

CARPORT ADDITION FOR JOSEPH DEL BEATO, JR.

601 OGDEN CANYON
OGDEN, UTAH, 84401

SITE PLAN SUMMARY

OCCUPANCY GROUP: "U"
OCCUPANT LOAD: 2 CARS
CONSTRUCTION TYPE: V B
ALLOW AREA: 5,500 SQ. FT.
AREA PROVIDED: 70,726
ALLOW HEIGHT: 1 STORY
FIRE RESISTANCE REQ'D: 0
ZONING: FR-1, FOREST RESIDENTIAL

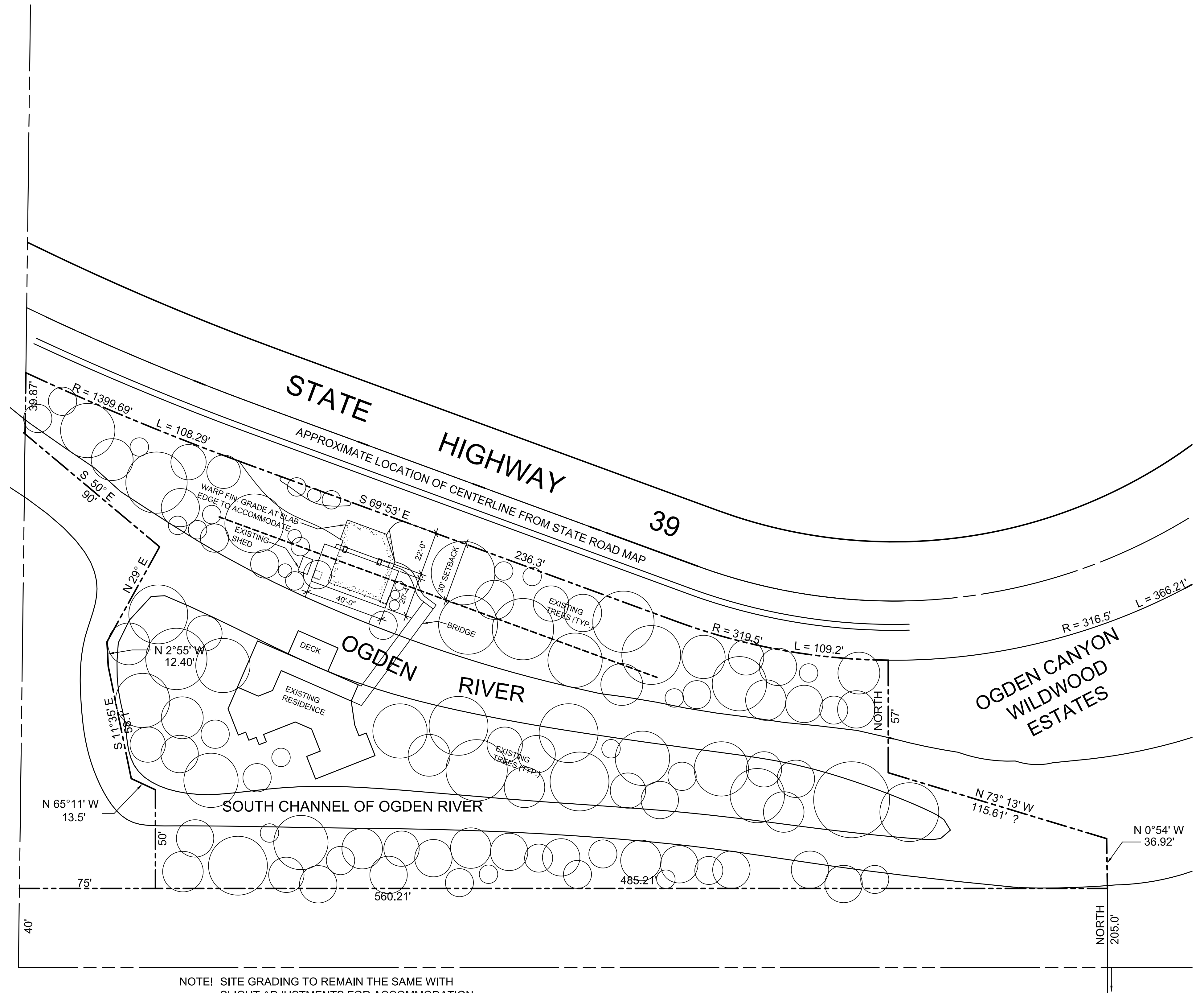
LEGAL DESCRIPTION (TOTAL SHOPPING CENTER)

BEGINNING AT A POINT NORTH 0D45' EAST 268.00 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, THENCE RUNNING NORTH 0D43' EAST 39.87 FEET IN THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17 TO THE SOUTH RIGHT-OF-WAY LINE OF THE OGDEN CANYON HIGHWAY, STATE ROUTE NO. 39, THENCE INSOUTH RIGHT-OF-WAY LINE OF SAID HIGHWAY ON A 4D6' CURVETO THE RIGHT WITH A RADIUS OF 1399.69 FEET A DISTANCE OF 108.29 FEET, SOUTH 69D53' EAST 236.3 FEET, AND ON AN 18DCURVE TO THE LEFT WITH A RADIUS OF 319.5 FEET, A DISTANCE OF 109.2 FEET, THENCE SOUTH 57 FEET TO THE CENTER OF OGDEN RIVER, THENCE SOUTH 73D13' EAST 115.61 FEET; THENCE SOUTH 0D54' EAST 36.92 FEET; THENCE WEST 485.21 FEET; THENCE NORTH 50 FEET TO THE CENTER OF SOUTH CHANNEL OF OGDEN RIVER; THENCE IN CENTER OF SAID CHANNEL NORTH 65D11' WEST 13.5 FEET; THENCE NORTH 11D35' WEST 58.1 FEET AND NORTH 2D55' WEST 12.4 FEET; THENCE NORTH 29D EAST 55 FEET MORE OR LESS, THENCE NORTH 50D WEST 90 FEET TO BEGINNING. CONTAINING 1.85 ACRES MORE OR LESS.

TAX ID/ASSESSORS PARCEL NO. 200200004

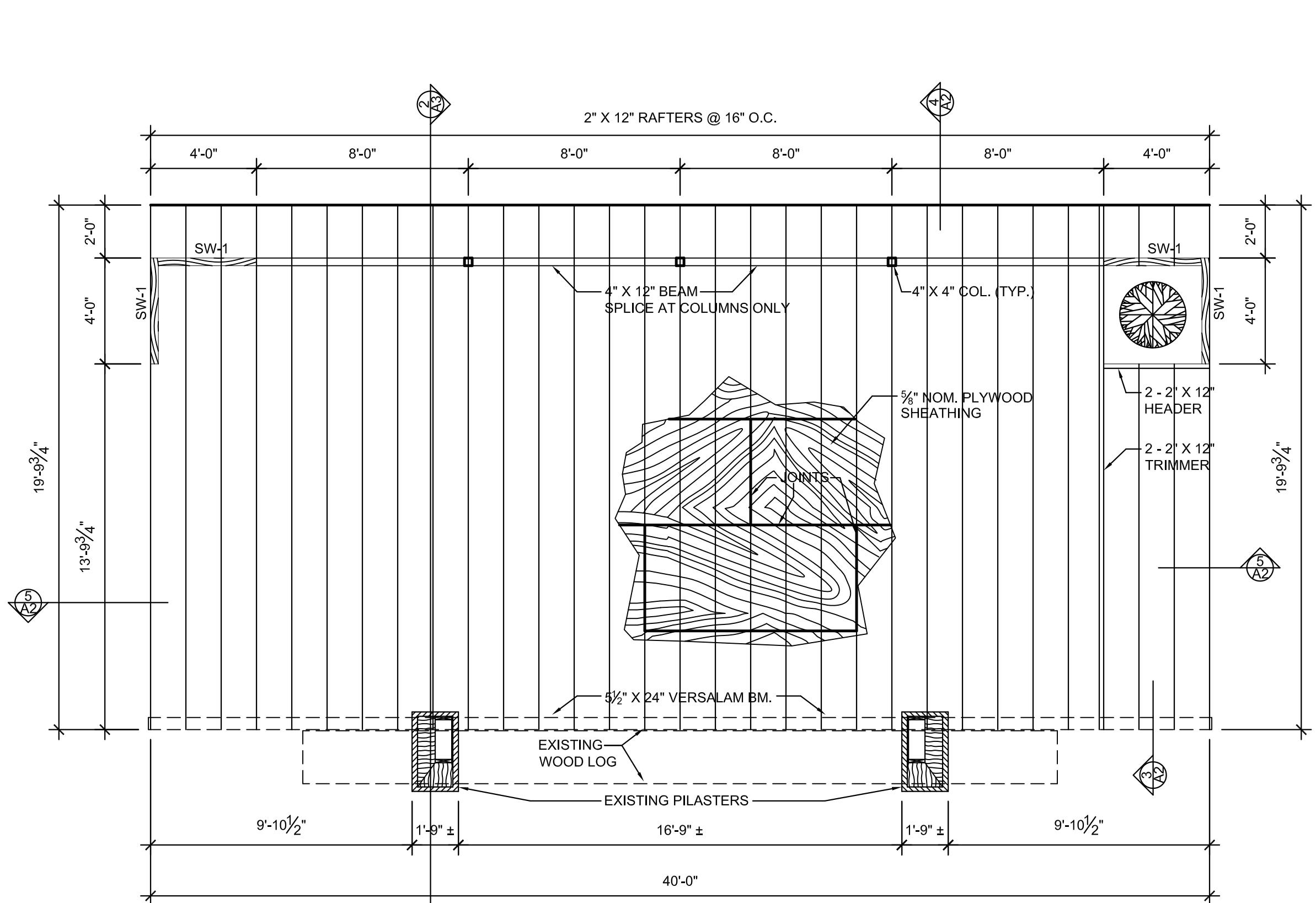
ADDRESS: 601 OGDEN CANYON, OGDEN, UTAH 84401

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A2	PLANS & DETAILS
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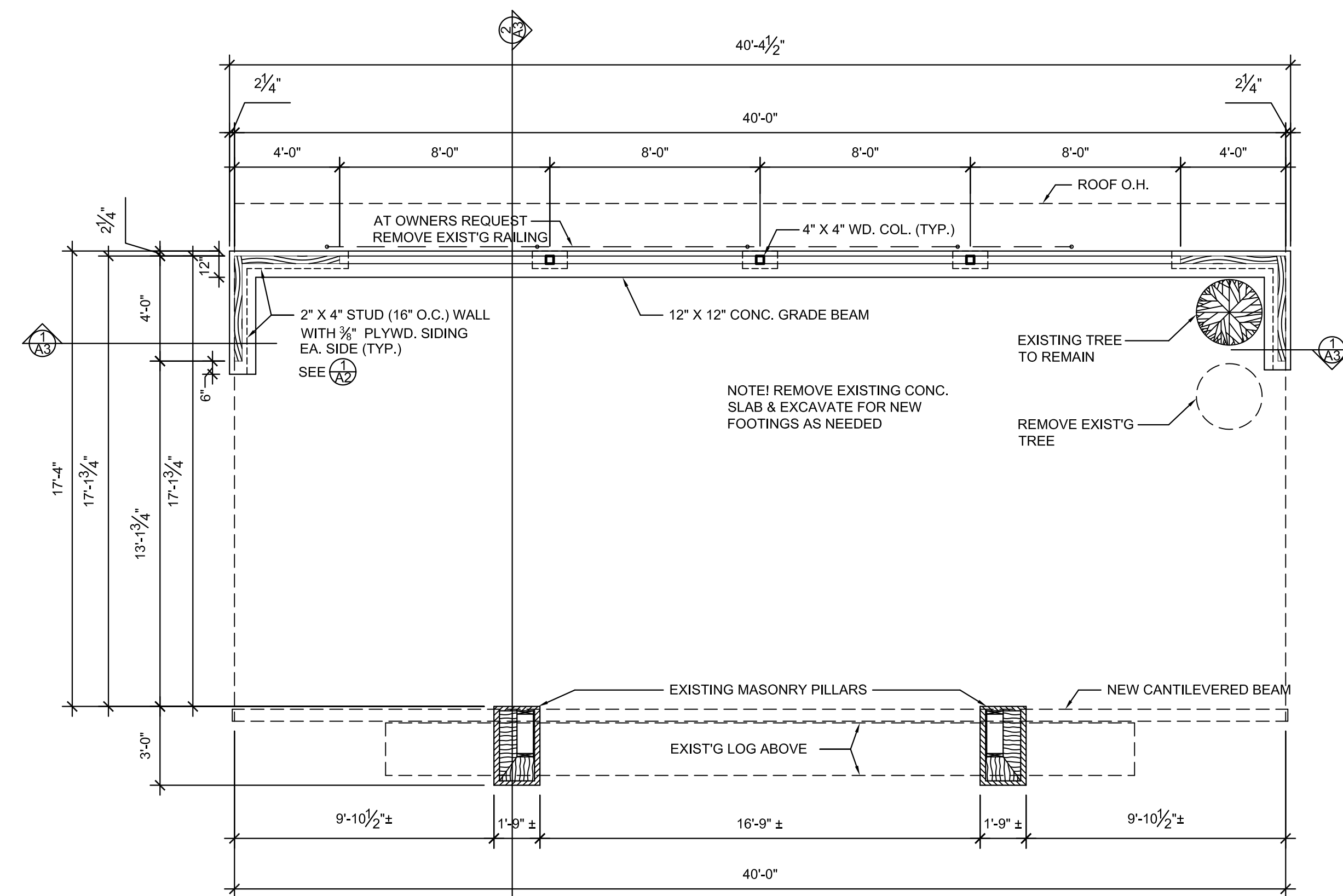


NOTE! SITE GRADING TO REMAIN THE SAME WITH
SLIGHT ADJUSTMENTS FOR ACCOMMODATION
OF NEW FLOOR SLAB OVER EXISTING

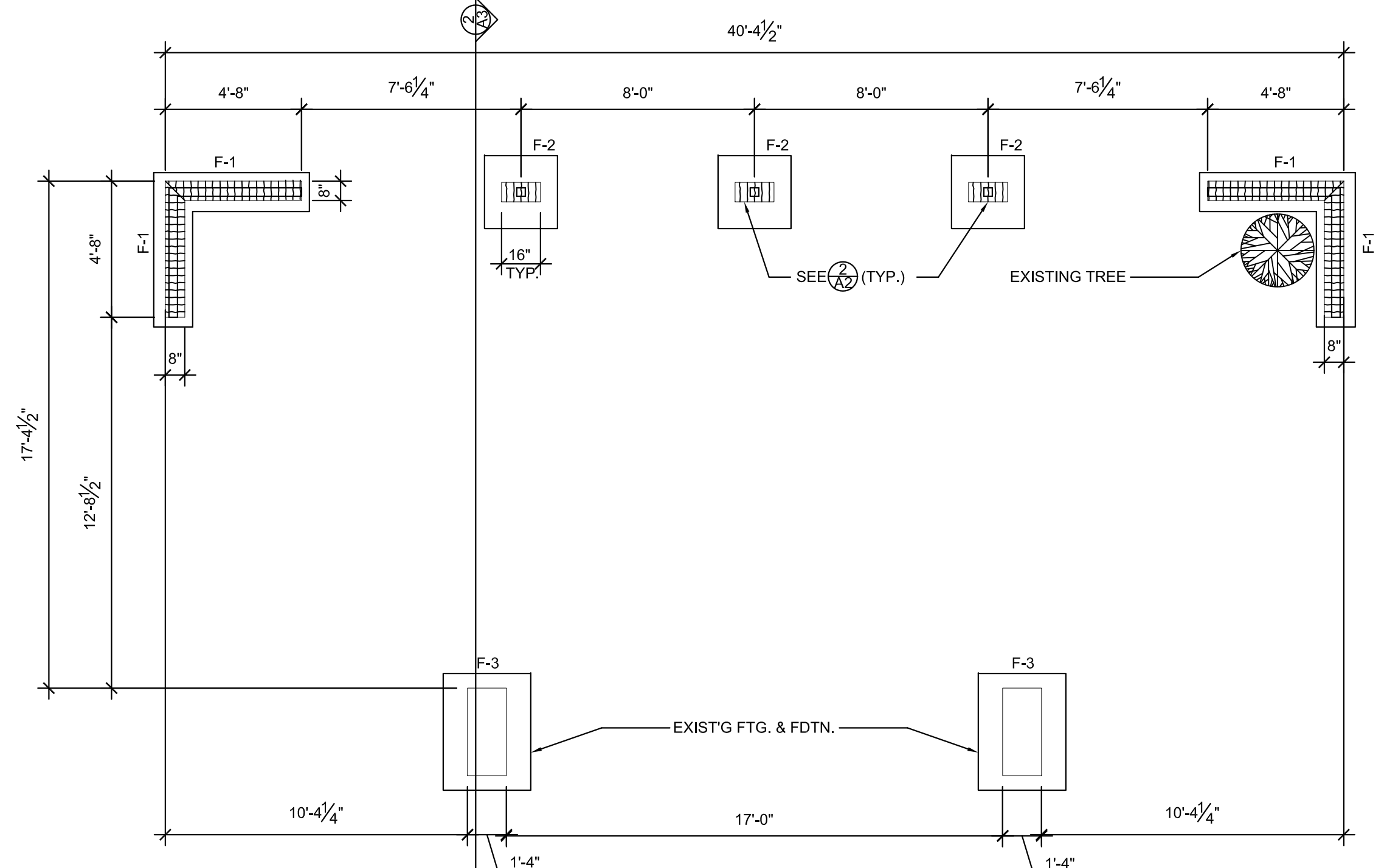
SITE PLAN
SCALE: 1"=300'0"



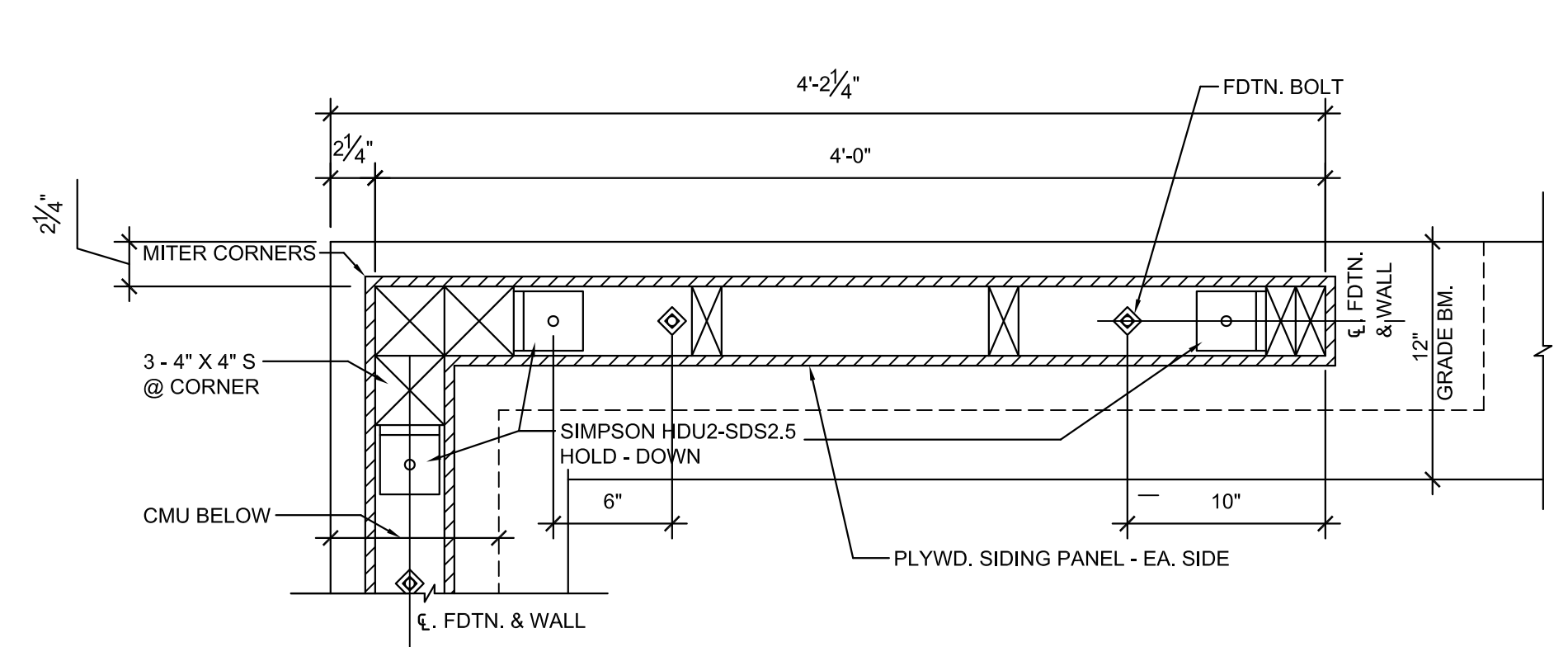
ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"



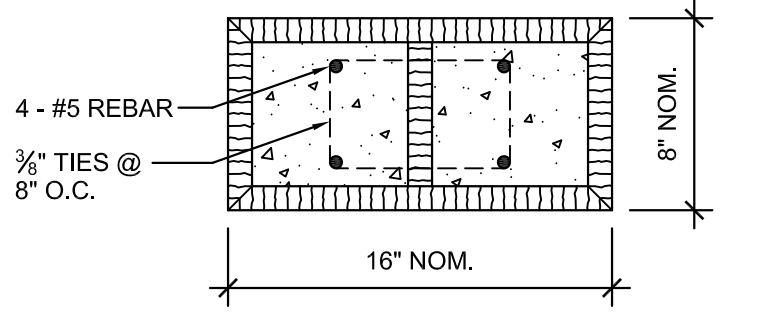
FLOOR PLAN
SCALE: 1/4"=1'-0"



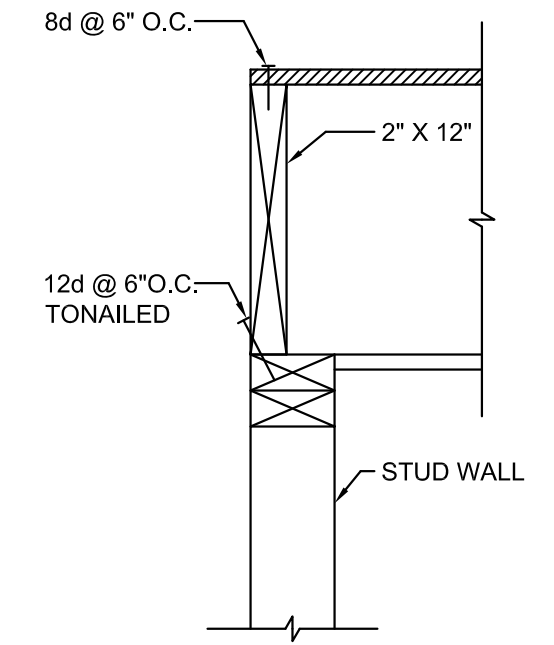
FOOTING & FOUNDATION PLAN
SCALE: 1/4"=1'-0"



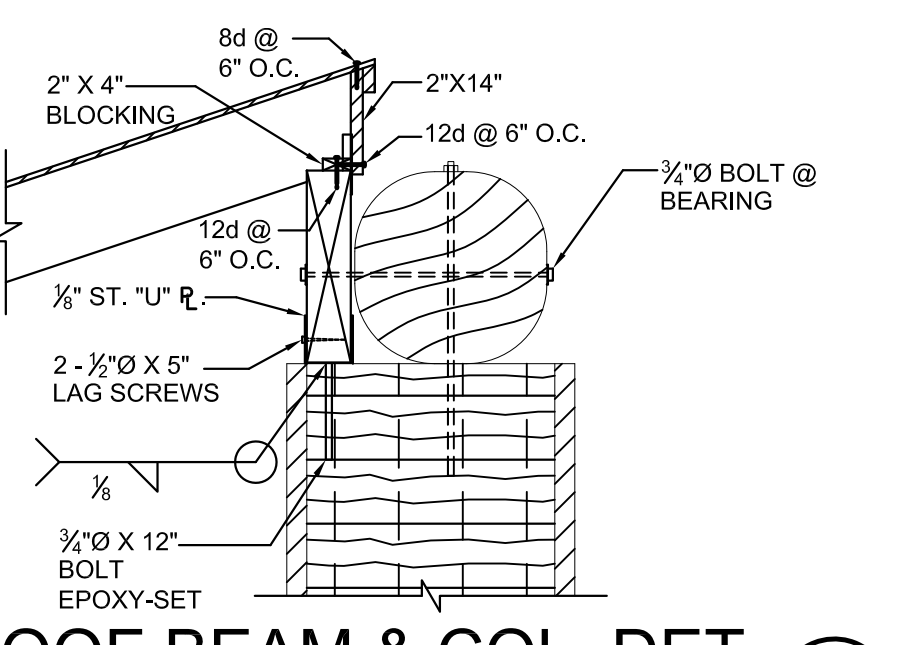
CORNER FRAMING PLAN
SCALE: 1/2"=1'-0"



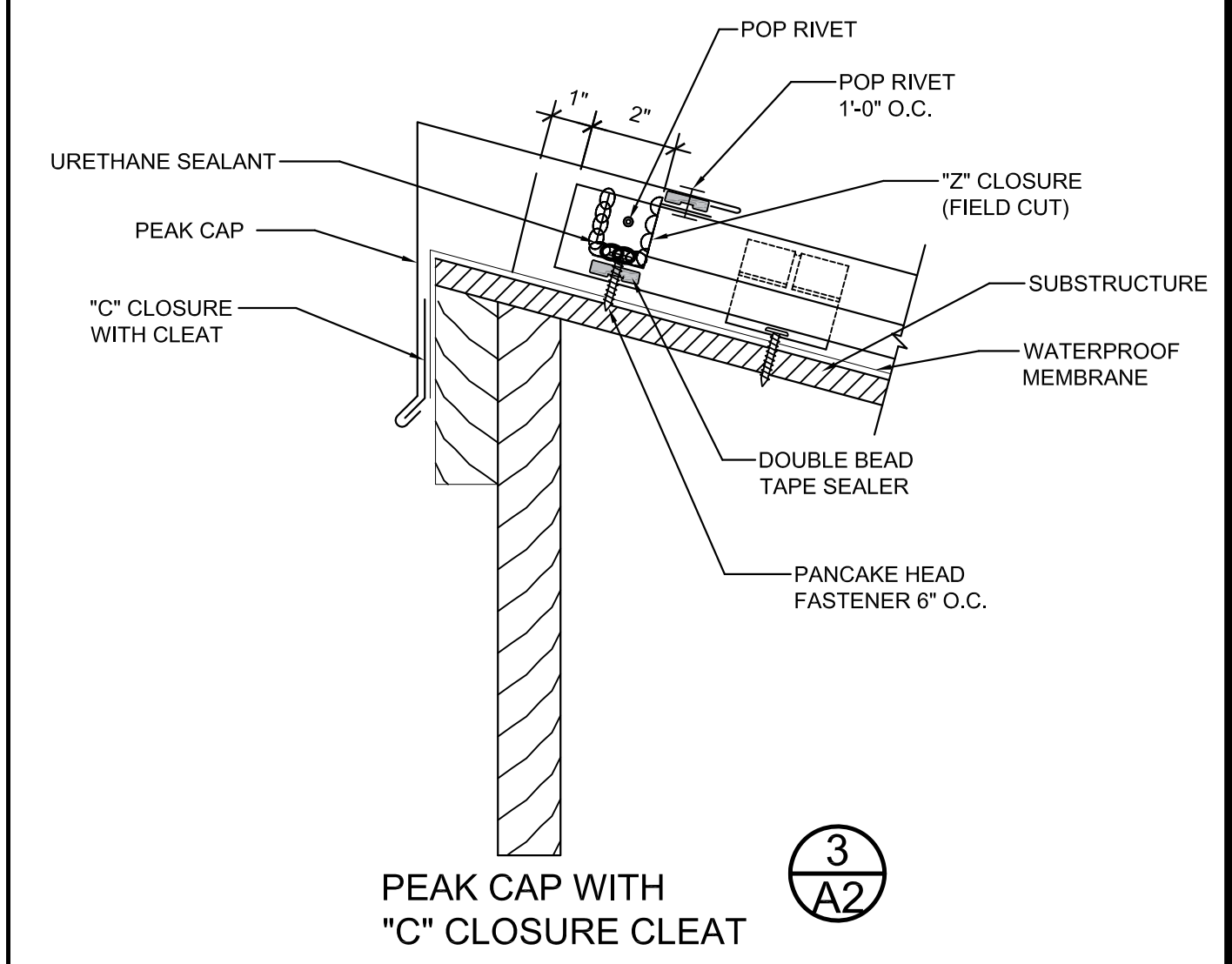
PEDESTAL DETAIL
SCALE: 1/2"=1'-0"



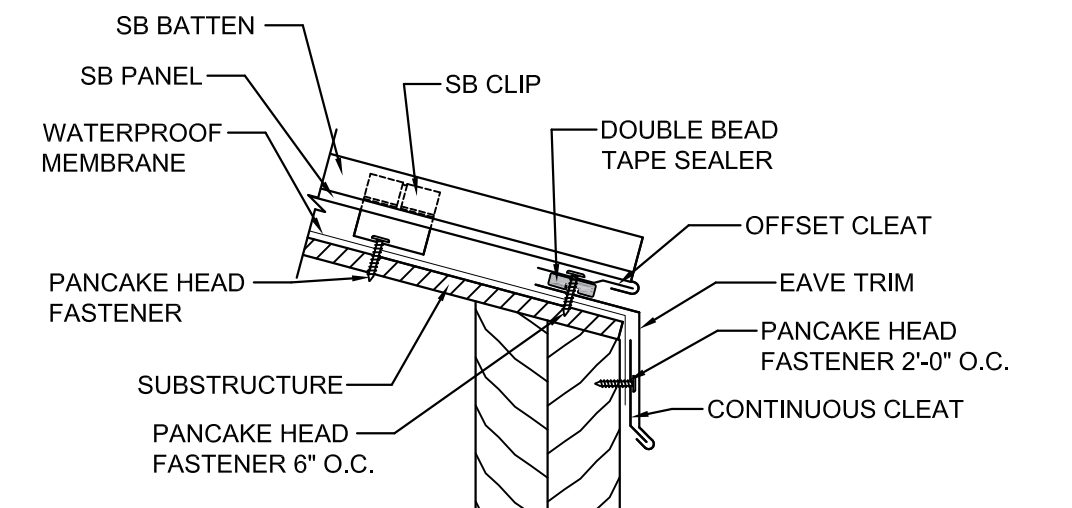
SHEAR TRANSFER DETAIL
SCALE: 1/2"=1'-0"



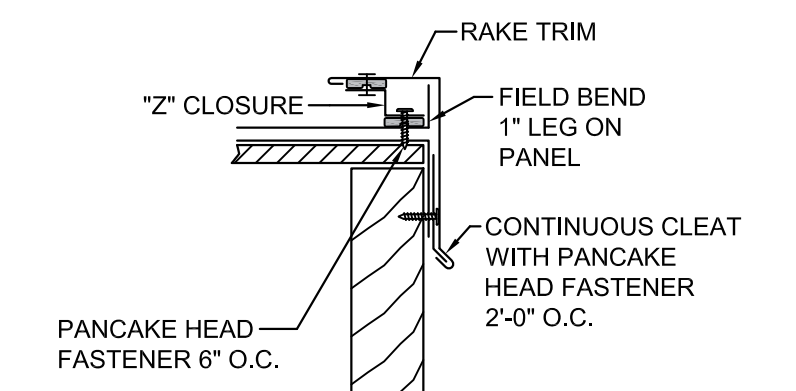
ROOF BEAM & COL. DET.
SCALE: 1/2"=1'-0"



PEAK CAP WITH "C" CLOSURE CLEAT
SCALE: 3/4"=1'-0"

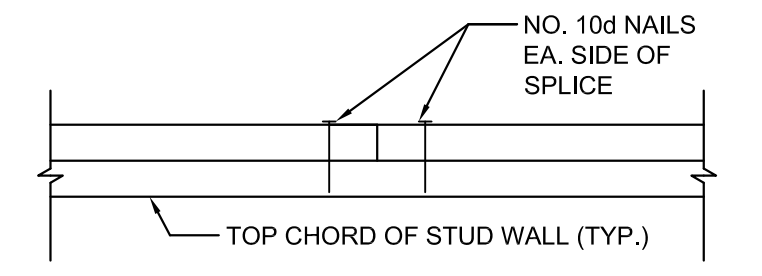


EAVE OFFSET CLEAT
SCALE: 3/4"=1'-0"



FIXED RAKE
SCALE: 3/4"=1'-0"

ROOFING DETAILS
SCALE: 3/4"=1'-0"



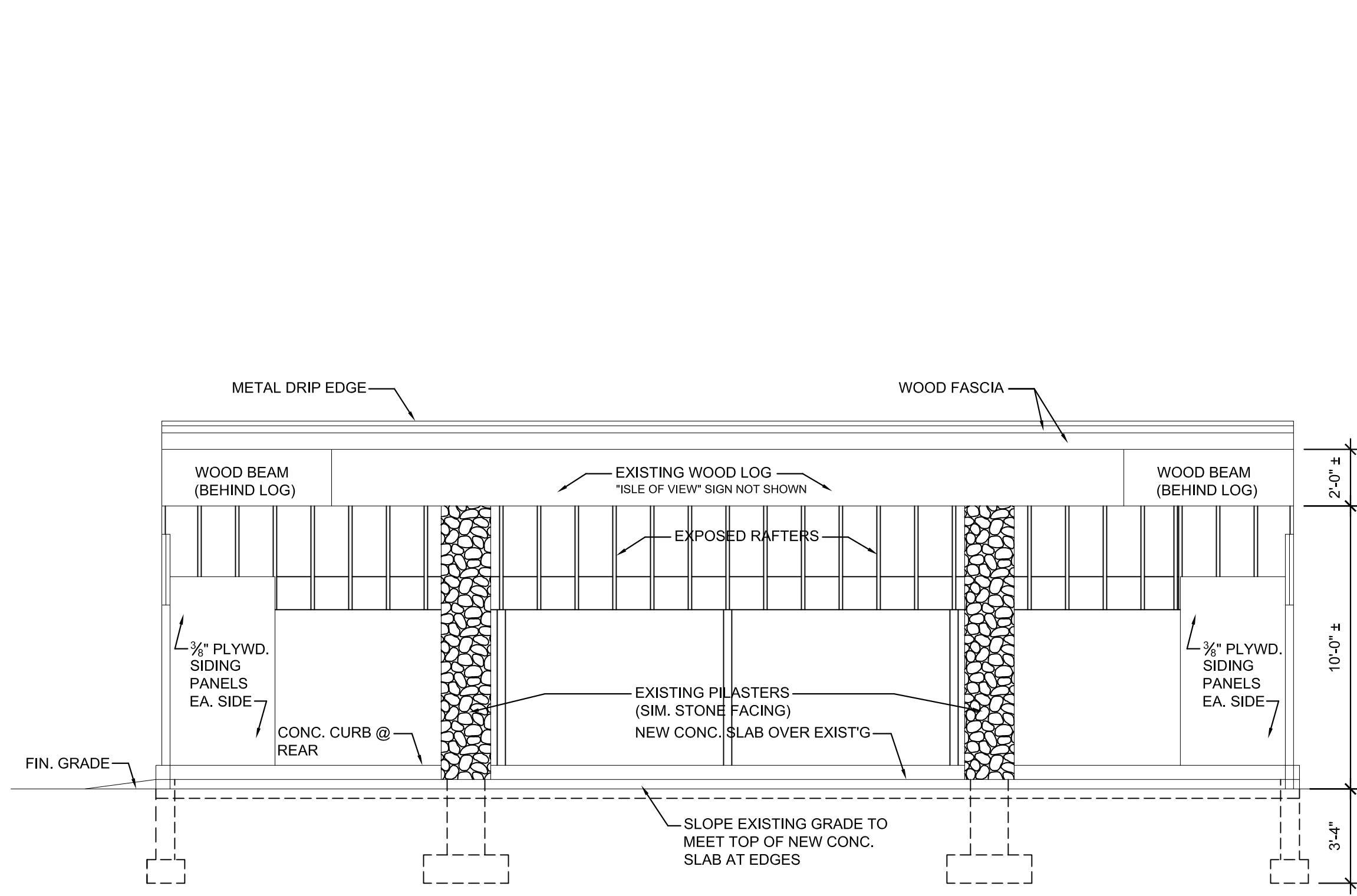
SPLICE DETAIL
SCALE: 1/2"=1'-0"

MARK	WIDTH	LENGTH	THICK	CROSSWISE REINFORCEMENT				LENGTHWISE REINFORCEMENT				DOWELS	REMARKS
				NUMBER	SIZE	LENGTH	SPACING	NUMBER	SIZE	LENGTH	SPACING		
F-1	16"	CONT.	10"	—	—	—	—	2	#4	CONT.	9"	#4 @ 16" O.C. (ALT. LEGS)	
F-2	30"	30"	10"	3	#4	24"	12"	3	#4	24"	12"	4 - #5 (PEDESTAL REINF.)	
F-3	36"	48"	12"	4	#4	30"	14"	3	#4	42"	15"	#4 @ 8" O.C.	EXISTING FOOTING IN PLACE

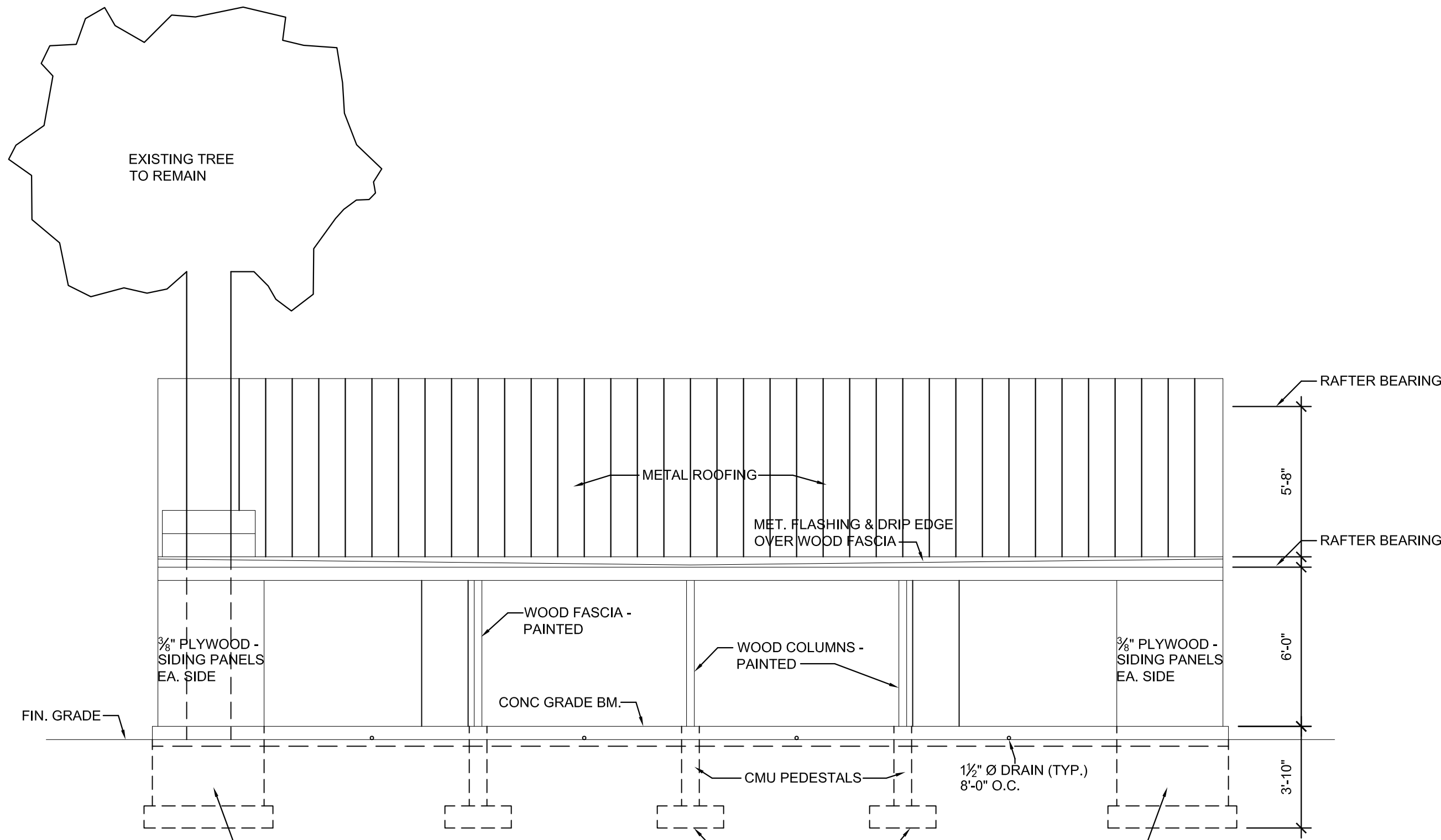
SUBMIT SHOP DWGS PRIOR TO INSTALLATION.

SHEARWALL SCHEDULE

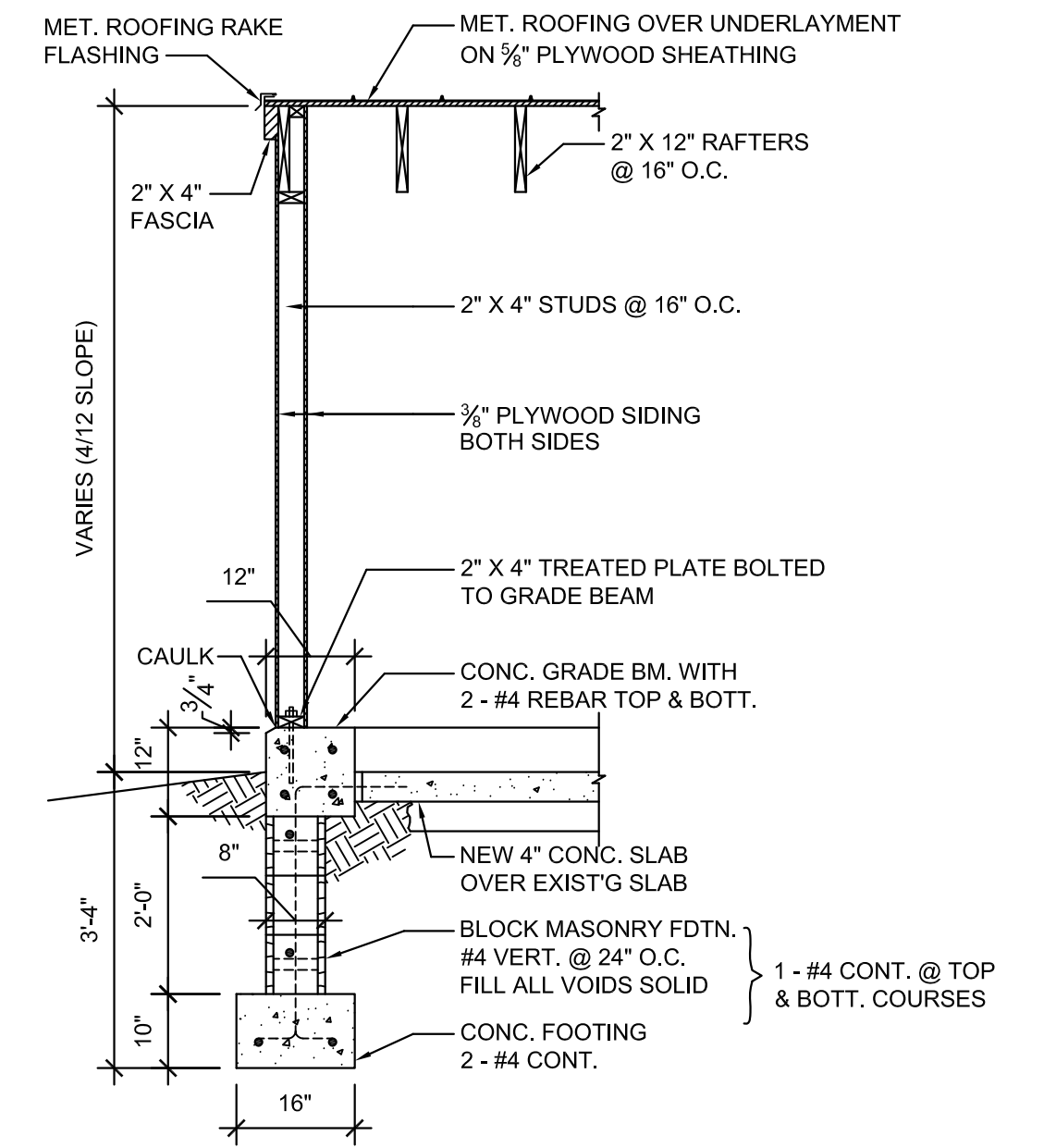
WALL	SHEATHING	NAILS (8d)		CHORD STUDS	BLOCKED EDGES	HOLD DOWN ANCHORS		FDTN. ANCHORS (2" X 2" X 3/8" t. WASHERS)
		EDGES	FIELD			BOLT TO FDTN.	EMBED	
SW-1	PLYWOOD PANEL SIDING (UBC STD. 23-2)	4" O.C.	12" O.C.	DOUBLE	NOT REQ'D	SIMPSON HD HJU4 - SDS2.5	SIMPSON SSTB 16	1/2" BOLT 12" FROM EA. END (7" EMBED)



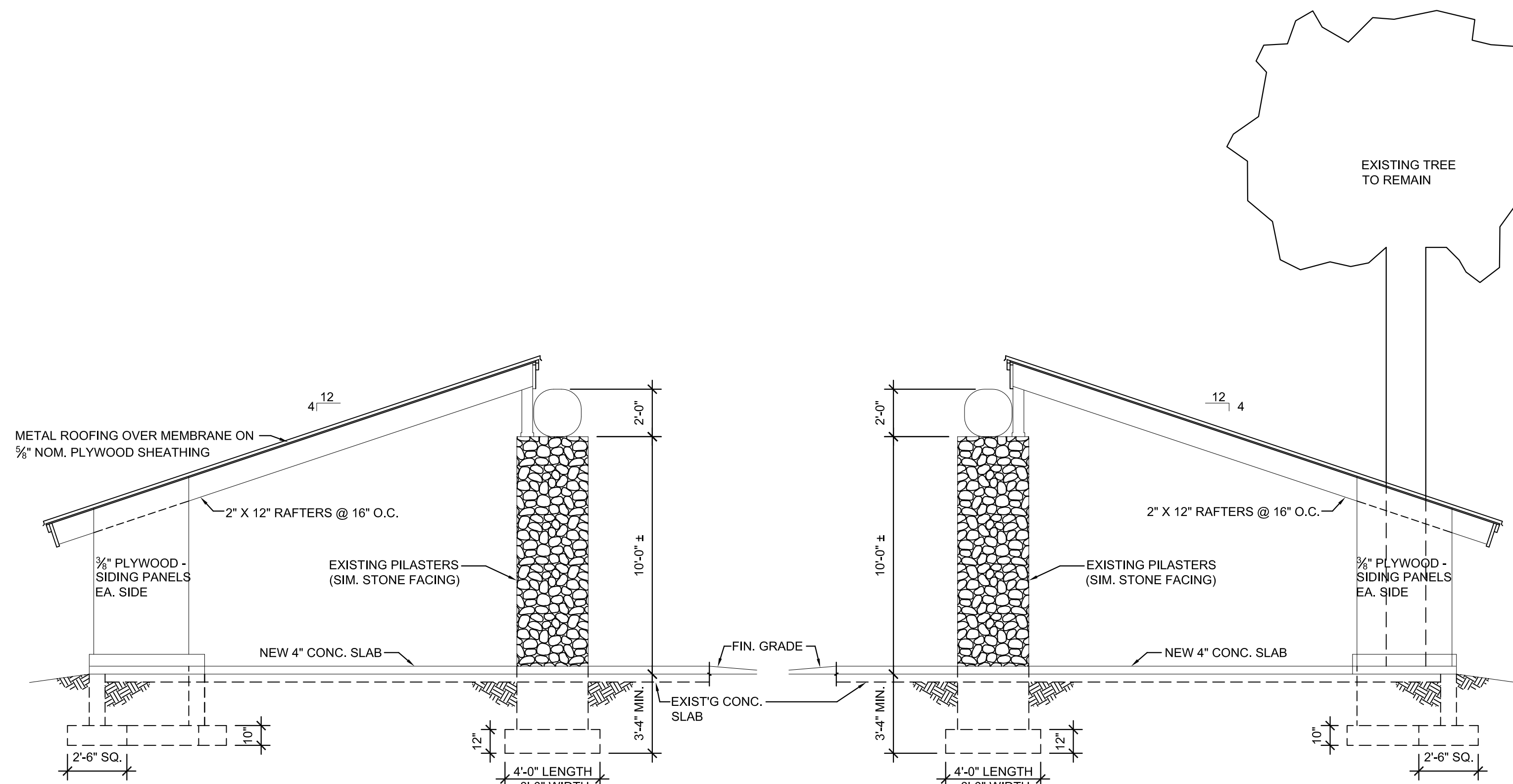
NORTH (FRONT) ELEVATION
SCALE: 1/4"=1'-0"



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

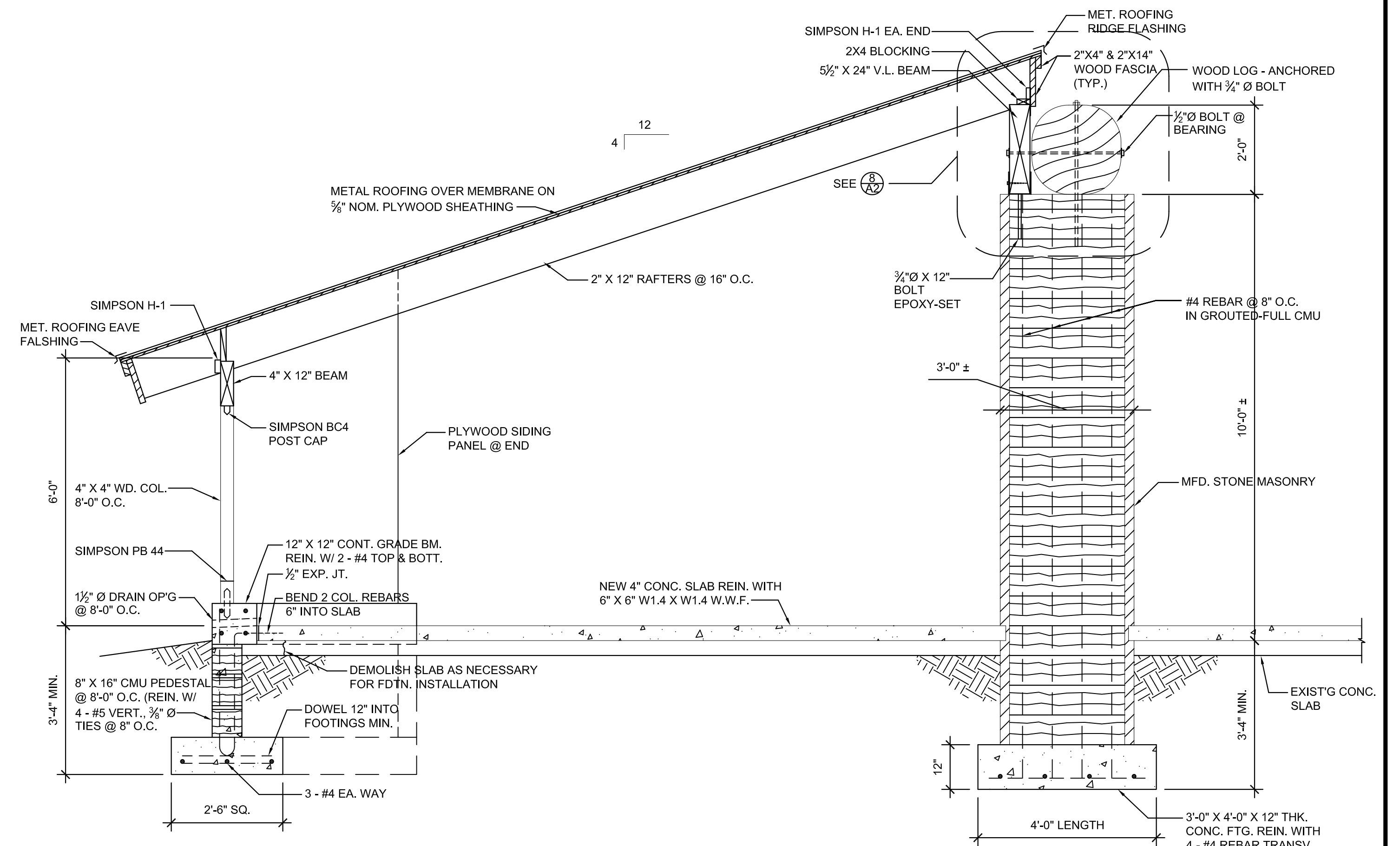


WALL SECTION 1
SCALE: 1/2"=1'-0"



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

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



BUILDING SECTION 2
SCALE: 1/2"=1'-0"

SPECIFICATIONS

02070 BUILDING DEMOLITION

- Demolish and remove from site those items so indicated on the drawings.
- Prior to start of demolition, carefully study the drawings and these specifications. In company with the owner, visit the site and verify the extent of demolition to be performed under this contract.
- Shut off, cap and otherwise protect public utility lines in accordance with the requirements of the public agency or utility having jurisdiction, if interfering with construction.
- Dispose of all debris in accordance with local regulations.

02115 CLEARING

- Review Site and Building Plans prior to commencing clearing.
- Areas to be cleared:
 - Any large trees interfering with construction.
- Protect existing utilities indicated or made known.
- Protect trees and shrubs, to remain, so trees and shrubs will not be damaged in any way as part of this Work.
- Protection of persons and property:
 - Barricade open depressions and holes occurring as part of this Work.
 - Protect structures, utilities, sidewalks, pavements and other facilities from damage caused by settlement, lateral movement, undermining, washout and other hazards created by operations under this Section.
- Dispose of all debris. Chipping, grinding or burial are all acceptable methods. Consult with local authorities for restrictions.

02220 EXCAVATING, BACKFILLING AND GRADING

- Work to consist of
 - Excavating, backfilling and grading to the lines, grades and elevations as specified on the drawings and as indicated herein.
 - Scheduling and coordinating inspections as required.
 - Initiating work order to locate all existing utilities.
 - Hauling excess fill in or out of job site if required.
- Excavating:
 - Excavate subsoil required for building foundations, construction operations and other work as required.
 - In excavating for footings and foundations, take care not to disturb bottom of excavation.
 - Excavate and backfill in a manner and sequence that will provide proper drainage at all times.
 - Protect active utility lines. If damaged, repair or replace at no additional cost to the Owner. If existing utilities are found to interfere with the permanent facilities being constructed, immediately notify the Owner and secure his instructions.
- Backfilling: Backfill excavations as promptly as progress of the work permits, but not until completion of the following:
 - Acceptance of construction below finish grade.
 - Removing concrete formwork.
 - Removing of trash and debris.
 - Fill and backfill materials:
 - Provide soil materials free from organic matter and deleterious substances, containing no rocks or lumps over 3 inches in greatest dimension.

02520 PORTLAND CEMENT CONCRETE PAVING

- Provide portland cement concrete driveway, where shown on the drawings, as specified herein, and as needed for a complete and proper installation.
- Forms
 - Provide wood or metal formwork profiled to suit conditions, including adequate bracing to the lines and grades shown on the drawings.
 - Earth forms will not be permitted for paving.
- Subbase (beyond existing concrete slab): Aggregate with maximum size 3/4", 4" thick, compacted to 95%. Existing concrete slab otherwise.
- Provide concrete with the following characteristics:
 - Compressive strength at 28 days: 3,500 psi.
 - Thickness: 4" or as required by local code..
 - Slump: 1 - 3 inches maximum.
 - Saw cut or score every 100 s.f.
 - Apply spray-on curing compound to reduce possibility of spalling.
- Provide welded wire fabric: No. 10 welded wire mesh, plain type in coiled rolls, unfinished.
- Finishing:
 - Float to produce a surface level within 1/4 inch in 2 feet.
 - With a bristle broom produce a textured finish, light, medium or coarse as directed by the Owner.
- Beginning immediately after placement, protect concrete from premature drying, excessively hot or cool temperatures and mechanical injury.

03110 CONCRETE FORMWORK

- Provide formwork for cast-in-place concrete for the construction shown on the drawings, as specified herein and as needed for a complete and proper installation.
- Construct formwork so concrete members and structures are of correct size, shape alignment, elevation and position.
- For footings and foundations, use boards or planks secured to wood or steel stakes, substantially constructed to shapes indicated and to support the required loads.
- Side forms for footings may be omitted, and concrete may be placed directly against excavation, only when requested by the Contractor and approved by the Owner, providing such placement is permitted by the local governmental agency having jurisdiction.
- When omission of forms is accepted, provide additional concrete 1 inch on each side of the minimum design profiles and dimensions shown on the drawings.

03200 CONCRETE REINFORCEMENT

- Provide concrete reinforcement where shown on the drawings, as specified herein and as needed for a complete and proper installation.
- Welded wire fabric: Welded steel, No. 10, plain type in coiled rolls: plain finish.

03310 CAST-IN-PLACE CONCRETE

- Provide cast-in-place concrete where shown on the drawings, as specified herein and as needed for a complete and proper installation.
- Concrete: Unless otherwise directed use portland cement to achieve a weight of not more than 145 pcf and an ultimate compressive strength of 3000 psi at 28 days. Calcium, if required, shall not exceed 2%.
- Slump: Footings and slabs on grade: 3 inches.
All other concrete: 4 inches.
- Expansion joint filler: Use preformed strips, non-extruding and resilient bituminous type, of thickness indicated.
- Placement:
 - Do not allow concrete to drop more than 5' from chute.
 - Do not rake or push concrete more than 20' once it is poured.
- Curing:
 - Prevent premature drying and excessive hot or cold temperatures.
 - Protect against excessive hot or cold temperatures.
 - Apply spray-on curing compound on all flatwork to reduce possibility of spalling.
- Curbs:
 - Remove form ties and patch.
 - Provide PVC sleeves in curbs for drainage openings as required.

04220 CONCRETE UNIT MASONRY

- Provide concrete unit masonry where shown on the drawings, as specified herein and as needed for a complete and proper installation.
- Installation: Brick to be laid with all vertical joints aligned and offset.
- Use lightweight hollow load-bearing concrete masonry units; grade N, type I, natural gray color.
- Dimensions: Use units of the dimensions shown on the drawings. If no size is shown on the drawings, use units having nominal face dimensions of 16 inches by 8 inches by the depth shown on the drawings or as required.
- Mortar: Unless otherwise directed by the owner or governmental agencies having jurisdiction, use high strength Type S mortar. If calcium is required do not exceed 2% by weight of Portland cement.
- Grout strength: Use grout having not less than 2000 psi compressive strength at 28 days. Grout all voids solid.
- Reinforcement and anchorage:
 - Bars: Grade 60, unless otherwise shown on the Drawings, using deformed bars.
 - Single wythe joint reinforcement: Truss type; unprotected cold-drawn steel.

04710 SIMULATED STONE

- Simulated stone has been installed prior to this contract, and has been approved by County Inspection Department.

06100 ROUGH CARPENTRY

- Provide wood, nails, bolts, screws, framing anchors and other items and perform complete rough framing for the construction shown on the drawings, as specified herein and as needed for a complete and proper installation. All framing to be in accordance with local building codes and regulations.
- Lumber Materials: Use lumber, S4S, S-Dry unless otherwise indicated, grade marked complying with the following requirements:
 - Rafter framing: Spacing and size as shown on drawings; Species: Douglas Fir-Larch; Grade: No. 2
 - Studs (2-4 inches thick, 2-4 inches wide, 10 feet or shorter): "Stud" or No. 3 Structural Light Framing grade.
 - Concealed boards: Standard grade.
 - Sill boards: Pressure treated.
 - Lumber for misc. uses: Unless otherwise indicated, use standard grade lumber for support of other work, including bucks, nailer, blocking, furring, grounds, stripping and similar members.
 - Pressure treated lumber: pressure treatment: AWPA Treatment C, using waterborne preservative with 0.25 percent retentage, rated for specific use as noted on the Drawings.
- Other wood materials:
 - Sheathing Materials
 - Plywood Wall Sheathing: Plywood panel siding, UBC Standard 23-3.
 - Oriented Strand Board (OSB), where concealed option.
 - Roof sheathing: APA rated plywood, exterior grade.
- Fasteners and anchors:
 - Screws and Nails: Galvanized steel for exterior, high humidity, and treated wood locations. Plain finish elsewhere.
 - Anchors:
 - Hollow masonry: Toggle bolt.
 - Solid masonry or concrete: Expansion shield and lag bolt.
- Other materials:
 - Building paper: No. 30 asphalt felt or spun bonded polyethylene. Unless noted otherwise
- Installation:
 - All walls to be installed plumb, square and true.
 - All joists to be installed with crown up, level and true.
 - Log and pilasters have been installed prior to this contract and has been approved by County Inspection Department.

06180 GLUE-LAMINATED STRUCTURAL UNITS

- Provide glue laminated beam as shown on the drawings, as specified herein and as needed for a complete and proper installation.
Design Requirements:
 - Roof (Deflection limited to 1/240):(1) Live load: 20 psf
(2) Dead load: 10 psf
(3) Snow load: 37 psf
 - Stress Value: 2650 Fb.
- Glue-laminated members to comply with ANSI/AITC A190.
- Glue-laminated beams and columns
 - Manufacturer: Boise Cascade
 - Product: Versa-Lam
- Other Components
 - Steel connections, bearing plates and brackets: ASTM A36, galvanized steel or painted steel as noted on the Drawings.
 - Hardware: ASTM A325, structural quality steel.
 - Anchor bolts: ASTM A325 steel.
 - Adhesive: ASTM D2559.
 - Bearing plate anchors:
 - Solid masonry or concrete: Expansion shield and lag bolt.

06200 FINISH CARPENTRY

- Provide wood, nails, screws and other items, and perform finish carpentry for the construction shown on the drawings, as specified herein and as needed for a complete and proper installation. Finish carpentry to include:
 - Fabrication and installation of roof fascia material.
 - Installation of plywood shear wall panels.
- Materials
 - Trim: Douglas Fir-Larch #1
 - Sheathing: Refer to Rough Carpentry.
- Installation
 - Use only new materials unless otherwise specified by the owner.
 - Install all trim securely. All trim items to be square, plumb and/or flush.
 - All trim nails to be counterset.

07410 METAL ROOFING

- Provide metal roofing system as shown on the drawings, as specified herein and as needed for a complete and proper installation.
- Roofing materials:
 - Type: Craftsman SV12, or approved
 - Material: Steel, high strength Galvalume
 - Thickness: 24 ga.
 - Manufacturer: SteelCo (MECI)
 - Finish/color: As selected by Owner
- Roof deck: APA rated plywood as shown on the drawings.
- Underlayment: 30 lb asphalt saturated roofing felt.
- Fasteners: Use only fasteners approved by the manufacturer of the roofing product.
- Trim: Use trim manufactured or approved by the roofing product manufacturer.
- Touch-up: Only minor scratches and abrasions shall be allowed to be touched up. Any other damaged materials shall be replaced.

09900 PAINTING

- Paint and finish exposed surfaces using the combination of materials as specified herein and as needed for a complete and proper installation.2. Environmental conditions:
 - Do not apply solvent-thinned paints when the temperature of surfaces to be painted and the surrounding air temperatures are below 45 degrees F, unless permitted by the materials manufacturer.
 - Do not apply paint in snow, rain, fog or mist; or when relative humidity exceeds 85 percent; or to damp or wet surfaces.
- Paint materials
 - Undercoats and thinners:
 - Use undercoat paint produced by the same manufacturer as the finish coat.
 - Use only thinners recommended by the paint manufacturer, and use only to the recommended limits.
 - Use undercoat, finish coat and thinner as parts of a unified system of paint finish.
 - Do not use latex primer on bare wood.
 - Primer/sealer: Apply to knots and pitch pockets where a painted finish is to be provided.
- Color schedules: The owner will select colors.
- Exterior painting schedule (primer and 2 finish coats)
 - Exterior walls:
 - MF: Pratt & Lambert, Sherwin-Williams, or approved
 - Type: Latex-Flat
 - Exterior trim:
 - MF: Pratt & Lambert, Sherwin-Williams, or approved
 - Type: Latex-Flat
 - Caulk all joints and fill all nail holes.

16520 SITE LIGHTING

- Site lighting is already installed and shall comply with national and local codes.
- Adjusting and cleaning
 - Align luminaires and clean lenses and diffusers.
 - Clean paint splatters, dirt and debris from installed luminaires.
 - Touch up luminaire and pole finish at completion of work.