



**CITY OF HOLLADAY**  
**Community Development**  
**Building Permit**  
 4580 South 2300 East, Holladay, UT 84117  
 Phone: 801-527-3890

24000075

See the back side for building permit tracking instructions.

Property Address: 4639 S CRESTHILL CIR

Project Title/Project Description: Neff | Residential Rebuild

Property Owner(s): TRUST NOT IDENTIFIED DEBBIE HILL Property Owner Phone #:

Applicant Name & Address: Scot Neff, 4639 Cresthill Circle Applicant Phone #: 8016644836

Onsite Contact: Scot Neff Onsite Phone #: 801-664-4836

Project Email Address: mscotneff@gmail.com

**Check One:**                       **LICENSED CONTRACTOR DECLARATION**                       **OWNER-BUILDER DECLARATION**  
(Sign Declaration)

I hereby certify that I have read and examined this permit and that the information provided by me is true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

**Applicant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**INSPECTIONS REQUIRED:** This permit shall become null and void if work is not commenced within **180 days**, or if works is suspended or abandoned for a period of 180 days or more at any time after the work has commenced. Commencement or continuation of work shall be verified only by inspection reports from Holladay City inspectors. All required inspections shall be requested at least one working day before they are to be made. Inspections are required before any work is covered. Please call if you need further information about when an inspection is required.

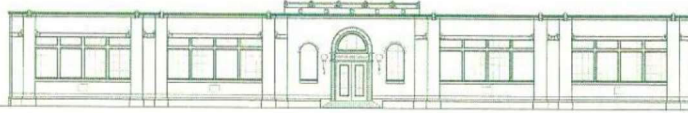
Contractors:	Contractor #:	State License #:	Phone #:
Home Owner	1175885		

Parcel#:	22033540180000	Zone:	
Subdivision:		FEMA Floodplain:	1%: AE
Lot:		Liquefaction:	H
C.U.P #:		Fault Line Sturdy Zone:	No

<b>Zoning/Land Use Requirements:</b>		<b>Building Requirements:</b>	
Residential Rebuild only		INSPECTION REQUIRED - subject to field corrections	
<b>Approval Signature:</b>	<b>Date:</b> 05/03/2024	<b>Approval Signature:</b>	<b>Date:</b> 05/03/2024
<b>Public Works Requirements:</b>		<b>Fire Requirements:</b>	
<b>Approval Signature:</b>	<b>Date:</b>	<b>Approval Signature:</b>	<b>Date:</b>
<b>Engineering Requirements:</b>			
<b>Approval Signature:</b>	<b>Date:</b>		

\*\*\* This permit becomes valid upon required approvals and acceptance of required fees.\*\*\*

PERMIT TO BE DISPLAYED ONSITE



City of Holladay  
BUILDING DIVISION

February 28, 2024

## SINGLE FAMILY CONSTRUCTION NOTES

Compliance report for this project shall be in conformance with ICC Building code standards for construction. \*\* Items listed are required to be provided during each applicable inspection.

**PROJECT ADDRESS: 4639 S. Cresthill Cir.      PERMIT NUMBER: 24-00-0075**

OCCUPANCY: R-3

CONSTRUCTION TYP: V-B

CONTRACTOR: OWNER/BUILDER

ENGINEER: ACUTE ENGINEERING

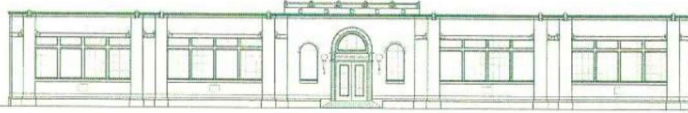
DESIGNER: JEFF ADAMS DESIGN, LLC

### CODE REVIEW COMMENTS:

- Utah State Amendment R506.2.3: A minimum 6-mil vapor retarder is required below the concrete floor slabs in dwellings.
- R311.7.10: Spiral stairways shall comply with the requirements of Section R311.7 (including state amendments) except as specified in Sections R311.7.10.1 and R311.7.10.2.
- R308.4: Safety glazing shall be provided in all hazardous locations. Hazardous locations include:
  - Glazing in fixed or operable panels of doors.
  - Glazing within 24 inches of doors and glazing within 24 inches of in-swinging doors.
  - Glazing in panels that are larger than 9 square feet and the bottom edge is less than 18 inches above the floor.
  - Glazing in walls, enclosures or fences containing or adjacent to hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers, and pools where the bottom exposed edge of the glazing is less than 60 inches above any standing or walking surface.
  - Glazing less than 36 inches above the adjacent walking surface of stairways, landings between flights of stairs and ramps.
  - Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within a 60 inches horizontal arc less than 180 degrees from the bottom tread nosing
- R310.2: Emergency escape and rescue openings shall have a net clear opening of not less than 5.7 square feet. The net clear height shall not be less than 24 inches and the net clear width shall not be less than 20 inches.
- R703.8: Anchored stone and masonry veneer shall have brick ties at 16 inches on center, a water resistive barrier and 1-inch air space.
- R1003.9 and 2427.5.3: Masonry and low-heat (gas fueled) appliance chimneys shall extend not less than 2 feet higher than any portion of the building within 10 feet but shall not be less than 3 feet above the highest point where the chimney passes through the roof.



- M1804.2.2, M 2427.5.3, M2427.6.4.1: Decorative shrouds shall not be installed at the termination of vents except where the shrouds are listed and labeled for use with the specific venting system and are installed in accordance with the manufacturer's instructions.
- R1004.1, M1801.1, G2408.1: The listing and manufacturer's installation instructions for fireplaces shall be provided prior to the Rough-4way inspection.
- M1411.3: Condensate from HVAC equipment shall be captured and conveyed to an approved place of disposal.
- M1502.4.6 and G2439.7.4: Clothes dryer exhaust duct shall terminate on the outside of the building and shall not exceed 35 feet in length with reductions for bends.
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- G2406.2: Gas appliances shall not be installed in sleeping rooms, bathrooms, or storage closets unless the complies with one of the exceptions listed in Section G2406.2.
- G2413: A gas line schematic shall be provided prior to inspections. The schematic shall include the BTU rating for all gas fueled appliances and the size and length of all main and branch lines.
- P2708.3 and 2713.3: Temperature limiting devices are required for bathtubs and showers and shall be set at 120 degrees maximum.
- P2902.4.3: Hose bibs shall be protected by an approved vacuum breaker.
- P3008.1: Fixtures shall be protected by a backwater valve where the flood level rims of plumbing fixtures are below the elevation of the manhole cover of the next upstream manhole in the public sewer.
- R315.3 and Utah State Amendment: Carbon monoxide detectors are required in the following locations:
  - On each level of the dwelling.
  - Outside each separate sleeping area in the immediate vicinity of bedrooms.
  - Within bedrooms where a fuel-burning appliance is located in the bedroom or attached bathroom.
- E3901: Electrical receptacle outlets are required in the following locations:
  - At all wall spaces, so that no point measured horizontally along the wall space is more than 6 feet from a receptacle. Wall space includes any space 2 feet or more in width.
  - In kitchens, pantries, and dining rooms at countertops and work surfaces that are 12 inches or wider. Receptacle outlets shall be installed so that no point along the wall line is more than 24 inches from a receptacle outlet.
- E3903: Lights are required at the following locations:
  - Stairways, switched at each floor level and landing of interior stairways.
- N1101.1.4: A permanent certificate shall be completed and located in an approved location that lists the predominant R-values of the insulation installed in the ceiling/roof, walls, foundation and ducts outside conditioned spaces, and U-factors for fenestration.
- N1102.2.4: Access doors from the conditioned space to unconditioned spaces (attic/crawl space) shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces and the insulation shall be rigidly attached to the access door.
- N1102.4.1: The building envelope shall be installed in accordance with Table N1102.4.1.1 or the air barrier shall be verified using a blower door test.
- N1102.4.4: Mechanical rooms provided with combustion air shall be located outside the thermal envelope or isolated from inside the thermal envelope. Isolated rooms shall be sealed and insulated in accordance with the envelope requirements of Table N1102.1.2.
  - The door into the room shall be fully gasketed.
  - Any water lines and ducts in the room shall be insulated per N1103.



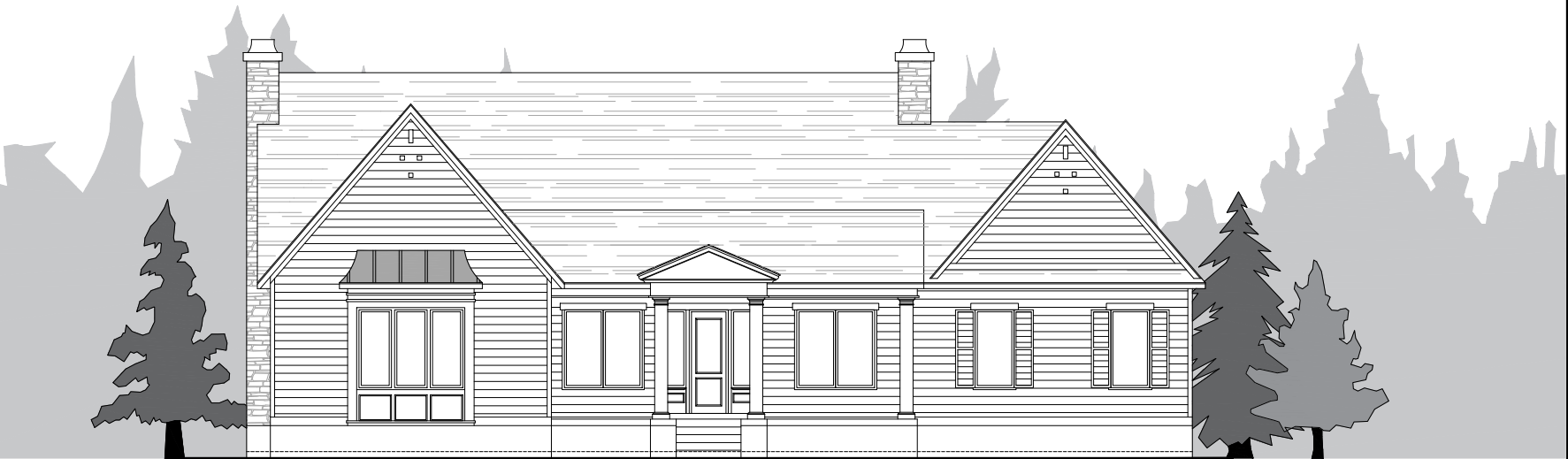
**City of Holladay**  
**BUILDING DIVISION**

- Combustion air duct shall be insulated to a minimum of R-8 where it passes through conditioned space.
- **Heating and Cooling Load Calculations and Equipment Sizing Documentation has not been provided for review:**  
Utah State Amendment M1401.3: Mechanical equipment and appliances must be sized per ACCA Manual S or other approved sizing methodologies based on building loads calculated in accordance with Manual J or other heating and cooling calculation methodologies complying with Utah State Amendment M1401.3.1. Per ACCA Manual S, the output capacity of a furnace shall be between 100% and 140% of the total heating load and the total cooling capacity of an air conditioner shall be no more than 115% of the total cooling load. **Heating and cooling load calculations and equipment sizing documentation shall be provided prior to inspection.**
- **Duct system design has not been provided for review:**  
M1601.1: Duct systems serving heating, cooling, and ventilation equipment shall be installed in accordance with M1601 and ACCA Manual D, the appliance manufacturer's installation instructions or other approved methods. **Duct system design documentation shall be provided prior to inspection.**
- Energy Code Compliance Documentation has not been provided:  
N1101.13: Energy Code compliance shall be demonstrated using the Prescriptive Method, REScheck (or similar), the Performance Method, or the Energy Rating Index (ERI) method. **Energy code compliance documentation shall be provided prior to inspections.**





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# NEFF REMODEL

HOLLADAY, UT

# JAD

JEFF ADAMS DESIGN

*Signature Collection*



**JAD**  
JEFF ADAMS DESIGN  
*Signature Collection*

JEFF ADAMS DESIGN, LLC  
1314 W 11400 S #200  
SOUTH JORDAN, UT 84095  
801-878-6744

REVIEWED

By review at 3:59 pm, May 02, 2024

REVIEWED FOR CODE COMPLIANCE

*[Signature]*



THESE PLANS ARE ONLY PERMITTED FOR USE UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS:  
1. THE GENERAL CONTRACTOR AND/OR OWNER, AS PART OF THE BIDDING PROCESS, SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND/OR LOCAL HEALTH DEPARTMENT.  
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE UTAH BUILDING CODE AND/OR UTAH HEALTH DEPARTMENT REGULATIONS.  
3. ANY CHANGES TO THESE PLANS SHALL BE DONE IN ACCORDANCE WITH THE UTAH BUILDING CODE AND/OR UTAH HEALTH DEPARTMENT REGULATIONS.  
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND/OR LOCAL HEALTH DEPARTMENT.  
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PLAN NAME: NEFF REMODEL  
ADDRESS: 4639 SOUTH CRESTHILL CIRCLE HOLLADAY, UT  
SUBDIVISION: CRESTHILL SUBDIVISION  
LOT#: LOT #5

DATE: 2024-04-01  
PROJECT NUMBER: 2023-1172  
TYPE: CONSTRUCTION DOCS.  
SHEET TITLE: COVER SHEET

SHEET NUMBER: C001

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ABBREVIATIONS

Table with 4 columns: Abbreviation, Description, Abbreviation, Description. Includes items like AMP, AFF, AFO, ALT, ASPH, AWD, BKT, BRG, C, C/P, C/B, CBT, CBT, CLR, CO, COB, CONC, CONST, CONT, CU, D, D/B, D/EO, D/M, D/N, D/P, E/F, E/W, EA, EL, ELEVATION, EST, ESTIMATE, FA, FIRE ALARM, FB, FIBERGLASS, FD, FLOOR DRAIN, FE, FIBERGLASS, FFO, FOUNDATION, FN, FINISH, FPL, FLOOR, FT, FOOTING, GA, GARAGE, GAR, GARAGE, GFR, GROUND FAULT CIRCUIT INTERRUPTER, GL, GLASS, GLB, GULLY/BASIN, GUP, GYPSUM, HD, HOSE, HD, HORIZONTAL, IBS, ISOLATED, INT, INTERIOR, J, JUNCTION BOX, JMB, JUNCTION, LED, LIGHT EMITTING DIODE, LF, LINEAR FEET, LAT, LATERAL, LT, LIGHT, LTO, LIGHTING, MAX, MAXIMUM, MEH, MECHANICAL, MED, MEDIUM, MFR, MANUFACTURER, MIN, MINIMUM, MIS, MISCELLANEOUS, MET, METAL, NIC, NOT IN CONTRACT, NTS, NOT TO SCALE, NUD, NUDE, NDM, NOMINAL, NCH, CONCRETE, OHD, OVERHEAD DOOR, OPM, OPENING, PL, PROPERTY LINE, FL, FLATE, FLY, FLYWOOD, P/SF, POUNDS PER SQUARE FOOT, P, PIPES, PIPES PER SQUARE FOOT, PCH, PCH, POLYVINYL CHLORIDE, PWR, POWER, QTY, QUANTITY, R, RADIUS, RO, ROUGH OPENING, REF, REFRIGERATOR, REF, REFERENCE, RFB, REINFORCED, REQ, REQUIRED, REV, REVISION, RM, ROOM, SD, SECT, SECTION, SO, SAFETY GLASS, SLD, SLENDING GLASS DOOR SHEET, SH, SHEET, SM, SM, AR, SPECIFICATIONS, SP, SPACER, S/S, SQUARE FEET, SI, SQUARE INCH, STD, STANDARD, STEEL, SUSP, SUSPENDED, T/S, TYPICAL, T&G, TONGUE AND GROOVE, T&G, TEMPERED GLASS, TOB, TOP OF BEAM, TOF, TOP OF FOOTING, TOW, TOP OF WALL, TV, TELEVISION, TYP, TYPICAL, UNL, UNLESS NOTED OTHERWISE, V, VERTICAL, VB, VAPOR BARRIER, VA, VOL TAMP, VERT, VERTICAL, WC, WATER CLOSET, W, WALK-IN REFRIG, WT, WEIGHT, W, WITH, W, WITH, W, WITH, WH, WATER HEATER, WC, WALK-IN CLOSET

GENERAL PLAN ELEVATION NOTES:

- 1. DO NOT SCALE ELEVATION DRAWINGS.
2. ALL RAILS MUST BE 3" HIGH AND SHALL NOT ALLOW A 4" SPHERE TO PASS BETWEEN ALLISTERS.
3. STAGGER VERTICAL JENTS OF PLANK.
4. CONCRETE FOUNDATION WALLS SHALL EXTEND ABOVE FINISHED GRADE ADJACENT TO THE FOUNDATION WALL AT ALL POINTS A MINIMUM OF 4" PER IRC.
5. ASPHALT SHINGLES AND UNDERLAYMENT SHALL BE USED PER IRC BASED ON SLOPE OF ROOF AND WIND RESISTANCE.
6. GUTTERS MUST OCCUR OVER DOORS AND WINDOW WELLS. COORDINATE WITH CONTRACTOR/OWNER FOR OTHER LOCATIONS.
7. MASONRY TO NOT TERMINATE ON OUTSIDE CORNER UNLESS APPROVED BY CONTRACTOR/OWNER.
8. PROVIDE 2" O.C. BLOCKING FOR VERTICAL SISING PER IRC.

GENERAL PLAN NOTES:

- 1. CONTRACTOR/OWNER IS TO VERIFY ALL PLAN INFORMATION IS CORRECT PRIOR TO STARTING CONSTRUCTION.
2. ALL EXTERIOR WOOD FRAMED WALLS OF THE LIVING SPACE (INSULATED) ARE TO BE 2X4 UNLESS NOTED OTHERWISE, EXTERIOR GARAGE WALLS TO BE 2X4 EXTERIOR FRAMED WALLS TO BE 2X4 UNLESS NOTED OTHERWISE.
3. NOTE THAT ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
4. WORK SHALL BE STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) AND ALL LOCAL AND STATE ORDINANCES.
5. COMPLIANCE WITH CODES AND ORDINANCES GOVERNING THE WORK SHALL BE MADE AND ENFORCED BY GENERAL CONTRACTOR.
6. GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
7. MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF MATERIALS, DEVICES, FIXTURES AND EQUIPMENT SHALL BE FOLLOWED.
8. CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE TO SPECIFY AND COORDINATE THE FOLLOWING ITEMS PRIOR TO START OF CONSTRUCTION.
9. SPECIFY ALL MATERIAL COLORS AND FINISHES.
10. COORDINATE SIZES OF ALL APPLIANCES AND EQUIPMENT TO ENSURE PROPER PLACEMENT AND FIT IN CABINETS AND FRAMING.
11. SPECIFY APPROVED MANUFACTURERS.
12. COORDINATE AND SPECIFY TYPES OF WALL COVERINGS, PAINT, FLOORING, TRIM STYLES, PLUMBING FIXTURES, ELECTRICAL FIXTURES, HAPPOWNE, CABINETS, COUNTERTOPS, DOORS, WINDOWS, ETC.
13. TOILET, BATH AND SHOWER FIXTURES SHALL BE SPACED IN ACCORDANCE WITH IRC.
14. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL MEET THE REQUIREMENTS OF IRC AND CONTRACTORS SHALL VERIFY ALL EGRESSES MEET THESE REQUIREMENTS PRIOR TO ORDERING.
15. ALL WINDOW WELLS TO PROVIDE MINIMUM NET CLEAR OPENING OF 8' 0" FT WITH A MINIMUM DEPTH OF 36 INCHES. PROVIDE PORTLAND CEMENT IF WINDOW WELLS MORE THAN 4 INCHES DEEP.
16. LANDINGS AT EXTERIOR DOORS SHALL MEET THE REQUIREMENTS OF IRC. LANDINGS NOT REQUIRED AT STEPS FROM GARAGE TO HOUSE.
17. ALL UNFLOODED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF LANDINGS AND STAIRS, BALCONIES AND PORCHES MORE THAN 30 INCHES ABOVE GRADE, AND ROOFS USED FOR OTHER THAN SERVICE OF THE BUILDING SHALL BE PROTECTED BY A GUARD. GUARDS SHALL NOT BE LESS THAN 36 INCHES HEIGHT. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT NO SPHERE INCHES IN DIAMETER CAN PASS THROUGH.
18. STAIRS SHALL MEET THE REQUIREMENTS OF IRC AND LAYOUT SHALL BE VERIFIED THAT IT MEETS CODE BY CONTRACTOR AND FRAMING SUB CONTRACTOR PRIOR TO BUILDING OF STAIRS.
19. COORDINATE WITH CONTRACTOR/OWNER FOR ANY PLANS SHOWN WITH OPTIONS.
20. TEMPERED GLASS SHALL BE PROVIDED IN FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITH A 3/4" ARCH OF DOORS, GLAZING LESS THAN 40" HEIGHT A WALKING SURFACE THAT IS WITHIN 5 FT OF STAIRS, OR GLAZING WITHIN 5 FT OF SPAS OR POOLS. CERTAIN FRIED GLASS PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT OF HUMAN IMPACT.
21. PROVIDE NOT LESS THAN 1/2 INCH GYPSUM BOARD ON THE GARAGE SIDE OF THE WALL AND CEILING SEPARATING A GARAGE AND A DWELLING WHERE THE SEPARATIONS IS FLOOR-CEILING AND ASSEMBLY. THE ASSEMBLY AND THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED WITH NOT LESS THAN 5/8 INCH TYPE X GYPSUM BOARD ON A PERIMETER.
22. SEE RESUBMITTAL FOR INSULATION VALUES AND IECC COMPLIANCE. FINAL CHECK CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL.
23. DOORS FROM DWELLINGS TO THE GARAGE SHALL BE 1 1/2" THICK SOLID CORE OR 20 MIN FIRE RATED AND MUST BE SELF-CLOSING.
24. ALL TUBS AND SHOWERS WITH TILE WALLS REQUIRE A PORTLAND CEMENT APPLICATION. HEBB CEMENT, OR GLASS MAT GYPSUM BACKER, GREEN BOARD IS NOT ALLOWED IN THIS APPLICATION.
25. HRE BLOCK STUD SPACES AT SOFFITS, FLOOR AND CEILING JOIST UNES, AT UPWARDLY AND VERTICALLY AT FLOOR AND CEILING UNES, AND AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY SPACES FOR FACTORY BUILT CHIMNEYS, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES.
26. PROVIDE FLASHING OVER ALL EXPOSED WOOD CONNECTIONS (RM JOIST CONNECTION TO STRUCTURE, DECK JOIST TO RM JOIST, AND DECK JOIST TO DECK BEAMS) AND AT ANY WOOD PROTECTORS FROM THE HOME PER IRC.

CODE ANALYSIS:

BUILDING: 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) AND STATE LOCAL AMENDMENTS
2021 INTERNATIONAL BUILDING CODE (IBC) IF REQ.
MECHANICAL: 2021 INTERNATIONAL MECHANICAL CODE (IMC)
ELECTRICAL: 2021 NATIONAL ELECTRICAL CODE (NEC)
PLUMBING: 2021 INTERNATIONAL PLUMBING CODE (IPC)
ENERGY: 2018 INTERNATIONAL CONSERVATION CODE (IECC) AND TITAN AMENDMENTS
FIRE: 2021 INTERNATIONAL FIRE CODE (IFC)
2021 INTERNATIONAL FUEL GAS CODE (IFGC)

INSULATION REQUIREMENTS:

PER RESUBMITTAL:
EXTERIOR WALLS: R-15 (2x4) R-19 (2x6)
ROOF/TIC: R-38
FINISHED BASEMENT WALLS: R-9 (CONTINUOUS)
UNFINISHED BASEMENT WALLS: R-11 (CONTINUOUS)
CANTILEVERED BASEMENT WALLS: R-13 (CANTY)
WALKOUT CONC. SLAB: R-10 (CONTINUOUS) UNDER SLAB 2" MRL
WINDOWS: U0.35 MAX, LOWE

SEE SUBMITTED RESUBMITTAL FOR ADDITIONAL INFORMATION.

GENERAL ROOF NOTES:

- 1. ROOF COVERINGS SHALL BE INSTALLED ACCORDING TO THE IRC. SEE IRC FOR APPROPRIATE UNDERLAYMENT APPLICATION AND ATTACHMENT BASED ON ROOF COVERING MATERIAL, ROOF SLOPE, WIND SPEED, ETC. PROVIDE SHEET EXTENDING FROM THE EAVES TO AT LEAST 24" INCHES (DEPENDING ON SLOPE) INSIDE THE EXTERIOR WALL LINE.
2. ROOF VALLEYS SHALL BE INSTALLED PER LINDS REQUIREMENTS OF IRC.
3. EAVE FLASHING AGAINST A VERTICAL SIDEWALL SHALL BE CONTINUOUS OR STEP FLASHING AND SHALL NOT BE LESS THAN 4" HEIGHT OR WIDTH AND SHOULD PROJECT WATER AWAY FROM THE VERTICAL SIDEWALL ONTO THE ROOF OR GUTTER. SEE IRC FOR CONDITIONS SPECIFIC TO THE VERTICAL WALL BUILDING MATERIAL.
4. FLASHING SHALL BE INSTALLED IN A MANNER THAT PREVENTS MIXTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS OR CRACKS. THROUGH MASTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THRU THE ROOF PLANE.
5. CRACKETS AND SADDLES SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION MORE THAN 30" WIDE. CRACKET AND SADDLE COVERINGS SHALL BE SHEET METAL OR THE SAME MATERIAL AS THE ROOF COVERING. SEE IRC FOR SKYLIGHT EXCEPTIONS.
6. ROOF ASSEMBLIES SHALL BE OF MATERIALS THAT ARE COMPATIBLE WITH EACH OTHER AND WITH THE BUILDING OR STRUCTURE TO WHICH THE MATERIALS ARE APPLIED.
7. PROVIDE CROSS VENTILATION FOR ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS FOR EACH SEPARATE SPACE. VENTILATING OPENINGS SHALL BE PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. THIS MAY BE REDUCED TO NOT LESS THAN 1/200 IF NOT LESS THAN 40% AND NOT MORE THAN 50% OF THE FREED VENTILATING AREAS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF SPACE WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS PER IRC. PROVIDE INSULATION RAFTERS AT PERIMETER.
8. PROVIDE A MINIMUM 1/4" POLYETHYLENE VAPOR RETARDER ON THE INSULATION ON THE INSIDE (WARM SIDE) OF ALL EXTERIOR WALLS AND ROOF CEILINGS.
9. TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, DRILLED, NOTCHED, SPICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE WRITTEN CONCURRING AND APPROVAL OF REGISTERED DESIGN PROFESSIONAL.

GENERAL ELECTRICAL NOTES:

- 1. CONCRETE ENCASED ELECTRODE REQUIRED AS PER IRC.
2. ALL RECEPTACLES TO BE TAMPER RESISTANT.
3. RECEPTACLES IN BATHROOM, KITCHEN, GARAGE, OR LOCATED OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT CIRCUIT INTERRUPT (GFCI) SYSTEM.
4. SMOKE DETECTORS SHALL BE PLACED NO MORE THAN 12" FROM THE CEILING. SMOKE DETECTORS ARE REQUIRED PER IRC. INCLUDING EACH SLEEPING AREA AND OUTSIDE EACH SLEEPING AREA. WHEN MORE THAN ONE SMOKE ALARMS REQUIRED TO BE INSTALLED, THE DEVICES SHALL BE INTERCONNECTED. IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
5. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER THE IRC.
6. ARC FAULT CIRCUIT INTERRUPTER PROTECTION NOT REQUIRED PER UTAH AMENDED CODE.
7. ALL LIGHTING FIXTURES IN CLOTHES CLOSETS SHALL BE INSTALLED PER THE IRC.
8. VENT DRYER WITH 4" METAL DUCTING AND TERMINATE WITH METAL TERMINATION CAP. DRYER VENT LENGTH MUST MEET REQUIREMENTS OF IRC.
9. A MINIMUM OF 75 PERCENT OF THE LAMPS PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS.
10. BATH VENTS SHALL VENT TO THE OUTSIDE.

SOIL CONDITION NOTES:

- 1. CONTRACTOR SHALL REFER TO SOILS REPORT PRIOR TO EXCAVATION. COORDINATE ANY FOUNDATION DRAINS, SOIL BEARING PRESSURE, OR OTHER REQUIREMENTS WITH THE APPROPRIATE PROFESSIONAL.
2. GUTTERS SHALL EXTEND AND DISCHARGE BEYOND THE AREA OF BACK FILL.
3. ALL ORGANICS, TOPSOIL, EXISTING FILL AND OTHER DECELERATORY MATERIAL SHALL BE REMOVED FROM PROPOSED BUILDING AREAS, LANDSCAPING FILL LEFT BELOW FINISHED AND FLATWORK AREAS COULD LEAD TO ADVERSE LONG TERM SETTLEMENT.
4. UNLAWFUL ITEMS TO BE REMOVED FROM DAMAGE DURING REMOVAL AND RETURNED TO OWNER.
5. DEMOLISHED ITEMS TO BE DEPOSED OF PROPERLY, LEGALLY.
6. ALL PLUMBING, MECHANICAL AND ELECTRICAL DEVICES AND PIPES, IN GOOD CONDITION, TO BE REUSED WHERE POSSIBLE. IN ALL OTHER CASES, TO BE DESTROYED.
7. CONTRACTOR SHALL LIMIT DUST, DEBRIS, AND CONSTRUCTION ACCESS FROM AREAS OF HOME NOT WITHIN THE SCOPE OF THIS PROJECT. NO STACKING OR STORAGE OF MATERIALS, TOOLS, OR TRAILERS ALLOWED IN ANY AREA OF THE HOME OTHER THAN THE CONSTRUCTION AREA.
8. CONTRACTOR SHALL DEMOLISH ANY ITEMS DAMAGED DURING CONSTRUCTION INCLUDING GRASS, FLOORING, PAINT, ETC.

PROJECT DATA:
FOUNDATION HEIGHT: 9'-0"
1ST FLOOR PLATE HEIGHT: 10'-0"
JOIST LOCATION: ON TOP
INTERIOR WALL FRAMING: 2x4 U.L.D.
EXTERIOR LIVING SPACE WALL FRAMING: 2x4 U.L.D.
NEW FINISHED 1ST FLOOR: 1195 SF
NEW UNFINISHED 2ND FLOOR: 578 SF
NEW BASEMENT: 1485 SF
DESIGNER: RJA
DRAWN BY: RJA



NOTE:
HOUSE TO BE TORN DOWN TO FOUNDATION. EXISTING FOUNDATION WALLS TO BE PROTECTED; COORDINATE WITH CONTRACTOR



JEFF ADAMS DESIGN, LLC
1314 W 11400 S #200
SOUTH JORDAN, UT 84095
801-878-6744

REVIEWED
By users at 3:59 pm, May 02, 2024
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THESE PLANS ARE ONLY VALID FOR THE USE UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS:
1. THE GENERAL CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR THE DESIGN TEAM TO ENSURE THE CONTRACTOR IS PROVIDED WITH ALL NECESSARY INFORMATION TO CONSTRUCT THE PROJECT AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY THE DESIGN TEAM AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

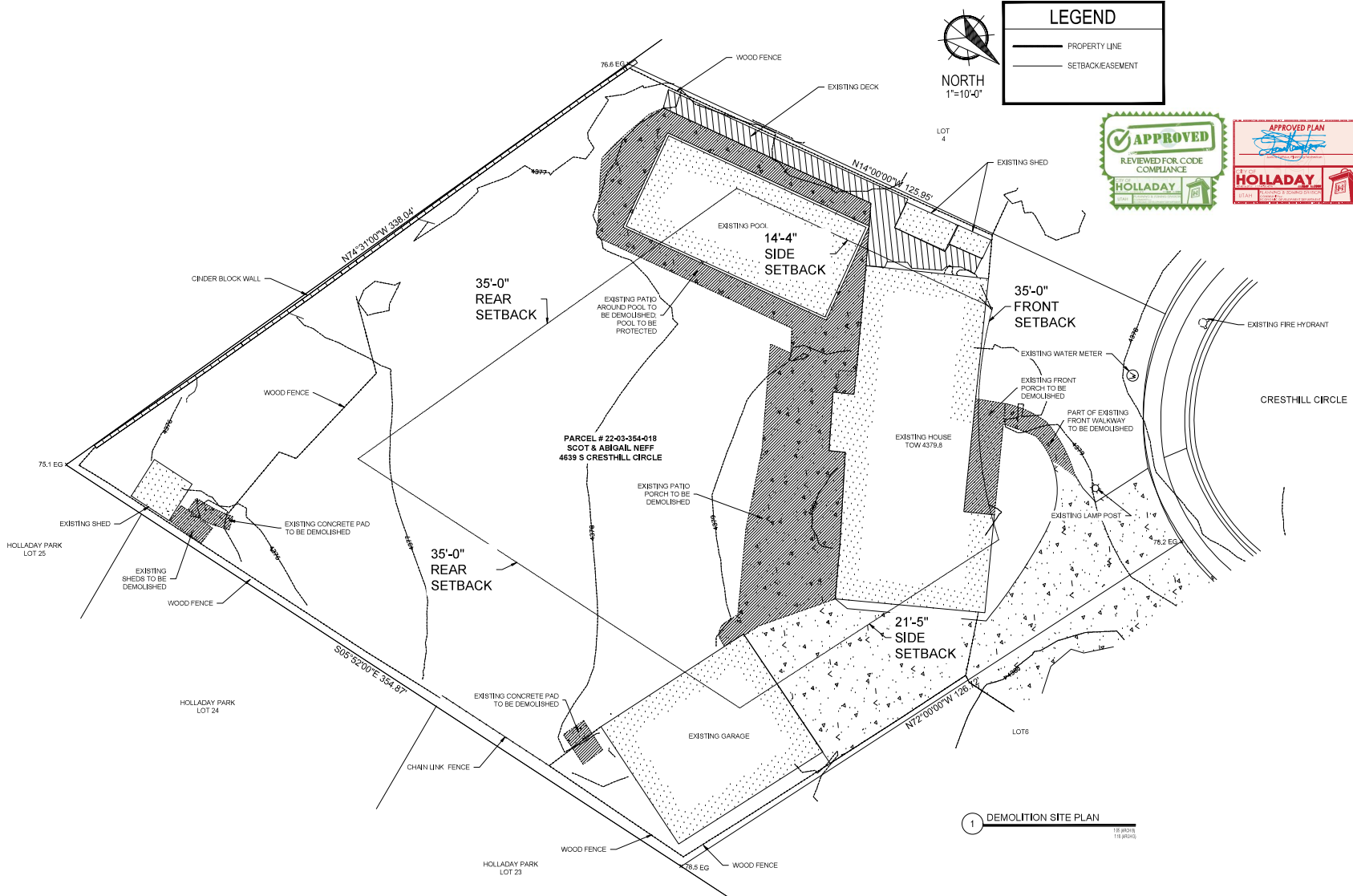
NEFF
REMODEL
4639 SOUTH
CRESTHILL
CIRCLE
HOLLADAY, UT
CRESTHILL
SUBDIVISION
LOT #5

DATE: 2024-04-01
PROJECT NUMBER: 2023-1172
CONSTRUCTION DOCS.

GENERAL NOTES

SHEET NUMBER: G001

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LEGEND	
	PROPERTY LINE
	SETBACK/EASEMENT



**JAD**  
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*Signature Collection*

JEFF ADAMS DESIGN, LLC  
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SOUTH JORDAN, UT 84095  
801-378-6244

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By: [Signature] 3:59 pm, May 02, 2024

REVIEWED FOR CODE COMPLIANCE  
[Signature]



THIS PLAN IS ONLY VALID FOR THE USE AND UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS:  
1. THE GENERAL CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.  
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PLAN NAME: **NEFF REMODEL**  
ADDRESS: **4639 SOUTH CRESTHILL CIRCLE HOLLADAY, UT 84095**  
SUBDIVISION: **CRESTHILL SUBDIVISION**  
LOT#: **LOT #5**

DATE: **2024-04-01**  
PROJECT NUMBER: **2023-1172**

CONSTRUCTION DOCS.  
SHEET NUMBER: **SITE PLAN**

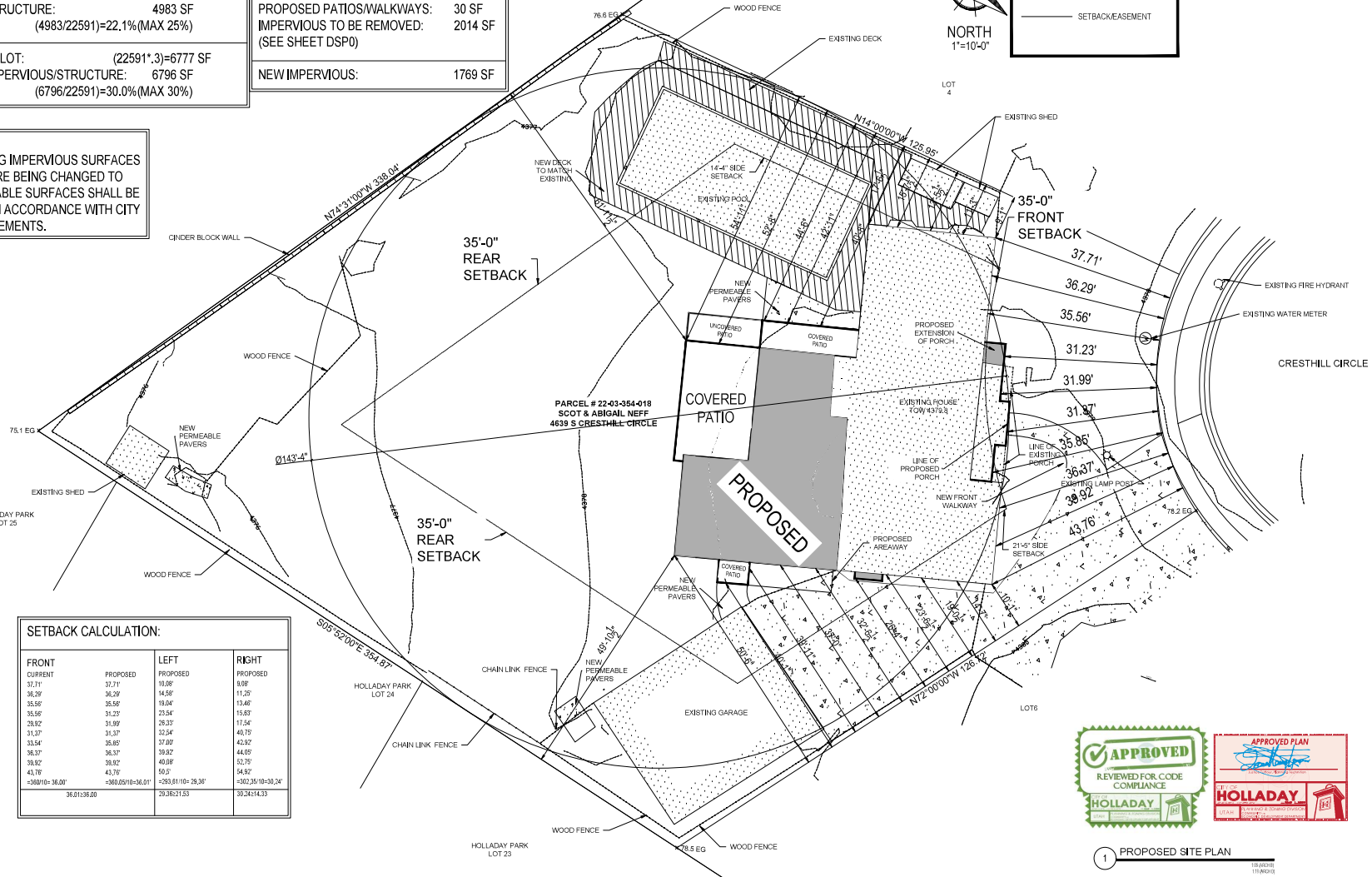
SHEET NUMBER: **DSP0**

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LOT COVERAGE	
LOT SIZE:	22591 SF
25% OF LOT:	(22591*.25)=5648 SF
EXISTING STRUCTURE:	3498 SF
PROPOSED STRUCTURE:	1599 SF
REMOVED STRUCTURE:	205 SF
NEW STRUCTURE:	4983 SF
	(4983/22591)=22.1%(MAX 25%)
30% OF LOT:	(22591*.3)=6777 SF
NEW IMPERVIOUS/STRUCTURE:	6796 SF
	(6796/22591)=30.0%(MAX 30%)

IMPERVIOUS BREAKDOWN:	
EXISTING DRIVEWAY:	1739 SF
EXISTING PATIOS/WALKWAYS:	2044 SF
EXISTING IMPERVIOUS:	3783 SF
PROPOSED DRIVEWAY:	1739 SF
PROPOSED PATIOS/WALKWAYS:	30 SF
IMPERVIOUS TO BE REMOVED:	2014 SF
(SEE SHEET DSP0)	
NEW IMPERVIOUS:	1769 SF

**NOTE:**  
EXISTING IMPERVIOUS SURFACES THAT ARE BEING CHANGED TO PERMEABLE SURFACES SHALL BE DONE IN ACCORDANCE WITH CITY REQUIREMENTS.



LEGEND	
	PROPERTY LINE
	SETBACK/EASEMENT

SETBACK CALCULATION:			
FRONT	PROPOSED	LEFT	RIGHT
37.71'	37.71'	10.88'	8.08'
36.29'	36.29'	14.88'	11.29'
35.56'	35.56'	19.04'	15.46'
35.56'	31.23'	23.54'	15.63'
28.92'	31.89'	28.23'	11.54'
33.37'	31.37'	32.84'	46.76'
33.54'	35.89'	37.07'	42.92'
36.37'	36.37'	39.62'	44.09'
36.92'	36.92'	40.88'	52.79'
43.78'	43.78'	50.7'	54.67'
+5807'10" 36.00"	+360,85'10"-36.01"	+293,81'10"-26.38"	+302,35'10"-30.24"
36,013,600	29,382,133	30,241,433	

APPROVED

REVIEWED FOR CODE COMPLIANCE

HOLLADAY

APPROVED PLAN

HOLLADAY

1 PROPOSED SITE PLAN



JEFF ADAMS DESIGN, LLC  
1314 W 11400 S #200  
SOUTH JORDAN, UT 84095  
801-875-5744

**REVIEWED**  
By *rears* at 2:58 pm, May 02, 2024

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PLAN NAME:  
**NEFF  
REMODEL  
4639 SOUTH  
CRESTHILL  
CIRCLE  
HOLLADAY, UT**

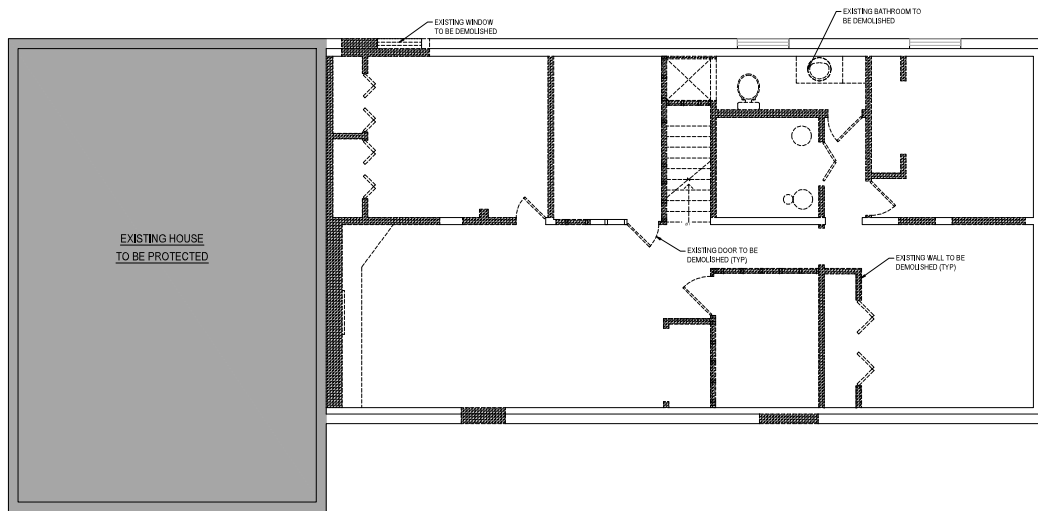
DATE:  
2024-04-05

PROJECT NUMBER:  
2023-1172

CONSTRUCTION DOCS.  
SHEET TITLE:  
**SITE  
PLAN**

SHEET NUMBER:  
**SP01**





1 BASEMENT FLOOR DEMO PLAN  
18"x12" (A0) 1/8"  
18"x12" (A0) 1/8"

GENERAL DEMOLITION NOTES:

- CONTRACTOR SHALL COORDINATE WITH OWNER THE REMOVAL OF THE FOLLOWING ITEMS (AS APPLICABLE) TO DETERMINE IF DEMOLISHED OR SALVAGED.
  - 1.1 CABINETS
  - 1.2 WINDOWS/DOORS
  - 1.3 COUNTERTOPS
  - 1.4 APPLIANCES
  - 1.5 REFRIGERATION/WEL
  - 1.6 RAILING
  - 1.7 FLOORING
  - 1.8 LIGHT FIXTURES/OUTLETS
- SALVAGED ITEMS TO BE PROTECTED FROM DAMAGE DURING REMOVAL AND RETURNED TO OWNER.
- DEMOLISHED ITEMS TO BE DEPOSED OF PROPERLY/LEGALLY.
- ALL PLUMBING, MECHANICAL, AND ELECTRICAL DEVICES AND RUNS IN GOOD CONDITION, TO BE RE-USED WHERE POSSIBLE AS ALLOWABLE BY CODE.
- CONTRACTOR SHALL LIMIT DUST, DEBRIS, AND CONSTRUCTION ACCESS FROM AREAS OF HOME NOT WITHIN THE SCOPE OF THIS PROJECT AND STORAGE OR STORAGE OF MATERIALS, TOOLS, OR TRASHES ALLOWED BEYOND AREA OF THE HOME OTHER THAN THE CONSTRUCTION AREA.
- CONTRACTOR SHALL REPAIR/CLEAN ANY ITEMS DAMAGED DURING CONSTRUCTION INCLUDING GRASS, FLOORING, PAINT, ETC.



JEFF ADAMS DESIGN, LLC  
1314 W 11400 S #200  
SOUTH JORDAN, UT 84095  
801-878-6744



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THE GENERAL CONTRACTOR AND/OR OWNER, AS PART OF THE DESIGN TEAM, ARE TO ENSURE THE DESIGN COORDINATION AND CONSTRUCTION OF ALL WORK IS IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PLAN NAME: NEFF REMODEL  
ADDRESS: 4639 SOUTH CRESTHILL CIRCLE HOLLADAY, UT CRESTHILL SUBDIVISION LOT #5

DATE: 2024-04-01  
PROJECT NUMBER: 2023-1172  
CONSTRUCTION DOCS. BASEMENT PLAN

SHEET NUMBER: D102













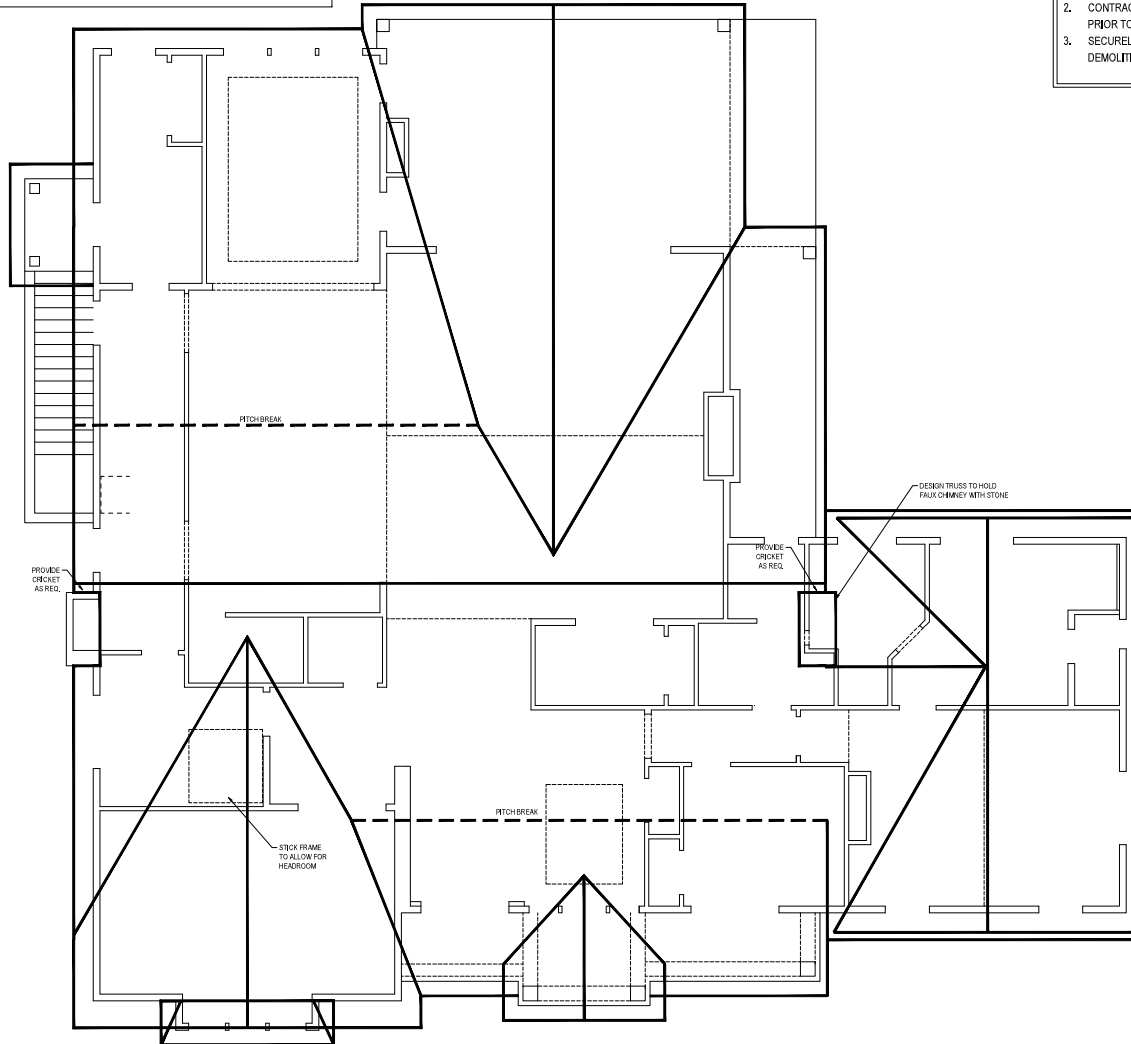
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**NOTE:**

SEE FLOOR PLANS FOR ANY VAULTED OR TRAY CEILING LOCATIONS.

**PROJECT NOTES:**

1. DRAWINGS WERE CREATED FROM THE ORIGINAL PLAN SET AND MAY NOT ACCURATELY REPRESENT ALL AS-BUILT CONDITIONS.
2. CONTRACTOR AND SUB-CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PRIOR TO SUBMITTING BIDS OR STARTING WORK.
3. SECURELY SUPPORT ALL EXISTING AREAS OF HOME PRIOR TO AND DURING DEMOLITION.



1 ROOF LAYOUT PLAN

18" = 1'-0" (R0-D3)  
1/4" = 1'-0" (R0-D-3)



**JAD**  
JEFF ADAMS DESIGN  
*Signature Collection*

JEFF ADAMS DESIGN, LLC  
1314 W 11400 S #200  
SOUTH JORDAN, UT 84095  
801-878-6744

**REVIEWED**

By *rears* at 3:59 pm, May 02, 2024

REVIEWED FOR CODE COMPLIANCE

*Rears*

**HOLLADAY**  
ARCHITECTURE & DESIGN  
www.holladayarchitect.com

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 1. THE GENERAL CONTRACTOR AND/OR OWNER, AS PART OF THE DESIGN TEAM, ARE TO ENSURE THE CONTRACTOR AND/OR OWNER ARE AWARE OF ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND PERMITS.  
 2. THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.  
 3. THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION PROVIDED IN THESE PLANS IS ACCURATE AND COMPLETE.  
 4. THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR OMISSIONS.  
 5. THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.  
 6. THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.  
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 10. THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

PLAN NAME:  
**NEFF REMODEL**  
ADDRESS:  
**4639 SOUTH CRESTHILL CIRCLE HOLLADAY, UT 84003**  
SUBDIVISION:  
**CRESTHILL SUBDIVISION**  
LOT #:  
**LOT #5**

DATE: 2024-04-01

PROJECT NUMBER: 2023-1172

TYPE: CONSTRUCTION DOCS.

**ROOF CONCEPT LAYOUT PLAN**

SHEET NUMBER:

**A105**



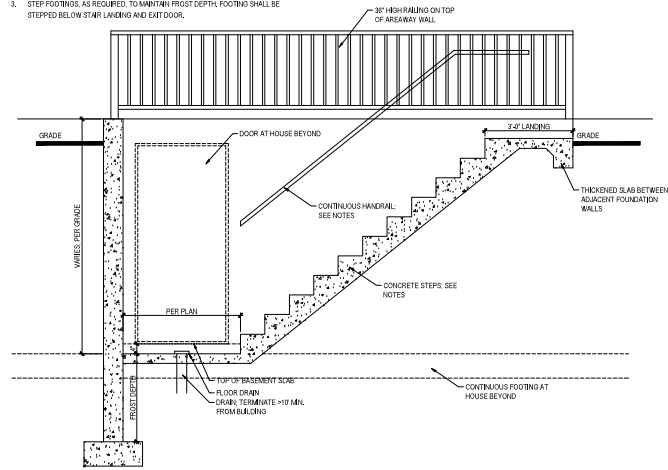




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**GENERAL AREAWAY NOTES:**

1. PROVIDE A TREAD DEPTH OF 10" AND A RISE HEIGHT OF 7.75" MAXIMUM, 9" MINIMUM TREAD AND 9" MINIMUM RISE. FIBER ALLOWED ONLY IF APPROVED BY GENERAL CONTRACTOR/BUILDER SUPERINTENDENT.
2. TOP OF HANDRAILS SHALL BE PLACED BETWEEN 34" AND 38" ABOVE NOSING OF TREADS. THEY SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN HELM, POSTS OR SAFETY TERMINALS. THE HANDRIP PORTION OF THE HANDRAIL SHALL BE NOT LESS THAN 1.4" NOR MORE THAN 2.0" IN CROSS-SECTION OR THE SHAPE SHALL PROVIDE A EQUAL BUT GRIPPING SURFACE. HANDRAILS PROJECTING FROM WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5" BETWEEN WALL AND THE HANDRAIL. R/C 311.7.7.
3. STEP FOOTINGS, AS REQUIRED, TO MAINTAIN Frost Depth. FOOTING SHALL BE STEPPED BELOW STAIR LANDING AND EXIT DOOR.



4 AREAWAY DETAIL



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SOUTH JORDAN, UT 84095  
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By: *[Signature]* on 2/29/24, May 02, 2024

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**HOLLADAY**  
UTAH

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3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.  
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY THE CLIENT AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE PROJECT SITE.  
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE PROJECT SITE.  
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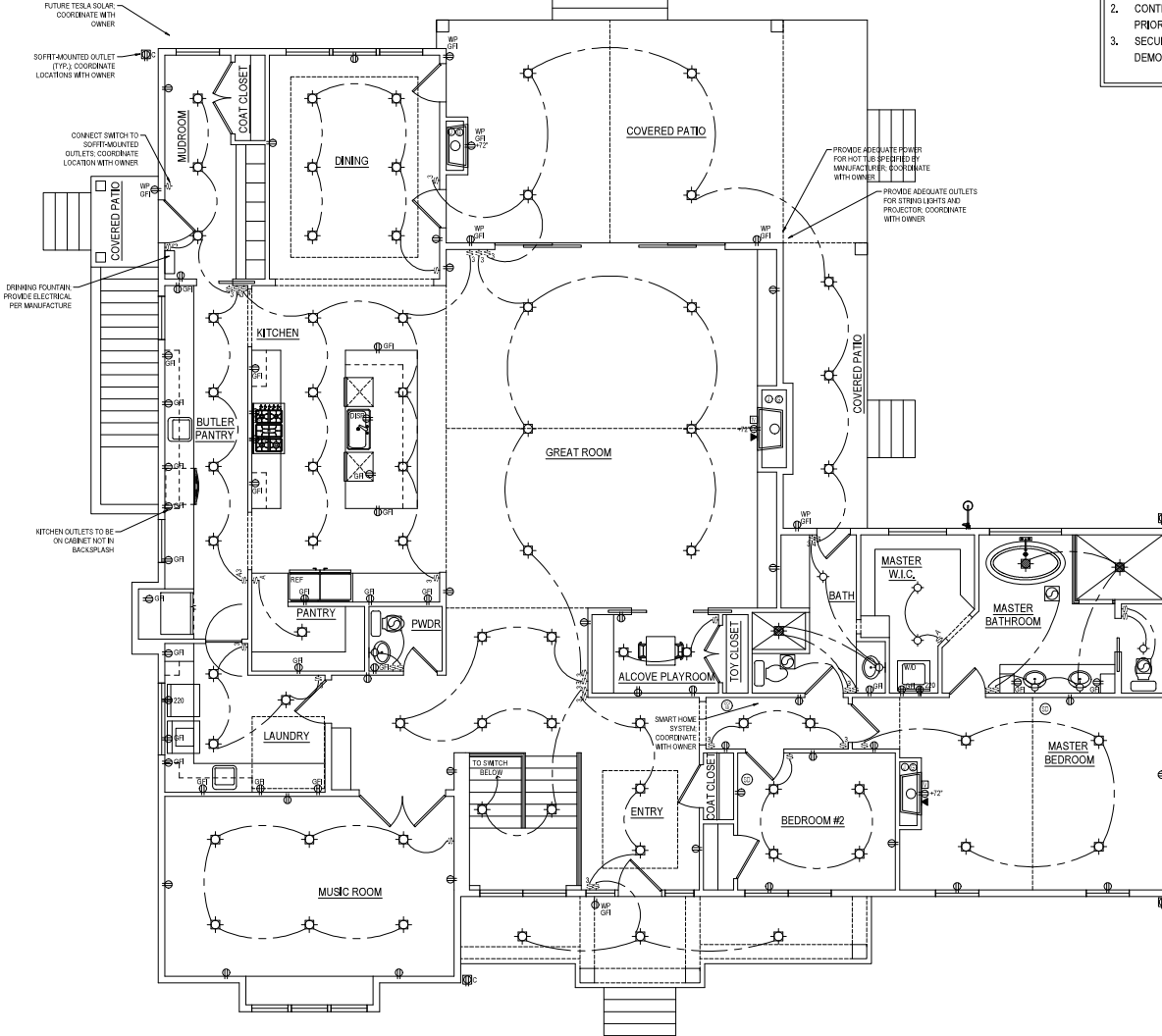
PLAN NAME:  
**NEFF  
REMODEL**  
ADDRESS:  
**4639 SOUTH  
CRESTHILL  
CIRCLE  
HOLLADAY, UT  
84043-0501**  
SUBDIVISION:  
**CRESTHILL  
SUBDIVISION**  
LOT #:  
**LOT #5**  
DATE:  
**2024-04-01**  
PROJECT NUMBER:  
**2023-1172**  
TYPE:  
**CONSTRUCTION DOCS.**  
SHEET TITLE:  
**GENERAL  
NOTES & DETAILS**  
SHEET NUMBER:  
**A502**

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**NOTE:**  
CHARGING DRAWERS THROUGHOUT HOME; COORDINATE WITH OWNER

**PROJECT NOTES:**

1. DRAWINGS WERE CREATED FROM THE ORIGINAL PLAN SET AND MAY NOT ACCURATELY REPRESENT ALL AS-BUILT CONDITIONS.
2. CONTRACTOR AND SUB-CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PRIOR TO SUBMITTING BIDS OR STARTING WORK.
3. SECURELY SUPPORT ALL EXISTING AREAS OF HOME PRIOR TO AND DURING DEMOLITION.



1 MAIN FLOOR ELECTRICAL PLAN  
1/8" = 1'-0" (R/O) 1/8" = 1'-0" (A/C/D)

ELECTRICAL SYMBOL LEGEND	
[Symbol]	SINGLE POLE SWITCH
[Symbol]	THREE-WAY SWITCH
[Symbol]	FOUR-WAY SWITCH
[Symbol]	DIMMER SWITCH
[Symbol]	AUTOMATIC SWITCH
[Symbol]	CEILING MOUNTED FIXTURE
[Symbol]	REINFORCED CEILING MOUNTED CHANDELIER
[Symbol]	WALL MOUNTED FIXTURE
[Symbol]	WALL MOUNTED FLOOD LIGHT
[Symbol]	RECESSED LIGHT
[Symbol]	WATERPROOF RECESSED LIGHT
[Symbol]	LIGHT & CEILING FAN REINFORCED
[Symbol]	2x4 FLUORESCENT LIGHT FIXTURE
[Symbol]	DUPLEX OUTLET
[Symbol]	FOURPLEX OUTLET
[Symbol]	SWITCHED OUTLET
[Symbol]	GROUND FAULT CIRCUIT INTERRUPTION OUTLET
[Symbol]	WEATHERPROOF OUTLET
[Symbol]	220V OUTLET
[Symbol]	FLOOR MOUNTED DUPLEX OUTLET
[Symbol]	CEILING MOUNTED DUPLEX OUTLET
[Symbol]	SPECIAL PURPOSE OUTLET
[Symbol]	JUNCTION BOX
[Symbol]	DOOR BELL CHIME
[Symbol]	TV JACK
[Symbol]	TELEPHONE/DATA OUTLET
[Symbol]	SPEAKER
[Symbol]	EXHAUST FAN
[Symbol]	DOOR BELL
[Symbol]	HOSE BIBB
[Symbol]	THERMOSTAT
[Symbol]	LOW VOLTAGE PUSH BUTTON
[Symbol]	MOTOR
[Symbol]	SECURITY MOTION DETECTOR
[Symbol]	SECURITY DOOR/WINDOW LOCK
[Symbol]	SMOKE DETECTOR
[Symbol]	CARBON MONOXIDE/SMOKE DETECTOR
[Symbol]	DIRECT GAS LINE



**JAD**  
JEFF ADAMS DESIGN  
Signature Collection

JEFF ADAMS DESIGN, LLC  
1314 W 11400 S #200  
SOUTH JORDAN, UT 84095  
801-878-6744

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By reviewers at 3:59 pm, May 02, 2024  
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**HOLLADAY**  
RESIDENTIAL DEVELOPMENT

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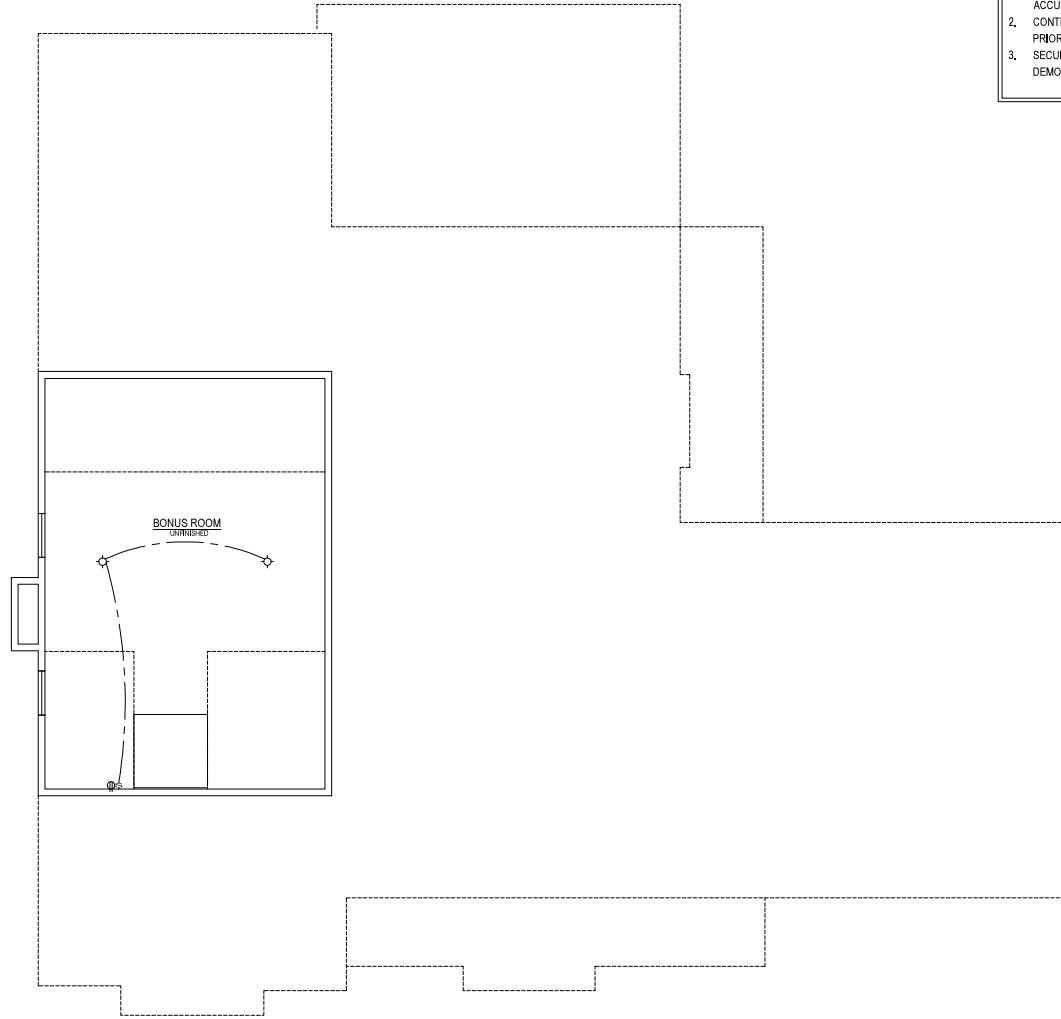
PLAN NAME:  
**NEFF REMODEL**  
ADDRESS:  
**4639 SOUTH CRESTHILL CIRCLE HOLLADAY, UT**  
SUBDIVISION:  
**CRESTHILL SUBDIVISION**  
LOT #:  
**LOT #5**

DATE:  
**2024-04-01**  
PROJECT NUMBER:  
**2023-1172**  
CONSTRUCTION DOCS.  
**MAIN FLOOR ELECTRICAL**

SHEET NUMBER:  
**E101**



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1 UPPER FLOOR ELECTRICAL PLAN

1/8" = 1'-0" (RFD) 1/4" = 1'-0" (RFD)

GENERAL ELECTRICAL NOTES:

- 1. SEE SHEET E101 FOR ELECTRICAL SYMBOLS AND NOTES.

PROJECT NOTES:

- 1. DRAWINGS WERE CREATED FROM THE ORIGINAL PLAN SET AND MAY NOT ACCURATELY REPRESENT ALL AS-BUILT CONDITIONS.
2. CONTRACTOR AND SUB-CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PRIOR TO SUBMITTING BIDS OR STARTING WORK.
3. SECURELY SUPPORT ALL EXISTING AREAS OF HOME PRIOR TO AND DURING DEMOLITION.



JAD JEFF ADAMS DESIGN Signature Collection

JEFF ADAMS DESIGN, LLC 1314 W 11400 S #200 SOUTH JORDAN, UT 84095 801-878-6744

REVIEWED By: [Signature] at 2:59 pm, May 02, 2024

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[Signature]

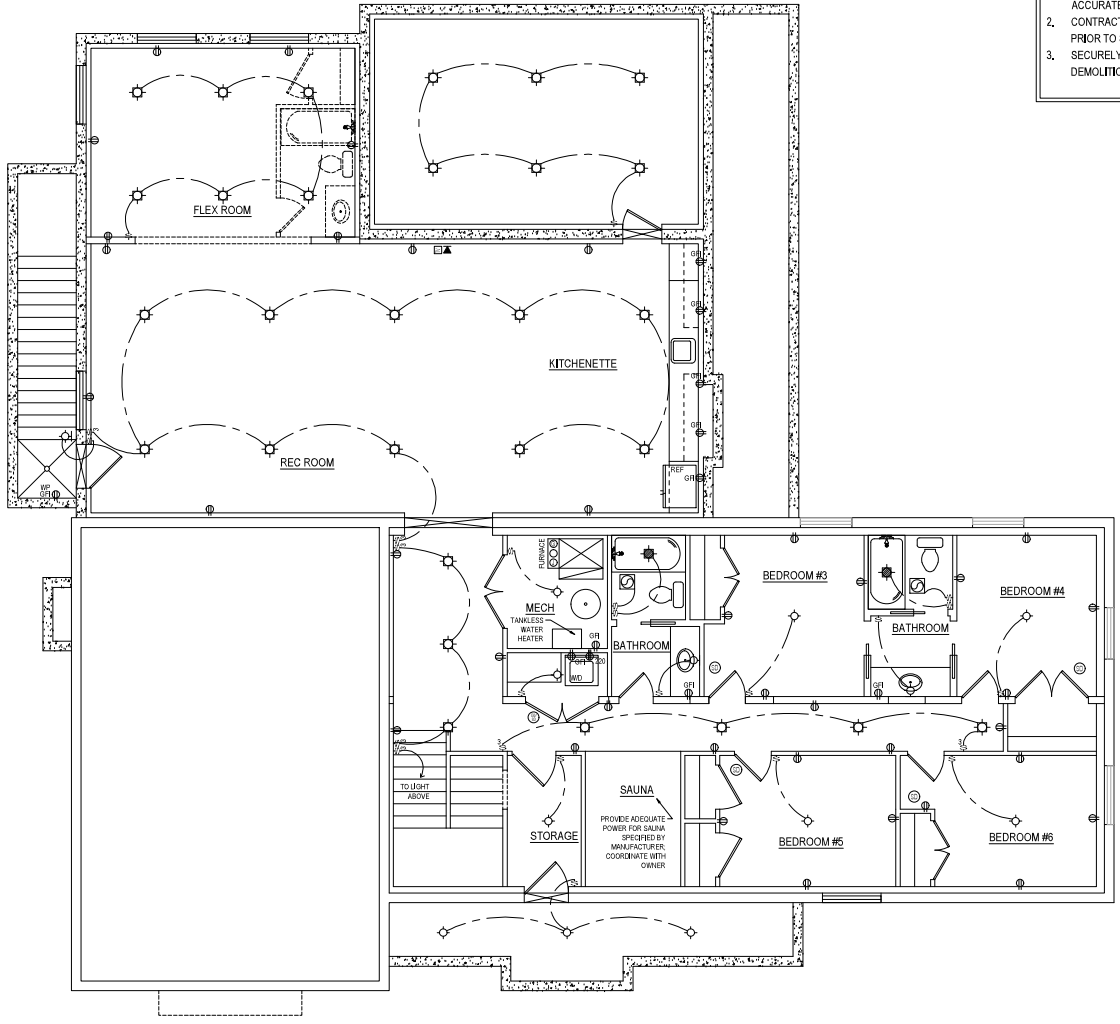
HOLLADAY [Signature]

THESE PLANS ARE ONLY PERMITTED FOR USE UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS: THE GENERAL CONTRACTOR AND/OR OWNER, AS PART OF THE BIDDING PROCESS, ARE TO ENSURE THE DRAWING... (Legal disclaimer text)

PLAN NAME: NEFF REMODEL ADDRESS: 4639 SOUTH CRESTHILL CIRCLE HOLLADAY, UT SUBDIVISION: CRESTHILL SUBDIVISION LOT#: LOT #5 DATE: 2024-04-01 PROJECT NUMBER: 2023-1172 CONSTRUCTION DOCS. UPPER FLOOR ELECTRICAL SHEET NUMBER:

E102

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1 BASEMENT ELECTRICAL PLAN  
 1/8" = 1'-0" (R/O) S  
 1/8" = 1'-0" (R/O) D

GENERAL ELECTRICAL NOTES:  
 1. SEE SHEET E101 FOR ELECTRICAL SYMBOLS AND NOTES.

**PROJECT NOTES:**  
 1. DRAWINGS WERE CREATED FROM THE ORIGINAL PLAN SET AND MAY NOT ACCURATELY REPRESENT ALL AS-BUILT CONDITIONS.  
 2. CONTRACTOR AND SUB-CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PRIOR TO SUBMITTING BIDS OR STARTING WORK.  
 3. SECURELY SUPPORT ALL EXISTING AREAS OF HOME PRIOR TO AND DURING DEMOLITION.



**JAD**  
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JEFF ADAMS DESIGN, LLC  
 1314 W 11400 S #200  
 SOUTH JORDAN, UT 84095  
 801-878-6744

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THESE PLANS ARE ONLY PERMITTED FOR USE UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS:  
 THE GENERAL CONTRACTOR AND/OR OWNER, AS PART OF THE BIDDING PROCESS, ARE TO ENSURE THE DRAWINGS  
 COORDINATE WITH ALL OTHER CONTRACTS AND PERMITS. ANY CHANGES TO THE DRAWINGS SHALL BE MADE  
 IN WRITING AND APPROVED BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE  
 ACCURACY OF THE INFORMATION PROVIDED IN THESE PLANS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR  
 ANY ERRORS OR OMISSIONS THAT MAY OCCUR DURING THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT  
 SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY THAT MAY OCCUR DURING THE  
 CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY VIOLATIONS OF  
 ANY APPLICABLE LAWS, REGULATIONS, OR ORDINANCES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR  
 ANY CONSTRUCTION DEFECTS OR DEFICIENCIES THAT MAY OCCUR DURING THE CONSTRUCTION OF THE  
 PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR INTERRUPTIONS OF THE  
 PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY COST OVER RUNS OR BUDGET  
 VIOLATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY SCHEDULE DELAYS OR  
 VIOLATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY SAFETY VIOLATIONS OR  
 ACCIDENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ENVIRONMENTAL VIOLATIONS OR  
 ACCIDENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY HEALTH AND SAFETY VIOLATIONS OR  
 ACCIDENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY OTHER VIOLATIONS OR ACCIDENTS.  
 WITHOUT WRITTEN PERMISSION.

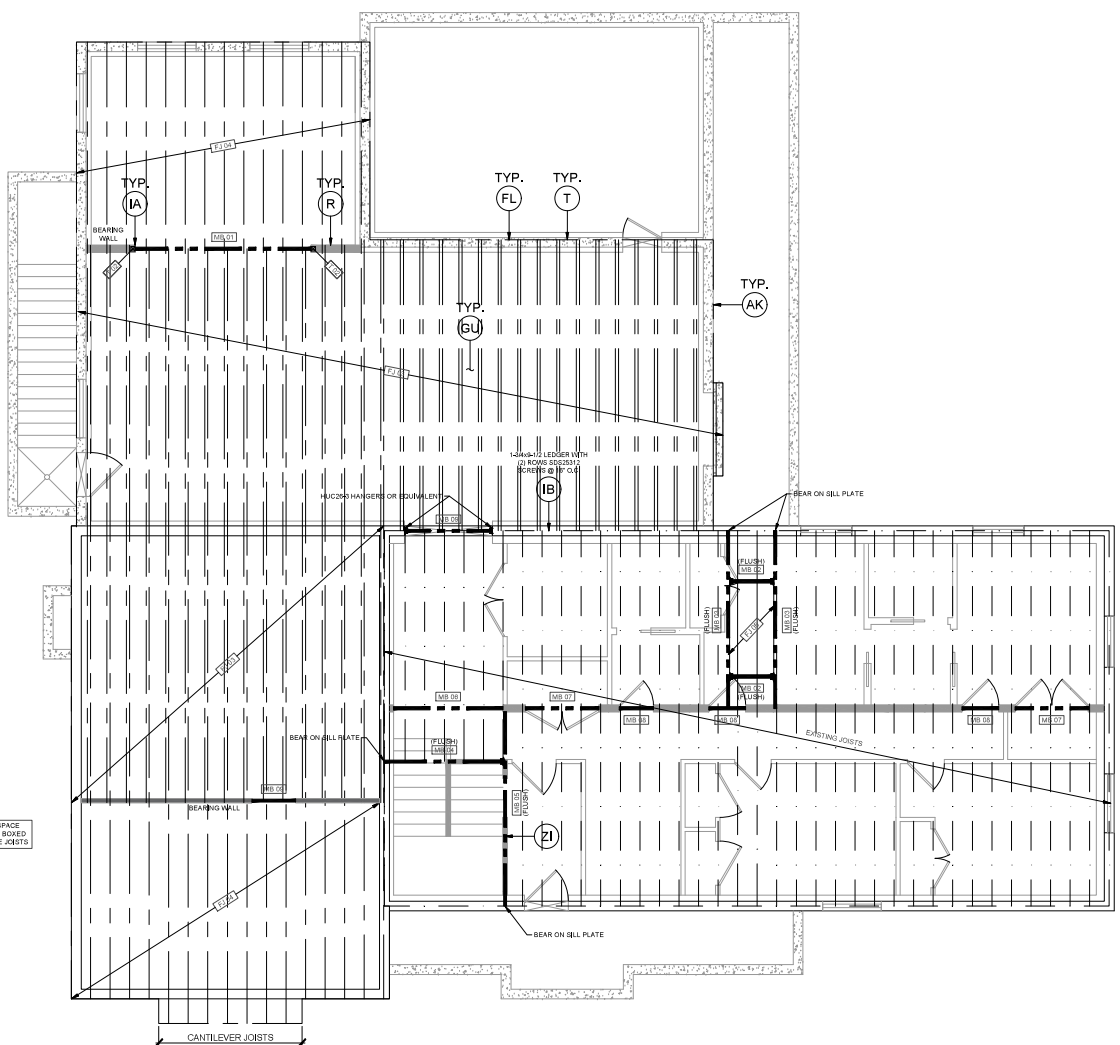
PLAN NAME:  
**NEFF  
 REMODEL**  
 ADDRESS:  
**4639 SOUTH  
 CRESTHILL  
 CIRCLE  
 HOLLADAY, UT  
 CRESTHILL  
 SUBDIVISION  
 LOT #5**

DATE:  
 2024-04-01  
 PROJECT NUMBER:  
 2023-1172  
 TYPE:  
 CONSTRUCTION DOCS.  
 SHEET:  
**BASEMENT  
 ELECTRICAL**

SHEET NUMBER:  
**E103**







NOTE CRAWLSPACE ACCESS TO BE BOXED OUT IN DOUBLE JOISTS

BEAM SCHEDULE	
MARK	TYPE
MB 01	(D) 14H X 14H LVL
MB 02	(D) 2 X 8
MB 03	(D) 2 X 10
MB 04	(D) 2 X 10
MB 05	(D) 2 X 10
MB 06	(D) 2 X 8
MB 07	(D) 2 X 8
MB 08	(D) 2 X 8
MB 09	(D) 2 X 8

1. COMMERICAL LUMBER OF AS USUAL.
2. UNANNOTATED DIMENSIONS ARE USUAL.
3. UNANNOTATED DIMENSIONS ARE USUAL.
4. STEEL JOISTS ARE 30" DEEP.
5. SUPPORTS (A, B, ETC.) IDENTIFY ALTERNATIVES FOR THE SPECIFIED BEAM.
6. ALL HEADERS IN BEARING WALLS TO HAVE MIN. 10' TRIMMER & 10' END STUDS.
7. ALL OTHER BEAMS AND GIRDERS TRUSSES TO HAVE MIN. 10' END STUDS.

POST SCHEDULE	
MARK	TYPE
P 01	(D) 2 X POST
P 04	(D) 2 X POST
P 05	4 X 4 POST
P 02	4 X 4 POST
T 02	(D) 2 X 8
T 03	(D) 2 X 8

1. PARALLEL STRONG LUMBER (PSL) LVL
2. STEEL PIPE (PIPE STD) A33
3. STEEL HOLLOW SECTION (HSS) A33
4. STEEL COLUMN HEADS (BEARING PLATE)
5. COLUMN HEADS TO FIN / STRUCT MEMBER

FLOOR JOIST SCHEDULE	
MARK	TYPE
FJ 01	14" H" T&B @ 12" O.C.
FJ 02	14" H" T&B @ 12" O.C.
FJ 03	(D) 14" H" T&B @ 12" O.C.
FJ 04	14" H" T&B @ 12" O.C.
FJ 05	2 X 10 @ 12" O.C.

1. COMMERICAL LUMBER OF AS USUAL.
2. SUPPORTS (A, B, ETC.) IDENTIFY ALTERNATIVES FOR THE SPECIFIED JOIST.

SHEATHING SCHEDULE	
TYPE	THICKNESS
MAIN FLOOR	5/8" OSB (48" SPAN RATING)
UPPER FLOOR	5/8" OSB (48" SPAN RATING)
ROOF	5/8" OSB (48" SPAN RATING)

1. SHEATHING PERPENDICULAR TO SUPPORTS.
2. FLOOR SHEATHING NAIL ED & GLED TO SUPPORT
3. ALL COMMON WALLS TO BE BUILT UP TO 2" O.C. FIELD
4. WALLS TO BE BUILT UP TO 2" O.C. FIELD

**ACUTE ENGINEERING, INC.**  
 Phone: 801.228.8020  
 Fax: 801.224.0050  
 info@acuteengineering.com

ORIGINAL PROJECT #  
 1711024  
 DATE  
 19 JAN 2024

NEFF REMODEL (HOLLADAY)  
 MAIN FLOOR FRAMING PLAN

ISSUES / REVISIONS	
27 MAR 2024	648024
RAISED FOUNDATION	

REVIEWED  
 By Robert at 3:59 pm, May 02, 2024  
 REVIEWED FOR CODE COMPLIANCE  
**HOLLADAY**  
 PROFESSIONAL ENGINEER  
 UTAH  
 No. 2646  
 EXPIRES 12/31/2024

MAIN FLOOR FRAMING PLAN  
 1/4" = 1'-0"



S1-0

NO.	DATE	DESCRIPTION



MARK	SHEATHING	EDGE NAIL Sp	ADJUTING PANEL EDGE FRAMING	ANCHORAGE	
				SOLE PLATE	IRL PLATE
SWH	7/16"	16 @ 6"	2X	164 @ 12"	1/2" A.A. @ 12"
SWD	7/16"	16 @ 6"	2X	164 @ 12"	1/2" A.A. @ 12"
SWV	7/16"	16 @ 6"	3X OR G2X	164 @ 12"	1/2" A.A. @ 12"
SWW	7/16"	16 @ 6"	3X OR G2X	164 @ 12"	1/2" A.A. @ 12"

1. SHEATHING SHALL CONSIST OF WOOD STRUCTURAL PANELS (SEE GSA).

2. UNLESS NOTED ON DRAWINGS, EXTERIOR STUDS SHALL BE SPACED AT 16" O.C.

3. SHEATHING NAILS SHALL BE COMMON OR GALVANIZED BOX NAILS - FIELD NAIL SPACING SHALL BE 12" FOR STUDS SPACED 16" O.C. OR LESS AND 18" FOR STUDS SPACED AT 24" O.C.

4. FOR SWV ONLY, EDGE NAILS MAY BE SUBSTITUTED WITH 16" O.C. 16 GAGE STAPLES SPACED AT 12" O.C. AND FIELD NAILS MAY BE SUBSTITUTED WITH 16 GAGE STAPLES AT 12" O.C.

5. ANCHORAGE NAILS SHALL BE COMMON NAILS.

6. ANCHOR BOLTS SHALL HAVE A 3/32" X 2 1/2" WASHER AND 2" MIN EMBEDMENT. THE WASHER SHALL EXTEND TO WITHIN 1/2" FROM THE SHEATHING.

7. ANCHOR BOLTS MAY BE SUBSTITUTED WITH 1/2" DIA. IRN BOLT AT SAME DIAMETER AND SPACING, PROVIDE 4" MIN EMBEDMENT FOR SOAK BOLTS AND 6" MIN SUBSTITUTED FOR SOAK BOLTS.

8. FOR SWH, SWV, SWW, AND SWX (2") NOMINAL FRAMING IS TO BE ADJUTED TO TOGETHER WITH (D) 10# NAILS @ 6" MAY BE USED AT ADJUTING PANEL EDGES IN PLACE OF 1" NOMINAL FRAMING.

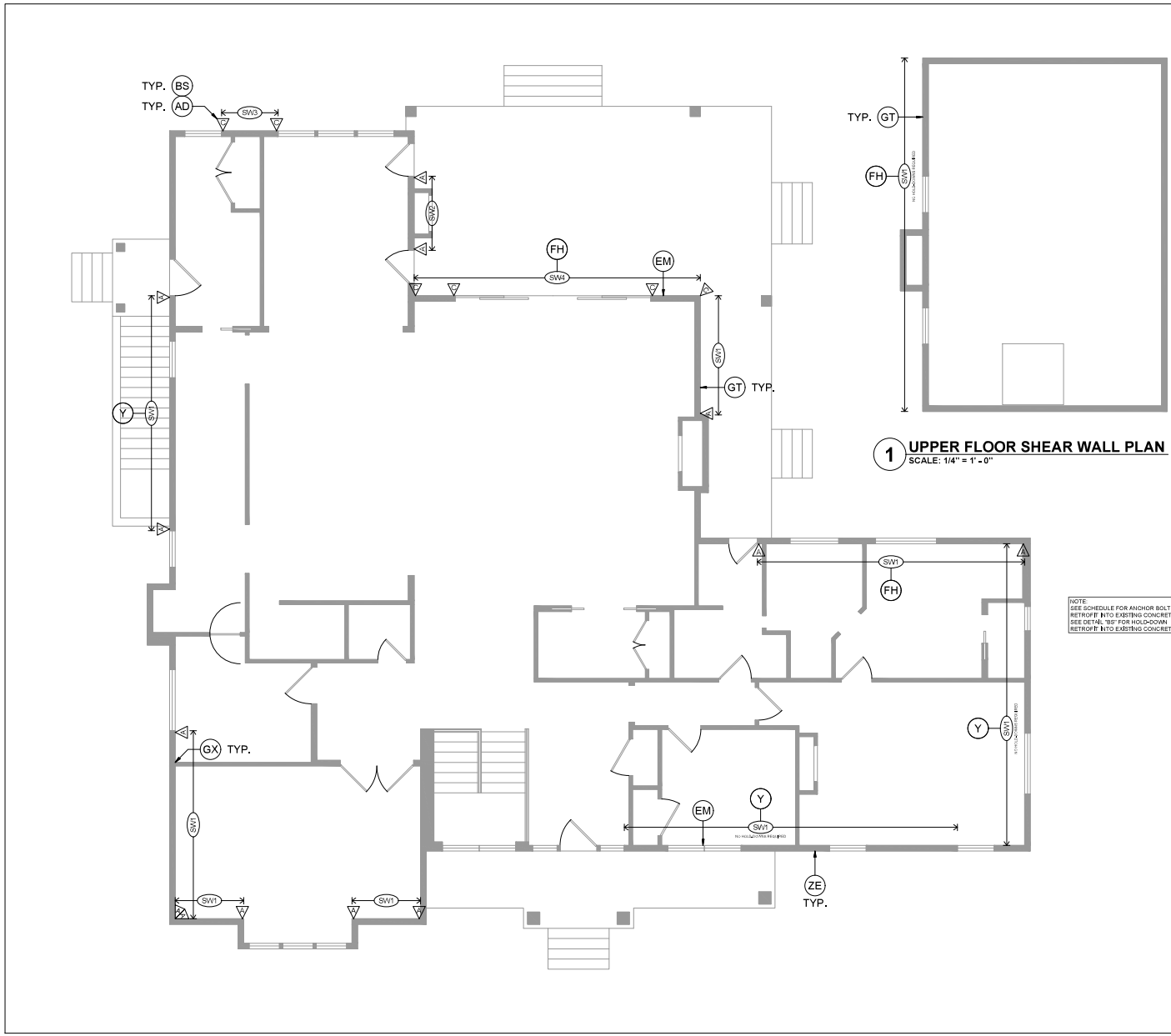
MARK	HOLD-DOWN	HOLD-DOWN FASTENERS	ANCHOR	POST
C	2" X 4" (SEE NOTE 3)	164 X 2 1/2" (1/4" X 8" X 16")	STRAP 1" X 2"	(D) 1X POST

1. HOLD-DOWNS SHALL BE SHIPSON STRONG-TITE OR EQUIVALENT.

2. SHEAR WALL EDGE HOLDING SHALL BE TO HOLD-DOWN POST.

3. 2" X 4" STRIPS SHALL BE TYP TYPE AT FRM JOINT LOCATIONS.

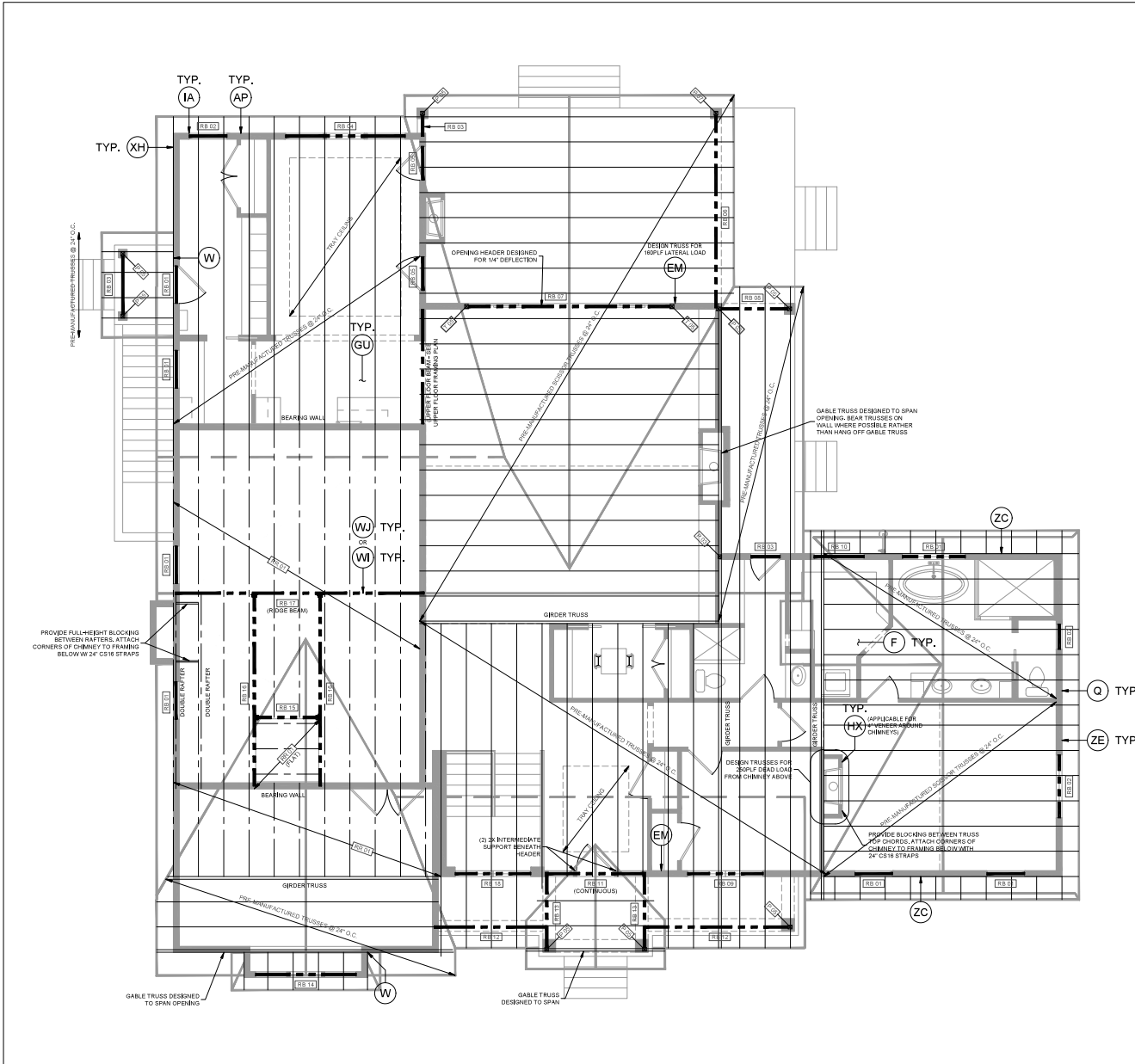
NOTE:  
 SEE SCHEDULE FOR ANCHOR BOLT RETROFIT INTO EXISTING CONCRETE.  
 SEE DETAIL '101' FOR HOLD-DOWN RETROFIT INTO EXISTING CONCRETE



MAIN AND UPPER SHEAR WALL PLAN  
 1/4" = 1'-0"







BEAM SCHEDULE	
MARK	TYPE
RB 01	(I) 2 X 8
RB 02	(I) 2 X 8
RB 03	(I) 2 X 8
RB 04	(I) 2 X 8
RB 05	(I) 2 X 8
RB 06	3X10 X 12 GLB
RB 07	(I) 3X12 CH LVL
RB 08	(I) 2 X 8
RB 09	(I) 2 X 8
RB 10	(I) 2 X 8
RB 11	(I) 2 X 8
RB 12	(I) 2 X 8
RB 13	(I) 2 X 8
RB 14	(I) 2 X 8
RB 15	(I) 2 X 8
RB 16	(I) 2 X 8
RB 17	3X10 X 12 GLB
RB 18	(I) 2 X 8

- CONVENTIONAL LUMBER OF 40 L/20 C.
- LAMINATED VENEER LUMBER (LVL)
- GLUED LAMINATED TIMBER (GLT) 24K+2E
- STEEL BUSHINGS AS SHOWN
- SUPPERS (A, B, ETC.) DENOTE ALTERNATIVES FOR THE SPECIFIED BEAM
- ALL HEADERS (A, B, ETC.) DENOTE ALTERNATIVES TO HAVE S.M.F. TO TRANSFER ALL LOADS TO LUGS. ALL OTHER BEAMS AND GIRDER TRUSSES TO HAVE M.E.D. AS SUPPORT LUGS.

POST SCHEDULE	
MARK	TYPE
P 01	(I) 2 X POST
P 02	(I) 2 X POST
P 03	4 X 4 POST
P 04	4 X 4 POST
P 05	(I) 2 X 8
P 06	(I) 2 X 8
P 07	(I) 2 X 8
P 08	(I) 2 X 8

- PARALLEL STRAND LUMBER (PSL) LVL
- STEEL PIPE (RIP) STD 40
- STEEL HOLLOW SECTION (HSS) AS SHOWN
- STEEL COLUMN (HSS) BEARING PLATES
- CONTRACTOR TO FURNISH STRUCT NUMBER

ROOF RAFTER SCHEDULE	
MARK	TYPE
RR 01	3 X 10 @ 24" O.C.

- CONVENTIONAL LUMBER OF 40 L/20 C.
- SUPPERS (A, B, ETC.) DENOTE ALTERNATIVES FOR THE SPECIFIED RAFTER

SHEATHING SCHEDULE	
TYPE	THICKNESS
WALL	5/8" OSB (4054 SPAN RATING)
FLOOR	5/8" OSB (4054 SPAN RATING)
ROOF	5/8" OSB (4054 SPAN RATING)

- SHEATHING PERPENDICULAR TO SUPPORTS
- FLOOR SHEATHING NAILED & GILES TO SUPPORT
- ROOF SHEATHING TO BE GILES TO ALL WEALS
- NAILING TO BE CLOSER THAN 3" FROM PANEL EDGE

WOOD TRUSS LOADS	
GROUND SNOW LOAD, $P_g = 21$ PSF	
FLAT ROOF SNOW LOAD = 24 PSF	
TOP CHORD DEAD LOAD = 1.8 PSF	
BOTTOM CHORD DEAD LOAD = 1.8 PSF	
ALL SNOW LOADS SHALL BE IN ACCORDANCE WITH ASCE 7-16 (2018 IBC TABLE 6-2)	

**ACUTE ENGINEERING, INC.**  
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 Fax: 801.224.0505  
 info@acutengr.com

ORIGINAL PROJECT #  
 1711024  
 DATE  
 19 JAN 2024

NEFF REMODEL (HOLLADAY)  
 ROOF FRAMING PLAN

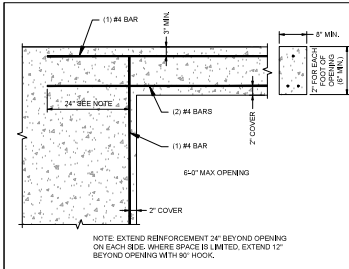
ISSUES / REVISIONS  
 27 MAR 2024 648024  
 RAISED FOUNDATION



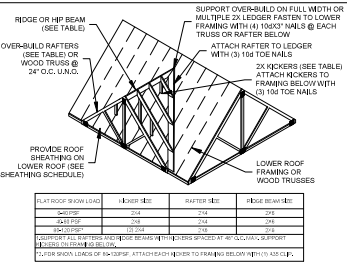
ROOF FRAMING PLAN  
 1/4" = 1'-0"

S3-0

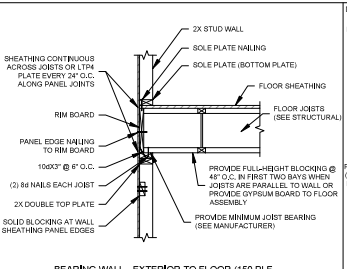




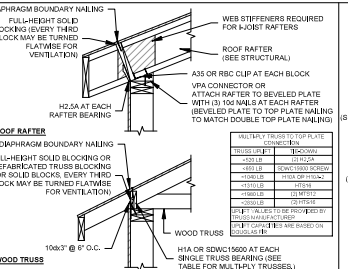
**E FOUNDATION WALL - CONCRETE LINTEL**  
NO SCALE



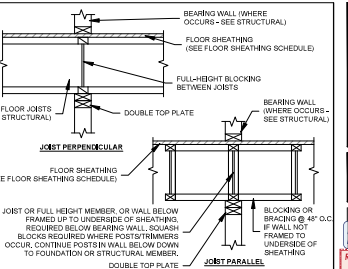
**F ROOF FRAMING - OVER BUILD FRAMING**  
NO SCALE



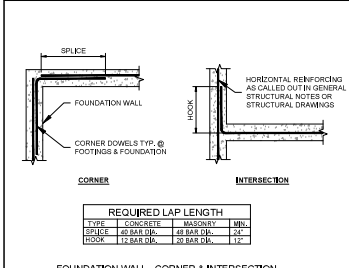
**P BEARING WALL - EXTERIOR TO FLOOR (150 PLF UNIT SHEAR)**  
NO SCALE



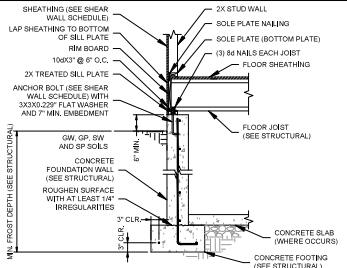
**Q ROOF FRAMING - BLOCKING (150 PLF UNIT SHEAR)**  
NO SCALE



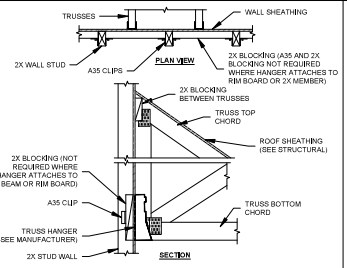
**R BEARING WALL - INTERIOR TO FLOOR**  
NO SCALE



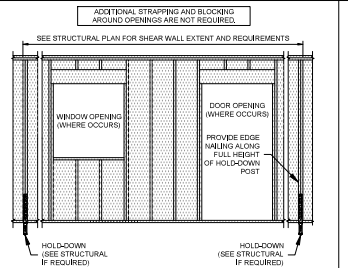
**S FOUNDATION WALL - CORNER & INTERSECTION REINFORCING**  
NO SCALE



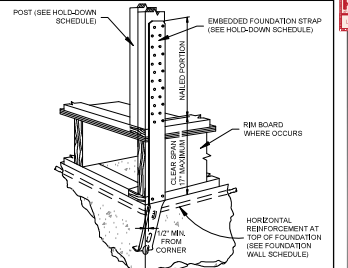
**T FOUNDATION WALL - FLOOR JOIST (PERPENDICULAR)**  
NO SCALE



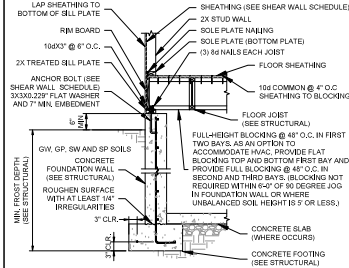
**W WOOD TRUSS - WALL/BEAM**  
NO SCALE



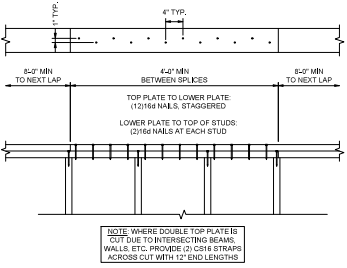
**Y SHEAR WALL - PERFORATED**  
NO SCALE



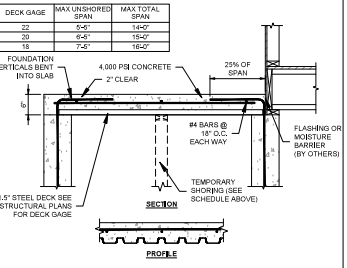
**AD HOLD-DOWN - FOUNDATION STRAP**  
NO SCALE



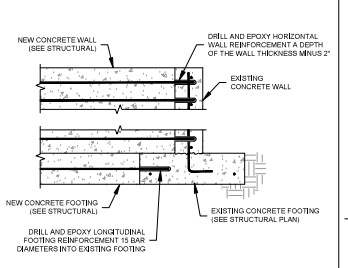
**AK FOUNDATION WALL - FLOOR JOIST (PARALLEL)**  
NO SCALE



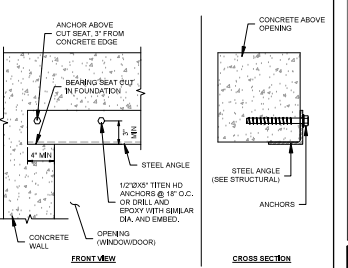
**AP DIAPHRAGM - TOP PLATE SPICE**  
NO SCALE



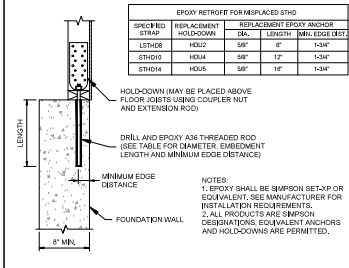
**AW COMPOSITE SLAB - 6\"/>**



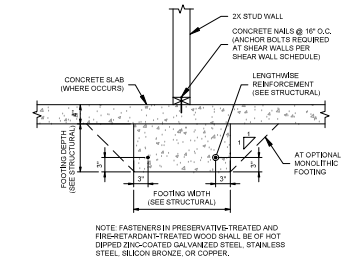
**BQ CONCRETE WALL - NEW WALL TO EXISTING WALL**  
NO SCALE



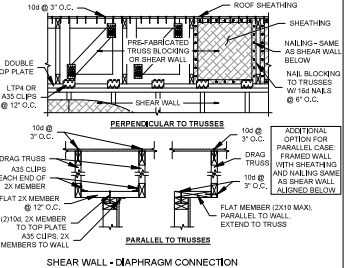
**BR CONCRETE WALL - STEEL ANGLE OVER OPENING**  
NO SCALE



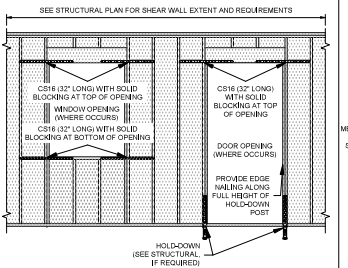
**BS RETROFIT EPOXY ANCHOR IN FOUNDATION WALL**  
NO SCALE



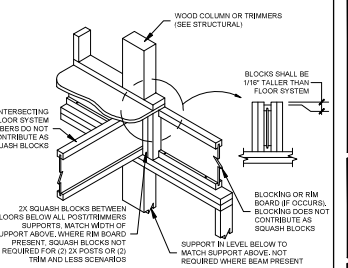
**CW BEARING WALL - INTERIOR FOOTING**  
NO SCALE



**EM SHEAR WALL - DIAPHRAGM CONNECTION (ROOF TRUSSES)**  
NO SCALE



**FH SHEAR WALL - FORCE TRANSFER AROUND OPENINGS**  
NO SCALE



**FL WOOD COLUMN/TRIMMERS - SQUASH BLOCKING**  
NO SCALE

**AGITE ENGINEERING INC.**  
Phone: 801.228.8020  
Fax: 801.224.0506  
info@agiteengineering.com

ORIGINAL PROJECT #  
DATE  
19 JAN 2024

**REVIEWED**  
By resars at 2:59 pm, May 02, 2024  
REVIEWED FOR CODE COMPLIANCE

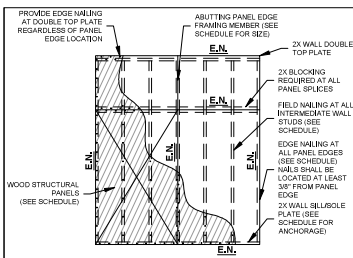
**HOLLADAY**  
STRUCTURAL ENGINEERING

NEFF REMODEL (HOLLADAY)  
STRUCTURAL DETAILS

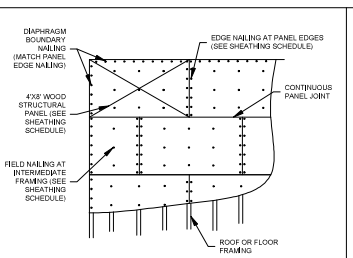
ISSUES / REVISIONS  
27 MAR 2024 8490224  
RAISED FOUNDATION

**PROFESSIONAL ENGINEER**  
STATE OF UTAH  
No. 29694

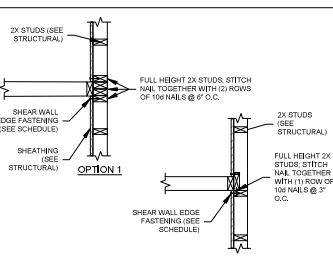
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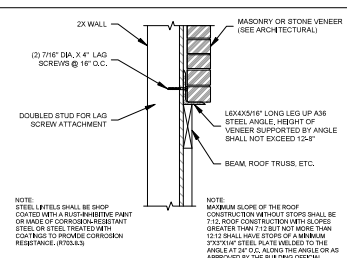
**GT WOOD STRUCTURAL PANEL SHEAR WALL**  
NO SCALE



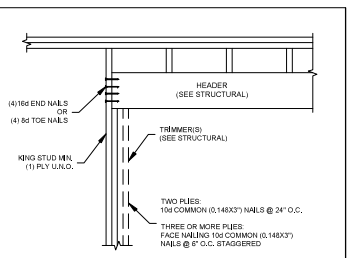
**GU WOOD STRUCTURAL PANEL DIAPHRAGM - UNBLOCKED**  
NO SCALE



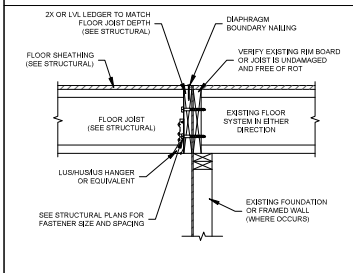
**GX SHEAR WALL TRANSFER - WALL INTERSECTION**  
NO SCALE



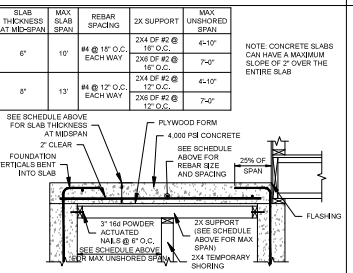
**HX MASONRY/STONE VENEER - SUPPORT ABOVE**  
NO SCALE



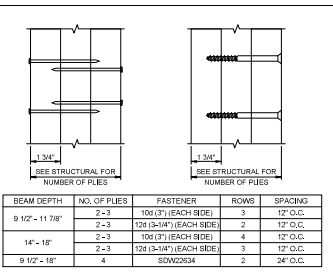
**IA WOOD BEAM - WALL HEADER FRAMING**  
NO SCALE



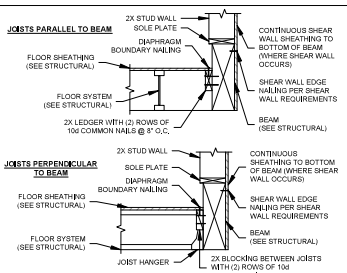
**IB EXISTING FLOOR - NEW FLOOR (PERPENDICULAR)**  
NO SCALE



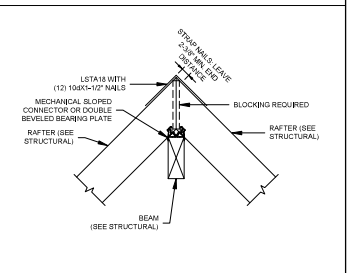
**IF SUSPENDED SLAB**  
NO SCALE



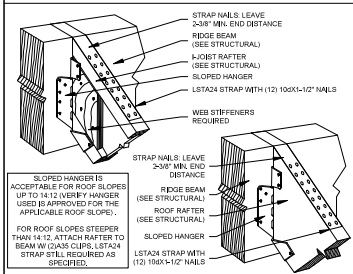
**IW WOOD BEAM - MULTIPLE PLYS (TOP LOADED)**  
NO SCALE



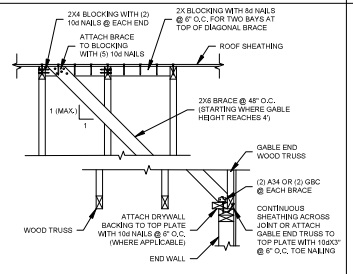
**SP BEAM UPSET IN WALL**  
NO SCALE



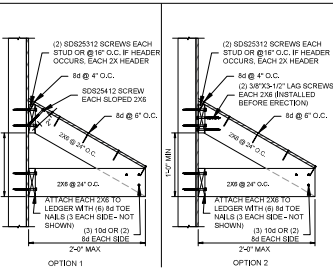
**VM RAFTER TO DROPPED RIDGE CONNECTION**  
NO SCALE



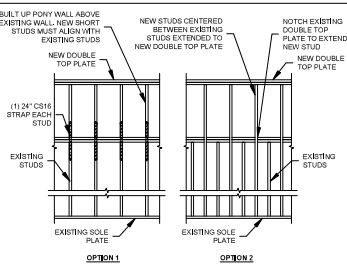
**VU RAFTER TO FLUSH RIDGE BEAM CONNECTION**  
NO SCALE



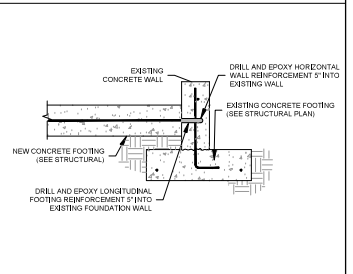
**XH WOOD TRUSS - WOOD WALL GABLE END BRACING**  
NO SCALE



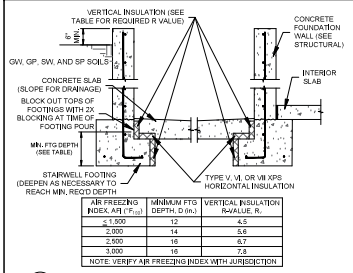
**ZC SHED ROOF (2'-0\"/>**



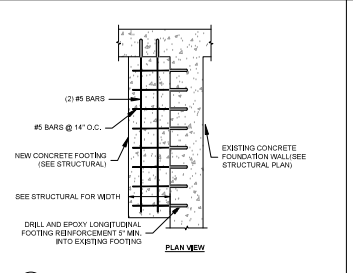
**ZE WOOD WALL - STUD FRAMING**  
NO SCALE



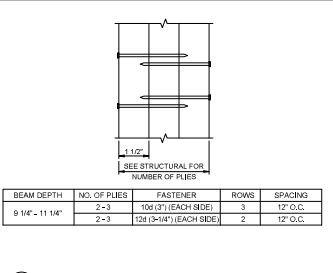
**ZF NEW CONCRETE FOOTING TO EXISTING WALL**  
NO SCALE



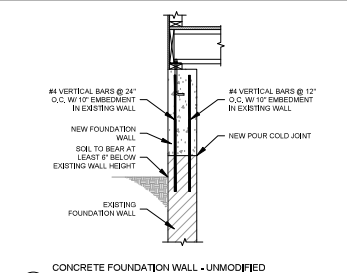
**ZG INSULATED SHALLOW FOOTINGS - STARWELL**  
NOT TO SCALE



**ZH CONCRETE FOOTING - NEW TO EXISTING**  
NO SCALE



**ZI WOOD BEAM - MULTIPLE PLYS (TOP LOADED)**  
NO SCALE



**ZJ CONCRETE FOUNDATION WALL - UNMODIFIED FOUNDATION WALL HEIGHT MODIFICATION**  
NO SCALE

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ORIGINAL PROJECT #  
1711024  
DATE  
19 JAN 2024

NEFF REMODEL (HOLLADAY)  
STRUCTURAL DETAILS

ISSUES / REVISIONS  
27 MAR 2024 4480024  
RAISED FOUNDATION



**SD2**

REVIEWED  
By: [Signature] 2:59 pm, May 02, 2024  
REVIEWED FOR CODE COMPLIANCE  
HOLLADAY  
STRUCTURAL ENGINEER