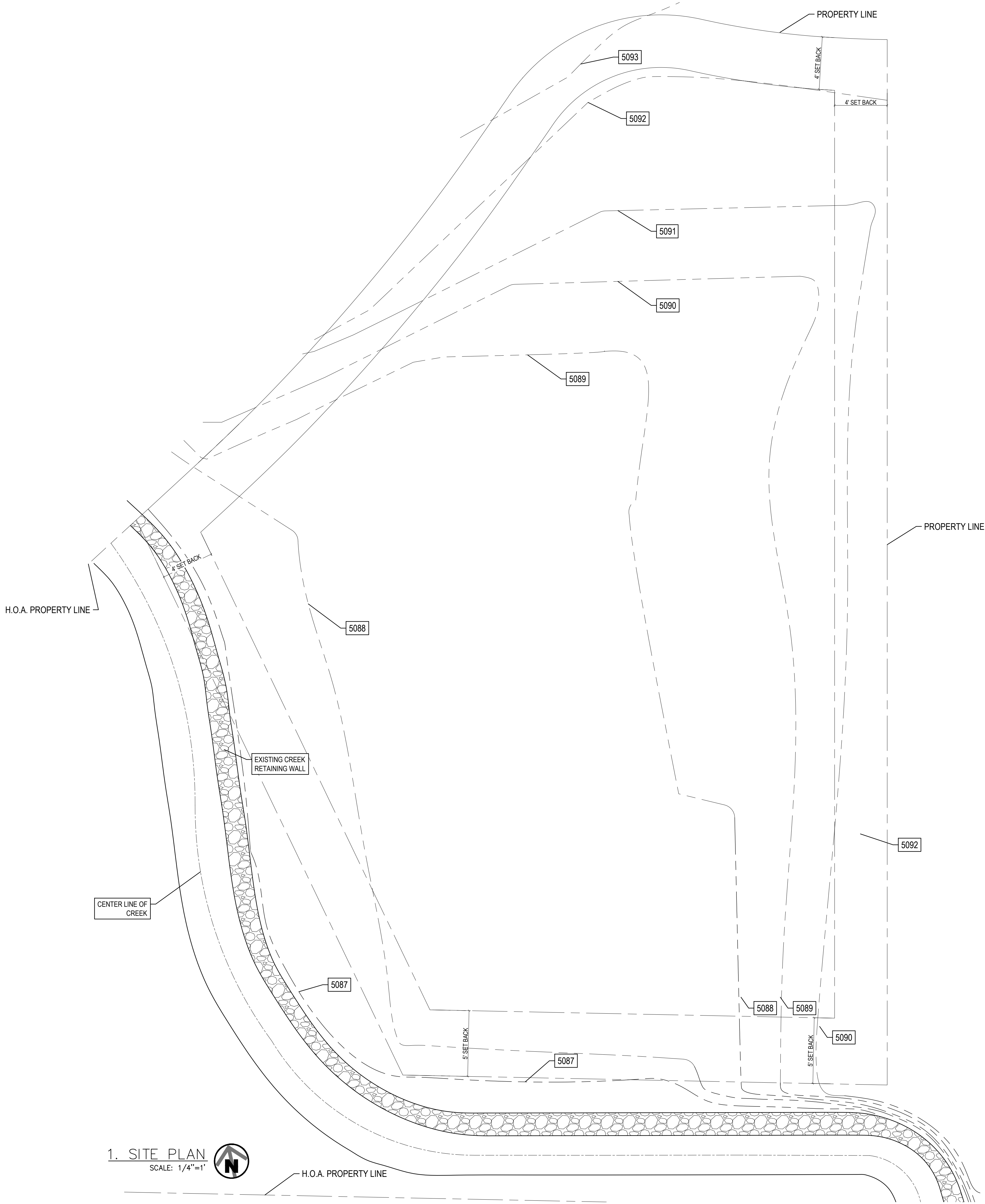




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1. SITE PLAN
SCALE: 1/4"=1'



NOTE:

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KEYNOTES

TRIO 120 - SCIAMMARELLA RES.
VILLAGES AT WOLF CREEK, LLC
LOT 120-UT-001
EDEN UT, 84310

AVRAVE U.S.A.
DRAWN FOR ONE
TIME USE FOR:

PLAN: (013.3) DATE: 02/21/2022

SHEET:

2.1

OF:

18

BASEMENT:
1,168 S.F.
MAIN LEVEL:
1,341 S.F.
UPPER LEVEL:
471 S.F.
TOTAL FINISHED:
2,980 S.F.

EXISTING SITE PLAN



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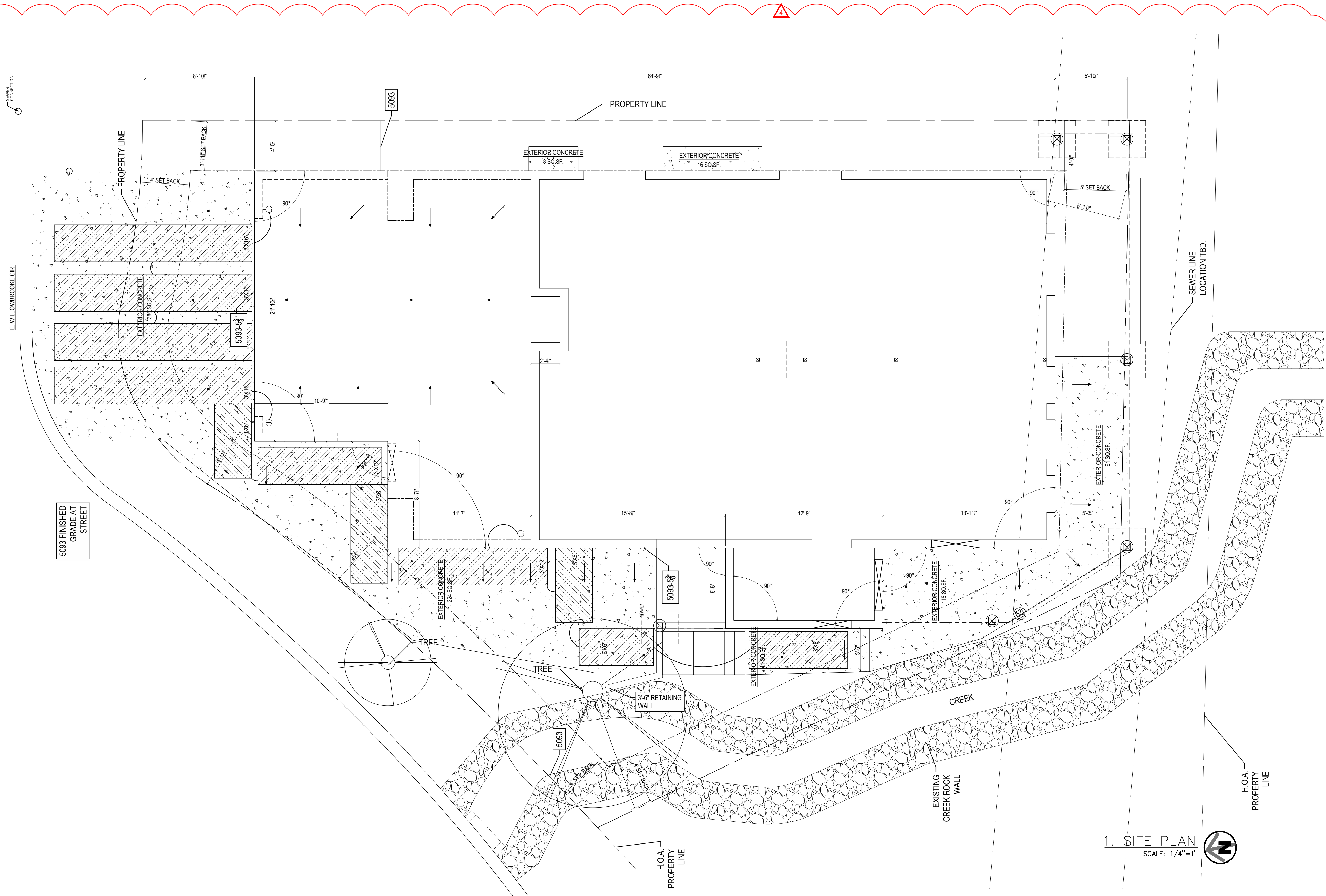
KEYNOTES

8/17/2023 SITE PLAN UPDATE PER GARDNER ENGINEERING PROPERTY EXHIBIT

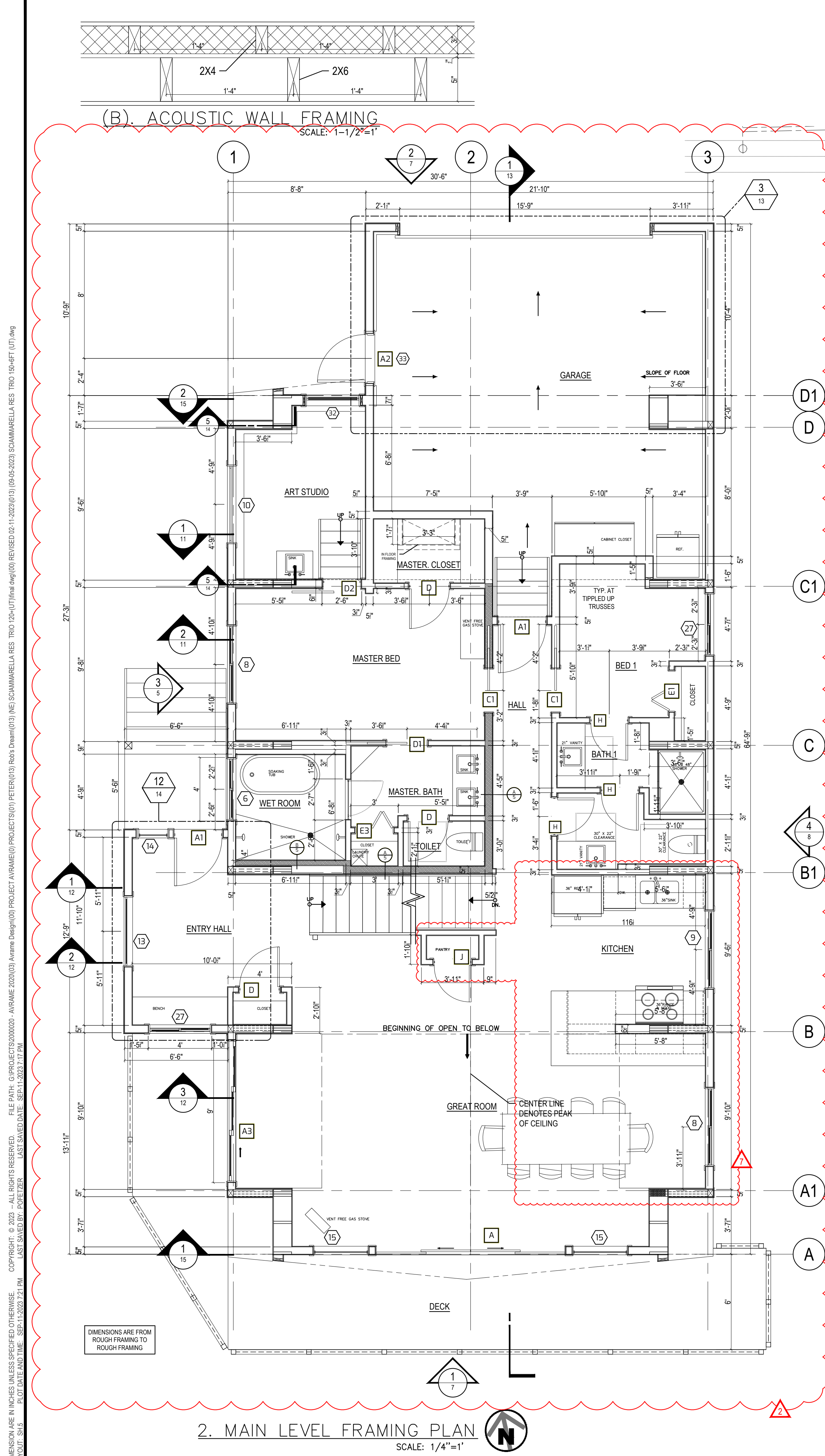
TRIO 120 - SCIAMMARELLA RES.
VILLAGES AT WOLF CREEK, LLC
LOT 221910001
EDEN UT, 84310

AN: (013.3) DATE: 02/21/2022

FEET: 2.2 OF: 18	BASEMENT: 1,168 S.F. MAIN LEVEL: 1,341 S.F. UPPER LEVEL 471 S.F. <u>TOTAL FINISHED</u> 2,980 S.F.
--	---



SITE PLAN



WINDOW SCHEDULE			
	TYPE	R.O.	NOTE
CASEMENT WINDOWS			
①	CASEMENT	3'-0" x 4'-6"	ALL WINDOWS FINISHED IN DARK BRONZE ANODIZED EVS284
②	CASEMENT	2'-6" x 4'-0"	
④	PICTURE	1'-2 1/2" x 3'-6"	
SLIDING WINDOWS			
⑤	SLIDING	4'-0" x 1'-0"	
⑥	SLIDING	4'-0" x 1'-6"	
⑧	SLIDING	5'-0" x 4'-0"	
⑨	SLIDING	5'-0" x 3'-0"	
②7	SLIDING	4'-0" x 4'-0"	
SINGLE HUNG WINDOWS			
⑩	PICTURE	5'-0" x 6'-8"	
⑪	SINGLE HUNG	4'-0" x 5'-0"	
⑫	SINGLE HUNG	3'-0" x 5'-0"	
⑬	SINGLE HUNG	3'-0" x 5'-10"	
⑬	SINGLE HUNG	3'-0" x 5'-10"	
PICTURE WINDOWS			
⑬	PICTURE TEMPERED	4'-6" x 6'-8"	TEMPERED
⑭	PICTURE	2'-0" x 6'-8"	TEMPERED
⑮	PICTURE TEMPERED	3'-4 1/2" x 6'-5"	SEE SHEET 15 DETAIL 1 GABLE WALL FRAMING
⑮	PICTURE	2'-0" x 6'-5 1/2"	SEE SHEET 15 DETAIL 1 GABLE WALL FRAMING
20	PICTURE	2'-9" x 5'-5 1/2"	SEE SHEET 15 DETAIL 1 GABLE WALL FRAMING
21	PICTURE	5'-0" x 5'-5 1/2"	SEE SHEET 15 DETAIL 1 GABLE WALL FRAMING
25	PICTURE	1'-2 1/2" x 6'-6"	
30	PICTURE	3'-3 1/2" x 5'-9 1/2"	SEE SHEET 15 DETAIL 1 & 2 GABLE WALL FRAMING
31	PICTURE	3'-3 1/2" x 5'-9 1/2"	SEE SHEET 15 DETAIL 1 & 2 GABLE WALL FRAMING
33	PICTURE	3'-2" x 2'-4 1/2"	
SKYLIGHTS			
26	VELUX C08 SKYLIGHT	21" x 54 1/2"	

DOOR SCHEDULE		
	TYPE	SIZE
A	DOUBLE SLIDER	12'-0" x 6'-8" R.O.
A1	EXTERIOR SWINGING	3'-0" x 6'-8"
A2	EXTERIOR SWINGING	2'-8" x 6'-8"
A3	EXTERIOR SLIDING	9'-0" x 6'-8" R.O.
B	INTERIOR SWINGING	3'-0" x 6'-8"
B2	INTERIOR POCKET	3'-0" x 6'-8"
C	INTERIOR SWINGING	2'-8" x 6'-8"
C1	INTERIOR POCKET	2'-8" x 6'-8"
D	INTERIOR SWINGING	2'-6" x 6'-8"
D1	INTERIOR POCKET	2'-6" x 6'-8"
D2	INTERIOR BARN	2'-6" x 6'-8"
E	INTERIOR BIFOLD PAIR	4'-0" x 6'-8"
E1	INTERIOR BIFOLD	2'-6" x 6'-8"
E2	INTERIOR BIFOLD	2'-6" x 6'-8"
E3	INTERIOR BIFOLD	5'-0" x 6'-8"
E4	INTERIOR BIFOLD	1'-10" x 6'-8"
G	GARAGE DOOR	18'-0" x 10'-6"
H	INTERIOR SWINGING	2'-4" x 6'-8"
J	PANTRY INTERIOR SWINGING	2'-4" x 6'-0"

WINDOW & DOOR NOTES: ALL WINDOWS HAVE A U-FACTOR OF 0.22 & A SHGC OF 0.22. SKYLIGHTS HAVE A 0.52 U-FACTOR AND A SHGC OF 0.24. GLAZED DOORS REQUIRE A PROP. U-FACTOR OF 0.39 OR GREATER AND A REQ. U-FACTOR OF 0.35.

PROJECT NOTES:

APPLY CONTINUOUS SEAL TO THE OP (HEAD) AND SIDES (JAMBS) OF WINDOW
EMBED JAMB FLASHING INTO SEALANT AND FASTEN IN PLACE.

EXTEND JAMB FLASHING BEYOND SILL FLASHING AND ABOVE WHERE THE HEAD FLASHING WILL INTERSECT.

APPLY SILL FLASHING HORIZONTALLY BELOW THE SILL, FASTEN THE TOP EDGE OF THE SILL FLASHING TO THE FRAME. BUT DO NOT FASTEN THE LOWER EDGE SO THE WEATHER RESISTANT BUILDING PAPER APPLIED LATER MAY BE SLIPPED UP AND UNDERNEATH THE FLASHING IN A WEATHERBOARD FASHION.

SILLS OF EXTERIOR WINDOWS WHICH ARE LOCATED MORE THAN 6' ABOVE GRADE, AND LESS THAN 24" ABOVE THE INTERIOR FLOOR SURFACE MUST MEET SOME NEW REQUIREMENTS. IF THE WINDOW IS LESS THAN 24" ABOVE THE INTERIOR FLOOR SURFACE, THE WINDOW MUST BE FIXED OR HAVE AN OPENING OR GUARD WHICH DOES NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE, AND THE GUARD AT MIN. HEIGHT OF 36".

SHOWER PAN LINERS MUST EXTEND 3" ABOVE THE SHOWER DOOR THRESHOLD HEIGHT AND SOLID BLOCKING IS REQUIRED BEHIND AT ALL LINER LOCATIONS. SHOWER PAN LINERS MUST BE INSTALLED WITH BUILT UP FLOORS AND MUST BE INSPECTED.

BATHROOM EXHAUST FAN DUCTS MUST NOW CONTINUE AND DISCHARGE DIRECTLY OUTSIDE THE STRUCTURE.

SOAKER GARDEN TUBS AND WHIRLPOOL TUBS MUST HAVE ANTI-SCALD MIXING VALVES LIMITING WATER TEMP TO 120 DEG. FLOOR DRAINS TO HAVE DEEP SEAL TRAPS.

ALL EXTERIOR OPENINGS TO BE COUNTER FLASHED AND OR CAULKED (DOOR, WINDOW, AND PIPE PENETRATIONS.)

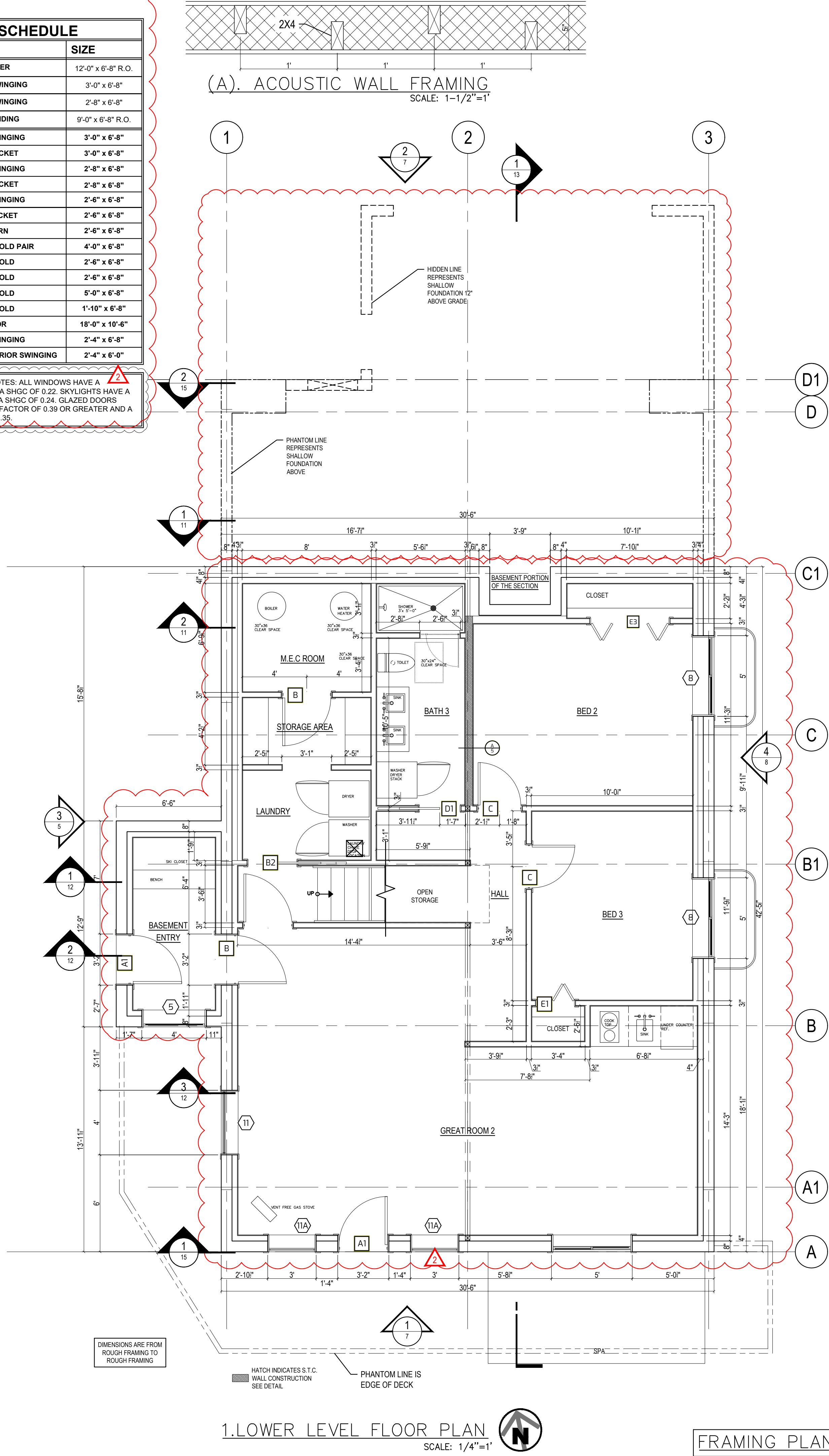
FIREBLOCK STUD SPACES AT SOFITS, FLOOR AND CEILING JOISTS LINES AT 10 FT. VERT. AND HORIZ., AND AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY SPACES FOR FACTORY-BUILT CHIMNEYS AND AT ANY OTHER LOCATION WHICH COALS AFFORD PASSAGE OF FLAME.

NO WOOD SHALL BE NEARER THAN 6" TO EARTH UNLESS SEPARATED BY CONCRETE AT LEAST 3" THICK WITH AN IMPERVIOUS MEMBRANE BETWEEN EARTH AND CONCRETE.
PROVIDE 1/2" AIRSPACE AT TOP, SIDES, AND ENDS OF GIRDERS ENTERING CONCRETE OR MASONRY WALLS UNLESS WOOD RESISTS DECAY.

PROVIDE 30 LB. UNDERLAYMENT BETWEEN COURSES OF SHAKES. ROOF VALLEY FLASHING TO BE A MIN. 28 GAGE SHEET CORROSION RESISTANT METAL, EXTENDING AT LEAST 11" FROM CENTER LINE OF VALLEY. PROVIDE ICE SHIELD THAT EXTEND UP FROM EVE A MIN. OF 2'.

ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS SHALL HAVE CROSS VENTILATING OPENINGS, WHICH ARE PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE TOTAL NET FREE AREA SHALL BE LESS THAN 1-150 OF THE OPEN SPACE VENTILATED. THE TOTAL VENTILATING AREA RATION MAY BE REDUCED TO NO LESS THAN 1 TO 300 IF EITHER 1.) OPENINGS ARE PROVIDED IN THE UPPER AND LOWER PORTIONS OF THE VENTILATED SPACE, OR 2.) A PERM VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF THE CEILING.

AND EXTERIOR DOOR OR WINDOW WITH A FINISHED SILL HEIGHT WITHIN 44" OF THE FLOOR, MIN. NET CLEAR OPEN AREA OF 5.7 SQ.FT. MIN. NET CLEAR OPENING WIDTH OF 20" AND MIN. NET CLEAR OPENING HEIGHT OF 24". GRADE FLOOR OPENINGS MAY HAVE A MIN. NET CLEAR OPENING OF 5 SQ. FT.



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KEYNOTES

7/2023	LOWER LEVEL FLOOR PLAN CHANGES
10/17/2022	ADDED NOTES FROM ORIGINAL SHEET SH3
09/11/2023	KITCHEN/DECK/PANTRY

TRIO 120 - SCIAMMARELLA RES.
VILLAGES AT WOLF CREEK, LLC
LOT 221910001
EDEN UT, 84310

PLAN:	DATE:
(013.3)	02/21/2022
SHEET:	
5	BASEMENT: 1,168 S.F.
OF:	MAIN LEVEL: 1,341 S.F.
18	UPPER LEVEL 471 S.F.
	<u>TOTAL FINISHED:</u> 2,980 S.F.

AVRAME U.S.A.

avrame
6223 WEST DOUBLE EAGLE CIRCLE, SALT LAKE CITY, UTAH 84118
PH: 866.287.2632 – WWW.AVRAMEUSA.COM
EMAIL: SALES@AVRAMEUSA.COM



DOOR SCHEDULE		
	TYPE	SIZE
A	DOUBLE SLIDER	12'-0" x 6'-8" R.O.
A1	EXTERIOR SWINGING	3'-0" x 6'-8"
A2	EXTERIOR SWINGING	2'-8" x 6'-8"
A3	EXTERIOR SLIDING	9'-0" x 6'-8" R.O.
B	INTERIOR SWINGING	3'-0" x 6'-8"
B2	INTERIOR POCKET	3'-0" x 6'-8"
C	INTERIOR SWINGING	2'-6" x 6'-8"
C1	INTERIOR POCKET	2'-8" x 6'-8"
D	INTERIOR SWINGING	2'-6" x 6'-8"
D1	INTERIOR POCKET	2'-6" x 6'-8"
D2	INTERIOR BARN	2'-6" x 6'-8"
E	INTERIOR BIFOLD PAIR	4'-0" x 6'-8"
E1	INTERIOR BIFOLD	2'-6" x 6'-8"
E2	INTERIOR BIFOLD	2'-6" x 6'-8"
E3	INTERIOR BIFOLD	5'-0" x 6'-8"
E4	INTERIOR BIFOLD	1'-10" x 6'-8"
G	GARAGE DOOR	18'-0" x 10'-8"
H	INTERIOR SWINGING	2'-4" x 6'-8"
J	PANTRY INTERIOR SWINGING	2'-4" x 6'-0"

3. UPPER LEVEL FLOOR PLAN



BASEMENT:
1,168 S.F.

MAIN LEVEL:
1,341 S.F.

UPPER LEVEL
471 S.F.

TOTAL FINISHED
2,980 S.F.



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EXTERIOR ELEVATIONS

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KEYNOTES

10/17/2022	DEFERRED SUBMITTAL
07/05/2023	DOOR & WINDOW NUMBERS & BUILDING HEIGHT CHANGES
08/09/2023	REAR DECK BEAM TO 5.125' X 12" GLB
09/06/23	HOUSE + GRADE RAISED 1'

TRIO 120 - SCIAMMARELLA RES.
VILLAGES AT WOLF CREEK, LLC
LOT 221910001
EDEN UT, 84310

AN: (013.3) DATE: 02/21/2022

EET:

7

18

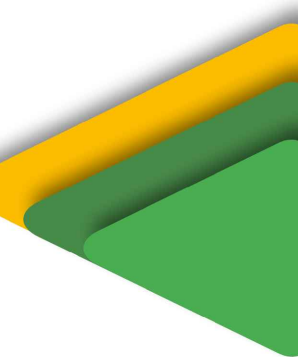
AVRAME U.S.A.

SEMENT:
68 S.F.

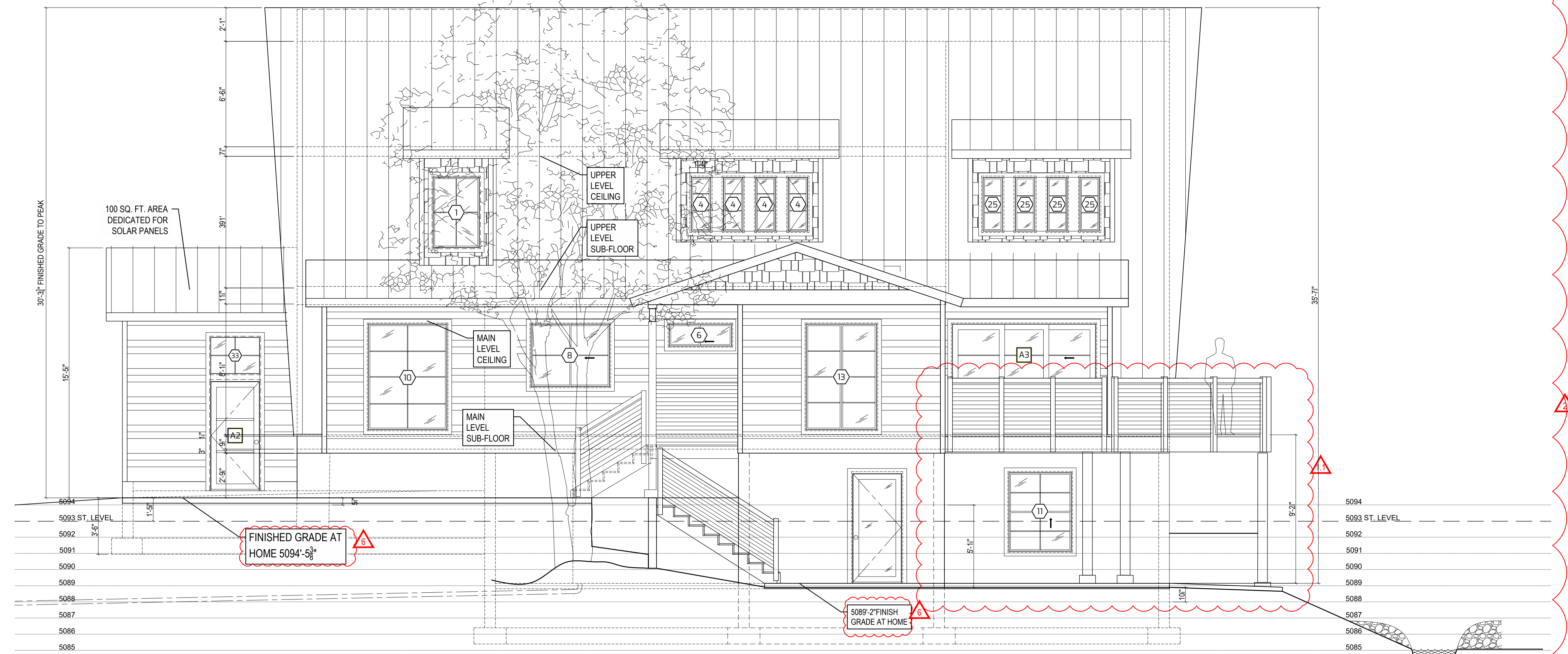
AIN LEVEL:
541 S.F.

PER LEVEL
1 S.F.

TOTAL FINISHED:
980 S.F.

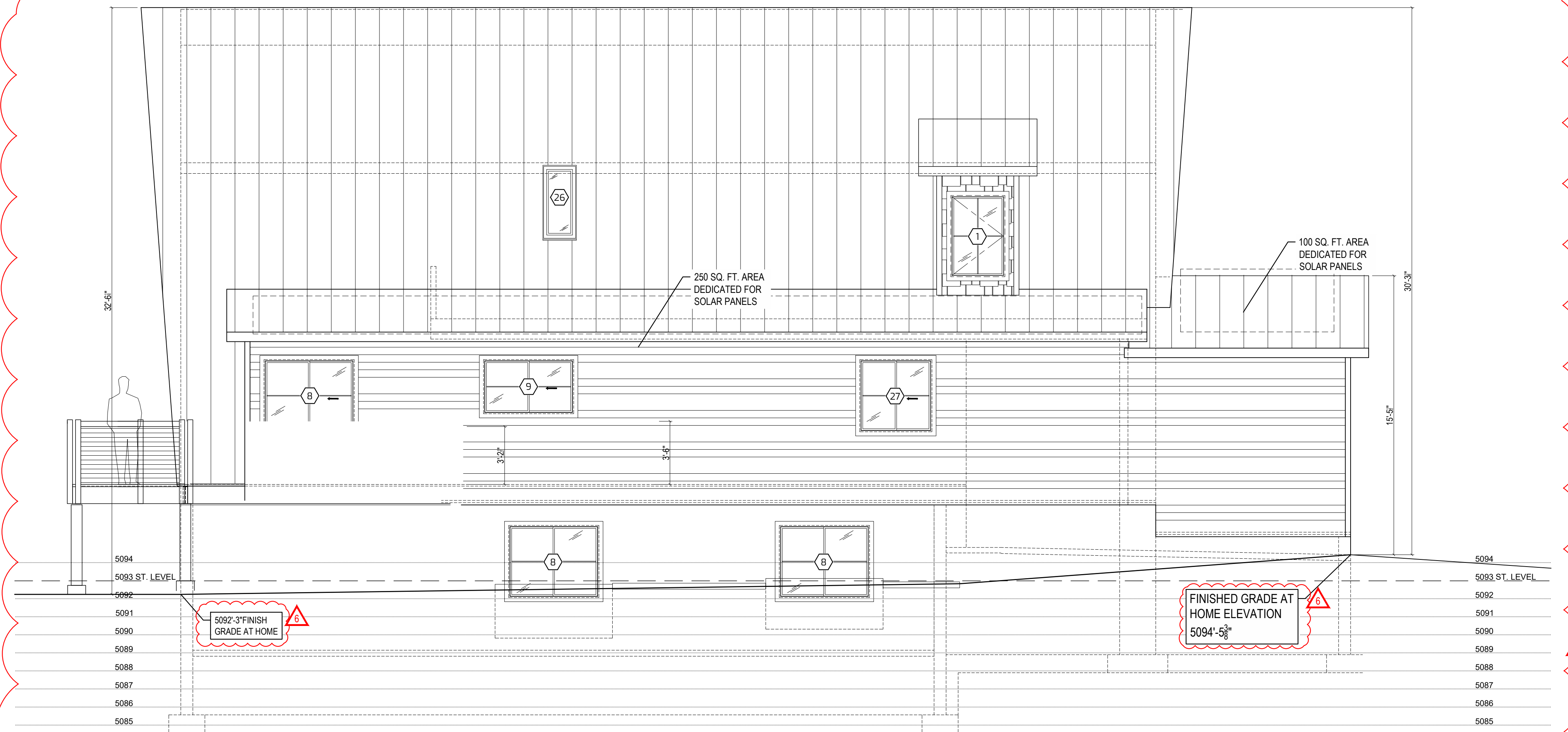


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3. LEFT EXTERIOR ELEVATION

SCALE: 1/4"=1'



4. RIGHT EXTERIOR ELEVATION

SCALE: $1/4"=1'$

FINISHED GRADE
HOME ELEVATION
5094'-5 $\frac{3}{8}$ "

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CONSTRUCTION OF SITE
BELOW.

KEYNOTES

1.1	10/17/2022	DEFERRED SUBMITTAL
2	12/19/22	DOOR & WINDOW NUMBERS
6	09/06/23	HOUSE + GRADE RASED 1'

TRIO 120 - SCIAMMARELLA RES.
VILLAGES AT WOLF CREEK, LLC
LOT 221910001
EDEN UT, 84310

PLAN: (013.3) DATE: 02/21/2022

SHEET:

8

OF:

18 TOTAL FINISHED:
2,980 S.F.

AVRAME U.S.A.

10

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NOTES:

ALL ELECTRICAL INSTALLATIONS SHALL COMPLY W/ 2016 CRC & 2014 NEC

INSTALL OUTLETS SO NO POINT ALONG ANY WALL IS MORE THAN 6' FROM OUTLET.

INSTALL RECEPTACLES ALONG KITCHEN COUNTERTOPS SO NO POINT ALONG ANY WALL IS MORE THAN 2' FROM AN OUTLET.

ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS, IN GARAGES, UNFINISHED BASEMENTS AND OUTSIDE OUTLETS TO BE GFCI PROTECTED.

FUEL FIRED WATER HEATERS SHALL NOT BE INSTALLED IN A ROOM USED AS A STORAGE CLOSET. NON-DIRECT-VENT WATER HEATERS LOCATED IN A SEALED ENCLOSURE SO THAT COMBUSTION AIR WILL NOT BE TAKEN FROM THE LIVING SPACE.

PROVIDE A MIN. OF 30" OF CLEARANCE SPACE IN FRONT OF THE FURNACE AND A MIN. OF 3' ALONG SIDE AND BACK.

ELEC. PANEL MUST HAVE 30" WIDTH, 36" DEPTH AND 6'-6" HEADROOM CLEARANCE.

UFER GROUND REQUIRED

ALL 15- AND 20- AMPERE RECEPTACLES IN EVERY KITCHEN, FAMILY, LIVING, DINING, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION, OR SIMILAR ROOM OR AREA OF DWELLING UNITS SHALL BE LISTED AS TAMPER-RESISTANT RECEPTACLES. -E4002.14 AND -E3901.1

SMOKE ALARMS:
WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.

A MIN. OF TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL SERVE ALL WALL AND FLOOR RECEPTACLES OUTLETS IN THE KITCHEN.

PROVIDE APPROVED BOXES OF SUPPORT FOR FANLIGHT COMBOS

PROVIDE ALL BEDROOM OUTLETS, LIGHTS, SWITCHES, AND SMOKE DETECTORS W/ ARC-FAULT PROTECTION.

ALL EXTERIOR OUTLETS TO BE GFCI WETHER PROOF.

ALL EXTERIOR OUTLETS SHALL HAVE BUBBLE COVERS & 110V OUTLET WITH 25' OF AC UNIT.

SMOKE DETECTORS AND CARBON MONOX. DETECTORS ARE REQUIRED TO BE INTERCONNECTED SO IF ONE SOUND, ALL SOUND.

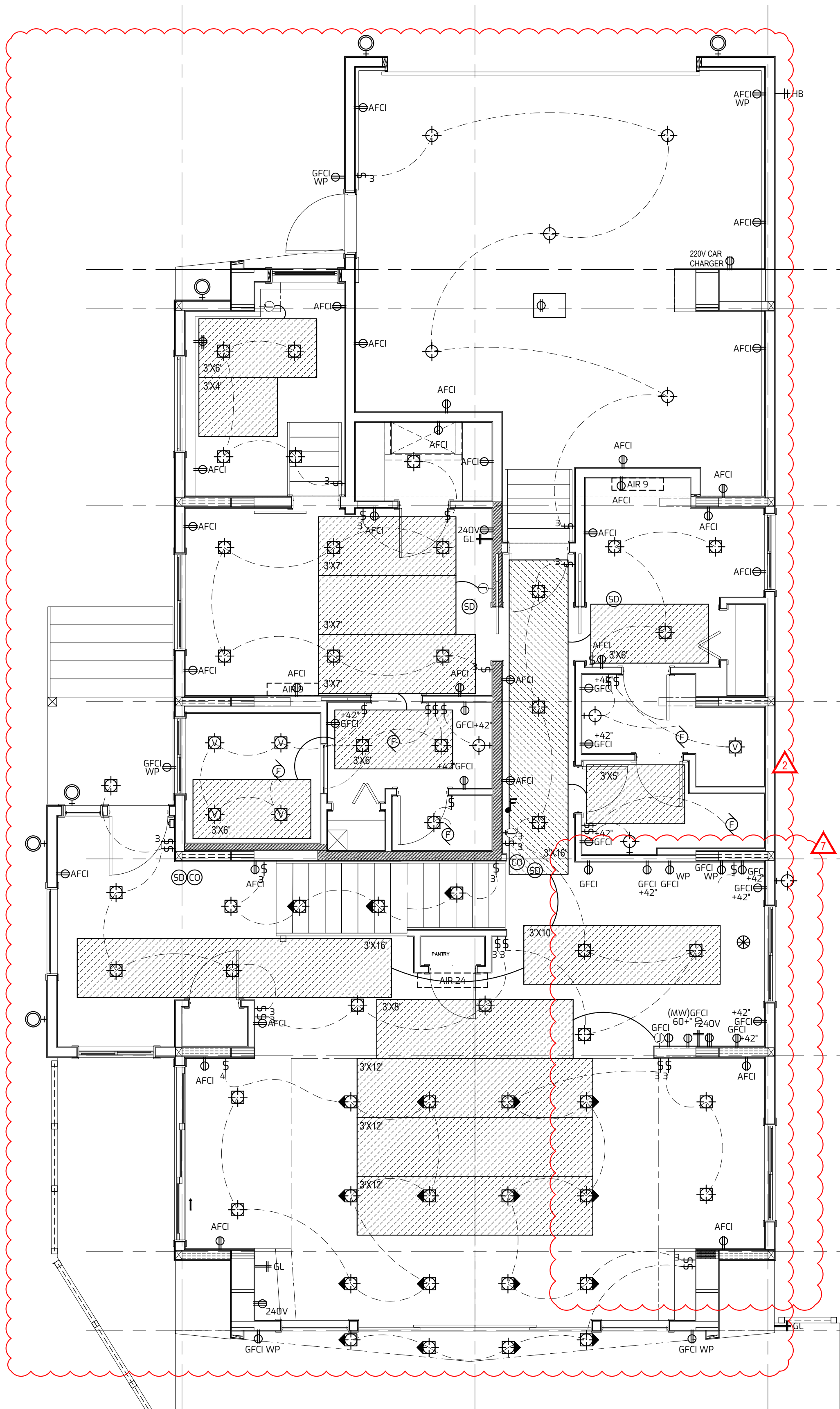
ALSO ALL DETECTORS ARE TO BE WIRED WITH PRIMARY POWER, AND BATTERY BACKUP.

CARBON MONOXIDE DETECTORS REQUIRED ON ALL HABITABLE LEVELS INCLUDING ANY "BONUS ROOMS".

ALL ELECTRICAL RECEPTACLES AND SWITCHES ARE UP A MIN. 18" ABOVE THE FLOOR, IN THE GARAGE OR ANY ROOM WITH ACCESS FROM GARAGE.

A 125-VOLT, SINGLE PHASE, 15-OR 20-AMP RATED GFCI RECEPTACLE OUTLET SHALL BE INSTALLED WITHIN 25' OF MECHANICAL EQUIPMENT AND NOT BE CONNECTED TO THE LOAD SIDE OF THE DISCONNECTING MEANS.

ALL ELECTRICAL BOXES IN GARAGE TO BE 2-HOUR RATED.



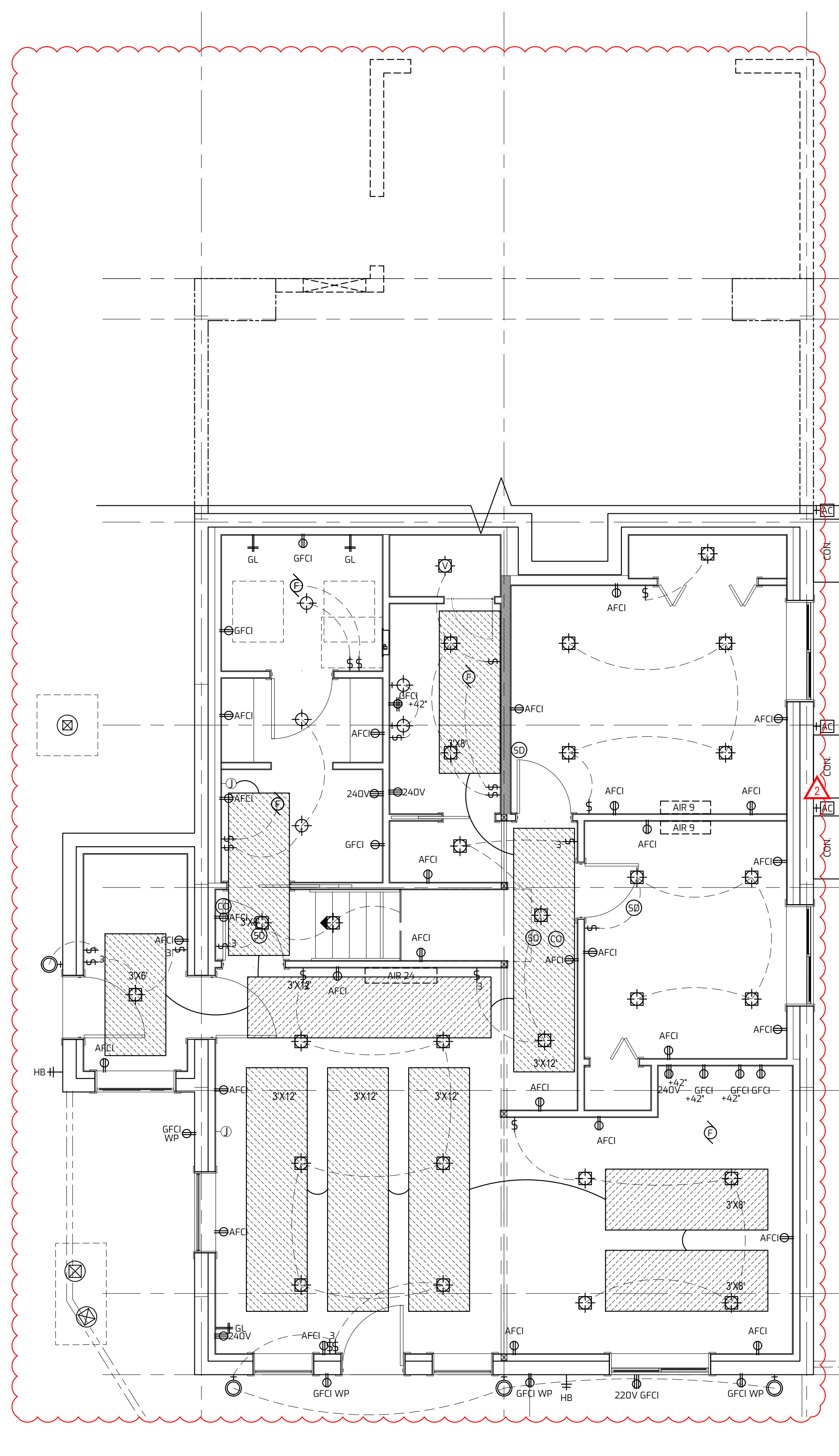
1. 1ST LEVEL ELECTRICAL PLAN

SCALE: 1/4"=1'



SYMBOLS LEGEND

UFER CONCRETE ENCASED GROUNDING ELECTRODE	220V DISCONNECT BOX FOR AC COMPRESSOR PER NEC 422.26	110V DUPLEX CONV. OUTLET	FROST FREE HOSE BIB
SURFACE MOUNT LIGHT FIXTURE	PUSH BUTTON AT 48" A.F.F.	110V FOURPLEX CONV. OUTLET	GAS LINE
WALL HUNG FIXTURE	CHIMES	1/2 HOT OUTLET	MINI SPLIT 36K BTU CONDENSER
RECESSED LIGHT FIXTURE	SMOKE DETECTOR (WIRED IN SERIES)	220V OUTLET	AIR HANDLER 24K BTU UNIT
RECESSED SLOPED LIGHT	CARBON MONOXIDE DETECTOR	AFCI DUPLEX OUTLET	AIR HANDLER 9K BTU UNIT
VAPOR PROOF RECESSED	GARBAGE DISPOSAL	GFCI DUPLEX OUTLET	ELECTRIC IN-FLOOR HEATING SYSTEM
SINGLE POLE SWITCH	EXHAUST FAN (MIN. 5 AIR CHANGES PER HOUR)	WEATHERPROOF DUPLEX OUTLET	ELECTRIC IN-FLOOR HEATING SYSTEM
3-WAY SWITCH	150 AMP ELECTRICAL PANEL	GARAGE DOOR OPENER RECEPTACLE	240V JUNCTION BOX



1. BASEMENT ELECTRICAL PLAN

SCALE: 1/4"=1'



ELECTRICAL PLANS

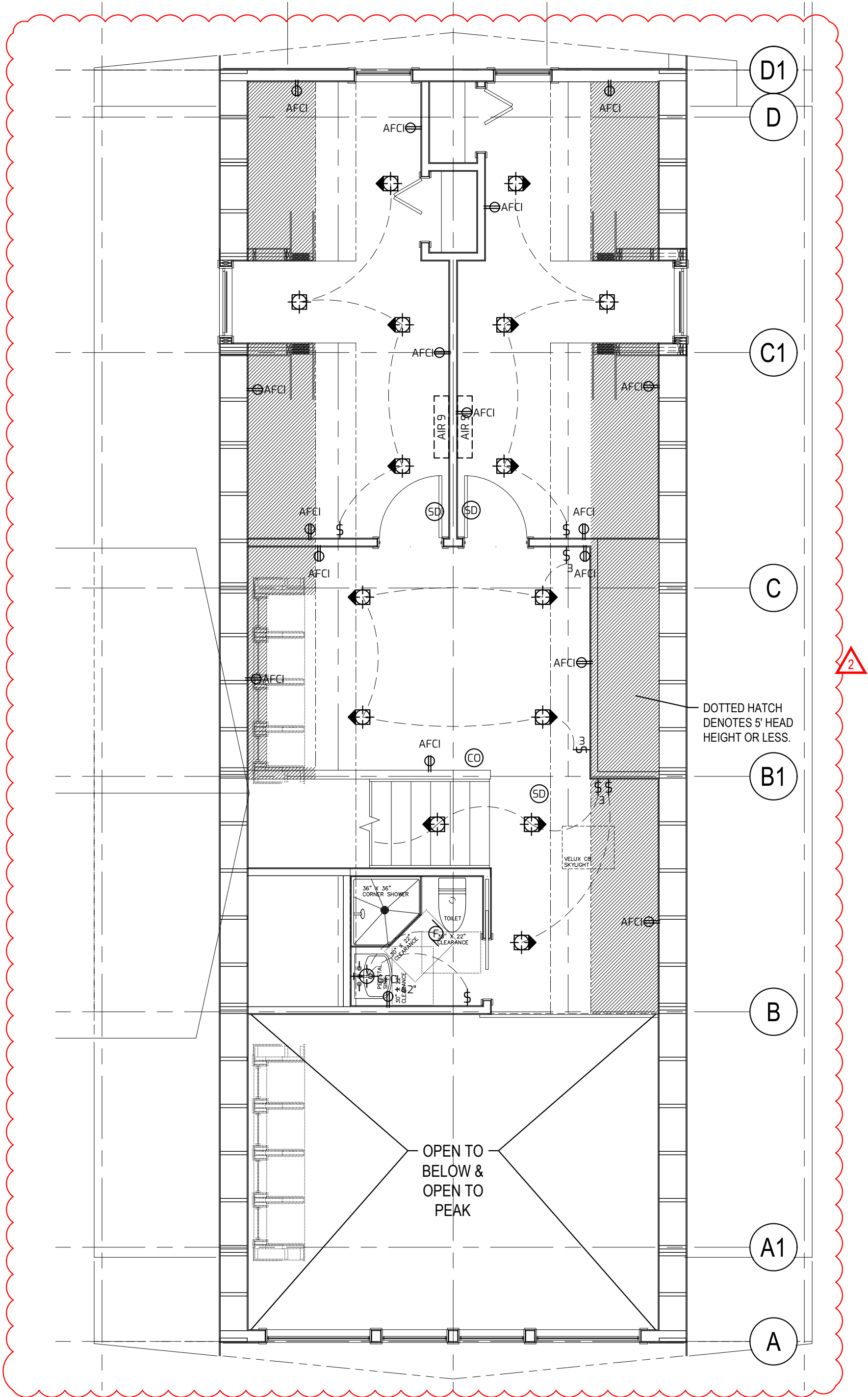
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KEYNOTES

07/05/2023 REVISED MEP PLANS PER LAYOUT CHANGES & ADDED HVAC SYMBOLS.
09/06/2023 REVISED MEP PLANS PER LAYOUT CHANGES & ADDED HVAC SYMBOLS.
09/11/2023 KITCHENDECK ELECTRICAL REV.

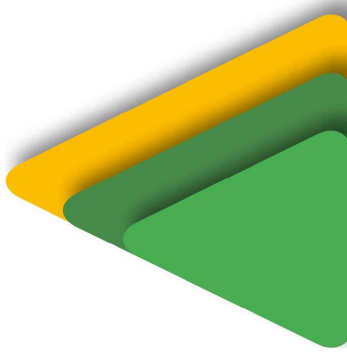
TRIO 120 - SCIAMARELLA RES.
VILLAGES AT WOLF CREEK, LLC
LOT 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 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SYMBOLS LEGEND							
'UFER' CONCRETE ENCASED GROUNDING ELECTRODE		220V DISCONNECT BOX FOR AC COMPRESSOR PER NEC 422.26		110V DUPLEX CONV. OUTLET		FROST FREE HOSE BIB	
SURFACE MOUNT LIGHT FIXTURE		PUSH BUTTON AT 48" A.F.F.		110V FOURPLEX CONV. OUTLET		GAS LINE	
WALL HUNG FIXTURE		CHIMES		1/2 HOT OUTLET		MINI SPLIT 36K BTU CONDENSER	
RECESSED LIGHT FIXTURE		SMOKE DETECTOR (WIRED IN SERIES)		220V OUTLET		AIR HANDLER 24K BTU UNIT	
RECESSED SLOPED LIGHT		CARBON MONOXIDE DETECTOR		AFCI DUPLEX OUTLET		AIR HANDLER 9K BTU UNIT	
VAPOR PROOF RECESSED		GARBAGE DISPOSAL		GFCI DUPLEX OUTLET		ELECTRIC IN-FLOOR HEATING SYSTEM	
SINGLE POLE SWITCH		EXHAUST FAN (MIN. 5 AIR CHANGES PER HOUR)		WEATHERPROOF DUPLEX OUTLET		ELECTRIC IN-FLOOR HEATING SYSTEM	
3-WAY SWITCH		150 AMP ELECTRICAL PANEL		GARAGE DOOR OPENER RECEPTACLE		240V JUNCTION BOX	



1. 2ND LEVEL ELECTRICAL PLAN
SCALE: 1/4"=1'

ELECTRICAL PLANS



6223 WEST DOUBLE EAGLE CIRCLE, SALT LAKE CITY, UTAH 84118
PH: 866.287.2632 – WWW.AVRAMEUSA.COM
EMAIL: SALES@AVRAMEUSA.COM

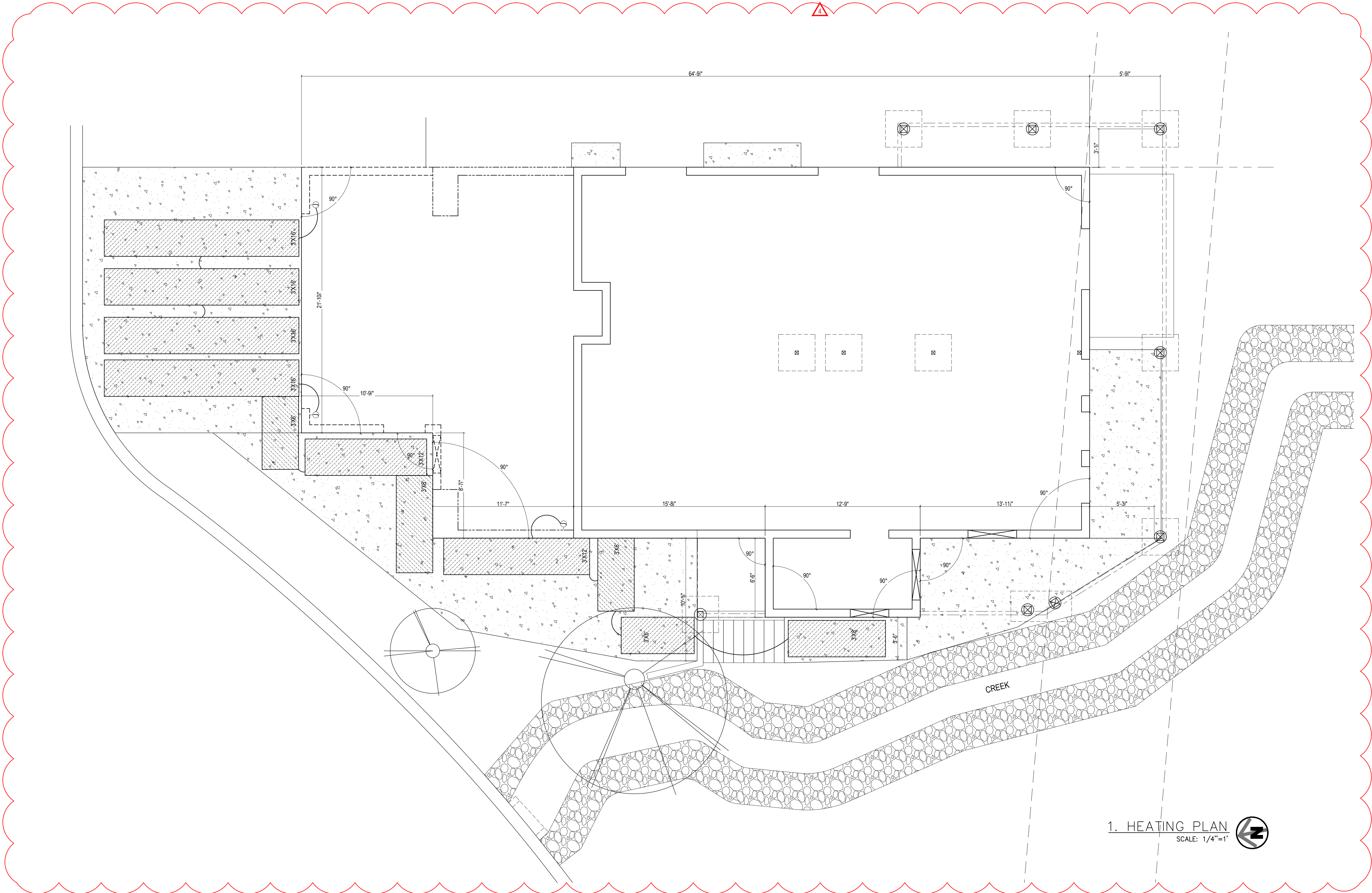
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KEYNOTES

TRIO 120 - SCIAMMARELLA RES. VILLAGES AT WOLF CREEK, LLC 1022191001 EDEN UT, 84310
DRAWN FOR ONE TIME USE FOR:
AVRAME U.S.A.

PLAN: (013.3) DATE: 02/21/2022
SHEET: 10 OF: 18
BASEMENT: 1,168 S.F.
MAIN LEVEL: 1,341 S.F.
UPPER LEVEL: 471 S.F.
TOTAL FINISHED: 2,980 S.F.

DIMENSION ARE IN INCHES UNLESS SPECIFIED OTHERWISE. FILE PATH: G:\PROJECTS\000020 - AVRAMET 2020\03 - AVRAMET Design\000 PROJECT AVRAMET\0 PROJECTS\01 PETER\013 INE SCIAMMARELLA RES TRIO 120-UT\Final.dwg\000 REVISED 02-11-2023\013 (09-05-2023) SCIAMMARELLA RES TRIO 120-UT.dwg
LAYOUT: 10.1 PLOT DATE AND TIME: SEP-11-2023 7:21 PM LAST SAVED DATE: SEP-11-2023 11:17 AM LAST SAVED BY: POETZER



1. HEATING PLAN
SCALE: 1/4"=1'

EXTERIOR ELECTRICAL
PAVEMENT HEATING PLAN

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OF AVRAMET
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PROHIBITED.

KEYNOTES

8/17/2023 SITE PLAN UPDATE PER GARDNER ENGINEERING PROPERTY EXHIBIT

TRIO 120 - SCIAMMARELLA RES.
VILLAGES AT WOLF CREEK, LLC
LOT 120-UT
EDEN UT, 84310
DRAWN FOR ONE
TIME USE FOR:
AVRAMET U.S.A.

PLAN: (013.3) DATE: 02/21/2022

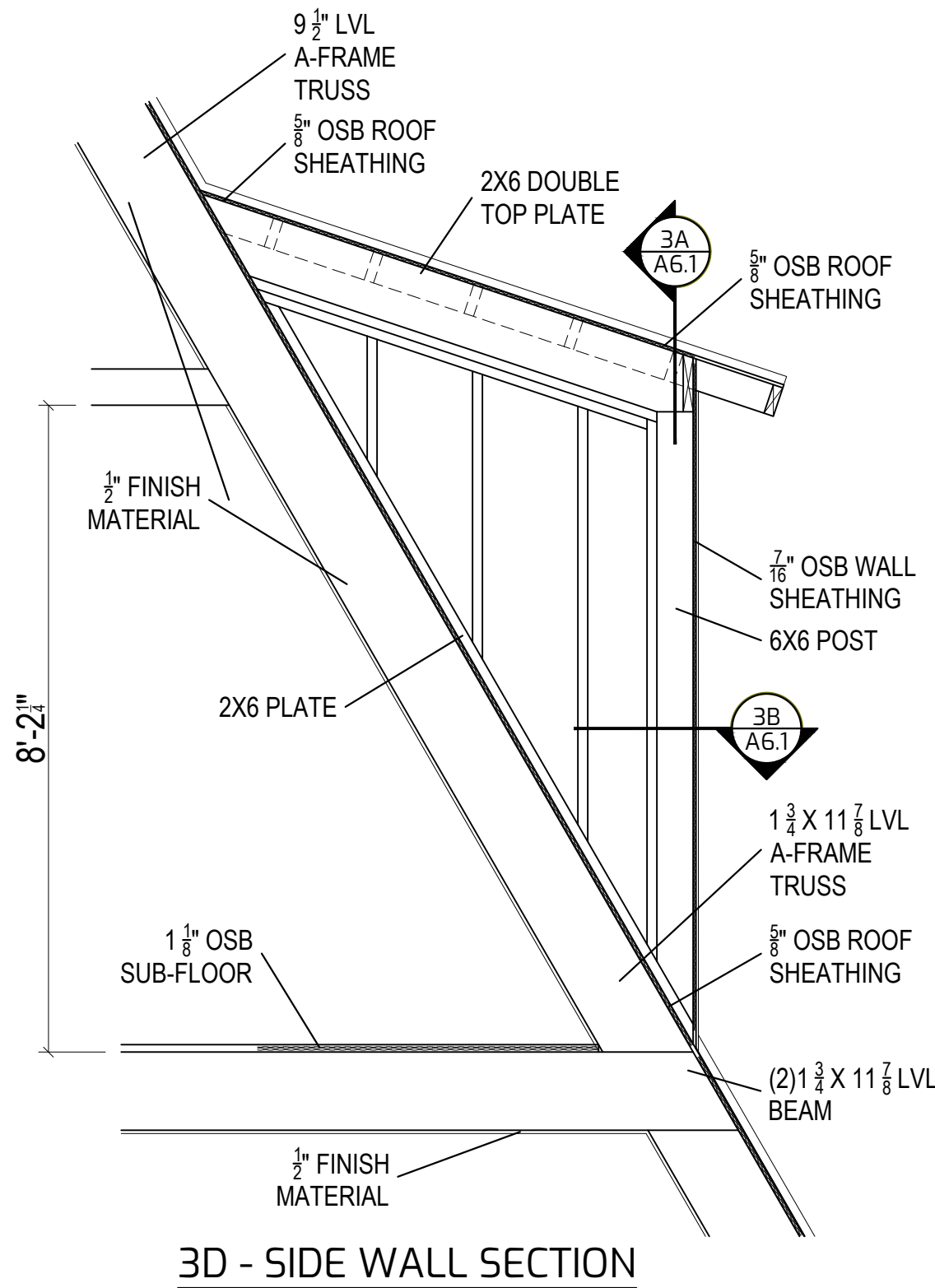
SHEET: 10.1 OF: 18

BASEMENT:
1,168 S.F.
MAIN LEVEL:
1,341 S.F.
UPPER LEVEL:
471 S.F.
TOTAL FINISHED:
2,980 S.F.

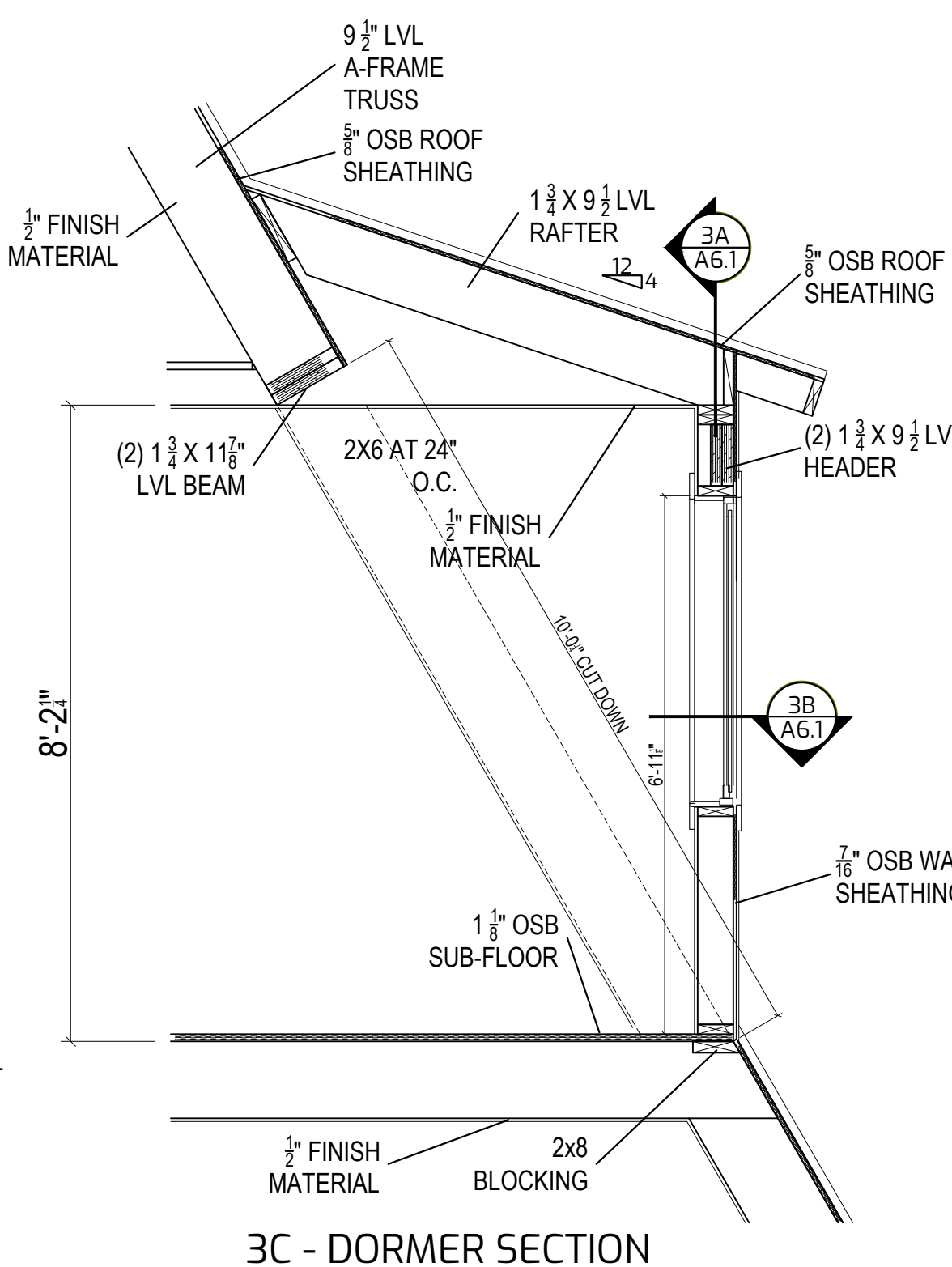
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6223 WEST DOUBLE EAGLE CIRCLE, SALT LAKE CITY, UTAH 84118
PH: 866.287.2632 - WWW.AVRAMEUSA.COM
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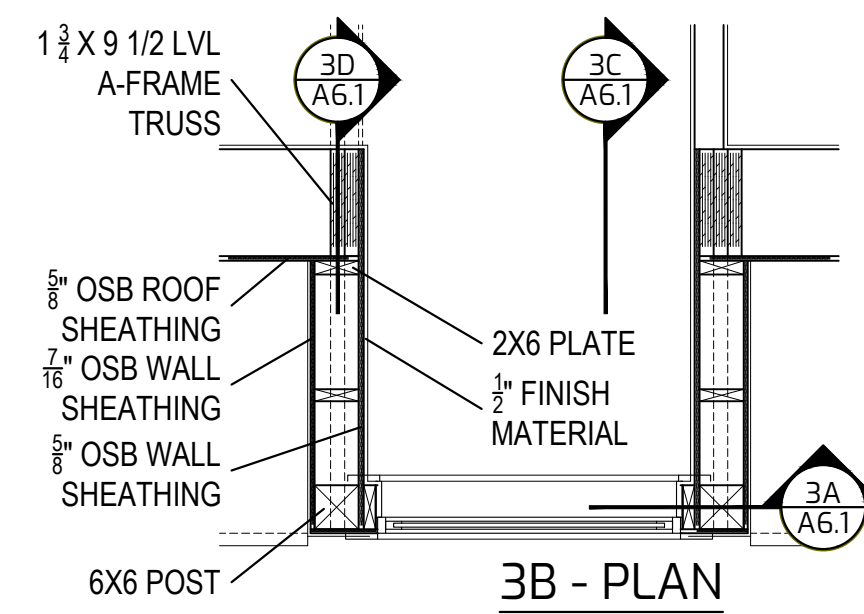
FILE PATH: G:\PROJECTS\000020 - AVRAME 2020\03 - Avrame Design\001 PROJECT AVRAME\01 PROJECTS\011 PETER\013 REV\Drawn\0131 NE SCIAMMARELLA RES. TRIO 120-UT\Final.dwg(0) REVISED 02-11-2023\0131 (09-05-2023) SCIAMMARELLA RES. TRIO 120-UT\Final.dwg(0) LAYOUT: SH-11 - PLOT DATE AND TIME: SEP-11-2023 7:17 PM - LAST SAVED BY: POETZER - LAST SAVED DATE: SEP-11-2023 7:17 PM
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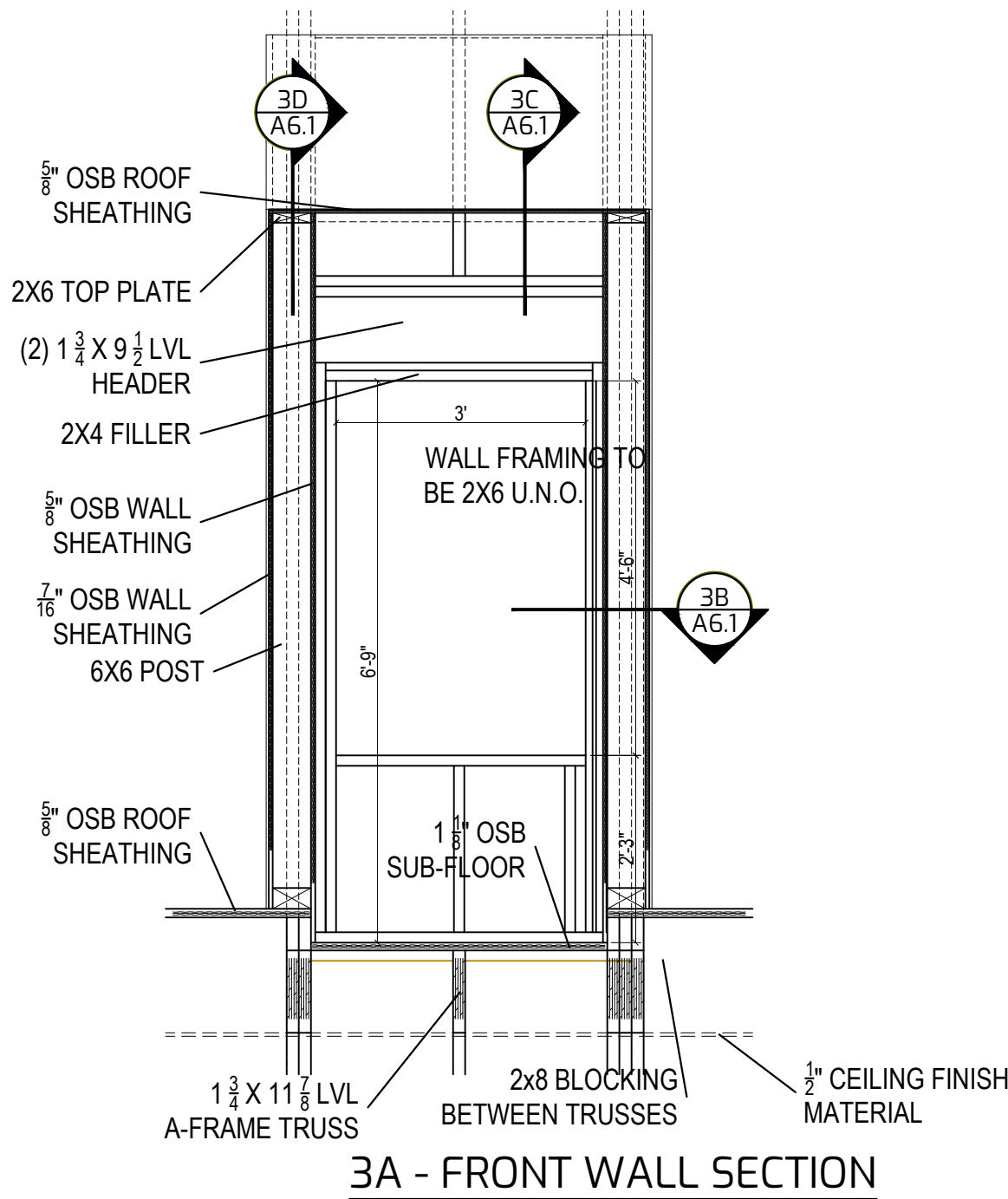
3D - SIDE WALL SECTION



3C - DORMER SECTION

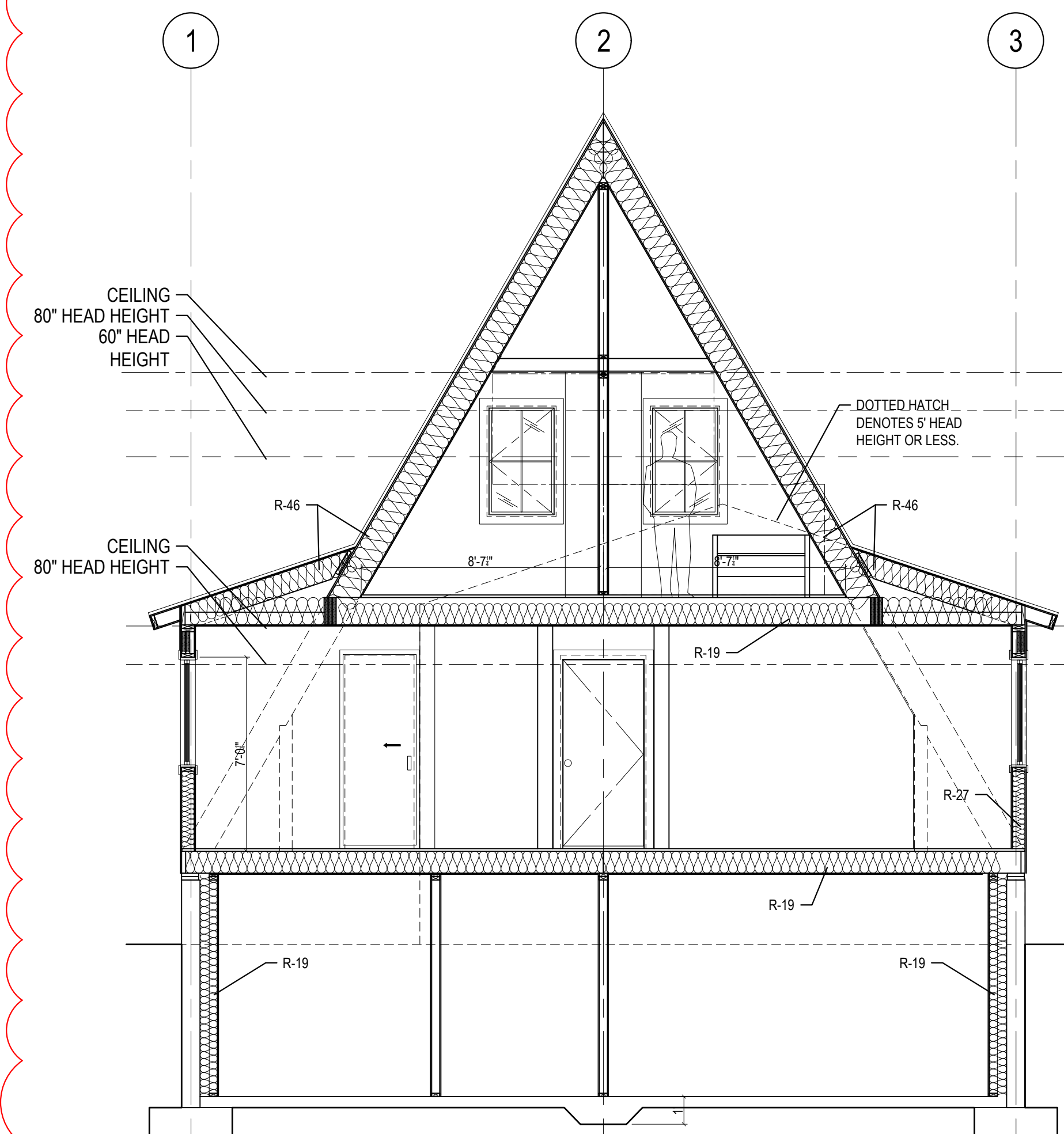


3B - PLAN



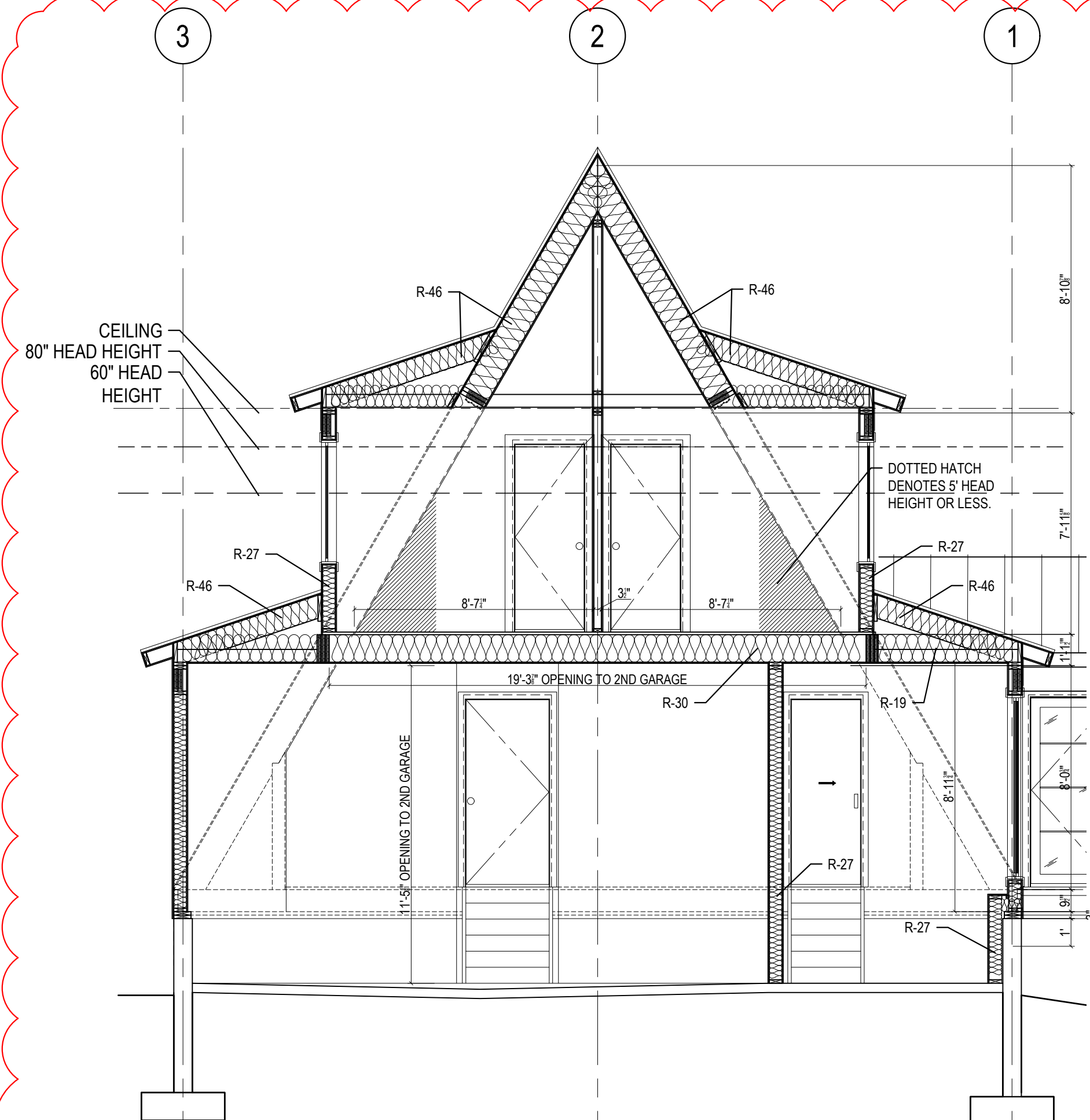
3A - FRONT WALL SECTION

3. 2ND LEVEL FULL HEIGHT DORMER
REF: 1/3 SCALE: 1/2"=1'



2. TRUSS 3 ENTRY DORMER & STAIR SECTION

REF: 1/3 SCALE: 1/4"=1'



1. TRUSS 1 SECTION

REF: 1/3 SCALE: 1/4"=1'

BUILDING SECTION DETAILS



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PROJECT OF SITE
BELOW.

KEYNOTES

07/05/2023 PLAN AND DETAIL CHANGES

TRIO 120 - SCIAMMARELLA RES.
VILLAGES AT WOLF CREEK, LLC
LOT 2191000
EDEN UT, 84310
DRAWN FOR ONE
TIME USE FOR:

PLAN: (013.3) DATE: 02/21/2022

SHEET:

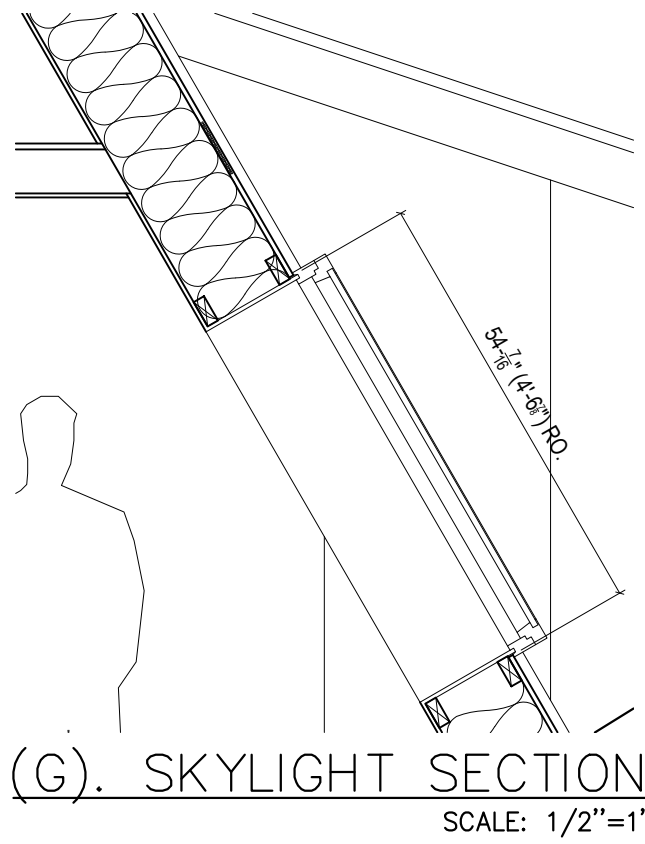
11

OF:

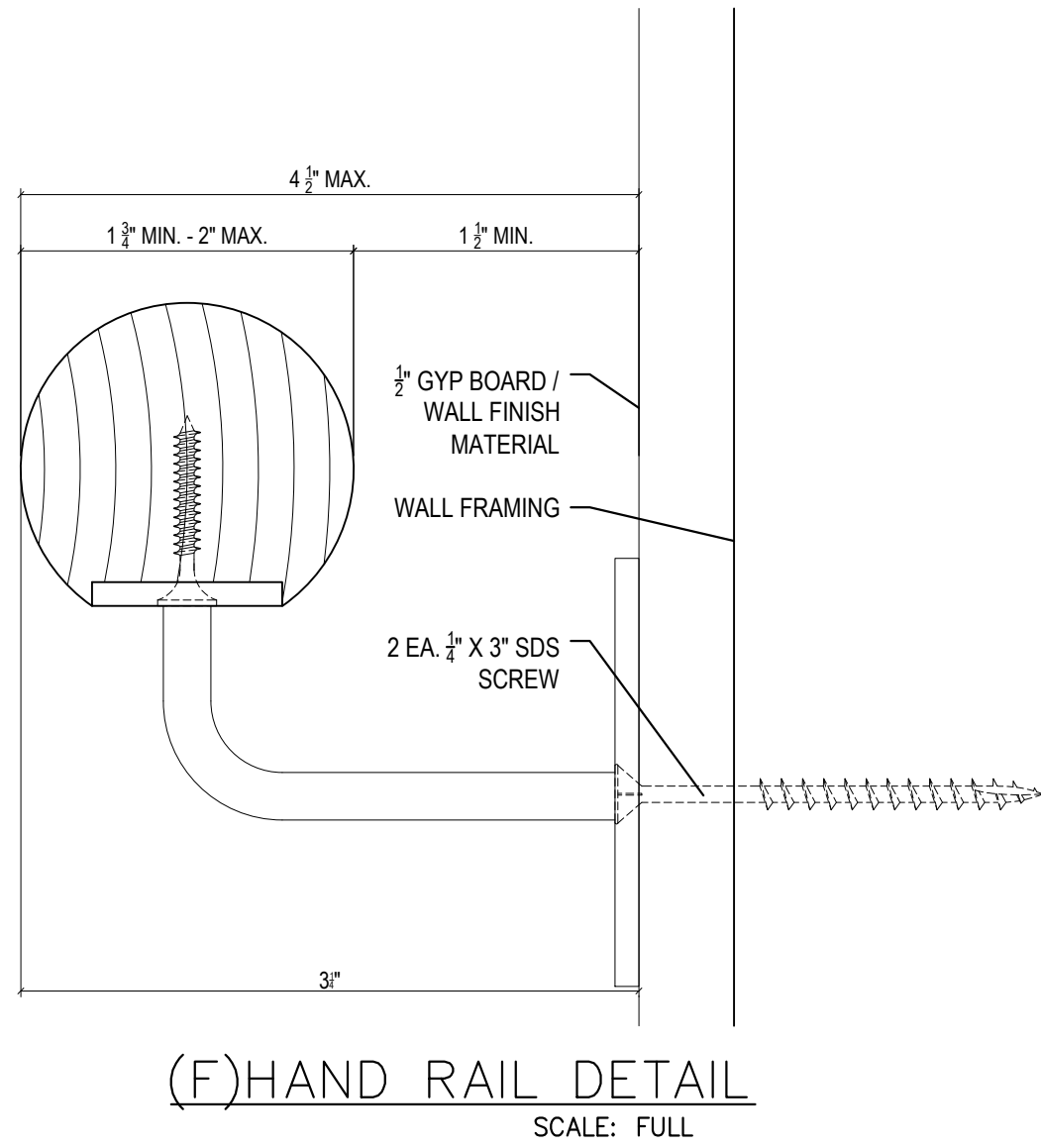
18

BASEMENT:
1,168 S.F.
MAIN LEVEL:
1,341 S.F.
UPPER LEVEL:
471 S.F.
TOTAL FINISHED:
2,980 S.F.

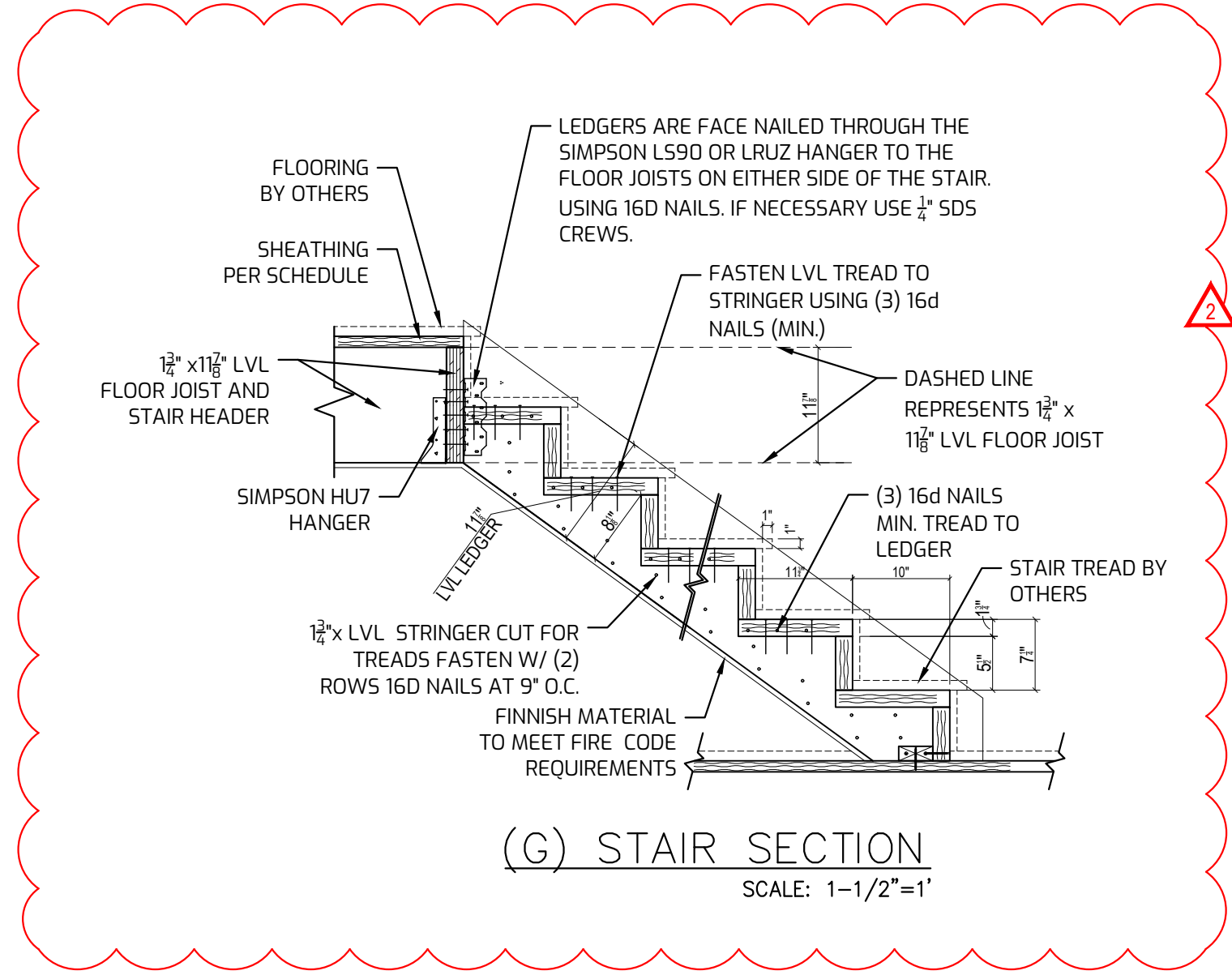
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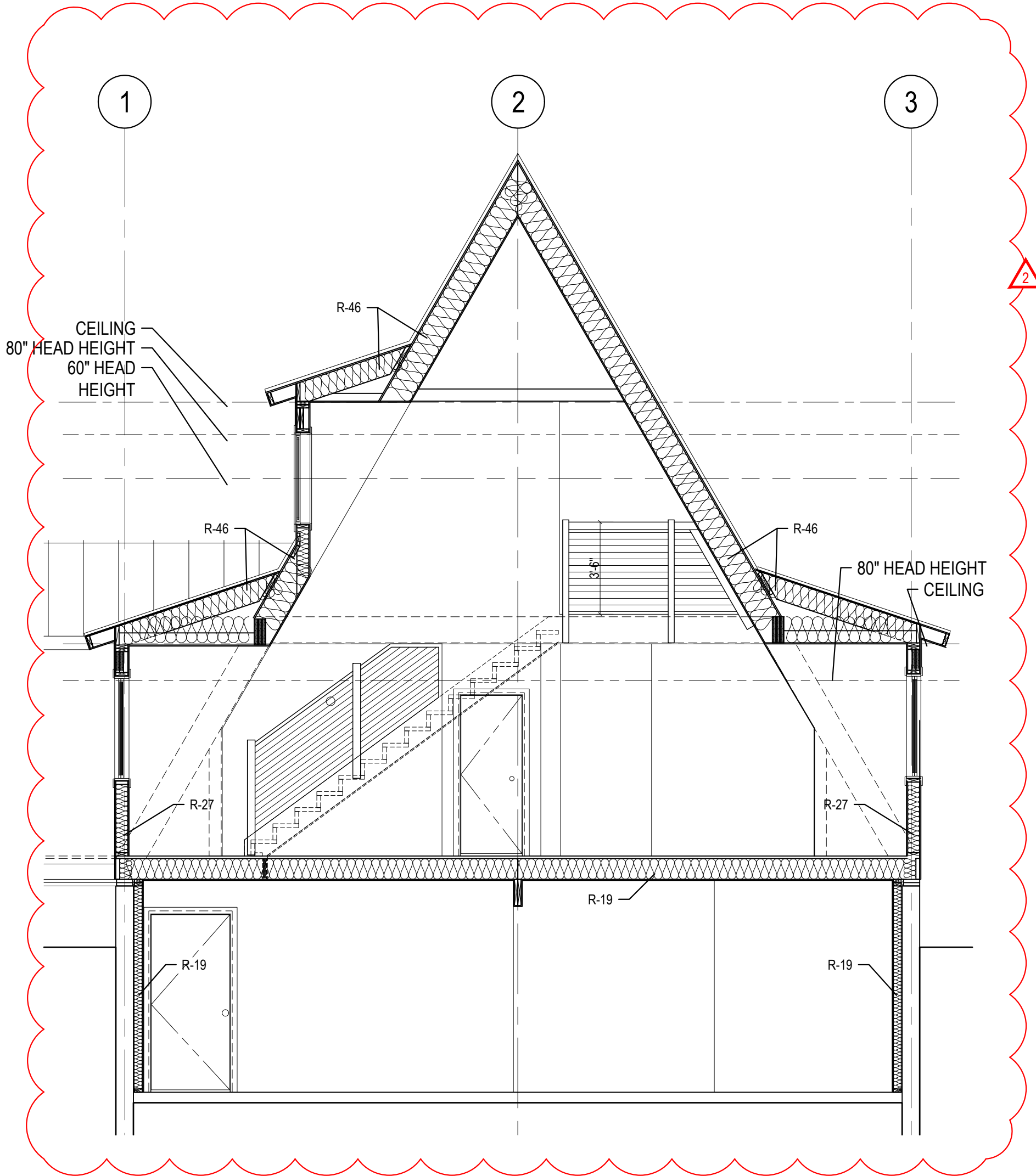
(G). SKYLIGHT SECTION
SCALE: 1/2"=1'



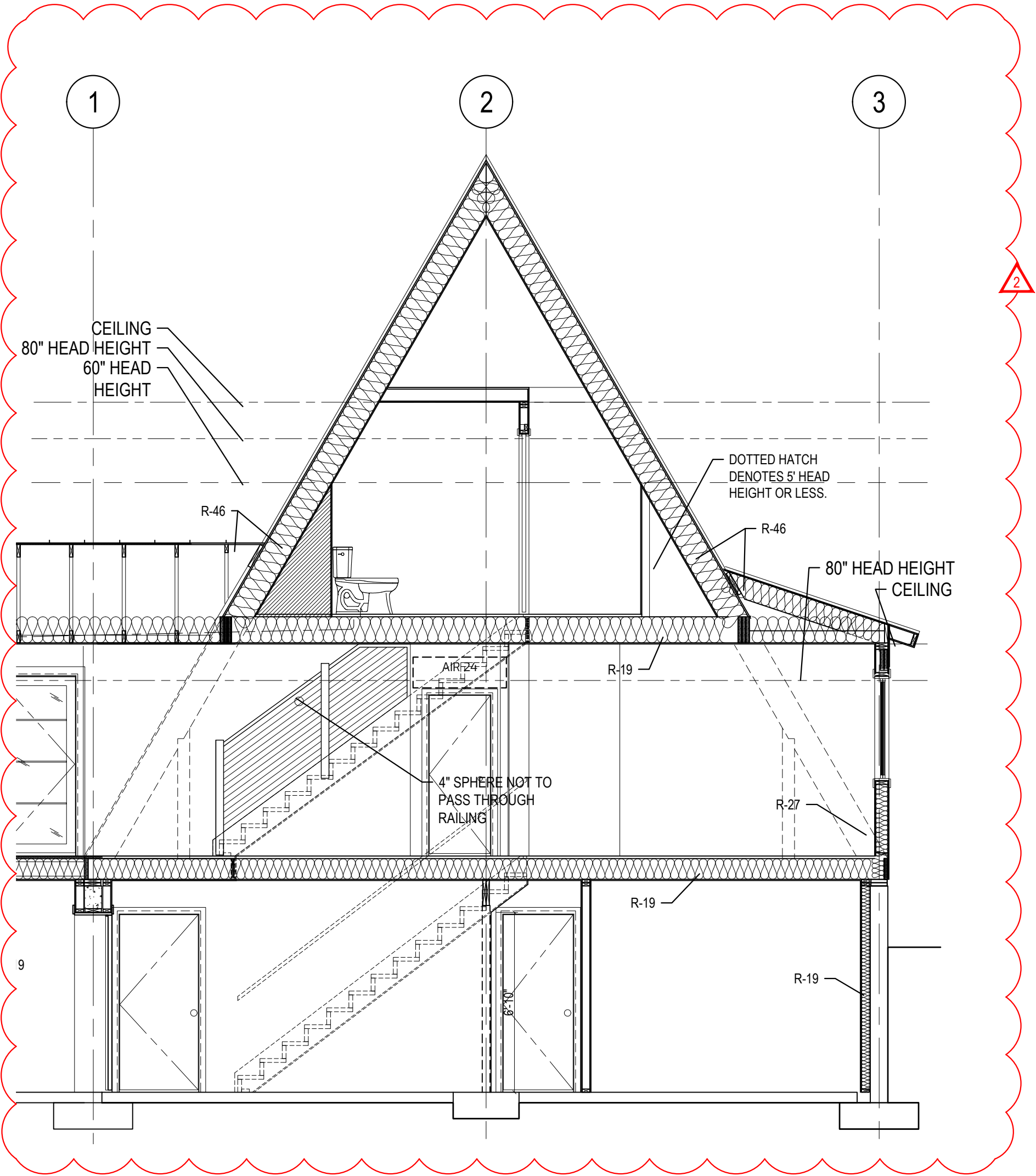
(F) HAND RAIL DETAIL
SCALE: FULL



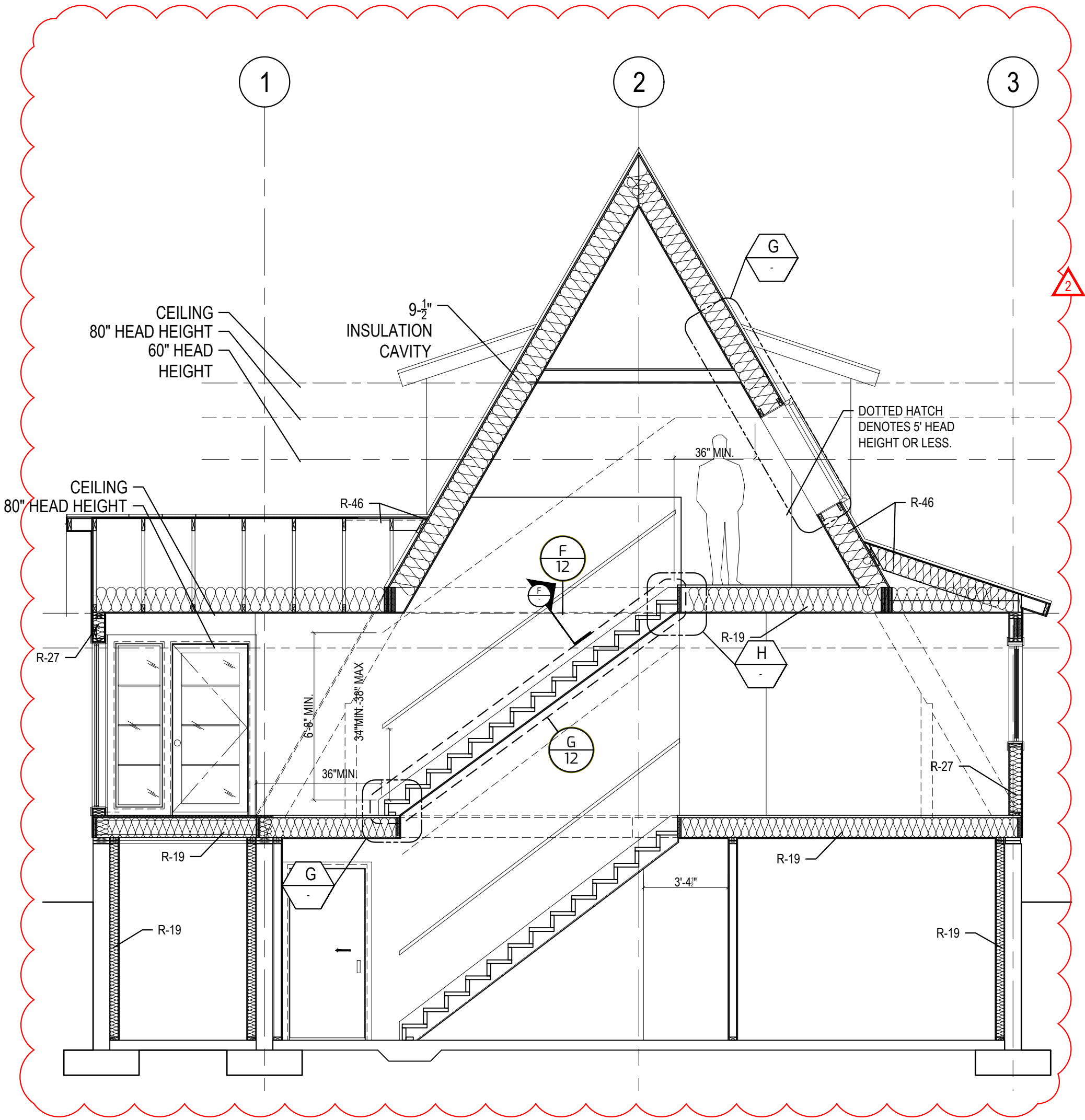
(G) STAIR SECTION
SCALE: 1-1/2"=1'



3. SECTION @ GREATROOM VAULTED CEILING
REF: 1/3 SCALE: 1/4"=1'



2. RAILING & STAIR ELEVATION SECTION
REF: 1/3 SCALE: 1/4"=1'



1. EXTENDED DORMER & STAIR SECTION
REF: 1/3 SCALE: 1/4"=1'

BUILDING SECTION DETAILS



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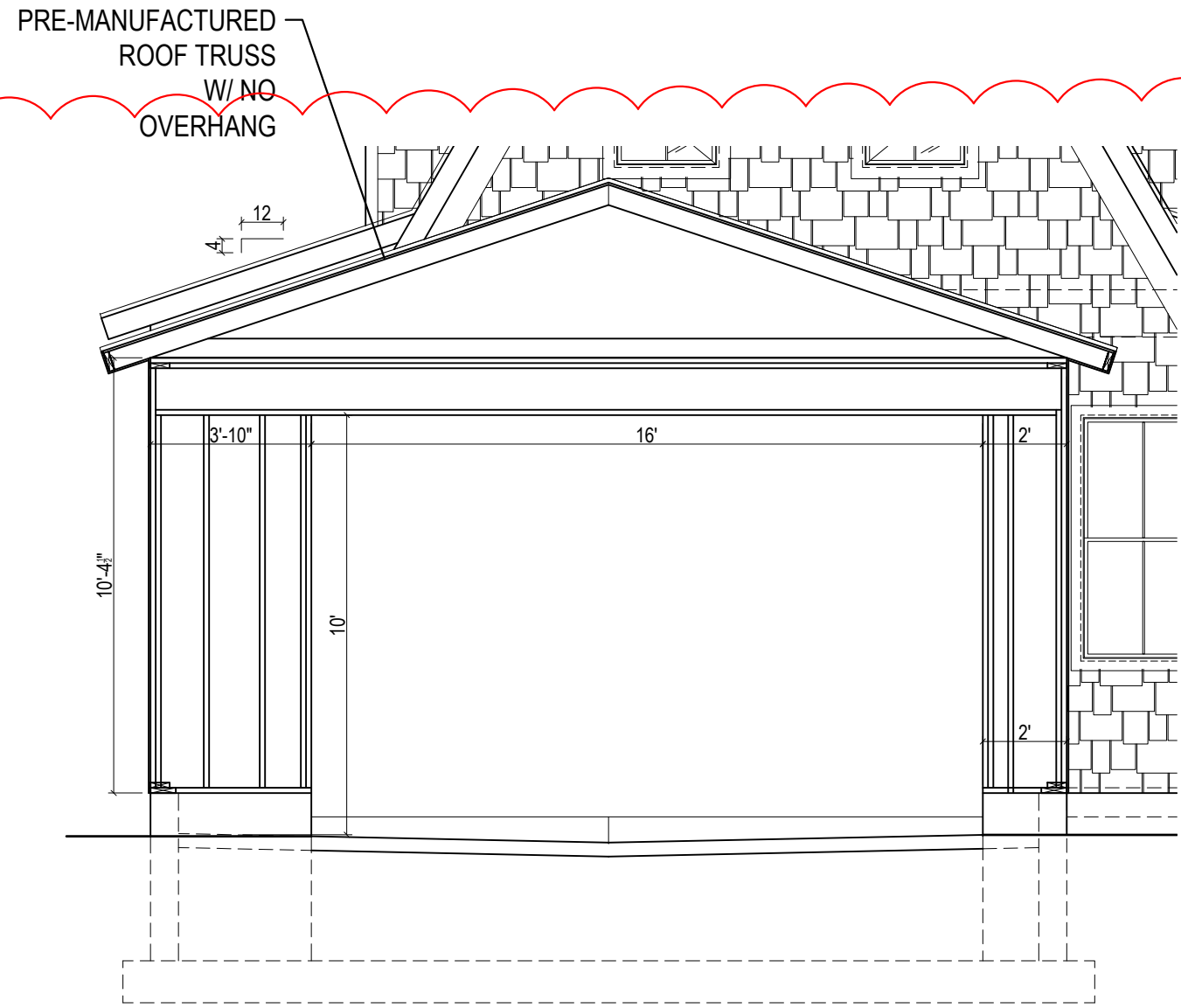
KEYNOTES

07/05/2023 PLAN AND DETAIL CHANGES

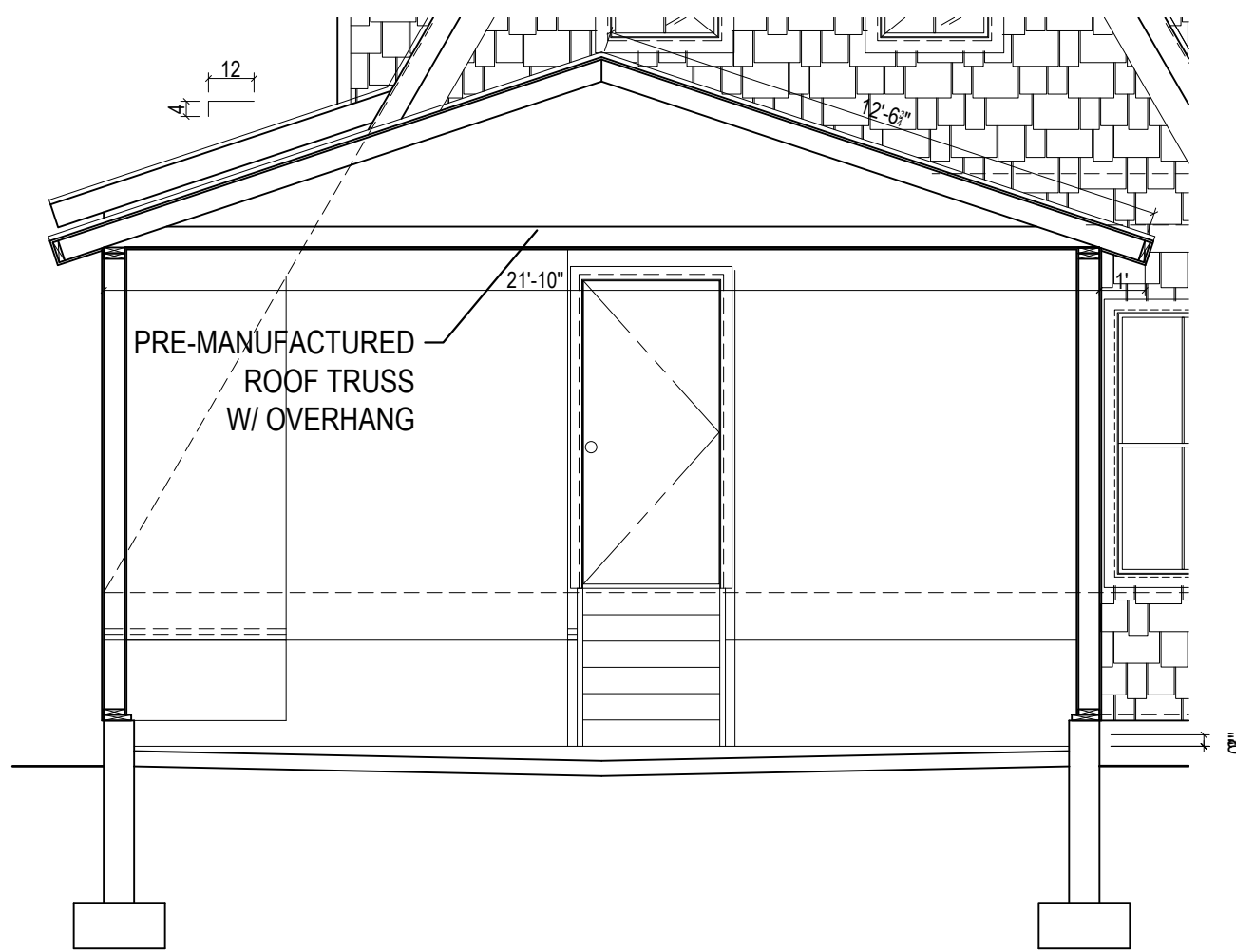
TRIO 120 - SCIAMMARELLA RES.
VILLAGES AT WOLF CREEK, LLC
LOT 22191001
EDEN UT, 84310

PLAN: (013.3) DATE: 02/21/2022
SHEET: 12 OF 18
BASEMENT: 1,168 S.F.
MAIN LEVEL: 1,341 S.F.
UPPER LEVEL: 471 S.F.
TOTAL FINISHED: 2,980 S.F.

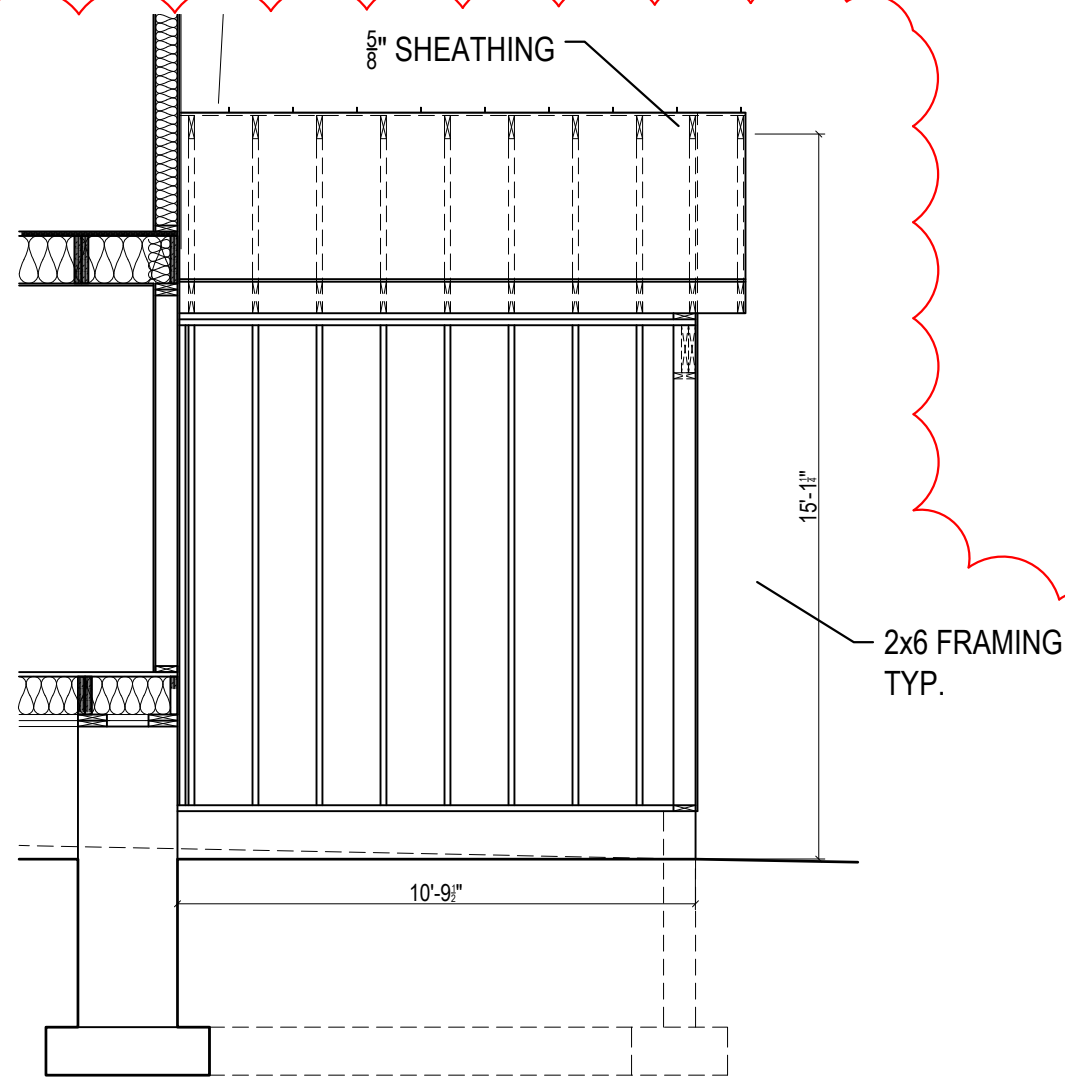
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LAYOUT: SH-13
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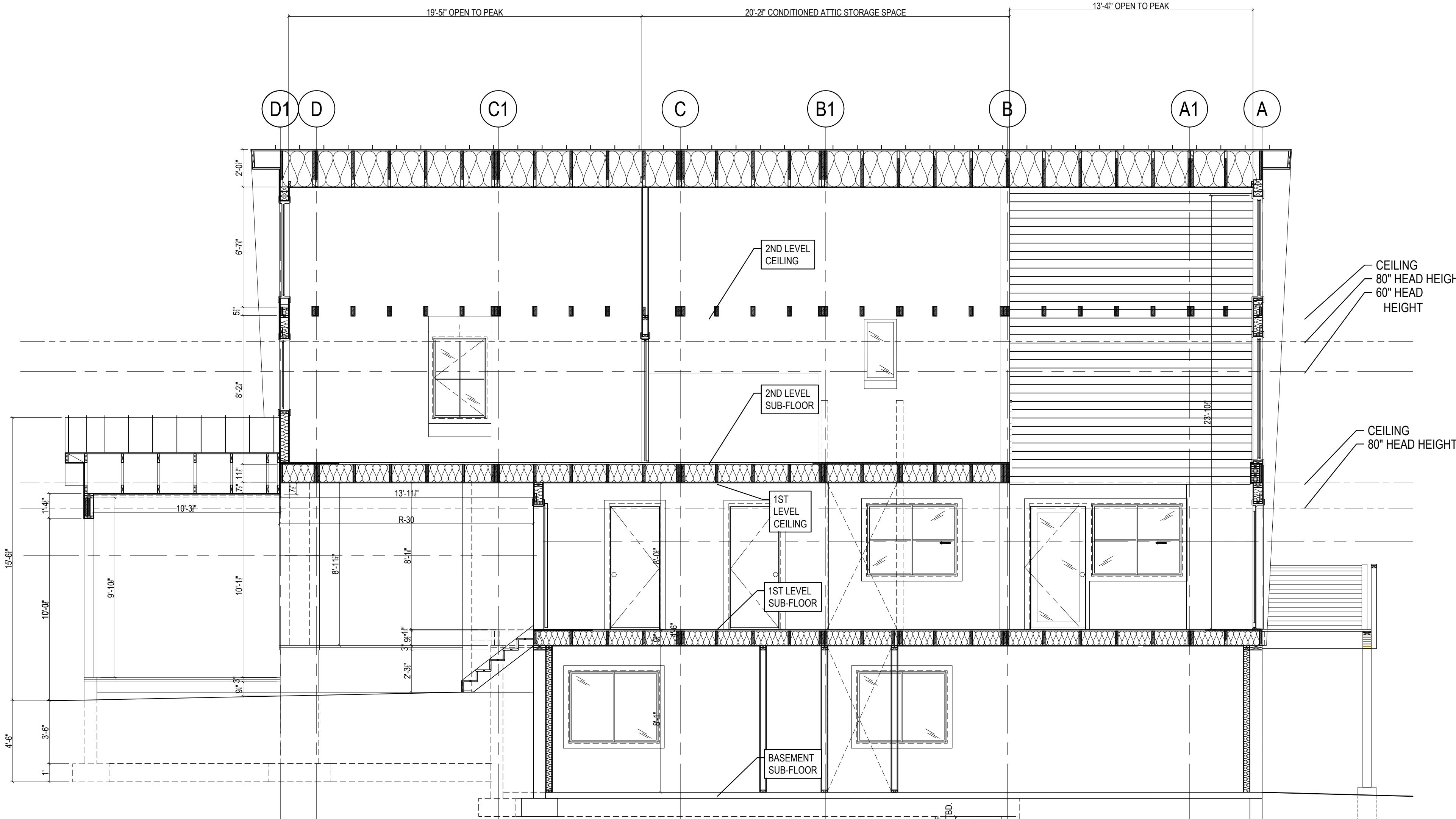
2. NORTH GARAGE FRAMING ELEVATION
REF: 1/3 SCALE: 1/4"=1'



5. GARAGE SECTION ELEVATION
REF: 1/3 SCALE: 1/4"=1'



3. WEST GARAGE FRAMING ELEVATION
REF: 1/3 SCALE: 1/4"=1'



1. LONGITUDINAL SECTION
REF: 1/3, 2/3, 3/4 SCALE: 1/4"=1'

BUILDING SECTION DETAILS



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LITIGATION.

KEYNOTES

07/05/2023 PLAN AND DETAIL CHANGES

TRIO 120 - SCIAMMARELLA RES.
VILLAGES AT WOLF CREEK, LLC
02/21/2022 11:17 AM
DRAWN FOR ONE
TIME USE FOR:

PLAN: (013.3) DATE: 02/21/2022

SHEET:

13

OF:

18

BASEMENT:
1,168 S.F.
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12D. NORTH FRAMING ELEVATION

12B. TRUSS PLAN

5D - SIDE WALL SECTION

5C - DORMER SECTION

5B - PLAN

5A - FRONT WALL SECTION

5. MAIN LEVEL DORMER DESIGN

12E. SOUTH FRAMING ELEVATION

12C. FLOOR PLAN

12F. LONGITUDINAL SECTION

12A. WEST FRAMING ELEVATION

SCALE: 1/4"=1'

8D - DORMER SECTION

8C - DORMER SECTION

8B - PLAN

8A - WALL SECTION

8. 2ND LEVEL MINI DORMER FRONT SECTION

BUILDING SECTION DETAILS

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KEYNOTES

07/05/2023 PLAN AND DETAIL CHANGES

TRIO 120 - SCIAMMARELLA RES.
VILLAGES AT WOLF CREEK, LLC
LOT 221910001
EDEN UT, 84310

PLAN: (013.3) DATE: 02/21/2022

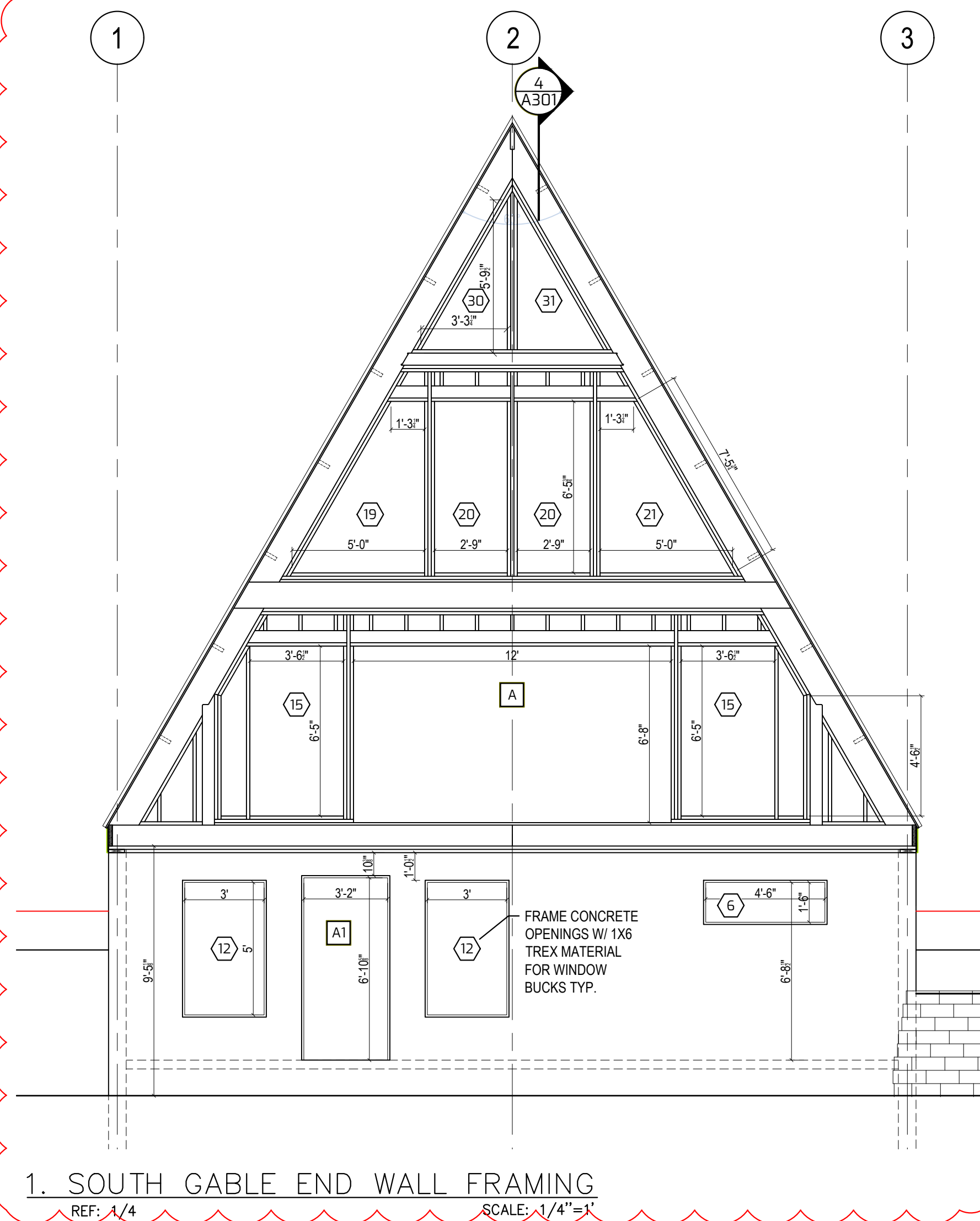
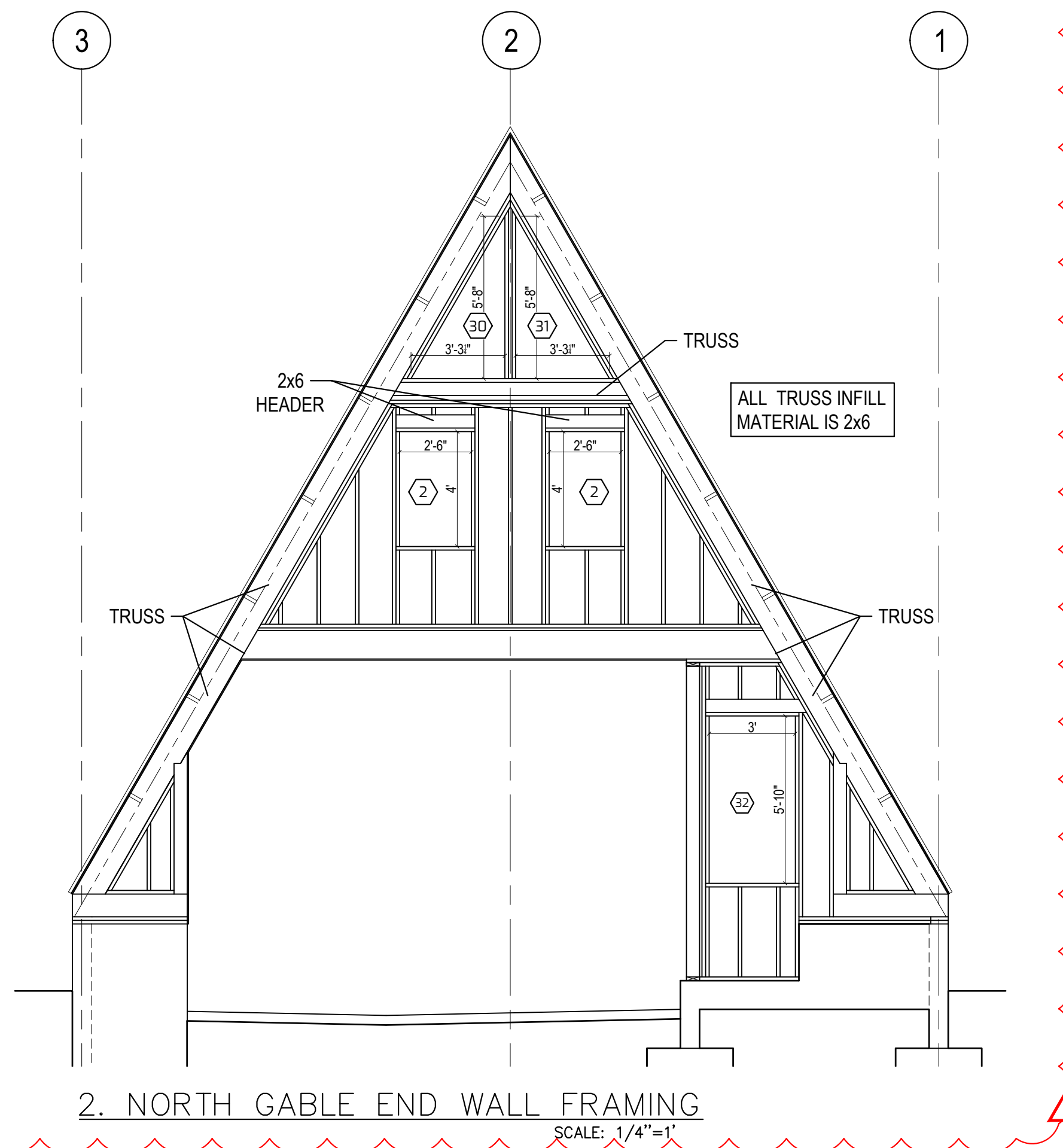
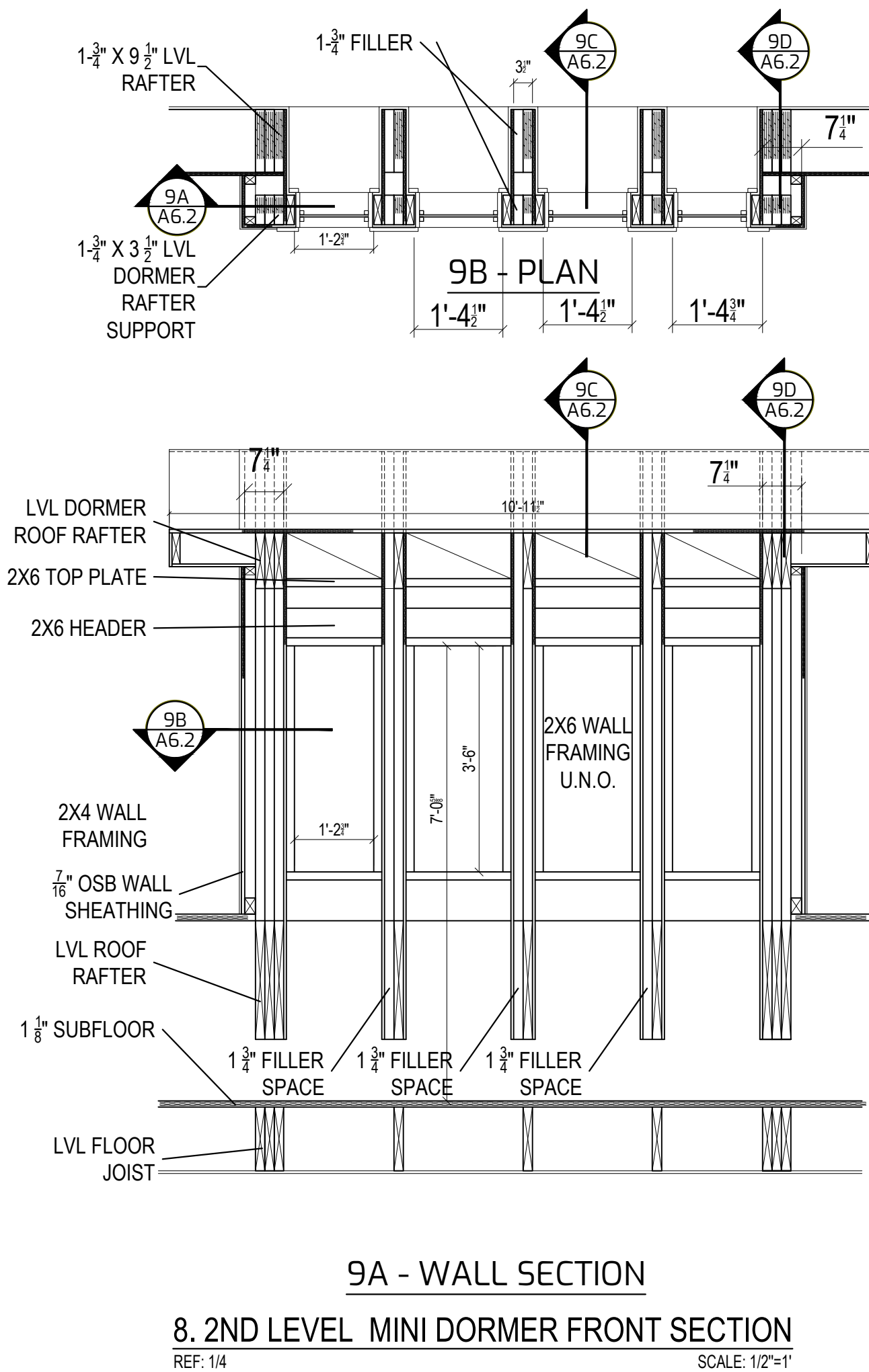
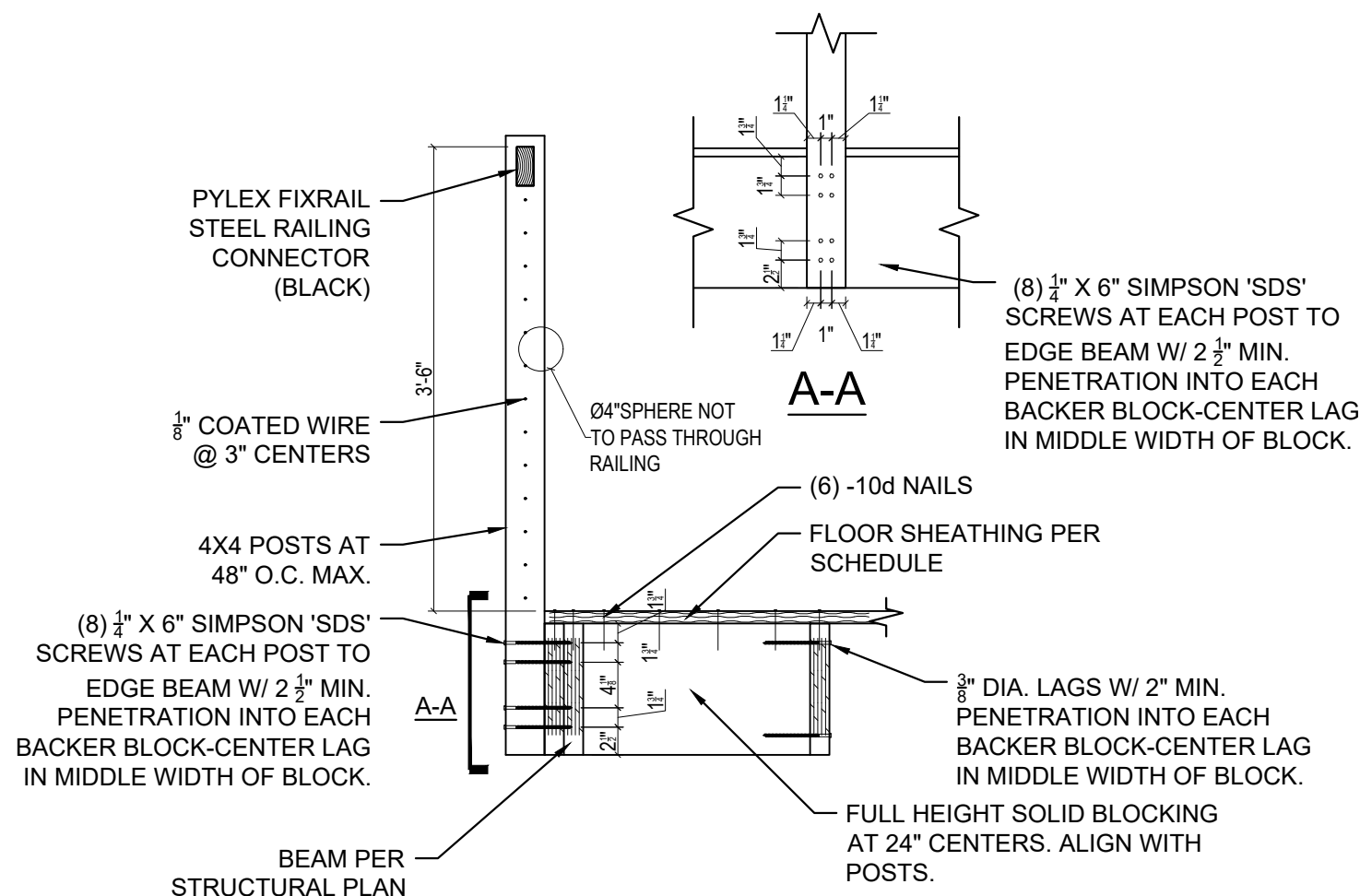
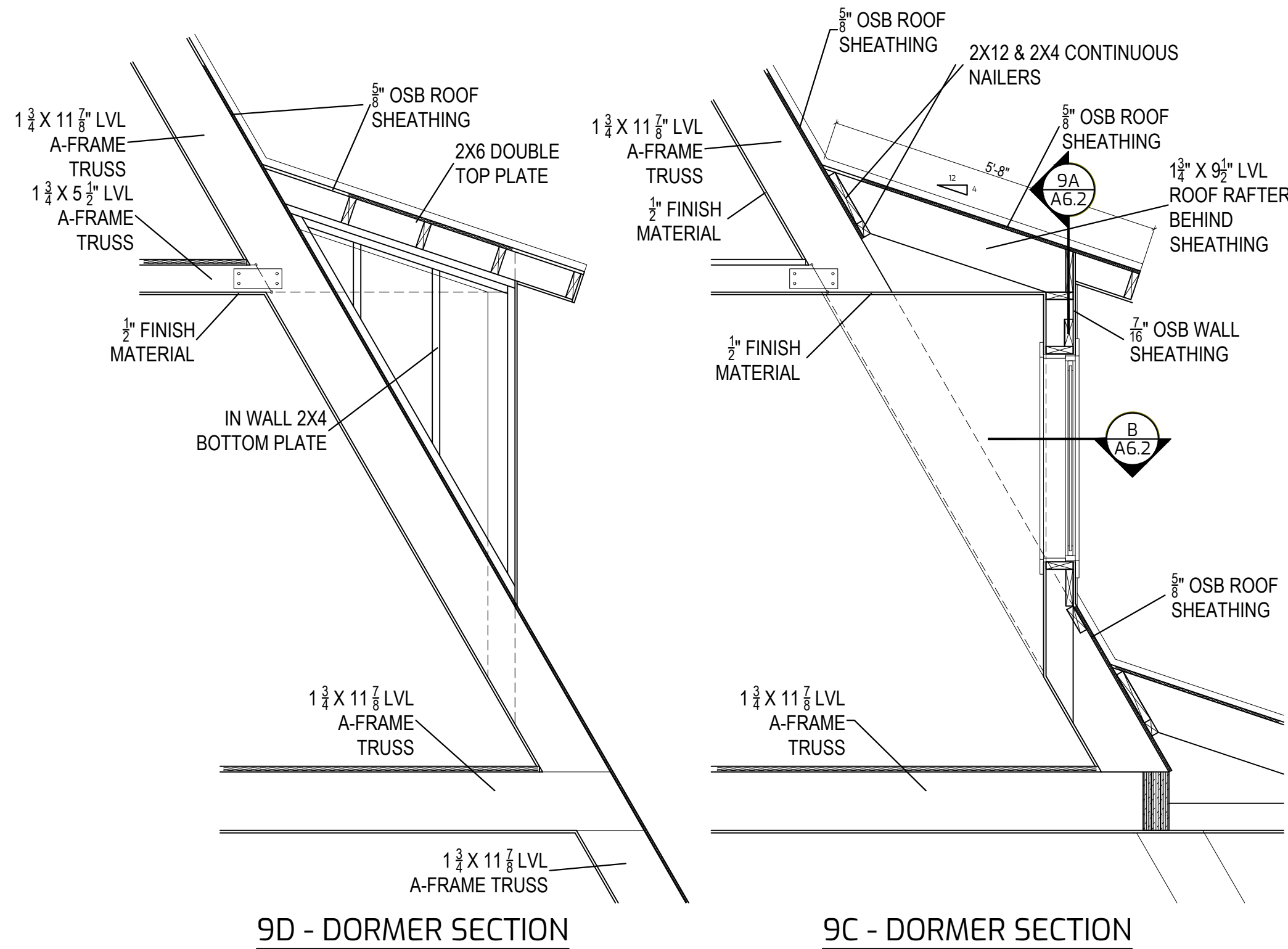
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OF:	UPPER LEVEL 471 S.F.
18	<u>TOTAL FINISHED:</u> 2,980 S.F.

AVRAME U.S.A.

avrame
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PH: 866.287.2632 ~ WWW.AVRAMEUSA.COM
EMAIL: SALES@AVRAMEUSA.COM

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07/05/2023 PLAN AND DETAIL CHANGES

TRIO 120 - SCIAMMARELLA RES.
VILLAGES AT WOLF CREEK, LLC
LOT 22191000
EDEN UT, 84310
DRAWN FOR ONE
TIME USE FOR:

PLAN: (013.3) DATE: 02/21/2022

SHEET: **15**
OF: **18**

BASEMENT:
1,168 S.F.
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UPPER LEVEL:
471 S.F.
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2,980 S.F.

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1. FOOTING & FOUNDATION PLAN

1

KEYNOTES

TRIO 120 - SCIAMMARELLA RES.
VILLAGES AT WOLF CREEK, LLC
LOT 221910001
EDEN UT, 84310

SHEET:	BASEMENT:
	1168 SF

16

OF:

18

MAIN LEVEL:
1,341 S.F.

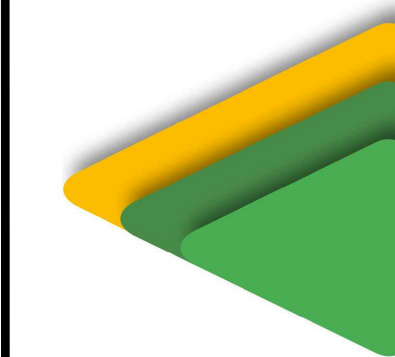
UPPER LEVEL:
471 S.F.

TOTAL FINISHED
2,980 S.F.

0 - SCIAMMARELLA
S AT WOLF CREEK
1910001
T, 84310

ONE
OR:

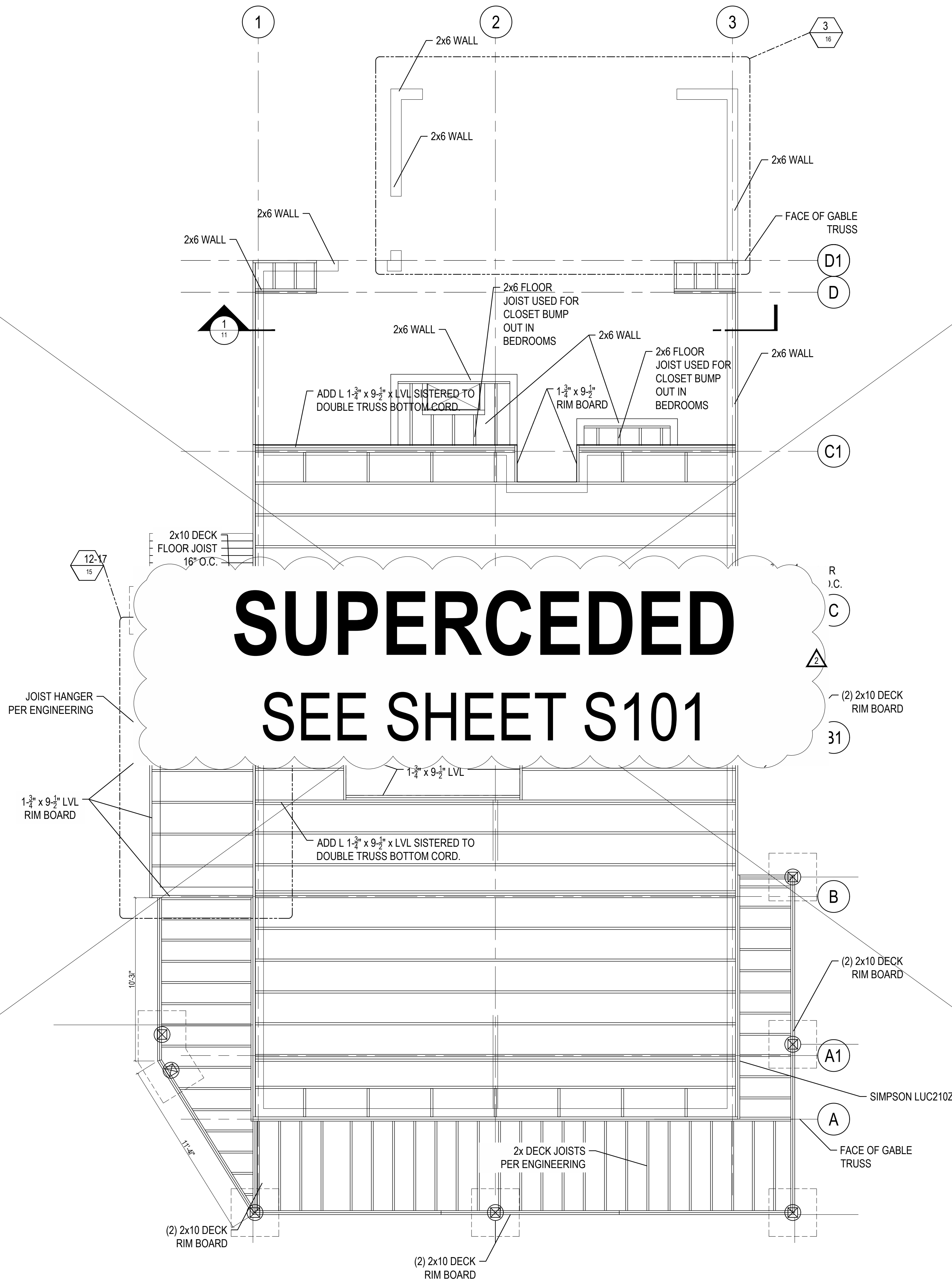
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2. MAIN LEVEL FRAMING PLAN
SCALE: 1/4"=1'



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PLAN: (013.3) DATE: 02/21/2022

SHEET:

17

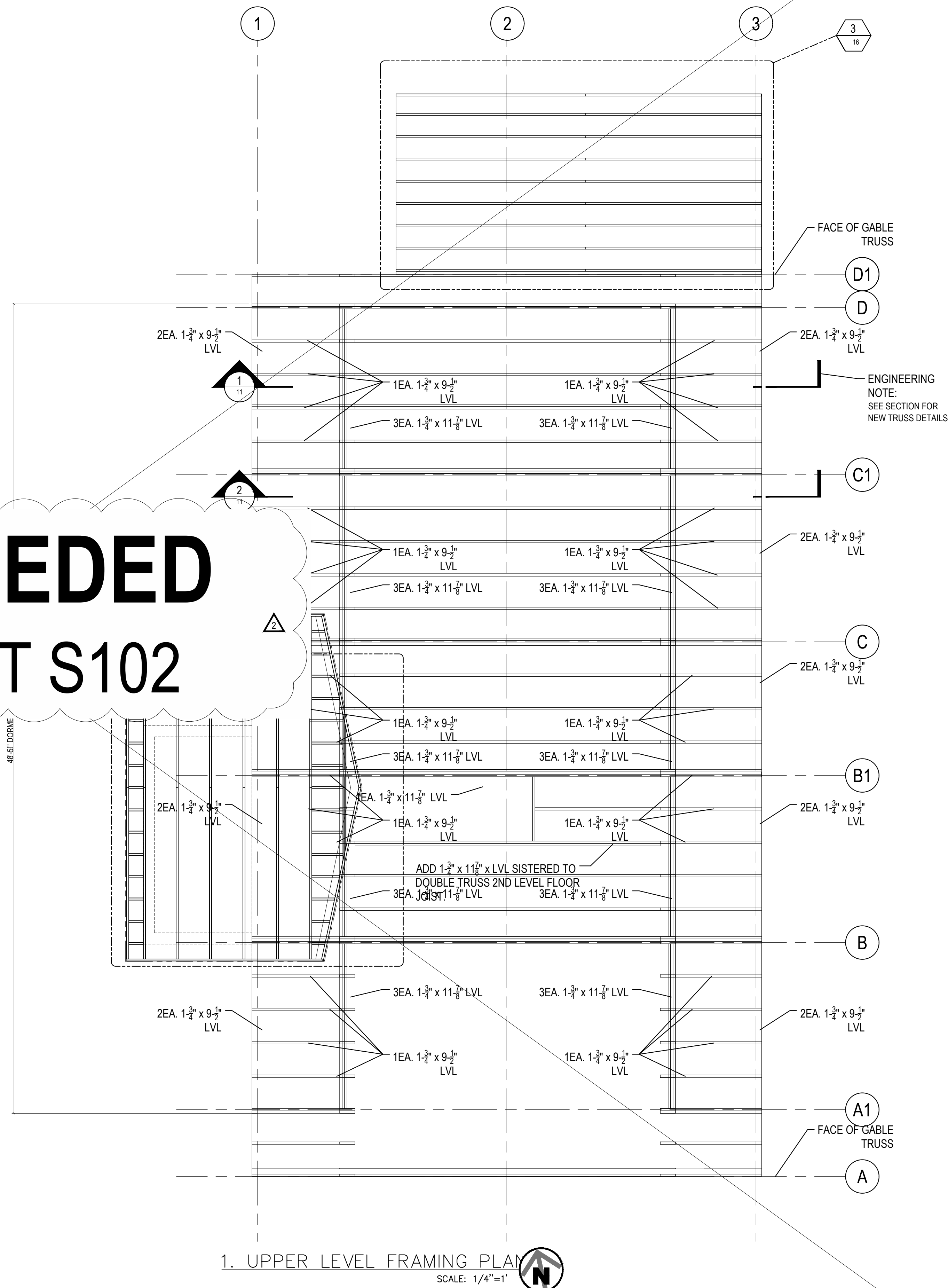
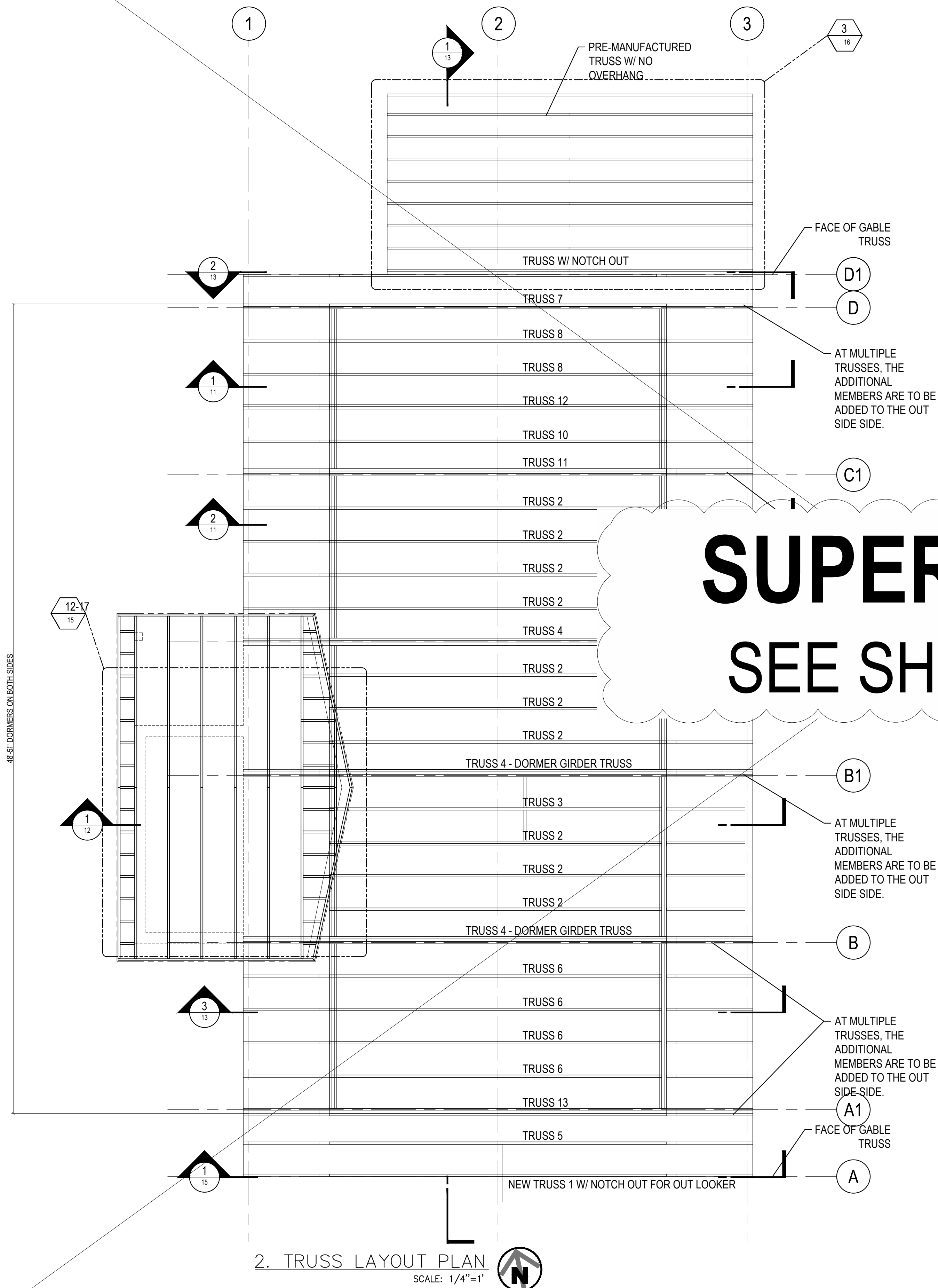
OF:

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KEYNOTES

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EDEN UT, 84310
DRAWN FOR ONE
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AVRAME U.S.A.

STRUCTURAL DETAILS

GENERAL:
UNLESS NOTED OTHERWISE, ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST BUILDING CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS AT THE JOB SITE, AND TO FULLY COORDINATE ALL DIMENSIONS AND CONDITIONS OF DETAILS WITH OTHER DISCIPLINES. ANY FIELD CONDITIONS REQUIRING CONSTRUCTION THAT IS DIFFERENT FROM THAT SHOWN ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. ANY CONFLICTING DETAILS SHOWN IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE CONSTRUCTION OF SAID DETAIL. DO NOT SCALE DRAWINGS. ANY QUESTIONS REGARDING THE CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT IN THE FORM OF A WRITTEN REQUEST FOR INFORMATION (RFI).

ALL SUPPORT OF CONSTRUCTION LOADS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL SHORING AND BRACING REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING THE CONSTRUCTION PROCESS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK SHALL BE DONE IN ACCORDANCE WITH OSHA REQUIREMENTS. POTENTIAL CONFLICTS BETWEEN THESE DOCUMENTS AND OSHA REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH THE WORK. ALL PROCEDURES OF SOIL EXCAVATION, BACK FILL, AND SUPPORT OF ADJACENT PROPERTY DURING EARTHWORk SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL DIMENSIONS INDICATED ON PLANS SHALL BE TO FACE OF STUDS, FACE OF CONCRETE BLOCK, FACE OF ROUGH CONCRETE, CENTERLINE OF COLUMNS, BOTTOM OF METAL DECK, AND TOP OF SLAB, UNLESS NOTED OTHERWISE. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT INDICATED ON STRUCTURAL DRAWINGS. THE FOLLOWING DESIGN CRITERIA SHALL BE ENFORCED.

GOVERNING BUILDING CODE: IBC 2018
RISK CATEGORY: II (IBC TABLE 1604.5)

LOADING:

ROOF LOAD

1. ROOF DEAD LOAD: 20 PSF (15 PSF + 5 PSF FOR SOLAR PANELS)
2. ROOF LIVE LOAD: 20 PSF (NON-CONCURRENT WITH ROOF SNOW LOAD)
3. ROOF SNOW LOAD:
 - A. GROUND SNOW LOAD $P_g = 60$ PSF
 - B. FLAT ROOF SNOW LOAD $P_f = 50$ PSF (SNOW DRIFT PER ASCE 7)
 - C. SLOPED ROOF SNOW LOAD $P_s = 25$ PSF
 - D. SNOW EXPOSURE FACTOR $C_e = 1.2$
 - E. SNOW LOAD IMPORTANCE FACTOR $I_s = 1.0$
 - F. THERMAL FACTOR $C_t = 1.0$

FLOOR LOAD

3. DEAD: 15 PSF
4. LIVE: 40 PSF (RESIDENTIAL)

WIND LOAD

1. BASIC WIND SPEED: 105 MPH USED IN CALCUS
2. WIND EXPOSURE TYPE: C
3. WIND IMPORTANCE FACTOR, $I_w = 1.0$
4. INTERNAL PRESSURE COEFFICIENT = ± 0.18

SEISMIC LOAD

1. SEISMIC IMPORTANCE FACTOR $I_e = 1.0$
2. SITE COEFFICIENTS
 - A. $S_Ds = 0.767g$
 - B. $C_t = 0.02$
 - C. SOIL SITE CLASS = D
 - D. SEISMIC DESIGN CATEGORY = D
4. BASIC LFRS = LIGHT FRAMED WALL WITH SHEAR WALLS (LONGITUDINAL DIR.)
 - A. RESPONSE MODIFICATION COEFFICIENT $R = 6.5$
 - B. W WEIGHT OF STRUCTURE:
 - C. DESIGN BASE SHEAR = $0.118W$ (ULTIMATE), $0.084W$ (SERVICE)
 - D. DESIGN PROCEDURE: EQUIVALENT LATERAL FORCE
5. BASIC LFRS = LIGHT FRAMED WALL WITH SHEAR WALLS (TRANSVERSE DIR.)
 - A. RESPONSE MODIFICATION COEFFICIENT $R = 2$
 - B. W WEIGHT OF STRUCTURE:
 - C. DESIGN BASE SHEAR = $0.384W$ (ULTIMATE), $0.274W$ (SERVICE)
 - D. DESIGN PROCEDURE: EQUIVALENT LATERAL FORCE

ALTERNATES:

ALTERNATE PRODUCTS OF SIMILAR STRENGTH, NATURE AND FORM FOR SPECIFIED ITEMS MAY BE SUBMITTED WITH ADEQUATE TECHNICAL DOCUMENTATION TO THE ARCHITECT/ENGINEER FOR REVIEW. ALTERNATE MATERIALS THAT ARE SUBMITTED WITHOUT ADEQUATE TECHNICAL DOCUMENTATION OR THAT SIGNIFICANTLY DEVIATE FROM THE DESIGN INTENT OF MATERIALS SPECIFIED MAY BE RETURNED WITHOUT REVIEW. ALTERNATES THAT REQUIRE SUBSTANTIAL EFFORT TO REVIEW WILL NOT BE REVIEWED UNLESS AUTHORIZED BY THE OWNER.

DISCREPANCIES:

IN CASE OF DISCREPANCIES BETWEEN THE GENERAL NOTES, SPECIFICATIONS PLAN/DETAILS OR REFERENCE STANDARDS, THE ARCHITECT/ENGINEER SHALL DETERMINE WHICH SHALL GOVERN. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK. SHOULD ANY DISCREPANCY BE FOUND IN THE CONTRACT DOCUMENTS, THE CONTRACTOR WILL BE DEEMED TO HAVE INCLUDED IN THE PRICE THE MOST EXPENSIVE WAY OF COMPLETING THE WORK, UNLESS PRIOR TO THE SUBMISSION OF THE PRICE, THE CONTRACTOR ASKS FOR A DECISION FROM THE ARCHITECT AS TO WHICH SHALL GOVERN. ACCORDINGLY, ANY CONFLICT IN OR BETWEEN THE CONTRACT DOCUMENTS SHALL NOT BE A BASIS FOR ADJUSTMENT IN THE CONTRACT PRICE.

SITE VERIFICATION:

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. CONFLICTS BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.

MEANS, METHODS AND SAFETY REQUIREMENTS:

THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND ALL JOB RELATED SAFETY STANDARDS SUCH AS OSHA AND DOSH (DEPARTMENT OF OCCUPATIONAL SAFETY AND HEALTH). CONTRACTOR IS RESPONSIBLE TO ADHERE TO OSHA REGULATIONS REGARDING STEEL ERECTION ITEMS SPECIFICALLY ADDRESSED ON THE LATEST OSHA REGULATIONS. BOLTING AND FIELD WELDING AT ALL MEMBER CONNECTIONS IS TO BE COMPLETED PRIOR TO THE RELEASE OF THE MEMBER FROM THE HOISTING MECHANISM UNLESS REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR'S TEMPORARY BRACING AND SHORING DESIGN ENGINEER.

BRACING/SHORING DESIGN ENGINEER:

THE CONTRACTOR SHALL AT HIS DISCRETION EMPLOY AN SSE, A REGISTERED PROFESSIONAL ENGINEER FOR THE DESIGN OF ANY TEMPORARY BRACING AND SHORING.

TEMPORARY SHORING, BRACING:

THE CONTRACTOR IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY SHORING, BRACING AND OTHER ELEMENTS REQUIRED TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE WORK REQUIRED IN THE CONSTRUCTION DOCUMENTS AND THE REQUIREMENTS FOR EXECUTING IT PROPERLY.

CONSTRUCTION LOADS:

LOADS ON THE STRUCTURE DURING CONSTRUCTION SHALL NOT EXCEED THE DESIGN LOADS AS NOTED IN DESIGN CRITERIA & LOADS BELOW OR THE CAPACITY OF PARTIALLY COMPLETED CONSTRUCTION AS DETERMINED BY THE CONTRACTOR'S SSE FOR BRACING/SHORING.

CHANGES IN LOADING:

THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY THE SER OF ANY ARCHITECTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING LOAD IMPOSED ONTO THE STRUCTURE THAT DIFFERS FROM, OR THAT IS NOT DOCUMENTED ON THE ORIGINAL CONTRACT DOCUMENTS (ARCHITECTURAL / STRUCTURAL / MECHANICAL / ELECTRICAL OR PLUMBING DRAWINGS). PROVIDE DOCUMENTATION OF LOCATION, LOAD, SIZE AND ANCHORAGE OF ALL UNDOCUMENTED LOADS IN EXCESS OF 400 POUNDS. PROVIDE MARKED-UP STRUCTURAL PLAN INDICATING LOCATIONS OF ANY NEW EQUIPMENT OR LOADS. SUBMIT PLANS TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO INSTALLATION.

NOTE PRIORITIES:

PLAN AND DETAIL NOTES AND SPECIFIC LOADING DATA PROVIDED ON THE INDIVIDUAL PLANS AND DETAIL DRAWINGS SUPPLEMENTS INFORMATION IN THE STRUCTURAL GENERAL NOTES.

PLAN INFORMATION:

DIMENSIONS ARE FOR REFERENCE, CONTRACTOR TO VERIFY ALL DIMENSIONS. DIMENSIONS ARE PROVIDED BY THE ARCHITECT'S ELECTRONIC FILE. ALWAYS VERIFY THESE PLANS AND DIMENSIONS WITH THE ARCHITECT PLANS UNDER NO CIRCUMSTANCES WILL MCNEIL ENGINEERING, ITS EMPLOYEES OR AGENTS BE LIABLE FOR ANY DIRECT, INDIRECT PUNITIVE OR CONSEQUENTIAL DAMAGES THAT MAY RESULT IN ANY WAY FROM YOUR USE. MISUSE, REFERENCE TO OR RELIANCE ON ANY OF THE INFORMATION PROVIDED OR THAT RESULT FROM MISTAKES, ERRORS, OMISSIONS, INTERPRETATIONS OR DEFECTS. MCNEIL ENGINEERING EXPRESSLY DISCLAIMS ALL WARRANTIES, INCLUDING ANY EXPRESS OR

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CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY DIMENSIONS AGAINST THE CORRESPONDING OFFICIAL CONSTRUCTION DRAWINGS. DIMENSIONS SHOWN ON THE CONSTRUCTION DOCUMENTS MUST BE VERIFIED WITH ARCHITECTURAL PLANS. IF ANY DISCREPANCIES ARE FOUND THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. MCNEIL ENGINEERING DOES NOT GUARANTEE THAT THIS ELECTRONIC MEDIA HAS NOT BEEN DAMAGED, ALTERED OR MODIFIED DURING TRANSMISSION AND/OR STORAGE. MCNEIL ENGINEERING DOES NOT GUARANTEE CHANGES ON THE ARCHITECTURAL PLANS HAVE BEEN FULLY CONVEYED AND THE CONSTRUCTION DOCUMENT UPDATED. ANYONE RECEIVING ELECTRONIC MEDIA MUST VERIFY ALL INFORMATION WITH THE CORRESPONDING OFFICIAL CONSTRUCTION DRAWINGS. ANY USE OR REUSE OF THIS INFORMATION SHALL BE THE FULL RESPONSIBILITY OF THE USER.

FOUNDATIONS:

SOIL TO BE OBSERVED PRIOR TO PLACEMENT OF FOOTINGS. ALL FOOTING DEPTHS INDICATED ON PLANS ARE MINIMUM DEPTHS. FOOTINGS MAY BE PLACED IN NEAT EXCAVATED TRENCHES. TRENCH SHALL BE APPROVED BY INSPECTOR PRIOR TO PLACEMENT OF CONCRETE. AT LOCATIONS WHERE STRUCTURAL FILL IS REQUIRED, FILL SHALL BE PLACED IN 6" LIFTS & COMPACTED AT OPTIMUM MOISTURE CONTENT.

1. MAXIMUM NET BEARING PRESSURE = 1,500 PSF (NET ALLOWABLE) - ASSUMED PER IBC
2. FROST DEPTH - VERIFY W/ LOCAL JURISDICTION. FOOTINGS TO BE PLACED 36" MIN DEPTH (FROM GRADE TO BOTTOM OF FOOTING)
3. INTERIOR FOOTINGS = 12" (BOTTOM OF FOOTING TO TOP OF SOIL OR SLAB)
4. LATERAL SOIL PRESSURE : ACTIVE = 40 PCF; AT REST = 55 PCF; PASSIVE = 250 PCF (ASSUMED)
5. FRICTION COEFFICIENT : 0.45

CONCRETE:

ALL CONCRETE MATERIALS SHALL COMPLY WITH THE STANDARDS SPECIFIED IN THE LATEST EDITION OF THE ACI 318 BUILDING CODE. EACH MIX DESIGN SHALL BE REVIEWED BY AN APPROVED INDEPENDENT LABORATORY.

LOCATION	EXPOSURE CLASS	SLUMP (MAX)	AGGREGATE (MAX SIZE)	AIR CONTENT	COMPRESSIVE STRENGTH (PSI)
FOOTINGS (INTERIOR)	F0, S0, P0, C0	5"	1" DIA.	1.5%	3,500 PSI
FOOTINGS (EXTERIOR)	F0, S0, P0, C0	5"	1" DIA.	1.5%	3,500 PSI
CONCRETE WALLS	F1, S0, P0, C1	4"	3/4" DIA.	5%	4,500 PSI
INTERIOR SLAB ON GRADE	F0, S0, P0, C0	5"	3/4" DIA.	1.5%	4,000 PSI

2500 PSI USED IN DESIGN

CONCRETE TYPE: TYPE I,

MAX FLYASH: 25%

AIR CONTENT = 1.5% MEASURED AT POINT OF FINAL PLACEMENT. AIR-ENTRAINING ADMIXTURES SHALL COMPLY WITH ASTM C260 (WHEN USED). CALCIUM CHLORIDE SHALL NOT BE ADDED TO THE CONCRETE MIX. UNREINFORCED CONCRETE SLABS ON GRADE MAY HAVE CALCIUM CHLORIDE NOT EXCEEDING ONE PERCENT. AIR ENTRAINMENT SHALL BE ADJUSTED FOR THE USE OF ADMIXTURES AND FLY ASH.

ANY CONCRETE THAT FAILS TO MEET SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF THE CONTRACTOR.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, DESIGN, PLACEMENT AND REMOVAL OF ALL FORMWORK. ALL SHORING DURING PLACEMENT OF CONCRETE IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

SEE CIVIL DRAWINGS FOR SITE CONCRETE REQUIREMENTS. IN ABSENCE OF INFORMATION, USE VALUES LISTED.

CAST-IN-PLACE CONCRETE COVER:

CONFORM TO THE FOLLOWING COVER AND CORROSION PROTECTION REQUIREMENTS UNLESS NOTED OTHERWISE IN THE DRAWINGS.

REINFORCEMENT LOCATION	MIN. COVER
FOOTING BOTTOM REINFORCEMENT	3"
FOOTING TOP REINFORCEMENT	2"
SLAB ON GRADE REINFORCEMENT	2" FROM TOP
WALLS IN CONTACT WITH EARTH	2"
WALLS NOT IN CONTACT WITH EARTH	3/4"

POST-INSTALLED ANCHORS TO CONCRETE:

ANCHOR LOCATION, TYPE, DIAMETER AND EMBEDMENT SHALL BE AS INDICATED ON DRAWINGS. REFERENCE THE "POST INSTALLED ANCHORS" SECTION FOR APPLICABLE POST-INSTALLED ANCHOR ADHESIVES. ANCHORS SHALL BE INSTALLED AND INSPECTED IN STRICT ACCORDANCE WITH THE APPLICABLE ICC.

CONCRETE REINFORCING:

ALL REINFORCING BARS SHALL CONFORM TO ASTM A-615 GRADE 60, $F_y = 60,000$ PSI MIN., UNLESS NOTED OTHERWISE. BARS SHALL BE TIED SECURE PRIOR TO PLACEMENT OF CONCRETE TO MAINTAIN PROPER PLACEMENT AFTER CONCRETE IS IN PLACE. LAP ALL BARS 40 DIAMETERS UNLESS NOTED OTHERWISE. SPLICE BARS ONLY WHERE SHOWN ON PLANS.

NORMAL WEIGHT CONCRETE SHALL HAVE A UNIT WEIGHT OF POUNDS PER CUBIC FOOT. USE OF CALCIUM CHLORIDE IS NOT PERMITTED IN ANY CONCRETE MIXES. ALL OTHER ADDITIVES AND ADMIXTURES MUST HAVE THE WRITTEN APPROVAL OF THE ENGINEER. THE ENGINEER SHALL HAVE 10 BUSINESS DAYS TO REVIEW SHOP DRAWINGS.

STRUCTURAL STEEL:

ALL STRUCTURAL STEEL COMPONENTS SHALL BE FABRICATED AND ERECTED ACCORDING TO THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATIONS FOR DESIGN FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", WITH "COMMENTARY", AND THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AS WELL AS THE FOLLOWING STANDARDS.

AISC "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A-325 OR A-490 BOLTS" APPROVED BY THE RESEARCH COUNCIL ON RIVETED AND BOLTED STRUCTURAL JOINTS OF THE ENGINEERING FOUNDATION.
WIDE FLANGE SHAPES: ASTM A572 GRADE 50 OR ASTM A992 GRADE 50.
ASTM A-6 "GENERAL REQUIREMENTS FOR DELIVERY OF ROLLED STEEL PLATES, SHAPES, SHEET PILING AND BARS FOR STRUCTURAL USE".

ALL STEEL SECTIONS SHALL CONFORM TO THE FOLLOWING:
WIDE FLANGE SHAPES: ASTM A572 GRADE 50 OR ASTM A992 GRADE 50.
HOLLOW STRUCTURAL SECTIONS: ASTM A588 GRADE B
FY MIN. = 46 KSI

ANGLES, CHANNELS, PLATES & BARS: ASTM A36.

LAMINATED VENEER LUMBER:

ALL LAMINATED VENEER LUMBER SHALL CONFORM TO THE SPECIFICATIONS OF BOISE CASCADE CORPORATION FOR VENEER LUMBER, OR ENGINEER APPROVED EQUIVALENT. DESIGN VALUES SHALL MEET OR EXCEED THOSE PUBLISHED VALUES IN THE BOISE CASCADE PRODUCT GUIDE, LATEST EDITION.

SHEATHING:

SHEATHING SHALL BE A.P.A. RATED, SEE PLAN FOR SPAN RATING AND THICKNESS. SHEATHING INSTALLATION:

ROOF AND FLOOR SHEATHING SHALL BE LAID WITH THE FACE GRAIN PERPENDICULAR TO THE FRAMING MEMBERS U.N.O. AND END JOINTS SHALL BE STAGGERED. WALL SHEATHING MAY BE APPLIED HORIZONTALLY OR VERTICALLY.

ALL NAILS SHALL BE COMMON WIRE NAILS U.N.O. EQUIVALENT PNEUMATIC DRIVEN NAILS MAY BE USED IF FASTENER MANUFACTURER HAS CURRENT I.C.C. APPROVAL. FASTENERS TO BE USED SHALL BE EQUIVALENT IN LATERAL AND WITHDRAWAL STRENGTH TO THE SIZE COMMON NAIL SPECIFIED.

USE EXTERIOR GRADE SHEATHING AT DECKS AND CORRIDORS.

ROOF SHEATHING:

EDGE BLOCKING OF UNSUPPORTED EDGES OF SHEATHING AS NOTED ON PLANS. PLY CLIPS OR APPROVED EQUAL CONNECTOR SHALL BE INSTALLED AT MID SPAN BETWEEN EACH SUPPORT WHEN RAFTER SPACING EXCEEDS 16" AND EDGE BLOCKING IS NOT SPECIFIED.

TYPICAL NAILING SHALL BE 8d @ 6" O.C. AT SUPPORTED EDGES AND OVER SHEAR WALLS AND 8d @ 12" O.C. AT INTERMEDIATE SUPPORTS, U.N.O.

FLOOR SHEATHING:

EDGE BLOCKING OF UNSUPPORTED EDGES OF SHEATHING AS NOTED ON PLANS.

TYPICAL NAILING SHALL BE 10d @ 6" O.C. ALL SUPPORTED EDGES AND OVER SHEAR WALLS, AND 10d @ 12" O.C. ALL INTERMEDIATE SUPPORTS U.N.O. USE RING SHANK NAILS.

ALL FLOOR SHEATHING SHALL BE GLUED TO JOISTS. THE FIELD-GLUED FLOOR SYSTEM SHALL BE INSTALLED ACCORDING TO THE RECOMMENDATION OF THE AMERICAN PLYWOOD ASSOCIATION. GLUE SHALL BE APPLIED TO THE JOISTS AND TO THE GROOVE IN THE EDGE OF THE T & G PANELS. GLUE SHALL MEET THE REQUIREMENTS OF THE AMERICAN PLYWOOD ASSOCIATION ADHESIVE SPEC. AFG-D1 AND SHALL BE APPLIED AS DIRECTED BY THE GLUE MANUFACTURER. GLUE MAY BE APPLIED MANUALLY OR WITH PNEUMATIC OF ELECTRIC EQUIPMENT.

PREFABRICATED ROOF WOOD TRUSSES:

TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE FOLLOWING STANDARDS: NATIONAL DESIGN SPEC. - AMERICAN INSTITUTE OF TIMBER CONSTRUCTION RULE NO. 16. DESIGN SPECS FOR LT. MTL. PLATE CONNECTED WOOD TRUSSES BY THE TRUSS PLATE INSTITUTE.
CAMBER TRUSSES FOR 1 1/2 TIMES THE DEAD LOAD DEFLECTION.

TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MIN. SUPERIMPOSED LOADING: ROOF TRUSSES, ASSUMED FOR TOTAL LOADING OF 20 PSF NON-CONCURRENT WITH THE FOLLOWING:

TOP CHORD DL = 13 psf
SL = SEE SNOW LOADING
Cd=1.0
BTM. CHORD DL = 7 psf
LL = 10 psf (NOT TO BE APPLIED AT THE SAME TIME AS TOP CHORD LL)

MAXIMUM DEFLECTION OF TRUSSES SHALL BE (DEAD + LIVE).

ROOF - L240
WEB MEMBERS MAY NOT BE SHOWN ON DRAWINGS. MANUFACTURER TO DETERMINE WEB MEMBER CONFIGURATION AND TRUSS CONNECTION. NO TRUSS MAY BE ALTERED OR MODIFIED IN THE FIELD WITHOUT THE WRITTEN APPROVAL FROM THE ENGINEER. A COMPLETE SET OF SHOP DRAWINGS, ICC REPORTS AND CALCULATIONS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO THE FABRICATION OF ANY MEMBERS. SUCH CALCULATIONS SHALL BE PREPARED UNDER THE DIRECTION OF A LICENSED ENGINEER IN THE STATE IN WHICH THE BUILDING IS TO BE BUILT.

ROUGH CARPENTRY:

FRAMING LUMBER SHALL BE KILN DRIED AND SHALL MEET THE FOLLOWING MINIMUM STANDARD U.N.O.

USE:

	SPECIES	GRADE
SILL PLATES 2 x 4	D.F.	STANDARD OR BETTER.
2 x 6, 2 x 8	D.F.	NO. 2 OR BETTER.
ALL SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY, SHALL BE PRESSURE TREATED OR CALIFORNIA REDWOOD.		

HORIZONTAL FRAMING LUMBER: (U.N.O.)

4x4 AND SMALLER D.F. NO. 2
2x ROOF JOISTS & RAFTERS D.F. NO. 2
2x FLOOR JOISTS D.F. NO. 2
3x LEDGERS D.F. NO. 1
4x HEADERS & BEAMS D.F. NO. 1
6x6 & LARGER BEAMS D.F. NO. 1

VERTICAL FRAMING LUMBER: (U.N.O.)

ALL STUDS D.F. STUD GRADE OR #2 (SEE PLAN)
ALL POSTS D.F. NO. 1
ALL OTHER LUMBER U.N.O D.F. STANDARD OR BETTER.

FINGER-JOINTED LUMBER MAY BE USED EXCEPT AT SHEARWALL. HOLDDOVNS LOCATIONS:
AT EXTERIOR LOCATIONS, DECKS EXPOSED CORRIDORS, USE APA RATED SHEATHING EXTERIOR, WHERE CONSTRUCTION DELAYS ARE EXPECTED PRIOR TO PROVIDING PROTECTION USE APA RATED SHEATHING EXPOSURE 1 COMMONLY KNOWN AS "CDX". PROVIDE A MINIMUM OF (2) STUDS UNDER ALL BEAM BEARING LOCATIONS UNO. PROVIDE A MINIMUM OF (3) STUDS UNDER ALL GIRDER TRUSS BEARING LOCATIONS UNO. WHERE POSTS OR MULTIPLE STUDS UNDER BEAMS OR HEADERS ARE IDENTIFIED ON DRAWINGS, THOSE POSTS OR MULTIPLE STUDS SHALL BE CARRIED TO THE FOUNDATION. BLOCK JOISTS AT ALL SUPPORTS. DOUBLE JOISTS UNDER PARALLEL PARTITIONS. BLOCK UNDER PERPENDICULAR PARTITIONS AT 32" O.C.

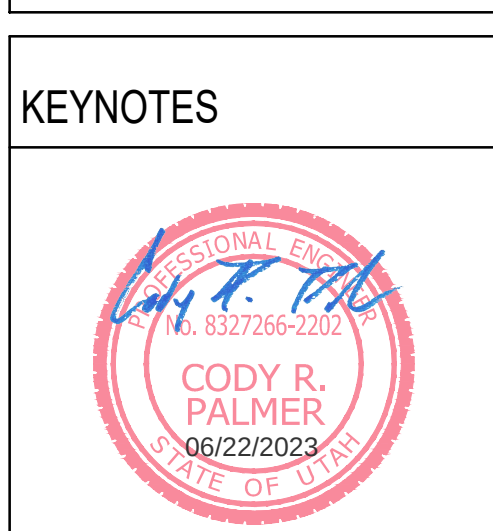
JOISTS HANGERS AND OTHER METAL FRAMING ACCESSORIES ARE REFERRED TO ON PLANS BY PARTICULAR TYPE AS MANUFACTURED BY SIMPSON COMPANY, SAN LEANDRO CALIFORNIA. ACCESSORIES OF OTHER MANUFACTURER WITH EQUIVALENT LOAD CARRYING CHARACTERISTICS MAY BE USED, WHEN APPROVED BY ENGINEER.

BOLTS: HOLES IN WOOD 1/16" OVERSIZE MAX. USE WASHERS AGAINST WOOD. RE-TIGHTEN ALL BOLTS BEFORE CLOSING IN. PRE-DRILL HOLES FOR LAG BOLTS AND TURN BOLTS INTO HOLES. DO NOT DRIVE IN FIRE STOPPING, BACKING FOR INTERIOR FINISHES, NON-BEARING WALLS AND OTHER NON-STRUCTURAL FRAMING IS NOT NECESSARILY SHOWN ON THE STRUCTURAL DRAWINGS. SEE FASTENING SCHEDULE (U.N.O.) PER IBC CHAPTER 23

FASTENERS IN PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD: FASTENERS SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM A 153 PER IBC CHAPTER 23



ATTENTION
THESE PLANS, DRAWINGS, AND DESIGN ARE THE PROPERTY OF AVrame U.S.A. AND SHALL NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT WRITTEN CONSENT OF AVrame U.S.A. THESE PLANS ARE TO BE USED FOR ONE TIME USE FOR CONSTRUCTION OF SITE BELOW.



REVISIONS		
#	DESCRIPTION	DATE

CITY REVIEW

TRIO 120 - SCIAMARELLA RES. VILLAGES AT WOLF CREEK, LLC LOT 221910001 EDEN UT., 84310		DRAWN FOR ONE TIME USE FOR: AVRAME U.S.A.
PLAN: 20003.010	DATE: 06/20/2023	
SHEET: S001	BASEMENT LEVEL: 1,101 S.F. MAIN LEVEL: 1,242 S.F. UPPER LEVEL: 451 S.F. TOTAL FINISHED: 2,784 S.F.	

ATTENTION
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DESIGNS ARE THE PROPERTY
OF AVrame U.S.A. AND SHALL
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OF AVrame U.S.A. THESE
PLANS ARE NOT TO BE USED FOR A
ONE TIME USE FOR CONSTRUCTION OF SITE
BELOW

KEYNOTES



REVISIONS

#	DESCRIPTION	DATE

CITY REVIEW

TRIO 120 - SCIAMARELLA RES.
VILLAGES AT WOLF CREEK, LLC
LOT 221910001
EDEN UT, 84310

AVrame U.S.A.
DRAWN FOR ONE
TIME USE FOR:

PLAN:
20003.010

DATE:
06/20/2023

SHEET:

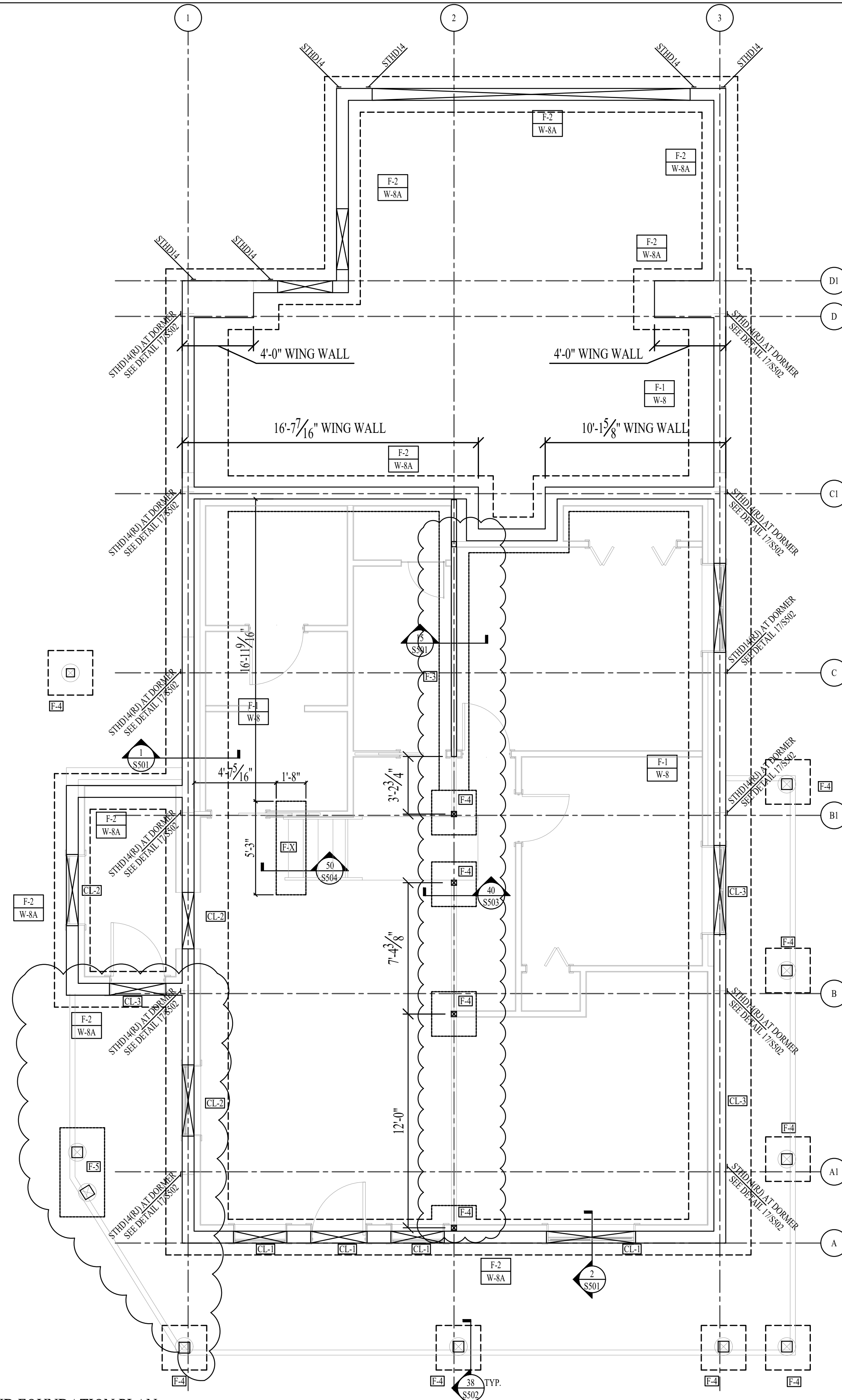
BASEMENT LEVEL:
1,101 S.F.
MAIN LEVEL:
1,242 S.F.
UPPER LEVEL:
461 S.F.
TOTAL FINISHED:
2,784 S.F.

FOOTING/FND NOTES

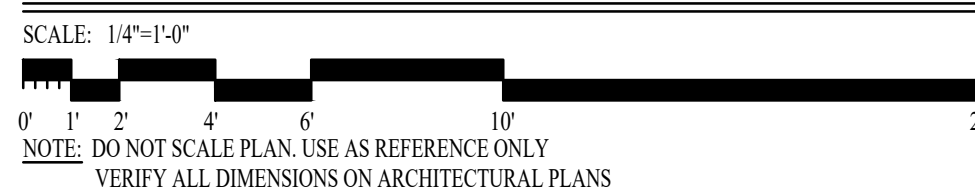
- ALL FOOTINGS ADJACENT TO AREAS EXPOSED TO FREEZING TEMPERATURE SHALL BE AT OR BELOW FROST DEPTH - VERIFY WITH LOCAL BUILDING DEPARTMENT
- DIMENSIONS (IF ANY) ARE FOR REFERENCE ONLY. DO NOT SCALE PLANS. VERIFY ALL DIMENSIONS WITH ARCH PLANS.
- ALL BOLT HOLES SHALL BE DRILLED $\frac{1}{16}"$ TO $\frac{1}{8}"$ OVERSIZED

McNEIL ENGINEERING
Civil Engineering • Consulting & Landscape Architecture
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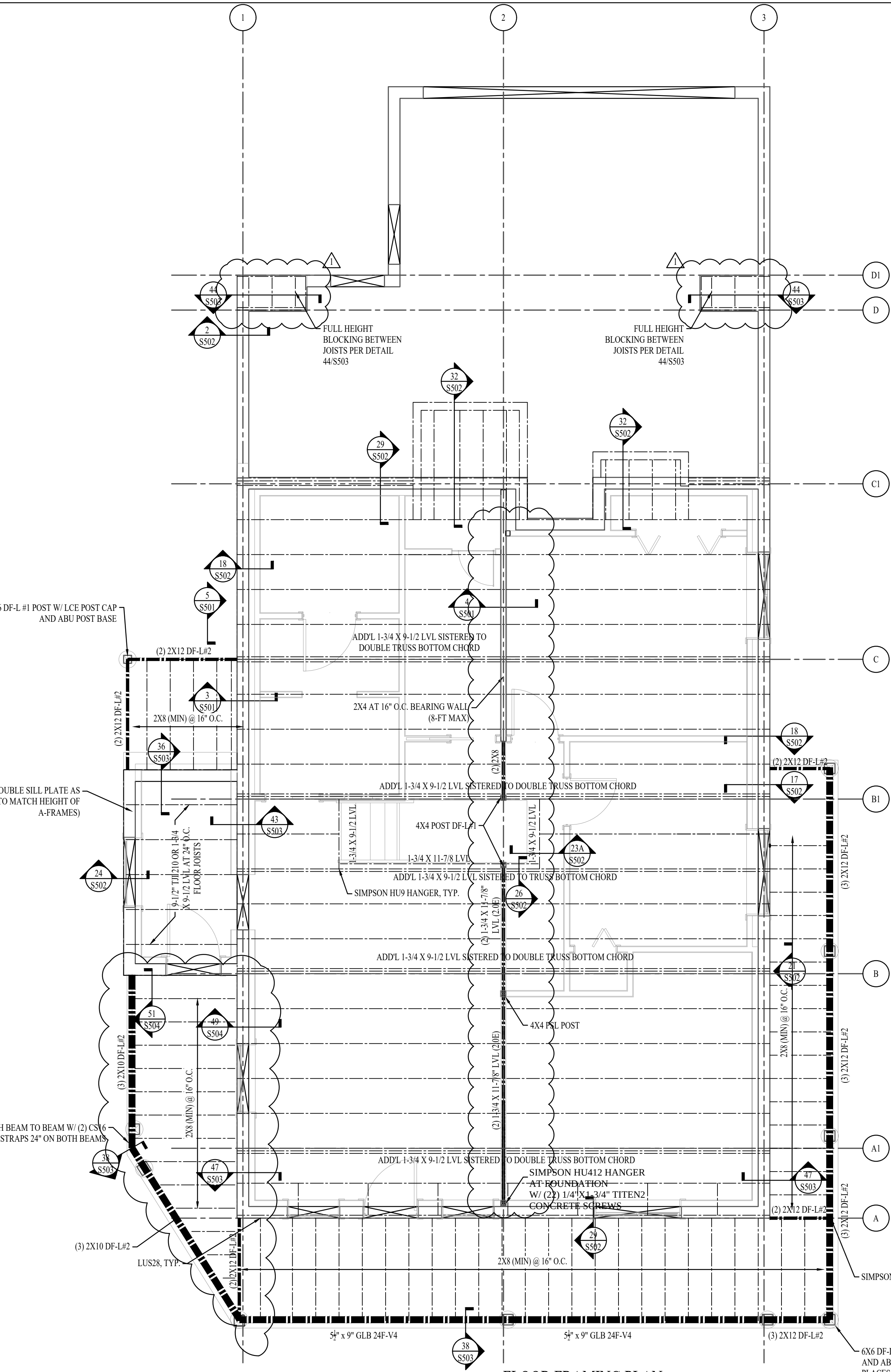
8018 South Sandy Parkway, Suite 300, Sandy, Utah 84070 801.255.7798 mcneilengineering@comcast.net
General and Sustainable Design, Professional and Non-Professional Services



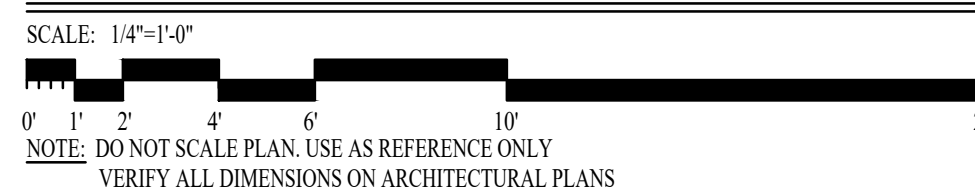
FOOTING AND FOUNDATION PLAN



NOTE: DO NOT SCALE PLAN. USE AS REFERENCE ONLY
VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS



FLOOR FRAMING PLAN



NOTE: DO NOT SCALE PLAN. USE AS REFERENCE ONLY
VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS

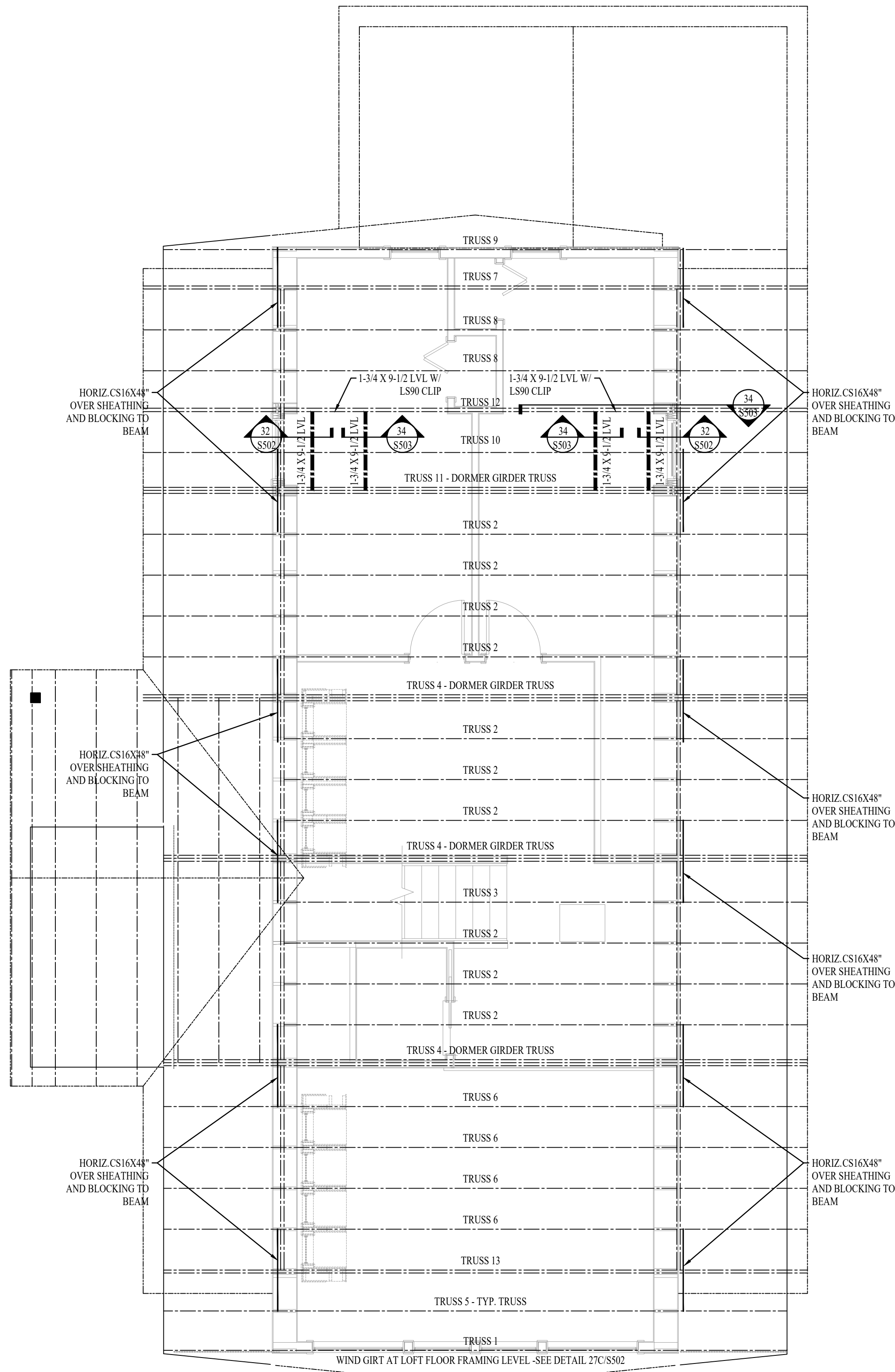
FOUNDATION WALL SCHEDULE						
MARK	THICKNESS	VERT REINFORCEMENT SIZE	SPACING	HORIZ REINFORCEMENT SIZE	SPACING	REMARKS
W-8	8"	#4	10"	#4	12"	-
W-8A	8"	#4	16"	#4	16"	TYP FOUNDATION WALL

ROOF/FLOOR SHEATHING SCHEDULE									
MARK	TYPE	THICKNESS	SPAN RATING	NAILING					REMARKS
				SIZE	BLOCKED	EDGE	BOUNDARY	FIELD	
FLOOR	T&G	3/4"	48/24	10d	NO	6"	6"	12"	GLUE AND NAIL
ROOF	CDX/OSB	5/8"	40/20	8d	NO	6"	6"	12"	-

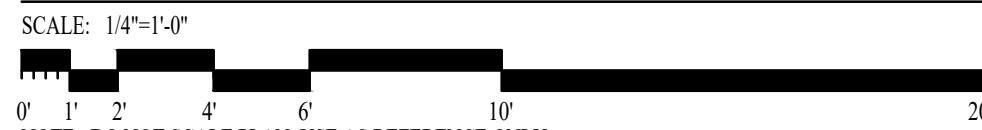
FOOTING SCHEDULE												
MARK	WIDTH	LENGTH	DEPTH	REINFORCING CROSSWISE				REINFORCING LENGTHWISE				REMARKS
				NO	SIZE	LENGTH	SPACING	NO	SIZE	LENGTH	SPACING	
F-1	36"	CONT	12"	-	-	-	-	3	#5	CONT	EQ	CONTINUOUS FOOTING
F-2	24"	CONT	12"	-	-	-	-	2	#5	CONT	EQ	CONTINUOUS FOOTING
F-3	20"	CONT	12"	-	-	-	-	2	#5	CONT	EQ	CONTINUOUS FOOTING
F-4	30"	30"	12"	2	#5	24"	-	3	#5	24"	EQ	SPOT FOOTING
F-5	30"	60"	12"	6	#5	24"	-	3	#5	34"	EQ	SPOT FOOTING
F-X	20"	63"	10"	-	-	-	-	2	#5	57"	EQ	MONOLITHIC FOOTING

CONCRETE LINTEL/JAMB SCHEDULE

LINTEL MARK	MAX LENGTH (6'-FT (GABLE END))	MIN DEPTH	LINTEL REINFORCEMENT	SHEAR STIRRUPS	JAMB REINFORCEMENT
CL-1	6'-FT (GABLE END)	10"	(2) #4 BARS BOTTOM; (2) #4 BARS TOP	#3 STIRRUPS @ 1.5' FROM FACE OF SUPPORT, FILL @ 3" O.C.	(2) #4 VERTICAL BARS
CL-2	4'-FT	10"	(2) #4 BARS BOTTOM; (2) #4 BAR TOP		(2) #4 VERTICAL BARS
CL-3	5'-FT	10"	(2) #4 BARS BOTTOM; (2) #4 BAR TOP	#3 STIRRUPS @ 1.5' FROM FACE OF SUPPORT, FILL @ 3" O.C.	(2) #4 VERTICAL BARS
- PROVIDE (2) #4 HORIZ. BARS ABOVE OPENING AND (2) #4 VERT. BARS MIN EACH SIDE OF OPENINGS, U.N.O. ABOVE - HORIZ. BARS ABOVE OPENINGS TO EXTEND PAST EDGES OF OPENING 24" MIN					



ROOF/OVERALL TRUSS LAYOUT PLAN



NOTE: DO NOT SCALE PLAN. USE AS REFERENCE ONLY. VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS.

MARK	TYPE	THICKNESS	SPAN RATING	NAILING					REMARKS
				SIZE	BLOCKED	EDGE	BOUNDARY	FIELD	
FLOOR	T&G	3/4"	48/24	10d	NO	6"	6"	12"	GLUE AND NAIL
ROOF	CDX/OSB	5/8"	40/20	8d	NO	6"	6"	12"	-

WALL SHEATHING SCHEDULE

MARK	TYPE	THICKNESS	SPAN RATING	NAILING					REMARKS
				SIZE	BLOCKED	EDGE	BOUNDARY	FIELD	
SW1	OSB/CDX	7/16"	32/16	8d	YES	6"	6"	12"	-
SW2	OSB/CDX	7/16"	32/16	8d	YES	4"	4"	12"	-
SW3	OSB/CDX	7/16"	32/16	8d	YES	3"	3"	12"	SEE NOTE 3
SW4	OSB/CDX	7/16"	32/16	8d	YES	2"	2"	12"	SEE NOTE 3

NOTES FOR SHEAR WALLS

1. NAILS FOR SW WALLS MAY BE BOX NAILS. NAILS FOR FLOOR AND ROOF TO BE COMMON TYPE.

2. WHERE SHEATHING IS APPLIED TO EACH FACE OF WALL AND NAIL SPACING IS LESS THAN 6" O.C., PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.

3. WHERE NAIL SPACING IS 3" O.C. OR LESS, FOUNDATION SILL PLATES AND ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR SHALL BE DOUBLE 2" NOMINAL MEMBERS. STITCH NAIL THE 2" NOMINAL MEMBERS WITH DOUBLE ROW OF 10D COMMON NAILS @ 4" O.C.

PRE-FABRICATED ROOF TRUSSES AT 24" O.C. MAX (TRUSS HANGERS PER MANUFACTURER)
MIN SNOW LOADING: 50 PSF SNOW LOAD (MIN) + 15 PSF (SLIDING SNOW FROM UPPER ROOF)
(VERIFY W/ CITY/COUNTY) - SEE GENERAL NOTES: 15 PSF DEAD LOAD: WIND LOAD ASCE 7

EXTERIOR WALLS OF ENTRY:
2X6 AT 16" O.C. WALLS SHEATH W/ 7/16" OSB W/ 6" O.C. EDGE NAIL AND 12" O.C. FIELD, TYP.

BEAM TO RUN FROM DORMER POST TO ROOF TRUSS

DO NOT BEAR TRUSSES THIS WALL/TRUSS

CANTILEVER THIS BEAM

BEAM TO RUN TO ROOF TRUSS

CANTILEVER THIS BEAM

ATTACH LEDGER OR TRUSS TOP CHORD TO WALL W/ (2) 1/4" X 4-1/2" SDS WOOD SCREWS EACH STUD OR FRAMING MEMBER (16" O.C.)

LOFT JOISTS PER TRUSS ELEVATIONS

EDGE NAIL ALONG JOIST

LOFT JOISTS PER TRUSS ELEVATIONS

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LOFT JOISTS PER TRUSS ELEVATIONS

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DESIGNS ARE THE PROPERTY
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CONSTRUCTION OF SITE
BELOW

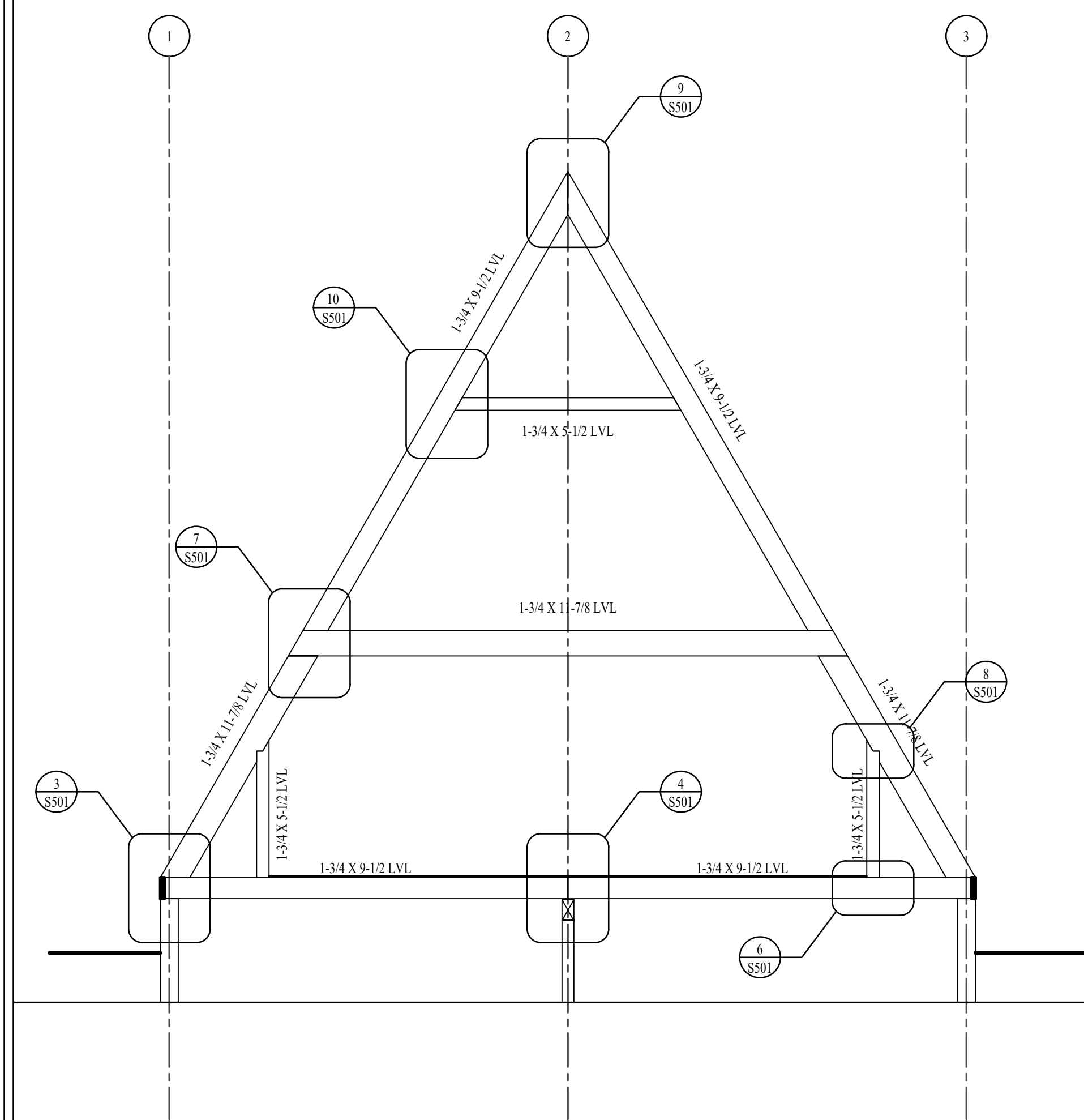
KEYNOTES

PROFESSIONAL ENGINEER
CODY R. PALMER
06/22/2023
STATE OF UTAH

REVISIONS		
#	DESCRIPTION	DATE

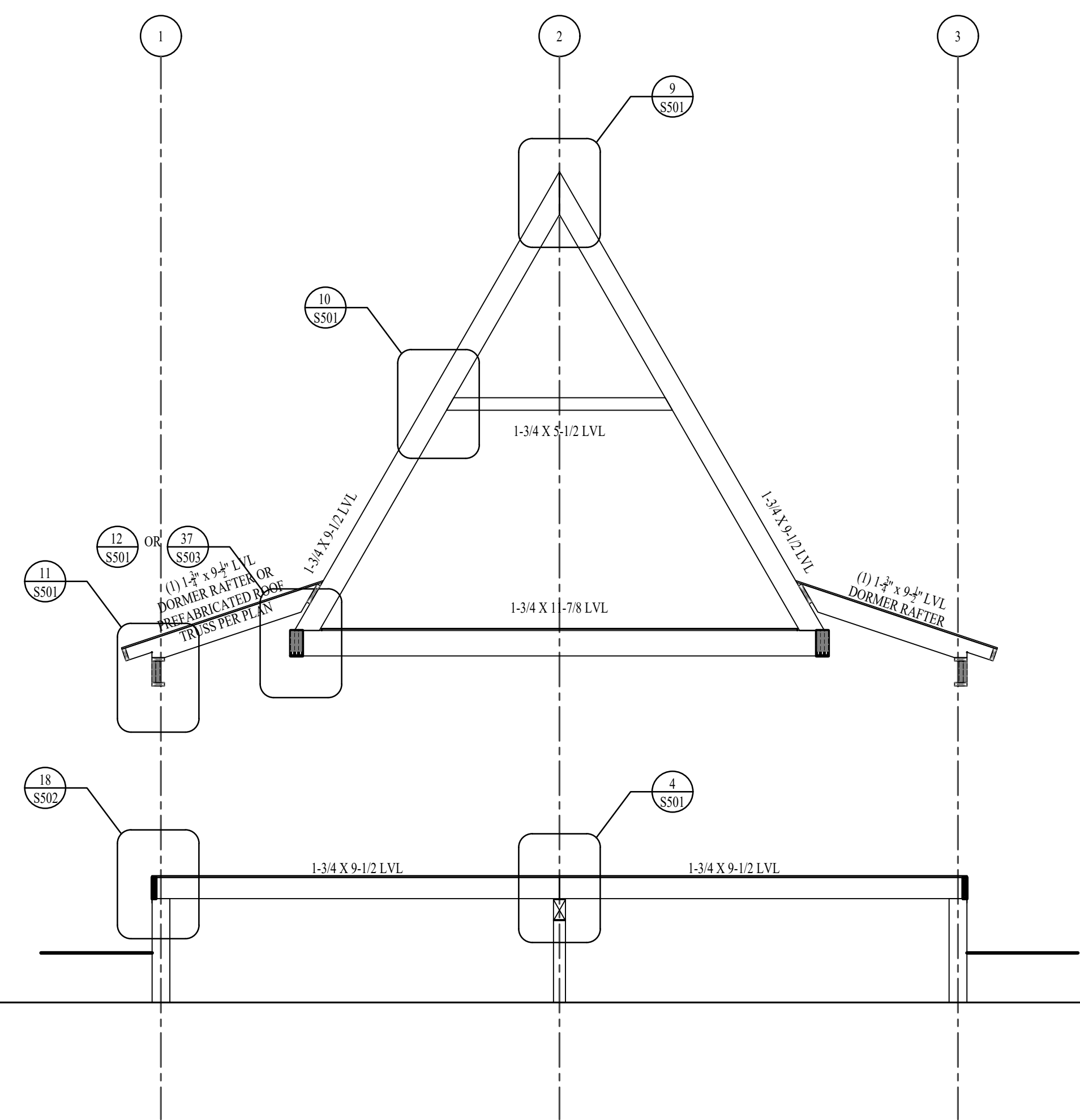
CITY REVIEW

TRIO 120 - SCIAMMARELLA RES. VILLAGES AT WOLF CREEK, LLC LOT 221910001 EDEN UT, 84310		DRAWN FOR ONE TIME USE FOR: AVrame U.S.A.
PLAN: 20003.010	DATE: 06/20/2023	
SHEET:	BASEMENT LEVEL: 1,101 S.F.	S301
	MAIN LEVEL: 1,242 S.F.	
	UPPER LEVEL: 451 S.F.	
TOTAL FINISHED: 2,784 S.F.		



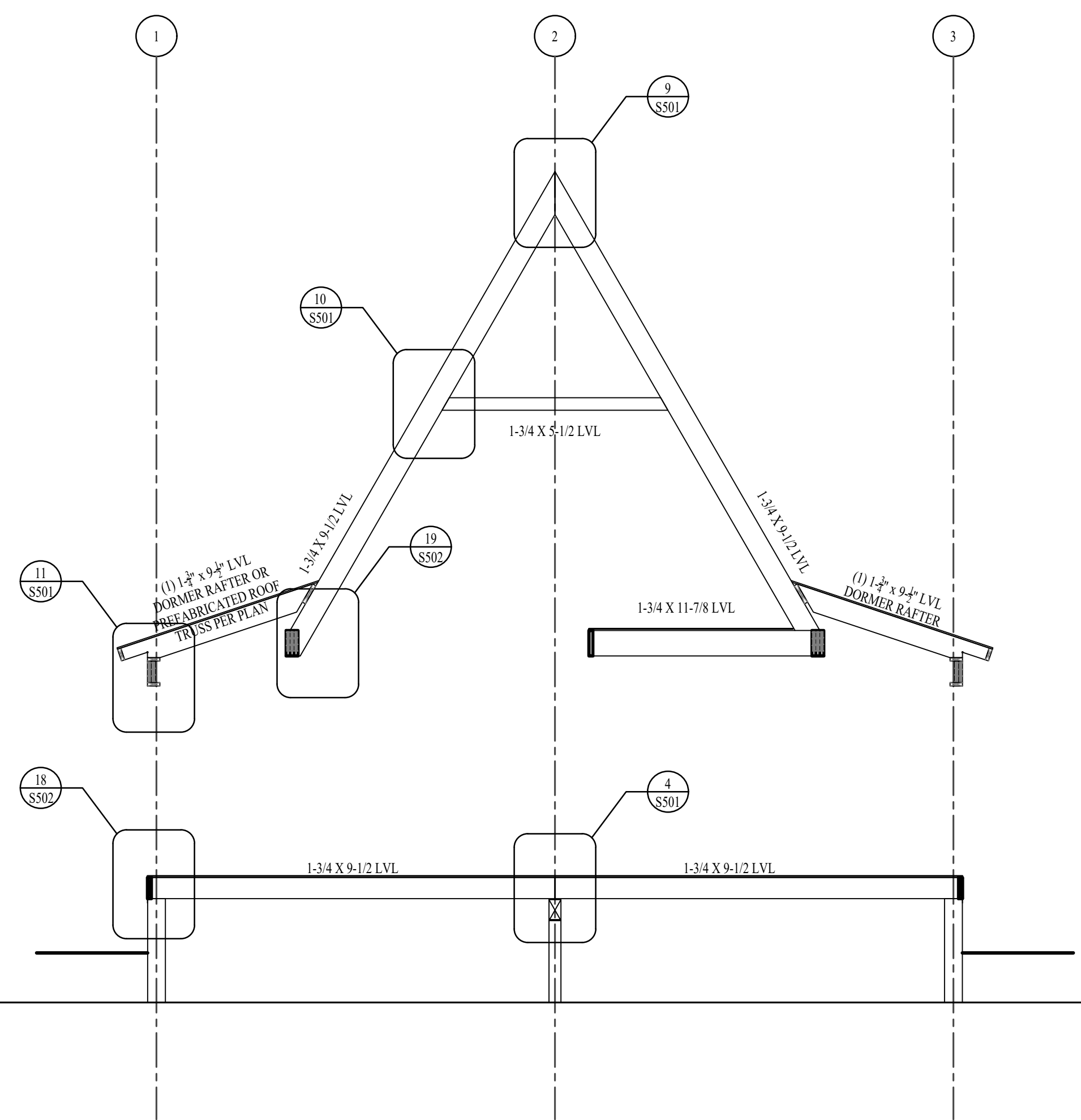
TRUSS 1 ELEVATION

SCALE: N.T.S.



TRUSS 2 ELEVATION

SCALE: N.T.S.



TRUSS 3 ELEVATION

SCALE: N.T.S.

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DESIGNS ARE THE PROPERTY
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WITHOUT WRITTEN CONSENT
OF AVrame U.S.A. THESE
DRAWINGS ARE ISSUED FOR A
ONE TIME USE FOR THE
CONSTRUCTION OF SITE
BELOW

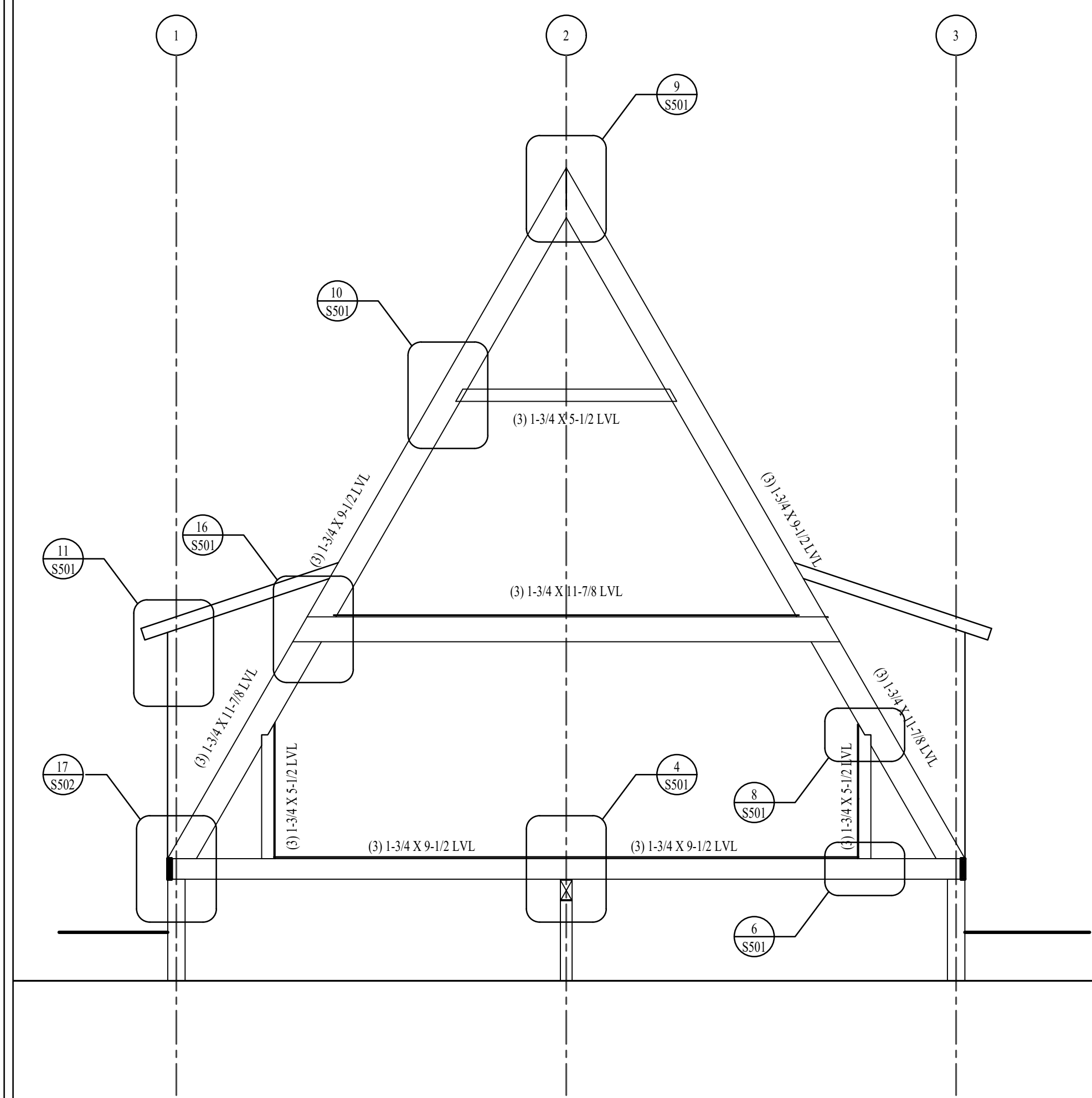
KEYNOTES



REVISIONS		
#	DESCRIPTION	DATE

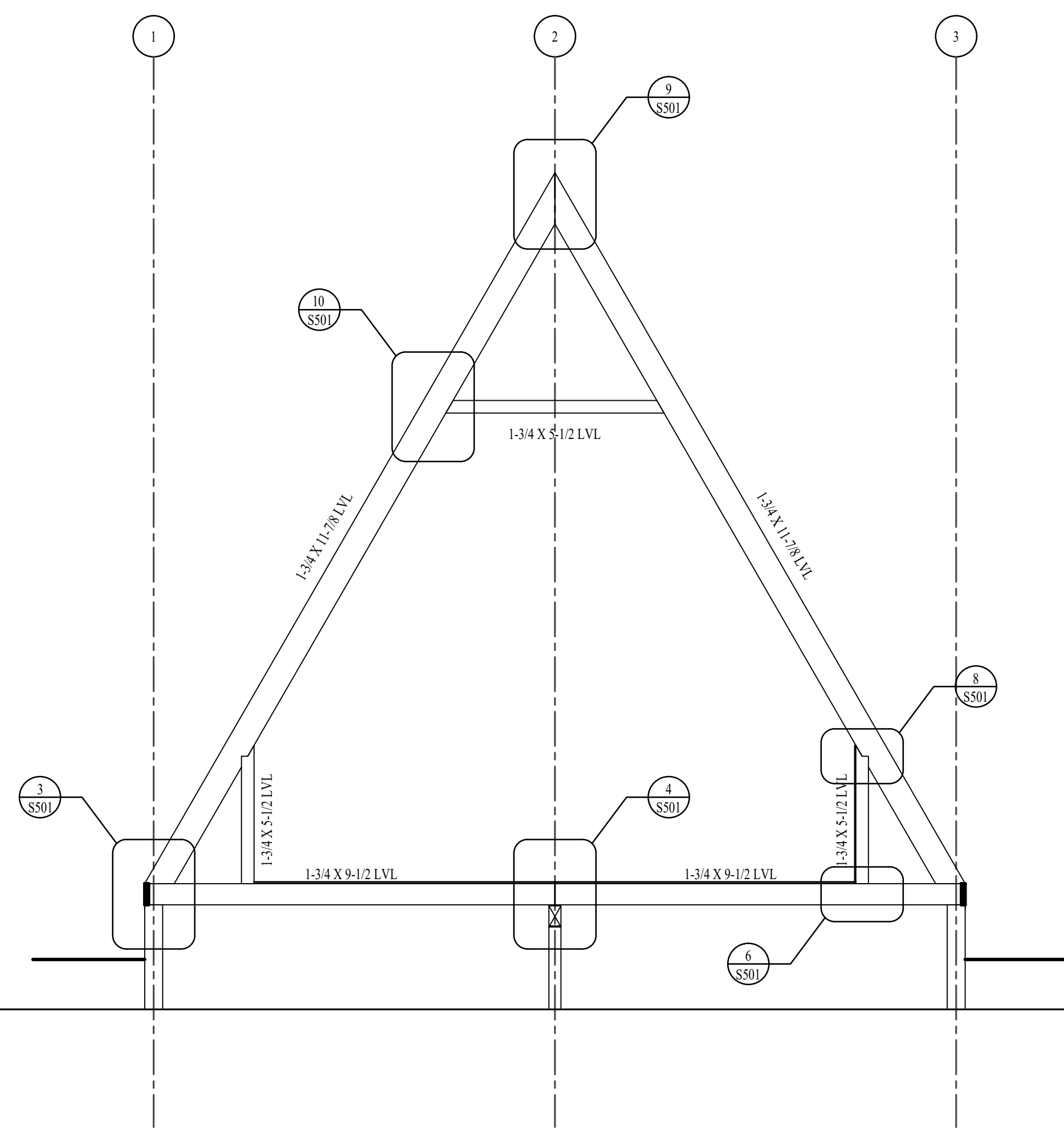
CITY REVIEW

TRIO 120 - SCIAMMARELLA RES. VILLAGES AT WOLF CREEK, LLC LOT 221910001 EDEN UT, 84310		DRAWN FOR ONE TIME USE FOR: AVRAME U.S.A.	
PLAN: 20003.010	DATE: 06/20/2023		
SHEET: S302	BASEMENT LEVEL: 1,101 S.F.		
	MAIN LEVEL: 1,242 S.F.		
	UPPER LEVEL: 451 S.F.		
	<u>TOTAL FINISHED:</u> 2,784 S.F.		



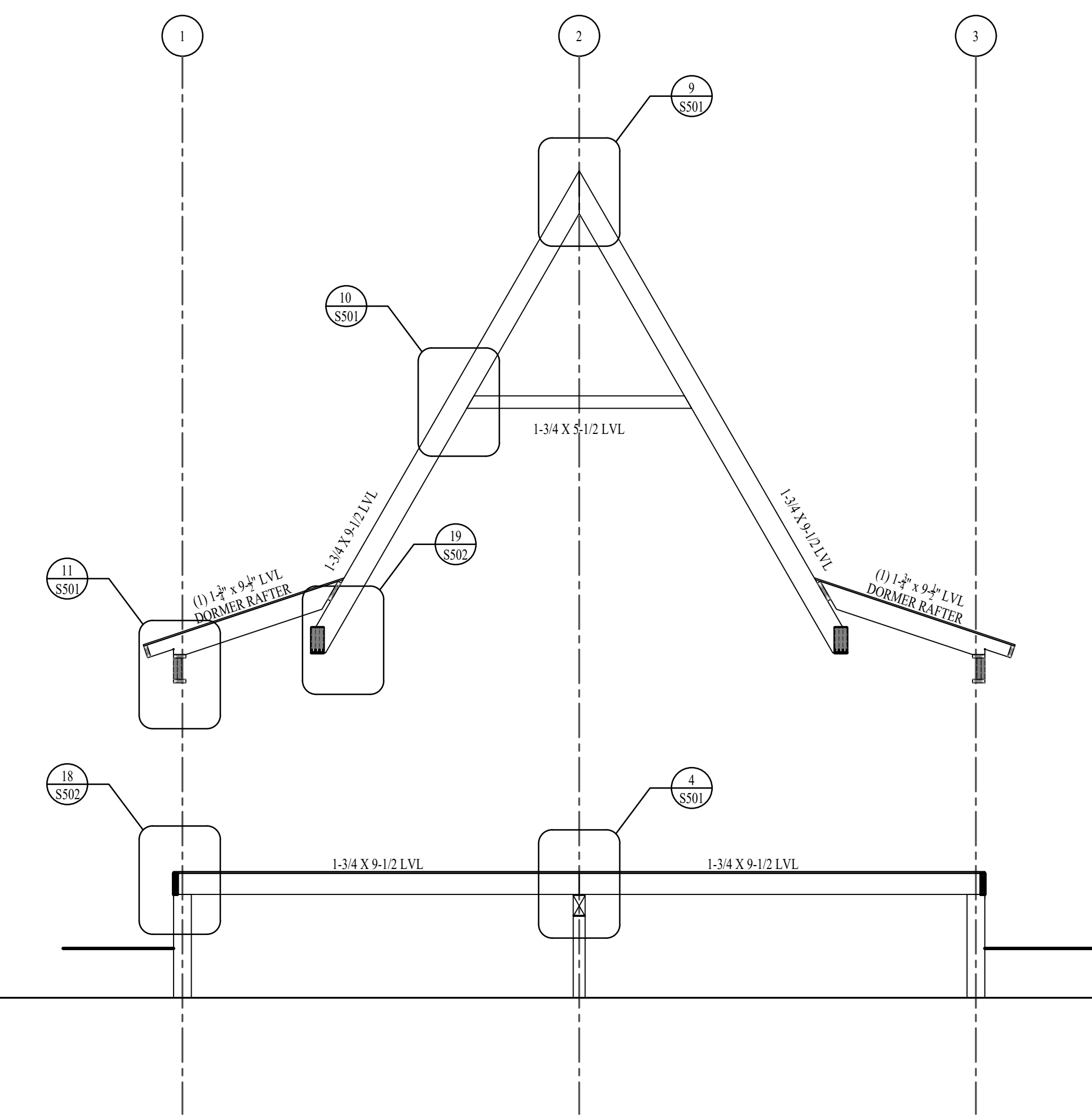
TRUSS 4 ELEVATION

SCALE: N.T.S.



TRUSS 5 ELEVATION

SCALE: N.T.S.



TRUSS 6 ELEVATION

SCALE: N.T.S.

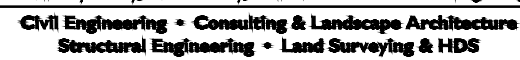


REVISIONS		
#	DESCRIPTION	DATE

TRIO 120 - SCIAMMARELLA RES.
VILLAGES AT WOLF CREEK, LLC
LOT 221910001
EDEN UT, 84310

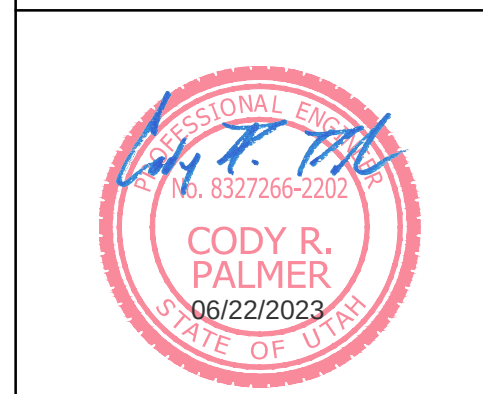
AVRAME U.S.A.

PLAN: 20003.010	DATE: 06/20/2023
SHEET:	BASEMENT LEVEL: 1,101 S.F.
S303	MAIN LEVEL: 1,242 S.F.
	UPPER LEVEL: 451 S.F.
	<u>TOTAL FINISHED:</u> 2,784 S.F.



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PLANS ARE NOT TO BE USED FOR A
ONE TIME USE FOR CONSTRUCTION OF SITE
BELOW

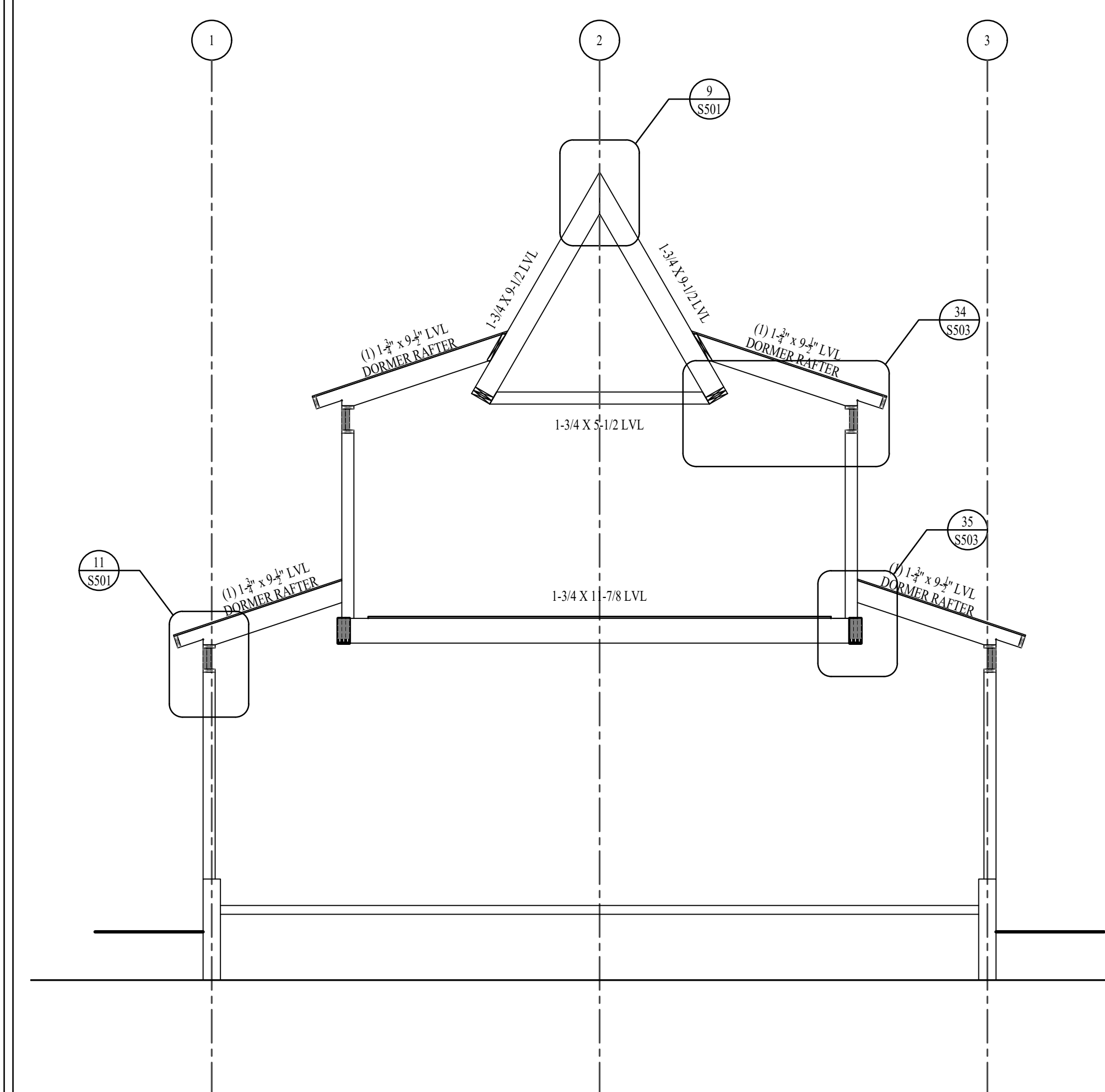
KEYNOTES



REVISIONS		
#	DESCRIPTION	DATE

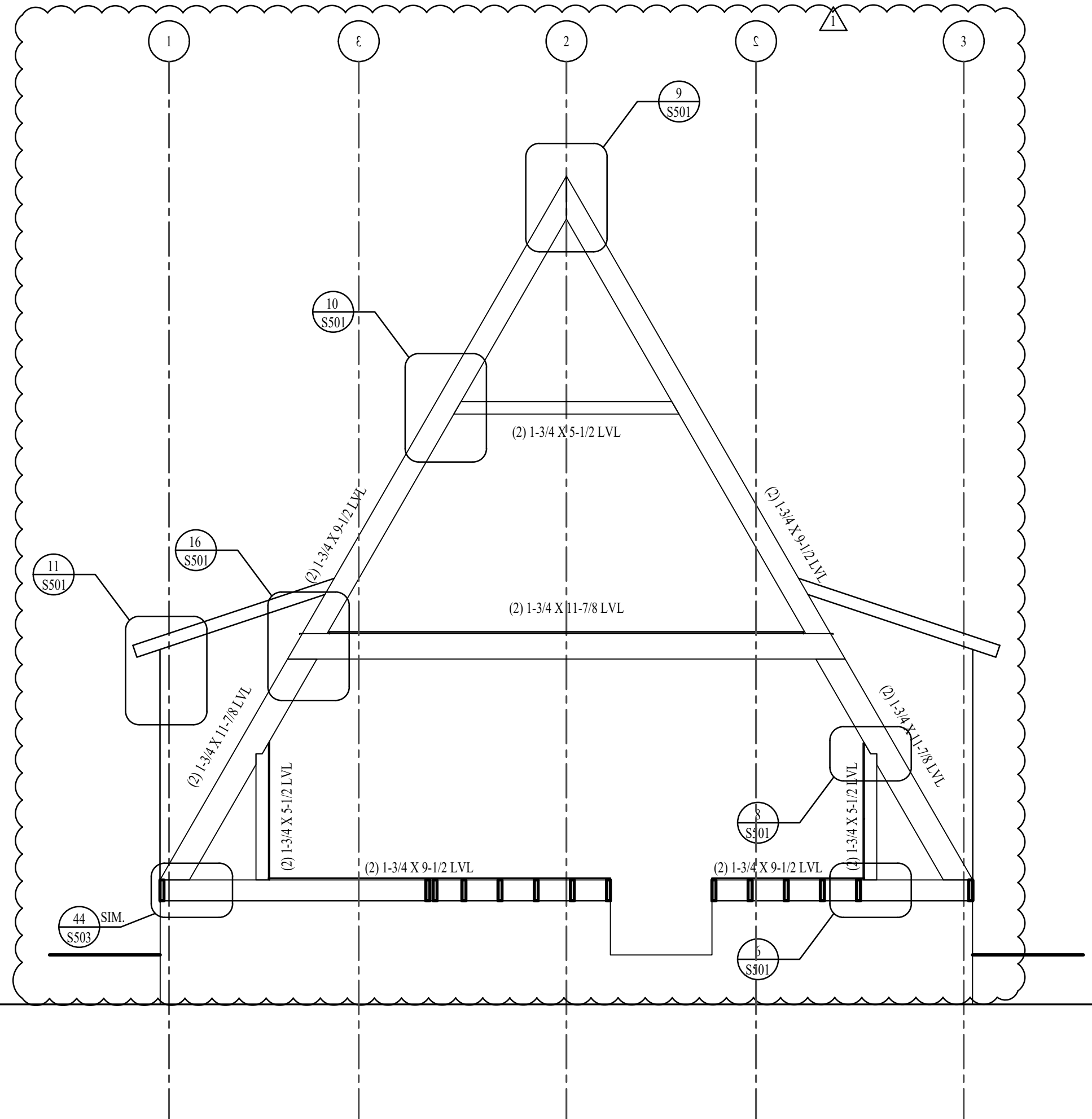
CITY REVIEW

TRIO 120 - SCIAMMARELLA RES. VILLAGES AT WOLF CREEK, LLC LOT 221910001 EDEN UT, 84310		DRAWN FOR ONE TIME USE FOR: AVrame U.S.A.
PLAN: 20003.010	DATE: 06/20/2023	
SHEET: S304	BASEMENT LEVEL: 1,101 S.F.	TOTAL FINISHED: 2,784 S.F.
	MAIN LEVEL: 1,242 S.F.	
	UPPER LEVEL: 451 S.F.	



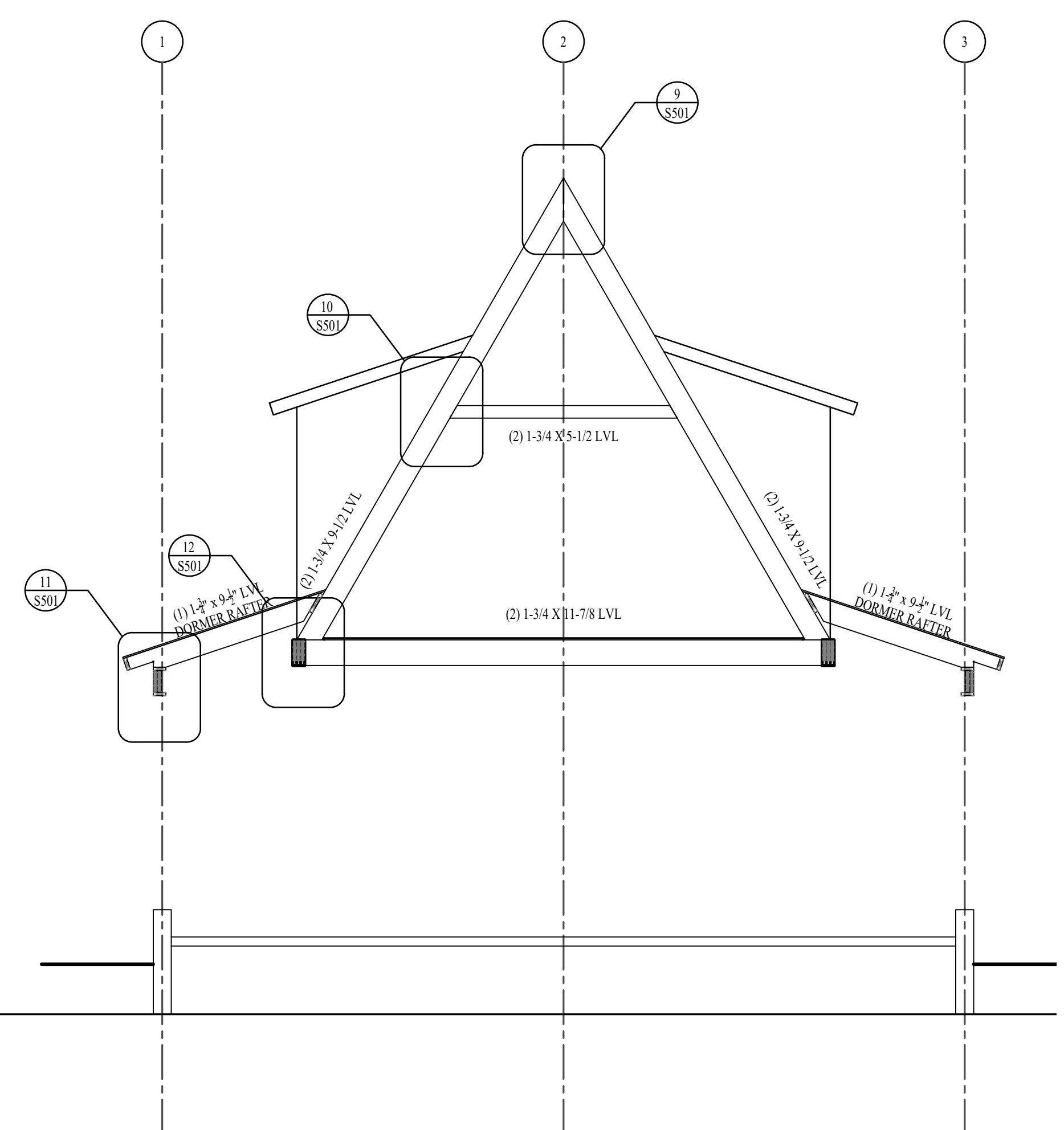
TRUSS 10 ELEVATION

SCALE: N.T.S.



TRUSS 11 ELEVATION

SCALE: N.T.S.



TRUSS 12 ELEVATION

SCALE: N.T.S.

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PLANS ARE NOT TO BE USED FOR A
ONE TIME USE FOR CONSTRUCTION OF SITE
BELOW

KEYNOTES



REVISIONS

#	DESCRIPTION	DATE

CITY REVIEW

TRIO 120 - SCIAMMARELLA RES.
VILLAGES AT WOLF CREEK, LLC
LOT 221910001
EDEN UT, 84310

AVrame U.S.A.

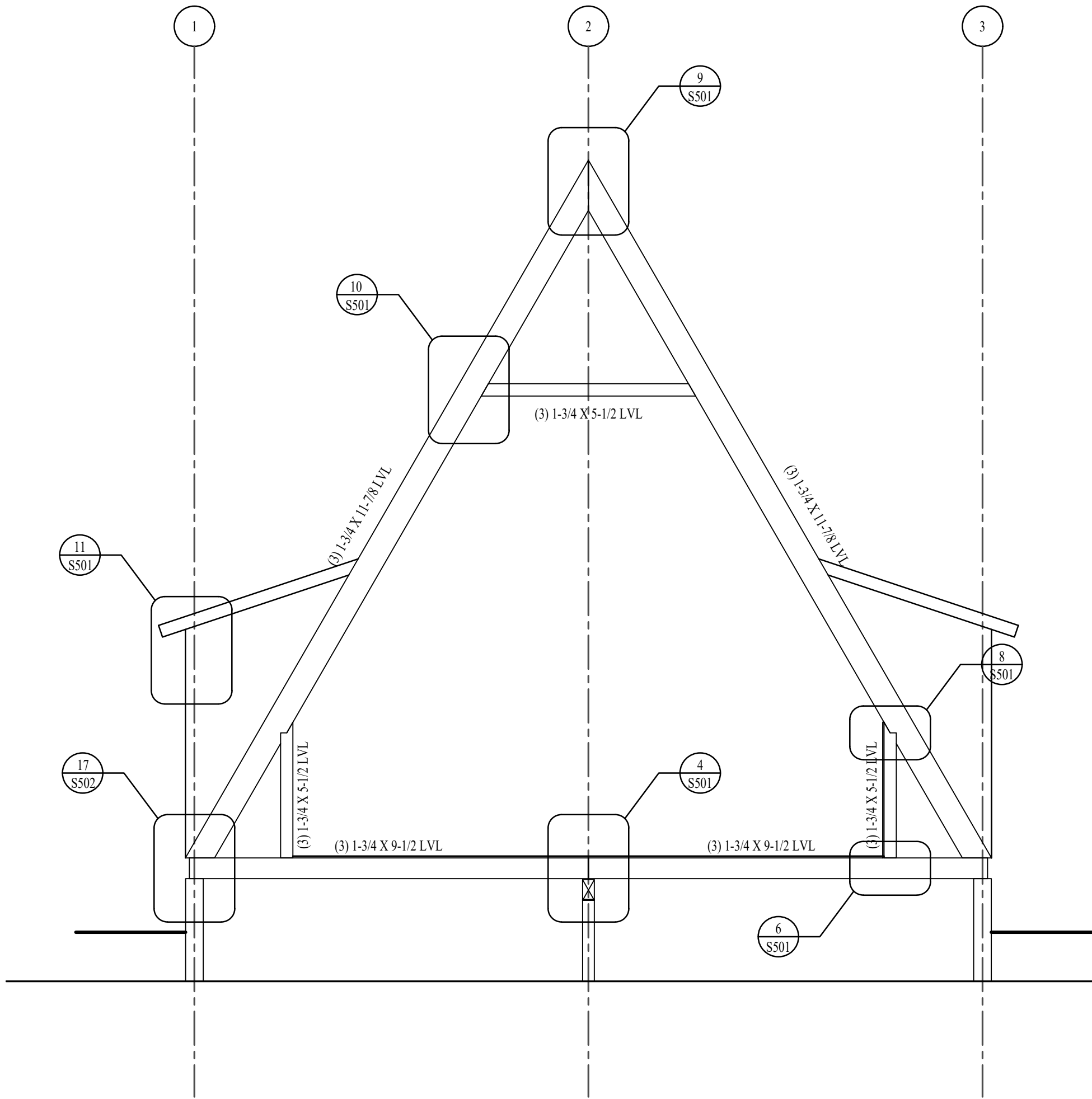
PLAN:
20003.010

DATE:
06/20/2023

SHEET:

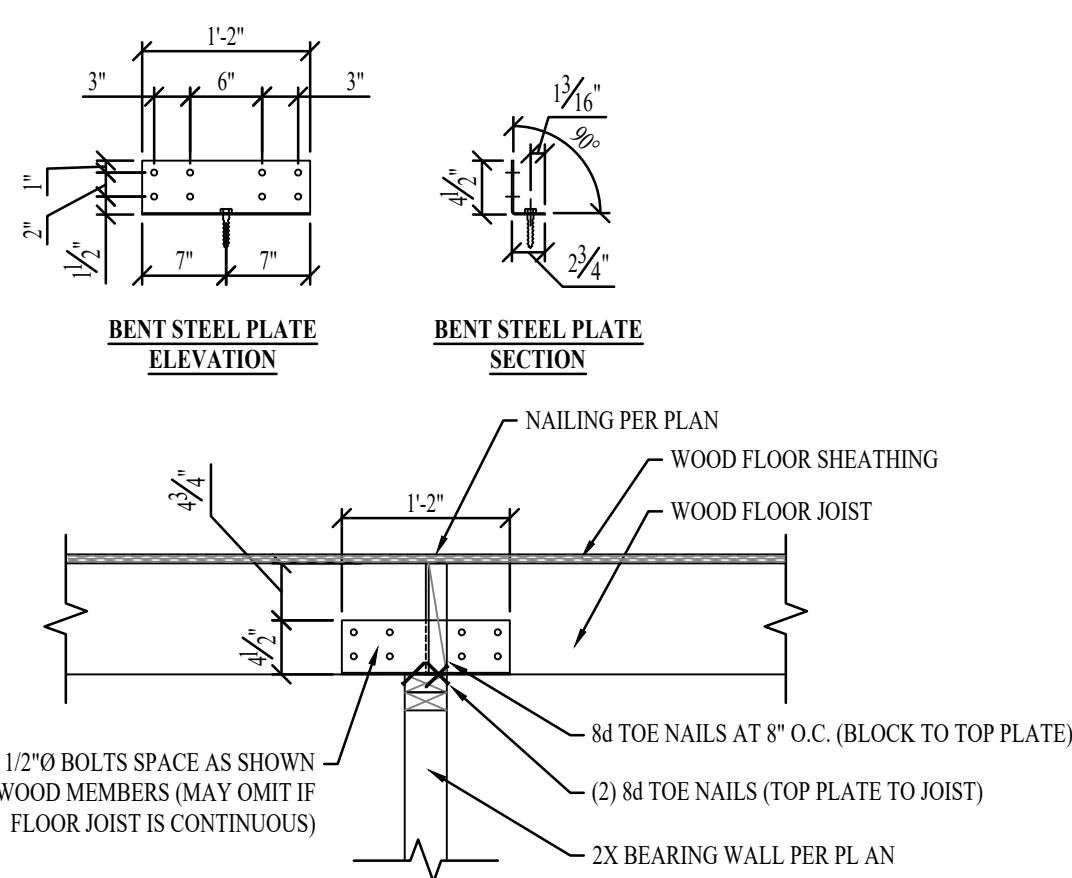
BASEMENT LEVEL:
1,101 S.F.
MAIN LEVEL:
1,242 S.F.
UPPER LEVEL:
451 S.F.
TOTAL FINISHED:
2,784 S.F.

S305

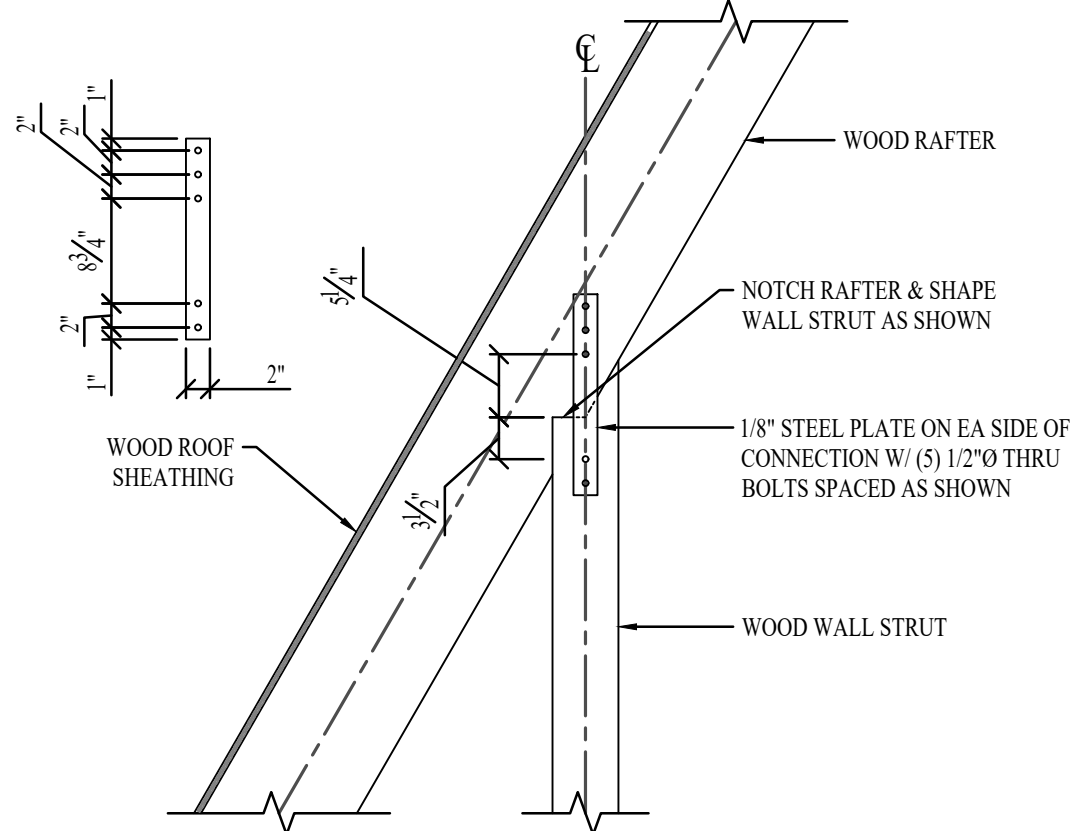


TRUSS 13 ELEVATION

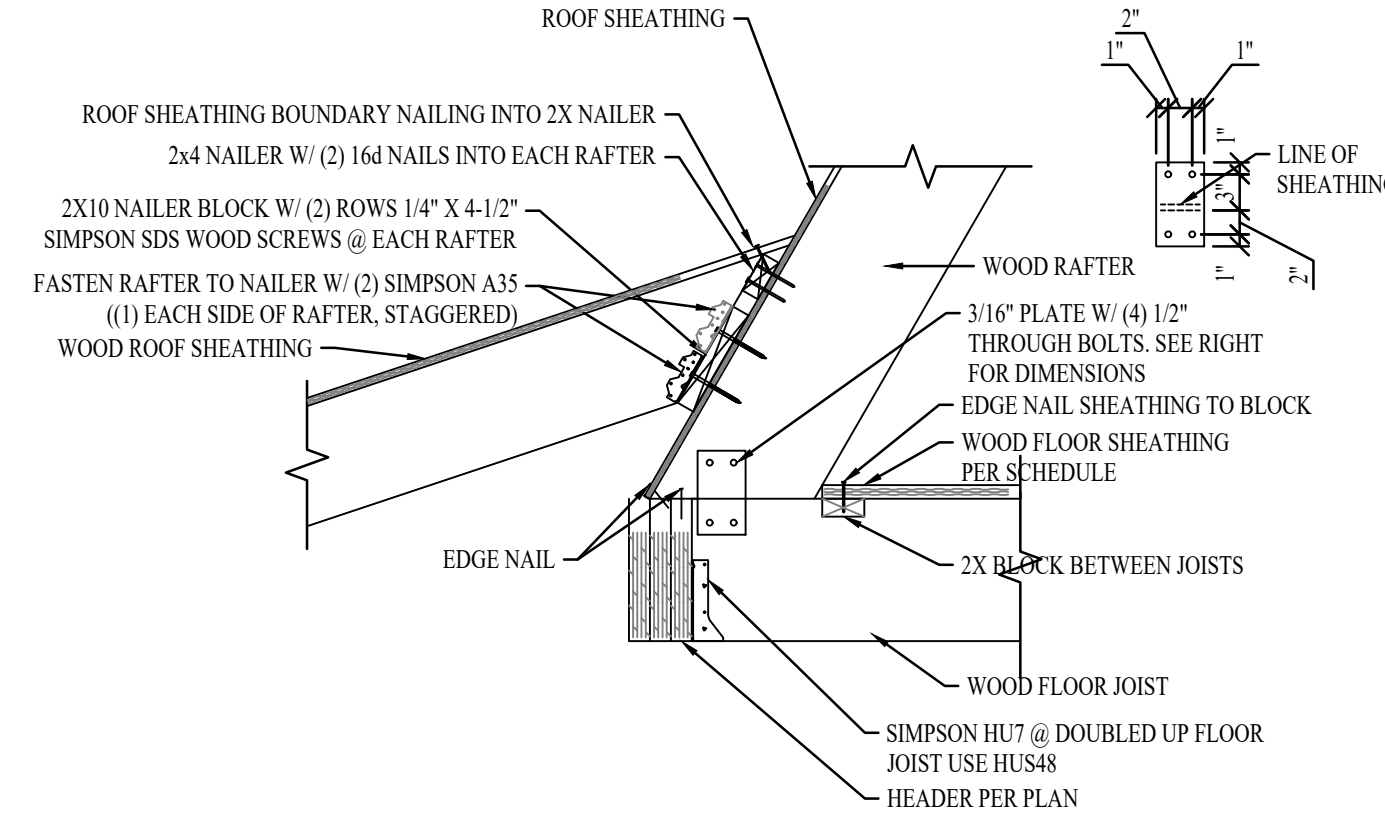
SCALE: N.T.S.



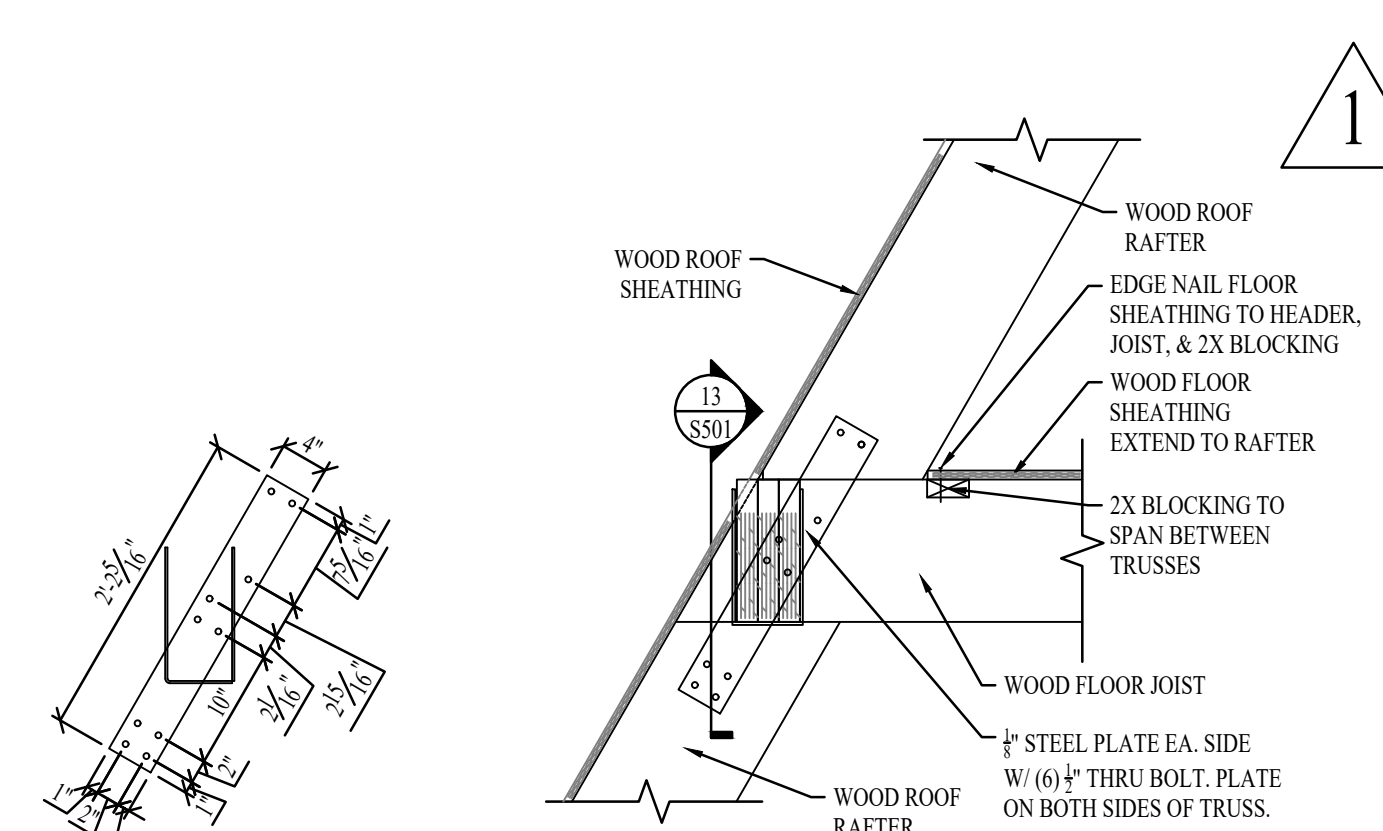
4 FLOOR JOIST SPLICE AT CENTER BEARING
S501 N.T.S



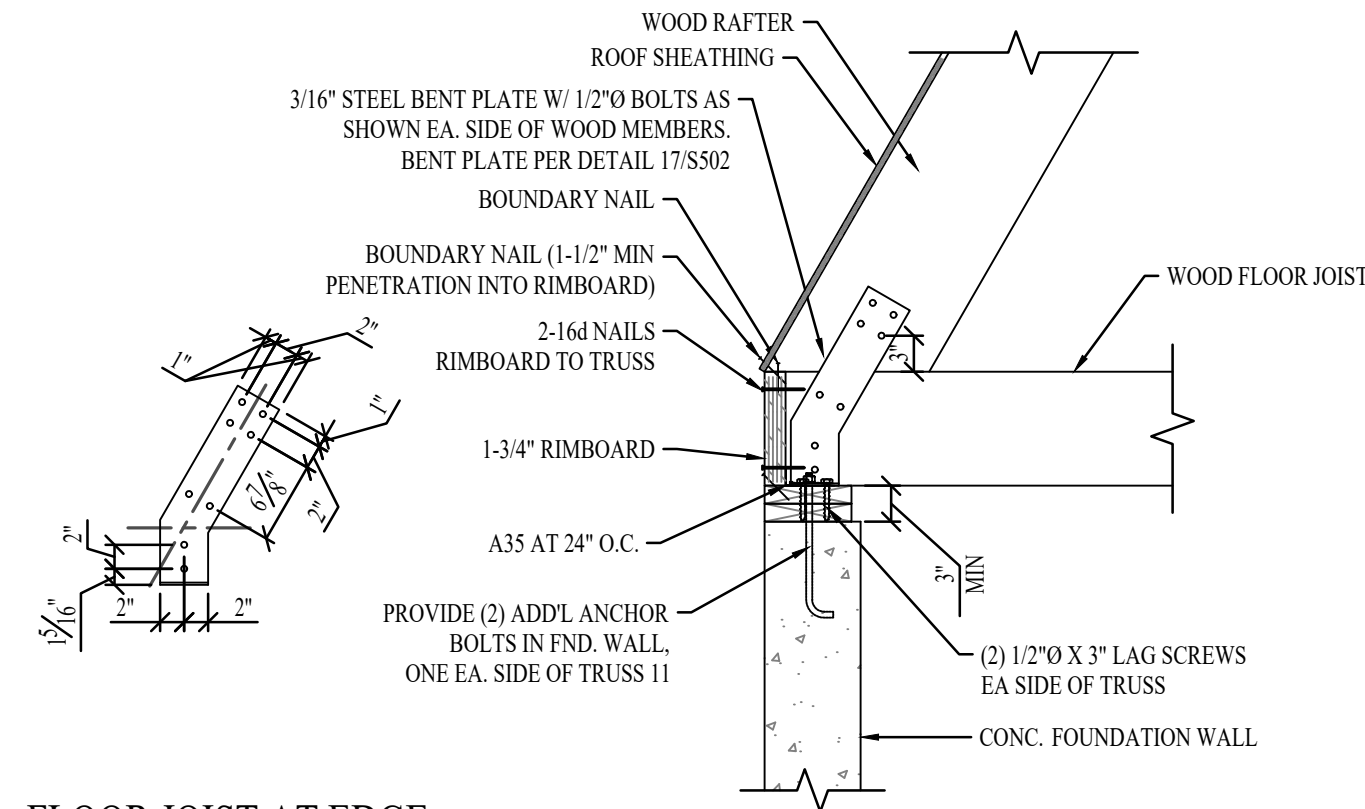
5 WOOD RAFTER CONNECTION AT WOOD STRUT
S501 N.T.S



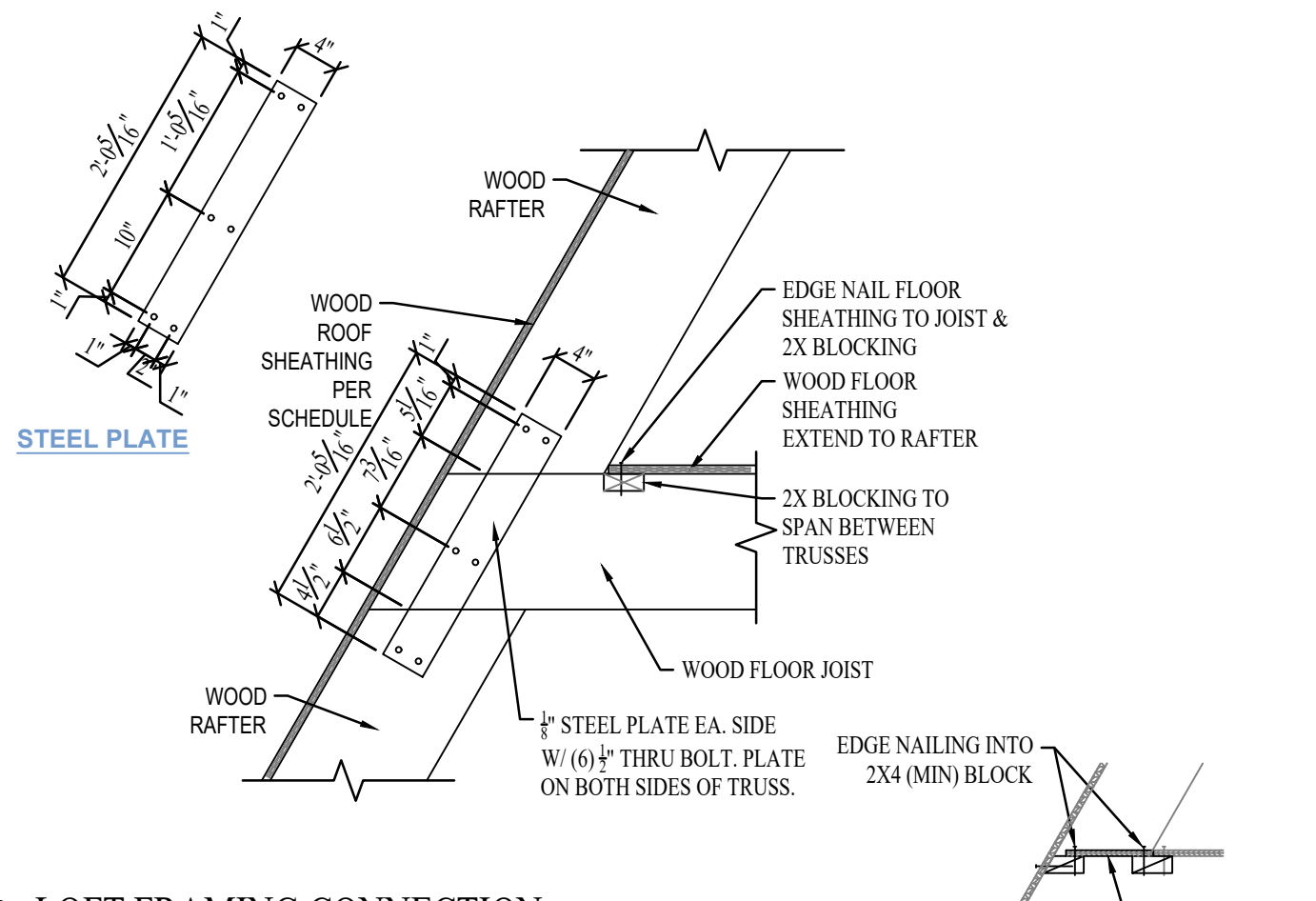
NOTE: FASTEN ALL SIMPSON HANGERS FOR MAX UPLIFT (NAIL ALL HOLES)
12 SECTION THROUGH DORMER FRAMING
S501 N.T.S



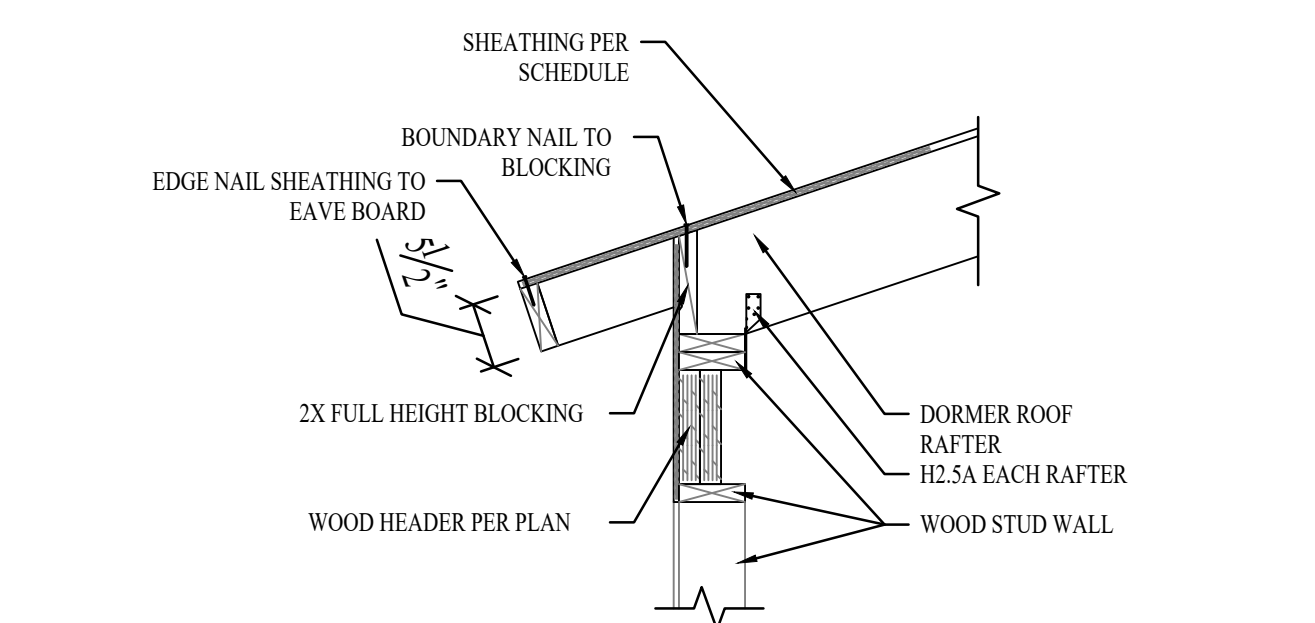
PLEASE NOTE: SOME ELEMENTS NOT SHOWN
16 LOFT FRAMING CONNECTION AT DORMER
S501 N.T.S



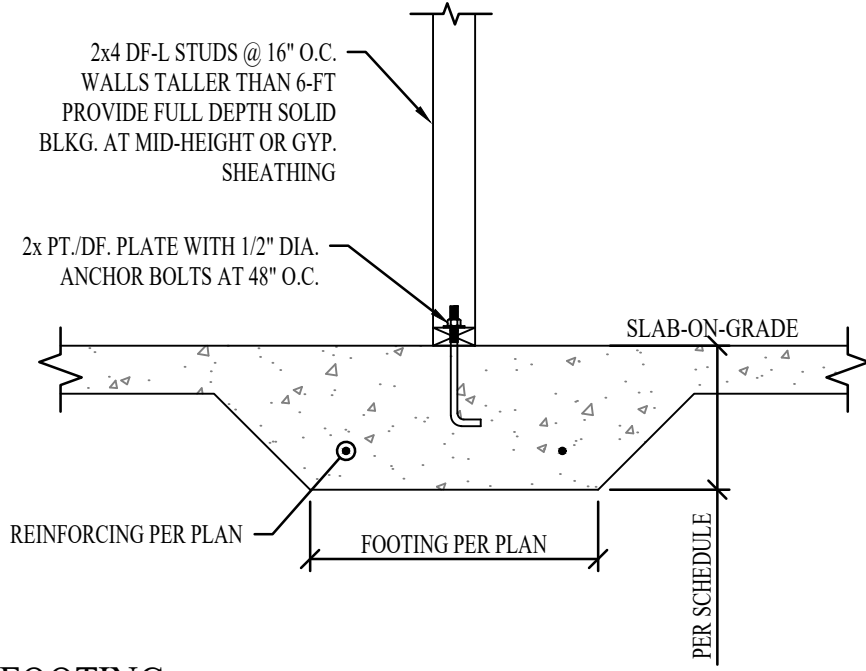
3 FLOOR JOIST AT EDGE
S501 N.T.S



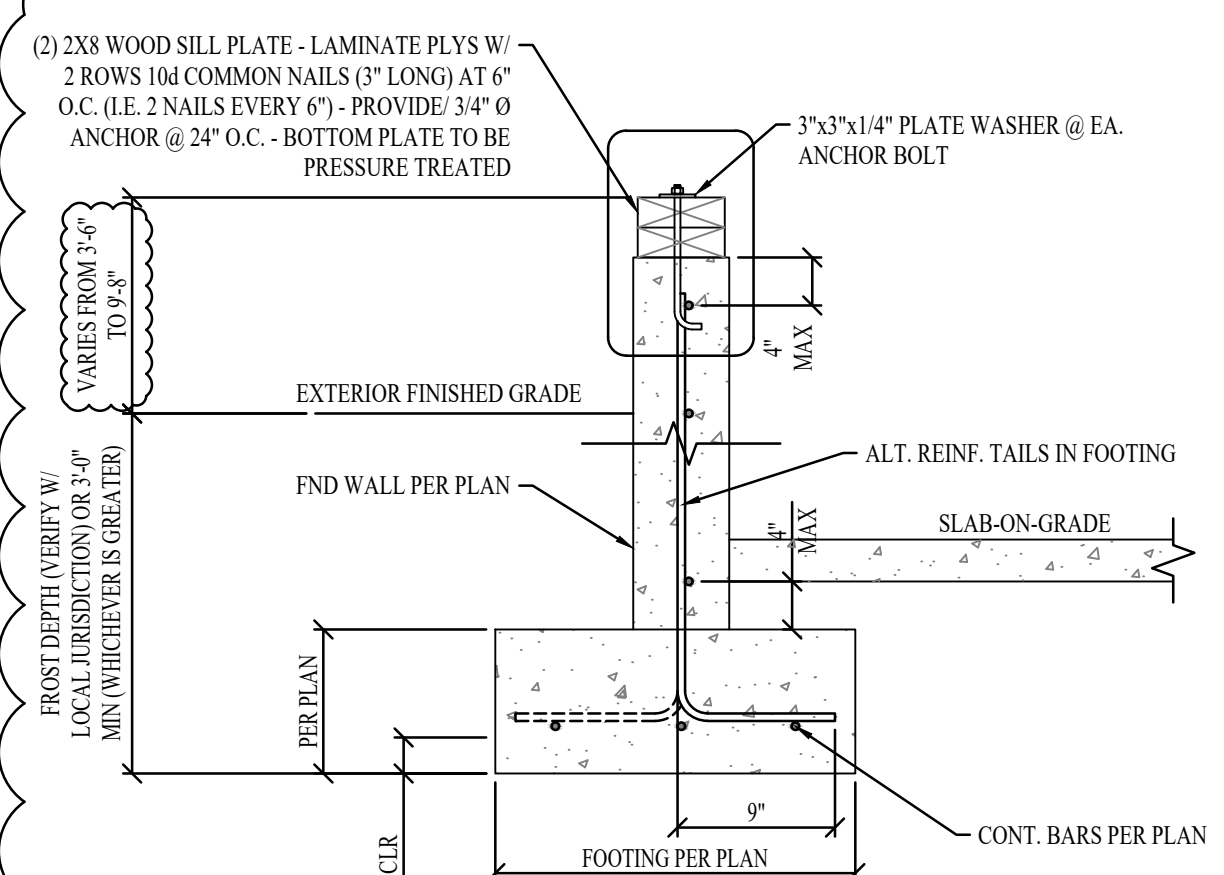
7 LOFT FRAMING CONNECTION
S501 N.T.S



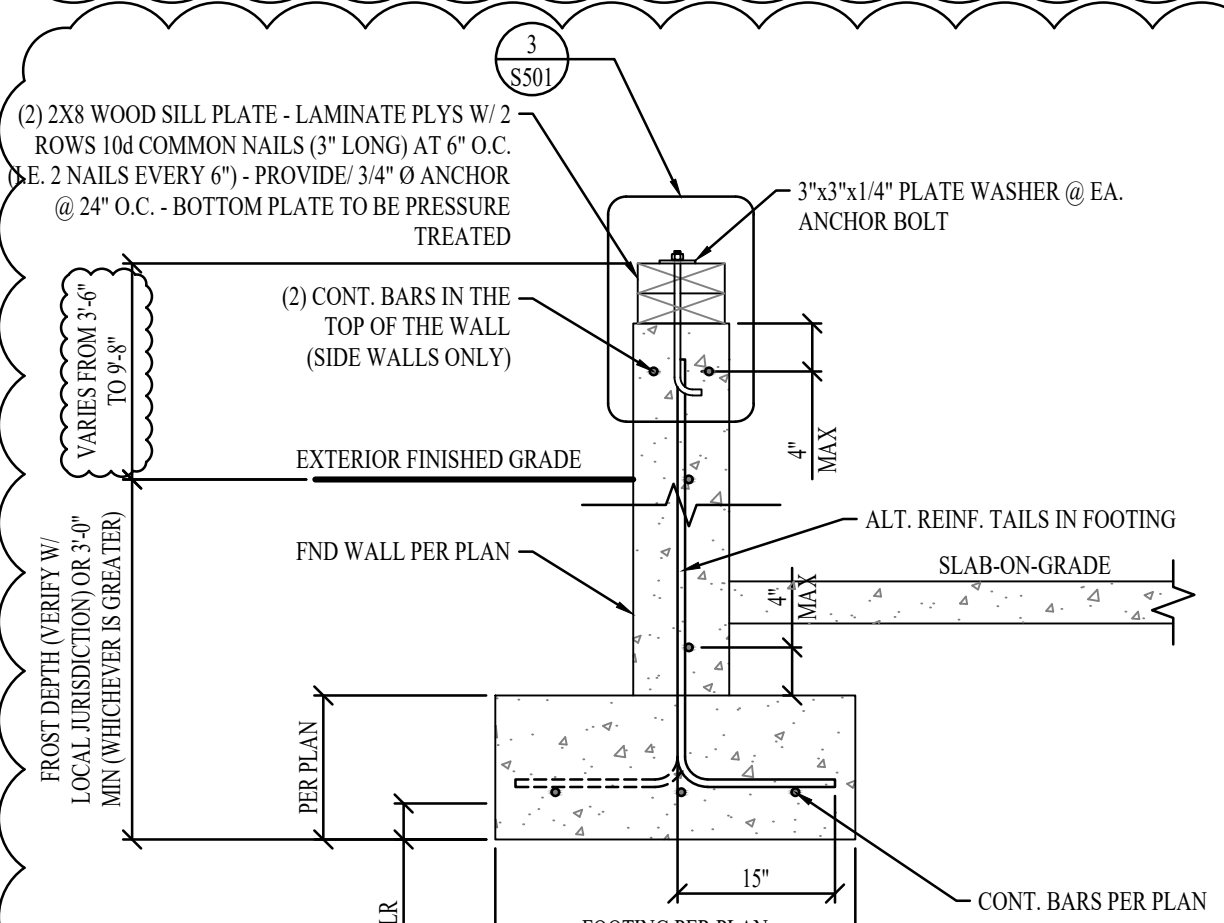
11 SECTION THROUGH DORMER FRAMING
S501 N.T.S



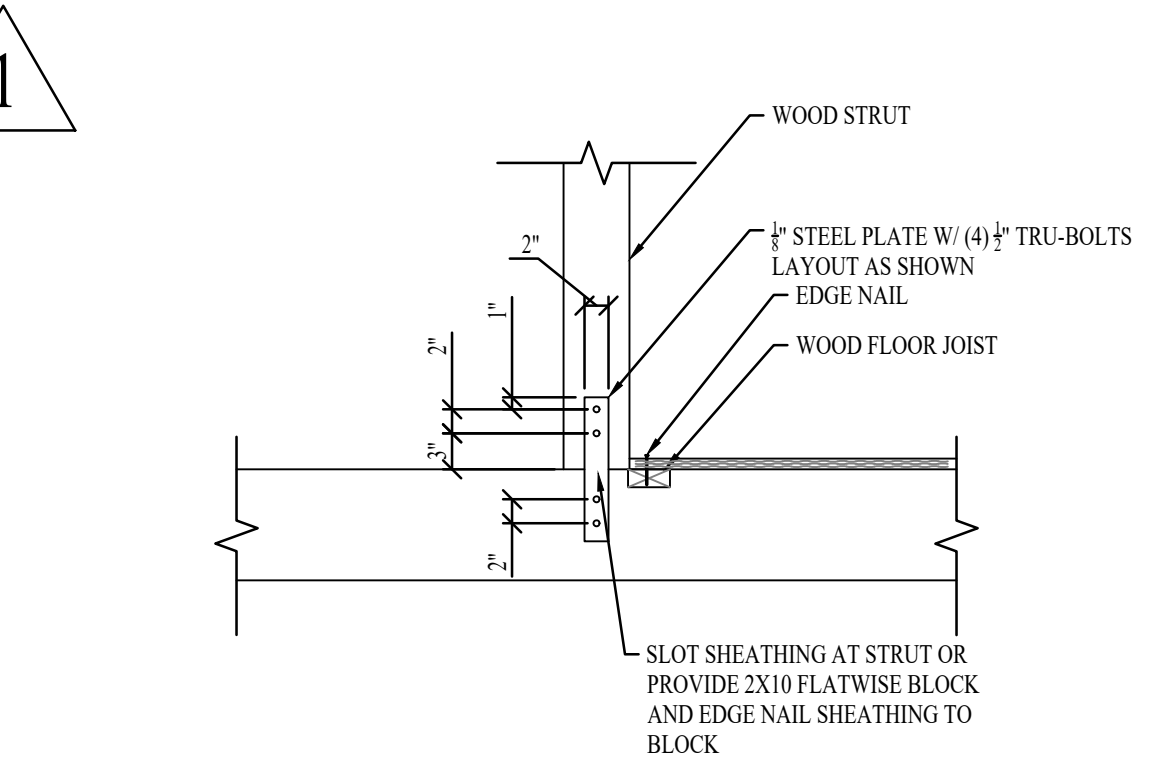
15 INTERIOR FOOTING
S501 N.T.S



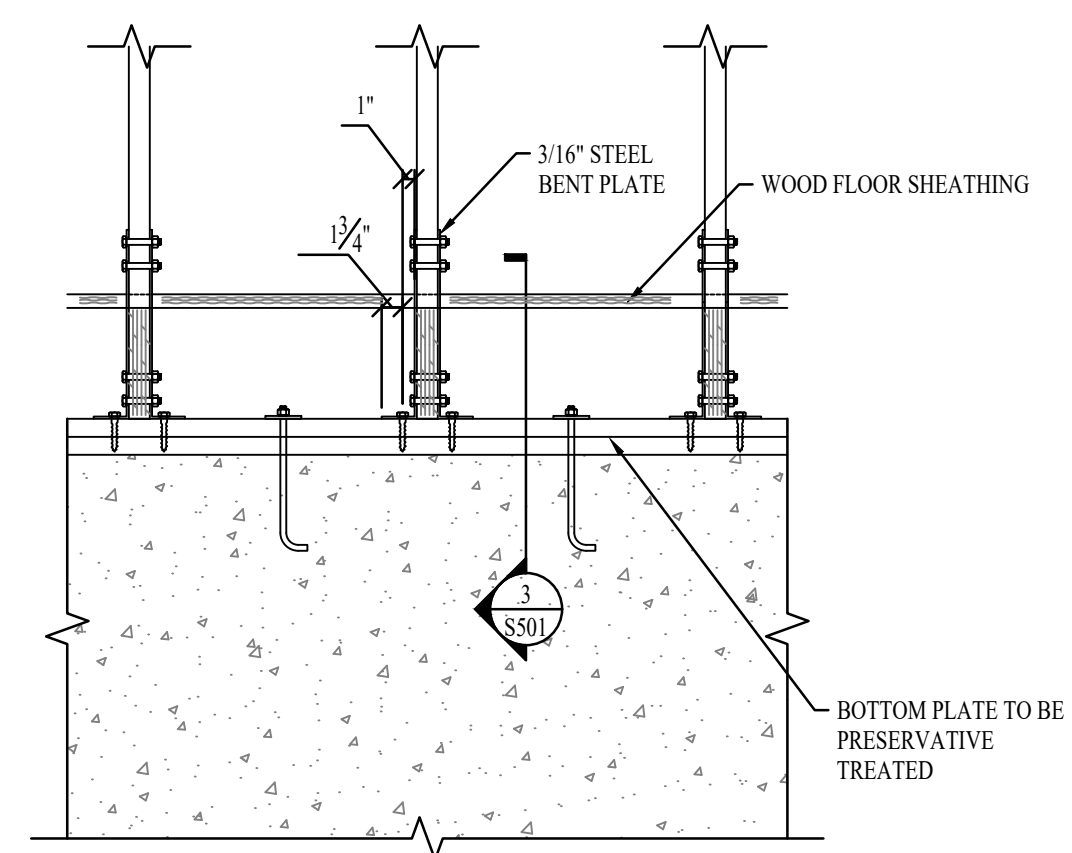
2 END WALL EXTERIOR CONTINUOUS FOOTINGS
S501 N.T.S



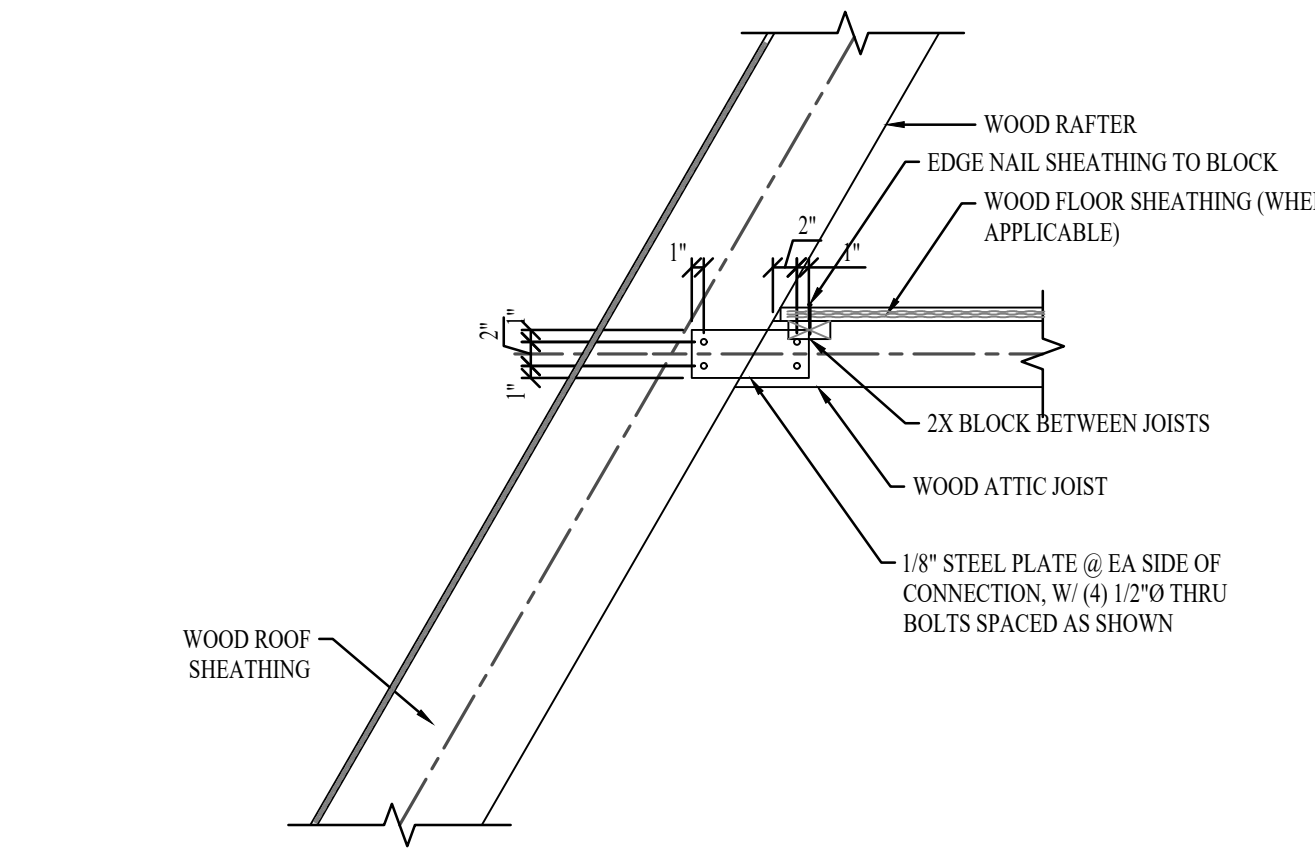
1 SIDE WALL EXTERIOR CONTINUOUS FOOTINGS
S501 N.T.S



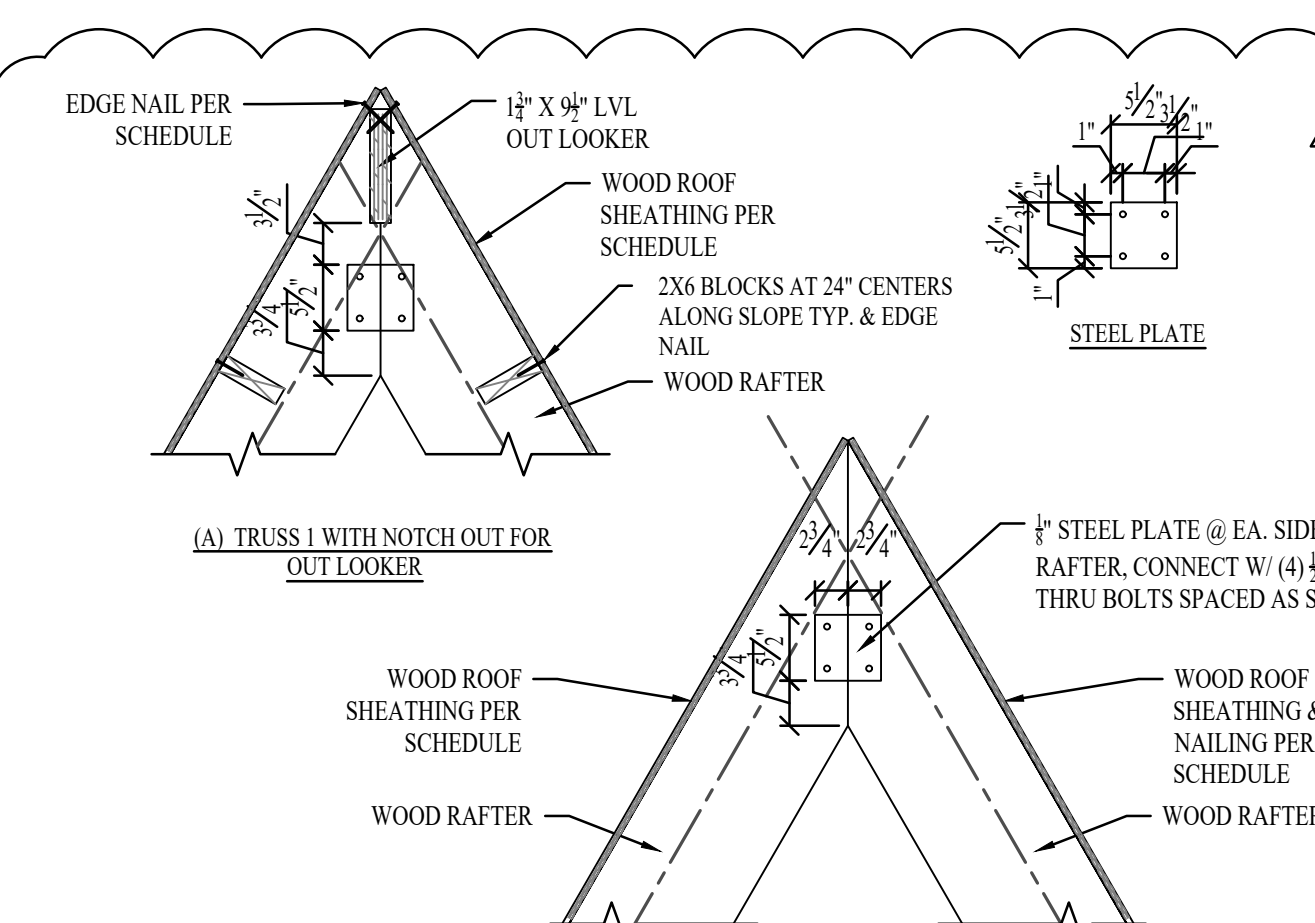
6 STRUT TO FLOOR JOIST
S501 N.T.S



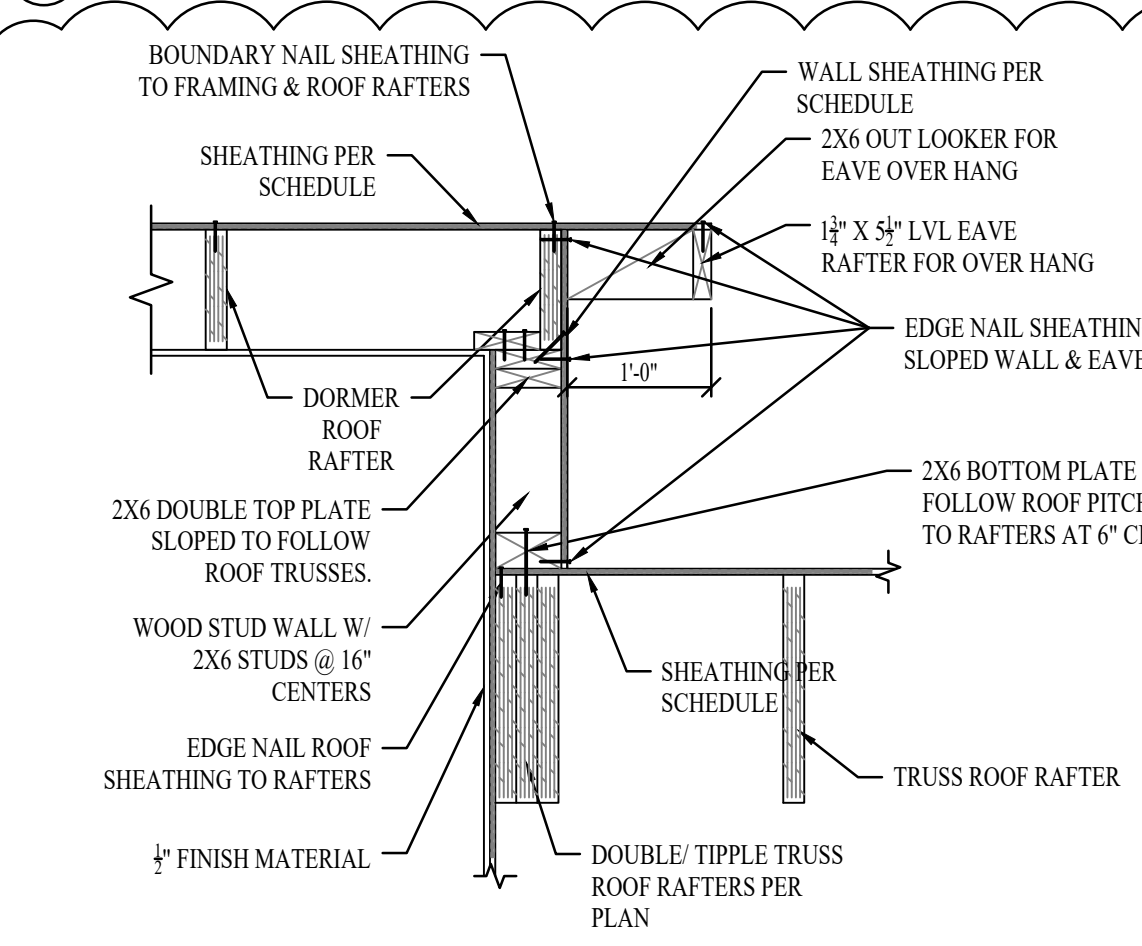
5 TRUSS HOLDOWN
S501 N.T.S



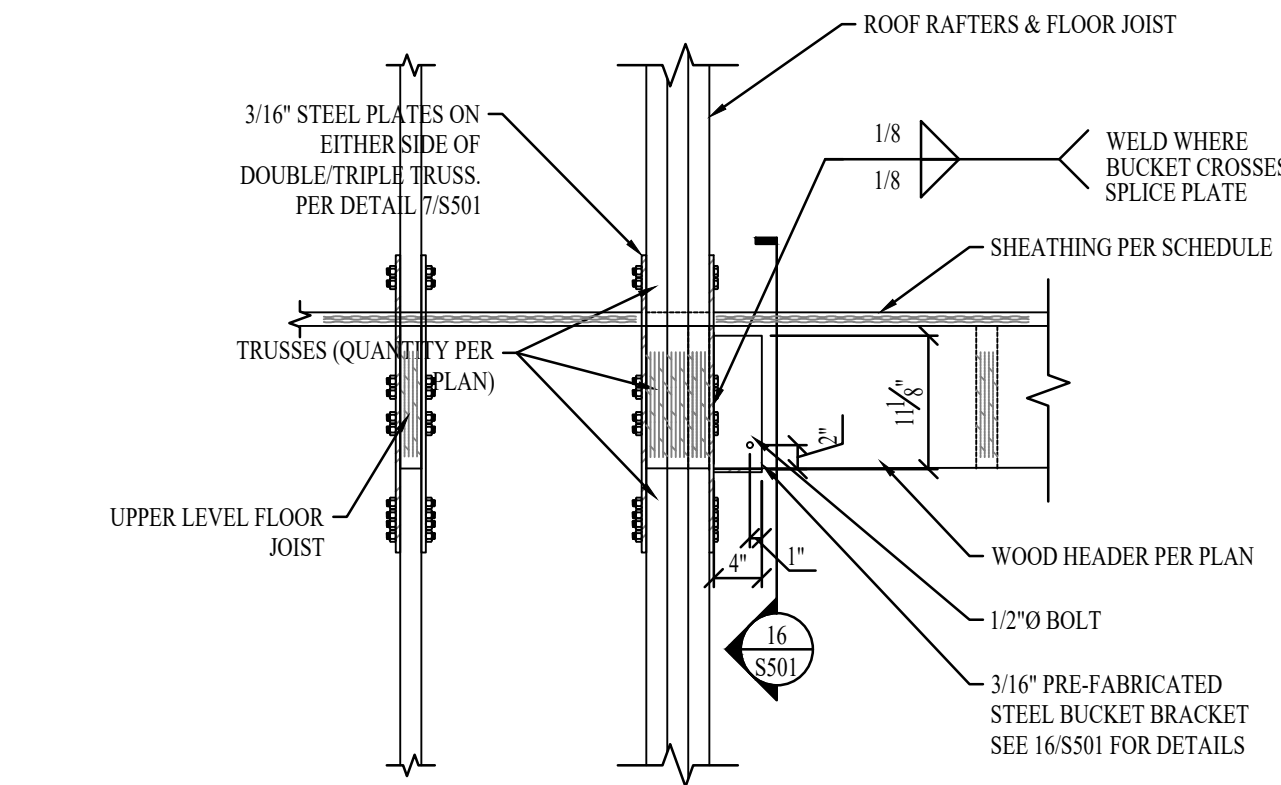
10 LOFT FRAMING CONNECTION AT RAFTERS
S501 N.T.S



9 CONNECTION OF WOOD RAFTERS AT A-FRAME DECK
S501 N.T.S



PLEASE NOTE: SOME ELEMENTS NOT SHOWN
14 SLOPED WOOD STUD PONY WALL AT DORMER
S501 N.T.S



13 DORMER HEADER AT DOUBLE ROOF RAFTER
S501 N.T.S

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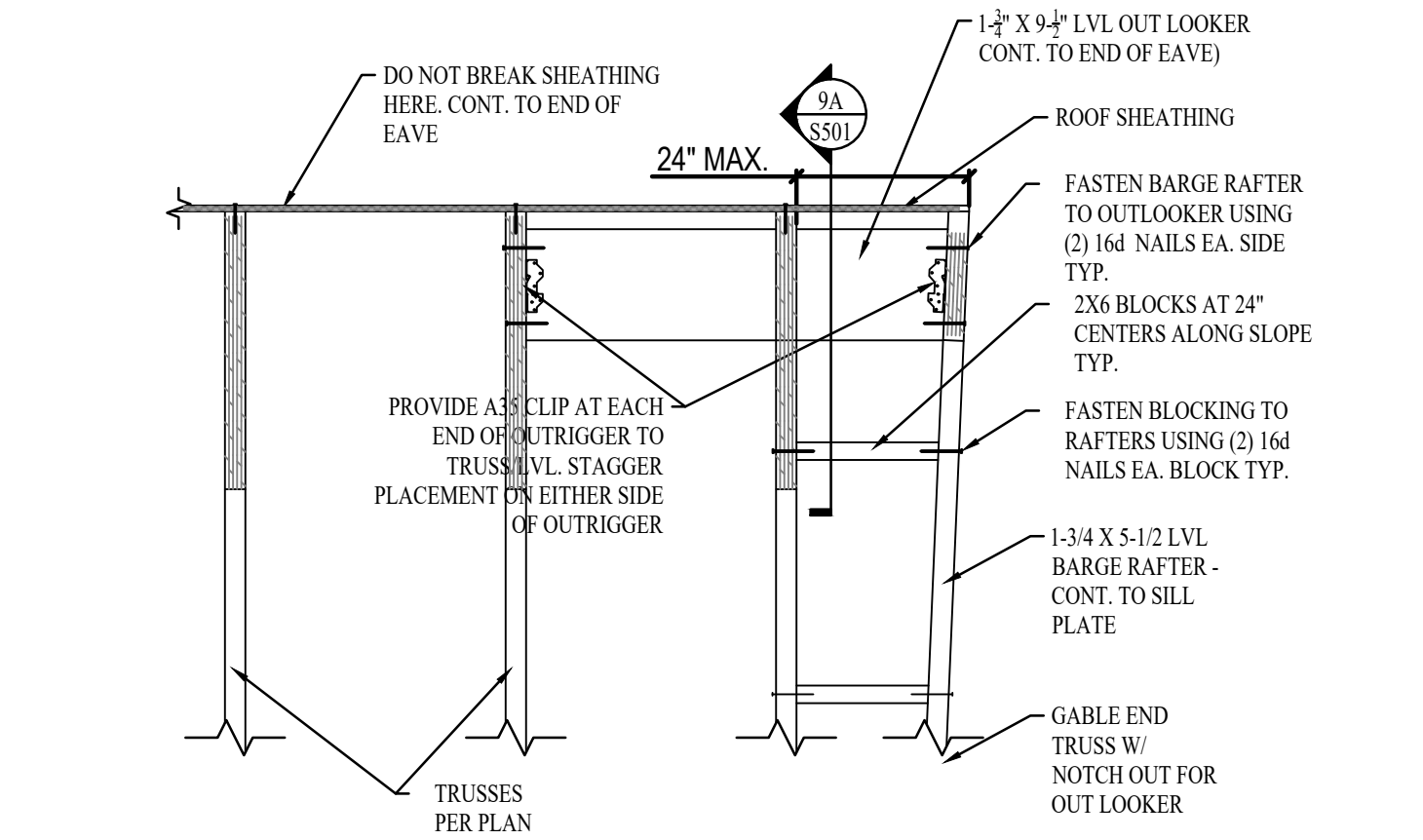
KEYNOTES



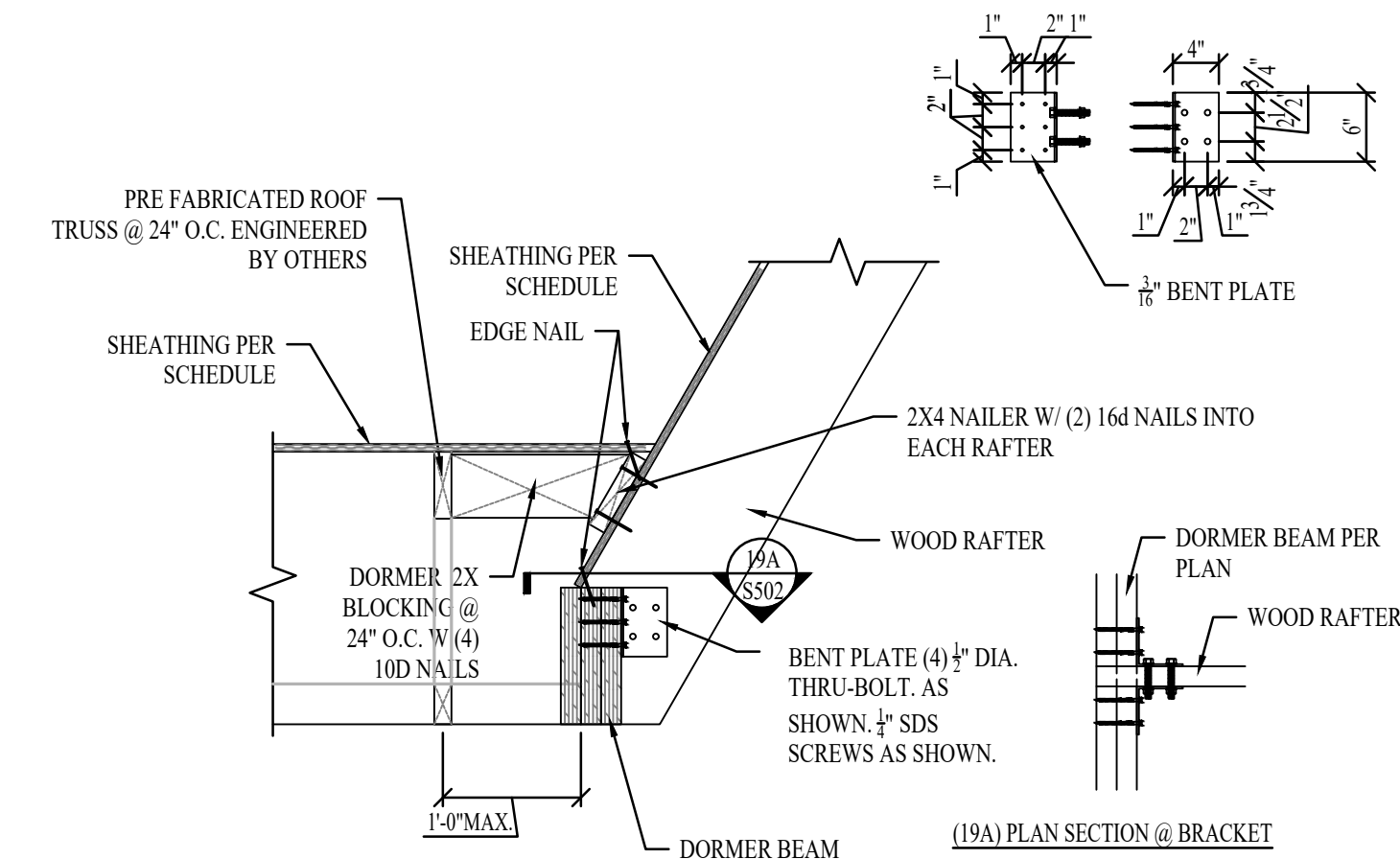
REVISIONS		
#	DESCRIPTION	DATE

CITY REVIEW

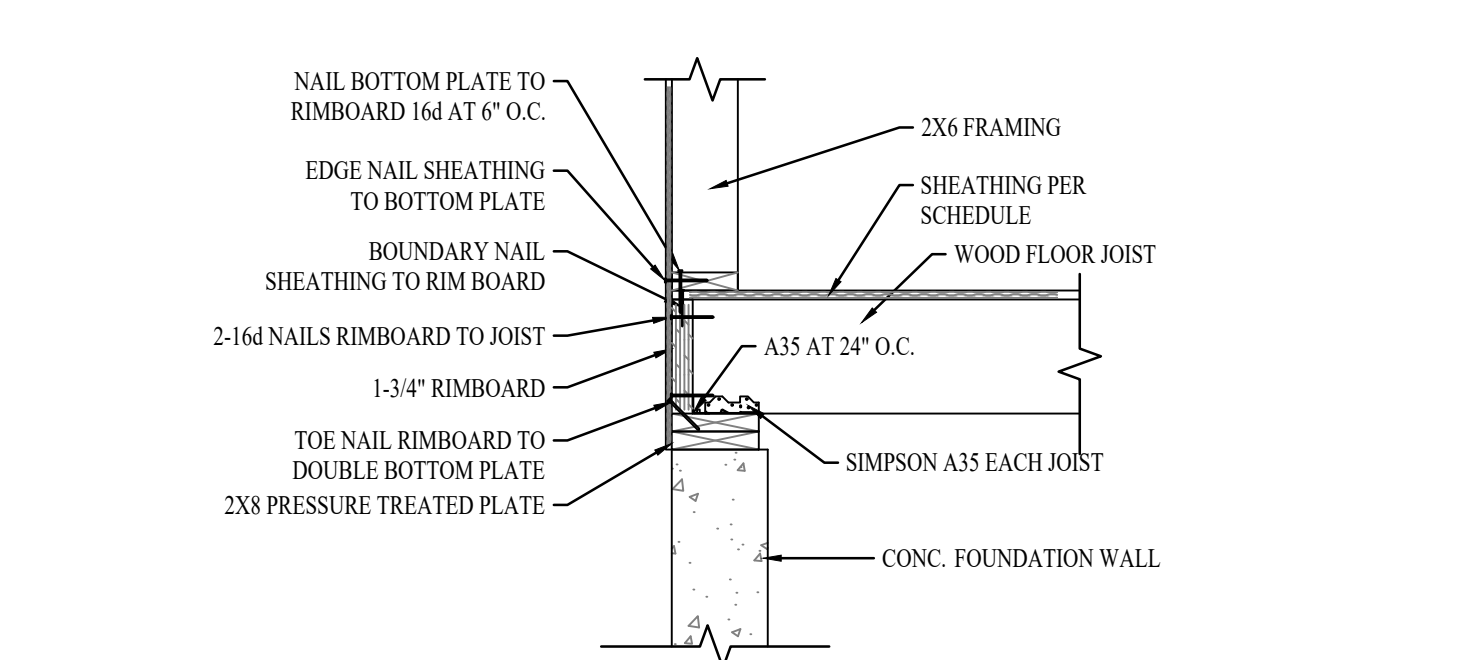
TRIO 120 - SCIAMARELLA RES. VILLAGES AT WOLF CREEK, LLC LOT 221910001 EDEN UT, 84310		DRAWN FOR ONE TIME USE FOR: AVRAME U.S.A.	
PLAN: 20003.010	DATE: 06/20/2023	S501	
SHEET: 1,101 S.F.	BASEMENT LEVEL: 1,242 S.F.	TOTAL FINISHED: 2,784 S.F.	
UPPER LEVEL: 451 S.F.		TOTAL FINISHED: 2,784 S.F.	



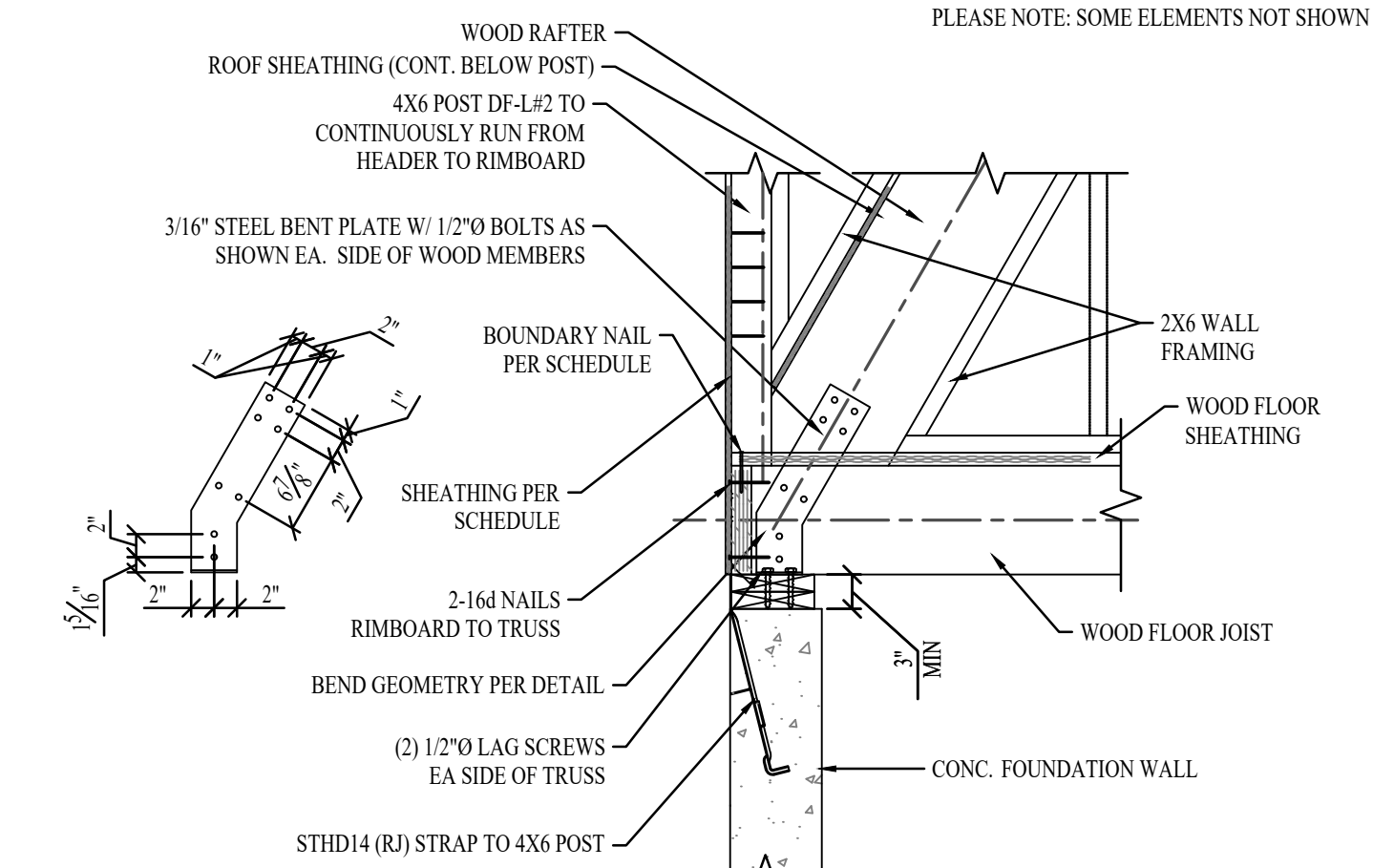
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S502 N.T.S.



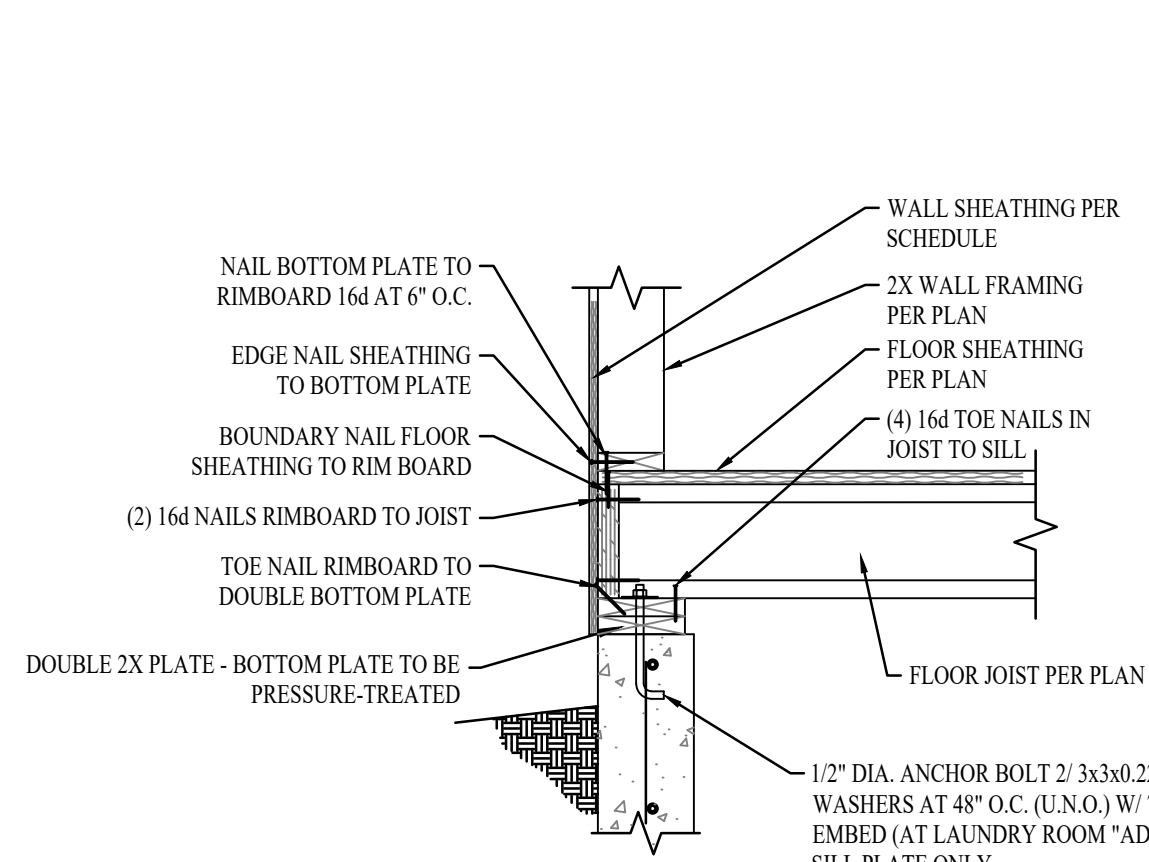
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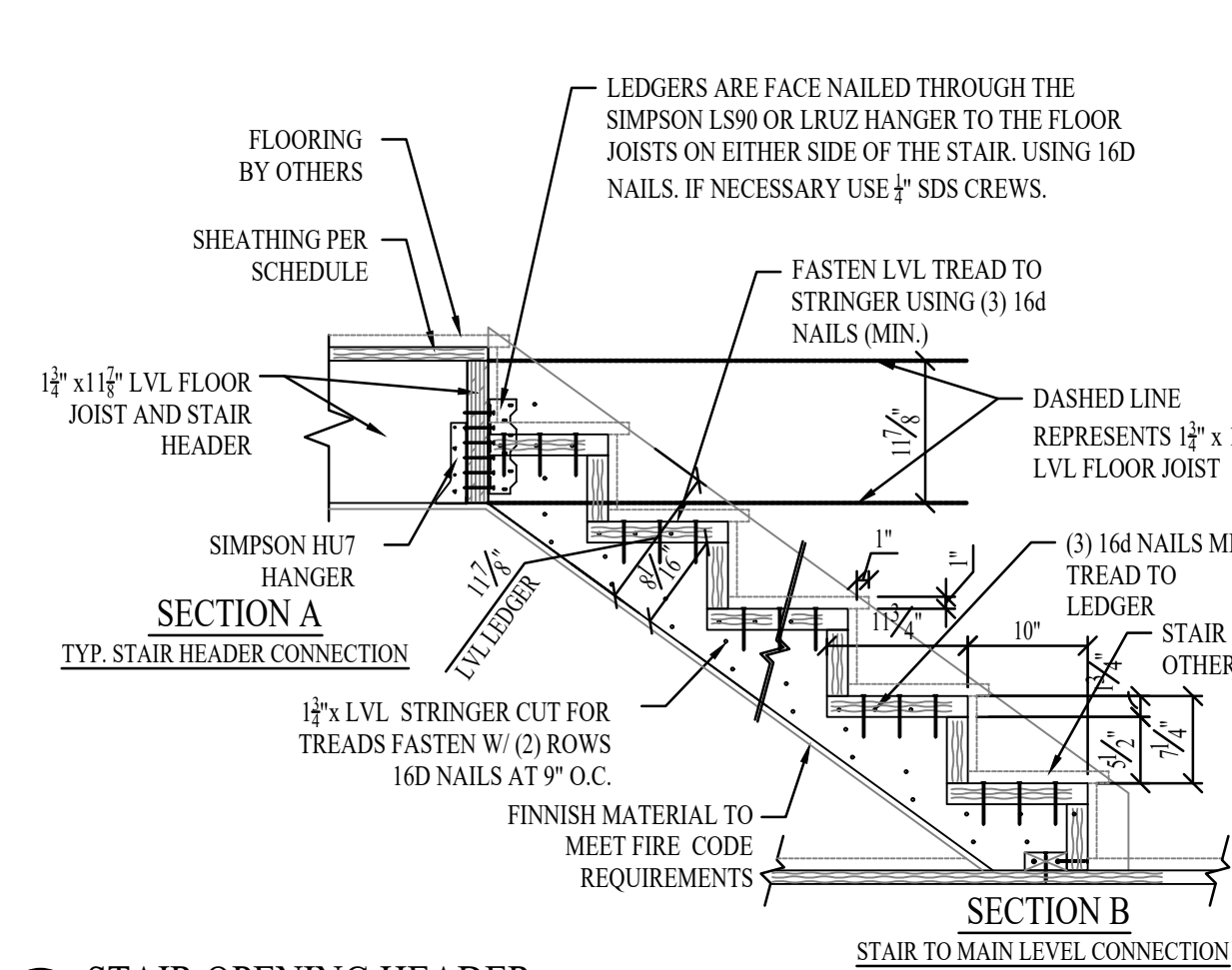
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S502 N.T.S.



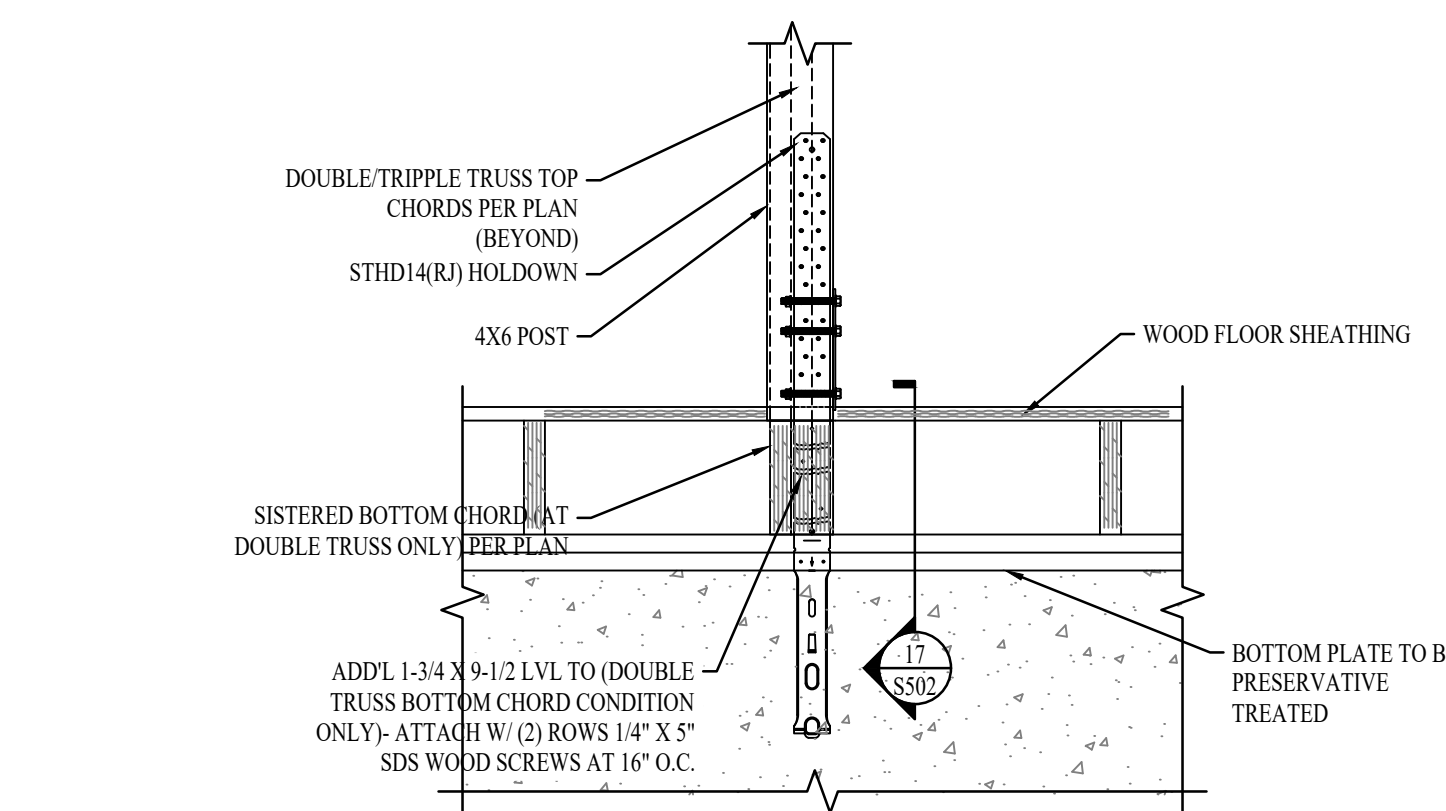
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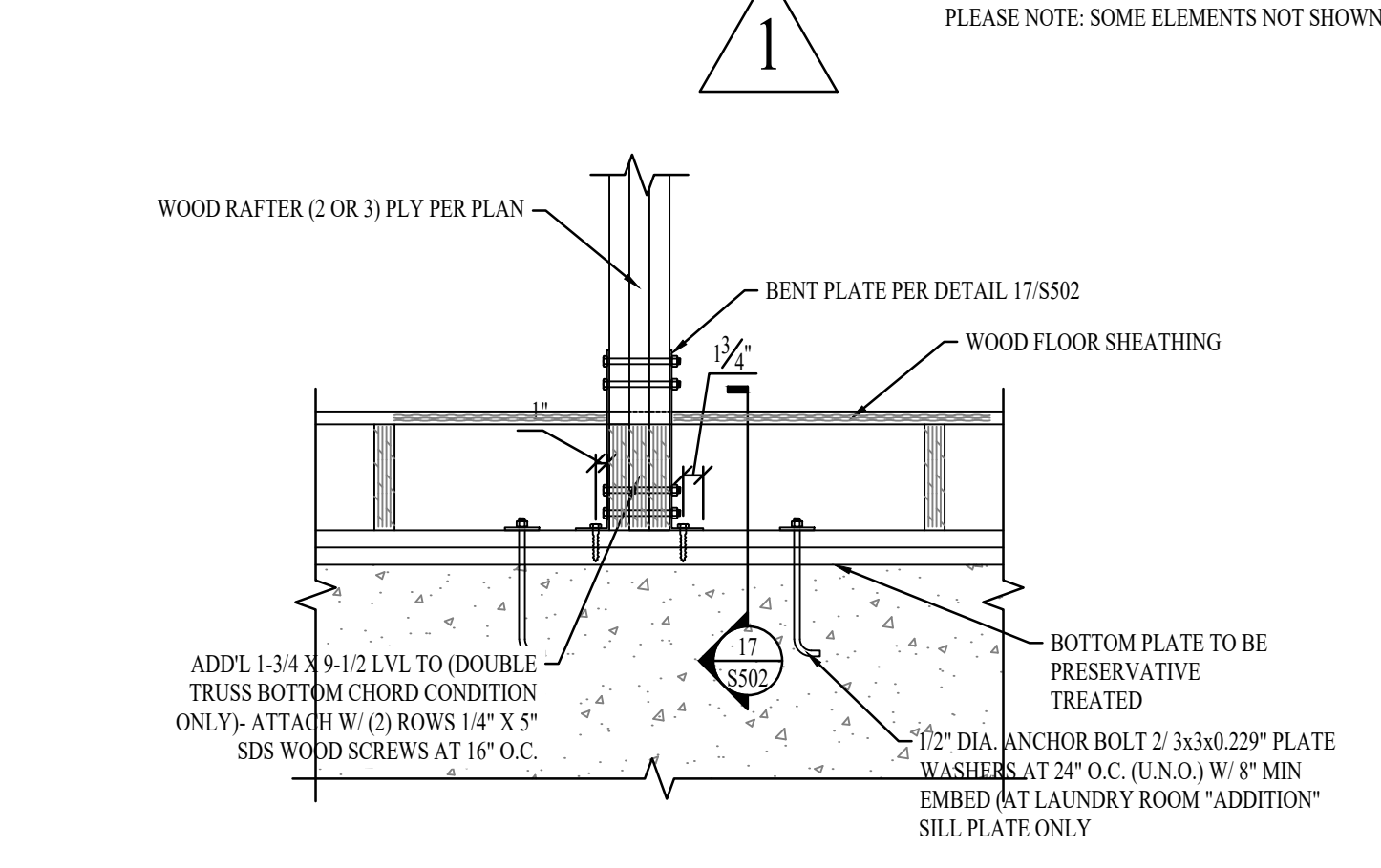
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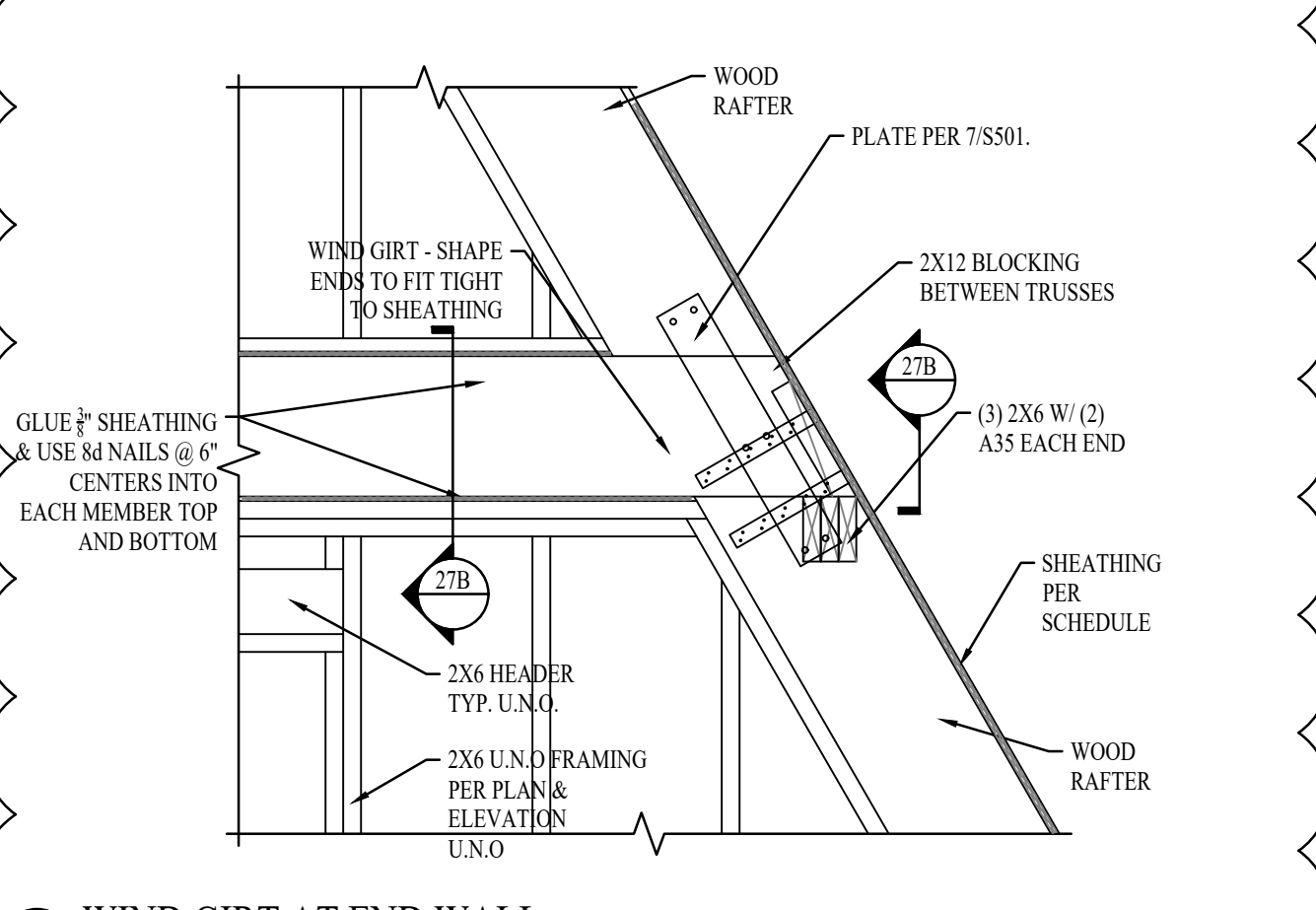
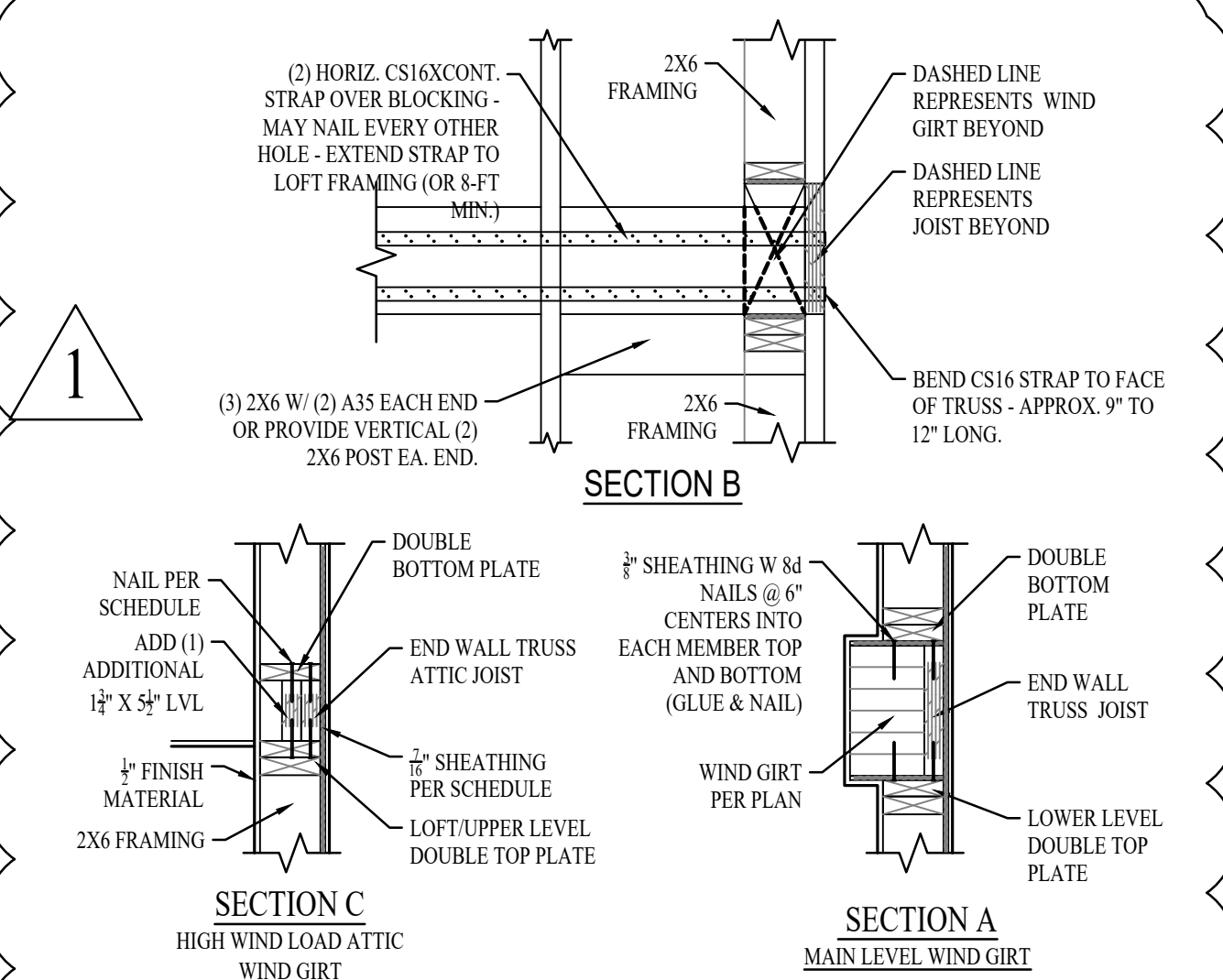
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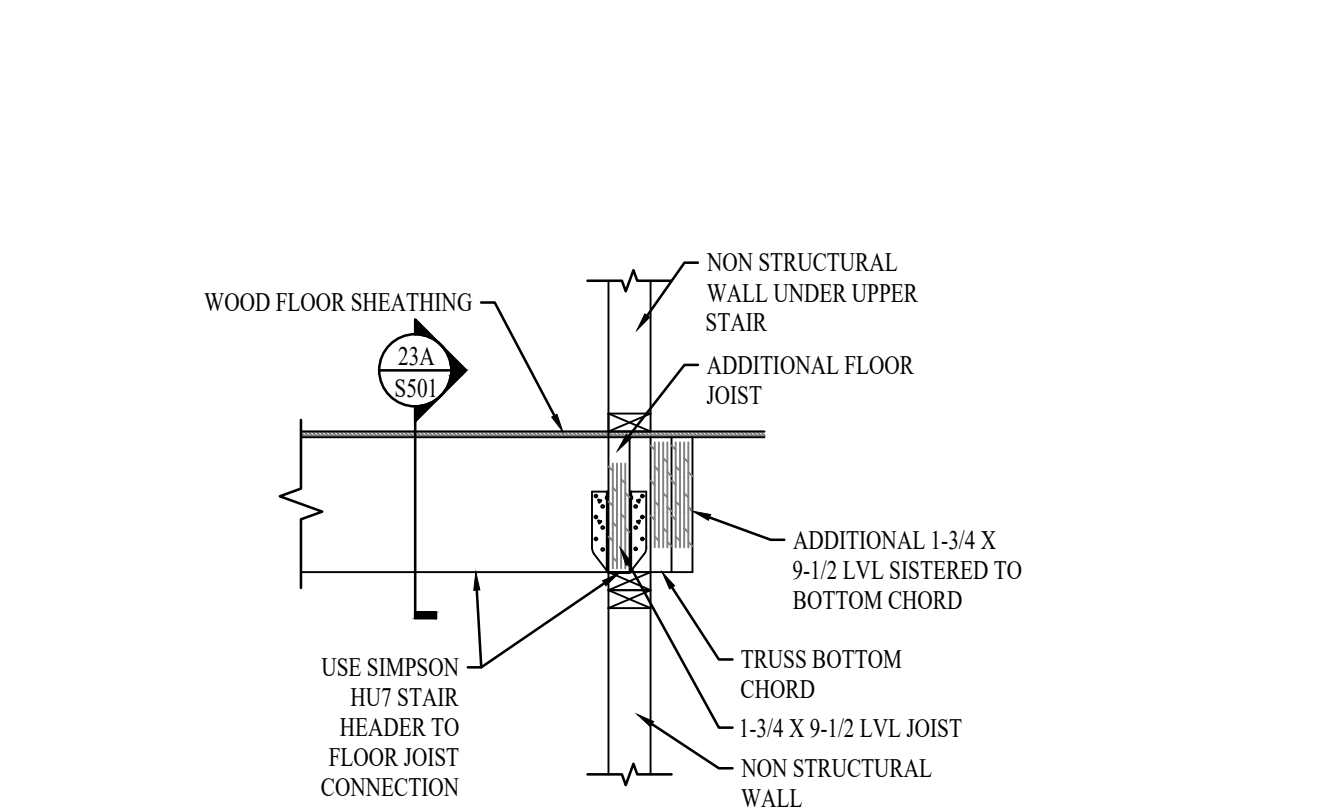
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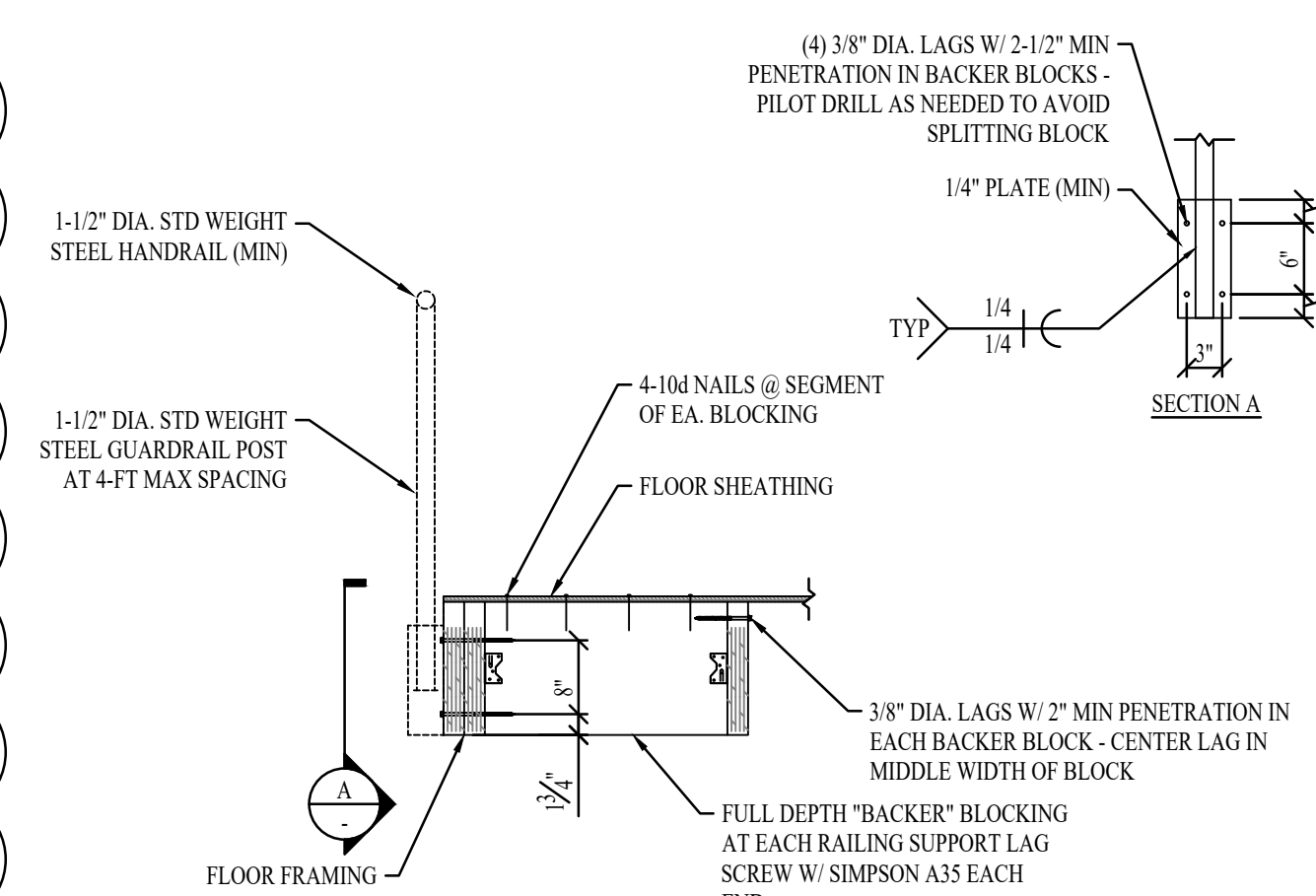
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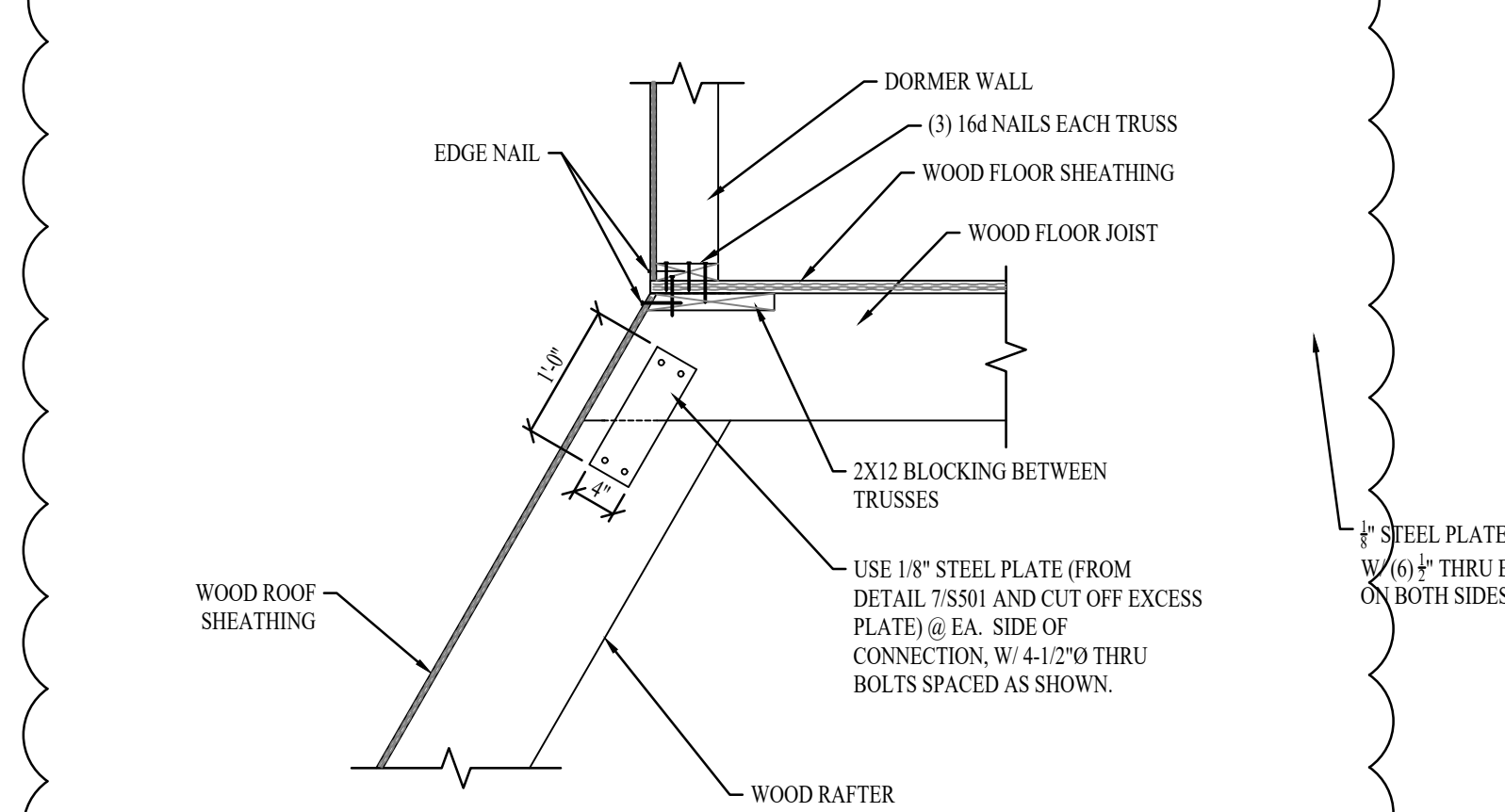
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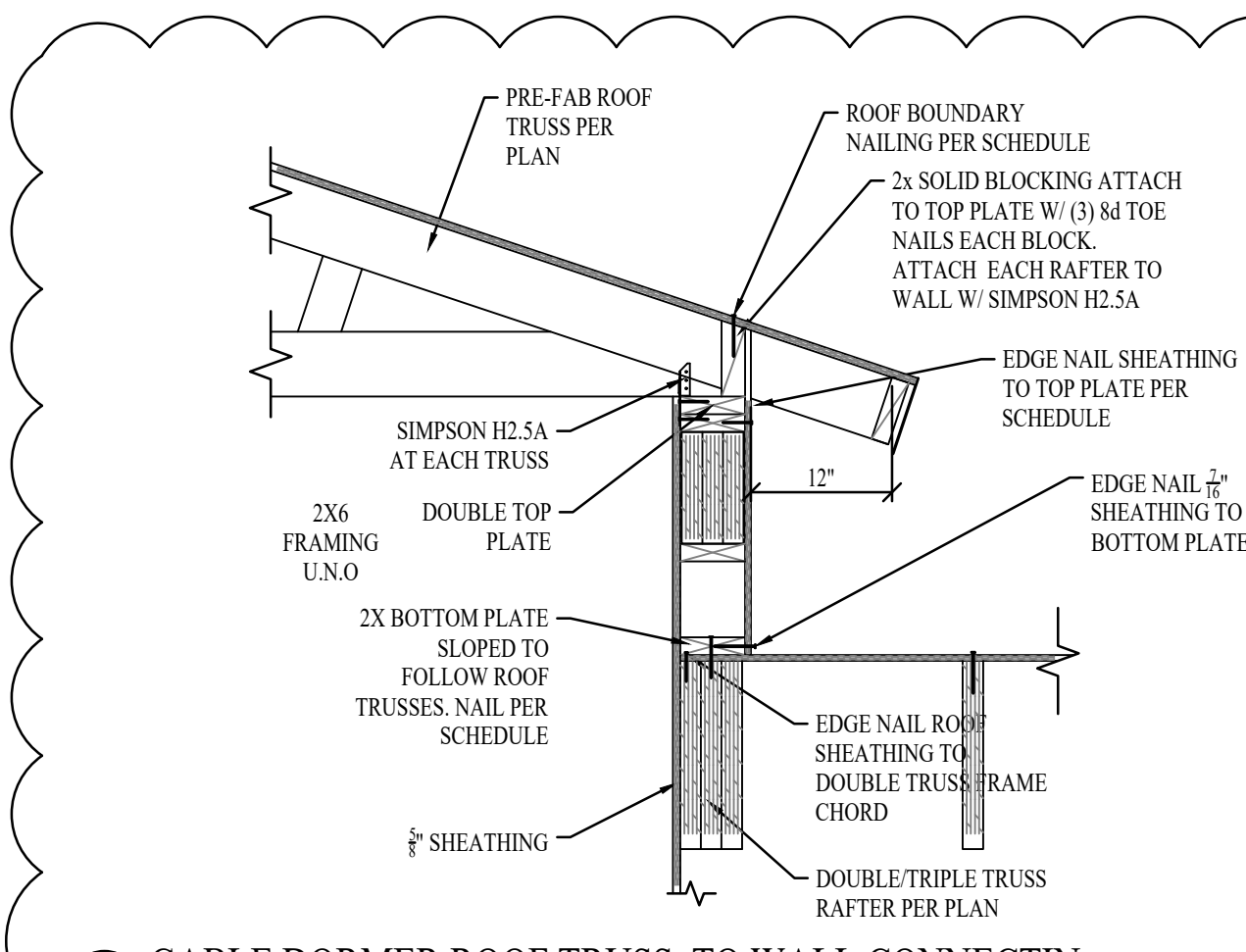
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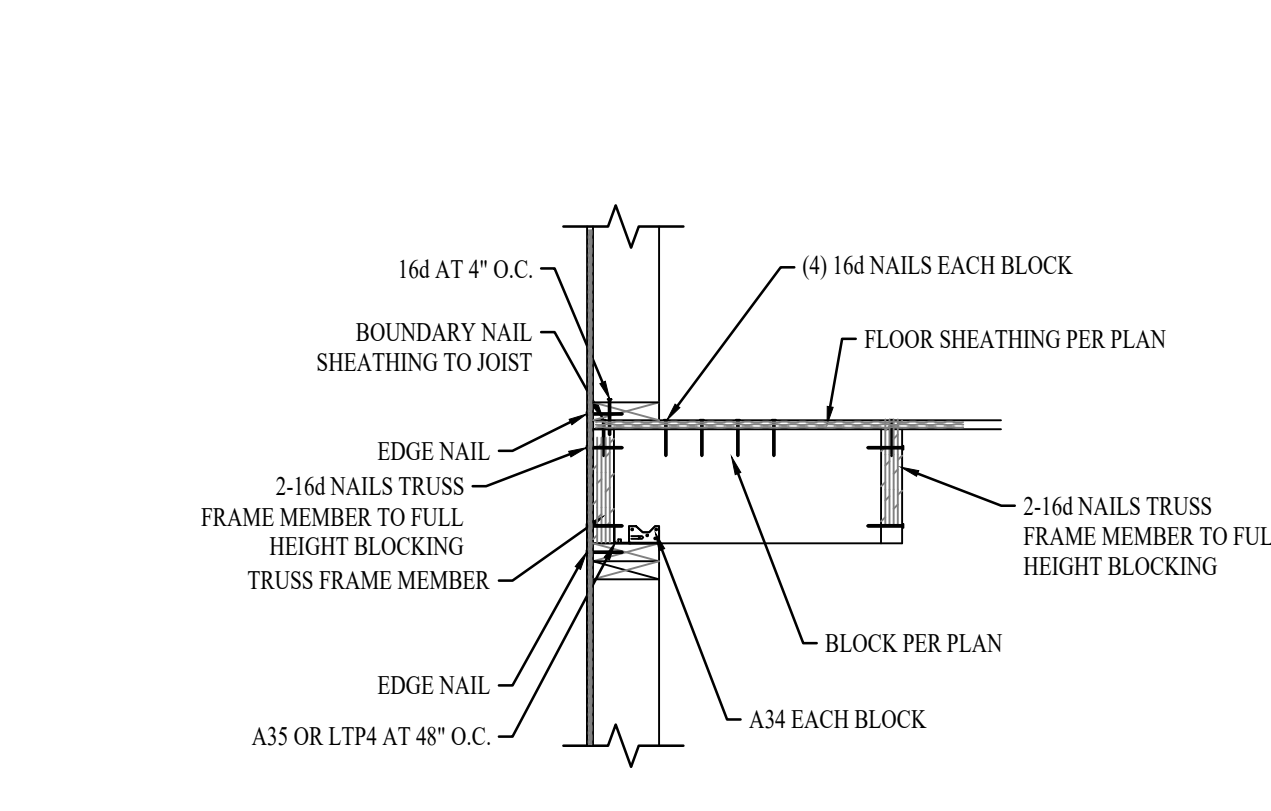
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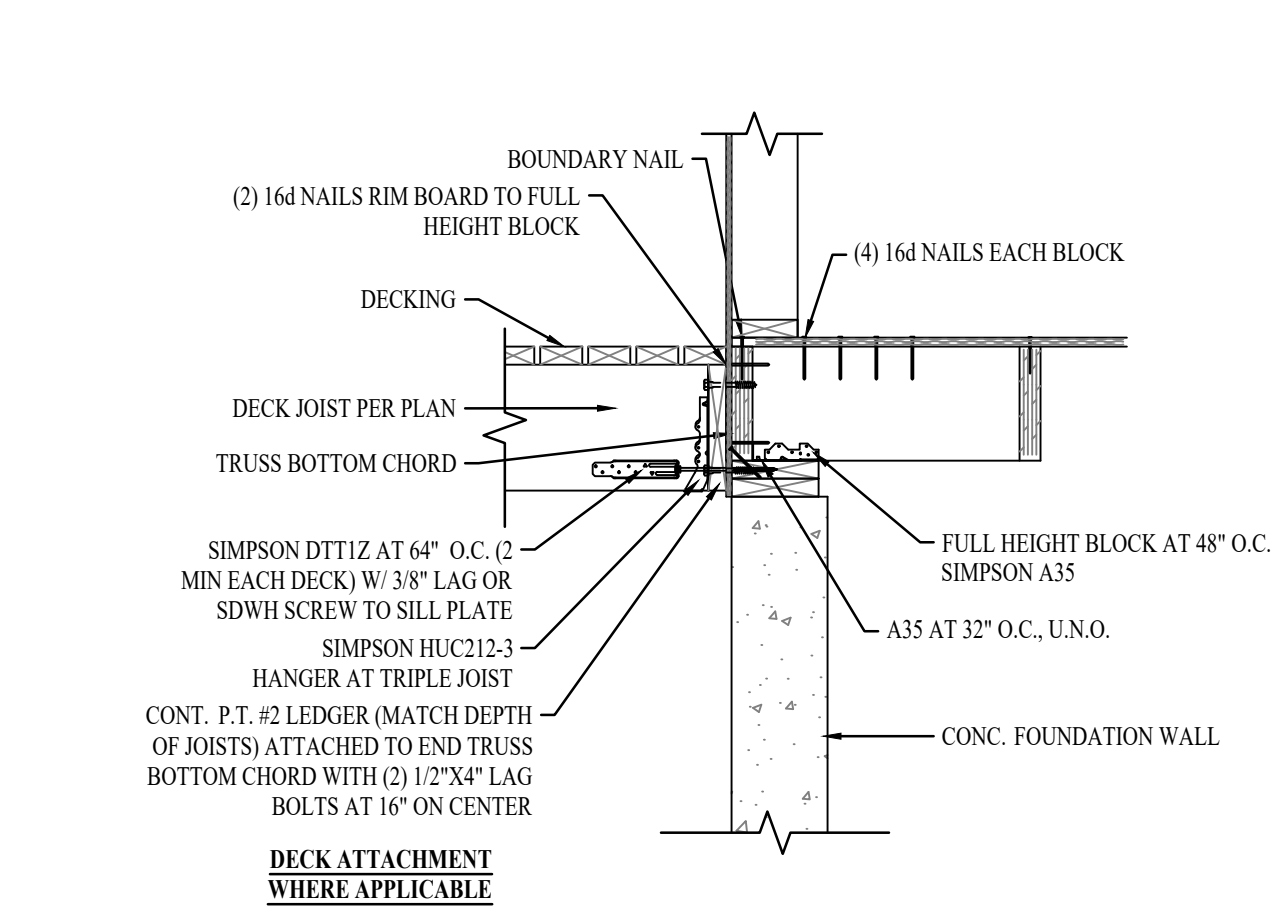
32
S502 N.T.S.



31
S502 N.T.S.



30
S502 N.T.S.



28
S502 N.T.S.

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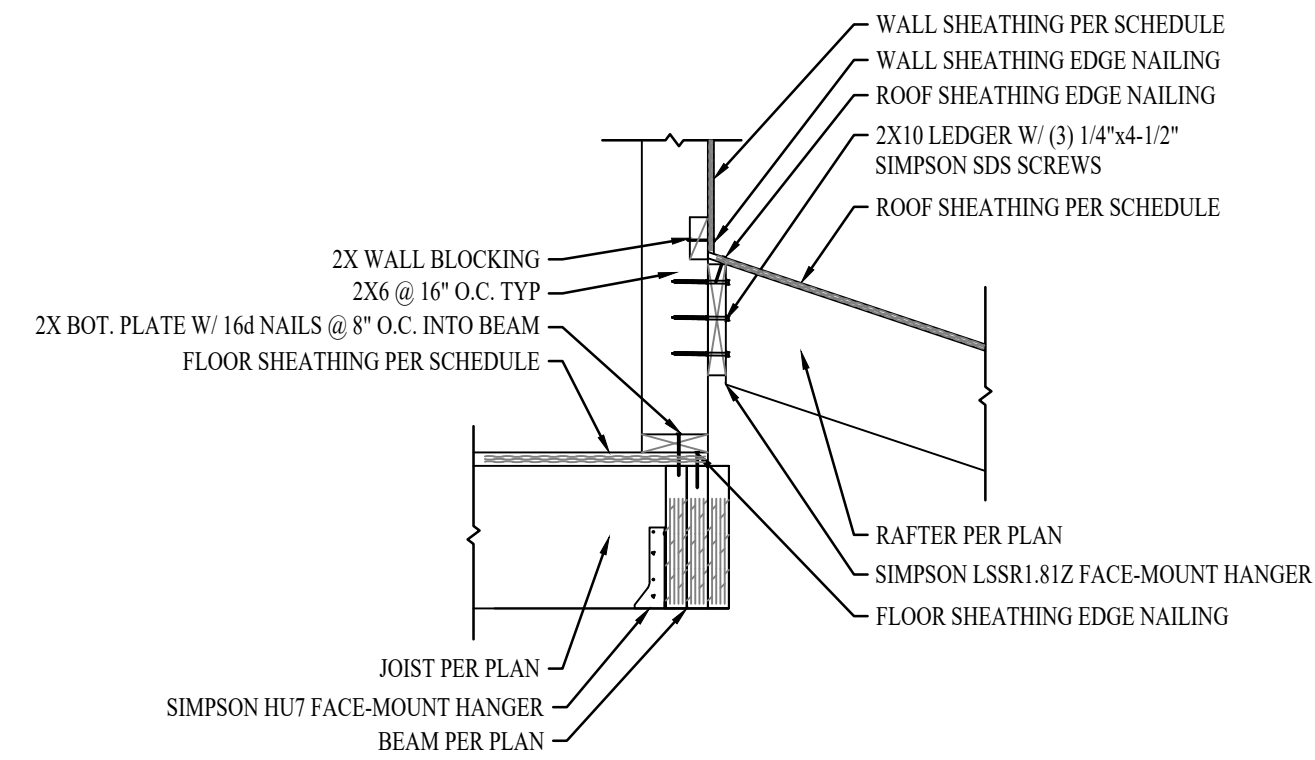
KEYNOTES



REVISIONS		
#	DESCRIPTION	DATE

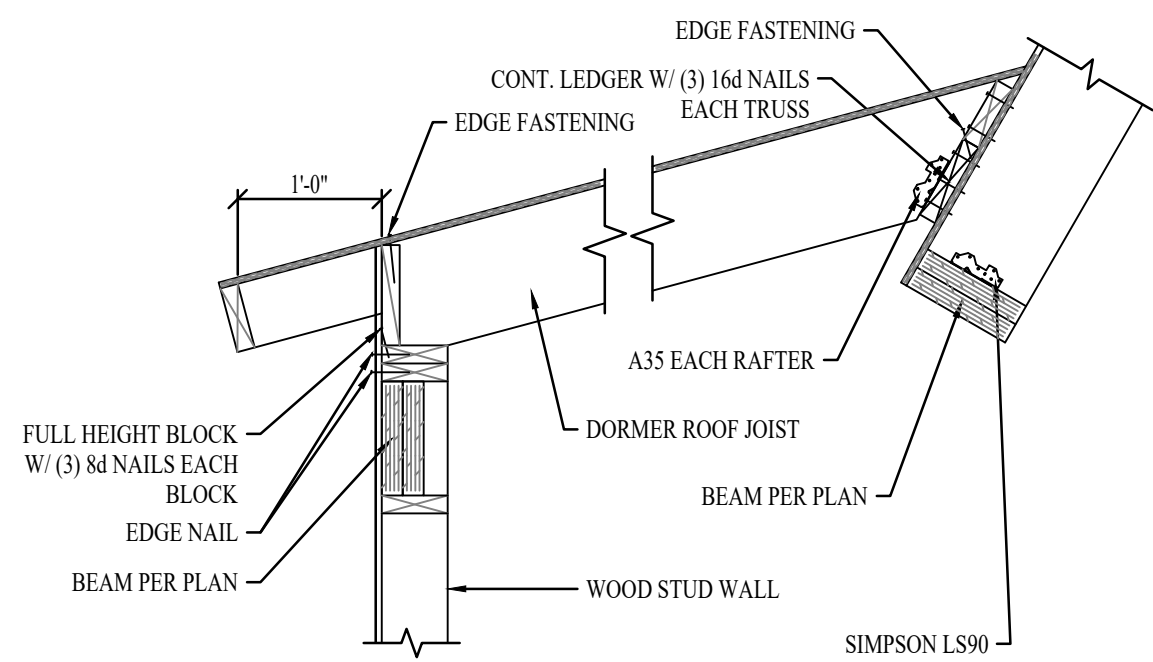
CITY REVIEW

TRIO 120 - SCIAMARELLA RES. VILLAGES AT WOLF CREEK, LLC LOT 221910001 EDEN UT, 84310		DRAWN FOR ONE TIME USE FOR: AVrame U.S.A.	
PLAN: 20003.010	DATE: 06/20/2023	BASEMENT LEVEL: 1,101 S.F.	
SHEET: S502		MAIN LEVEL: 1,242 S.F.	
		UPPER LEVEL: 451 S.F.	
		TOTAL FINISHED: 2,784 S.F.	



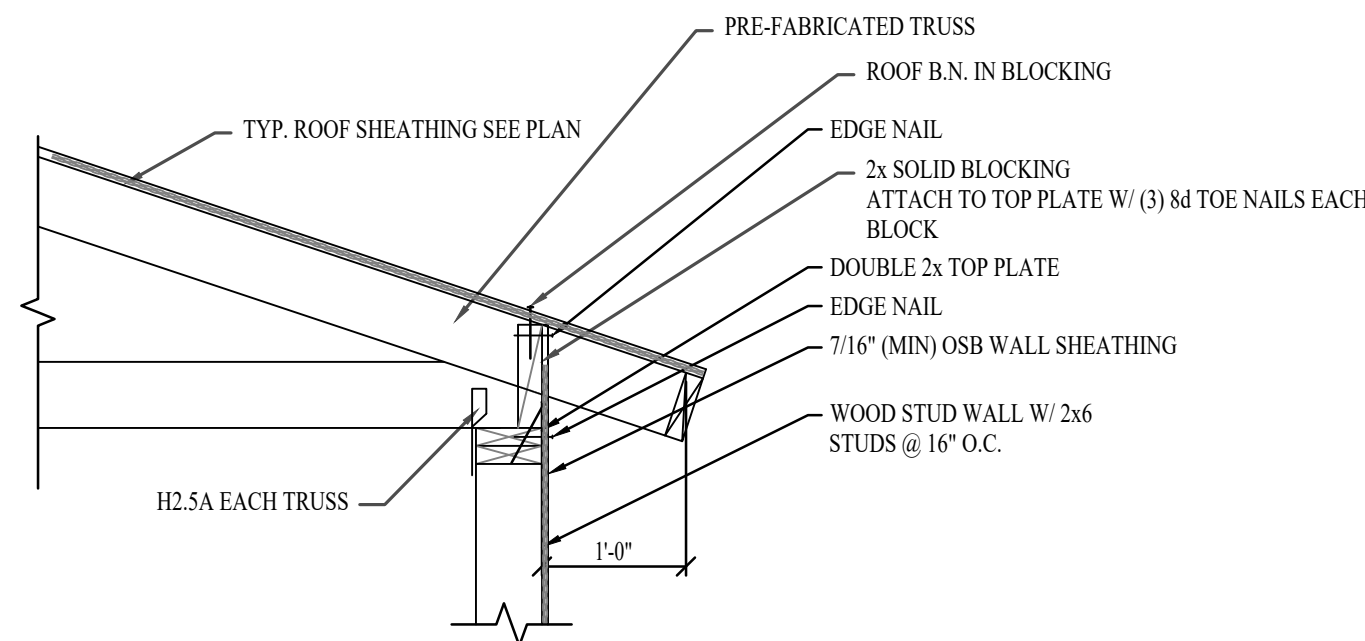
35 UPPER DORMER WALL TO LOFT FLOOR

S503/ N.T.S.



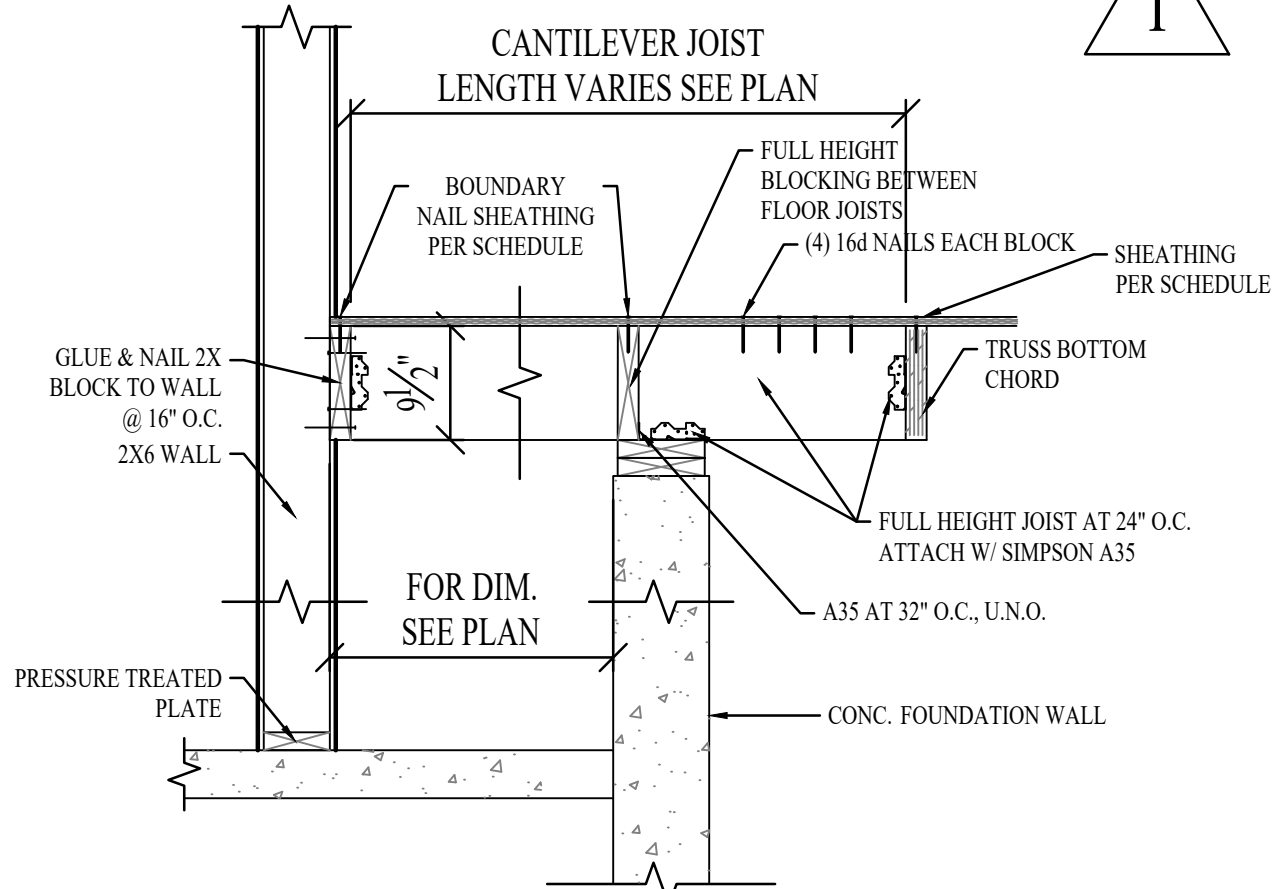
34 UPPER DORMER ROOF

S503/ N.T.S.



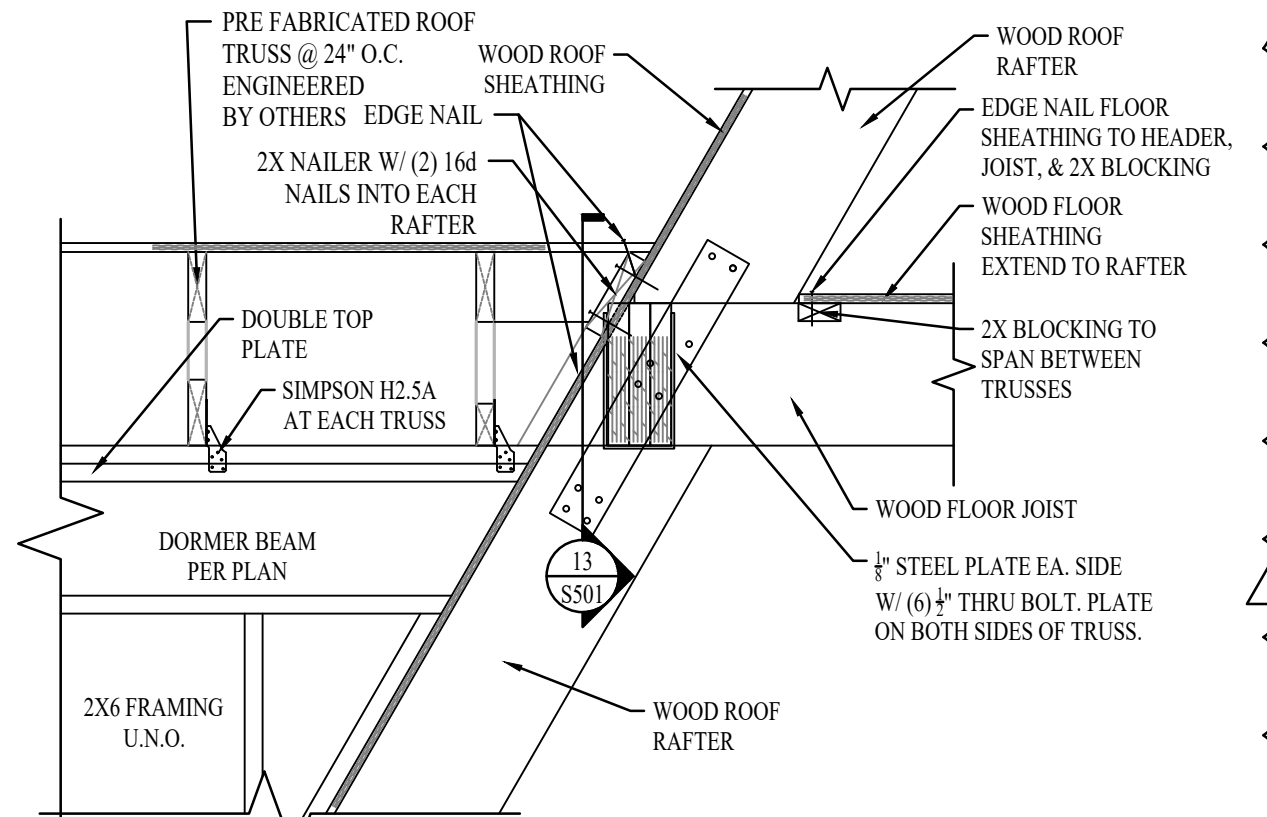
33 TRUSS TO WALL

S503/ N.T.S.



32 CANTILEVER AT CLOSET

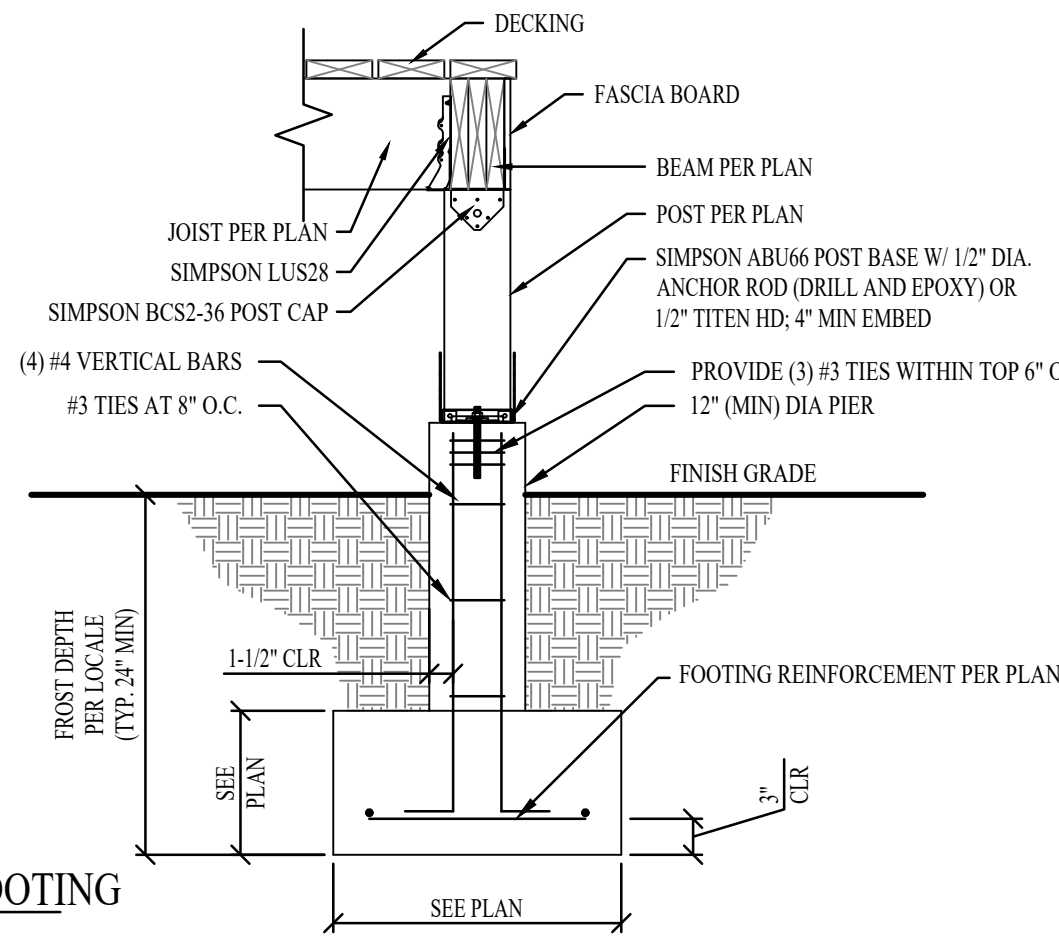
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NOTE: FASTEN ALL SIMPSON HANGERS FOR MAX UPLIFT (NAIL ALL HOLES)

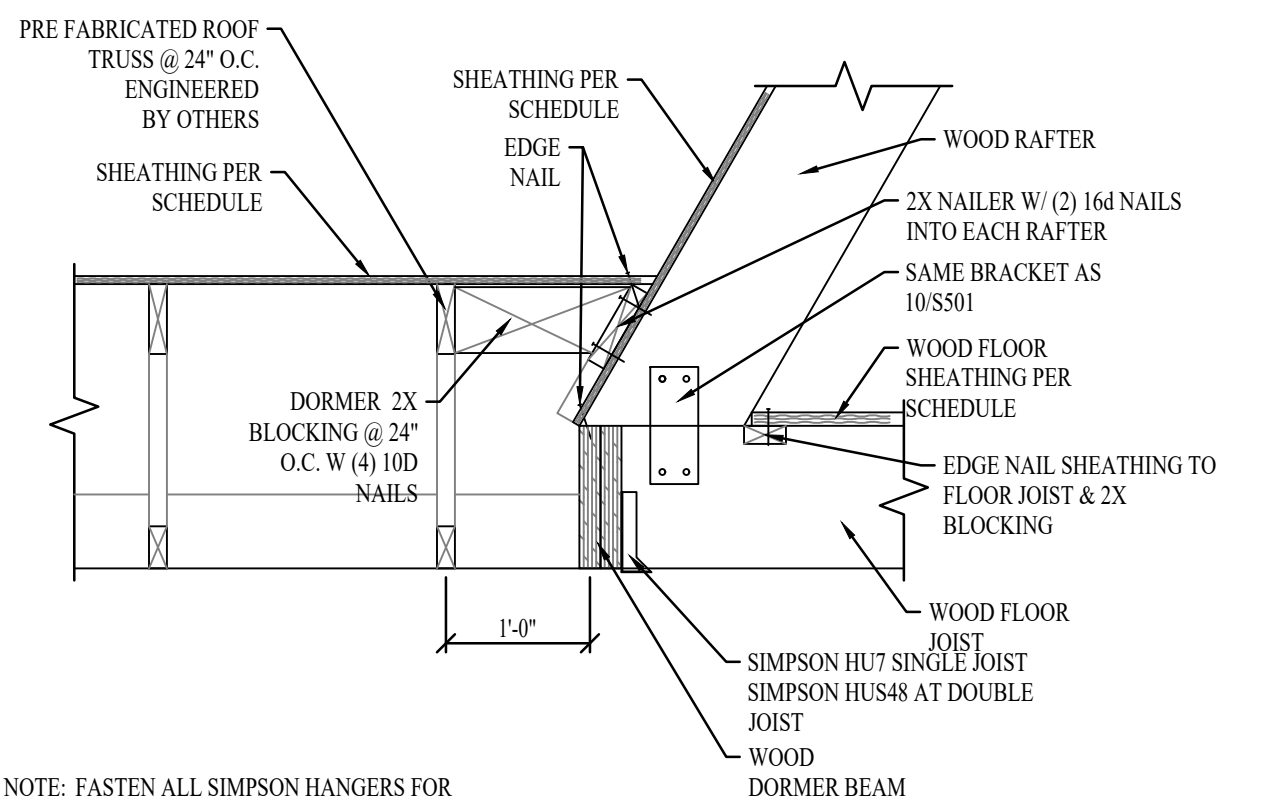
39 SECTION THROUGH DORMER FRAMING

S503/ N.T.S.



38 PIER FOOTING

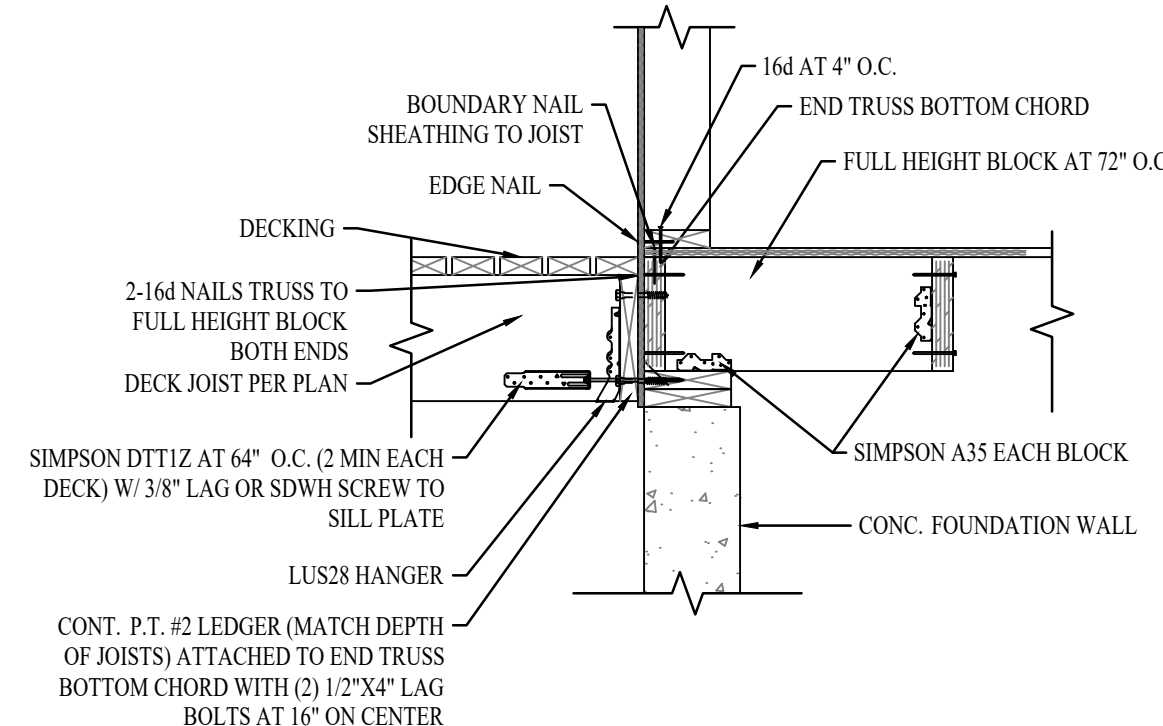
S503/ N.T.S.



NOTE: FASTEN ALL SIMPSON HANGERS FOR MAX UPLIFT (NAIL ALL HOLES)

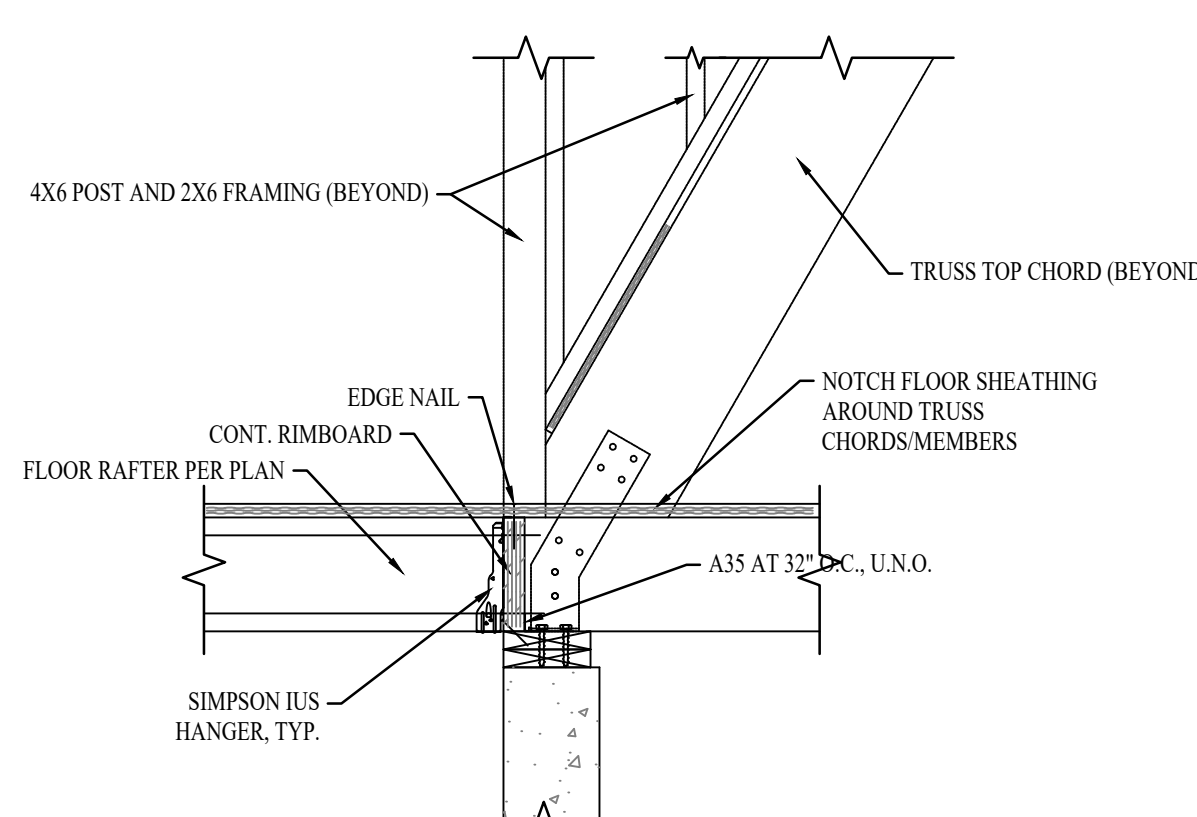
37 SECTION THROUGH DORMER FRAMING

S503/ N.T.S.



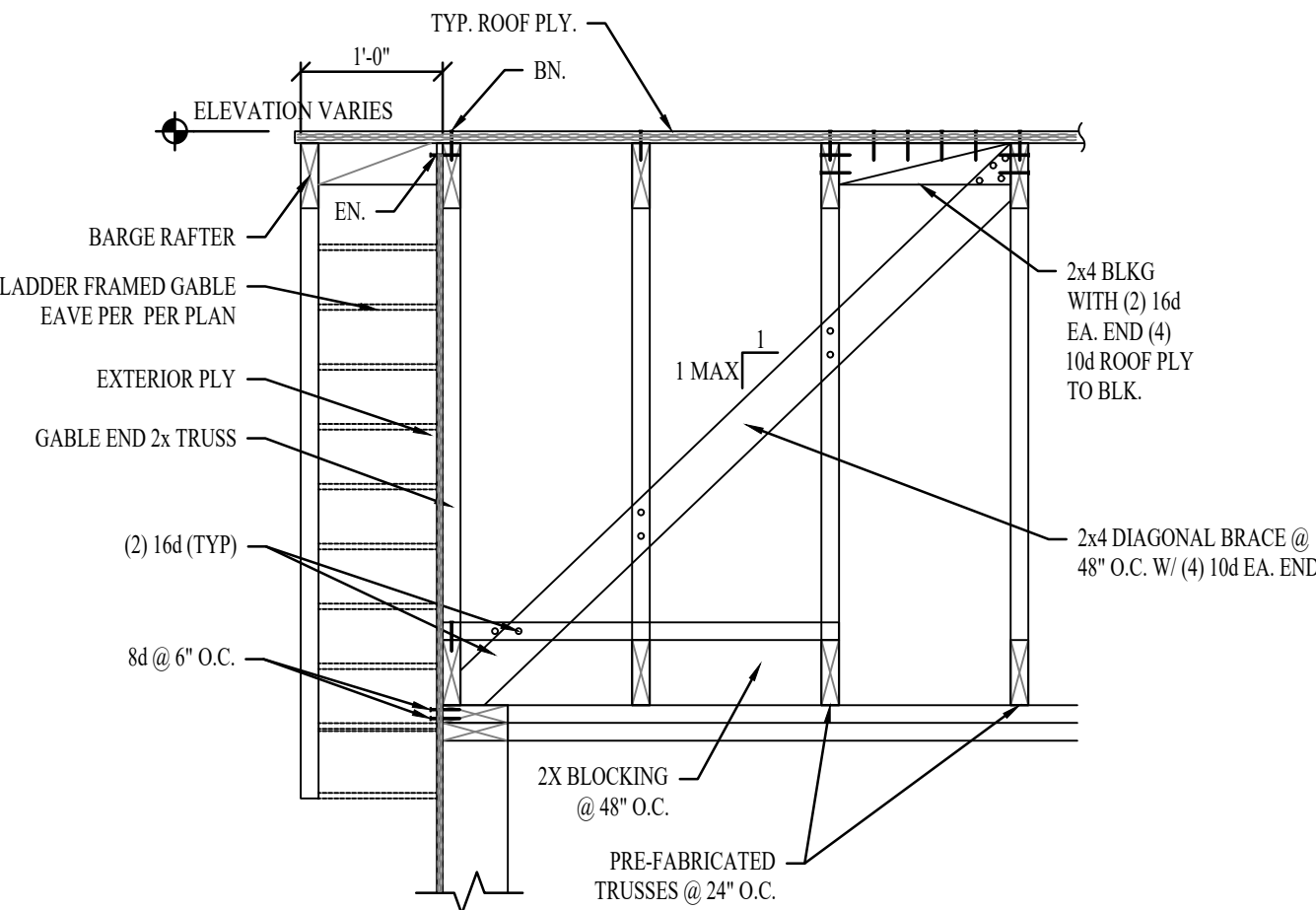
36 DECK LEDGER TO RIMBOARD AT GABLE DORMER

S503/ N.T.S.



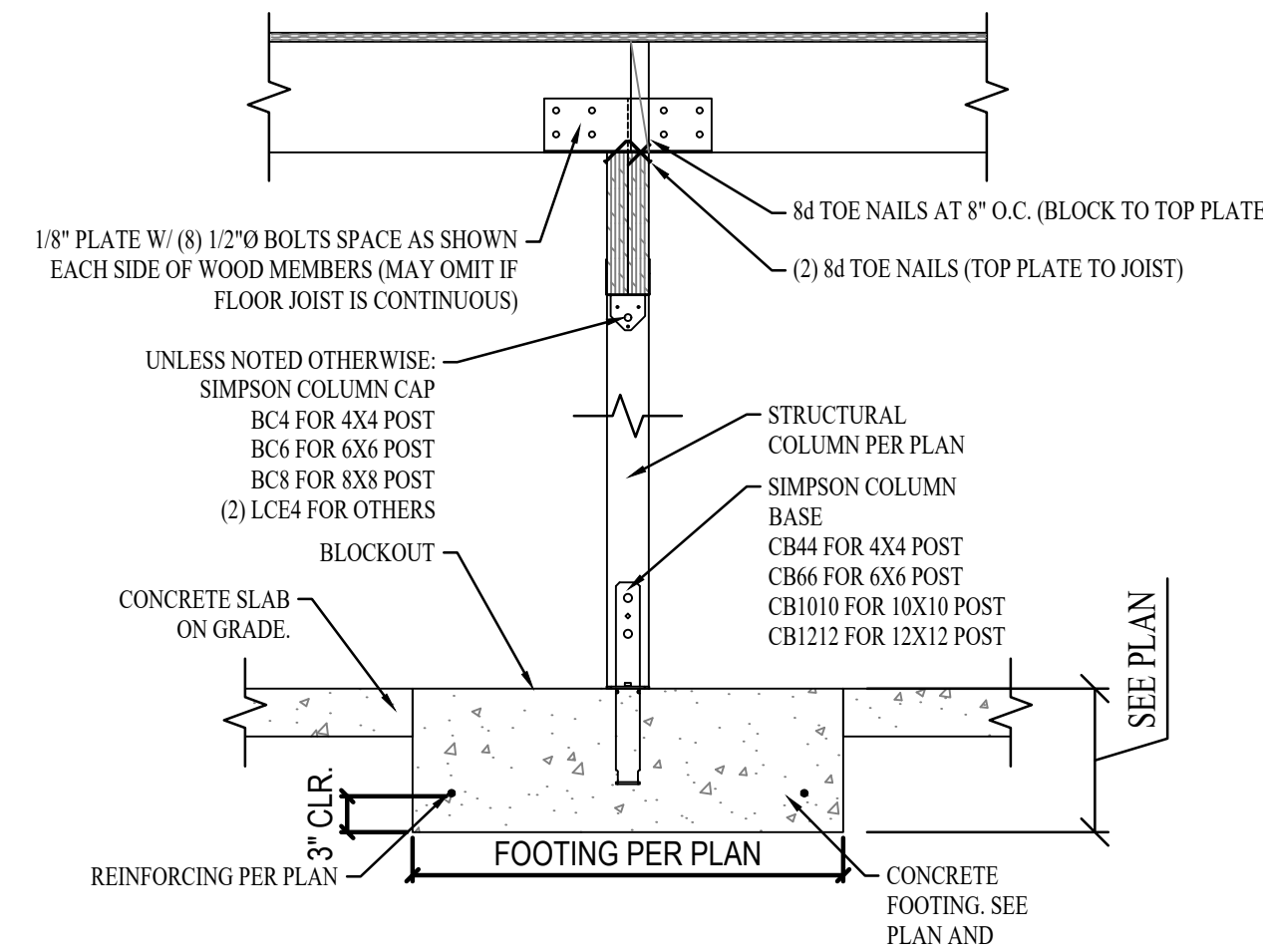
43 SECTION WHERE EXTENDED DORMER MEETS AVRAME

S503/ N.T.S.



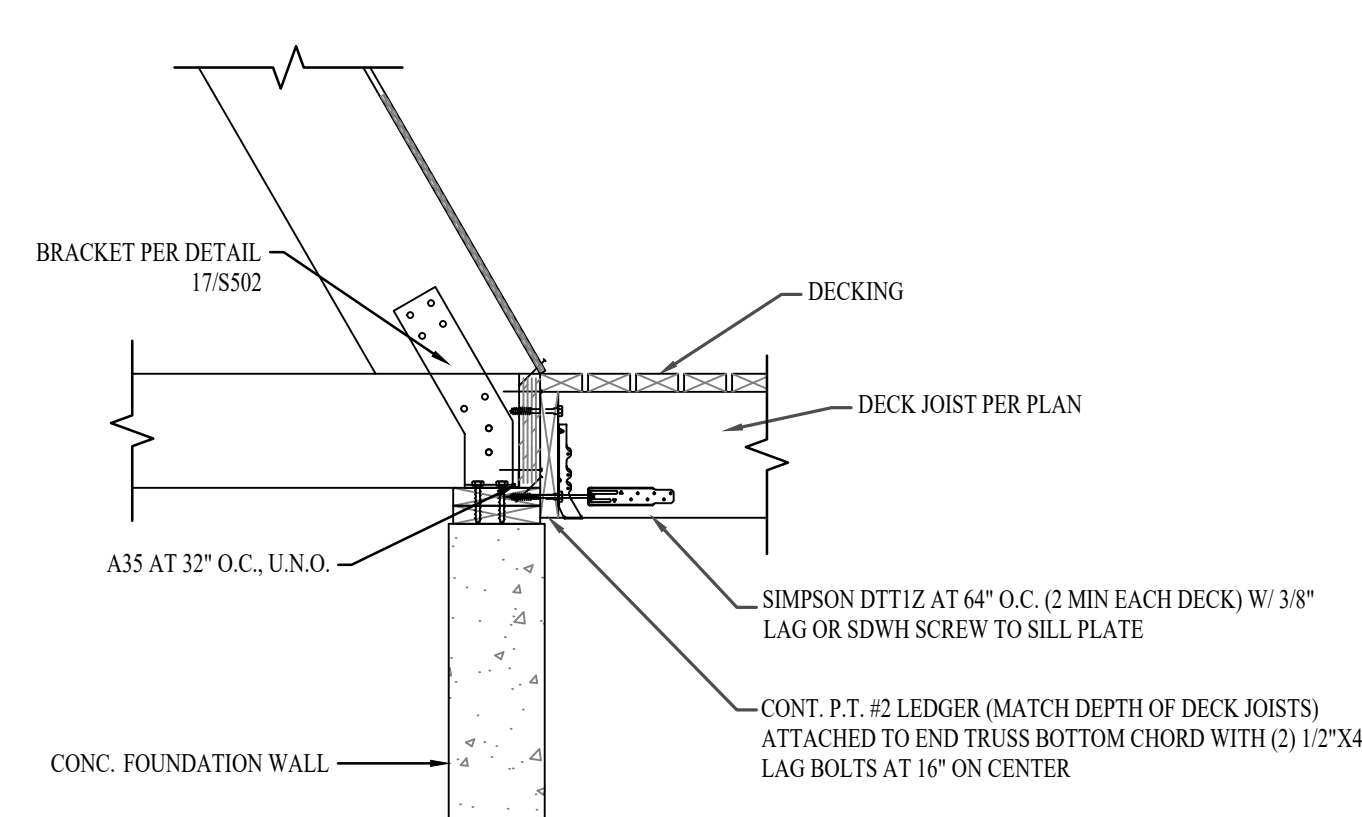
42 SECTION THROUGH FRONT ENTRY TRUSSES

S503/ N.T.S.



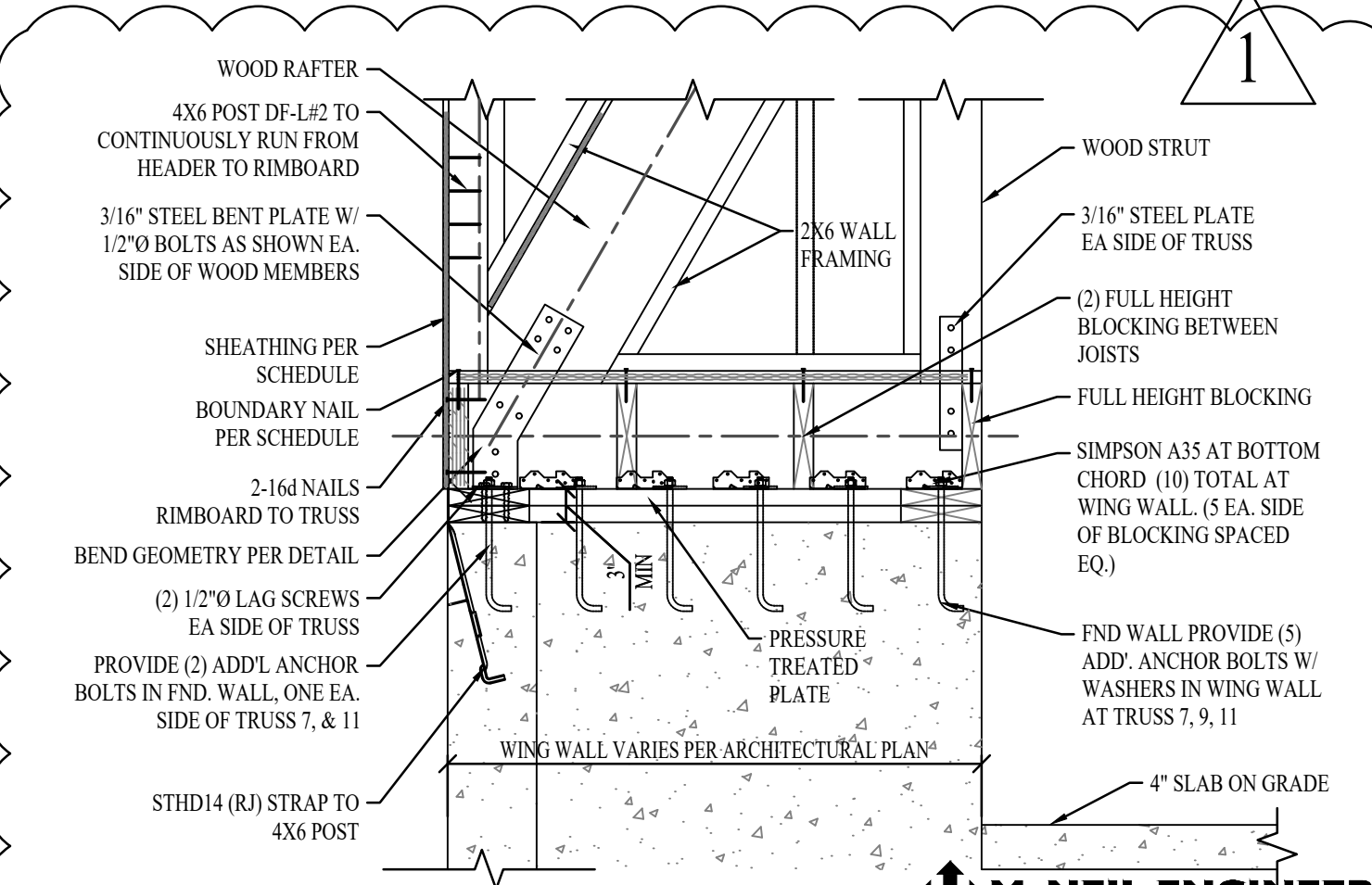
40 INTERIOR SPOT FOOTING & BEAM ASSEMBLY

S503/ N.T.S.



47 TRUSS EDGE RIMBOARD TO DECK LEDGER ATTACHMEN

S503/ N.T.S.



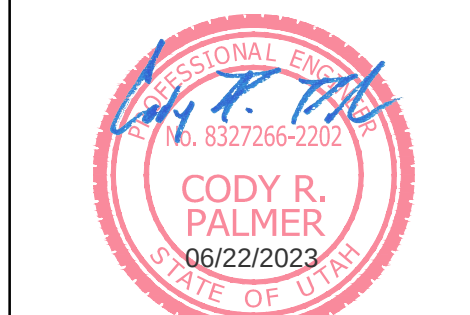
44 GARAGE GIRDER

S503/ N.T.S.



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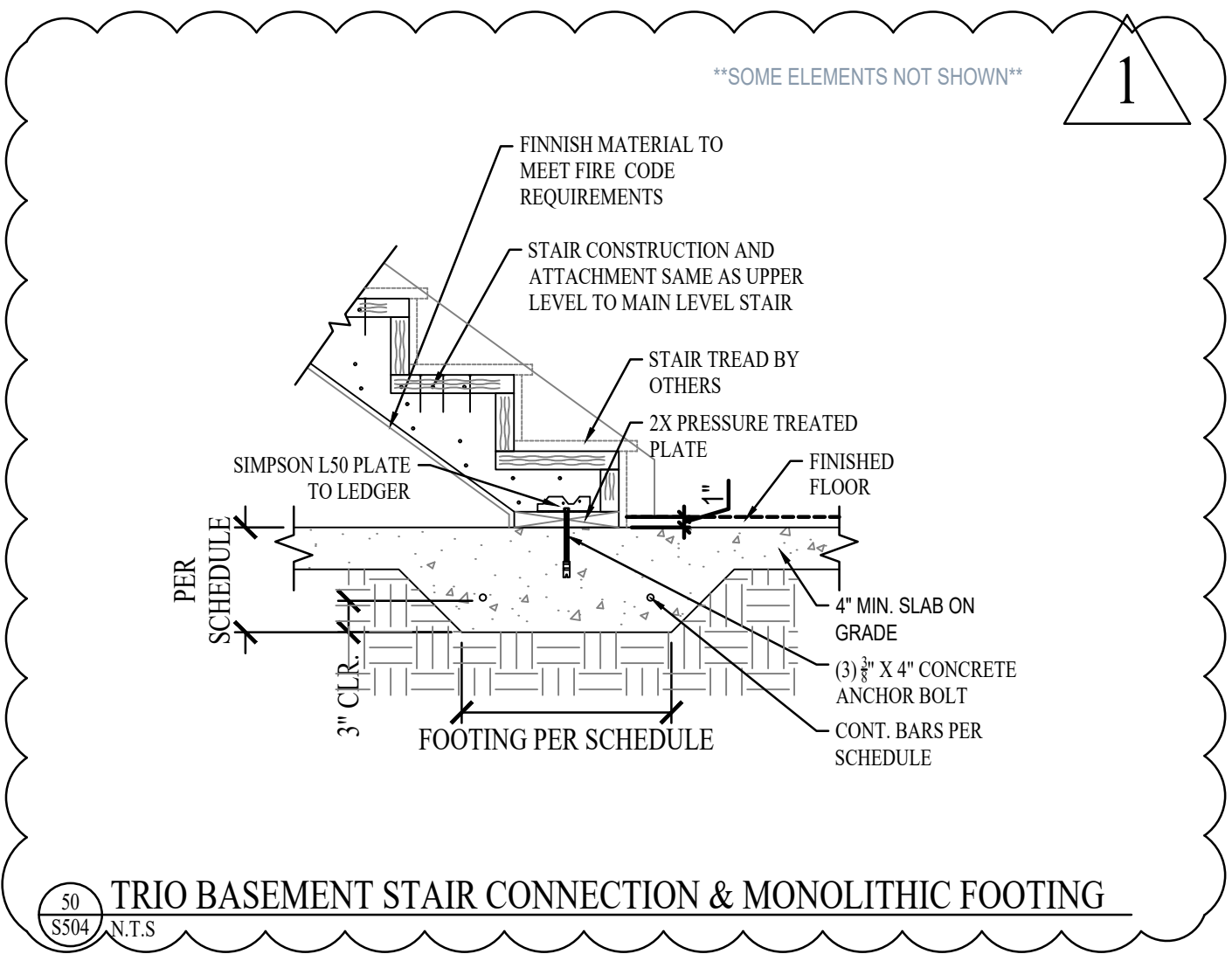
KEYNOTES



REVISIONS		
#	DESCRIPTION	DATE

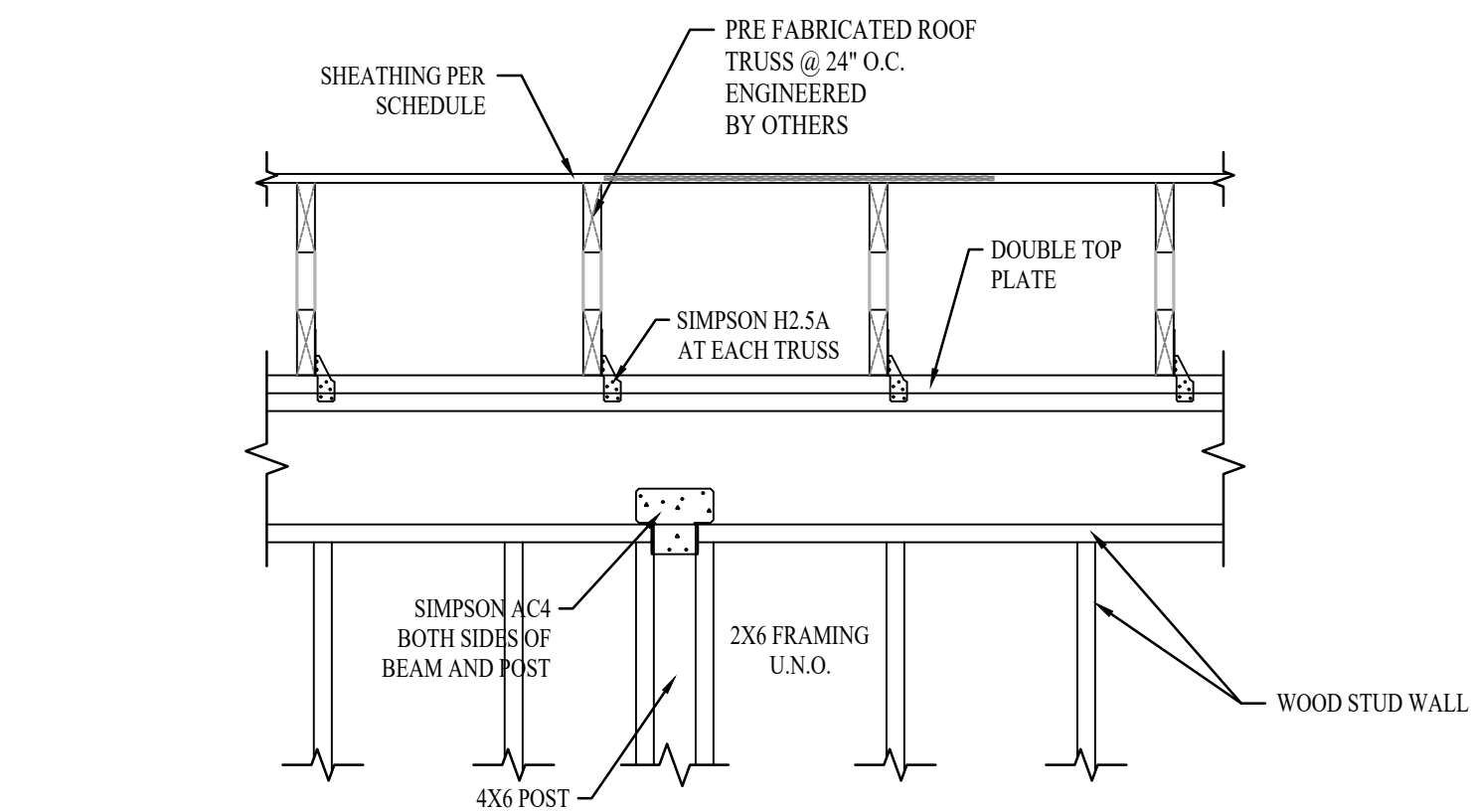
CITY REVIEW

TRIO 120 - SCIAMARELLA RES. VILLAGES AT WOLF CREEK, LLC LOT 221910001 EDEN UT, 84310		DRAWN FOR ONE TIME USE FOR: AVrame U.S.A.	
PLAN: 20003.010	DATE: 06/20/2023	S503	
SHEET:	BASEMENT LEVEL: 1,101 S.F.	TOTAL FINISHED: 2,784 S.F.	
		UPPER LEVEL: 451 S.F.	



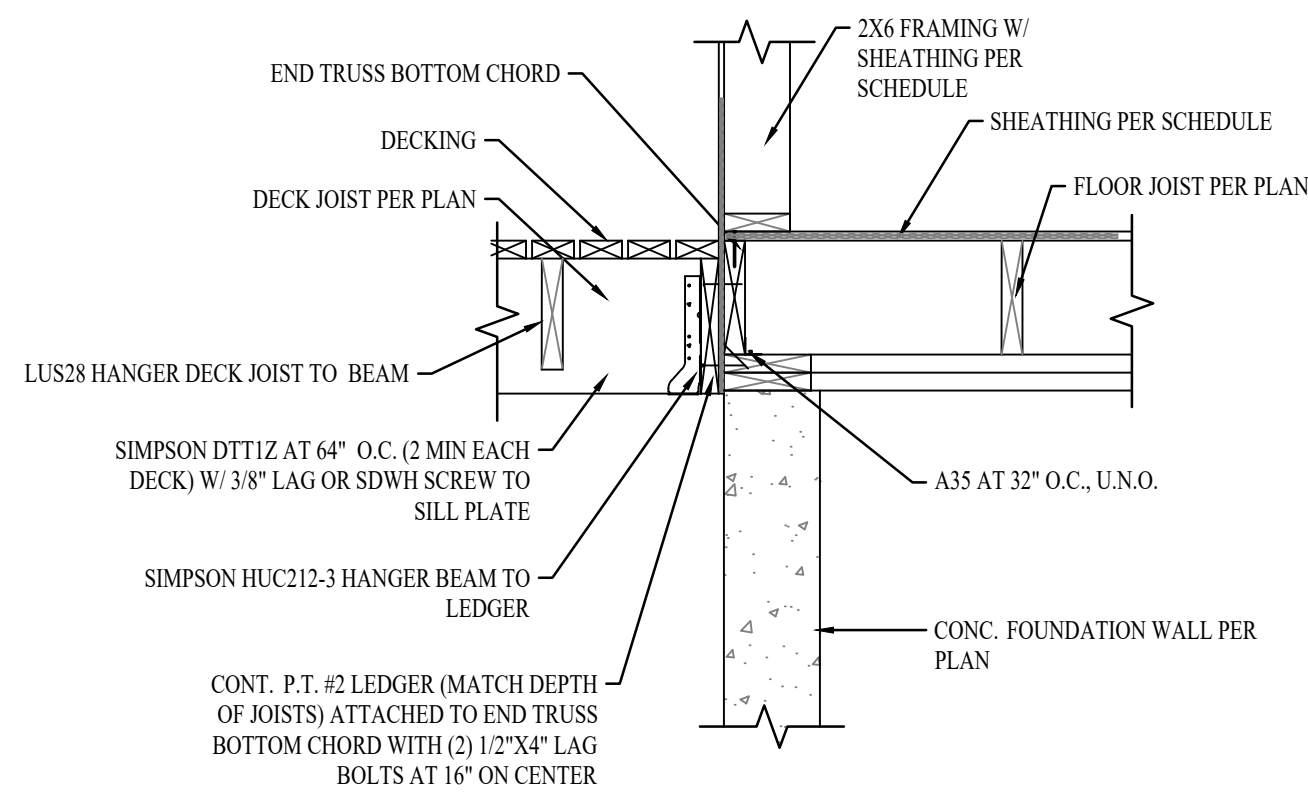
TRIO BASEMENT STAIR CONNECTION & MONOLITHIC FOOTING

49
S504
N.T.S.



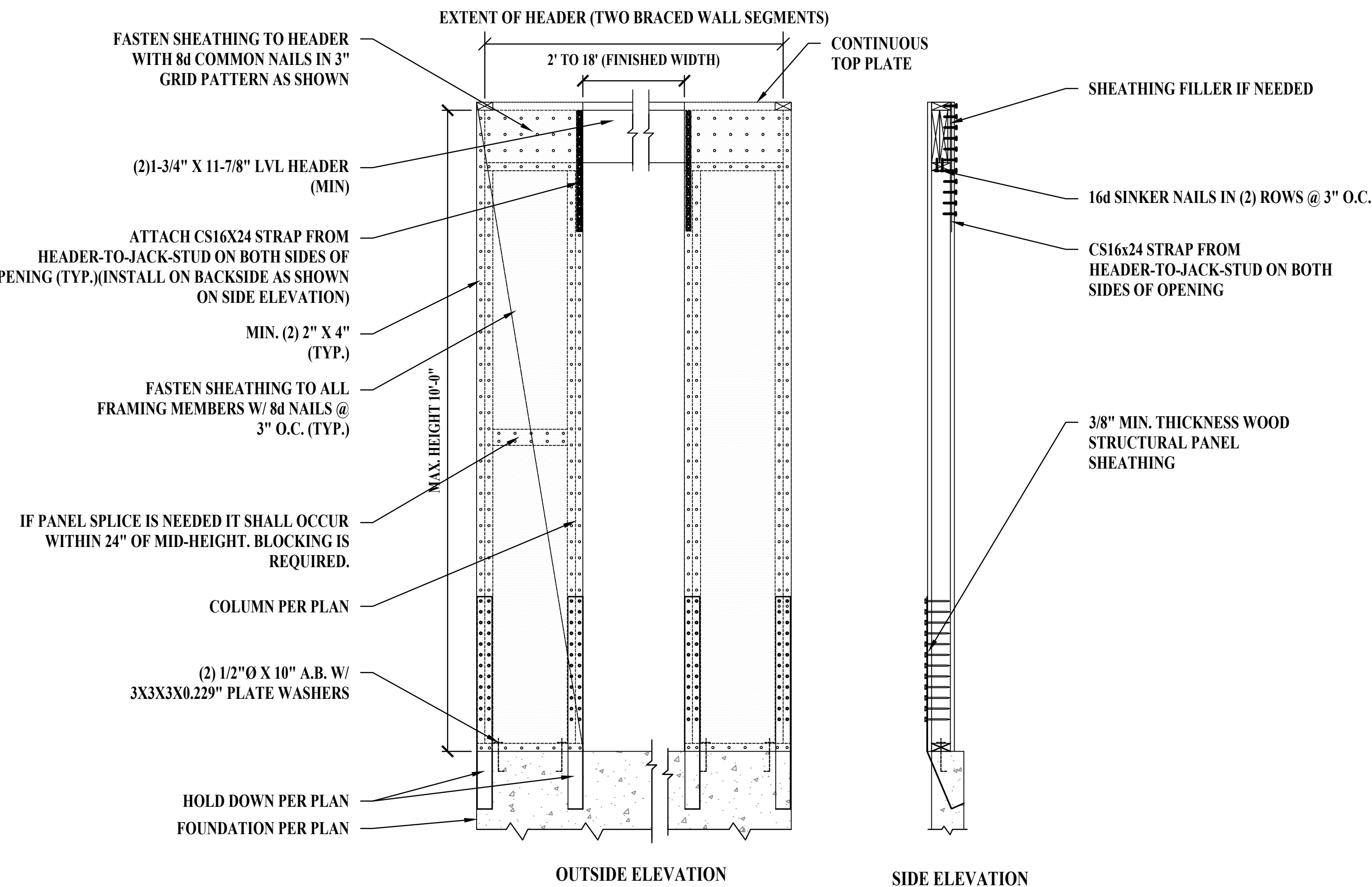
SECTION THROUGH DORMER FRAMING

49
S504
N.T.S.



DECK LEDGER TO RIMBOARD AT GABLE DORMER

51
S503
N.T.S.



PORTAL FRAME

48
S504
N.T.S.

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BELOW

KEYNOTES



REVISIONS		
#	DESCRIPTION	DATE

CITY REVIEW

TRIO 120 - SCIAMMARELLA RES. VILLAGES AT WOLF CREEK, LLC LOT 221910001 EDEN UT, 84310		DRAWN FOR ONE TIME USE FOR: AVrame U.S.A.
PLAN: 20003.010	DATE: 06/20/2023	
S504	SHEET:	BASEMENT LEVEL: 1,101 S.F.
		MAIN LEVEL: 1,242 S.F.
		UPPER LEVEL: 451 S.F.
		TOTAL FINISHED: 2,784 S.F.

