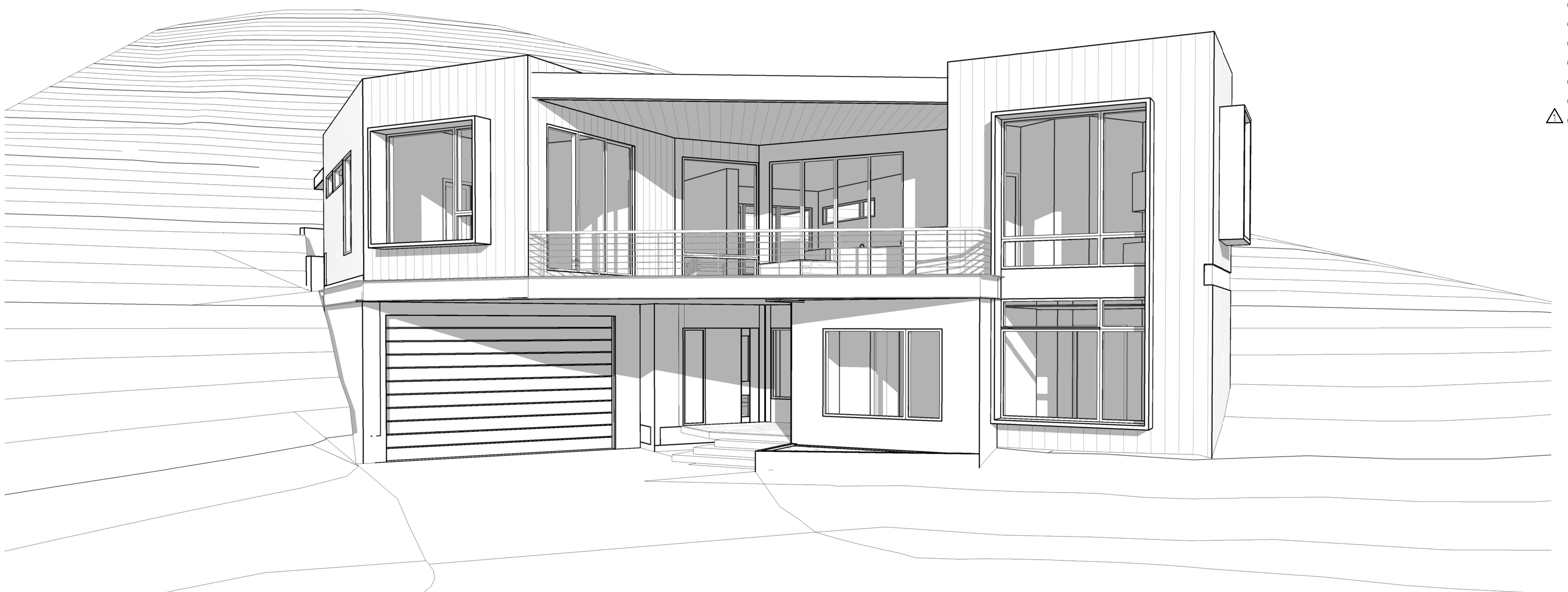
A NEW DESIGN FOR

LOT 75R POWDER MOUNTAIN

8452 E. SPRING PARK
WEBER COUNTY, UT



PROJECT REVISIONS		
#	DATE	DESCRIPTION
1	9/27/17	COUNTY COMMENTS

Inside of Wall Sq Ft

LOCATION	SQUARE FOOTAGE
ENTRY LEVEL	1,369 SF
MAIN LEVEL	1,990 SF
TOTAL FINISHED	3,359 SF
GARAGE	506 SF
MECH.	91 SF
TOTAL UNFINISHED	597 SF
TOTAL INSIDE OF WALL	3,957 SF

Outside of Wall Sq Ft

LOCATION	SQUARE FOOTAGE
ENTRY LEVEL	1,529 SF
MAIN LEVEL	2,127 SF
TOTAL FINISHED	3,656 SF
GARAGE	574 SF
MECH.	114 SF
TOTAL UNFINISHED	687 SF
TOTAL OUTSIDE OF WALL	4,343 SF

Deck and Patio Sq Ft

LOCATION	SQUARE FOOTAGE
ENTRY	149 SF
MAIN LEVEL DECK	481 SF
MAIN LEVEL PATIO	842 SF
TOTAL DECK/PATIO	1,473 SF

1

Index of Drawings

DEFERRED SUBMITTAL

ALL DEFERRED SUBMITTALS AND CHANGES TO PLANS MUST BE:
*-FIRST APPROVED BY THE ARCHITECT OF RECORD PRIOR TO SUBMITTING TO THE BUILDING OFFICIAL.
*-STRUCTURAL ENGINEER TO APPROVE ALL STRUCTURAL PLANS.

1. FIRE SPRINKLER PLANS (Modified NFPA 13D)
2. GAS PIPING SCHEMATIC TO BE PROVIDED BY CONTRACTOR
3. TRUSS PLANS (IF APPLICABLE)
4. STUCCO SYSTEM (IF APPLICABLE)
5. FIREPLACE PRODUCT INFORMATION
6. LANDSCAPE SPRINKLER PLAN
7. CONSTRUCTION MITIGATION PLAN
8. GEOTECHNICAL SURVEY (IF APPLICABLE AS DETERMINED BY BUILDING OFFICIAL)
9. SPECIAL INSPECTION CERTIFICATE FROM OUTSIDE INSPECTIONS FOR ALL WELDING ON THIS PROJECT
10. CONTRACTOR TO PROVIDE EXTERIOR LIGHTING SPECS PRIOR TO FOUR-WAY INSPECTION
11. (3) BACKFLOW PREVENTORS TO BE INSTALLED
12. POOL DESIGN BY OTHERS (IF APPLICABLE)

ARCHITECT

UPWALL DESIGN
JOSH ARRINGTON
1930 S. 1100 E.
SALT LAKE CITY, UTAH 84106
(801) 485-0708
FAX:(801) 485-6992
EMAIL:josh@upwalldesign.com

OWNER

HOLLIS CARTER
2118 15th STREET
BOULDER, CO 80302
(404) 754-4987

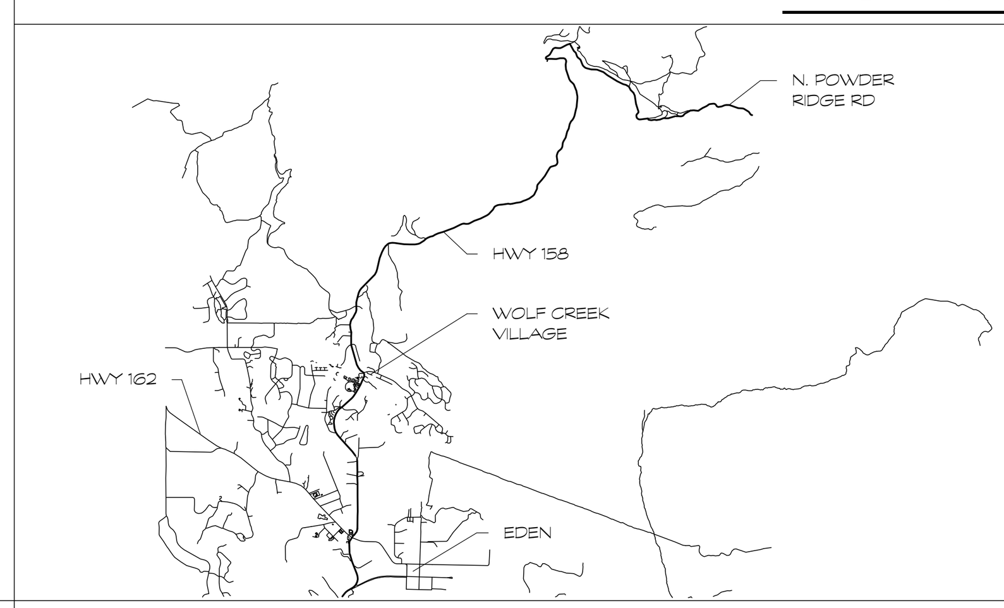
STRUCTURAL ENGINEER

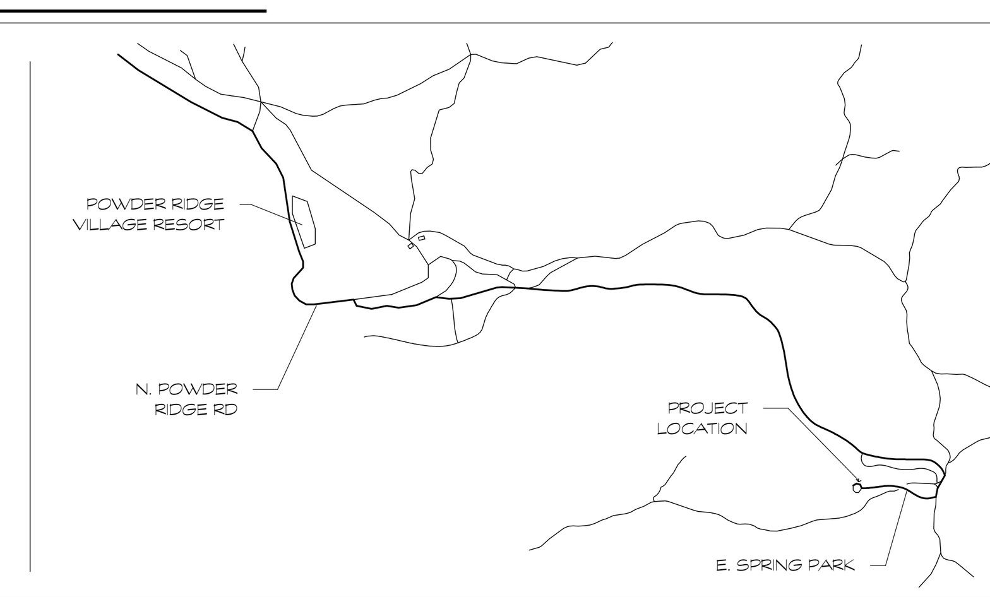
IRIDIUM STRUCTURAL ENGINEERING
GARRETT JENKINS
635 WEST 5300 SOUTH, STE. 203
MURRAY, UTAH 84123
(801) 974-5101
FAX:(801) 974-5102
EMAIL:engineering@kcmdesign.com

GENERAL CONTRACTOR

BIG CANYON HOMES INC.
PAUL BERMAN
1925 S. W HOYTSVILLE ROAD
WANSHIP, UT 84107
(435) 901-2176
EMAIL:paul@bigcanyonhomesinc.com

VICINITY MAPS





Code Analysis

- UTAH STATE ADOPTED CODES AS OF JULY. 1, 2016

- 2015 IRC
- 2015 IBC
- 2015 IPC
- 2015 IMC
- 2015 IFGC
- 2014 NEC

BUILDING OCCUPANCY R-3
TYPE 5B CONTRUCTION
TWO STORIES

STATE OF UTAH
JOSHUA DEAN ARRINGTON
9130931-0301
LICENSED ARCHITECT

29 SEPTEMBER 2017

REVISIONS	
1	9/27/17

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LOT 75R POWDER MOUNTAIN
8452 E. SPRING PARK
WEBER COUNTY, UT

UPWALL DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

OT-1

GENERAL NOTES

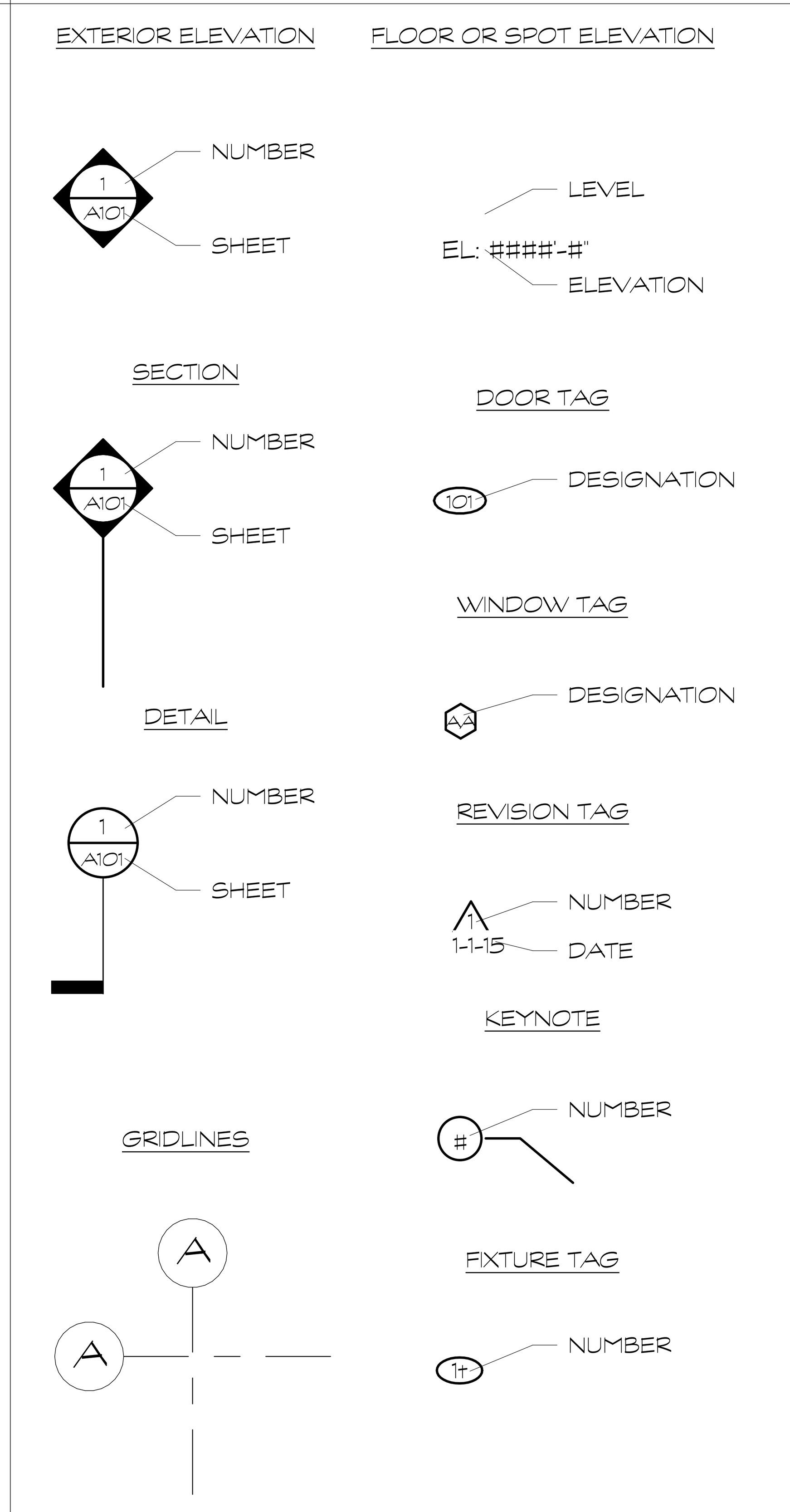
ABBREVIATIONS

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

KEYNOTE ABBREVIATIONS

ADD	ADDITIONAL
CON	CONNECTIONS
C	CONCRETE
EL	ELECTRICAL
FI	FIRE
FP	FLOOR PLAN
FR	FRAMING
G	GENERAL
M	MECHANICAL
PL	PLUMBING
ST	SITE
S	STAIR
W	WINDOW
F&V	FINISHES AND VENEERS

SYMBOLS



MATERIALS

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

GENERAL

NO.	DESCRIPTION
1	ALL WORK TO BE DONE SHALL COMPLY WITH THE 2015 IRC .
2	GENERAL CONTRACTOR SHALL COMPLY WITH ALL LOCAL BUILDING CODES AND ORDINANCES GOVERNING THIS WORK.
3	GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT AND OWNER OF ANY DISCREPANCIES FOUND.
4	GENERAL CONTRACTOR SHALL FOLLOW ALL MANUFACTURER SPECIFICATIONS FOR INSTALLATION OF MATERIALS OR EQUIPMENT.
5	GENERAL CONTRACTOR SHALL CLOSELY COORDINATE ALL TRADES TO EXPEDITE CONSTRUCTION AND ENFORCE THE HIGHEST QUALITY OF WORKMANSHIP OF THE INVOLVED TRADES.
6	VERIFY WITH IRC REGULATIONS, CITY OR COUNTY ORDINANCES, AND PROPERTY COVENANTS FOR REQUIRED FIRE SPRINKLERS. IF REQUIRED, FOLLOW ALL CODES OF THE INTERNATIONAL RESIDENTIAL CODE AND NFPA REGULATIONS.
7	CONTRACTOR TO COMPLY WITH IRC CHAPTER FOUR FOR EXCAVATION, FILL CUTS AND GRADING. SPECIAL ATTENTION SHOULD BE MADE TO CUTS AT PROPERTY LINE.
8	CONTRACTOR TO SUBMIT A "CERTIFICATE OF ELEVATION" TO PLANNING AND BUILDING DEPARTMENT FOR REVIEW AND APPROVAL BEFORE STARTING ANY FRAMING ON THE FOUNDATION
9	CONTRACTOR TO PROVIDE CERTIFICATION FROM AN ARCHITECT OR ENGINEER SHOWING THAT THE RESIDENCE IS IN COMPLIANCE WITH THE CITY'S FLOOD ORDINANCE
10	CONTRACTOR TO ENSURE ALL EXTERIOR LIGHTING IS IN COMPLIANCE WITH CODE AND TO PROVIDE PROOF PRIOR TO INSTALL.
11	CONTRACTOR TO PROVIDE ENGINEERED TRUSS DRAWING BY THE TRUSS MANUFACTURER'S ENGINEER PRIOR TO INSTALL. DRAWINGS TO BE SIGNED BY A REGISTERED ENGINEER.
12	REQUIRED INSPECTION: INSPECTION REQUIRED FOR WEATHER RESISTIVE BARRIER AND FLASHING IN ORDER TO PREVENT WATER FROM ENTERING THE WEATHER RESISTIVE EXTERIOR WALL ENVELOPE.
13	SPECIAL INSPECTION: SPECIAL INSPECTION REQUIRED FOR THE WELDING OF STEEL ON THIS PROJECT. SPECIAL INSPECTION FOR ALL FIELD WELDING AND APPROVAL FROM THE BUILDING OFFICIAL ON A SPECIAL INSPECTION AND TESTING AGREEMENT. SPECIAL INSPECTION IS REQUIRED FOR MOMENT FRAME WELDS. ALSO SPECIAL INSPECTORS ARE REQUIRED TO COMPLETE A MUNICIPALITY SPECIAL INSPECTION APPROVAL FORM, FOR APPROVAL BY THE BUILDING OFFICIAL, PRIOR TO ANY INSPECTION.
14	REQUIRED INSPECTION FOR ALL STUCCO AND EIFS SYSTEMS. CONTRACTOR TO PROVIDE PRODUCT SPECIFICATIONS AND ICBO EVALUATION REPORT (OR EQUAL) FOR ANY STUCCO OR EIFS SYSTEM USED. IRC R109.1.5
15	PRIOR TO FINAL INSPECTION PROVIDE A SOILS REPORT FOR REGRADE AREAS STEEPER THAN 2:1 SLOPE.
16	CONTRACTOR TO PROVIDE "SPANDECK" LISTING FOR APPROVAL PRIOR TO INSTALLATION.
17	FOUNDATION REBAR INSPECTIONS ARE REQUIRED FOR FOUNDATION WALLS OVER 8 FEET HIGH: FORMS ARE NOT TO BE INSTALLED ON ONE SIDE UNTIL AFTER THE REBAR HAS BEEN INSPECTED AND APPROVED.
18	ALL TIMBERS SHALL BE DOUGLAS FIR #1 FOHC(FREE OF HEART CENTER) DEAD STANDING OR KILN DRIED
19	IN THE CASE OF ANY DISCREPANCY BETWEEN INFORMATION PRESENTED IN THESE CONTRACT DOCUMENTS AND THE ABOVE MENTIONED CODE, GUIDELINES AND/OR ESTABLISHED RESTRICTIONS, CONTRACTOR IS RESPONSIBLE FOR NOTIFYING UPWALL DESIGN OF SUCH DISCREPANCY PRIOR TO CONSTRUCTION. IN SUCH CASE AS DESCRIBED ABOVE, THE ESTABLISHED CODE, GUIDELINE OR ESTABLISHED RESTRICTION SHALL ALWAYS TAKE PRECEDENCE.
20	CONSTRUCTION TO BE CONSISTENT WITH ENERGY EFFICIENT STANDARDS ESTABLISHED IN THE INTERNATIONAL ENERGY CONSERVATION CODE 2015 IECC.
21	ALL STRUCTURAL NOTATIONS WITHIN THESE GENERAL NOTES SHOULD BE COMPARED TO THAT INFORMATION CONTAINED IN THE STRUCTURAL GENERAL NOTES AND THE DETAILS PRESENTED AT THE BACK OF THE CONTRACT DOCUMENT SET. IN THE CASE OF DISCREPANCY. THE MORE RESTRICTIVE SHALL TAKE PRECEDENCE.
22	THE CONTRACTOR SHALL COORDINATE AND VERIFY WITH OWNER, ARCHITECT, AND INTERIOR DESIGNER. ON FINAL SELECTION, STYLE, FINISHES, ETC. FOR ALL CABINET WORK, COUNTER TOPS, MILL WORK DOORS, APPLIANCES, PLUMBING, FIXTURES, LIGHT FIXTURES, ETC. PRIOR TO ORDERING AND INSTALLATION.
23	THE CONTRACTOR SHALL COORDINATE AND INSTALL ALL REQUIRED SOLID BLOCKING FOR THE INSTALLATION OF ALL FIXTURES, CABINETS, EQUIPMENT, FINISH HARDWARE, ETC.
24	A PERMANENT CERTIFICATE SHALL BE COMPLETED AND LOCATED IN AN APPROVED LOCATION THAT LISTS THE PREDOMINANT R-VALUES OF THE INSULATION INSTALLED IN THE CEILING/ROOF, WALLS, FOUNDATION AND DUCTS OUTSINDE CONDITIONED SPACES, AND U-FACTORS FOR FENESTRATION

1 (revision tag)

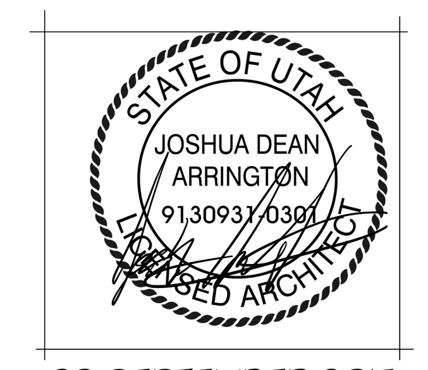
INSULATION SYSTEM
CLIMATE ZONE 6

FENESTRATION U-VALUE	.35
SKYLIGHT U-VALUE	.55
CEILING INSULATION	R-25 CLOSED CELL FOAM APPLIED DIRECTLY TO UNDERSIDE OF SHEATHING AND R-24 SPRAY FIBERGLASS @ WARM SIDE
WOOD FRAME WALL INSULATION	R-21 BIB
FLOOR INSULATION	R-30 OR SUFFICIENT TO FILL CAVITY, R-21 MINIMUM
BASEMENT WALL INSULATION	R-21 BIB
SLAB INSULATION R-VALUE/DEPTH	R-10 @ 4'-0" (AN ADDITIONAL R-5 IS REQUIRED UNDER ALL SLABS W/ RADIANT TUBING)
CRAWL SPACE INSULATION	R-15 CONTINUOUS (ON INTERIOR OR EXTERIOR) OR R-19 CAVITY

1 (revision tag)

FRAMING

NO.	DESCRIPTION	CODE REF.
4	SILL PLATE TO BE PRESSURE TREATED 3X ON MANUFACTURED SILL SEALER (VERIFY WITH STRUCTURAL SHEAR WALL PLANS) ANCHOR BOLTS AS PER STRUCTURAL PLANS. PLATES TO BE A MINIMUM OF 6" ABOVE GRADE.	IRC R404.1.6
8	ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION-GRADE REDWOOD.	IRC R317
9	NO WOOD SHALL BE NEARER THAN 8" TO THE EARTH UNLESS SEPARATED BY CONCRETE AT LEAST 3" IN THICKNESS WITH AN IMPERVIOUS MEMBRANE INSTALLED BETWEEN THE EARTH AND THE CONCRETE. INCLUDING DECKS AND SIDING.	IRC R317
10	PROTECT WOOD AGAINST DECAY AS NOTED AND REQUIRED BY CODE. WHERE PROTECTION IS REQUIRED, WOOD MUST BE APPROVED, TREATED, OR DECAY RESISTANT. LOCAL JURISDICTIONS REGULATIONS AS REQUIRED - ADDITIONAL REQUIREMENTS AS FOLLOWS: WHEN WOOD JOISTS OR THE BOTTOM OF THE WOOD STRUCTURAL FLOORS ARE LOCATED CLOSER THAN 18 INCHES OR WOOD GIRDERS ARE LOCATED CLOSER THAN 12 INCHES TO EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION, PROTECTION IS REQUIRED. THE FLOOR ASSEMBLY, INCLUDING POSTS, GIRDERS, JOISTS AND SUBFLOOR SHALL BE APPROVED WOOD OF NATURAL RESISTANCE TO DECAY (AS LISTED IN IRC) OR TREATED WOOD. UNDER FLOOR AREAS SHALL BE PROVIDED WITH AN ACCESS. FOUNDATION PLATES OR SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB, WHICH IS IN DIRECT CONTACT WITH EARTH, AND SILLS WHICH REST ON CONCRETE OR MASONRY FOUNDATIONS, SHALL BE TREATED WOOD OR FOUNDATION REDWOOD. ALL MARKED OR BRANDED BY AN APPROVED AGENCY. WHERE NOT SUBJECT TO WATER SPLASH OR TO EXTERIOR MOISTURE AND LOCATED ON CONCRETE HAVING A MINIMUM THICKNESS OF 3 INCHES WITH AN IMPERVIOUS MEMBRANE INSTALLED BETWEEN CONCRETE AND EARTH. THE WOOD MAY BE UNTREATED AND OF ANY SPECIES. COLUMNS AND POSTS LOCATED ON CONCRETE OR MASONRY FLOORS OR DECKS EXPOSED TO THE WEATHER OR TO WATER SPLASH OR IN BASEMENTS AND WHICH SUPPORT PERMANENT STRUCTURES SHALL BE SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING ABOVE FLOORS UNLESS APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD IS USED. THE PEDESTALS SHALL PROTECT AT LEAST 6 INCHES ABOVE EXPOSED EARTH, AND AT LEAST 1 INCH ABOVE SUCH FLOORS. INDIVIDUAL CONCRETE OR MASONRY PIERS SHALL PROTECT AT LEAST 8" ABOVE EXPOSED GROUND UNLESS THE COLUMNS OR POSTS WHICH THEY SUPPORT ARE OF APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD IS USED. WOOD USED IN CONSTRUCTION OF PERMANENT STRUCTURES AND LOCATED NEARER THAN 6 INCHES TO EARTH SHALL BE TREATED WOOD OR WOOD OF NATURAL RESISTANCE TO DECAY, AS DEFINED IN IRC WHERE LOCATED ON CONCRETE SLABS PLACED ON EARTH, WOOD SHALL BE TREATED WOOD OR WOOD OF NATURAL RESISTANCE TO DECAY. WOOD FURRING OR FRAMING ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED BARRIER IS INSTALLED BETWEEN THE WALL AND THE WOOD, SHALL BE TREATED OR RESISTANT TO DECAY.	IRC R317 IRC TABLE R301.2 (1) IRC R317 IRC R408.3 IRC R317 IRC R317 IRC R317 IRC R317
16	FIRE BLOCKING SHALL BE CONSTRUCTED OF 2" NOMINAL LUMBER OR (2) THICKNESS OF 1" NOMINAL LUMBER WITH STAGGERED LAP JOINTS OR OTHER MATERIALS APPROVED OR TESTED. FIRE BLOCKING SHALL BE PROVIDED AS PER IRC AT LOCATIONS AS FOLLOWS: IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND TRANSMISSION CONTROL SHALL HAVE FIRE BLOCKS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIAL. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS. FIRE BLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF THE FEELING UNIT SEPARATION. WHERE WOOD SLEEPERS ARE USED FOR LAYING WOOD FLOORING ON MASONRY OR CONCRETE FIRE-RESISTIVE FLOORS, THE SPACE BETWEEN THE FLOOR SLAB AND THE UNDERSIDE OF THE WOOD FLOORING SHALL BE FILLED WITH NON COMBUSTIBLE MATERIAL OR FIRE BLOCKED IN SUCH A MANNER THAT THERE WILL BE NO OPEN SPACES UNDER THE FLOORING WHICH WILL EXCEED 100 SQUARE FEET IN AREA AND SUCH SPACE SHALL BE FILLED SOLIDLY UNDER ALL PERMANENT PARTITIONS SO THAT THERE IS NO COMMUNICATION UNDER THE FLOORING BETWEEN ADJOINING ROOMS.	IRC R602.8 IRC R302.11
17	ALL STEEL COLUMNS IN WALLS SHALL RECEIVE 1/2" DIAMETER THREADED STUDS WELDED TO THE COLUMN AT 2'-0 O/C VERTICAL. STUD WALLS SHALL START AND STOP AT COLUMN AND BOLT TO COLUMN. BOLTS SHALL EXTEND THROUGH TWO STUDS MINIMUM AT ALL LOCATIONS EXCEPT AT WINDOWS AT EXTERIOR WALL, BOLTS MAY EXTEND THROUGH ONE STUD.	
18	JOISTS UNDER AND PARALLEL TO BEARING PARTITIONS SHALL BE SIZED PER ENGINEER. WHEN USING FLOOR TRUSSES USE 2 X 4 BLOCKING AT 24" O/C.	IRC R502.4
19	BRACE ALL EXTERIOR WALLS AND CROSS STUD PARTITIONS AT EACH END OF THE BUILDING AND AT LEAST EVERY 25'-0 OF LENGTH BY ONE OF THE FOLLOWING: APPROVED STRUCTURAL SHEATHING OF A MINIMUM THICKNESS OF 7/16". COORDINATE WITH SHEAR WALL SCHEDULE. FOR ADDITIONAL BRACED WALL PANEL CONSTRUCTION OPTIONS, EXCEPTIONS AND RESTRICTIONS SEE IRC SECTION R602.10. COORDINATE WITH STRUCTURAL FOR WIND AND SEISMIC AND ANY SPECIAL REQUIREMENTS.	IRC R602.10 IRC R602.10.9 IRC R602.10.10 IRC R602.11
20	INTERIOR WALLS TO BE 2X STUDS AT 16" O/C (AS PER PLANS) WITH DOUBLE TOP AND BOTTOM PLATES. PROVIDE TREATED SOLE PLATE WHERE IN CONTACT WITH CONCRETE. PROVIDE SOLID 2X MID SPAN BLOCKING IN WALLS EXCEEDING 10'-0". PROVIDE 5/8" GYPSUM BOARD FINISH EACH SIDE.	
21	OPTIONAL FLOOR SYSTEM TO BE 1 1/2" LIGHT WEIGHT CONCRETE (COORDINATED WITH HVAC HEATING CONTRACTOR) OVER VAPOR BARRIER OVER 3/4" T&G A.P.A. RATED SHEATHING GLUED AND NAILED TO FLOOR JOIST (SIZE AND SPACING AS PER FRAMING PLAN) PROVIDE 2X4 @ 16" O/C (LAID FLAT) PRESSURE TREATED SLEEPER IN CONCRETE SLAB WHERE ALL WOOD FINISHED FLOORING OCCURS. DOUBLE JOIST UNDER BEARING WALLS. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TYPICAL CEILING FINISH TO BE 5/8" GYPSUM BOARD UNLESS NOTED OTHERWISE. PROVIDE INSULATION SYSTEM (AS PER NOTES AND ENERGY CODE) IN FLOORS OVER OUTSIDE OR UNHEATED AREAS.	IRC CHAPTER 5
22	GYPSUM BOARD TO BE 5/8" THICK (UNLESS OTHERWISE NOTED ON PLANS). ATTACHED TO FRAMING WITH APPROVED SCREWS AS PER MFG. PROVIDE A LEVEL 4" FINISH AS PER INDUSTRY STANDARDS. PROVIDE SQUARE CORNER BEAD/TRIM FINISH. WALLS TO HAVE TEXTURED FINISH TYPICAL (U.N.O.). (CONTRACTOR TO PROVIDE MOCKUP FOR APPROVAL)	
23	AS REQUIRED CEILING JOISTS FURR DOWN TO BE 2X CEILING JOIST FRAMING AS PER INTERNATIONAL RESIDENTIAL CODE TABLES. FINISH TO BE 5/8" GYPSUM BOARD AS PER PLANS.	IRC TABLE R802.4 (1) IRC TABLE R802.4 (2)
24	ALL GYP. BD. CONDITIONS TO COMPLY WITH R702.3, IRC REQUIREMENTS.	IRC R702.3



29 SEPTEMBER 2017

REVISIONS	
1	9/27/17

A NEW DESIGN FOR:
LOT 75R POWDER MOUNTAIN
8452 E. SPRING PARK
WEBER COUNTY, UT

UPWALL DESIGN
1930 S. 1100 E. S.L.C. UT 84106 (801)485-0708

A0.0

GENERAL NOTES

	NO.	DESCRIPTION	CODE REF.
FINISHES & VENEERS	2	IF STUCCO IS INDICATED AS AN EXTERIOR FINISH, SPECIAL INSPECTION IS REQUIRED FOR ALL STUCCO & EIFS SYSTEM. CONTRACTOR TO PROVIDE SPECS & ICC EVALUATION OF SERVICES (OR EQUIV.) FOR ANY STUCCO SYSTEM USED.	IRC R703.6
	3	EXTERIOR STONE VENEER WALL SYSTEM TO BE 4" VENEER AS SELECTED BY ARCHITECT (INSTALLED AS PER MANUFACTURE AND DETAILS) LAY TO BE DRY STACK PROVIDE ANCHORAGE AS PER GENERAL NOTE FINISHES & VENEERS (F&V) #3 SHEET A0.4 OR MANUFACTURE RECOMMENDATIONS. STONE MASON TO PREPARE A 48" SQUARE SAMPLE PANEL TO BE APPROVED BY OWNER AND ARCHITECT BEFORE PROCEEDING WITH WORK. STONE VENEER TO BE INSTALLED ON "TYVEK" (O.A.E.) VAPOR BARRIER HOUSE WRAP ON EXTERIOR GRADE A.P.A. RATED SHEATHING(AS PER STRUCTURAL), ON WALL FRAMING AND OVER CONCRETE STRUCTURE AS PER DETAILS. PROVIDE CAP STONES WHEN REQUIRED, SLOPE CAP TO DRAIN.	
	4	EXTERIOR SMOOTH SIDING SYSTEM TO BE A 1X10 EXTERIOR GRADE CEDAR SHIP LAP CUT TO SIZE (AS PER DETAIL) OVER VAPOR BARRIER HOUSE WRAP ON EXTERIOR GRADE A.P.A. RATED SHEATHING, SHEATHING AS PER STRUCTURAL. FRAMING TO BE 2X6 STUDS AT 16" O/C, COORDINATE WITH STRUCTURAL, WITH DOUBLE TOP AND BOTTOM PLATE. PROVIDE TREATED SOLE PLATE WHERE IN CONTACT WITH CONCRETE.	IRC CHAPTER 6 IRC CHAPTER 7
	5	PAINT SCHEDULE, FINISH, COLOR, ETC. TO BE COORDINATED WITH OWNER, INTERIOR DESIGNER, AND ARCHITECT PRIOR TO INSTALLATION. EXTERIOR: EXTERIOR WOOD SIDING TO RECEIVE (2) COATS SEMI TRANSPARENT STAIN. PRE STAIN ALL MATERIALS WHERE POSSIBLE. EXTERIOR WOOD, TRIM, FASCIA SOFFITS, TO RECEIVE (2) COATS SEMI TRANSPARENT STAIN. PRE STAIN ALL MATERIALS WHERE POSSIBLE. WINDOWS TO HAVE FACTORY FINISH. INTERIOR: GYPSUM BOARD INCLUDING ALL WALLS, CEILING, ETC. TO RECEIVE (1) COAT PVA PRIMER AND (2) COATS ACRYLIC LATEX. (STAIN FINISH) INTERIOR TRIM INCLUDING DOORS, BASE, CASING, TRIM, ETC. TO RECEIVE (1) COAT SEALER AND (2) COATS SEMI TRANSPARENT STAIN AND (1) COAT CLEAR FINISH. HARDWOOD FLOORING TO RECEIVE (3) COATS GLISTA GOLD SEALER (O.A.E.)(APPLIED BY FLOORING CONTRACTOR). EXPOSED CONCRETE FLOORS TO RECEIVE (1) COAT SEALER.	
	6	METAL ROOFING SYSTEM TO BE "COPPER" OR APPROVED METAL STANDING SEAM ROOFING SYSTEM. PROVIDE FLASHING TRIM AS PER NOTES AND IRC ROOFING AND RELATED ITEMS TO BE INSTALLED AS PER MANUFACTURE. ROOFING TO BE INSTALLED OVER ICE AND WATER SHIELD OVER 5/8" EXTERIOR GRADE A.P.A. RATED SHEATHING (RUN PERPENDICULAR TO RAFTERS) OVER ROOF FRAMING AS PER STRUCTURAL PLANS. SEE GENERAL STRUCTURAL NOTES FOR DIAPHRAGM NAILING, HURRICANE TIE HOLD DOWNS, ETC. PROVIDE INSULATION SYSTEM AS PER NOTES AND ENERGY CODE. PROVIDE 5/8" GYPSUM BOARD FINISH (U.N.O.).	IRC CHAPTER 9
	7	EXTERIOR SHINGLE WALL SYSTEMS TO BE STAGGER STEP CEDAR SHINGLE. PROVIDE 7" EXPOSURE. SHINGLES TO BE INSTALLED OVER "TYVEK" (O.A.E.) VAPOR BARRIER HOUSE WRAP ON 1/2" EXTERIOR GRADE A.P.A. RATED SHEATHING. FRAMING TO BE 2X6 STUDS AT 16" O/C WITH DOUBLE TOP AND BOTTOM PLATE. PROVIDE TREATED SOLE PLATE WHERE IN CONTACT WITH CONCRETE. PROVIDE SOLID 2X FIRE BLOCKING AT WALL MID SPAN, SOFFITS, FLOOR AND CEILING JOISTS LINES AS REQUIRED. FIRE BLOCK AT 10'-0" O/C. VERTICAL AND HORIZONTAL AT ATTICS AND CHIMNEY SPACES FOR ZERO CLEARANCE FIREPLACE CHIMNEYS. PROVIDE INSULATION SYSTEM AS PER NOTES AND ENERGY CODE. PROVIDE 5/8" GYPSUM BOARD FINISH.	IRC CHAPTER 6 IRC CHAPTER 7
	8	EXTERIOR VERTICAL BATT ON BOARD WALL SYSTEM TO BE 1X2 CEDAR BATT (AS PER DETAILS) ON 1X10 CEDAR BOARD (AS PER DETAILS) SIDING SYSTEM TO BE INSTALLED OVER "TYVEK" (O.A.E.) VAPOR BARRIER HOUSE WRAP ON 1/2" EXTERIOR GRADE A.P.A. RATED SHEATHING. FRAMING TO BE 2X6 STUDS AT 16" O/C WITH DOUBLE TOP AND BOTTOM PLATE. PROVIDE TREATED SOLE PLATE WHERE IN CONTACT WITH CONCRETE. PROVIDE SOLID 2X FIRE BLOCKING AT WALL MID SPAN, SOFFITS, FLOOR AND CEILING JOISTS LINES AS REQUIRED. FIRE BLOCK AT 10'-0" O/C. VERTICAL AND HORIZONTAL AT ATTICS AND CHIMNEY SPACES FOR ZERO CLEARANCE FIREPLACE CHIMNEYS. PROVIDE INSULATION SYSTEM AS PER NOTES AND ENERGY CODE. PROVIDE 5/8"" GYPSUM BOARD FINISH.	IRC CHAPTER 6 IRC CHAPTER 7
	9	ROOFING TO BE 50 YEAR ARCHITECTURAL ASPHALT SHINGLE. PROVIDE COPPER OR APPROVED METAL FLASHING TRIM AS PER NOTES AND IRC PROVIDE MINIMUM 26 GAGE NON CORROSIVE METAL VALLEY FLASHING EXTENDING A MIN. 21 FROM CENTER LINE EACH WAY. SHINGLE EXPOSURE AS PER IRC TABLE R905.8.6 ROOFING AND RELATED ITEMS TO BE INSTALLED AS PER MANUFACTURE. ROOFING TO BE INSTALLED OVER ICE AND WATER SHIELD ON ENTIRE ROOF. ICE AND WATER SHIELD TO BE EXTENDED A MINIMUM OF 2'-0" UP ALL DORMERS, SIDE WALLS AS PER MANUFACTURE. ROOFING SYSTEM TO BE INSTALLED OVER 5/8" EXTERIOR ROOF SHEETING AS PER STRUCTURAL PLANS. SEE GENERAL STRUCTURAL NOTES FOR DIAPHRAGM NAILING, HURRICANE THE HOLD DOWNS ETC. PROVIDE INSULATION SYSTEM AS PER NOTES AND ENERGY CODE. PROVIDE 5/8" GYPSUM BOARD FINISH (U.N.O.).	IRC CHAPTER 9 IRC TABLE R905.8.6
	10	WOOD SHINGLES AND WOOD SHAKES ARE NOT PERMITTED IN ANY AREA WITH A WILDFIRE HAZARD CLASSIFICATION OF 12 OR MORE AS DETERMINED BY PARK CITY MUNICIPAL CODE.	
	11	MIN. #30 INTERLAYMENT BETWEEN COURSES OF SHAKES. ROOF VALLEY FLASHING TO BE A MIN. 28 GALVANIZED SHEET GAUGE CORROSION-RESISTANT METAL EXTENDING AT LEAST 11 INCHES FROM THE CENTERLINE EACH WAY. ICE AND WATER SHIELD THAT EXTENDS FROM THE EAVES SHOULD EXTEND TO A POINT NO LESS THAN 36 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.	IRC R905.8.3
	12	WOOD SHAKE EXPOSURE SHALL BE DEFINED AS PER IRC TABLE 905.8.6	IRC TABLE R905.8.6
	13	COMPOSITION SHINGLES SHALL NOT BE INSTALLED ON ROOFS HAVING A SLOPE LESS THAN 4 TO 12 UNLESS DOUBLE UNDERLAYMENT IS INSTALLED IN ACCORDANCE WITH IRC SECTION R905.2.2	IRC R905.2.2
	14	ASPHALT SHINGLE, CLAY AND CONCRETE TILE, METAL SHINGLE, MINERAL-SURFACED ROLL ROOFING, SLATE AND SLATE TYPE SHINGLE, WOOD SHINGLE, AND WOOD SHAKE ROOF MATERIALS REQUIRE AN ICE BARRIER THAT EXTENDS FROM THE EDGE OF THE EAVES TO A POINT NOT LESS THAN 36 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. PROVIDE CAULKING AT INTERIOR AND EXTERIOR AT ALL JOINTS BETWEEN DISSIMILAR MATERIALS WITH A CONTINUOUS BEAD OF PAINTABLE SILICON BASE CAULK.	IRC R905
ADDITIONAL	1	CONTRACTOR TO ASSURE THAT ALL GAS AND ELECTRICAL METERS ARE ESTABLISHED IN AN AREA THAT IS PROTECTED FROM SNOW AND ICE DAMAGE. METERS SHALL BE ACCESSIBLE ALL YEAR. METERS TO BE PAINTED TO MATCH COLOR SCHEME.	
	2	HABITABLE ROOMS, HALLWAYS, CORRIDORS, LAUNDRY ROOMS AND BASEMENTS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET MEASURED FROM FINISH FLOOR TO FINISHED CEILING, BATHROOMS CAN BE 6'-8". NOT MORE THAN 50% OF THE REQUIRED FLOOR AREA IS PERMITTED TO HAVE A SLOPED CEILING LESS THAN 7 FEET WITH NO PORTION OF THE REQUIRED FLOOR AREA LESS THAN 5 FEET IN HEIGHT.	IRC R319

	NO.	DESCRIPTION	CODE REF.
FIRE	1	PROVIDE CONTINUOUS 5/8" TYPE "X" GYP. BD. AT ALL SURFACES BENEATH ALL STAIR CONDITIONS (1 HR. FIRE RATING).	
	2	ALL MECHANICAL SHAFTS SHALL HAVE MIN. 1 HR. FIRE RATING.	
	3	TRUE MASONRY FIREPLACES SHALL BE CONSTRUCTED AS TO ASSURE THAT COMBUSTIBLE MATERIAL SHALL NOT BE PLACED WITHIN 2" OF FIREPLACE SMOKE CHAMBER OR CHIMNEY WALLS. COMBUSTIBLE MATERIAL SHALL NOT BE PLACED WITHIN 6" OF THE FIREPLACE OPENING. NO SUCH COMBUSTIBLE MATERIAL WITHIN 12" OF THE FIREPLACE OPENING SHALL NOT PROJECT MORE THAN 1/8" FOR EACH 1" DISTANCE FROM SUCH AN OPENING.	IRC R1003.18
	4	TRUE MASONRY FIREPLACES SHALL BE CONSTRUCTED AS TO ASSURE THAT ALL MASONRY AND CONCRETE CHIMNEYS SHALL BE ANCHORED AT EACH FLOOR, CEILING LINE, OR ROOF LINE MORE THAN 6 FEET ABOVE GRADE, EXCEPT WHERE CHIMNEY IS CONSTRUCTED COMPLETELY WITHIN THE EXTERIOR WALLS OF THE BUILDING. ANCHORAGE SHALL CONSIST OF TWO 3/16" X 1" STEEL STRAPS EMBEDDED A MIN 12' INTO CHIMNEY. STRAPS SHALL BE HOOKED AROUND THE OUTER BARS AND EXTEND 6" BEYOND THE BEND. EACH STRAP SHALL BE FASTENED TO A MIN OF 4 FLOOR CEILING OF FLOOR JOISTS OF RAFTERS WITH TWO ½" LAG BOLTS EACH FRAMING MEMBER.	IRC R1003.4
	5	CHIMNEYS SHALL EXTEND AT LEAST 2' HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10', BUT SHALL NOT BE LESS THAN 3' ABOVE THE POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF.	IRC G24275.3
	6	GAS LOGS AND FIRE PLACE UNITS SHALL BE PROVIDED WITH A SHUTOFF VALVE, LOCATED OUTSIDE OF THE FIREBOX AND WITHIN 6 FEET OF THE APPLIANCE. IF APPLIANCE HAS A GAS LOG LIGHTER, FLUE MUST BE PERMANENTLY BLOCKED OPEN. ALL GAS LOGS, GAS LOG LIGHTERS AND/OR GAS FIREPLACES REQUIRE OUTSIDE COMBUSTION AIR. ALL FLUES MUST MEET MIN. REQUIREMENTS OF 1 SQ. IN. PER 1000 BTU'S OF PERMANENTLY BLOCKED OPEN AREA. ALL ROOMS WHERE THESE APPLIANCES ARE INSTALLED MUST EQUAL 50 CUBIC FEET OF VOLUME FOR EACH 1000 BTU'S FOR EACH APPLIANCE, IN ADDITION TO THE REQUIRED OUTSIDE COMBUSTIBLE AIR.	IRC G2420
	7	CARPORTS NOT OPEN ON AT LEAST TWO SIDES SHALL BE CONSIDERED A GARAGE AND SHALL COMPLY WITH THE FIRE SEPARATION REQUIREMENTS OF A GARAGE.	IRC R309.2
CONNECTIONS	1	USE APPROPRIATE SIMPSON C.C. CONNECTORS AT ALL COLUMN/BEAM CONDITIONS, U.N.O.	
	2	USE APPROPRIATE SIMPSON C.B. CONNECTORS AT ALL COLUMN BASE CONDITIONS, U.N.O	
	3	USE SIMPSON A35 ANCHORS AT 32" O.C. AT ALL FLOOR JOIST/BRG. WALL CONDITIONS.	
	4	USE SIMPSON A35 ANCHORS AT EACH ROOF JOIST/BRG. WALL CONNECTION TYP.	
	5	AS REQUIRED CONTRACTOR TO OBTAIN SPECIAL INSPECTION FOR ALL FIELD WELDING AND HIGH STRENGTH BOLTING, AND IS RESPONSIBLE FOR ALL SUCH COORDINATION OF SPECIAL INSPECTION WITH RELATED TRADES.	
	6	CONTRACTOR TO ASSURE A MIN 3/4" DIA. FOUNDATION ANCHOR BOLTS EMBEDDED MIN 7" INTO CONCRETE. PROVIDE MIN 2" X 2" X 3/16" SQUARE PL WASHERS FOR EACH BOLT RE: SHEARWALL SCHEDULE FOR ACTUAL BOLT SIZE AND PLACEMENT REQUIRED.	
	7	CONTRACTOR TO PROVIDE HURRICANE TIES ON ALL ROOF RAFTERS AND TRUSSES.	

	NO.	DESCRIPTION	CODE REF.
FINISHES & VENEERS	1	MASONRY VENEER INSTALLATION AND CONSTRUCTION SHALL COORDINATE WITH STANDARD CONSTRUCTION DETAILS, STRUCTURAL SEISMIC PROVISIONS AND SHALL MEET THE FOLLOWING REQUIREMENTS: MASONRY VENEERS SHALL BE SUPPORTED ON FOUNDATIONS, STEEL LINTELS OR OTHER APPROVED MATERIALS AS PER INTERNATIONAL RESIDENTIAL CODE.	IRC R1001 IRC R1003 IRC R703.7.2
		THE VENEER SHALL BE SEPARATED FROM THE SHEATHING BY AN AIR SPACE OF A MINIMUM OF 1 INCH, BUT NOT MORE THAN INDUSTRY STANDARDS. OTHERWISE PROVIDE APPROVED MEMBRANE PER IRC TABLE R703.4 NOTE M. THE AIR SPACE BETWEEN THE VENEER AND THE SHEATHING MAY BE FILLED WITH GROUT OR MORTAR AS LONG AS THE SHEATHING IS COVERED WITH AN APPROVED WEATHER RESISTANT MEMBRANE.	IRC R703.7.4.2 IRC R703.7.4.3
		ANCHORAGE SIZE & SPACING IF STRAND WIRE, SHALL NOT BE LESS IN THICKNESS THAN NO. 9 U.S. GAGE WIRE & SHALL HAVE A HOOD EMBEDDED IN THE MORTAR JOINT, OR IF SHEET METAL, SHALL BE NOT LESS THAN NO. 22 U.S. GAGE X 7/8 INCH CORRUGATED. EACH TIE SHALL BE SPACED NOT MORE THAN 24 INCHES ON CENTER HORIZONTALLY AND SHALL SUPPORT NOT MORE THAN 2.67 SQUARE FEET OF WALL AREA.	IRC R703.7.4.1
		MASONRY VENEERS ABOVE OPENINGS SHALL BE SUPPORTED ON LINTELS OF NON-COMBUSTABLE MATERIALS. THE SPAN SHALL NOT EXCEED THE VALUES AS SET FORTH IN TABLE R703.7.3 OF THE IRC THE LINTELS SHALL HAVE A LENGTH OF BEARING OF NOT LESS THAN 4 INCHES.	IRC R703.7.3
		FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISHED GROUND LEVEL, ABOVE THE FOUNDATION WALL, OR SLAB AND ALL OTHER POINTS OF SUPPORT. FLASHING SHALL BE PROVIDED AT LOCATIONS IN THE EXTERIOR WALL ENVELOPE AS REQUIRED TO PREVENT ENTRY OF WATER INTO THE BUILDING.	IRC R703.8 IRC R703.7.5
		IN SEISMIC CATEGORY OTHER THAN A, B OR C ALL STONE AND MASONRY VENEERS INSTALLED OVER A BACKING OF WOOD OR COLD-FORMED STEEL SHALL NOT EXCEED 5 INCHES IN THICKNESS. SEE STRUCTURAL FOR SEISMIC CATEGORY. MASONRY HEIGHT SHALL BE LIMITED PER 703 EXCEPTIONS. IN CATEGORY D1, MASONRY VENEER SHALL NOT EXCEED 20' ABOVE THE FOUNDATION WITH AN ADDITIONAL 8' PERMITTED FOR GABLED ENDS AND WHERE THE LOWER 10' MAX. HAS A BACKING OF CONCRETE OR MASONRY, AN ADDITIONAL 10' IN HEIGHT IS PERMITTED. PROVIDE BRACED WALLS AND HOLD DOWN CONNECTORS AS REQUIRED.	IRC R703.7 IRC R703.7 (EXCEPTIONS 3 & 4) IRC R301
		PROVIDE WEATHER RESISTANT SHEATHING PAPER AS REQUIRED UNDER ALL STONE OR BRICK VENEER ON STUDS OR SHEATHING.	IRC TABLE R703.4
		EXCEPTIONS: IN SEISMIC DESIGN CATEGORY D1 OR D2 & IN WIND AREAS OF MORE THAN 30 POUNDS PER SQUARE FOOT, EACH TIE SHALL SUPPORT NOT MORE THAN 2 SQUARE FEET OF WALL AREA. ADDITIONAL METAL TIES SHALL BE PROVIDED AROUND ALL WALL OPENINGS GREATER THAN 16 INCHES IN EITHER DIMENSION. METAL TIES AROUND THE PERIMETER OF OPENINGS SHALL BE SPACED NOT MORE THAN 3 FEET ON CENTER & PLACED WITHIN 12 INCHES OF THE WALL OPENING.	IRC R703.7.41 (EXCEPTION) IRC R703.7.4.1.1
		WEEPHOLES SHALL BE PROVIDED IN THE OUTSIDE OF MASONRY WALLS AT A MAXIMUM SPACING OF 33 INCHES ON CENTER. WEEPHOLES SHALL BE NOT LESS THAN 3/16 INCH IN DIAMETER. WEEPHOLES SHALL BE LOCATED IMMEDIATELY ABOVE THE FLASHING. MASONRY VENEERS SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION RESISTANT METAL TIES. WHERE VENEER IS ANCHORED TO WOOD BACKINGS THROUGH THE USE OF CORRUGATED SHEET METAL TIES THE DISTANCE SEPARATING THE VENEER FROM THE SHEATHING SHALL BE A MAXIMUM OF 1 INCH. WHERE STRAND WIRE IS USED FOR ANCHORAGE THE DISTANCE SEPARATING THE VENEER FROM THE SHEATHING SHALL BE A MAXIMUM OF 4 1/2 INCHES.	IRC R703.7.6 IRC R703.7.4
	6	ALL EXPOSED FLASHING, COUNTER FLASHING, DRIP FLASHING, ETC. TO BE METAL	
	7	AS APPLICABLE, ALL VERTICAL SIDING IS TO RECEIVE HORIZONTAL BLOCKING AT 2'-0" O.C.BENEATH SHEATHING AND AS PER STRUCTURAL.	IRC TABLE R703.4. FOOTNOTE J

STATE OF UTAH
JOSHUA DEAN ARRINGTON
91309310301
LICENSED ARCHITECT

29 SEPTEMBER 2017

REVISIONS

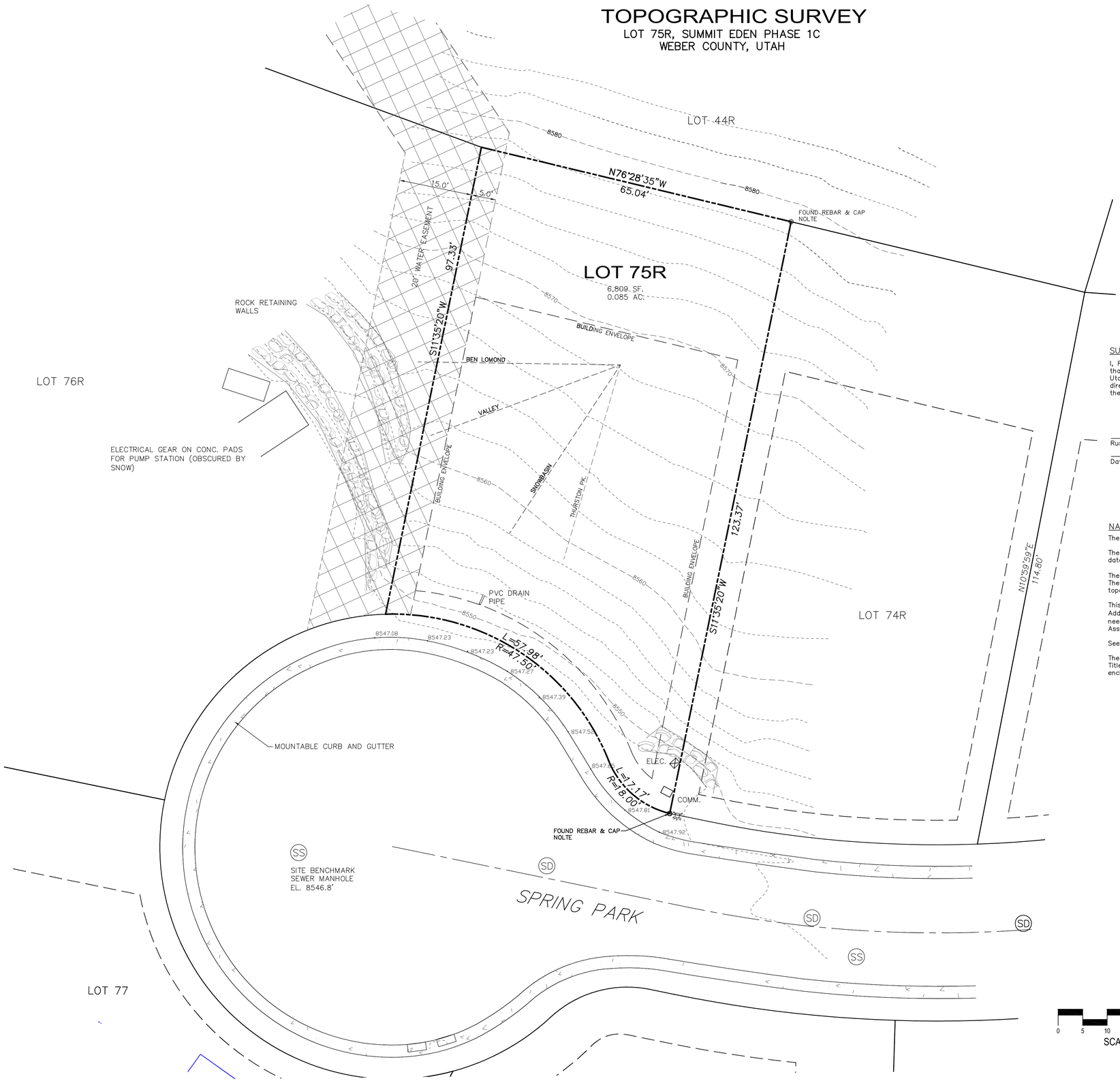
A NEW DESIGN FOR:
LOT 75R POWDER MOUNTAIN
8452 E. SPRING PARK
WEBER COUNTY, UT

UPWALL DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

A0.1

TOPOGRAPHIC SURVEY

LOT 75R, SUMMIT EDEN PHASE 1C
WEBER COUNTY, UTAH



SURVEYOR'S CERTIFICATE:

I, Russell E. Campbell, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 316833 as prescribed under the laws of the State of Utah. I further certify that the topographic survey shown hereon was derived from direct field observation and represents the existing conditions and contours as of the date of survey, June 1, 2017.

Russell E. Campbell — Date

PROFESSIONAL LAND SURVEYOR — RUSSELL E CAMPBELL — No. 316833 — STATE OF UTAH

NARRATIVE:

The survey was prepared for Upwall Design.

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

The site benchmark is the sewer manhole opposite Lot 75 as shown, EL. 6690.15'. The elevation was determined by best fitting field shots to project aerial topography.

This survey depicts building setbacks as shown on the Official Subdivision Plat. Additional setback and/or height restrictions may be in effect and the Architect needs to verify these requirements with Summit County and/or the Homeowners Association.

See the recorded plat for additional notes regarding construction.

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

LEGEND

- FOUND REBAR & CAP – BASELINE SURVEYING
- (SS) EXISTING SANITARY SEWER MANHOLE
- (SD) EXISTING STORM DRAIN MANHOLE
- (S) SANITARY SEWER LATERAL MARKER
- (W) WATER STUB MARKER
- TELEPHONE BOX
- ELECTRICAL BOX
- VIEW POINT

BASELINE SURVEYING, Inc
1058 East 2100 South
Salt Lake City, UT 84106
(801) 209-2152

REVISIONS		
DATE	BY	COMMENTS

JOB No. 1507

SURVEY BY: RC

DRAWN BY: RC

TOPOGRAPHIC SURVEY
LOT 75R, SUMMIT EDEN PHASE 1C
8452 SPRING PARK
WEBER COUNTY, UTAH

SHEET 1 of 1

SITE NOTES

TREE PROTECTION METHODS

IMPACT TO TREE	CONSTRUCTION ACTIVITY	METHODS / TREATMENTS TO MINIMIZE DAMAGE
ROOT LOSS	STRIPPING SITE OF SURFACE SOIL DURING MASS GRADING	RESTRICT STRIPPING OF TOPSOIL AROUND TREES. WOODY VEGETATION TO BE REMOVED ADJACENT TO TREES TO REMAIN SHOULD BE CUT AT GROUND LEVEL AND NOT PULLED OUT BY EQUIPMENT, OR ROOT INJURY TO REMAINING TREES MAY RESULT.
	LOWERING GRADE, SCARIFYING, PREPARING SUBGRADE FOR FILLS, STRUCTURES	USE RETAINING WALLS WITH DISCONTINUOUS FOOTINGS TO MAINTAIN NATURAL GRADE AS FAR AS POSSIBLE FROM TREES (FIG. 7-8). EXCAVATE TO FINISH GRADE BY HAND AND CUT EXPOSED ROOTS WITH A SAW TO AVOID ROOT WRENCHING AND SHATTERING BY EQUIPMENT. SPOIL BEYOND CUT FACE CAN BE REMOVED BY EQUIPMENT SITTING OUTSIDE THE DRIP LINE OF TREE.
	SUBGRADE PREPARATION FOR PAVEMENT	USE PAVING MATERIALS REQUIRING A MINIMUM AMOUNT OF EXCAVATION (FOR EXAMPLE, CONCRETE INSTEAD OF ASPHALT). DESIGN TRAFFIC PATTERNS TO AVOID HEAVY LOADS ADJACENT TO TREES (HEAVE LOAD BEARING PAVEMENTS REQUIRE THICKER BASE MATERIAL AND SUBGRADE COMPACTION). SPECIFY MINIMUM SUBGRADE COMPACTION UNDER PAVEMENT WITHIN DRIPLINE.
	EXCAVATION FOR FOOTINGS, WALLS, FOUNDATIONS	DESIGN WALLS/STRUCTURES WITH DISCONTINUOUS FOOTINGS (FIG. 7-15), PIER FOUNDATIONS (FIG. 7-14), AND POST AND BEAM FOOTINGS. EXCAVATE BY HAND. AVOID SLAB FOUNDATIONS LANDSCAPING UNDER TREES SENSITIVE TO HIGH MOISTURE AND POOR AERATION, OR UTILIZE PLANTS THAT REQUIRE LITTLE OR NO IRRIGATION.
	TRENCHING FOR UTILITIES, DRAINAGE	COORDINATE UTILITY TRENCH LOCATIONS WITH INSTALLATION CONTRACTORS. CONSOLIDATE UTILITY TRENCHES. EXCAVATE TRENCHES BY HAND IN AREAS WITH ROOTS LARGER THAN 25 MM (1 IN.) DIAMETER. TUNNEL UNDER WOODY ROOTS LARGER THAN 50 MM DIAMETER, RATHER THAN CUTTING THEM (FIG. 7-16). IF NECESSARY, EQUIPMENT SHOULD OPERATE ON DOUBLE, OVERLAPPING, THICK PLYWOOD SHEETS WITHIN THE DRIPLINE.
WOUNDING TOP OF TREE	INJURY FROM EQUIPMENT	FENCE TREES TO ENCLOSE LOW BRANCHES AND PROTECT TRUNK. REPORT ALL DAMAGE PROMPTLY SO ARBORIST CAN TREAT APPROPRIATELY.
	PRUNING FOR VERTICAL CLEARANCE FOR BUILDING, TRAFFIC, AND CONSTRUCTION EQUIPMENT	PRUNE TO HEIGHT REQUIREMENTS PRIOR TO CONSTRUCTION. CONSIDER MAXIMUM HEIGHT REQUIREMENTS OF CONSTRUCTION EQUIPMENT AND EMERGENCY VEHICLES OVER ROADS. ALL PRUNING SHOULD BE PERFORMED BY AN ARBORIST, NOT BY CONSTRUCTION PERSONNEL.
INADEQUATE SOIL MOISTURE	RECHANNELIZATION OF STREAM FLOW; REDIRECTING RUNOFF; LOWERING WATER TABLE; LOWERING GRADE	IN SOME CASES, IT MAY BE POSSIBLE TO DESIGN SYSTEMS TO ALLOW LOW FLOWS THROUGH NORMAL STREAM ALIGNMENTS AND PROVIDE BYPASS INTO STORM DRAINS FOR PEAK FLOW CONDITIONS. USUALLY FLOOD CONTROL AND ENGINEERING SPECIFICATIONS ARE NOT FLEXIBLE WHERE THE POSSIBILITY OF FLOODING OCCURS. PROVIDE SUPPLEMENTAL IRRIGATION IN SIMILAR VOLUMES AND SEASONAL DISTRIBUTION THAT WOULD NORMAL OCCUR.
UNFAVORABLE CONDITIONS FOR ROOT GROWTH; CHRONIC STRESS FROM REDUCED ROOT SYSTEMS	COMPACTED SOILS	FENCE TREES TO KEEP TRAFFIC AND STORAGE FROM WITHIN DRIPLINE OF TREES. IN AREAS OF ENGINEERED FILLS, SPECIFY MINIMUM COMPACTION (USUALLY 85%) IF FILL IS NOT TO SUPPORT A STRUCTURE. PROVIDE A STORAGE YARD AND TRAFFIC AREAS FOR CONSTRUCTION ACTIVITY WELL AWAY FROM TREES. PROTECT SOIL SURFACE FROM TRAFFIC COMPACTION WITH THICK MULCH OR DOUBLE, OVERLAPPING, THICK PLYWOOD SHEETS. FOLLOWING CONSTRUCTION, VERTICAL MULCH COMPACTED AREAS OR INSTALL AN AERATION SYSTEM.
	SPILLS, WASTE DISPOSAL (FOR EXAMPLE, PAINT, OIL, FUEL)	CONSTRUCTION SPECIFICATIONS CLEARLY STATE DISPOSAL PROCEDURES. POST NOTICES ON FENCES PROHIBITING DUMPING AND DISPOSAL OF WASTE AROUND TREES. REQUIRE IMMEDIATE CLEANUP OF ACCIDENTAL SPILLS.
	SOIL STERILANTS APPLIED UNDER PAVEMENT	USE HERBICIDES SAFE FOR USE AROUND EXISTING VEGETATION ACCORDING TO LABEL REQUIREMENTS.
	IMPERVIOUS PAVEMENT OVER SOIL SURFACE	UTILIZE PERVIOUS PAVING MATERIALS (FOR EXAMPLE, INTERLOCKING BLOCKS SET ON SAND). INSTALL AERATION SYSTEMS UNDER IMPERVIOUS PAVING (FIG. 7-2).
EXCESS SOIL MOISTURE	BACK-UP OF UNDERGROUND FLOW; RAISED WATER TABLE	FILLS PLACED ACROSS DRAINAGE COURSES MUST HAVE CULVERTS AT THE BOTTOM OF THE LOW FLOW SO THAT WATER DOES NOT BACK UP BEFORE REACHING THE ELEVATION OF THE CULVERT. STUDY THE GEOTECHNICAL REPORT FOR GROUND WATER CHARACTERISTICS TO SEE THAT WALLS AND FILLS WILL NOT INTERCEPT UNDERGROUND FLOW.
	LACK OF SURFACE DRAINAGE AWAY FROM TREE	WHERE SURFACE GRADES ARE TO BE MODIFIED MAKE SURE THAT WATER WILL FLOW AWAY FROM THE TRUNK, THAT IS, THAT THE TRUNK BASE IS HIGHER THAN SURROUNDING SOIL. IF THE TREE IS PLACED IN A WELL, PROVIDE DRAINAGE FROM THE BOTTOM OF THE WELL (FIG, 7-4).
	COMPACTED SOILS, (MANY MICROPORES BUT FEW MACROPORES)	AUGER OR WATER-JET AERATION HOLES TO IMPROVE DRAINAGE (SEE AERATION/DRAINAGE SECTION IN CHAPTER 14).
	IRRIGATION OF SHALLOW-ROOTED PLANTS REQUIRING FREQUENT IRRIGATION	AVOID LANDSCAPING UNDER TREES SENSITIVE TO HIGH MOISTURE AND POOR AERATION, OR UTILIZE PLANTS THAT REQUIRE LITTLE OR NO IRRIGATION.
	THINNING STANDS, REMOVAL OF UNDERGROWTH	PRESERVE IN GROUPS OR CLUSTERS SPECIES THAT PERFORM POORLY WHEN EXPOSED. MAINTAIN THE NATURAL UNDERGROWTH.
INCREASED EXPOSURE	REFLECTED HEAT FROM SURROUNDING HARD SURFACES	MINIMIZE USE OF HARD SURFACES AROUND TREES. MONITOR SOIL MOISTURE NEEDS WHERE WATER USE IS EXPECTED TO INCREASE.
	PRUNING	CAREFULLY THIN TREE STAND; PAINT EXPOSED BARK WITH WHITE LATEX TO AID ADJUSTMENT.

NO.	DESCRIPTION	CODE REF.
20	ALL TREES THAT ARE TO BE REMOVED ARE SHOWN ON THE SITE PLAN. NO ADDITIONAL TREE REMOVAL OR THINNING SHALL BE DONE.	
21	SIZE GAS SERVICE AS REQUIRED.	
22	CONTRACTOR TO FIELD VERIFY ROAD LOCATION AND GRADES W/ EXISTING CONDITIONS AND PROVIDE MINIMAL DISTURBANCE AND TREE LOSS.	
23	CONTRACTOR TO CONTACT BLUE STAKES TO FIELD VERIFY LOCATION OF EXISTING UTILITIES.	
24	WATER SERVICE TO BE MIN. 1-1/2" DIA. LINE.	
25	DRIVEWAY LOCATION TO BE DETERMINED IN FIELD TO MISS EXISTING TREES AND FLOW W/ EXISTING GRADE.	
26	PROVIDE A MIN. 3'-0" SEPARATION BETWEEN ELECTRICAL AND GAS METERS.	
27	EXISTING TREES AND VEGETATION TO REMAIN UNDISTURBED. PROTECT EXISTING TREES DURING CONSTRUCTION W/ 6'-0" HIGH CHAIN LINK FENCE AROUND DRIPLINE.	
28	EXISTING TREES TO BE REMOVED.	
29	DRIVEWAY SLOPE TO EQUAL 5 % SLOPE FOR THE FIRST TWENTY FEET.	
30	ASPHALT DRIVE W/ ROLLED EDGES.	
31	HEATED CONCRETE DRIVEWAY SEE SHEET M1.0	
32	PROTECT EXISTING TREES DURING CONSTRUCTION W/ 6'-0" HIGH CHAIN LINK FENCE AROUND DRIPLINE.	
33	ALL CONCRETE FLATWORK SHALL SLOPE AWAY FROM STRUCTURE A MIN. OF 1/8" PER 12" AND RECEIVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE (UNO) AND SHALL RECEIVE A CLEAR CONC. SEALER, (WHICH SHOULD BE APPLIED WITH AN AMBIENT MINIMUM TEMPERATURE 70 DEGREES F.).	
34	ALL BELOW GRADE CONCRETE TO HAVE CONTINUOUS MOISTURE BARRIER ON EXTERIOR FACE.	
35	CONCRETE FLOOR SLABS, EXCEPT THOSE IN UNHEATED ACCESSORY STRUCTURES, SHALL HAVE A VAPOR RETARDER CONSISTING OF A 6 MIL. (.006) POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR PREPARED SUB-GRADE WHERE NO BASE COURSE EXISTS.	IRC R506.2.3

CONSTRUCTION MITIGATION NOTES

NO.	DESCRIPTION	TOPIC
1.	HOURS OF OPERATION ARE 7:00 A.M. TO 9:00 P.M. MONDAY THROUGH SATURDAY AND 9:00 A.M. TO 6:00 P.M. ON SUNDAYS.	HOURS OF OPERATION
2.	PARKING WILL NOT BLOCK REASONABLE PUBLIC SAFETY VEHICLE ACCESS, WILL REMAIN ON SAME SIDE OF STREET AND ON PAVEMENT ONLY. WITHIN PAID AND PERMIT ONLY AREAS, AN APPROVED PARKING PLAN WILL BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.	PARKING
3.	DELIVERIES WILL BE DURING HOURS OF OPERATION ONLY.	DELIVERIES
4.	STOCKPILING & STAGING WILL BE ON SITE AND WITHIN THE APPROVED LIMITS OF THE DISTURBANCE FENCE.	STOCKPILING & STAGING
5.	CONSTRUCTION AND PHASING IF NECESSARY, MAY BE REQUIRED AND WILL BE AUTHORIZED BY THE BUILDING OFFICIAL.	CONSTRUCTION PHASING
6.	TRASH MANAGEMENT & RECYCLING - CONSTRUCTION SITE WILL PROVIDE ADEQUATE STORAGE AND PROGRAM FOR TRASH REMOVAL AND WILL KEEP SITE CLEAN DAILY. RECYCLING IS ENCOURAGED.	TRASH MANAGEMENT & RECYCLING
7.	CONTROL OF DUST & MUD WILL BE CONTROLLED DAILY. GRAVEL WILL BE PLACED IN THE EGRESS AND INGRESS AREAS TO PREVENT MUD AND DIRT FROM BEING TRACKED ON STREETS. WATER WILL BE ON SITE TO PREVENT DUST.	CONTROL OF DUST & MUD
8.	NOISE WILL NOT BE ABOVE 65 DECIBELS WHICH VIOLATES THE NOISE ORDINANCE AND WILL NOT BE MADE OUTSIDE THE HOURS OF OPERATION.	NOISE
9.	GRADING & EXCAVATION WILL BE DURING HOURS OF OPERATION AND TRUCKING ROUTES MAY BE RESTRICTED TO PREVENT ADVERSE IMPACTS. CUBIC YARDS REMOVED: DESTINATION:	GRADING & EXCAVATION
10.	TEMPORARY LIGHTING, IF USED, WILL BE APPROVED BY THE PLANNING DEPARTMENT.	TEMPORARY LIGHTING
11.	CONSTRUCTION SIGN WILL BE POSTED ON SITE AND IN A LOCATION THAT IS READABLE FROM THE STREET. THE SIGN WILL NOT EXCEED 12 SQUARE FEET IN SIZE AND 6 FEET IN HEIGHT. THE LETTERING WILL NOT EXCEED 4 INCHES IN HEIGHT AND WILL INCLUDE THE FOLLOWING INFORMATION: CONTRACTOR NAME, ADDRESS PHONE NUMBER AND EMERGENCY CONTACT INFORMATION.	CONSTRUCTION SIGN

LEGEND

SYMBOL	DESCRIPTION
M (circle)	METER
E (box)	ELECTRICAL BOX
W (box)	WATER HOOKUP
SS (box)	SANITARY SEWER HOOKUP
SD (box)	STORM DRAIN

LINE	DESCRIPTION
—E——E——E—	ELECTRICAL LINE
—G——G——G—	GAS LINE
—W——W——W—	WATER LINE
—SS——SS——SS—	SANITARY SEWER
—SD——SD——SD—	STORM DRAIN
—— · · —— · · ——	PROPERTY LINE
————	EASEMENT LINE
—LOD——LOD——LOD—	LIMITS OF DISTURBANCE (LOD)
—SILT FENCE——SILT FENCE—	SILT FENCE
~7000~	EXISTING CONTOUR
(heavy line)	NEW FINISH GRADE

NO.	DESCRIPTION	CODE REF.
1	CONTRACTOR TO ASSURE THAT ALL STRUCTURAL FILL IN DRIVEWAYS AND/OR AT STRUCTURE AS REQ. IS COMPACTED TO 95% OF MODIFIED PROCTOR & INSTALLED IN MAX 12" LIFTS.	
2	SPECIAL INSPECTION IS REQUIRED BY A LICENSED GEOTECHNICAL ENGINEER (AS APPROVED BY LOCAL MUNICIPALITY AND UPWALL DESIGN) FOR ALL BOULDER RETAINING WALLS IN EXCESS OF 4'-0" IN HEIGHT.	
3	CONTRACTOR TO OBTAIN REQUIRED SOIL TESTING FROM A CERTIFIED TESTING AGENCY PRIOR TO PERFORMING CONCRETE FOOTING AND FOUNDATION WORK AS REQUIRED BY THE BUILDING OFFICIAL.	IRC R401.4.1
4	CONTRACTOR TO ENSURE THAT EXISTING GRADE IS MODIFIED AS REQUIRED TO MAINTAIN CONTINUOUS DRAINAGE AWAY FROM STRUCTURE AT ALL POINTS TO A PUBLIC WAY TO ASSURE THAT NO DRAINAGE IS ALLOWED TO FLOW ONTO ANY ADJACENT PROPERTIES.	
5	CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITY LINES AS REQUIRED.	IRC R401.3.
6	GRADE SHALL FALL AWAY FROM HOUSE A MIN. OF 6" IN THE FIRST 10'.	
7	CONTRACTOR TO FIELD VERIFY ALL GRADE HEIGHTS W/ EXISTING CONDITIONS.	
8	CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.	
9	PRIOR TO FINAL INSPECTION PROVIDE A SOILS REPORT FOR REGRADE AREAS STEEPER THAN 2:1 SLOPE.	
10	SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE, BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. IRC R401.3	
11	ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENGINEERED COMPACTED FILL (CERTIFIED 90 % BY A LICENSED CIVIL ENGINEER) TYPICAL FOOTING TO BE A MINIMUM OF 48" BELOW GRADE. SIZE AND REINFORCEMENT AS PER FOOTING SCHEDULE.	IRC R403
12	FOUNDATION WALL TO BE 8" THICK AS PER PLANS. (U.N.O.) TOP OF WALL TO BE A MINIMUM OF 6" ABOVE GRADE. PROVIDE "TUFF-N-DRI" (O.A.E.) POLYMER MODIFIED ASPHALT SPRAYED MEMBRANE ON FND. WITH "WARM-N-DRI" (O.A.E.) 3/4" DRAINAGE BOARD APPLIED TO MEMBRANE AT EXTERIOR FOUNDATION WALLS BELOW FINISH GRADE AT HABITUAL SPACES. PROVIDE PREFABRICATED GEOCOMPOSITE STRIP DRAIN AROUND PERIMETER OF STRUCTURE AS PER PLANS. DRAIN TO BE ECODRAIN-D5" (O.A.E.) INSTALLED AS PER MFG. AND DETAILS. DRAIN TO DAYLIGHT. CONTRACTOR TO CONTACT ARCHITECT IF WATER IS ENCOUNTERED DURING CONSTRUCTION. PROVIDE 2" RIGID INSULATION AT INSIDE FACE OF FOUNDATION BELOW FLOOR SLAB WHERE EXPOSED TO EXTERIOR.	IRC R402.2 IRC R405.1
13	GARAGE FLOOR TO BE 6" CONCRETE SLAB REINFORCED WITH 6" X 6" W1.4 X W1.4 W.W.M. OVER MINIMUM 4" COMPACTED GRAVEL.	
14	ALL CONSTRUCTION MATERIAL STORAGE WILL BE WITHIN THE FENCED L.O.D. DESIGNATED ON THE ATTACHED SITE PLAN.	
15	BASEMENT FLOOR TO BE A 6" CONCRETE SLAB REINFORCED WITH A 6" X 6" W1.4 XW1.4 W.W.M. OVER 5/16" "ULTRA CONCRETE BARRIER rFOIL" (INSTALLED AS PER MANUFACTURE) OVER 4" COMPACTED GRAVEL. COORDINATE WITH HVAC CONTRACTOR FOR IN FLOOR RADIANT HEATING SYSTEM OR BELOW GRADE WORK AS PER PLANS. PROVIDE 2 X 4 @ 16" O/C (LAID FLAT) PRESSURE TREATED SLEEPERS IN CONCRETE SLAB WHERE ALL WOOD FINISHED FLOORING OCCURS.	
16	PATIO TO BE 6" CONCRETE SLAB OVER MINIMUM 4" COMPACTED GRAVEL. SLOPE MINIMUM OF 1/8" PER FOOT TO DRAIN AWAY FROM BUILDING. PROVIDE TURNED DOWN GRADE BEAM AT EDGES. DOWEL SLAB INTO FOUNDATION WALLS WITH # 4 @ 24" O/C	
17	IN SEISMIC DESIGN CATEGORIES D1 AND D2, INTERIOR FOOTINGS SUPPORTING BEARING OR BRACING WALLS AND CAST MONOLITHICALLY WITH A SLAB ON GRADE SHALL EXTEND TO A DEPTH NOT LESS THAN 18" BELOW THE TOP OF THE SLAB.	IRC R403.1.4.2
18	ALL BALCONIES, LANDINGS, DECKS, AND SIMILAR SURFACES EXPOSED TO WEATHER TO HAVE APPROP. MOISTURE-PROOFING, AND ARE TO SLOPE AWAY FROM STRUCTURE AT A MIN. OF 1/4" PER 12".	
19	ORGANIC MATERIAL WILL EITHER BE CHIPPED AND USED ON SITE OR HAULED AWAY TO AN APPROVED DISPOSAL AREA.	

STATE OF UTAH
JOSHUA DEAN ARRINGTON
9130931-0301
LICENSED ARCHITECT

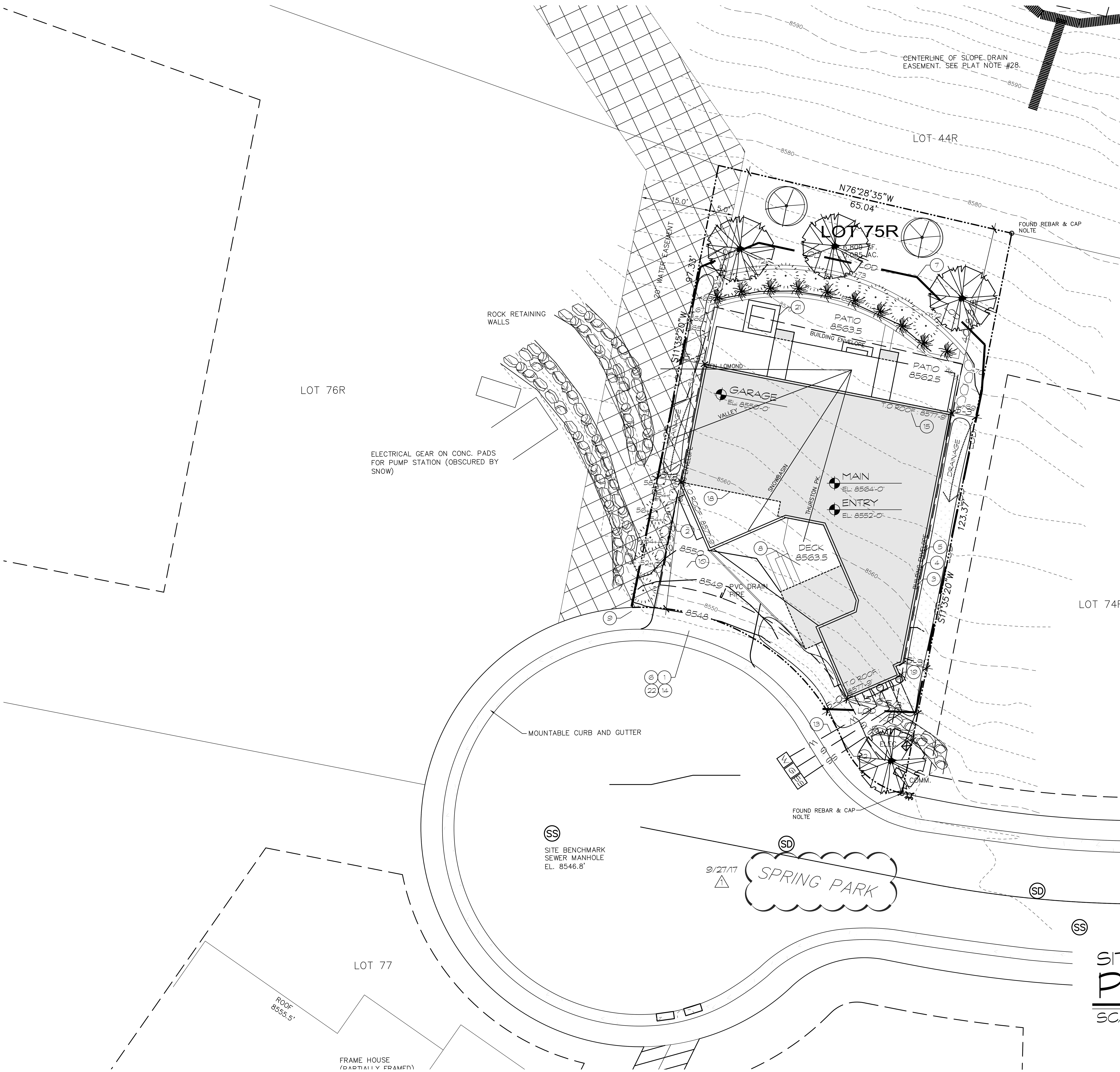
29 SEPTEMBER 2017

REVISIONS

A NEW DESIGN FOR:
LOT 75R POWDER MOUNTAIN
8452 E. SPRING PARK
WEBER COUNTY, UT

UPWALL DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801) 485-0708

A1.0



SITE KEYNOTES

#	DESCRIPTION
1	CONTRACTOR TO ASSURE THAT ALL STRUCTURAL FILL IN DRIVEWAYS AND/OR AT STRUCTURE AS REQ. IS COMPACTED TO 95% OF MODIFIED PROCTOR & INSTALLED IN MAX 12" LIFTS.
2	SPECIAL INSPECTION IS REQUIRED BY A LICENSED GEOTECHNICAL ENGINEER FOR ALL BOULDER RETAINING WALLS IN EXCESS OF 4"-0" IN HEIGHT.
3	CONTRACTOR TO OBTAIN REQUIRED SOIL TESTING FROM A CERTIFIED TESTING AGENCY PRIOR TO PERFORMING CONCRETE FOOTING AND FOUNDATION WORK.
4	GRADE SHALL FALL AWAY FROM HOUSE A MIN. OF 6" IN THE FIRST 10'.
5	ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENGINEERED COMPACTED FILL (CERTIFIED 90 % BY A LICENSED CIVIL ENGINEER) .
6	ALL DRIVEWAYS AND PARKING AREAS SHALL BE COVERED WITH GRAVEL OR WOOD CHIPS AND SHALL BE REGULARLY WATERED TO CONTROL DUST.
7	LIMITS OF DISTURBANCE (L.O.D.) WILL BE FENCED WITH 4-FOOT ORANGE CONSTRUCTION FENCING AND WILL NOT BE CHANGED OR REMOVED UNTIL FINAL LANDSCAPING BEGINS. ANY TREES THAT ARE LOCATED WITHIN THE L.O.D. THAT ARE TO BE SAVED ARE TO BE PROTECTED
8	A FIRE EXTINGUISHER SHALL BE KEPT ON SITE AT ALL TIMES.
9	A PORTABLE TOILET SHALL BE ON SITE AT ALL TIMES.
10	A TRASH BIN WILL BE ON SITE AT ALL TIMES AND WILL BE DUMPED ON A REGULAR BASIS. IT IS THE RESPONSIBILITY OF ALL THE WORKERS TO KEEP THE SITE CLEAN AT ALL TIMES.
11	INSTALL SILT FENCE AS PER DETAILS
12	SIZE GAS SERVICE AS REQUIRED.
13	WATER SERVICE TO BE MIN. 1-1/2" DIA. LINE.
14	DRIVEWAY LOCATION TO BE DETERMINED IN FIELD TO MISS EXISTING TREES AND FLOW W/ EXISTING GRADE.
15	ALL ROOF HEIGHTS SHOWN (ON SITE PLANS) ARE FOR BUILDING AND PLANNING DEPARTMENT USE ONLY, AND NOT FOR CONSTRUCTION BEARING HEIGHTS.
16	EXISTING TREES AND VEGETATION TO REMAIN UNDISTURBED.
17	EXISTING TREES TO BE REMOVED.
18	ALL HOSE BIBS SHALL BE NON-FREEZE ANTI-SIPHON
19	CONTRACTOR TO ENSURE THAT ALL GAS AND ELECTRICAL METERS ARE ESTABLISHED IN AN AREA THAT IS PROTECTED FROM SNOW AND ICE DAMAGE.
20	CONTRACTOR TO ENSURE ALL EXTERIOR LIGHTING IS IN COMPLIANCE WITH JURISDICTIONAL CODES AND PROVIDE PROOF PRIOR TO INSTALL.
21	HOT TUB & SPA INSTALLATION & LOCATIONS SHALL COMPLY WITH E4103 & NEC 680
22	CONTRACTOR TO CONTACT BLUE STAKE TO FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK.

NOTE

SEE SHEET A1.0 FOR PROJECT NOTES & INFO

CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITY LINES AS REQUIRED.

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

REESTABLISH NATURAL GRADE AND NATURAL VEGETATION PROVIDE TEMP. IRRIGATION TO ASSURE ESTABLISHED VEGETATION

SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE, BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FT. (IRC R401.3)

LOD SQ. FT. :

SILT FENCE LENGTH:

SITE PLAN

SCALE: 1" = 10'

0 5 10 20

STATE OF UTAH
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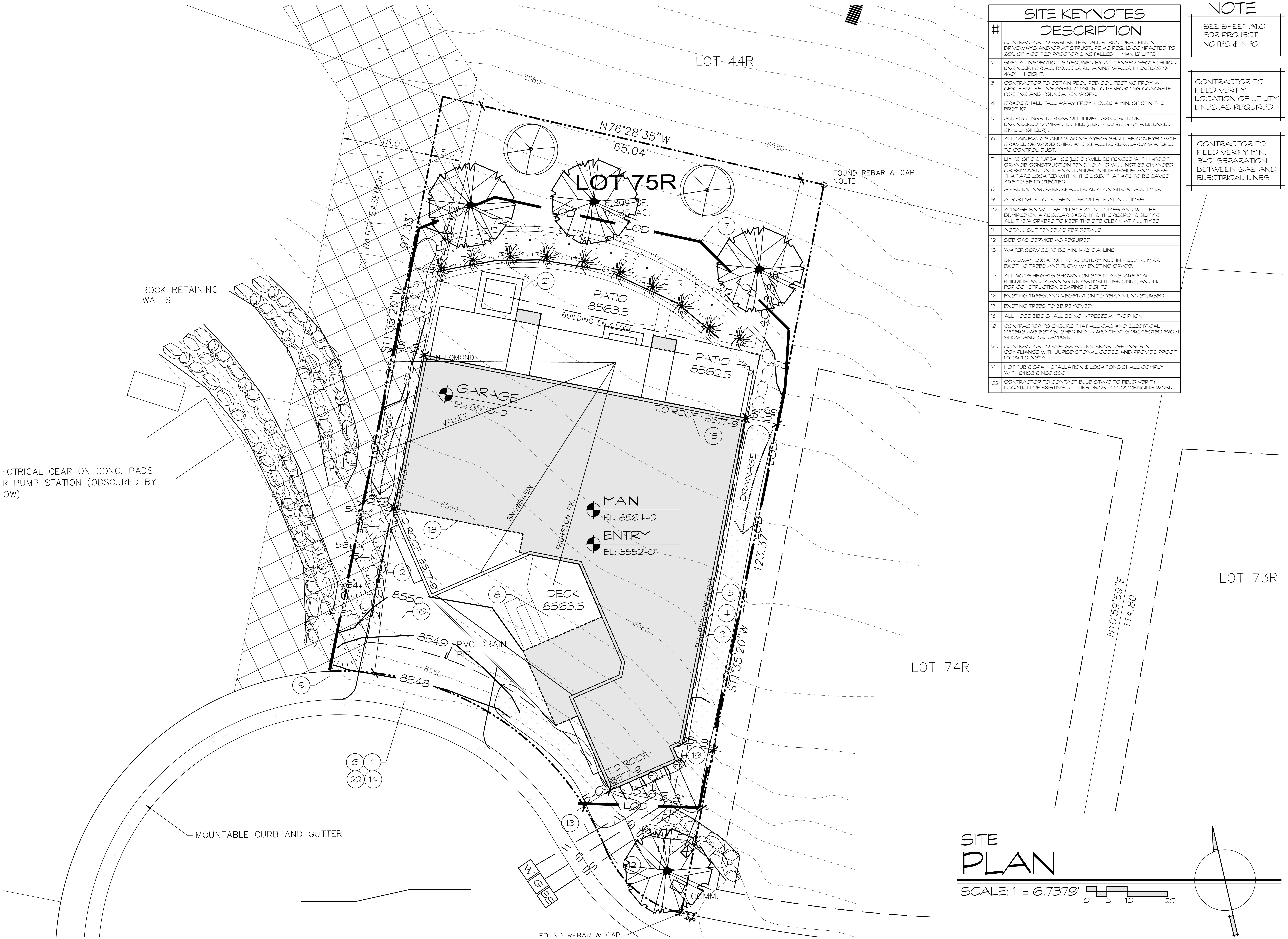
8452 E SPRING PARK
WEBER COUNTY, UT

UPWALL DESIGN
1930 S. 1100 E. S.L.C. UT 84106 (801)485-0708

A1.1



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4	GRADE SHALL FALL AWAY FROM HOUSE A MIN. OF 6" IN THE FIRST 10'.
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6	ALL DRIVEWAYS AND PARKING AREAS SHALL BE COVERED WITH GRAVEL OR WOOD CHIPS AND SHALL BE REGULARLY WATERED TO CONTROL DUST.
7	LIMITS OF DISTURBANCE (L.O.D.) WILL BE FENCED WITH 4-FOOT ORANGE CONSTRUCTION FENCING AND WILL NOT BE CHANGED OR REMOVED UNTIL FINAL LANDSCAPING BEGINS. ANY TREES THAT ARE LOCATED WITHIN THE L.O.D. THAT ARE TO BE SAVED ARE TO BE PROTECTED
8	A FIRE EXTINGUISHER SHALL BE KEPT ON SITE AT ALL TIMES.
9	A PORTABLE TOILET SHALL BE ON SITE AT ALL TIMES.
10	A TRASH BIN WILL BE ON SITE AT ALL TIMES AND WILL BE DUMPED ON A REGULAR BASIS. IT IS THE RESPONSIBILITY OF ALL THE WORKERS TO KEEP THE SITE CLEAN AT ALL TIMES.
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NOTE

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CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITY LINES AS REQUIRED.

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

SITE PLAN

SCALE: 1" = 6.7379'

0 5 10 20

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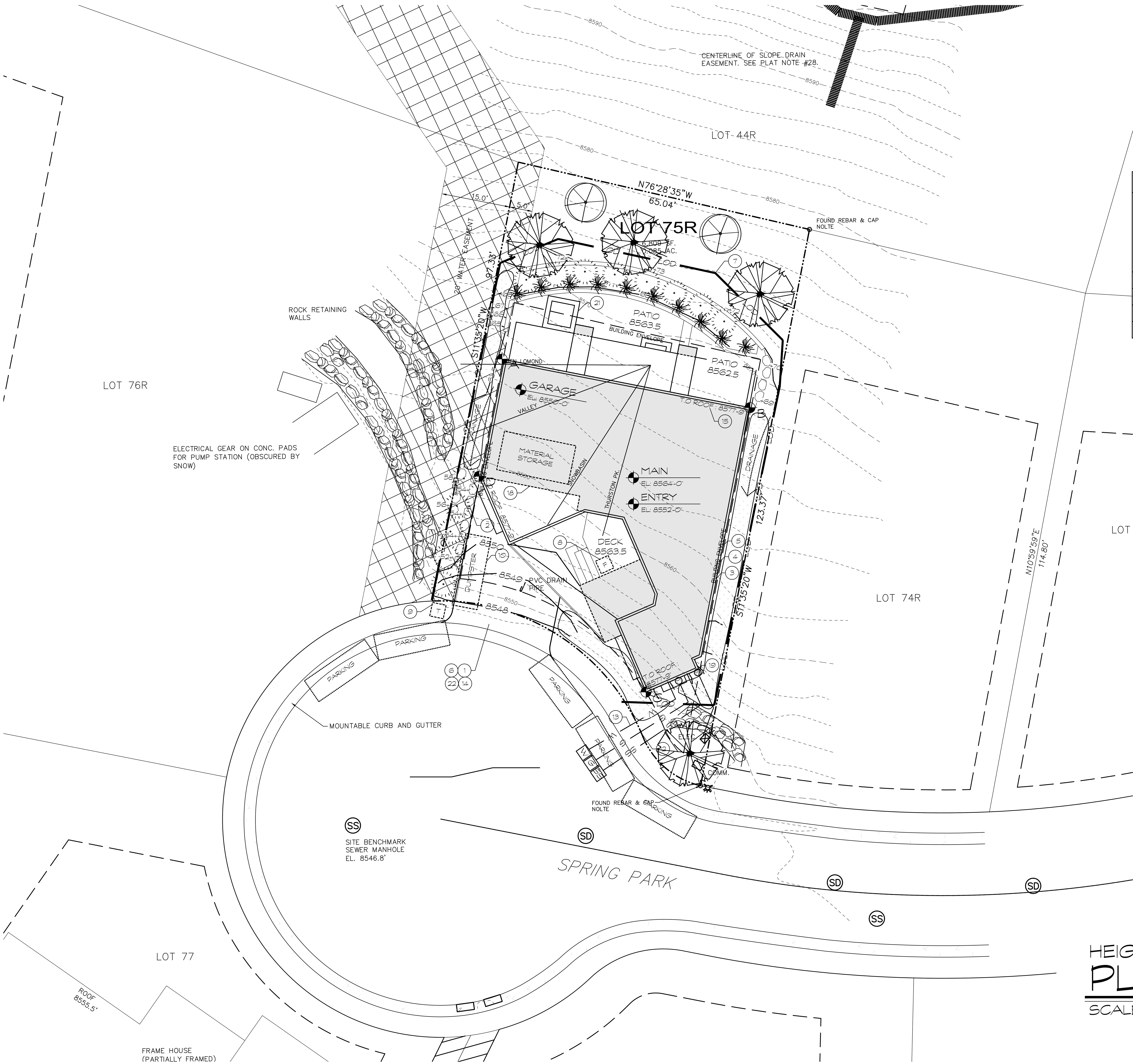

NOTE

SEE SHEET A1.0 FOR PROJECT NOTES & INFO

35' HEIGHT RESTRICTION					
POINT	ROOF ELEVATION	EXISTING GRADE	EXISTING GRADE HEIGHT	FINISHED GRADE	FINISHED GRADE HEIGHT
A	8577'-9"	8565'-0"	12'-9"	8563'-0"	14'-9"
B	8577'-9"	8568'-2"	9'-7"	8563'-0"	14'-9"
C	8577'-9"	8549'-8"	28'-1"	8549'-8"	28'-1"
D	8577'-9"	8559'-0"	18'-9"	8549'-0"	28'-9"

HEIGHT CALCULATION
PLAN

SCALE: 1" = 10'

0 5 10 20

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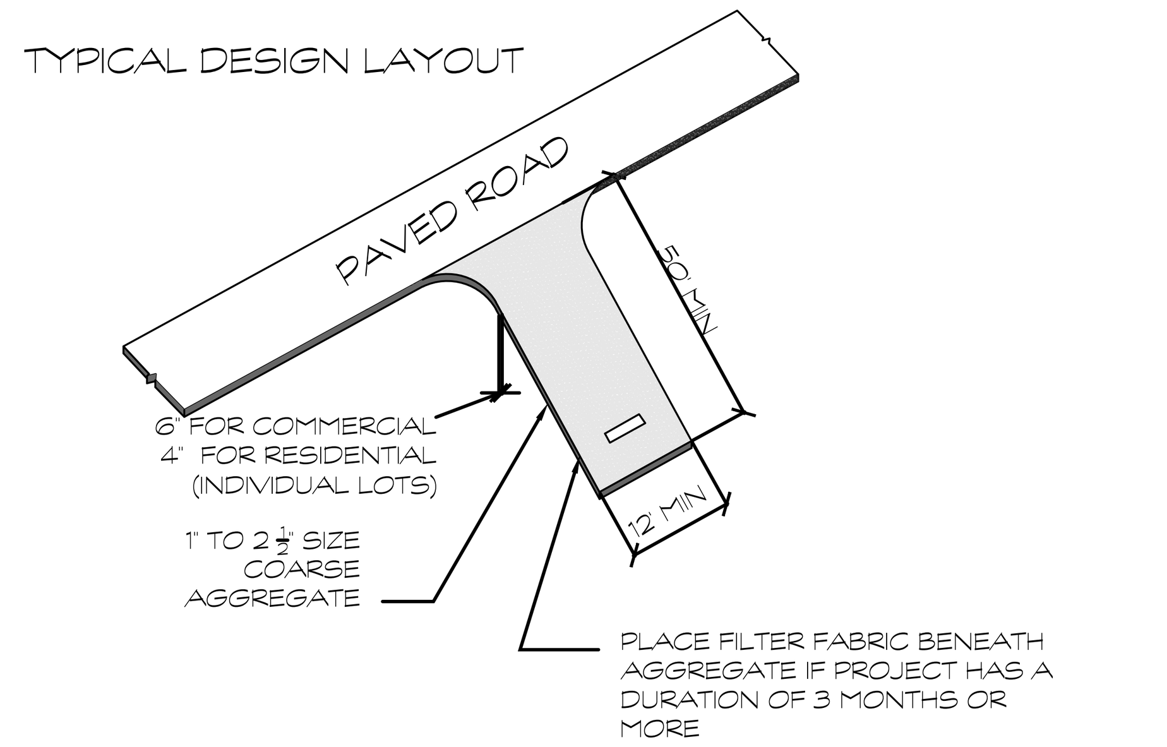
A1.2a

REQUIRED INSPECTIONS

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

STABILIZED CONSTRUCTION ENTRANCE



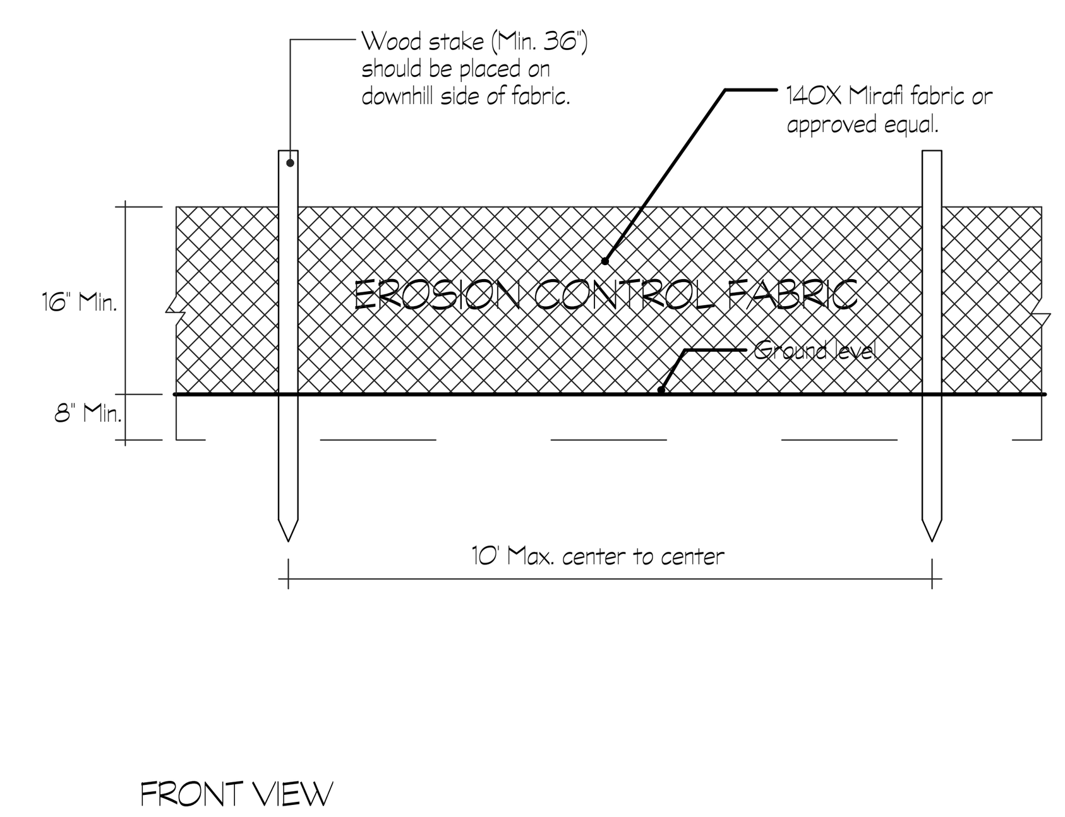
INSTALLATION

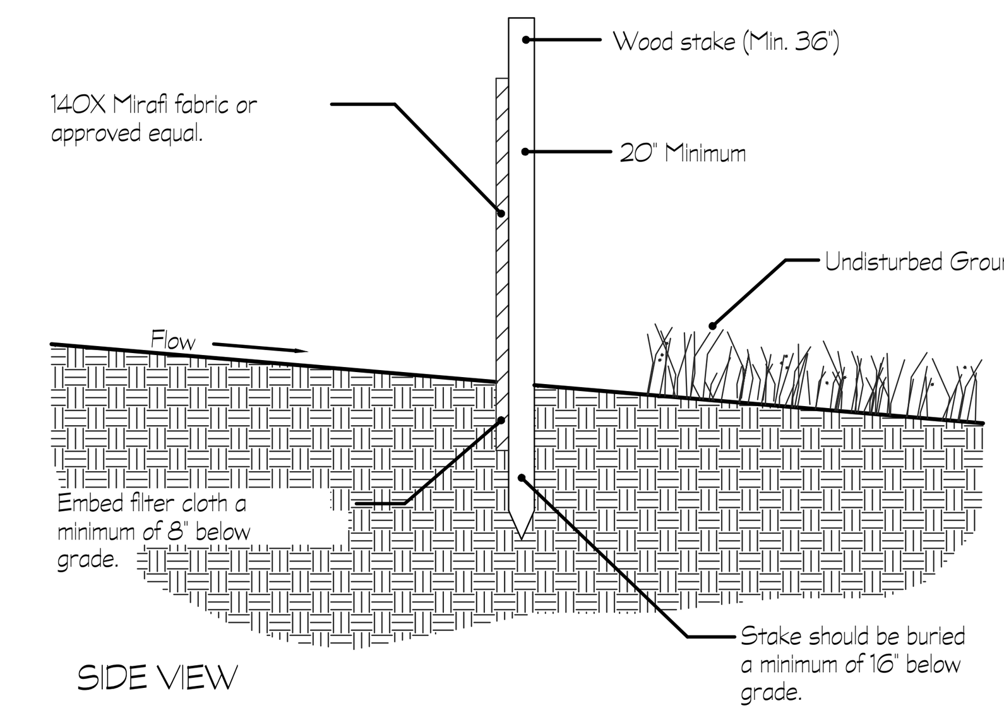
1. INSTALL AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED.
2. CLEAR GRUB AREA AND GRADE TO PROVIDE SLOPE SHOWN FOR DRIVEWAY, OR ACCESS/INTERSECTION. IF ADJACENT TO WATERWAY, USE A MAXIMUM SPOLE OF 2%.
3. COMPACT SUBGRADE AND PLACE FILTER FABRIC IF REQUIRED.
4. PLACE COARSE AGGREGATE, 1" TO 2½", TO A MINIMUM DEPTH OF 6" FOR COMMERCIAL PROJECTS, AND 4" FOR RESIDENTIAL PROJECTS.

MAINTENANCE

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

STABILIZED CONSTRUCTION ENTRANCE





NOTE:
FENCE IS TO FOLLOW THE LIMITS OF DISTURBANCE

EROSION/SILT CONTROL FENCE

SITE KEYNOTES

#	DESCRIPTION
1	CONTRACTOR TO ASSURE THAT ALL STRUCTURAL FILL IN DRIVEWAYS AND/OR AT STRUCTURE AS REQ. IS COMPACTED TO 95% OF MODIFIED PROCTOR & INSTALLED IN MAX 12" LIFTS.
2	SPECIAL INSPECTION IS REQUIRED BY A LICENSED GEOTECHNICAL ENGINEER FOR ALL BOULDER RETAINING WALLS IN EXCESS OF 4'-0" IN HEIGHT.
3	CONTRACTOR TO OBTAIN REQUIRED SOIL TESTING FROM A CERTIFIED TESTING AGENCY PRIOR TO PERFORMING CONCRETE FOOTING AND FOUNDATION WORK.
4	GRADE SHALL FALL AWAY FROM HOUSE A MIN. OF 6" IN THE FIRST 10'.
5	ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENGINEERED COMPACTED FILL (CERTIFIED 90 % BY A LICENSED CIVIL ENGINEER) .
6	ALL DRIVEWAYS AND PARKING AREAS SHALL BE COVERED WITH GRAVEL OR WOOD CHIPS AND SHALL BE REGULARLY WATERED TO CONTROL DUST.
7	LIMITS OF DISTURBANCE (L.O.D.) WILL BE FENCED WITH 4-FOOT ORANGE CONSTRUCTION FENCING AND WILL NOT BE CHANGED OR REMOVED UNTIL FINAL LANDSCAPING BEGINS. ANY TREES THAT ARE LOCATED WITHIN THE L.O.D. THAT ARE TO BE SAVED ARE TO BE PROTECTED
8	A FIRE EXTINGUISHER SHALL BE KEPT ON SITE AT ALL TIMES.
9	A PORTABLE TOILET SHALL BE ON SITE AT ALL TIMES.
10	A TRASH BIN WILL BE ON SITE AT ALL TIMES AND WILL BE DUMPED ON A REGULAR BASIS. IT IS THE RESPONSIBILITY OF ALL THE WORKERS TO KEEP THE SITE CLEAN AT ALL TIMES.
11	INSTALL SILT FENCE AS PER DETAILS
12	SIZE GAS SERVICE AS REQUIRED.
13	WATER SERVICE TO BE MIN. 1-1/2" DIA. LINE.
14	DRIVEWAY LOCATION TO BE DETERMINED IN FIELD TO MISS EXISTING TREES AND FLOW W/ EXISTING GRADE.
15	ALL ROOF HEIGHTS SHOWN (ON SITE PLANS) ARE FOR BUILDING AND PLANNING DEPARTMENT USE ONLY, AND NOT FOR CONSTRUCTION BEARING HEIGHTS.
16	EXISTING TREES AND VEGETATION TO REMAIN UNDISTURBED.
17	EXISTING TREES TO BE REMOVED.
18	ALL HOSE BIBS SHALL BE NON-FREEZE ANTI-SIPHON
19	CONTRACTOR TO ENSURE THAT ALL GAS AND ELECTRICAL METERS ARE ESTABLISHED IN AN AREA THAT IS PROTECTED FROM SNOW AND ICE DAMAGE.
20	CONTRACTOR TO ENSURE ALL EXTERIOR LIGHTING IS IN COMPLIANCE WITH JURISDICTIONAL CODES AND PROVIDE PROOF PRIOR TO INSTALL.
21	HOT TUB & SPA INSTALLATION & LOCATIONS SHALL COMPLY WITH E4103 & NEC 680
22	CONTRACTOR TO CONTACT BLUE STAKE TO FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK.

NOTE

SEE SHEET A1.0 FOR PROJECT NOTES & INFO

CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITY LINES AS REQUIRED.

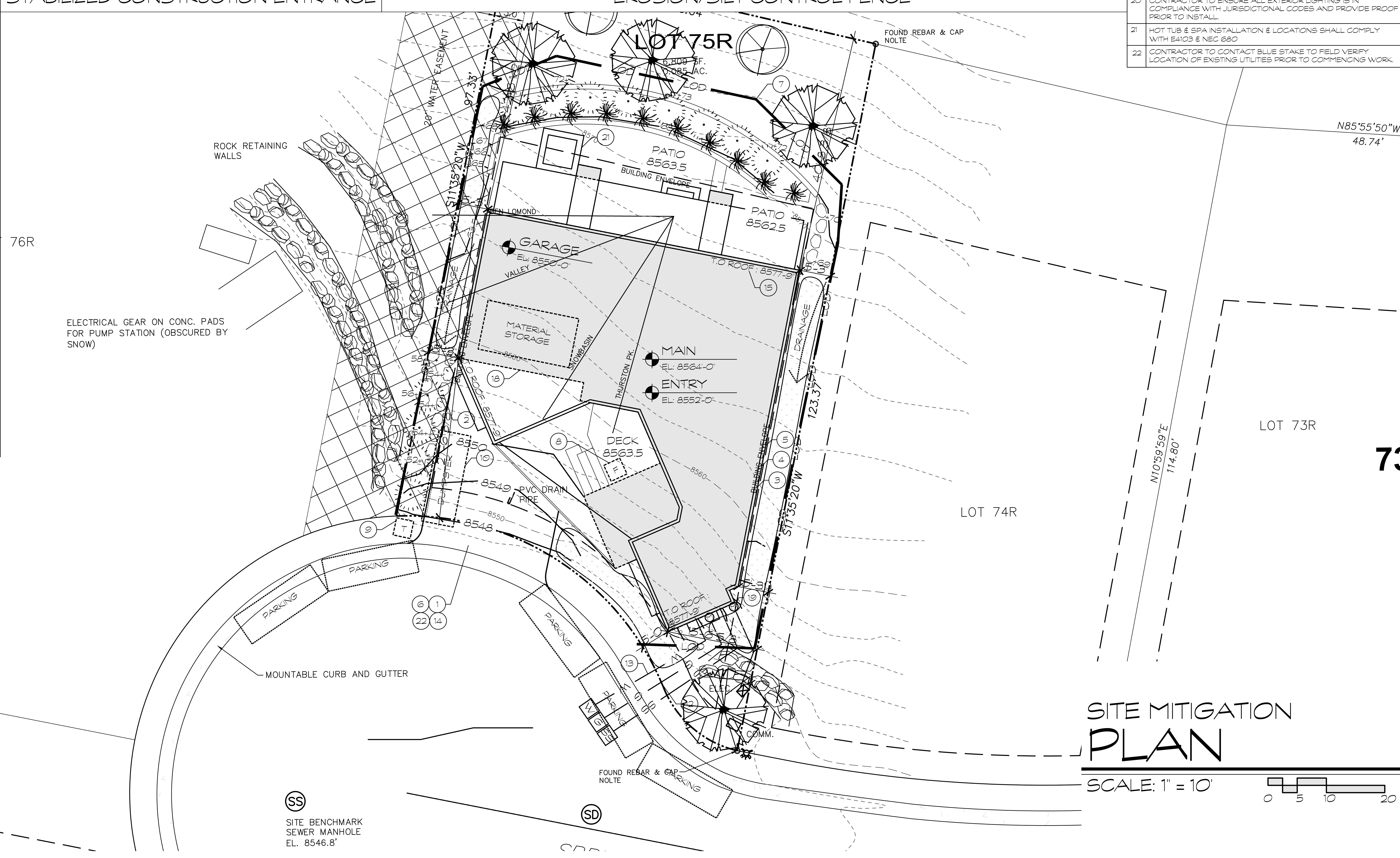
CONTRACTOR TO FIELD VERIFY MIN. 3'-0" SEPARATION BETWEEN GAS AND ELECTRICAL LINES.

CONSTRUCTION MITIGATION NOTES -

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

LOD SQ. FT. :

SILT FENCE LENGTH:



SITE MITIGATION PLAN

SCALE: 1" = 10'

29 SEPTEMBER 2017

REVISIONS

A NEW DESIGN FOR :
LOT 75R POWDER MOUNTAIN
8452 E SPRING PARK
WEBER COUNTY, UT

UPWALL DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

A1.3

LANDSCAPE NOTES

LANDSCAPE GENERAL NOTES

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

LIGHTING GENERAL NOTES

A. THE DEVELOPER THROUGHOUT THE COMMUNITY WILL EMPLOY A LOW LEVEL UNIFORM STREET LIGHTING SCHEME. NO ADDITIONAL LIGHTING BY AN OWNER MAY OCCUR OUTSIDE OF THE BUILDING ENVELOPE, FOR THE PURPOSE OF MAINTAINING A DARK SKY.

B. ADDITIONAL SITE LIGHTING IS PERMITTED WITHIN A BUILDING ENVELOPE, PROVIDED SUCH LIGHTING DOES NOT RESULT IN EXCESSIVE GLARE TOWARD THE STREET OR NEIGHBORING PROPERTIES OR THE VIEWSHIELD FROM I-40. ALL EXTERIOR LIGHTING MUST BE OF A LOW LEVEL SUBDUED INTENSITY WITH THE SOURCE OF LIGHT FULLY SHIELDED AND DIRECTED DOWNWARD, AND IS SUBJECT TO APPROVAL BY THE COMMITTEE. SECURITY LIGHTING MUST ALSO COMPLY WITH THE SHIELDING REQUIREMENT AND CAN ONLY BE INSTALLED IF IT IS CONNECTED TO A TIMED MOTION DETECTOR.

C. RESIDENTIAL LIGHTING: ALL EXTERIOR LIGHTS ON PORCHES, GARAGE DOORS OR ENTRYWAYS SHALL BE SHIELDED TO PREVENT GLARE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT OF WAYS AND LIGHT TRESPASS INTO THE NIGHT SKY. LIGHTS SHALL BE DIRECTED AT WALKWAYS OR ENTRIES AND SHALL NOT BE DIRECTED AT THE NIGHT SKY; HIGH PRESSURE SODIUM FIXTURES ARE THE RECOMMENDED LIGHT SOURCE, COMPACT FLUORESCENT ARE ALSO PERMITTED BARE BULB FIXTURES SUCH AS FLOOD OR SPOTLIGHTS ARE NOT PERMITTED. LIGHTING EXTERIOR BUILDING FOR ARCHITECTURAL INTEREST IS PROHIBITED. SECURITY LIGHTING SHALL BE FULLY SHIELDED AND BE SET ON A TIMER OR MOTION DETECTOR. INFRARED SENSOR SPOTLIGHTS ARE THE RECOMMENDED LIGHT TYPE FOR SECURITY. PRIVATE SPORT COURT FACILITIES SHALL USE FULLY SHIELDED FIXTURES AND SHALL NOT BE USED PAST 11 P.M.

D. SEASONAL DISPLAY OF LIGHTS: SEASONAL RESTRICTIONS APPLY TO THE HCB, GC, LI AND HRC ZONES. THE HR-1, HR-2, E HRL SF RM R-1 RDM AND RD ZONES ARE EXEMPT FROM THIS REQUIREMENT. WINTER SEASONAL DISPLAYS ARE PERMITTED FROM THE FIRST OF NOVEMBER TO THE 15th OF APRIL. DISPLAYS SHOULD BE TURNED OFF AT MIDNIGHT. ANY COLOR LIGHTS MAY BE USED; HOWEVER, THE LIGHTS SHALL NOT BE USED TO CREATE ADVERTISING MESSAGES

GENERAL NOTES

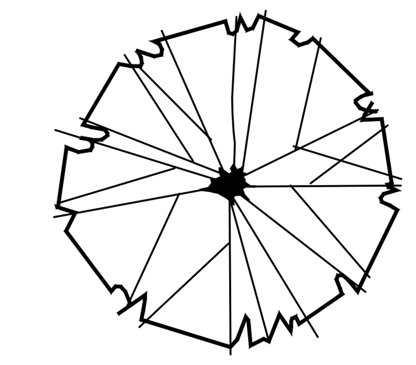
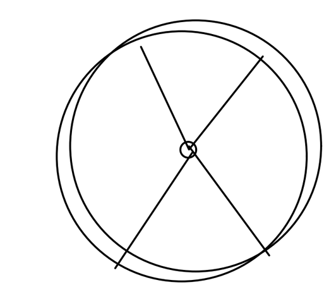
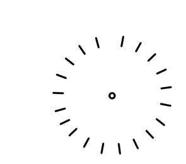
GENERAL CONTRACTOR SHALL COMPLY TO ALL LOCAL BUILDING CODES AND ORDINANCES GOVERNING THIS WORK.

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

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

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

LANDSCAPE LEGEND

MARK	DESCRIPTION
	COLORADO GREEN SPRUCE PICEA PUNGENS # OF WHICH ARE 14' TALL - 5
	ROCKY MOUNTAIN JUNIPER JUNIPERUS SCROPULORUM # OF WHICH ARE 4" CALIPER - 5
	MUGO PINE PINUS MUGO # OF WHICH ARE 3.5 GAL - 5

STATE OF UTAH
JOSHUA DEAN ARRINGTON
9130931-0301
LICENSED ARCHITECT

29 SEPTEMBER 2017

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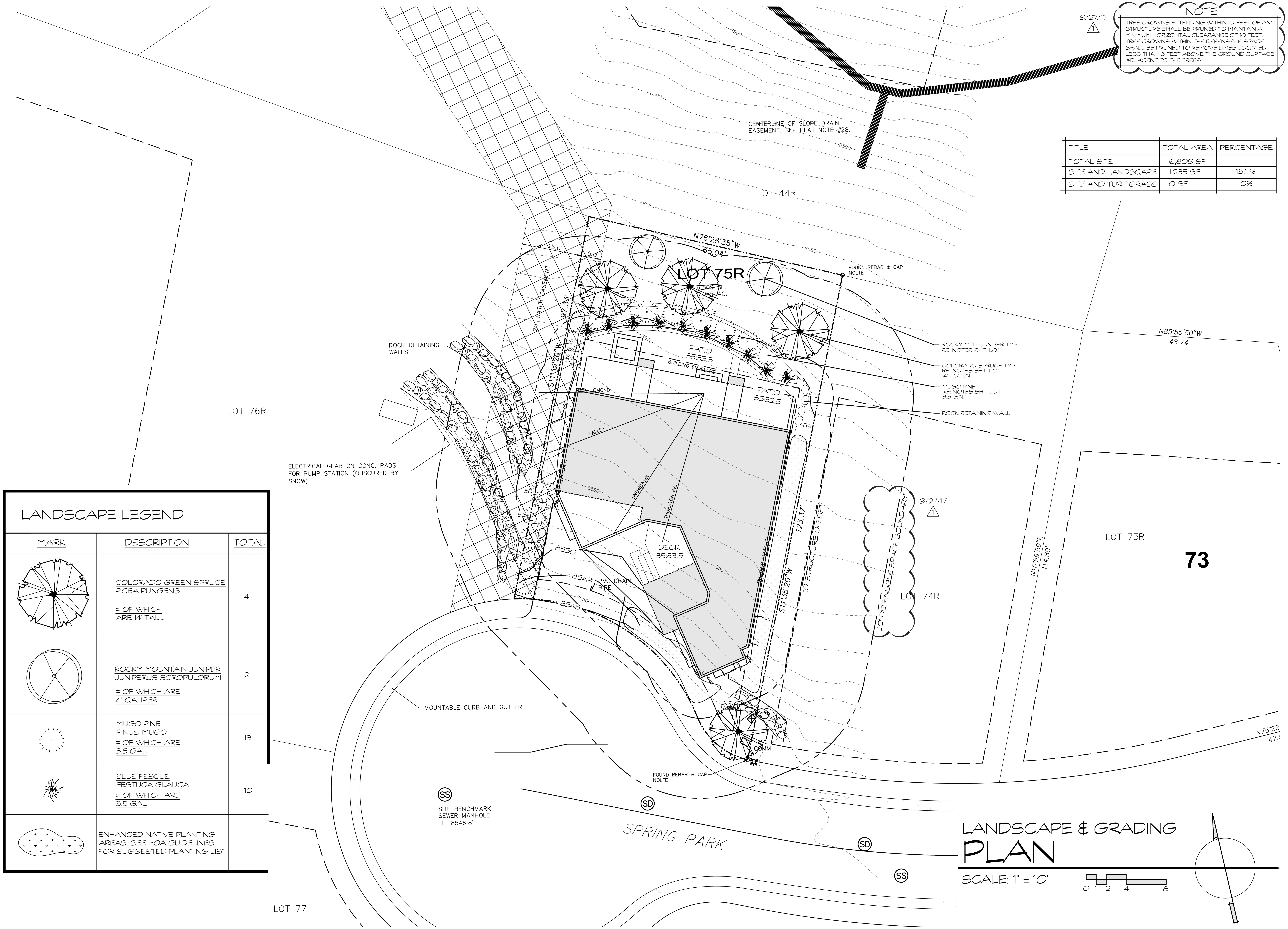
L0.1



9/27/17 △1

NOTE

TREE CROWNS EXTENDING WITHIN 10 FEET OF ANY STRUCTURE SHALL BE PRUNED TO MAINTAIN A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET. TREE CROWNS WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE LIMBS LOCATED LESS THAN 6 FEET ABOVE THE GROUND SURFACE ADJACENT TO THE TREES.

TITLE	TOTAL AREA	PERCENTAGE
TOTAL SITE	6,809 SF	-
SITE AND LANDSCAPE	1,235 SF	18.1 %
SITE AND TURF GRASS	0 SF	0%

LANDSCAPE LEGEND

MARK	DESCRIPTION	TOTAL
—	COLORADO GREEN SPRUCE PICEA PUNGENS # OF WHICH ARE 14' TALL	4
—	ROCKY MOUNTAIN JUNIPER JUNIPERUS SCROPULORUM # OF WHICH ARE 4" CALIPER	2
—	MUGO PINE PINUS MUGO # OF WHICH ARE 3.5 GAL	13
—	BLUE FESCUE FESTUCA GLAUCA # OF WHICH ARE 3.5 GAL	10
—	ENHANCED NATIVE PLANTING AREAS, SEE HOA GUIDELINES FOR SUGGESTED PLANTING LIST	

LANDSCAPE & GRADING PLAN

SCALE: 1" = 10'

0 1 2 4 8

STATE OF UTAH
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L1.0

IRRIGATION PLAN

SCALE: 1" = 10'

NOTE

BACKFLOW PREVENTION LOCATED NEAR WATER MAIN. REFER TO LANDSCAPE CONTRACTOR FOR SPECIFIC PLACEMENT AND INSTALLATION.

CLOCK LOCATED INSIDE THE GARAGE. LANDSCAPE CONTRACTOR TO VERIFY LOCATION AND INSTALLATION.

ALL DISTURBED AREA SHALL BE REVEGETATED AND TEMPORARILY IRRIGATED.

TREE CROWNS EXTENDING WITHIN 10 FEET OF ANY STRUCTURE SHALL BE PRUNED TO MAINTAIN A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET. TREE CROWNS WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE LIMBS LOCATED LESS THAN 6 FEET ABOVE THE GROUND SURFACE ADJACENT TO THE TREES.

STATE OF UTAH
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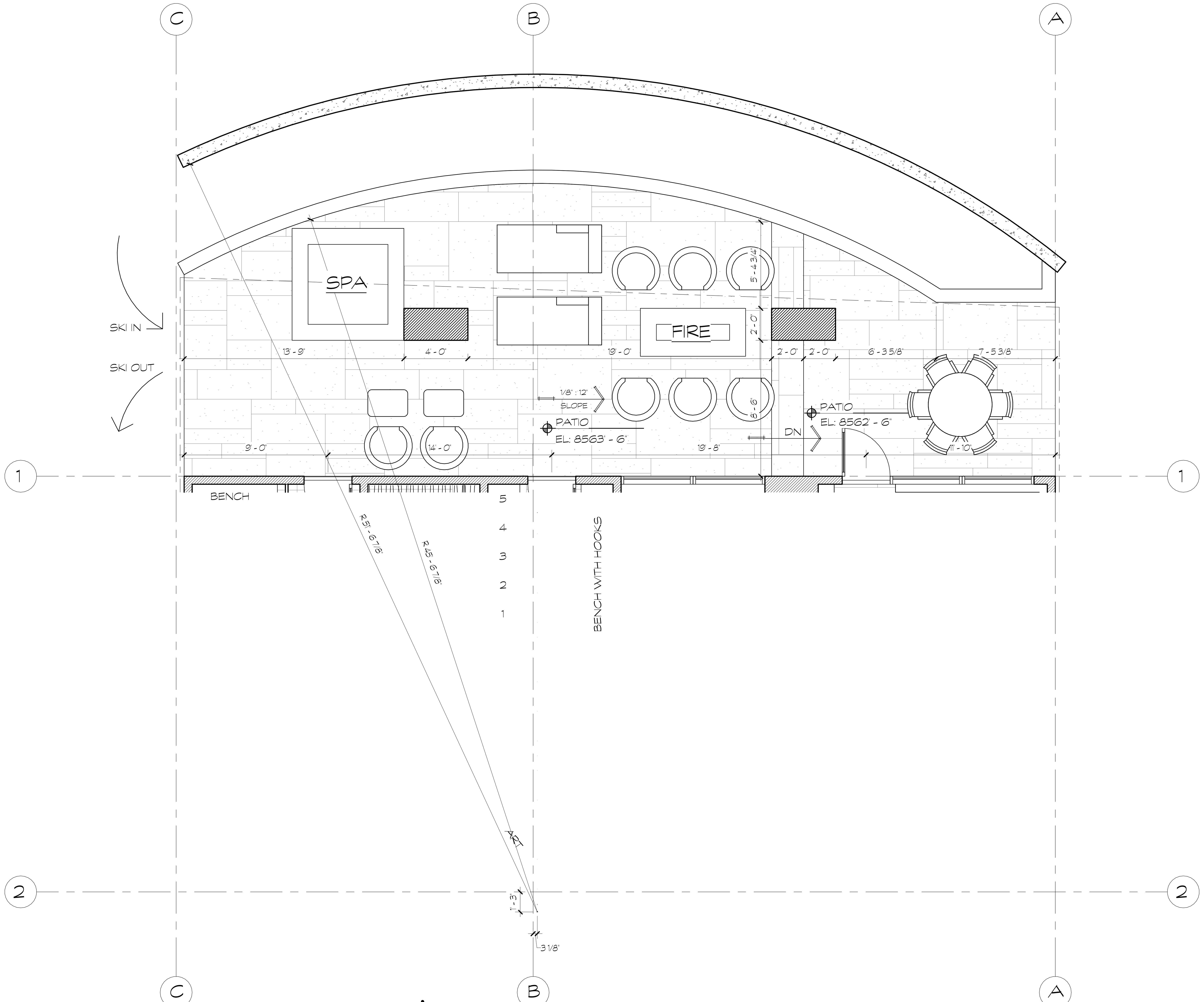
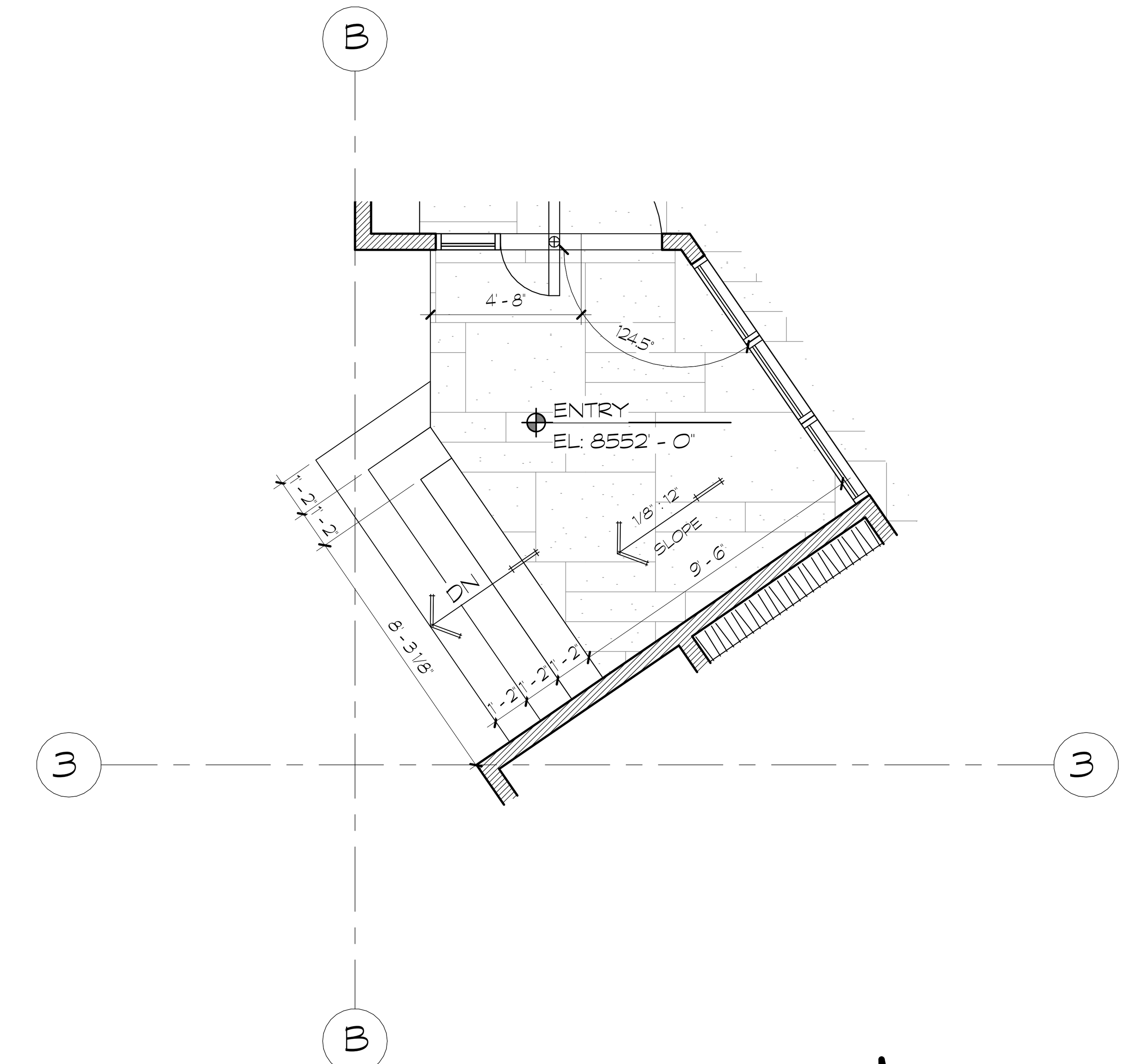
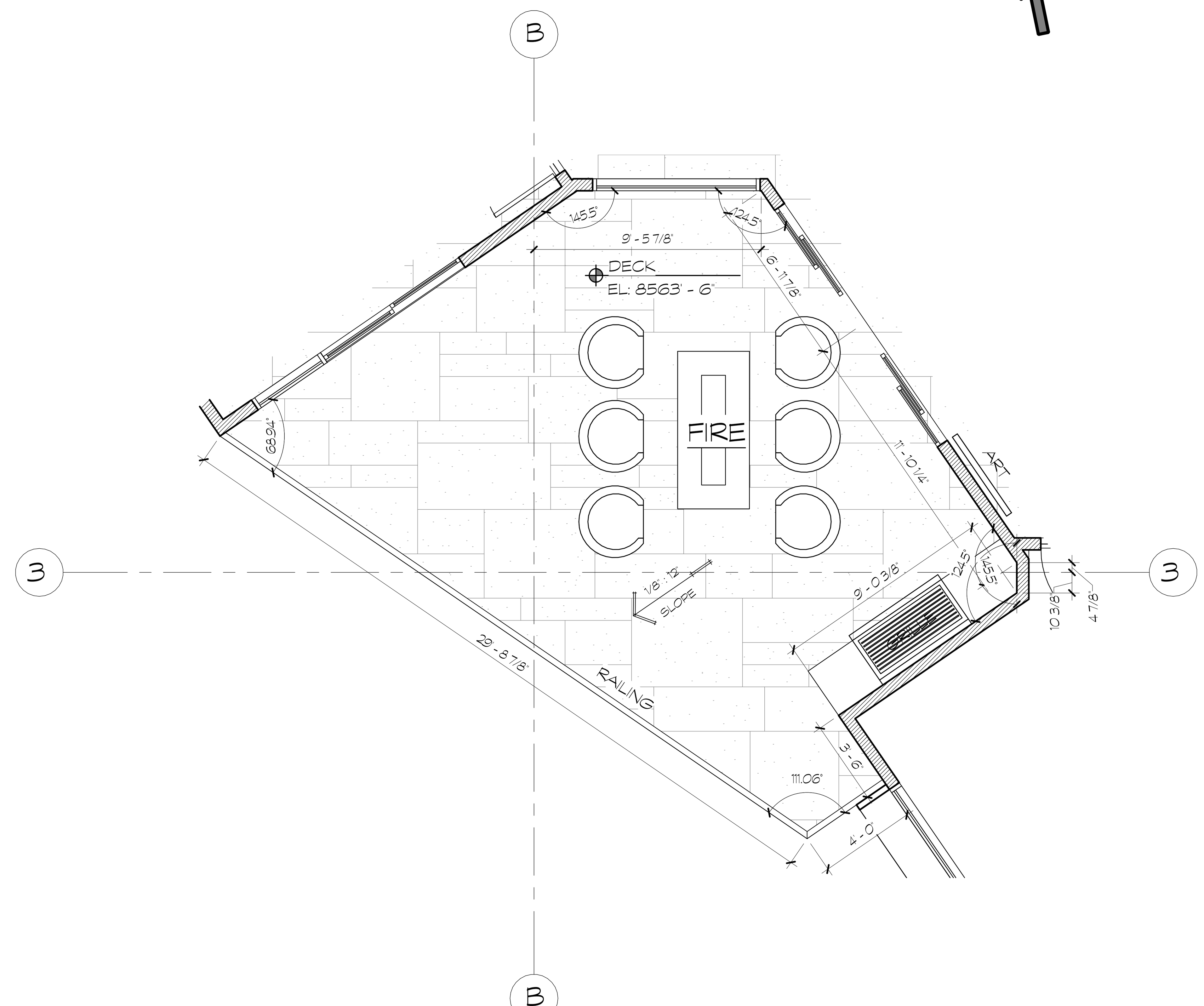
L2.0



MAIN LEVEL PATIO
PLAN
SCALE: 1/4" = 1'-0"



ENTRY LEVEL ENTRYWAY
PLAN
SCALE: 1/4" = 1'-0"



MAIN LEVEL DECK
PLAN
SCALE: 1/4" = 1'-0"

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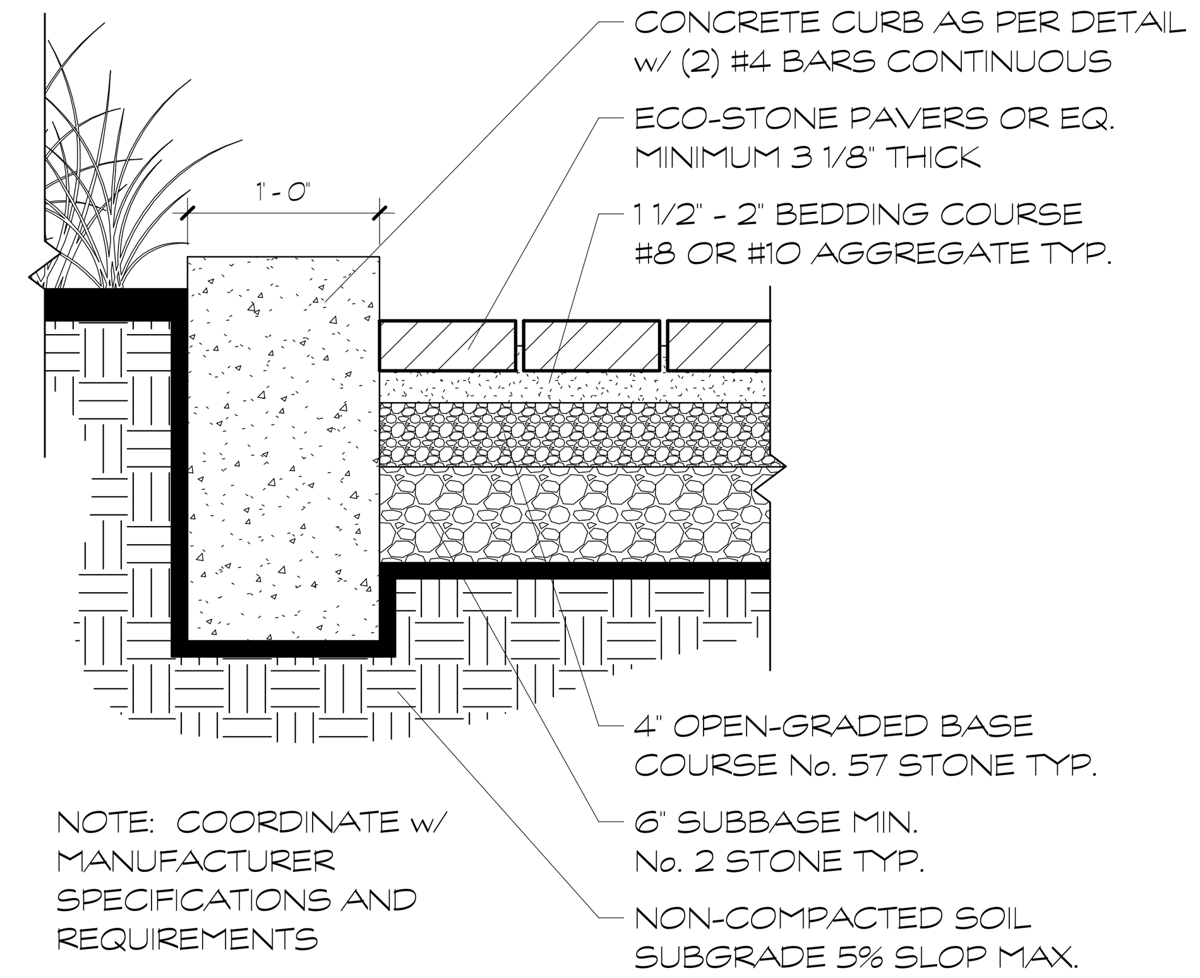
A1.4

H — PERMEABLE PAVER DETAIL

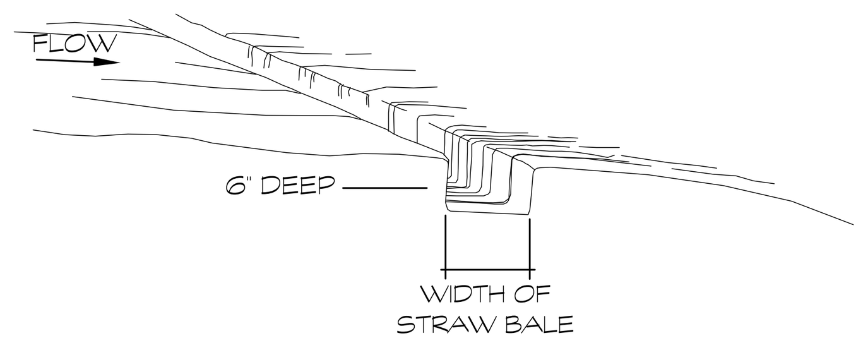


NOTE: COORDINATE w/ MANUFACTURER SPECIFICATIONS AND REQUIREMENTS

H PERMEABLE PAVER DETAIL
SCALE: 1" = 1'-0"

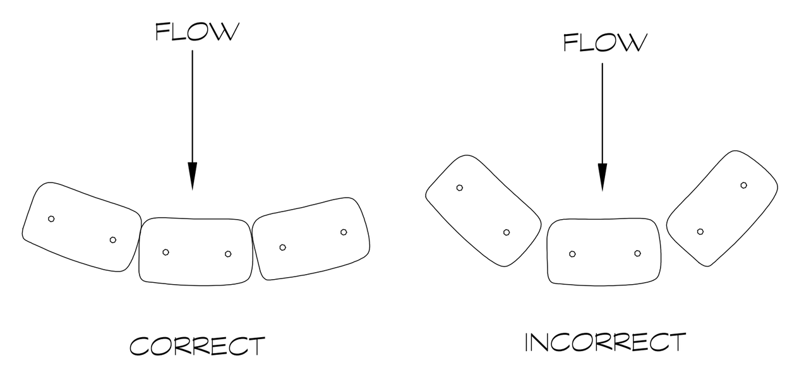
G — STRAW BALE INSTALLATION FOR EROSION CONTROL

MATERIALS:
- STRAW BALES BOUND w/ WIRE OR TWINE.
- WOOD OR STEEL STAKES, 4' LONG MINIMUM (2"x2" WOOD, REBAR, OR STEEL PICKETS, 2 STAKES PER BALE).

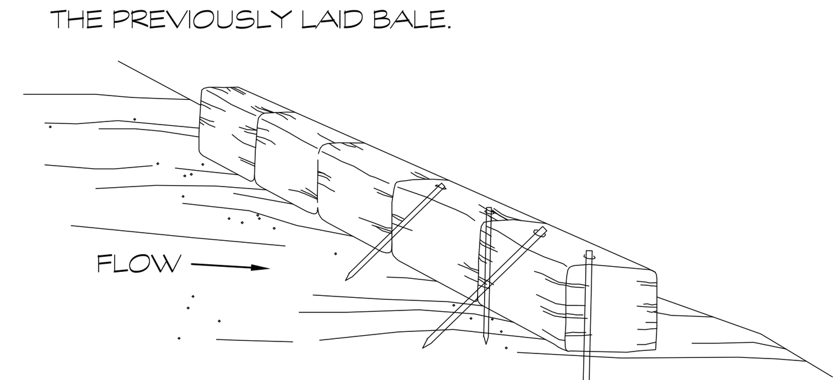


1. DIG A 6" BY 2' TRENCH. ALIGN TRENCH PARALLEL TO CONTOURS BUT CURVED SLIGHTLY UPHILL SO RUNOFF CANNOT ESCAPE AROUND THE END BALES (SEE #2 BELOW).

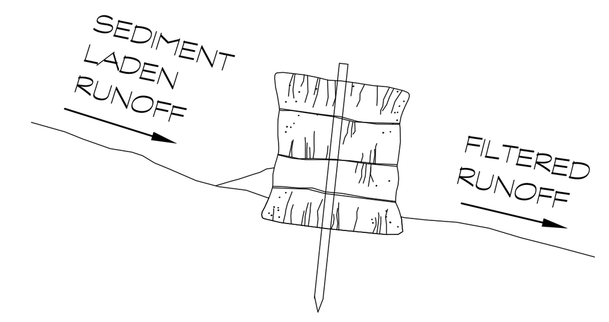
2. PLACE BALES IN TRENCH w/ ENDS TIGHTLY ABUTTED.



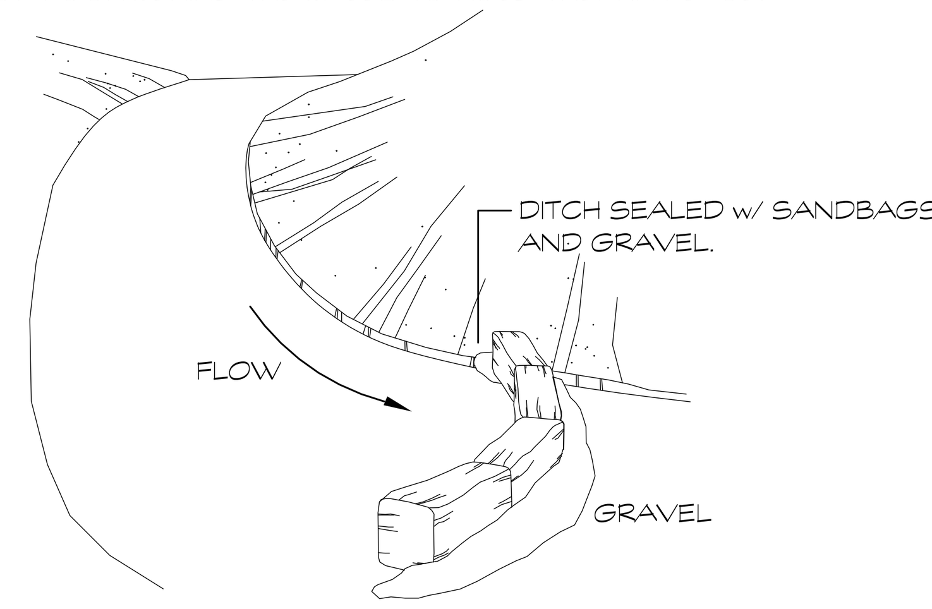
3. ANCHOR EACH BASE w/ 2 STAKES HAMMERED 1 1/2 TO 2 INTO THE GROUND. ANGLE THE FIRST STAKE IN EACH BALE TOWARDS THE PREVIOUSLY LAID BALE.



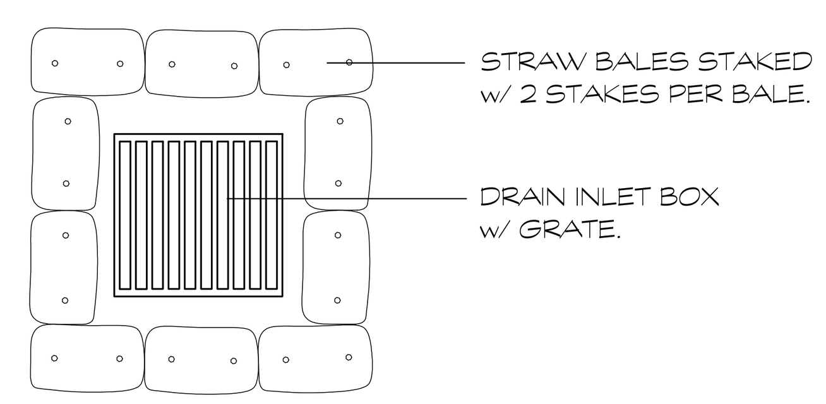
4. WEDGE LOOSE STRAW BETWEEN BALES. BACKFILL AND COMPACT THE EXCAVATED SOIL AGAINST THE UPHILL SIDE OF THE BARRIER.



WHEN INSTALLING BALES ON PAVEMENT, PILE GRAVEL OR ROCK BEHIND THE BALES TO HOLD THEM IN PLACE.



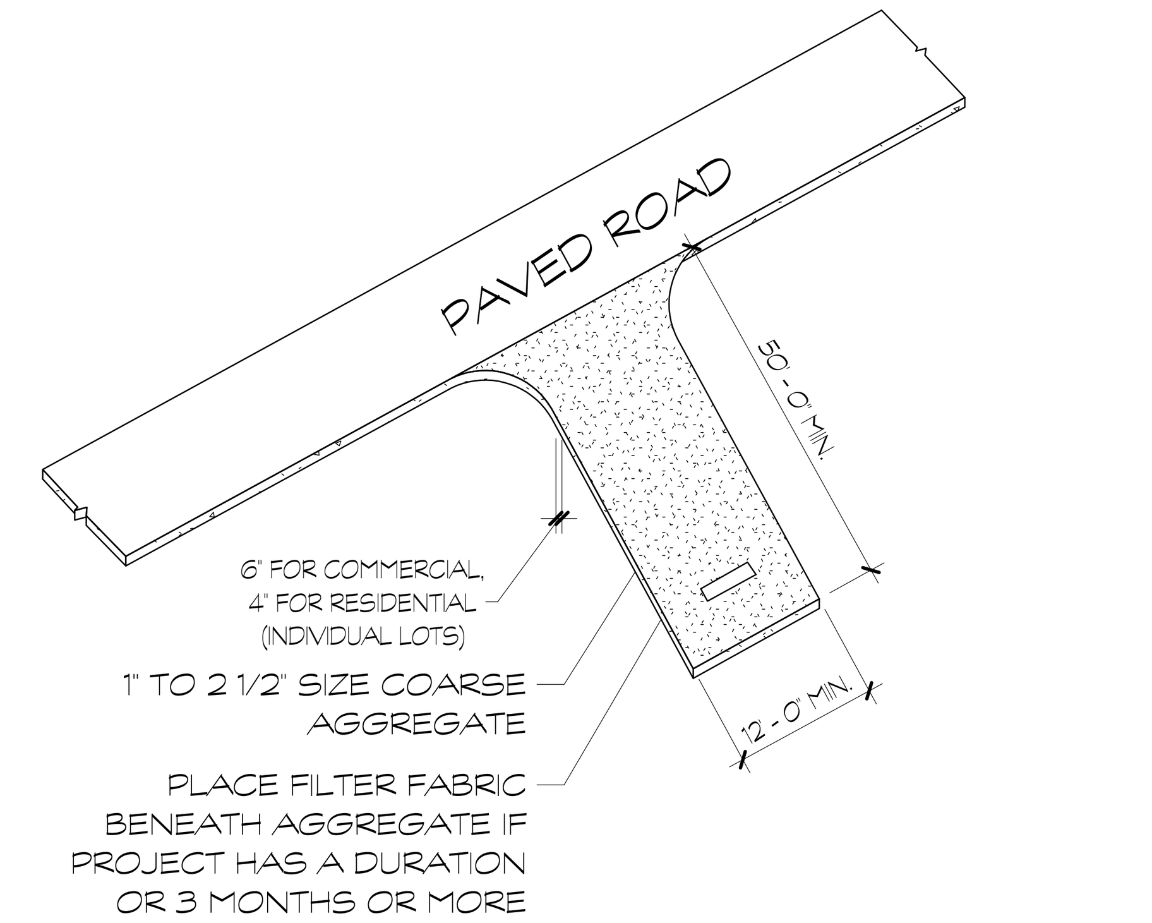
- INSPECT PERIODICALLY AND AFTER EACH STORM. REPLACE DAMAGED BALES; RE-ANCHOR DISPLACED ONES.
- CLEAN OUT SEDIMENT BEFORE IT REACHES THE TOP OF THE BALES.
- DEPOSIT THE REMOVED SEDIMENT WHERE IT WILL NOT ENTER A DRAINAGE WAY.



G STRAW BALE INSTALLATION FOR EROSION CONTROL
SCALE: 1/2" = 1'-0"

STABILIZED CONSTRUCTION ENTRANCE

TYPICAL DESIGN LAYOUT



INSTALLATION:

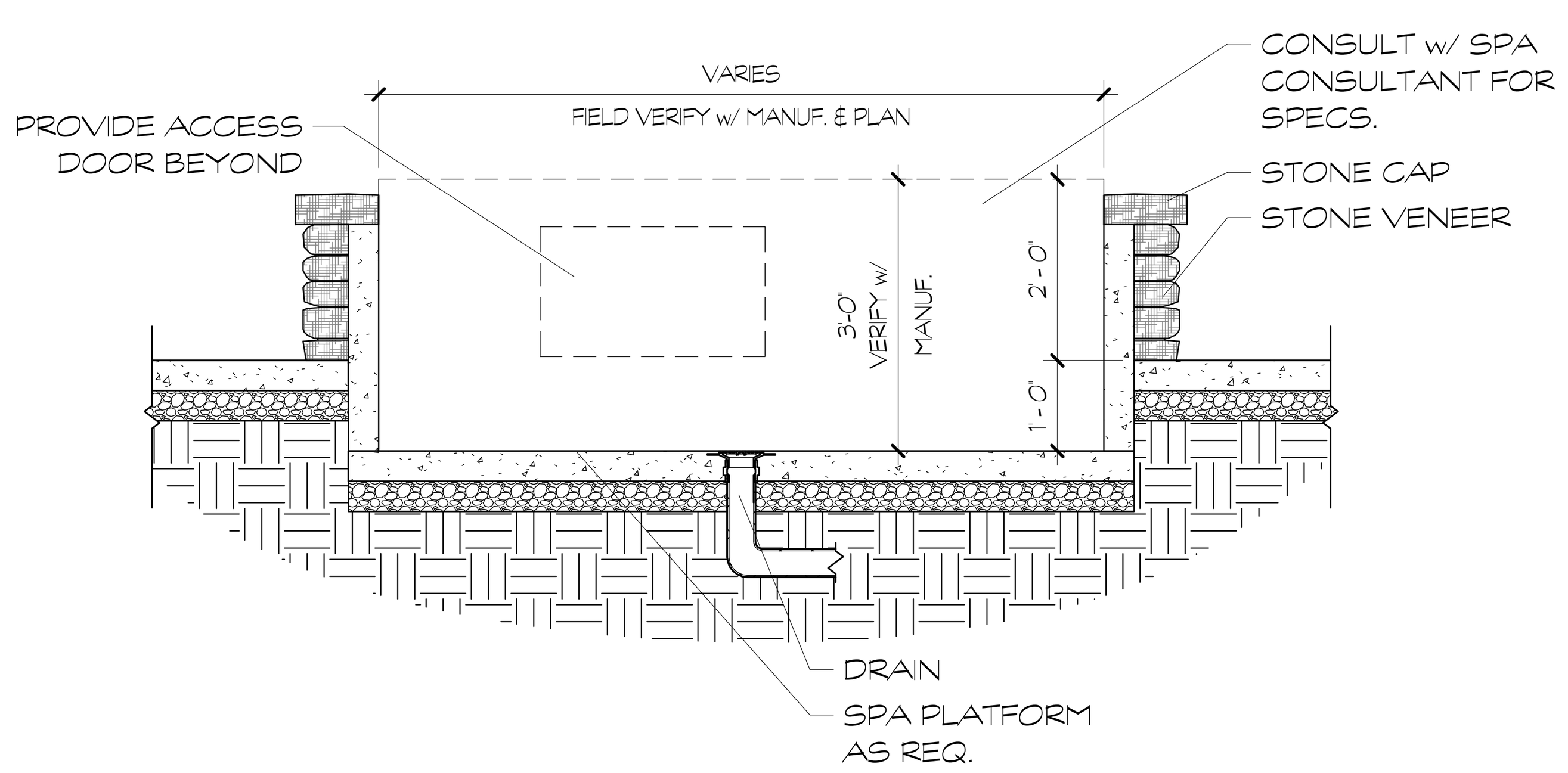
1. INSTALL AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED.
2. CLEAR GRUB AREA AND GRADE TO PROVIDE SLOPE SHOWN FOR DRIVEWAY, OR ACCESS/INTERSECTION. IF ADJACENT TO WATERWAY, USE A MAXIMUM SLOPE OF 2%.
3. COMPACT SUBGRADE AND PLACE FILTER FABRIC AS REQUIRED.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

MAINTENANCE:

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

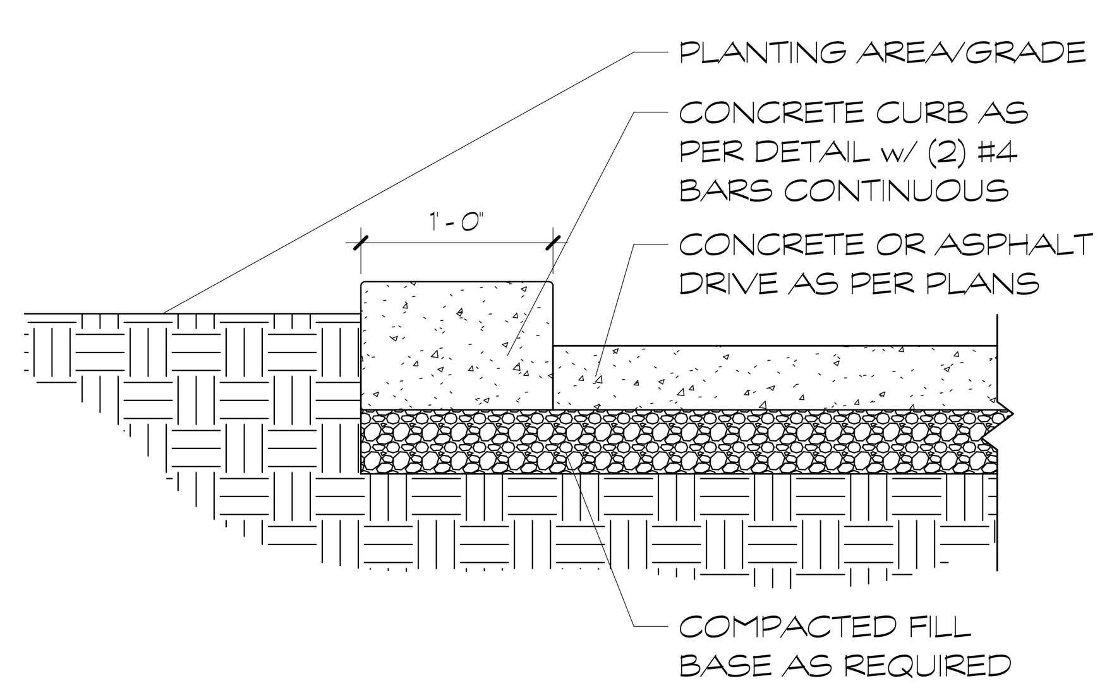
C STABILIZED CONSTRUCTION ENTRANCE
SCALE: 1/8" = 1'-0"

J — SPA DETAIL



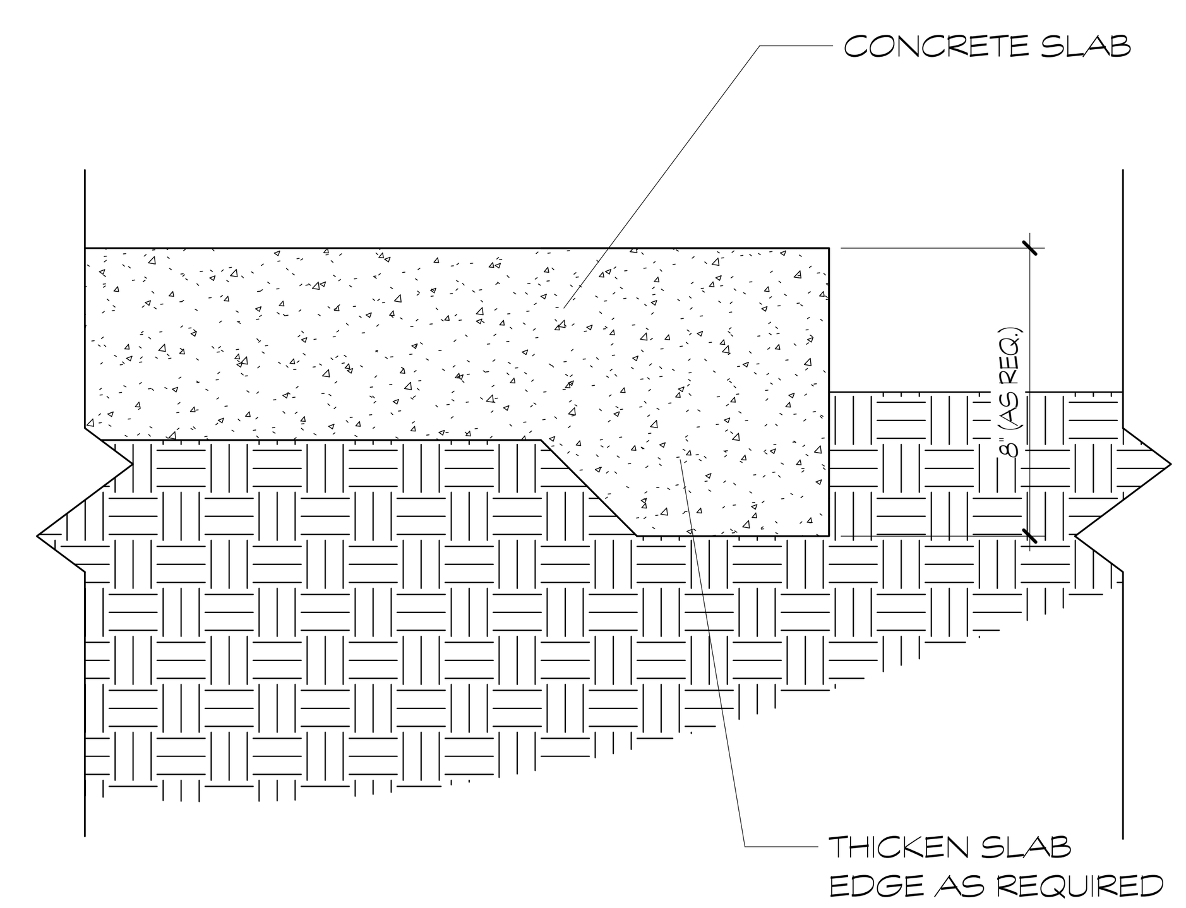
J SPA DETAIL
SCALE: 1/2" = 1'-0"

E — DRIVE CURB DETAIL



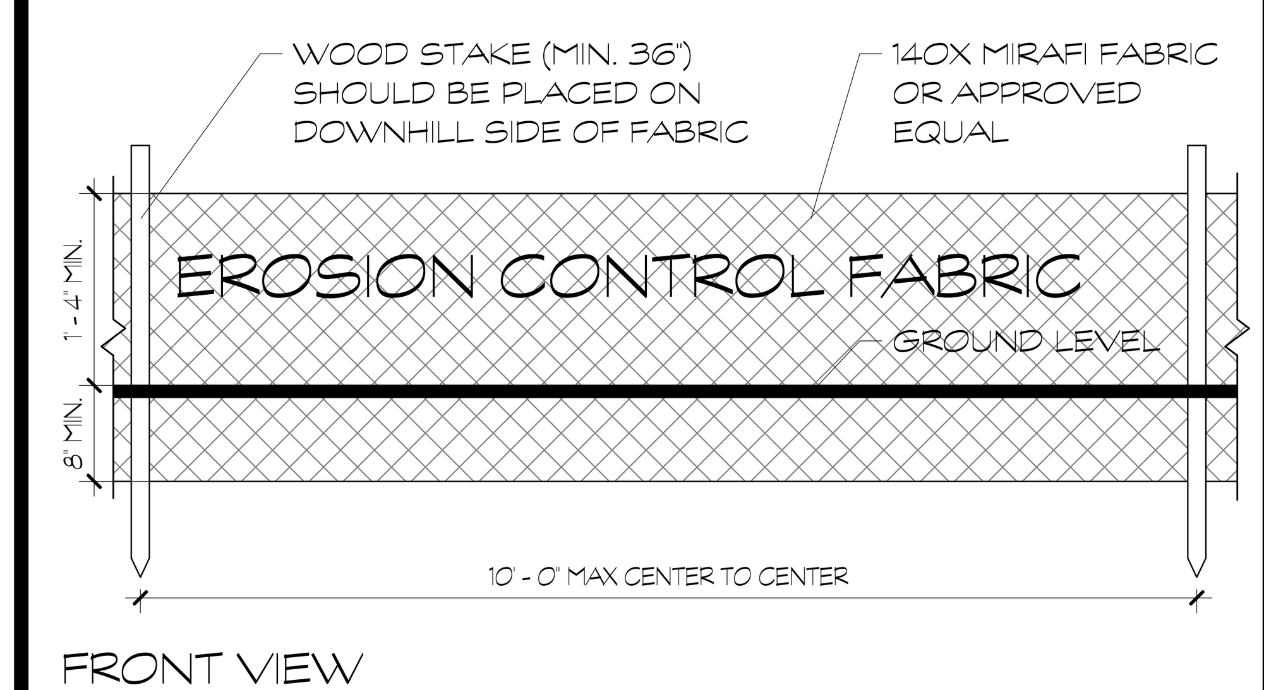
E DRIVE CURB DETAIL
SCALE: 1" = 1'-0"

D — PATIO SLAB EDGE DETAIL

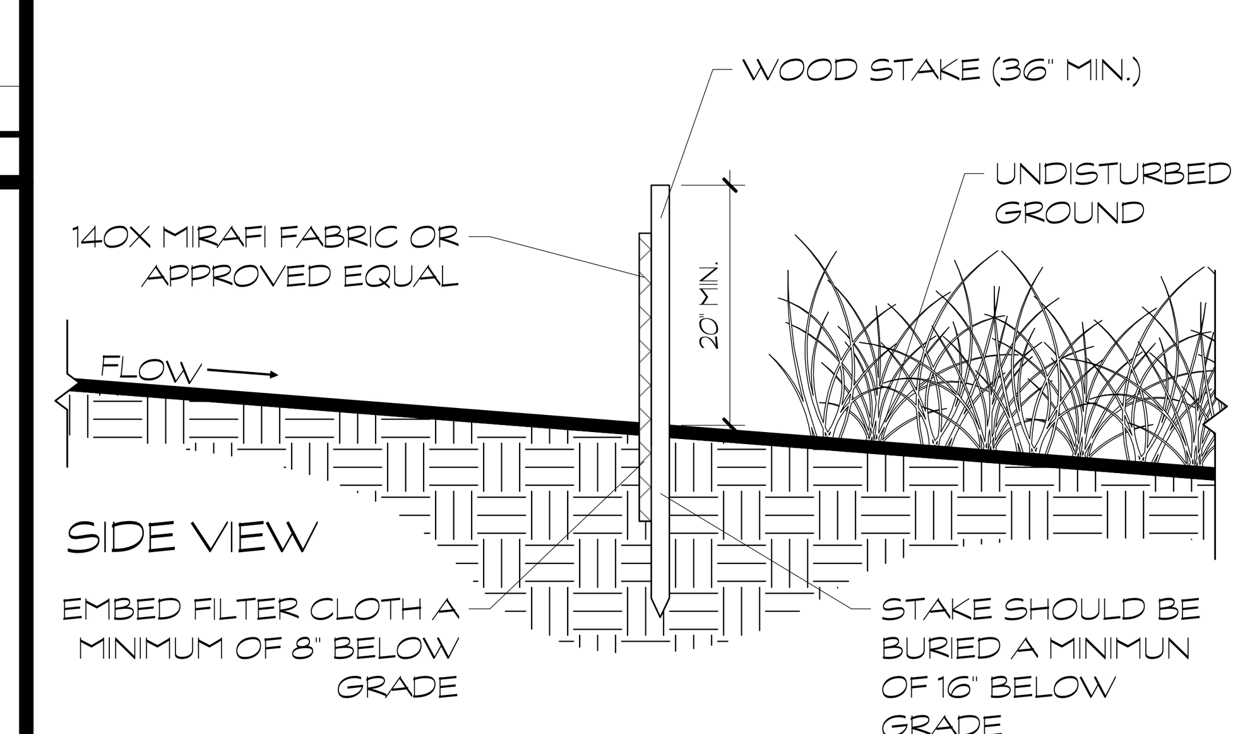


D PATIO SLAB EDGE DETAIL
SCALE: 3" = 1'-0"

B — EROSION/SILT CONTROL FENCE



FRONT VIEW

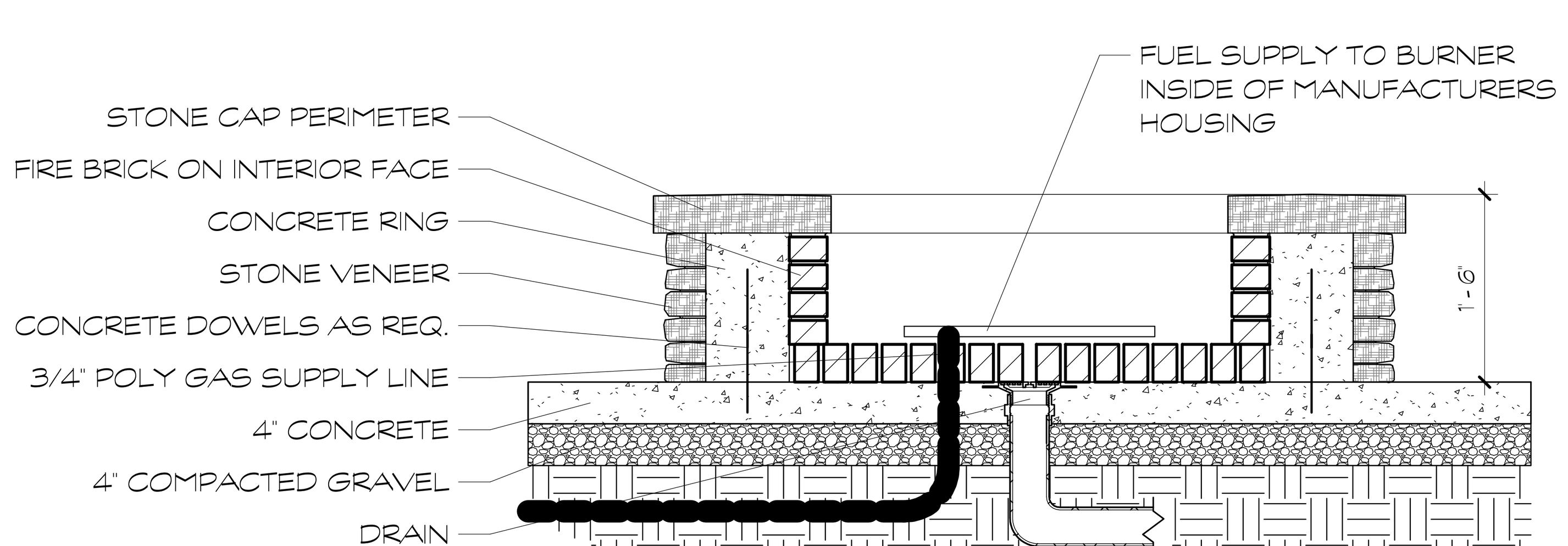


SIDE VIEW

NOTE: FENCE IS TO FOLLOW THE LIMITS OF DISTURBANCE

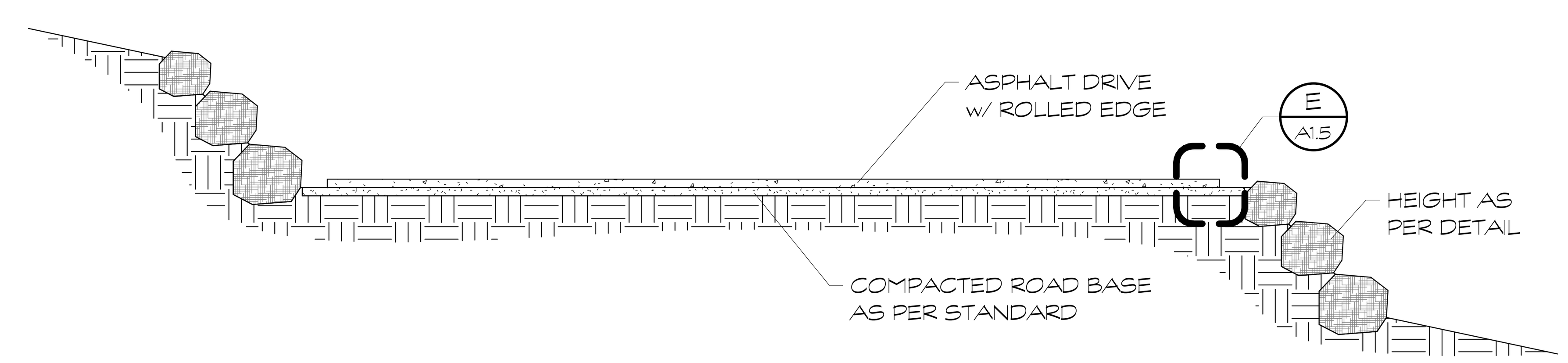
B EROSION/SILT CONTROL FENCE
SCALE: 3/4" = 1'-0"

K — FIREPIT DETAIL



K FIREPIT DETAIL
SCALE: 3/4" = 1'-0"

F — ROAD PROFILE



F ROAD PROFILE
SCALE: 3/16" = 1'-0"

STATE OF UTAH — JOSHUA DEAN ARRINGTON — 9130931-0301 — LICENSED ARCHITECT

29 SEPTEMBER 2017

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1	9/27/17

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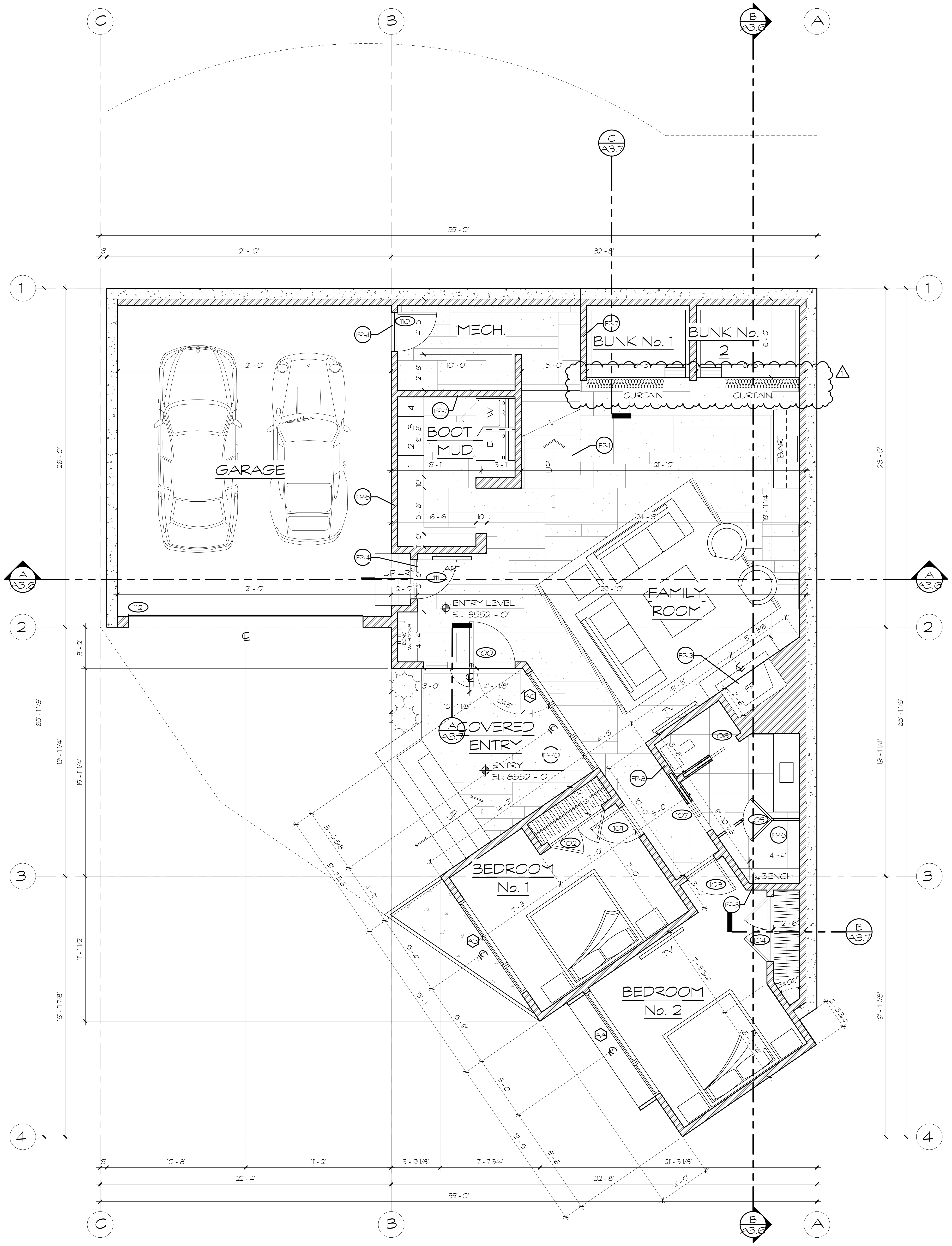


KEYNOTES

NUMBER	DESCRIPTION
FP-1	SEE STAIRS AND GUARD RAIL GENERAL NOTES FOR CODE REQUIREMENTS.
FP-3	BATHTUBS AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR. PROVIDE TEMPERED OR LAMINATED SAFETY GLASS DOOR AND ENCLOSURES WHERE INDICATED ON PLANS. PROVIDE EUROPEAN STYLE MOUNTING HARDWARE. DOORS TO SWING OUTWARD. PROVIDE FIBER CEMENT GLASS MAT @ ALL BATHROOM, GARAGE, KITCHEN, AND UTILITY WET WALLS.
FP-4	OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOOR NOT LESS THAN 1 3/8 INCH IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20 MINUTE FIRE-RATED DOORS. - IRC R302.5.1
FP-5	PROVIDE ONE LAYER, 5/8" TYPE "X" GYP. BD. MIN. ON ALL GARAGE WALLS AND CEILING SURFACES. - IRC 302
FP-7	WALL ASSEMBLES FOR SOUND PROOF APPLY TOI ALL SIMILIAR WALLS IN EACH ROOM WHERE A SPECIFIC WALL TYPE IS INDICATED.
FP-8	SOUND CONTROL WALL ASSEMBLY IS REQUIRED AT ALL WALLS, FLOORS, AND CEILINGS SEPARATING SLEEPING AREAS FROM LIVING AREAS.
FP-9	CHIMNEYS SHALL EXTEND AT LEAST 2 FEET HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10 FEET, BUT SHALL NOT BE LESS THAN 3 FEET ABOVE THE POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF.
FP-10	IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMIMUM OF 2 PERCENT AWAY FROM THE BUILDING PER R401.3

STATE OF UTAH
JOSHUA DEAN ARRINGTON
9130931-0301
LICENSED ARCHITECT

29 SEPTEMBER 2017

REVISIONS

1 9/27/17

A NEW DESIGN FOR:
LOT 75R POWDER MOUNTAIN
8452 E. SPRING PARK
WEBER COUNTY, UT

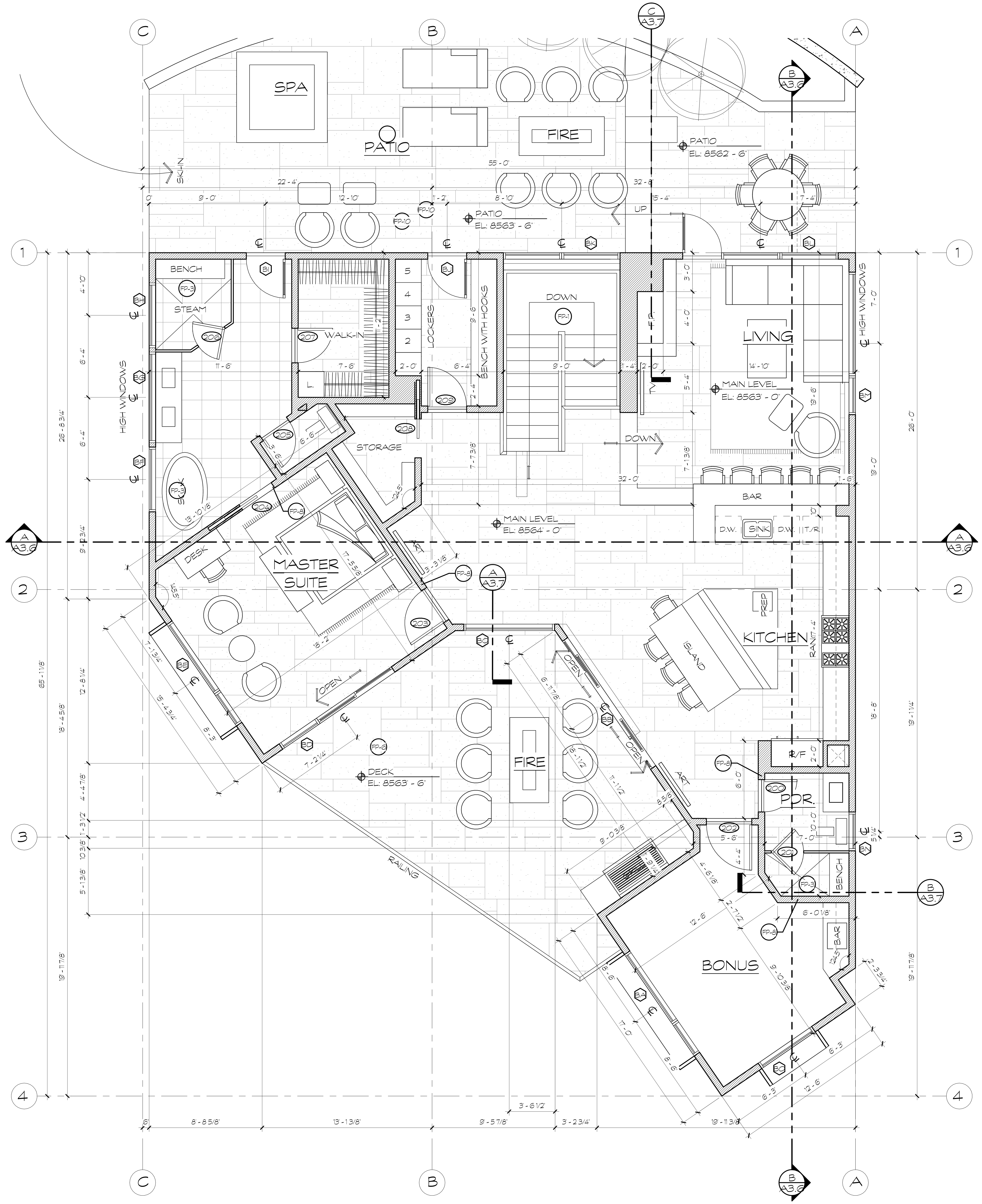
UPWALL DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

ENTRY LEVEL
PLAN

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

ENTRY LEVEL	1,369 SF
GARAGE	506 SF
MECH.	91 SF

A2.0



KEYNOTES

NUMBER	DESCRIPTION
FP-1	SEE STAIRS AND GUARD RAIL GENERAL NOTES FOR CODE REQUIREMENTS.
FP-3	BATHTUBS AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR. PROVIDE TEMPERED OR LAMINATED SAFETY GLASS DOOR AND ENCLOSURES WHERE INDICATED ON PLANS. PROVIDE EUROPEAN STYLE MOUNTING HARDWARE. DOORS TO SWING OUTWARD. PROVIDE FIBER CEMENT GLASS MAT @ ALL BATHROOM, GARAGE, KITCHEN, AND UTILITY WET WALLS.
FP-6	CONTRACTOR TO ASSURE A MINIMUM OF 2" THICK OR APPROVED ALTERNATIVE PLANKS FOR DECK IF DECK JOIST SPACING IS 16" O.C. OR GREATER. NOMINAL 1" THICK PLANKING SHALL NOT BE USED WHERE DECK JOISTS ARE GREATER THAN 12" O.C.
FP-8	SOUND CONTROL WALL ASSEMBLY IS REQUIRED AT ALL WALLS, FLOORS, AND CEILINGS SEPARATING SLEEPING AREAS FROM LIVING AREAS.
FP-10	IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMIMUM OF 2 PERCENT AWAY FROM THE BUILDING PER R401.3

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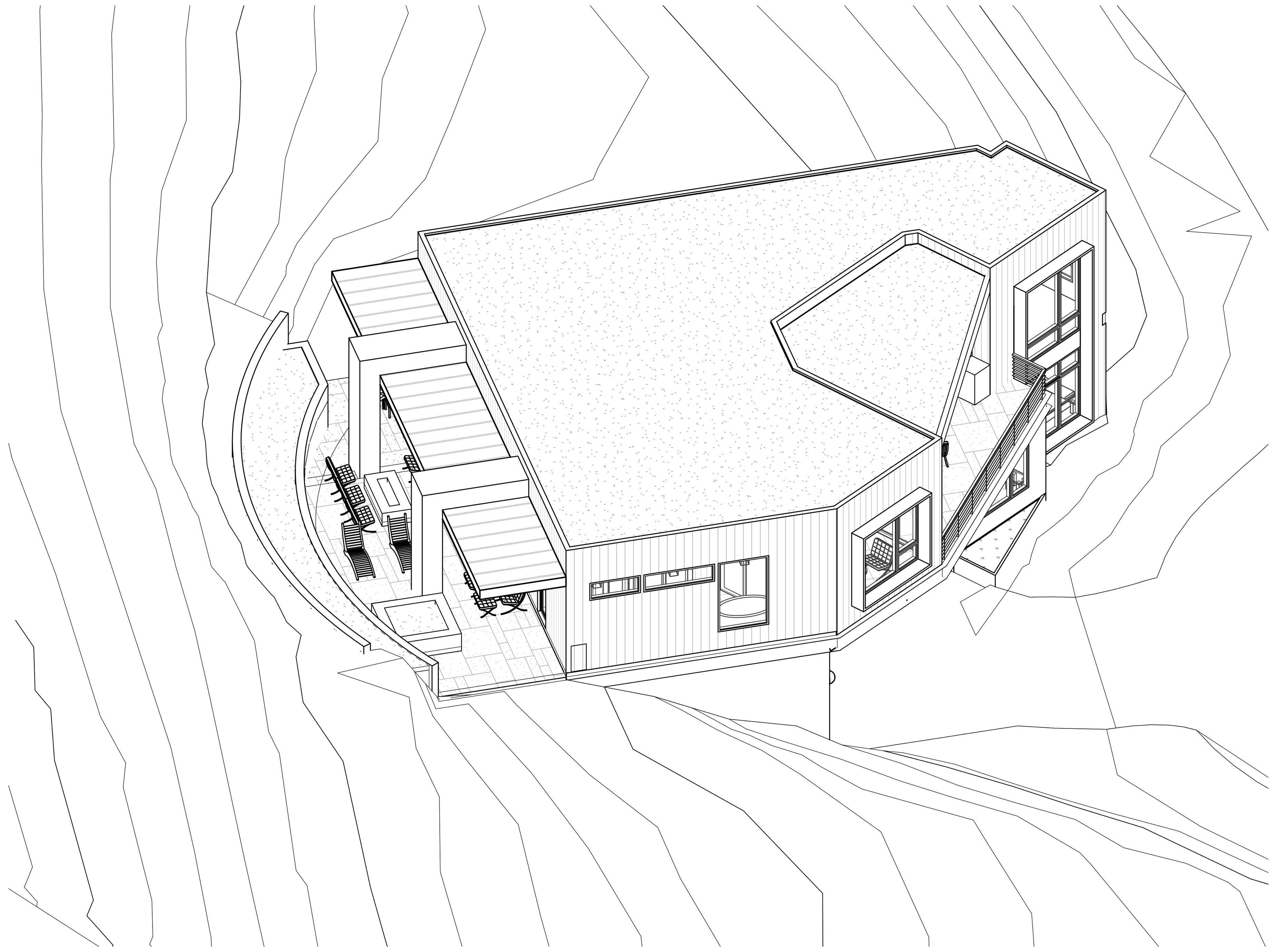
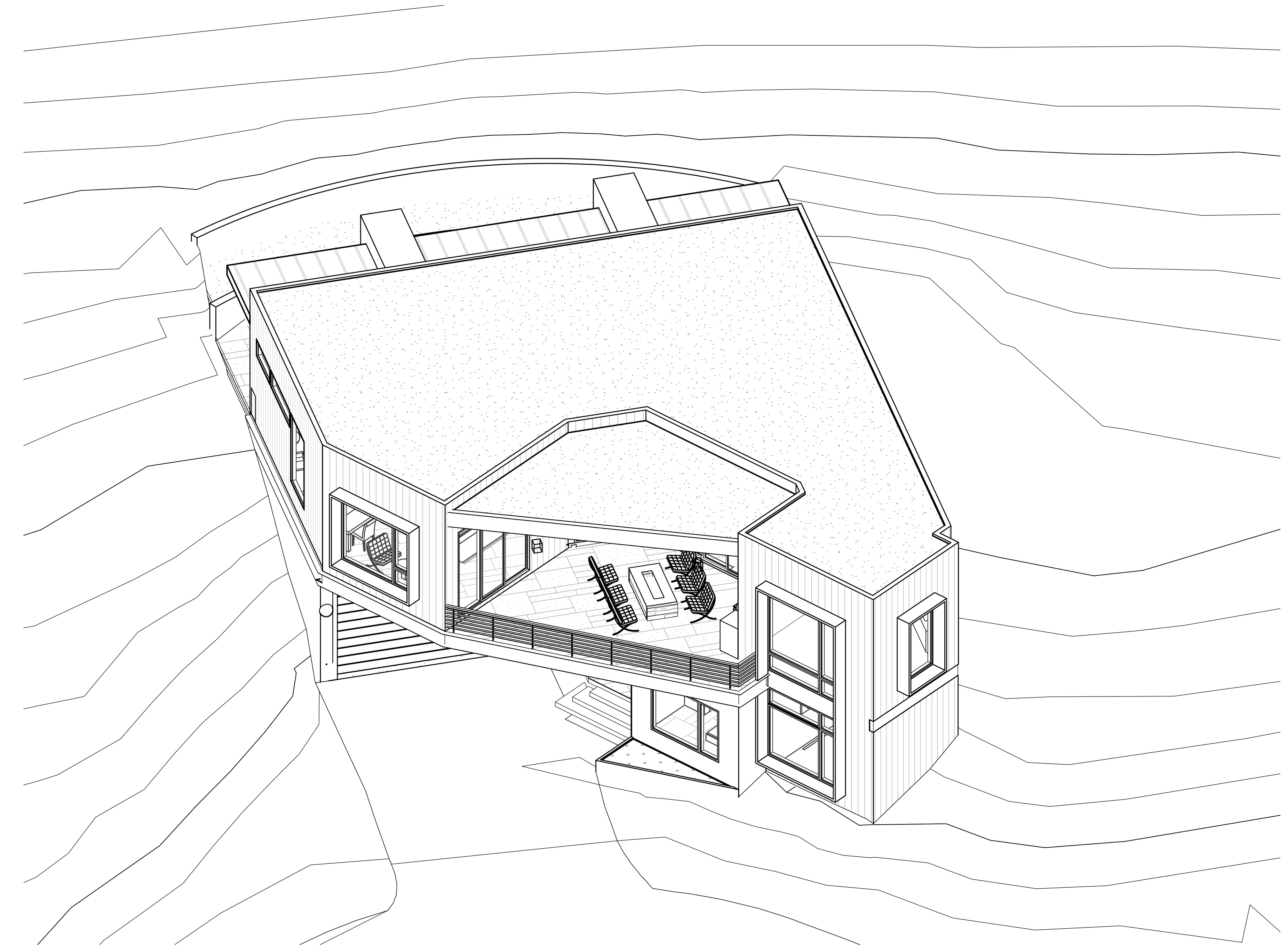
MAIN LEVEL
PLAN
SCALE: 1/4" = 1'-0"
MAIN LEVEL 1,990 SF
0 1 2 4 8

A2.1



2
ISOMETRIC VIEW



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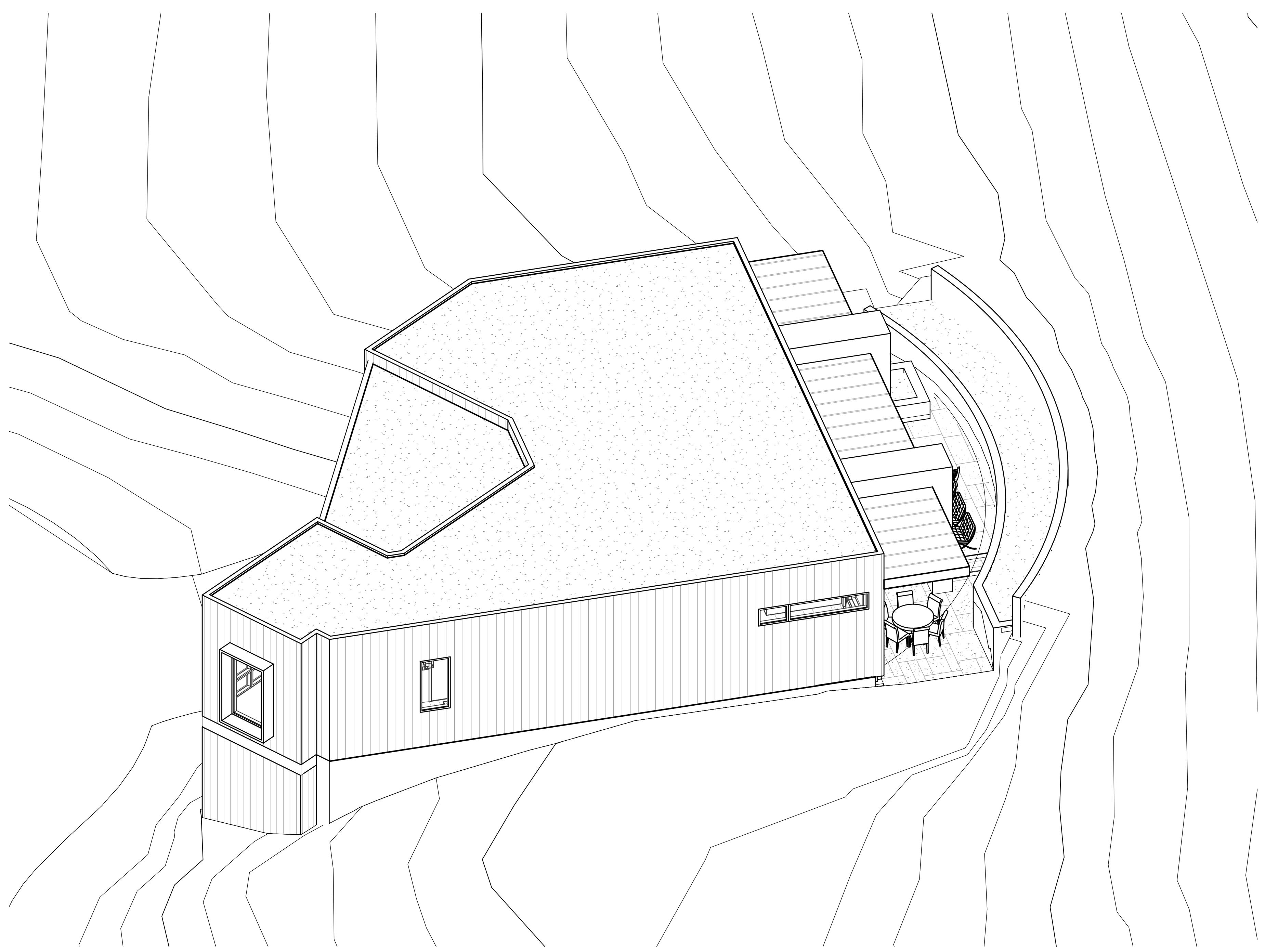
ISOMETRIC VIEW



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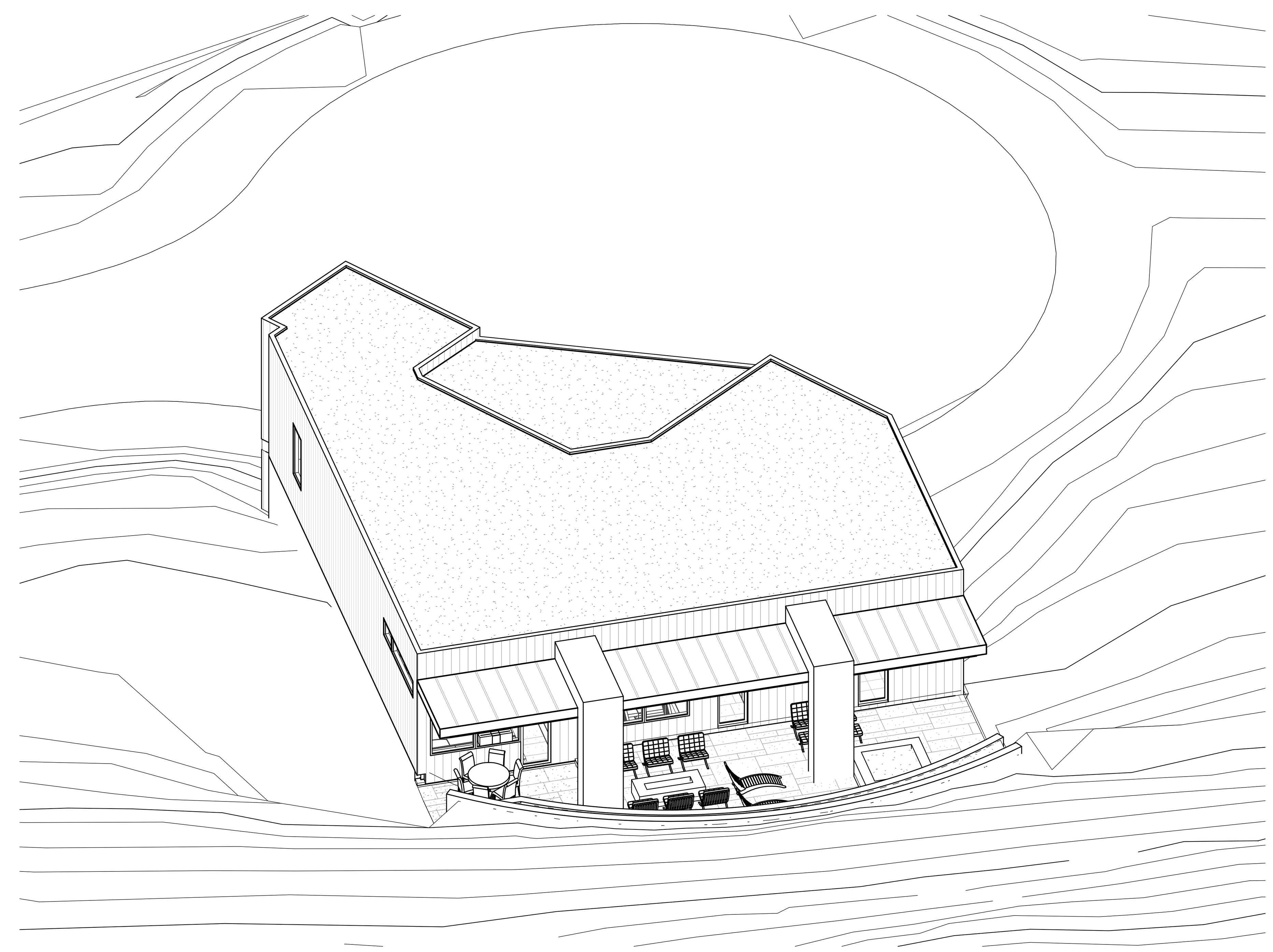
ISOMETRIC VIEW



3
ISOMETRIC VIEW

STATE OF UTAH
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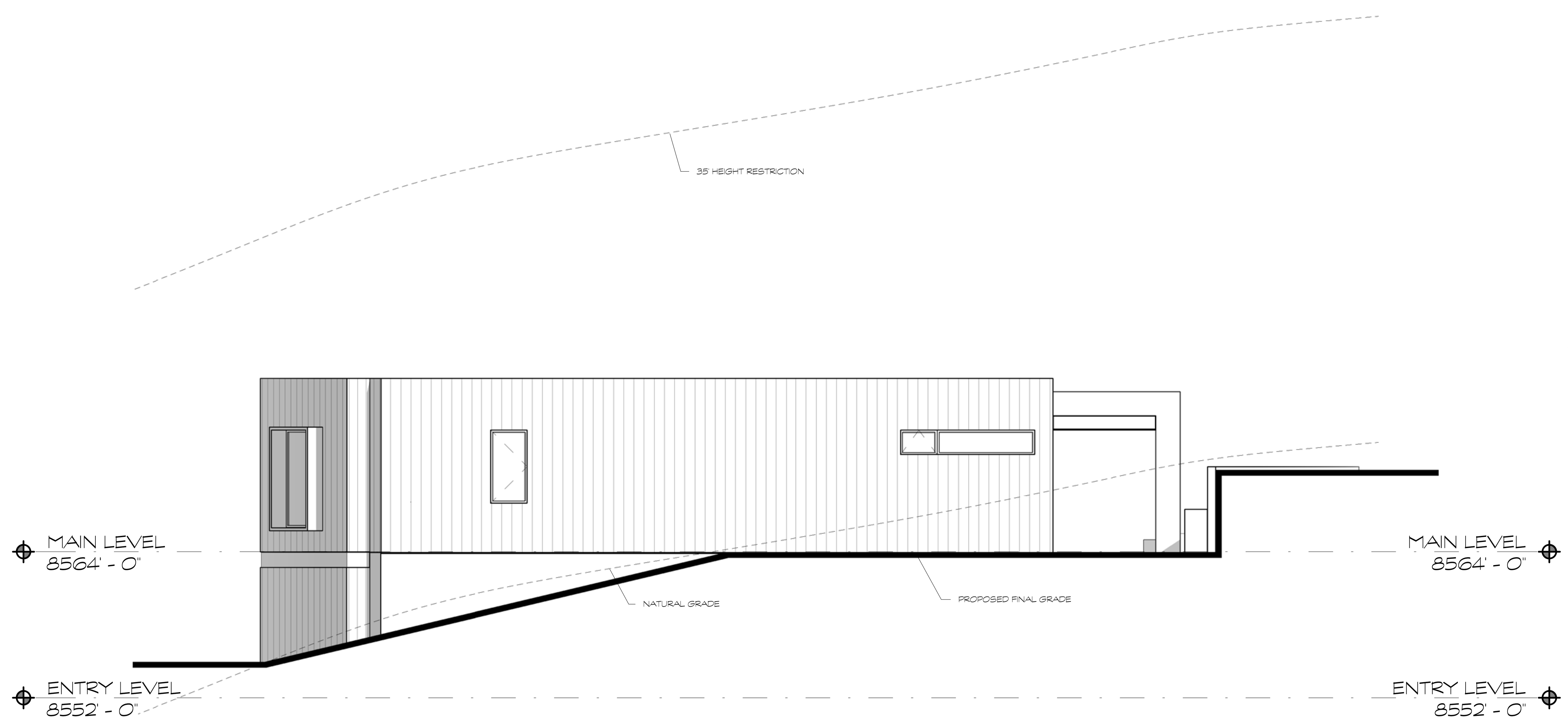
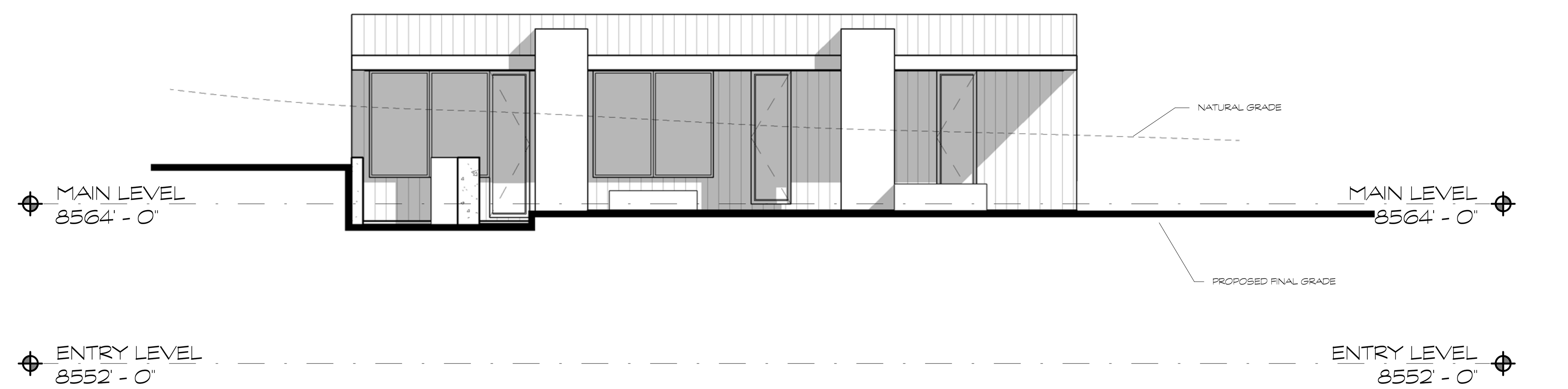
A3.0



LEFT
(B) ELEVATION

SCALE: 1/8" = 1'-0"

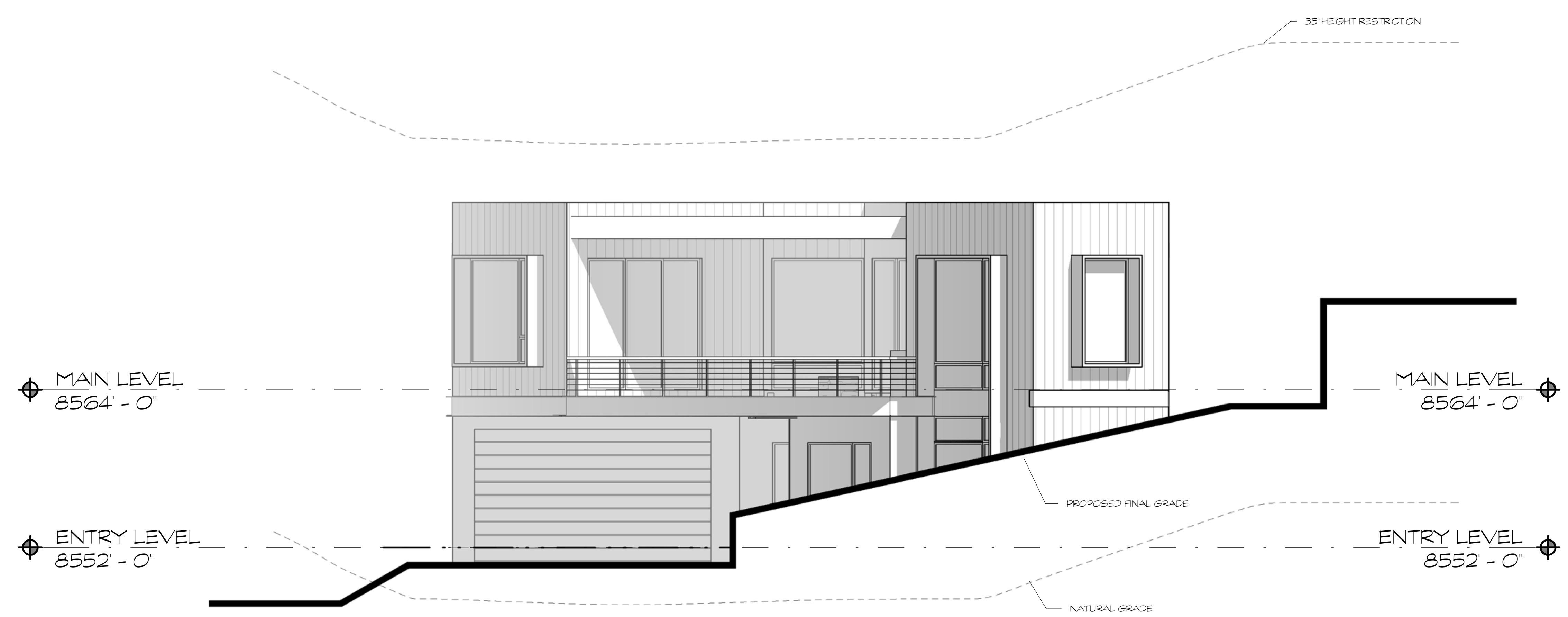
0 2 4 8 16



FRONT
(A) ELEVATION

SCALE: 1/8" = 1'-0"

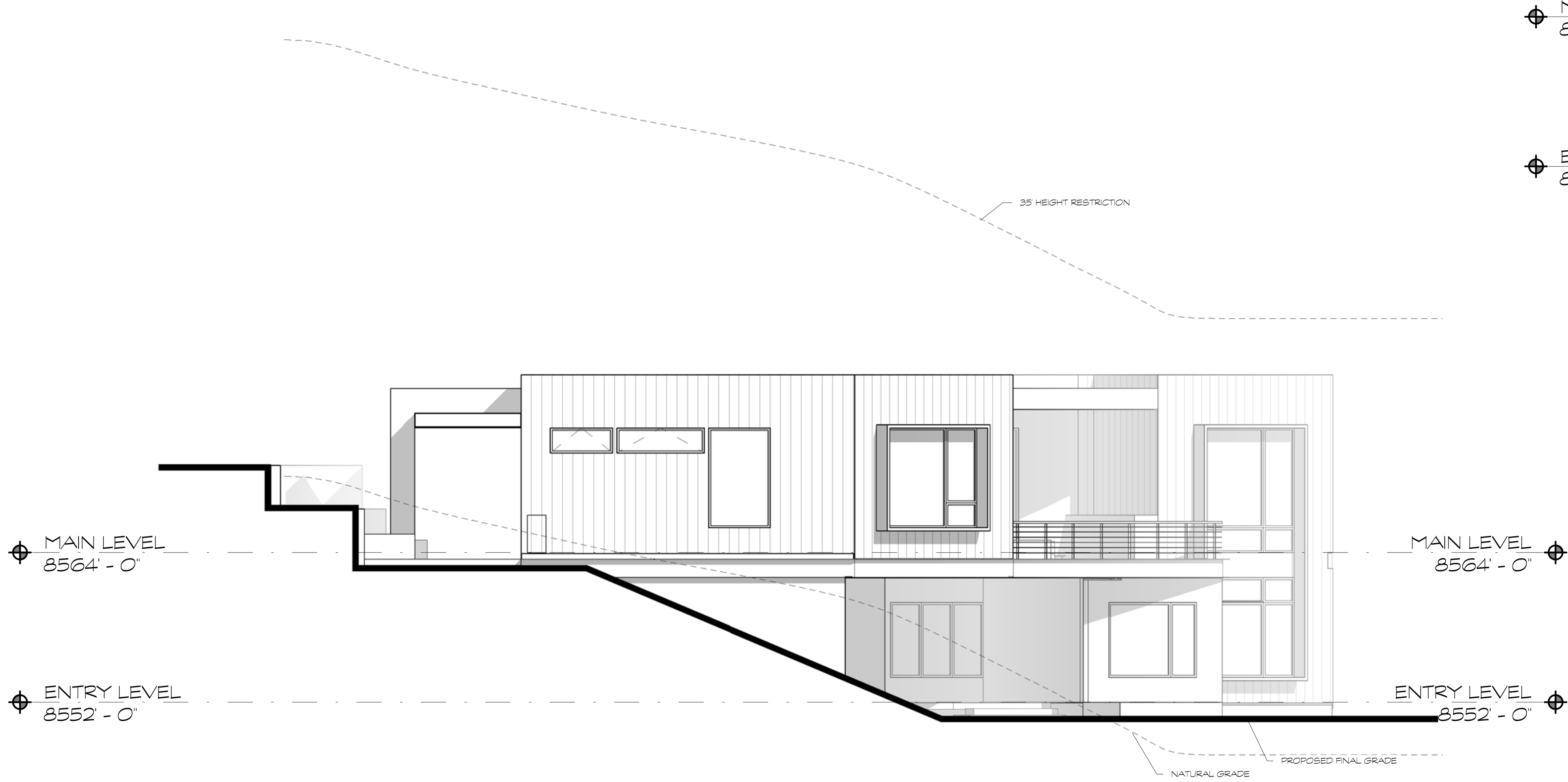
0 2 4 8 16



BACK
(C) ELEVATION

SCALE: 1/8" = 1'-0"

0 2 4 8 16



RIGHT
(D) ELEVATION

SCALE: 1/8" = 1'-0"

0 2 4 8 16

STATE OF UTAH
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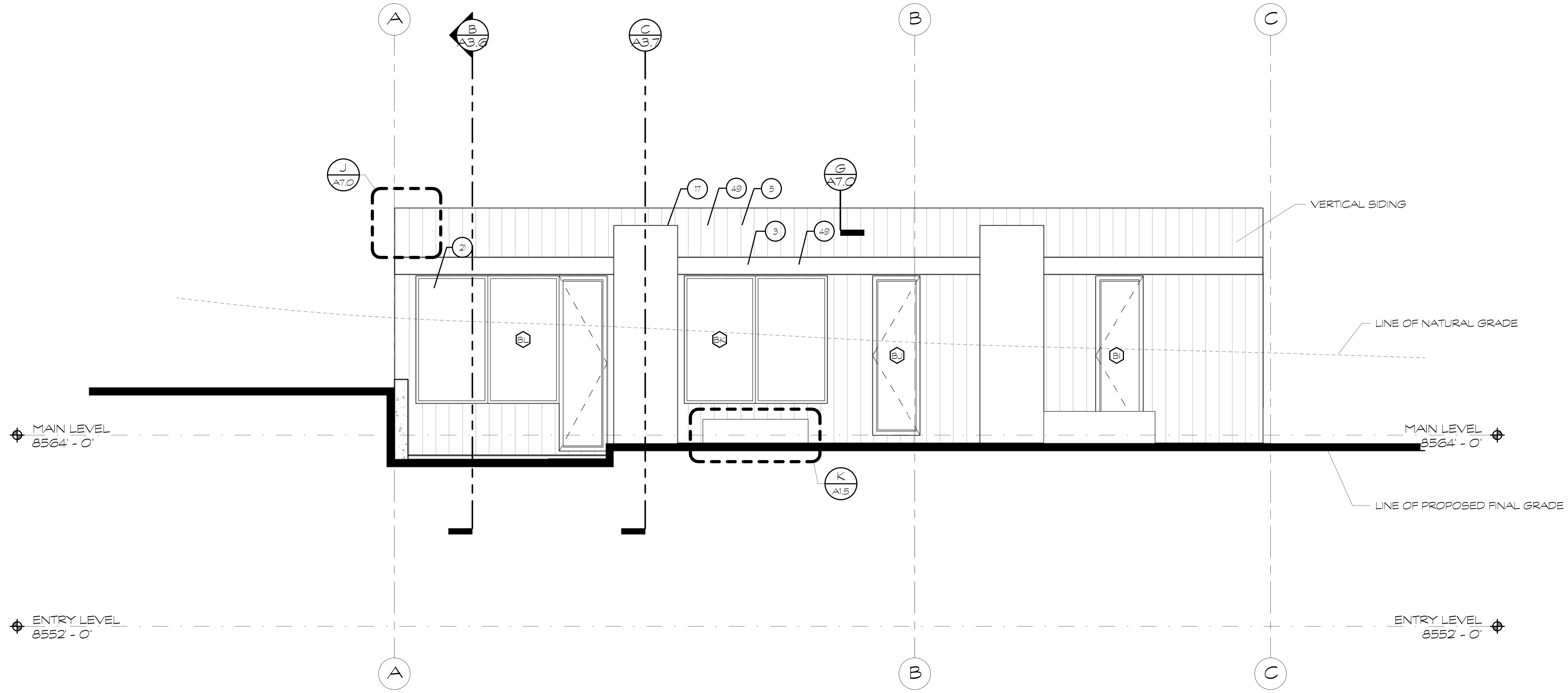
UPWALL
DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

A3.1

KEYNOTES

NUMBER	DESCRIPTION
3	CONT. METAL DRIP EDGE W/ CONT. STANDING SEAM EAVE FLASHING
5	UN-VENTED ROOF ASSEMBLY. SEE A0.0 FOR INSULATION VALUES.
17	ASSURE NO PLUMBING IN EXTERIOR WALL.
21	WINDOW SYSTEM. REF. WINDOW SCHEDULE.
49	STANDING SEAM METAL ROOF.



A FRONT ELEVATION

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

0 1 2 4' 8'

STATE OF UTAH
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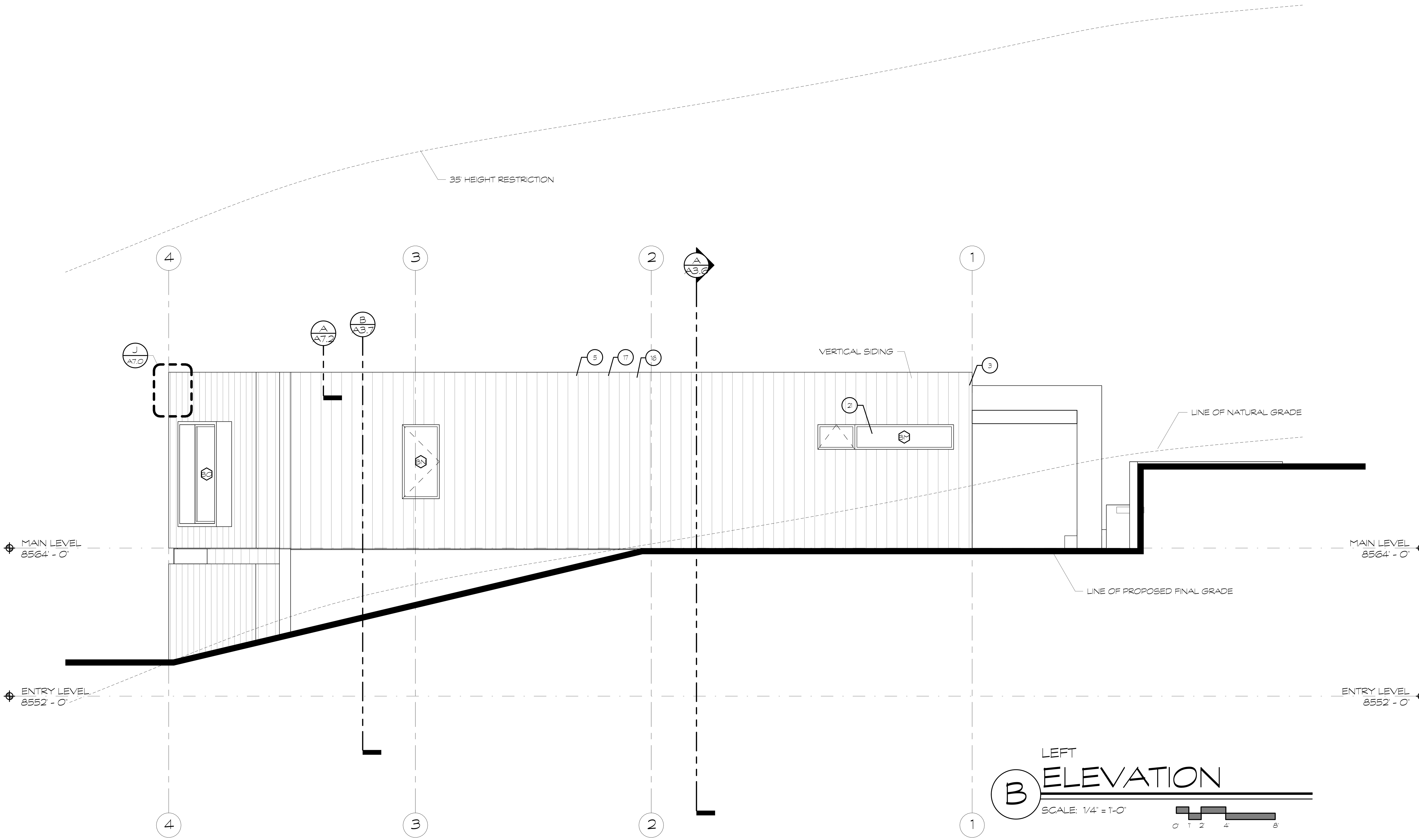
A3.2

KEYNOTES

NUMBER	DESCRIPTION
3	CONT. METAL DRIP EDGE W/ CONT. STANDING SEAM EAVE FLASHING
5	UN-VENTED ROOF ASSEMBLY. SEE A0.0 FOR INSULATION VALUES.
16	2x FRAMING AS REQ.
17	ASSURE NO PLUMBING IN EXTERIOR WALL.
21	WINDOW SYSTEM. REF. WINDOW SCHEDULE.



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

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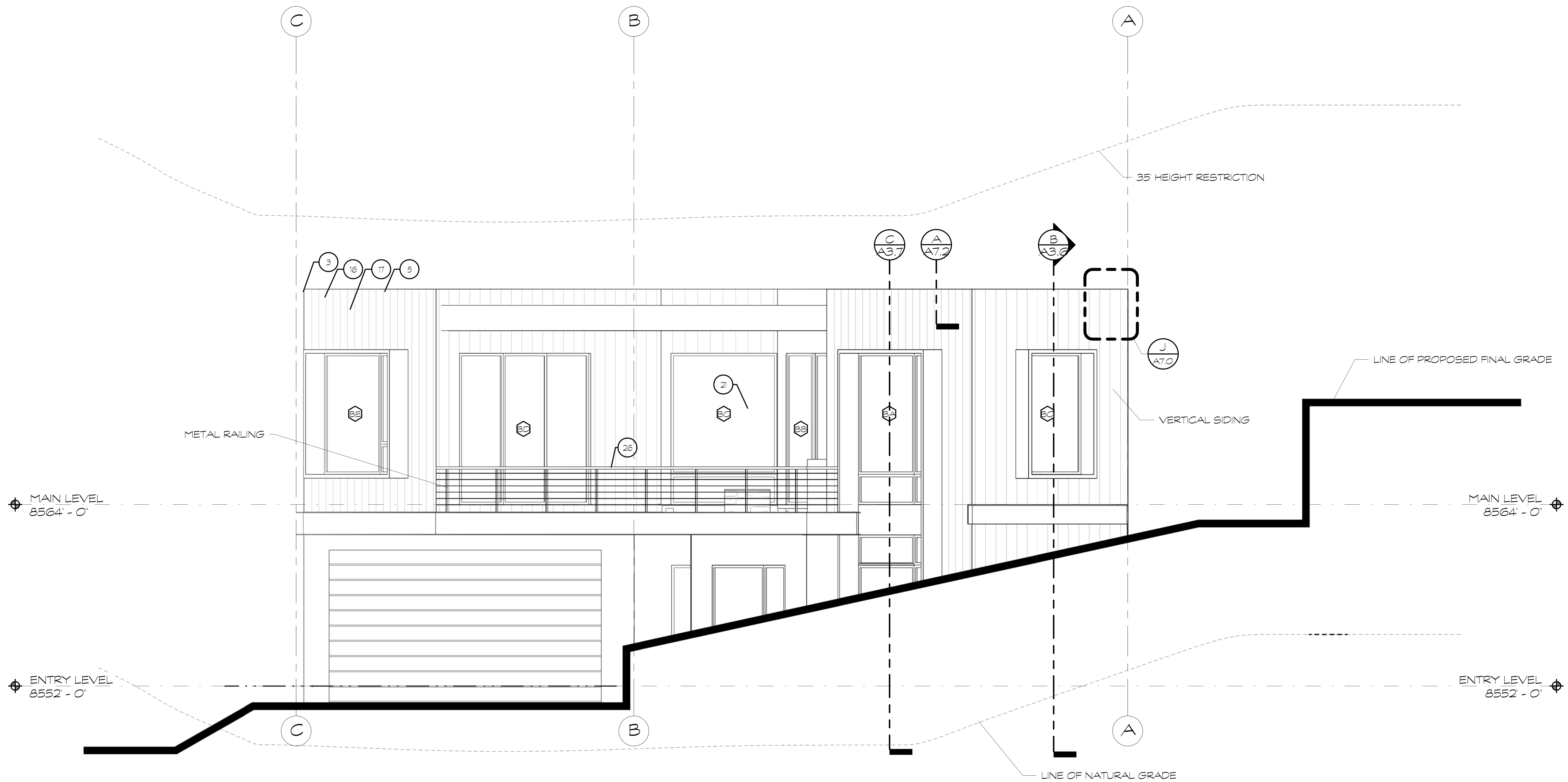
A3.3

KEYNOTES

NUMBER	DESCRIPTION
3	CONT. METAL DRIP EDGE W/ CONT. STANDING SEAM EAVE FLASHING
5	UN-VENTED ROOF ASSEMBLY. SEE A0.0 FOR INSULATION VALUES.
16	2x FRAMING AS REQ.
17	ASSURE NO PLUMBING IN EXTERIOR WALL.
21	WINDOW SYSTEM. REF. WINDOW SCHEDULE.
26	GUARDRAIL. REF. A6.3 FOR CODE REQUIREMENTS AND DETAILS.



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

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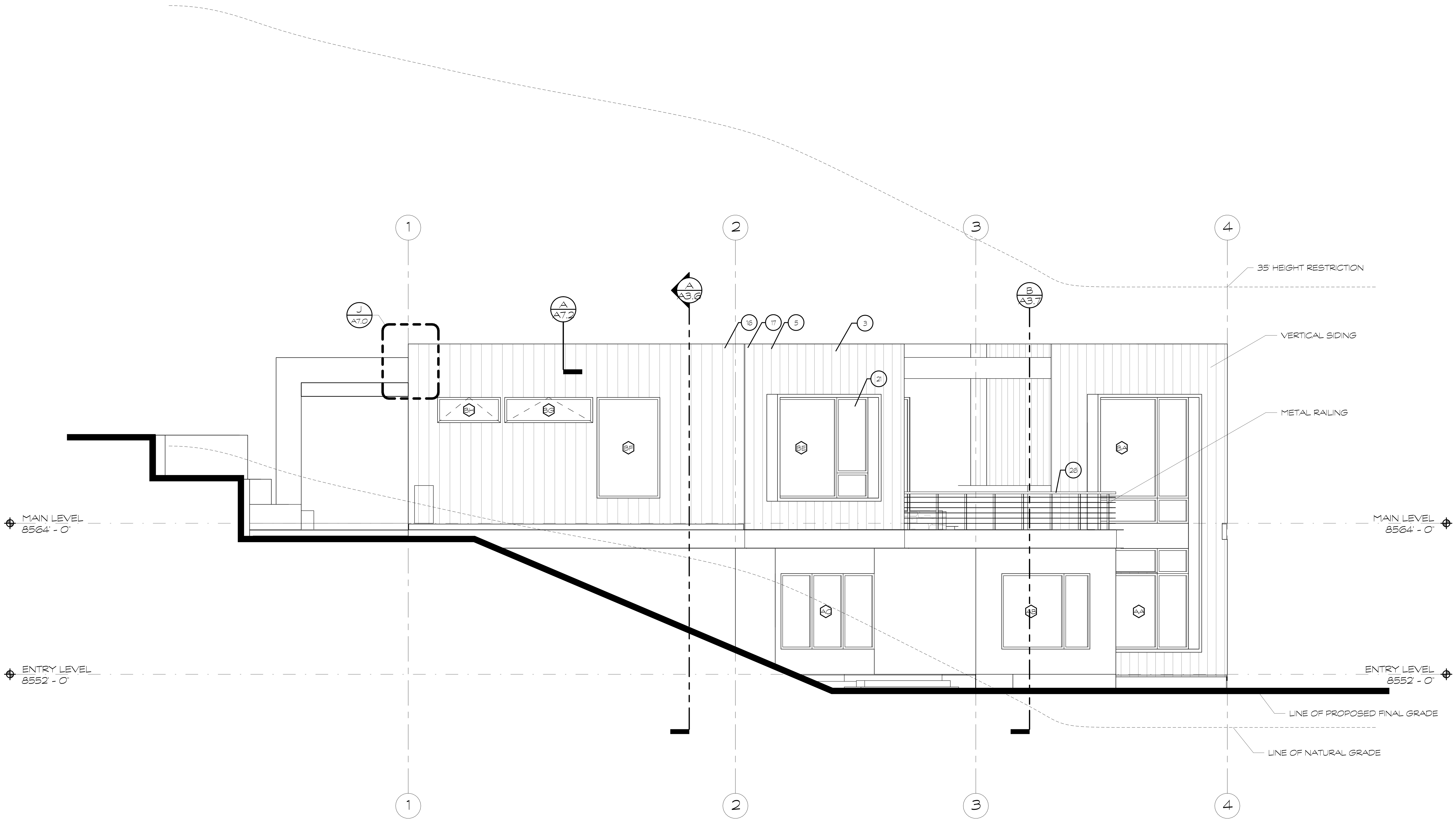
A3.4

KEYNOTES	
NUMBER	DESCRIPTION
3	CONT. METAL DRIP EDGE W/ CONT. STANDING SEAM EAVE FLASHING
5	UN-VENTED ROOF ASSEMBLY. SEE A0.0 FOR INSULATION VALUES.
16	2x FRAMING AS REQ.
17	ASSURE NO PLUMBING IN EXTERIOR WALL.
21	WINDOW SYSTEM. REF. WINDOW SCHEDULE.
26	GUARDRAIL. REF. A6.3 FOR CODE REQUIREMENTS AND DETAILS.



RIGHT

D ELEVATION

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

0 1 2 4 8

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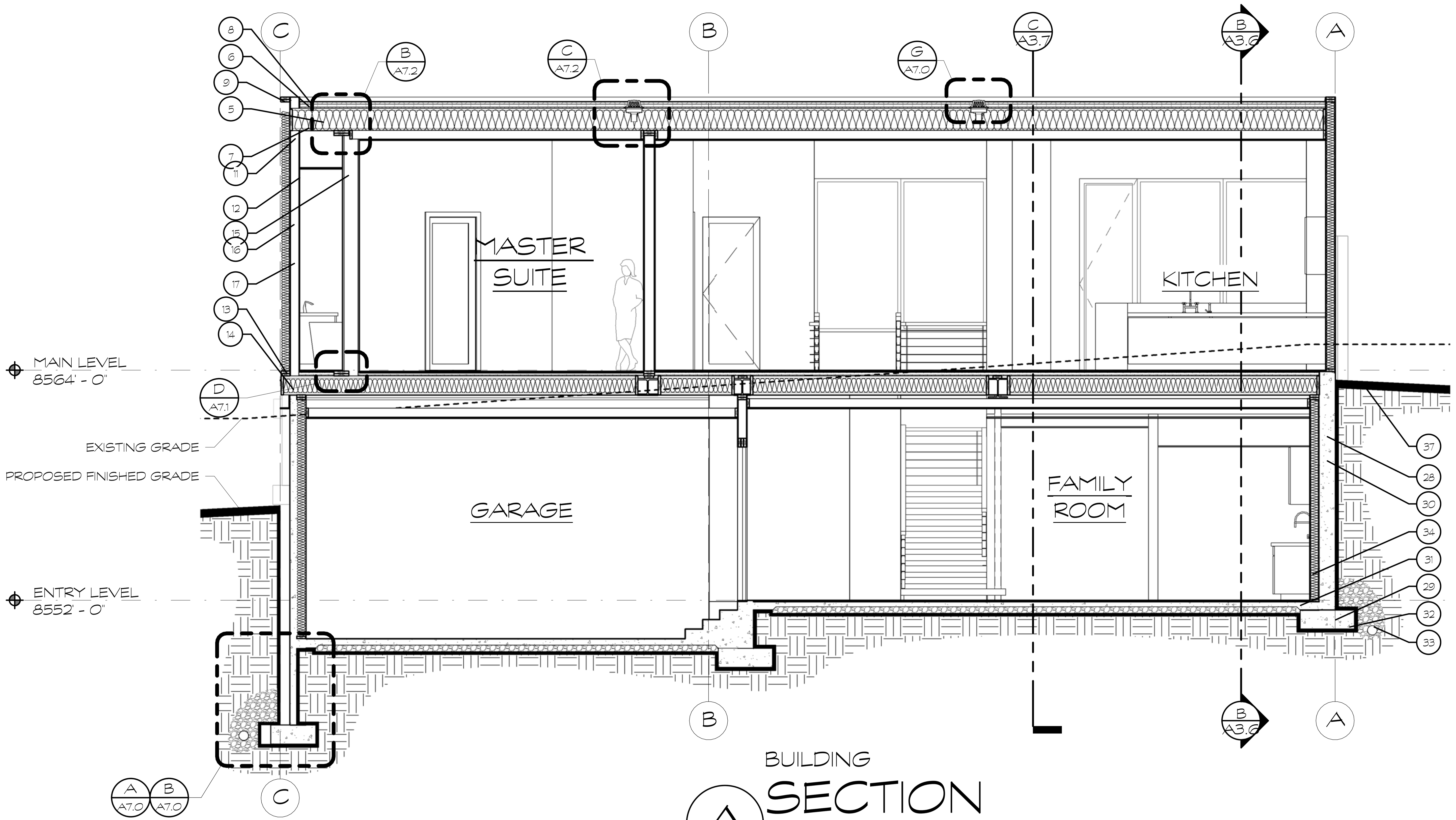
A3.5

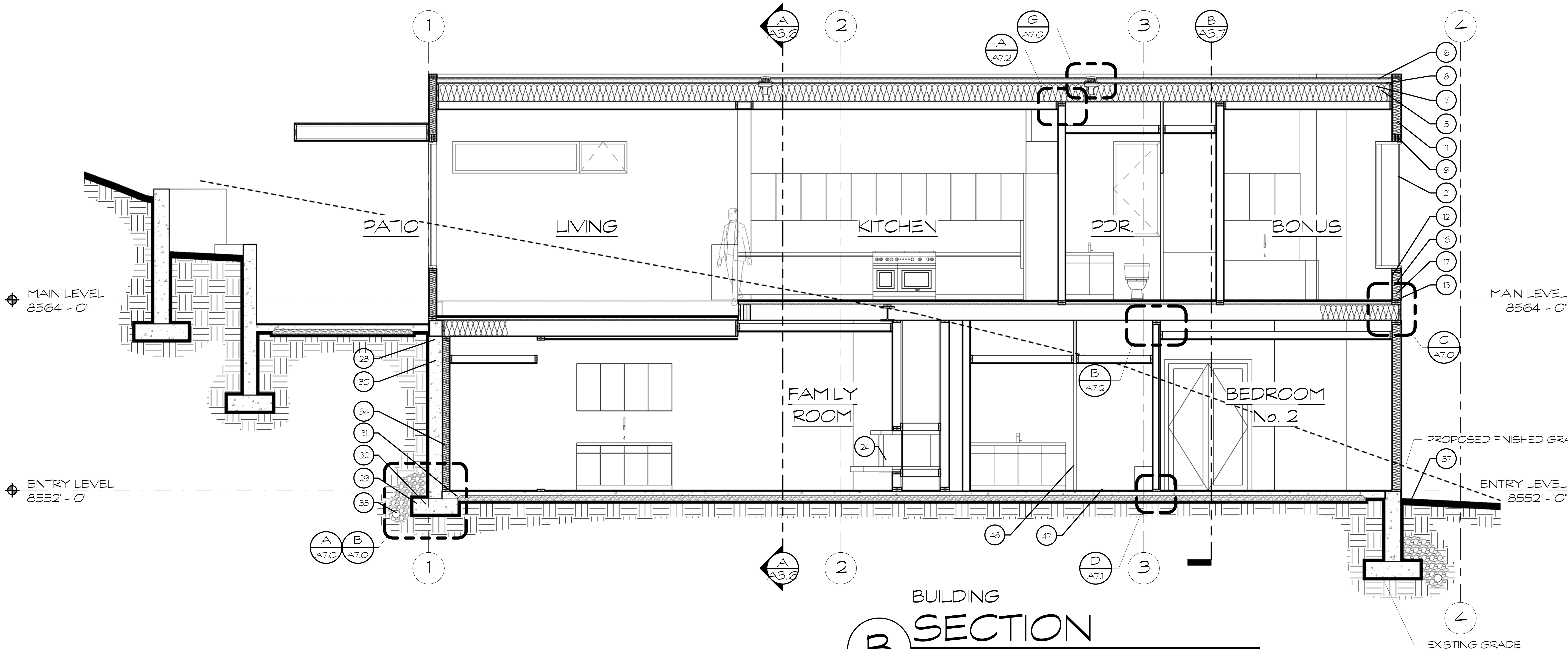


BUILDING
(A) SECTION
SCALE: 1/4" = 1'-0"

KEYNOTES	
NUMBER	DESCRIPTION
5	UN-VENTED ROOF ASSEMBLY. SEE A0.0 FOR INSULATION VALUES.
6	A.P.A. RATED O.S.B. ROOF SHTG. RE:STRUCT FOR THICKNESS NAILING SPACING.
7	JOIST FRAMING AS SHOWN. REF. FRAMING PLANS. INSTALL JOISTS, HANGERS, STIFFENERS AND BLOCKING AS PER MANUF. SPECS.
8	INSTALL BITUMINOUS ICE AND WATER SHIELD PRODUCT CONT. AT ALL PERIMETER CONDITIONS IN FROM EXTERIOR WALL MIN. 3'-0", AT ALL VALLEY AND RIDGE COND. AND AT ALL WALL / ROOF CONDITIONS - EXTEND UP WALL MIN. OF 3'-0".
9	SIMPSON A-35 AT 32" O.C. AT BLOCKING COND.
11	2x6 FRAMING AT 16" O.C. MIN. W/ 7/16" APA RATED WAFER BD. REF. SHEAR WALL DESIGNATIONS AND SHEAR WALL SCHEDULE FOR NAILING REQUIERMENTS.
12	1/2" GYP. BD. AS PER IRC W/ A 1 PERM VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF WALL.
13	2x6 PRESSURE TREATED SILL PL W/ 5/8"x10" A.B. AT 32" O.C. TYPICAL. REF. SHEAR WALL DESIGNATIONS ON FRAMING PLANS AND SHEAR WALL SCHEDULE FOR ACTUAL ANCHORING REQ.
14	PROVIDE (2) LAYERS OF TYPE 'X' GYP. BD AT CEILING OF GARAGE WHERE HABITABLE SPACE FLOOR EXISTS ABOVE.
15	5/8" TYPE 'X' GYP. BD. ON ALL SURFACES. INSTALL TAPE AND MUD AS REQ. TO ASSURE MIN. 1 HR. FIRE-RATED ASSEMBLY.
16	2x FRAMING AS REQ.
17	ASSURE NO PLUMBING IN EXTERIOR WALL.
21	WINDOW SYSTEM. REF. WINDOW SCHEDULE.

KEYNOTES	
NUMBER	DESCRIPTION
24	FIREBOX INSERT (ICC #2578) W/ ZERO CLEARANCE METAL FLUE SYSTEM INSTALL AS PER MANUF. SPECS.
28	PROVIDE CONT. MOISTURE PROOFING AT ALL BELOW GRADE CONCRETE.
29	CONCRETE FOOTING. REF. FOOTING AND FOUNDATION SCHEDULE. NOTE: ASSURE ALL FOOTINGS ARE ESTABLISHED ON UNDISTURBED NATIVE SOIL CONDITIONS.
30	CONCRETE FOUNDATION WALL. REF. FOUNDATION WALL SCHEDULE FOR REINFORCING REQUIREMENTS.
31	4 INCH CONCRETE SLAB OVER 4 INCH WASHED GRAVEL BASE OVER 6 MIL POLY.
32	EXTEND 6 MIL POLY UNDER FOOTING.
33	4" PERFORATED PVC IN GRAVEL FIELD AT PERIMETER OF FOUNDATION. SLOPE AWAY AT 1/8":12". CONNECT AS REQ. TO STORM SEWER. INSTALL FILTER FABRIC AROUND GRAVEL FIELD.
34	2x FURRING W/ INSULATION AS PER A0.0.
37	WATER RUNOFF SHALL BE DIRECTED AWAY FROM THE BUILDING. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS AT A MINIMUM OF 6 INCHES IN THE FIRST 10 FEET.
47	ASSURE NON-ABSORBENT SURFACES IN SHOWER AS REQ. BY CODE.
48	1/2" TEMPERED GLASS ASSEMBLY AT SHOWER.

35' HEIGHT RESTRICTION



BUILDING
(B) SECTION
SCALE: 1/4" = 1'-0"

STATE OF UTAH
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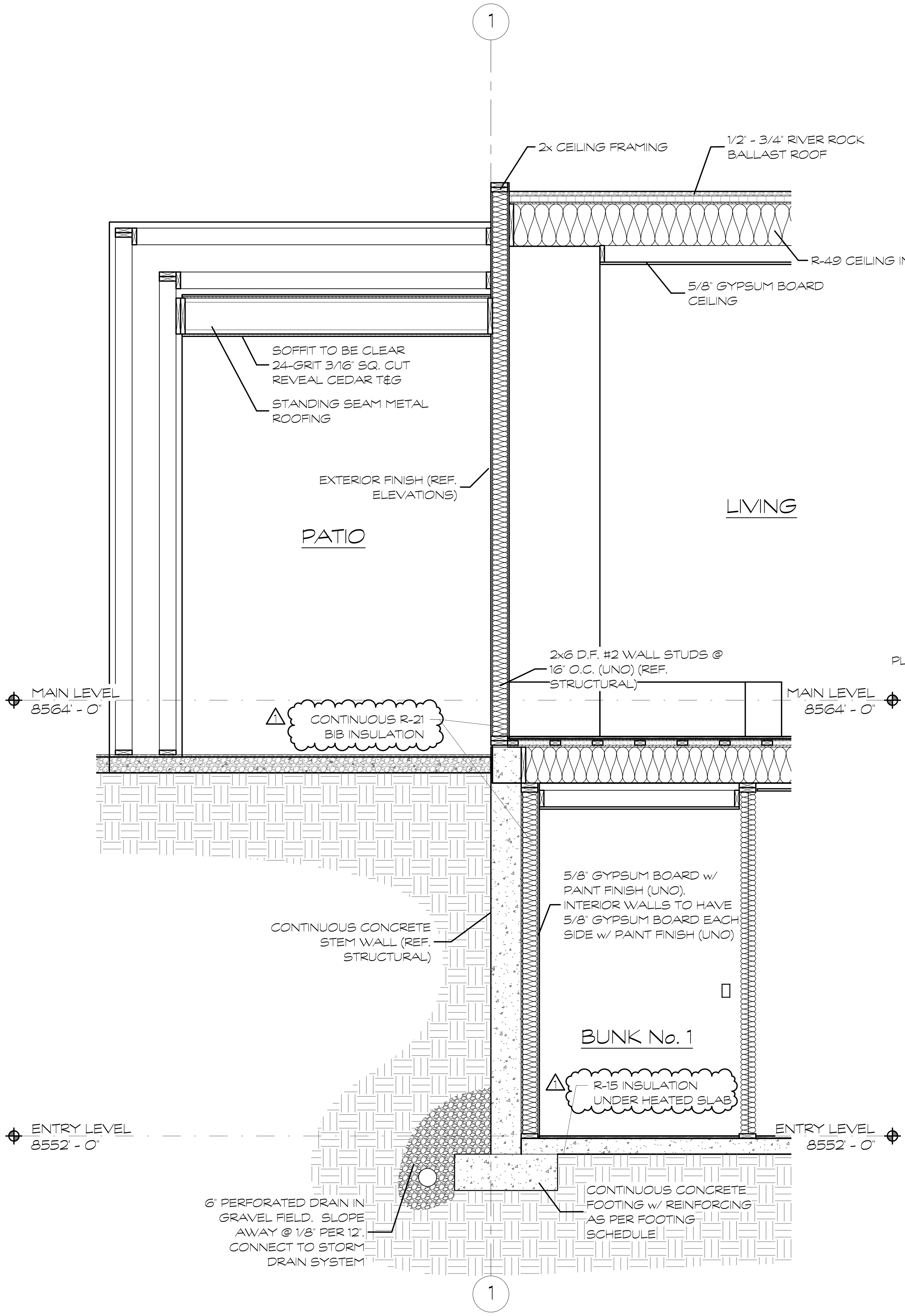
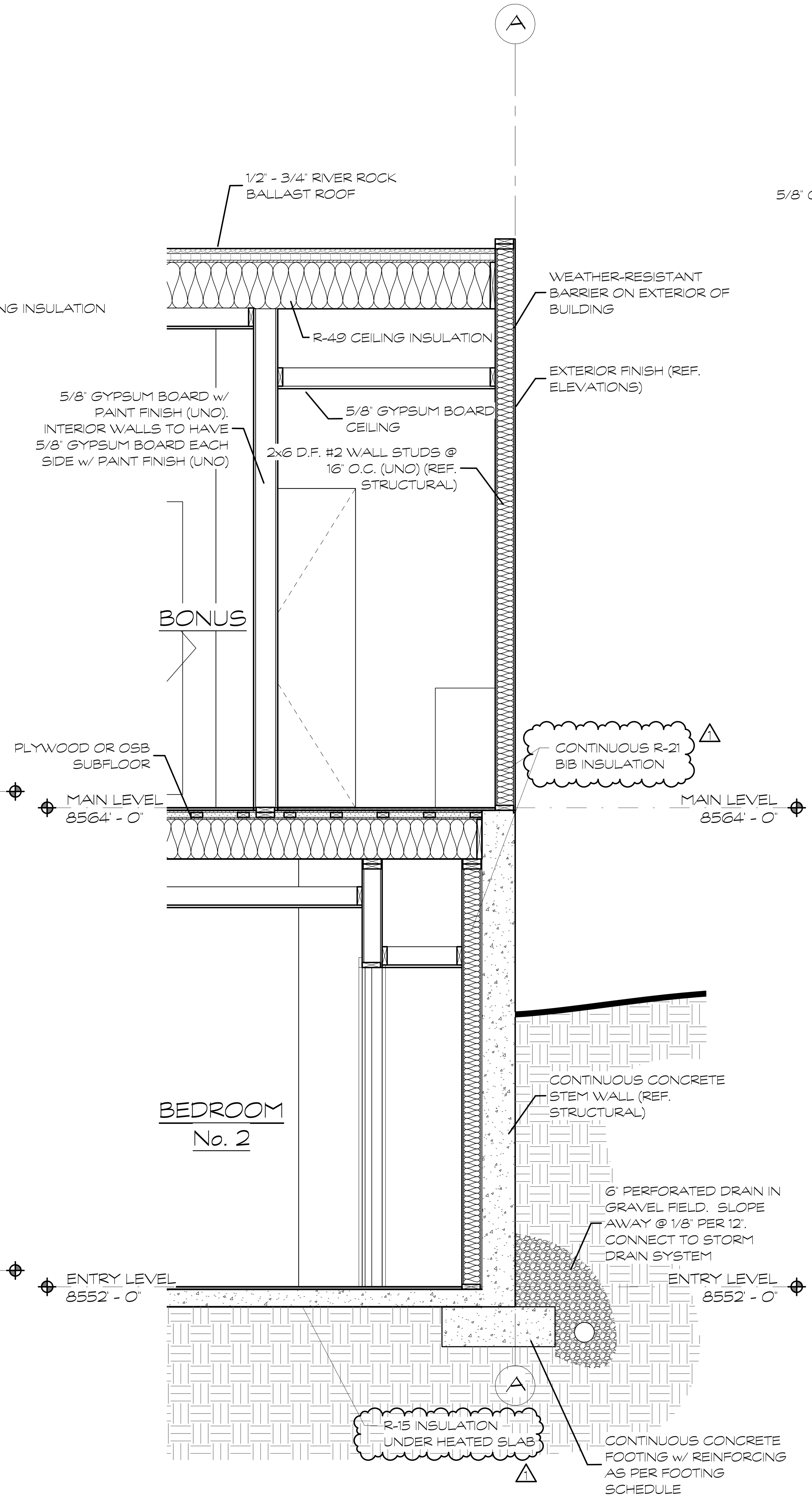
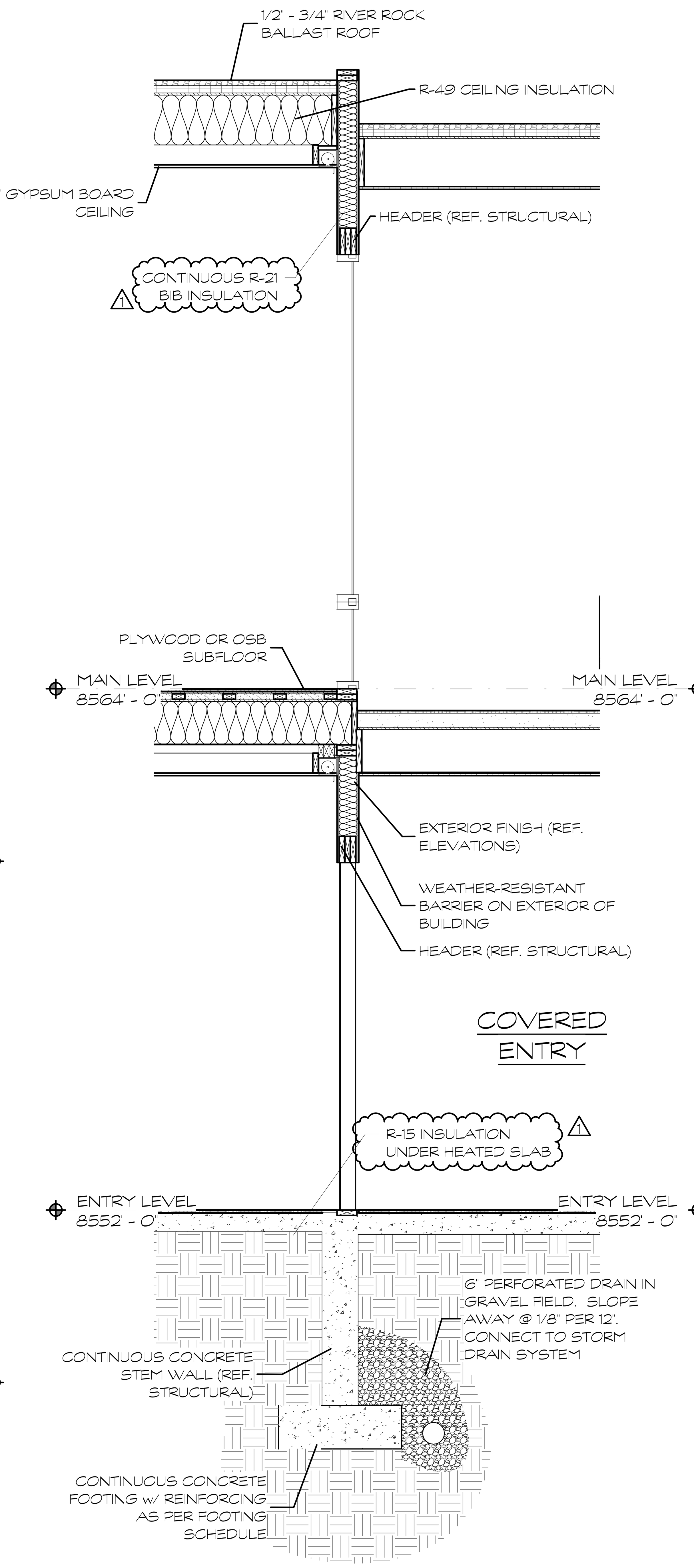
A3.6



WALL
C SECTION
SCALE: 1/2" = 1'-0"
0 1 2 4 8



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



WALL
A SECTION
SCALE: 1/2" = 1'-0"
0 1 2 4 8

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A3.7

ROOF NOTES

NO.	DESCRIPTION	CODE REF.

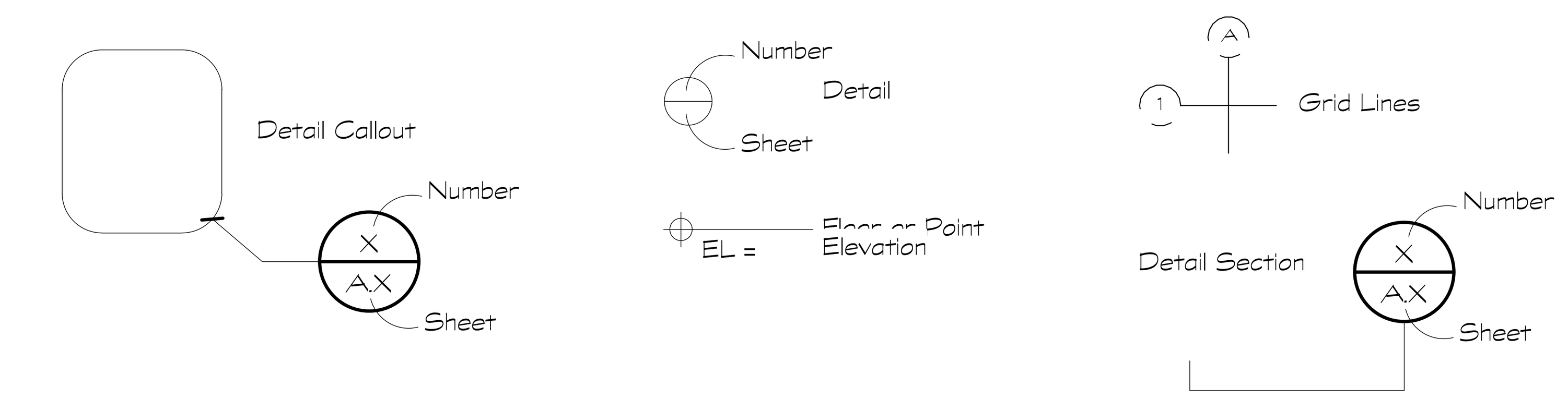
NO.	DESCRIPTION	CODE REF.
1	IN THE CASE OF ANY DISCREPANCY BETWEEN INFORMATION PRESENTED IN THESE CONTRACT DOCUMENTS AND THE ABOVE MENTIONED CODE, GUIDELINES AND/OR ESTABLISHED RESTRICTIONS, CONTRACTOR IS RESPONSIBLE FOR NOTIFYING UPWALL DESIGN OF SUCH DISCREPANCY PRIOR TO CONSTRUCTION. IN SUCH CASE AS DESCRIBED ABOVE, THE ESTABLISHED CODE, GUIDELINE OR ESTABLISHED RESTRICTION SHALL ALWAYS TAKE PRECEDENCE.	
2	CONSTRUCTION TO BE CONSISTENT WITH ENERGY EFFICIENT STANDARDS ESTABLISHED IN THE INTERNATIONAL ENERGY CONSERVATION	
3	REQUIRED INSPECTION: INSPECTION REQUIRED FOR WEATHER RESISTIVE BARRIER AND FLASHING IN ORDER TO PREVENT WATER FROM ENTERING THE WEATHER RESISTIVE EXTERIOR WALL ENVELOPE.	
4	CHIMNEYS SHALL EXTEND AT LEAST 2' HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10', BUT SHALL NOT BE LESS THAN 3' ABOVE THE POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF AND ARE ESTABLISHED A MIN OF 3'-0" CLEAR DIMENSION BETWEEN METERS.	IRC G2427
5	CONTRACTOR TO PROVIDE HURRICANE TIES ON ALL RAFTERS AND TRUSSES, AS PER STRUCTURAL DRAWINGS.	
6	CONTRACTOR TO ASSURE THAT ALL UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF LANDINGS AND STAIRS , BALCONIES AND PORCHES MORE THAN 30 INCHES ABOVE GRADE, AND ROOFS USED FOR OTHER THAN SERVICE OF THE BUILDING SHALL BE PROTECTED BY A GUARD (AKA GUARDRAIL). GUARDS SHALL NOT BE LESS THAN 36 INCHES IN HEIGHTS. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT NO SPHERE 4 INCHES IN DIAMETER CAN PASS THROUGH.	
7	APPROVED CORROSION RESISTANT FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. APPROVED FLASHING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS. AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAK PROOF. AN EXCEPTION FOR SELF-FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1-1/8 INCH OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING, INCLUDING CORNERS. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROTECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS. UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIMS. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION. AT WALL AND ROOF INTERSECTIONS. AT BUILT-IN GUTTERS.	IRC R703.8
8	ALL EXPOSED FLASHING, COUNTER FLASHING, DRIP FLASHING, ETC. TO BE PAINTED, FINISHED METAL	
9	ALL VAULTED CEILINGS TO RECEIVE INSULATION AS PER A0.0 WITH UNVENTED INSULATION SYSTEM AS PER DETAILS	
10	METAL ROOFING SYSTEM TO BE FLAT SEAM ROOFING SYSTEM. PROVIDE FLASHING TRIM AS PER NOTES AND IRC ROOFING AND RELATED ITEMS TO BE INSTALLED AS PER MANUFACTURE. ROOFING TO BE INSTALLED OVER ICE AND WATER SHIELD OVER 5/8" EXTERIOR GRADE A.P.A. RATED SHEATHING (RUN PERPENDICULAR TO RAFTERS) OVER ROOF FRAMING AS PER STRUCTURAL PLANS. SEE GENERAL STRUCTURAL NOTES FOR DIAPHRAGM NAILING, HURRICANE TIE HOLD DOWNS, ETC. PROVIDE INSULATION SYSTEM AS PER NOTES AND ENERGY CODE. PROVIDE 5/8" GYPSUM BOARD FINISH (U.N.O.).	IRC CHAPTER 9
11	FIRE BLOCKING SHALL BE CONSTRUCTED OF 2" NOMINAL LUMBER OR (2) THICKNESS OF 1" NOMINAL LUMBER WITH BROKEN LAP JOINTS OR OTHER MATERIALS APPROVED OR TESTED, INSTALLED PER IRC FIRE BLOCKING SHALL BE PROVIDED AT LOCATIONS AS FOLLOWS IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL. WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND TRANSMISSION CONTROL SHALL HAVE FIRE BLOCKS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIAL. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS. FIRE BLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF THE FEELING UNIT SEPARATION. WHERE WOOD SLEEPERS ARE USED FOR LAYING WOOD FLOORING ON MASONRY OR CONCRETE FIRE-RESISTIVE FLOORS, THE SPACE BETWEEN THE FLOOR SLAB AND THE UNDERSIDE OF THE WOOD FLOORING SHALL BE FILLED WITH NON COMBUSTIBLE MATERIAL OR FIRE BLOCKED IN SUCH A MANNER THAT THERE WILL BE NO OPEN SPACES UNDER THE FLOORING WHICH WILL EXCEED 100 SQUARE FEET IN AREA AND SUCH SPACE SHALL BE FILLED SOLIDLY UNDER ALL PERMANENT PARTITIONS SO THAT THERE IS NO COMMUNICATION UNDER THE FLOORING BETWEEN ADJOINING ROOMS.	IRC R302.11
12	ROOFING AND RELATED ITEMS TO BE INSTALLED AS PER MANUFACTURE. SEE GENERAL STRUCTURAL NOTES FOR DIAPHRAGM NAILING, HURRICANE, THE HOLD DOWNS ETC. PROVIDE INSULATION SYSTEM AS PER NOTES AND ENERGY CODE. PROVIDE 1/2" GYPSUM BOARD FINISH (U.N.O.).	IRC CHAPTER 9 IRC TABLE R905.8.6
13	ARCHITECTURAL GRADE FIBERGLASS SHINGLES SHALL BE HEAVY WEIGHT WITH A MINIMUM WEIGHT OF 355 LBS PER SQUARE. THREE-DIMENSIONAL, THICK-BUTT ASPHALT SHINGLES SHALL BE PLACED SO THEY ARE RANDOMLY STAGGERED IN A WOOD SHAKE LOOK.	

MATERIALS

	RIVER ROCK BALLAST ROOFING
	COPPER OR ZINC METAL ROOFING
	WALL BELOW

GENERAL NOTES

SYMBOLS



UNVENTED ROOF PROVISIONS PER R806.4

UNVENTED *ATTIC* ASSEMBLIES (SPACE BETWEEN THE CEILING JOISTS OF THE TOP *STORY* AND THE ROOF RAFTERS) SHALL BE PERMITTED IF ALL THE FOLLOWING CONDITIONS ARE MET:

1. THE UNVENTED *ATTIC* SPACE IS COMPLETELY CONTAINED WITHIN THE *BUILDING THERMAL ENVELOPE*.

2. NO INTERIOR VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (*ATTIC* FLOOR) OF THE UNVENTED *ATTIC* ASSEMBLY.

3. WHERE WOOD SHINGLES OR SHAKES ARE USED, A MINIMUM 1/4 INCH (6MM) VENTED AIR SPACE SEPARATES THE SHINGLES OR SHAKES AND THE ROOFING UNDERLAYMENT ABOVE THE STRUCTURAL SHEATHING.

4. IN CLIMATE ZONES 5,6,7 AND 8, ANY *AIR-IMPERMEABLE INSULATION* SHALL BE A VAPOR RETARDER, OR SHALL HAVE A VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT WITH THE UNDERSIDE OF THE INSULATION.

5. EITHER ITEMS 5.1, 5.2 OR 5.3 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING.

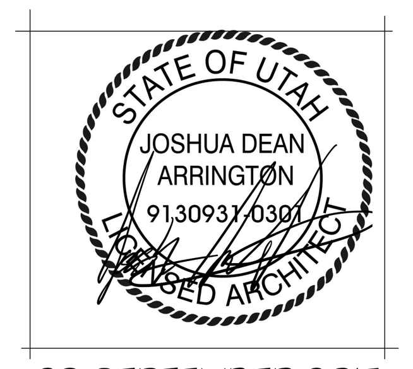
5.1. *AIR-IMPERMEABILE INSULATION* ONLY. INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
5.2. *AIR-PERMEABILE INSULATION* ONLY. IN ADDITION TO THE AIR-PERMEABLE INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING WITH AN R-VALUE OF R-25 IN CLIMATE ZONE 6 FOR CONDENSATION CONTROL.
5.3. AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION. THE *AIR-IMPERMEABLE INSULATION* SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING WITH AN R-VALUE OF R-25 IN CLIMATE ZONE 6 FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE *AIR-IMPERMEABLE INSULATION*.

WOOD SHAKE WEATHER EXPOSURE AND ROOF SLOPE

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

FOR SI: 1 INCH = 25.4 MM.

a. FOR 24-INCH BY 3/8-INCH HAND SPLIT SHAKES, THE MAXIMUM EXPOSURE IS 7 1/2 INCHES
b. ALL SHAKES SHALL BE FIRE RETARDANT TREATED. SHAKE SHALL HAVE UNDERLAYMENT BETWEEN COURSES AS PER IRC905 AND MANUFACTURER.



29 SEPTEMBER 2017

REVISIONS

A NEW DESIGN FOR:
LOT 75R POWDER MOUNTAIN
8452 E. SPRING PARK
WEBER COUNTY, UT

UPWALL
DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

A4.0

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

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

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

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

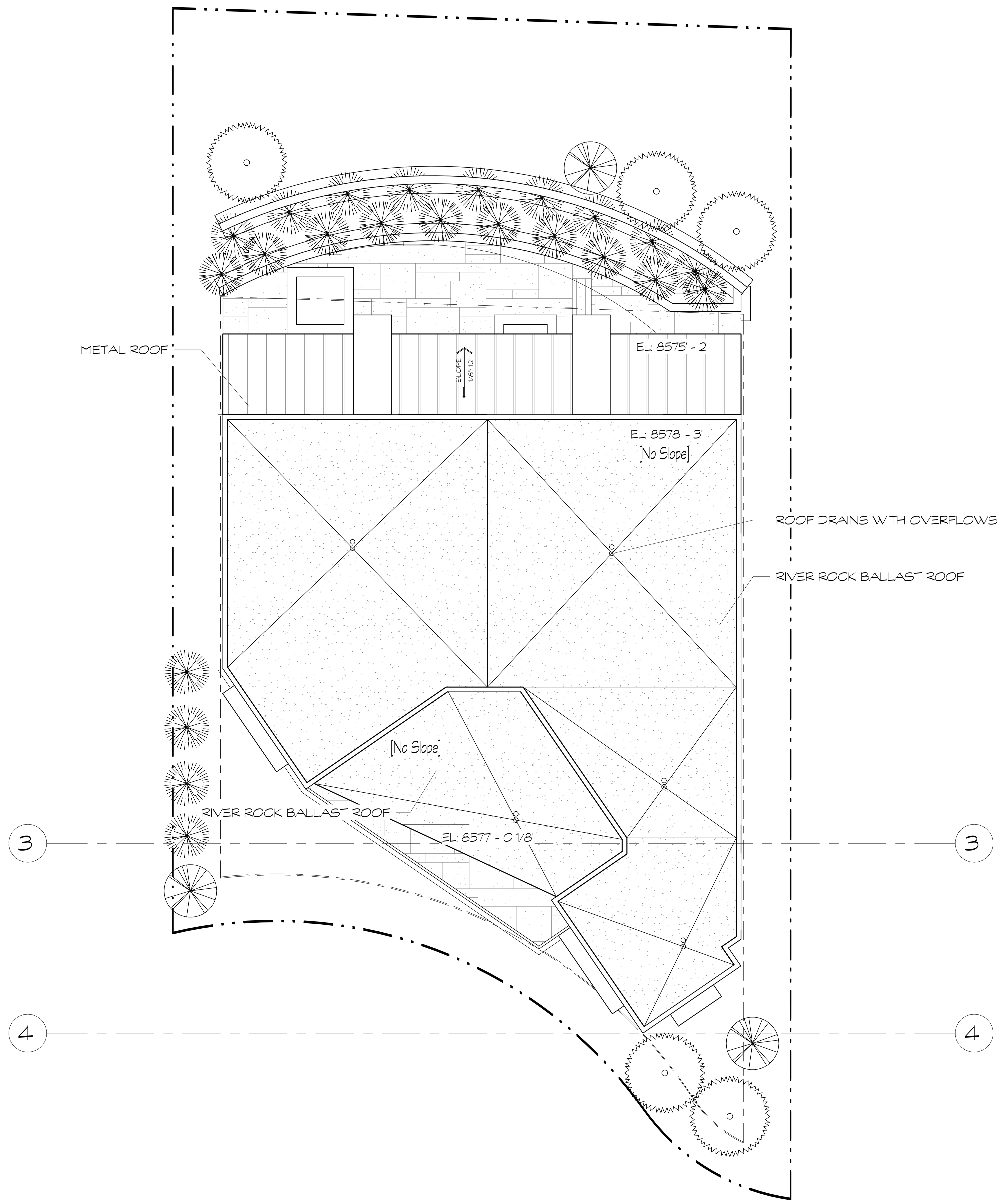
ROOFING CONTRACTOR TO INSTALL STOW-STOP SYSTEM ON ALL ROOFS THAT SHED ONTO PATIOS, DECKS, DRIVEWAYS, OR ANY OTHER POTENTIALLY HAZARDOUS AREAS

BALLAST ROOF

ZINC OR COPPER METAL ROOF

MAIN LEVEL 8564' - 0"

ENTRY LEVEL 8552' - 0"

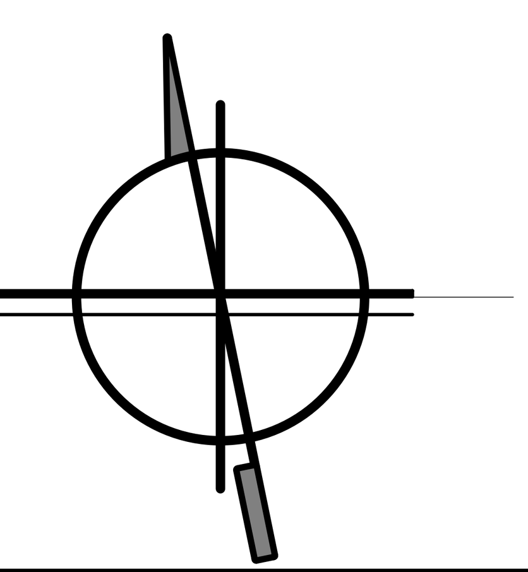


ROOF

PLAN

SCALE: 1/8" = 1'-0"

0 2 4 8 16



STATE OF UTAH
JOSHUA DEAN ARRINGTON
9130931-0301
LICENSED ARCHITECT

29 SEPTEMBER 2017

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A4.1

REFLECTED CEILING NOTES

NO.	DESCRIPTION	CODE REF.
10	PROVIDE MIN. 4 MIL POLYETHYLENE OVER INSULATION AT ALL EXTERIOR WALLS, FLOOR AND CEILING CONDITIONS.	IRC R316 IECC-502.1.1
11	GYPSUM BOARD TO BE 5/8" THICK (UNLESS OTHERWISE NOTED ON PLANS). ATTACHED FRAMING WITH APPROVED SCREWS AS PER MFG. PROVIDE A LEVEL 4" FINISH AS PER INDUSTRY STANDARDS. PROVIDE SQUARE CORNER BEAD/TRIM FINISH. WALLS TO HAVE TEXTURED FINISH TYPICAL (U.N.O.). (CONTRACTOR TO PROVIDE MOCKUP FOR APPROVAL)	
12	PROVIDE ATTIC ACCESS DOOR IN CEILING AS INDICATED ON DRAWINGS. OPENING SHOULD BE MIN. 22" X 30" IN A HALLWAY OR OTHER READILY ACCESSIBLE AREA, WITH A MIN. 30" CLEAR HEAD ROOM ABOVE OPENING. GARAGE ATTIC ACCESS DOORS SHALL DEMONSTRATE 20 MIN. LABEL W/ SIM. CONSTRUCTION.	IRC R807 IRC M1305.1.3
13	PROVIDE 1 HR. FIRE BARRIER (ONE LAYER, 5/8" TYPE "X" GYP. BD. MIN.) ON ALL GARAGE WALLS AND PROVIDE TWO LAYERS OF TYPE "C" GYP. BD. CONT. @ ALL CEILING SURFACES, PROVIDE 20 MIN. FIRE RATED DOOR WITH SELF-CLOSER FROM GARAGE INTO RESIDENCE. ELEC. PANELS PENETRATING GARAGE SIDE GYP. BD. SHALL BE WRAPPED W/ 5/8" TYPE "X" GYP. BD. -TOP, BOTTOM, ALL SIDES AND BACK.	IRC R309 STATE AMENDMENT
14	ROOF AND UNDER FLOOR VENTILATION SHALL MEET THE FOLLOWING REQUIREMENTS. UNDER FLOOR AREAS SHALL BE VENTILATED BY OPENINGS INTO THE UNDERFLOOR AREA WALLS. SUCH OPENINGS SHALL HAVE A NEW AREA OF NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER FLOOR AREA. ONE SUCH VENTILATION OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING. THE OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/8 INCH IN DIMENSION OR OTHER APPROVED MATERIALS AS PER IRC TWO REFERENCE OF EXCEPTIONS ARE AS FOLLOWS: THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/5,000 OF UNDER FLOOR AREA WHERE GROUND SURFACE IS TREATED WITH AN APPROVED VAPOR BARRIER AND THE REQUIRED OPENINGS ARE PLACED SO AS TO CREATE A CROSS VENTILATION OF THE SPACE. UNDER FLOOR AREAS VENTILATED BY AN APPROVED MECHANICAL MEANS AT A RATE OF 1.0 CFM FOR EACH 50 SQUARE FEET OF UNDER FLOOR SPACE, CONTINUOUSLY OPERATED, AND THE GROUND SURFACE IS COVERED WITH AN APPROVED BARRIER. ROOF VENTILATION: ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT AS PER IRC EXCEPTIONS. THE OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT METAL MESH WITH MESH OPENINGS OF NOT LESS THAN 1/8" AND NOT GREATER THAN 1/4" IN DIMENSION.	IRC R408 IRC R806 IRC R408.2 IRC R408.2 EXCEPTION (2) IRC R408.2 EXCEPTION (4) IRC R806
15	CONTRACTOR TO PROVIDE CROSS VENTILATION FOR ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS FOR EACH SEPARATE SPACE. VENTILATING OPENINGS SHALL BE PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED. THIS MAY BE REDUCED TO NOT LESS THAN 1 TO 300 IF: (1) OPENINGS ARE PROVIDED IN THE UPPER AND LOWER PORTIONS OF THE VENTILATED SPACE OR, (2) A 1 PERM VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF THE CEILING.	IRC R408 IRC R806

ELECTRICAL LEGEND

Symbol	Description	Symbol	Description
$	SINGLE POLE TOGGLE SWITCH	SL	STEP LIGHT
$3	THREE WAY TOGGLE SWITCH		DIRECTIONAL CEILING LIGHT FIXTURE
$4	FOUR WAY TOGGLE SWITCH		CEILING MOUNTED LIGHT FIXTURE
$D	DIMMER TOGGLE SWITCH		SUSPENDED PENDANT LIGHT FIXTURE
$3D	THREE WAY DIMMER SWITCH		INDOOR WALL SCONCE
$G	GARAGE DOOR OPENER	WP	OUTDOOR WALL SCONCE (WATERPROOF)
	110 VOLT DUPLEX OUTLET		EXHAUST FAN
AFCI	110 VOLT ARC-FAULT PROTECTION		EXHAUST FAN/LIGHT COMBINATION
GFCI	110 VOLT GROUND FAULT INTERRUPTER	G	GARAGE DOOR OPENER
WP	110 VOLT WATERPROOF GFCI OUTLET	K	KEYLESS ENTRY
FLOOR	110 VOLT FLOOR DUPLEX OUTLET	DB	DOORBELL
+42	110 VOLT DUPLEX OUTLET (+42" ABOVE FINISHED FLOOR)		TELEPHONE OUTLET (CAT 5E WIRING)
	110 VOLT DUPLEX CEILING OUTLET	N	MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRING) W/ (4) PORT OUTLET
WP	110 VOLT DUPLEX WATERPROOF RAFTER OUTLET	TV	TELEVISION ANTENNA/CABLE OUTLET
	110 VOLT FOURPLEX OUTLET	SP	AUDIO SPEAKER
	110 VOLT HALF-SWITCHED OUTLET	FW	STRUCTURED WIRING (FUTURE SMART WIRING) I.E. (2) RG6 QUAD SHIELD, (2) CAT 5E WIRE - FOR CABLE TV, VIDEO,SATELLITE, ETC. (6) PORT OUTLET
	110 VOLT SPECIALTY OUTLET		DISPOSAL
	220 VOLT OUTLET		LANDSCAPE BOLLARD LIGHT
SD	SMOKE DETECTOR W/ BATTERY BACK-UP		CEILING MOUNTED FAN AND LIGHT FIXTURE
CM	CARBON MONOXIDE DETECTOR		
R	RECESSED CAN (FIXTURE & TRIM AS PER SCHEDULE)		WALL MOUNT FIXTURE
C	RECESSED CAN (CLOSET) (TRIM W/ DIFFUSER AS PER SCHEDULE)		UNDER CABINET HALOGENS (24")
W	RECESSED CAN (WET LOCATION) (TRIM W/ DIFFUSER AS PER SCHEDULE)		INFRATECH DUAL ELEMENT INFRARED HEATER
O	RECESSED CAN (OUTDOOR IN SOFFIT) (TRIM W/ DIFFUSER AS PER SCHEDULE)		TRACK LIGHTING
E	RECESSED CAN (OUTDOOR IN EXPOSED SOFFIT) (TRIM W/ DIFFUSER AS PER SCHEDULE)		2' STRIP FLUORESCENT FIXTURE
	WALL WASH RECESSED CAN (FIXTURE & TRIM AS PER SCHEDULE)		2' X 2' FLUORESCENT FIXTURE
	CORNER WASH RECESSED CAN (FIXTURE & TRIM AS PER SCHEDULE)		
	LOW VOLTAGE RECESSED CAN (FIXTURE & TRIM AS PER SCHEDULE)		4' STRIP FLUORESCENT FIXTURE
U	WATERPROOF EXTERIOR UPLIGHT (COORDINATE W/ ARCHITECT)		2' X 4' FLUORESCENT FIXTURE
P	WATERPROOF RECESSED PATIO UPLIGHTS (COORDINATE W/ ARCHITECT)		
	SIDEWALL FIRE SPRINKLER HEAD TYCO LF2		CEILING FIRE SPRINKLER HEAD TYCO LF2

NO.	DESCRIPTION	CODE REF.
1	HABITABLE ROOMS, HALLWAYS, CORRIDORS, LAUNDRY ROOMS AND BASEMENTS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET MEASURED FROM FINISH FLOOR TO FINISHED CEILING, BATHROOMS CAN BE 6'-8". NOT MORE THAN 50% OF THE REQUIRED FLOOR AREA IS PERMITTED TO HAVE A SLOPED CEILING LESS THAN 7 FEET WITH NO PORTION OF THE REQUIRED FLOOR AREA LESS THAN 5 FEET IN HEIGHT.	IRC R305
2	GARAGE ATTIC ACCESS DOORS SHALL BE 20 MINUTE LABELED OR OF EQUIVALENT CONSTRUCTION.	IRC R309
3	PROVIDE CONTINUOUS 5/8" TYPE "X" GYP. BD. AT ALL SURFACES BENEATH ALL STAIR CONDITIONS (1 HR. FIRE RATING).	
4	CONTRACTOR TO ASSURE THAT ALL UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF LANDINGS AND STAIRS , BALCONIES AND PORCHES MORE THAN 30 INCHES ABOVE GRADE, AND ROOFS USED FOR OTHER THAN SERVICE OF THE BUILDING SHALL BE PROTECTED BY A GUARD (AKA GUARDRAIL). GUARDS SHALL NOT BE LESS THAN 36 INCHES IN HEIGHTS. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT NO SPHERE 4 INCHES IN DIAMETER CAN PASS THROUGH.	IRCR312
5	PROVIDE 6'-8" MIN. HEAD CLEARANCE BY MEASURING FROM A PLANE PARALLEL AND TANGENT TO STAIRWAY TREAD NOSING TO ANY SOFFIT ABOVE AT ALL POINTS.	
6	CEILING JOISTS FURR DOWN TO BE 2X CEILING JOIST FRAMING AS PER INTERNATIONAL RESIDENTIAL CODE TABLES. FINISH TO BE 1/2" GYPSUM BOARD AS PER PLANS.	IRC TABLE R802.4 (1) IRC TABLE R802.4 (2)
7	ALL GYP. BD. CONDITIONS TO COMPLY WITH R702.3 REQUIREMENTS.	
8	ALL VAULTED CEILINGS TO RECEIVE INSULATION AS PER A0.0	IRC R702.3
9	ENCLOSED ATTICS AND SPACE BETWEEN OPEN RAFTERS SHALL HAVE A CLEAR CROSS VENTILATION TO OUTSIDE VENTS OF 1/10 OF SPACE FOR GABLE VENTS AND/OR 1/300 OF SPACE FOR BOTH GABLE AND EAVE VENTS. PROVIDE BUILT UP RIDGE VENT SYSTEM (AS PER PLANS).	IRC R806

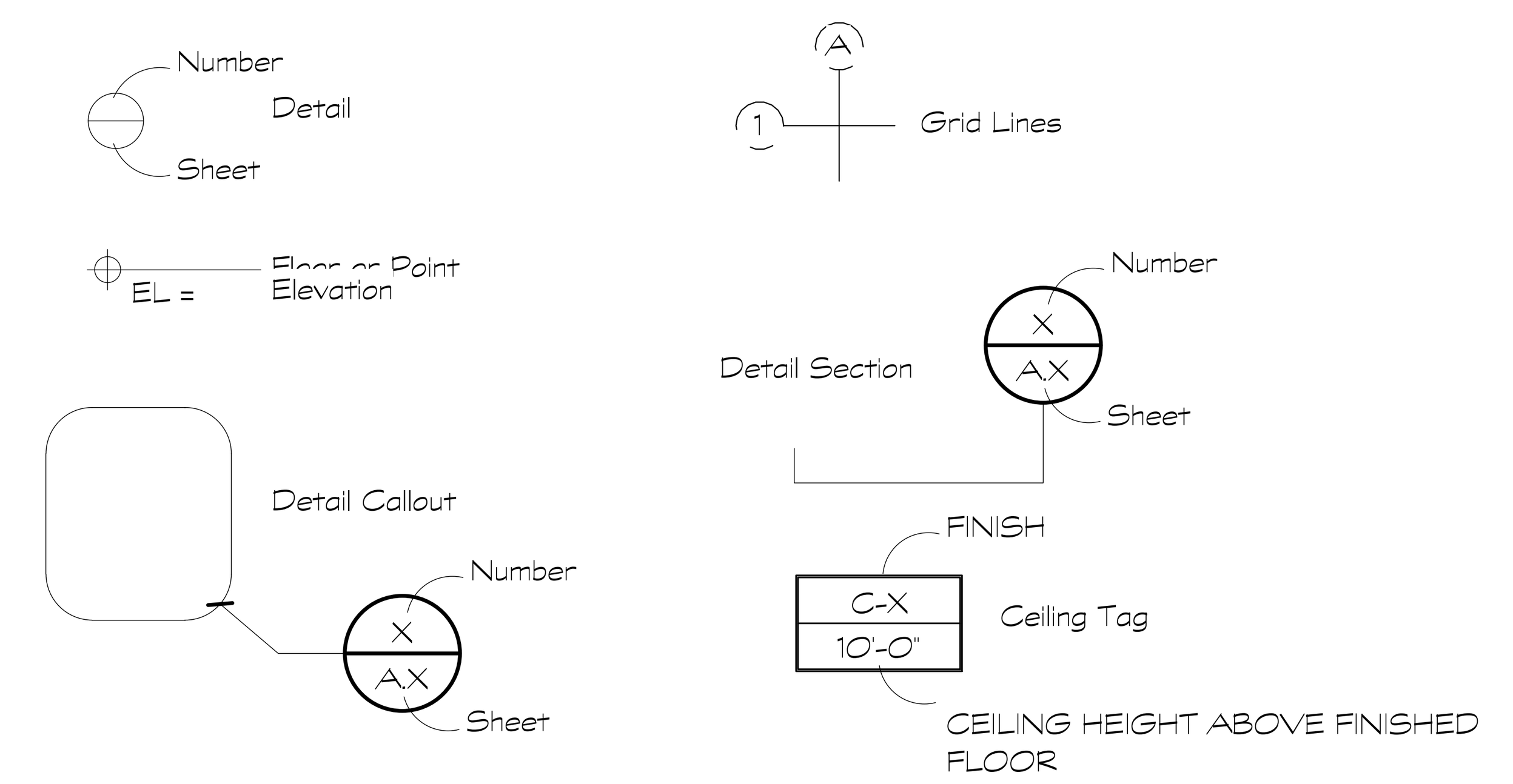
MATERIALS

Symbol	Material
	CONCRETE
	FINISH WOOD
	STONE (SECTION)
	STONE WINDOW SILL
	WOOD FRAMING
	WOOD WINDOW SILL
	2 X 6 R.S. WOOD TONGUE & GROOVE SOFFIT

FINISH SCHEDULE

MARK	MATERIAL	DESCRIPTION	DETAIL	REMARKS
C-1	5/8" TYPE 'X' GYPSUM BOARD	1 HOUR FIRE SEPARATION		
C-2	5/8" GYPSUM BOARD	LEVEL 4 DRYWALL		
C-3	WOOD (DECK)	EXPOSED DECK FRAMING SYSTEM		
C-4	STONE	STONE VENEER AS PER EXTERIOR		
C-5	WOOD (TIMBER)	EXPOSED TIMBER BEAM FRAMING		
C-6	WOOD (EAVE/SOFFIT)	4" CLEAR 24 GRIT SOFFIT		
C-7	WOOD	4" CLEAR 24 GRIT CEILING		
C-8	GYPSUM / SOUND BOARD	1/2" GYPSUM BOARD FINISH OVER 1/2" HOMOSOTE 440 SOUND BOARD		
C-9	NO FINISH	EXPOSED STRUCTURAL FRAMING SYSTEM		
C-10	FIBER CEMENT GLASS MAT BACKER ON EA.	FIBEROCK BRAND TILE BACKBOARD OR EQUIVALENT		IN TILED TUB SHOWER AND STEAM AREAS

SYMBOLS



STATE OF UTAH
JOSHUA DEAN ARRINGTON
9130931-0301
LICENSED ARCHITECT

29 SEPTEMBER 2017

REVISIONS

A NEW DESIGN FOR:
LOT 75R POWDER MOUNTAIN
8452 E. SPRING PARK
WEBER COUNTY, UT

UPWALL DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

A5.0

JOSHUA DEAN ARRINGTON
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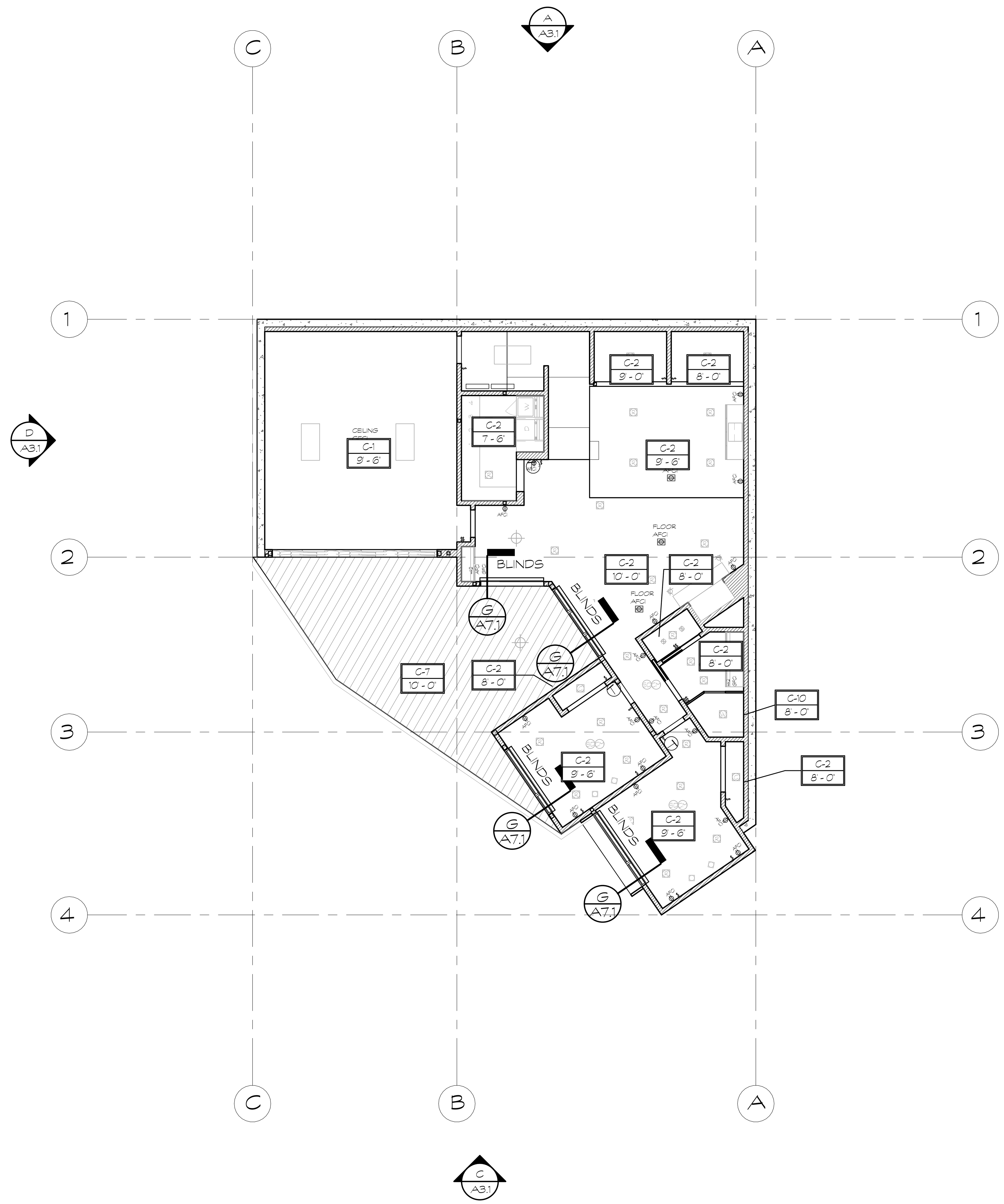

MAIN LEVEL REFLECTED CEILING

1 SECTION

SCALE: 1/8" = 1'-0"

0 1 2 4 8

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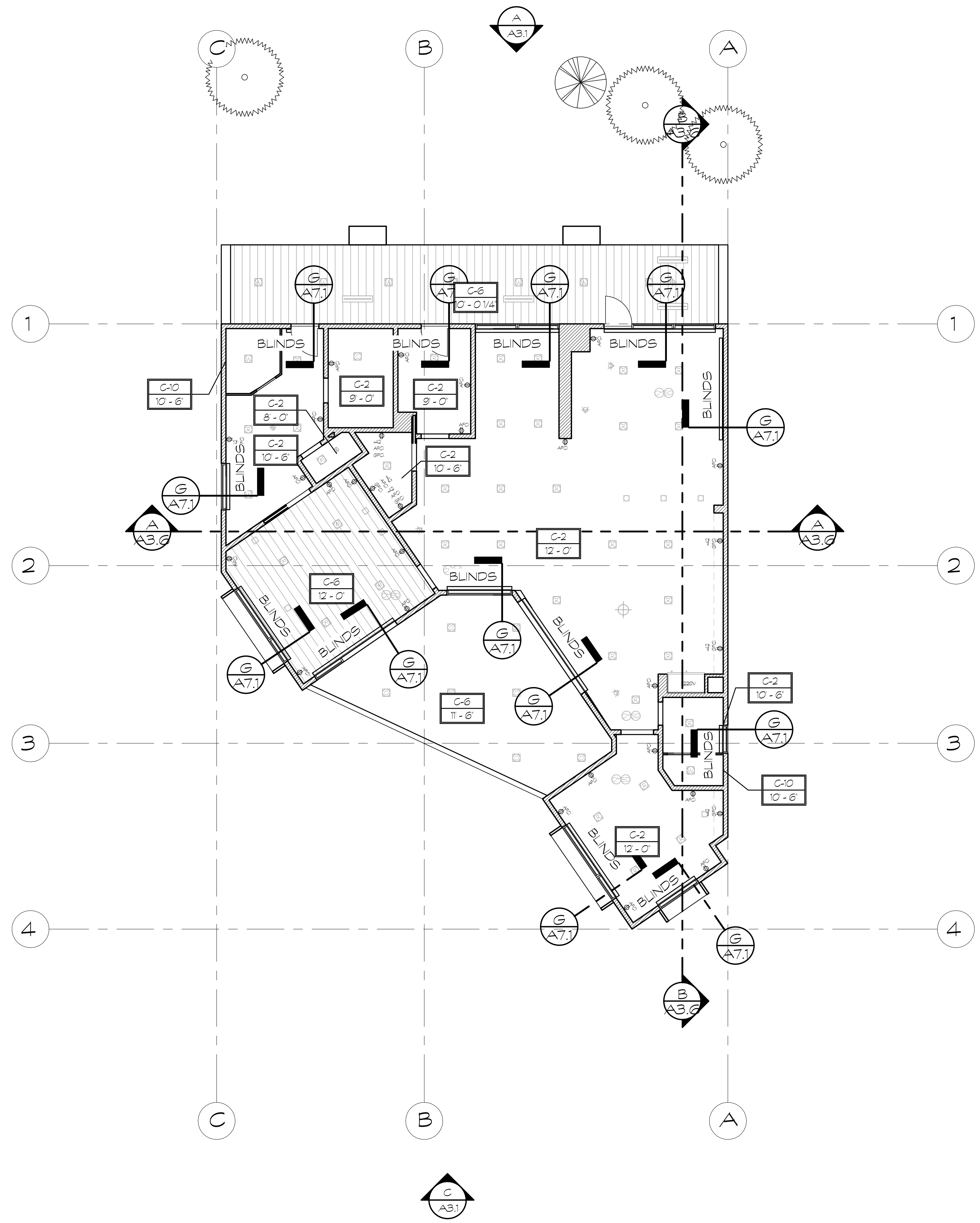
A5.1



UPPER LEVEL REFLECTED CEILING
PLAN

SCALE: 1/8" = 1'-0"

0 1 2 4 8

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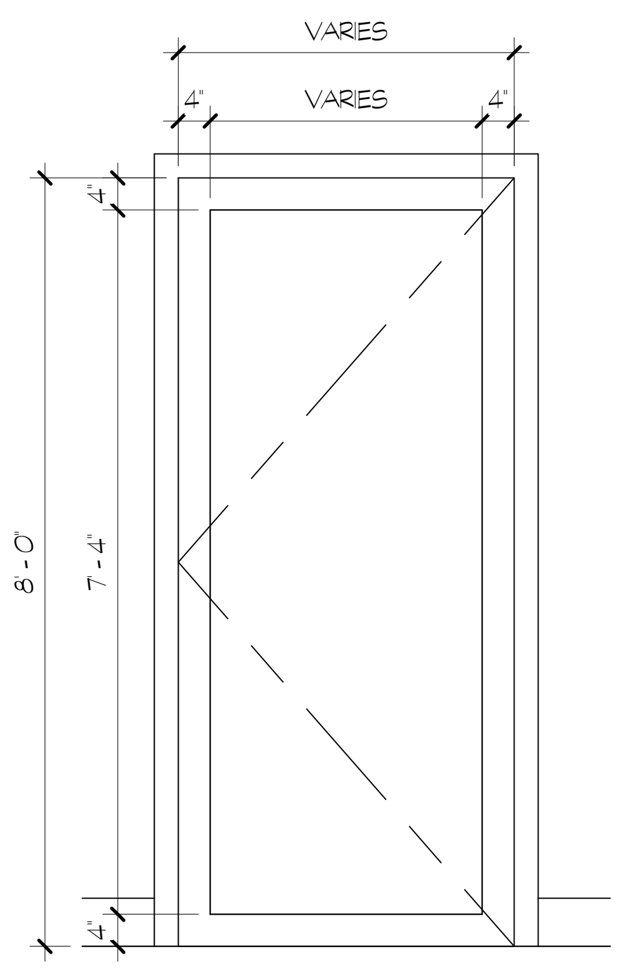
A5.2

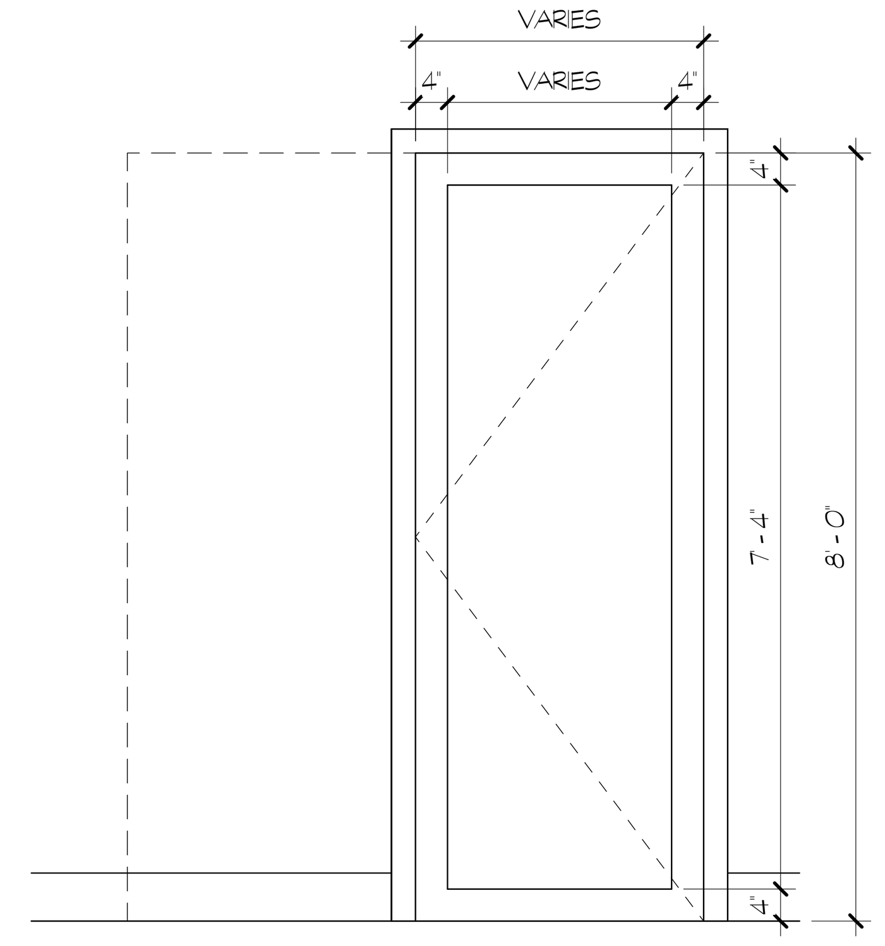
DOOR SCHEDULE

MARK	DOOR								LOCATION	FRAME		REMARKS	MARK
	SIZE			MATERIAL	TYPE	FINISH	HARDWARE	FIRE RATING		MATERIAL	FINISH		
	WIDTH	HEIGHT	THICKNESS										
ENTRY LEVEL													
100	5' - 0"	8' - 0"	4"	WOOD	E	STAIN	LOCKING ENTRY		Exterior	WOOD	STAIN	CUSTOM ENTRY PIVOT DOOR	100
100	2' - 0"	8' - 0"	1/2"	GLASS	E	CLEAR	NONE		Exterior	WOOD	STAIN	SIDELIGHT; TEMPERED GLASS	100
101	2' - 8"	8' - 0"	2"	WOOD	A	STAIN	PRIVACY		Interior	WOOD	STAIN		101
102	5' - 0"	8' - 0"	2"	WOOD	D	STAIN	BALL CATCH		Interior	WOOD	STAIN	DOUBLE DOOR	102
103	2' - 8"	8' - 0"	2"	WOOD	A	STAIN	PRIVACY		Interior	WOOD	STAIN		103
104	5' - 0"	8' - 0"	2"	WOOD	D	STAIN	BALL CATCH		Interior	WOOD	STAIN	DOUBLE DOOR	104
105	2' - 4"	8' - 0"	2"	GLASS	C	CLEAR	PUSH/PULL		Interior	GLASS	CLEAR	SHOWER GUARD GLASS	105
106	2' - 6"	8' - 0"	2"	WOOD	B	STAIN	PRIVACY POCKET		Interior	WOOD	STAIN	POCKET DOOR	106
107	2' - 8"	8' - 0"	2"	WOOD	B	STAIN	PRIVACY POCKET		Interior	WOOD	STAIN	POCKET DOOR	107
110	3' - 0"	8' - 0"	2"	WOOD	F	STAIN	PASSAGE	20 MIN.	Interior	WOOD	STAIN	20 MIN. FIRE-RATED	110
111	3' - 0"	8' - 0"	2"	WOOD	F	STAIN	LOCKING ENTRY	20 MIN.	Interior	WOOD	STAIN	20 MIN. FIRE-RATED; SELF-CLOSER	111
112	18' - 0"	11' - 0"	2"	WOOD	G	STAIN	GARAGE OPENER		Exterior	STEEL	METAL	GARAGE DOOR	112
MAIN LEVEL													
200	2' - 6"	8' - 0"	2"	WOOD	A	STAIN	PRIVACY		Interior	WOOD	STAIN		200
201	2' - 6"	8' - 0"	2"	GLASS	C	CLEAR	PUSH/PULL		Interior	GLASS	CLEAR	SHOWER GUARD GLASS	201
202	3' - 6"	8' - 0"	2"	WOOD	A	STAIN	PRIVACY		Interior	WOOD	STAIN		202
203	3' - 0"	8' - 0"	2"	WOOD	A	STAIN	PRIVACY		Interior	WOOD	STAIN		203
204	3' - 0"	8' - 0"	2"	WOOD	B	STAIN	PRIVACY POCKET		Interior	WOOD	STAIN	POCKET DOOR	204
205	2' - 6"	8' - 0"	2"	WOOD	A	STAIN	PRIVACY		Interior	WOOD	STAIN		205
206	2' - 6"	8' - 0"	2"	GLASS	C	CLEAR	PUSH/PULL		Interior	GLASS	CLEAR	SHOWER GUARD GLASS	206
207	2' - 8"	8' - 0"	2"	WOOD	A	STAIN	PASSAGE		Interior	WOOD	STAIN		207
208	3' - 0"	8' - 0"	2"	WOOD	B	STAIN	POCKET		Interior	WOOD	STAIN	POCKET DOOR	208
209	3' - 0"	8' - 0"	2"	WOOD	A	STAIN	PASSAGE		Interior	WOOD	STAIN		209



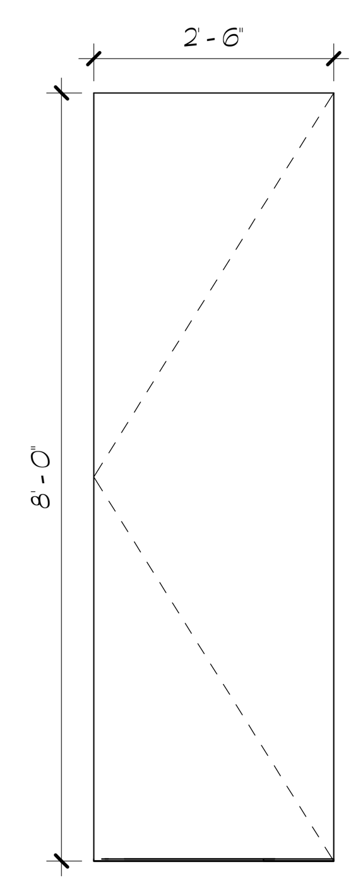
1 3/4" SOLID CORE WOOD DOOR.
VERIFY w/ OWNER.

A SINGLE DOOR
SCALE: 1/2" = 1'-0"



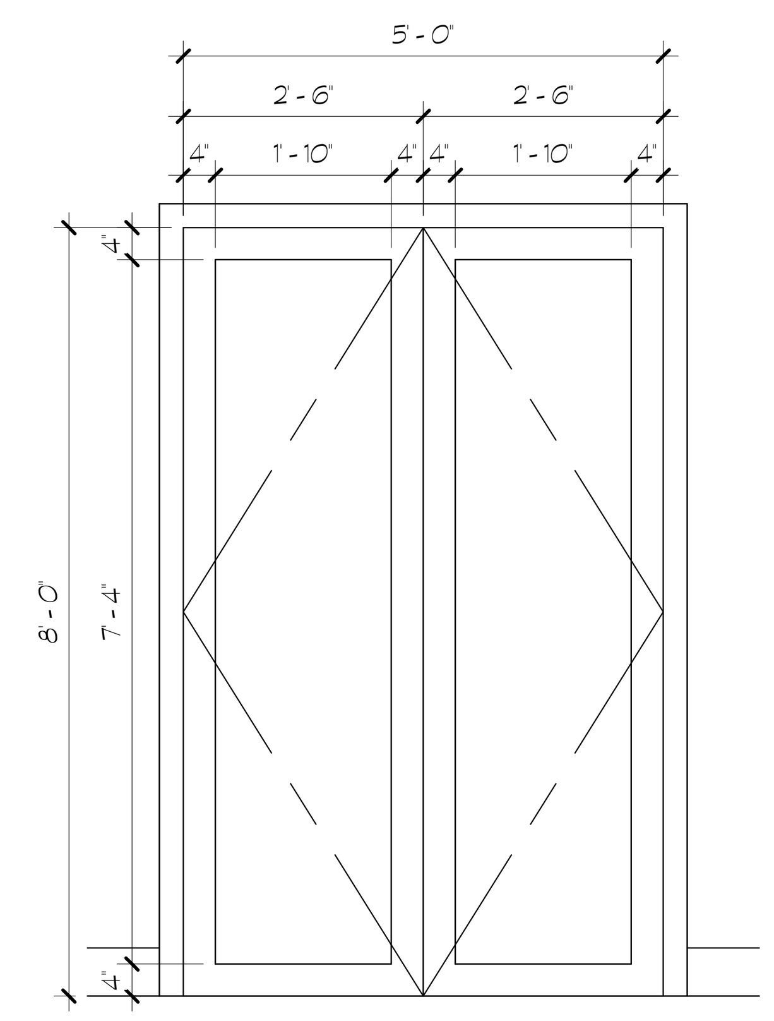
1 3/4" SOLID CORE WOOD POCKET DOOR.
VERIFY w/ OWNER.

B POCKET DOOR
SCALE: 1/2" = 1'-0"



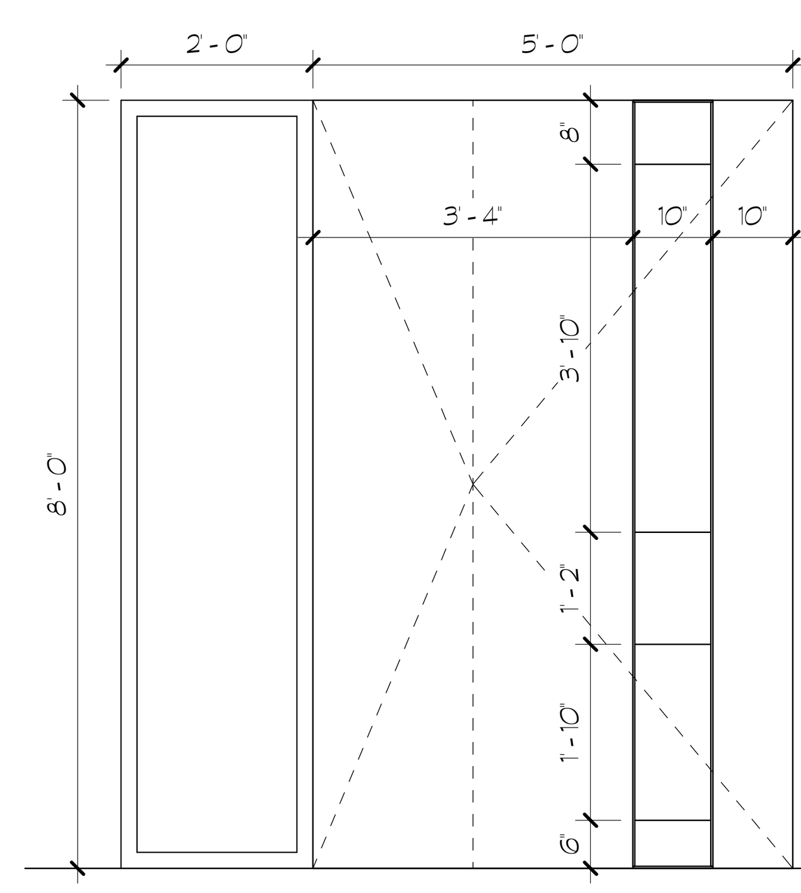
1/2" TEMPERED GLASS.
FRAMELESS w/ POLISHED EDGES.
VERIFY w/ OWNER.

C SHOWER DOOR
SCALE: 1/2" = 1'-0"



1 3/4" SOLID CORE WOOD DOUBLE DOOR.
VERIFY w/ OWNER.

D DOUBLE DOOR
SCALE: 1/2" = 1'-0"

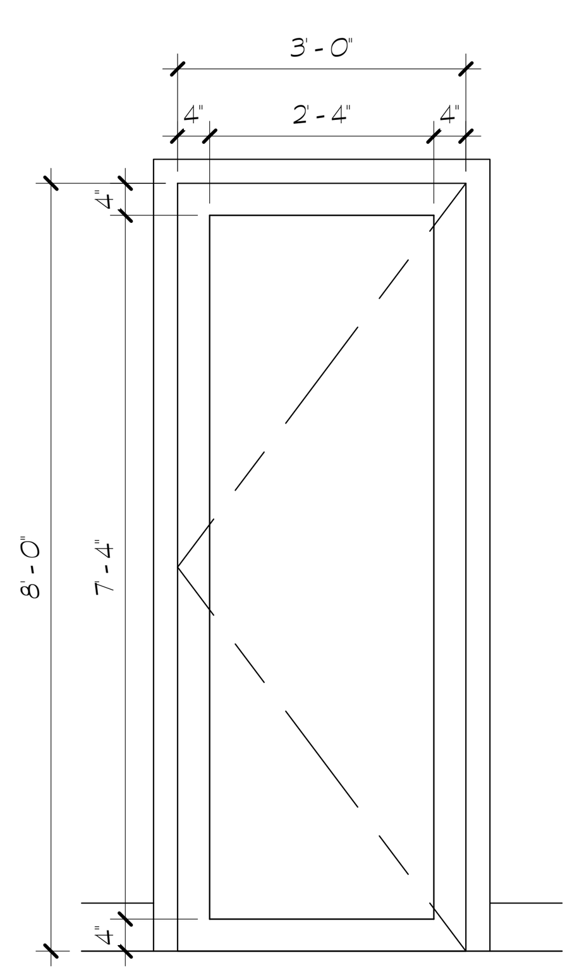


E CUSTOM PIVOT ENTRY DOOR
SCALE: 1/2" = 1'-0"

NOTE

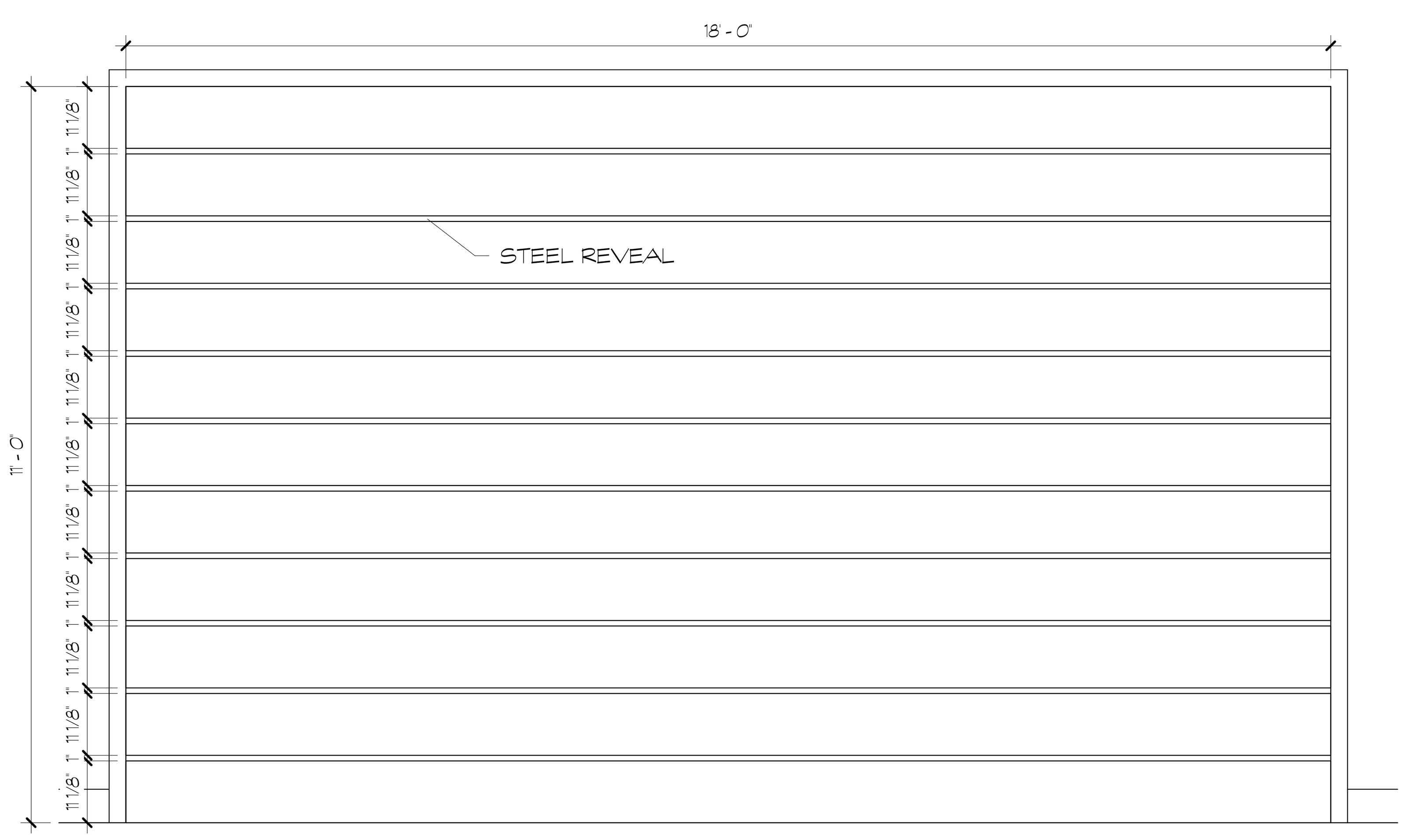
WHEN APPLICABLE, ALL ARCHITECTURAL GLASS TO HAVE PROTECTIVE COATING ON THE TREATED SIDE OF GLASS. DOOR STOPS TO BE ON THE INSIDE OF THE DOOR

"CONSULT WITH INTERIORS DEPARTMENT PRIOR TO ORDERING DOORS"

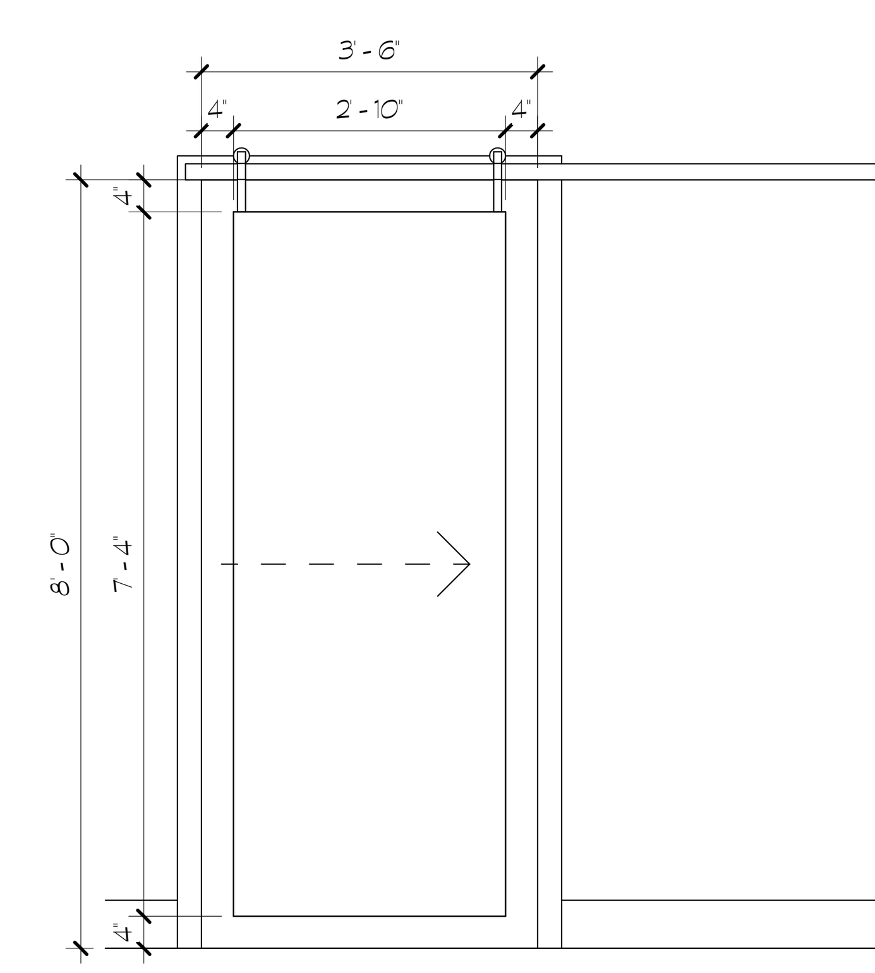


1 3/4" SOLID CORE WOOD DOOR.
20 MIN. FIRE-RATED.
VERIFY w/ OWNER.

F 20 MIN. FIRE-RATED DOOR
SCALE: 1/2" = 1'-0"



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



1 3/4" SOLID CORE WOOD BARN DOOR.
VERIFY w/ OWNER.

H BARN DOOR
SCALE: 1/2" = 1'-0"

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1 9/27/17

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A6.0

WINDOW SCHEDULE

MARK	WINDOW SIZE		HEAD HEIGHT	WINDOW					MARK
	WIDTH	HEIGHT		FRAME/ MATERIAL	WINDOW TYPE	GLASS TYPE	U-VAL	REMARKS	
ENTRY LEVEL									
AA	3' - 0"	6' - 0"	8' - 0"	WOOD/CLAD	CASEMENT	DOUBLE PANE LOW-E INSULATED	0.35	EGRESS	AA
AA	6' - 6"	6' - 0"	8' - 0"	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	0.35		AA
AA	6' - 6"	2' - 0"	10' - 0"	WOOD/CLAD	TOPLIGHT	DOUBLE PANE LOW-E INSULATED	0.35		AA
AA	3' - 0"	2' - 0"	10' - 0"	WOOD/CLAD	TOPLIGHT	DOUBLE PANE LOW-E INSULATED	0.35		AA
AB	6' - 0"	6' - 0"	8' - 0"	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	0.35		AB
AB	2' - 6"	6' - 0"	8' - 0"	WOOD/CLAD	CASEMENT	DOUBLE PANE LOW-E INSULATED	0.35	EGRESS	AB
AC	3' - 0"	6' - 0"	8' - 0"	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	0.35		AC
AC	3' - 0"	6' - 0"	8' - 0"	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	0.35		AC
AC	3' - 0"	6' - 0"	8' - 0"	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	0.35		AC
MAIN LEVEL									
BA	6' - 6"	2' - 0"	2' - 0"	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	0.35	TEMPERED GLASS	BA
BA	3' - 0"	2' - 0"	2' - 0"	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	0.35	TEMPERED GLASS	BA
BA	6' - 6"	8' - 0"	10' - 0"	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	0.35		BA
BA	3' - 0"	8' - 0"	10' - 0"	WOOD/CLAD	CASEMENT	DOUBLE PANE LOW-E INSULATED	0.35	EGRESS	BA
BB	6' - 0"	10' - 0"	10' - 0"	WOOD/CLAD	(1) FIXED; (1) GLASS SLIDER	DOUBLE PANE LOW-E INSULATED	0.35	TEMPERED GLASS	BB
BB	6' - 0"	10' - 0"	10' - 0"	WOOD/CLAD	(1) FIXED; (1) GLASS SLIDER	DOUBLE PANE LOW-E INSULATED	0.35	TEMPERED GLASS	BB
BC	7' - 0"	2' - 0"	2' - 0"	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	0.35	TEMPERED GLASS	BC
BC	7' - 0"	8' - 0"	10' - 0"	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	0.35		BC
BD	7' - 0"	10' - 0"	10' - 0"	WOOD/CLAD	(1) FIXED; (1) GLASS SLIDER	DOUBLE PANE LOW-E INSULATED	0.35	TEMPERED GLASS	BD
BD	3' - 6"	10' - 0"	10' - 0"	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	0.35	TEMPERED GLASS	BD
BE	3' - 0"	2' - 0"	4' - 0"	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	0.35		BE
BE	3' - 0"	6' - 0"	10' - 0"	WOOD/CLAD	CASEMENT	DOUBLE PANE LOW-E INSULATED	0.35		BE
BE	6' - 6"	8' - 0"	10' - 0"	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	0.35		BE
BF	5' - 0"	8' - 0"	10' - 0"	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	0.35	TEMPERED GLASS	BF
BG	7' - 0"	2' - 0"	10' - 0"	WOOD/CLAD	AWNING	DOUBLE PANE LOW-E INSULATED	0.35		BG
BH	5' - 0"	2' - 0"	10' - 0"	WOOD/CLAD	AWNING	DOUBLE PANE LOW-E INSULATED	0.35		BH
BI	3' - 0"	10' - 0"	10' - 0"	WOOD/CLAD	GLASS DOOR	DOUBLE PANE LOW-E INSULATED	0.35	TEMPERED GLASS	BI
BJ	3' - 0"	10' - 0"	10' - 0"	WOOD/CLAD	GLASS DOOR	DOUBLE PANE LOW-E INSULATED	0.35	TEMPERED GLASS	BJ
BK	4' - 6"	8' - 0"	10' - 0"	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	0.35	TEMPERED GLASS	BK
BK	4' - 6"	8' - 0"	10' - 0"	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	0.35	TEMPERED GLASS	BK
BL	4' - 6"	8' - 0"	11' - 0"	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	0.35		BL
BL	4' - 6"	8' - 0"	11' - 0"	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	0.35		BL
BL	3' - 0"	11' - 0"	11' - 0"	WOOD/CLAD	GLASS DOOR	DOUBLE PANE LOW-E INSULATED	0.35	TEMPERED GLASS	BL
BM	8' - 0"	2' - 0"	11' - 0"	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	0.35		BM
BM	3' - 0"	2' - 0"	11' - 0"	WOOD/CLAD	AWNING	DOUBLE PANE LOW-E INSULATED	0.35		BM
BN	3' - 0"	6' - 0"	10' - 0"	WOOD/CLAD	CASEMENT	DOUBLE PANE LOW-E INSULATED	0.35	TEMPERED GLASS	BN
BO	5' - 0"	8' - 0"	10' - 0"	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	0.35		BO

STATE OF UTAH
JOSHUA DEAN ARRINGTON
9130931-0301
LICENSED ARCHITECT

29 SEPTEMBER 2017

REVISIONS

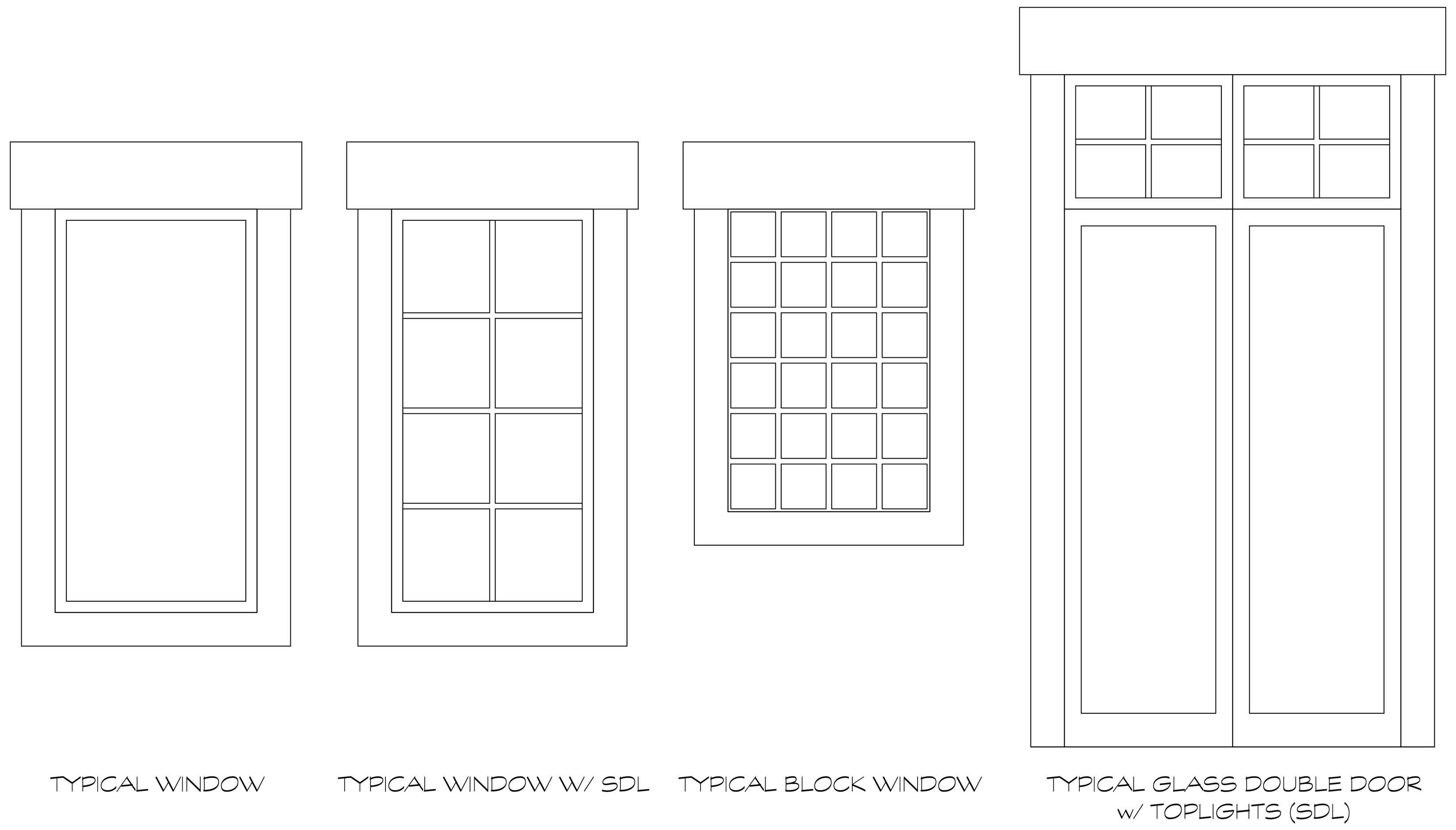
A NEW DESIGN FOR:

LOT 75R POWDER MOUNTAIN

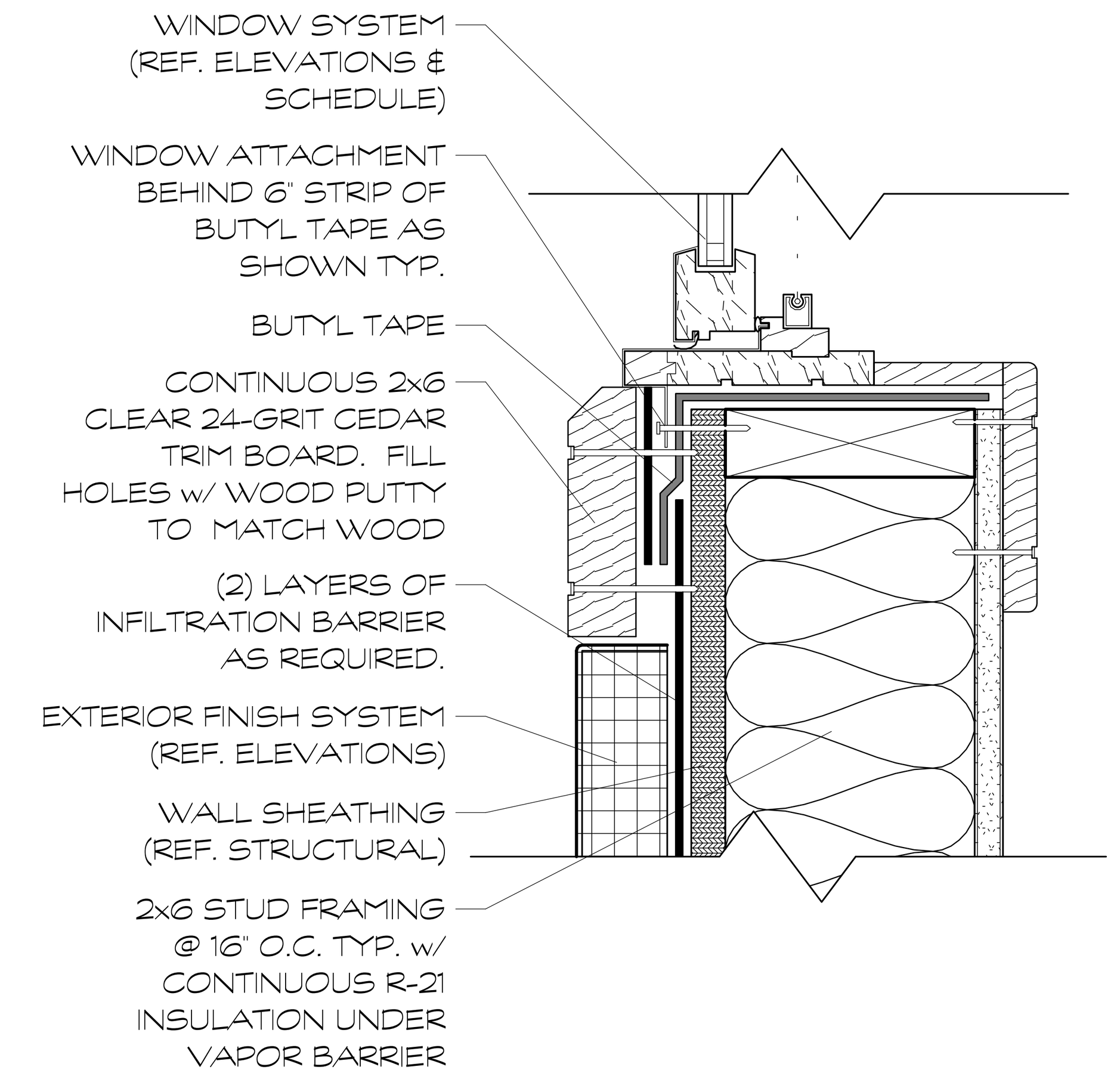
8452 E. SPRING PARK
WEBER COUNTY, UT

UPWALL DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

A6.1



F TYPICAL EXTERIOR WINDOWS
SCALE: 1/2" = 1'-0"

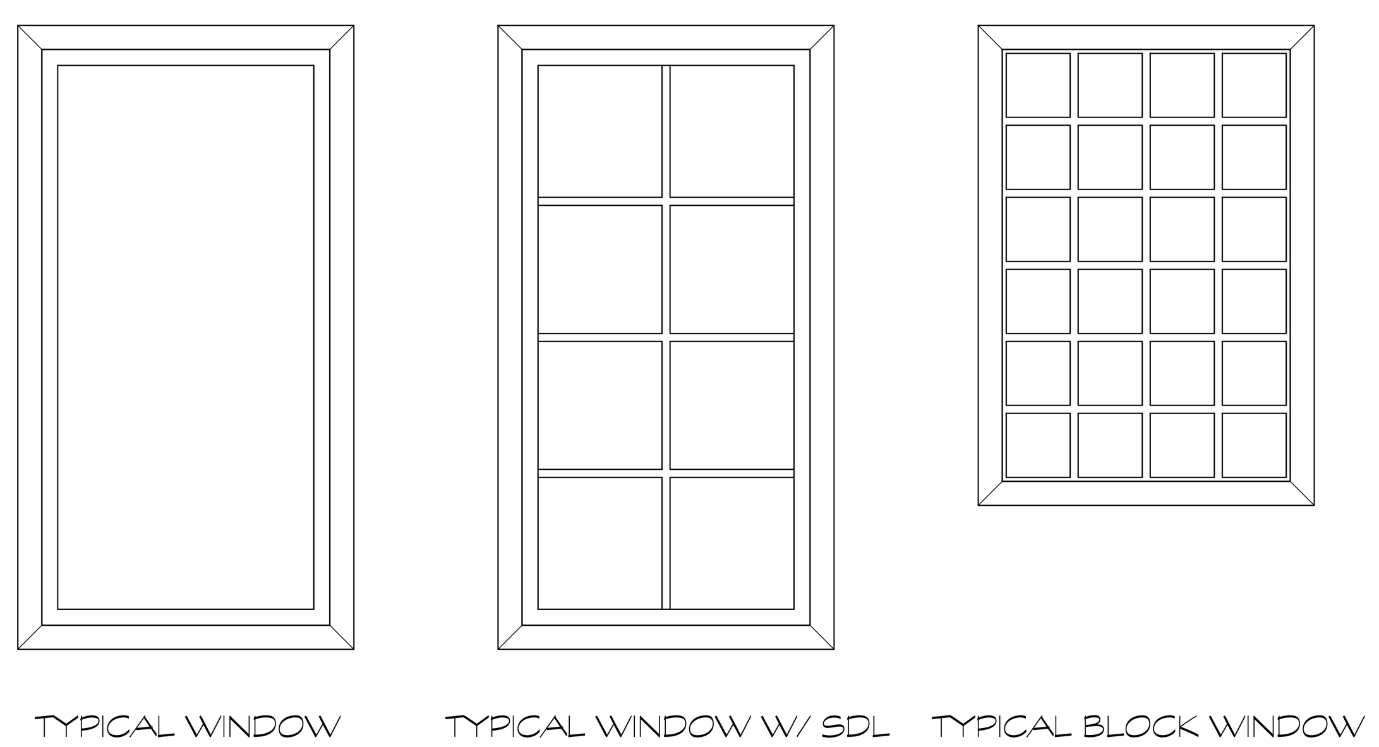


C WINDOW JAMB DETAIL
SCALE: 3" = 1'-0"

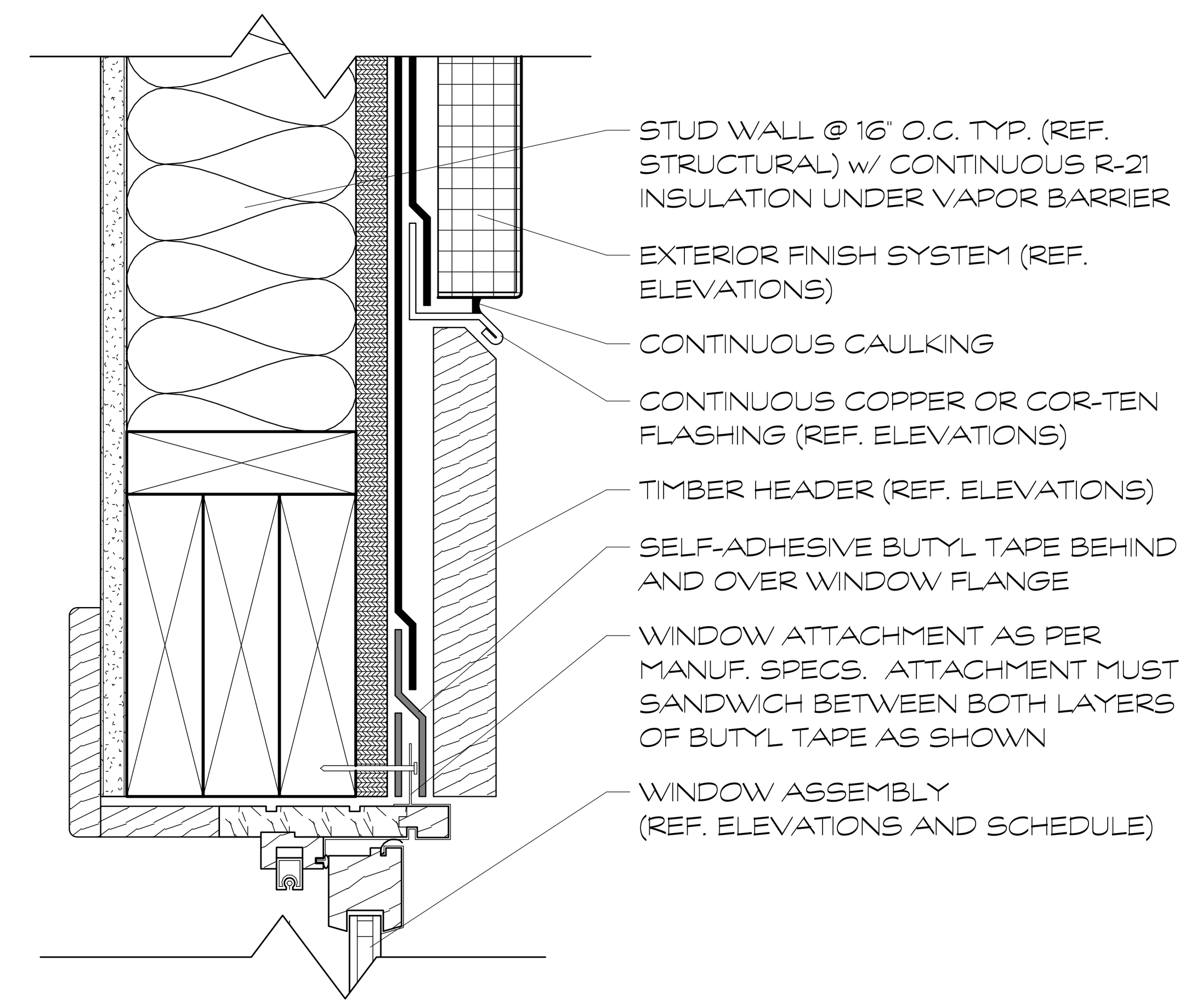
DESCRIPTION / CODE

DESCRIPTION	CODE
1. SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS AND SHALL MEET THE FOLLOWING REQUIREMENTS:	IRC R308
EACH PANE OF GLASS INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PERMANENTLY IDENTIFIED BY MANUFACTURER, DESIGNATING THE TYPE, THICKNESS AND SAFETY GLAZING STANDARD. THE LABEL SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC FIRED, OR EMBOSSED ON GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED.	IRC R308.4 (EXCEPTIONS IRC R308.4 (1,2,3,5,6)
PROVIDE SAFETY GLAZING IN ALL DOORS INCLUDING SIDE HINGED DOORS, SLIDING DOORS, SLIDING PANELS, BIFOLD DOORS, STORM DOORS, FIXED, OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.	IRC R308.4 (5)
PROVIDE SAFETY GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING OR WALKING SURFACE.	IRC R308.4 (3)
PROVIDE SAFETY GLAZING IN FIXED OR OPERABLE PANELS THAT MEETS ALL OF THE FOLLOWING CONDITIONS: AREAS GREATER THAN 9 SQ. FT., BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR, TOP EDGE GREATER THAN 36" ABOVE FLOOR, AND WITHIN 36" OF A WALKING SURFACE. PROVIDE SAFETY GLAZING IN RAILINGS REGARDLESS OF AREA OR HEIGHT.	IRC R308.4 (4)
PROVIDE SAFETY GLAZING IN WALLS AND FENCES ENCLOSING SWIMMING POOLS OR HOT TUBS WHERE THE BOTTOM EDGE OF THE POOL OR SPA GLASS IS LESS THAN 60" ABOVE THE WALKING SURFACE.	IRC R308.4 (5)
PROVIDE SAFETY GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 36" OF THE TOP OR BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE A STANDING OR WALKING SURFACE.	IRC R308.4 (7)
2. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL MEET THE FOLLOWING REQUIREMENTS:	IRC R310
BASEMENTS WITH HABITABLE SPACES SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR DOOR OR ACCESS TO AN ADJOINING BEDROOM WITH AN EMERGENCY ESCAPE AND RESCUE WINDOW.	
BASEMENTS WITH SLEEPING ROOMS SHALL EACH HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR DOOR.	
ALL EMERGENCY OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING AREA OF 5.7 SQ. FT.	
THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24".	IRC R310.1
THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20".	IRC R310.2
EMERGENCY OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.	IRC R310.3 IRC R310.4
WINDOW SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR. OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL.	IRC R310.1
WINDOW WELLS REQUIRED FOR ESCAPE OR RESCUE SHALL HAVE HORIZONTAL DIMENSIONS THAT ALLOW THE DOOR OR WINDOW TO BE FULLY OPENED.	IRC R310.2
THE HORIZONTAL DIMENSION FOR THE WINDOW WELL SHALL PROVIDE A MINIMUM NET CLEAR AREA OF 9 SQ. FT. WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36".	
WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44" BELOW THE ADJACENT GROUND LEVEL SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USEABLE WITH THE WINDOW IN THE FULLY OPENED POSITION. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12", SHALL PROJECT AT LEAST 3" FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18" ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.	IRC R310.2.1
BARS, GRILLS, COVERS, SCREENS, ETC. SHALL BE PERMITTED TO BE PLACED OVER THE EMERGENCY EGRESS OPENING WINDOW WELL PROVIDED THE NEW CLEAR OPENING SIZE IS NOT COMPROMISED AND THAT SUCH DEVICES SHALL BE RELEASED OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION.	IRC R310.4
3. WINDOWS TO BE WOOD WITH ALUMINUM CLAD EXTERIOR. WINDOW FRAMES AT EXTERIOR TO BE EXTRUDED ALUMINUM CLAD AND SASH TO BE EXTENDED ALUMINUM OR ROLLED FORM CLAD. EXTERIOR CLAD PAINT FINISH TO MEET AMA 2605 SPECIFICATIONS (70% KYNAR). COLOR AS PER OWNER AND ARCHITECT.	
INTERIOR WOOD FINISH TO BE STAIN GRADE FIR. PROVIDE DOUBLE PANE INSULATED LOW "E" GLAZING.	
PROVIDE SPACER BARS WHERE SDL'S ARE USED.	
PROVIDE SCREENS AND HARDWARE FOR ALL OPERABLE UNITS.	
EXPOSED HARDWARE TO HAVE OIL RUBBED BRONZE FINISH. ALL HARDWARE TO HAVE MULTI-POINT LOCKING SYSTEM.	
ALL FIXED GLASS TO BE SASH SET.	
WINDOW SUPPLER TO FIELD VERIFY ALL WINDOW ROUGH OPENINGS BEFORE ORDERING, AND VERIFY THAT THEIR WINDOWS WILL MEET LIGHT, VENTILATION AND EGRESS REQUIREMENTS.	IRC R308 IRC R310
PROVIDE TEMPERED GLASS WHERE REQUIRED.	
WINDOW MANUFACTURERS TO PROVIDE WARRANTY INFORMATION FOR GLAZING, WOOD COMPONENTS, HARDWARE, CLADDING, AND EXTERIOR PAINT FINISH (ADHESION, CHALK AND FADE) IN THEIR PROPOSAL.	
PROVIDE 24-GAUGE DRIP FLASHING OVER INSULATION SEALER AT ALL SHIM CAVITIES AND EXTERIOR AND INTERIOR TRIM AS PER DETAILS AND ELEVATIONS.	
SEE WINDOW SCHEDULE FOR SIZES. WINDOW SHALL MEET MINIMUM "U" VALUE AND SOLAR HEAT GAIN COEFFICIENT ACCORDING TO ENERGY CODE REQUIREMENTS.	
4. REQUIRED EGRESS WINDOWS SHALL OPEN DIRECTLY ONTO A STREET, PUBLIC ALLEY, OR THROUGH AN OPEN PORCH w/ A MIN. 7'-0" CEILING HEIGHT.	IRC R311

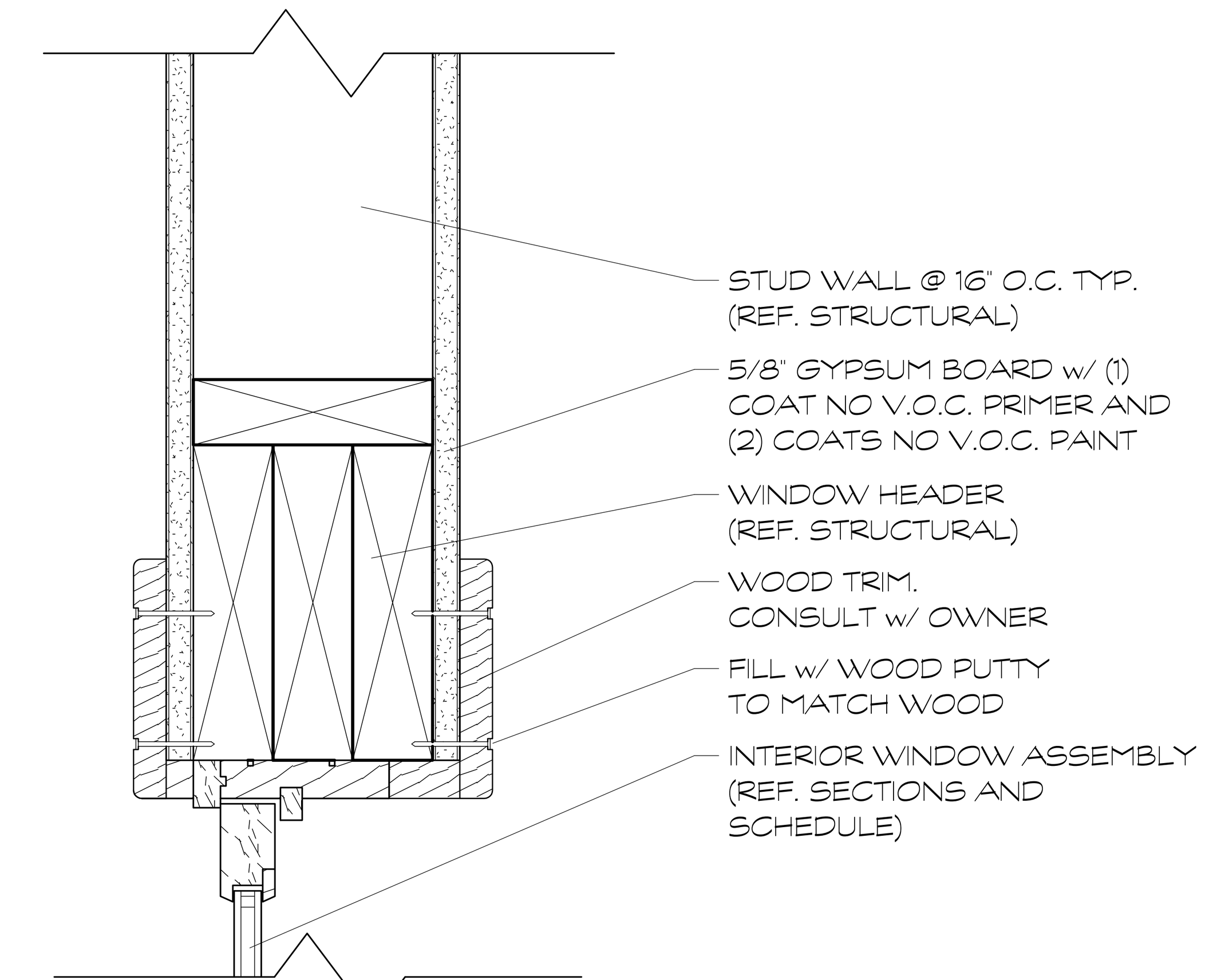
A WINDOW DETAIL NOTES
SCALE: 12" = 1'-0"



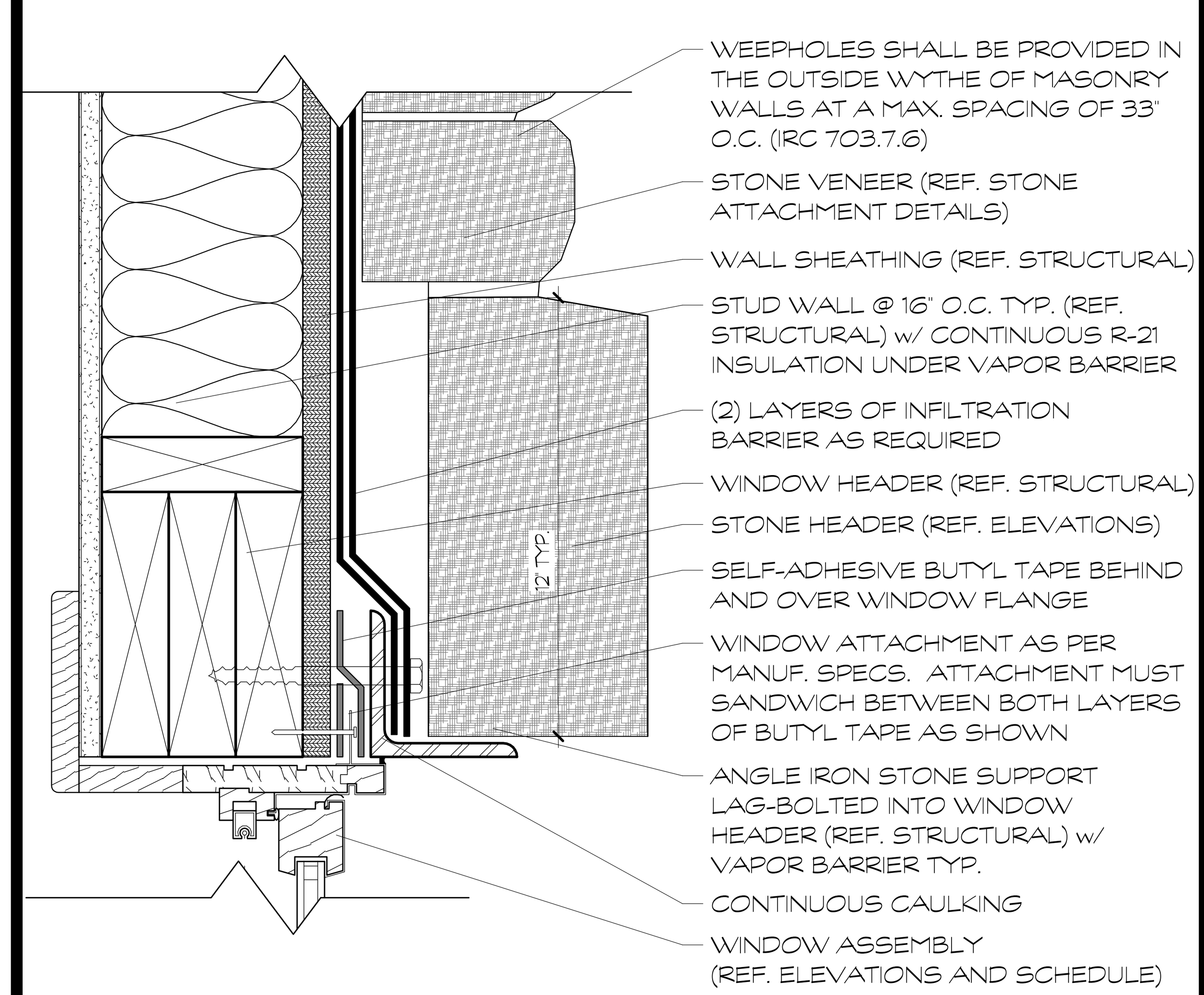
J TYPICAL INTERIOR WINDOWS
SCALE: 1/2" = 1'-0"



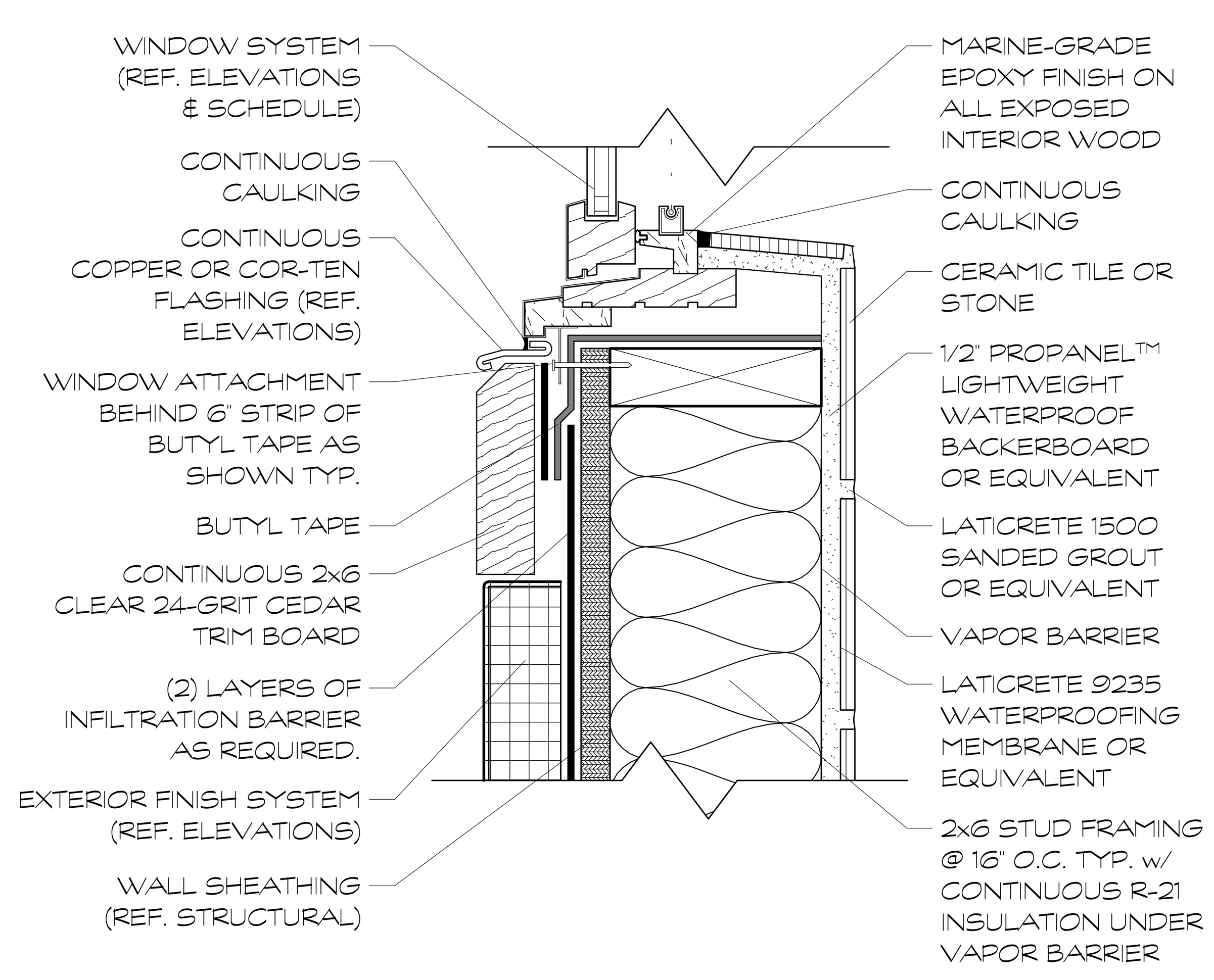
G WINDOW HEADER DETAIL (WOOD EXT.)
SCALE: 3" = 1'-0"



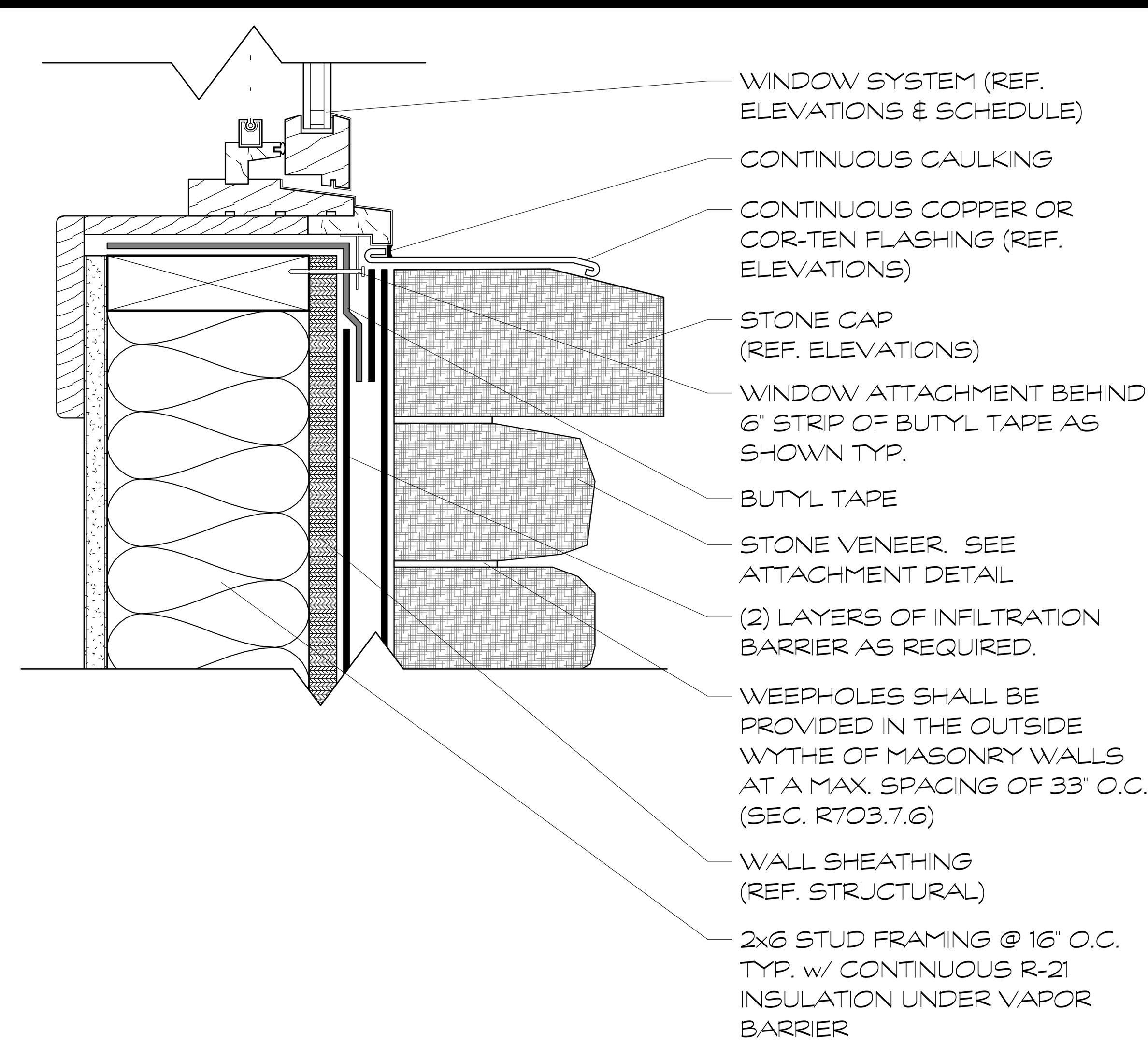
D WINDOW HEADER DETAIL (INT.)
SCALE: 3" = 1'-0"



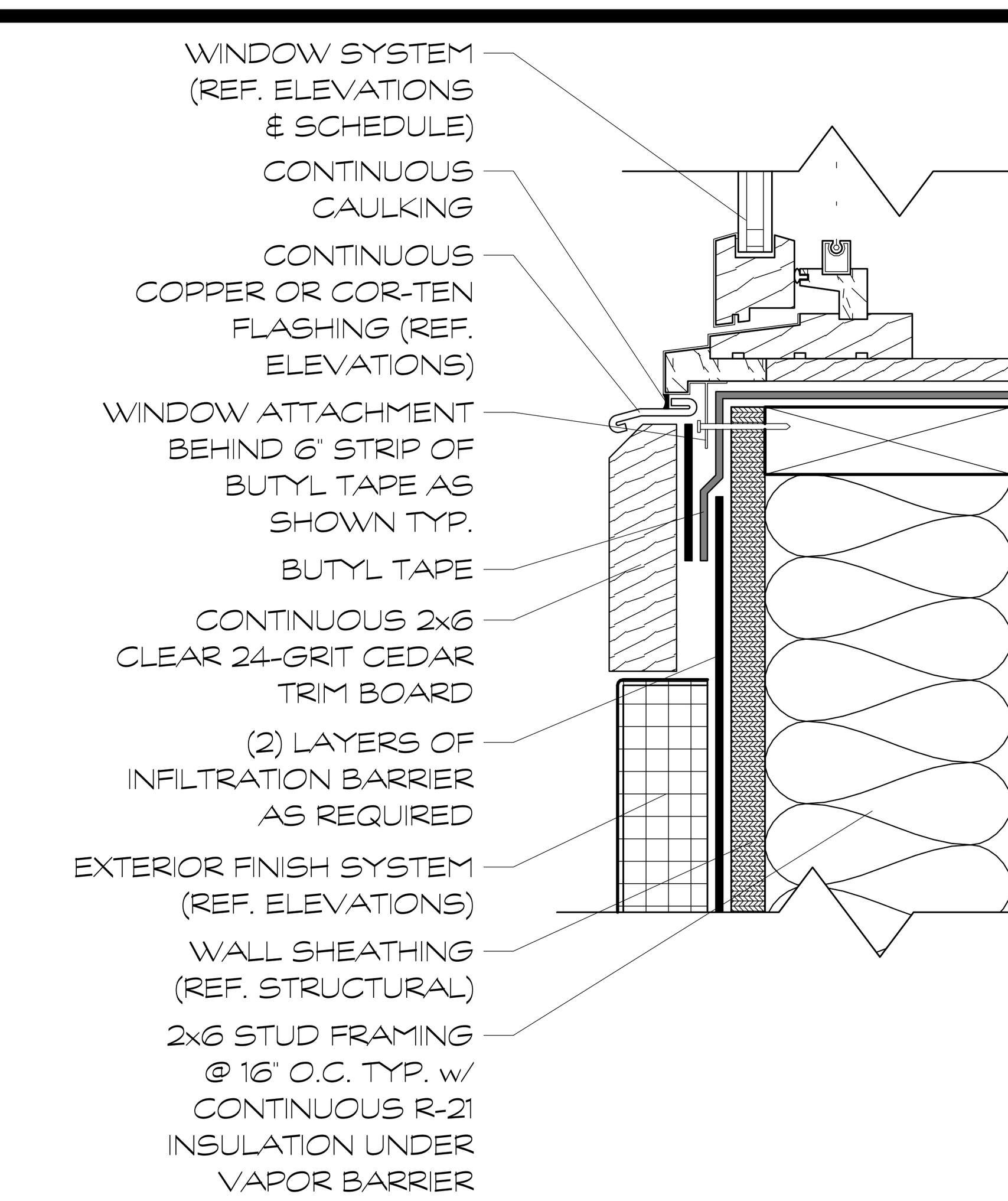
K STONE HEADER DETAIL
SCALE: 3" = 1'-0"



H WINDOW SILL DETAIL (WET LOCATION)
SCALE: 3" = 1'-0"



E WINDOW SILL DETAIL (STONE EXT.)
SCALE: 3" = 1'-0"



B WINDOW SILL DETAIL (WOOD EXT.)
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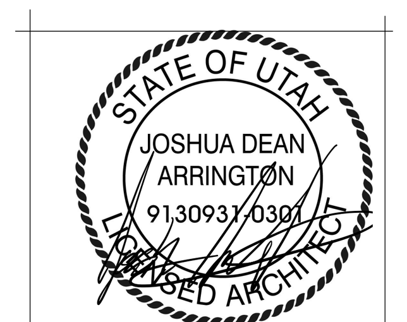


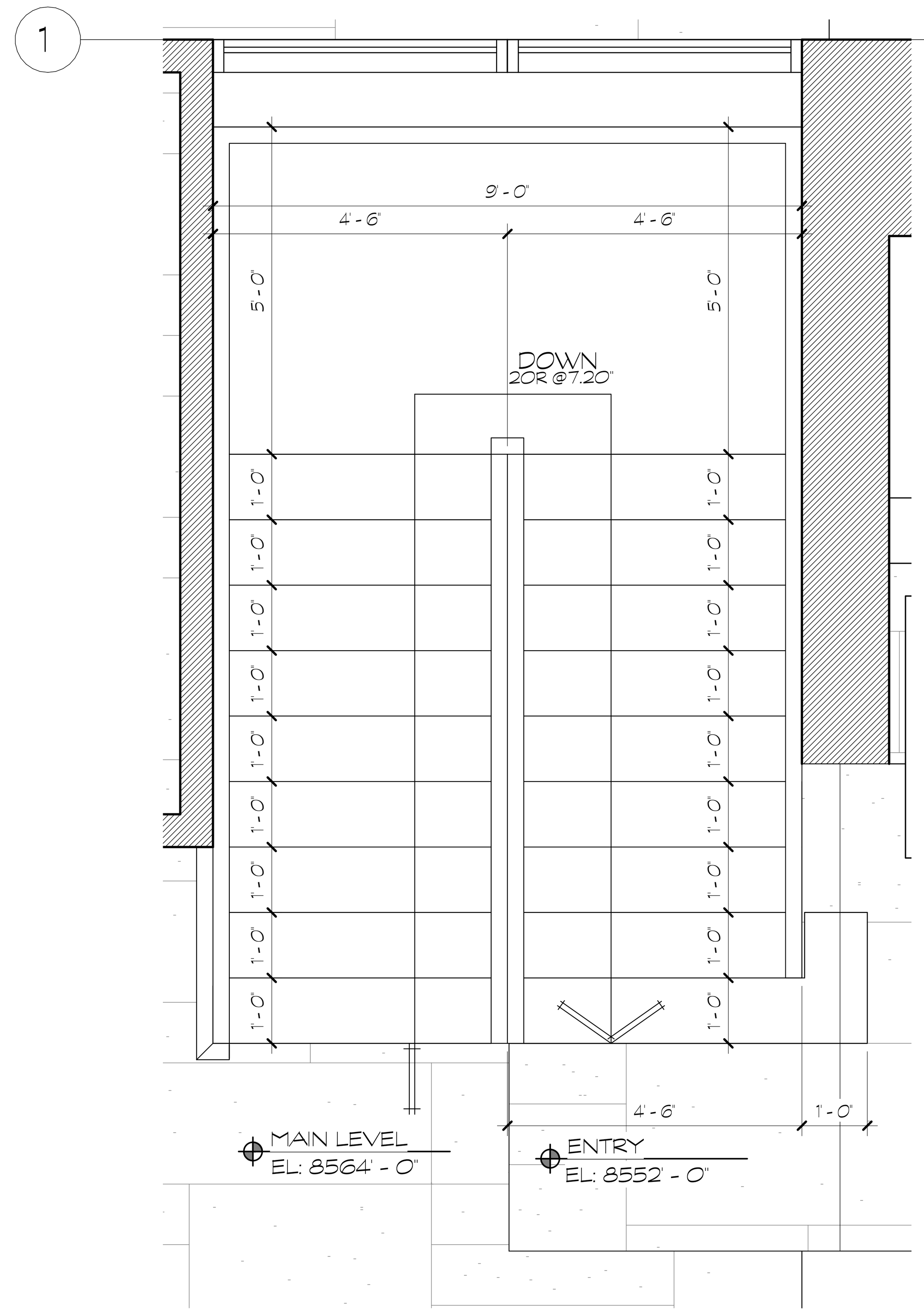
29 SEPTEMBER 2017

REVISIONS

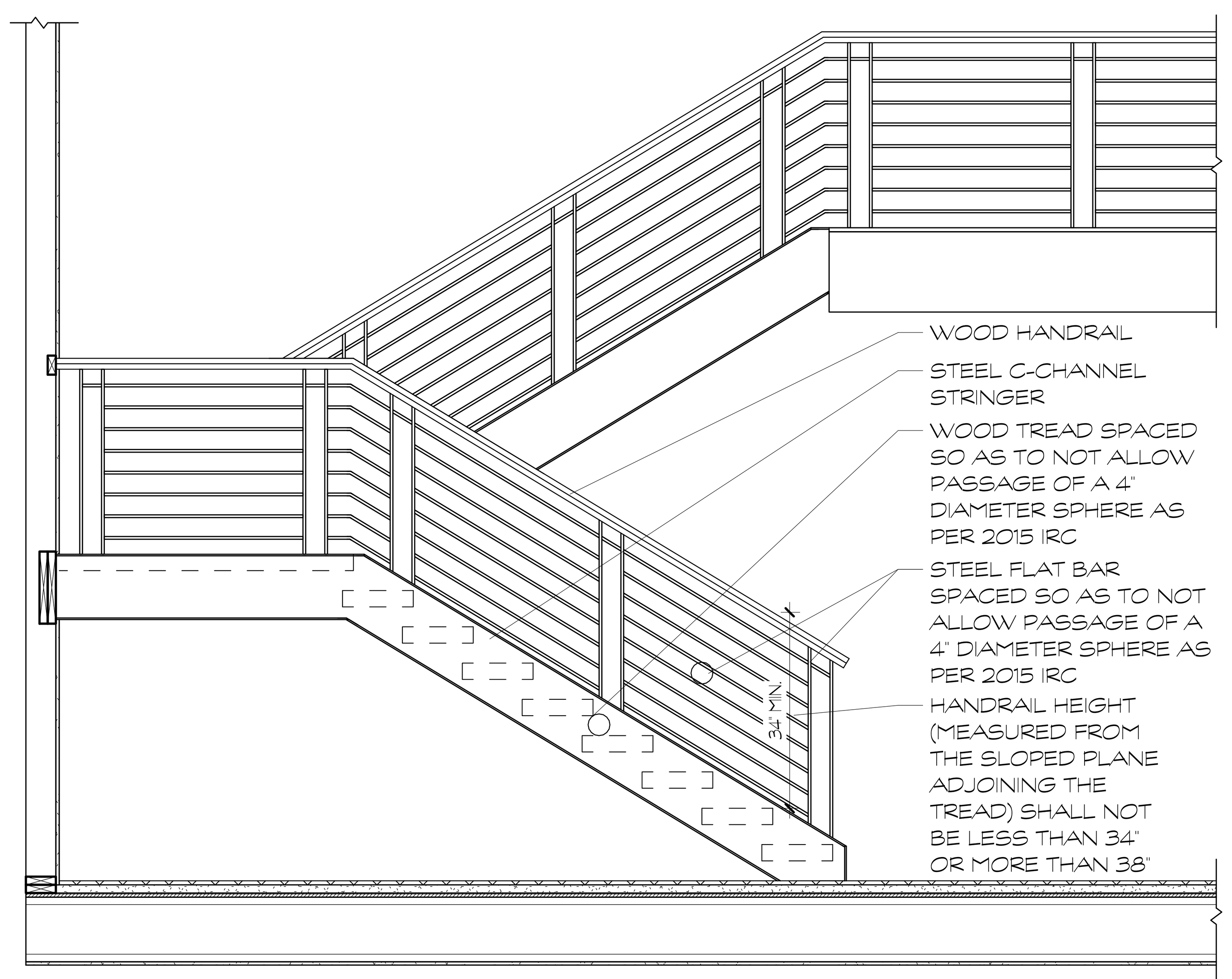
A NEW DESIGN FOR:
LOT 75R POWDER MOUNTAIN
8452 E. SPRING PARK
WEBER COUNTY, UT

UPWALL
DESIGN
(801)485-0708
1930 S. 1100 E. S.L.C. UT 84106

A6.2



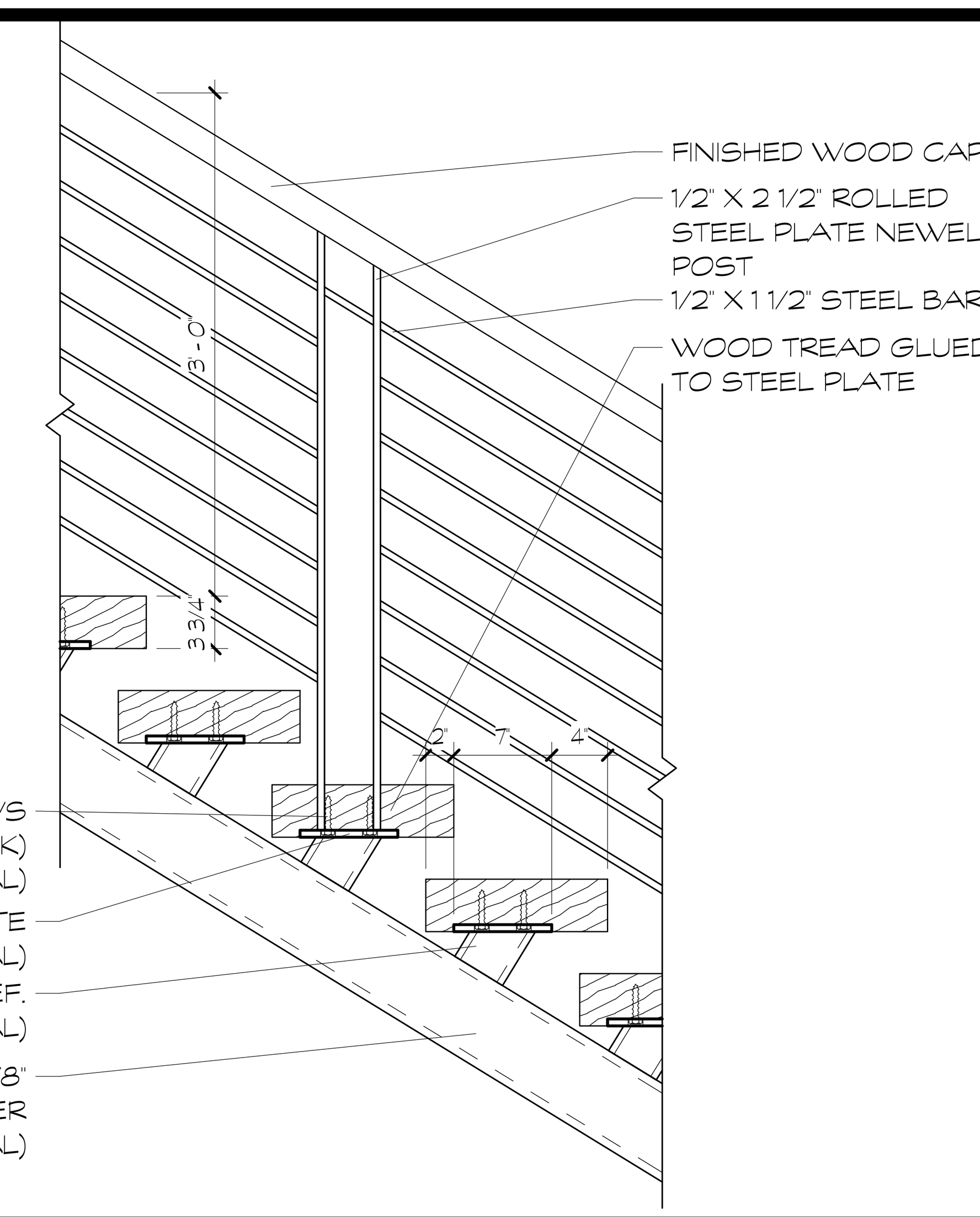
D MAIN TO ENTRY
SCALE: 1/2" = 1'-0"



B STAIR SPACING DETAIL
SCALE: 1/2" = 1'-0"

DESCRIPTION	CODE
1. STAIR CONSTRUCTION SHALL MEET THE FOLLOWING REQUIREMENTS: THE MINIMUM STAIRWAY WIDTH SHALL NOT BE LESS THAN 36 INCHES CLEAR WIDTH. HANDRAILS MAY PROJECT INTO THE REQUIRED WIDTH A DISTANCE OF 4 1/2 INCHES FROM EACH SIDE OF A STAIRWAY. FOR ADDITIONAL WIDTH REQUIREMENTS OR FOR SPIRAL, CIRCULAR, WINDING STAIRS, ETC. REQUIREMENTS, SEE IRC SECTION R311.7.9. (1) THE MAXIMUM STAIR RISE HEIGHT SHALL NOT EXCEED 8 INCHES AND THE MINIMUM STAIR TREAD DEPTH SHALL BE 9 INCHES. THE TREAD DEPTH SHALL BE MEASURE HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS. THE GREATEST RISER HEIGHT OR TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. LANDINGS: EVERY LANDING SHALL HAVE A DIMENSION NOT LESS THAN THE STAIRWAY. FOR LANDINGS WITH ADJOINING DOORS, EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH MINIMUM 5/8" INCH GYPSUM BOARD. HEADROOM: EVERY STAIRWAY SHALL HAVE MINIMUM HEADROOM CLEARANCE IN ALL PARTS OF THE STAIR OF NOT LESS THAN 6 FEET, 8 INCHES. SUCH CLEARANCES SHALL BE MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING.	IRC R311.7 IRC R311.7.1 STATE AMENDMENT IRC R311.7.4.1 IRC R311.7.4.2 IRC R311.7.5 IRC R311.7.2
2. STAIRWAYS SHALL NOT BE LESS THAN 36" CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5" ON EITHER SIDE.	IRC R311.7.1
3. HANDRAILS SHALL MEET THE FOLLOWING REQUIREMENTS: HANDRAILS SHALL BE MOUNTED A MINIMUM OF 34 INCHES AND A MAXIMUM OF 38 INCHES ABOVE THE NOSING OF THE TREAD AND SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS WITH FOUR OR MORE RISERS FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS. VOLUTES, TURNOUT OR STARTING EASING SHALL BE ALLOWED OVER THE LOWEST TREAD. THE HAND GRIP PORTION OF HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION OF 1 1/4 INCHES MINIMUM TO 2 5/8 INCHES MAXIMUM. IF HAND GRIP PORTION IS NOT CIRCULAR, THE MAXIMUM CROSS SECTION CAN BE 3 1/4" WITH ACCOMPANYING FINGER RECESS, SEE STATE AMENDMENT. OTHER HANDRAIL SHAPES THAT HAVE AN EQUIVALENT GRASPING SURFACE ARE PERMISSIBLE. SEE BUILDING CODE. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8 INCH. HANDRAILS ADJACENT TO A WALL SHALL HAVE SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.	IRC R311.7.7 IRC R311.7.7.3 IRC R311.7.7.2
4. CONTRACTOR TO ASSURE THAT ALL UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF LANDINGS AND STAIRS, BALCONIES, AND PORCHES MORE THAN 30 INCHES ABOVE GRADE, AND ROOFS USED FOR OTHER THAN SERVICE OF THE BUILDING SHALL BE PROTECTED BY A GUARD (AKA GUARDRAIL). GUARDS SHALL NOT BE LESS THAN 36 INCHES IN HEIGHTS. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT NO SPHERE 4 INCHES IN DIAMETER CAN PASS THROUGH.	IRC R312
5. GUARDS SHALL MEET THE FOLLOWING REQUIREMENTS: GUARDS ARE REQUIRED AT ALL PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AND SHALL BE NOT LESS THAN 36 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREAD. REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES, ETC. SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. THE TRIANGLE OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6 INCHES IN DIAMETER CANNOT PASS THROUGH. THE GUARDS AT SIDES OF STAIR TREADS SHALL HAVE GUARD SUCH THAT A 4 INCH SPHERE CANNOT PASS THROUGH IT.	IRC R312
6. USE MIN. 2x12 STRINGERS AT ALL STAIRWAY CONDITIONS. PROVIDE (3) STRINGERS MIN. IF TREAD IS CONSTRUCTED OF 3/4" MIN. PARTICLE BD.	
7. MAX RISER HEIGHT IS NOT TO EXCEED 7.75" IN HEIGHT AND TREAD WIDTH IS NOT TO BE LESS THAN 10" TYP. FOR ALL STAIR LOCATIONS. SEE RISER HEIGHT DESIGNATION LOCATED AT THE BASE OF STAIR FOR ACTUAL CONDITION. IF OPEN RISERS ARE PROVIDED THE OPENINGS SHALL BE LESS THAN 4".	IRC R311.7.4.1
8. STAIR AND RAMPS REQUIRED TO MEET ACCESSIBILITY STANDARDS SHALL COMPLY WITH CHAPTER 11 OF THE INTERNATIONAL BUILDING CODE.	IRC R320

A STAIR GENERAL NOTES
SCALE: 12" = 1'-0"



C STAIR TREAD DETAIL (SINGLE STEEL STRINGER)
SCALE: 1" = 1'-0"

STATE OF UTAH
JOSHUA DEAN ARRINGTON
9130931-0301
LICENSED ARCHITECT

29 SEPTEMBER 2017

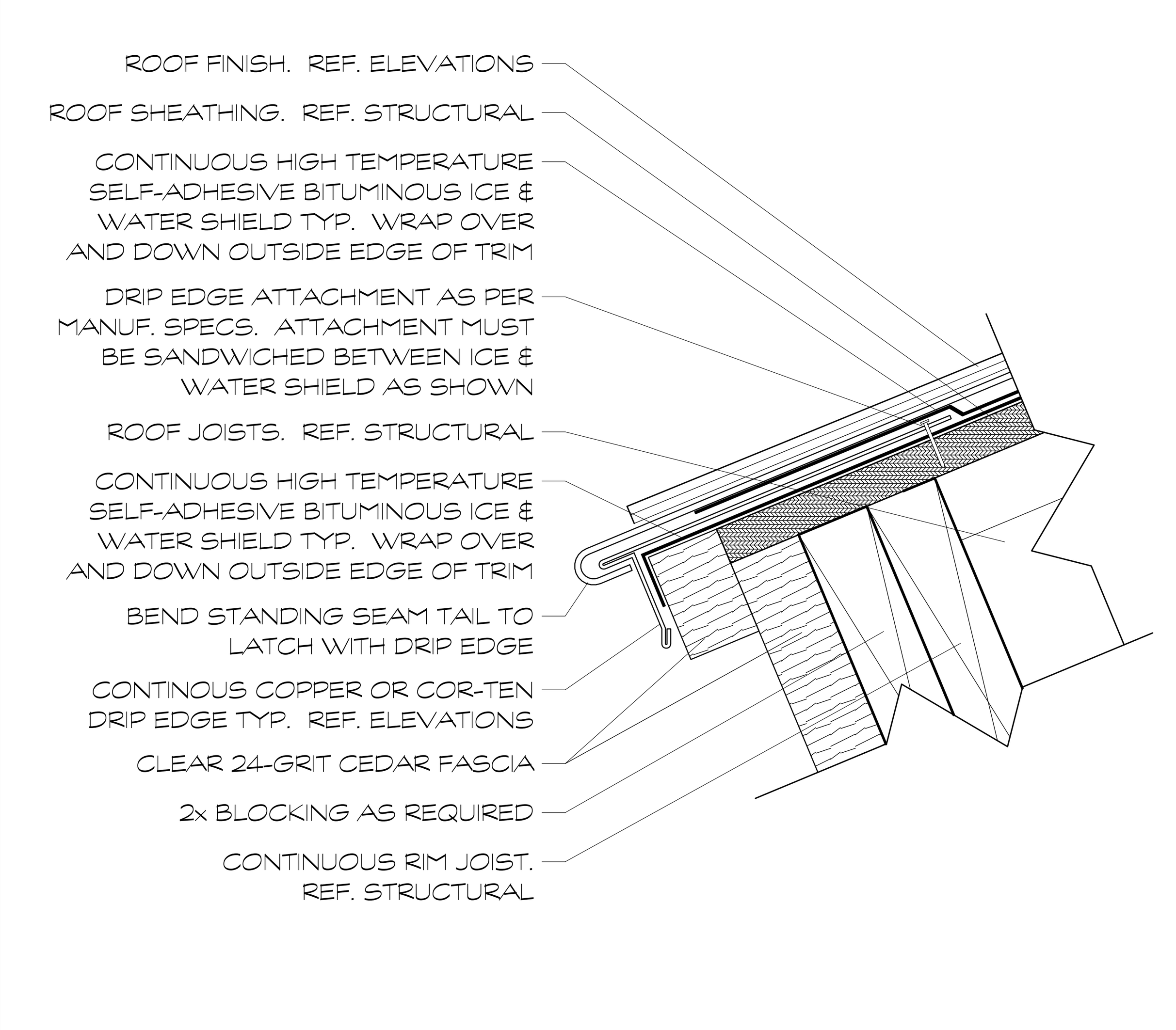
REVISIONS

1 9/27/17

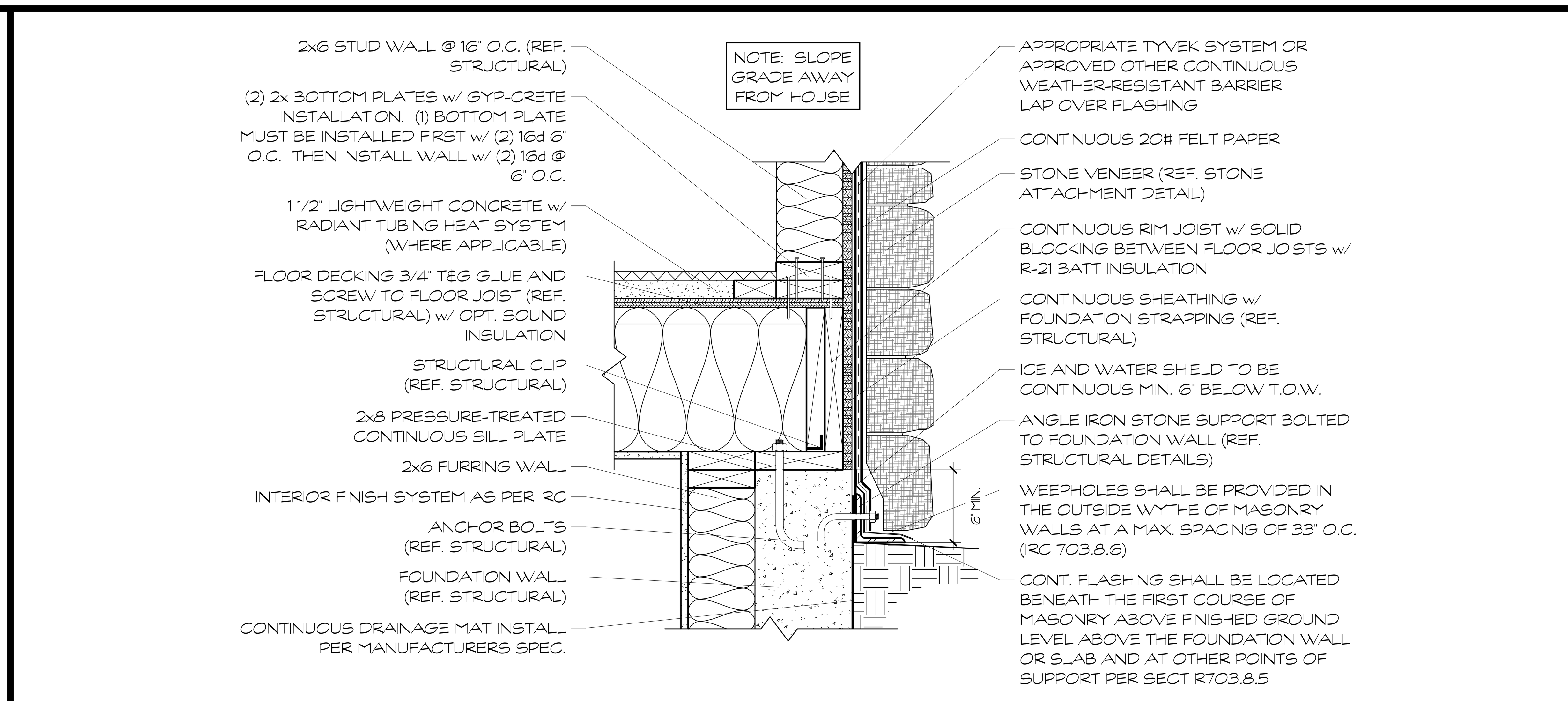
A NEW DESIGN FOR:
LOT 75R POWDER MOUNTAIN
8452 E. SPRING PARK
WEBER COUNTY, UT

UPWALL DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801) 485-0708

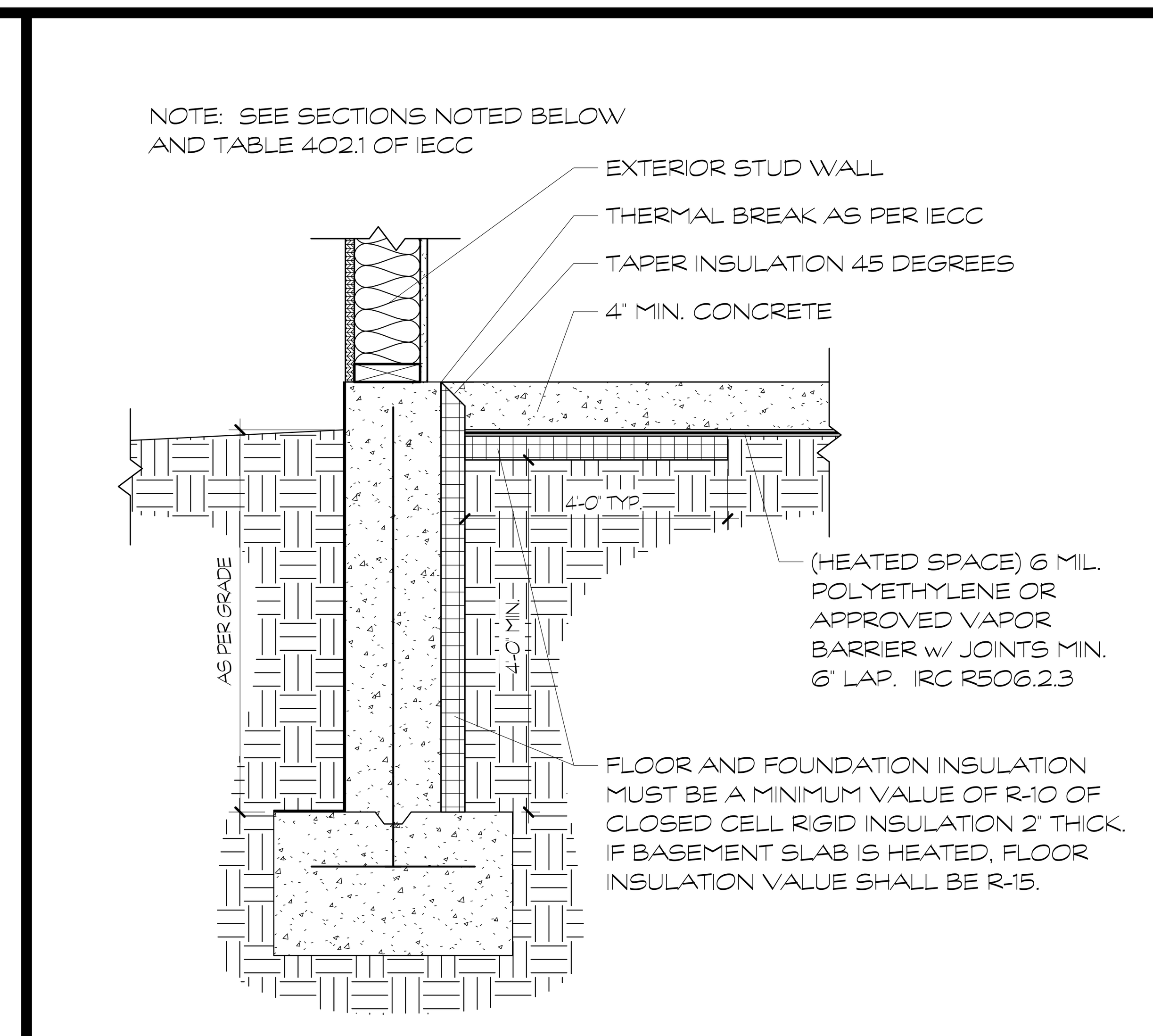
A6.3


ROOF FINISH. REF. ELEVATIONS
ROOF SHEATHING. REF. STRUCTURAL
CONTINUOUS HIGH TEMPERATURE SELF-ADHESIVE BITUMINOUS ICE & WATER SHIELD TYP. WRAP OVER AND DOWN OUTSIDE EDGE OF TRIM
DRIP EDGE ATTACHMENT AS PER MANUF. SPECS. ATTACHMENT MUST BE SANDWICHED BETWEEN ICE & WATER SHIELD AS SHOWN
ROOF JOISTS. REF. STRUCTURAL
CONTINUOUS HIGH TEMPERATURE SELF-ADHESIVE BITUMINOUS ICE & WATER SHIELD TYP. WRAP OVER AND DOWN OUTSIDE EDGE OF TRIM
BEND STANDING SEAM TAIL TO LATCH WITH DRIP EDGE
CONTINOUS COPPER OR COR-TEN DRIP EDGE TYP. REF. ELEVATIONS
CLEAR 24-GRIT CEDAR FASCIA
2x BLOCKING AS REQUIRED
CONTINUOUS RIM JOIST. REF. STRUCTURAL

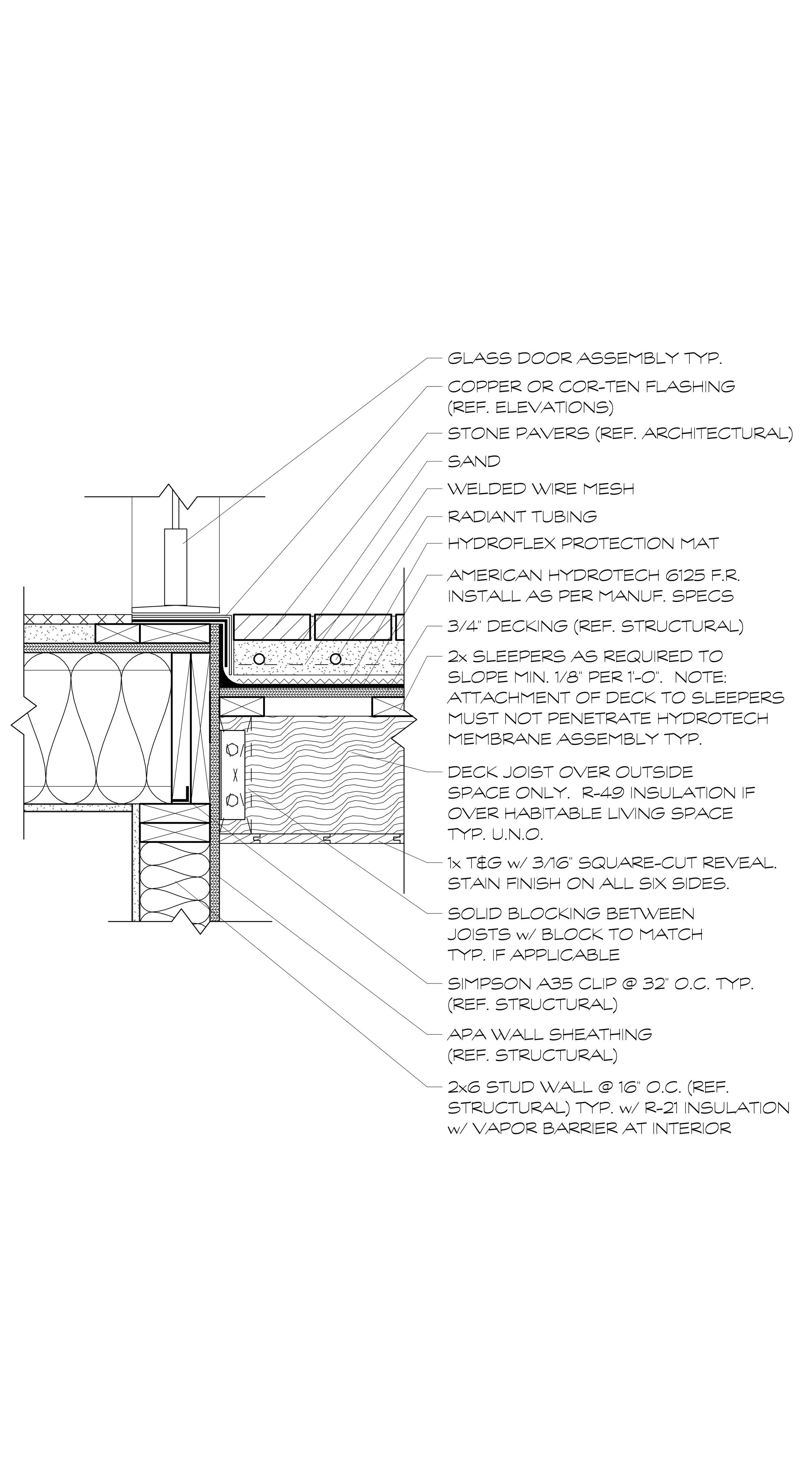
J DRIP EDGE DETAIL
SCALE: 4" = 1'-0"


2x6 STUD WALL @ 16" O.C. (REF. STRUCTURAL)
(2) 2x BOTTOM PLATES w/ GYP-CRETE INSTALLATION. (1) BOTTOM PLATE MUST BE INSTALLED FIRST w/ (2) 16d 6" O.C. THEN INSTALL WALL w/ (2) 16d @ 6" O.C.
1 1/2" LIGHTWEIGHT CONCRETE w/ RADIANT TUBING HEAT SYSTEM (WHERE APPLICABLE)
FLOOR DECKING 3/4" T&G GLUE AND SCREW TO FLOOR JOIST (REF. STRUCTURAL) w/ OPT. SOUND INSULATION
STRUCTURAL CLIP (REF. STRUCTURAL)
2x8 PRESSURE-TREATED CONTINUOUS SILL PLATE
2x6 FURRING WALL
INTERIOR FINISH SYSTEM AS PER IRC
ANCHOR BOLTS (REF. STRUCTURAL)
FOUNDATION WALL (REF. STRUCTURAL)
CONTINUOUS DRAINAGE MAT INSTALL PER MANUFACTURERS SPEC.
NOTE: SLOPE GRADE AWAY FROM HOUSE
6" MIN.
APPROPRIATE TYVEK SYSTEM OR APPROVED OTHER CONTINUOUS WEATHER-RESISTANT BARRIER LAP OVER FLASHING
CONTINUOUS 20# FELT PAPER
STONE VENEER (REF. STONE ATTACHMENT DETAIL)
CONTINUOUS RIM JOIST w/ SOLID BLOCKING BETWEEN FLOOR JOISTS w/ R-21 BATT INSULATION
CONTINUOUS SHEATHING w/ FOUNDATION STRAPPING (REF. STRUCTURAL)
ICE AND WATER SHIELD TO BE CONTINUOUS MIN. 6" BELOW T.O.W.
ANGLE IRON STONE SUPPORT BOLTED TO FOUNDATION WALL (REF. STRUCTURAL DETAILS)
WEEPHOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS AT A MAX. SPACING OF 33" O.C. (IRC 703.8.6)
CONT. FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISHED GROUND LEVEL ABOVE THE FOUNDATION WALL OR SLAB AND AT OTHER POINTS OF SUPPORT PER SECT R703.8.5

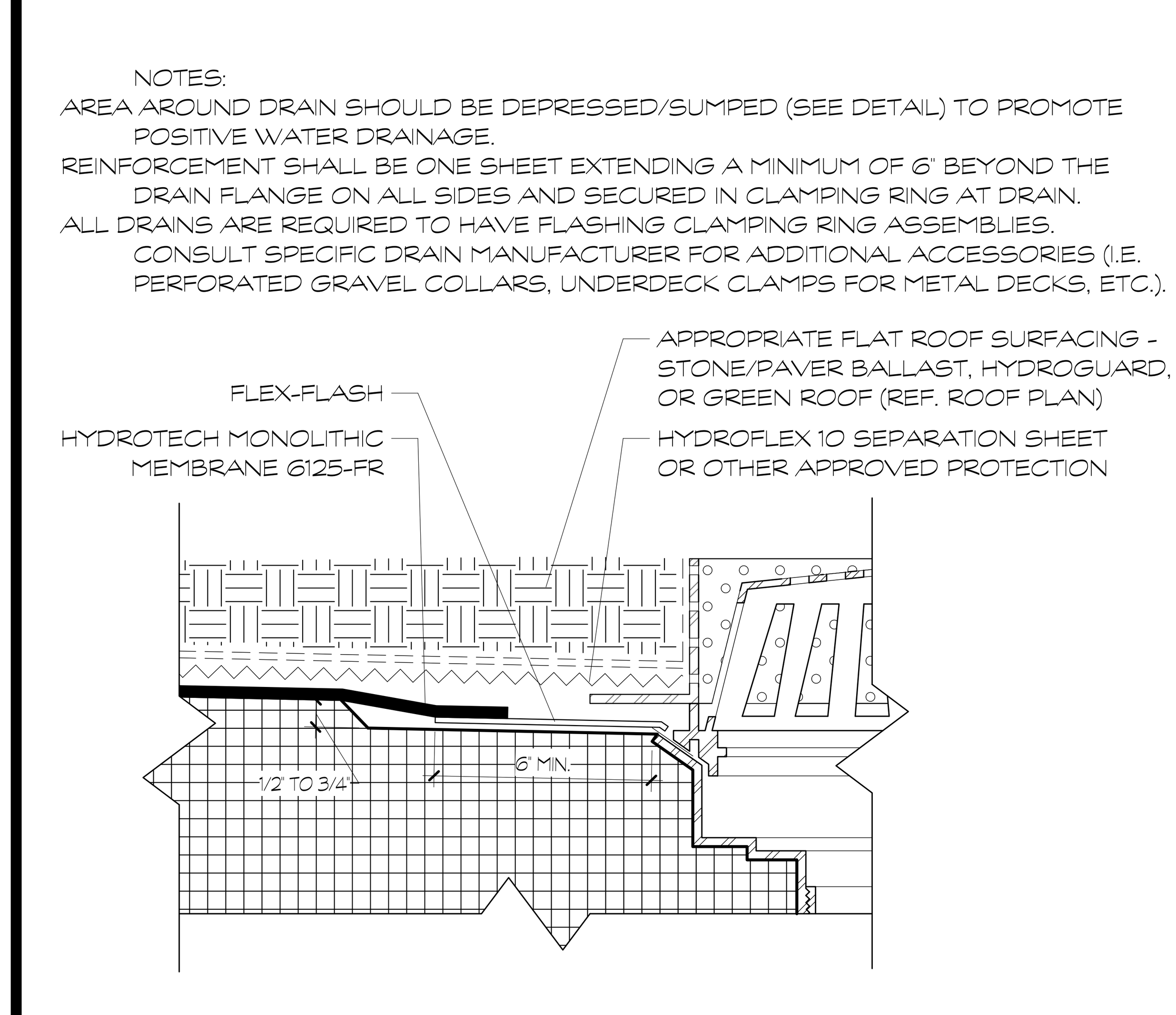
D FLOOR AT SILL PLATE
SCALE: 1 1/2" = 1'-0"


NOTE: SEE SECTIONS NOTED BELOW AND TABLE 402.1 OF IECC
EXTERIOR STUD WALL
THERMAL BREAK AS PER IECC
TAPER INSULATION 45 DEGREES
4" MIN. CONCRETE
AS PER GRADE
4'-0" TYP.
4'-0" MIN.
(HEATED SPACE) 6 MIL. POLYETHYLENE OR APPROVED VAPOR BARRIER w/ JOINTS MIN. 6" LAP. IRC R506.2.3
FLOOR AND FOUNDATION INSULATION MUST BE A MINIMUM VALUE OF R-10 OF CLOSED CELL RIGID INSULATION 2" THICK. IF BASEMENT SLAB IS HEATED, FLOOR INSULATION VALUE SHALL BE R-15.

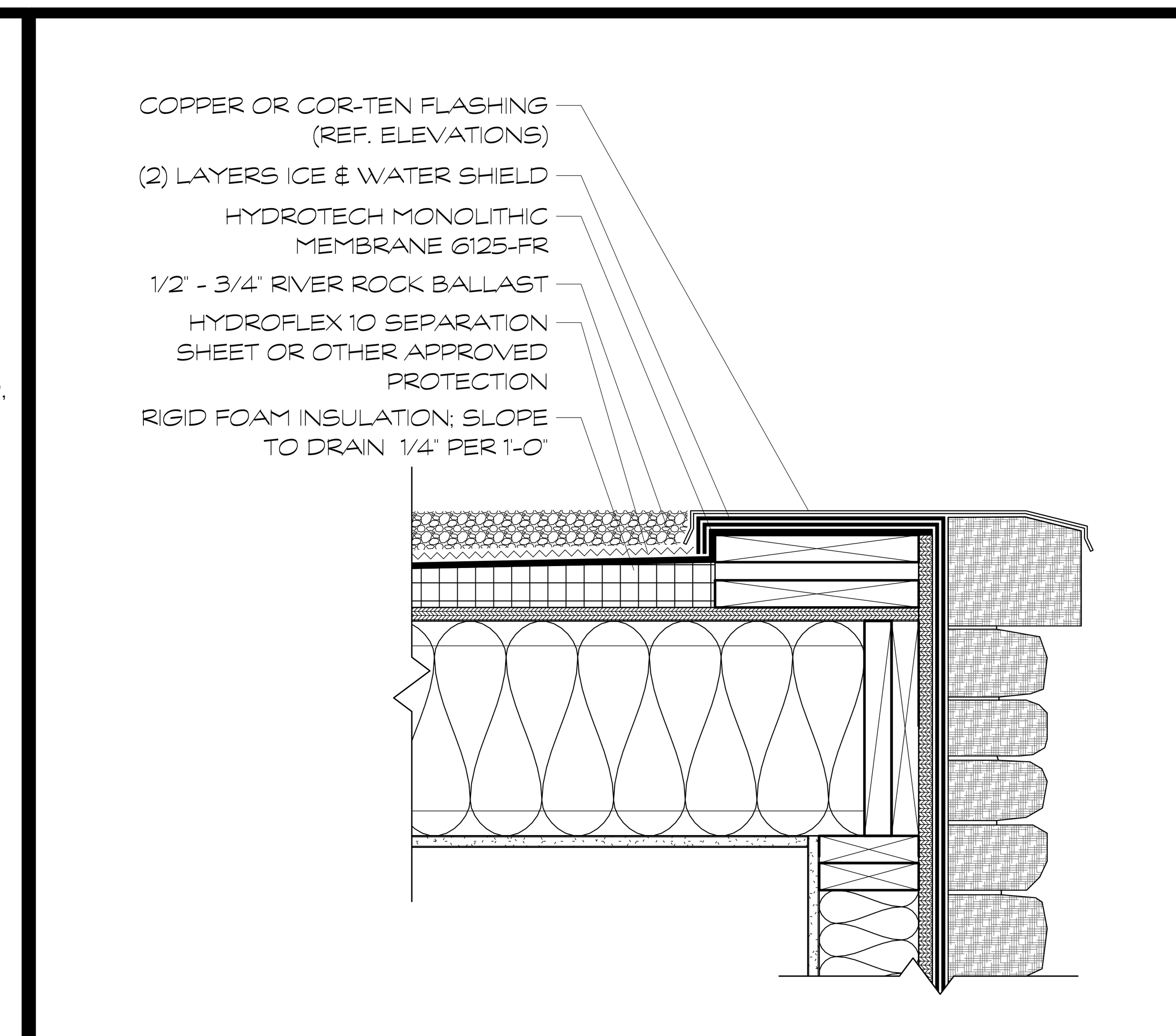
A FOOTING DETAIL
SCALE: N.T.S.


GLASS DOOR ASSEMBLY TYP.
COPPER OR COR-TEN FLASHING (REF. ELEVATIONS)
STONE PAVERS (REF. ARCHITECTURAL)
SAND
WELDED WIRE MESH
RADIANT TUBING
HYDROFLEX PROTECTION MAT
AMERICAN HYDROTECH 6125 F.R. INSTALL AS PER MANUF. SPECS
3/4" DECKING (REF. STRUCTURAL)
2x SLEEPERS AS REQUIRED TO SLOPE MIN. 1/8" PER 1'-0". NOTE: ATTACHMENT OF DECK TO SLEEPERS MUST NOT PENETRATE HYDROTECH MEMBRANE ASSEMBLY TYP.
DECK JOIST OVER OUTSIDE SPACE ONLY. R-49 INSULATION IF OVER HABITABLE LIVING SPACE TYP. U.N.O.
1x T&G w/ 3/16" SQUARE-CUT REVEAL. STAIN FINISH ON ALL SIX SIDES.
SOLID BLOCKING BETWEEN JOISTS w/ BLOCK TO MATCH TYP. IF APPLICABLE
SIMPSON A35 CLIP @ 32" O.C. TYP. (REF. STRUCTURAL)
APA WALL SHEATHING (REF. STRUCTURAL)
2x6 STUD WALL @ 16" O.C. (REF. STRUCTURAL) TYP. w/ R-21 INSULATION w/ VAPOR BARRIER AT INTERIOR

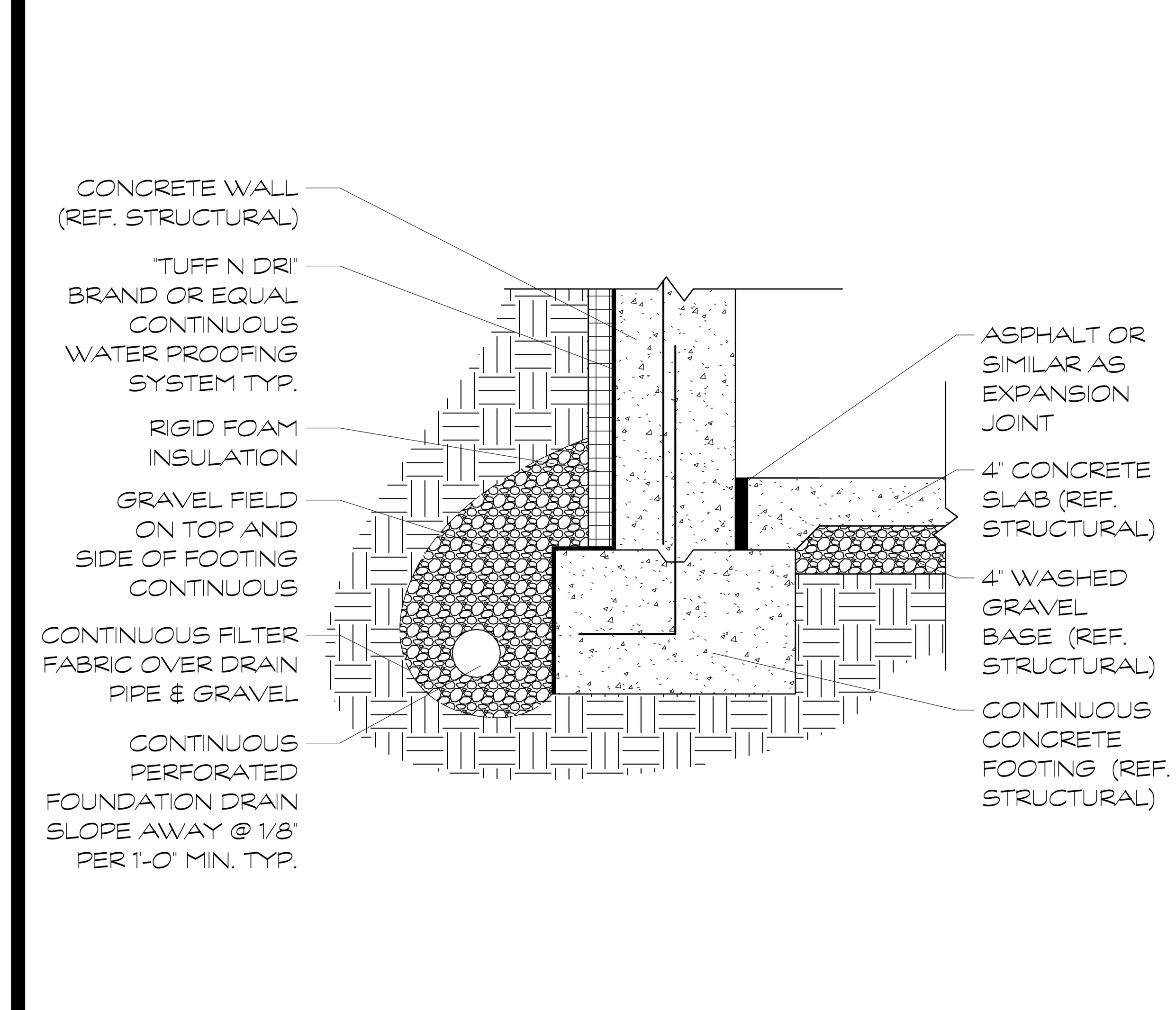
K DECK TO FLOOR FLASHING (PAVERS w/ SAND)
SCALE: 1 1/2" = 1'-0"


NOTES:
AREA AROUND DRAIN SHOULD BE DEPRESSED/SUMPED (SEE DETAIL) TO PROMOTE POSITIVE WATER DRAINAGE.
REINFORCEMENT SHALL BE ONE SHEET EXTENDING A MINIMUM OF 6" BEYOND THE DRAIN FLANGE ON ALL SIDES AND SECURED IN CLAMPING RING AT DRAIN.
ALL DRAINS ARE REQUIRED TO HAVE FLASHING CLAMPING RING ASSEMBLIES. CONSULT SPECIFIC DRAIN MANUFACTURER FOR ADDITIONAL ACCESSORIES (I.E. PERFORATED GRAVEL COLLARS, UNDERDECK CLAMPS FOR METAL DECKS, ETC.).
FLEX-FLASH
HYDROTECH MONOLITHIC MEMBRANE 6125-FR
APPROPRIATE FLAT ROOF SURFACING - STONE/PAVER BALLAST, HYDROGUARD, OR GREEN ROOF (REF. ROOF PLAN)
HYDROFLEX 10 SEPARATION SHEET OR OTHER APPROVED PROTECTION
1/2" TO 3/4"
6" MIN.

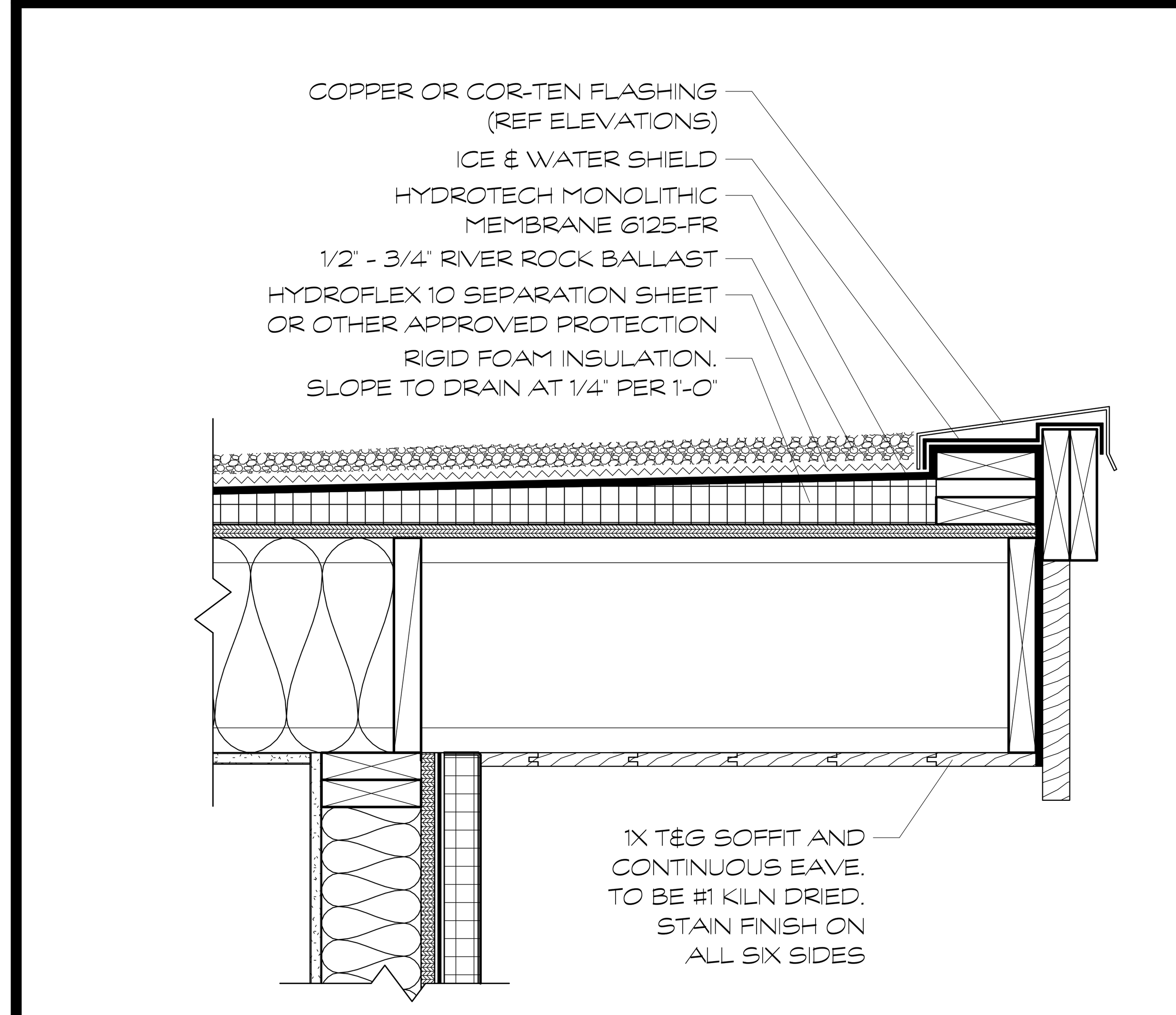
G ROOF DRAIN
SCALE: 3" = 1'-0"



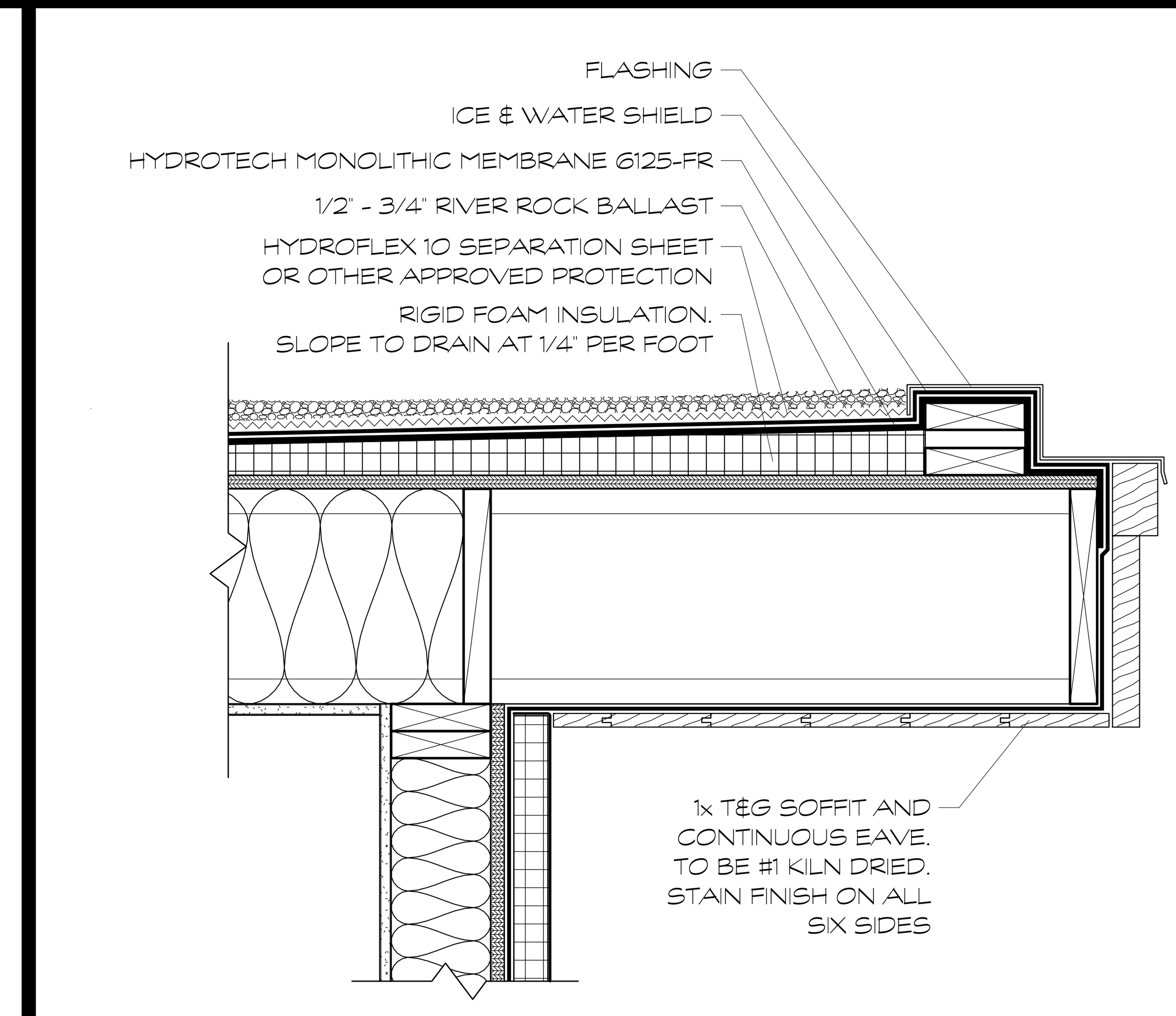
E FLUSH PARAPET W/ STONE FACADE/CAP
SCALE: 1 1/2" = 1'-0"


CONCRETE WALL (REF. STRUCTURAL)
TUFF N DRI' BRAND OR EQUAL CONTINUOUS WATER PROOFING SYSTEM TYP.
RIGID FOAM INSULATION
GRAVEL FIELD ON TOP AND SIDE OF FOOTING CONTINUOUS
CONTINUOUS FILTER FABRIC OVER DRAIN PIPE & GRAVEL
CONTINUOUS PERFORATED FOUNDATION DRAIN SLOPE AWAY @ 1/8" PER 1'-0" MIN. TYP.
ASPHALT OR SIMILAR AS EXPANSION JOINT
4" CONCRETE SLAB (REF. STRUCTURAL)
4" WASHED GRAVEL BASE (REF. STRUCTURAL)
CONTINUOUS CONCRETE FOOTING (REF. STRUCTURAL)

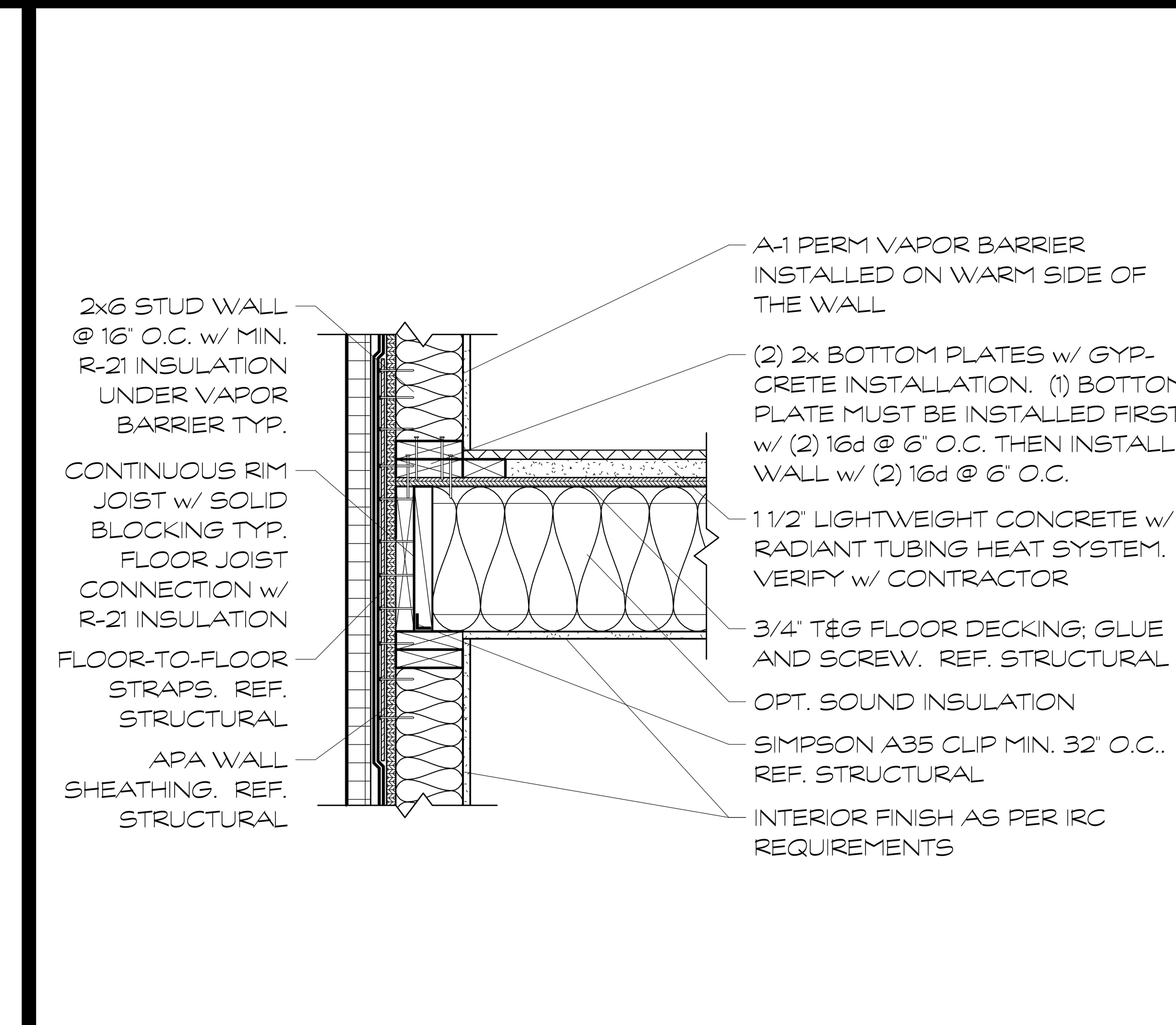
B FOUNDATION DRAIN
SCALE: 1" = 1'-0"


COPPER OR COR-TEN FLASHING (REF ELEVATIONS)
ICE & WATER SHIELD
HYDROTECH MONOLITHIC MEMBRANE 6125-FR
1/2" - 3/4" RIVER ROCK BALLAST
HYDROFLEX 10 SEPARATION SHEET OR OTHER APPROVED PROTECTION
RIGID FOAM INSULATION. SLOPE TO DRAIN AT 1/4" PER 1'-0"
1X T&G SOFFIT AND CONTINUOUS EAVE. TO BE #1 KILN DRIED. STAIN FINISH ON ALL SIX SIDES

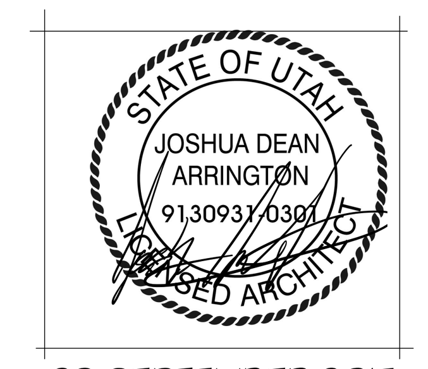
H FLAT EAVE DETAIL
SCALE: 1 1/2" = 1'-0"


FLASHING
ICE & WATER SHIELD
HYDROTECH MONOLITHIC MEMBRANE 6125-FR
1/2" - 3/4" RIVER ROCK BALLAST
HYDROFLEX 10 SEPARATION SHEET OR OTHER APPROVED PROTECTION
RIGID FOAM INSULATION. SLOPE TO DRAIN AT 1/4" PER FOOT
1x T&G SOFFIT AND CONTINUOUS EAVE. TO BE #1 KILN DRIED. STAIN FINISH ON ALL SIX SIDES

F SOFFIT & FASCIA DETAIL (FLAT ROOF)
SCALE: 1 1/2" = 1'-0"


2x6 STUD WALL @ 16" O.C. w/ MIN. R-21 INSULATION UNDER VAPOR BARRIER TYP.
CONTINUOUS RIM JOIST w/ SOLID BLOCKING TYP. FLOOR JOIST CONNECTION w/ R-21 INSULATION
FLOOR-TO-FLOOR STRAPS. REF. STRUCTURAL
APA WALL SHEATHING. REF. STRUCTURAL
A-1 PERM VAPOR BARRIER INSTALLED ON WARM SIDE OF THE WALL
(2) 2x BOTTOM PLATES w/ GYP-CRETE INSTALLATION. (1) BOTTOM PLATE MUST BE INSTALLED FIRST w/ (2) 16d @ 6" O.C. THEN INSTALL WALL w/ (2) 16d @ 6" O.C.
1 1/2" LIGHTWEIGHT CONCRETE w/ RADIANT TUBING HEAT SYSTEM. VERIFY w/ CONTRACTOR
3/4" T&G FLOOR DECKING; GLUE AND SCREW. REF. STRUCTURAL
OPT. SOUND INSULATION
SIMPSON A35 CLIP MIN. 32" O.C.. REF. STRUCTURAL
INTERIOR FINISH AS PER IRC REQUIREMENTS

C FLOOR TO EXTERIOR WALL
SCALE: 1" = 1'-0"



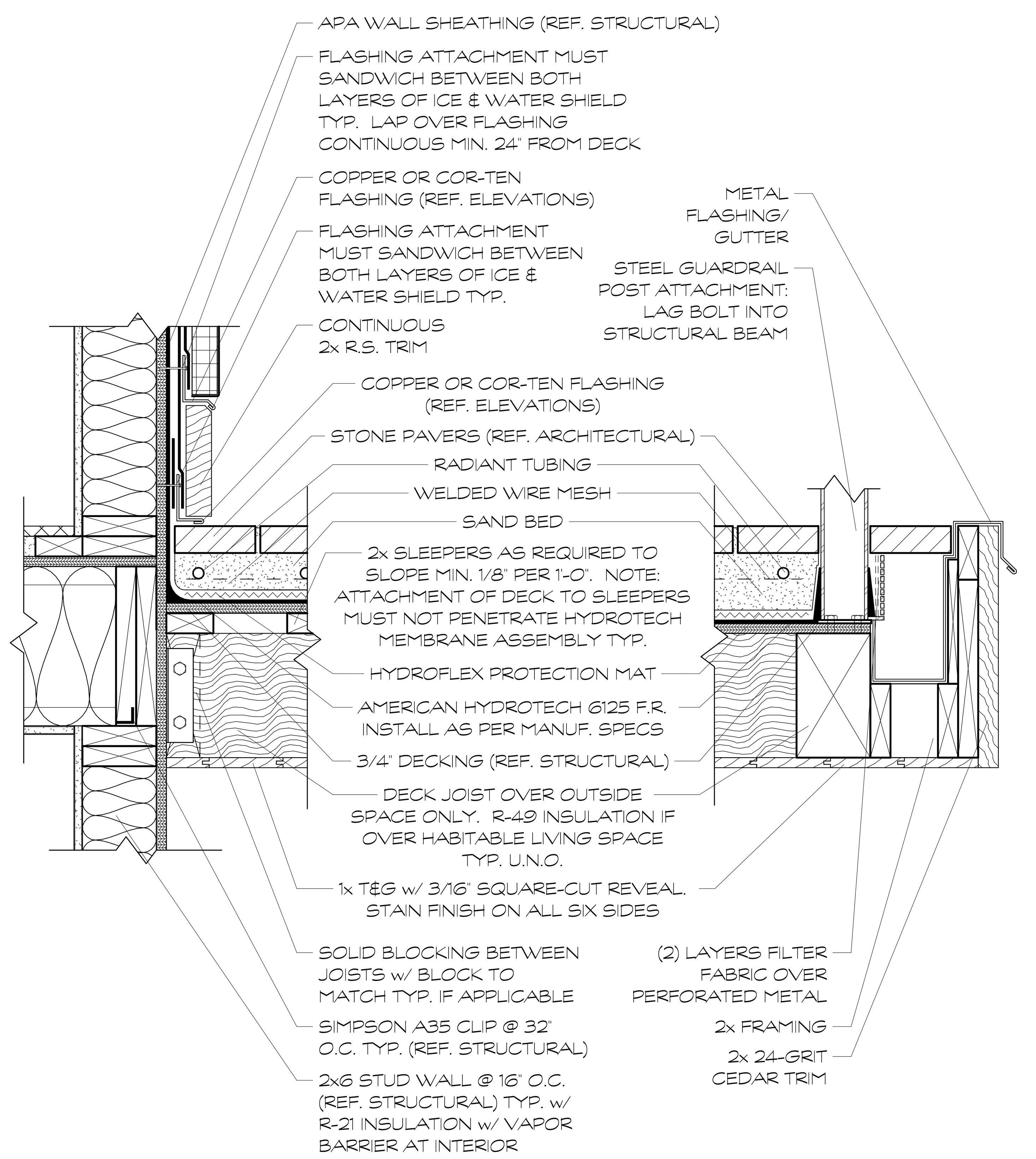
29 SEPTEMBER 2017

REVISIONS

A NEW DESIGN FOR:
LOT 75R POWDER MOUNTAIN
8452 E. SPRING PARK
WEBER COUNTY, UT

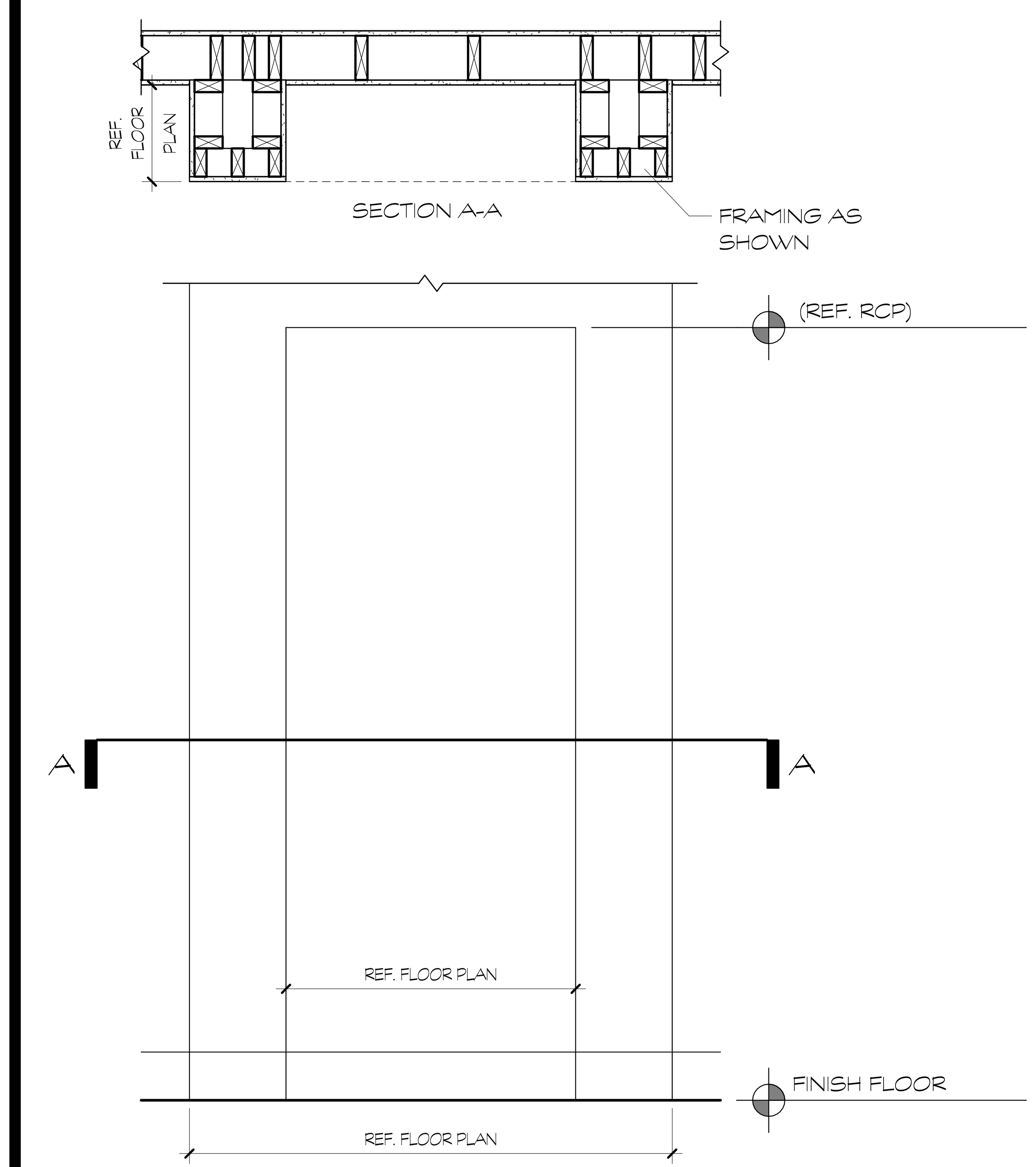
UPWALL DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801) 485-0708

A7.0

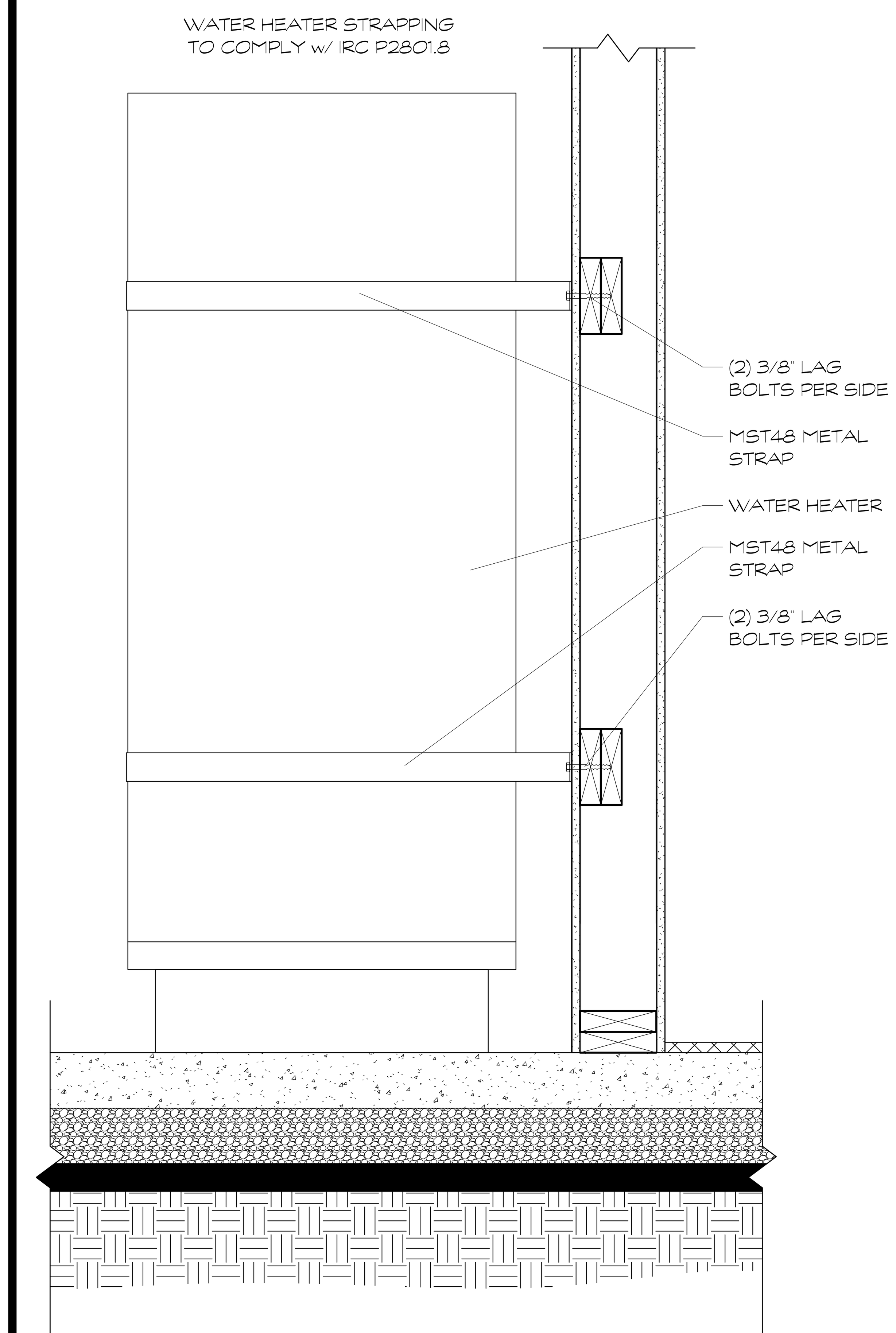


APA WALL SHEATHING (REF. STRUCTURAL)
FLASHING ATTACHMENT MUST SANDWICH BETWEEN BOTH LAYERS OF ICE & WATER SHIELD TYP. LAP OVER FLASHING CONTINUOUS MIN. 24" FROM DECK
COPPER OR COR-TEN FLASHING (REF. ELEVATIONS)
FLASHING ATTACHMENT MUST SANDWICH BETWEEN BOTH LAYERS OF ICE & WATER SHIELD TYP.
CONTINUOUS 2x R.S. TRIM
COPPER OR COR-TEN FLASHING (REF. ELEVATIONS)
STONE PAVERS (REF. ARCHITECTURAL)
RADIANT TUBING
WELDED WIRE MESH
SAND BED
2x SLEEPERS AS REQUIRED TO SLOPE MIN. 1/8" PER 1'-0". NOTE: ATTACHMENT OF DECK TO SLEEPERS MUST NOT PENETRATE HYDROTECH MEMBRANE ASSEMBLY TYP.
HYDROFLEX PROTECTION MAT
AMERICAN HYDROTECH 6125 F.R. INSTALL AS PER MANUF. SPECS
3/4" DECKING (REF. STRUCTURAL)
DECK JOIST OVER OUTSIDE SPACE ONLY. R-49 INSULATION IF OVER HABITABLE LIVING SPACE TYP. U.N.O.
1x T&G w/ 3/16" SQUARE-CUT REVEAL. STAIN FINISH ON ALL SIX SIDES
SOLID BLOCKING BETWEEN JOISTS w/ BLOCK TO MATCH TYP. IF APPLICABLE
SIMPSON A35 CLIP @ 32" O.C. TYP. (REF. STRUCTURAL)
2x6 STUD WALL @ 16" O.C. (REF. STRUCTURAL) TYP. w/ R-21 INSULATION w/ VAPOR BARRIER AT INTERIOR
METAL FLASHING/ GUTTER
STEEL GUARDRAIL POST ATTACHMENT: LAG BOLT INTO STRUCTURAL BEAM
(2) LAYERS FILTER FABRIC OVER PERFORATED METAL
2x FRAMING
2x 24-GRIT CEDAR TRIM

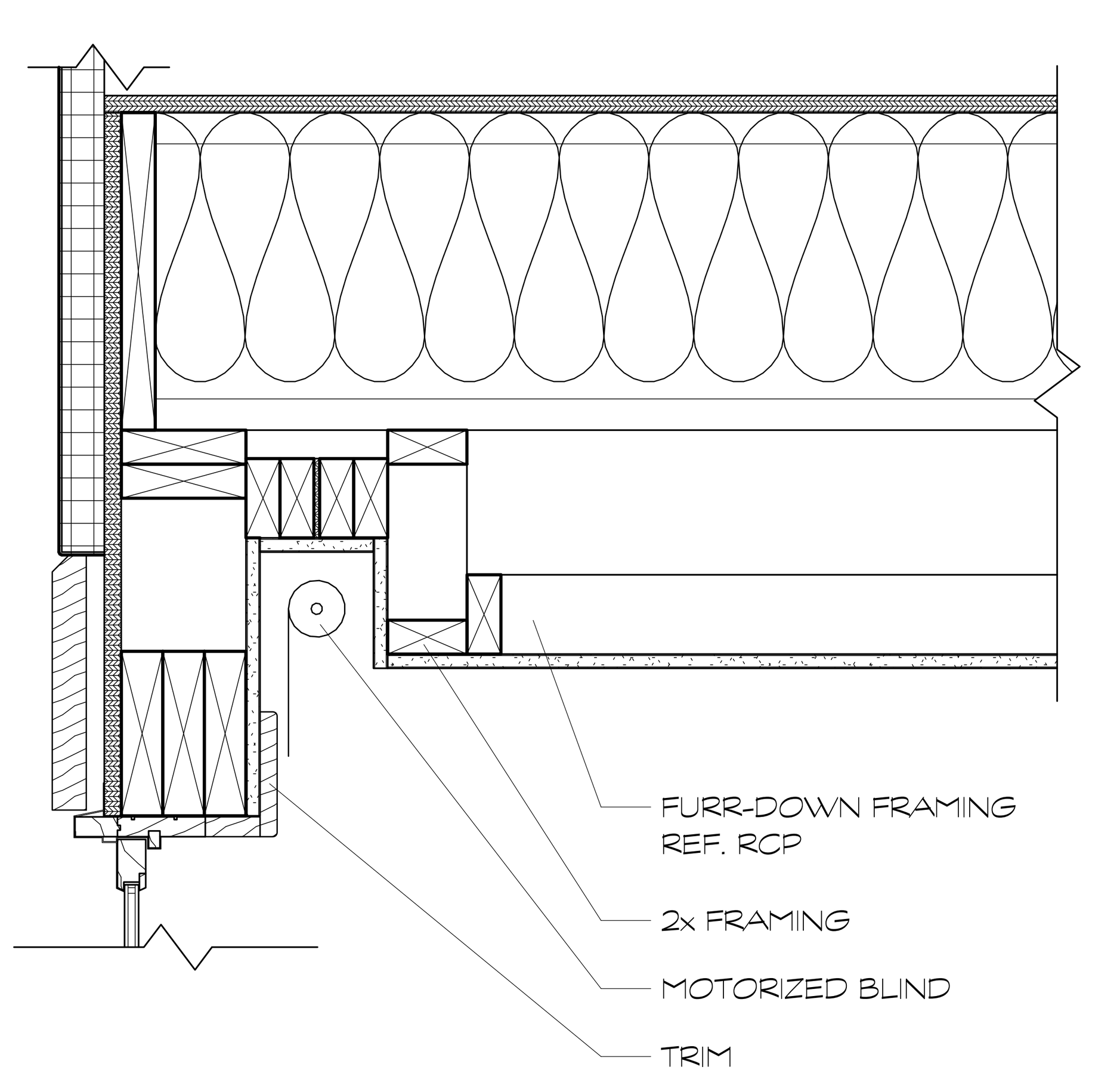
E — WATERPROOF DECK FLASHING (PAVERS w/ SAND)
SCALE: 1 1/2" = 1'-0"



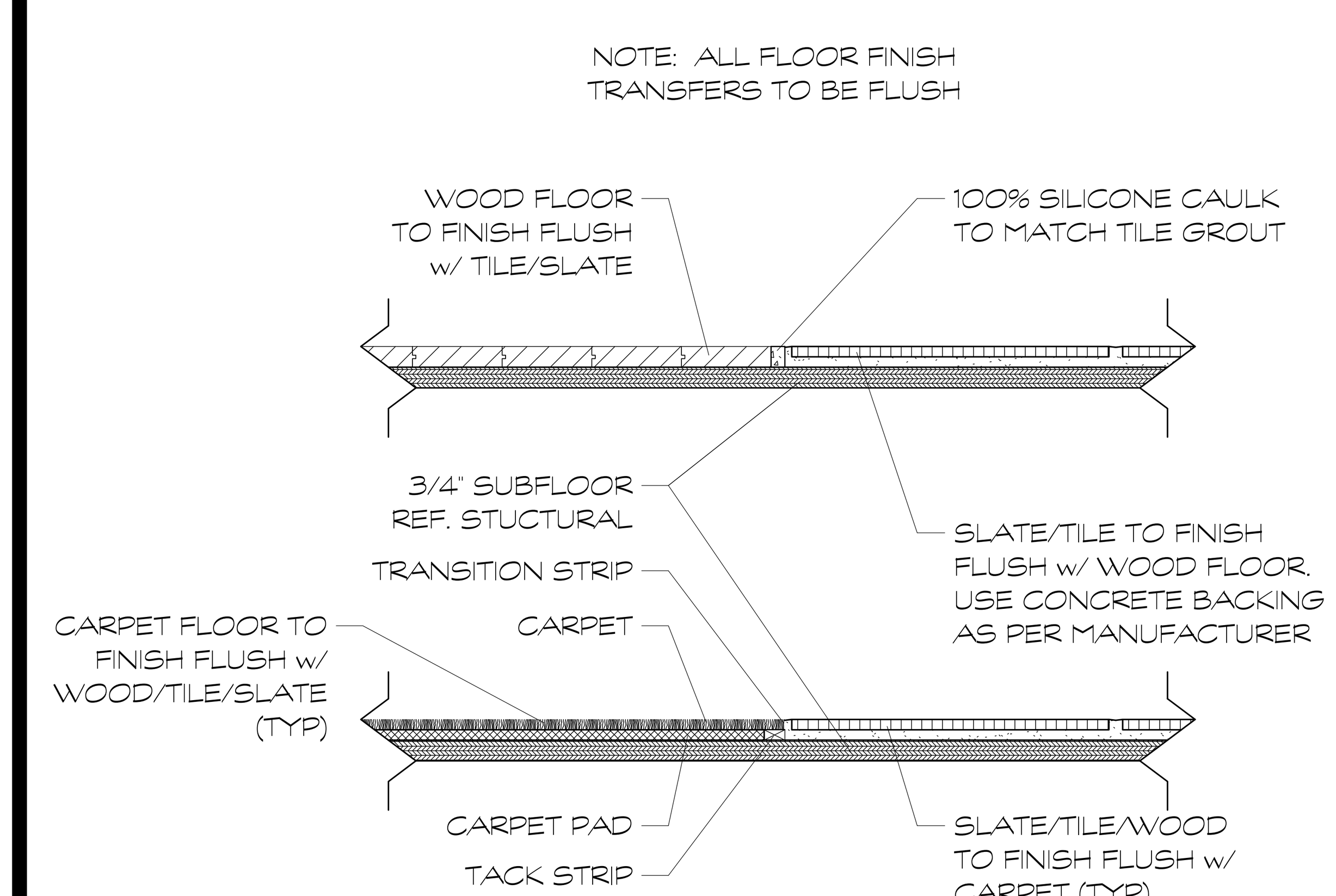
C — NICHE DETAIL (TYP.)
SCALE: 3/4" = 1'-0"



A — WATERHEATER STRAP DETAIL
SCALE: 1 1/2" = 1'-0"

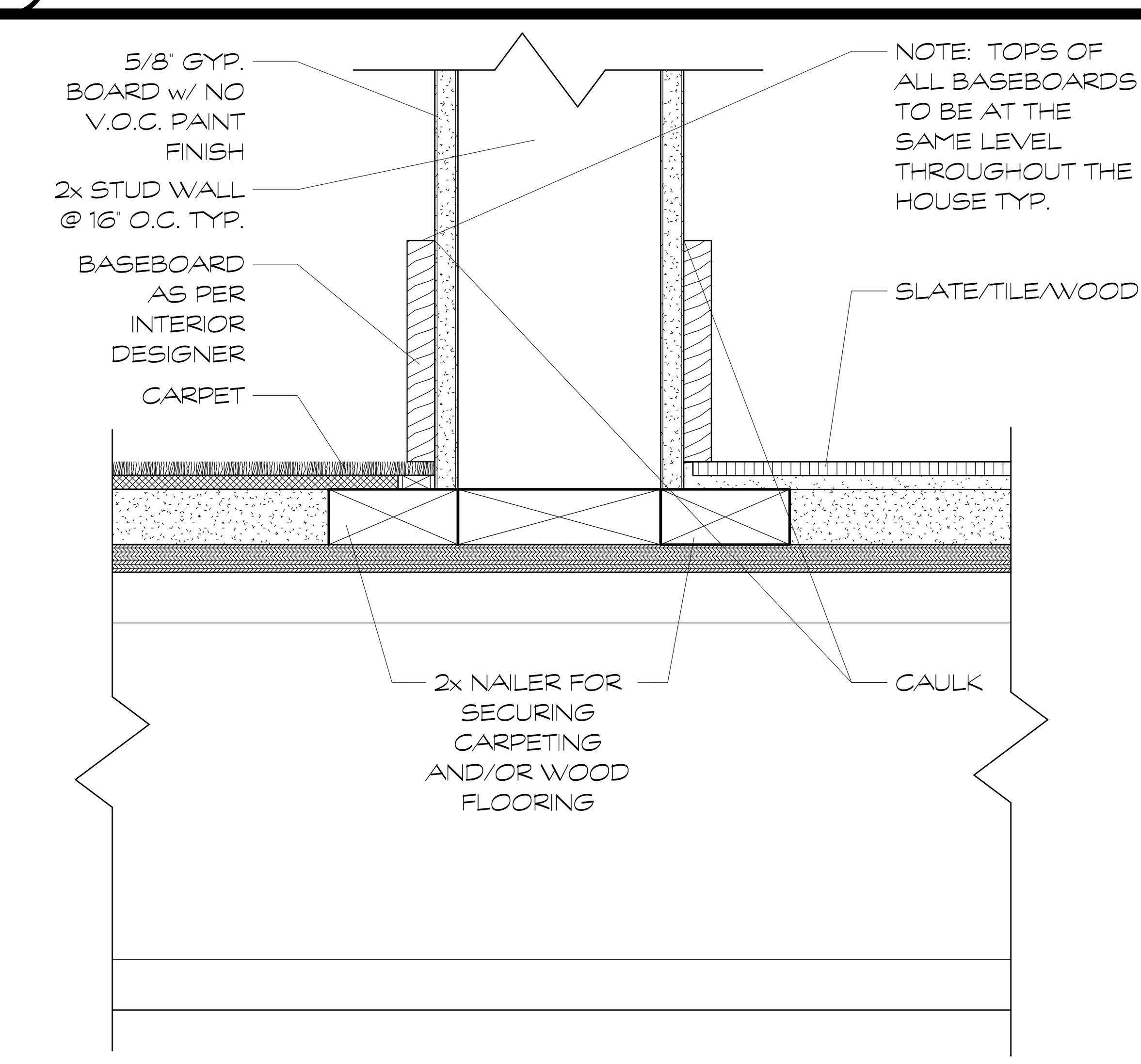


G — RECESSED BLINDS FURR-DOWN CEILING
SCALE: 1 1/2" = 1'-0"



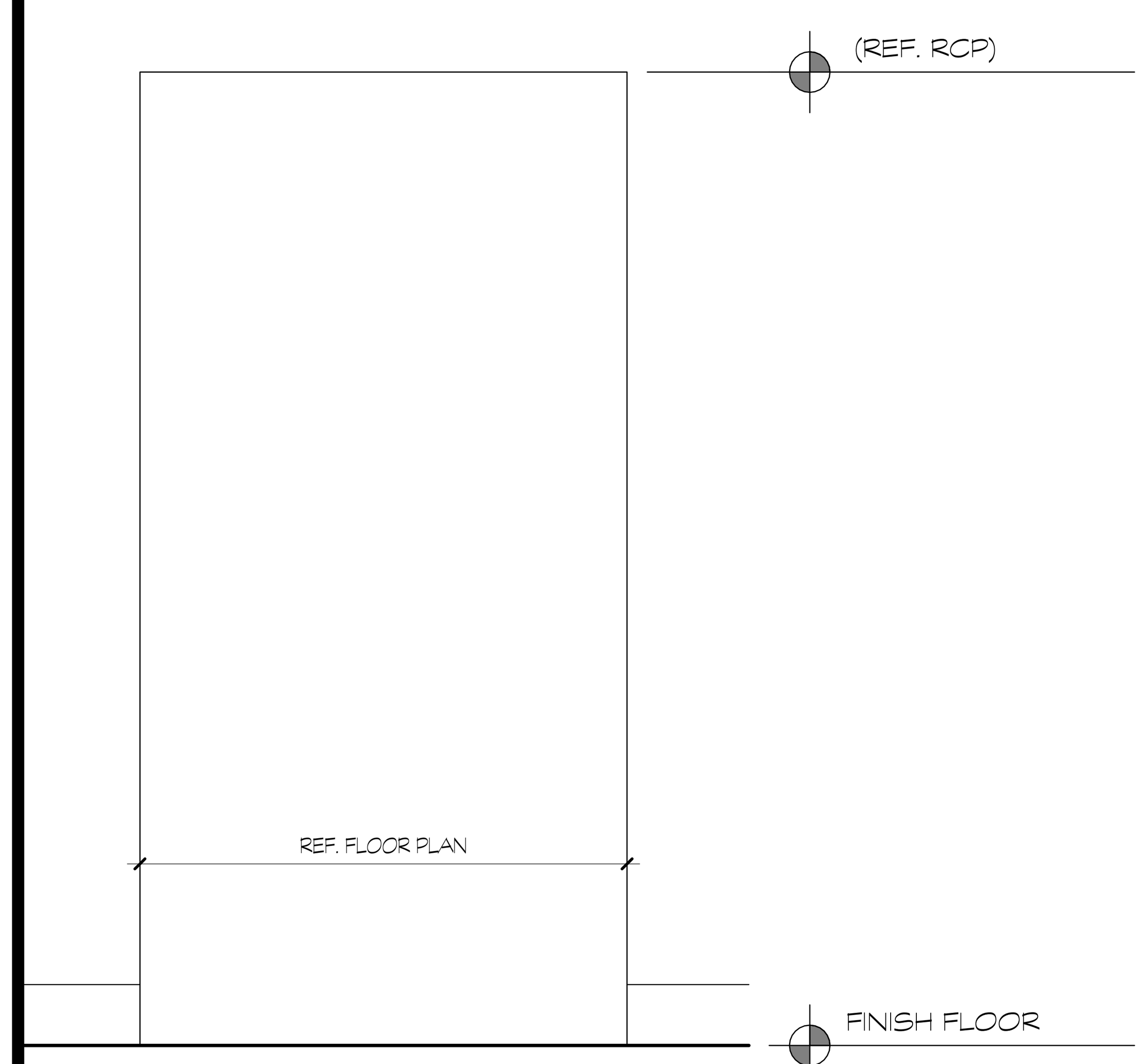
NOTE: ALL FLOOR FINISH TRANSFERS TO BE FLUSH
WOOD FLOOR TO FINISH FLUSH w/ TILE/SLATE
100% SILICONE CAULK TO MATCH TILE GROUT
3/4" SUBFLOOR REF. STUCTURAL
TRANSITION STRIP
CARPET
SLATE/TILE TO FINISH FLUSH w/ WOOD FLOOR. USE CONCRETE BACKING AS PER MANUFACTURER
CARPET FLOOR TO FINISH FLUSH w/ WOOD/TILE/SLATE (TYP)
CARPET PAD
TACK STRIP
SLATE/TILE/WOOD TO FINISH FLUSH w/ CARPET (TYP)

F — FLOOR TO FLOOR DETAIL (TYP)
SCALE: 2"=1'



5/8" GYP. BOARD w/ NO V.O.C. PAINT FINISH
2x STUD WALL @ 16" O.C. TYP.
BASEBOARD AS PER INTERIOR DESIGNER
CARPET
NOTE: TOPS OF ALL BASEBOARDS TO BE AT THE SAME LEVEL THROUGHOUT THE HOUSE TYP.
SLATE/TILE/WOOD
2x NAILER FOR SECURING CARPETING AND/OR WOOD FLOORING
CAULK

D — BASEBOARD DETAIL (TYP)
SCALE: 2"=1'



B — FLAT ARCHED OPENING (TYP)
SCALE: 3/4" = 1'-0"

STATE OF UTAH
JOSHUA DEAN ARRINGTON
9130931-0301
LICENSED ARCHITECT

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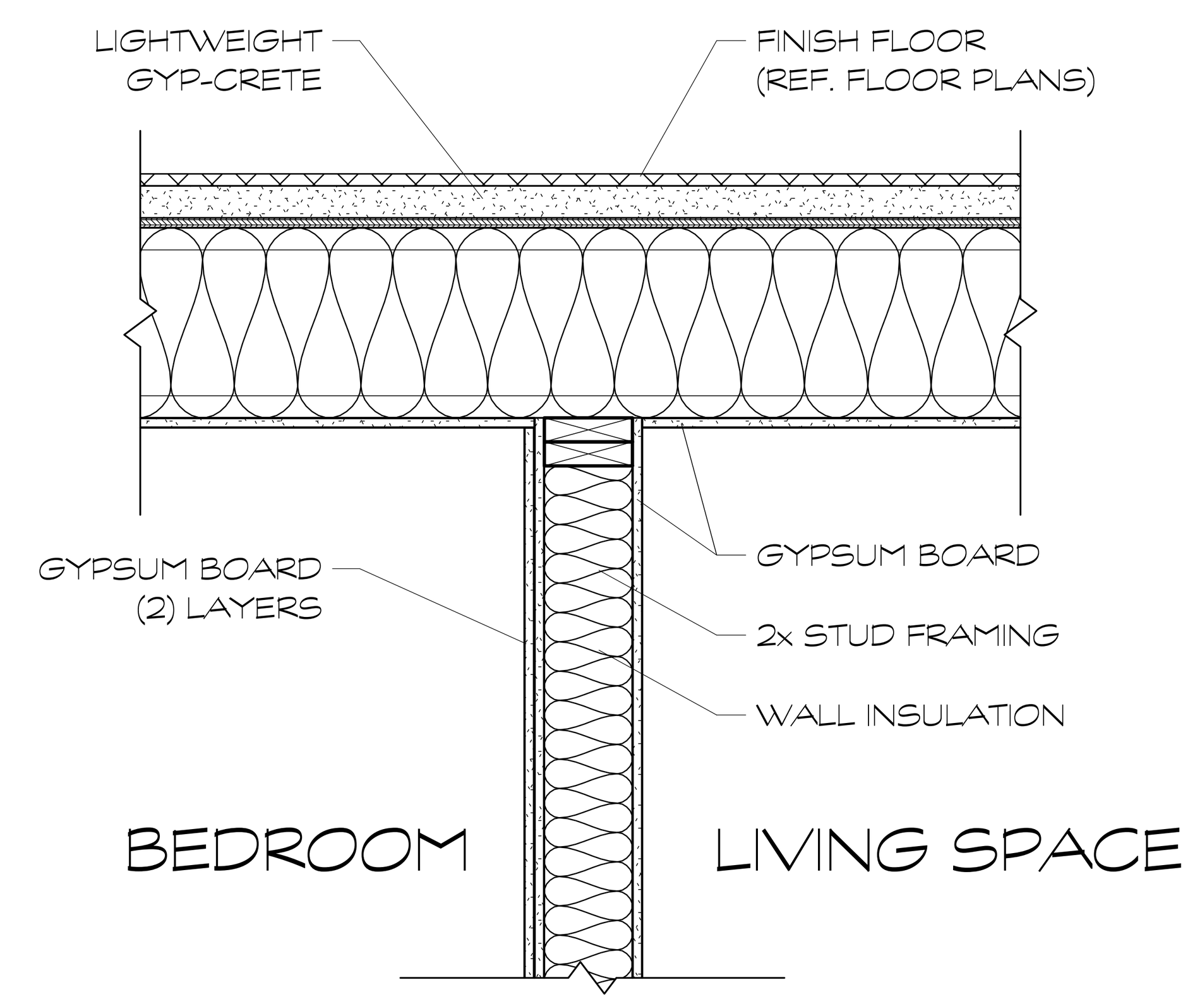
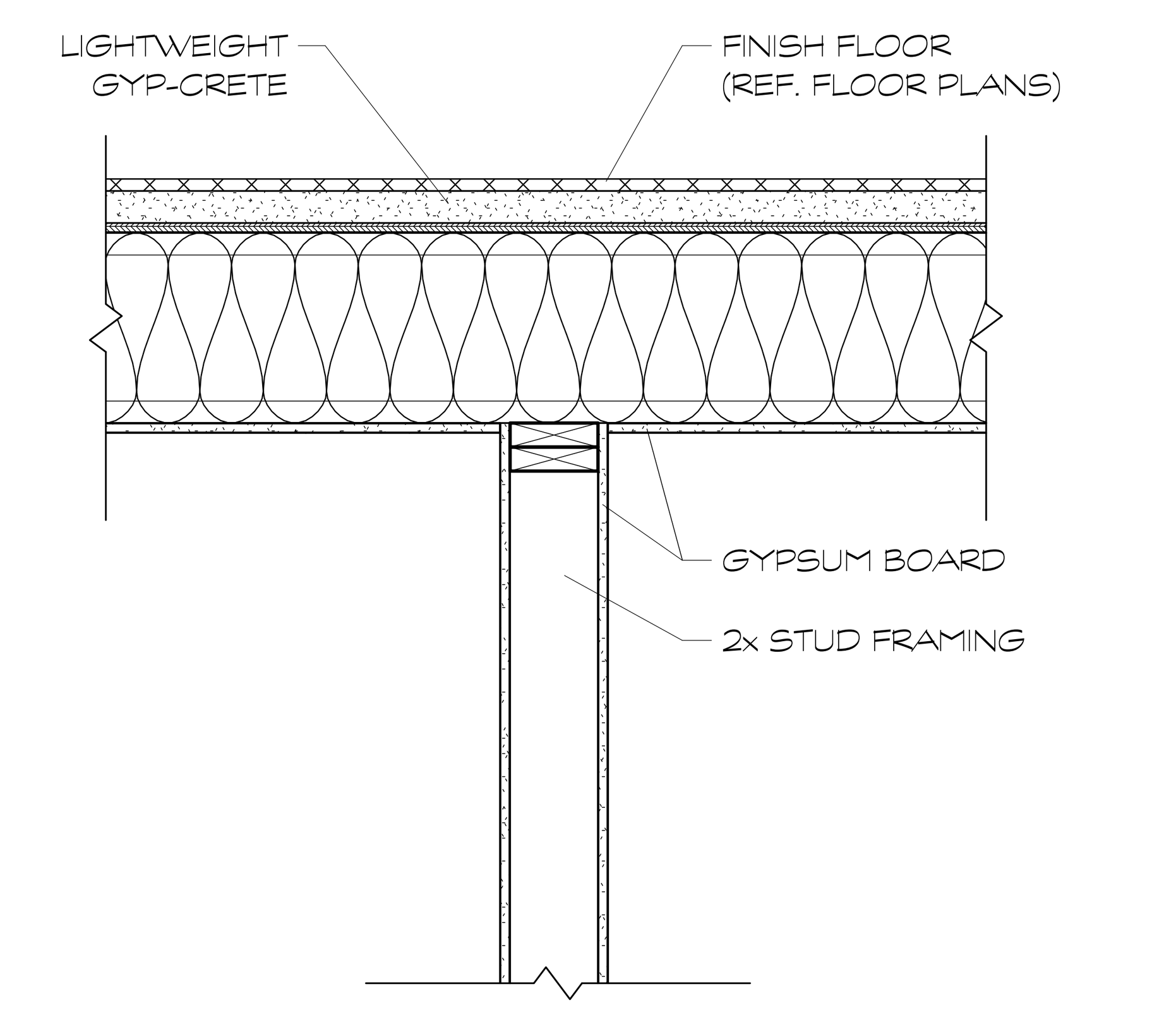
8452 E. SPRING PARK
WEBER COUNTY, UT

UPWALL DESIGN
(801)485-0708
1930 S. 1100 E. S.L.C. UT 84106

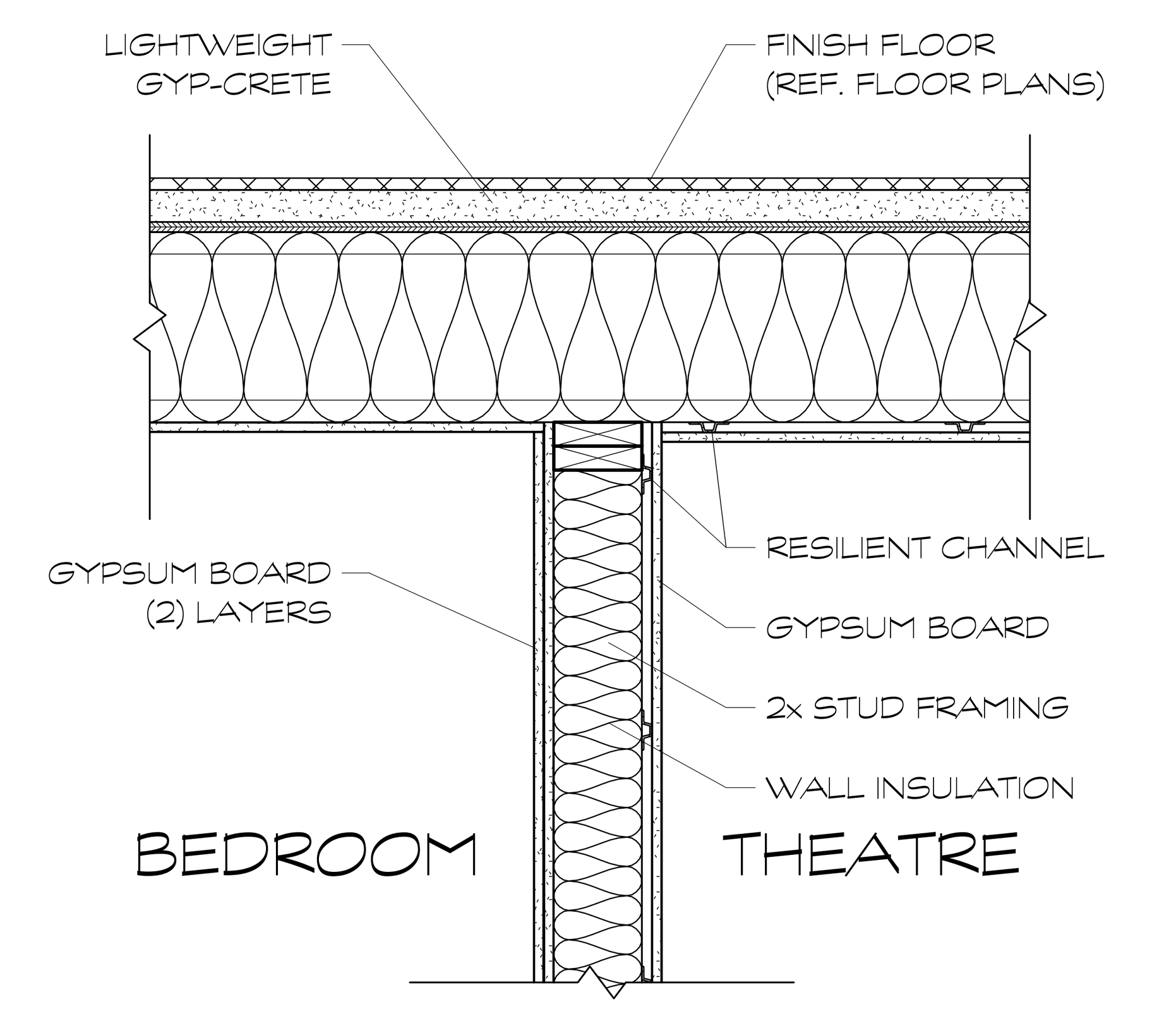
A7.1



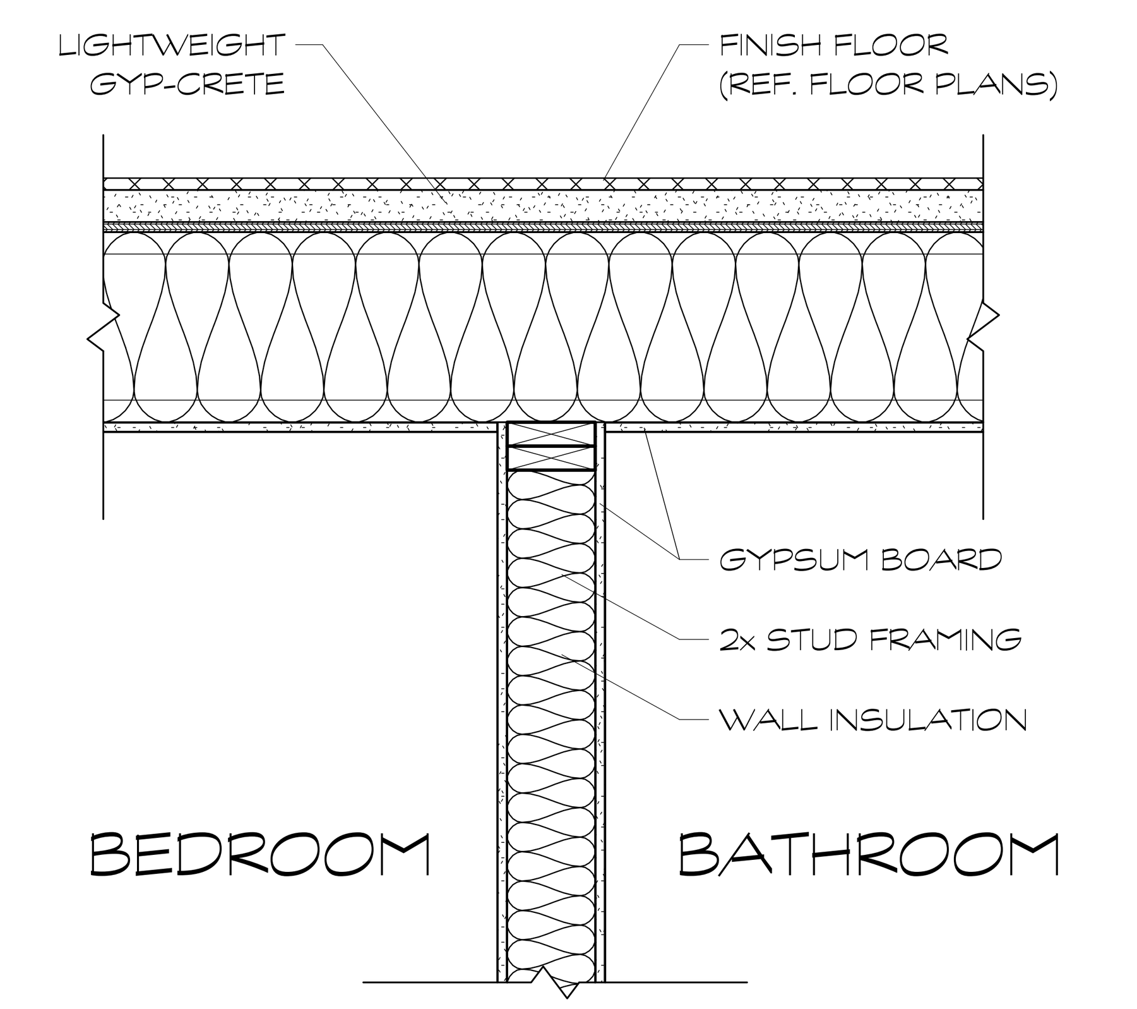
C PRIVACY WALL
SCALE: 1" = 1'-0"



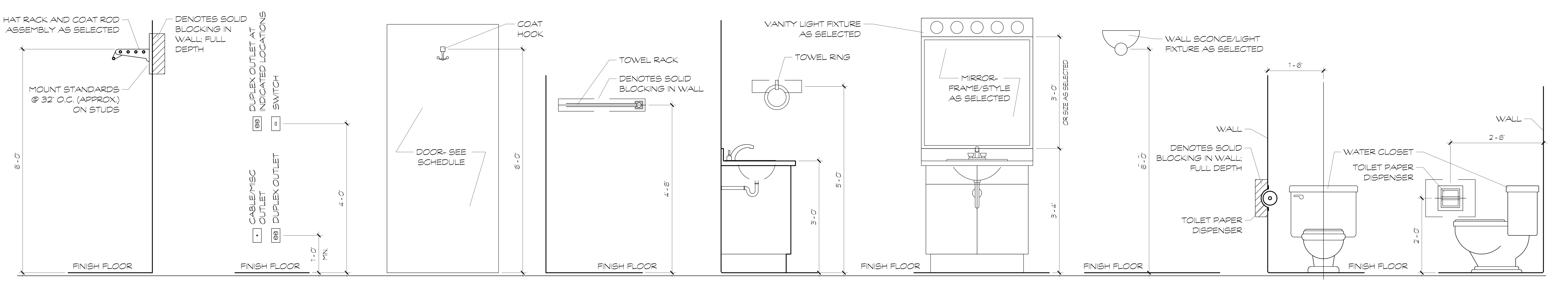
A BASIC WALL
SCALE: 1" = 1'-0"



D SOUNDPROOF WALL
SCALE: 1" = 1'-0"



B INSULATED WALL
SCALE: 1" = 1'-0"



E TYPICAL MOUNTING HEIGHTS
SCALE: 3/4" = 1'-0"

STATE OF UTAH
JOSHUA DEAN ARRINGTON
9130931-0301
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29 SEPTEMBER 2017

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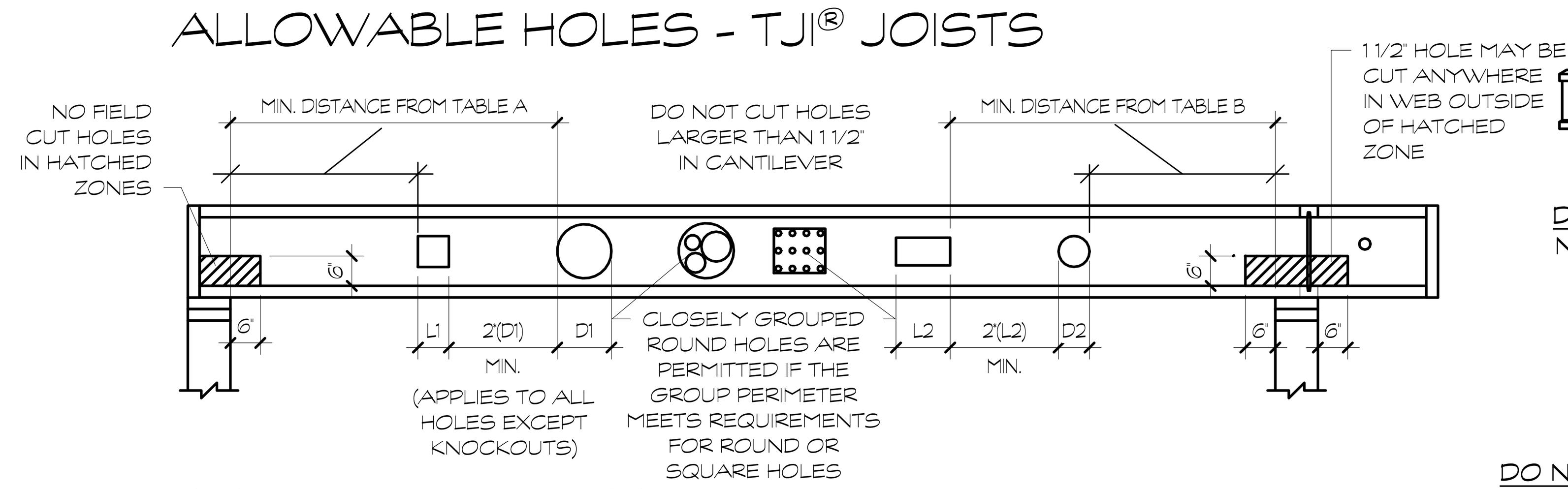
A7.2

ALLOWABLE HOLES - TJI® JOISTS



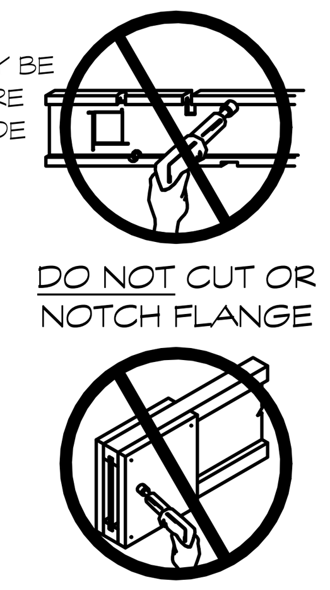


TABLE A - END SUPPORT

MINIMUM DISTANCE FROM EDGE OF HOLE TO INSIDE FACE OF NEAREST END SUPPORT

JOIST DEPTH	TJI®	ROUND HOLE SIZE									SQUARE OR RECTANGULAR HOLE SIZE								
		2"	3"	4"	5"	6 1/2"	7"	8 7/8"	11"	13"	2"	3"	4"	5"	6 1/2"	7"	8 7/8"	11"	13"
9 1/2"	110	1'-0"	1'-6"	2'-0"	2'-6"	5'-0"					1'-0"	1'-6"	2'-6"	3'-6"	4'-6"				
	210	1'-0"	1'-6"	2'-0"	3'-0"	5'-0"					1'-0"	2'-0"	2'-6"	4'-0"	5'-0"				
	230	1'-0"	2'-0"	2'-6"	3'-6"	5'-6"					1'-0"	2'-0"	3'-0"	4'-6"	5'-0"				
	360	1'-6"	2'-0"	3'-0"	4'-0"	6'-0"					1'-6"	2'-6"	3'-6"	5'-0"	5'-6"				
11 7/8"	110	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	2'-6"	5'-0"			1'-0"	1'-0"	1'-6"	2'-6"	4'-6"	4'-6"	6'-0"		
	210	1'-0"	1'-0"	1'-0"	1'-6"	2'-6"	3'-0"	5'-6"			1'-0"	1'-0"	2'-0"	3'-0"	5'-0"	5'-6"	6'-6"		
	230	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	3'-6"	6'-0"			1'-0"	1'-0"	2'-0"	3'-0"	5'-6"	5'-6"	7'-0"		
	360	1'-0"	1'-0"	1'-6"	2'-6"	4'-6"	5'-0"	7'-0"			1'-0"	1'-0"	2'-6"	4'-0"	6'-6"	6'-6"	7'-6"		
	560	1'-0"	1'-0"	1'-6"	3'-0"	5'-0"	5'-6"	8'-0"			1'-0"	2'-0"	3'-6"	5'-0"	7'-0"	7'-6"	8'-0"		
14"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	5'-0"		1'-0"	1'-0"	1'-0"	1'-6"	3'-6"	4'-0"	6'-0"	8'-0"	
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	3'-0"	6'-0"		1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	4'-6"	6'-6"	8'-6"	
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	3'-6"	6'-6"		1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	5'-0"	7'-0"	9'-0"	
	360	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	5'-6"	8'-0"		1'-0"	1'-0"	1'-0"	2'-6"	5'-6"	6'-6"	8'-0"	9'-6"	
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	6'-0"	9'-0"		1'-0"	1'-0"	1'-6"	3'-6"	6'-6"	7'-0"	9'-0"	10'-0"	
16"	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	3'-6"	6'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	6'-6"	8'-0"	10'-6"
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	6'-6"	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	3'-6"	7'-0"	9'-0"	11'-0"
	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	6'-0"	9'-0"	1'-0"	1'-0"	1'-0"	1'-0"	4'-0"	5'-0"	9'-0"	10'-0"	11'-6"
	560	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	6'-6"	10'-0"	1'-0"	1'-0"	1'-0"	1'-6"	5'-0"	6'-0"	10'-0"	11'-0"	12'-0"

		4"	5"	6"	7"	8"	10"	12"	15"	17"	4"	5"	6"	7"	8"	10"	12"	15"	17"
18"	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	5'-0"	10'-0"		1'-0"	1'-0"	1'-0"	3'-0"	5'-0"	10'-0"	11'-0"	13'-6"	
	560	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	5'-0"	11'-0"		1'-0"	1'-0"	1'-6"	4'-0"	6'-6"	11'-0"	12'-0"	14'-6"	
20"	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	7'-0"	10'-6"	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	8'-0"	11'-6"	14'-0"	15'-6"
	560	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	7'-0"	11'-0"	1'-0"	1'-0"	1'-0"	1'-0"	4'-0"	9'-6"	12'-6'	14'-6"	15'-6"

TABLE B - INTERMEDIATE OR CANTILEVER SUPPORT

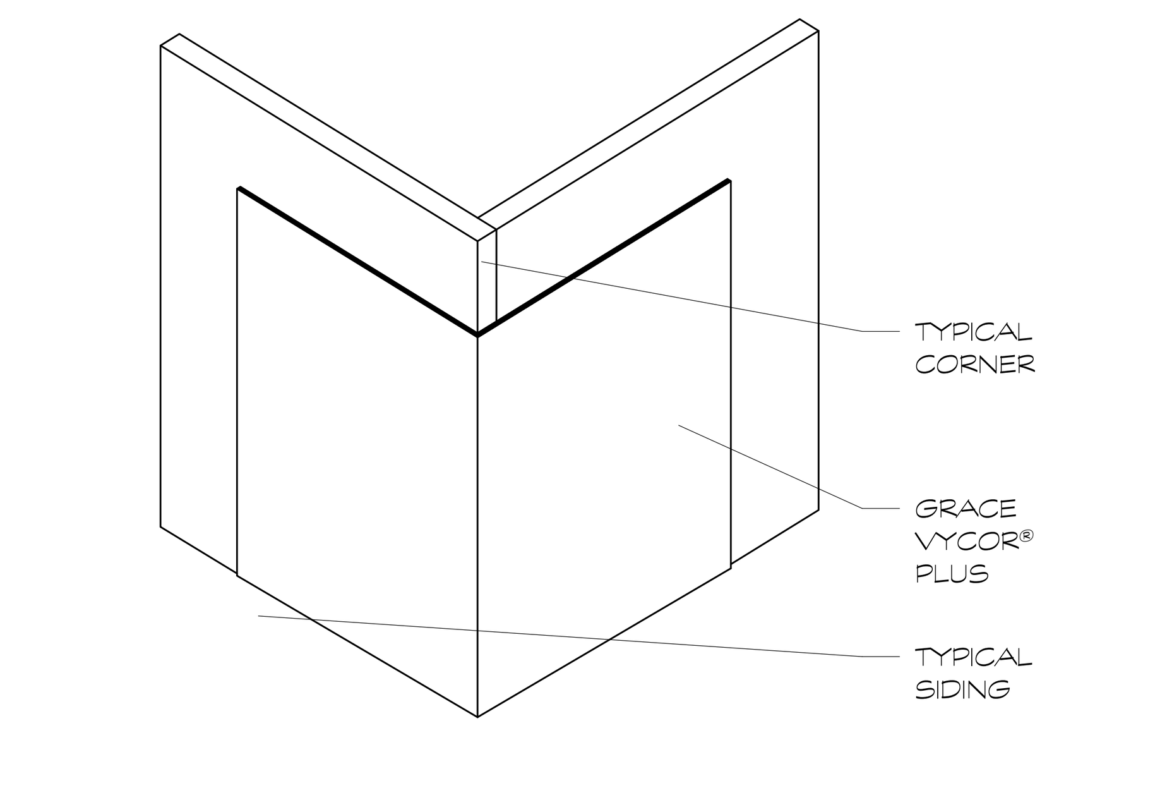
MINIMUM DISTANCE FROM EDGE OF HOLE TO INSIDE FACE OF NEAREST INTERMEDIATE OR CANTILEVER SUPPORT

JOIST DEPTH	TJI®	ROUND HOLE SIZE									SQUARE OR RECTANGULAR HOLE SIZE								
		2"	3"	4"	5"	6 1/2"	7"	8 7/8"	11"	13"	2"	3"	4"	5"	6 1/2"	7"	8 7/8"	11"	13"
9 1/2"	110	1'-6"	2'-6"	3'-0"	4'-0"	7'-6"					1'-6"	2'-6"	3'-6"	5'-6"	6'-6"				
	210	2'-0"	2'-6"	3'-6"	4'-6"	7'-6"					2'-0"	3'-0"	4'-0"	6'-0"	7'-0"				
	230	2'-6"	3'-0"	4'-0"	5'-0"	8'-0"					2'-6"	3'-0"	4'-6"	6'-6"	7'-6"				
	360	3'-0"	4'-0"	5'-6"	6'-6"	9'-0"					3'-0"	4'-6"	5'-6"	7'-6"	8'-0"				
11 7/8"	110	1'-0"	1'-0"	1'-6"	2'-6"	4'-0"	4'-0"	8'-0"			1'-0"	1'-6"	2'-6"	4'-0"	6'-6"	7'-0"	9'-0"		
	210	1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	5'-0"	9'-0"			1'-0"	2'-0"	3'-0"	4'-6"	7'-6"	8'-0"	10'-0"		
	230	1'-0"	2'-0"	2'-6"	3'-6"	5'-0"	5'-6"	9'-6"			1'-0"	2'-6"	3'-6"	5'-0"	8'-0"	8'-6"	10'-0"		
	360	2'-0"	3'-0"	4'-0"	5'-6"	7'-0"	7'-6"	11'-0"			2'-0"	3'-6"	5'-0"	7'-0"	9'-6"	9'-6"	11'-0"		
	560	1'-6"	3'-0"	4'-6"	5'-6"	8'-0"	8'-6"	12'-0"			3'-0"	4'-6"	6'-0"	8'-0"	10'-6"	11'-0"	12'-0"		
14"	110	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	4'-6"	8'-0"		1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	6'-0"	9'-0"	12'-0"	
	210	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	5'-0"	9'-0"		1'-0"	1'-0"	2'-0"	3'-6"	6'-0"	7'-0"	10'-0"	12'-6"	
	230	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	3'-6"	5'-6"	10'-0"		1'-0"	1'-0"	2'-6"	4'-0"	6'-0"	7'-6"	10'-6"	13'-0"	
	360	1'-0"	1'-0"	2'-0"	3'-6"	5'-6"	6'-0"	8'-6"	12'-6"		1'-0"	2'-0"	4'-0"	5'-6"	9'-0"	10'-0"	12'-0"	14'-0"	
	560	1'-0"	1'-0"	1'-6"	3'-6"	5'-6"	6'-6"	9'-6"	13'-6"		1'-0"	3'-0"	5'-0"	7'-0"	10'-0"	11'-0"	13'-6"	15'-0"	
16"	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	5'-6"	9'-6"	1'-0"	1'-0"	1'-0"	2'-0"	4'-6"	5'-6"	9'-6"	12'-6"	15'-6"
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	4'-0"	6'-6"	10'-6"	1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	6'-0"	10'-6"	13'-0"	16'-0"
	360	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	4'-0"	6'-6"	10'-0"	13'-6"	1'-0"	1'-0"	2'-0"	4'-0"	7'-6"	8'-6"	13'-0"	14'-6"	17'-0"
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	7'-0"	11'-0"	15'-0"	1'-0"	1'-0"	3'-6"	5'-6"	9'-0"	10'-0"	14'-6"	16'-0"	18'-0"

		4"	5"	6"	7"	8"	10"	12"	15"	17"	4"	5"	6"	7"	8"	10"	12"	15"	17"
18"	360	1'-0"	1'-0"	1'-0"	1'-6"	3'-0"	6'-0"	9'-0"	15'-0"		1'-0"	1'-6"	4'-0"	6'-6"	9'-0"	14'-6"	16'-6"	19'-6"	
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	6'-0"	10'-0"	16'-6"		1'-0"	3'-6"	6'-0"	8'-6"	11'-6"	16'-6"	18'-0"	20'-0"	
20"	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	6'-0"	11'-0"	15'-6"	1'-0"	1'-0"	1'-6"	4'-0"	7'-0"	12'-6"	16'-6"	19'-0"	21'-0"
	560	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	5'-6"	12'-0"	16'-0"	1'-0"	1'-0"	3'-0"	6'-0"	8'-6"	14'-0"	17'-6'	19'-6"	20'-6"

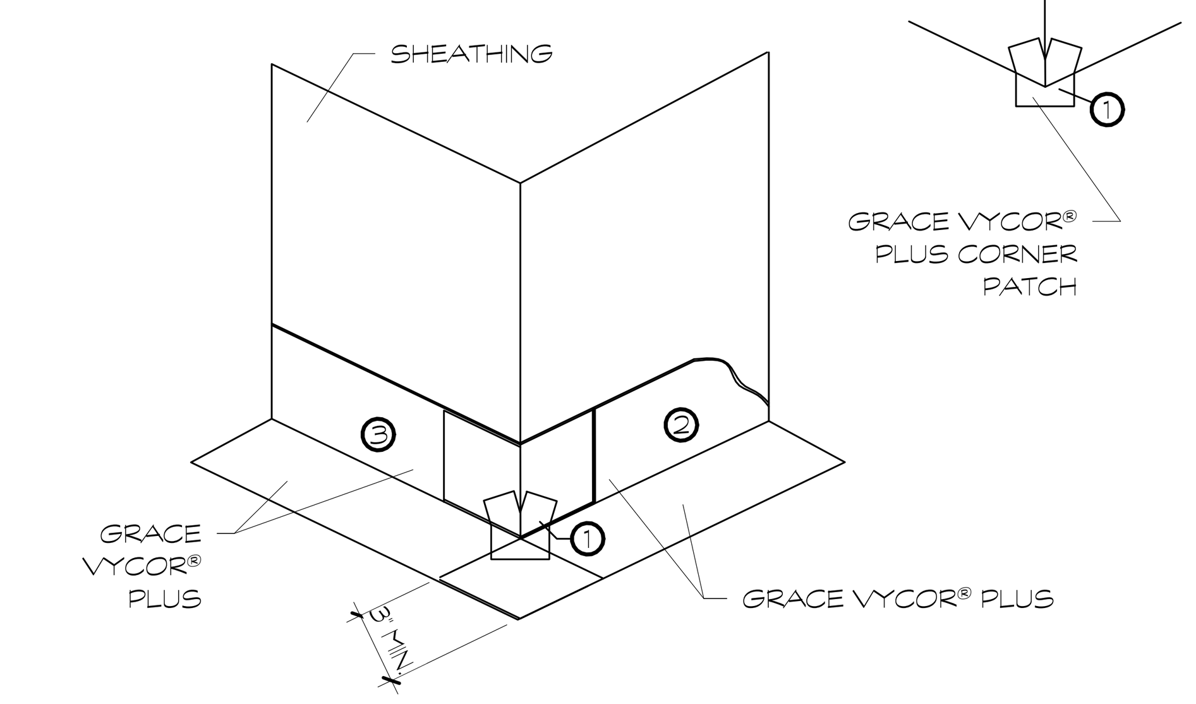
RECTANGULAR HOLES BASED ON MEASUREMENT OF LONGEST SIDE.

- HOLES MAY BE LOCATED VERTICALLY ANYWHERE WITHIN THE WEB. LEAVE 1/8" OF WEB (MIN.) AT TOP AND BOTTOM OF HOLE.
- KNOCKOUTS ARE LOCATED IN WEB AT APPROXIMATELY 12" ON-CENTER; THEY DO NOT EFFECT HOLE PLACEMENT.
- FOR SIMPLE SPAN (5' MIN.), UNIFORMLY LOADED JOISTS USED IN RESIDENTIAL APPLICATIONS, ONE MAXIMUM SIZE ROUND HOLE MAY BE LOCATED AT THE CENTER OF THE JOIST SPAN *PROVIDED THAT NO OTHER HOLES OCCUR IN THE JOIST.*
- DISTANCES ARE BASED ON THE MAXIMUM UNIFORM LOADS FROM CURRENT iLEVEL® SPECIFIERS GUIDES. FOR OTHER LOAD CONDITIONS OR HOLE CONFIGURATIONS USE iLEVEL® TJ-BEAM® SOFTWARE OR CONTACT YOUR iLEVEL® REPRESENTATIVE.



- INSTALL FLASHING AND WEATHER-RESISTIVE BARRIER TO FORM WATER SHEDDING LAPS

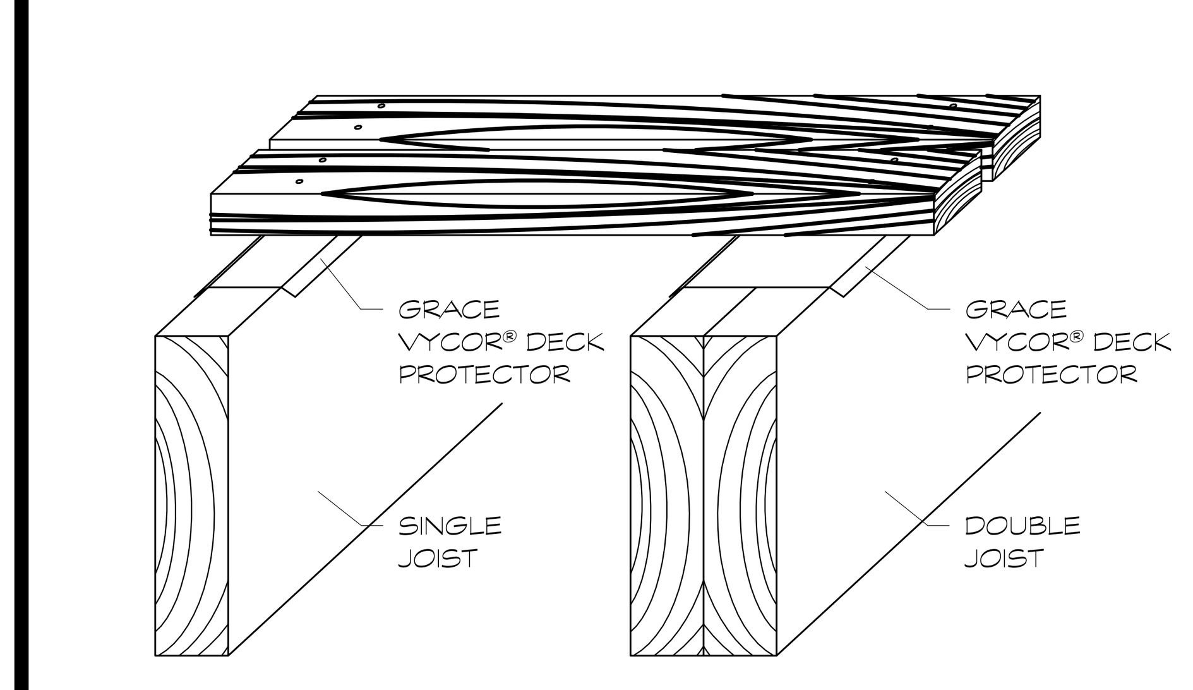
E — FLASHING, WALL-TO-WALL (OUTSIDE CORNER)
SCALE: 3/4" = 1'-0"



1. INSTALL FLASHING AND WEATHER-RESISTIVE BARRIER TO FORM WATER SHEDDING LAPS.
2. SPLIT THE RELEASE PAPER USING RIPCORD™ ("SPLIT RELEASE ON DEMAND", EMBEDDED IN THE ADHESIVE LAYER) FOR EASE OF INSTALLATION AND TO MINIMIZE SCORING CUTS.
3. REMOVE ALL RELEASE PAPER PER STANDARD INSTALLATION INSTRUCTIONS AND ADHERE TO SUBSTRATE.

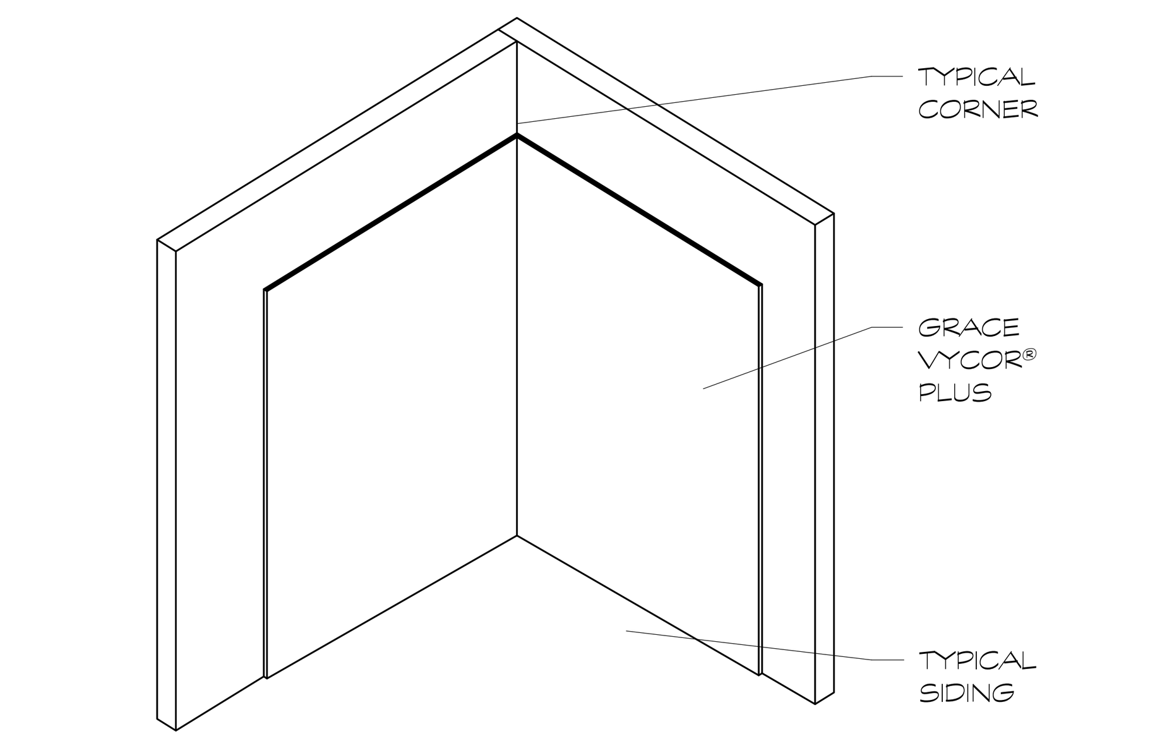
INSTALL GRACE VYCOR® PLUS IN ORDER AS SHOWN BY NUMBERS.

A — SELF-ADHERED FLASHING OUTSIDE CORNER DETAIL
SCALE: 3/4" = 1'-0"



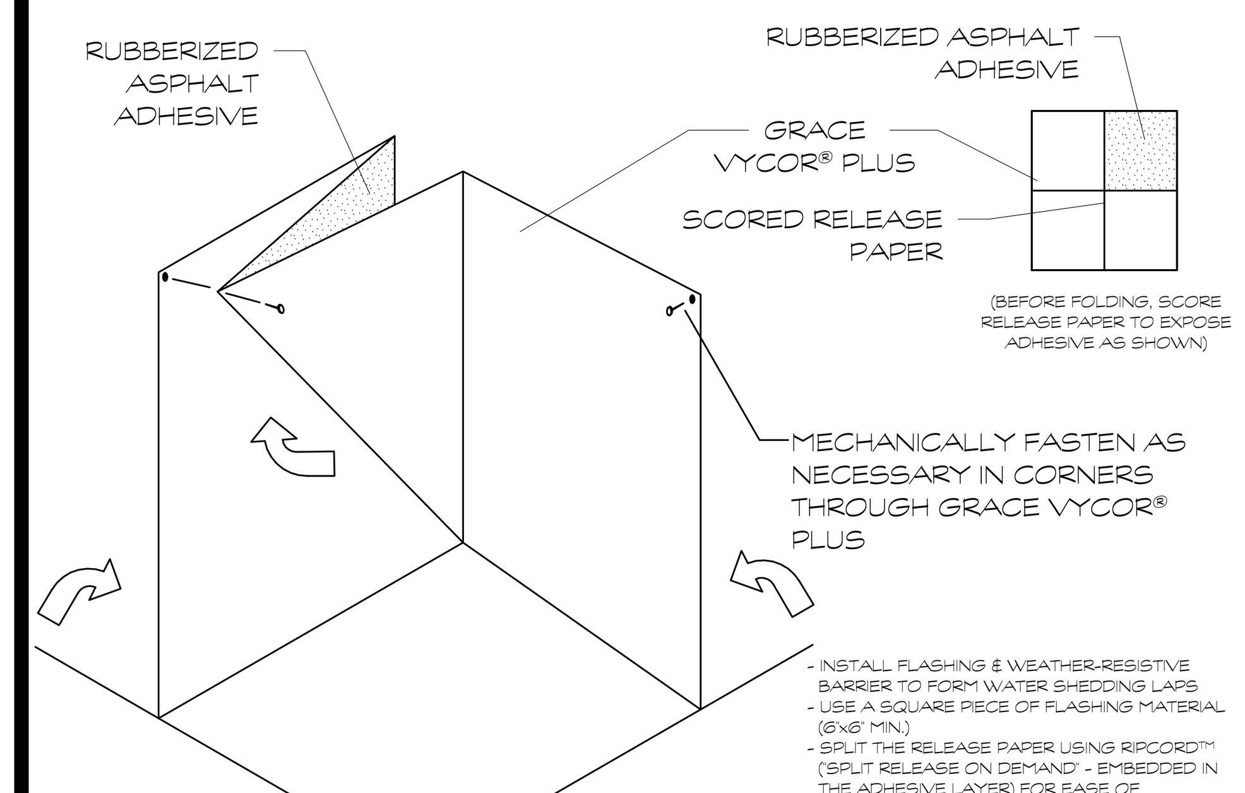
- INSTALL FLASHING AND WEATHER-RESISTIVE BARRIER TO FORM WATER SHEDDING LAPS

I — SELF-ADHERED FLASHING @ DECK JOISTS DETAIL
SCALE: 3/4" = 1'-0"



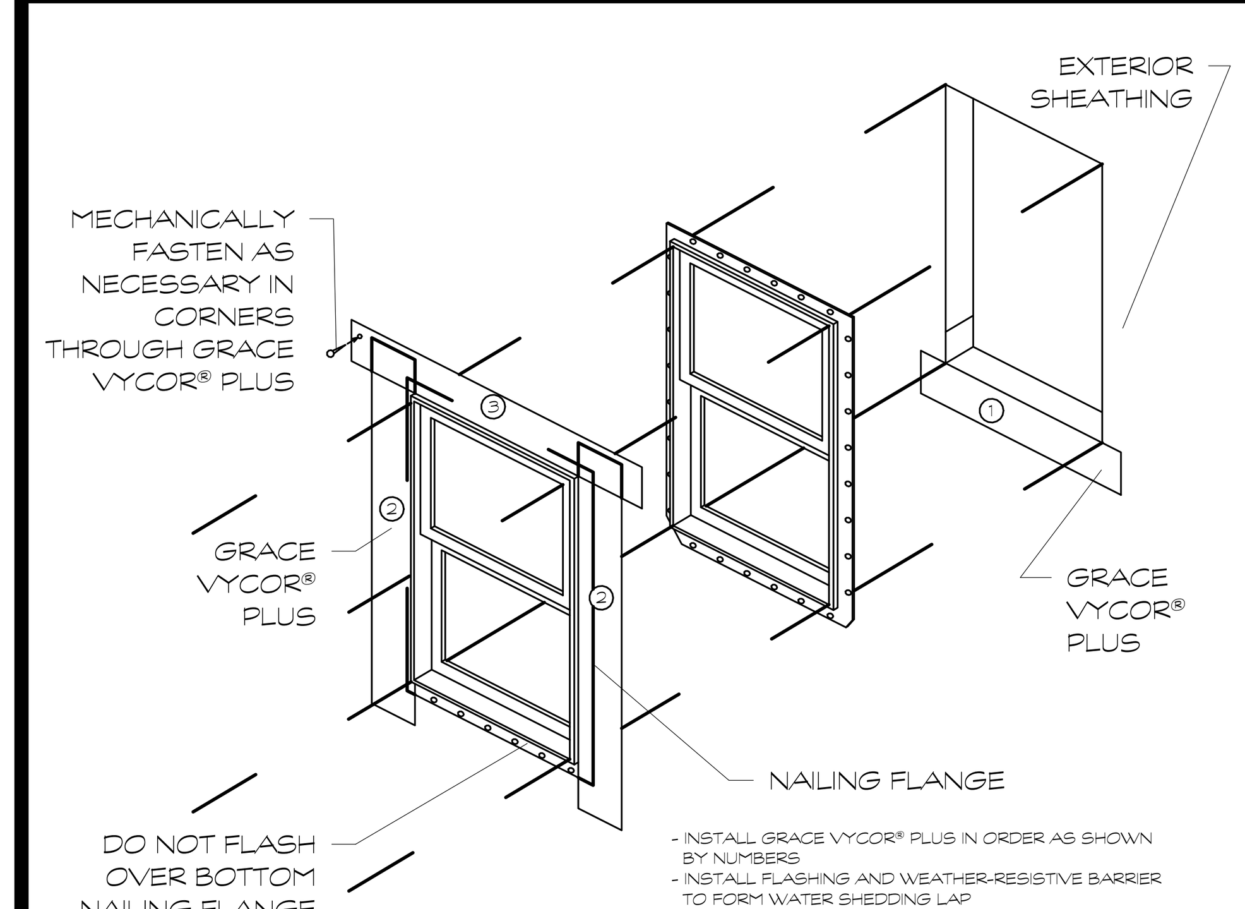
- INSTALL FLASHING AND WEATHER-RESISTIVE BARRIER TO FORM WATER SHEDDING LAPS

F — FLASHING, WALL-TO-WALL (INSIDE CORNER)
SCALE: 3/4" = 1'-0"



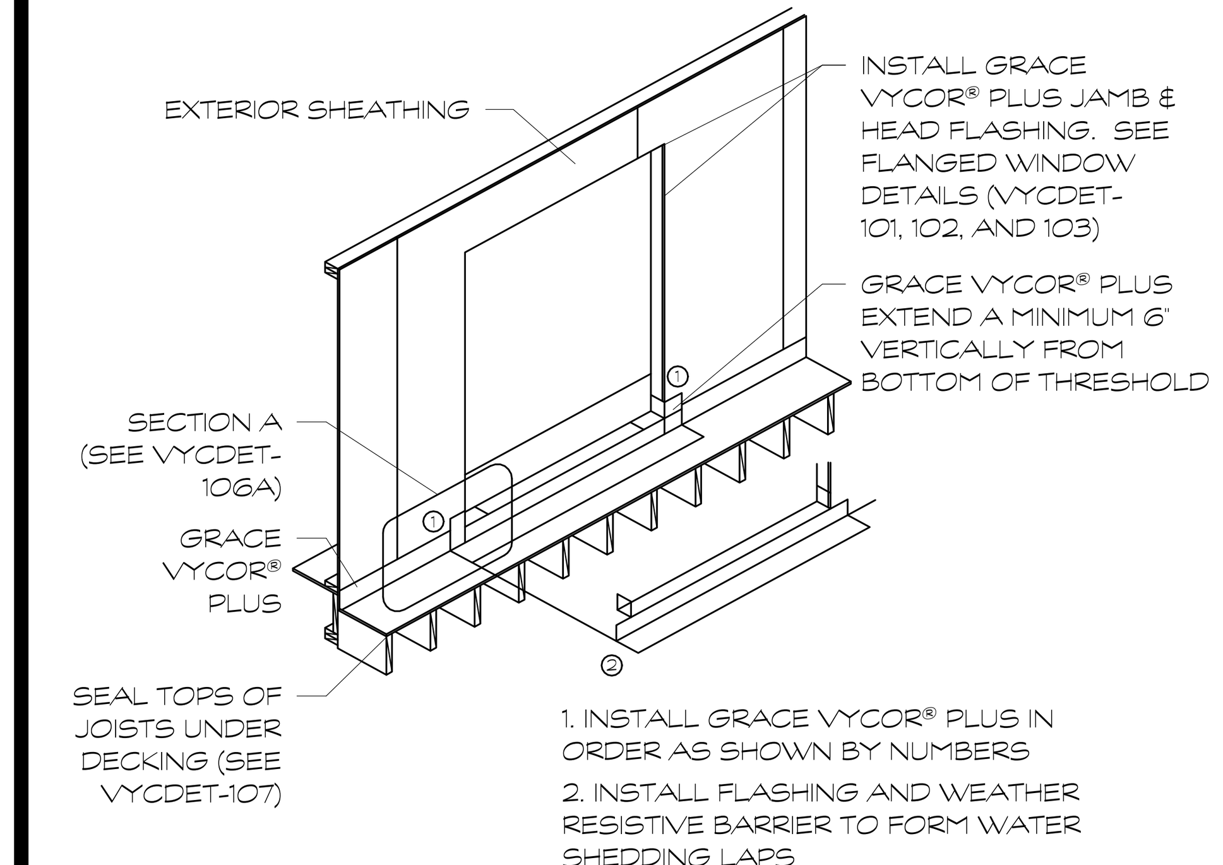
- INSTALL FLASHING & WEATHER-RESISTIVE BARRIER TO FORM WATER SHEDDING LAPS
- USE A SQUARE PIECE OF FLASHING MATERIAL (6"x6" MIN.)
- SPLIT THE RELEASE PAPER USING RIPCORD™ ("SPLIT RELEASE ON DEMAND" - EMBEDDED IN THE ADHESIVE LAYER) FOR EASE OF INSTALLATIONS AND TO MINIMIZE SCORING CUTS
- FOLD AS SHOWN BY ARROWS
- REMOVE ALL RELEASE PAPER PER STANDARD INSTALLATION INSTRUCTIONS AND ADHERE TO SUBSTRATE
- ANGLE OF CORNER MAY VARY - ADJUST FOLDING OF THE FLASHING ACCORDINGLY TO FIT TIGHTLY TO CORNER

B — SELF-ADHERED FLASHING INSIDE CORNER DETAIL
SCALE: 3/4" = 1'-0"



- INSTALL GRACE VYCOR® PLUS IN ORDER AS SHOWN BY NUMBERS
- INSTALL FLASHING AND WEATHER-RESISTIVE BARRIER TO FORM WATER SHEDDING LAP

J — FLASHING @ FLANGED WINDOW (LOW EXPOSURE)
SCALE: 3/4" = 1'-0"

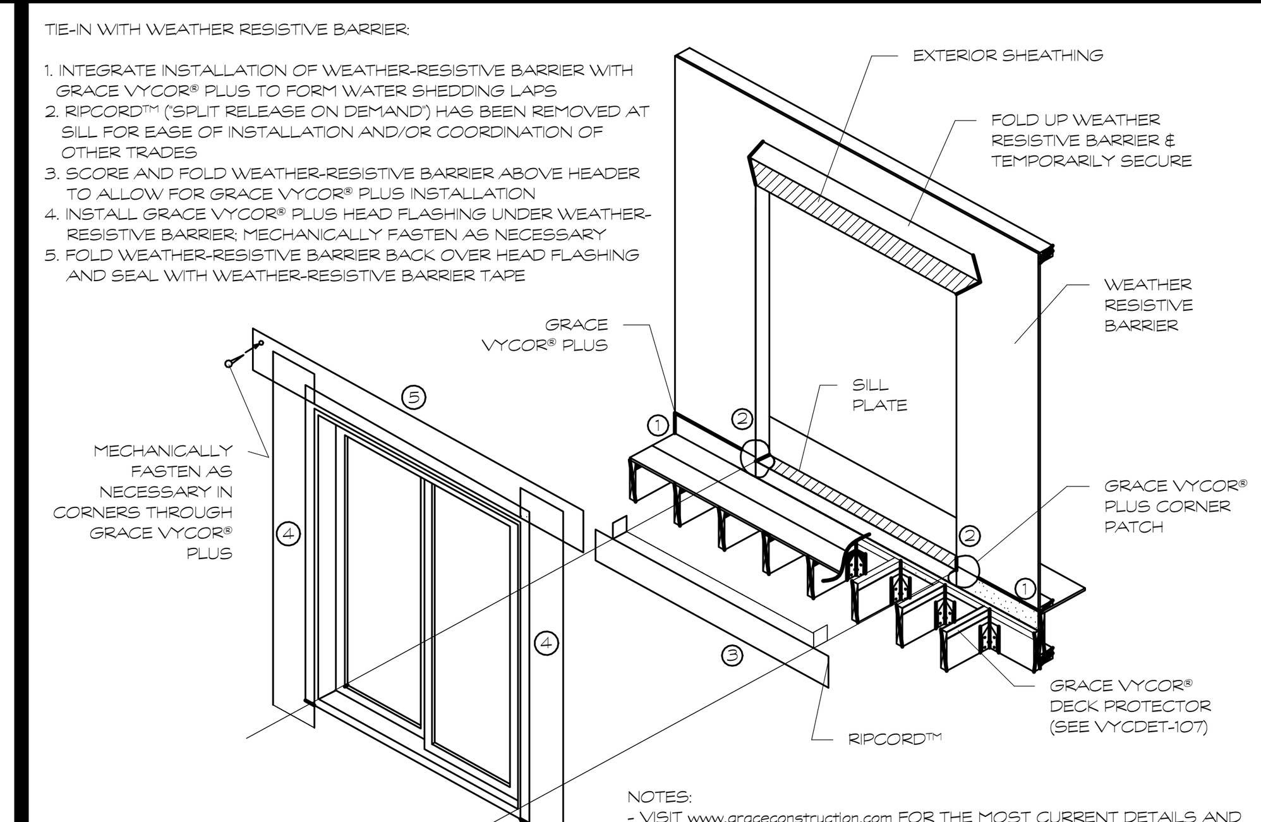


1. INSTALL GRACE VYCOR® PLUS IN ORDER AS SHOWN BY NUMBERS
2. INSTALL FLASHING AND WEATHER RESISTIVE BARRIER TO FORM WATER SHEDDING LAPS

G — SELF-ADHERED FLASHING @ EXT. DECK w/ DOOR DETAIL
SCALE: 3/4" = 1'-0"

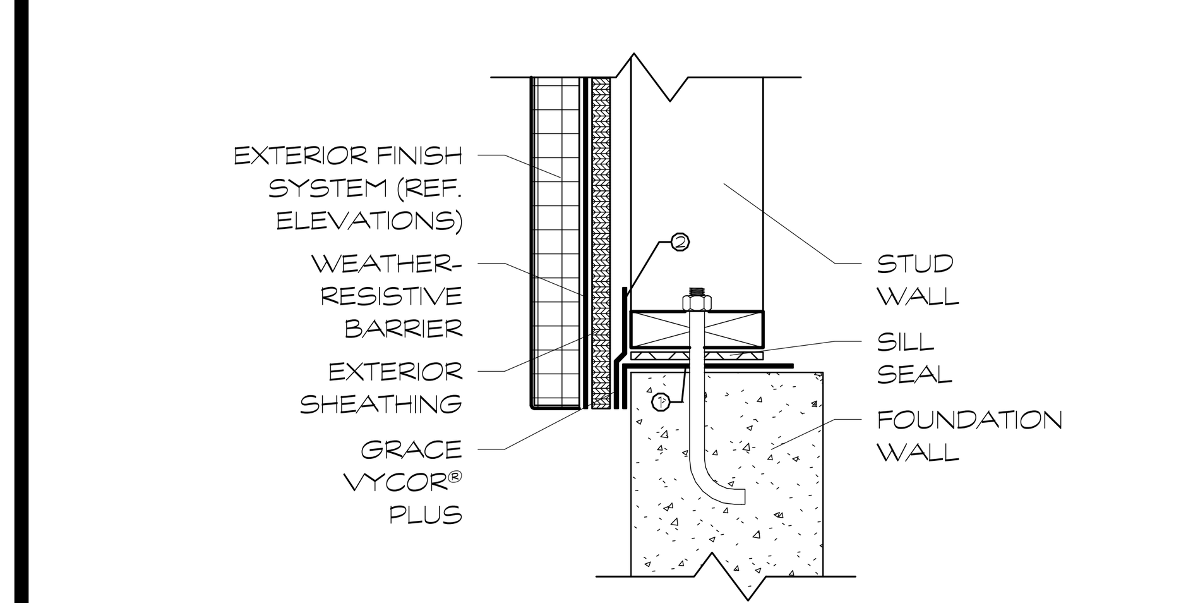
TIE-IN WITH WEATHER RESISTIVE BARRIER:

1. INTEGRATE INSTALLATION OF WEATHER-RESISTIVE BARRIER WITH GRACE VYCOR® PLUS TO FORM WATER SHEDDING LAPS
2. RIPCORD™ ("SPLIT RELEASE ON DEMAND") HAS BEEN REMOVED AT SILL FOR EASE OF INSTALLATION AND/OR COORDINATION OF OTHER TRADES
3. SCORE AND FOLD WEATHER-RESISTIVE BARRIER ABOVE HEADER TO ALLOW FOR GRACE VYCOR® PLUS INSTALLATION
4. INSTALL GRACE VYCOR® PLUS HEAD FLASHING UNDER WEATHER-RESISTIVE BARRIER; MECHANICALLY FASTEN AS NECESSARY
5. FOLD WEATHER-RESISTIVE BARRIER BACK OVER HEAD FLASHING AND SEAL WITH WEATHER-RESISTIVE BARRIER TAPE



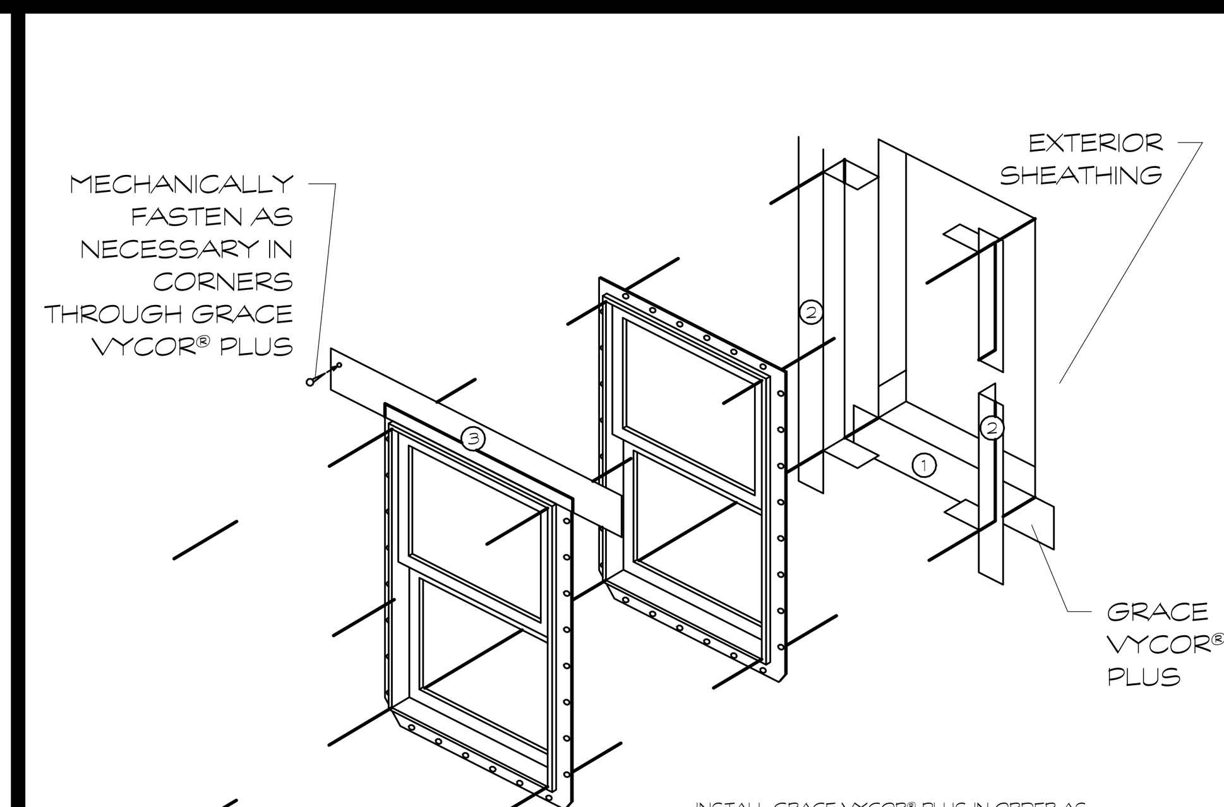
NOTES:
- VISIT www.graceconstruction.com FOR THE MOST CURRENT DETAILS AND INSTALLATION VIDEOS
- REFER TO PRODUCT DATA SHEETS FOR FURTHER INFORMATION
- INSTALL FLEXIBLE FLASHING IN ORDER AS SHOWN BY NUMBERS

C — SELF-ADHERED FLASHING @ EXT. DECK w/ SLIDING DOOR
SCALE: 3/4" = 1'-0"



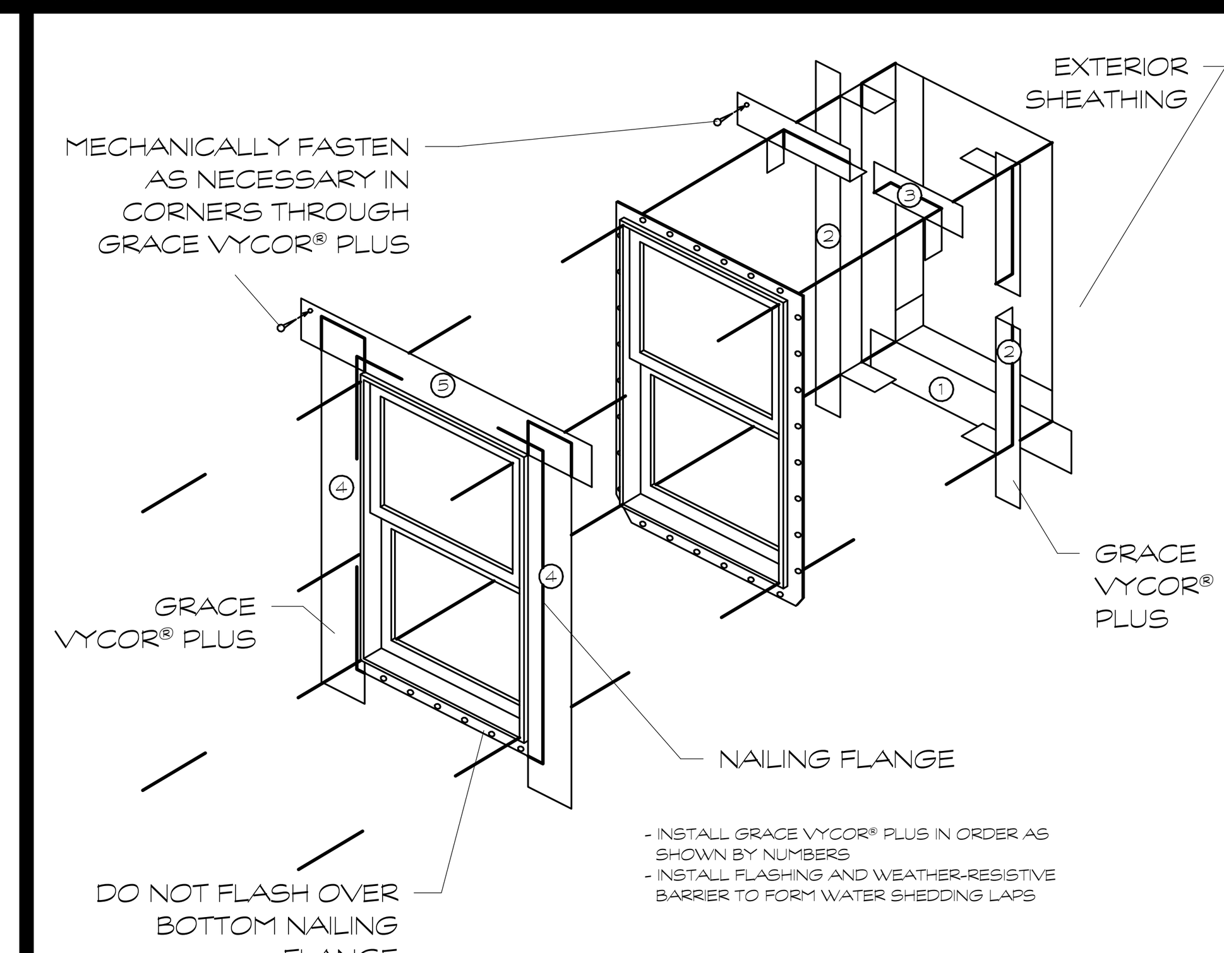
- INSTALL GRACE VYCOR® PLUS IN ORDER AS SHOWN BY NUMBERS
- INSTALL FLASHING AND WEATHER-RESISTIVE BARRIER TO FORM WATER SHEDDING LAPS

K — SELF-ADHERED FLASHING @ FOUNDATION SILL PLATE DETAIL
SCALE: 1 1/2" = 1'-0"



- INSTALL GRACE VYCOR® PLUS IN ORDER AS SHOWN BY NUMBERS
- INSTALL FLASHING AND WEATHER-RESISTIVE BARRIER TO FORM WATER SHEDDING LAPS

H — FLASHING @ FLANGED WINDOW (MODERATE EXPOSURE)
SCALE: 3/4" = 1'-0"



- INSTALL GRACE VYCOR® PLUS IN ORDER AS SHOWN BY NUMBERS
- INSTALL FLASHING AND WEATHER-RESISTIVE BARRIER TO FORM WATER SHEDDING LAPS

D — FLASHING @ FLANGED WINDOW (SEVERE EXPOSURE)
SCALE: 3/4" = 1'-0"

STATE OF UTAH
JOSHUA DEAN ARRINGTON
9130931-0301
LICENSED ARCHITECT

29 SEPTEMBER 2017

REVISIONS

A NEW DESIGN FOR:

LOT 75R POWDER MOUNTAIN

8452 E. SPRING PARK
WEBER COUNTY, UT

UPWALL DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801) 485-0708

A7.3

MECHANICAL/ PLUMBING NOTES

PLUMBING LEGEND

Symbol	Description	Symbol	Description
(hose bib symbol)	HOSE BIB	(X in oval)	FIXTURE TAG (SEE SCHEDULE FOR ITEM)
○	CEILING FIRE SPRINKLER HEAD TYCO LF2	△	WALL FIRE SPRINKLER HEAD TYCO LF2

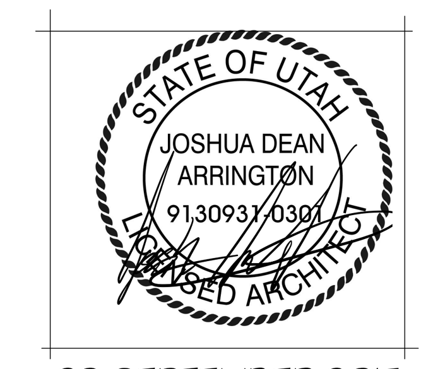
NO.	DESCRIPTION	CODE REF.
P-1	THE PLUMBING SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH THE IRC AND ALL OTHER LOCAL, STATE, AND NATIONAL CODES. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ITEMS, RELATED TO THE PROJECT AS PER INDUSTRY STANDARDS.THE CONTRACTOR SHALL INSTALL ALL PLUMBING FIXTURES IN STRICT ACCORDANCE WITH THE MANUFACTURE'S INSTRUCTIONS. TAKE CARE DURING BUILDING CONSTRUCTION TO SEE THAT PROVISIONS ARE MADE FOR PROPER FIXTURE SUPPORT AND THAT ROUGH ON PIPING IS ACCURATELY SET AND PROTECTED FROM MOVEMENT OR DAMAGE.	
P-2	THE PLUMBING CONTRACTOR TO BE RESPONSIBLE FOR THE COMPLETE PLUMBING INSTALLATION AND PROVIDE A (1) YEAR WARRANTY AFTER OWNER'S ACCEPTANCE.	
P-3	VISIT THE JOB SITE PRIOR TO BIDDING ON THE PROJECT TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND ANY INTERFERENCE.	
P-4	CONTRACTOR TO ENSURE THAT THERE IS NO PLUMBING IN EXTERIOR WALLS.	
P-5	ALL VENTS SHALL BE GAUGED TO THE FEWEST NUMBER POSSIBLE TO PENETRATE ROOF AND SHOULD BE A MINIMUM 10'-0" FROM EAVES. ALL VENTS TO BE SIZED AS PER I.R.C. REQUIREMENTS AND / OR NOT LESS THAN 3" DIAMETER PIPE. PROVIDE FLASHING AS REQUIRED.	I.R.C. P3103.2
P-6	ALL ELECTRICAL AND/OR MECHANICAL WORK IS TO BE COMPLETED BY A LICENSED CONTRACTOR IN EACH RESPECTIVE FIELD, AND MUST COMPLY WITH LOCAL AND/OR NATIONAL STANDARDS, WHICHEVER IS MOST RESTRICTIVE. NEC/IRC	
P-7	PROVIDE FLOOR DRAIN AND / OR DRIP PAN UNDER WATER HEATER, SPA HOT TUB, WASHING MACHINE, STEAM SHOWER EQUIPMENT, ETC. IF LOCATED ON WOOD FLOOR STRUCTURE.	I.R.C. P2801
P-8	THE CONTRACTOR SHALL INSTALL ALL PLUMBING FIXTURES IN STRICT ACCORDANCE WITH THE MANUFACTURE'S INSTRUCTIONS. TAKE CARE DURING BUILDING CONSTRUCTION TO SEE THAT PROVISIONS ARE MADE FOR PROPER FIXTURE SUPPORT AND THAT ROUGH ON PIPING IS ACCURATELY SET AND PROTECTED FROM MOVEMENT OR DAMAGE.	
P-9		I.R.C. P2708.3 I.R.C. P2713.1
P-10	WASTE LINES SHALL BE PROVIDED WITH A CLEAN OUT AS REQUIRED. EXTEND CLEAN OUTS TO AN ACCESSIBLE SURFACE. DO NOT PLACE CLEAN OUT ON FLOOR UNLESS APPROVED.	
P-11	PLUMBING CONTRACTOR SHALL PROVIDE A TURN OFF VALVE AND DRAIN AT THE LOWEST LEVEL OF THE FACILITY. ALL FIXTURES SHALL BE ANGLED TO DRAIN AT THE THIS POINT. PROVIDE FLOOR DRAIN AT LOCATION OF PLUMBING SYSTEM DRAIN.	
P-12	PLUMBING CONTRACTOR TO ASSESS WATER PRESSURE AND ENSURE ADEQUATE PRESSURE IS AVAILABLE, FOR MULTIPLE FIXTURE USE SIMULTANEOUSLY WITHOUT PRESSURE DECREASE OR TEMPERATURE FLUCTUATION.	
P-13	CAULK AROUND ALL PLUMBING FIXTURES AT FLOOR AND WALLS WITH FLEXIBLE CAULKING COMPOUND. COLOR TO MATCH FIXTURE.	
P-14	AFTER FIXTURES HAVE BEEN SET THE CONTRACTOR SHALL CAREFULLY PROTECT THEM FROM DAMAGE UNTIL THE BUILDING IS OCCUPIED BY THE OWNER JUST PRIOR TO ACCEPTANCE OF THE JOB BY THE OWNER, THE CONTRACTOR SHALL CLEAN ALL PLUMBING FIXTURES AND REMOVE ALL LABELS.	
P-15	GAS LOGS AND FIRE PLACE UNITS SHALL BE PROVIDED WITH A SHUT OFF VALVE, LOCATED OUTSIDE THE FIREBOX AND WITHIN 6 FEET OF THE APPLIANCE. IF APPLIANCE HAS A GAS LOG LIGHTER FLUE MUST BE PERMANENTLY BLOCKED OPEN. ALL GAS LOGS, GAS LOG LIGHTERS, AND/OR GAS FIREPLACES REQUIRE OUTSIDE COMBUSTION AIR. ALL FLUES MUST MEET MIN. REQUIREMENTS OF 1 SQ. IN. PER 1000 BTU'S OF PERMANENTLY BLOCKED OPEN AREA. ALL ROOMS WHERE THESE APPLIANCES ARE INSTALLED MUST EQUAL 50 CUBIC FEET OF VOLUME FOR EACH 1000 BTU'S FOR EACH APPLIANCE, IN ADDITION TO THE REQUIRED OUTSIDE COMBUSTIBLE AIR.	
P-16	IF GAS LINE IS OVER 4 OZ. IN PRESSURE, THEN CONTRACTOR TO PROVIDE A GAS PIPING SCHEMATIC FOR THE SYSTEM. CLEARLY IDENTIFY THE OPERATING PRESSURE, TYPE OF PIPING MATERIAL, SIZE OF THE GAS PIPE, LENGTHS OF PIPING RUNS, CAPACITY OF EACH APPLIANCE IN BTU'S/HOUR OF CUBIC FT. OF GAS PER HOUR. IDENTIFY THE BRAND AND LOCATION OF EACH REGULATOR, AND VENTING OF EACH REGULATOR.	
P-17	ALL PLUMBING VENTS WHICH PENETRATE ROOF ARE TO BE 3" DIAMETER MIN	
P-18	PROVIDE A SHUT OFF VALVE FOR ALL PLUMBING FIXTURE SUPPLY LINES	
P-19	CONTRACTOR TO PROVIDE FIRE SPRINKLER SYSTEM AS REQ. BY RC REGULATIONS, LOCAL ORDINANCES, PROPERTY COVENANTS, CONDITIONS, OR RESTRICTIONS. IF FIRE SPRINKLER SYSTEM IS REQUIRED, SUCH SYSTEM SHALL MEET OR EXCEED NFPA 13D UNLESS OTHERWISE SPECIFIED ON CONSTRUCTION DOCUMENTS.	

NO.	DESCRIPTION	CODE REF.
M-17	THE OPENABLE WINDOW AREA IN BATHROOMS, WATER CLOSET COMPARTMENTS, AND OTHER SIMILAR ROOMS SHALL NOT BE LESS THAN 1-1/2 SQ. FT. UNLESS A MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 50 CFM FOR INTERMITTENT OPERATION OR 20 CFM FOR CONTINUOUS OPERATION PROVIDED.	
M-18	ALL MECHANICAL SHAFTS TO HAVE MIN. 1 HR. FIRE RATING, CONDITIONS ALL SURFACES.	
M-19	IF GAS LINE IS OVER 4 OZ. IN PRESSURE, THEN CONTRACTOR TO PROVIDE A GAS PIPING SCHEMATIC FOR THE SYSTEM. CLEARLY IDENTIFY THE OPERATING PRESSURE, TYPE OF PIPING MATERIAL, SIZE OF THE GAS PIPE, LENGTHS OF PIPING RUNS, CAPACITY OF EACH APPLIANCE IN BTU'S/HOUR OF CUBIC FT. OF GAS PER HOUR. IDENTIFY THE BRAND AND LOCATION OF EACH REGULATOR, AND VENTING OF EACH REGULATOR.	IRC R106.1.1
M-20	FUEL-FIRED WATER HEATERS SHALL NOT BE INSTALLED IN A ROOM USED AS A STORAGE CLOSET. NON-DIRECT-VENT WATER HEATERS LOCATED IN A BEDROOM OR BATHROOM SHALL BE INSTALLED IN A SEALED ENCLOSURE SO THAT COMBUSTION AIR WILL NOT BE TAKEN FROM THE LIVING SPACE.	IRC M2005.2
M-21	APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN GARAGES. ROOMS OR SPACES THAT ARE NOT PART OF THE LIVING SPACE OF A DWELLING UNIT AND THAT COMMUNICATE WITH A PRIVATE GARAGE THROUGH OPENINGS SHALL BE CONSIDERED PART OF THE GARAGE.	IRC M1307.3
M-22	CONDITIONED AIR SUPPLY IN CRAWL SPACE SHALL BE ABLE TO DELIVER AT A RATE OF 1.0 CFM FOR EACH 50 S.F. OF UNDERFLOOR AREA, INCLUDING A RETURN AIR TO COMMON AREA. WALLS SHALL BE INSULATED AS PER N1102.2.8	IRC 408.3 N1102.2.8
M-23	PROHIBITED LOCATIONS; GAS PIPING SHALL NOT BE INSTALLED IN OR THROUGH A DUCTED SUPPLY, RETURN, EXHAUST, CLOTHES CHUTE, CHIMNEY, DUMBWAITER, OR ELEVATOR SHAFT. GAS PIPING INSTALLED DOWNSTREAM OF THE POINT OF DELIVERY SHALL NOT EXTEND THROUGH ANY TOWNHOUSE UNIT OTHER THAN THE UNIT SERVED BY SUCH PIPING	G2415.1
M-24	GAS PIPING SHALL NOT PENETRATE BUILDING FOUNDATION WALLS AT ANY POINT BELOW GRADE	G2415.4
M-25	GAS PIPING INSTALLED UNDERGROUND BENEATH BUILDINGS IS PROHIBITED EXCEPT WHERE THE PIPING IS ENCASED IN A CONDUIT. SUCH CONDUIT SHALL EXTEND NOT LESS THAN 4" OUTSIDE THE BUILDING, SHALL BE VENTED ABOVE GRADE TO THE OUTDOORS AND SHALL BE INSTALLED SO AS TO PREVENT THE ENTRANCE OF WATER OR INSECTS.	G2415.12
M-26	PROVIDE VENTILATION TO CRAWL SPACE AS REQ. BY IRC R408 MIN. 1 SQ. FT./ 150 SQ. FT. OF UNDER FLOOR AREA OR CRAWL SPACE MAY BE CONDITIONED WITH NO VENTILATION OPENINGS TO EXTERIOR OF HOME AS PER IRC 408.3	IRC R408
M-27	GAS LOGS AND FIRE PLACE UNITS SHALL BE PROVIDED WITH A SHUTOFF VALVE, LOCATED OUTSIDE OF THE FIREBOX AND WITHIN 6 FEET OF THE APPLIANCE. IF APPLIANCE HAS A GAS LOG LIGHTER, FLUE MUST BE PERMANENTLY BLOCKED OPEN. ALL GAS LOGS, GAS LOG LIGHTERS AND/OR GAS FIREPLACES REQUIRE OUTSIDE COMBUSTION AIR. ALL FLUES MUST MEET MIN. REQUIREMENTS OF 1 SQ. IN. PER 1000 BTU'S OF PERMANENTLY BLOCKED OPEN AREA. ALL ROOMS WHERE THESE APPLIANCES ARE INSTALLED MUST EQUAL 50 CUBIC FEET OF VOLUME FOR EACH 1000 BTU'S FOR EACH APPLIANCE, IN ADDITION TO THE REQUIRED OUTSIDE COMBUSTIBLE AIR.	IRC G2420
M-28	ALL FIRE PLACES (EXCEPT BEDROOM APPLICATIONS) TO BE FILLED WITH GAS STARTER GAS LOGS SHALL BE PROVIDED WITH A SHUT OFF VALVE LOCATED OUTSIDE OF THE FIREBOX AND WITHIN A 6'-0" OF THE APPLIANCE, UNLESS APPROVED BY THE APPLIANCE MANUFACTURE. IF GAS LIGHTERS ARE USED, FLUE MUST BE PERMANENTLY BLOCKED OPEN. ALL GAS LOGS, LIGHTERS OR FIREPLACES REQUIRE OUTSIDE COMBUSTION AIR. ALL FLUES MUST EQUAL 1 SQUARE INCH PER 1000 BTU'S. ALL ROOMS WHERE GAS LOGS, LIGHTERS, OR FIREPLACES ARE INSTALLED MUST EQUAL 50 CUBIC FT. OF VOLUME PER 1000 BTU'S IN ADDITION TO THE REQUIRED OUTSIDE AIR PROVIDE FLUES, COMBUSTION AIR, SPARK ARRESTOR, CLEARANCES, ETC. AS PER MANUFACTURER RECOMMENDATIONS. PROVIDE CHIMNEY CAP FLASHING AND SURROUND. THE CONTRACTOR SHALL VERIFY AND FOLLOW ALL MANUFACTURE REQUIREMENTS FOR INSTALLATION OF FIREPLACE EQUIPMENT, INCLUDING FINISH MATERIAL SUCH AS HEARTHS, MANTEL, AND OTHER COMBUSTIBLE PROJECTIONS, ETC. AND PROVIDE PROPER SETBACKS, CLEARANCES AND PROTECTIONS.	IRC G2420

MECHANICAL LEGEND

Symbol	Description	Symbol	Description
(register symbol)	FLOOR OR CEILING MOUNTED HVAC REGISTER	(T in circle)	HVAC THERMOSTAT
(return register symbol)	HVAC RETURN AIR REGISTER	(valve symbol)	EMERGENCY GAS SHUT OFF VALVE
(manifold symbol)	HYDRONIC HEATING MANIFOLD STATION	(X in circle)	EXHAUST FAN
(rectangle)	HVAC ZONE BOUNDARIES		

NO.	DESCRIPTION	CODE REF.
M-1	THE MECHANICAL SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH THE 2015 IRC AND IFGC, AND ALL OTHER LOCAL, STATE, AND NATIONAL CODES. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ITEMS, RELATED TO THE PROJECT AS PER INDUSTRY STANDARDS.	
M-2	THE MECHANICAL CONTRACTOR TO BE RESPONSIBLE FOR THE COMPLETE MECHANICAL INSTALLATION AND PROVIDE A (1) YEAR WARRANTY AFTER OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH OPERATION AND MAINTENANCE MANUALS.	
M-3	ALL ELECTRICAL AND/OR MECHANICAL WORK IS TO BE COMPLETED BY A LICENSED CONTRACTOR IN EACH RESPECTIVE FIELD, AND MUST COMPLY WITH LOCAL AND/OR NATIONAL STANDARDS, WHICHEVER IS MOST RESTRICTIVE. NEC/IRC	
M-4	VISIT THE JOB SITE PRIOR TO BIDDING THE PROJECT TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND ANY INTERFERENCE.	
M-5	COORDINATE WITH OWNER, INTERIOR DESIGNER, ARCHITECT, AND / OR PLANS FOR FIXTURE SCHEDULES, STYLES, FINISHES, ETC.	
M-6	MECHANICAL LAYOUTS ARE SHOWN IN SCHEMATIC. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LAYOUT AND INSTALLATION OF ALL RELATED ITEMS WITH EXISTING CONDITIONS AND RELATED TRADES.	
M-7	APPLIANCES LOCATED IN A GARAGE OR CARPORT SHALL BE PROTECTED FROM IMPACT BY AUTOMOBILES.	IRC M1307.3.1
M-8	LINE VOLTAGE AND LOW VOLTAGE AND LOW VOLTAGE CONTROL WIRING IS BY THE MECHANICAL CONTRACTOR. COORDINATE WITH ELECTRICAL CONTRACTOR.	
M-9	INSULATE HT. TRUNK AND SUPPLY DUCTS IN ALL UNFINISHED AREAS (IF APPLICABLE), I.E.... CRAWL SPACE, GARAGE, ETC.	
M-10	PROVIDE MECHANICAL VENTILATION SYSTEM, CONNECTED DIRECTLY TO OUTSIDE, CAPABLE OF PRODUCING FIVE AIR CHANGES PER HOUR, AND DISCHARGE AT DISTANCE OF 3'-0" MIN. FROM ALL OPENINGS.	
M-11	IF MECH. ROOM IS LOCATED ADJ. TO GARAGE AND ACCESSED THROUGH GARAGE, ENSURE FLOOR SURFACE OF MECHANICAL ROOM IS MIN. 18" ABOVE GARAGE FLOOR, AND SHALL BE ADEQUATELY PROTECTED FROM AUTOMOBILES.	
M-12	MECHANICAL HEATING SYSTEM TO BE 90% EFFICIENT BOILER WITH RADIANT IN FLOOR HYDRONIC HEATING SYSTEM. THE SYSTEM SHOULD BE CAPABLE OF MAINTAINING WITHIN (1) DEGREE OF THE THERMOSTAT SET POINT. THE CONTRACTOR SHALL GUARANTEE THAT THE SYSTEM SHALL HEAT AND COOL THE FACULTY TO 68 DEGREES FAHRENHEIT HEATING AND 70 DEGREES COOLING AT 3'-0" ABOVE THE FLOOR AND 2'-0" FROM EXTERIOR WALLS THROUGHOUT THE STRUCTURE. SUPPLIER TO PROVIDE HEAT LOSS CALCULATIONS, SHOP DRAWINGS, THERMOSTAT LOCATIONS, AND CUT SHEETS ON ALL PROPOSED EQUIPMENT. SIZE EQUIPMENT AS PER I.R.C. PROVIDE CLEARANCES AS PER MANUFACTURE. PROVIDE TWO SEPARATE COMBUSTION AIR DUCTS, (FROM EXTERIOR) ONE TERMINATING IN LOWER 12" AND ONE TERMINATING IN UPPER 12" OF THE SPACE AS REQUIRED. EACH ARE TO ALLOW COMBUSTION AIR AT A RATE OF I SQUARE INCH PER 4,000 BTU'S (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTU'S (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURE SPECIFICATIONS. ALTERNATIVE COMBUSTION AIR OPTIONS COMPLIANT WITH I.R.C. CHAPTER 17 AND G2407 MAY BE ALLOWED WHEN DEEMED APPROPRIATE AND APPROVED BY THE ARCHITECT. PROVIDE CLEARANCE BETWEEN COMBUSTIBLE MATERIALS AND VENTS AS PER CODE.	I.R.C. M1401.3 I.R.C. R303.8 I.R.C. CHAPTER 14 I.R.C. CHAPTER 17
M-13	CONTRACTOR TO PROVIDE MAKE, MODEL, BTU'S AND EFFICIENCY OF FURNACE USED TO LOCAL BUILDING DEPT. PRIOR TO INSTALLATION. CONTRACTOR TO PROVIDE NECESSARY APPROVAL NUMBERS FOR APPLIANCES AND FIREPLACE INSERTS USED, TO LOCAL BUILDING DEPT. AS REQ. PRIOR TO INSTALLATION.	
M-14	PROJECTS THAT REQUIRE MECHANICAL DUCT WORK SHALL CONFORM TO THE FOLLOWING. ALL DUCT WORK SHALL BE CONSTRUCTED FROM GALVANIZED SHEET STEEL TO CONFORM WITH "SMACNA" LOW PRESSURE DUCT CONSTRUCTION STANDARDS AND IRC. FABRICATE SHEET METAL DUCTS WITH CROSS-BREAK OR KINK FLAT SURFACES TO PREVENT VIBRATION AND PULSATION. HANG DUCTS WITH STRAPS OF 18 GAUGE GALVANIZED STEEL OF 1" WIDE. ANCHOR DUCTS SECURELY TO STRUCTURE WITH SCREW, IN SUCH A MANNER AS TO PREVENT TRANSMISSION WITH VIBRATION. UNDERGROUND ROUND DUCT SHALL BE SCHEDULE 40 P.V.C PIPE OR P.V.S. PIPE (AS REQUIRED BY LOCAL JURISDICTION) WITH FUSION WELDED JOINTS AND CONNECTIONS. RUN OUTS TO FLOOR GRILLES SHALL BE FABRICATED FROM SHEET OR P.V.C. OR P.V.S. OF THE SAME THICKNESS AS PIPE WITH ALL JOINTS AND CONNECTIONS FUSION WELDED.	I.R.C. CHAPTER 16
M-15	REMOVE DEBRIS AND TRASH FROM DUCT WORK AND VACUUM CLEAN DUCTS. RUN SUPPLY AND EXHAUST FANS BEFORE GRILLES AND REGISTERS ARE INSTALLED AND BEFORE CEILINGS AND WALLS ARE PAINTED. THE ADJUSTMENT OF THE OF THE AIR SYSTEMS SHALL BE ADJUSTED TO WITHIN PLUS OR MINUS 5% OF THE AIR CAPACITY.	
M-16	SPARK ARRESTORS MEET IRC R1001.6.1 WITH NET FREE AREA FOUR TIMES THE CHIMNEY FLUE OUTLET, ARRESTOR SCREEN TO BE HEAT AND CORROSION RESISTANT, THE SCREEN SHALL PERMIT SPHERES LESS THAN 3/8" BUT NOT GREATER THAN 1/2" AND THE ARRESTOR SHALL BE ACCESSIBLE FOR CLEANING AND THE SCREEN OR CHIMNEY CAP SHALL BE REMOVABLE.	IRC R1001.6.1



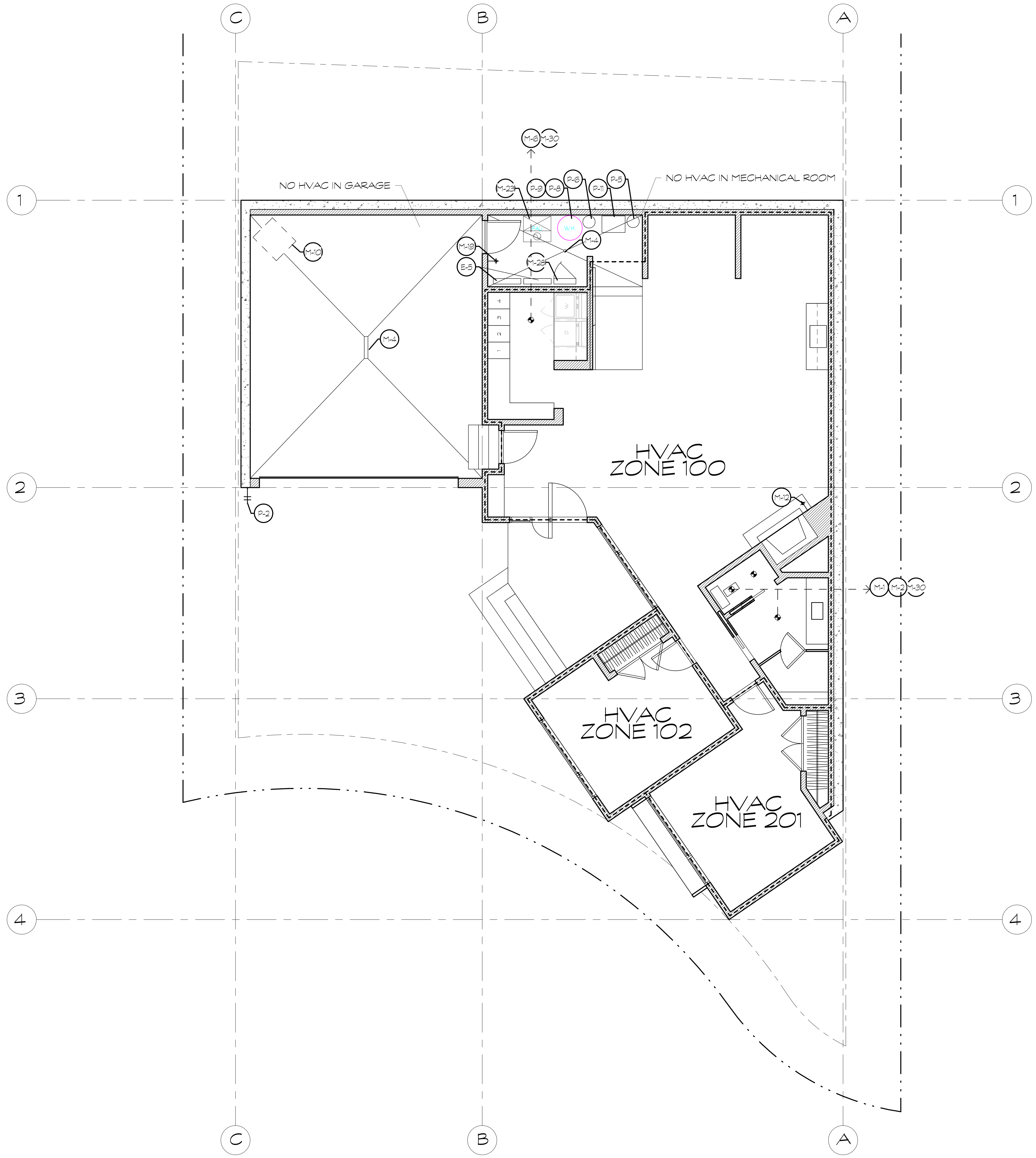
29 SEPTEMBER 2017

REVISIONS

A NEW DESIGN FOR:
LOT 75R POWDER MOUNTAIN
8452 E. SPRING PARK
WEBER COUNTY, UT

UPWALL DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801) 485-0708

MP0.1



KEYNOTES	
NUMBER	DESCRIPTION
E-5	ELECTRICAL PANELS MUST COMPLY W/ IRC E3305 FOR 30" X 36" CLEAR WORKING SPACE IN FRONT OF PANEL AND MIN. 6'-6" HEADROOM.
M-1	BATHROOM EXHAUST FAN SPECIFICATIONS: BATHROOM EXHAUST FANS SHALL BE NOT LOUDER THAN 1.5 SONES AND CAPABLE OF VENTILATING 50 CFM FOR INTERMITTENT OPERATION OR 20 CFM FOR CONTINUOUS OPERATION. VENTILATION AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. EXHAUST FANS SHALL BE SIZED FOR MINIMAL RATE OF 50 CFM, DUCTED TO OUTSIDE. FANS TO BE DIRECT DRIVE CENTRIFUGAL UNITS WITH SLOW SPEED MOTOR PROVIDE ACOUSTICAL INSULATION, GRILLS, CAPS, ETC. AS REQUIRED.
M-2	BATHROOM EXHAUST DUCT WORK TO BE ALUMINUM, GALVANIZED STEEL OR APPROVED FIBERGLASS. KITCHEN HOOD EXHAUST DUCTS TO BE GALVANIZED STEEL, STAINLESS STEEL, OR COPPER. DUCTS TO BE AIRTIGHT AND EQUIPPED WITH A BACK DRAFT DAMPER. ALL DUCTS TO TERMINATE OUTSIDE.
M-4	CONTRACTOR TO OBTAIN APPROVAL BY CITY/COUNTY ENGINEER PRIOR TO CONNECTION OF GARAGE FLOOR DRAIN TO SEWER SYSTEM. IF SUCH APPROVAL IS GRANTED, A SAND/GREASE TRAP WILL BE REQUIRED.
M-6	DRYER EXHAUST DUCT TO BE VENTED TO EXTERIOR. DUCTS TO BE RIGID ALUMINUM WITH SMOOTH INTERIOR SURFACES NO METAL SCREW OR FASTENERS SHALL PENETRATE INTO THE DUCT. JOINTS TO RUN IN THE DIRECTION OF AIR FLOW. MAXIMUM LENGTH SHALL NOT EXCEED 25'-0" (EXCLUDING FLEXIBLE TRANSITION DUCT). THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED 2.5' FOR EACH 45 DEGREE BEND AND 5' FOR EACH 90 DEGREE BEND. LONGER DUCT LENGTHS WILL BE PERMITTED AS PER EXCEPTION #11502.6. DRYER VENT SHALL BE ABLE TO EXHAUST GREATER THAN 25'-0" AS PER MANUFACTURERS SPECIFICATIONS.
M-10	PROVIDE CEILING MOUNTED LOW PROFILE GAS FIRED UNIT HEATER. INSTALL WITH CLOSED FLUE AND COMBUSTION AIR. PROVIDE THERMOSTAT AND RELATED EQUIPMENT AS REQUIRED. INSTALL AS PER MANUFACTURE AND LOCAL CODES.
M-12	CONTRACTOR TO PROVIDE A NATURAL GAS SHUT-OFF VALVE WITHIN SIX FEET OF ALL FIREPLACES.
M-19	PROVIDE A NATURAL GAS EMERGENCY SHUT OFF VALVE IN MECHANICAL ROOMS WITH NATURAL GAS OR PROPANE BURNING APPLIANCES.
M-23	CONTRACTOR TO PROVIDE MAKE, MODEL, BTU'S AND EFFICIENCY OF FURNACE USED TO LOCAL BUILDING DEPT. PRIOR TO INSTALLATION.
M-28	HYDRONIC HEATING EQUIPMENT PANEL.
M-30	EXHAUST AND SUPPLY DUCTS USED WITH VENTILATING EQUIPMENT SHALL NOT EXCEED THE LENGTHS DETERMINED IN ACCORDANCE WITH TABLE M1506.2.
P-2	ALL HOSE BIBS SHALL BE NON-FREEZE TYPE WITH BACK FLOW PREVENTOR.
P-5	PROVIDE CULINARY WATER WHOLE HOUSE WATER FILTRATION SYSTEM THROUGHOUT RESIDENCE. INSTALLATION AS PER MANUFACTURER. O.A.E.
P-6	CONTRACTOR TO LOCATE AND INSTALL AN EXPANSION TANK FOR THE CULINARY HOT WATER SYSTEM.
P-8	CONTRACTOR TO LOCATE AND INSTALL WATER HEATER AND HEATING EQUIPMENT. ALL GAS SERVICED EQUIPMENT IN GARAGE TO BE 18" ABOVE FINISH FLOOR.
P-9	WATER HEATERS SHALL BE ANCHORED OR STRAPPED IN THE UPPER THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE NOT LESS THAN ONE THIRD OF THE OPERATING WEIGHT.
P-11	WATER SOFTENER SYSTEM.

ENTRY LEVEL	1,369 SF
MAIN LEVEL	1,990 SF
GARAGE	506 SF
MECH.	91 SF

ENTRY LEVEL MECHANICAL

PLAN

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

0 1 2 4 8

STATE OF UTAH
JOSHUA DEAN ARRINGTON
9130931-0301
LICENSED ARCHITECT

29 SEPTEMBER 2017

REVISIONS

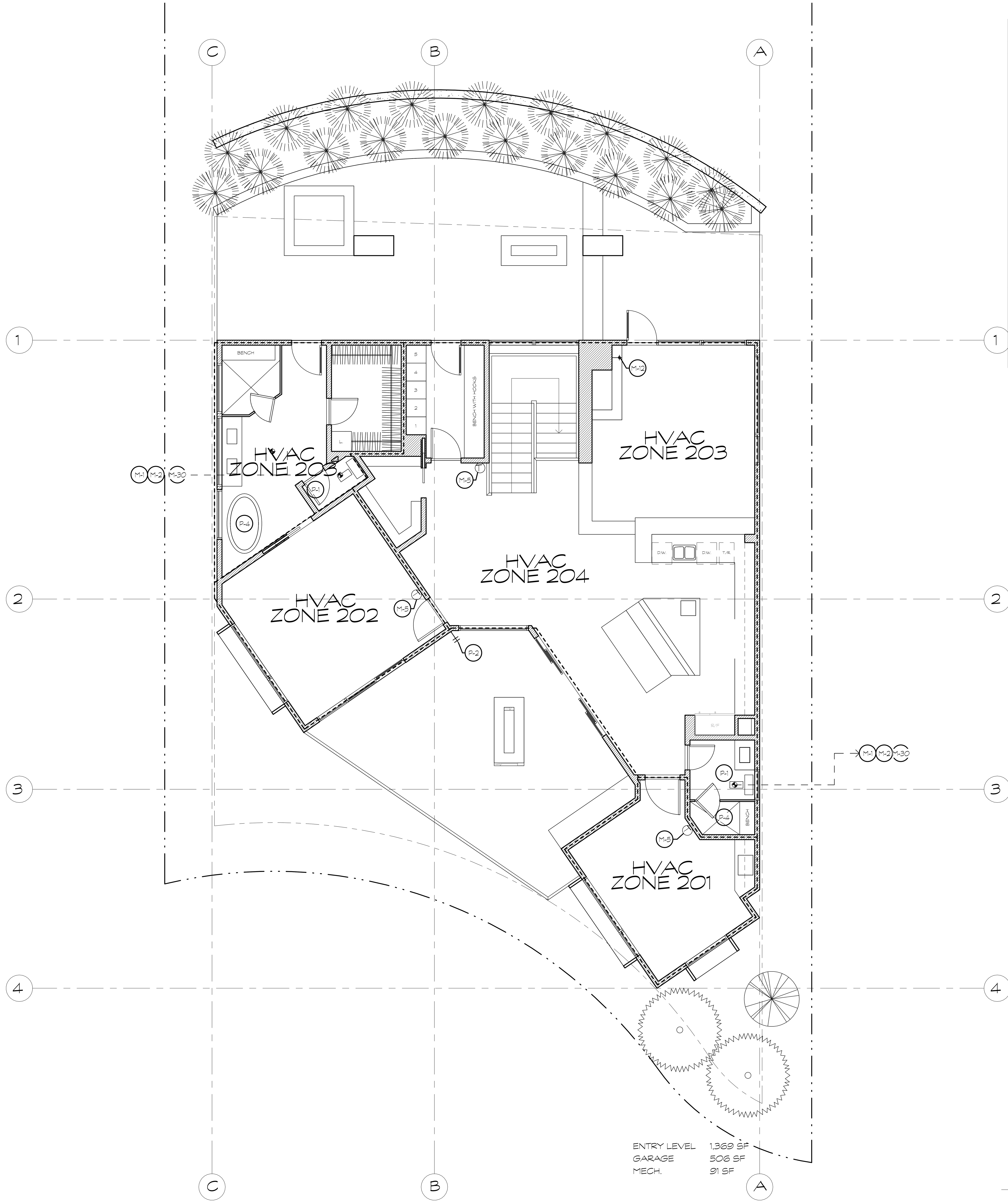
A NEW DESIGN FOR:

LOT 75R POWDER MOUNTAIN

8452 E. SPRING PARK
WEBER COUNTY, UT

UPWALL DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

MP2.0



ENTRY LEVEL 1,369 SF
GARAGE 506 SF
MECH. 91 SF

KEYNOTES

NUMBER	DESCRIPTION
M-1	BATHROOM EXHAUST FAN SPECIFICATIONS: BATHROOM EXHAUST FANS SHALL BE NOT LOUDER THAN 1.5 SONES AND CAPABLE OF VENTILATING 50 CFM FOR INTERMITTENT OPERATION OR 20 CFM FOR CONTINUOUS OPERATION. VENTILATION AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. EXHAUST FANS SHALL BE SIZED FOR MINIMAL RATE OF 50 CFM, DUCTED TO OUTSIDE. FANS TO BE DIRECT DRIVE CENTRIFUGAL UNITS WITH SLOW SPEED MOTOR PROVIDE ACOUSTICAL INSULATION, GRILLS, CAPS, ETC. AS REQUIRED.
M-2	BATHROOM EXHAUST DUCT WORK TO BE ALUMINUM, GALVANIZED STEEL OR APPROVED FIBERGLASS. KITCHEN HOOD EXHAUST DUCTS TO BE GALVANIZED STEEL, STAINLESS STEEL, OR COPPER. DUCTS TO BE AIRTIGHT AND EQUIPPED WITH A BACK DRAFT DAMPER. ALL DUCTS TO TERMINATE OUTSIDE.
M-5	PROVIDE COMFORT HEATING SYSTEM CAPABLE OF MAINTAINING A MIN. 70 DEGREE F. TEMPERATURE AT A POINT 36" ABOVE THE FINISH FLOOR IN ALL HABITABLE AREAS.
M-12	CONTRACTOR TO PROVIDE A NATURAL GAS SHUT-OFF VALVE WITHIN SIX FEET OF ALL FIREPLACES.
M-30	EXHAUST AND SUPPLY DUCTS USED WITH VENTILATING EQUIPMENT SHALL NOT EXCEED THE LENGTHS DETERMINED IN ACCORDANCE WITH TABLE M1506.2.
P-1	CONTRACTOR TO ENSURE THAT THERE IS A 21" MIN CLEARANCE IN FRONT OF WATER CLOSET, AND A 30" WIDE CLEARANCE OF FINISHED SPACE FOR WATER CLOSET. ALL TANK TYPE WATER CLOSETS ARE TO HAVE A FLOW RATE NOT GREATER THAN 1.6 GALLONS PER FLUSH. ALL SHOWERS TO HAVE A FLOW RATE OF NOT MORE THAN 2.5 GPM.
P-2	ALL HOSE BIBS SHALL BE NON-FREEZE TYPE WITH BACK FLOW PREVENTOR.
P-4	PROVIDE ANTI-SCALD SHOWER VALVE ON ALL TUBS, SHOWERS, ETC.

STATE OF UTAH
JOSHUA DEAN ARRINGTON
9130931-0301
LICENSED ARCHITECT

29 SEPTEMBER 2017

REVISIONS

A NEW DESIGN FOR:

LOT 75R POWDER MOUNTAIN

8452 E. SPRING PARK
WEBER COUNTY, UT

UPWALL DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

MAIN LEVEL MECHANICAL

PLAN

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

0 1 2 4 8

MP2.1

ELECTRICAL NOTES

E-26	R303.1 HABITABLE ROOMS. ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. EXCEPTIONS: 1. THE GLAZING AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION R310 AND AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR IN THE ROOM OR A WHOLE HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OF 15 CUBIC FEET PER MINUTE(CFM)(7.08L/S) PER OCCUPANT COMPUTED ON THE BASIS OF TWO OCCUPANTS FOR THE FIRST BEDROOM AND ONE OCCUPANT FOR EACH ADDITIONAL BEDROOM. 2. THE GLAZED AREAS NEED NOT BE PROVIDED IN ROOMS WHERE EXCEPTION 1 ABOVE IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES (6.46 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762MM) ABOVE THE FLOOR LEVEL.	IRC E309.6 IRC R303
E-27	A PERMANENT CERTIFICATION SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINATE R-VALUES OF ALL WALLS, CEILINGS, APPLICABLE FLOOR SLABS, V-VALUE, AND SOLAR GAIN OF WINDOWS. THE HEATING AND COOLING EFFICIENCIES SHALL ALSO BE LISTED FOR HVAC EQUIPMENT & WATER HEATING EQUIPMENT.	N1101.8
E-28	A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BASEMENT WALL, CRAWL SPACE WALL AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS FOR FENESTRATION; AND THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION. WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL LIST THE TYPE AND EFFICIENCY OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT.	N1101.2
E-29	ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.	IRC E4002.14
E-30	RECEPTACLES THAT PROVIDE POWER FOR WATER-PUMP MOTORS OR OTHER LOADS DIRECTLY RELATED TO THE CIRCULATION AND SANITATION SYSTEM SHALL BE PERMITTED TO BE LOCATED BETWEEN 6' AND 10' FROM THE INSIDE WALLS OF POOLS AND OUTDOOR SPAS AND HOT TUBS, AND, WHERE SO LOCATED, SHALL BE SINGLE AND OF THE LOCKING AND GROUNDING TYPE AND SHALL BE PROTECTED BY GROUND-FAULT CIRCUIT INTERRUPTERS.	IRC E4203.1.1
E-31	ALL RECEPTACLES IN UNFINISHED BASEMENTS AND ELECTRICALLY HEATED FLOORS SHALL BE GFCI PROTECTED,	IRC E3902

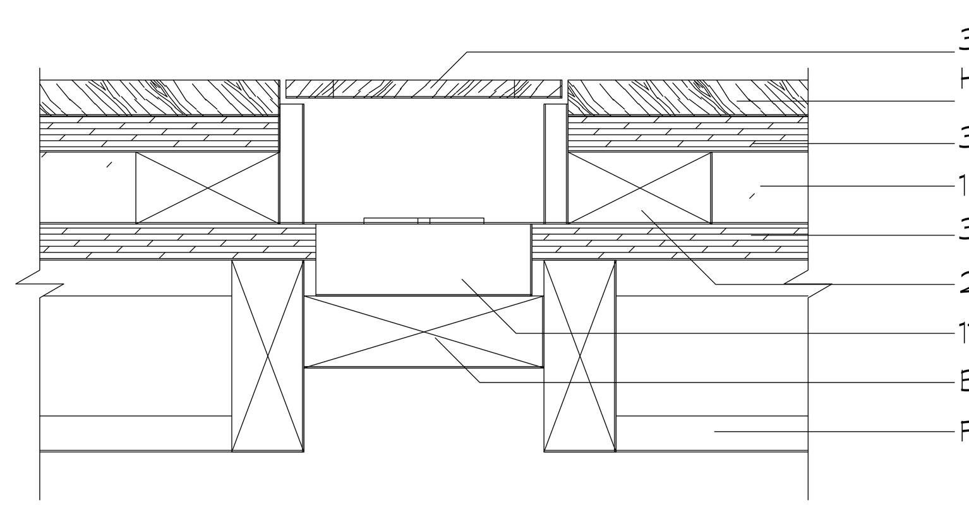
E-1	THE ELECTRICAL SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH THE CURRENTLY ENFORCED IRC, NEC, AND ALL OTHER LOCAL, STATE, AND NATIONAL CODES. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON THE DRAWINGS.	
E-2	THE CONTRACTOR TO FURNISH AND INSTALL FEEDERS, PANELS, BOARDS, RELAY BRANCH CIRCUIT WIRING, CONDUITS, WIRE, METER BASES, COMPLETE WIRING FOR MOTORS, EXHAUST FANS, LINE VOLTAGE CONNECTIONS FOR HVAC EQUIPMENT, SPECIALTY LIGHTING FIXTURES, OUTLET BOXES, COVER PLATES, WALL SWITCHES, FIXTURES, RECEPTACLES, ETC.	
E-3	ALL DRAWINGS AND ELECTRICAL LAYOUTS INDICATE LOCATIONS AS SCHEMATIC. LOCATIONS SHALL BE PER APPROPRIATE CODES AND OWNER. CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR FOR ALL POWER REQUIREMENTS.	IRC E3801
E-4	CONTRACTOR TO VERIFY LOCATIONS OF ALL OUTLETS, FIXTURES, SWITCHES, ETC. W/ OWNER AND DESIGNER PRIOR TO WIRING.	
E-5	CONTRACTOR TO ENSURE ALL EXTERIOR LIGHTING IS IN COMPLIANCE WITH COUNTY CODE AND PROVIDE PROOF PRIOR TO INSTALL.	
E-6	ALL ELECTRICAL AND/OR MECHANICAL WORK IS TO BE COMPLETED BY A LICENSED CONTRACTOR IN EACH RESPECTIVE FIELD, AND MUST COMPLY WITH LOCAL AND/OR NATIONAL STANDARDS, WHICHEVER IS MOST RESTRICTIVE.	NEC/IRC
E-7		IRC E3802.11 NEC 210-12
E-8		IRC E3305
E-9		IRC E3801.7
E-10		IRC E3903.11
E-11	ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPUTED BY METHOD INDICATED IN THE IRC AND NATIONAL ELECTRIC CODE. PANELS OR CABINETS ENCLOSING FUSES, CIRCUIT BREAKERS, SWITCHES OR OTHER ELECTRICAL SERVICE EQUIPMENT SHALL BE IN AN INCONSPICUOUS, ACCESSIBLE, AND PROTECTED LOCATION. ELECTRICAL METER BASE SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM OUTSIDE WEATHER.	IRC E3305
E-12	ALL STRUCTURED WIRING (I.E. FUTURE SMART CABLE, CAT5E, ETC.) TO HAVE A MINIMUM SEPARATION OF 12" BETWEEN HIGH VOLTAGE WIRING.	
E-13	PROVIDE HOME SECURITY SYSTEM THROUGHOUT RESIDENCE. CONTRACTOR TO PROVIDE SECURITY SYSTEM CUT SHEETS, SPECIFICATION, ETC. FOR APPROVAL BY OWNER PRIOR TO ORDERING AND INSTALLATION.	
E-14	COORDINATE WITH ELECTRICAL PLANS FOR ALL ELECTRICAL SWITCHES, SCHEMATIC WIRING, EQUIPMENT AND FIXTURE LOCATIONS. COORDINATE WITH ELECTRICAL FIXTURE SCHEDULES. COORDINATE WITH ELECTRICAL KEY NOTES, INTERNATIONAL BUILDING CODE, AND RELATED CODES FOR INSTALLATION REQUIREMENTS.	
E-15	PROVIDE CLEARANCE FROM APPLIANCES TO COMBUSTIBLE MATERIALS AS PER MANUFACTURERS INSTALLATION REQUIREMENTS. PROVIDE MINIMUM CLEARANCE OF 30" ABOVE COOKING TOP TO COMBUSTIBLE MATERIALS.	IRC M1306 & M1901
E-16	CONTRACTOR SHALL COORDINATE AND VERIFY WITH OWNER, ARCHITECT, INTERIOR DESIGNER, ETC. ON FINAL SELECTION, STYLE, FINISHES, ETC. FOR ALL CABINET WORK, COUNTER TOPS, MILL WORK, DOORS, APPLIANCES, PLUMBING FIXTURES, LIGHT FIXTURES, ETC. PRIOR TO ORDERING AND INSTALLATION.	
E-17	APPLIANCES LOCATED IN A GARAGE OR CARPORT SHALL BE PROTECTED FROM IMPACT BY AUTOMOBILES.	IRC M1307.3.1
E-18	CONTRACTOR TO CONTACT BLUE STAKE TO FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK.	
E-19	PROVIDE ELECTRICAL AND SWITCHING TO ALL CHIMNEY CAP LOCATIONS FOR FUTURE FIREPLACE EXHAUST BOOSTER FANS.	
E-20	PROVIDE AT LEAST ONE (1) GFCI/WP RECEPTACLE AT FRONT OF HOUSE.	
E-21	CONTRACTOR TO PROVIDE ELECTRICAL SERVICE TO MECHANICAL EQUIPMENT AS REQUIRED.	
E-22	FIRE BLOCK SPACES @ SOFFIT, FLOOR AND CLG. JST. LINES. @10'-0" VERTICALLY AND HORIZONTALLY AND AT OPENING BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS AND AT ANY OTHER LOCATIONS NOT SPECIFIED ABOVE WHICH COULD AFFORD PASSAGE FOR FLAMES.	
E-23	CONTRACTOR TO PROVIDE NECESSARY APPROVAL NUMBERS FOR APPLIANCES AND FIREPLACE INSERTS USED, TO LOCAL BUILDING DEPT. AS REQ. PRIOR TO INSTALLATION.	
E-24	COMBUSTIBLE MATERIAL SHALL NOT BE PLACED WITHIN 2" OF FIREPLACE AND/OR SMOKE CHAMBER OF CHIMNEY WALLS. COMBUSTIBLE MATERIAL SHALL NOT BE PLACED WITHIN 6" OF FIREPLACE OPENING. NO SUCH COMBUSTIBLE MATERIAL WITHIN 12" OF THE FIREPLACE SHALL PROJECT MORE THAN 1/8" OR 1" CLEARANCE FOR SUCH OPENINGS. AS PER R1003.12	
E-25	MIN. WINDOW AREA SHALL NOT EQUAL LESS THAN 8% OF THE FLOOR AREA OF THE ROOM UNLESS PROPER MECHANICAL VENTILATION AN ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AND AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30".	IRC R1003.12

ELECTRICAL LEGEND

$	SINGLE POLE TOGGLE SWITCH	O	RECESSED CAN (OUTDOOR IN SOFFIT) (TRIM W/ DIFFUSER AS PER SCHEDULE)
$3	THREE WAY TOGGLE SWITCH	E	RECESSED CAN (OUTDOOR IN EXPOSED SOFFIT. TRIM W/ DIFFUSER AS PER SCHEDULE)
$4	FOUR WAY TOGGLE SWITCH	U	WATERPROOF EXTERIOR UPLIGHT (COORDINATE W/ ARCHITECT)
$D	DIMMER TOGGLE SWITCH	P	WATERPROOF RECESSED PATIO UPLIGHTS (COORDINATE W/ ARCHITECT)
$3D	THREE WAY DIMMER SWITCH		DIRECTIONAL CEILING LIGHT FIXTURE
$G	GARAGE DOOR OPENER		CEILING MOUNTED LIGHT FIXTURE
K	WALL MOUNTED KEYPAD CONTROL		SUSPENDED PENDANT LIGHT FIXTURE
	110 VOLT DUPLEX OUTLET (TAMPER RESISTANT)		INDOOR WALL SCONCE
AFCI	110 VOLT ARC-FAULT PROTECTION (TAMPER RESISTANT)	WP	OUTDOOR WALL SCONCE (WATERPROOF)
GFCI	110 VOLT GROUND FAULT INTERRUPTER (TAMPER RESISTANT)		FURNITURE-MOUNTED LAMP
WP	110 VOLT WATERPROOF GFCI OUTLET (TAMPER RESISTANT)		EXHAUST FAN
+42	110 VOLT DUPLEX OUTLET (+42" ABOVE FINISHED FLOOR TAMPER RESISTANT)	G	GARAGE DOOR OPENER
	110 VOLT DUPLEX FLOOR/CEILING OUTLET (TAMPER RESISTANT)		TELEPHONE OUTLET (CAT 5E WIRING)
WP	110 VOLT DUPLEX WATERPROOF RAFTER OUTLET (TAMPER RESISTANT)	TV	TELEVISION ANTENNA/CABLE OUTLET
	110 VOLT FOURPLEX OUTLET (TAMPER RESISTANT)	SP	AUDIO SPEAKER
	110 VOLT HALF-SWITCHED OUTLET (TAMPER RESISTANT)	FW	STRUCTURED WIRING (FUTURE SMART WIRING) I.E. (2) RG6 QUAD SHIELD, (2) CAT 5E WIRE - FOR CABLE TV, VIDEO,SATELLITE, ETC. (6) PORT OUTLET
	110 VOLT SPECIALTY OUTLET	J	J-BOX - ELECTRICAL CIRCUIT
	220 VOLT OUTLET		LANDSCAPE BOLLARD LIGHT
SD	SMOKE DETECTOR W/ BATTERY BACK-UP		CEILING MOUNTED FAN AND LIGHT FIXTURE
CM	CARBON MONOXIDE DETECTOR		
R	RECESSED CAN (FIXTURE & TRIM AS PER SCHEDULE)		WALL MOUNT FIXTURE
R	RECESSED CAN, DIRECTIONAL		LED STRIP LIGHTING
C	RECESSED CAN (CLOSET) (DIFFUSED LIGHT, FIXTURE & TRIM AS PER SCHEDULE)		UNDER CABINET LEDS
W	RECESSED CAN (WET LOCATION) (DIFFUSED LIGHT, FIXTURE & TRIM AS PER SCHEDULE)		UNDER CABINET HALOGENS
	LOW VOLTAGE RECESSED CAN (FIXTURE & TRIM AS PER SCHEDULE)		TRACK LIGHTING
	DEEP, RECESSED BAFFLE LIGHTING		2' STRIP FLUORESCENT FIXTURE
U	INDOOR UPLIGHT		2' X 2' FLUORESCENT FIXTURE
SL	STEP LIGHT		
	HEATED FLOORING		4' STRIP FLUORESCENT FIXTURE
	INFRATECH DUAL ELEMENT INFRARED HEATER		2' X 4' FLUORESCENT FIXTURE

LIGHT FIXTURE SCHEDULE

MARK	FIXTURE	LOCATION(S)	MAKE	MODEL		FINISH	LIGHT SOURCE	APERTURE SIZE	BAFFLE REGRESS	COLOR TEMP.	CRI	DIFFUSING	DIMMING	WET OPTION	HOUSING TYPE
				TRIM	HOUSING										
L1	RECESSED CAN	ALL FINISHED SPACES	USAI	3231 ROUND 2.1	LRTA4	PRIMER FINISH	LED	4 1/2"	1"	2700K	90	TBD	TBD	NO	IC
L2	RECESSED CAN	CLOSET	USAI	3231 ROUND 2.1	LRTA4	PRIMER FINISH	LED	4 1/2"	1"	2700K	90	OPTIMAL	TBD	NO	IC
L3	RECESSED CAN	WET LOCATION	USAI	2231 ROUND	LRTA3	PRIMER FINISH	LED	3"	1"	2700K	90	TBD	TBD	YES	IC
L4	RECESSED CAN	THEATRES	USAI	2231 ROUND	LRTA3	PRIMER FINISH	LED	3"	1"	2700K	90	TBD	OPTIMAL	NO	IC
L5	RECESSED CAN	READING AREAS, VANITIES, FIREPLACES, ART WALLS	USAI	SR21	SV SLIVER LED	PRIMER FINISH	LED	1 3/4"	1"	2700K	90	TBD	OPTIMAL	NO	IC
L6	DEEP, RECESSED CAN	VAULTED CEILINGS	USAI	3021 ROUND 2.1	LRTD4	PRIMER FINISH	LED	4 1/2"	DEEP (2 1/2")	2700K	90	OPTIMAL	TBD	NO	IC
L7	DEEP, RECESSED CAN	OUTDOOR	USAI	3021 ROUND 2.1	LRTD4	PRIMER FINISH	LED	4 1/2"	DEEP (2 1/2")	2700K	90	OPTIMAL	TBD	YES	IC
L8	HANGING PENDANT	OUTDOOR	CUSTOM	CUSTOM		TBD	HALOGEN	-	-	2700K	-	TBD	TBD	YES	-
L9	DOWNWARD SCONCE	DECKS, PATIOS, ENTRIES	CUSTOM	CUSTOM		TBD	HALOGEN	-	-	2700K	-	TBD	TBD	YES	-
L10	BOLLARD LIGHT	OUTDOOR	TBD	TBD		TBD	HALOGEN	-	-	2700K	-	TBD	TBD	YES	-



A RECESSED ELECTRICAL OUTLET
3"=1'-0"

STATE OF UTAH
JOSHUA DEAN ARRINGTON
9130931-0301
LICENSED ARCHITECT

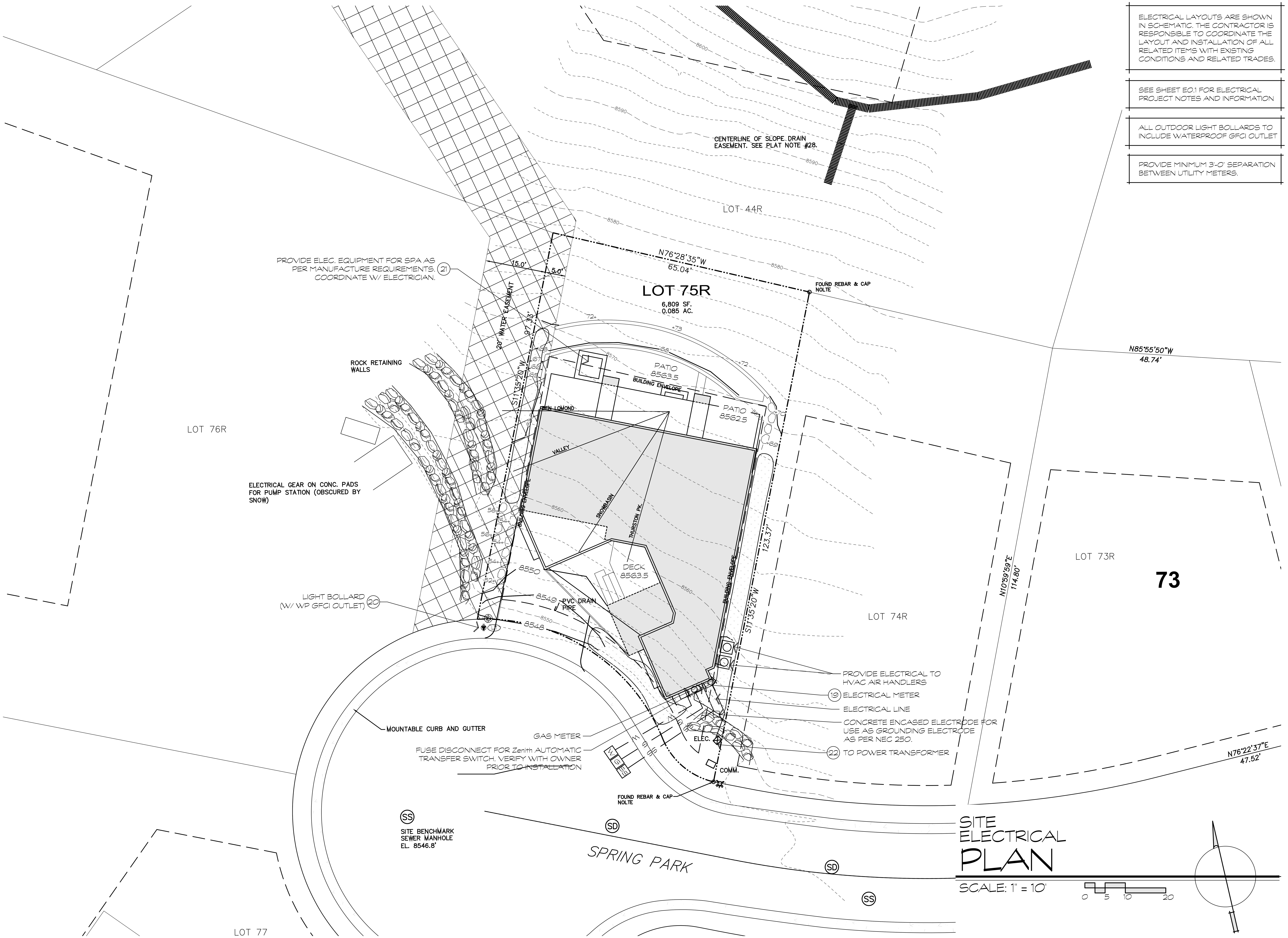
29 SEPTEMBER 2017

REVISIONS

A NEW DESIGN FOR:
LOT 75R POWDER MOUNTAIN
8452 E. SPRING PARK
WEBER COUNTY, UT

UPWALL DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

EO.1



LOT 44R
CENTERLINE OF SLOPE DRAIN EASEMENT. SEE PLAT NOTE #28.
LOT 75R
6,809 SF.
0.085 AC.
N76°28'35"W
65.04'
FOUND REBAR & CAP NOLTE
N85°55'50"W
48.74'
PROVIDE ELEC. EQUIPMENT FOR SPA AS PER MANUFACTURE REQUIREMENTS. COORDINATE W/ ELECTRICIAN. (21)
20' WATER EASEMENT
ROCK RETAINING WALLS
PATIO 8563.5
BUILDING ENVELOPE
PATIO 8562.5
BEN LOMOND
VALLEY
SNOWBASIN
THURSTON PK.
LOT 76R
ELECTRICAL GEAR ON CONC. PADS FOR PUMP STATION (OBSCURED BY SNOW)
DECK 8563.5
123.37'
S11°35'20"W
N10°59'59"E
114.80'
LOT 73R
73
LOT 74R
LIGHT BOLLARD (W/ WP GFCI OUTLET) (20)
8550
8549
8548
PVC DRAIN PIPE
PROVIDE ELECTRICAL TO HVAC AIR HANDLERS
(19) ELECTRICAL METER
ELECTRICAL LINE
CONCRETE ENCASED ELECTRODE FOR USE AS GROUNDING ELECTRODE AS PER NEC 250.
(22) TO POWER TRANSFORMER
N76°22'37"E
47.52'
MOUNTABLE CURB AND GUTTER
GAS METER
FUSE DISCONNECT FOR Zenith AUTOMATIC TRANSFER SWITCH. VERIFY WITH OWNER PRIOR TO INSTALLATION
ELEC.
COMM.
FOUND REBAR & CAP NOLTE
SITE BENCHMARK SEWER MANHOLE EL. 8546.8'
SPRING PARK
LOT 77

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

SEE SHEET E0.1 FOR ELECTRICAL PROJECT NOTES AND INFORMATION

ALL OUTDOOR LIGHT BOLLARDS TO INCLUDE WATERPROOF GFCI OUTLET

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

SITE ELECTRICAL PLAN

SCALE: 1" = 10'

0 5 10 20

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(801)485-0708

E1.0

KEYNOTES	
NUMBER	DESCRIPTION

ENTRY LEVEL ELCTRICAL

PLAN

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

0 1' 2' 4' 8'

E2.0

STATE OF UTAH
JOSHUA DEAN ARRINGTON
913093 - 0301
LICENSED ARCHITECT

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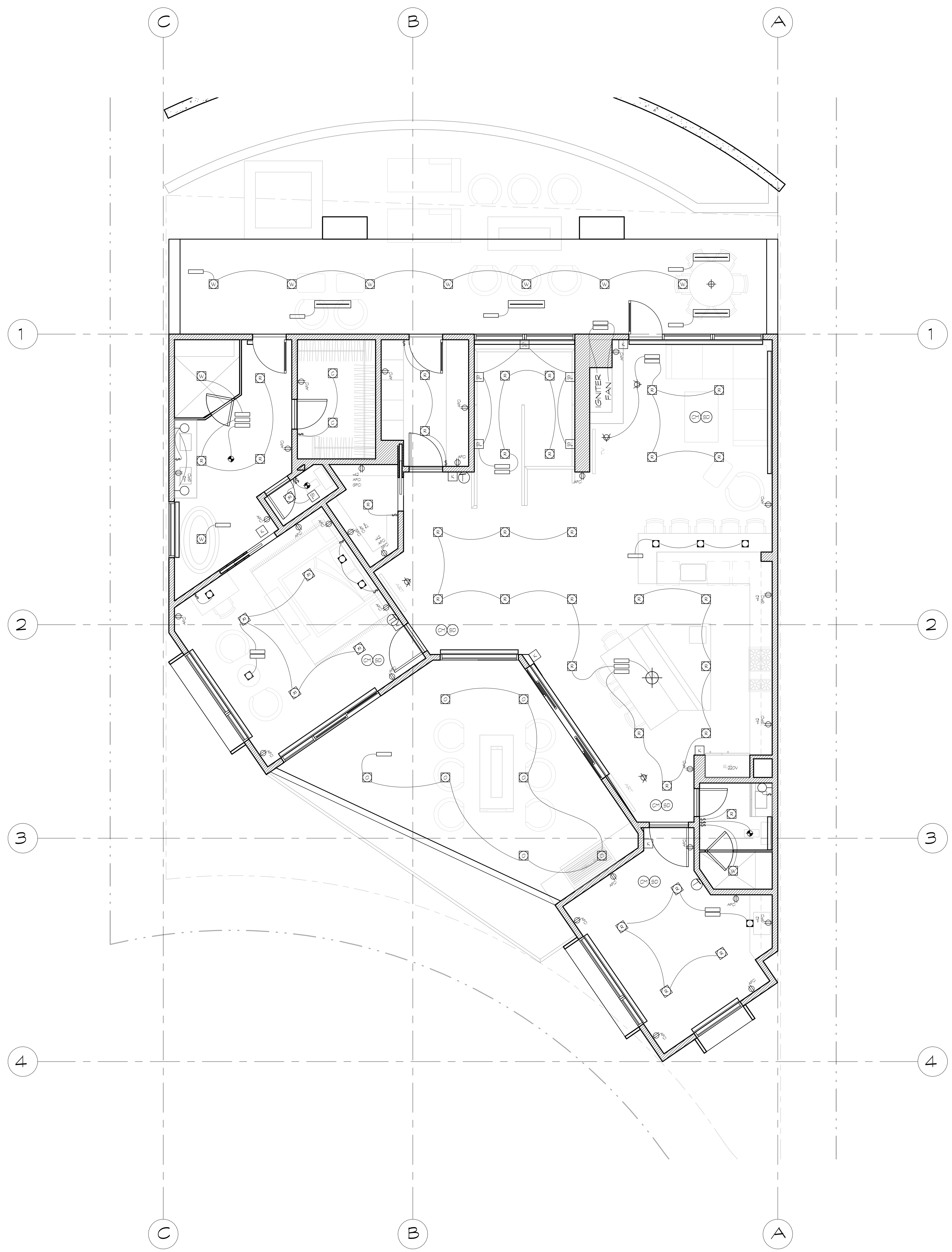
KEYNOTES	
NUMBER	DESCRIPTION



MAIN LEVEL ELECTRICAL
PLAN
SCALE: 3/16" = 1'-0"

0' 1' 2' 4' 8'

STATE OF UTAH
JOSHUA DEAN ARRINGTON
9130931-0301
LICENSED ARCHITECT

29 SEPTEMBER 2017

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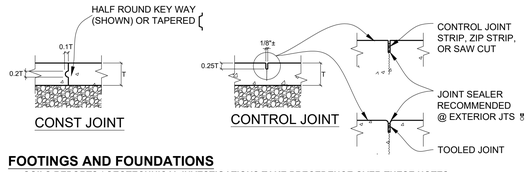
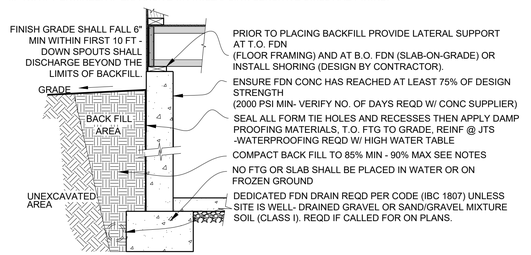
E2.1





ABBREVIATIONS & ACRONYMS

A.P.A.	AMERICAN PLYWD ASSOC.
A/EOR	ARCH/ENG OF RECORD
AB	ANCHOR BOLT
ABV	ABOVE
ADDL	ADDITIONAL
AFF	ABOVE FINISH(ED) FLOOR
AGGR	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
AMT	AMOUNT
ANCH	ANCHOR
APPROX	APPROXIMATE
APRVD	APPROVED
APVL	APPROVAL
ARCH	ARCHITECT / ARCHITECTURE
ATCH	ATTACH(ED)
AVG	AVERAGE
BD	BOARD
BHD	BUCKHEAD
BL	BOLLARD
BLDG	BUILDING
BLKG	BLOCKING
BLW	BELOW
BM	BEAM
B.O.	BOTTOM OF
BOF	BOTTOM OF FOOTING
BOT	BOTTOM
BRG	BEARING
BRK	BRICK
BSMT	BASEMENT
BTR	BETTER
BTWN	BETWEEN
CANT	CANTILEVER
C-C	CENTER TO CENTER
CG	CENTER OF GRAVITY
CIP	CAST IN PLACE
CIR	CIRCLE
CJ	CONSTR/ CONTROL JOINT
CJP	COMPLETE JT PENETRATION
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUE (CONTINUOUS)
CONTR	CONTRACTOR
CTR	CENTER
CU FT	CUBIC FOOT (FEET)
CU IN	CUBIC INCH
CU YD	CUBIC YARD
DBA	DEFORMED BAR ANCHOR
DBL	DOUBLE
DEG	DEGREE
DF	DOUGLAS FIR
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DL	DEAD LOAD
DN	DOWN
DTL	DETAIL
DUP	DUPLICATE
DVLP	DEVELOP
DWG	DRAWING
DWL	DOWEL
EA	EACH
E-E	END TO END
EF	EACH FACE
ELEC	ELECTRICAL
ELEV	ELEVATION
ELVR	ELEVATOR
ENG	ENGINEER / ENGINEERING
EQ	EQUAL
EQ SP	EQUAL SPACE(D)
EQUIP	EQUIPMENT
ES	EACH SIDE
EST	ESTIMATE
EW	EACH WAY
E-W	EAST TO WEST
EXC	EXCAVATE
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FAB	FABRICATE
FD	FLOOR DRAIN
FDN	FOUNDATION
FF	FINISH FLOOR
F-F	FACE TO FACE
FIN	FINISH
FLG	FLANGE
FLR	FLOOR
FRAMG	FRAMING
FRZR	FREEZER
FS	FAR SIDE
FT	FOOT
FT2	SQUARE FOOT
FT3	CUBIC FOOT
FTG	FOOTING
G.C.	GENERAL CONTRACTOR
GA	GAGE OR GAUGE
GALV	GALVANIZED
GL	GLASS
GLB	GLUE LAMINATED BEAM
GND	GROUND
GR	GRADE
GWB	GYPSUM WALL BOARD
HC	HOLLOW CORE
HCA	HEADED CONCRETE ANCHOR
HD	HOLDOWN, HEADED
HDR	HEADER
HGR	HANGER
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HSA	HEADED STUD ANCHOR
HSS	HOLLOW STRUCTURAL STEEL
HT	HEIGHT
HVAC	HEATING, VENTILATING & AIR COND
I.C.	INSIDE DIAMETER
IBC	INTERNATIONAL BUILDING CODE
ICC	INTERNATIONAL CODE COUNCIL
IF	INSIDE FACE
IN.	INCH
IN2	SQUARE INCHES
IN3	CUBIC INCHES
INCL	INCLUDE
INFO	INFORMATION
INT	INTERIOR
IRC	INTERNATIONAL RESIDENTIAL COD
ISBU	INTERMODAL STEEL BUILDING UNIT
JST	JOIST(S)
JT	JOINT(S)
K	KIP, 1000 LBS
KLF	KIPS PER LINEAL FOOT
KSF	KIPS PER SQUARE FOOT
KSI	KIPS PER SQUARE INCH
LAT	LATERAL
LB(S)	POUND(S)
LD	LOAD
LEV	LEVEL
LF	LINEAL FOOT/FEET
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LT	LIGHT
LT WT	LIGHT WEIGHT
LVL	LEVEL
LVL	LAMINATED VENEER LUMBER
LWC	LIGHT WEIGHT CONC
MAS	MASONRY
MAX	MAXIMUM
MC	MOMENT CONNECTION
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFD	MANUFACTURED
MFR	MANUFACTURER
MIN	MINIMUM
MISC.	MISCELLANEOUS
MO	MASONRY OPEN
MTL	MATERIAL/ METAL
N/A	NOT APPLICABLE
NF	NEAR FACE
NS	NEAR SIDE / NON-SHRINK
N-S	NORTH-SOUTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O.C.	ON CENTER
O.F.	OUSIDE FACE
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OPNG	OPENING
OPP	OPPOSITE
O.H.	OPPOSITE HAND
OSB	ORIENTED STRAND BOARD
OWST	OPEN WEB STEEL JOIST
PARA	PARALLEL
PC	PRECAST
PCF	POUNDS PER CUBIC FOOT
PCI	POUNDS PER CUBIC INCH
PEJ	PREMOLDED EXPANSION JOINT
PENN	PENETRATION
PERM	PERMANENT
PERP	PERPENDICULAR
PFJ	PERIMETER FELT JOINT
PJP	PARTIAL JOINT PENETRATION
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PLYWD	PLYWOOD
PNL	PANEL
PP	PANEL POINT
PREFAB	PREFABRICATED
PRELIM	PRELIMINARY
PS	PRESTRESSED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PWDR	POWDER ROOM
QTY	QUANTITY
RAD, R	RADIUS
RD	ROOF DRAIN
RE:	REFER (REFERENCE)
REINF	REINFORCE (ING)
REQ(D)	REQUIRE(D)
REQMT	REQUIREMENT
REV	REVISED/REVISION
RF	ROOF
RND	ROUND
RO	ROUGH OPENING
RTU	ROOF TOP UNIT
SCHED	SCHEDULE
SCWD	SOLID CORE WOOD
SECT	SECTION
SF	SQUARE FOOT
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SOG	SLAB ON GRADE
SPEC	SPECIFICATION(S)
SPRT	SUPPORT
SQ	SQUARE
STD	STANDARD
STIFF	STIFFENER
STIR	STIRRUP
STL	STEEL
STRUCT	STRUCTURE/ STRUCTURAL
SW	SHEAR WALL
T & B	TOP & BOTTOM
T & G	TONGUE & GROOVE
T.O.	TOP OF
TOW	TOP OF WALL
THD	THREAD/THREADED
THK	THICK / THICKNESS
TL	TOTAL LOAD
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOM	TOP OF MASONARY
TOS	TOP OF STEEL
TYP	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
ULT	ULTIMATE
VERT	VERTICAL
W/	WITH
W/O	WITHOUT
W	WIDTH
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WIC	WALK IN CLOSET
WP	WATER PROOF
WS	WATERSTOP
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YD	YARD

STATEMENT OF SPECIAL INSPECTIONS

1. IN ADDITION TO STANDARD INSPECTIONS BY THE BUILDING OFFICIAL REQUIRED IN IBC SECTION 110, THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE SPECIAL INSPECTIONS AS REQUIRED IN IBC SECTION 1704. THIS SECTION REFERS TO THE SPECIAL INSPECTIONS PERTAINING TO THE STRUCTURAL SYSTEM ONLY AND DOES NO ENCOMPASS INSPECTIONS REQUIRED BY OTHER DISCIPLINES.
2. UNLESS WAIVED BY THE BUILDING OFFICIAL, THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE REQUIRED INSPECTIONS.
3. TYPES OF WORK REQUIRING SPECIAL INSPECTION AND TESTING ARE LISTED IN THE "STRUCTURAL SPECIAL INSPECTION REQUIRED" TABLE. THIS TABLE IS NOT MEANT TO ENCOMPASS ALL SPECIAL INSPECTION ON THE PROJECT, JUST THOSE DIRECTLY RELATED TO STRUCTURAL.
4. STRUCTURAL OBSERVATIONS
    - 4.1 STRUCTURAL OBSERVATIONS MAY BE PERFORMED AS DEEMED NECESSARY BY THE STRUCTURAL ENGINEER OF RECORD.
    - 4.2 OBSERVATION VISITS TO THE SITE BY THE ENGINEER'S FIELD REPRESENTATIVES SHALL NOT BE CONSTRUED AS AN INSPECTION OR APPROVAL OF CONSTRUCTION

STRUCTURAL SPECIAL INSPECTIONS

-P INDICATES PERIODIC INSPECTION REQUIRED.
-C INDICATES CONTINUOUS INSPECTION REQUIRED.

	GENERAL
	INSPECTION OF FABRICATORS (1704.2.5)
P	VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES. (1704.2.5.1)
	SPECIAL INSPECTIONS ARE NOT REQUIRED WHERE THE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK. (1704.2.5.1)
	SOILS (1705.6)
P	VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY. (IBC TABLE 1705.6)
	VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL. (IBC TABLE 1705.6)
	PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS. (IBC TABLE 1705.6)
C	VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL. (IBC TABLE 1705.6)
P	PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY (IBC TABLE 1705.6)
	CONCRETE CONSTRUCTION (1705.3)
P	INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS, AND PLACEMENT. (ACI 318 Ch 20, 25.2, 25.3, 26.6.1-26.6.3)
	INSPECTION OF ANCHORS CAST IN CONCRETE. (ACI 318: 17.8.2)
	INSPECTION OF ANCHORS POST INSTALLED IN HARDENED CONCRETE MEMBERS. (ACI 318: 17.8.2.4)
	VERIFYING USE IF REQUIRED DESIGN MIX, (ACI 318: CH. 19, 26.4.3, 26.4.4)
C	PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE. (ASTM C172, ASTM C31, ACI 318:26.4, 26.12)
P	INSPECT FRAMEWORK FOR SHAPE, LOCATION, AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED. (ACI 318: 26.11.1.2(b))
	STEEL CONSTRUCTION (1705.2)
	WELDING INSPECTION OF STRUCTURAL STEEL
C	COMPLETE AND PARTIAL PENETRATION GROOVE WELDS. (AWS D1.1, IBC 1704.3.1)
	MULTI-PASS FILLET WELDS. (AWS D1.1, IBC 1704.3.1)
	SINGLE-PASS FILLET WELDS > 5/16" (AWS D1.1, IBC 1704.3.1)
P	SINGLE-PASS FILLET WELDS <= 5/16" (AWS D1.1, IBC 1704.3.1)
	FLOOR AND ROOF DECK WELDS. (AWS D1.3)
	SEISMIC RESISTANCE (1707.3)
C	INSPECTION OF FIELD GLUING OPERATIONS
P	INSPECTION FOR NAILING, BOLTING, ANCHORING FOR WOOD SHEAR WALLS, DIAPHRAGMS, DRAG STRUTS, HOLDOWNS

SYMBOLS LEGEND

GENERAL

1. VISITS TO THE JOB SITE BY REPRESENTATIVES OF THE ENGINEER DO NOT CONSTITUTE APPROVAL OF THE WORK PERFORMED.
2. THE CONTRACTOR, SUBCONTRACTORS, AND OWNER AS PART OF THE PROJECT TEAM, SHALL REVIEW AND BE RESPONSIBLE FOR INFORMATION CONTAINED IN ALL PROJECT DOCUMENTS PRIOR TO INITIATION OF ANY WORK ON THE PROJECT.
3. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN ALL CASES, UNLESS OTHERWISE DIRECTED, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN AND BE PERFORMED. DO NOT SCALE DRAWINGS.
4. CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND ELEVATIONS, ETC., AT THE SITE AND SHALL COORDINATE WORK PERFORMED BY ALL TRADES.
5. CONTRACTOR SHALL BE FULLY & SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, FOR COORDINATING ALL PORTIONS OF THE WORK, AND FOR JOB SITE SAFETY OF SUCH MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
6. CONTRACTOR & ALL SUBS SHALL PERFORM THEIR TRADES & DUTIES IN A MANNER CONFORMING TO THE PROCEDURES & REQUIREMENTS AS STATED IN THE LATEST ACCEPTED CODE(S) ADOPTED BY THE STATE & LOCAL JURISDICTIONS.
7. CONTRACTOR IS RESPONSIBLE FOR AND SHALL BEAR THE COSTS OF CORRECTING WORK WHICH DOES NOT CONFORM TO CONSTRUCTION DOCUMENTS. THE COST OF WORK ENGINEER(S) TO APPROVE CORRECTIVE WORK SHALL BE RESPONSIBILITY OF CONTRACTOR.
8. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY FOR MODIFICATIONS REQUIRED IN ARCHITECTURAL, STRUCTURAL, PLUMBING, ELECTRICAL OR MECHANICAL SYSTEMS, ECT. DUE TO SUBSTITUTION OF MATERIALS, METHODS, AND/OR EQUIPMENT.
9. THE MATERIALS AND LABOR COVERED BY THIS CONTRACT MUST CONFORM W/ THE SAFETY ORDERS OF THE LOCAL AUTHORITY HAVING JURISDICTION. STATE, OSHA AND THE DIVISION OF WORKER'S COMPENSATION.
10. 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 PROCEDURES OF SOIL EXCAVATION, BACK FILL, AND SUPPORT OF ADJACENT PROPERTY DURING EARTHWORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. 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. DIMENSIONS SHOWN ON STRUCTURAL DRAWINGS ARE TO BE COORDINATED WITH DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS. ANY DISCREPANCY IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION.
12. ALTHOUGH SPECIFIC BRANDS MAY BE SPECIFIED, ALTERNATE BRANDS MAY BE USED WITH PRODUCT SPECIFICATIONS SUBMITTED TO **ENGINEER** FOR WRITTEN APPROVAL. EQUAL OR GREATER DESIGN VALUES MUST BE PROVIDED.
13. SHOP DRAWINGS SHALL BE PREPARED & SUBMITTED FOR REVIEW PRIOR TO FABRICATION FOR STEEL ITEMS AND FLOOR OR ROOF TRUSS SYSTEMS. ALLOW (1) WEEK FOR ENG. REVIEW.
14. MODIFICATIONS TO PLANS, FRAMING AND LOADING (DIMENSIONS, MATERIALS, DETAILS, LOCATION AND SIZE OF OPENINGS IN SHEAR OR BEARING WALLS, HOT TUBS, ETC.) FROM THAT SHOWN ON THE DESIGN PLANS CAN ALTER THE LOAD PATHS USED AND WILL VOID THE DESIGN AND PROFESSIONAL ENGINEERS STAMP (LIABILITY), WITHOUT ADDITIONAL ENGINEERING REVIEW AND ANALYSIS INCREASING THE SIZE, NUMBER OR LOCATION OF OPENINGS IN SHEAR WALLS CAN VARY THE LOADING ON SHEAR PANELS BEYOND THEIR LOAD CARRYING CAPACITIES. THE OWNER AND CONTRACTOR SHALL CAREFULLY REVIEW PLANS AND SPECIFICATIONS PRIOR TO INITIATION OF CONSTRUCTION.
15. BECAUSE THE RANDOM AND UNPREDICTABLE NATURE OF WIND AND EARTHQUAKE LOADING EVEN A RELATIVELY COMPLETE ANALYSIS, METHODOLOGY, AND DESIGN CANNOT ENSURE THAT THERE WILL BE NO DAMAGE TO STRUCTURES DURING SUCH EVENTS. LOCAL CODES (INTERNATIONAL BUILDING CODE (IBC)) ARE BASED ON LIFE SAFETY AND NOT "EARTHQUAKE PROOFING", ETC. OF THE STRUCTURE. IT IS EXTREMELY IMPORTANT THAT ATTENTION BE PAID TO THE PLACEMENT OF REINFORCING, HOLDOWN EMBEDS, ETC. IN THE FOUNDATIONS, NAILING OF VERTICAL AND HORIZONTAL SHEATHING (WALLS, FLOORS, AND ROOF) AND TO DETAILING SHOWN ON THE PLANS. PROPER IMPLEMENTATION IS REQUIRED TO ENSURE THE DESIRED DESIGN RESPONSE.

STRUCTURAL DESIGN INFORMATION

1. GOVERNING BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE (IBC)	
2. ROOF LOADING	
2.1 ROOF DEAD LOAD	15 PSF
2.2 ROOF LIVE LOAD	20 PSF
GROUND SNOW LOAD, P_g	243 PSF
FLAT ROOF SNOW LOAD, P_f	170 PSF
SNOW EXP. FACTOR, C_s	1.0
THERMAL FACTOR, C_t	1.0
IMPORTANCE FACTOR, I	1.0
3. FLOOR LOADING	
3.1 FLOOR DEAD LOAD	24 PSF
3.2 FLOOR LIVE LOAD	40 PSF
4. DECK LOADING	
4.1 DECK DEAD LOAD	42 PSF
4.2 DECK LIVE LOAD	60 PSF
5. WALL WEIGHTS	
5.1 TYP WALL DEAD LOAD	17 PSF
6. SEISMIC PARAMETERS	
6.1 SEISMIC RISK CATEGORY	II
6.2 SEISMIC DESIGN CATEGORY	D
6.3 IMPORTANCE FACTOR, I	1.0
6.4 SNOW USED AS SEISMIC WT., W_s	34.0 PSF
6.5 ANALYSIS PROCEDURE USED	EQUIVALENT LATERAL FORCE
6.6 SPECTRAL RESPONSE ACCELERATIONS	
S_s	0.863g
S_1	0.283g
F_a	1.00g
F_v	1.50g
S_{ds}	0.664g
S_{d1}	0.351g
6.7 SEISMIC FORCE RESISTING SYSTEM	LIGHT-FRAME (WOOD)
R	6.5
C_d	4.0
Ω	3.0
V	0.102*W
7. WIND PARAMETERS	
7.1 ULTIMATE DESIGN WIND SPEED	115 MPH
7.2 WIND RISK CATEGORY	II
7.3 WIND EXPOSURE	C
7.4 INTERNAL PRESSURE COEFFICENT	0.18
7.5 COMPONENTS & CLADDING PRESSURE	16 PSF
8. SOILS CRITERIA	
8.1 SOIL BEARING PRESSURE	1,500 PSF
8.2 SOIL SITE CLASS	D
8.3 FROST DEPTH	42 INCHES
8.4 GEOTECH STUDY USED:	YES IGES PROJECT #02347-001, JUNE, 9 2017

CONCRETE

1. EXTERIOR FLAT WORK, CURBS, GUTTERS, ETC.
   fc = 3500 PSI @ 28 DAYS (MIN) — fc = 4000 PSI RECOMMENDED
   SLUMP ≤ 4" — WATER / CEMENT RATIO ≤ 0.50
   5% AIR ENTRAINMENT IN SLABS AND WALLS — MIN CEMENT 575 LBS / CU YD
2. FOOTINGS, FOUNDATIONS, INTERIOR SLABS
   fc = 3000 PSI @ 28 DAYS (MIN) — WATER / CEMENT RATIO ≤ 0.50
   SLUMP ≤ 4" — MIN CEMENT 504 LBS / CU YD
3. ALL CONC WORK SHALL BE PLACED, CURED, STRIPPED, & PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND ACI STANDARDS & PRACTICES. DO A GOOD JOB.
4. BEFORE CONCRETE IS POURED CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, ETC.
5. CONTRACTOR IS RESPONSIBLE FOR DESIGN AND INSTALLATION OF ALL SHORING AND FORM WORK
6. REFER TO STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR EMBEDS, MOLDS, GROOVES, ORNAMENT, CLIPS OR GROUNDS, REQUIRED TO BE ENCASED IN CONCRETE AND FLOOR LOCATION OF FLOOR FINISHES AND SLAB DEPRESSIONS.
7. IN HOT WEATHER, FOLLOW "RECOMMENDED PRACTICES FOR HOT WEATHER CONCRETING", ACI 305. IN COLD WEATHER, FOLLOW "RECOMMENDED PRACTICES FOR COLD WEATHER CONCRETING", ACI 306. CONCRETE SHALL BE PROTECTED FROM FREEZING DURING DEPOSITION AND FOR NOT LESS THAN 5 DAYS.

SLAB ON GRADE NOTES

1. CONC SLAB ON GRADE SHALL BE 4" MIN THICK: NO REINFORCING REQ'D, U.N.O.
2. SLABS ON GRADE SHALL HAVE A VAPOR RETARDER CONSISTING OF A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" PLACED BETWEEN THE CONC SLAB AND BASE COURSE.
3. SUB GRADE PREPARATION SHALL CONSIST OF 4" MIN GRAVEL OR CAPILLARY WATER BARRIER OVER COMPACTED FILL OR NATIVE SOIL.
4. FLOOR SLAB JOINTS SHALL BE COSTRUCTION OR CONTROL JOINTS PER DETAIL BELOW.
5. ALL SLAB EDGES SHALL BE CHAMFERED 3/4" ON EXPOSED CORNERS U.N.O.
6. REINF IS NOT REQ'D IN FLOOR SLABS. W.W.F. OR # 4 BAR MAY BE USED BUT REQUIRES 1-1/2" CLR FROM TOP OF SLAB & 3" CLR FROM BOTTOM OF SLAB.

CONSTRUCTION / CONTROL JOINT

1. CONTROL JOINT SPACING RULE OF THUMB IS 24X SLAB THICKNESS 4" SLAB - 8'-0" MAX O.C. EACH WAY 6" SLAB - 12'-0" MAX O.C. EACH WAY.
2. SAW CUT WITHIN 6-18 HOURS OF POURING CONC - 24 HOURS MAX CONC MUST BE HARD ENOUGH TO PREVENT RAVELING OF JOINT EDGES OR DISLODGING OF COARSE AGGREGATE.
3. ALL SLABS-ON-GRADE SHALL BE OVER 4" MIN. OF -¾" FREE DRAINING GRANULAR FILL, BEARING ON UNDISTURBED NATIVE SOIL OR ENGINEERED GRANULAR FILL.

FOOTINGS AND FOUNDATIONS

SOILS REPORTS / GEOTECHNICAL INVESTIGATIONS TAKE PRECEDENCE OVER THESE NOTES.

1. ALL FTGS ARE BASED ON AN ALLOWABLE SOIL BEARING PRESSURE INDICATED IN DESIGN CRITERIA. ANY SOIL COND. ENCOUNTERED DURING EXCAVATION THAT IS CONTRARY TO THOSE USED FOR DESIGN OF FOOTINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING.
2. UNLESS NOTED OTHERWISE IN DESIGN CRITERIA, A SOILS INVESTIGATION REPORT WAS NOT COMPLETED ON BEHALF OF THIS PROJECT. THE PARAMETERS REFERENCED BELOW AND THOSE USED IN DESIGN ARE BASED UPON ASSUMPTIONS. GIVEN THAT NO SOILS INVESTIGATION WAS CONDUCTED BY THE OWNER, ALL RISK AND RESPONSIBILITY REGARDING THE SOIL, DESIGN ASSUMPTIONS, AND ALL POTENTIAL RISKS (CAPACITY, SETTLEMENT, FAILURE, ETC.) REST SOLELY ON THE OWNER. IT REMAINS OUR RECOMMENDATION THAT THE OWNER ENGAGE A SOILS ENGINEER TO VERIFY SOIL PARAMETERS.
3. ALL FTGS SHALL BEAR ON UNDISTURBED NATIVE SOIL OR ENGINEERED GRANULAR FILL COMPACTED TO 95% OF MAX. DENSITY, BASED ON ASTM D1557 METHOD OF COMPACTION. FILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 6" IN DEPTH AFTER COMPACTION AND SHALL EXTEND DOWN TO IN-SITU COHESIVE SOILS. FILL SHALL BE COMPACTED UNDER ALL CONCRETE WORK ON THE SITE. FILL BELOW FOOTINGS SHALL EXTEND BEYOND THE FOOTING EDGE AT LEAST THE DEPTH OF THE FILL.
4. NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND. CONTRACTOR SHALL NOTIFY ENGINEER IN CASE HIGH GROUND WATER LEVEL ARE FOUND WITHIN FIVE FEET BELOW THE FINISHED GRADES.
5. ALL EXCAVATIONS ADJACENT TO AND BELOW FOOTING ELEVATION FOR OTHER TRADES SHALL BE ACCOMPLISHED PRIOR TO POURING ANY FOOTINGS.
6. ALL OPEN EXCAVATIONS AND TRENCHES SHALL BE SUPPORTED AND BARRICADED BY CONTRACTOR TO CONFORM WITH OSHA SAFETY STANDARDS.
7. STABILITY OF SLOPED SITES SHALL BE VERIFIED BY A SOILS ENGINEER OR OTHER QUALIFIED GEOTECHNICAL PROFESSIONAL. ON SLOPES STEEPER THAN ONE UNIT VERTICAL IN THREE UNITS HORIZONTAL, CONTRACTOR SHALL ENSURE THAT BUILDING PLACEMENT CONFORMS TO IBC SECTION 1805.3. GEOTECHNICAL INVESTIGATION RECOMMENDED AND MAY BE REQUIRED WHERE SLOPES ARE STEEPER THAN ONE UNIT VERTICAL IN ONE UNIT HORIZONTAL.
8. ISOLATED FOOTINGS ON GRANULAR SOIL SHALL BE SO LOCATED THAT THE LINE DRAWN BETWEEN THE LOWER EDGES OF ADJOINING FOOTINGS SHALL NOT HAVE A SLOPE STEEPER THAN 30° WITH THE HORIZONTAL.
9. A GEOTECHNICAL ENGINEER EXPERIENCED IN SEISMIC ISSUES SHALL OBSERVE THE EXCAVATION PRIOR TO THE PLACEMENT OF THE FOOTING FORMS FOR ALL LOTS LOCATED WITHIN FAULT HAZARD STUDY ZONES.
10. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESS POOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND THE ENGINEER SHALL BE NOTIFIED.
11. CONCRETE FOOTINGS ARE PERMITTED TO BE CAST AGAINST EARTH WHERE SOIL CONDITIONS DO NOT REQUIRE FORMING.
12. THE TOP SURFACE OF FTGS SHALL BE LEVEL. THE BOTTOM SURFACE OF FOOTINGS IS PERMITTED TO HAVE A SLOPE NOT EXCEEDING 1:10.

FOUNDATION BACK FILL

1. USE ONLY LIGHT MANUALLY PROPELLED COMPACTORS WITHIN 5' OF FOUNDATION.
2. INSTALL DAMP PROOFING (MIN 6 MIL POLYETHYLENE W/ 6" MIN JOINT LAPS) BETWEEN SLAB-ON-GRADE. & BASE COURSE.
3. TO USE UTAH AMEND MIN FDN REINF, BACK FILL SHALL BE SOIL CLASSIFICATION TYPES GW, GP, SW OR SP, CLEAN GRAVEL / SAND / GRAVEL-STAND MIXES, WELL GRADED OR POORLY GRADED. YOU CANNOT BACK FILL W/ CLAY OR CLAY MIXES.
4. BACK FILL SHALL NOT BE FROZEN. SUBMERGED OR SATURATED IN GROUND WATER.
5. NOTIFY ENGINEER IF EXPANSIVE OR COLLAPSING SENSITIVE SOILS ARE FOUND.

FINISH GRADE SHALL FALL 6" MIN WITHIN FIRST 10 FT - DOWN SPOUTS SHALL DISCHARGE BEYOND THE LIMITS OF BACKFILL.

PRIOR TO PLACING BACKFILL PROVIDE LATERAL SUPPORT AT T.O. FDN (FLOOR FRAMING) AND AT B.O. FDN (SLAB-ON-GRADE) OR INSTALL SHORING (DESIGN BY CONTRACTOR).

ENSURE FDN CONC HAS REACHED AT LEAST 75% OF DESIGN STRENGTH (2000 PSI MIN- VERIFY NO. OF DAYS REQD W/ CONC SUPPLIER)

SEAL ALL FORM TIE HOLES AND RECESSES THEN APPLY DAMP PROOFING MATERIALS, T.O. FTG TO GRADE, REINF @ JTS -WATERPROOFING REQD W/ HIGH WATER TABLE

COMPACT BACK FILL TO 85% MIN - 90% MAX SEE NOTES

NO FTG OR SLAB SHALL BE PLACED IN WATER OR ON FROZEN GROUND

DEDICATED FDN DRAIN REQD PER CODE (IBC 1807) UNLESS SITE IS WELL- DRAINED GRAVEL OR SAND/GRAVEL MIXTURE SOIL (CLASS I). REQD IF CALLED FOR ON PLANS.

FOUNDATION AND SILL PLATE NOTES

1. ALL SILL PLATES RESTING ON EXT FOUNDATION WALLS LESS THAN 8 INCHES FROM EXPOSED EARTH AND ON CONCRETE OR MASONRY SLABS IN DIRECT CONTACT WITH EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
2. FOUNDATION PLATES OR SILLS SHALL BE BOLTED OR ANCHORED TO THE FOUNDATION WITH NOT LESS THAN 1/2 INCH-DIAMETER STEEL BOLTS (ASTM A307) OR APPROVED ANCHORS. BOLTS SHALL BE EMBEDDED AT LEAST 7 INCHES INTO CONCRETE OR MASONRY, ANCHOR BOLTS SHALL BE INSTALLED IN THE CENTER THIRD OF THE WIDTH OF THE PLATE. SEE STUD/SILL PLATE CUTTING & NOTCHING DETAIL.
3. ANCHOR BOLT SIZE AND SPACING ARE DETERMINED FROM LATERAL LOADING (WIND & SEISMIC) ON THE STRUCTURE. SEE PLAN AND SHEAR WALL SCHEDULE FOR SIZE AND SPACING.
4. A PROPERLY SIZED NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT TO THE PLATE. ANCHOR BOLTS FOR STRUCTURES LOCATED IN SEISMIC DESIGN CATEGORY D, E OR F SHALL INCLUDE 0.229 INCH BY 3 INCH BY 3 INCH PLATE WASHERS.
5. METAL PRODUCTS (FASTENERS AND CONNECTION HARDWARE) IN CONTACT WITH **PRESSURE-PRESERVATIVE AND FIRE-RETARDANT-TREATED WOOD** MUST BE CORROSION RESISTANT. FASTENERS SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. DO NOT USE STANDARD CARBON-STEEL OR ALUMINUM PRODUCTS. **EXCEPTIONS:** 1. ONE-HALF INCH DIAMETER OR GREATER STEEL BOLTS. FASTENERS AND CONNECTORS COATED WITH PROPRIETARY ANTI-CORROSION TECHNOLOGIES MAY BE USED. CONSULT INDIVIDUAL HARDWARE MANUFACTURERS FOR SPECIFICS REGARDING THE PERFORMANCE OF THEIR PRODUCT.

SILL PLATE CUTTING/NOTCHING

ADD ANCHOR BOLTS WHEN DRILLED OR NOTCHED > 1/3 WIDTH OF SILL PLATE

3"x3"x1/4" SQUARE WASHERS REQUIRED FOR SEISMIC DESIGN CATEGORY D,E, OR F.

MIN (2) A.B. PER SECTION - SEE PLAN & SHEAR WALL SCHEDULE

2x CONT PRESSURE TREATED SILL PLATE - SEE FDN & SILL PL NOTES.

SILL PLATE PLAN VIEW

SILL PLATE		
ANCHOR BOLT DIA	END DISTANCE 'd'	
	MAX.	MIN.
1/2"	12"	4"
5/8"	12"	4-3/8"
3/4"	12"	5-1/4"

WHEN SILL PL OVERHANG EXCEEDS 1/2" FOR 2x4 OR 1-1/2" FOR 2x6 INSTALL TIGHT FITTING 2x CONT PRESSURE TREATED SUPPORT LEDGER W/ 5/8"Ø EXP BOTS @ 32" O.C. UNDER OVERHANG.

WALL SECTION

NO.	DATE	REVISION	BY	CHK	APP

Iridium **AE**
STRUCTURAL ENGINEERING
635 WEST 5300 SOUTH, SUITE 203, SALT LAKE CITY, UT 84123
PHONE: (801) 974-5101
FAX: (801) 974-5102

PROJECT:
HOLLIS
8452 E SPRING PARK, LOT 75R POWDER MOUNTAIN, WEBER COUNTY UT

CLIENT:
UPWALL DESIGN

SHEET TITLE:
COVER SHEET

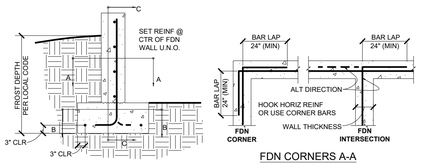
DESIGN TEAM
LEAD: GARRETT E. JENKINS
AUSTIN L. GREER
TROY JENKINS
BRADEN JENKINS

LICENSED PROFESSIONAL ENGINEER
No. 136686
KIMLY C. MANGUM
STATE OF UTAH
am, Feb 24 2017

PROJECT NO.: 17-244
DRAWN BY: TAJ, BBJ
CHECKED BY: GEJ, ALG
ISSUE DATE: AUG 04 2017
PLOT DATE: Sep 28, 2017 10:57am
SHEET NO.: **S-000**
STATUS **PERMIT SET**

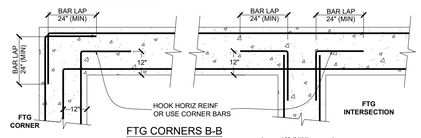
CONCRETE REINFORCING

1. ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI DETAILING MANUAL AND ACI STANDARD.
2. ALL REINF AND EMBEDS SHALL BE SECURELY TIED IN PLACE PRIOR TO POURING CONCRETE.
3. ALL METAL REINFORCEMENT SHALL BE DEFORMED TYPE BARS (EXCEPT #2 BARS) AND SHALL CONFORM TO THE REQUIREMENTS OF THE "STANDARD SPECIFICATIONS A.S.T.M. A615 GRADE 60.
4. REINFORCEMENT SHALL BE FREE FROM MUD, OIL, OR OTHER NONMETALLIC COATINGS THAT ADVERSELY AFFECT BONDING CAPACITY.
5. MAINTAIN MINIMUM CONC. COVER FOR REINF AS FOLLOWS:
   UNFORMED CONC AGAINST & PERM. EXPOSED TO EARTH.....3"
   FORMED CONC EXPOSED TO EARTH OR WEATHER (#6 THRU #18 BARS).....2"
   FORMED CONC EXPOSED TO EARTH OR WEATHER (#5 & SMALLER BARS).....1-1/2"
   SLABS & WALLS NOT EXPOSED TO WEATHER (#11 & SMALLER BARS).....3/4"
   BEAMS, COLUMNS USED FOR PRIMARY REINF & TIES.....1-1/2"
6. SEE BAR DEVELOPMENT & LAP SPLICE TABLE FOR REINFORCING DEVELOPMENT & LAP SPLICE.

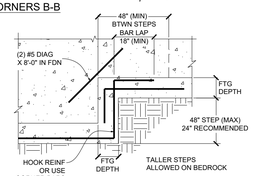


TYP FDN SECTION

FDN CORNERS A-A



FTG CORNERS B-B



STEP IN FTG / FDN C-C

BAR DEVELOPMENT AND LAP SPLICE

1. DEFINITIONS:
   Ld:.....TENSION DEVELOPMENT FOR REINGORCEMENT SATISFYING THE FOLLOWING CONDITIONS:
   SLABS & WALLS:.....CLEAR SPACING > 2db AND CONCRETE CLEAR COVER > db.
   BEAMS & COLUMNS:.....CLEAR COVER SPACING > db AND CONCRETE CLEAR COVER > db.
   Lt:.....DEVELOPMENT LENGTH FOR TOP BARS IN TENSION.
   Lsb:.....TENSION LAP SPLICE LENGTH FOR OTHER THAN TOP BARS (CLASS B).
   Lsbt:.....TENSION LAP SPLICE LENGTH OF TOP BARS.
   db:.....NOMINAL BAR DIAMETER (INCHES).
   TOP BARS:.....HORIZONTAL REINFORCEMENT WITH MORE THAN 12 INCHES OF FRESCH CONCRETE CAST BELOW.
2. MULTIPLY VALUES IN SCHEDULE BY 1.5 IF CLEAR SPACING OR CONCRETE COVER DO NOT MEET REQUIREMENTS FOR Ld IN NOTE 1.
3. MULTIPLY VALUES IN SCHEDULE BY 1.3 FOR USE IN LIGHTWEIGHT AGGREGATE CONCRETE.
4. FOR EPOXY COATED BAR: MULTIPLY VALUES IN SCHEDULE BY 1.5 FOR BARS WITH CLEAR COVER < 3db OR CLEAR SPACING < 6db, OTHERWISE MULTIPLY VALUES BY 1.2.
5. a. FOR BUNDLED BARS OF THREE OR LESS MULTIPLY LENGTH BY 1.2.
   b. FOR BUNDLED BARS OF FOUR OR MORE MULTIPLY LENGTHS BY 1.33.
   c. INDIVIDUAL BAR SPLICES WITHIN A BUNDLE SHALL NOT OVERLAP. ENTIRE BUNDLES SHALL NOT BE LAP SPLICED.
6. SCHEDULE LENGTHS ARE FOR fy=60ksi REINFORCING.

BAR DEVELOPMENT & LAP SPLICE LENGTH SCHEDULE

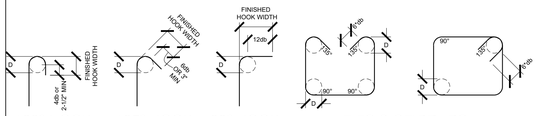
BAR SIZE	fc = 3000 PSI				fc = 4000 PSI			
	Ld	Lt	Lsb	Lsbt	Ld	Lt	Lsb	Lsbt
#3	17"	22"	22"	28"	15"	19"	19"	25"
#4	22"	29"	29"	38"	19"	25"	25"	33"
#5	28"	36"	36"	47"	24"	31"	31"	41"
#6	33"	43"	43"	56"	29"	37"	37"	49"
#7	48"	63"	63"	81"	42"	54"	54"	71"
#8	55"	72"	72"	93"	58"	62"	62"	81"

REINF STANDARD HOOKS

REBAR DATA SCHEDULE

BAR NO.	db (IN.)	AREA IN.²	D (IN.)	6* db	FINISHED HOOK WIDTH		
					180° HOOK	135° HOOK	90° HOOK
#3	0.375	0.11	2.25	4	3"	3"	6"
#4	0.500	0.20	3.00	4	4"	3"	8"
#5	0.625	0.31	3.75	4	5"	3-3/4"	10"
#6	0.750	0.44	4.50	4	6"	4-1/2"	12"
#7	0.875	0.60	5.25	5.25	7"	5-1/4"	14"
#8	1.000	0.79	6.00	6.00	8"	6"	16"
#9	1.128	1.00	9.02	6.77	11-3/4"	--	19"
#10	1.270	1.27	10.16	7.62	13-1/4"	--	22"
#11	1.410	1.56	11.28	8.48	14-3/4"	--	24"

DEFINITIONS:
db: ACTUAL DIAMETER OF BAR (IN.)
D: 6*db FOR #3 BAR TO $8 BAR
D: 8*db FOR #9 TO #11 BAR



180° HOOK 135° HOOK 90° HOOK TIES & STIRRUPS

LUMBER

1. MEMBER GRADES SHALL BE AS FOLLOWS;
   GLU-LAM BEAMS; GLB (Simple Span) ..... 24F-V4 DF/DF
   (Cantilevered)..... 24F-V8 DF/DF
   JOISTS & HEADERS..... DOUG FIR #2 BTR
   POST..... DOUG FIR #1 BTR
   STUDS NON-BRG WALLS..... D.F. STUD GRADE BTR
   STUDS BEARING WALLS..... DOUG FIR #2 BTR
   LVL's..... 1.9E DF LVL Fb = 2,800 PSI
   SILL PLS IN CONTACT W/CONC..... DOUG FIR #2 BTR
   (PRESSURE TREATED FOR MOISTURE PROTECTION)
2. ALL MULTIPLE PLATES AND LEDGERS SHALL BE NAILED TOGETHER WITH 16d NAILS AT 8 IN. ON CENTER. STAGGERED SIDE TO SIDE
3. STUD WALLS SHALL RUN CONTINUOUS BETWEEN POINTS OF HORIZONTAL SUPPORT. PROVIDE BRACING WHERE OTHERWISE.
4. SOLID 2 IN. NOMINAL BLOCKING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS AND TRUSSES. CROSS BRIDGING OF NOT LESS THAN 1 IN. X 3 IN. MATERIAL SHALL BE PLACED IN ROWS BETWEEN SUPPORT POINTS, NOT TO EXCEED 8 FT APART, FOR SPANS OF 14 FT AND GREATER. INSTALL CROSS BRIDGING FOR WOOD-I JOISTS AS PER MFGR.
5. MIN NAILING SHALL BE AS PER INTERNATIONAL BUILDING CODE.
6. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED LUMBER OR FOUNDATION REDWOOD. ALL WOOD SUPPORT MEMBERS EXPOSED TO WEATHER SHALL BE TREATED OR PROTECTED TO PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE. ENDS OF UNTREATED WOOD BEAMS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS SHALL HAVE A CLEARANCE OF NOT LESS THAN 0.5 INCH ON TOP, SIDES AND ENDS.
7. FASTENERS SUCH AS STAPLES, CAN ONLY BE SUBSTITUTED FOR NAILS AT A RATE EQUAL TO LOAD VALUES PROVIDED BY I.C.B.O. APPROVAL.
8. BOLT HOLES SHALL BE 1/16" MAX LARGER THAN THE BOLT SIZE. RETIGHTEN ALL NUTS PRIOR TO CLOSING IN.

MULTI-MEMBER BEAMS

NAIL W/ 16d @ 12" O.C EACH SIDE, EACH LAYER - STAGGERED T&B

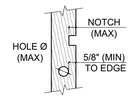
DBL 2x OR TRIPLE 2x OR LVL

2" MIN — ⅝Ø THRU-BOLT @ 24" O.C. - STAGGERED

QUAD 2x OR LVL

STUD CUTTING/NOTCHING

NOTE: IF BRG STUDS ARE DOUBLED UP, THEY MAY BE BORED W/ 2" HOLE IN 2x4 & 3-1/4" HOLE IN 2x6 @ NO MORE THAN TWO SUCCESSIVE STUDS. ADD SIMPSON "STUD SHOE" WHERE LIMITS OF TABLE ARE EXCEEDED.

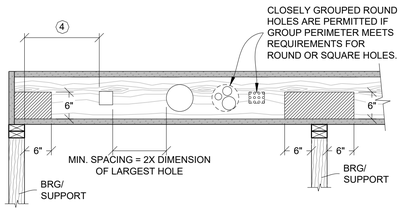


STUD ELEV

STUD NOTCHING / BORING			
STUD USE		NOTCH	HOLE
BEARING	2X4	7/8"	1-3/8"
	2X6	1-3/8"	2-1/8"
NON-BEARING	2X4	1-3/8"	2"
	2X6	2-1/8"	3-1/4"

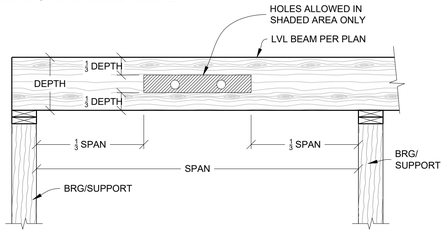
I-JOIST ALLOWABLE HOLES

1. 1-1/2" HOLE MAY BE CUT ANYWHERE IN WEB OUTSIDE OF SHADED ZONE. PROVIDE AT LEAST 3" OF CLEARANCE FROM OTHER HOLES.
2. DO NOT CUT HOLES LARGER THAN 1-1/2" ROUND IN CANTILEVERS.
3. DO NOT CUT OR NOTCH FLANGES.
4. FOR MINIMUM DISTANCE FROM SUPPORTS, SEE MANUFACTURER'S SPECIFICATIONS
5. HOLES ALLOWED PER THIS DETAIL DO NOT OVER-RIDE MFR REQUIREMENTS. IF MFR REQUIREMENTS ARE MORE STRICT, THEY SHOULD BE FOLLOWED.



LVL ALLOWABLE HOLES

1. MAX HOLE DIAMETER OF 2".
2. NO HOLES IN CANTILEVERS.
3. ROUND HOLES ONLY.
4. NO MORE THAN 3 HOLES PER SPAN
5. DETAIL VALID FOR UNIFORMLY LOADED BM ONLY. ADDITIONAL ANALYSIS REQ'D FOR POINT LOADED BEAM.
6. HOLES ALLOWED PER THIS DETAIL DO NOT OVER-RIDE MFR REQUIREMENTS. IF MFR REQUIREMENTS ARE MORE STRICT, THEY SHOULD BE FOLLOWED.



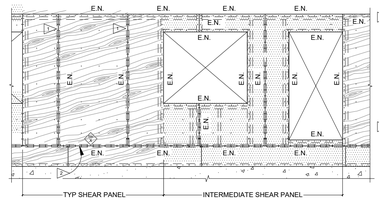
SHEAR WALL NOTES

1. ALL EXTERIOR WALLS, INTERIOR WALLS INDICATED ON THE PLANS, AND VERTICAL SURFACES AT STEPS IN ROOF SHALL BE SHEATHED WITH APA RATED 24/0 (OR BTR) CDX PANEL SIDING OR OTHER GRADES COVERED IN UBC STANDARD NO. 25-9. TYPICAL NAILING SHALL BE AS INDICATED IN SHEAR WALL SCHEDULE. NAIL ALL PANELS WITH INDICATED NAIL SIZE AT 12 IN. O.C. ALONG INTERMEDIATE SUPPORTS.
2. BLOCK ALL HORIZONTAL PANEL EDGES WITH 2 IN. NOMINAL OR WIDER FRAMING. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3-INCH NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 3 INCHES OR LESS ON CENTER.
3. ALL SHEATHING SHALL EXTEND CONTINUOUS FROM SILL PLATE TO ROOF OR FLOOR SHEATHING. SEE NOTE 2 ABOVE.
4. SHEATHING SHALL EXTEND CONTINUOUS FROM FLOOR FRAMING TO HIGH ROOF FRAMING ON UPPER LEVEL EXTERIOR WALLS ABOVE A LOW ROOF.
5. NAILS SHALL BE SPACED NOT LESS THAN 3/8 IN. FROM EDGES AND ENDS OF SHEATHING AND SHALL BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. GAP ALL SHEATHING 1/8" AT PANEL EDGES.
6. ANCHOR BOLTS FOR ALL SHEAR WALLS SHALL BE SIZED AND SPACED AS INDICATED IN SCHEDULE ABOVE WITH 7 IN. MIN EMBED. PLATE WASHERS A MINIMUM OF 3 INCHES BY 3 INCHES BY 1/4 INCH THICK SHALL BE USED ON EACH BOLT.
7. STAPLES SHALL BE 16 GA (MIN) X 1 1/2" MIN LENGTH W/ 7/16" MIN CROWN.

SHEAR WALL NAILING

1. SHTG MAY BE INSTALLED IN VERT OR HORIZ ORIENTATION. 1/8" GAP AT END JOINTS & 1/16" GAP @ SIDE JOINTS.
2. ALL EXTERIOR WALLS & INTERIOR WALLS INDICATED ON PLANS SHALL BE SHEATHED & NAILED AS SW-1 MIN.
3. SHEATHING E.N. REQD @ ALL HOLDOWN POSTS.
4. INTERMEDIATE SHEAR PANELS ARE WALL SECTIONS W/ HEIGHT/WIDTH RATIOS TOO HIGH ("NARROW") TO MEET CODE LIMITS. SHEATH & NAILS SW-1

OVERDRIVEN FASTENER NOTES:
THE CODE REQUIRES THAT SHEAR WALL SHTG NAILS BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHTG.
1. NO REDUCTION IN SHEAR OR ADDITIONAL FASTENERS REQD IF:
   a. FASTENERS UNIFORMLY OVERDRIVEN BY LESS THAN 1/16"
   b. FASTENERS RECESSED DUE TO SWELLING FROM MOISTURE.
   c. WHERE < 20% OF FASTENERS ARE OVERDRIVEN BY 1/4" MAX.
2. WHERE >20% OF FASTENERS ARE OVERDRIVEN, INSTALL ONE ADDITIONAL FASTENER FOR EVERY TWO. 16 GAGE X 1 ½" STAPLES W/ MIN ⅞" CROWN WIDTH MAY BE USED IF ADDITIONAL NAILS ARE SPACED <2".

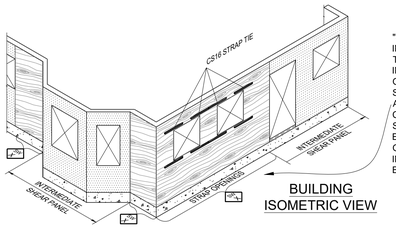


WALL ELEVATION

FOR S.W. TYPES HIGHER THAN SW-2, LOCATE 3X OR (2) 2X STUDS @ ADJOINING PANEL JOINTS, BOTH HORIZ & VERT W/IN SHEAR PANELS. (2) 2X STUDS TO BE FACE NAILED W/ 10d EACH FACE STAGGERED. MATCH S.W. PANEL NAIL SPACING.

LOCATE PANEL EDGES @ PLATES, BLKG, SOLID RIM JST OR OTHER SOLID FRMG MEMBERS,

E.N. PERIMETER (EDGE) NAILING



BUILDING ISOMETRIC VIEW

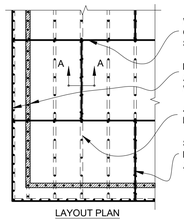
"STRAP OPENINGS" INDICATES SHEAR PANELS THAT ARE FULLY NAILED INCLUDING ABOVE & BELOW OPENINGS AS INDICATED BY SHEAR WALL SCHEDULE. ALL OPENINGS SHALL HAVE CS16 x 2'-0" MIN STRAP TIE FULLY NAILED EACH SIDE & T&B OF OPENINGS. INSTALL SOLID HORIZ BLOCKING BEHIND STRAPS.

ROOF TRUSS NOTES

1. TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM UNIFORM LOADS.
   TOP CHORD DEAD LOAD & LIVE LOAD ..... SEE DESIGN CRITERIA
   BOTTOM CHORD DEAD LOAD ..... 5 PSF (MIN)
   THE DESIGN ENGINEER SHALL BE NOTIFIED IF HEAVY ROOFING MATERIAL SUCH AS CLAY TILE, ETC. IS USED.
2. EACH TRUSS SHALL BE LEGIBLY BRANDED, MARKED OR OTHERWISE HAVE PERMANENTLY AFFIXED THERETO THE FOLLOWING INFORMATION LOCATED WITHIN 2 FEET OF THE CENTER OF THE SPAN ON THE FACE OF THE BOTTOM CHORD:
   A. IDENTITY OF THE TRUSS MFG.
   B. THE DESIGN LOADS
   C. THE SPACING OF THE TRUSSES
3. TRUSSES AND GIRDER LOADS SHALL BE DESIGNED FOR ALL TRIBUTARY LOADING, UNBALANCED SNOW LOADS, EAVE LOADS, DRIFT, AND SLIDING LOADS AS PER LATEST ADOPTED CODES. PROVIDE CALCULATIONS TO EOR FOR RECORDS.
4. TRUSSES AND GIRDER LOADS SHALL BE DESIGNED TO SUPPORT ALL MECHANICAL LOADS FROM APPLICABLE HVAC EQUIPMENT.
5. GABLE END TRUSSES SHALL BE DESIGNED TO CARRY SUPPORTED LOADS OVER GABLE END WINDOWS AND BAYS.
6. DESIGN TRUSSES & GIRDERS TO LIMIT DEFLECTION TO THE SPAN (INCHES) DIVIDED BY 360 (L/360) OR 1 INCH MAX, WHICHEVER IS SMALLER.
7. CHECK DIMENSIONS WITH ARCHITECTURAL DRAWINGS AND FIELD VERIFY WITH CONTRACTOR. TRUSS MANUFACTURER IS RESPONSIBLE TO PROVIDE WEB AND CHORD MEMBERS TO SATISFY LOADING AND CONNECTION REQUIREMENTS.
8. CONTRACTOR / TRUSS SUPPLIER SHALL SUBMIT SHOP DRAWINGS AND ERECTION DRAWINGS FOR REVIEW BY THE DESIGN ENGINEER PRIOR TO FABRICATION OR ERECTION. SHOP DRAWINGS SHALL BE REVIEWED AND STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE STRUCTURE RESIDES.
9. TRUSS PACKAGE SHALL BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION AS DEFERRED SUBMITTAL AFTER REVIEW BY DESIGN ENGINEER.
10. ALTHOUGH, SUGGESTED CONNECTION HANGER SIZES MAY BE INDICATED ON THE PLANS, ALL TRUSS HANGER CONNECTIONS (I.E. TRUSS TO BEAM, TRUSS TO GIRDER TRUSS, AND GIRDER TRUSS TO GIRDER TRUSS) SHALL BE DESIGNED BY THE TRUSS SUPPLIER / MANUFACTURER. CONNECTION HANGER SIZE AND ENGINEERING SHALL BE INCLUDED WITH THE SHOP DRAWINGS.
11. TRUSS PRE-ENGINEERED JOINT CONNECTORS SHALL HAVE I.C.C. CERTIFICATION.
12. ANY CHANGES TO THE TRUSS CONFIGURATION SHOWN ON PLANS SHALL BE APPROVED IN WRITING BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION
13. TRUSS LAYOUT SHALL PROVIDE REQUIRED OPENINGS FOR ACCESS PANELS, DOORS, SKYLIGHTS, ETC.

ROOF SHEATHING

NOTES:
1. ALL SHTG: APA RATED EXP 1
2. 15/32 APA RATED 32/16 SHTG MIN RECOMMENDED UNLESS STRONGER PANEL REQD FOR SNOW LOAD (**USE MAX SNOW LOAD , P_g**) WITH DRIFTING, ETC. COORDINATE W/ ROOF TRUSS SUPPLIER.
3. NAIL W/ 8d COMMON NAILS (.131" DIA, 2 ½" LENGTH)
4. TIGHTER NAILING PATTERN AND / OR 10d COMMON NAILS (.148" DIA, 3" LENGTH) MAY BE REQD FOR HIGH LATERAL LOADS. SEE PLANS.



LAYOUT PLAN

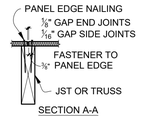
WOOD STRUCT PANEL SHTG CONT OVER (2) OR MORE SPANS W/ STRENGTH AXIS PERP TO SUPPORTS

EDGE NAILING @ DIAPHRAGM PERIM, ALL EXT WALLS & INTERIOR SHEAR WALLS

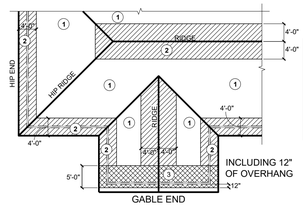
JOISTS OR TRUSSES SEE FRMG PLANS- BLOCK SOLID @ BRG PTS

STAGGER END JOINTS - LAYOUT PANELS TO ELIMINATE ANY WIDTH LESS THAN 1'-0"

ROOF PANEL SHTG SCHEDULE					
SPAN RATING	PANEL THICKNESS	MAX SNOW LOAD PSF			
		SPACING IN. O.C.			
		12"	16"	19.2"	24"
24 / 16	7/16, 1/2	190	100	65	40
32 / 16	15/32, 5/8	325	180	120	70
40 / 20	19/32, 5/8, 3/4	"	305	205	130
48 / 24	23/32, 3/4, 7/8	"	"	280	175



SECTION A-A



KEY PLAN VIEW

ROOF PANEL SHEATHING NAILING SCHEDULE				
WIND SPEED	PANEL LOCATION	ROOF FASTENING ZONE		
		1	2	3
> 140 MPH	EDGES	6" O.C.	6" O.C.	4" O.C.
	FIELD	6" O.C.	6" O.C.	6" O.C.
< 140 MPH	EDGES	6" O.C.	6" O.C.	4" O.C.
	FIELD	12" O.C.	6" O.C.	6" O.C.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL SHALL BE ASTM A-992 (EXCEPT FOR TUBE COLUMNS WHICH SHALL BE ASTM A-500-B, Fy = 46 KSI) AND SHALL COMPLY WITH THE "STANDARD SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" OF THE A.I.S.C. AND WITH THE A.I.S.C. CODE OF STANDARD PRACTICE.
2. ALL BOLTS FOR STEEL TO STEEL, SHALL BE A325, TIGHTEN TO SPECIFIED TORQUE AS PER AISC REQUIREMENTS. BOLTS FOR CONCRETE AND STEEL TO WOOD, SHALL BE ASTM A307, U.N.O.
3. WELDED REBAR OR BOLTS WILL NOT BE ACCEPTED IN LIEU OF WELDED STUD ANCHORS AND DEFORMED BARS. WELDED STUD ANCHORS AND DEFORMED BARS SHALL BE APPLIED USING MANUFACTURER APPROVED WELDING PROCEDURES.
4. ALL WELDING SHALL CONFORM TO MOST CURRENT ADOPTED ANS D1.1 REQUIREMENTS AND SHALL BE MADE WITH E70XX ELECTRODES BY WELDERS CERTIFIED FOR THE WELD TO BE DONE. CERTIFICATION SHALL BE CURRENT WITHIN THE PAST TWELVE MONTHS.
5. ALL BEARING PLATES FOR BMS AND COLUMNS RESTING ON MASONRY OR CONC SHALL BE UNDERLAIN FULLY WITH A HIGH COMPRESSION, NON-SHRINK GROUT.
8. PRIOR TO FABRICATION AND ERECTION, SHOP DRAWINGS FOR ALL STL ITEMS SHALL BE REVIEWED BY THE DESIGN ENGINEER. ALL STL SHALL BE PRIMED / PAINTED IN THE SHOP. ALL STL THAT MAY BE EXPOSED TO EXT. SHALL BE SHOP PAINTED TO INHIBIT RUST. WELD AREAS SHALL BE TOUCHED UP IN THE FIELD.
9. SPECIAL INSPECTIONS AND TESTING OF WELDS AS REQUIRED BY THE LATEST ADOPTED BUILDING CODE(S) SHALL BE PROVIDED BY THE OWNER. COPIES OF ALL INSPECTION REPORTS SHALL BE FORWARDED TO THE DESIGN ENGINEER.
10. U.N.O. ON SPEC. DTLS HIGH-STRENGTH BOLTS ARE REQD TO BE TIGHTENED ONLY TO THE SNUG-TIGHT CONDITION, THE SPECIAL INSPECTOR NEED ONLY VERIFY THAT THE CONNECTED MATERIALS HAVE BEEN DRAWN TOGETHER AND PROPERLY SNUGGED.

NO.	DATE	REVISION	BY	CHK	APP

Iridium **AE**
STRUCTURAL ENGINEERING
635 WEST 5300 SOUTH, SUITE 203, SALT LAKE CITY, UT 84123
PHONE: (801) 974-5101
FAX: (801) 974-5102

PROJECT:
HOLLIS
8452 E SPRING PARK, LOT 75R POWDER MOUNTAIN, WEBER COUNTY UT

CLIENT:
UPWALL DESIGN

SHEET TITLE:
COVER SHEET

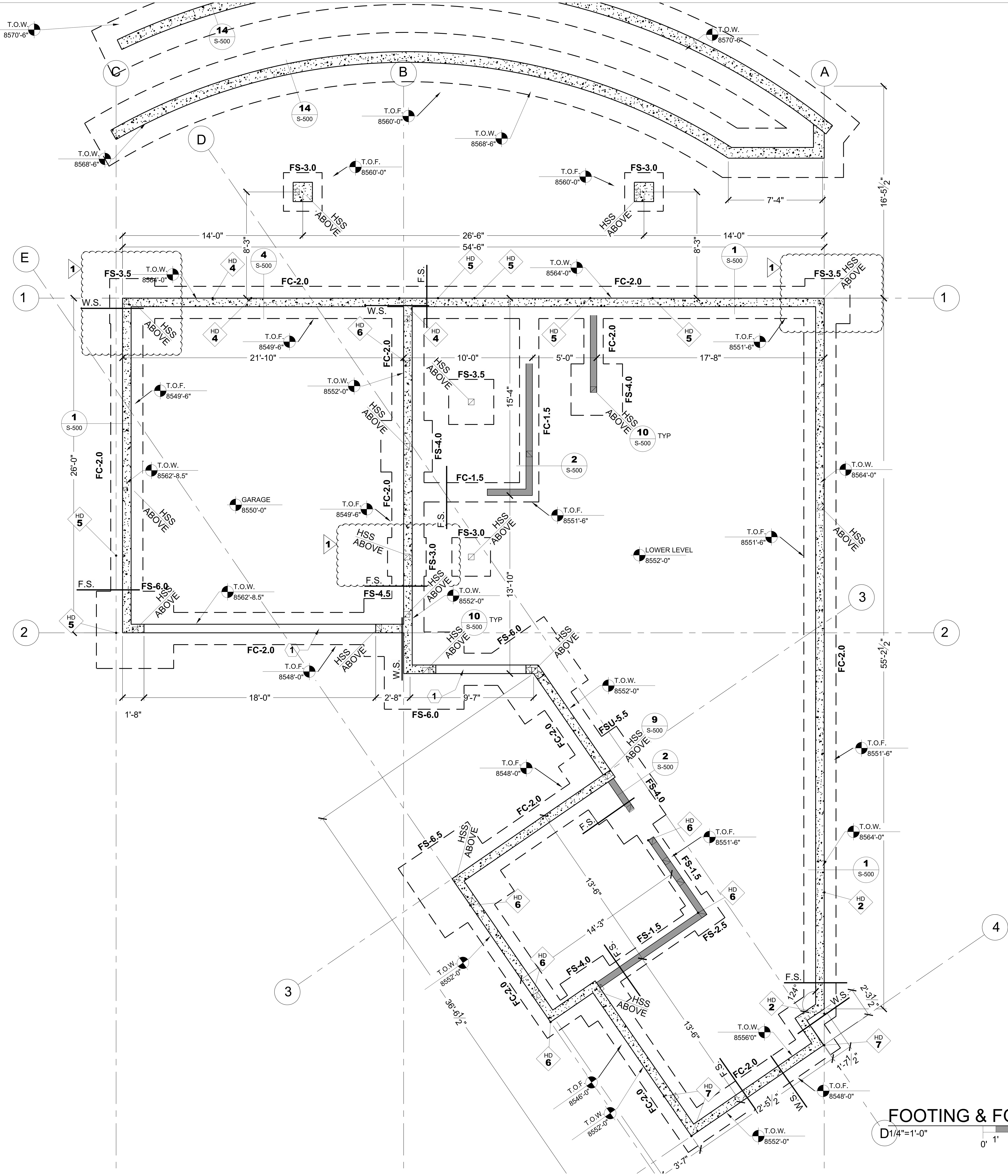
DESIGN TEAM

LEAD:	GARRETT E. JENKINS
	AUSTIN L. GREER
	TROY JENKINS
	BRADEN JENKINS

LICENSED PROFESSIONAL ENGINEER No. 136686 KIMLY G. MANGUM STATE OF UTAH
10:57am, Feb 2, 2017

PROJECT NO: 17-244

DRAWN BY:	TAJ, BBJ
CHECKED BY:	GEJ, ALG
ISSUE DATE:	AUG 04 2017
PLOT DATE:	Sep 28, 2017 10:57am
SHEET NO.:	S-001
STATUS	PERMIT SET



FOOTING & FOUNDATION PLAN

D 1/4"=1'-0"

0' 1' 4' 8' 10' 16'

KEYED NOTES

1. RECESS T.O. FDN FOR SLAB
2. INSTALL 20FT #4 REBAR OR #4 BARE COPPER WIRE @ B.O. FTG & EXTEND 4FT MIN FROM T.O. FDN FOR UFFER GROUND. COORDINATE W/ ELECTRICIAN.

FOOTING AND FOUNDATION PLAN NOTES

A. THIS IS ONE PAGE OF A SET OF PROJECT DOCUMENTS, AND MAY NOT BE USED ALONE. THE CONTRACTOR, SUBCONTRACTORS AND OWNER, AS PART OF THE PROJECT TEAM, SHALL REVIEW AND BE RESPONSIBLE FOR INFORMATION CONTAINED IN ALL PROJECT DOCUMENTS PRIOR TO INITIATION OF ANY WORK ON THE PROJECT.
B. DETAILS ARE NOTED ON THE PLANS IN TYPICAL LOCATIONS AND SHALL BE REPEATED WHERE SIMILAR CONDITIONS EXIST. SEE TYPICAL DETAILS AND GENERAL NOTES.
C. SEE STRUCTURAL DETAIL SHEETS (S-5XX) FOR STRUCTURAL NOTES & DETAILS
D. SEE PLANS, SHEAR WALL NOTES, AND SCHEDULE FOR WALL SHEATHING AND ANCHOR BOLTS. U.N.O. MINIMUM ANCHOR BOLTS SHALL BE 5/8" Ø WITH 7 INCHES MIN EMBED INSTALLED AT 32 INCHES MAX ON CENTER. PLATE WASHERS A MINIMUM OF 3 INCHES BY 3 INCHES BY 1/4 INCH THICK SHALL BE USED ON EACH BOLT.
E. FOUNDATION WALLS SHALL BE LATERALLYSUPPORTED UNTIL SUPPORT MEMBERS (FLOOR FRAMING AND SLABS) HAVE BEEN INSTALLED.
F. BASEMENT WINDOWS SHALL BE INSTALLED TO MEET EGRESS, LIGHT AND VENTILATION REQUIREMENTS PER IBC. WINDOWS, FRAMES AND AREA WELLS ARE FURNISHED AND LOCATED ON SITE BY CONTRACTOR.
G. DIMENSIONS SHOWN SHALL BE COORDINATED W/ DESIGN DRAWINGS.

FOOTING SCHEDULE

MARK	WIDTH	LENGTH	THICK	CROSSWISE REINFORCING NO.	CROSSWISE REINFORCING SIZE	CROSSWISE REINFORCING LENGTH	LENGTHWISE REINFORCING NO.	LENGTHWISE REINFORCING SIZE	LENGTHWISE REINFORCING LENGTH
FC-1.5	1'-6"	CONT	10"				2	#4	CONT
FC-1.7	1'-8"	CONT	10"				2	#4	CONT
FC-2.0	2'-0"	CONT	10"				2	#5	CONT
FC-2.5	2'-6"	CONT	12"				3	#5	CONT
FS-2.5	2'-6"	2'-6"	12"	4	#4	2'-0"	4	#4	2'-0"
FS-3.0	3'-0	3'-0"	12"	4	#4	2'-6"	4	#4	2'-6"
FS-3.5	3'-6"	3'-6"	12"	5	#4	3'-0"	5	#4	3'-0"
FS-4.0	4'-0"	4'-0"	12"	6	#4	3'-6"	6	#4	3'-6"
FS-4.5	4'-6"	4'-6"	12"	6	#4	4'-0"	6	#4	4'-0"
FS-5.0	5'-0"	5'-0"	12"	5	#5	4'-6"	5	#5	4'-6"
FSU-5.5	5'-6"	5'-6"	48"	6	#5	5'-0"	6	#5	5'-0"
FS-6.0	6'-0"	6'-0"	16"	8	#5	5'-6"	8	#5	5'-6"

NOTES:
-SPACE REINF. EVENLY THROUGH FOOTING W/ 3" CLEARANCE AT OUTSIDE EDGE.

HOLDOWN SCHEDULE

MARK (HD 1)	MODEL#	MIN MEMBER THK	MEMBER FASTENERS	A.B. DIA	A.B. EMBED(lc)	MAX LOAD(LBS)
HD-1	DTT1Z	1-1/2"	(8) 10dX1-1/2"	3/8"	8"	910
HD-2	DTT2Z	3"	(8) SDS 1/4"X1-1/2"	1/2"	8"	2145
	LSTHD8 (RJ)	3"	(16) 16d SINKERS			1610
HD-3	HDU2-SDS2.5	3"	(6) SDS 1/4"X2-1/2"	5/8"	8"	3075
	STHD10 (RJ)	3"	(20) 16d SINKERS			2175
HD-4	HDU4-SDS2.5	3"	(10) SDS 1/4"X2-1/2"	5/8"	12"	4565
	STHD14 (RJ)	3"	(24) 16d SINKERS			3500
HD-5	HTT5	3"	(14) SDS 1/4"X2-1/2"	5/8"	12"	5645
HD-6	HDU8-SDS2.5	3"	(20) SDS 1/4"X2-1/2	7/8"	15"	6765
HD-7	HHDU11-SDS2.5	5-1/2"	(30) SDS 1/4"X2-1/2	1"	16"	9535

NOTES:
-ALL HOLDOWNS ARE SIMPSON BRAND. EQUIVALENT STRENGTH HD MAY BE USED.
-STRONGER HOLDOWN MAY BE USED; HD-2 MAY BE USED IN LIEU OF HD-1
-MULTIPLE OPTIONS FOR HD-X ARE SHOWN TO ALLOW CAST IN PLACE OR POST INSTALLED HOLDOWN
-(RJ) INDICATES USE OF STRAPS AT RIM JOIST APPLICATION. NOT REQ'D FOR ALL APPLICATIONS
-VALUES SHOWN FOR TENSION ARE FOR 8" MIN FDN WALL THICKNESS.

NO.	DATE	REVISION	BY	CHK	APP
1	09/26/17	CITY REVIEW, ARCH UPDATE, VE.	TAJ	GEJ	GEJ

Iridium AE
STRUCTURAL ENGINEERING
635 WEST 5300 SOUTH, SUITE 203, SALT LAKE CITY, UT 84123
PHONE: (801) 974-5101
FAX: (801) 974-5102

PROJECT:
HOLLIS
8452 E SPRING PARK, LOT 75R POWDER MOUNTAIN, WEBER COUNTY UT

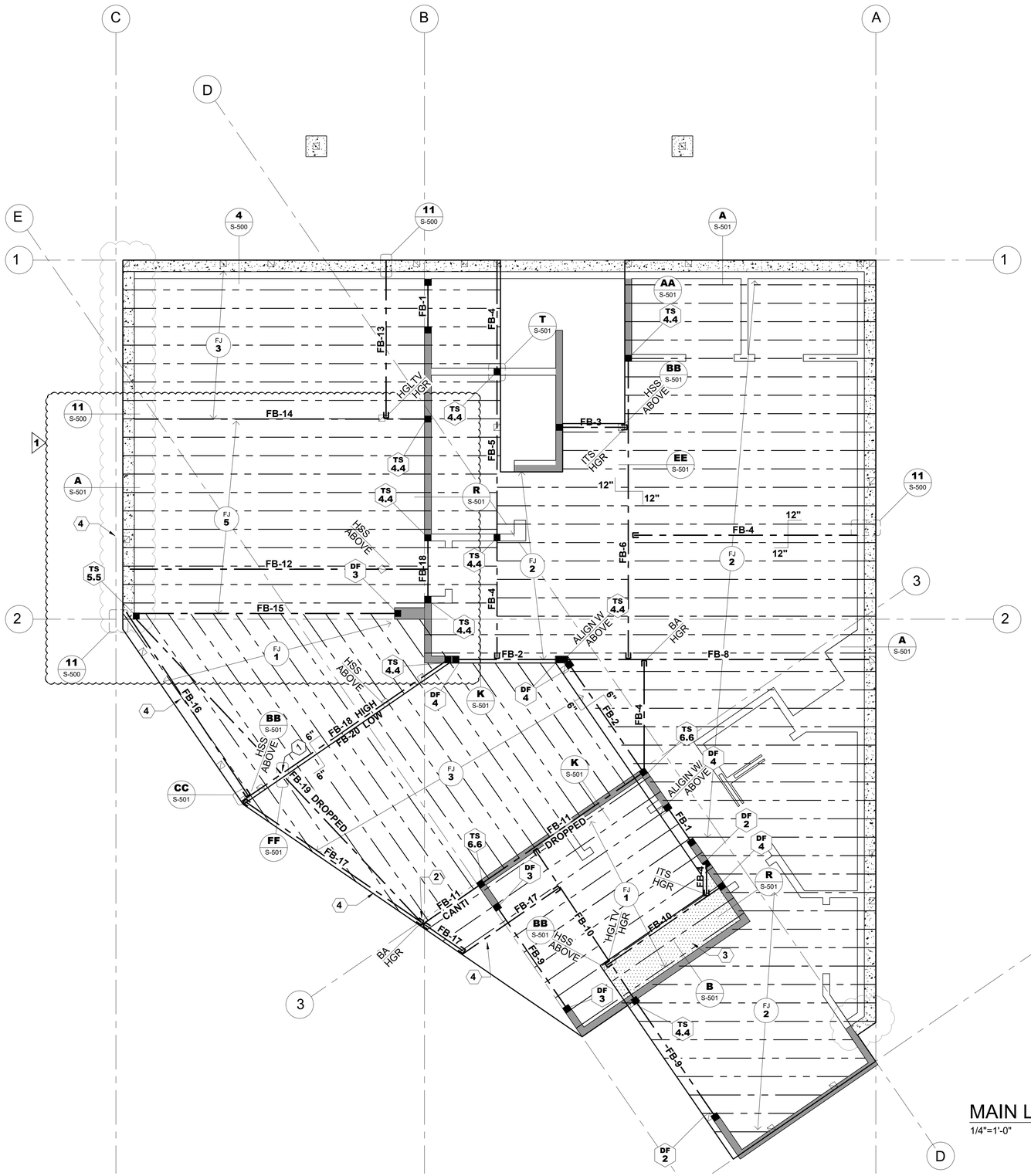
CLIENT:
UPWALL DESIGN

SHEET TITLE:
FOOTING & FOUNDATION PLAN

DESIGN TEAM
LEAD: GARRETT E. JENKINS
AUSTIN L. GREER
ROSADER KINGSTON
BRADEN JENKINS

LICENSED PROFESSIONAL ENGINEER No. 136686 KIMLY C. MANGUM STATE OF UTAH

PROJECT NO.: 17-244
DRAWN BY: ARK, BBJ
CHECKED BY: GEJ, ALG
ISSUE DATE: SEP 26 2017
PLOT DATE: Sep 28, 2017 10:59am
SHEET NO.: S-100
STATUS: PERMIT SET



MAIN LEVEL FRAMING PLAN

1/4"=1'-0"

0' 1' 4' 8' 10' 16'

BEARING WALL HEIGHT SCEHDULE

WALL TYPE	STUD SPAC'G	LUMBER GRADE	PERP. FRMG	PARA. FRMG
2x4	16"	DOUG FIR	8'-0"	9'-0"
2x4	12"	DOUG FIR	9'-0"	10'-0"
2x6	16"	DOUG FIR	14'-0"	14'-6"
2x6	12"	DOUG FIR	16'-0"	16'-0"
1-3/4" x 5-1/2" LSL STUDS	16"	1.55 E LSL	15'-0"	15'-0"
1-3/4" x 5-1/2" LSL STUDS	12"	1.55 E LSL	16'-6"	16'-6"
DBL 2x6	16"	DOUG FIR	18'-6"	18'-6"
DBL LSL	16"	1.55 E LSL	19'-0"	19'-0"
LSL 7-1/4"	16"	1.55 E LSL	20'-0"	20'-0"

NOTES:
1. TABLE DESIGNED FOR 115 MPH EXPOSURE 'C' 50 PSF FLAT ROOF SNOW LOAD
2. FRAMING PERP. TO WALL SHALL NOT EXCEED 45'-0" SPAN. CONTACT ENGINEER FOR MAX HT OF STUDS SUPPORTING LONGER SPANS THAN 45'-0"
3. MAX HT. REFERS TO UN-BRACED WALL HEIGHTS.
4. FULL HEIGHT STUD WALLS WHICH ARE BRACED LATERALLY (TRUSSES OR RAFTERS) WALL HEIGHTS MAY BE REDUCED TO THE POINT AT WHICH THE FIRST LATERAL BRACE OCCURS. SPECIAL STUD SPACING CONDITIONS TO BE NOTED ON FRAMING PLANS.

KEYED NOTES

1. FB-18 HIGH CANTILEVERS OVER TOP OF FB-19 TO SUPPORT HSS ABOVE. FB-18 HIGH SHALL BE FLUSH IN FLOOR W/ FB-19 DIRECTLY BELOW. FB-20 LOW IS FLUSH IN DECK TO SUPPORT DECK JOISTS. HANG FB-20 LOW INTO FB-19 PER DTL DD/S-501.
2. HANG FB-19 INTO FB-11 PER DTL CC/S-501. T.O. FB-11 = T.O. FB-19.
3. AT SHADED AREA, BLOCK PANEL EDGES & NAIL SHTG W/ 10d NAILS @ 4" O.C. EDGES & 8" O.C. FIELD
4. INSTALL DECO 18" CHANNEL AT PERIMETER OF DECK SEE ARCH PLANS

11-7/8" FLOOR JOIST SCHDL

FJ 1 MARK

40 PSF LIVE LOAD AND 12 PSF DEAD LOAD

	SERIES	MAX SPAN	SPACING	FLANGE WIDTH
FJ-1	TJI 110	18'-5"	16"	1-3/4"
	LPI 18	18'-1"	16"	2-1/2"
	BCI 5000 - 1.7	18'-5"	16"	2"
FJ-2	TJI 210	19'-3"	16"	2-1/16"
	LPI 20+	19'-4"	16"	2-1/2"
	BCI 6000 - 1.8	19'-5"	16"	2-5/16"
FJ-3	TJI 230	19'-10"	16"	2-5/16"
	LPI 32+	20'-2"	16"	2-1/2"
	BCI 6500 - 1.8	20'-0"	16"	2-9/16"
FJ-4	TI 360	20'-11"	16"	2-5/16"
	LPI 36	21'-0"	16"	2-1/4"
	BCI 60 - 2.0	21'-3"	16"	2-5/16"
FJ-5	TJI 560	23'-8"	16"	3-1/2"
	LPI 56	24'-1"	16"	3-1/2"
	BCI 90 - 2.0	23'-11"	16"	3-1/2"

NOTES:
-SPAN REPRESENTS CLR DIST. BETWEEN SUPPORTS
-SHTG SHALL BE GLUED AND NAILED FOR MAX SPANS.

POST SCHEDULE

DF X.X MARK

	DESCRIPTION	GRADE/ NOTES
DF-2	(2) STUDS/TRIMMERS	DF#2
DF-3	(3) STUDS/TRIMMERS	DF#2
DF-4	(4) STUDS/TRIMMERS	DF#2
DF-4.4	4 x 4 POST	DF#1 or BTR
DF-4.6	4 x 6 POST	DF#1 or BTR
DF-6.6	6 x 6 POST	DF#1 or BTR
TS-4.4	HSS 4 x 4 x 1/4	A500-GR.B-46
TS-6.6	HSS 6 x 6 x 3/8	A500-GR.B-46

NOTES:
-POST SIZE IS MINIMUM REQ'D. SIZE & GRADE MAY BE INCREASED FOR ARCHITECTURAL DETAILING OR CONTRACTOR PREFERENCE.
-ADDITIONAL STUDS TO BE USED UNDER WIDE BMS TO PROVIDE FULL BM BEARING
-ALL BUILT UP POSTS SHALL BE BUILT FROM STUDS TO MATCH WALL THICKNESS.

FLOOR BEAM SCHEDULE

SEE DESIGN CRITERIA FOR LOADING

MARK	SIZE	FOOTNOTES
FB -1	(2) - 2 X 10 (S)	1
FB -2	(2) 1-3/4" X 9-1/2" LVL(S)	1
FB -3	(1) 1-3/4" X 11-7/8" LVL(S)	2
FB -4	(3) 1-3/4" X 11-7/8" LVL(S)	2, 5
FB -5	W10X30	5, 7
FB -6	W12X72	5, 7
FB -7	W10X19	7
FB -8	W10X88	5, 7
FB -9	(3) 1-3/4" X 9-1/2" LVL(S)	1
FB -10	W10X45	2, 5
FB -11	W12X136	8
FB -12	W10X45	5, 7
FB -13	(4) 1-3/4" X 11-7/8" LVL(S)	2, 5
FB -14	W10X45	5, 7
FB -15	W10X17	1
FB -16	W10X39	5, 7
FB -17	(2) 1-3/4" X 11-7/8" LVL(S)	7
FB -18	W10X88	4, 7
FB -19	W12X190	8
FB -20	(4) 1-3/4" X 11-7/8" LVL(S)	2
FB -21	W8X15	

KEY:
1. HEADER
2. FLUSH IN FLOOR
3. DROPPED
4. CANTILEVER END OF BEAM
5. ALIGN WITH WALL/POST ABOVE
6. T.O. BM = T.O. JOISTS
7. T.O. BM = 1-1/2" BELOW T.O. JOISTS

NOTES:
-DEEPER AND/OR WIDER MEMBERS MAY BE SUBSTITUTED OF SAME GRADE. OTHER SUBSTITUTIONS SHALL NOT BE MADE W/O PRIOR WRITTEN APPROVAL FROM ENGINEER.
- ALL EXT. BMS (DECKS, ETC.) SHALL BE EXT. GRADE & SHALL BE CLEARLY MARKED.
- SEE S-001 FOR REQUIRED BEAM GRADE.

FLOOR FRAMING PLAN NOTES

A. DETAILS ARE NOTED ON THE PLANS IN TYPICAL LOCATIONS AND SHALL BE REPEATED WHERE SIMILAR CONDITIONS EXIST. SEE TYPICAL DETAILS AND GENERAL NOTES.
B. SEE STRUCTURAL DETAIL SHEETS (S-5XX) FOR STRUCTURAL NOTES & DETAILS.
C. PLACE 2 STUDS MINIMUM AT ALL BEAMS, HEADERS AND GIRDER TRUSS BEARING POINTS WITH SPANS GREATER THAN SIX FEET, UNLESS NOTED OTHERWISE. MULTIPLE STUDS AND COLUMNS SHALL EXTEND CONTINUOUS TO FOUNDATION OR SUPPORTING BEAM BELOW. USE MULTIPLE SOLID BLOCKING AT FLOORS.
D. SEE FLOOR SHEATHING NOTES FOR FLOOR SHEATHING SIZE & NAILING.
E. AT FLUSH BEAMS USE SIMPSON LBV SERIES (WEB JOISTS) OR JB SERIES (WOOD JOISTS) TOP FLANGE JOIST HANGERS EACH JOIST U.N.O.
F. ARRANGE JOIST LOCATIONS AT BATHROOM AND KITCHEN AREAS TO AVOID CONFLICT WITH PLUMBING.
G. FLOOR JOISTS UNDER FIREPLACE HEARTHS MAY NEED SPACING REDUCED AND/OR SUBSTITUTED W/ LVL's TO SUPPORT THE ADDED LOADING. VERIFY W/ ENGINEER.
H. HOT TUBS OR OTHER OWNER INSTALLED ITEMS THAT IMPOSE HEAVY LOADS ON STRUCTURAL MEMBERS WILL REQUIRE ADDITIONAL ENGINEERING IF NOT SHOWN ON ORIGINAL PLANS USED FOR DESIGN. STRUCTURAL MEMBERS MAY NEED TO BE INCREASED FOR THE ADDITIONAL IMPOSED LOADING.
I. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED LUMBER OR FOUNDATION REDWOOD. ALL WOOD SUPPORT MEMBERS EXPOSED TO WEATHER SHALL BE TREATED OR PROTECTED TO PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE.

FLOOR SHEATHING

A. TYPICAL FLOOR SHEATHING SHALL BE 3/4 IN., T&G APA RATED 48/24 EXPOSURE I SHEATHING NAILED WITH 8d RING SHANK NAILS AT 6 IN. O.C. AT ALL PANEL ENDS, SUPPORTED EDGES, TOP OF SHEAR WALLS (ALL EXTERIOR WALLS ARE SHEAR WALLS) AND ALL BLOCKING; 8d AT 12 IN. O.C. ALONG INTERMEDIATE FRAMING MEMBERS. NAILING SHALL BE SPACED AT 3/8 IN. MIN FROM EDGE OF PANEL.
B. LAY SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRMG W/ END JOINTS STAGGERED (SEE TYP DETAILS).
C. BLOCK JOISTS SOLID AT ALL BEARING POINTS.

NO.	DATE	REVISION	BY	CHK	APP
1	09/26/17	CITY REVIEW, V.E. ARCH UPDATE	TAJ	GEJ	GEJ

Iridium **AE**
STRUCTURAL ENGINEERING
635 WEST 5300 SOUTH, SUITE 203, SALT LAKE CITY, UT 84123
PHONE: (801) 974-5101
FAX: (801) 974-5102

PROJECT:
HOLLIS
8452 E SPRING PARK, LOT 75R POWDER MOUNTAIN, WEBER COUNTY UT

CLIENT:
UPWALL DESIGN

SHEET TITLE:
MAIN LEVEL FRAMING PLAN

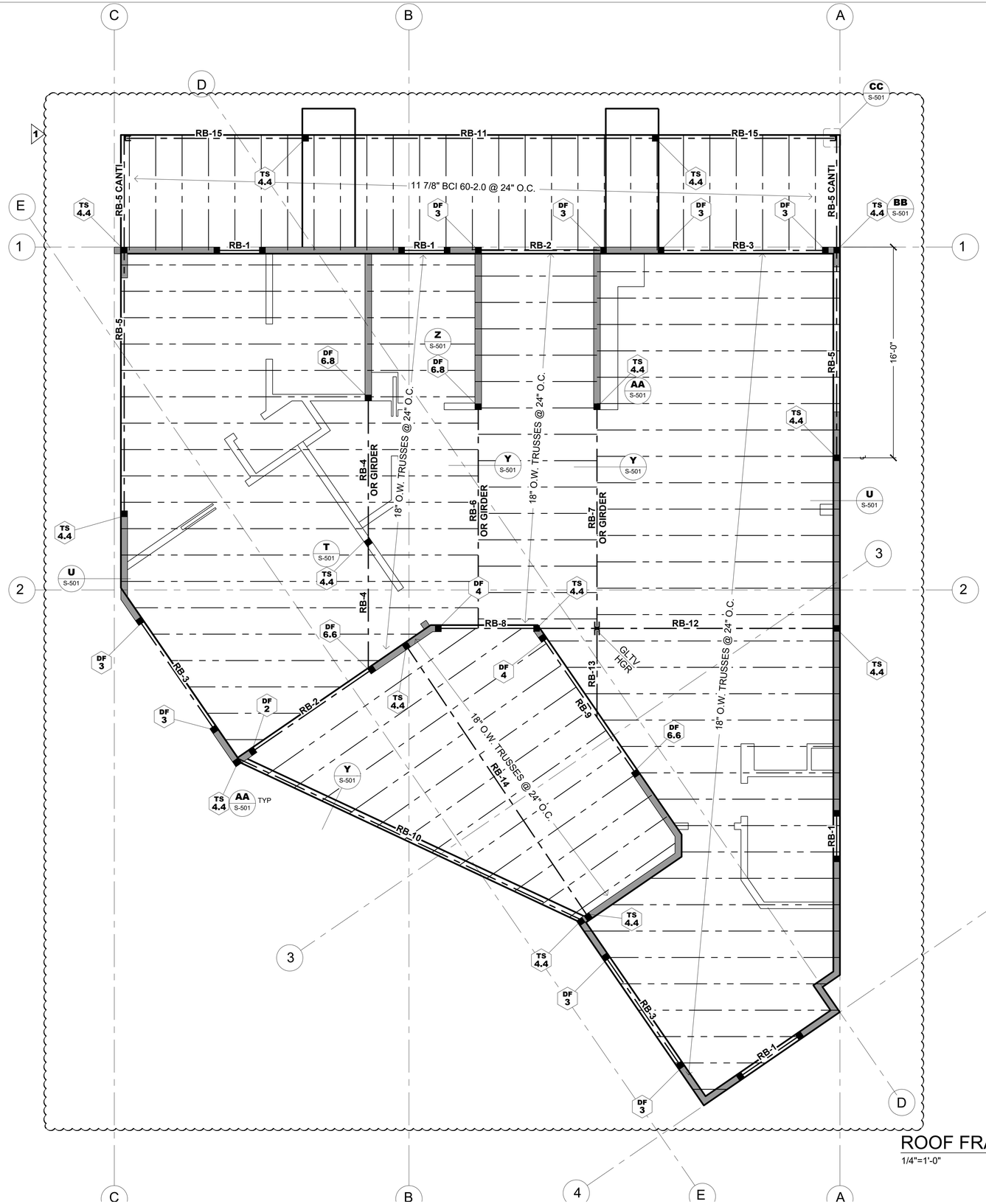
DESIGN TEAM

LEAD:	GARRETT E. JENKINS
	AUSTIN L. GREER
	ROSADER KINGSTON
	BRADEN JENKINS

LICENSED PROFESSIONAL ENGINEER
No. 136686
KIMLY G. MANGUM
STATE OF UTAH
10:59 am, Feb 28, 2017

PROJECT NO. 17-244

DRAWN BY: ARK, BBJ
CHECKED BY: GEJ, ALG
ISSUE DATE: SEP 26 2017
PLOT DATE: Sep 28, 2017 10:59am
SHEET NO.: **S-101**
STATUS: **PERMIT SET**



ROOF FRAMING PLAN

1/4"=1'-0"

0' 1' 4' 8' 10' 16'

KEYED NOTES

1

1. INSTALL GARAGE HEADER ACROSS T.O. BRG WALL FOR PORTAL FRAME, SEE DETAIL.
2. STRUCTURAL FASCIA SHALL BE 1-3/4" x 11-7/8" LVL w/ BACK SPAN SUPPORTED BY CANTILEVERED JOISTS. ATTACH FASCIA TO JOISTS w/ UPSIDE DOWN LSSU HANGERS AT EACH JOIST. STRAP BEAM TO POST W/ CS16 STRAP 24" LONG. INSTALL STRAP ON EA. SIDE OF POST.
3. STRAP BEAM TO POST W/ CS16 STRAP 24" LONG ON EACH SIDE OF POST. CONNECT POST TO FDN W/ HDU2 HOLDOWN.

ROOF FRAMING PLAN NOTES

A. DETAILS ARE NOTED ON THE PLANS IN TYPICAL LOCATIONS AND SHALL BE REPEATED WHERE SIMILAR CONDITIONS EXIST. SEE TYPICAL DETAILS AND GENERAL NOTES.
B. SEE STRUCTURAL DETAIL SHEETS FOR STRUCTURAL NOTES & GENERAL USE DETAILS.
C. SEE DESIGN PLANS FOR DIMENSIONS. DO NOT SCALE STRUCTURAL DRAWINGS.
D. SEE TRUSS NOTES FOR ROOF TRUSSES LOADING AND SPECIFICATIONS. SEE ROOF SHEATHING NOTES FOR ROOF SHEATHING SIZE & NAILING. BOTH ON S-001
E. PLACE 2 STUDS MINIMUM AT ALL BEAMS, HEADERS AND GIRDER TRUSS BEARING POINTS WITH SPANS GREATER THAN SIX FEET, UNLESS NOTED OTHERWISE. MULTIPLE STUDS AND COLUMNS SHALL EXTEND CONTINUOUS TO FOUNDATION OR SUPPORTING BEAM BELOW. USE MULTIPLE SOLID BLOCKING AT FLOORS.
F. COORDINATE ALL TRUSS CONFIGURATIONS W/ DESIGN PLANS. SEE ROOF TRUSS NOTES.
G. OVER BUILT AREAS ARE SHOWN SHADED. SEE OVER BUILD DETAIL(S).
H. ALL TRUSS HANGERS TO BE SPECIFIED BY TRUSS MANUFACTURER.

BEARING WALL HEIGHT SCEHDULE

WALL TYPE	STUD SPAC'G	LUMBER GRADE	PERP. FRMG	PARA. FRMG
2x4	16"	DOUG FIR	8'-0"	9'-0"
2x4	12"	DOUG FIR	9'-0"	10'-0"
2x6	16"	DOUG FIR	14'-0"	14'-6"
2x6	12"	DOUG FIR	16'-0"	16'-0"
1-3/4" x 5-1/2" LSL STUDS	16"	1.55 E LSL	15'-0"	15'-0"
1-3/4" x 5-1/2" LSL STUDS	12"	1.55 E LSL	16'-6"	16'-6"
DBL 2x6	16"	DOUG FIR	18'-6"	18'-6"
DBL LSL	16"	1.55 E LSL	19'-0"	19'-0"
LSL 7-1/4"	16"	1.55 E LSL	20'-0"	20'-0"

NOTES:
1. TABLE DESIGNED FOR 115 MPH EXPOSURE 'C' 50 PSF FLAT ROOF SNOW LOAD
2. FRAMING PERP. TO WALL SHALL NOT EXCEED 45'-0" SPAN. CONTACT ENGINEER FOR MAX HT OF STUDS SUPPORTING LONGER SPANS THAN 45'-0"
3. MAX HT. REFERS TO UN-BRACED WALL HEIGHTS.
4. FULL HEIGHT STUD WALLS WHICH ARE BRACED LATERALLY (TRUSSES OR RAFTERS) WALL HEIGHTS MAY BE REDUCED TO THE POINT AT WHICH THE FIRST LATERAL BRACE OCCURS. SPECIAL STUD SPACING CONDITIONS TO BE NOTED ON FRAMING PLANS.

POST SCHEDULE

DF X.X MARK

MARK	DESCRIPTION	GRADE/ NOTES
DF-2	(2) STUDS/TRIMMERS	DF#2
DF-3	(3) STUDS/TRIMMERS	DF#2
DF-4	(4) STUDS/TRIMMERS	DF#2
DF-4.4	4 x 4 POST	DF#1 or BTR
DF-4.6	4 x 6 POST	DF#1 or BTR
DF-6.6	6 x 6 POST	DF#1 or BTR
TS-4.4	HSS 4 x 4 x 1/4	A500-GR.B-46
TS-6.6	HSS 6 x 6 x 3/8	A500-GR.B-46

NOTES:
-POST SIZE IS MINIMUM REQ'D. SIZE & GRADE MAY BE INCREASED FOR ARCHITECTURAL DETAILING OR CONTRACTOR PREFERENCE.
-ADDITIONAL STUDS TO BE USED UNDER WIDE BMS TO PROVIDE FULL BM BEARING
-ALL BUILT UP POSTS SHALL BE BUILT FROM STUDS TO MATCH WALL THICKNESS.

ROOF BEAM SCHEDULE

MARK	SIZE	FOOTNOTES
RB -1	(3) - 2 X 10 (S)	1
RB -2	(2) 1-3/4" X 9-1/2" LVL(S)	1
RB -3	(3) 1-3/4" X 14" LVL(S)	1
RB -4	(3) 1-3/4" X 18" LVL(S)	2 OR 3
RB -5	W10X88	1
RB -6	W12X35	3
RB -7	W12X35	3
RB -8	W10X19	1
RB -9	W10X26	1
RB -10	W10X88	3
RB -11	W10X77	3
RB -12	W12X45	3
RB -13	(2) 1-3/4" X 14" LVL(S)	2
RB -14	W12X45	3
RB -15	W10X22	1

1

KEY:
1. HEADER
2. FLUSH IN ROOF
3. SLOPED WITH ROOF
4. CANTILEVER END OF BEAM
5. T.O. BEAM = B.O. TRUSSES/JOISTS

NOTES:
-DEEPER AND/OR WIDER MEMBERS MAY BE SUBSTITUTED OF SAME GRADE. OTHER SUBSTITUTIONS SHALL NOT BE MADE W/O PRIOR WRITTEN APPROVAL FROM ENGINEER.
- ALL EXT. BMS (DECKS, ETC.) SHALL BE EXT. GRADE & SHALL BE CLEARLY MARKED.
-HEADERS <7'-0" WIDE @ GABLE END WALLS ARE NOT REQUIRED WHEN STRUCTURAL GABLE TRUSSES ARE USED.
- SEE S-001 FOR REQUIRED BEAM GRADE.

NO.	DATE	REVISION	BY	CHK	APP
1	09/26/17	CHANGED TO TRUSSES, VE, CITY REVIEW	TAJ	GEJ	GEJ

Iridium **AE**
STRUCTURAL ENGINEERING
635 WEST 5300 SOUTH, SUITE 203, SALT LAKE CITY, UT 84123
PHONE: (801) 974-5101
FAX: (801) 974-5102

PROJECT:

HOLLIS

8452 E SPRING PARK, LOT 75R POWDER MOUNTAIN, WEBER COUNTY UT

CLIENT:

UPWALL DESIGN

SHEET TITLE:

ROOF FRAMING PLAN

DESIGN TEAM

LEAD: GARRETT E. JENKINS
AUSTIN L. GREER
ROSADER KINGSTON
BRADEN JENKINS

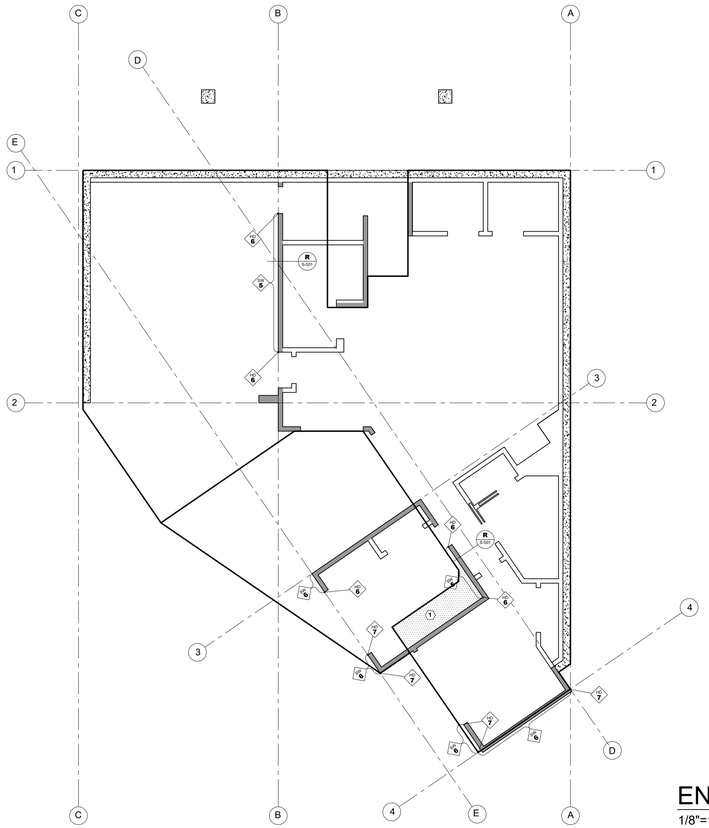
LICENSED PROFESSIONAL ENGINEER
No. 136686
KIMLY A. MANGUM
STATE OF UTAH

10:59am, Feb 2, 2017

PROJECT NO.: 17-244

DRAWN BY: ARK, BBJ
CHECKED BY: GEJ, ALG
ISSUE DATE: SEP 26 2017
PLOT DATE: Sep 28, 2017 10:59am
SHEET NO.: **S-102**

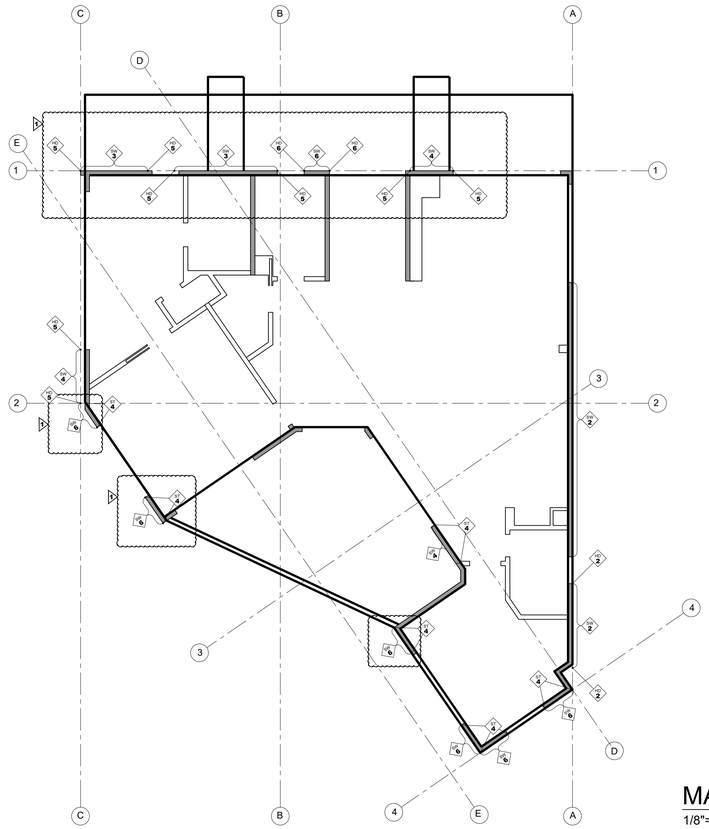
STATUS: **PERMIT SET**



ENTRY LEVEL SHEAR WALL PLAN

1/8"=1'-0"

0' 2' 8' 16' 20' 32'



MAIN LEVEL SHEAR WALL PLAN

1/8"=1'-0"

0' 2' 8' 16' 20' 32'

KEYED NOTES

1. AT SHADED AREA, BLOCK PANEL EDGES & NAIL SHTG W/ 10d NAILS @ 4" O.C. EDGES & 8" O.C. FIELD.

SHEAR WALL PLAN NOTES

A. ALL HD AND ST CALLOUTS SHOWN SHALL BE INSTALLED AT BASE OF SHEAR WALL SHOWN
B. SEE SHEAR WALL NOTES AND NAILING REQUIREMENTS ON S-001
C. DETAILS ARE NOTED ON THE PLANS IN TYPICAL LOCATIONS AND SHALL BE REPEATED WHERE SIMILAR CONDITIONS EXIST. SEE TYPICAL DETAILS AND GENERAL NOTES.
D. SEE STRUCTURAL DETAIL SHEETS (S-5XX) FOR STRUCTURAL NOTES & GENERAL USE DETAILS.
E. SEE DESIGN PLANS FOR DIMENSIONS. DO NOT SCALE STRUCTURAL DRAWINGS.
F. "STRAP OPENINGS" INDICATES PERFORATED SHEAR WALL THAT REQUIRES STRAPS AT OPENINGS. SEE SHEAR NAILING ON S-001.

STRAP TIE SCHEDULE

MARK	TIE	TYP LOC	ALLOWABLE TENSION (LBS)	FASTENERS REQUIRED	NOTES
ST-1	CS16	FLOOR TO FLOOR	1705	(20) 10d	11" END LENGTH
ST-2	CS14	FLOOR TO FLOOR	2490	(26) 10d	15" END LENGTH
ST-3	MST60	FLOOR TO FLOOR	5240	(40) 16d	
	HTT5	FLOOR TO FLOOR	5090	(26) 16d SINKERS	3" x 3-1/2" MMBER REQ'D
ST-4	FTA7	FLOOR TO FLOOR	7600	(6) 7/8"Ø BOLTS	3-1/2" MMBER REQ'D

HOLDOWN SCHEDULE

MARK	MODEL#	MIN MEMBER THK	MEMBER FASTENERS	A.B. DIA	A.B. EMBED(lc)	MAX LOAD(LBS)
HD-1	DTT1Z	1-1/2"	(8) 10dX1-1/2"	3/8"	8"	910
HD-2	DTT2Z	3"	(8) SDS 1/4"X1-1/2"	1/2"	8"	2145
	LSTHD8 (RJ)	3"	(16) 16d SINKERS			1610
HD-3	HDU2-SDS2.5	3"	(6) SDS 1/4"X2-1/2"	5/8"	8"	3075
	STHD10 (RJ)	3"	(20) 16d SINKERS			2175
HD-4	HDU4-SDS2.5	3"	(10) SDS 1/4"X2-1/2"	5/8"	12"	4565
	STHD14 (RJ)	3"	(24) 16d SINKERS			3500
HD-5	HTT5	3"	(14) SDS 1/4"X2-1/2"	5/8"	12"	5645
HD-6	HDU8-SDS2.5	3"	(20) SDS 1/4"X2-1/2	7/8"	15"	6765
HD-7	HHDU11-SDS2.5	5-1/2"	(30) SDS 1/4"X2-1/2	1"	16"	9535

NOTES:
-ALL HOLDOWNS ARE SIMPSON BRAND. EQUIVALENT STRENGTH HD MAY BE USED.
-STRONGER HOLDOWN MAY BE USED; HD-2 MAY BE USED IN LIEU OF HD-1
-MULTIPLE OPTIONS FOR HD-X ARE SHOWN TO ALLOW CAST IN PLACE OR POST INSTALLED HOLDOWN
-(RJ) INDICATES USE OF STRAPS AT RIM JOIST APPLICATION. NOT REQ'D FOR ALL APPLICATIONS
-VALUES SHOWN FOR TENSION ARE FOR 8" MIN FDN WALL THICKNESS.

SHEAR WALL SCHEDULE

MARK	SHTG	NAILING EDGES	NAILING FIELD	STAPLES SIZE	STAPLES EDGES	STAPLES FIELD	A.B. SPCG	SOLE PLATE TO RIM JST	NOTES
SW-1 <255 PLF	7/16"	8d @ 6" O.C.	12" O.C.	1½"	4" O.C.	8" O.C.	32" O.C.	16d @ 6" O.C.	2X STUDS @ 16" O.C. MAX
SW-2 <395 PLF	7/16"	8d @ 4" O.C.	12" O.C.	1½"	2.5" O.C.	8" O.C.	32" O.C.	16d @ 4" O.C.	2X STUDS @ 16" O.C. MAX
SW-3 <505 PLF	7/16"	8d @ 3" O.C.	12" O.C.	1½"	2" O.C.	8" O.C.	32" O.C.	16d @ 4" O.C.	**3X** STUDS @ PANEL EDGES
SW-4 <670 PLF	7/16"	8d @ 2" O.C.	12" O.C.	DO NOT USE STAPLES			24" O.C.	16d @ 3" O.C.	**3X** STUDS @ PANEL EDGES
SW-5 <870 PLF	15/32"	10d @ 2" O.C.	12" O.C.				16" O.C.	16d @ 2" O.C.	**3X** STUDS @ PANEL EDGES
SW-6 <1340 PLF	BOTH SIDES 7/16"	8d @ 2" O.C.	12" O.C.				12" O.C.	16d @ 2" O.C.	**3X** STUDS @ PANEL EDGES

NOTES:
-ALL SHTG TO BE APA RATED
-"BOTH SIDES" INDICATES SHTG IS REQUIRED ON BOTH SIDES OF WALL
-ANCHOR BOLTS SHALL BE 5/8" Ø W/ 7" MIN EMBED W/ 3"x3"x1/4" PLATE WASHERS
-3X STUDS MAY BE REPLACED W/ DBL 2X STUDS STITCH NAILED

NO.	DATE	REVISION	BY	CHK	APP
1	09/26/17	CITY REVIEW	TAJ	GEJ	GEJ

Iridium **AE**
STRUCTURAL ENGINEERING
635 WEST 5300 SOUTH, SUITE 203, SALT LAKE CITY, UT 84123
PHONE: (801) 974-5101
FAX: (801) 974-5102

PROJECT:
HOLLIS
8452 E SPRING PARK, LOT 75R POWDER MOUNTAIN, WEBER COUNTY UT

CLIENT:
UPWALL DESIGN

SHEET TITLE:
SHEAR WALL PLANS

DESIGN TEAM

LEAD:	
	GARRETT E. JENKINS
	AUSTIN L. GREER
	ROSADER KINGSTON
	BRADEN JENKINS

LICENSED PROFESSIONAL ENGINEER
No. 136686
KIMLY C. MANGUM
STATE OF UTAH
10:59am, Feb 28, 2017

PROJECT NO: 17-244

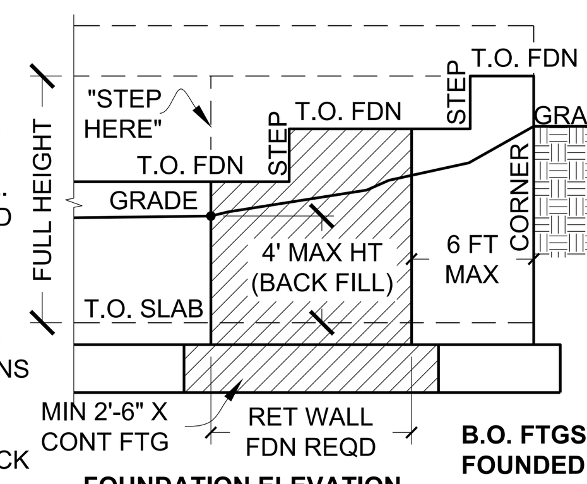
DRAWN BY: ARK, BBJ
CHECKED BY: GEJ, ALG
ISSUE DATE: SEP 26 2017
PLOT DATE: Sep 28, 2017 10:59am
SHEET NO: **S-103**
STATUS: **PERMIT SET**

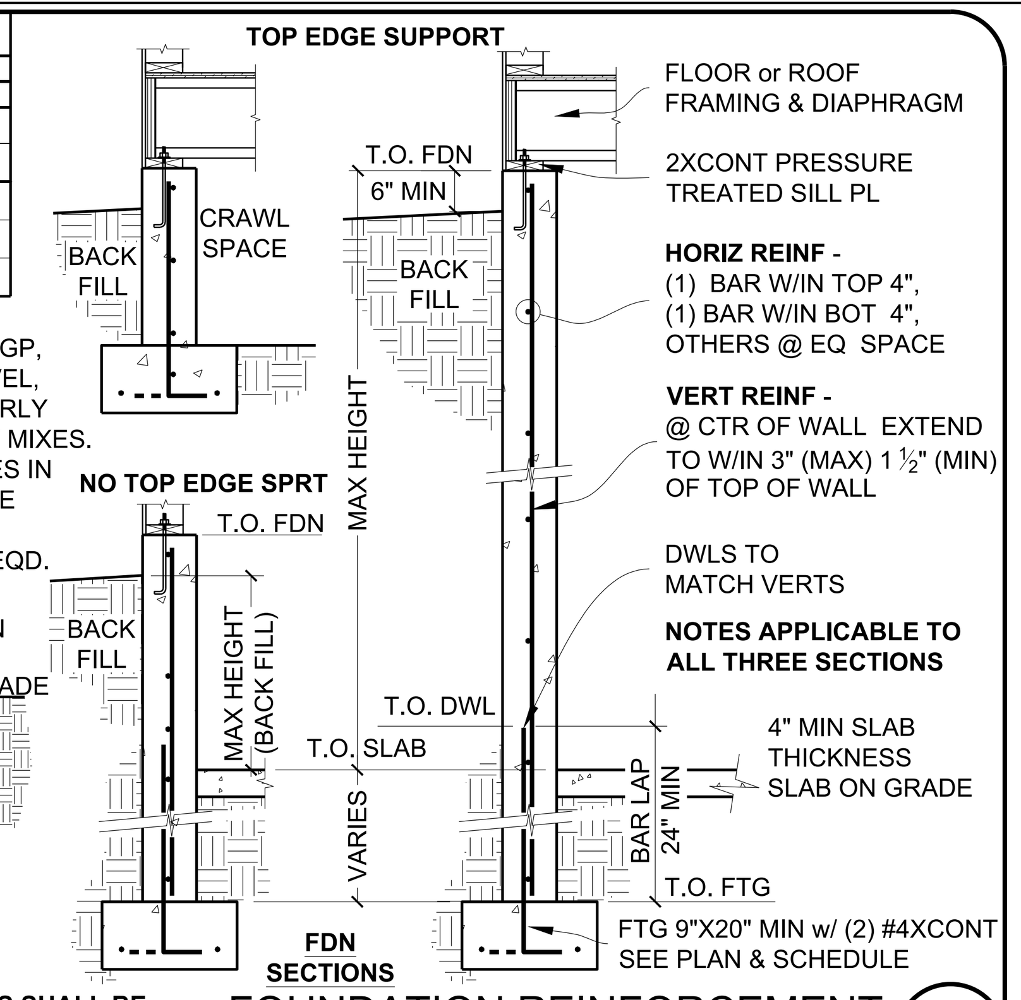
FOUNDATION SCHEDULE				
FOUNDATION WALL			REINF STEEL	
MAX HEIGHT		THICK	VERT	HORIZ
≤4'	NO TOP EDGE SUPPORT	8" MIN	#4 @ 16"	#4 @ 12"
4'-6'		8" MIN	#4 @ 16"	#4 @ 12"
		MIN FTG 2'x6" x CONT		
>6'		SEE RETAINING WALL DTLS		
≤8' TYP	TOP EDGE SUPPORTED	8" MIN	#4 @ 16"	#4 @ 12"
9'-10'		8" MIN	#4 @ 12"	#4 @ 12"
		9"-10"	#5 @ 12"	#4 @ 10"
11'		8" MIN	#4 @ 6"	#4 @ 12"
		9"-10"	#5 @ 12"	#4 @ 10"
12'		10" MIN	#5 @ 9"	#4 @ 10"
>12'	SEE TALL FDN DETAILS			
REINF FREE STANDING FDN (NO BACKFILL EITHER SIDE) & FDN EQUALLY BACKFILLED EA SIDE SAME AS 8' TYP MAX HT FDN				

NOTES:
1. BASED ON 3,000 PSI CONC AND 60,000 PSI REINF.
2. INSET SILL PL & FRMG FOR MAS VENEER. WIDER FDN THICKNESS REQD FOR >4" MAS VENEER LEDGE.
3. SILL PL SHALL BE FASTENED W/ A.B. AS INDICATED IN PLAN & SHEAR WALL SCHEDULE. SEE FDN & SILL PLATE NOTES.
4. **RETAINING WALL** TYPE FTG & FDN MUST BE INSTALLED WHERE TOP OF FDN IS NOT SUPPORTED W/ FLR OR ROOF DIAPHRAGM. RETAINING WALL FDNS REQUIRE: WIDER FTGS, ADDL REINF & SPECIAL PLACEMENT OF REINF & DWLS. RECOMMEND THAT FDN WALL MAINTAINS FULL HT UNTIL MAX HT OF BACK FILL ≤ 4 FT. SEE RETAINING WALL DETAILS.

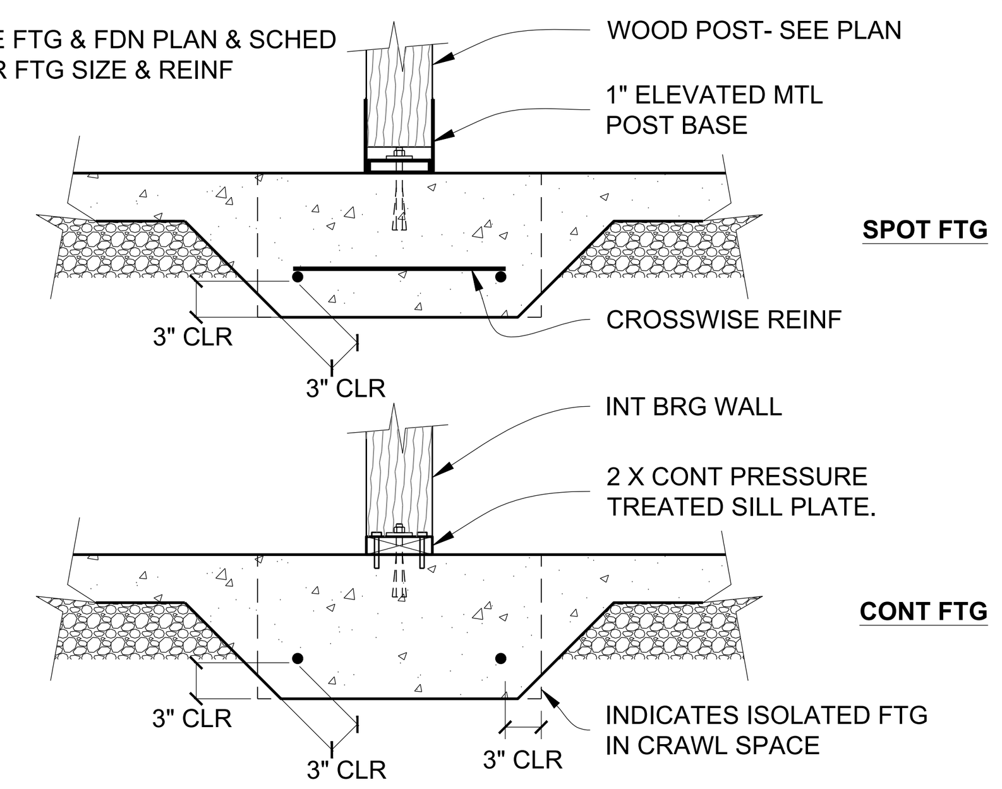
UTAH AMENDED FDN SCHED				
FOUNDATION WALL			REINF STEEL	
MAX HEIGHT		THICK	VERT	HORIZ
2'	NO TOP EDGE SPRT	6" MIN	#4 @ 32"	(2) #4
4'		6" MIN	#4 @ 24"	(4) #4
6'	TOP EDGE SUPPORTED	8" MIN	#4 @ 24"	(5) #4
8'		8" MIN	#4 @ 24"	(6) #4
9'		8" MIN	#4 @ 16"	(7) #4

NOTES: TO USE **UTAH AMEND** MIN FDN REINF:
1. BACK FILL SHALL BE SOIL CLASS, TYPE GW, GP, SW OR SP, PER IBC TABLE 1610.1, CLEAN GRAVEL, SAND, OR GRAVEL-SAND MIXES, WELL OR POORLY GRADED. BACKFILL **CANNOT** BE CLAY OR CLAY MIXES.
2. **MAY NOT BE USED** WHERE THE DIFFERENCES IN GRADE FROM ONE SIDE OF STRUCTURE TO THE OTHER IS MORE THAN 5 FT.
3. APPROVAL OF LOCAL BUILDING OFFICIAL REQD.



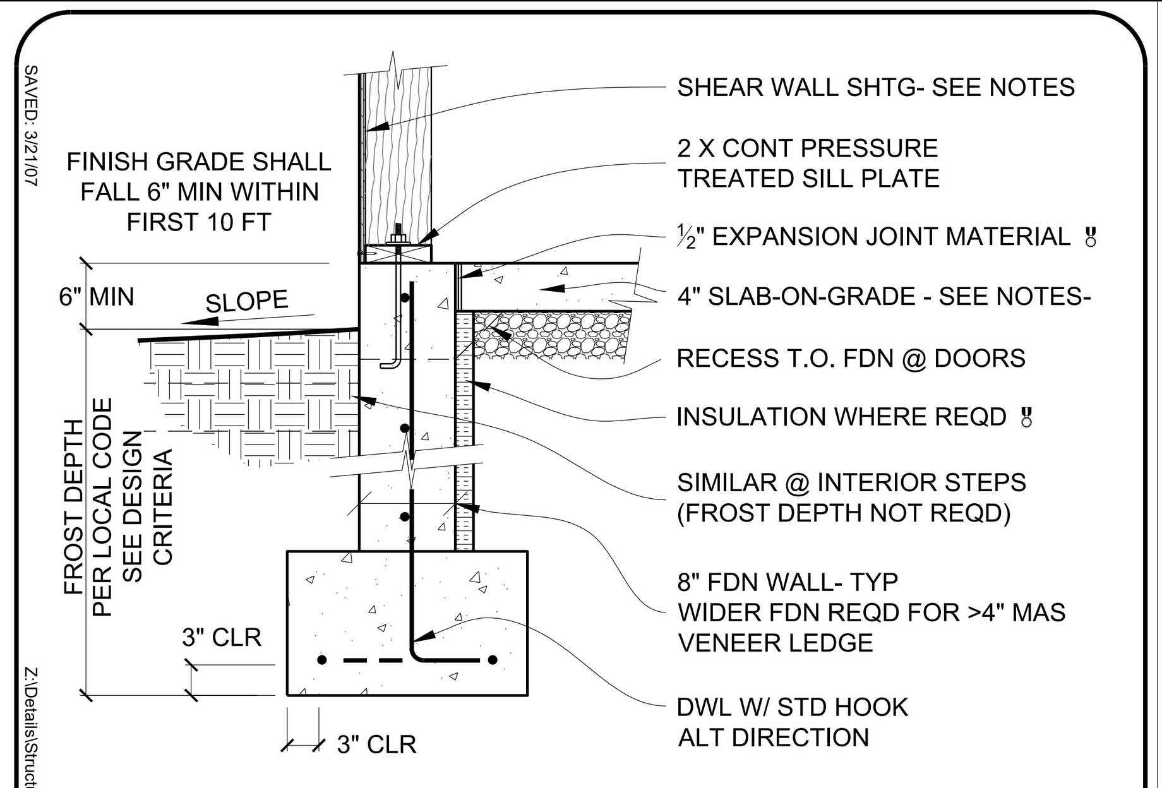


FOUNDATION REINFORCEMENT 1
NO SCALE
THIS DETAIL FOR RESIDENTIAL CONSTRUCTION ONLY



NOTE:
1. SILL PLATE SHALL BE FASTENED 4" MIN FROM EACH END & 48" O.C. MAX W/ 1/2" Ø A.B. - ALTERNATE- USE POWDER ACTIVATED FASTENERS @ 16" O.C. W/ MIN 1" PENETRATION OR EXP BOLTS W/ 8" MIN EMBED.
2. FOR INT SHEAR WALLS SEE SHEAR WALL SCHED FOR ANCHOR BOLT SPACING.

THICKENED SLAB 2
NO SCALE

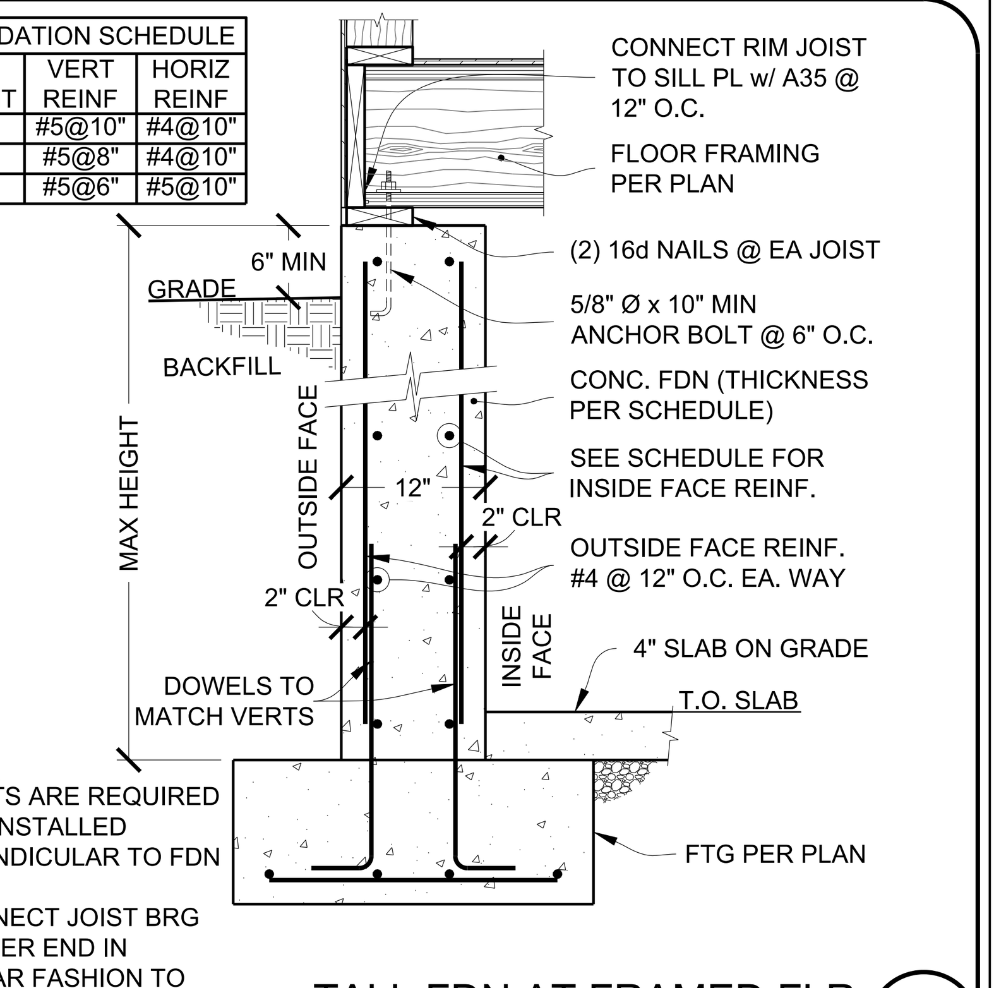


NOTES:
1. SEE FTG & FDN PLAN & SCHED FOR FTG SIZE & REINF
2. SEE FDN REINF DETAIL FOR FDN REINF.
3. RECESS T.O. FDN @ DOOR OPENINGS.
4. SILL PL SHALL BE FASTENED W/ A.B. AS INDICATED IN PLAN & SHEAR WALL SCHEDULE. SEE FDN & SILL PLATE NOTES.

‼ = BEST PRACTICE

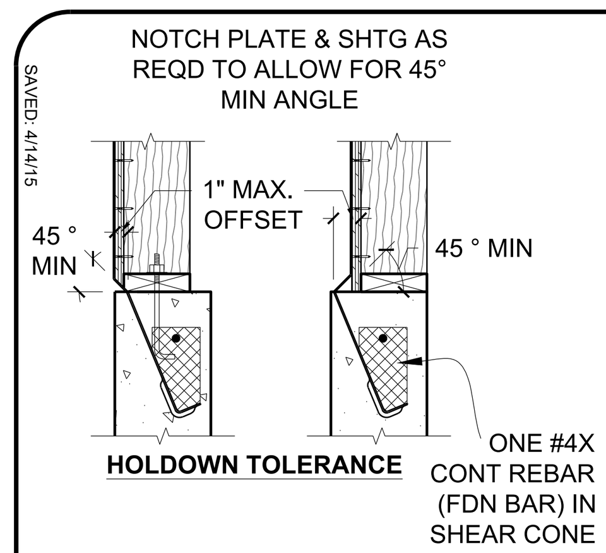
FOUNDATION WALL 3
NO SCALE

FOUNDATION SCHEDULE		
MAX HEIGHT	VERT REINF	HORIZ REINF
13'-0"	#5@10"	#4@10"
14'-0"	#5@8"	#4@10"
15'-0"	#5@6"	#5@10"

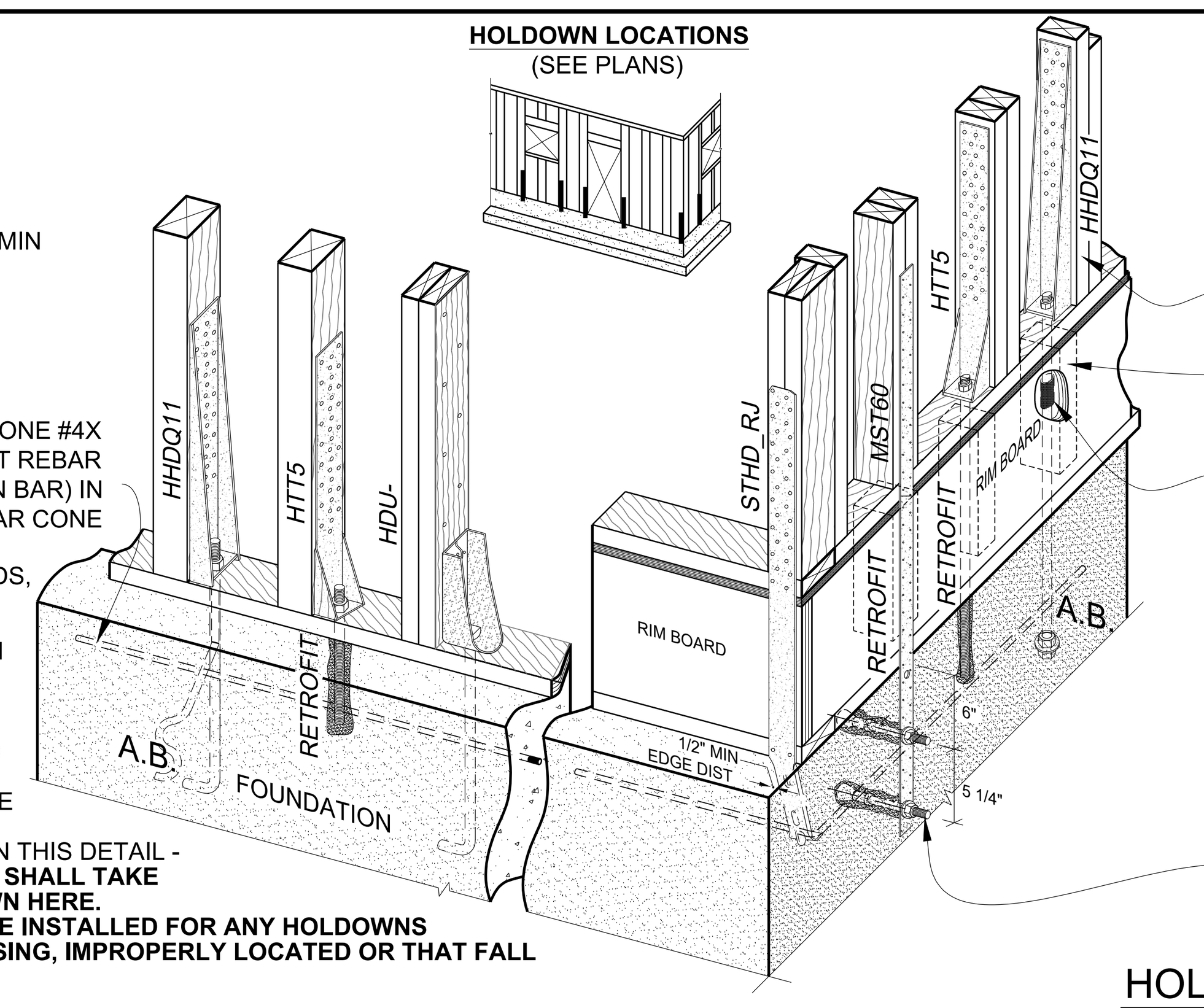


NOTES:
1. JOISTS ARE REQUIRED TO BE INSTALLED PERPENDICULAR TO FDN WALL.
2. CONNECT JOIST BRG AT OTHER END IN SIMIALAR FASHION TO CONN. SHOW IN THIS DETAIL.

TALL FDN AT FRAMED FLR 4
NO SCALE
THIS DETAIL FOR RESIDENTIAL CONSTRUCTION ONLY



NOTES:
1. ALIGN HOLDOWNS W/ END STUDS, WINDOW / DOOR OPENING TRIMMERS SEE PLAN FOR LOCATIONS.
2. ALTHOUGH DIMS MAY BE GIVEN ON PLANS FINAL PLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.
3. HOLDOWNS MAY BE INSTALLED OVER OR UNDER SHTG.
4. SEE HOLDOWN SCHED FOR SIZE EMBED & REQD FASTENERS.
5. TYP HOLDOWNS ARE SHOWN ON THIS DETAIL - **HOLDOWNS SPECIFIED ON PLANS SHALL TAKE PRECEDENCE OVER THOSE SHOWN HERE.**
6. **RETROFIT HOLDOWNS SHALL BE INSTALLED FOR ANY HOLDOWNS SHOWN ON PLANS THAT ARE MISSING, IMPROPERLY LOCATED OR THAT FALL OUT OF TOLERANCE.**



NOTES (CONT):
7. INSET EMBEDS FOR MAS VENEER
8. USE SIMILAR CONDITIONS FOR HOLDOWNS INSTALLED @ INTERIOR THICKENED SLAB FTGS.

3X OR 4X POST OR (2) 2X STUDS W/ 10d @ 8" O.C. EA FACE FULL HEIGHT TYP

SOLID BLKG REQD @ HOLDOWNS DBL @ & LARGER

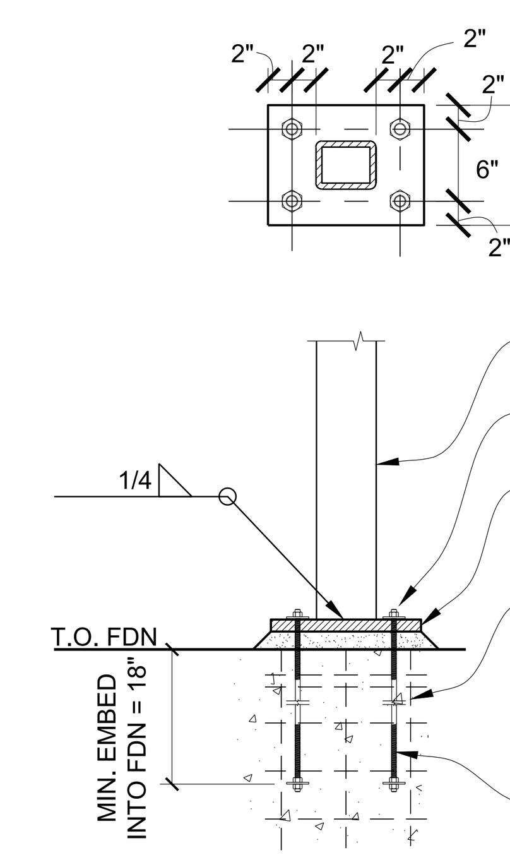
APPROVED COUPLER NUTS THAT FULLY DEVELOP STRENGTH OF BOLT MAY BE USED

A.B. - INSTALL SIMPSON SSTB, ASTM F1554, THREADED ROD W/ (2) NUTS & WASHER. SEE HOLDOWN SCHED FOR SIZE AND EMBED.

RETROFIT THREADED ROD 5/8"Ø TYP SET INTO FDN W/ SIMPSON ET-HP EPOXY SYSTEM OR EQUAL W/ 8" MIN EMBED. SEE H.D. SCHED.

WALL ANCHORS- (2) 1/2"Ø POWER-STUD + SD2 BOLTS (INTERIOR OR EXTERIOR OF FDN WALL)

HOLDOWN INSTALLATION 5
NO SCALE



HSS COL PER PLAN

PROVIDE MIN 1" OF EXPOSED THREAD ABOVE TOP NUT

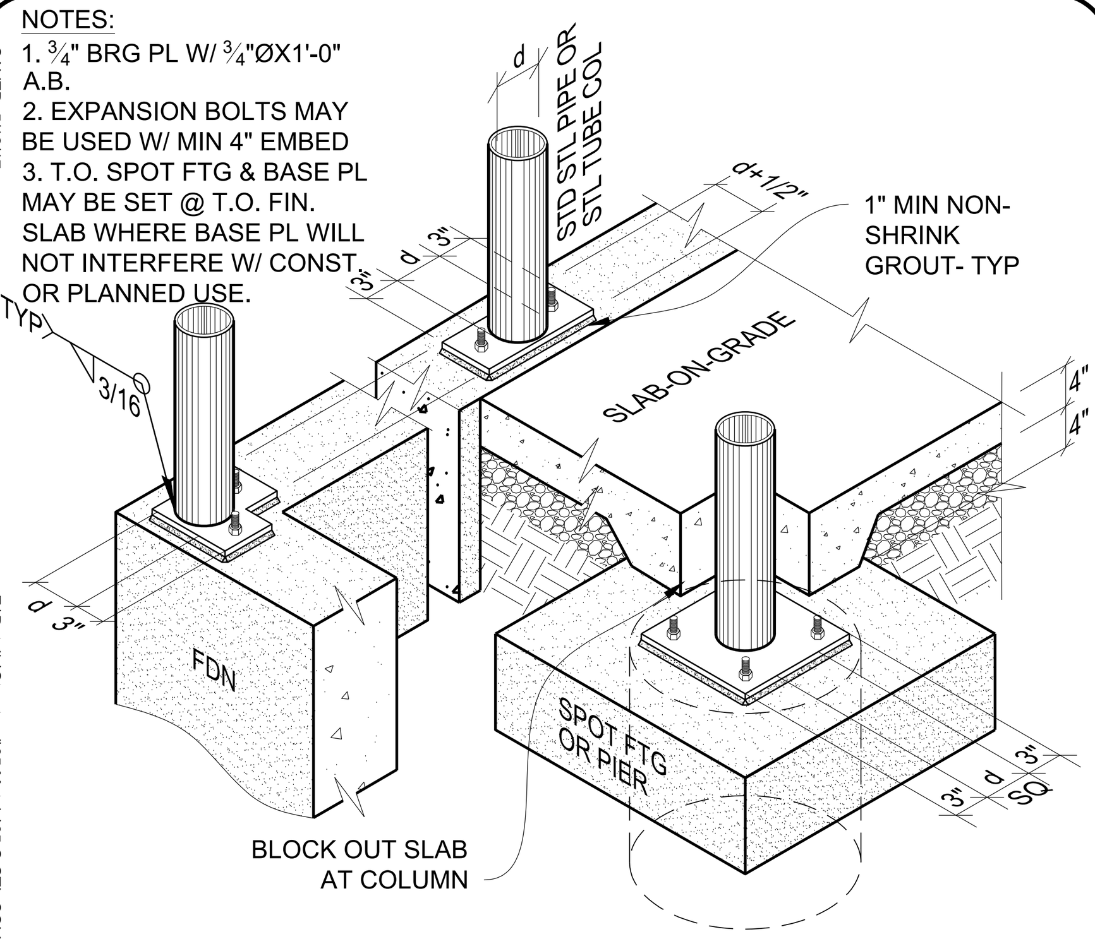
1" BASE PLATE

A.B. REINFORCING GROUP:
(8) #5 VERTS EXTENDED & HOOKED 6" INTO FTG
#3 CLOSED TIES @ 6" O.C., w/ (3) TIES @ T.O. WALL

ASTM A36 1-1/8" Ø A.B.
TOP:
(2) FLAT WASHERS &
(2) HEX NUTS (TYP) &
BOTTOM:
(2) HEX JAMB NUTS &
(1) FLAT WASHER @ BTM

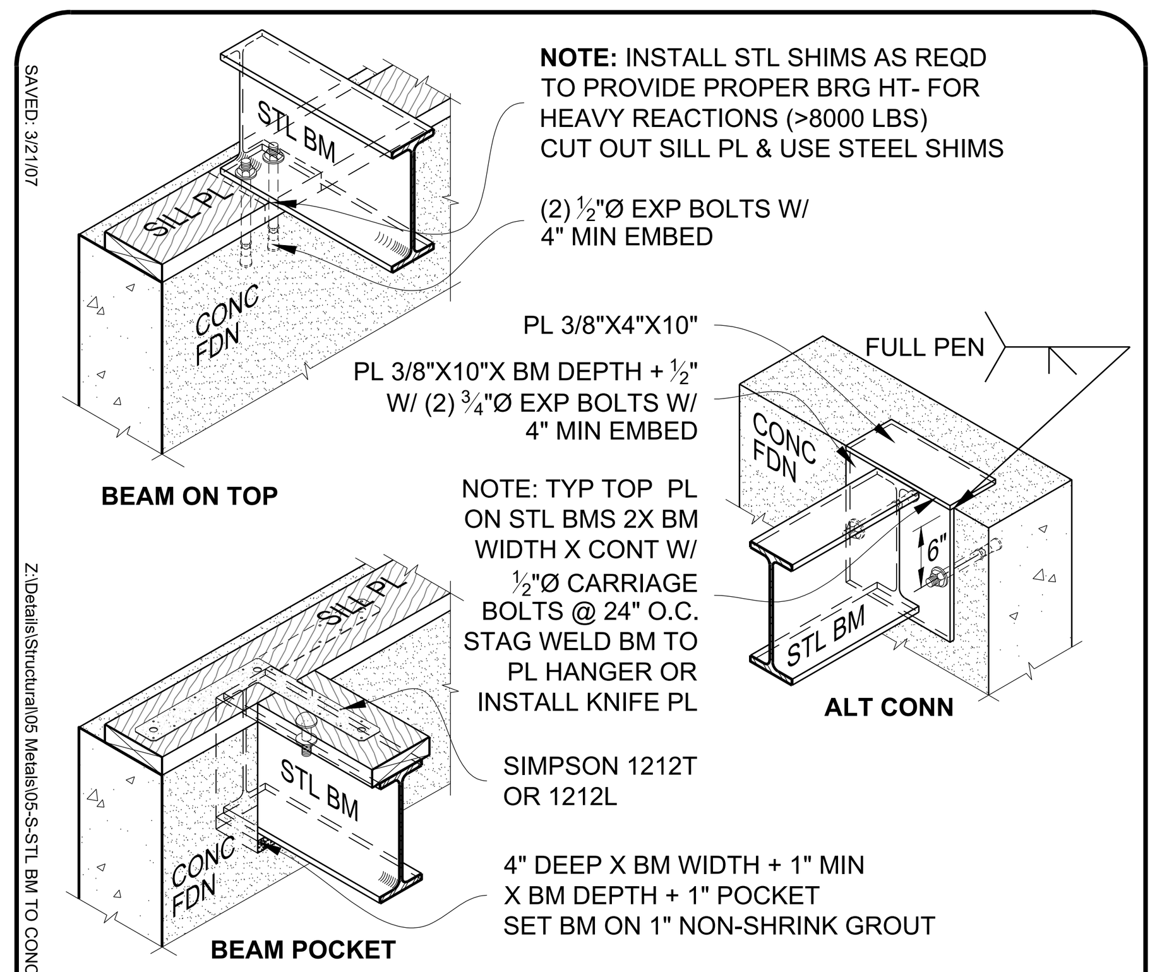
HSS COLUMN BASE W/ UPLIFT 9
NO SCALE

NOTES:
1. 3/4" BRG PL W/ 3/4"ØX1'-0" A.B.
2. EXPANSION BOLTS MAY BE USED W/ MIN 4" EMBED
3. T.O. SPOT FTG & BASE PL MAY BE SET @ T.O. FIN. SLAB WHERE BASE PL WILL NOT INTERFERE W/ CONST. OR PLANNED USE.



SEE PLAN & SCHED FOR FTG & FDN SIZE & REINF.

STEEL COLUMN BASE 10
NO SCALE
THIS DETAIL FOR RESIDENTIAL CONSTRUCTION ONLY



NOTE: INSTALL STL SHIMS AS REQD TO PROVIDE PROPER BRG HT- FOR HEAVY REACTIONS (>8000 LBS) CUT OUT SILL PL & USE STEEL SHIMS

(2) 1/2"Ø EXP BOLTS W/ 4" MIN EMBED

PL 3/8"X4"X10"

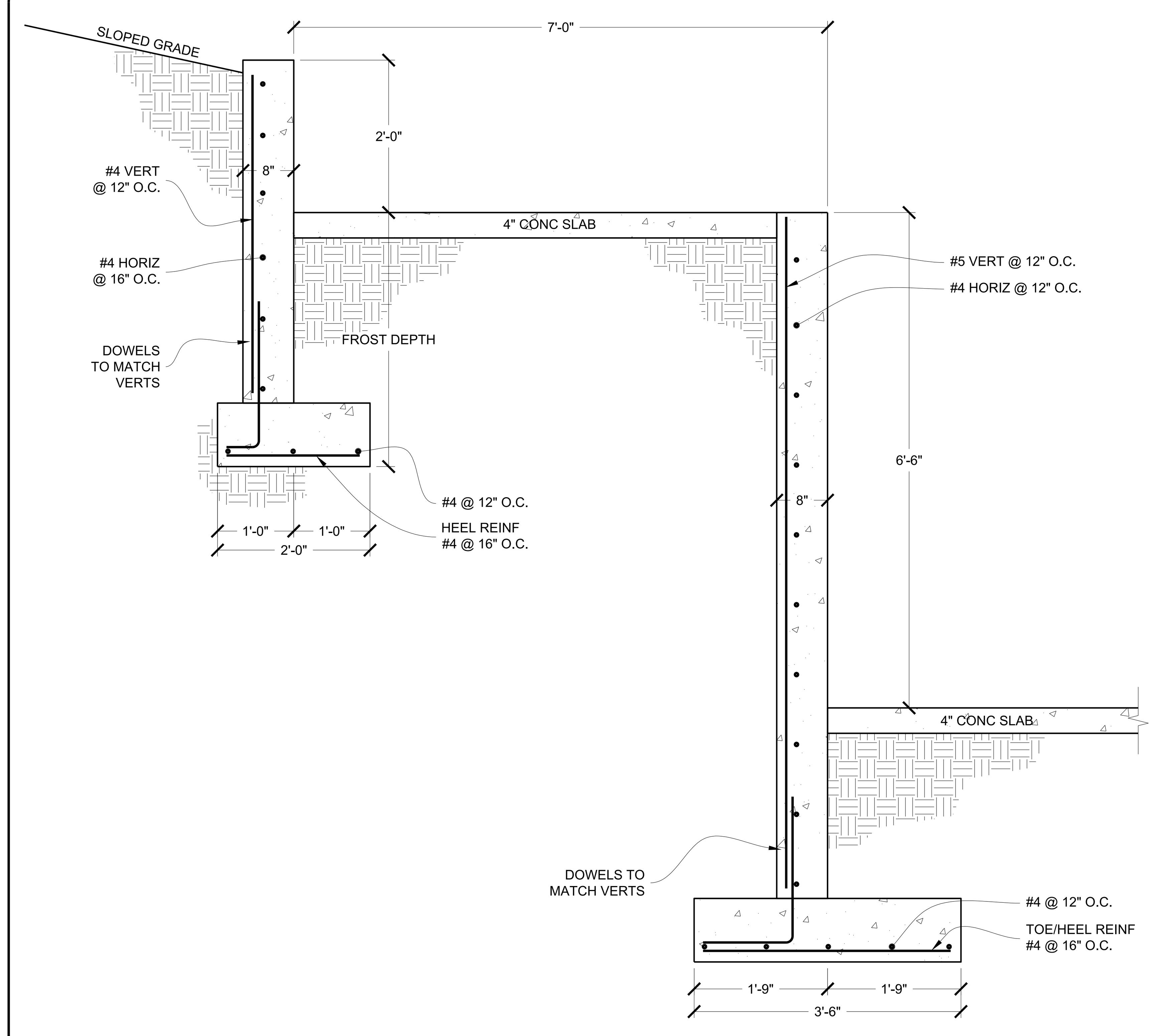
PL 3/8"X10"X BM DEPTH + 1/2" W/ (2) 3/4"Ø EXP BOLTS W/ 4" MIN EMBED

NOTE: TYP TOP PL ON STL BMS 2X BM WIDTH X CONT W/ 1/2"Ø CARRIAGE BOLTS @ 24" O.C. STAG WELD BM TO PL HANGER OR INSTALL KNIFE PL

SIMPSON 1212T OR 1212L

4" DEEP X BM WIDTH + 1" MIN X BM DEPTH + 1" POCKET SET BM ON 1" NON-SHRINK GROUT

STEEL BEAM TO CONC CONNS 11
NO SCALE
THIS DETAIL FOR RESIDENTIAL CONSTRUCTION ONLY



CURVED TIERED RETAINING WALL 14
NO SCALE

NO.	DATE	REVISION	BY	CHK	APP

Iridium AE
STRUCTURAL ENGINEERING
635 WEST 5300 SOUTH, SUITE 203, SALT LAKE CITY, UT 84123
PHONE: (801) 974-5101
FAX: (801) 974-5102

PROJECT:
HOLLIS
8452 E SPRING PARK, LOT 75R POWDER MOUNTAIN, WEBER COUNTY UT

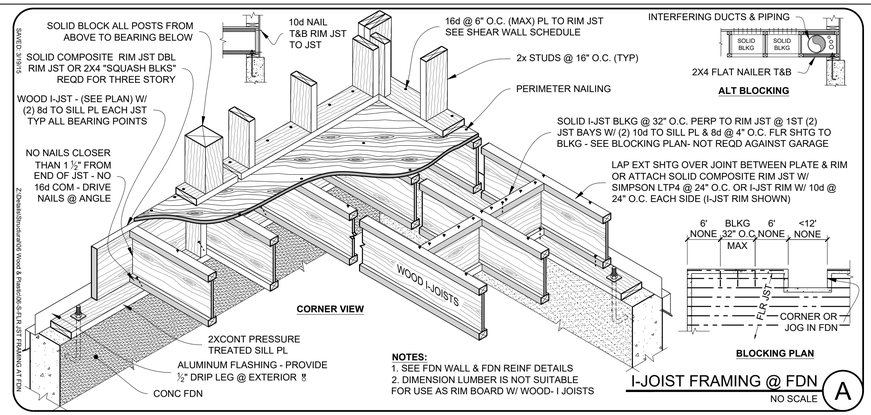
CLIENT:
UPWALL DESIGN

SHEET TITLE:
STRUCTURAL DETAILS AND NOTES

DESIGN TEAM
LEAD: GARRETT E. JENKINS
AUSTIN L. GREER
TROY JENKINS
BRADEN JENKINS

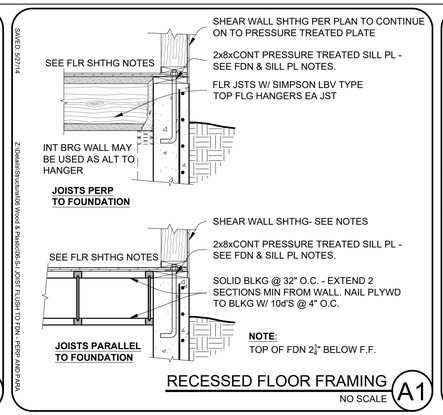
LICENSED PROFESSIONAL ENGINEER
No. 136686
KIMLY C. MANGUM
STATE OF UTAH

PROJECT NO. 17-244
DRAWN BY: TAJ, BBJ
CHECKED BY: GEJ, ALG
ISSUE DATE: AUG 04 2017
PLOT DATE: Sep 28, 2017 10:57am
SHEET NO.: **S-500**
STATUS **PERMIT SET**



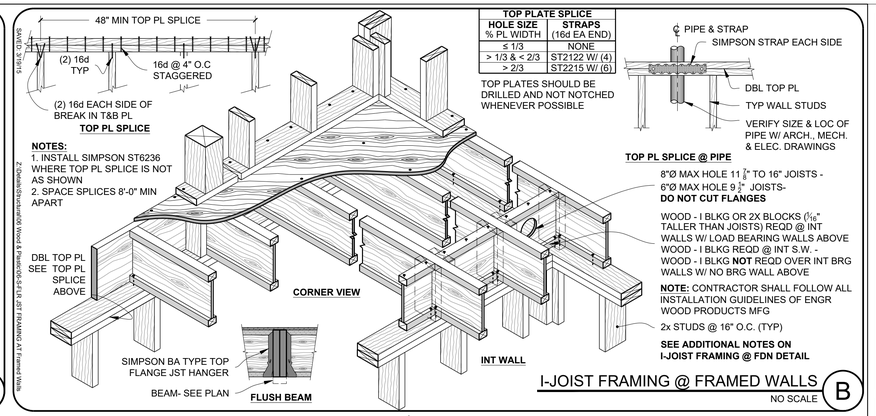
I-JOIST FRAMING @ FDN — A

NO SCALE



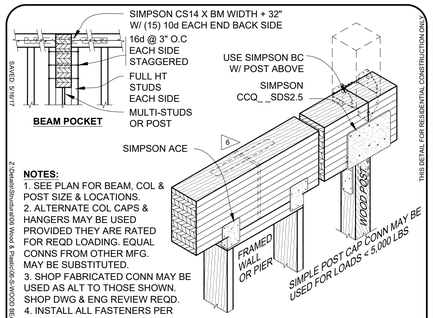
RECESSED FLOOR FRAMING — A1

NO SCALE



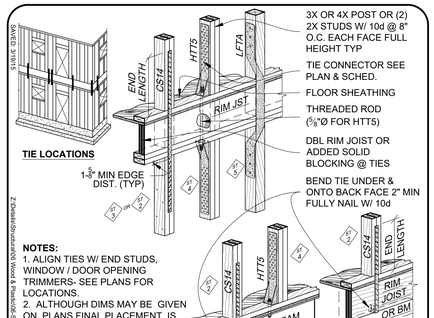
I-JOIST FRAMING @ FRAMED WALLS — B

NO SCALE



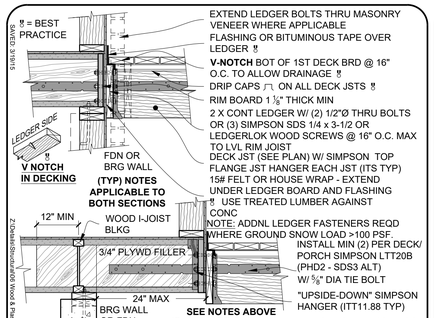
WOOD BEAM / COLUMN — C

NO SCALE



FLOOR-TO-FLOOR TIE — D

NO SCALE

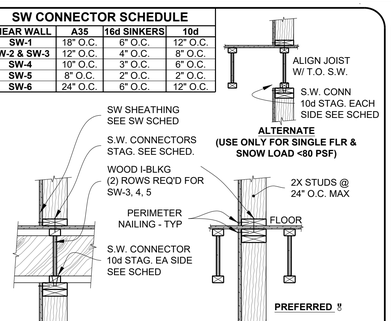


DECK LEDGER — K

NO SCALE

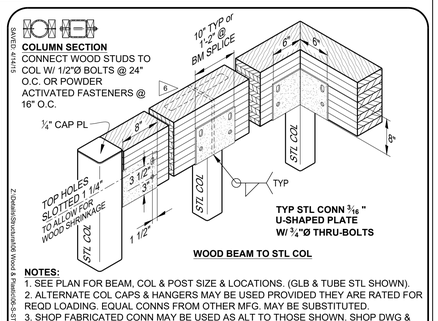
SW CONNECTOR SCHEDULE

SHEAR WALL	A35	16d SINKERS	10d
SW-1	18" O.C.	9" O.C.	12" O.C.
SW-2 & SW-3	12" O.C.	4" O.C.	8" O.C.
SW-4	10" O.C.	3" O.C.	6" O.C.
SW-5	8" O.C.	2" O.C.	2" O.C.
SW-6	24" O.C.	6" O.C.	12" O.C.



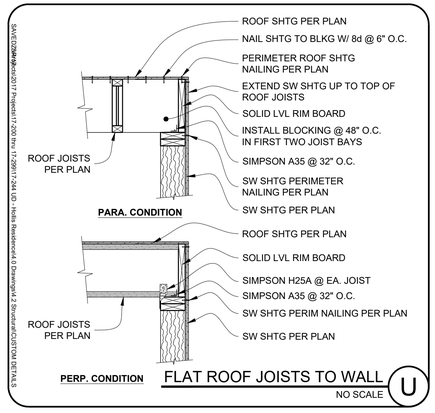
INT SHEARWALL-FLOOR — R

NO SCALE



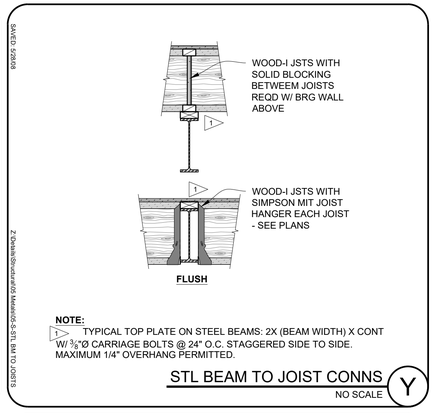
WOOD BEAM / STL COLUMN — T

NO SCALE



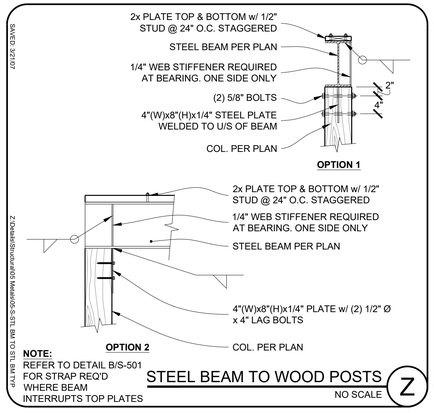
FLAT ROOF JOISTS TO WALL — U

NO SCALE



STL BEAM TO JOIST CONNS — Y

NO SCALE

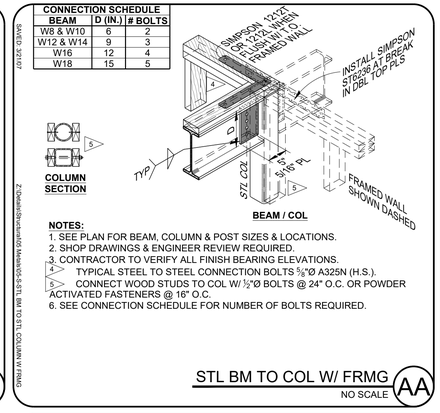


STEEL BEAM TO WOOD POSTS — Z

NO SCALE

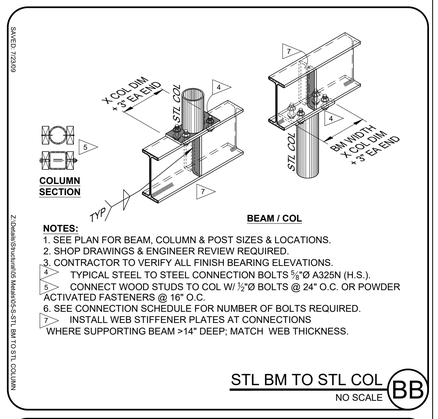
CONNECTION SCHEDULE

BEAM	D (IN.)	# BOLTS
W8 & W10	6	2
W12 & W14	9	3
W16	12	4
W18	15	5



STL BM TO COL W/ FRMG — AA

NO SCALE

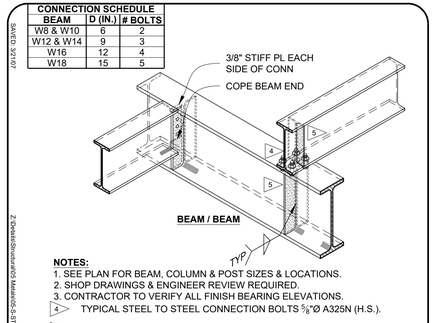


STL BM TO STL COL — BB

NO SCALE

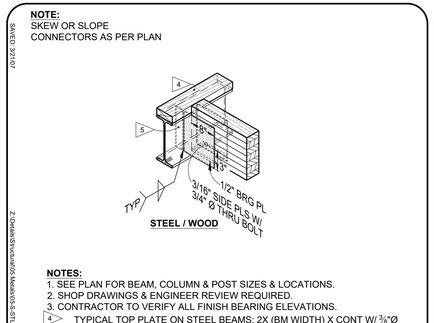
CONNECTION SCHEDULE

BEAM	D (IN.)	# BOLTS
W8 & W10	6	2
W12 & W14	9	3
W16	12	4
W18	15	5



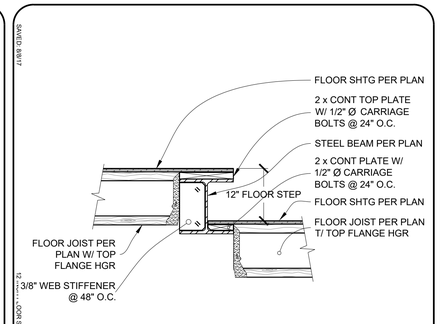
TYP STL BEAM CONNS — CC

NO SCALE



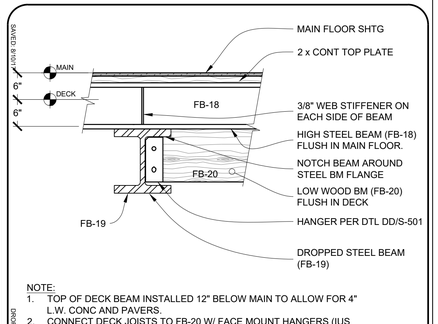
WOOD BM TO STL BM — DD

NO SCALE



12" FLOOR STEP AT STEEL BEAM — EE

NO SCALE



DROPPED BEAM AT DECK — FF

NO SCALE

NO.	DATE	REVISION	BY	CHK	APP

Iridium **AE**
STRUCTURAL ENGINEERING
635 WEST 5300 SOUTH, SUITE 203, SALT LAKE CITY, UT 84123
PHONE: (801) 974-5101
FAX: (801) 974-5102

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BRADEN JENKINS

LICENSED PROFESSIONAL ENGINEER — No. 136686 — KIMLY C. MANGUM — STATE OF UTAH
Kimly Mangum, Feb 2, 2017

PROJECT NO: 17-244

DRAWN BY: TAJ, BBJ
CHECKED BY: GEJ, ALG
ISSUE DATE: AUG 04 2017
PLOT DATE: Sep 28, 2017 10:57am
SHEET NO: **S-501**

STATUS: **PERMIT SET**