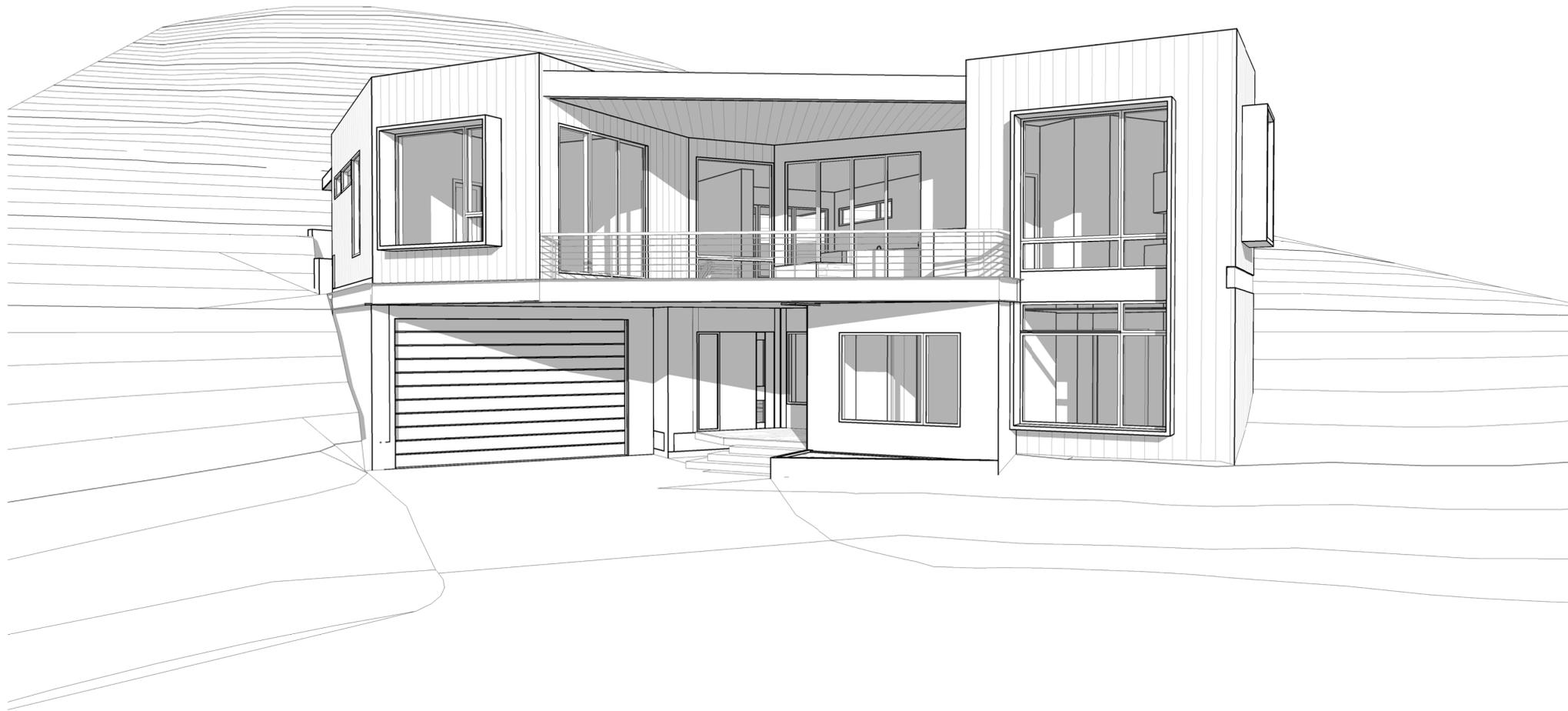


A NEW DESIGN FOR

# LOT 75R POWDER MOUNTAIN

8452 E. SPRING PARK  
WEBER COUNTY, UT



PROJECT REVISIONS			Index of Drawings	
#	DATE	DESCRIPTION	Sheet Number	Sheet Name
1	9/27/17	COUNTY COMMENTS		
2	10/5/17	COUNTY COMMENTS		

LOCATION	SQUARE FOOTAGE	DESCRIPTION
<b>Inside of Wall Sq Ft</b>		
ENTRY LEVEL	1,369 SF	
MAIN LEVEL	1,990 SF	
TOTAL FINISHED	3,359 SF	
<b>Garage</b>		
MECH.	91 SF	
TOTAL UNFINISHED	597 SF	
TOTAL INSIDE OF WALL	3,957 SF	
<b>Outside of Wall Sq Ft</b>		
ENTRY LEVEL	1,529 SF	
MAIN LEVEL	2,127 SF	
TOTAL FINISHED	3,656 SF	
MECH.	114 SF	
TOTAL UNFINISHED	687 SF	
TOTAL OUTSIDE OF WALL	4,343 SF	
<b>Deck and Patio Sq Ft</b>		
ENTRY	149 SF	
MAIN LEVEL DECK	481 SF	
MAIN LEVEL PATIO	842 SF	
TOTAL DECK/PATIO	1,473 SF	

Sheet Number	Sheet Name
01.0	TITLE
A0.0	GENERAL NOTES
A0.1	GENERAL NOTES
TOPO	SURVEY
A1.0	SITE GENERAL NOTES
A1.1	OVERALL SITE PLAN
A1.2	SITE PLAN
A1.2a	HEIGHT CALCULATION PLAN
A1.3	SITE MITIGATION PLAN
L0	LANDSCAPE NOTES
L0	LANDSCAPE & GRADING PLAN
A2.0	IRRIGATION PLAN
A1.4	PATIO PLAN
A1.5	SITE DETAILS
A2.0	1/4" ENTRY LEVEL PLAN
A2.1	1/4" MAIN LEVEL PLAN
A3.0	3D ISOMETRIC VIEWS
A3.1	1/8" ELEVATIONS
A3.2	1/4" ELEVATION
A3.3	1/4" ELEVATION
A3.4	1/4" ELEVATION
A3.5	1/4" ELEVATION
A3.6	1/4" SECTIONS
A3.7	WALL SECTIONS
A4.0	ROOF NOTES
A4.1	ROOF PLAN
A5.0	REFLECTED CEILING NOTES
A5.1	LOWER RCP
A5.2	MAIN RCP
A6.0	DOOR SCHEDULE
A6.1	WINDOW SCHEDULE
A6.2	WINDOW & DOOR DETAILS
A6.3	STAR DETAILS
A7.0	TYPICAL DETAILS
A7.1	TYPICAL DETAILS
A7.2	TYPICAL DETAILS
A7.3	BUILDING WRAP DETAILS
E0.1	ELECTRICAL NOTES
E1.0	ELECTRICAL SITE PLAN
E2.0	ENTRY LEVEL ELECTRICAL PLAN
E2.1	MAIN LEVEL ELECTRICAL PLAN
MPO.1	MECH/PLUMBING NOTES
MP2.0	ENTRY LEVEL MECHANICAL PLAN
MP2.1	MAIN LEVEL MECHANICAL PLAN
<b>Structural</b>	
S-000	COVER SHEET
S-001	COVER SHEET
S-100	FOOTING & FOUNDATION PLAN
S-101	MAIN LEVEL FRAMING PLAN
S-102	ROOF FRAMING PLAN
S-103	SHEAR WALL PLANS
S-500	STRUCTURAL DETAILS AND NOTES
S-501	STRUCTURAL DETAILS AND NOTES



5 OCTOBER 2017 REVISIONS

1	9/27/17
2	10/5/17

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

**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.

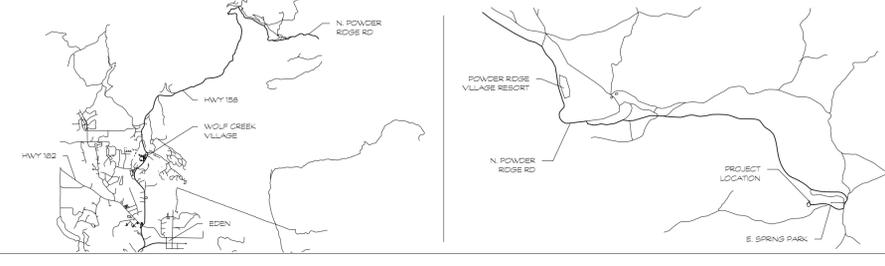
- FIRE SPRINKLER PLANS (Modified NFPA 13D)
- GAS PIPING SCHEMATIC TO BE PROVIDED BY CONTRACTOR
- TRUSS PLANS (IF APPLICABLE)
- STUCCO SYSTEM (IF APPLICABLE)
- FIREPLACE PRODUCT INFORMATION
- LANDSCAPE SPRINKLER PLAN
- CONSTRUCTION MITIGATION PLAN
- GEOTECHNICAL SURVEY (IF APPLICABLE AS DETERMINED BY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

**Code Analysis**

- UTAH STATE ADOPTED CODES AS OF JULY 1, 2016

- 2015 IRC	BUILDING OCCUPANCY R-3
- 2015 IBC	TYPE 5B CONSTRUCTION
- 2015 IPC	TWO STORIES
- 2015 IMC	
- 2015 IFGC	
- 2014 NEC	

**VICINITY MAPS**



<p><b>ARCHITECT</b></p> <p>UPWALL DESIGN          JOSH ARRINGTON          1930 S. 1100 E.          SALT LAKE CITY, UTAH 84106          (801) 485-0708          FAX: (801) 485-6992          EMAIL: josh@upwalldesign.com</p>	<p><b>OWNER</b></p> <p>HOLLIS CARTER          2118 15th STREET          BOULDER, CO 80302          (404) 754-4987</p>	<p><b>STRUCTURAL ENGINEER</b></p> <p>IRIDIUM STRUCTURAL ENGINEERING          GARRETT JENKINS          635 WEST 5300 SOUTH, STE. 203          MURRAY, UTAH 84123          (801) 974-5101          FAX: (801) 974-5102          EMAIL: engineering@kcmcdesign.com</p>	<p><b>GENERAL CONTRACTOR</b></p> <p>BIG CANYON HOMES INC.          PAUL BERMAN          1925 S. W HOYTYSVILLE ROAD          WANSHIP, UT 84107          (435) 901-2176          EMAIL: paul@bigcanyonhomesinc.com</p>
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**UPWALL**  
**DESIGN**  
 1930 S. 1100 E. S.L.C. UT 84106  
 (801) 485-0708

**OT-1**

# GENERAL NOTES



29 SEPTEMBER 2017

REVISIONS  
1 9/27/17

THE ARCHITECT AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE ARCHITECT AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

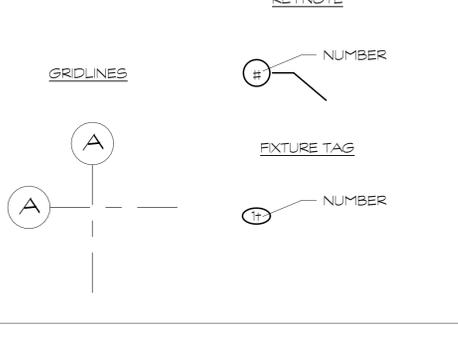
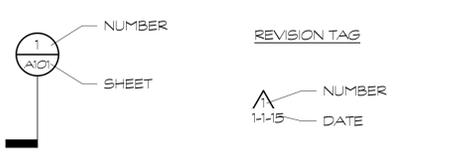
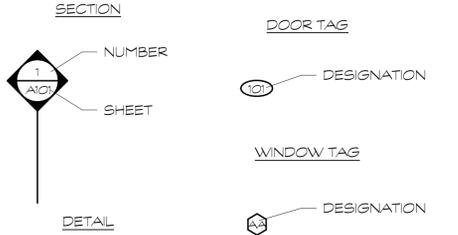
A NEW DESIGN FOR:  
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8455 SPRING PARK  
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**UPWALL**  
**DESIGN**  
8455 SPRING PARK  
WEBER COUNTY, UT  
(801)485-0708

1930 S. 1100 E. S.L.C. UT 84106

AO.O

ABBREVIATIONS		SYMBOLS		NO.	DESCRIPTION	NO.	DESCRIPTION	CODE REF.
#	Number	LOD	Limits of disturbance	1	ALL WORK TO BE DONE SHALL COMPLY WITH THE 2015 IRC.	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
@	Centerline	Maint.	Maintenance	2	GENERAL CONTRACTOR SHALL COMPLY WITH ALL LOCAL BUILDING CODES AND ORDINANCES GOVERNING THIS WORK.	8	ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION-GRADE REDWOOD.	IRC R317
Ø	Diameter	Manuf.	Manufacture	3	GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT AND OWNER OF ANY DISCREPANCIES FOUND.	9	NO WOOD SHALL BE NEARER THAN 6" TO THE EARTH UNLESS SEPARATED BY CONCRETE AT LEAST 3" IN THICKNESS WITH AN IMPERVIOUS MEMBRANE INSTALLED BETWEEN THE EARTH AND THE CONCRETE INCLUDING DECKS AND SIDING.	IRC R317
L	Angle	Max.	Maximum	4	GENERAL CONTRACTOR SHALL FOLLOW ALL MANUFACTURER SPECIFICATIONS FOR INSTALLATION OF MATERIALS OR EQUIPMENT.			
3L	Three Layers	Mat.	Material	5	GENERAL CONTRACTOR SHALL CLOSELY COORDINATE ALL TRADES TO EXPEDITE CONSTRUCTION AND ENFORCE THE HIGHEST QUALITY OF WORKMANSHIP OF THE INVOLVED TRADES.			
AB.	Anchor Bolt	M.C.J.	Masonry Control Joint	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.			
ABV.	Above	MECH.	Mechanical	7	CONTRACTOR TO COMPLY WITH IRC CHAPTER FOUR FOR EXCAVATION, FILL CUTS AND GRADING. SPECIAL ATTENTION SHOULD BE MADE TO CUTS AT PROPERTY LINE.			
ADJ.	Adjustable	Mfr.	Manufacture	8	CONTRACTOR TO SUBMIT A 'CERTIFICATE OF ELEVATION' TO PLANNING AND BUILDING DEPARTMENT FOR REVIEW AND APPROVAL BEFORE STARTING ANY FRAMING ON THE FOUNDATION.			
AF.	Above Finish Floor	Min.	Minimum	9	CONTRACTOR TO PROVIDE CERTIFICATION FROM AN ARCHITECT OR ENGINEER SHOWING THAT THE RESIDENCE IS IN COMPLIANCE WITH THE CITY'S FLOOD ORDINANCE.			
A.I.A.	American Institute of Architects	Misc.	Miscellaneous	10	CONTRACTOR TO ENSURE ALL EXTERIOR LIGHTING IS IN COMPLIANCE WITH CODE AND TO PROVIDE PROOF PRIOR TO INSTALL.			
ALUM.	Aluminum	M.O.	Masonry Opening	11	CONTRACTOR TO PROVIDE ENGINEERED TRUSS DRAWING BY THE TRUSS MANUFACTURERS ENGINEER PRIOR TO INSTALL. DRAWINGS TO BE SIGNED BY A REGISTERED ENGINEER.			
APPLIC.	Applicable	Met.	Metal	12	REQUIRED INSPECTION: INSPECTION REQUIRED FOR WEATHER RESISTIVE BARRIER AND FLASHING IN ORDER TO PREVENT WATER FROM ENTERING THE WEATHER RESISTIVE EXTERIOR WALL ENVELOPE.			
Approx.	Approximate	MTL	Not in contract	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.			
Arch.	Architect/Architectural	N.C.	Not to scale	14	REQUIRED INSPECTION FOR ALL STUCCO AND EIFS SYSTEMS. CONTRACTOR TO PROVIDE PRODUCT SPECIFICATIONS AND CBCO EVALUATION REPORT (OR EQUAL) FOR ANY STUCCO OR EIFS SYSTEM USED. IRC R109.15			
A.S.T.M.	American Society for Testing Materials	N.O.	Not to scale	15	PRIOR TO FINAL INSPECTION PROVIDE A SOILS REPORT FOR REGRADE AREAS STEEPER THAN 2:1 SLOPE.			
BD.	Board	N.P.	Not to scale	16	CONTRACTOR TO PROVIDE 'SPANDECK' LISTING FOR APPROVAL PRIOR TO INSTALLATION.			
Bitum.	Bituminous	N.T.S.	Not to scale	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.			
BLDG.	Building	O.W.S.J.	Open Web Steel Joist	18	ALL TIMBERS SHALL BE DOUGLAS FIR #1 FOC(FREE OF HEART CENTER) DEAD STANDING OR KLN DRED.			
BM.	Benchmark	Part.	Partition	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.			
B.O.	Bottom Of	P.C.F.	Pounds Per Cubic Foot	20	CONSTRUCTION TO BE CONSISTENT WITH ENERGY EFFICIENT STANDARDS ESTABLISHED IN THE INTERNATIONAL ENERGY CONSERVATION CODE 2015 IECC.			
Bot.	Bottom	Perp.	Perpendicular	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.			
B.P.	Base Plate	Pi	Pier	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.			
Brg.	Bearing	P.L.F.	Pounds Per Linear Foot	23	THE CONTRACTOR SHALL COORDINATE AND INSTALL ALL REQUIRED SOLID BLOCKING FOR THE INSTALLATION OF ALL EXTERIOR CABINETS, EQUIPMENT FINISH HARDWARE, ETC.			
BTM.	Bottom	PLYWD.	Plywood	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 OUTSIDE CONDITIONED SPACES, AND U-FACTORS FOR PENETRATION.			
Brwn.	Between	PNT.	Point					
Cer.	Ceramic	PNTD.	Painted					
C.J.	Construction Joint	PR	Project					
CLG.	Ceiling	Prnt	Print					
Clr.	Clear	P.S.F.	Pounds Per Square Foot					
C.M.U.	Concrete Masonry Unit	P.S.I.	Pounds Per Square Inch					
Col.	Column	Qty.	Quantity					
CONC.	Concrete	R.D.	Roof Drain					
CONST.	Construction	Rad.	Radius					
CONT.	Continuous	Re.	Reinforced					
CONTR.	Contractor	Reinf.	Reinforced					
Coord.	Coordinate	Rein.	Reinforced					
C.P.	Cap Plate	Rm.	Room					
C.T.J.	Contraction Joint	R.O.	Rough Opening					
D.B.A.	Deformed Bar Anchor	Sched.	Schedule					
Dbi.	Double	S.D.I.	Steel Deck Institute					
Dept.	Department	Shr.	Shower					
Det.	Detail	Shr	Sheet					
DIA.	Diameter	Sim.	Similar					
DTL.	Detail	S.J.I.	Steel Joist Institute					
Dwgs.	Drawings	Spec.	Standard					
EA.	Each	S.T.C.	Sound Transmission Coefficient					
E.F.	Each Face	Str.	Stiffener					
E.J.	Expansion Joint	Str.	Steel					
EI.	Elevation	Str.	Structural					
ELECT.	Electric, Electrical	Supr.	Supervisor					
ELEV.	Elevation	Susp.	Suspended					
Eq.	Equal	Thk.	Thick					
E.S.	Each Side	Thru.	Through					
E.W.	Each Way	T.O.	Top Of					
E.W.C.	Electric Water Cooler	T.O.A.	Top Of Asphalt					
Exist.	Existing	T.O.C.	Top Of Curb					
Expan.	Expanding	T.O.F.	Top Of Footing					
Ext.	Exterior	T.O.S.	Top Of Slab					
F.D.	Floor Drain	T.O.W.	Top Of Wall					
Fdn.	Foundation	Typ.	Typical					
Fdm.	Foundation	U.N.O.	Unless Noted Otherwise					
F.E.	Fire Extinguisher	V.C.T.	Vinyl Composition Tile					
F.E.C.	Fire Extinguisher Cabinet	Vert.	Vertical					
F.F.	Finish Floor	Vest.	Vestibule					
FIN.	Finish	Vnr.	Veneer					
FLR.	Floor	W.	With					
FR.	Fire rated	Wd.	Wood					
F.T.	Fire treated	W.W.M.	Welded Wire Mesh					
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	ADD	ADDITIONAL CONNECTIONS					
Gnd.	Ground	CON	CONCRETE					
Govt.	Government	C	CONCRETE					
G.W.B.	Gypsum Wall Board	EL	ELECTRICAL					
GYP.	Gypsum board	FI	FIRE					
H.C.	Handicapped	FP	FLOOR PLAN					
HD.	Head	FR	FRAMING					
Hdw.	Hardware	G	GENERAL					
H.M.	Hollow Metal	M	MECHANICAL					
Horiz.	Horizontal	PL	PLUMBING					
H.R.	Hour	ST	STEEL					
H.S.A.	Headed Stud Anchor	S	STAIR					
Ht.	Height	W	WINDOW					
HVAC	Heating/Ventilation/Air Conditioning	F&V	FINISHES AND VENEERS					
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							



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INSULATION SYSTEM		CLIMATE ZONE 6	
PENETRATION U-VALUE	35	CEILING INSULATION	R-25 CLOSED CELL FOAM APPLIED DIRECTLY TO UNDERSIDE OF SHEATHING AND R-24 SPRAY FIBERGLASS @ WARM SIDE
SKYLIGHT U-VALUE	55	WOOD FRAME WALL INSULATION	R-21 B8
FLOOR INSULATION	R-30 OR SUFFICIENT TO FILL CAVITY, R-21 MINIMUM	BASEMENT WALL INSULATION	R-21 B8
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

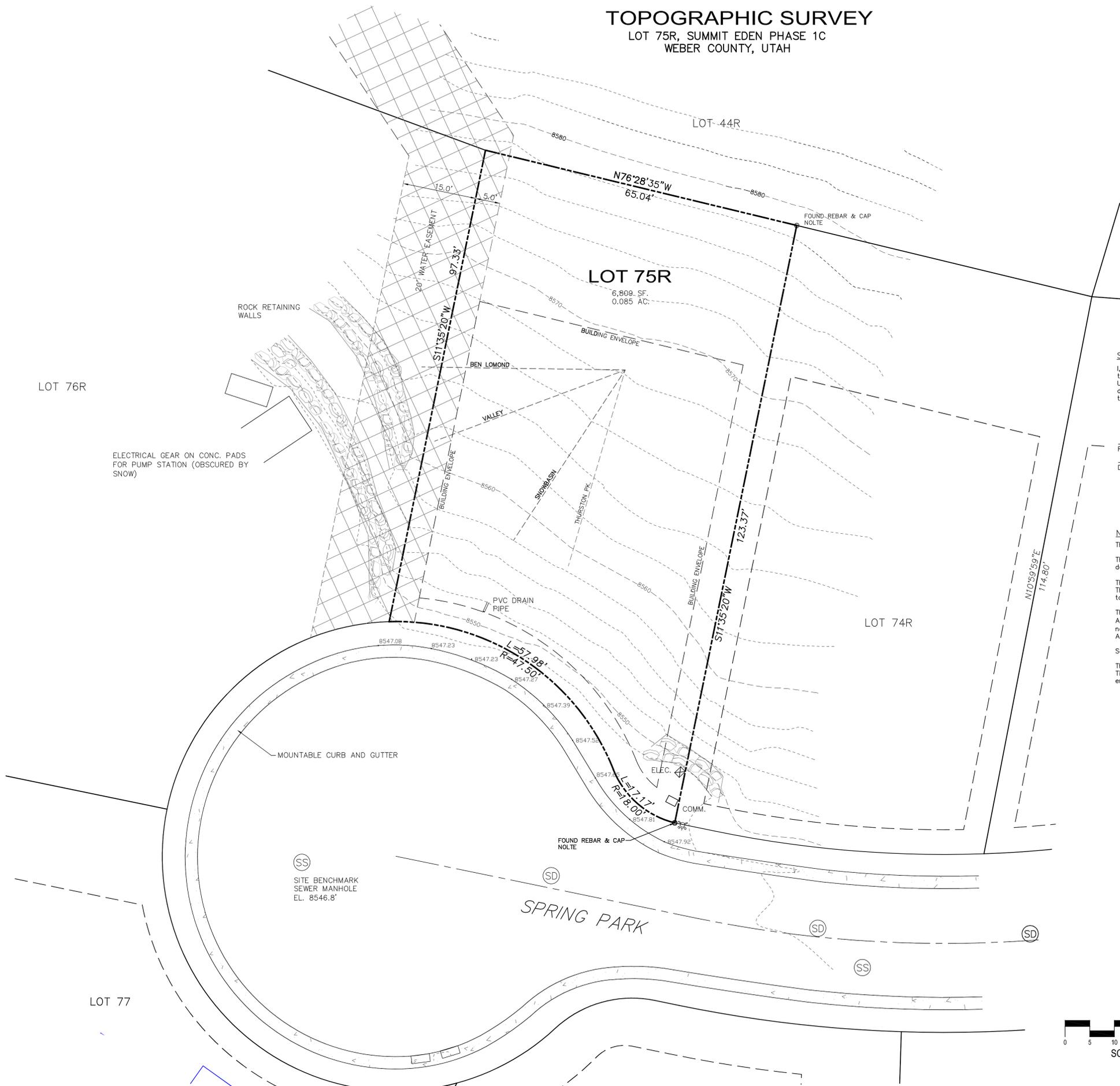
## KEYNOTE ABBREVIATIONS

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



# 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



**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, encroachments, or encumbrances on the property except those as shown hereon.

**LEGEND**

- FOUND REBAR & CAP - BASELINE SURVEYING
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊙ EXISTING STORM DRAIN MANHOLE
- SANITARY SEWER LATERAL MARKER
- ⊙ WATER STUB MARKER
- TELEPHONE BOX
- ⊗ ELECTRICAL BOX
- ⊙ VIEW POINT

BASELINE SURVEYING, Inc

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

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

# SITE NOTES



29 SEPTEMBER 2017

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 BOLDER 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 FOOTINGS AND FOUNDATION WORK AS REQUIRED BY THE BUILDING OFFICIAL.	RC 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.	RC 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. RC 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.	RC R403
12	FOUNDATION WALL TO BE 6" THICK AS PER PLANS. (U.N.O.) TOP OF WALL TO BE A MINIMUM OF 6" ABOVE GRADE. PROVIDE "ULFAN-DR" (O.A.E.) POLYMER MODIFIED ASPHALT SPRAYED MEMBRANE ON FND. WITH "WARM-AND" (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-05 (O.A.E.) INSTALLED AS PER MFG. AND DETAILS. DRAIN TO DAYLIGHT. CONTRACTOR TO CONTACT ARCHITECT IF WATER IS ENCOUNTERED DURING CONSTRUCTION. PROVIDE 2" RIGID INSULATION AT INSIDE FACE OF FOUNDATION BELOW FLOOR SLAB WHERE EXPOSED TO EXTERIOR.	RC R402.2 RC R405.1
13	GARAGE FLOOR TO BE 6" CONCRETE SLAB REINFORCED WITH 6" X 6" W4 X W4 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" W4 X W4 W.W.M. OVER 5/16" ULTRA CONCRETE BARRIER FOL (INSTALLED AS PER MANUFACTURE) OVER 4" COMPACTED GRAVEL. COORDINATE WITH HVAC CONTRACTOR FOR IN FLOOR RADIANT HEATING SYSTEM OR BELOW GRADE WORK AS PER PLANS. PROVIDE 2" X 4" @ 18" O/C (L.O.D. 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 BEARINGS OR BRACING WALLS AND GABT MONOLITHICALLY WITH A SLAB ON GRADE SHALL EXTEND TO A DEPTH NOT LESS THAN 18" BELOW THE TOP OF THE SLAB.	RC R403.14.2
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.	

## 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. SOIL BEYOND CUT FACE CAN BE REMOVED BY EQUIPMENT SITTING OUTSIDE THE DRP 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 (HEAVY LOAD BEARING PAVEMENTS REQUIRE THICKER BASE MATERIAL AND SUBGRADE COMPACTION). SPECIFY MINIMUM SUBGRADE COMPACTION UNDER PAVEMENT WITHIN DRPLINE.
	EXCAVATION FOR FOOTINGS, WALLS, FOUNDATIONS	DESIGN WALLS/STRUCTURES WITH DISCONTINUOUS FOOTINGS (FIG. 7-5). PER FOUNDATIONS (FIG. 7-4), 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 50 MM DIAMETER, RATHER THAN CUTTING THEM (FIG. 7-18). IF NECESSARY, EQUIPMENT SHOULD OPERATE ON DOUBLE OVERLAPPING, THICK PLYWOOD SHEETS WITHIN THE DRPLINE.
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 DRPLINE 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.
	SOL STERILANTS APPLIED UNDER PAVEMENT	USE HERBICIDES SAFE FOR USE AROUND EXISTING VEGETATION ACCORDING TO LABEL REQUIREMENTS.
	IMPERVIOUS PAVEMENT OVER SOIL SURFACE	UTILIZE PEROUS PAVING MATERIALS (FOR EXAMPLE, INTERLOCKING BLOCKS SET ON SAND). INSTALL AERATION SYSTEMS UNDER IMPEROUS 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 AD 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. 1/2" 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 DRPLINE.	
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 DRPLINE.	
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 (U.N.O) AND SHALL RECEIVE A CLEAR CONC. SEALER, (WHICH SHOULD BE APPLIED WITH AN AMBIENT MINIMUM TEMPERATURE TO 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 (0.06) 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 PAD 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	
	METER
	ELECTRICAL BOX
	WATER HOOKUP
	SANITARY SEWER HOOKUP
	STORM DRAIN
	ELECTRICAL LINE
	GAS LINE
	WATER LINE
	SANITARY SEWER
	STORM DRAIN
	PROPERTY LINE
	EASEMENT LINE
	LIMITS OF DISTURBANCE (LOD)
	SILT FENCE
	EXISTING CONTOUR
	NEW FINISH GRADE

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2	SPECIAL INSPECTION IS REQUIRED BY A LICENSED GEOTECHNICAL ENGINEER (AS APPROVED BY LOCAL MUNICIPALITY AND UPWALL DESIGN) FOR ALL BOLDER 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 FOOTINGS AND FOUNDATION WORK AS REQUIRED BY THE BUILDING OFFICIAL.	RC R401.4.1
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9	PRIOR TO FINAL INSPECTION PROVIDE A SOILS REPORT FOR REGRADE AREAS STEEPER THAN 2:1 SLOPE.	
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11	ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENGINEERED COMPACTED FILL (CERTIFIED 90% BY A LICENSED CIVIL ENGINEER) TYPICAL FOOTING TO BE A MINIMUM OF 48" BELOW GRADE. SIZE AND REINFORCEMENT AS PER FOOTING SCHEDULE.	RC R403
12	FOUNDATION WALL TO BE 6" THICK AS PER PLANS. (U.N.O.) TOP OF WALL TO BE A MINIMUM OF 6" ABOVE GRADE. PROVIDE "ULFAN-DR" (O.A.E.) POLYMER MODIFIED ASPHALT SPRAYED MEMBRANE ON FND. WITH "WARM-AND" (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-05 (O.A.E.) INSTALLED AS PER MFG. AND DETAILS. DRAIN TO DAYLIGHT. CONTRACTOR TO CONTACT ARCHITECT IF WATER IS ENCOUNTERED DURING CONSTRUCTION. PROVIDE 2" RIGID INSULATION AT INSIDE FACE OF FOUNDATION BELOW FLOOR SLAB WHERE EXPOSED TO EXTERIOR.	RC R402.2 RC R405.1
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14	ALL CONSTRUCTION MATERIAL STORAGE WILL BE WITHIN THE FENCED L.O.D. DESIGNATED ON THE ATTACHED SITE PLAN.	
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19	ORGANIC MATERIAL WILL EITHER BE CHIPPED AND USED ON SITE OR HAULED AWAY TO AN APPROVED DISPOSAL AREA.	

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

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

**A1.0**





29 SEPTEMBER 2017

REVISIONS

THE ABOVE DRAWING AND SPECIFICATIONS AND THE DESIGN, DESIGNATION AND PROVISIONS OF MATERIALS AND METHODS OF CONSTRUCTION SHALL BE CONSIDERED TO BE PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE ADJACENT PROPERTY OWNERS AND THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE ADJACENT PROPERTY OWNERS AND THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE ADJACENT PROPERTY OWNERS AND THE LOCAL GOVERNMENT.

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A1.2

### NOTE

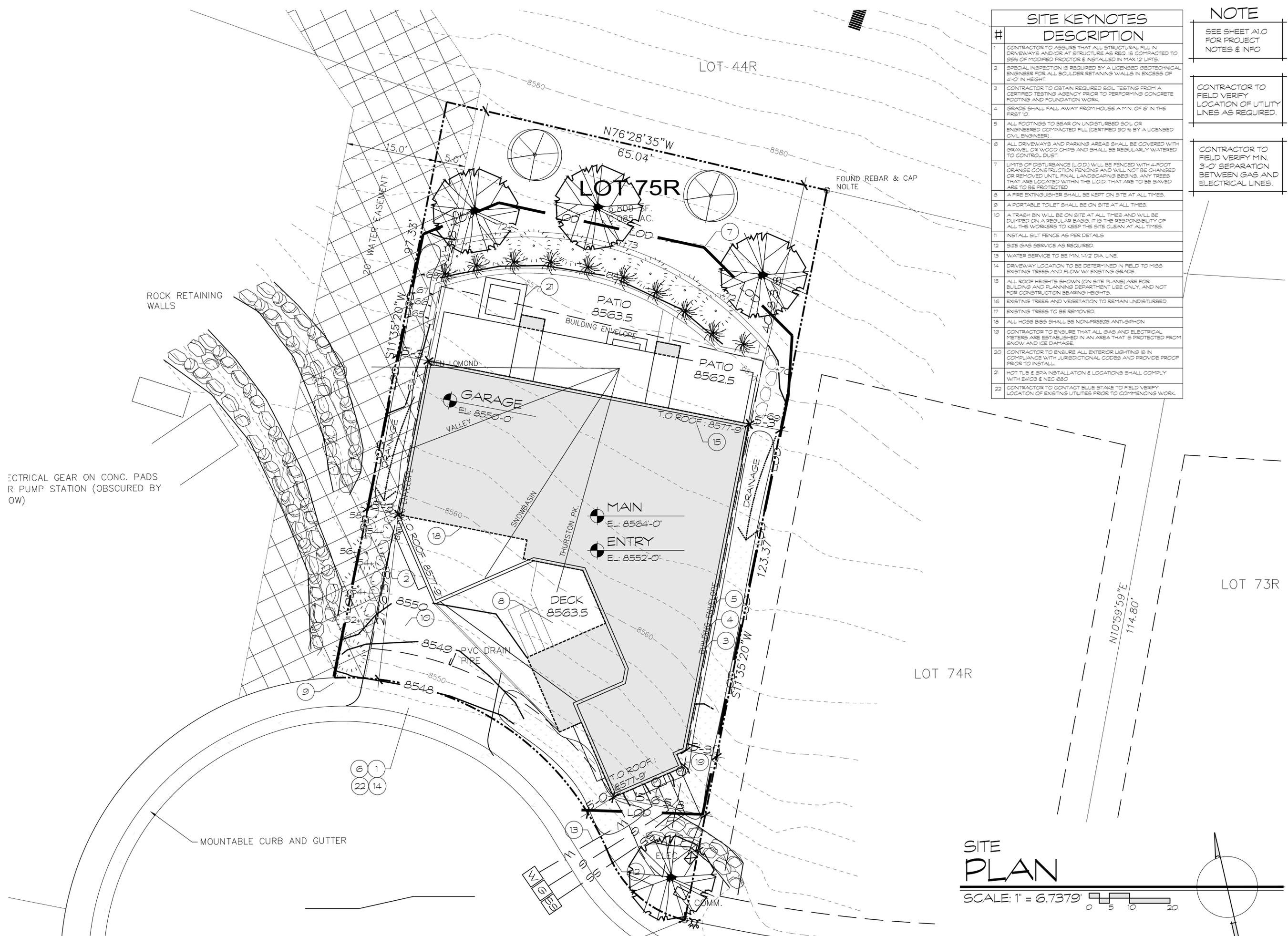
SEE SHEET A1.0 FOR PROJECT NOTES & INFO

CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITY LINES AS REQUIRED.

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

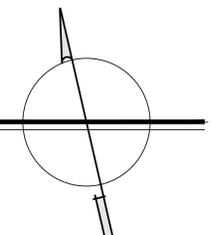
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4	GRADE SHALL FALL AWAY FROM HOUSE A MIN. OF 6" IN THE FIRST 10'.
5	ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENGINEERED COMPACTED FILL (CERTIFIED 90% BY A LICENSED CIVIL ENGINEER).
6	ALL DRIVEWAYS AND PARKING AREAS SHALL BE COVERED WITH GRAVEL OR WOOD CHIPS AND SHALL BE REGULARLY WATERED TO CONTROL DUST.
7	UNITS OF DISTURBANCE (U.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 U.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.



### SITE PLAN

SCALE: 1" = 6.7379'







# LANDSCAPE NOTES



29 SEPTEMBER 2017

REVISIONS

THE ABOVE DRAWING AND SPECIFICATIONS AND THE DESIGN, DESIGN AND CONSTRUCTION OF THE PROJECT IS THE SOLE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT HAS NOT CONDUCTED A VISUAL ANALYSIS OF THE PROJECT TO DETERMINE WHETHER THE PROJECT IS SUBJECT TO ANY OTHER REGULATIONS OR ANY APPLICABLE ORDINANCES. THE ARCHITECT HAS NOT CONDUCTED A VISUAL ANALYSIS OF THE PROJECT TO DETERMINE WHETHER THE PROJECT IS SUBJECT TO ANY OTHER REGULATIONS OR ANY APPLICABLE ORDINANCES. THE ARCHITECT HAS NOT CONDUCTED A VISUAL ANALYSIS OF THE PROJECT TO DETERMINE WHETHER THE PROJECT IS SUBJECT TO ANY OTHER REGULATIONS OR ANY APPLICABLE ORDINANCES.

## 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 SCROFULORUM  # OF WHICH ARE 4' CALIPER - 5
	MUGO PINE PINUS MUGO  # OF WHICH ARE 3.5 GAL - 5

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

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

LO.1



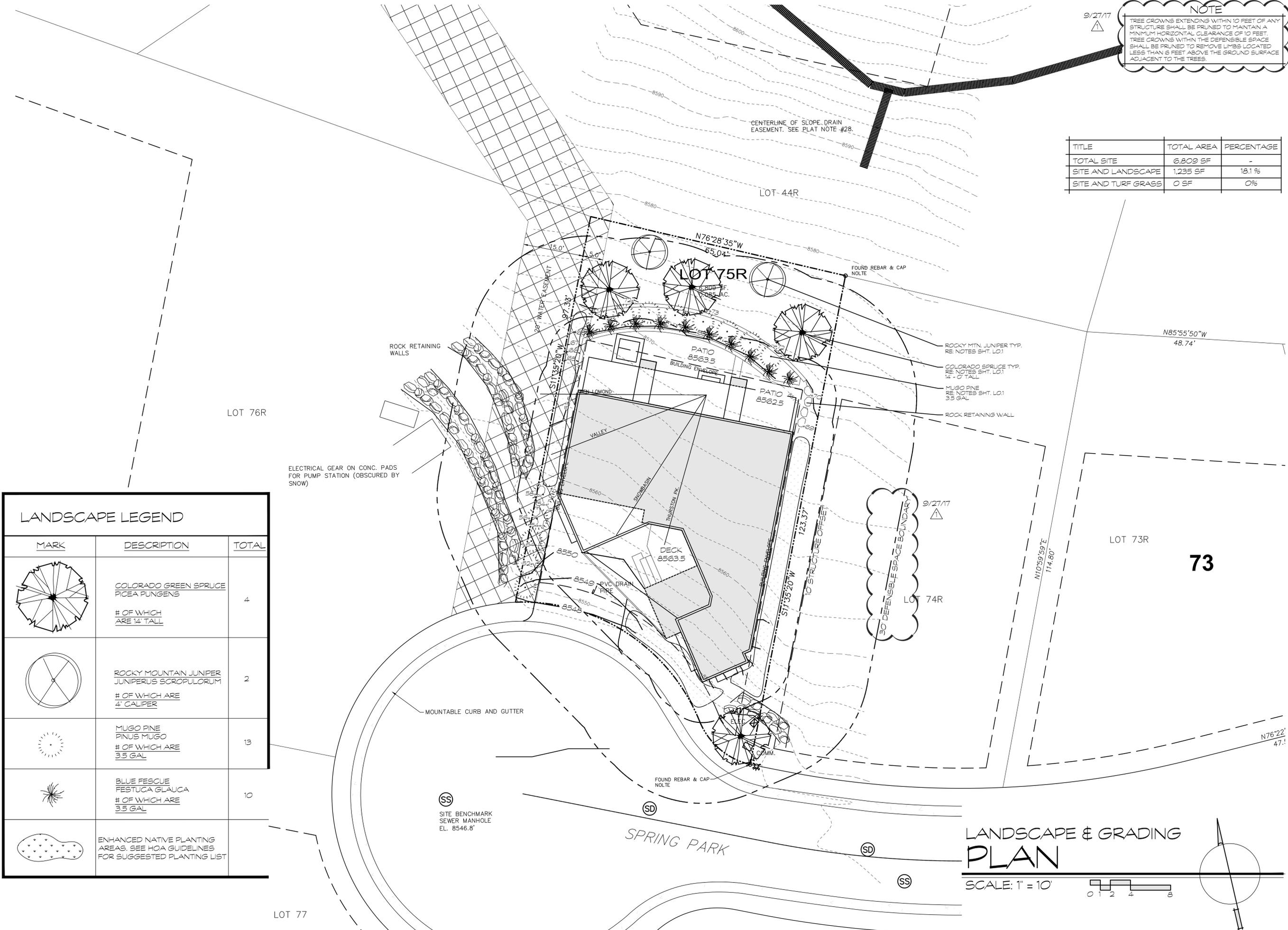
29 SEPTEMBER 2017

REVISIONS

THE ABOVE DRAWING AND SPECIFICATIONS AND THE DESIGN, DESIGNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

**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.

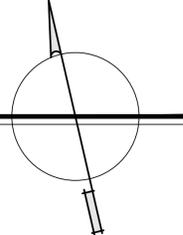
TITLE	TOTAL AREA	PERCENTAGE
TOTAL SITE	6,809 SF	-
SITE AND LANDSCAPE	1,235 SF	18.1 %
SITE AND TURF GRASS	0 SF	0%



LANDSCAPE LEGEND		
MARK	DESCRIPTION	TOTAL
	COLORADO GREEN SPRUCE PICEA PUNGENS # OF WHICH ARE 14' TALL	4
	ROCKY MOUNTAIN JUNIPER JUNIPERUS SCROFULORUM # 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'



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 WEBER COUNTY, UT

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

L1.0



29 SEPTEMBER 2017

REVISIONS

THE ABOVE DRAWING AND SPECIFICATIONS AND THE DESIGN, DESIGNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND UTILITIES SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND UTILITIES SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

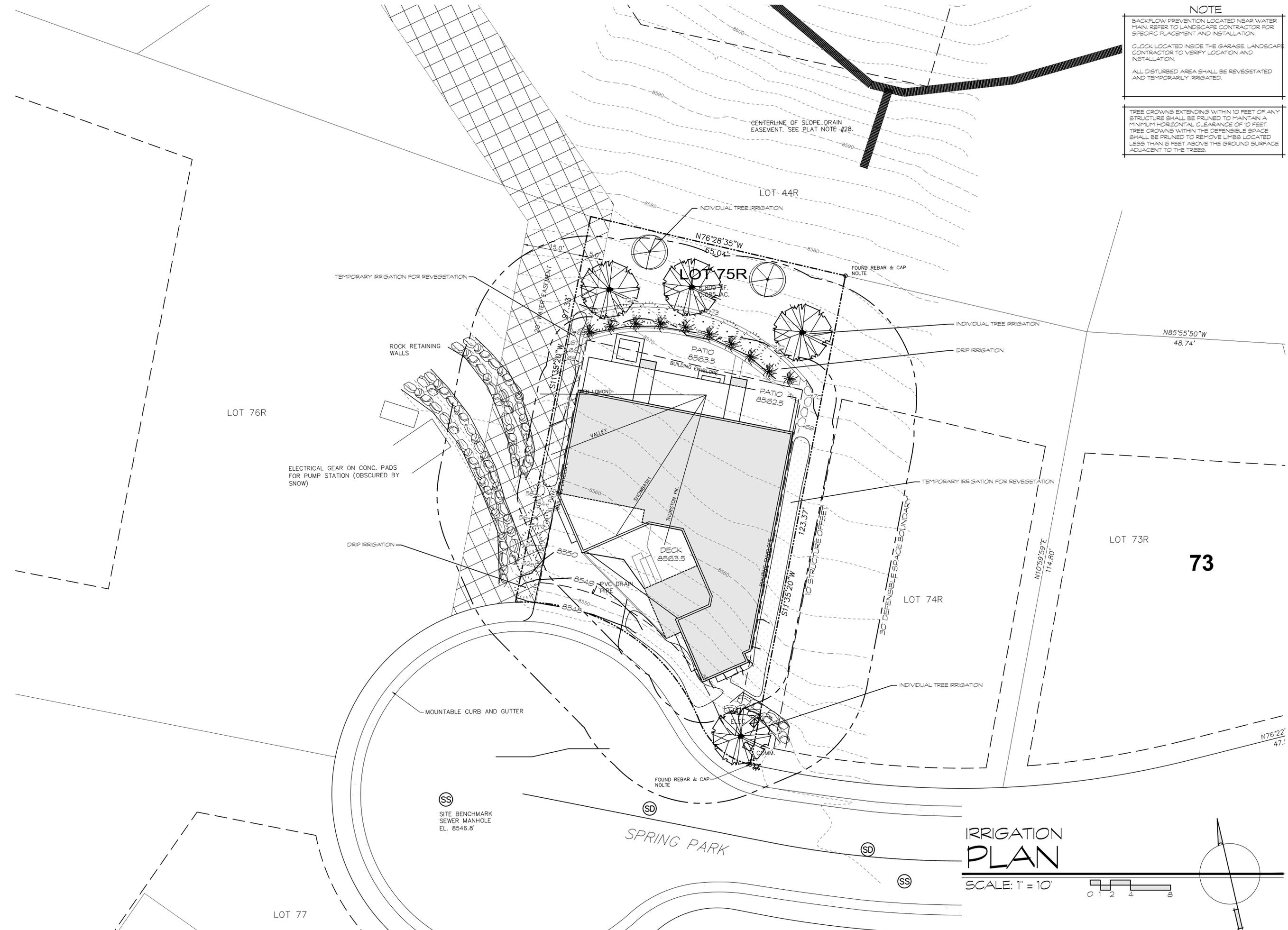
**NOTE**

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.

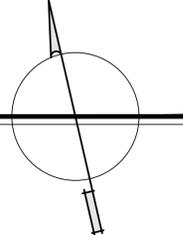
ALL DISTURBED AREA SHALL BE REVEGETATED AND TEMPORARILY IRRIGATED.

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.



# IRRIGATION PLAN

SCALE: 1" = 10'



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 WEBER COUNTY, UT

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

# L2.0



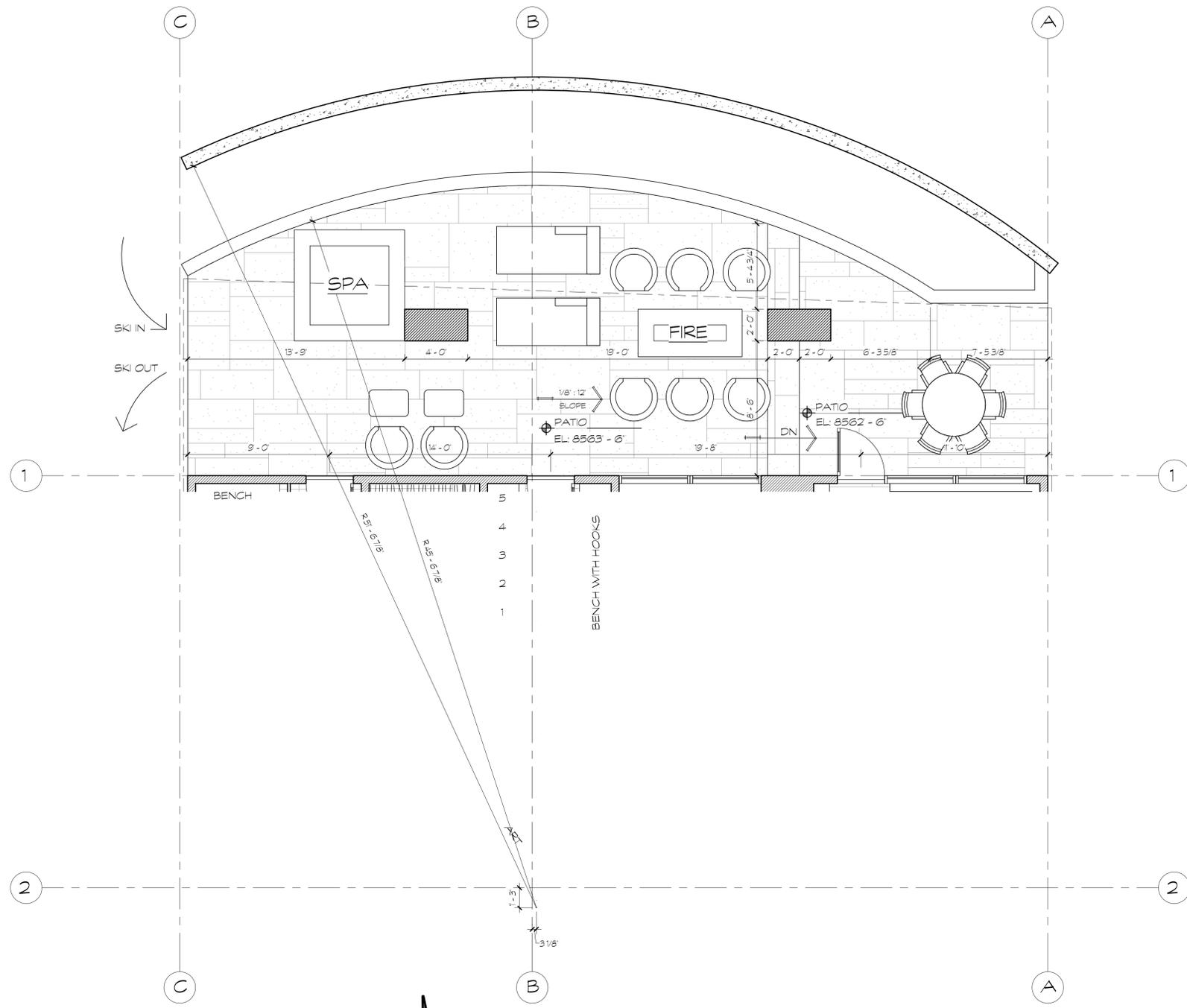
29 SEPTEMBER 2017  
REVISIONS

THE ARCHITECT HAS PREPARED THESE PLANS AND SPECIFICATIONS FOR THE OWNER'S USE. THE ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS NOT BEEN ADVISED OF ANY ADVERSE CONDITIONS. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY ADVERSE CONDITIONS. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY ADVERSE CONDITIONS.

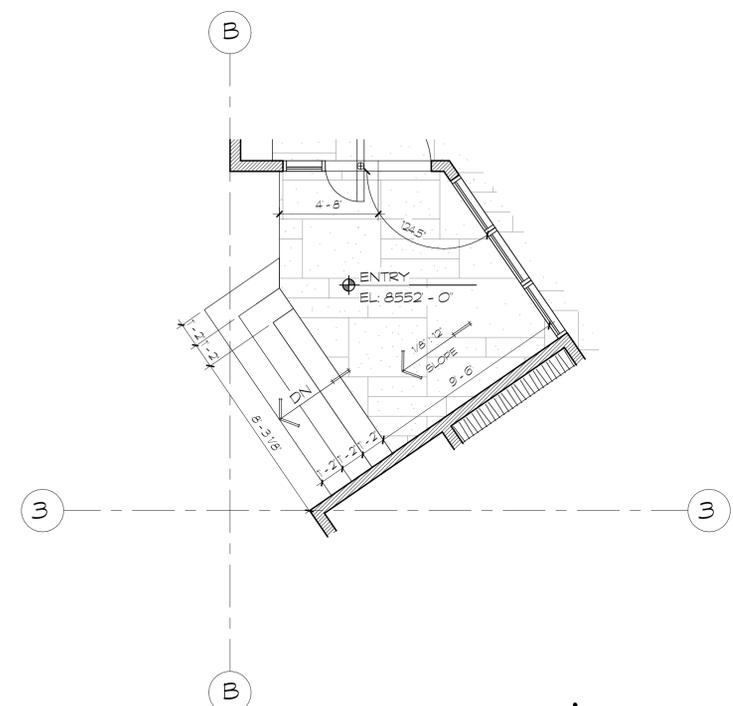
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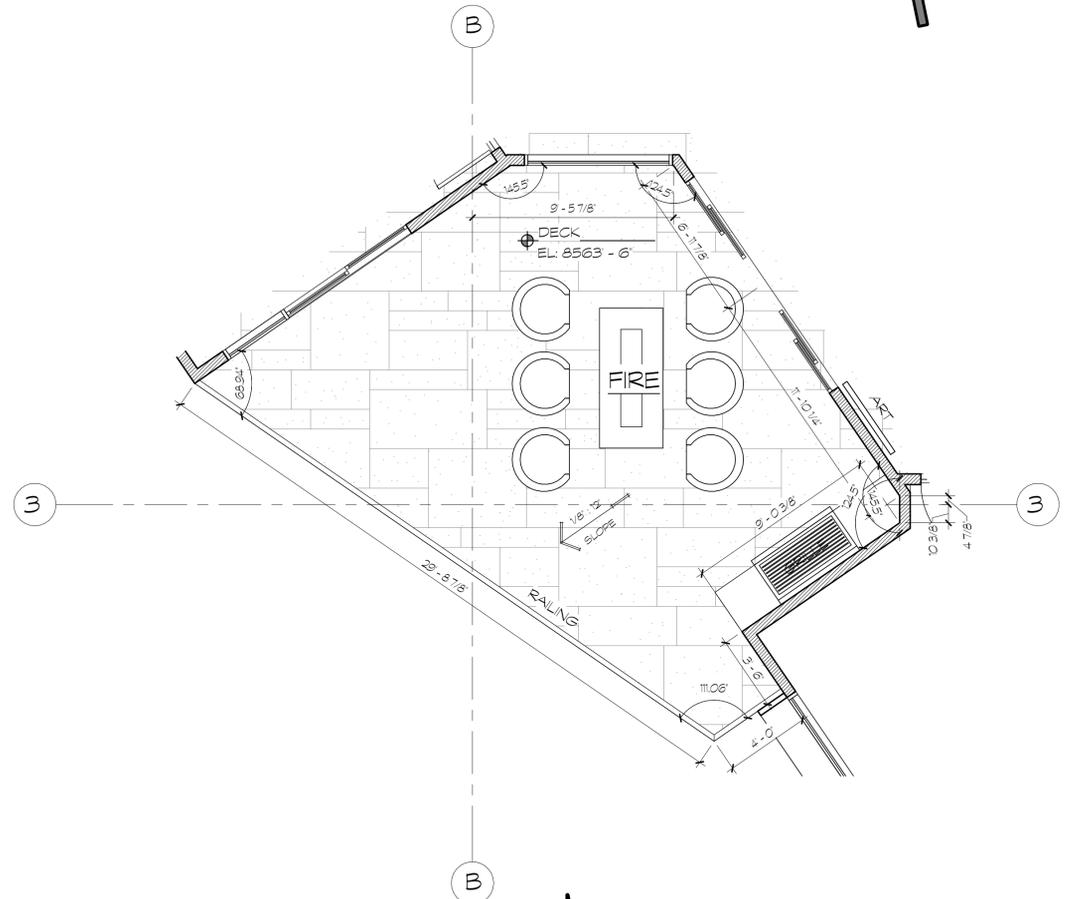
A1.4



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"



29 SEPTEMBER 2017

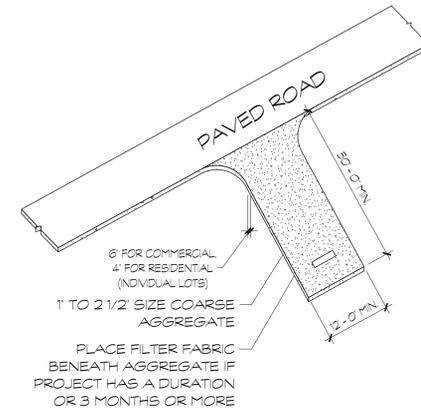
REVISIONS

1 9/27/17

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### STABILIZED CONSTRUCTION ENTRANCE

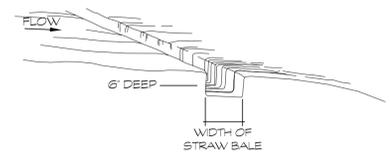
#### TYPICAL DESIGN LAYOUT



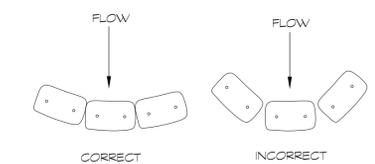
- INSTALLATION:**
- INSTALL AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED.
  - CLEAR GRUB AREA AND GRADE TO PROVIDE SLOPE SHOWN FOR DRIVEWAY, OR ACCESS/INTERSECTION. IF ADJACENT TO WATERWAY, USE A MAXIMUM SLOPE OF 2%.
  - COMPACT SUBGRADE AND PLACE FILTER FABRIC AS REQUIRED.
  - PLACE COARSE AGGREGATE, 1 TO 2 1/2" TO A MINIMUM DEPTH OF 6" FOR COMMERCIAL PROJECTS, AND 4" FOR RESIDENTIAL PROJECTS.
- MAINTENANCE:**
- INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
  - INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
  - REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
  - EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC, AND OFF-SITE STREET PARKING.

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

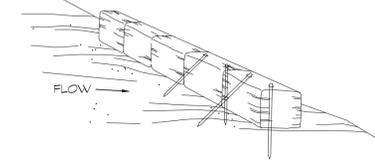
- MATERIALS:**
- STRAW BALES BOUND W/ WIRE OR TWINE.
  - WOOD OR STEEL STAKES, 4" LONG MINIMUM (2x2 WOOD, REBAR, OR STEEL PICKETS, 2 STAKES PER BALE).



- 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).
- PLACE BALES IN TRENCH W/ ENDS TIGHTLY ABUTTED.



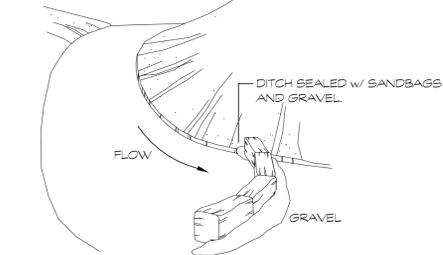
- ANCHOR EACH BALE W/ 2 STAKES HAMMERED 1 1/2" TO 2" INTO THE GROUND. ANGLE THE FIRST STAKE IN EACH BALE TOWARDS THE PREVIOUSLY LAID BALE.



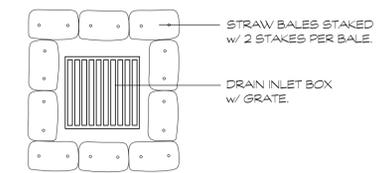
- WEDGE LOOSE STRAW BETWEEN BALES. BACKFILL AND COMPACT THE EXCAVATED SOIL AGAINST THE UPHILL SIDE OF THE BARRIER.



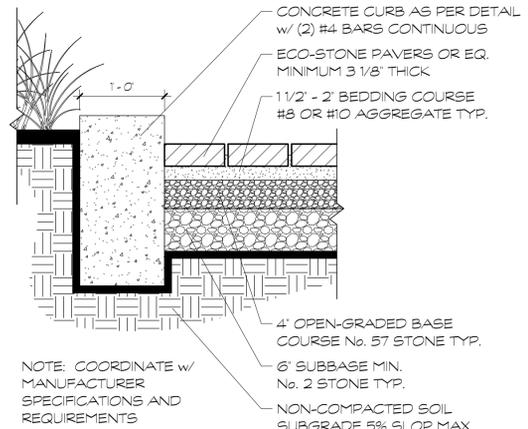
WHEN INSTALLING BALES ON PAVEMENT, PILE GRAVEL OR ROCK BEHIND THE BALES TO HOLD THEM IN PLACE.



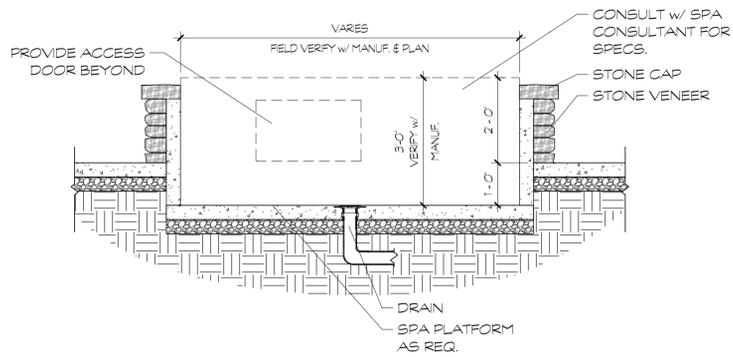
- INSPECT PERIODICALLY AND AFTER EACH STORM. REPLACE DAMAGED BALES; RE-ANCHOR DISPLACED ONES.
- CLEAN OUT SEDIMENT BEFORE IT REACHES THE TOP OF THE BALES.
- DEPOSIT THE REMOVED SEDIMENT WHERE IT WILL NOT ENTER A DRAINAGE WAY.



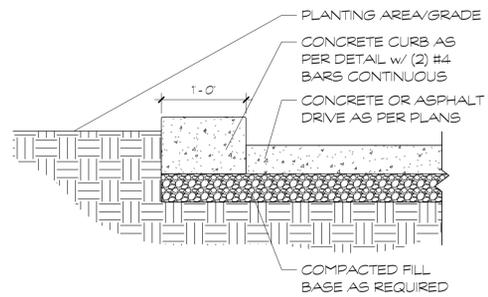
**G** STRAW BALE INSTALLATION FOR EROSION CONTROL  
SCALE: 1/2" = 1'-0"



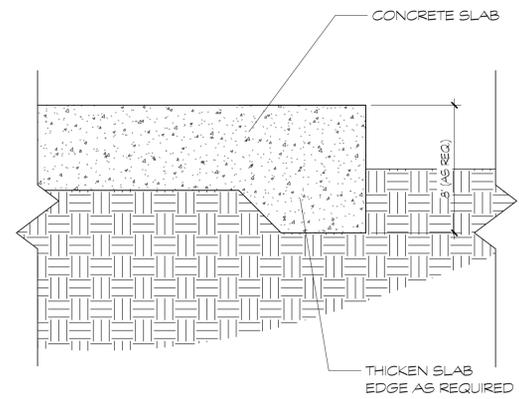
**H** PERMEABLE PAVER DETAIL  
SCALE: 1" = 1'-0"



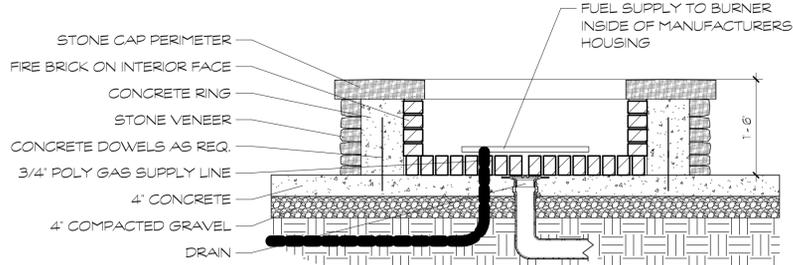
**J** SPA DETAIL  
SCALE: 1/2" = 1'-0"



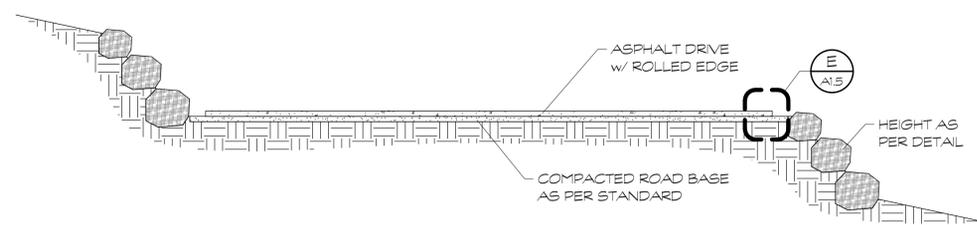
**E** DRIVE CURB DETAIL  
SCALE: 1" = 1'-0"



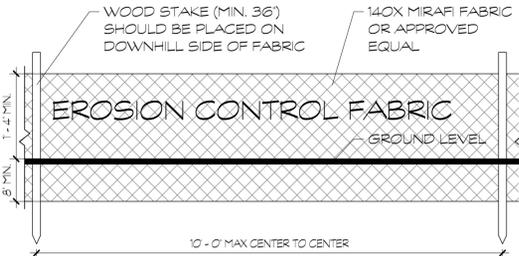
**D** PATIO SLAB EDGE DETAIL  
SCALE: 3/4" = 1'-0"



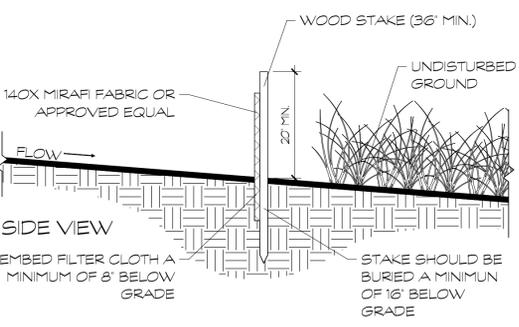
**K** FIREPIT DETAIL  
SCALE: 3/4" = 1'-0"



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



FRONT VIEW



SIDE VIEW

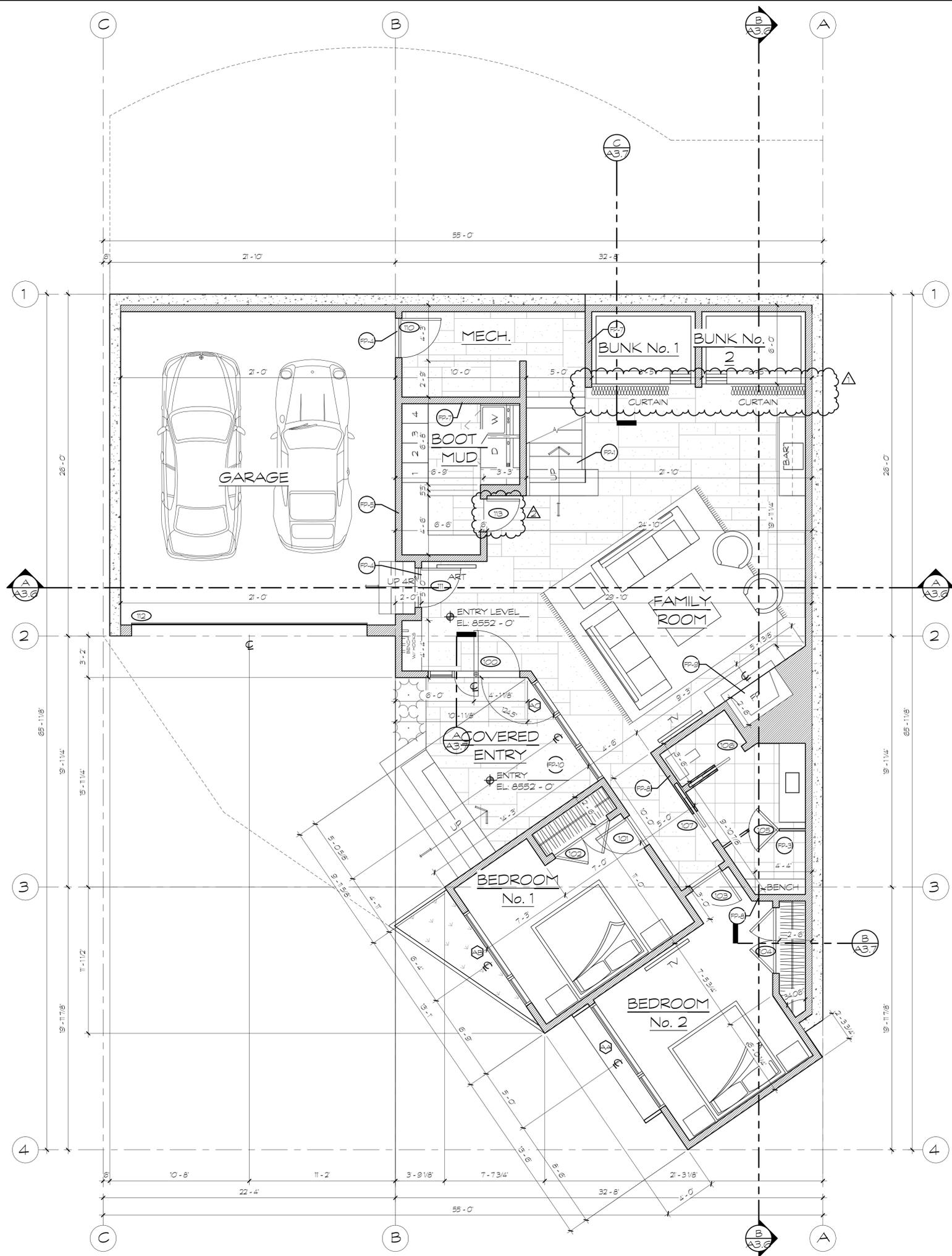
NOTE: FENCE IS TO FOLLOW THE LIMITS OF DISTURBANCE

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

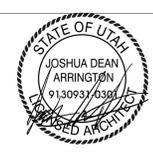
A NEW DESIGN FOR:  
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8455 E SPRING PARK  
WEBER COUNTY, UT

**U P W A L L**  
**D E S I G N**  
1930 S. 1100 E. S.L.C. UT 84106 (801)485-0708

**A1.5**



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 ASSEMBLIES FOR SOUND PROOF APPLY TO ALL SIMILAR 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 MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING PER R401.3



5 OCTOBER 2017 REVISIONS	
1	9/27/17
2	10/5/17

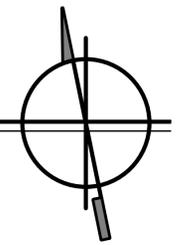
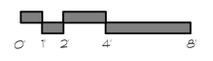
THE SEALS AND SPECIFICATIONS ON THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE KEPT IN THE ARCHITECT'S OFFICE. ANY REPRODUCTION OR ALTERATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE FITNESS OF THE PROJECT FOR ANY PARTICULAR PURPOSE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE RECEIVED FOR THE SERVICES PROVIDED. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO ANY CONSEQUENTIAL DAMAGES. THE ARCHITECT'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE RECEIVED FOR THE SERVICES PROVIDED. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO ANY CONSEQUENTIAL DAMAGES.

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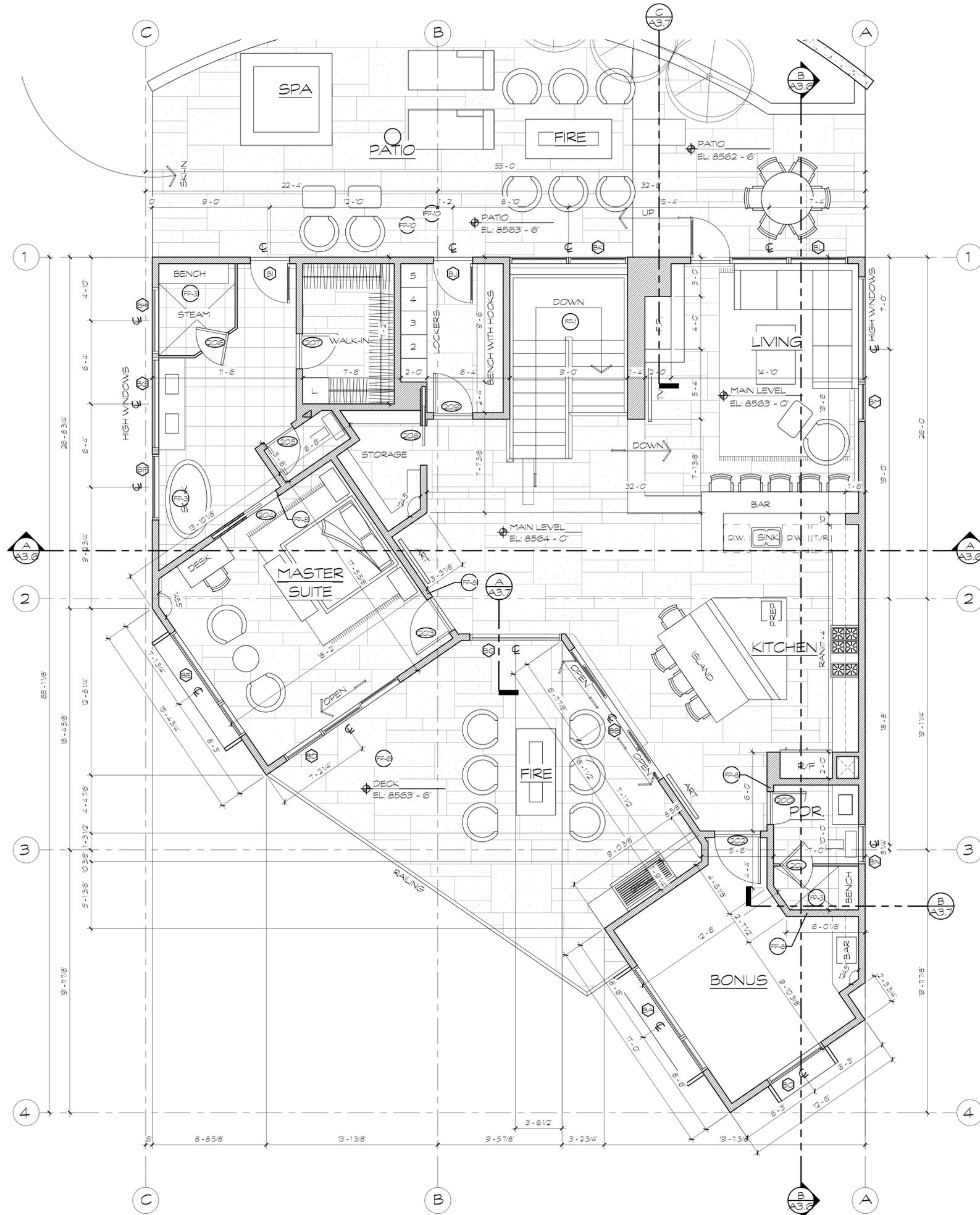
**UP WALL**  
**DESIGN**  
 1930 S. 1100 E. S.L.C. UT 84106  
 (801)485-0708

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 MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING PER R4013

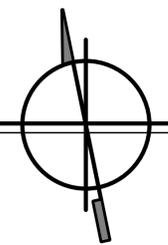
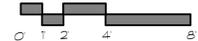
STATE OF UTAH  
 JOSHUA DEAN  
 ARCHITECT  
 9130931030  
 29 SEPTEMBER 2017  
 REVISIONS

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

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

MAIN LEVEL  
**PLAN**

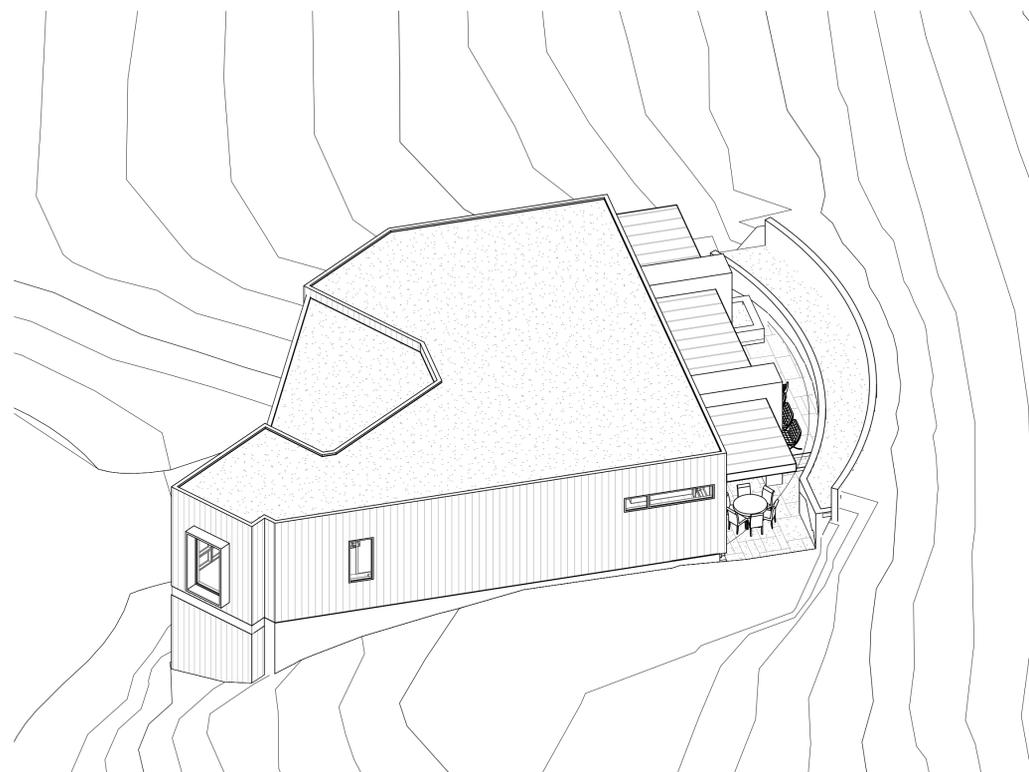
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 MAIN LEVEL 1,990 SF



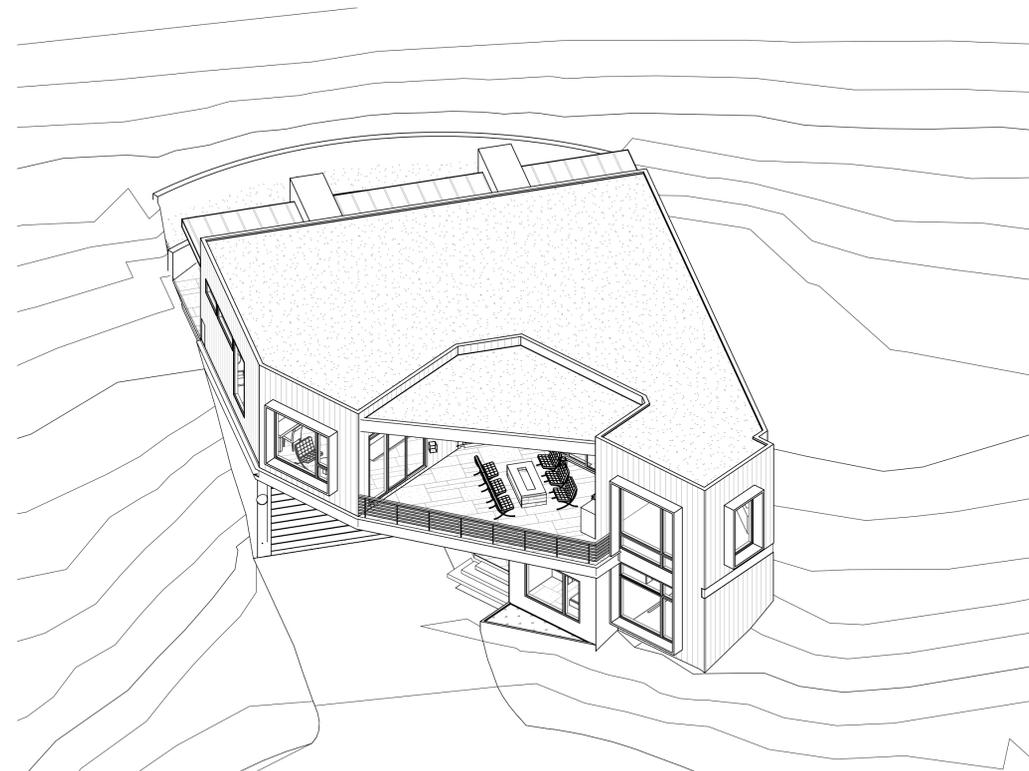
A2.1



2  
ISOMETRIC VIEW



4  
ISOMETRIC VIEW



1  
ISOMETRIC VIEW



3  
ISOMETRIC VIEW



29 SEPTEMBER 2017

REVISIONS

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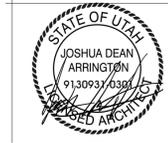
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WEBER COUNTY, UT

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**A3.0**



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.

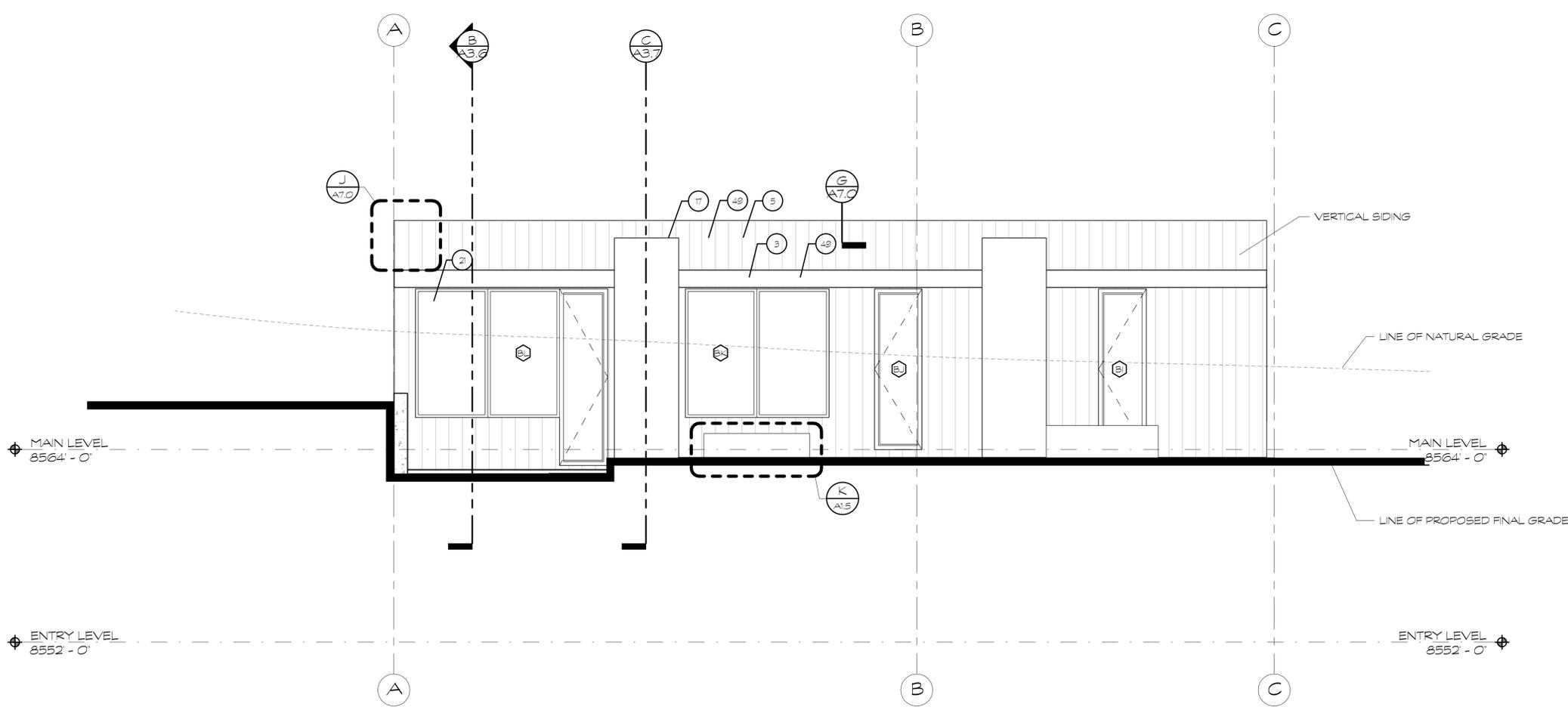


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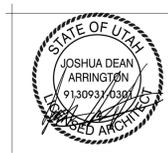
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WEBER COUNTY, UT

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**DESIGN**  
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FRONT  
**A ELEVATION**  
SCALE: 1/4" = 1'-0"  
0 1 2 4 8

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.



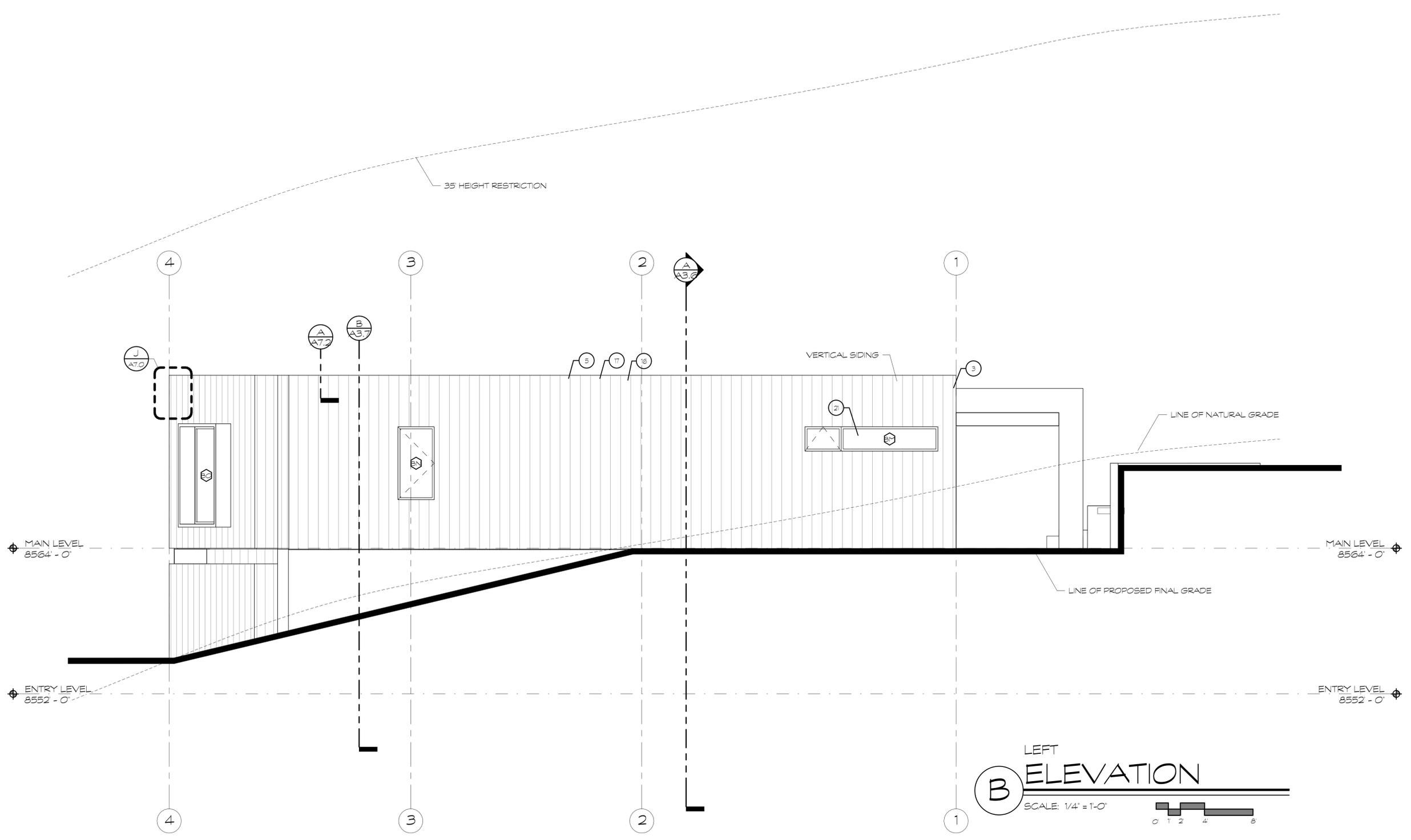
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WEBER COUNTY, UT

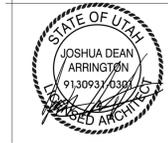
**UP WALL**  
**DESIGN**  
1930 S. 1100 E. S.L.C. UT 84106  
(801) 485-0708

A3.3



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

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.

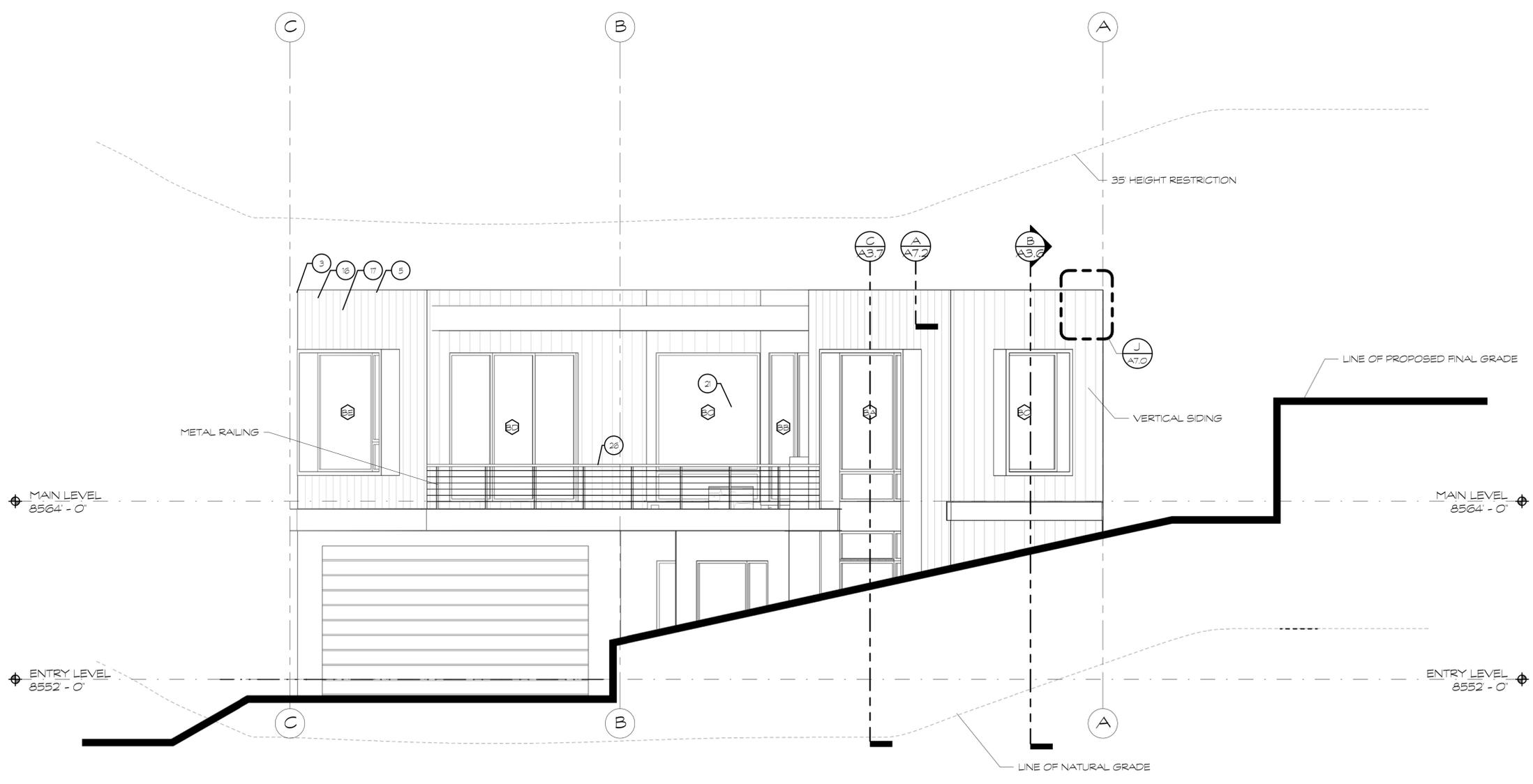


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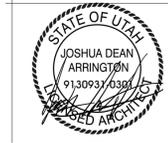
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**DESIGN**  
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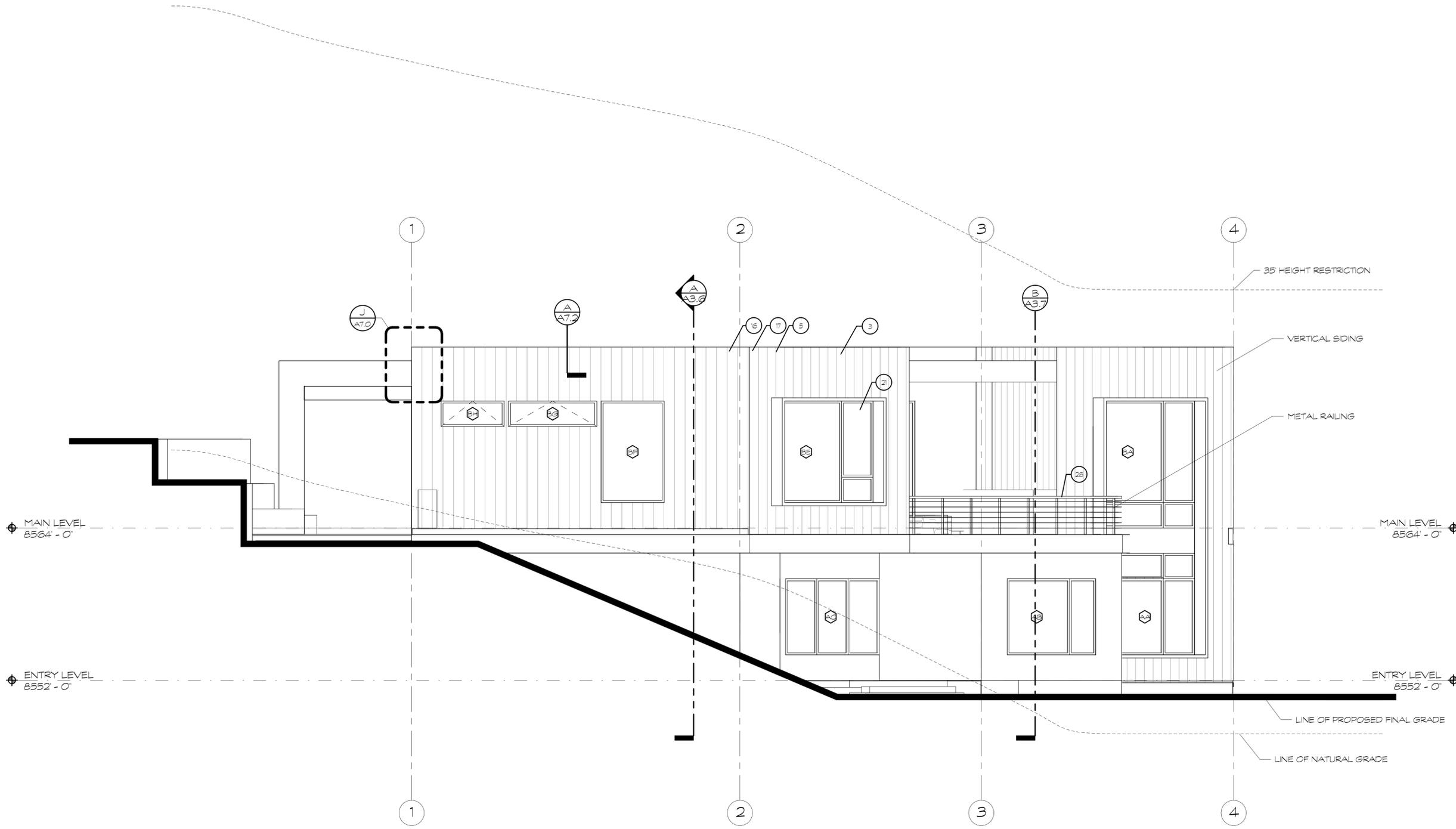
BACK  
**ELEVATION**  
SCALE: 1/4" = 1'-0"  
0 1 2 4 8

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.

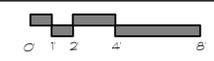


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RIGHT  
ELEVATION  
**D**  
SCALE: 1/4" = 1'-0"



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WEBER COUNTY, UT

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**A3.5**



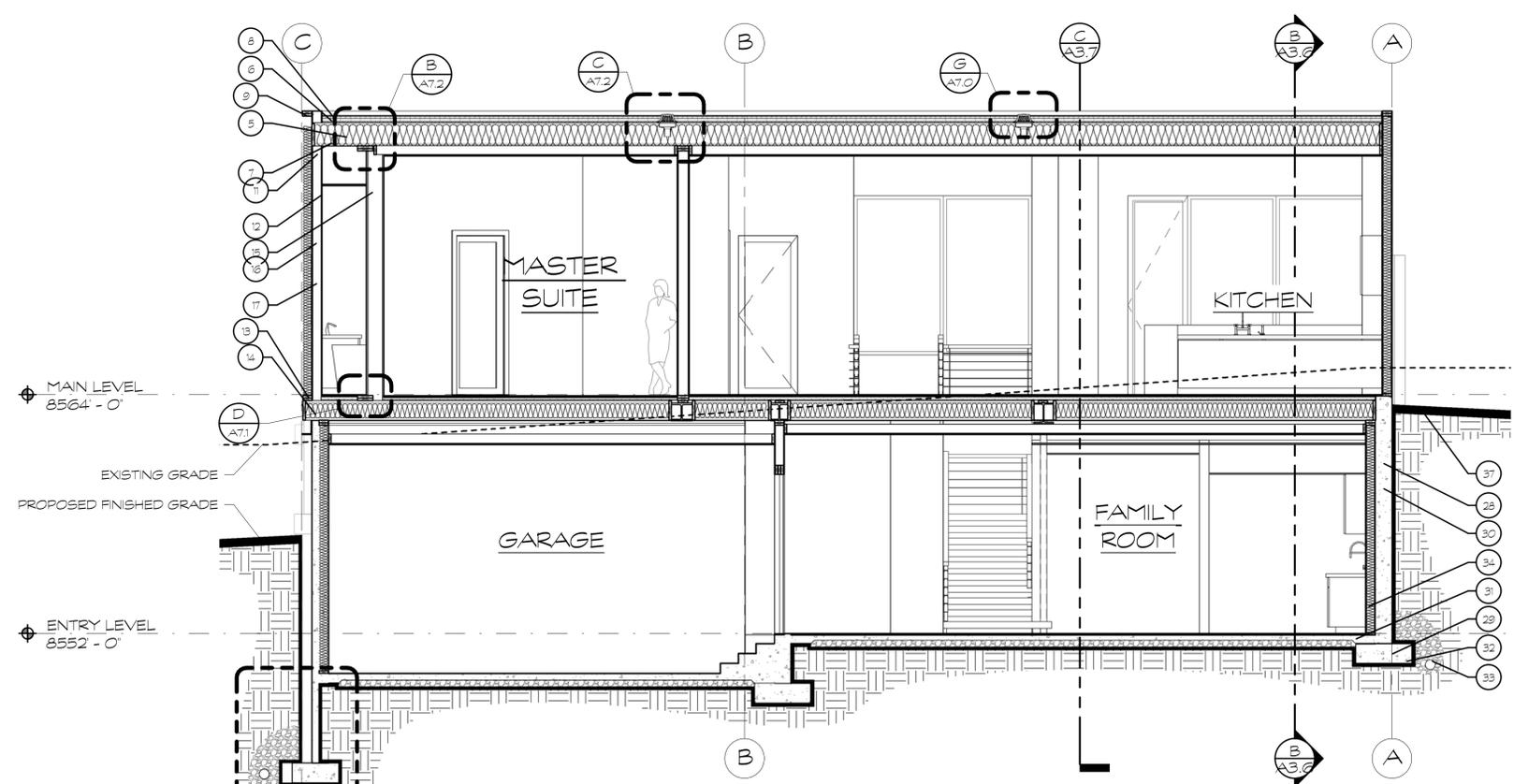
29 SEPTEMBER 2017  
REVISIONS

THE ARCHITECT HAS PREPARED THESE ARCHITECTURAL DRAWINGS FOR THE PROJECT DESCRIBED HEREIN. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS AND HAS NOT CONDUCTED ANY OTHER INVESTIGATION. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS.

A NEW DESIGN FOR:  
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WEBER COUNTY, UT

**UP WALL**  
**DESIGN**  
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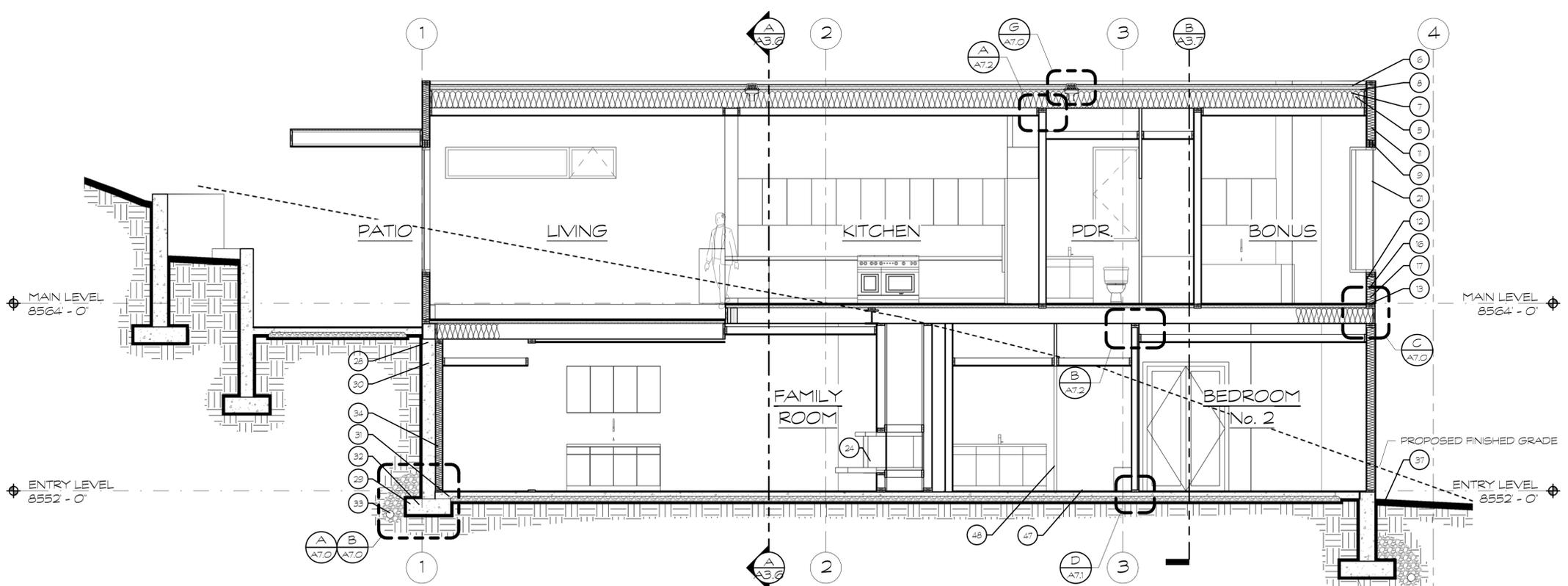
**A3.6**



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

KEYNOTES	
NUMBER	DESCRIPTION
5	UN-VENTED ROOF ASSEMBLY. SEE A0.0 FOR INSULATION VALUES.
6	A.P.A. RATED O.S.B. ROOF SHTG. RESTRUCT 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. 2x6 FRAMING AT 16" O.C. MIN. W/ 7/16" APA RATED WAFFER BD. REF. SHEAR WALL DESIGNATIONS AND SHEAR WALL SCHEDULE FOR NAILING REQUIREMENTS.
11	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 (CG #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 A.O.O.
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.



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

35' HEIGHT RESTRICTION

EXISTING GRADE



29 SEPTEMBER 2017

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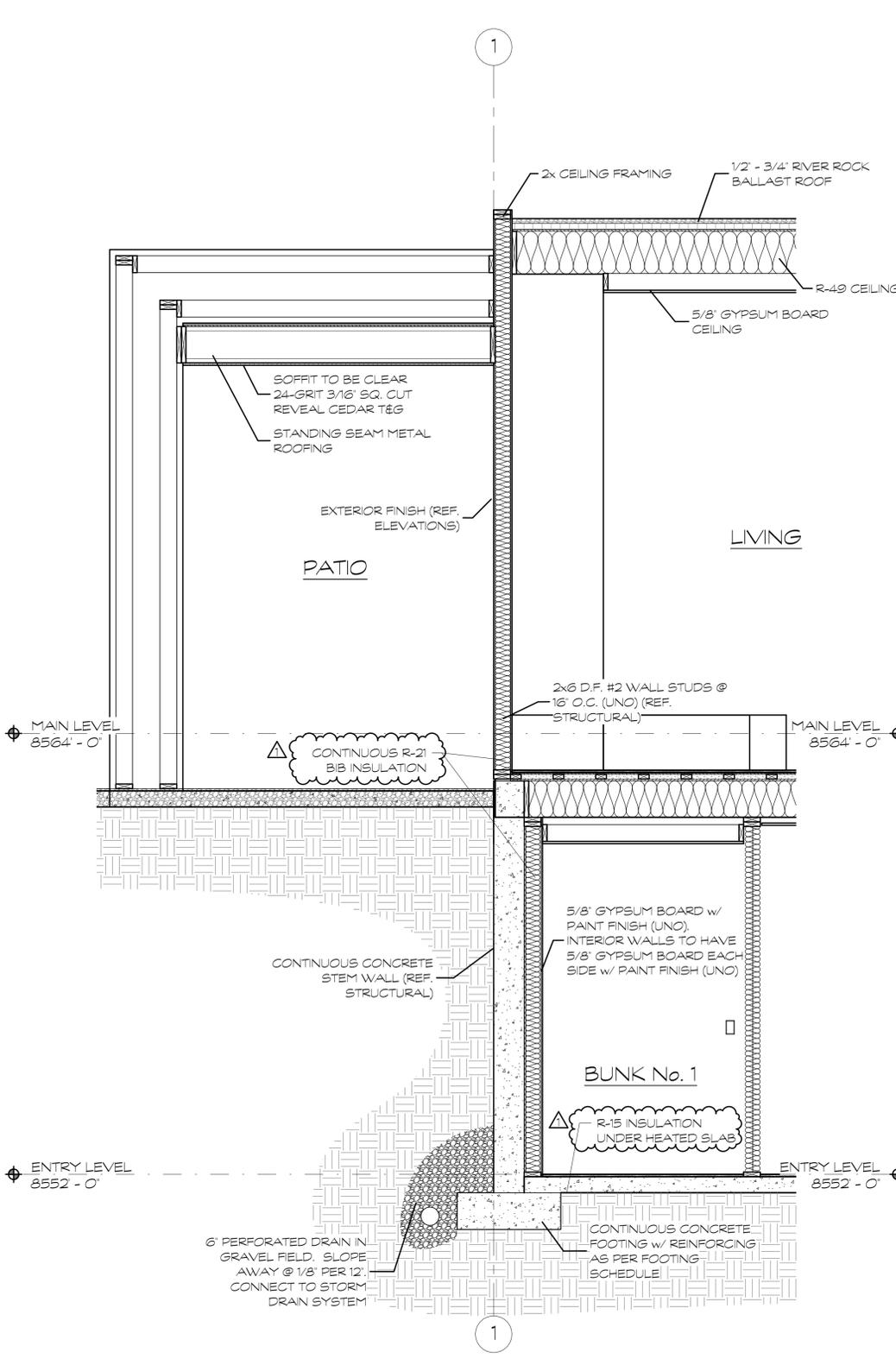
1 9/27/17

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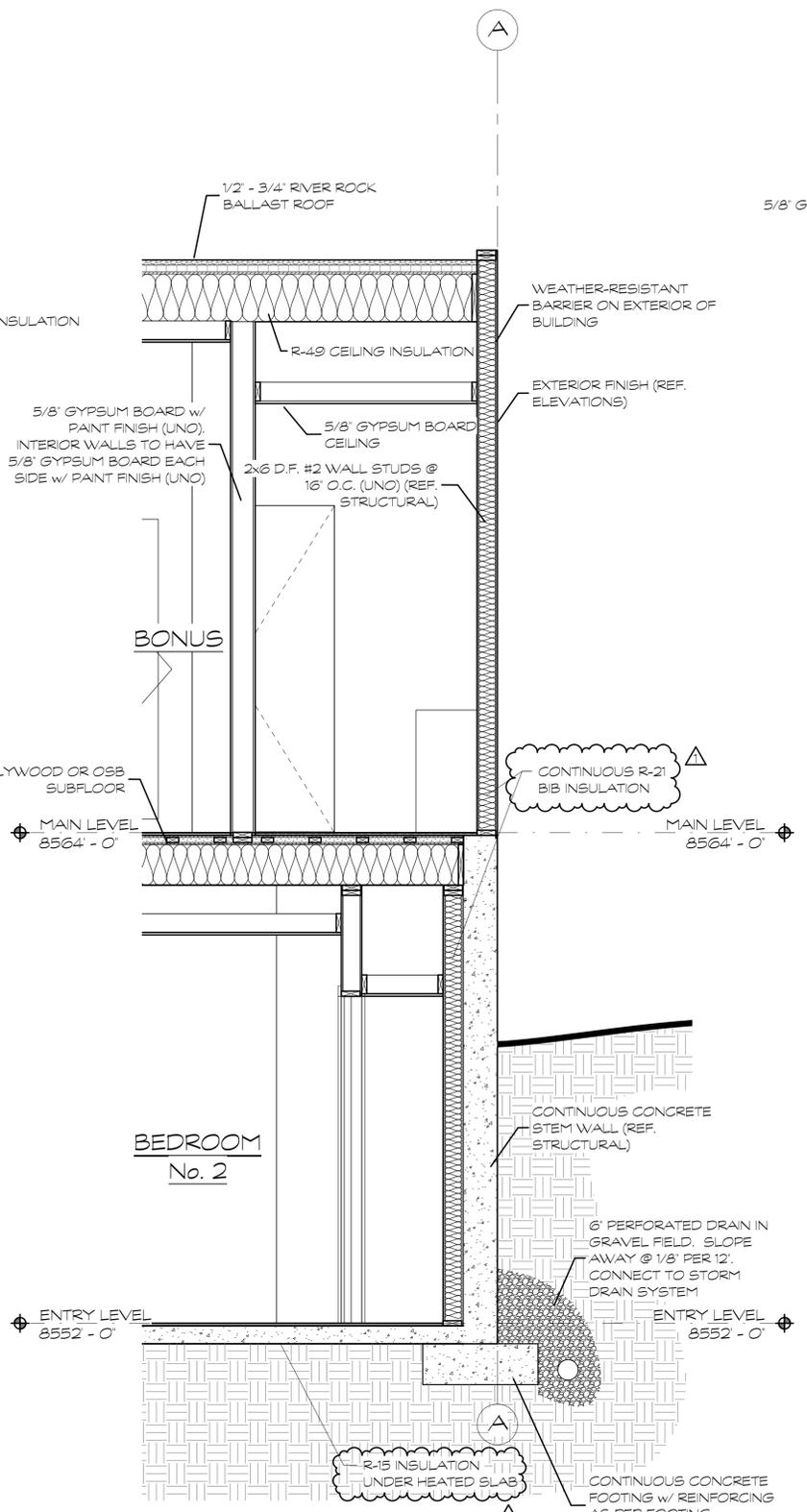
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**DESIGN**  
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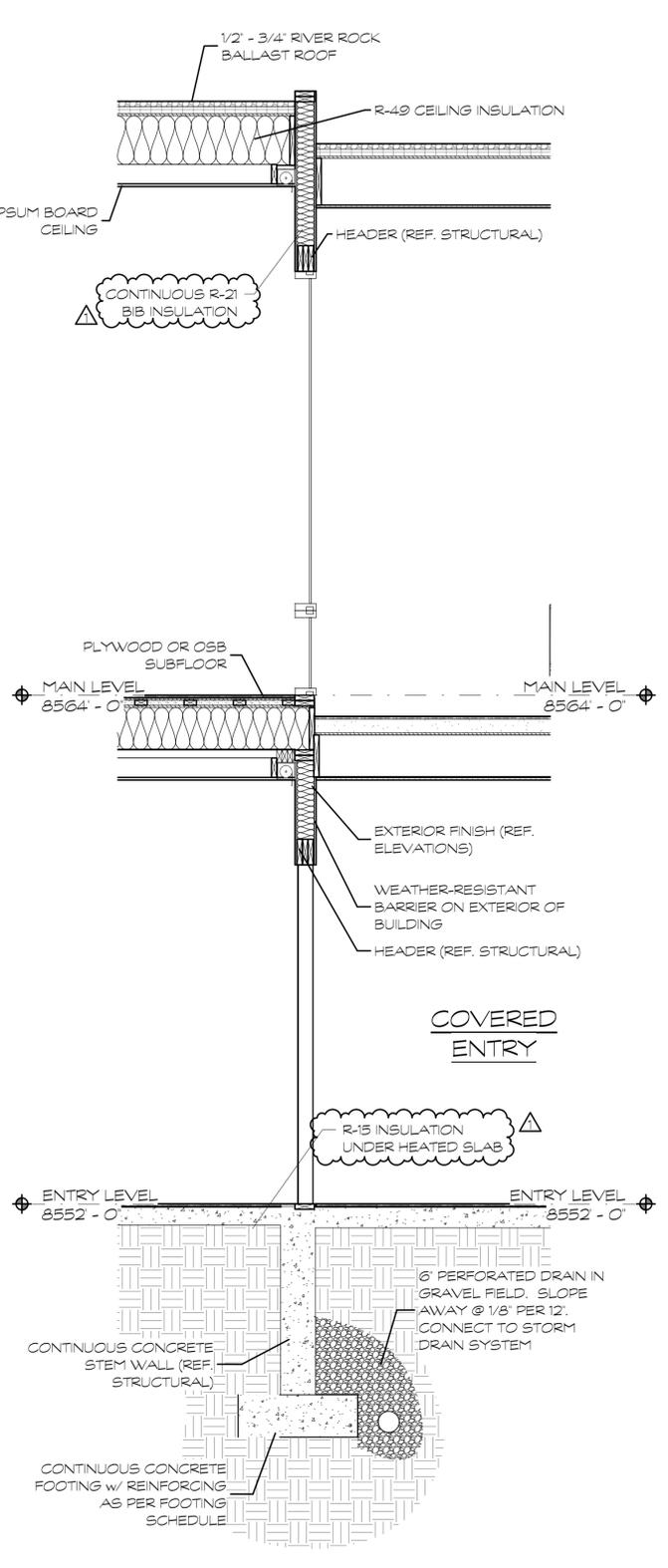
A3.7



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



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



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

# ROOF NOTES



29 SEPTEMBER 2017

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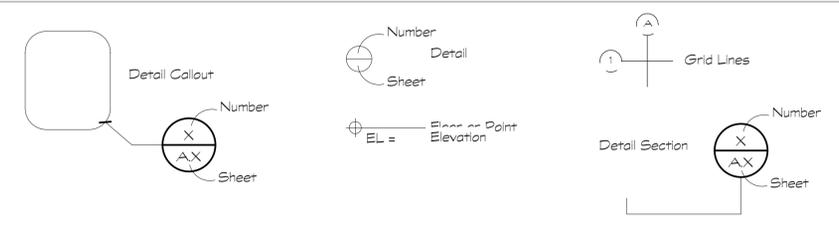
THE ARCHITECT AND SPECIFICATIONS SHALL BE THE BASIS FOR THE DESIGN AND CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY THE ARCHITECT AND THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY THE ARCHITECT AND THE OWNER.

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 G24.27
			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 CORNERS.  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 R703.6
			8	ALL EXPOSED FLASHING, COUNTER FLASHING, DRP FLASHING, ETC. TO BE PAINTED, FINISHED METAL.	
			9	ALL VAULTED CEILINGS TO RECEIVE INSULATION AS PER A.O.D WITH UNVENTED INSULATION SYSTEM AS PER DETAILS.	
			10	METAL ROOFING SYSTEM TO BE FLAT SEAM ROOFING SYSTEM, PROVIDE FLASHING TRIM AS PER NOTES AND RC ROOFING AND RELATED ITEMS TO BE INSTALLED AS PER MANUFACTURE ROOFING TO BE INSTALLED COVER 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 R305.6.6
			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 LOCK.	

	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:
- THE UNVENTED ATTIC SPACE IS COMPLETELY CONTAINED WITHIN THE BUILDING THERMAL ENVELOPE.
  - NO INTERIOR VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY.
  - 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.
  - 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.
  - EITHER ITEM'S 5.1, 5.2 OR 5.3 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING.
    - AIR-IMPERMEABLE INSULATION ONLY. INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
    - AIR-IMPERMEABLE INSULATION ONLY. IN ADDITION TO THE AIR-IMPERMEABLE 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.
    - 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.

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

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

**A4.0**



29 SEPTEMBER 2017

REVISIONS

THE WORK SHOWN AND SPECIFICATIONS ARE THE SOLE PROPERTY OF THE ARCHITECT. THE ARCHITECT'S RESPONSIBILITY IS TO DESIGN AND SPECIFY THE WORK SHOWN AND SPECIFICATIONS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S WORK IS LIMITED TO THE DESIGN AND SPECIFICATIONS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S WORK IS LIMITED TO THE DESIGN AND SPECIFICATIONS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

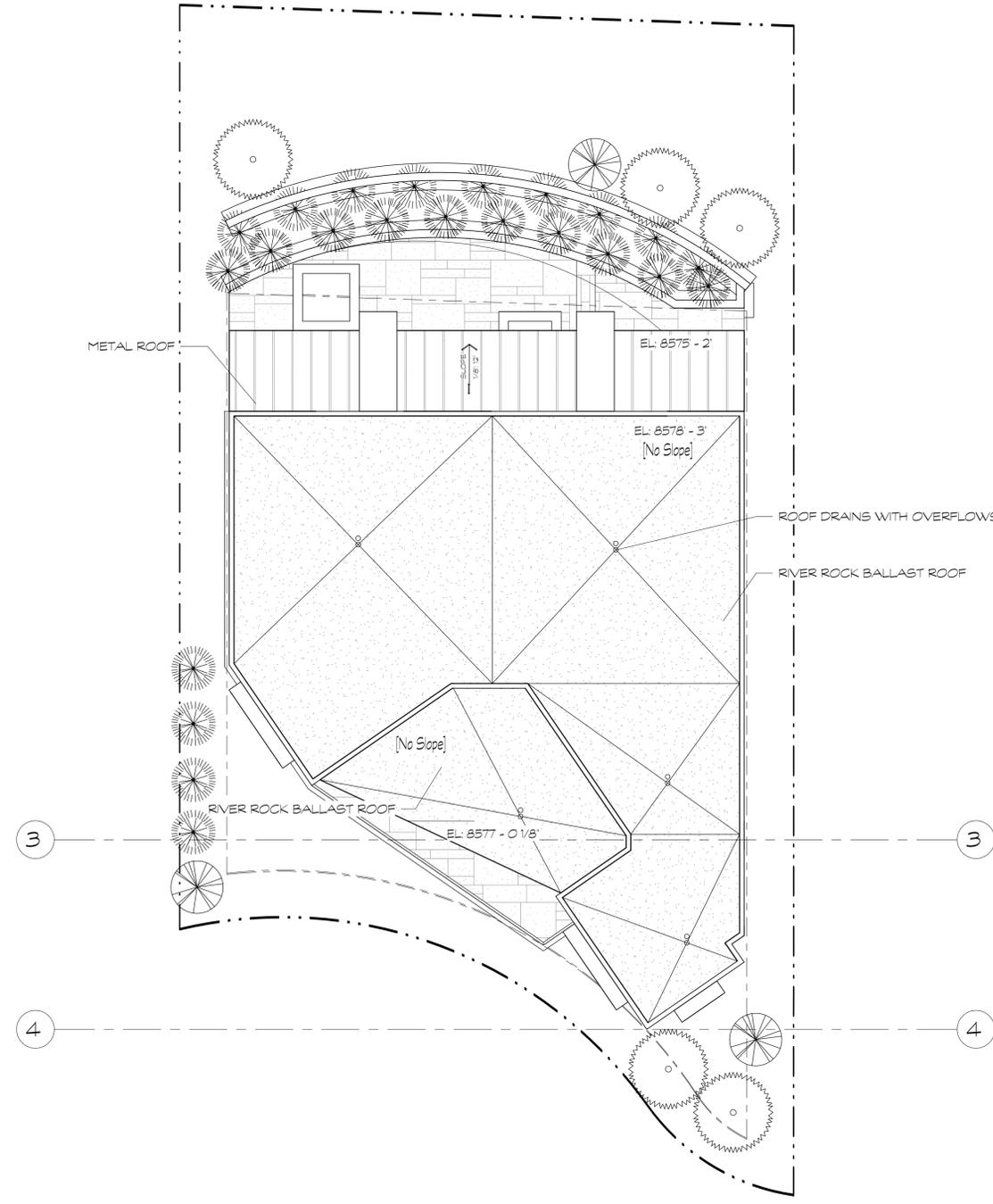
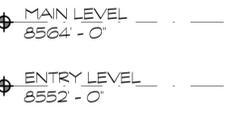
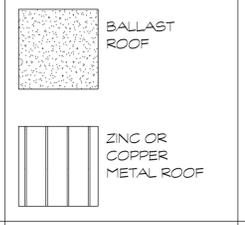
FIELD VERIFY DIMENSIONS AND T.O.P. W/ FLOOR PLANS AND ELEVATIONS

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

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

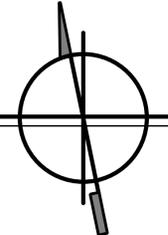
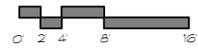
CONTRACTOR TO ENSURE ADEQUATE INSTALLATION OF HEAT TAPE AT ALL DRAINS, DOWNSPOUTS, & GUTTER LOCATIONS

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



ROOF PLAN

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



A NEW DESIGN FOR:  
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A4.1

# REFLECTED CEILING NOTES



29 SEPTEMBER 2017

REVISIONS

THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE THE CLIENT WITH A SET OF ARCHITECTURAL DRAWINGS THAT COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. THE ARCHITECT DOES NOT WARRANT THAT THE DRAWINGS ARE COMPLETELY ACCURATE OR THAT THEY WILL BE INTERPRETED CORRECTLY. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE DRAWINGS AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS THAT ARE NOT SHOWN ON THE DRAWINGS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE DRAWINGS THAT ARE NOT SHOWN ON THE DRAWINGS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS THAT RESULTS FROM THE USE OF THE DRAWINGS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY COSTS INCURRED BY THE CLIENT AS A RESULT OF THE USE OF THE DRAWINGS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS TO THE PROJECT THAT ARE NOT SHOWN ON THE DRAWINGS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY OTHER MATTERS THAT ARE NOT SHOWN ON THE DRAWINGS.

NO.	DESCRIPTION	CODE REF.	ELECTRICAL LEGEND			MATERIALS																																																								
10	PROVIDE MIN. 4 MIL POLYETHYLENE OVER INSULATION AT ALL EXTERIOR WALLS, FLOOR AND CEILING CONDITIONS.	IRC R316 IECC-502.1.1	⊕	SINGLE POLE TOGGLE SWITCH	BL	STEP LIGHT	CONCRETE																																																							
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)		⊕ <sub>3</sub>	THREE WAY TOGGLE SWITCH	△	DIRECTIONAL CEILING LIGHT FIXTURE	FINISH WOOD																																																							
			⊕ <sub>4</sub>	FOUR WAY TOGGLE SWITCH	⊕	CEILING MOUNTED LIGHT FIXTURE	STONE (SECTION)																																																							
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/ SM. CONSTRUCTION.	IRC R807 IRC M1305.1.3	⊕ <sub>D</sub>	DIMMER TOGGLE SWITCH	⊕	SUSPENDED PENDANT LIGHT FIXTURE	STONE WINDOW SILL																																																							
			⊕ <sub>3D</sub>	THREE WAY DIMMER SWITCH	HO	INDOOR WALL SCONCE	WOOD FRAMING																																																							
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	⊕ <sub>G</sub>	GARAGE DOOR OPENER	HQ <sub>WP</sub>	OUTDOOR WALL SCONCE (WATERPROOF)	WOOD WINDOW SILL																																																							
			⊕ <sub>VP</sub>	10 VOLT DUPLEX OUTLET	⊗	EXHAUST FAN	WOOD WINDOW SILL																																																							
14	<p>ROOF AND UNDER FLOOR VENTILATION SHALL MEET THE FOLLOWING REQUIREMENTS:</p> <p>UNDER FLOOR AREAS SHALL BE VENTILATED BY OPENINGS INTO THE UNDER FLOOR AREA WALLS. SUCH OPENINGS SHALL HAVE A NET AREA OF NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER FLOOR AREA. ONE SUCH VENTILATION OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING. THE OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/8" INCH IN DIMENSION OR OTHER APPROVED MATERIALS AS PER IRC TWO REFERENCE OF EXCEPTIONS ARE AS FOLLOWS:</p> <p>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.</p> <p>UNDER FLOOR AREAS VENTILATED BY AN APPROVED MECHANICAL MEANS AT A RATE OF 10 CFM FOR EACH 50 SQUARE FEET OF UNDER FLOOR SPACE, CONTINUOUSLY OPERATED, AND THE GROUND SURFACE IS COVERED WITH AN APPROVED BARRIER.</p> <p>ROOF VENTILATION ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING IS 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 1/300 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.</p> <p>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 PERM VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF THE CEILING.</p>	IRC R408 IRC R806 IRC R408.2  IRC R408.2 EXCEPTION (2)  IRC R408.2 EXCEPTION (4)  IRC R806	⊕ <sub>FLOOR</sub>	10 VOLT FLOOR DUPLEX OUTLET	DB	DOORBELL	<b>FINISH SCHEDULE</b> <table border="1"> <thead> <tr> <th>MARK</th> <th>MATERIAL</th> <th>DESCRIPTION</th> <th>DETAIL</th> <th>REMARKS</th> </tr> </thead> <tbody> <tr> <td>C-1</td> <td>5/8" TYPE X GYPSUM BOARD</td> <td>1 HOUR FIRE SEPARATION</td> <td></td> <td></td> </tr> <tr> <td>C-2</td> <td>5/8" GYPSUM BOARD</td> <td>LEVEL 4 DRYWALL</td> <td></td> <td></td> </tr> <tr> <td>C-3</td> <td>WOOD (DECK)</td> <td>EXPOSED DECK FRAMING SYSTEM</td> <td></td> <td></td> </tr> <tr> <td>C-4</td> <td>STONE</td> <td>STONE VENEER AS PER EXTERIOR</td> <td></td> <td></td> </tr> <tr> <td>C-5</td> <td>WOOD (TIMBER)</td> <td>EXPOSED TIMBER BEAM FRAMING</td> <td></td> <td></td> </tr> <tr> <td>C-6</td> <td>WOOD (EAVE/SOFFIT)</td> <td>4' CLEAR 24 GRIT SOFFIT</td> <td></td> <td></td> </tr> <tr> <td>C-7</td> <td>WOOD</td> <td>4' CLEAR 24 GRIT CEILING</td> <td></td> <td></td> </tr> <tr> <td>C-8</td> <td>GYPSUM / SOUND BOARD</td> <td>1/2" GYPSUM BOARD FINISH OVER 1/2" HOMOSOTE 440 SOUND BOARD</td> <td></td> <td></td> </tr> <tr> <td>C-9</td> <td>NO FINISH</td> <td>EXPOSED STRUCTURAL FRAMING SYSTEM</td> <td></td> <td></td> </tr> <tr> <td>C-10</td> <td>FIBER CEMENT GLASS MAT BACKER ON EA.</td> <td>FIBEROCK BRAND TILE BACKBOARD OR EQUIVALENT</td> <td></td> <td>IN TILED TUB SHOWER AND STEAM AREAS</td> </tr> </tbody> </table>	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
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⊕ <sub>L2</sub>	10 VOLT DUPLEX OUTLET (442' ABOVE FINISHED FLOOR)	△	TELEPHONE OUTLET (CAT 5E WIRING)																																																											
⊕ <sub>WP</sub>	10 VOLT DUPLEX WATERPROOF RAFTER OUTLET	N	MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRING) W/ (4) PORT OUTLET																																																											
⊕ <sub>WP</sub>	10 VOLT DUPLEX WATERPROOF RAFTER OUTLET	TV	TELEVISION ANTENNA/CABLE OUTLET																																																											
⊕ <sub>4</sub>	10 VOLT FOURPLEX OUTLET	SP	AUDIO SPEAKER																																																											
⊕	10 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																																																											
⊕	10 VOLT SPECIALTY OUTLET	⊕	DISPOSAL																																																											
⊕	220 VOLT OUTLET	⊕	LANDSCAPE BOLLARD LIGHT																																																											
⊕	SMOKE DETECTOR W/ BATTERY BACK-UP	⊗	CEILING MOUNTED FAN AND LIGHT FIXTURE																																																											
⊕	CARBON MONOXIDE DETECTOR	⊗	WALL MOUNT FIXTURE																																																											
⊕	RECESSED CAN (FIXTURE & TRIM AS PER SCHEDULE)	⊕	UNDER CABINET HALOGENS (24")																																																											
⊕	RECESSED CAN (CLOSET) (TRIM W/ DIFFUSER AS PER SCHEDULE)	⊕	INFRATECH DUAL ELEMENT INFRARED HEATER																																																											
⊕	RECESSED CAN (WET LOCATION) (TRIM W/ DIFFUSER AS PER SCHEDULE)	⊕	TRACK LIGHTING																																																											
⊕	RECESSED CAN (OUTDOOR IN SOFFIT) (TRIM W/ DIFFUSER AS PER SCHEDULE)	⊕	2 STRIP FLUORESCENT FIXTURE																																																											
⊕	RECESSED CAN (OUTDOOR IN EXPOSED SOFFIT) (TRIM W/ DIFFUSER AS PER SCHEDULE)	⊕	2 X 2 FLUORESCENT FIXTURE																																																											
⊕	WALL WASH RECESSED CAN (FIXTURE & TRIM AS PER SCHEDULE)	⊕	4 STRIP FLUORESCENT FIXTURE																																																											
⊕	CORNER WASH RECESSED CAN (FIXTURE & TRIM AS PER SCHEDULE)	⊕	2 X 4 FLUORESCENT FIXTURE																																																											
⊕	LOW VOLTAGE RECESSED CAN (FIXTURE & TRIM AS PER SCHEDULE)	⊕	CEILING FIRE SPRINKLER HEAD TYCO LF2																																																											
⊕	WATERPROOF EXTERIOR UPLIGHT (COORDINATE W/ ARCHITECT)	⊕																																																												
⊕	WATERPROOF RECESSED PATO UPLIGHTS (COORDINATE W/ ARCHITECT)	⊕																																																												
⊕	SPRINKLER HEAD TYCO LF2	⊕																																																												

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C-10	FIBER CEMENT GLASS MAT BACKER ON EA.	FIBEROCK BRAND TILE BACKBOARD OR EQUIVALENT		IN TILED TUB SHOWER AND STEAM AREAS

**SYMBOLS**

Number  
Detail  
Sheet

EL = Elevation  
Elevation

Grid Lines

Detail Section

Detail Callout

Ceiling Tag

Ceiling Height Above Finished Floor

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 STAR CONDITIONS (1 HR. FIRE RATING).	
4	CONTRACTOR TO ASSURE THAT ALL UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF LANDINGS AND STAIRS, BALCONES 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	PROVIDE 8'-8" MIN. HEAD CLEARANCE BY MEASURING FROM A PLANE PARALLEL AND TANGENT TO STARWAY 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 A.O.C.	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

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

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

**A5.0**

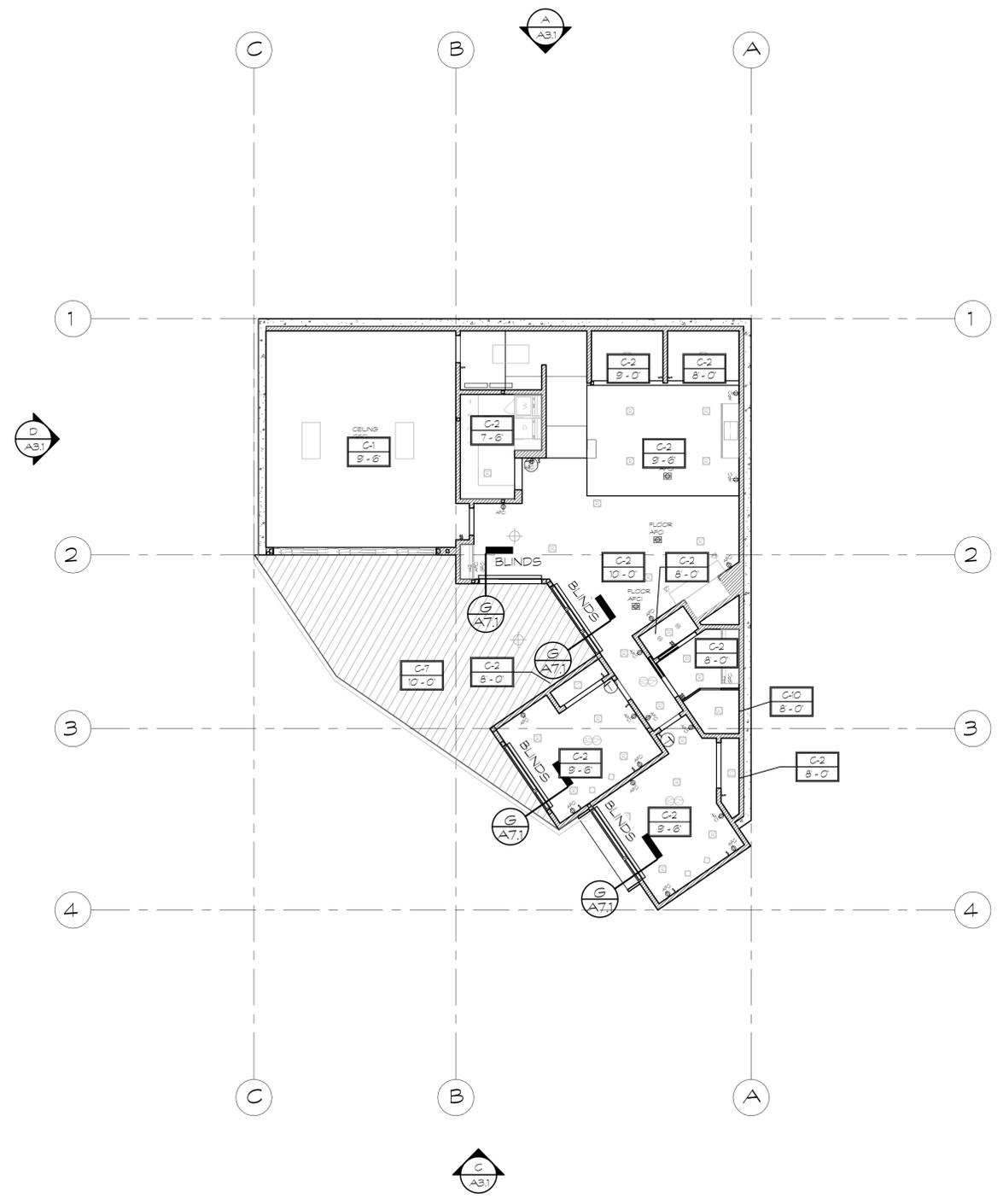


29 SEPTEMBER 2017  
REVISIONS

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8452 E SPRING PARK  
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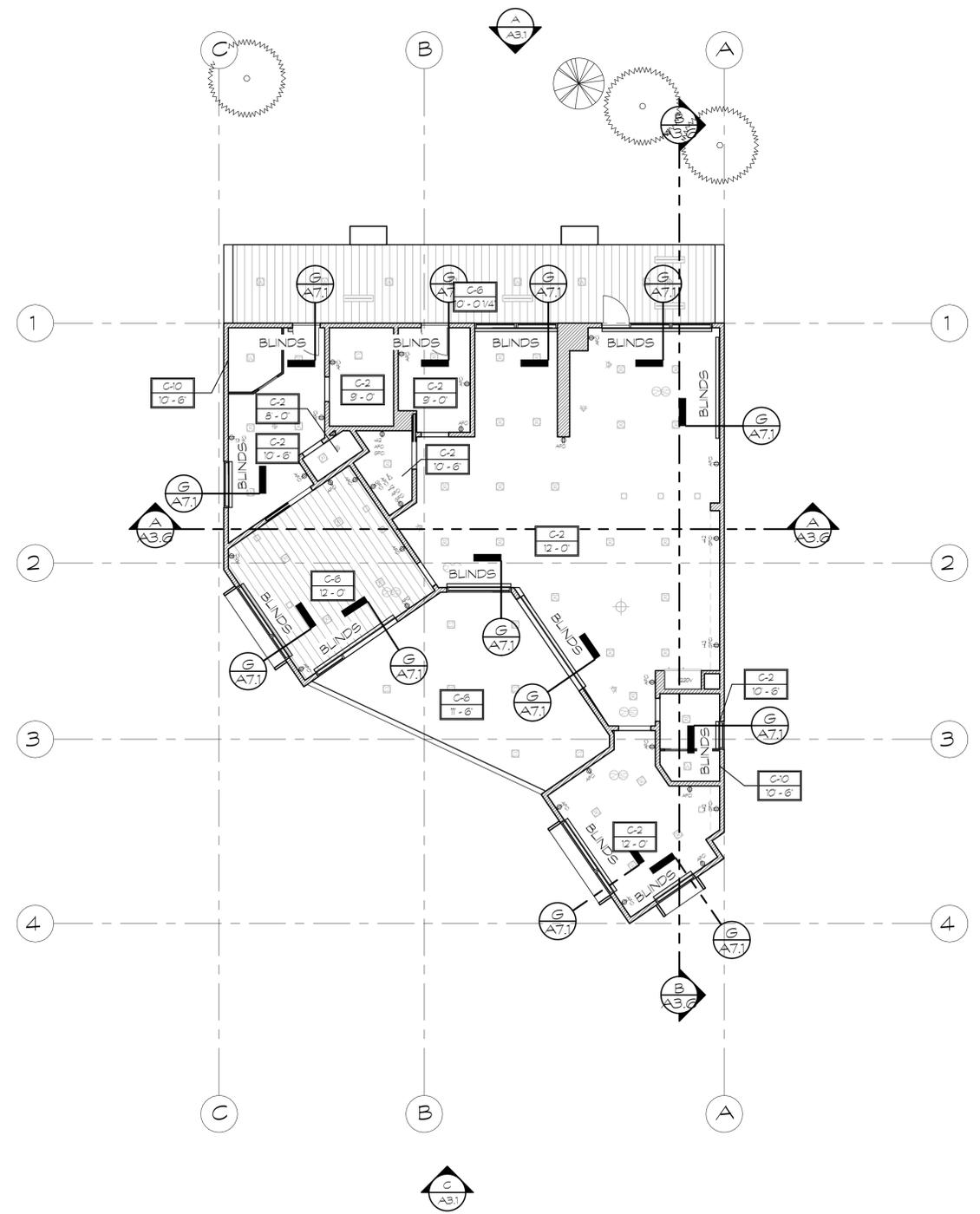
1 MAIN LEVEL REFLECTED CEILING SECTION  
SCALE: 1/8" = 1'-0"  
0 1 2 4 8

A5.1



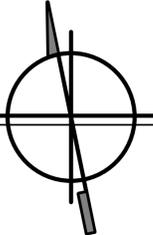
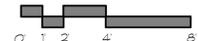
29 SEPTEMBER 2017  
REVISIONS

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UPPER LEVEL REFLECTED CEILING  
**PLAN**

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



A NEW DESIGN FOR:  
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WEBER COUNTY, UT

**UP WALL**  
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**A5.2**







29 SEPTEMBER 2017

REVISIONS

THE ARCHITECT AND ARCHITECTURE FIRM ARE NOT PROVIDING CONTRACT ADMINISTRATION SERVICES. THE ARCHITECT AND ARCHITECTURE FIRM SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR THE PERFORMANCE OF THE CONTRACTOR. THE ARCHITECT AND ARCHITECTURE FIRM SHALL NOT BE RESPONSIBLE FOR THE OBTAINING OF PERMITS OR THE ENFORCEMENT OF ANY APPLICABLE CODES OR REGULATIONS. THE ARCHITECT AND ARCHITECTURE FIRM SHALL NOT BE RESPONSIBLE FOR THE OBTAINING OF PERMITS OR THE ENFORCEMENT OF ANY APPLICABLE CODES OR REGULATIONS. THE ARCHITECT AND ARCHITECTURE FIRM SHALL NOT BE RESPONSIBLE FOR THE OBTAINING OF PERMITS OR THE ENFORCEMENT OF ANY APPLICABLE CODES OR REGULATIONS.

SAVING SPACES PARK  
WEBER COUNTY, UT

A NEW DESIGN FOR:  
LOT 75R POWDER MOUNTAIN

UP WALL DESIGN  
D E S I G N

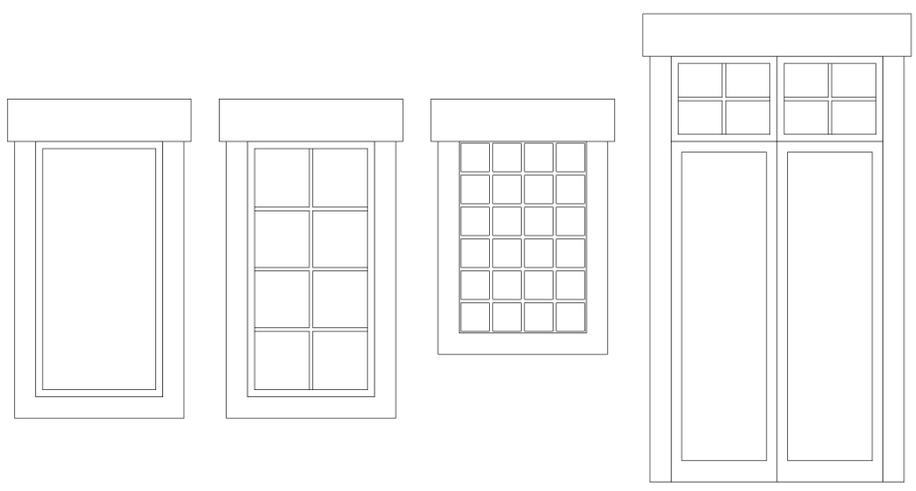
1930 S. 1100 E. S.L.C. UT 84106  
(801)485-0708

A6.2

DESCRIPTION

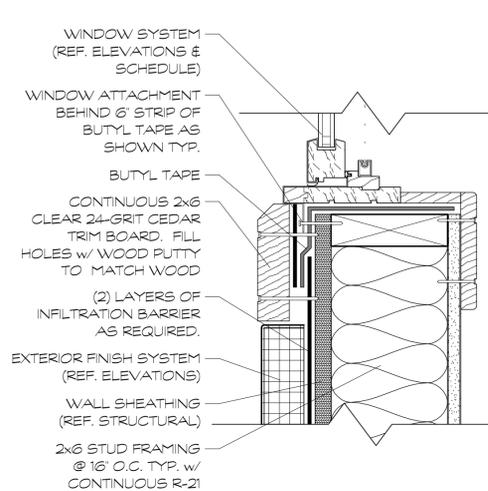
CODE

1. SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS AND SHALL MEET THE FOLLOWING REQUIREMENTS: EACH PANE OF GLASS INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PERMANENTLY IDENTIFIED BY MANUFACTURER, DESIGNATING THE TYPE, THICKNESS AND SAFETY GLAZING STANDARD. THE LABEL SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC FRED, OR EMBOSSED ON GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED. PROVIDE SAFETY GLAZING IN ALL DOORS INCLUDING SIDE HINGED DOORS, SLIDING DOORS, SLIDING PANELS, SHIELD DOORS, STOP OR DOOR OR 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. 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. 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. 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. 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 RC R308.4 (EXCEPTIONS) RC R308.4 (1,2,3,5,6) RC R308.4 (5) RC R308.4 (3) RC R308.4 (4) RC R308.4 (5) RC R308.4 (7)
2. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL MEET THE FOLLOWING REQUIREMENTS: BASEMENTS WITH HABITABLE SPACES SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR DOOR OR ACCESS TO AN ADJOINING BEDROOM WITH AN EMERGENCY ESCAPE AND RESCUE WINDOW. BASEMENTS WITH SLEEPING ROOMS SHALL EACH HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR DOOR. ALL EMERGENCY OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING AREA OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". EMERGENCY OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS. 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. WINDOW WELLS REQUIRED FOR ESCAPE OR RESCUE SHALL HAVE HORIZONTAL DIMENSIONS THAT ALLOW THE DOOR OR WINDOW TO BE FULLY OPENED. THE HORIZONTAL DIMENSION FOR THE WINDOW WELL SHALL PROVIDE A MINIMUM NET CLEAR AREA OF 9 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. 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 RC R310.1 RC R310.2 RC R310.3 RC R310.4 RC R310.1 RC R310.2 RC R310.21 RC R310.4
3. WINDOWS TO BE WOOD WITH ALUMINUM CLAD EXTERIOR. WINDOW FRAMES AT EXTERIOR TO BE EXTENDED ALUMINUM CLAD AND SASH TO BE EXTENDED ALUMINUM OR ROLLED FORM GLAD. EXTERIOR CLAD PAINT FINISH TO MEET AIA 2600S SPECIFICATIONS (70% KYNAR). COLOR AS PER OWNER AND ARCHITECT. INTERIOR WOOD FINISH TO BE STAIN GRADE FR. PROVIDE DOUBLE PANE INSULATED LOW E GLAZING. PROVIDE SPACER BARS WHERE SDLS ARE USED. PROVIDE SCREENS AND HARDWARE FOR ALL OPERABLE UNITS. EXPOSED HARDWARE TO HAVE OIL RUBBED BRONZE FINISH. ALL HARDWARE TO HAVE MULTI-POINT LOCKING SYSTEM. ALL FIXED GLASS TO BE SASH SET. WINDOW SUPPLIER TO FIELD VERIFY ALL WINDOW ROUGH OPENINGS BEFORE ORDERING AND VERIFY THAT THEIR WINDOWS WILL MEET LIGHT, VENTILATION AND EGRESS REQUIREMENTS. PROVIDE TEMPERED GLASS WHERE REQUIRED. WINDOW MANUFACTURERS TO PROVIDE WARRANTY INFORMATION FOR GLAZING, WOOD COMPONENTS, HARDWARE, CLADDING, AND EXTERIOR PAINT FINISH (ADHESION, CHALK AND FACE) IN THEIR PROPOSAL. PROVIDE 24-GAUGE DRIP FLASHING OVER INSULATION SEALER AT ALL SHM 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.	IRC R308 RC R310
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

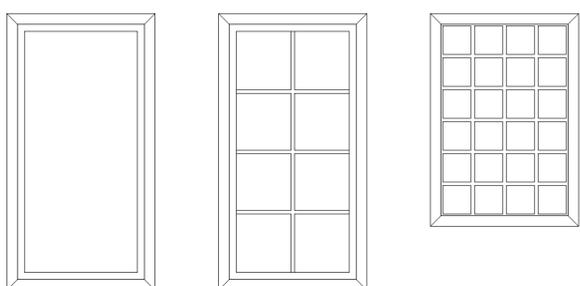


TYPICAL WINDOW TYPICAL WINDOW W/ SDL TYPICAL BLOCK WINDOW TYPICAL GLASS DOUBLE DOOR w/ TOPLIGHTS (SDL)

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

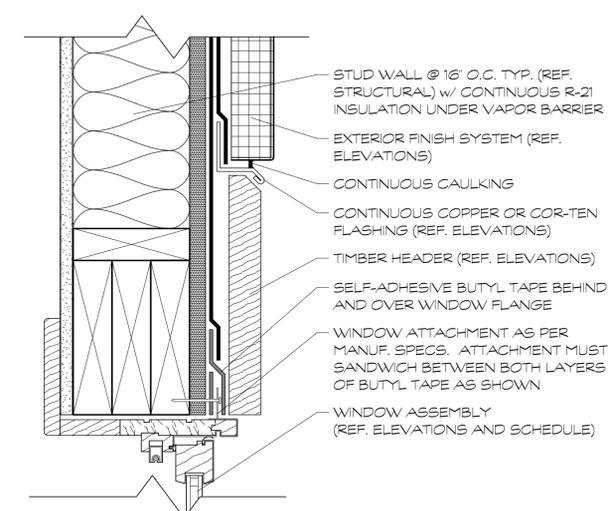


C WINDOW JAMB DETAIL SCALE 3/4" = 1'-0"

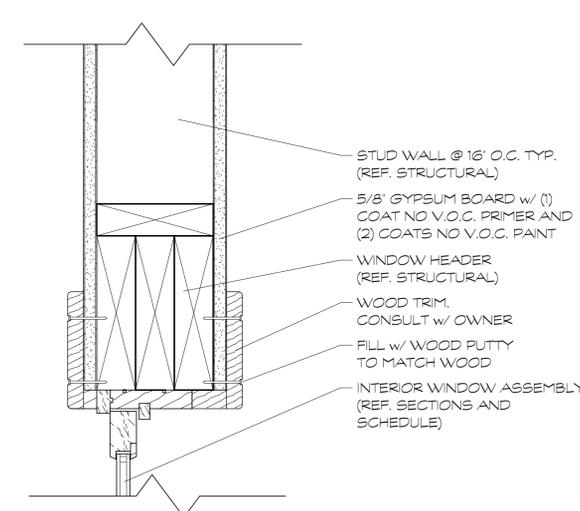


TYPICAL WINDOW TYPICAL WINDOW W/ SDL TYPICAL BLOCK WINDOW

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

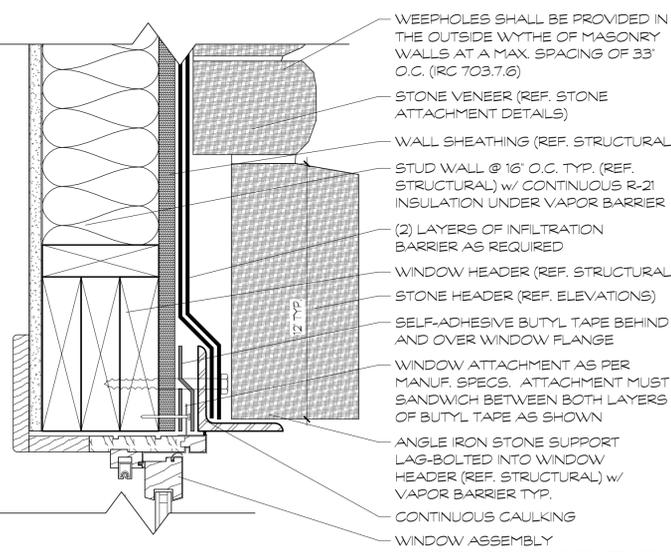


G WINDOW HEADER DETAIL (WOOD EXT.) SCALE 3/4" = 1'-0"

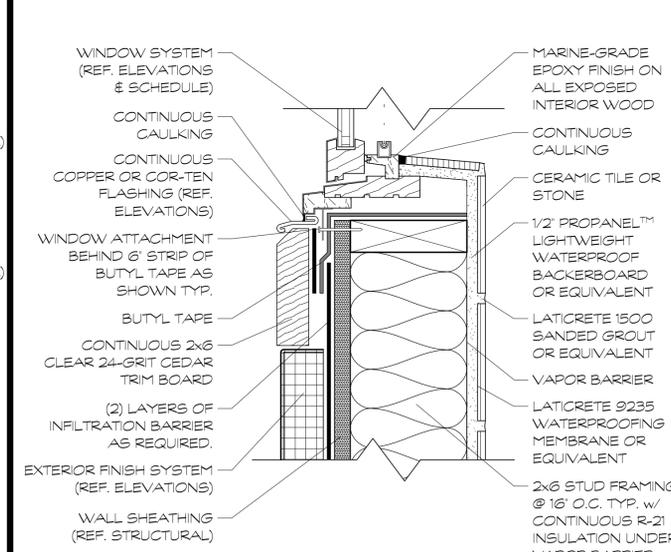


D WINDOW HEADER DETAIL (INT.) SCALE 3/4" = 1'-0"

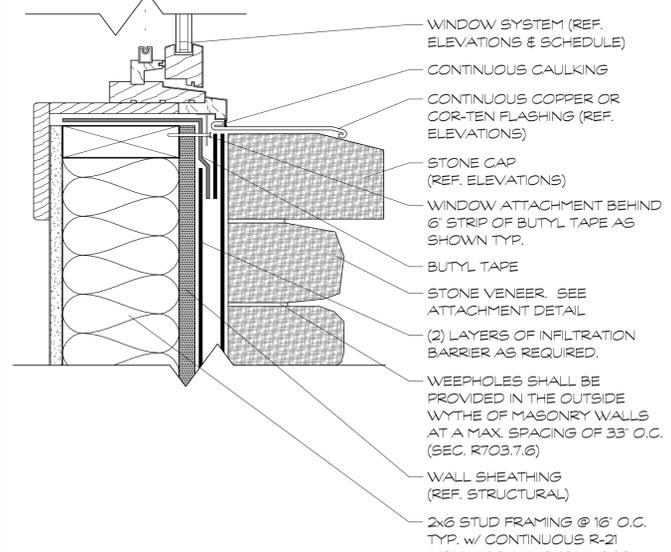
A WINDOW DETAIL NOTES SCALE 1/2" = 1'-0"



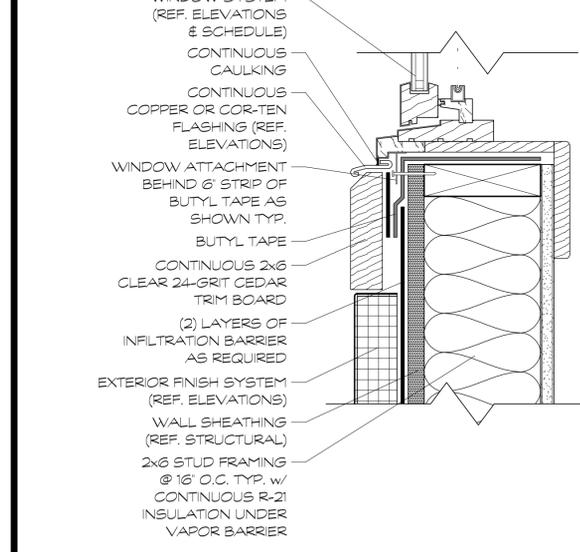
K STONE HEADER DETAIL SCALE 3/4" = 1'-0"



H WINDOW SILL DETAIL (WET LOCATION) SCALE 3/4" = 1'-0"



E WINDOW SILL DETAIL (STONE EXT.) SCALE 3/4" = 1'-0"



B WINDOW SILL DETAIL (WOOD EXT.) SCALE 3/4" = 1'-0"



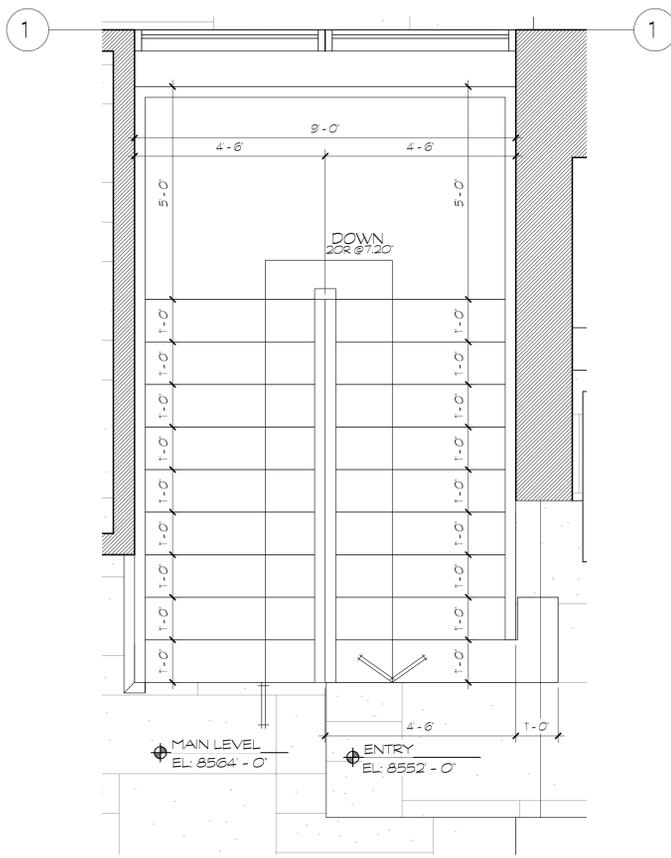
29 SEPTEMBER 2017

REVISIONS  
1 9/27/17

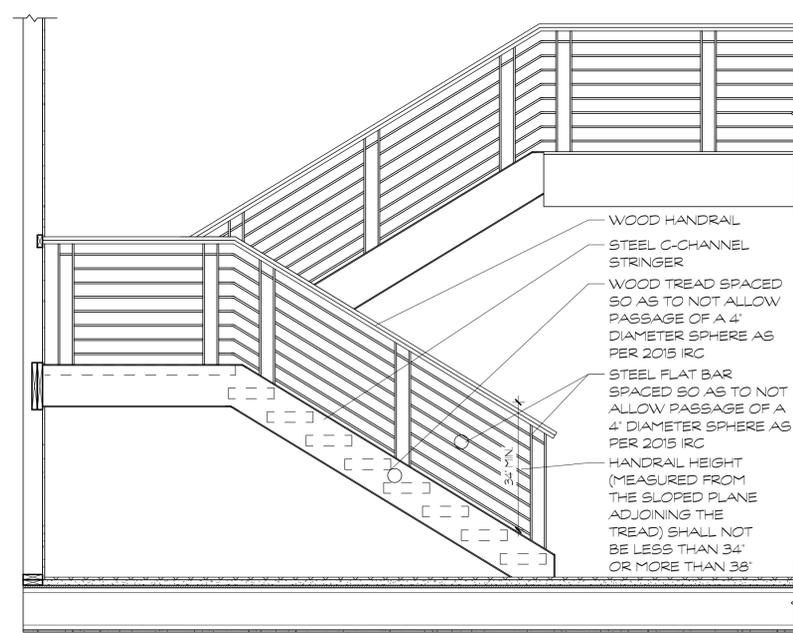
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A NEW DESIGN FOR:  
**LOT 75R POWDER MOUNTAIN**  
8452 E SPRING PARK  
WEBER COUNTY, UT

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, OR WINDING STAIRS, SEE SECTION 05110. THE MAXIMUM STAIR RISE SHALL NOT EXCEED 6 INCHES AND THE MINIMUM STAIR TREAD DEPTH SHALL BE 9 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS. THE GREATEST RISER HEIGHT OR TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. 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 SLOTTES PROTECTED ON THE ENCLOSED SIDE WITH MINIMUM 5/8" 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
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 3/8 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 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. 2x2 STRINGERS AT ALL STAIRWAY CONDITIONS. PROVIDE (3) STRINGERS MIN. IF TREAD IS CONSTRUCTED OF 3/4" MIN. PARTICLE BD.	IRC R311.7.4.1
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 R320
8. STAIR AND RAMPS REQUIRED TO MEET ACCESSIBILITY STANDARDS SHALL COMPLY WITH CHAPTER 11 OF THE INTERNATIONAL BUILDING CODE.	

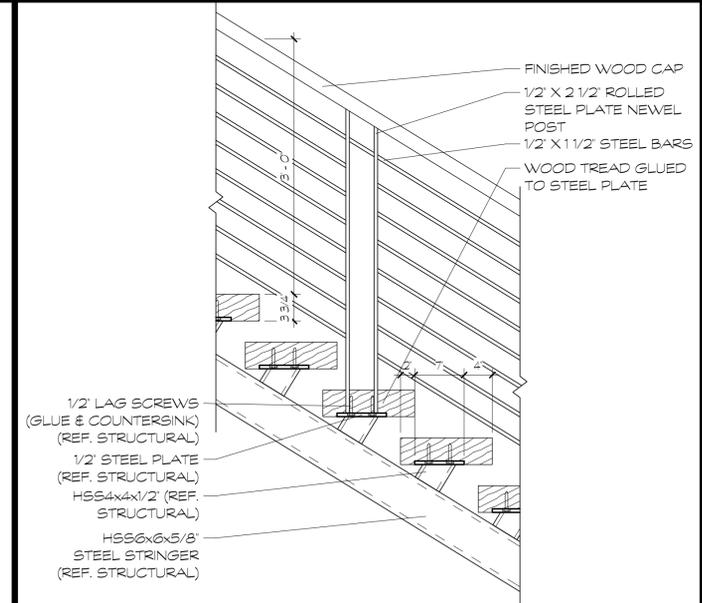


**D** MAIN TO ENTRY  
SCALE: 1/2" = 1'-0"



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

**A** STAIR GENERAL NOTES  
SCALE: 1/2" = 1'-0"



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

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

**A6.3**





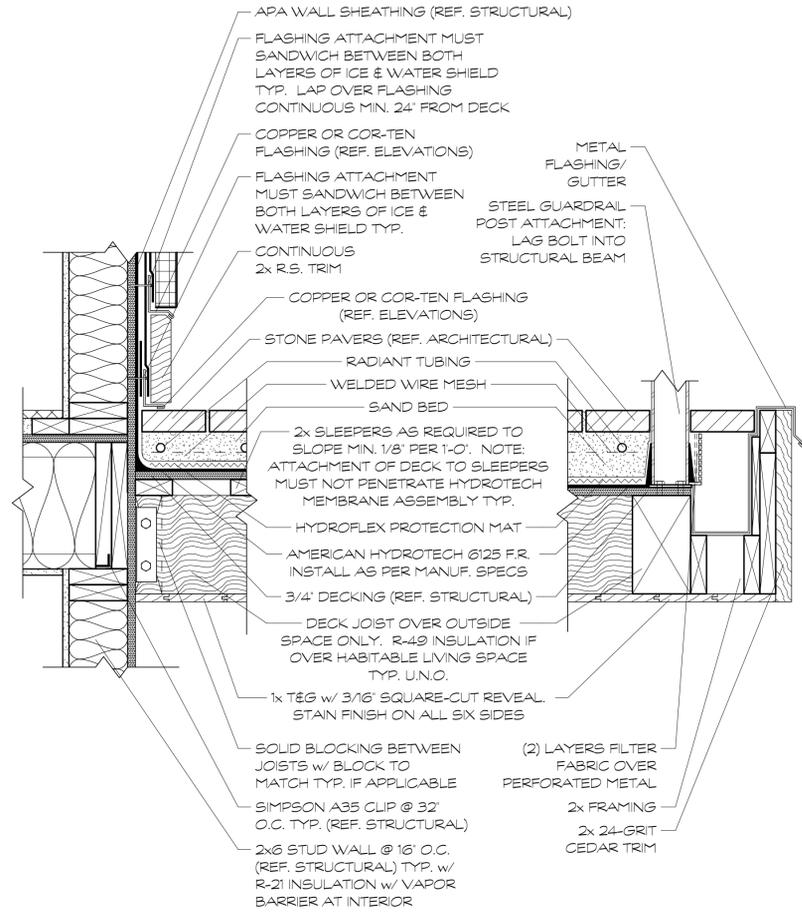
29 SEPTEMBER 2017  
REVISIONS

THE ARCHITECT HAS PREPARED THESE DRAWINGS AND SPECIFICATIONS FOR THE OWNER'S USE. THE ARCHITECT HAS NOT CONDUCTED A VISUAL CHECK OF THE CONSTRUCTION TO VERIFY THAT THE WORK HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THESE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT HAS NOT CONDUCTED A VISUAL CHECK OF THE CONSTRUCTION TO VERIFY THAT THE WORK HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THESE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT HAS NOT CONDUCTED A VISUAL CHECK OF THE CONSTRUCTION TO VERIFY THAT THE WORK HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THESE DRAWINGS AND SPECIFICATIONS.

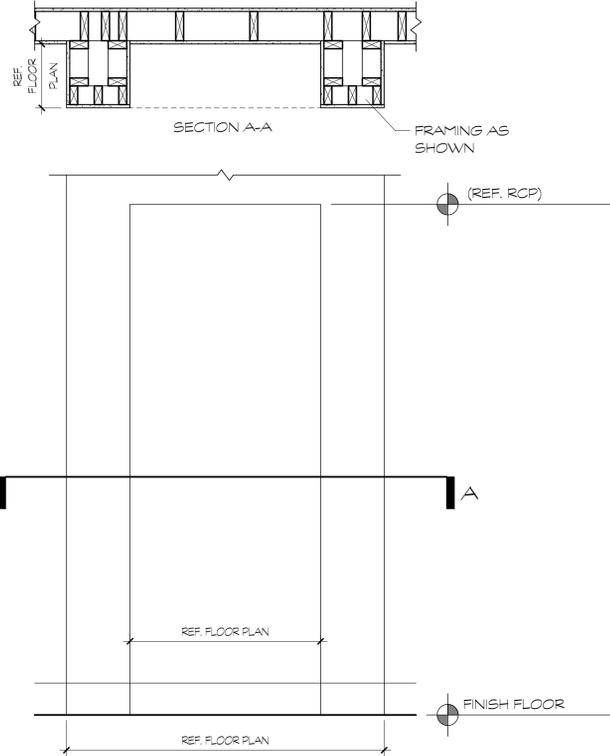
A NEW DESIGN FOR:  
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8452 E. SPRING PARK  
WEBER COUNTY, UT

**UP WALL**  
**DESIGN**  
1930 S. 1100 E. S.L.C. UT 84106  
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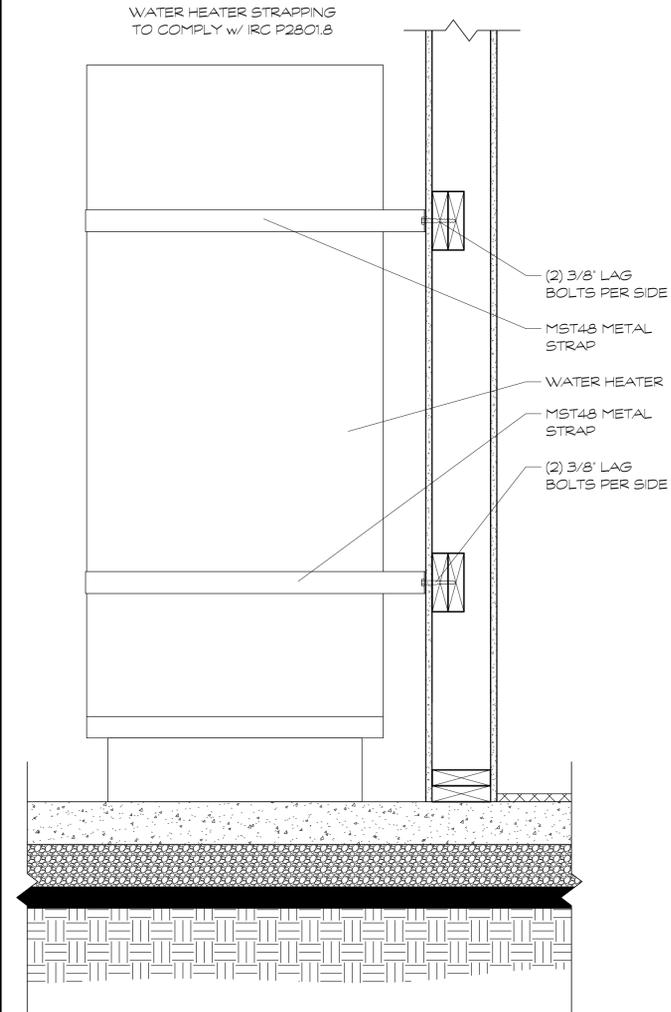
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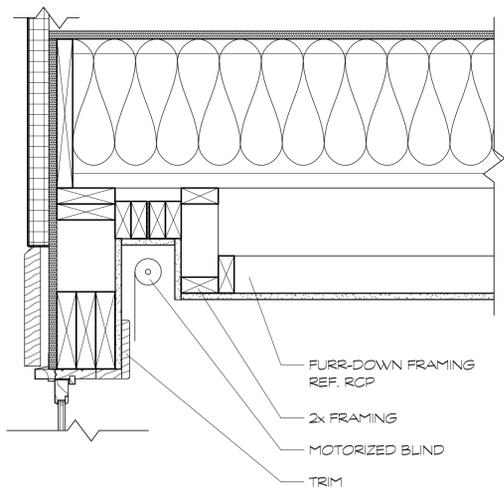
**E** WATERPROOF DECK FLASHING (PAVERS w/ SAND)  
SCALE: 1/2" = 1'-0"



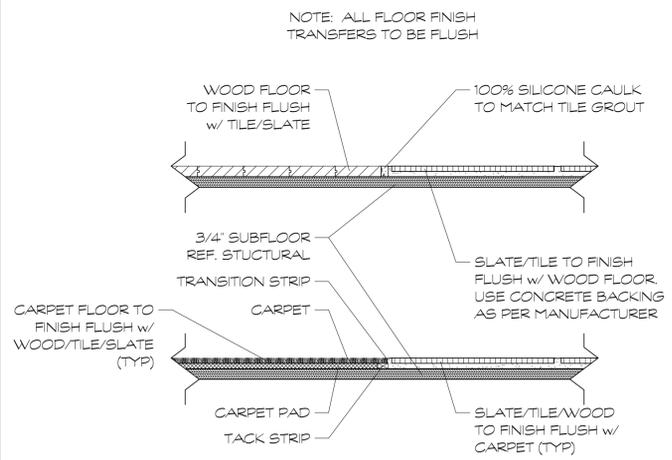
**C** NICHE DETAIL (TYP.)  
SCALE: 3/4" = 1'-0"



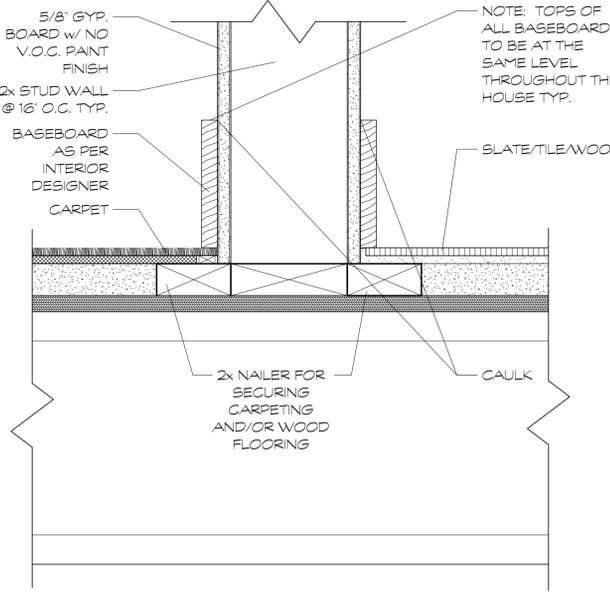
**A** WATERHEATER STRAP DETAIL  
SCALE: 1/2" = 1'-0"



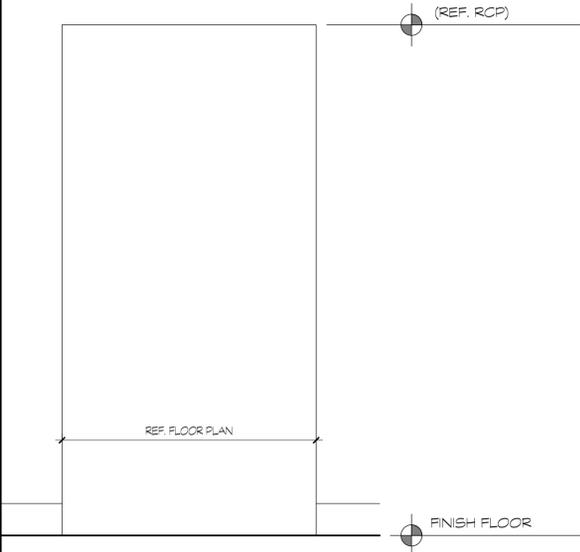
**G** RECESSED BLINDS FURR-DOWN CEILING  
SCALE: 1/2" = 1'-0"



**F** FLOOR TO FLOOR DETAIL (TYP.)  
SCALE: 2x



**D** BASEBOARD DETAIL (TYP.)  
SCALE: 2x



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



29 SEPTEMBER 2017

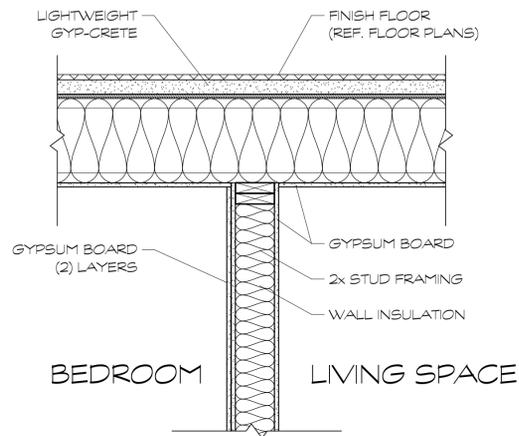
REVISIONS

THE ARCHITECT HAS PREPARED THESE DRAWINGS AND SPECIFICATIONS FOR THE OWNER'S USE. THE ARCHITECT HAS NOT PERFORMED A VISUAL CHECK OF THE CONSTRUCTION TO VERIFY THAT THE WORK WAS DONE IN ACCORDANCE WITH THESE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT HAS NOT PERFORMED A VISUAL CHECK OF THE CONSTRUCTION TO VERIFY THAT THE WORK WAS DONE IN ACCORDANCE WITH THESE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT HAS NOT PERFORMED A VISUAL CHECK OF THE CONSTRUCTION TO VERIFY THAT THE WORK WAS DONE IN ACCORDANCE WITH THESE DRAWINGS AND SPECIFICATIONS.

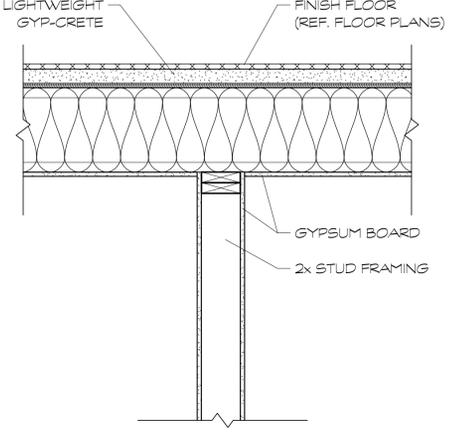
A NEW DESIGN FOR:  
**LOT 75R POWDER MOUNTAIN**  
 8452 E SPRING PARK  
 WEBER COUNTY, UT

**U P W A L L I N G**  
 D E S I G N  
 1930 S. 1100 E. S.L.C. UT 84106  
 (801)485-0708

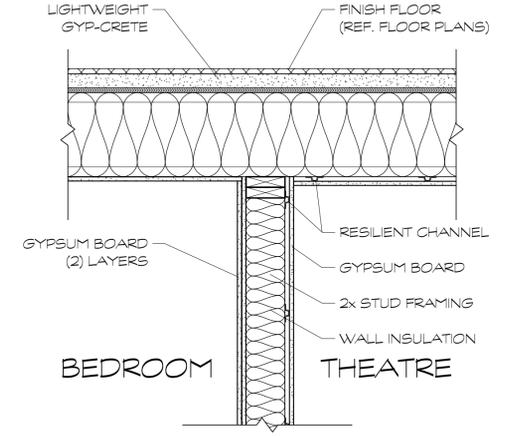
A7.2



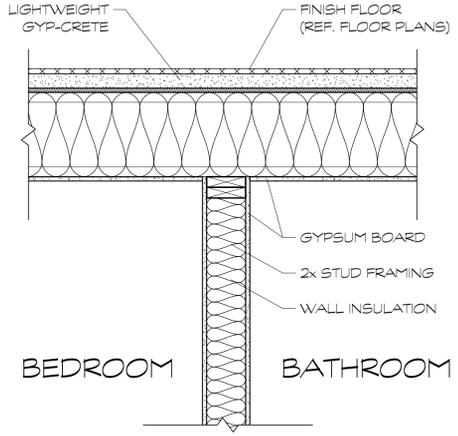
**C** PRIVACY WALL  
 SCALE 1/4"=1'-0"



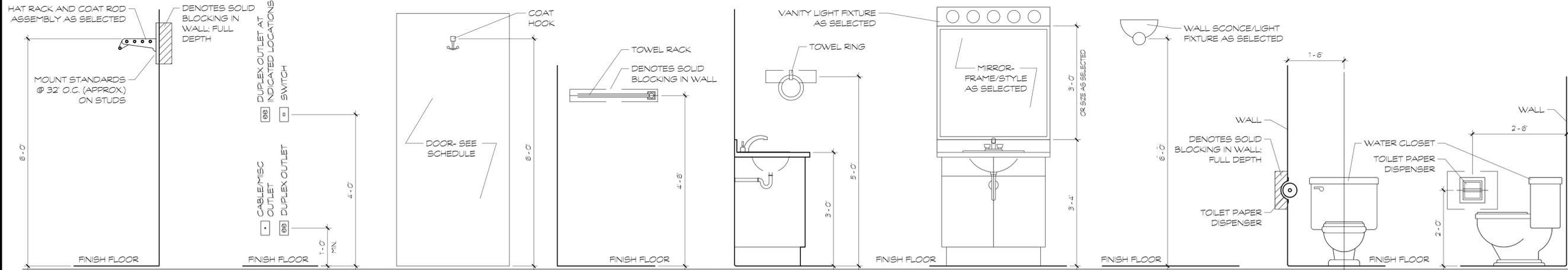
**A** BASIC WALL  
 SCALE 1/4"=1'-0"



**D** SOUNDPROOF WALL  
 SCALE 1/4"=1'-0"



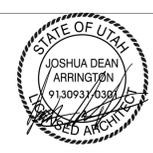
**B** INSULATED WALL  
 SCALE 1/4"=1'-0"



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



# MECHANICAL/PLUMBING NOTES



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REVISIONS

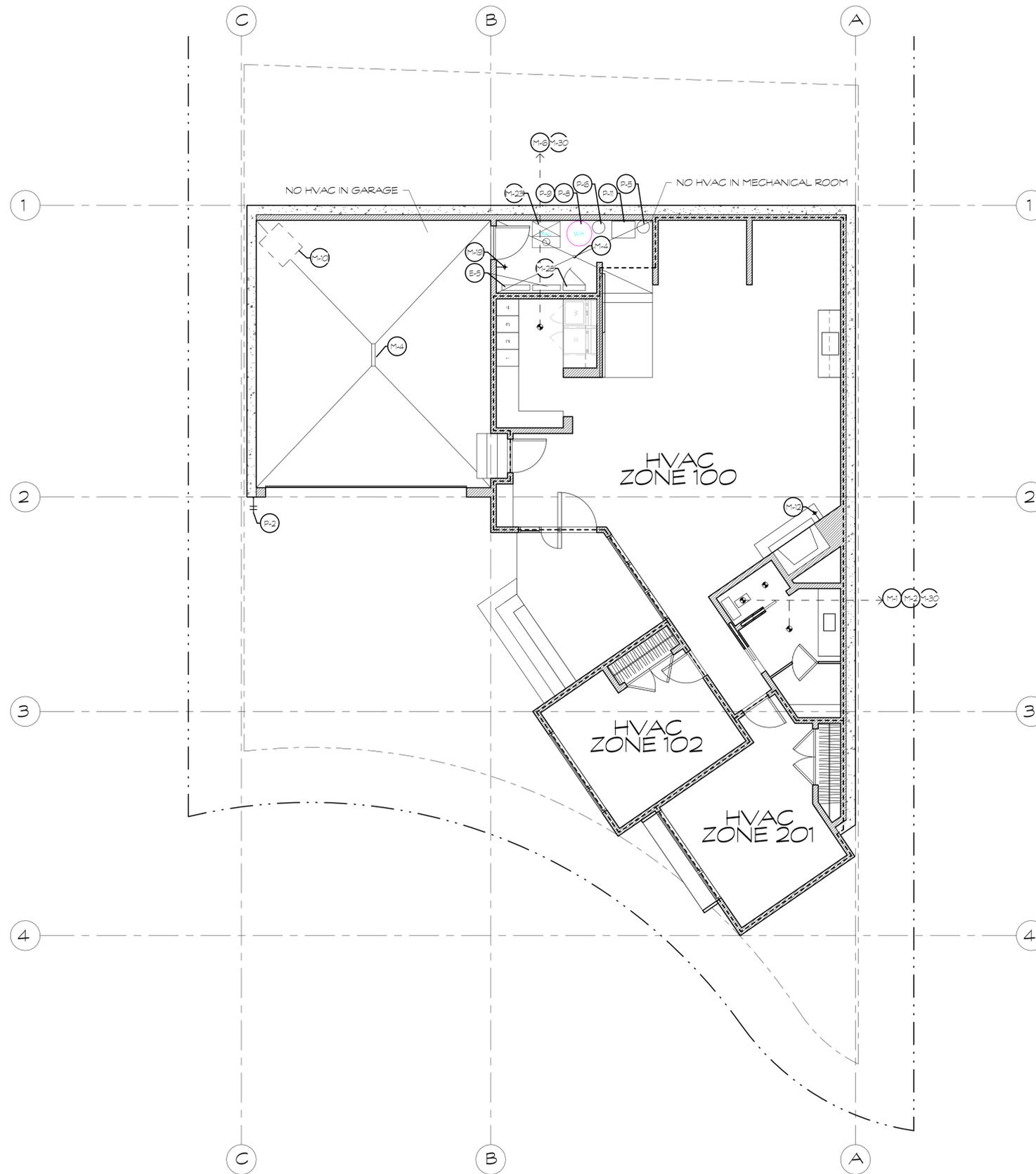
PLUMBING LEGEND			NO.	DESCRIPTION	CODE REF.	MECHANICAL LEGEND			
	HOSE BIB		M-17	THE OPENABLE WINDOW AREA IN BATHROOMS, WATER CLOSET COMPARTMENTS, AND OTHER SIMILAR ROOMS SHALL NOT BE LESS THAN 1/2 SQ. FT. UNLESS A MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 50 CFM FOR INTERMITTENT OPERATION OR 20 CFM FOR CONTINUOUS OPERATION PROVIDED.			FLOOR OR CEILING MOUNTED HVAC REGISTER		HVAC THERMOSTAT
	CEILING FIRE SPRINKLER HEAD TYCO LF2		M-18	ALL MECHANICAL SHAFTS TO HAVE MIN. 1 HR. FIRE RATING. CONDITIONS ALL SURFACES.			HVAC RETURN AIR REGISTER		EMERGENCY GAS SHUT OFF VALVE
<u>NO.</u>	<u>DESCRIPTION</u>	<u>CODE REF.</u>	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 BTUS/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		HYDRONIC HEATING MANIFOLD STATION		EXHAUST FAN
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 MANUFACTURER'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.	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		HVAC ZONE BOUNDARIES			
P-2	THE PLUMBING CONTRACTOR TO BE RESPONSIBLE FOR THE COMPLETE PLUMBING INSTALLATION AND PROVIDE A (1) YEAR WARRANTY AFTER OWNERS ACCEPTANCE.	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	<u>NO.</u>	<u>DESCRIPTION</u>	<u>CODE REF.</u>		
P-3	VISIT THE JOB SITE PRIOR TO BIDDING ON THE PROJECT TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND ANY INTERFERENCE.	M-22	CONDITIONED AIR SUPPLY IN CRAWL SPACE SHALL BE ABLE TO DELIVER AT A RATE OF 1.0 CFM FOR EACH SQ. FT. OF UNDERFLOOR AREA INCLUDING A RETURN AIR TO COMMON AREA. WALLS SHALL BE INSULATED AS PER N102.2.8	IRC 408.3 N102.2.8	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.			
P-4	CONTRACTOR TO ENSURE THAT THERE IS NO PLUMBING IN EXTERIOR WALLS.	M-23	PROHIBITED LOCATIONS: GAS PIPING SHALL NOT BE INSTALLED IN OR THROUGH A DUCTED SUPPLY, RETURN, EXHAUST, CLOTHES CHUTE, CHIMNEY, DUMBWATER, OR ELEVATOR SHAFT. GAS PIPING INSTALLED DOWNSTREAM OF THE POINT OF DELIVERY SHALL NOT EXTEND THROUGH ANY TOWNHOUSE UNIT OTHER THAN THE UNIT SERVED BY SUCH PIPING	G2415.1	M-2	THE MECHANICAL CONTRACTOR TO BE RESPONSIBLE FOR THE COMPLETE MECHANICAL INSTALLATION AND PROVIDE A (1) YEAR WARRANTY AFTER OWNERS ACCEPTANCE. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH OPERATION AND MAINTENANCE MANUALS.			
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	M-24	GAS PIPING SHALL NOT PENETRATE BUILDING FOUNDATION WALLS AT ANY POINT BELOW GRADE	G2415.4	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. NEG/IRC		
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. NEG/IRC	M-25	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-4	VISIT THE JOB SITE PRIOR TO BIDDING THE PROJECT TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND ANY INTERFERENCE.		
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	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-5	COORDINATE WITH OWNER, INTERIOR DESIGNER, ARCHITECT, AND / OR PLANS FOR FIXTURE SCHEDULES, STYLES, FINISHES, ETC.		
P-8	THE CONTRACTOR SHALL INSTALL ALL PLUMBING FIXTURES IN STRICT ACCORDANCE WITH THE MANUFACTURER'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.	M-27	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 BTUS OF PERMANENTLY BLOCKED OPEN AREA. ALL ROOMS WHERE THESE APPLIANCES ARE INSTALLED MUST EQUAL 50 CUBIC FEET OF VOLUME FOR EACH 1000 BTUS FOR EACH APPLIANCE. IN ADDITION TO THE REQUIRED OUTSIDE COMBUSTIBLE AIR.	IRC G2420	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.		IRC M1307.3.1
P-9		I.R.C. P2708.3 I.R.C. P2713.1	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 MANUFACTURER. IF GAS LIGHTERS ARE USED, FLUE MUST BE PERMANENTLY BLOCKED OPEN. ALL GAS LOGS, LIGHTERS OR FIREPLACES REQUIRE OUTSIDE COMBUSTION AIR. ALL FLUES MUST EQUAL 1 SQUARE INCH PER 1000 BTUS. ALL ROOMS WHERE GAS LOGS, LIGHTERS, OR FIREPLACES ARE INSTALLED MUST EQUAL 50 CUBIC FT. OF VOLUME PER 1000 BTUS IN ADDITION TO THE REQUIRED OUTSIDE AIR. PROVIDE FLUES, COMBUSTION AIR, SPARK ARRESTOR, CLEARANCES, ETC. AS PER MANUFACTURER RECOMMENDATIONS, PROVIDE CHIMNEY CAP FLASHING AND SURROUND. THE CONTRACTOR SHALL VERIFY AND FOLLOW ALL MANUFACTURE REQUIREMENTS FOR INSTALLATION OF FIREPLACE EQUIPMENT, INCLUDING FINISH MATERIAL SUCH AS HEARTH, MANTEL, AND OTHER COMBUSTIBLE PROJECTIONS, ETC. AND PROVIDE PROPER SETBACKS, CLEARANCES AND PROTECTIONS.	IRC G2420	M-7	APPLIANCES LOCATED IN A GARAGE OR CARPORT SHALL BE PROTECTED FROM IMPACT BY AUTOMOBILES.		
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.		M-9	INSULATE HT, TRUNK AND SUPPLY DUCTS IN ALL UNFINISHED AREAS (IF APPLICABLE), I.E., CRAWL SPACE, GARAGE, ETC.	IRC G2420	M-8	LINE VOLTAGE AND LOW VOLTAGE AND LOW VOLTAGE CONTROL WIRING IS BY THE MECHANICAL CONTRACTOR. COORDINATE WITH ELECTRICAL CONTRACTOR.		
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.		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-9	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.		
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.		M-11	MECHANICAL HEATING SYSTEM TO BE 90% EFFICIENT BOILER WITH RADIANT IN FLOOR HYDRONIC HEATING SYSTEM. THE SYSTEM SHOULD BE CAPABLE OF MAINTAINING WITHIN (1) DEGREE OF THE THERMOSTAT SET POINT, THE CONTRACTOR SHALL GUARANTEE THAT THE SYSTEM SHALL HEAT AND COOL THE FACILITY TO 68 DEGREES FAHRENHEIT HEATING AND TO 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 1/2" AND ONE TERMINATING IN UPPER 1/2" OF THE SPACE AS REQUIRED. EACH ARE TO ALLOW COMBUSTION AIR AT A RATE OF 1 SQUARE INCH PER 4,000 BTUS (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTUS (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATINGS OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURE SPECIFICATIONS. ALTERNATIVE COMBUSTION AIR OPTIONS COMPLIANT WITH I.R.C. CHAPTER 17 AND G2407 MAY BE ALLOWED WHEN DEEMED APPROPRIATE AND APPROVED BY THE ARCHITECT. PROVIDE CLEARANCE BETWEEN COMBUSTIBLE MATERIALS AND VENTS AS PER CODE.		M-10			I.R.C. M1401.3 I.R.C. R303.8 I.R.C. CHAPTER 14 I.R.C. CHAPTER 17
P-13	CAULK AROUND ALL PLUMBING FIXTURES AT FLOOR AND WALLS WITH FLEXIBLE CAULKING COMPOUND, COLOR TO MATCH FIXTURE.		M-12	CONTRACTOR TO PROVIDE MAKE, MODEL, BTUS 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-11			
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.		M-13	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 1/8 GAUGE GALVANIZED STEEL OF 1" WIDE. ANCHOR DUCTS SECURELY TO STRUCTURE WITH SCREWS, 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.		M-12			I.R.C. CHAPTER 16
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 BTUS OF PERMANENTLY BLOCKED OPEN AREA. ALL ROOMS WHERE THESE APPLIANCES ARE INSTALLED MUST EQUAL 50 CUBIC FEET OF VOLUME FOR EACH 1000 BTUS FOR EACH APPLIANCE. IN ADDITION TO THE REQUIRED OUTSIDE COMBUSTIBLE AIR.		M-14	REMOVE DEBRIS AND TRASH FROM DUCT WORK AND VACUUM CLEAN DUCTS, RUN SUPPLY AND EXHAUST FANS BEFORE GRILLES AND REGISTERS ARE INSTALLED AND BEFORE CEILING AND WALLS ARE PAINTED. THE ADJUSTMENT OF THE OF THE AIR SYSTEMS SHALL BE ADJUSTED TO WITHIN PLUS OR MINUS 5% OF THE AIR CAPACITY.		M-13			
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 BTUS/HOUR OF CUBIC FT. OF GAS PER HOUR, IDENTIFY THE BRAND AND LOCATION OF EACH REGULATOR, AND VENTING OF EACH REGULATOR.		M-15	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.		M-14			I.R.C. R1001.6.1
P-17	ALL PLUMBING VENTS WHICH PENETRATE ROOF ARE TO BE 3" DIAMETER MIN.		M-16			M-15			
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.								

THE MECHANICAL AND PLUMBING NOTES ARE THE SOLE PROPERTY OF MPO.1. ANY REVISIONS TO THESE NOTES SHALL BE MADE BY THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

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

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

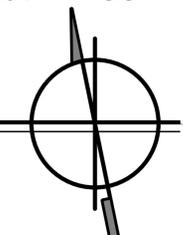
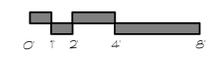
**MPO.1**



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"



MP2.0

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 #1502.6. 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 M506.2.
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.



29 SEPTEMBER 2017

REVISIONS

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

**U P W A L L**  
**D E S I G N**  
 1930 S. 1100 E. S.L.C. UT 84106 (801)485-0708



# ELECTRICAL NOTES



29 SEPTEMBER 2017

REVISIONS

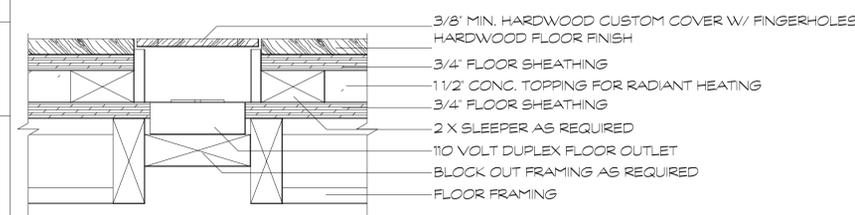
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## ELECTRICAL LEGEND

⊕	SINGLE POLE TOGGLE SWITCH	⊙	RECESSED CAN (OUTDOOR IN SOFFIT) (TRIM W/ DIFFUSER AS PER SCHEDULE)
⊕ <sup>3</sup>	THREE WAY TOGGLE SWITCH	⊙	RECESSED CAN (OUTDOOR IN EXPOSED SOFFIT, TRIM W/ DIFFUSER AS PER SCHEDULE)
⊕ <sup>4</sup>	FOUR WAY TOGGLE SWITCH	⊙	WATERPROOF EXTERIOR UPLIGHT (COORDINATE W/ ARCHITECT)
⊕ <sup>o</sup>	DIMMER TOGGLE SWITCH	⊙	WATERPROOF RECESSED PATIO UPLIGHTS (COORDINATE W/ ARCHITECT)
⊕ <sup>o</sup>	THREE WAY DIMMER SWITCH	⊙	DIRECTIONAL CEILING LIGHT FIXTURE
⊕ <sup>o</sup>	GARAGE DOOR OPENER	⊙	CEILING MOUNTED LIGHT FIXTURE
K	WALL MOUNTED KEYPAD CONTROL	⊙	SUSPENDED PENDANT LIGHT FIXTURE
⊕	10 VOLT DUPLEX OUTLET (TAMPER RESISTANT)	⊙	INDOOR WALL SCONCE
⊕ <sub>FCI</sub>	10 VOLT ARC-FAULT PROTECTION (TAMPER RESISTANT)	⊙ <sub>WP</sub>	OUTDOOR WALL SCONCE (WATERPROOF)
⊕ <sub>GFCI</sub>	10 VOLT GROUND FAULT INTERRUPTER (TAMPER RESISTANT)	⊙	FURNITURE-MOUNTED LAMP
⊕ <sub>WP</sub>	10 VOLT WATERPROOF GFCI OUTLET (TAMPER RESISTANT)	⊙	EXHAUST FAN
⊕ <sub>42</sub>	10 VOLT DUPLEX OUTLET (42" ABOVE FINISHED FLOOR TAMPER RESISTANT)	G	GARAGE DOOR OPENER
⊕	10 VOLT DUPLEX FLOOR/CEILING OUTLET (TAMPER RESISTANT)	▲	TELEPHONE OUTLET (CAT 5E WIRING)
⊕ <sub>WP</sub>	10 VOLT DUPLEX WATERPROOF RAFTER OUTLET (TAMPER RESISTANT)	TV	TELEVISION ANTENNA/CABLE OUTLET
⊕	10 VOLT FOURPLEX OUTLET (TAMPER RESISTANT)	SP	AUDIO SPEAKER
⊕	10 VOLT HALF-SWITCHED OUTLET (TAMPER RESISTANT)	FW	STRUCTURED WIRING (FUTURE SMART WIRING) (E (2) RG6 QUAD SHIELD, (2) CAT 5E WIRE - FOR CABLE TV, VIDEO/CAMERA, ETC.) PORT OUTLET
⊕	110 VOLT SPECIALTY OUTLET	⊙	J-BOX - ELECTRICAL CIRCUIT
⊕	220 VOLT OUTLET	⊕	LANDSCAPE BOLLARD LIGHT
⊕	SMOKE DETECTOR W/ BATTERY BACK-UP	⊕	CEILING MOUNTED FAN AND LIGHT FIXTURE
⊕	CARBON MONOXIDE DETECTOR	⊕	WALL MOUNT FIXTURE
⊕	RECESSED CAN (FIXTURE & TRIM AS PER SCHEDULE)	⊕	LED STRIP LIGHTING
⊕	RECESSED CAN, DIRECTIONAL	⊕	UNDER CABINET LEDS
⊕	RECESSED CAN (CLOSET) (DIFFUSED LIGHT, FIXTURE & TRIM AS PER SCHEDULE)	⊕	UNDER CABINET HALOGENS
⊕	RECESSED CAN (WET LOCATION) (DIFFUSED LIGHT, FIXTURE & TRIM AS PER SCHEDULE)	⊕	TRACK LIGHTING
⊕	LOW VOLTAGE RECESSED CAN (FIXTURE & TRIM AS PER SCHEDULE)	⊕	2 STRIP FLUORESCENT FIXTURE
⊕	DEEP, RECESSED BAFFLE LIGHTING	⊕	2 X 2 FLUORESCENT FIXTURE
⊕	INDOOR UPLIGHT	⊕	4' STRIP FLUORESCENT FIXTURE
⊕	STEP LIGHT	⊕	2 X 4 FLUORESCENT FIXTURE
⊕	HEATED FLOORING	⊕	
⊕	INFRATECH DUAL ELEMENT INFRARED HEATER	⊕	

## 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										
U1	RECESSED CAN	ALL FINISHED SPACES	USAI	3231 ROUND 21	LRTA4	PRIMER FINISH	LED	4 1/2"	1"	2700K	90	TBD	TBD	NO	IC
U2	RECESSED CAN	CLOSET	USAI	3231 ROUND 21	LRTA4	PRIMER FINISH	LED	4 1/2"	1"	2700K	90	OPTMAL	TBD	NO	IC
U3	RECESSED CAN	WET LOCATION	USAI	2231 ROUND	LRTA3	PRIMER FINISH	LED	3"	1"	2700K	90	TBD	TBD	YES	IC
U4	RECESSED CAN	THEATRES	USAI	2231 ROUND	LRTA3	PRIMER FINISH	LED	3"	1"	2700K	90	TBD	OPTMAL	NO	IC
U5	RECESSED CAN	READING AREAS, VANITIES, PREPLACES, ART WALLS	USAI	SR21	SV SILVER LED	PRIMER FINISH	LED	1 3/4"	1"	2700K	90	TBD	OPTMAL	NO	IC
U6	DEEP, RECESSED CAN	VAULTED CEILINGS	USAI	3021 ROUND 21	LRTD4	PRIMER FINISH	LED	4 1/2"	DEEP (2 1/2")	2700K	90	OPTMAL	TBD	NO	IC
U7	DEEP, RECESSED CAN	OUTDOOR	USAI	3021 ROUND 21	LRTD4	PRIMER FINISH	LED	4 1/2"	DEEP (2 1/2")	2700K	90	OPTMAL	TBD	YES	IC
U8	HANGING PENDANT	OUTDOOR	CUSTOM	CUSTOM	TBD	HALOGEN	-	-	-	2700K	-	TBD	TBD	YES	-
U9	DOWNWARD SCONCE	DECKS, PATIOS, ENTRIES	CUSTOM	CUSTOM	TBD	HALOGEN	-	-	-	2700K	-	TBD	TBD	YES	-
U10	BOLLARD LIGHT	OUTDOOR	TBD	TBD	TBD	HALOGEN	-	-	-	2700K	-	TBD	TBD	YES	-



ⓐ RECESSED ELECTRICAL OUTLET 3-31-0

E-26	R3031 HABITABLE ROOMS. ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. EXCEPTIONS: 1. THE GLAZING AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION R310 AND AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR IN THE ROOM OR A WHOLE HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OF 15 CUBIC FEET PER MINUTE (CFM) (7.08 L/S) PER OCCUPANT COMPUTED ON THE BASIS OF TWO OCCUPANTS FOR THE FIRST BEDROOM AND ONE OCCUPANT FOR EACH ADDITIONAL BEDROOM. 2. THE GLAZED AREAS NEED NOT BE PROVIDED IN ROOMS WHERE EXCEPTION 1 ABOVE IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES (646 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762MM) ABOVE THE FLOOR LEVEL.	IRC E308.6 RC R303	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-27	A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OF ALL WALLS, CEILINGS, APPLICABLE FLOOR SLABS, V-VALUE, AND SOLAR GAIN OF WINDOWS, THE HEATING AND COOLING EFFICIENCIES SHALL ALSO BE LISTED FOR HVAC EQUIPMENT & WATER HEATING EQUIPMENT.	N101.8	E-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-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, LI-FACTORS FOR PENESTRATION, AND THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF PENESTRATION, WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL LIST THE TYPE AND EFFICIENCY OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT.	N101.2	E-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.
E-29	ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.	IRC E4002.14	E-4	CONTRACTOR TO VERIFY LOCATIONS OF ALL OUTLETS, FIXTURES, SWITCHES, ETC. W/ OWNER AND DESIGNER PRIOR TO WIRING.
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 E4203.11	E-5	CONTRACTOR TO ENSURE ALL EXTERIOR LIGHTING IS IN COMPLIANCE WITH COUNTY CODE AND PROVIDE PROOF PRIOR TO INSTALL.
E-31	ALL RECEPTACLES IN UNFINISHED BASEMENTS AND ELECTRICALLY HEATED FLOORS SHALL BE GFCI PROTECTED.	IRC E3902	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.
			E-7	ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPUTED BY METHOD INDICATED IN THE IRC AND NATIONAL ELECTRIC CODE. PANELS OR CABINETS ENCLOSED 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.
			E-8	ALL STRUCTURED WIRING (I.E. FUTURE SMART CABLE, CAT5E, ETC.) TO HAVE A MINIMUM SEPARATION OF 12" BETWEEN HIGH VOLTAGE WIRING.
			E-9	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-10	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-11	PROVIDE CLEARANCE FROM APPLIANCES TO COMBUSTIBLE MATERIALS AS PER MANUFACTURERS INSTALLATION REQUIREMENTS. PROVIDE MINIMUM CLEARANCE OF 30" ABOVE COOKING TOP TO COMBUSTIBLE MATERIALS.
			E-12	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-13	APPLIANCES LOCATED IN A GARAGE OR CARPORT SHALL BE PROTECTED FROM IMPACT BY AUTOMOBILES.
			E-14	CONTRACTOR TO CONTACT BLUE STAKE TO FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK.
			E-15	PROVIDE ELECTRICAL AND SWITCHING TO ALL CHIMNEY CAP LOCATIONS FOR FUTURE FIREPLACE EXHAUST BOOSTER FANS.
			E-16	PROVIDE AT LEAST ONE (1) GFCI/WP RECEPTACLE AT FRONT OF HOUSE.
			E-17	CONTRACTOR TO PROVIDE ELECTRICAL SERVICE TO MECHANICAL EQUIPMENT AS REQUIRED.
			E-18	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-19	CONTRACTOR TO PROVIDE NECESSARY APPROVAL NUMBERS FOR APPLIANCES AND FIREPLACE INSERTS USED, TO LOCAL BUILDING DEPT. AS REQ. PRIOR TO INSTALLATION.
			E-20	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 R303.12
			E-21	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 AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30".

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

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

EQ.1



29 SEPTEMBER 2017

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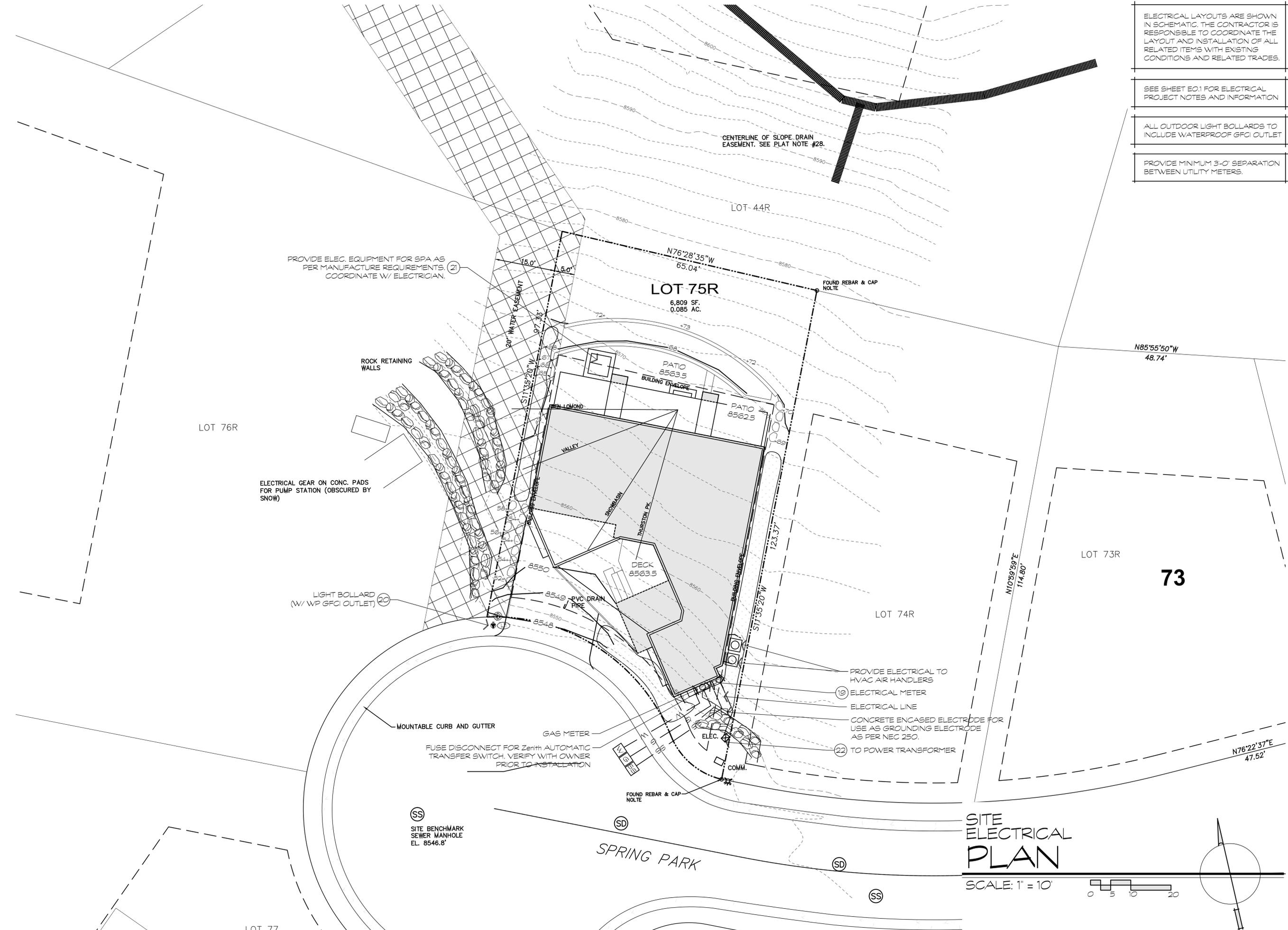
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ELECTRICAL LAYOUTS ARE SHOWN IN SCHEMATIC. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LAYOUT AND INSTALLATION OF ALL RELATED ITEMS WITH EXISTING CONDITIONS AND RELATED TRADES.

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.



PROVIDE ELEC. EQUIPMENT FOR SPA AS PER MANUFACTURE REQUIREMENTS. COORDINATE W/ ELECTRICIAN.

ELECTRICAL GEAR ON CONC. PADS FOR PUMP STATION (OBSCURED BY SNOW)

LIGHT BOLLARD (W/ WP GFCI OUTLET)

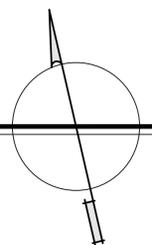
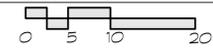
FUSE DISCONNECT FOR Zenith AUTOMATIC TRANSFER SWITCH. VERIFY WITH OWNER PRIOR TO INSTALLATION

SS SITE BENCHMARK SEWER MANHOLE EL. 8546.8'

PROVIDE ELECTRICAL TO HVAC AIR HANDLERS  
ELECTRICAL METER  
ELECTRICAL LINE  
CONCRETE ENCASED ELECTRODE FOR USE AS GROUNDING ELECTRODE AS PER NEC 250.  
TO POWER TRANSFORMER

# SITE ELECTRICAL PLAN

SCALE: 1" = 10'



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**LOT 75R POWDER MOUNTAIN**  
6452 E. SPRING PARK  
WEBER COUNTY, UT

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

E1.0



KEYNOTES	
NUMBER	DESCRIPTION
E-2	INSTALL SMOKE DETECTORS IN ALL BUILDING LEVELS, SLEEPING AREAS, ACCESS WAYS TO SLEEPING AREAS, ROOMS WITH SLOPED WALLS ADJACENT TO HALLS SERVING BEDROOMS. ALL DETECTORS SHALL BE INTERCONNECTED AND HARD WIRED W/ BATTERY BACKUP.
E-3	CARBON MONOXIDE DETECTORS TO BE INSTALLED ON EACH HABITABLE LEVEL OF A DWELLING UNIT EQUIPPED WITH FUEL BURNING APPLIANCES AND IN ALL SLEEPING AREAS, OR ITS ATTACHED BATHROOM CONTAINING FUEL BURNING APPLIANCES. DETECTORS TO BE HARD WIRED TO BUILDING CIRCUIT W/ BATTERY BACKUP AND, WHERE APPLICABLE, INTERCONNECTED WITH SMOKE DETECTORS.



5 OCTOBER 2017

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2 10/5/17

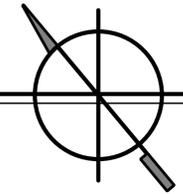
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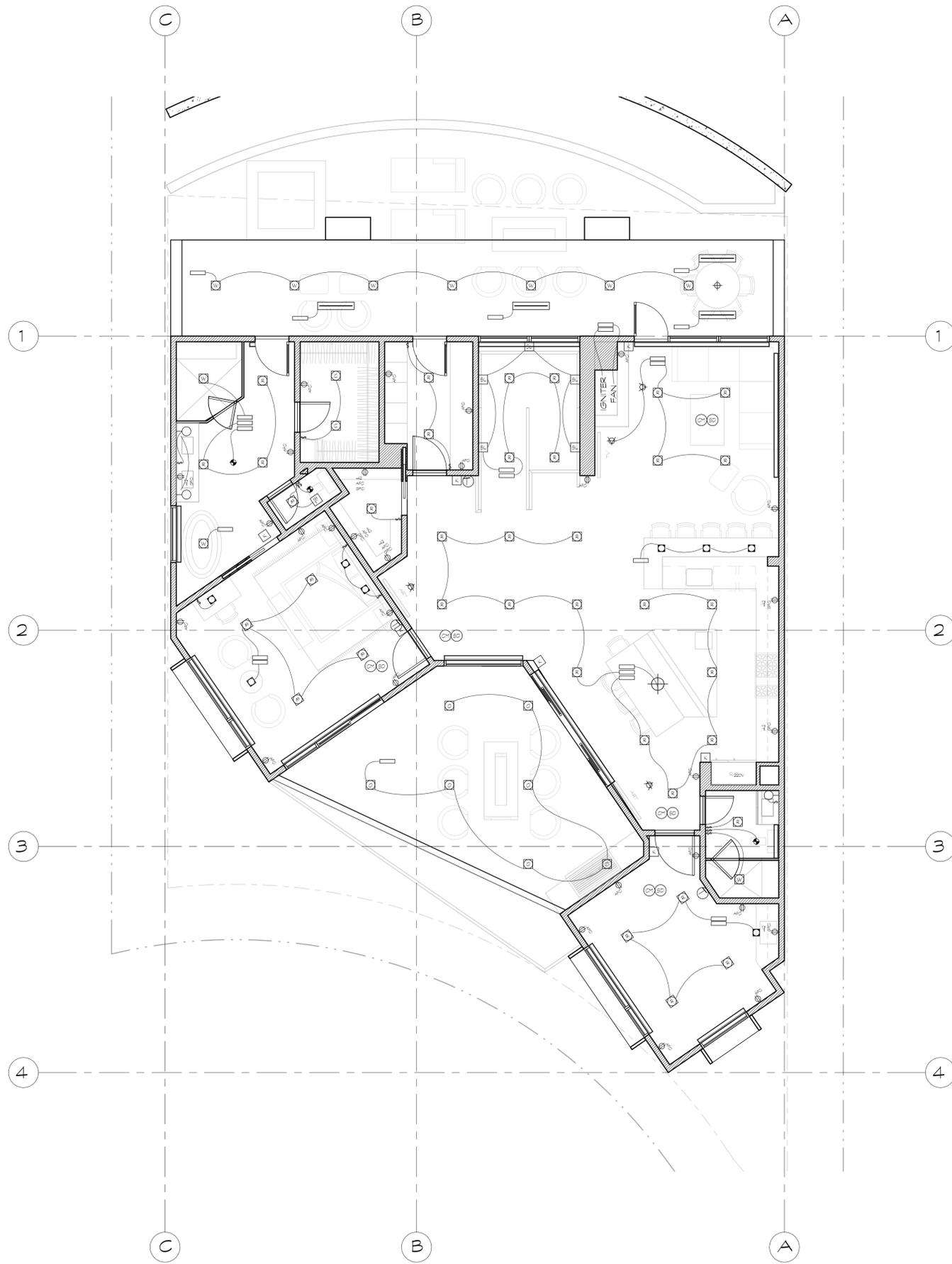
**UP WALL**  
**DESIGN**  
 1930 S. 1100 E. S.L.C. UT 84106 (801)485-0708

ENTRY LEVEL ELECTRICAL  
**PLAN**

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



E2.0



KEYNOTES	
NUMBER	DESCRIPTION



29 SEPTEMBER 2017  
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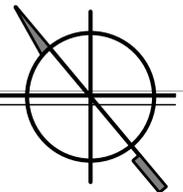
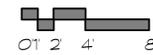
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MAIN LEVEL ELECTRICAL  
**PLAN**

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



**E2.1**

**ABBREVIATIONS & ACRONYMS**

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

**STATEMENT OF SPECIAL INSPECTIONS**

- 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 NOT ENCOMPASS INSPECTIONS REQUIRED BY OTHER DISCIPLINES.
- UNLESS WAIVED BY THE BUILDING OFFICIAL, THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE REQUIRED INSPECTIONS.
- 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.
- STRUCTURAL OBSERVATIONS
  - STRUCTURAL OBSERVATIONS MAY BE PERFORMED AS DEEMED NECESSARY BY THE STRUCTURAL ENGINEER OF RECORD.
  - 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)

P 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)

P VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL. (IBC TABLE 1705.6)

C 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)

P INSPECTION OF ANCHORS CAST IN CONCRETE. (ACI 318: 17.8.2)

P INSPECTION OF ANCHORS POST INSTALLED IN HARDENED CONCRETE MEMBERS. (ACI 318: 17.8.2.4)

P 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)**

C COMPLETE AND PARTIAL PENETRATION GROOVE WELDS. (AWS D1.1, IBC 1704.3.1)

C MULTI-PASS FILLET WELDS. (AWS D1.1, IBC 1704.3.1)

C 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)

P 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**

- VISITS TO THE JOB SITE BY REPRESENTATIVES OF THE ENGINEER DO NOT CONSTITUTE APPROVAL OF THE WORK PERFORMED.
- 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.
- 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.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND ELEVATIONS, ETC., AT THE SITE AND SHALL COORDINATE WORK PERFORMED BY ALL TRADES.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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, HOLDDOWN 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**

- GOVERNING BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE (IBC)
- ROOF LOADING
  - 2.1 ROOF DEAD LOAD..... 15 PSF
  - 2.2 ROOF LIVE LOAD..... 20 PSF
  - GROUND SNOW LOAD, P<sub>s</sub>..... 243 PSF
  - FLAT ROOF SNOW LOAD, P<sub>f</sub>..... 170 PSF
  - SNOW EXP. FACTOR, C<sub>e</sub>..... 1.0
  - THERMAL FACTOR, C<sub>t</sub>..... 1.0
  - IMPORTANCE FACTOR, I..... 1.0
- FLOOR LOADING
  - 3.1 FLOOR DEAD LOAD..... 24 PSF
  - 3.2 FLOOR LIVE LOAD..... 40 PSF
- DECK LOADING
  - 4.1 DECK DEAD LOAD..... 42 PSF
  - 4.2 DECK LIVE LOAD..... 60 PSF
- WALL WEIGHTS
  - 5.1 TYP WALL DEAD LOAD..... 17 PSF
- SEISMIC PARAMETERS
  - 6.1 SEISMIC RISK CATEGORY..... II
  - 6.2 SEISMIC DESIGN CATEGORY..... D
  - 6.3 IMPORTANCE FACTOR..... 1.0
  - 6.4 SNOW USED AS SEISMIC WT., W<sub>s</sub>..... 34.0 PSF
  - 6.5 ANALYSIS PROCEDURE USED..... EQUIVALENT LATERAL FORCE
  - 6.6 SPECTRAL RESPONSE ACCELERATIONS
    - S<sub>1</sub>..... 0.863g
    - S<sub>2</sub>..... 0.283g
    - F<sub>1</sub>..... 1.00g
    - F<sub>2</sub>..... 1.50g
    - S<sub>3</sub>..... 0.664g
    - S<sub>4</sub>..... 0.351g
  - 6.7 SEISMIC FORCE RESISTING SYSTEM..... LIGHT-FRAME (WOOD)
    - R..... 6.5
    - C..... 4.0
    - Q..... 3.0
    - V..... 0.102"W
- 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 COEFFICIENT..... 0.18
  - 7.5 COMPONENTS & CLADDING PRESSURE..... 16 PSF
- 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

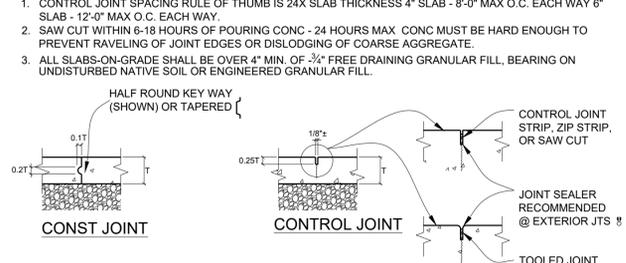
**CONCRETE**

- EXTERIOR FLAT WORK, CURBS, GUTTERS, ETC.
  - f<sub>c</sub> = 3500 PSI @ 28 DAYS (MIN) f<sub>c</sub> = 4000 PSI RECOMMENDED
  - SLUMP ≤ 4" WATER / CEMENT RATIO ≤ 0.50
  - 5% AIR ENTRAINMENT IN SLABS AND WALLS MIN CEMENT 575 LBS / CU YD
- FOOTINGS, FOUNDATIONS, INTERIOR SLABS
  - f<sub>c</sub> = 3000 PSI @ 28 DAYS (MIN) WATER / CEMENT RATIO ≤ 0.50
  - SLUMP ≤ 4" MIN CEMENT 504 LBS / CU YD
- ALL CONC WORK SHALL BE PLACED, CURED, STRIPPED, & PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND ACI STANDARDS & PRACTICES. DO A GOOD JOB.
- BEFORE CONCRETE IS POURED CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, ETC.
- CONTRACTOR IS RESPONSIBLE FOR DESIGN AND INSTALLATION OF ALL SHORING AND FORM WORK
- 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.
- 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**

- CONC SLAB ON GRADE SHALL BE 4" MIN THICK. NO REINFORCING REQ'D, U.N.O.
- 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.
- SUB GRADE PREPARATION SHALL CONSIST OF 4" MIN GRAVEL OR CAPILLARY WATER BARRIER OVER COMPACTED FILL OR NATIVE SOIL.
- FLOOR SLAB JOINTS SHALL BE CONSTRUCTION OR CONTROL JOINTS PER DETAIL BELOW.
- ALL SLAB EDGES SHALL BE CHAMFERED 3/4" ON EXPOSED CORNERS U.N.O.
- REIN 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**



**FOOTINGS AND FOUNDATIONS**

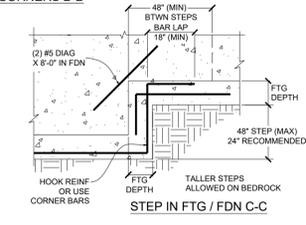
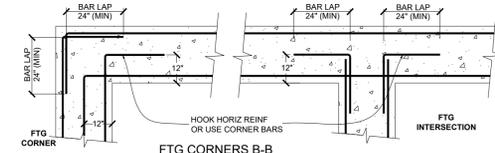
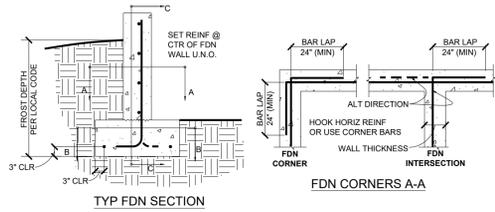
- SOILS REPORTS / GEOTECHNICAL INVESTIGATIONS TAKE PRECEDENCE OVER THESE NOTES.
- ALL FTGS ARE BASED ON AN ALLOWABLE SOIL BEARING PRESSURE INDICATED IN DESIGN CRITERIA. ANY SOIL COND. ENCOUNTERED DURING EXCAVATION THAT IS CONTRARY TO THOSE USED FOR DESIGN OF FOOTINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING.
- 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 FOR 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.
- 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.
- 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.
- ALL EXCAVATIONS ADJACENT TO AND BELOW FOOTING ELEVATION FOR OTHER TRADES SHALL BE ACCOMPLISHED PRIOR TO POURING ANY FOOTINGS.
- ALL OPEN EXCAVATIONS AND TRENCHES SHALL BE SUPPORTED AND BARRICADED BY CONTRACTOR TO CONFORM WITH OSHA SAFETY STANDARDS.
- 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.
- 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.
- 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.
- 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.
- CONCRETE FOOTINGS ARE PERMITTED TO BE CAST AGAINST EARTH WHERE SOIL CONDITIONS DO NOT REQUIRE FORMING.
- 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**

- USE ONLY LIGHT MANUALLY PROPELLED COMPACTORS WITHIN 5' OF FOUNDATION.
- INSTALL DAMP PROOFING (MIN 6 MIL POLYETHYLENE W/ 6" MIN JOINT LAPS) BETWEEN SLAB-ON-GRADE, & BASE COURSE.
- 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.
- BACK FILL SHALL NOT BE FROZEN, SUBMERGED OR SATURATED IN GROUND WATER.
- NOTIFY ENGINEER IF EXPANSIVE OR COLLAPSING SENSITIVE SOILS ARE FOUND.

**CONCRETE REINFORCING**

- ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI DETAILING MANUAL AND ACI STANDARD.
- ALL REINFORCING AND EMBEDS SHALL BE SECURELY TIED IN PLACE PRIOR TO POURING CONCRETE.
- 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.
- REINFORCEMENT SHALL BE FREE FROM MUD, OIL, OR OTHER NONMETALLIC COATINGS THAT ADVERSELY AFFECT BONDING CAPACITY.
- 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).....1-1/2"  
FORMED CONC EXPOSED TO EARTH OR WEATHER (#5 & SMALLER BARS).....1-1/4"  
SLABS & WALLS NOT EXPOSED TO WEATHER (#11 & SMALLER BARS).....3/4"  
BEAMS, COLUMNS USED FOR PRIMARY REINF & TIES.....1-1/2"
- SEE BAR DEVELOPMENT & LAP SPLICE TABLE FOR REINFORCING DEVELOPMENT & LAP SPLICE.



**BAR DEVELOPMENT AND LAP SPLICE**

- DEFINITIONS:  
Ld:.....TENSION DEVELOPMENT FOR REINFORCEMENT 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 FRESH CONCRETE CAST BELOW.

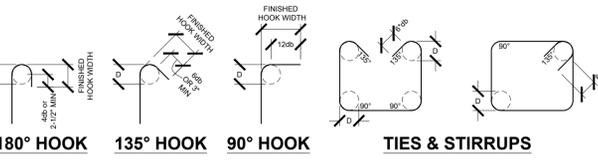
- MULTIPLY VALUES IN SCHEDULE BY 1.5 IF CLEAR SPACING OR CONCRETE COVER DO NOT MEET REQUIREMENTS FOR Ld IN NOTE 1.
- MULTIPLY VALUES IN SCHEDULE BY 1.3 FOR USE IN LIGHTWEIGHT AGGREGATE CONCRETE.
- FOR EPOXY COATED BAR: MULTIPLY VALUES IN SCHEDULE BY 1.5 FOR BARS WITH CLEAR COVER < 3db OR CLEAR SPACING < 6db. OTHERWISE MULTIPLY VALUES BY 1.2.
- FOR BUNDLED BARS OF THREE OR LESS MULTIPLY LENGTH BY 1.2.  
b. FOR BUNDLED BARS OF FOUR OR MORE MULTIPLY LENGTHS BY 1.3.  
c. INDIVIDUAL BAR SPLICES WITHIN A BUNDLE SHALL NOT OVERLAP. ENTIRE BUNDLES SHALL NOT BE LAP SPLICED.
- SCHEDULE LENGTHS ARE FOR fy=60ksi REINFORCING.

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**

BAR NO.	db (IN.)	AREA IN. <sup>2</sup>	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	5"	5"	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	7"	5-1/4"	14"
#8	1.000	0.79	6.00	6	8"	6"	16"
#9	1.128	1.00	6.92	6	11-3/4"	--	19"
#10	1.270	1.22	10.16	7	13-1/4"	--	22"
#11	1.410	1.56	11.28	8	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



**LUMBER**

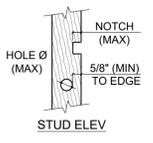
- MEMBER GRADES SHALL BE AS FOLLOWS:  
GLU-LAM BEAMS, GLB (Simple Span).....24F-V4 DF/DF  
(Cantilevered).....24F-V8 DF/DF  
JOISTS & HEADERS.....DOUG FIR #2 BTR  
POST.....DOUG FIR #1 BTR  
STUDS NON-BRG WALLS.....D.F. STUD GRADE BTR  
STUDS BEARING WALLS.....DOUG FIR #2 BTR  
LVL's.....1.9E DF LVL. Fb = 2,800 PSI  
SILL PLS IN CONTACT W/CONC.....DOUG FIR #2 BTR  
(PRESSURE TREATED FOR MOISTURE PROTECTION)
- ALL MULTIPLE PLATES AND LEDGERS SHALL BE NAILED TOGETHER WITH 16d NAILS AT 8 IN. ON CENTER. STAGGERED SIDE TO SIDE
- STUD WALLS SHALL RUN CONTINUOUS BETWEEN POINTS OF HORIZONTAL SUPPORT. PROVIDE BRACING WHERE OTHERWISE.
- 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 JOISTS AS PER MFR.
- MIN NAILING SHALL BE AS PER INTERNATIONAL BUILDING CODE.
- 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.
- FASTENERS SUCH AS STAPLES, CAN ONLY BE SUBSTITUTED FOR NAILS AT A RATE EQUAL TO LOAD VALUES PROVIDED BY I.C.B.O. APPROVAL.
- 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  
2" MIN THRU-BOLT @ 24"  
O.C. - STAGGERED  
DBL 2x OR TRIPLE 2x OR LVL  
QUAD 2x OR LVL

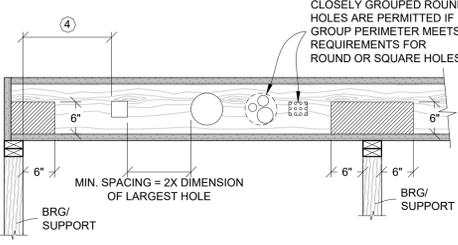
**STUD CUTTING/NOTCHING**

- 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 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" |



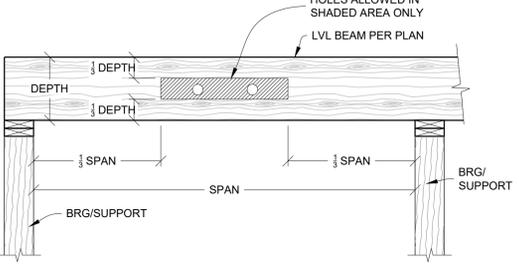
**I-JOIST ALLOWABLE HOLES**

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



**LVL ALLOWABLE HOLES**

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



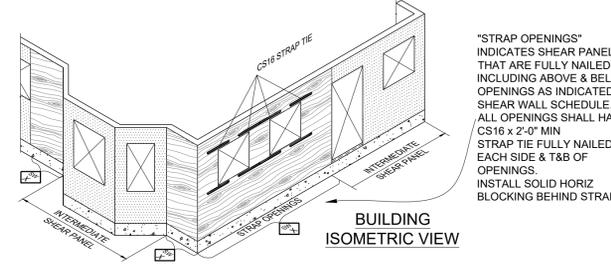
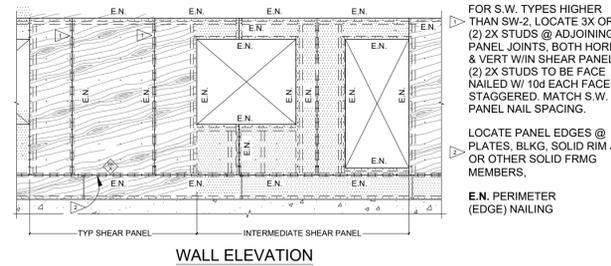
**SHEAR WALL NOTES**

- 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.
- 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.
- ALL SHEATHING SHALL EXTEND CONTINUOUS FROM SILL PLATE TO ROOF OR FLOOR SHEATHING. SEE NOTE 2 ABOVE.
- SHEATHING SHALL EXTEND CONTINUOUS FROM FLOOR FRAMING TO HIGH ROOF FRAMING ON UPPER LEVEL EXTERIOR WALLS ABOVE A LOW ROOF.
- 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.
- 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.
- STAPLES SHALL BE 16 GA (MIN) X 1 1/2" MIN LENGTH W/ 7/16" MIN CROWN.

**SHEAR WALL NAILING**

- SHTG MAY BE INSTALLED IN VERT OR HORIZ ORIENTATION. 1/8" GAP AT END JOINTS & 1/16" GAP @ SIDE JOINTS.
- ALL EXTERIOR WALLS & INTERIOR WALLS INDICATED ON PLANS SHALL BE SHEATHED & NAILED AS SW-1 MIN.
- SHEATHING E.N. REQ'D @ ALL HOLDDOWN POSTS.
- 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 REQ'D IF:  
a. FASTENERS UNIFORMLY OVERDRIVEN BY LESS THAN 1/4"  
b. FASTENERS RECESSED DUE TO SWELLING FROM MOISTURE.  
c. WHERE < 20% OF FASTENERS ARE OVERDRIVEN, INSTALL ONE ADDITIONAL FASTENER FOR EVERY TWO.  
2. WHERE > 20% OF FASTENERS ARE OVERDRIVEN, INSTALL ONE ADDITIONAL FASTENER FOR EVERY TWO.  
16 GAGE X 1 1/2" STAPLES W/ MIN 3/4" CROWN WIDTH MAY BE USED IF ADDITIONAL NAILS ARE SPACED < 2".

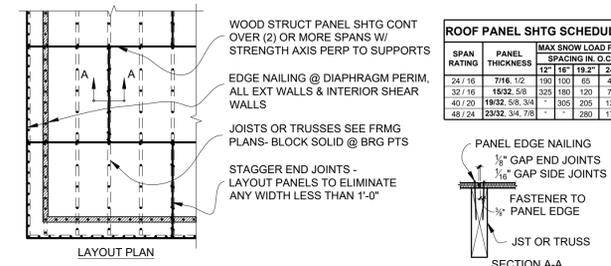


**ROOF TRUSS NOTES**

- 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.
- 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
- TRUSSES AND GIRDERS 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.
- TRUSSES AND GIRDER LOADS SHALL BE DESIGNED TO SUPPORT ALL MECHANICAL LOADS FROM APPLICABLE HVAC EQUIPMENT.
- GABLE END TRUSSES SHALL BE DESIGNED TO CARRY SUPPORTED LOADS OVER GABLE END WINDOWS AND BAYS.
- DESIGN TRUSSES & GIRDERS TO LIMIT DEFLECTION TO THE SPAN (INCHES) DIVIDED BY 360 (L/360) OR 1 INCH MAX, WHICHEVER IS SMALLER.
- 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.
- 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 JOINED WITH THE SHOP DRAWINGS.
- TRUSS PRE-ENGINEERED JOINT CONNECTORS SHALL HAVE I.C.C. CERTIFICATION.
- ANY CHANGES TO THE TRUSS CONFIGURATION SHOWN ON PLANS SHALL BE APPROVED IN WRITING BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION
- TRUSS LAYOUT SHALL PROVIDE REQUIRED OPENINGS FOR ACCESS PANELS, DOORS, SKYLIGHTS, ETC.

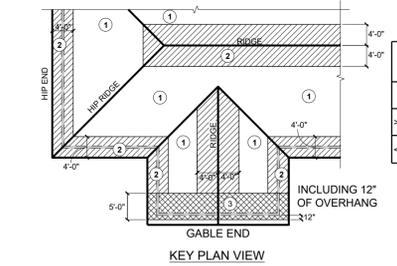
**ROOF SHEATHING**

- NOTES:**
- ALL SHTG: APA RATED EXP 1
  - 1/2" APA RATED 30/15 SHTG MIN RECOMMENDED UNLESS STRONGER PANEL REQ'D FOR SNOW LOAD (USE MAX SNOW LOAD, P.) WITH DRIFTING, ETC. COORDINATE W/ ROOF TRUSS SUPPLIER.
  - NAIL W/ 8d COMMON NAILS (1 1/4" DIA, 2 1/2" LENGTH)
  - TIGHTER NAILING PATTERN AND / OR 10d COMMON NAILS (1.48" DIA, 3" LENGTH) MAY BE REQ'D FOR HIGH LATERAL LOADS. SEE PLANS.



SPAN RATING	PANEL THICKNESS	MAX SNOW LOAD PSF			
		SPACING IN. O.C.	12"	16"	24"
24/16	7/16	120	100	65	40
32/16	1/2	150	100	120	70
40/20	1/2	180	150	120	130
48/24	3/4	240	180	120	175

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**

- 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.
- 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.
- 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.
- 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.
- ALL BEARING PLATES FOR BMS AND COLUMNS RESTING ON MASONRY OR CONC SHALL BE UNDERLAIN FULLY WITH A HIGH COMPRESSION, NON-SHRINK GROUT.
- 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.
- 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.
- U.N.O. ON SPEC. DTL'S HIGH-STRENGTH BOLTS ARE REQ'D 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 SQUEEZED.

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  
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PROJECT: **HOLLIS**

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

CLIENT: **UPWALL DESIGN**

SHEET TITLE:

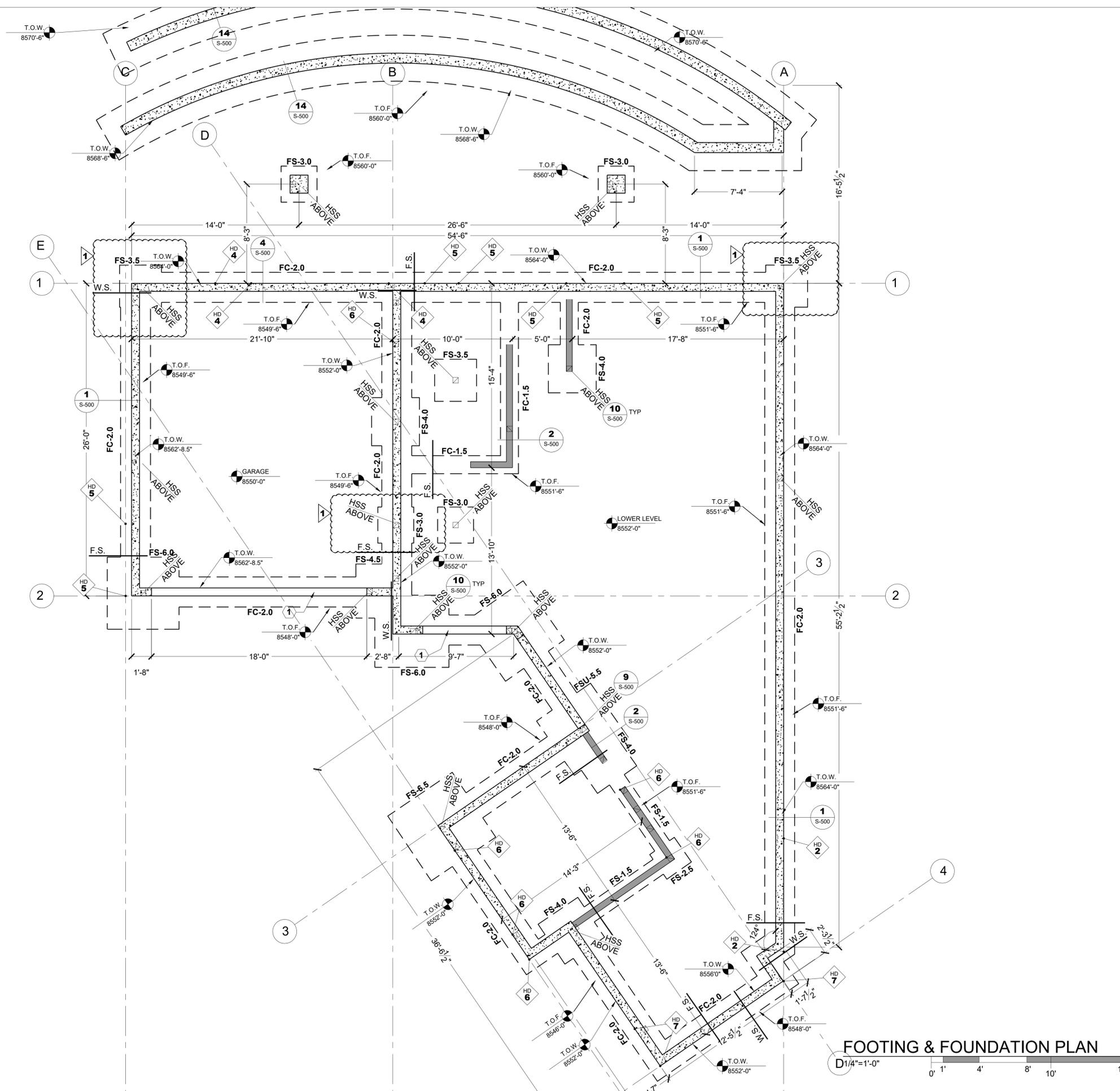
**COVER SHEET**

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



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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**



**KEYED NOTES**

- RECESS T.O. FDN FOR SLAB
- 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**

- 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.
- DETAILS ARE NOTED ON THE PLANS IN TYPICAL LOCATIONS AND SHALL BE REPEATED WHERE SIMILAR CONDITIONS EXIST. SEE TYPICAL DETAILS AND GENERAL NOTES.
- SEE STRUCTURAL DETAIL SHEETS (S-SXX) FOR STRUCTURAL NOTES & DETAILS
- 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.
- FOUNDATION WALLS SHALL BE LATERALLY SUPPORTED UNTIL SUPPORT MEMBERS (FLOOR FRAMING AND SLABS) HAVE BEEN INSTALLED.
- 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.
- DIMENSIONS SHOWN SHALL BE COORDINATED W/ DESIGN DRAWINGS.

**FOOTING SCHEDULE**

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

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

**HOLDOWN SCHEDULE**

MARK	MODEL#	MIN MEMBER THK	MEMBER FASTENERS	A.B. DIA.	A.B. EMBED(IG)	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	HTTS	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



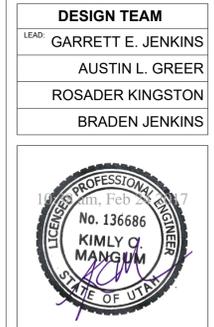
**Iridium AE**  
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8452 E SPRING PARK, LOT 75R POWDER MOUNTAIN, WEBER COUNTY UT

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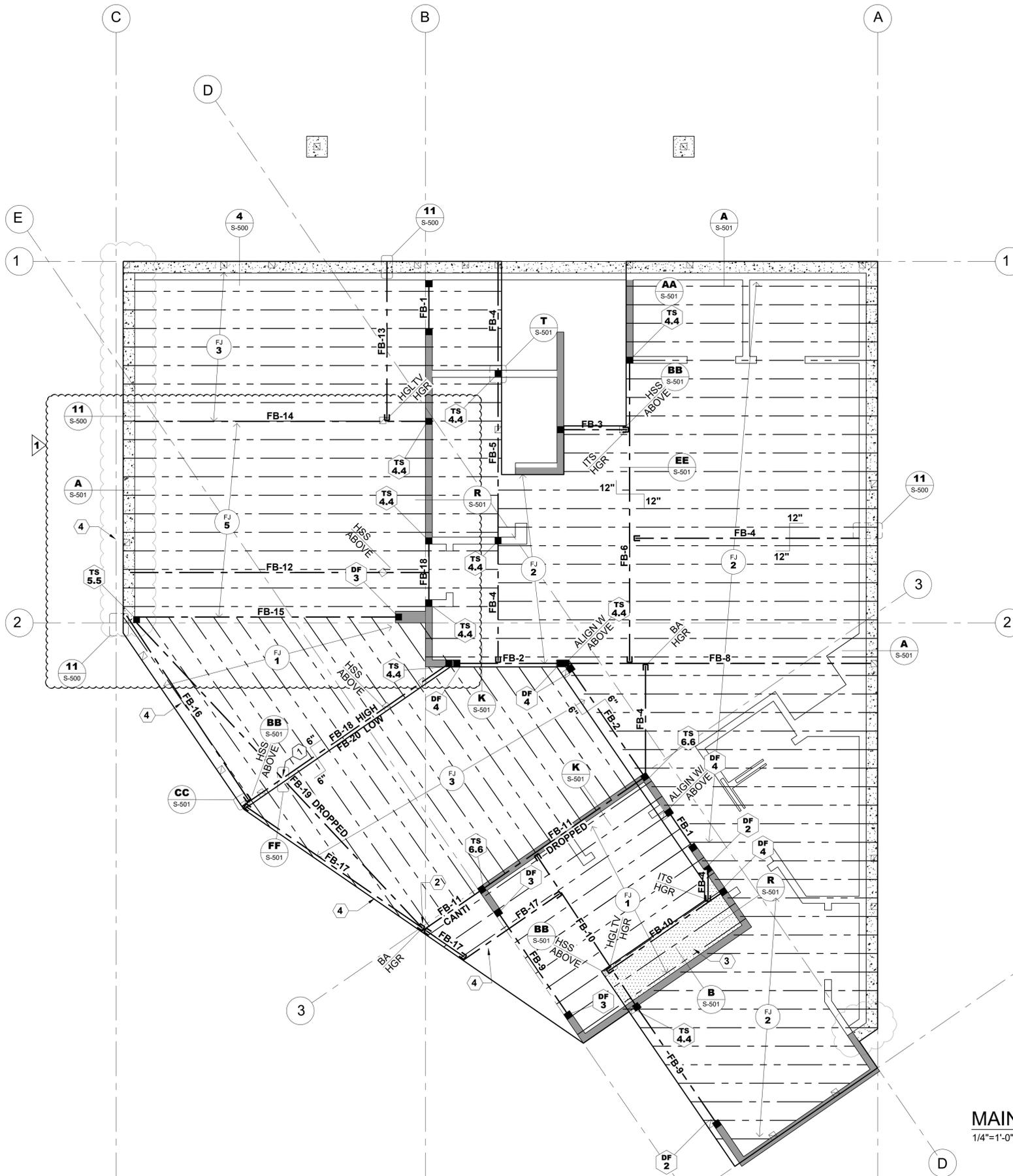
SHEET TITLE:  
**FOOTING & FOUNDATION PLAN**

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



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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"

**BEARING WALL HEIGHT SCHEDULE**

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	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 1" 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.

**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, 5
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	W10X19	7
FB-16	W10X39	5, 7
FB-17	(2) 1-3/4" X 11-7/8" LVL(S)	2
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 WALLPOST 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-501 FOR REQUIRED BEAM GRADE.

**KEYED NOTES**

- 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. DDIS-501.
- HANG FB-19 INTO FB-11 PER DTL. CCS-501. T.O. FB-11 = T.O. FB-19.
- AT SHADED AREA, BLOCK PANEL EDGES & NAIL SHFTG W/ 10d NAILS @ 4" O.C. EDGES & 8" O.C. FIELD. INSTALL DECO 18" CHANNEL AT PERIMETER OF DECK SEE ARCH PLANS

**FLOOR FRAMING PLAN NOTES**

- DETAILS ARE NOTED ON THE PLANS IN TYPICAL LOCATIONS AND SHALL BE REPEATED WHERE SIMILAR CONDITIONS EXIST. SEE TYPICAL DETAILS AND GENERAL NOTES.
- SEE STRUCTURAL DETAIL SHEETS (S-5XX) FOR STRUCTURAL NOTES & DETAILS.
- 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.
- SEE FLOOR SHEATHING NOTES FOR FLOOR SHEATHING SIZE & NAILING.
- AT FLUSH BEAMS USE SIMPSON L8V SERIES (WEB JOISTS) OR JB SERIES (WOOD JOISTS) TOP FLANGE JOIST HANGERS EACH JOIST U.N.O.
- ARRANGE JOIST LOCATIONS AT BATHROOM AND KITCHEN AREAS TO AVOID CONFLICT WITH PLUMBING.
- FLOOR JOISTS UNDER FIREPLACE HEARTH'S MAY NEED SPACING REDUCED AND/OR SUBSTITUTED W/ LVL'S TO SUPPORT THE ADDED LOADING. VERIFY W/ ENGINEER.
- 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.
- 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.

**11-7/8" FLOOR JOIST SCHDL**

40 PSF LIVE LOAD AND 12 PSF DEAD LOAD

MARK	SERIES	MAX SPAN	SPACING	FLANGE WIDTH
FJ-1	TJI 110	18'-5"	16"	1-3/4"
	LPI 18	18'-1"	16"	2-1/2"
FJ-2	BCI 5000 - 1.7	18'-5"	16"	2"
	TJI 210	19'-3"	16"	2-1/16"
FJ-3	LPI 20+	19'-4"	16"	2-1/2"
	BCI 6000 - 1.8	19'-5"	16"	2-5/16"
FJ-4	TJI 230	19'-10"	16"	2-5/16"
	LPI 32+	20'-2"	16"	2-1/2"
FJ-5	BCI 6500 - 1.8	20'-0"	16"	2-9/16"
	TI 360	20'-11"	16"	2-5/16"
FJ-5	LPI 36	21'-0"	16"	2-1/4"
	BCI 60 - 2.0	21'-3"	16"	2-5/16"
	TJI 560	23'-8"	16"	3-1/2"
FJ-5	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  
-SHFTG SHALL BE GLUED AND NAILED FOR MAX SPANS.

**POST SCHEDULE**

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 SHEATHING**

- TYPICAL FLOOR SHEATHING SHALL BE 3/4 IN. T&G APA RATED 48/24 EXPOSURE 1 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.
- LAY SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRMG W/ END JOINTS STAGGERED (SEE TYP DETAILS).
- 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



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PROJECT: **HOLLIS**

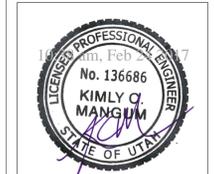
8452 E SPRING PARK, LOT 75R POWDER MOUNTAIN, WEBER COUNTY UT

CLIENT: **UPWALL DESIGN**

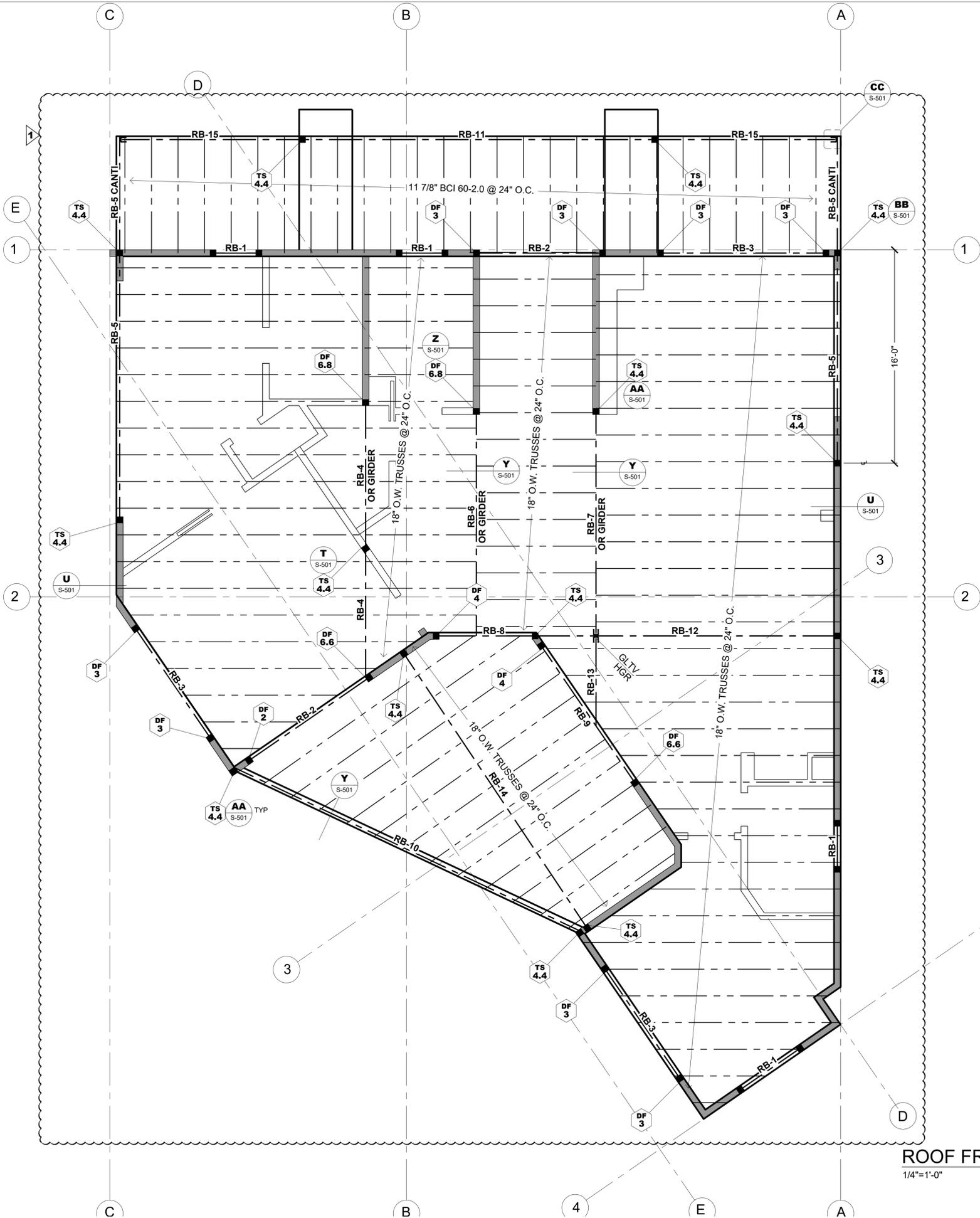
SHEET TITLE: **MAIN LEVEL FRAMING PLAN**

**DESIGN TEAM**  
LEAD: GARRETT E. JENKINS  
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ROSADER KINGSTON  
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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**

- INSTALL GARAGE HEADER ACROSS T.O. BRG WALL FOR PORTAL FRAME. SEE DETAIL.
- 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.
- 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**

- DETAILS ARE NOTED ON THE PLANS IN TYPICAL LOCATIONS AND SHALL BE REPEATED WHERE SIMILAR CONDITIONS EXIST. SEE TYPICAL DETAILS AND GENERAL NOTES.
- SEE STRUCTURAL DETAIL SHEETS FOR STRUCTURAL NOTES & GENERAL USE DETAILS.
- SEE DESIGN PLANS FOR DIMENSIONS. DO NOT SCALE STRUCTURAL DRAWINGS.
- SEE TRUSS NOTES FOR ROOF TRUSSES LOADING AND SPECIFICATIONS. SEE ROOF SHEATHING NOTES FOR ROOF SHEATHING SIZE & NAILING. BOTH ON S-001.
- 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.
- COORDINATE ALL TRUSS CONFIGURATIONS W/ DESIGN PLANS. SEE ROOF TRUSS NOTES.
- OVER BUILT AREAS ARE SHOWN SHADED. SEE OVER BUILD DETAIL(S).
- ALL TRUSS HANGERS TO BE SPECIFIED BY TRUSS MANUFACTURER.

**BEARING WALL HEIGHT SCHEDULE**

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:**

- TABLE DESIGNED FOR 115 MPH EXPOSURE C 50 PSF FLAT ROOF SNOW LOAD
- FRAMING PERP. TO WALL SHALL NOT EXCEED 45'-0" SPAN. CONTACT ENGINEER FOR MAX HT OF STUDS SUPPORTING LONGER SPANS THAN 45'-0"
- MAX HT. REFERS TO UN-BRACED WALL HEIGHTS
- FULL HEIGHT STUD WALLS WHICH ARE BRACED LATERALLY (TRUSSES OR WALLERS) 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**

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	W10X35	3
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	2

**KEY:**

- HEADER
- FLUSH IN ROOF
- SLOPED WITH ROOF
- CANTILEVER END OF BEAM
- 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.	1	DATE	09/26/17	BY	CHK APP GEJ
REVISION	CHANGED TO TRUSSES, VE, CITY REVIEW TAJ GEJ				

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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**

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PROJECT NO: **17-244**

DRAWN BY: **ARK, BBJ**

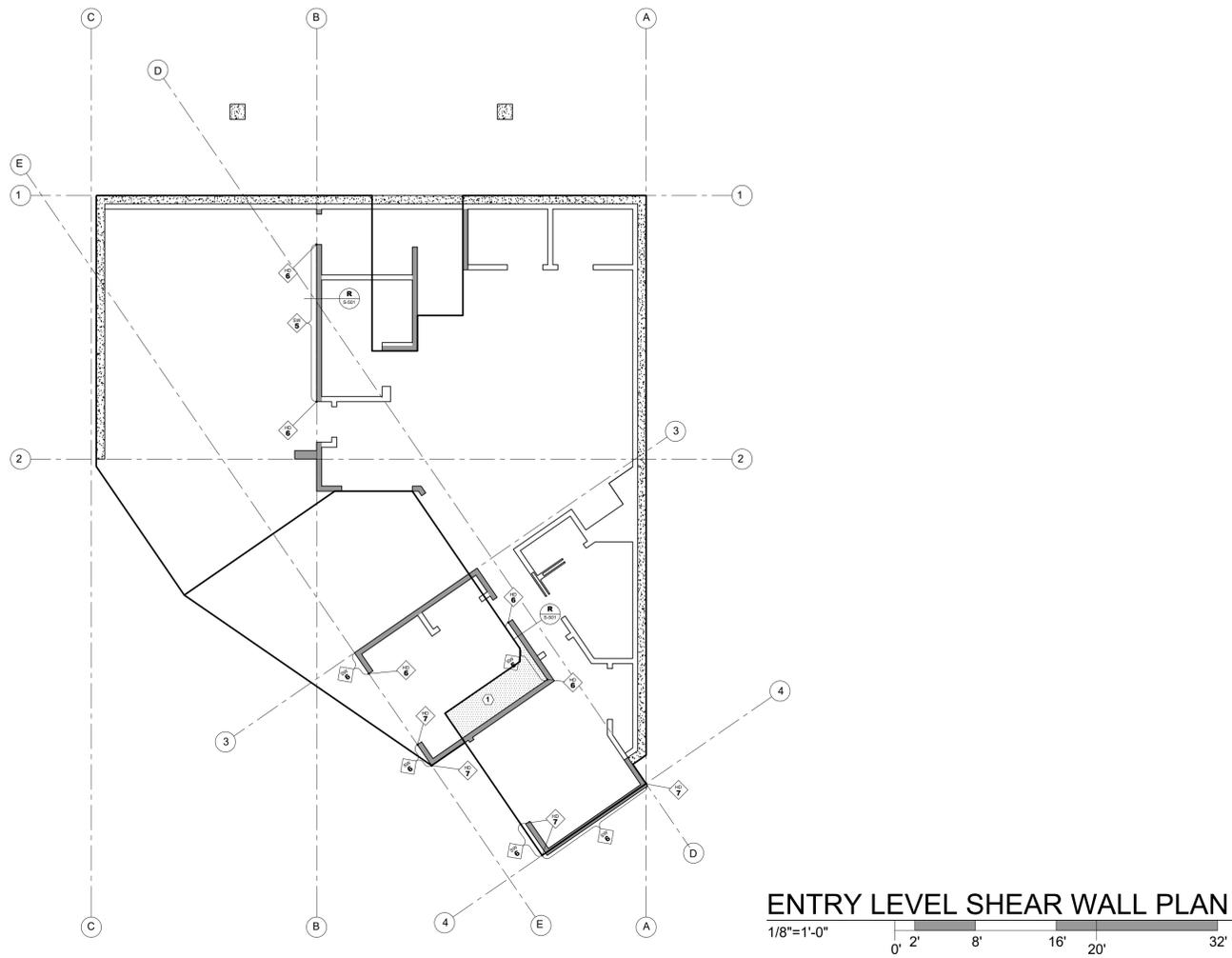
CHECKED BY: **GEJ, ALG**

ISSUE DATE: **SEP 26 2017**

PLOT DATE: **Sep 28, 2017 10:59am**

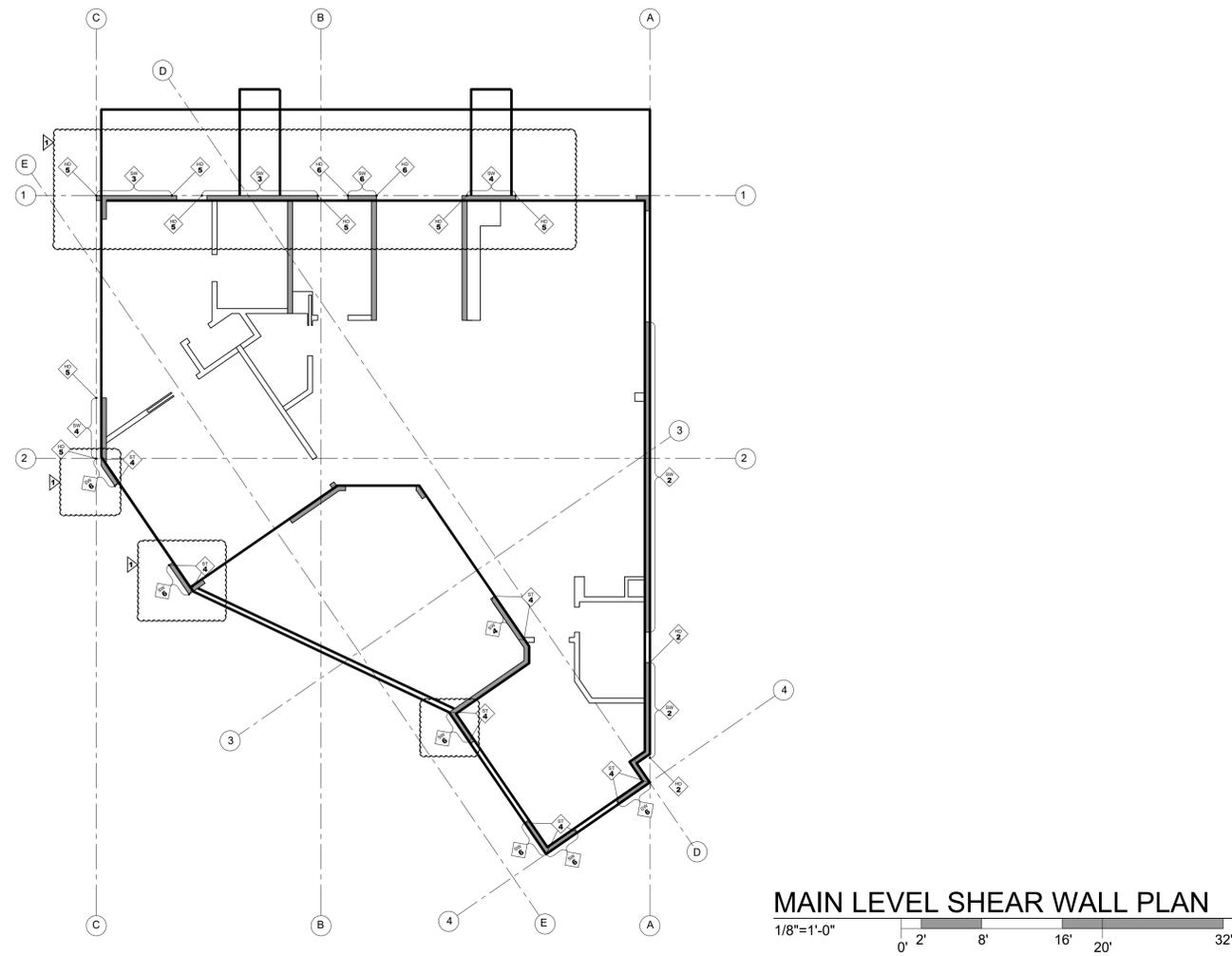
SHEET NO: **S-102**

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(1c)	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 (R.J)	3"	(16) 16d SINKERS			1610
HD-3	HDU2-SDS2.5	3"	(6) SDS 1/4"X2-1/2"	5/8"	8"	3075
	STHD10 (R.J)	3"	(20) 16d SINKERS			2175
HD-4	HDU4-SDS2.5	3"	(10) SDS 1/4"X2-1/2"	5/8"	12"	4565
	STHD14 (R.J)	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  
 -(R.J) 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		STAPLES		A.B. SPCG	SOLE PLATE TO RIM JST	NOTES
		EDGES	FIELD	SIZE	FIELD			
SW-1	7/16" <small>-255 PLF</small>	8d @ 6" O.C.	12" O.C.	1 1/2"	4" O.C.	8" O.C.	32" O.C.	16d @ 6" O.C. 2X STUDS @ 16" O.C. MAX
SW-2	7/16" <small>-305 PLF</small>	8d @ 4" O.C.	12" O.C.	1 1/2"	2.5" O.C.	8" O.C.	32" O.C.	16d @ 4" O.C. 2X STUDS @ 16" O.C. MAX
SW-3	7/16" <small>-555 PLF</small>	8d @ 3" O.C.	12" O.C.	1 1/2"	2" O.C.	8" O.C.	32" O.C.	16d @ 4" O.C. 3X STUDS @ PANEL EDGES
SW-4	7/16" <small>-670 PLF</small>	8d @ 2" O.C.	12" O.C.				24" O.C.	16d @ 3" O.C. 3X STUDS @ PANEL EDGES
SW-5	15/32" <small>-870 PLF</small>	10d @ 2" O.C.	12" O.C.	DO NOT USE STAPLES			16" O.C.	16d @ 2" O.C. 3X STUDS @ PANEL EDGES
SW-6	BOTH SIDES 7/16" <small>-1340 PLF</small>	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

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

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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



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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	THICK	VERT	HORIZ
MAX HEIGHT	8" MIN	#4 @ 16"	#4 @ 12"
NO TOP EDGE SUPPORT	8" MIN	#4 @ 16"	#4 @ 12"
TOP EDGE SUPPORTED	8" MIN	#4 @ 16"	#4 @ 12"
9'-10"	8" MIN	#4 @ 12"	#4 @ 12"
11'	8" MIN	#4 @ 12"	#4 @ 12"
12'	10" MIN	#5 @ 9"	#4 @ 10"
>12'	SEE TALL FDN DETAILS		

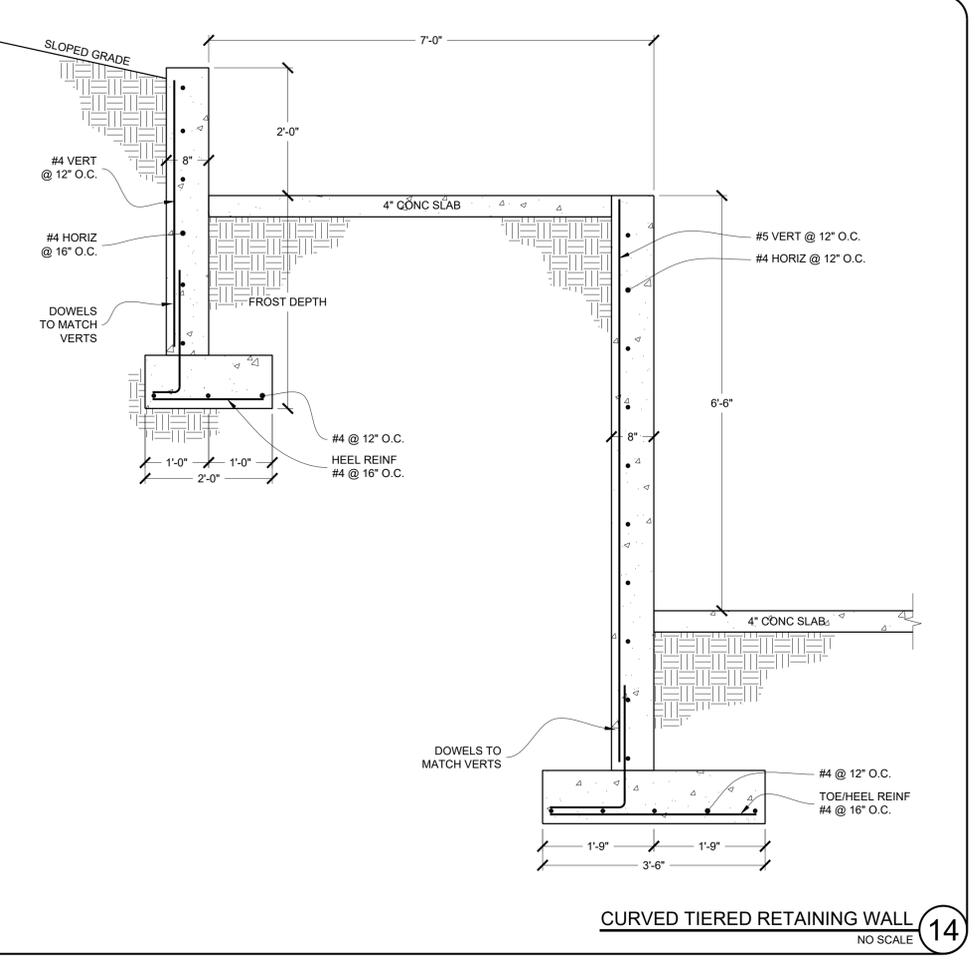
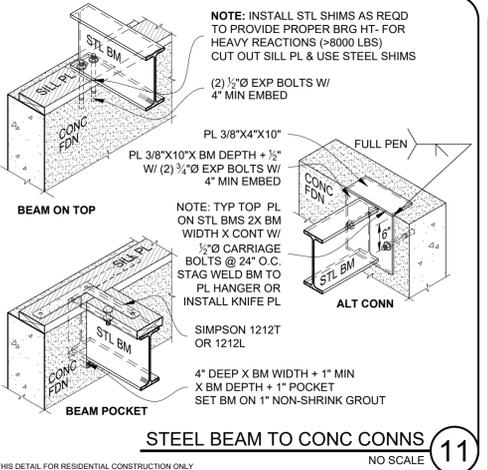
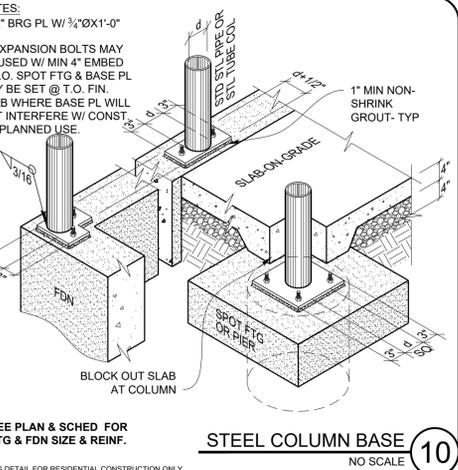
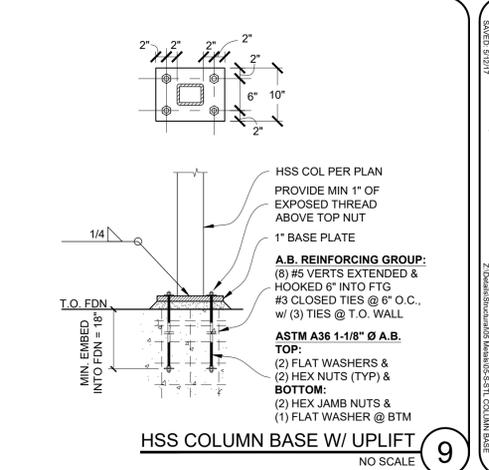
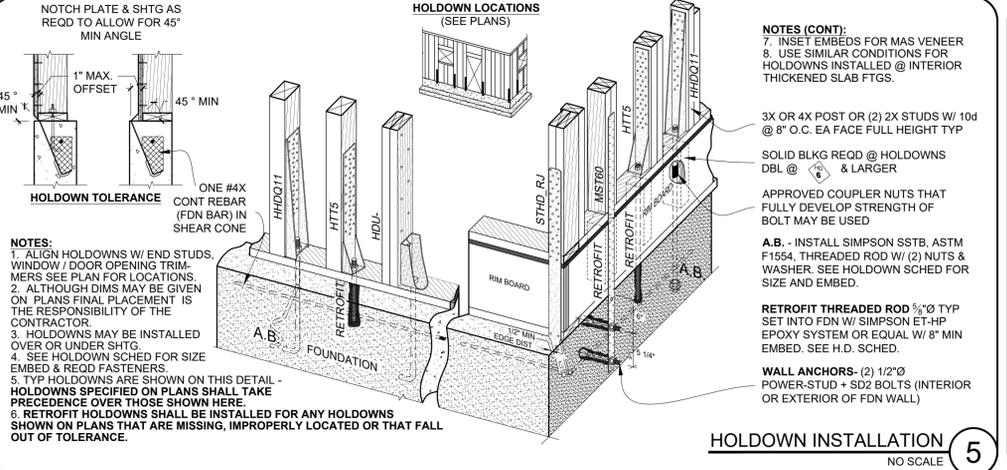
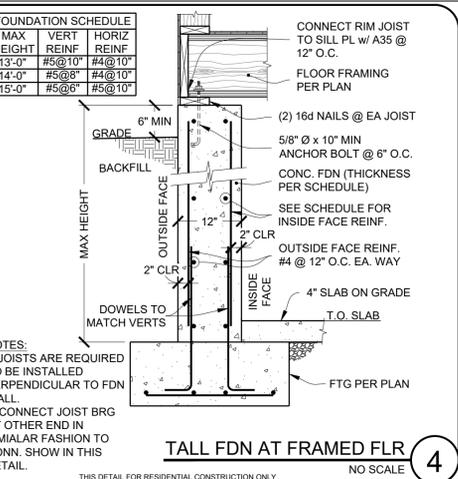
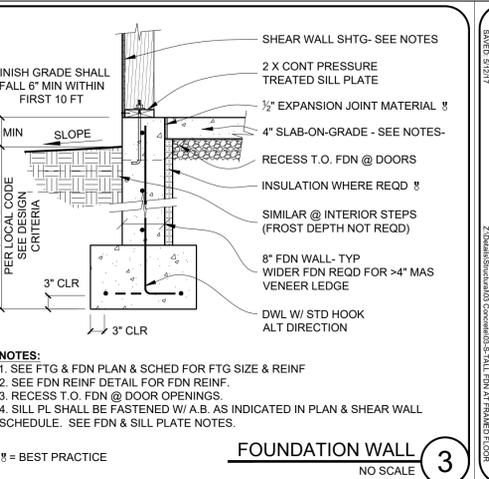
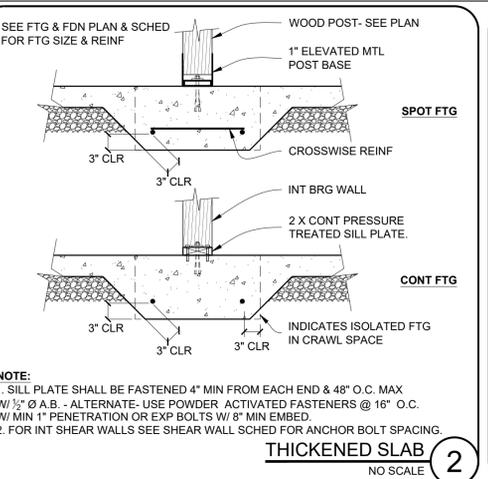
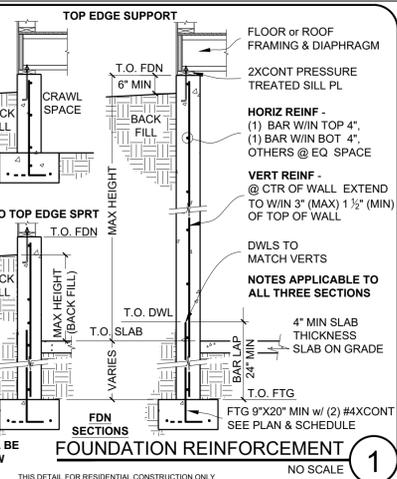
REINFT FREE STANDING FDN (NO BACKFILL EITHER SIDE) & FDN EQUALLY BACKFILLED EA SIDE SAME AS 8" TYP MAX HT FDN

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 FDN 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	THICK	VERT	HORIZ
MAX HEIGHT	6" MIN	#4 @ 32"	(2) #4
NO TOP EDGE SPRT	6" MIN	#4 @ 24"	(4) #4
TOP EDGE SUPPORTED	6" MIN	#4 @ 24"	(5) #4
8'	6" MIN	#4 @ 24"	(6) #4
9'	6" 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.



NO.	DATE	REVISION	BY	CHK	APP

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 FAX: (801) 974-5102

PROJECT: **HOLLIS**

CLIENT: **UPWALL DESIGN**

SHEET TITLE: **STRUCTURAL DETAILS AND NOTES**

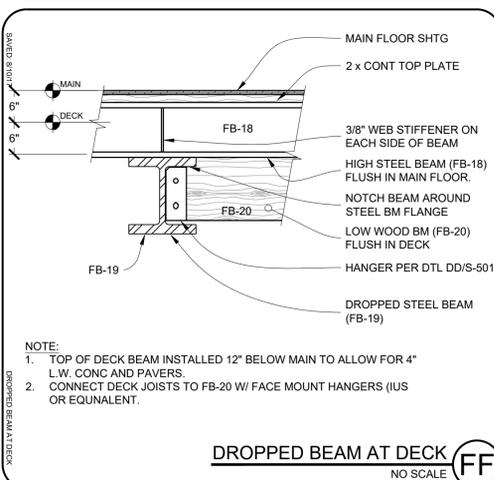
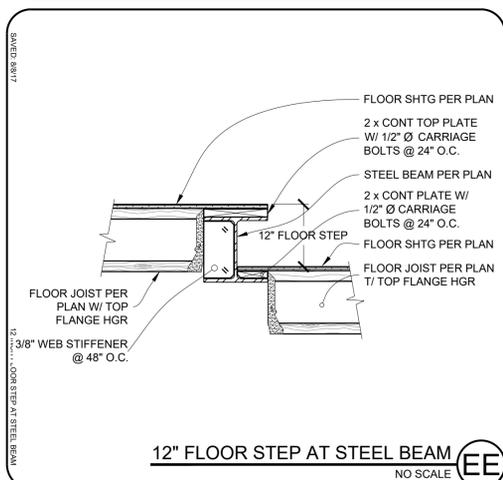
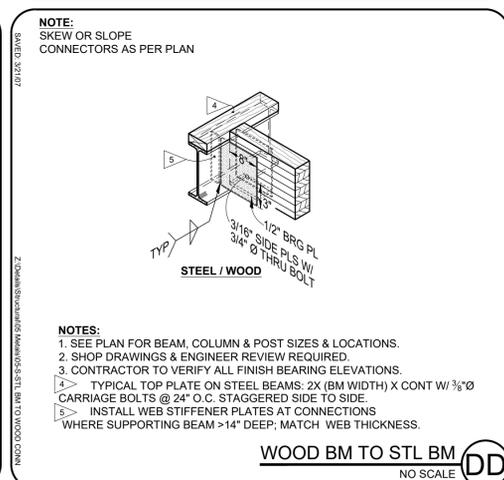
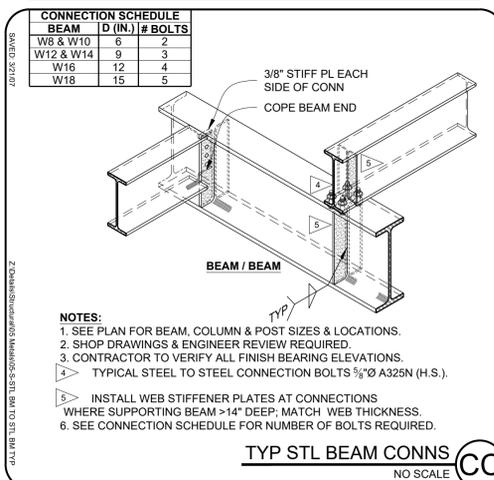
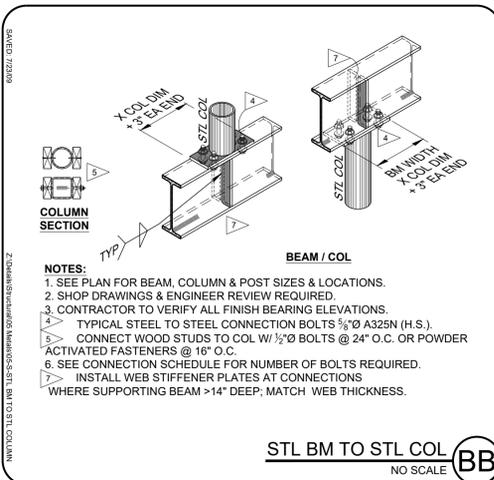
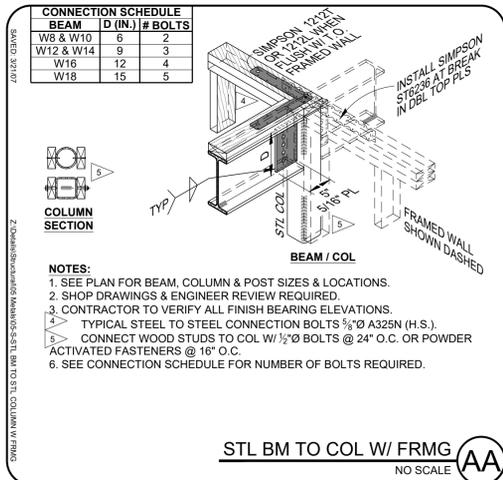
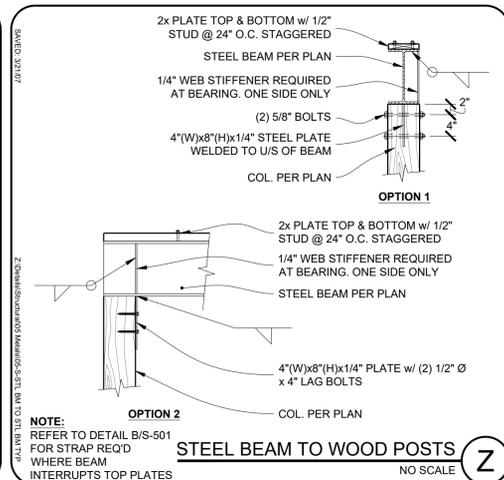
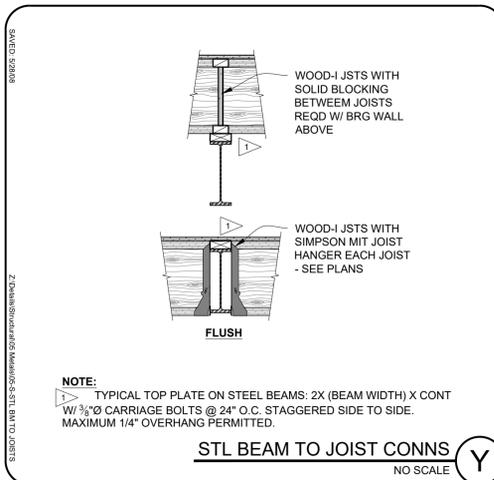
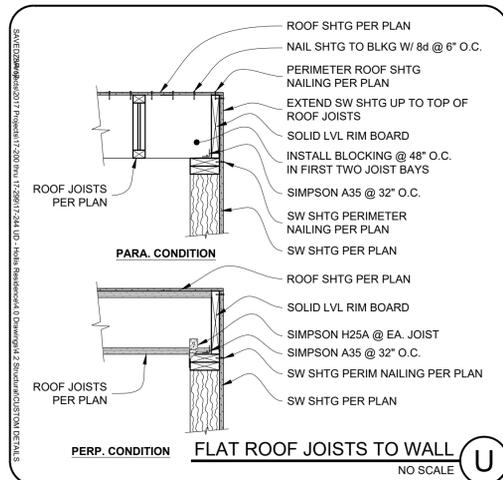
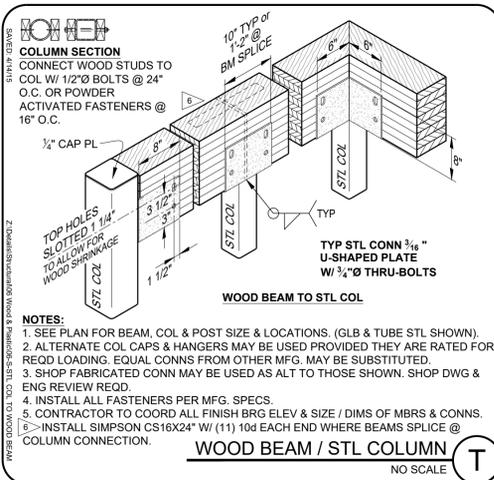
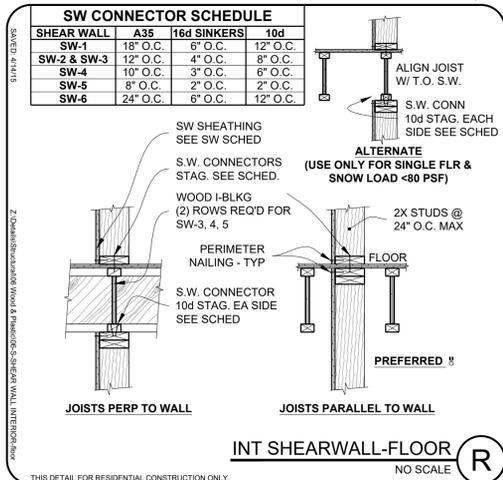
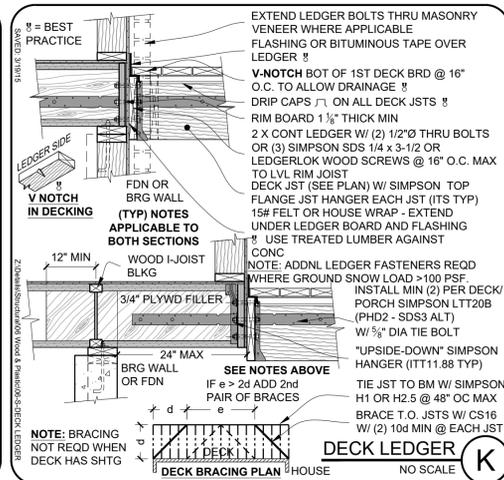
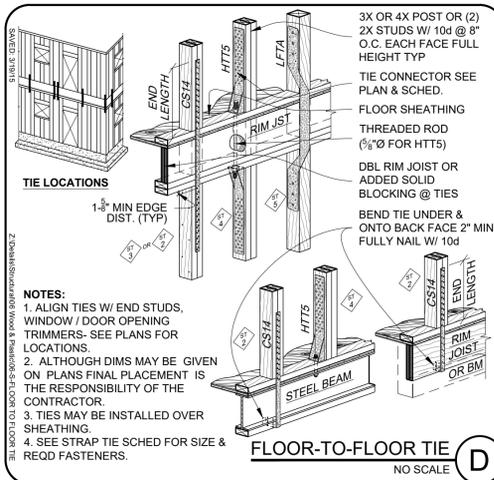
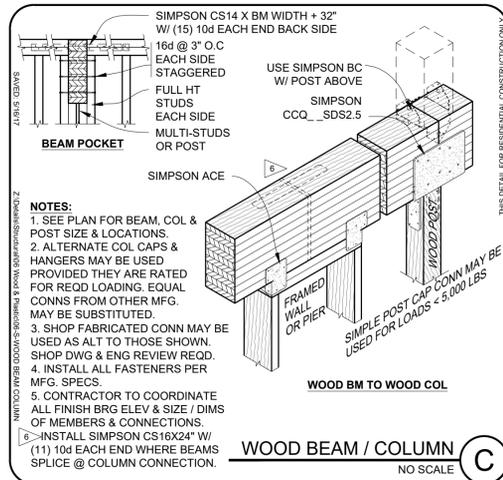
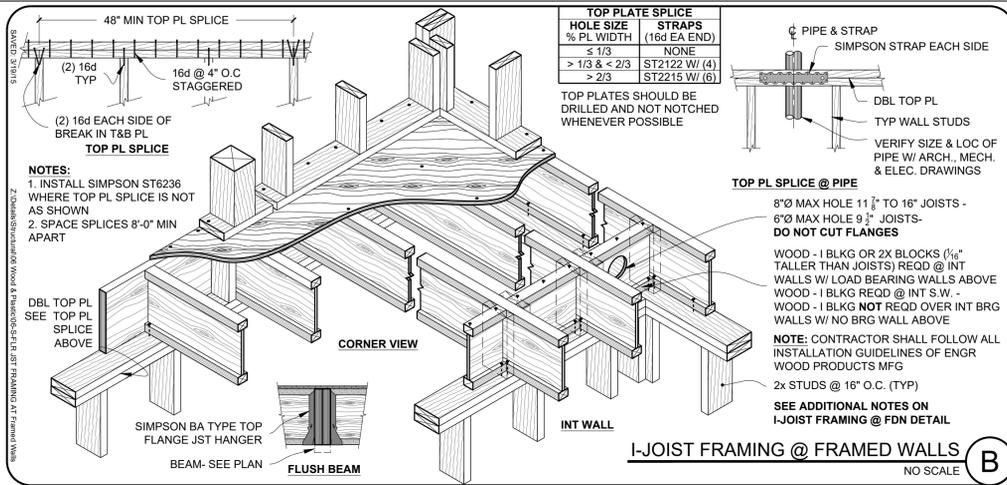
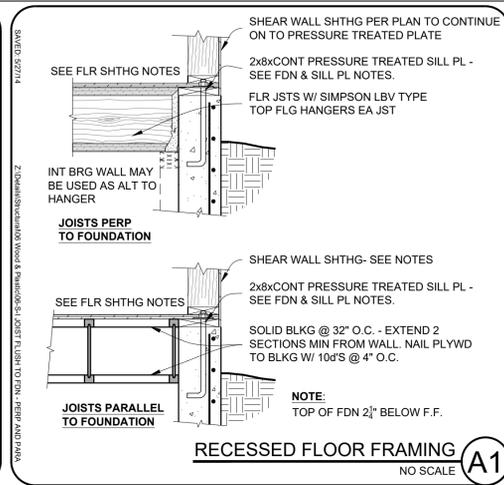
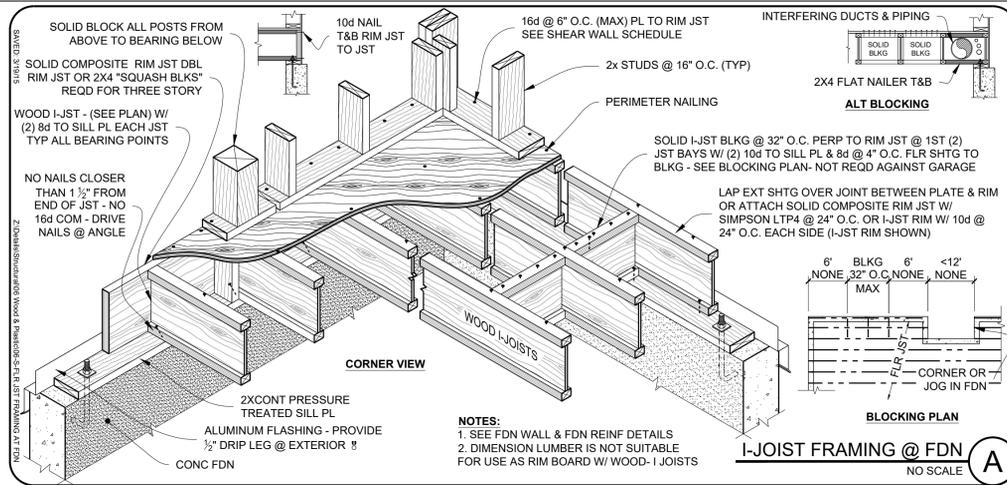
DESIGN TEAM  
 LEAD: GARRETT E. JENKINS  
 AUSTIN L. GREER  
 TROY JENKINS  
 BRADEN JENKINS

16 Feb 2017  
 LICENSED PROFESSIONAL ENGINEER  
 No. 136686  
**KIMLY Q. MANGUM**  
 STATE OF UTAH

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 CHECKED BY: **GEJ, ALG**  
 ISSUE DATE: **AUG 04 2017**  
 PLOT DATE: **Sep 28, 2017 10:57am**  
 SHEET NO.: **S-500**

STATUS: **PERMIT SET**



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REVISION	
DATE	
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