MIN. SPLITTING TENSILE STRENGTH OF 450 PSI.
- D. LIMIT FLY ASH TO 15% OF THE TOTAL CEMENTITIOUS MATERIAL.
- E. PEA GRAVEL AGGREGATE AND/OR PLASTICIZER MAY BE USED IN CONCESTED AREAS WHEN REQUIRED TO PROPERLY FILL ALL VOIDS AND/OR FOR WORKABILITY. (CONTRACTOR'S OPINION)

- CONSTRUCTION:
 - A. CONCRETE SHALL BE PROPERLY VIBRATED DURING PLACEMENT.
 - B. PRIOR TO PLACING CONCRETE CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF OPENINGS, BLOCKOUTS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, EMBEDS, DOWELS, ECT. ANCHOR BOLTS AND DOWELS SHALL BE PLACED PRIOR TO CASTING CONCRETE.
 - C. CONSTRUCTION JOINTS AND BULKHEADS SHALL BE FORMED WITH A KEY WAY. ALL CONTACT SURFACES, NEW OR EXISTING, AT CONSTRUCTION JOINTS SHALL BE INTENTIONALLY ROUGHENED PRIOR TO CASTING ADJACENT POUR.
 - D. OPENINGS IN FLOORS AND/OR WALLS SHALL HAVE ADDITIONAL REINFORCING AROUND ALL SIDES OF THE OPENING EQUIVALENT TO THE BARS CUT BY THE OPENING WITH HALF ON EACH SIDE OF THE OPENING WITH HALF ON EACH SIDE OF THE OPENING OR 2-#5 BARS, WHICHEVER IS GREATER, UNLESS NOTED OTHERWISE. BARS PARALLEL TO THE PRINCIPAL REINFORCING SHALL RUN FULL LENGTH OF THE SPAN. BARS IN THE OTHER DIRECTION SHALL RUN 24 INCHES BEYOND THE EDGE OF THE OPENING OR END WITH A STANDARD HOOK. ALSO PROVIDE 2-#5x4'-0" DIAGONAL BARS AT EACH CORNER OF EACH OPENING.
 - E. NO PENETRATION SHALL BE ALLOWED THROUGH ANY CONCRETE BEAM, JOIST, COLUMN, PIER, OR JAMB WITHOUT THE ARCHITECT'S AND STRUCTURAL ENGINEER'S PRIOR WRITTEN APPROVAL. PENETRATIONS SHALL BE RE-ROUTED AS REQUIRED AT THESE LOCATIONS.

- FOOTINGS:
 - A. FOOTINGS SHALL BEAR ON PROPERLY PREPARED MATERIAL. SEE THE SITE PREPARATION NOTES.
 - B. FOOTINGS SHALL BE CENTERED BELOW THE WALL AND/OR COLUMN ABOVE, TYPICAL UNLESS NOTED OTHERWISE.
 - C. EXTERIOR FOOTINGS SHALL BEAR BELOW THE EFFECTS OF FROST.
 - D. PROVIDE 2x4 BEVELED KEYWAYS IN ALL CONTINUOUS WALL FOOTINGS.
 - E. STAGGER FOOTING CONSTRUCTION JOINTS FROM WALL CONSTRUCTION JOINTS ABOVE BY AT LEAST 6 FEET.
 - F. REINFORCING IN CONTINUOUS FOOTINGS SHALL BE CONTINUOUS AT CORNERS AND/OR INTERSECTIONS BY PROVIDING PROPER LAP LENGTHS AND/OR CORNER BARS.
 - G. NO PENETRATIONS SHALL BE ALLOW THROUGH ANY CONCRETE FOOTING. WHEN CONFLICTS ARISE BETWEEN UNDERGROUND PLUMBING, UTILITIES, ETC., THE FOOTING SHALL BE STEPPED DOWN BELOW THE CONFLICT AND A CONCRETE WALL, PIER, COLUMN, ETC., SHALL BE EXTENDED TO THE FOOTING AS REQUIRED.
 - H. BEARING SURFACES FOR FOOTINGS WHICH ARE, OR BECOME, UNDERMINED DURING CONSTRUCTION SHALL BE BACK FILLED WITH A LEAN-MIX CONCRETE (1000 PSI MIN).

- SLABS ON GRADE:
 - A. INTERIOR SLABS ON GRADE SHALL BE A MINIMUM OF 4 INCHES THICK, SHALL BEAR ON A 4 INCH MINIMUM LAYER OF FREE-DRAINING GRAVEL, AND SHALL BE REINFORCED WITH #4 BARS AT 24" O.C. BOTHWAYS, TYPICAL UNLESS NOTED OTHERWISE. PROVIDE CHAIRS WITH SAND PLATES FOR PROPER PLACEMENT.
 - B. LARGE AREAS OF INTERIOR SLABS ON GRADE SHALL BE PLACED IN STRIPS NOT TO EXCEED 120 FEET IN LENGTH NOR 30 FEET IN WIDTH WHICH ARE SUBDIVIDED BY CONSTRUCTION AND/OR CONTRACTION (CONTROL) JOINTS INTO ROUGHLY SQUARES WHO SIDES SHALL NOT EXCEED 15 FEET IN EITHER DIRECTION.
 - C. SEE ARCHITECTURAL FOR EXTERIOR SLABS ON GRADE, TYPICAL UNLESS NOTED OTHERWISE.

REINFORCING STEEL

- CODES AND STANDARDS: REINFORCING STEEL SHALL COMPLY WITH :
 - I. AMERICAN CONCRETE INSTITUTE BUILDING CODE & COMMENTARY ACI 318.
 - II. AMERICAN CONCRETE INSTITUTE "DETAILING MANUAL", ACI 315 (OR SP-66).
- MATERIALS:
 - A. REINFORCING STEEL SHALL BE NEW STOCK DEFORMED BARS AND SHALL CONFORM TO ASTM A615, GRADE 60, WITH A DESIGN YIELD STRENGTH OF 60,000 PSI EXCEPT AS NOTED BELOW.
 - I. DOWELS TO BE BENT IN THE FIELD DURING CONSTRUCTION SHALL BE ASTM A615, GRADE 40 OR ASTM A706, GRADE 60, "LOW ALLOW STEEL".
 - II. REINFORCING TO BE WELDED SHALL BE ASTM A706, GRADE 60, "LOW ALLOY STEEL"
 - B. MASONRY JOINT REINFORCING SHALL BE MANUFACTURED FROM WIRE WHICH CONFORMS TO ASTM A82.
- CONSTRUCTION:
 - A. REINFORCING SHALL BE DETAILED, BOLSTERED, AND SUPPORTED PER ACI315.
 - B. REINFORCING STEEL SHALL BE FREE OF LOOSE, FLAKY RUST, SCALE, GREASE, OIL, DIRT, AND OTHER MATERIALS WHICH MIGHT AFFECT OR IMPAIR BOND.
 - C. REINFORCING SHALL BE CONTINUOUS IN WALLS, BEAMS, COLUMNS, SLABS, FOOTINGS, ETC.
 - D. SPLICES IN CONTINUOUS REINFORCING SHALL BE MADE IN AREAS OF COMPRESSION AND/OR AT POINTS OF MINIMUM STRESS, TYPICAL UNLESS NOTED OTHERWISE. LAP SPLICES SHALL BE 40 BAR DIAMETERS LONG IN CONCRETE AND 48 BAR DIAMETERS LONG IN MASONRY. MINIMUM LAP SHALL BE 24 INCHES LONG. DOWELS SHALL HAVE A MINIMUM OF 30 BAR DIAMETERS EMBEDMENT. TENSION SPLICES SHALL BE USED IN CONCRETE WHEN SPECIFICALLY NOTED. USE A CLASS B SPLICE. SPLICES IN TOP BARS IN SUSPENDED SLABS AND BEAMS SHALL BE MADE AT MID SPAN. SPLICES IN BOTTOM BARS IN SUSPENDED SLABS AND BEAMS SHALL BE MADE AT SUPPORTS.
 - E. BENDS SHALL BE MADE COLD. DO NOT USE HEAT. BENDS SHALL BE DONE IN THE FABRICATOR'S SHOP UNLESS SPECIFICALLY NOTED FOR THE FIELD. DO NOT UN-BEND OR RE-BEND A PREVIOUSLY BENT BAR.
 - F. REINFORCING STEEL IN CONCRETE SHALL BE SECURELY ANCHORED AND TIED IN PLACE PRIOR TO PLACING CONCRETE AND SHALL BE POSITIONED WITH THE FOLLOWING MINIMUM CONCRETE COVER:
 - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH..... 3"
 - CONCRETE EXPOSED TO EARTH OR WEATHER:
 - #6 AND LARGER..... 2"
 - #5 AND SMALLER..... 1 1/2"
 - CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
 - SLABS AND WALLS, #11 AND SMALLER..... 3/4"
 - BEAMS AND COLUMNS, MAIN REINFORCING OR TIES..... 1 1/2"
 - SLAB ON GRADE..... CENTER OF SLAB

- REINFORCING STEEL IN MASONRY SHALL BE PLACED PRIOR TO GROUTING AND SHALL BE PLACED, POSITIONED, AND LOCATED ACCORDING TO THE STRUCTURAL DRAWINGS. IT SHALL BE SECURED AGAINST DISPLACEMENT AT INTERVALS NOT TO EXCEED 200 BAR DIAMETERS OR 10 FEET.
- H. NO REINFORCING STEEL SHALL BE WELDED UNLESS SPECIFICALLY NOTED AS SUCH. USE EPOXY ELECTRODES AND ASTM A706 REINFORCING. COMPLY WITH AWS REQUIREMENTS.
- I. EPOXY COATED REINFORCING BARS SHALL BE USED WHEN SPECIFICALLY NOTED. INCREASE LAP SPICE LENGTHS AS REQUIRED BY THE IBC.

MASONRY VENEER ANCHOR TIES

- PRODUCTS:
 - A. MASONRY VENEER ANCHOR TIES SHALL BE ONE OF THE FOLLOWING:
 - I. DOVETAIL ANCHORS.
 - II. DX-10 SEISMIC CLIP INTERLOCK SYSTEM BY HOHMANN & BARNARD.
 - III. ARCHITECT AND STRUCTURAL ENGINEER APPROVED TWO PIECE ADJUSTABLE HOT-DIPPED GALVANIZED TIES.
- INSTALLATION:
 - A. MAXIMUM SPACING SHALL BE 16" O.C. HORIZONTAL AND VERTICAL.
 - B. PROVIDE CONTINUOUS HORIZONTAL GALVANIZED #9 WIRE IN CENTER THIRD OF MORTAR JOINTS AT 16" O.C. ENGAGE #9 WIRE WITH ALL ANCHOR TIES.
 - C. CONSTRUCTION JOINTS IN MASONRY VENEER WALLS SHALL BE PROVIDED AS PER THE ARCHITECTURAL DRAWINGS, AND SHALL BE SPACED AT A MAXIMUM OF 15'-0" O.C. FOR MASONRY BLOCK VENEER.

GENERAL FRAMING NOTES

- ALL JOISTS, RAFTERS, POSTS AND HEADER SHALL BE DOUGLAS FIR LARCH No. 2 OR EQUAL U.N.O. IF TUI'S OR EQUAL ARE USED, THEY MUST BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS. ALSO PROVIDE BRIDGING @ 6" O.C. FOR TIMBER FLOOR JOISTS.
- ALL JOISTS AND RAFTERS SHALL HAVE SOLID BLOCKING AT THEIR BEARING POINTS. ROOF JOISTS TO HAVE HURRICANE CLIPS @ 24" O.C. MIN.
- ALL WOOD/LUMBER PLACED ONTO CONCRETE SHALL BE PRESSURE TREATED OR REDWOOD.
- ALL WOOD CONNECTIONS MUST CARRY THE CAPACITY OF THE MEMBER. CONTRACTOR IS RESPONSIBLE FOR CONNECTIONS IF OTHER THAN STANDARD CONNECTIONS ARE REQUIRED. SEE PROJECT ENGINEER FOR ADDITIONAL ASSISTANCE. USE SIMPSON OR EQUAL CONNECTIONS FOR WOOD TO WOOD.
- ALL COLUMNS SHALL EXTEND DOWN THROUGH THE STRUCTURE TO THE FOUNDATION. ALL COLUMNS SHALL BE BRACED AT ALL FLOOR LEVELS. COLUMNS SHALL BE AS WIDE AS THE MEMBER THEY SUPPORT.
- ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 3/8" THICK EXP 1 SHEATHING OR EQUAL WITH 8d NAILS @ 6" O.C. EDGES AND 12" O.C. IN THE FIELD - BLOCKED, UNLESS OTHERWISE NOTED.
- ALL FLOOR SHEATHING TO BE 3/4" THICK TAG SHEATHING GLUED AND NAILED WITH 10d COMMON NAILS OR EQUAL @ 6" O.C. EDGES AND @ 10" O.C. IN THE FIELD.
- VERIFY ALL BEAM SIZES WITH ENGINEERING SPECIFICATIONS.
- ALL BEAMS AND HEADERS OVER 48" SHALL BE SUPPORTED BY DOUBLE TRIMMERS UNLESS NOTED OTHERWISE.
- TRUSS MANUFACTURER SHALL PROVIDE ENGINEERING SPECS. FOR ALL TRUSSES.
- USE 3/8" O.S.B. OR CDX PLYWOOD WITH (USE 3/8" IN HEBER)
 - 8d NAILS @ 6" O.C. AT EDGES OF ROOF
 - 10d NAILS @ 4" O.C. AT GABLE ENDS
 - SPACE NAILS 12" O.C. ON INTERMEDIATE MEMBERS
 - STAGGER SHEATHING JOINTS
 - PLYWOOD PERPENDICULAR TO RAFTERS AND TRUSSES
- SOLID BLOCK BETWEEN TRUSSES. HOLD DOWN EVERY 3RD BLOCK FOR ATTIC VENTILATION.
- ALL OVER FRAME AREAS TO HAVE FULL ROOF SHEATHING BELOW.
- PROVIDE SQUASH BLOCKING AT RM JOIST BELOW ALL POSTS FROM ROOF, HEADER OR BEAM POINT LOADS.
- PROVIDE DOUBLE FLOOR JOISTS BELOW ALL PARALLEL BEARING WALLS
- ALL FRAMING LUMBER SHALL BE DOUGLAS FIR OR BETTER UNLESS A HIGHER GRADE IS NOTED OTHERWISE.

- GLULAM BEAMS SHALL BE 24F-V4 DF/DF FOR SINGLE SPANS AND 24F-V8 DF/DF FOR MULTIPLE SPANS, AND CANTILEVERED SPANS.
- ALL RAFTERS AND JOISTS OVER THREE FEET LONG SHALL BE HANGERED IF NOT SUPPORTED BY BOTTOM BEARING. ALL HANGERS AND OTHER WOOD CONNECTIONS MUST BE DESIGNED TO CARRY THE CAPACITY OF THE MEMBER THAT THEY ARE SUPPORTING.
- FRAMING CONNECTIONS NOTED ON THE DRAWINGS ARE SIMPSON STRONG TIE OR EQUAL. INSTALL WITH THE CATALOG DESIGNATED CONNECTOR IN EACH HOLE.
- NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED UNLESS SPECIFICALLY SHOWN, NOTED OR APPROVED BY ENGINEER.
- LAG SCREWS SHALL BE INSERTED IN A DRILLED PILOT HOLE 60%-75% OF THE SHANK DIAMETER BY TURNING WITH A WRENCH, NOT BY DRIVING WITH A HAMMER. ALL NUTS, BOLTS AND LAG SCREWS SHALL BE PROVIDED WITH AN OVERSIZED WASHER.
- NAILS TO BE COMMON WIRE UNLESS OTHERWISE NOTED.
- ALL BOLT HOLES SHALL BE DRILLED WITH A BIT 1/8" TO 1/4" LARGER THAN THE NOMINAL BOLT DIAMETER.
- ALL JOINTS IN WALL SHEATHING SHALL OCCUR IN THE MIDDLE OF A PLATE OR BLOCK AND NAILED ON EACH SIDE OF THE JOINT WITH EDGE NAILING PER SHEAR WALL SCHEDULE.
- ALL OVER BUILT ROOF RAFTERS SHALL BE BRACED VERTICALLY TO THE TRUSSES BELOW AT 4'-0" O.C. MAXIMUM IN ORDER TO SPREAD THE LOAD EVENLY OVER THE TRUSSES.
- PROVIDE 1/2" MINIMUM CLEARANCE BETWEEN TOP PLATE OF INTERIOR PARTITIONS AND BOTTOM CHORD OF TRUSSES (TO ENSURE THAT LOADING WILL BE AS DESIGNED).
- DOUBLE TOP PLATE WITH MINIMUM 48" LAP SPLICE.
- 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 PROJECT AT LEAST 6" ABOVE EXPOSED EARTH AND AT LEAST 6" ABOVE EXPOSED EARTH AND AT LEAST 1' ABOVE SUCH FLOORS.
- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE IBC, AND LOCAL ORDINANCES.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING CONSTRUCTION.
- ALL FASTENERS (I.E. NAILS, SCREWS, ANCHOR BOLTS, ETC.) WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD (I.E. SILL PLATES) SHALL MEET THE REQUIREMENTS OF IBC 2304.10.5

WOOD TRUSS NOTES

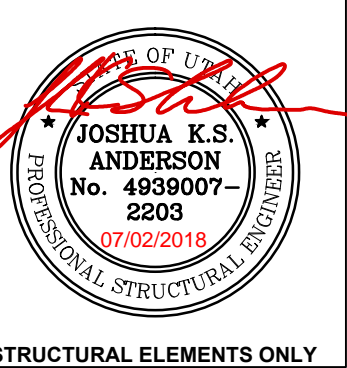
MINIMUM NAILING SCHEDULE	
CONNECTION	NAILING
1. JOIST TO SILL OR GIRDER, TOENAIL	(3) 8d
2. BRIDGING TO JOIST, TOENAIL EACH END	(2) 8d
3. 1"x6" (25mm x 152mm) SUB FLOOR OR LESS TO EACH JOIST, FACE NAIL	(2) 8d
4. WIDER 1"x8" (25mm x 152mm) SUB FLOOR TO EACH JOIST, FACE NAIL	(3) 8d
5. 2" (51mm) SUB FLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	(2) 16d
6. SOLE PLATE TO JOIST OR BLOCKING, AT TYPICAL FACE NAIL	16d @ 16" (406mm) O.C.
SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	(3) 16d PER 16" (406mm)
7. TOP PLATE TO STUD, END NAIL	(2) 16d
8. STUD TO SOLE PLATE	(4) 8d, TOENAIL OR (2) 16d, END NAIL
9. DOUBLE STUDS, FACE NAIL	16d @ 24" (610mm) O.C.
10. DOUBLE TOP PLATES, TYPICAL FACE NAIL	16d @ 16" (406mm) O.C.
DOUBLE TOP PLATES, LAP SPLICE	(8) 16d
11. BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOENAIL	(3) 8d
12. RM JOIST TO TOP PLATE, TOENAIL	8d @ 6" (152mm) O.C.
13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	(2) 16d
14. CONTINUOUS HEADER, TWO PIECES	6d @ 16" (406mm) O.C. ALONG EACH EDGE
15. CEILING JOIST TO PLATE, TOENAIL	(3) 8d
16. CONTINUOUS HEADER TO STUD, TOENAIL	(4) 8d
17. CEILING JOIST LAPS OVER PARTITIONS, FACE NAIL	(3) 16d
18. CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	(3) 16d
19. RAFTERS TO PLATE, TOENAIL	(3) 16d
20. 1" (25mm) BRACE TO EACH STUD AND PLATE, FACE NAIL	(2) 8d
21. 1"x2" (25mm x 203 mm) SHEATHING OR LESS TO EACH BEARING, FACE NAIL	(2) 8d
22. WIDER THAN 1"x2" (25mm x 203mm) SHEATHING TO EACH BEARING, FACE NAIL	(3) 8d
23. BUILT-UP CORNER STUDS	16d @ 24" (610mm) O.C.
24. BUILT-UP GIRDER AND BEAMS	20d @ 32" (813mm) O.C. AT TOP & BOTTOM & STAGGERED, (2) 20d AT ENDS & AT EACH SPLICE
25. 2" (51mm) PLANKS	(2) 16d AT EACH BEARING
26. WOOD STRUCTURAL PANELS AND PARTICLEBOARD: 2	
SUBFLOOR AND WALL SHEATHING (TO FRAMING):	
1/2" (12.7mm) AND LESS	6d 3
19/32" - 3/4" (15mm-19mm)	8d 4 OR 6d 5
7/8" - 1" (22mm-25mm)	8d 3
1 1/8" - 1 1/4" (29mm-32mm)	10d 4 OR 8d 5
COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING):	
3/4" (19mm) AND LESS	6d 5
7/8" - 1" (22mm-25mm)	8d 5
1 1/8" - 1 1/4" (29mm-32mm)	10d 4 OR 8d 5
27. PANEL SIDING (TO FRAMING) 2:	
1/2" (12.7mm) OR LESS	6d 5
5/8" (16mm)	8d 5
28. FIBERBOARD SHEATHING: 7	
1/2" (12.7mm)	No. 11 GA 4d 6d No. 18 GA 9
25/32" (20mm)	No. 11 GA 4d 6d No. 18 GA 9
29. INTERIOR PANELING	
1/4" (6.4mm)	4d 10
3/8" (9.5mm)	6d 11

- COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.
- NAILS SPACED AT 6 INCHES (152mm) ON CENTER AT EDGES, 12 INCHES (305mm) AT INTERMEDIATE SUPPORTS AND SHEAR 6 INCHES (152mm) AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES (1219mm) OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305
- NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING.
- COMMON OR DEFORMED SHANK.
- COMMON
- DEFORMED SHANK.
- CORROSION-RESISTANT SIDING OR CASING NAILS.
- FASTENERS SPACED 3 INCHES (76mm) ON CENTER AT EXTERIOR EDGES AND 6 INCHES (152mm) ON CENTER AT INTERMEDIATE SUPPORTS.
- CORROSION-RESISTANT ROOFING NAILS WITH 7/16 INCH DIAMETER (11mm) HEAD AND 1 1/2 INCH (38mm) LENGTH FOR 1/2 INCH (12.7mm) SHEATHING AND 1 3/4 INCH (44mm) LENGTH FOR 25/32 INCH (20mm) SHEATHING.
- CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16 INCH (11mm) CROWN AND 1 1/8 INCH (29mm) LENGTH FOR 1/2 INCH (12.7mm) SHEATHING AND 1 1/2 INCH (38mm) LENGTH FOR 25/32 INCH (20mm) SHEATHING.
- PANEL SUPPORTS AT 16 INCHES (406mm) [50 INCHES (508mm) IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED]. CASING OR FINISH NAILS SPACED 6 INCHES (152mm) ON PANEL EDGES, 12 INCHES (305mm) AT INTERMEDIATE SUPPORTS.
- PANEL SUPPORTS AT 24 INCHES (610mm). CASING OR FINISH NAILS SPACED 6 INCHES (152mm) ON PANEL EDGES, 12 INCHES (305mm) AT INTERMEDIATE SUPPORTS.

- BOTTOM CHORDS OF TRUSSES ACTING AS CEILING MEMBERS MUST BE ABLE TO SUPPORT A 10 PSF LIVE LOAD PER CURRENT IRC REQUIREMENTS.
- THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND FABRICATION OF THE PRE-ENGINEERED TRUSSES, AND SHALL DESIGN THE TRUSSES PER ATTACHED ENGINEERING SPECIFICATIONS.
- THE TRUSSES SHALL BE DESIGNED TO CARY ANY ADDITIONAL LOADS DUE TO MECHANICAL UNITS, OVERHEAD DOORS, ROOF OVERBUILDS, ETC.
- THE TRUSSES SHALL ALSO BE DESIGNED PER THE CURRENT IRC, AND LOCAL ORDINANCES.
- ALL MEMBERS SHALL BE DESIGNED FOR COMBINED STRESSES, BASED ON THE WORST LOADING CONDITION.
- THE TRUSS MANUFACTURER SHALL INDICATE PROPER BRACING OF COMPRESSION CHORD MEMBERS @ 6'-0" LONG (OR LONGER), AS WELL AS BRACING FOR TRUSS ERECTION.
- ALL DIMENSIONS SHALL BE FILED VERIFIED PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE TRUSSES PER THE TRUSS MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS. NO WEB OR CHORD MEMBERS SHALL BE MODIFIED IN THE FIELD.
- THE PROJECT ENGINEER, OR ENGINEER OF RECORD, IS NOT RESPONSIBLE FOR THE PRE-ENGINEERED TRUSSES, NOR FOR THE INSTALLATION ETC. OF THE TRUSSES. TRUSS PLANT SHALL PROVIDE LICENSED ENGINEERED PLAN. (CONTRACTOR TO VERIFY TRUSS LAYOUT IS CONSISTENT WITH THESE PLANS. ENGINEER SHOULD BE NOTIFIED OF ANY DEVIATION).
- FABRICATION OF TRUSSES SHALL BE AS APPROVED BY TPI EXCEPT THAT THIS SPECIFICATION SHALL GOVERN WHEN IT EXCEEDS TPI REQUIREMENTS.
- FABRICATE TRUSSES FROM APPROVED SHOP DRAWINGS.
- FABRICATE TRUSSES IN JIGS WITH MEMBERS ACCURATELY CUT TO PROVIDE GOOD BEARING AT JOINTS. JOINTS SHALL BE ACCEPTABLE IF THE AVERAGE OPENING BETWEEN ENDS OF MEMBERS IMMEDIATELY AFTER FABRICATION IS LESS THAN 1/8", EXCEPT THAT TRUSS COMPRESSION CHORD JOINTS AT SPLICES AND RIDGES SHALL HAVE FULL CONTACT BETWEEN MEMBERS.
- EACH CHORD SECTION SHALL BE INVOLVED IN TWO PANEL POINTS BEFORE BEING SPLICED.
- PROVIDE 1/8" CAMBER FOR EACH 6 FEET OF TRUSS UNLESS OTHERWISE INDICATED.
- TRUSS FABRICATORS USING METAL PLATES SHALL HAVE PLANT INSPECTED FOUR TIMES PER YEAR BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH TPI REGULATIONS AND COPIES OF INSPECTIONS MAD AVAILABLE TO OWNER UPON REQUEST.



LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com



JOSHUA K.S. ANDERSSON
No. 493007-2203
07/02/2016
PROFESSIONAL ENGINEER
STRUCTURAL ENGINEERING

STRUCTURAL ELEMENTS ONLY

METCALF RESIDENCE
4061 NORTH MOUNTAIN RIDGE DRIVE, EDEN, UTAH
STRUCTURAL NOTES

DIMENSIONS SHOWN ON THE STRUCTURAL PLANS ARE FOR CONVENIENCE ONLY. VERIFY ALL DIMENSIONS WITH THE CURRENT ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.

REVISIONS
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JKSA
SCALE:
NTS
DATE:
7/2/2018

SHEET
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STRUCTURAL ELEMENTS ONLY

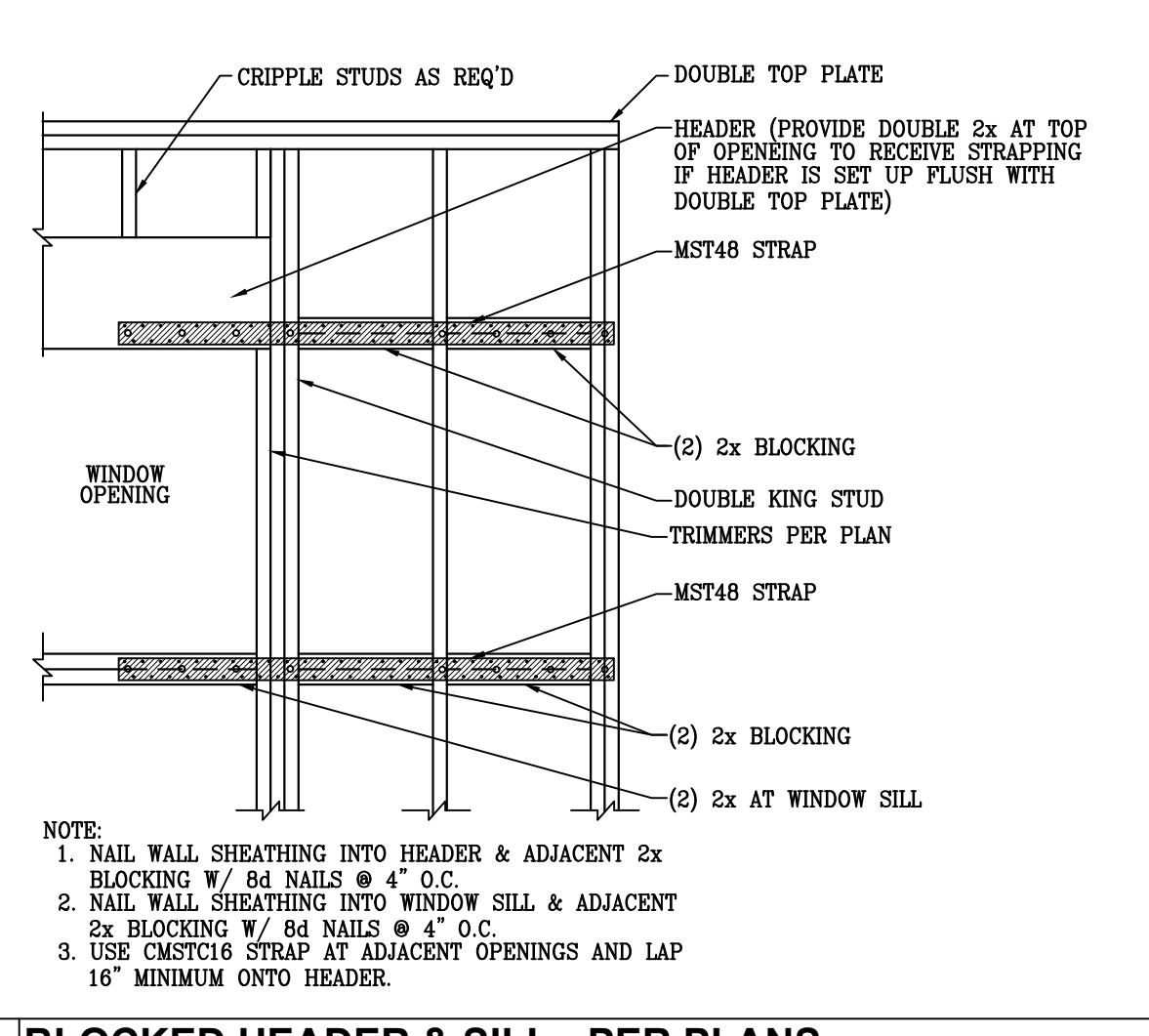
METCALF RESIDENCE
 4061 NORTH MOUNTAIN RIDGE DRIVE, EDEN, UTAH
STRUCTURAL DETAILS

DIMENSIONS SHOWN ON THE STRUCTURAL PLANS ARE FOR CONVENIENCE ONLY. VERIFY ALL DIMENSIONS WITH THE CURRENT ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.

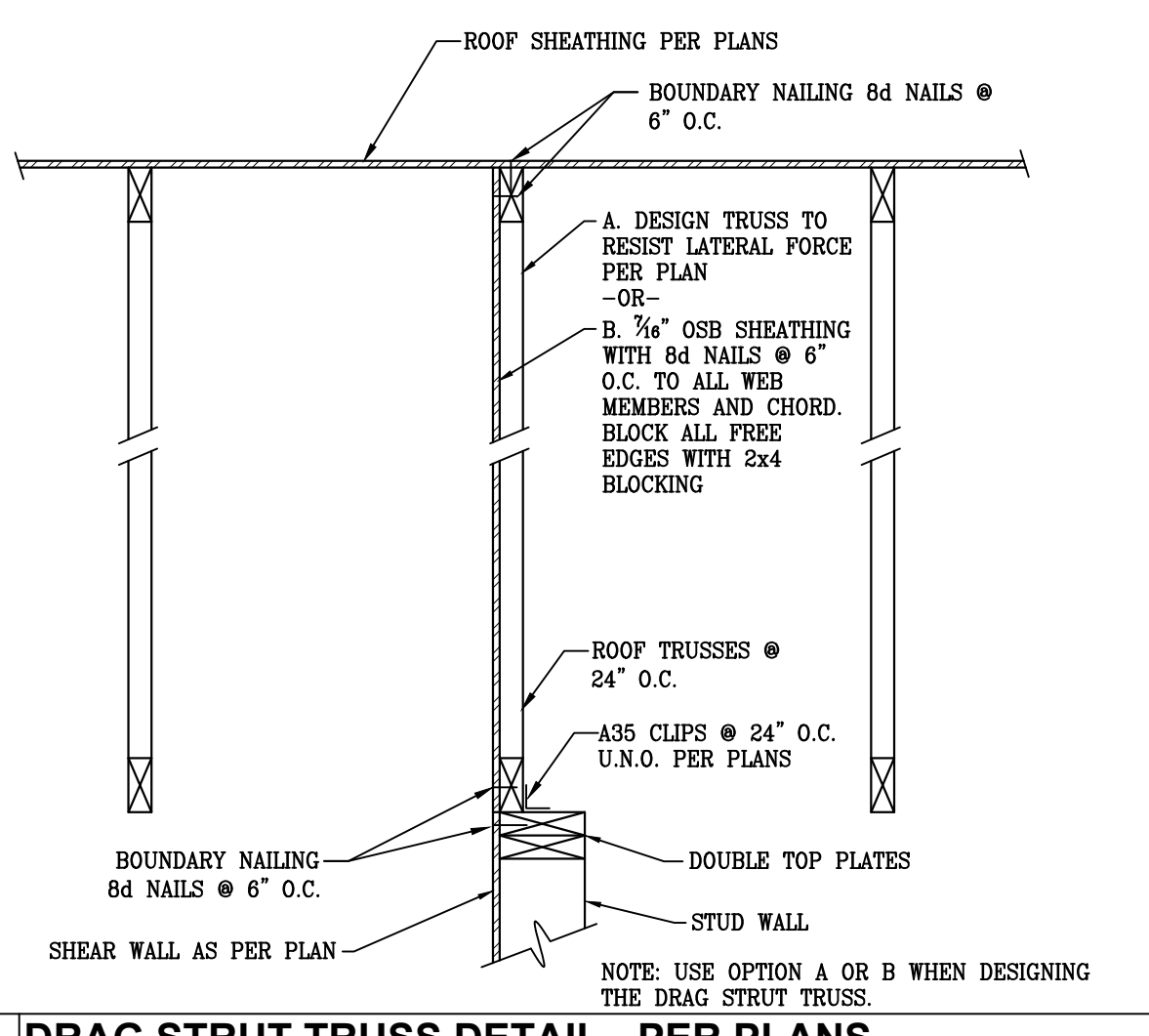
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 DRAWN BY: **MBL**
 CHECKED BY: **JKSA**
 SCALE: **NTS**
 DATE: **7/2/2018**

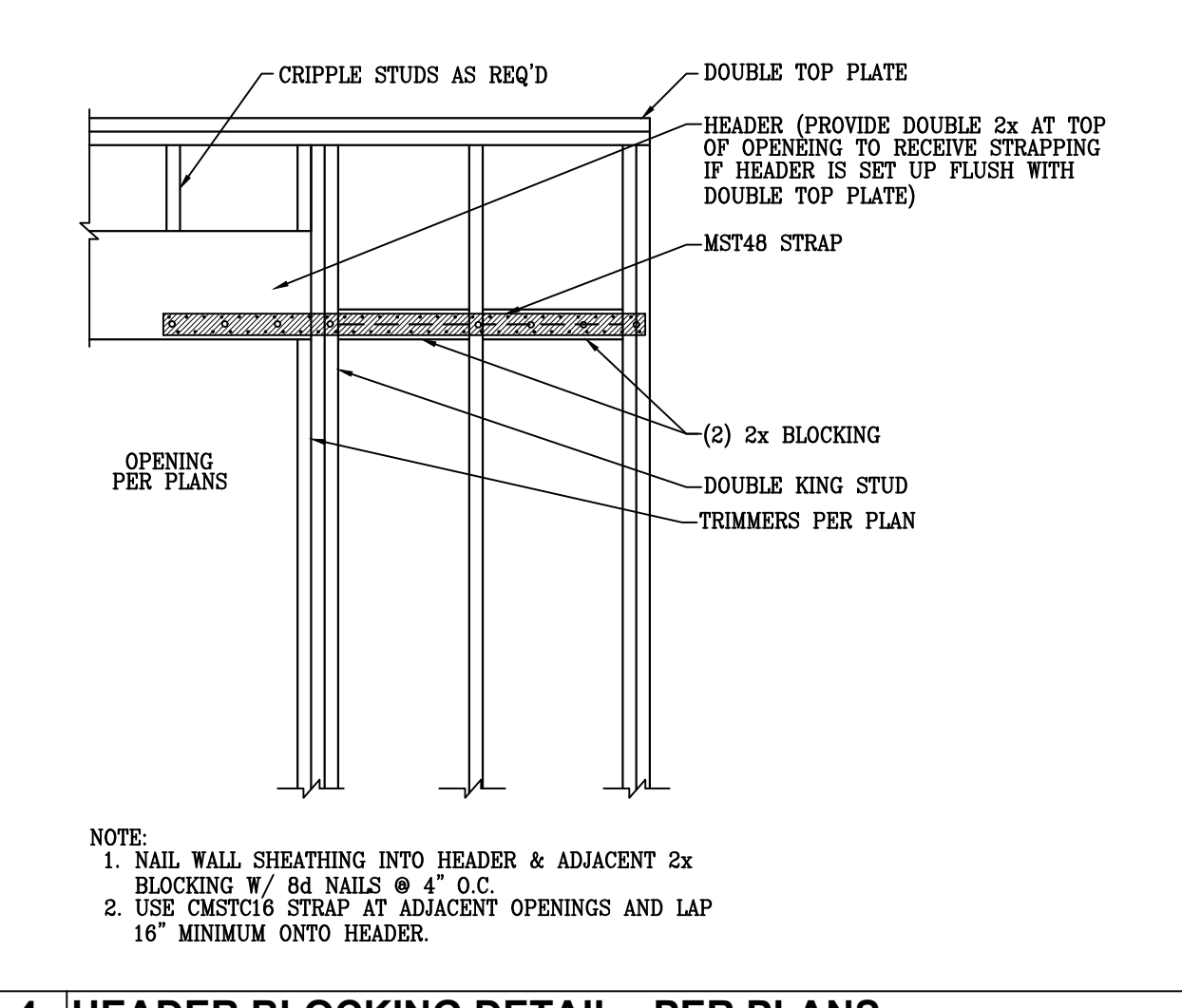
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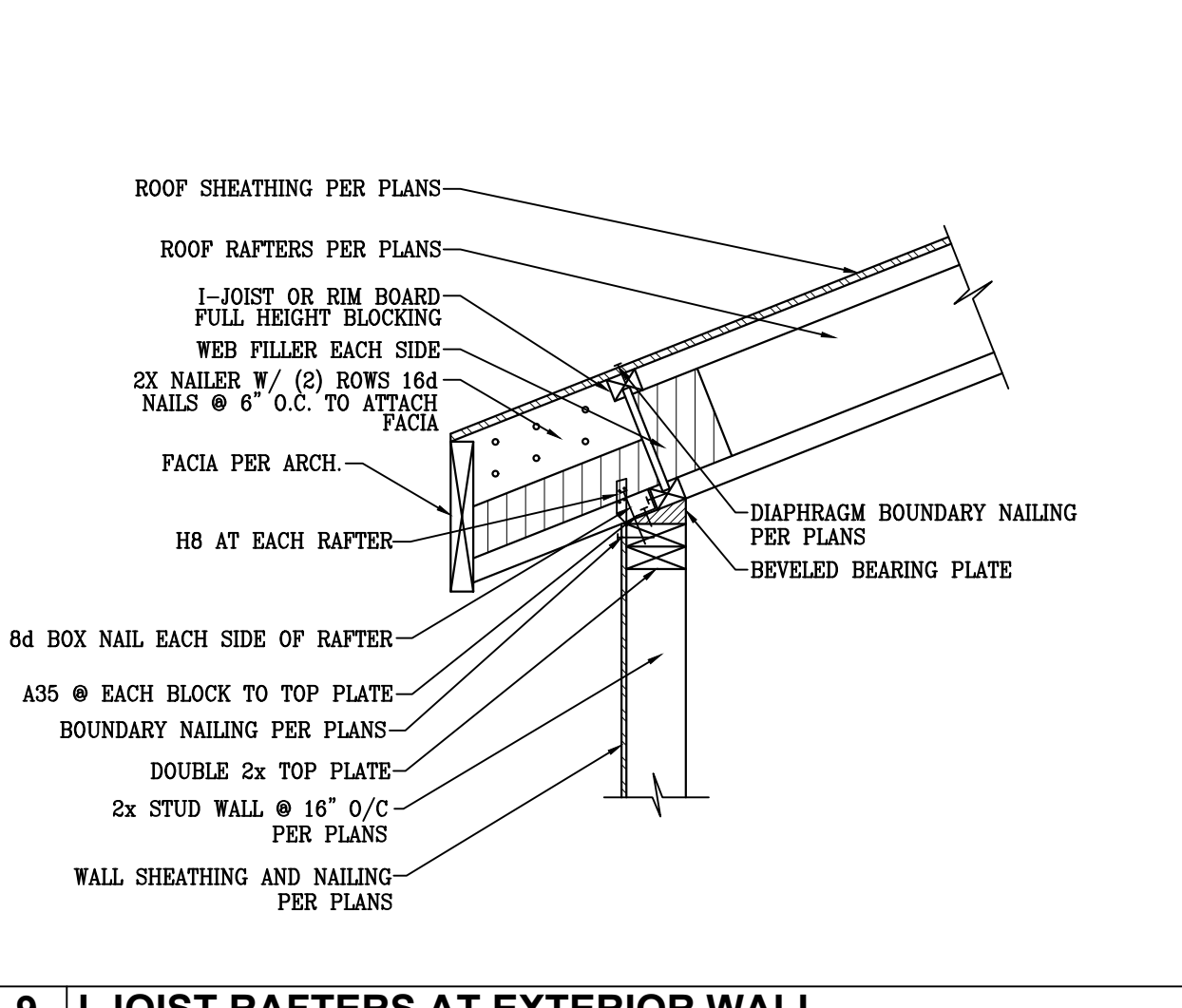
5 **BLOCKED HEADER & SILL - PER PLANS**



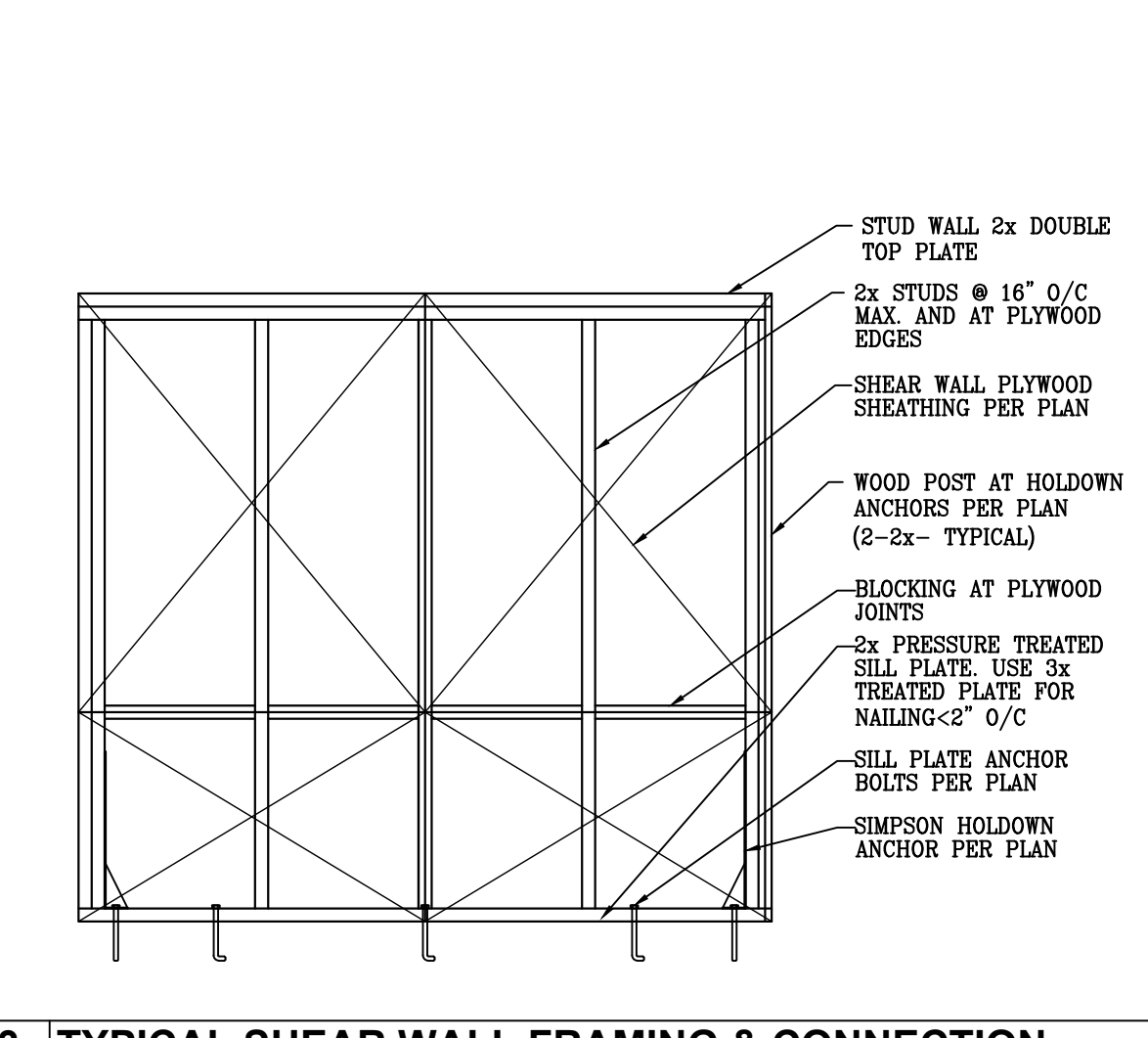
10 **DRAG STRUT TRUSS DETAIL - PER PLANS**



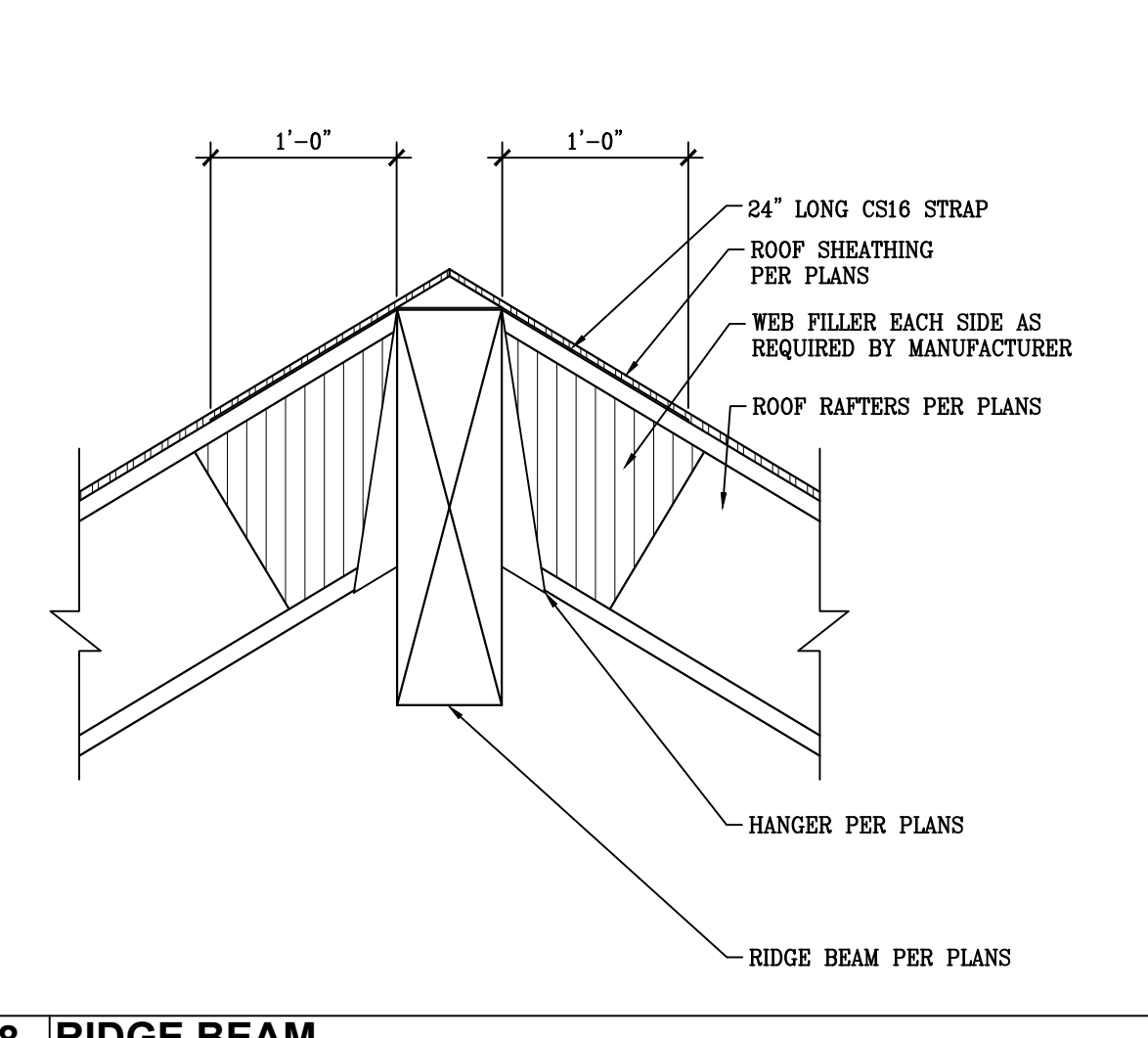
4 **HEADER BLOCKING DETAIL - PER PLANS**



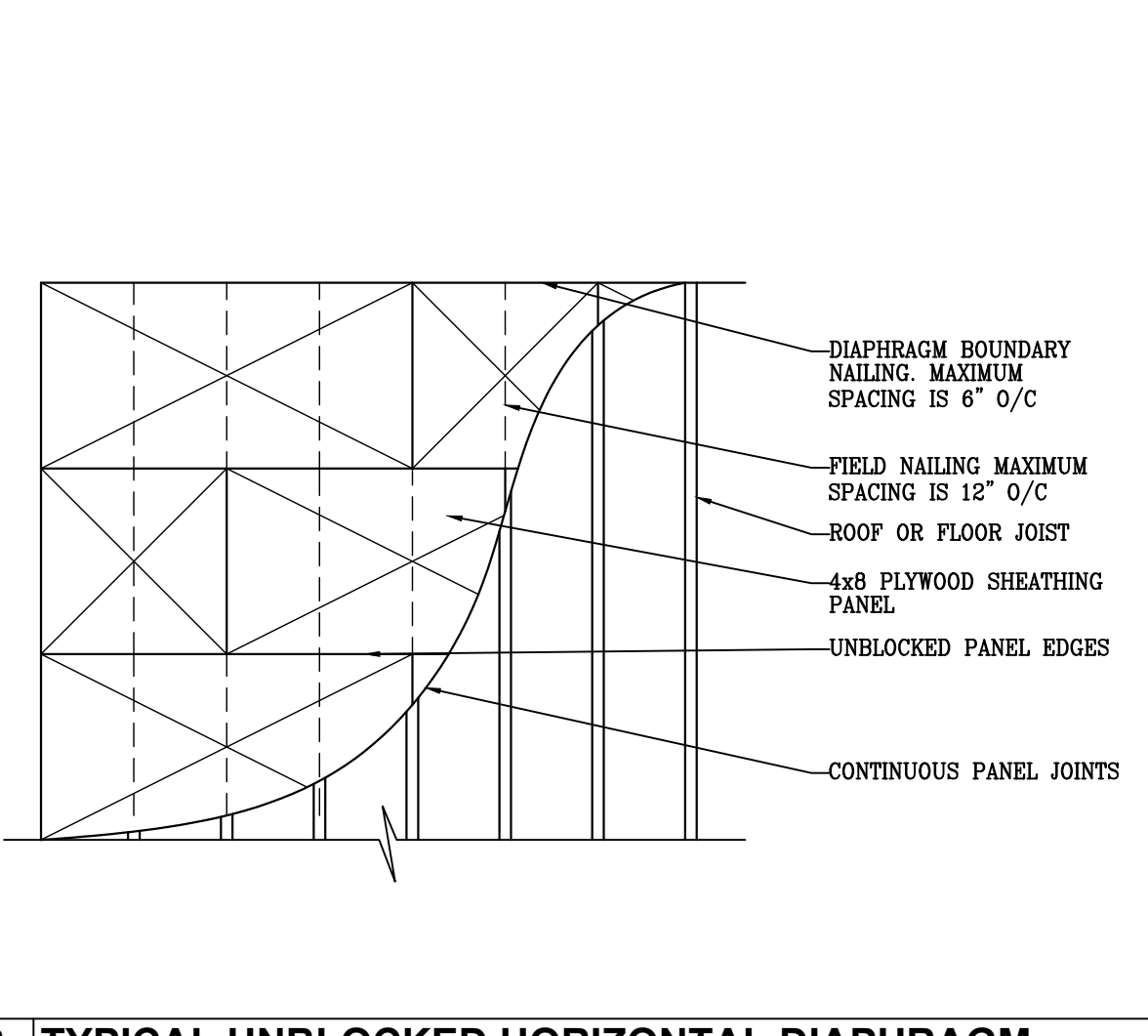
9 **I-JOIST RAFTERS AT EXTERIOR WALL**



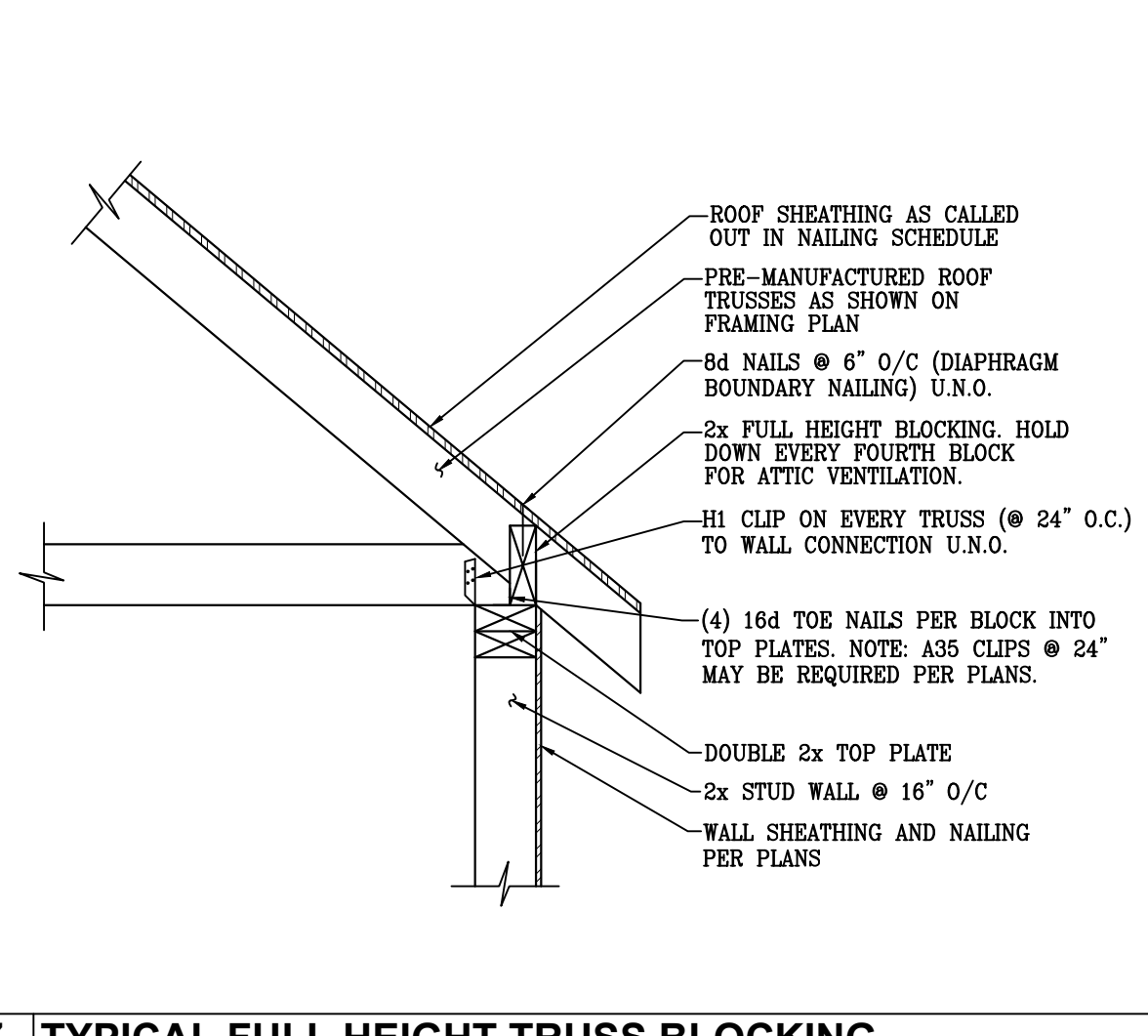
3 **TYPICAL SHEAR WALL FRAMING & CONNECTION**



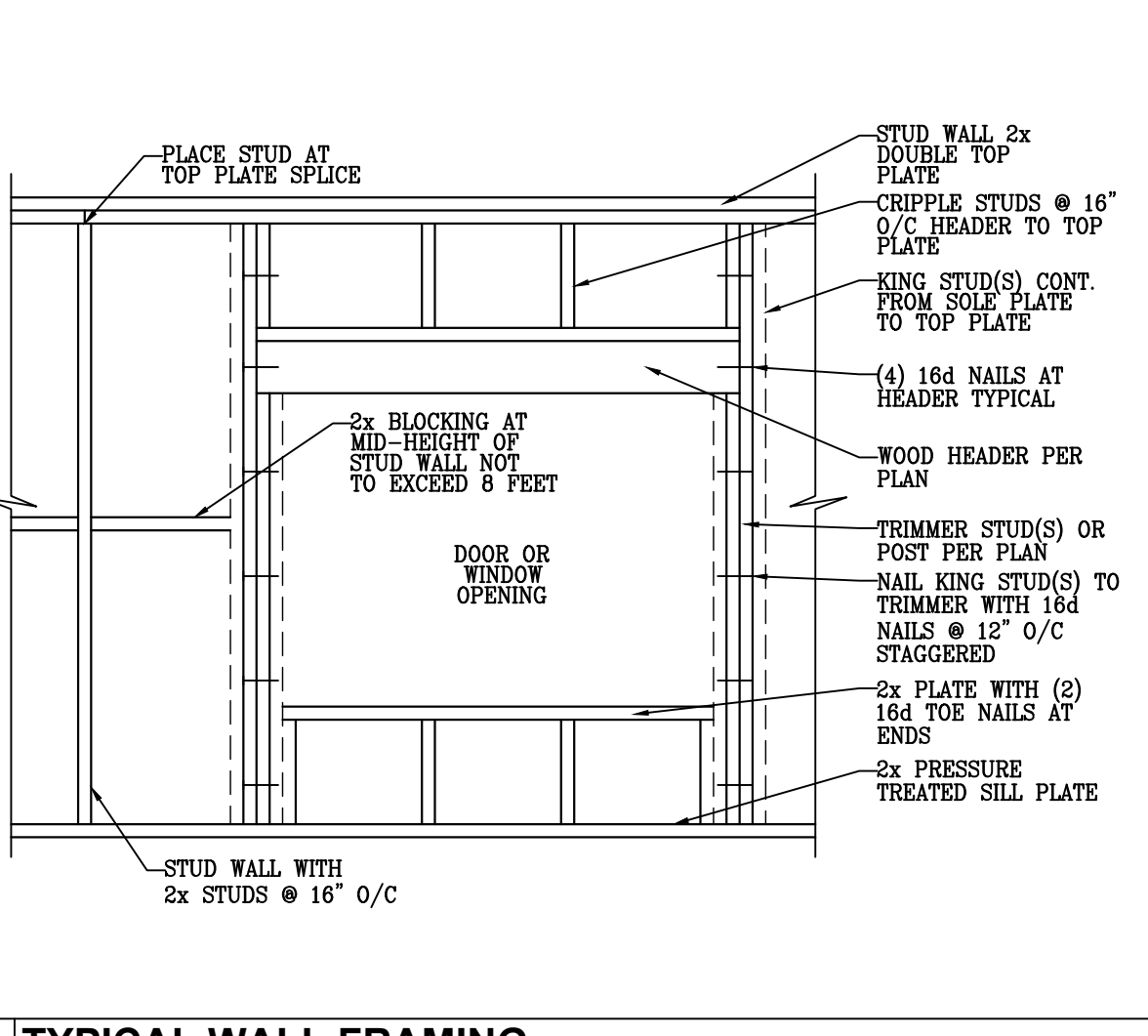
8 **RIDGE BEAM**



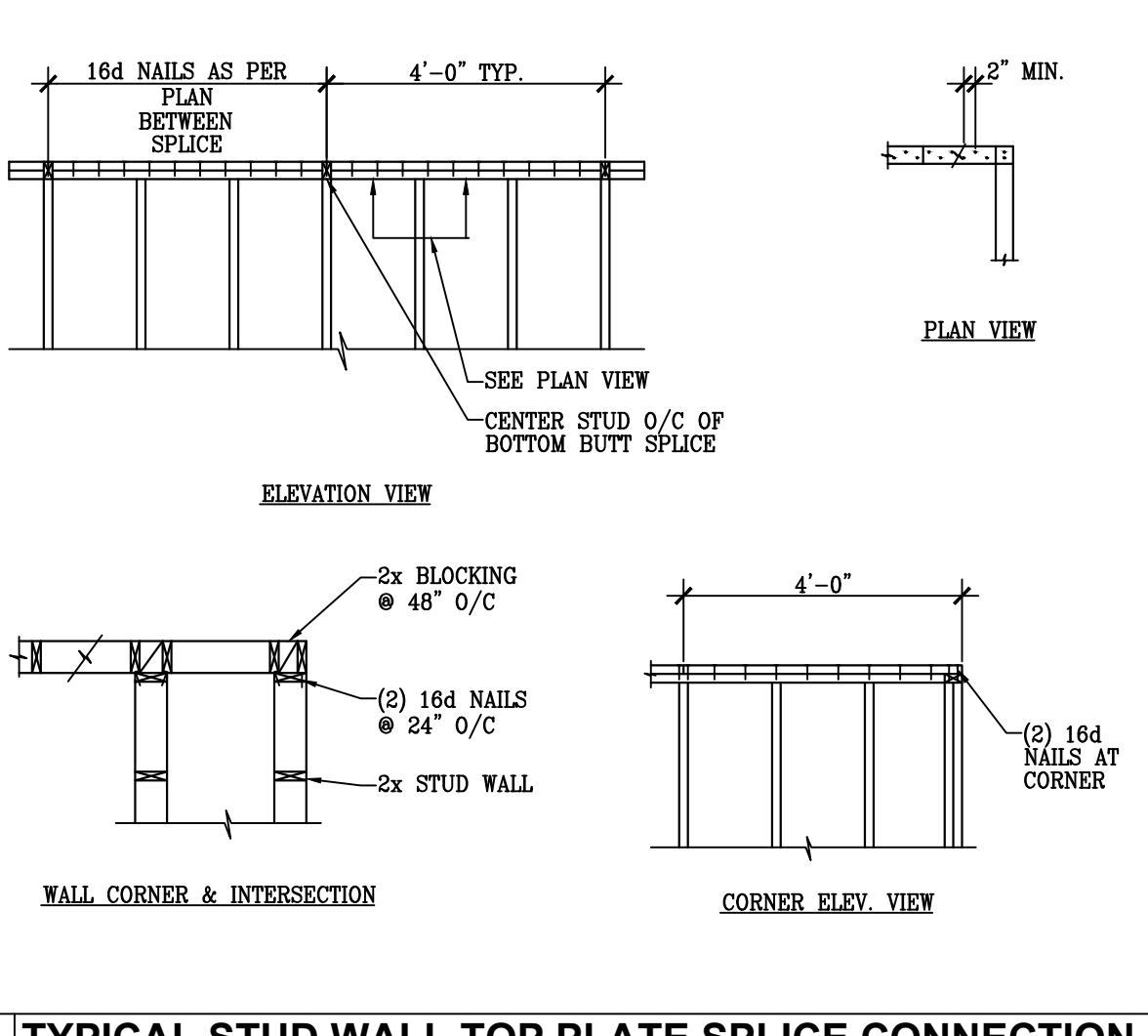
2 **TYPICAL UNBLOCKED HORIZONTAL DIAPHRAGM**



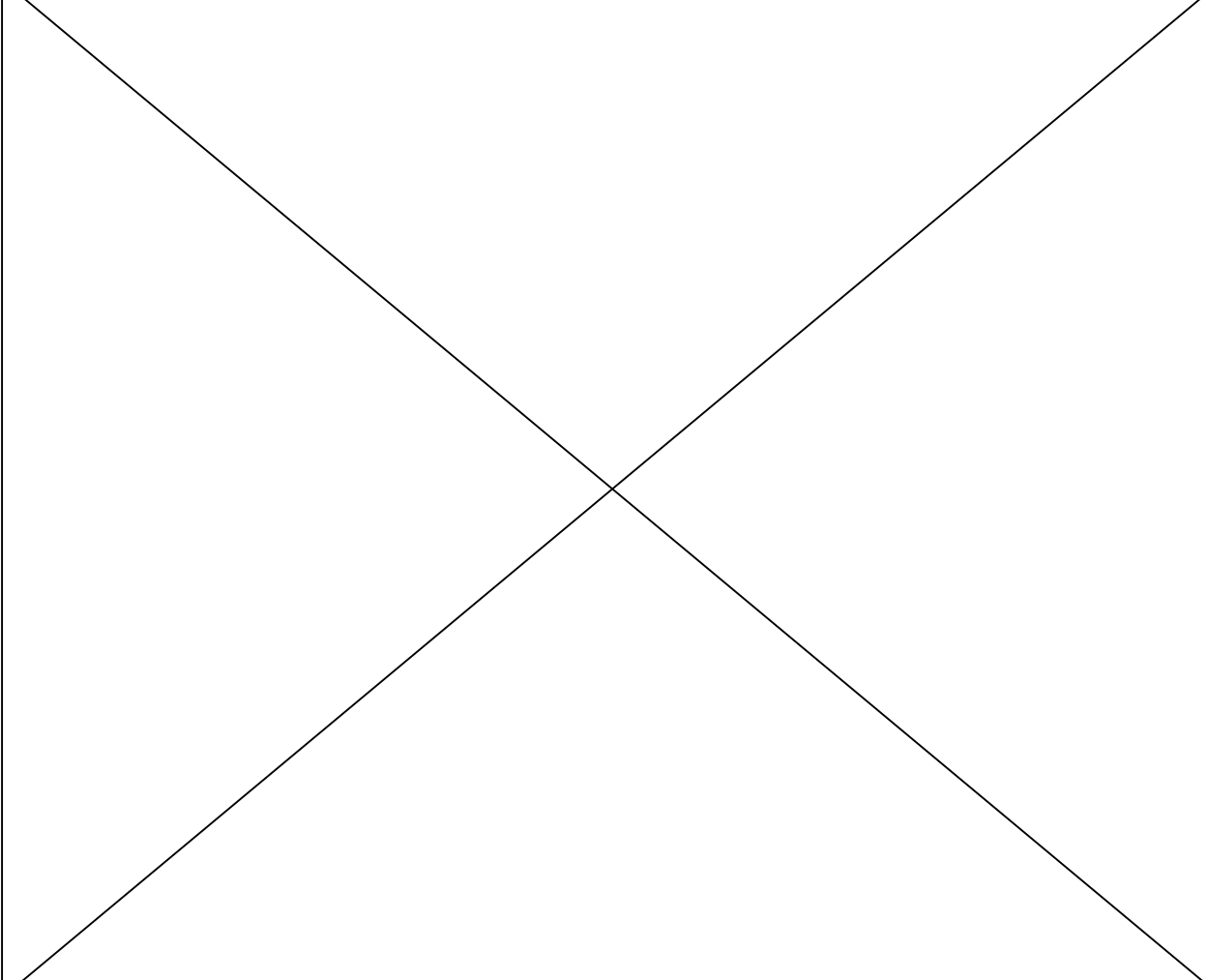
7 **TYPICAL FULL HEIGHT TRUSS BLOCKING**



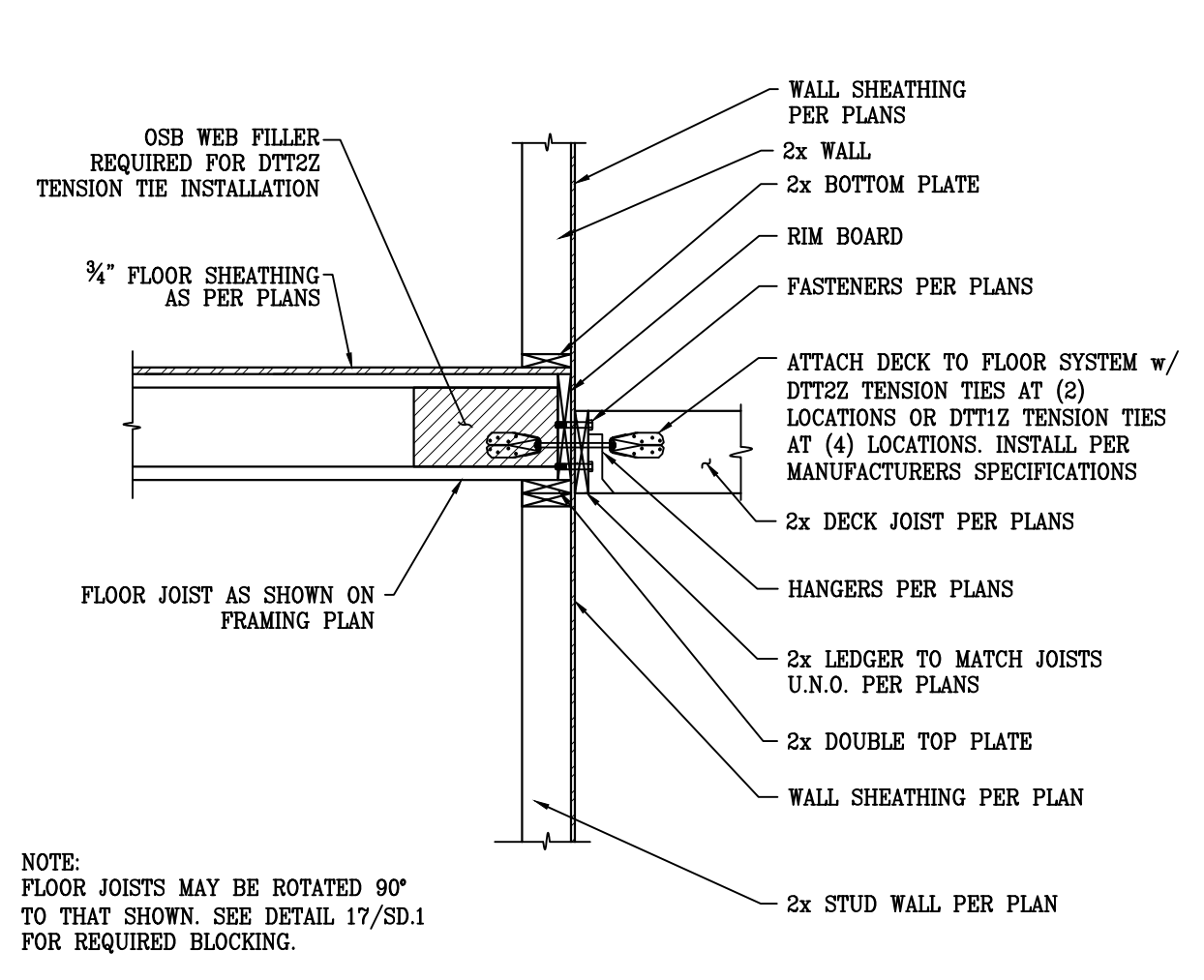
1 **TYPICAL WALL FRAMING**



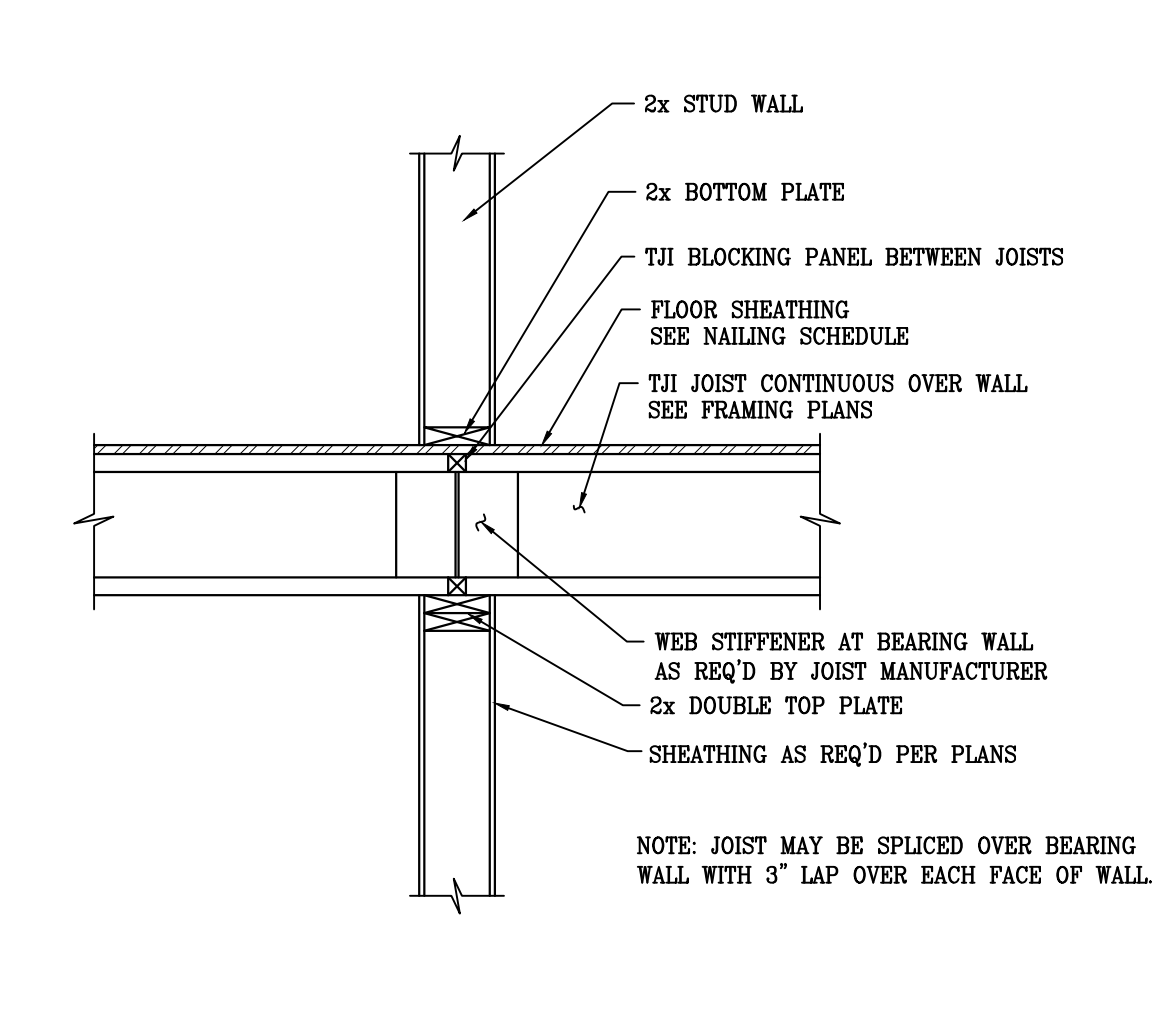
6 **TYPICAL STUD WALL TOP PLATE SPLICE CONNECTION**



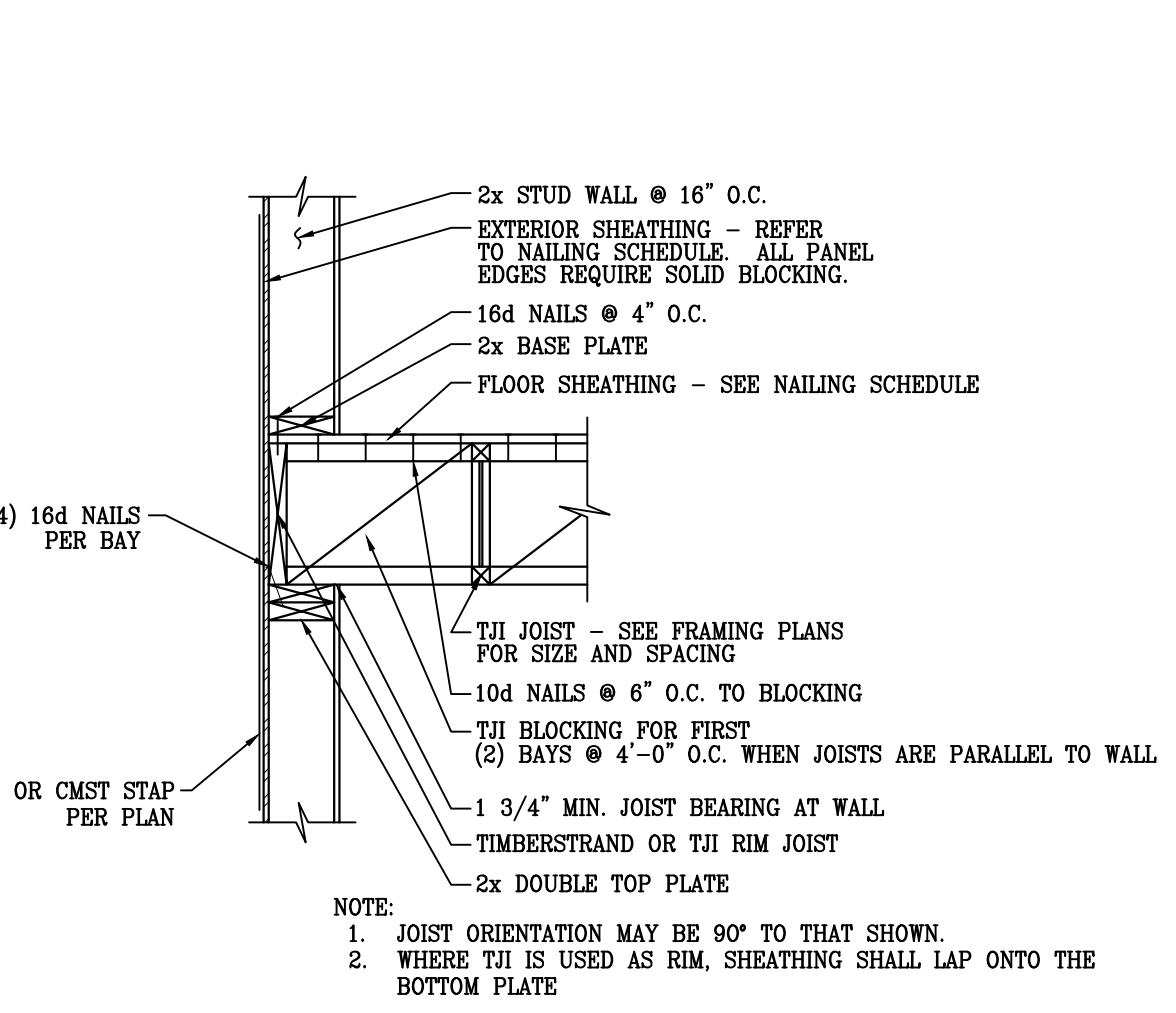
11 **NOT USED**



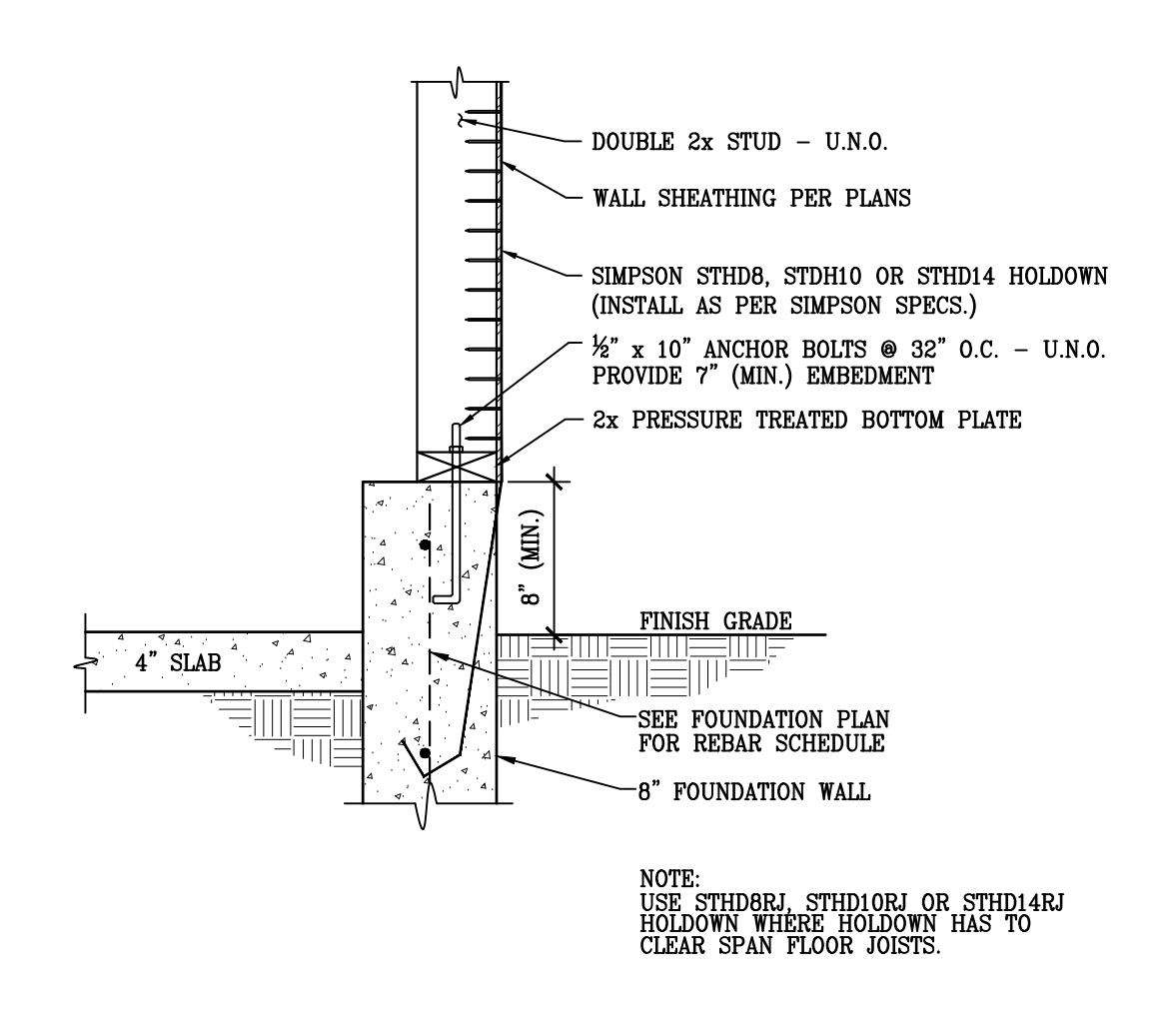
14 **TYPICAL DECK CONNECTION DETAIL**



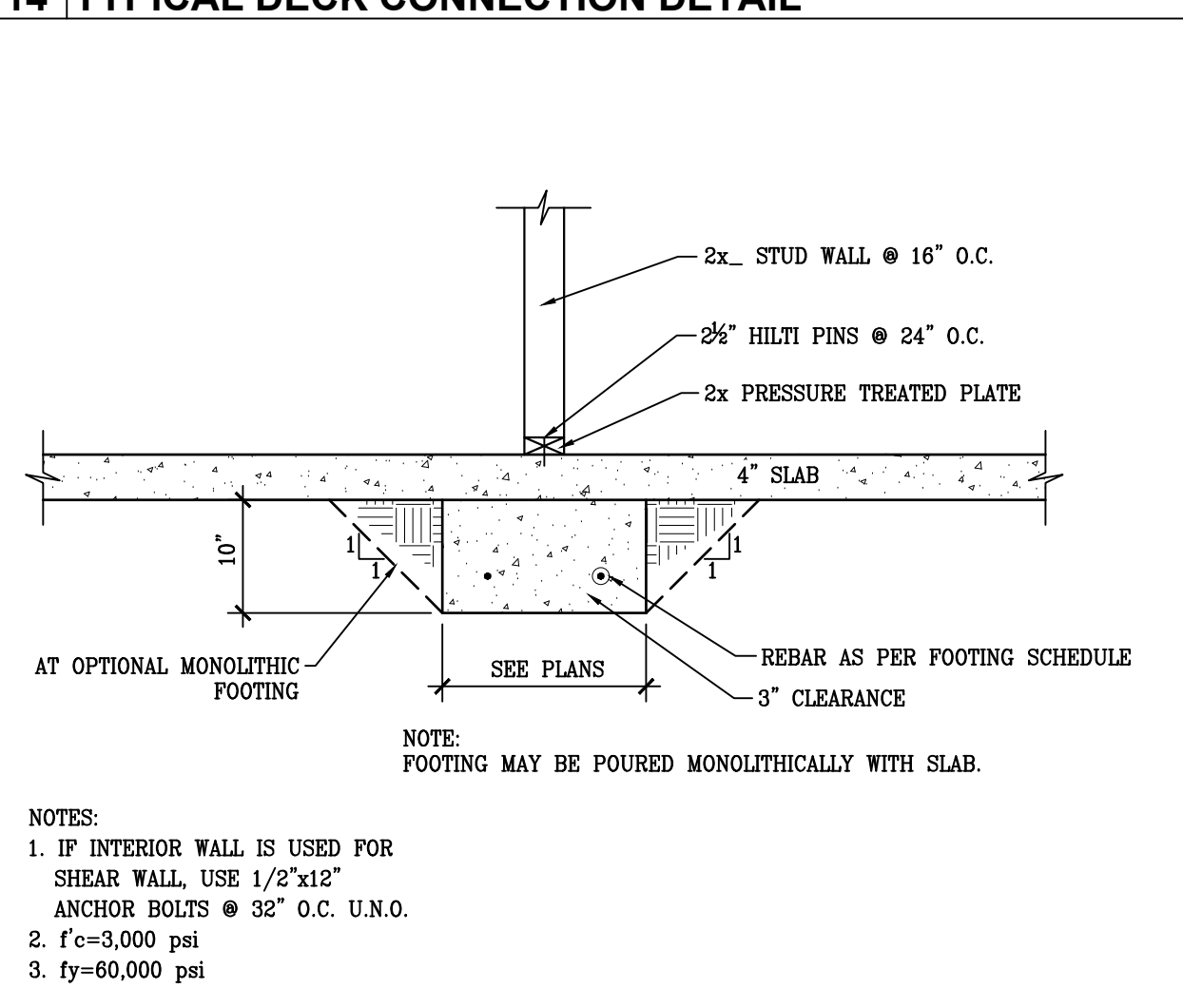
13 **TYPICAL INTERIOR BEARING WALL**



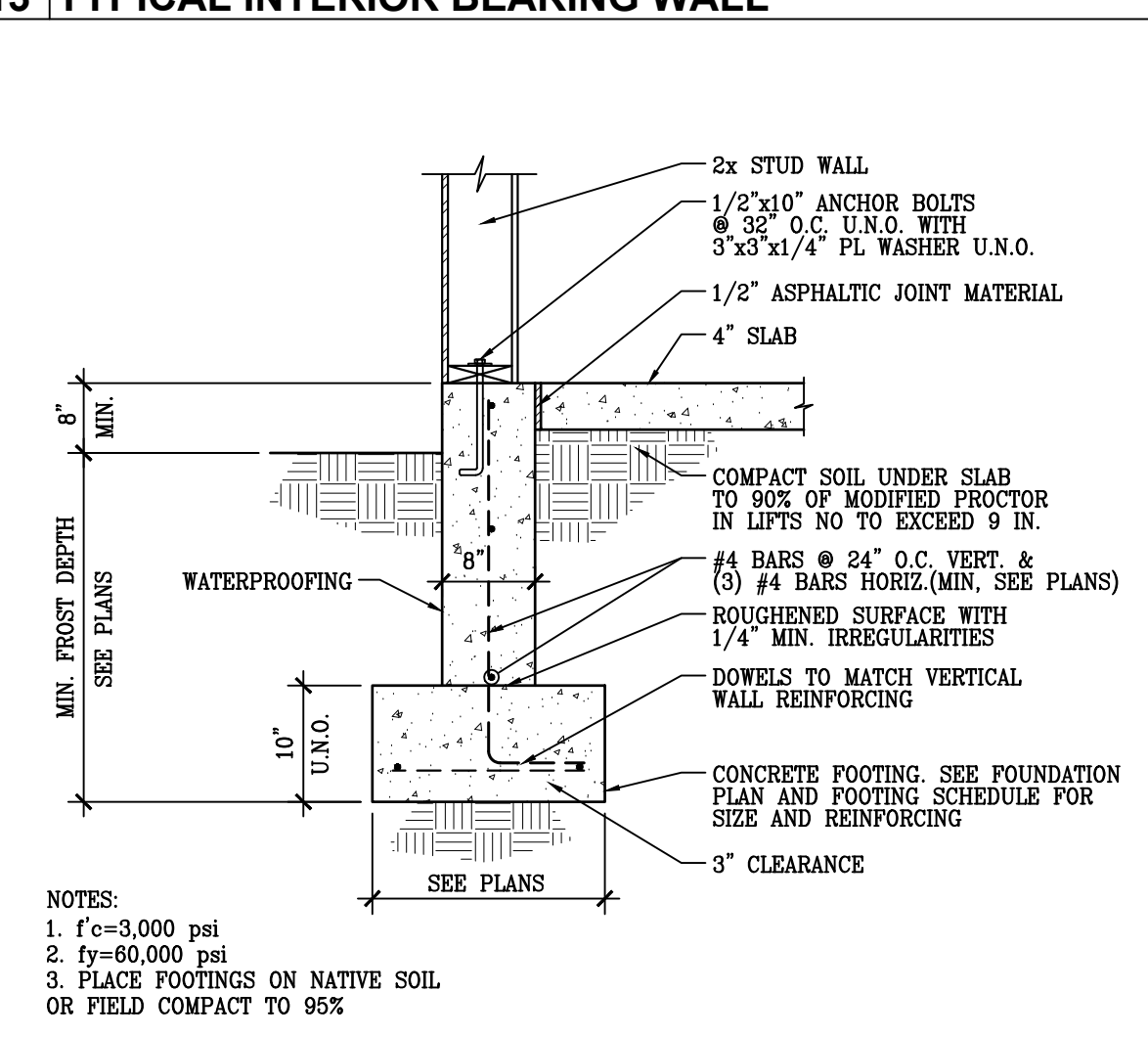
12 **TYPICAL EXTERIOR BEARING WALL**



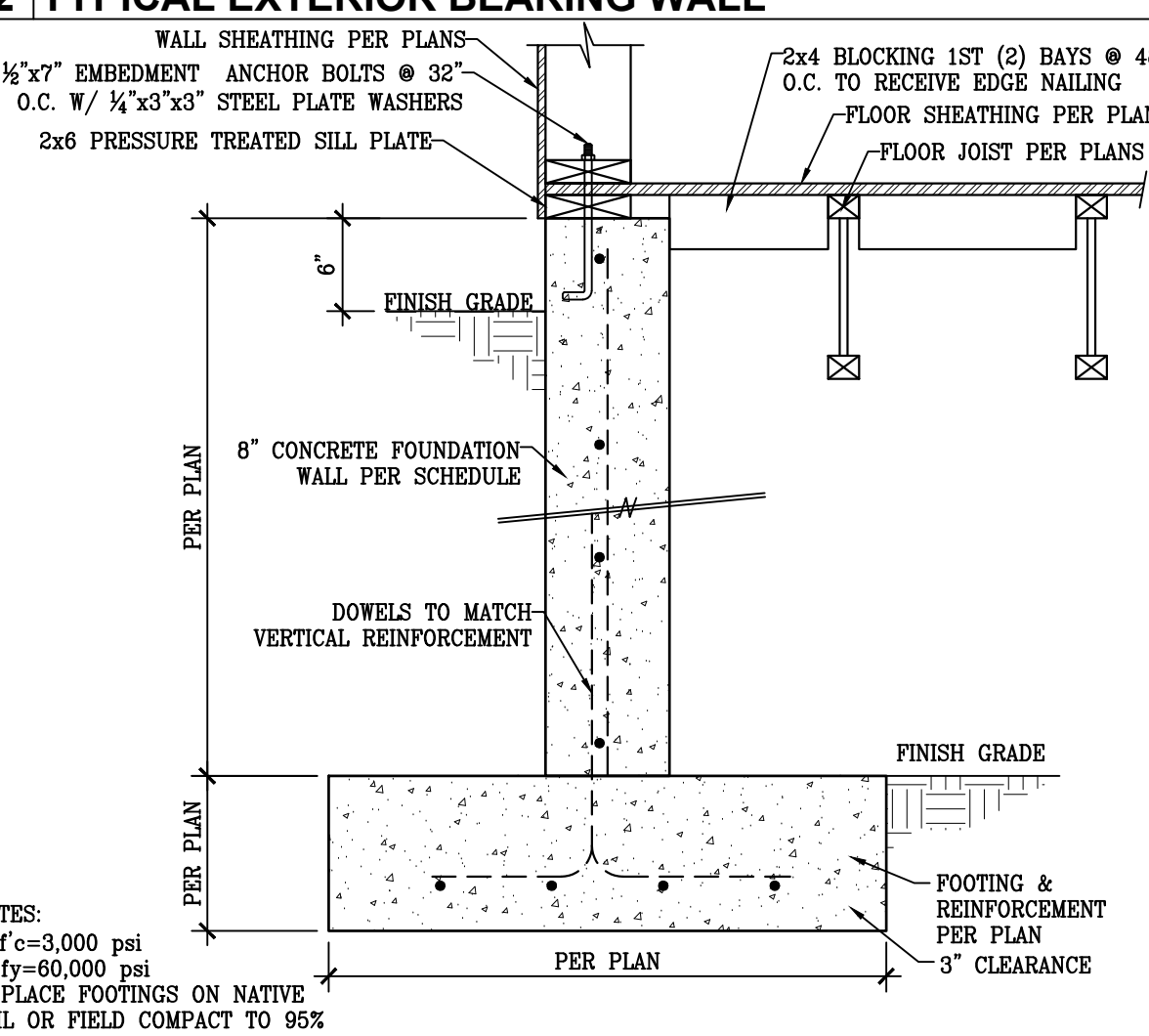
15 **TYPICAL STHD HOLDOWN DETAIL**



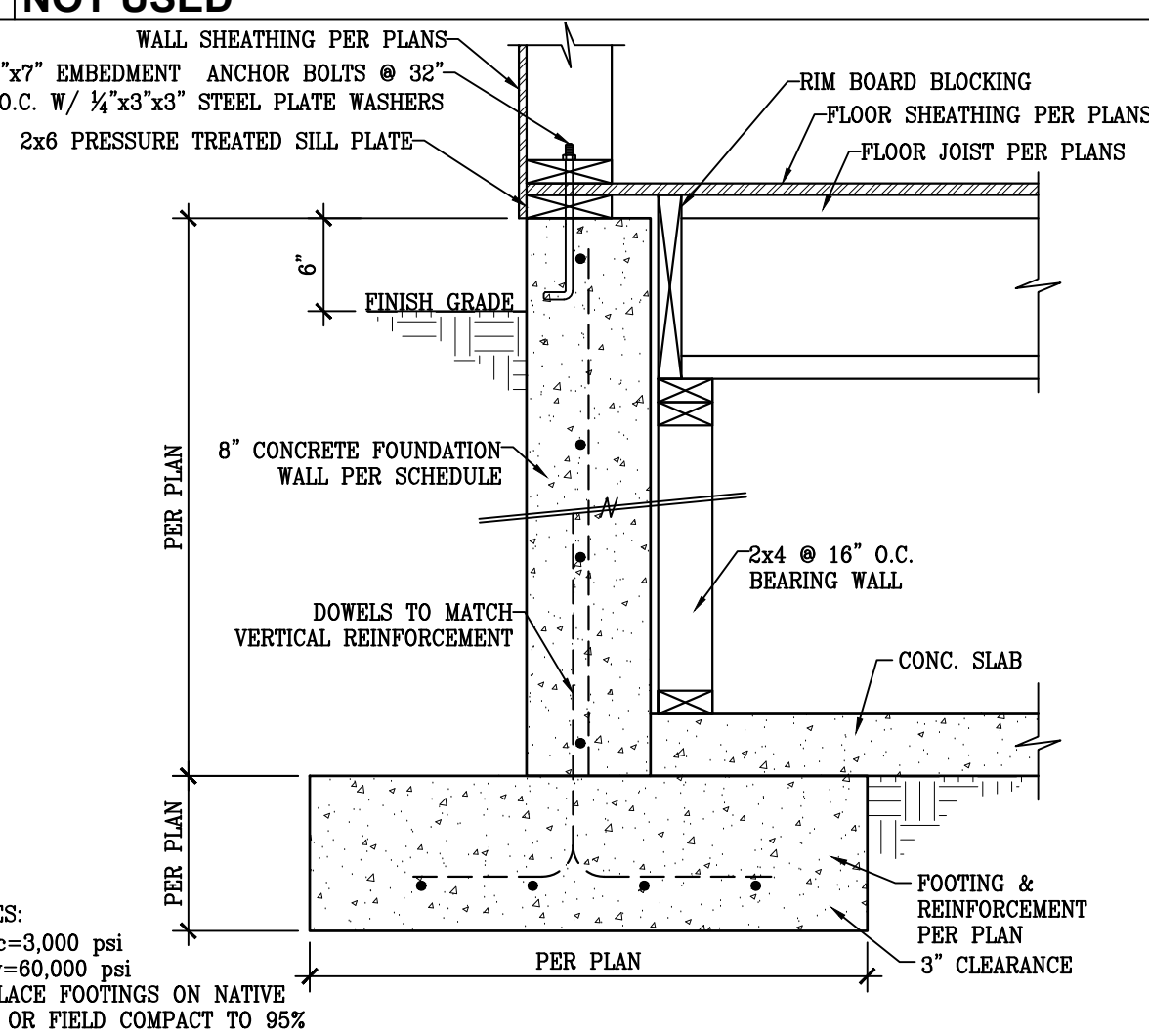
19 **TYPICAL INTERIOR FOOTING**



18 **TYPICAL 3' FOUNDATION DETAIL**



17 **FLOOR JOIST PARALLEL**



16 **FLOOR JOIST PERPENDICULAR AT BASEMENT**



- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
 3302 N. Main Street
 Spanish Fork, UT 84660
 Phone: 801.798.0555
 office@lei-eng.com
 www.lei-eng.com



STRUCTURAL ELEMENTS ONLY

METCALF RESIDENCE
 4061 NORTH MOUNTAIN RIDGE DRIVE, EDEN, UTAH
STRUCTURAL DETAILS

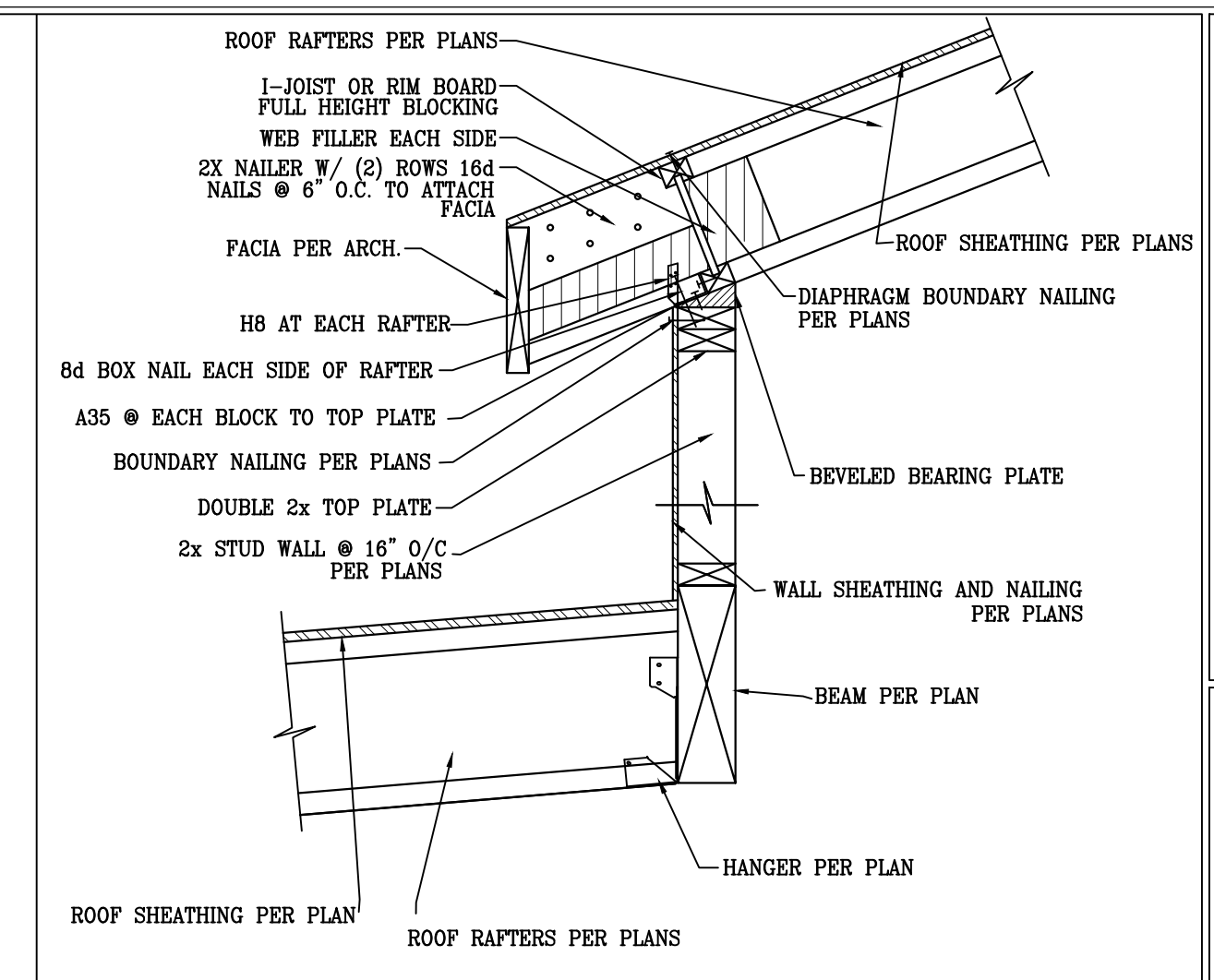
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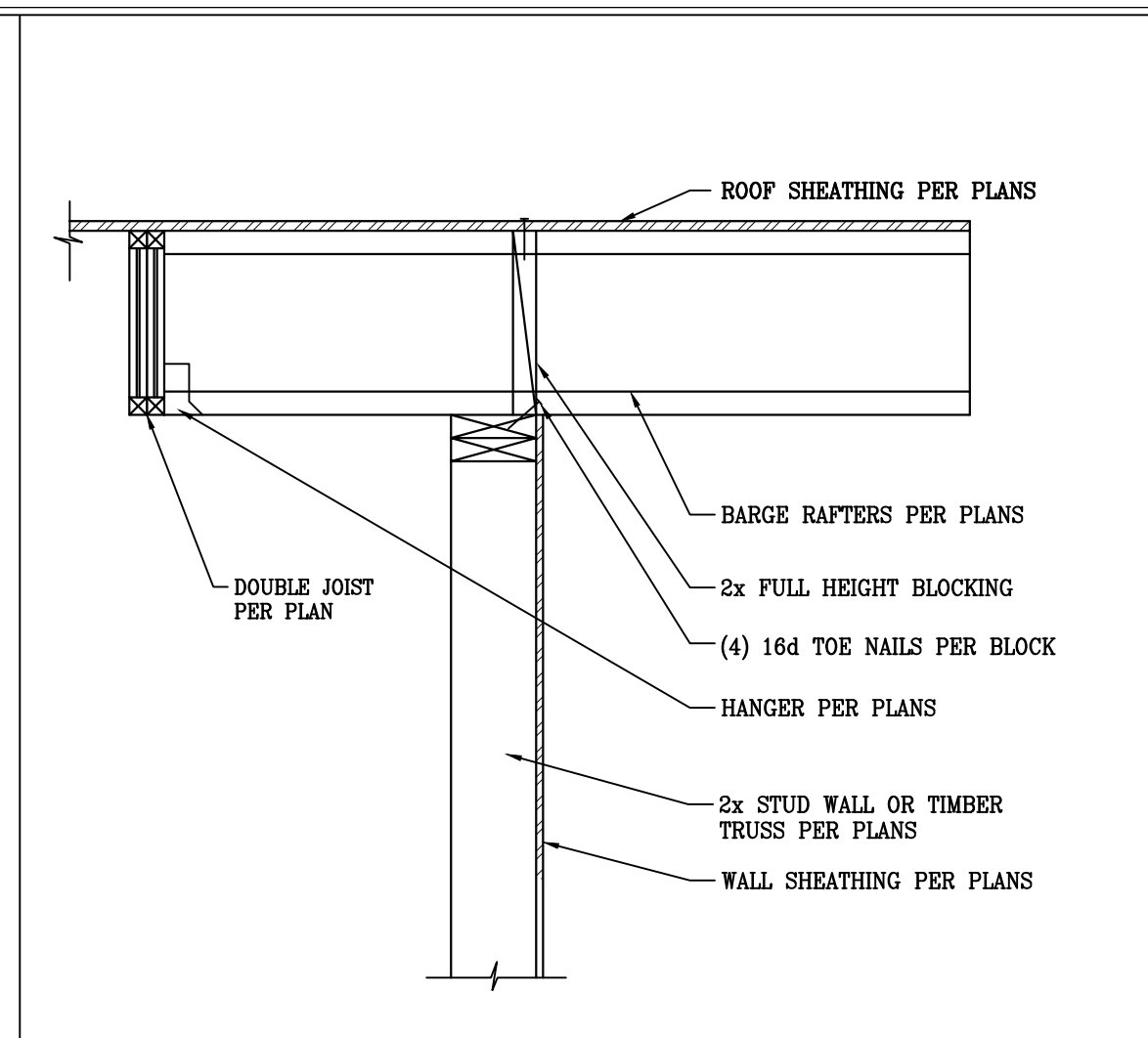
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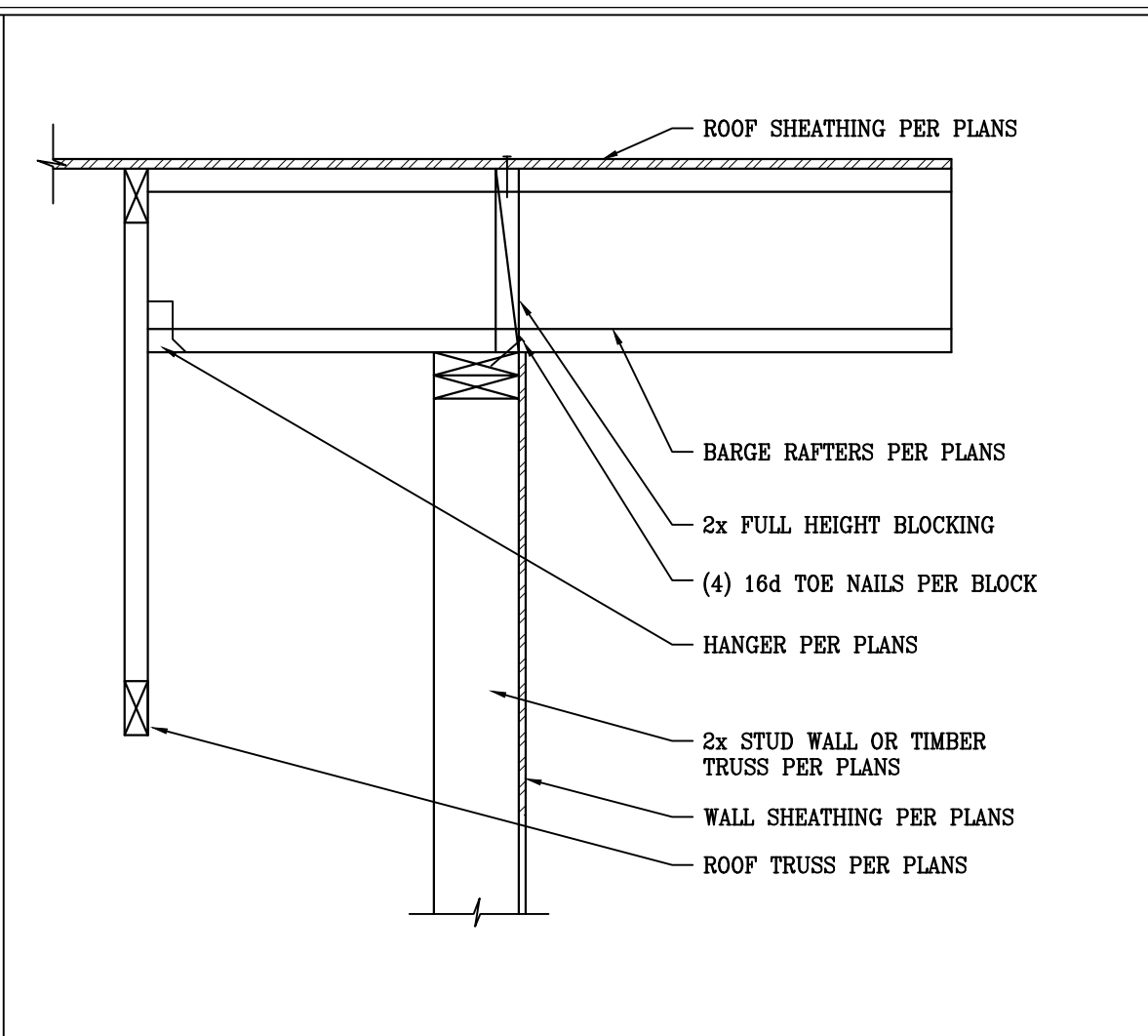
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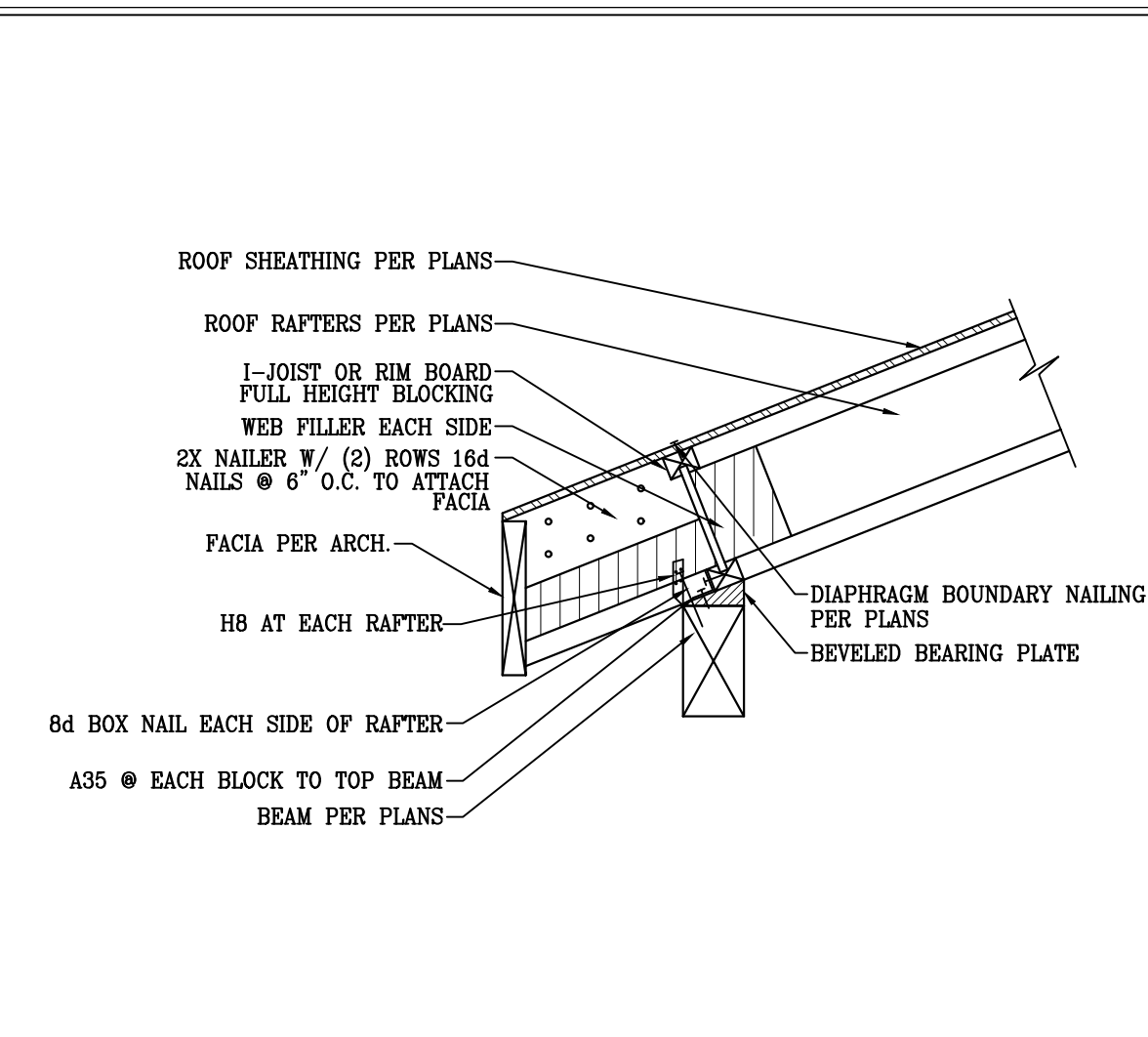
25 2x RAFTERS AT EXTERIOR WALL



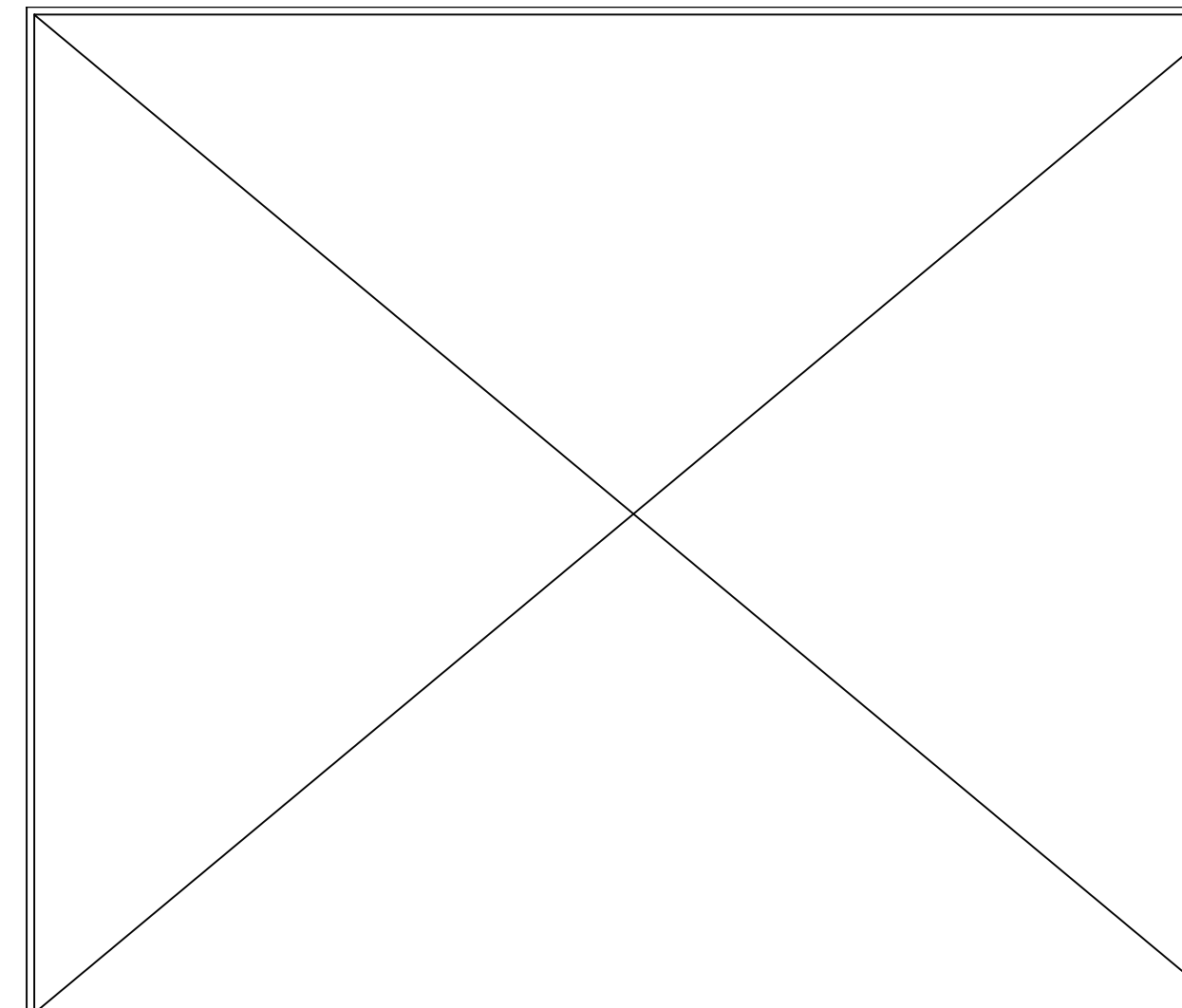
24 OUTLOOK RAFTERS AT DOUBLE JOIST



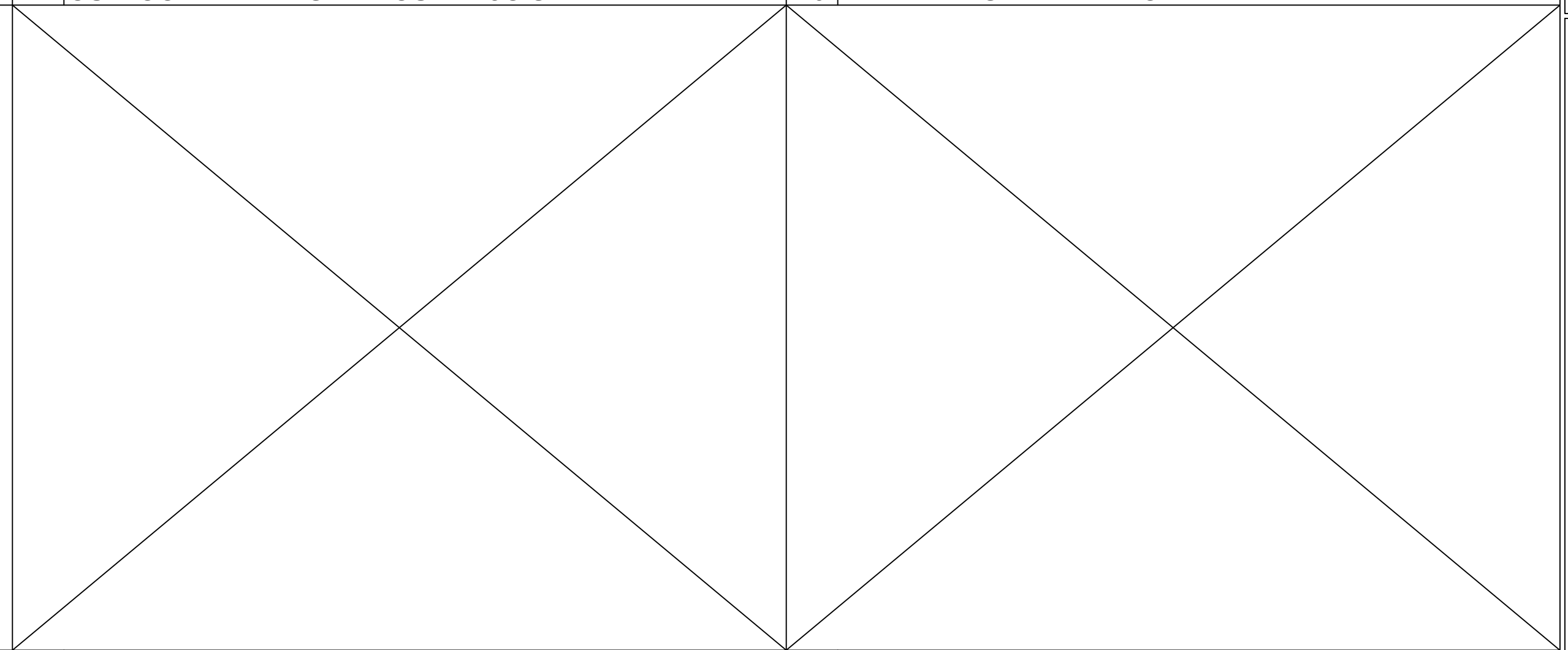
23 OUTLOOK RAFTERS AT TRUSS



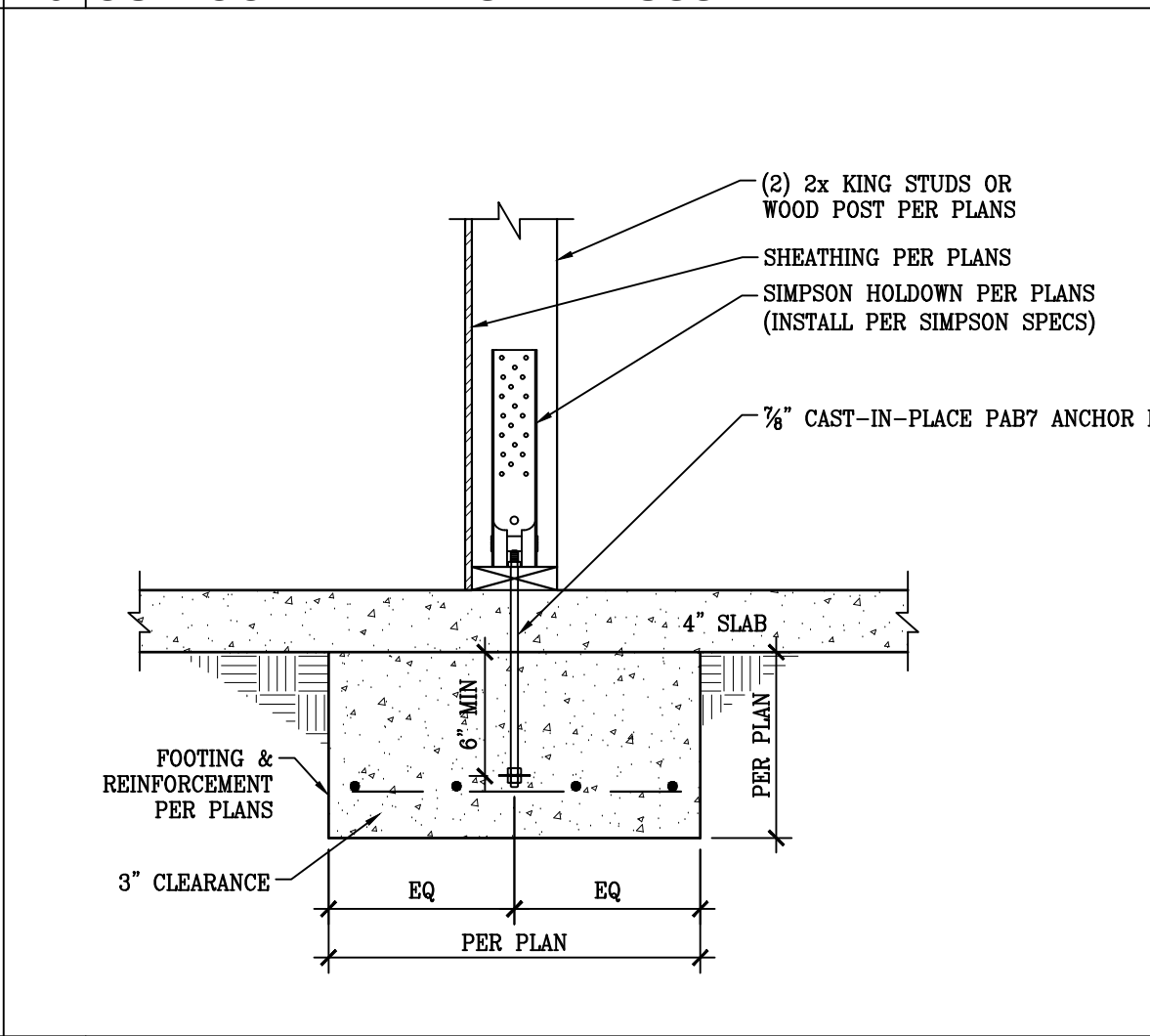
22 I-JOIST RAFTERS AT BEAM



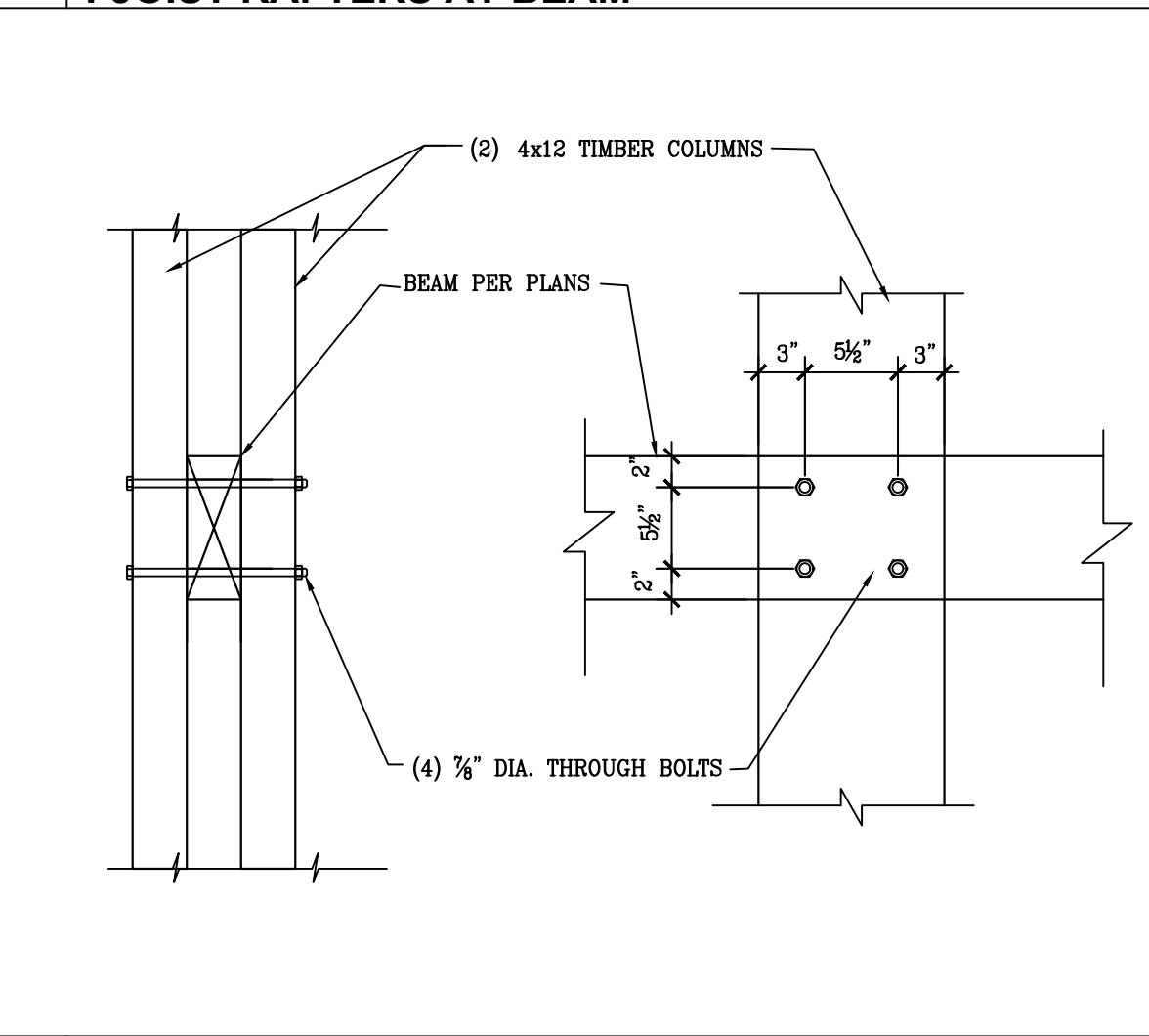
21 NOT USED



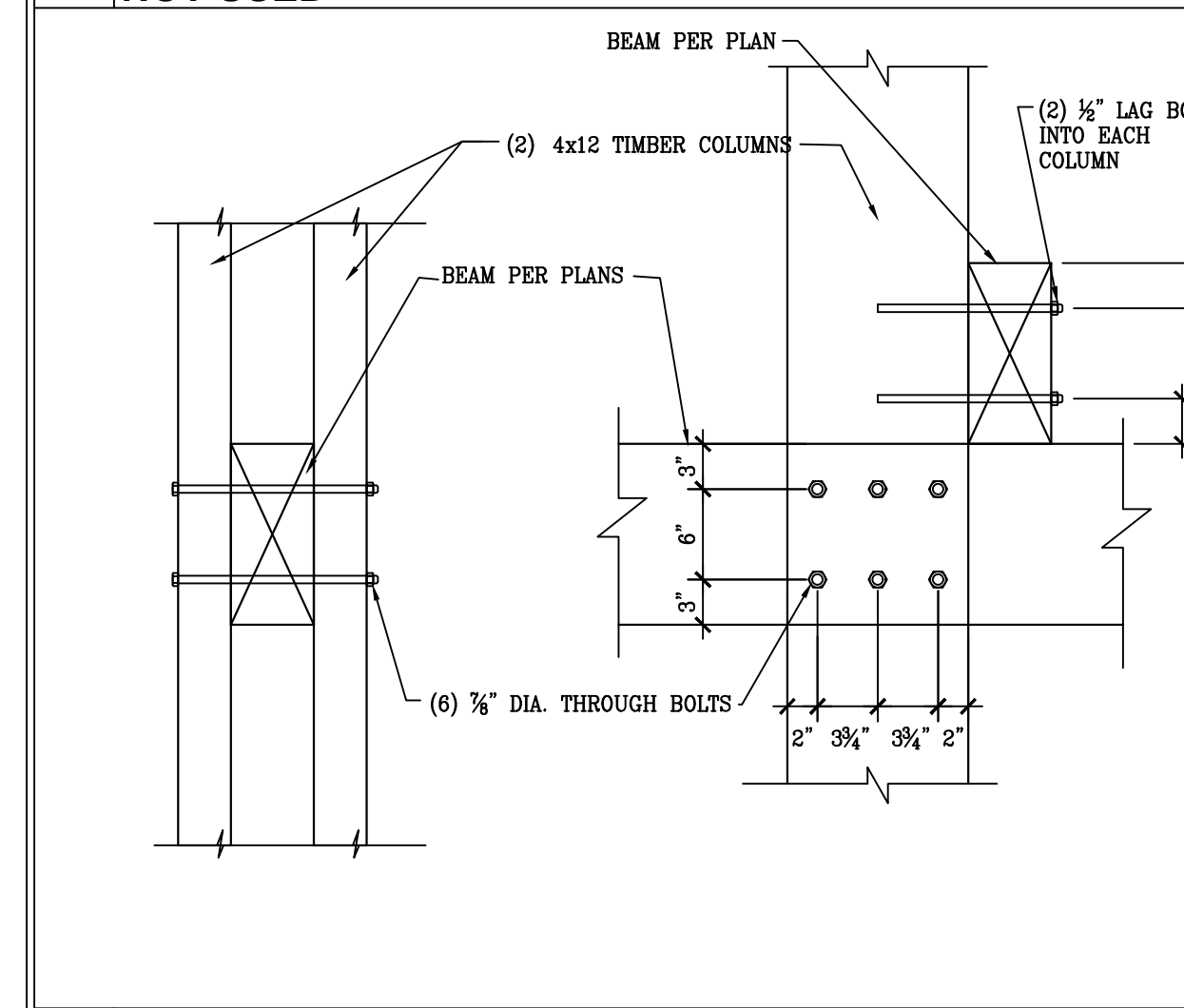
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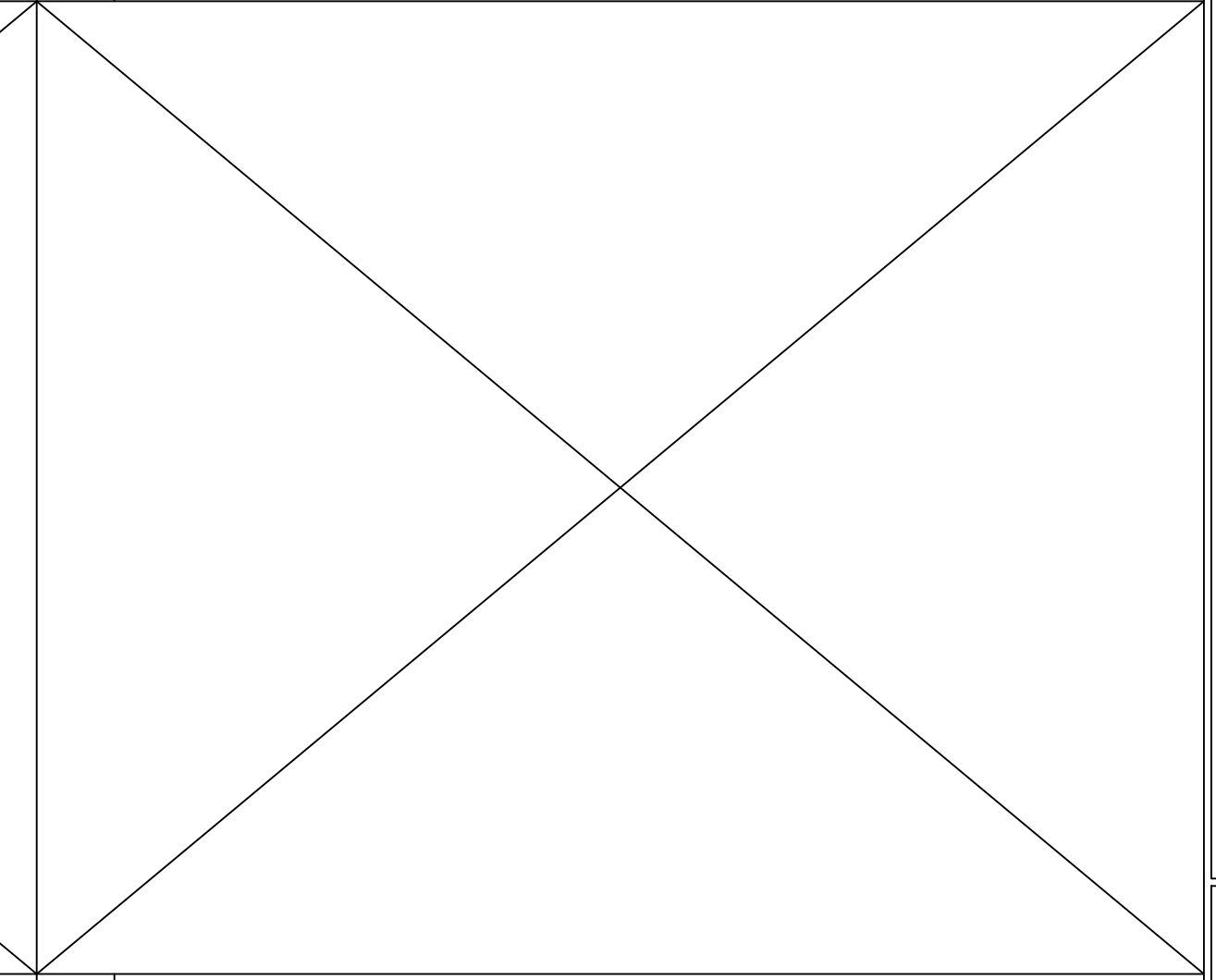
28 HDU8 HOLDOWN AT INTERIOR FOOTING



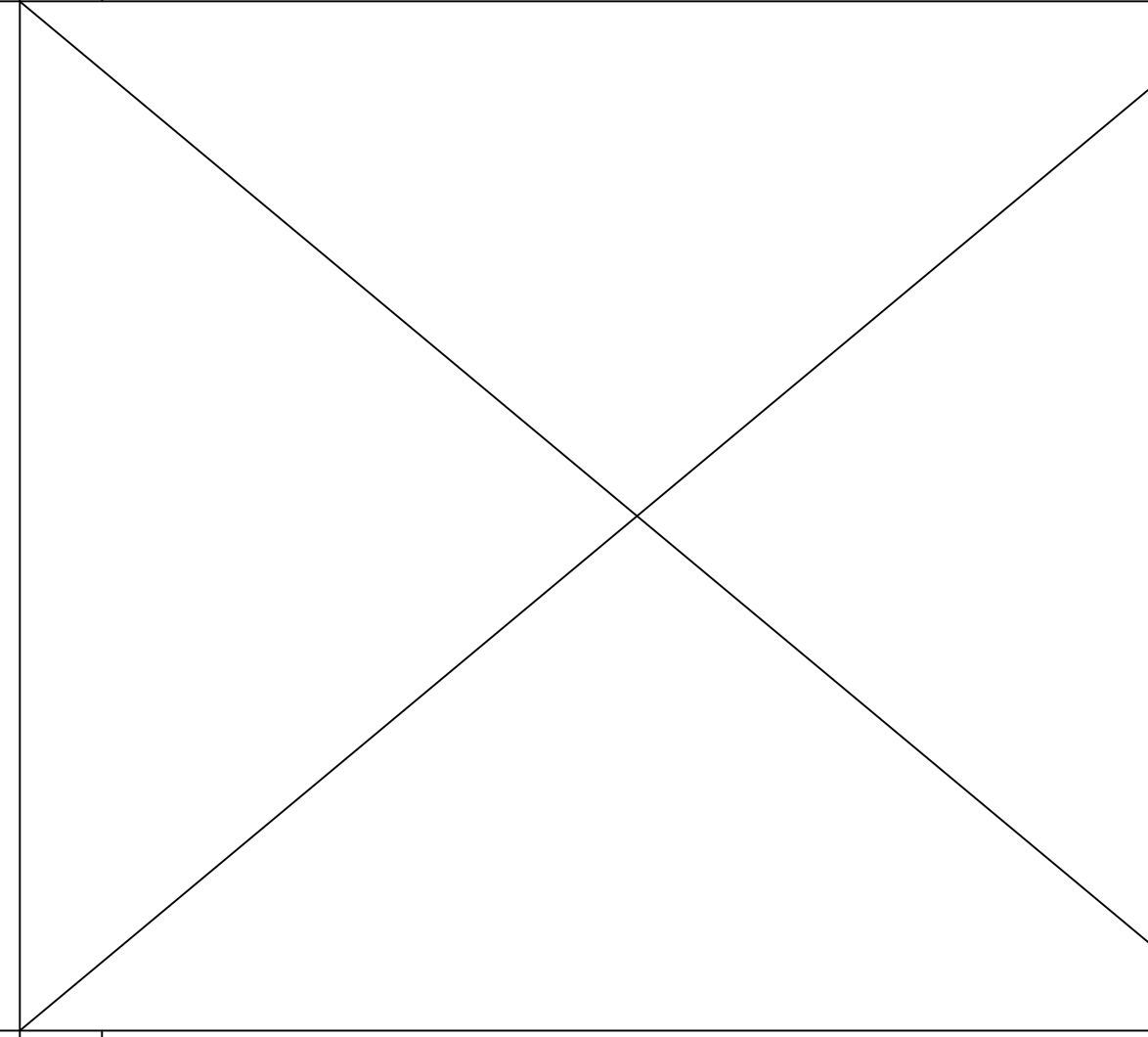
27 (2) 4X12 COLUMN CONNECTION



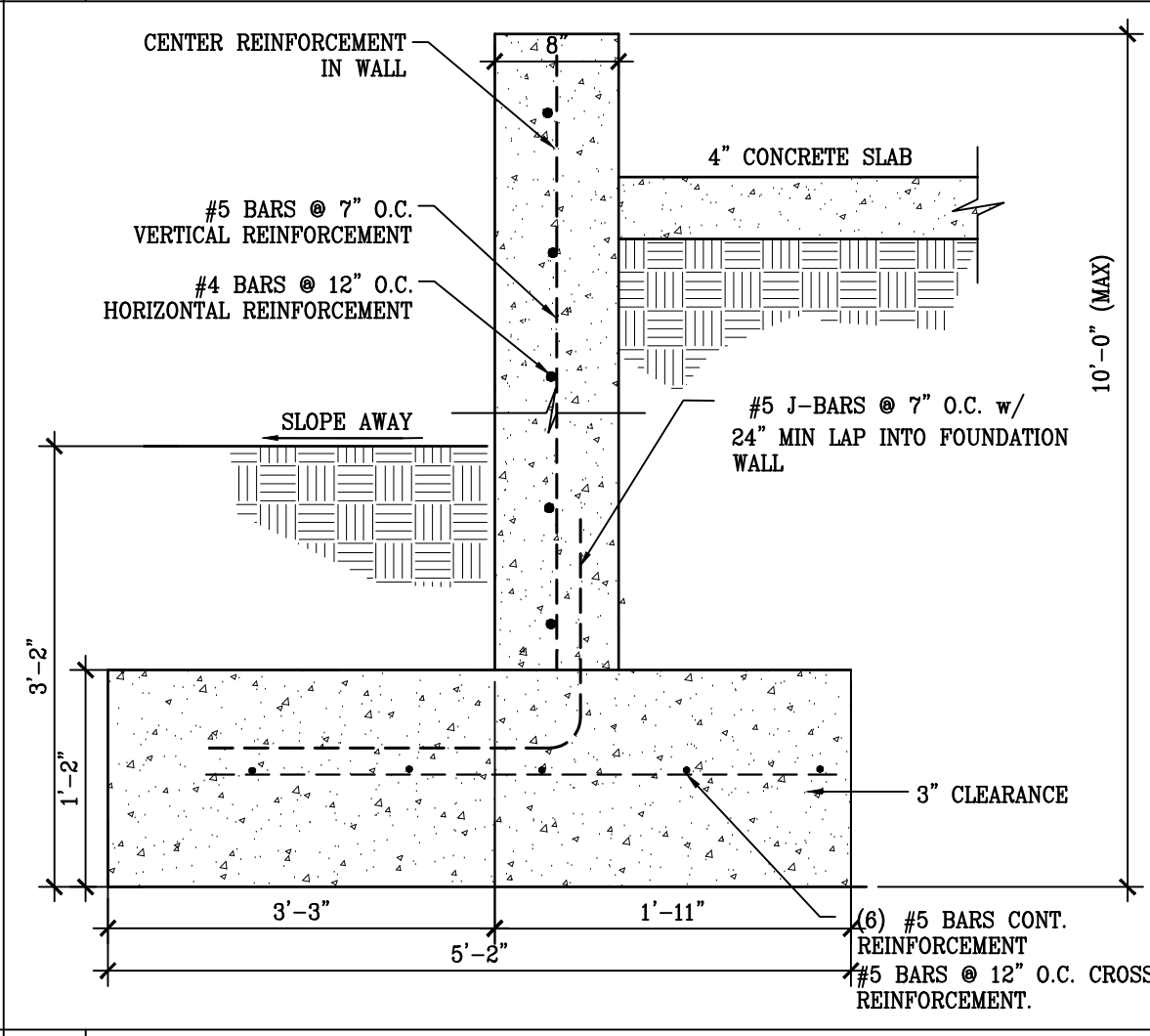
26 (2) 4X10 COLUMN CONNECTION



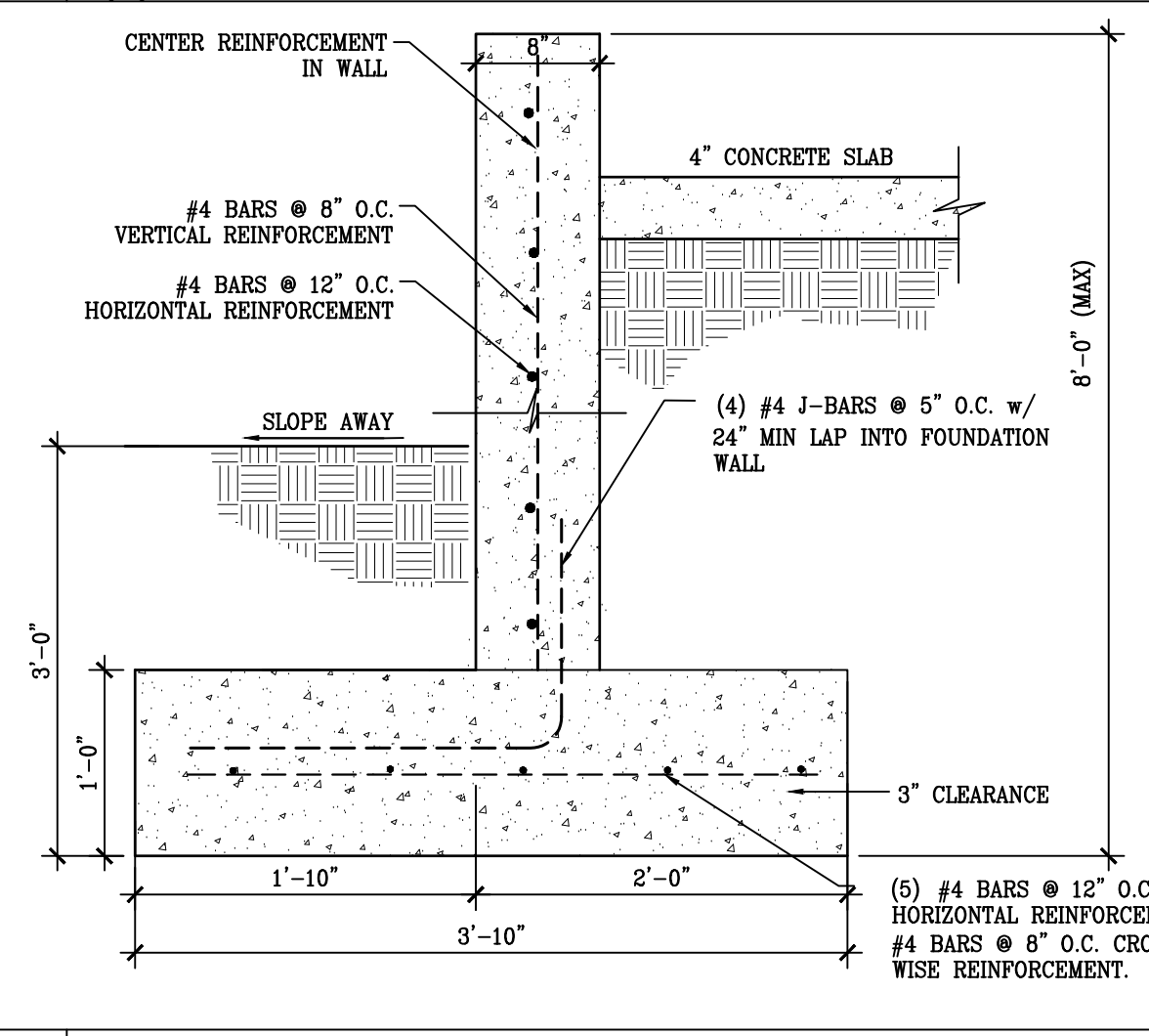
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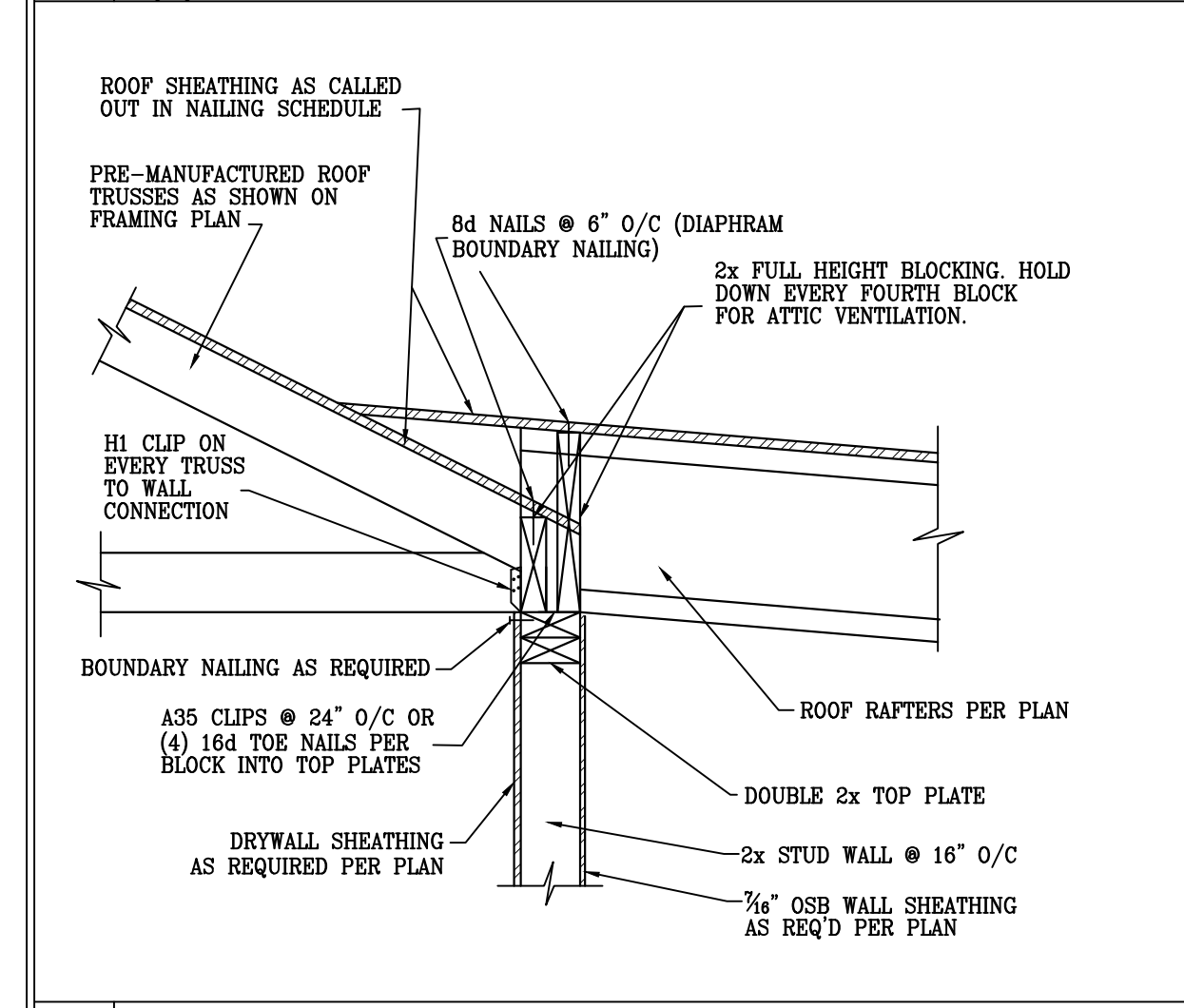
34 NOT USED



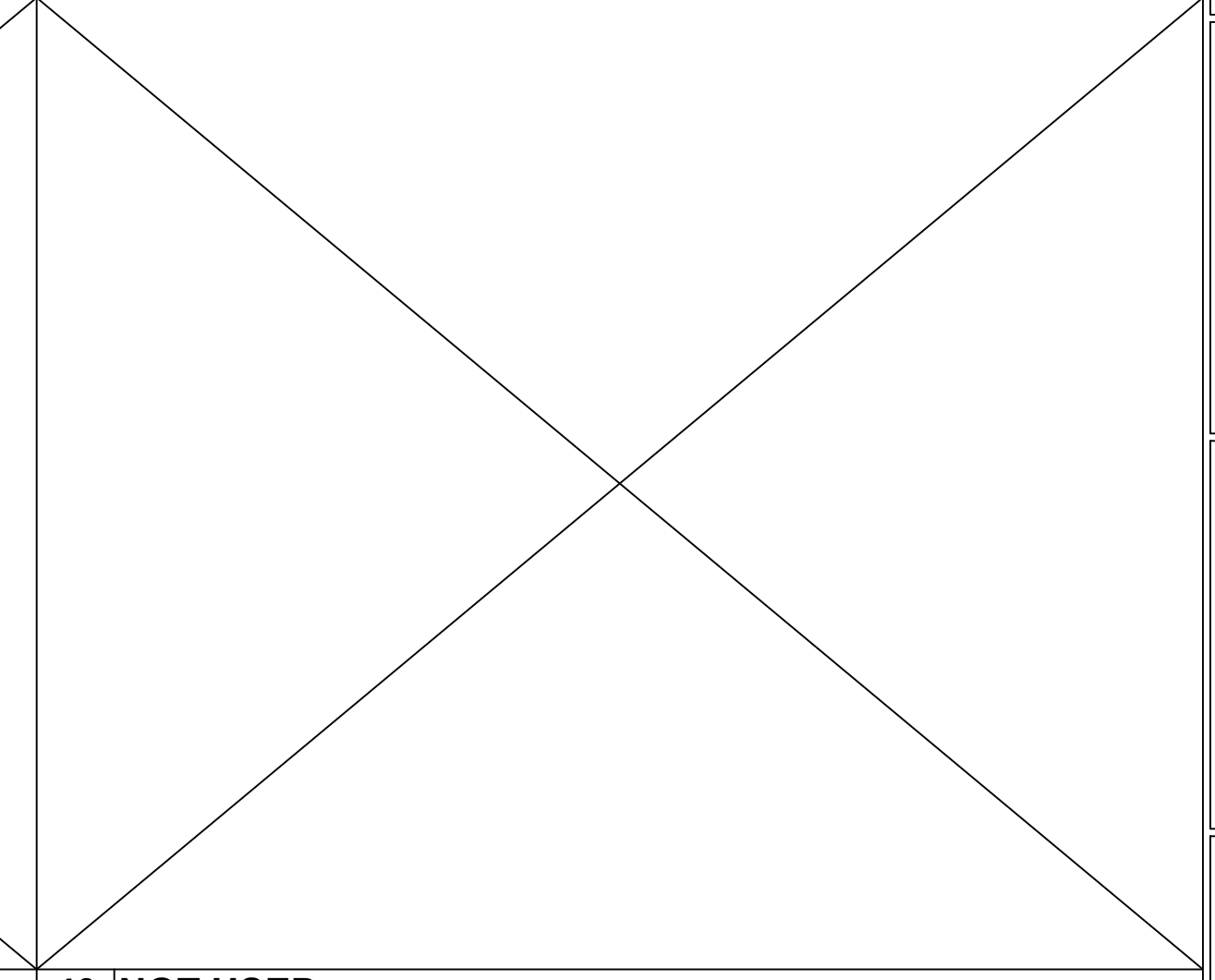
33 FW10A/FT1D



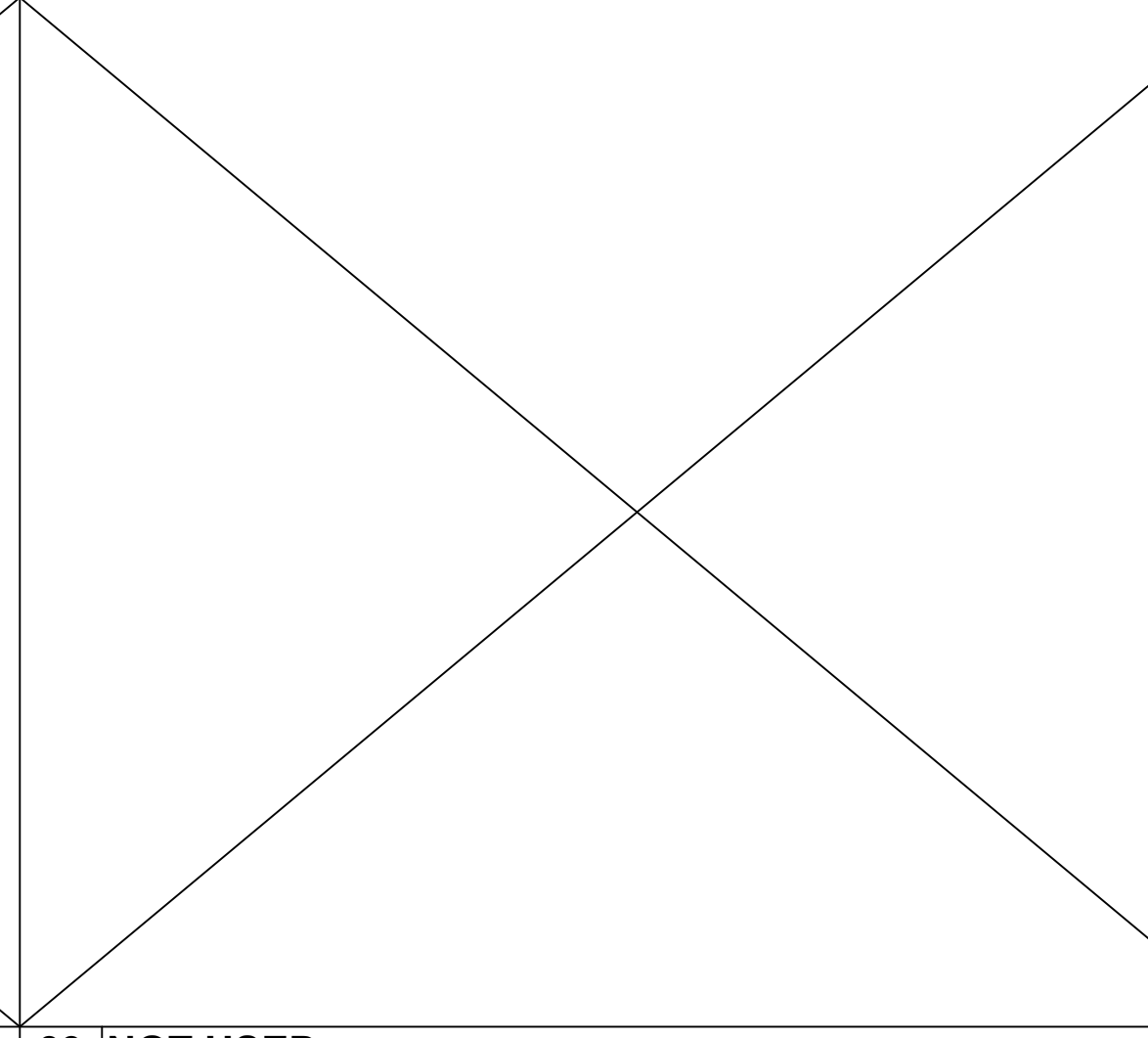
32 FW8/FT1C



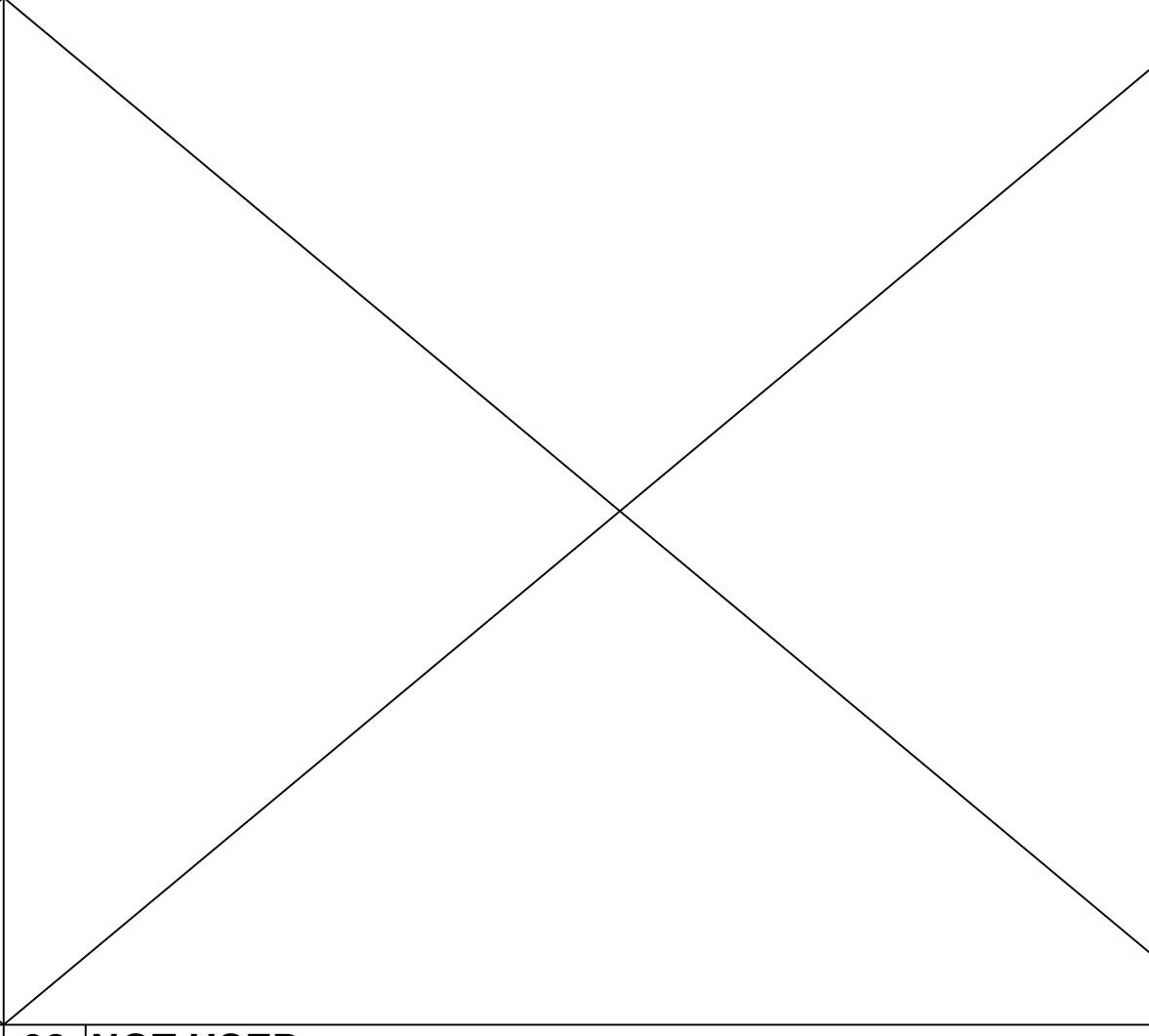
31 ROOF TRUSS & ROOF RAFTER BLOCKING



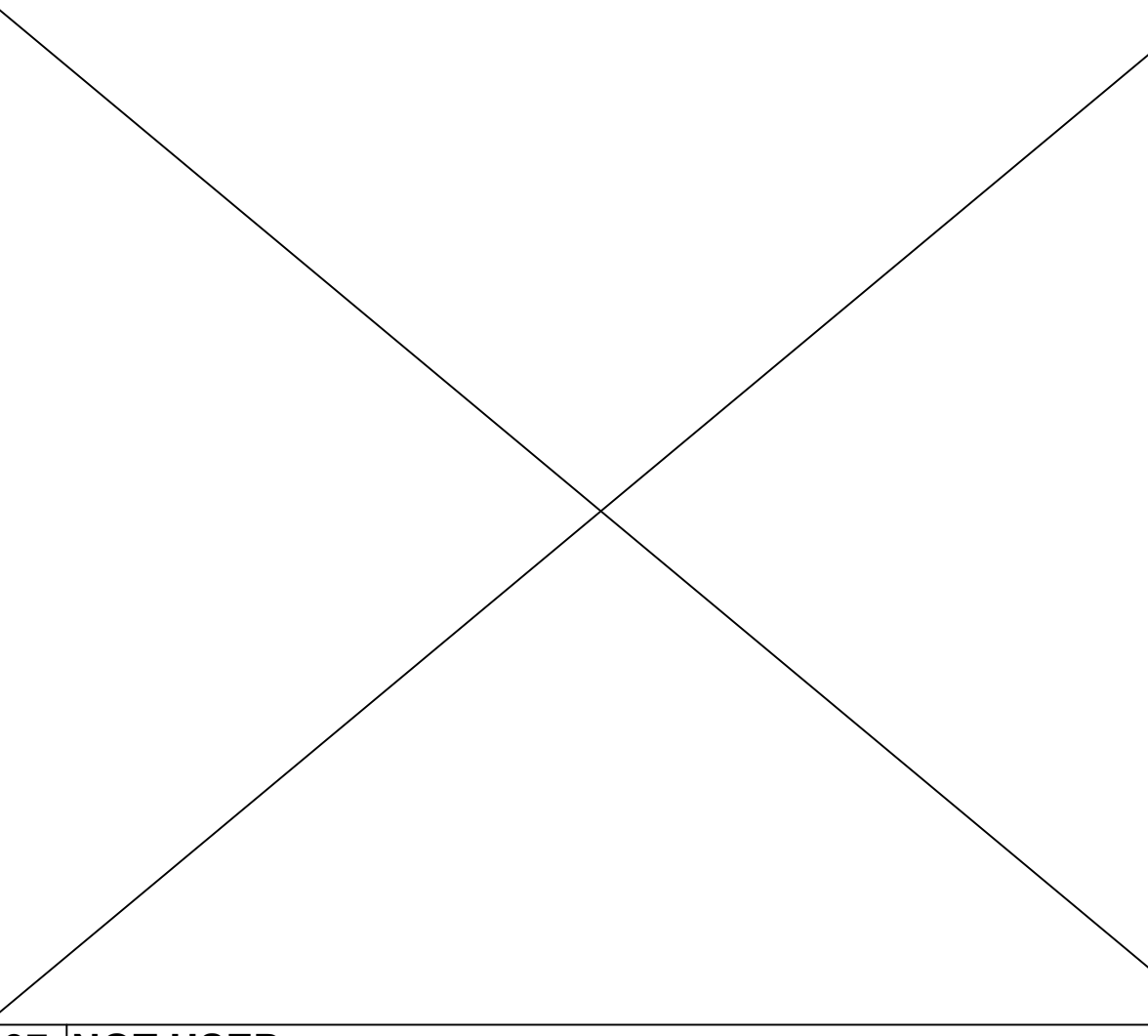
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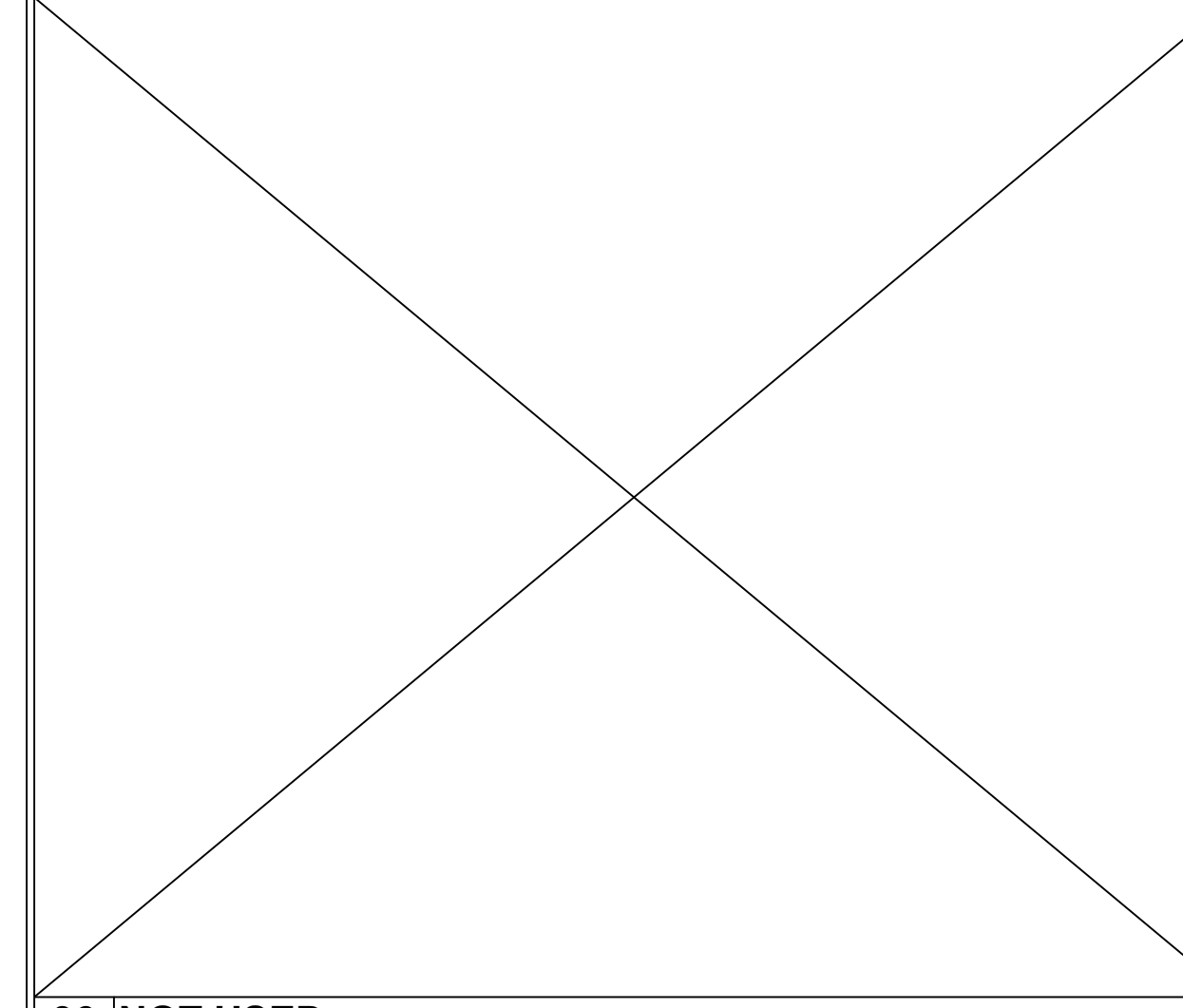
39 NOT USED



38 NOT USED



37 NOT USED



36 NOT USED