

MEEHAN CABIN

7914 E. HEARTWOOD DRIVE
EDEN, UTAH

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PROJECT RENDERING



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MEEHAN CABIN
7914 E. HEARTWOOD DRIVE

SEAL

PRINT DATE

2/13/18

PROJECT PHASE

ARC FINAL REVIEW 01/19/2018

DRAWING REVISIONS

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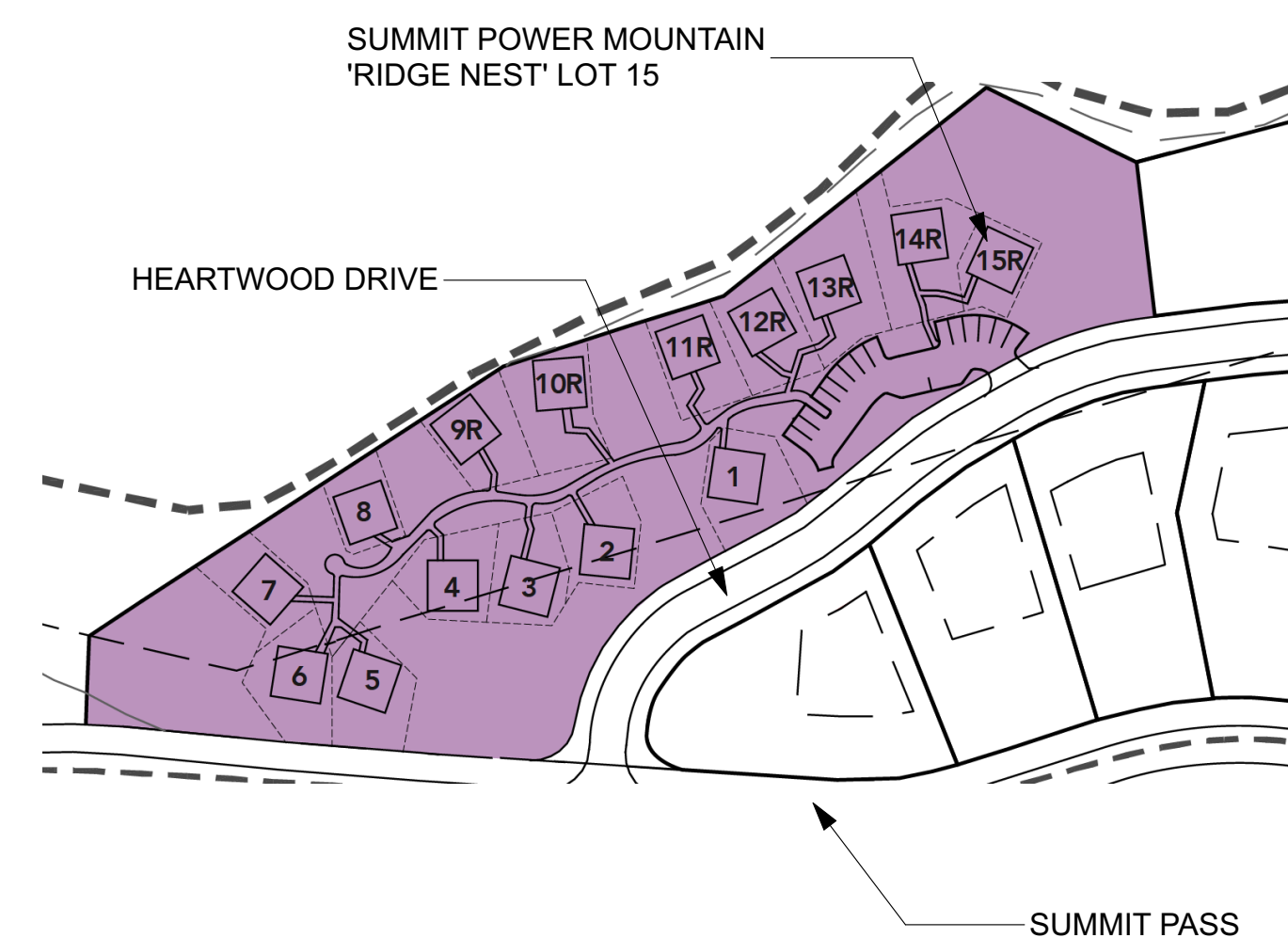
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SCOPE

NEW CONSTRUCTION OF FAMILY CABIN
2 STORES ABOVE GRADE

AREA MAP



CODE ANALYSIS

PARCEL ID: CACHE COUNTY 16-111-0015 / SUMMIT RIDGE NEST 15
ZONE: RR w/ SUMMIT POWDER MOUNTAIN PRUD OVERLAY (PERMIT REVIEW PERFORMED BY WEBER COUNTY)

BUILDING USE: SINGLE FAMILY DWELLING

OCCUPANCY TYPE: R-3

CONSTRUCTION TYPE: V-B

STORIES ABOVE GRADE: 2

LOT AREA / BUILDABLE AREA: 1296 SF

SETBACKS: NONE; BUILDABLE AREA COINCIDENT TO LOT AREA

ALLOWABLE HEIGHT/AREA: HEIGHT: 28'-0"

MAX BUILDING AREA: 1588 SF

BUILDABLE FOOTPRINT AREA: 1296 SF

ACTUAL HEIGHT/AREA: HEIGHT: 28'-0" T.O. WALL

BUILDING AREA: 1586 SF

BUILDING FOOTPRINT AREA: 856 SF

LOWER FLOOR CONDITIONED: 856 SF

UPPER FLOOR CONDITIONED: 730 SF

APPLICABLE CODES:
2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
2014 NATIONAL ELECTRICAL CODE (NEC)
2015 INTERNATIONAL PLUMBING CODE (IPC)
2015 INTERNATIONAL MECHANICAL CODE (IMC)
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2015 INTERNATIONAL FIRE CODE (IFC)
2009 ACCESSIBILITY CODE (ANSI A117.1)

SHEET TITLE

COVER SHEET

SHEET NUMBER

G100

GENERAL CONSTRUCTION

1. These plan shall be designed and reviewed under 2015 IBC.
2. The contractor shall be responsible for obtaining all permits required for construction by the permitting authorities having jurisdiction.
3. The contractor shall carefully read, study, and understand all plans and specifications for trades. Coordination between trades will be necessary and the responsibility of the contractor, any questions that arise shall be clarified by the architect prior to construction.
4. Drawings are not to be scaled. Dimensional discrepancies are to be clarified with the architect before proceeding with construction.
5. The contractor shall verify existing power, water, data cable and other utilities prior to excavation. Contact blue-stakes or authorities having jurisdiction prior to any excavation. 208-2100
6. The contractor shall notify the designer of discrepancies in the documents, and of any field conditions that deviate from the documents.
7. The architects approval must be obtained for any deviations from the construction documents, including but not limited to changes in dimensions, design, materials, products, and finishes. In no case may the contractor make these changes without the approval of the architect.
8. Shop drawings and other submittals are to be submitted for approval by the architect with sufficient time for review prior to execution of work. Submittals must conform to the requirements indicated on construction documents, structural notes, and specifications.
9. See door and window schedule for sizes, types, and finishes.
10. All construction shall conform to and strictly comply with all applicable codes, covenants, restrictions, and Weber County building standards.
11. In no event shall the contractor substitute a standard construction detail for a detail specified in these documents. The contractor shall bring all work into conformity with the construction documents, as the designer orders, before approval of that construction will be granted.
12. The contractor is to verify all dimensions, datum & levels prior to construction. Exterior walls are dimensioned from face of exterior wall sheathing or face of concrete unless otherwise noted. Exterior wall studs at heated spaces shall be 2x6 except as noted. All other wall studs shall be 2x4 except where noted otherwise on construction documents.
13. Glazing in locations subject to human impact such as panes in doors, glazing within 12" of door opening, glazing within 18" of floor, and shower doors shall be tempered or laminated safety glass as per 2012 IBC.
14. Provide and install smoke detectors as per 2015 IBC.
15. Provide attic access, minimum 22" x 30" with minimum 30" headroom at unobstructed readily accessible opening as per 2015 IBC.
16. Building shall comply with Utah State Energy Code. The contractor is to seal and caulk all cracks to prevent air infiltration. The contractor shall insulate the walls to R-19, ceilings to R-38, and floors over unheated spaces to R-38 unless otherwise noted.
17. These drawings are the exclusive property of Lloyd Architects and may be reproduced only with the written permission of the architect. Authorized reproductions must bear the name of the architect.
18. Fireplaces shall conform to 2012 IBC. UL listing on fireplaces are as follows: Wood burning units, UL#MH5850 Enclosed gas units; ICBO #4030
19. **SITE PLAN & GRADING:** remove stumps, shrubs and clear and grub site near house as indicated on site plans including legal off-site disposal of all debris and unusable fill. Scrape topsoil layer before excavation and place onsite for finish landscape use. Excavate, trench, and backfill as required for footings, foundations, slabs, utility lines, mechanical, electrical and other work below grade required to complete the project. Maintain excavation free of water and provide an adequate system for the handling and removal of surface water.
20. Contact the Utah Division of Air Quality on all remodel projects: 536-4000

FOUNDATION

1. **GEOTECHNICAL: SOIL BEARING:** Assume 1500 psf soil load pressure per R401.4. **CONCRETE:** 3,000 psi in slabs and footings, 3000 psi in foundation walls, 3500 psi in garage slab and exterior steps.
 2. **CONCRETE FOOTING SIZES AND DEPTH:** see footing schedule on structural sheets (minimum footing size 9" by 20", minimum depth 30" below grade). **MINIMUM REBAR:** see structural sheets for minimum reinforcing requirements.
 3. **ANCHOR BOLTS TO FOUNDATION:** minimum 7" embedment per R403.1.6(maximum spacing allowed by code is 32" O.C.)
 4. **CONCRETE FOUNDATION WALLS:** see structural drawings for size and reinforcing.
 5. **HEIGHT ABOVE FINISHED GRADE:** concrete foundation wall to be 6" minimum above finish grade. Use treated sill plate where required.
 6. **FOUNDATION WALL DAMP-PROOFING AND FOUNDATION DRAIN:** bituminous coating or equal to be applied on basement walls per R406. Foundation drain to be installed by new footings per R405.
 7. **PLATE WASHERS:** All plate washers to be 3"X3"X.227" (1/4") square slotted plate per R602.11.1
 8. **WINDOW WELLS AND LADDERS:** 9 sq ft min area, 36 inches out from window, if deeper than 44 inches affix a ladder.
 9. **BACKFILL:** not to be placed adjacent to basement walls until bracing is in place per IRC R404.1.7
- CONSTRUCTION**
1. **EMERGENCY ESCAPE AND RESCUE OPENINGS:** 44 inches max above floor, in every sleeping room, 5.7 sq ft or 5 sq ft if within 44 inches of grade, 20 inch min width, 24 inch min height.
 2. **EXIT DOORS AND HALLWAYS:** one 3'-0" x 6'-8" door required, 36 inch min. width in hallways.
 3. **LANDINGS AT DOORS AND STAIRWAYS:** 36" min. out from door and door width minimum.
 4. **RAMPS, SLOPES AND RAILS:** maximum slope 1 in 8, railing required on ramps over 1 in 12 slope.
 5. **STAIRWAYS:** 36" width minimum, **TREADS AND RISERS:** 8" rise and 9" tread minimum, **HEADROOM:** 6'-8" minimum, **UNDER STAIR PROTECTION:** 1/2" GWB, **HANDRAILS:** required with (2) or more risers, 34" to 38" in height and 1 1/4 to 2 5/8" in diameter if circular.
 6. **GUARDRAILS (GUARDS):** required at floors over 30" above grade, 36" min. height, a 4" sphere shall not pass through with design as to eliminate ladder effect.
 7. **LUMBER PROTECTION AGAINST DECAY:** 18" minimum to grade under floor joists, 12" minimum to grade under floor girders. Provide treated plate on concrete slab less than 8" above exposed ground and framing and siding less than 6" from the ground. All lumber in contact with concrete, earth, or within 18" of finish grade shall be pressure treated. Pressure treat above ground items with water-borne preservatives complying with AWPB LP-2. Wood members in contact with ground shall be pressure treated with water-borne preservative complying AWPB LP-22.
 8. **WOOD COLUMNS:** required to be 1" above the floor or finish grade, See structural for connection to foundation or slab.
 9. **MINIMUM AREA DIMENSIONS AND HEIGHTS:** see all plan sheets for room sizes. All room minimums shall be: (1) 120 sf room, 70 sf bedrooms, 50 sf kitchen, 7 feet min. heights, sloping to 5 feet min. 3 feet min. passageways in kitchens
 10. **INTERIOR MOISTURE VAPOR RETARDERS:** on "warm-in-winter" side of wall.

WALL CONSTRUCTION

1. **INTERIOR WALL COVERINGS:** 5/8" GWB. Green Gyp. board to be limited to R702.3.8.1 for no direct contact to moisture.
2. **EXTERIOR WALL COVERINGS AND WEATHER BARRIERS:** 15# felt paper or approved equal.
3. **STRUCTURAL COLUMNS:** see structural sheets for all column sizes and locations.
4. **MID-HEIGHT BRIDGING:** in unfinished walls
5. **BRACED WALL LINES AND PANELS:** see structural notes. Minimum requirement are to provide within 12'-6" of wall corner, at 4'-0" in length for plywood w/ nailing @ 6" O.C. @ edges and 12" O.C. in field, at 8'-0" for GWB w/ screws @ 7" O.C. @ edges and field.
6. **HABITABLE ROOMS AND BATHROOMS:** 8% of area in glazing, 4% in openings, and 3 sf window in bathrooms or bathrooms to have exhaust fan per IRC 303.3
7. **GARAGE SEPARATION FROM DWELLING:** 1 hour separation. Walls shall have 1/2" GWB on walls and attic. If garage is below habitable rooms the ceiling shall have 5/8" type "X" GWB. Door shall have a 20 min. fire-resistance rating and shall be self-closing.
8. **SHOWER COMPARTMENTS: NON-ABSORBENT FLOORS AND WALLS TO BE PROVIDED FOR SHOWER COMPARTMENTS MIN 72" ABOVE F.F.; PER IRC R307.2**

FLOOR CONSTRUCTION

1. **FLOOR JOISTS:** double joists under bearing partitions and blocking shall be installed at bearing walls.
2. **DRAFT-STOPPING:** shall be installed in all concealed spaces over 1,000 sq ft.
3. **FIREBLOCKING:** shall be installed in all concealed spaces at 10'-0" O.C.
4. **SUBFLOOR SHEATHING:** see structural sheets for all floor sheathing callouts (minimum requirements are as follows: 5/8 inch thick tongue & groove osb for joists @ 16" to 20" O.C. and 3/4" thick tongue & groove osb @ 24" O.C.)
5. **FLOOR JOISTS SUPPORTING BEARING PARTITIONS OFFSETS:** offset minimum floor joist depth.
6. **EXPOSED LAMINATED TIMBERS:** ATIC Rated Architectural grade Glu-laminated Timbers: See structural sheets for sizes and locations. not applicable
7. **EXTERIOR DECKS:** exposed structural framing, support joists, and beams not sheltered by roof or eaves shall be constructed with naturally durable wood or pressure-preservative-treated wood as required by IRC R317.1.3.

ROOF CONSTRUCTION

1. **ROOF FRAMING:** see structural sheets pre-engineered truss type and layout. Submit shop drawings to architect/engineer for approval. Truss packet to be reviewed and signed by Engineer of Record. R802.10.1.
2. **ATTIC VENTILATION:** Provide a 1 to 150 sq.ft. (or 1 to 300 if 50% is in soffit and 50-80% located more than 3'0" above soffits) of the attic area in ventilation. Provide insulation baffles to insure air flow through space. Cut or drill holes in truss blocking for vent air passage from soffit vents.
3. **ROOF SLOPES AND DRAINAGE:** felt paper, 1/4" per foot minimum. provide "ice and water shield" at all valleys U.N.O.
4. **ICE DAM PROTECTION:** "ice and water shield" at eaves to 36" inside the wall plane of the building
5. **CHIMNEY TERMINATION:** chimney shall be 2'-0" higher than any portion of building within 10'-0", 3'-0" tall minimum.

MASONRY

1. **MASONRY VENEERS, AND TIES:** see structural sheets. provide minimum brick ties at 16 inches on center in either direction, with horizontal 9 gage wire mechanically attached to ties (if applicable)
2. **LINTELS:** see structural drawings for lintel sizes and locations. **SHEARWALLS & HOLDDOWN SCHEDULE:** see structural sheets

MECHANICAL

1. **GAS FIREPLACE:** ICBO #4030 on typical gas unit
2. **FIREPLACE HEARTH:** Extend 20" min. from front of firebox and 12" min. extension on both sides.
3. **RES-CHECK:** 2009 IECC See attached REScheck report.
4. **CENTRAL FURNACE, CLEARANCE, ACCESS, PLATFORM, LIGHT:** provide 3" side and rear of platform, space is 12 inches wider than furnace, 6 inches in front if door or 30 inches in front, 30 x 30 inch access platform with light for servicing
5. **BTU SIZES OF WATER HEATERS, FURNACES:** see mechanical drawings for all mechanical sizing.
6. **COMBUSTION AIR:** provide duct or opening within 12 inches of ceiling and size of 1 sq inch for every 3000 btu/h.
7. **ELEVATION OF COMBUSTION SOURCE OF APPLIANCES:** appliances having an ignition source shall be elevated such that source is not less than 18" above floor. Rooms that are not part of the living space which communicate with a private garage through openings shall be considered to be a part of the garage; see plans
8. **APPLIANCE PROTECTION FROM IMPACT:** N/A (mechanical not in garage).
9. **CONDENSATE DISPOSAL:** provide an indirect drain, secondary condensate if located in attic or on wood floor (to be trap seal primer type)
10. **GAS LINE SCHEMATIC:** See mechanical sheets.
11. **WATER HEATERS, LOCATIONS, EXPANSION TANKS, AND PRESSURE RELIEF VALVES:** can not be located in closets, bedrooms, or bathrooms. If located within sealed enclosures provide combustion air vent. Direct-vent water heaters are okay. Provide and install high-efficiency radiant hydronic heat system including connection of hot water storage tank, gas hot water heaters and piping from the hot water tank to all fixtures as indicated in drawings. Installation shall conform to all local codes, ordinances and regulations pertaining to this work. Manifold and thermostat locations to be approved by the Architect. Provide trap seal primer type drain at water heaters.
12. **WATER HEATER ANCHORAGE, FLOOR DRAIN, AND PANS FOR DRAINAGE:** provide seismic strap to top third and bottom third of water heater. Provide an indirect drain for water heaters. Provide pan for water heaters on wood floors.
13. **CLOTHES DRYER EXHAUST:** maximum 25'-0" to outside with 5'-0" reduction for 90 degree bends
14. **EXHAUST VENT TERMINATIONS:** 4'-0" below or beside and 1'-0" above doors or windows, 12" above grade
15. **SHOWER SIZE AND DOOR:** 900 sq inches and 30" diameter, door swings outward
16. **HEATING:** new construction to have a gas fired forced air furnace with air conditioning condenser unit. Heating facility to maintain 68 degrees.

PLUMBING

1. **WATER PIPING:** Shall be pex.
2. **VENT PIPING:** shall be ABS.
3. **HOSE CONNECTION BACKFLOW PREVENTER:** provide at all exterior hose bib locations. Use frostproof type with vacuum breaker.
4. **FLOOR DRAINS:** Deep seal or Trap seal primer required in laundry or mechanical rooms per IBC 3201.2
5. **WASTE INTERIOR TO BE ABS, WASTE INTERIOR UNDER SLAB AND EXTERIOR TO BE ABS.**
6. **BACK WATER VALVE:** required to protect plumbing fixtures located below the elevation level of the nearest upstream man hole cover. Fixtures that are above the elevation level of the manhole cover shall not discharge through the backwater valve.
7. **SHOWER COMPARTMENTS:** non-absorbent floors and walls (up to 72" above finished floor) required for shower compartments; per IRC R307.2
8. **MAXIMUM FLOW RATES AND CONSUMPTION:** for plumbing fixtures and fittings per IRC P2903.2:
 Lavatory faucet: 2.2 gpm at 60 psi
 Shower head: 2.5 gpm at 80 psi
 Sink faucet: 2.2 gpm at 60 psi
 Water closet: 1.6 gallons per flushing cycle
9. **TEMPERATURE LIMITING DEVICES:** set at 120F for bathtubs and showers per IRC P2708.3 and 2713.1

ELECTRICAL

1. **WHIRLPOOL BATHTUB ACCESS PANEL:** see plans for size and locations.
2. **ELECTRICAL SERVICE PANEL LOCATION:** shall not be located in bathrooms or firewalls. provide 30" clearance side to side and 36" clearance in front. Provide a minimum of 6'-6" in height.
3. **RECEPTACLE OUTLETS:** see electrical drawings for all outlet locations. Electrical sub-contractor to walk through project with owner to verify all electrical fixture locations prior to commencing work. Follow all local electrical codes.
4. **ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION:** provide in bedrooms.
5. **GFCI PROTECTION:** see electrical sheets for all locations. Provide in bathrooms and jetted tub motors, garage, outdoor, crawlspace, kitchen counters, kitchen islands, and wet-bar.
6. **LIGHTING WALL SWITCHES:** see electrical drawings for all switch locations. Electrical sub-contractor to walk through project with owner to verify all electrical fixture locations prior to commencing work. Follow all local electrical codes.
7. **RECEPTACLES AND LIGHTING IN DAMP AND WET LOCATIONS:** provide weatherproof covers for outlets, lighting to be listed for wet or damp locations.
8. **LIGHT FIXTURES IN CLOSETS:** incandescent fixtures 12" minimum to storage, fluorescent fixtures 6" minimum to storage
9. **SUPPORT OF CEILING FANS:** as per manufacturer's recommendations.
10. **ELECTRICAL:** all wiring to be in accordance with the National Electrical Code and applicable local codes. Locate main panel and meter where indicated on the Drawings. Provide underground power connection from source to main panel.80.
11. **SMOKE DETECTORS:** locate (1) inside each sleeping room, in corridors outside sleeping rooms, and on each level. All smoke detectors to be wired in series.
12. **CO2 DETECTORS:** Locate (1) on each level
13. **OUTLETS:** tamper resistant per IRC E4002.14
14. **NON-METALLIC SHEATHED CABLES (ROMEX):** when two are more are installed together in the same space without maintaining space between them and where the opening they are installed in is filled with caulking, foam insulation, or other types of insulation, conductors must be derated per IRC E3705.4.4

SEAL

PRINT DATE

2/13/18

PROJECT PHASE

ARC FINAL REVIEW 01/19/2018

DRAWING REVISIONS

SHEET TITLE

NOTES & LEGENDS

SHEET NUMBER

G101

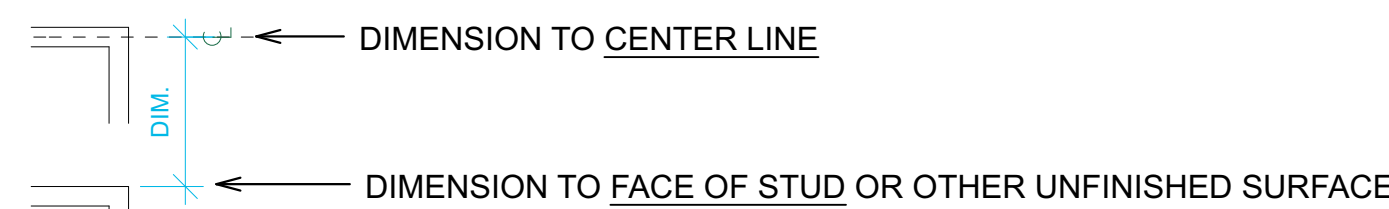
IF THIS SHEET IS LESS THAN 24"X36" IT IS A REDUCED PRINT. SCALE ACCORDINGLY.

DRAWING ABBREVIATIONS

A.B. ANCHOR BOLT	ELEV. ELEVATOR	L.A. LANDSCAPE AREA	SGL. SINGLE SHEATHING
ABV. ABOVE	E.O.C. EMERGENCY OPERATIONS CENTER	LAM. LAMINATED	SHTG. SHEATHING
A.C. ASPHALTIC CONCRETE	EQ. EQUAL	LAV. LAVATORY	SHLV. SHELVING
ACOUS. ACOUSTICAL	EQUIP. EQUIPMENT	LBS. POUNDS	SHT. SHEET
A.C.T. ACOUSTICAL CEILING TILE	ETC. ETCETERA	LIB. LIBRARY	SIM. SIMILAR
ADJ. ADJUSTABLE, ADJACENT	E.W.C. ELECTRIC WATER COOLER	L.P. LOW POINT	SL. SLOPE
A.F. ACCESS FLOORING	EXH. EXHAUST	LTG. LIGHTING	S.M. SHEET METAL
A.F.F. ABOVE FINISH FLOOR	EXP'D. EXPOSED	M.B. MACHINE BOLT	S.M.D. SEE MECHANICAL DRAWINGS
ALUM. ALUMINUM	EXT. EXTERIOR	MAT'L. MATERIAL	S.P.D. SEE PLUMBING DRAWINGS
ANOD. ANODIZED	F.D. FLOOR DRAIN	MAX. MAXIMUM	SPEC. SPECIFICATIONS
A.P. ACCESS PANEL	F.E. FIRE EXTINGUISHER	MDL. MODEL	SQ. SQUARE
ARCH. ARCHITECTURAL	F.E.C. FIRE EXTINGUISHER CABINET	MECH. MECHANICAL	S.R.F. SHEET RUBBER FLOORING
ASPH. ASPHALT	F.F. FINISH FLOOR	MED. MEDIUM	S.S. STAINLESS STEEL
A.W.P. ACOUSTICAL WALL PANEL	F.G. FINISH GRADE	MFR. MANUFACTURER	S.S.D. SEE STRUCTURAL DRAWINGS
	F.H.C. FIRE HOSE CABINET	MFRD. MANUFACTURED	ST. STONE
	FIN. FINISH	MIN. MINIMUM	STD. STANDARD
	FIXT. FIXTURE	MOUNT. MOUNTED	STL. STEEL
	FL. FLOOR	M.R.G.B. MOISTURE RESISTANT GYP BD	STN. STAIN
	F.O. FACE OF	M.S. MAGNETIC SWITCH	STOR. STORAGE
	F.O.C. FACE OF CONCRETE	MTL. METAL	STRUCT. STRUCTURAL
	F.O.S. FACE OF STUD	N. NORTH	SUSP. SUSPENDED
		N/A. NOT APPLICABLE	SW. SWITCH
		N.I.C. NOT IN CONTRACT	T. TREAD
		N-R. NON-RATED	T & B. TOP & BOTTOM
			T.C. TOP OF CURB
			TEL. TELEPHONE
			TEMP. TEMPERED
			T & G. TONGUE & GROOVE
			T.G. TREE GRATE
			THK. THICK
			TJI. TRUSS JOIST
			T.O. TOP OF
			T.O.C. TOP OF CONCRETE
			T.O.P. TOP OF PARAPET
			T.O.PL. TOP OF PLATE
			T.P. TOILET PARTITION
			T.W. TOP OF WALL
			TYP. TYPICAL
			TS. TUBE STEEL
			U.B.C. UNIFORM BUILDING CODE
			U.N.O. UNLESS NOTED OTHERWISE
			U.O.C. UNLESS OTHERWISE CALLED
			U.O.N. UNLESS OTHERWISE NOTED
			V.C.T. VINYL COMPOSITION TILE
			V.C.P. VITRIFIED CLAY PIPE
			VERT. VERTICAL
			VEST. VESTIBULE
			V.P. VENEER PLASTIC
			W. WEST
			WAINS. WAINSCOT
			W.C. WATER CLOSET
			WD. WOOD
			W/H. WATER HEATER
			WDW. WINDOW
			W.M. WIRE MESH
			WP. WEATHERPROOF
			W/ WITH
			W.R. WATER RESISTANT
			W.R.G.B. WATER RESISTANT GYPSUM BOARD
			W.W.M. WELDED WIRE MESH
			Ø DIAMETER
			# POUND OR NUMBER
			CL CENTERLINE
			& AND
			@ AT
C. CARPET	FRAM'G. FRAMING	O/ OVER	
CAB. CABINET	F.S. FINISH SURFACE	O.C. ON CENTER	
C.B. CATCH BASIN	FT. FOOT OR FEET	OCCUP. OCCUPANCY	
CEM. CEMENT	FTG. FOOTING	O.D. OUTSIDE DIAMETER	
C.I. CAST IRON	FURR. FURRING	OPP. OPPOSITE	
C.I.P. CAST IN PLACE		O.T.S. OPEN TO STRUCTURE	
C.J. CONTROL JOINT	G. GAS LINE	PL. PLATE	
C.L. CHAIN LINK	GA. GAUGE	PL. CEM. PLASTER CEMENT	
CL.G. CEILING	GALV. GALVANIZED	P.LAM. PLASTIC LAMINATE	
CLR. CLEAR	G.C. GENERAL CONTRACTOR	PLAS. PLASTIC	
CLOS. CLOSE	G.I. GALVANIZED IRON	PLY. PLYWOOD	
C.M.U. CONCRETE MASONRY UNIT	GL. GLASS	P.P. POWER POLE	
COL. COLUMN	GLZ. GLAZING	PR. PAIR	
COMM. COMMUNICATION	GY. GYPSUM WALLBOARD	PRE. FACTORY PREFINISHED	
COMPTR. COMPUTER	GWB. GYPSUM WALLBOARD	PROJ. PROJECTION	
CONC. CONCRETE	H. HIGH	PT. PAINT	
CONST. CONSTRUCTION	H.C. HOLLOW CORE OR HANDICAPPED	PTD. PAINTED	
CONT. CONTINUOUS, CONTROL	H.D. SURFACE HARDENER	PVMT. PAVEMENT	
CORR. CORRIDOR	H.D.G. HOT DIPPED GALVANIZED	R. RADIUS	
C.P. CONTROL POINT	HDR. HEADER	R.A. RETURN AIR	
C.T. CERAMIC TILE	HDWD. HARDWOOD	R.B. RUBBER BASE	
C.T.B. CERAMIC TILE BASE	HDWR. HARDWARE	R.C.P. REFLECTED CEILING PLAN	
	H.M. HOLLOW METAL	RE. REFER TO	
	HORIZ. HORIZONTAL	REF. REFRIGERATOR	
	H.P. HIGH POINT	REINF. REINFORCING	
	HR. HOUR	REQ'D. REQUIRED	
	HT. HEIGHT	REV. REVISION	
	HTR. HEATER	RI. RISER	
	HYDR. HYDRAULIC	RM. ROOM	
		R.M. RUBBER FLOORING W/ PROFILE RINGS	
		R.R. RUBBER TREAD/RISER	
		R.T. RUBBER TREAD/RISER	
		S. SOUTH	
		S.A. SUPPLY AIR	
		S.A.Q.D. SEE AQUATICS DRAWINGS	
		S.C. SOLID CORE	
		SCHED. SCHEDULE	
		SEAL. CONCRETE OR STONE SEALER	
		SECT. SECTION	
		S.E.D. SEE ELECTRICAL DRAWINGS	
		SERV. SERVER	
		S.F. SQUARE FEET	

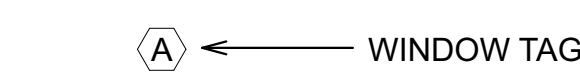
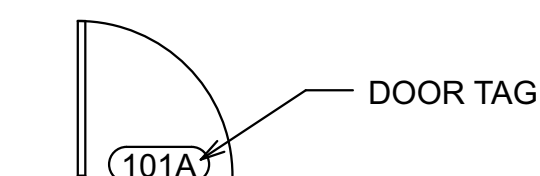
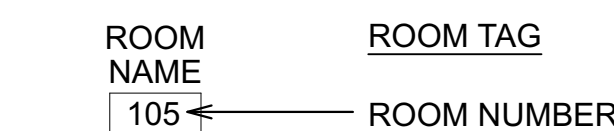
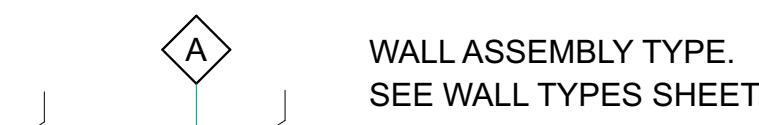
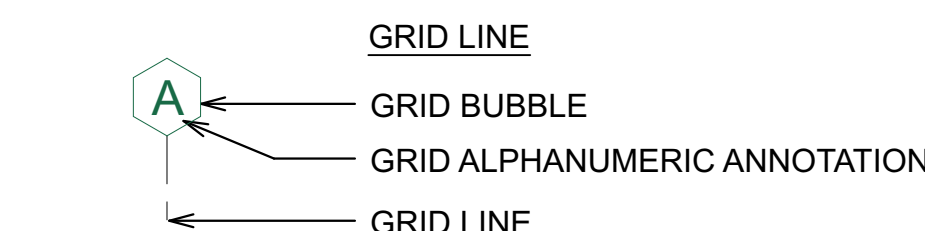
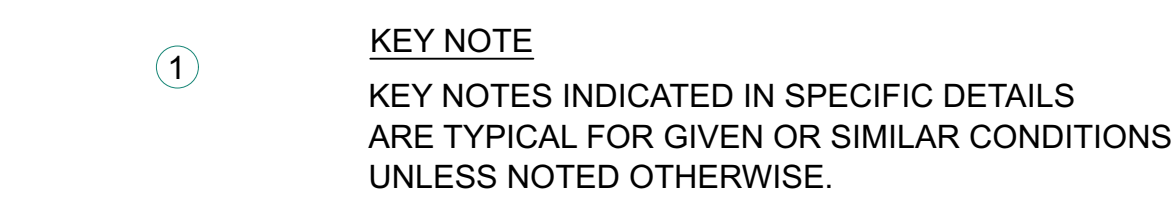
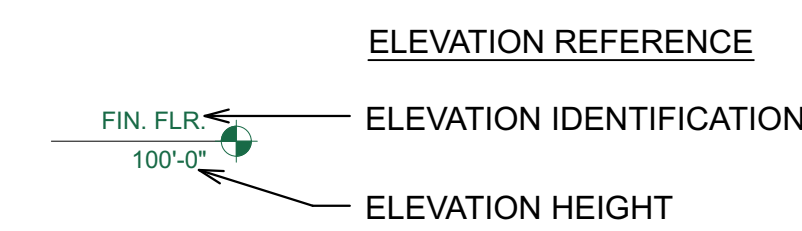
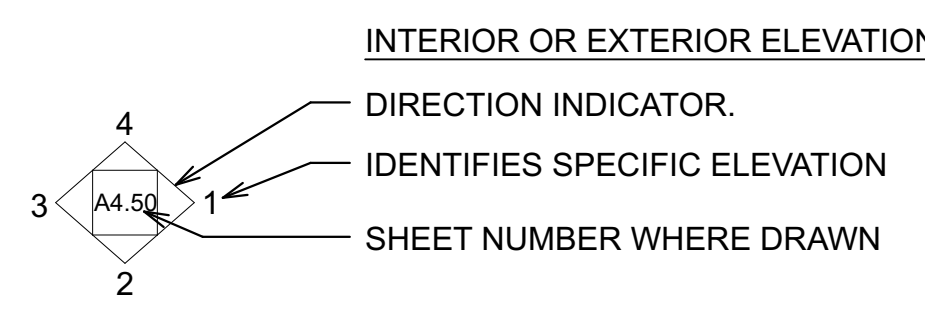
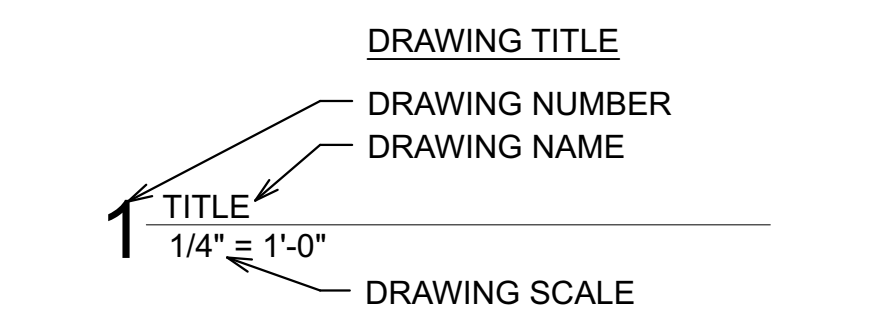
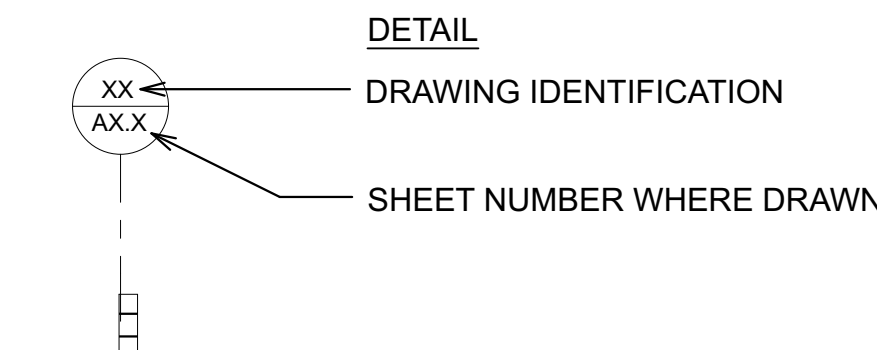
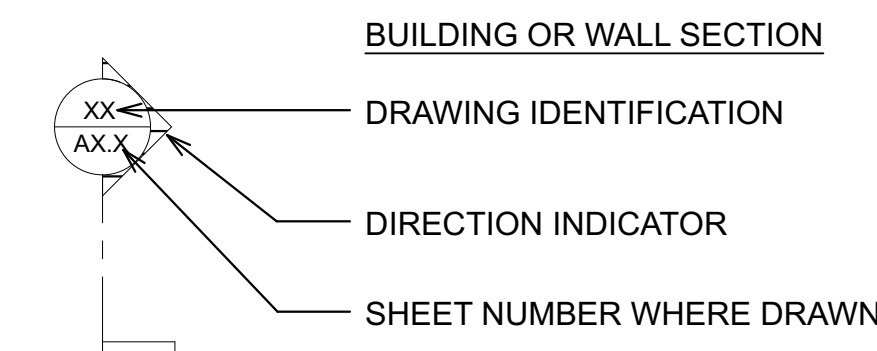
GRAPHIC NOTES

- DIMENSIONS:
- NOTE: DIMENSIONS IN THESE DRAWINGS ARE GENERALLY PLACED AS INDICATED BELOW, UNLESS NOTED OTHERWISE.
- MASONRY: TO UNFINISHED FACE (NOTE @ SPLIT FACE CONDITION THESE DRAWINGS ASSUME STANDARD 8" OR 12" WIDE BLOCK)
 - CONCRETE: TO UNFINISHED FACE
 - STRUCTURAL: TO STEEL OR TUBING FACE OR CENTER LINE
 - COLUMNS: CENTER LINE
 - NONBEARING PARTITIONS: TO FACE OF STUD. SEE NOTE 9 BELOW
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL ARCHITECTURAL DIMENSIONS TO ASSURE PROPER PLACEMENT OF ALL PARTS AND MATERIALS IN CONJUNCTION WITH ALL OTHER DISCIPLINES REPRESENTED IN THESE DOCUMENTS, PRIOR TO COMMENCING WORK.
 - VERIFY ALL DIMENSIONS INCLUDING SITE CONDITIONS BEFORE STARTING WORK.
 - WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
 - DIMENSION GRAPHICS:

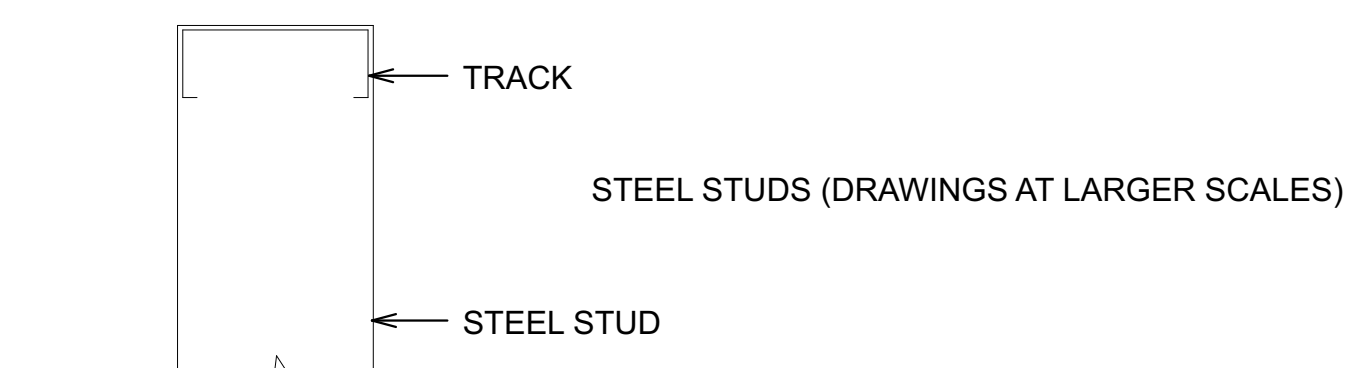
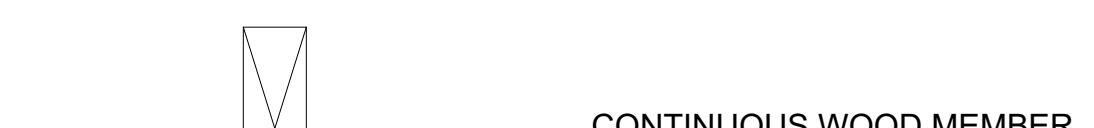
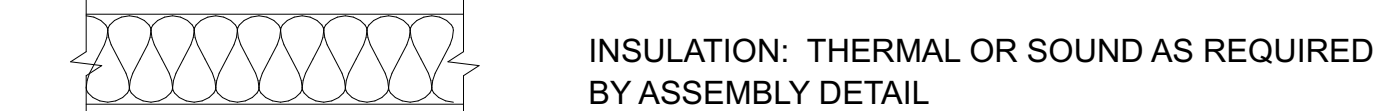
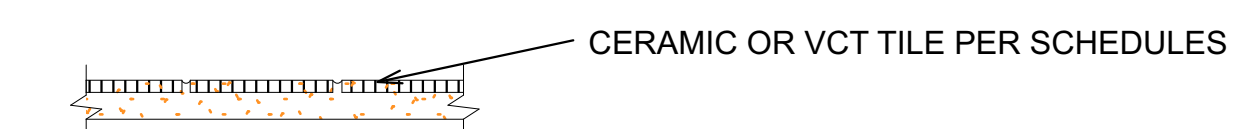
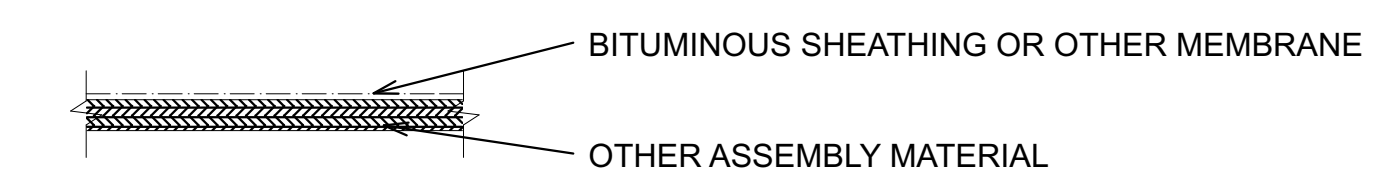
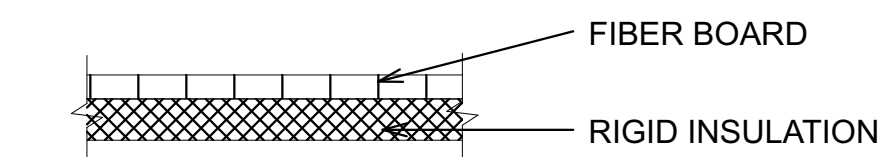
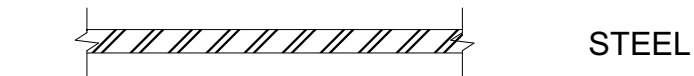
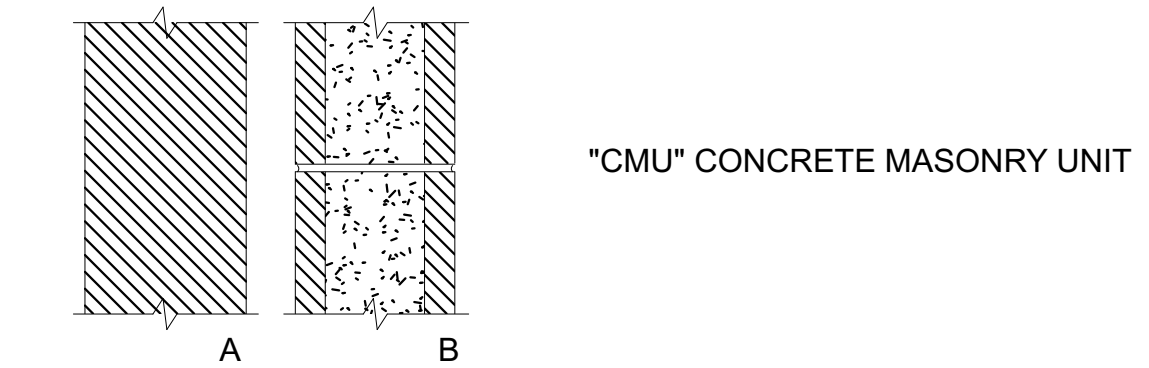


'CLR.' MEANS THE CLEAR SPACE DIMENSION, AFTER ALL FINISHES HAVE BEEN APPLIED TO THE SUBJECT SURFACES

DRAWING CALLOUT SYMBOLS

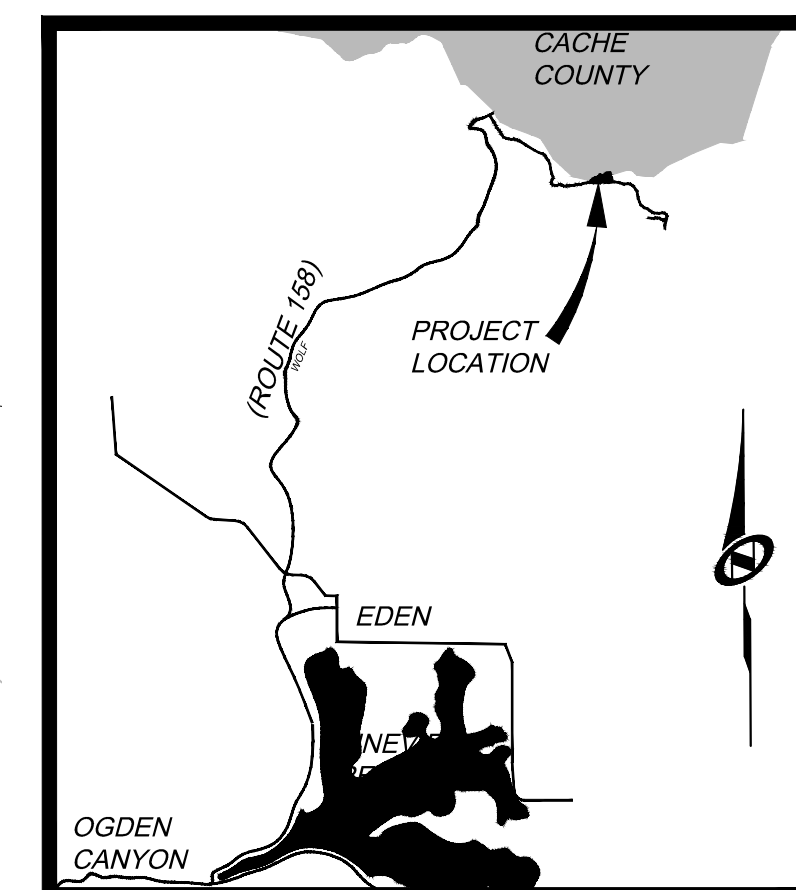


DRAWING GRAPHIC SYMBOLS



DATE: 8/15/2017 11:50 AM

PATH: N:\SLB0793\Cadd\Phase 1 Plot Amendments\Ridge Nest\Waster\Lot15-RN.dwg



Vicinity Map
N.T.S.

LEGEND

	ELECTRICAL BOX
	COMMUNICATION BOX
	DECIDUOUS TREE
	CONIFEROUS TREE
	WATER VALVE
	COMMUNICATION LINE
	UNDERGROUND POWER
	SEWER LINE
	WATER LINE
	GAS LINE
	PROPERTY LINE
	LIMITED COMMON LINE
	ADJACENT LOT LINE

TALISMAN
CIVIL CONSULTANTS
5217 SOUTH STATE STREET
SUITE 200
MURRAY, UT 84107
801.743.1300

REVISIONS	DATE	BY	NO.

LOT 15R, SUMMIT EDEN RIDGE NEST
EXISTING CONDITIONS SURVEY
PART OF THE S 1/2 SECTION 5 AND 6, T.7N., R.2E., SLM&B
TCC JOB NUMBER: SLB0793
DATE SUBMITTED: 08-15-2017

SCALE
HORIZONTAL: 1" = 8'
0 4 8 12

SHEET NUMBER
ET01
1 OF 1

MEEHAN CABIN
7914 E. HEARTWOOD DRIVE

SEAL

PRINT DATE
2/13/18

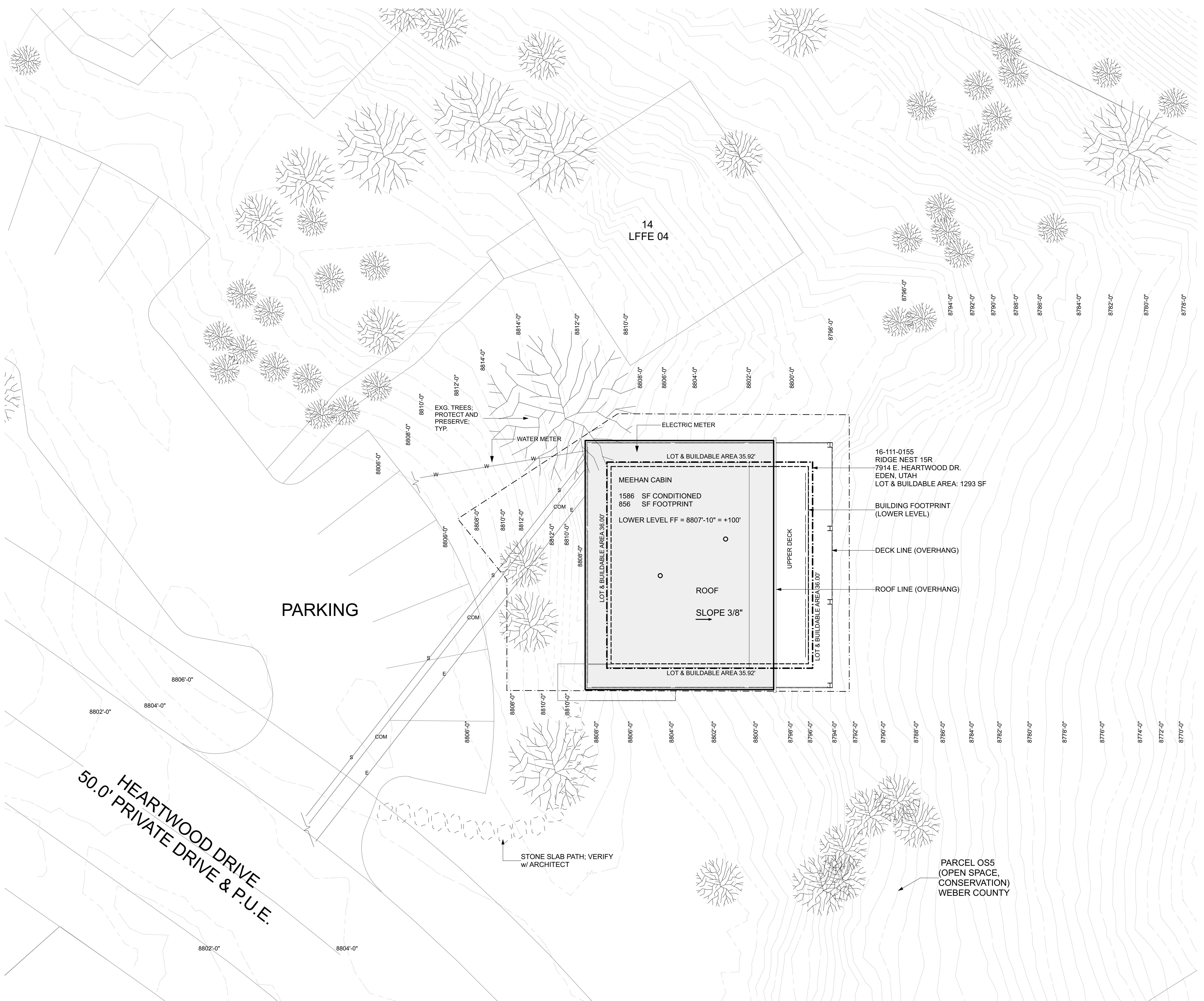
PROJECT PHASE
ARC FINAL REVIEW 01/19/2018

DRAWING REVISIONS

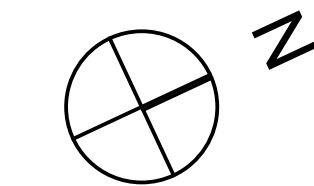
SHEET TITLE
SITE PLAN

SHEET NUMBER
SD101

- GENERAL NOTES
- 1) SEE STRUCT'L, CIVIL, & MECH'L DWGS. FOR MORE INFO
 - 2) IMMEDIATE GRADE TO SLOPE AWAY FROM BUILDING MIN. 6" VERT. WITHIN FIRST 10' HORIZ.; PER IRC R401.3
 - 3) CONTRACTOR TO VERIFY CONDITIONS ON SITE
 - 4) CONTRACTOR TO VERIFY DIMENSIONS IN FIELD
 - 5) LIMIT DISTURBANCE & PROTECT SIGNIFICANT VEGETATION & TREES
 - 6) NATURAL GRADE TO BE PRESERVED
 - 7) SEE CIVIL DWGS. FOR EROSION CONTROL AND GENERAL PRACTICES



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



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7914 E. HEARTWOOD DRIVE

SEAL

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2/13/18

PROJECT PHASE
ARC FINAL REVIEW 01/19/2018

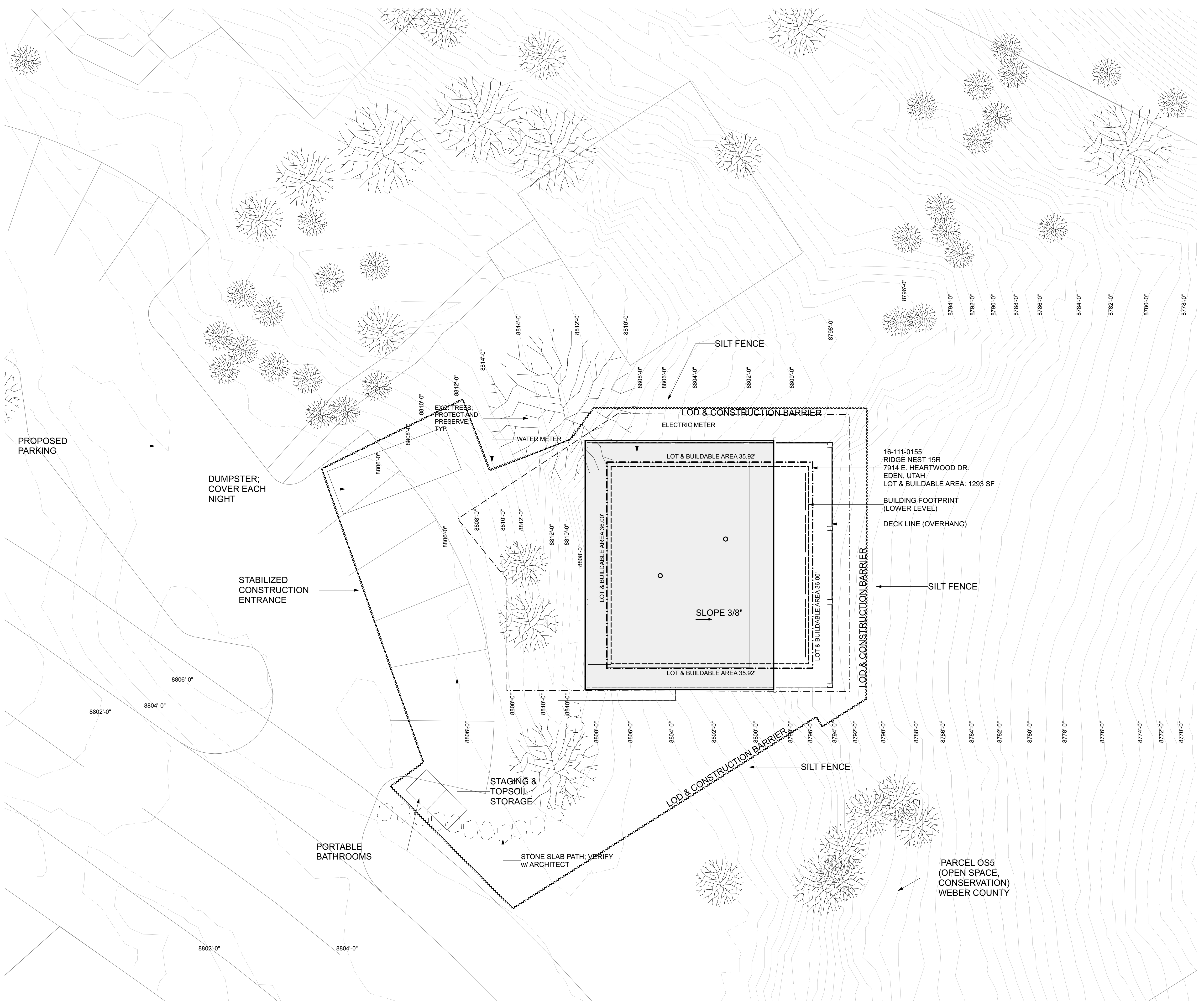
DRAWING REVISIONS

SHEET TITLE
CONSTRUCTION MITIGATION

SHEET NUMBER
SD102

GENERAL NOTES

- 1) CONTRACTOR TO VERIFY LOCATIONS AND SITE CONDITIONS; CHANGES TO BE APPROVED BY SUMMIT ARC PRIOR TO CONSTRUCTION
- 2) CONSTRUCTION EQUIPMENT & MATERIALS TO BE CONTAINED WITHIN L.O.D.
- 3) LIMIT DISTURBANCE & PROTECT SIGNIFICANT VEGETATION & TREES
- 4) SEE CIVIL DWGS. FOR EROSION CONTROL AND GENERAL PRACTICES



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

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PROJECT PHASE
ARC FINAL REVIEW 01/19/2018

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SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
SD103

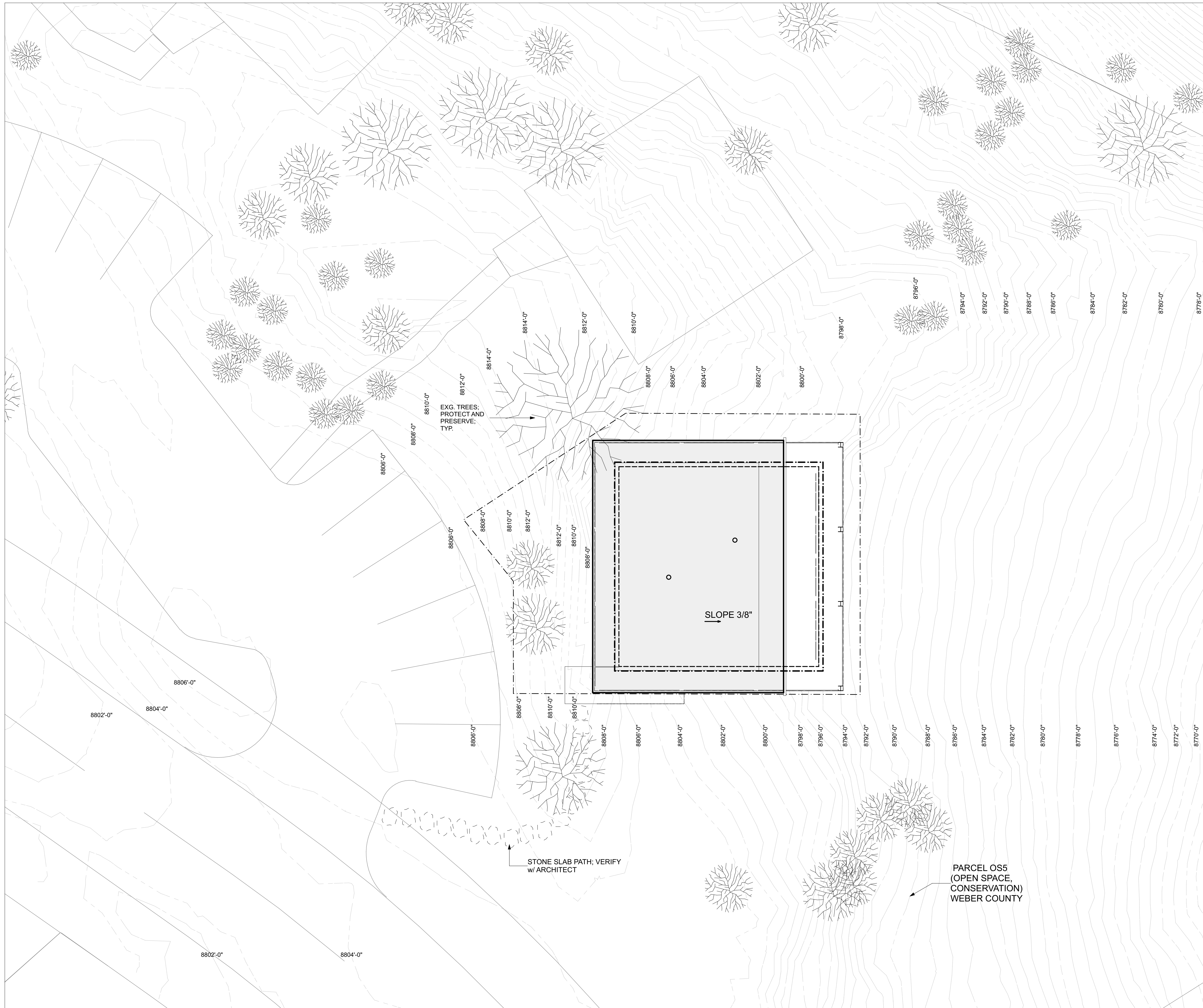
GENERAL NOTES

- 1) NATURAL GRADE & LANDSCAPE TO BE PRESERVED. STRATEGY FOR REVEGETATING NATIVE PLANTS IN AREAS OF DISTURBANCE TO BE SUBMITTED TO SUMMIT ARC FOR FINAL LANDSCAPE REVIEW PRIOR TO 4-WAY INSPECTION
- 3) LIMIT DISTURBANCE & PROTECT SIGNIFICANT VEGETATION & TREES
- 4) SEE CIVIL DWGS. FOR EROSION CONTROL AND GENERAL PRACTICES

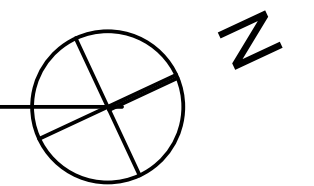
SEEDING MIX FOR REVEGETATION

- 40% MOUNTAIN BROME (BROMUS MARGINATUS)
- 25% SLENDER WHEATGRASS (ELYMUS TRACHYCAULUS SSP. TRACHYCAULUS)
- 5% SHEEP FESCUE (FETUCA OVINA SPP. DURIUSCULA)
- 5% ALPINE BLUEGRASS (POA ALPINE)
- 25% THICKSPIKE WHEATGRASS (ELYMUS LANCEOLATUS SSP. LANCEOLATUS)

SEEDING RATE TO BE 40 LBS/ACRE



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



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7914 E. HEARTWOOD DRIVE

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PROJECT PHASE
ARC FINAL REVIEW 01/19/2018

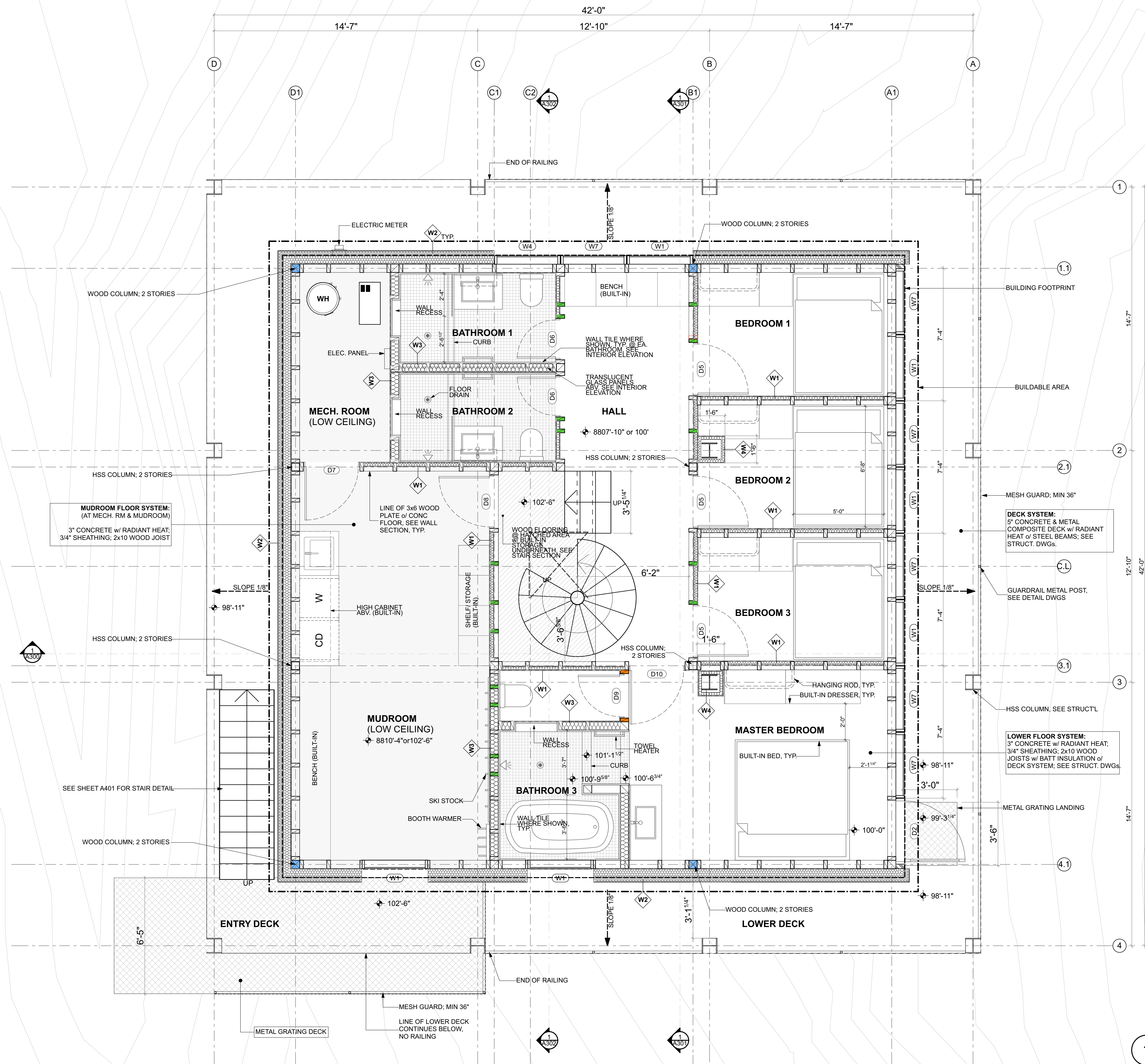
DRAWING REVISIONS

SHEET TITLE
LOWER FLOOR

SHEET NUMBER

A100

- GENERAL NOTES
- 1) SEE STRUCT'L, CIVIL, & MECH'L DWGS. FOR MORE INFO
 - 2) CONTRACTOR TO VERIFY CONDITIONS ON SITE
 - 3) CONTRACTOR TO VERIFY DIMENSIONS IN FIELD
 - 4) FIRE SPRINKLERS REQ. PER NFPA 13 STANDARDS



LOWER FLOOR: 856 SF
UPPER FLOOR: 730 SF
TOTAL CONDITIONED: 1586 SF

1 LOWER FLOOR PLAN
SCALE: 3/8" = 1'-0"

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SEAL

PRINT DATE
2/13/18

PROJECT PHASE
ARC FINAL REVIEW 01/19/2018

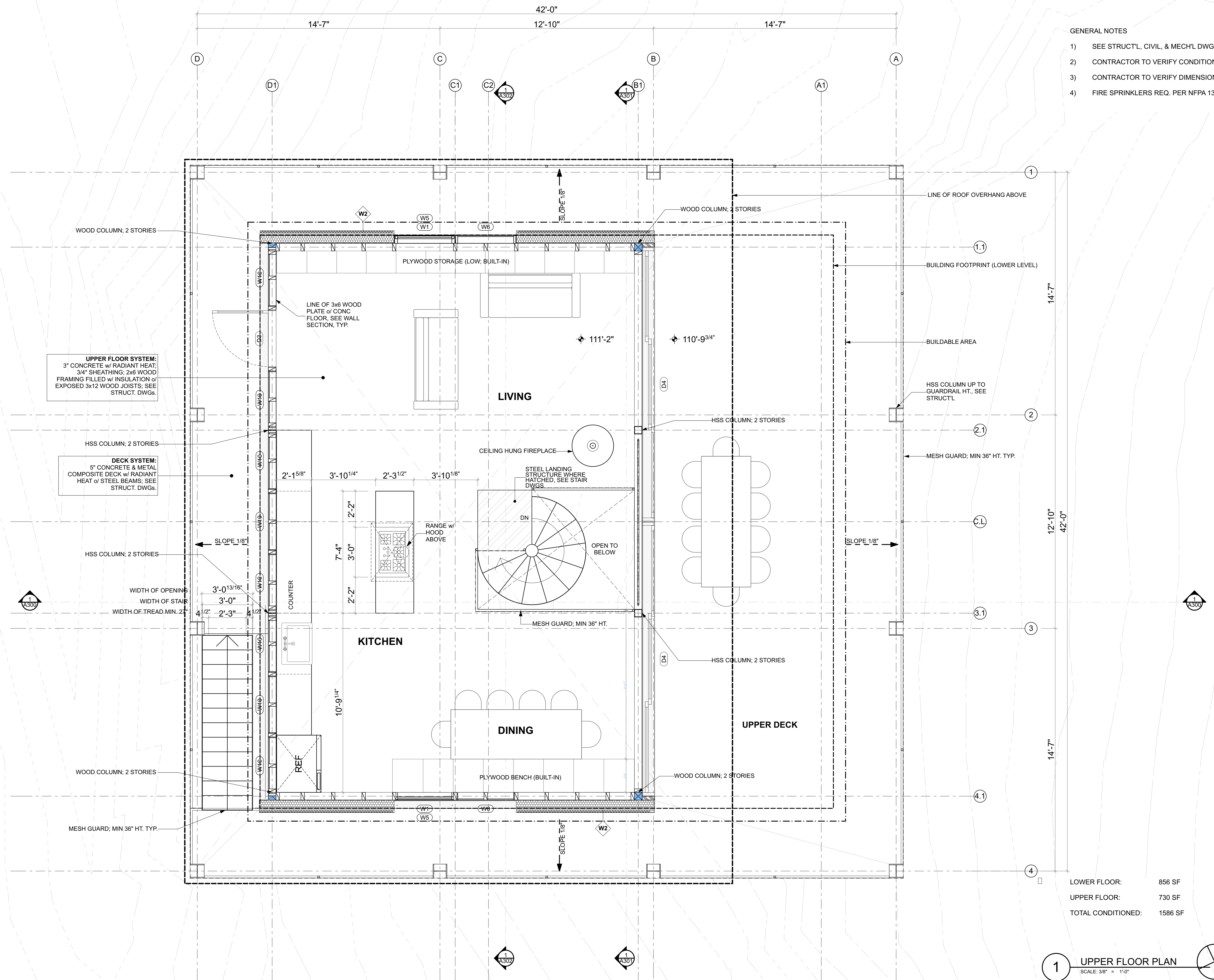
DRAWING REVISIONS

SHEET TITLE
UPPER FLOOR

SHEET NUMBER

A101

- GENERAL NOTES
- 1) SEE STRUCT'L, CIVIL, & MECH'L DWGS. FOR MORE INFO
 - 2) CONTRACTOR TO VERIFY CONDITIONS ON SITE
 - 3) CONTRACTOR TO VERIFY DIMENSIONS IN FIELD
 - 4) FIRE SPRINKLERS REQ. PER NFPA 13 STANDARDS



UPPER FLOOR SYSTEM:
3" CONCRETE w/ RADIANT HEAT,
3/4" SHEATHING; 2x6 WOOD
FRAMING FILLED w/ INSULATION w/
EXPOSED 3x12 WOOD JOISTS; SEE
STRUCT. DWGS.

DECK SYSTEM:
5" CONCRETE & METAL
COMPOSITE DECK w/ RADIANT
HEAT w/ STEEL BEAMS; SEE
STRUCT. DWGS.

LOWER FLOOR: 856 SF
UPPER FLOOR: 730 SF
TOTAL CONDITIONED: 1586 SF

1 UPPER FLOOR PLAN
SCALE: 3/8" = 1'-0"

MEEHAN CABIN
7914 E. HEARTWOOD DRIVE

SEAL

PRINT DATE
2/13/18

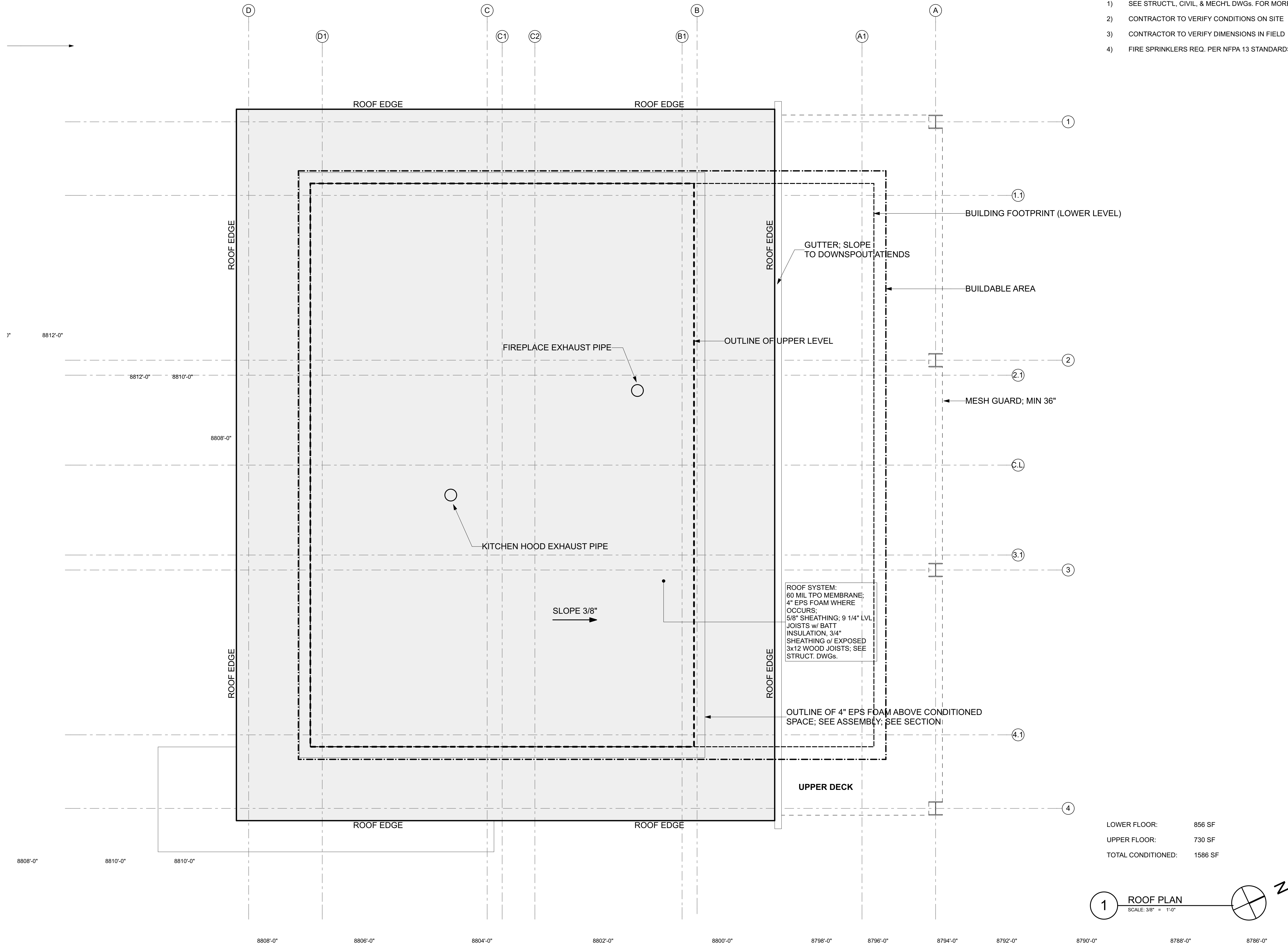
PROJECT PHASE
ARC FINAL REVIEW 01/19/2018

DRAWING REVISIONS

SHEET TITLE
ROOF PLAN

SHEET NUMBER
A102

- GENERAL NOTES
- 1) SEE STRUCT'L, CIVIL, & MECH'L DWGS. FOR MORE INFO
 - 2) CONTRACTOR TO VERIFY CONDITIONS ON SITE
 - 3) CONTRACTOR TO VERIFY DIMENSIONS IN FIELD
 - 4) FIRE SPRINKLERS REQ. PER NFPA 13 STANDARDS



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PRINT DATE
2/13/18

PROJECT PHASE
ARC FINAL REVIEW 01/19/2018

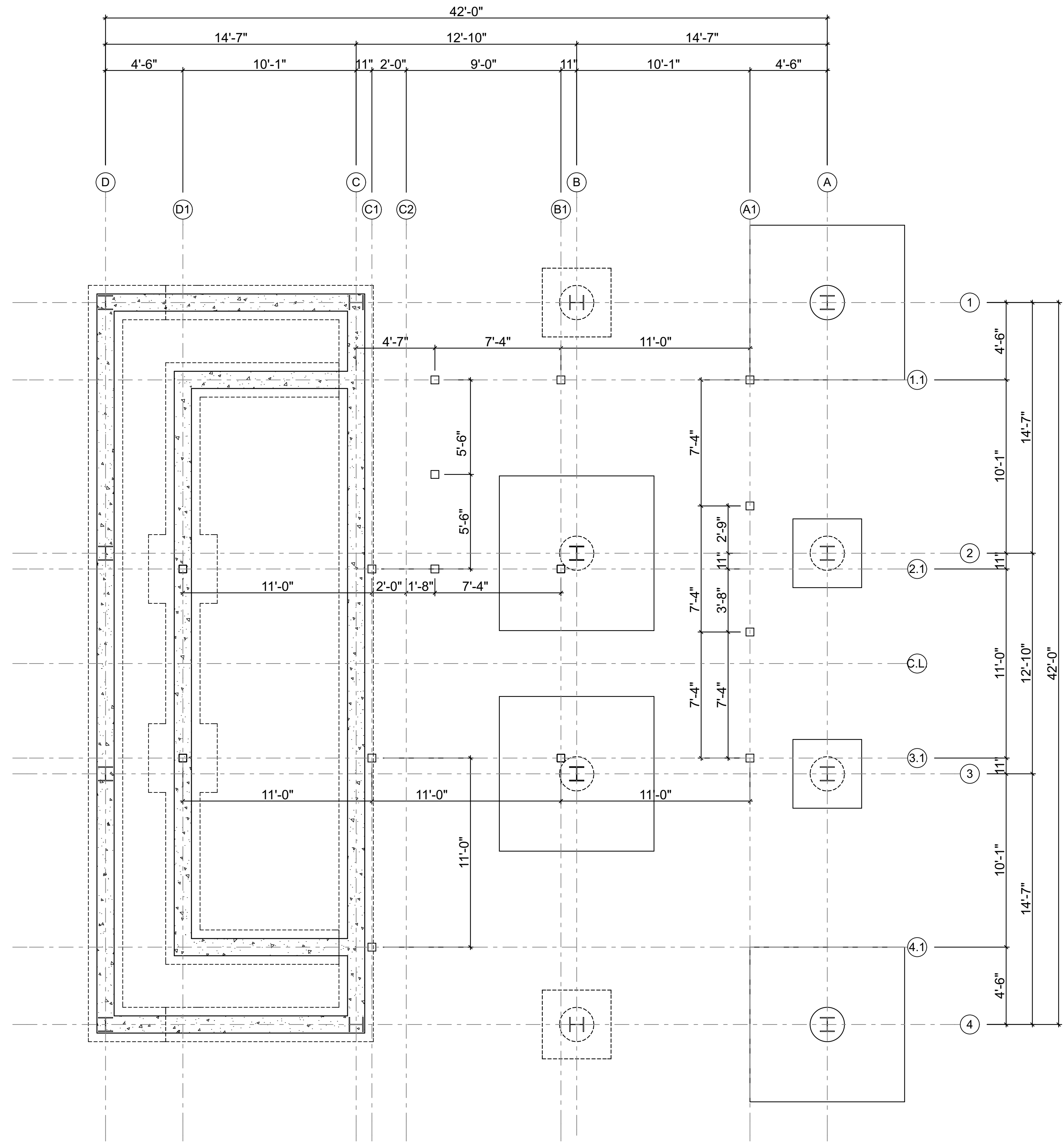
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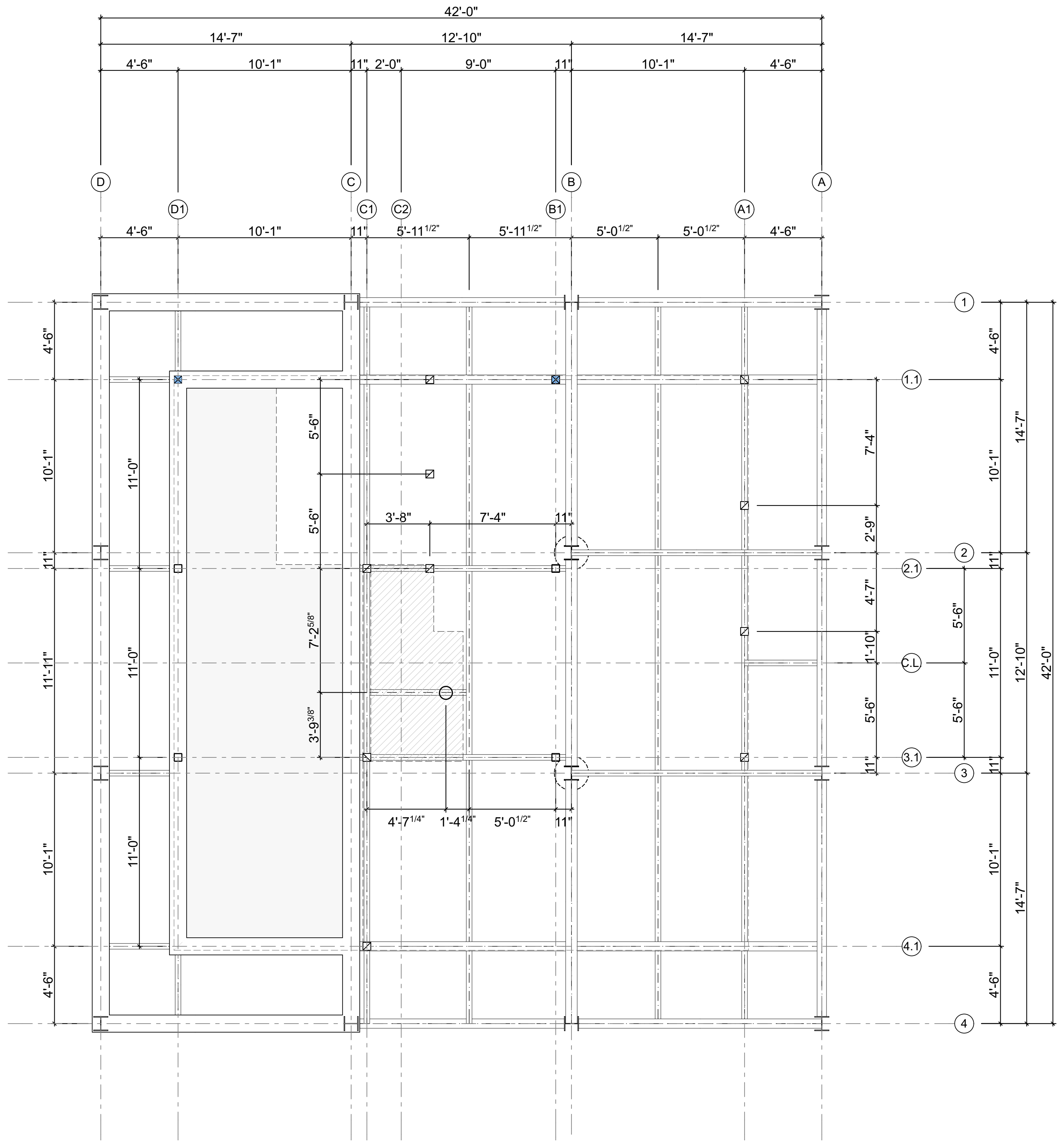
**DIMENSION
PLANS
LOWER**

SHEET NUMBER

A103



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



2 LOWER DECK DIMENSIONS
SCALE: 1/4" = 1'-0"

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7914 E. HEARTWOOD DRIVE

SEAL

PRINT DATE
2/13/18

PROJECT PHASE
ARC FINAL REVIEW 01/19/2018

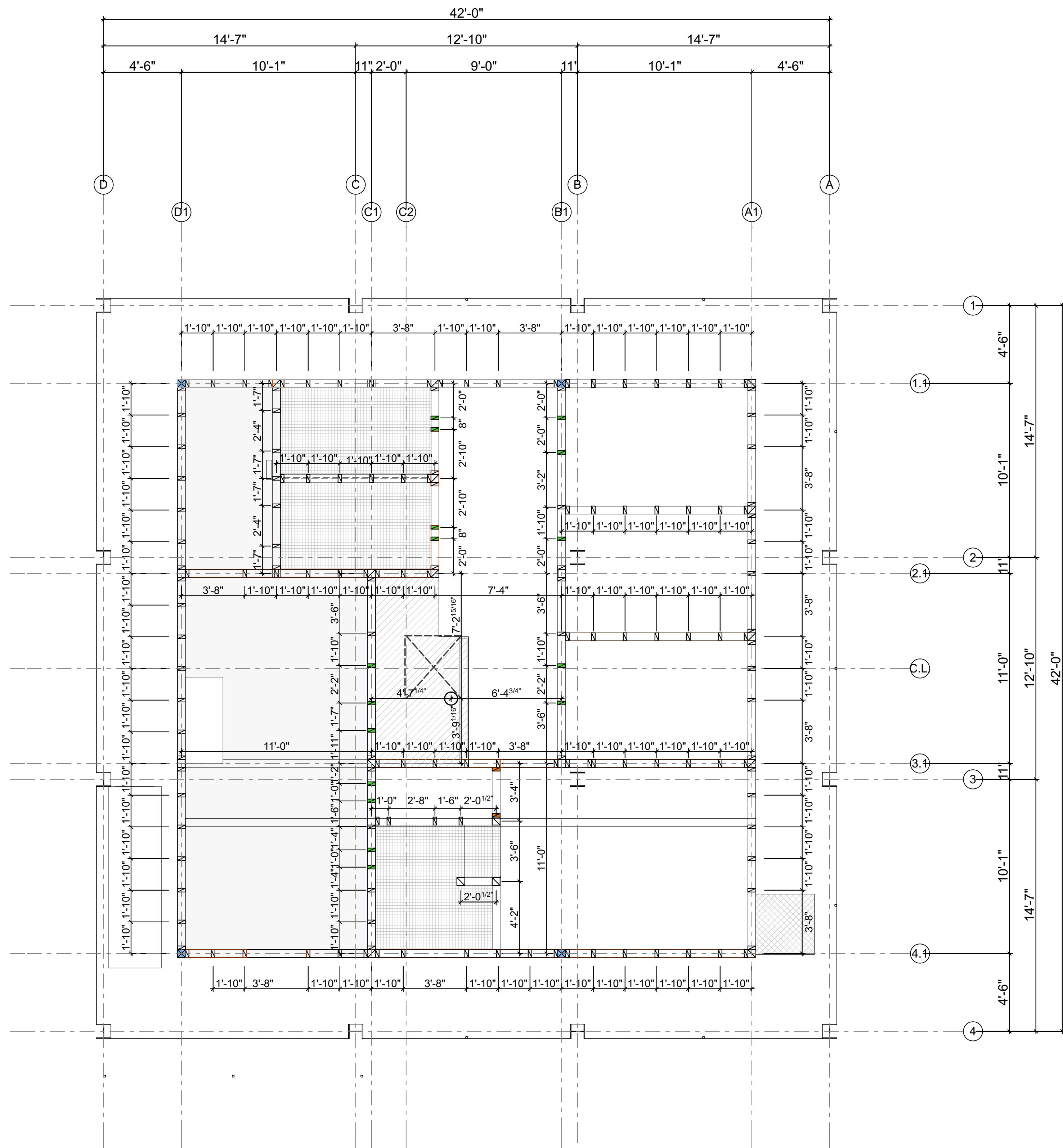
DRAWING REVISIONS

SHEET TITLE

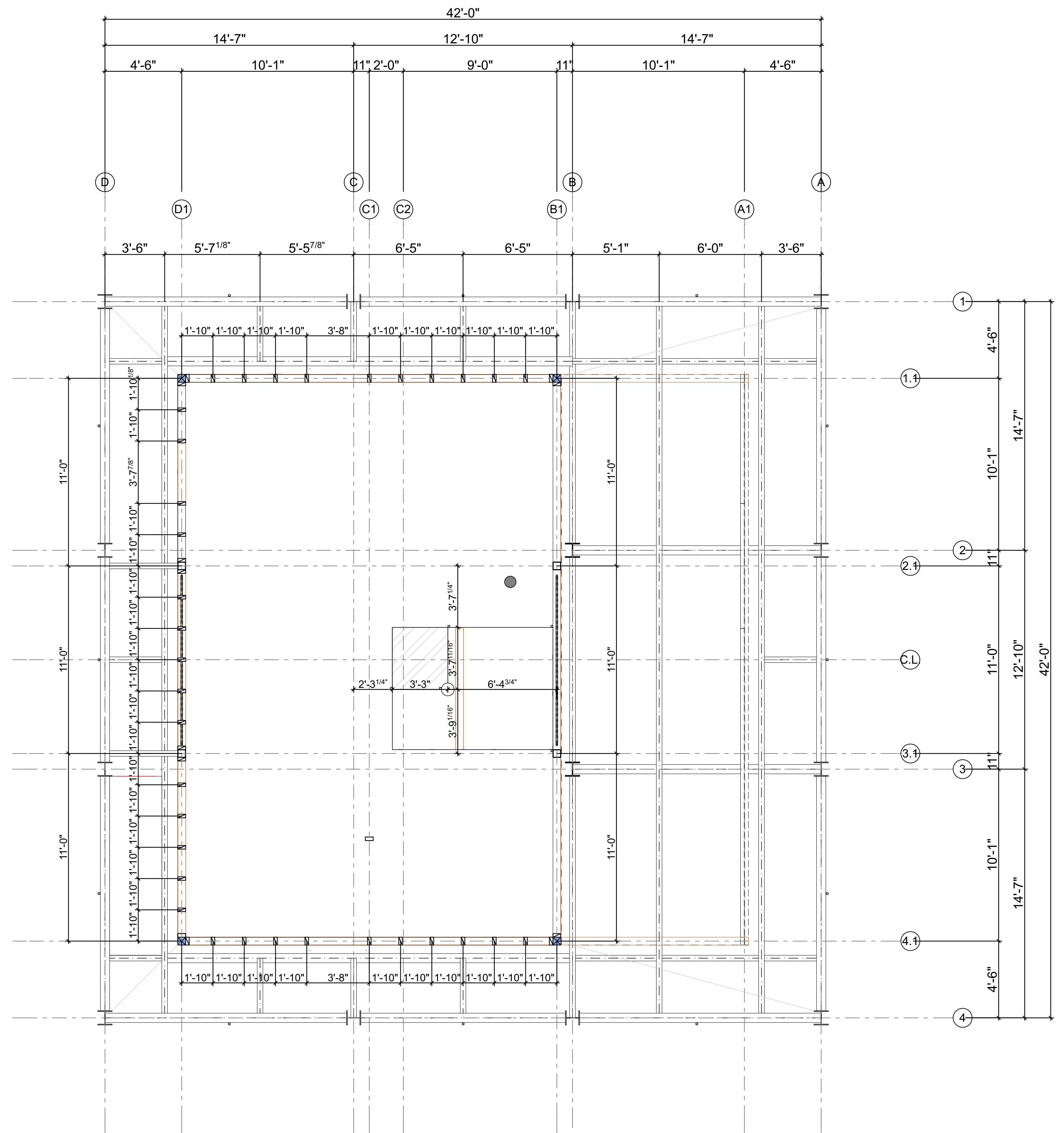
**DIMENSION
PLANS
UPPER**

SHEET NUMBER

A104



1 LOWER FLOOR DIMENSIONS
SCALE: 1/4" = 1'-0"



2 UPPER FLOOR DIMENSIONS
SCALE: 1/4" = 1'-0"

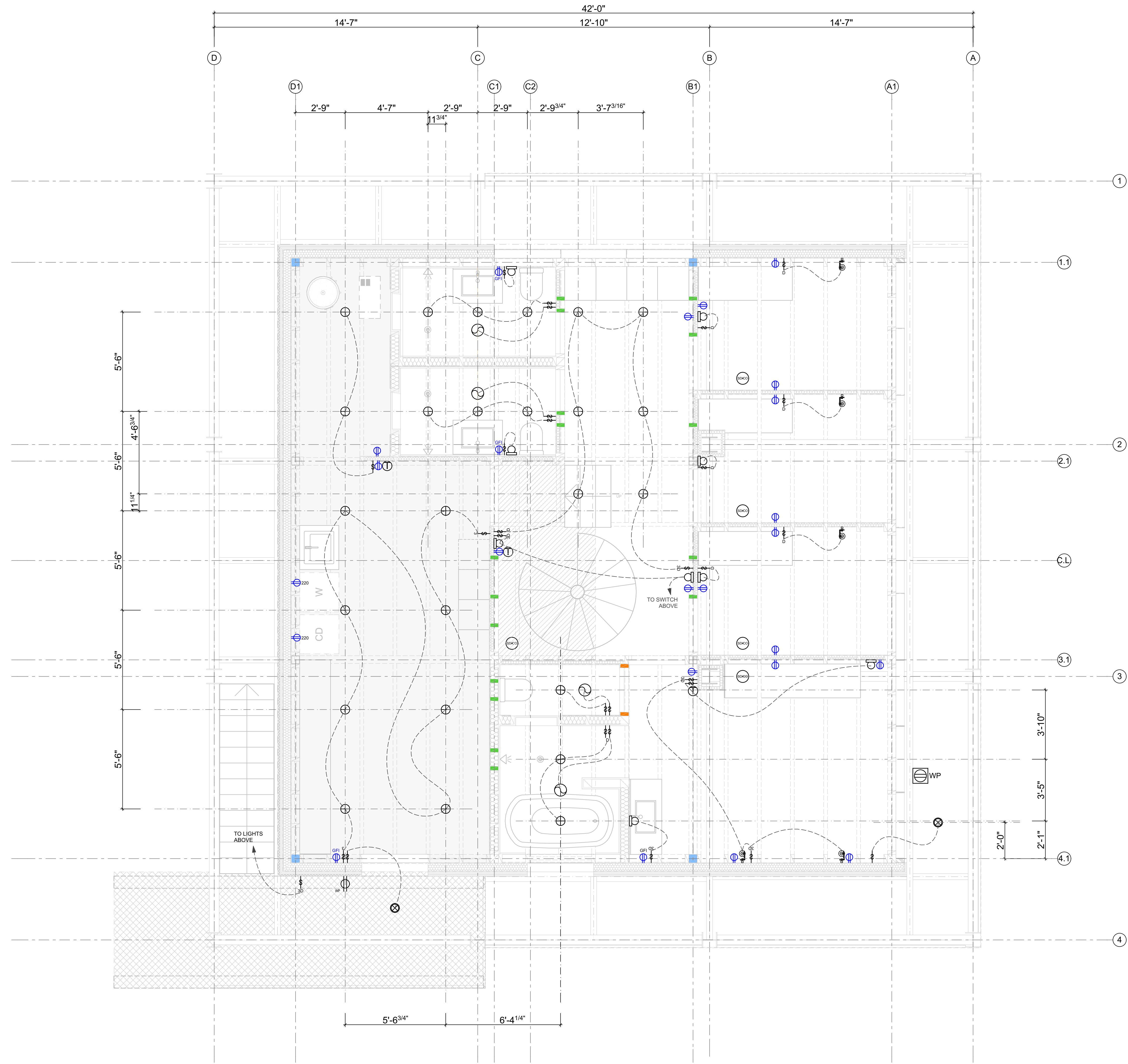
GENERAL NOTES

1. ALL ELECTRICAL SHALL COMPLY WITH THE 2015 IRC AND 2011 NEC.
2. ELECTRICAL CONTRACTOR TO PROVIDE SUBMITTAL OF ALL LIGHT FIXTURES FOR OWNER AND DESIGNER TO REVIEW PRIOR TO ORDERING.
3. SMOKE AND CARBON MONOXIDE DETECTORS TO BE HARD WIRED, INTERCONNECTED AND PROVIDED WITH BATTERY BACKUP.
4. ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION TO BE PROVIDED ON ALL 15A AND 20A CIRCUITS IRC SECTION E3902.12.
5. ALL BATHROOM GFCI'S TO BE ON DEDICATED 20AMP CIRCUIT.
6. ALL LIGHTS AT TUB/SHOWER LOCATIONS TO EQUIPPED WITH SHOWER TRIM LISTED AS SUITABLE FOR DAMP LOCATIONS.
7. PROVIDE (2) MINIMUM 20 AMP SMALL APPLIANCE CIRCUITS TO SERVICE KITCHEN CONVENIENCE OUTLETS.
8. COORDINATE LOCATION OF ALL OUTLETS FOR APPLIANCES IN KITCHEN WITH OWNER.
9. ELECTRICAL SUB-CONTRACTOR TO VERIFY ALL APPLIANCES BEING USED, AND WIRE ACCORDINGLY.
10. ALL ELECTRICAL RECEPTACLES TO BE OF THE TAMPER RESISTANT(TR) TYPE.
11. ALL DEVICE COVERS TO BE 'BRIGHT WHITE' UNLESS NOTED OTHERWISE.
12. ALL ELECTRICAL SYMBOLS MAY NOT BE USED.
13. CEILING FINISH TO BE 1/2" GYP. BD. w/ PAINT, UNLESS NOTED OTHERWISE.
14. ALL EXHAUST FANS MUST BE VENTED TO THE EXTERIOR PER IRC SECTION R303.3 AND M1507.4.
15. SEE LOWER LEVEL SHEET A100 FOR SMOKE DETECTOR AND CO2 DETECTOR LOCATION(S).
16. ANY RECESSED LIGHTING IN DIRECT CONTACT w/ INSULATION SHALL BE IC RATED PER IRC SECTION E4004.9.
17. OUTLETS MOUNTED UNDER THE KITCHEN ISLAND COUNTERTOP ARE TO BE NOT MORE THAN 12" BELOW THE TOP OF THE COUNTERTOP AND CANNOT BE LOCATED WHERE THE COUNTERTOP EXTENDS MORE THAN 6" BEYOND ITS BASE PER IRC SECTION E3901.4.5.
18. ALL A OUTLETS TO BE TAMPER RESISTANT TYPE
19. CONSULT WITH OWNER ON KITCHEN OUTLET AND APPLIANCE WIRING: MICROWAVE, ISLAND OUTLETS (1 EACH SIDE), SINK WALL AND BUFFET WALL TO BE PLACED ON SEPARATE 20 AMP BREAKERS. VERIFY WITH OWNER.
20. REVIEW ELECTRICAL/LIGHTING PLANS WITH OWNER AND ARCHITECT PRIOR TO WIRING.

LIGHTING / ELECTRICAL LEGEND

- ⊕ LED RECESSED CAN
- ⊕ WP LED RECESSED CAN, WATERPROOF
- ⊗ LED RECESSED CAN, OUTDOOR
- Ⓜ LED WALL MOUNTED LIGHT
- P LED PENDANT LIGHT
- Ⓜ LED WALL-MOUNTED SPOT LIGHT
- LED STRIP LIGHTING
- T THERMOSTAT
- Ⓜ EXHAUST FAN
- Ⓜ DIMMER POLE SWITCH
- Ⓜ 2-WAY POLE SWITCH
- Ⓜ 3-WAY POLE SWITCH
- Ⓜ SMOKE & CARBON MONOXIDE DETECTOR - DIRECT WIRED W/ BATTERY BACKUP
- Ⓜ 110v DUPLEX FLOOR OUTLET
- Ⓜ WP 110v WEATHER PROTECTED DUPLEX FLOOR OUTLET
- Ⓜ 110v DUPLEX OUTLET
- Ⓜ WP 110v WEATHER PROTECTED GFI OUTLET
- Ⓜ GFI GROUND FAULT INTERRUPTED OUTLET
- Ⓜ 220v 220v OUTLET
- WIRING

1 LOWER FLOOR RCP
SCALE: 3/8" = 1'-0"



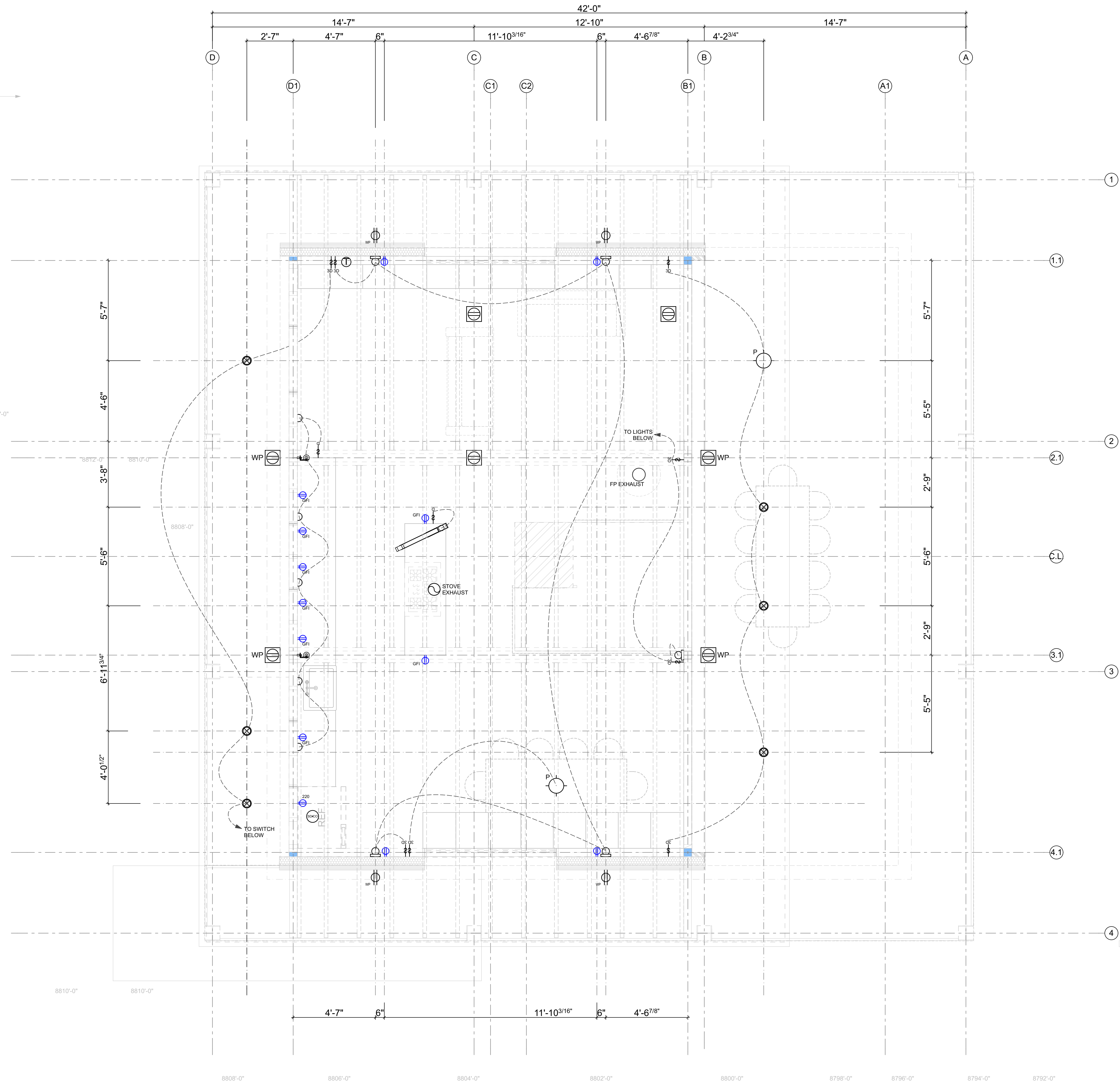
GENERAL NOTES

1. ALL ELECTRICAL SHALL COMPLY WITH THE 2015 IRC AND 2011 NEC.
2. ELECTRICAL CONTRACTOR TO PROVIDE SUBMITTAL OF ALL LIGHT FIXTURES FOR OWNER AND DESIGNER TO REVIEW PRIOR TO ORDERING.
3. SMOKE AND CARBON MONOXIDE DETECTORS TO BE HARD WIRED, INTERCONNECTED AND PROVIDED WITH BATTERY BACKUP.
4. ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION TO BE PROVIDED ON ALL 15A AND 20A CIRCUITS IRC SECTION E3902.12.
5. ALL BATHROOM GFCI'S TO BE ON DEDICATED 20AMP CIRCUIT.
6. ALL LIGHTS AT TUB/SHOWER LOCATIONS TO EQUIPPED WITH SHOWER TRIM LISTED AS SUITABLE FOR DAMP LOCATIONS.
7. PROVIDE (2) MINIMUM 20 AMP SMALL APPLIANCE CIRCUITS TO SERVICE KITCHEN CONVENIENCE OUTLETS.
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10. ALL ELECTRICAL RECEPTACLES TO BE OF THE TAMPER RESISTANT(TR) TYPE.
11. ALL DEVICE COVERS TO BE 'BRIGHT WHITE' UNLESS NOTED OTHERWISE.
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19. CONSULT WITH OWNER ON KITCHEN OUTLET AND APPLIANCE WIRING: MICROWAVE, ISLAND OUTLETS (1 EACH SIDE), SINK WALL AND BUFFET WALL TO BE PLACED ON SEPARATE 20 AMP BREAKERS. VERIFY WITH OWNER.
20. REVIEW ELECTRICAL/LIGHTING PLANS WITH OWNER AND ARCHITECT PRIOR TO WIRING.

LIGHTING / ELECTRICAL LEGEND

- ⊕ LED RECESSED CAN
- ⊕_{WP} LED RECESSED CAN, WATERPROOF
- ⊗ LED RECESSED CAN, OUTDOOR
- Ⓛ LED WALL MOUNTED LIGHT
- P LED PENDANT LIGHT
- Ⓛ LED WALL-MOUNTED SPOT LIGHT
- LED STRIP LIGHTING
- T THERMOSTAT
- Ⓛ EXHAUST FAN
- Ⓛ DIMMER POLE SWITCH
- Ⓛ 2-WAY POLE SWITCH
- Ⓛ 3-WAY POLE SWITCH
- Ⓛ SMOKE & CARBON MONOXIDE DETECTOR - DIRECT WIRED W/ BATTERY BACKUP
- Ⓛ 110v DUPLEX FLOOR OUTLET
- Ⓛ_{WP} 110v WEATHER PROTECTED DUPLEX FLOOR OUTLET
- Ⓛ 110v DUPLEX OUTLET
- Ⓛ_{WP} 110v WEATHER PROTECTED GFI OUTLET
- Ⓛ_{GFI} GROUND FAULT INTERRUPTED OUTLET
- Ⓛ₂₂₀ 220v OUTLET
- WIRING

1 UPPER FLOOR RCP
SCALE: 3/8" = 1'-0"



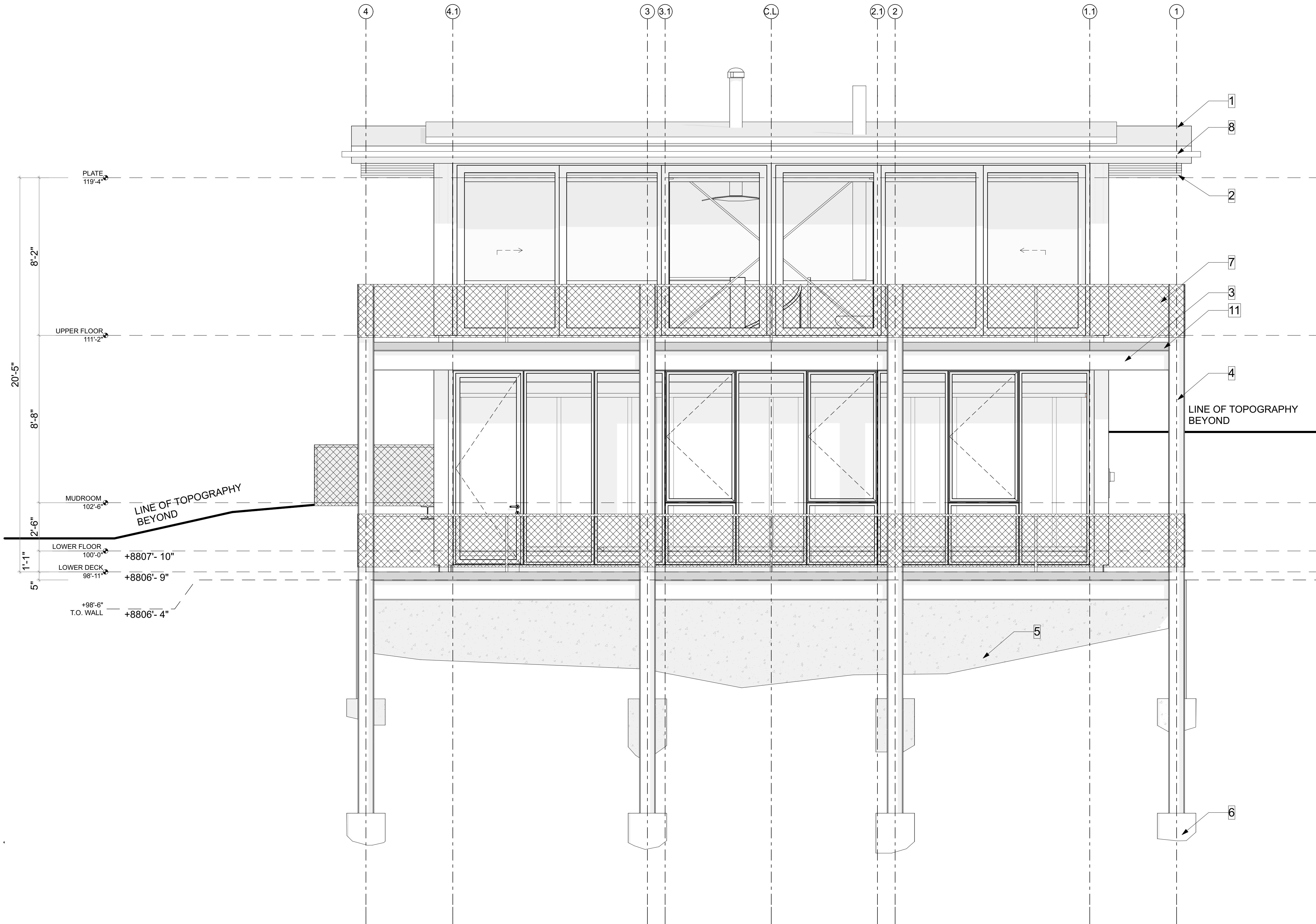
MEEHAN CABIN
7914 E. HEARTWOOD DRIVE

GENERAL NOTES

- 1) CONTRACTOR TO VERIFY BEDROCK AND FOOTING DEPTHS ON SITE
- 2) SEE STRUCT. & CIVIL DWGS. FOR MORE INFO
- 3) RETURN FINAL GRADE TO NATURAL GRADE

KEYNOTES

- 1) TPO ROOF
- 2) WOOD BEAM
- 3) STEEL BEAM
- 4) STEEL COLUMN
- 5) CONCRETE FOUNDATION
- 6) CONCRETE PIER
- 7) WIRE GUARDRAIL; MIN 36"
- 8) GUTTER
- 9) POLYCARBONATE CLADDING
- 10) ELECTRICAL METER
- 11) STEEL EDGE ANGLE OF COMPOSITE DECK



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SHEET TITLE
NORTH ELEVATION

SHEET NUMBER
A200

2 NORTH ELEVATION
SCALE: 3/8" = 1'-0"

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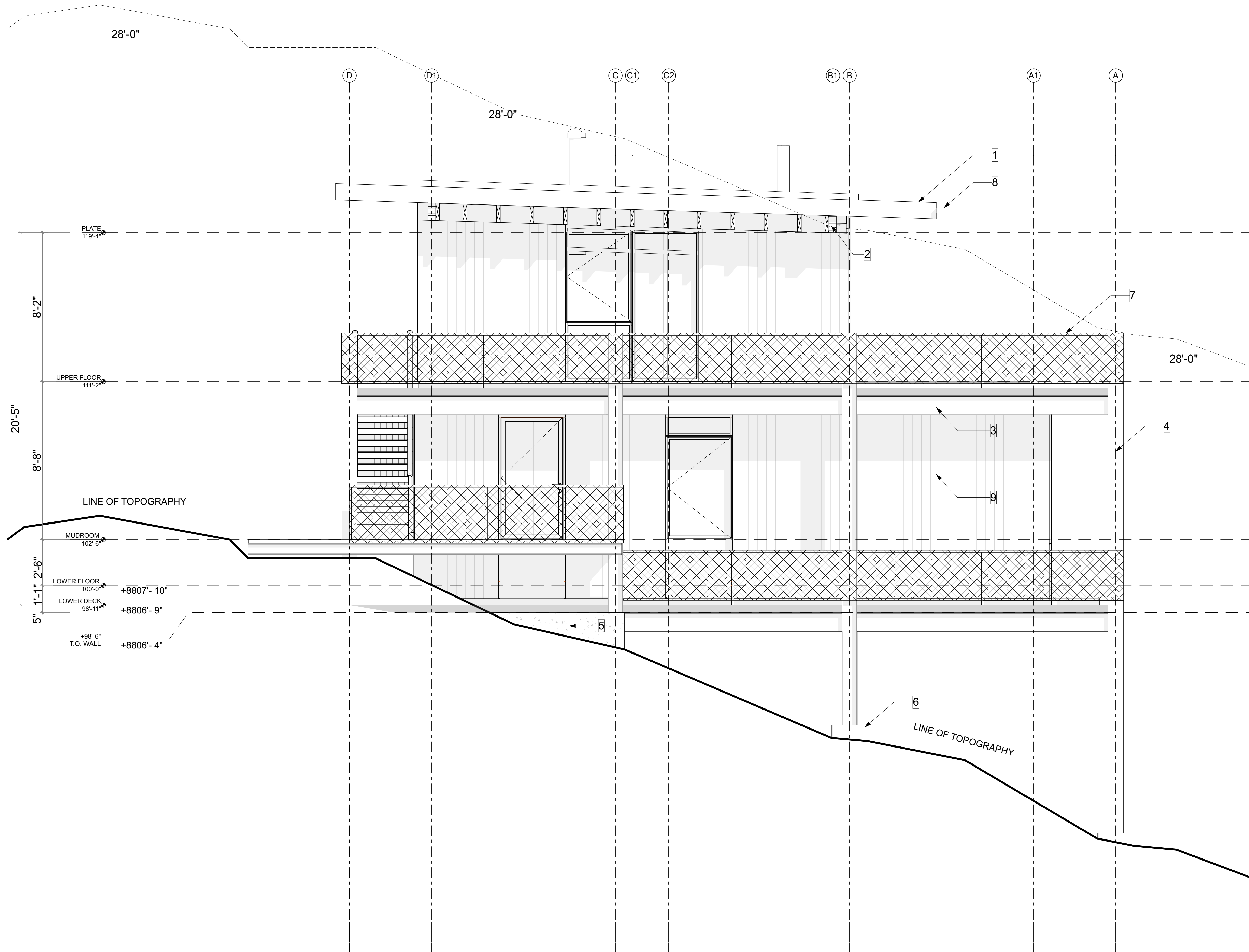
MEEHAN CABIN
7914 E. HEARTWOOD DRIVE

GENERAL NOTES

- 1) CONTRACTOR TO VERIFY BEDROCK AND FOOTING DEPTHS ON SITE
- 2) SEE STRUCT. & CIVIL DWGS. FOR MORE INFO
- 3) RETURN FINAL GRADE TO NATURAL GRADE

KEYNOTES

- 1) TPO ROOF
- 2) WOOD BEAM
- 3) STEEL BEAM
- 4) STEEL COLUMN
- 5) CONCRETE FOUNDATION
- 6) CONCRETE PIER
- 7) WIRE GUARDRAIL; MIN 36"
- 8) GUTTER
- 9) POLYCARBONATE CLADDING
- 10) ELECTRICAL METER
- 11) STEEL EDGE ANGLE OF COMPOSITE DECK



SEAL

PRINT DATE
2/13/18

PROJECT PHASE
ARC FINAL REVIEW 01/19/2018

DRAWING REVISIONS

SHEET TITLE
EAST ELEVATION

SHEET NUMBER

A201

1 EAST ELEVATION
SCALE: 3/8" = 1'-0"

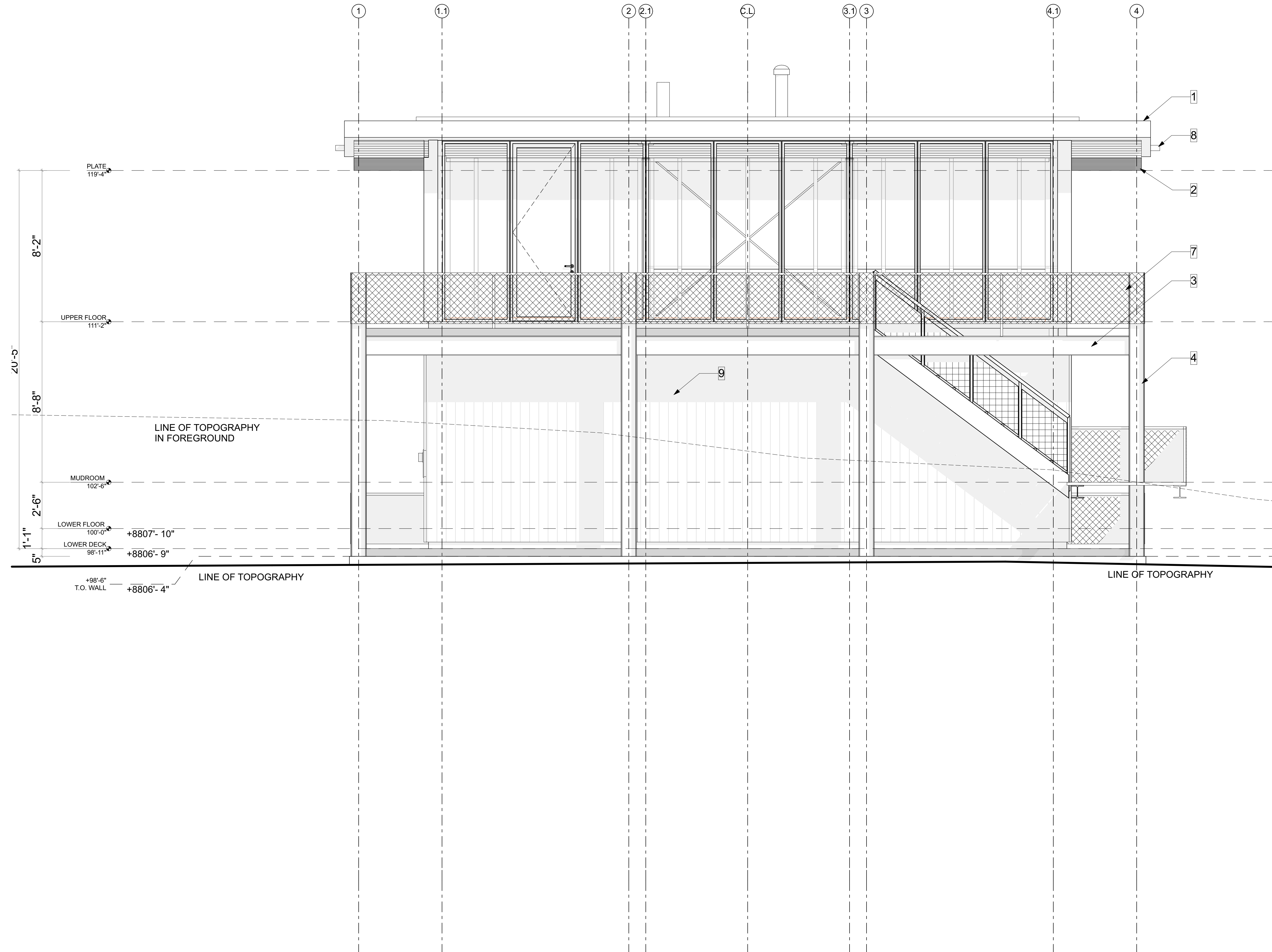
MEEHAN CABIN
7914 E. HEARTWOOD DRIVE

GENERAL NOTES

- 1) CONTRACTOR TO VERIFY BEDROCK AND FOOTING DEPTHS ON SITE
- 2) SEE STRUCT. & CIVIL DWGS. FOR MORE INFO
- 3) RETURN FINAL GRADE TO NATURAL GRADE

KEYNOTES

- 1) TPO ROOF
- 2) WOOD BEAM
- 3) STEEL BEAM
- 4) STEEL COLUMN
- 5) CONCRETE FOUNDATION
- 6) CONCRETE PIER
- 7) WIRE GUARDRAIL; MIN 36"
- 8) GUTTER
- 9) POLYCARBONATE CLADDING
- 10) ELECTRICAL METER
- 11) STEEL EDGE ANGLE OF COMPOSITE DECK



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PROJECT PHASE
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SHEET TITLE
SOUTH ELEVATION

SHEET NUMBER

A202

1 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"

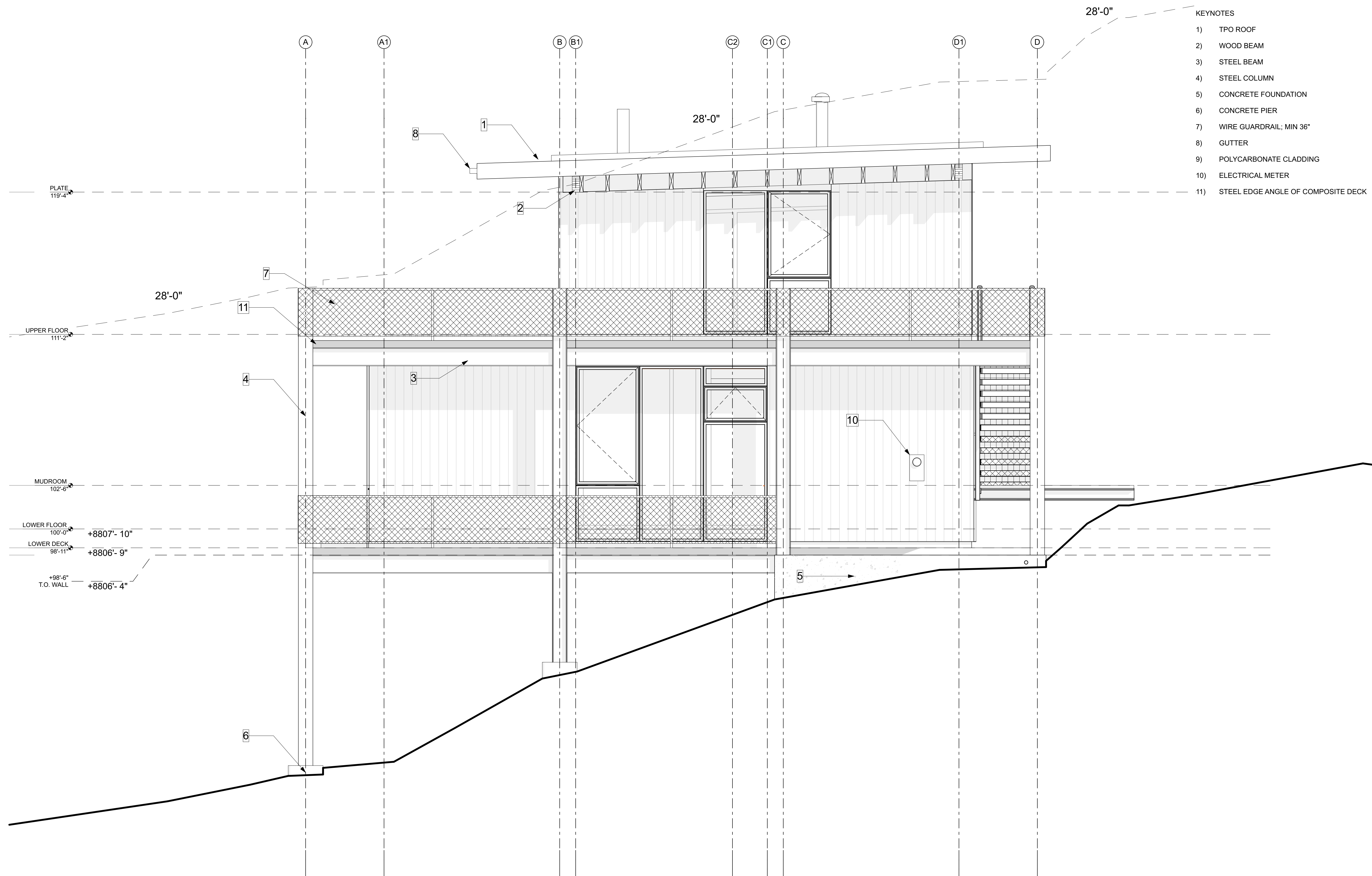
MEEHAN CABIN
7914 E. HEARTWOOD DRIVE

GENERAL NOTES

- 1) CONTRACTOR TO VERIFY BEDROCK AND FOOTING DEPTHS ON SITE
- 2) SEE STRUCT. & CIVIL DWGS. FOR MORE INFO
- 3) RETURN FINAL GRADE TO NATURAL GRADE

KEYNOTES

- 1) TPO ROOF
- 2) WOOD BEAM
- 3) STEEL BEAM
- 4) STEEL COLUMN
- 5) CONCRETE FOUNDATION
- 6) CONCRETE PIER
- 7) WIRE GUARDRAIL; MIN 36"
- 8) GUTTER
- 9) POLYCARBONATE CLADDING
- 10) ELECTRICAL METER
- 11) STEEL EDGE ANGLE OF COMPOSITE DECK



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PRINT DATE
2/13/18

PROJECT PHASE
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SHEET TITLE
WEST ELEVATION

SHEET NUMBER
A203

1 WEST ELEVATION
SCALE: 3/8" = 1'-0"

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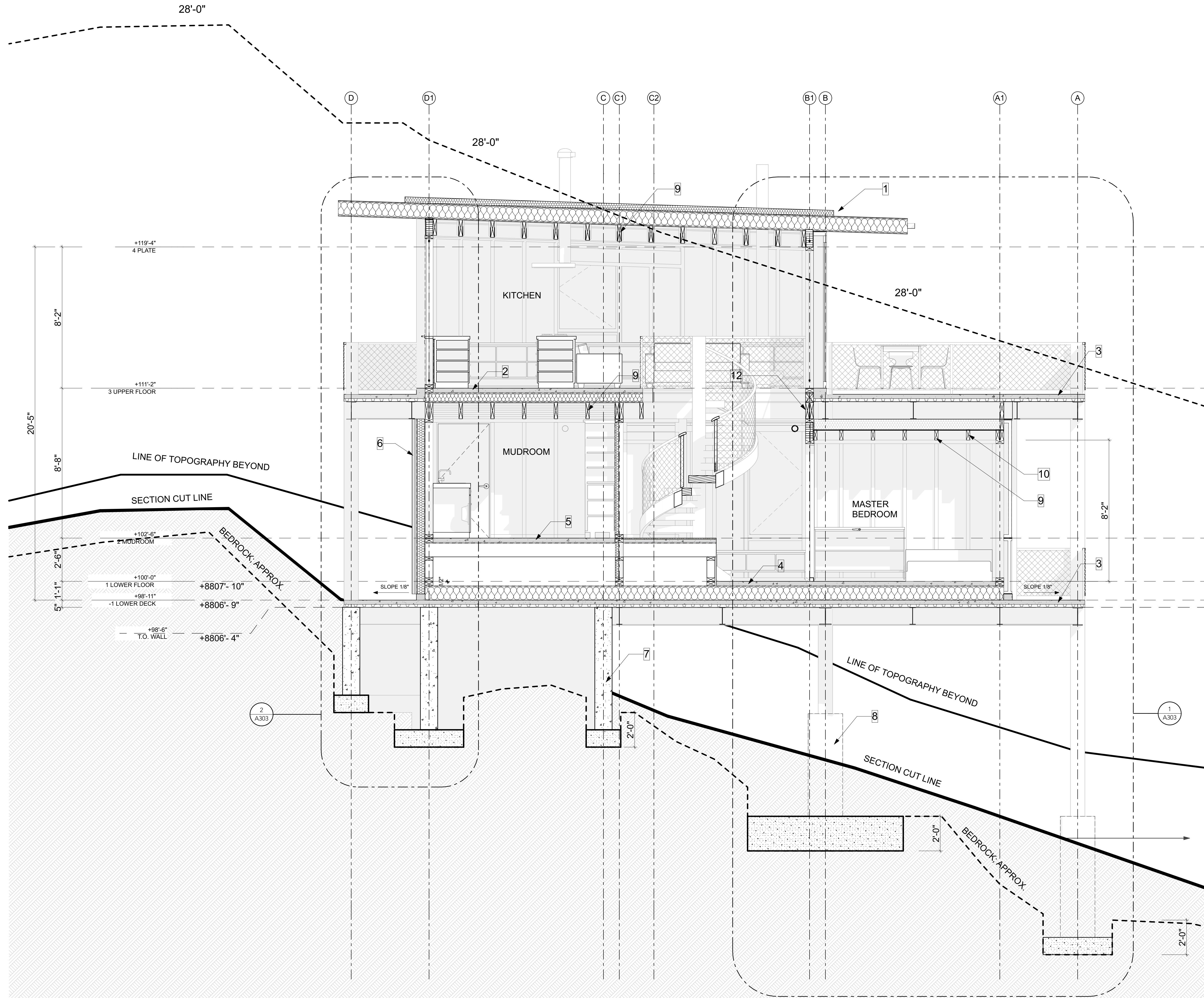
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GENERAL NOTES

- 1) CONTRACTOR TO VERIFY BEDROCK AND FOOTING DEPTHS ON SITE
- 2) SEE STRUCT. & CIVIL DWGS. FOR MORE INFO
- 3) RETURN FINAL GRADE TO NATURAL GRADE

KEYNOTES

- 1) ROOF SYSTEM:
60 MIL TPO MEMBRANE;
4" EPS RIGID INSULATION WHERE OCCURS;
5/8" SHEATHING;
9 1/4" LVL JOISTS w/ BATT INSULATION;
3/4" SHEATHING;
o/ 3x12 WOOD JOISTS;
SEE STRUCT. DWGS.
- 2) UPPER FLOOR SYSTEM:
3" CONCRETE w/ RADIANT HEAT;
3/4" SHEATHING;
2x6 WOOD FRAMING FILLED w/ INSULATION;
o/ 3x12 WOOD JOISTS;
SEE STRUCT. DWGS.
- 3) DECK SYSTEM:
5" CONC. & METAL COMPOSITE DECK w/ RADIANT HEAT;
o/ STEEL BEAMS;
SEE STRUCT. DWGS.
- 4) LOWER FLOOR SYSTEM:
3" CONCRETE w/ RADIANT HEAT;
3/4" SHEATHING;
2x10 WOOD JOISTS w/ BATT INSULATION;
o/ DECK SYSTEM;
SEE STRUCT. DWGS.
- 5) MUDROOM FLOOR SYSTEM:
3" CONCRETE w/ RADIANT HEAT;
3/4" SHEATHING;
2x10 WOOD JOISTS w/ BATT INSULATION;
o/ DECK SYSTEM;
OVERBUILD TO ELEVATION SHOWN;
SEE STRUCT. DWGS.
- 6) EXTERIOR WALL:
1 1/2" CLEAR POLYCARBONATE CLADDING;
3/4" VERTICAL BATTEN;
3/4" HORIZONTAL BATTEN;
1/2" SHEATHING;
5" EPS RIGID INSULATION;
1/2" SHEATHING;
3x6 FRAMING;
SEE STRUCT. DWGS.
- 7) FOUNDATION WALL; SEE STRUCT DWGS.
- 8) FOOTING & PIER; SEE STRUCT DWGS.
- 9) EXPOSED FRAMING; TYP.
- 10) BEDROOM CEILING:
DECK SYSTEM o/;
60 MIL TPO MEMBRANE;
EPS FOAM TO FILL CAVITY;
5/8" SHEATHING;
3x8 WOOD JOISTS;
SEE STRUCT. DWGS.
- 11) HRV DUCTING; SEE MECH. DWGS.
- 12) BLACKENED STEEL FASCIA



1 BUILDING SECTION 01
SCALE: 3/8" = 1'-0"

MEEHAN CABIN
7914 E. HEARTWOOD DRIVE

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PRINT DATE
2/13/18

PROJECT PHASE
ARC FINAL REVIEW 01/19/2018

DRAWING REVISIONS

SHEET TITLE
BUILDING SECTIONS

SHEET NUMBER

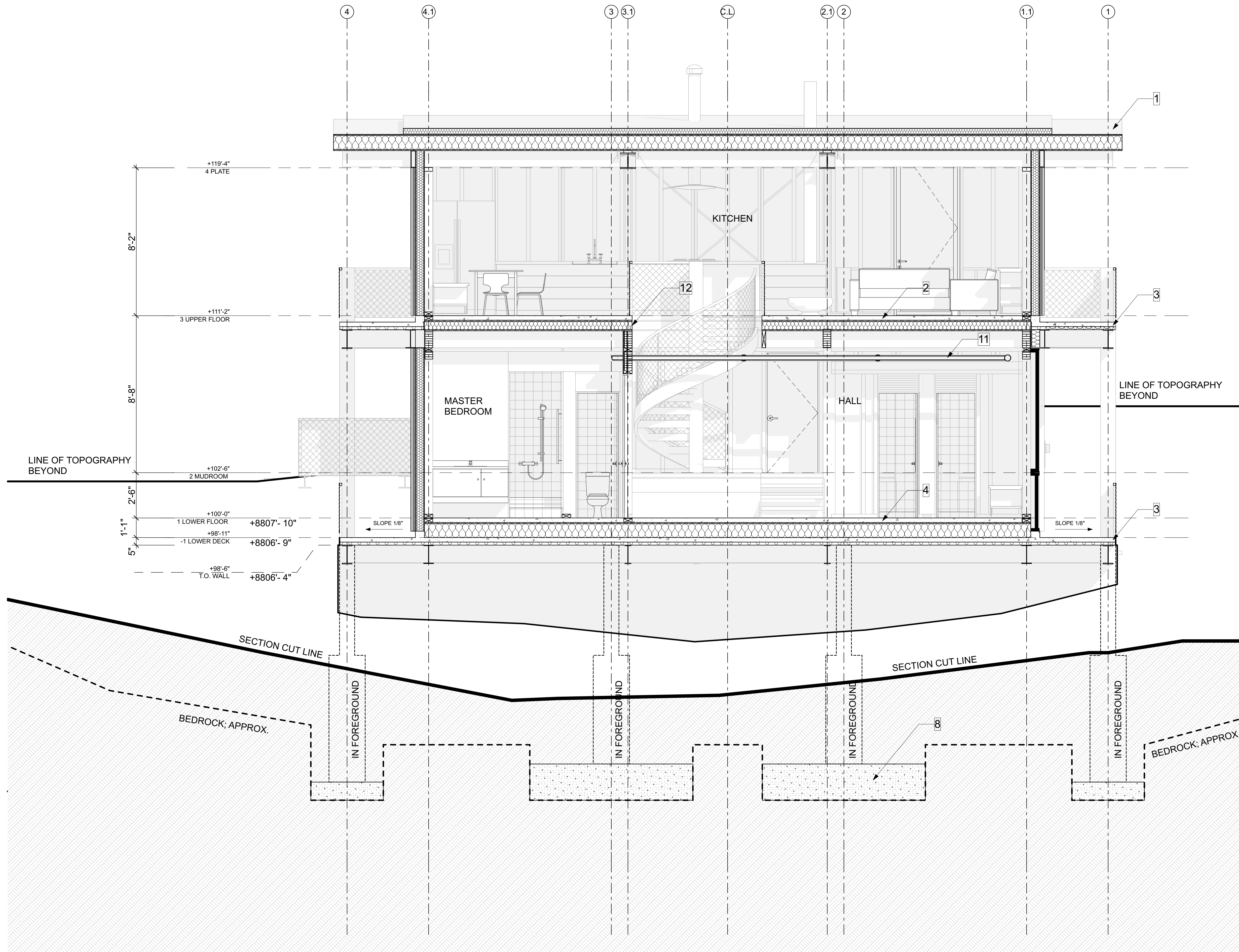
A301

GENERAL NOTES

- 1) CONTRACTOR TO VERIFY BEDROCK AND FOOTING DEPTHS ON SITE
- 2) SEE STRUCT. & CIVIL DWGS. FOR MORE INFO
- 3) RETURN FINAL GRADE TO NATURAL GRADE

KEYNOTES

- 1) ROOF SYSTEM:
60 MIL TPO MEMBRANE;
4" EPS RIGID INSULATION WHERE OCCURS;
5/8" SHEATHING;
9 1/4" LVL JOISTS w/ BATT INSULATION;
3/4" SHEATHING;
o/ 3x12 WOOD JOISTS;
SEE STRUCT. DWGS.
- 2) UPPER FLOOR SYSTEM:
3" CONCRETE w/ RADIANT HEAT;
3/4" SHEATHING;
2x6 WOOD FRAMING FILLED w/ INSULATION;
o/ 3x12 WOOD JOISTS;
SEE STRUCT. DWGS.
- 3) DECK SYSTEM:
5" CONC. & METAL COMPOSITE DECK w/ RADIANT HEAT;
o/ STEEL BEAMS;
SEE STRUCT. DWGS.
- 4) LOWER FLOOR SYSTEM:
3" CONCRETE w/ RADIANT HEAT;
3/4" SHEATHING;
2x10 WOOD JOISTS w/ BATT INSULATION;
o/ DECK SYSTEM;
SEE STRUCT. DWGS.
- 5) MUDROOM FLOOR SYSTEM:
3" CONCRETE w/ RADIANT HEAT;
3/4" SHEATHING;
2x10 WOOD JOISTS w/ BATT INSULATION;
o/ DECK SYSTEM;
OVERBUILD TO ELEVATION SHOWN;
SEE STRUCT. DWGS.
- 6) EXTERIOR WALL:
1 1/2" CLEAR POLYCARBONATE CLADDING;
3/4" VERTICAL BATTEN;
3/4" HORIZONTAL BATTEN;
1/2" SHEATHING;
5" EPS RIGID INSULATION;
1/2" SHEATHING;
3x6 FRAMING;
SEE STRUCT. DWGS.
- 7) FOUNDATION WALL; SEE STRUCT DWGS.
- 8) FOOTING & PIER; SEE STRUCT DWGS.
- 9) EXPOSED FRAMING; TYP.
- 10) BEDROOM CEILING:
DECK SYSTEM o/;
60 MIL TPO MEMBRANE;
EPS FOAM TO FILL CAVITY;
5/8" SHEATHING;
3x8 WOOD JOISTS;
SEE STRUCT. DWGS.
- 11) HRV DUCTING; SEE MECH. DWGS.
- 12) BLACKENED STEEL FASCIA



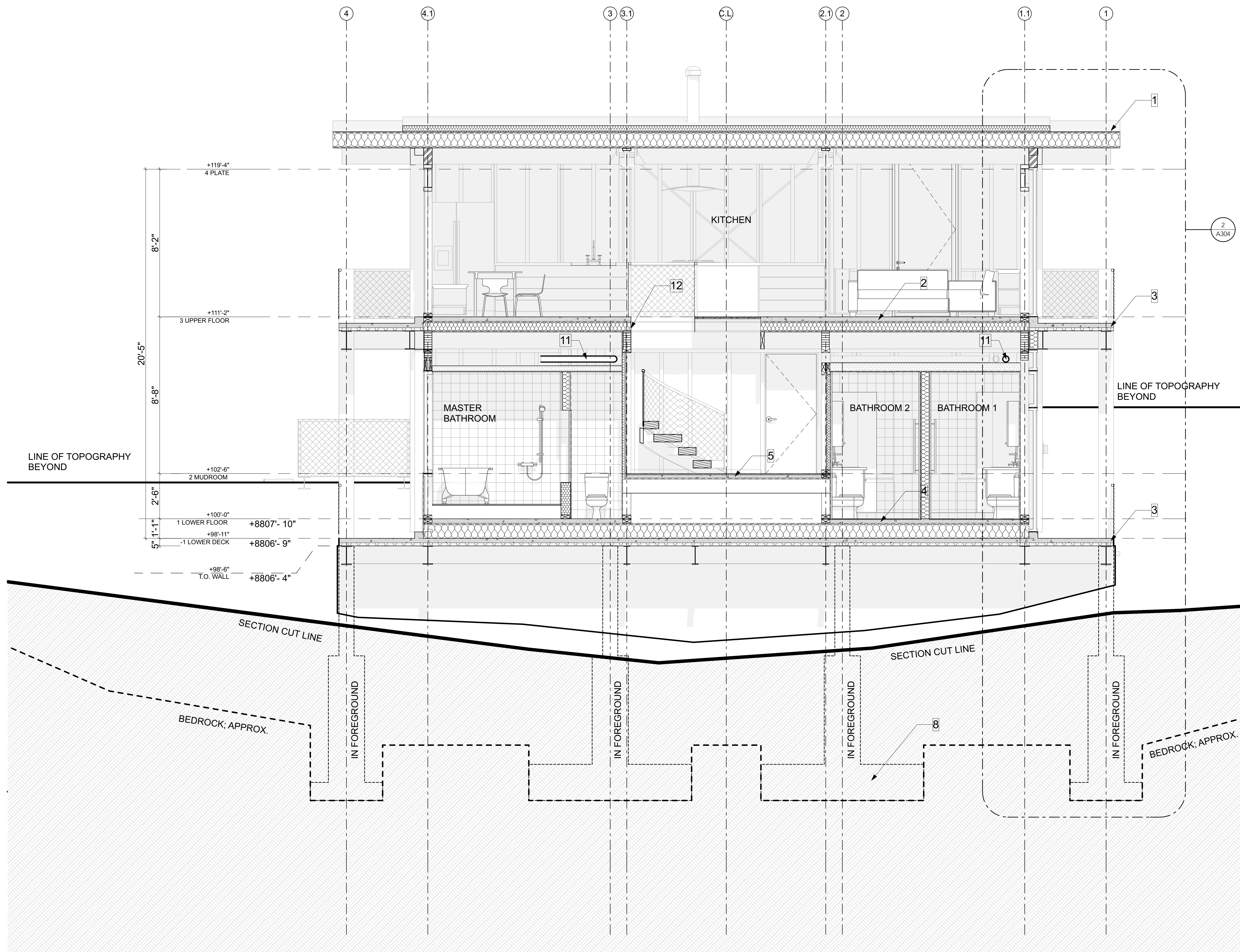
① BUILDING SECTION 02
SCALE: 3/8" = 1'-0"

GENERAL NOTES

- 1) CONTRACTOR TO VERIFY BEDROCK AND FOOTING DEPTHS ON SITE
- 2) SEE STRUCT. & CIVIL DWGS. FOR MORE INFO
- 3) RETURN FINAL GRADE TO NATURAL GRADE

KEYNOTES

- 1) ROOF SYSTEM:
60 MIL TPO MEMBRANE;
4" EPS RIGID INSULATION WHERE OCCURS;
5/8" SHEATHING;
9 1/4" LVL JOISTS w/ BATT INSULATION;
3/4" SHEATHING;
o/ 3x12 WOOD JOISTS;
SEE STRUCT. DWGS.
- 2) UPPER FLOOR SYSTEM:
3" CONCRETE w/ RADIANT HEAT;
3/4" SHEATHING;
2x6 WOOD FRAMING FILLED w/ INSULATION;
o/ 3x12 WOOD JOISTS;
SEE STRUCT. DWGS.
- 3) DECK SYSTEM:
5" CONC. & METAL COMPOSITE DECK w/ RADIANT HEAT;
o/ STEEL BEAMS;
SEE STRUCT. DWGS.
- 4) LOWER FLOOR SYSTEM:
3" CONCRETE w/ RADIANT HEAT;
3/4" SHEATHING;
2x10 WOOD JOISTS w/ BATT INSULATION;
o/ DECK SYSTEM;
SEE STRUCT. DWGS.
- 5) MUDROOM FLOOR SYSTEM:
3" CONCRETE w/ RADIANT HEAT;
3/4" SHEATHING;
2x10 WOOD JOISTS w/ BATT INSULATION;
o/ DECK SYSTEM;
OVERBUILD TO ELEVATION SHOWN;
SEE STRUCT. DWGS.
- 6) EXTERIOR WALL:
1 1/2" CLEAR POLYCARBONATE CLADDING;
3/4" VERTICAL BATTEN;
3/4" HORIZONTAL BATTEN;
1/2" SHEATHING;
5" EPS RIGID INSULATION;
1/2" SHEATHING;
3x6 FRAMING;
SEE STRUCT. DWGS.
- 7) FOUNDATION WALL; SEE STRUCT DWGS.
- 8) FOOTING & PIER; SEE STRUCT DWGS.
- 9) EXPOSED FRAMING; TYP.
- 10) BEDROOM CEILING:
DECK SYSTEM o/;
60 MIL TPO MEMBRANE;
EPS FOAM TO FILL CAVITY;
5/8" SHEATHING;
3x8 WOOD JOISTS;
SEE STRUCT. DWGS.
- 11) HRV DUCTING; SEE MECH. DWGS.
- 12) BLACKENED STEEL FASCIA



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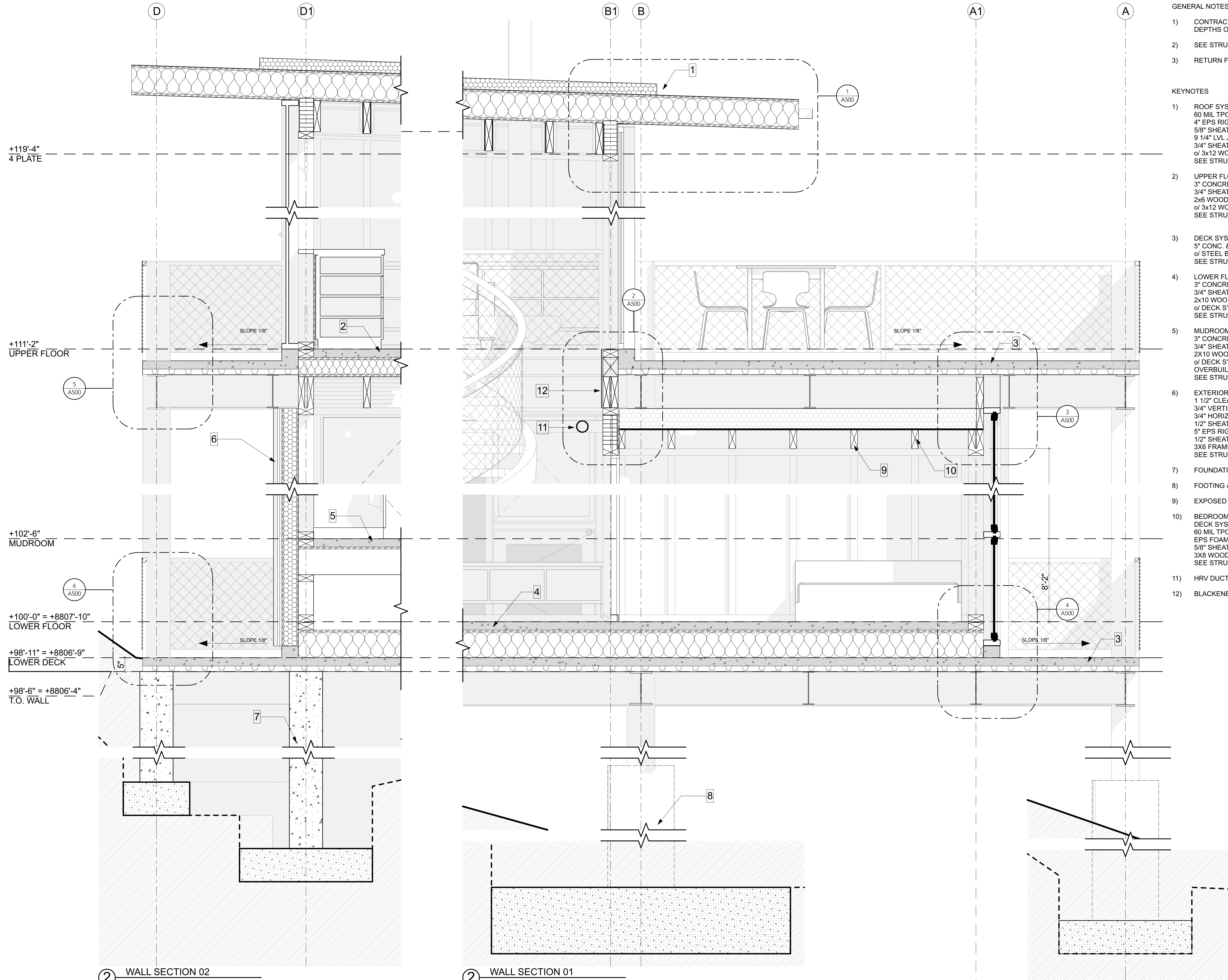
① 03 BUILDING SECTION 03
SCALE: 3/8" = 1'-0"

GENERAL NOTES

- 1) CONTRACTOR TO VERIFY BEDROCK AND FOOTING DEPTHS ON SITE
- 2) SEE STRUCT. & CIVIL DWGS. FOR MORE INFO
- 3) RETURN FINAL GRADE TO NATURAL GRADE

KEYNOTES

- 1) ROOF SYSTEM:
60 MIL TPO MEMBRANE;
4" EPS RIGID INSULATION WHERE OCCURS;
5/8" SHEATHING;
9 1/4" LVL JOISTS w/ BATT INSULATION;
3/4" SHEATHING;
3" X 12 WOOD JOISTS;
SEE STRUCT. DWGS.
- 2) UPPER FLOOR SYSTEM:
3" CONCRETE w/ RADIANT HEAT;
3/4" SHEATHING;
2x6 WOOD FRAMING FILLED w/ INSULATION;
3" X 12 WOOD JOISTS;
SEE STRUCT. DWGS.
- 3) DECK SYSTEM:
5" CONC. & METAL COMPOSITE DECK w/ RADIANT HEAT;
3" STEEL BEAMS;
SEE STRUCT. DWGS.
- 4) LOWER FLOOR SYSTEM:
3" CONCRETE w/ RADIANT HEAT;
3/4" SHEATHING;
2x10 WOOD JOISTS w/ BATT INSULATION;
3" DECK SYSTEM;
OVERBUILD TO ELEVATION SHOWN;
SEE STRUCT. DWGS.
- 5) MUDROOM FLOOR SYSTEM:
3" CONCRETE w/ RADIANT HEAT;
3/4" SHEATHING;
2x10 WOOD JOISTS w/ BATT INSULATION;
3" DECK SYSTEM;
SEE STRUCT. DWGS.
- 6) EXTERIOR WALL:
1 1/2" CLEAR POLYCARBONATE CLADDING;
3/4" VERTICAL BATTEN;
3/4" HORIZONTAL BATTEN;
1/2" SHEATHING;
5" EPS RIGID INSULATION;
1/2" SHEATHING;
3X6 FRAMING;
SEE STRUCT. DWGS.
- 7) FOUNDATION WALL; SEE STRUCT DWGS.
- 8) FOOTING & PIER; SEE STRUCT DWGS.
- 9) EXPOSED FRAMING; TYP.
- 10) BEDROOM CEILING:
DECK SYSTEM w/
60 MIL TPO MEMBRANE;
EPS FOAM TO FILL CAVITY;
5/8" SHEATHING;
3X8 WOOD JOISTS;
SEE STRUCT. DWGS.
- 11) HRV DUCTING; SEE MECH. DWGS.
- 12) BLACKENED STEEL FASCIA



2 WALL SECTION 02
SCALE: 3/4" = 1'-0"

2 WALL SECTION 01
SCALE: 3/4" = 1'-0"

MEEHAN CABIN
7914 E. HEARTWOOD DRIVE

SEAL

PRINT DATE
2/13/18

PROJECT PHASE
ARC FINAL REVIEW 01/19/2018

DRAWING REVISIONS

SHEET TITLE
WALL SECTIONS

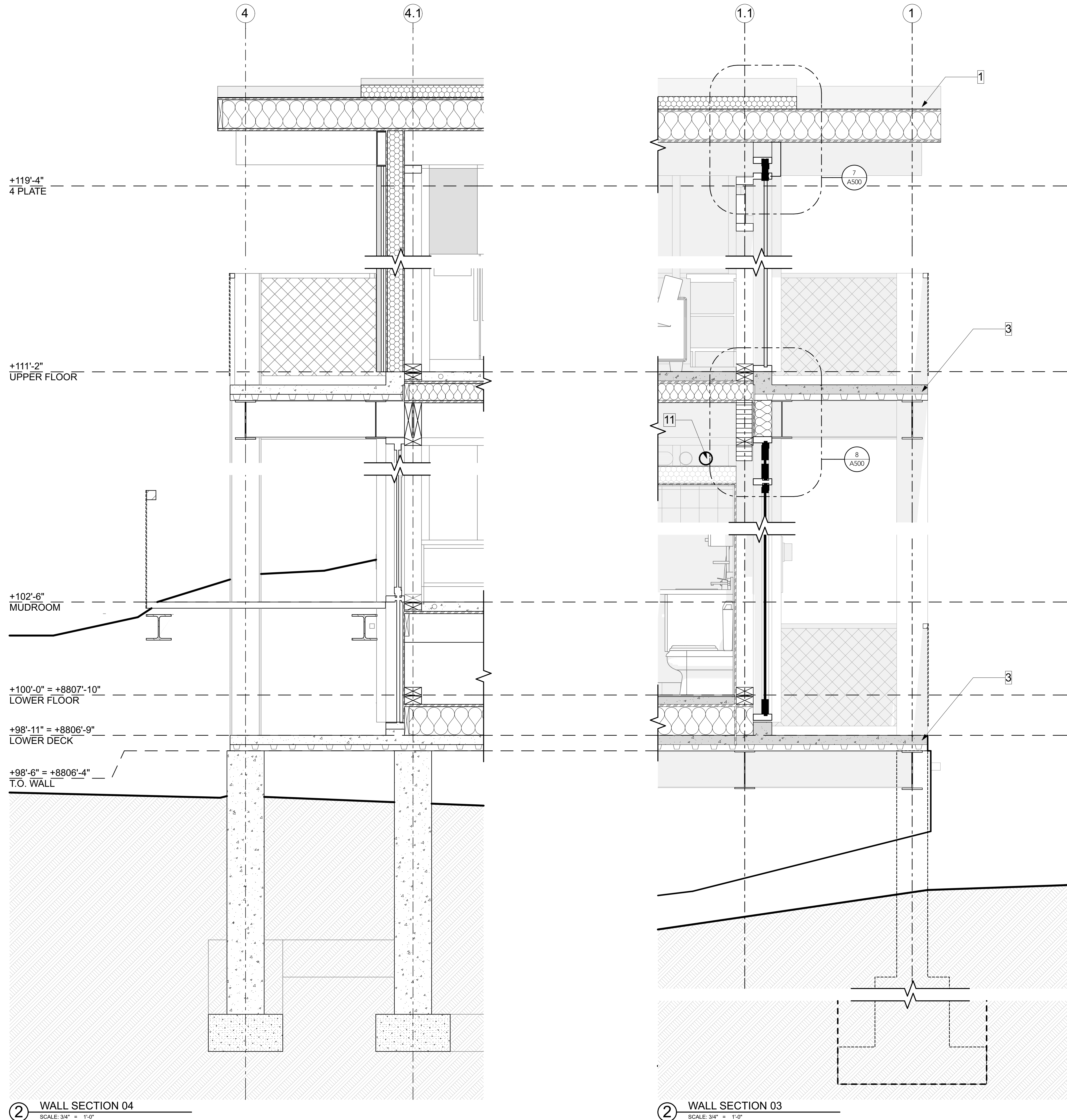
SHEET NUMBER
A304

GENERAL NOTES

- 1) CONTRACTOR TO VERIFY BEDROCK AND FOOTING DEPTHS ON SITE
- 2) SEE STRUCT. & CIVIL DWGS. FOR MORE INFO
- 3) RETURN FINAL GRADE TO NATURAL GRADE

KEYNOTES

- 1) ROOF SYSTEM:
60 MIL TPO MEMBRANE;
4" EPS RIGID INSULATION WHERE OCCURS;
5/8" SHEATHING;
9 1/4" LVL JOISTS w/ BATT INSULATION;
3/4" SHEATHING;
3" 3x12 WOOD JOISTS;
SEE STRUCT. DWGS.
- 2) UPPER FLOOR SYSTEM:
3" CONCRETE w/ RADIANT HEAT;
3/4" SHEATHING;
2x6 WOOD FRAMING FILLED w/ INSULATION;
3" 3x12 WOOD JOISTS;
SEE STRUCT. DWGS.
- 3) DECK SYSTEM:
5" CONC. & METAL COMPOSITE DECK w/ RADIANT HEAT;
3" STEEL BEAMS;
SEE STRUCT. DWGS.
- 4) LOWER FLOOR SYSTEM:
3" CONCRETE w/ RADIANT HEAT;
3/4" SHEATHING;
2x10 WOOD JOISTS w/ BATT INSULATION;
3" DECK SYSTEM;
SEE STRUCT. DWGS.
- 5) MUDROOM FLOOR SYSTEM:
3" CONCRETE w/ RADIANT HEAT;
3/4" SHEATHING;
2x10 WOOD JOISTS w/ BATT INSULATION;
3" DECK SYSTEM;
OVERBUILD TO ELEVATION SHOWN;
SEE STRUCT. DWGS.
- 6) EXTERIOR WALL:
1 1/2" CLEAR POLYCARBONATE CLADDING;
3/4" VERTICAL BATTEN;
3/4" HORIZONTAL BATTEN;
1/2" SHEATHING;
5" EPS RIGID INSULATION;
1/2" SHEATHING;
3x6 FRAMING;
SEE STRUCT. DWGS.
- 7) FOUNDATION WALL; SEE STRUCT DWGS.
- 8) FOOTING & PIER; SEE STRUCT DWGS.
- 9) EXPOSED FRAMING; TYP.
- 10) BEDROOM CEILING:
DECK SYSTEM w/
60 MIL TPO MEMBRANE;
EPS FOAM TO FILL CAVITY;
5/8" SHEATHING;
3x8 WOOD JOISTS;
SEE STRUCT. DWGS.
- 11) HRV DUCTING; SEE MECH. DWGS.
- 12) BLACKENED STEEL FASCIA



② WALL SECTION 04
SCALE: 3/4" = 1'-0"

② WALL SECTION 03
SCALE: 3/4" = 1'-0"

MEEHAN CABIN
7914 E. HEARTWOOD DRIVE

SEAL

PRINT DATE
2/13/18

PROJECT PHASE
ARC FINAL REVIEW 01/19/2018

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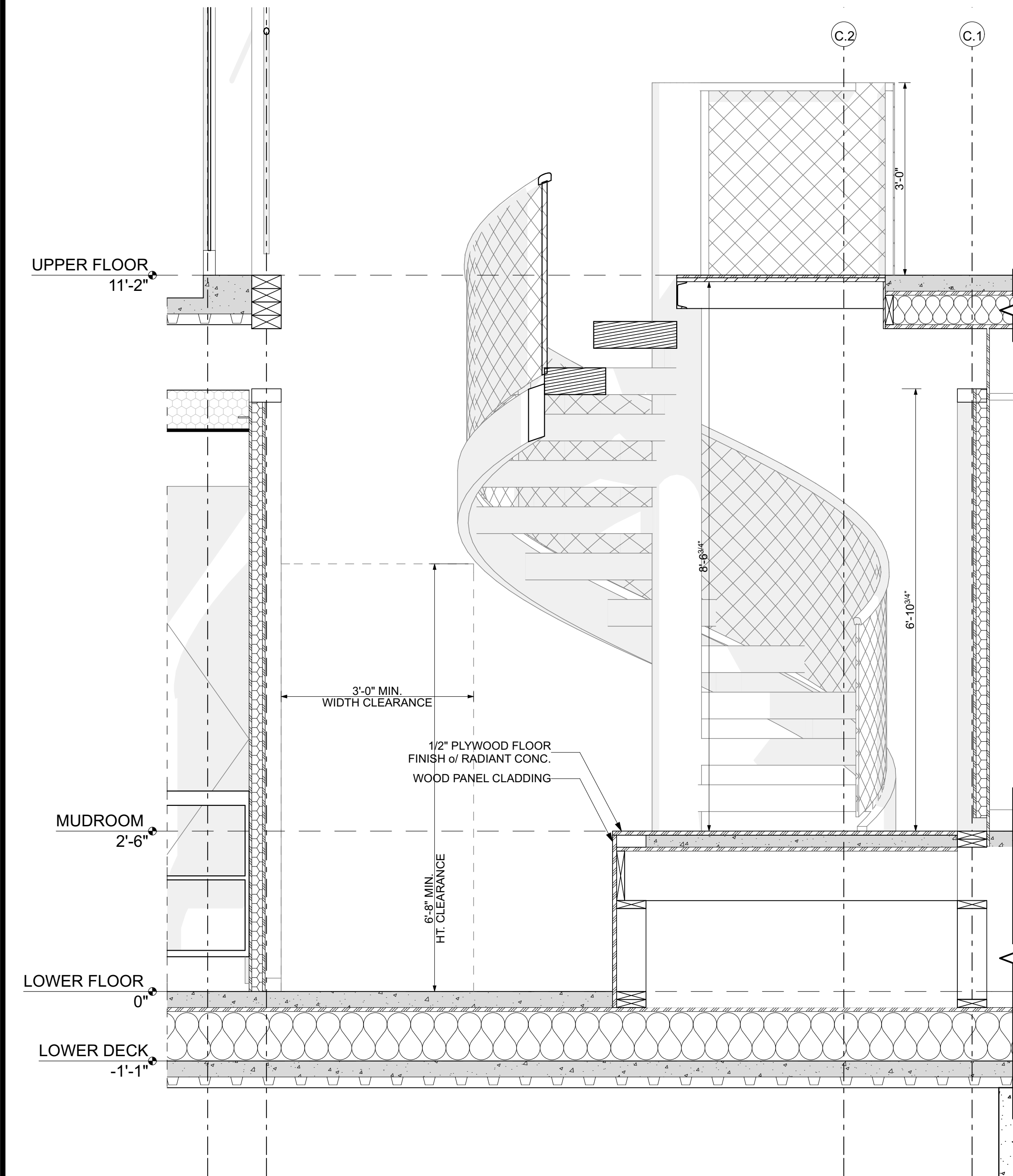
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STAIRS & ENLARGED PLANS

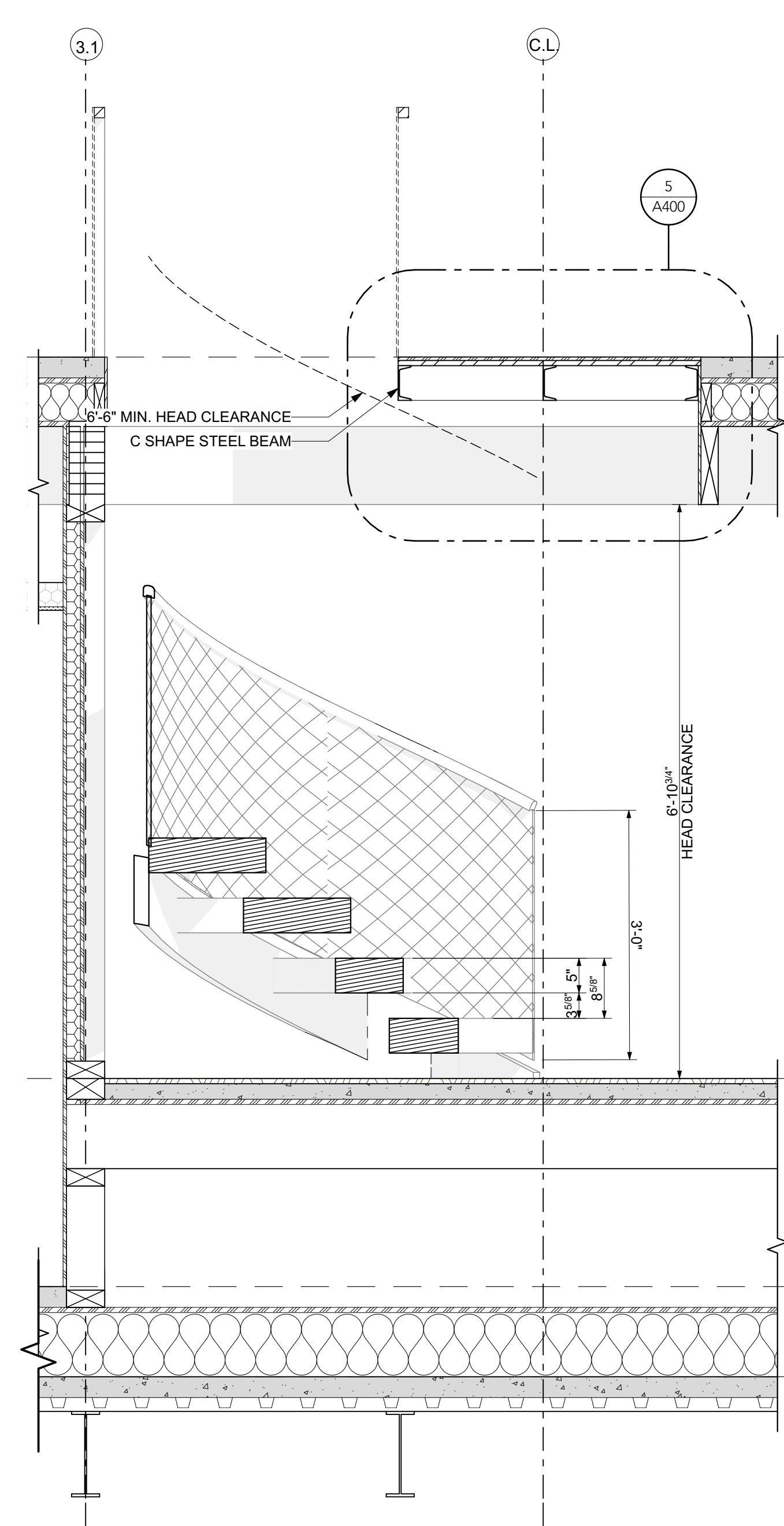
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A400

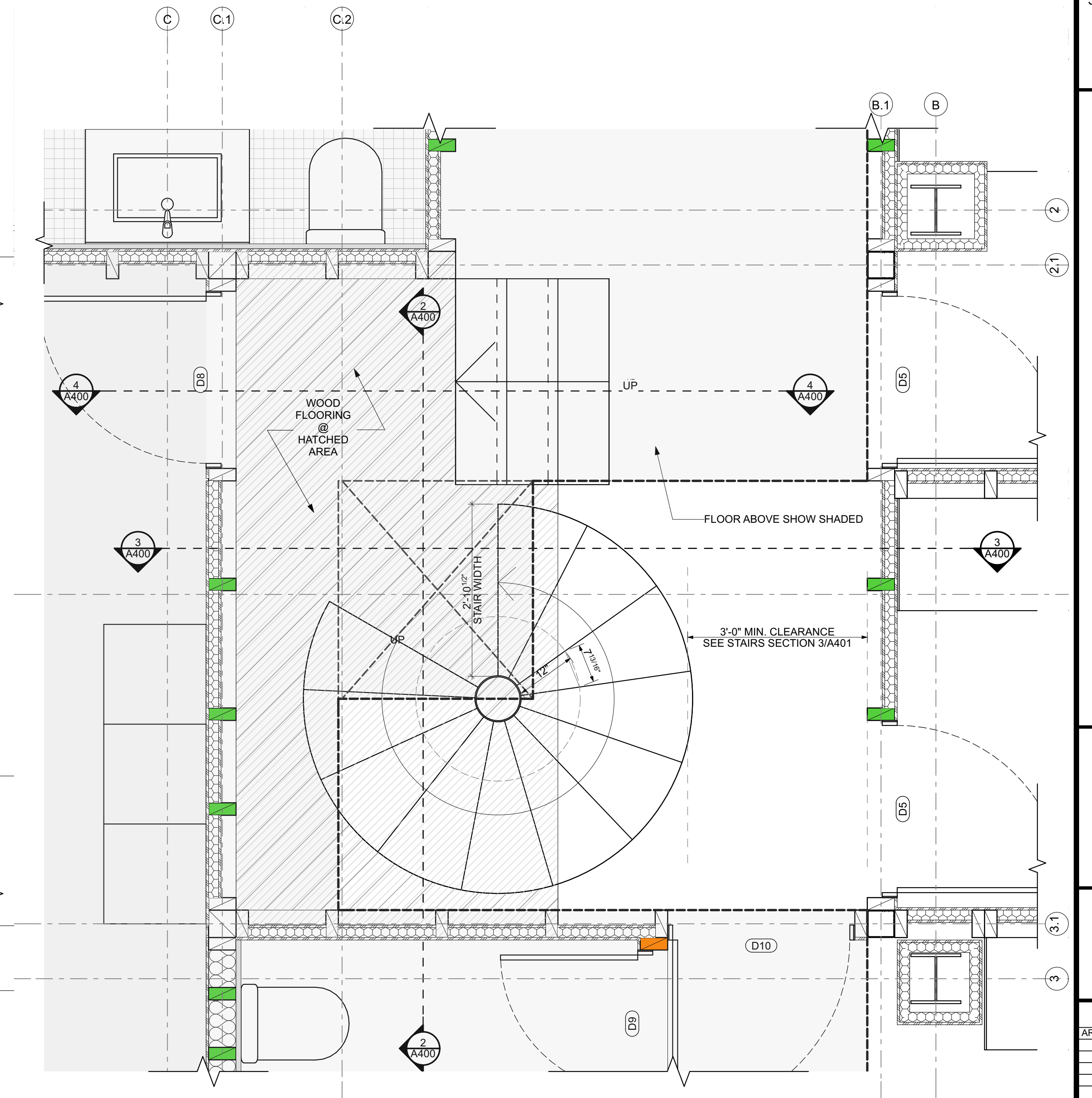
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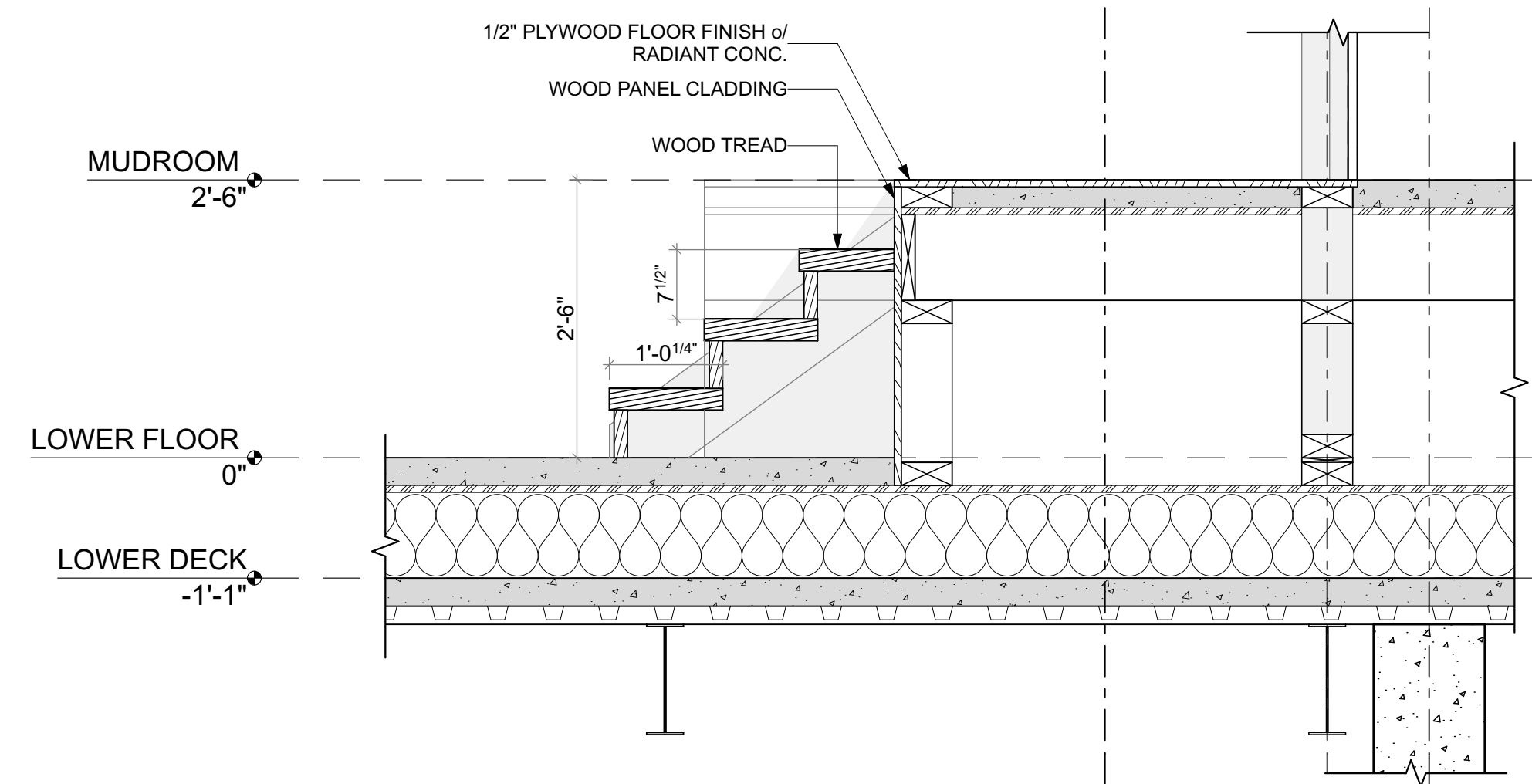
③ SPIRAL STAIR SECTION 3
SCALE: 3/4" = 1'-0"



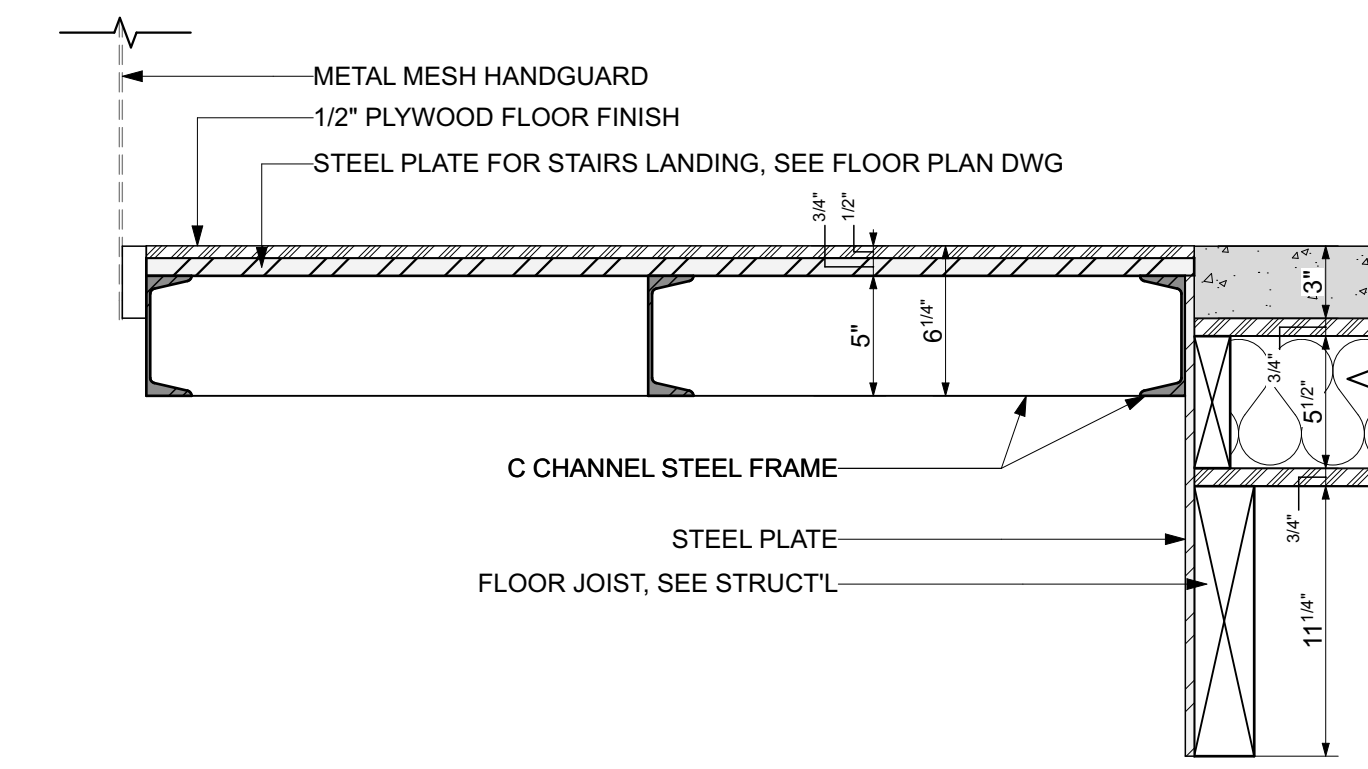
② SPIRAL STAIR SECTION 1
SCALE: 3/4" = 1'-0"



① SPIRAL STAIR ENLARGED PLAN
SCALE: 3/4" = 1'-0"



④ SPIRAL STAIR SECTION 2
SCALE: 3/4" = 1'-0"



⑤ STAIR LANDING
SCALE: 1 1/2" = 1'-0"

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MEEHAN CABIN
7914 E. HEARTWOOD DRIVE

SEAL

PRINT DATE
2/13/18

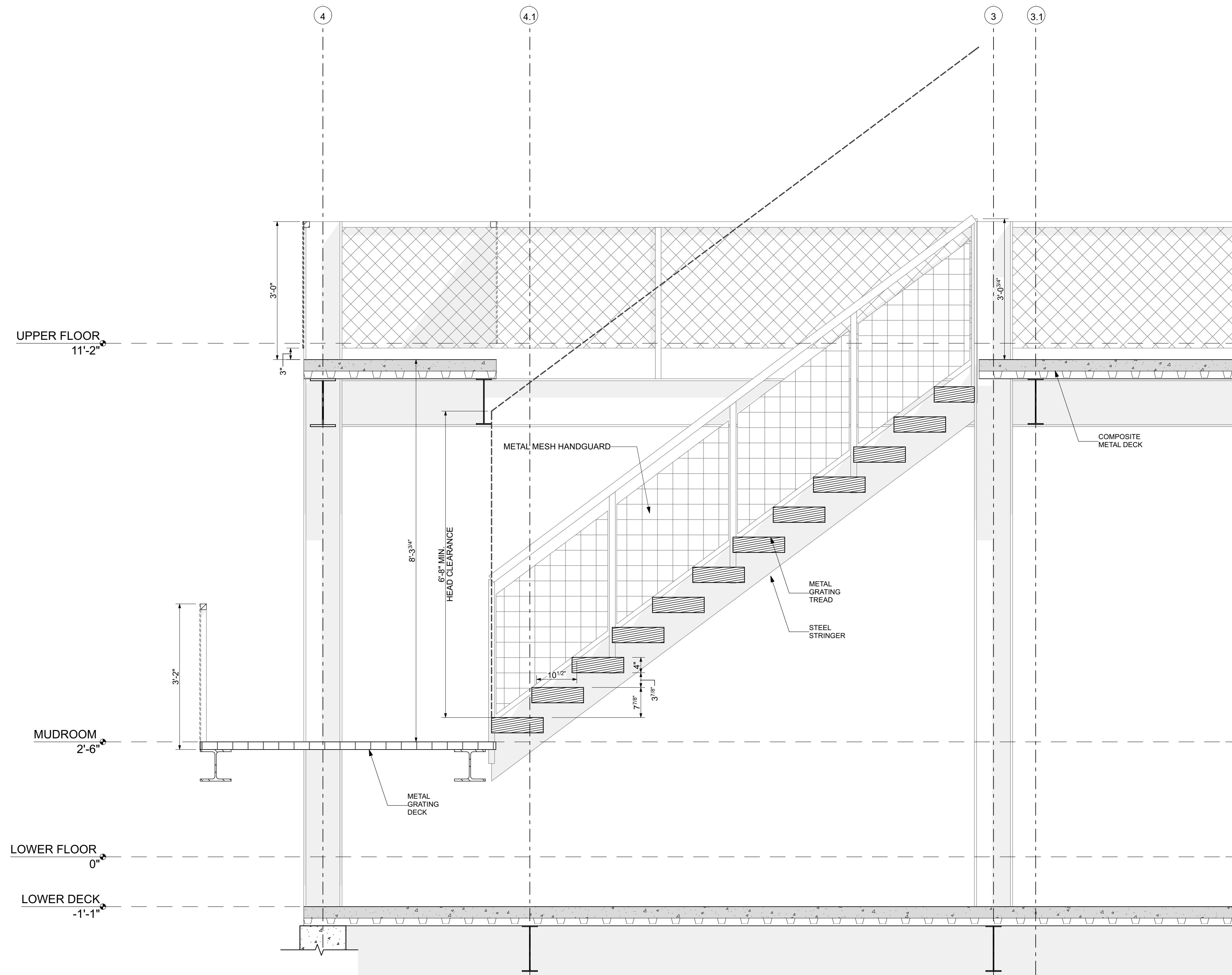
PROJECT PHASE
ARC FINAL REVIEW 01/19/2018

DRAWING REVISIONS

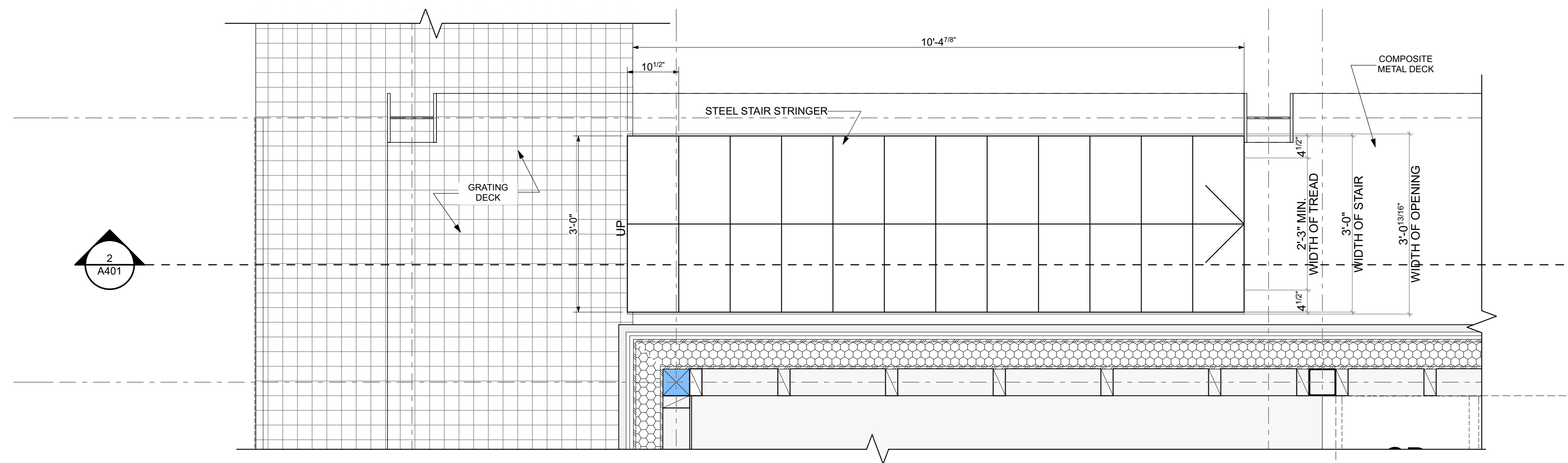
SHEET TITLE
STAIRS & ENLARGED PLANS

SHEET NUMBER

A401

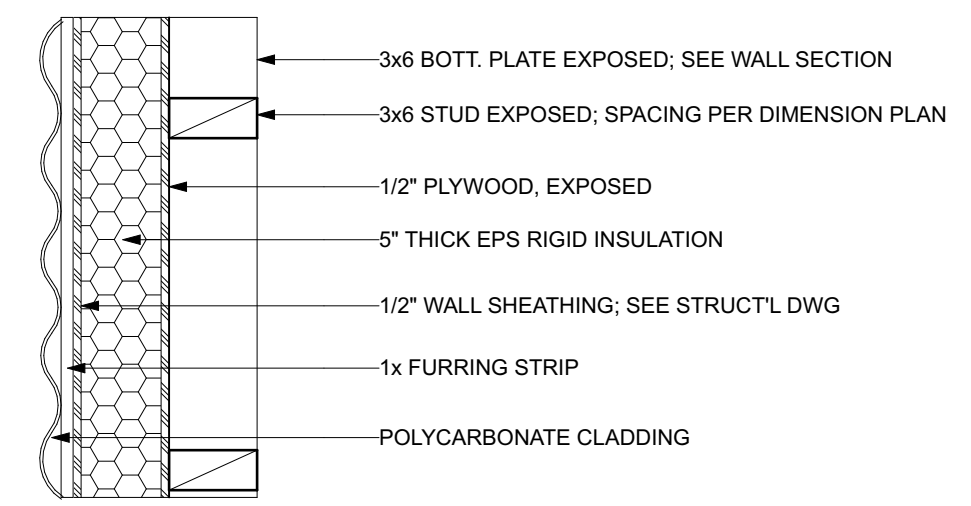


② STAIR SECTION
SCALE: 3/4" = 1'-0"

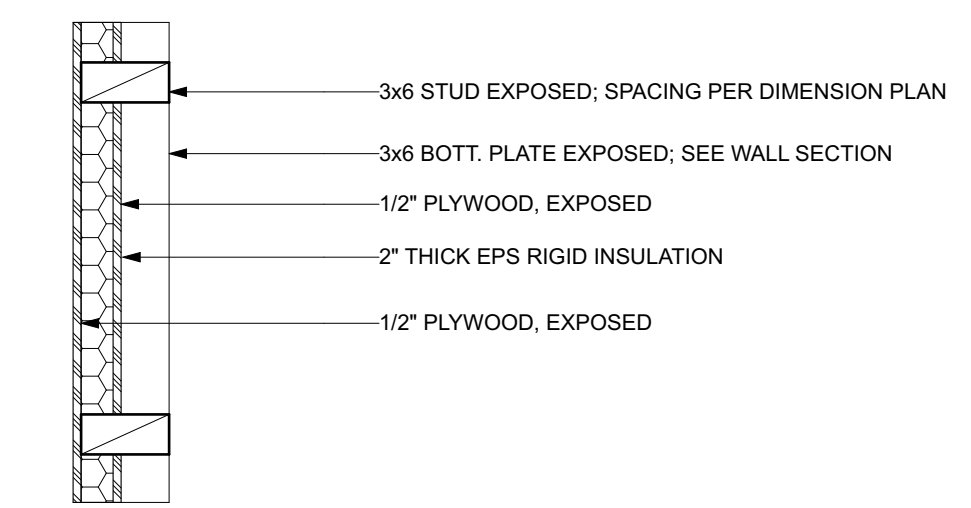


② STAIRS ENLARGED PLAN
SCALE: 3/4" = 1'-0"

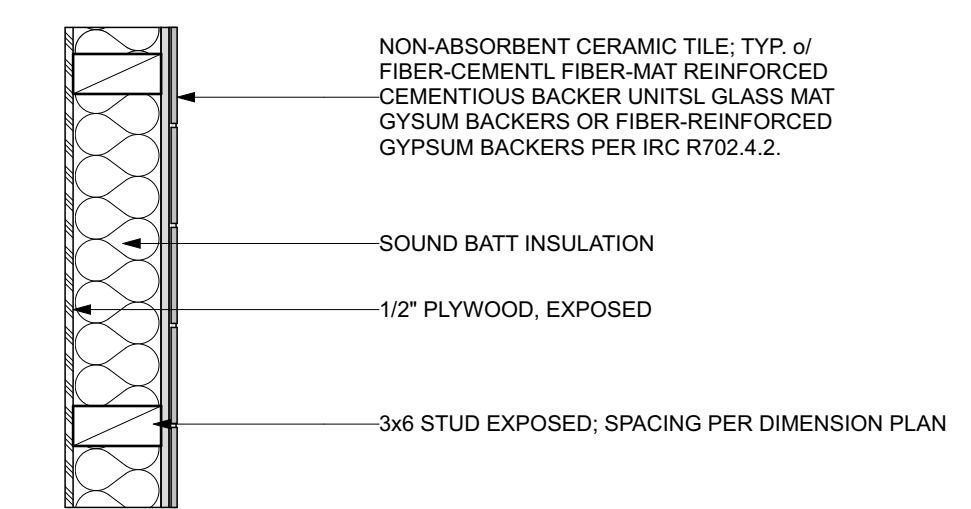
W1



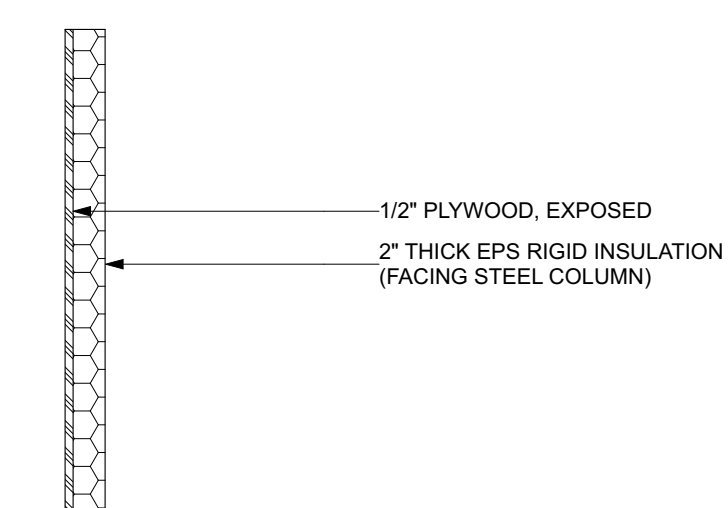
W2



W3



W4



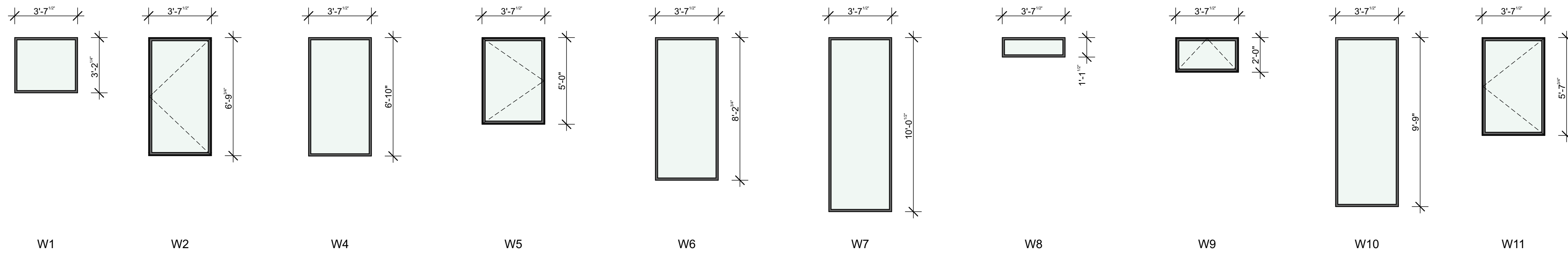
1 WALL ASSEMBLIES
SCALE: 1" = 1'-0"

SEAL
PRINT DATE 2/13/18
PROJECT PHASE ARC FINAL REVIEW 01/19/2018

DRAWING REVISIONS

SHEET TITLE
ASSEMBLIES

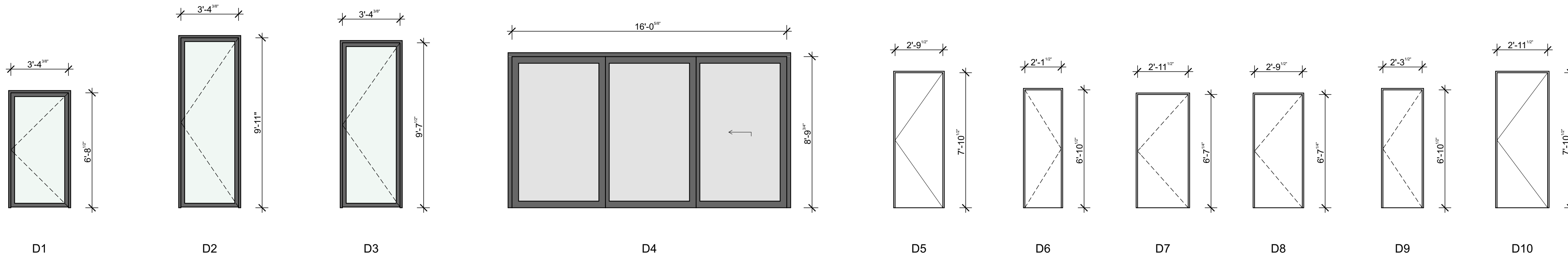
SHEET NUMBER
A501



WINDOW LEGEND

SCALE: 1" = 1'-0"

WINDOW SCHEDULE					
ID	WIDTH	HEIGHT	FRAME TYPE	NOTE/REMARKS	QUANTITY
W1	3'-7 1/2"	3'-2 1/4"			8
W2	3'-7 1/2"	6'-9 3/4"			4
W4	3'-7 1/2"	6'-10"			1
W5	3'-7 1/2"	5'-0"			2
W6	3'-7 1/2"	8'-2 3/4"			2
W7	3'-7 1/2"	10'-0 1/2"			6
W8	3'-7 1/2"	1'-1 1/2"			2
W9	3'-7 1/2"	2'-0"			1
W10	3'-7 1/2"	9'-9"			8
W11	3'-7 1/2"	5'-7 3/4"			1



DOOR LEGEND

SCALE: 1" = 1'-0"

DOOR SCHEDULE								
ID	WIDTH	HEIGHT	FRAME TYPE	DOOR TYPE	FIRE RATING	LOCKSET	NOTE/REMARKS	QUANTITY
D1	3'-7 1/2"	6'-10"						1
D2	3'-7 1/2"	10'-0 1/2"						1
D3	3'-7 1/2"	9'-9"						1
D4	16'-5 1/8"	9'-0"						2
D5	2'-9 1/2"	7'-10 1/2"						3
D6	2'-1 1/2"	6'-10 1/2"						2
D7	2'-11 1/2"	6'-7 1/4"						1
D8	2'-9 1/2"	6'-7 1/4"						1
D9	2'-3 1/2"	6'-10 1/2"						1
D10	2'-11 1/2"	7'-10 1/2"						1

SEAL

PRINT DATE

2/13/18

PROJECT PHASE

ARC FINAL REVIEW 01/19/2018

DRAWING REVISIONS

SHEET TITLE

DOOR & WINDOW SCHEDULE

SHEET NUMBER

A600

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