

Project: Residence for
Mike & Amy Crookston

4168 North 3750 East
Eden, Utah
Contact: Amy Crookston
801 389-4598

ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES:

2015 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), TO INCLUDE APPENDIX J, ISSUED BY THE INTERNATIONAL CODE COUNCIL

2014 EDITION OF THE NATIONAL ELECTRIC CODE (NEC), ISSUED BY THE NATIONAL FIRE PROTECTION ASSOCIATION

2015 EDITION OF THE INTERNATIONAL PLUMBING CODE (IPC), ISSUED BY THE INTERNATIONAL CODE COUNCIL

2015 EDITION OF THE INTERNATIONAL MECHANICAL CODE (IMC), ISSUED BY THE INTERNATIONAL CODE COUNCIL

2015 EDITION OF THE INTERNATIONAL REISDENTIAL CODE (IRC), ISSUED BY THE INTERNATIONAL CODE COUNCIL

2015 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) ISSUED BY THE INTERNATIONAL CODE COUNCIL

2015 EDITION OF THE INTERNATIONAL FUEL GAS CODE (IFGC), ISUED BY THE INTERNATIONAL CODE COUNCIL

2015 EDITION OF THE INTERNATIONAL FIRE CODE

GENERAL NOTES

1. THE GENERAL CONTRACTOR, ALL SUPPLIERS AND SUBCONTRACTORS WILL FOLLOW THE DIRECTION OF THE OWNER TO MAINTAIN UNDISTURBED AREAS OF THE SITE THAT ARE OUTSIDE THE PROJECT LIMIT LINE.
2. THE PURPOSE OF THE CONTRACT DOCUMENTS IS TO DESCRIBE THE DESIGN INTENT OF THE PROPOSED IMPROVEMENTS. IN ORDER TO FULLY UNDERSTAND THE SCOPE OF THE WORK INVOLVED THE GENERAL AND SUB CONTRACTORS ARE RESPONSIBLE FOR VISITING THE SITE AND STUDYING THE CONTRACT DOCUMENTS PRIOR TO BIDDING OR COMMENCING WORK. THE GENERAL AND SUB CONTRACTORS WILL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS RELATED TO THE CONSTRUCTION DESCRIBED, WHETHER FULLY SPECIFIED OR NOT, SUCH AS FASTENERS, CONNECTORS, CAULKING, HARDWARE, FINISHES AND OTHER SUCH WORK THAT WOULD CONSTITUTE A COMPLETE APPLICATION
3. THE CONTRACTOR AND SUB CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND WORK PERFORMED BY OTHER TRADES. DO NOT SCALE DRAWINGS, IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR OF SUB CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUING CONSTRUCTION OF THE AREA IN QUESTION.
4. DIMENSIONS ARE TO THE CENTERLINE OF STEEL, THE NOMINAL FACE OF CONCRETE OR MASONRY AND THE FACE OF STUDS, UNLESS OTHERWISE NOTED.
5. ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS NOTED OR SHOWN OTHERWISE. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES. IF GENERAL NOTES AND SPECIFICATIONS APPEAR TO BE IN CONFLICT CONTACT ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL BUILDING CODE, ANY LOCAL AMMENDMENTS TO IT, AND ALL OTHER APPLICABLE CODES, REGULATIONS AND STANDARDS.
7. ALL ASTM DESIGNATIONS SHALL BE AS AMENDED TO DATE, UNLESS NOTED OTHERWISE.
8. MANUFACTURER'S SPECIFICATIONS SHALL BE FOLLOWED FOR INSTALLATION OF ALL MATERIALS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION IN AND AROUND THE JOB SITE AND/OR ADJACENT PROPERTIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL DESIGN AND ENGINEERING OF THE FOLLOWING SUB TRADES: ELECTRICAL, PLUMBING, HVAC. PREPARE AND SUBMIT ALL ADDITIONAL DRAWINGS AND SPECIFICATIONS NECESSARY TO OBTAIN RELATED PERMITS.
11. DURING AND AFTER CONSTRUCTION THE CONTRACTOR AND/OR OWNER SHALL KEEP THE LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN LOADS.
12. ALL WORKMANSHIP ON THE PROJECT SHALL CONFORM TO THE BEST QUALITY OF THE TRADE.
13. PATCH AND REPAIR ALL FINISHED SURFACES DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE OWNER.
14. "TYP" OR "TYPICAL", AS USED IN THESE DOCUMENTS, MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY WHEN THEY FIRST OCCUR AND ARE REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE.
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PLACE PROTECTIVE AND DUST BARRIERS AND TO KEEP EXISTING FINISHED AREAS CLEAN AND UNOBSTRUCTED AT ALL TIMES.
16. BEFORE STARTING A PROPOSAL, ALL BIDDERS SHALL CAREFULLY EXAMINE THE DRAWINGS, SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS; SHALL VISIT THE SITE OF THE WORK; SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS AND SHALL INCLUDE IN THE PROPOSAL THE COST OF ALL ITEMS INCLUDED IN THE CONTRACT AND APPERTANCES REQUIRED TO CONSTITUTE A COMPLETE INSTALLATION.
17. FURNISH EVERYTHING NECESSARY AND INCIDENTAL FOR PROPER AND SATISFACTORY COMPLETION OF ALL WORK SPECIFIED, INDICATED OR SHOWN IN THE CONTRACT DOCUMENTS.
18. ALL EXPOSED SURFACES THAT HAVE BEEN MODIFIED, INSTALLED OF AFFECTED BY THE CONSTRUCTION PROCESS SHALL BE CLEANED, VACUUMED OR DUSTED IN ORDER TO LEAVE THE PREMISES READY FOR OCCUPANCY WITH NO FURTHER CLEANING NECESSARY BY THE OWNER.
19. COORDINATE WITH THE OWNER TO SCHEDULE UTILITY DOWNTIMES. PROVIDE 48 HOURS MINIMUM NOTICE PRIOR TO ARRANGING FOR DOWNTIMES.
20. CONTRACTOR PARKING, DELIVERIES, AD STORAGE: THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR APPROVED LOCATIONS FOR PARKING, DELIVERIES, AND MATERIAL STORAGE, AND SHALL NOTIFY ALL SUPPLIERS AND SUB CONTRACTORS OF REQUIREMENTS. PARKING AND STORAGE ARE NOT TO DAMAGE EXISTING LANDSCAPE OR TERRAIN.
21. AT THE COMPLETION OF EACH WORK DAY CLEAN THE SITE OF ALL DEBRIS AND WASTE. INSTALL NECESSARY SAFETY BARRIERS, AND STORE TOOLS OUT OF THE WAY.
22. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND SECURITY OF THE PROJECT, SUBCONTRACTORS ARE RESPONSIBLE FOR PROTECTION, SECURITY AND WEATHER PROTECTION OF THE PROJECT AS IT RELATES TO THE PERFORMANCE OF THEIR TRADE FROM WEATHER, DEMOLITION, CONSTRUCTION, THEFT, VANDALISM, ETC. WHEN ANY PORTION OF THE ROOF IS REMOVED THE CONTRACTOR PERFORMING SUCH ROOF WORK WILL BE FULLY RESPONSIBLE FOR COMPLETE PROTECTION FROM INCLEMENT WEATHER.
23. THE GENERAL CONTRACTOR ASSUMES FULL LIABILITY FOR ANY PROBLEMS THAT MAY ARISE DUE TO POTENTIAL ERRORS, OMISSIONS, AND/OR CONFLICTS ON THESE PLANS. IF ANY SUCH ERRORS ARE FOUND CONTACT THE DESIGNER FOR CLARIFICATION AS NEEDED,
24. THE GENERAL AND SUB CONTRACTORS MUST SUBMIT A WRITTEN REQUEST FOR, AND OBTAIN, THE DESIGNERS WRITTEN PRIOR APPROVAL FOR ALL CHANGES, MODIFICATIONS AND/OR SUBSTITUTIONS, IF NOT THE CONTRACTOR WILL BE RESPONSIBLE TO BEAR ALL LIABILITY AND COSTS ASSOCIATED WITH SUCH CHANGES.

Homeowner:
Mike & Amy Crookston
801 389-4598

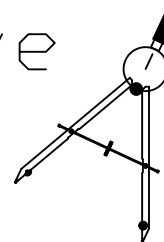
General Contractor:

CROOKSTON RESIDENCE
4168 North 3750 East
Eden, Utah

DESCRIPTION:
TITLE PAGE

Scale: 1/4" = 1 Foot

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Zone: AV-3

Front Setback: 30'
Side Setback: 10' min. 24' total
Rear Setback: 30'

Note: All storm water and dirt will be kept on site during construction until final landscaping is done.

Note: Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lot shall be graded so as to drain surface water away from foundation walls. The grade away from the foundation walls shall fall a minimum of 6 inches within the first 10 feet (min. 5% slope).

Note: The grade adjacent to all foundation walls shall fall a minimum of 6 inches within the first 10 feet (5% slope). R401.3 Landings, ramps, patios, porches or decks, which are required to be level or can have a maximum slope of 1/4" per foot. All other impervious surfaces within 10 feet of the foundation walls must slope a minimum of 1/4" per foot away from walls.

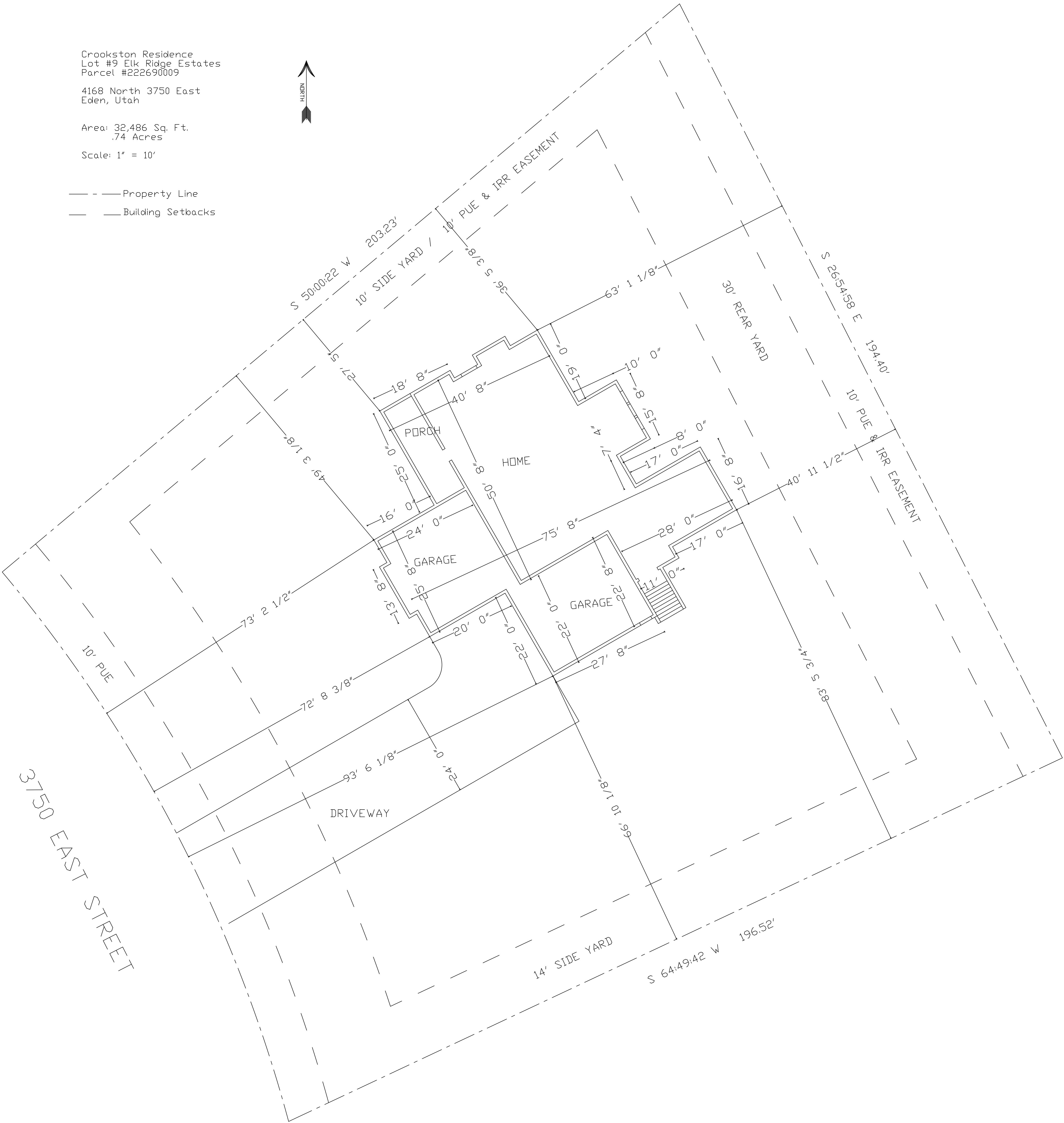
Crookston Residence
Lot #9 Elk Ridge Estates
Parcel #222690009

4168 North 3750 East
Eden, Utah

Area: 32,486 Sq. Ft.
.74 Acres

Scale: 1" = 10'

--- Property Line
--- Building Setbacks



Homeowner:
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801 389-4598

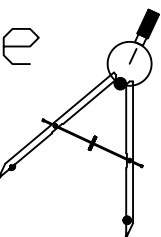
General Contractor:

CROOKSTON RESIDENCE
4168 North 3750 East
Eden, Utah

DESCRIPTION:
SITE PLAN

Scale: 1" = 10 Feet

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STORM WATER POLLUTION PREVENTION PLAN SPECIFIC NOTES

1. THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WAS DEVELOPED AT THE REQUEST OF THE OWNER, MIKE CROOKSTON, FOR THE CONSTRUCTION OF A RESIDENCE IN THE CITY OF EDEN, COUNTY OF WEBER, STATE OF UTAH. THIS PLAN IDENTIFIES POTENTIAL SOURCES OF STORM WATER PRESENTS, POLLUTION CONTROL MEASURES, AND ASSISTS IN INSURING IMPLEMENTATION AND MAINTENANCE OF THE BEST MANAGEMENT PRACTICES (BMPs) INDICATED HEREIN.
2. ALL CONTRACTORS AND THEIR PERSONNEL WHOSE WORK CAN CONTRIBUTE TO OR CAUSE POLLUTION OF STORM WATER SHOULD BE MADE FAMILIAR WITH THIS POLLUTION PREVENTION PLAN. ADEQUATE TRAINING PROVIDED BY THE PERMITTEE FOR IMPLEMENTATION OF THE MEASURES PRESENTED HEREIN SHALL BE PROVIDED TO THE CONTRACTORS AND THEIR PERSONNEL.
3. ALL PREVENTION AND CLEAN UP MEASURES SHOULD BE CONDUCTED IN ACCORDANCE WITH WEBER COUNTY ORDINANCES, AS WELL AS STATE AND FEDERAL REGULATIONS. WASTE MATERIALS SHOULD BE STORED OR IN A LEGAL MANNER. ALL DISCHARGES OF STORM WATER MUST COMPLY WITH THE LAWFUL REQUIREMENTS OF WEBER COUNTY AND OTHER LOCAL AGENCIES REGARDING THE DISCHARGES OF STORM WATER TO STORM DRAINS.
4. THIS PLAN DOES NOT COVER THE REMOVAL OF HAZARDOUS OR TOXIC WASTE. IN THE EVENT OF A DISCHARGE OR LEAK OF A HAZARDOUS OR TOXIC WASTE, THE DISCHARGER SHALL MAKE AVAILABLE FOR A REVIEW A COPY OF THIS SWPPP EITHER TO DOO OR DIRECTLY TO THE REQUESTER. THIS SWPPP MUST BE KEPT ON SITE DURING CONSTRUCTION ACTIVITY AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE UTAH DEQ WATER QUALITY DIVISION OF THE LOCAL AGENCY.
5. THIS SWPPP SHALL BE MADE AVAILABLE TO THE PUBLIC UNDER SECTION 303B(9) OF THE CLEAN WATER ACT. UPON REQUEST BY MEMBERS OF THE PUBLIC, THE DISCHARGER SHALL MAKE AVAILABLE FOR A REVIEW A COPY OF THIS SWPPP EITHER TO DOO OR DIRECTLY TO THE REQUESTER. THIS SWPPP MUST BE KEPT ON SITE DURING CONSTRUCTION ACTIVITY AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE UTAH DEQ WATER QUALITY DIVISION OF THE LOCAL AGENCY.
6. CONTACTS
- | | |
|--|-----------------------------|
| CONTRACTOR | |
| STATE OF UTAH
DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF WATER QUALITY
288 NORTH 10 WEST
PO BOX 144870
SALT LAKE CITY 84114-4870 | BAND FISHER
801 533-6065 |
| US EPA
ENVIRONMENTAL PROTECTION AGENCY
DENVER, COLORADO | REGION VIII
800 739-4372 |
| ENVIRONMENTAL PROTECTION AGENCY
WASHINGTON DC 200 | 202 475-9518 |

7. REFERENCES
- A. SITE PLAN PER CREATIVE LINE LLC DATED APRIL 28, 2017.
- B. STORMWATER POLLUTION PREVENTION PLAN PREPARED BY CREATIVE LINE LLC DATED APRIL 28, 2018.
8. THE PROPOSED CONSTRUCTION ACTIVITY IS CONSTRUCTION OF A RESIDENCE FOR MIKE CROOKSTON.
9. LOCATION OF THE SITE
- THE PROJECT IS LOCATED AT 4168 NORTH 3750 EAST EDEN, WEBER COUNTY UTAH.
10. THE RUNOFF COEFFICIENT FOR THIS SITE IS ABOUT 0.20. THIS MEANS THAT ABOUT 20% OF THE SITE IS COVERED WITH AN IMPERVIOUS SURFACE (SUCH AS CONCRETE, ASPHALT, OR A BUILDING), AND THAT ABOUT 80% OF THE SITE HAS A PERVIOUS SURFACE (SUCH AS LANDSCAPING AND PLANTING AREAS).
11. THE EXISTING NATIVE SUBSURFACE SOILS ARE GENERALLY SILTY CLAY OVER SILTY SAND. THE EXISTING GROUND WATER QUALITY AT THIS LOCATION IS ASSUMED TO BE THAT OF WATER WHICH IS SAFE FOR DRINKING. THE EXISTING STORM WATER QUALITY IS TYPICAL OF STORM WATER FLOWING FROM DEVELOPED, SUBURBAN AREAS.
12. A. THE EXISTING SITE CONSISTS OF LIMITED VEGETATION. PRE-CONSTRUCTION RUNOFF COEFFICIENT = 0.10.
- B. THE PROPOSED SITE WILL CONSIST OF A RESIDENCE WITH DRIVEWAY AND LANDSCAPING.
13. SEE IMPROVEMENT PLANS FOR SITE DRAINAGE
- START DATE -----
- FINISH DATE -----
14. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND TIMING OF THE STORM WATER POLLUTION CONTROL MEASURES FOR THIS PROJECT.
- MEASURES ARE TO BE IN PLACE BY THE START DATE LISTED ABOVE.

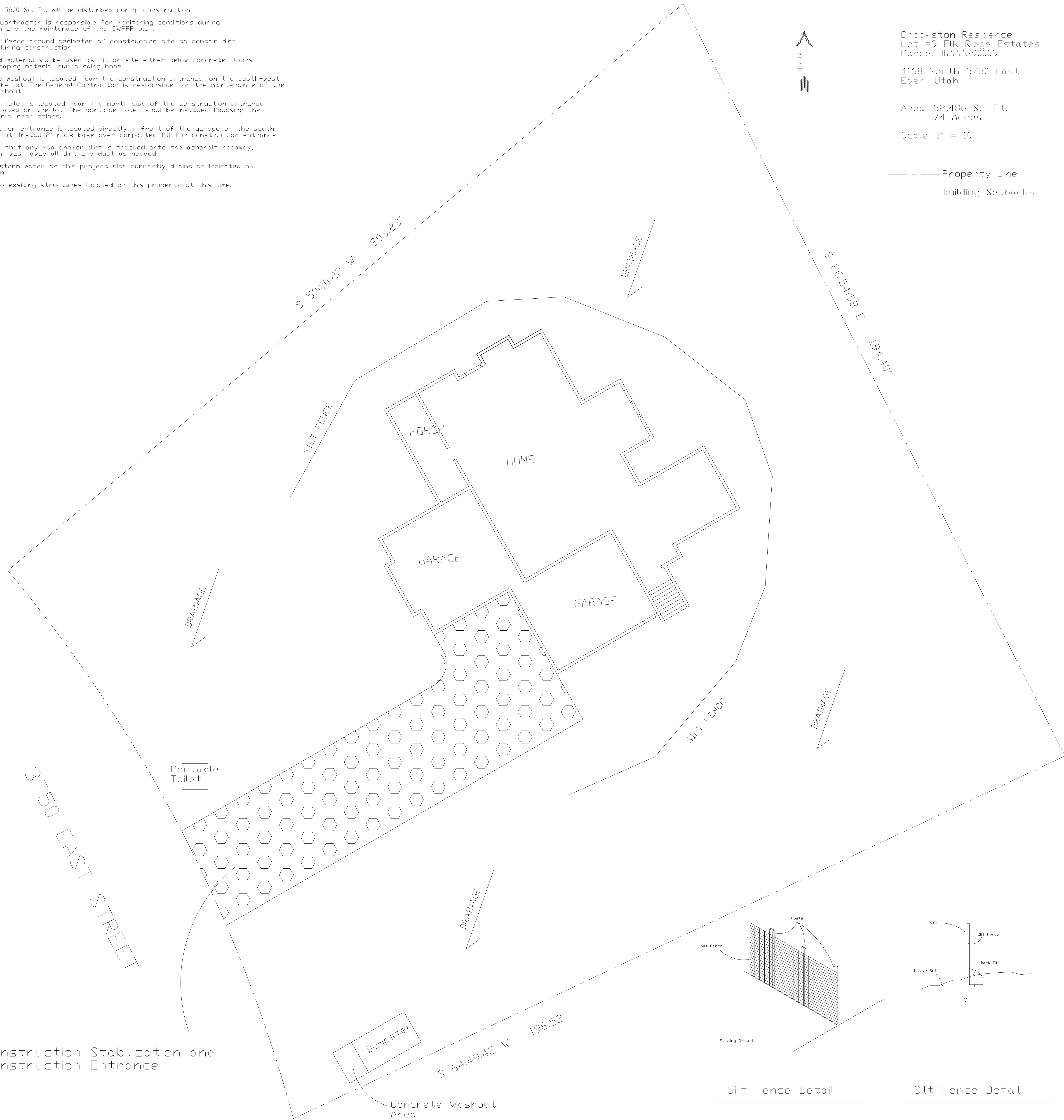
STORM WATER POLLUTION PREVENTION PLAN GENERAL NOTES

- A. PROHIBITION ON MOST NON-STORM WATER DISCHARGES
- ONLY STORM WATER FROM THE PROJECT SITE SHALL BE ALLOWED TO FLOW INTO THE ON-SITE DRAINAGE EASEMENT. CLEAN, NON-CHLORINATED WATER FROM THE FLOWING OF FIRE HYDRANTS, WATER MAINS, AND STORM DRAINS MAY BE DISCHARGED TO THE EASEMENT IF IT IS NOT ALLOWED TO COLLECT DIRT, DEBRIS, AND TRASH WHILE FLOWING TO THE DRAINAGE EASEMENT.
- B. SOURCES OF STORM WATER POLLUTANTS
- STORM WATER POLLUTANTS INCLUDE SOIL, SEDIMENT AND NUTRIENTS, OIL, GREASE, TOXIC POLLUTANTS, AND HEAVY METALS. SOURCES OF STORM WATER POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO SOIL EROSION BY WATER AND/OR WIND; LOSS OF VEGETATION; CONSTRUCTION EQUIPMENT AND EQUIPMENT MAINTENANCE; WASHING OF CONCRETE TRUCKS, MIXERS, AND HANDLING EQUIPMENT; PAINTS, SOLVENTS AND ADHESIVES; AND LANDSCAPING WORK.
- C. EROSION AND SEDIMENT CONTROLS
1. COVER EXPOSED STOCKPILES OF SOILS, CONSTRUCTION AND LANDSCAPING MATERIALS WITH HEAVY PLASTIC SHEETING.
2. IN LANDSCAPING AREAS WHERE THE VEGETATION HAS NOT ESTABLISHED GROWTH AND TAKEN HOLD, CONTINUE MAINTAINING DIRT BERMS AROUND THEIR PERIMETER TO INSURE THAT WATER WILL NOT BE CONVEYED TO THE DRAINAGE EASEMENT.
3. RE-VEGETATE WHERE LANDSCAPING HAS DIED OR NOT TAKEN HOLD.
4. DIVER STORM WATER RUNOFF AROUND DISTURBED SOILS WITH BERMS OR DIRT SWALES.
- D. OTHER CONTROLS
1. WASTE DISPOSAL
- A. KEEP WASTE DISPOSAL CONTAINERS COVERED.
- B. PROVIDE FOR THE WEEKLY (OR MORE FREQUENT, IF NECESSARY) DISPOSAL OF WASTE CONTAINERS.
- C. PROVIDE CONTAINERS AT CONVENIENT LOCATIONS AROUND THE SITE.
2. SWEEPING OF SITE
- A. PROVIDE DAILY SWEEPING BY HAND OR MECHANICAL MEANS (IF NEEDED) TO KEEP THE PAVED AREAS OF THE SITE FREE OF DIRT, DUST, AND DEBRIS.
- B. DISPOSE OF ACCUMULATED DIRT IN WASTE CONTAINERS, OR HAUL IT OFF THE SITE TO A LANDFILL.
3. SANITARY/SEPTIC DISPOSAL
- PORTABLE TOILETS AND OTHER SANITARY FACILITIES SHALL BE SERVICED WEEKLY AND PUMPED CLEAN BY A WASTE DISPOSAL COMPANY. NO TOXIC OR HAZARDOUS WASTE SHALL BE DISPOSED IN A PORTABLE TOILET OR IN THE ON-SITE SANITARY SEWER.
4. SPILLS
- A. STORE ADEQUATE ABSORBENT MATERIALS, RAGS, BROOMS, SHOVELS, AND WASTE CONTAINERS ON THE SITE TO CLEAN UP SPILLS OF HAZARDOUS MATERIALS SUCH AS FUEL, PAINT, SOLVENTS, OR CLEANERS. CLEAN UP MINOR SPILLS IMMEDIATELY.
- B. FOR SPILLS OF HAZARDOUS OR TOXIC SUBSTANCE, SECURE THE SERVICES OF QUALIFIED PERSONNEL FOR CLEAN UP AND DISPOSAL.
5. CONTROL OF ALLOWABLE NON-STORM WATER DISCHARGES
- LANDSCAPING IRRIGATION, EROSION CONTROL MEASURES, PIPE FLUSHING, AND TESTING, AND PAVEMENT WASHING ARE ALLOWED IF THEY CANNOT FEASIBLY BE ELIMINATED, COMPLY WITH THIS PLAN, DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS, AND ARE NOT REQUIRED TO BE PERMITTED BY THE LOCAL REGIONAL WATER QUALITY CONTROL BOARD.
6. VEHICLES AND EQUIPMENT
- A. PREVENT FUELS, OIL, AND OTHER SUBSTANCES IMMEDIATELY.
- B. IF FUELS OR EQUIPMENT ARE CONTAINED WITHOUT FLOWING TO A STORM WATER INLET OR INTO THE GROUND.
7. CONCRETE TRUCKS, MIXERS, AND HANDLING EQUIPMENT
- A. DO NOT DISPOSE OF WASHOUT FROM THE WASHING OF CONCRETE TRUCKS, MIXERS, AND HANDLING EQUIPMENT WHERE IT WILL FLOW INTO A STORM WATER INLET OR INTO A PUBLIC STREET.
- B. PROVIDE A HOLDING TANK TO RECEIVE ANY WASHOUT FROM CONCRETE EQUIPMENT. DISPOSAL OF TANK CONTENTS SHOULD BE CONDUCTED BY A WASTE HANDLING FIRM.
- C. PROVIDE A DESIGNATED AREA FOR WASHING ANY VEHICLES OR EQUIPMENT. DRAINAGE FROM THIS AREA SHOULD FLOW TO THE HOLDING TANK.
8. LANDSCAPING OPERATIONS
- A. USE ONLY THE MINIMUM AMOUNT OF LANDSCAPING FERTILIZERS, NUTRIENTS, AND OTHER CHEMICALS THAT ARE NEEDED.
- B. DO NOT OVER WATER FERTILIZED OR TREATED LANDSCAPE AREAS. MINIMIZE RUNOFF OF IRRIGATION WATER FROM LANDSCAPING.
9. STORM WATER INLETS
- KEEP ALL ON-SITE STORM WATER INLETS CLEAN AND FREE OF DIRT AND DEBRIS. IN THE EVENT THAT SEDIMENT AND DEBRIS MAY FLOW TO AN INLET, PROVIDE AN 18 INCH MINIMUM STRAIN BARRIER AROUND THE INLET TO TRAP THE DIRT AND DEBRIS AND ALLOW ONLY CLEAN STORM WATER TO ENTER THE INLET.
- E. INSPECTION
1. REGULAR INTERVAL INSPECTION AND INSPECTION BEFORE AND AFTER STORMS
- A. VISUALLY INSPECT THE SITE WEEKLY TO INSURE THAT STORM WATER INLETS ARE FREE OF DIRT AND DEBRIS.
- B. BEFORE A STORM, INSPECT THE SITE TO INSURE THAT STORM WATER POLLUTION CONTROL MEASURES ARE IN PLACE.
- C. AFTER A STORM, INSPECT ALL STORM WATER INLETS TO INSURE THAT THEY ARE CLEAR OF DIRT AND DEBRIS. CLEAN THOSE STORM WATER INLETS THAT ARE NOT CLEAR AND FREE OF DEBRIS.
- D. THE UTAH DEQ WATER QUALITY DIVISION MAY REQUIRE THE DISCHARGER TO CONDUCT ADDITIONAL SITE INSPECTIONS, SUBMIT REPORTS AND CERTIFICATIONS, OR TO PERFORM SAMPLING AND ANALYSIS.
2. ALL DISCHARGES ARE REQUIRED TO CONDUCT INSPECTIONS OF THE CONSTRUCTION SITE PRIOR TO ANTICIPATED STORM EVENTS AND AFTER ACTUAL STORM EVENTS, TO IDENTIFY AREAS CONTRIBUTING TO A STORM WATER WASHOUT. WHENEVER A WASHOUT OCCURS, THE DISCHARGER SHALL IDENTIFY THE IDENTIFIED IN THIS SWPPP ARE ADEQUATE TO PROPERLY IMPLEMENT IN ACCORDANCE WITH THE TERMS OF THE GENERAL PERMIT, AND TO DETERMINE WHETHER ADDITIONAL CONTROL PRACTICES ARE NEEDED.
3. PREPARATION OF REPORTS AND RETENTION OF RECORDS
- A. EACH DISCHARGER MUST CERTIFY ANNUALLY THAT ITS CONSTRUCTION ACTIVITY IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE GENERAL PERMIT AND THIS SWPPP. THIS CERTIFICATION MUST BE BASED ON THE SITE INSPECTIONS. THE FIRST CERTIFICATION MUST BE COMPLETED BY OCTOBER 1, 2018, AND EACH OCTOBER 1 THEREAFTER.
- B. THE DISCHARGER IS REQUIRED TO RETAIN RECORDS OF ALL MONITORING INFORMATION, COPIES OF ALL REPORTS REQUIRED BY THIS GENERAL PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE MONITORING INFORMATION. RECORDS OF CONSTRUCTION ACTIVITY FOR A PERIOD OF AT LEAST THREE YEARS. THIS PERIOD MAY BE EXTENDED BY A REQUEST TO THE STATE WITH THE EXCEPTION OF NONCOMPLIANCE REPORTING. DISCHARGERS ARE NOT REQUIRED TO SUBMIT THE RECORDS EXCEPT UPON SPECIFIC REQUEST BY THE STATE DEQ DIVISION OF WATER QUALITY.
- C. DISCHARGERS WHO CANNOT CERTIFY COMPLIANCE MUST NOTIFY THE STATE DEQ DIVISION OF WATER QUALITY. THIS NOTIFICATION SHALL IDENTIFY THE TYPE OR TYPES OF NONCOMPLIANCE, DESCRIBE THE ACTIONS NECESSARY TO ACHIEVE COMPLIANCE, AND INCLUDE A TIME SCHEDULE. SUBJECT TO THE MODIFICATIONS BY THE STATE DEQ DIVISION OF WATER QUALITY INDICATING WHEN COMPLIANCE WILL BE ACHIEVED. NONCOMPLIANCE REPORTS MUST BE SUBMITTED WITHIN 30 DAYS OF THE IDENTIFICATION OF NONCOMPLIANCE.
- F. MAINTENANCE OF CONTROLS
1. MAINTENANCE AND REPAIR
- ALL CONTROLS AND MEASURES INDICATED ON THIS PLAN SHOULD BE MAINTAINED IN GOOD AND EFFECTIVE CONDITION. IF ANY CONTROLS OR MEASURES ARE DAMAGED OR REMOVED, THEY SHOULD BE PROMPTLY REPAIRED OR RESTORED.
2. PLAN REVISIONS
- IF CONSTRUCTION ACTIVITY OR CONDITIONS CHANGE FROM THOSE SHOWN IN THIS PLAN, THEN THIS PLAN SHALL BE REVISED TO REFLECT THE CURRENT CONDITIONS.
- G. FINAL STABILIZATION AND POST CONSTRUCTION CONTROLS
1. STABILIZATION PRACTICES MAY INCLUDE: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, Silt STABILIZATION, VEGETATIVE, AND SO STORMS, PROTECTION OF TREES, PRESERVATION OF NATIVE VEGETATION AND/OR ANTI-EROSION MEASURES. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED EXCEPT AS NOTED.
2. AFTER CONSTRUCTION HAS BEEN COMPLETED, THE SITE SHALL BE SWEEPED CLEAN, STORM WATER INLETS (GRATES AND BASINS) SHALL BE CLEANED, AND ALL WASTE AND LEFTOVER MATERIALS SHALL BE REMOVED FROM SITE.
3. ALL LANDSCAPING AND PLANTING AREAS SHOULD BE WELL MAINTAINED TO PREVENT EROSION AVOID OVER WATERING OF LANDSCAPING.
4. ALL PAVED AREAS SHOULD BE SWEEPED WEEKLY EITHER BY HAND OR BY MECHANICAL MEANS TO KEEP THE SITE CLEAN OF DIRT, DUST, AND DEBRIS.
5. WASTE MATERIAL ON-SITE SHOULD BE STORED IN COVERED CONTAINERS WHICH ARE CLEANED OUT OFTEN.
6. TESTING OF FIRE HYDRANTS ON-SITE SHALL NOT BE CONDUCTED UNTIL THE AREA WHERE THE WATER DISCHARGES HAS BEEN SWEEPED CLEAN OF DIRT AND DEBRIS.
7. STORM DRAIN LINES SHOULD BE CHECKED AND CLEANED ANNUALLY TO KEEP THEM CLEAN AND CLEAR OF DEBRIS.
8. ALL ON-SITE STORM WATER INLETS SHOULD BE CLEARLY MARKED "STORM WATER ONLY".
- H. COMPLETION OF CONSTRUCTION ACTIVITIES AND NOTICE OF TERMINATION
- WHEN CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED, THE OWNER SHALL FILE A LETTER WITH THE STATE DEQ DIVISION OF WATER QUALITY. THIS LETTER SHALL CERTIFY THAT THE CONSTRUCTION ACTIVITY HAS BEEN COMPLETED, THAT ALL ELEMENTS OF THE SWPPP HAVE BEEN IMPLEMENTED, THAT CONSTRUCTION AND EQUIPMENT MAINTENANCE WASTES HAVE BEEN DISPOSED OF PROPERLY, THAT THE SITE IS IN COMPLIANCE WITH ALL LOCAL STORM WATER REQUIREMENTS INCLUDING EROSION/SEDIMENT CONTROL REQUIREMENTS, POLICIES, AND GUIDELINES.

Site Notes

1. Approximatley 5800 Sq. Ft. will be disturbed during construction.
2. The General Contractor is responsible for monitoring conditions during construction and the maintenance of the SWPPP plan.
3. Install a silt fence around perimeter of construction site to contain dirt and debris during construction.
4. All excavated material will be used as fill on site either below concrete floors or as landscaping material surrounding home.
5. The concrete washout is located near the construction entrance, on the south-west corner of the lot. The General Contractor is responsible for the maintenance of the concrete washout.
6. The portable toilet is located near the north side of the construction entrance centrally located on the lot. The portable toilet shall be installed following the manufacturer's instructions.
7. The construction entrance is located directly in front of the garage on the south side of the lot. Install 2' rock base over compacted fill for construction entrance.
8. In the event that any mud and/or dirt is tracked onto the asphalt roadway, sweep and/or wash away all dirt and dust as needed.
9. All rain and storm water on this project site currently drains as indicated on the site plan.
10. There are no existing structures located on this property at this time.

Construction Stabilization and Construction Entrance



Crookston Residence
Lot #9 Elk Ridge Estates
Parcel #222690009
4168 North 3750 East
Eden, Utah

Area: 32,486 Sq. Ft.
.74 Acres

Scale: 1" = 10'

— — — Property Line
— — — Building Setbacks

Homeowner:
Mike & Amy Crookston
801 389-4598

General Contractor:

CROOKSTON RESIDENCE
4168 North 3750 East
Eden, Utah

DESCRIPTION:
SITE PLAN

Scale: 1" = 10 Feet

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PLAN NOTES

FIRE

- Garage - 5/8" Type "X" gypsum board on walls and ceiling, or to roof - nail @ 6" O.C. All beams and structural members covered with 5/8" gypsum board.
- Door between Garage and Dwelling - Solid core wood or "B" label door not less than 1 3/4".
- Smoke Detectors - Shall receive their primary power from the building wiring and shall be equipped with battery back-up. All detectors shall be wired in series so the alarm is audible in all sleeping areas.
- Smoke Detectors - Install in each sleeping room. Mount at a central point in the corridor or area giving access to each separate sleeping room.
- Smoke Detectors - In dwellings with basements and more than one story, a detector shall be installed on each story and in the basement. When sleeping rooms are in an upper level, the detector shall be placed on the ceiling in close proximity to the stairway.
- Smoke Detectors - Where ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24" or more, detectors shall be installed in the hallway and the adjacent room.
- Space under Stairs - Enclose any usable space under stairs with 5/8" gypsum board.
- Stair Stringers - Fire block walls at all stair stringers.
- Fire Blocking - All stud cavities greater than 10".
- Carbon monoxide alarms shall be installed on each habitable level of a dwelling unit equipped with fuel burning appliances. All carbon monoxide detectors shall be listed and comply with UL 2034 and shall be installed in accordance with provisions of this code and NFPA 720, R313.3.

EXCAVATION

- Footings - Bear on natural undisturbed soil, free of plant material or debris.
- Final Grade - Provide positive drainage away from all project foundations - Minimum slope of 5% for first 10' with 1".
- Footings on or adjacent to slope surfaces shall be founded in material with an embedment and setback from the slope surface sufficient to provide vertical and lateral support for the footing without detrimental settlement. Except as provided for in Section R4031.7.4 and Figure R4031.7.1, the following setback is deemed adequate to meet the criteria. Where the slope is steeper than one unit vertical in one unit horizontal (100 percent slope), the required setback shall be measured from an imaginary plane 45 degree (0.79 rad) to the horizontal, projected upward from the toe of the slope. (R4031.7.2)
- On graded sites, the top of any exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved drainage device a minimum of 12 inches (305 mm) plus 2 percent. Alternate elevations are permitted subject to the approval of the building official, provided it can be demonstrated that required drainage to the point of discharge and away from the structure is provided at all locations on the site. (R4031.7.3)
- Alternate setbacks and clearances are permitted, subject to the approval of the building official. The building official is permitted to require an investigation and recommendation of a qualified engineer to demonstrate that the intent of this section has been satisfied. Such investigation shall include consideration of material, height of slope, slope gradient, load intensity, and erosion characteristics of slope material. (R4031.7.4)
- If a land drain has been installed to the lot in which you are building, it shall be extended to the building and connected to a footing drain, R4051. If a land drain is provided to the home, all window well drains must connect to the footing/ foundation drainage system. R310.2.2
- Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system.
- In other than Group I soils, a sump shall be provided to drain the porous layer and footings. The sump shall be at least 24 inches (610 mm) in diameter or 20 inches square (508 mm²), extend at least 24 inches (610 mm) below the bottom of the basement floor, and shall be capable of positive gravity or mechanical drainage to remove any accumulated water. The drainage system shall discharge into an approved sewer system.

ATTIC VENTILATION

- Net free ventilation area shall not be less than 1/300th provided that at least 50% of the area is provided by ventilators located in upper portion of space to be ventilated.
- Any other space to be vented by soffit system.
- Provide 22" x 30" Attic Access to all attic areas. (not located above closet shelf), with 30" minimum clear headroom above door.
- Enclosed attics and enclosed rafter spaces shall have cross ventilation for each space by ventilating openings protected against the entrance of rain or snow. The net free ventilating area shall not be less than 1/300th of the area of the space ventilated, except that the area may be 1/200th provided that at least 50% of the area of the space ventilated is provided by ventilators located in the upper portion of the space to be ventilated and the remainder is provided by eave or cornice vents. IRC R806.

WINDOWS

- Basement & Sleeping Rooms - Below the fourth story, shall have at least one operable window on exterior side approved for emergency escape or rescue. Same shall have a minimum net clear of 5.7 square feet. Shall have a minimum net clear opening height dimension of 24". Shall have a minimum net clear opening width dimension of 20". Shall have finished sill height of not more than 44" above the finished floor.
- Escape & Rescue Windows - Shall have a window well if finished sill height below the adjacent ground elevation. The clear horizontal dimensions of the window well shall allow the window to be fully opened and provide a minimum accessible net clear opening of 9 square feet, with a minimum dimension of 36". Window wells with vertical depth of more than 44" shall be equipped with an approved permanently affixed ladder or stairs that are accessible with the window in the fully open position. The ladder or stairs shall not encroach into the required dimensions of the window well by more than 6".
- Glass Size - 10% of square feet.
- Ventilation - 5% of square feet.
- Glazing - All doors, enclosures for bathtubs, showers, hot tubs, saunas, whirlpools, and steam rooms shall be impact resistant. Glazing in any portion of a building wall enclosing the compartments where the bottom exposed edge of the glazing is less than 60" above a standing surface and drain inlet shall be impact resistant.
- Glazing - In all 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 shall be impact resistant.
- Glazing - In all individual fixed or operable panels, other than stated above, shall be impact resistant when it meets all of the following conditions: Exposed area of an individual pane is greater than 9 square feet; Exposed bottom edge is less than 18" above floor; Exposed top edge is greater than 36" above the floor; One or more walking surfaces are within 36" horizontally of the plane of the glazing.
- Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bath tubs and showers. Glazing in any part of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface (glazing that is more than 60" horizontally from the waters' edge of a hot tub, whirlpool, tub, or bath tub need not comply with this section).
- All U-factors shall be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer, per section 1021.3 of the 2006 IECC. U-Factors are .25 or less.
- Window labels: F=Fixed C=Casement SH=Single Hung SV=Slider
- All habitable rooms shall be provided with natural ventilation by means of operable exterior openings with an area of not less than 4 percent of the floor area of such room. IRC R303.1
- Exceptions: The glazed area need not be operable where the opening is not required by Sections R303 and on approved mechanical ventilation system capable of providing 0.25 air change per hour in this room is installed or a whole-house mechanical ventilation system is installed capable of supplying outdoor ventilation air at 15 cubic feet per minute (CFM) per occupant computed on the basis of two occupants for the first bedroom.

BATHROOM

- Shower and Bathtub Enclosures - Fully tempered. Laminated safety glass or approved plastic.
- Glazing - All within 5' of shower or tub to be tempered.
- Shower - Height to be not less than 70". Compartment shall have a minimum finished interior of 1024 square inches and shall also be capable of encompassing a 30" diameter circle. Threshold shall be of sufficient width to accommodate a minimum of 22" tempered door that swings out.
- Material - All material in tub or shower enclosure shall be of type not adversely affected by moisture.

FIREPLACE

Solid fuel burning fireplace to have 16" hearth extension.

CHIMNEY

- All fireplace chimneys shall extend at least 2' above roof opening, or any part of the building within 10'. Fire blocking required at each floor level.
- If a factory-built chimney is to be used for a fireplace and if a chimney will have an offset, the chimney must be at an angle of more than 30 degrees from the vertical and the assembly will not contain more than 4 elbows. IRC R1005.7



Homeowner:
Mike & Amy Crockston
801 389-4598

General Contractor:

CROCKSTON RESIDENCE
4168 North 3750 East
Eden, Utah

DESCRIPTION:
EXTERIOR ELEVATIONS

Scale: 1/4" = 1 Foot

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1. Tiles - Brick or stone veneer shall have corrosion resistant ties of not less than 22 ga. x 3/4" or #9 g. wire spaced not more than 16" O.C. horizontal and 18" O.C. vertical. Anchor ties shall have a lip or hook, on the extended leg, that will engage or engage the #9 ga. horizontal joint reinforcement wire.
2. Moisture barrier required, or full 1" neoprene.
3. Wall Reinforcement - Minimum of .0007 each way, or a total of .002.
4. R703/7.6 Weepholes. Weepholes shall be provided in the outside wythe of masonry walls at a maximum of 23 inches on center. Weepholes shall be not less than 3/16 inch in diameter. Weepholes shall be located immediately above the flashing.

1. All plumbing shall be installed in accordance with current plumbing code requirements, ordinances, and industry standards.
2. Contractor is responsible for design of new plumbing equipment.
3. Provide all equipment, accessories and components required to constitute installation of new equipment.
4. Provide all low water usage water closets, 1.6 GAL Flush.
5. Provide anti-splash device at all lavatory faucets.

- 5. **Water Heaters** - Located in a garage and which generates a glow, spark, or flame capable of igniting flammable vapors shall be installed with the pilots, burners, or gas control valves at least 18 inches above the floor.
- 6. **Water Heaters** - anchor or strap water heater to resist seismic motion. Locate anchor or strap with the upper and lower third of the appliance.
- 7. Provide expansion tank on supply line to test tank.
- 8. **Backflow Prevention** - Install on all above bibbs and lean sprinklers.
- 9. **Fixtures that have Flood level rim** located below the elevation of the next upstream manhole cover of the public sewer serving such fixtures shall be protected from back flow by installing a backflow preventer on the fixture supply line. The backflow preventer shall be installed above the elevation of the next upstream manhole shall not discharge through the backflow valve. Backflow valves shall be provided with an access. IRC P30801
- 10. **Gas Piping** - All gas piping from the front of the home and shall have atmospheric or pressure type vacuum breakers. IRC P3090.4.3

1. All electrical shall be installed in accordance with current electrical code requirements. The contractor shall obtain required permits and all required codes.
2. Provide all new fixtures, switches, outlets, and wiring
3. Electrical Panel – Fire rated and located in mechanical room unless otherwise noted. Provide minimum clearance of 36" width and 6' - 0" in height. Cannot be located facing main front side of building.
4. Provide secondary grounding system when using the water services as the primary ground.
5. In all locations where required, designated or none designated, restrooms, garages, or outside of building provide outlets with an approved GFCI.
6. Central heating equipment shall be supplied by an individual branch circuit.
7. Temporary wiring shall conform to N.E.C. article 305.
8. At least one weatherproof GFCI protected outlet shall be provided at 8' above grade with front and back of building.
9. Lighting and electrical plans are preliminary and for permit purposes. Contractor shall review locations, types, and quantities of all fixtures with the owner prior to installation
10. Attic, Crawl Space, Utility Room, & Basement Storage – At least one lighting outlet with a switch at point of entry. Some is required for any space containing equipment requiring service.
11. Provide J-boxes and/or whips as required for all appliance connections, coordinate with Owner. For all locations, types, quantities, and power requirements.
12. Provide for voice/data and cable TV in rooms requested by owner – coordinate with owner for final locations.
13. All outlets in restrooms shall be GFCI and on a dedicated 20 amp circuit.
14. Smoke detectors shall be hardwired with battery back up and wired in series.
15. Carbon monoxide detectors shall be hardwired with battery back up and wired in series.
16. All GFI outlets at 18" AFF minimum unless otherwise noted.
17. All exterior GFI outlets shall have weather proof covers.
18. All 125-volt, 15 and 20 amp receptacles installed inside or outside of a dwelling shall be listed strand-resistant receptacles. IEC A140214
19. Kitchen and Dining Area – Counters shall have receptacle outlets at each counter. Counters shall have receptacle outlets located so that no point, along the wall line, more than 48" is measured horizontally, from a receptacle outlet. Counters shall be island receptacles. All receptacles shall have at least one receptacle for each 4' of counter top.
20. Install a weatherproof GFCI outlet 20" of the A/C equipment on exterior of house.
21. Where there are 2 or more non-metallic sheathed cables (romex) are installed together in the same space without maintaining space between them and where the sheathed cables are in filled in a wall, the type of insulation the conductors must be derated as required by IEC 93705.4.4.
22. All electrical circuits providing power to bedrooms shall be provided by an over current circuit interrupter as required by IEC 909.12.1.
23. All lighting circuits or tubes must be suitable for wet or damp locations. IEC A14039.9
24. Install a dedicated 20-amp branch circuit for bathroom receptacle outlets. This circuit cannot supply any other receptacles.
25. The dishwasher branch circuit shall be protected by GFCI. IEC A3908.9
26. No less than 75% of the lamps permanently installed in lighting fixtures shall be high efficiency lamps. IEC N1014
27. All recessed luminaires will be air tight, IC rated and sealed to limit air leakage. IEC A402.45

1. Flashing shall be installed in such a manner so as to prevent moisture from entering a wall, roof, or floor and redirect it to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, protrusions, and penetrations, and at the intersections of walls, floors, and ceilings with roofs, chimneys, porches, decks, balconies and similar projections and at built-in gutters, and similar locations where moisture could penetrate. Flashing shall be installed at the intersections of walls, floors, and ceilings with roofs, chimneys, porches, decks, balconies and similar projections and at built-in gutters, and similar locations where moisture could penetrate. Flashing shall be installed at the intersections of the foundation with "tucco masonry" and at the base of brick veneer. The Flashing shall be approved corrosion resistant flashing. R703.7.5, R703.8, R903.2, R905

1. The thickness of blown or sprayed roof/ceiling insulation (fiberglass or cellulose) shall be written in inches (in) on markers that are installed at least every 300 ft² (28 m²) throughout the attic space. The markers shall be affixed to the trusses or joists and shall be placed at a minimum of 1 inch (25 mm) high. Each marker shall face the attic access opening.
2. All materials, systems and equipment shall be installed in accordance with the manufacturer's installation instructions and the provisions of this code.
3. 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 insulation type and R-value on ceiling, roof, walls, foundation (slab, basement wall, crawlspace wall and/or floor) and ducts (ductwork, ducts, and/or vent pipes). The certificate shall also list the type and efficiency of heating, cooling and service water heating equipment.



Back Elevation

Left Elevation

Homeowner:
Mike & Amy Crookston
801 389-4598

General Contractor:

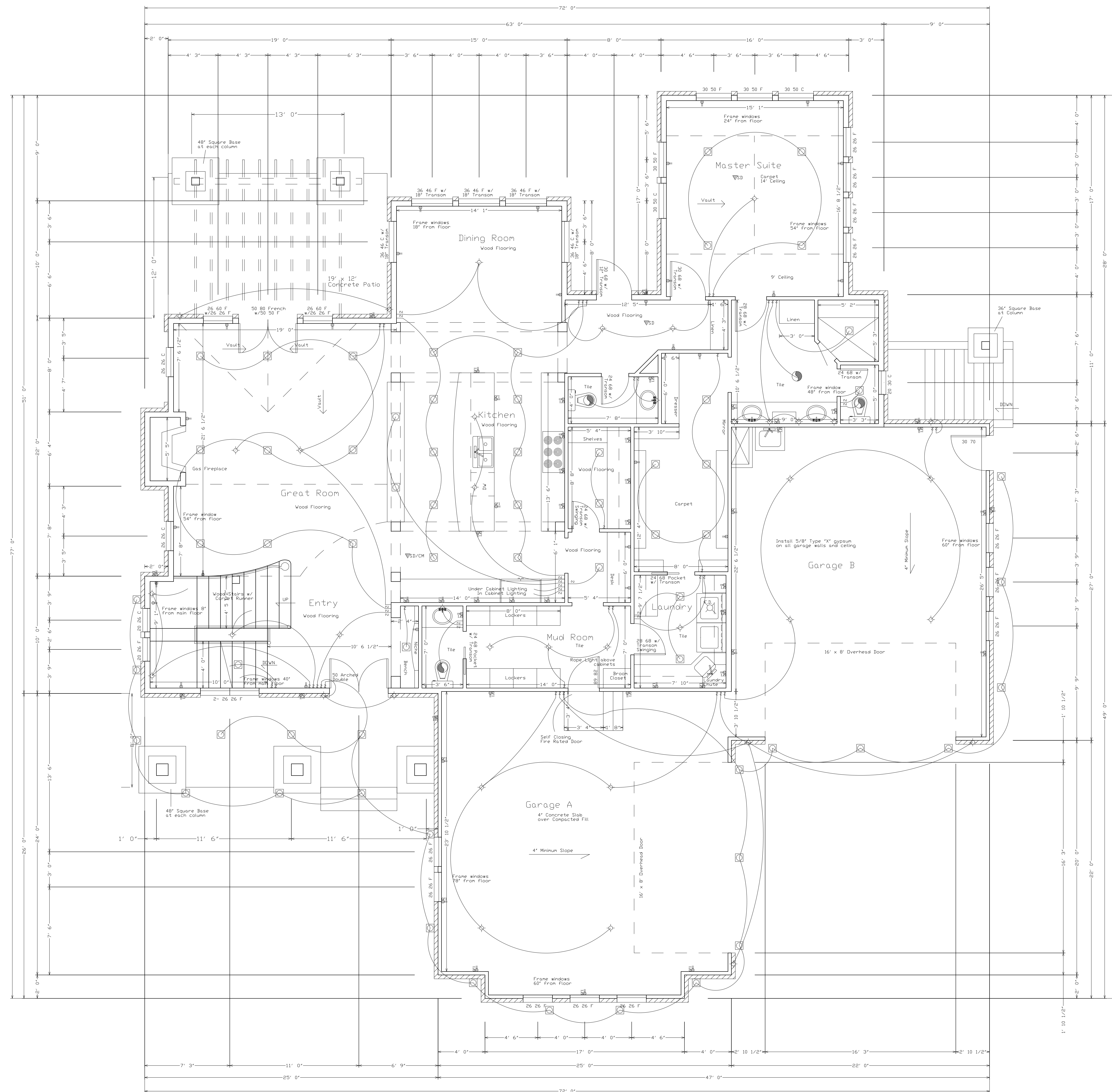
CROOKSTON RESIDENCE

4168 North 3750 East
Eden, Utah

DESCRIPTION:
EXTERIOR ELEVATIONS

Scale: $1/4" = 1 \text{ Foot}$

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Main Floor Plan

Homeowner:
Mike & Amy Crookston
801 389-4598

General Contractor:

CROOKSTON RESIDENCE
4168 North 3750 East
Eden, Utah

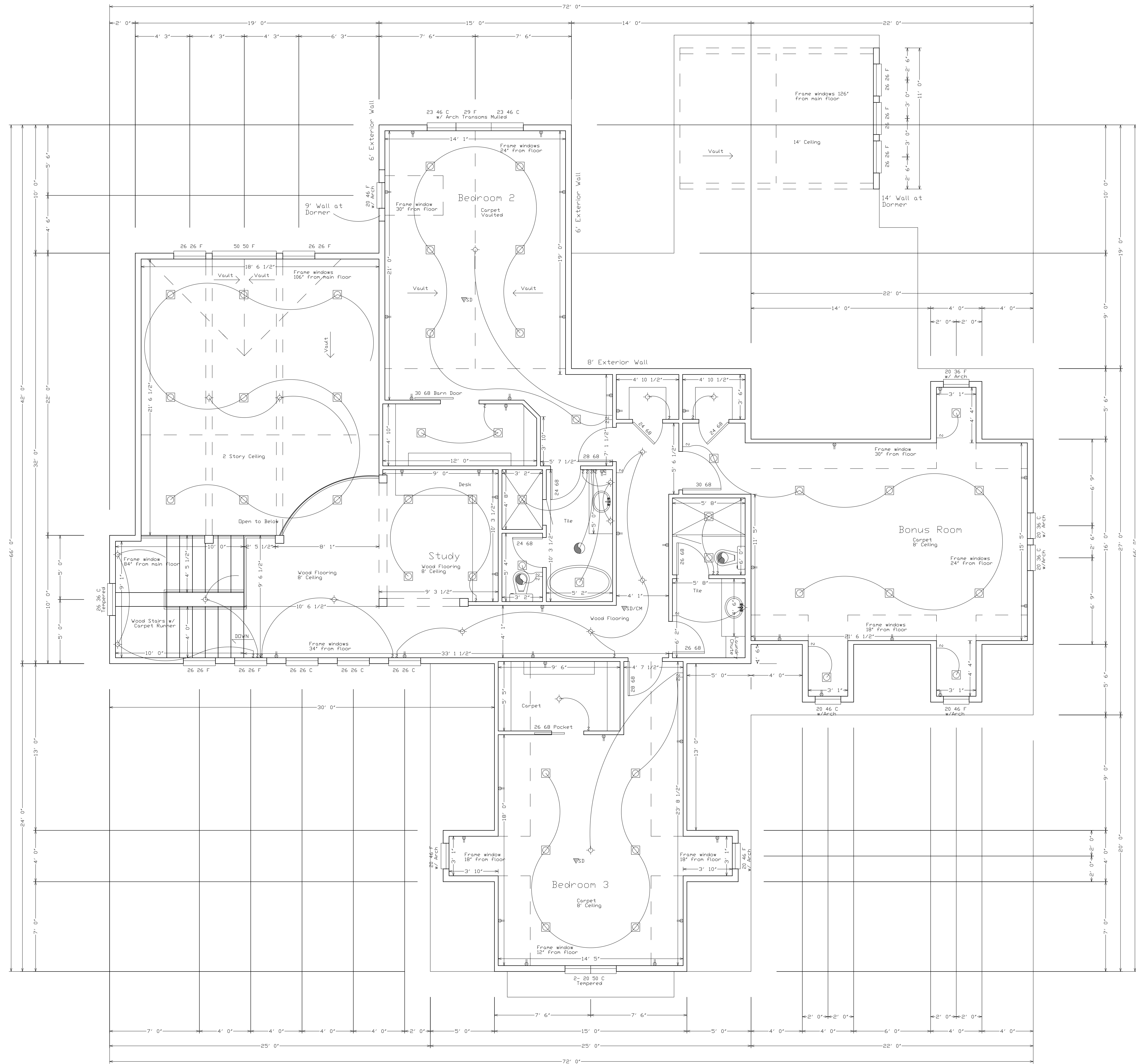
DESCRIPTION:
MAIN FLOOR PLAN

Main Level:
2128 Sq. Ft.

Garage:
1224 Sq. Ft.

Scale: 1/4" = 1 Foot

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Upper Floor Plan

Homeowner:
Mike & Amy Crookston
801 389-4598

General Contractor:

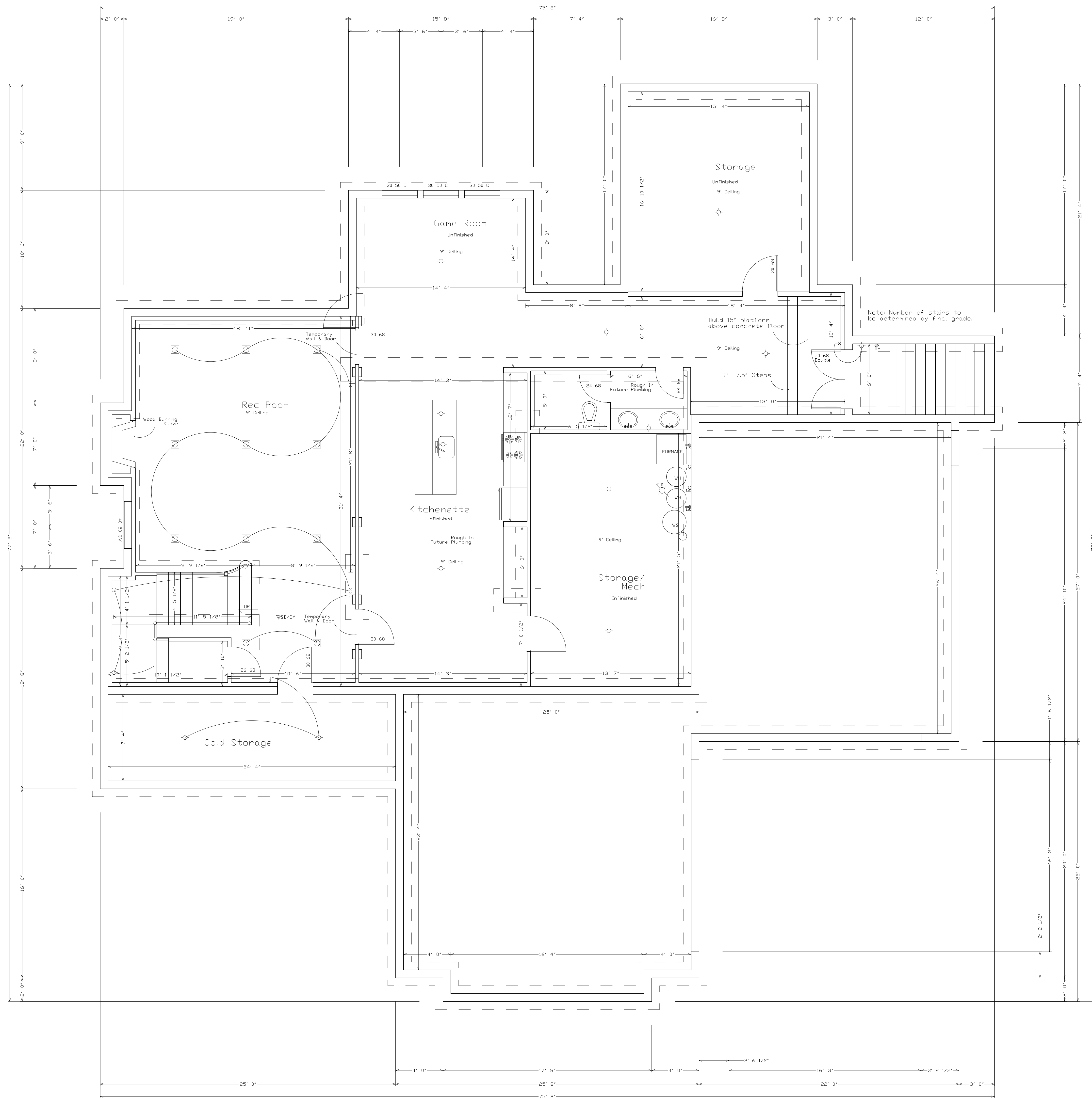
CROOKSTON RESIDENCE
4168 North 3750 East
Eden, Utah

DESCRIPTION:
UPPER FLOOR PLAN

Upper Level:
1828 Sq. Ft.

Scale: 1/4" = 1 Foot

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Lower Floor Plan
Lower Level: 1954 Sq. Ft.

Homeowner:
Mike & Amy Crookston
801 389-4598

General Contractor:

CROOKSTON RESIDENCE
4168 North 3750 East
Eden, Utah

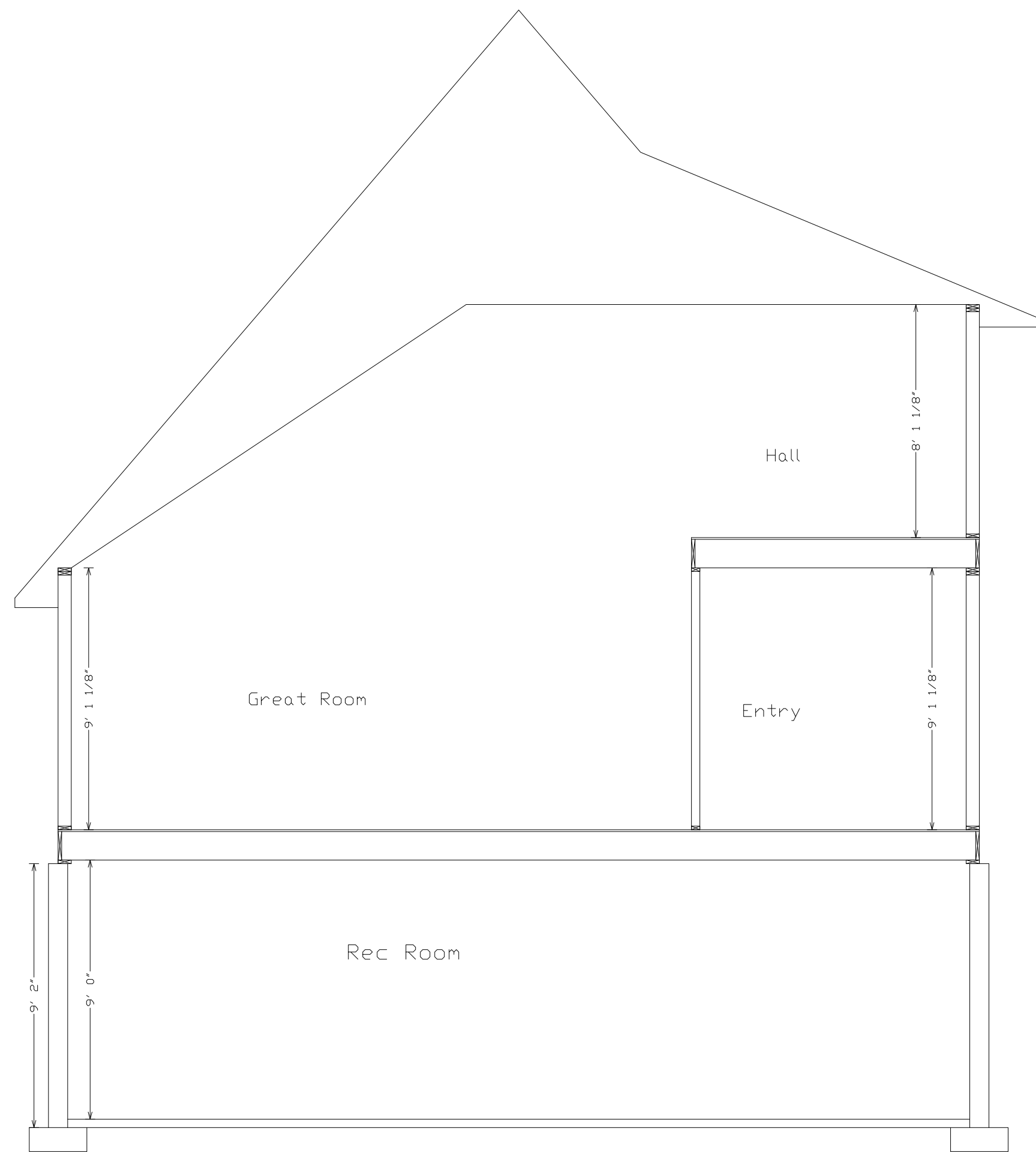
DESCRIPTION:
LOWER FLOOR PLAN

Finished Lower Level:
604 Sq. Ft.

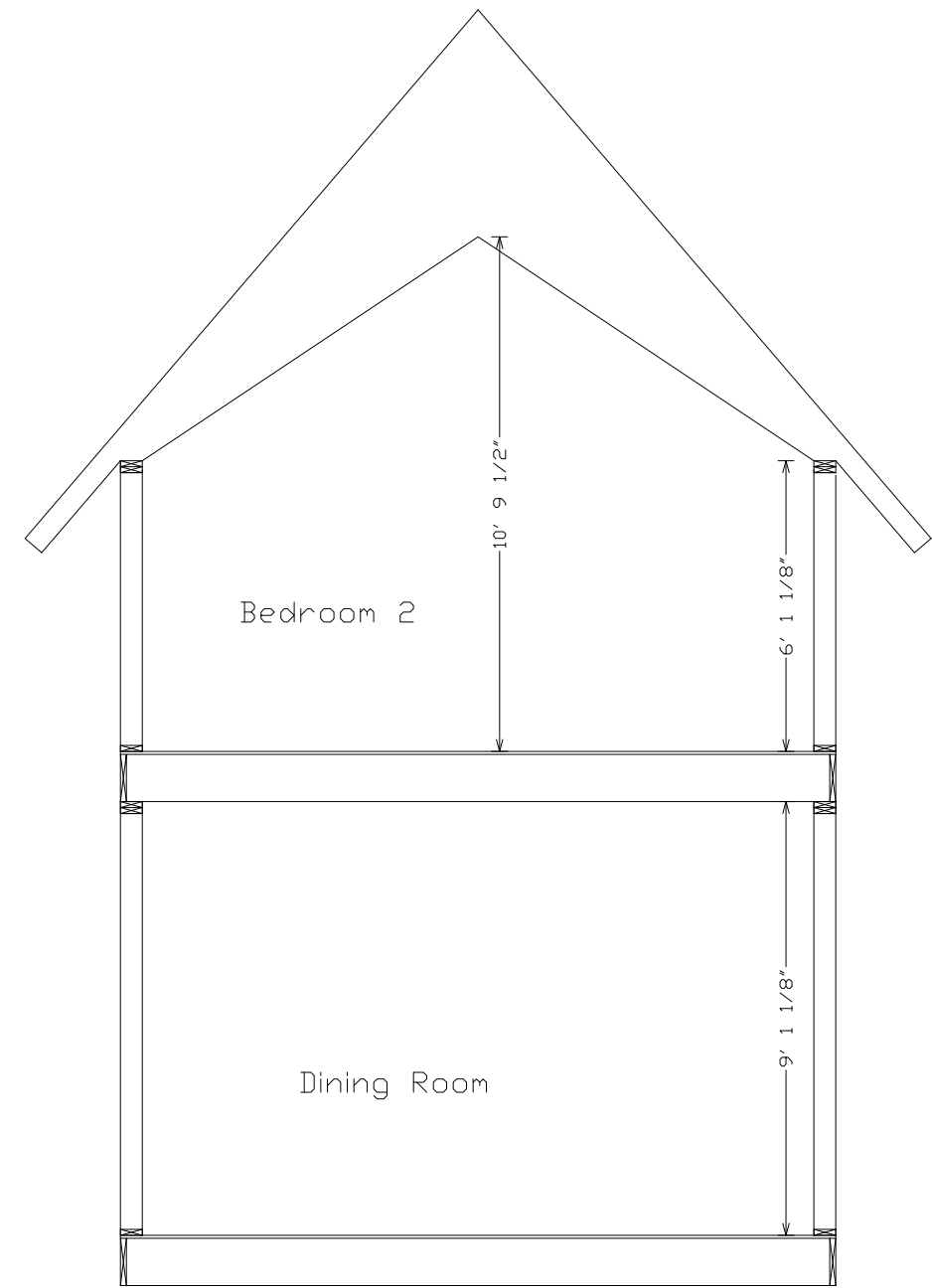
Unfinished Lower Level:
1442 Sq. Ft.

Scale: 1/4" = 1 Foot

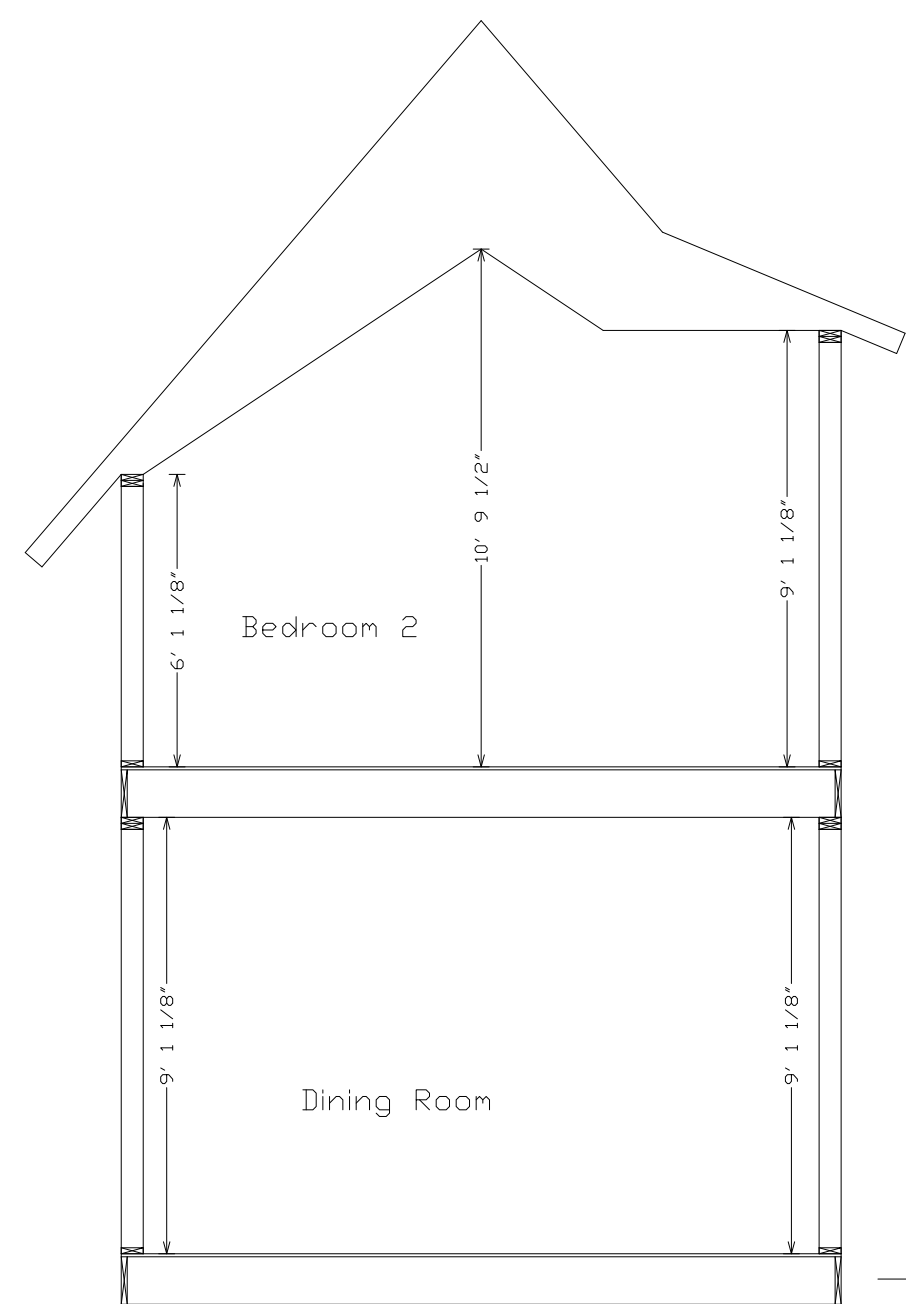
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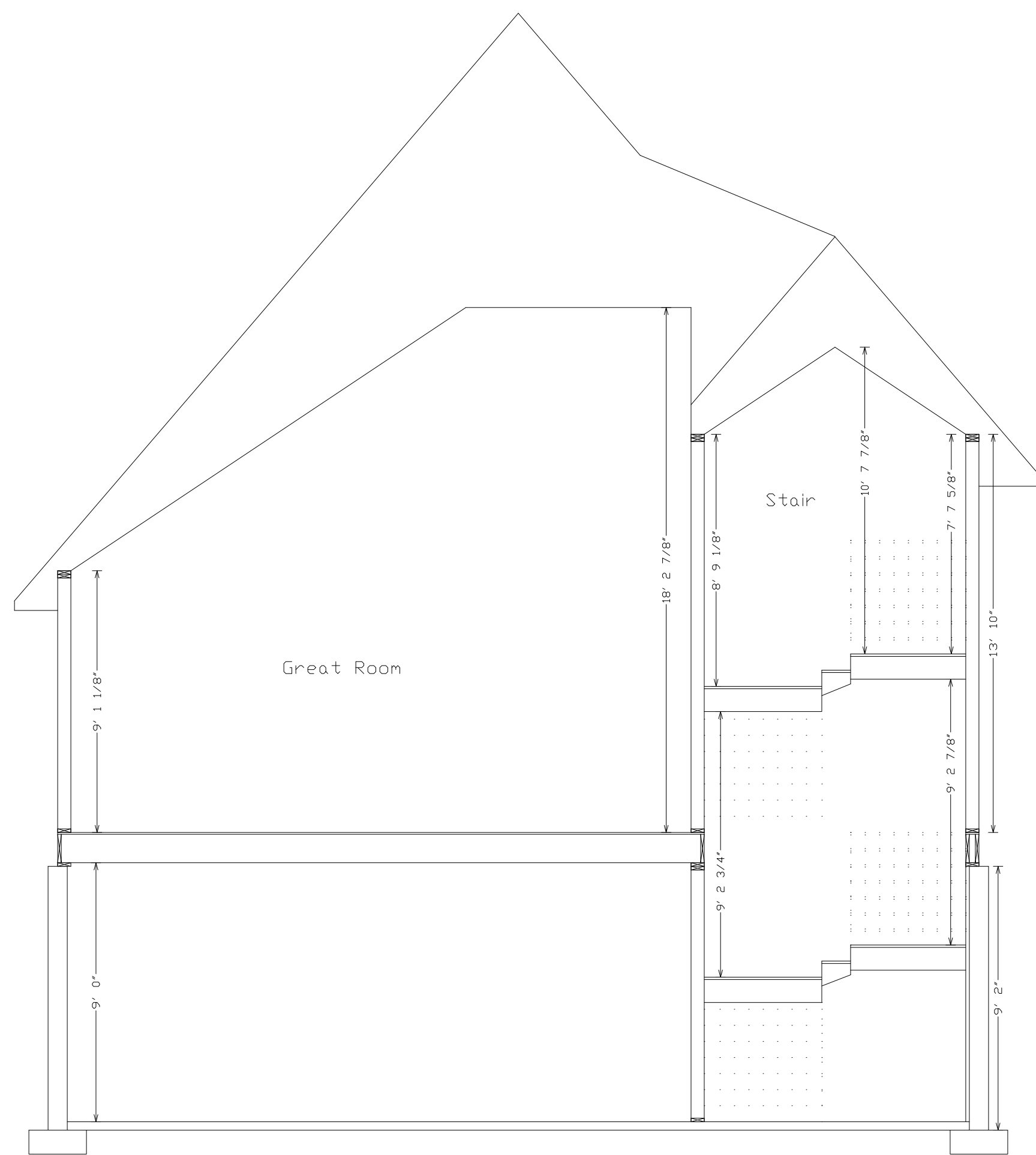
Cross Section at Great Room



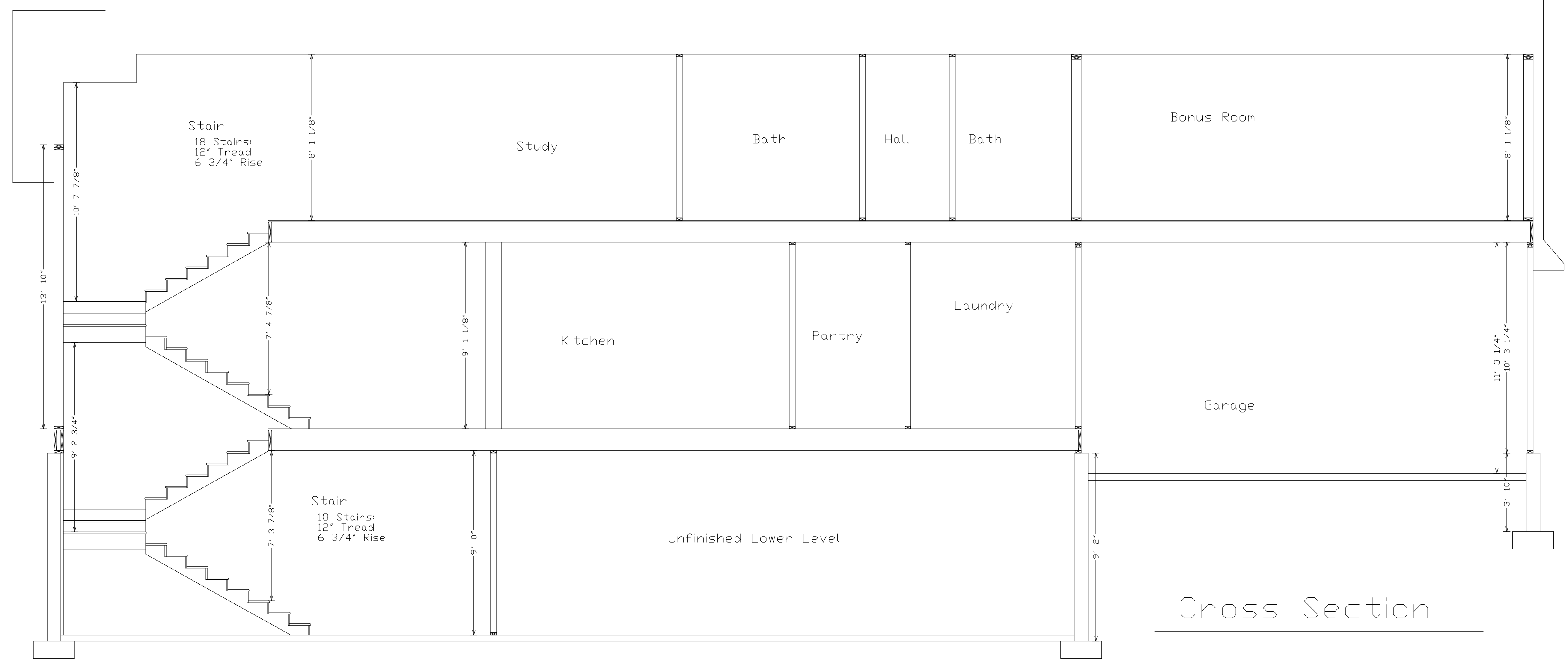
Cross Section at Bedroom 2



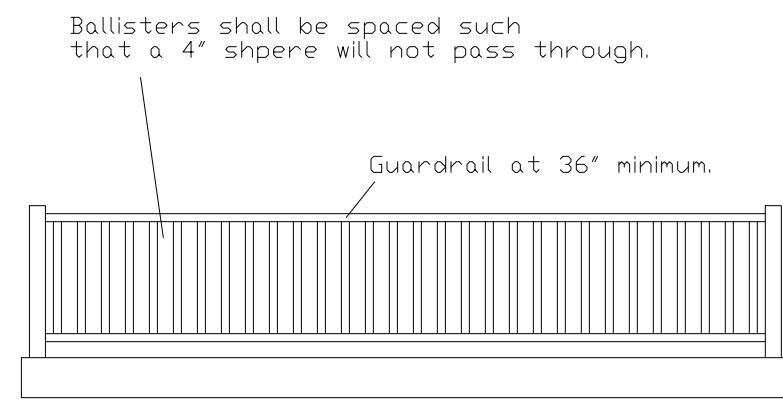
Cross Section at Dormer



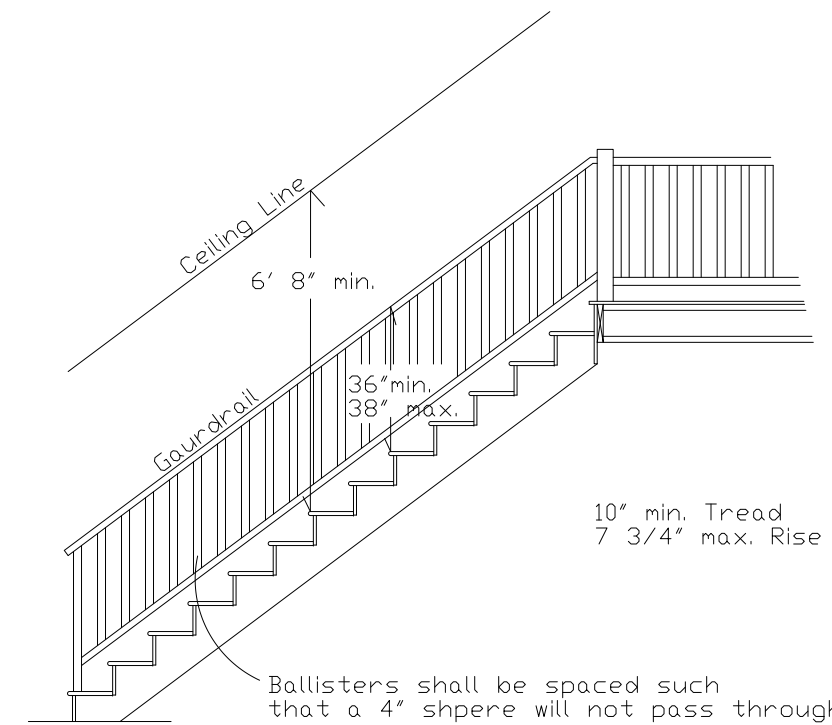
Cross Section at Stair



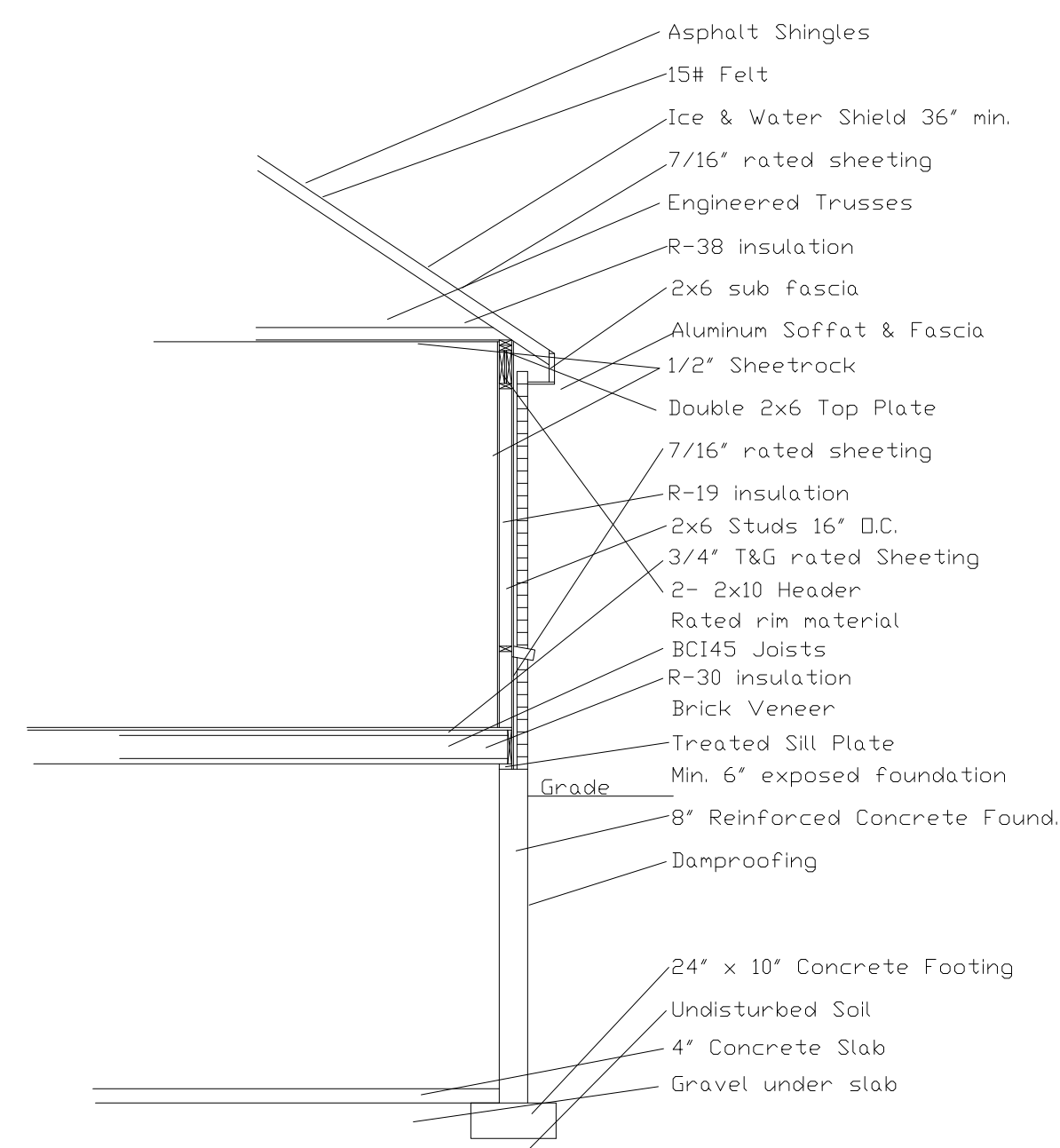
Cross Section



Guardrail Detail



Stair Detail



Wall Detail

STAIR & HANDRAIL

1. Risers - 4" minimum and 7 3/4" maximum height.
2. Treads - Minimum of 10" depth.
3. Headroom - Minimum 6' 8" clearance.
4. Handrails - Required on all stairways having more than 3 risers.
5. Handrails - Placed not less than 34" and not more than 38" high. Continuous and full length of stairs.
6. Guardrails - Required at all landings, decks, or floor levels more than 30" above finished grade. Minimum height 36".
7. Ballusters - For handrails and guardrails shall be spaced such that a 4" sphere will not pass through.
8. Enclosed Usable Space under Stairway - Shall have walls and soffits protected on the enclosed side as required for 1-hour fire-resistive construction.

Homeowner:
Mike & Amy Crookston
801 389-4598

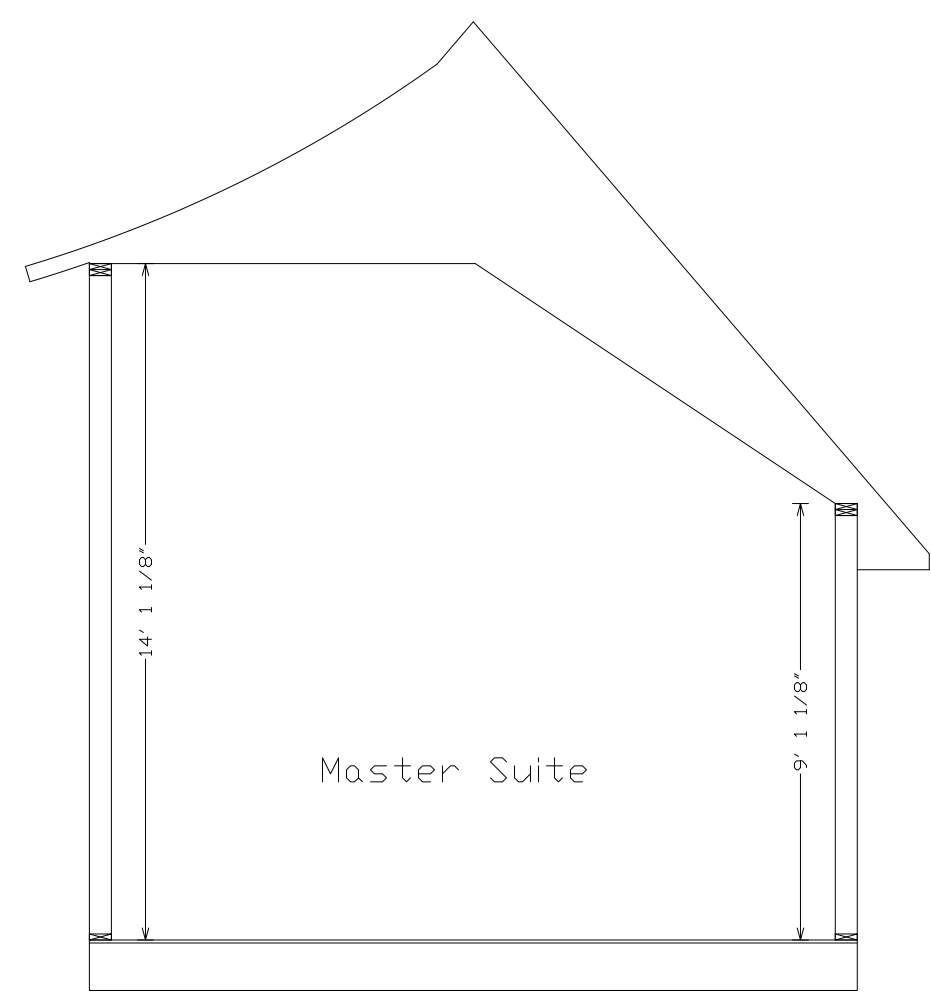
General Contractor:

CROOKSTON RESIDENCE
4168 North 3750 East
Eden, Utah

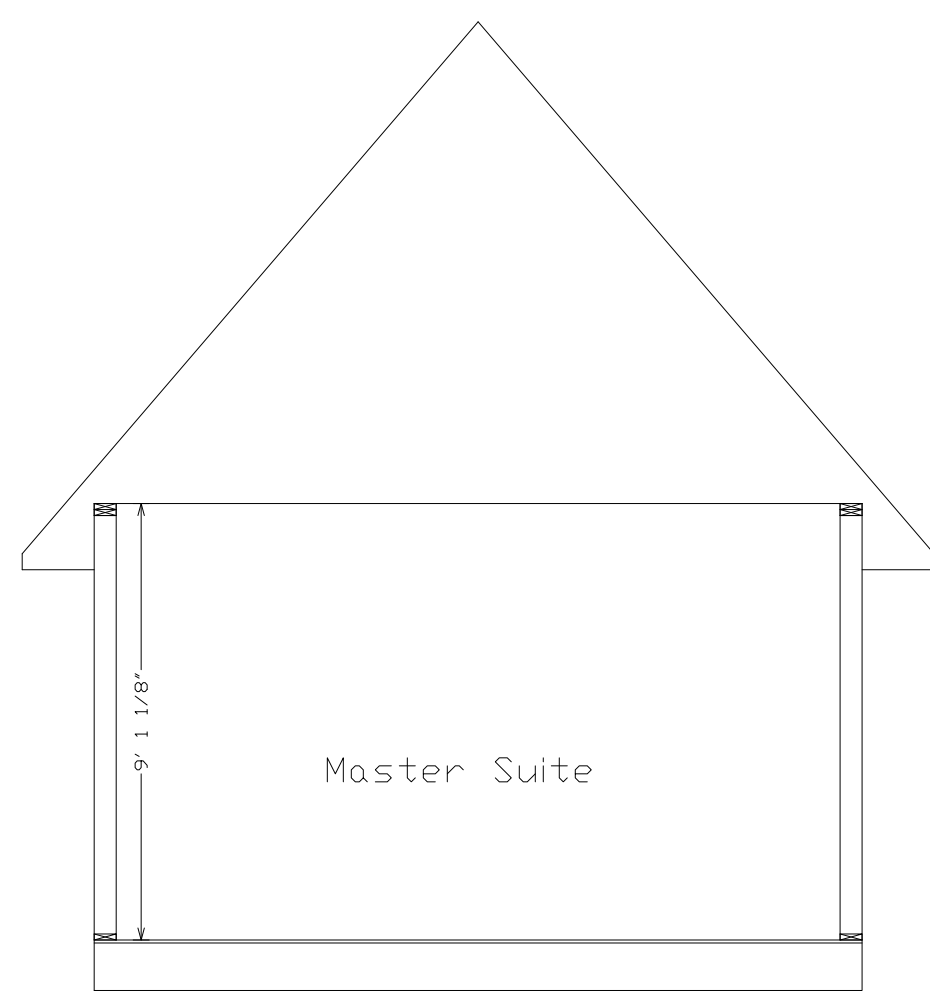
DESCRIPTION:
CROSS SECTION

Scale: 1/4" = 1 Foot

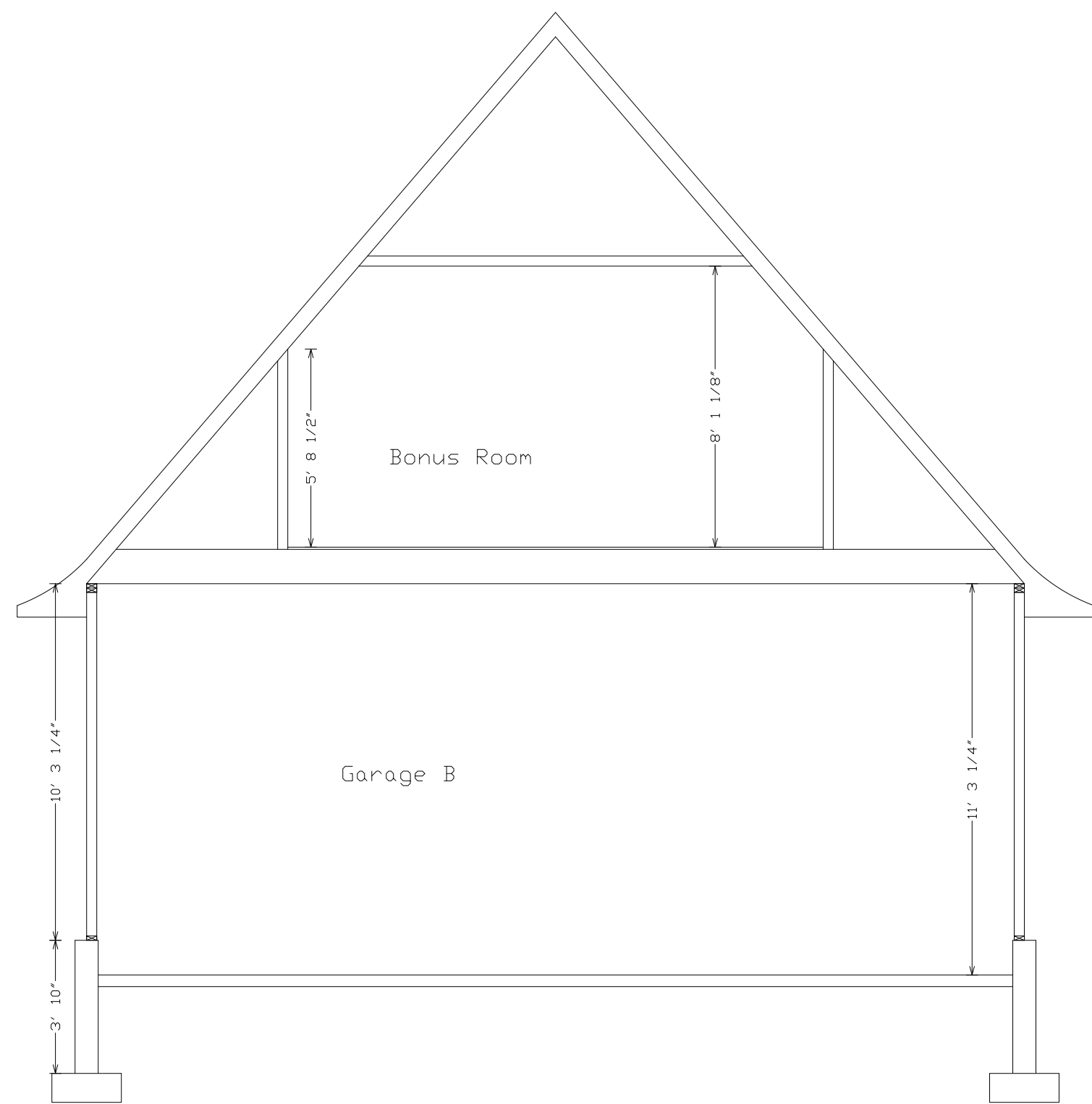
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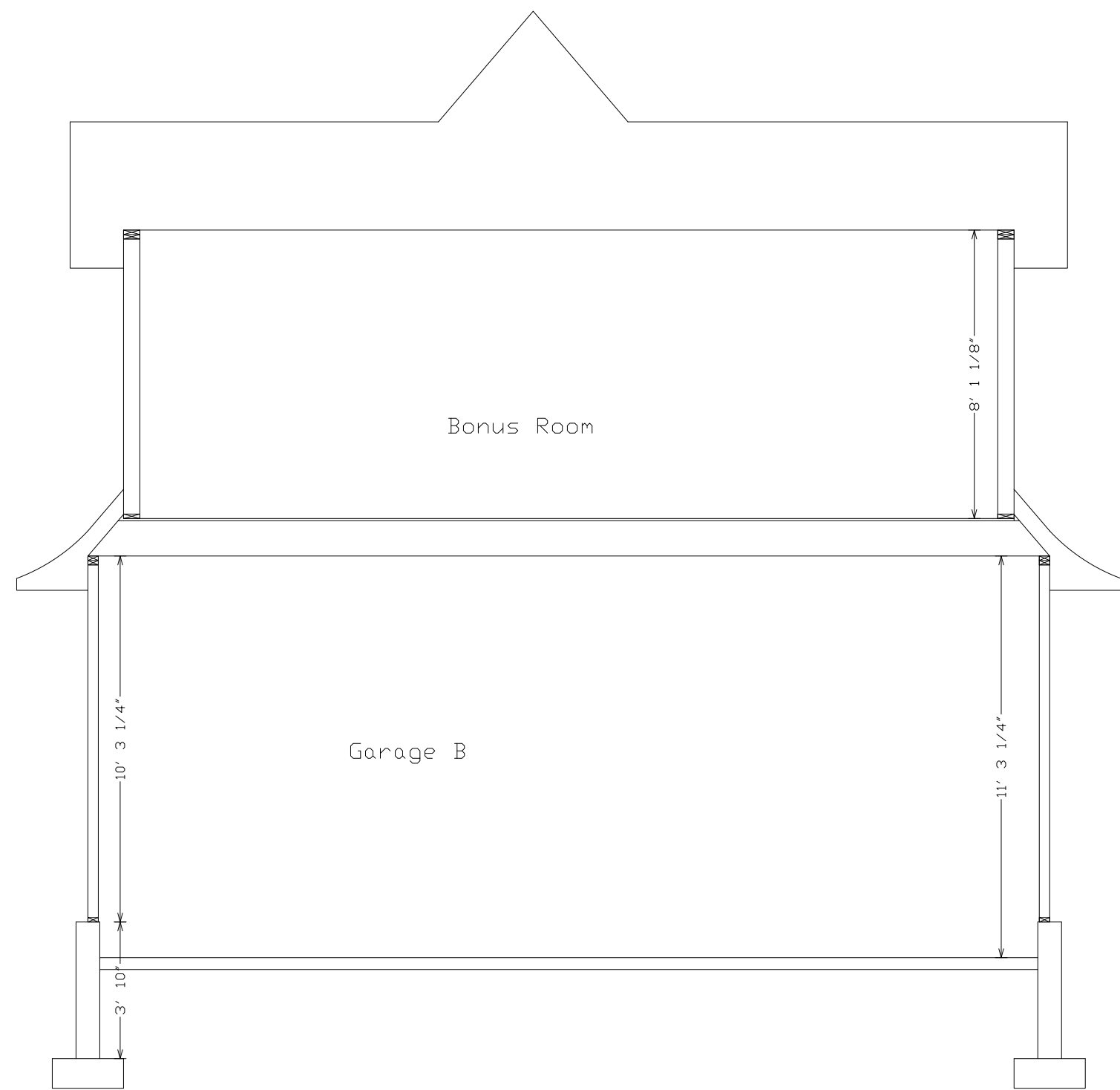
Cross Section at Dormer



Cross Section at Master Suite



Cross Section at Bonus Room



Cross Section at Dormer

FOOTINGS, FOUNDATION & CONCRETE

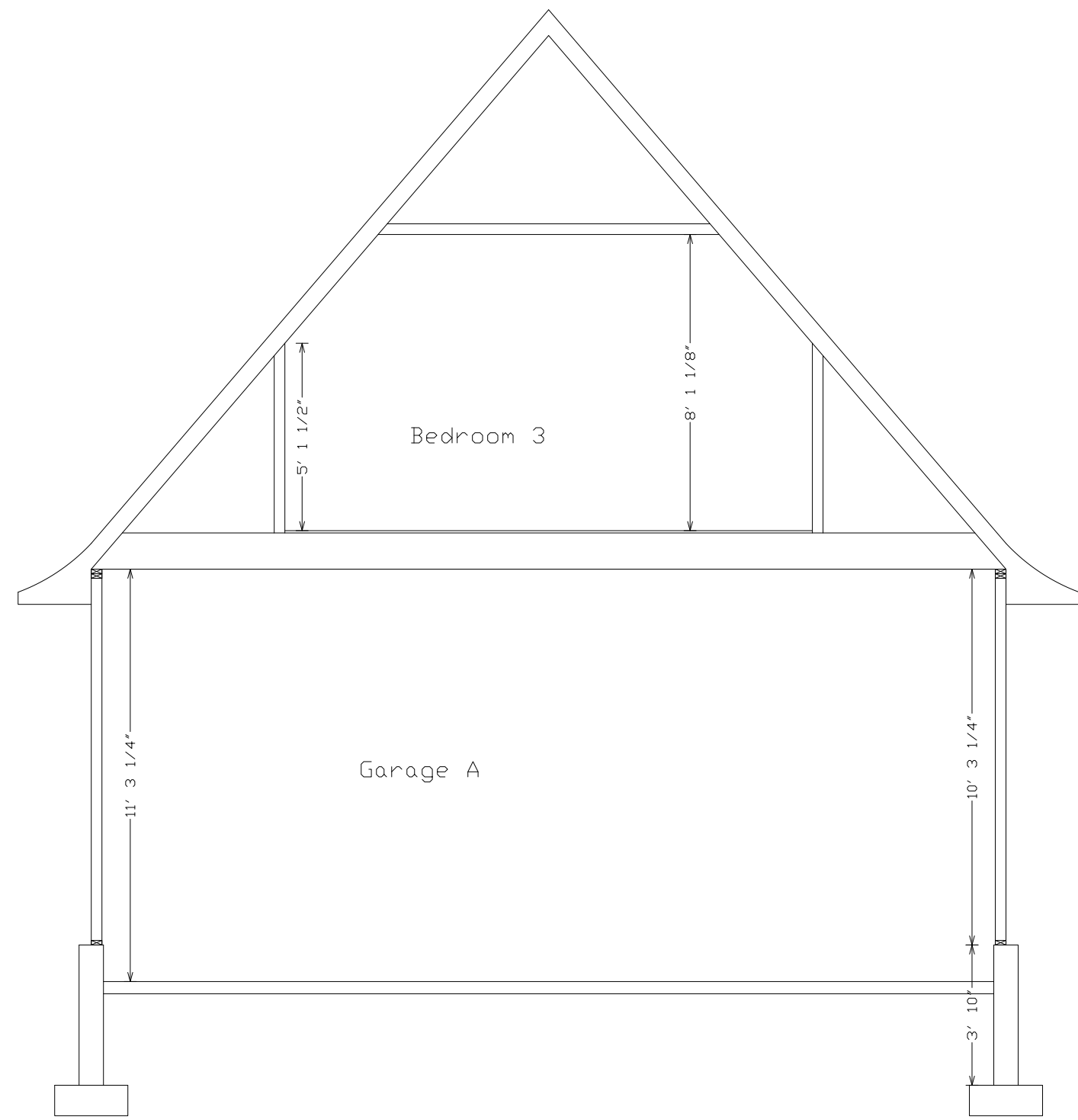
1. Footings - Bear on undisturbed soil. Not to be placed on frozen ground or in water. Continuous monolithic pour. Minimum 30" below grade.
2. Footings - Changes in elevation shall be stepped not higher than 1/2 the step length, and not greater than 4". Minimum 6" thickness on vertical step.
3. Footings, Foundation, Interior Slabs - Normal weight concrete with compressive strength equal to at least 3,000 PSI within 28 days of pouring.
4. Water/Cement Ratio - No greater than 50 and slump shall be 3" or less - Minimum cement content shall be 504 lbs. per cubic yard.
5. Reinforcement - Free from mud and oil and other non-metallic coatings that hamper bonding capacity.
6. Foundation - Any opening to have two vertical #4 bars on each side of opening, tied to horizontal bar.
7. Foundation - 2 #4 bar above and below each window opening extending 36" beyond opening.
8. Anchor Bolts - 1/2" x 10" @ 32" O.C.
9. Splices - Reinforcement shall lap a minimum of 30 bar diameters unless otherwise noted.
10. Foundation - Width is 8" unless otherwise noted.

MECHANICAL

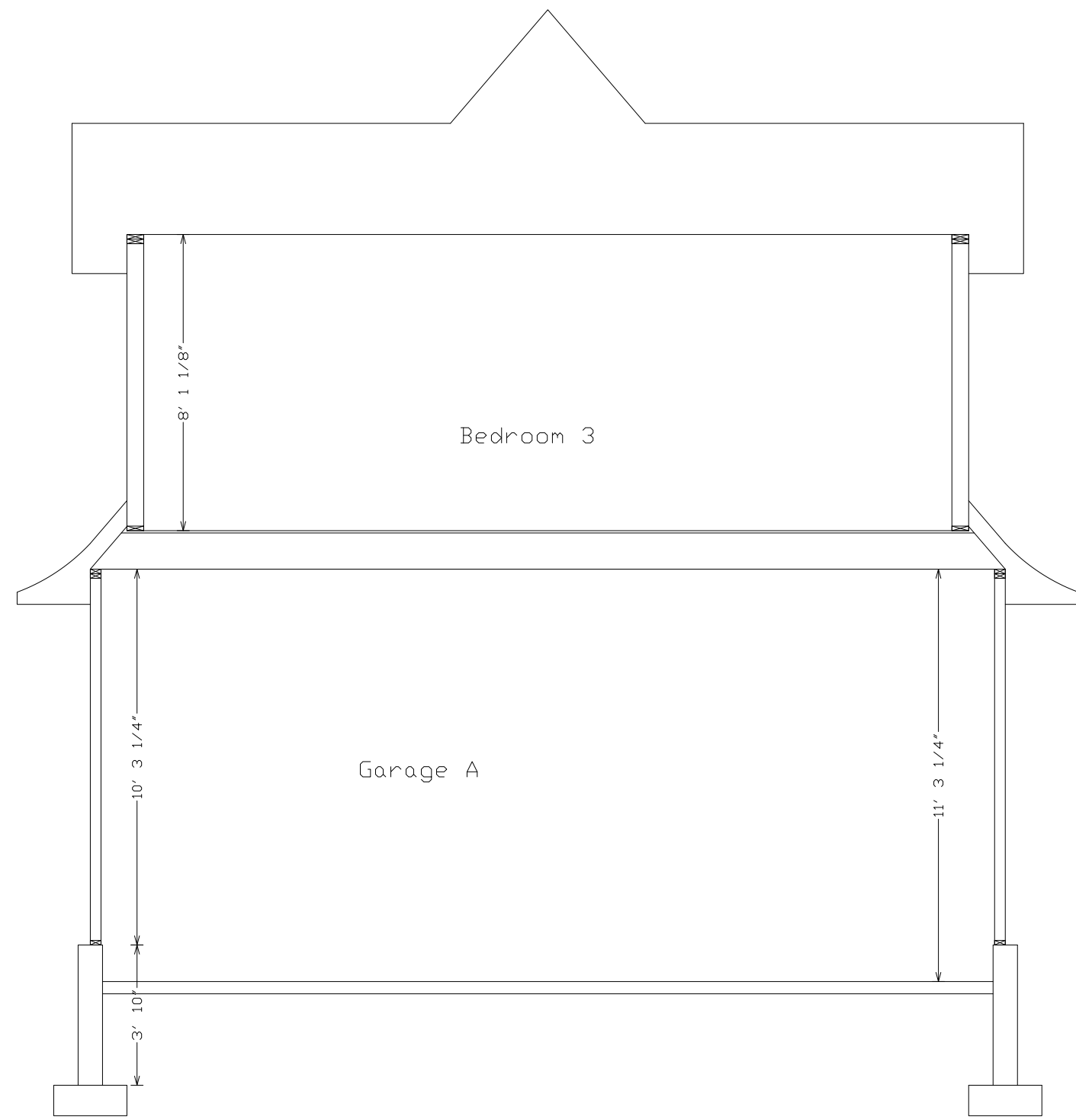
1. All heating and ventilating equipment shall be installed in accordance with current mechanical code requirements.
2. HVAC system shall be designed by mechanical contractor.
3. Heat loss calculations and MECC Check to be performed by mechanical contractor.
4. Provide 6" clearance from combustible on side of Furnace and 30" working space in front of all heating controls.
5. Provide fresh air for combustion by ducts leading from gas appliance enclosure to outside of building. Mechanical system provider to determine size of duct required by mechanical code. Cover inlet with corrosion resistant metal insect screen. Vents shall terminate 4" below of 48" horizontally and at least 12" above a door, operable window, or gravity inlet into building.
6. Combustion air shall be supplied for one vertical or horizontal opening, which has an area of 1 square inch per 3,000 BTU/H of the total input rating of all appliances within the space. IRC G2407.2.2
7. Heating duct joints shall be mechanically secured using at least 3 sheet metal screws evenly spaced. Support ducts with approved metal hangers.
8. Flue vents and exhaust vents shall be at least 36" above and outside air inlet located 10' - 0" and at least 4' - 0" from a property line.
9. All restrooms to be provided with an exhaust fan capable of providing 5 air changes per hour.
10. Dwelling to garage openings and penetrations with ducts and plumbing penetrations through walls or ceilings separating the dwelling from the garage shall be protected in accordance with K260.3.
11. A water heater or furnace located in a garage will be elevated a minimum of 18" and be enclosed inside of walls to protect from vehicular impact. IRC M1303.7 IRC P2801.7
12. Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. IRC M411.3
13. A secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result. From overflow from the equipment drain pan or sumpage in the condensate drain piping or stoppage in the condensate drain piping. Drain piping shall be minimum of 3/4 inch (19.1 mm) nominal pipe size. IRC M411.2.1 IRC M411.3
14. Clothes dryer duct shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 35 Feet. Maximum length of duct shall be reduced 2-1/2" for each 45 degree bend or 3 Feet for each 90 degree bend. Duct shall be a minimum nominal size of 4". IRC M502.4.4 (and State Amendment).
15. All buildings are considered to be unusually tight construction and all combustion air to rooms to spaces containing fuel-burning appliances shall be obtained from the outdoors or from spaces freely communicating with the outdoors. IRC M2407.1

FRAMING & SHEATHING

1. Studs - Maximum of 16" O.C.
2. Floor Sheathing - 3/4" T&G 40/20 DSB nailed with 8d nails 6" O.C. at panel edges, supported edges, and all blocking. Field to be nailed with 8d nails 10" O.C.
3. Sheathing - Nails shall be a minimum of 3/8" from panel edge.
4. Floor Joists - Blocked at all bearing points.
5. Wall Sheathing - 2x4 blocking at all horizontal edges. Use 8d nails 6" O.C. at edges, and 10" O.C. in field.
6. Wall Sheathing - Extend over rim joist and nail to wall studs above and below. Extend down to sill plate and nail.
7. Roof Sheathing - 7/16" DSB nailed with 8d nails 6" O.C. at panel edges, and 12" O.C. in field.
8. Blocking - Solid 2" nominal blocking at ends or points of support of all wood joists and trusses.
9. Connections - Wood to concrete, wood to steel, and wood to wood (except stud to plate) connected with metal connectors.
10. Hangers - Install joist, rafter, and beam hangers according to manufacturer's specifications.
11. Staples - May be substituted for nails at rate equal to load values.
12. Solid Bearing - Through floor systems and posts down to concrete footings.
13. Attic Access - 22" x 30" with a switched light in attic space. 30" headroom required.
14. Basement Ceiling - Minimum unfinished height of 7'-6".
15. Structural Framing for all exterior decks, which are not sheltered by the roof or eaves, shall be constructed with naturally durable wood or pressure-preservative-treated wood as required by IRC R317.1.3 This would include the deck support joists and beams.
16. All fasteners installed into preservative treated wood are to be zinc coated or treated as required by IRC R317.3.



Cross Section at Bedroom



Cross Section at Dormer

Homeowner:
Mike & Amy Crookston
801 389-4598

General Contractor:

CROOKSTON RESIDENCE
4168 North 3750 East
Eden, Utah

DESCRIPTION:
CROSS SECTION

Scale: 1/4" = 1 Foot

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