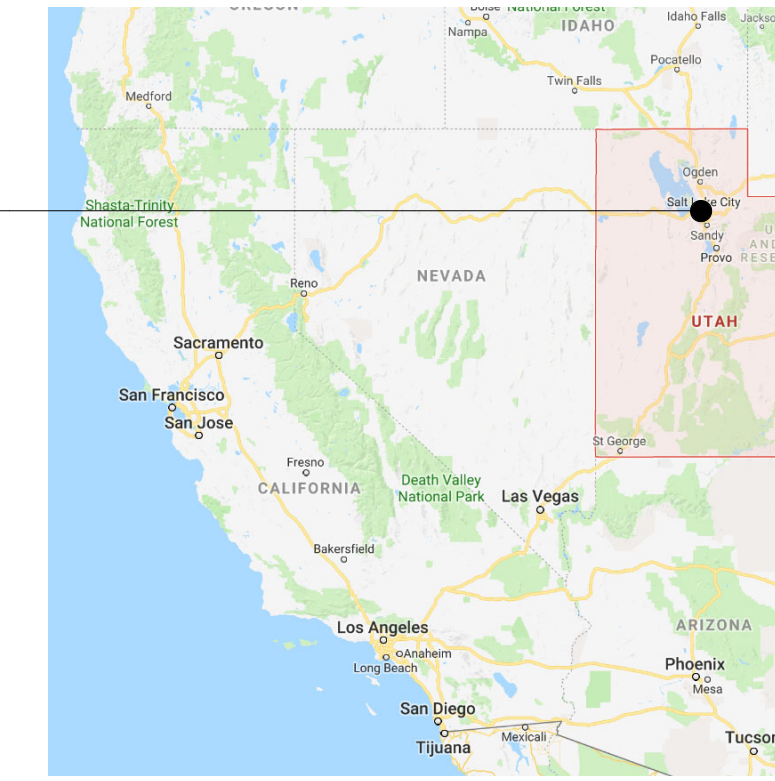


# THE MIDWAY 3-PLEX



## VICINITY MAP

NOT TO SCALE



HERRIMAN CITY, UTAH

## SITE BOUNDARIES

NOT TO SCALE

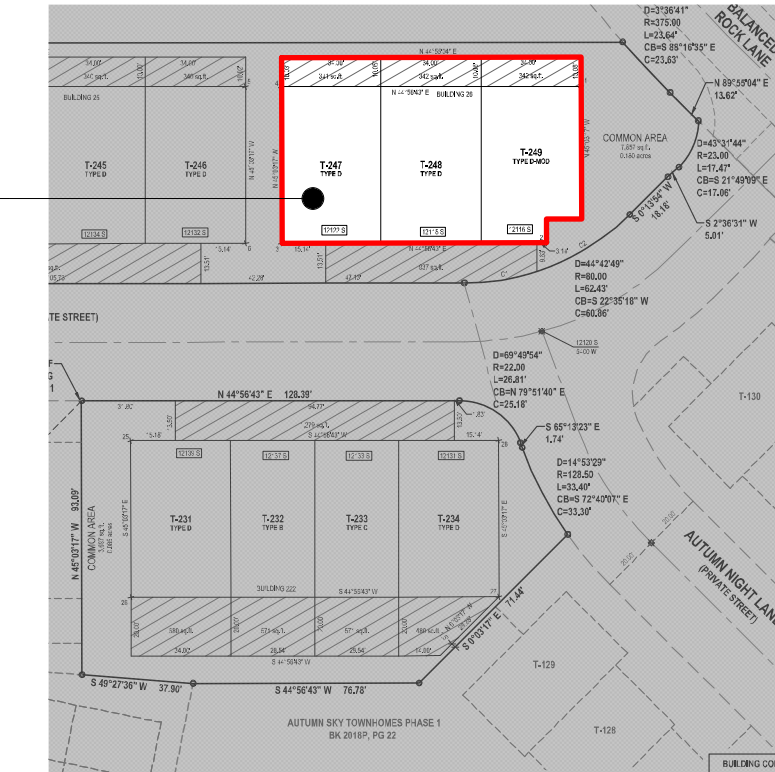


PROJECT LOCATION



## UNIT LOCATION

NOT TO SCALE



BUILDING 26

## PROJECT DIRECTORY

### OWNER

**TRIUMPH CONSTRUCTION**  
5151 SOUTH 900 EAST, SUITE 250  
SALT LAKE CITY, UTAH 84117

801 269 1508

jima@triumphcmg.com

### GENERAL CONTRACTOR

**TRIUMPH CONSTRUCTION**  
5151 SOUTH 900 EAST, SUITE 250  
SALT LAKE CITY, UTAH 84117

801 269 1508

jima@triumphcmg.com

### ARCHITECT

**ARCFLO**  
228 East 500 South Suite 101  
Salt Lake City, Utah 84111

801 320 9773

projects@arcflo.com

### STRUCTURAL ENGINEER

**Jason Gudmundson, P.E.**  
Reeve & Associates  
5160 South 1500 West  
Riverdale, Utah 84405

State License: 7914241

801 621 3100

jason@reeve.co

## PROJECT SUMMARY

### Scope of Work:

New Construction of a 3-Plex Townhome

### Project Description:

New Construction of a 3-Plex Townhome [ BUILDING 26 ].  
Approximately 5,383 sq. ft. Total Finished Area.

## CONTRACTOR NOTES:

- INSTALL ALL ITEMS AS PER MANUFACTURER SPECIFICATIONS
- CONTRACTOR SHALL NOT SEPARATE DRAWING SHEETS FROM SET OF PLANS AND SHALL PROVIDE SUBCONTRACTORS CONSTRUCTION DOCUMENTS IN THEIR ENTIRE FORMAT.

## AREA SUMMARY:

### Unit #247 ( THE ASPEN - DERIVATIVE )

#### Conditioned Space Area Calcs.:

- Main Level	954 square feet
- Level 2	763 square feet
<b>NRA</b>	<b>1,717 square feet</b>

#### Un-Conditioned Space Area Calcs.:

- Basement	914 square feet
- Garage	420 square feet
- Front Covered Porch	57 square feet
- Rear Yard Patio	48 square feet
- Cold Storage	64 square feet
<b>NRA</b>	<b>1,503 square feet</b>

## AREA SUMMARY:

### Unit #248 ( THE COTTONWOOD - DERIVATIVE )

#### Conditioned Space Area Calcs.:

- Main Level	652 square feet
- Level 2	868 square feet
<b>NRA</b>	<b>1,520 square feet</b>

#### Un-Conditioned Space Area Calcs.:

- Basement	629 square feet
- Garage	409 square feet
- Front Covered Porch	57 square feet
- Rear Yard Patio	86 square feet
- Cold Storage	65 square feet
<b>NRA</b>	<b>1,246 square feet</b>

## AREA SUMMARY:

### Unit #249 ( THE ASPEN )

#### Conditioned Space Area Calcs.:

- Main Level	954 square feet
- Level 2	763 square feet
<b>NRA</b>	<b>1,717 square feet</b>

#### Un-Conditioned Space Area Calcs.:

- Basement	914 square feet
- Garage	420 square feet
- Front Covered Porch	57 square feet
- Rear Yard Patio	48 square feet
- Cold Storage	64 square feet
<b>NRA</b>	<b>1,503 square feet</b>

**GROSS SQUARE FOOTAGE: 8,236 square feet**

## AD 107

DISCIPLINE DESIGNATORS  
SHEET TYPES  
SEQUENCE NUMBERS

### AD 107

#### DISCIPLINE DESIGNATORS

AG	ARCHITECTURAL GENERAL	V	SURVEY / MAPPING
H	HAZARDOUS MATERIALS	B	GEOTECHNICAL
AS	ARCHITECTURAL SITE	C	CIVIL
A	ARCHITECTURAL	L	LANDSCAPE
M	MECHANICAL	P	PLUMBING
MQ	MECHANICAL EQUIPMENT	F	FIRE PROTECTION
E	ELECTRICAL	X	OTHER DISCIPLINES
EP	ELECTRICAL POWER	O	OPERATIONS
EQ	ELECTRICAL EQUIPMENT	D	DEMOLITION
T	TELECOMMUNICATIONS	I	INTERIORS
W	DISTRIBUTED ENERGY	S	STRUCTURAL
Z	CONTRACTOR / SHOP DRAWINGS	P	PLUMBING
RA	RESOURCE / REFERENCE ARCHITECTURAL		

## ABBREVIATIONS:

TYP	TYPICAL
A.F.F.	ABOVE FINISH FLOOR
T.O.W.	TOP OF WALL
B.O.F.	BOTTOM OF FOOTING
E.N.G.	ENGINEERING
B.O.C.	BOTTOM OF CEILING
T.O.C.	TOP OF CEILING
T.O.F.	TOP OF FOOTING
B.O.B.	BOTTOM OF BEAM
V.I.F.	VERIFY IN FIELD
B.O.B.	BOTTOM OF BEAM
T.O.B.	TOP OF BEAM
T.O.D.	TOP OF DECK
MFG	MANUFACTURER
SPECS	SPECIFICATIONS
STRUC	STRUCTURAL
FD	FLOOR DRAIN
TEMP.	TEMPERED
N.I.C.	NOT IN CONTRACT
SEL.	SELECTED

## APPLICABLE CODES:

INTERNATIONAL RESIDENTIAL CODE	2021 IRC
INTERNATIONAL MECHANICAL CODE	2021 IMC
INTERNATIONAL PLUMBING CODE	2021 IPC
NATIONAL ELECTRICAL CODE	2020 NEC
INTERNATIONAL FIRE CODE	2021 IFC

### AD 107

#### SHEET TYPES

0  
1  
2  
3  
4  
5  
6  
7  
8  
9

GENERAL: SYMBOL LEGEND, ABBREVIATIONS, GENERAL NOT PLANS  
ELEVATIONS  
SECTIONS  
LARGE SCALE DRAWINGS: PLANS, ELEVATIONS, SECTIONS  
DETAILS  
SCHEDULES AND DIAGRAM  
USER DEFINED  
USER DEFINED  
3D DRAWINGS: ISOMETRIC, PERSPECTIVE, PHOTOS

### AD 107

#### SEQUENCE NUMBERS

AD 107  
P102  
A 204  
MP501

ARCHITECTURAL DEMOLITION FLOOR PLAN, SEVENTH SHEET  
PLUMBING FLOOR PLAN, SECOND SHEET  
ARCHITECTURAL ELEVATIONS, FOURTH SHEET  
HVAC PIPING DETAILS, FIRST SHEET

# ARCFLO

a visionary design firm

Studio 228  
228 East 500 South, Suite #101  
Salt Lake City, Utah 84111

T 801 320 9773  
F 801 320 9774

info@arcflo.com  
www.arcflo.com

#### CONSULTANT INFO:

#### PREPARED FOR:



#### PROJECT LOCATION:

**AUTUMN SKY  
SUBDIVISION**

#### STREET LOCATION:

**AUTUMN DAY LANE**

#### AUTHORITY HAVING JURISDICTION:

**HERRIMAN**

#### ZIP CODE:

**84096**

#### PROJECT TITLE:

**THE MIDWAY  
3-PLEX**

#### PROJECT ID #:

**T-5383A-20**

#### ISSUE DATE:

**3/20/2024**

#### REVIEWED BY:

INITIALS DATE

#### REVISIONS:

MARK DATE DESCRIPTION

#### PHASE:

**PERMIT SUBMITAL SET**

#### SHEET TITLE:

**[ BUILDING 26 ]**

## COVER SHEET

#### SCALE:

**No Scale**

#### SHEET NUMBER:

**G 000**

CONSULTANT INFO:

PREPARED FOR:



PROJECT LOCATION:

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INITIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:

**PERMIT SUBMITAL SET**

SHEET TITLE:

[ **BUILDING 26** ]

**SHEET INDEX /  
GENERAL NOTES**

SCALE:

**No Scale**

SHEET NUMBER:

**G 001**

**SHEET INDEX:**

**INDEX - GENERAL**

G 000	COVER SHEET
G 001	SHEET INDEX / GENERAL NOTES

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**INDEX - ARCHITECTURAL**

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A 102	GRID PLAN - LEVEL 2
A 103	GRID PLAN - BASEMENT
A 104	THE ASPEN-D: DIMENSION & REFLECTED CEILING PLAN - LEVEL 1
A 105	THE ASPEN-D: DIMENSION & REFLECTED CEILING PLAN - LEVEL 2
A 106	THE ASPEN-D: DIMENSION & REFLECTED CEILING PLAN - BASEMENT
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A 112	THE ASPEN: DIMENSION & REFLECTED CEILING PLAN - BASEMENT
A 113	ROOF PLAN
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A 301	BUILDING SECTIONS
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A 501	ARCHITECTURAL DETAILS - VAPOR BARRIERS
A 502	ARCHITECTURAL DETAILS - DETAILS
A 503	ARCHITECTURAL DETAILS - FIRE SUPPRESSION DETAILS
A 504	ARCHITECTURAL DETAILS - FIRE SUPPRESSION DETAILS
AE 601	DOOR SCHEDULE - THE ASPEN - D
AE 602	DOOR SCHEDULE - THE COTTONWOOD - D
AE 603	DOOR SCHEDULE - THE ASPEN
AE 604	WINDOW SCHEDULE
AE 605	WINDOW SCHEDULE

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SE 101	FOOTING & FOUNDATION PLAN
SE 102	LEVEL 1 FLOOR FRAMING PLAN
SE 103	LEVEL 1 SHEARWALL PLAN
SE 104	LEVEL 2 FLOOR FRAMING PLAN
SE 105	LEVEL 2 WALL SHEARWALL PLAN
SE 106	ROOF FRAMING PLAN
SE 501	STRUCTURAL DETAILS
SE 502	VISUAL AID: FOOTING & FOUNDATION HOLDOWN - FRONT
SE 503	VISUAL AID: FOOTING & FOUNDATION HOLDOWN - REAR
SE 504	FOOTING & FOUNDATION HOLDOWN DIMENSION PLAN

**INDEX - MEP**

MEP 001	MECHANICAL, ELECTRICAL & PLUMBING NOTES
AP 001	APPLIANCE SCHEDULE
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E 101	POWER / DATA & LIGHTING PLAN - LEVEL 1
E 102	POWER / DATA & LIGHTING PLAN - LEVEL 2
E 103	POWER / DATA & LIGHTING PLAN - BASEMENT

Total Index Sheet Count: 48

**GENERAL NOTES:**

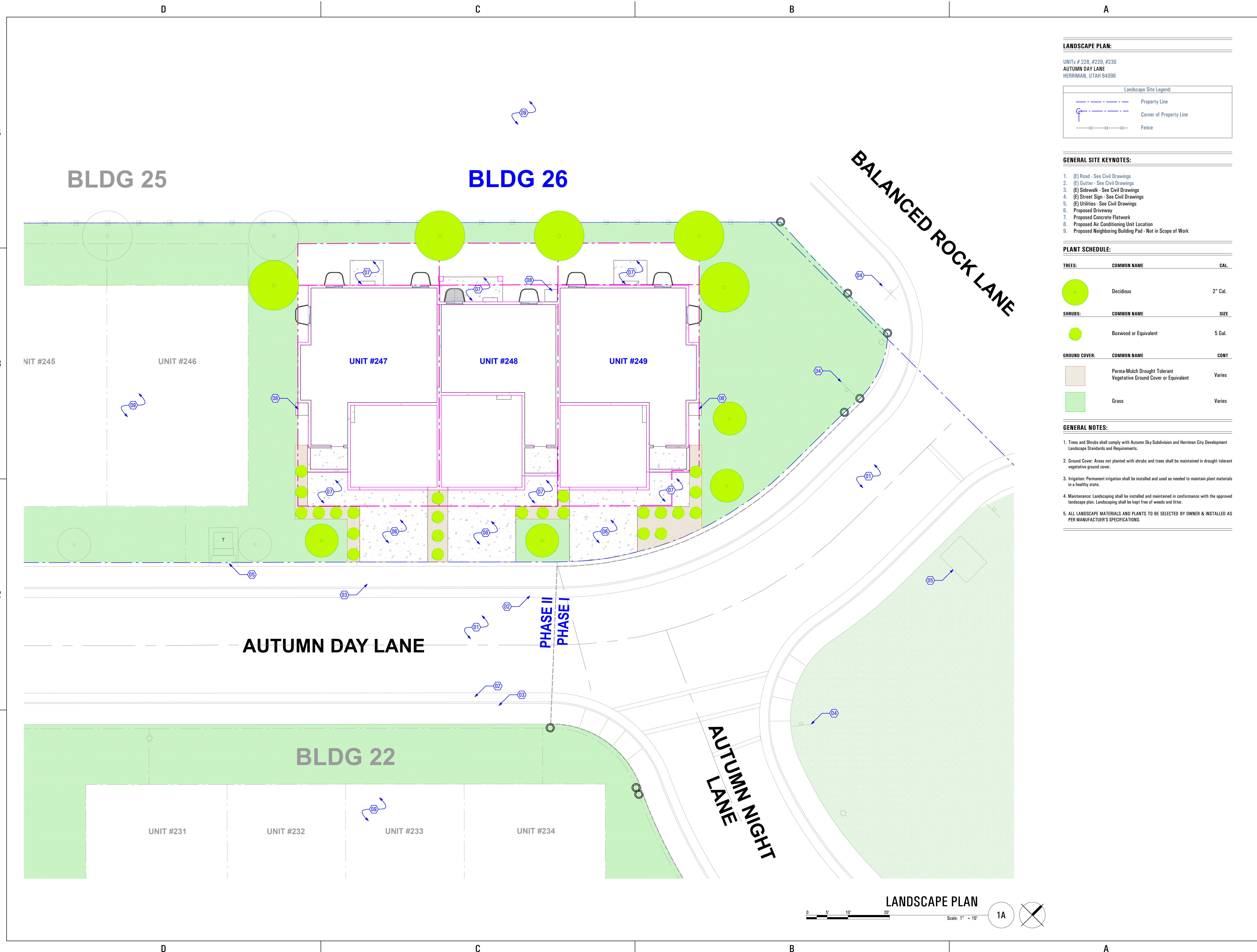
- Construction not specifically indicated shall be accomplished per minimum requirements of the of the "International Residential Code," of 2021 or the latest edition and all other codes as required for the systems constructed in this project. All work shall be completed in accordance with manufacturer recommendations and industry standards, unless more stringent requirements are indicated.
- CONTRACTOR is to visit site prior to bidding in order to field determine actual site conditions and notify the architect of any discrepancies.
- Actual site dimensions could vary, the contractor shall verify all dimensions before starting work, and notify the architect immediately of any discrepancies found. These drawings are not to be scaled for construction
- If there are any conflicts between items on drawings and general notes or specifications, the most stringent requirement governs.
- CONTRACTOR and/or building owner shall keep loads on the structure within the limits of the design both during and after construction
- CONTRACTOR assumes full liability for any problems that may arise due to potential errors, omissions, and/or conflicts on these plans. Use of these plans for building purposes constitutes compliance with the above terms.
- CONTRACTOR shall be responsible for the protection of and the safety in and around the job site and of adjacent properties.
- Compliance with codes and ordinances governing the work shall be made and enforced by the CONTRACTOR.
- All change orders to be approved in writing prior to construction.
- GENERAL CONTRACTOR is to coordinate the work of the mechanical, electrical and plumbing systems. Complete all work necessary for systems to function properly.
- Emergency escape and rescue required. Basements and every sleeping room shall have at least one operable emergency and rescue opening. Such opening shall open directly into a public street, public alley, yard or court. Emergency egress shall be required in each sleeping room of a basement, but not in adjoining areas of the basement. Emergency escape and rescue openings shall have a sill height of not more than 44 inches above the floor.
- Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet shall not require an emergency escape and rescue opening.
- All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet.
- All emergency escape and rescue openings shall have a minimum net clear opening height of 24 inches.
- All emergency escape and rescue openings shall have a minimum net clear opening width of 20 inches.
- Emergency escape and rescue openings shall be operational from inside of the room without the use of keys, tools or special knowledge.
- Ceiling suspended fans (paddle) shall be supported independently of an outlet box or by a listed outlet box or outlet box system identified for the use.
- In damp or wet locations, cabinets and panel boards of the surface type shall be placed or equipped so as to prevent moisture or water from entering and accumulating within the cabinet, and shall be mounted to provide an airspace not less than 1/4 inch between the enclosure and the wall or other supporting surface.

- Cabinets installed in wet locations shall be weatherproof. For enclosures in wet locations, raceways and cables entering above the level of uninsulated live parts shall be installed with fittings listed for wet locations.
- Habitable rooms, hallways, corridors, bathrooms, toilet rooms, laundry rooms and basements shall have a ceiling height of not less than 7 feet. The required height shall be measured from the finished floor to the lowest projection from the ceiling.
- Beams and girders spaced not less than 4 feet on center may project not more than 6 inches below the required ceiling height.
- Ceilings in basements without habitable spaces may project to within 6 feet, 8 inches of the finished floor; and beams girders, ducts or other obstructions may project to within 6 feet 4 inches of the finished floor.
- For rooms with sloped ceilings, at least 50 percent of the required floor area of the room must have a ceiling height of 7 feet and no portion of the required floor area may have a ceiling height less than 5 feet.
- Bathrooms shall have a minimum ceiling height of 6 feet 8 inches over the fixture and at the front clearance area for fixtures. A shower or tub equipped with a shower head shall have a minimum ceiling height of 6 feet 8 inches above a minimum area 30 inches by 30 inches at the shower head.
- Flashing shall be located beneath the first course of masonry above finished ground level above the foundation wall or slab and at other points of support. Including structural floors, shelf angles and lintels when masonry veneers are designed.
- Approved corrosion-resistant flashing shall be applied single-fashion in such a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. The flashing shall extend to the surface of the exterior wall finish.
- Approved corrosion-resistant flashing shall be installed at exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage.
- Approved corrosion-resistant flashing shall be installed at the intersection of chimneys or other masonry construction with frame or stucco walls with projecting lips on both sides under stucco copings.
- Approved corrosion-resistant flashing shall be installed under and at the ends of masonry, wood or metal copings and sills.
- Approved corrosion-resistant flashing shall be installed continuously above all projecting wood trim.
- Approved corrosion-resistant flashing shall be installed where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
- Approved corrosion-resistant flashing shall be installed at all wall and roof intersections.
- Approved corrosion-resistant flashing shall be installed at built-in gutters.
- Approved corrosion-resistant flashing shall be on an approved corrosion-resistant flashing with a 1/2 inch drip leg extending past the exterior side of the foundation.
- Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that exceed 30 square feet and have a vertical height of 30 inches or more. The rough framed opening shall not be less than 22 inches by 30 inches and shall be located in a hallway or other readily accessible location. A 30-inch minimum unobstructed headroom in the attic space shall be provided at some point above the access opening.
- Openings from a private garage directly into a sleeping room shall not be permitted.

- Openings between the garage and residence shall be equipped with solid wood doors not less than 1-3/8 inches in thickness, solid or honeycomb core steel doors not less than 1-3/8 inches or 20-minute fire-rated doors.
- The garage shall be separated from the residence and its attic area by not less than 1/2-inch gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms by not less than 5/8-inch type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2-inch gypsum board or equivalent.
- Garages located less than 3 feet from a dwelling unit on the same lot shall be protected with not less than 1/2-inch gypsum board applied to the interior side of exterior walls that are within this area. Openings in these walls shall be regulated by section R309.1. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.
- Occupancy separations shall be vertical (walls from floor to underside of roof sheathing) or horizontal (ceiling or floor above) or both. Where horizontal, the structural members supporting the separation shall be protected by fire-resistive construction. Nailing shall be 6 inches o.c. for the ceiling and 7 inches o.c. for the walls.
- Glazing in swinging doors except jalousies shall be tempered.
- Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies shall be tempered.
- Glazing in all storm doors shall be tempered.
- Glazing in all swinging doors shall be tempered.
- Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers shall be tempered. Glazing in any part of the building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface shall be tempered.
- Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface shall be tempered.
- Glazing in an exposed area of an individual pane larger than 9 square feet shall be tempered.
- Glazing where the bottom edge of an individual fixed or operable panel is less than 18 inches above the floor shall be tempered.
- Glazing where the top edge of an individual fixed or operable panel is more than 36 inches above the floor shall be tempered.
- Glazing of an individual fixed or operable panel which has one or more walking surfaces within 36 inches horizontally of the glazing shall be tempered.
- All glazing in railings regardless of an area or height above a walking surface shall be tempered. Included are structural baluster panels and nonstructural infill panels.
- Glazing in walls and fences enclosing indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches above a walking surface and within 60 inches horizontally of the water's edge shall be tempered. This shall apply to single glazing and all panes in multiple glazing.
- Glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface when the exposed surface of the glass is less than 60 inches above the plane of the adjacent walking surface shall be tempered.

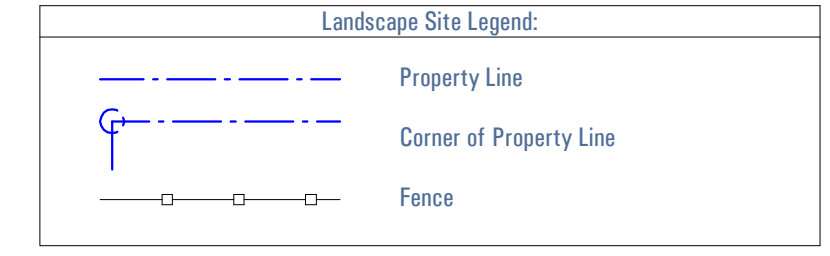
- Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60 inches above the nose of the tread shall be tempered.
- Site built windows shall comply with section 2404 of the International Building Code.
- The minimum horizontal area of the window well shall be 9 square feet, with a minimum horizontal projection width of 36 inches. The area of the window well shall allow the emergency escape and rescue opening to be fully opened.
- A ladder shall be allowed to encroach a maximum of 6 inches into the required dimensions of the window well.
- Window wells with a vertical depth greater than 44 inches shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position.
- Window well ladders or rungs shall have an inside width of at least 12 inches, shall project at least 3 inches from the wall and shall be spaced not more than 18 inches on center vertically for the full height of the window well.
- Bulkhead enclosures shall provide direct access to the basement. The bulkhead enclosure with the door panels in the fully open position shall provide the minimum net clear opening required by section R310.1.1.
- Bars, grilles, covers and screens or similar devices permitted to be placed over emergency escape and rescue openings, bulkhead enclosures, or window wells that serve such openings, provided the minimum net clear opening size complies with section R310.1.1 to R310.1.3, and such devices shall be releasable or removable from the inside without the use of a key, tool or special knowledge or force greater than that which required for normal operation of the escape and rescue opening.
- Emergency escape windows are allowed to be installed under docks and porches provided the location of the deck allows the emergency escape window to be fully opened and provides a path not less than 36 inches in height to a yard or court.
- In areas where there has been a history of ice forming along the eaves causing a backup of water, an ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the lowest edges of all roof surfaces to a point at least 24 inches (610mm) inside the exterior wall line of the building, or ice and water shield.
- Fixtures that have flood level rims located below the elevation of the next upstream manhole cover of the public sewer serving such fixtures shall be protected from backflow of sewage by installing an approved backwater valve. Fixtures having flood level rims above the elevation of the next upstream manhole shall not discharge through the backwater valve. Backwater valves shall be provided with access.
- Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm). Exception: where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), the final grade shall slope away from the foundation at a minimum slope of 5 percent and the water shall be directed to drains or swales to ensure drainage away from the structure. Swales shall be sloped a minimum of 2 percent when located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.
- Install ALL items per respective industry standards
- Portions and parts of building assemblies are to be installed as per manufacturer specifications. Contractor shall inform Arcflo of any changes to the design prior to executing and changes in field.

B:\Midway\_3-Plex - BIM\AutoCAD - BIM\AutoCAD Software as a Service\TRUMPH CONSTRUCTION\CONTRACTOR\HERRIMAN - AUTUMN SKY\T-5383A-21E - TRIUMPH - AUTUMN SKY - THE MIDWAY 3-PLEX (BLDG 26)\_DD\_2024-03-18 10:13 AM 3/20/2024 T-5383A-21E - TRIUMPH - AUTUMN SKY - THE MIDWAY 3-PLEX (BLDG 26)\_DD\_2024-03-18



**LANDSCAPE PLAN:**

UNITS # 228, #229, #230  
AUTUMN DAY LANE  
HERRIMAN, UTAH 84096



**GENERAL SITE KEYNOTES:**

- (E) Road - See Civil Drawings
- (E) Gutter - See Civil Drawings
- (E) Sidewalk - See Civil Drawings
- (E) Street Sign - See Civil Drawings
- (E) Utilities - See Civil Drawings
- Proposed Driveway
- Proposed Concrete Flatwork
- Proposed Air Conditioning Unit Location
- Proposed Neighboring Building Pad - Not in Scope of Work

**PLANT SCHEDULE:**

TREES:	COMMON NAME	CAL.
	Deciduous	2" Cal.

SHRUBS:	COMMON NAME	SIZE
	Boxwood or Equivalent	5 Gal.

GROUND COVER:	COMMON NAME	CONT.
	Perma-Mulch Drought Tolerant Vegetative Ground Cover or Equivalent	Varies
	Grass	Varies

**GENERAL NOTES:**

- Trees and Shrubs shall comply with Autumn Sky Subdivision and Herriman City Development Landscape Standards and Requirements.
- Ground Cover: Areas not planted with shrubs and trees shall be maintained in drought tolerant vegetative ground cover.
- Irrigation: Permanent irrigation shall be installed and used as needed to maintain plant materials in a healthy state.
- Maintenance: Landscaping shall be installed and maintained in conformance with the approved landscape plan. Landscaping shall be kept free of weeds and litter.
- ALL LANDSCAPE MATERIALS AND PLANTS TO BE SELECTED BY OWNER & INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

Studio 228  
228 East 500 South, Suite #101  
Salt Lake City, Utah 84111

T 801 320 9773  
F 801 320 9774

info@arcflo.com  
www.arcflo.com

CONSULTANT INFO:

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REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:  
**PERMIT SUBMITAL SET**

SHEET TITLE:  
**[ BUILDING 26 ]**

**LANDSCAPE PLAN**

SCALE:  
**As Noted**

SHEET NUMBER:  
**AS 101**

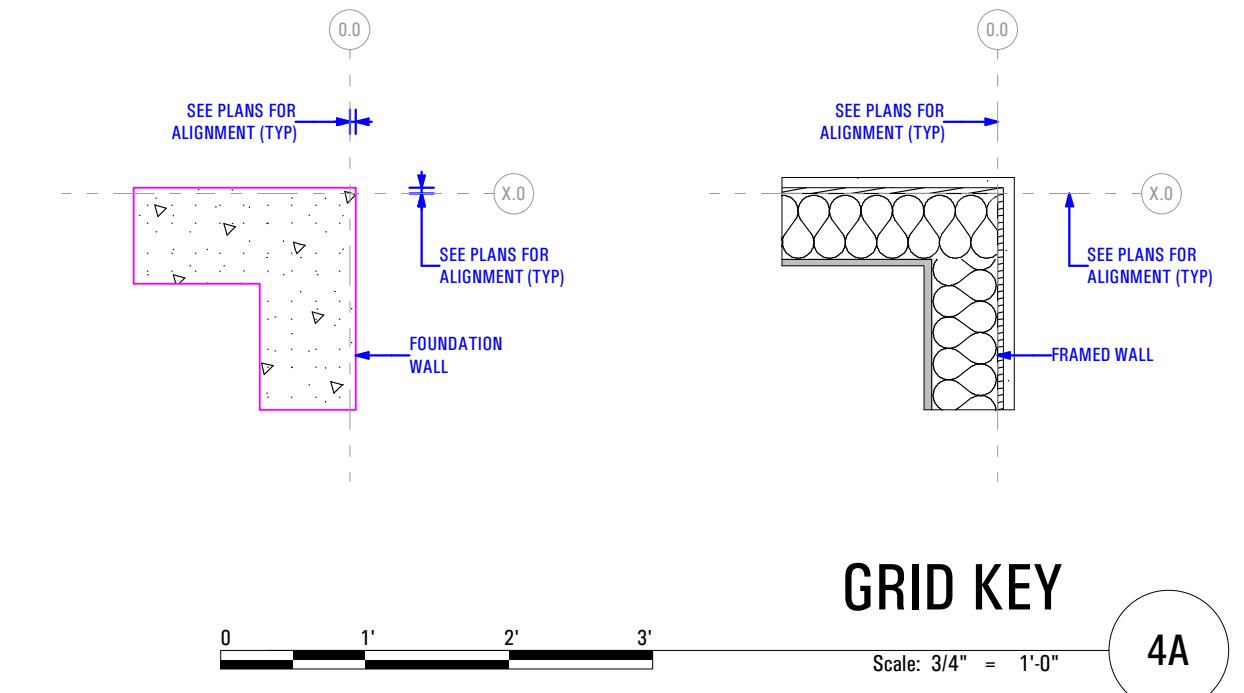
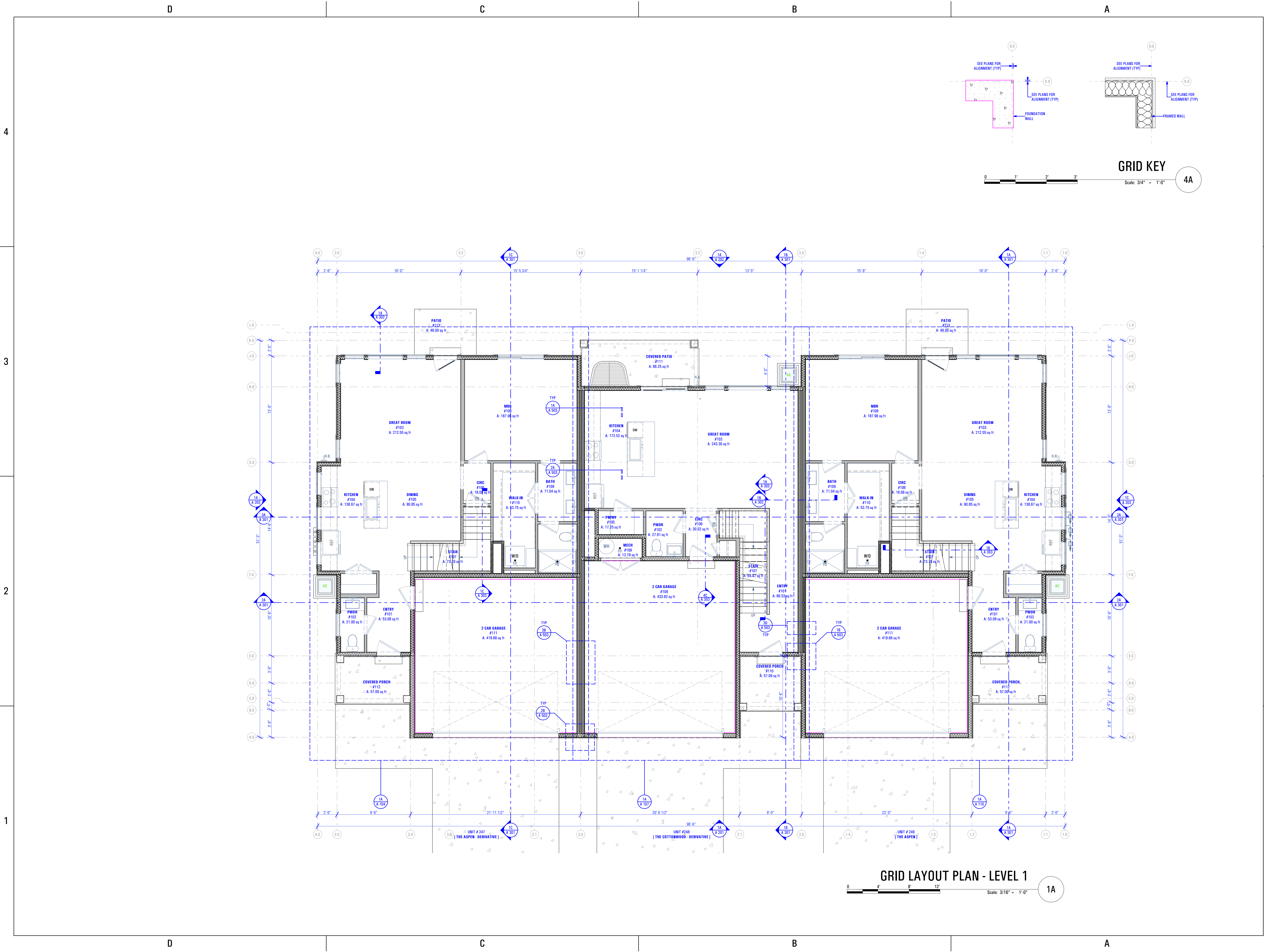


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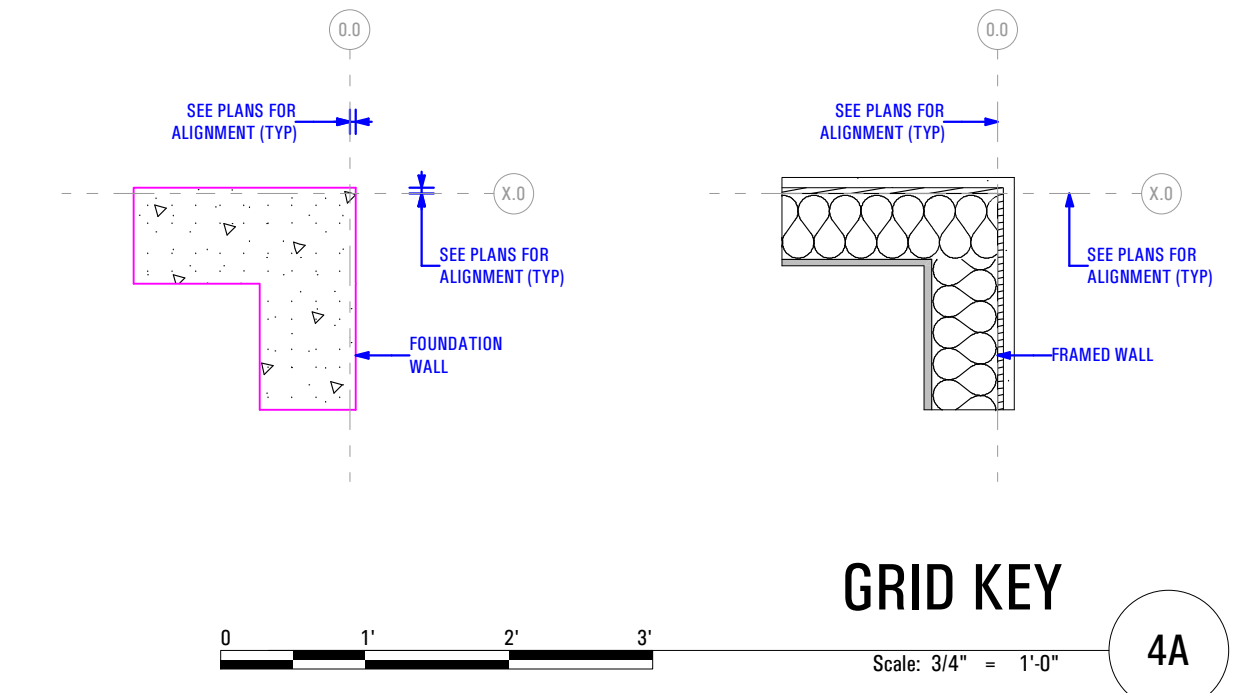
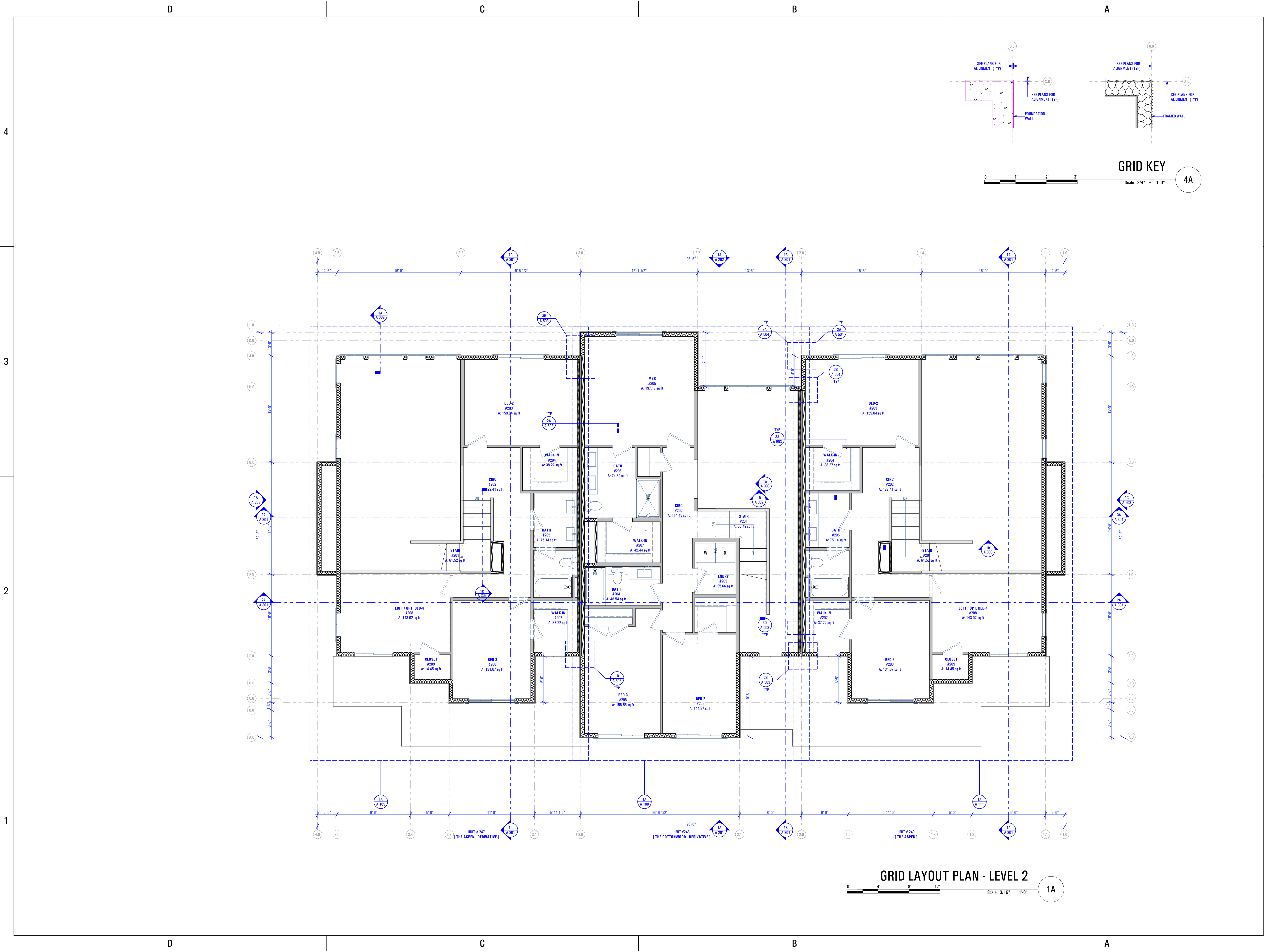
**GRID LAYOUT PLAN - LEVEL 1**  
Scale: 3/16" = 1'-0" 1A

BIMbaud arcflo - BIMbaud Software as a Service/ARCFLO CONSTRUCTION/CONDOMINIUMS - AUTUMN SKY/T-5383A-21E TRIUMPH AUTUMN SKY - THE MIDWAY 3-PLEX (BUILDING 26)\_DD\_2024-03-18

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T-5383A-21E TRIUMPH AUTUMN SKY - THE MIDWAY 3-PLEX (BUILDING 26)\_DD\_2024-03-18



**GRID LAYOUT PLAN - LEVEL 2**  
Scale: 3/16" = 1'-0"      1A

4

3

2

1

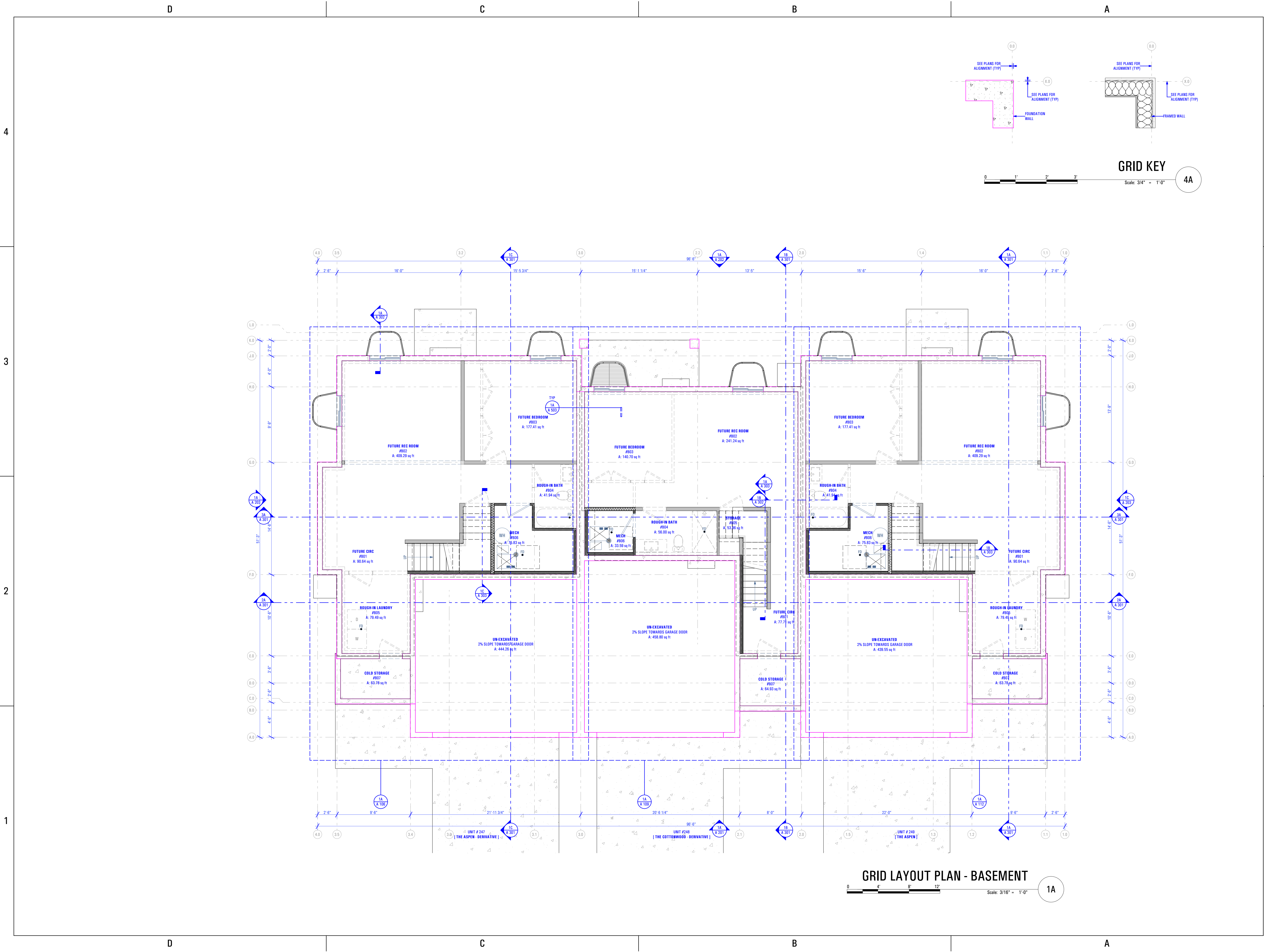
4

3

2

1

BIMbae.arcflo - BIMbae Software as a Service/ARCFLO CONSTRUCTION/CONDOMINIUMS - AUTUMN SKY/T-5383A-21E - TRIUMPH AUTUMN SKY - THE MIDWAY 3-PLEX (BUILDING 26)\_DD\_2024-03-18

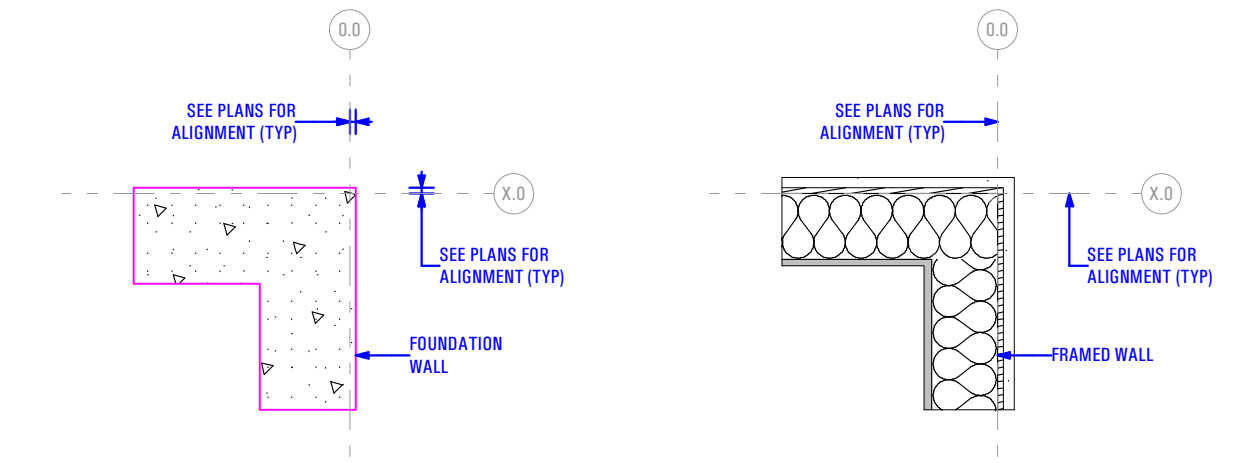


**GRID LAYOUT PLAN - BASEMENT**

1A

**GRID KEY**  
Scale: 3/4\"/>

4A



4

3

2

1

4

3

2

1

D

C

B

A

D

C

B

A

BIMBAUD.arcflo - BIMBAUD Software as a Service/ARCFLOR CONSTRUCTION/CONTRACTOR/RESIDENTS - AUTUMN SKY/5383A-21E TRIUMPH AUTUMN SKY - THE MIDWAY 3-PLEX (BUILDING 26)\_DD\_2024-03-18

CONSULTANT INFO:

PREPARED FOR:



PROJECT LOCATION:  
**AUTUMN SKY  
SUBDIVISION**

STREET LOCATION:  
**AUTUMN DAY LANE**

AUTHORITY HAVING JURISDICTION:  
**HERRIMAN**

ZIP CODE:  
**84096**

PROJECT TITLE:  
**THE MIDWAY  
3-PLEX**

PROJECT ID #:  
**T-5383A-20**

ISSUE DATE:  
**1/18/2022**

REVIEWED BY:	
INITIALS	DATE

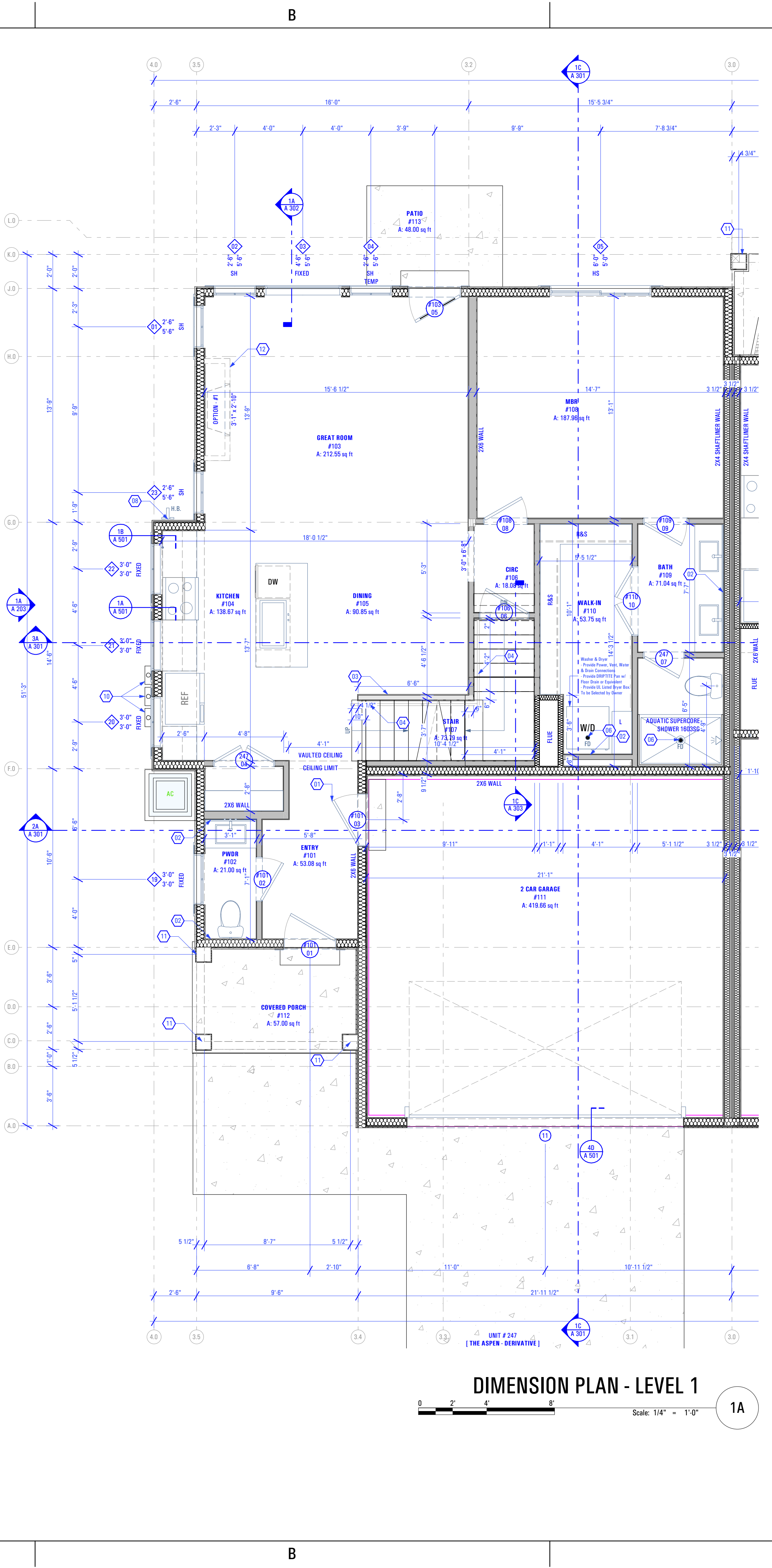
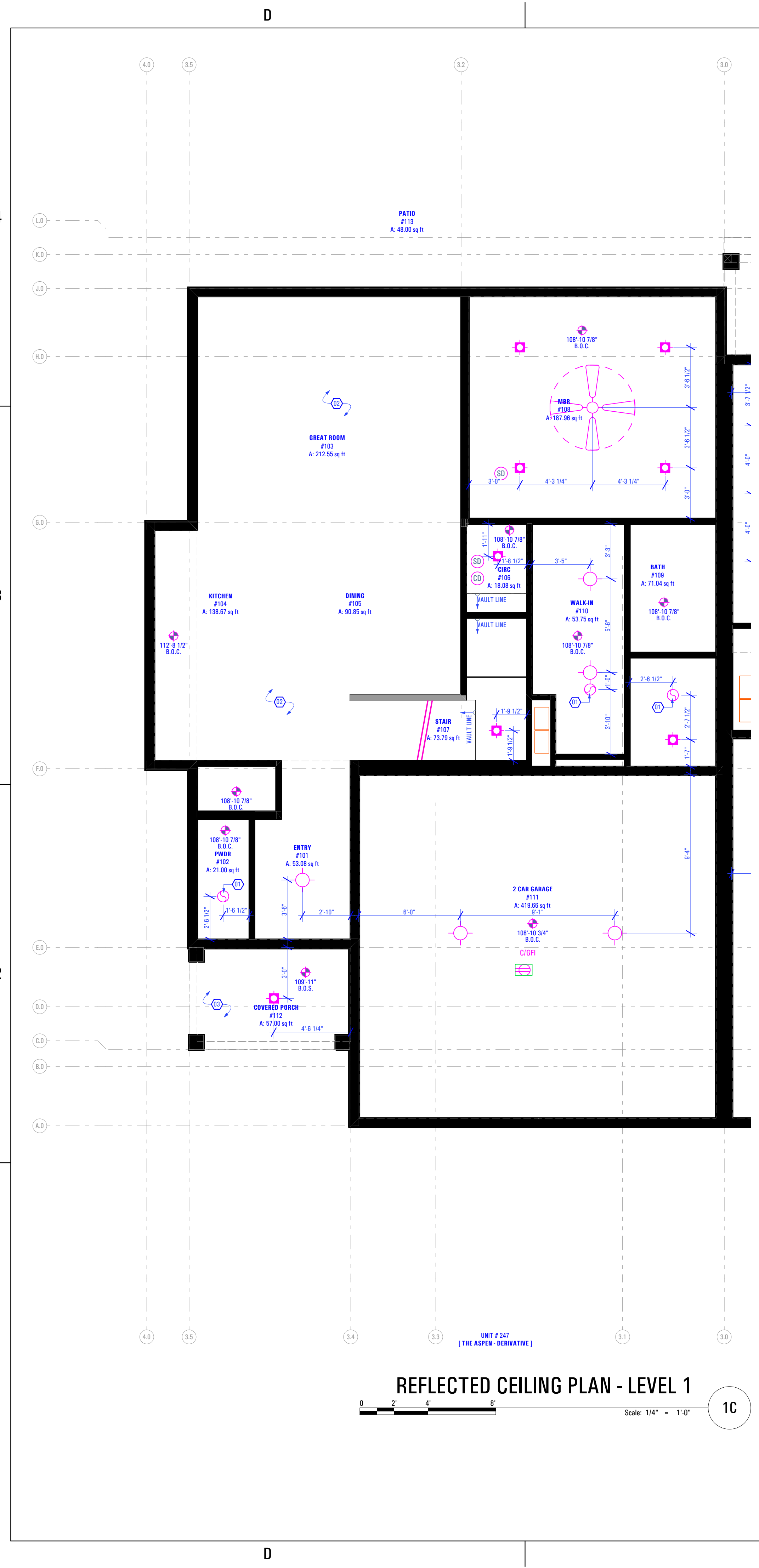
REVISIONS:		
MARK	DATE	DESCRIPTION

PHASE:  
**PERMIT SUBMITAL SET**

SHEET TITLE:  
**[ BUILDING 26 ]  
THE ASPEN-D:  
DIMENSION &  
REFLECTED CEILING  
PLAN - LEVEL 1**

SCALE:  
**As Noted**

SHEET NUMBER:  
**A 104**

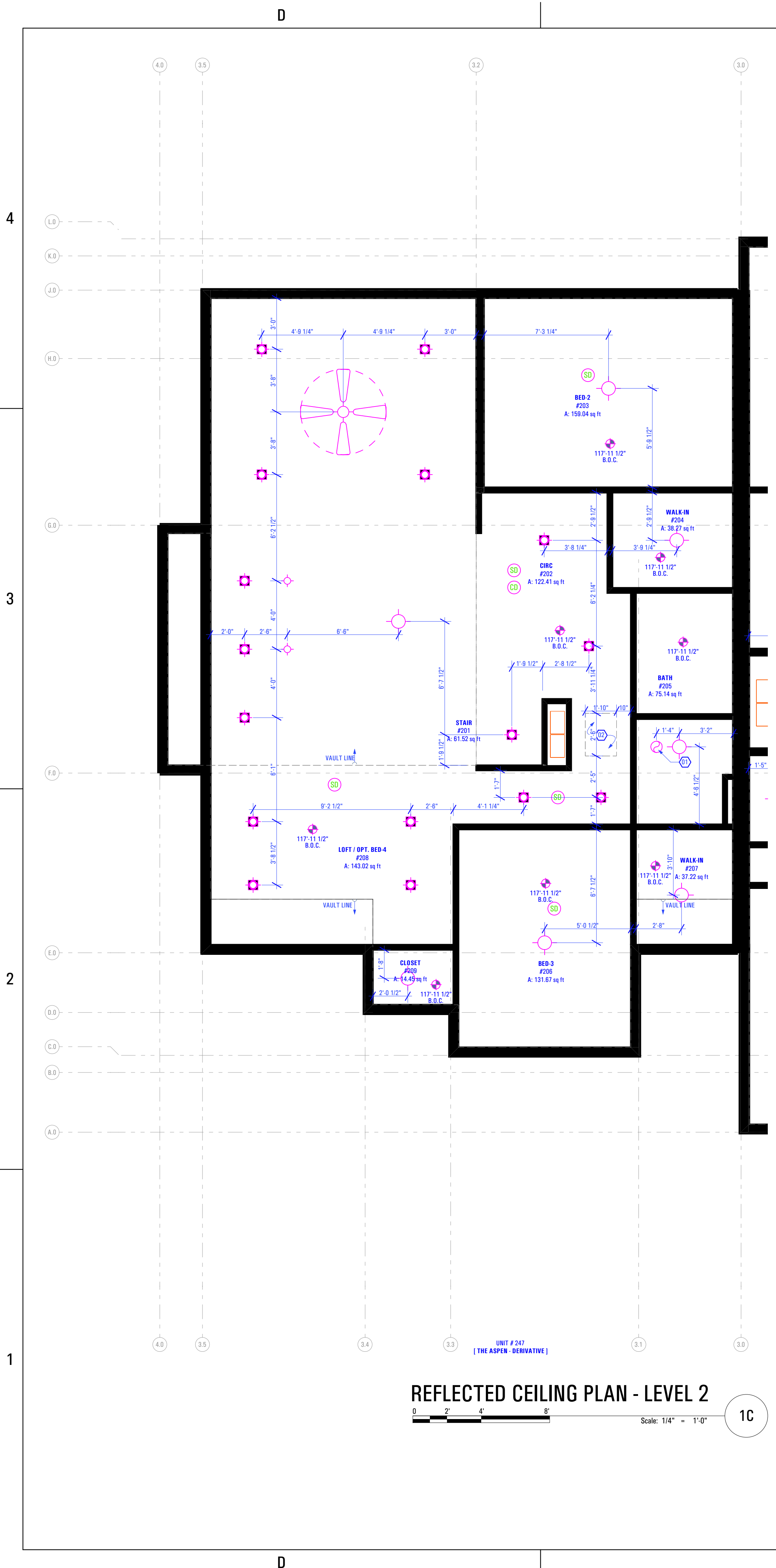


- Level 1 Dimension Plan:**  
Keynotes:
- Self-Closing, 1 Hr. Fire-Rated Door
  - Plumbing Wall
  - Half Wall Along Stair Up to Level 2: +3'-6" @ Finish Floor
  - Handrail
  - As Selected by Owner
  - Window Wall Below w/ Grate Cover  
- As Selected by Owner
  - Floor Drain as per Drain System MFG  
- Size & Model as Specified by Owner & Drain System MFG
  - Water Heater - Secure to Wall  
- Provide Utility Connections & Elevate +18" @ Garage Floor  
- As Selected by Owner
  - Hose Bib  
- Provide Utility Connections  
- As Selected by Owner
  - Gas Meter  
- Install as per Questar Specifications
  - Power Meter
  - 10" x 10" Column - See Structural
  - Gas Fireplace: Option #1  
- Heatlator Model: DV3732SBI Direct Vent Gas Fireplace
- General Notes:**
- Framing Contractor to Verify Rough Opening Size for Specified Doors & Windows
  - Verify In Field ALL Dimensions
  - ALL Exterior Walls to be 2x6 Unless Otherwise Indicated
  - ALL Interior Walls to be 2x4 Unless Otherwise Indicated
  - Type "X" gypsum board to be installed as per manufacturer's specification on garage side (include ceiling if condition space above) of the structure to create Fire Separation between the garage and home. R302.6 Dwelling/garage fire separation of IRC.
  - Provide Fire Caulking at All Penetrations through type "X" Gypsum Board
  - Provide Anti Scald Devices as per IRC Code
  - If a hood (vented to the exterior of the home) is installed over the range, 400cfm or more makeup air is required to be provided. Verify w/ Client & Mechanical Contractor. Exhaust hood systems capable of exhausting in excess of 400 cubic feet per minute (0.19 m3/s) shall be mechanically or naturally provided with makeup air at a rate approximately equal to the exhaust air rate. Such makeup air systems shall be equipped with not less than one damper. Each damper shall be a gravity damper or an electrically operated damper that automatically opens when the exhaust system operates. Dampers shall be accessible for inspection, service, repair and replacement without removing permanent construction or any other ducts not connected to the damper being inspected, serviced, repaired or replaced.
  - Materials used as backers for wall tile in tub and shower areas and wall panels in shower areas shall be of materials listed in Table R702.4.2, and installed in accordance with the manufacturer's recommendations. Approved materials are: Glass mat gypsum backing panel, Fiber-reinforced gypsum panels, nonasbestos fiberment backer board, nonasbestos fiber mat reinforced cementitious backer units. Usage of cement board in tile / wet areas.

BIMBAUD\_ARCFLO - BIMBAUD Software as a Service/ARCFLO CONSTRUCTION/CONDOMINIUMS - AUTUMN SKY/5383A-21E - TRIUMPH - AUTUMN SKY - THE MIDWAY 3 PLEX (BUILDING 26)\_DD\_2024-03-18

10:23 AM

3/20/2024



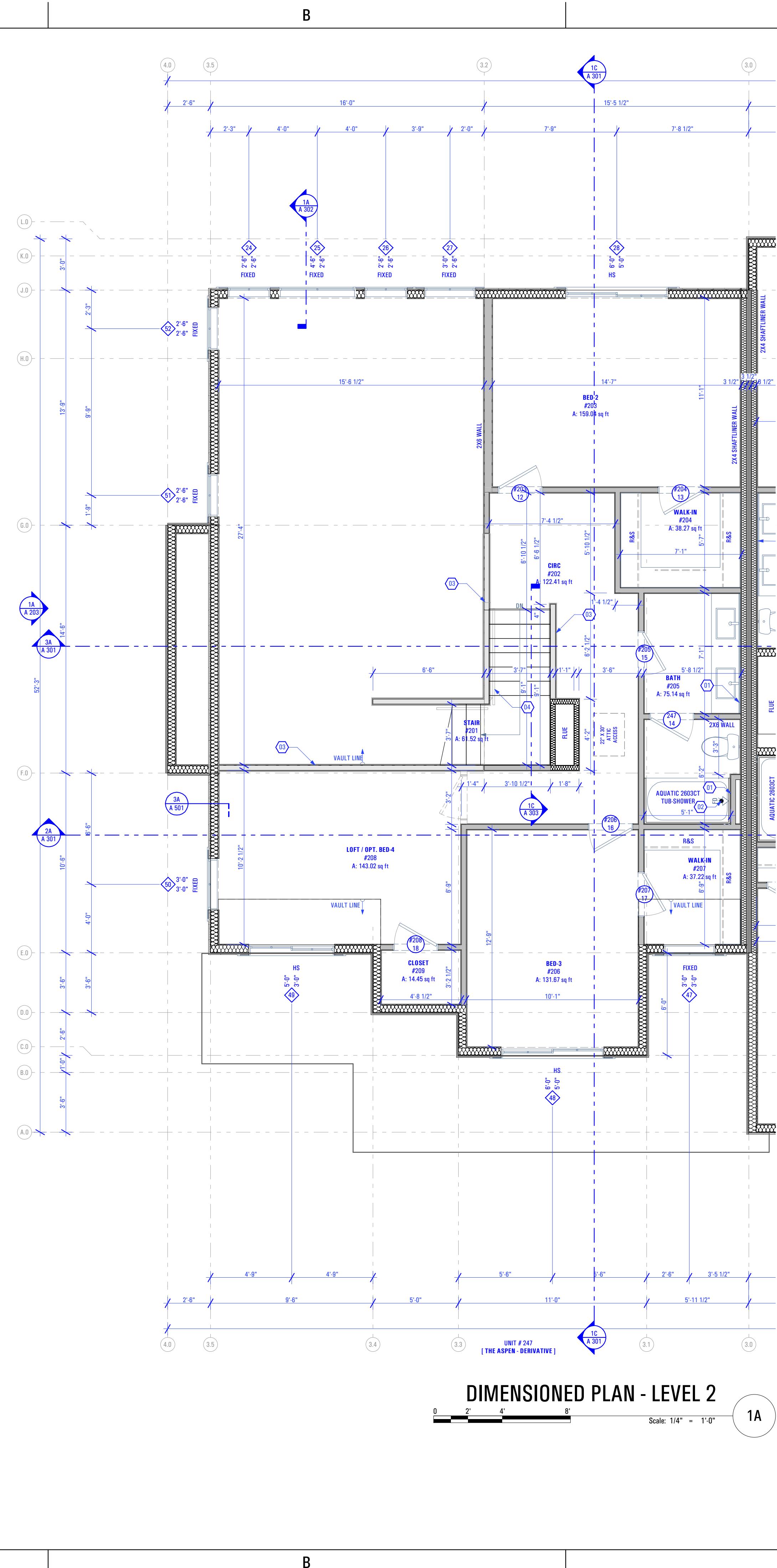
**REFLECTED CEILING PLAN - LEVEL 2**  
 Scale: 1/4" = 1'-0"  
 1C

**Level 2 Reflected Ceiling Plan:**  
**Keynotes:**  
 1. New Panasonic Whisperstone Exhaust Fan FV-11VQ3  
 - As Selected by Owner  
 2. 22"x30" Attic Access

**Abbreviations:**  
 B.O.C. Bottom of Ceiling Finish  
 B.O.V.C. Bottom of Vaulted Ceiling Finish

**Legend:**

- Recessed Light Fixture - See Electrical Drawings
- Incandescent Light Fixture - See Electrical Drawings
- Smoke Detector - See Electrical Drawings
- Carbon Monoxide Detector - See Electrical Drawings
- Exhaust Fan - See Electrical Drawings



**DIMENSIONED PLAN - LEVEL 2**  
 Scale: 1/4" = 1'-0"  
 1A

**Level 2 Floor Plan:**  
**Keynotes:**

- Plumbing Wall
- Floor Drain as per Drain System MFG  
 - Size & Model as Specified by Owner & Drain System MFG
- Half Wall Along Stair - 3'-6" @ Finish Floor
- Handrail  
 - As Selected by Owner
- Washer & Dryer  
 - Provide Power, Vent, Water & Drain Connections  
 - Provide DRIP/TITE Pan w/ Floor Drain or Equivalent  
 - Provide UL Listed Dryer Box. To be Selected by Owner

**General Notes:**

- Framing Contractor to Verify Rough Opening Size for Specified Doors & Windows
- Verify In Field ALL Dimensions
- ALL Exterior Walls to be 2x6 Unless Otherwise Indicated
- ALL Interior Walls to be 2x4 Unless Otherwise Indicated
- Provide Fire Caulking at All Penetrations through type "X" Gypsum Board
- Provide Anti Scald Devices as per IRC Code
- Materials used as backers for wall tile in tub and shower areas and wall panels in shower areas shall be of materials listed in Table R702.4.2, and installed in accordance with the manufacturer's recommendations. Approved materials are: Glass mat gypsum backing panel, Fiber-reinforced gypsum panels, nonasbestos fiber-cement backer board, nonasbestos fiber mat reinforced cementitious backer units. Usage of cement board in tile / wet areas.

CONSULTANT INFO:

PREPARED FOR:



PROJECT LOCATION:  
**AUTUMN SKY SUBDIVISION**

STREET LOCATION:  
**AUTUMN DAY LANE**

AUTHORITY HAVING JURISDICTION:  
**HERRIMAN**

ZIP CODE:  
**84096**

PROJECT TITLE:  
**THE MIDWAY 3-PLEX**

PROJECT ID #:  
**T-5383A-20**

ISSUE DATE:  
**1/18/2022**

REVIEWED BY:  
 INITIALS      DATE

REVISIONS:  
 MARK    DATE    DESCRIPTION

PHASE:  
**PERMIT SUBMITAL SET**

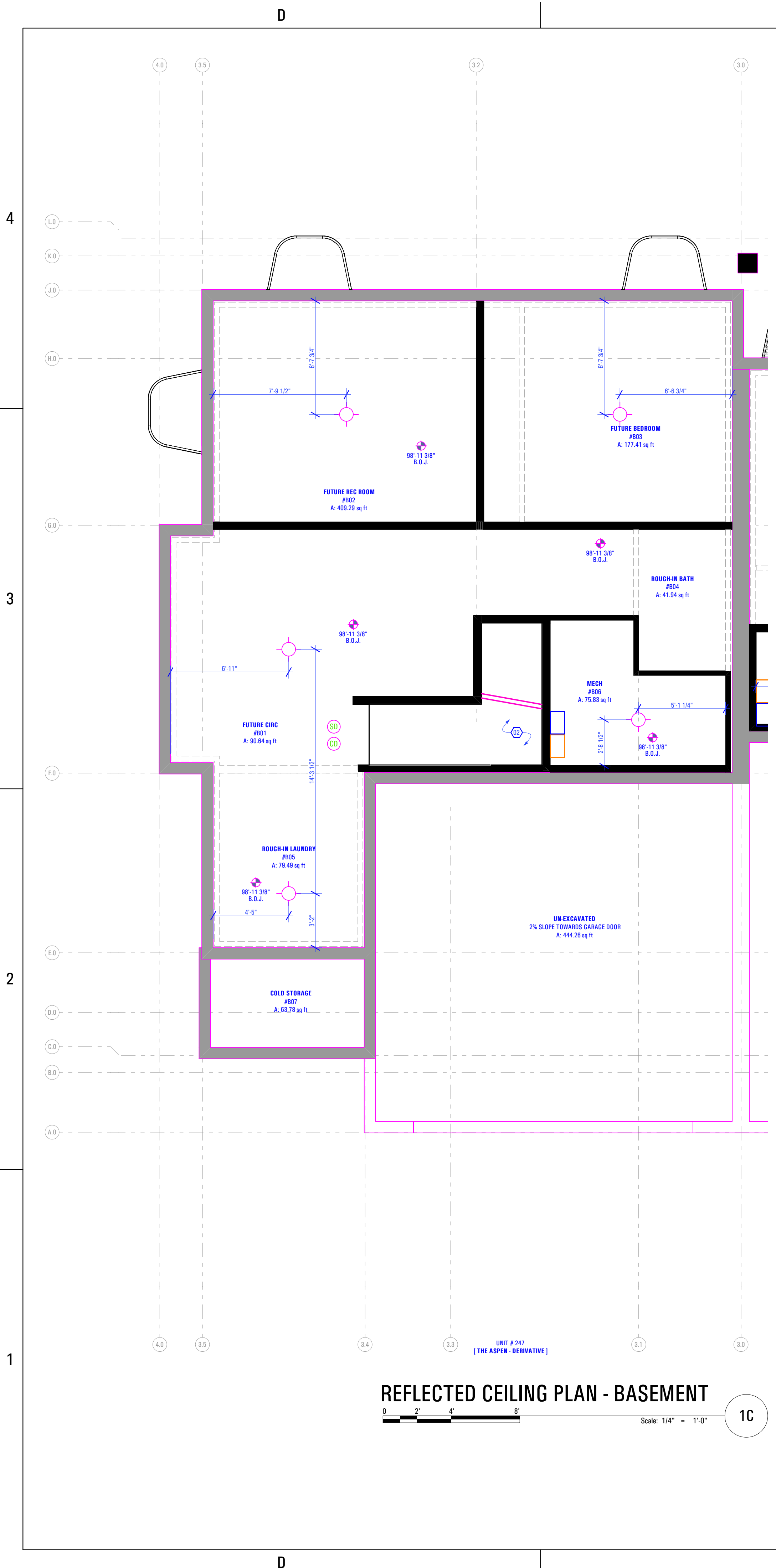
SHEET TITLE:  
**[ BUILDING 26 ]  
 THE ASPEN-D:  
 DIMENSION &  
 REFLECTED CEILING  
 PLAN - LEVEL 2**

SCALE:  
**As Noted**

SHEET NUMBER:  
**A 105**



BIMbaud arch - BIMbaud Software as a Service/ARCHITECTURE CONSTRUCTION/CONSTRUCTION - AUTUMN SKY/T-5383A-21E TRIUMPH AUTUMN SKY - THE MIDWAY 3-PLEX (BUILDING 26)\_DD\_2024-03-18 10:24 AM 3/20/2024 T-5383A-21E TRIUMPH AUTUMN SKY - THE MIDWAY 3-PLEX (BUILDING 26)\_DD\_2024-03-18

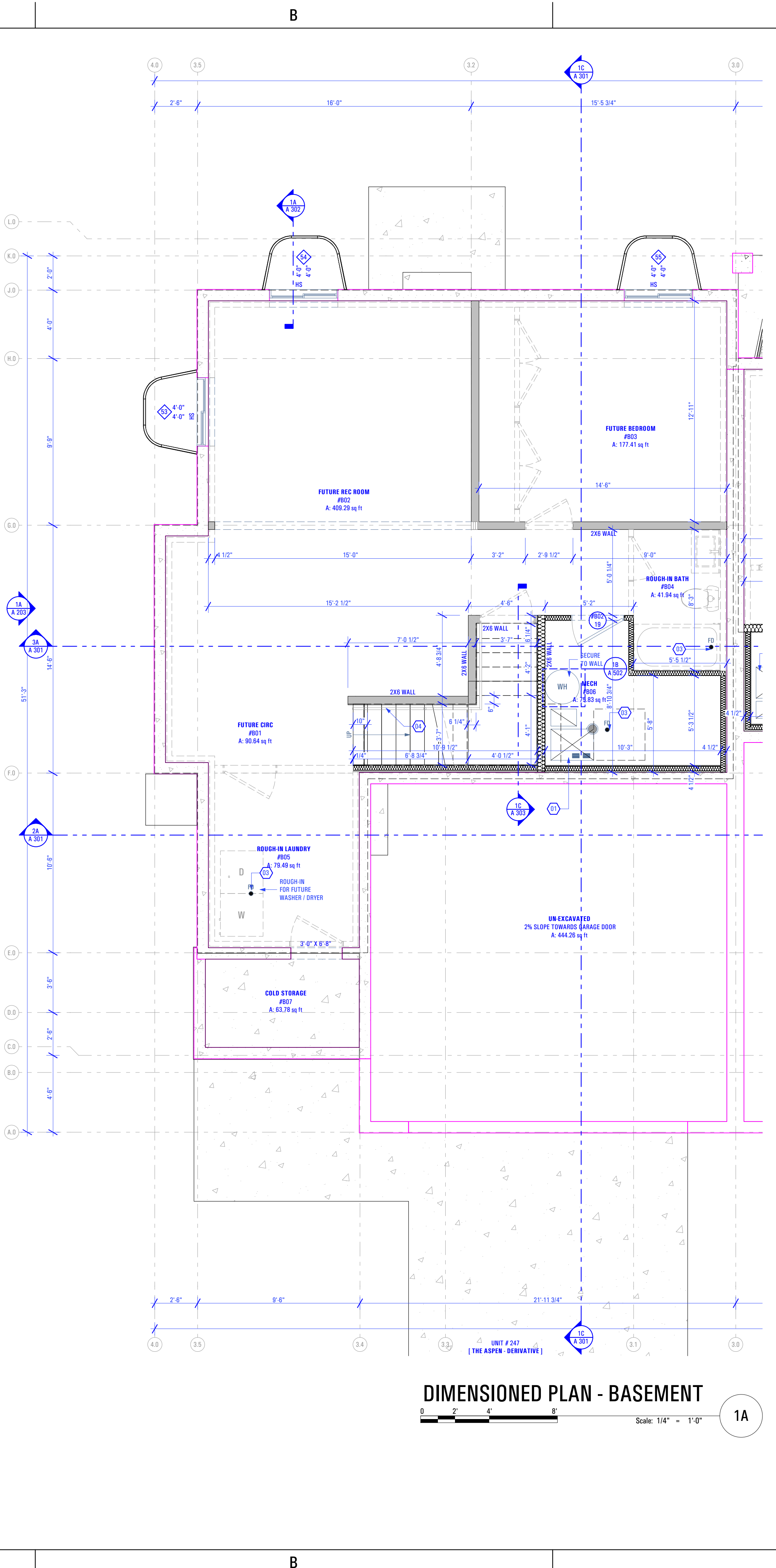


**REFLECTED CEILING PLAN - BASEMENT**

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

1C

**Basement Reflected Ceiling Plan:**  
**Keynotes:**  
 1. Open to Above  
**Abbreviations:**  
 B.O.C. Bottom of Ceiling Finish  
 B.O.J. Bottom of Joists (Unfinished Basement)  
**Legend:**  
 \* Incandescent Light Fixture - See Electrical Drawings  
 SD Smoke Detector - See Electrical Drawings  
 CD Carbon Monoxide Detector - See Electrical Drawings



**DIMENSIONED PLAN - BASEMENT**

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

1A

**Basement Floor Plan:**  
**Keynotes:**  
 1. Quantity Of Furnace And Efficiency Specified by Mechanical Contractor  
 Contractor to Coordinate w/ Mechanical Engineer & Installer  
 -2x Stud Wall w/ Unfaced Batt Insulation Surround for Full Insulation Against Combustion Air, Gypsum Board Finish Between Furnace & Foundation Wall (TYP) - See Rescheck  
 2. Plumbing Wall  
 3. Floor Drain as per Drain System MFG  
 Size & Model as Specified by Owner & Drain System MFG  
 Handrail - As Selected by Owner  
**General Notes:**  
 1. Framing Contractor to Verify Rough Opening Size for Specified Doors & Windows  
 2. Verify In Field ALL Dimensions  
 3. ALL Exterior Walls to be 2x6 Unless Otherwise Indicated  
 4. ALL Interior Walls to be 2x4 Unless Otherwise Indicated  
 5. Provide Fire Caulking at All Penetrations through type "X" Gypsum Board  
 6. Provide Anti Scald Devices as per IRC Code  
 7. Materials used as backers for wall tile in tub and shower areas and wall panels in shower areas shall be of materials listed in Table R702.4.2, and installed in accordance with the manufacturer's recommendations. Approved materials are: Glass mat gypsum backing panel, Fiber-reinforced gypsum panels, nonasbestos fiber-cement backer board, nonasbestos fiber mat reinforced cementitious backer units. Usage of cement board in tile / wet areas.

CONSULTANT INFO:

PREPARED FOR:



PROJECT LOCATION:

**AUTUMN SKY SUBDIVISION**

STREET LOCATION:

**AUTUMN DAY LANE**

AUTHORITY HAVING JURISDICTION:

**HERRIMAN**

ZIP CODE:

**84096**

PROJECT TITLE:

**THE MIDWAY 3-PLEX**

PROJECT ID #:

**T-5383A-20**

ISSUE DATE:

**1/18/2022**

REVIEWED BY:

INITIALS DATE

REVISIONS:

MARK DATE DESCRIPTION

PHASE:

**PERMIT SUBMITAL SET**

SHEET TITLE:

[ BUILDING 26 ]

**THE ASPEN-D: DIMENSION & REFLECTED CEILING PLAN - BASEMENT**

SCALE:

**As Noted**

SHEET NUMBER:

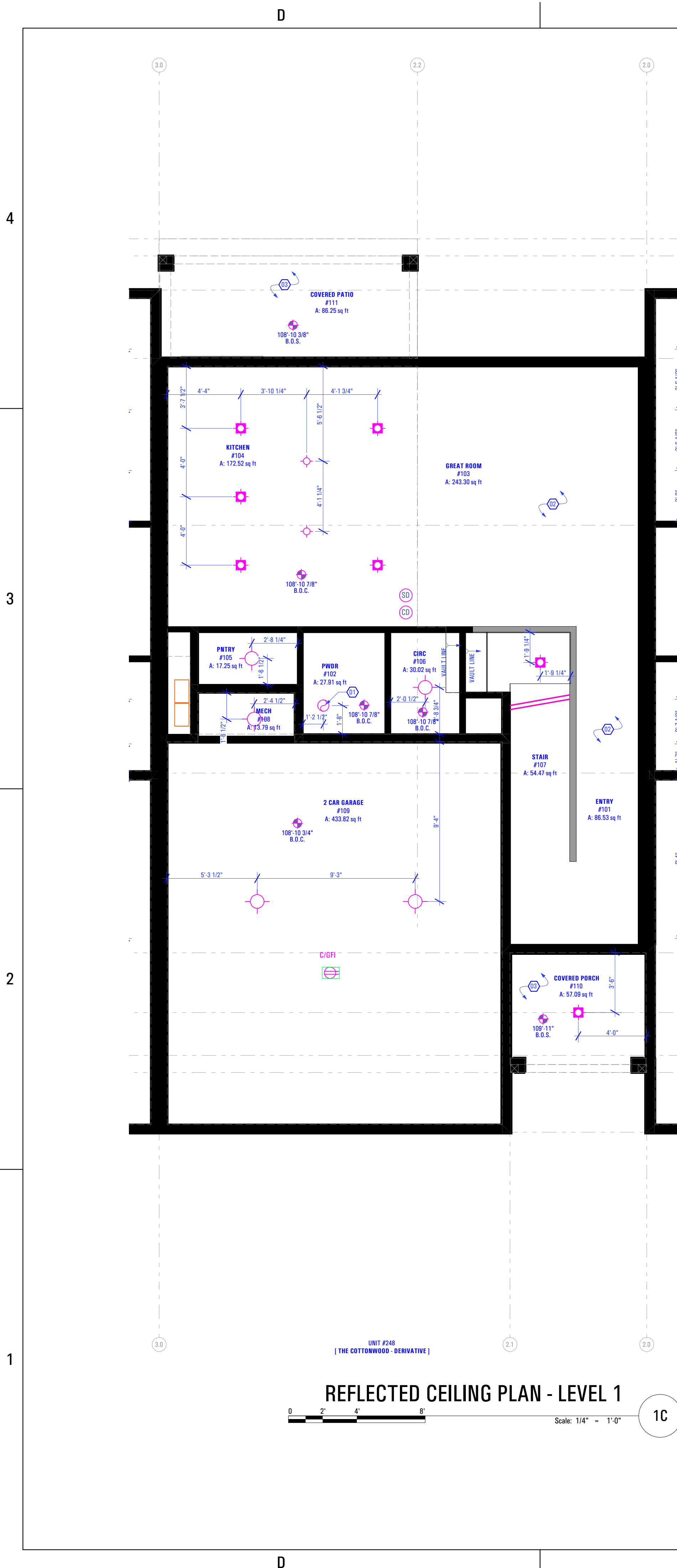
**A 106**

BIMBAUD.arcd - BIMBAUD Software as a Service/ARCFLO CONSTRUCTION CONTRACTOR/UNIT 248 - THE MIDWAY 3-PLEX (BUILDING 26)\_DD\_2024-03-18

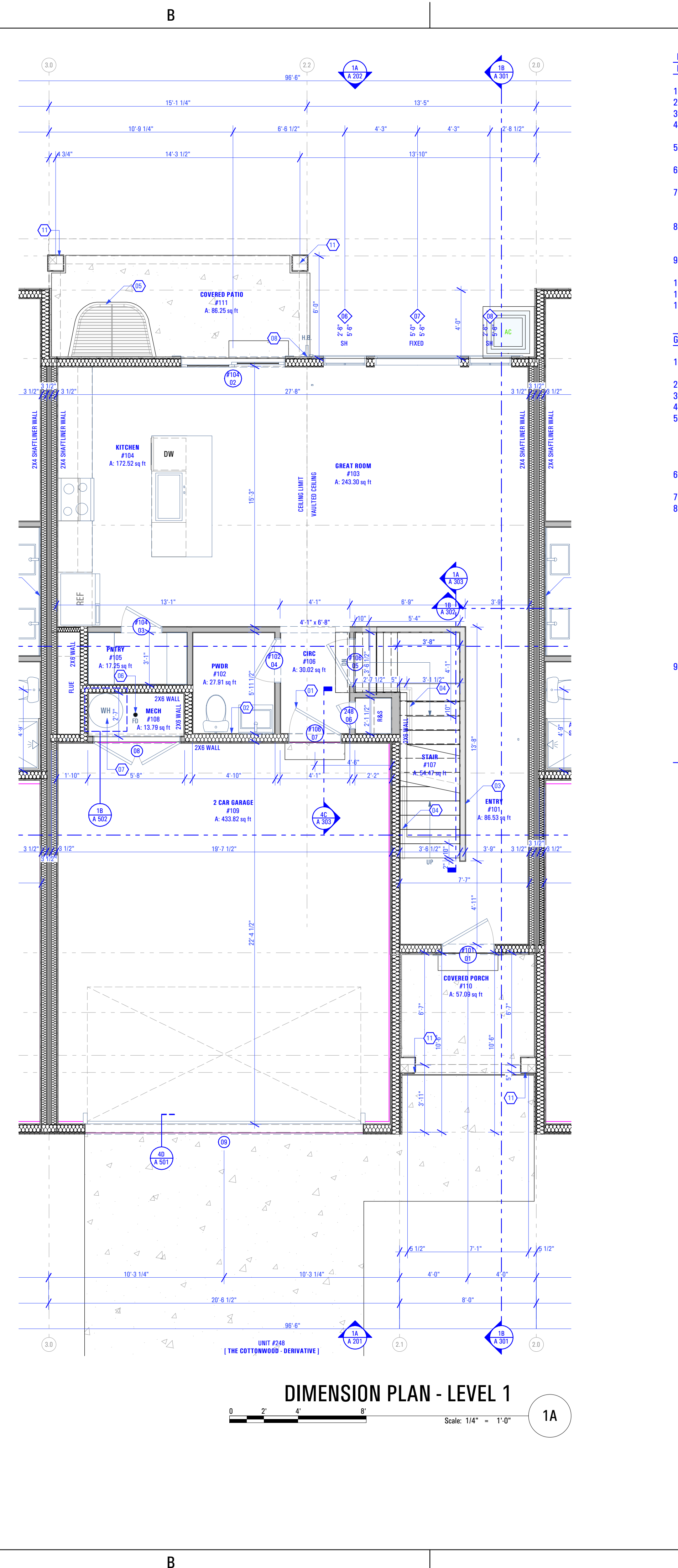
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T:5383A-21E - TRIUMPH - AUTUMN SKY - THE MIDWAY 3-PLEX (BUILDING 26)\_DD\_2024-03-18



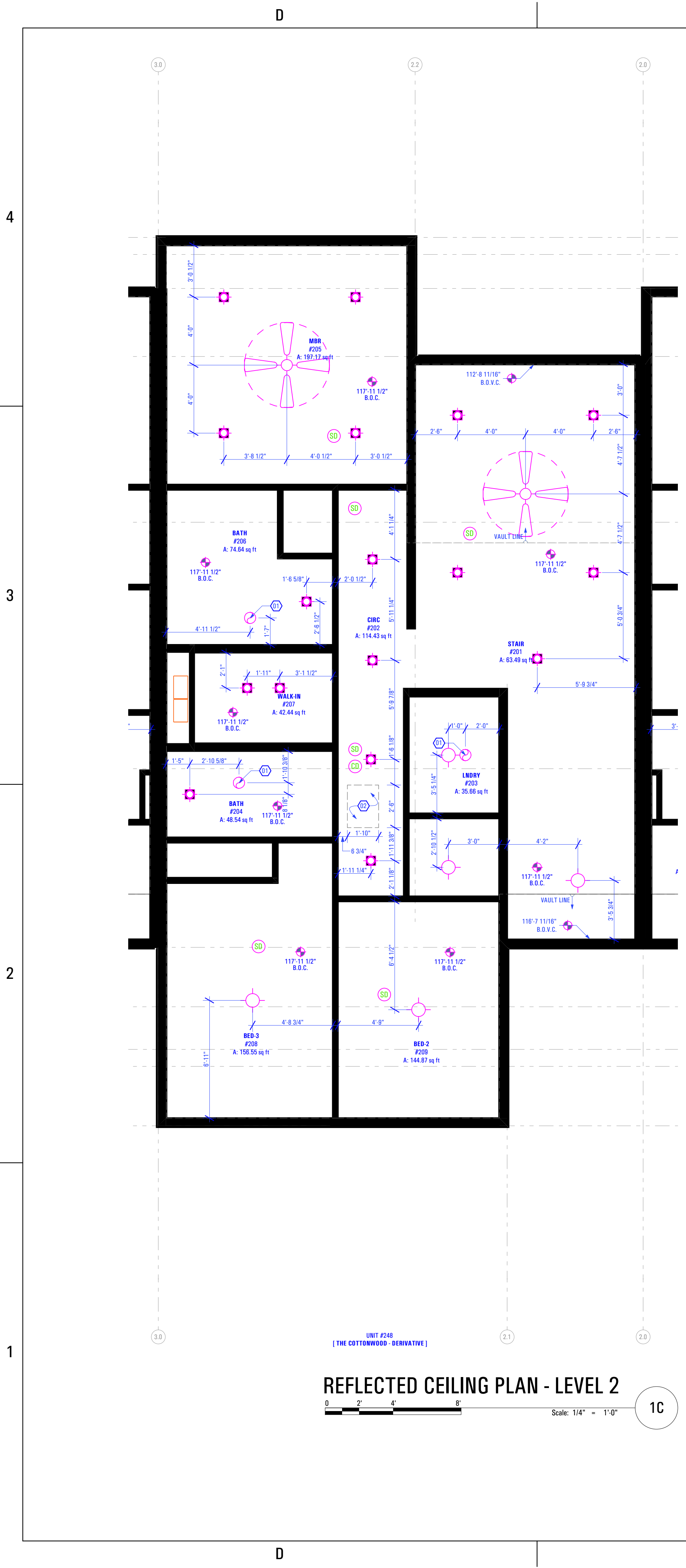
- Level 1 Reflected Ceiling Plan:**  
Keynotes:
- New Panasonic Whisperstone Exhaust Fan FV-11VQ3  
- As Selected by Owner
  - Open to Above
  - 1 Hour Fire Resistant Gypsum Board
- Abbreviations:
- B.O.C. Bottom of Ceiling Finish  
B.O.C. Bottom of Soffit Finish
- Legend:**
- Recessed Light Fixture - See Electrical Drawings
  - Incandescent Light Fixture - See Electrical Drawings
  - Receptacle in Ceiling / Soffit - See Electrical Drawings
  - Smoke Detector - See Electrical Drawings
  - Carbon Monoxide Detector - See Electrical Drawings
  - Exhaust Fan - See Electrical Drawings



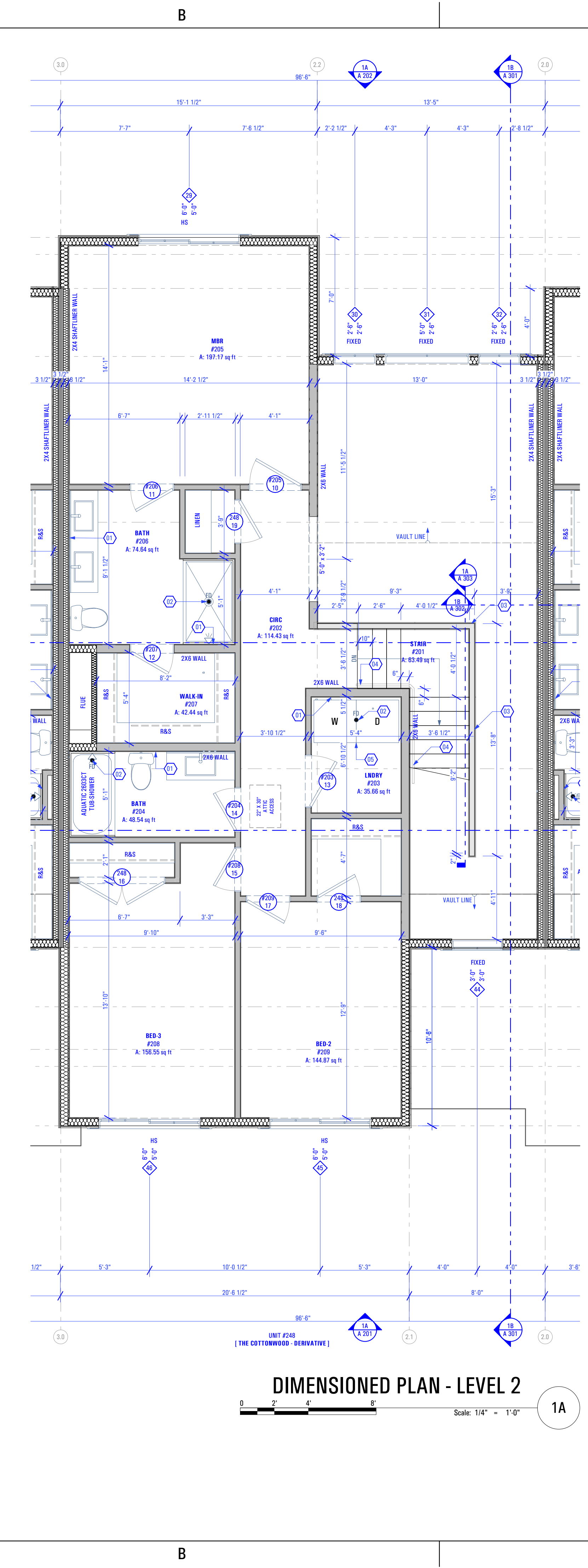
- Level 1 Dimension Plan:**  
Keynotes:
- Self-Closing, 1 Hr. Fire-Rated Door
  - Plumbing Wall
  - Half Wall Along Stair Up to Level 2: +3'-6" @ Finish Floor
  - Handrail
  - As Selected by Owner
  - Window Well Below w/ Grate Cover  
- As Selected by Owner
  - Floor Drain as per Drain System MFG  
- Size & Model as Specified by Owner & Drain System MFG
  - Water Heater - Secure to Wall  
- Provide Utility Connections & Elevate +18" @ Garage Floor  
- As Selected by Owner
  - Hose Bib  
- Provide Utility Connections  
- As Selected by Owner
  - Gas Meter  
- Install as per Questar Specifications
  - Power Meter
  - 10" x 10" Column - See Structural
  - Gas Fireplace: Option #1  
- Heatlator Model: DV3732SBI Direct Vent Gas Fireplace
- General Notes:**
- Framing Contractor to Verify Rough Opening Size for Specified Doors & Windows
  - Verify In Field ALL Dimensions
  - ALL Exterior Walls to be 2x6 Unless Otherwise Indicated
  - ALL Exterior Walls to be 2x4 Unless Otherwise Indicated
  - Type "X" gypsum board to be installed as per manufacturer's specification on garage side (include ceiling if condition space above) of the structure to create Fire Separation between the garage and home. R302.6 Dwelling/garage fire separation of IRC.
  - Provide Fire Caulking at All Penetrations through type "X" Gypsum Board
  - Provide Anti Scald Devices as per IRC Code
  - If a hood (vented to the exterior of the home) is installed over the range, 400cfm or more makeup air is required to be provided. Verify w/ Client & Mechanical Contractor. Exhaust hood systems capable of exhausting in excess of 400 cubic feet per minute (0.19 m3/s) shall be mechanically or naturally provided with makeup air at a rate approximately equal to the exhaust air rate. Such makeup air systems shall be equipped with not less than one damper. Each damper shall be a gravity damper or an electrically operated damper that automatically opens when the exhaust system operates. Dampers shall be accessible for inspection, service, repair and replacement without removing permanent construction or any other ducts not connected to the damper being inspected, serviced, repaired or replaced.
  - Materials used as backers for wall tile in tub and shower areas and wall panels in shower areas shall be of materials listed in Table R702.4.2, and installed in accordance with the manufacturer's recommendations. Approved materials are: Glass mat gypsum backing panel, Fiber-reinforced gypsum panels, nonasbestos fiberment backer board, nonasbestos fiber mat reinforced cementitious backer units. Usage of cement board in tile / wet areas.

3/20/2024

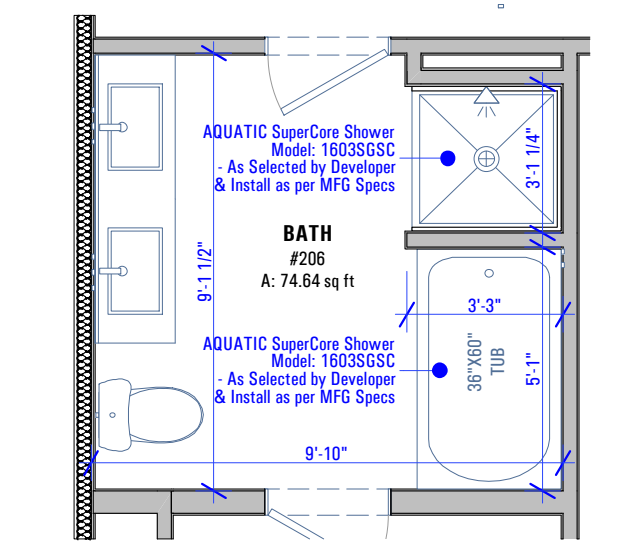
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 10:26 AM  
 3/20/2024  
 T:5383A-21E TRIUMPH AUTUMN SKY - THE MIDWAY 3-PLEX (BUILDING 26)\_DD\_2024-03-18



- Level 2 Reflected Ceiling Plan:**  
**Keynotes:**
- New Panasonic Whisperone Exhaust Fan FV-11VQ3  
 - As Selected by Owner
  - 22"x30" Attic Access
- Abbreviations:**
- B.O.C. Bottom of Ceiling Finish  
 B.O.V.C. Bottom of Vaulted Ceiling Finish
- Legend:**
- Recessed Light Fixture - See Electrical Drawings
  - Incandescent Light Fixture - See Electrical Drawings
  - Smoke Detector - See Electrical Drawings
  - Carbon Monoxide Detector - See Electrical Drawings
  - Exhaust Fan - See Electrical Drawings



- Level 2 Floor Plan:**  
**Keynotes:**
- Plumbing Wall
  - Floor Drain as per Drain System MFG  
 - Size & Model as Specified by Owner & Drain System MFG
  - Half Wall Along Stair: - 3'-6" @ Finish Floor
  - Handrail  
 - As Selected by Owner
  - Washer & Dryer  
 - Provide Power, Vent, Water & Drain Connections  
 - Provide DRIP/TITE Pan w/ Floor Drain or Equivalent  
 - Provide UL Listed Dryer Box. To be Selected by Owner
- General Notes:**
- Framing Contractor to Verify Rough Opening Size for Specified Doors & Windows
  - Verify In Field ALL Dimensions
  - ALL Exterior Walls to be 2x6 Unless Otherwise Indicated
  - ALL Interior Walls to be 2x4 Unless Otherwise Indicated
  - Provide Fire Caulking at All Penetrations through type "X" Gypsum Board
  - Provide Anti Scald Devices as per IRC Code
  - Materials used as backers for wall tile in tub and shower areas and wall panels in shower areas shall be of materials listed in Table R702.4.2, and installed in accordance with the manufacturer's recommendations. Approved materials are: Glass mat gypsum backing panel, Fiber-reinforced gypsum panels, nonasbestos fiber cement backer board, nonasbestos fiber mat reinforced cementitious backer units. Usage of cement board in tile / wet areas.



**ARC FLO**  
*a visionary design firm*

Studio 228  
 228 East 500 South, Suite #101  
 Salt Lake City, Utah 84111

T 801 320 9773  
 F 801 320 9774

info@arcflo.com  
 www.arcflo.com

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CONSULTANT INFO:

---

PREPARED FOR:

**TRIUMPH CONSTRUCTION**

PROJECT LOCATION:  
**AUTUMN SKY SUBDIVISION**

STREET LOCATION:  
**AUTUMN DAY LANE**

AUTHORITY HAVING JURISDICTION:  
**HERRIMAN**

ZIP CODE:  
**84096**

PROJECT TITLE:  
**THE MIDWAY 3-PLEX**

PROJECT ID #:  
**T-5383A-20**

ISSUE DATE:  
**1/18/2022**

REVIEWED BY:  
 INITIALS DATE

REVISIONS:  
 MARK DATE DESCRIPTION

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PHASE:  
**PERMIT SUBMITAL SET**

SHEET TITLE:  
**[ BUILDING 26 ]  
 THE COTTONWOOD-  
 D: DIMENSION &  
 REFLECTED CEILING  
 PLAN - LEVEL 2**

SCALE:  
**As Noted**

SHEET NUMBER:  
**A 108**

T:5383A-21E - TRIUMPH - AUTUMN SKY - THE MIDWAY 3-PLEX (BUILDING 26)\_DD\_2024-03-18 3:20:2024 10:27 AM BIMbaud.arcflo - Bimbaud Software as a Service/ TRIUMPH CONSTRUCTION/ CONSTRUCTION - AUTUMN SKY/ T:5383A-21E - TRIUMPH - AUTUMN SKY - THE MIDWAY 3-PLEX (BUILDING 26)\_DD\_2024-03-18

CONSULTANT INFO:

PREPARED FOR:



PROJECT LOCATION:

**AUTUMN SKY  
SUBDIVISION**

STREET LOCATION:

**AUTUMN DAY LANE**

AUTHORITY HAVING JURISDICTION:

**HERRIMAN**

ZIP CODE:

**84096**

PROJECT TITLE:

**THE MIDWAY  
3-PLEX**

PROJECT ID #:

**T-5383A-20**

ISSUE DATE:

**1/18/2022**

REVIEWED BY:

INITIALS      DATE

REVISIONS:

MARK    DATE    DESCRIPTION

PHASE:

**PERMIT SUBMITAL SET**

SHEET TITLE:

[ BUILDING 26 ]

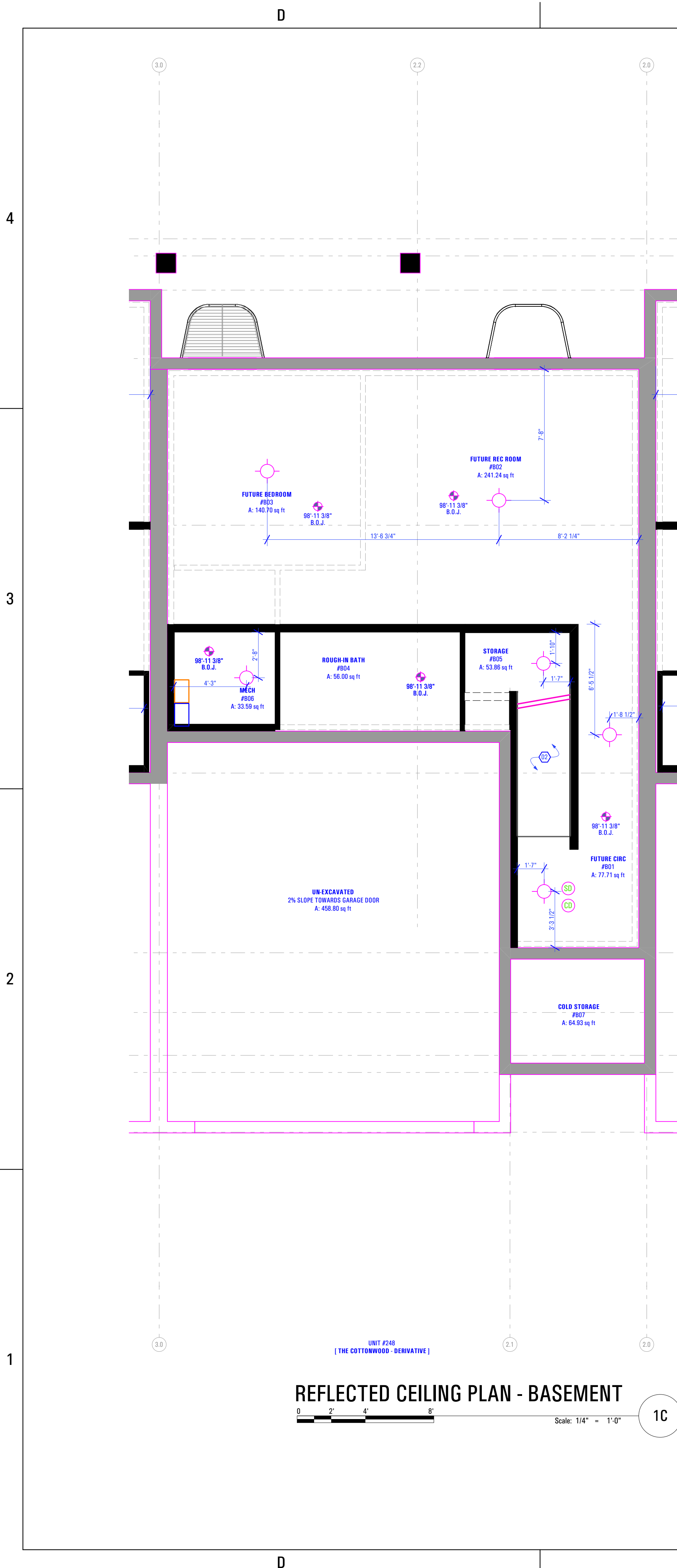
**THE COTTONWOOD-  
D: DIMENSION &  
REFLECTED CEILING  
PLAN - BASEMENT**

SCALE:

**As Noted**

SHEET NUMBER:

**A 109**



**Basement Reflected Ceiling Plan:**  
Keynotes:

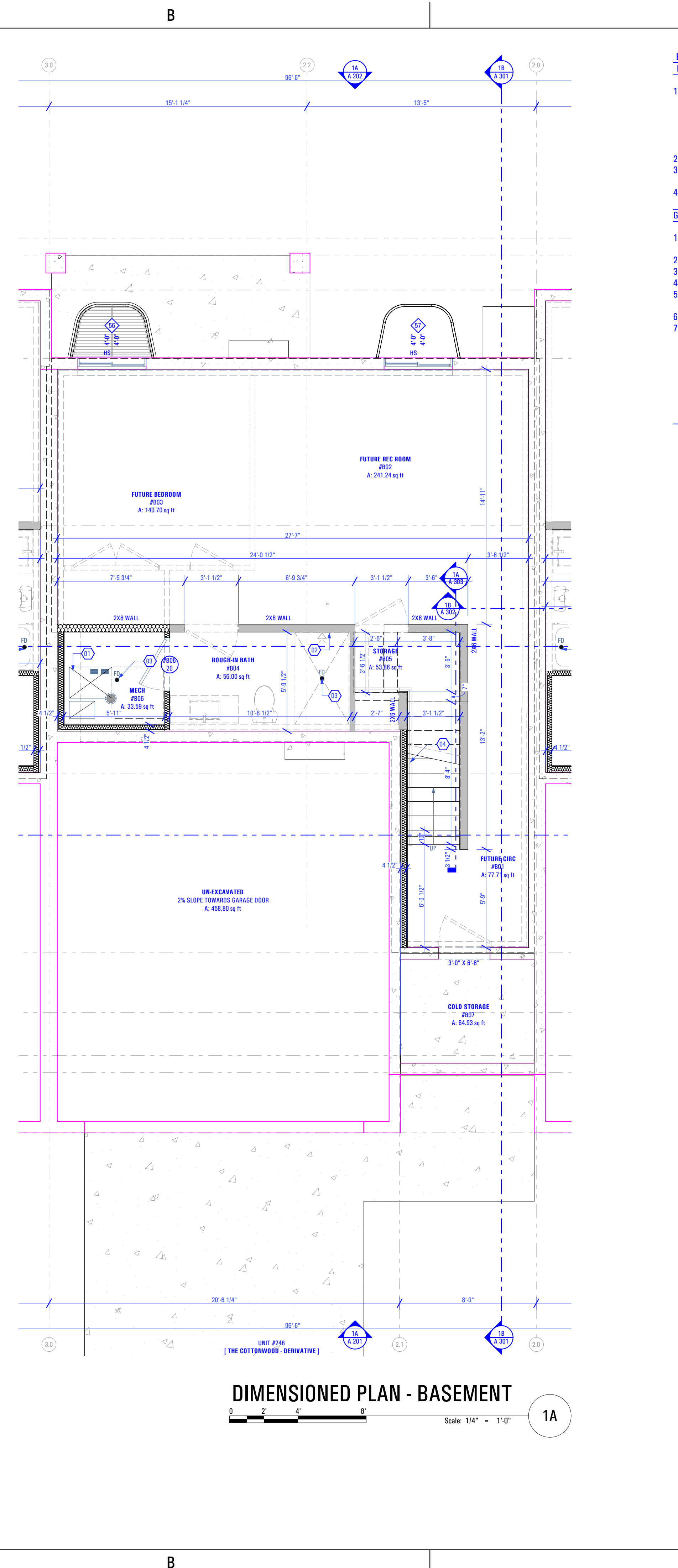
1. Open to Above

**Abbreviations:**

B.O.C. Bottom of Ceiling Finish  
B.O.J. Bottom of Joists (Unfinished Basement)

**Legend:**

- ◆ Incandescent Light Fixture  
- See Electrical Drawings
- SD Smoke Detector  
- See Electrical Drawings
- CD Carbon Monoxide Detector  
- See Electrical Drawings



**Basement Floor Plan:**  
Keynotes:

- Quantity Of Furnace And Efficiency Specified by Mechanical Contractor  
Contractor to Coordinate w/ Mechanical Engineer & Installer  
-2x Stud Wall w/ Unfaced Batt Insulation Surround for Full Insulation Against Combustion Air, Gypsum Board Finish Between Furnace & Foundation Wall (TYP) - See Rescheck
- Plumbing Wall
- Floor Drain as per Drain System MFG  
Size & Model as Specified by Owner & Drain System MFG  
Handrail - As Selected by Owner

**General Notes:**

- Framing Contractor to Verify Rough Opening Size for Specified Doors & Windows
- Verify In Field ALL Dimensions
- ALL Exterior Walls to be 2x6 Unless Otherwise Indicated
- ALL Interior Walls to be 2x4 Unless Otherwise Indicated
- Provide Fire Caulking at All Penetrations through type "X" Gypsum Board
- Provide Anti Scald Devices as per IRC Code
- Materials used as backers for wall tile in tub and shower areas and wall panels in shower areas shall be of materials listed in Table R702.4.2, and installed in accordance with the manufacturer's recommendations. Approved materials are: Glass mat gypsum backing panel, Fiber-reinforced gypsum panels, nonasbestos fiber cement backer board, nonasbestos fiber mat reinforced cementitious backer units. Usage of cement board in tile / wet areas.

4  
3  
2  
1

**REFLECTED CEILING PLAN - BASEMENT**  
Scale: 1/4" = 1'-0"      1C

**DIMENSIONED PLAN - BASEMENT**  
Scale: 1/4" = 1'-0"      1A

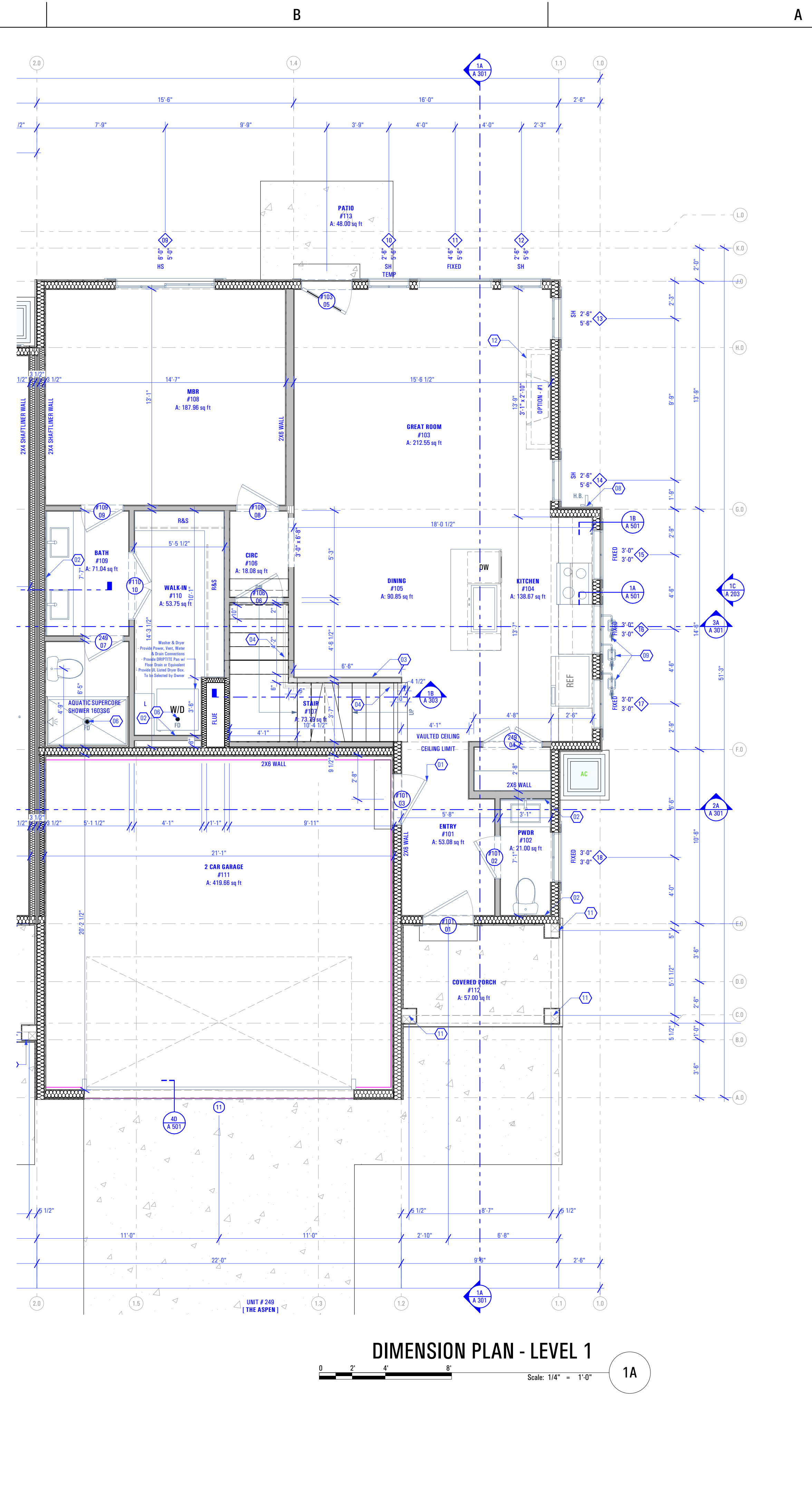
- Level 1 Reflected Ceiling Plan:**  
Keynotes:
- New Panasonic Whisperstone Exhaust Fan FV-11VQ3  
- As Selected by Owner
  - Open to Above
  - 1 Hour Fire Resistant Gypsum Board
- Abbreviations:**
- B.O.C. Bottom of Ceiling Finish  
B.O.S. Bottom of Soffit Finish
- Legend:**
- Recessed Light Fixture - See Electrical Drawings
  - Incandescent Light Fixture - See Electrical Drawings
  - Receptacle in Ceiling / Soffit - See Electrical Drawings
  - Smoke Detector - See Electrical Drawings
  - Carbon Monoxide Detector - See Electrical Drawings
  - Exhaust Fan - See Electrical Drawings



**REFLECTED CEILING PLAN - LEVEL 1**

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

1C



**DIMENSION PLAN - LEVEL 1**

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

1A

- Level 1 Dimension Plan:**  
Keynotes:
- Self-Closing, 1 Hr. Fire-Rated Door
  - Plumbing Wall
  - Half Wall Along Stair Up to Level 2: +3'-6" @ Finish Floor
  - Handrail
  - As Selected by Owner
  - Window Wall Below w/ Grate Cover
  - Floor Drain as per Drain System MFG
  - Size & Model as Specified by Owner & Drain System MFG
  - Water Heater - Secure to Wall
  - Provide Utility Connections & Elevate +18" @ Garage Floor
  - As Selected by Owner
  - Hose Bib
  - Provide Utility Connections
  - As Selected by Owner
  - Gas Meter
  - Install as per Questar Specifications
  - Power Meter
  - 10" x 10" Column - See Structural
  - Gas Fireplace: Option #1
  - Heatlator Model: DV3732SBI Direct Vent Gas Fireplace

- General Notes:**
- Framing Contractor to Verify Rough Opening Size for Specified Doors & Windows
  - Verify in Field ALL Dimensions
  - ALL Exterior Walls to be 2x6 Unless Otherwise Indicated
  - ALL Interior Walls to be 2x4 Unless Otherwise Indicated
  - Type "X" gypsum board to be installed as per manufacturer's specification on garage side (include ceiling if condition space above) of the structure to create Fire Separation between the garage and home. R302.6 Dwelling/garage fire separation of IRC.
  - Provide Fire Caulking at All Penetrations through type "X" Gypsum Board
  - Provide Anti Scald Devices as per IRC Code
  - If a hood (vented to the exterior of the home) is installed over the range, 400cfm or more makeup air is required to be provided. Verify w/ Client & Mechanical Contractor. Exhaust hood systems capable of exhausting in excess of 400 cubic feet per minute (0.19 m3/s) shall be mechanically or naturally provided with makeup air at a rate approximately equal to the exhaust air rate. Such makeup air systems shall be equipped with not less than one damper. Each damper shall be a gravity damper or an electrically operated damper that automatically opens when the exhaust system operates. Dampers shall be accessible for inspection, service, repair and replacement without removing permanent construction or any other ducts not connected to the damper being inspected, serviced, repaired or replaced.
  - Materials used as backers for wall tile in tub and shower areas and wall panels in shower areas shall be of materials listed in Table R702.4.2, and installed in accordance with the manufacturer's recommendations. Approved materials are: Glass mat gypsum backing panel, fiber reinforced gypsum panels, nonasbestos fiber cement backer board, nonasbestos fiber mat reinforced cementitious backer units. Usage of cement board in tile / wet areas.

BIMbaud arcflo - BIMbaud Software as a Service/ARCFLO CONSTRUCTION AUTUMN SKY - THE MIDWAY 3-PLEX (BUILDING 26)\_DD\_2024-03-18

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3/20/2024

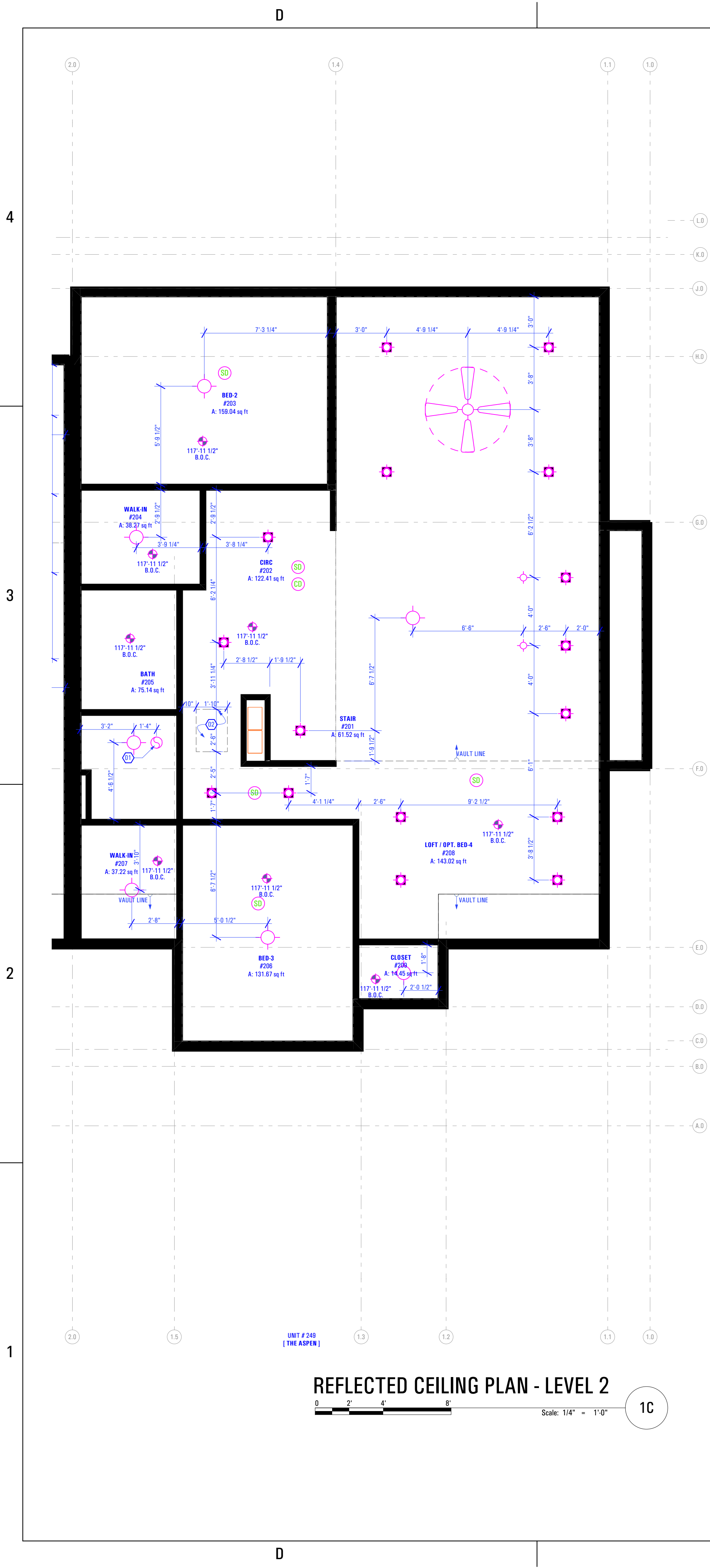
T-5383A-21E TRIUMPH AUTUMN SKY - THE MIDWAY 3-PLEX (BUILDING 26)\_DD\_2024-03-18

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3/20/2024

T-5383A-21E - TRIUMPH - AUTUMN SKY - THE MIDWAY 3-PLEX (BUILDING 26)\_DD\_2024-03-18



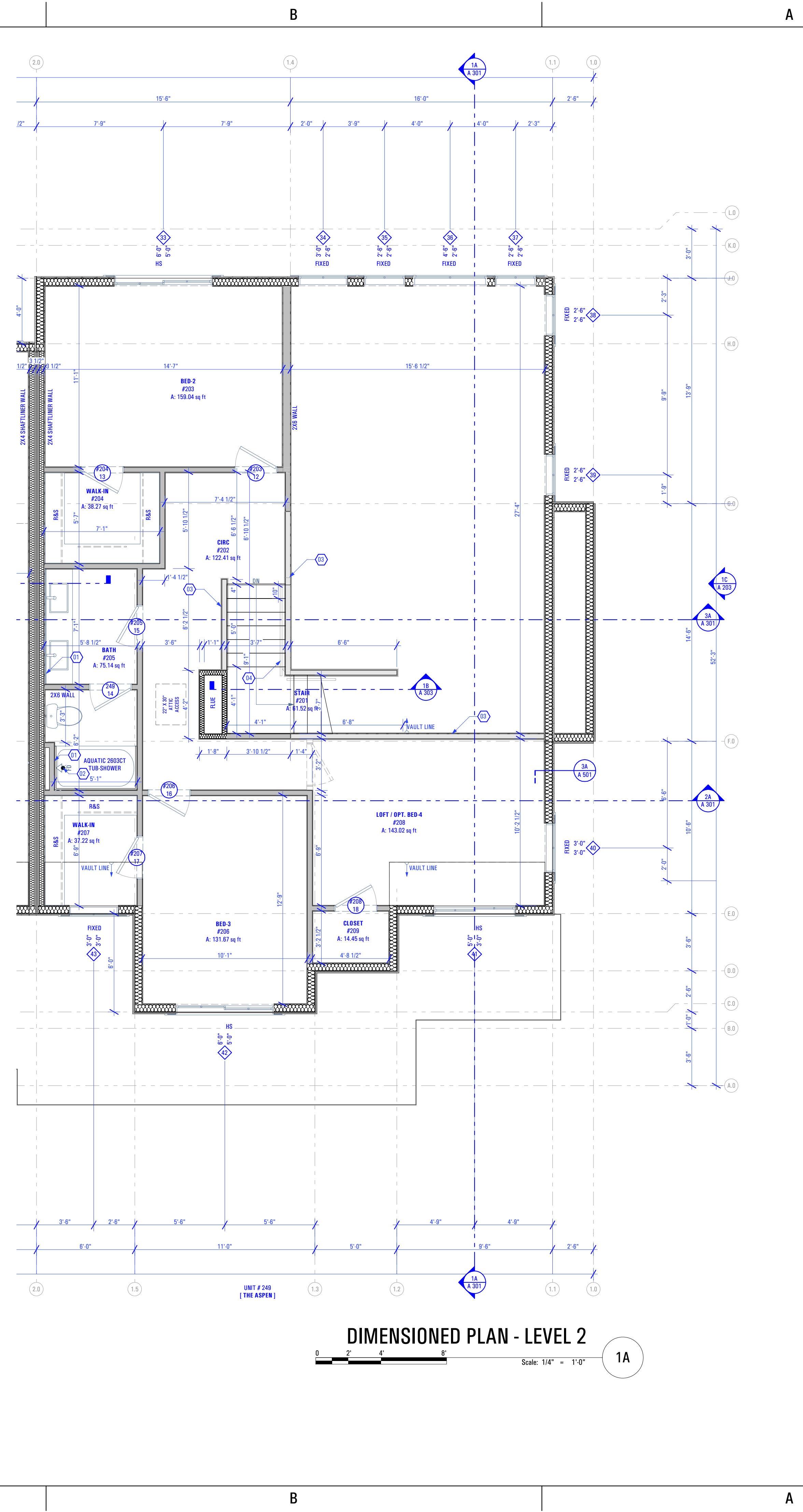
**REFLECTED CEILING PLAN - LEVEL 2**  
 Scale: 1/4" = 1'-0"  
 1C

**Level 2 Reflected Ceiling Plan:**  
 Keynotes:  
 1. New Panasonic Whisperone Exhaust Fan FV-11V03  
 - As Selected by Owner  
 2. 22"X30" Attic Access

**Abbreviations:**  
 B.O.C. Bottom of Ceiling Finish  
 B.O.V.C. Bottom of Vaulted Ceiling Finish

**Legend:**

- Recessed Light Fixture  
- See Electrical Drawings
- Incandescent Light Fixture  
- See Electrical Drawings
- Smoke Detector  
- See Electrical Drawings
- Carbon Monoxide Detector  
- See Electrical Drawings
- Exhaust Fan - See Electrical Drawings



**DIMENSIONED PLAN - LEVEL 2**  
 Scale: 1/4" = 1'-0"  
 1A

**Level 2 Floor Plan:**  
 Keynotes:  
 1. Plumbing Wall  
 2. Floor Drain as per Drain System MFG  
 - Size & Model as Specified by Owner & Drain System MFG  
 3. Half Wall Along Stair: - 3'-6" @ Finish Floor  
 4. Handrail  
 - As Selected by Owner  
 5. Washer & Dryer  
 - Provide Power, Vent, Water & Drain Connections  
 - Provide DRIP TITE Pan w/ Floor Drain or Equivalent  
 - Provide UL Listed Dryer Box. To be Selected by Owner

**General Notes:**

- Framing Contractor to Verify Rough Opening Size for Specified Doors & Windows
- Verify in Field ALL Dimensions
- ALL Exterior Walls to be 2x6 Unless Otherwise Indicated
- ALL Interior Walls to be 2x4 Unless Otherwise Indicated
- Provide Fire Caulking at All Penetrations through type "X" Gypsum Board
- Provide Anti Scald Devices as per IRC Code
- Materials used as backers for wall tile in tub and shower areas and wall panels in shower areas shall be of materials listed in Table R702.4.2, and installed in accordance with the manufacturer's recommendations. Approved materials are: Glass mat gypsum backing panel, Fiber-reinforced gypsum panels, nonasbestos fiber cement backer board, nonasbestos fiber mat reinforced cementitious backer units. Usage of cement board in tile / wet areas.

CONSULTANT INFO:

PREPARED FOR:



PROJECT LOCATION:  
**AUTUMN SKY  
 SUBDIVISION**

STREET LOCATION:  
**AUTUMN DAY LANE**

AUTHORITY HAVING JURISDICTION:  
**HERRIMAN**

ZIP CODE:  
**84096**

PROJECT TITLE:  
**THE MIDWAY  
 3-PLEX**

PROJECT ID #:  
**T-5383A-20**

ISSUE DATE:  
**1/18/2022**

REVIEWED BY:  
 INITIALS DATE

REVISIONS:  
 MARK DATE DESCRIPTION

PHASE:  
**PERMIT SUBMITAL SET**

SHEET TITLE:  
**[ BUILDING 26 ]  
 THE ASPEN:  
 DIMENSION &  
 REFLECTED CEILING  
 PLAN - LEVEL 2**

SCALE:  
**As Noted**

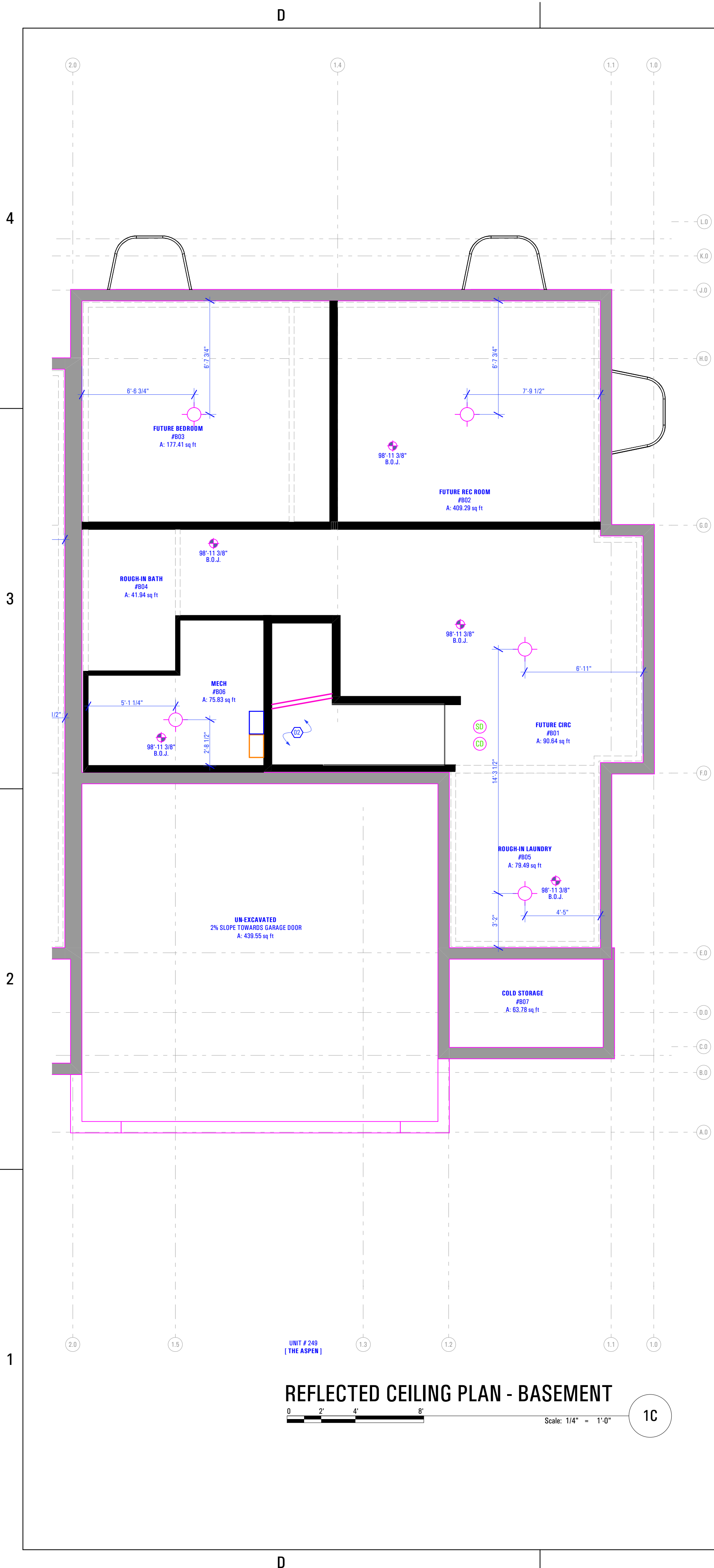
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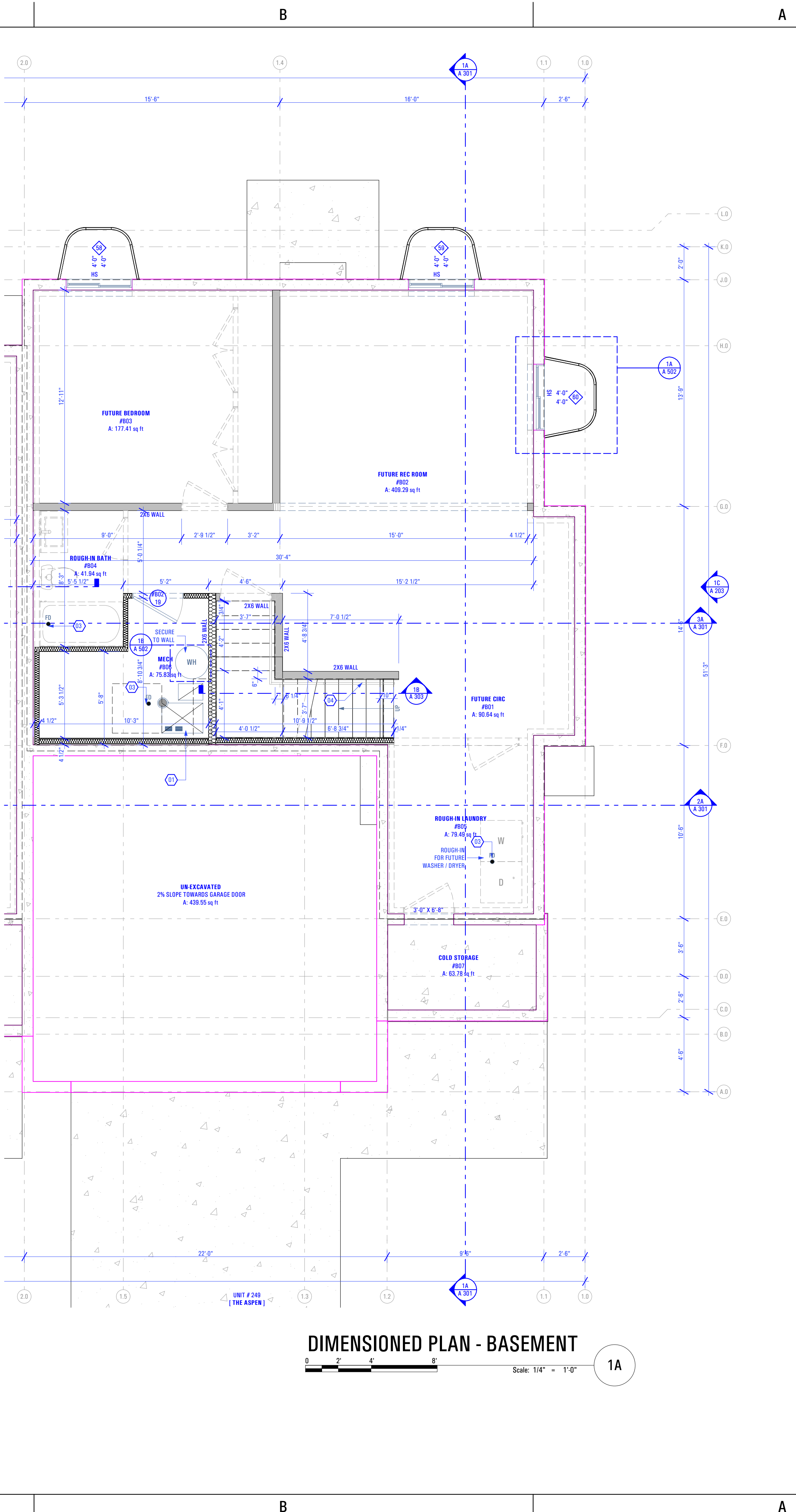
**REFLECTED CEILING PLAN - BASEMENT**  
Scale: 1/4" = 1'-0" **1C**

**Basement Reflected Ceiling Plan:**  
Keynotes:  
1. Open to Above

**Abbreviations:**  
B.O.C. Bottom of Ceiling Finish  
B.O.J. Bottom of Joists (Unfinished Basement)

**Legend:**

- ◆ Incandescent Light Fixture - See Electrical Drawings
- ⊙ Smoke Detector - See Electrical Drawings
- ⊙ Carbon Monoxide Detector - See Electrical Drawings



**DIMENSIONED PLAN - BASEMENT**  
Scale: 1/4" = 1'-0" **1A**

**Basement Floor Plan:**  
Keynotes:  
1. Quantity Of Furnace And Efficiency Specified by Mechanical Contractor  
- Contractor to Coordinate w/ Mechanical Engineer & Installer  
- 2x Stud Wall w/ Unfaced Batt Insulation Surround for Full Insulation Against Combustion Air, Gypsum Board Finish Between Furnace & Foundation Wall (TYP) - See Rescheck  
2. Plumbing Wall  
3. Floor Drain as per Drain System MFG  
- Size & Model as Specified by Owner & Drain System MFG  
4. Handrail - As Selected by Owner

**General Notes:**

- Framing Contractor to Verify Rough Opening Size for Specified Doors & Windows
- Verify In Field ALL Dimensions
- ALL Exterior Walls to be 2x6 Unless Otherwise Indicated
- ALL Interior Walls to be 2x4 Unless Otherwise Indicated
- Provide Fire Caulking at All Penetrations through type "X" Gypsum Board
- Provide Anti Scafd Devices as per IRC Code
- Materials used as backers for wall tile in tub and shower areas and wall panels in shower areas shall be of materials listed in Table R702.4.2, and installed in accordance with the manufacturer's recommendations. Approved materials are: Glass mat gypsum backing panel, Fiber-reinforced gypsum panels, nonasbestos fiber cement backer board, nonasbestos fiber mat reinforced cementitious backer units. Usage of cement board in tile / wet areas.

**ARCFLO**  
a visionary design firm

Studio 228  
228 East 500 South, Suite #101  
Salt Lake City, Utah 84111

T 801 320 9773  
F 801 320 9774

info@arcflo.com  
www.arcflo.com

CONSULTANT INFO:

PREPARED FOR:



PROJECT LOCATION:  
**AUTUMN SKY SUBDIVISION**

STREET LOCATION:  
**AUTUMN DAY LANE**

AUTHORITY HAVING JURISDICTION:  
**HERRIMAN**

ZIP CODE:  
**84096**

PROJECT TITLE:

**THE MIDWAY 3-PLEX**

PROJECT ID #:  
**T-5383A-20**

ISSUE DATE:  
**1/18/2022**

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INITIALS DATE

REVISIONS:  
MARK DATE DESCRIPTION

PHASE:  
**PERMIT SUBMITAL SET**

SHEET TITLE:  
**[ BUILDING 26 ]  
THE ASPEN:  
DIMENSION &  
REFLECTED CEILING  
PLAN - BASEMENT**

SCALE:  
**As Noted**

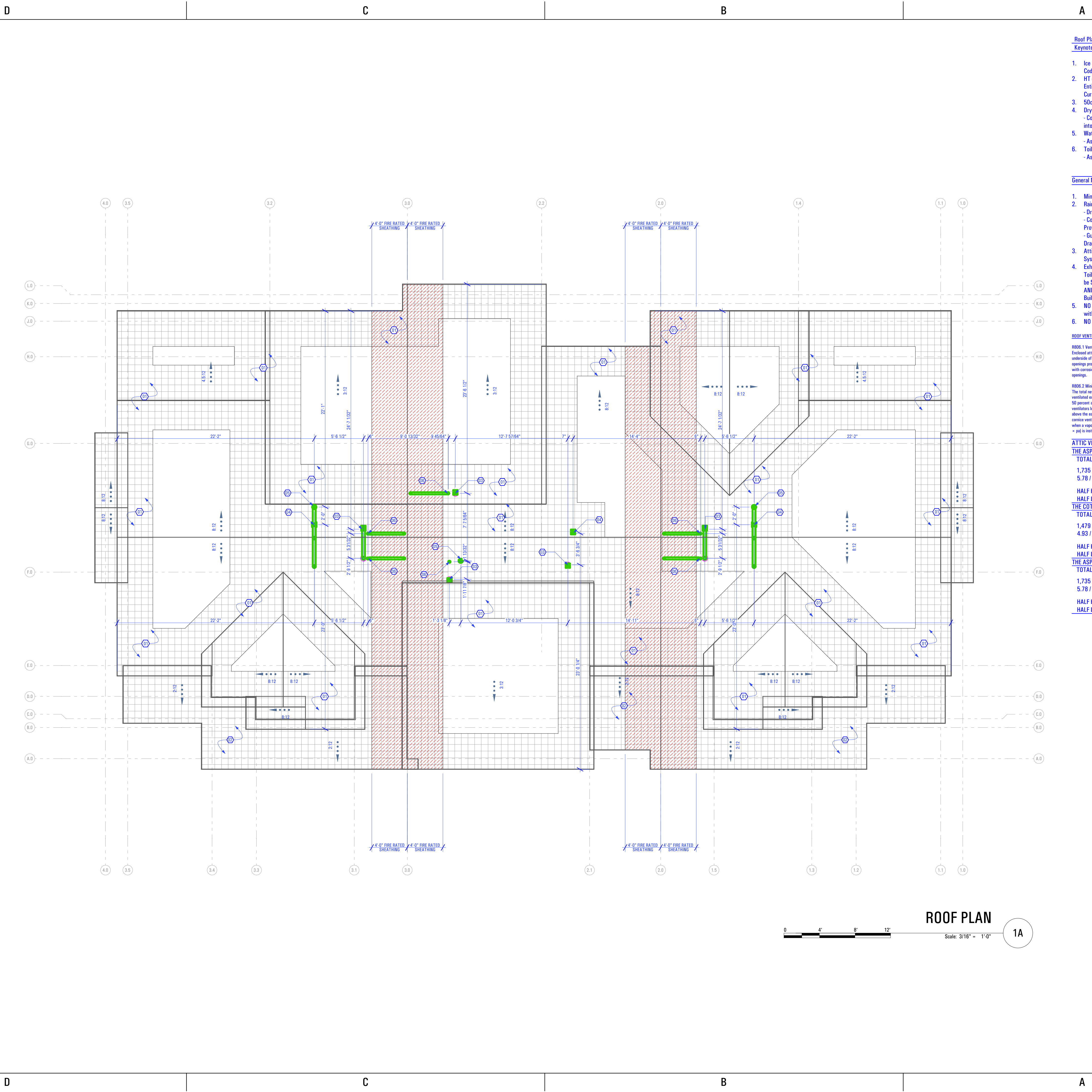
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**ROOF PLAN**  
 Scale: 3/16" = 1'-0"  
 1A

- Roof Plan:**
- Keynotes:**
- Ice & Water Shield to be Installed Over Roof as per Current IRC Code & Under Asphalt Shingles
  - HT (High Temperature) Ice & Water Shield to be Installed Under Entire Surface of Metal Standing Seam Roof Areas as per Current IRC Code
  - 50cfm Exhaust Fan Vent w/ 4" x 8" Exhaust Duct
  - Dryer Vent - 4" x 8" Min. Duct (Size as per Exhaust MFG) - Code Requires a Minimum of 3 Feet From Any Opening into the Building if not Exhausted Vertically
  - Water Heater Exhaust Vent (Size as per Exhaust MFG) - As Selected by Owner
  - Toilet Exhaust Vent (Size as per Exhaust MFG) - As Selected by Owner

- General Notes:**
- Minimum Class B Rating for All Roofing Materials
  - Rain Gutter w/ Downspouts as per Roof System MFG - Drains, Sizes & Install as per Roof System MFG & Specs - Contractor to Provide Heat Trace System as Required & Provide UL Documentation of Heat Trace System. - Gutters to Align Parallel w/ Fascia w/ Required Slope Drainage as per Current IRC Code
  - Attic Ventilation as Selected by Developer, Contractor & Roof System MFG to Install as per MFG Specs & Current IRC Code.
  - Exhaust Vents: Toilet, Furnace, Water Heater, Dryer Termination, etc; are to be Selected by Owner & Install as per Mfg's Specifications AND Requires a Minimum of 3 Feet From Any Opening into the Building as per Current IRC Code
  - NO Penetrations of Roof Rated Sheathing can be Penetrated within 4' of Party Wall as per Current IRC Code
  - NO Venter Soffit to be Installed within 4' of the Party Wall

**ROOF VENTILATION NOTE**

RB05.1 Ventilation required. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilating openings shall be provided with corrosion-resistant wire mesh, with 1/8 inch (3.2 mm) minimum to 1/2 inch (12.7 mm) maximum openings.

RB05.2 Minimum area. The total net free ventilating area shall not be less than 1/150 of the area of the space ventilated except that reduction of the total area to 1/200 is permitted, provided that at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet (914 mm) above the eave or cornice vents with the balance of the required ventilation provided by knee or cornice vents. As an alternative, the net free cross ventilating area may be reduced to 1/200, when a vapor barrier having a transmission rate not exceeding 1 perm (5.7 \* 10<sup>-11</sup> kg \* m<sup>-2</sup> \* sec \* j) is installed on the warm-in-winter side of the ceiling.

**ATTIC VENTILATION CALC:**

**THE ASPEN - DERIVATIVE:**

TOTAL:	1,735 square feet
1,735 / 300 =	5.78 square feet
5.78 / 2 =	2.89 square feet
HALF HIGH:	2.89 square feet
HALF LOW:	2.89 square feet

**THE COTTONWOOD - DERIVATIVE:**

TOTAL:	1,479 square feet
1,479 / 300 =	4.93 square feet
4.93 / 2 =	2.47 square feet
HALF HIGH:	2.47 square feet
HALF LOW:	2.47 square feet

**THE ASPEN:**

TOTAL:	1,735 square feet
1,735 / 300 =	5.78 square feet
5.78 / 2 =	2.89 square feet
HALF HIGH:	2.89 square feet
HALF LOW:	2.89 square feet



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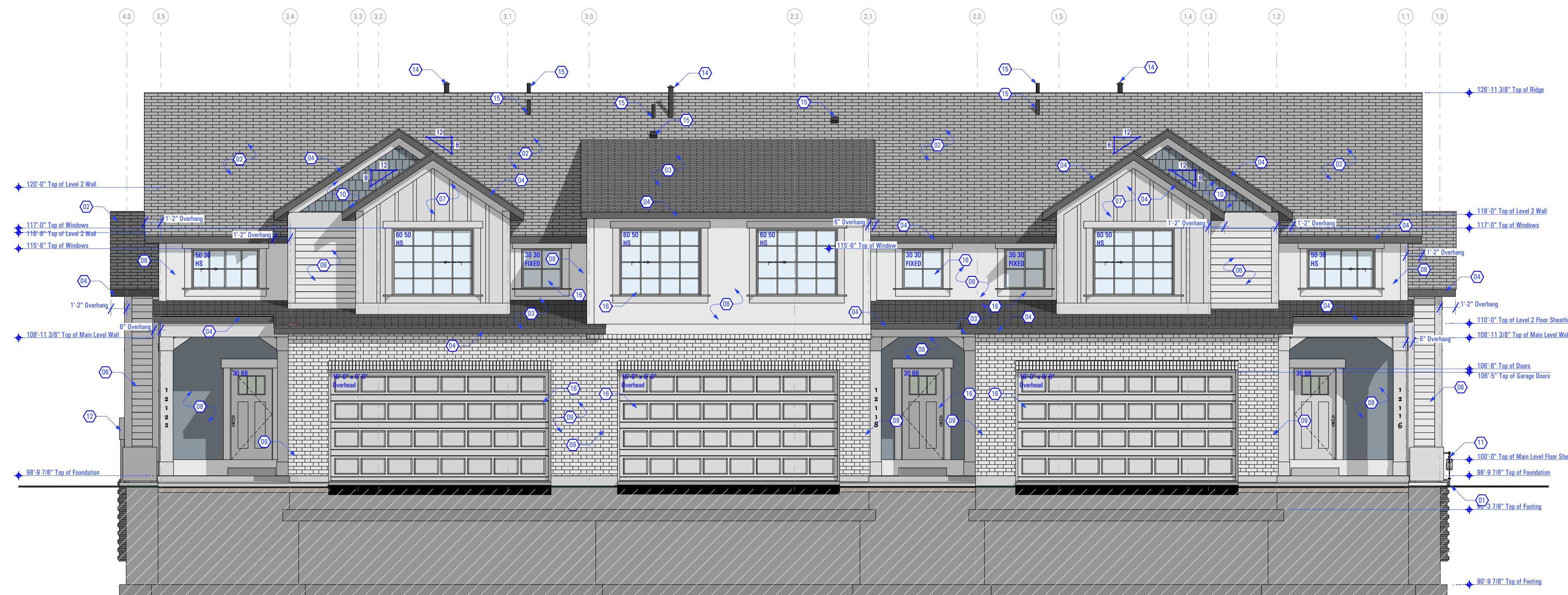
**ELEVATIONS**

**Keynotes:**

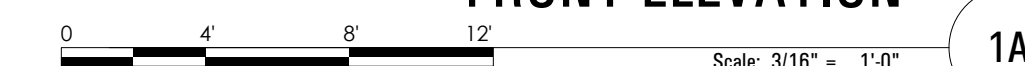
- Proposed Grade - See Civil Drawings
  - Asphalt Shingles Over Ice & Water Shield  
- As Selected by Owner
  - Shallow Sloped Asphalt Shingles Over Ice & Water Shield  
- As Selected by Owner
  - 2x Fascia w/ Metal Drip Edge  
- As Selected by Owner
  - Roof Vent  
- As Selected by Developer  
- Color to be Selected by Developer
  - Horizontal Siding & Associated Trims by JamesHardie or Equivalent  
- As Selected by Developer  
- Color to be Specified by Developer  
- Trim All Board Edges
  - Vertical Board & Batten Siding & Associated Trims by JamesHardie or Equivalent  
- As Selected by Developer  
- Color to be Specified by Developer  
- Trim All Board Edges
  - ICD Rated Stucco System or Equivalent  
- Color Selected by Owner & installed as per mfg's specs
  - Pacific Clay Modular Thin Brick (5/8" x 2-1/4" x 7-5/8") or Equivalent - Install as per MFG Specs  
- Color: Red Flashed
  - Shake Siding & Associated Trims by JamesHardie or Equivalent  
- As Selected by Developer  
- Color to be Specified by Developer  
- Trim All Board Edges
  - Gas Meter - Coordinate w/ Gas Company for Final Location
  - Power Meter - Coordinate w/ Power Company for Final Location
  - Furnace Exhaust Vent - See Roof Plan  
- Coordinate w/ Mechanical Contractor for Final Location and Size
  - Water Heater Exhaust Vent - See Roof Plan  
- Coordinate w/ Mechanical Contractor for Final Location and Size
  - Exhaust Vent - See Roof Plan  
- Coordinate w/ Mechanical Contractor for Final Location and Size
  - IRC R302.1 Exterior Walls.**  
Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1); or dwellings equipped throughout with an automatic sprinkler system installed in accordance with Section P2904 shall comply w/ Table R302.1(2)  
**Exceptions:**  
1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the Fire Separation Distance.
- General Elevation Notes:**
- Exhaust Vents: Toilet, Furnace, Water Heater, Dryer Termination, etc; are to be Selected by Owner & Install as per Mfg's Specifications AND Requires a Minimum of 3 Feet From Any Opening into the Building as per Current IRC Code
  - Foundation Walls to Have Hardcoat Plaster Finish  
- Plaster As Selected by Owner & Install as per MFG Specs
  - NO Venter Soffit to be Installed within 4' of the Party Wall
  - NO Penetrations of Roof Rated Sheathing can be Penetrated within 4' of Party Wall as per Current IRC Code



**FRONT PERSPECTIVE VISUAL AID**



**FRONT ELEVATION**



1A

4

3

2

1

D

C

B

A

4

3

2

1

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3/20/2024

T-5383A-21E - TRIUMPH - AUTUMN SKY - THE MIDWAY 3-PLEX (BLDG 26)\_DD\_2024-03-18

CONSULTANT INFO:

PREPARED FOR:



PROJECT LOCATION:

**AUTUMN SKY  
SUBDIVISION**

STREET LOCATION:

**AUTUMN DAY LANE**

AUTHORITY HAVING JURISDICTION:

**HERRIMAN**

ZIP CODE:

**84096**

PROJECT TITLE:

**THE MIDWAY  
3-PLEX**

PROJECT ID #:

**T-5383A-20**

ISSUE DATE:

**1/18/2022**

REVIEWED BY:

INITIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:

**PERMIT SUBMITAL SET**

SHEET TITLE:

**[ BUILDING 26 ]**

**EXTERIOR ELEVATION**

SCALE:

**As Noted**

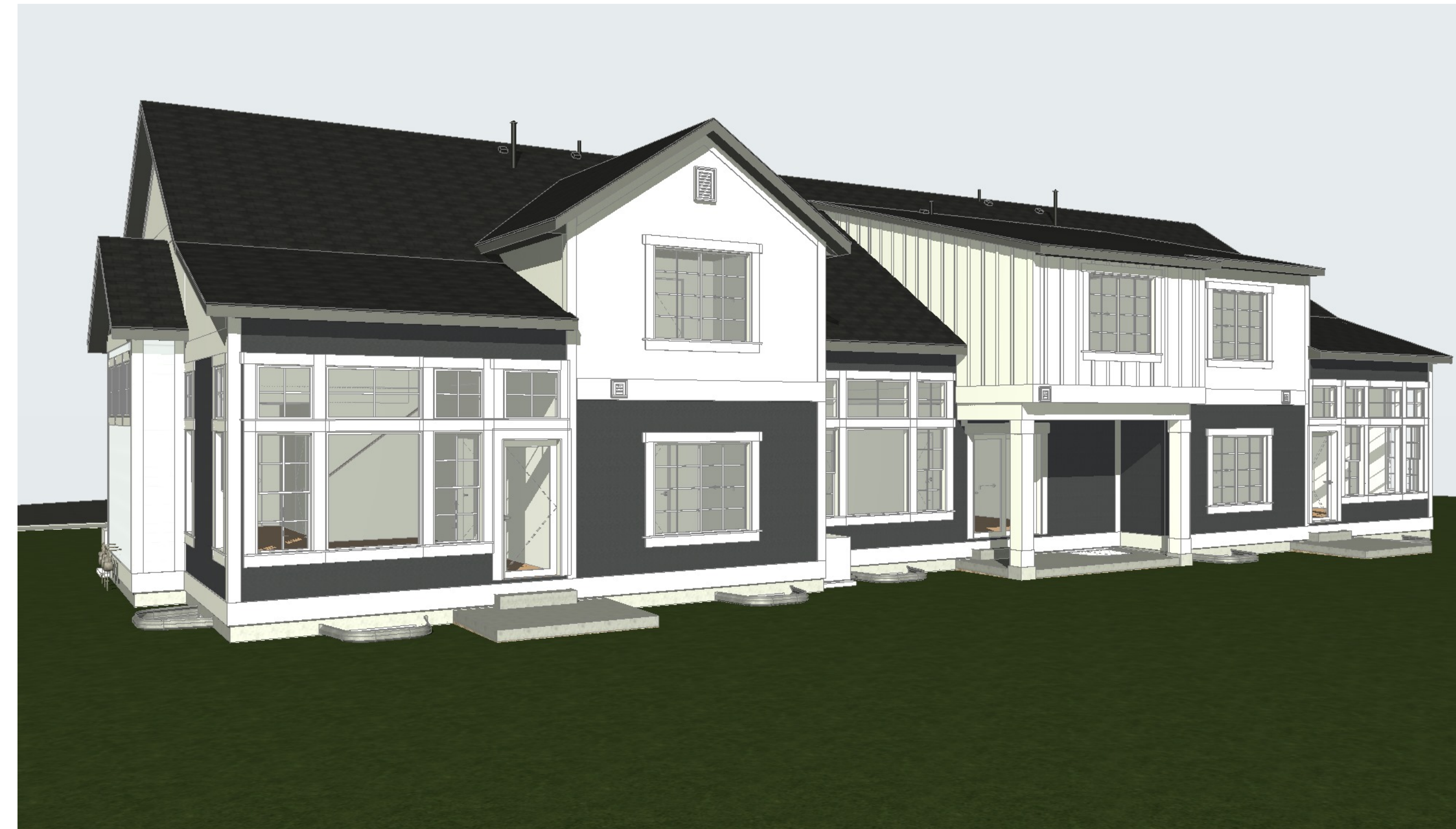
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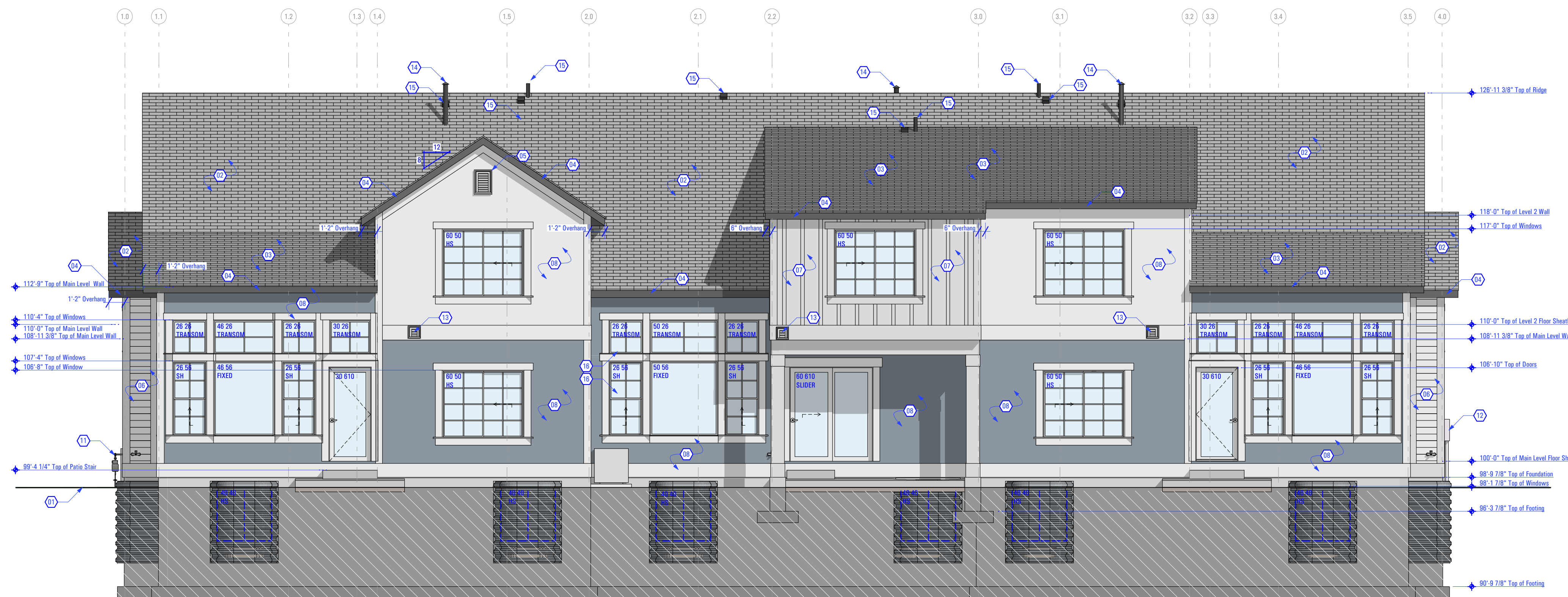
**ELEVATIONS**

Keynotes:

- Proposed Grade - See Civil Drawings
  - Asphalt Shingles Over Ice & Water Shield  
- As Selected by Owner
  - Shallow Sloped Asphalt Shingles Over Ice & Water Shield  
- As Selected by Owner
  - 2x Fascia w/ Metal Drip Edge  
- As Selected by Owner
  - Roof Vent  
- As Selected by Developer  
- Color to be Selected by Developer
  - Horizontal Siding & Associated Trims by JamesHardie or Equivalent  
- As Selected by Developer  
- Color to be Specified by Developer  
- Trim All Board Edges
  - Vertical Board & Batten Siding & Associated Trims by JamesHardie or Equivalent  
- As Selected by Developer  
- Color to be Specified by Developer  
- Trim All Board Edges
  - ICD Rated Stucco System or Equivalent  
- Color Selected by Owner & installed as per mfg's specs
  - Pacific Clay Modular Thin Brick (5/8" x 2-1/4" x 7-5/8") or Equivalent - Install as per MFG Specs  
- Color: Red Flashed
  - Shake Siding & Associated Trims by JamesHardie or Equivalent  
- As Selected by Developer  
- Color to be Specified by Developer  
- Trim All Board Edges
  - Gas Meter - Coordinate w/ Gas Company for Final Location
  - Power Meter - Coordinate w/ Power Company for Final Location
  - Furnace Exhaust Vent - See Roof Plan  
- Coordinate w/ Mechanical Contractor for Final Location and Size
  - Water Heater Exhaust Vent - See Roof Plan  
- Coordinate w/ Mechanical Contractor for Final Location and Size
  - Exhaust Vent - See Roof Plan  
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Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1); or dwellings equipped throughout with an automatic sprinkler system installed in accordance with Section P2904 shall comply w/ Table R302.1(2)  
**Exceptions:**  
1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the Fire Separation Distance.
- General Elevation Notes:**
- Exhaust Vents: Toilet, Furnace, Water Heater, Dryer Termination, etc; are to be Selected by Owner & Install as per Mfg's Specifications AND Requires a Minimum of 3 Feet From Any Opening into the Building as per Current IRC Code
  - Foundation Walls to Have Hardcoat Plaster Finish  
- Plaster As Selected by Owner & Install as per MFG Specs
  - NO** Venter Soffit to be Installed within 4' of the Party Wall
  - NO** Penetrations of Roof Rated Sheathing can be Penetrated within 4' of Party Wall as per Current IRC Code



**REAR PERSPECTIVE VISUAL AID**



**REAR ELEVATION**

Scale: 3/16" = 1'-0" 1A

4

3

2

1

4

3

2

1

D

C

B

A

**ELEVATIONS**

Keynotes:

- Proposed Grade - See Civil Drawings
- Asphalt Shingles Over Ice & Water Shield  
- As Selected by Owner
- Shallow Sloped Asphalt Shingles Over Ice & Water Shield  
- As Selected by Owner
- 2x Fascia w/ Metal Drip Edge  
- As Selected by Owner
- Roof Vent  
- As Selected by Developer  
- Color to be Selected by Developer
- Horizontal Siding & Associated Trims by JamesHardie or Equivalent  
- As Selected by Developer  
- Color to be Specified by Developer  
- Trim All Board Edges
- Vertical Board & Batten Siding & Associated Trims by JamesHardie or Equivalent  
- As Selected by Developer  
- Color to be Specified by Developer  
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- Color Selected by Owner & Installed as per mfg's specs
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- Coordinate w/ Mechanical Contractor for Final Location and Size
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General Elevation Notes:

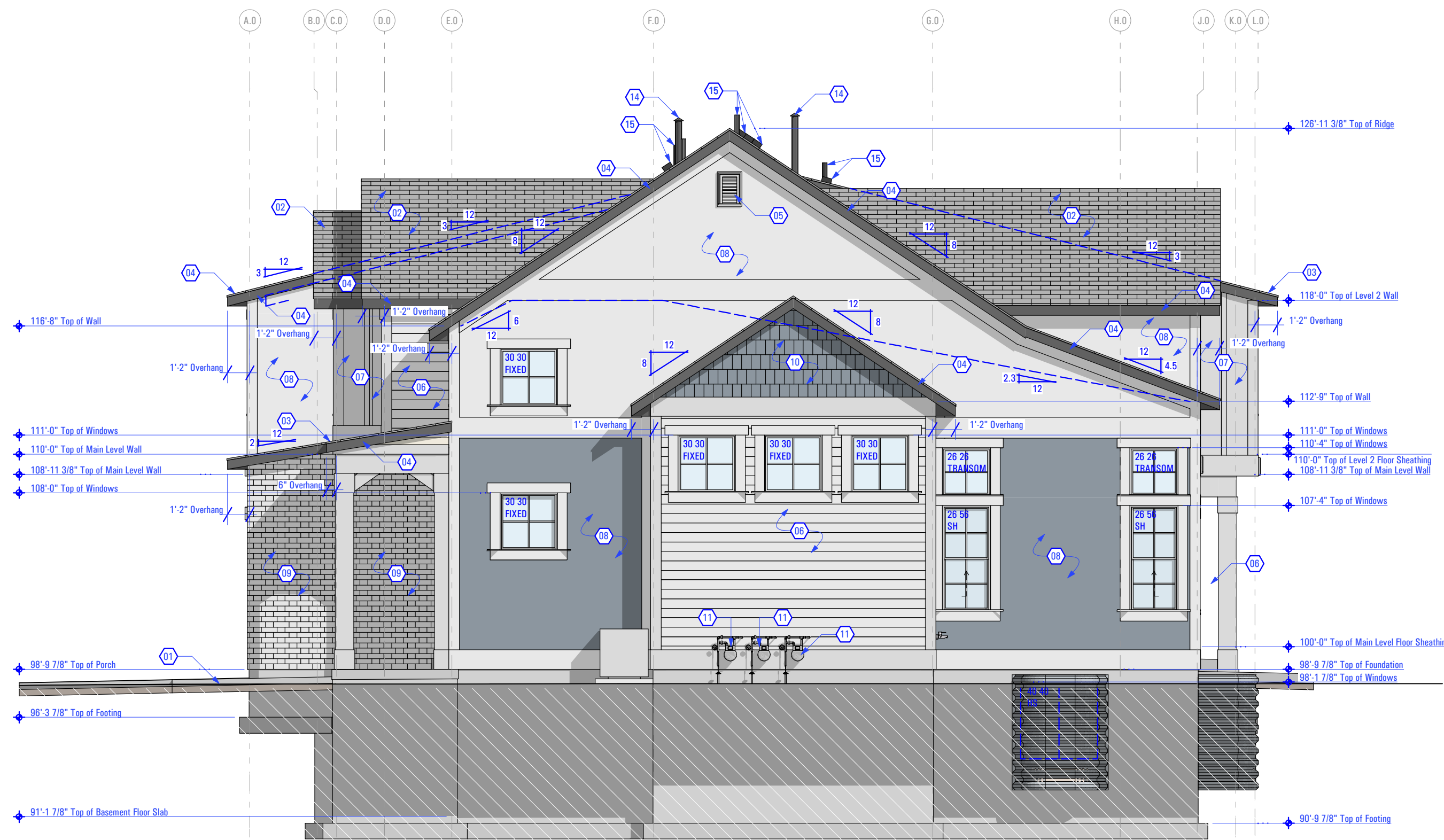
- Exhaust Vents:  
Toilet, Furnace, Water Heater, Dryer Termination, etc;  
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**RIGHT SIDE PERSPECTIVE VISUAL AID**

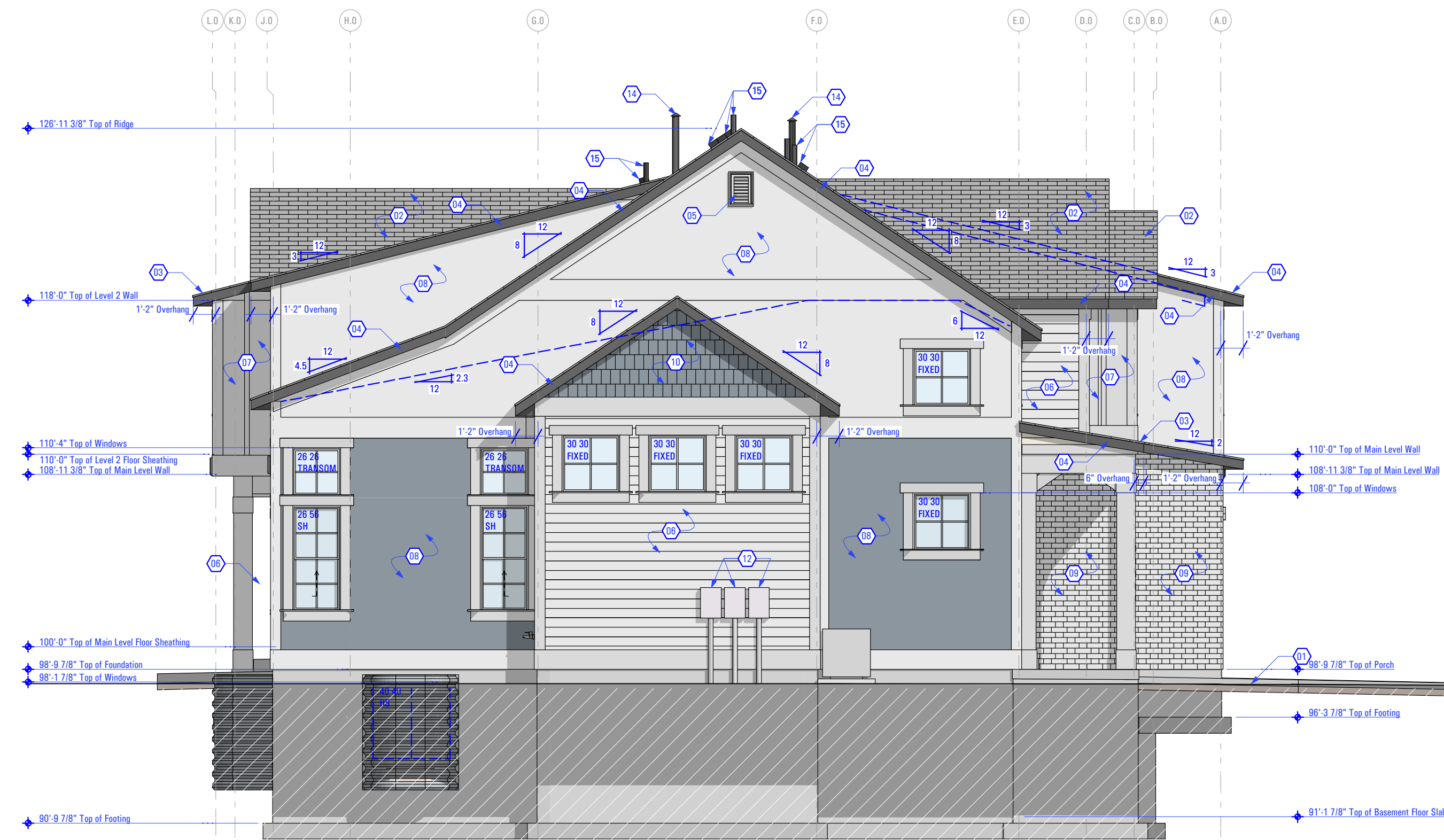


**LEFT SIDE PERSPECTIVE VISUAL AID**



**RIGHT SIDE ELEVATION**

Scale: 3/16" = 1'-0"      1C



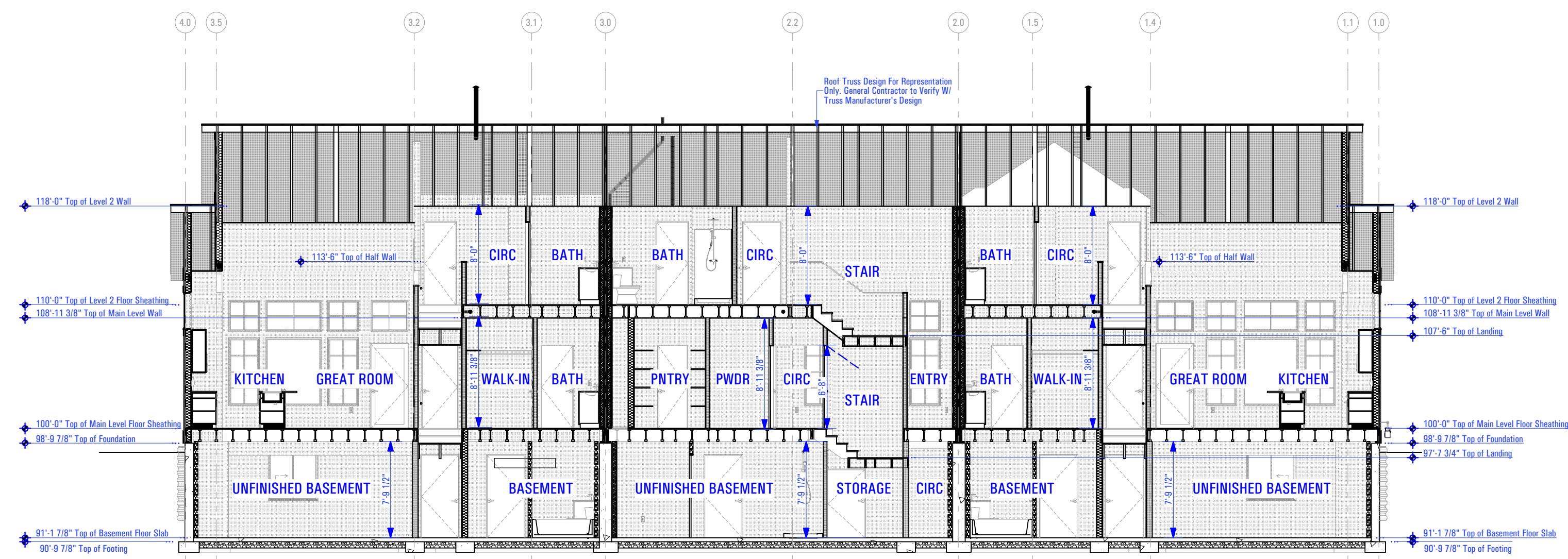
**LEFT SIDE ELEVATION**

Scale: 3/16" = 1'-0"      1A

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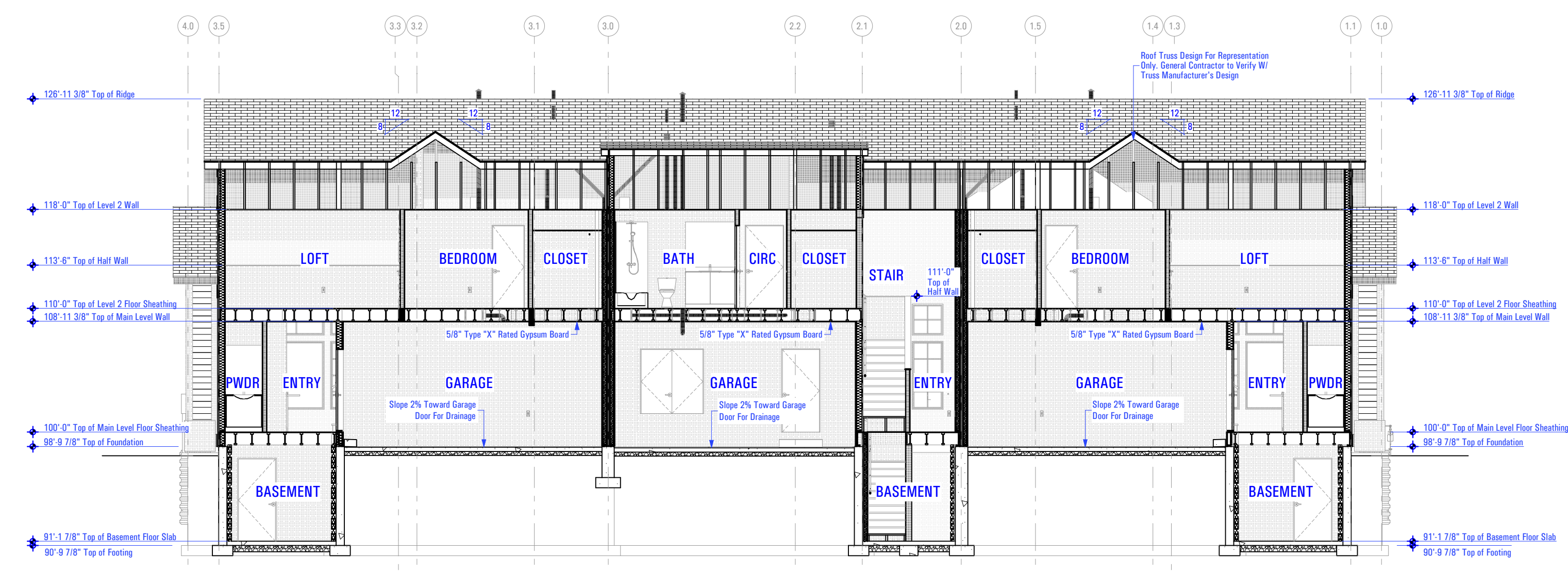
T-5383A-20 - TRIUMPH - AUTUMN SKY - THE MIDWAY 3-PLEX (BUILDING 26)\_DD\_2024-03-18



**LONGITUDINAL BUILDING SECTION**

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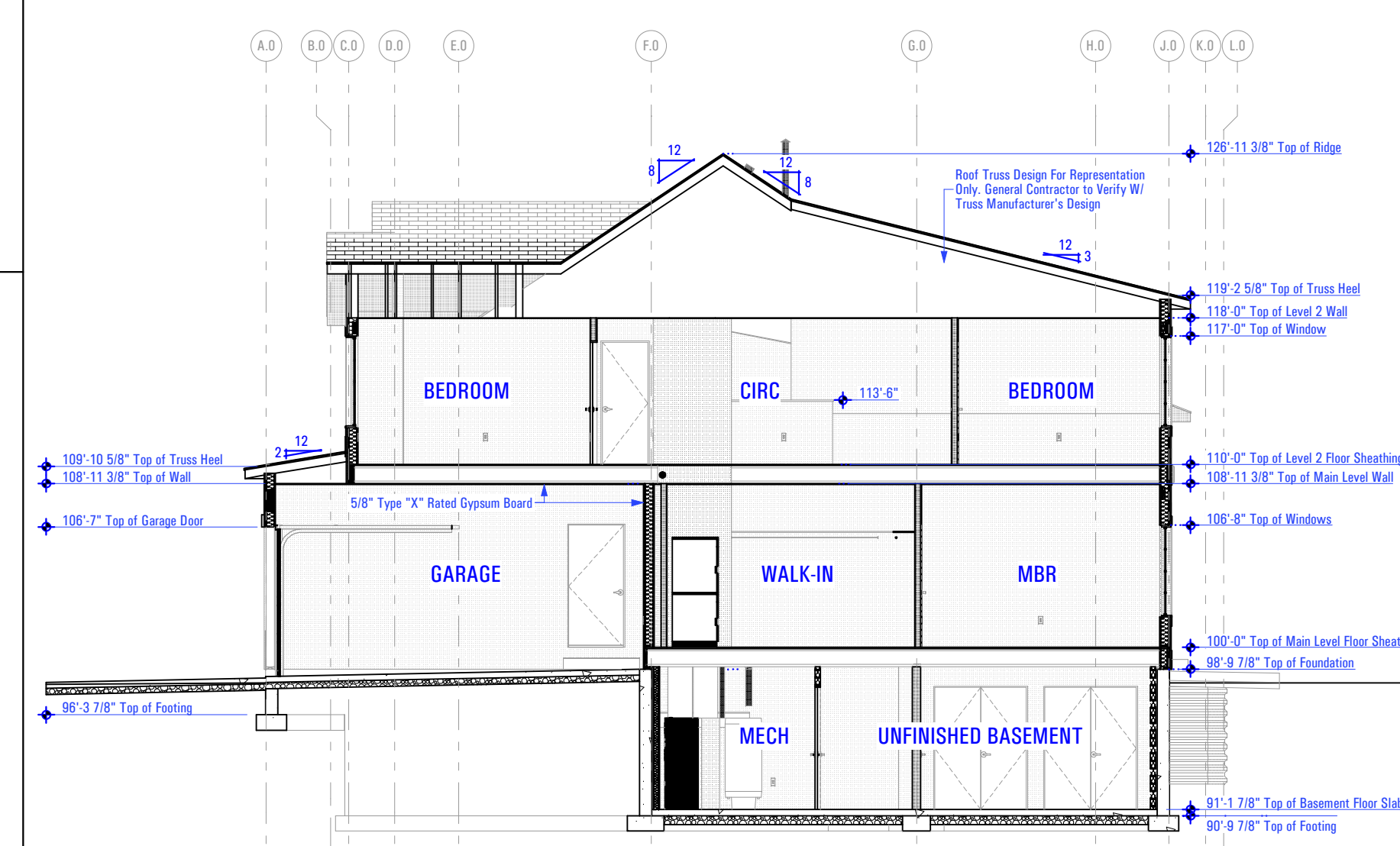
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**LONGITUDINAL BUILDING SECTION**

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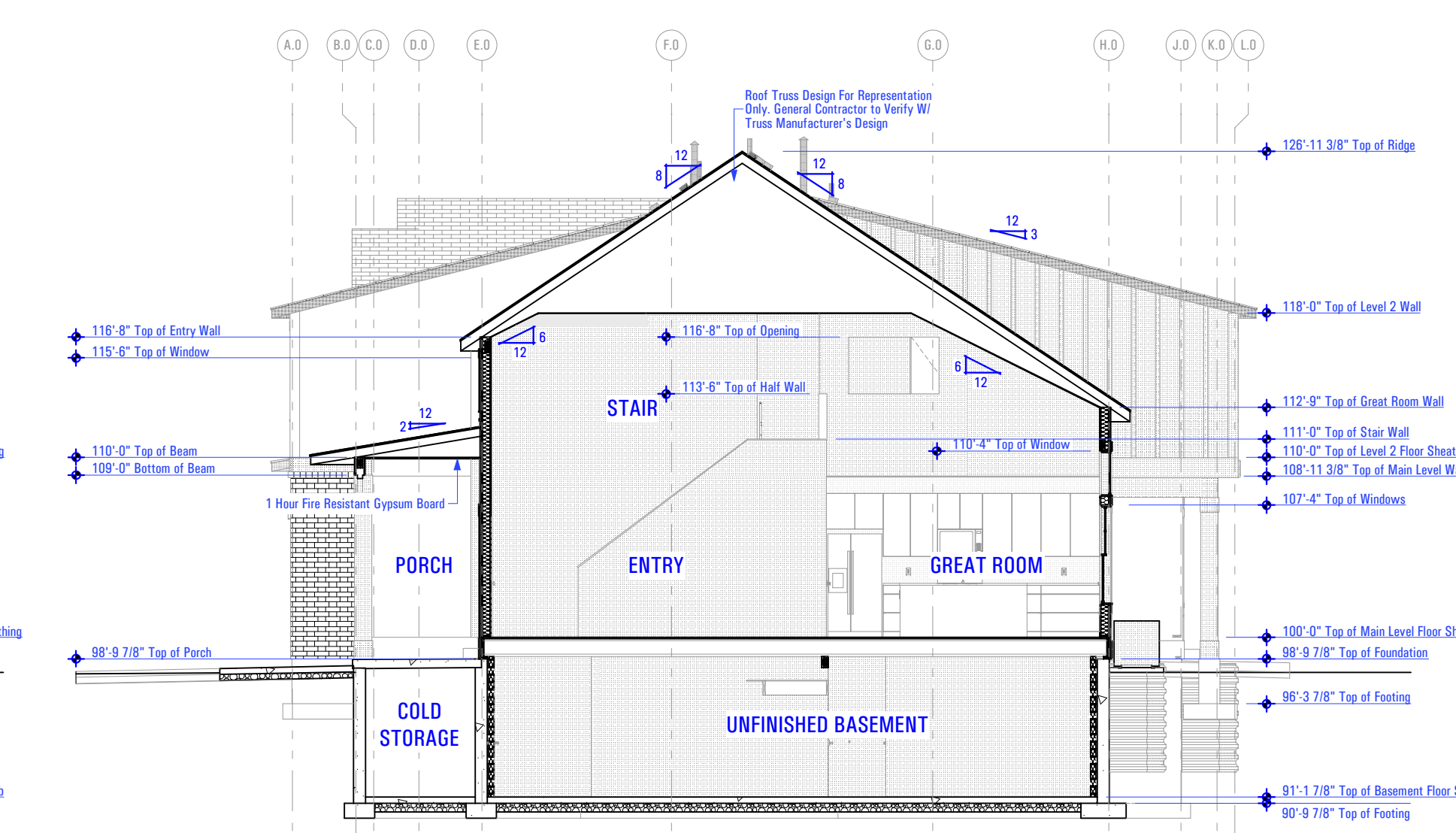
2A



**LATERAL BUILDING SECTION - THE ASPEN**

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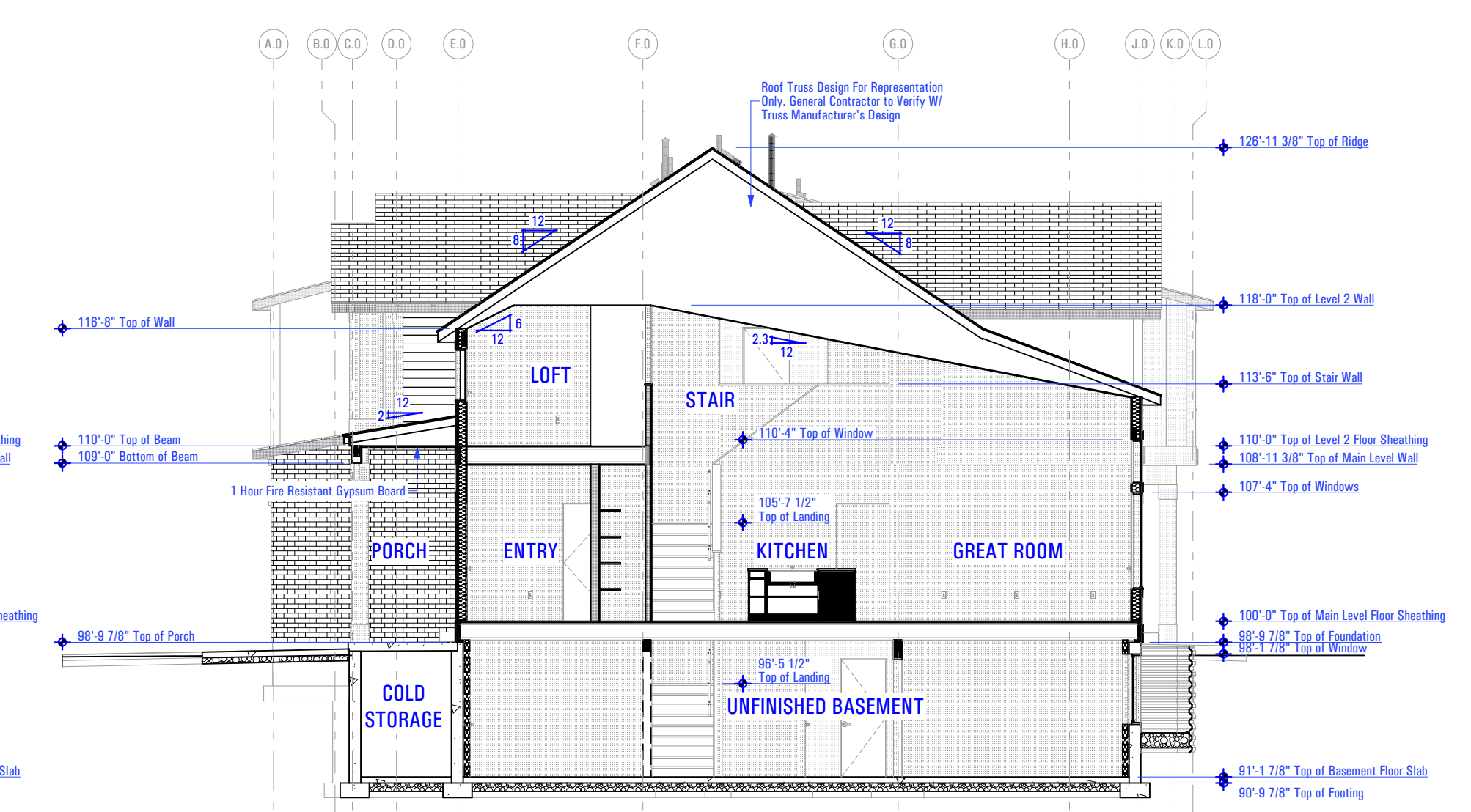
1C



**LATERAL BUILDING SECTION - THE COTTONWOOD**

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

1B



**LATERAL BUILDING SECTION - THE ASPEN**

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

1A

BIMBAUD.arcflo - BIMBAUD Software as a Service/TRIUMPH CONSTRUCTION/HOMES - AUTUMN SKY/T-5383A-20 - THE MIDWAY 3-PLEX (BUILDING 26)\_DD\_2024-03-18

10:36 AM

T-5383A-20 - TRIUMPH - AUTUMN SKY - THE MIDWAY 3-PLEX (BUILDING 26)\_DD\_2024-03-18

T:5383A-21E TRIUMPH AUTUMN SKY - THE MIDWAY 3-PLEX (BUILDING 26)\_DD\_2024-03-18

10:37 AM

3/20/2024

3/20/2024

10:37 AM

3/20/2024

10:37 AM

CONSULTANT INFO:

PREPARED FOR:



PROJECT LOCATION:

**AUTUMN SKY  
SUBDIVISION**

STREET LOCATION:

**AUTUMN DAY LANE**

AUTHORITY HAVING JURISDICTION:

**HERRIMAN**

ZIP CODE:

**84096**

PROJECT TITLE:

**THE MIDWAY  
3-PLEX**

PROJECT ID #:

**T-5383A-20**

ISSUE DATE:

**1/18/2022**

REVIEWED BY:

INITIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:

**PERMIT SUBMITAL SET**

SHEET TITLE:

**[ BUILDING 26 ]**

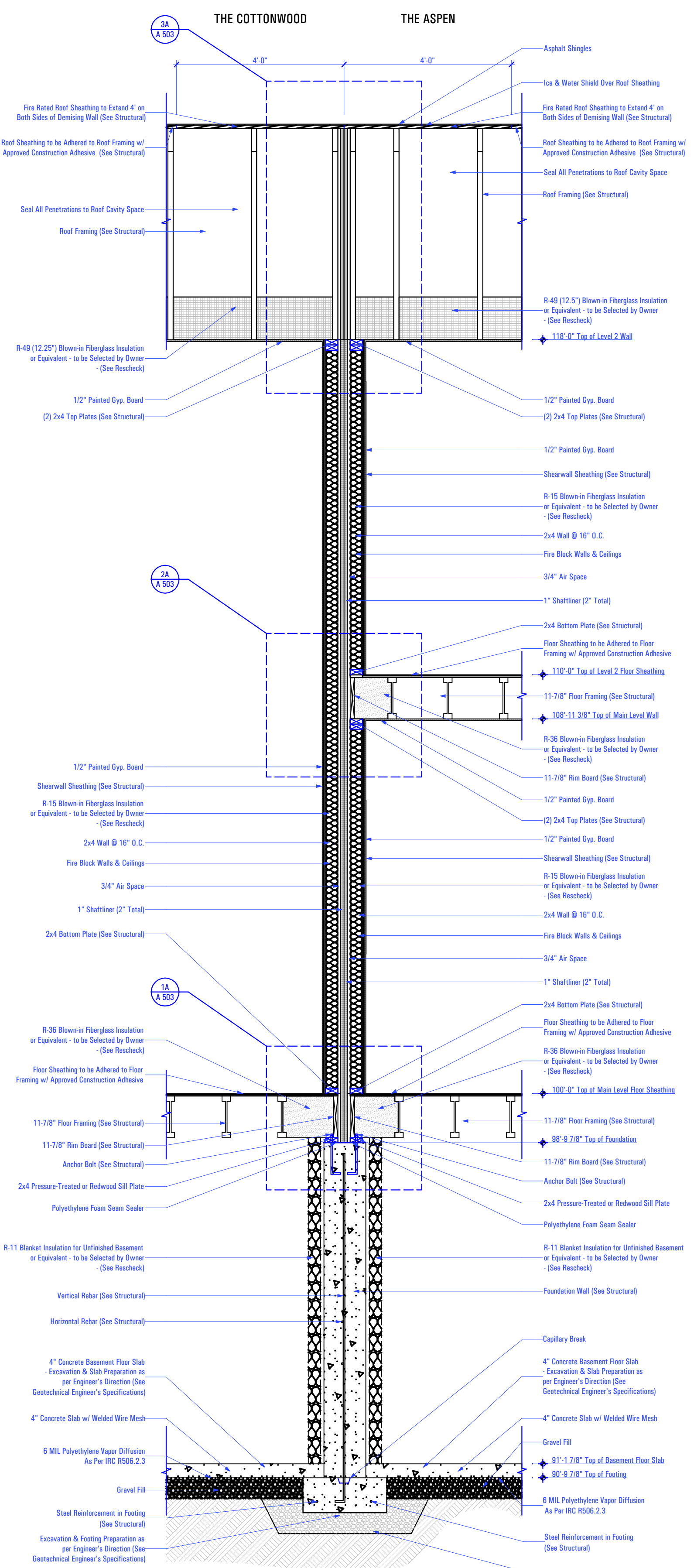
**WALL SECTIONS**

SCALE:

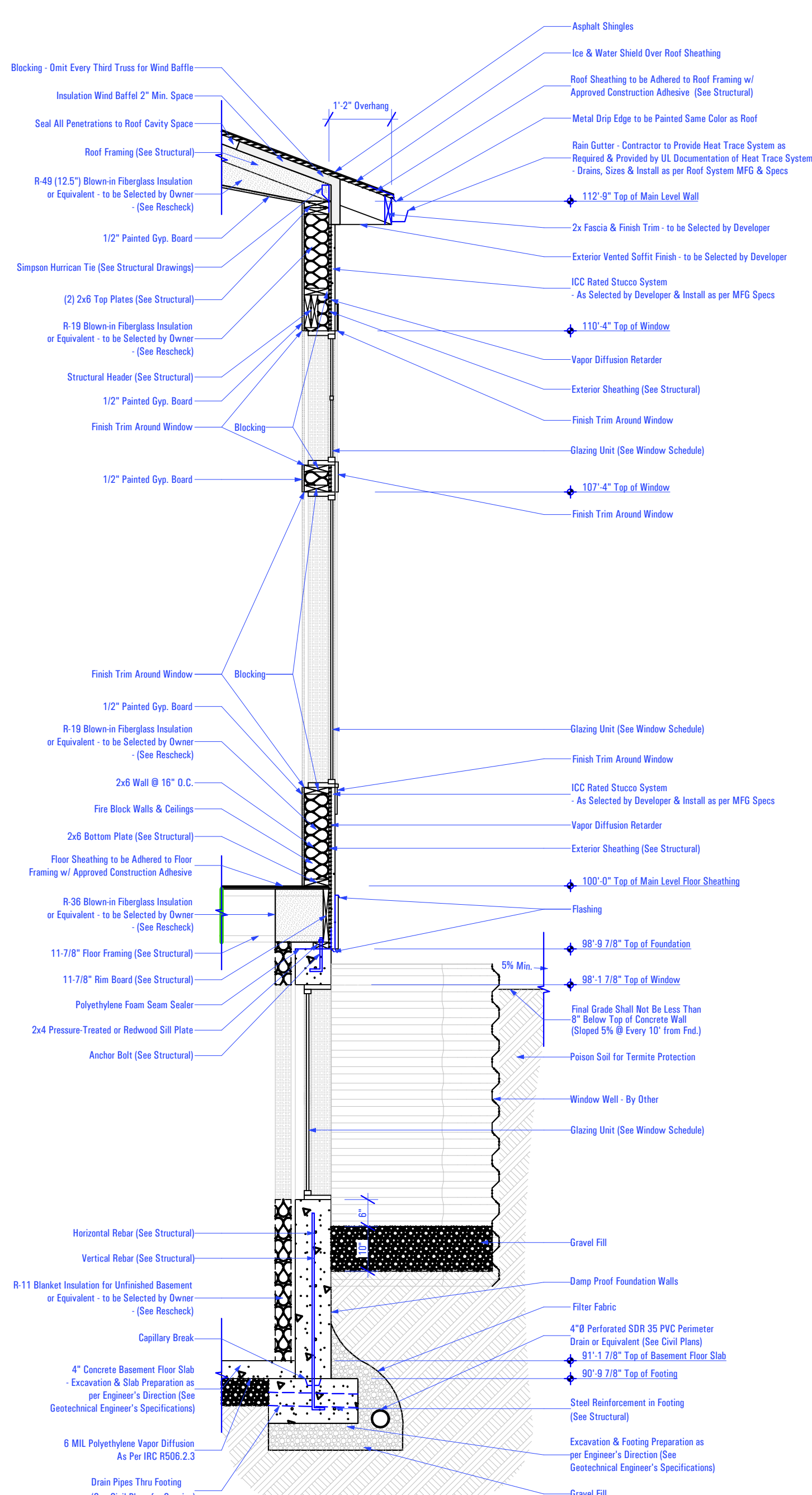
**As Noted**

SHEET NUMBER:

**A 302**



**WALL SECTION - DEMISING WALL**  
Scale: 1/2" = 1'-0" **1B**



**WALL SECTION - THE ASPEN**  
Scale: 1/2" = 1'-0" **1A**

4

3

2

1

4

3

2

1

D

C

B

A

**HANDRAILS:**

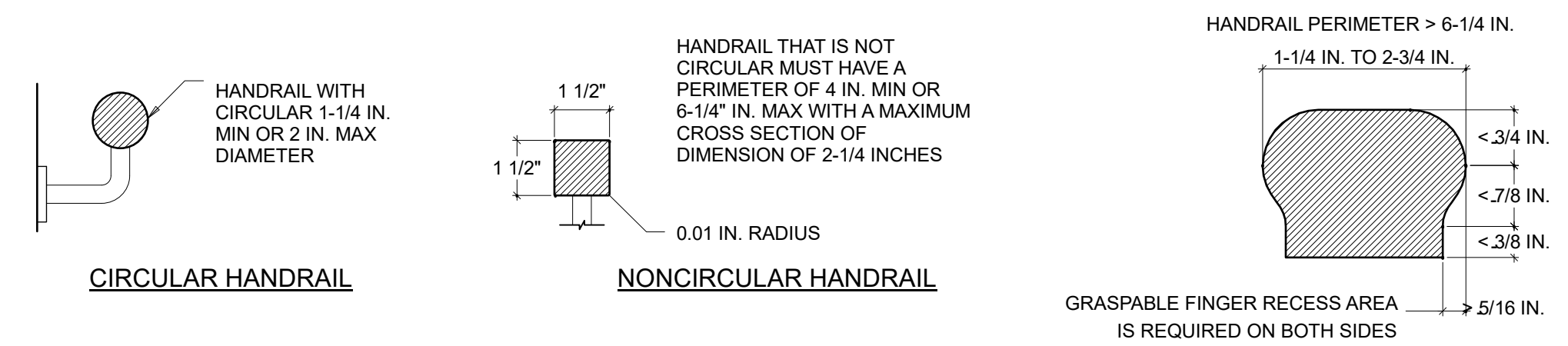
HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.

**HEIGHT:**

HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.

**CONTINUITY:**

HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEVEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCH BETWEEN THE WALL AND THE HANDRAILS.



**RESIDENTIAL HANDRAIL DETAIL**

**GENERAL STAIR NOTE:**

**R311.5 Construction**

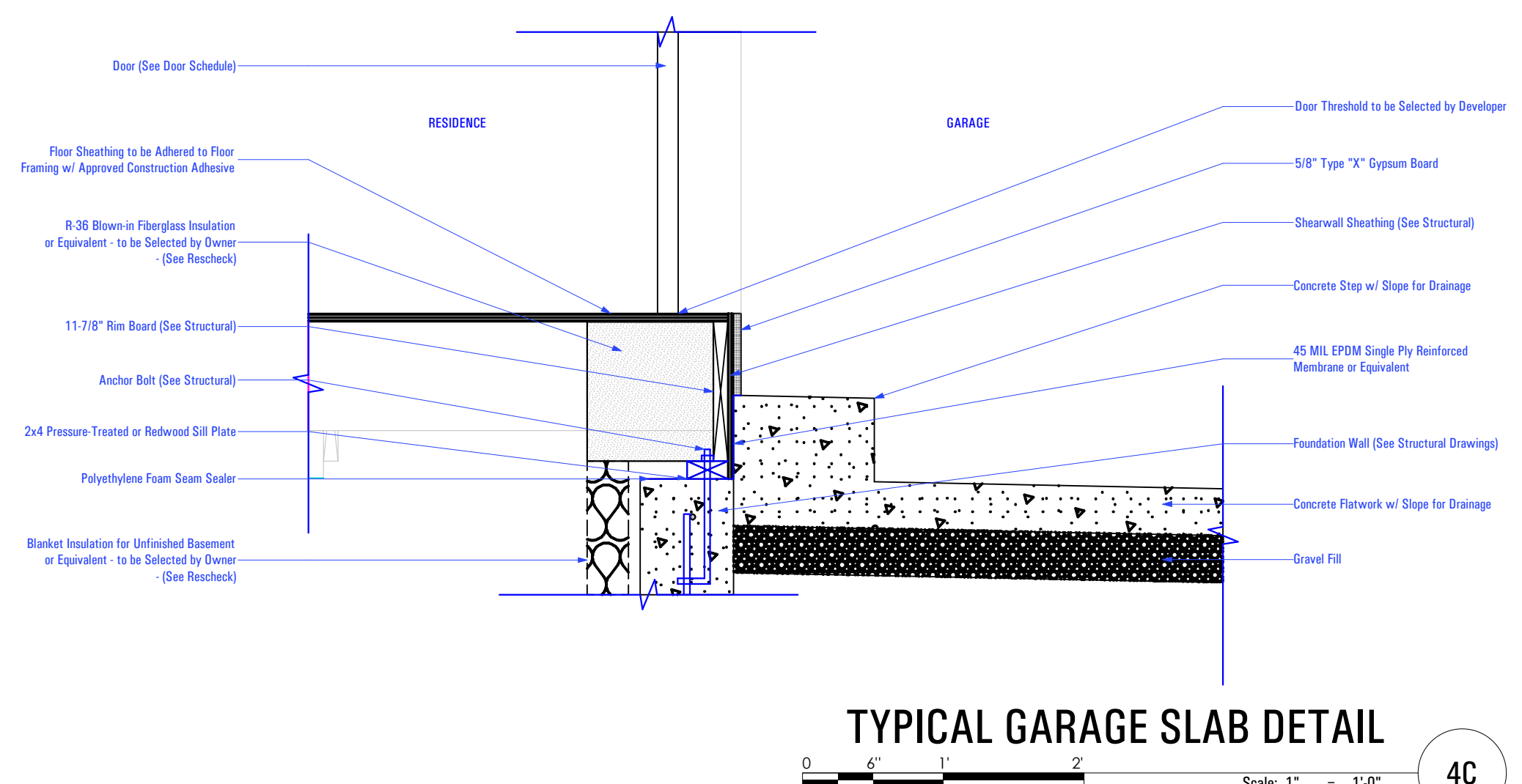
**- R311.5.1 Attachment**  
Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal.

**R317.1 Location Required**

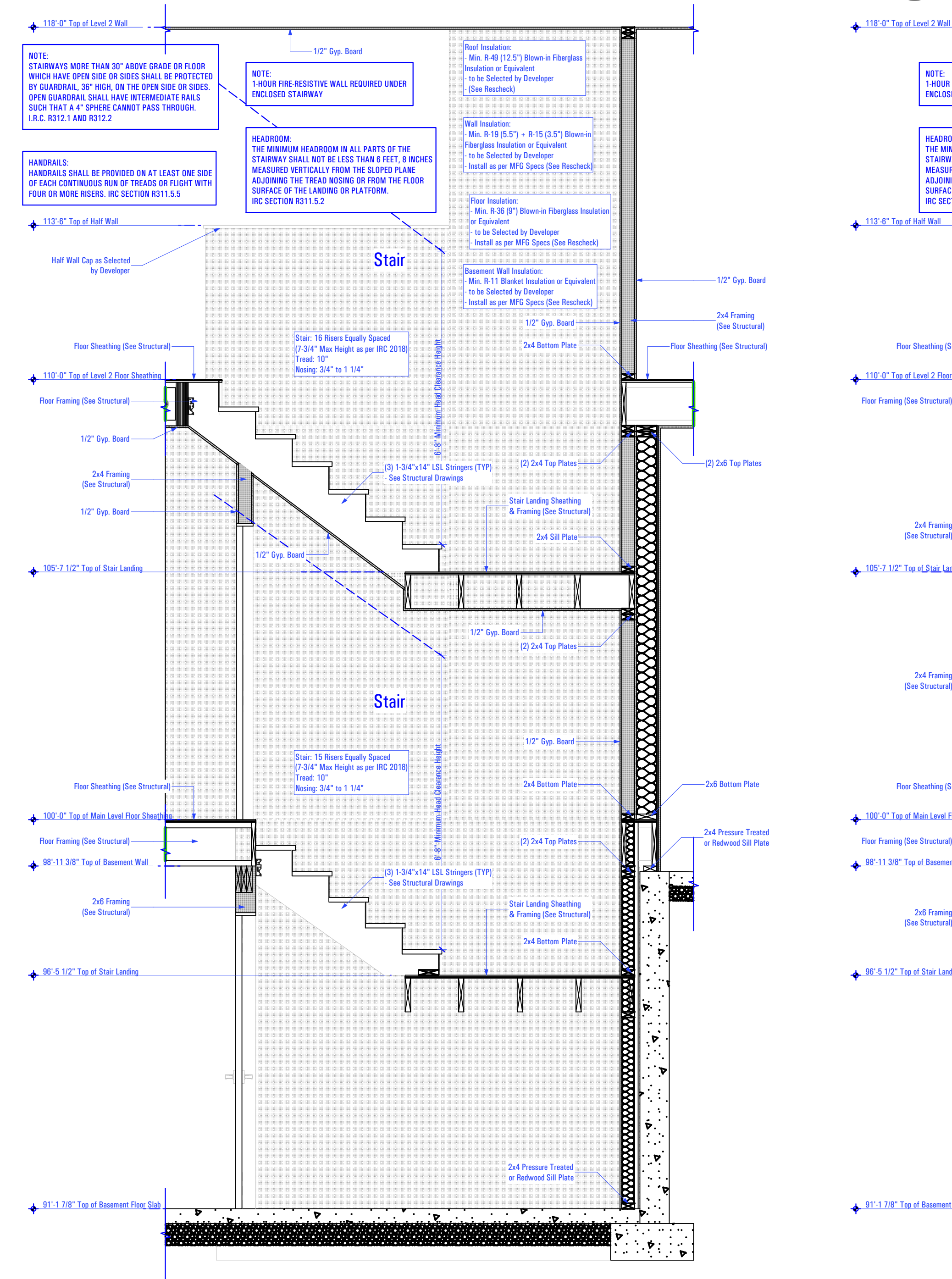
Protection of wood and wood-based products from decay shall be provided in the following locations by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPA U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWPA U1.

2. Wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches (203 mm) from the exposed ground.

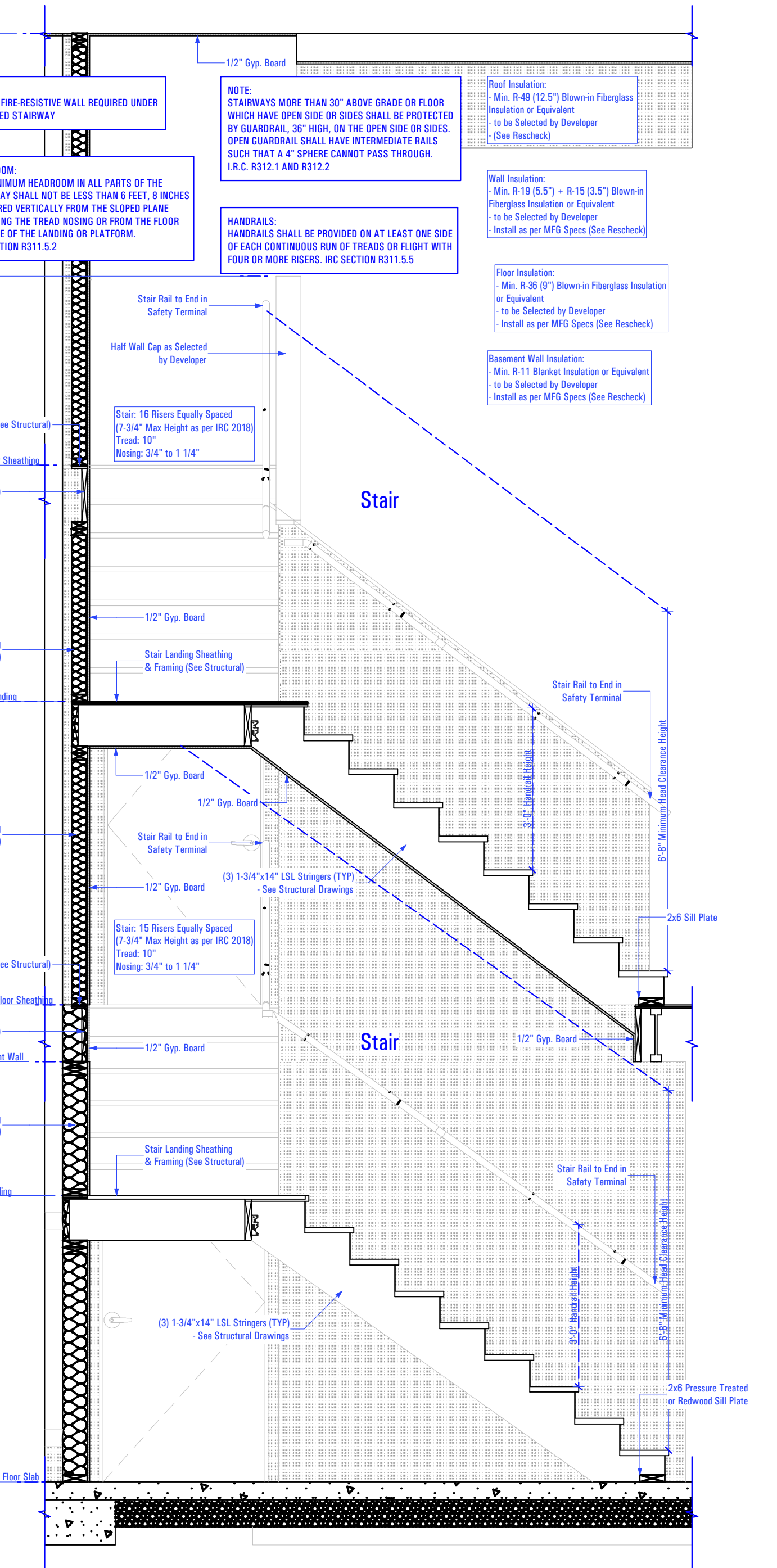
**TYPICAL GARAGE SLAB DETAIL**



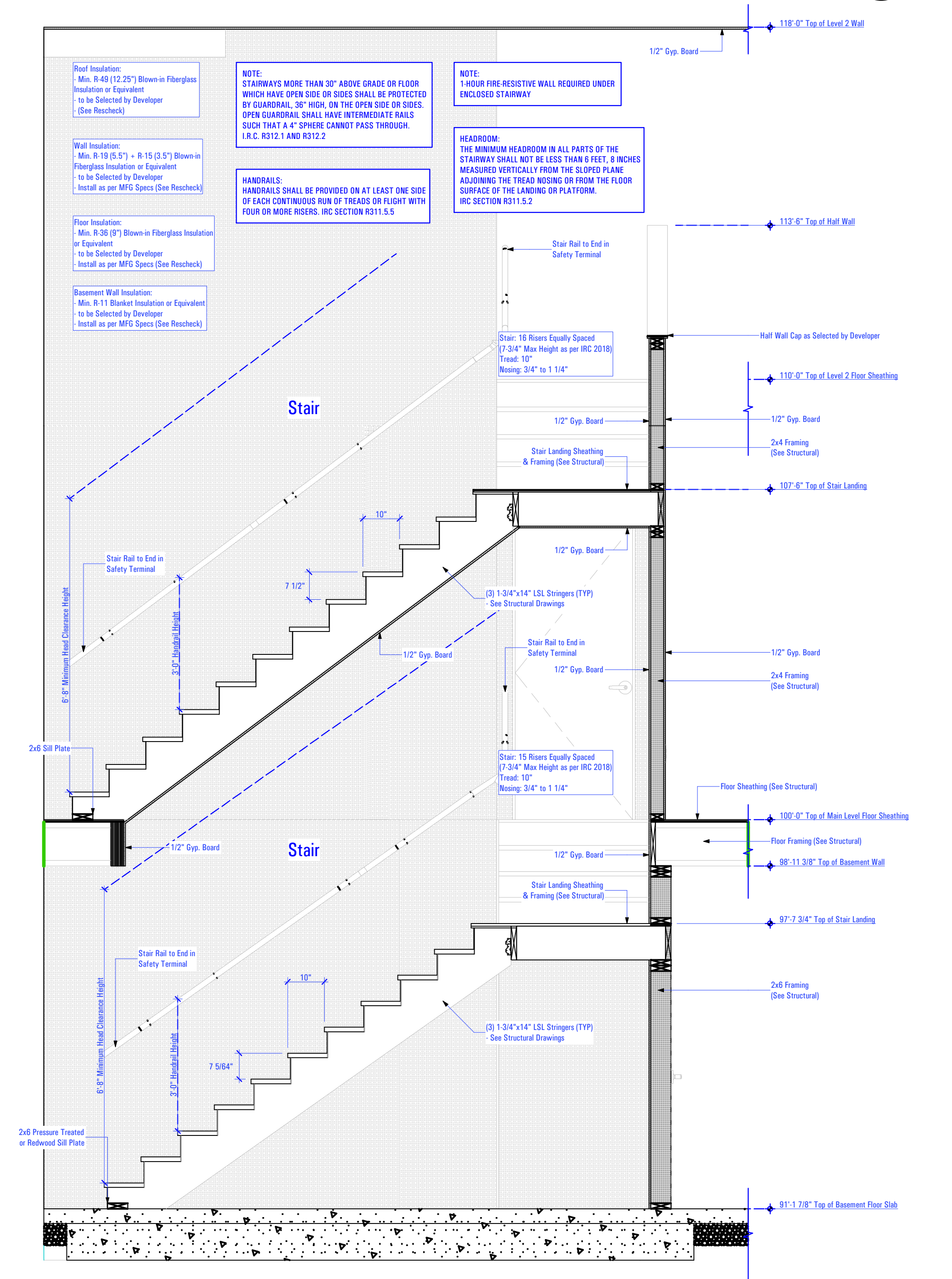
**STAIR SECTION - THE ASPEN - UPPER**



**STAIR SECTION - THE ASPEN - LOWER**



**STAIR SECTION - THE COTTONWOOD**



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3/20/2024

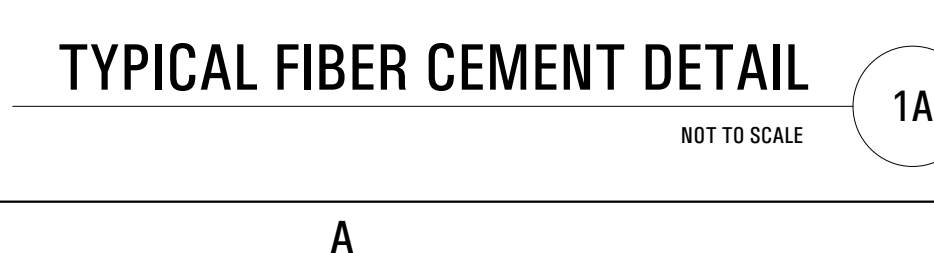
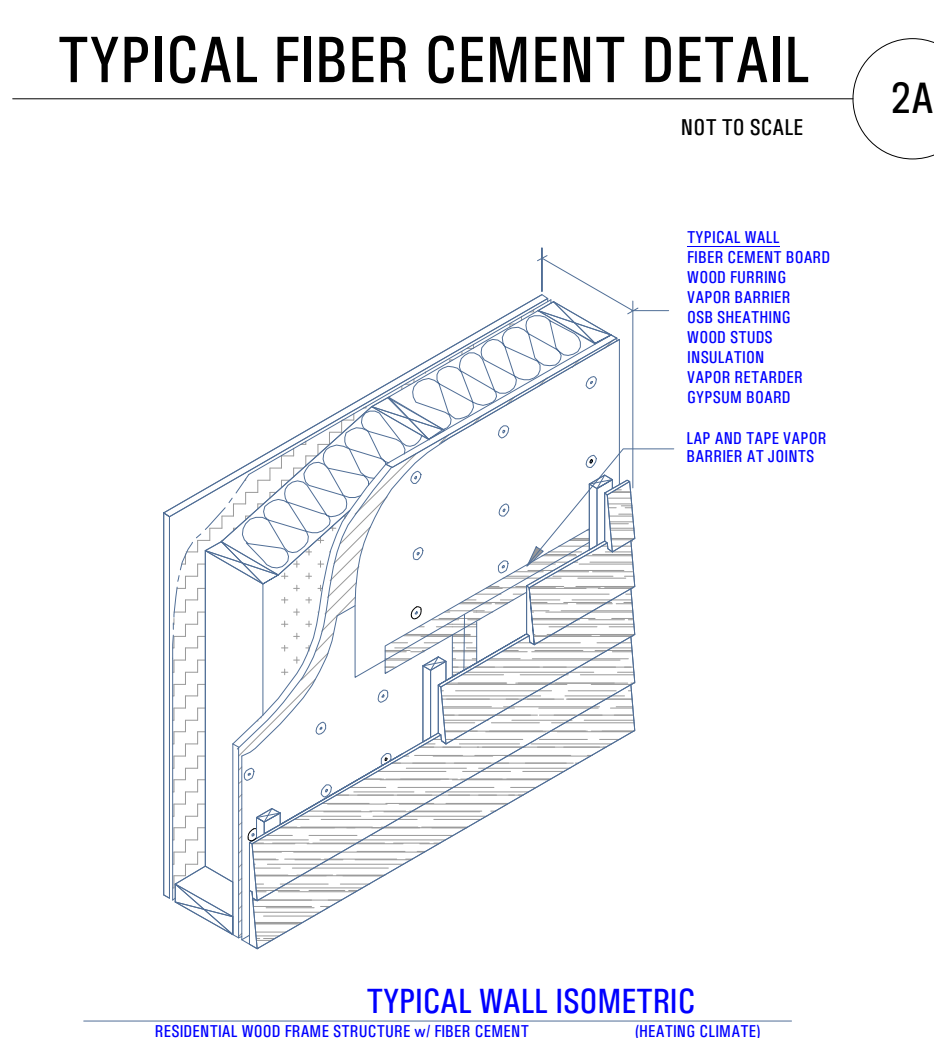
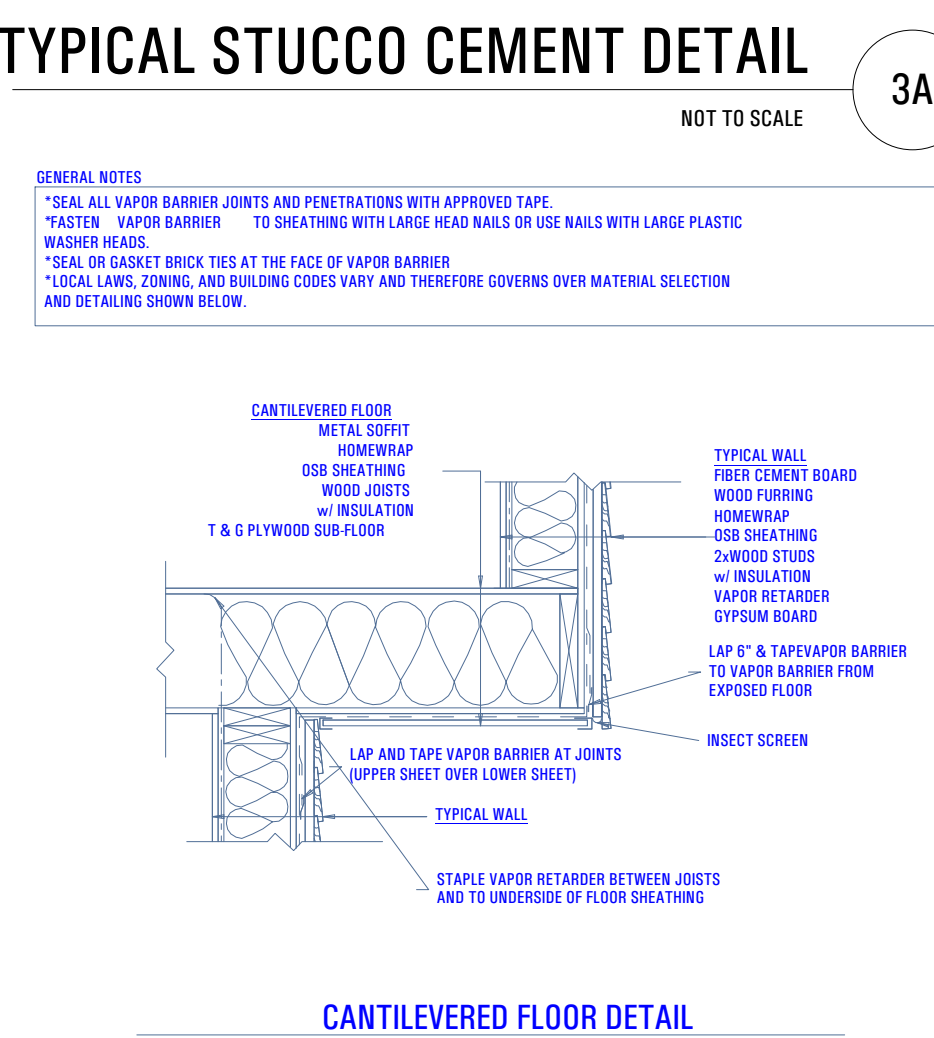
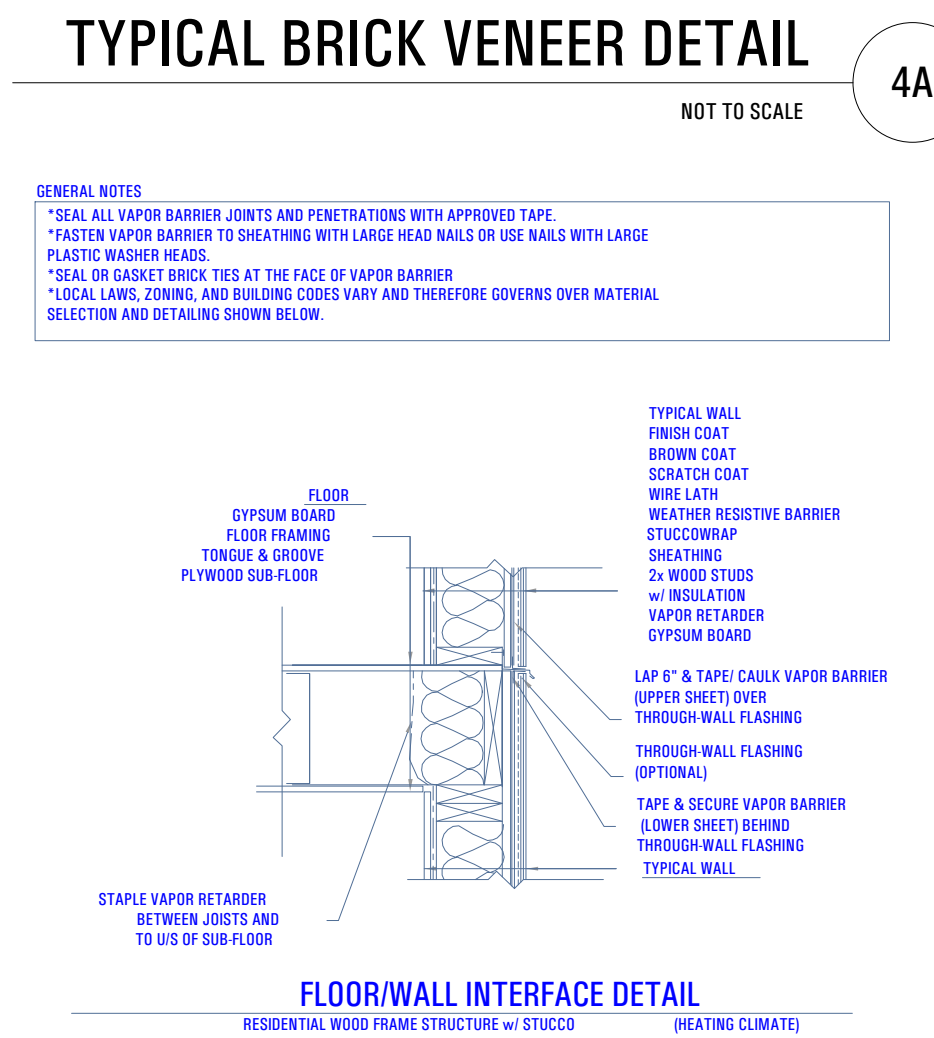
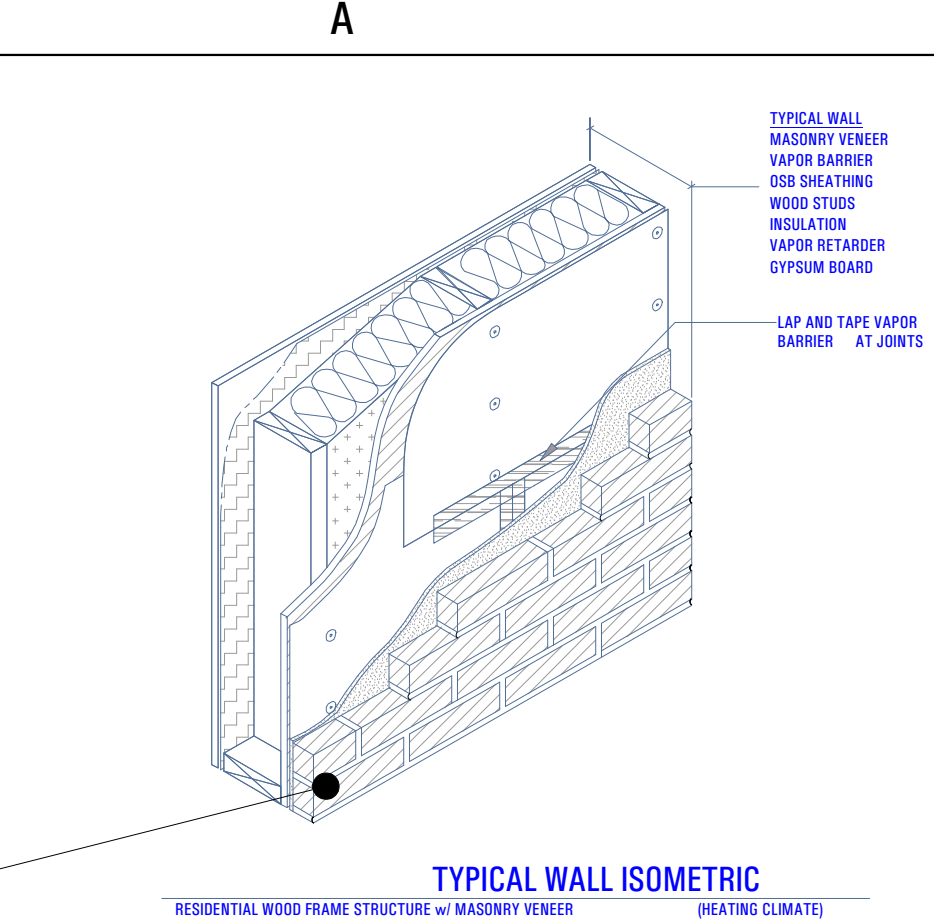
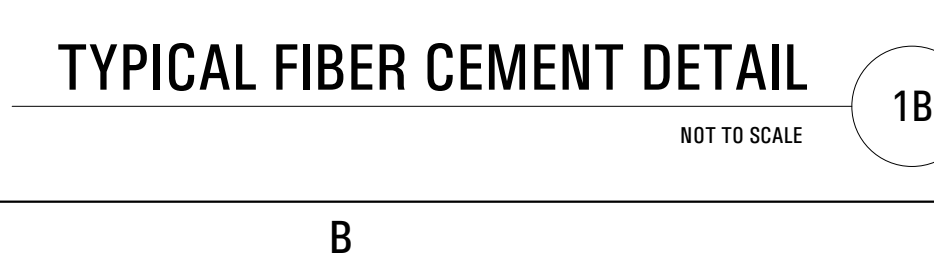
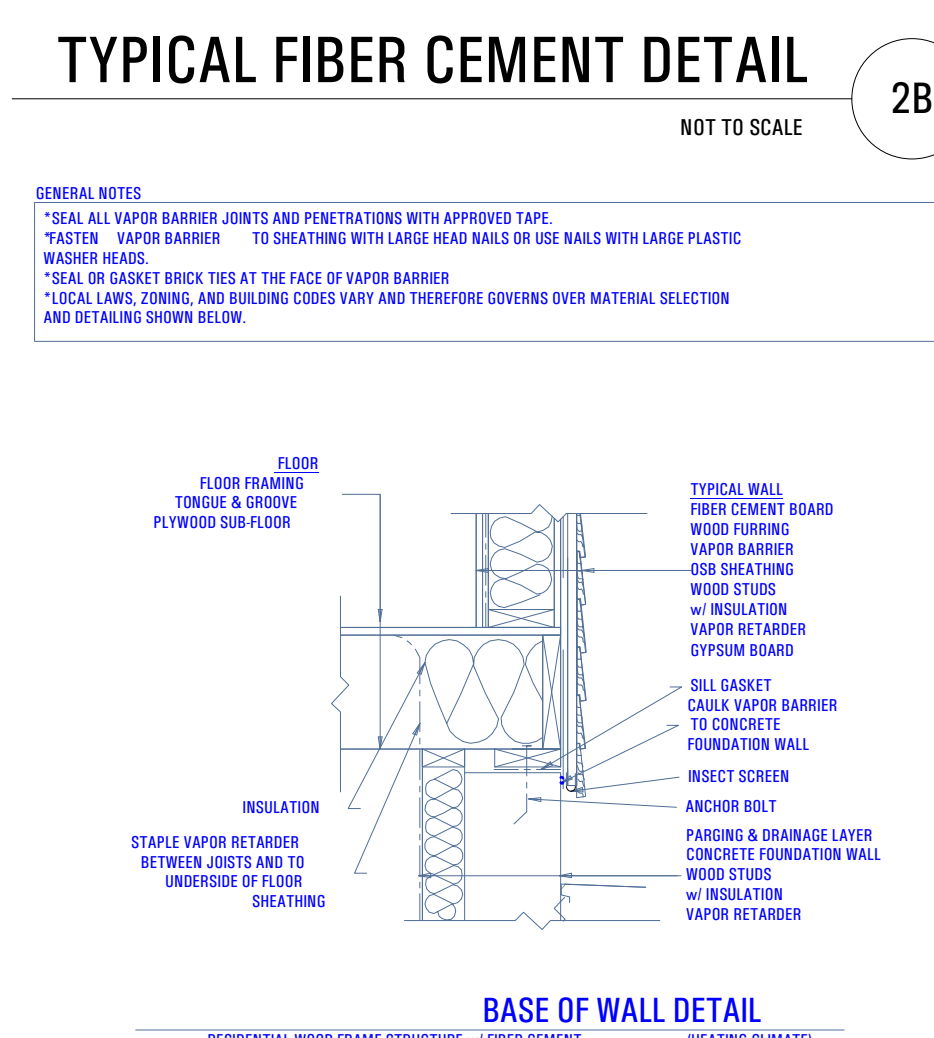
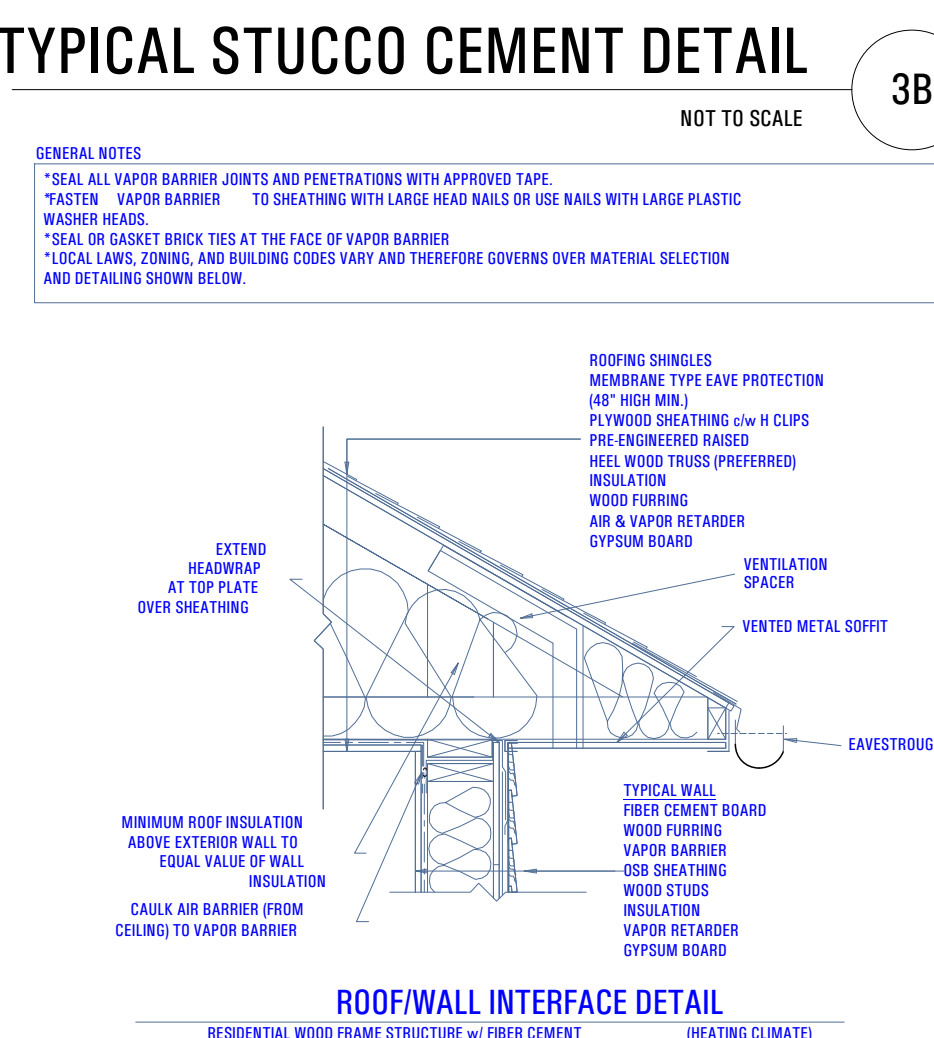
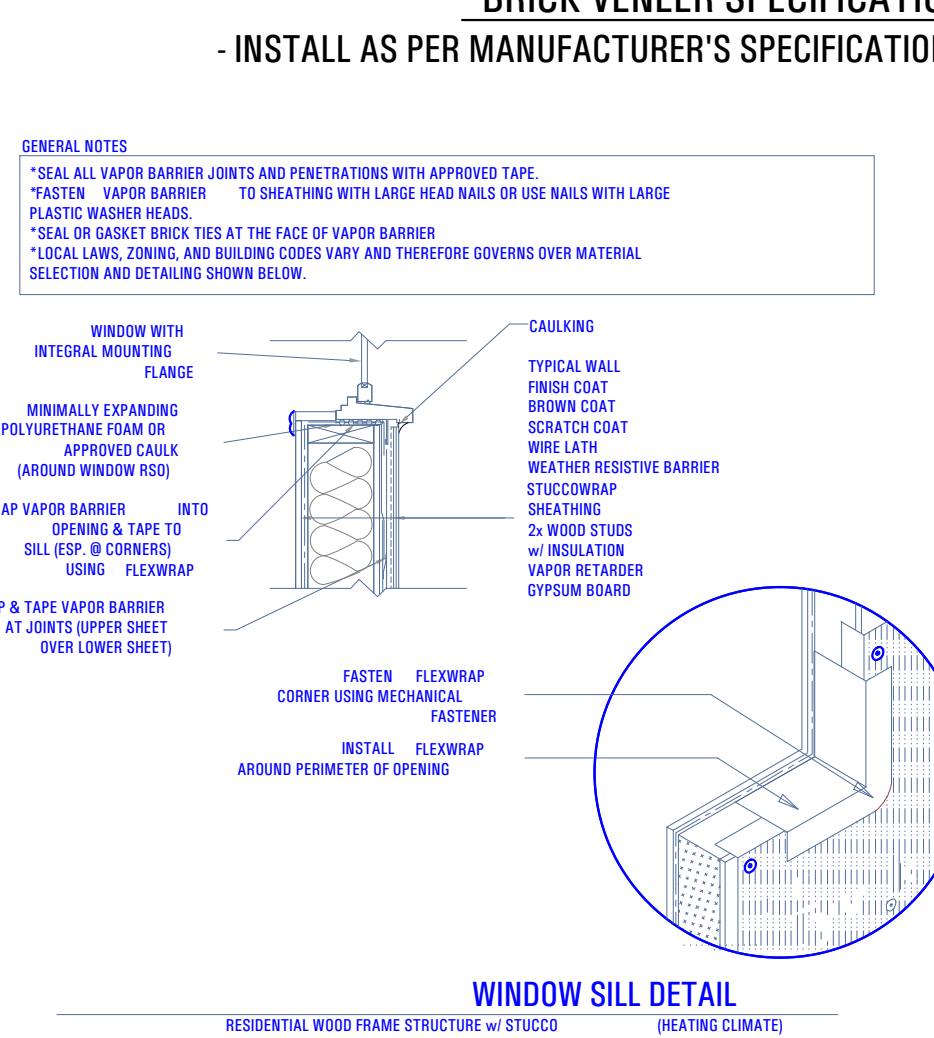
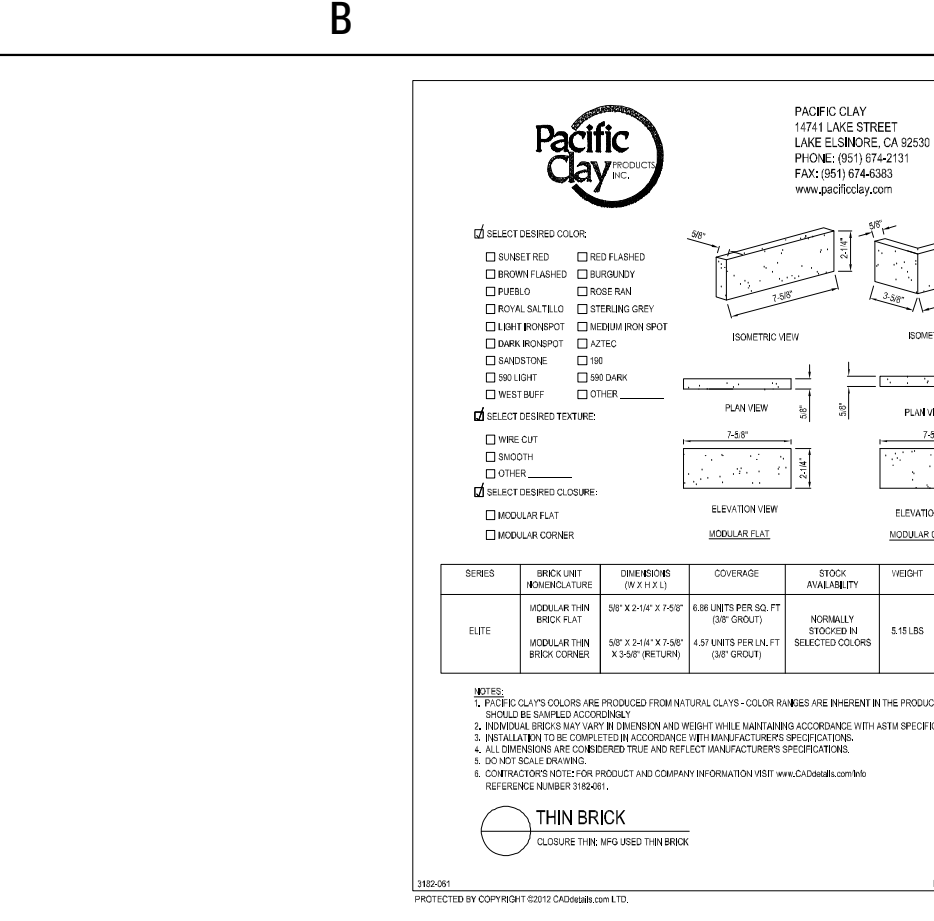
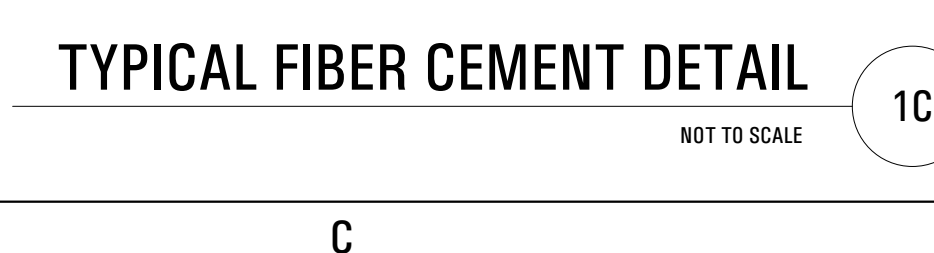
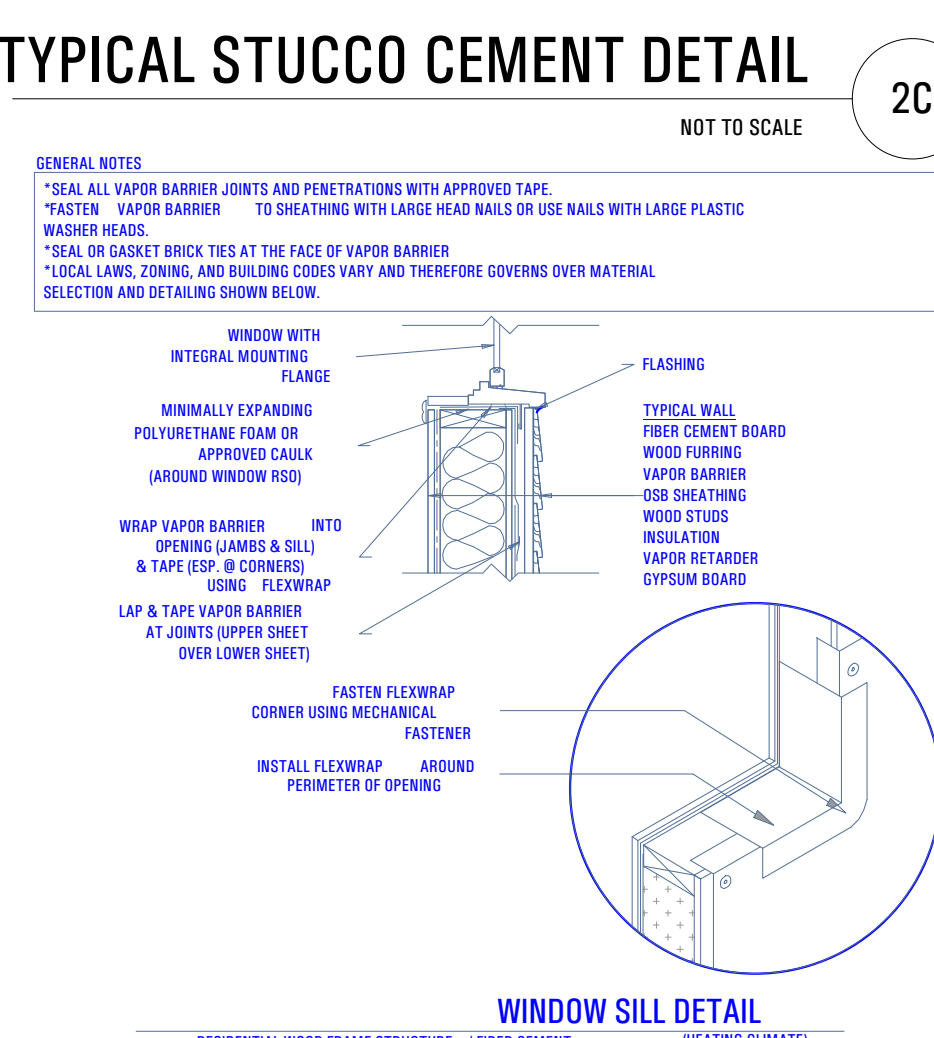
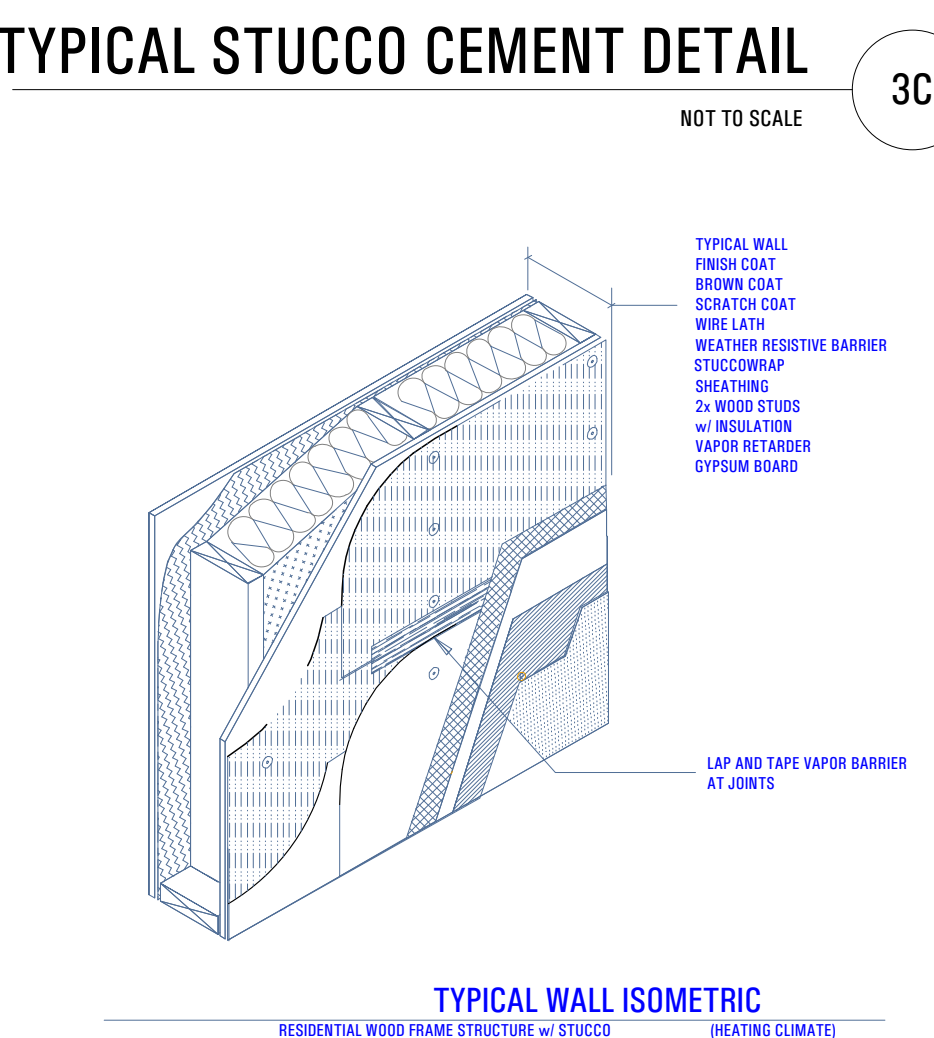
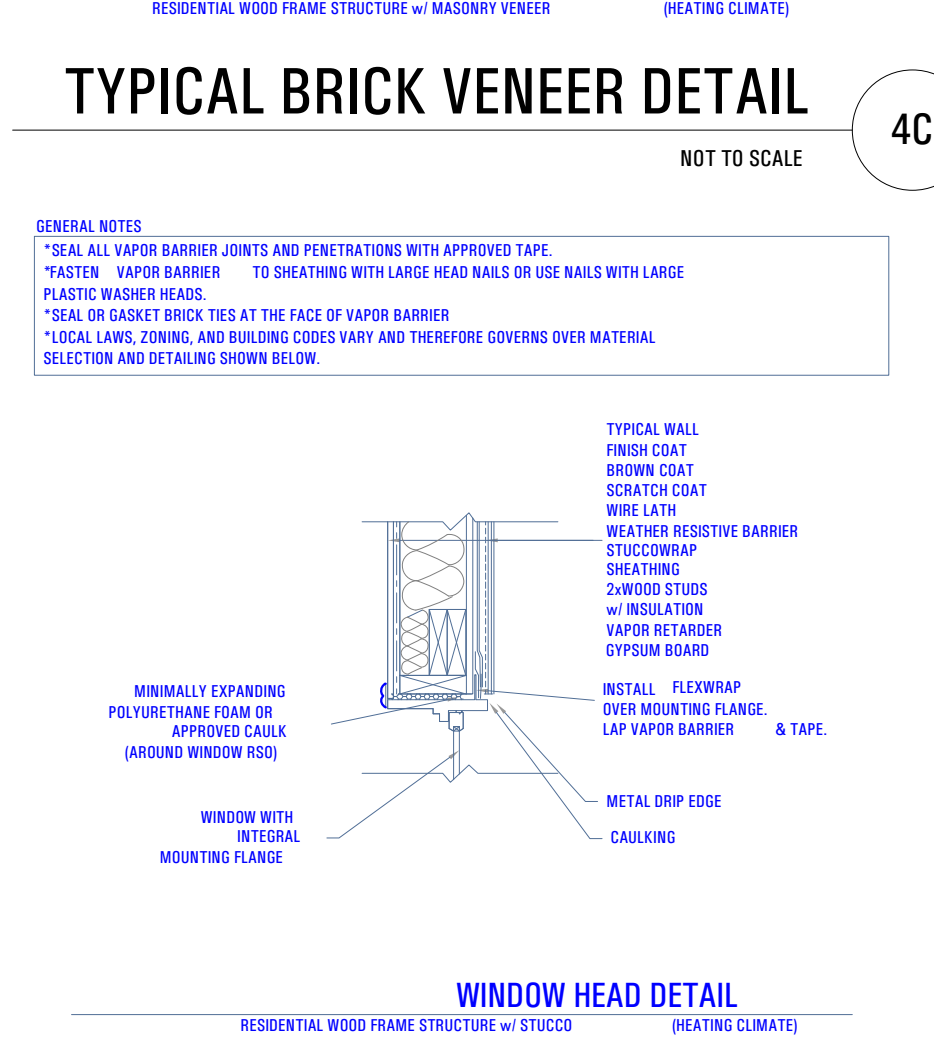
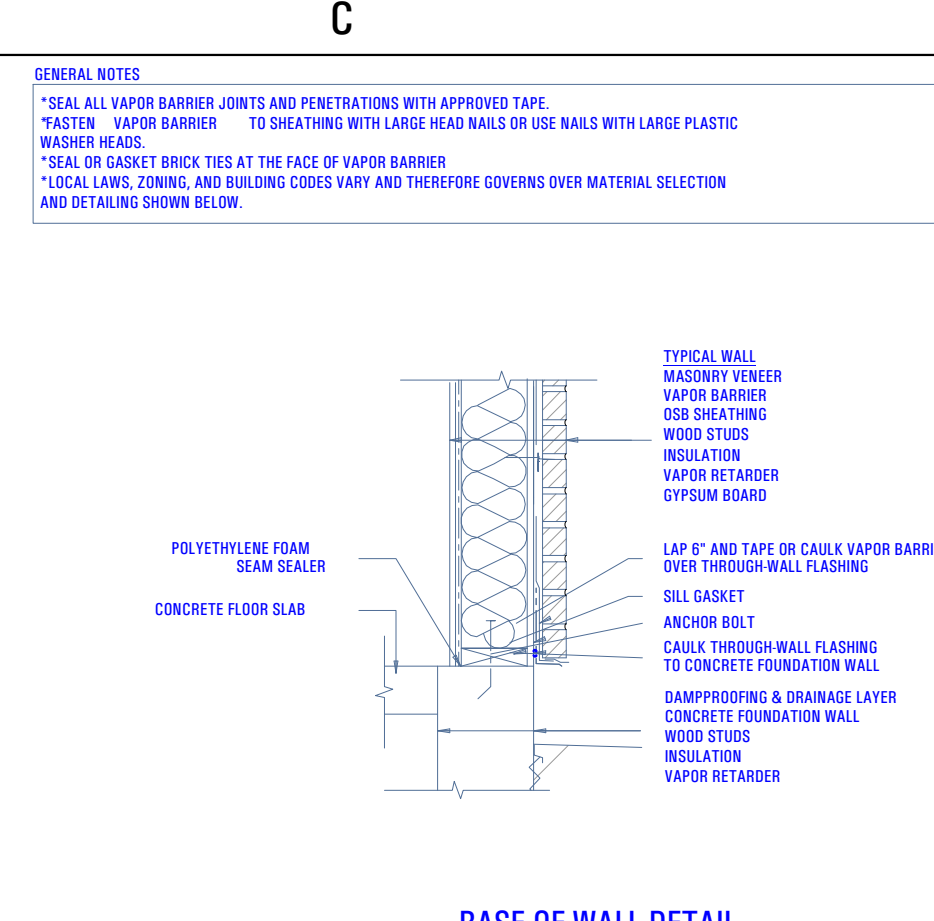
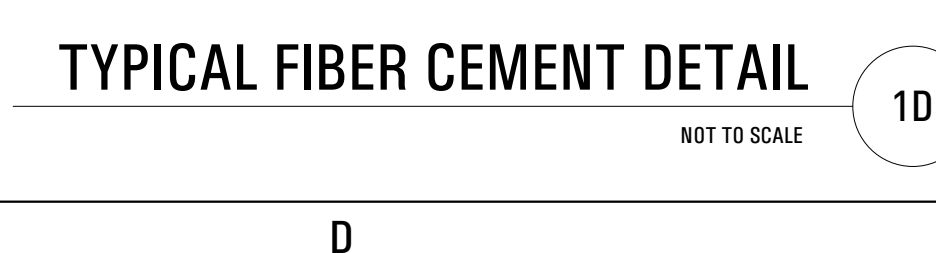
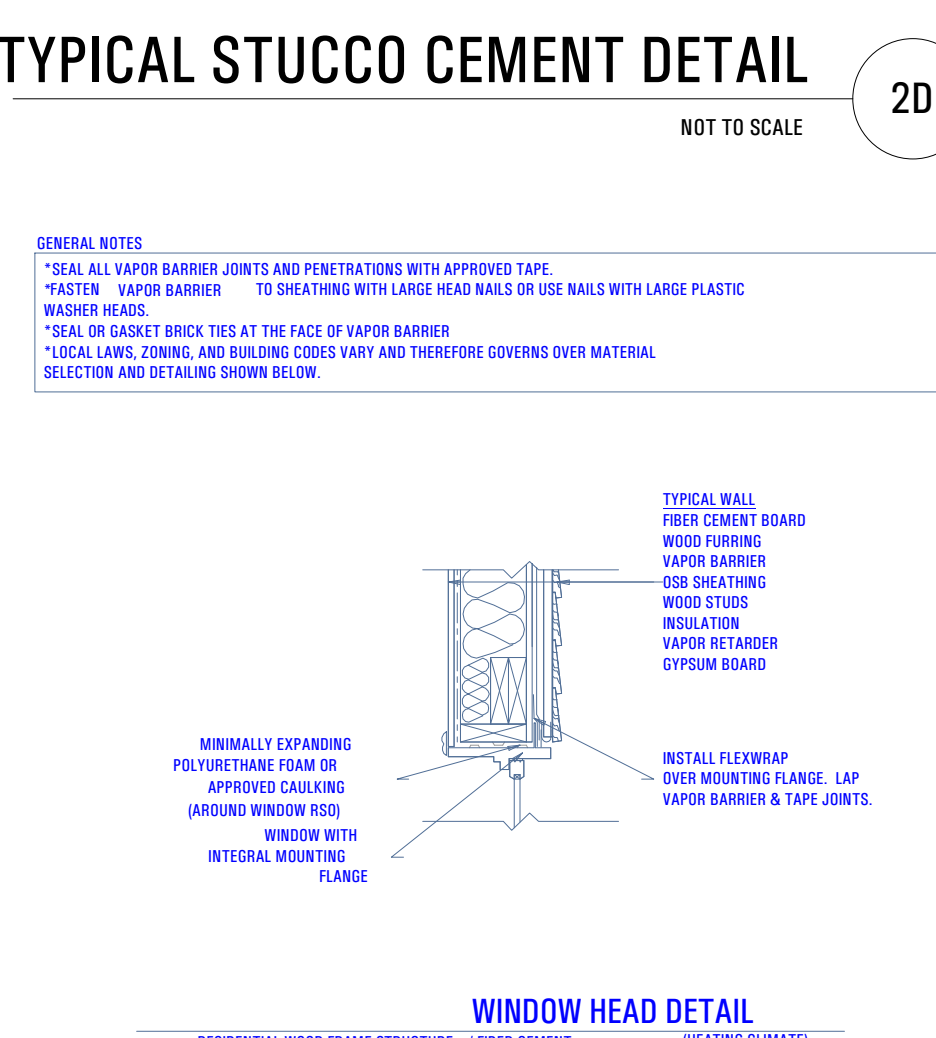
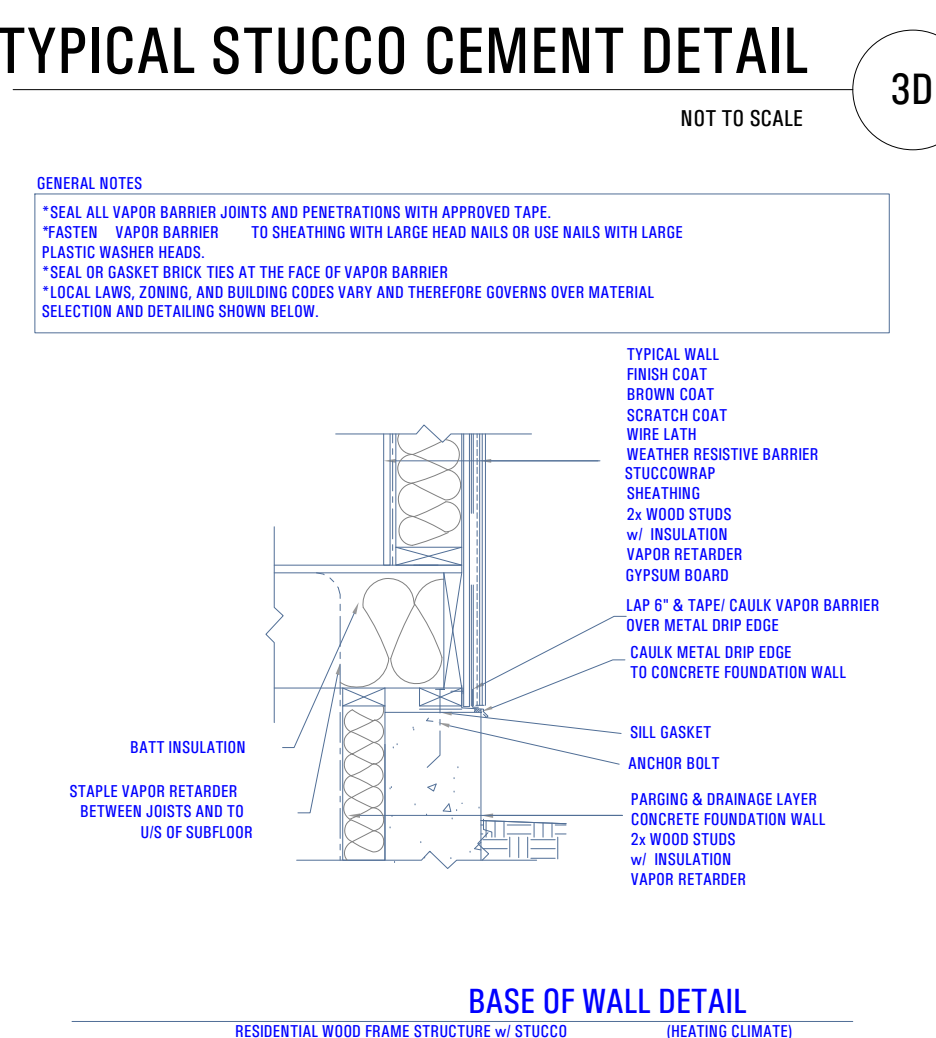
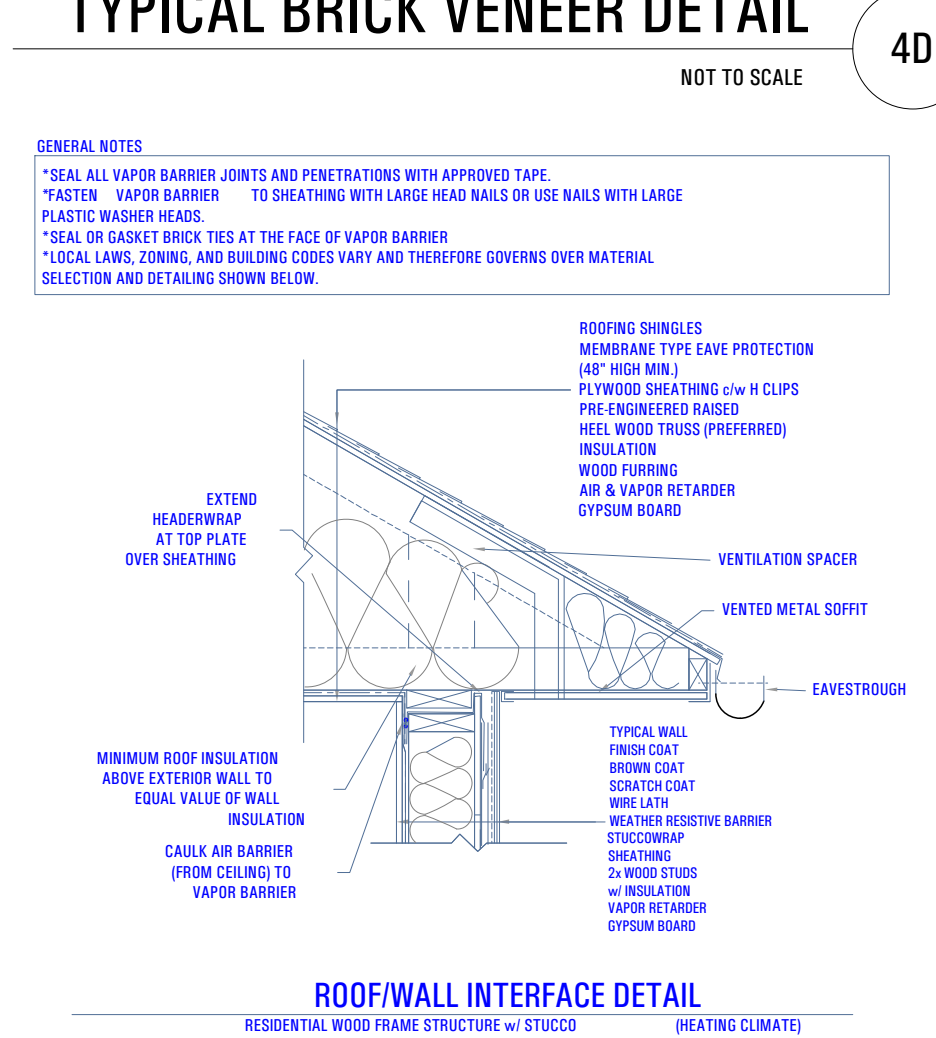
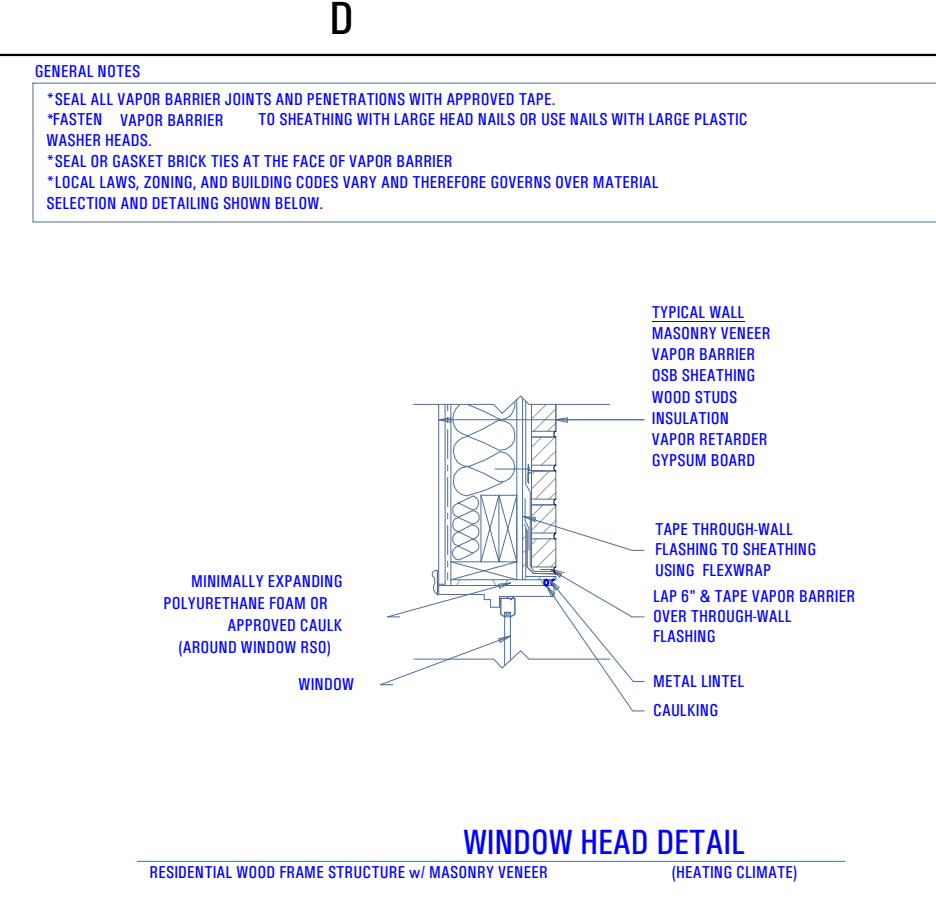
T-5383A-21E TRIUMPH AUTUMN SKY - THE MIDWAY 3-PLEX (BUILDING 26)\_DD\_2024-03-18

BIMbaud arch - BIMbaud Software as a Service/ARCHITECTURE CONSTRUCTION - AUTUMN SKY - THE MIDWAY 3-PLEX (BUILDING 26)\_DD\_2024-03-18

10:39 AM

3/20/2024

T-5383A-2E - TRIUMPH AUTUMN SKY - THE MIDWAY 3-PLEX (BUILDING 26)\_DD\_2024-03-18



**ARCFLO**  
a visionary design firm

Studio 228  
228 East 500 South, Suite #101  
Salt Lake City, Utah 84111

T 801 320 9773  
F 801 320 9774

info@arcflo.com  
www.arcflo.com

CONSULTANT INFO:

PREPARED FOR:



PROJECT LOCATION:  
**AUTUMN SKY  
SUBDIVISION**

STREET LOCATION:

AUTUMN DAY LANE

AUTHORITY HAVING JURISDICTION:  
**HERRIMAN**

ZIP CODE:  
**84096**

PROJECT TITLE:

**THE MIDWAY  
3-PLEX**

PROJECT ID #:  
**T-5383A-20**

ISSUE DATE:  
**1/18/2022**

REVIEWED BY:  
INITIALS DATE

REVISIONS:  
MARK DATE DESCRIPTION

PHASE:

PERMIT SUBMITAL SET

SHEET TITLE:

[ BUILDING 26 ]  
**ARCHITECTURAL  
DETAILS - VAPOR  
BARRIERS**

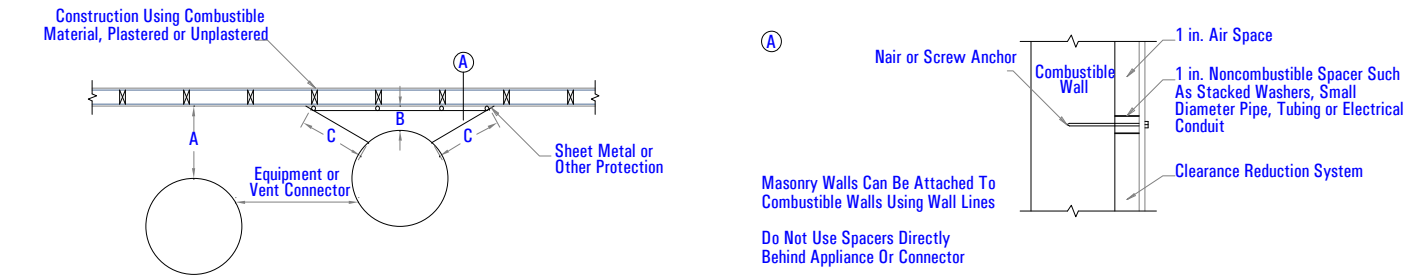
SCALE: As Noted

SHEET NUMBER:  
**A 501**

Area To Be Ventilated	Ventilation Rates
Kitchens	100 cfm Intermittent or 25 cfm Continuous
Bathrooms-Toilet Rooms	Mechanical Exhaust Capacity of 50 cfm Intermittent or 20 cfm continuous

**MIN. REQ EXHAUST RATES FOR ONE-AND TWO-FAMILY DWELLINGS**

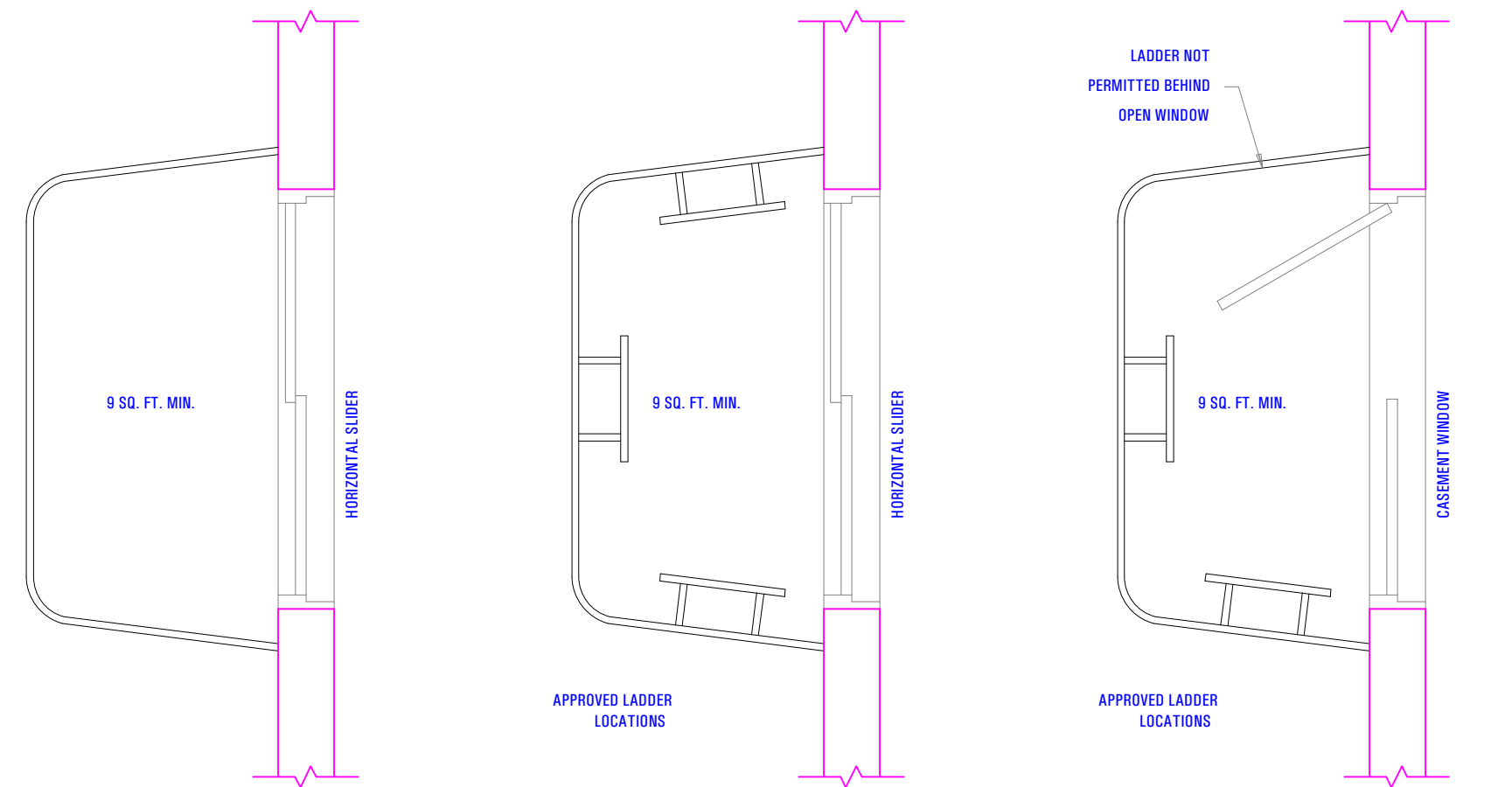
NOT TO SCALE 4A



TYPE OF PROTECTION APPLIED TO AND COVERING ALL SURFACES OF COMBUSTIBLE MATERIAL WITHIN THE DISTANCE SPECIFIED AS THE REQUIRED CLEARANCE WITH NO PROTECTION	WHERE THE REQUIRED CLEARANCE WITH NO PROTECTION FROM APPLIANCE, VENTCONNECTOR, OR SINGLE WALL METAL PIPE IS:							
	36 inches		18 inches		12 inches		9 inches	
	Above column 1	Sides and rear column 2	Above column 1	Sides and rear column 2	Above column 1	Sides and rear column 2	Above column 1	Sides and rear column 2
3 1/2" thick masonry wall without ventilated air space	—	24	—	12	—	9	—	6
1/2" thick insulation board over 1-inch glass fiber or mineral wool batts	24	18	12	9	9	6	5	4
24 gage sheet metal over 1-inch glass fiber or mineral wool batts reinforced with wire on rear face with ventilated air space	18	12	9	6	6	4	5	3
3 1/2" thick masonry wall with ventilated air space	—	12	—	6	—	6	—	6
24 gage sheet metal with ventilated air space	18	12	9	6	6	4	5	3
1/2" thick insulation board with ventilated air space	18	12	9	6	6	4	5	3
24 gage sheet metal with ventilated air space over 24 gage sheet metal with ventilated air space	18	12	9	6	6	4	5	3
1-inch glass fiber or mineral wool batts sandwiched between two sheets 24 gage sheet metal with ventilated air space	18	12	9	6	6	4	5	3

**TYPE OF VENTING SYSTEM DETAIL**

NOT TO SCALE 3A



**NOTES:**

WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR (SEE SECTION R310.2).

R310.2 WINDOW WELLS. THE MINIMUM HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQUARE FEET, WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES. THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.

EXCEPTION: THE LADDER OR STEPS REQUIRED BY SECTION R310.2.1 SHALL BE PERMITTED TO ENCRUSH A MAXIMUM OF 6 INCHES INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.

R310.2.1 LADDER AND STEPS. WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 MM) SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTIONS R311.5 AND R311.6. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES (305 MM), SHALL PROJECT AT LEAST 3 INCHES (76 MM) FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 MM) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.

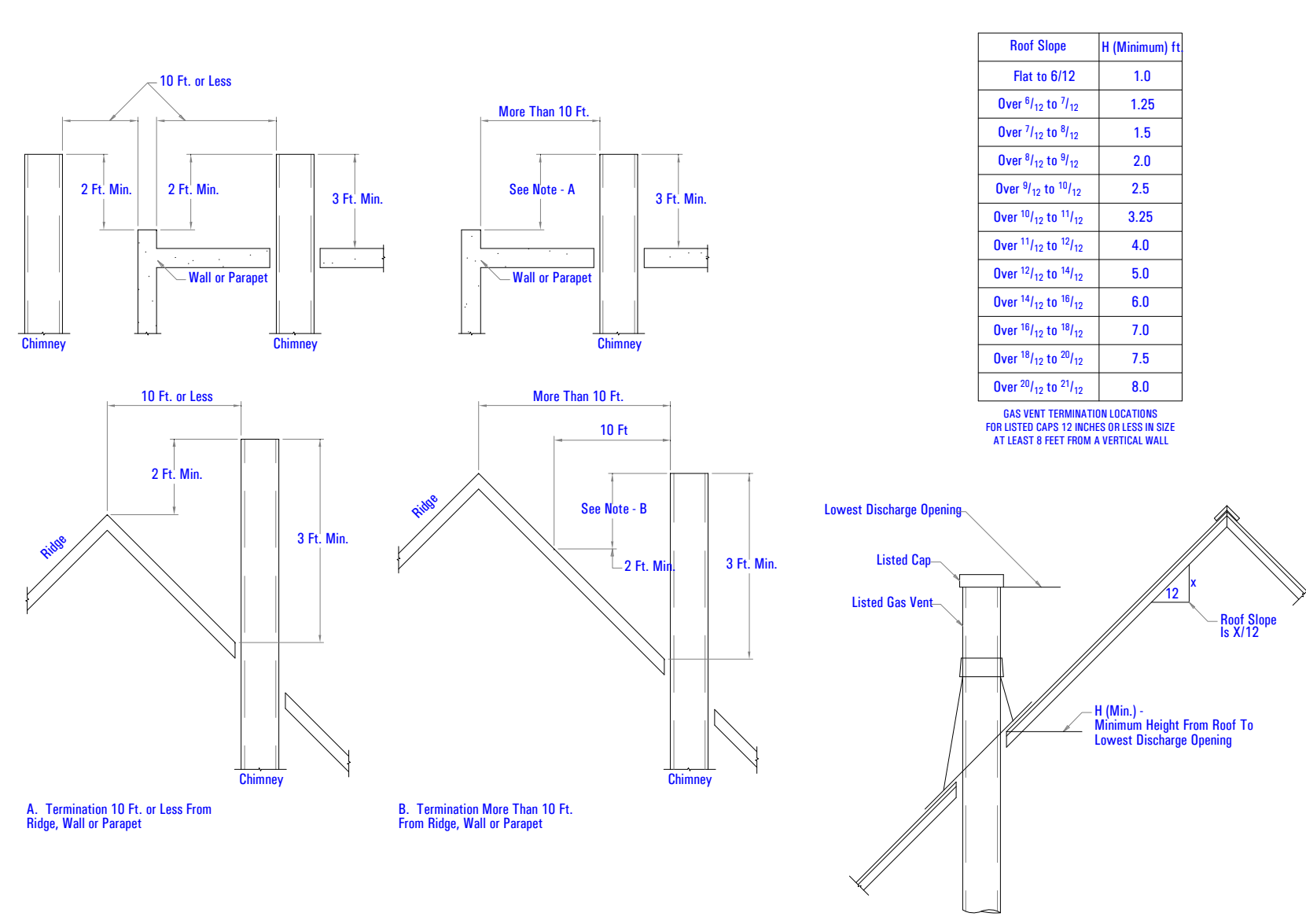
R310.4 BARS, GRILLES, COVERS AND SCREENS. BARS, GRILLES, COVERS, SCREENS OR SIMILAR DEVICES ARE PERMITTED TO BE PLACED OVER EMERGENCY ESCAPE AND RESCUE OPENINGS, BULKHEAD ENCLOSURES, OR WINDOW WELLS THAT SERVE SUCH OPENINGS, PROVIDED THE MINIMUM NET CLEAR OPENING SIZE COMPLIES WITH SECTIONS R310.1.1 TO R310.1.3, AND SUCH DEVICES SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING.

R310.5 EMERGENCY ESCAPE WINDOWS UNDER DECKS AND PORCHES. EMERGENCY ESCAPE WINDOWS ARE ALLOWED TO BE INSTALLED UNDER DECKS AND PORCHES PROVIDED THE EMERGENCY ESCAPE WINDOW TO BE FULLY OPENED AND PROVIDES A PATH NOT LESS THAN 36 INCHES (914 MM) IN HEIGHT TO A YARD OR COURT.

Appliances	Minimum			
	Listed Type B gas vent material	Listed Type L gas vent material	Single-wall metal pipe	Factory-built chimney sections
Listed appliances with draft hoods and appliances listed for use with Type B gas vents	As listed	As listed	6 inches	As listed
Residential boilers and furnace with listed gas conversion burner and with draft hood	6 inches	6 inches	9 inches	As listed
Residential appliances listed for use with Type L vents	Not permitted	As listed	9 inches	As listed
Listed gas-fired toilets	Not permitted	As listed	As listed	As listed
Unlisted residential appliances with draft hood	Not permitted	6 inches	9 inches	As listed
Residential and low-heat appliances other than above	Not permitted	9 inches	6 inches	As listed
Medium-heat appliances	Not permitted	Not permitted	9 inches	As listed

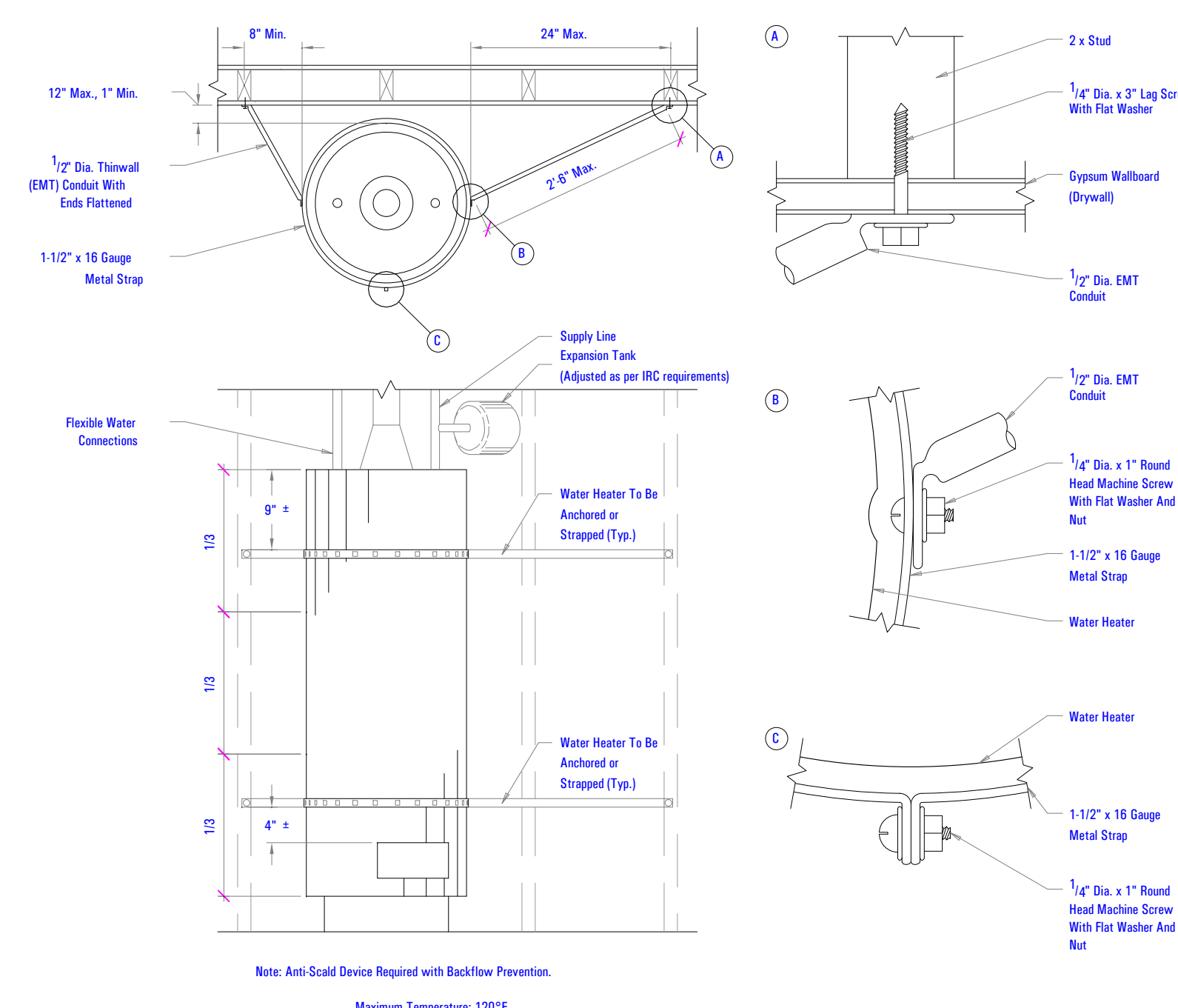
**CLEARANCE FOR CONNECTORS DETAIL**

NOT TO SCALE 4B



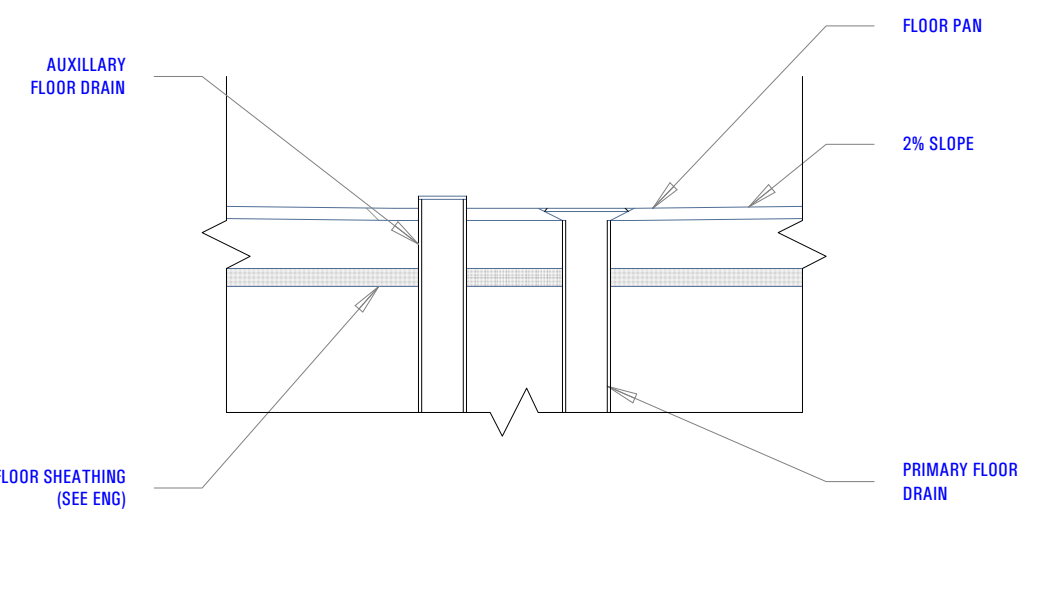
**GAS VEN TERMINATION DETAIL**

NOT TO SCALE 2B



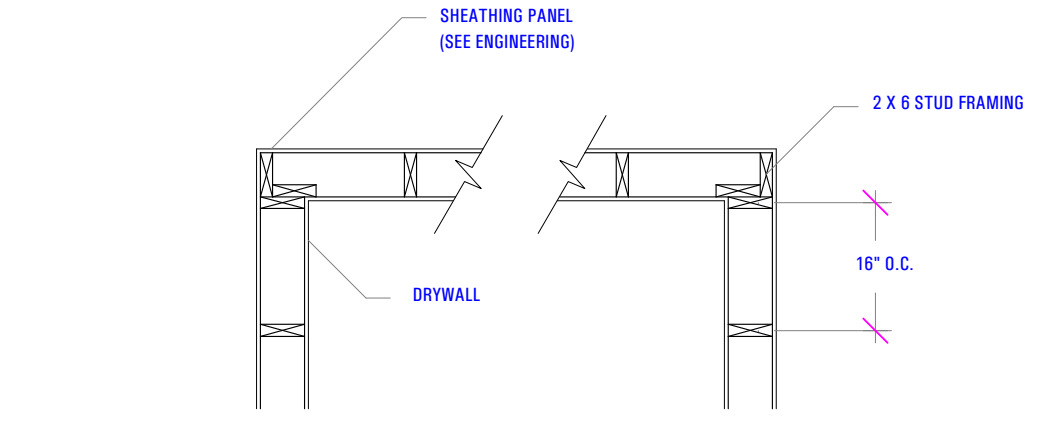
**WATER HEATER SEISMIC DETAIL**

NOT TO SCALE 1B



**LAUNDRY AUXILIARY DRAIN DETAIL**

NOT TO SCALE 4D



**TYPICAL CORNER FRAMING DETAIL**

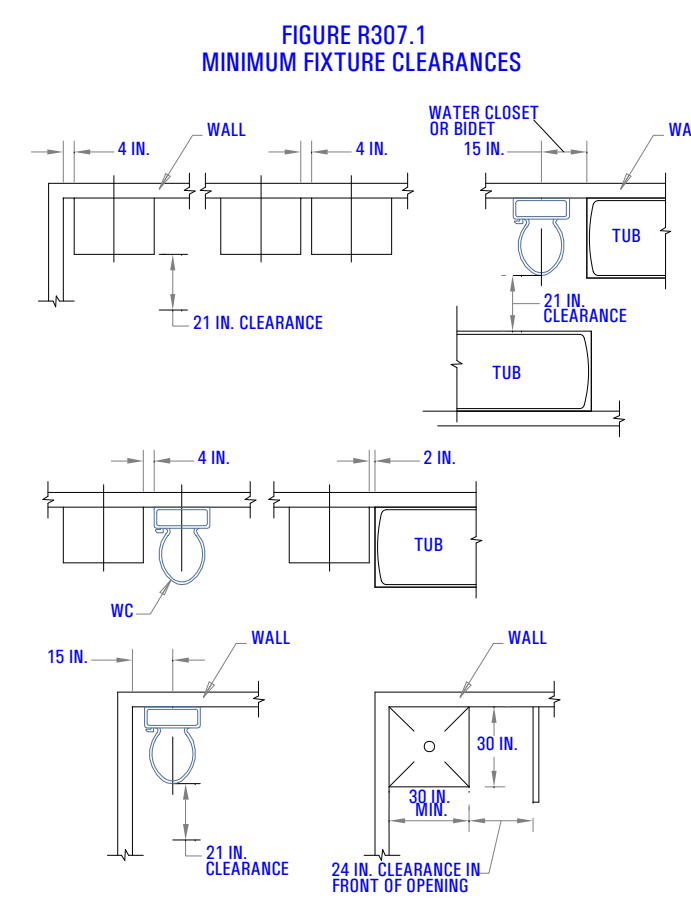
NOT TO SCALE 3D

Appliances	Type of Venting System
Listed Category I appliances	Type B gas vent (Section G2427.6)
Listed appliances equipped with draft hood	Chimney (Section G2427.5)
Appliances listed for use with Type B gas vent	Single-wall metal pipe (Section G2427.7)
Listed vented wall furnaces	Listed chimney lining system for gas venting (Section G2427.5.2)
Category II appliances	Special gas vent listed for these appliances (Section G2427.4.2)
Category III appliances	Type B-W gas vent (Sections G2427.6, G2436)
Category IV appliances	As specified or furnished by manufacturers of listed appliances (Sections G2427.4.1, G2427.4.2)
Unlisted appliances	As specified or furnished by manufacturers of listed appliances (Sections G2427.4.1, G2427.4.2)
Decorative appliances in vented fireplaces	Chimney (Section G2427.5)
Direct-vent appliances	Chimney (Section G2427.5)
Appliances with integral vent	See Section G2427.2.2

TYPE OF VENTING SYSTEM TO BE USED

**TYPE OF VENTING SYSTEM DETAIL**

NOT TO SCALE 2D



**MIN FIXTURE CLEARANCE**

NOT TO SCALE 1D

BIMbaud archi - BIMbaud Software as a Service TRIUMPH CONSTRUCTION AUTUMN SKY - THE MIDWAY 3-PLEX (BUILDING 26) ID: 2024-03-18



BIMbaud arcflo - BIMbaud Software as a Service/ARCFLO CONSTRUCTION/CONTRACTOR/CONTRACTOR - AUTUMN SKY/5383A-21E - TRIUMPH - AUTUMN SKY - THE MIDWAY 3-PLEX (BLDG 26)\_DD\_2024-03-18

**ACOUSTICAL PERFORMANCE**

STC	REFERENCE
54	<b>RAL-TL-88-348</b> Based on 2" mineral wool batt on one side
57	<b>RAL-TL-88-351</b> Based on 2x4 and 3" mineral wool batt one side
58	<b>RAL-TL-88-347</b> Based on 2x4 and 2" mineral wool batt both sides
60	<b>RAL-TL-88-350</b> Based on 2x4 and 3" mineral wool batt both sides

ACOUSTICAL PERFORMANCE REFERENCE ARL SA925

**ACOUSTICAL PERFORMANCE**

NOT TO SCALE

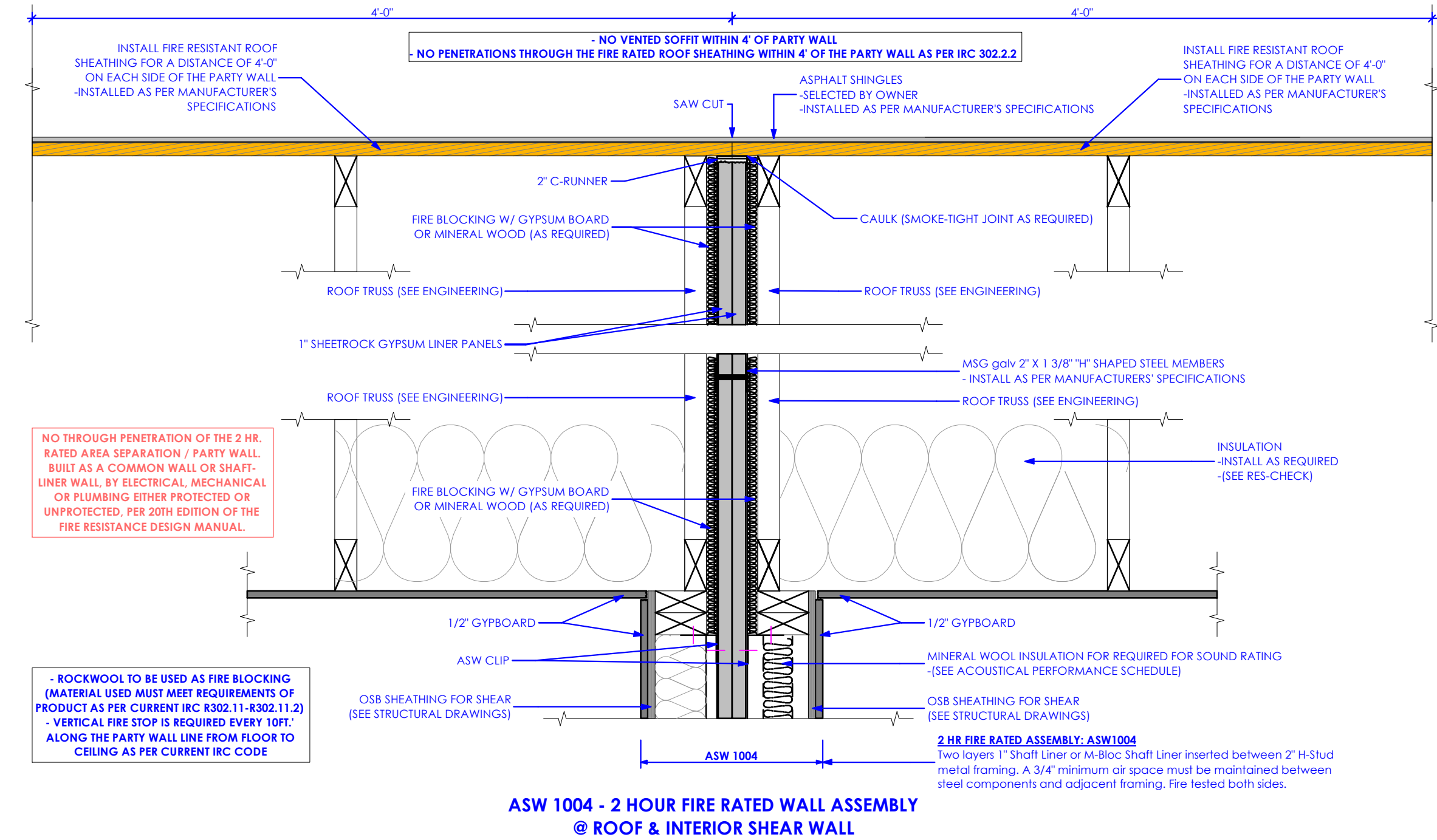
3D

GA FILE NO. ASW 1004	PROPRIETARY*	2 HOUR FIRE	60 to 64 STC SOUND
<b>GYPSUM WALLBOARD, STEEL H STUDS</b> Two layers 1" x 24" proprietary type X gypsum panels inserted between 2" floor and ceiling runners with 2" steel H studs between adjacent pairs of gypsum panels. (NLB) A 3/4" minimum air space must be maintained between steel components and adjacent framing (indicated by dashed lines in sketch). Sound tested with 2 x 4 stud wall faced with 1/2" regular gypsum wallboard each side of system and 3 1/2" glass fiber insulation in stud space on both sides.			
<b>PROPRIETARY GYPSUM BOARD</b> American Gypsum Company      1" SHAFT LINER Temple-Inland Forest Products Corporation      1" Silent Guard Gypsum Liner Board			
Thickness: 3 1/2" Approx. Weight: 9.5 psf Fire Test: UL R6937 (R10583, R14196), 04NK19014, 10-28-04, UL Design U375 Sound Test: RAL TL05-149, 7-13-05			

**FIRE RESISTANT ASSEMBLY: 2 HR FIRE SEPARATION - GA ASW 1004**

NOT TO SCALE

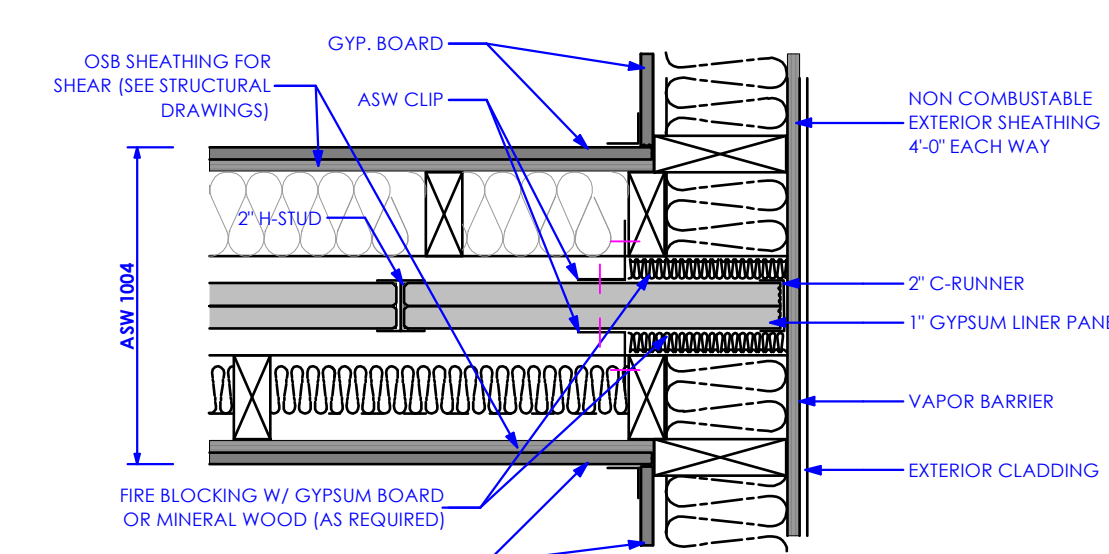
3B



**WALL TO ROOF SHAFT LINER DETAIL**

Scale: 1 1/2" = 1'-0"

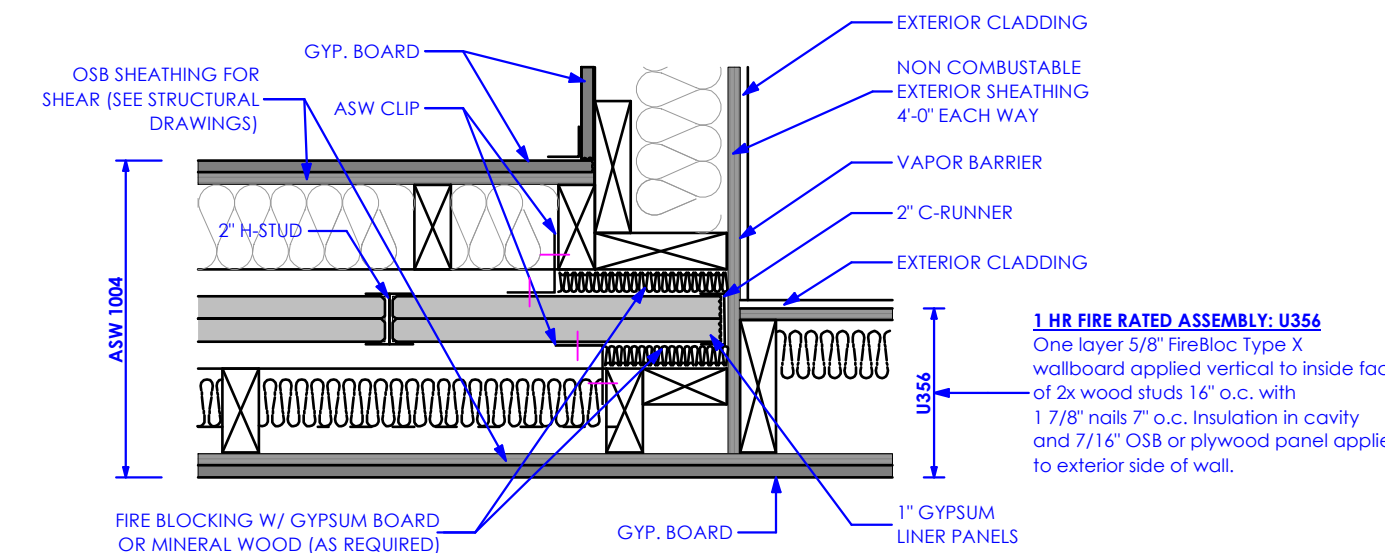
3A



**TYPICAL END FRAMING DETAIL**

NOT TO SCALE

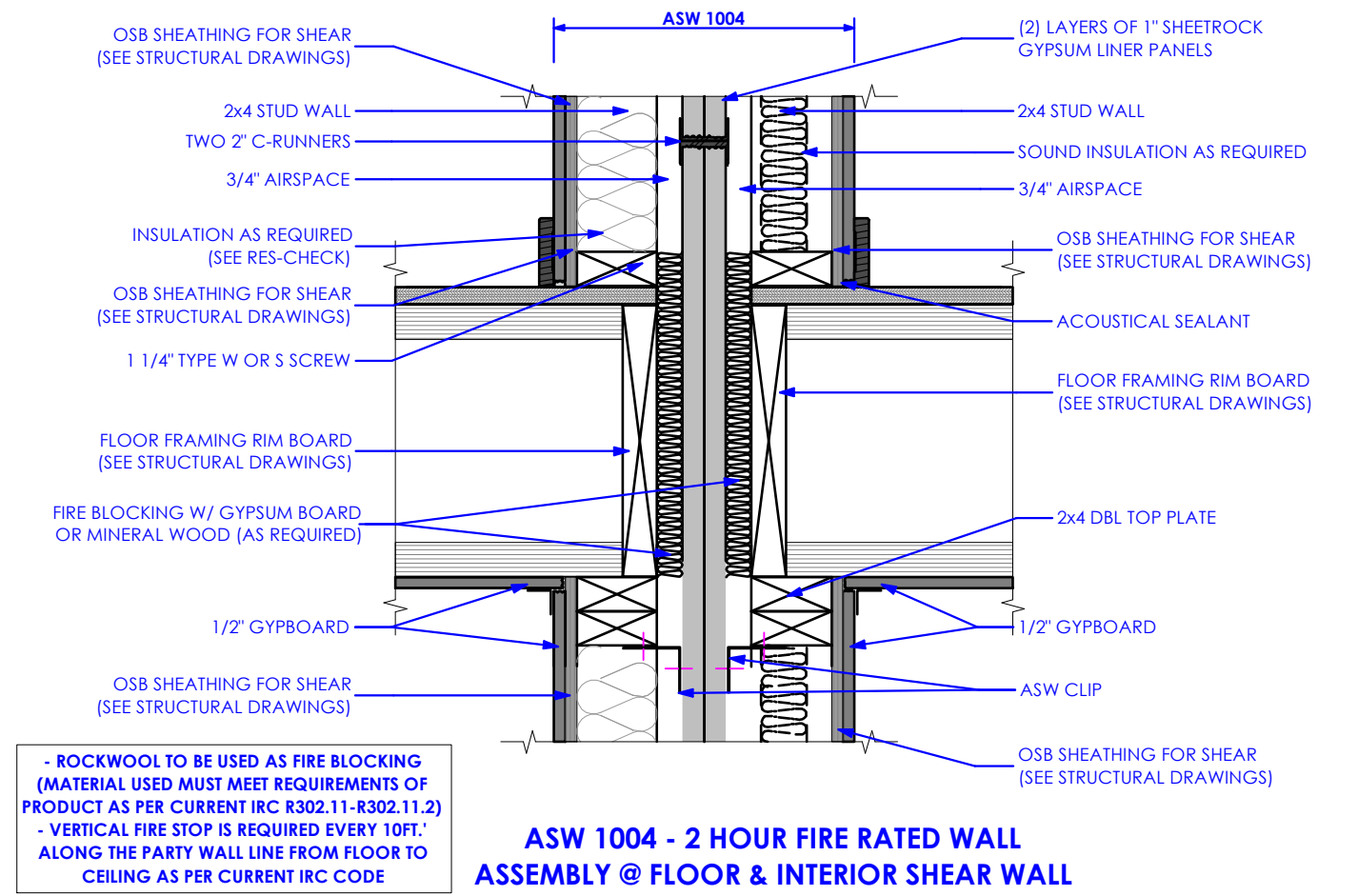
2B



**TYPICAL END CORNER FRAMING DETAIL**

NOT TO SCALE

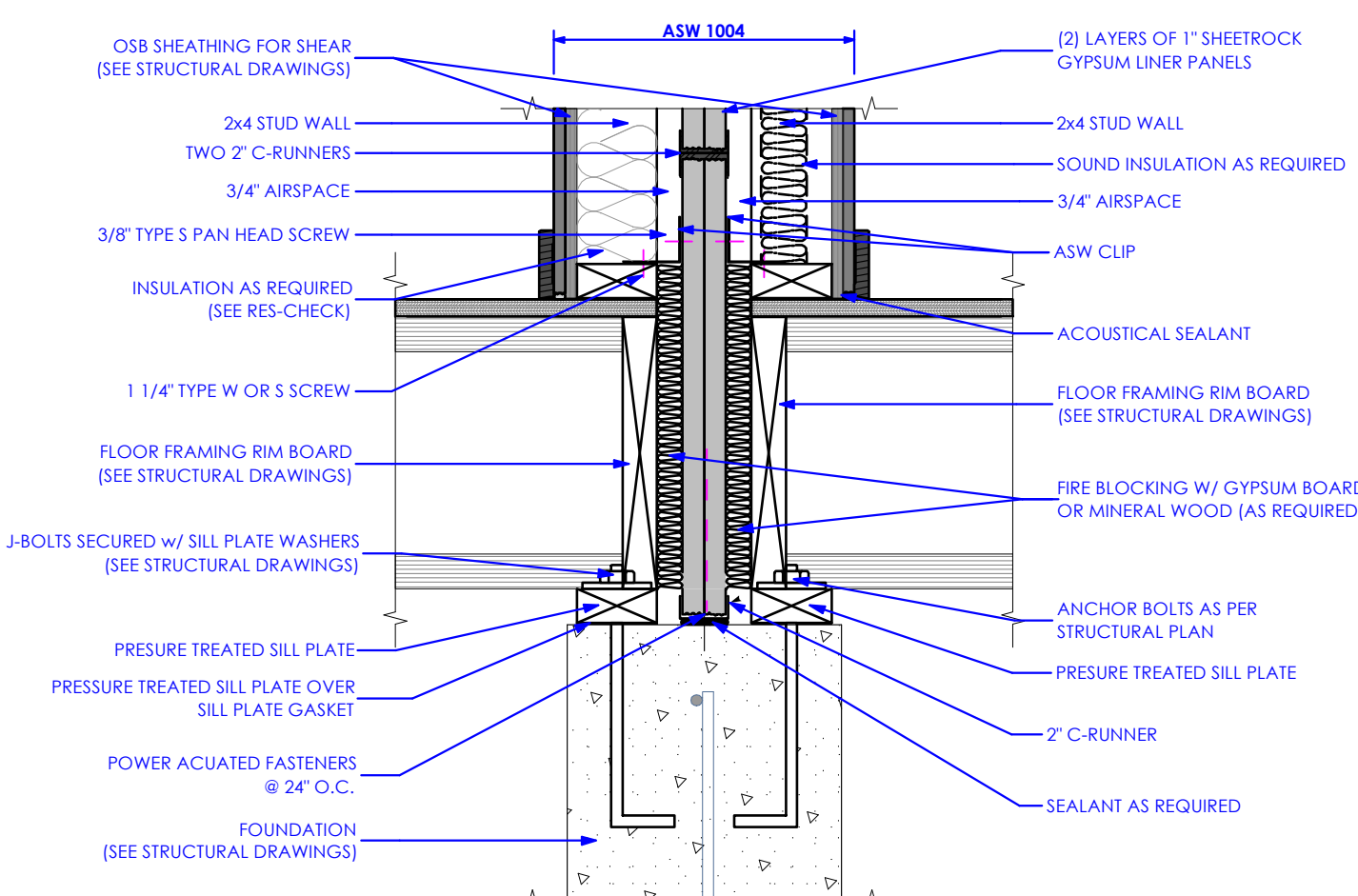
1B



**ASW 1004 - 2 HOUR FIRE RATED WALL ASSEMBLY @ FLOOR & INTERIOR SHEAR WALL**

Scale: 1 1/2" = 1'-0"

2A



**ASW 1004 - 2 HOUR FIRE RATED WALL ASSEMBLY @ FOUNDATION WALL**

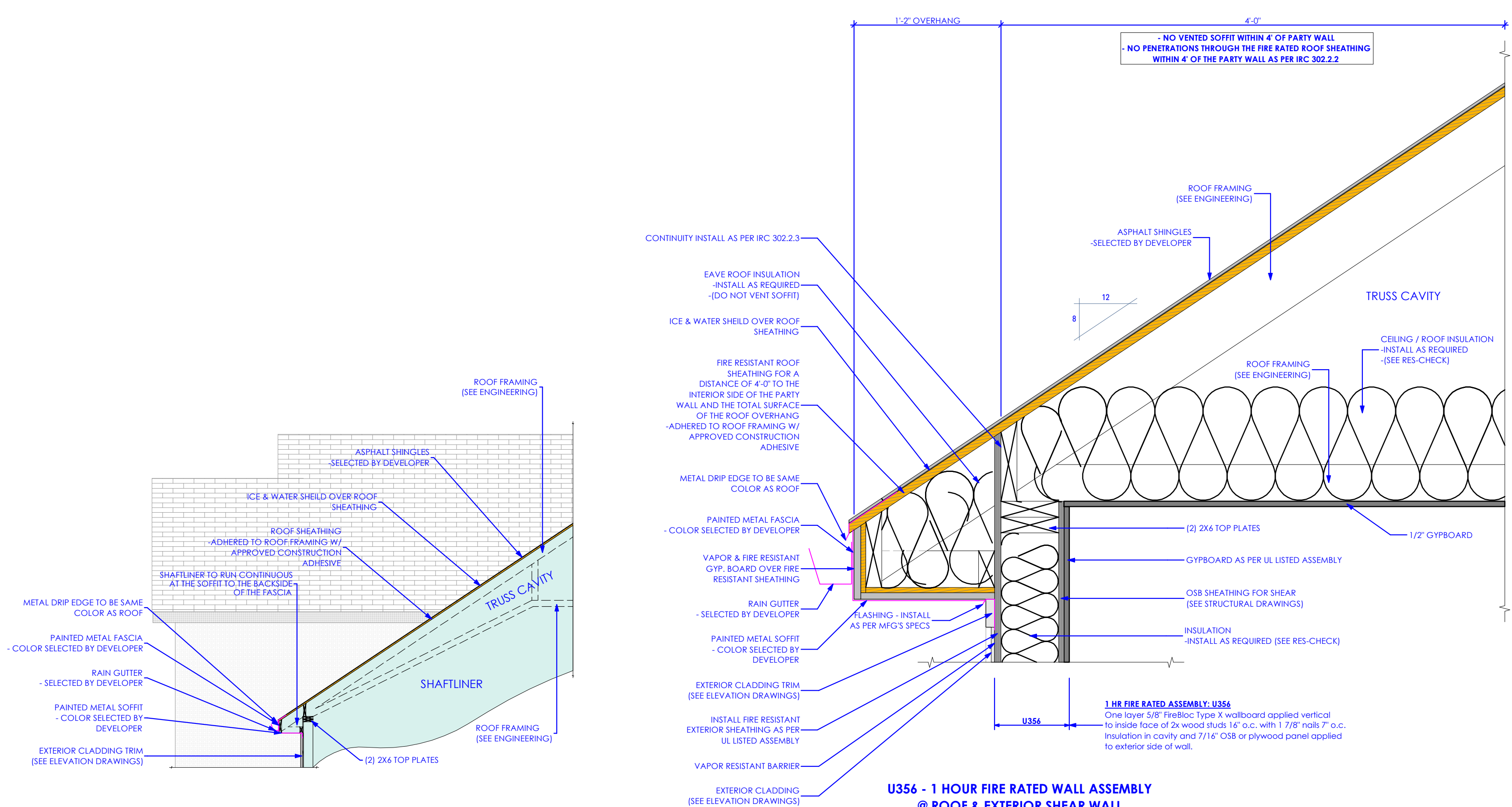
Scale: 1 1/2" = 1'-0"

1A

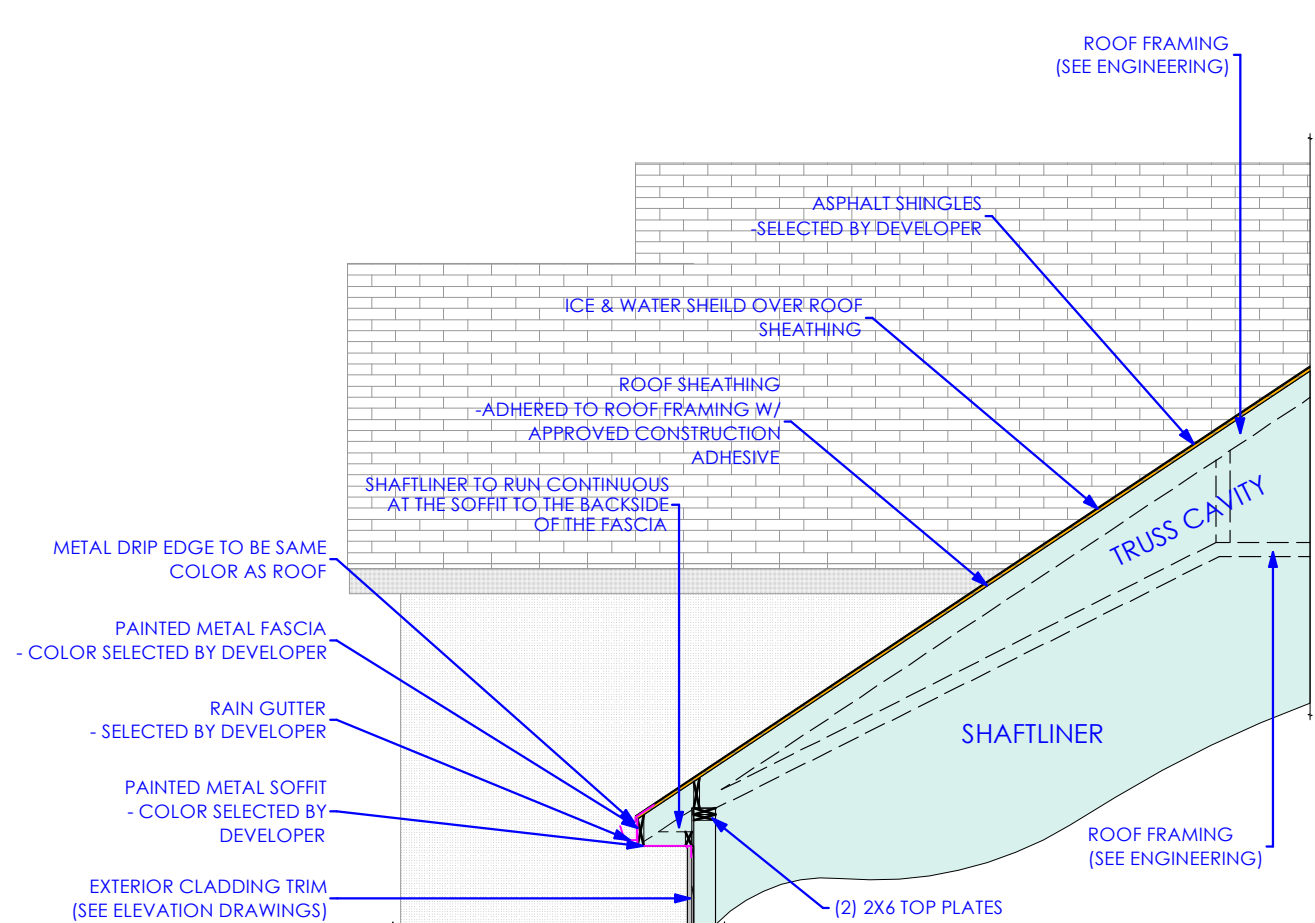
**BASE OF WALL SHAFT LINER DETAIL**

Scale: 1 1/2" = 1'-0"

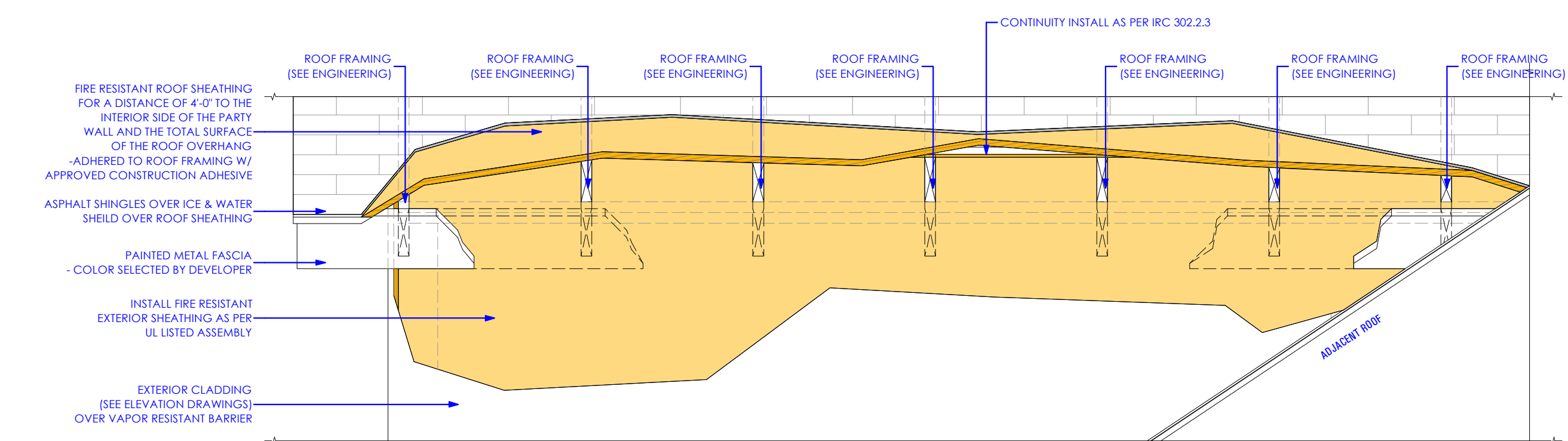
1A



**WALL TO ROOF DETAIL**  
Scale: 1/12" = 1'-0"



**CONTINUITY AT SOFFIT DETAIL**  
Scale: 1/4" = 1'-0"



**CONTINUITY AT SOFFIT DETAIL**  
Scale: 3/4" = 1'-0"

<b>GA FILE NO. FC 5406</b>	<b>GENERIC</b>	<b>1 HOUR FIRE</b>	<b>35 to 39 STC SOUND</b>
<b>WOOD JOISTS, GYPSUM WALLBOARD</b>			
Base layer 5/8" type X gypsum wallboard applied at right angles to 2 x 10 wood joists 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to joists with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate joists and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood joists supporting 1/2" plywood with exterior glue applied at right angles to joists with 8d nails. Ceiling provides one hour fire resistance protection for framing, including trusses.			
Approx. Ceiling Weight: 5 psf Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98 Sound Test: Estimated			

**FIRE RESISTANT ASSEMBLY: 1 HR FIRE SEPARATION - GA FC5406**  
NOT TO SCALE

<b>GA FILE NO. WP 4136</b>	<b>GENERIC</b>	<b>2 HOUR FIRE</b>	<b>40 to 44 STC SOUND</b>
<b>GYPSUM WALLBOARD, WOOD STUDS</b>			
Base layer 5/8" type X gypsum wallboard or veneer base applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. with 1 1/4" Type W drywall screws 12" o.c. Face layer 5/8" type X gypsum wallboard or veneer base applied parallel or at right angles to each side with 1 3/8" Type W drywall screws 12" o.c. and offset 6" from screws in base layer. Joints staggered 16" each layer and side. (LOAD-BEARING)			
Thickness: 5/8" Approx. Weight: 12 psf Fire Test: SWRI 01-5820-614, 12-5-94 Sound Test: See WP 4135 (NGC 2363, 4-1-70)			

**FIRE RESISTANT ASSEMBLY: 2 HR FIRE SEPARATION - GP WP4136**  
NOT TO SCALE

BIMbaud.arcd - BIMbaud Software as a Service/ARCFLO CONSTRUCTION/CONDOMINIUMS - AUTUMN SKY/T-5383A-21E - TRIUMPH - AUTUMN SKY - THE MIDWAY 3-PLEX (BLDG 26)\_DD\_2024-03-18 10:39 AM 3/20/2024 T-5383A-21E - TRIUMPH - AUTUMN SKY - THE MIDWAY 3-PLEX (BLDG 26)\_DD\_2024-03-18

BIMbae.arclio - BIMcloud Software as a Service | TRIUMPH CONSTRUCTION | AUTUMN SKY - THE MIDWAY 3-PLEX (BUDG-26)\_DD\_2024-03-18

10:39 AM

3/20/2024

T-5383A-21E - TRIUMPH - AUTUMN SKY - THE MIDWAY 3-PLEX (BUDG-26)\_DD\_2024-03-18

**DOOR SCHEDULE - UNIT #228 [ THE ASPEN - D ] MAIN LEVEL**

ID#	Door Size		Fire Resistance Rating	Door Thickness	Hinge Hardware			Door Type	Door Swing	2D Symbol	3D Front Axonometry	Manufacturer	Style	Material	Notes
	Width	Height			Count	Finish	Manufacturer   Model								
01	3'-0"	6'-8"	Undefined					RIGHT							
02	2'-6"	6'-8"	Undefined					RIGHT							
03	3'-0"	6'-8"	1 hour					LEFT						SELF CLOSING - FIRE RATED	
04	3'-6"	6'-8"	Undefined					DOUBLE							
05	3'-0"	6'-10"	Undefined					LEFT					GLASS	TEMPERED	
06	2'-10"	6'-8"	Undefined					RIGHT							
07	2'-4"	6'-8"	Undefined					RIGHT							
08	2'-6"	6'-8"	Undefined					LEFT							
09	2'-6"	6'-8"	Undefined					RIGHT							
10	4'-0"	6'-8"	Undefined					DOUBLE							
11	16'-0"	8'-0"	Undefined	OEM				OVERHEAD							

**NOTE:**  
1. COORDINATE WITH OWNER FOR ALL DOOR AND WINDOW SELECTIONS  
2. FIELD VERIFY ALL DIMENSIONS, CLEARANCES, AND ELEVATIONS.  
3. FIELD VERIFY DIMENSIONS COORDINATE HEAD HEIGHTS WITH ELEVATIONS

**DOOR SCHEDULE - UNIT #228 [ THE ASPEN - D ] LEVEL 2**

ID#	Door Size		Fire Resistance Rating	Door Thickness	Hinge Hardware			Door Type	Door Swing	2D Symbol	3D Front Axonometry	Manufacturer	Style	Material	Notes
	Width	Height			Count	Finish	Manufacturer   Model								
12	2'-6"	6'-8"	Undefined					LEFT							
13	2'-6"	6'-8"	Undefined					LEFT							
14	2'-6"	6'-8"	Undefined					RIGHT							
15	2'-6"	6'-8"	Undefined					LEFT							
16	2'-6"	6'-8"	Undefined					LEFT							
17	2'-6"	6'-8"	Undefined					LEFT							
18	2'-6"	6'-8"	Undefined					RIGHT							

**NOTE:**  
1. COORDINATE WITH OWNER FOR ALL DOOR AND WINDOW SELECTIONS  
2. FIELD VERIFY ALL DIMENSIONS, CLEARANCES, AND ELEVATIONS.  
3. FIELD VERIFY DIMENSIONS COORDINATE HEAD HEIGHTS WITH ELEVATIONS

**DOOR SCHEDULE - UNIT #228 [ THE ASPEN - D ] BASEMENT**

ID#	Door Size		Fire Resistance Rating	Door Thickness	Hinge Hardware			Door Type	Door Swing	2D Symbol	3D Front Axonometry	Manufacturer	Style	Material	Notes
	Width	Height			Count	Finish	Manufacturer   Model								
19	3'-0"	6'-8"	Undefined					LEFT						INSULATED WEATHER STRIP DOOR	

**NOTE:**  
1. COORDINATE WITH OWNER FOR ALL DOOR AND WINDOW SELECTIONS  
2. FIELD VERIFY ALL DIMENSIONS, CLEARANCES, AND ELEVATIONS.  
3. FIELD VERIFY DIMENSIONS COORDINATE HEAD HEIGHTS WITH ELEVATIONS

BIMBAUD\_ARCH - BILBAUD SOFTWARE AS A SERVICE TRIUMPH CONSTRUCTION AUTUMN SKY - THE MIDWAY 3- PLEX (BUILDING 26)\_DD\_2024-03-18  
 10:39 AM  
 3/20/2024  
 T-5383A-21E - TRIUMPH - AUTUMN SKY - THE MIDWAY 3- PLEX (BUILDING 26)\_DD\_2024-03-18

CONSULTANT INFO:

PREPARED FOR:



PROJECT LOCATION:

**AUTUMN SKY  
SUBDIVISION**

STREET LOCATION:

**AUTUMN DAY LANE**

AUTHORITY HAVING JURISDICTION:

**HERRIMAN**

ZIP CODE:

**84096**

PROJECT TITLE:

**THE MIDWAY  
3-PLEX**

PROJECT ID #:

**T-5383A-20**

ISSUE DATE:

**1/18/2022**

REVIEWED BY:

INITIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:

**PERMIT SUBMITAL SET**

SHEET TITLE:

**[ BUILDING 26 ]**

**DOOR SCHEDULE -  
THE COTTONWOOD -  
D**

SCALE:

**No Scale**

SHEET NUMBER:

**AE 602**

**DOOR SCHEDULE: UNIT #229 [ THE COTTONWOOD - D ] MAIN LEVEL**

ID#	Door Size		Fire Resistance Rating	Door Thickness	Hinge Hardware			Door Type	Door Swing	2D Symbol	3D Front Axonometry	Manufacturer	Style	Material	Notes	
	Width	Height			Count	Finish	Manufacturer   Model									
01	3'-0"	6'-8"	Undefined						LEFT							
02	6'-0"	6'-10"	Undefined						SLIDER					GLASS		TEMPERED
03	2'-4"	6'-8"	Undefined						RIGHT							
04	2'-6"	6'-8"	Undefined						RIGHT							
05	2'-8"	6'-8"	Undefined						LEFT							
06	1'-6"	6'-8"	Undefined						LEFT							
07	3'-0"	6'-8"	1 hour						RIGHT							SELF CLOSING - FIRE RATED
08	5'-0"	5'-2"	Undefined						DOUBLE							
09	16'-0"	8'-0"	Undefined	OEM					OVERHEAD							

NOTE:  
 1. COORDINATE WITH OWNER FOR ALL DOOR AND WINDOW SELECTIONS  
 2. FIELD VERIFY ALL DIMENSIONS, CLEARANCES, AND ELEVATIONS.  
 3. FIELD VERIFY DIMENSIONS COORDINATE HEAD HEIGHTS WITH ELEVATIONS

**DOOR SCHEDULE: UNIT #229 [ THE COTTONWOOD - D ] LEVEL 2**

ID#	Door Size		Fire Resistance Rating	Door Thickness	Hinge Hardware			Door Type	Door Swing	2D Symbol	3D Front Axonometry	Manufacturer	Style	Material	Notes	
	Width	Height			Count	Finish	Manufacturer   Model									
10	3'-0"	6'-8"	Undefined						RIGHT							
11	2'-6"	6'-8"	Undefined						LEFT							
12	2'-6"	6'-8"	Undefined						RIGHT							
13	3'-0"	6'-8"	Undefined						RIGHT							
14	2'-6"	6'-8"	Undefined						LEFT							
15	2'-6"	6'-8"	Undefined						RIGHT							
16	5'-0"	6'-8"	Undefined						DOUBLE							
17	2'-6"	6'-8"	Undefined						RIGHT							
18	2'-6"	6'-8"	Undefined						LEFT							
19	2'-6"	6'-8"	Undefined						LEFT							

NOTE:  
 1. COORDINATE WITH OWNER FOR ALL DOOR AND WINDOW SELECTIONS  
 2. FIELD VERIFY ALL DIMENSIONS, CLEARANCES, AND ELEVATIONS.  
 3. FIELD VERIFY DIMENSIONS COORDINATE HEAD HEIGHTS WITH ELEVATIONS

**DOOR SCHEDULE: UNIT #229 [ THE COTTONWOOD - D ] BASEMENT**

ID#	Door Size		Fire Resistance Rating	Door Thickness	Hinge Hardware			Door Type	Door Swing	2D Symbol	3D Front Axonometry	Manufacturer	Style	Material	Notes
	Width	Height			Count	Finish	Manufacturer   Model								
20	3'-0"	6'-8"	Undefined						RIGHT						INSULATED WEATHER STRIP DOOR

NOTE:  
 1. COORDINATE WITH OWNER FOR ALL DOOR AND WINDOW SELECTIONS  
 2. FIELD VERIFY ALL DIMENSIONS, CLEARANCES, AND ELEVATIONS.  
 3. FIELD VERIFY DIMENSIONS COORDINATE HEAD HEIGHTS WITH ELEVATIONS

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10:39 AM

3/20/2024

T-5383A-21E TRIUMPH AUTUMN SKY - THE MIDWAY 3-PLEX (BUILDING 26)\_DD\_2024-03-18

4

3

2

1

D

C

B

A

D

C

B

A

DOOR SCHEDULE: UNIT #230 [ THE ASPEN ] MAIN LEVEL

Table with 14 columns: ID#, Door Size (Width, Height), Fire Resistance Rating, Door Thickness, Hinge Hardware (Count, Finish, Manufacturer | Model), Door Type, Door Swing, 2D Symbol, 3D Front Axonometry, Manufacturer, Style, Material, Notes. Rows 01-11.

NOTE: 1. COORDINATE WITH OWNER FOR ALL DOOR AND WINDOW SELECTIONS 2. FIELD VERIFY ALL DIMENSIONS, CLEARANCES, AND ELEVATIONS. 3. FIELD VERIFY DIMENSIONS COORDINATE HEAD HEIGHTS WITH ELEVATIONS

DOOR SCHEDULE: UNIT #230 [ THE ASPEN ] LEVEL 2

Table with 14 columns: ID#, Door Size (Width, Height), Fire Resistance Rating, Door Thickness, Hinge Hardware (Count, Finish, Manufacturer | Model), Door Type, Door Swing, 2D Symbol, 3D Front Axonometry, Manufacturer, Style, Material, Notes. Rows 12-18.

NOTE: 1. COORDINATE WITH OWNER FOR ALL DOOR AND WINDOW SELECTIONS 2. FIELD VERIFY ALL DIMENSIONS, CLEARANCES, AND ELEVATIONS. 3. FIELD VERIFY DIMENSIONS COORDINATE HEAD HEIGHTS WITH ELEVATIONS

DOOR SCHEDULE: UNIT #230 [ THE ASPEN ] BASEMENT

Table with 14 columns: ID#, Door Size (Width, Height), Fire Resistance Rating, Door Thickness, Hinge Hardware (Count, Finish, Manufacturer | Model), Door Type, Door Swing, 2D Symbol, 3D Front Axonometry, Manufacturer, Style, Material, Notes. Row 19.

NOTE: 1. COORDINATE WITH OWNER FOR ALL DOOR AND WINDOW SELECTIONS 2. FIELD VERIFY ALL DIMENSIONS, CLEARANCES, AND ELEVATIONS. 3. FIELD VERIFY DIMENSIONS COORDINATE HEAD HEIGHTS WITH ELEVATIONS

CONSULTANT INFO:

PREPARED FOR:



PROJECT LOCATION:

AUTUMN SKY SUBDIVISION

STREET LOCATION:

AUTUMN DAY LANE

AUTHORITY HAVING JURISDICTION:

HERRIMAN

ZIP CODE:

84096

PROJECT TITLE:

THE MIDWAY 3-PLEX

PROJECT ID #:

T-5383A-20

ISSUE DATE:

1/18/2022

REVIEWED BY:

Table with 2 columns: INITIALS, DATE

REVISIONS:

Table with 3 columns: MARK, DATE, DESCRIPTION

PHASE:

PERMIT SUBMITAL SET

SHEET TITLE:

[ BUILDING 26 ]

DOOR SCHEDULE - THE ASPEN

SCALE:

No Scale

SHEET NUMBER:

AE 603

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**WINDOW SCHEDULE: MAIN LEVEL**

ID#	Window Size		Window Type - Operation Style	Header @ Top of Finish Floor	2D Symbol	3D Front Axonometry	Manufacturer	Model Series	Material	Frame Color	Notes
	Width	Height									
01	2'-6"	5'-6"	SINGLE HUNG	7'-4"							
02	2'-6"	5'-6"	SINGLE HUNG	7'-4"							
03	4'-6"	5'-6"	FIXED	7'-4"							
04	2'-6"	5'-6"	SINGLE HUNG	7'-4"							TEMPERED
05	6'-0"	5'-0"	HORIZONTAL SLIDER	6'-8"							
06	2'-6"	5'-6"	SINGLE HUNG	7'-4"							
07	5'-0"	5'-6"	FIXED	7'-4"							
08	2'-6"	5'-6"	SINGLE HUNG	7'-4"							
09	6'-0"	5'-0"	HORIZONTAL SLIDER	6'-8"							
10	2'-6"	5'-6"	SINGLE HUNG	7'-4"							TEMPERED
11	4'-6"	5'-6"	FIXED	7'-4"							
12	2'-6"	5'-6"	SINGLE HUNG	7'-4"							
13	2'-6"	5'-6"	SINGLE HUNG	7'-4"							
14	2'-6"	5'-6"	SINGLE HUNG	7'-4"							
15	3'-0"	3'-0"	FIXED	11'-0"							
16	3'-0"	3'-0"	FIXED	11'-0"							
17	3'-0"	3'-0"	FIXED	11'-0"							
18	3'-0"	3'-0"	FIXED	8'-0"							
19	3'-0"	3'-0"	FIXED	8'-0"							
20	3'-0"	3'-0"	FIXED	11'-0"							
21	3'-0"	3'-0"	FIXED	11'-0"							
22	3'-0"	3'-0"	FIXED	11'-0"							
23	2'-6"	5'-6"	SINGLE HUNG	7'-4"							

**WINDOW SCHEDULE: BASEMENT**

ID#	Window Size		Window Type - Operation Style	Header @ Top of Finish Floor	2D Symbol	3D Front Axonometry	Manufacturer	Model Series	Material	Frame Color	Notes
	Width	Height									
53	4'-0"	4'-0"	HORIZONTAL SLIDER	7'-0"							
54	4'-0"	4'-0"	HORIZONTAL SLIDER	7'-0"							
55	4'-0"	4'-0"	HORIZONTAL SLIDER	7'-0"							
56	4'-0"	4'-0"	HORIZONTAL SLIDER	7'-0"							
57	4'-0"	4'-0"	HORIZONTAL SLIDER	7'-0"							
58	4'-0"	4'-0"	HORIZONTAL SLIDER	7'-0"							
59	4'-0"	4'-0"	HORIZONTAL SLIDER	7'-0"							
60	4'-0"	4'-0"	HORIZONTAL SLIDER	7'-0"							

- NOTE:**
- COORDINATE WITH OWNER FOR ALL DOOR AND WINDOW SELECTIONS
  - FIELD VERIFY ALL DIMENSIONS, CLEARANCES, AND ELEVATIONS.
  - FIELD VERIFY DIMENSIONS COORDINATE HEAD HEIGHTS WITH ELEVATIONS

- Windows**  
General Notes:
- Glazing in swinging doors except jalousies shall be tempered.
  - Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies shall be tempered.
  - Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface shall be tempered.
  - Glazing in an exposed area of an individual pane larger than 9 square feet shall be tempered.
  - Glazing where the bottom edge of an individual fixed or operable panel is less than 18 inches above the floor shall be tempered.
  - Site built windows shall comply with section 2404 of the International Building Code.



**AUTUMN SKY  
SUBDIVISION**

**AUTUMN DAY LANE**

**HERRIMAN**

**84096**

**THE MIDWAY  
3-PLEX**

**T-5383A-20**

**1/18/2022**

INITIALS	DATE

MARK	DATE	DESCRIPTION

**PERMIT SUBMITAL SET**

**[ BUILDING 26 ]**

**WINDOW SCHEDULE**

**No Scale**

**AE 604**

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10:39 AM

T-5383A-21E - TRIUMPH - AUTUMN SKY - THE MIDWAY 3-PLEX (BUILDING 26)\_DD\_2024-03-18

**WINDOW SCHEDULE: LEVEL 2**

ID#	Window Size		Window Type - Operation Style	Header @ Top of Finish Floor	2D Symbol	3D Front Axonometry	Manufacturer	Model Series	Material	Frame Color	Notes
	Width	Height									
24	2'-6"	2'-6"	TRANSOM	10'-4"							
25	4'-6"	2'-6"	TRANSOM	10'-4"							
26	2'-6"	2'-6"	TRANSOM	10'-4"							
27	3'-0"	2'-6"	TRANSOM	10'-4"							
28	6'-0"	5'-0"	HORIZONTAL SLIDER	7'-0"							
29	6'-0"	5'-0"	HORIZONTAL SLIDER	7'-0"							
30	2'-6"	2'-6"	TRANSOM	10'-4"							
31	5'-0"	2'-6"	TRANSOM	10'-4"							
32	2'-6"	2'-6"	TRANSOM	10'-4"							
33	6'-0"	5'-0"	HORIZONTAL SLIDER	7'-0"							
34	3'-0"	2'-6"	TRANSOM	10'-4"							
35	2'-6"	2'-6"	TRANSOM	10'-4"							
36	4'-6"	2'-6"	TRANSOM	10'-4"							
37	2'-6"	2'-6"	TRANSOM	10'-4"							
38	2'-6"	2'-6"	TRANSOM	10'-4"							
39	2'-6"	2'-6"	TRANSOM	10'-4"							
40	3'-0"	3'-0"	FIXED	5'-6"							
41	5'-0"	3'-0"	HORIZONTAL SLIDER	5'-6"							
42	6'-0"	5'-0"	HORIZONTAL SLIDER	7'-0"							
43	3'-0"	3'-0"	FIXED	5'-6"							
44	3'-0"	3'-0"	TRANSOM	15'-6"							
45	6'-0"	5'-0"	HORIZONTAL SLIDER	7'-0"							
46	6'-0"	5'-0"	HORIZONTAL SLIDER	7'-0"							
47	3'-0"	3'-0"	FIXED	5'-6"							
48	6'-0"	5'-0"	HORIZONTAL SLIDER	7'-0"							
49	5'-0"	3'-0"	HORIZONTAL SLIDER	5'-6"							
50	3'-0"	3'-0"	FIXED	5'-6"							
51	2'-6"	2'-6"	TRANSOM	10'-4"							
52	2'-6"	2'-6"	TRANSOM	10'-4"							

- NOTE:**
- COORDINATE WITH OWNER FOR ALL DOOR AND WINDOW SELECTIONS
  - FIELD VERIFY ALL DIMENSIONS, CLEARANCES, AND ELEVATIONS.
  - FIELD VERIFY DIMENSIONS COORDINATE HEAD HEIGHTS WITH ELEVATIONS

- Windows**
- General Notes:**
- Glazing in swinging doors except jalousies shall be tempered.
  - Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies shall be tempered.
  - Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface shall be tempered.
  - Glazing in an exposed area of an individual pane larger than 9 square feet shall be tempered.
  - Glazing where the bottom edge of an individual fixed or operable panel is less than 18 inches above the floor shall be tempered.
  - Site built windows shall comply with section 2404 of the International Building Code.

CONSULTANT INFO:

PREPARED FOR:



PROJECT LOCATION:

**AUTUMN SKY  
SUBDIVISION**

STREET LOCATION:

**AUTUMN DAY LANE**

AUTHORITY HAVING JURISDICTION:

**HERRIMAN**

ZIP CODE:

**84096**

PROJECT TITLE:

**THE MIDWAY  
3-PLEX**

PROJECT ID #:

**T-5383A-20**

ISSUE DATE:

**1/18/2022**

REVIEWED BY:

INITIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:

**PERMIT SUBMITAL SET**

SHEET TITLE:

**[ BUILDING 26 ]**

**WINDOW SCHEDULE**

SCALE:

**No Scale**

SHEET NUMBER:

**AE 605**



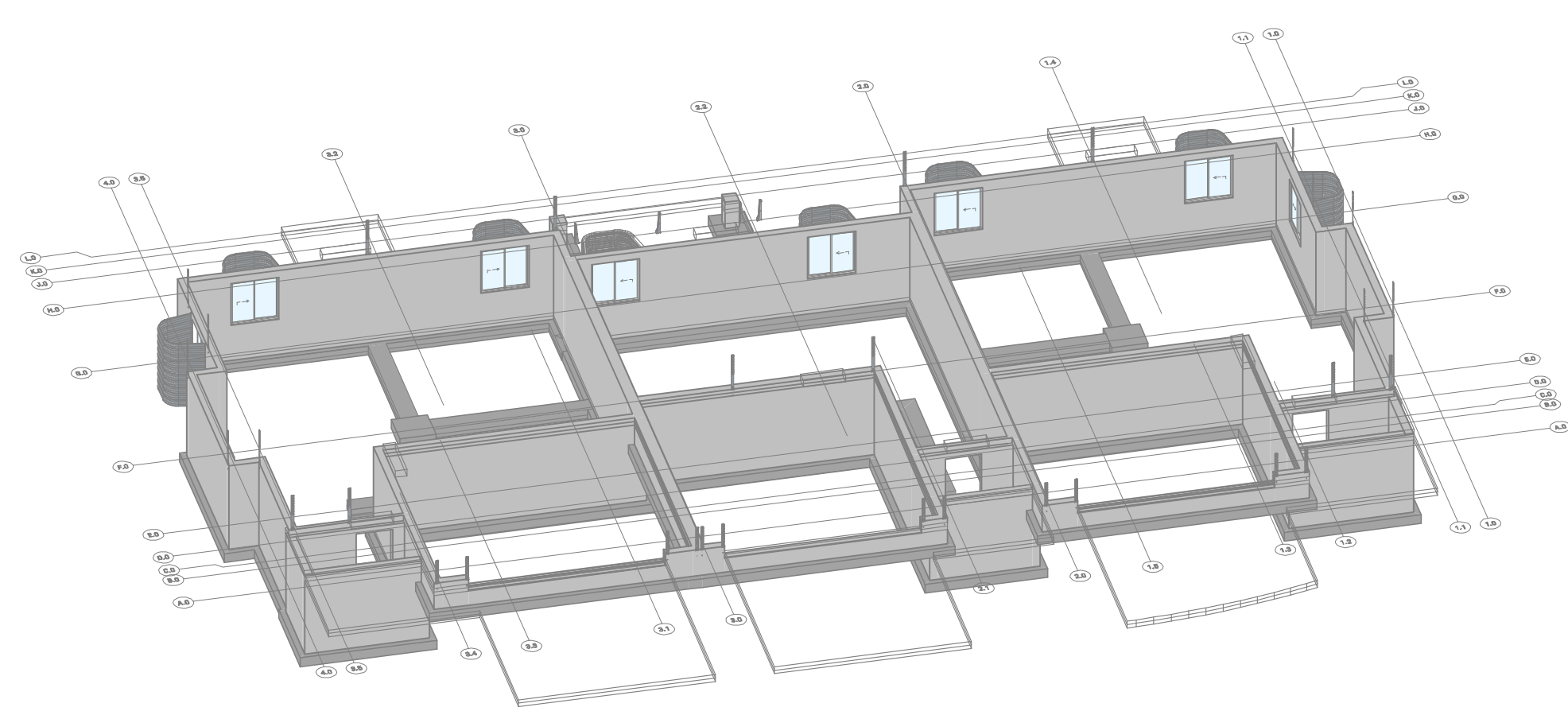


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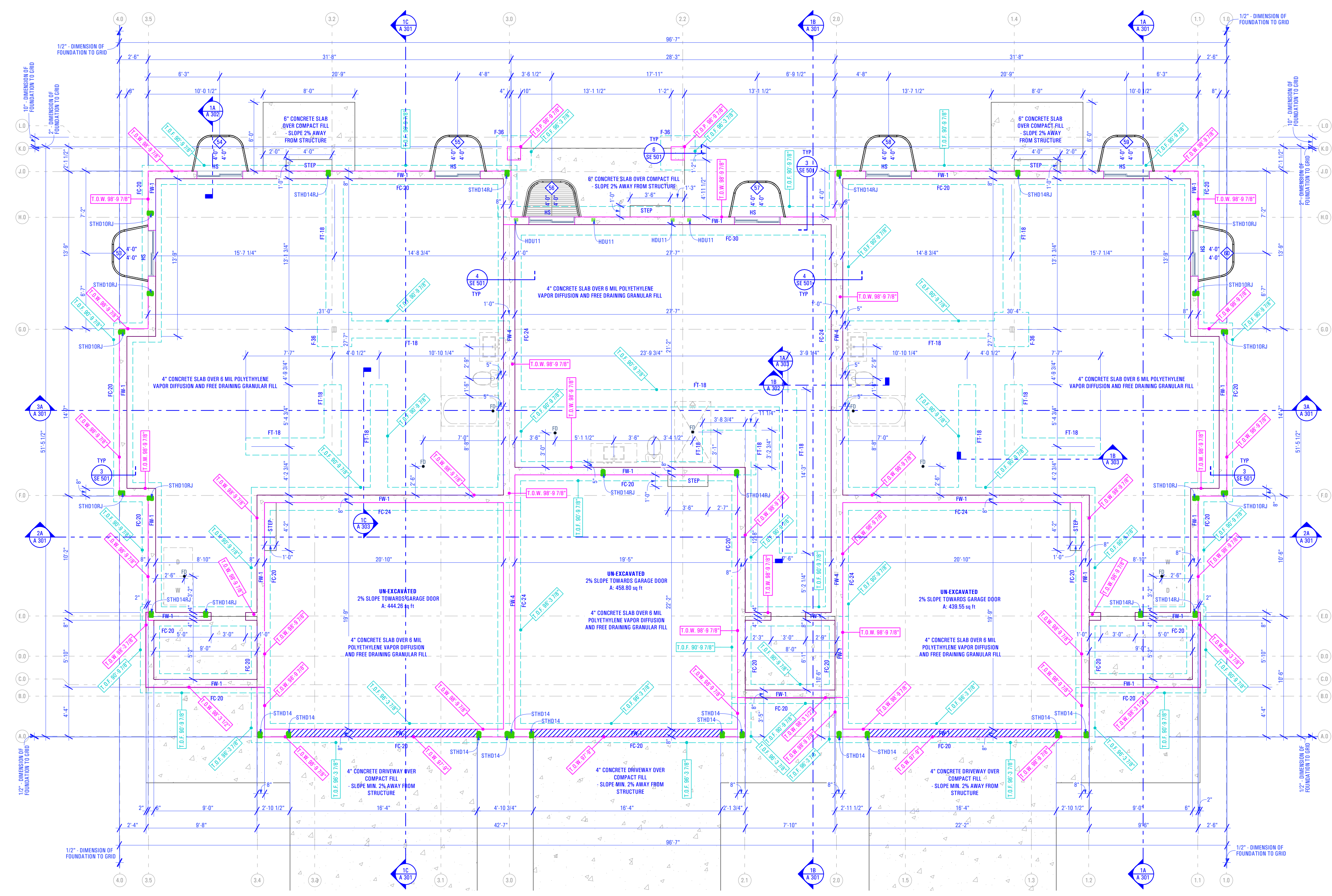
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3/20/2024

T-5383A-21E - TRIUMPH - AUTUMN SKY - THE MIDWAY 3-PLEX (BUILDING 26)\_DD\_2024-03-18

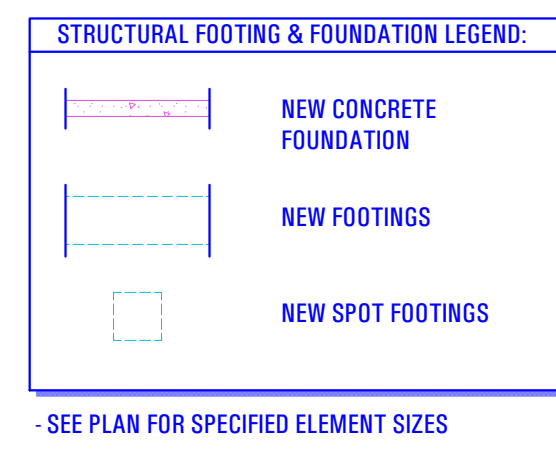
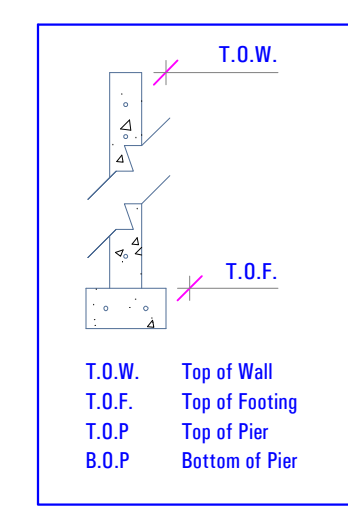


**AXO VIEW - FOOTING & FOUNDATION 4A**



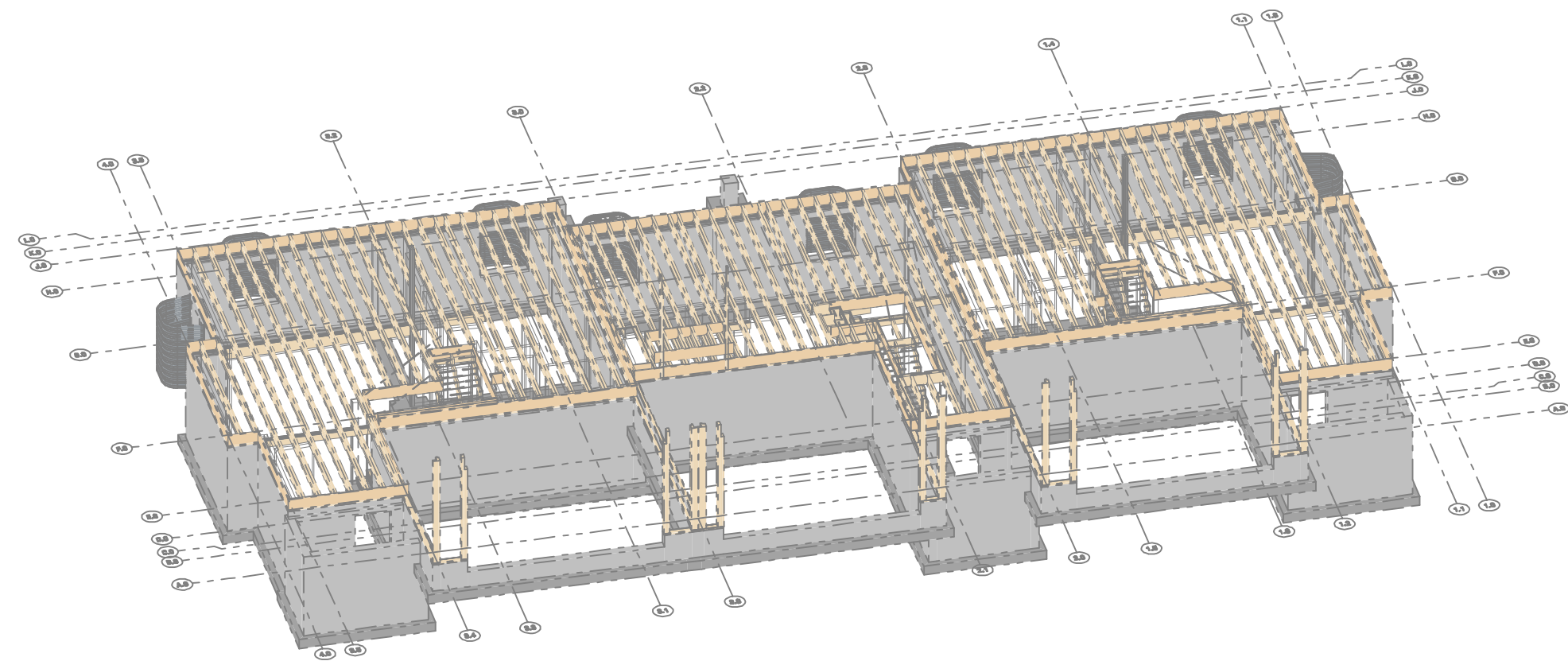
**Footings & Foundation Plan**  
General Notes:

- 1. ALL HOLDDOWN LOCATIONS, SIZES AND DIMENSIONS TO BE VERIFIED IN FIELD WITH SHEARWALL DESIGN (SEE STRUCTURAL ENGINEERING)
- 2. 6x6 Welded Wire Mesh Throughout New Concrete Floor Slab

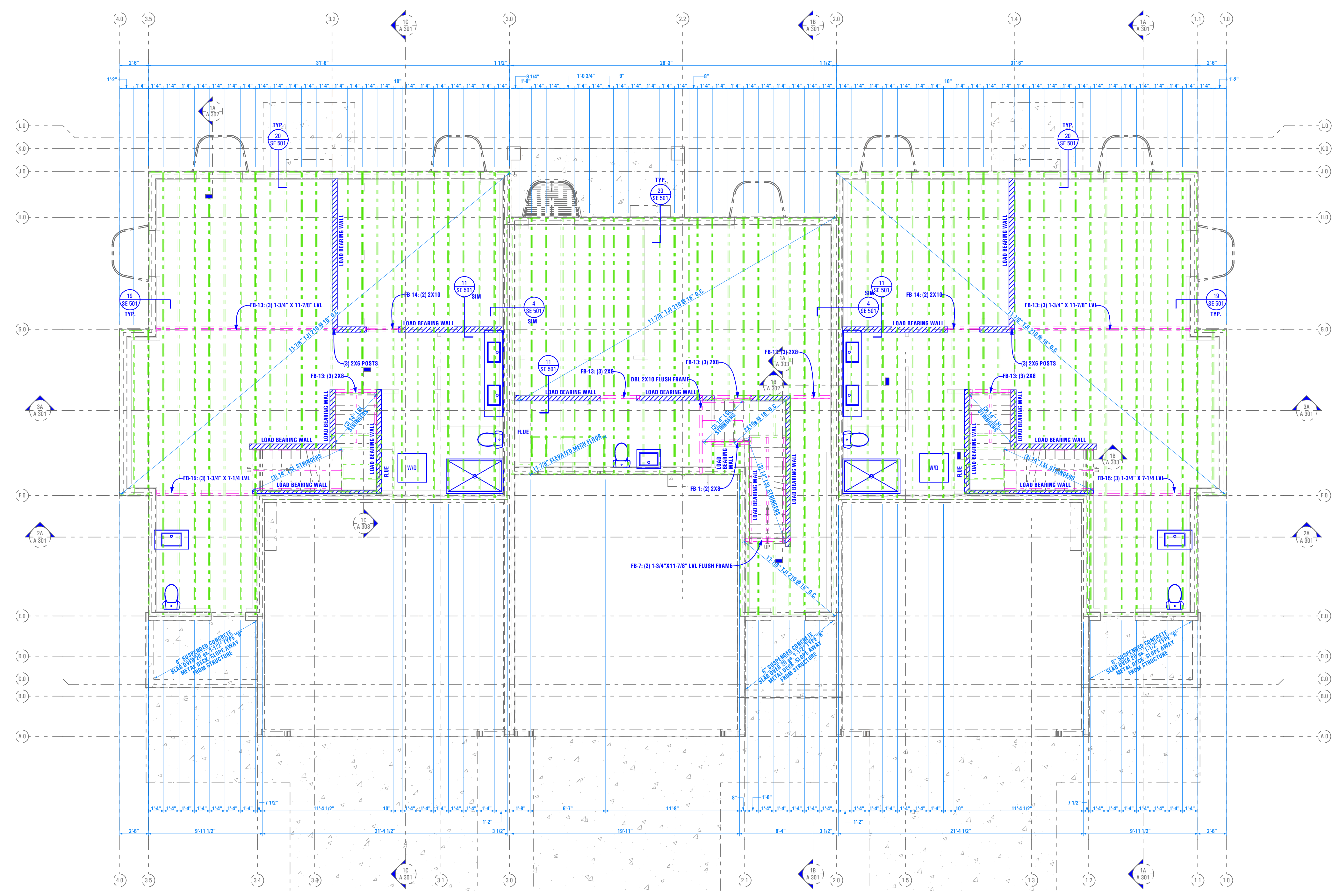


**FOOTING & FOUNDATION PLAN 1A**  
Scale: 3/16" = 1'-0"

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 10:41 AM  
 3/20/2024  
 T:5383A-21E - TRIUMPH - AUTUMN SKY - THE MIDWAY 3-PLEX (BUILDING 26)\_DD\_2024-03-18



AXO VIEW - FLOOR FRAMING PLAN - LEVEL 1 (4A)



Main Level Floor Framing Plan  
 General Notes:

1. General Contractor to Verify In Field Roof Framing Does Not Load Onto Floor Framing. If Roof Framing Does Load Onto Floor Framing, Contact Structural Engineer Immediately.
2. Contractor to Provide Temporary Shoring for Existing Floor Joists on Both Sides During Center Beam Installation.

STRUCTURAL FLOOR FRAMING LEGEND:

	BEAMS
	FLOOR JOISTS
	STEEL W. COLUMNS
	HOLLOW STRUCTURAL STEEL (HSS)
	WOOD POST

- SEE PLAN FOR SPECIFIED ELEMENT SIZES

FLOOR FRAMING PLAN - LEVEL 1 (1A)

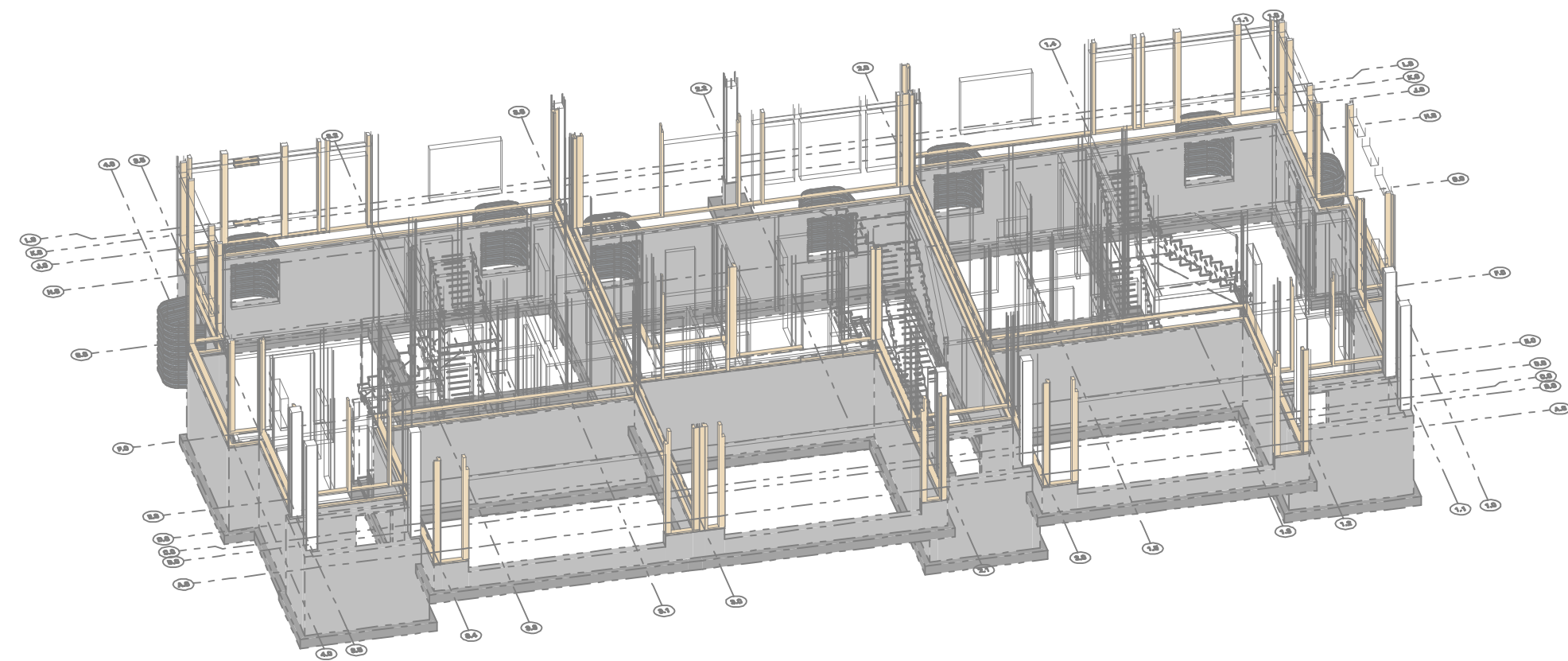
Scale: 3/16" = 1'-0"

BIMbaud.arcflo - BIMbaud Software as a Service/TRIUMPH CONSTRUCTION/CONDOMINIUMS - AUTUMN SKY/T-5383A-21E - TRIUMPH - AUTUMN SKY - THE MIDWAY 3-PLEX (BUILDING 26)\_DD\_2024-03-18

10:42 AM

3/20/2024

T-5383A-21E - TRIUMPH - AUTUMN SKY - THE MIDWAY 3-PLEX (BUILDING 26)\_DD\_2024-03-18



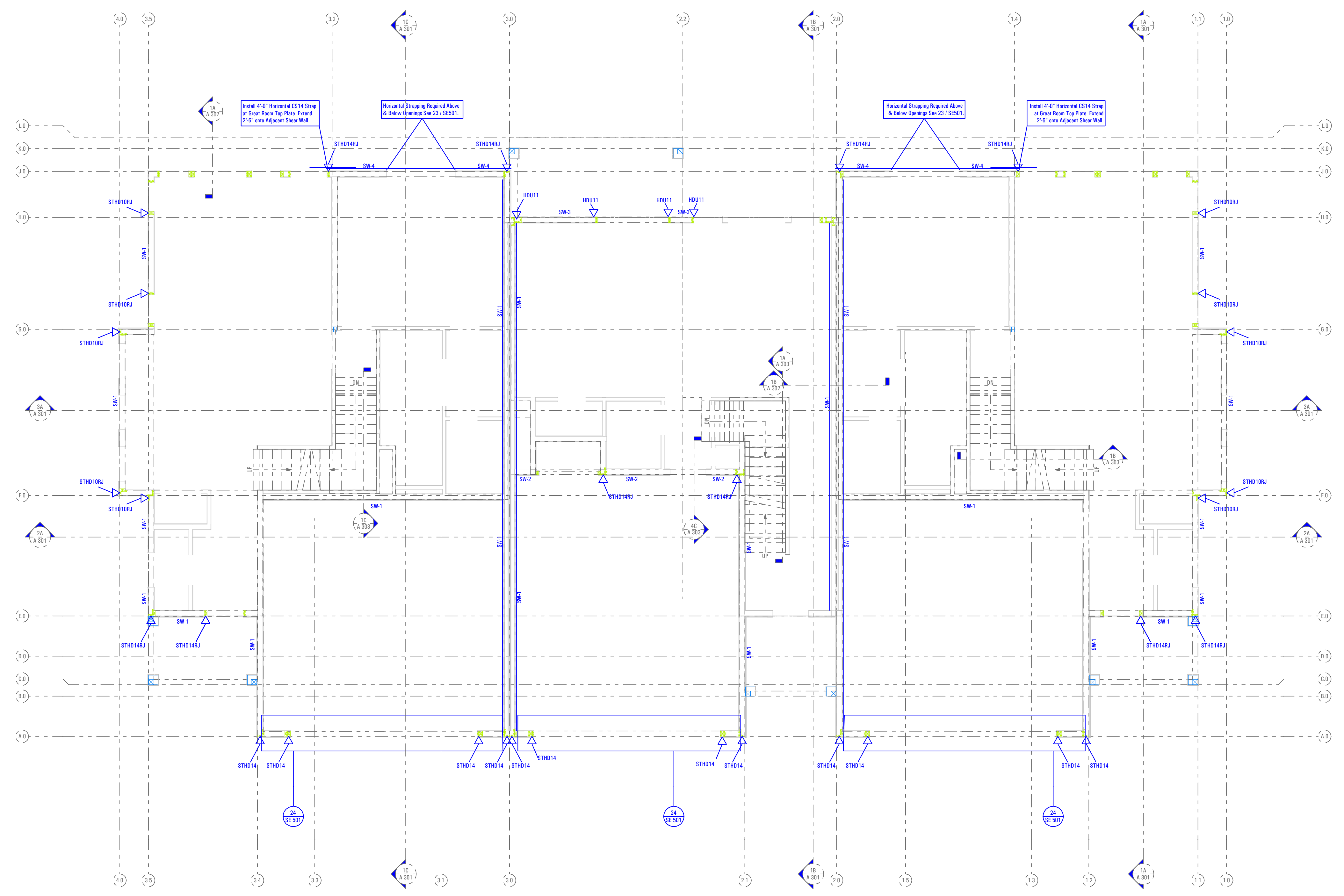
AXO VIEW - SHEARWALL PLAN **4A**

Shearwall Plan  
General Notes:  
1. ALL HOLDOWN LOCATIONS, SIZES AND DIMENSIONS TO BE VERIFIED IN FIELD WITH SHEARWALL DESIGN (SEE STRUCTURAL ENGINEERING)

STRUCTURAL SHEARWALL LEGEND:

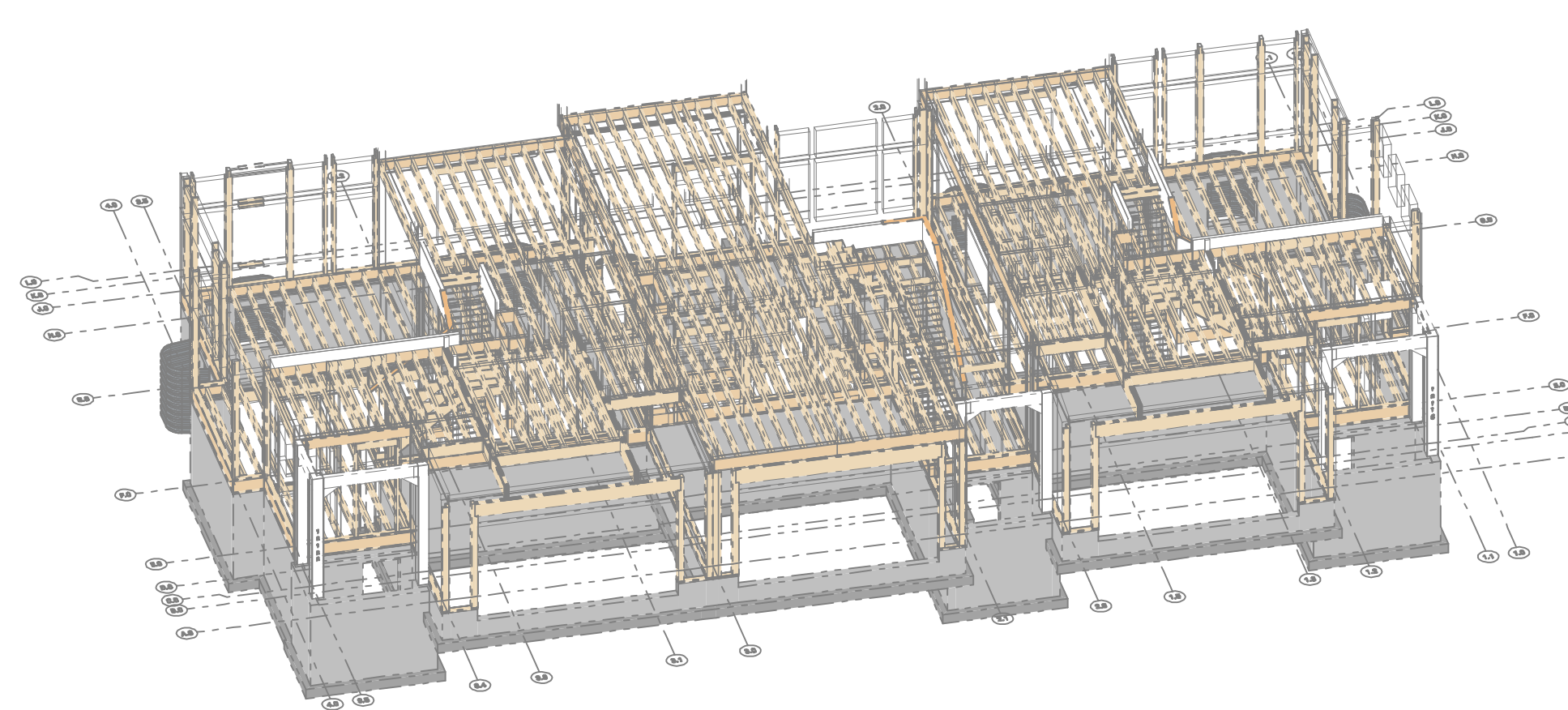
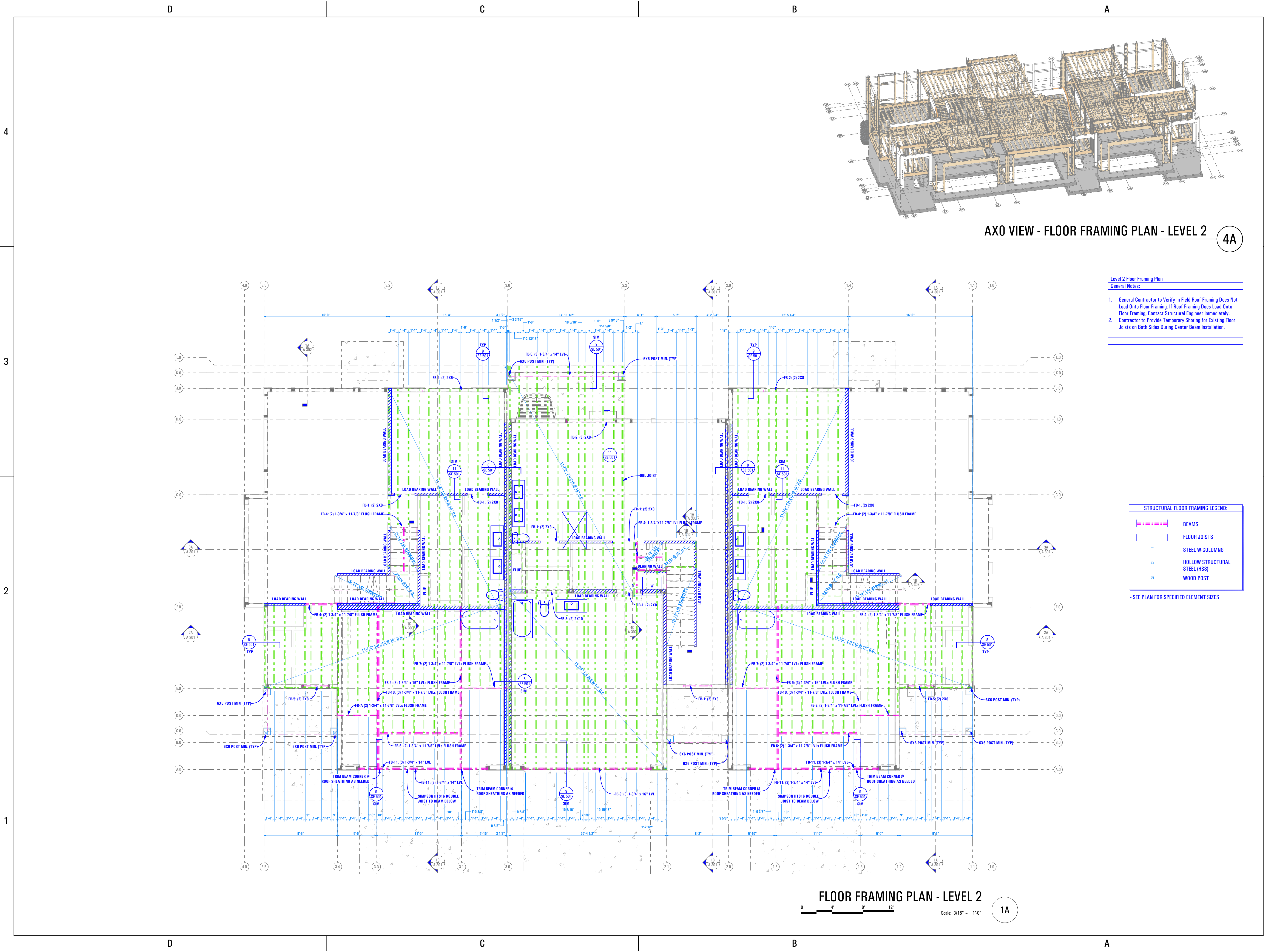
■	COMMON STUDS
■	KING STUDS
I	STEEL W-COLUMNS
□	HOLLOW STRUCTURAL STEEL (HSS)
⊗	WOOD POST

SEE PLAN FOR SPECIFIED ELEMENT SIZES



**SHEARWALL PLAN - LEVEL 1**  
Scale: 3/16" = 1'-0" **1A**

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AXO VIEW - FLOOR FRAMING PLAN - LEVEL 2 4A

**Level 2 Floor Framing Plan**  
General Notes:

1. General Contractor to Verify In Field Roof Framing Does Not Load Onto Floor Framing. If Roof Framing Does Load Onto Floor Framing, Contact Structural Engineer Immediately.
2. Contractor to Provide Temporary Shoring for Existing Floor Joists on Both Sides During Center Beam Installation.

**STRUCTURAL FLOOR FRAMING LEGEND:**

- BEAMS
  - FLOOR JOISTS
  - I STEEL W. COLUMNS
  - HOLLOW STRUCTURAL STEEL (HSS)
  - WOOD POST
- SEE PLAN FOR SPECIFIED ELEMENT SIZES

**ARCFLO**  
a visionary design firm

Studio 228  
228 East 500 South, Suite #101  
Salt Lake City, Utah 84111

T 801 320 9773  
F 801 320 9774

info@arcflo.com  
www.arcflo.com

CONSULTANT INFO:

**Reeve & Associates, Inc.**

Professional Engineer  
Jason M. Gumpundson  
7014241  
04/16/2022  
STATE OF UTAH

PROFESSIONAL ENGINEER

JASON M. GUMPUNDSON  
7014241  
04/16/2022  
STATE OF UTAH

PREPARED FOR:

**TRIUMPH CONSTRUCTION**

PROJECT LOCATION:  
**AUTUMN SKY SUBDIVISION**

STREET LOCATION:  
**AUTUMN DAY LANE**

AUTHORITY HAVING JURISDICTION:  
**HERRIMAN**

ZIP CODE:  
**84096**

PROJECT TITLE:  
**THE MIDWAY 3-PLEX**

PROJECT ID #:  
**T-5383A-20**

ISSUE DATE:  
**1/18/2022**

REVIEWED BY:	
INITIALS	DATE

REVISIONS:		
MARK	DATE	DESCRIPTION

PHASE:  
**PERMIT SUBMITAL SET**

SHEET TITLE:  
**[ BUILDING 26 ]**

**LEVEL 2 FLOOR FRAMING PLAN**

SCALE:  
**As Noted**

SHEET NUMBER:  
**SE 104**

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 3/20/2024 10:44 AM  
 T-5383A-21E - TRIUMPH - AUTUMN SKY - THE MIDWAY 3 PLEX (BLDG 26)\_DD\_2024-03-18

PREPARED FOR:



PROJECT LOCATION:

**AUTUMN SKY  
SUBDIVISION**

STREET LOCATION:

**AUTUMN DAY LANE**

AUTHORITY HAVING JURISDICTION:

**HERRIMAN**

ZIP CODE:

**84096**

PROJECT TITLE:

**THE MIDWAY  
3-PLEX**

PROJECT ID #:

**T-5383A-20**

ISSUE DATE:

**1/18/2022**

REVIEWED BY:

INITIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:

**PERMIT SUBMITAL SET**

SHEET TITLE:

**[ BUILDING 26 ]**

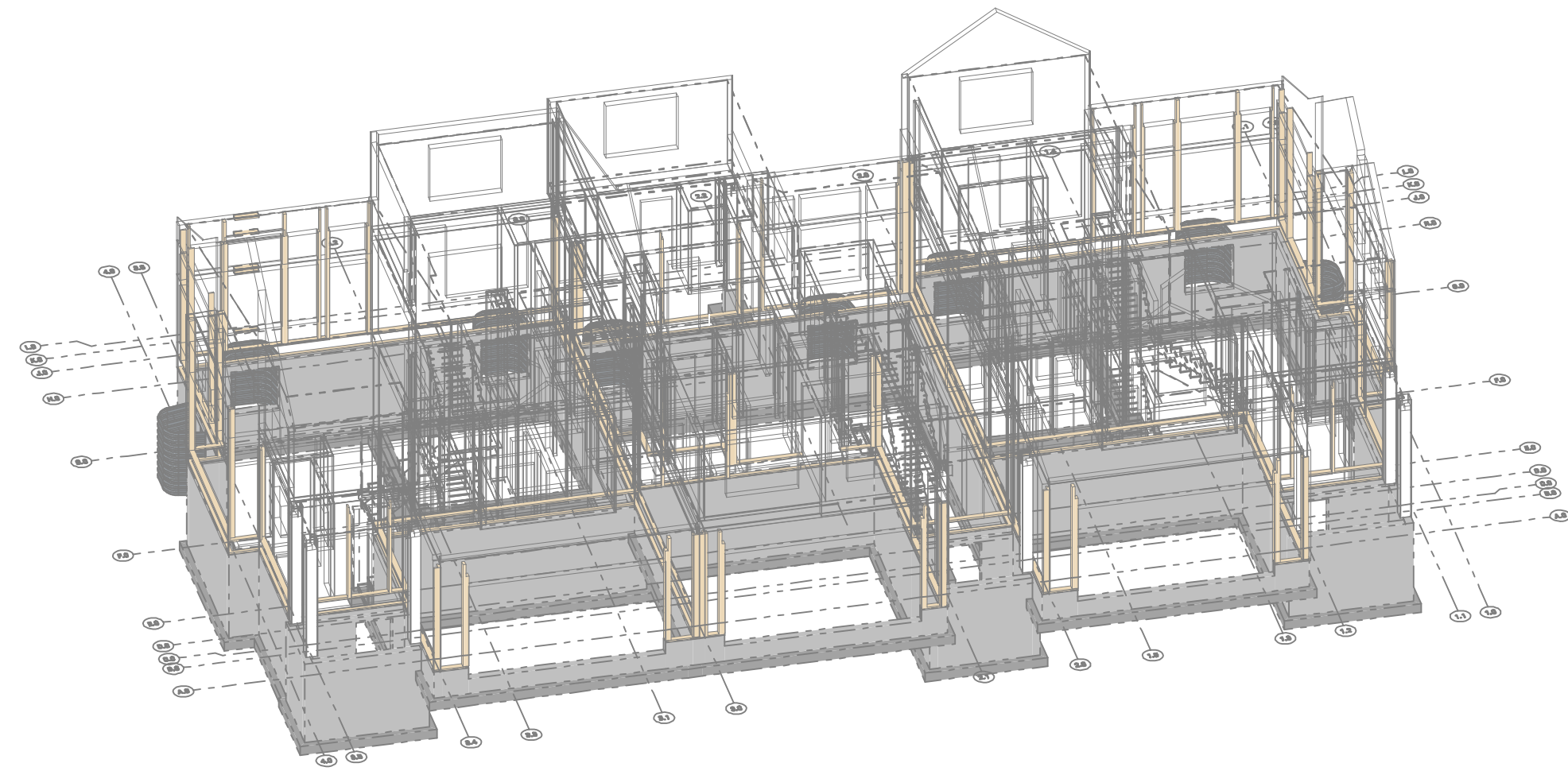
**LEVEL 2 WALL  
SHEARWALL PLAN**

SCALE:

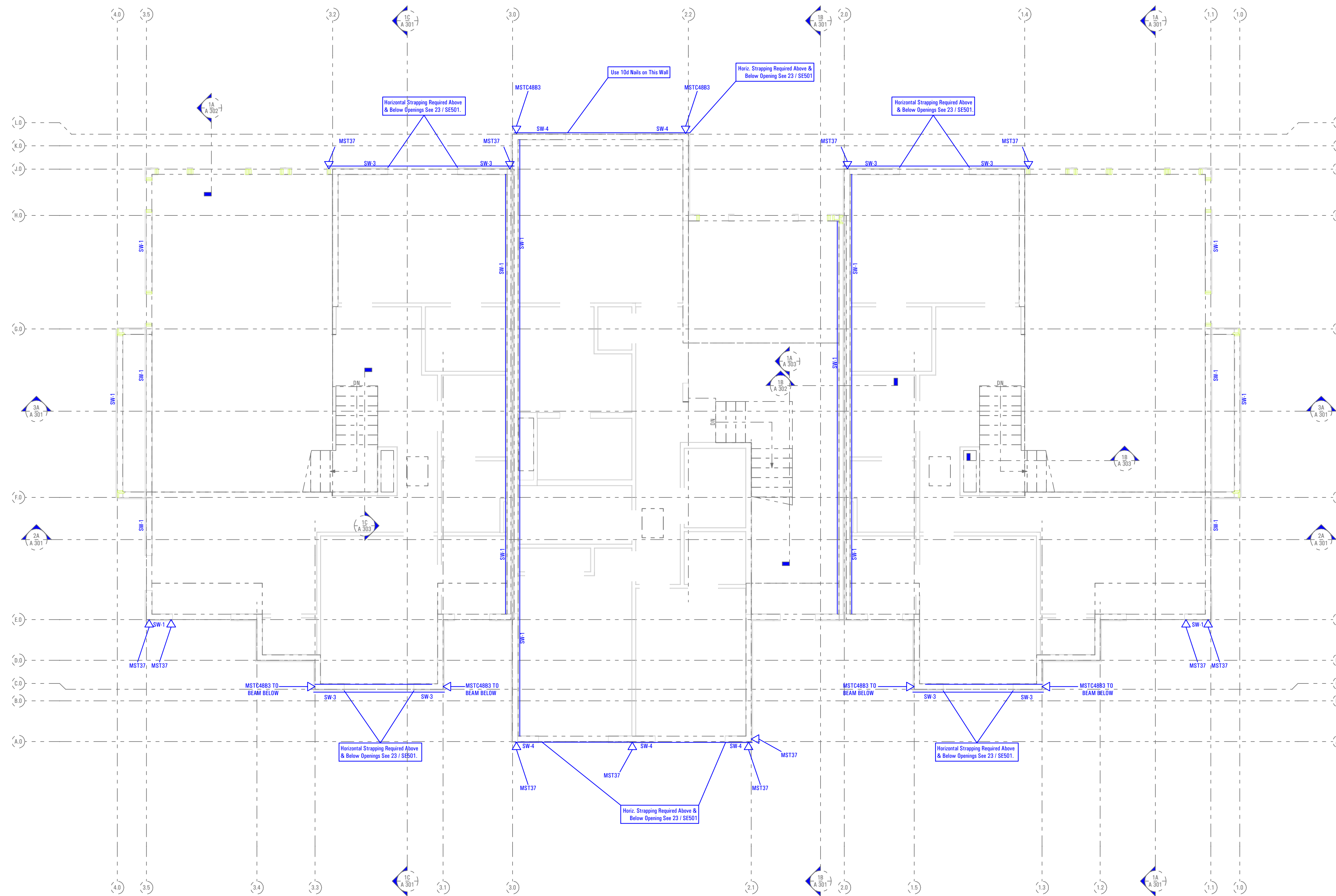
**As Noted**

SHEET NUMBER:

**SE 105**



**AXO VIEW - SHEARWALL PLAN - LEVEL 2** 4A



Shearwall Plan  
General Notes:  
1. ALL HOLDOWN LOCATIONS, SIZES AND DIMENSIONS TO BE VERIFIED IN FIELD WITH SHEARWALL DESIGN (SEE STRUCTURAL ENGINEERING)

**STRUCTURAL SHEARWALL LEGEND:**

■	COMMON STUDS
■	KING STUDS
I	STEEL W-COLUMNS
□	HOLLOW STRUCTURAL STEEL (HSS)
⊗	WOOD POST

SEE PLAN FOR SPECIFIED ELEMENT SIZES

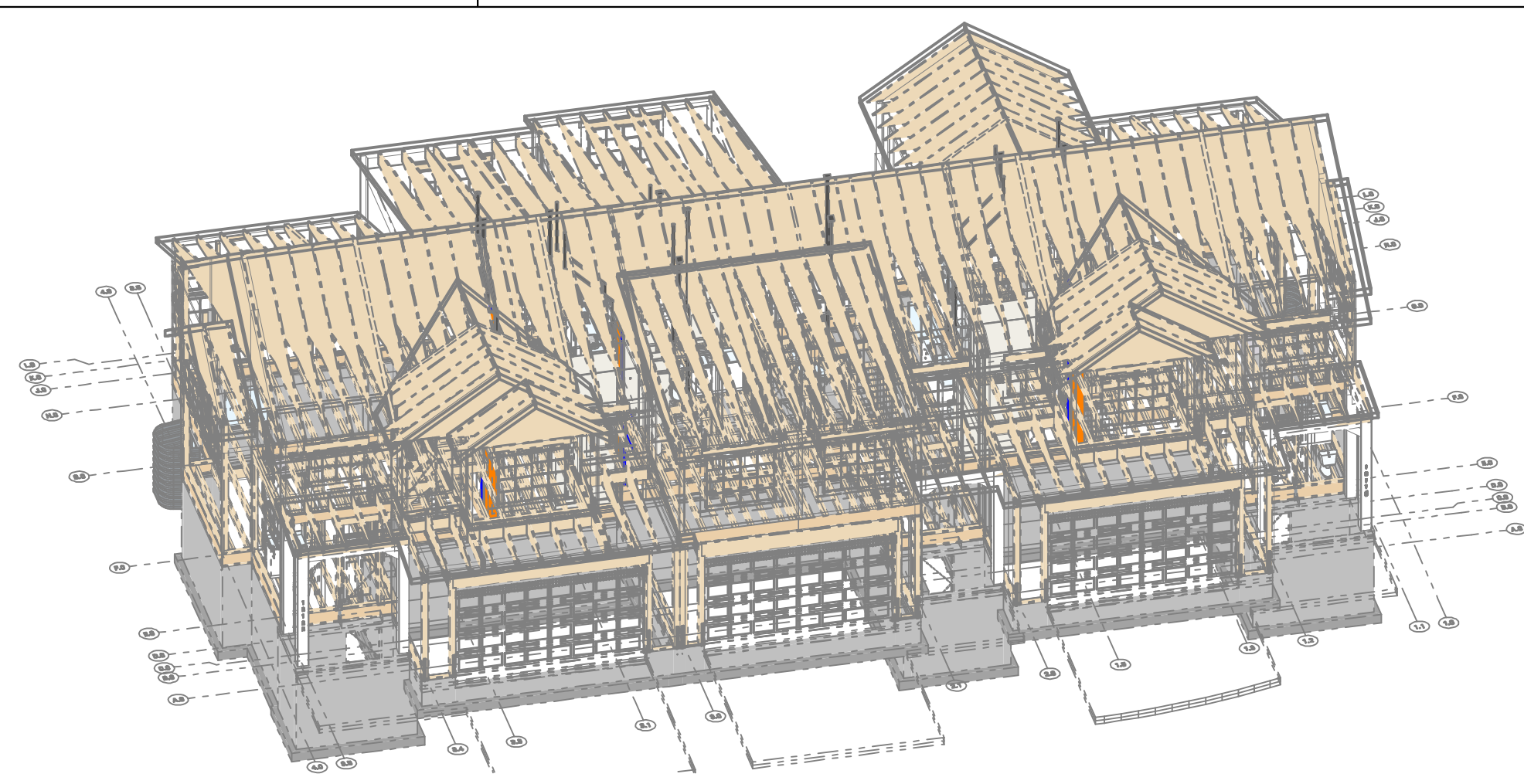
**SHEARWALL PLAN - LEVEL 2**  
Scale: 3/16" = 1'-0" 1A

BIMbaud.arcflo - BIMbaud Software as a Service/TRIUMPH CONSTRUCTION/CONSTRUCTION - AUTUMN SKY - THE MIDWAY 3-PLEX (BUILDING 26)\_DD\_2024-03-18

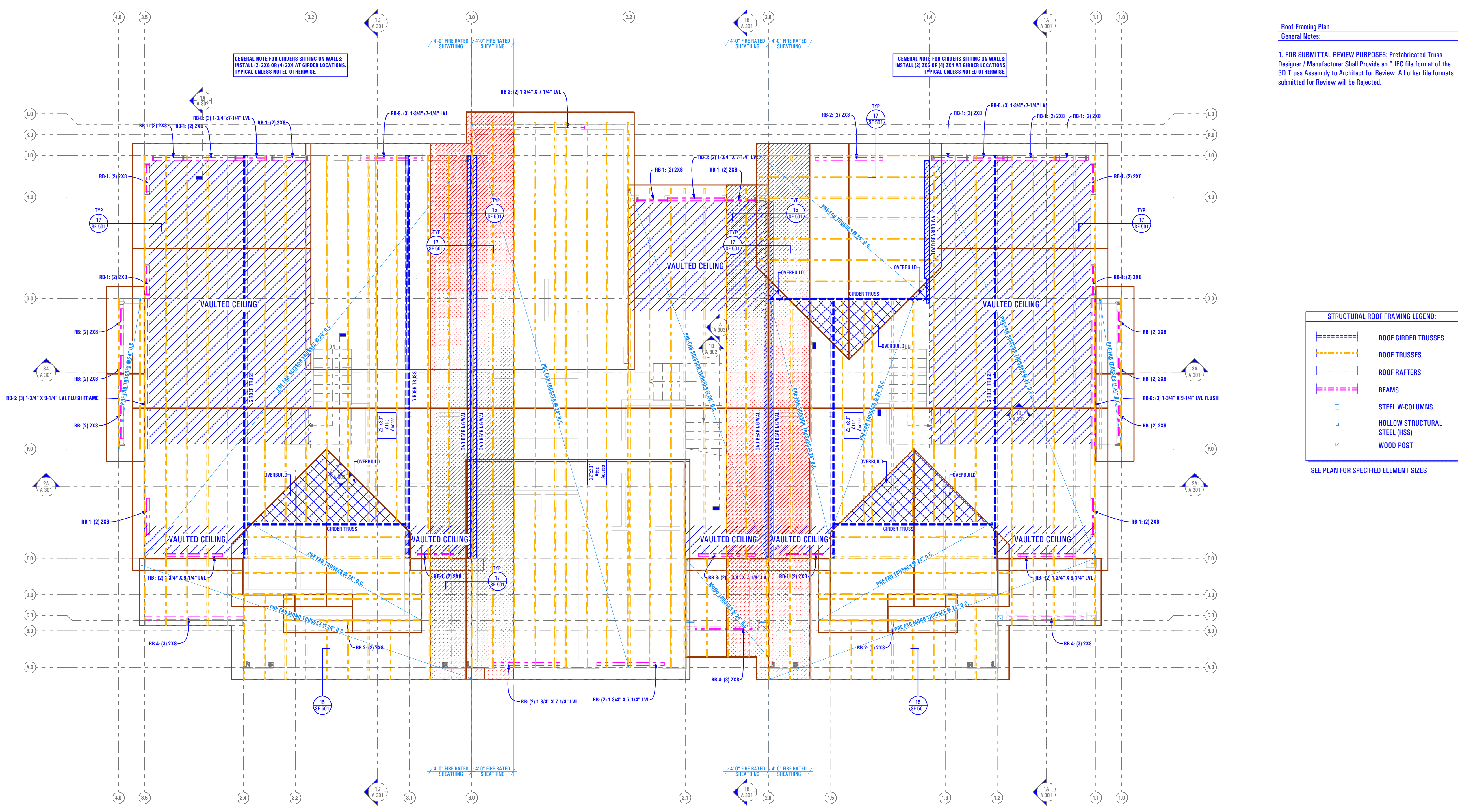
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3/20/2024

F:\5383A\21E\_TRIUMPH\_AUTUMN\_SKY - THE MIDWAY 3-PLEX (BUILDING 26)\_DD\_2024-03-18



**AXO VIEW - ROOF FRAMING PLAN OVER STRUCTURE** 4A



Roof Framing Plan  
General Notes:  
1. FOR SUBMITTAL REVIEW PURPOSES: Prefabricated Truss Designer / Manufacturer Shall Provide an ".JFC" file format of the 3D Truss Assembly to Architect for Review. All other file formats submitted for Review will be Rejected.

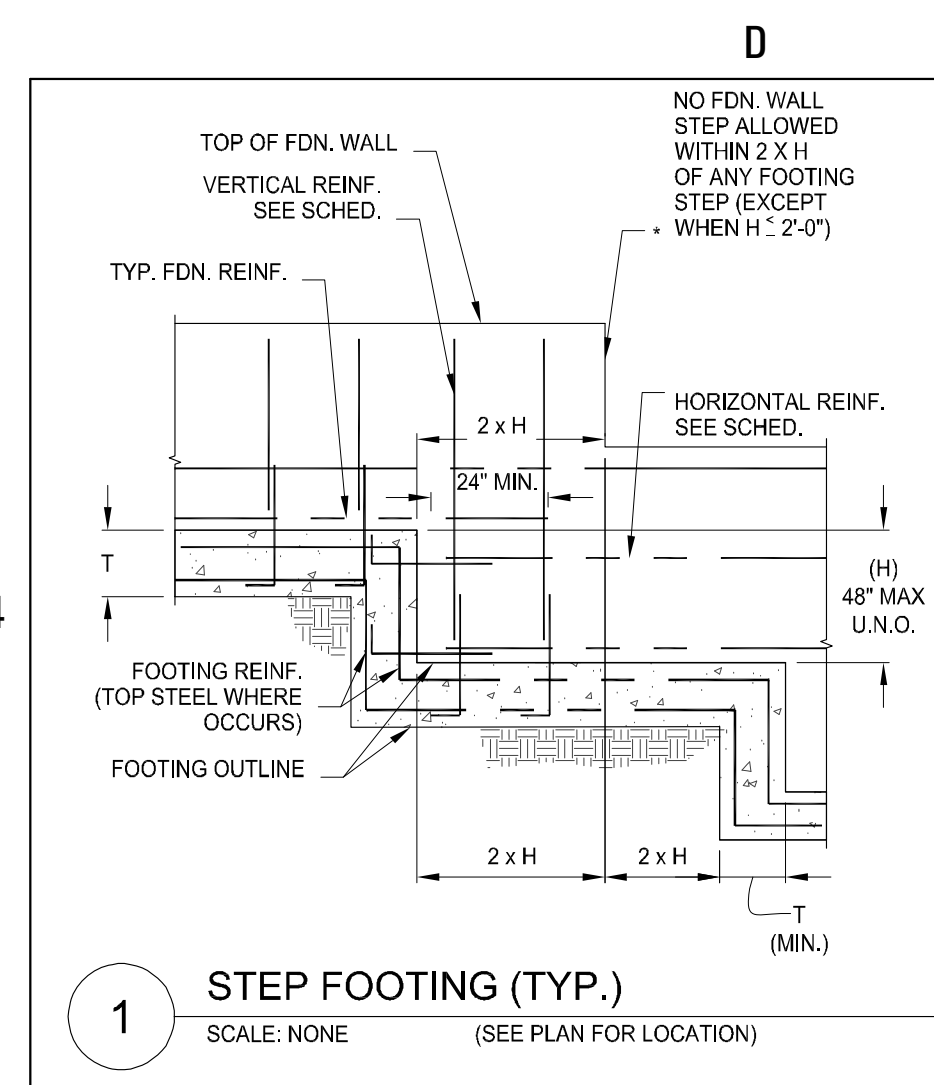
**STRUCTURAL ROOF FRAMING LEGEND:**

- ROOF GIRDER TRUSSES
- ROOF TRUSSES
- ROOF RAFTERS
- BEAMS
- STEEL W-COLUMNS
- HOLLOW STRUCTURAL STEEL (HSS)
- WOOD POST

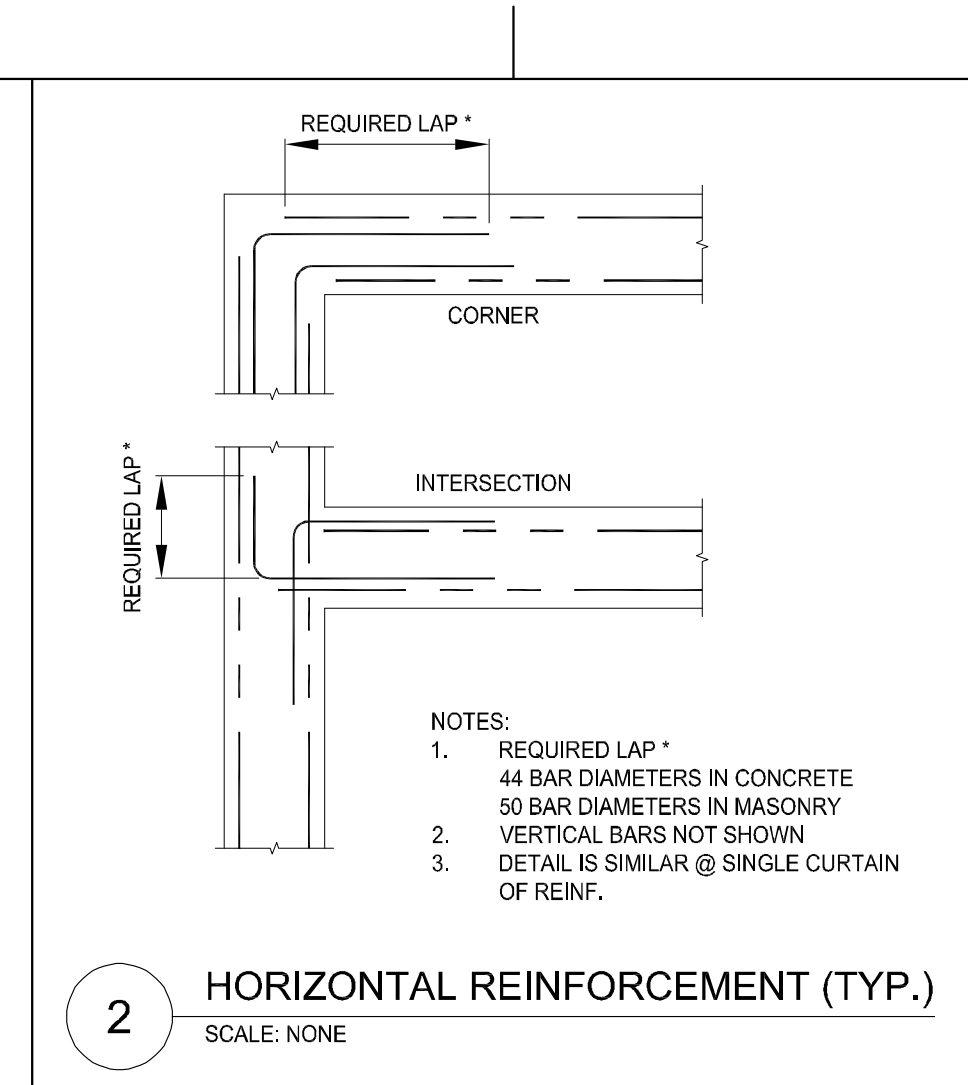
- SEE PLAN FOR SPECIFIED ELEMENT SIZES

**ROOF FRAMING PLAN** 1A  
Scale: 3/16" = 1'-0"  
0 4' 8' 12'

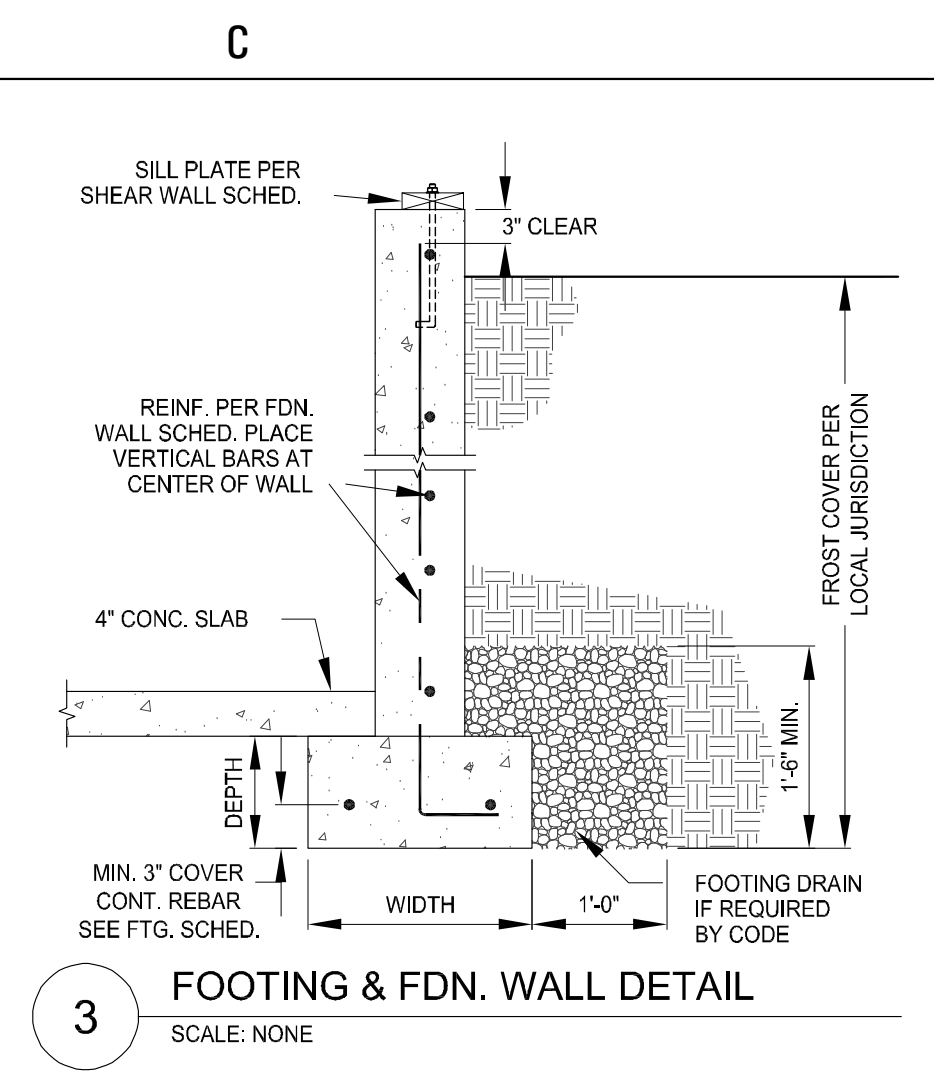
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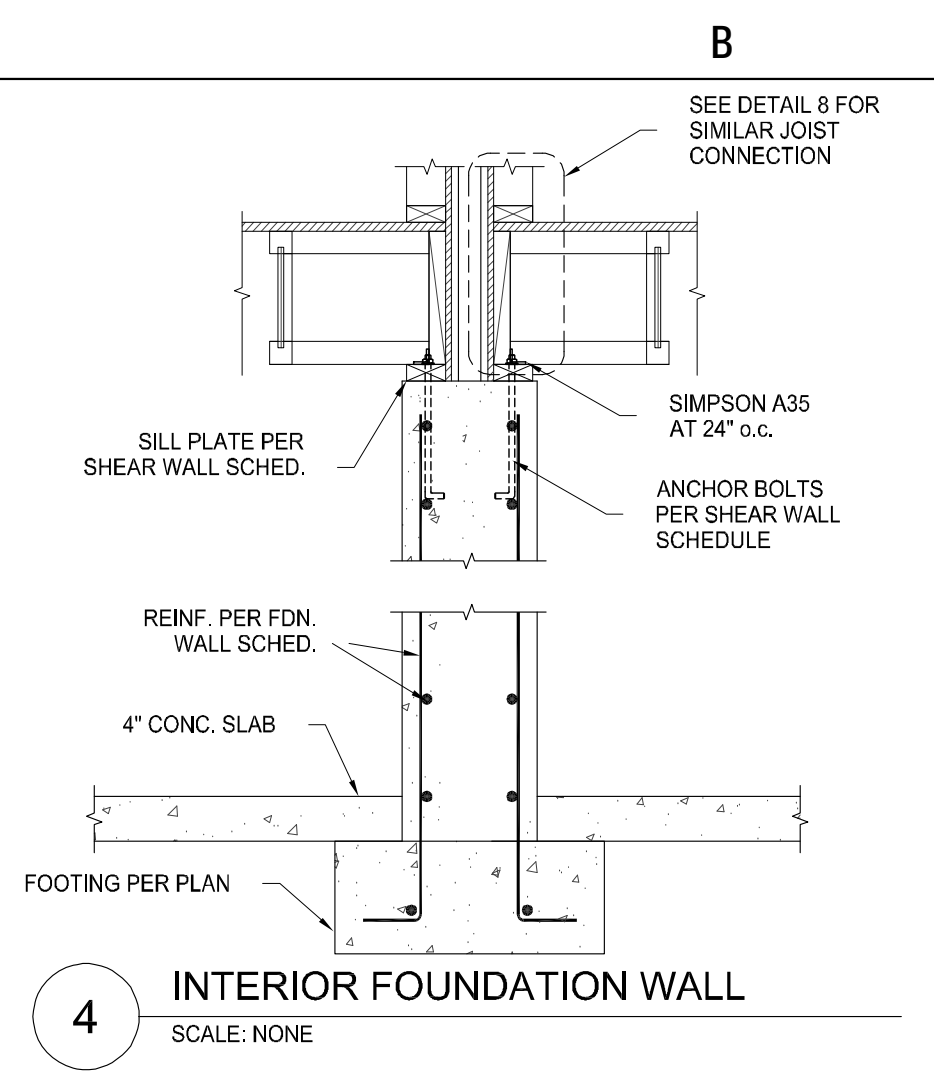
**1 STEP FOOTING (TYP.)**  
SCALE: NONE (SEE PLAN FOR LOCATION)



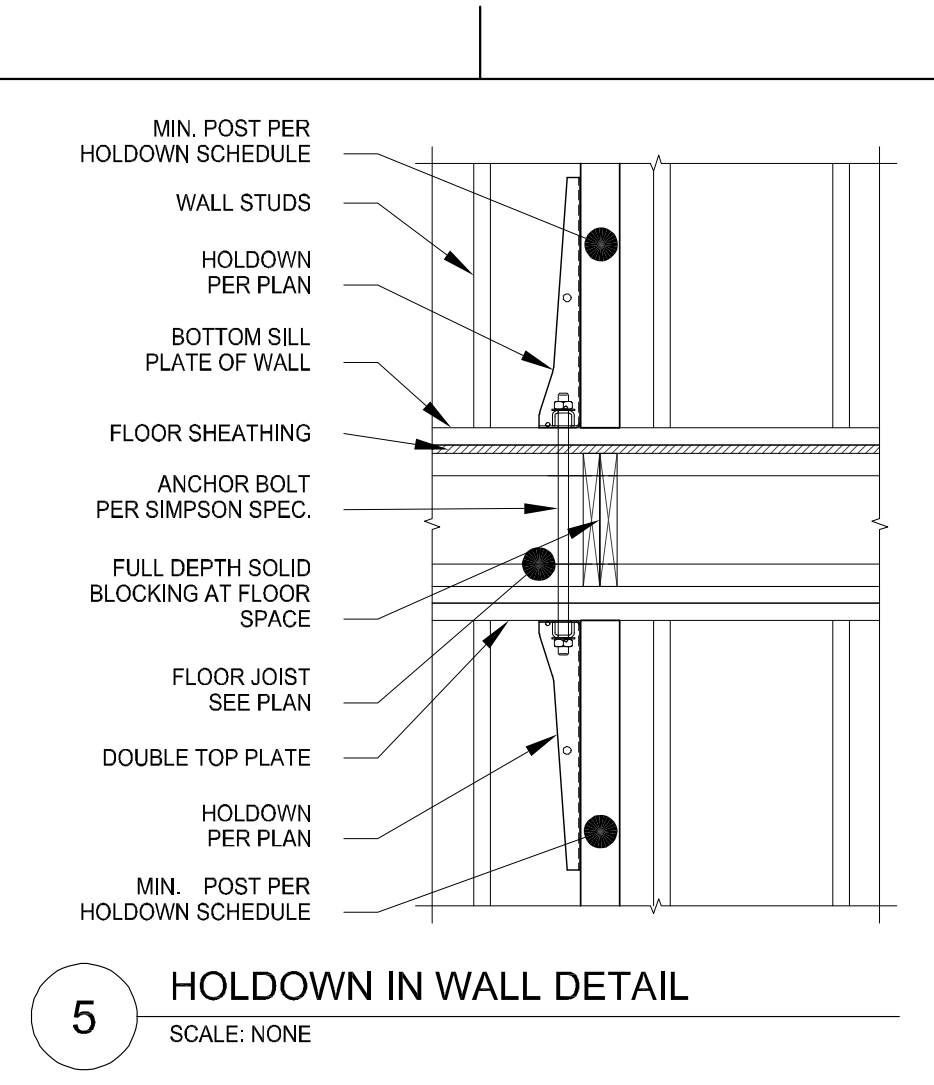
**2 HORIZONTAL REINFORCEMENT (TYP.)**  
SCALE: NONE



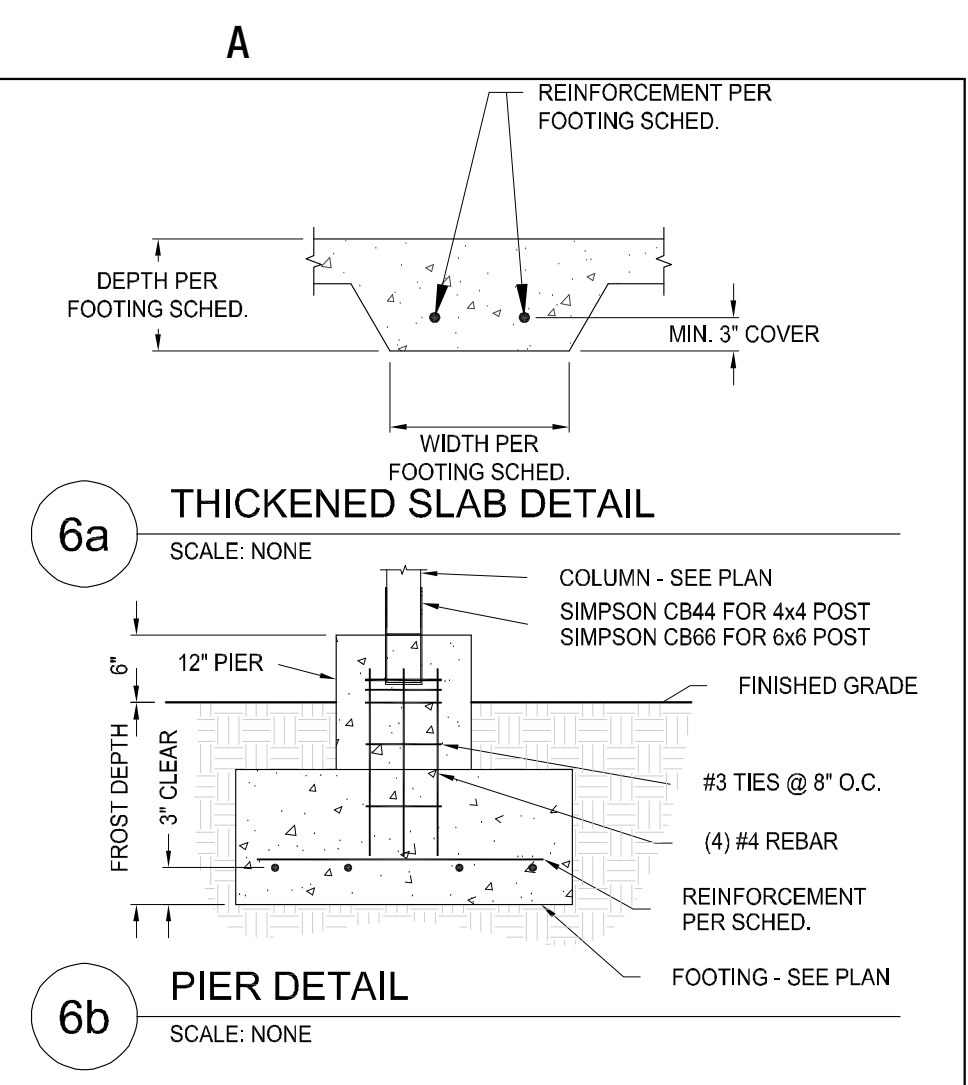
**3 FOOTING & FDN. WALL DETAIL**  
SCALE: NONE



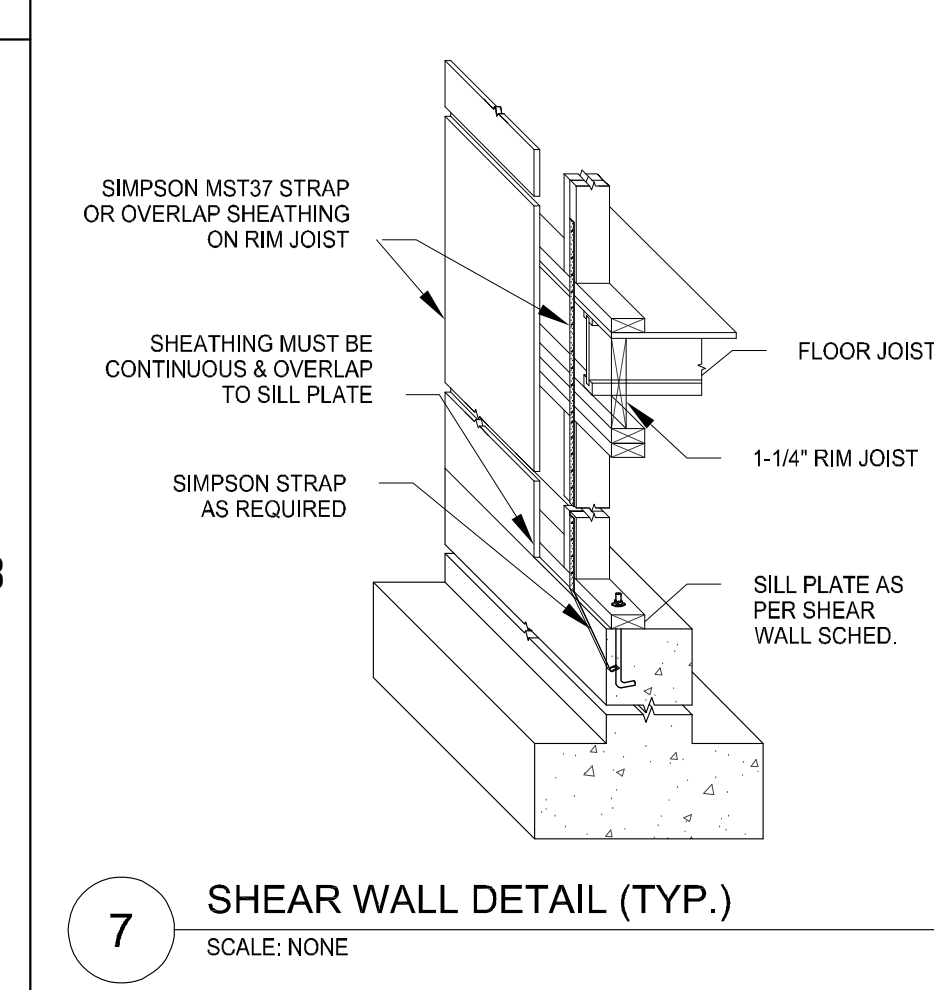
**4 INTERIOR FOUNDATION WALL**  
SCALE: NONE



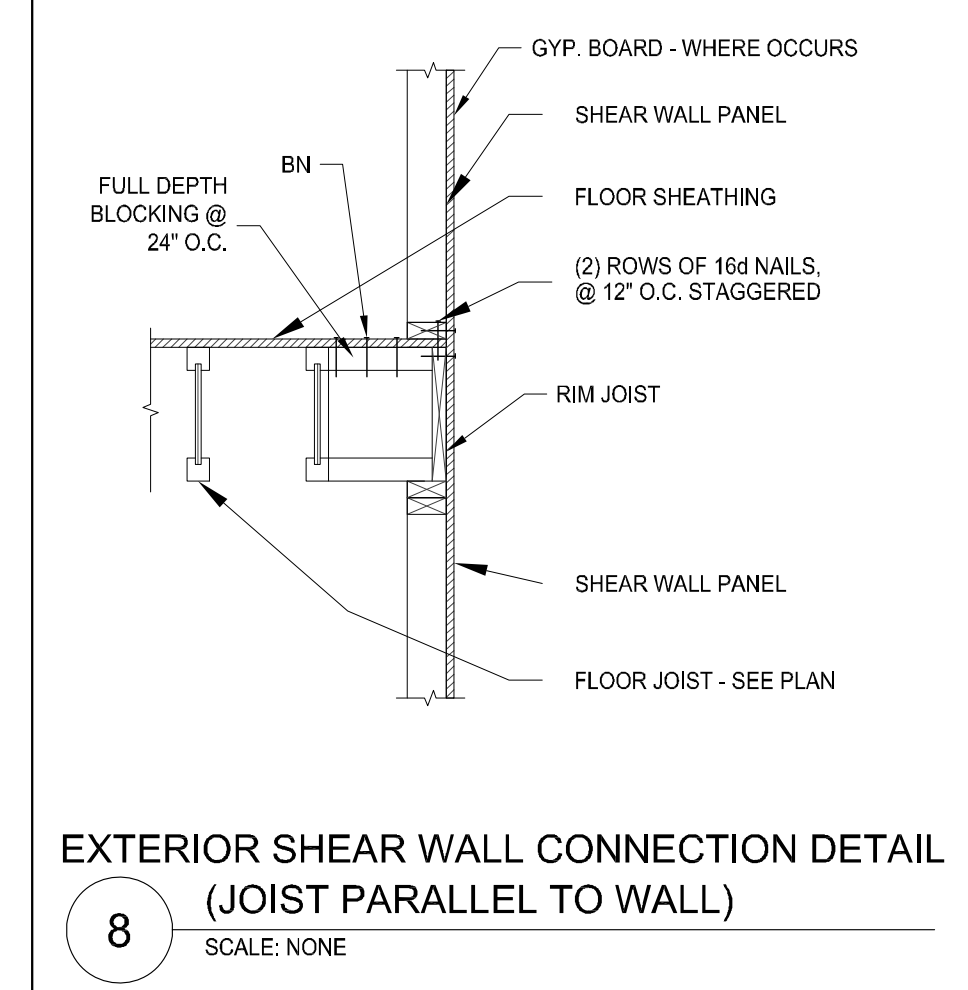
**5 HOLDOWN IN WALL DETAIL**  
SCALE: NONE



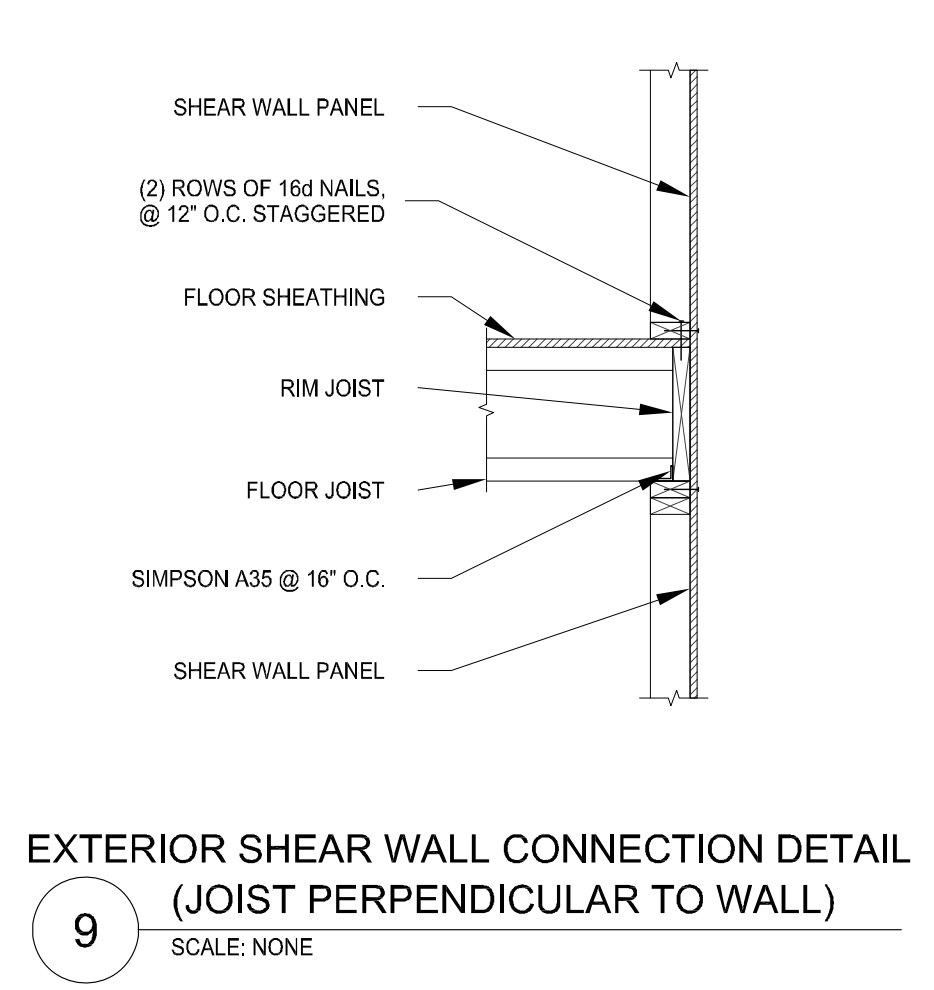
**6a THICKENED SLAB DETAIL**  
**6b PIER DETAIL**  
SCALE: NONE



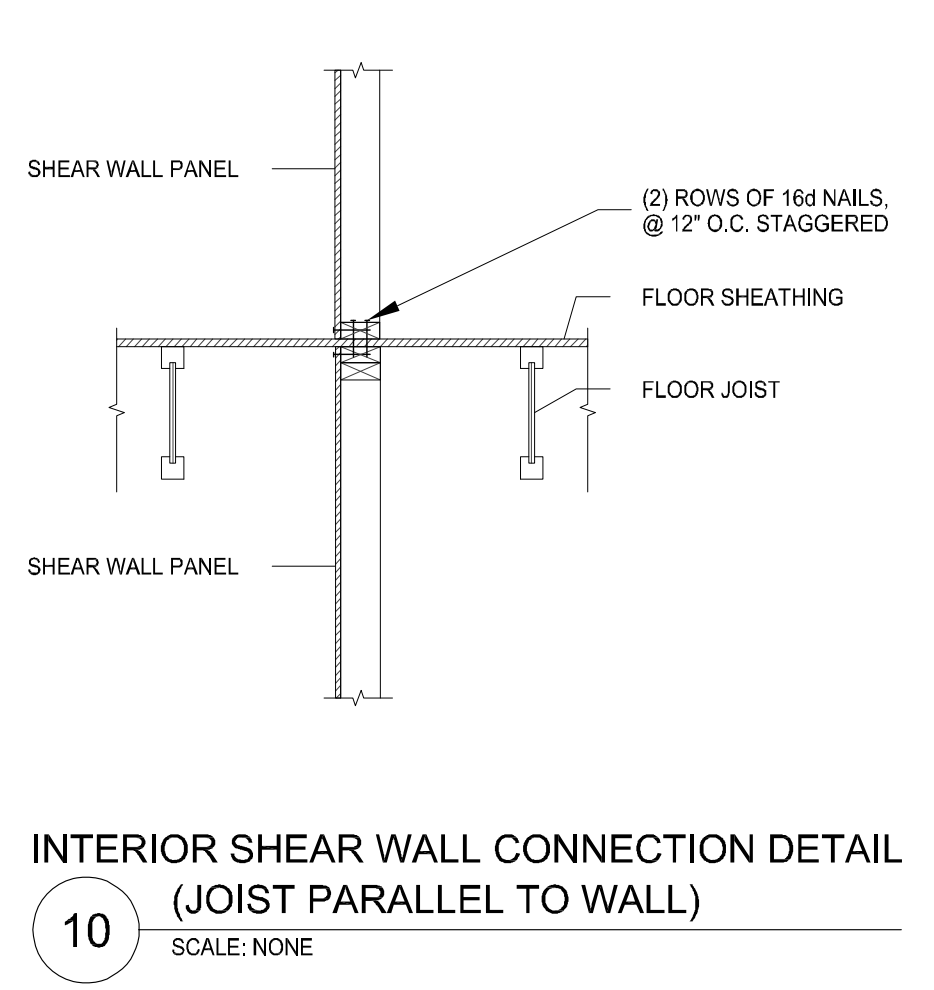
**7 SHEAR WALL DETAIL (TYP.)**  
SCALE: NONE



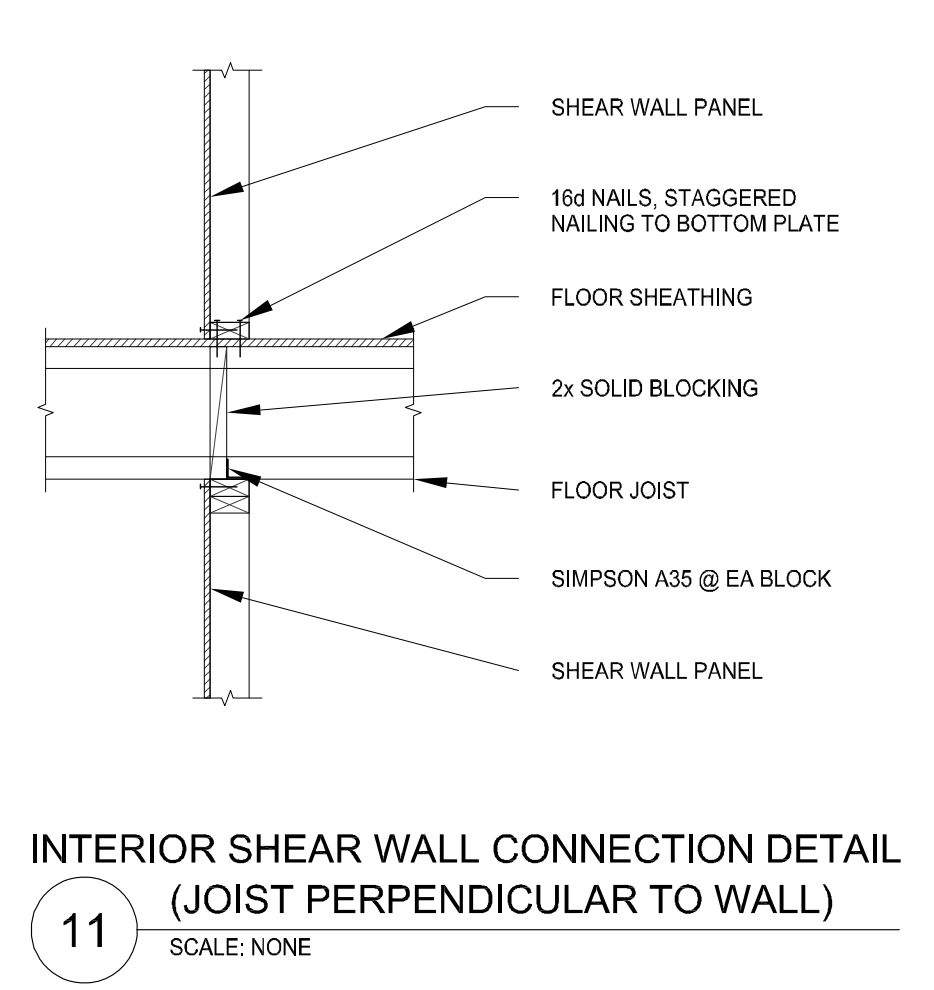
**8 EXTERIOR SHEAR WALL CONNECTION DETAIL (JOIST PARALLEL TO WALL)**  
SCALE: NONE



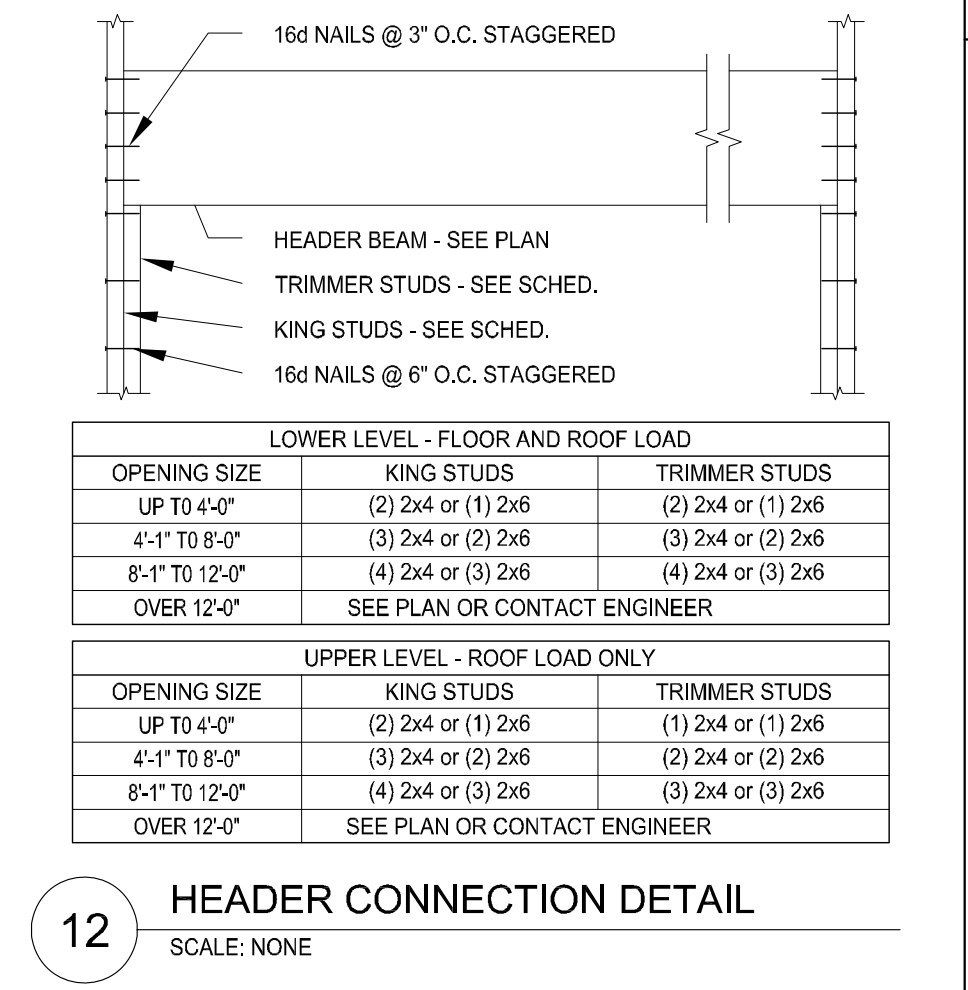
**9 EXTERIOR SHEAR WALL CONNECTION DETAIL (JOIST PERPENDICULAR TO WALL)**  
SCALE: NONE



**10 INTERIOR SHEAR WALL CONNECTION DETAIL (JOIST PARALLEL TO WALL)**  
SCALE: NONE



**11 INTERIOR SHEAR WALL CONNECTION DETAIL (JOIST PERPENDICULAR TO WALL)**  
SCALE: NONE



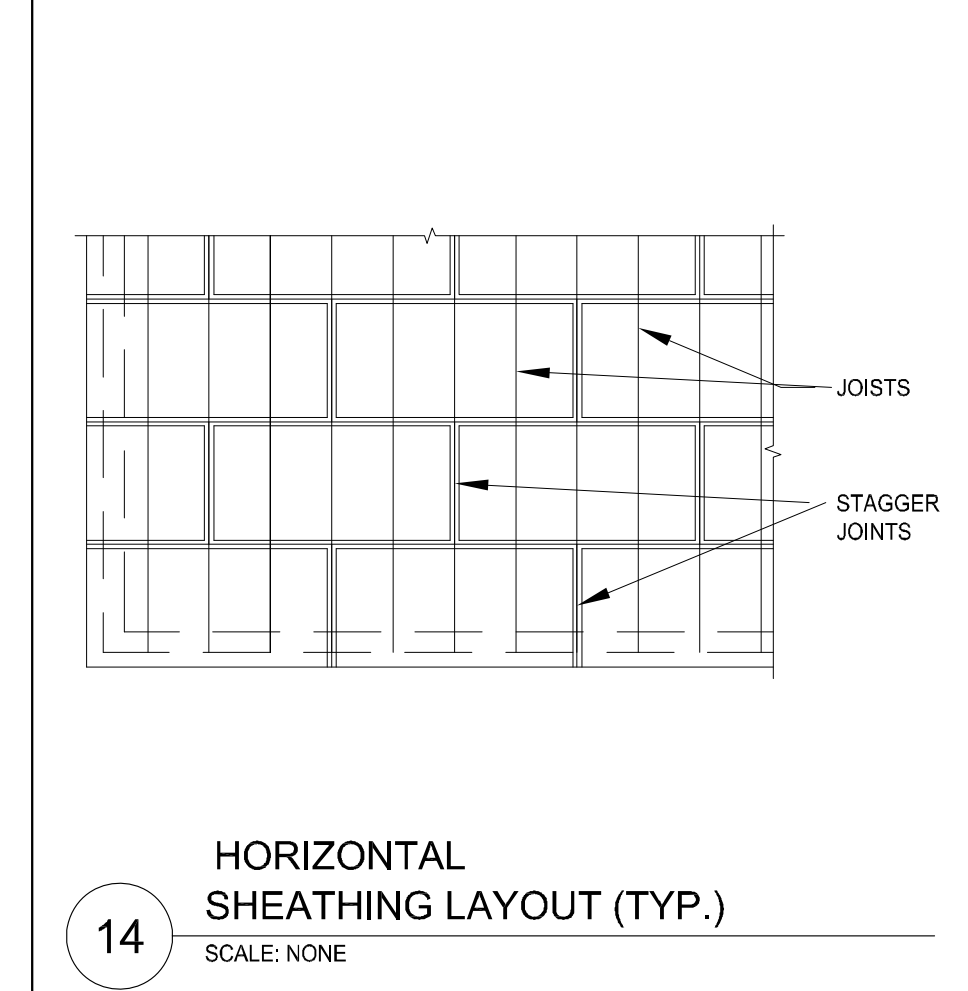
**12 HEADER CONNECTION DETAIL**  
SCALE: NONE

STEEL LINTEL SCHED.		
CLEAR OPENING	SIZE ANGLE	MIN. BEARING
UP TO 5'-0"	3 1/2" x 3" x 1/4"	6"
5'-1" TO 7'-0"	3 1/2" x 3 1/2" x 1/4"	7"
7'-1" TO 9'-0"	5" x 3 1/2" x 1/4"	9"
9'-1" TO 10'-0"	5" x 3 1/2" x 5/16"	10"
10'-1" TO 14'-0"	6" x 3 1/2" x 3/8"	14"
14'-1" TO 18'-0"	8" x 4" x 7/16"	18"
18'-1" AND OVER	ANALYSIS REQ.	

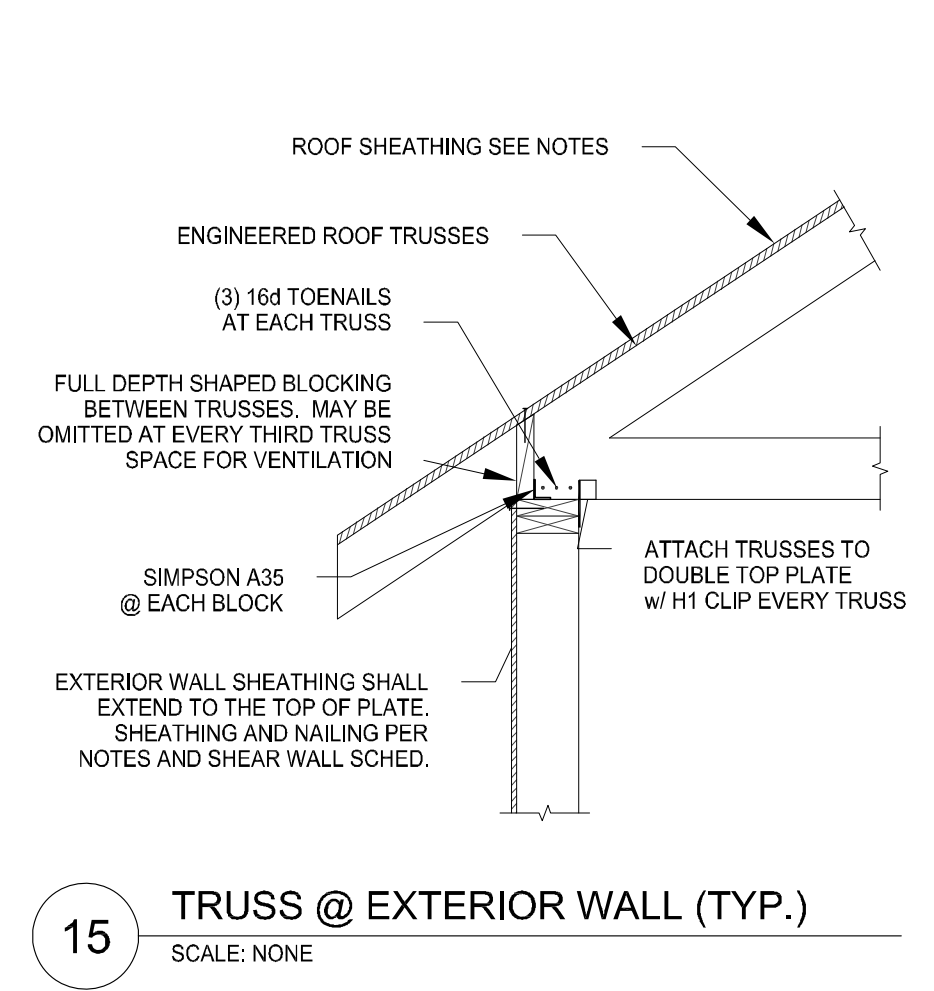
LINTEL NOTES:  
LINTELS CARRY MASONRY ONLY. WHERE FLOORS, ROOFS, OR CONCENTRATED LOADS OCCUR, FURTHER ANALYSIS IS NECESSARY. USE THIS SCHED. UNLESS NOTED OTHERWISE.

TYPICAL OF  
4"  
6" OR 8"  
12"

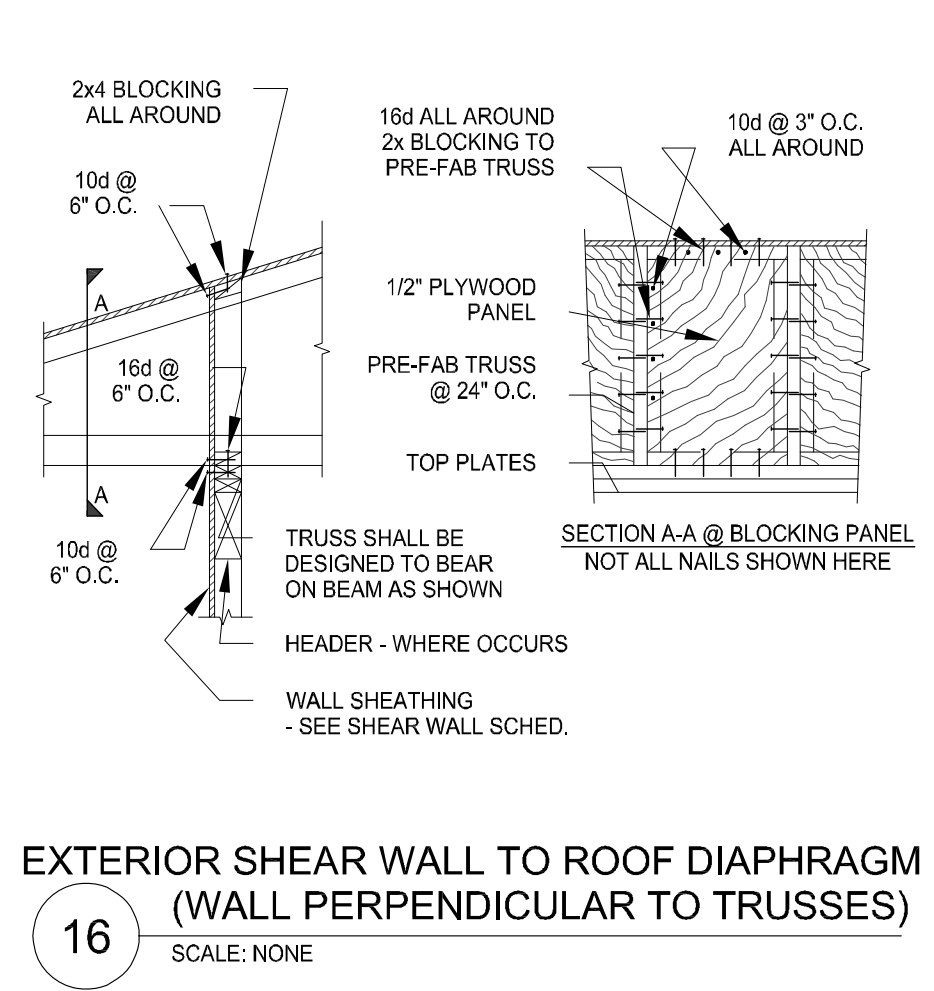
**13 BRICK VENEER LINTEL**  
SCALE: NONE



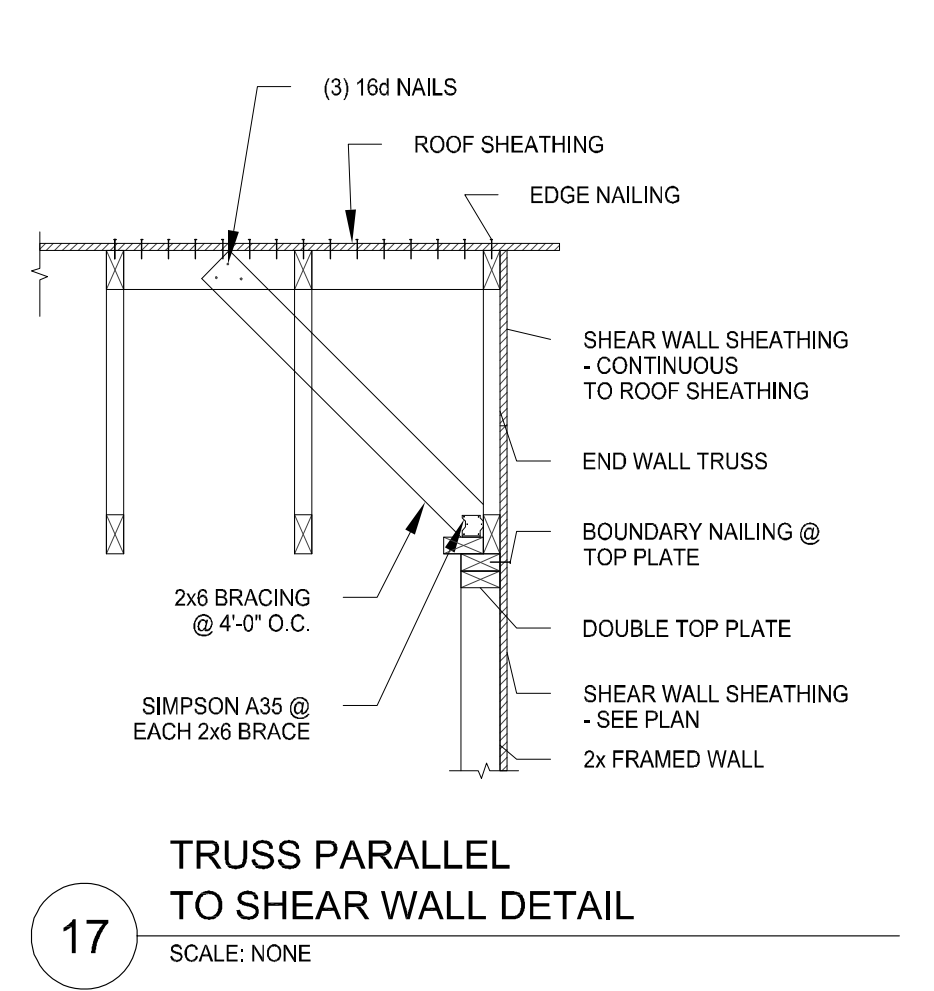
**14 HORIZONTAL SHEATHING LAYOUT (TYP.)**  
SCALE: NONE



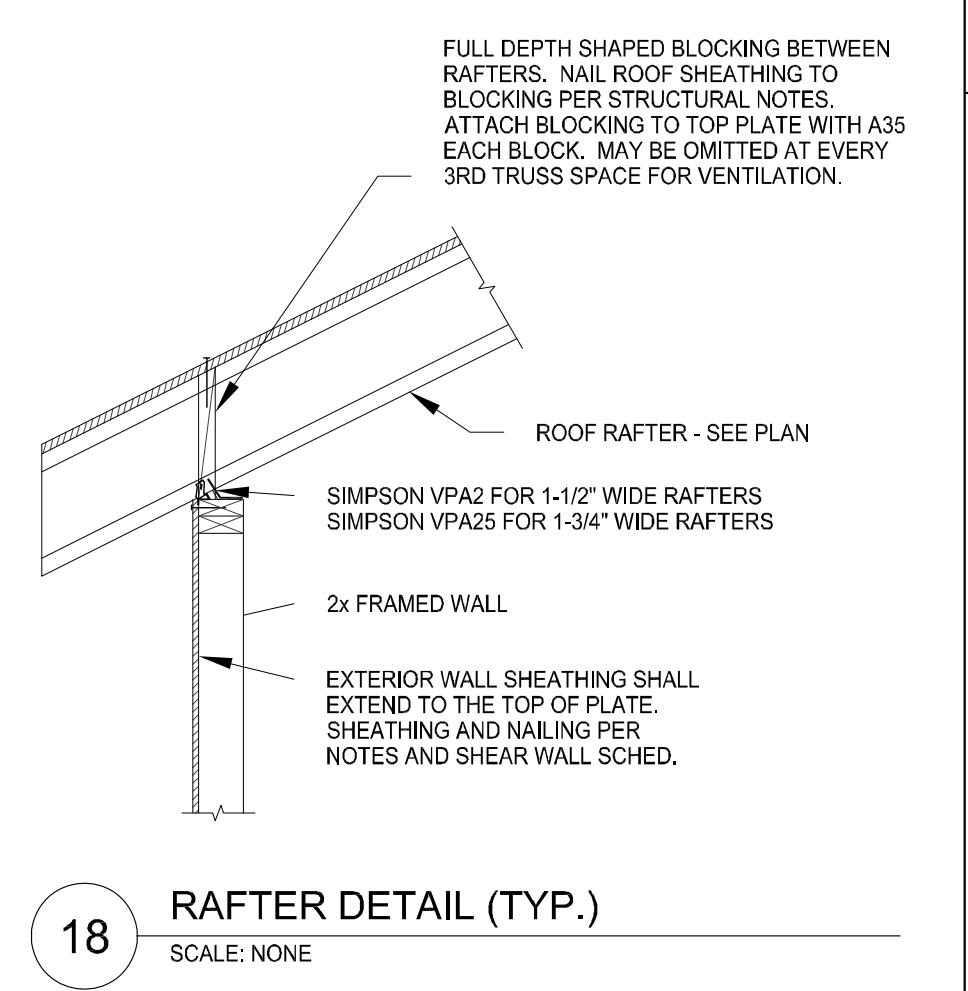
**15 TRUSS @ EXTERIOR WALL (TYP.)**  
SCALE: NONE



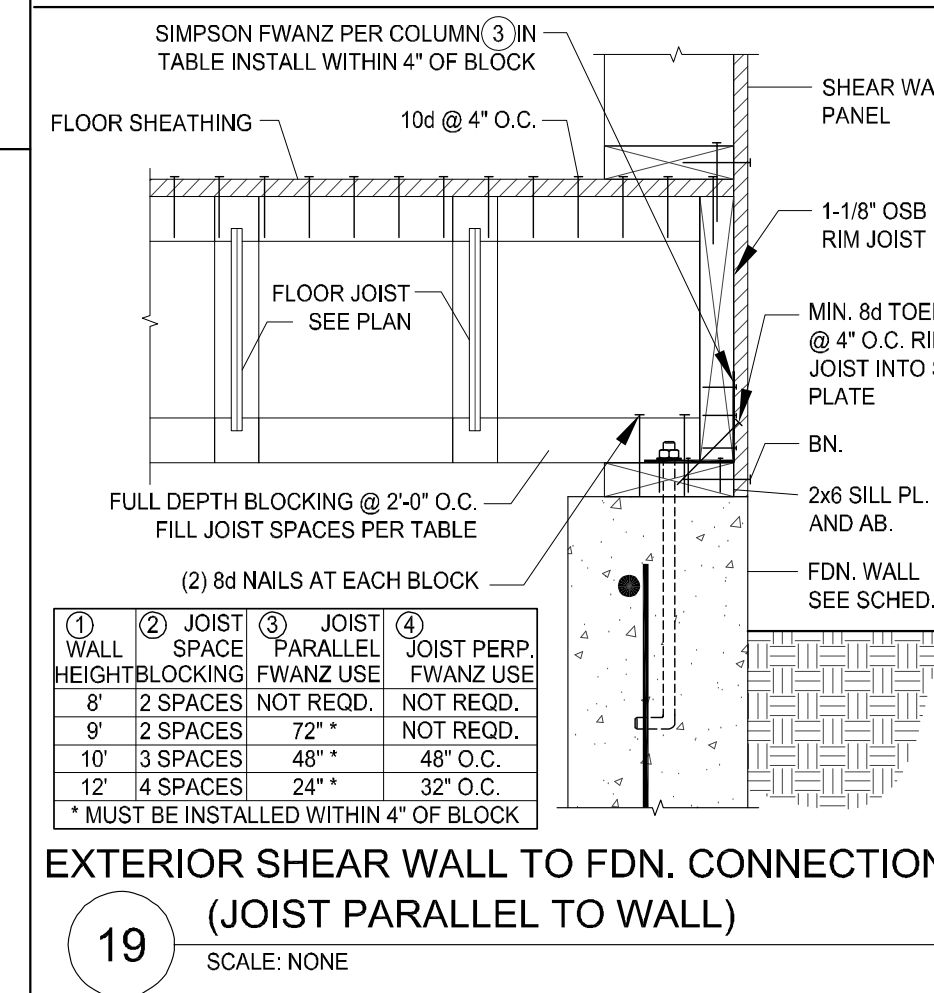
**16 EXTERIOR SHEAR WALL TO ROOF DIAPHRAGM (WALL PERPENDICULAR TO TRUSSES)**  
SCALE: NONE



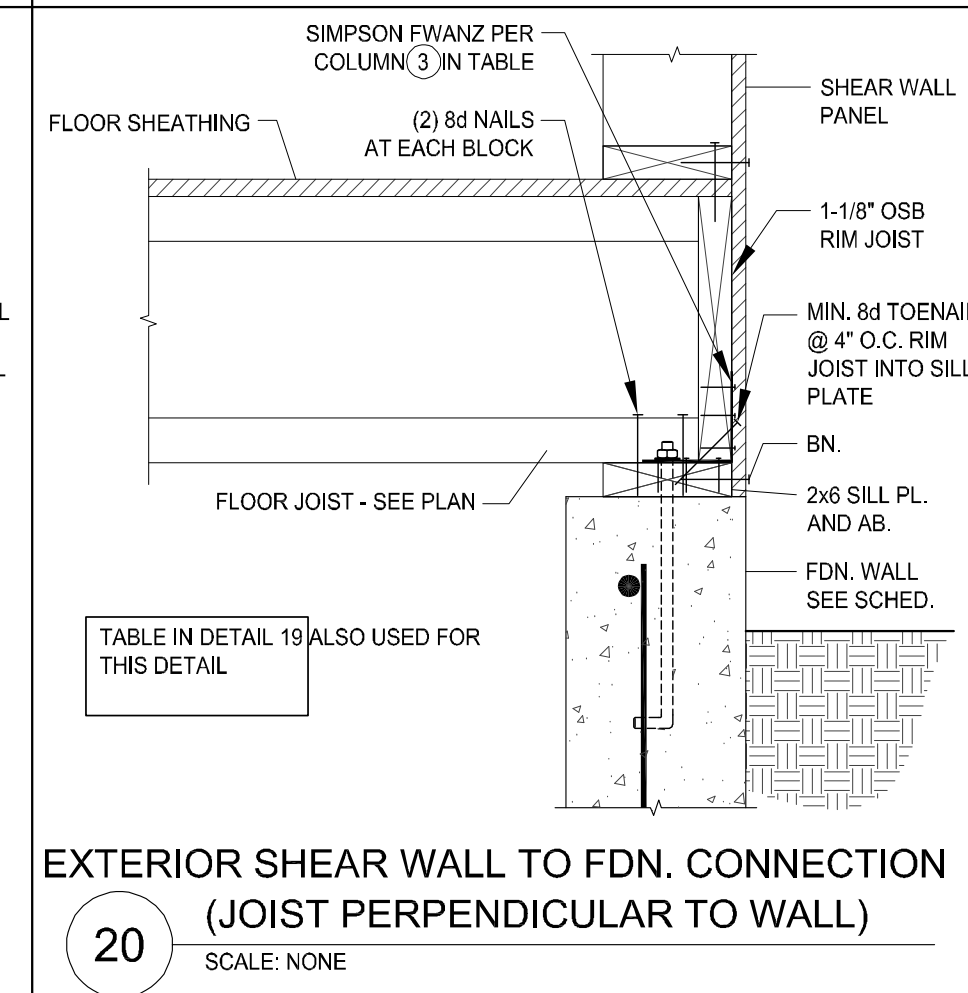
**17 TRUSS PARALLEL TO SHEAR WALL DETAIL**  
SCALE: NONE



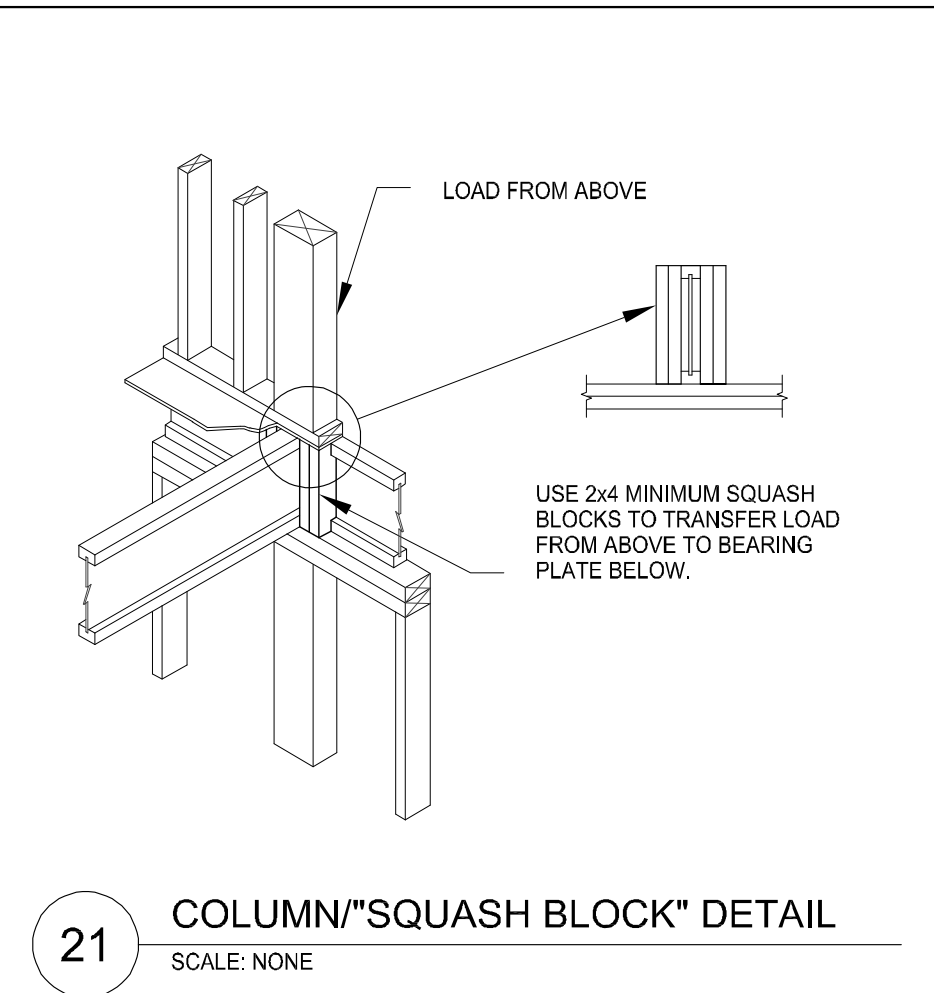
**18 RAFTER DETAIL (TYP.)**  
SCALE: NONE



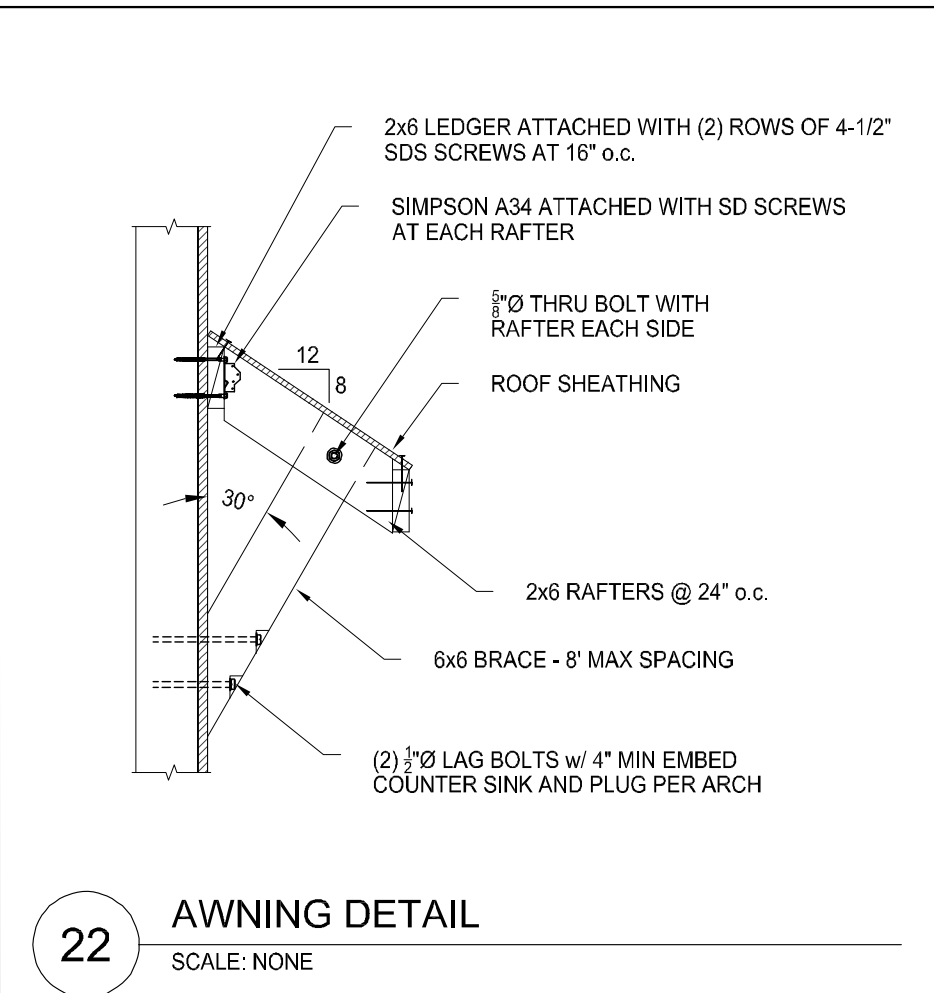
**19 EXTERIOR SHEAR WALL TO FDN. CONNECTION (JOIST PARALLEL TO WALL)**  
SCALE: NONE



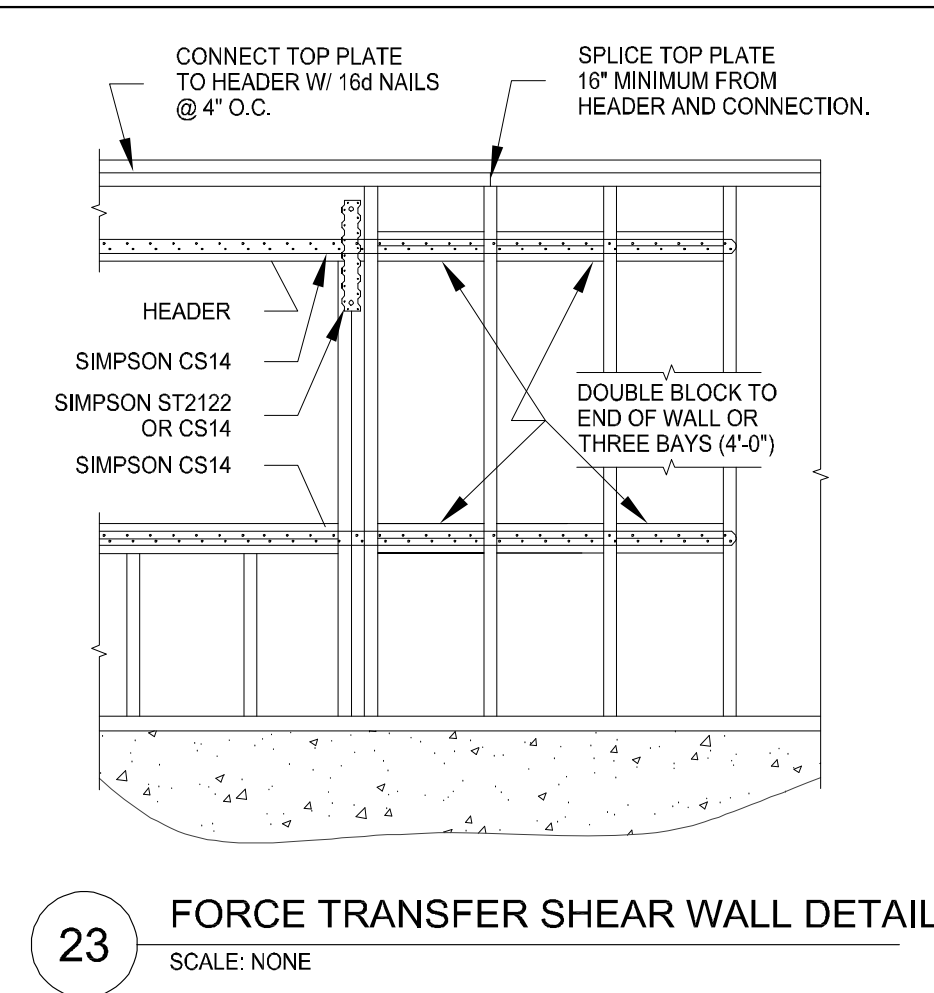
**20 EXTERIOR SHEAR WALL TO FDN. CONNECTION (JOIST PERPENDICULAR TO WALL)**  
SCALE: NONE



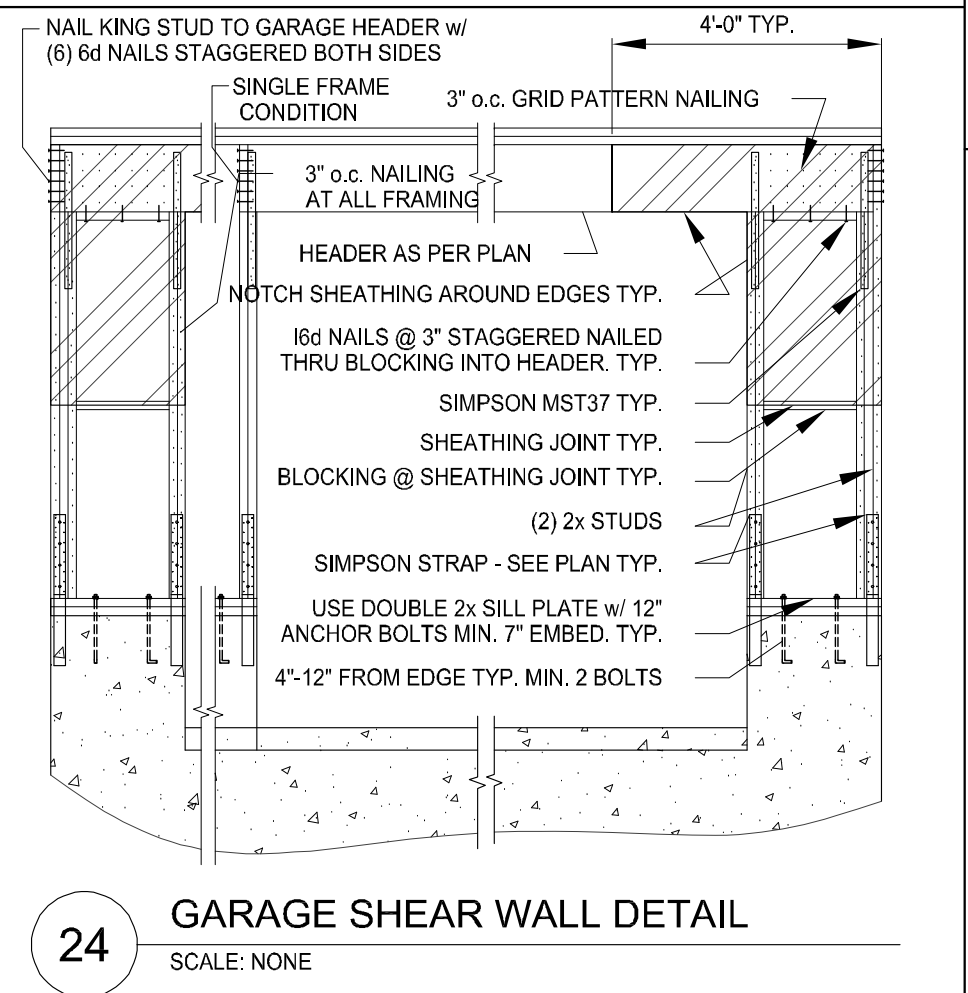
**21 COLUMN "SQUASH BLOCK" DETAIL**  
SCALE: NONE



**22 AWNING DETAIL**  
SCALE: NONE



**23 FORCE TRANSFER SHEAR WALL DETAIL**  
SCALE: NONE



**24 GARAGE SHEAR WALL DETAIL**  
SCALE: NONE

**ARCFLO**  
a visionary design firm  
Studio 228  
228 East 500 South, Suite #101  
Salt Lake City, Utah 84111  
T 801 320 9773  
F 801 320 9774  
info@arcflo.com  
www.arcflo.com

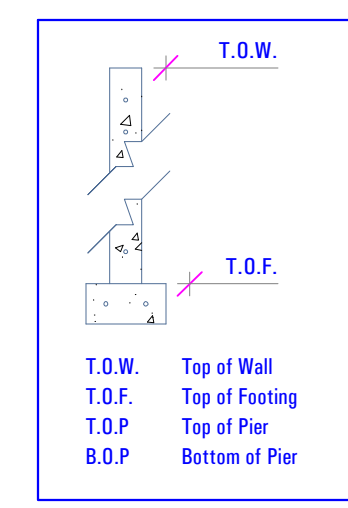
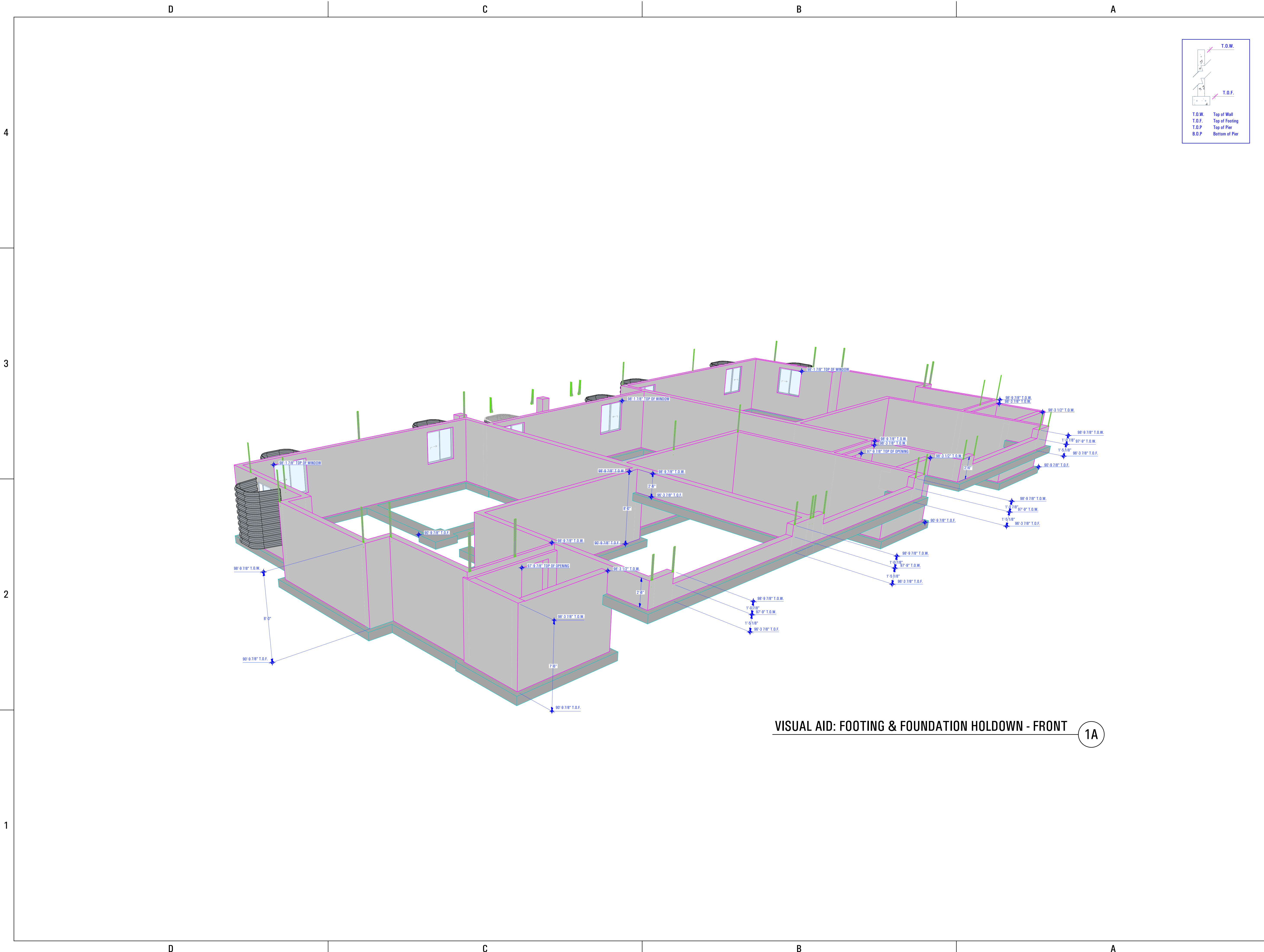
CONSULTANT INFO:  
**Reeve & Associates, Inc.**  
7014241  
04/16/2022  
STATE OF UTAH  
PROFESSIONAL ENGINEER  
JASON M. GUMUNDSON  
7014241

PREPARED FOR:  
**TRIUMPH CONSTRUCTION**  
PROJECT LOCATION:  
**AUTUMN SKY SUBDIVISION**  
STREET LOCATION:  
**AUTUMN DAY LANE**  
AUTHORITY HAVING JURISDICTION:  
**HERRIMAN**  
ZIP CODE:  
**84096**  
PROJECT TITLE:  
**THE MIDWAY 3-PLEX**

PROJECT ID #:  
**T-5383A-20**  
ISSUE DATE:  
**1/18/2022**  
REVIEWED BY:  
INITIALS DATE

REVISIONS:  
MARK DATE DESCRIPTION  
PHASE:  
**PERMIT SUBMITAL SET**  
SHEET TITLE:  
**[ BUILDING 26 ]**  
**STRUCTURAL DETAILS**  
SCALE:  
**As Noted**  
SHEET NUMBER:  
**SE 501**

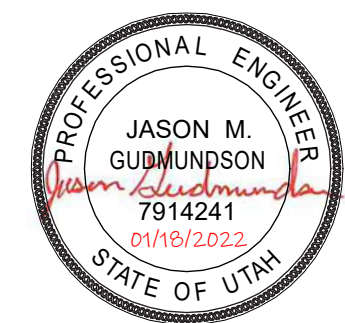
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**VISUAL AID: FOOTING & FOUNDATION HOLDDOWN - FRONT** 1A

**ARCFLO**  
*a visionary design firm*  
 Studio 228  
 228 East 500 South, Suite #101  
 Salt Lake City, Utah 84111  
 T 801 320 9773  
 F 801 320 9774  
 info@arcflo.com  
 www.arcflo.com

**CONSULTANT INFO:**  
**Reeve & Associates, Inc.**  
Professional Engineer  
 License No. 7014241  
 State of Utah  
 Expires 01/18/2022



**PREPARED FOR:**  
**TRIUMPH CONSTRUCTION**

**PROJECT LOCATION:**  
**AUTUMN SKY SUBDIVISION**

**STREET LOCATION:**  
**AUTUMN DAY LANE**

**AUTHORITY HAVING JURISDICTION:**  
**HERRIMAN**

**ZIP CODE:**  
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**PROJECT TITLE:**  
**THE MIDWAY 3-PLEX**

**PROJECT ID #:**  
**T-5383A-20**

**ISSUE DATE:**  
**1/18/2022**

REVIEWED BY:	
INITIALS	DATE

REVISIONS:		
MARK	DATE	DESCRIPTION

**PHASE:**  
**PERMIT SUBMITAL SET**  
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**[ BUILDING 26 ]**

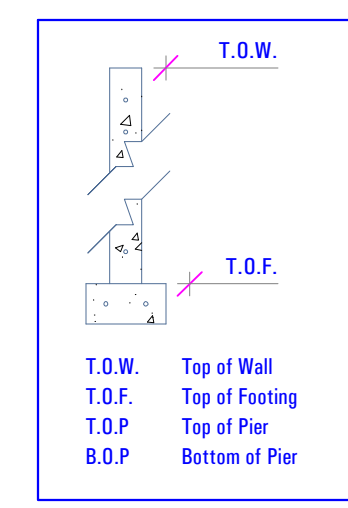
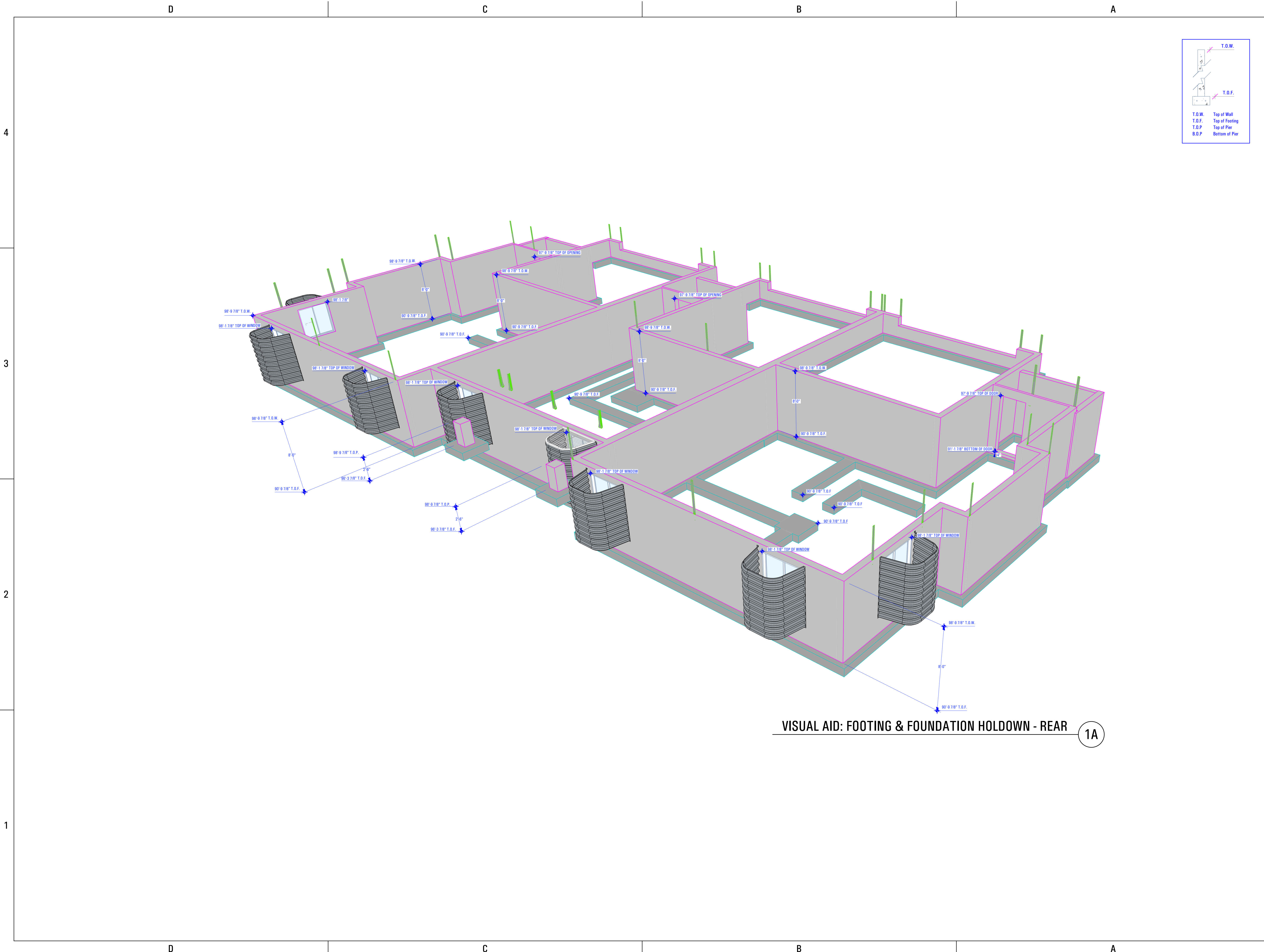
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**SCALE:**  
**As Noted**

**SHEET NUMBER:**  
**SE 502**



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VISUAL AID: FOOTING & FOUNDATION HOLDOWN - REAR 1A

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a visionary design firm  
Studio 228  
228 East 500 South, Suite #101  
Salt Lake City, Utah 84111  
T 801 320 9773  
F 801 320 9774  
info@arcflo.com  
www.arcflo.com

CONSULTANT INFO:  
**RA** **Reeve & Associates, Inc.**  
PROFESSIONAL ENGINEER  
JASON M. GUMMUNDSON  
7014241  
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STATE OF UTAH

PROFESSIONAL ENGINEER  
JASON M. GUMMUNDSON  
7014241  
01/16/2022  
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PREPARED FOR:  
**TRIUMPH CONSTRUCTION**

PROJECT LOCATION:  
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STREET LOCATION:  
**AUTUMN DAY LANE**

AUTHORITY HAVING JURISDICTION:  
**HERRIMAN**

ZIP CODE:  
**84096**

PROJECT TITLE:  
**THE MIDWAY 3-PLEX**

PROJECT ID #:  
**T-5383A-20**

ISSUE DATE:  
**1/18/2022**

REVIEWED BY:

INITIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:  
**PERMIT SUBMITAL SET**  
SHEET TITLE:  
**[ BUILDING 26 ]**

**VISUAL AID: FOOTING & FOUNDATION HOLDOWN - REAR**

SCALE:  
**As Noted**

SHEET NUMBER:  
**SE 503**

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10:49 AM

3/20/2024

T-5383A-21E - TRIUMPH - AUTUMN SKY - THE MIDWAY 3-PLEX (BUILDING 26)\_DD\_2024-03-18

4

3

2

1

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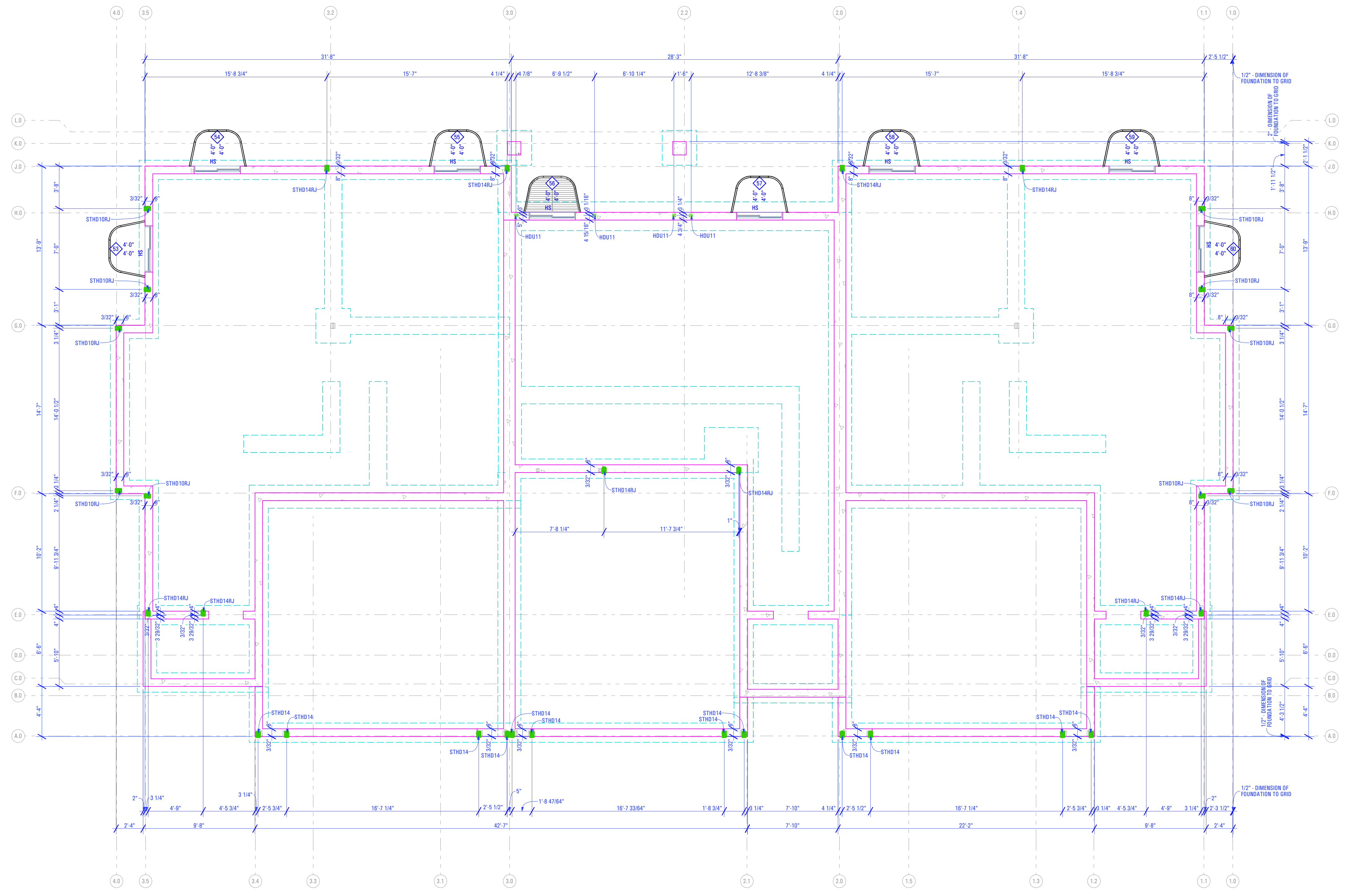
A

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FOOTING & FOUNDATION HOLDOWN DIMENSION PLAN

1A

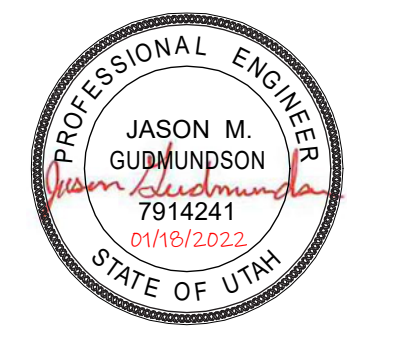
**ARCFLO**  
a visionary design firm

Studio 228  
228 East 500 South, Suite #101  
Salt Lake City, Utah 84111

T 801 320 9773  
F 801 320 9774

info@arcflo.com  
www.arcflo.com

CONSULTANT INFO:



PREPARED FOR:



PROJECT LOCATION:

**AUTUMN SKY  
SUBDIVISION**

STREET LOCATION:

**AUTUMN DAY LANE**

AUTHORITY HAVING JURISDICTION:

**HERRIMAN**

ZIP CODE:

**84096**

PROJECT TITLE:

**THE MIDWAY  
3-PLEX**

PROJECT ID #:

**T-5383A-20**

ISSUE DATE:

**1/18/2022**

REVIEWED BY:

INITIALS      DATE

REVISIONS:

MARK    DATE    DESCRIPTION

PHASE:

**PERMIT SUBMITAL SET**

SHEET TITLE:

[ BUILDING 26 ]

**FOOTING &  
FOUNDATION  
HOLDOWN  
DIMENSION PLAN**

SCALE:

**As Noted**

SHEET NUMBER:


**SE 504**



BIMBAUR\_ARCH - BIMBAUR SOFTWARE AS A SERVICE/TRIUMPH CONSTRUCTION/HOMES - AUTUMN SKY - THE MIDWAY 3-PLEX (BUILDING 26)\_DD\_2024-03-18

# RANGE

4192018 30 Cu. Ft. Freestanding Electric Range with Easy Wipe Ceramic Glass Cooktop (White)



**5.3 Cu. Ft. Freestanding Electric Range with Easy Wipe Ceramic Glass Cooktop**  
4.2 (2025)  
With a review  
Model #: WFS51156EB

**Features**

**Additional Features**

**Counter Depth Range**  
Unlike most ranges on the market, Whitehall® counter depth ranges are all made to fit seamlessly into your kitchen. Designed to fit within 2" of a standard 24" depth countertop, you can be sure they will stand out in the kitchen, without sticking out. Plus, optimized oven design maintains the cooking capacity you need to get dinner on the table.

**Temperature Sensor**  
A built-in sensor monitors oven temperature and adjusts the cooking elements to help food bake evenly.

**EasyView™ Large Oven Window**

**Hidden Bake Element**

4192018 30 Cu. Ft. Freestanding Electric Range with Easy Wipe Ceramic Glass Cooktop (White)

Exposed bake elements have an irregular surface with hard-to-reach areas that are difficult to keep clean. Whitehall brand places the bake element beneath the oven floor, creating a smooth, even surface that is easy to wipe clean.

**High-Heat Self-Cleaning System**

#1 Selling Appliance Brand in the U.S.A.

#1 Selling Appliance Brand in the U.S.A.

**Specifications**

Dimensions	
Depth	27-3/4 in.
Depth Closed Excluding Handles	25-5/16 in.
Depth With Door Open 90 Degree	46-3/4 in.
Medium Height	42-7/8 in.
Minimum Height	46-1/2 in.
Width	29-1/8 in.

**Configuration and Overview**


Fuel Type	Electric
LP Convertible	No
Range Type	Freestanding
Size	30 in.
UL	UL

**Oven Details**

Bake Element Power	2400W
Broiler Location	Top of Oven
Door Removable	Yes
Drawer Type	Storage Drawer
Hidden Bake Element	Yes

# REFRIGERATOR

4192018 21 cu. ft. Counter-Depth Side-by-Side Refrigerator with In-Door-Ice® Plus System (White)



**21 cu. ft. Counter-Depth Side-by-Side Refrigerator with In-Door-Ice® Plus System**  
4.2 (2025)  
With a review  
Color: Monochromatic Stainless Steel - WFS5117CEM

**Features**

**Additional Features**

**Adjustable Defrost**

**Counter Depth Styling**

4192018 21 cu. ft. Counter-Depth Side-by-Side Refrigerator with In-Door-Ice® Plus System (White)

Counter depth styling gives you a premium, built-in look without the premium cost, by fitting virtually flush with your counter, cabinets and other kitchen features.

**Adjustable Galvan Door Bins**  
Built your door storage to fit your needs. Adjustable galvan door bins easily move when and where you need it. The galvanized bins can easily accommodate beverage jugs and other larger containers.

**LED Interior Lighting**

**External Ice and Water Dispenser**

**Hidden Hinges**

**FreshFlow™ Air Filter**  
The refrigerator circulates cool air through the air filter to help reduce odors.

**LED Dispenser Night-Light**

**Exterior Ice and Water with EveryDrop™ Water Filter**  
Enjoy great tasting water thanks to the EveryDrop™ water filter, which is certified to reduce the most contaminants. Also, access water and ice without opening the refrigerator door.


**Specifications**

Dimensions	
Cabinet Width	35-1/2 in.
Depth	29-3/4 in.
Depth Closed Excluding Handles	27-1/2 in.
Depth Closed Including Handles	29-3/4 in.
Depth Excluding Doors	24-1/2 in.
Depth With Door Open 90 Degree	45-7/8 in.
Freezer Volume	6.97 cu. ft.
Height	69-7/8 in.
Height To Top Of Cabinet	69-5/8 in.
Height To Top Of Door Hinge	68-7/8 in.
Refrigerator Volume	13.62 cu. ft.
Width	35.0 in.

**Configuration and Overview**

# MICROWAVE

4192018 1.7 cu. ft. Microwave Hood Combination with Electronic Touch Controls (Black)



**1.7 cu. ft. Microwave Hood Combination with Electronic Touch Controls**  
4.5 (2025)  
With a review  
Model #: WMS51017HB

**Features**

**Additional Features**

**2-Speed, 300 CFM Motor Hood?**  
Match the right amount of ventilation to the dish being prepared and quickly get rid of cooking odors with two different fan speed settings. 7 fanspeeds and sensor moisture.

**Add 30 Seconds Option**  
Quickly set the microwave timer to 30 seconds or add it to already programmed cooking time with the touch of a button.

**Adjustable Cooktop Lighting**

4192018 1.7 cu. ft. Microwave Hood Combination with Electronic Touch Controls (Black)

Keep an eye on what's cooking below the microwave or keep a nightlight on in the kitchen.

#1 Selling Appliance Brand in the U.S.A.

**Specifications**

Dimensions	
Depth	15-9/16 in.
Depth With Door Open 90 Degree	39-3/8 in.
Height	17-1/8 in.
Width	29-15/16 in.

**Configuration and Overview**

ADA Compliant	No
Size	30 in.
UL	UL

**Appearance**

Handle Color	White
--------------	-------

**Controls**


Control Location	Right
Control Type	Electronic Touch
Number of Keypads	18
Number of Quick Touch/One-Touch Selections	0

**Details**

Clock	Yes
Night Light	Yes
Number of Power Levels	10

# DISHWASHER

4192018 ENERGY STAR® Certified Dishwasher with Sensor Cycle (Black)



**ENERGY STAR® Certified Dishwasher with Sensor Cycle**  
4.5 (2025)  
With a review  
Model #: WFS5104PLS

**Features**

**Additional Features**

**Cycle Memory**  
Quickly start your dishwasher with one button. It automatically remembers the last cycle you picked so it's saved and ready to go.

**Soil Sensor**  
Senses how dirty dishes are and adjusts the normal cycle as needed to make sure dishes come out clean.

**In-Door Silverware Basket**  
Press up rack space by easily fitting on the front of the lower rack or in the door to make room for more silverware.

4192018 ENERGY STAR® Certified Dishwasher with Sensor Cycle (Black)

Bad Rinse Option

**Normal Cycle**  
Use for normal amounts of food soil to clean up leftover messes from your day-to-day meals.

**Heavy Cycle**  
Take care of heavily-soiled messes and other hard-to-clean dishes without the extra elbow grease by adding extra time to the cycle.

**High Temperature Wash Option**

**Heated Dry Option**  
Use a clean, dry dish straight from the dishwasher to add heat for drying. For optimal drying results, use this option with silverware.

**ENERGY STAR® Certified**  
Exceeds government standards to help conserve natural resources and save money on utility bills. Designed, Engineered and Assembled in the U.S.A. with American Pride.

**Specifications**

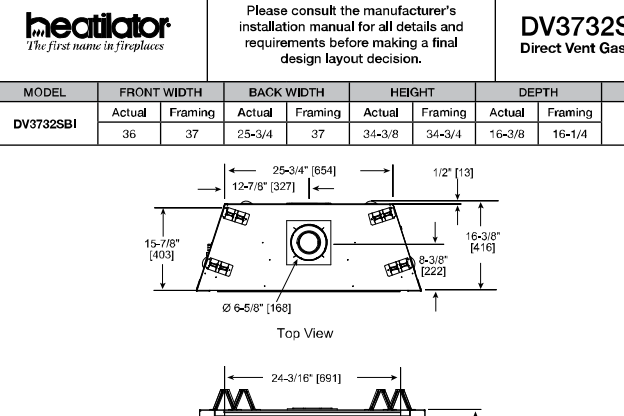
Dimensions	
Depth	24-1/2 in.
Depth With Door Open 90 Degree	49-1/2 in.
Height	34-1/2 in.
Medium Height	34-1/2 in.
Minimum Height	33-1/2 in.
Number of Place Settings	15
Width	23-7/8 in.

**Configuration and Overview**

CEE Tier	Tier 1
Decibel Level dBA	53
Dishwasher Type	Built-In
Energy Star® Certified	ENERGY STAR® Certified
Sound Package	Yes

# GAS FIREPLACE : OPTION - #1

4192018 DV3732SBI Direct Vent Gas Fireplace



**DIRECT VENT GAS FIREPLACE**  
4.5 (2025)  
With a review  
Model #: DV3732SBI

**Specifications**

DIMENSIONS	
Actual Depth	30"
Actual Height	37"
Actual Width	32"
Clearance to Combustibles	18"
Clearance to Non-Combustibles	18"
Clearance to Mantel	18"
Clearance to Sill	18"
Clearance to Wall	18"
Clearance to Ceiling	18"
Clearance to Floor	18"
Clearance to Staircase	18"
Clearance to Window	18"
Clearance to Door	18"
Clearance to Cabinet	18"
Clearance to Partition	18"
Clearance to Chimney	18"
Clearance to Roof	18"
Clearance to Eave	18"
Clearance to Gutter	18"
Clearance to Deck	18"
Clearance to Porch	18"
Clearance to Balcony	18"
Clearance to Terrace	18"
Clearance to Walkway	18"
Clearance to Driveway	18"
Clearance to Garage	18"
Clearance to Staircase	18"
Clearance to Window	18"
Clearance to Door	18"
Clearance to Cabinet	18"
Clearance to Partition	18"
Clearance to Chimney	18"
Clearance to Roof	18"
Clearance to Eave	18"
Clearance to Gutter	18"
Clearance to Deck	18"
Clearance to Porch	18"
Clearance to Balcony	18"
Clearance to Terrace	18"
Clearance to Walkway	18"
Clearance to Driveway	18"
Clearance to Garage	18"

4192018 DV3732SBI Direct Vent Gas Fireplace

**Specifications**

MINIMUM FIREPLACE CLEARANCES	
Clearance to Combustibles	18"
Clearance to Non-Combustibles	18"
Clearance to Mantel	18"
Clearance to Sill	18"
Clearance to Wall	18"
Clearance to Ceiling	18"
Clearance to Floor	18"
Clearance to Staircase	18"
Clearance to Window	18"
Clearance to Door	18"
Clearance to Cabinet	18"
Clearance to Partition	18"
Clearance to Chimney	18"
Clearance to Roof	18"
Clearance to Eave	18"
Clearance to Gutter	18"
Clearance to Deck	18"
Clearance to Porch	18"
Clearance to Balcony	18"
Clearance to Terrace	18"
Clearance to Walkway	18"
Clearance to Driveway	18"
Clearance to Garage	18"

**FRAMING DIMENSIONS**

**APPLIANCE LOCATION**

**WALL PENETRATION**

**MANTEL LEG/WALL PROJECTIONS**

**Clearances to Combustibles**

**MANTEL PROJECTIONS**

**PRODUCT LISTING LOCATIONS**

**ENERGY STAR® Certified**  
Exceeds government standards to help conserve natural resources and save money on utility bills. Designed, Engineered and Assembled in the U.S.A. with American Pride.

BIMbaub architect - BIMbaub Software as a Service/ TRIUMPH CONSTRUCTION - AUTUMN SKY/ T-5383A-21E - TRIUMPH - AUTUMN SKY - THE MIDWAY 3- PLEX (BUILDING 26)\_DD\_2024-03-18

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3/20/2024

T-5383A-21E - TRIUMPH - AUTUMN SKY - THE MIDWAY 3- PLEX (BUILDING 26)\_DD\_2024-03-18

**TUB - SHOWER**

**2603CT - EVERYDAY TUB/SHOWERS**  
60" x 35" x 72" inches



**FEATURES**

- Tub/shower
- Stainless steel finish
- Ergonomic footrest
- Molded tub/shower shelves
- Removable handheld showerhead
- Left or right hand drain
- Aquatic™ optional acrylic surface
- Lifetime limited warranty

**OPTIONS**

- Grab bar reinforcement
- Factory installed optional cast grab bar
- Designer bath mats & mats bar
- Shower Door Series (DS15)

**AQUATIC ADVANTAGE**

- National distribution
- In-home/direct shipping
- Private label
- Customized customer service
- Full support

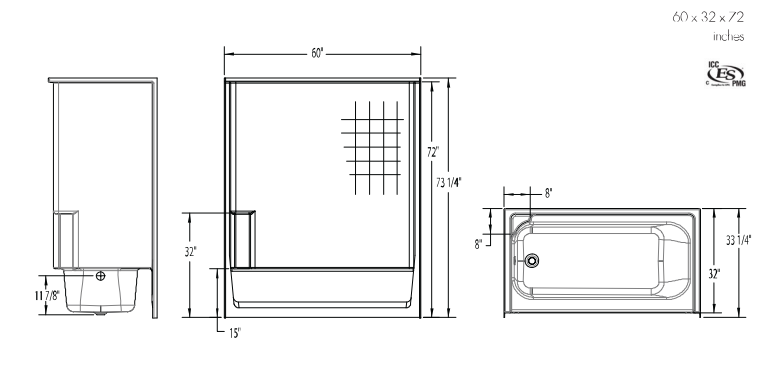
**COLOR OPTIONS**

Color	Material	Finish
White	Acrylic	Standard
White	Acrylic	SoftTouch™
White	Acrylic	SoftTouch™ with Pearl

AQUATIC The Bath Experts  
Customer Service: 800-943-2726 aquaticbath.com

**TECHNICAL SPECIFICATIONS**

**2603CT**  
60" x 35" x 72" inches



**FEATURES**

Model #	Material	Hand Finish	Color	Drain	Seat	Height	Depth	Weight
2603CT	Acrylic	SoftTouch™	White	Left/Right	Standard	72"	35"	155

**DIMENSIONS**

Specification	Value
Material	Acrylic
Hand Finish	SoftTouch™
Color	White
Drain	Left/Right
Seat	Standard
Height	72"
Depth	35"
Weight	155 lbs

AQUATIC The Bath Experts  
Customer Service: 800-943-2726 aquaticbath.com

**TUB - SHOWER [ ALTERNATE OPTION ]**

**26033CT - EVERYDAY TUB/SHOWERS**  
60" x 30" x 72" inches



**FEATURES**

- Tub/shower
- Stainless steel finish
- Ergonomic footrest
- Molded tub/shower shelves
- Removable handheld showerhead
- Left or right hand drain
- Aquatic™ optional acrylic surface
- Lifetime limited warranty

**OPTIONS**

- Grab bar reinforcement
- Factory installed optional cast grab bar
- Designer bath mats & mats bar
- Shower Door Series (DS15)

**AQUATIC ADVANTAGE**

- National distribution
- In-home/direct shipping
- Private label
- Customized customer service
- Full support

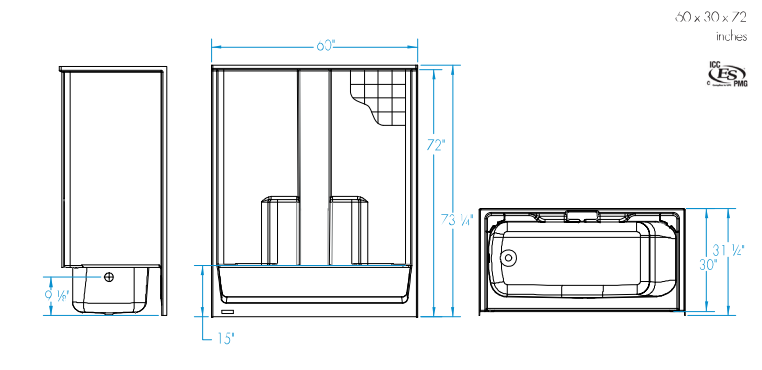
**COLOR OPTIONS**

Color	Material	Finish
White	Acrylic	Standard
White	Acrylic	SoftTouch™
White	Acrylic	SoftTouch™ with Pearl

AQUATIC The Bath Experts  
Customer Service: 800-943-2726 aquaticbath.com

**TECHNICAL SPECIFICATIONS**

**26033CT**  
60" x 30" x 72" inches



**FEATURES**

Model #	Material	Hand Finish	Color	Drain	Seat	Height	Depth	Weight
26033CT	Acrylic	SoftTouch™	White	Left/Right	Standard	72"	30"	122


**DIMENSIONS**

Specification	Value
Material	Acrylic
Hand Finish	SoftTouch™
Color	White
Drain	Left/Right
Seat	Standard
Height	72"
Depth	30"
Weight	122 lbs

AQUATIC The Bath Experts  
Customer Service: 800-943-2726 aquaticbath.com

**SHOWER [ ALTERNATE OPTION ]**

**1603SG - EVERYDAY SHOWERS**  
60" x 35" x 72" inches



**FEATURES**

- Shower unit
- Stainless steel finish
- Molded tub/shower shelves
- Removable handheld showerhead
- Center drain
- Aquatic™ optional acrylic surface
- Lifetime limited warranty

**OPTIONS**

- Grab bar reinforcement
- Factory installed optional cast grab bar
- Brass shower drain
- Shower door series (DS17)

**AQUATIC ADVANTAGE**

- National distribution
- In-home/direct shipping
- Private label
- Customized customer service
- Full support

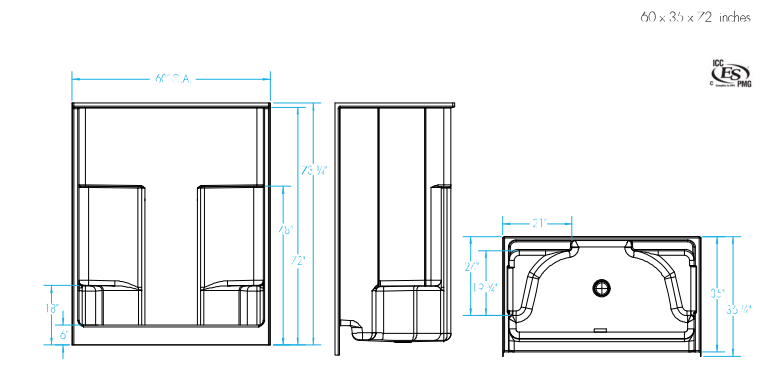
**COLOR OPTIONS**

Color	Material	Finish
White	Acrylic	Standard
White	Acrylic	SoftTouch™
White	Acrylic	SoftTouch™ with Pearl

AQUATIC The Bath Experts  
Customer Service: 800-943-2726 aquaticbath.com

**TECHNICAL SPECIFICATIONS**

**1603SG**  
60" x 35" x 72" inches



**FEATURES**

Model #	Material	Hand Finish	Color	Drain	Seat	Height	Depth	Weight
1603SG	Acrylic	SoftTouch™	White	Center	Standard	72"	35"	155


**DIMENSIONS**

Specification	Value
Material	Acrylic
Hand Finish	SoftTouch™
Color	White
Drain	Center
Seat	Standard
Height	72"
Depth	35"
Weight	155 lbs

AQUATIC The Bath Experts  
Customer Service: 800-943-2726 aquaticbath.com

**TOILET**

**Jarritt Series Low Consumption Two-Piece Toilet Vitreous China**



**Product Features**

- 1.6 GPF flush valve
- Porcelain vitreous china
- 1 1/4" high rim height
- 1 1/4" x 5 1/2" x 16 1/2" (W x H x D) overall dimensions
- 1 1/2" x 16 1/2" x 16 1/2" (W x H x D) rough-in dimensions
- Back connect 2 hole back to wall installation
- 1 1/2" flush valve
- Comes equipped with a color matching top/bottom
- Factory floor finish
- Seat and traps not included
- Available in 10", 12", 14" & 16" seat heights
- Available with top trap break
- Available with installed tank
- Available in round front, elongated, chair height elongated and soft elongated

**Color Finishes**

Model	Model Description	Color Finishes
1603SG	1 1/2" x 5 1/2" x 16 1/2" (W x H x D)	C White, C Beige
1603SG	1 1/4" x 5 1/2" x 16 1/2" (W x H x D)	C White, C Beige
1603SG	1 1/4" x 5 1/2" x 16 1/2" (W x H x D)	C White, C Beige
1603SG	1 1/4" x 5 1/2" x 16 1/2" (W x H x D)	C White, C Beige
1603SG	1 1/4" x 5 1/2" x 16 1/2" (W x H x D)	C White, C Beige
1603SG	1 1/4" x 5 1/2" x 16 1/2" (W x H x D)	C White, C Beige
1603SG	1 1/4" x 5 1/2" x 16 1/2" (W x H x D)	C White, C Beige
1603SG	1 1/4" x 5 1/2" x 16 1/2" (W x H x D)	C White, C Beige
1603SG	1 1/4" x 5 1/2" x 16 1/2" (W x H x D)	C White, C Beige
1603SG	1 1/4" x 5 1/2" x 16 1/2" (W x H x D)	C White, C Beige

AQUATIC The Bath Experts  
Customer Service: 800-943-2726 aquaticbath.com

**SINK**

CONSULTANT INFO:

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PREPARED FOR:



PROJECT LOCATION:  
**AUTUMN SKY SUBDIVISION**

STREET LOCATION:  
**AUTUMN DAY LANE**

AUTHORITY HAVING JURISDICTION:  
**HERRIMAN**

ZIP CODE:  
**84096**

PROJECT TITLE:  
**THE MIDWAY 3- PLEX**

PROJECT ID #:  
**T-5383A-20**

ISSUE DATE:  
**1/18/2022**

REVIEWED BY:  
INITIALS DATE

REVISIONS:  
MARK DATE DESCRIPTION

PHASE:  
**PERMIT SUBMITAL SET**

SHEET TITLE:  
**[ BUILDING 26 ]**

PLUMBING SCHEDULE

SCALE:  
**As Noted**

SHEET NUMBER:  
**P 001**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	WIRING DEVICE TO LIGHT CONNECTION		RECESSED LIGHT
	CAN LIGHT		SMOKE DETECTOR
	INCANDESCENT LIGHT		CARBON MONOXIDE DETECTOR
	WALL SCONCE LIGHT		THERMOSTAT
	SINGLE GANG SWITCH		EXHAUST FAN
	3-WAY SWITCH		EXHAUST FAN
	RECESSED SURFACE		TRACK LIGHTING
	RECESSED SURFACE WITH GROUND FAULT CIRCUIT INTERRUPTER		SILLAGE SILLAGE
	RECESSED SURFACE WITH GROUND FAULT CIRCUIT INTERRUPTER WATER PROOF		PHONE JACK
	RECESSED SURFACE 220 VOLTAGE		SERIAL LINE
	RECESSED SURFACE CEILING		CEILING FAN
	RECESSED SURFACE FLOOR		ELECTRICAL PANEL

**Level 1 Lighting Plan**

**Keynotes:**

- Pendant Light  
- As Selected by Owner
- New Insinkerator CounterTop Air-Operated Switch or Equivalent. Finish Trim & Location to be Selected by Owner  
- As Selected by Owner
- 50cfm Exhaust Fan w/ 4" Exhaust Duct  
- As Selected by Owner
- Switch to Connect w/ Switch Below
- Switch to Connect w/ Switch Above
- Waterproof Recessed Can Light  
- As Selected by Owner
- Waterproof Wall Sconce  
- As Selected by Owner

**Note:**

- Recessed Light Fixtures in Direct Contact with Insulation shall be IC rated as Required (Typ.)
- Waterproof All Listed Recessed Cans & Trims Located Above Tubs or in Showers
- Electrical Contractor Shall Coordinate w/ Owner For Location & Service Provider of Data & Communications
- Panel Arrangement & Specification to be provided by Electrical Subcontractor
- Mechanical Ventilation System To Be Installed by Mechanical Contractor - as per Manufacturer's Specifications
- All Smoke Detectors in Individual Units to be Inseries
- Waterproof All Listed Porch Lights, Exterior Wall Sconces & Trims Located Above Covered Patios
- Utilities Including the Electrical Shall NOT Penetrate the Fire Rated Assembly Located With in the Fire Rated Party Wall, As Per Gypsum Association Design Manual 20th ed. & Fire Resistance Design Manual p. 15 20th ed.
- Ground-Fault Circuit Interrupter Protection Shall be Provided for Outlets that Supply Dishwasher in Dwelling Unit Locations as per 2018 IRC 3902.10



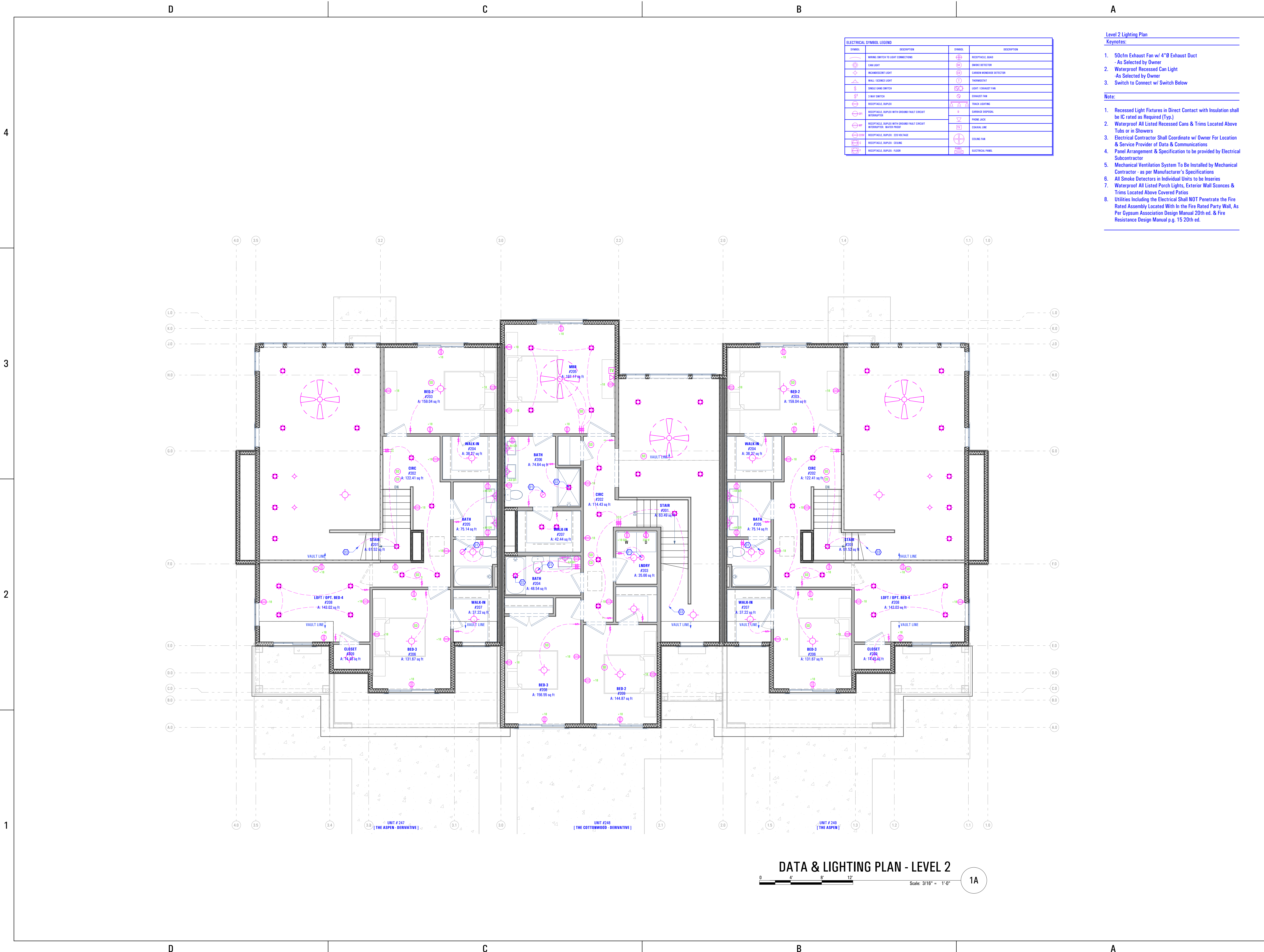
**DATA & LIGHTING PLAN - LEVEL 1**



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

1A

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 3/20/2024  
 T-5383A-21E - TRIUMPH - AUTUMN SKY - THE MIDWAY 3- PLEX (BUILDING 26)\_DD\_2024-03-18



ELECTRICAL SYMBOL LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(Symbol)	WIRING DEVICE TO LIGHT CONNECTION	(Symbol)	RECESSED LIGHT
(Symbol)	CAN LIGHT	(Symbol)	SMOKE DETECTOR
(Symbol)	RECESSED LIGHT	(Symbol)	SCRAM WIREMESH DETECTOR
(Symbol)	SMALL GANG SWITCH	(Symbol)	THERMISTAT
(Symbol)	2-WAY SWITCH	(Symbol)	LIGHT EXHAUST FAN
(Symbol)	RECESSED LIGHT	(Symbol)	EXHAUST FAN
(Symbol)	RECESSED LIGHT WITH GROUND FAULT CIRCUIT INTERRUPTER	(Symbol)	TRACK LIGHTING
(Symbol)	RECESSED LIGHT WITH GROUND FAULT CIRCUIT INTERRUPTER, WATER PROOF	(Symbol)	SWITCH RECEPTACLE
(Symbol)	RECESSED LIGHT, 120V VOLTAGE	(Symbol)	PHONE JACK
(Symbol)	RECESSED LIGHT, CEILING	(Symbol)	SEWAGE LINE
(Symbol)	RECESSED LIGHT, FLOOR	(Symbol)	CROWN FAN
		(Symbol)	ELECTRICAL PANEL

- Level 2 Lighting Plan**  
Keynotes:
- 50cfm Exhaust Fan w/ 4"Ø Exhaust Duct  
- As Selected by Owner
  - Waterproof Recessed Can Light  
- As Selected by Owner
  - Switch to Connect w/ Switch Below
- Note:**
- Recessed Light Fixtures in Direct Contact with Insulation shall be IC rated as Required (Typ.)
  - Waterproof All Listed Recessed Cans & Trims Located Above Tubs or in Showers
  - Electrical Contractor Shall Coordinate w/ Owner For Location & Service Provider of Data & Communications
  - Panel Arrangement & Specification to be provided by Electrical Subcontractor
  - Mechanical Ventilation System To Be Installed by Mechanical Contractor - as per Manufacturer's Specifications
  - All Smoke Detectors in Individual Units to be Inseries
  - Waterproof All Listed Porch Lights, Exterior Wall Scones & Trims Located Above Covered Patios
  - Utilities Including the Electrical Shall NOT Penetrate the Fire Rated Assembly Located With in the Fire Rated Party Wall, As Per Gypsum Association Design Manual 20th ed. & Fire Resistance Design Manual p.g. 15 20th ed.

**DATA & LIGHTING PLAN - LEVEL 2**  
Scale: 3/16" = 1'-0" 1A

**ARCFLO**  
a visionary design firm  
Studio 228  
228 East 500 South, Suite #101  
Salt Lake City, Utah 84111  
T 801 320 9773  
F 801 320 9774  
info@arcflo.com  
www.arcflo.com

CONSULTANT INFO:

PREPARED FOR:



PROJECT LOCATION:  
**AUTUMN SKY  
SUBDIVISION**

STREET LOCATION:  
**AUTUMN DAY LANE**

AUTHORITY HAVING JURISDICTION:  
**HERRIMAN**

ZIP CODE:  
**84096**

PROJECT TITLE:  
**THE MIDWAY  
3-PLEX**

PROJECT ID #:  
**T-5383A-20**

ISSUE DATE:  
**1/18/2022**

REVIEWED BY:	
INITIALS	DATE

REVISIONS:		
MARK	DATE	DESCRIPTION

PHASE:  
**PERMIT SUBMITAL SET**

SHEET TITLE:  
**[ BUILDING 26 ]**

**POWER / DATA &  
LIGHTING PLAN -  
LEVEL 2**

SCALE:  
**As Noted**

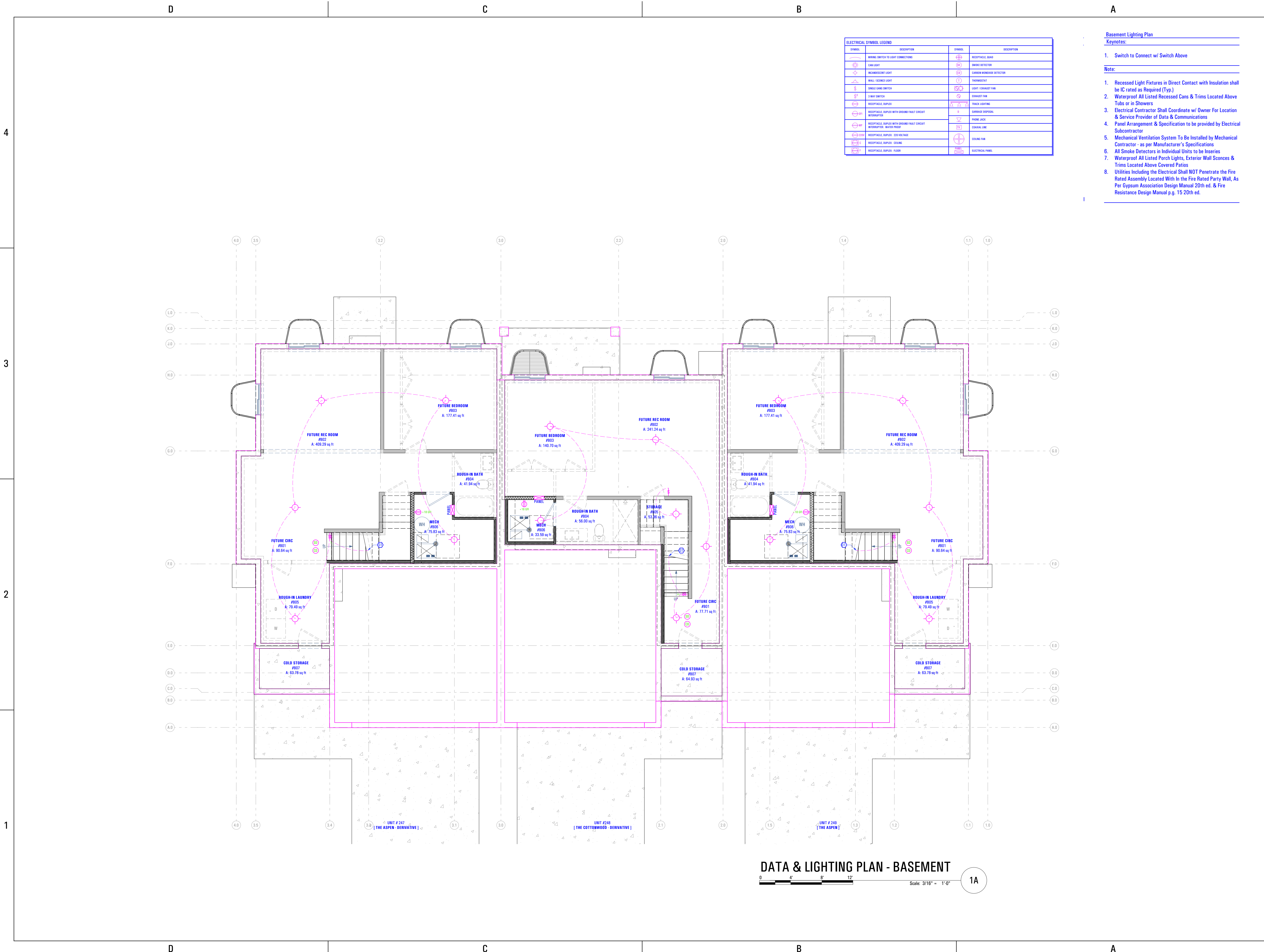
SHEET NUMBER:  
**E 102**

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T-5383A-21E - TRIUMPH - AUTUMN SKY - THE MIDWAY 3-PLEX (BUILDING 26)\_DD\_2024-03-18



ELECTRICAL SYMBOL LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(Symbol)	MOVING SWITCH TO LIGHT CONNECTION	(Symbol)	RECESSED LIGHT
(Symbol)	CAN LIGHT	(Symbol)	SMOKE DETECTOR
(Symbol)	RECESSED LIGHT	(Symbol)	SCARON MONITORED DETECTOR
(Symbol)	WALL RECESS LIGHT	(Symbol)	THERMISTAT
(Symbol)	SINGLE GANG SWITCH	(Symbol)	LIGHT EXHAUST FAN
(Symbol)	3-WAY SWITCH	(Symbol)	EXHAUST FAN
(Symbol)	RECESSED SUPPLY	(Symbol)	TRACK LIGHTING
(Symbol)	RECESSED SUPPLY WITH GROUND FAULT CIRCUIT INTERRUPTER	(Symbol)	SURFACE RECESSED
(Symbol)	RECESSED SUPPLY WITH GROUND FAULT CIRCUIT INTERRUPTER, WATER PROOF	(Symbol)	PHONE JACK
(Symbol)	RECESSED SUPPLY, 220 VOLTAGE	(Symbol)	SEWAGE LINE
(Symbol)	RECESSED SUPPLY, CEILING	(Symbol)	CEILING FAN
(Symbol)	RECESSED SUPPLY, FLOOR	(Symbol)	ELECTRICAL PANEL

- Basement Lighting Plan**  
Keynotes:
- Switch to Connect w/ Switch Above
- Note:**
- Recessed Light Fixtures in Direct Contact with Insulation shall be IC rated as Required (Typ.)
  - Waterproof All Listed Recessed Cans & Trims Located Above Tubs or in Showers
  - Electrical Contractor Shall Coordinate w/ Owner For Location & Service Provider of Data & Communications
  - Panel Arrangement & Specification to be provided by Electrical Subcontractor
  - Mechanical Ventilation System To Be Installed by Mechanical Contractor - as per Manufacturer's Specifications
  - All Smoke Detectors in Individual Units to be Inseries
  - Waterproof All Listed Porch Lights, Exterior Wall Scones & Trims Located Above Covered Patios
  - Utilities Including the Electrical Shall NOT Penetrate the Fire Rated Assembly Located With in the Fire Rated Party Wall, As Per Gypsum Association Design Manual 20th ed. & Fire Resistance Design Manual p.g. 15 20th ed.

**ARCFLO**  
a visionary design firm

Studio 228  
228 East 500 South, Suite #101  
Salt Lake City, Utah 84111

T 801 320 9773  
F 801 320 9774

info@arcflo.com  
www.arcflo.com

CONSULTANT INFO:

PREPARED FOR:  
**TRIUMPH CONSTRUCTION**

PROJECT LOCATION:  
**AUTUMN SKY SUBDIVISION**

STREET LOCATION:  
**AUTUMN DAY LANE**

AUTHORITY HAVING JURISDICTION:  
**HERRIMAN**

ZIP CODE:  
**84096**

PROJECT TITLE:  
**THE MIDWAY 3-PLEX**

PROJECT ID #:  
**T-5383A-20**

ISSUE DATE:  
**1/18/2022**

REVIEWED BY:  
INITIALS      DATE

REVISIONS:  
MARK    DATE    DESCRIPTION

PHASE:  
**PERMIT SUBMITAL SET**

SHEET TITLE:  
**[ BUILDING 26 ]**

**POWER / DATA & LIGHTING PLAN - BASEMENT**

SCALE:  
**As Noted**

SHEET NUMBER:  
**E 103**

**DATA & LIGHTING PLAN - BASEMENT**  
Scale: 3/16" = 1'-0" **1A**