

FILE PATH: G:\PROJECTS\200020 - AVRAME 2020\03 - Avrame Design\001 - PROJECT\AVRAME\01 - PROJECT\TS\011 - PETER\013 - R&D\Drawn\0131 - INE SCIAMMARELLA RES. TRIO 120-UT\Final.dwg(00) REVISED 02-11-2023\0131 (09-05-2023) SCIAMMARELLA RES. TRIO 120-UT.dwg (UT.dwg)
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GENERAL NOTES

EXCAVATION, BACKFILL, AND GRADING

- All excavations for footings shall be placed on natural, undisturbed soil.
- All excavations for footings shall be placed on undisturbed soil and below frost depth (30 Min). Tops of foundation shall be placed a minimum of 6" above finished grade.
- Finish grading shall be done so as to provide positive drainage away from all building foundations. grade shall slope away 6" minimum for the first 10' of building, no negative slope driveways.

A.

WEATHER PROTECTION

- Install (1) layer of grade 'D' (15 lb.) felt under the asphalt roof shingles.
- Install (1) layer of grade 'D' (15 lb.) felt under aluminum/vinyl siding.
- Install (2) layer of grade 'D' (15 lb.) felt under brick/rock veneer.
- Install (2) layer of grade 'D' (15 lb.) felt under synthetic stucco system.
- install (1) layer No. 40 coated roofing or coated glass base from the roof eaves to a line 24" inside the exterior wall line with all laps cemented together.

B.

CONCRETE

- Install foundation and footing reinforcement as per Foundation Wall and Footing Schedule.

C.

WINDOWS

- All window tops shall be at door header height, i.e 6'-8" (unless otherwise noted on plans).
- Windows located 24" or closer to any exterior door must be tempered.
- All windows in sleeping rooms shall be measured to the opening of the window and not be more than 44" above the finished floor with an operable opening no less than 5.7 sq.ft. the window height shall not be less than 24", with a net clear width of no less than 20".

D.

VENTILATION

- Ventilation shall be provided in all crawl spaces by means of screened vents placed to provide cross ventilation.
- Enclosed attics and spaces between rafters shall have clear ventilation to outside.
- There shall be no gas connections allowed in any rooms used for sleeping or any corridors leading to or through any sleeping room.

E.

FIRE PROTECTION AND WARNING

- Fireplace chimneys shall extend 24" min. above any roof within a 10' radius.
- Smoke/ Carbon Monoxide detectors are required to meet local codes. Wire all smoke/C.M. detectors in series with battery backup.
- Walls/ wall coverings are subject to local codes and regulations under the county where the AvrameUSA home lot is located and must be met.

F.

STAIRWAYS

- Max rise = $7\frac{3}{4}$ " and min. tread depth= 11" shall apply with current national and local building codes.
- Min. headroom= 6'-8" and min. width= 36.
- Every landing should be 36" min. in width and length.
- Any door opening at the top of any interior flight of stairs must swing away from stairs.
- Landings shall have a 36" min. depth and width, and clear min. head height of 80"

G.

RAILING

- Handrails are required at all stairways that have more than 3 risers.
- Handrails should be placed between 34" and 38" above stair nosing.
- Handrails deeper than 2- $\frac{1}{2}$ " shall have finger grooves $\frac{3}{4}$ " x $\frac{1}{4}$ " deep, the full length of one side of the rail. Return handrails to end.
- Balusters for handrails and guardrails shall be spaced so that a 4" sphere cannot pass through.

H.

PLUMBING

- All plumbing fixtures to comply with local flow rate plumbing codes.
- All work to comply with all applicable plumbing codes.
- Provide pressure regulator and shut off valve.
- Interior waste and vent lines shall be A.B.S.
- Back water valves should only be used on the drains for plumbing fixtures that are below the level of the nearest upstream manhole. The fixtures that are above the nearest upstream manhole should not discharge through the back water valve.
- It shall be the sole responsibility of the Contractor/Builder to follow all codes & regulations pertaining the type of water heater to be used in the specific State and County where the building site is located.
- All homes shall provide dual-flush or equivalent low flow toilets, low flow lavatory and shower fixtures. all bathroom fixtures shall have "Watersense" labeling.
- There will be one culinary water hose-bib at the exterior back of the home for the spa.

I.

FRAMING NOTES

- All dimensions on floor plans are to rough framing. Exterior walls calculated to be 5- $\frac{3}{4}$ " wide for dimensioning & interior wall at 3- $\frac{3}{4}$ ".
- All structural sheathing shall be APA rated and shall not exceed maximum span rating. Floor sheathing shall be 1- $\frac{3}{4}$ " tongue and groove. Gap all waferboard sheathing.
- Spike together all 2 x laminated built up beams using at least 16d nails at no less than 7" O.C. staggered.
- Trusses are to be engineered , designed and constructed by manufacturer to meet all local loads and codes.
- Truss anchors shall be provided at each end of all the trusses. (install to meet local requirements).
- Bi-pass doors shall be framed one inch smaller in width than door. Example: A 5'-0" slider shall have a 59" rough opening. Also, bi-fold doors shall be framed one inch wider than door and 82" in height. Bi-pass doors shall be 83" in height.
- Interior framing that is non-bearing shall be provided where required.
- Framing will include all turn downs, ceiling joists, and plant shelves as per architectural drawings.
- All hangers (joist, rafter, and beam) shall be installed as per manufacturers specs.
- Multiple plates and ledgers shall be nailed with 16d nails at 8" O.C.
- Block all horizontal edges of plywood wall sheathing with 2" nominal blocking.
- All ledger bolts shall have plate washers with a minimum diameter equal to three times the bolt diameter unless shown otherwise in plans.
- Minimum nailing shall be 6" O.C. at panel edges & 12" O.C. in the field.
- Walk-in closet shelves 16" in depth. All other closets shall be 7" deep. Space saver closets shall have an upper shelf at 84" A.F.F. and a lower shelf at 42" A.F.F. Located shelves in single shelf closets at 72" A.F.F.
- Wood beams made of two or more pieces shall have the pieces securely bolted or nailed together to prevent separation and to insure mutual load sharing. Each interconnected piece shall be continuous between supports shall have the same width as the composite beam. U.N.O.
- All framing studs shall be 16" O.C. Max. All floor sheathing with face grain at right angles to framing and glue. Glue must comply with APA specs. Floor joists shall be blocked at all bearing points. Block all horizontal edges of wall sheathing with 2x4 blocking.
- All roof sheathing shall be $\frac{5}{8}$ " (typ.) rated CDX sheathing nailed with 8d nail at 6" O.C. at panel edges, supported edges, and all blocking with 8d nails.
- All wood that is connected to concrete, steel, and wood to wood (except stud to plate) shall be connected with Simpson (or equivalent) connectors. Sheathing shall be placed no less than $\frac{3}{4}$ " from edge of panel and driven flush but shall not fracture the surface of the sheathing.
- These shall be the member grades used on this structure: Glue-Lam beams (simple span) 24F-V4 DF/DF (cantilevered) 24F-V8 DF/DF
Joists DF 2#(or better)
Headers DF 2#(or better)
Posts DF 2#(or better)
Studs DF stud grade (or better) U.N.O
Sill plates in contact w/ concrete DF #2(pressure treated)
Pre-Fab trusses or joists As per manufacturers spec.'s

AVRAME U.S.A HAS DESIGNED THIS STRUCTURE IN CONJUNCTION WITH A LICENSED ENGINEER TO MEET OR EXCEED LOCAL BUILDING CODES. AVRAMEUSA ASSUMES NO LIABILITY FOR THE ACCURACY AND CRAFTSMANSHIP OF THE OWNER/BUILDER IN FOLLOWING THE PLANS.

IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO PERFORM BUILDING REVIEWS BEFORE BEGINNING CONSTRUCTION.

THESE INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- VERIFY ALL DIMENSIONS
- REVIEW ALL STAIR REQUIREMENTS
- VERIFY COMPLIANCE WITH LOCAL CODES
- VERIFY ALL FOUNDATION HOLDOWN LOCATIONS
- VERIFY ACTUAL SITE CONDITIONS

ANY DISCREPANCIES ON THE PLANS MUST BE RESOLVED BY THE BUILDER PRIOR TO CONSTRUCTION.

TRUSS DESIGN AND LAYOUT IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER.

THESE PLANS ARE NOT COMPLETE CONSTRUCTIONS DOCUMENTS. PLANS MAY NOT BE USED FOR PERMITTING OR CONSTRUCTION PURPOSES.

INFORMATION

JURISDICTION:

WEBER COUNTY

GENERAL:

TYPE OF CONSTRUCTION: VB
OCCUPANCY CLASSIFICATION: R3
NUMBER OF STORIES: 2 STORIES W/ BASEMENT

BUILDING LIVABLE AREA:

MAIN FLOOR: 1,341 S.F. BASED ON 5' HEIGHT
UPPER FLOOR: 465 S.F. BASED ON 5' HEIGHT
FINISHED BASEMENT: 1,056 S.F.
UNFINISHED BASEMENT: 136 S.F.
GARAGE: 425 S.F.
COVERED PATIO/PORCH: 26 S.F.
UNCOVERED DECK: 295 S.F.
OTHER UNFINISHED SPACE/ ATTIC 303 S.F.

FINISHED AREA: 2,862 S.F.
TOTAL BUILDING FOOT PRINT: 1,200 S.F.
BUILDING HEIGHT: 30'-3 $\frac{3}{4}$ "

CODES:

2015 _____ RESIDENTIAL CODE OF UTAH
2018 _____ BUILDING CODE OF UTAH
2018 _____ PLUMBING CODE OF UTAH
2018 _____ MECHANICAL CODE OF UTAH
2018 _____ FUEL GAS CODE OF UTAH
2018 _____ RESIDENTIAL ENERGY CONSERVATION CODE OF UTAH
2017 _____ NATIONAL ELECTRICAL CODE OF UTAH

INDEX OF DRAWINGS

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SH.2.1 EXISTING SITE PLAN
SH.2.2 PROPOSED SITE PLAN

ARCHITECTURAL:

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SH.6 FLOOR PLANS
SH.7 EXTERIOR ELEVATIONS
SH.8 EXTERIOR ELEVATIONS
SH.9 ELECTRICAL PLANS
SH.10 ELECTRICAL PLANS
SH.10.1 EXTERIOR PAVEMENT ELECTRICAL PLAN
SH.11 BUILDING SECTION & DETAILS
SH.12 BUILDING SECTION & DETAILS
SH.13 BUILDING SECTION & DETAILS
SH.14 BUILDING SECTION & DETAILS
SH.15 BUILDING SECTION & DETAILS
SH.16 STRUCTURAL DETAILS
SH.17 STRUCTURAL DETAILS
SH.18 STRUCTURAL DETAILS

ENGINEERING:

S001
S101
S102
S301
S302
S303
S304
S305
S501
S502
S503
S601

SCOPE OF WORK:

SINGLE FAMILY RESIDENCE

DEFERRED SUBMITTALS:

- ADDITIONAL DECKING. SEE SHEET 2.2 DELTA 1.1 AND SEE SHEET 5 DELTA 1.7
- LANDSCAPING PLANS

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KEYNOTES

10/17/2022 REVISED FRAMING PLANS FROM THE PLAN
10/17/2022 MODIFIED WATER CONSERVATION REQUIREMENTS
09/06/2023 MODIFIED INDEX OF DRAWINGS

TRIO 120 - SCIAMMARELLA RES.
VILLAGES - AT WOLF CREEK, LLC
LOT 12191000
EDEN UT, 84310

PLAN: (013.3) DATE: 02/21/2022

SHEET:

1

OF:

18

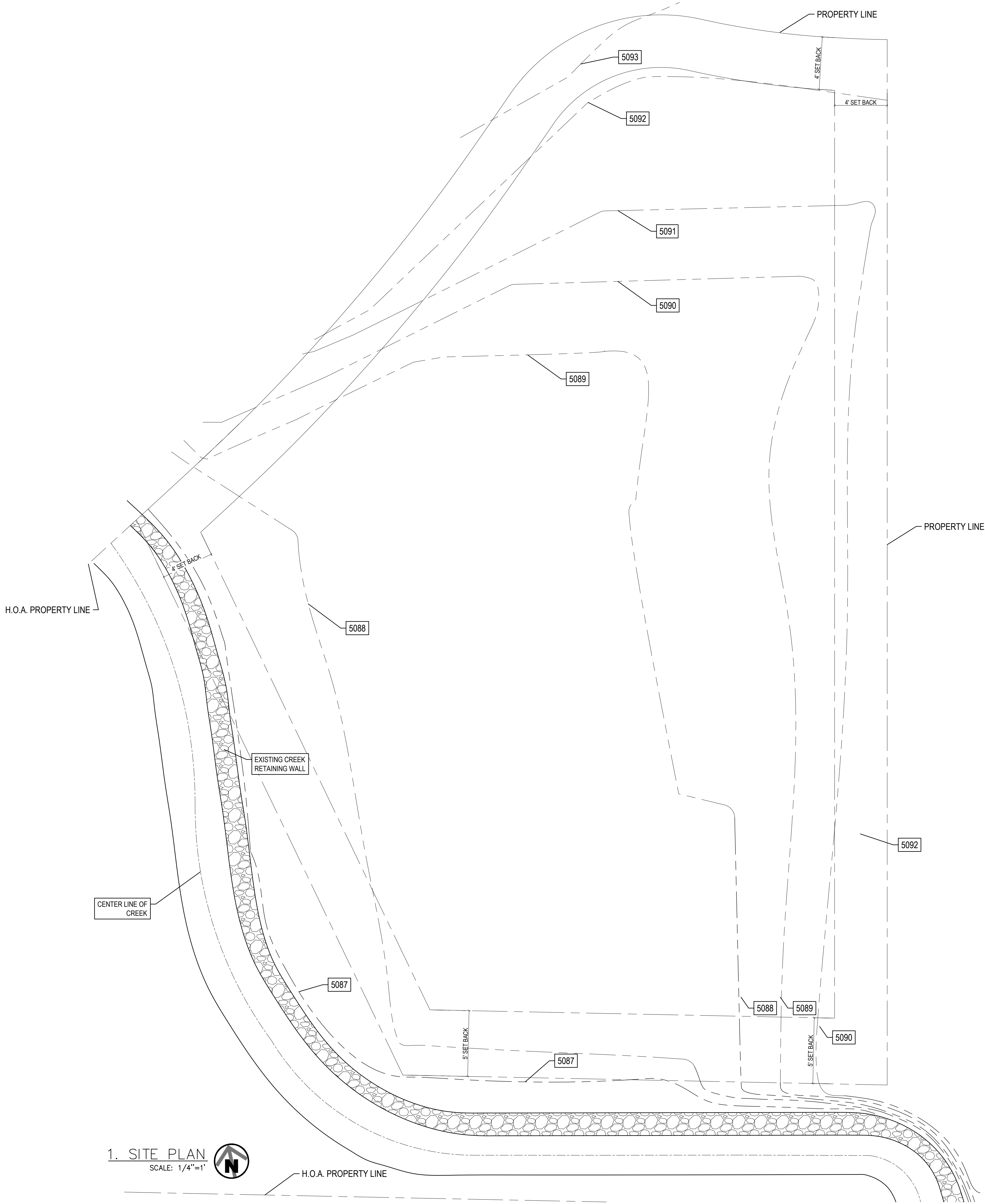
BASEMENT:
1,168 S.F.
MAIN LEVEL:
1,341 S.F.
UPPER LEVEL
471 S.F.
TOTAL FINISHED:
2,980 S.F.

AVRAME U.S.A.



6223 WEST DOUBLE EAGLE CIRCLE, SALT LAKE CITY, UTAH 84118
PH: 866.287.2632 - WWW.AVRAMEUSA.COM
EMAIL: SALES@AVRAMEUSA.COM

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1. SITE PLAN
SCALE: 1/4"=1'



NOTE:

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KEYNOTES

TRIO 120 - SCIAMMARELLA RES.
VILLAGES AT WOLF CREEK, LLC
LOT 120-UT-001
EDEN UT, 84310

DRAWN FOR ONE
TIME USE FOR:
AVRAVE U.S.A.

PLAN: (013.3) DATE: 02/21/2022

SHEET:

2.1

OF:

18

BASEMENT:
1,168 S.F.
MAIN LEVEL:
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UPPER LEVEL:
471 S.F.
TOTAL FINISHED:
2,980 S.F.

EXISTING SITE PLAN



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KEYNOTES

8/17/2023 SITE PLAN UPDATE PER GARDNER ENGINEERING PROPERTY EXHIBIT

AVRAME U.S.A.

SHEET:

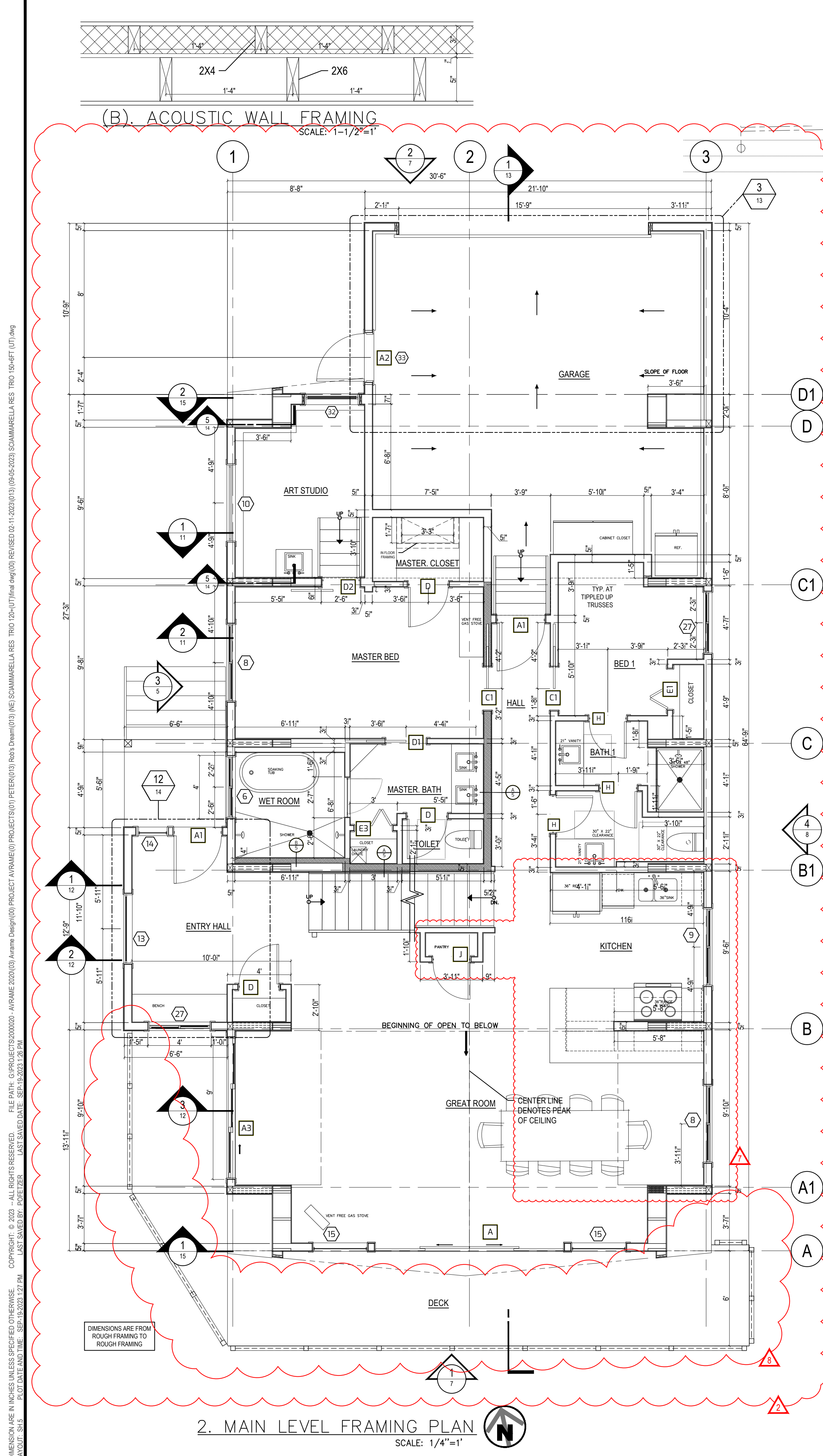
BASEMENT:
1,168 S.F.

MAIN LEVEL:
1,341 S.F.

UPPER LEVEL
471 S.F.

TOTAL FINISHED
2,980 S.F.





WINDOW SCHEDULE			
	TYPE	R.O.	NOTE
CASEMENT WINDOWS			
①	CASEMENT	3'-0" x 4'-6"	ALL WINDOWS FINISHED IN DARK BRONZE ANODIZED EVS284
②	CASEMENT	2'-6" x 4'-0"	
④	PICTURE	1'-2 1/2" x 3'-6"	
SLIDING WINDOWS			
⑤	SLIDING	4'-0" x 1'-0"	
⑥	SLIDING	4'-0" x 1'-6"	
⑧	SLIDING	5'-0" x 4'-0"	
⑨	SLIDING	5'-0" x 3'-0"	
②7	SLIDING	4'-0" x 4'-0"	
SINGLE HUNG WINDOWS			
⑩	PICTURE	5'-0" x 6'-8"	
⑪	SINGLE HUNG	4'-0" x 5'-0"	
⑫	SINGLE HUNG	3'-0" x 5'-0"	
⑬	SINGLE HUNG	3'-0" x 5'-10"	
⑬	SINGLE HUNG	3'-0" x 5'-10"	
PICTURE WINDOWS			
⑬	PICTURE TEMPERED	4'-6" x 6'-8"	TEMPERED
⑮	PICTURE	2'-0" x 6'-8"	TEMPERED
⑮	PICTURE TEMPERED	3'-4 1/2" x 6'-5"	SEE SHEET 15 DETAIL 1 GABLE WALL FRAMING
⑮	PICTURE	2'-0" x 6'-5 1/2"	SEE SHEET 15 DETAIL 1 GABLE WALL FRAMING
20	PICTURE	2'-9" x 5'-5 1/2"	SEE SHEET 15 DETAIL 1 GABLE WALL FRAMING
21	PICTURE	5'-0" x 5'-5 1/2"	SEE SHEET 15 DETAIL 1 & 2 GABLE WALL FRAMING
25	PICTURE	1'-2 1/2" x 6'-6"	
30	PICTURE	3'-3 1/2" x 5'-9 1/2"	SEE SHEET 15 DETAIL 1 & 2 GABLE WALL FRAMING
31	PICTURE	3'-3 1/2" x 5'-9 1/2"	SEE SHEET 15 DETAIL 1 & 2 GABLE WALL FRAMING
33	PICTURE	3'-2" x 2'-4 1/2"	
SKYLIGHTS			
26	VELUX C08 SKYLIGHT	21" x 54 1/2"	

DOOR SCHEDULE		
	TYPE	SIZE
A	DOUBLE SLIDER	12'-0" x 6'-8" R.O.
A1	INTERIOR SWINGING	3'-0" x 6'-8"
A2	EXTERIOR SWINGING	2'-8" x 6'-8"
A3	EXTERIOR SLIDING	9'-0" x 6'-8" R.O.
B	INTERIOR SWINGING	3'-0" x 6'-8"
B2	INTERIOR POCKET	3'-8" x 6'-8"
C	INTERIOR SWINGING	2'-8" x 6'-8"
C1	INTERIOR POCKET	2'-8" x 6'-8"
D	INTERIOR SWINGING	2'-8" x 6'-8"
D1	INTERIOR POCKET	2'-8" x 6'-8"
D2	INTERIOR BARN	2'-6" x 6'-8"
E	INTERIOR BIFOLD PAIR	4'-0" x 6'-8"
E1	INTERIOR BIFOLD	2'-6" x 6'-8"
E2	INTERIOR BIFOLD	2'-8" x 6'-8"
E3	INTERIOR BIFOLD	5'-0" x 6'-8"
E4	INTERIOR BIFOLD	1'-10" x 6'-8"
G	GARAGE DOOR	18'-0" x 10'-6"
H	INTERIOR SWINGING	2'-4" x 6'-8"
J	PANTRY INTERIOR SWINGING	2'-4" x 6'-0"

WINDOW & DOOR NOTES: ALL WINDOWS HAVE A U-FACTOR OF 0.22 & A SHGC OF 0.22. SKYLIGHTS HAVE A 0.52 U-FACTOR AND A SHGC OF 0.24. GLAZED DOORS REQUIRE A PROP. U-FACTOR OF 0.39 OR GREATER AND A REQ. U-FACTOR OF 0.35.

PROJECT NOTES:

APPLY CONTINUOUS SEAL TO THE OP (HEAD) AND SIDES (JAMBS) OF WINDOW
EMBED JAMB FLASHING INTO SEALANT AND FASTEN IN PLACE.

EXTEND JAMB FLASHING BEYOND SILL FLASHING AND ABOVE WHERE THE HEAD FLASHING WILL INTERSECT.

APPLY SILL FLASHING HORIZONTALLY BELOW THE SILL, FASTEN THE TOP EDGE OF THE SILL FLASHING TO THE FRAME. BUT DO NOT FASTEN THE LOWER EDGE SO THE WEATHER RESISTANT BUILDING PAPER APPLIED LATER MAY BE SLIPPED UP AND UNDERNEATH THE FLASHING IN A WEATHERBOARD FASHION.

SILLS OF EXTERIOR WINDOWS WHICH ARE LOCATED MORE THAN 6' ABOVE GRADE AND LESS THAN 24" ABOVE THE INTERIOR FLOOR SURFACE MUST MEET SOME NEW REQUIREMENTS. IF THE WINDOW IS LESS THAN 24" ABOVE THE INTERIOR FLOOR SURFACE, THE WINDOW MUST BE FIXED OR HAVE AN OPENING OR GUARD WHICH DOES NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE, AND THE GUARD AT MIN. HEIGHT OF 36".

SHOWER PAN LINERS MUST EXTEND 3" ABOVE THE SHOWER DOOR THRESHOLD HEIGHT AND SOLID BLOCKING IS REQUIRED BEHIND AT ALL LINER LOCATIONS. SHOWER PAN LINERS MUST BE INSTALLED WITH BUILT UP FLOORS AND MUST BE INSPECTED.

BATHROOM EXHAUST FAN DUCTS MUST NOW CONTINUE AND DISCHARGE DIRECTLY OUTSIDE THE STRUCTURE.

SOAKER GARDEN TUBS AND WHIRLPOOL TUBS MUST HAVE ANTI-SCALD MIXING VALVES LIMITING WATER TEMP TO 120 DEG. FLOOR DRAINS TO HAVE DEEP SEAL TRAPS.

ALL EXTERIOR OPENINGS TO BE COUNTER FLASHED AND OR CAULKED (DOOR, WINDOW, AND PIPE PENETRATIONS.)

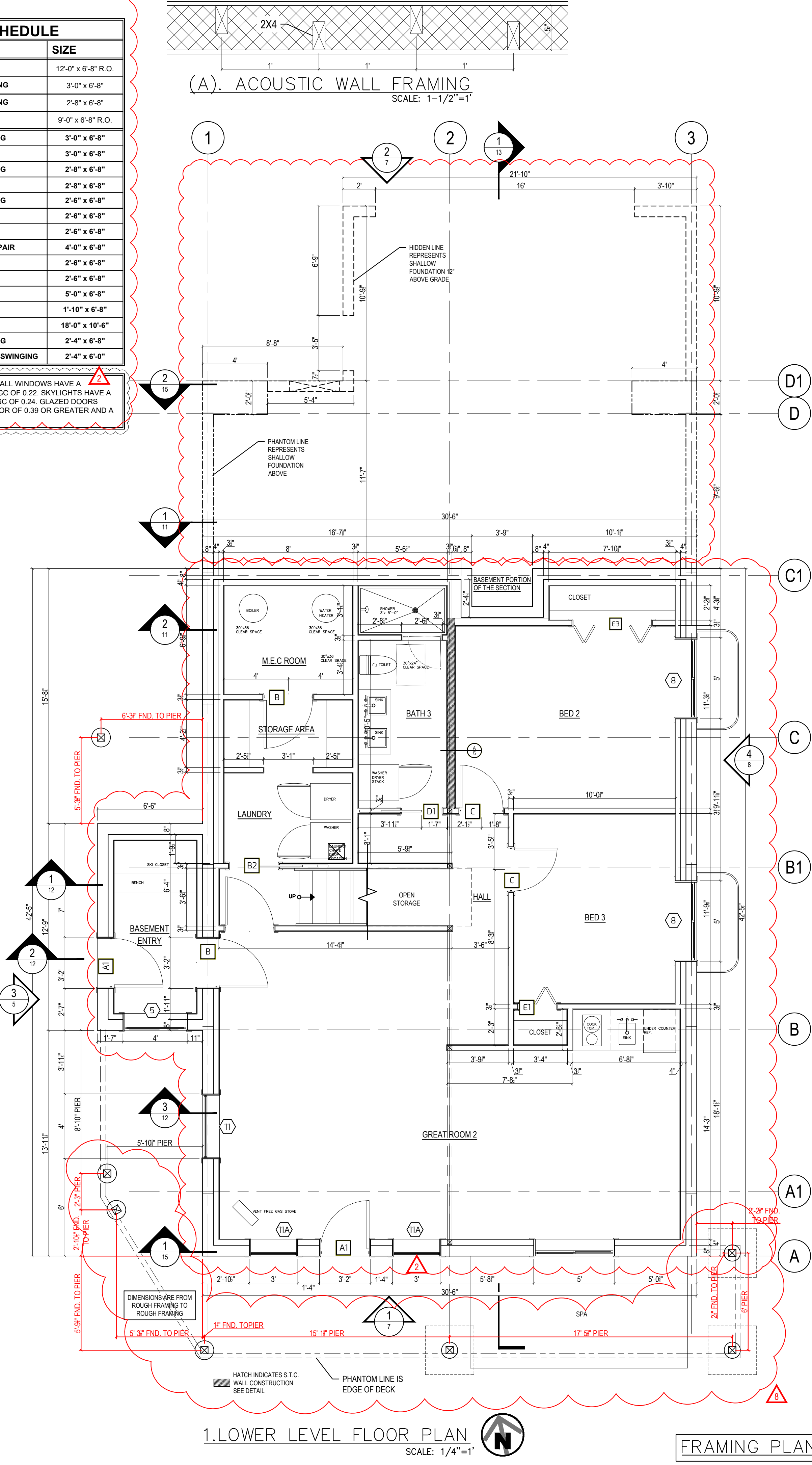
FIREBLOCK STUD SPACES AT SOFITS, FLOOR AND CEILING JOISTS LINES AT 10' VERT. AND HORIZ., AND AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY SPACES FOR FACTORY-BUILT CHIMNEYS AND AT ANY OTHER LOCATION WHICH COALS AFFORD PASSAGE OF FLAME.

NO WOOD SHALL BE NEARER THAN 6" TO EARTH UNLESS SEPARATED BY CONCRETE AT LEAST 3" THICK WITH AN IMPERVIOUS MEMBRANE BETWEEN EARTH AND CONCRETE.
PROVIDE 1/2" AIRSPACE AT TOP, SIDES, AND ENDS OF GIRDERS ENTERING CONCRETE OR MASONRY WALLS UNLESS WOOD RESISTS DECAY.

PROVIDE 30 LB. UNDERLAYMENT BETWEEN COURSES OF SHAKES. ROOF VALLEY FLASHING TO BE A MIN. 28 GAGE SHEET CORROSION RESISTANT METAL, EXTENDING AT LEAST 11" FROM CENTER LINE OF VALLEY. PROVIDE ICE SHIELD THAT EXTEND UP FROM EVE A MIN. OF 2'.

ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS SHALL HAVE CROSS VENTILATING OPENINGS, WHICH ARE PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE TOTAL NET FREE AREA SHALL BE LESS THAN 1-150 OF THE OPEN SPACE VENTILATED. THE TOTAL VENTILATING AREA RATION MAY BE REDUCED TO NO LESS THAN 1 TO 300 IF EITHER 1) OPENINGS ARE PROVIDED IN THE UPPER AND LOWER PORTIONS OF THE VENTILATED SPACE, OR 2.) A PERM VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF THE CEILING.

AND EXTERIOR DOOR OR WINDOW WITH A FINISHED SILL HEIGHT WITHIN 44" OF THE FLOOR, MIN. NET CLEAR OPEN AREA OF 5.7 SQ.FT. MIN. NET CLEAR OPENING WIDTH OF 20" AND MIN. NET CLEAR OPENING HEIGHT OF 24". GRADE FLOOR OPENINGS MAY HAVE A MIN. NET CLEAR OPENING OF 5 SQ. FT.



avrame

6223 WEST DOUBLE EAGLE CIRCLE, SALT LAKE CITY, UTAH 84118
PH: 866.287.2632 ~ WWW.AVRAMEUSA.COM
EMAIL: SALES@AVRAMEUSA.COM

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KEYNOTES

TRIO 120 - SCIAMMARELLA RES. VILLAGES AT WOLF CREEK, LLC LOT 221910001 EDEN UT, 84310	 2 7/2023 LOWER LEVEL FLOOR PLAN CHANGES
	 1 10/17/2022 ADDED NOTES FROM ORIGINAL SHEET SH3
	 1 09/11/2023 KITCHEN/DECK/PANTRY

PLAN:	DATE:
(013.3)	02/21/2022
SHEET:	BASEMENT:
	1,168 S.F.
5	MAIN LEVEL:
	1,341 S.F.
OF:	UPPER LEVEL
	471 S.F.
18	<u>TOTAL FINISHED:</u>
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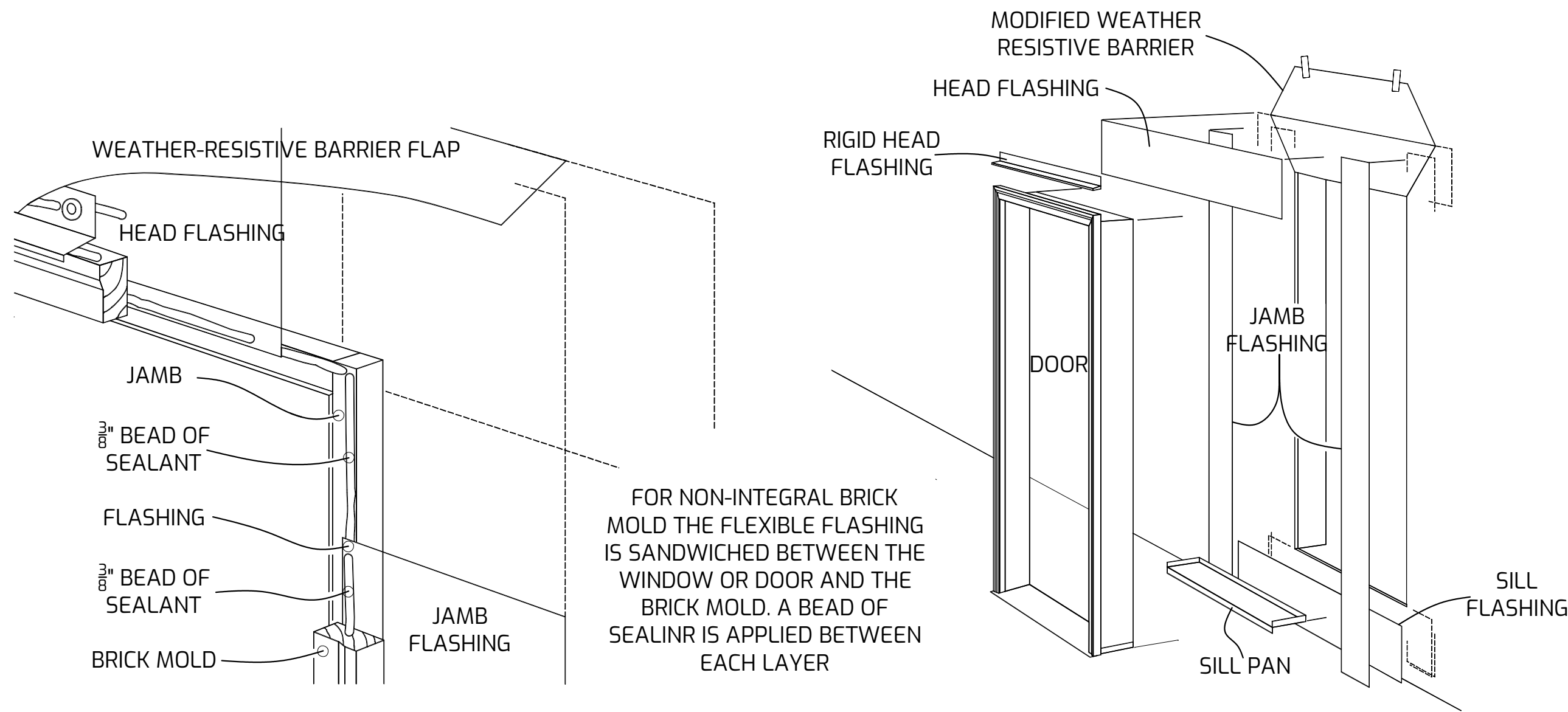


DOOR SCHEDULE		
	TYPE	SIZE
A	DOUBLE SLIDER	12'-0" x 6'-8" R.O.
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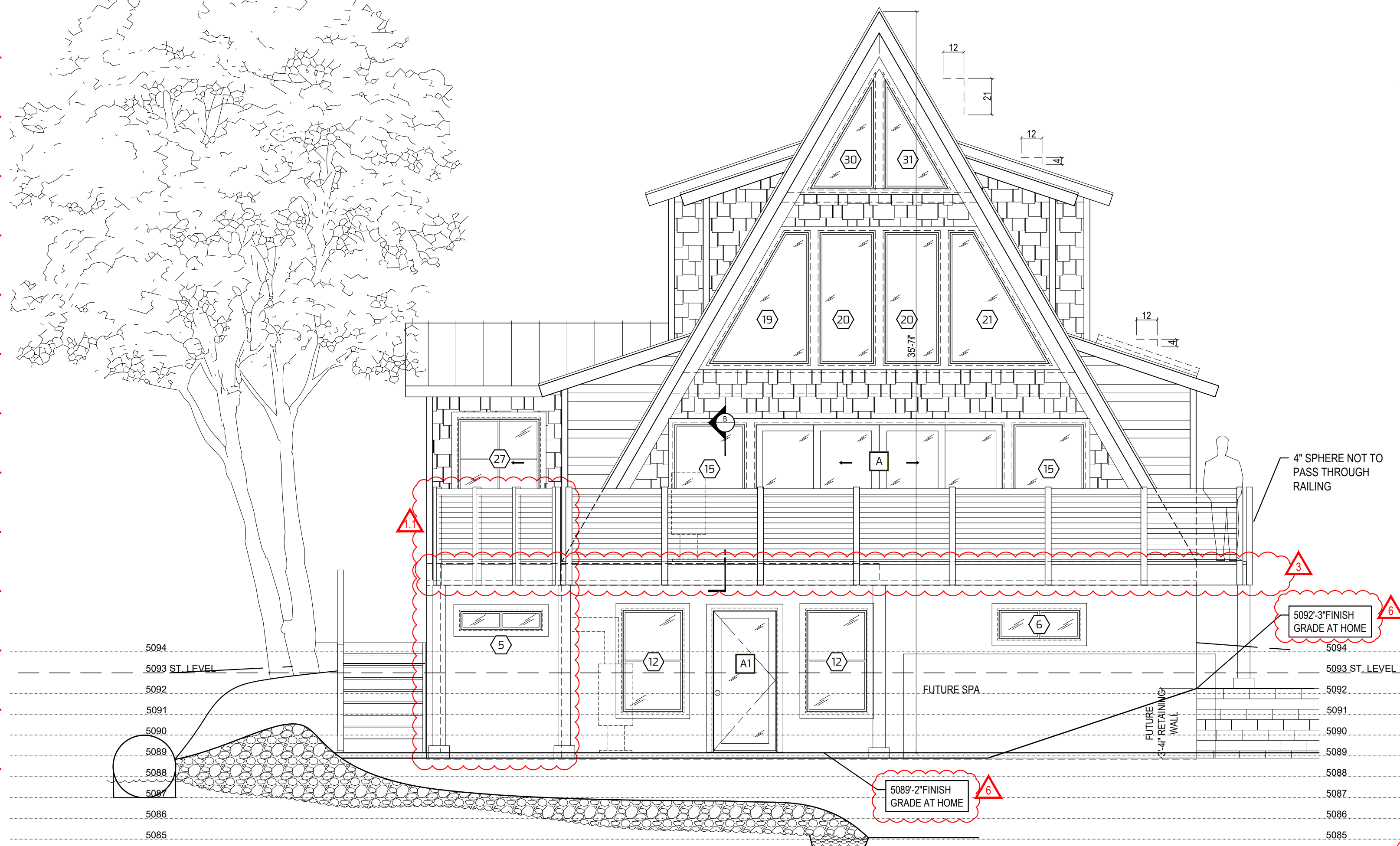
3. UPPER LEVEL FLOOR PLAN



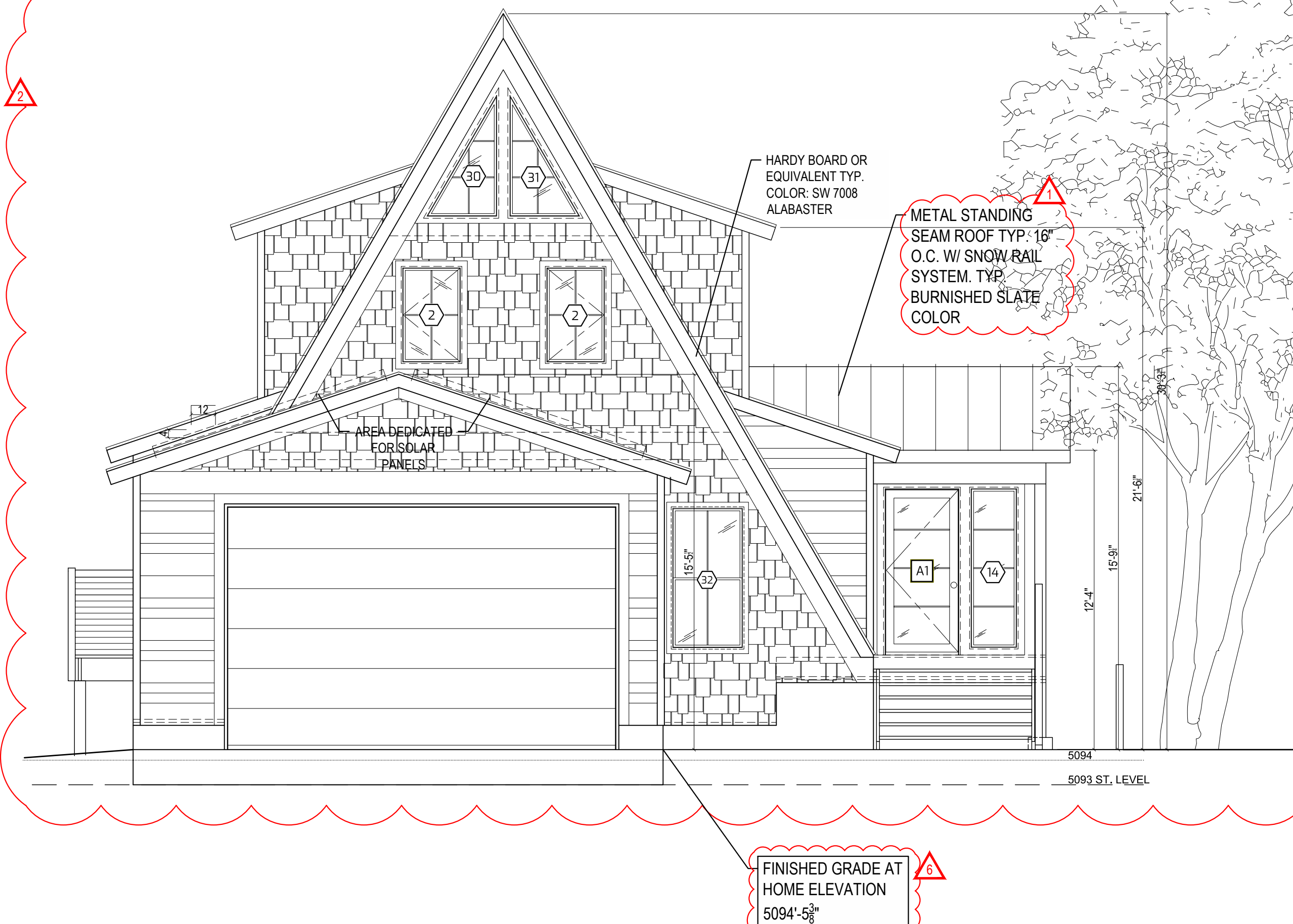
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(B) WINDOW FLASHING DETAIL
SCALE: NTS



1. REAR EXTERIOR ELEVATION
SCALE: 1/4"=1'



1. FRONT EXTERIOR ELEVATION
SCALE: 1/4"=1'

EXTERIOR ELEVATIONS

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BELOW.

KEYNOTES

10/17/2022 DEFERRED SUBMITTAL
07/05/2023 DOOR & WINDOW NUMBERS & BUILDING HEIGHT CHANGES
08/09/2023 REAR DECK BEAM TO 5.125' X 12' GLB
09/05/2023 HOUSE + GRADE BASED 1'

TRIO 120 - SCIAMMARELLA RES.
VILLAGES AT WOLF CREEK, LLC
LOT 100
EDEN UT, 84310
DRAWN FOR ONE
TIME USE FOR:

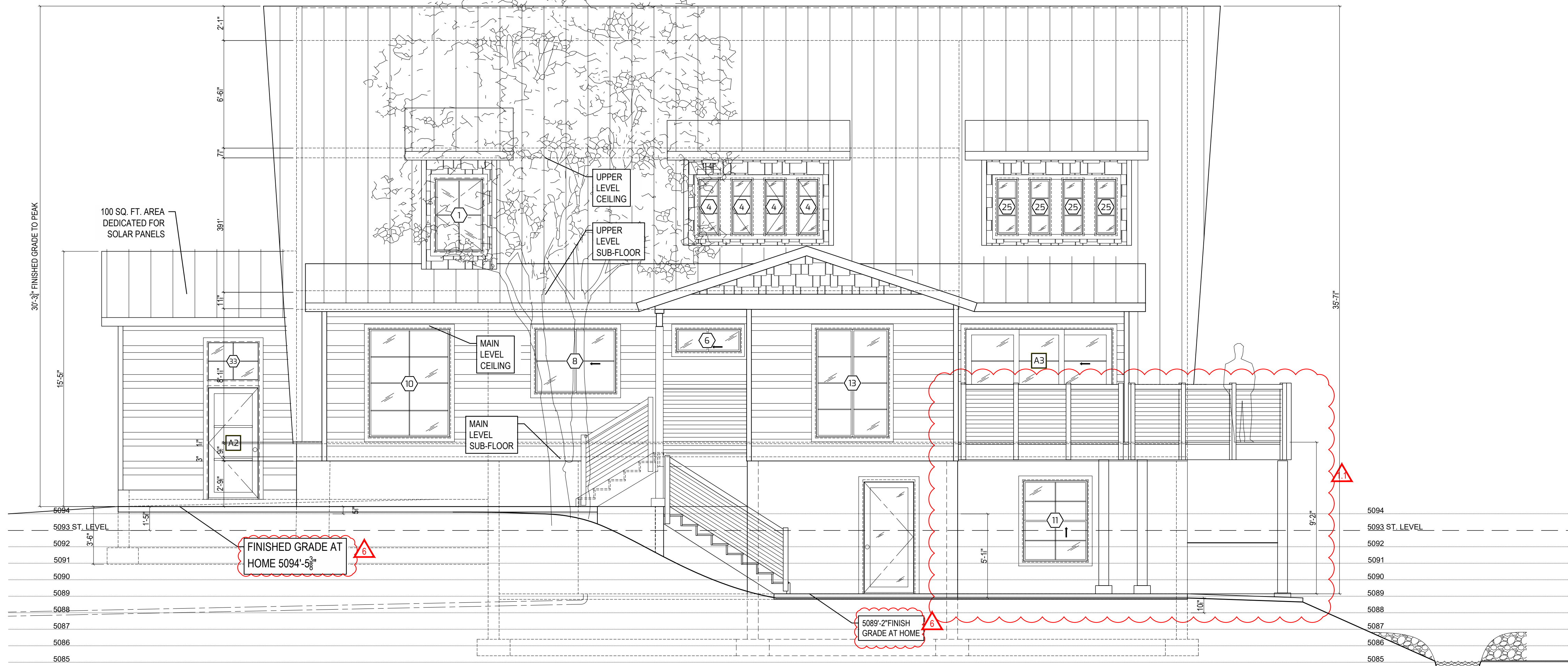
PLAN: (013.3) DATE: 02/21/2022

SHEET: 7

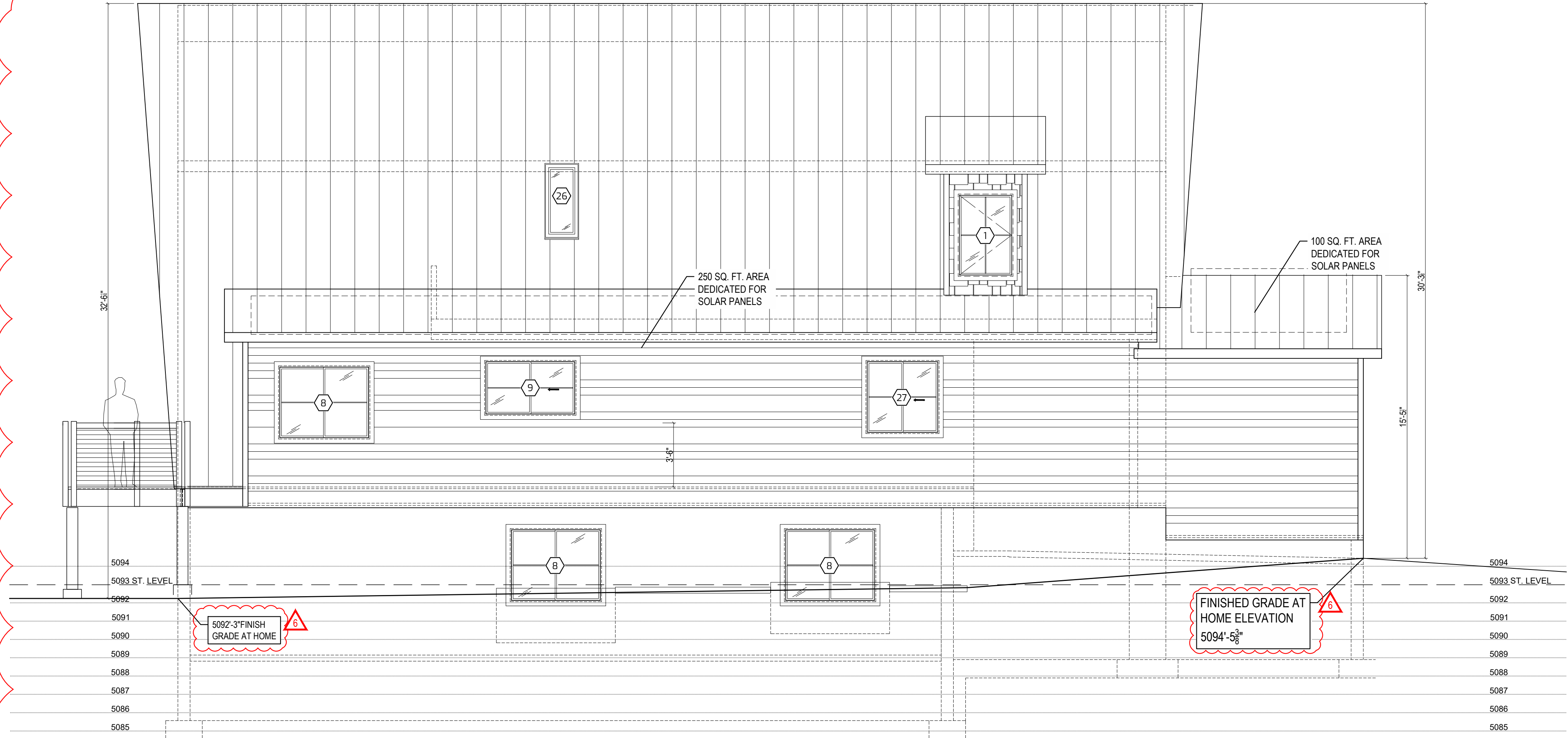
OF: 18

BASEMENT:
1,168 S.F.
MAIN LEVEL:
1,341 S.F.
UPPER LEVEL:
471 S.F.
TOTAL FINISHED:
2,980 S.F.

FILE PATH: G:\PROJECTS\000020 - AVRAMI 2020\003 Avrami Design\001 PROJECT AVRAMI\01 PROJECTS\011 PETER\013 R&D Draw\013 (NE) SCIAMMARELLA RES. TRIO 120-UT Final.dwg(00) REVISED 02-11-2023\013 (09-05-2023) SCIAMMARELLA RES. TRIO 120-UT.dwg
COPYRIGHT: © 2023 - ALL RIGHTS RESERVED. LAST SAVED BY: PORTER LAST SAVED DATE: SEP-16-2023 2:56 PM
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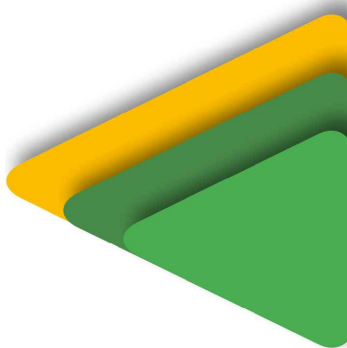


3. LEFT EXTERIOR ELEVATION
SCALE: 1/4"=1'



4. RIGHT EXTERIOR ELEVATION
SCALE: 1/4"=1'

EXTERIOR ELEVATIONS



6223 WEST DOUBLE EAGLE CIRCLE, SALT LAKE CITY, UTAH 84118
PH: 866.287.2632 - WWW.AVRAMEUSA.COM
EMAIL: SALES@AVRAMEUSA.COM

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KEYNOTES

10/17/2022 DEFERRED SUBMITTAL
12/19/22 DOOR & WINDOW NUMBERS
09/05/23 HOUSE - GRADE RAISED 1'

TRIO 120 - SCIAMMARELLA RES.
VILLAGES AT WOLF CREEK, LLC
121192001
EDEN UT, 84310

DRAWN FOR ONE
TIME USE FOR:

AVRAMI U.S.A.

PLAN: (013.3) DATE: 02/21/2022

SHEET: 8 OF: 18

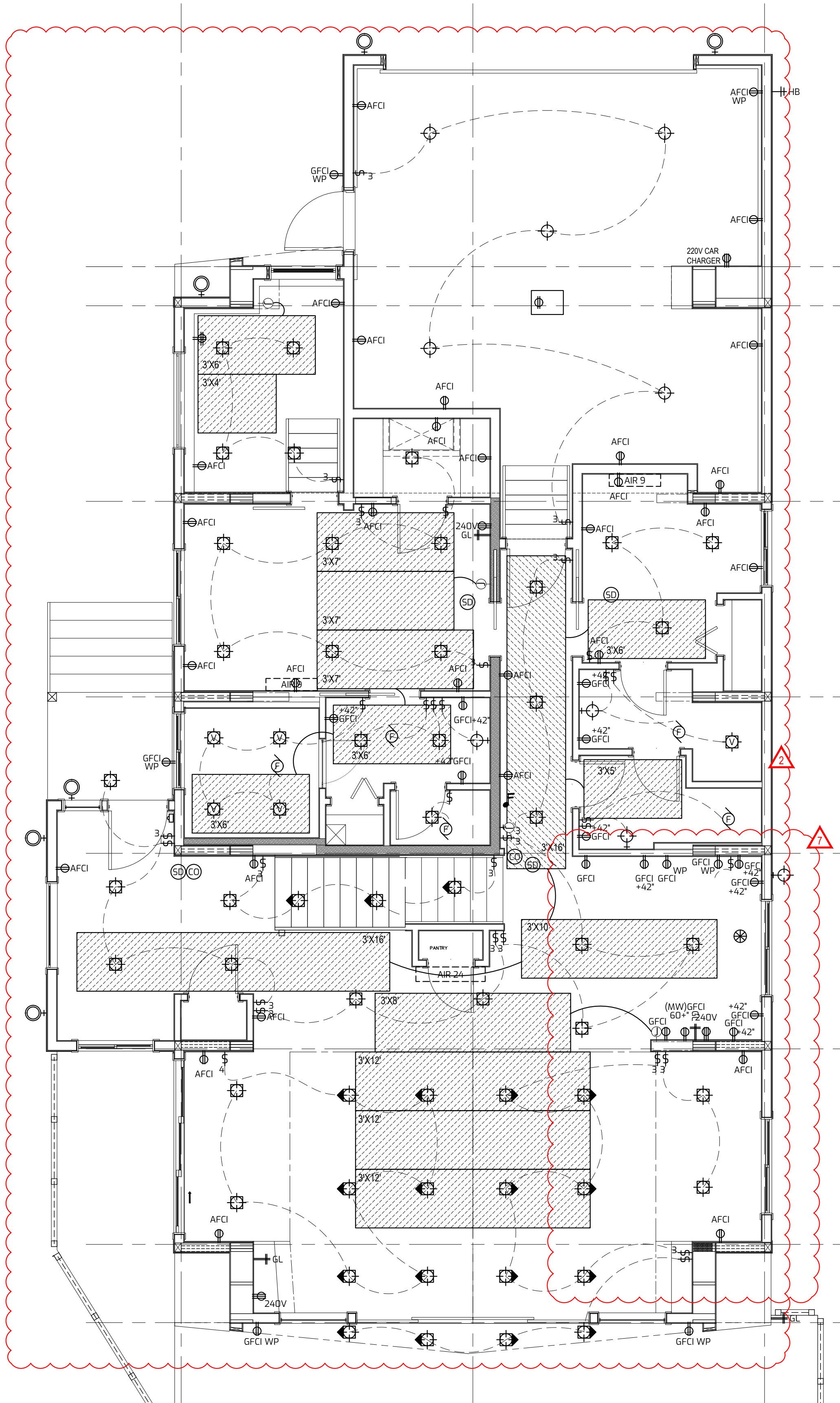
BASEMENT: 1,168 S.F.
MAIN LEVEL: 1,341 S.F.
UPPER LEVEL: 471 S.F.
TOTAL FINISHED: 2,980 S.F.

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COPYRIGHT: © 2023 - ALL RIGHTS RESERVED. AVRAME 2020(013) AVRAME Design(001) PETER(013) R&M
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LAST SAVED DATE: SEP-18-2023 2:51 PM
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LAYOUT: SH-3
PLOT DATE AND TIME: SEP-15-2023 12:27 PM

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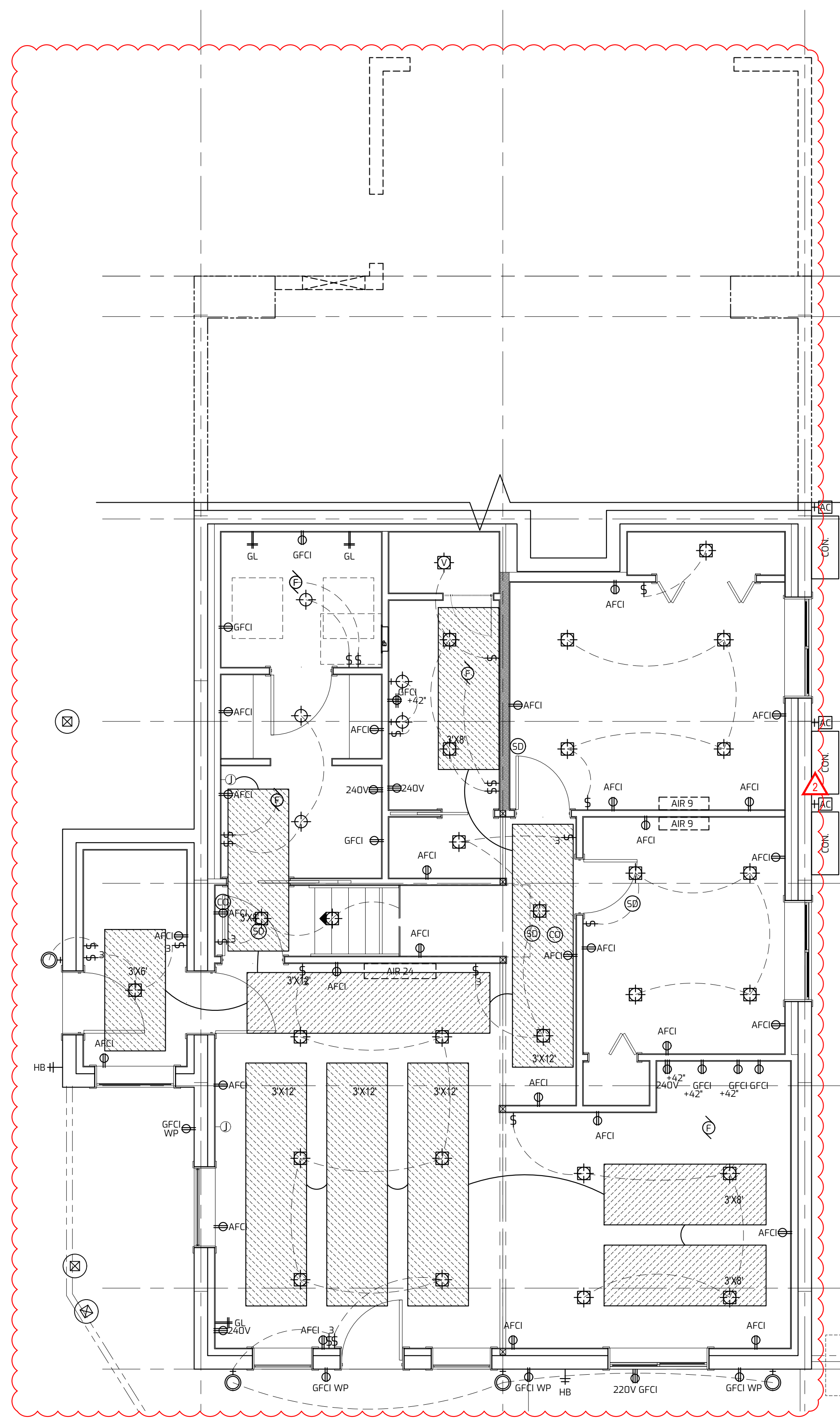
- ALL ELECTRICAL INSTALLATIONS SHALL COMPLY W/ 2016 CRC & 2014 NEC
- INSTALL OUTLETS SO NO POINT ALONG ANY WALL IS MORE THAN 6' FROM OUTLET.
- INSTALL RECEPTACLES ALONG KITCHEN COUNTERTOPS SO NO POINT ALONG ANY WALL IS MORE THAN 2' FROM AN OUTLET.
- ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS, IN GARAGES, UNFINISHED BASEMENTS AND OUTSIDE OUTLETS TO BE GFCI PROTECTED.
- FUEL FIRED WATER HEATERS SHALL NOT BE INSTALLED IN A ROOM USED AS A STORAGE CLOSET. NON-DIRECT-VENT WATER HEATERS LOCATED IN A SEALED ENCLOSURE SO THAT COMBUSTION AIR WILL NOT BE TAKEN FROM THE LIVING SPACE.
- PROVIDE A MIN. OF 30" OF CLEARANCE SPACE IN FRONT OF THE FURNACE AND A MIN. OF 3' ALONG SIDE AND BACK.
- ELEC. PANEL MUST HAVE 30" WIDTH, 36" DEPTH AND 6'-6" HEADROOM CLEARANCE.
- UFER GROUND REQUIRED**
- ALL 15- AND 20- AMPERE RECEPTACLES IN EVERY KITCHEN, FAMILY, LIVING, DINING, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION, OR SIMILAR ROOM OR AREA OF DWELLING UNITS SHALL BE LISTED AS TAMPER-RESISTANT RECEPTACLES. -E4002.14 AND -E3901.1

- SMOKE ALARMS:**
WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
- PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.
- A MIN. OF TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL SERVE ALL WALL AND FLOOR RECEPTACLES OUTLETS IN THE KITCHEN.
- PROVIDE APPROVED BOXES OF SUPPORT FOR FANLIGHT COMBOS
- PROVIDE ALL BEDROOM OUTLETS, LIGHTS, SWITCHES, AND SMOKE DETECTORS W/ ARC-FAULT PROTECTION.
- ALL EXTERIOR OUTLETS TO BE GFCI WETHER PROOF.
- ALL EXTERIOR OUTLETS SHALL HAVE BUBBLE COVERS & 110V OUTLET WITH 25' OF AC UNIT.
- SMOKE DETECTORS AND CARBON MONOX. DETECTORS ARE REQUIRED TO BE INTERCONNECTED SO IF ONE SOUND, ALL SOUND.
- ALSO ALL DETECTORS ARE TO BE WIRED WITH PRIMARY POWER, AND BATTERY BACKUP.
- CARBON MONOXIDE DETECTORS REQUIRED ON ALL HABITABLE LEVELS INCLUDING ANY "BONUS ROOMS".
- ALL ELECTRICAL RECEPTACLES AND SWITCHES ARE UP A MIN. 18" ABOVE THE FLOOR, IN THE GARAGE OR ANY ROOM WITH ACCESS FROM GARAGE.
- A 125-VOLT, SINGLE PHASE, 15-OR 20-AMP RATED GFCI RECEPTACLE OUTLET SHALL BE INSTALLED WITHIN 25' OF MECHANICAL EQUIPMENT AND NOT BE CONNECTED TO THE LOAD SIDE OF THE DISCONNECTING MEANS.
- ALL ELECTRICAL BOXES IN GARAGE TO BE 2-HOUR RATED.



1. 1ST LEVEL ELECTRICAL PLAN

SCALE: 1/4"=1'



1. BASEMENT ELECTRICAL PLAN

SCALE: 1/4"=1'



ELECTRICAL PLANS

SYMBOLS LEGEND

UFER CONCRETE ENCASED GROUNDING ELECTRODE	UFER	220V DISCONNECT BOX FOR AC COMPRESSOR PER NEC 422.26	110V DUPLEX CONV. OUTLET	FROST FREE HOSE BIB
SURFACE MOUNT LIGHT FIXTURE	PUSH BUTTON AT 48" A.F.F.	CHIMES	110V FOURPLEX CONV. OUTLET	GAS LINE
WALL HUNG FIXTURE	SMOKE DETECTOR (WIRED IN SERIES)	CARBON MONOXIDE DETECTOR	1/2 HOT OUTLET	MINI SPLIT 36K BTU CONDENSER
RECESSED LIGHT FIXTURE	GARBAGE DISPOSAL	EXHAUST FAN (MIN. 5 AIR CHANGES PER HOUR)	220V OUTLET	AIR HANDLER 24K BTU UNIT
RECESSED SLOPED LIGHT	150 AMP ELECTRICAL PANEL		AFCI DUPLEX OUTLET	AIR HANDLER 9K BTU UNIT
VAPOR PROOF RECESSED			GFCI DUPLEX OUTLET	ELECTRIC IN-FLOOR HEATING SYSTEM
SINGLE POLE SWITCH			WEATHERPROOF DUPLEX OUTLET	ELECTRIC IN-FLOOR HEATING SYSTEM
3-WAY SWITCH			GARAGE DOOR OPENER RECEPTACLE	240V JUNCTION BOX

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KEYNOTES

07/05/2023 REVISED MEP PLANS PER LAYOUT CHANGES & ADDED HVAC SYMBOLS.
09/06/2023 REVISED MEP PLANS PER LAYOUT CHANGES & ADDED HVAC SYMBOLS.
09/11/2023 KITCHENDECK ELECTRICAL REV.

TRIO 120 - SCIAMARELLA RES.
VILLAGES AT WOLF CREEK, LLC
LOT 22191
EDEN UT, 84310

PLAN: (013.3) DATE: 02/21/2022

SHEET: 9

OF: 18

BASEMENT: 1,168 S.F.

MAIN LEVEL: 1,341 S.F.

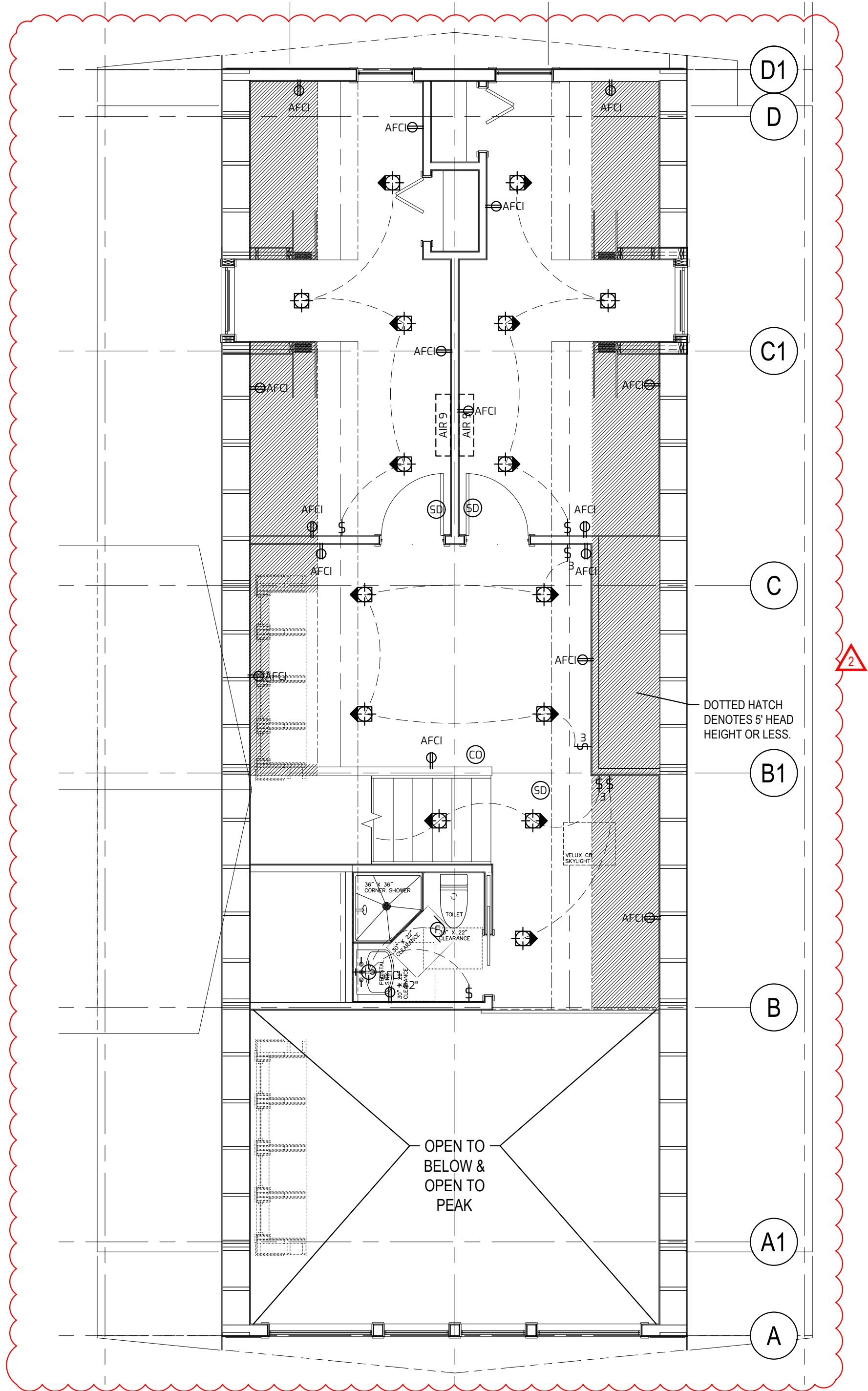
UPPER LEVEL: 471 S.F.

TOTAL FINISHED: 2,980 S.F.

AVRAME U.S.A.



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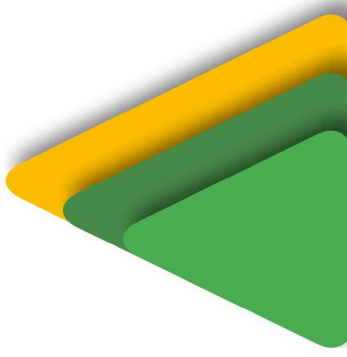


1. 2ND LEVEL ELECTRICAL PLAN
SCALE: 1/4"=1'



ELECTRICAL PLANS

SYMBOLS LEGEND			
'UFER' CONCRETE ENCASED GROUNDING ELECTRODE	UFER	220V DISCONNECT BOX FOR AC COMPRESSOR PER NEC 422.26	AC
SURFACE MOUNT LIGHT FIXTURE		PUSH BUTTON AT 48" A.F.F.	D
WALL HUNG FIXTURE		CHIMES	M
RECESSED LIGHT FIXTURE		SMOKE DETECTOR (WIRED IN SERIES)	AC
RECESSED SLOPED LIGHT		CARBON MONOXIDE DETECTOR	CO
VAPOR PROOF RECESSED		GARBAGE DISPOSAL	AC
SINGLE POLE SWITCH	\$	EXHAUST FAN (MIN. 5 AIR CHANGES PER HOUR)	F
3-WAY SWITCH	\$	150 AMP ELECTRICAL PANEL	
		110V DUPLEX CONV. OUTLET	
		110V FOURPLEX CONV. OUTLET	
		1/2 HOT OUTLET	
		220V OUTLET	220V
		AFCI DUPLEX OUTLET	AFCI
		GFCI DUPLEX OUTLET	GFCI
		WEATHERPROOF DUPLEX OUTLET	WP GFCI
		GARAGE DOOR OPENER RECEPTACLE	
		FROST FREE HOSE BIB	HB
		GAS LINE	GL
		MINI SPLIT 36K BTU CONDENSER	CON.
		AIR HANDLER 24K BTU UNIT	AIR 24
		AIR HANDLER 9K BTU UNIT	AIR 9
		ELECTRIC IN-FLOOR HEATING SYSTEM	
		ELECTRIC IN-FLOOR HEATING SYSTEM 240V JUNCTION BOX	



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KEYNOTES

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09/06/2023 REVISED MEP PLANS PER LAYOUT CHANGES & ADDED HVAC SYMBOLS.

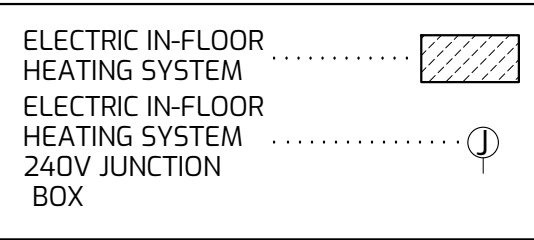
TRIO 120 - SCIAMMARELLA RES.
VILLAGES AT WOLF CREEK, LLC
LOT 2219101
EDEN UT, 84310

AVRAME U.S.A.

PLAN: (013.3) DATE: 02/21/2022

SHEET: 10 OF: 18

BASEMENT: 1,168 S.F.
MAIN LEVEL: 1,341 S.F.
UPPER LEVEL: 471 S.F.
TOTAL FINISHED: 2,980 S.F.



EXTERIOR ELECTRICAL PAVEMENT HEATING PLAN

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KEYNOTES

8/17/2023 SITE PLAN UPDATE PER GARDNER ENGINEERING PROPERTY EXHIBIT

TRIO 120 - SCIAMMARELLA RES.
VILLAGES AT WOLF CREEK, LLC
LOT 221910001
EDEN UT, 84310

OR:
AVRAME U.S.A.

PLAN: (013.3) DATE: 02/21/2022

SHEET:

10.1

OF:

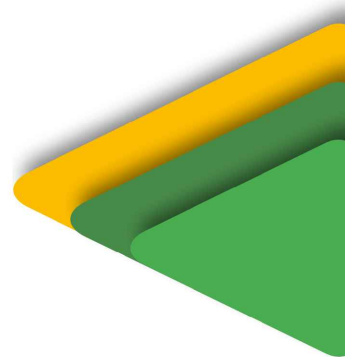
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BASEMENT:
1,168 S.F.

MAIN LEVEL:
1,341 S.F.

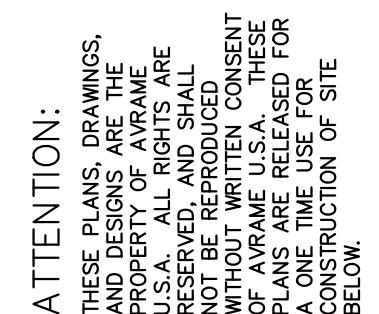
UPPER LEVEL
471 S.F.

TOTAL FINISHED
2,980 S.F.



dvrame

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BELOW.

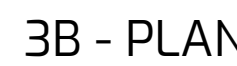
07/05/2023 PLAN AND DETAIL CHANGES

TRIO 120 - SCIAMMARELLA RES.
VILLAGES AT WOLF CREEK, LLC
LOT 221910001
EDEN UT, 84310

DRAWN FOR ONE
TIME USE FOR:

AVRAME U.S.A.

PLAN:	DATE:
(013.3)	02/21/202
SHEET:	BASEMENT:
	1,168 S.F.
11	MAIN LEVEL:
	1,341 S.F.
OF:	UPPER LEVEL:
	471 S.F.
18	<u>TOTAL FINISHED:</u>
	2,980 S.F.

[illegible]

REF: 1/3

SCALE: $1/2" = 1'$



REF:1/3

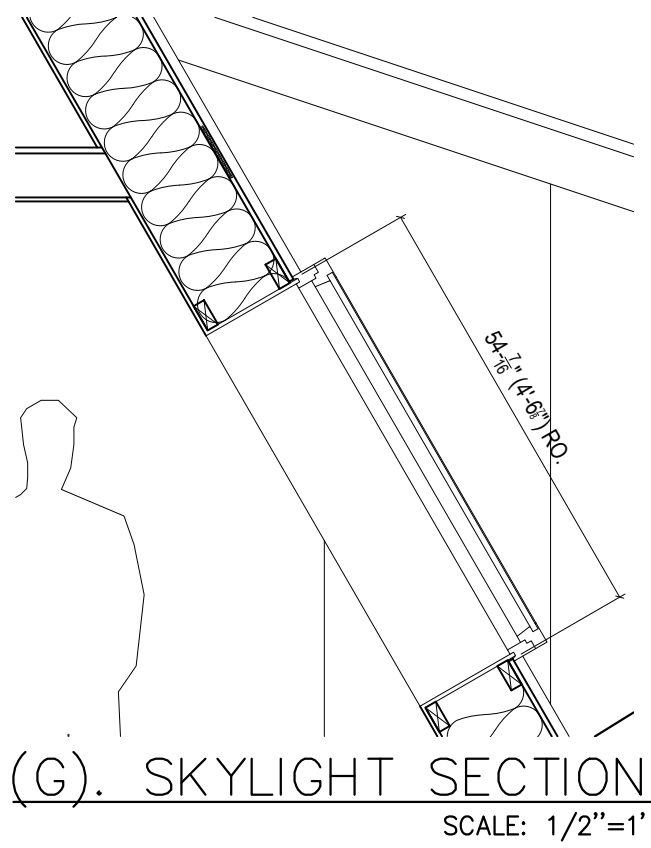
SCALE: 1/4"=1'



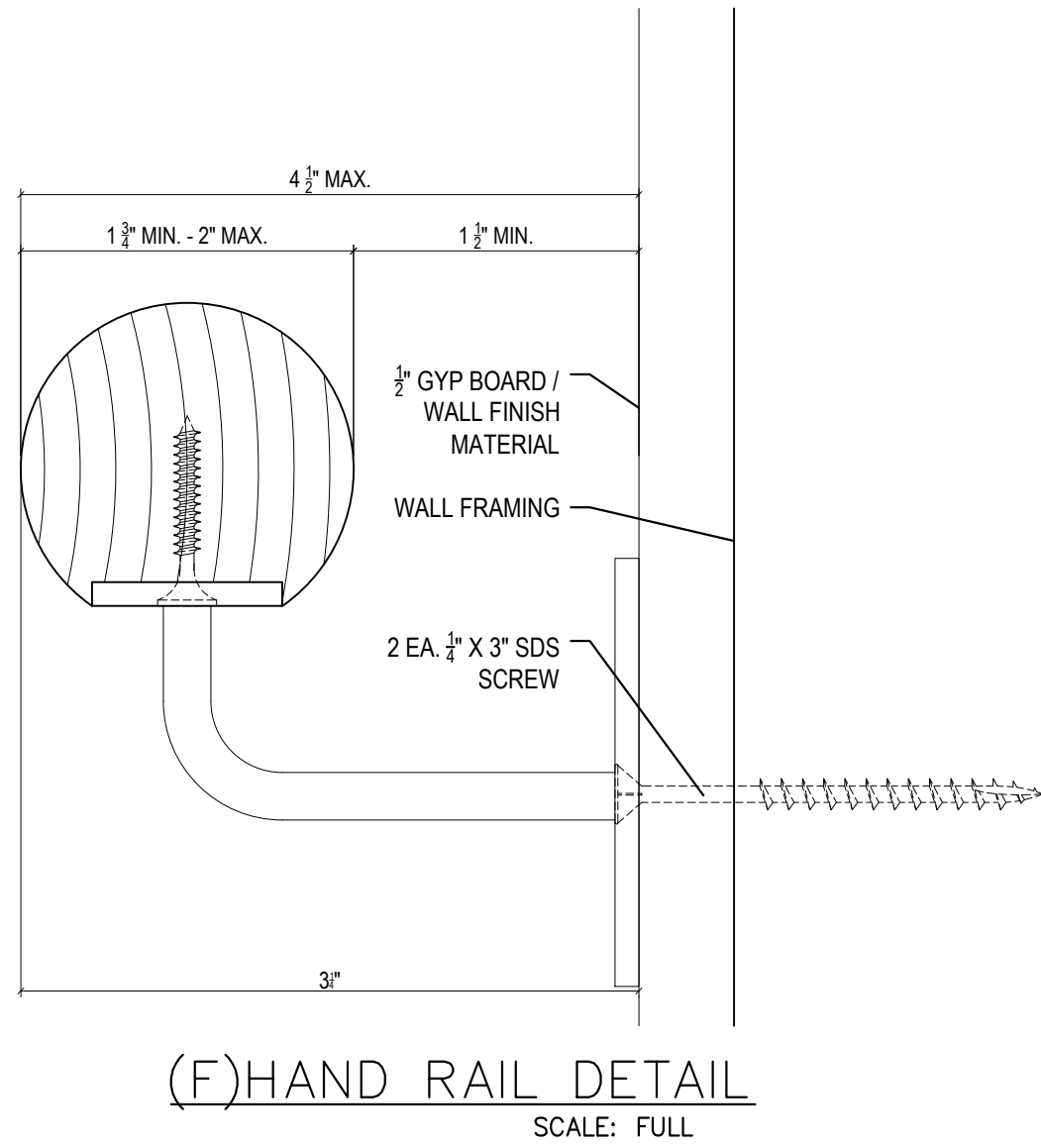
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SCALE: 1/4"=1'

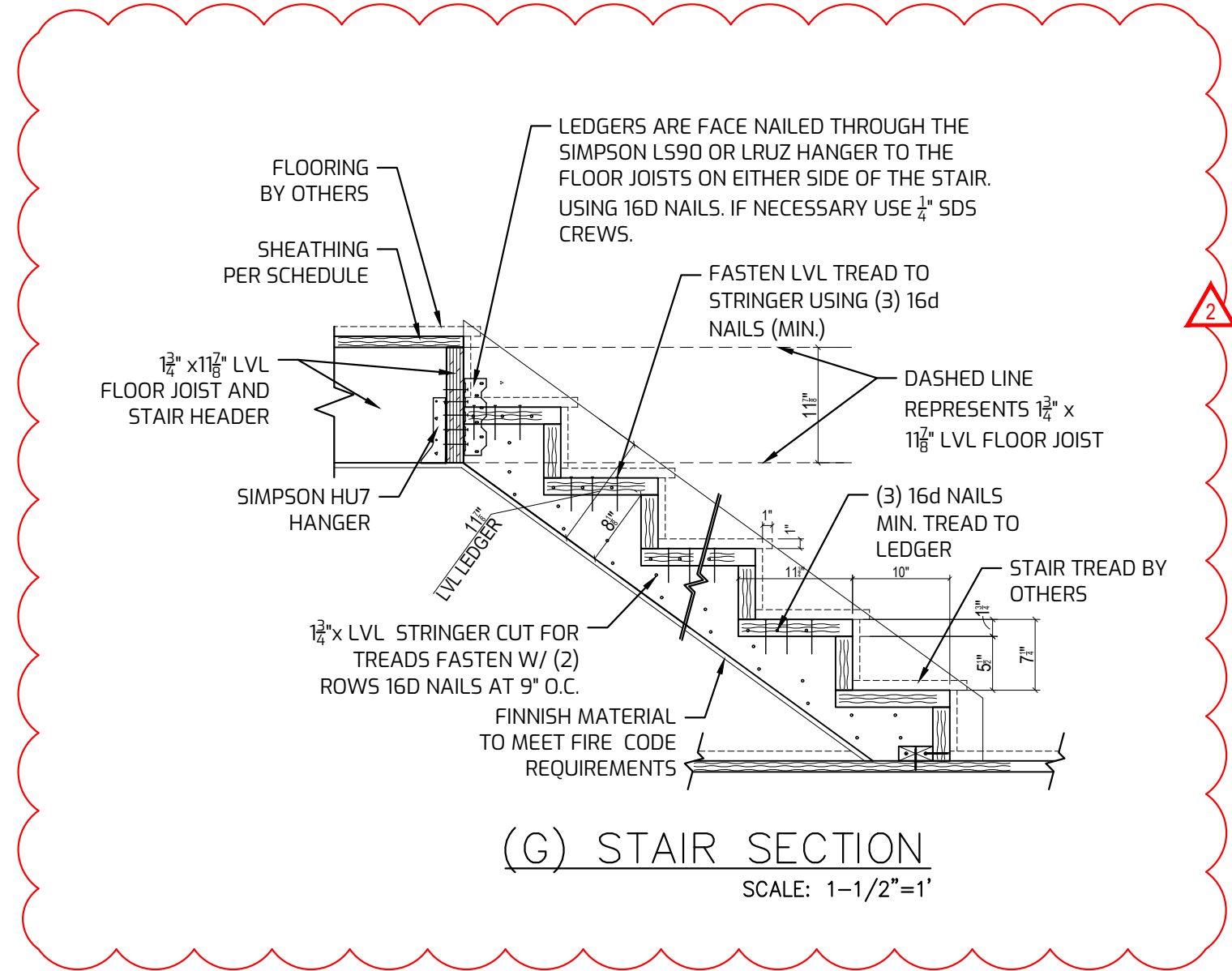
BUILDING SECTION DETAILS



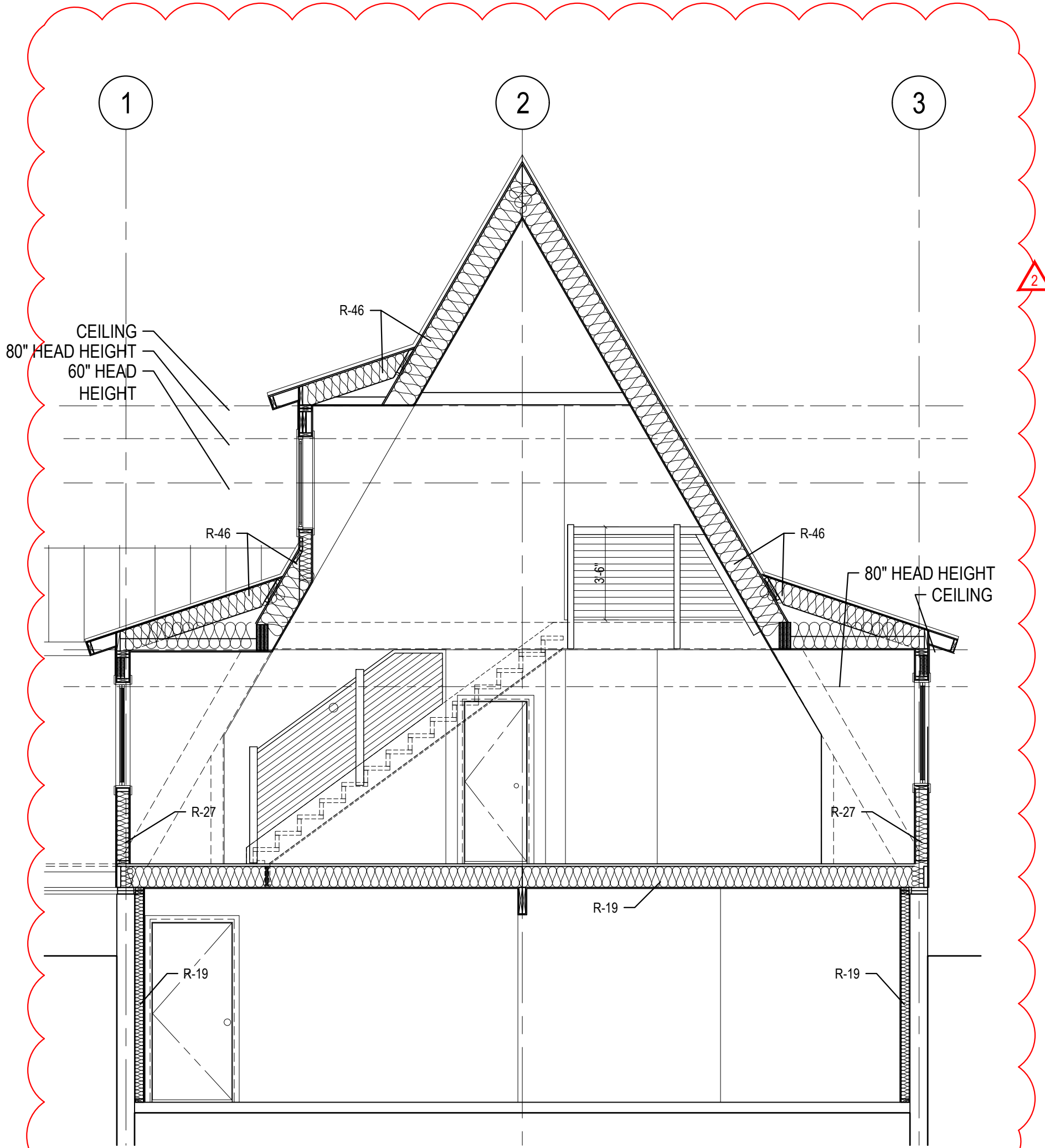
(G). SKYLIGHT SECTION
SCALE: 1/2"=1'



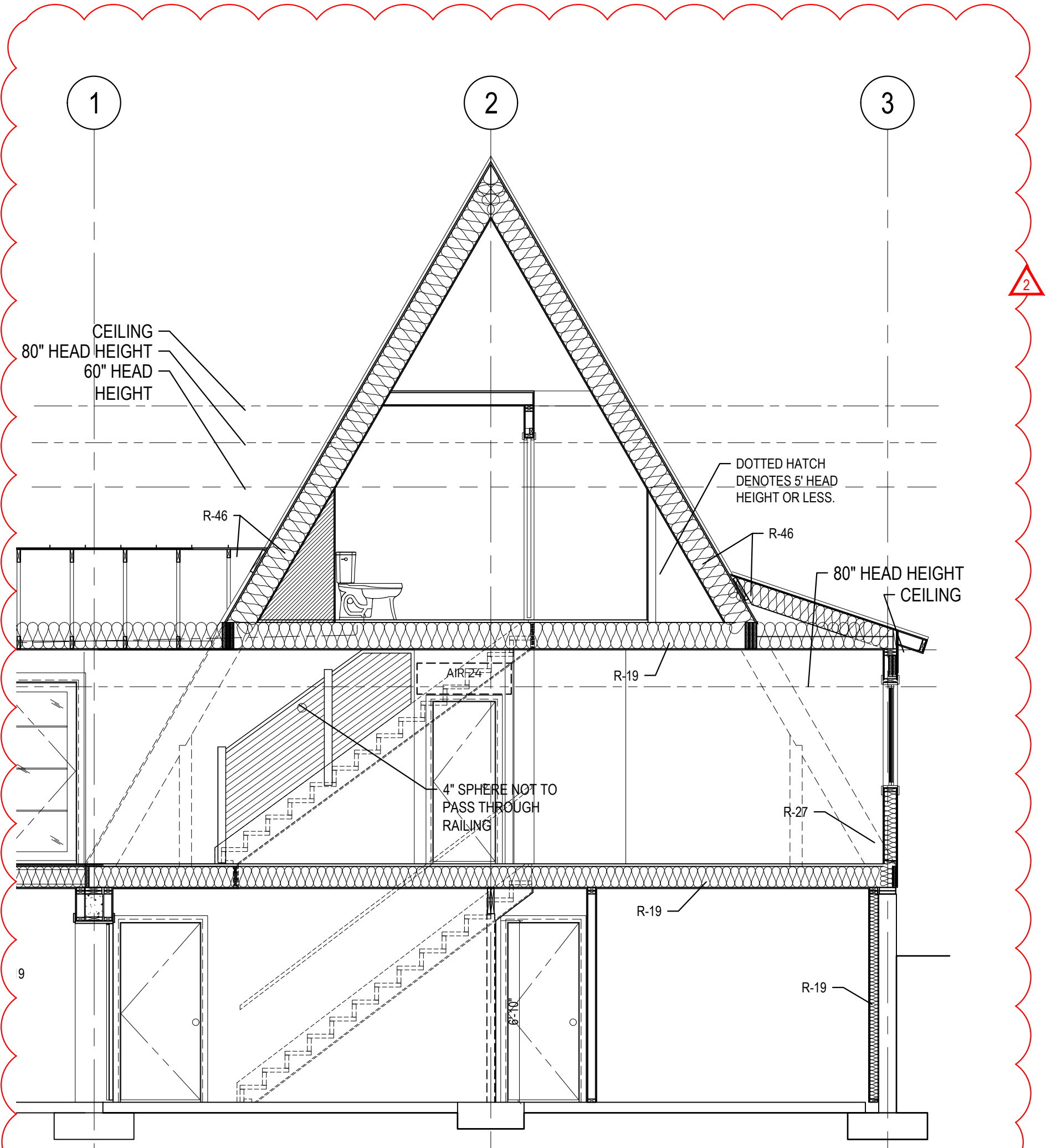
(F) HAND RAIL DETAIL
SCALE: FULL



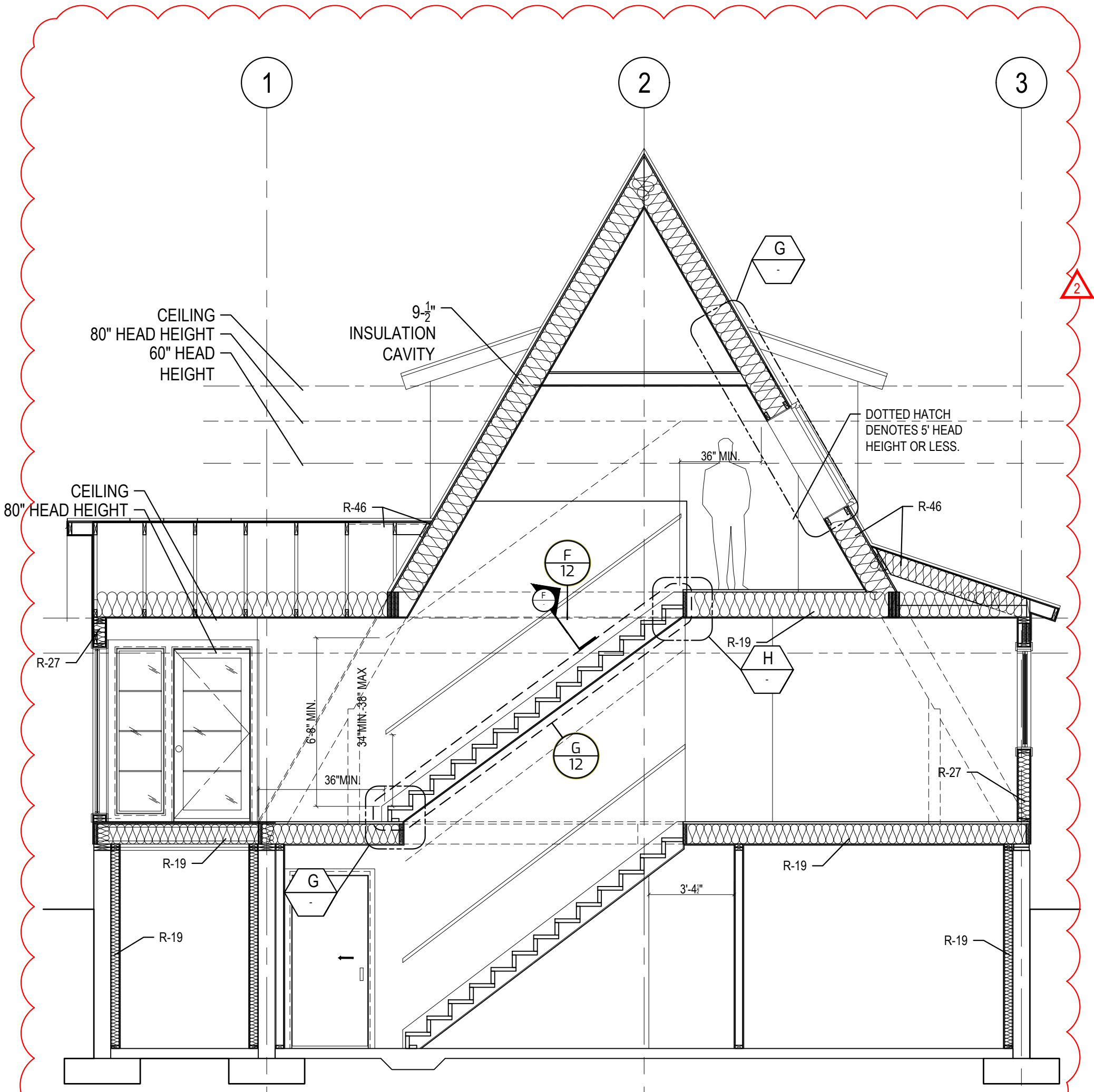
(G) STAIR SECTION
SCALE: 1-1/2"=1'



3. SECTION @ GREATROOM VAULTED CEILING
REF: 1/3 SCALE: 1/4"=1'



2. RAILING & STAIR ELEVATION SECTION
REF: 1/3 SCALE: 1/4"=1'



1. EXTENDED DORMER & STAIR SECTION
REF: 1/3 SCALE: 1/4"=1'

BUILDING SECTION DETAILS



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KEYNOTES

07/05/2023 PLAN AND DETAIL CHANGES

TRIO 120 - SCIAMMARELLA RES.
VILLAGES AT WOLF CREEK, LLC
LOT 22191001
EDEN UT, 84310

PLAN: (013.3) DATE: 02/21/2022

SHEET:

12

OF:

18

AVRAME U.S.A.

BASEMENT:
1,168 S.F.
MAIN LEVEL:
1,341 S.F.
UPPER LEVEL:
471 S.F.
TOTAL FINISHED:
2,980 S.F.



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07/05/2023 PLAN AND DETAIL CHANGES

AVRAME U.S.A.

SHEET:	BASEMENT:
13	1,168 S.F.
OF:	MAIN LEVEL:
18	1,341 S.F.
	UPPER LEVEL:
	471 S.F.
	<u>TOTAL FINISHED</u>
	2,980 S.F.

12D. NORTH FRAMING ELEVATION

12B. TRUSS PLAN

5D - SIDE WALL SECTION

5C - DORMER SECTION

5B - PLAN

5A - FRONT WALL SECTION

5. MAIN LEVEL DORMER DESIGN

12E. SOUTH FRAMING ELEVATION

12C. FLOOR PLAN

8D - DORMER SECTION

8C - DORMER SECTION

8B - PLAN

8A - WALL SECTION

8. 2ND LEVEL MINI DORMER FRONT SECTION
REF: 1/4 SCALE: 1/2"=1'

12F. LONGITUDINAL SECTION

12A. WEST FRAMING ELEVATION

SCALE: 1/4"=1'

12. EXTENDED GABLE ENTRY DORMER

SCALE: 1/4"=1'

BUILDING SECTION DETAILS

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BELOW.

KEYNOTES

7.2	07/05/2023	PLAN AND DETAIL CHANGES
8	09/14/2023	GABLE DORMER TRUSS DETAIL CHANGES

TRIO 120 - SCIAMMARELLA RES.
VILLAGES AT WOLF CREEK, LLC
LOT 221910001
EDEN UT, 84310

PLAN: (013.3) DATE: 02/21/2022

SHEET:	14	BASEMENT: 1,168 S.F.
	18	MAIN LEVEL: 1,341 S.F.
OF:		UPPER LEVEL 471 S.F.
		<u>TOTAL FINISHED:</u> 2,980 S.F.

AVRAME U.S.A.



1. FOOTING & FOUNDATION PLAN

SCALE: 1/4"=1'



KEYNOTES

2

ONE
02.

SHEE

OF:

[illegible]

BASEMENT:
1,168 S.F.

MAIN LEVEL:
1,341 S.F.

UPPER LEVEL
471 S.F.

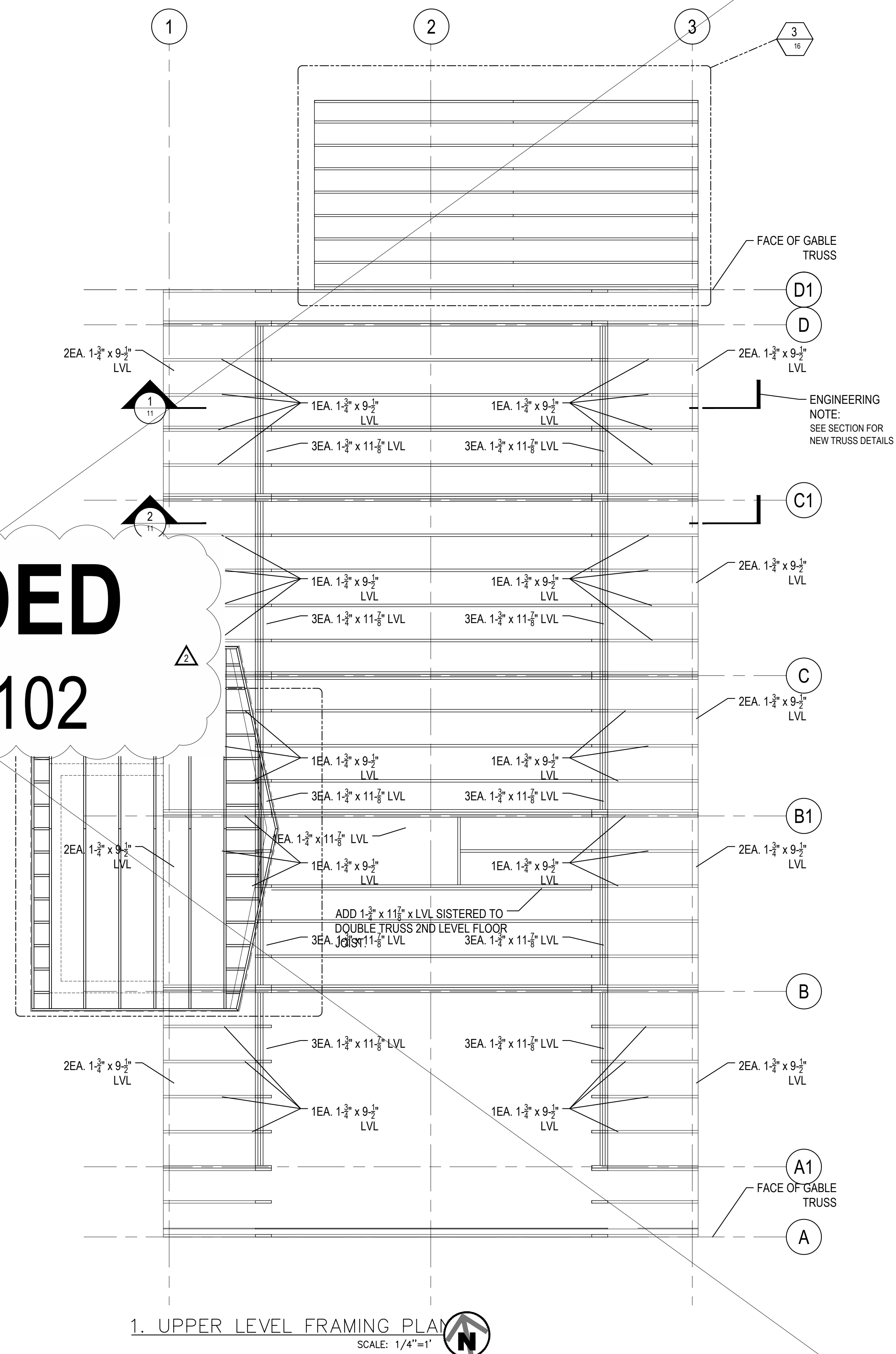
TOTAL FINISHED
2,980 S.F.

STRUCTURAL. DETAILS



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EMAIL: SALES@AVRAMEUSA.COM

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 A4OUT: SH 16: PLOT DATE AND TIME: SEP-19-2023 1:28 PM LAST SAVED BY: POPEYER LAST SAVED DATE: SEP-19-2023 1:26 PM



SUPERCEDDED
SEE SHEET S102

STRUCTURAL. DETAILS

GENERAL:
UNLESS NOTED OTHERWISE, ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST BUILDING CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS AT THE JOB SITE, AND TO FULLY COORDINATE ALL DIMENSIONS AND CONDITIONS OF DETAILS WITH OTHER DISCIPLINES. ANY FIELD CONDITIONS REQUIRING CONSTRUCTION THAT IS DIFFERENT FROM THAT SHOWN ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. ANY CONFLICTING DETAILS SHOWN IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE CONSTRUCTION OF SAID DETAIL. DO NOT SCALE DRAWINGS. ANY QUESTIONS REGARDING THE CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT IN THE FORM OF A WRITTEN REQUEST FOR INFORMATION (RFI).

ALL SUPPORT OF CONSTRUCTION LOADS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL SHORING AND BRACING REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING THE CONSTRUCTION PROCESS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK SHALL BE DONE IN ACCORDANCE WITH OSHA REQUIREMENTS. POTENTIAL CONFLICTS BETWEEN THESE DOCUMENTS AND OSHA REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH THE WORK. ALL PROCEDURES OF SOIL EXCAVATION, BACK FILL, AND SUPPORT OF ADJACENT PROPERTY DURING EARTHWORk SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL DIMENSIONS INDICATED ON PLANS SHALL BE TO FACE OF STUDS, FACE OF CONCRETE BLOCK, FACE OF ROUGH CONCRETE, CENTERLINE OF COLUMNS, BOTTOM OF METAL DECK, AND TOP OF SLAB, UNLESS NOTED OTHERWISE. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT INDICATED ON STRUCTURAL DRAWINGS. THE FOLLOWING DESIGN CRITERIA SHALL BE ENFORCED.

GOVERNING BUILDING CODE: IBC 2018
RISK CATEGORY: II (IBC TABLE 1604.5)

LOADING:

ROOF LOAD

1. ROOF DEAD LOAD: 20 PSF (15 PSF + 5 PSF FOR SOLAR PANELS)
2. ROOF LIVE LOAD: 20 PSF (NON-CONCURRENT WITH ROOF SNOW LOAD)
3. ROOF SNOW LOAD:
 - A. GROUND SNOW LOAD $P_g = 60$ PSF
 - B. FLAT ROOF SNOW LOAD $P_f = 50$ PSF (SNOW DRIFT PER ASCE 7)
 - C. SLOPED ROOF SNOW LOAD $P_s = 25$ PSF
 - D. SNOW EXPOSURE FACTOR $C_e = 1.2$
 - E. SNOW LOAD IMPORTANCE FACTOR $I_s = 1.0$
 - F. THERMAL FACTOR $C_t = 1.0$

FLOOR LOAD

3. DEAD: 15 PSF
4. LIVE: 40 PSF (RESIDENTIAL)

WIND LOAD

1. BASIC WIND SPEED: 105 MPH USED IN CALCS
2. WIND EXPOSURE TYPE: C
3. WIND IMPORTANCE FACTOR, $I_w = 1.0$
4. INTERNAL PRESSURE COEFFICIENT = ± 0.18

SEISMIC LOAD

1. SEISMIC IMPORTANCE FACTOR $I_e = 1.0$
2. SITE COEFFICIENTS
 - A. $SDS = 0.767g$
 - B. $C_t = 0.02$
 - C. SOIL SITE CLASS = D
 - D. SEISMIC DESIGN CATEGORY = D
4. BASIC LFRS = LIGHT FRAMED WALL WITH SHEAR WALLS (LONGITUDINAL DIR.)
 - A. RESPONSE MODIFICATION COEFFICIENT $R = 6.5$
 - B. W WEIGHT OF STRUCTURE:
 - C. DESIGN BASE SHEAR = $0.118W$ (ULTIMATE), $0.084W$ (SERVICE)
 - D. DESIGN PROCEDURE: EQUIVALENT LATERAL FORCE
5. BASIC LFRS = LIGHT FRAMED WALL WITH SHEAR WALLS (TRANSVERSE DIR.)
 - A. RESPONSE MODIFICATION COEFFICIENT $R = 2$
 - B. W WEIGHT OF STRUCTURE:
 - C. DESIGN BASE SHEAR = $0.384W$ (ULTIMATE), $0.274W$ (SERVICE)
 - D. DESIGN PROCEDURE: EQUIVALENT LATERAL FORCE

ALTERNATES:

ALTERNATE PRODUCTS OF SIMILAR STRENGTH, NATURE AND FORM FOR SPECIFIED ITEMS MAY BE SUBMITTED WITH ADEQUATE TECHNICAL DOCUMENTATION TO THE ARCHITECT/ENGINEER FOR REVIEW. ALTERNATE MATERIALS THAT ARE SUBMITTED WITHOUT ADEQUATE TECHNICAL DOCUMENTATION OR THAT SIGNIFICANTLY DEVIATE FROM THE DESIGN INTENT OF MATERIALS SPECIFIED MAY BE RETURNED WITHOUT REVIEW. ALTERNATES THAT REQUIRE SUBSTANTIAL EFFORT TO REVIEW WILL NOT BE REVIEWED UNLESS AUTHORIZED BY THE OWNER.

DISCREPANCIES:

IN CASE OF DISCREPANCIES BETWEEN THE GENERAL NOTES, SPECIFICATIONS, PLAN/DETAILS OR REFERENCE STANDARDS, THE ARCHITECT/ENGINEER SHALL DETERMINE WHICH SHALL GOVERN. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK. SHOULD ANY DISCREPANCY BE FOUND IN THE CONTRACT DOCUMENTS, THE CONTRACTOR WILL BE DEEMED TO HAVE INCLUDED IN THE PRICE THE MOST EXPENSIVE WAY OF COMPLETING THE WORK, UNLESS PRIOR TO THE SUBMISSION OF THE PRICE, THE CONTRACTOR ASKS FOR A DECISION FROM THE ARCHITECT AS TO WHICH SHALL GOVERN. ACCORDINGLY, ANY CONFLICT IN OR BETWEEN THE CONTRACT DOCUMENTS SHALL NOT BE A BASIS FOR ADJUSTMENT IN THE CONTRACT PRICE.

SITE VERIFICATION:

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. CONFLICTS BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.

MEANS, METHODS AND SAFETY REQUIREMENTS:

THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND ALL JOB RELATED SAFETY STANDARDS SUCH AS OSHA AND DOSH (DEPARTMENT OF OCCUPATIONAL SAFETY AND HEALTH). CONTRACTOR IS RESPONSIBLE TO ADHERE TO OSHA REGULATIONS REGARDING STEEL ERECTION ITEMS SPECIFICALLY ADDRESSED ON THE LATEST OSHA REGULATIONS. BOLTING AND FIELD WELDING AT ALL MEMBER CONNECTIONS IS TO BE COMPLETED PRIOR TO THE RELEASE OF THE MEMBER FROM THE HOISTING MECHANISM UNLESS REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR'S TEMPORARY BRACING AND SHORING DESIGN ENGINEER.

BRACING/SHORING DESIGN ENGINEER:

THE CONTRACTOR SHALL AT HIS DISCRETION EMPLOY AN SSE, A REGISTERED PROFESSIONAL ENGINEER FOR THE DESIGN OF ANY TEMPORARY BRACING AND SHORING.

TEMPORARY SHORING, BRACING:

THE CONTRACTOR IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY SHORING, BRACING AND OTHER ELEMENTS REQUIRED TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE WORK REQUIRED IN THE CONSTRUCTION DOCUMENTS AND THE REQUIREMENTS FOR EXECUTING IT PROPERLY.

CONSTRUCTION LOADS:

LOADS ON THE STRUCTURE DURING CONSTRUCTION SHALL NOT EXCEED THE DESIGN LOADS AS NOTED IN DESIGN CRITERIA & LOADS BELOW OR THE CAPACITY OF PARTIALLY COMPLETED CONSTRUCTION AS DETERMINED BY THE CONTRACTOR'S SSE FOR BRACING/SHORING.

CHANGES IN LOADING:

THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY THE SER OF ANY ARCHITECTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING LOAD IMPOSED ONTO THE STRUCTURE THAT DIFFERS FROM, OR THAT IS NOT DOCUMENTED ON THE ORIGINAL CONTRACT DOCUMENTS (ARCHITECTURAL / STRUCTURAL / MECHANICAL / ELECTRICAL OR PLUMBING DRAWINGS). PROVIDE DOCUMENTATION OF LOCATION, LOAD, SIZE AND ANCHORAGE OF ALL UNDOCUMENTED LOADS IN EXCESS OF 400 POUNDS. PROVIDE MARKED-UP STRUCTURAL PLAN INDICATING LOCATIONS OF ANY NEW EQUIPMENT OR LOADS. SUBMIT PLANS TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO INSTALLATION.

NOTE PRIORITIES:

PLAN AND DETAIL NOTES AND SPECIFIC LOADING DATA PROVIDED ON THE INDIVIDUAL PLANS AND DETAIL DRAWINGS SUPPLEMENTS INFORMATION IN THE STRUCTURAL GENERAL NOTES.

PLAN INFORMATION:

DIMENSIONS ARE FOR REFERENCE, CONTRACTOR TO VERIFY ALL DIMENSIONS. DIMENSIONS ARE PROVIDED BY THE ARCHITECT'S ELECTRONIC FILE. ALWAYS VERIFY THESE PLANS AND DIMENSIONS WITH THE ARCHITECT PLANS UNDER NO CIRCUMSTANCES WILL MCNEIL ENGINEERING, ITS EMPLOYEES OR AGENTS BE LIABLE FOR ANY DIRECT, INDIRECT PUNITIVE OR CONSEQUENTIAL DAMAGES THAT MAY RESULT IN ANY WAY FROM YOUR USE. MISUSE, REFERENCE TO OR RELIANCE ON ANY OF THE INFORMATION PROVIDED OR THAT RESULT FROM MISTAKES, ERRORS, OMISSIONS, INTERPRETATIONS OR DEFECTS. MCNEIL ENGINEERING EXPRESSLY DISCLAIMS ALL WARRANTIES, INCLUDING ANY EXPRESS OR

IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE INFORMATION HEREIN.

WHILE MCNEIL ENGINEERING MAKES EVERY EFFORT TO PRESENT ACCURATE AND RELIABLE INFORMATION, MCNEIL ENGINEERING DOES NOT ENDORSE, APPROVE OR CERTIFY THE INFORMATION PROVIDED BY OTHERS, NOR DOES MCNEIL ENGINEERING GUARANTEE ITS ACCURACY, COMPLETENESS OR TIMELINESS. USE OF THIS INFORMATION IS VOLUNTARY AND RELIANCE ON IT SHOULD ONLY BE UNDERTAKEN AFTER YOU HAVE INDEPENDENTLY VERIFIED ITS ACCURACY, COMPLETENESS AND TIMELINESS.

CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY DIMENSIONS AGAINST THE CORRESPONDING OFFICIAL CONSTRUCTION DRAWINGS. DIMENSIONS SHOWN ON THE CONSTRUCTION DOCUMENTS MUST BE VERIFIED WITH ARCHITECTURAL PLANS. IF ANY DISCREPANCIES ARE FOUND THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. MCNEIL ENGINEERING DOES NOT GUARANTEE THAT THIS ELECTRONIC MEDIA HAS NOT BEEN DAMAGED, ALTERED OR MODIFIED DURING TRANSMISSION AND/OR STORAGE. MCNEIL ENGINEERING DOES NOT GUARANTEE CHANGES ON THE ARCHITECTURAL PLANS HAVE BEEN FULLY CONVEYED AND THE CONSTRUCTION DOCUMENT UPDATED. ANYONE RECEIVING ELECTRONIC MEDIA MUST VERIFY ALL INFORMATION WITH THE CORRESPONDING OFFICIAL CONSTRUCTION DRAWINGS. ANY USE OR REUSE OF THIS INFORMATION SHALL BE THE FULL RESPONSIBILITY OF THE USER.

FOUNDATIONS:

SOIL TO BE OBSERVED PRIOR TO PLACEMENT OF FOOTINGS. ALL FOOTING DEPTHS INDICATED ON PLANS ARE MINIMUM DEPTHS. FOOTINGS MAY BE PLACED IN NEAR EXCAVATED TRENCHES. TRENCH SHALL BE APPROVED BY INSPECTOR PRIOR TO PLACEMENT OF CONCRETE. AT LOCATIONS WHERE STRUCTURAL FILL IS REQUIRED, FILL SHALL BE PLACED IN 6" LIFTS & COMPACTED AT OPTIMUM MOISTURE CONTENT.

1. MAXIMUM NET BEARING PRESSURE = 1,500 PSF (NET ALLOWABLE) - ASSUMED PER IBC
2. FROST DEPTH - VERIFY W/ LOCAL JURISDICTION - FOOTINGS TO BE PLACED 36" MIN DEPTH (FROM GRADE TO BOTTOM OF FOOTING)
3. INTERIOR FOOTINGS = 12" (BOTTOM OF FOOTING TO TOP OF SOIL OR SLAB)
4. LATERAL SOIL PRESSURE : ACTIVE = 40 PCF; AT REST = 55 PCF; PASSIVE = 250 PCF (ASSUMED)
5. FRICTION COEFFICIENT : 0.45

CONCRETE:

ALL CONCRETE MATERIALS SHALL COMPLY WITH THE STANDARDS SPECIFIED IN THE LATEST EDITION OF THE ACI 318 BUILDING CODE. EACH MIX DESIGN SHALL BE REVIEWED BY AN APPROVED INDEPENDENT LABORATORY.

LOCATION	EXPOSURE CLASS	SLUMP (MAX)	AGGREGATE (MAX SIZE)	AIR CONTENT	COMPRESSIVE STRENGTH (PSI)
FOOTINGS (INTERIOR)	F0, S0, P0, C0	5"	1" DIA.	1.5%	3,500 PSI
FOOTINGS (EXTERIOR)	F0, S0, P0, C0	5"	1" DIA.	1.5%	3,500 PSI
CONCRETE WALLS	F1, S0, P0, C1	4"	3/4" DIA.	5%	4,500 PSI
INTERIOR SLAB ON GRADE	F0, S0, P0, C0	5"	3/4" DIA.	1.5%	4,000 PSI

2500 PSI USED IN DESIGN

CONCRETE TYPE: TYPE I,

MAX FLYASH: 25%

AIR CONTENT + 1.5% MEASURED AT POINT OF FINAL PLACEMENT. AIR-ENTRAINING ADMIXTURES SHALL COMPLY WITH ASTM C260 (WHEN USED). CALCIUM CHLORIDE SHALL NOT BE ADDED TO THE CONCRETE MIX. UNREINFORCED CONCRETE SLABS ON GRADE MAY HAVE CALCIUM CHLORIDE NOT EXCEEDING ONE PERCENT. AIR ENTRAINMENT SHALL BE ADJUSTED FOR THE USE OF ADMIXTURES AND FLY ASH.

ANY CONCRETE THAT FAILS TO MEET SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF THE CONTRACTOR.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, DESIGN, PLACEMENT AND REMOVAL OF ALL FORMWORK. ALL SHORING DURING PLACEMENT OF CONCRETE IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

SEE CIVIL DRAWINGS FOR SITE CONCRETE REQUIREMENTS. IN ABSENCE OF INFORMATION, USE VALUES LISTED.

CAST-IN-PLACE CONCRETE COVER:

CONFORM TO THE FOLLOWING COVER AND CORROSION PROTECTION REQUIREMENTS UNLESS NOTED OTHERWISE IN THE DRAWINGS.

REINFORCEMENT LOCATION	MIN. COVER
FOOTING BOTTOM REINFORCEMENT	3"
FOOTING TOP REINFORCEMENT	2"
SLAB ON GRADE REINFORCEMENT	2" FROM TOP
WALLS IN CONTACT WITH EARTH	2"
WALLS NOT IN CONTACT WITH EARTH	3/4"

POST-INSTALLED ANCHORS TO CONCRETE:

ANCHOR LOCATION, TYPE, DIAMETER AND EMBEDMENT SHALL BE AS INDICATED ON DRAWINGS. REFERENCE THE "POST INSTALLED ANCHORS" SECTION FOR APPLICABLE POST-INSTALLED ANCHOR ADHESIVES. ANCHORS SHALL BE INSTALLED AND INSPECTED IN STRICT ACCORDANCE WITH THE APPLICABLE ICC.

CONCRETE REINFORCING:

ALL REINFORCING BARS SHALL CONFORM TO ASTM A-615 GRADE 60, $F_y = 60,000$ PSI MIN., UNLESS NOTED OTHERWISE. BARS SHALL BE TIED SECURE PRIOR TO PLACEMENT OF CONCRETE TO MAINTAIN PROPER PLACEMENT AFTER CONCRETE IS IN PLACE. LAP ALL BARS 40 DIAMETERS UNLESS NOTED OTHERWISE. SPLICE BARS ONLY WHERE SHOWN ON PLANS.

NORMAL WEIGHT CONCRETE SHALL HAVE A UNIT WEIGHT OF POUNDS PER CUBIC FOOT. USE OF CALCIUM CHLORIDE IS NOT PERMITTED IN ANY CONCRETE MIXES. ALL OTHER ADDITIVES AND ADMIXTURES MUST HAVE THE WRITTEN APPROVAL OF THE ENGINEER. THE ENGINEER SHALL HAVE 10 BUSINESS DAYS TO REVIEW SHOP DRAWINGS.

STRUCTURAL STEEL:

ALL STRUCTURAL STEEL COMPONENTS SHALL BE FABRICATED AND ERECTED ACCORDING TO THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATIONS FOR DESIGN FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", WITH "COMMENTARY", AND THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AS WELL AS THE FOLLOWING STANDARDS.

AISC "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A-325 OR A-490 BOLTS" APPROVED BY THE RESEARCH COUNCIL ON RIVETED AND BOLTED STRUCTURAL JOINTS OF THE ENGINEERING FOUNDATION.
WIDE FLANGE SHAPES: ASTM A572 GRADE 50 OR ASTM A992 GRADE 50.
HOLLOW STRUCTURAL SECTIONS: ASTM A588 GRADE B
FY MIN. = 46 KSI
ANGLES, CHANNELS, PLATES & BARS: ASTM A36.

ALL STEEL SECTIONS SHALL CONFORM TO THE FOLLOWING:
WIDE FLANGE SHAPES: ASTM A572 GRADE 50 OR ASTM A992 GRADE 50.
HOLLOW STRUCTURAL SECTIONS: ASTM A588 GRADE B
FY MIN. = 46 KSI
ANGLES, CHANNELS, PLATES & BARS: ASTM A36.

LAMINATED VENEER LUMBER:

ALL LAMINATED VENEER LUMBER SHALL CONFORM TO THE SPECIFICATIONS OF BOISE CASCADE CORPORATION FOR VENEER LUMBER, OR ENGINEER APPROVED EQUIVALENT. DESIGN VALUES SHALL MEET OR EXCEED THOSE PUBLISHED VALUES IN THE BOISE CASCADE PRODUCT GUIDE, LATEST EDITION.

SHEATHING:

SHEATHING SHALL BE A.P.A. RATED, SEE PLAN FOR SPAN RATING AND THICKNESS. SHEATHING INSTALLATION:

ROOF AND FLOOR SHEATHING SHALL BE LAID WITH THE FACE GRAIN PERPENDICULAR TO THE FRAMING MEMBERS U.N.O. AND END JOINTS SHALL BE STAGGERED. WALL SHEATHING MAY BE APPLIED HORIZONTALLY OR VERTICALLY.

ALL NAILS SHALL BE COMMON WIRE NAILS U.N.O. EQUIVALENT PNEUMATIC DRIVEN NAILS MAY BE USED IF FASTENER MANUFACTURER HAS CURRENT I.C.C. APPROVAL. FASTENERS TO BE USED SHALL BE EQUIVALENT IN LATERAL AND WITHDRAWAL STRENGTH TO THE SIZE COMMON NAIL SPECIFIED.

USE EXTERIOR GRADE SHEATHING AT DECKS AND CORRIDORS.

ROOF SHEATHING:

EDGE BLOCKING OF UNSUPPORTED EDGES OF SHEATHING AS NOTED ON PLANS. PLY CLIPS OR APPROVED EQUAL CONNECTOR SHALL BE INSTALLED AT MID SPAN BETWEEN EACH SUPPORT WHEN RAFTER SPACING EXCEEDS 16" AND EDGE BLOCKING IS NOT SPECIFIED.

TYPICAL NAILING SHALL BE 8d @ 6" O.C. AT SUPPORTED EDGES AND OVER SHEAR WALLS AND 8d @ 12" O.C. AT INTERMEDIATE SUPPORTS, U.N.O.

FLOOR SHEATHING:

EDGE BLOCKING OF UNSUPPORTED EDGES OF SHEATHING AS NOTED ON PLANS.

TYPICAL NAILING SHALL BE 10d @ 6" O.C. ALL SUPPORTED EDGES AND OVER SHEAR WALLS, AND 10d @ 12" O.C. ALL INTERMEDIATE SUPPORTS U.N.O. USE RING SHANK NAILS.

ALL FLOOR SHEATHING SHALL BE GLUED TO JOISTS. THE FIELD-GLUED FLOOR SYSTEM SHALL BE INSTALLED ACCORDING TO THE RECOMMENDATION OF THE AMERICAN PLYWOOD ASSOCIATION. GLUE SHALL BE APPLIED TO THE JOISTS AND TO THE GROOVE IN THE EDGE OF THE T & G PANELS. GLUE SHALL MEET THE REQUIREMENTS OF THE AMERICAN PLYWOOD ASSOCIATION ADHESIVE SPEC. AFG-D1 AND SHALL BE APPLIED AS DIRECTED BY THE GLUE MANUFACTURER. GLUE MAY BE APPLIED MANUALLY OR WITH PNEUMATIC OF ELECTRIC EQUIPMENT.

PREFABRICATED ROOF WOOD TRUSSES:

TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE FOLLOWING STANDARDS: NATIONAL DESIGN SPEC. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION RULE NO. 16. DESIGN SPECS FOR LT. MTL. PLATE CONNECTED WOOD TRUSSES BY THE TRUSS PLATE INSTITUTE.
CAMBER TRUSSES FOR 1 1/2 TIMES THE DEAD LOAD DEFLECTION.

TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MIN. SUPERIMPOSED LOADING: ROOF TRUSSES, ASSUMED FOR TOTAL LOADING OF 20 PSF NON-CONCURRENT WITH THE FOLLOWING:

TOP CHORD DL = 13 psf
SL = SEE SNOW LOADING
Cd = 1.0
BTM. CHORD DL = 7 psf
LL = 10 psf (NOT TO BE APPLIED AT THE SAME TIME AS TOP CHORD LL)

MAXIMUM DEFLECTION OF TRUSSES SHALL BE (DEAD + LIVE).

ROOF - L240
WEB MEMBERS MAY NOT BE SHOWN ON DRAWINGS. MANUFACTURER TO DETERMINE WEB MEMBER CONFIGURATION AND TRUSS CONNECTION. NO TRUSS MAY BE ALTERED OR MODIFIED IN THE FIELD WITHOUT THE WRITTEN APPROVAL FROM THE ENGINEER. A COMPLETE SET OF SHOP DRAWINGS, ICC REPORTS AND CALCULATIONS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO THE FABRICATION OF ANY MEMBERS. SUCH CALCULATIONS SHALL BE PREPARED UNDER THE DIRECTION OF A LICENSED ENGINEER IN THE STATE IN WHICH THE BUILDING IS TO BE BUILT.

ROUGH CARPENTRY:

FRAMING LUMBER SHALL BE KILN DRIED AND SHALL MEET THE FOLLOWING MINIMUM STANDARD U.N.O.

USE:

	SPECIES	GRADE
SILL PLATES 2 x 4	D.F.	STANDARD OR BETTER.
2 x 6, 2 x 8	D.F.	NO. 2 OR BETTER.
ALL SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY, SHALL BE PRESSURE TREATED OR CALIFORNIA REDWOOD.		

HORIZONTAL FRAMING LUMBER: (U.N.O.)
4x4 AND SMALLER D.F. NO. 2
2x ROOF JOISTS & RAFTERS D.F. NO. 2
2x FLOOR JOISTS D.F. NO. 2
3x LEDGERS D.F. NO. 1
4x HEADERS & BEAMS D.F. NO. 1
6x6 & LARGER BEAMS D.F. NO. 1

VERTICAL FRAMING LUMBER: (U.N.O.)
ALL STUDS D.F. STUD GRADE OR #2 (SEE PLAN)
ALL POSTS D.F. NO. 1
ALL OTHER LUMBER U.N.O D.F. STANDARD OR BETTER.

FINGER-JOINTED LUMBER MAY BE USED EXCEPT AT SHEARWALL. HOLDDOVNS LOCATIONS:
AT EXTERIOR LOCATIONS, DECKS EXPOSED CORRIDORS, USE APA RATED SHEATHING EXTERIOR, WHERE CONSTRUCTION DELAYS ARE EXPECTED PRIOR TO PROVIDING PROTECTION USE APA RATED SHEATHING EXPOSURE 1 COMMONLY KNOWN AS "CDX". PROVIDE A MINIMUM OF (2) STUDS UNDER ALL BEAM BEARING LOCATIONS UNO. PROVIDE A MINIMUM OF (3) STUDS UNDER ALL GIRDER TRUSS BEARING LOCATIONS UNO. WHERE POSTS OR MULTIPLE STUDS UNDER BEAMS OR HEADERS ARE IDENTIFIED ON DRAWINGS, THOSE POSTS OR MULTIPLE STUDS SHALL BE CARRIED TO THE FOUNDATION. BLOCK JOISTS AT ALL SUPPORTS. DOUBLE JOISTS UNDER PARALLEL PARTITIONS. BLOCK UNDER PERPENDICULAR PARTITIONS AT 32" O.C.

JOISTS HANGERS AND OTHER METAL FRAMING ACCESSORIES ARE REFERRED TO ON PLANS BY PARTICULAR TYPE AS MANUFACTURED BY SIMPSON COMPANY, SAN LEANDRO CALIFORNIA. ACCESSORIES OF OTHER MANUFACTURER WITH EQUIVALENT LOAD CARRYING CHARACTERISTICS MAY BE USED, WHEN APPROVED BY ENGINEER.

BOLTS: HOLES IN WOOD 1/16" OVERSIZE MAX. USE WASHERS AGAINST WOOD. RE-TIGHTEN ALL BOLTS BEFORE CLOSING IN. PRE-DRILL HOLES FOR LAG BOLTS AND TURN BOLTS INTO HOLES. DO NOT DRIVE IN FIRE STOPPING, BACKING FOR INTERIOR FINISHES, NON-BEARING WALLS AND OTHER NON-STRUCTURAL FRAMING IS NOT NECESSARILY SHOWN ON THE STRUCTURAL DRAWINGS. SEE FASTENING SCHEDULE (U.N.O.) PER IBC CHAPTER 23

FASTENERS IN PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD: FASTENERS SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM A 153 PER IBC CHAPTER 23



ATTENTION
THESE PLANS, DRAWINGS, AND DESIGNS ARE THE PROPERTY OF AVRAMA U.S.A. AND ARE RESERVED AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN CONSENT OF AVRAMA U.S.A. THESE PLANS ARE NOT TO BE USED FOR ONE TIME USE FOR CONSTRUCTION OF SITE BELOW

KEYNOTES

PROFESSIONAL ENGINEER
8327266-2261
CODY R. PALMER
09/19/2023
STATE OF UTAH

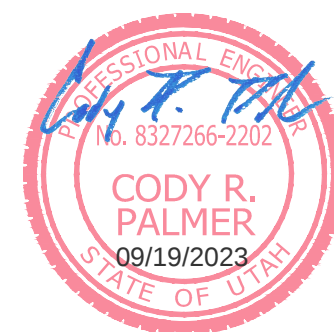
REVISIONS		
#	DESCRIPTION	DATE
2	DECK BEAM	07/21/2023

CITY REVIEW

TRIO 120 - SCIAMARELLA RES. VILLAGES AT WOLF CREEK, LLC LOT 221910001 EDEN UT., 84310		DRAWN FOR ONE TIME USE FOR: AVRAME U.S.A.
PLAN: 20003.010	DATE: 09/19/2023	
SHEET: S001	BASEMENT LEVEL: 1,101 S.F. MAIN LEVEL: 1,242 S.F. UPPER LEVEL: 451 S.F. TOTAL FINISHED: 2,784 S.F.	

ATTENTION
THESE PLANS DRAWINGS AND
DESIGNS ARE THE PROPERTY
OF AVrame U.S.A. AND SHALL
NOT BE REPRODUCED OR
WITHOUT WRITTEN CONSENT
OF AVrame U.S.A. THESE
PLANS ARE NOT TO BE USED FOR A
ONE TIME USE FOR CONSTRUCTION OF SITE
BELOW

KEYNOTES



REVISIONS

#	DESCRIPTION	DATE
2	DECK BEAM	07/21/2023

CITY REVIEW

TRIO 120 - SCIAMARELLA RES.
VILLAGES AT WOLF CREEK, LLC
LOT 221910001
EDEN UT, 84310

AVRAME U.S.A.

DRAWN FOR ONE
TIME USE ONLY

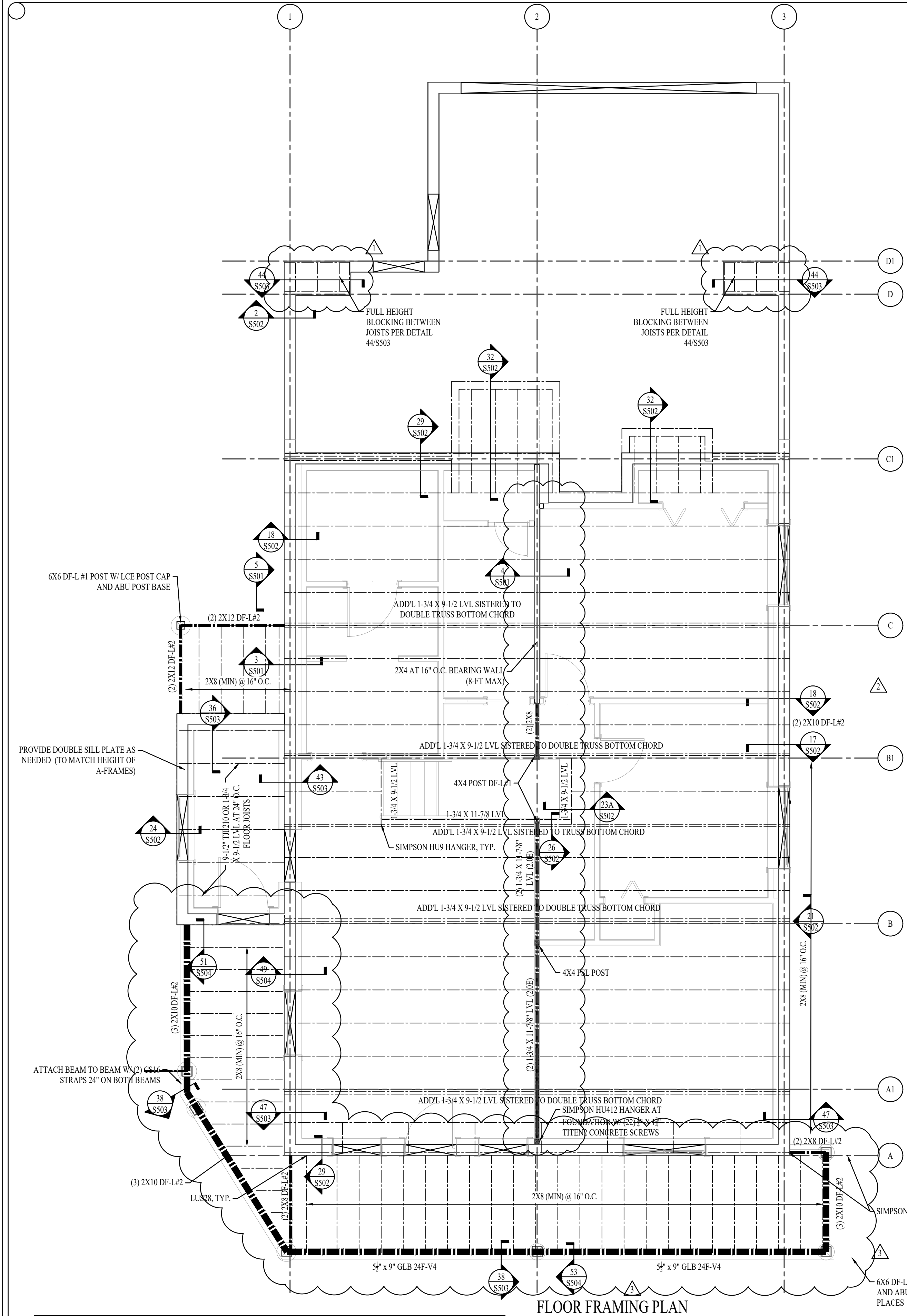
PLAN:
20003.010

DATE:
09/19/2023

SHEET:

S101

BASEMENT LEVEL:
1,101 S.F.
MAIN LEVEL:
1,242 S.F.
UPPER LEVEL:
461 S.F.
TOTAL FINISHED:
2,784 S.F.



FLOOR FRAMING PLAN

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

NOTE: DO NOT SCALE PLAN. USE AS REFERENCE ONLY
VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS

FOUNDATION WALL SCHEDULE						REMARKS
MARK	THICKNESS	VERT REINFORCEMENT SIZE	SPACING	HORIZ REINFORCEMENT SIZE	SPACING	
W-8	8"	#4	10"	#4	12"	-
W-8A	8"	#4	16"	#4	16"	TYP FOUNDATION WALL

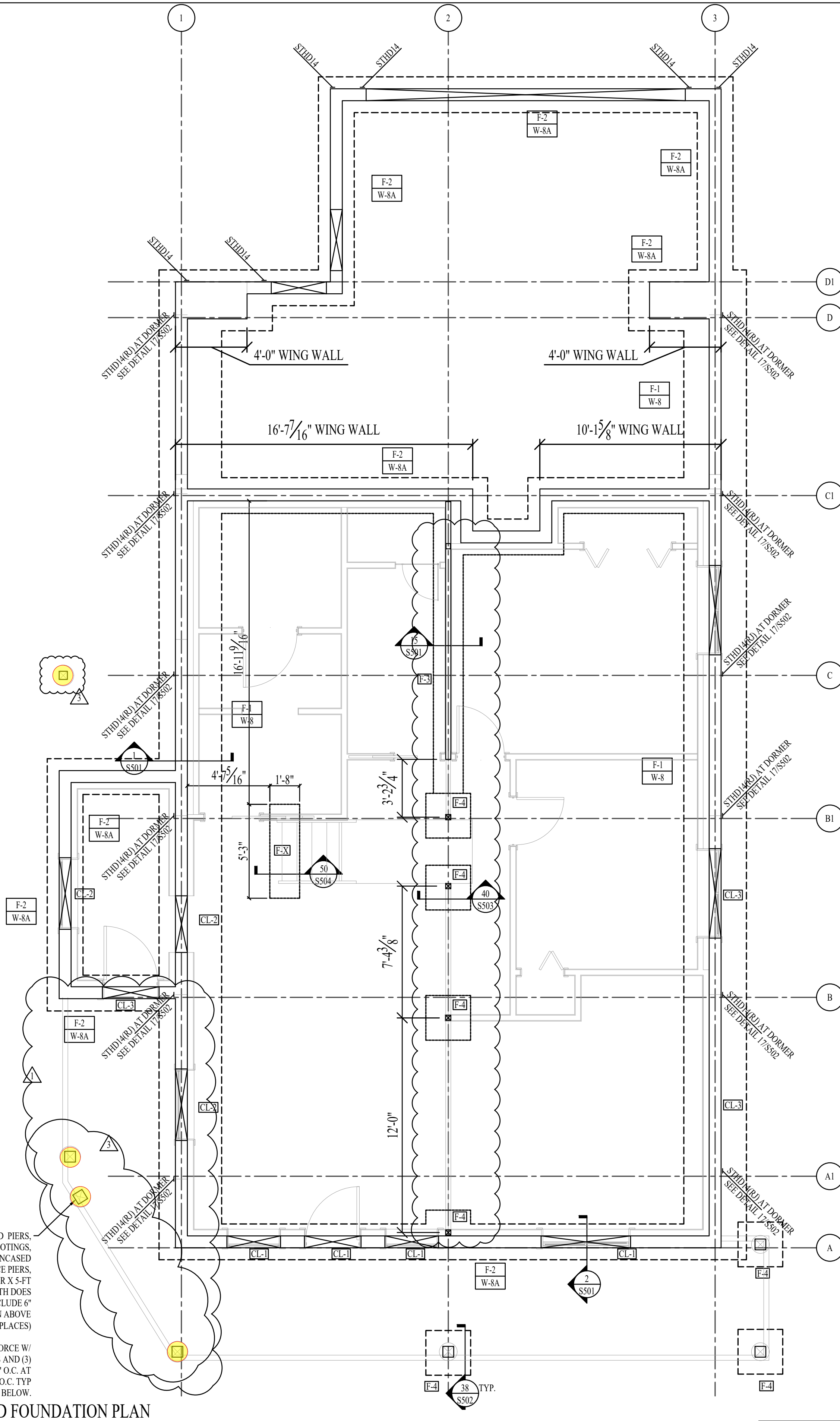
ROOF/FLOOR SHEATHING SCHEDULE									REMARKS
MARK	TYPE	THICKNESS	SPAN RATING	SIZE	BLOCKED	EDGE	BOUNDARY	FIELD	
FLOOR	T&G	3/4"	48/24	10d	NO	6"	6"	12"	GLUE AND NAIL
ROOF	CDX/OSB	5/8"	40/20	8d	NO	6"	6"	12"	-

FOOTING SCHEDULE												
MARK	WIDTH	LENGTH	DEPTH	REINFORCING CROSSWISE				REINFORCING LENGTHWISE				REMARKS
				NO	SIZE	LENGTH	SPACING	NO	SIZE	LENGTH	SPACING	
F-1	36"	CONT	12"	-	-	-	-	3	#5	CONT	EQ	CONTINUOUS FOOTING
F-2	24"	CONT	12"	-	-	-	-	2	#5	CONT	EQ	CONTINUOUS FOOTING
F-3	20"	CONT	12"	-	-	-	-	2	#5	CONT	EQ	CONTINUOUS FOOTING
F-4	30"	30"	12"	2	#5	24"	EQ	3	#5	24"	EQ	SPOT FOOTING
F-5	30"	60"	12"	6	#5	24"	EQ	3	#5	54"	EQ	SPOT FOOTING
F-X	20"	63"	10"	-	-	-	-	2	#5	57"	EQ	MONOLITHIC FOOTING

FOOTING AND FOUNDATION PLAN

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

NOTE: DO NOT SCALE PLAN. USE AS REFERENCE ONLY
VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS



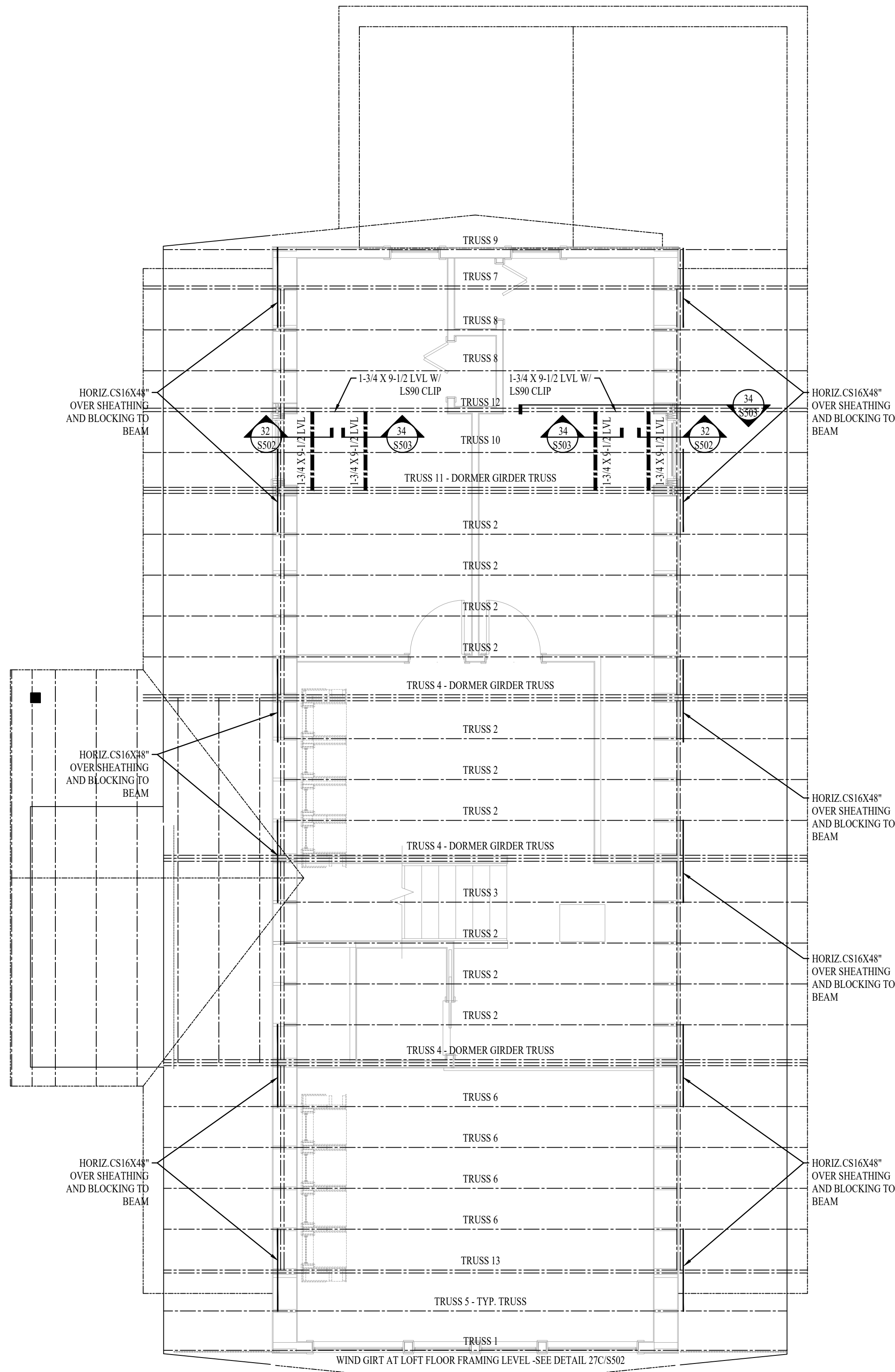
AT HIGHLIGHTED PIERS,
OMIT FOOTINGS.
PROVIDE UNCASED
CAST-IN-PLACE PIERS,
14" DIAMETER X 5-FT
DEPTH (DEPTH DOES
NOT INCLUDE 6"
EXTENSION ABOVE
GRADE (4 PLACES))

-REINFORCE W/
(4)#4 VERT. BARS AND (3)
#3 TIES AT 3" O.C. AT
TOP, AND 12" O.C. TYP
SPACING BELOW.

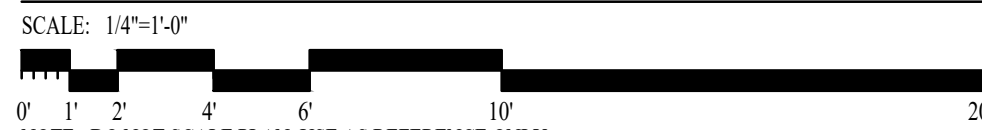
CONCRETE LINTEL/JAMB SCHEDULE					
LINTEL MARK	MAX LENGTH	MIN DEPTH	LINTEL REINFORCEMENT	SHEAR STIRRUPS	JAMB REINFORCEMENT
CL-1	6-FT (GABLE END)	10"	(2) #4 BARS BOTTOM: (2) #4 BARS TOP	#3 STIRRUPS @ 1.5' FROM FACE OF SUPPORT, FILL @ 3" O.C. #3 STIRRUPS @ 1.5' FROM FACE OF SUPPORT, FILL @ 3" O.C.	(2) #4 VERTICAL BARS
CL-2	4-FT	10"	(2) #4 BARS BOTTOM: (2) #4 BAR TOP		(2) #4 VERTICAL BARS
CL-3	5-FT	10"	(2) #4 BARS BOTTOM: (2) #4 BAR TOP		(2) #4 VERTICAL BARS
- PROVIDE (2) #4 HORIZ. BARS ABOVE OPENING AND (2) #4 VERT. BARS MIN EACH SIDE OF OPENINGS, U.N.O. ABOVE - HORIZ. BARS ABOVE OPENINGS TO EXTEND PAST EDGES OF OPENING 24" MIN					

FOOTING/FND NOTES

- ALL FOOTINGS ADJACENT TO AREAS EXPOSED TO FREEZING TEMPERATURE SHALL BE AT OR BELOW FROST DEPTH - VERIFY WITH LOCAL BUILDING DEPARTMENT
- DIMENSIONS (IF ANY) ARE FOR REFERENCE ONLY. DO NOT SCALE PLANS. VERIFY ALL DIMENSIONS WITH ARCH PLANS.
- ALL BOLT HOLES SHALL BE DRILLED 1/16" TO 1/8" OVERSIZED



ROOF/OVERALL TRUSS LAYOUT PLAN



NOTE: DO NOT SCALE PLAN. USE AS REFERENCE ONLY.
VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS.

ROOF/FLOOR SHEATHING SCHEDULE

MARK	TYPE	THICKNESS	SPAN RATING	NAILING					REMARKS
				SIZE	BLOCKED	EDGE	BOUNDARY	FIELD	
FLOOR	T&G	3/4"	48/24	10d	NO	6"	6"	12"	GLUE AND NAIL
ROOF	CDX/OSB	5/8"	40/20	8d	NO	6"	6"	12"	-

WALL SHEATHING SCHEDULE

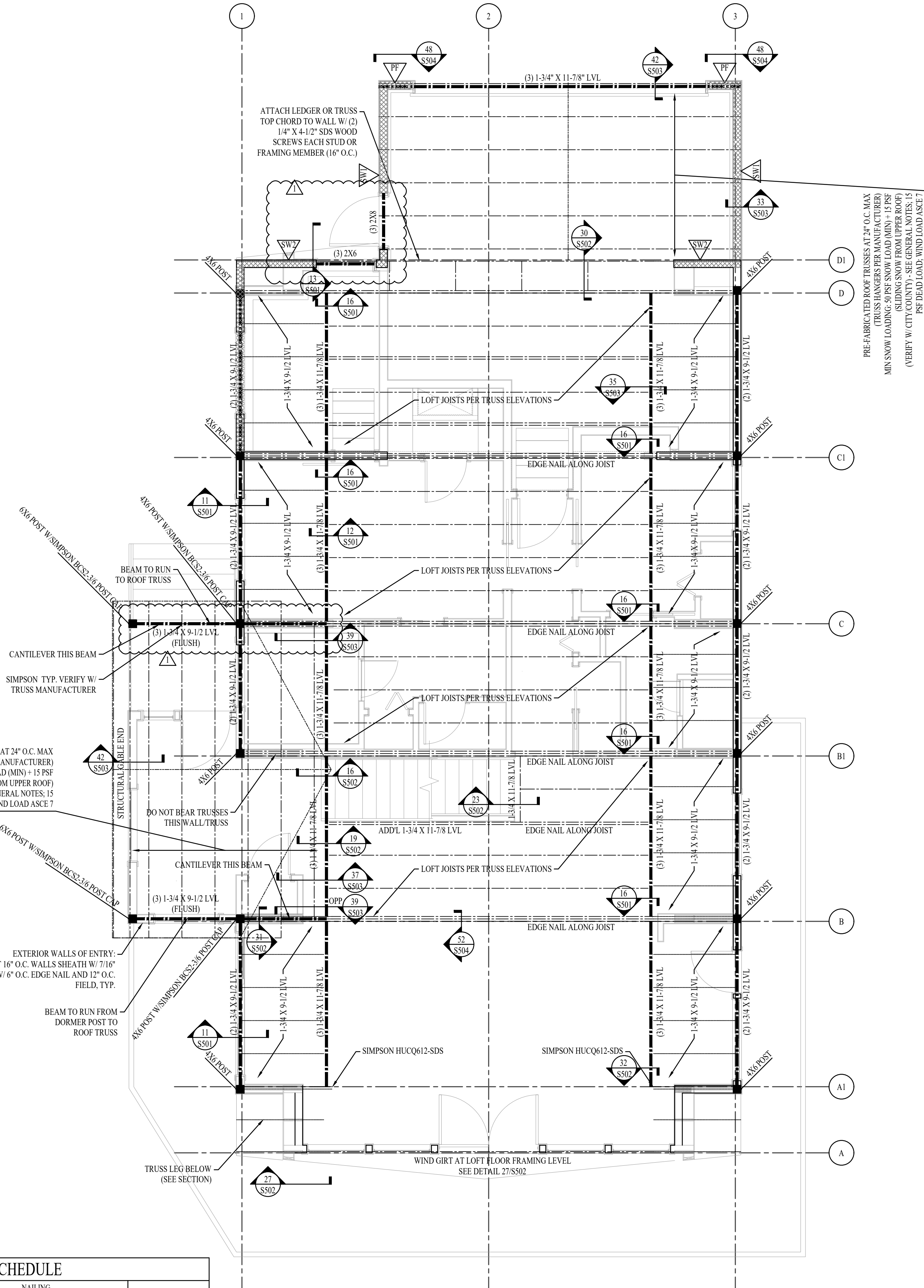
MARK	TYPE	THICKNESS	SPAN RATING	NAILING					REMARKS
				SIZE	BLOCKED	EDGE	BOUNDARY	FIELD	
SW1	OSB/CDX	7/16"	32/16	8d	YES	6"	6"	12"	-
SW2	OSB/CDX	7/16"	32/16	8d	YES	4"	4"	12"	-
SW3	OSB/CDX	7/16"	32/16	8d	YES	3"	3"	12"	SEE NOTE 3
SW4	OSB/CDX	7/16"	32/16	8d	YES	2"	2"	12"	SEE NOTE 3

NOTES FOR SHEAR WALLS

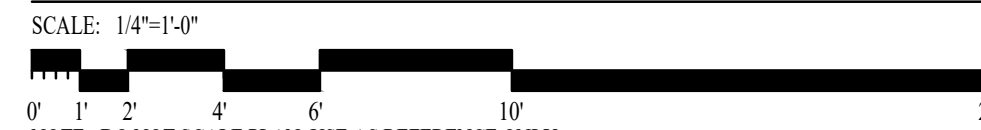
- NAILS FOR SW WALLS MAY BE BOX NAILS. NAILS FOR FLOOR AND ROOF TO BE COMMON TYPE.
- WHERE SHEATHING IS APPLIED TO EACH FACE OF WALL AND NAIL SPACING IS LESS THAN 6" O.C., PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
- WHERE NAIL SPACING IS 3" O.C. OR LESS, FOUNDATION SILL PLATES AND ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR SHALL BE DOUBLE 2" NOMINAL MEMBERS. STITCH NAIL THE 2" NOMINAL MEMBERS WITH DOUBLE ROW OF 10D COMMON NAILS @ 4" O.C.

PRE-FABRICATED ROOF TRUSSES AT 24" O.C. MAX
(TRUSS HANGERS PER MANUFACTURER)
MIN SNOW LOADING: 50 PSF SNOW LOAD (MIN) + 15 PSF
(SLIDING SNOW FROM UPPER ROOF)
(VERIFY W/ CITY/COUNTY) - SEE GENERAL NOTES. 15
PSF DEAD LOAD: WIND LOAD ASCE 7

EXTERIOR WALLS OF ENTRY:
2X6 AT 16" O.C. WALLS SHEATH W/ 7/16"
OSB W/ 6" O.C. EDGE NAIL AND 12" O.C.
FIELD, TYP.



LOFT FRAMING PLAN



NOTE: DO NOT SCALE PLAN. USE AS REFERENCE ONLY.
VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS.

PRE-FABRICATED ROOF TRUSSES AT 24" O.C. MAX
(TRUSS HANGERS PER MANUFACTURER)
MIN SNOW LOADING: 50 PSF SNOW LOAD (MIN) + 15 PSF
(SLIDING SNOW FROM UPPER ROOF)
(VERIFY W/ CITY/COUNTY) - SEE GENERAL NOTES. 15
PSF DEAD LOAD: WIND LOAD ASCE 7

Avrame
USA

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ONE TIME USE FOR CONSTRUCTION OF SITE
BELOW

KEYNOTES



REVISIONS		
#	DESCRIPTION	DATE
2	DECK BEAM	07/21/2023

CITY REVIEW

TRIO 120 - SCIAMARELLA RES.
VILLAGES AT WOLF CREEK, LLC
LOT 221910001
EDEN UT, 84310
DRAWN FOR ONE
TIME USE FOR:
AVrame U.S.A.

PLAN: 20003.010	DATE: 09/19/2023
SHEET:	BASEMENT LEVEL: 1,101 S.F.
S102	MAIN LEVEL: 1,242 S.F.
	UPPER LEVEL: 451 S.F.
	TOTAL FINISHED: 2,784 S.F.

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CONSTRUCTION OF SITE
BELOW

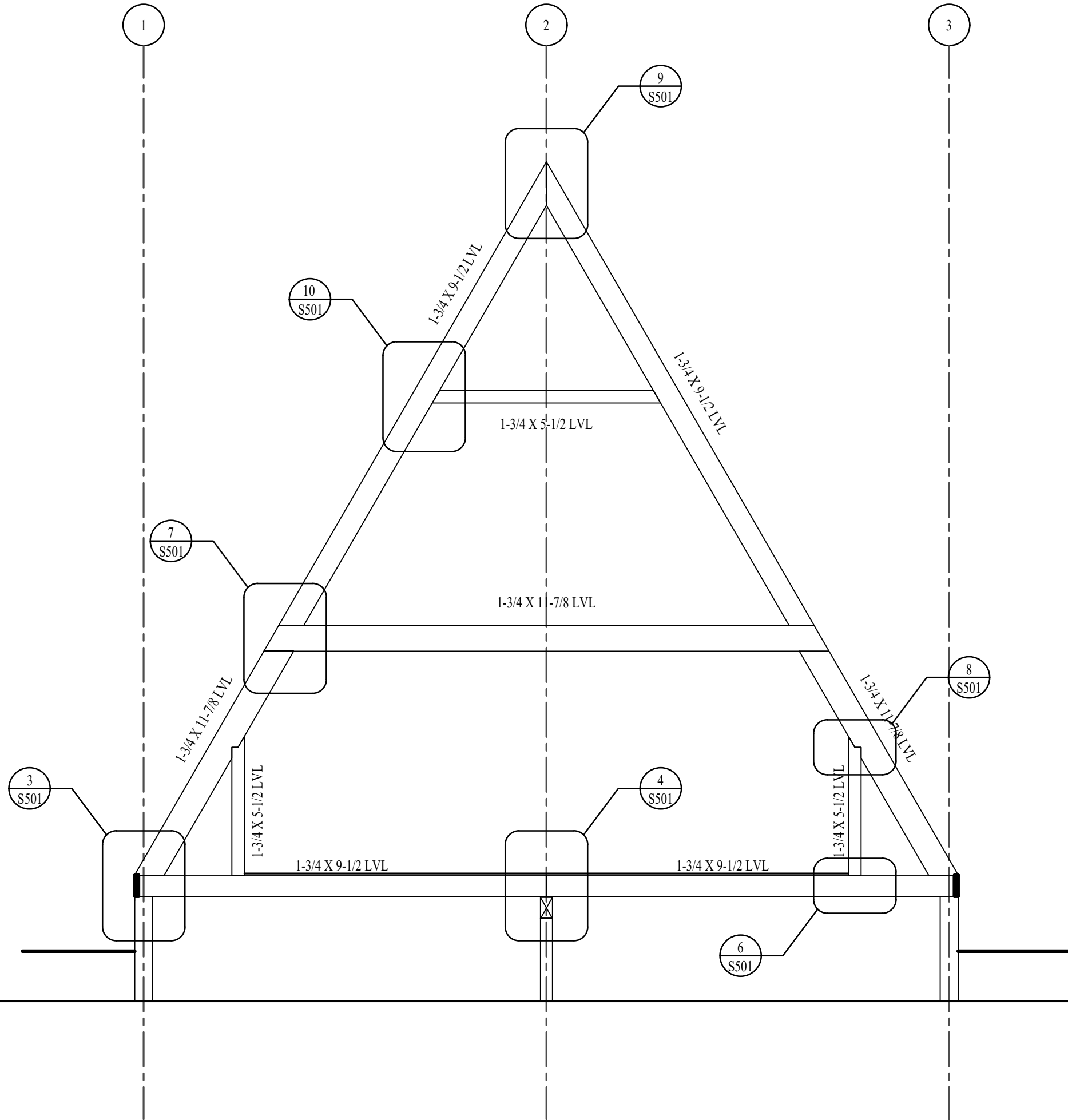
KEYNOTES



REVISIONS		
#	DESCRIPTION	DATE
2	DECK BEAM	07/21/2023

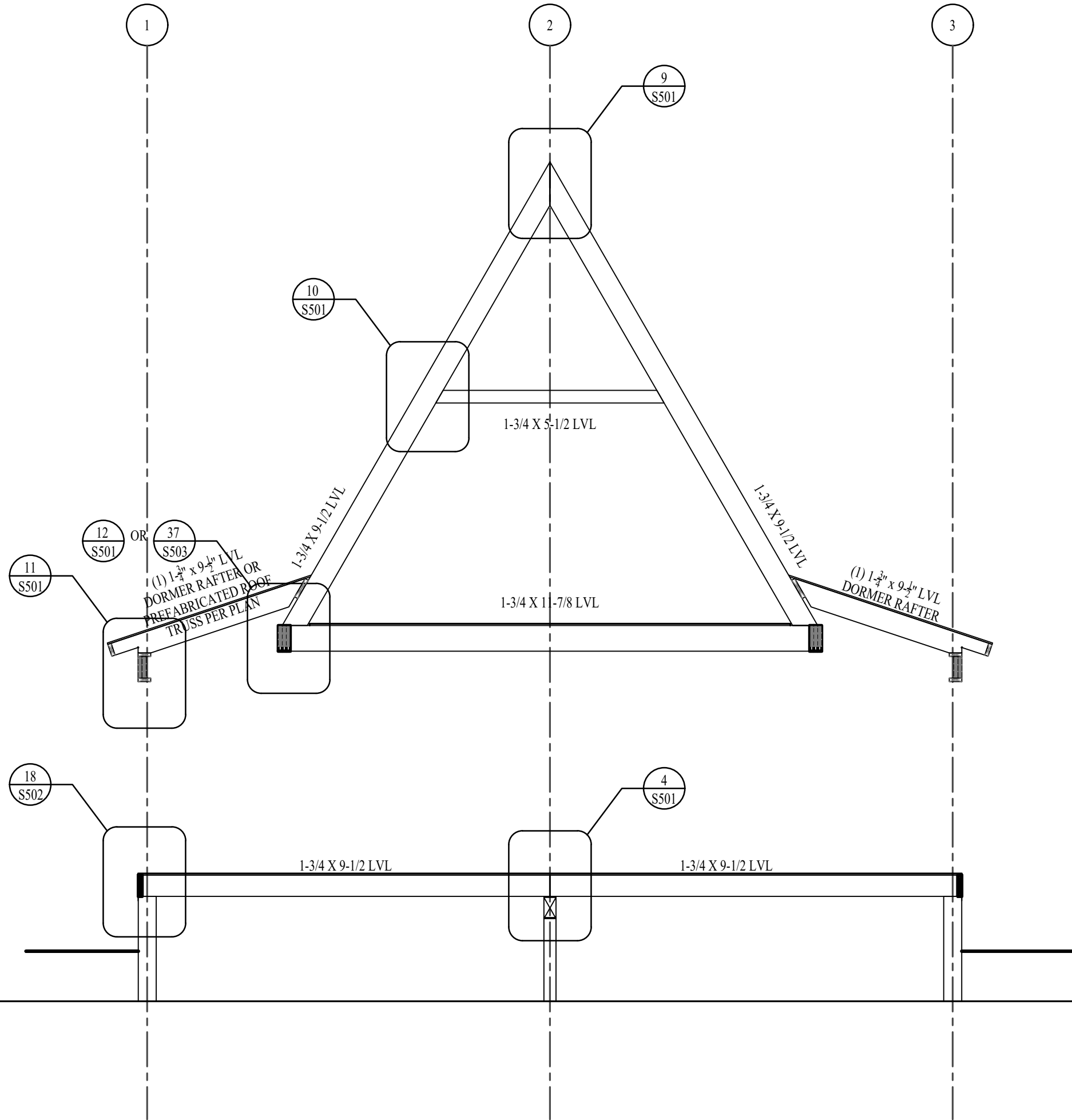
CITY REVIEW

TRIO 120 - SCIAMMARELLA RES. VILLAGES AT WOLF CREEK, LLC LOT 221910001 EDEN UT, 84310		DRAWN FOR ONE TIME USE FOR: AVRAMIE U.S.A.	
PLAN: 20003.010	DATE: 09/19/2023		
SHEET: S301	BASEMENT LEVEL: 1,101 S.F.		
	MAIN LEVEL: 1,242 S.F.		
	UPPER LEVEL: 451 S.F.		
	<u>TOTAL FINISHED:</u> 2,784 S.F.		



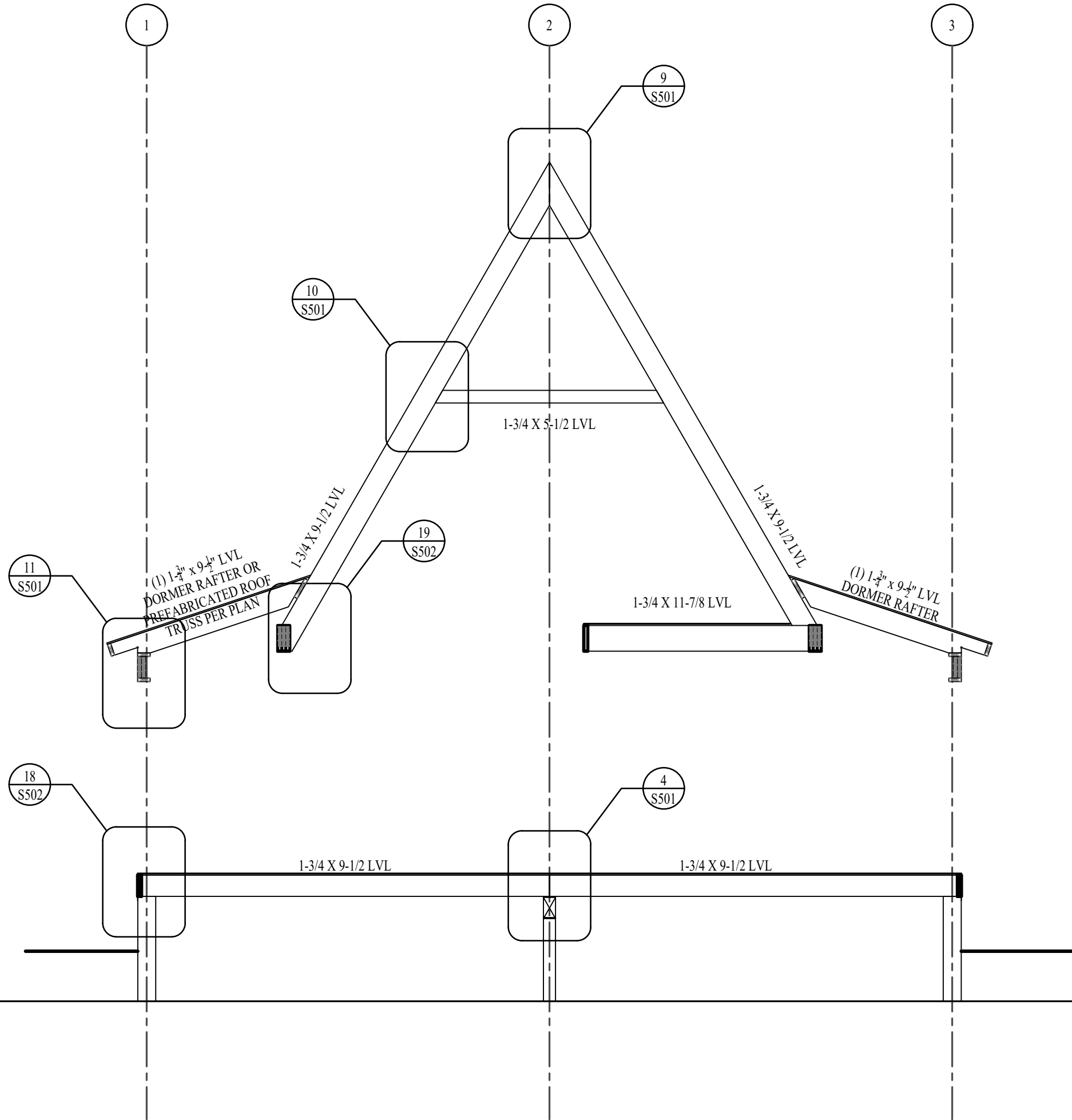
TRUSS 1 ELEVATION

SCALE: N.T.S.



TRUSS 2 ELEVATION

SCALE: N.T.S.



TRUSS 3 ELEVATION

SCALE: N.T.S.

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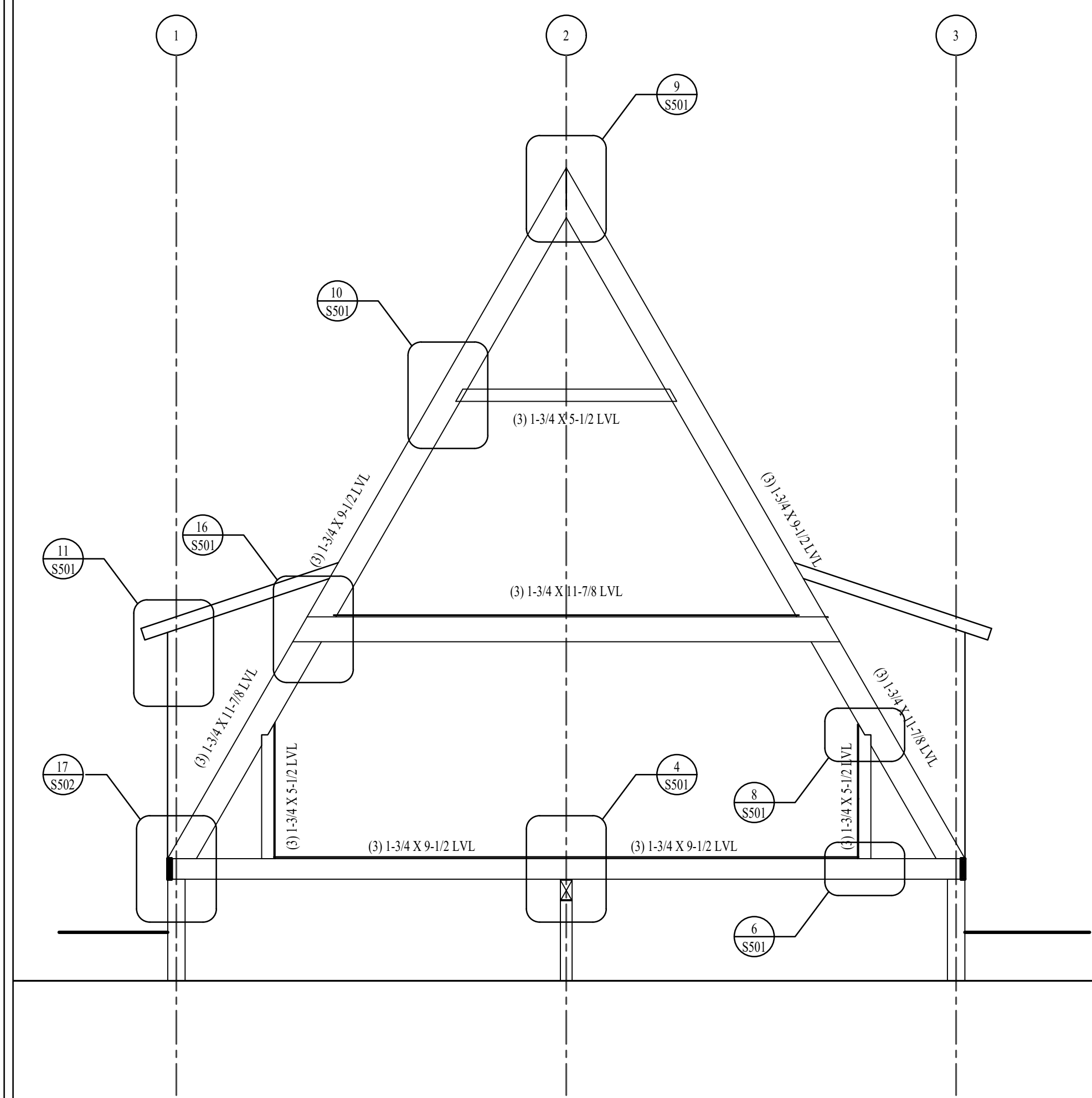
KEYNOTES



REVISIONS		
#	DESCRIPTION	DATE
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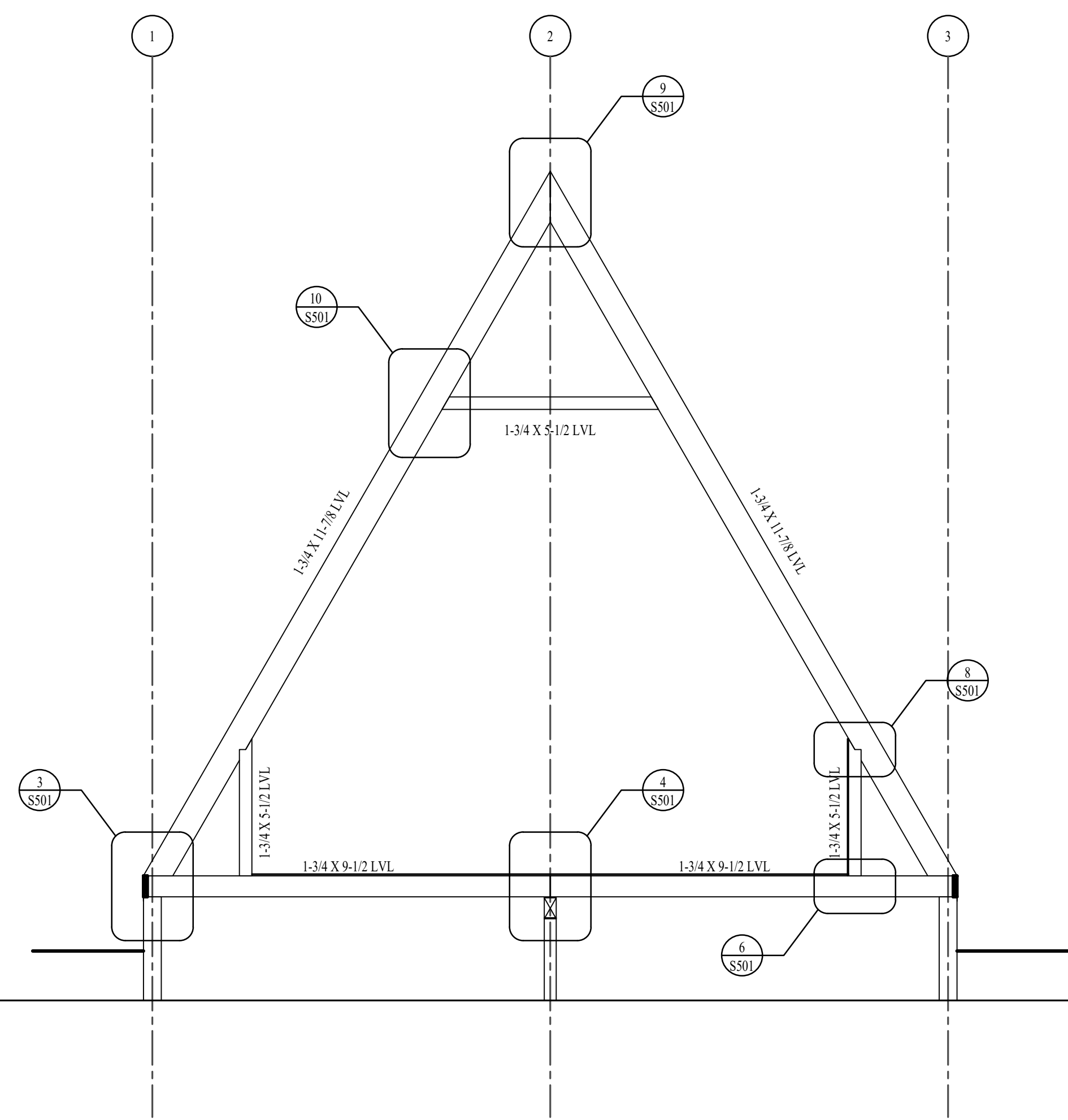
CITY REVIEW

TRIO 120 - SCIAMMARELLA RES. VILLAGES AT WOLF CREEK, LLC LOT 221910001 EDEN UT, 84310		DRAWN FOR ONE TIME USE FOR: AVRAME U.S.A.	
PLAN: 20003.010	DATE: 09/19/2023		
SHEET: S302	BASEMENT LEVEL: 1,101 S.F.		
	MAIN LEVEL: 1,242 S.F.		
	UPPER LEVEL: 451 S.F.		
	<u>TOTAL FINISHED:</u> 2,784 S.F.		



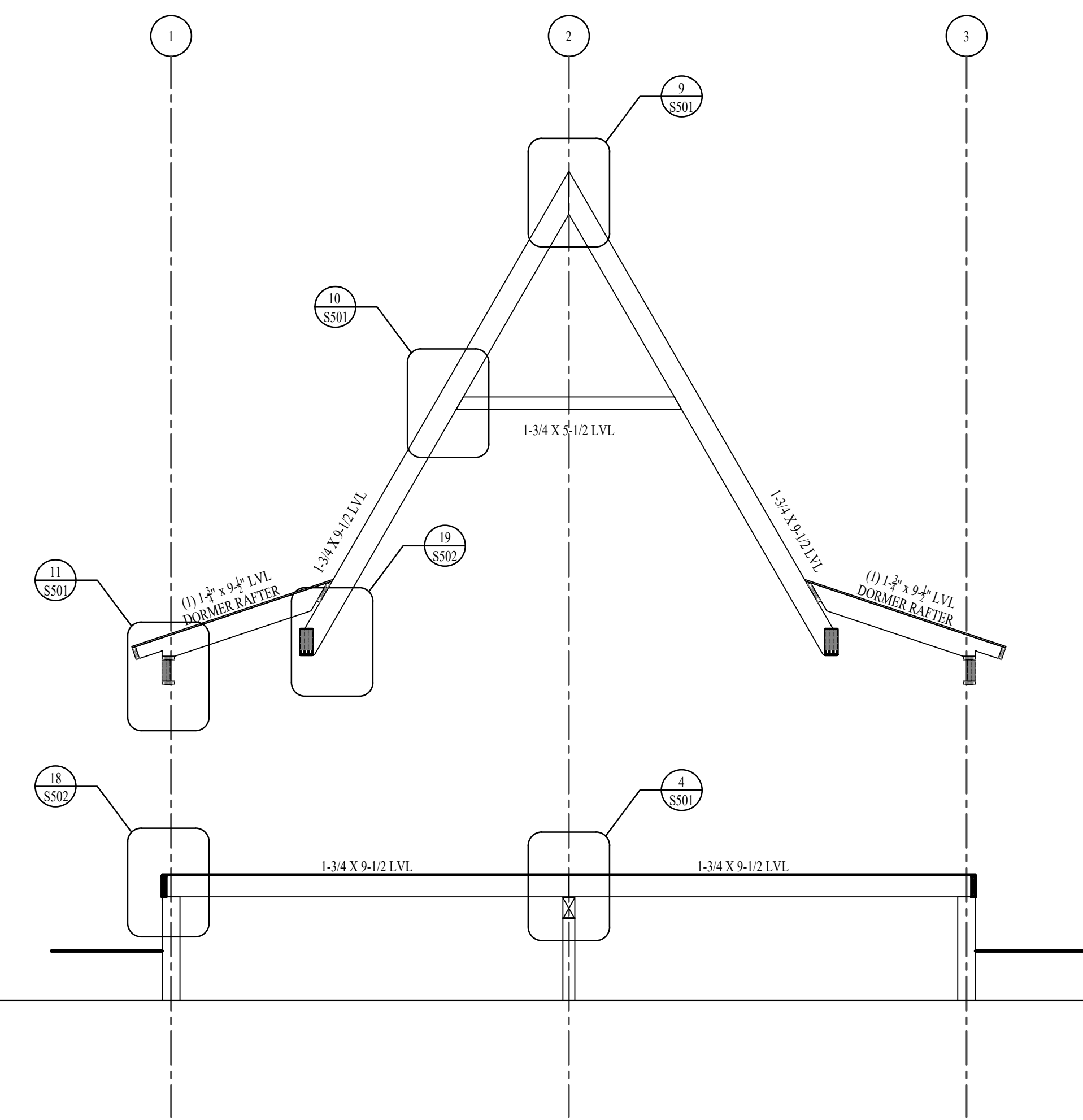
TRUSS 4 ELEVATION

SCALE: N.T.S.



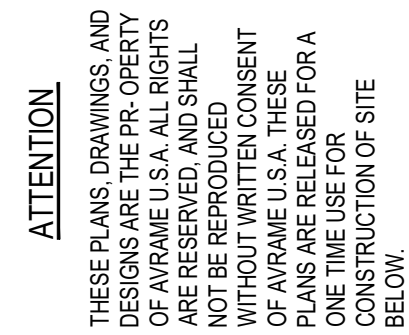
TRUSS 5 ELEVATION

SCALE: N.T.S.



TRUSS 6 ELEVATION

SCALE: N.T.S.



REVISIONS		
#	DESCRIPTION	DATE
2	DECK BEAM	07/21/2023

TRIO 120 - SCIAMMARELLA RES.
VILLAGES AT WOLF CREEK, LLC
LOT 221910001
EDEN UT, 84310

PLAN:
20003.010

09/19/2023

SHEET:

EMENT LEVEL :

1 S.F.

LEVEL:

02

2 S.F.

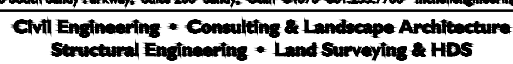
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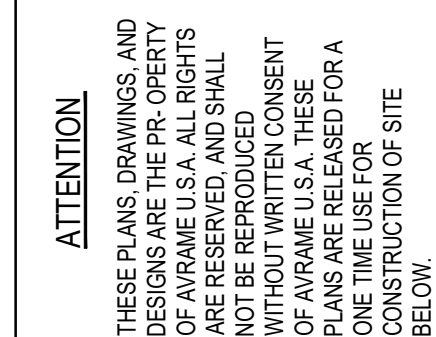
ER LEVEL:

S.F.

AL FINISHED:

84 S.F.



CITY REVIEW

FOR ONE
E FOR:
AVRAME U.S.A.

BASEMENT LEVEL:
1,101 S.F.

MAIN LEVEL:
1,242 S.F.

UPPER LEVEL:
451 S.F.

TOTAL FINISHED:
2,784 S.F.

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BELOW

KEYNOTES



REVISIONS		
#	DESCRIPTION	DATE
2	DECK BEAM	07/21/2023

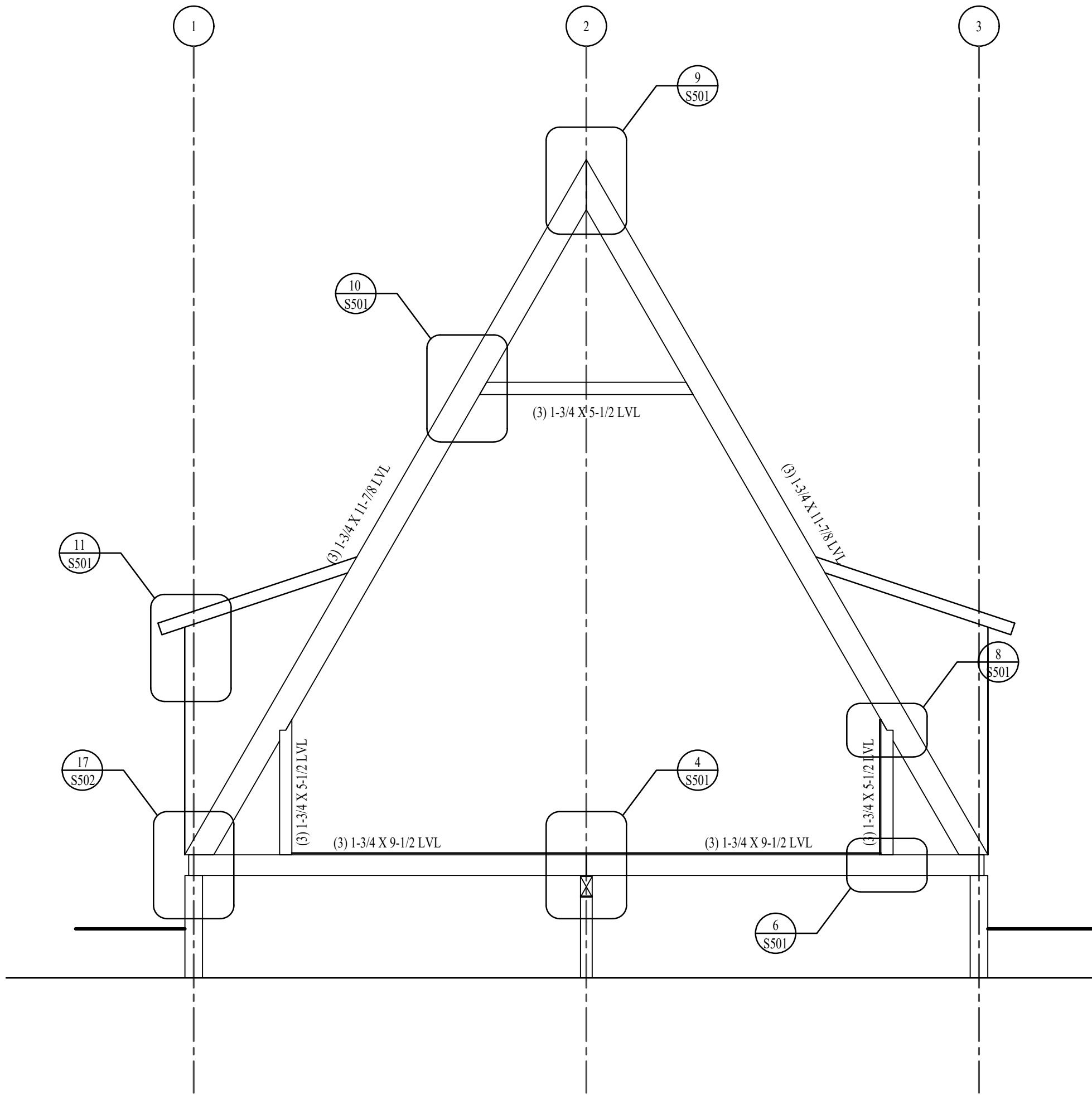
CITY REVIEW

TRIO 120 - SCIAMMARELLA RES.
VILLAGES AT WOLF CREEK, LLC
LOT 221910001
EDEN UT, 84310

DRAWN FOR ONE
TIME USE FOR:
AVrame U.S.A.

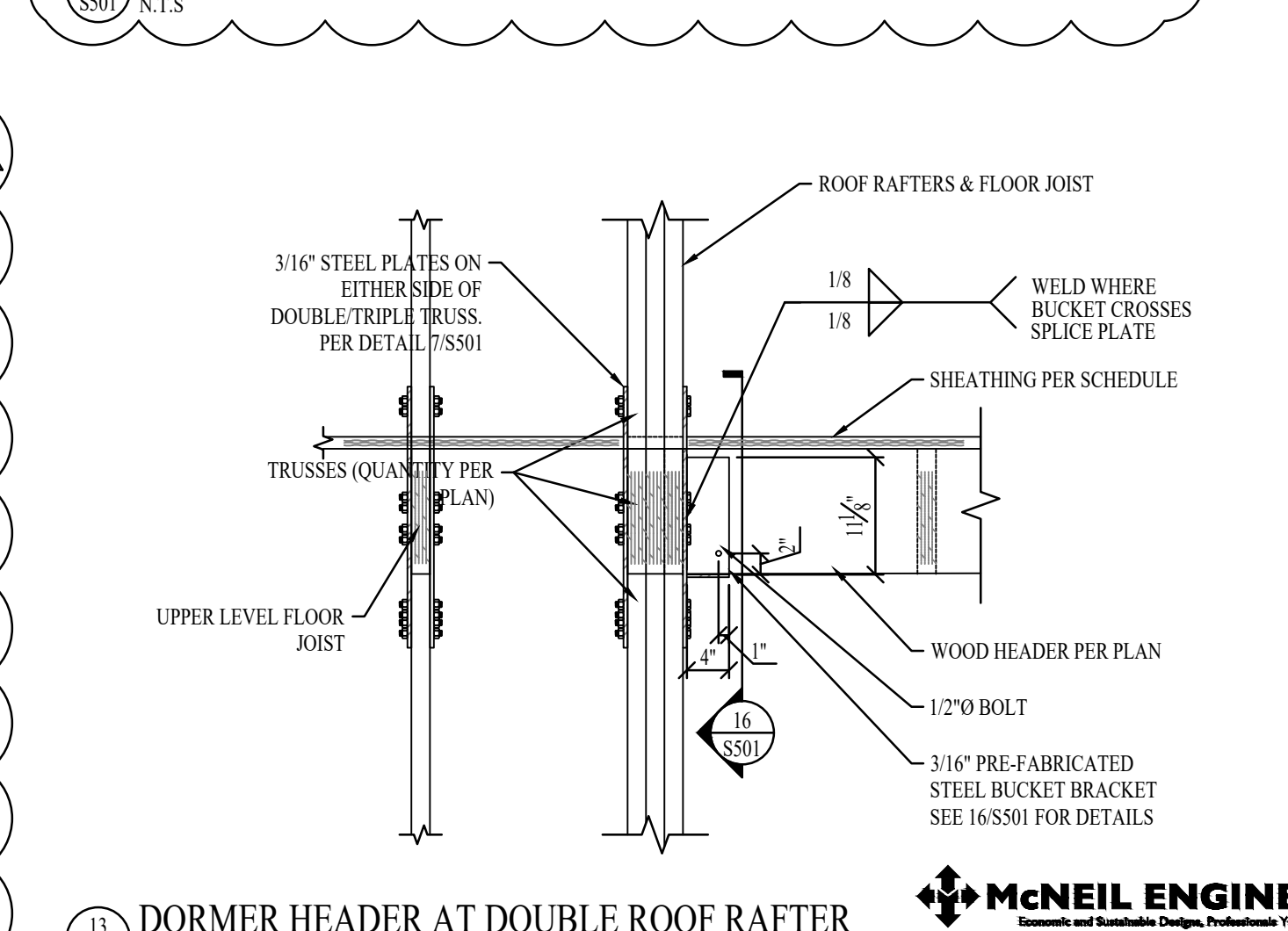
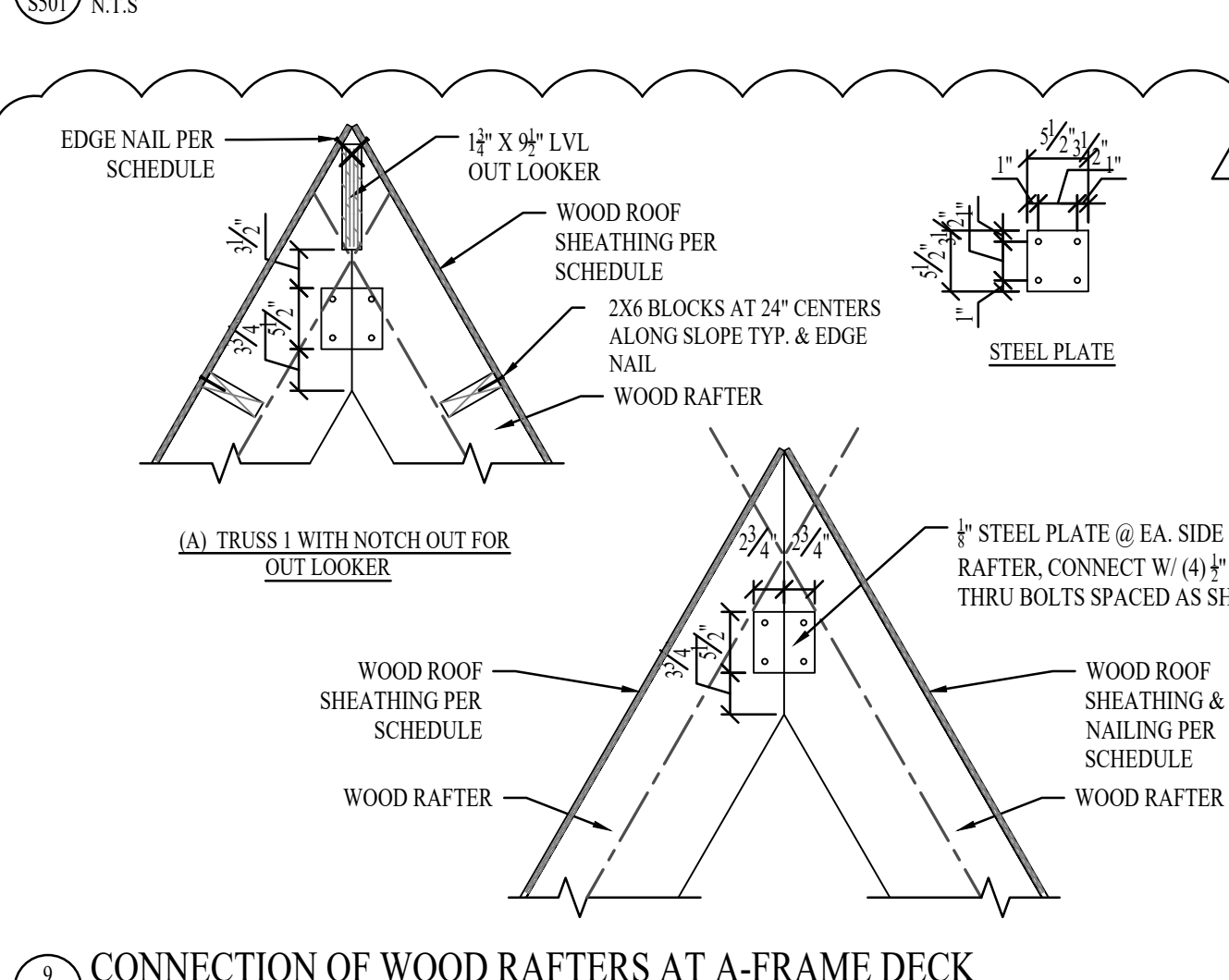
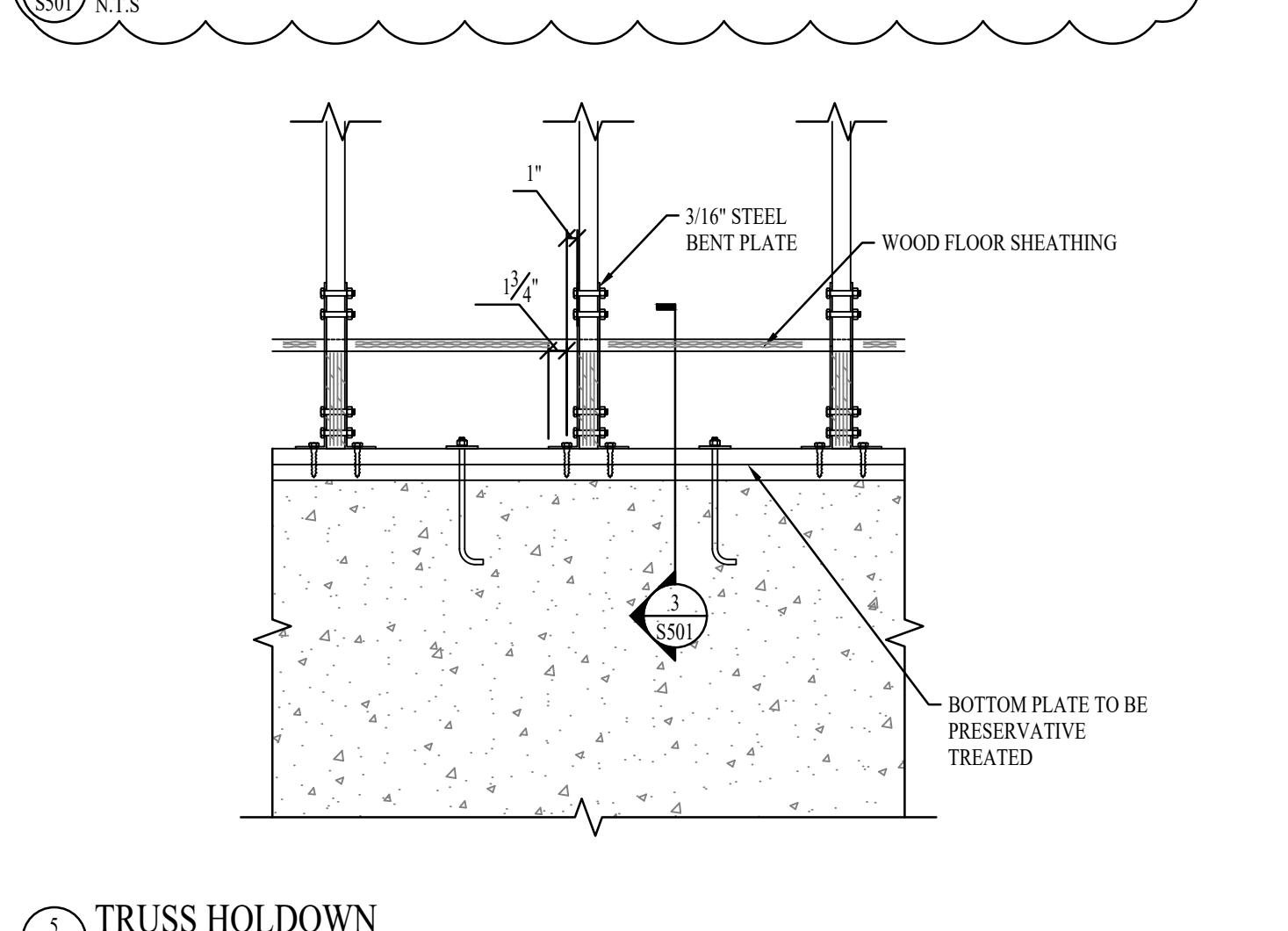
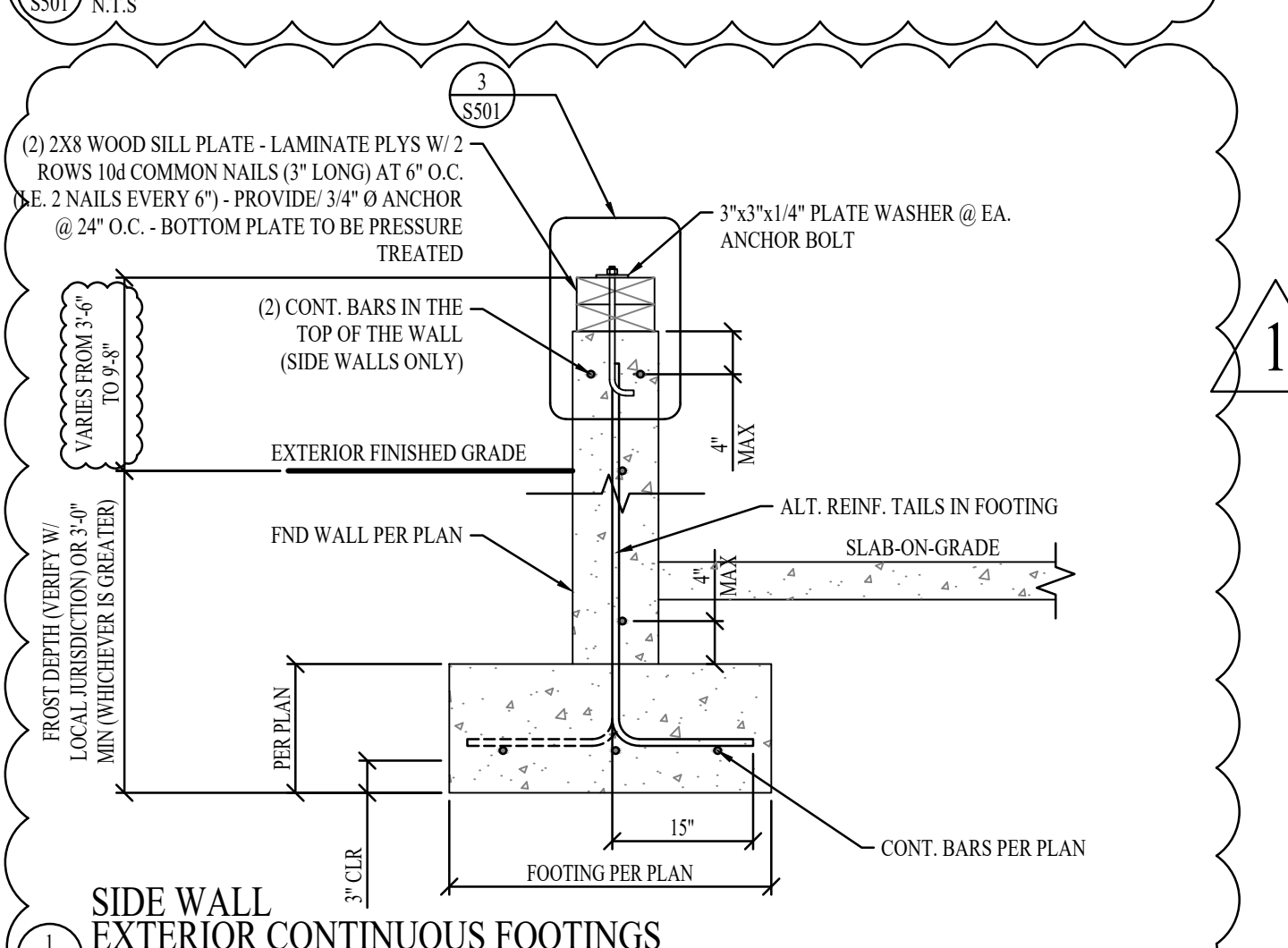
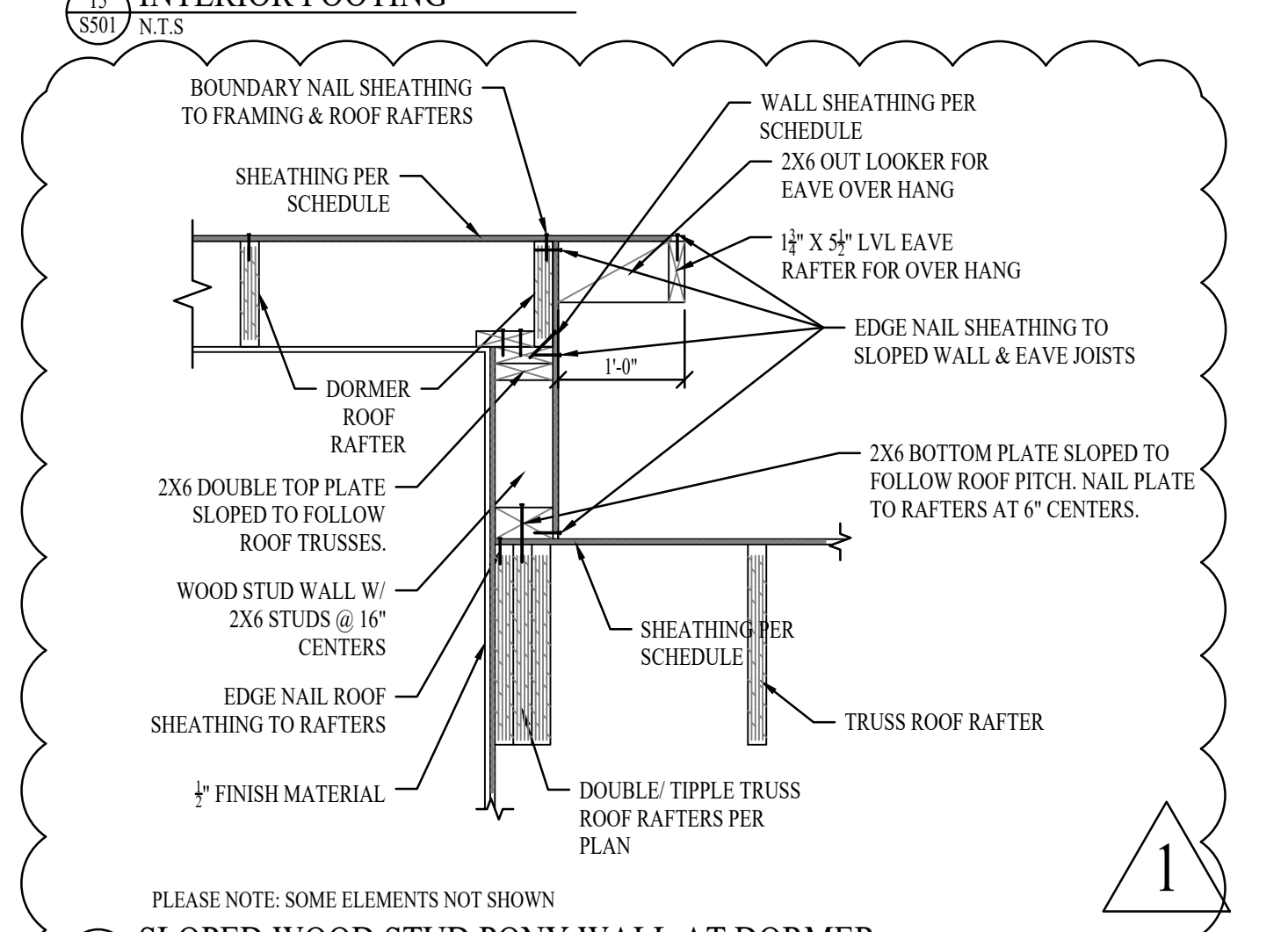
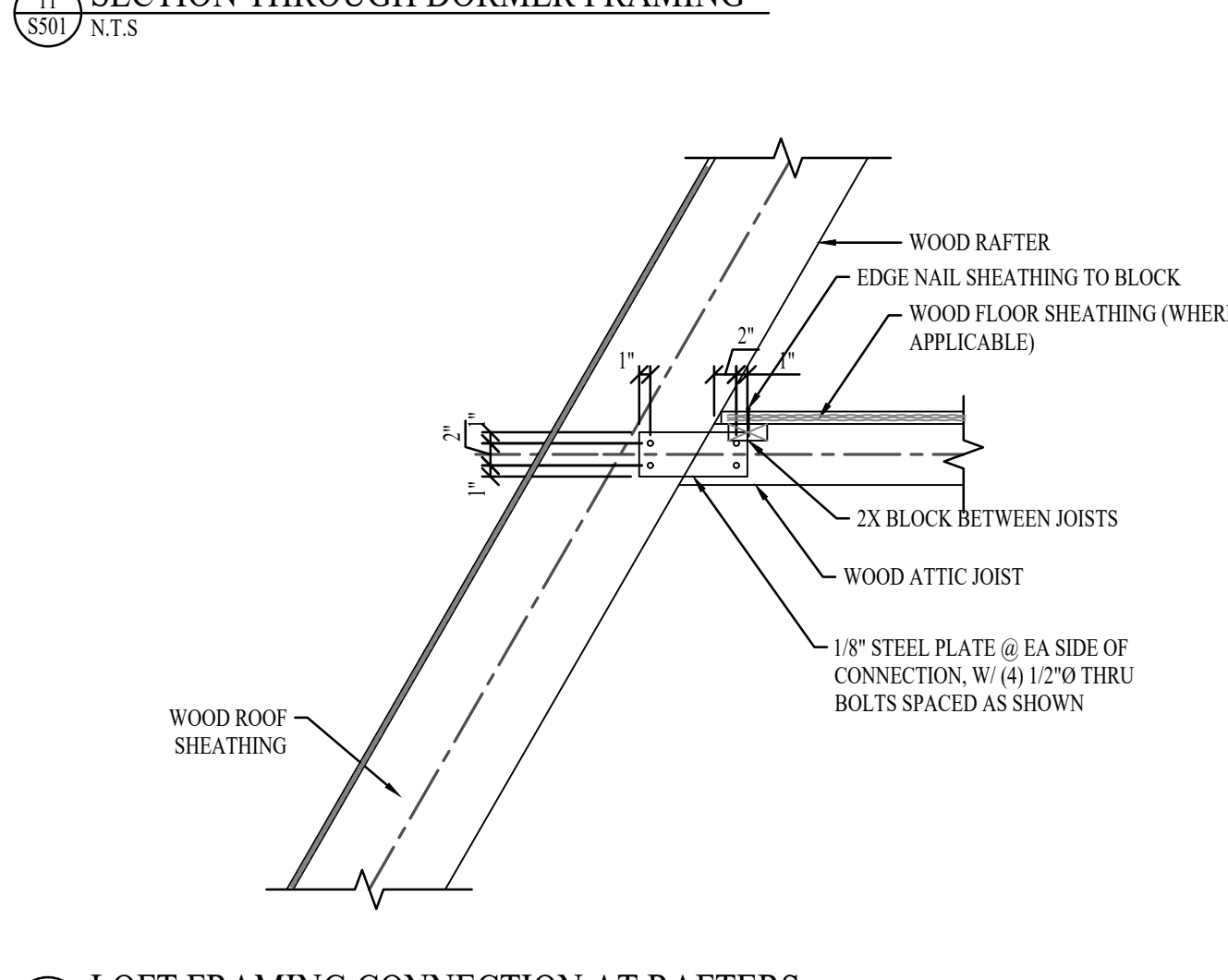
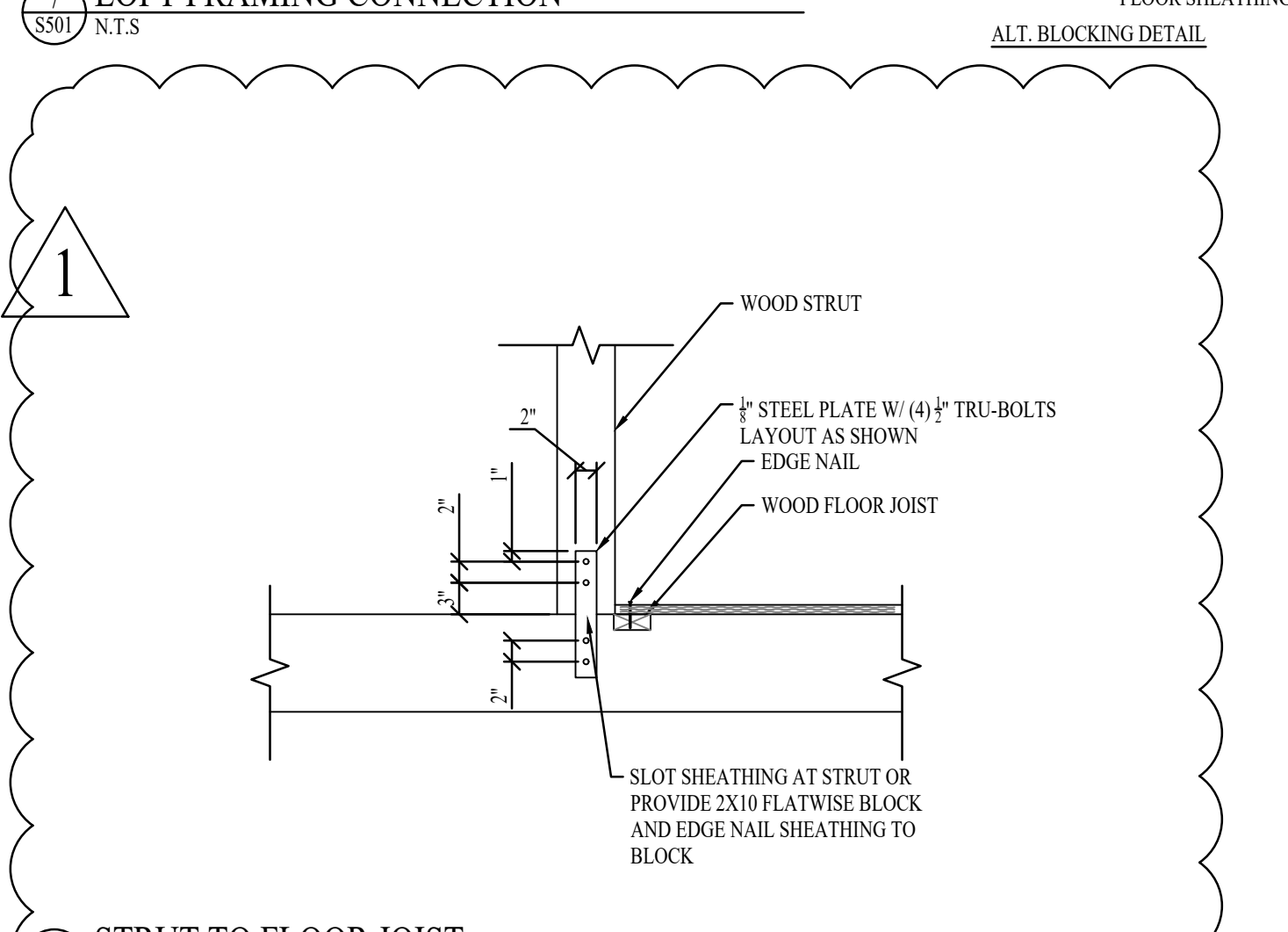
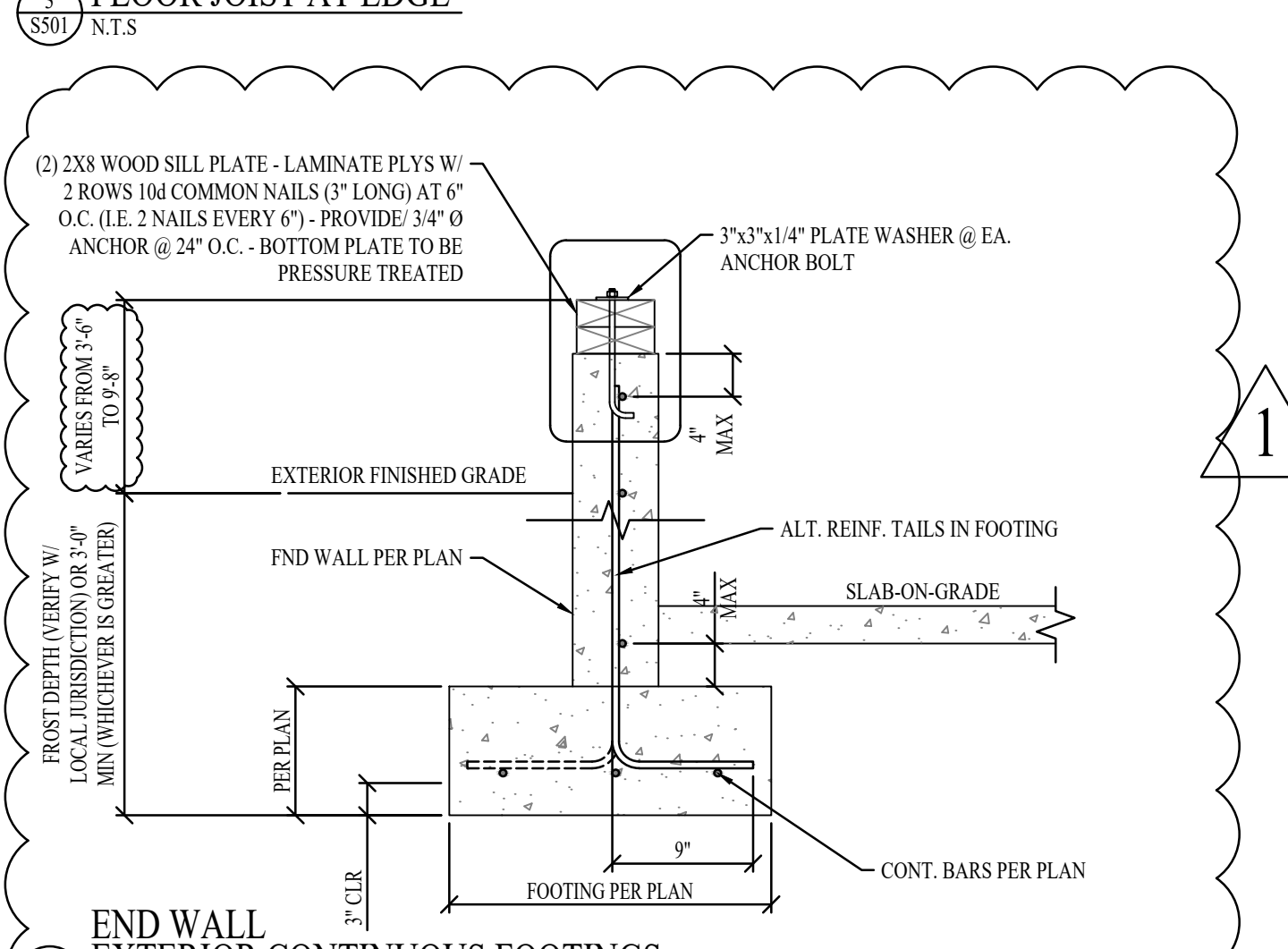
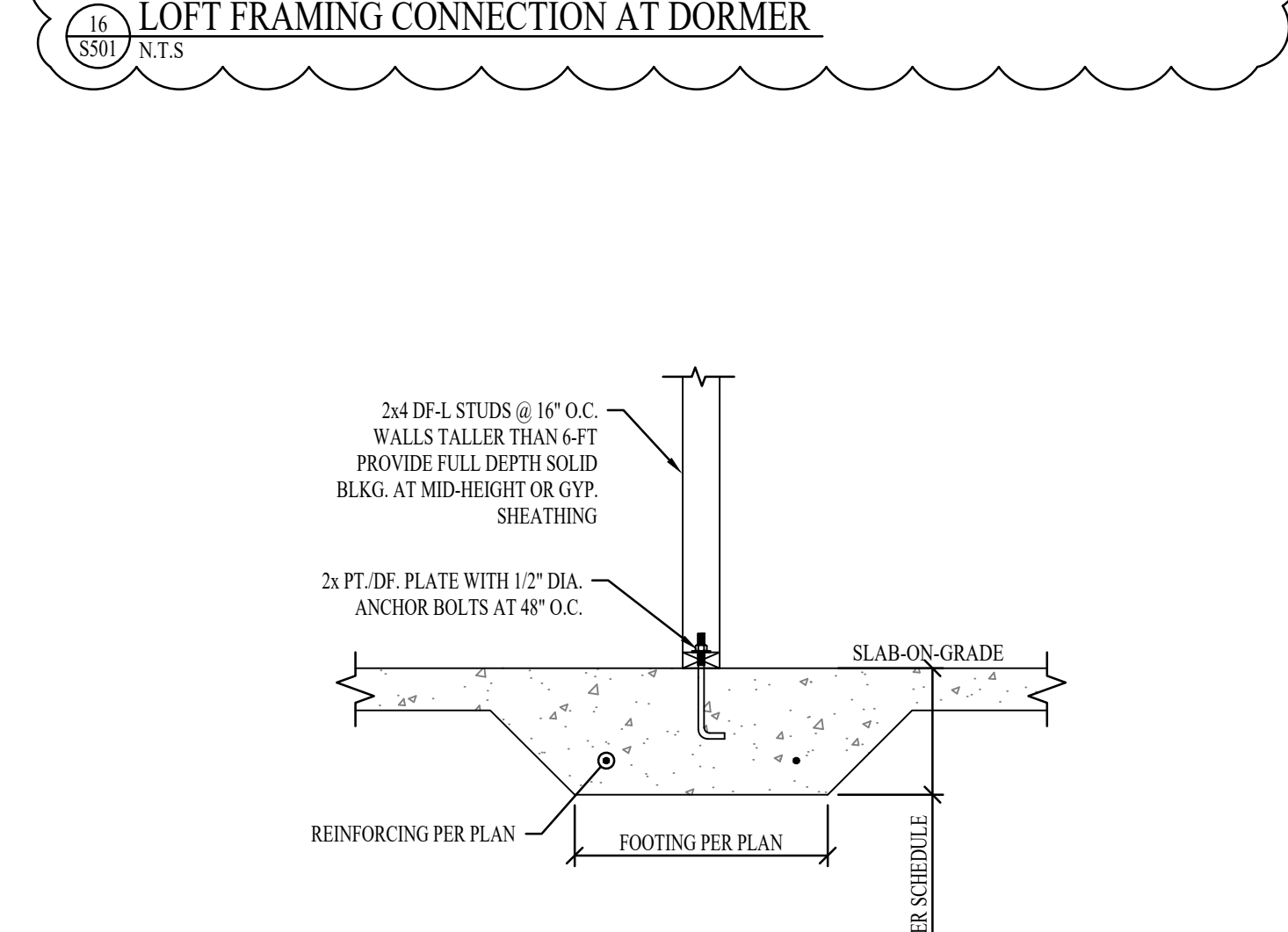
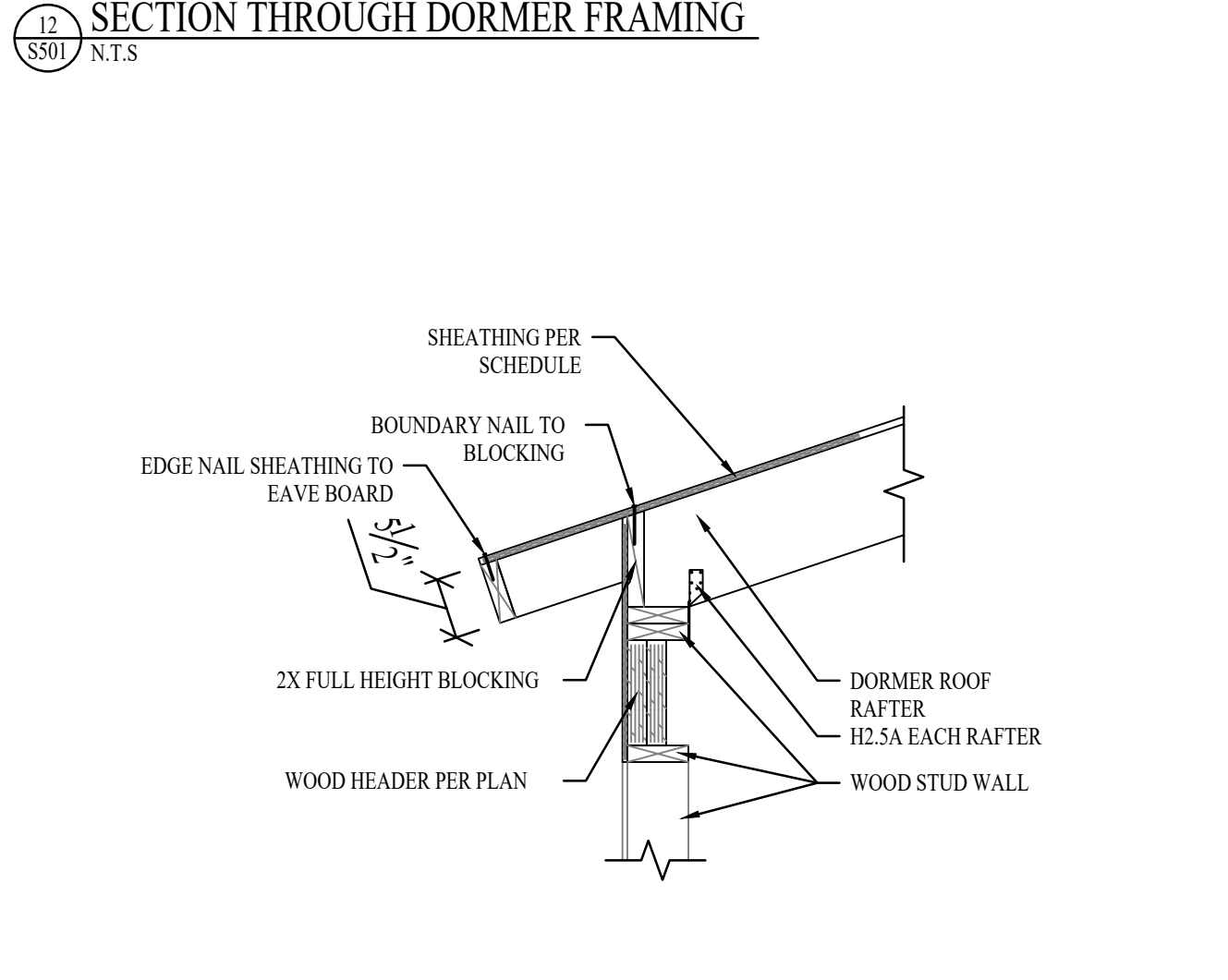
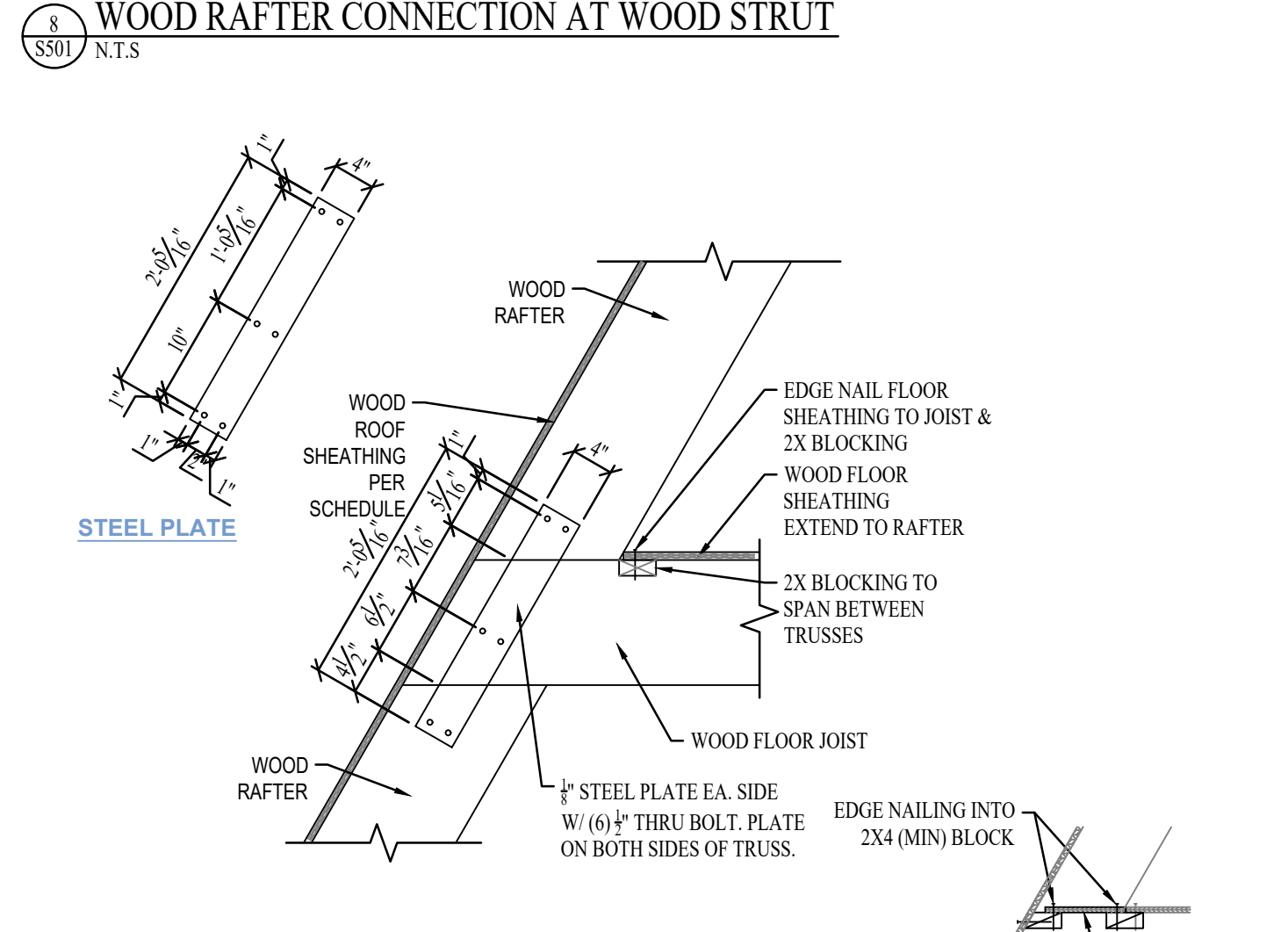
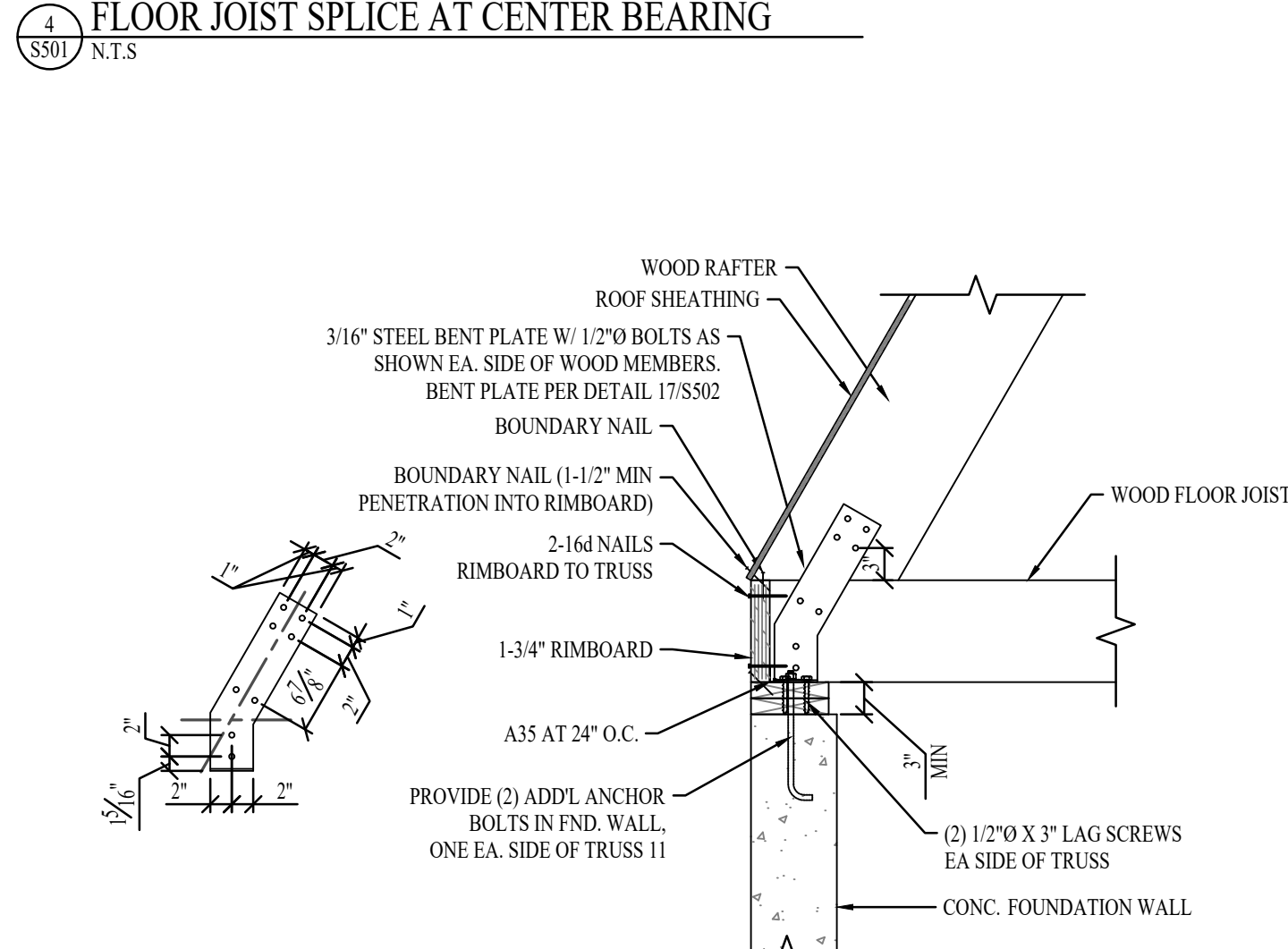
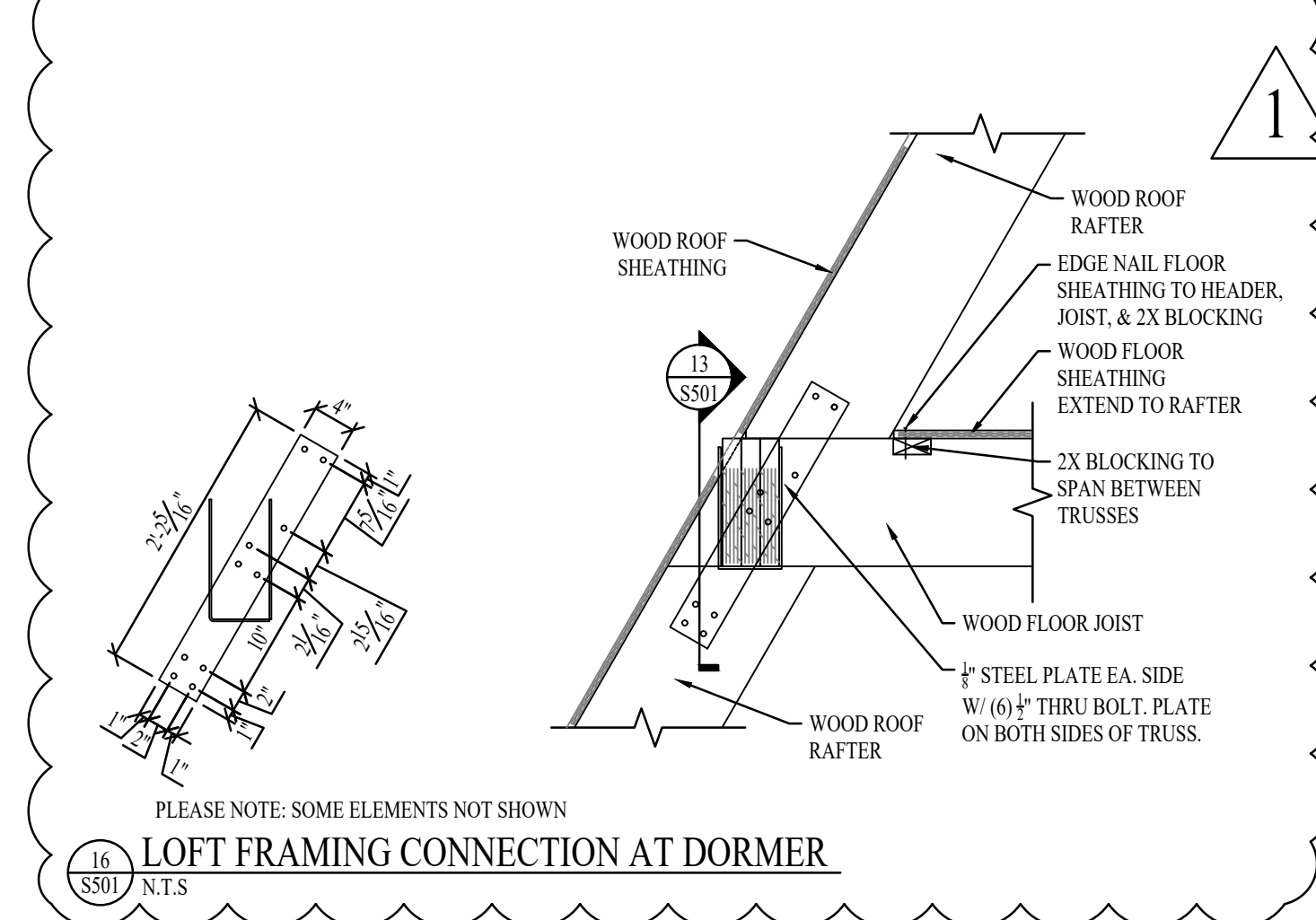
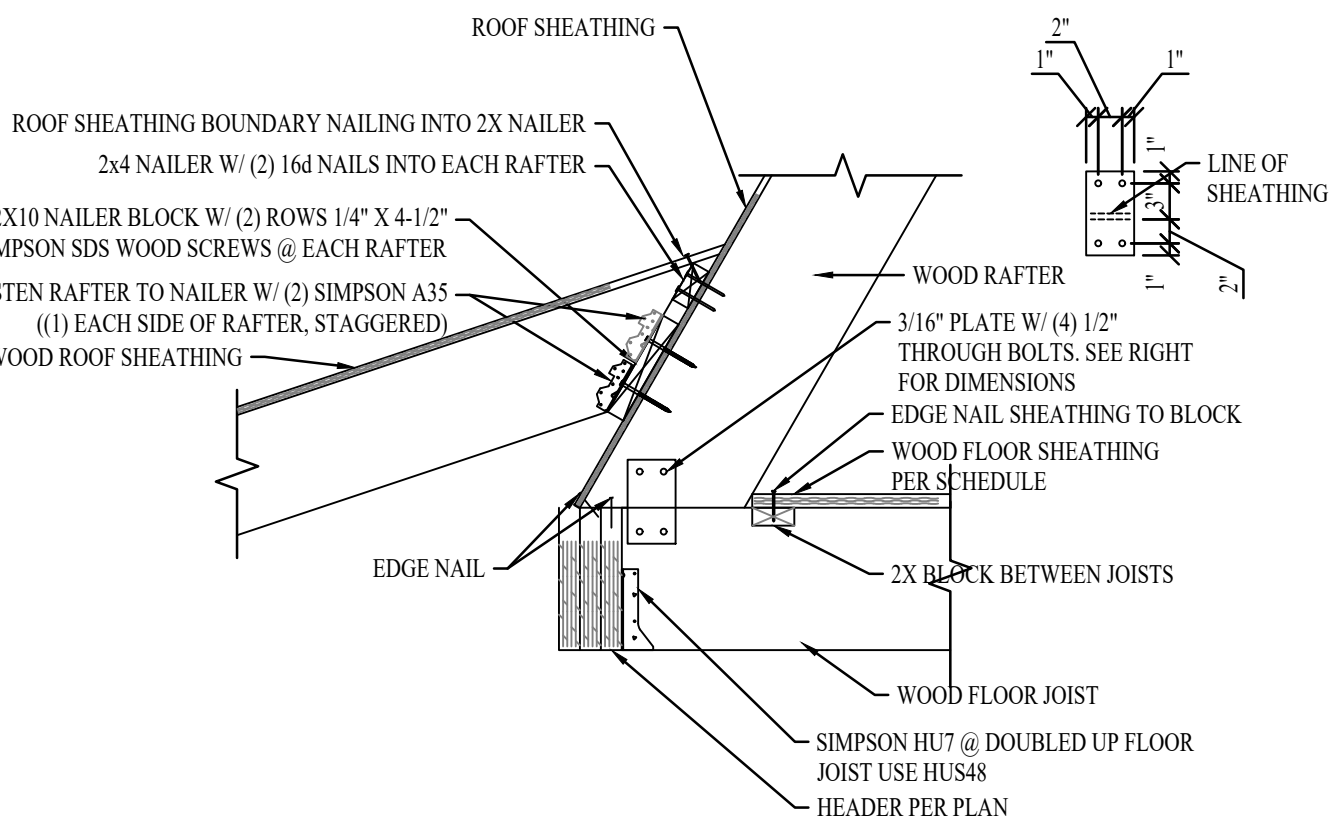
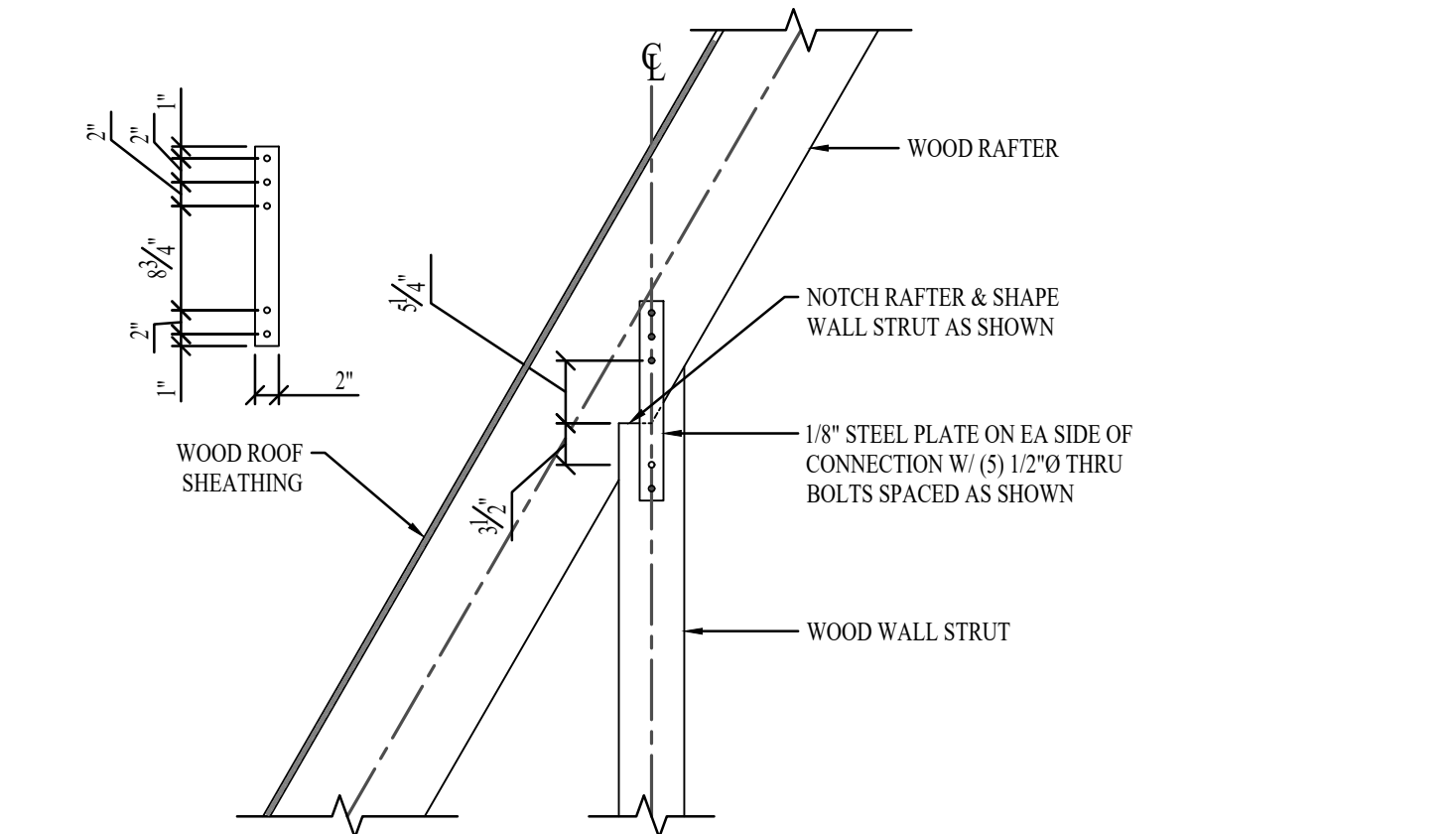
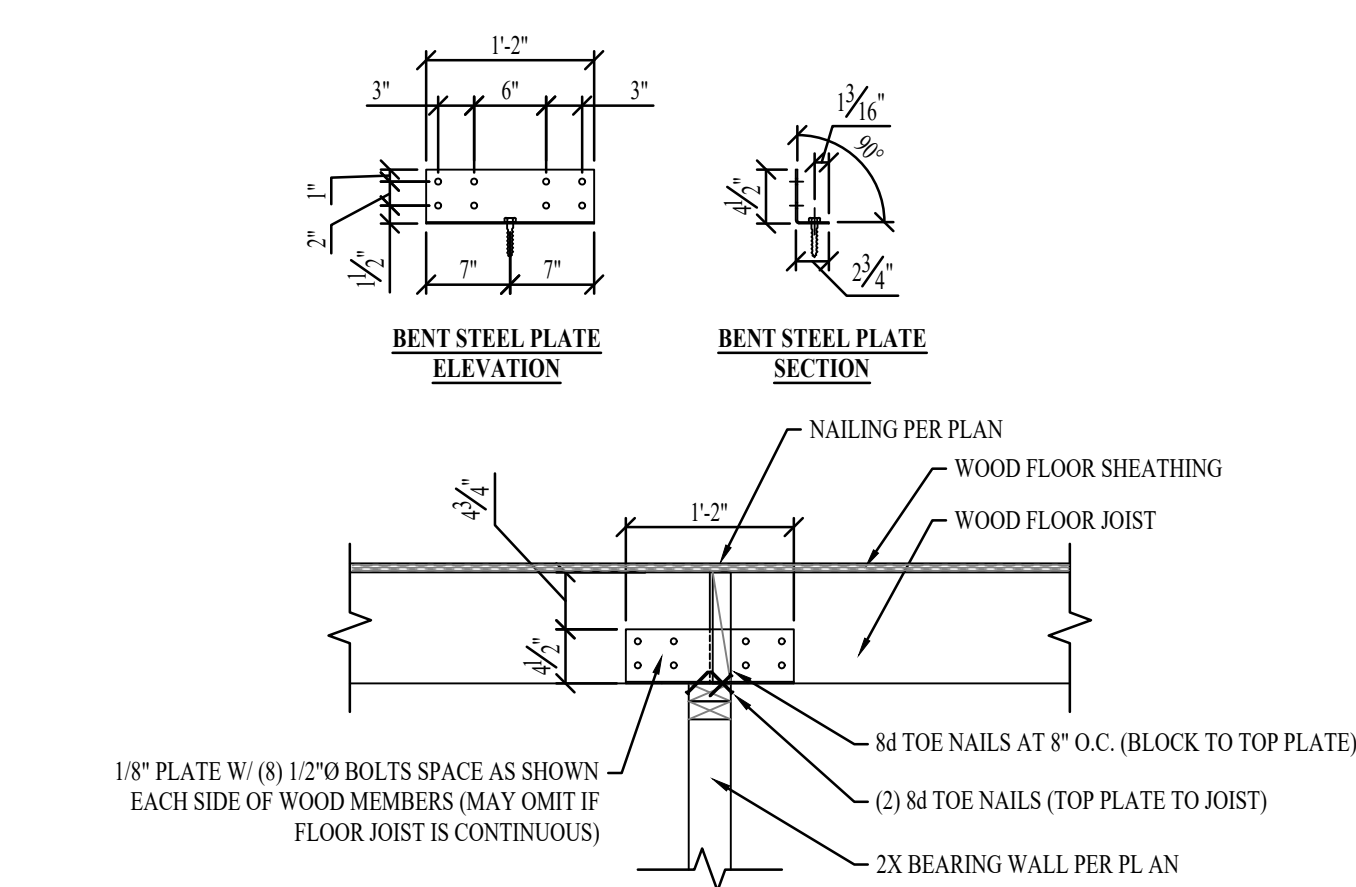
PLAN: 20003.010	DATE: 09/19/2023
SHEET:	BASEMENT LEVEL: 1,101 S.F. MAIN LEVEL: 1,242 S.F. UPPER LEVEL: 451 S.F. TOTAL FINISHED: 2,784 S.F.

S305



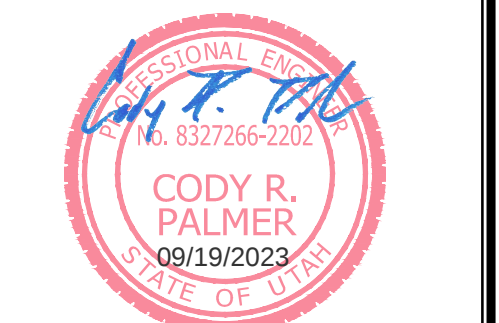
TRUSS 13 ELEVATION

SCALE: N.T.S.



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KEYNOTES

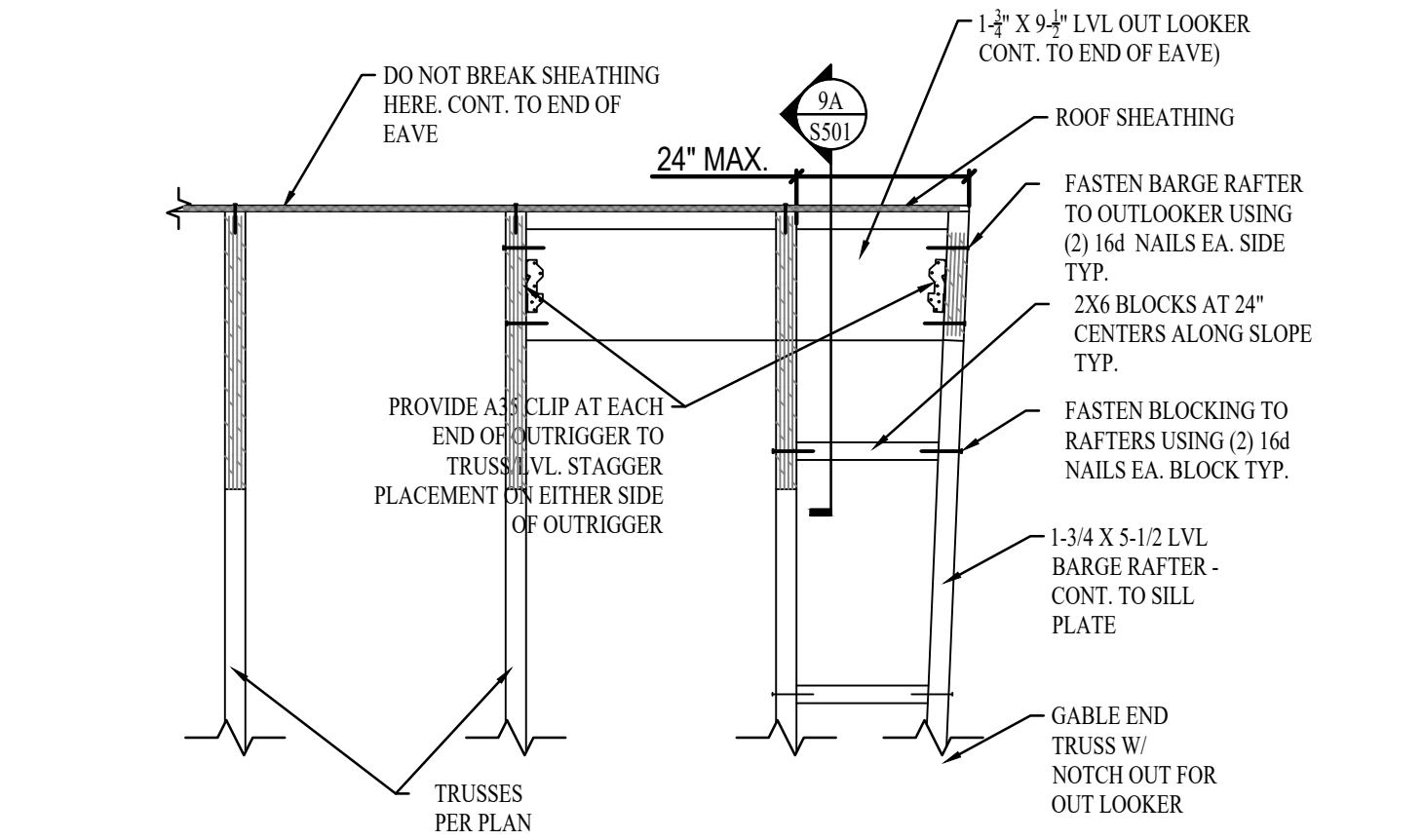


REVISIONS		
#	DESCRIPTION	DATE
2	DECK BEAM	07/21/2023

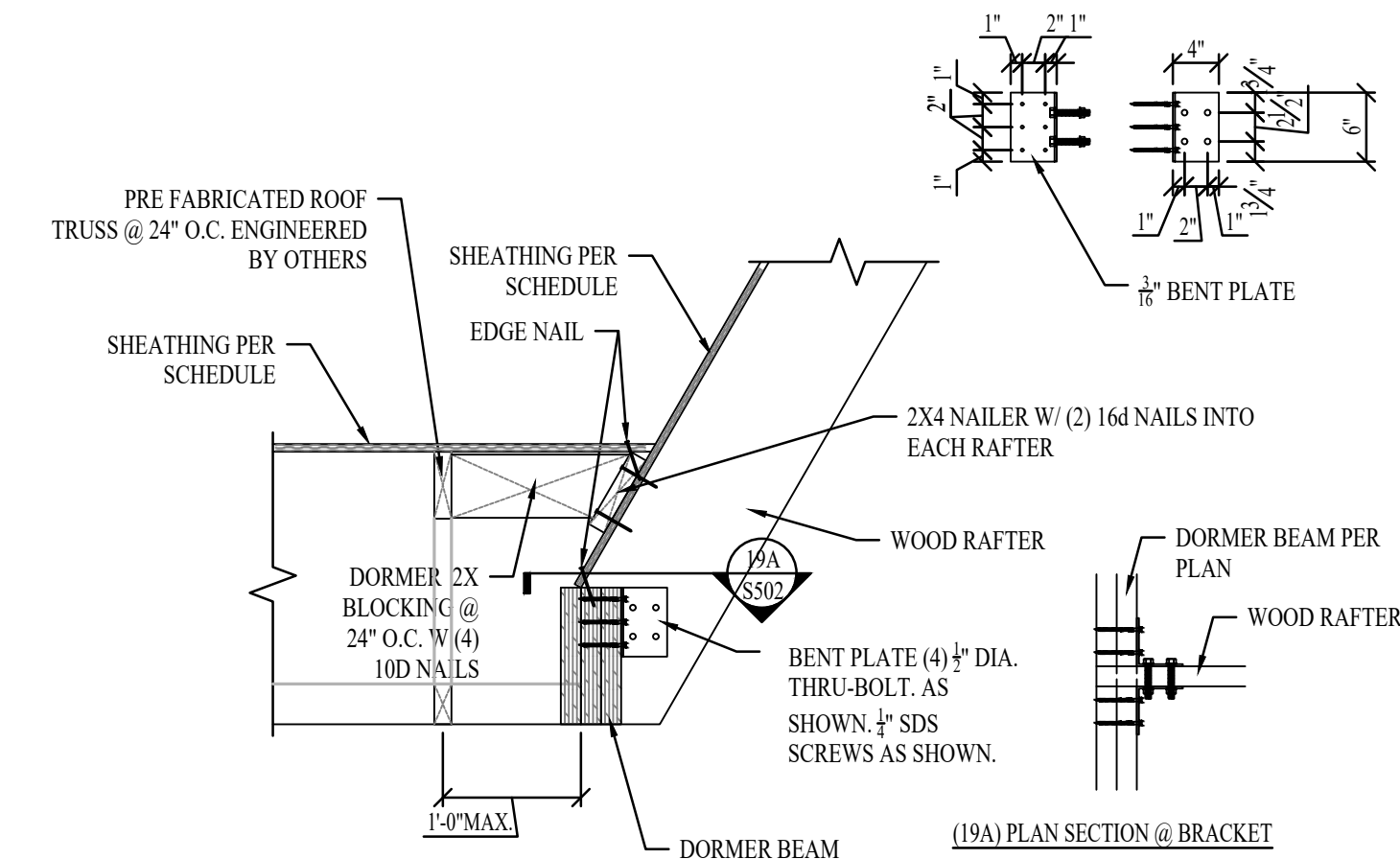
CITY REVIEW

TRIO 120 - SCIAMARELLA RES. VILLAGES AT WOLF CREEK, LLC LOT 221910001 EDEN UT, 84310		DRAWN FOR ONE TIME USE FOR: AVrame U.S.A.	
PLAN: 20003.010	DATE: 09/19/2023	SHEET: S501	
BASEMENT LEVEL: 1,101 S.F.		MAIN LEVEL: 1,242 S.F.	
UPPER LEVEL: 451 S.F.		TOTAL FINISHED: 2,784 S.F.	

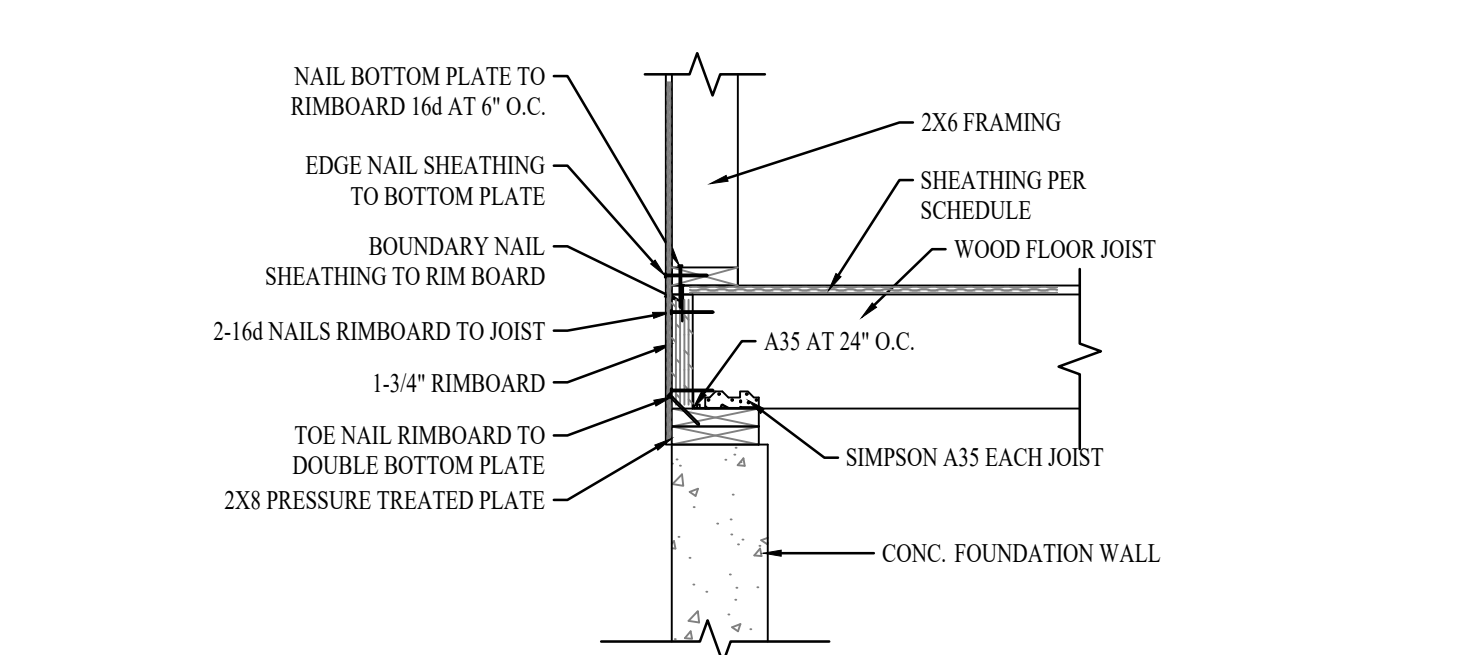




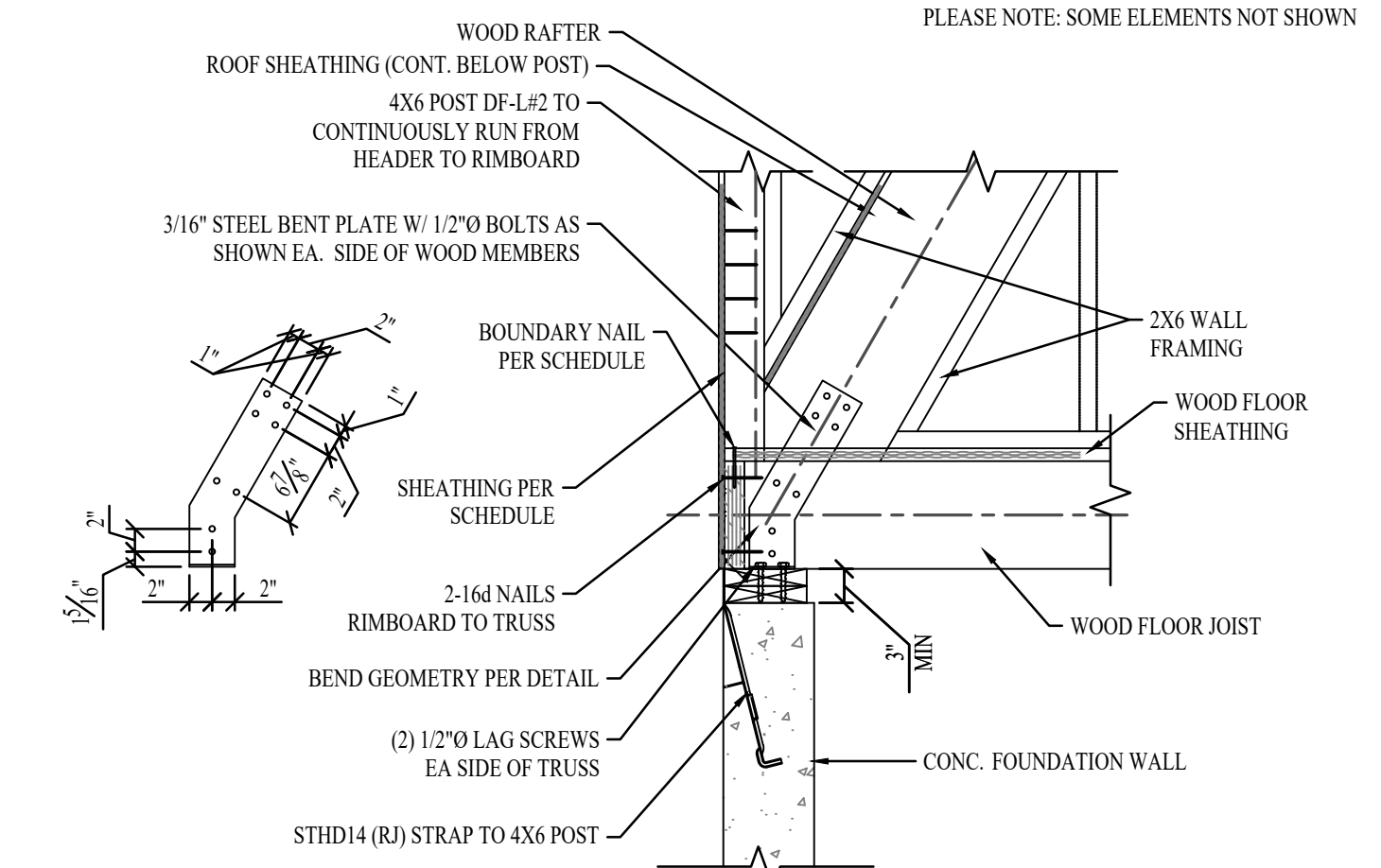
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S502 N.T.S



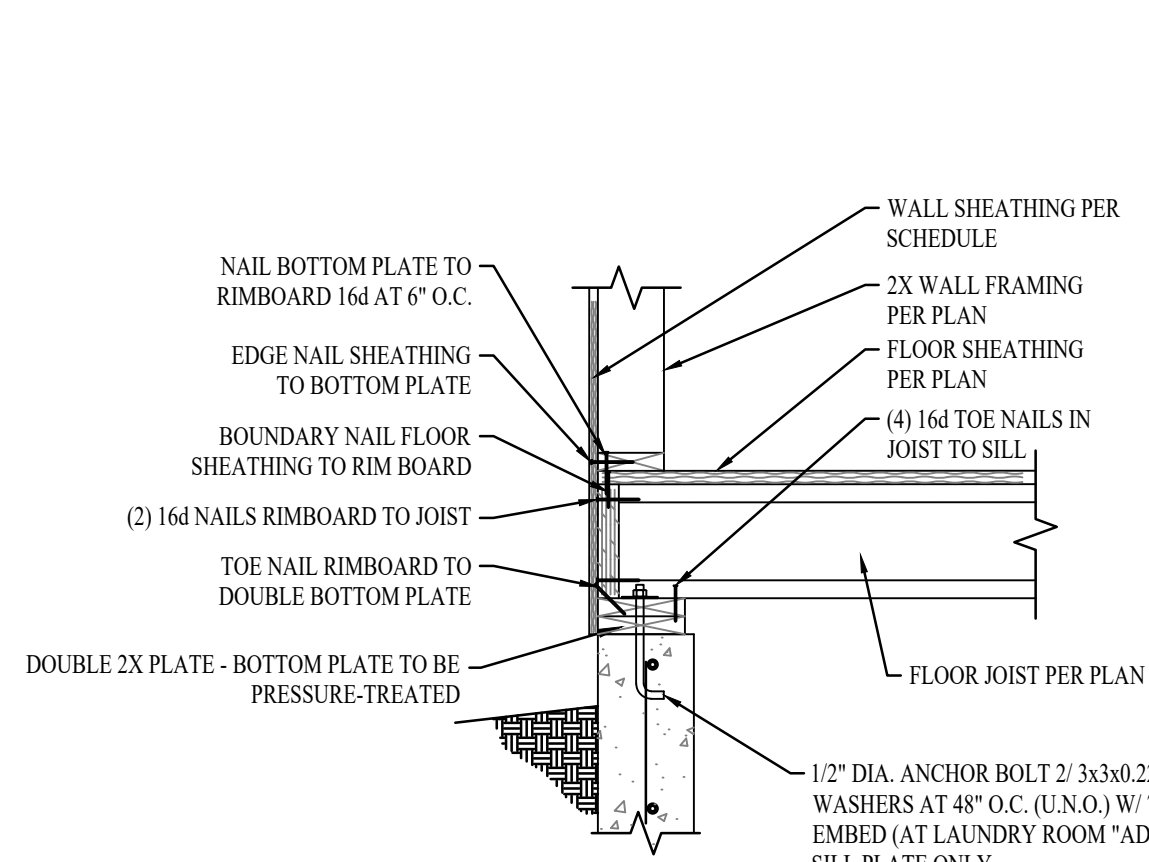
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S502 N.T.S



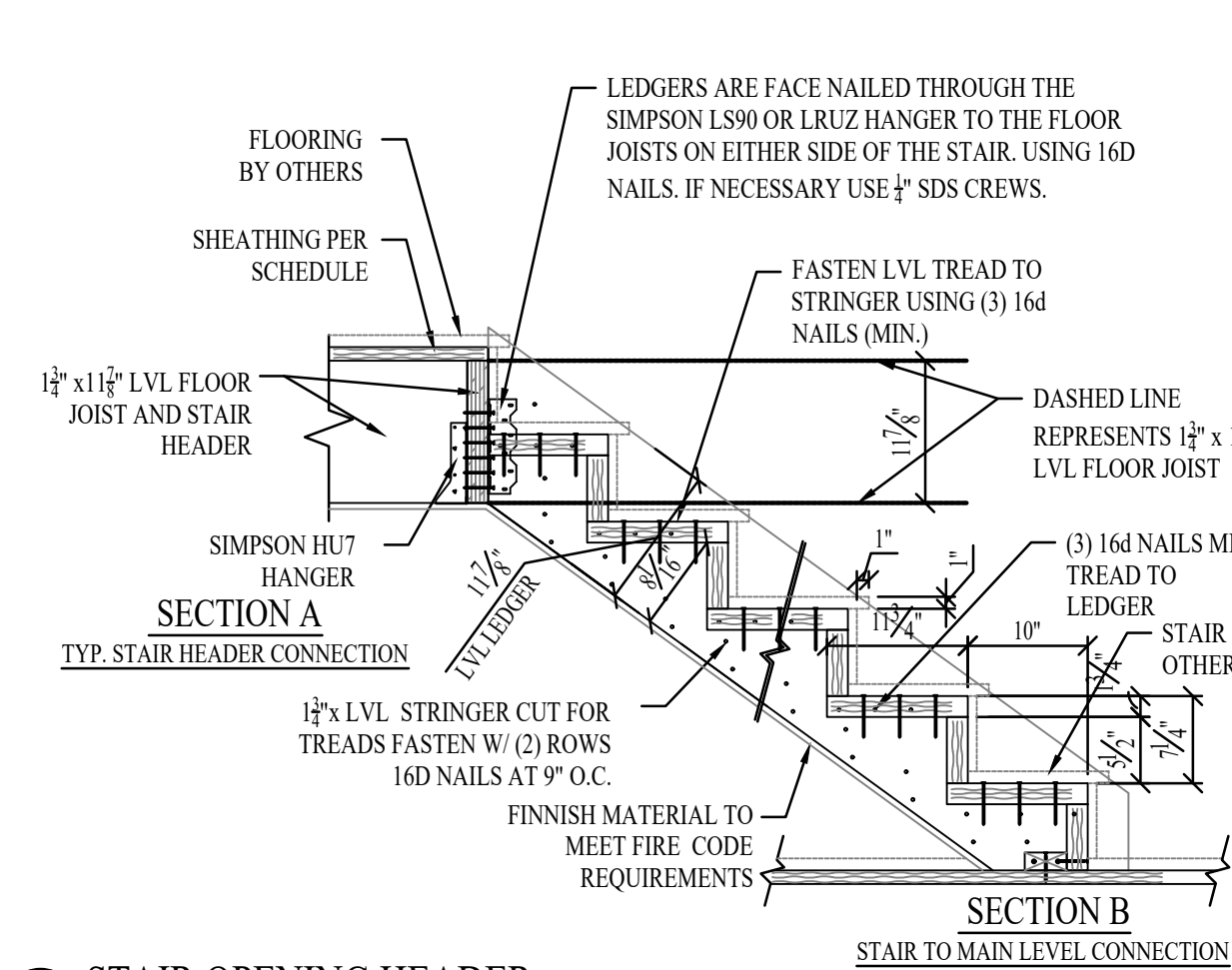
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S502 N.T.S



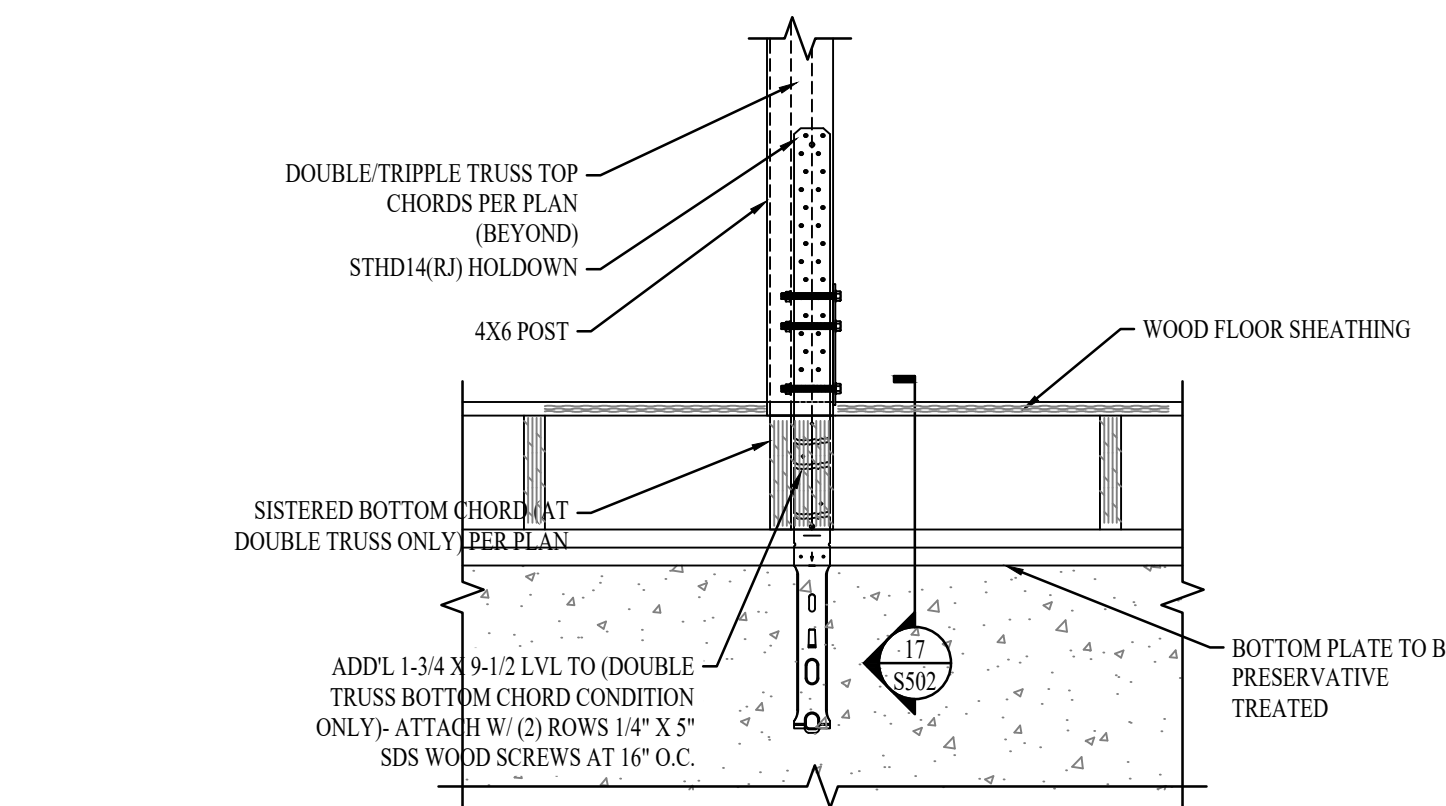
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S502 N.T.S



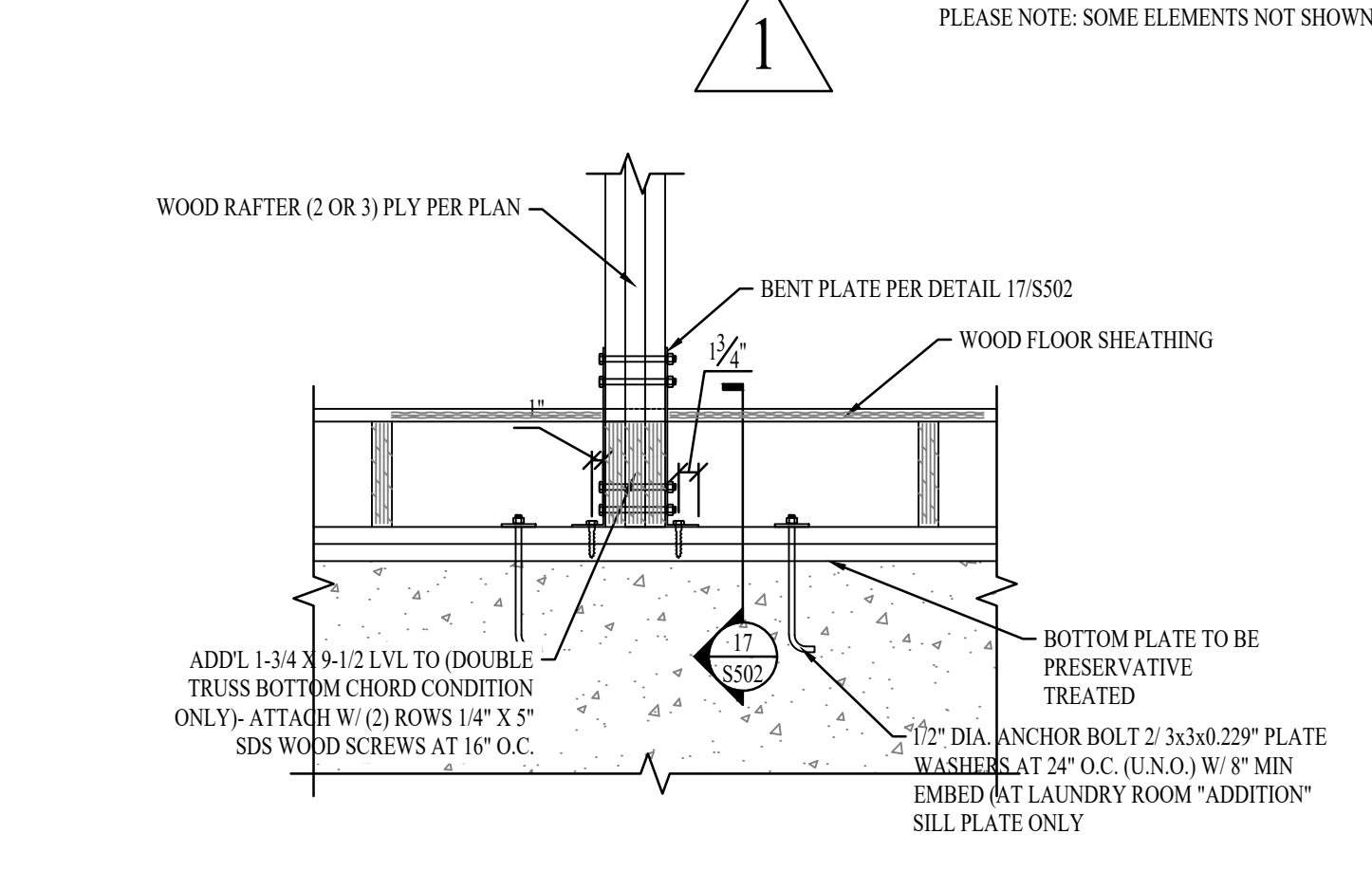
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S502 N.T.S



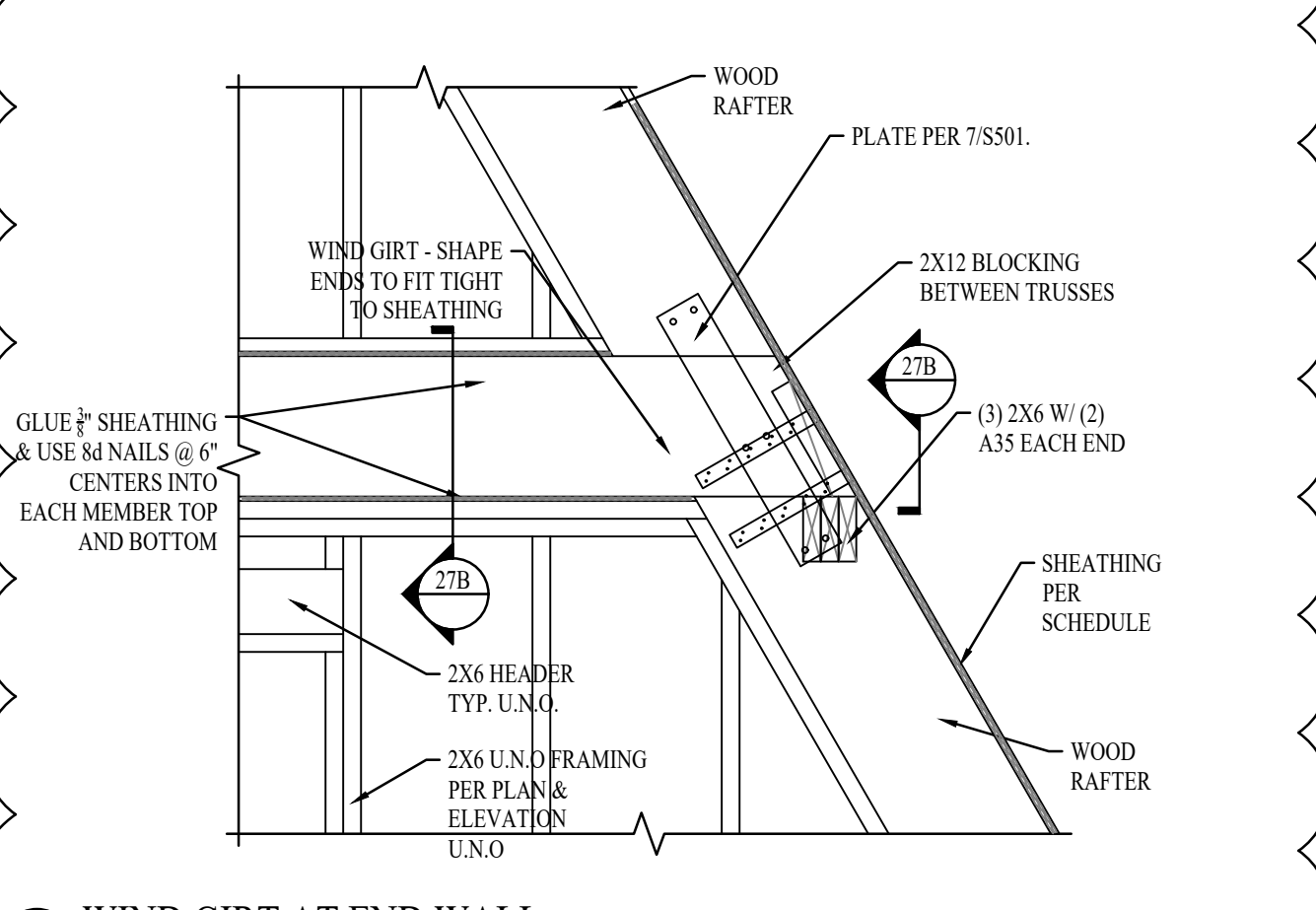
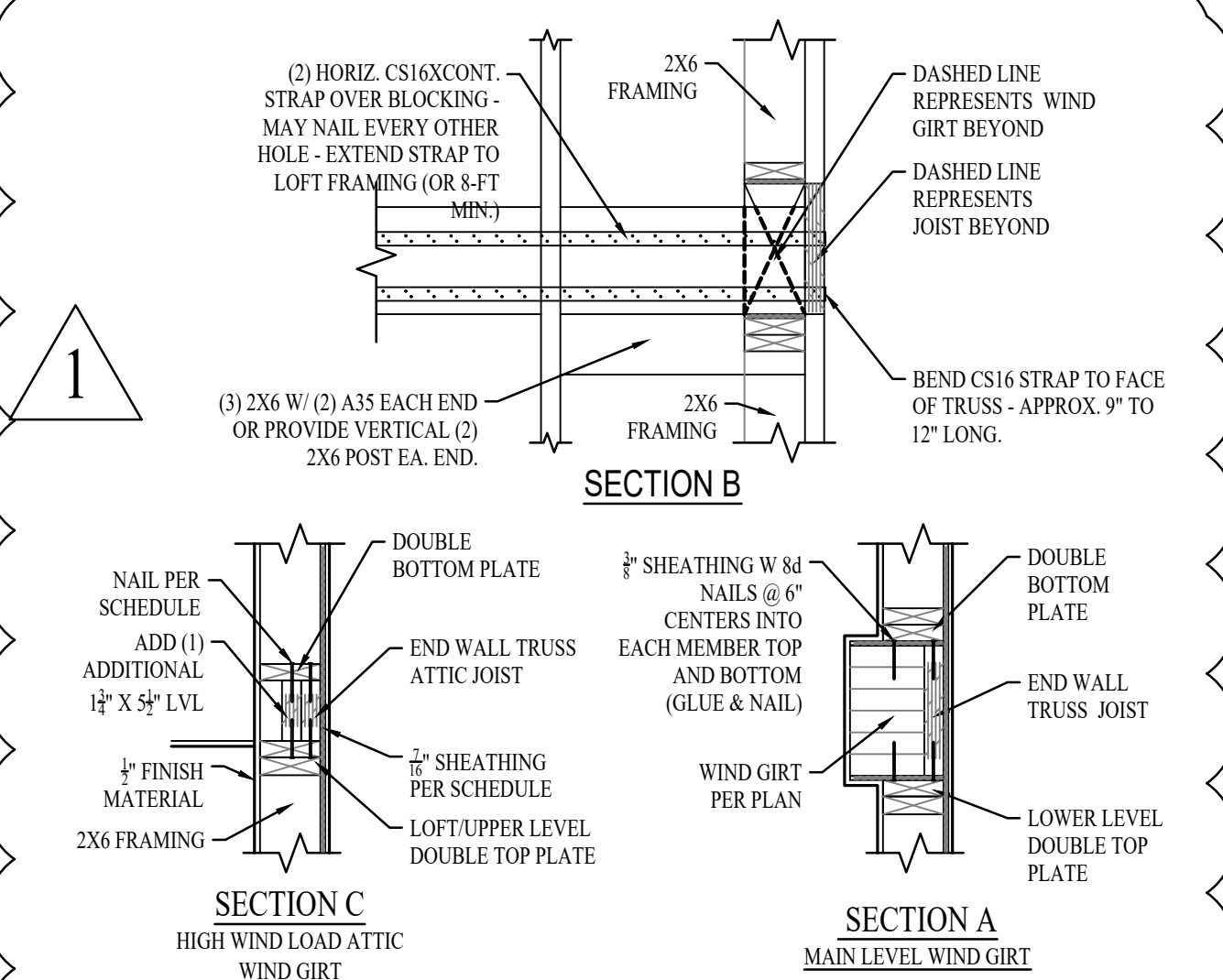
23
S502 N.T.S



22
S502 N.T.S

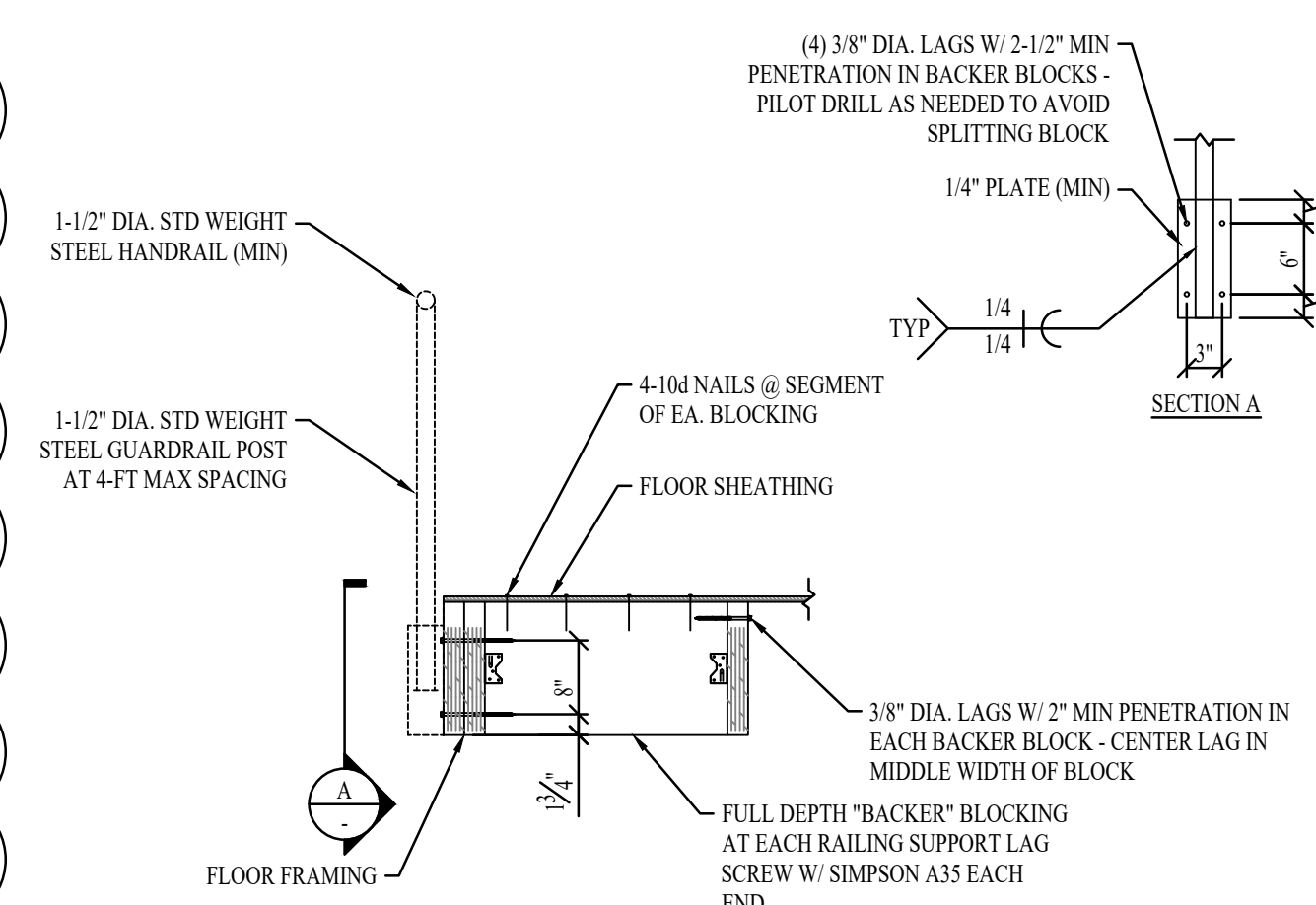


21
S502 N.T.S

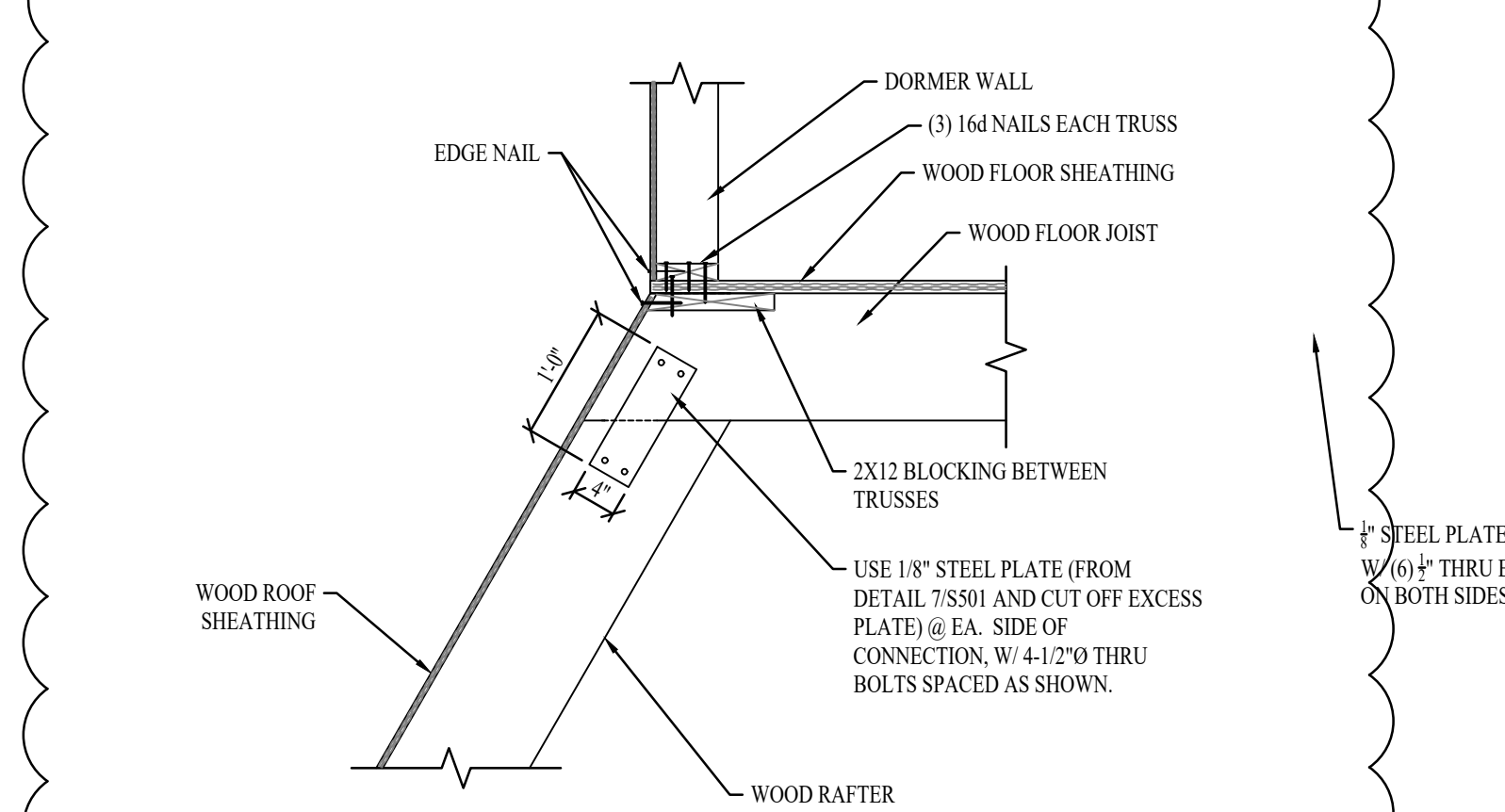


27
S502 N.T.S

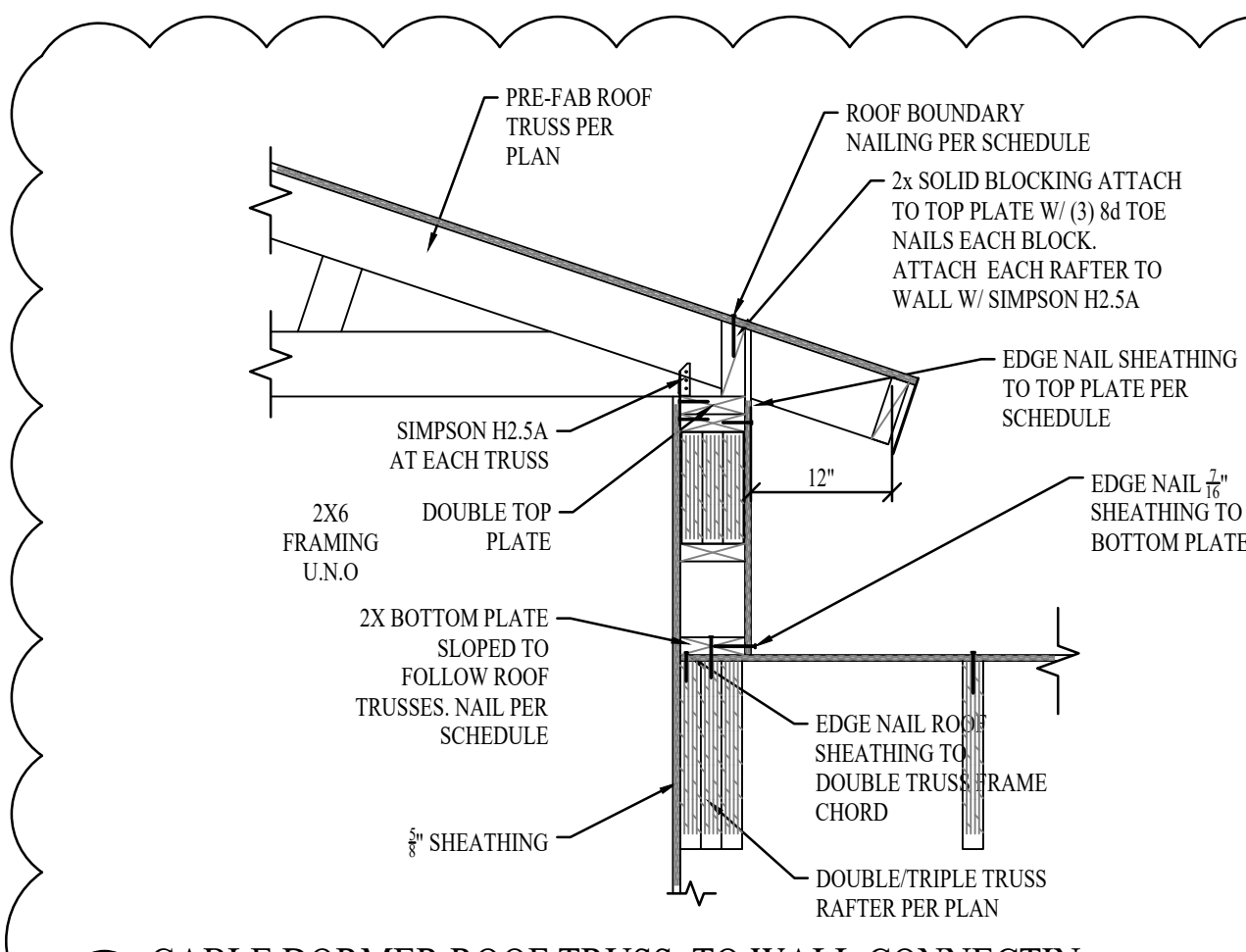
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S502 N.T.S



25
S502 N.T.S

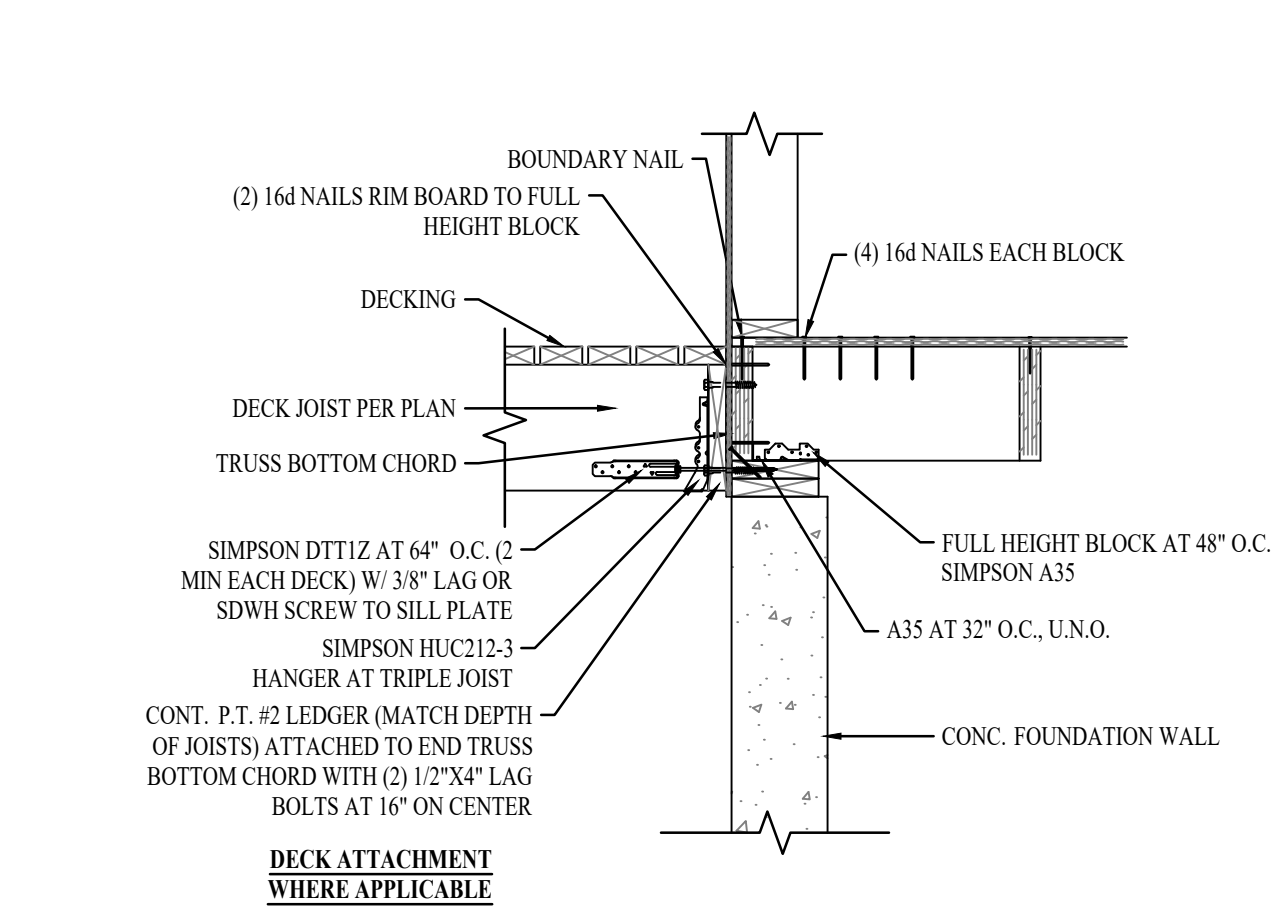


32
S502 N.T.S



31
S502 N.T.S

30
S502 N.T.S



29
S502 N.T.S

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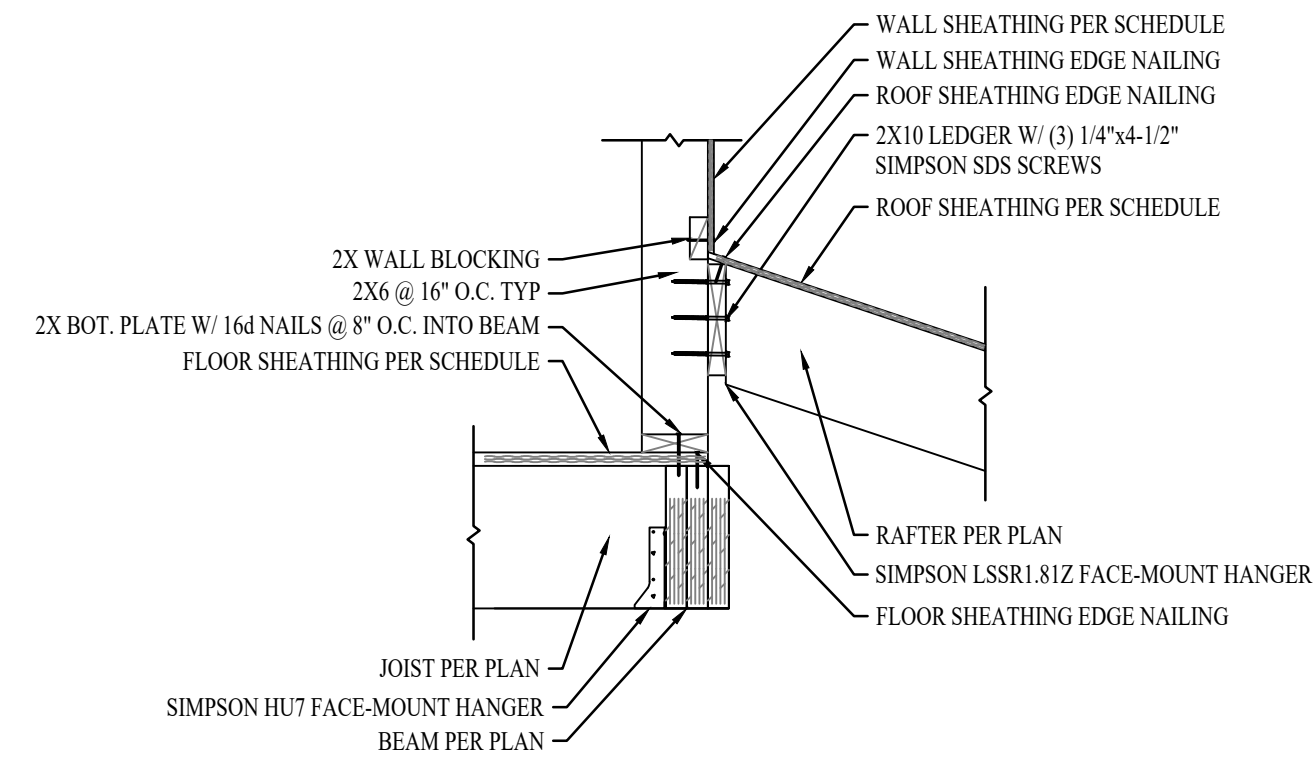
KEYNOTES



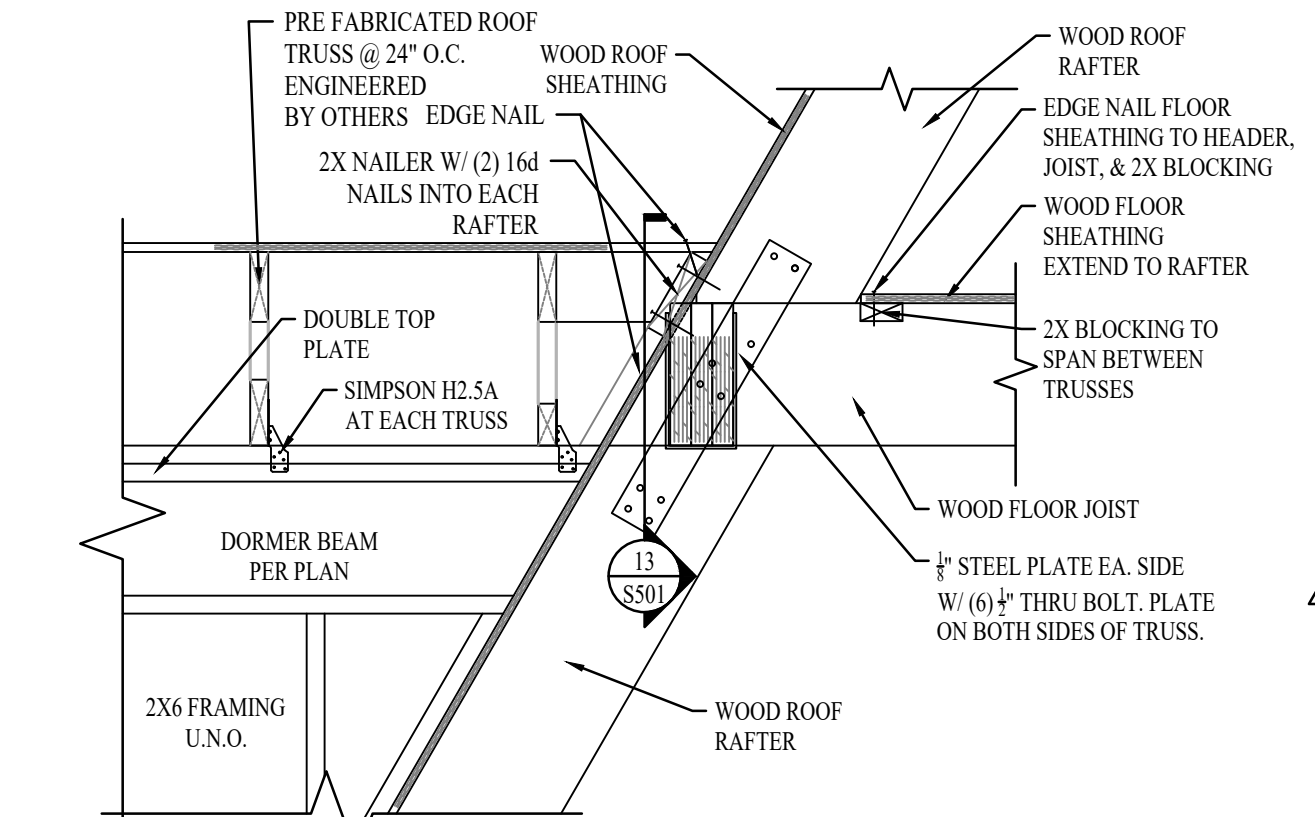
REVISIONS		
#	DESCRIPTION	DATE
2	DECK BEAM	07/21/2023

CITY REVIEW

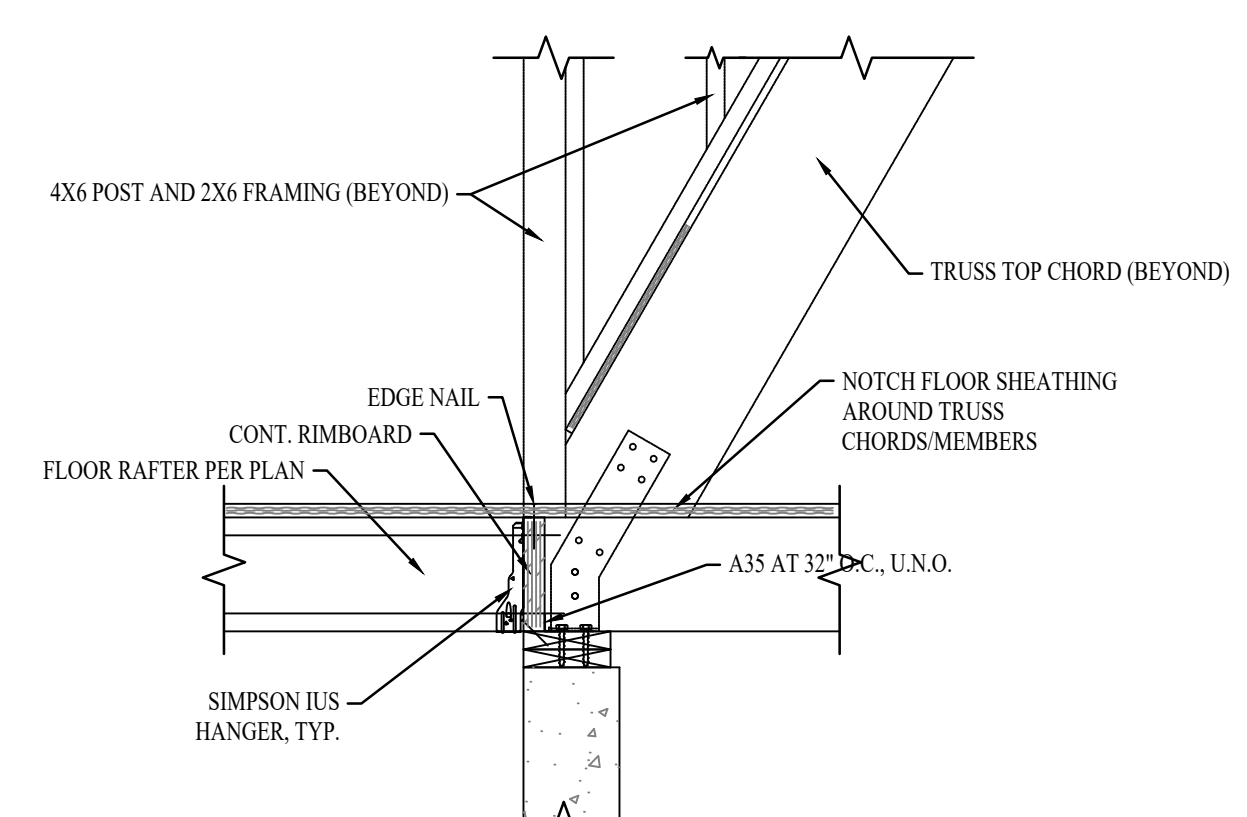
TRIO 120 - SCIAMARELLA RES. VILLAGES AT WOLF CREEK, LLC LOT 221910001 EDEN UT, 84310		DRAWN FOR ONE TIME USE FOR: AVrame U.S.A.	
PLAN: 20003.010	DATE: 09/19/2023	BASEMENT LEVEL: 1,101 S.F.	
SHEET: S502		MAIN LEVEL: 1,242 S.F.	
		UPPER LEVEL: 451 S.F.	
		TOTAL FINISHED: 2,784 S.F.	



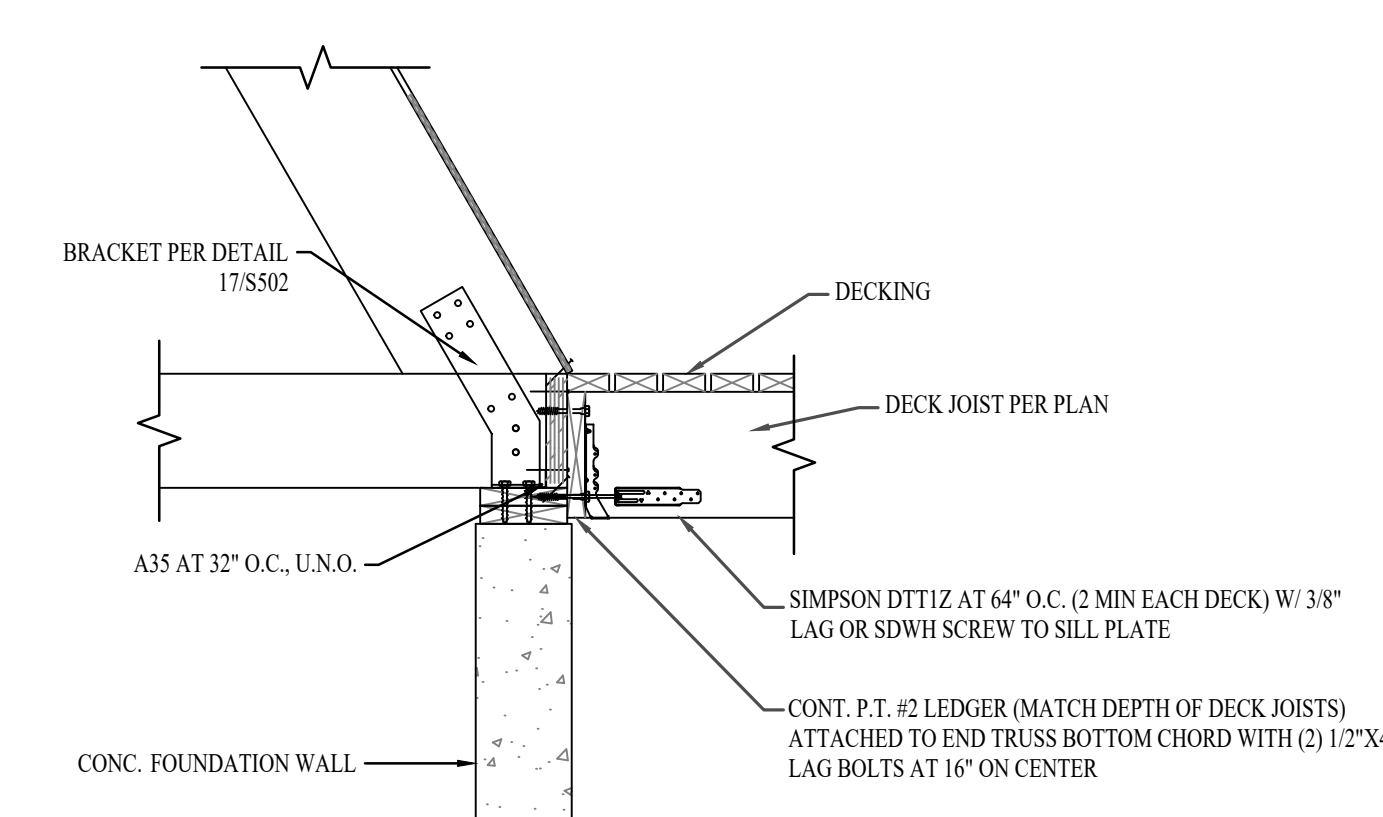
35 UPPER DORMER WALL TO LOFT FLOOR
S503/ N.T.S.



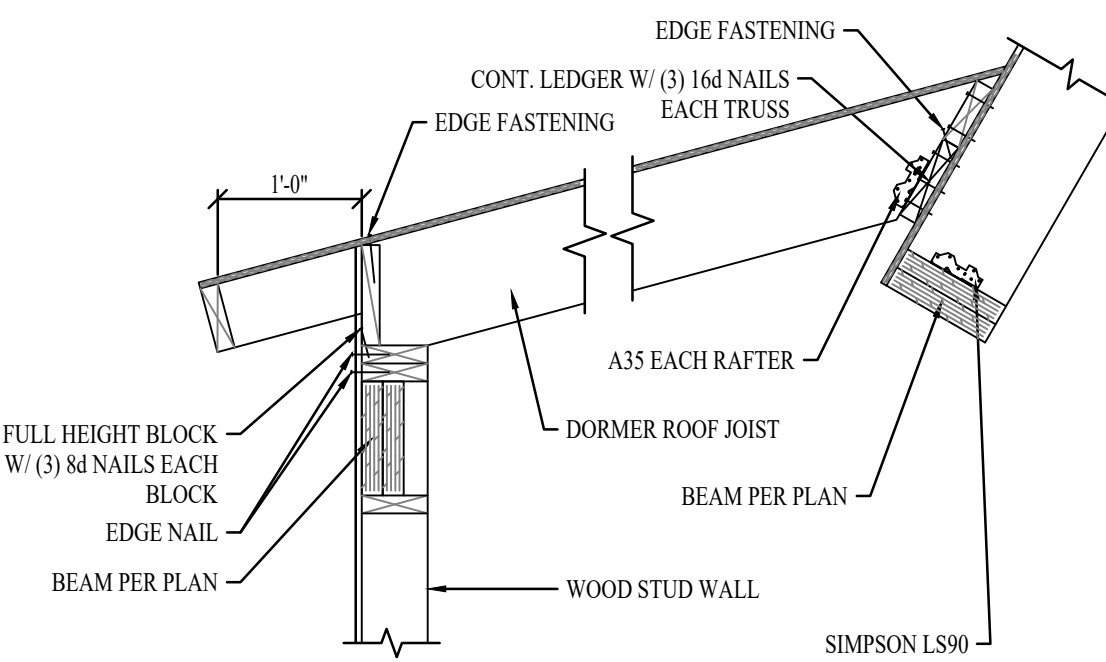
39 SECTION THROUGH DORMER FRAMING
S503/ N.T.S.



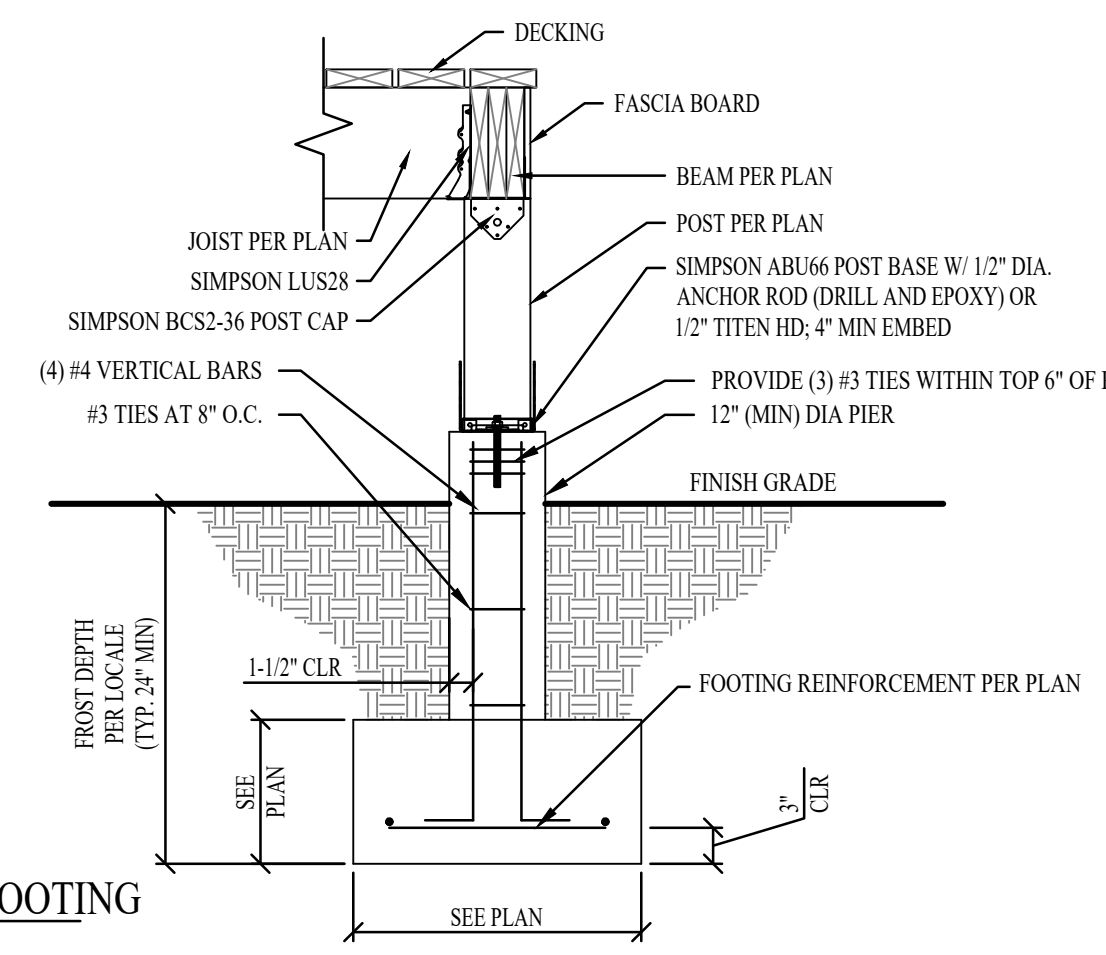
43 SECTION WHERE EXTENDED DORMER MEETS AVRAME
S503/ N.T.S.



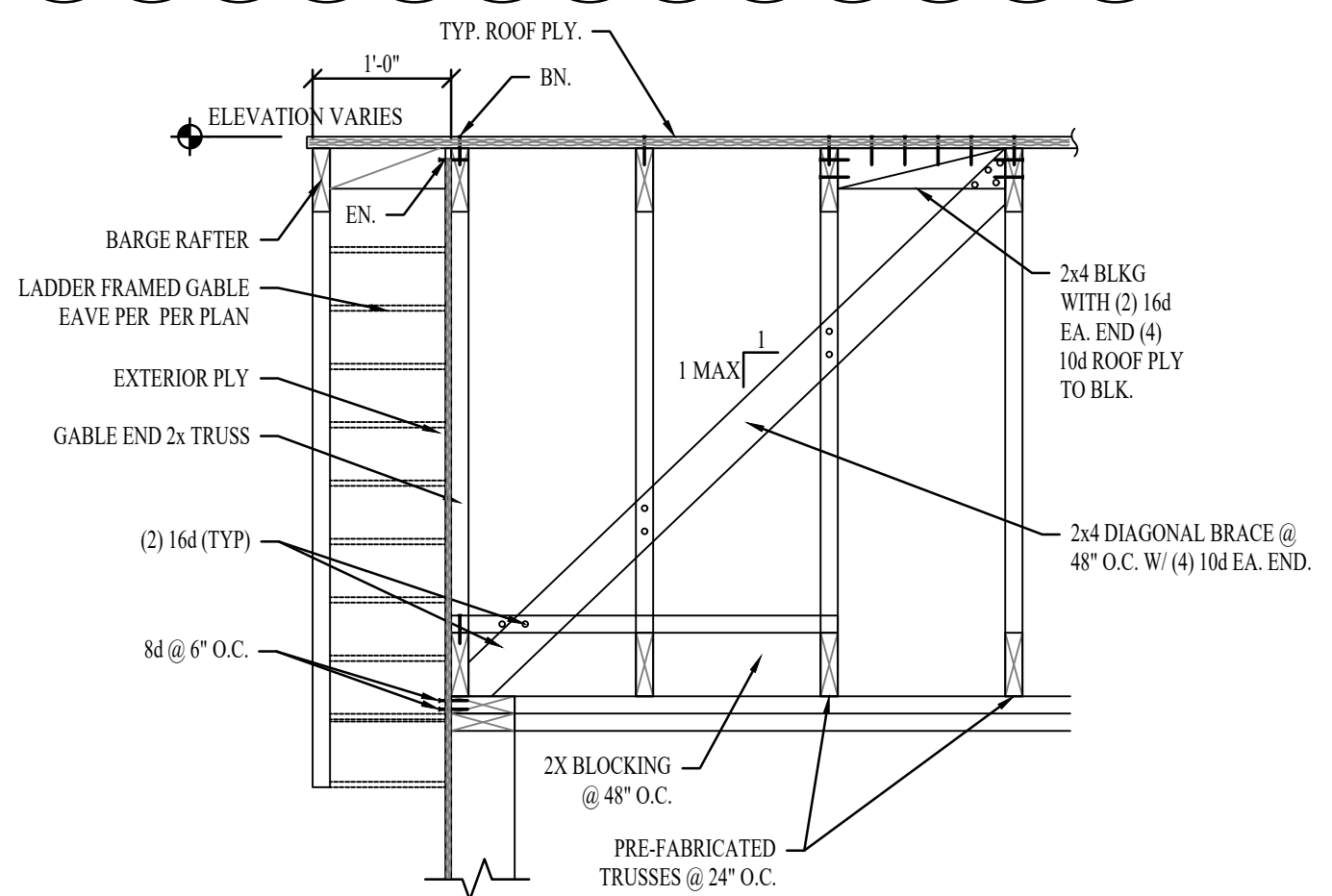
47 TRUSS EDGE RIMBOARD TO DECK LEDGER ATTACHMEN
S503/ N.T.S.



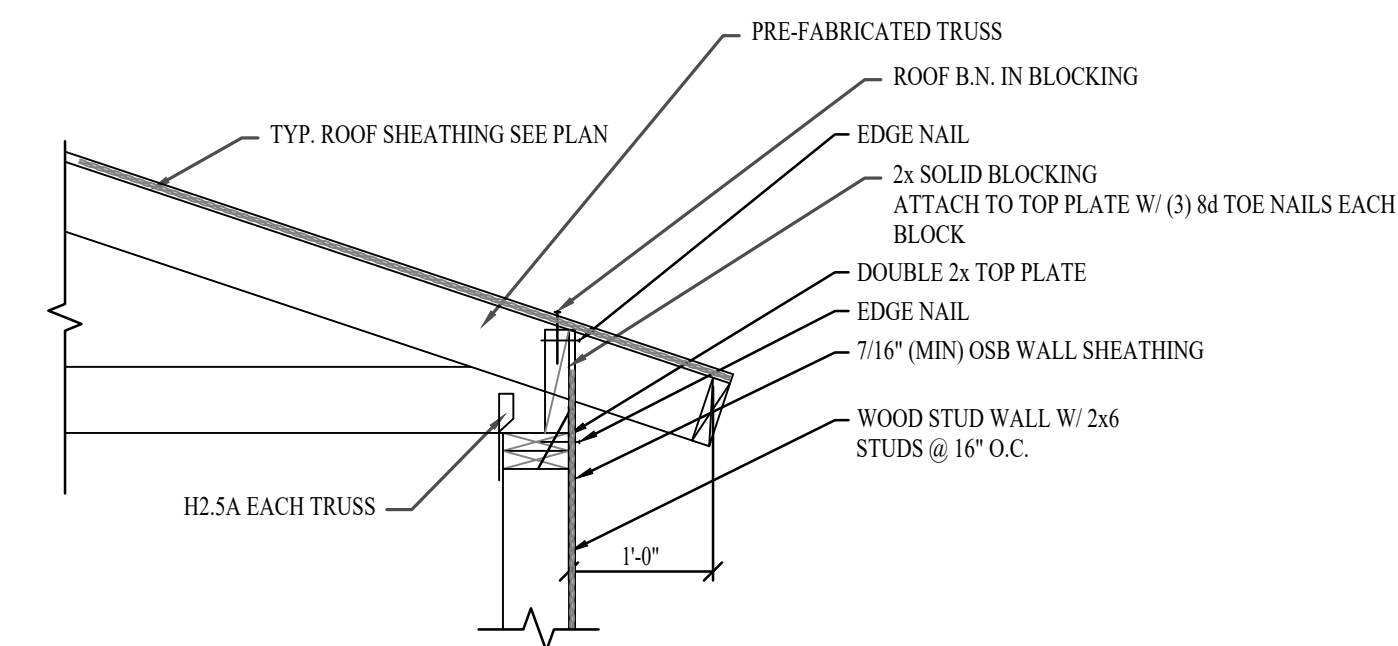
34 UPPER DORMER ROOF
S503/ N.T.S.



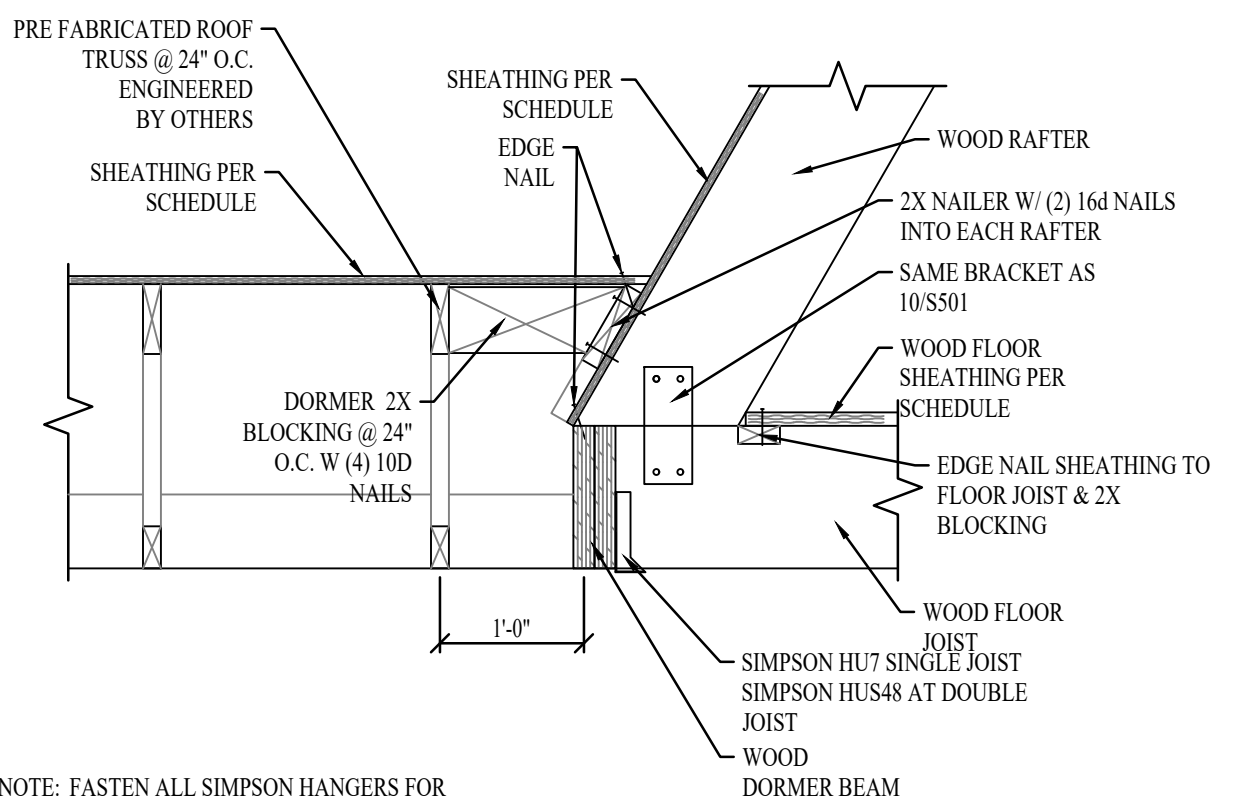
38 PIER FOOTING
S503/ N.T.S.



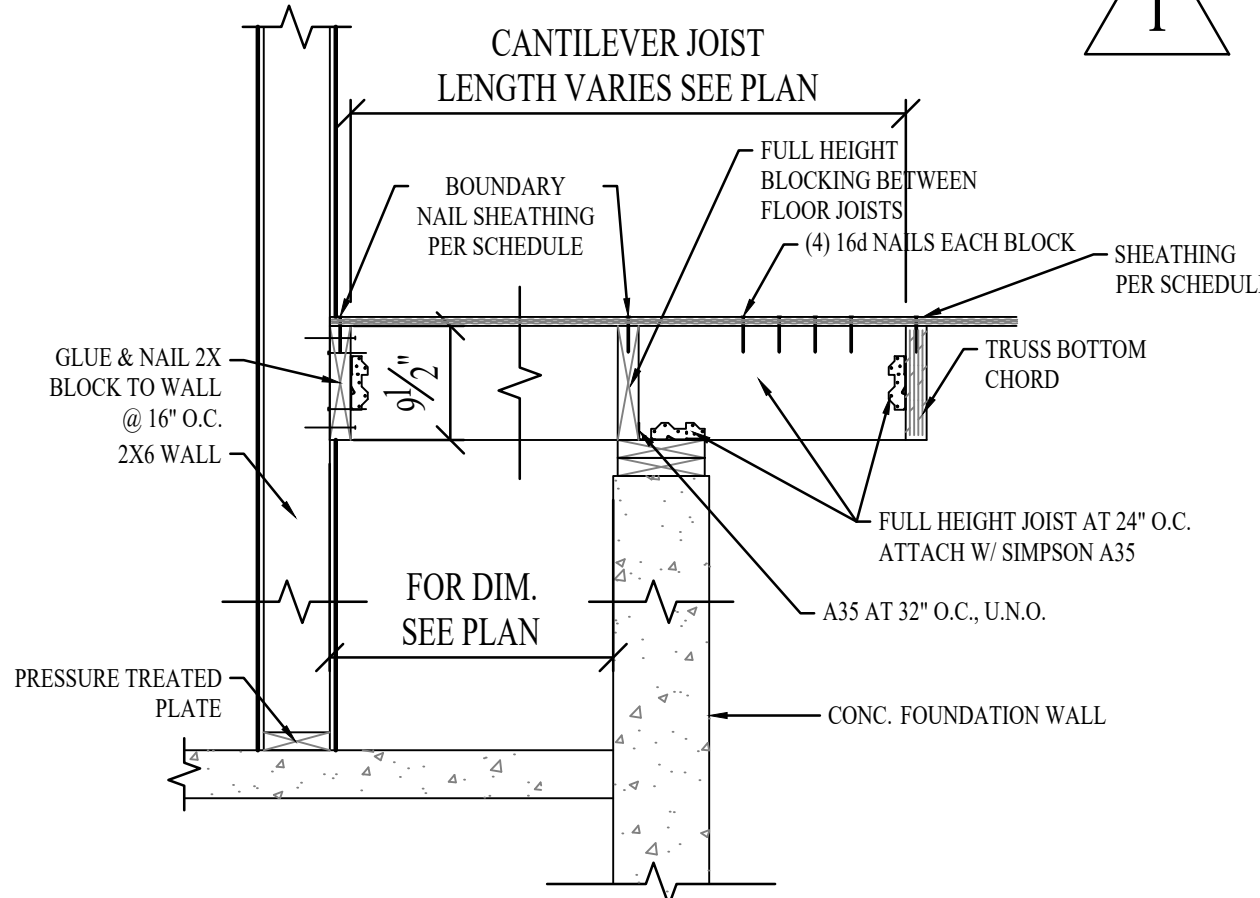
42 SECTION THROUGH FRONT ENTRY TRUSSES
S503/ N.T.S.



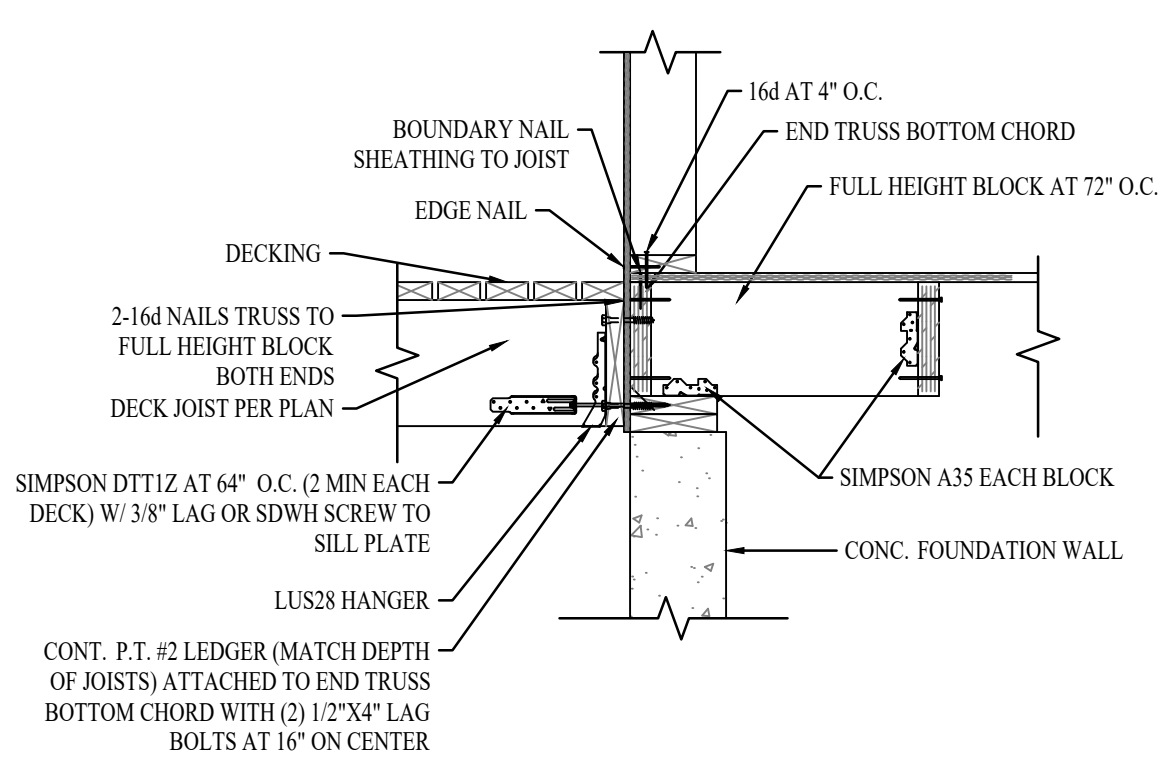
33 TRUSS TO WALL
S503/ N.T.S.



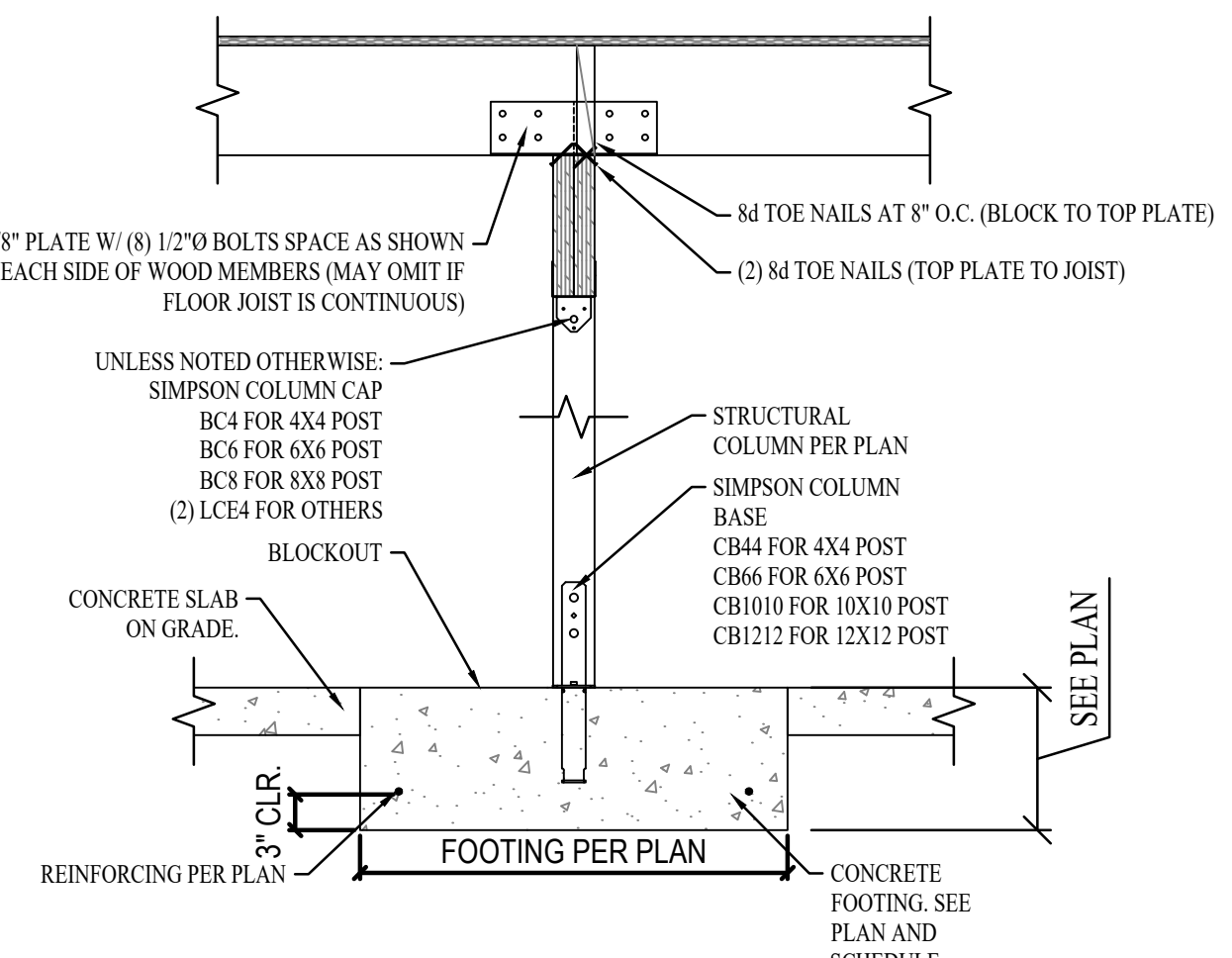
37 SECTION THROUGH DORMER FRAMING
S503/ N.T.S.



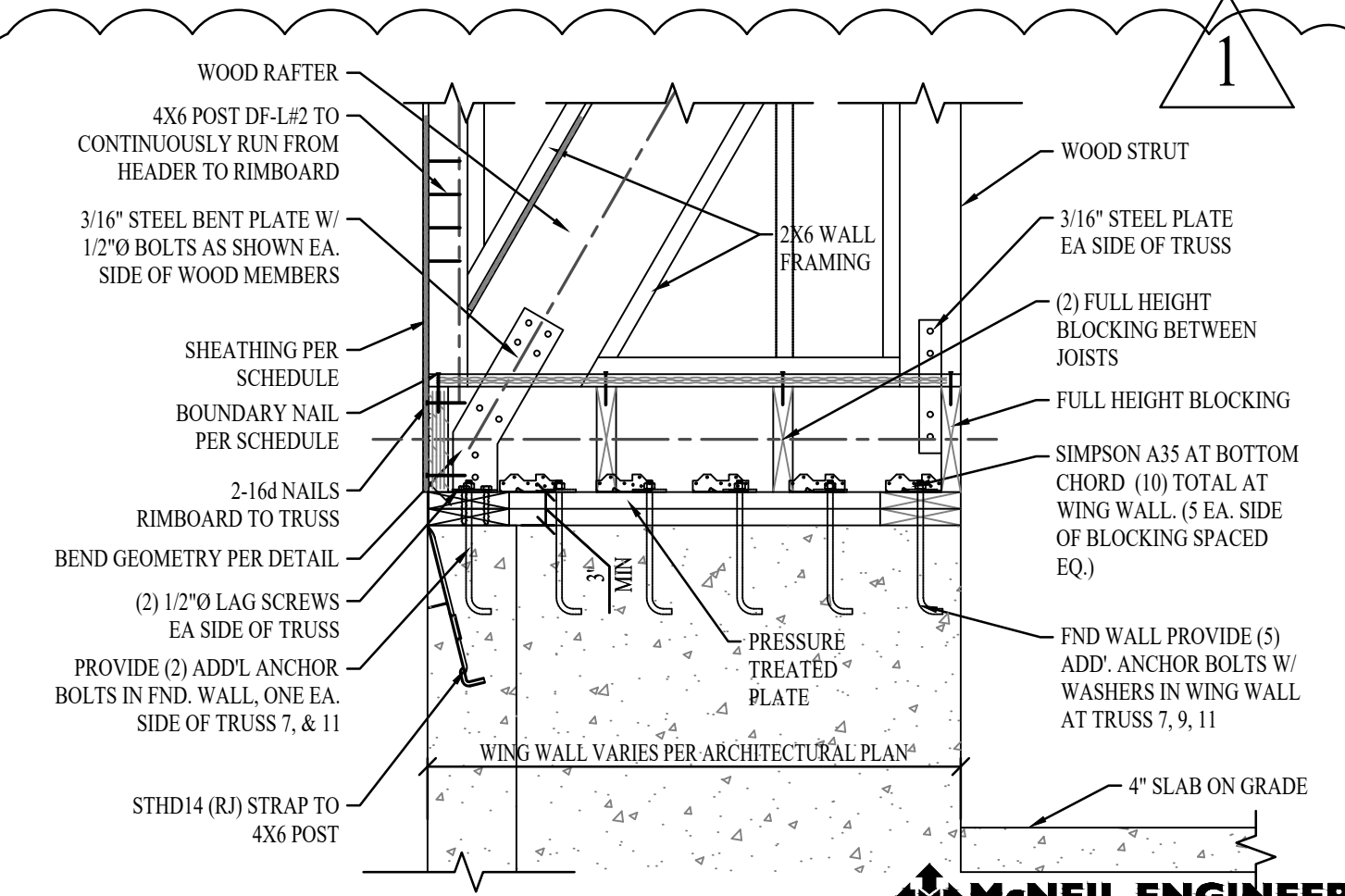
32 CANTILEVER AT CLOSET
S503/ N.T.S.



36 DECK LEDGER TO RIMBOARD AT GABLE DORMER
S503/ N.T.S.



40 INTERIOR SPOT FOOTING & BEAM ASSEMBLY
S503/ N.T.S.



44 GARAGE GIRDER
S503/ N.T.S.



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KEYNOTES

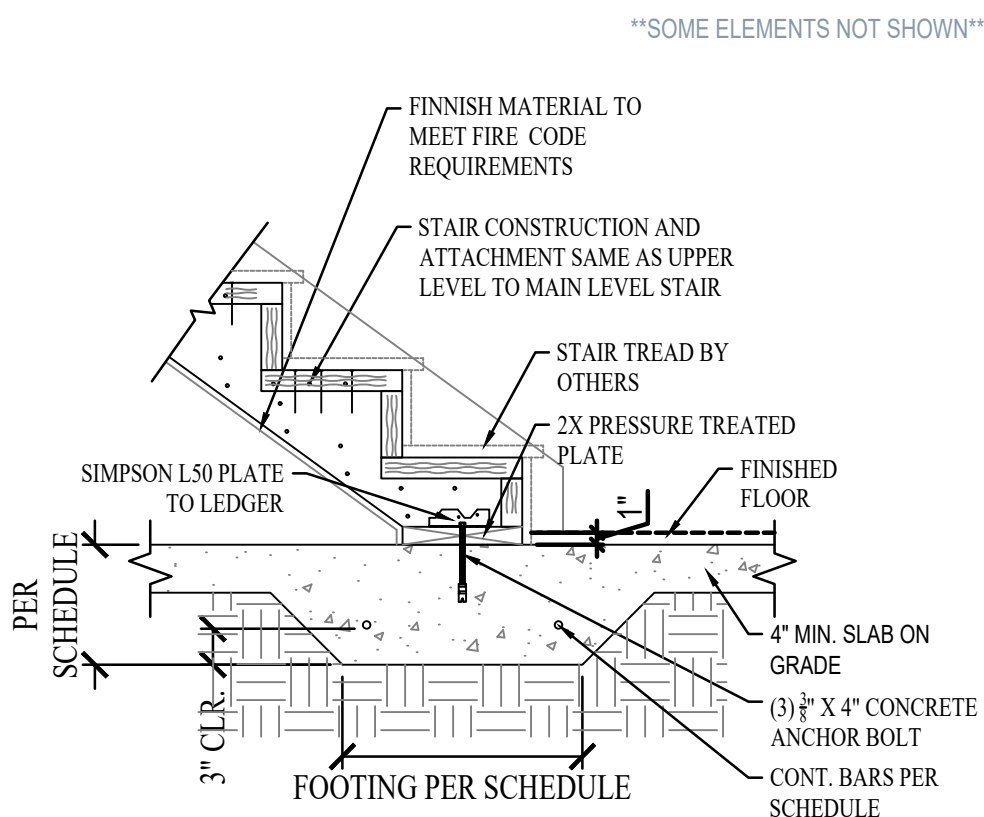


REVISIONS		
#	DESCRIPTION	DATE
2	DECK BEAM	07/21/2023

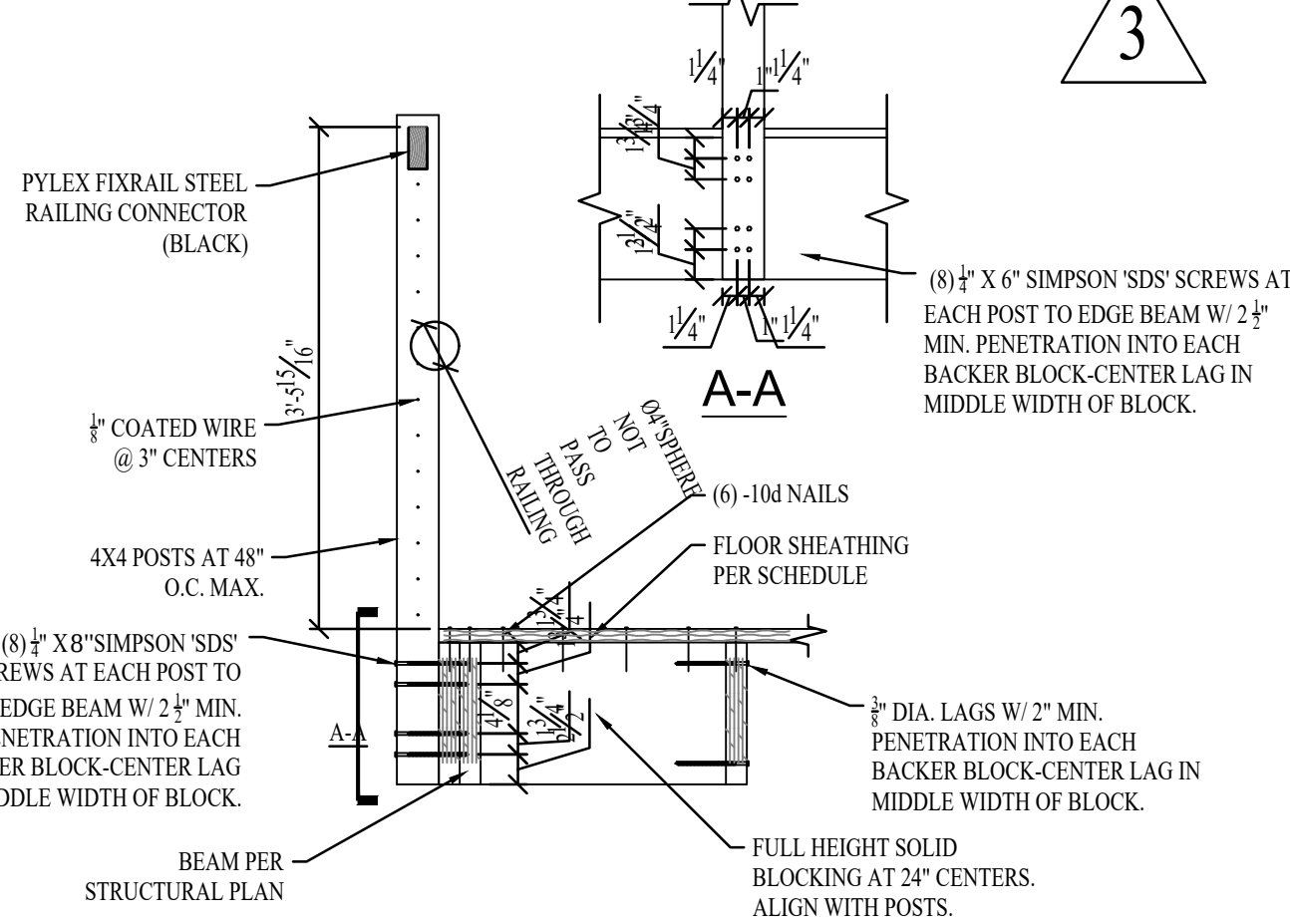
CITY REVIEW

TRIO 120 - SCIAMARELLA RES. VILLAGES AT WOLF CREEK, LLC LOT 221910001 EDEN UT., 84310		DRAWN FOR ONE TIME USE FOR: AVrame U.S.A.	
PLAN: 20003.010	DATE: 09/19/2023	S503	
SHEET:	BASEMENT LEVEL: 1,101 S.F.	TOTAL FINISHED: 2,784 S.F.	
		UPPER LEVEL: 451 S.F.	

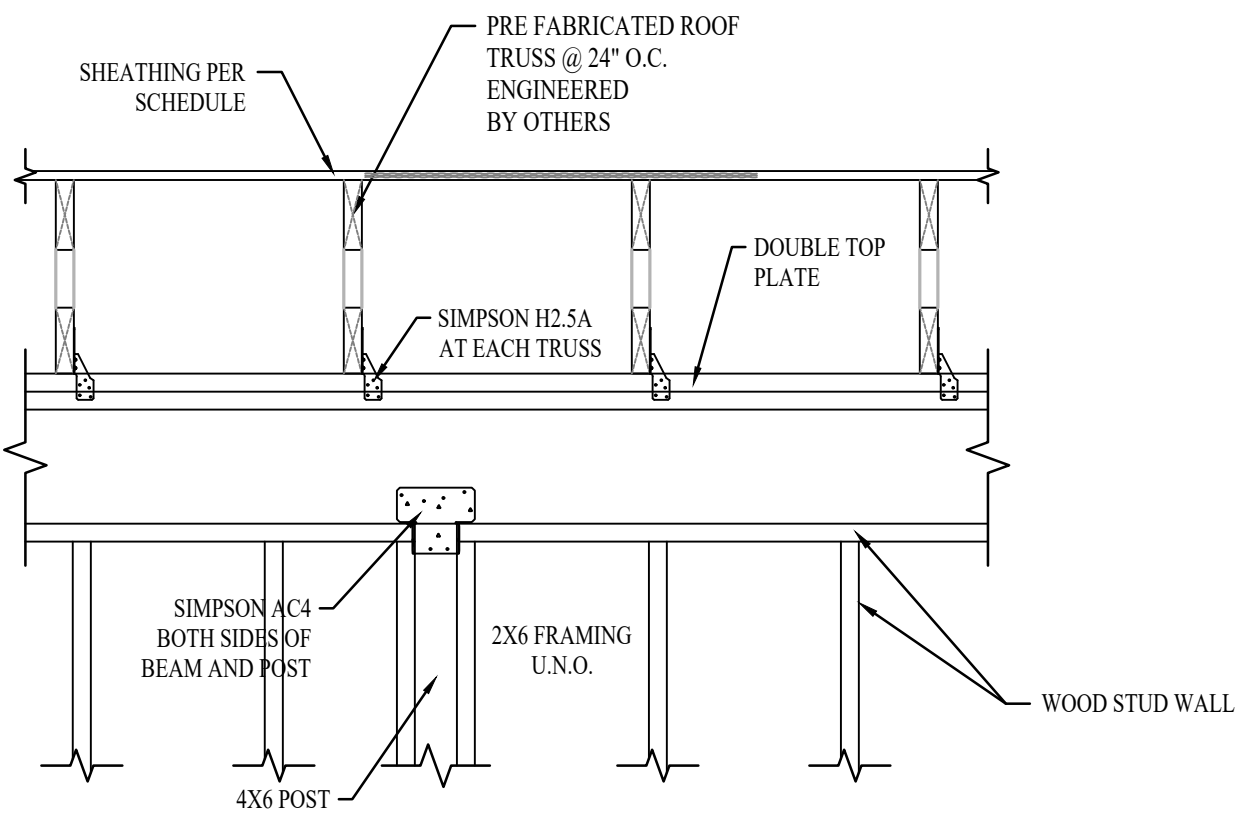




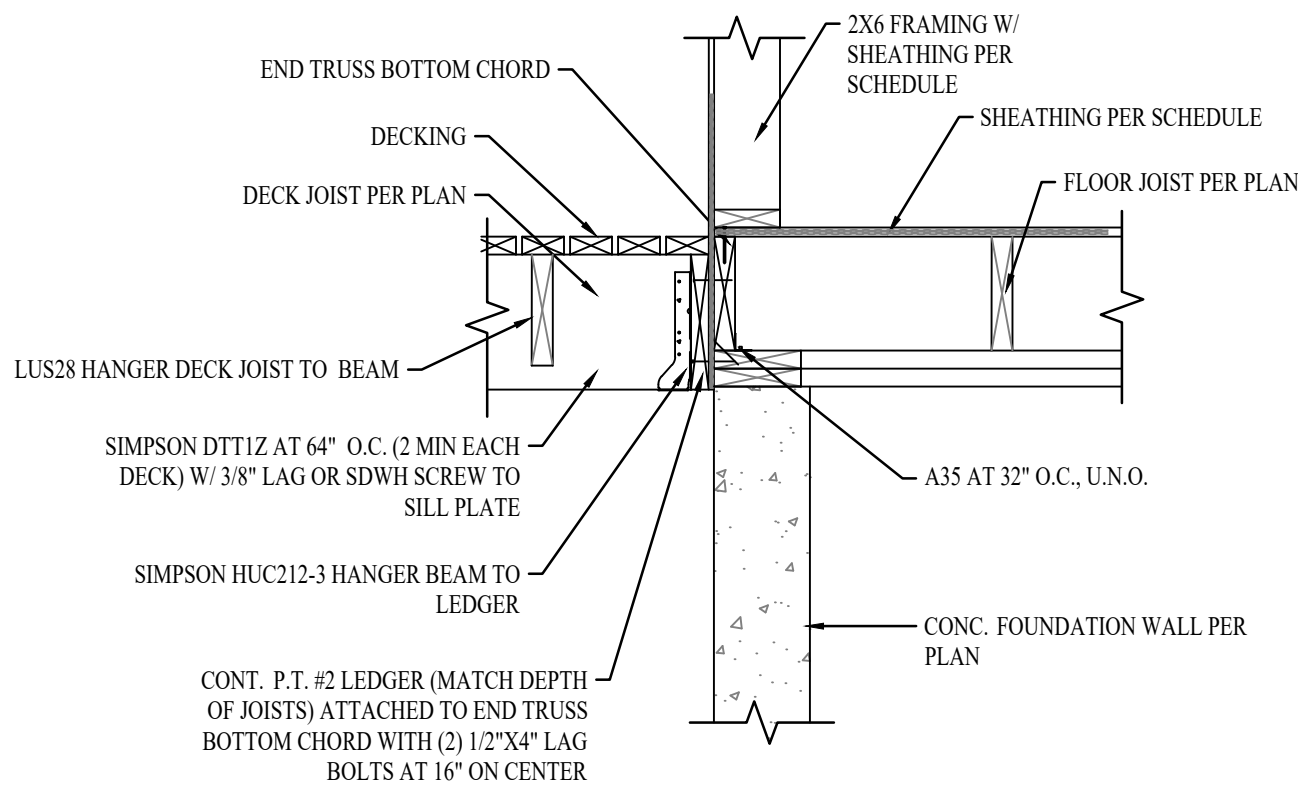
30 S504 N.T.S. TRIO BASEMENT STAIR CONNECTION & MONOLITHIC FOOTING



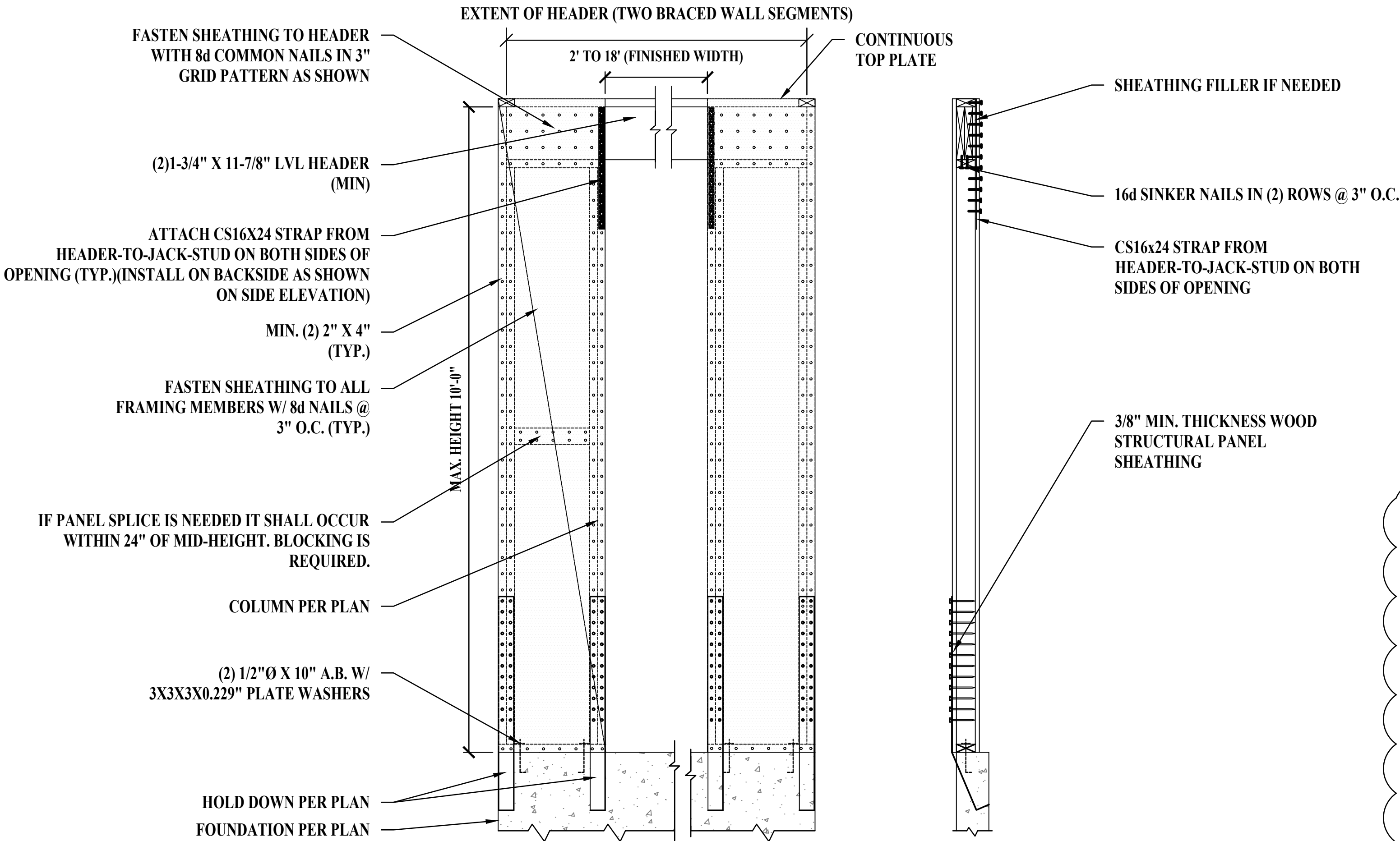
52 S504 N.T.S. RAILING CONSTRUCTION AT LOFT



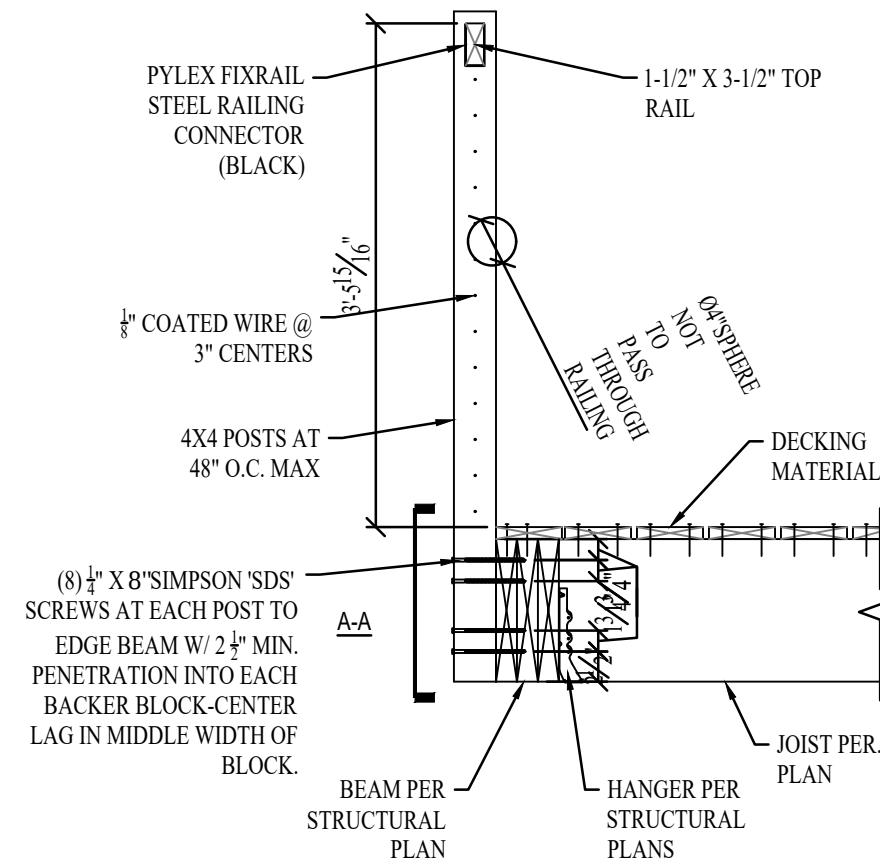
49 S504 N.T.S. SECTION THROUGH DORMER FRAMING



51 S503 N.T.S. DECK LEDGER TO RIMBOARD AT GABLE DORMER



48 S504 N.T.S. PORTAL FRAME



53 S504 N.T.S. RAILING CONSTRUCTION AT DECK

Avrame
USA

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KEYNOTES

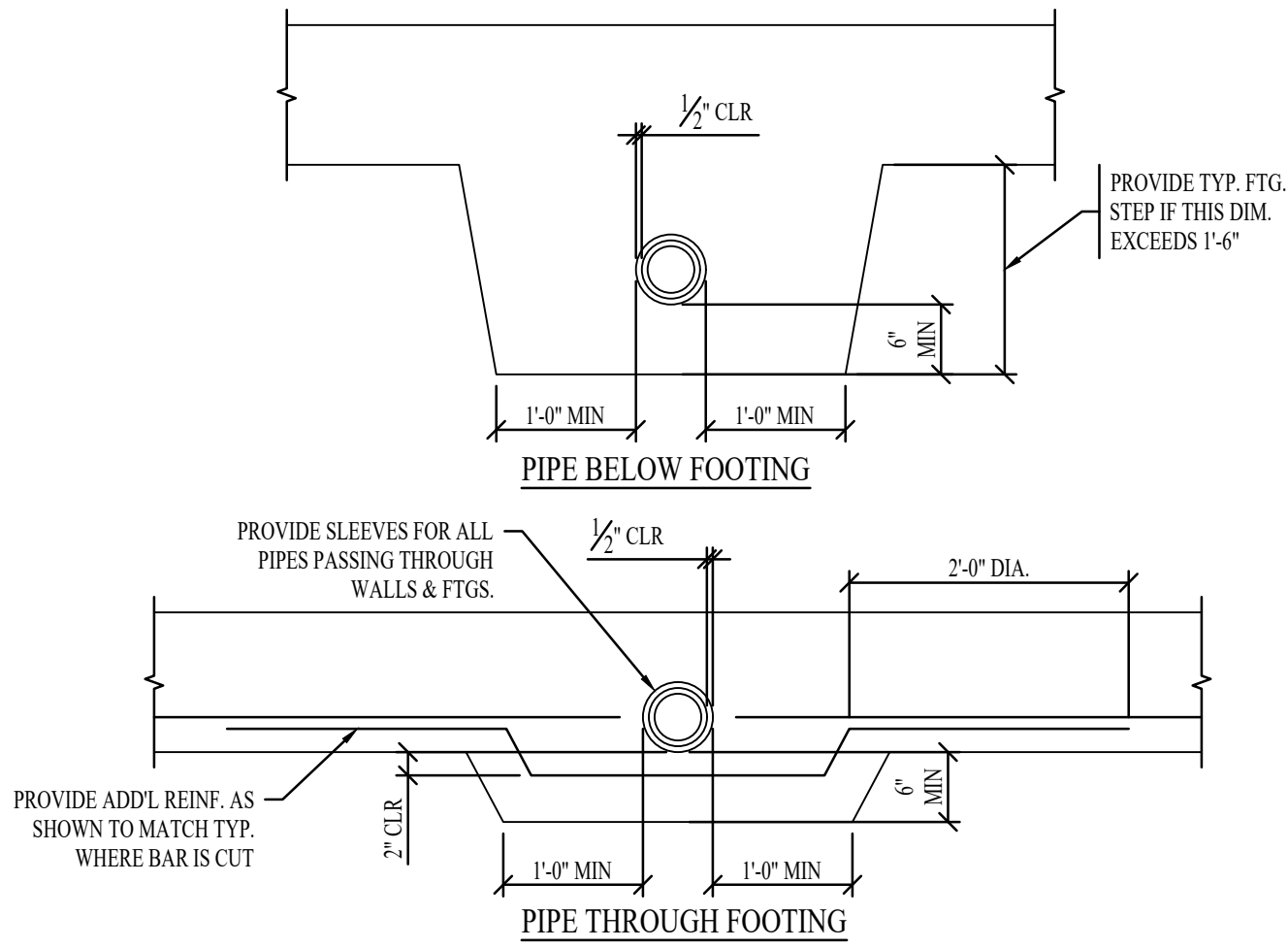


REVISIONS		
#	DESCRIPTION	DATE
2	DECK BEAM	07/21/2023

CITY REVIEW

TRIO 120 - SCIAMARELLA RES. VILLAGES AT WOLF CREEK, LLC LOT 221910001 EDEN UT, 84310		DRAWN FOR ONE TIME USE FOR: AVrame U.S.A.	
PLAN: 20003.010	DATE: 09/19/2023	S504	
SHEET:	BASEMENT LEVEL: 1,101 S.F.	TOTAL FINISHED: 2,784 S.F.	
	MAIN LEVEL: 1,242 S.F.		
	UPPER LEVEL: 451 S.F.		

MINIMUM NAILING SCHEDULE	
CONNECTION	NAILING
1. JOIST TO SILL OR GIRDER, TOENAIL	3-8d
2. BRIDGING TO JOIST, TOENAIL EACH END	2-8d
3. 1" x 6" SUBFLOOR TO EACH JOIST, FACE NAIL	2-8d
4. WIDER THAN 1" x 6" SUBFLOOR TO EACH JOIST, FACE NAIL	3-8d
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
6. SOLE PLATE TO JOIST OR BLOCKING	16d @ 16" O.C.
7. TOP PLATE TO STUD, END NAIL	2-16d
8. STUD TO SOLE PLATE	4-8d, TOENAIL OR 2-16d, END NAIL
9. DOUBLE STUDS, FACE NAIL	16d @ 24" O.C.
10. DOUBLE END TOP PLATES, FACE NAIL	16d @ 16" O.C.
11. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
12. CONTINUOUS HEADER, TWO PIECES	16d @ 16" O.C. ALONG EACH END
13. CEILING JOISTS TO PLATE, TOENAIL	3-8d
14. CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
15. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	2-16d
16. CEILING JOISTS TO PARALLEL R rafters, FACE NAIL	3-16d
17. RAFTER TO PLATE, TOENAIL	3-8d
18. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
19. 1" x 8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d
20. WIDER THAN 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d
21. BUILD-UP CORNER STUDS	16d @ 24" O.C.
22. BUILD-UP GIRDER AND BEAMS:	20d @ 32" O.C. AT TOP AND BOTTOM AND STAGGERED 2-20d AT ENDS AND AT EACH SPLICE
23. 2" PLANKS	2-16d AT EACH BEARING
NOTES:	
1. COMMON NAILS SHALL BE USED EXCEPT WHERE OTHERWISE STATED. SEE GENERAL STRUCTURAL NOTES.	

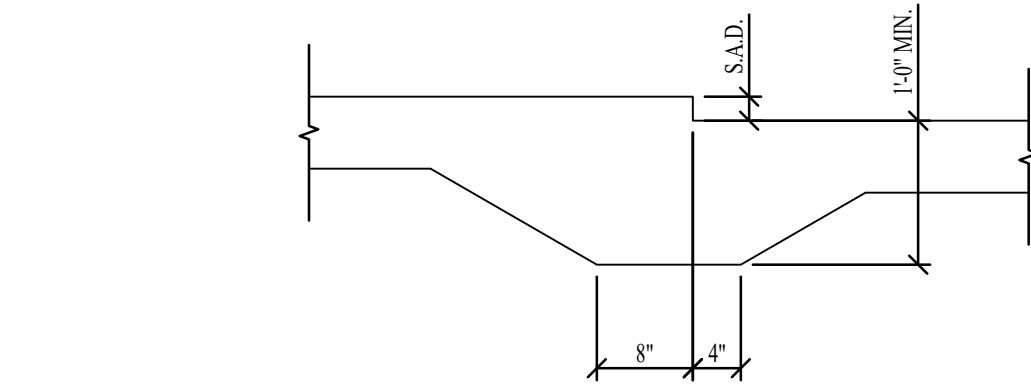
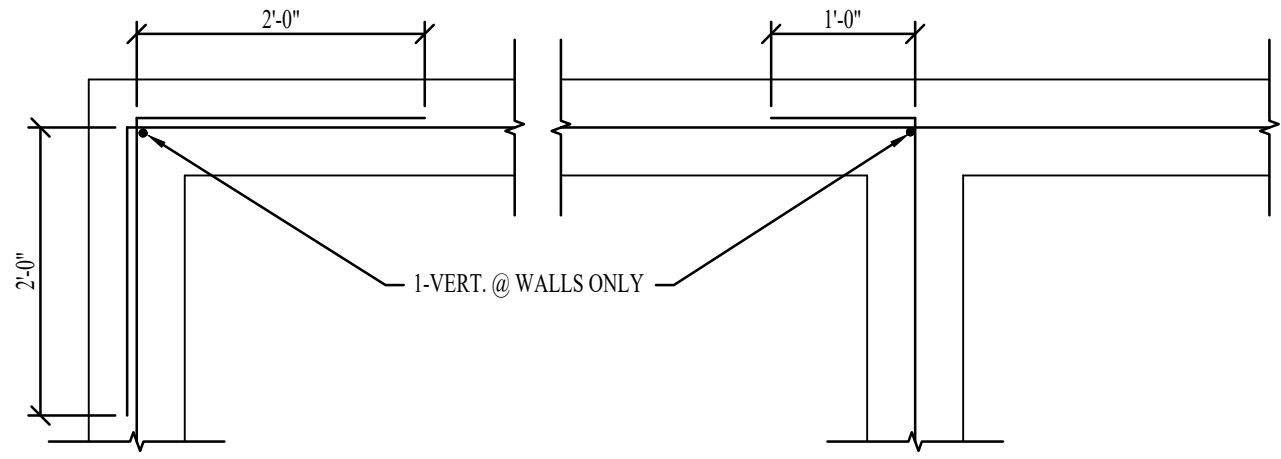


3-D
S601 N.T.S

PIPE PERPENDICULAR TO FTG.

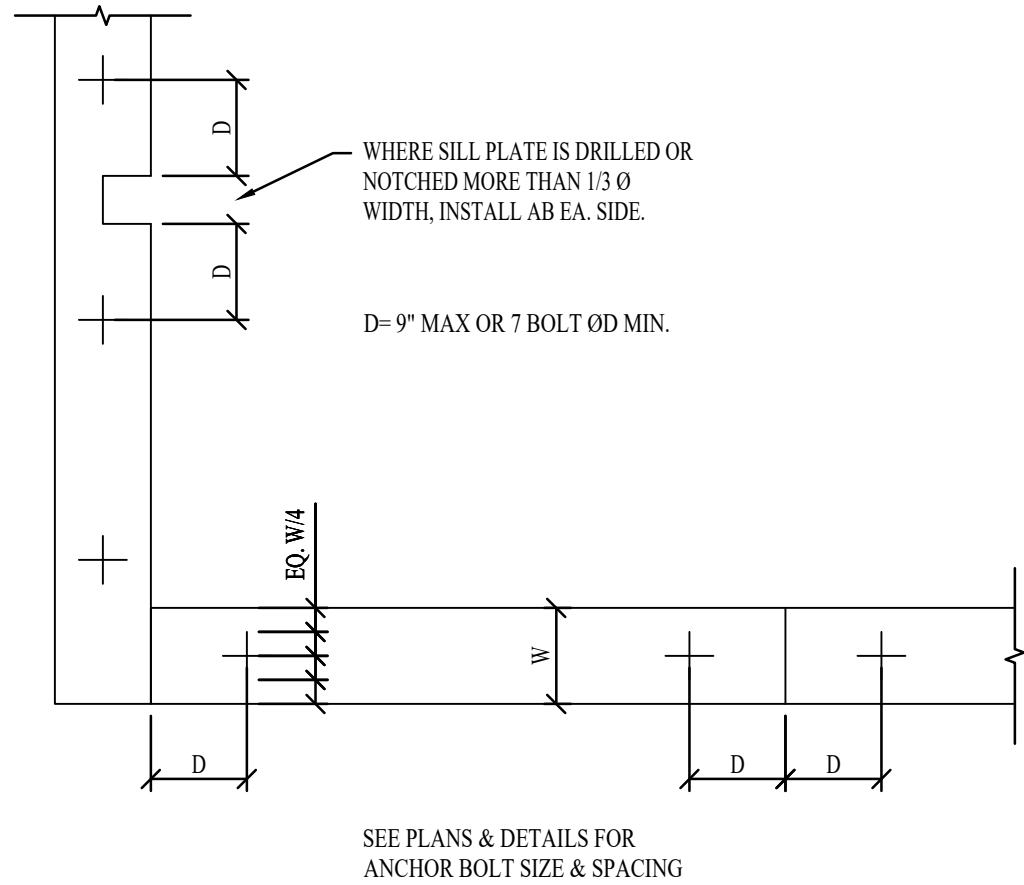
4-D
S601 N.T.S

REINF. @ INTERSECTIONS



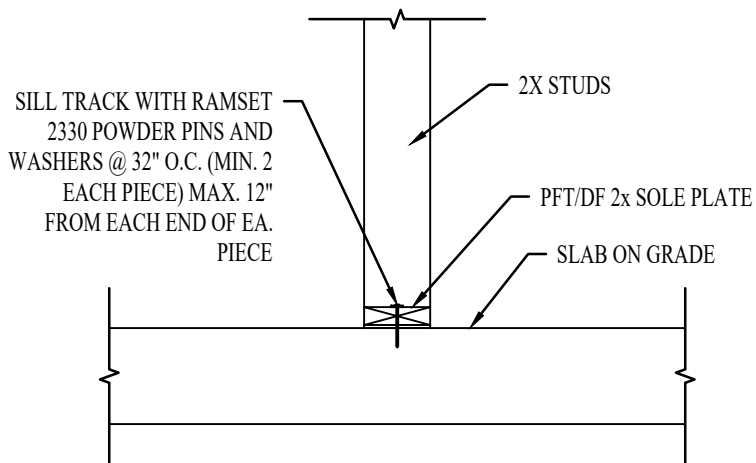
3-C
S601 N.T.S

DEPRESSED SLAB ON GRADE



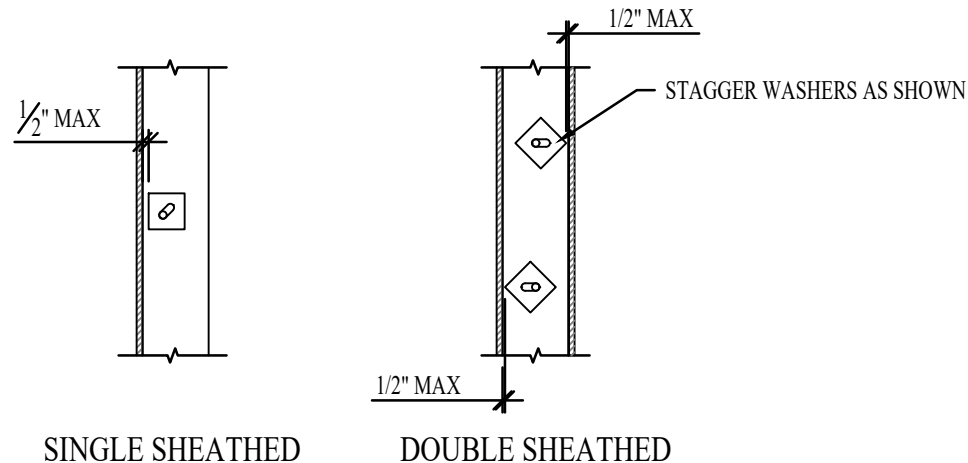
4-C
S601 N.T.S

SILL PLATE BOLTING



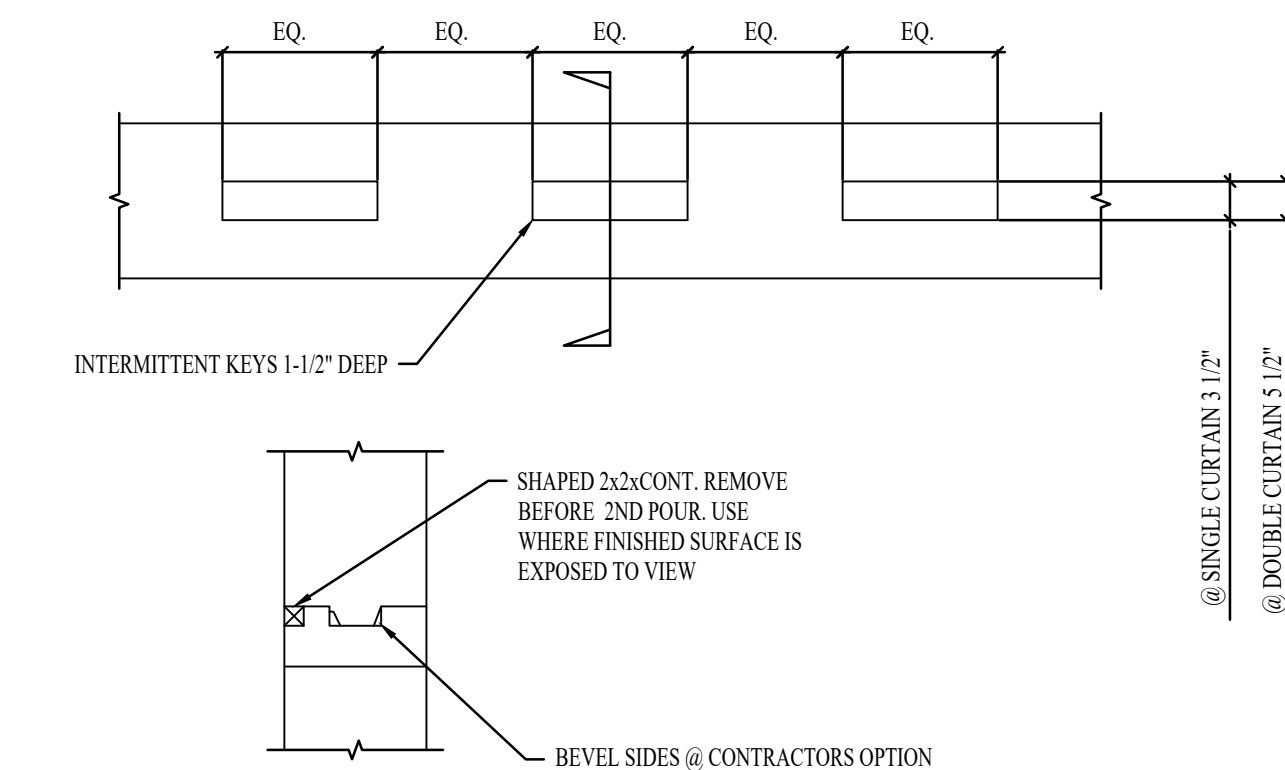
3-B
S601 N.T.S

SLAB ON GRADE NON-BEARING WALL



4-B
S601 N.T.S

ANCHOR BOLT WASHER PLACEMENT

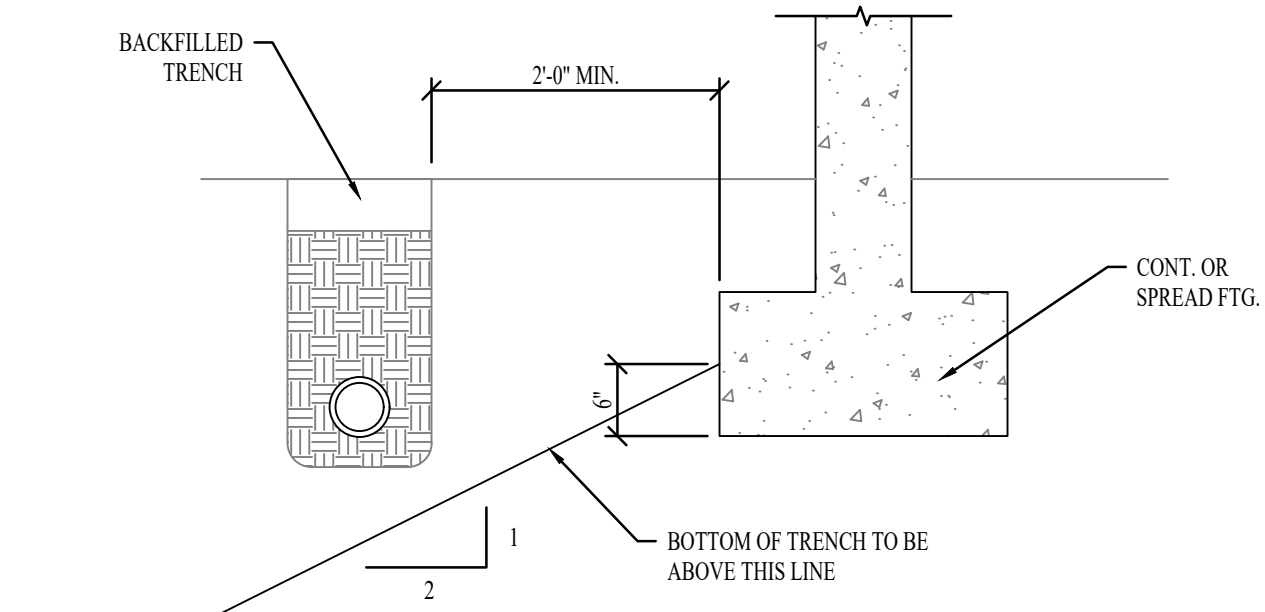


3-A
S601 N.T.S

CONST. JT. IN WALL OR FTG

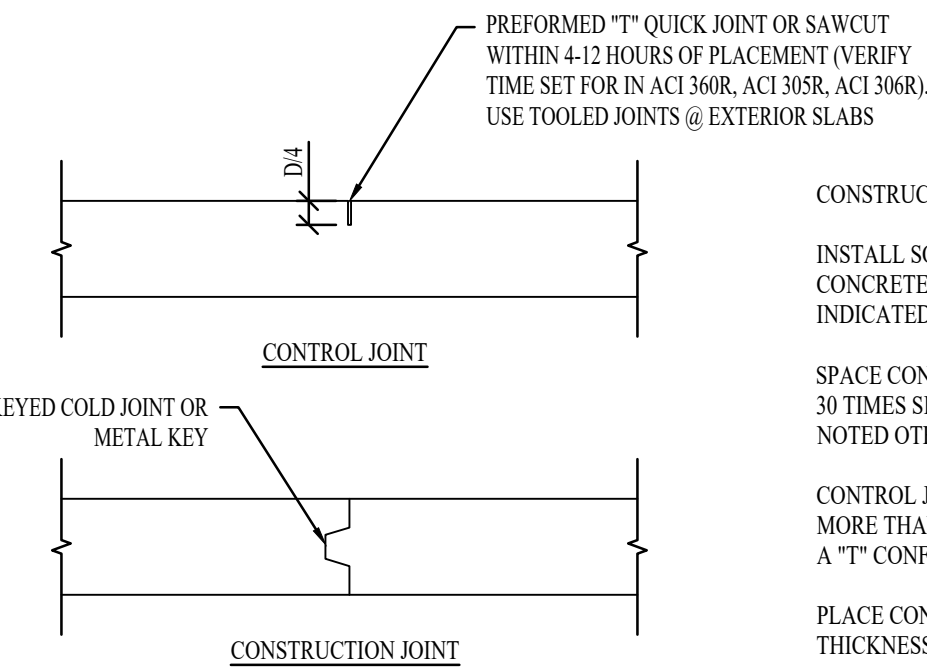
CONCRETE REINFORCING BAR DEVELOPMENT AND LAP SPLICE LENGTH SCHEDULE				
BAR SIZE	F _c = 2500 PSI			
	Ld	Lt	Lsb	Lsbt
#3	18"	23"	23"	30"
#4	24"	31"	31"	41"
#5	30"	39"	39"	51"
#6	36"	47"	47"	61"
NOTES:				
1. DEFINITIONS:				
Ld: TENSION DEVELOPMENT LENGTH FOR REINFORCEMENT SATISFYING THE FOLLOWING CONDITIONS:				
SLABS AND WALLS: CLEAR SPACING > 2db AND CONCRETE CLEAR COVER > db				
BEAMS AND COLUMNS: CLEAR COVER SPACING > db AND CONCRETE CLEAR COVER > db				
Lt: DEVELOPMENT LENGTH FOR TOP BARS IN TENSION				
Lsb: TENSION LAP SPLICE LENGTH FOR OTHER THAN TOP BARS (CLASS B)				
Lsbt: TENSION LAP SPLICE LENGTH OF TOP BARS				
Ldc: DEVELOPMENT LENGTH FOR BARS IN COMPRESSION				
Lsc: TIED COLUMN LAP SPLICE IN COMPRESSION				
db: NOMINAL BAR DIAMETER (INCHES)				
TOP BARS: HORIZONTAL BEAM REINFORCEMENT WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW				
2. MULTIPLY VALUES IN SCHEDULE BY 1.5 IF CLEAR SPACING OR CONCRETE COVER DO NOT MEET REQUIREMENTS FOR Ld IN NOTE 1.				
3. MULTIPLY VALUES IN SCHEDULE BY 1.3 FOR USE IN LIGHTWEIGHT AGGREGATE CONCRETE.				
4. FOR EPOXY COATED BAR: MULTIPLY VALUES IN SCHEDULE BY 1.5 FOR BARS WITH CLEAR COVER < 3db OR CLEAR SPACING < 6db, OTHERWISE MULTIPLY VALUES BY 1.2.				
5.				
a. FOR BUNDLED BARS OF THREE OR LESS MULTIPLY LENGTHS BY 1.2.				
b. FOR BUNDLED BARS OF FOUR OR MORE MULTIPLY LENGTHS BY 1.3.				
c. INDIVIDUAL BAR SPLICES WITHIN A BUNDLE SHALL NOT OVERLAP. ENTIRE BUNDLES SHALL NOT BE LAP SPICED.				
6. SCHEDULE LENGTHS ARE FOR f _y =60ksi REINFORCING, MULTIPLY LENGTHS BY 1.25 FOR f _y =75ksi REINFORCING.				
7. LAP SPLICES ARE NOT PERMITTED FOR #14 & #18 BARS. USE BAR COUPLERS PER G.S.N.				

BAR SIZE	D	180°				90°				D	90°				135°			
		A OR G	S	U	S	A OR G	S	U	S		A OR G	S	U	S	A OR G	S	U	S
U.S.	SI	U.S.	SI	U.S.	SI	U.S.	SI	U.S.	SI	U.S.	SI	U.S.	SI	U.S.	SI	U.S.	SI	U.S.
#3	#10	2 1/2"	60	5	125	3	80	6	150	1 1/2"	40	4	105	4	105	2 1/2"	65	
#4	#13	3	80	6	160	4	105	8	200	2"	50	4 1/2"	115	4 1/2"	115	3"	80	
#5	#16	3 1/2"	96	7	175	5	130	10	250	2 1/2"	65	6"	155	5 1/2"	140	3 1/2"	95	
#6	#19	4 1/2"	115	8	200	6	155	12	300	3 1/2"	90	8"	205	6"	155	4 1/2"	115	
#7	#22	5 1/2"	135	10	250	7	180	12	375	4 1/2"	115	10"	305	8"	205	5 1/2"	135	
#8	#25	6"	155	11	275	8	206	14	425	5 1/2"	135	12"	355	9"	230	5 1/2"	135	
#9	#29	9"	240	13	375	11	280	17	475	6 1/2"	165	14"	410	10 1/2"	270	6"	155	
#10	#32	10 1/2"	275	14	425	12	335	18	550	7 1/2"	195	16"	410	12 1/2"	315	7 1/2"	195	
#11	#36	11 1/2"	305	15	475	13	375	20	600	8 1/2"	215	18"	475	14 1/2"	375	8 1/2"	215	
#14	#43	16 1/2"	465	20	675	17	550	24	775	10 1/2"	275	22"	565	20"	510	10 1/2"	275	
#18	#57	22 1/2"	610	28	925	24	725	32	1050	14 1/2"	375	28"	725	24"	610	14 1/2"	375	
U.S. CUSTOMARY UNITS: in. or ft.-in. SI UNITS: MM																		



2-B
S601 N.T.S

PIPE PARALLEL TO FTG.



2-A
S601 N.T.S

SLAB ON GRADE JOINT

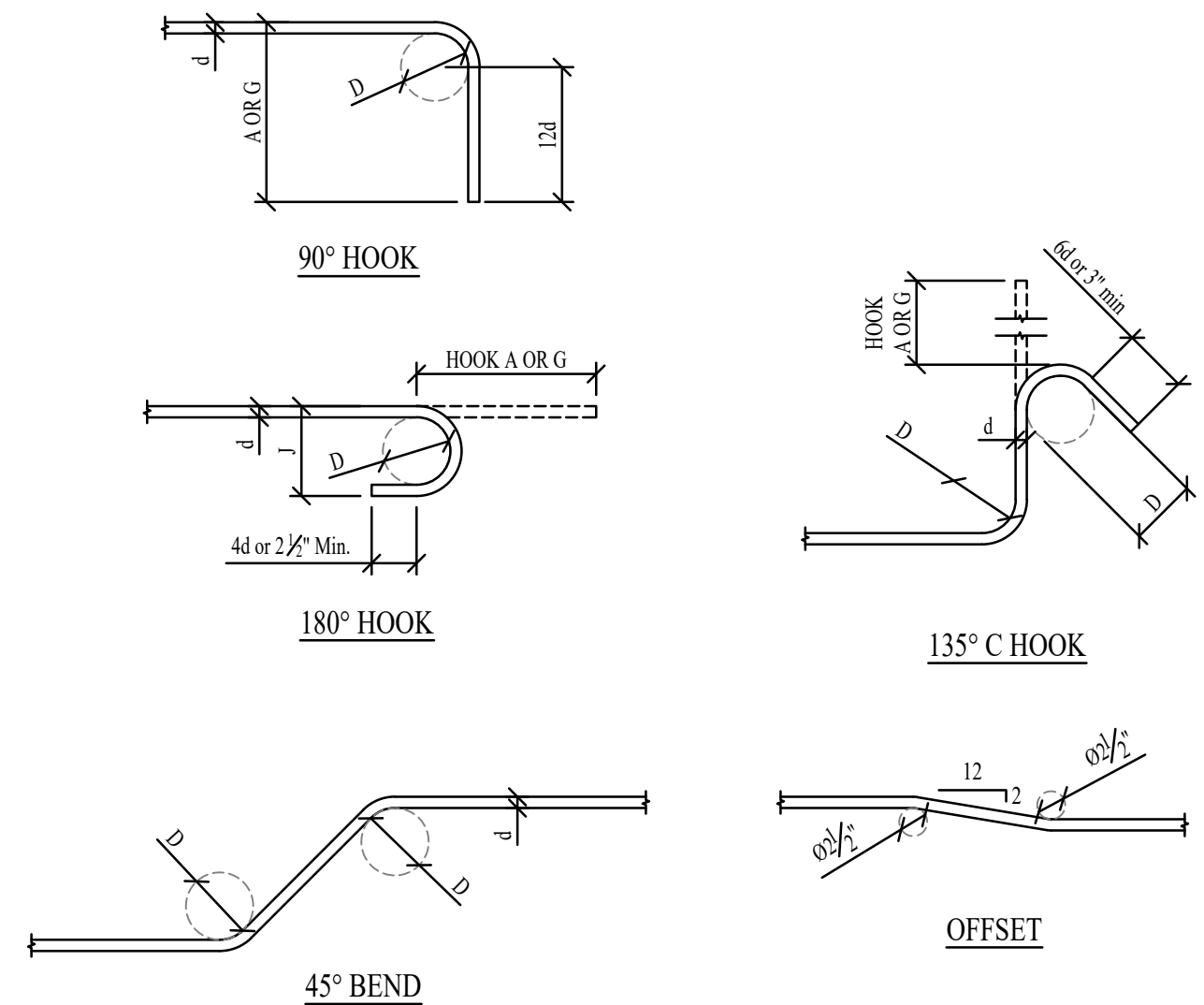
CONSTRUCTION JOINT NOTES:

INSTALL SO STRENGTH AND APPEARANCE OF CONCRETE ARE NOT IMPAIRED, AT LOCATIONS INDICATED OR AS APPROVED BY ARCHITECT.

SPACE CONTROL AND/OR CONSTRUCTION JOINTS AT 30 TIMES SLAB THICKNESS MAX EACH WAY UNLESS NOTED OTHERWISE ON PLANS.

CONTROL JOINT ASPECT RATION SHOULD NOT BE MORE THAN 1.5 TO 1. ALIGN SAW CUTS TO ELIMINATE A 'T' CONFIGURATION WITH THREE SIDES.

PLACE CONTROL JOINTS AT LOCATIONS WHERE SLAB THICKNESS CHANGES.



1-A
S601 N.T.S

REINF. BENDS, HOOKS, AND OFFSET

Avrame
USA

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KEYNOTES



REVISIONS		
#	DESCRIPTION	DATE
2	DECK BEAM	07/21/2023

CITY REVIEW

TRIO 120 - SCIAMARELLA RES. VILLAGES AT WOLF CREEK, LLC LOT 221910001 EDEN UT, 84310		DRAWN FOR ONE TIME USE FOR: AVrame U.S.A.	
PLAN: 20003.010	DATE: 09/19/2023	BASEMENT LEVEL: 1,101 S.F. MAIN LEVEL: 1,242 S.F. UPPER LEVEL: 461 S.F. TOTAL FINISHED: 2,784 S.F.	
SHEET: S601			