THE SPRINGVILLE 4-PLEX

VICINITY MAP

NOT TO SCALE

HERRIMAN CITY, UTAH

SITE BOUNDARIES

NOT TO SCALE

PROJECT LOCATION

UNIT LOCATION

NOT TO SCALE

BUILDING 25

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

Jeff Turville, P.E. State License: 9412168
Reeve & Associates
5160 South 1500 West
Riverdale, Utah 84405

801 621 3100 jeff@reeve-co.com

PROJECT SUMMARY

Scope of Work:

New Construction of a 4-Plex Townhome

Project Description:

New Construction of a 4-Plex Townhome [BUILDING 25].
Approximately 7,632 sq. ft. Total Finished Area.

CONTRACTOR NOTES:

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

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		

AD 107

SHEET TYPES

0	GENERAL: SYMBOL LEGEND, ABBREVIATIONS, GENERAL NOTES
1	PLANS
2	ELEVATIONS
3	SECTIONS
4	LARGE SCALE DRAWINGS: PLANS, ELEVATIONS, SECTIONS
5	DETAILS
6	SCHEDULES AND DIAGRAMS
7	USER DEFINED
8	USER DEFINED
9	3D DRAWINGS: ISOMETRIC, PERSPECTIVE, PHOTOS

AD 107

SEQUENCE NUMBERS

AD 107	ARCHITECTURAL DEMOLITION FLOOR PLAN, SEVENTH SHEET
P102	PLUMBING FLOOR PLAN, SECOND SHEET
A 204	ARCHITECTURAL ELEVATIONS, FOURTH SHEET
MP501	HVAC PIPING DETAILS, FIRST SHEET

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	2018 IRC
INTERNATIONAL MECHANICAL CODE	2018 IMC
INTERNATIONAL PLUMBING CODE	2018 IPC
NATIONAL ELECTRICAL CODE	2017 NEC
INTERNATIONAL FIRE CODE	2018 IFC

AREA SUMMARY:

Unit #243 (THE ASPEN - A)

Conditioned Space Area Calcs.:

- Level 1	965 square feet
- Level 2	771 square feet
NRA	1,736 square feet

Un-Conditioned Space Area Calcs.:

- Basement	906 square feet
- Garage	444 square feet
- Front Covered Porch	57 square feet
- Rear Yard Patio	48 square feet
- Cold Storage	64 square feet
NRA	1,519 square feet

AREA SUMMARY:

Unit #244 (THE ASPEN - B)

Conditioned Space Area Calcs.:

- Main Level	1,026 square feet
- Level 2	797 square feet
NRA	1,823 square feet

Un-Conditioned Space Area Calcs.:

- Basement	973 square feet
- Garage	443 square feet
- Front Covered Porch	72 square feet
- Rear Yard Patio	48 square feet
- Cold Storage	78 square feet
NRA	1,614 square feet

AREA SUMMARY:

Unit #245 (THE ASPEN - C)

Conditioned Space Area Calcs.:

- Main Level	1,026 square feet
- Level 2	797 square feet
NRA	1,823 square feet

Un-Conditioned Space Area Calcs.:

- Basement	973 square feet
- Garage	443 square feet
- Front Covered Porch	72 square feet
- Rear Yard Patio	48 square feet
- Cold Storage	78 square feet
NRA	1,614 square feet

AREA SUMMARY:

Unit #246 (THE ASPEN - D)

Conditioned Space Area Calcs.:

- Main Level	965 square feet
- Level 2	771 square feet
NRA	1,736 square feet

Un-Conditioned Space Area Calcs.:

- Basement	906 square feet
- Garage	444 square feet
- Front Covered Porch	57 square feet
- Rear Yard Patio	48 square feet
- Cold Storage	64 square feet
NRA	1,519 square feet

GROSS SQUARE FOOTAGE: 14,470 square feet

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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 SPRINGVILLE 4-PLEX

PROJECT ID #:

T-7632A-22

ISSUE DATE:

3/20/2023

REVIEWED BY:

INITIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:

PRE-PERMIT

SHEET TITLE:

[BUILDING 25]

COVER SHEET

SCALE:

No Scale

SHEET NUMBER:

G 000

SHEET INDEX:

Total Index Sheet Count: 54

GENERAL NOTES:

1. Construction not specifically indicated shall be accomplished per minimum requirements of the of the "International Residential Code," of 2018 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.

2. CONTRACTOR is to visit site prior to bidding in order to field determine actual site conditions and notify the architect of any discrepancies.

3. 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

4. If there are any conflicts between items on drawings and general notes or specifications, the most stringent requirement governs.

5. CONTRACTOR and/or building owner shall keep loads on the structure within the limits of the design both during and after construction

6. 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.

7. CONTRACTOR shall be responsible for the protection of and the safety in and around the job site and of adjacent properties.

8. Compliance with codes and ordinances governing the work shall be made and enforced by the CONTRACTOR.

9. All change orders to be approved in writing prior to construction.

10. GENERAL CONTRACTOR is to coordinate the work of the mechanical, electrical and plumbing systems. Complete all work necessary for systems to function properly.

11. 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.

12. 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.

13. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet.

14. All emergency escape and rescue openings shall have a minimum net clear opening height of 24 inches.

15. All emergency escape and rescue openings shall have a minimum net clear opening width of 20 inches.

16. Emergency escape and rescue openings shall be operational from inside of the room without the use of keys, tools or special knowledge.

17. 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.

18. 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.

19. 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.

20. 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.

21. Beams and girders spaced not less than 4 feet on center may project not more than 6 inches below the required ceiling height.

22. 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.

23. 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.

24. 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.

25. 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.

26. 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.

27. 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.

28. 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.

29. Approved corrosion-resistant flashing shall be installed under and at the ends of masonry, wood or metal copings and sills.

30. Approved corrosion-resistant flashing shall be installed continuously above all projecting wood trim.

31. Approved corrosion-resistant flashing shall be installed where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.

32. Approved corrosion-resistant flashing shall be installed at all wall and roof intersections.

33. Approved corrosion-resistant flashing shall be installed at built-in gutters.

34. 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.

35. 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.

36. Openings from a private garage directly into a sleeping room shall not be permitted.

37. 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 that 1-3/8 inches or 20-minute fire-rated doors.

38. 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.

39. 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 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.

40. 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.

41. Glazing in swinging doors except jalousies shall be tempered.

42. Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies shall be tempered.

43. Glazing in all storm doors shall be tempered.

44. Glazing in all swinging doors shall be tempered.

45. 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.

46. 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.

47. Glazing in an exposed area of an individual pane larger than 9 square feet shall be tempered.

48. Glazing where the bottom edge of an individual fixed or operable panel is less than 18 inches above the floor shall be tempered.

49. Glazing where the top edge of an individual fixed or operable panel is more than 36 inches above the floor shall be tempered.

50. 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.

51. 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.

52. 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.

53. 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.

54. 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.

55. Site built windows shall comply with section 2404 of the International Building Code.

56. 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.
57. A ladder shall be allow to encroach a maximum of 6 inches into the required dimensions of the window well.

58. 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.

59. 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.

60. 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.

61. 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.

62. Emergency escape windows are allowed to be installed under decks 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.

63. 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.

64. 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.

65. 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.

66. Install ALL items per respective industry standards

67. 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.

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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 SPRINGVILLE 4-PLEX

PROJECT ID #:
T-7632A-22

ISSUE DATE:
3/20/2023

REVIEWED BY:

INTIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:
PRE-PERMIT

SHEET TITLE:
[BUILDING 25]
SHEET INDEX / GENERAL NOTES

SCALE:
No Scale

SHEET NUMBER:
G 001

LANDSCAPE PLAN
Scale: 1" = 10'
1A

N

LANDSCAPE PLAN:

UNITs #243, #244, #245, #246
AUTUMN DAY LANE
HERRIMAN, UTAH 84096

Landscape Site Legend:

- Property Line
- Corner of Property Line
- Fence

GENERAL SITE KEYNOTES:

1. (E) Road - See Civil Drawings
2. (E) Gutter - See Civil Drawings
3. (E) Sidewalk - See Civil Drawings
4. (E) Street Sign - See Civil Drawings
5. (E) Utilities - See Civil Drawings
6. Proposed Driveway
7. Proposed Concrete Flatwork
8. Proposed Air Conditioning Unit Location
9. Proposed Neighboring Building Pad - Not in Scope of Work

PLANT SCHEDULE:

TREES:	COMMON NAME	CAL.
	Decidious	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:

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

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MARK	DATE	DESCRIPTION

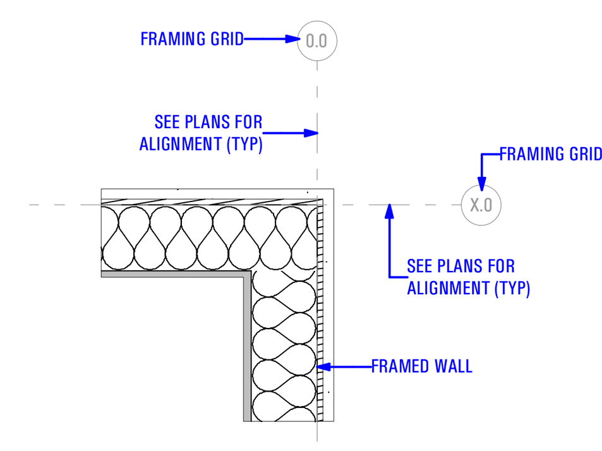
PHASE:
PRE-PERMIT

SHEET TITLE:
[BUILDING 25]

LANDSCAPE PLAN

SCALE:
As Noted

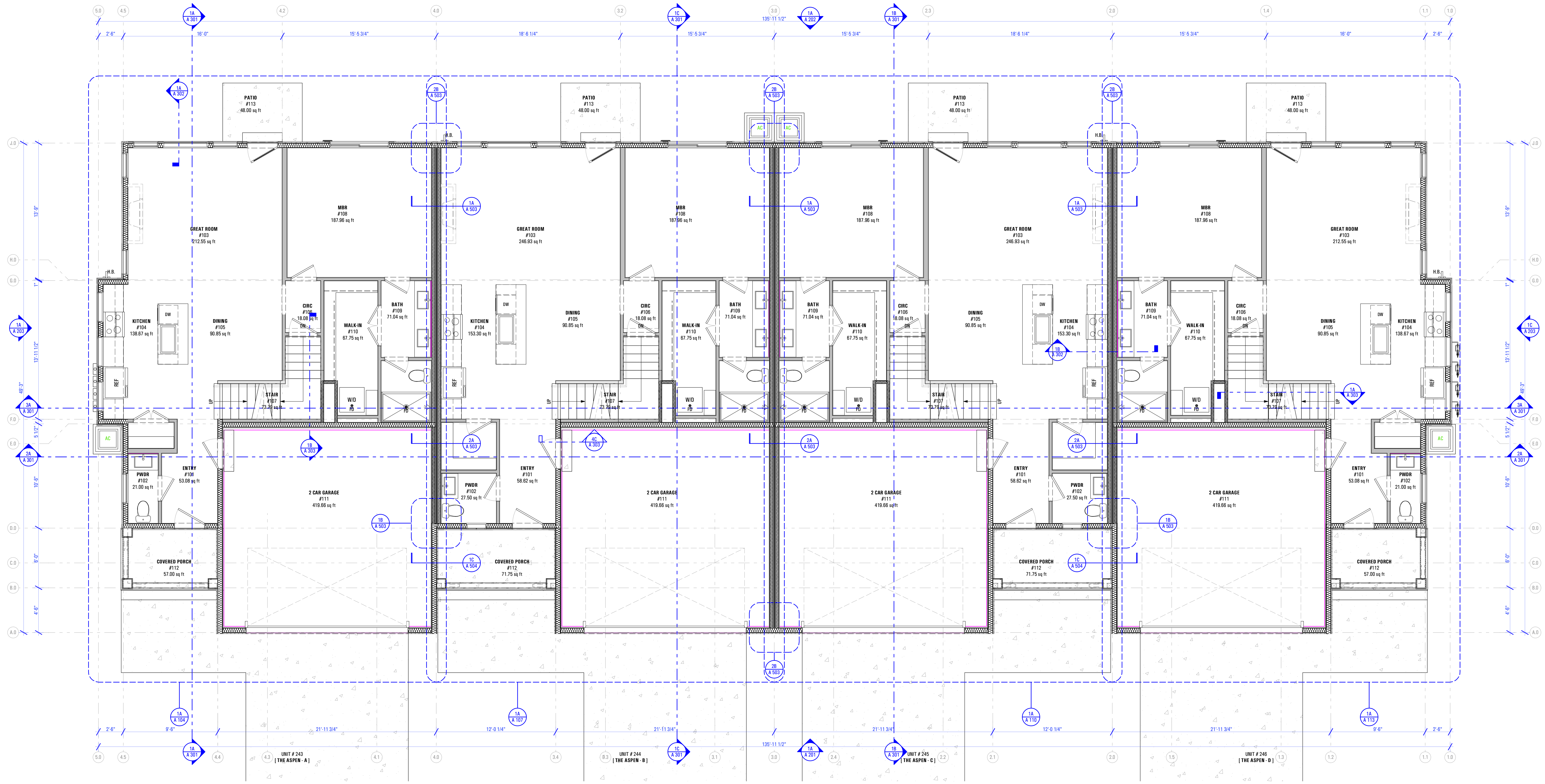
SHEET NUMBER:
AS 101



FRAMING CONDITION

GRID KEY 4A

Scale: 3/4" = 1'-0"



GRID LAYOUT PLAN - LEVEL 1 1A

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

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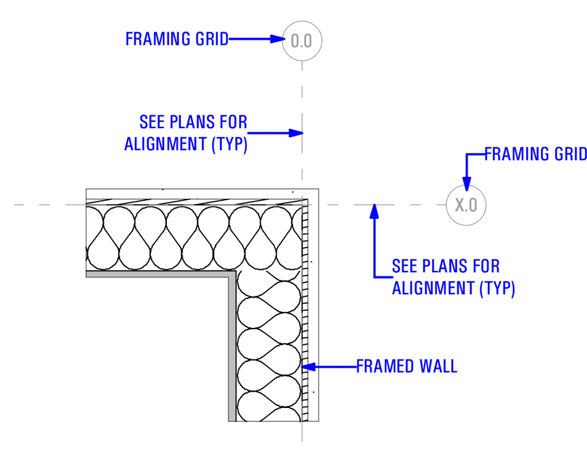
SHEET TITLE:
[BUILDING 25]

GRID PLAN - LEVEL 1

SCALE:
As Noted

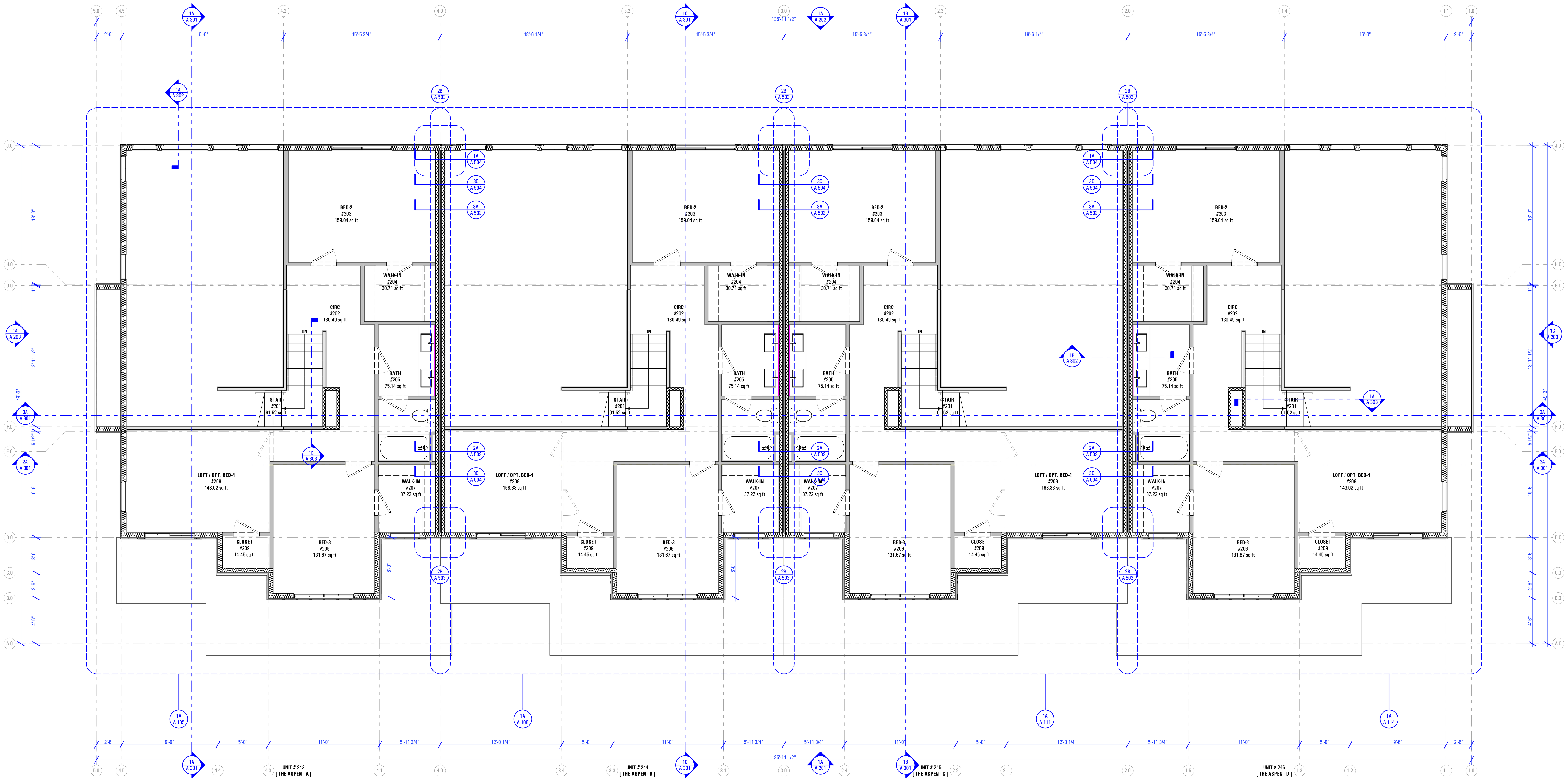
SHEET NUMBER:
A 101

D C B A



FRAMING CONDITION

GRID KEY 4A
Scale: 3/4" = 1'-0"



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

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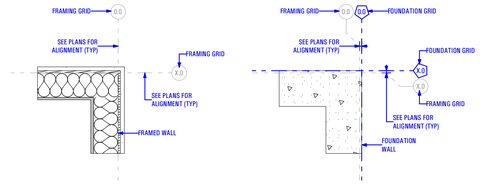
PHASE:
PRE-PERMIT

SHEET TITLE:
[BUILDING 25]

GRID PLAN - LEVEL 2

SCALE:
As Noted

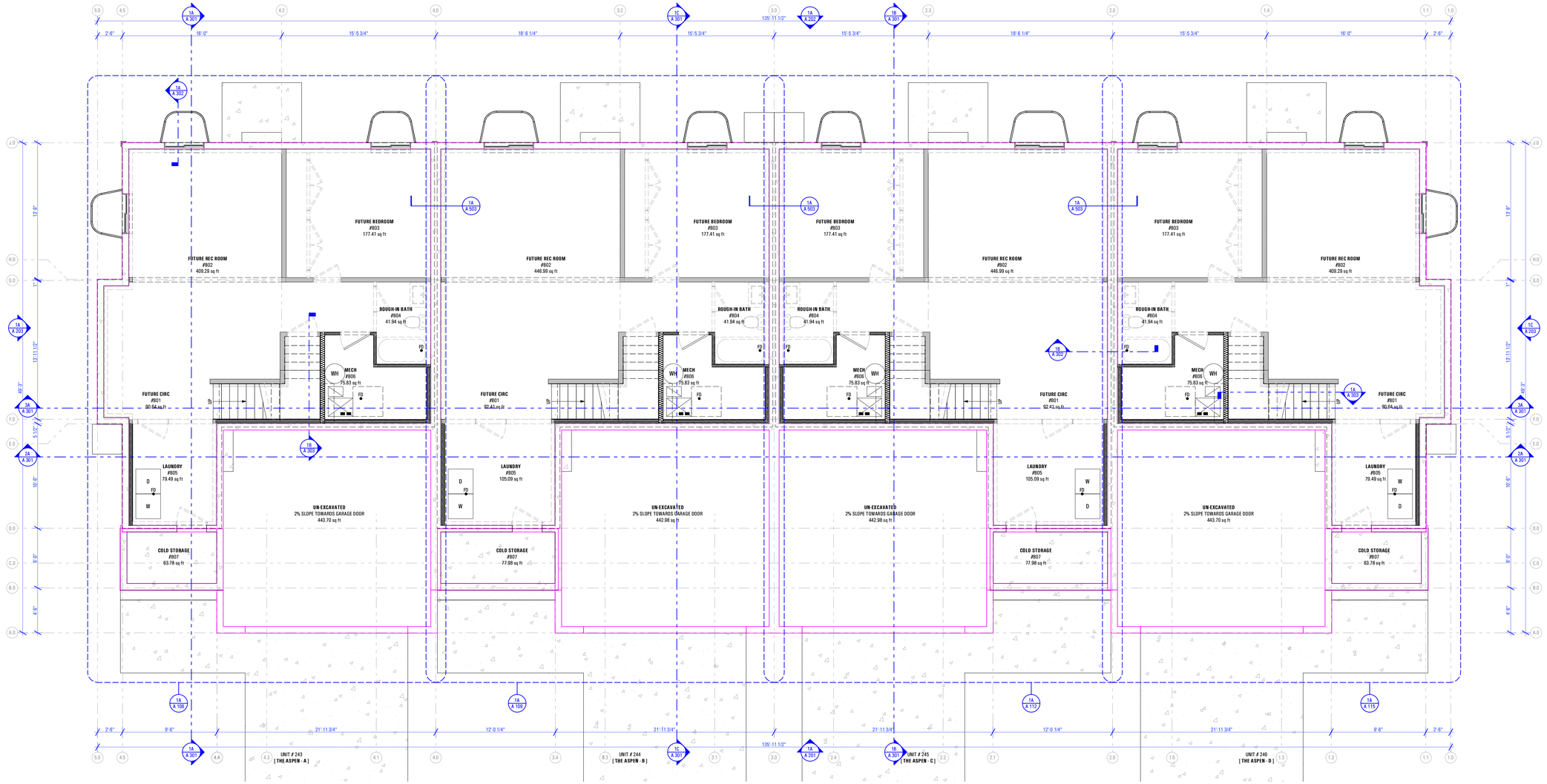
SHEET NUMBER:
A 102



FRAMING CONDITION **FOUNDATION CONDITION**

GRID KEY

Scale: 3/4" = 1'-0" 4A



GRID LAYOUT PLAN - BASEMENT

0 4' 8' 12'

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

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PROJECT LOCATION:

AUTUMN SKY SUBDIVISION

STREET LOCATION:

AUTUMN DAY LANE

AUTHORITY HAVING JURISDICTION:

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INTIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:

PRE-PERMIT

SHEET TITLE:

[BUILDING 25]

GRID PLAN - BASEMENT

SCALE:

As Noted

SHEET NUMBER:

A 103

Level 1 Reflected Ceiling Plan:
Keynotes:

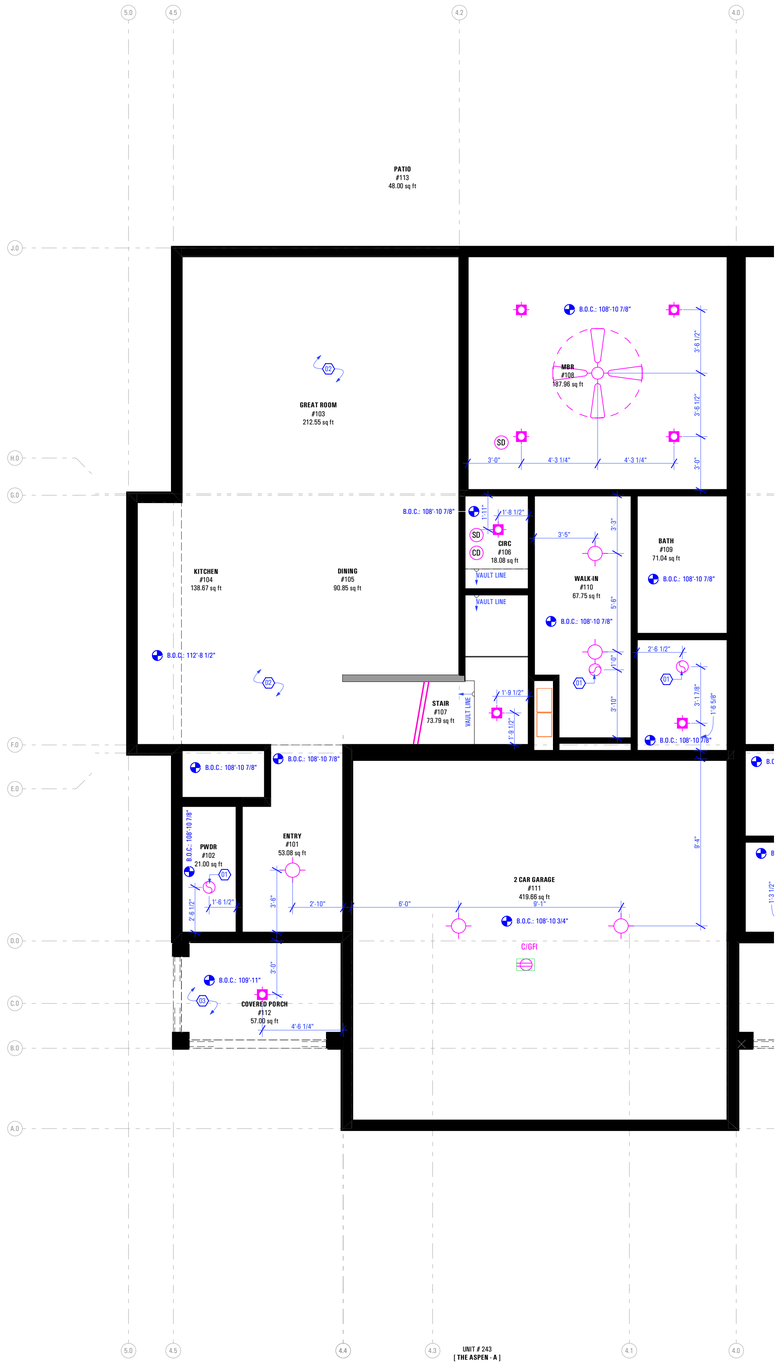
1. New Panasonic Whispertone Exhaust Fan FV-11VQ3
   - As Selected by Owner
2. Open to Above
3. 1 Hour Fire Resistant Gypsum Board

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
- SD Smoke Detector - See Electrical Drawings
- CD Carbon Monoxide Detector - See Electrical Drawings
- Exhaust Fan- See Electrical Drawings



REFLECTED CEILING PLAN - LEVEL 1

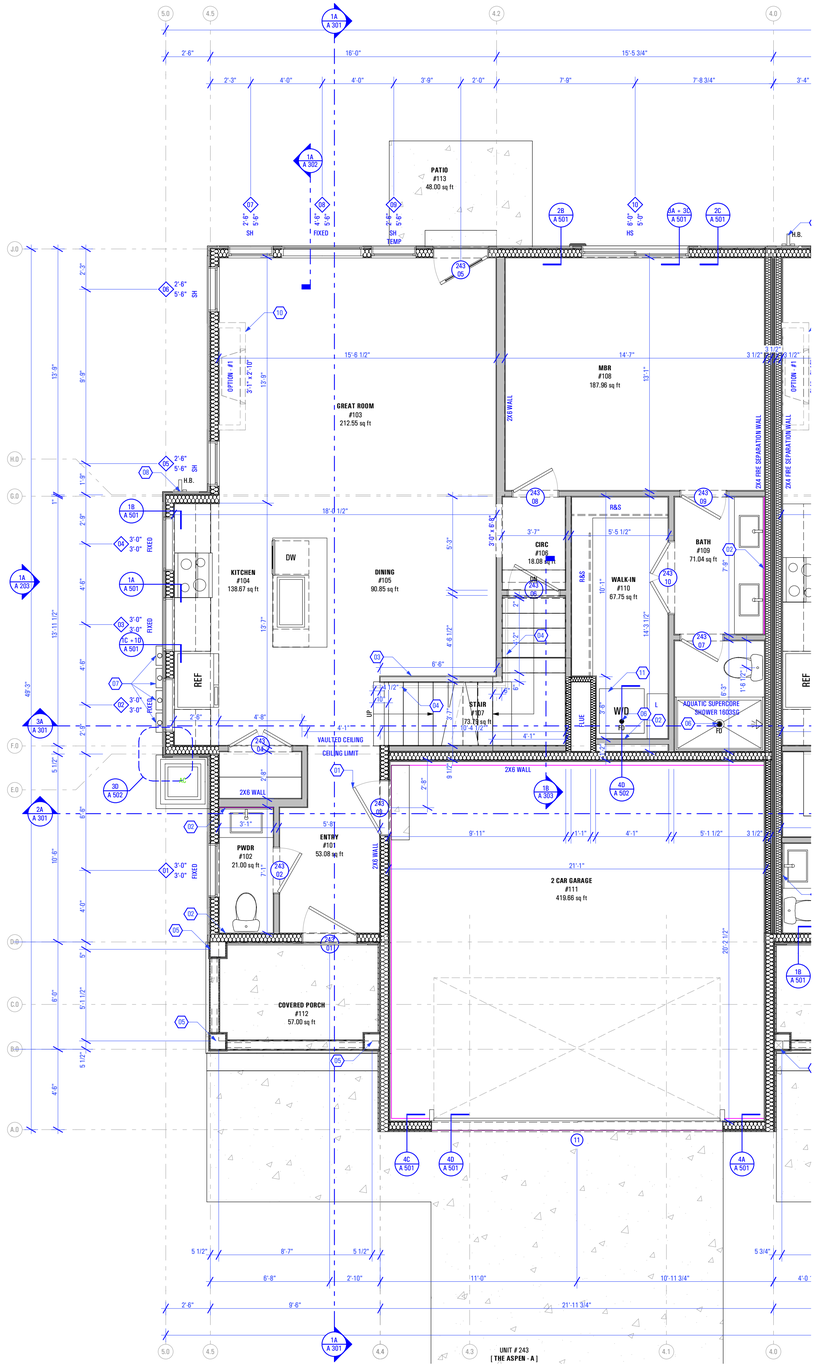
Scale: 1/4" = 1'-0" — 1C

Level 1 Dimension Plan:
Keynotes:

1. Self-Closing, 1 Hr. Fire-Rated Door
2. Plumbing Wall
3. Half Wall Along Stair Up to Level 2: +3'-6" @ Finish Floor
4. Handrail
   - As Selected by Owner
5. 10" x 10" Column - See Structural
6. Floor Drain as per Drain System MFG
   - Size & Model as Specified by Owner & Drain System MFG
7. Power Meter
   - Install as per Power Company's Specifications
8. Hose Bib
   - Provide Utility Connections
   - As Selected by Owner
9. Gas Meter
   - Install as per Gas Company / Questar Specifications
10. Gas Fireplace: Option #1
    - Heatilator Model: DV3732SBI Direct Vent Gas Fireplace
11. Washer & Dryer
    - Provide Power, Vent, Water & Drain Connections
    - Provide DRIPTITE Pan w/ Floor Drain or Equivalent
    - Provide UL Listed Dryer Box. To be 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. 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.
6. Provide Fire Caulking at All Penetrations through type "X" Gypsum Board
7. Provide Anti Scald Devices as per IRC Code
8. 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.
9. 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 fibercement backer board, nonasbestos fiber mat reinforced cementitious backer units. Usage of cement board in tile / wet areas.



DIMENSION PLAN - LEVEL 1

Scale: 1/4" = 1'-0" — 1A

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PROJECT LOCATION:
AUTUMN SKY SUBDIVISION

STREET LOCATION:
AUTUMN DAY LANE

AUTHORITY HAVING JURISDICTION:
HERRIMAN

ZIP CODE:
84096

PROJECT TITLE:
THE SPRINGVILLE 4-PLEX

PROJECT ID #:
T-7632A-22

ISSUE DATE:
3/20/2023

REVIEWED BY:

INITIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:
PRE-PERMIT

SHEET TITLE:
[BUILDING 25]
THE ASPEN-A: DIMENSION & REFLECTED CEILING PLAN - LEVEL 1

SCALE:
As Noted

SHEET NUMBER:
A 104

Level 2 Reflected Ceiling Plan:
Keynotes:

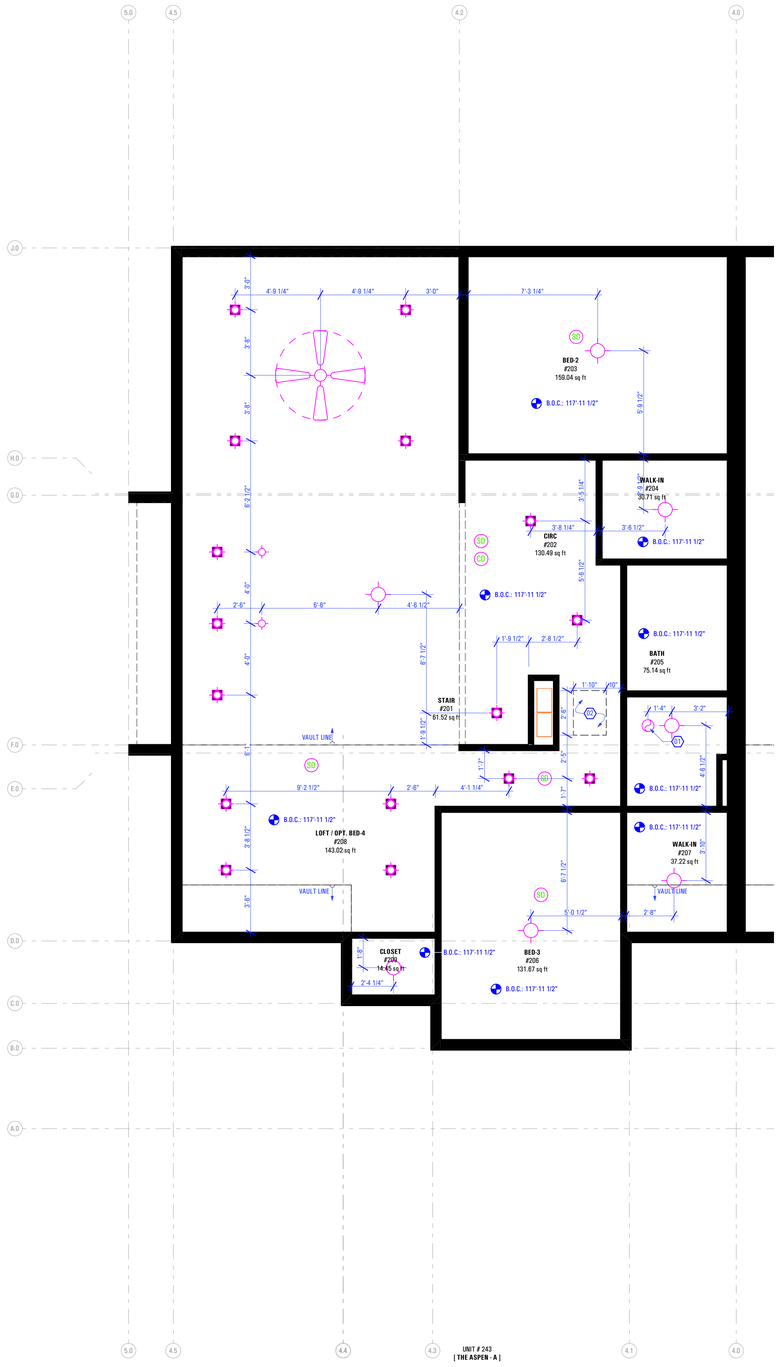
1. New Panasonic Whispertone Exhaust Fan FV-11VQ3
   - As Selected by Owner
2. 22"X30" Attic Access

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
- SD Smoke Detector - See Electrical Drawings
- CO Carbon Monoxide Detector - See Electrical Drawings
- Exhaust Fan- See Electrical Drawings



REFLECTED CEILING PLAN - LEVEL 2

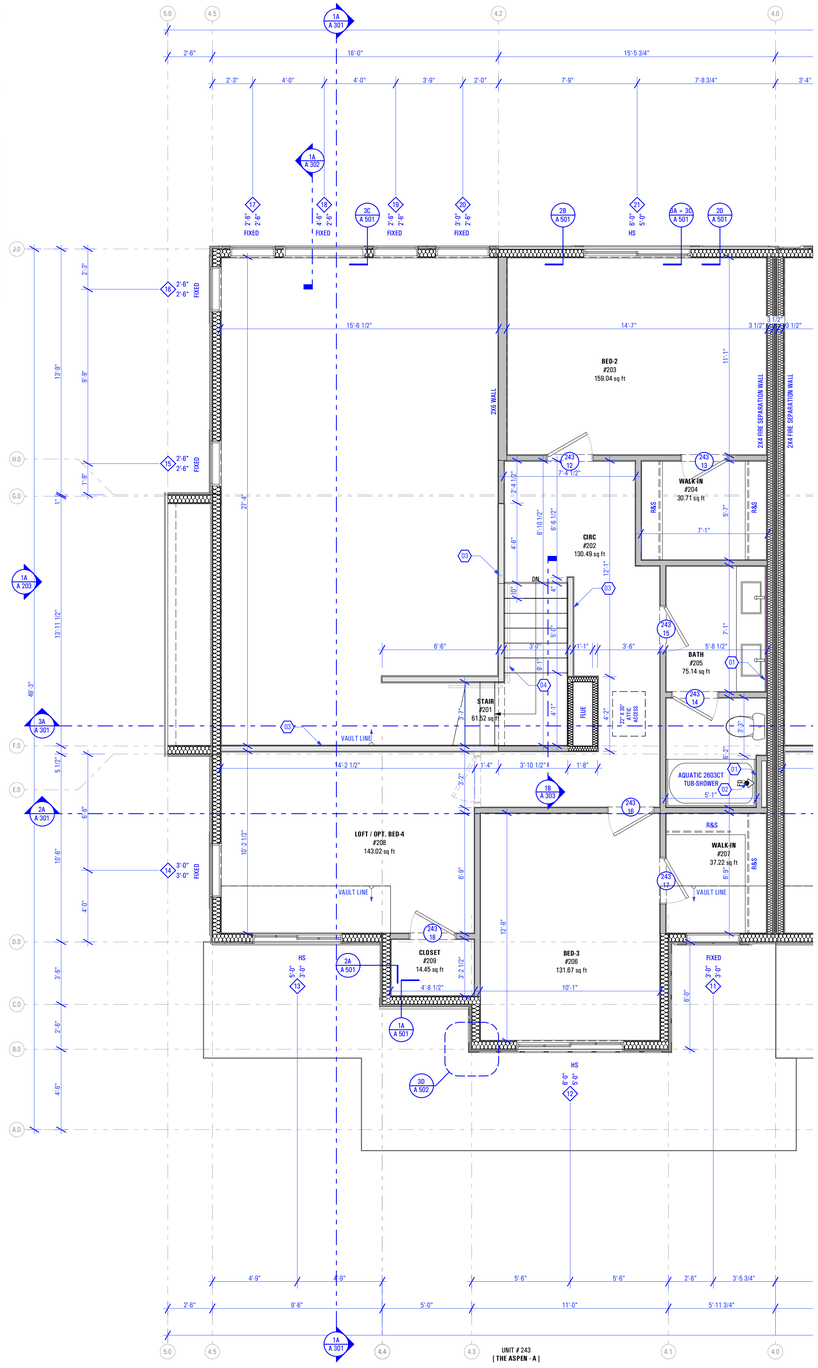
Scale: 1/4" = 1'-0" — 1C

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 DRIPTITE Pan w/ Floor Drain or Equivalent
   - Provide UL Listed Dryer Box. To be 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 fibercement backer board, nonasbestos fiber mat reinforced cementitious backer units. Usage of cement board in tile / wet areas.



DIMENSIONED PLAN - LEVEL 2

Scale: 1/4" = 1'-0" — 1A

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SHEET TITLE:
[BUILDING 25]
THE ASPEN-A: DIMENSION & REFLECTED CEILING PLAN - LEVEL 2

SCALE:
As Noted

SHEET NUMBER:
A 105

Basement Reflected Ceiling Plan:

Keynotes:

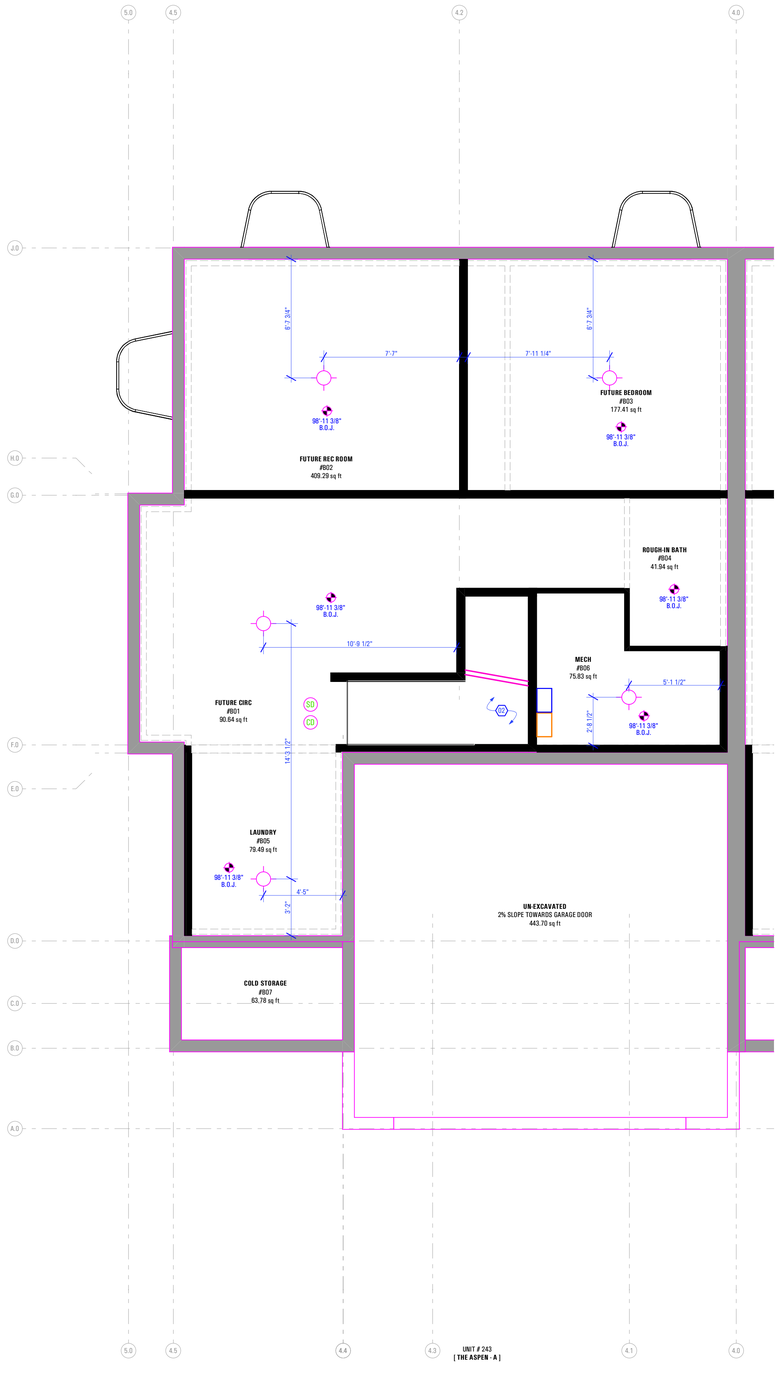
1. Open to Above

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
- CO — Carbon Monoxide Detector - See Electrical Drawings



REFLECTED CEILING PLAN - BASEMENT

Scale: 1/4" = 1'-0" — 1C

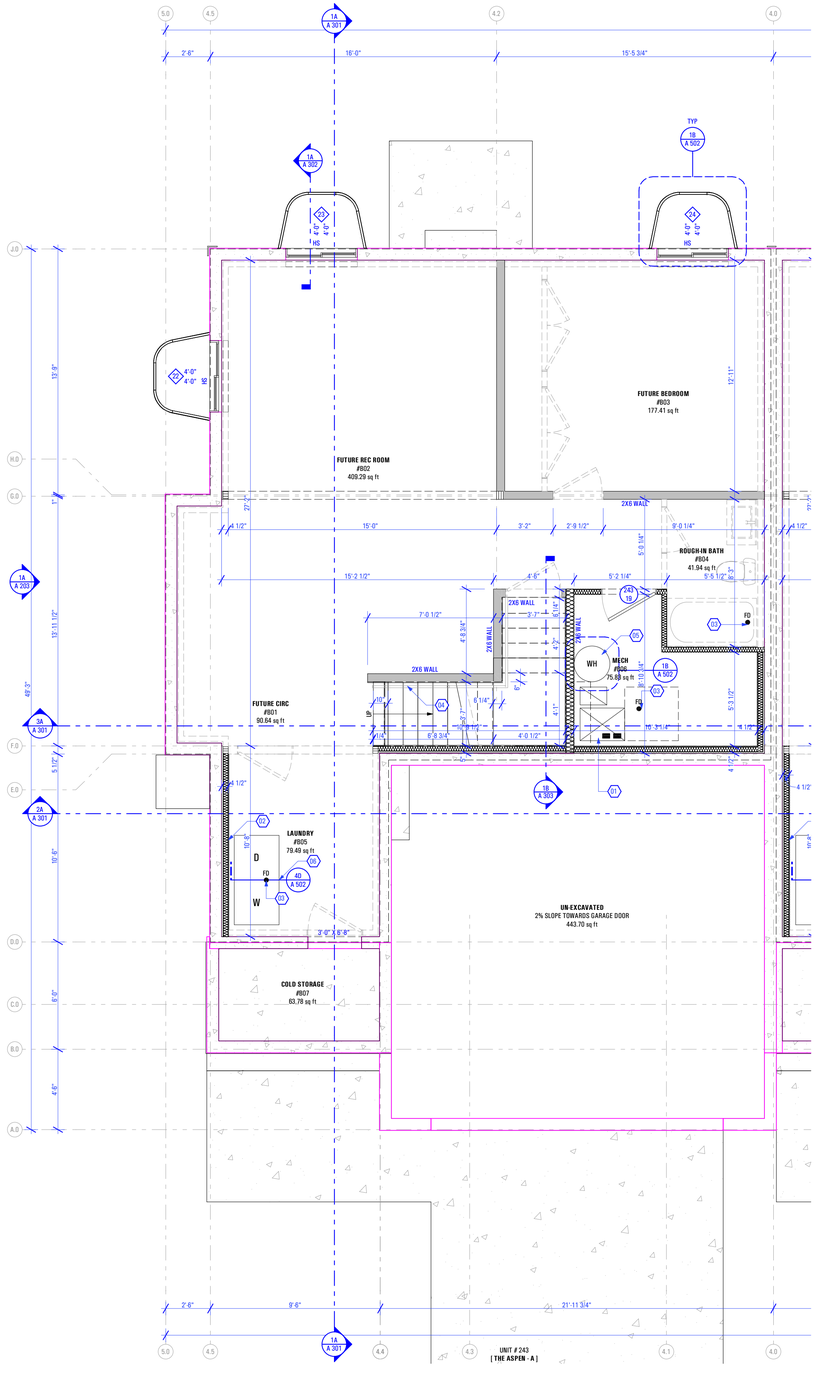
Basement Floor Plan:

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
5. Water Heater - Secure to Wall
   - Provide Utility Connections & Elevate +18" @ Garage Floor
   - As Selected by Owner
6. Washer & Dryer
   - Provide Power, Vent, Water & Drain Connections
   - Provide DRIPTITE Pan w/ Floor Drain or Equivalent
   - Provide UL Listed Dryer Box. To be 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 fibercement backer board, nonasbestos fiber mat reinforced cementitious backer units. Usage of cement board in tile / wet areas.



DIMENSIONED PLAN - BASEMENT

Scale: 1/4" = 1'-0" — 1A

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PRE-PERMIT

SHEET TITLE:

[BUILDING 25]

THE ASPEN-A: DIMENSION & REFLECTED CEILING PLAN - BASEMENT

SCALE:

As Noted

SHEET NUMBER:

A 106

Level 1 Reflected Ceiling Plan:

Keynotes:

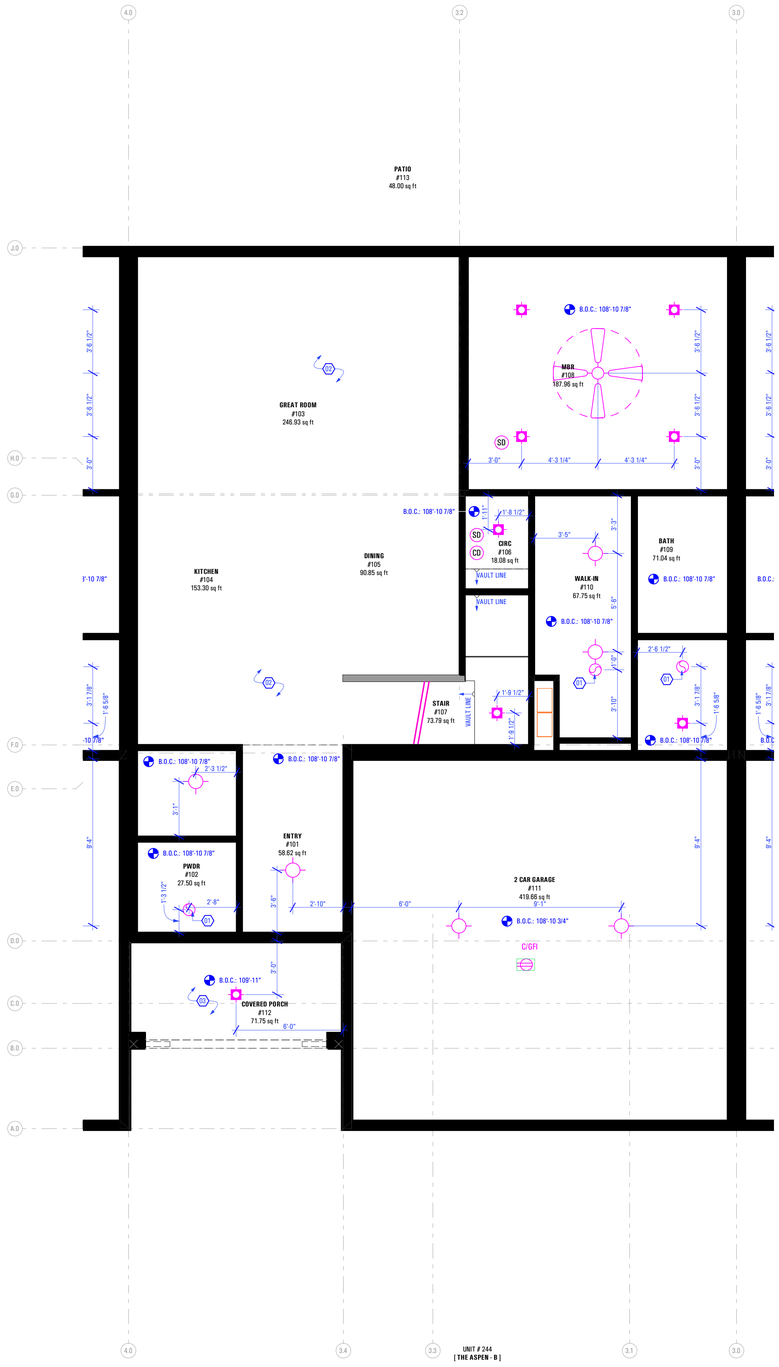
1. New Panasonic Whispertone Exhaust Fan FV-11VQ3
   - As Selected by Owner
2. Open to Above
3. 1 Hour Fire Resistant Gypsum Board

Abbreviations:

B.O.C. Bottom of Ceiling Finish
B.O.C. Bottom of Soffit Finish

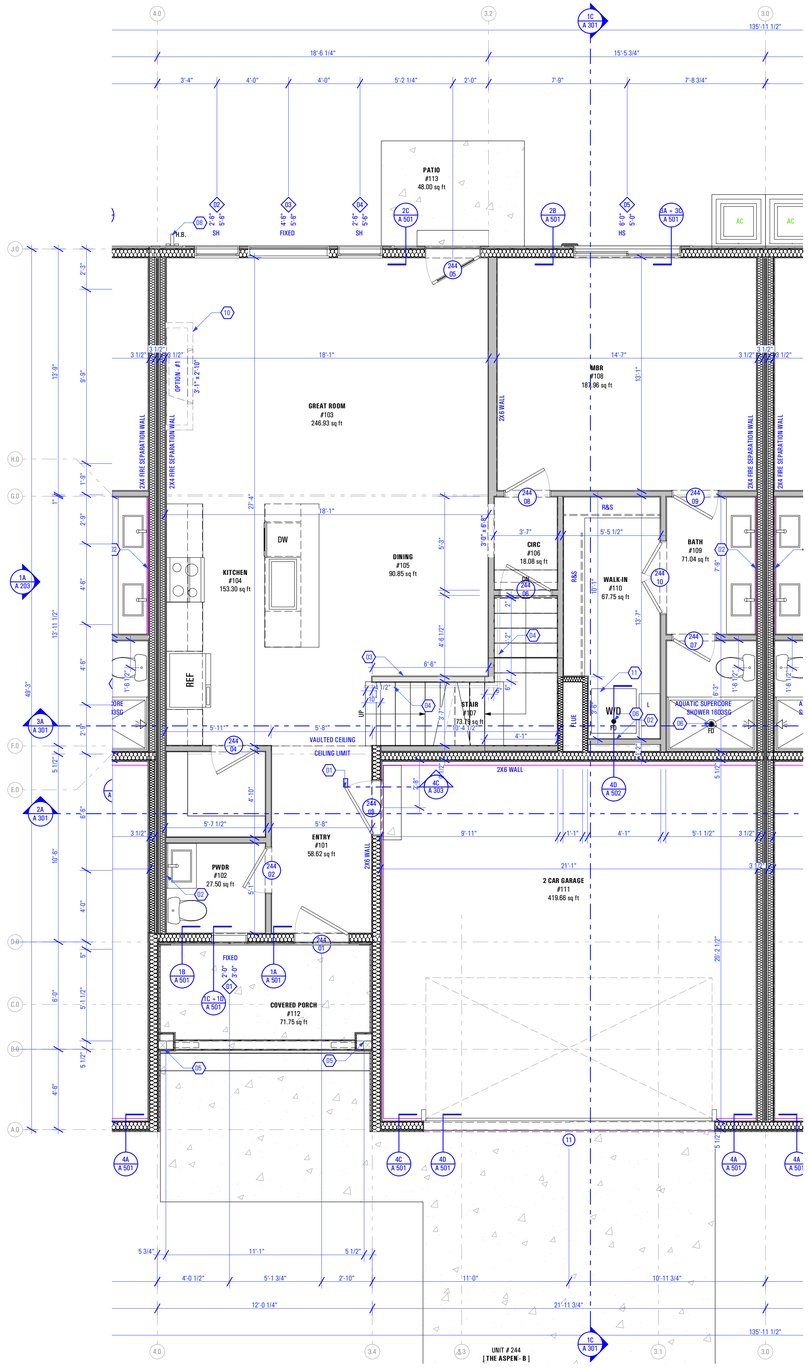
Legend:

- Recessed Light Fixture - See Electrical Drawings
- Incandescent Light Fixture - See Electrical Drawings
- Receptacle in Ceiling / Soffit - See Electrical Drawings
- SD Smoke Detector - See Electrical Drawings
- CD 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:

1. Self-Closing, 1 Hr. Fire-Rated Door
2. Plumbing Wall
3. Half Wall Along Stair Up to Level 2: +3'-6" @ Finish Floor
4. Handrail
   - As Selected by Owner
5. 10" x 10" Column - See Structural
6. Floor Drain as per Drain System MFG
   - Size & Model as Specified by Owner & Drain System MFG
7. Power Meter
   - Install as per Power Company's Specifications
8. Hose Bib
   - Provide Utility Connections
   - As Selected by Owner
9. Gas Meter
   - Install as per Gas Company / Questar Specifications
10. Gas Fireplace: Option #1
    - Heatilator Model: DV3732SBI Direct Vent Gas Fireplace
11. Washer & Dryer
    - Provide Power, Vent, Water & Drain Connections
    - Provide DRIPTITE Pan w/ Floor Drain or Equivalent
    - Provide UL Listed Dryer Box. To be 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. 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.
6. Provide Fire Caulking at All Penetrations through type "X" Gypsum Board
7. Provide Anti Scald Devices as per IRC Code
8. 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.
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AUTHORITY HAVING JURISDICTION:

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THE SPRINGVILLE 4-PLEX

PROJECT ID #:

T-7632A-22

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REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:

PRE-PERMIT

SHEET TITLE:

[BUILDING 25]

THE ASPEN-B: DIMENSION & REFLECTED CEILING PLAN - LEVEL 1

SCALE:

As Noted

SHEET NUMBER:

A 107

Level 2 Reflected Ceiling Plan:

Keynotes:

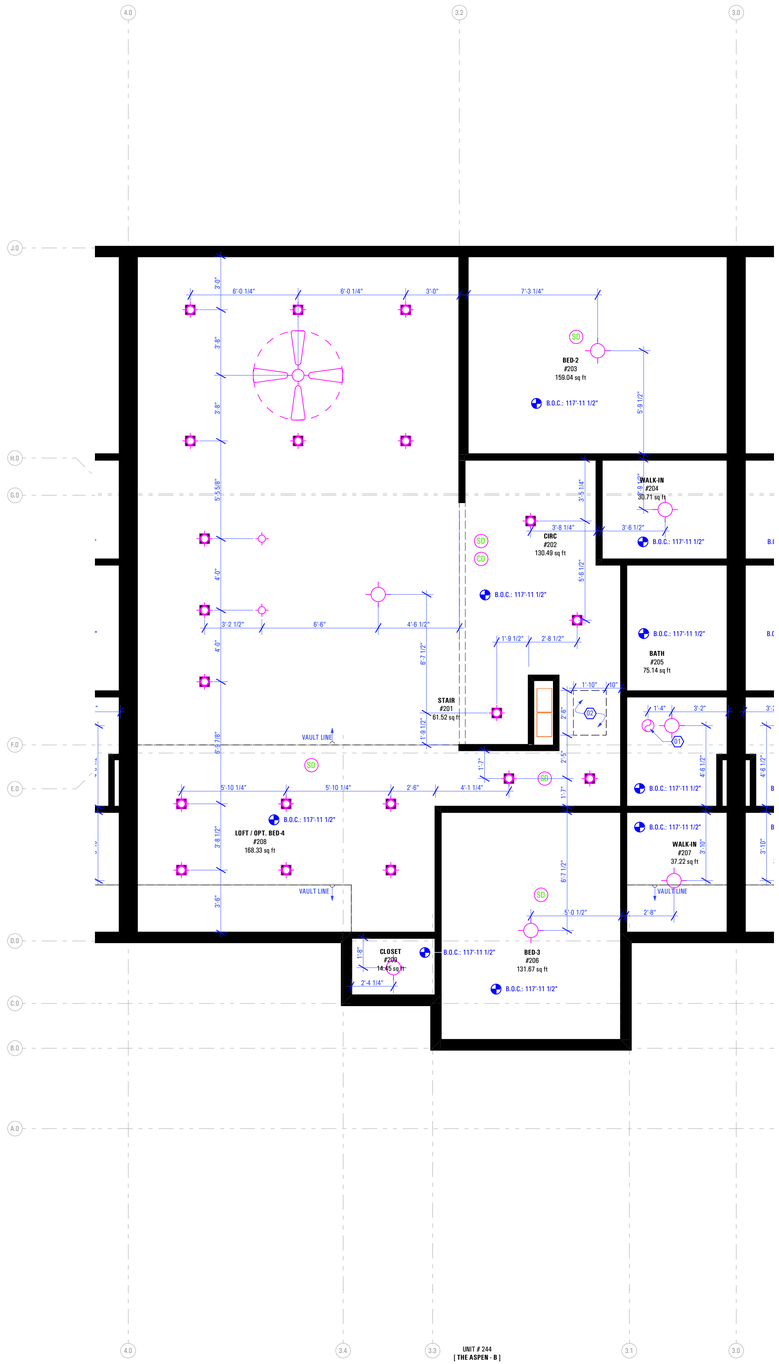
1. New Panasonic Whispertone Exhaust Fan FV-11VQ3
   - As Selected by Owner
2. 22"X30" Attic Access

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
- SD Smoke Detector - See Electrical Drawings
- CO Carbon Monoxide Detector - See Electrical Drawings
- Exhaust Fan- See Electrical Drawings



REFLECTED CEILING PLAN - LEVEL 2

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

1C

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 DRIPTITE Pan w/ Floor Drain or Equivalent
   - Provide UL Listed Dryer Box. To be Selected by Owner

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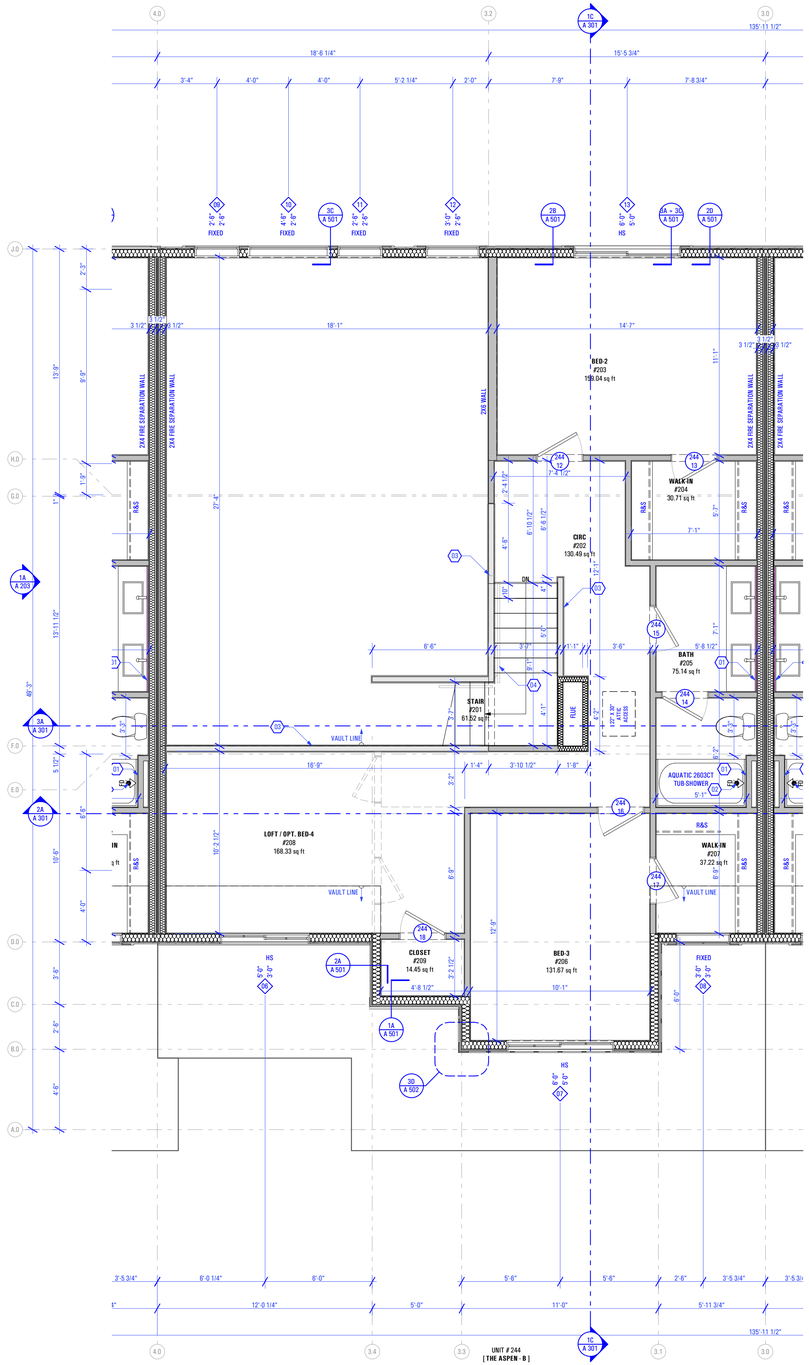

DIMENSIONED PLAN - LEVEL 2

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

1A

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SHEET TITLE:

[BUILDING 25]

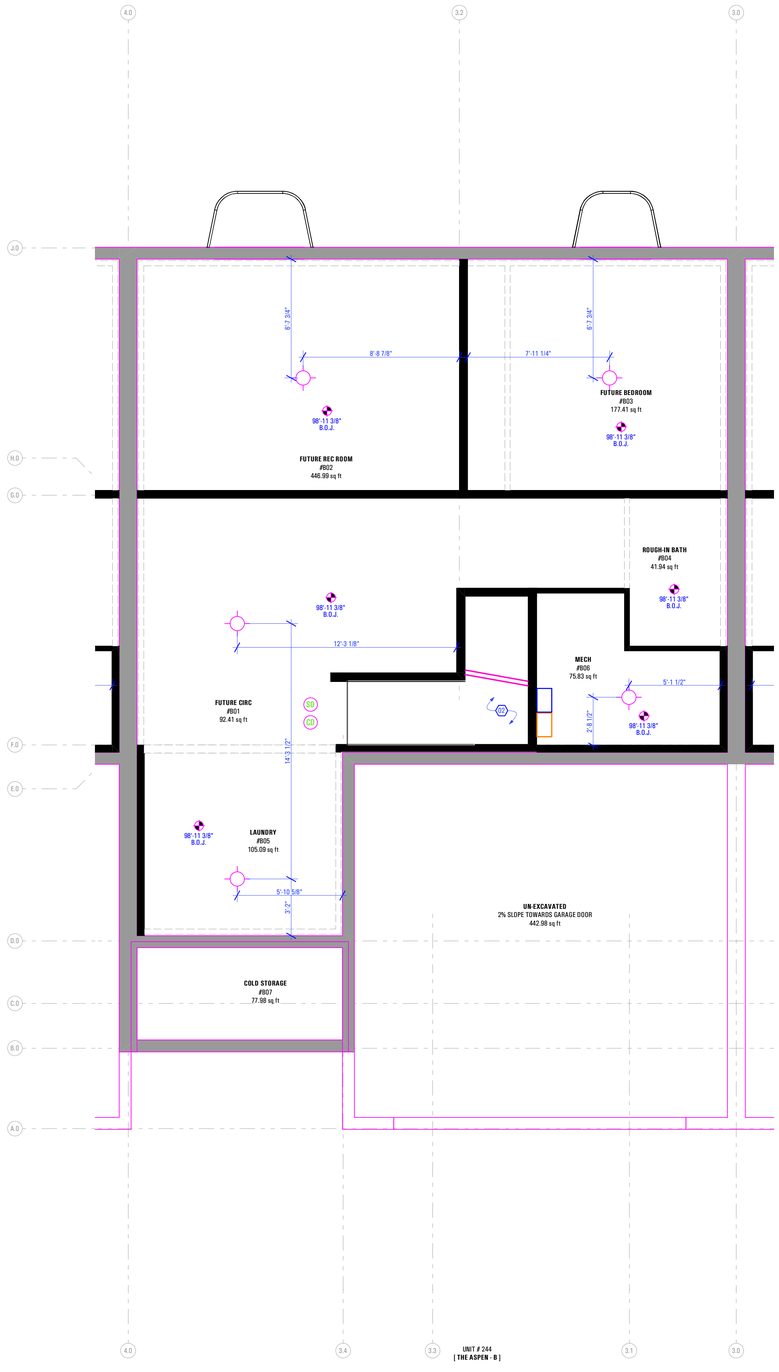
THE ASPEN-B: DIMENSION & REFLECTED CEILING PLAN - LEVEL 2

SCALE:

As Noted

SHEET NUMBER:

A 108



REFLECTED CEILING PLAN - BASEMENT

Scale: 1/4" = 1'-0" — 1C

Basement Reflected Ceiling Plan:

Keynotes:

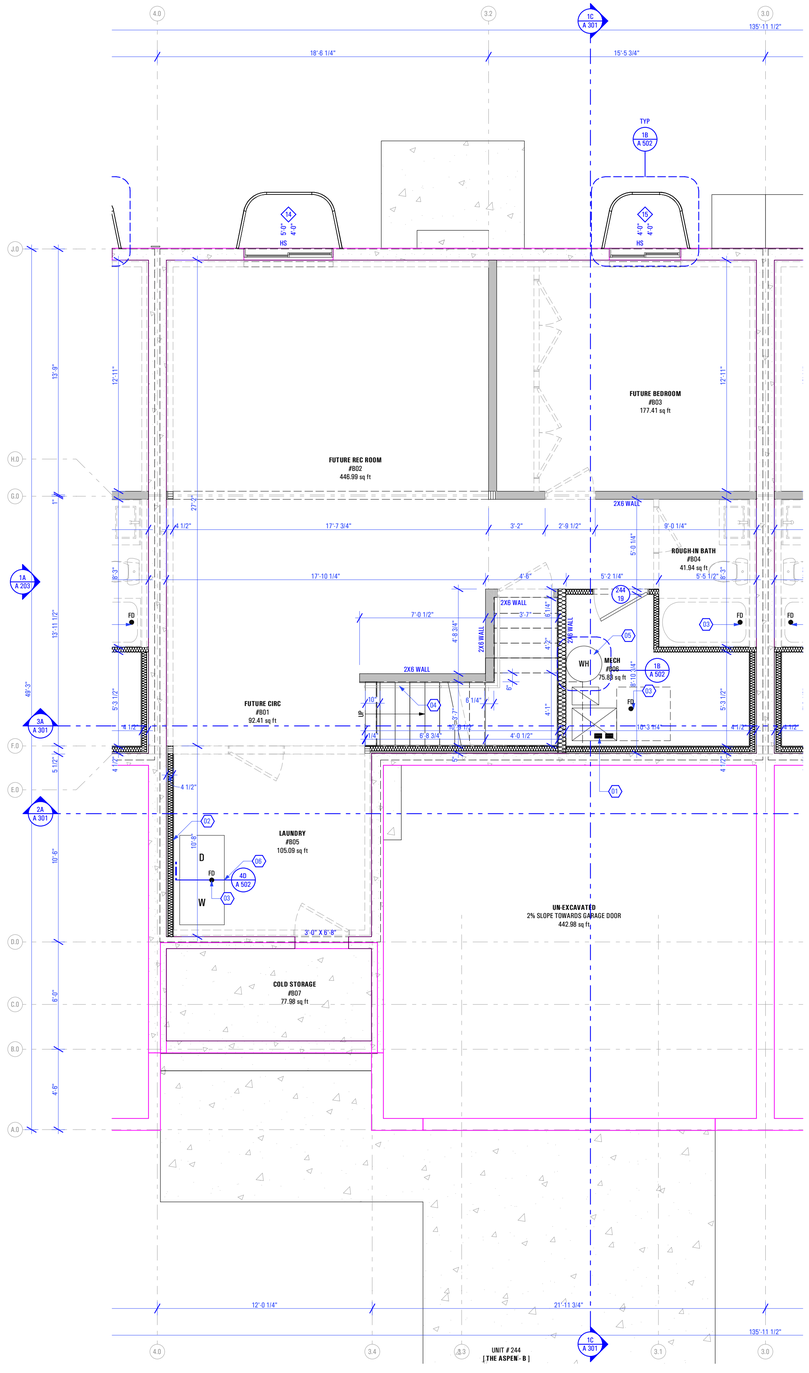
1. Open to Above

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
- CO — 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
5. Water Heater - Secure to Wall
   - Provide Utility Connections & Elevate +18" @ Garage Floor
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General Notes:

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SHEET TITLE:

[BUILDING 25]

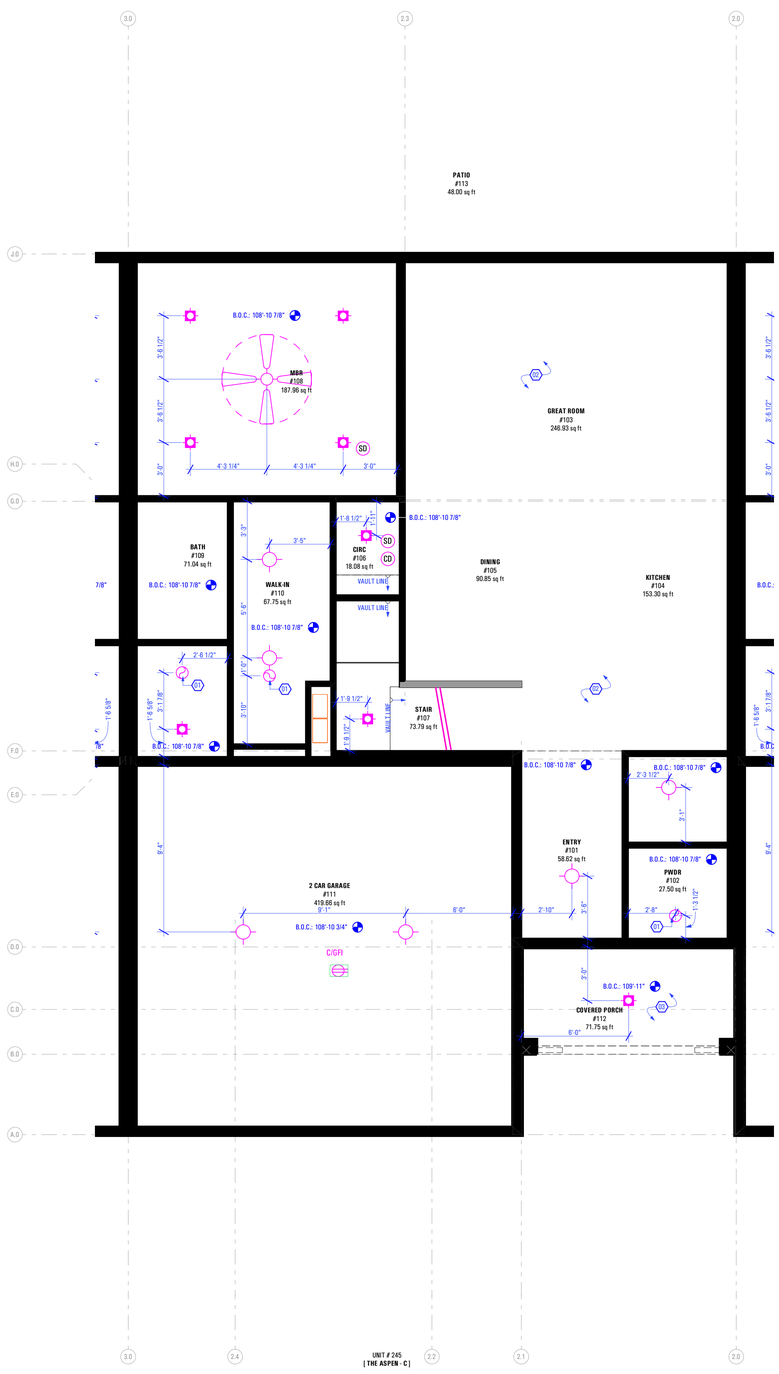
THE ASPEN-B: DIMENSION & REFLECTED CEILING PLAN - BASEMENT

SCALE:

As Noted

SHEET NUMBER:

A 109



REFLECTED CEILING PLAN - LEVEL 1

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

1C

Level 1 Reflected Ceiling Plan:

Keynotes:

1. New Panasonic Whispertone Exhaust Fan FV-11VQ3
   - As Selected by Owner
2. Open to Above
3. 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
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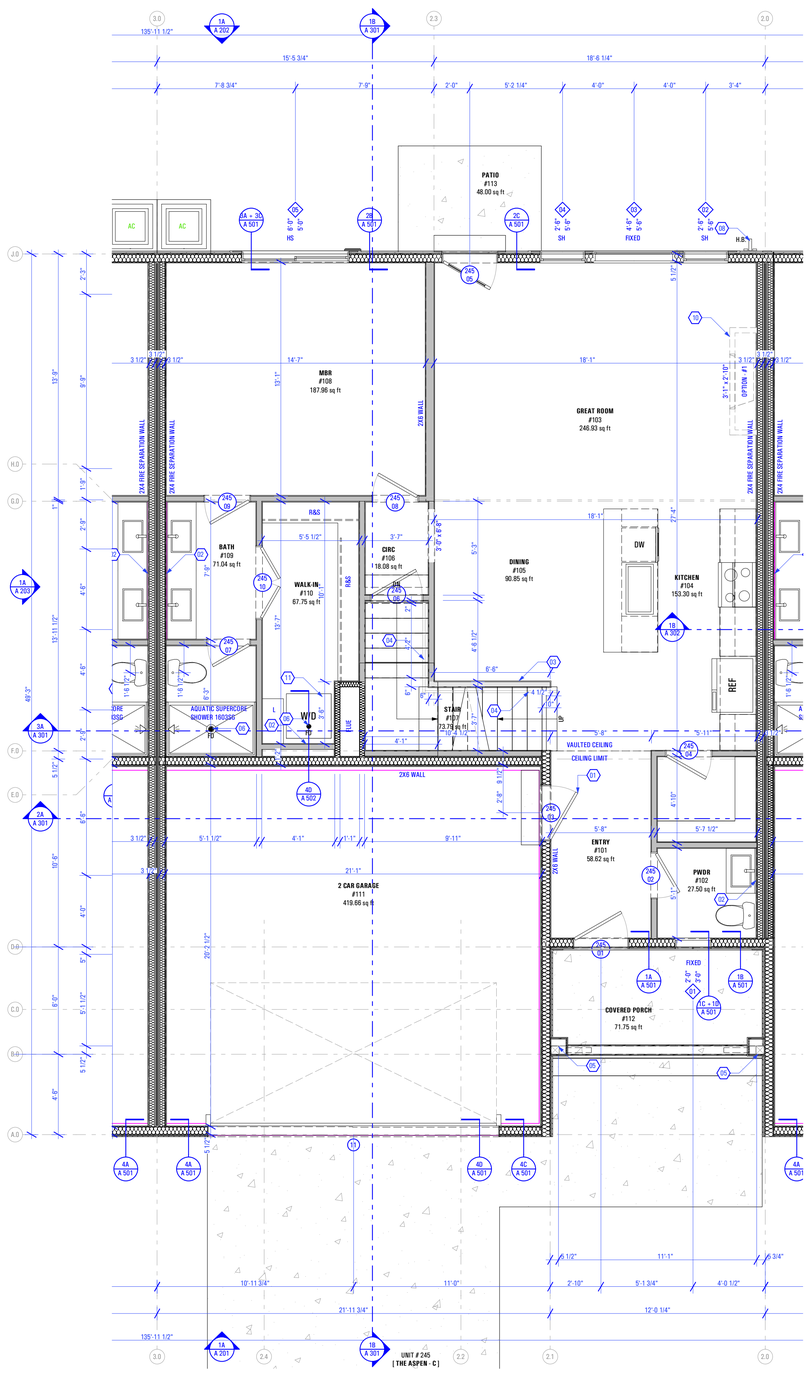

DIMENSION PLAN - LEVEL 1

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

1A

Level 1 Dimension Plan:

Keynotes:

1. Self-Closing, 1 Hr. Fire-Rated Door
2. Plumbing Wall
3. Half Wall Along Stair Up to Level 2: +3'-6" @ Finish Floor
4. Handrail
   - As Selected by Owner
5. 10" x 10" Column - See Structural
6. Floor Drain as per Drain System MFG
   - Size & Model as Specified by Owner & Drain System MFG
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   - Install as per Gas Company / Questar Specifications
10. Gas Fireplace: Option #1
    - Heatilator Model: DV3732SBI Direct Vent Gas Fireplace
11. Washer & Dryer
    - Provide Power, Vent, Water & Drain Connections
    - Provide DRIPTITE Pan w/ Floor Drain or Equivalent
    - Provide UL Listed Dryer Box. To be 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. 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.
6. Provide Fire Caulking at All Penetrations through type "X" Gypsum Board
7. Provide Anti Scald Devices as per IRC Code
8. 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.
9. 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 fibercement backer board, nonasbestos fiber mat reinforced cementitious backer units. Usage of cement board in tile / wet areas.

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PREPARED FOR:

TRIUMPH CONSTRUCTION

PROJECT LOCATION:

AUTUMN SKY SUBDIVISION

STREET LOCATION:

AUTUMN DAY LANE

AUTHORITY HAVING JURISDICTION:

HERRIMAN

ZIP CODE:

84096

PROJECT TITLE:

THE SPRINGVILLE 4-PLEX

PROJECT ID #:

T-7632A-22

ISSUE DATE:

3/20/2023

REVIEWED BY:

INTIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:

PRE-PERMIT

SHEET TITLE:

[BUILDING 25]

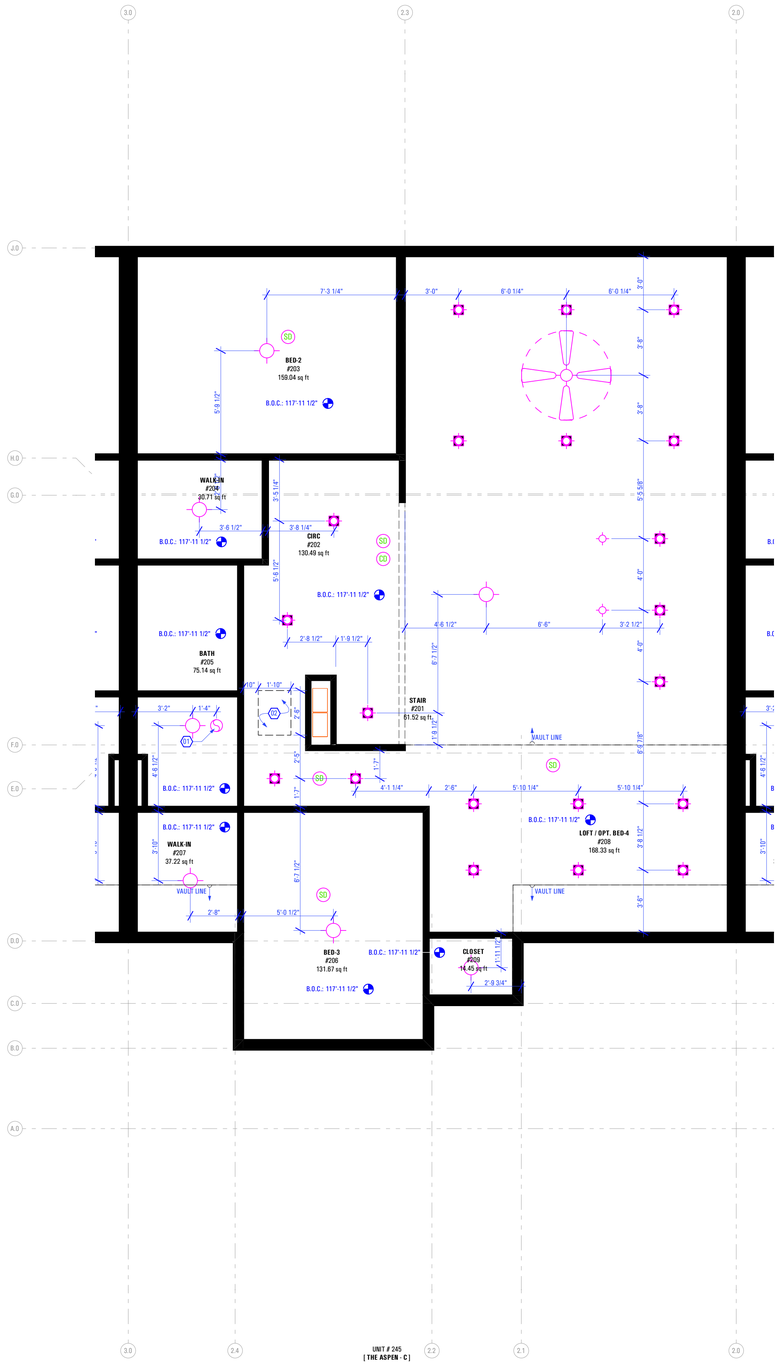
THE ASPEN-C: DIMENSION & REFLECTED CEILING PLAN - LEVEL 1

SCALE:

As Noted

SHEET NUMBER:

A 110



REFLECTED CEILING PLAN - LEVEL 2

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

1C

Level 2 Reflected Ceiling Plan:

Keynotes:

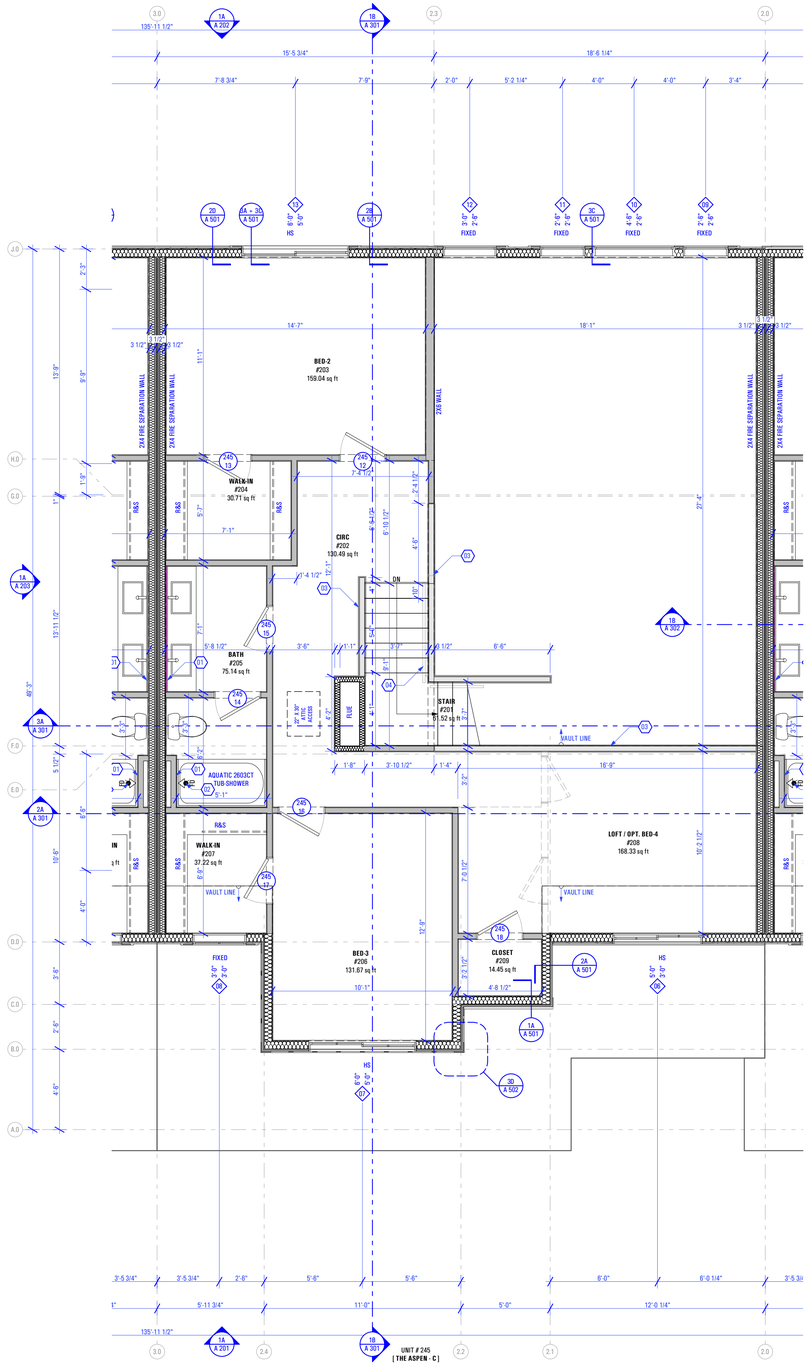
1. New Panasonic Whispertone Exhaust Fan FV-11VQ3
   - As Selected by Owner
2. 22"X30" Attic Access

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
- SD Smoke Detector - See Electrical Drawings
- CO 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 DRIPTITE Pan w/ Floor Drain or Equivalent
   - Provide UL Listed Dryer Box. To be 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 fibercement backer board, nonasbestos fiber mat reinforced cementitious backer units. Usage of cement board in tile / wet areas.

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SHEET TITLE:

[BUILDING 25]

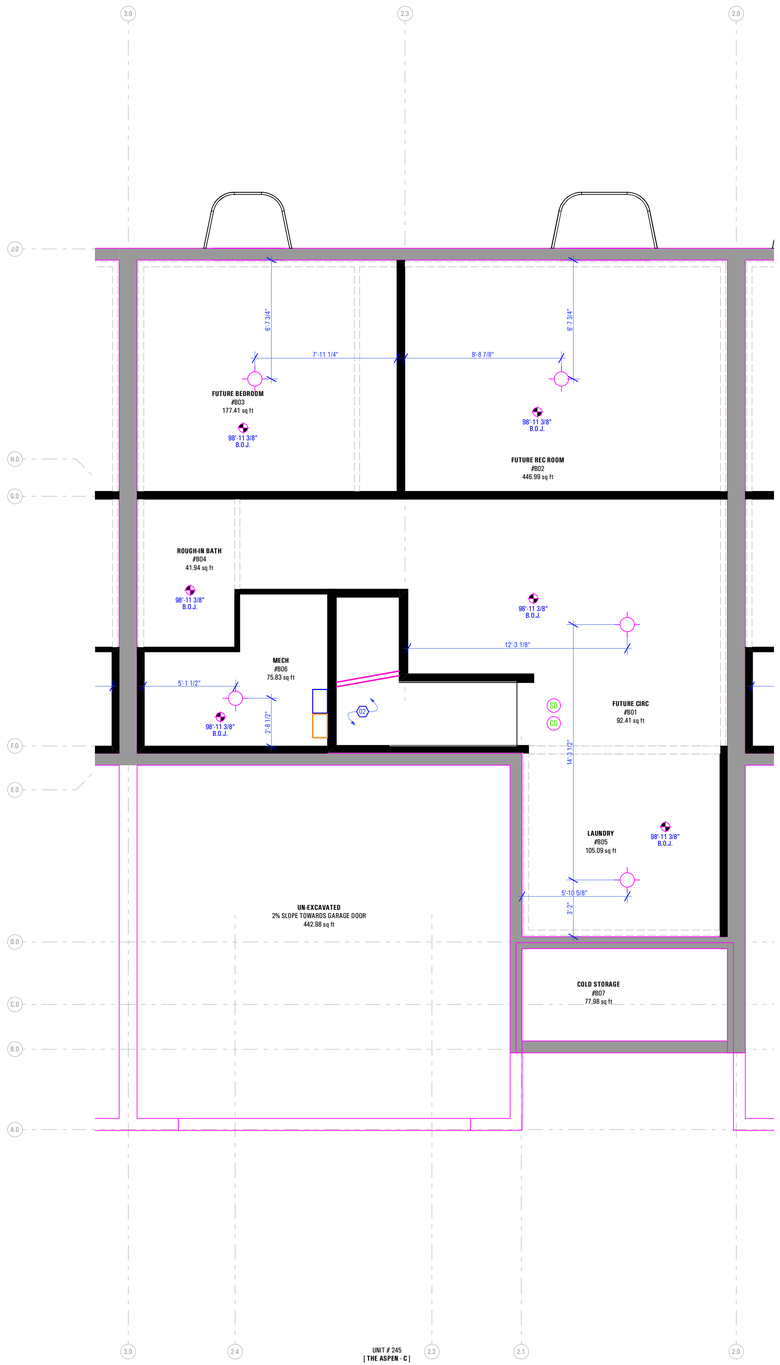
THE ASPEN-C: DIMENSION & REFLECTED CEILING PLAN - LEVEL 2

SCALE:

As Noted

SHEET NUMBER:

A 111



REFLECTED CEILING PLAN - BASEMENT

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

1C

Basement Reflected Ceiling Plan:

Keynotes:

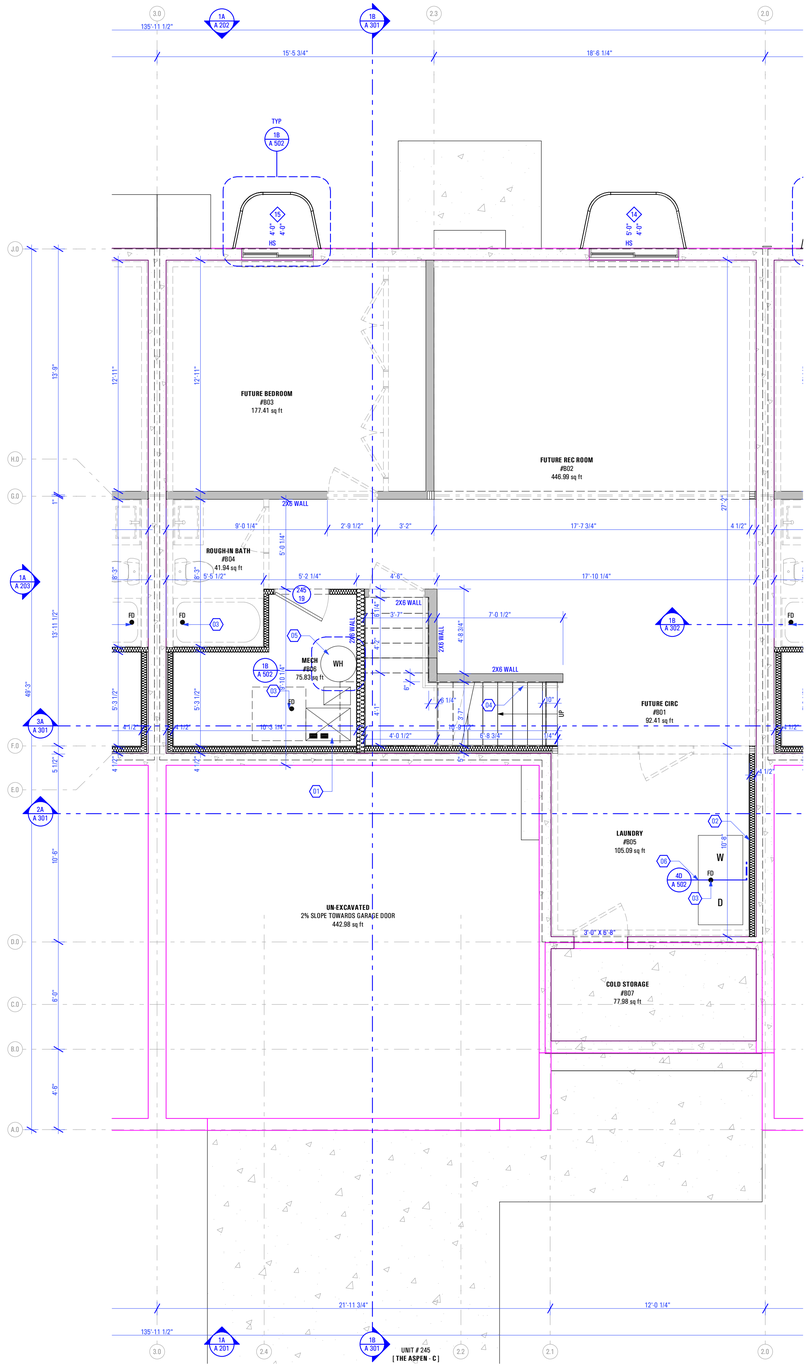
1. Open to Above

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
4. Handrail - As Selected by Owner
5. Water Heater - Secure to Wall
   - Provide Utility Connections & Elevate +18" @ Garage Floor
   - As Selected by Owner
6. Washer & Dryer
   - Provide Power, Vent, Water & Drain Connections
   - Provide DRIPTITE Pan w/ Floor Drain or Equivalent
   - Provide UL Listed Dryer Box. To be 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 fibercement backer board, nonasbestos fiber mat reinforced cementitious backer units. Usage of cement board in tile / wet areas.

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SHEET TITLE:

[BUILDING 25]

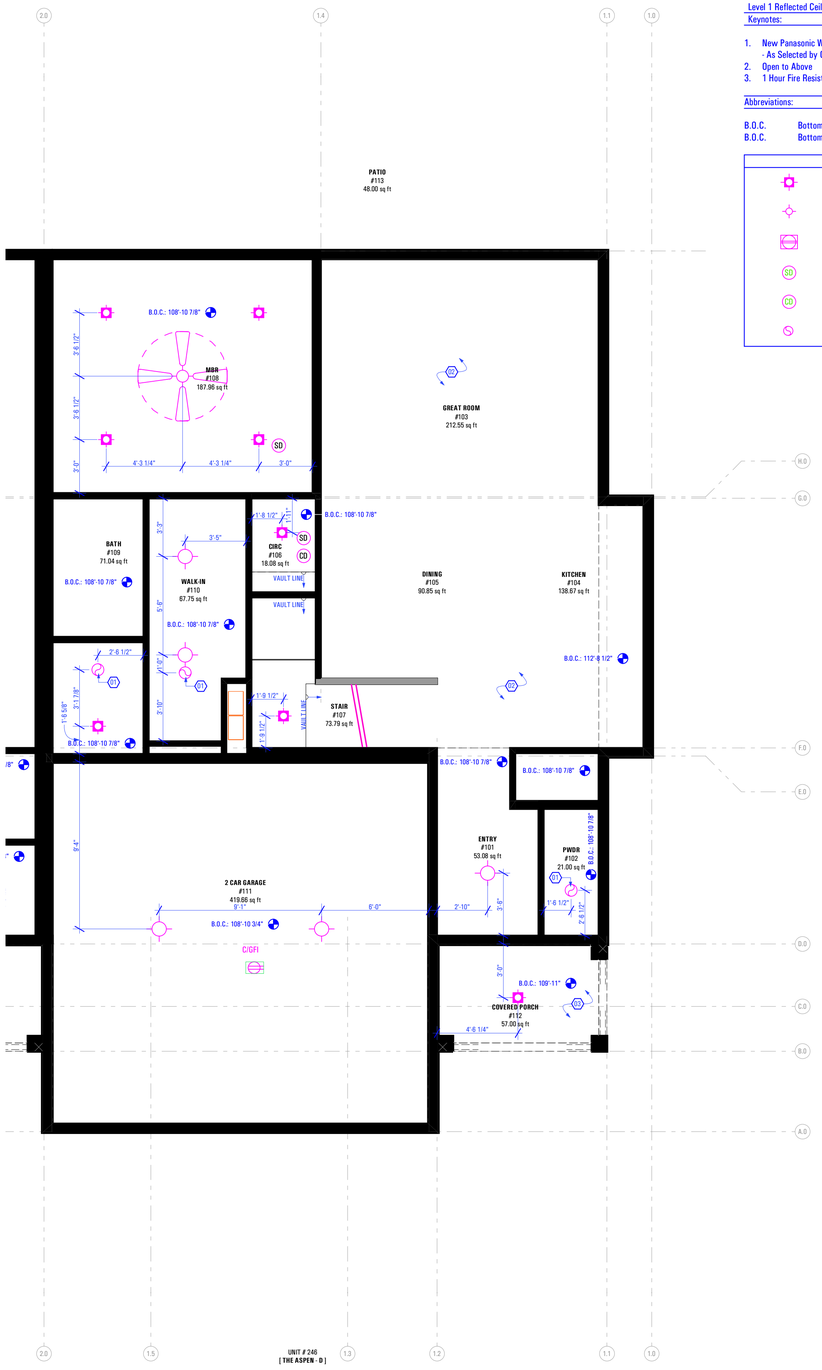
THE ASPEN-C: DIMENSION & REFLECTED CEILING PLAN - BASEMENT

SCALE:

As Noted

SHEET NUMBER:

A 112



REFLECTED CEILING PLAN - LEVEL 1

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

1C

Level 1 Reflected Ceiling Plan:

Keynotes:

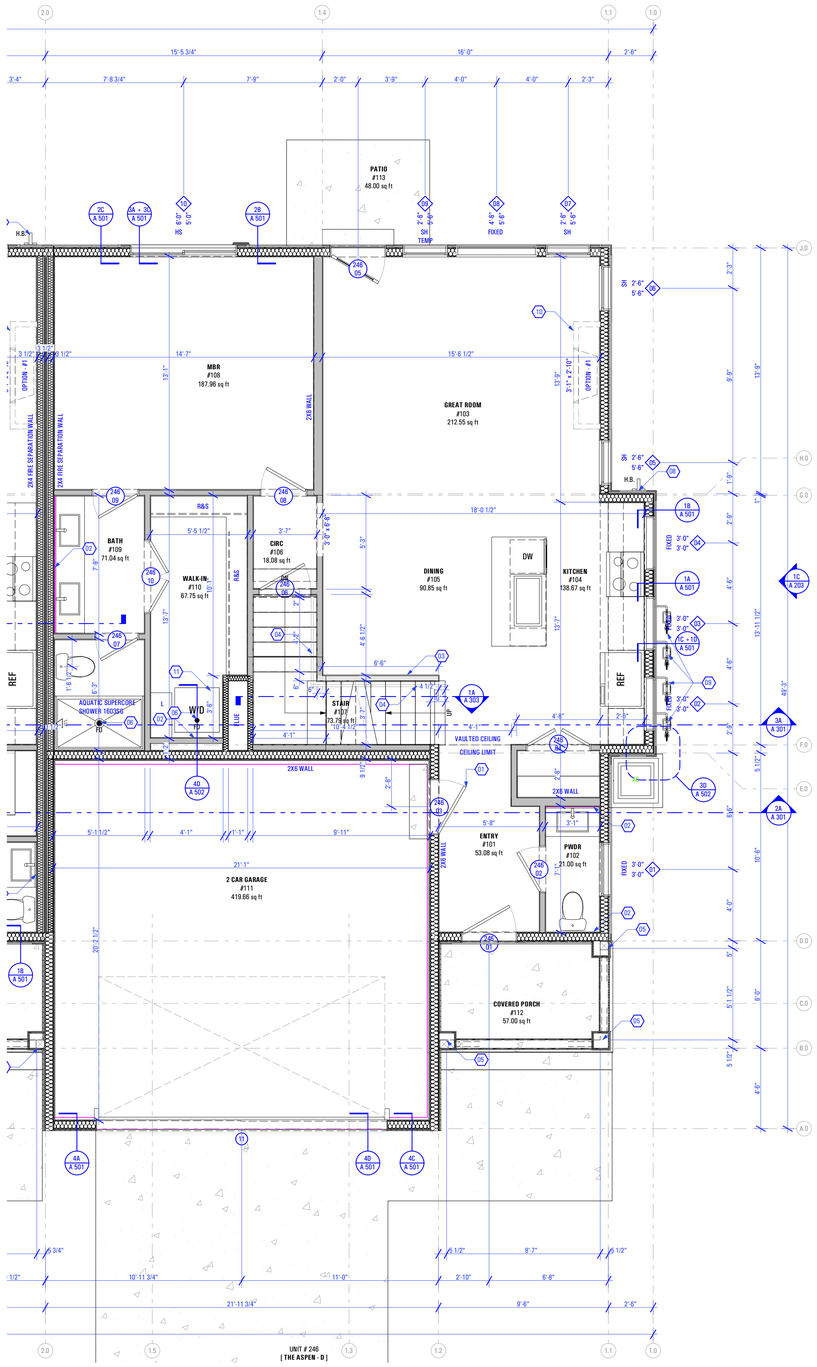
1. New Panasonic Whispertone Exhaust Fan FV-11VQ3
   - As Selected by Owner
2. Open to Above
3. 1 Hour Fire Resistant Gypsum Board

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



DIMENSION PLAN - LEVEL 1

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

1A

Level 1 Dimension Plan:

Keynotes:

1. Self-Closing, 1 Hr. Fire-Rated Door
2. Plumbing Wall
3. Half Wall Along Stair Up to Level 2: +3'-6" @ Finish Floor
4. Handrail
   - As Selected by Owner
5. 10" x 10" Column - See Structural
6. Floor Drain as per Drain System MFG
   - Size & Model as Specified by Owner & Drain System MFG
7. Power Meter
   - Install as per Power Company's Specifications
8. Hose Bib
   - Provide Utility Connections
   - As Selected by Owner
9. Gas Meter
   - Install as per Gas Company / Questar Specifications
10. Gas Fireplace: Option #1
    - Heatilator Model: DV3732SBI Direct Vent Gas Fireplace
11. Washer & Dryer
    - Provide Power, Vent, Water & Drain Connections
    - Provide DRIPTITE Pan w/ Floor Drain or Equivalent
    - Provide UL Listed Dryer Box. To be 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. 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.
6. Provide Fire Caulking at All Penetrations through type "X" Gypsum Board
7. Provide Anti Scald Devices as per IRC Code
8. 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.
9. 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 fibercement backer board, nonasbestos fiber mat reinforced cementitious backer units. Usage of cement board in tile / wet areas.

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HERRIMAN

ZIP CODE:

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THE SPRINGVILLE 4-PLEX

PROJECT ID #:

T-7632A-22

ISSUE DATE:

3/20/2023

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INITIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:

PRE-PERMIT

SHEET TITLE:

[BUILDING 25]

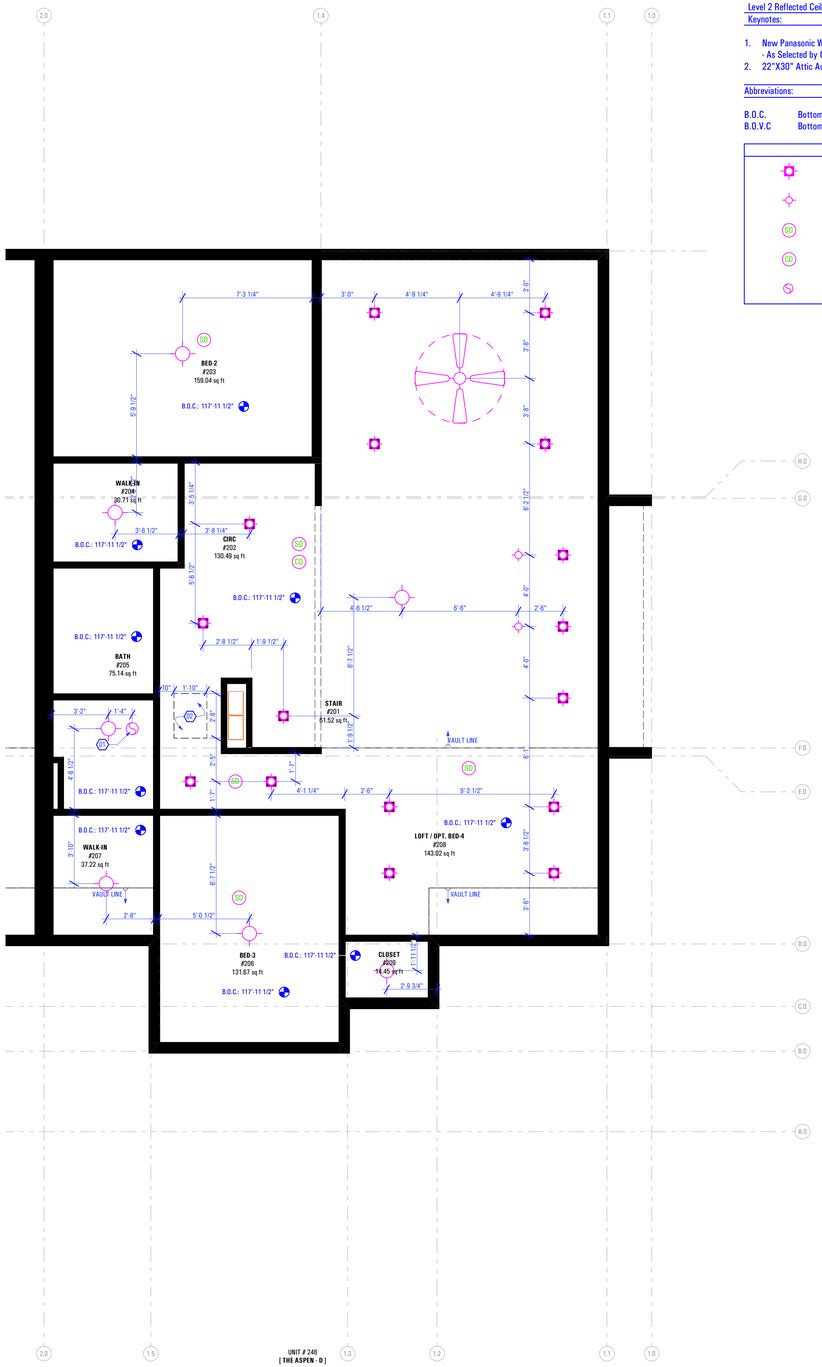
THE ASPEN-D: DIMENSION & REFLECTED CEILING PLAN - LEVEL 1

SCALE:

As Noted

SHEET NUMBER:

A 113



REFLECTED CEILING PLAN - LEVEL 2

Scale: 1/4" = 1'-0" — 1C

Level 2 Reflected Ceiling Plan:

Keynotes:

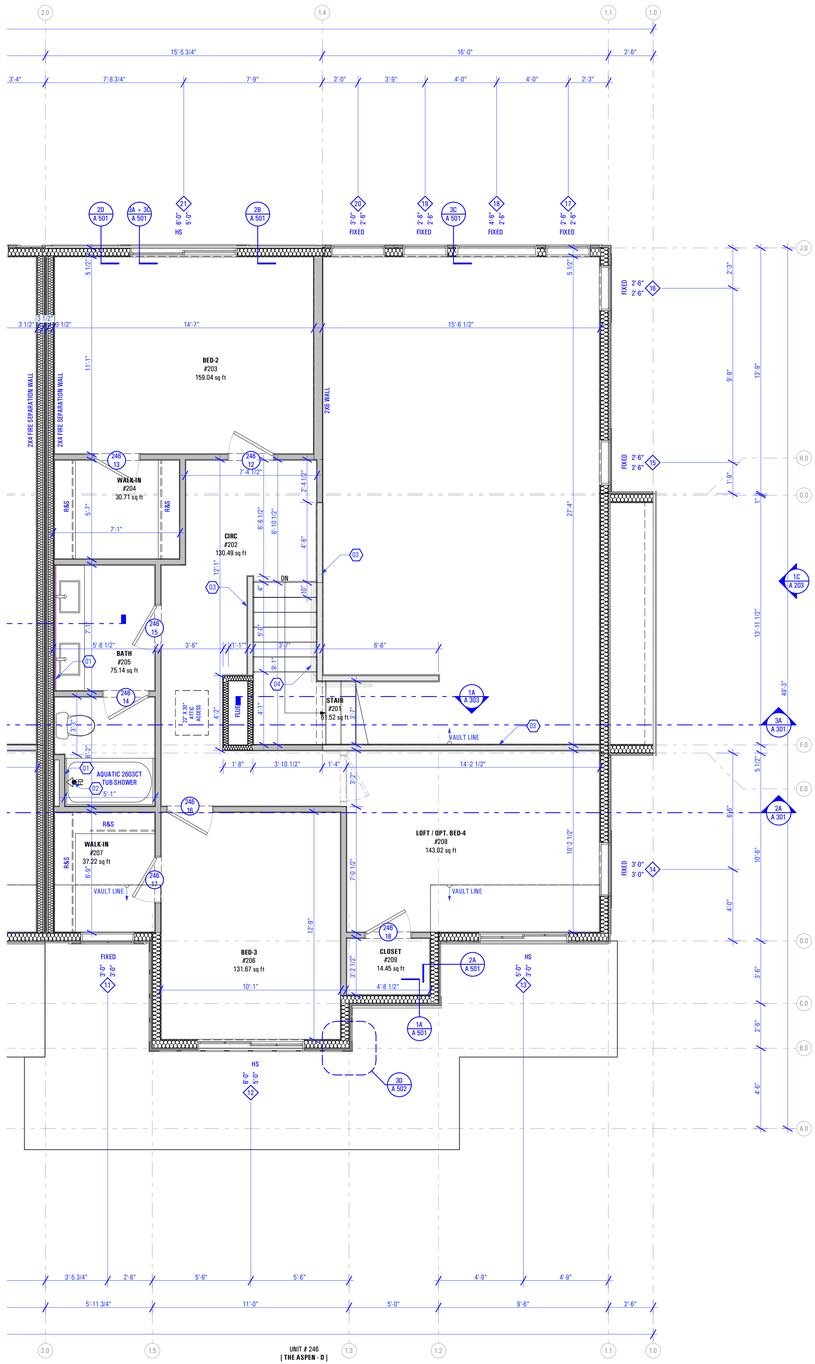
1. New Panasonic Whispertone Exhaust Fan FV-11VQ3
   - As Selected by Owner
2. 22"X30" Attic Access

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
- SD — Smoke Detector - See Electrical Drawings
- CD — 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 DRIPTITE Pan w/ Floor Drain or Equivalent
   - Provide UL Listed Dryer Box. To be 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 fibercement backer board, nonasbestos fiber mat reinforced cementitious backer units. Usage of cement board in tile / wet areas.

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SHEET TITLE:

[BUILDING 25]

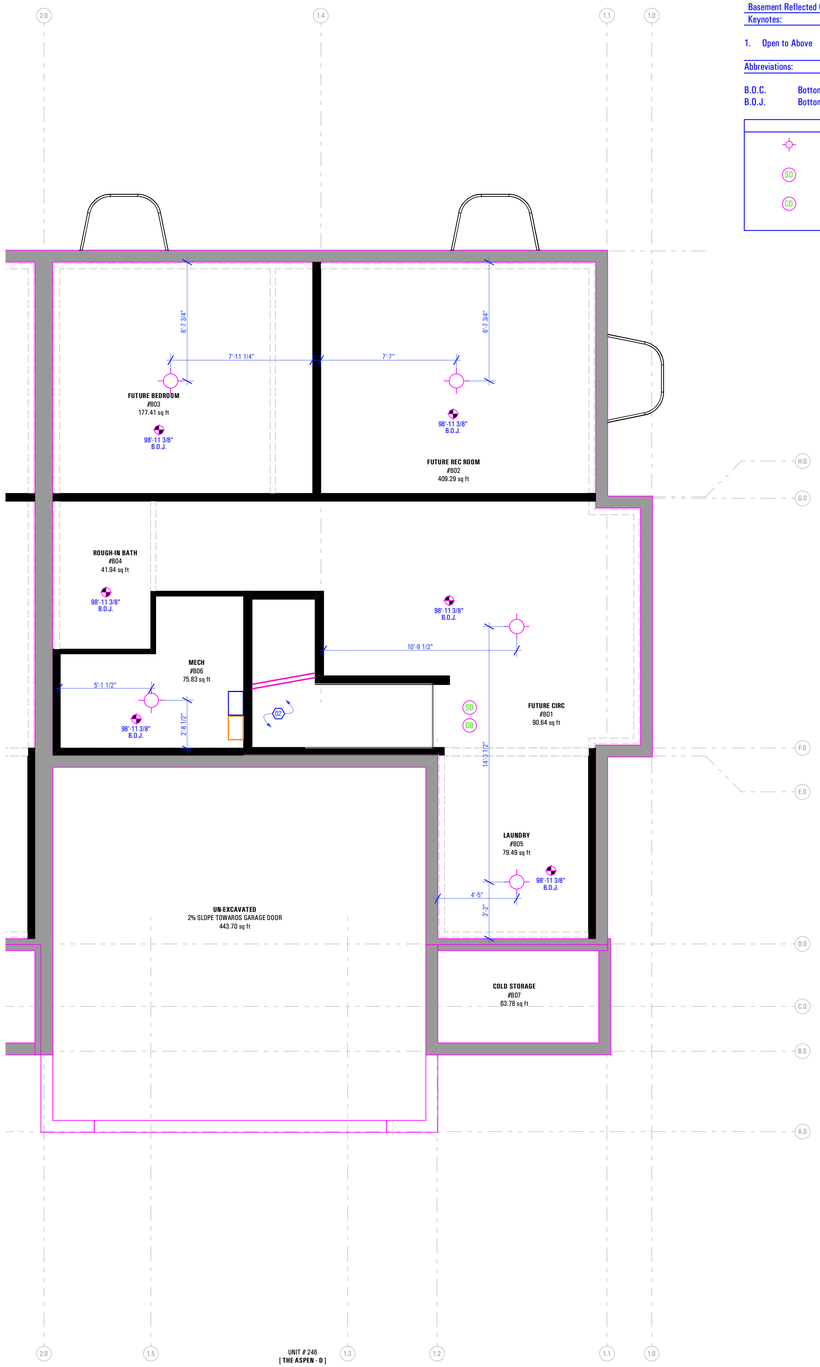
THE ASPEN-D: DIMENSION & REFLECTED CEILING PLAN - LEVEL 2

SCALE:

As Noted

SHEET NUMBER:

A 114



Basement Reflected Ceiling Plan:

Keynotes:

1. Open to Above

Abbreviations:

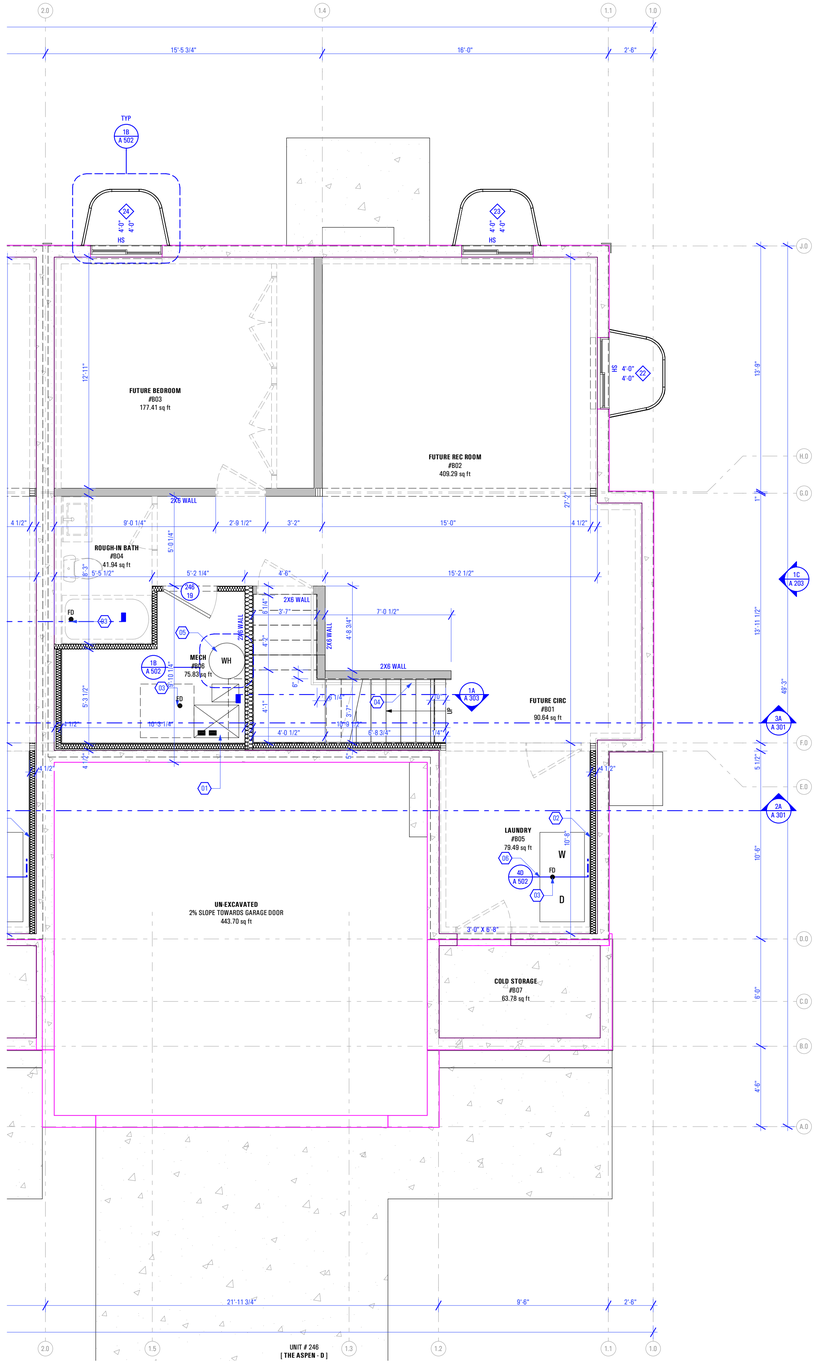
B.O.C. Bottom of Ceiling Finish
B.O.J. Bottom of Joists (Unfinished Basement)

Legend:

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

REFLECTED CEILING PLAN - BASEMENT

Scale: 1/4" = 1'-0" — 1C



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
5. Water Heater - Secure to Wall
   - Provide Utility Connections & Elevate +18" @ Garage Floor
   - As Selected by Owner
6. Washer & Dryer
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   - Provide DRIPTITE Pan w/ Floor Drain or Equivalent
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General Notes:

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2. Verify In Field ALL Dimensions
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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 fibercement backer board, nonasbestos fiber mat reinforced cementitious backer units. Usage of cement board in tile / wet areas.

DIMENSIONED PLAN - BASEMENT

Scale: 1/4" = 1'-0" — 1A

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SHEET TITLE:

[BUILDING 25]

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

SCALE:

As Noted

SHEET NUMBER:

A 115

ATTIC VENTILATION CALCS:

THE ASPEN - A:
TOTAL: 1,695 square feet

1,695 / 300 =	5.65 square feet
5.65 / 2 =	2.83 square feet
HALF HIGH:	2.83 square feet
HALF LOW:	2.83 square feet

THE ASPEN - B:
TOTAL: 1,697 square feet

1,697 / 300 =	5.66 square feet
5.66 / 2 =	2.83 square feet
HALF HIGH:	2.83 square feet
HALF LOW:	2.83 square feet

THE ASPEN - C:
TOTAL: 1,697 square feet

1,697 / 300 =	5.66 square feet
5.66 / 2 =	2.83 square feet
HALF HIGH:	2.83 square feet
HALF LOW:	2.83 square feet

THE ASPEN - D:
TOTAL: 1,695 square feet

1,695 / 300 =	5.65 square feet
5.65 / 2 =	2.83 square feet
HALF HIGH:	2.83 square feet
HALF LOW:	2.83 square feet

General Notes:

1. Minimum Class B Rating for All Roofing Materials
2. 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
3. Attic Ventilation as Selected by Developer. Contractor & Roof System MFG to Install as per MFG Specs & Current IRC Code.
4. 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
5. NO Penetrations of Roof Rated Sheathing can be Penetrated within 4' of Party Wall as per Current IRC Code
6. NO Venter Soffit to be Installed within 4' of the Party Wall

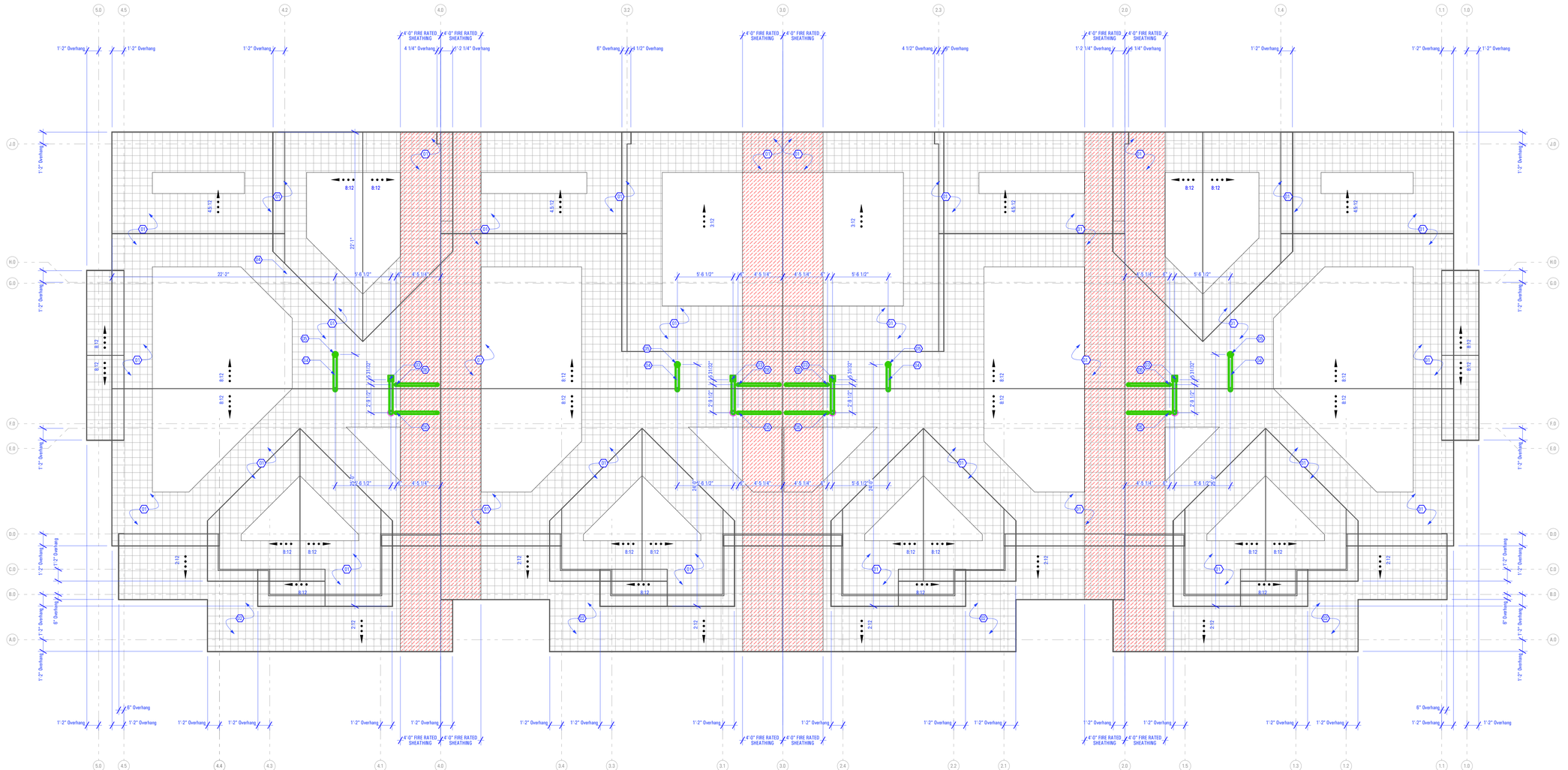
ROOF VENTILATION NOTE

R806.1 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 ¼ inch (6 mm) maximum openings.

R806.2 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 1/300 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 eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1/300 when a vapor barrier having a transmission rate not exceeding 1 perm (5.7 × 10-11 kg/s × m2 × pa) is installed on the warm-in-winter side of the ceiling.

Roof Plan:
Keynotes:

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



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

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info@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 SPRINGVILLE 4-PLEX

PROJECT ID #:
T-7632A-22

ISSUE DATE:
3/20/2023

REVIEWED BY:

INITIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:
PRE-PERMIT

SHEET TITLE:
[BUILDING 25]
ROOF PLAN

SCALE:
As Noted

SHEET NUMBER:
A 116

FRONT PERSPECTIVE VISUAL AID

ELEVATIONS

Keynotes:

1. Proposed Grade - See Civil Drawings
2. Asphalt Shingles Over Ice & Water Shield
   - As Selected by Owner
3. Shallow Sloped Asphalt Shingles Over Ice & Water Shield
   - As Selected by Owner
4. 2x Fascia w/ Metal Drip Edge
   - As Selected by Owner
5. Roof Vent
   - As Selected by Developer
   - Color to be Selected by Developer
6. Horizontal Siding & Associated Trims by JamesHardie or Equivalent
   - As Selected by Developer
   - Color to be Specified by Developer
   - Trim All Board Edges
7. Vertical Board & Batten Siding & Associated Trims by JamesHardie or Equivalent
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8. ICC Rated Stucco System or Equivalent
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9. 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
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11. Gas Meter - Coordinate w/ Gas Company for Final Location
12. Power Meter - Coordinate w/ Power Company for Final Location
13. Furnace Exhaust Vent - See Roof Plan
    - Coordinate w/ Mechanical Contractor for Final Location and Size
14. Water Heater Exhaust Vent - See Roof Plan
    - Coordinate w/ Mechanical Contractor for Final Location and Size
15. Exhaust Vent - See Roof Plan
    - Coordinate w/ Mechanical Contractor for Final Location and Size
16. **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 302.1(2
    Exceptions:
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General Elevation Notes:

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2. Foundation Walls to Have Hardcoat Plaster Finish
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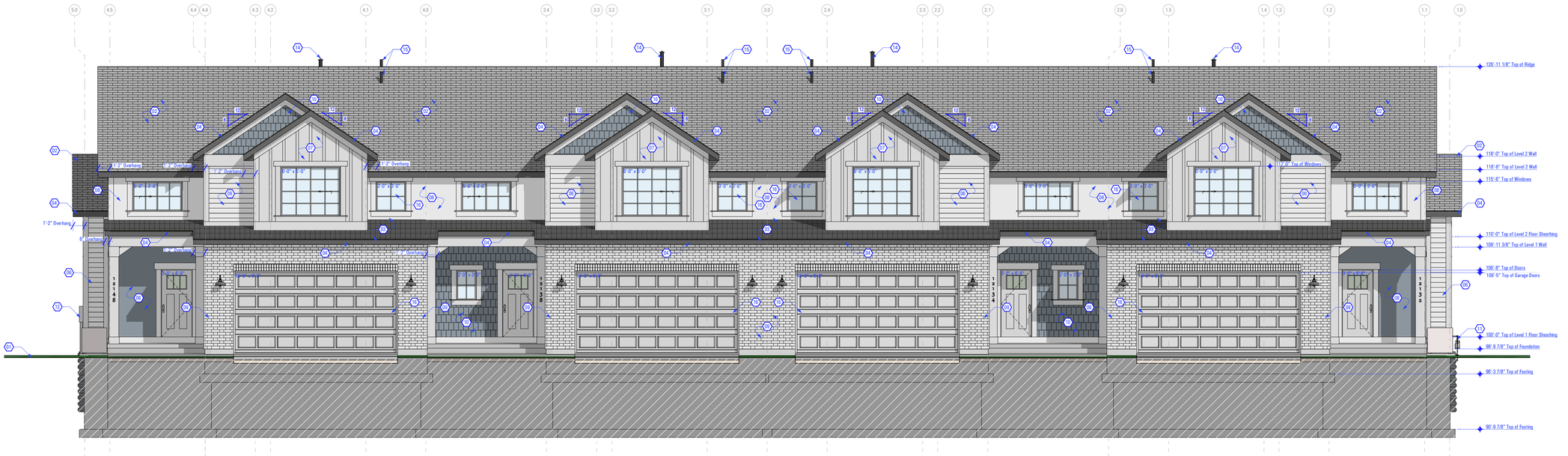
3. NO Venter Soffit to be Installed within 4' of the Party Wall
4. NO Penetrations of Roof Rated Sheathing can be Penetrated within 4' of Party Wall as per Current IRC Code



FRONT ELEVATION

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

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SHEET TITLE:

[BUILDING 25]

EXTERIOR ELEVATION

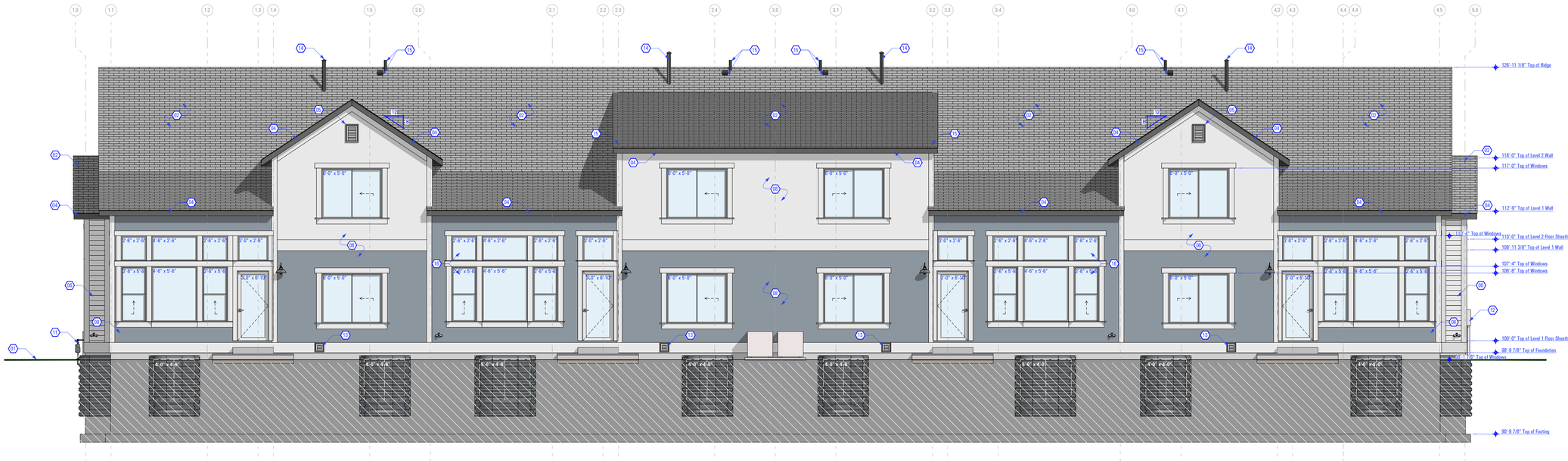
SCALE:

As Noted

SHEET NUMBER:

A 201

REAR PERSPECTIVE VISUAL AID



REAR ELEVATION

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

1A

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[BUILDING 25]

EXTERIOR ELEVATION

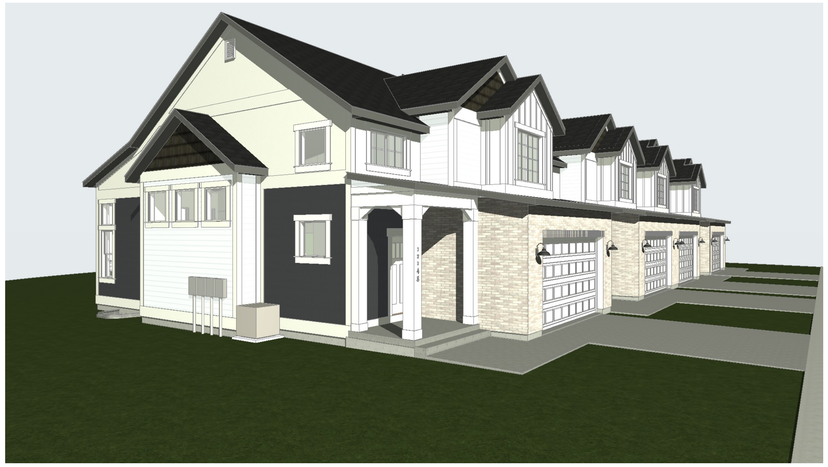
SCALE:

As Noted

SHEET NUMBER:

A 202

RIGHT SIDE PERSPECTIVE VISUAL AID



LEFT SIDE PERSPECTIVE VISUAL AID

ELEVATIONS

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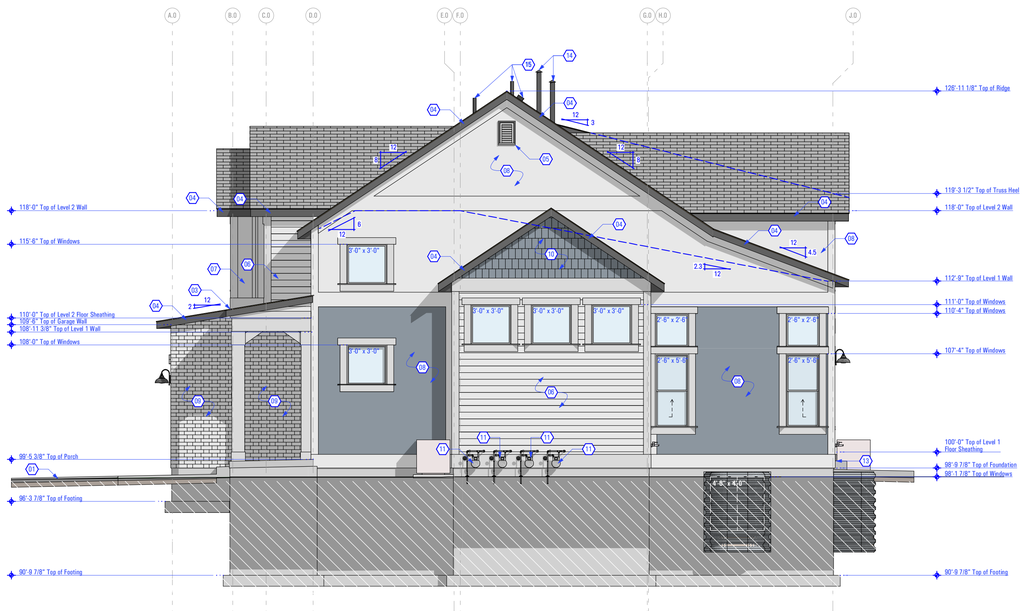
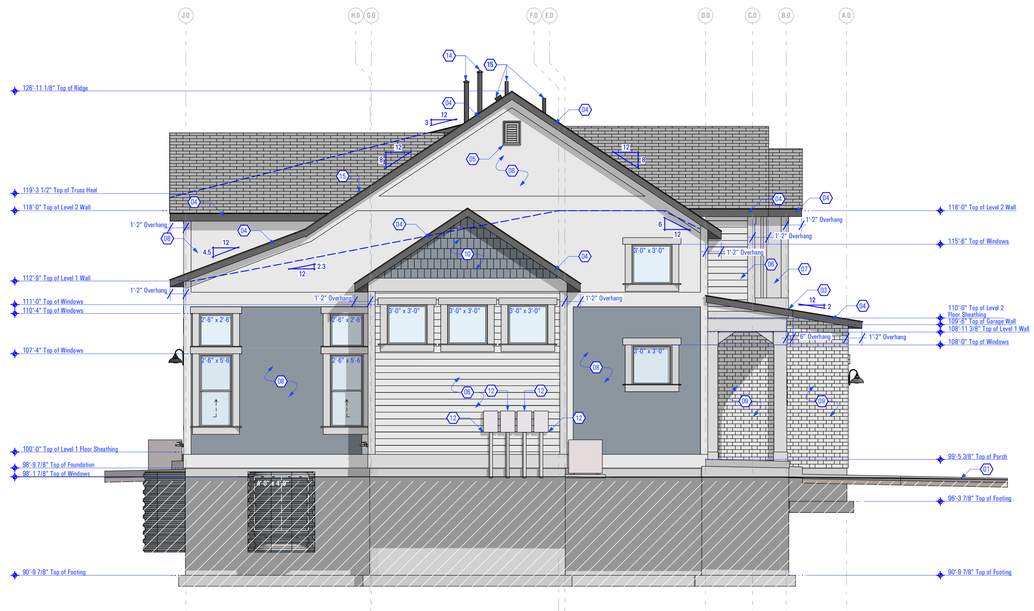


RIGHT SIDE ELEVATION

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

1C



LEFT SIDE ELEVATION

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

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SHEET TITLE:

[BUILDING 25]

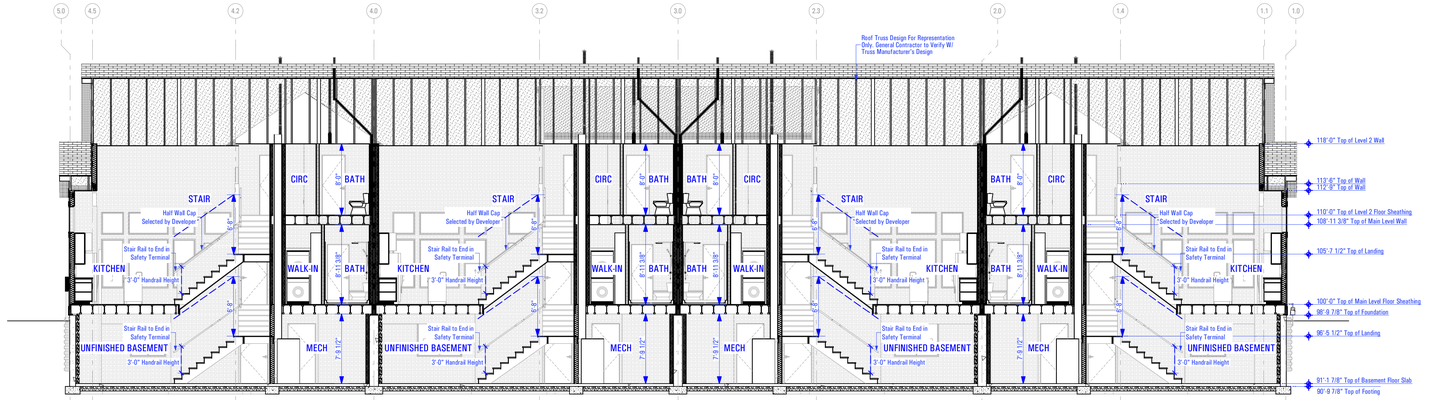
EXTERIOR ELEVATIONS

SCALE:

As Noted

SHEET NUMBER:

A 203

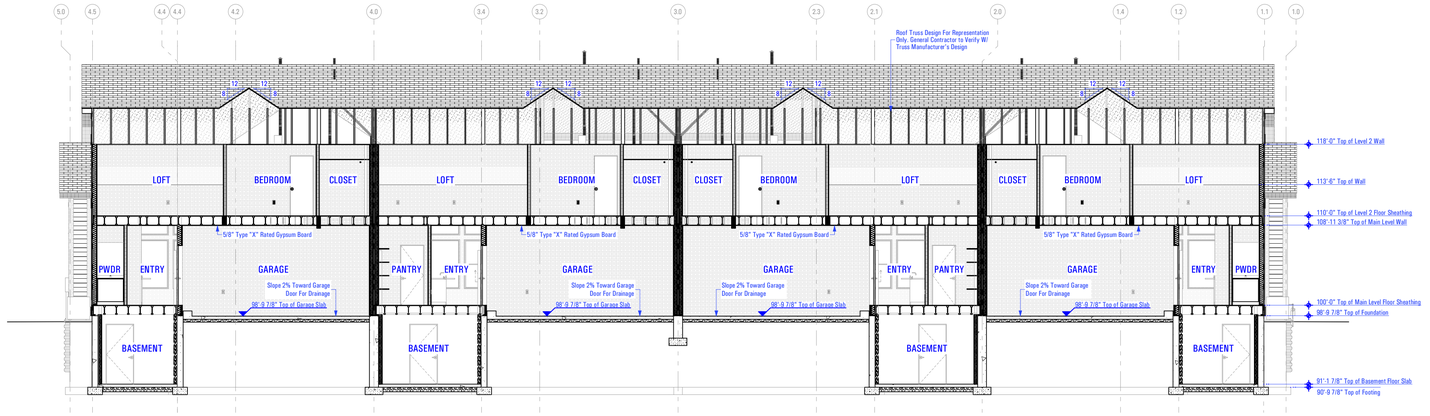


LONGITUDINAL BUILDING SECTION

0 4' 8' 16'

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

3A

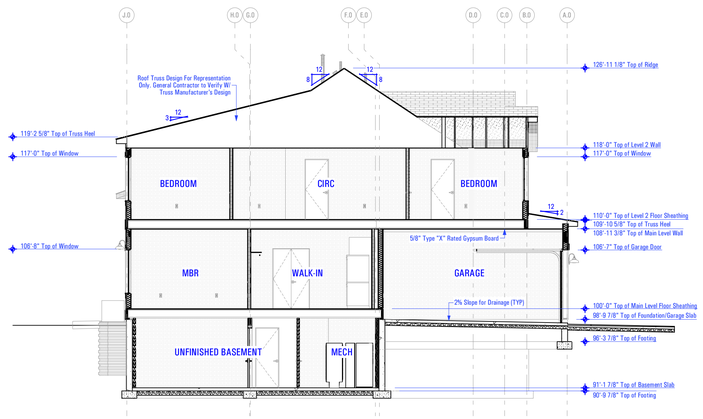


LONGITUDINAL BUILDING SECTION

0 4' 8' 16'

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

2A

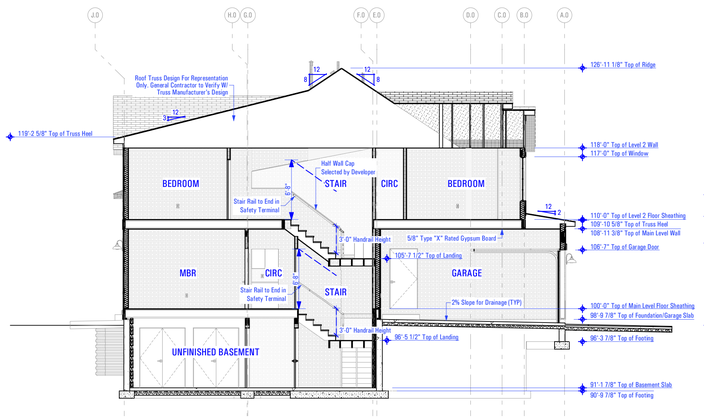


LATERAL BUILDING SECTION - THE ASPEN

0 4' 8' 16'

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

1C

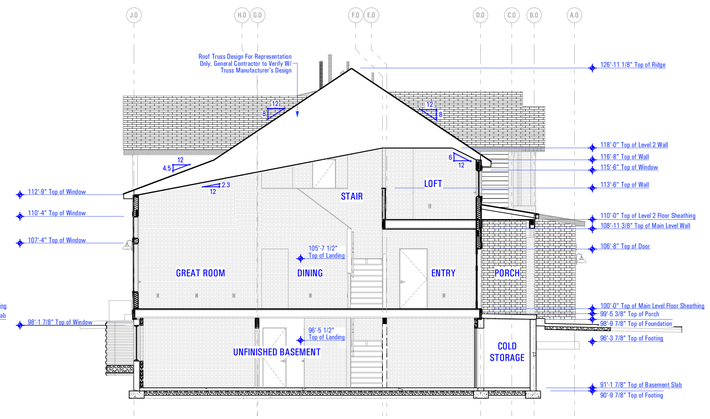


LATERAL BUILDING SECTION - THE ASPEN

0 4' 8' 16'

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

1B



LATERAL BUILDING SECTION - THE ASPEN

0 4' 8' 16'

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

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SHEET TITLE:

[BUILDING 25]

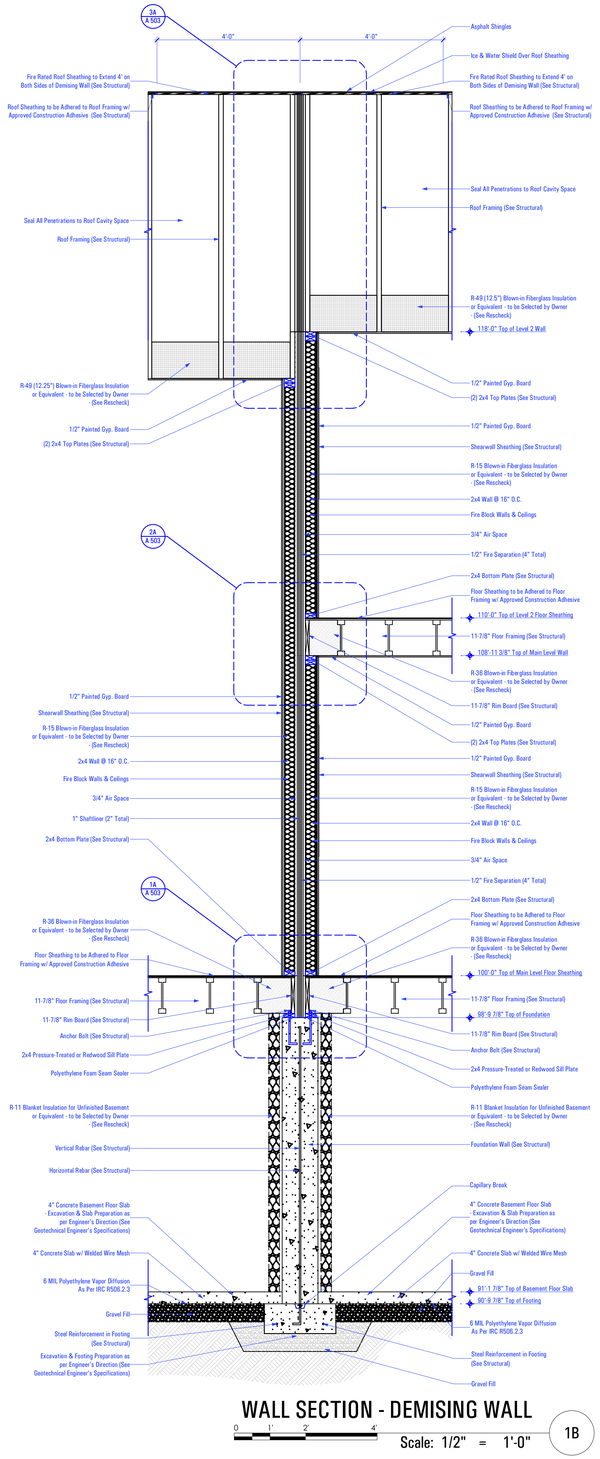
BUILDING SECTIONS

SCALE:

As Noted

SHEET NUMBER:

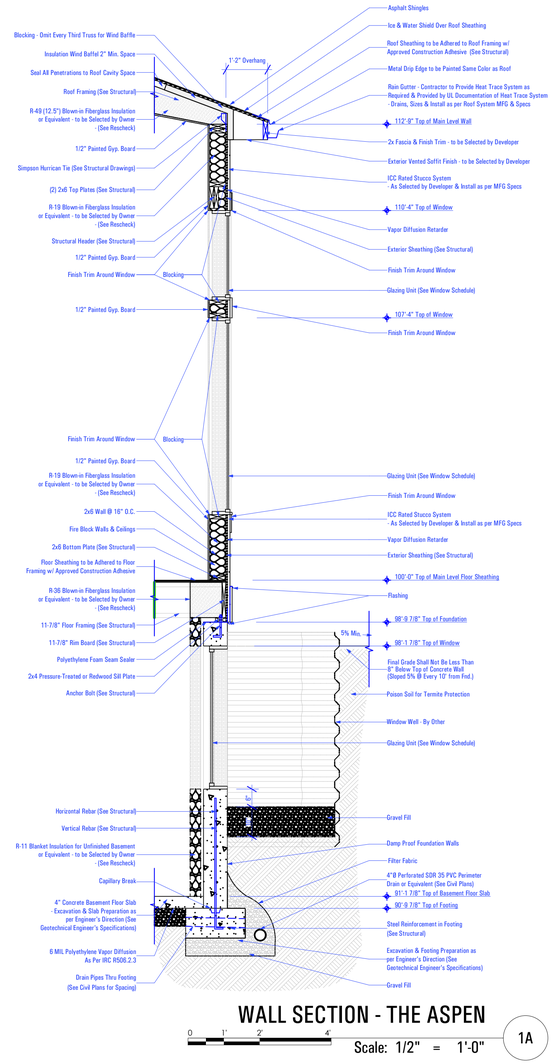
A 301



WALL SECTION - DEMISING WALL

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

1B



WALL SECTION - THE ASPEN

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

1A

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SHEET TITLE:

[BUILDING 25]

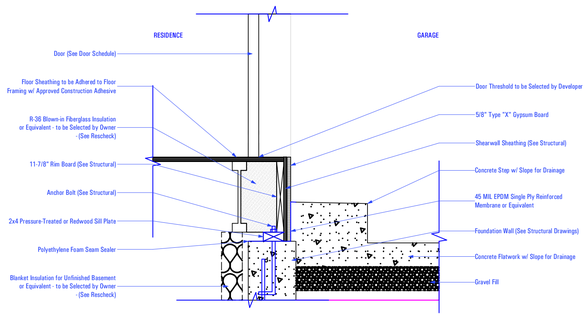
WALL SECTIONS

SCALE:

As Noted

SHEET NUMBER:

A 302



TYPICAL GARAGE SLAB DETAIL

Scale: 1" = 1'-0" — 4C

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.

HANDRAILS:

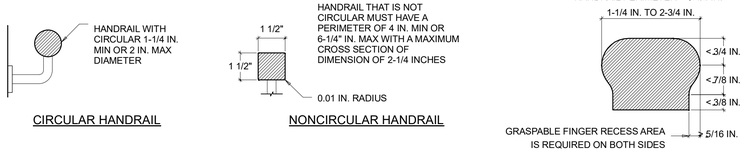
HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.

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.

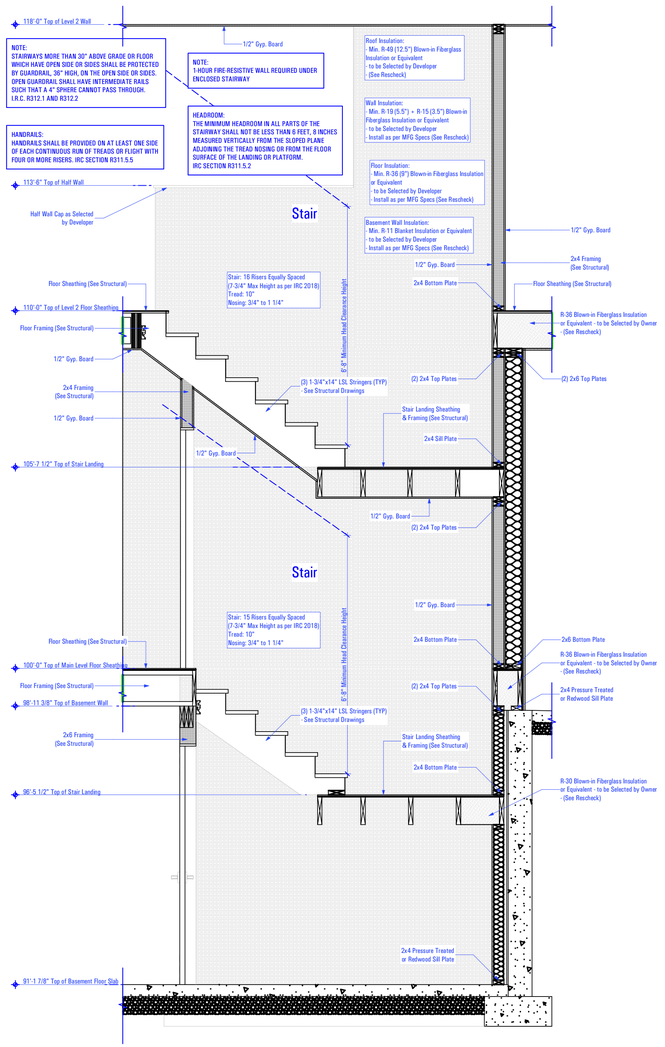
CONTINUITY:

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 NEWEL 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.



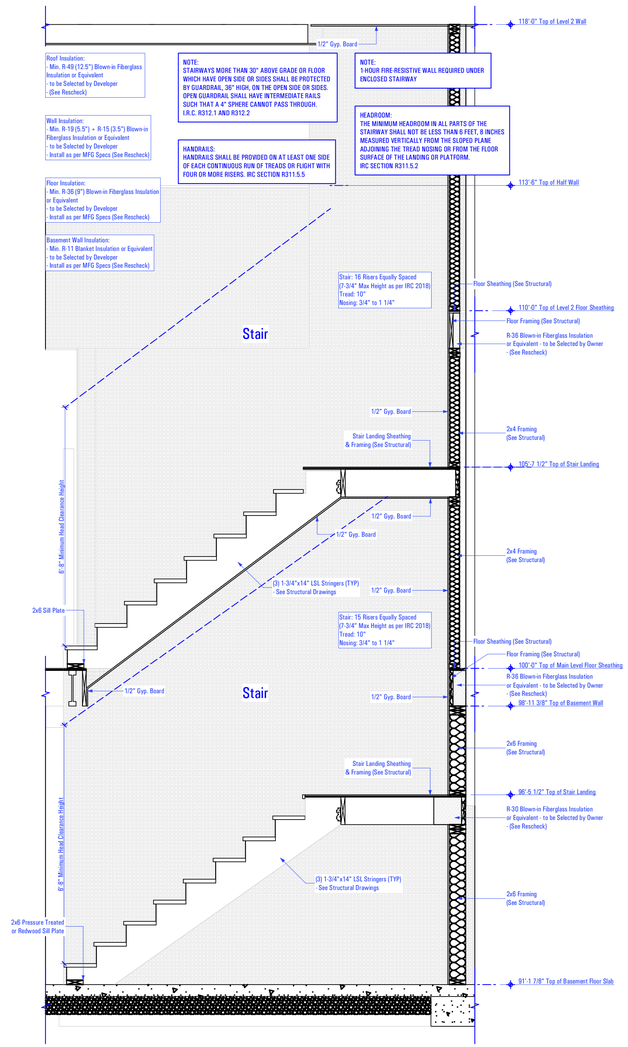
RESIDENTIAL HANDRAIL DETAIL

3" = 1'-0" — 4A



STAIR SECTION - THE ASPEN - UPPER

Scale: 1/2" = 1'-0" — 1B



STAIR SECTION - THE ASPEN - LOWER

Scale: 1/2" = 1'-0" — 1A

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[BUILDING 25]

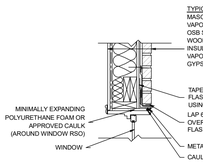
STAIR SECTIONS

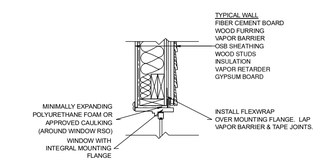
SCALE:

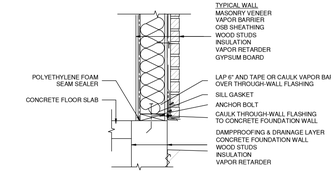
As Noted

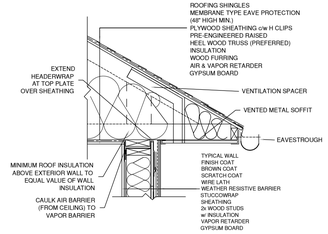
SHEET NUMBER:

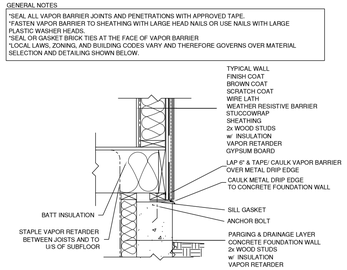
A 303

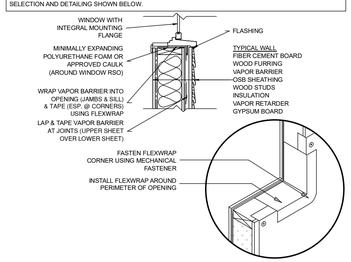


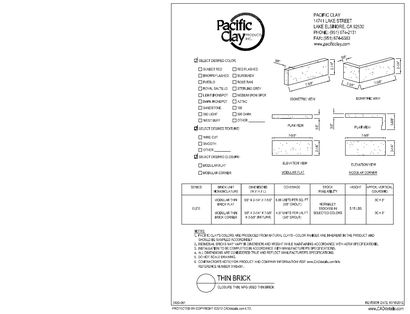












GENERAL NOTES

*SEAL ALL VAPOR BARRIER JOINTS AND PENETRATIONS WITH APPROVED TAPE.
*FASTEN VAPOR BARRIER TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS.
*SEAL OR GASKET BRICK TIES AT THE FACE OF VAPOR BARRIER
*LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.

WINDOW HEAD DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ MASONRY VENEER (HEATING CLIMATE)

TYPICAL BRICK VENEER DETAIL

NOT TO SCALE

4D

GENERAL NOTES

*SEAL ALL VAPOR BARRIER JOINTS AND PENETRATIONS WITH APPROVED TAPE.
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BASE OF WALL DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ MASONRY VENEER (HEATING CLIMATE)

TYPICAL BRICK VENEER DETAIL

NOT TO SCALE

4C

PACIFIC CLAY
14741 LAKE STREET
LAKE ELSINORE, CA 92530
PHONE: (951) 674-2131
FAX: (951) 674-6383
www.pacificclay.com

☑ SELECT DESIRED COLOR:
☐ SUNSET RED
☐ BROWN FLASHED
☐ PUEBLO
☐ ROYAL SALTILLO
☐ LIGHT IRONSPOT
☐ DARK IRONSPOT
☐ SANDSTONE
☐ 590 LIGHT
☐ WEST BUFF
☐ RED FLASHED
☐ BURGUNDY
☐ ROSE RAN
☐ STERLING GREY
☐ MEDIUM IRON SPOT
☐ AZTEC
☐ 190
☐ 590 DARK
☐ OTHER ________

☑ SELECT DESIRED TEXTURE:
☐ WIRE CUT
☐ SMOOTH
☐ OTHER ________

☑ SELECT DESIRED CLOSURE:
☐ MODULAR FLAT
☐ MODULAR CORNER

SERIES	BRICK UNIT NOMENCLATURE	DIMENSIONS (W X H X L)	COVERAGE	STOCK AVAILABILITY	WEIGHT	APPOX. VERTICAL COURSING
ELITE	MODULAR THIN BRICK FLAT	5/8" X 2-1/4" X 7-5/8"	6.86 UNITS PER SQ. FT (3/8" GROUT)	NORMALLY STOCKED IN SELECTED COLORS	5.15 LBS	3C = 8"
	MODULAR THIN BRICK CORNER	5/8" X 2-1/4" X 7-5/8" X 3-5/8" (RETURN)	4.57 UNITS PER LN. FT (3/8" GROUT)			3C = 8"

NOTES:
1. PACIFIC CLAY'S COLORS ARE PRODUCED FROM NATURAL CLAYS - COLOR RANGES ARE INHERENT IN THE PRODUCT AND SHOULD BE SAMPLED ACCORDINGLY
2. INDIVIDUAL BRICKS MAY VARY IN DIMENSION AND WEIGHT WHILE MAINTAINING ACCORDANCE WITH ASTM SPECIFICATIONS.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
5. DO NOT SCALE DRAWING.
6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 3182-061.

THIN BRICK
CLOSURE THIN: MFG USED THIN BRICK

3182-061
REVISION DATE 10/18/2012

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BRICK VENEER SPECIFICATION

- INSTALL AS PER MANUFACTURER'S SPECIFICATIONS

TYPICAL WALL ISOMETRIC
RESIDENTIAL WOOD FRAME STRUCTURE w/ MASONRY VENEER (HEATING CLIMATE)

TYPICAL BRICK VENEER DETAIL

NOT TO SCALE

4A

GENERAL NOTES

*SEAL ALL VAPOR BARRIER JOINTS AND PENETRATIONS WITH APPROVED TAPE.
*FASTEN VAPOR BARRIER TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS.
*SEAL OR GASKET BRICK TIES AT THE FACE OF VAPOR BARRIER
*LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.

ROOF/WALL INTERFACE DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ STUCCO (HEATING CLIMATE)

TYPICAL STUCCO CEMENT DETAIL

NOT TO SCALE

3C

GENERAL NOTES

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WINDOW HEAD DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ STUCCO (HEATING CLIMATE)

TYPICAL STUCCO CEMENT DETAIL

NOT TO SCALE

3B

GENERAL NOTES

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WINDOW SILL DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ STUCCO (HEATING CLIMATE)

TYPICAL STUCCO CEMENT DETAIL

NOT TO SCALE

3A

GENERAL NOTES

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*FASTEN VAPOR BARRIER TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS.
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FLOOR/WALL INTERFACE DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ STUCCO (HEATING CLIMATE)

TYPICAL STUCCO CEMENT DETAIL

NOT TO SCALE

2D

GENERAL NOTES

*SEAL ALL VAPOR BARRIER JOINTS AND PENETRATIONS WITH APPROVED TAPE.
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BASE OF WALL DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ STUCCO (HEATING CLIMATE)

TYPICAL STUCCO CEMENT DETAIL

NOT TO SCALE

2C

TYPICAL WALL ISOMETRIC
RESIDENTIAL WOOD FRAME STRUCTURE w/ STUCCO (HEATING CLIMATE)

TYPICAL STUCCO CEMENT DETAIL

NOT TO SCALE

2B

GENERAL NOTES

*SEAL ALL VAPOR BARRIER JOINTS AND PENETRATIONS WITH APPROVED TAPE.
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ROOF/WALL INTERFACE DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ FIBER CEMENT (HEATING CLIMATE)

TYPICAL FIBER CEMENT DETAIL

NOT TO SCALE

2A

GENERAL NOTES

*SEAL ALL VAPOR BARRIER JOINTS AND PENETRATIONS WITH APPROVED TAPE.
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WINDOW HEAD DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ FIBER CEMENT (HEATING CLIMATE)

TYPICAL FIBER CEMENT DETAIL

NOT TO SCALE

1D

GENERAL NOTES

*SEAL ALL VAPOR BARRIER JOINTS AND PENETRATIONS WITH APPROVED TAPE.
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WINDOW SILL DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ FIBER CEMENT (HEATING CLIMATE)

TYPICAL FIBER CEMENT DETAIL

NOT TO SCALE

1C

GENERAL NOTES

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*FASTEN VAPOR BARRIER TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS.
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BASE OF WALL DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ FIBER CEMENT (HEATING CLIMATE)

TYPICAL FIBER CEMENT DETAIL

NOT TO SCALE

1B

TYPICAL WALL ISOMETRIC
RESIDENTIAL WOOD FRAME STRUCTURE w/ FIBER CEMENT (HEATING CLIMATE)

TYPICAL FIBER CEMENT DETAIL

NOT TO SCALE

1A

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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 SPRINGVILLE 4-PLEX

PROJECT ID #:
T-7632A-22

ISSUE DATE:
3/20/2023

REVIEWED BY:

INTIALS	DATE

REVISIONS:

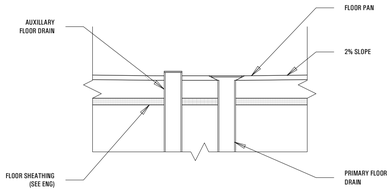
MARK	DATE	DESCRIPTION

PHASE:
PRE-PERMIT

SHEET TITLE:
[BUILDING 25]
ARCHITECTURAL DETAILS - VAPOR BARRIERS

SCALE:
As Noted

SHEET NUMBER:
A 501

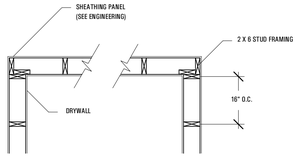


LAUNDRY AUXILARY DRAIN DETAIL

0 6" 12" 18"

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

4D



TYPICAL CORNER FRAMING DETAIL

0 1' 2' 4'

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

3D

Appliances	Type of Venting System
Listed Category I appliances Listed appliances equipped with draft hood Appliances listed for use with Type B gas vent	Type B gas vent (Section G2427.6) Chimney (Section G2427.5) Single-wall metal pipe (Section G2427.7) Listed chimney lining system for gas venting (Section G2427.5.2) Special gas vent listed for these appliances (Section G2427.4.2)
Listed vented wall furnaces	Type B-W gas vent (Sections G2427.6, G2436)
Category II appliances	As specified or furnished by manufacturers of listed appliances (Sections G2427.4.1, G2427.4.2)
Category III appliances	As specified or furnished by manufacturers of listed appliances (Sections G2427.4.1, G2427.4.2)
Category IV appliances	As specified or furnished by manufacturers of listed appliances (Sections G2427.4.1, G2427.4.2)
Unlisted appliances	Chimney (Section G2427.5)
Decorative appliances in vented fireplaces	Chimney
Direct-vent appliances	See Section G2427.2.1
Appliances with integral vent	See Section G2427.2.2

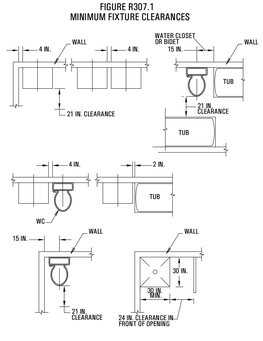
TYPE OF VENTING SYSTEM TO BE USED

TYPE OF VENTING SYSTEM DETAIL

NOT TO SCALE

2D

FIGURE R307.1
MINIMUM FIXTURE CLEARANCES



MIN FIXTURE CLEARANCE

NOT TO SCALE

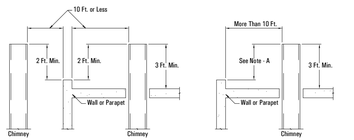
1D

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

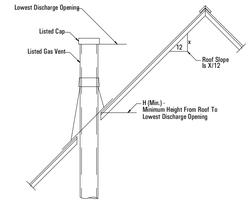


A. Termination 10 Ft. or Less From Ridge, Wall or Parapet

B. Termination More Than 10 Ft. From Ridge, Wall or Parapet

Roof Slope	H (Minimum) ft.
Flat to 6/12	1.0
Over 6/12 to 7/12	1.25
Over 7/12 to 8/12	1.5
Over 8/12 to 9/12	2.0
Over 9/12 to 10/12	2.5
Over 10/12 to 11/12	3.25
Over 11/12 to 12/12	4.0
Over 12/12 to 14/12	5.0
Over 14/12 to 16/12	6.0
Over 16/12 to 18/12	7.0
Over 18/12 to 20/12	7.5
Over 20/12 to 21/12	8.0

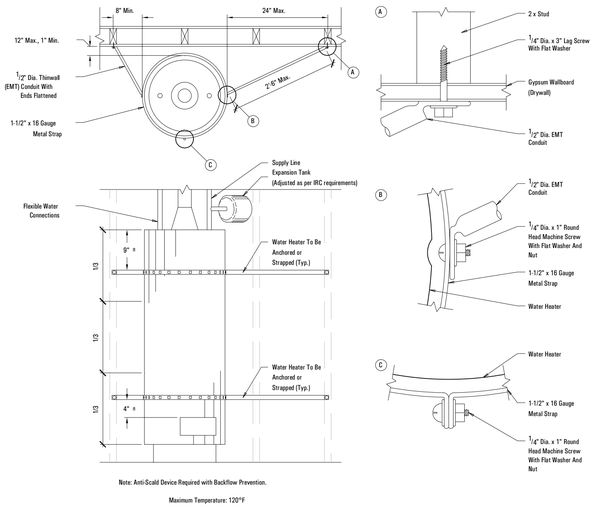
GAS VENT TERMINATION LOCATIONS FOR LISTED CAPS 12 INCHES OR LESS IN SIZE AT LEAST 8 FEET FROM A VERTICAL WALL



GAS VEN TERMINATION DETAIL

NOT TO SCALE

2B



Note: Anti-Scald Device Required with Backflow Prevention.

Maximum Temperature: 120°F

WATER HEATER SEISMIC DETAIL

NOT TO SCALE

1B

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

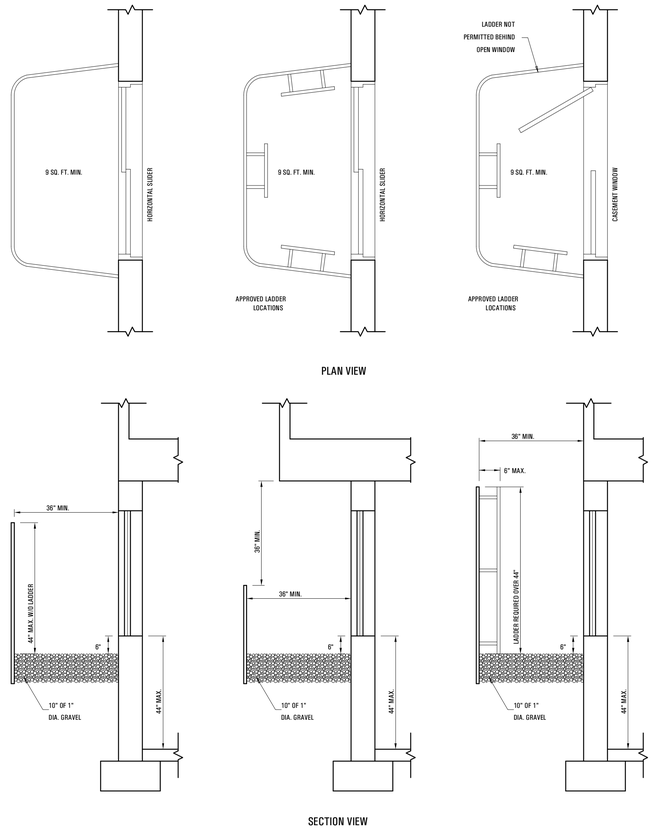
4A

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, VENT CONNECTOR, OR SINGLE WALL METAL PIPE IS:									
	36 inches		18 inches		12 inches		9 inches		6 inches	
	Allowable clearances with specified protection (inches) Use column 1 for clearances above an appliance or horizontal connector. Use column 2 for clearances from an appliance, vertical connector and single-wall metal pipe.									
	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	Above column 1	Sides and rear column 2
3 1/2 - inch masonry wall without ventilated air space	___	24	___	12	___	9	___	6	___	5
1/2 - inch insulation board over 1-inch glass fiber or mineral wool batts	24	18	12	9	9	6	6	5	4	3
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	3
3 1/2 - inch thick masonry wall with ventilated airspace	___	12	___	6	___	6	___	6	___	6
24 gage sheet metal with ventilated air space	18	12	9	6	6	4	5	3	3	2
1/2 inch thick insulation board with ventilated air space	18	12	9	6	6	4	5	3	3	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	3	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	3	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. IRC SECTION R310.

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 ENCROACH 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 (118 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 LOCATION OF THE DECK ALLOWS 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.

TYPICAL WINDOW WELL DETAIL

0 1' 2' 4'

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

1A

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PROJECT LOCATION:

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STREET LOCATION:

AUTUMN DAY LANE

AUTHORITY HAVING JURISDICTION:

HERRIMAN

ZIP CODE:

84096

PROJECT TITLE:

THE SPRINGVILLE 4-PLEX

PROJECT ID #:

T-7632A-22

ISSUE DATE:

3/20/2023

REVIEWED BY:

INITIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:

PRE-PERMIT

SHEET TITLE:

[BUILDING 25]

ARCHITECTURAL DETAILS - DETAILS

SCALE:

As Noted

SHEET NUMBER:

A 502

UL Product iQ™

BXUV.V344

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. V344

January 13, 2022

Nonbearing Wall Rating – 2-1/2 HR (Area Separation Firewall, See Items 1, 2 and 3)

Bearing or Nonbearing Wall Rating 2-1/2 Hr (Protected Wall, See Items 4 and 5)

Finish Rating – (120 or150 min, see Item 5)

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

AREA SEPARATION FIREWALL — (Max Height – 66 ft.)

1. **Perimeter and Intermediate Channels —** 2 in. wide channel shaped with 1 in. long legs formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.

2. **Steel Studs —** Framing members formed from No. 25 MSG galv steel having "H" - shaped flanged spaced 48 in. . OC; overall depth 2 in. and flange width 1-3/8 in.

3. **Gypsum Board* —** Four pieces of 1/2 in. thick gypsum boards, supplied in nom 48 in. widths, full lengths. Vertical edges of panels friction fitted into "H" - shaped studs.

AMERICAN GYPSUM CO — Type EXCEL

PROTECTED WALL: (Bearing or Nonbearing Wall as indicated under Items 4 and 5. When Bearing, Load Restricted for Canadian Applications — See Guide BXUV7.)

4. **Wood Studs —** Bearing or Nonbearing Wall. Nom 2 by 4 in. max spacing 24 in. OC. Studs oriented with 2 in. face parallel or perpendicular to gypsum board (Item No. 3). Studs cross-braced where necessary for clip attachment. Min 3/4 in. separation between wood framing and area separation firewall.

5. **Gypsum Board —** Classified or Unclassified — Min 1/2 in thick, 4 ft wide, applied either horizontally or vertically. Gypsum board attached to wood studs with 1-1/4 in. long steel drywall nails spaced 8 in. OC or 1 in. long Type W coarse thread steel screws spaced 12 in. OC. Joints may or may not be covered with paper tape and joint compound. Nail or screw heads may or may not be covered with joint compound. When minimum board weight is less than 1.3 lbs/ft2, Finish Rating is 120 min. When minimum board weight is 1.3 lbs/ft2 or greater, Finish Rating is 150 min.

6. **Attachment Clips —** Aluminum angle, min. 0.063 in. thick, min 2 in. wide with min 2 in. and 2-1/4 in. legs or min. 0.050 in. thick, min. 2 in. wide with min 2 in. and 2-1/2 in. legs. Clips secured with min. No. 8, 3/4 in. long panhead sharp screws to "H" studs and wood framing through holes provided in clip. The Finish Rating of all heights is 150 minutes.

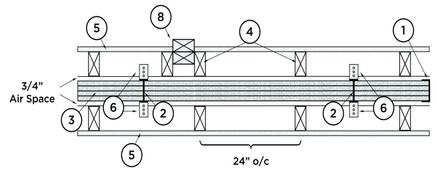
23 ft. Height Limitation	Clip placement (Item 6) for separation firewalls up to 23 ft. high Start at roof line and space clips a max of 10 ft. OC vertically between wood or steel framing and "H" studs.
44 ft. Height Limitation	Clip placement (Item 6) for separation firewalls up to 44 ft high. For the upper 24 ft. of the wall system, space the clips 10 ft. OC, and then 5 ft. OC for the remainder of the wall below.
66 ft. Height Limitation	Clip placement (Item 6) for separation firewalls up to 66 ft high: For the upper 24 ft. of the wall system, space the clips 10 ft. OC. On the next 20 ft. below space the clips 5 ft. OC, and then 40 in. OC for the remainder of the wall.

7. **Laminating Screws —** Gypsum boards (Item 3) are secured to each other with 1-1/2 in. long Type G laminating screws from both sides of wall in between the H studs. On both sides of the wall rows spaced 24 in. OC with a maximum dimension of 12 in. from the top and bottom C-channels of the assembly. On one side of the wall each row contains 2 screws located 12 in. from each face of the H-studs. On the other side of the wall each row contains 2 screws located 16 in. from each face of the H-studs.

8. **Non-Bearing Wall Partition Intersection —** (Optional) — For wood framing — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the wall.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

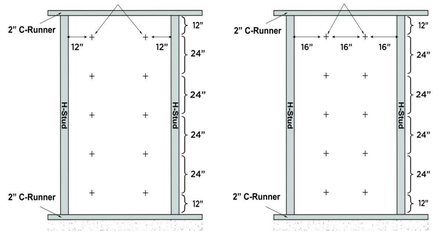
Last Updated on 2022-01-13

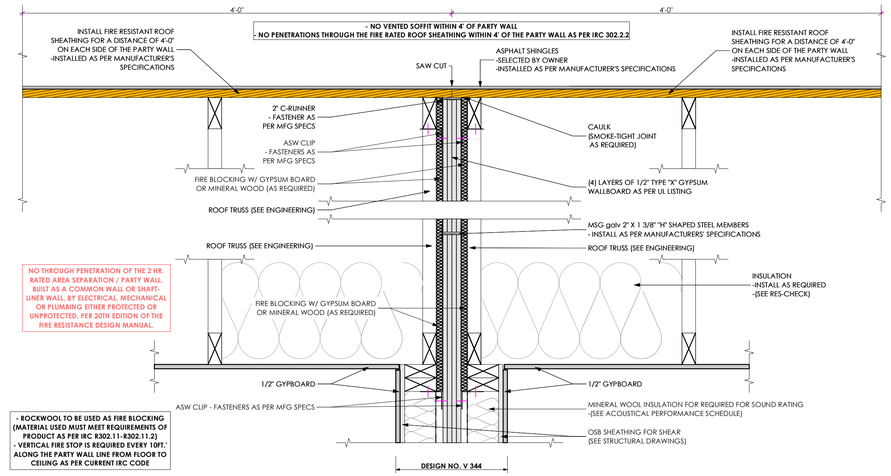


Side A **Side B**

1-1/2" Type G Drywall Laminating Screws

1-1/2" Type G Drywall Laminating Screws





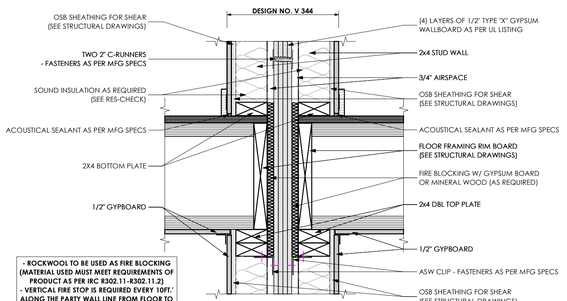
DESIGN NO. V344 - 2 HOUR FIRE RATED WALL ASSEMBLY @ ROOF & INTERIOR SHEAR WALL

WALL TO ROOF SHAFT LINER DETAIL

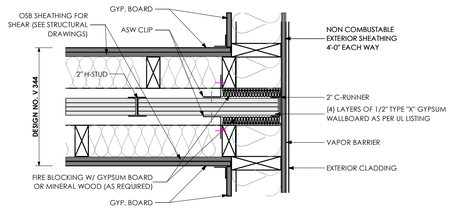
0 6" 12" 18"

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

3A



DESIGN NO. V344 - 2 HOUR FIRE RATED WALL ASSEMBLY @ FLOOR & INTERIOR SHEAR WALL



TYPICAL END FRAMING DETAIL

NOT TO SCALE

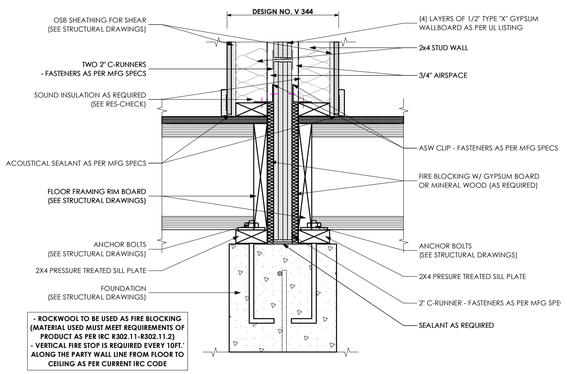
2B

WALL TO FLOOR SHAFT LINER DETAIL

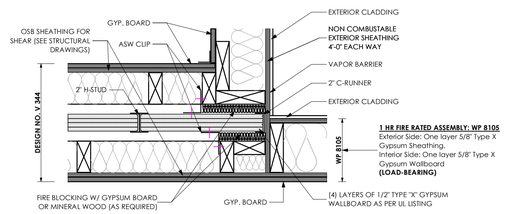
0 6" 12" 18"

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

2A



DESIGN NO. V344 - 2 HOUR FIRE RATED WALL ASSEMBLY @ FOUNDATION WALL



TYPICAL END CORNER FRAMING DETAIL

NOT TO SCALE

1B

BASE OF WALL SHAFT LINER DETAIL

0 6" 12" 18"

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

1A

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STREET LOCATION:

AUTUMN DAY LANE

AUTHORITY HAVING JURISDICTION:

HERRIMAN

ZIP CODE:

84096

PROJECT TITLE:

THE SPRINGVILLE 4-PLEX

PROJECT ID #:

T-7632A-22

ISSUE DATE:

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REVIEWED BY:

INTIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:

PRE-PERMIT

SHEET TITLE:

[BUILDING 25]

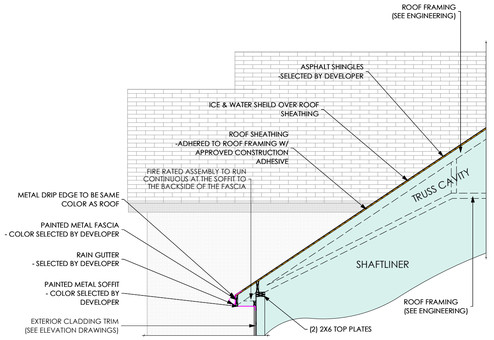
ARCHITECTURAL DETAILS - FIRE SUPPRESSION DETAILS

SCALE:

As Noted

SHEET NUMBER:

A 503

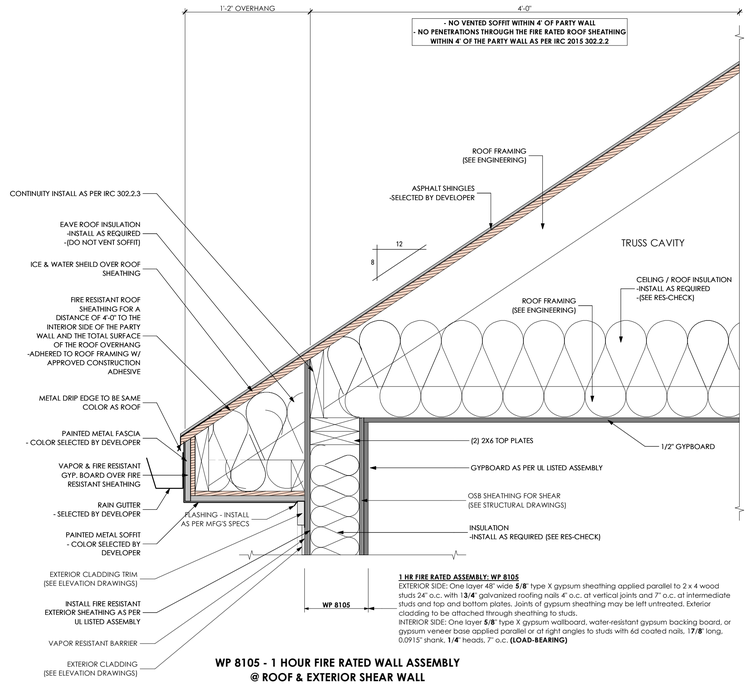


CONTINUITY AT SOFFIT DETAIL

0 2' 4' 8'

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

3C



WP 8105 - 1 HOUR FIRE RATED WALL ASSEMBLY
@ ROOF & EXTERIOR SHEAR WALL

WALL TO ROOF DETAIL

0 6" 12" 18"

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

3A

EXTERIOR WALLS		
GA FILE NO. WP 8105	GENERIC	1 HOUR FIRE

GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS

EXTERIOR SIDE: One layer 48" wide 5/8" type X gypsum sheathing applied parallel to 2 x 4 wood studs 24" o.c. with 13/4" galvanized roofing nails 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates. Joints of gypsum sheathing may be left untreated. Exterior cladding to be attached through sheathing to studs.

INTERIOR SIDE: One layer 5/8" type X gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails, 17/8" long, 0.0915" shank, 1/4" heads, 7" o.c. **(LOAD-BEARING)**

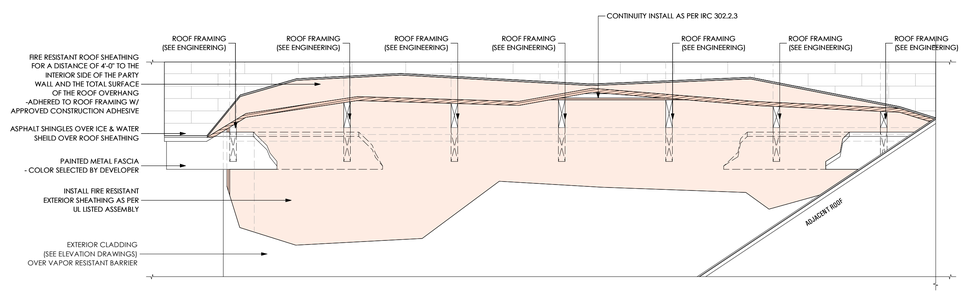
Thickness:	Varies
Approx. Weight:	7 psf
Fire Test:	See WP 3510 (UL R3501-47, -48, 9-17-65, UL Design U309; UL R1319-129, 7-22-70, UL Design U314)

**Contact the manufacturer for more detailed information on proprietary products.*

FIRE RESISTANT ASSEMBLY: 1 HR FIRE SEPARATION - WP 8105

NOT TO SCALE

1C



CONTINUITY AT SOFFIT DETAIL

0 1' 2' 3'

Scale: 3/4" = 1'-0"

1A

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SHEET TITLE:

[BUILDING 25]

ARCHITECTURAL DETAILS - FIRE SUPPRESSION DETAILS

SCALE:

As Noted

SHEET NUMBER:

A 504

DOOR SCHEDULE: UNIT #243 [THE ASPEN - A] LEVEL 1

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 #243 [THE ASPEN - A] 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 #243 [THE ASPEN - A] 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
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3. FIELD VERIFY DIMENSIONS COORDINATE HEAD HEIGHTS WITH ELEVATIONS

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PRE-PERMIT

SHEET TITLE:

[BUILDING 25]

DOOR SCHEDULE - THE ASPEN - A

SCALE:

No Scale

SHEET NUMBER:

AE 601

DOOR SCHEDULE: UNIT #244 [THE ASPEN - B] LEVEL 1

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	2'-6"	6'-8"	Undefined						LEFT						
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:
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2. FIELD VERIFY ALL DIMENSIONS, CLEARANCES, AND ELEVATIONS.
3. FIELD VERIFY DIMENSIONS COORDINATE HEAD HEIGHTS WITH ELEVATIONS

DOOR SCHEDULE: UNIT #244 [THE ASPEN - B] 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:
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2. FIELD VERIFY ALL DIMENSIONS, CLEARANCES, AND ELEVATIONS.
3. FIELD VERIFY DIMENSIONS COORDINATE HEAD HEIGHTS WITH ELEVATIONS

DOOR SCHEDULE: UNIT #244 [THE ASPEN - B] 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:
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SHEET TITLE:

[BUILDING 25]

DOOR SCHEDULE - THE ASPEN - B

SCALE:

No Scale

SHEET NUMBER:

AE 602

DOOR SCHEDULE: UNIT #245 [THE ASPEN - C] LEVEL 1

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	2'-6"	6'-8"	Undefined						LEFT						
03	3'-0"	6'-8"	1 hour						RIGHT						SELF CLOSING - FIRE RATED
04	2'-6"	6'-8"	Undefined						RIGHT						
05	3'-0"	6'-10"	Undefined						RIGHT					GLASS	TEMPERED
06	2'-10"	6'-8"	Undefined						LEFT						
07	2'-4"	6'-8"	Undefined						LEFT						
08	2'-6"	6'-8"	Undefined						RIGHT						
09	2'-6"	6'-8"	Undefined						LEFT						
10	4'-0"	6'-8"	Undefined						DOUBLE						
11	16'-0"	8'-0"	Undefined	OEM					OVERHEAD						

NOTE:
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2. FIELD VERIFY ALL DIMENSIONS, CLEARANCES, AND ELEVATIONS.
3. FIELD VERIFY DIMENSIONS COORDINATE HEAD HEIGHTS WITH ELEVATIONS

DOOR SCHEDULE: UNIT #245 [THE ASPEN - C] 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						RIGHT						
13	2'-6"	6'-8"	Undefined						RIGHT						
14	2'-6"	6'-8"	Undefined						LEFT						
15	2'-6"	6'-8"	Undefined						RIGHT						
16	2'-6"	6'-8"	Undefined						RIGHT						
17	2'-6"	6'-8"	Undefined						RIGHT						
18	2'-6"	6'-8"	Undefined						LEFT						

NOTE:
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2. FIELD VERIFY ALL DIMENSIONS, CLEARANCES, AND ELEVATIONS.
3. FIELD VERIFY DIMENSIONS COORDINATE HEAD HEIGHTS WITH ELEVATIONS

DOOR SCHEDULE: UNIT #245 [THE ASPEN - C] 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						RIGHT						INSULATED WEATHER STRIP DOOR

NOTE:
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SHEET TITLE:

[BUILDING 25]

DOOR SCHEDULE - THE ASPEN - C

SCALE:

No Scale

SHEET NUMBER:

AE 603

DOOR SCHEDULE: UNIT #246 [THE ASPEN - D] LEVEL 1

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	2'-6"	6'-8"	Undefined						LEFT						
03	3'-0"	6'-8"	1 hour						RIGHT						SELF CLOSING - FIRE RATED
04	3'-6"	6'-8"	Undefined						DOUBLE						
05	3'-0"	6'-10"	Undefined						RIGHT					GLASS	TEMPERED
06	2'-10"	6'-8"	Undefined						LEFT						
07	2'-4"	6'-8"	Undefined						LEFT						
08	2'-6"	6'-8"	Undefined						RIGHT						
09	2'-6"	6'-8"	Undefined						LEFT						
10	4'-0"	6'-8"	Undefined						DOUBLE						
11	16'-0"	8'-0"	Undefined	OEM					OVERHEAD						

NOTE:
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3. FIELD VERIFY DIMENSIONS COORDINATE HEAD HEIGHTS WITH ELEVATIONS

DOOR SCHEDULE: UNIT #246 [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						RIGHT						
13	2'-6"	6'-8"	Undefined						RIGHT						
14	2'-6"	6'-8"	Undefined						LEFT						
15	2'-6"	6'-8"	Undefined						RIGHT						
16	2'-6"	6'-8"	Undefined						RIGHT						
17	2'-6"	6'-8"	Undefined						RIGHT						
18	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 #246 [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						RIGHT						INSULATED WEATHER STRIP DOOR

NOTE:
1. COORDINATE WITH OWNER FOR ALL DOOR AND WINDOW SELECTIONS
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SHEET TITLE:

[BUILDING 25]

DOOR SCHEDULE - THE ASPEN - D

SCALE:

No Scale

SHEET NUMBER:

AE 604

UNIT #243 [THE ASPEN - A] LEVEL 1

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	3'-0"	3'-0"	FIXED	8'-0"							
02	3'-0"	3'-0"	FIXED	11'-0"							
03	3'-0"	3'-0"	FIXED	11'-0"							
04	3'-0"	3'-0"	FIXED	11'-0"							
05	2'-6"	5'-6"	SINGLE HUNG	7'-4"							
06	2'-6"	5'-6"	SINGLE HUNG	7'-4"							
07	2'-6"	5'-6"	SINGLE HUNG	7'-4"							
08	4'-6"	5'-6"	FIXED	7'-4"							
09	2'-6"	5'-6"	SINGLE HUNG	7'-4"							TEMPERED
10	6'-0"	5'-0"	HORIZONTAL SLIDER	6'-8"							

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

UNIT #243 [THE ASPEN - A] 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									
11	3'-0"	3'-0"	FIXED	5'-6"							
12	6'-0"	5'-0"	HORIZONTAL SLIDER	7'-0"							
13	5'-0"	3'-0"	HORIZONTAL SLIDER	5'-6"							
14	3'-0"	3'-0"	FIXED	5'-6"							
15	2'-6"	2'-6"	TRANSOM	10'-4"							
16	2'-6"	2'-6"	TRANSOM	10'-4"							
17	2'-6"	2'-6"	TRANSOM	10'-4"							
18	4'-6"	2'-6"	TRANSOM	10'-4"							
19	2'-6"	2'-6"	TRANSOM	10'-4"							
20	3'-0"	2'-6"	TRANSOM	10'-4"							
21	6'-0"	5'-0"	HORIZONTAL SLIDER	7'-0"							

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

UNIT #243 [THE ASPEN - A] 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									
22	4'-0"	4'-0"	HORIZONTAL SLIDER	7'-0"							
23	4'-0"	4'-0"	HORIZONTAL SLIDER	7'-0"							
24	4'-0"	4'-0"	HORIZONTAL SLIDER	7'-0"							

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

Windows
General Notes:

1. Glazing in swinging doors except jalousies shall be tempered.
2. Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies shall be tempered.
3. 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.
4. Glazing in an exposed area of an individual pane larger than 9 square feet shall be tempered.
5. Glazing where the bottom edge of an individual fixed or operable panel is less than 18 inches above the floor shall be tempered.
6. Site built windows shall comply with section 2404 of the International Building Code.

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STREET LOCATION:
AUTUMN DAY LANE

AUTHORITY HAVING JURISDICTION:
HERRIMAN

ZIP CODE:
84096

PROJECT TITLE:
THE SPRINGVILLE 4-PLEX

PROJECT ID #:
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INITIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:
PRE-PERMIT

SHEET TITLE:
[BUILDING 25]

WINDOW SCHEDULE - THE ASPEN - A

SCALE:
No Scale

SHEET NUMBER:
AE 605

UNIT #244 [THE ASPEN - B] LEVEL 1

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'-0"	3'-0"	FIXED	6'-8"							
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"							
05	6'-0"	5'-0"	HORIZONTAL SLIDER	6'-8"							

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

UNIT #244 [THE ASPEN - B] 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									
06	5'-0"	3'-0"	HORIZONTAL SLIDER	5'-6"							
07	6'-0"	5'-0"	HORIZONTAL SLIDER	7'-0"							
08	3'-0"	3'-0"	FIXED	5'-6"							
09	2'-6"	2'-6"	TRANSOM	10'-4"							
10	4'-6"	2'-6"	TRANSOM	10'-4"							
11	2'-6"	2'-6"	TRANSOM	10'-4"							
12	3'-0"	2'-6"	TRANSOM	10'-4"							
13	6'-0"	5'-0"	HORIZONTAL SLIDER	7'-0"							

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

UNIT #244 [THE ASPEN - B] 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									
14	5'-0"	4'-0"	HORIZONTAL SLIDER	7'-0"							
15	4'-0"	4'-0"	HORIZONTAL SLIDER	7'-0"							

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

Windows
General Notes:

1. Glazing in swinging doors except jalousies shall be tempered.
2. Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies shall be tempered.
3. 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.
4. Glazing in an exposed area of an individual pane larger than 9 square feet shall be tempered.
5. Glazing where the bottom edge of an individual fixed or operable panel is less than 18 inches above the floor shall be tempered.
6. Site built windows shall comply with section 2404 of the International Building Code.

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INITIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:
PRE-PERMIT

SHEET TITLE:
[BUILDING 25]

WINDOW SCHEDULE - THE ASPEN - B

SCALE:
No Scale

SHEET NUMBER:
AE 606

UNIT #245 [THE ASPEN - C] LEVEL 1

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'-0"	3'-0"	FIXED	6'-8"							
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"							
05	6'-0"	5'-0"	HORIZONTAL SLIDER	6'-8"							

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

UNIT #245 [THE ASPEN - C] 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									
06	5'-0"	3'-0"	HORIZONTAL SLIDER	5'-6"							
07	6'-0"	5'-0"	HORIZONTAL SLIDER	7'-0"							
08	3'-0"	3'-0"	FIXED	5'-6"							
09	2'-6"	2'-6"	TRANSOM	10'-4"							
10	4'-6"	2'-6"	TRANSOM	10'-4"							
11	2'-6"	2'-6"	TRANSOM	10'-4"							
12	3'-0"	2'-6"	TRANSOM	10'-4"							
13	6'-0"	5'-0"	HORIZONTAL SLIDER	7'-0"							

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

UNIT #245 [THE ASPEN - C] 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									
14	5'-0"	4'-0"	HORIZONTAL SLIDER	7'-0"							
15	4'-0"	4'-0"	HORIZONTAL SLIDER	7'-0"							

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

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General Notes:

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PHASE:
PRE-PERMIT

SHEET TITLE:
[BUILDING 25]

WINDOW SCHEDULE - THE ASPEN - C

SCALE:
No Scale

SHEET NUMBER:
AE 607

UNIT #246 [THE ASPEN - D] LEVEL 1

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	3'-0"	3'-0"	FIXED	8'-0"							
02	3'-0"	3'-0"	FIXED	11'-0"							
03	3'-0"	3'-0"	FIXED	11'-0"							
04	3'-0"	3'-0"	FIXED	11'-0"							
05	2'-6"	5'-6"	SINGLE HUNG	7'-4"							
06	2'-6"	5'-6"	SINGLE HUNG	7'-4"							
07	2'-6"	5'-6"	SINGLE HUNG	7'-4"							
08	4'-6"	5'-6"	FIXED	7'-4"							
09	2'-6"	5'-6"	SINGLE HUNG	7'-4"							TEMPERED
10	6'-0"	5'-0"	HORIZONTAL SLIDER	6'-8"							

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

UNIT #246 [THE ASPEN - D] 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									
11	3'-0"	3'-0"	FIXED	5'-6"							
12	6'-0"	5'-0"	HORIZONTAL SLIDER	7'-0"							
13	5'-0"	3'-0"	HORIZONTAL SLIDER	5'-6"							
14	3'-0"	3'-0"	FIXED	5'-6"							
15	2'-6"	2'-6"	TRANSOM	10'-4"							
16	2'-6"	2'-6"	TRANSOM	10'-4"							
17	2'-6"	2'-6"	TRANSOM	10'-4"							
18	4'-6"	2'-6"	TRANSOM	10'-4"							
19	2'-6"	2'-6"	TRANSOM	10'-4"							
20	3'-0"	2'-6"	TRANSOM	10'-4"							
21	6'-0"	5'-0"	HORIZONTAL SLIDER	7'-0"							

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

UNIT #246 [THE ASPEN - D] 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									
22	4'-0"	4'-0"	HORIZONTAL SLIDER	7'-0"							
23	4'-0"	4'-0"	HORIZONTAL SLIDER	7'-0"							
24	4'-0"	4'-0"	HORIZONTAL SLIDER	7'-0"							

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

Windows
General Notes:

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2. Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies shall be tempered.
3. 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.
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5. Glazing where the bottom edge of an individual fixed or operable panel is less than 18 inches above the floor shall be tempered.
6. Site built windows shall comply with section 2404 of the International Building Code.

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MARK	DATE	DESCRIPTION

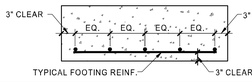
PHASE:
PRE-PERMIT

SHEET TITLE:
[BUILDING 25]

WINDOW SCHEDULE - THE ASPEN - D

SCALE:
No Scale

SHEET NUMBER:
AE 608



SIMPSON HOLDOWN SCHEDULE

HOLDOWN	MIN. POST	ANCHOR
LSTHD8	3"	--
STHD10	3"	--
STHD14	3"	--
HDU4	3"	SB5/8x24
HDU5	3"	SB5/8x24
HDU8	4-1/2"	SB7/8x24
HDU11	5-1/2"	SB1x30
HDU14	5-1/2"	SB1x30
MST37	3"	--
MST48	3"	--
MST60	3"	--
MST72	3"	--
(2) MST60	6"	--
(2) MST72	6"	--

FOUNDATION WALL SCHEDULE

MARK	MAX HEIGHT	WALL THICKNESS	VERTICAL REINF.		HORIZONTAL REINF.	
			SIZE	SPACING	SIZE	SPACING
FW-1	8'-0"	8"	#4	18" O.C.	#4	12" O.C.
FW-2	9'-0"	8"	#4	15" O.C.	#4	12" O.C.
FW-3	10'-0"	8"	#5	18" O.C.	#4	12" O.C.
FW-4*	9'-0"	12"	#4	18" O.C.	#4	12" O.C.

(2) LAYERS OF REINFORCMENT IS REQUIRED IN WALLS 12" THICK OR GREATER. PLACE (1) LAYER IN EACH FACE.

OVERBUILD FRAMING SCHEDULE

@ 24" O.C.	ALLOWABLE SPAN PER ROOF SNOW LOAD					
	≤30 PSF	40 PSF	50 PSF	80 PSF	100 PSF	150 PSF
2x4	5'-6"	5'-0"	4'-6"	4'-0"	3'-6"	3'-0"
2x6	8'-0"	7'-0"	6'-6"	5'-6"	5'-0"	4'-6"
2x8	10'-0"	9'-0"	8'-6"	7'-0"	6'-6"	5'-6"
2x10	12'-6"	11'-6"	10'-6"	9'-0"	8'-0"	6'-6"

NOTES:

1. ROOF SHEATHING SHALL CONTINUE UNDER OVERBUILD AREA.
2. SNOW LOADS ABOVE 150PSF SHALL BE REVIEWED BY THE ENGINEER.

SHEAR WALL SCHEDULE

SYM.	SHEATHING		NAILING[3]				STUDS[4]			MIN.[10] SHEAR	ANCHOR[11] BOLT	ANCHOR BOLT SPACING	COMMENTS
			EDGE (E.N.)		FIELD (F.N.)		EDGE	FIELD					
	THICK.	TYPE[1]	SIZE	SPACING	SIZE	SPACING	SIZE	SIZE	SPACING				
SW-1	7/16"	OSB	8d	6" O.C.	8d	12" O.C.	2x	2x	16" O.C.	240 PLF	5/8"Øx10"	32" O.C.	-
SW-2	7/16"	OSB	8d	4" O.C.	8d	12" O.C.	3x	2x	16" O.C.	350 PLF	5/8"Øx10"	32" O.C.	-
SW-3	7/16"	OSB	8d	3" O.C.	8d	12" O.C.	3x[6]	2x	16" O.C.	450 PLF	5/8"Øx10"	16" O.C.	-
SW-4	7/16"	OSB	8d	2" O.C.	8d	12" O.C.	3x[6]	2x	16" O.C.	585 PLF	5/8"Øx10"	16" O.C.	-
SW-5	7/16"	OSB	8d	4" O.C.	8d	12" O.C.	3x[7]	2x	16" O.C.	700 PLF	3/4"Øx12"	16" O.C.	SHEATH BOTH SIDES. 3x SILL PL REQ.
SW-6	7/16"	OSB	8d	3" O.C.	8d	12" O.C.	3x[7]	2x	16" O.C.	900 PLF	3/4"Øx12"	16" O.C.	SHEATH BOTH SIDES. 3x SILL PL REQ.
SW-7	7/16"	OSB	8d	2" O.C.	8d	12" O.C.	3x[7]	2x	16" O.C.	1280 PLF	3/4"Øx12"	12" O.C.	SHEATH BOTH SIDES. 3x SILL PL REQ.

NOTES:

1. OSB SHEATHING SHALL BE TYPE C-D, C-C STRUCTURAL GRADE. ALL OTHER GRADES SHALL BE COVERED IN IBC SECTION 2303.15.
2. SHEATHING MAY BE INSTALLED ON EITHER SIDE OF WALL INDICATED, U.N.O.
3. SEE TABLE OF EQUIVALENT FASTENERS FOR APPROVED SUBSTITUTIONS.
4. STUDS SHALL BE DOUGLAS FIR-LARCH OR SOUTHERN PINE.
5. FASTENERS FOR PRESSURE PRESERVATIVE WOOD SHALL BE HOT-DIPPED, GALVANIZED STEEL OR STAINLESS STEEL.
6. (2) 2x NOMINAL STUDS MAY BE USED IN PLACE OF 3x NOMINAL STUDS PROVIDED THE (2) 2x NOMINAL STUDS ARE NAILED TOGETHER WITH 16d NAILS AT 3" O.C. STAGGER NAILING BETWEEN STUDS.
7. STUD MAY BE A 2x MINIMAL MEMBER PROVIDED PANEL JOINTS ON BOTH SIDES OF THE WALL ARE STAGGERED AND DO NOT SHARE THE SAME 2x NOMINAL STUD.
8. ALL HOLDOWNS MUST BE ANCHORED AS PER SIMPSON SPECS THROUGH A MIN. OF DOUBLE FULL LENGTH 2x STUDS. HOLDOWNS CAN NOT BE ANCHORED TO TRIMMERS OR CRIPPLES.
9. SIMPSON SET-XP ADHESIVE SYSTEM MAY BE USED AS PER MANUFACTURER'S SPECS TO ANCHOR BOLTS IN CONCRETE.
10. VALUES SHOWN ARE TO BE USED WHEN SEISMIC GOVERNS THE DESIGN AND MAY BE INCREASED 40% IF WIND GOVERNS.
11. USE "J" BOLTS W/ 3"x3"x1/4" STEEL PLATE WASHER AT EACH BOLT. PROVIDE A ROUND CUT WASHER BETWEEN THE NUT OF THE ANCHOR BOLT AND THE PLATE WASHER.

FOOTING SCHEDULE

MARK	WIDTH	LENGTH	THICK	LENGTHWISE REINF.		CROSSWISE REINF.			
				NO.	SIZE	NO.	SIZE	SPACING	NOTES
FC-20	20"	CONT.	10"	2	#4	--	--	--	REBAR CONTINUOUS
FC-24	24"	CONT.	10"	3	#4	--	--	--	REBAR CONTINUOUS
FC-30	30"	CONT.	10"	3	#4	--	#4	10" OC	--
FC-36	36"	CONT.	12"	4	#4	--	#5	12" OC	REBAR CONTINUOUS
FC-48	48"	CONT.	12"	5	#5	--	#5	12" OC	REBAR CONTINUOUS
FC-54	54"	CONT.	12"	5	#5	--	#5	12" OC	REBAR CONTINUOUS
FT-18	18"	CONT.	10"	2	#4	--	--	--	THICKENED SLAB, REBAR CONTINUOUS
FT-24	24"	CONT.	10"	3	#4	--	--	--	THICKENED SLAB, REBAR CONTINUOUS
F-24	24"	24"	10"	3	#4	3	#4	EQ.	--
F-30	30"	30"	10"	3	#4	3	#4	EQ.	--
F-36	36"	36"	10"	4	#4	4	#4	EQ.	--
F-42	42"	42"	12"	4	#5	4	#5	EQ.	--
F-48	48"	48"	12"	5	#5	5	#5	EQ.	--
F-54	54"	54"	12"	5	#5	5	#5	EQ.	--
F-60	60"	60"	12"	6	#5	6	#5	EQ.	--
F-66	66"	66"	12"	6	#5	6	#5	EQ.	--
F-72	72"	72"	12"	7	#5	7	#5	EQ.	--

TYPICAL FOOTING SECTION

MINIMUM NAILING SCHEDULE

No.	CONNECTION	FASTENING						LOCATION
		NAILING			STAPLES			
		No.	SIZE	SPACING	No.	SIZE	SPACING	
1	JOIST TO SILL OR GIRDER	3	8d	--	3	3"-14 GA.	--	TOENAIL
2	BRIDGING TO JOIST	2	8d	--	2	3"-14 GA.	--	TOENAIL EA. END
3	BOTTOM PLATE TO JOIST OR BLOCKING	--	16d		--	3"-14 GA.	12" O.C.	TYP. FACE NAIL
4	BOTTOM PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	3	16d	16" O.C.	4	3"-14 GA.	12" O.C.	BRACED WALL PANELS
5	TOP PLATE TO STUD	2	16d	--	3	3"-14 GA.	--	END NAIL
6	STUD TO BOTTOM PLATE	4	8d	--	3	3"-14 GA.	--	TOENAIL
6a	STUD TO BOTTOM PLATE (OPTIONAL)	2	16d	--	3	3"-14 GA.	--	END NAIL
7	DOUBLE STUDS	--	16d	16" O.C.	--	3"-14 GA.	8" O.C.	FACE NAIL
8	DOUBLE TOP PLATES	--	16d	16" O.C.	--	3"-14 GA.	12" O.C.	TYP. FACE NAIL
9	DOUBLE TOP PLATES LAP SPLICES	8	16d	--	12	3"-14 GA.	--	TYP. FACE NAIL
10	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3	8d	--	3	3"-14 GA.	--	TOENAIL
11	RIM JOIST TO TOP PLATE	--	8d		--	3"-14 GA.	16" O.C.	TOENAIL
12	TOP PLATES, LAPS & INTERSECTIONS	2	16d	--	3	3"-14 GA.	--	FACE NAIL
13	CONTINUOUS HEADER, TWO PIECES	--	16d		--	--	--	ALONG EDGE
14	CEILING JOISTS TO PLATE	3	8d	--	5	3"-14 GA.	--	TOENAIL
15	CONTINUOUS HEADER TO STUD	4	16d	--	--	--	--	TOENAIL
16	CEILING JOISTS, LAPS OVER PARTITIONS	3	16d	--	4	3"-14 GA.	--	FACE NAIL
17	CEILING JOISTS TO PARALLEL RAFTERS	3	16d	--	4	3"-14 GA.	--	FACE NAIL
18	RAFTER TO PLATE	3	8d	--	3	3"-14 GA.	--	TOENAIL
19	BUILT-UP CORNER STUDS	--	16d	24" O.C.	--	3"-14 GA.	16" O.C.	FACE NAIL
20	BUILT-UP GIRDER AND BEAMS	--	20d	32" O.C.	--	3"-14 GA.	24" O.C.	FACE NAIL @ TOP & BOTTOM STAGGERED ON OPP. SIDES
20a	BUILT-UP GIRDER AND BEAMS (OPTIONAL)	2	20d	--	3	3"-14 GA.	--	FACE NAIL AT ENDS AND AT EACH SPLICE
21	COLLAR TIE TO RAFTER	3	10d	--	4	3"-14 GA.	--	FACE NAIL
22	JACK RAFTER TO HIP	3	10d	--	4	3"-14 GA.	--	TOENAIL
22a	JACK RAFTER TO HIP (OPTIONAL)	2	16d	--	3	3"-14 GA.	--	FACE NAIL
23	ROOF RAFTER TO 2x RIDGE BEAM	2	16d	--	3	3"-14 GA.	--	TOENAIL OR FACE NAIL
24	JOIST TO RIM JOIST	3	16d	--	5	3"-14 GA.	--	FACE NAIL
25	LEDGER STRIP	3	16d	--	4	3"-14 GA.	--	FACE NAIL

NOTES:

1. COMMON OR BOX NAILS ARE PERMITTED TO BE USED, EXCEPT WHERE OTHERWISE NOTED.
2. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16 INCH.
3. SEE IBC TABLE 2304.9.1 FOR ADDITIONAL NAILING REQUIREMENTS.

GENERAL NOTES:

1. VISITS TO THE JOB SITE BY REPRESENTATIVES OF THE ENGINEER DO NOT SUBSTITUTE APPROVAL OF THE WORK PERFORMED BY THE CONTRACTOR OR HIS SUBCONTRACTORS AND ARE MERELY FOR THE PURPOSE OF OBSERVING THE WORK PERFORMED.
2. CONTRACTOR SHALL NOTIFY ENGINEER/ARCHITECT OF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN ALL CASES, UNLESS OTHERWISE DIRECTED, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN AND BE PERFORMED.
3. CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND ELEVATIONS, ETC., AT THE SITE AND SHALL COORDINATE WORK PERFORMED BY ALL TRADES. SEE ARCHITECT'S PLANS FOR DIMENSIONS. DO NOT SCALE DRAWINGS
4. SHOP DRAWINGS SHALL BE REVIEWED BY THE ENGINEER/ARCHITECT PRIOR TO FABRICATION OR ERECTION FOR ANY PREFABRICATED OR MANUFACTURER-DESIGNED COMPONENTS AND SHALL BE STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THIS STRUCTURE RESIDES.
5. SIZES, LOCATIONS, LOADS, AND ANCHORAGES OF EQUIPMENT SHALL BE VERIFIED IN THE FIELD WITH EQUIPMENT MANUFACTURERS (SUPPLIERS) PRIOR TO FABRICATION OR INSTALLATION OF SUPPORTING STRUCTURES.
6. TEMPORARY BRACING SHALL BE PROVIDED WHEREVER NECESSARY TO TAKE CARE OF ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED, INCLUDING WIND. SUCH BRACING SHALL BE LEFT IN PLACE AS LONG AS MAY BE REQUIRED FOR SAFETY, OR UNTIL ALL THE STRUCTURAL ELEMENTS ARE INSTALLED.
7. DURING AND AFTER CONSTRUCTION THE CONTRACTOR AND/OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN LOAD.
8. CONTRACTOR AND ALL SUBCONTRACTORS SHALL PERFORM THEIR TRADES AND DUTIES IN A MANNER CONFORMING TO THE PROCEDURES AND REQUIREMENTS AS STATED IN THE 2018 INTERNATIONAL BUILDING CODE, (OR LATEST ACCEPTED CODE ADOPTED BY THE LOCAL BUILDING OFFICIALS).
9. ANY SPECIAL INSPECTIONS REQUIRED BY THE BUILDING OFFICIAL OR THE INTERNATIONAL BUILDING CODE ARE THE RESPONSIBILITY OF THE OWNER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.

FOOTINGS, FOUNDATIONS AND SLAB ON GRADE NOTES:

1. ALL FOOTING SIZES ARE BASED ON AN ALLOWABLE SOIL BEARING PRESSURE AS SHOWN IN THE DESIGN CRITERIA. ANY SOIL CONDITION ENCOUNTERED DURING EXCAVATION THAT IS CONTRARY TO THOSE USED FOR DESIGN OF FOOTINGS AS OUTLINED IN WORKING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
2. SOIL PREPARATION UNDER FOOTINGS AND SLABS ON GRADE SHALL BE IN ACCORDANCE WITH THE SOILS REPORT. FOR PROJECTS WITHOUT A SOILS REPORT CONTRACTOR/OWNER IS TO VERIFY ADEQUATE SOIL CONDITIONS ARE PROVIDED.
3. ALL FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOIL OR ENGINEERED GRANULAR FILL COMPACTED TO 95% OF MAX. DENSITY, BASED ON ASTM D 1557 METHOD OF COMPACTION. FILL SHALL BE PLACED IN LAYERS NOT TO EXCEED SIX INCHES IN DEPTH AFTER COMPACTION AND SHALL EXTEND DOWN TO IN-SITU SOILS. FILL SHALL BE COMPACTED UNDER ALL CONCRETE WORK ON THE SITE.
4. NO FOOTINGS SHALL BE PLACED IN WATER, SNOW, FROZEN GROUND, OR UNSTABLE SOILS.
5. ALL EXCAVATIONS ADJACENT TO AND BELOW FOOTING ELEVATION FOR OTHER TRADES SHALL BE ACCOMPLISHED PRIOR TO POURING ANY FOOTINGS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR LATERALLY SUPPORTING ALL RETAINING TYPE FOUNDATION WALLS WHILE COMPACTING BEHIND WALLS AND UNTIL ALL SUPPORTING MEMBERS HAVE BEEN PLACED (SUCH AS FLOOR).
7. ALL REINFORCEMENTS SHALL BE SECURELY TIED IN PLACE PRIOR TO POURING CONCRETE.
8. PROVIDE DOWELS IN FOOTING AND FOUNDATIONS TO MATCH ALL VERTICAL BARS IN WALLS AND COLUMNS ABOVE, UNLESS NOTED OTHERWISE.
9. PROVIDE CONTROL JOINTS IN SLABS AT A MAX. OF 15 FT. O.C. EACH WAY AND AS SHOWN ON PLANS. AT EXTERIOR SLABS AND GARAGE FLOORS POUR SLABS BETWEEN CONTROL JOINTS SO THAT ADJACENT POURS ARE STAGGERED AT LEAST TWO DAYS APART.
10. ALL EXTERIOR FOOTINGS MUST BEAR AT OR BELOW FROST DEPTH, MEASURED FROM LOWEST ADJACENT FINAL GRADE.
11. UNLESS NOTED OTHERWISE, ALL FOOTINGS AT COLUMNS TO BE CENTERED BELOW COLUMNS.
12. UNLESS NOTED OTHERWISE, ALL FOOTINGS SHALL HAVE VERTICAL FACES FORMED WITH STANDARD FORMING MATERIALS (WOOD, METAL, ETC.). WITH PRIOR APPROVAL OF ARCHITECT AND ENGINEER, CONCRETE FOR FOOTINGS CAN BE PLACED IN EXCAVATED "SOIL" FORMS PROVIDED THAT THE DIMENSIONS ARE INCREASED 3" ON EACH SIDE.
13. SLABS ON GRADE SHALL BE 4 INCHES THICK CONCRETE UNDERLAIN BY FREE DRAINING MATERIAL.

CONCRETE NOTES:

1. ALL COLUMNS, RETAINING WALLS AND ALL EXTERIOR FLATWORK, CURBS, GUTTERS, ETC., SHALL BE NORMAL WEIGHT CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 4,000 LBS. PER SQUARE INCH WITHIN 28 DAYS AFTER POURING.
2. ALL SUSPENDED SLABS AND BEAMS SHALL BE NORMAL WEIGHT CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 5,000 LBS. PER SQUARE INCH WITHIN 28 DAYS AFTER POURING.
3. ALL FOOTINGS, FOUNDATIONS, INTERIOR SLABS ON GRADE, AND SUSPENDED SLABS ON DECK SHALL BE NORMAL WEIGHT CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO A LEAST 3,000 LBS. PER SQUARE INCH WITHIN 28 DAYS AFTER POURING.
4. UNLESS OTHERWISE NOTED, ALL FOUNDATION WALL VERTICAL COLD JOINTS SHALL BE KEYED WITH A KEY 1-1/2" DEEP, A LENGTH 2" LESS THAN THE MEMBER, AND A WIDTH 1/2 OF THE MEMBER. REINFORCING SHALL BE CONTINUOUS THRU JOINT.
5. ALL OPENINGS IN CONCRETE WALLS SHALL BE REINFORCED WITH (2) #5 BARS EXTENDING 2'-0" MIN. BEYOND THE EDGE OF THE OPENING AT EACH FACE OF OPENING.
6. ALL CONCRETE WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND ACI STANDARDS AND PRACTICES.
7. BEFORE CONCRETE IS POURED CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, ETC. RELATIVE TO WORK.
8. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND FORMWORK.
9. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENT, CLIPS OR GROUNDS, REQUIRED TO BE ENCASED IN CONCRETE AND FLOOR LOCATION OF FLOOR FINISHES AND SLAB DEPRESSIONS.
10. FOR STEPS IN FOUNDATION GREATER THAN 2 FEET, WRAP CORNER W/(2) #4 BARS EXTENDING 18" EACH DIRECTION.
11. STRUCTURAL CONCRETE HAS BEEN DESIGNED AT 2,500 LBS. PER SQUARE INCH AND SPECIFIED AT A HIGHER STRENGTH CONCRETE AS STATED ABOVE. NO SPECIAL INSPECTIONS ARE REQUIRED PER IBC SECTION 1705.3.

ROOF TRUSS NOTES:

1. ROOF IS TO BE CONSTRUCTED OF A PRE-MANUFACTURED TRUSS SYSTEM DESIGNED BY TRUSS MANUFACTURER.
2. DESIGN TRUSSES TO LIMIT DEFLECTION TO SPAN (IN.) DIVIDED BY 240.
3. CHECK DIMENSIONS WITH ARCH. DRAWINGS. TRUSS MANUFACTURER IS RESPONSIBLE TO PROVIDE WEB AND CHORD MEMBERS TO SATISFY LOAD REQUIREMENTS.
4. SEE ARCHITECTURAL DRAWINGS FOR VAULTS, TRAY CEILINGS, CEILING HEIGHTS, ETC.
5. GIRDER TO GIRDER CONNECTIONS PER TRUSS MANUFACTURER.
6. TRUSS LAYOUT SHALL FOLLOW THE STRUCTURAL PLANS, OR TRUSS SHOP DRAWINGS NEED TO BE SUBMITTED TO REEVE AND ASSOCIATES FOR REVIEW.

LUMBER NOTES:

1. MEMBER GRADES SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:

GLU-LAM BEAMS	24F-V4 DF/DF
JOISTS	DOUGLAS-FIR/LARCH #2
HEADERS	DOUGLAS-FIR/LARCH #2
COLUMNS	DOUGLAS-FIR/LARCH #2
STUDS NONBEARING WALLS	DOUGLAS-FIR/LARCH #2
PRE-FAB JOISTS	AS PER MANUFACTURER
SILL PLATES IN CONTACT WITH CONCRETE	DOUGLAS-FIR/LARCH #2

   TREATED FOR MOISTURE PROTECTION

2. WHERE NOT NOTED OTHERWISE, CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH SIMPSON STRONG-TIE OR EQUAL STRUCTURAL CONNECTORS. ANY OTHER SUBSTITUTION MUST BE APPROVED BY THE ENGINEER.
3. WHERE MULTIPLE SILL PLATES ARE USED, ANCHOR BOLTS SHALL EXTEND THROUGH ALL SILL PLATES.
4. BLOCK ALL HORIZONTAL EDGES OF PLYWOOD WALL SHEATHING WITH 2" NOMINAL BLOCKING. BLOCK EDGES OF PLYWOOD ON FLOORS AND ROOF AS DIRECTED ON DRAWINGS.
5. SOLID 2" NOMINAL BLOCKING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS. CROSS BRIDGING OF NOT LESS THAN 1"x3" MATERIAL SHALL BE PLACED IN ROWS BETWEEN SUPPORT POINTS NOT TO EXCEED 8'-0" APART, FOR SPANS OF 18'-0" AND GREATER.
6. ALL LEDGER BOLTS SHALL HAVE PLATE WASHERS WITH A MIN. DIA. EQUAL TO 3 TIMES THE BOLT DIA. UNLESS SHOWN OTHERWISE IN DETAILS.
7. MIN. NAILING SHALL BE AS PER SECTION 2304.10 OF THE INTERNATIONAL BUILDING CODE.
8. FASTENERS SUCH AS STAPLES, CAN ONLY BE SUBSTITUTED FOR NAILS AT A RATE EQUAL TO LOAD VALUES PROVIDED BY I.C.B.O. APPROVAL. SEE ATTACHED SCHEDULE.
9. JOISTS SHALL HAVE BRIDGING, BLOCKING AND NOTCHED BEARING PL AS RECOMMENDED BY THE MANUFACTURER WITH A MIN. OF ONE ROW OF BRACING AT MID SPAN MANUFACTURER SHALL SUPPLY AND CONTRACTOR SHALL INSTALL.
10. ALL PRE-MANUFACTURED WOOD PRODUCTS SHALL BE PROVIDED BY TRUSS JOIST, BOISE CASCADE CORP, OR LOUISIANA PACIFIC CORP. ANY OTHER SUBSTITUTION MUST BE APPROVED BY THE ENGINEER.
11. FASTENERS FOR PRESSURE PRESERVATIVE WOOD SHALL BE HOT-DIPPED, GALVANIZED STEEL OR STAINLESS STEEL.
12. BEAM SIZES ARE BASED ON A MIN. STRENGTH REQUIREMENTS. SIZES MAY BE INCREASED FOR ARCHITECTURAL OR CONSTRUCTION PURPOSES.
13. TYPICAL DOOR/WINDOW HEADERS TO BE (2) 2X8 UNLESS NOTED OTHERWISE.
14. 2-PLY AND 3-PLY PRE-ENGINEERED WOOD BEAMS SHALL BE NAILED TOGETHER AS PER MANUFACTURER'S SPECIFICATIONS. 4-PLY AND GREATER PRE-ENGINEERED WOOD BEAMS SHALL BE ATTACHED W/ (2) ROWS 1/2"Ø THRU-BOLTS @ 12" o.c., SPACED 2" FROM TOP AND BOTTOM OF BEAM. SEE MANUFACTURES SPECIFICATIONS FOR ALL OTHER CONNECTION CONDITIONS.
15. SOLID BLOCKING OR SQUASH BLOCKS REQUIRED IN JOIST SPACE AT ALL COLUMN LOCATIONS. CARRY ALL COLUMN LOADS DOWN TO FTG. OR FDN.
16. ROOF SHEATHING SHALL BE 15/32" APA RATED SHEATHING W/SPAN RATING OF 32/16. LAY SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH END JOINTS STAGGERED.
17. FLOOR SHEATHING SHALL BE 3/4" T&G WAFER BOARD GLUED & NAILED. GLUE SHALL CONFORM TO AFG-01 ACCORDING TO APA SPECIFICATIONS.
18. WALL SHEATHING SHALL BE 7/16" APA RATED SHEATHING. SEE SHEAR WALL SCHEDULE FOR MORE INFORMATION.
19. UNLESS NOTED OTHERWISE, 8d NAILS SHALL BE USED TO FASTEN ALL ROOF AND WALL SHEATHING, AND 10d NAILS SHALL BE USED TO FASTEN ALL FLOOR SHEATHING TO SUPPORTING FRAMING AS FOLLOWS.
   - A. BOUNDARY NAILING "BN": 4" O.C. AT ALL ROOF AND FLOOR SHEATHING INTO BEARING AND/OR SHEAR WALLS, TOP AND BOTTOM OF WALLS.
   - B. PANEL EDGE NAILING "EN": 6" O.C. AT ALL OTHER PLYWOOD PANEL EDGES.
   - C. PANEL FIELD NAILING "FN": 12" O.C. AT INTERIOR SUPPORTS IN FIELD OF PANEL.
20. BLOCK JOISTS, RAFTERS AND/OR TRUSSES SOLID AT ALL BEARING POINTS.
21. PROVIDE (2) 2x STUD COLUMN AT ALL BEAMS, HEADERS, AND GIRDER TRUSS BEARING LOCATIONS TYPICAL UNLESS NOTED OTHERWISE.
22. ALL BOLTS THRU WOOD SHALL BE ASTM A307 AND SHALL HAVE HARDENED WASHERS UNDER ASTM A563 HEAVY HEX NUTS AND BOLT HEADS.
23. UNLESS NOTED OTHERWISE, ALL WALL BOTTOM PLATES TO BE ANCHORED TO FOUNDATIONS OR FOOTINGS WITH 5/8" DIAMETER ANCHOR BOLTS AT 32" O.C. WITH 8" MIN. EMBEDMENT. WALL BOTTOM PLATES AT SHEAR WALLS SHALL INCLUDE 3"x3"x1/4" STEEL PLATE WASHERS. PROVIDE A ROUND CUT WASHER BETWEEN THE NUT OF THE ANCHOR BOLT AND THE PLATE WASHER.
24. UNLESS OTHERWISE NOTED, ALL BEARING WALL STUDS SHALL BE 2X6 SPACED AT 16" O.C. BLOCK ALL NON-SHEATHED BEARING WALLS AT 4'-0" O.C.
25. EXTERIOR WALLS SHALL HAVE DOUBLE 2x TOP PLATES SPLICED WITH A MIN. OF 48" OF OVERLAP AND SHALL BE CONNECTED WITH A MIN. OF (12) 16d NAILS.

REINFORCING STEEL NOTES:

1. ALL REINFORCING BARS SHALL CONFORM TO ASTM STANDARD A-615 GRADE 60. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM STANDARD A-185, SHALL BE SUPPLIED IN FLAT SHEETS AND SHALL HAVE A MIN. SIDE LAP OF 8 INCHES. ADEQUATELY TIE AND SUPPORT ALL REINFORCING STEEL AS SPECIFIED BY ACI 315 TO MAINTAIN EXACT REQUIRED POSITION. ALL FIELD BENT DOWELS SHALL BE GRADE 40 WITH SPACING INDICATED REDUCED BY 1/3.
2. REINFORCEMENT SHALL HAVE THE FOLLOWING CONCRETE COVERAGE:
   - A. CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH. . 3"
   - B. EXPOSED TO EARTH OR WEATHER:
     - #6 & LARGER. . . . . 2"
     - #5 & SMALLER . . . . 1 1/2"
   - C. NOT EXPOSED TO WEATHER OR EARTH:
     - SLABS, WALLS, JOISTS, #11 & SMALLER . . . . .3/4"
     - BEAMS, COLUMNS: MAIN REINFORCING OR TIES . . 1 1/2"
   - D. SLAB ON GRADE:
     - PLACE REINFORCING AT CENTER OF SLAB UNLESS INDICATED OTHERWISE.
3. EXCEPT WHERE NOTED, CONTINUOUS REINFORCEMENT SHALL BE SPLICED AT POINTS OF MIN. STRESS BY LAPPING 44 BAR DIAMETERS IN CONCRETE AND 50 BAR DIAMETERS IN MASONRY.
4. ALL VERTICAL REINFORCING SHALL BE DOWELED TO FOOTINGS OR STRUCTURE BELOW WITH DOWELS TO MATCH. SPLICE LENGTHS SHALL COMPLY WITH NOTE 3. DOWELS INTO FOOTINGS SHALL TERMINATE WITH A STANDARD HOOK, AND SHALL EXTEND TO WITHIN 4" OF THE BOTTOM OF THE FOOTING, BUT NOT MORE THAN 20" INTO FOOTING.
5. DO NOT WELD REINFORCING EXCEPT AS NOTED ON PLANS. WHERE REINFORCING IS WELDED, USE ASTM A706 REINFORCING.

BRICK VENEER NOTE:

1. WALL TIES SHALL BE SPACED SO AS TO SUPPORT NOT MORE THAN 2 SQUARE FEET (0.19 M) OF WALL AREA BUT SHALL NOT BE MORE THAN 24 INCHES (610 MM) ON CENTER HORIZONTALLY.
2. THE JOINT REINFORCEMENT SHALL BE CONTINUOUS WITH LAP SPLICES BETWEEN TIES REQUIRED. (OR AS REQUIRED BY LOCAL CODES.)

EPOXY

1. EPOXY IN CONCRETE SHALL BE "HIT RE 500 SD" BY HILTI CORPORATION, "EPCON INJECTION SYSTEM" BY RAMSET/REDHEAD, "POWER-FAST, STANDARD SET" BY POWERS, OR APPROVED EQUAL.
2. ALL DRILLED HOLES SHALL BE SIZED PER THE MANUFACTURERS' RECOMMENDATIONS.
3. AFTER DRILLING THE PROPER SIZE HOLE, CLEAN THE WALLS AND BOTTOM OF THE HOLE OF ALL DUST AND DEBRIS USING A NYLON BRUSH IN CONJUNCTION WITH OIL FREE COMPRESSED AIR. THE HOLE SHALL BE FREE OF DUST, DEBRIS AND STANDING WATER.
4. FOLLOW ALL MANUFACTURERS' RECOMMENDATIONS FOR EPOXY INSTALLATION.

BASIS OF DESIGN:

1. GOVERNING CODE		2018 IBC
2. FLOOR LOADS		
2.A. LIVE		40 PSF
2.B. DEAD		15 PSF
3. ROOF LOADS		
3.A. LIVE		45 PSF
3.B. DEAD		15 PSF
4. ROOF SNOW LOAD DATA		
4.A. FLAT-ROOF SNOW LOAD	P_f	= 35
4.B. SNOW EXPOSURE FACTOR	C_e	= 1.0
4.C. SNOW LOAD IMPORTANCE FACTOR	I_s	= 1.0
4.D. THERMAL FACTOR	C_t	= 1.1
4.E. SLOPE FACTOR	Cs	= 1.0
5. WIND DESIGN DATA		
5.A. BASIC DESIGN WIND SPEED	V	= 115 MPH
5.B. ALLOWABLE STRESS DESIGN WIND SPEED	V_{asd}	= 90 MPH
5.C. DESIGN WIND PRESSURE	qh	= 26.7 psf
5.D. RISK CATEGORY	II	
5.E. WIND EXPOSURE	C	
5.F. APPLICABLE INTERNAL PRESSURE COEFFICIENT	± 0.18	
6. EARTHQUAKE DESIGN DATA		
6.A. RISK CATEGORY	II	
6.B. SEISMIC IMPORTANCE FACTOR	I_e	= 1.00
6.C. MAPPED SPECTRAL RESPONSE ACCELERATION PERAMETERS	S_S	= 1.024g
	S_1	= 0.368g
6.D. SITE CLASS	D (ASSUMED)	
6.E. DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS	S_{DS}	= 0.819g
	S_{D1}	= 0.474g
6.F. SEISMIC DESIGN CATEGORY	D	
6.G. BASIC SEISMIC FORCE-RESISTING SYSTEM	WOOD SHEAR WALL	
6.H. DESIGN BASE SHEAR	$V=C_SW$	
6.I. SEISMIC RESPONSE COEFFICIENT	CS	= 0.126
6.J. RESPONSE MODIFICATION COEFFICIENT	R	= 6.5
6.K. ANALYSIS PROCEDURE USED	EQUIVALENT LATERAL FORCE PROCEDURE	
7. GEOTECHNICAL INFORMATION		
7.A. SOIL REPORT BY: N/A		
REPORT #:		
DATE:		
7.A. FROST DEPTH		30" MIN.
7.B. SOIL BEARING PRESSURE		1500 PSF (ASSUMED)

LEGEND OF SYMBOLS AND ABBREVIATIONS

AB. = ANCHOR BOLT
ABV. = ABOVE
ARCH. = ARCHITECT
BN. = BOUNDARY NAILING
BLW. = BELOW
CL. = CENTERLINE
CMU. = CONCRETE MASONRY UNIT
COL. = COLUMN
CONC. = CONCRETE
CONT. = CONTINUOUS
DBA. = DEFORMED BAR ANCHOR
EN. = EDGE NAILING
EQ. = EQUAL
ELEV. = ELEVATION
EW. = EACH WAY
FDN. = FOUNDATION
FN. = FIELD NAILING
FTG. = FOOTING
GLB. = GLUELAM BEAM
HORIZ. = HORIZONTAL
IBC. = INTERNATIONAL BUILDING CODE
HSA. = HEADED STUD ANCHOR
LLH. = LONG LEG HORIZONTAL
LLV. = LONG LEG VERTICAL
MAX. = MAXIMUM
MECH. = MECHANICAL
MIN. = MINIMUM
OAE. = OR APPROVED EQUAL
O.C. = ON CENTER
OPP. = OPPOSITE
PSW. = PERFORATED SHEAR WALL
PL. = PLATE
PLM. = PARALLAM
REINF. = REINFORCEMENT
REQD. = REQUIRED
SCHED. = SCHEDULE
STRUCT. = STRUCTURAL
SW. = SHEAR WALL
SIM. = SIMILAR
SQ. = SQUARE
TYP. = TYPICAL
UNO. = UNLESS NOTED OTHERWISE
VERT. = VERTICAL

FOOTING STEP
SECTION MARK
SHEET NUMBER
ELEVATION
HOLDOWN ANCHOR LOCATION
HOLDOWN ANCHOR TYPE
OVERBUILD AREA
DEPRESS FOUNDATION WALL AND POUR SLAB OVER
WOOD BEAM

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JASON M. GUDMUNDSON
7914241
10/18/2022

PREPARED FOR:

TRIUMPH CONSTRUCTION

PROJECT LOCATION:
AUTUMN SKY SUBDIVISION

STREET LOCATION:
AUTUMN DAY LANE

AUTHORITY HAVING JURISDICTION:
HERRIMAN

ZIP CODE:
84096

PROJECT TITLE:
THE SPRINGVILLE 4-PLEX

PROJECT ID #:
T-7632A-22

ISSUE DATE:
3/20/2023

REVIEWED BY:

INTIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:
PRE-PERMIT

SHEET TITLE:
[BUILDING 25]

STRUCTURAL NOTES

SCALE:
No Scale

SHEET NUMBER:
SE 001

BIMcloud: ARCFLO Server - BIMcloud Basic for ARCHICAD 22/TRIUMPH - TOWNHOMES/T-7632A-22E_TRIUMPH_AUTUMN SKY - SPRINGVILLE 4-PLEX (BLDG 25)_DD_2023-03-14

3/20/2023 9:04 AM

T-7632A-22E_TRIUMPH_AUTUMN SKY - SPRINGVILLE 4-PLEX (BLDG 25)_DD_2023-03-14

STRUCTURAL FOOTING & FOUNDATION LEGEND:

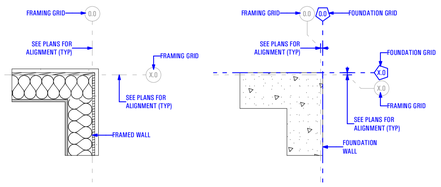
- NEW CONCRETE FOUNDATION
- NEW FOOTINGS
- NEW SPOT FOOTINGS

- SEE PLAN FOR SPECIFIED ELEMENT SIZES

Footing & Foundation Plan
General Notes:

1. ALL HOLDOWN 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

T.O.W. Top of Wall
T.O.F. Top of Footing
T.O.P Top of Pier
B.O.P Bottom of Pier

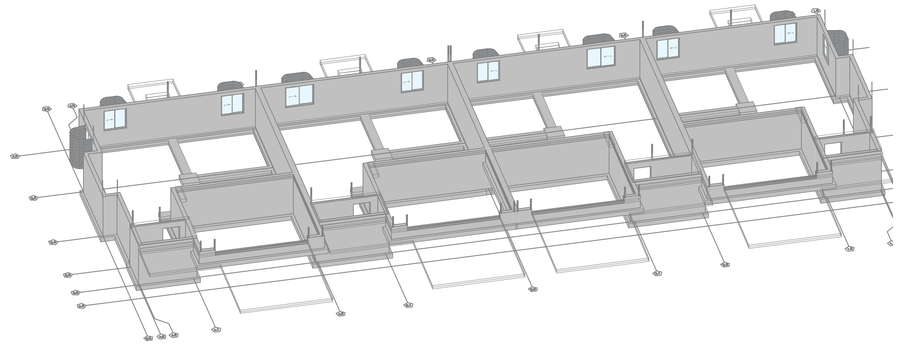


FRAMING CONDITION

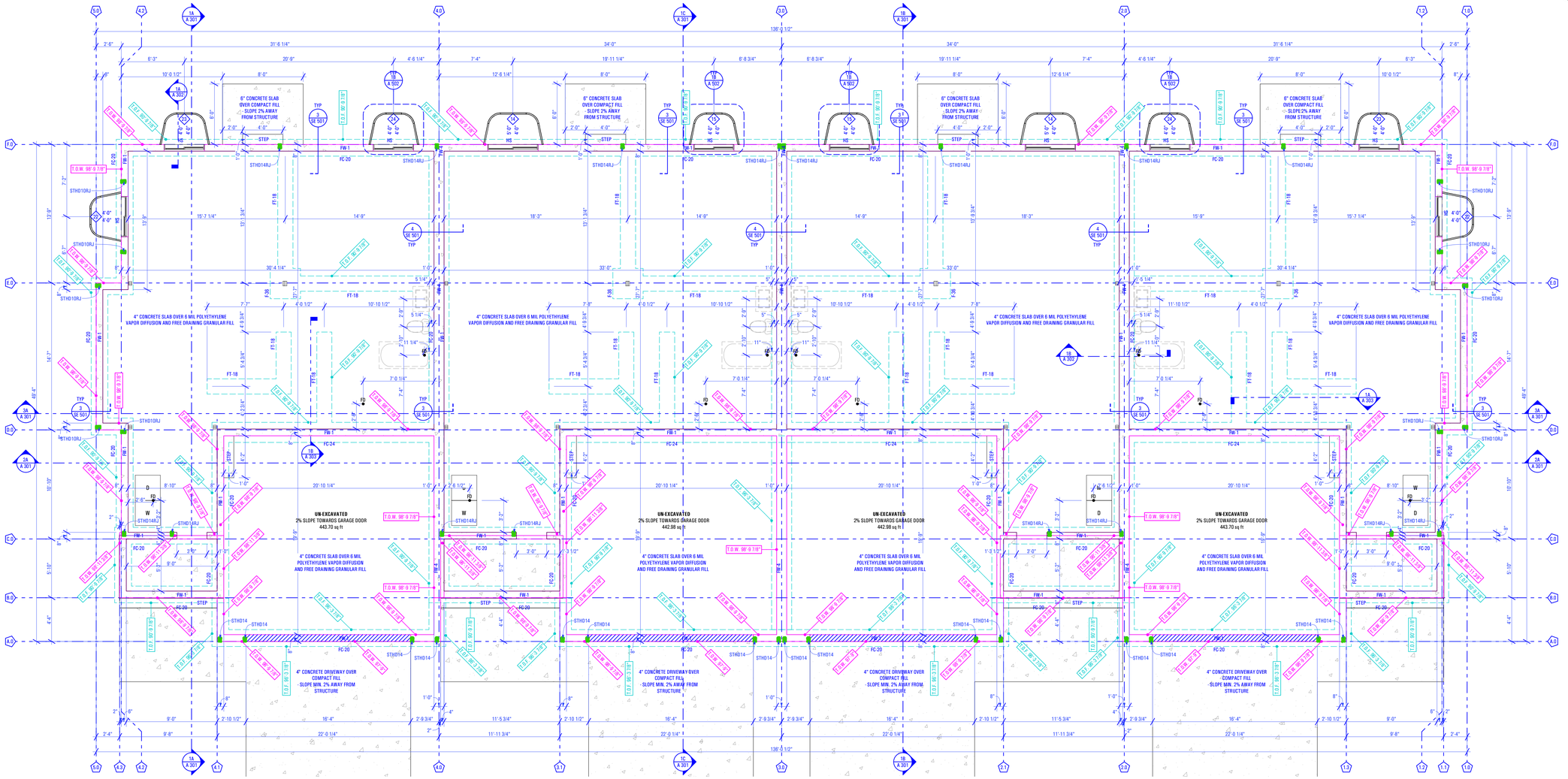
FOUNDATION CONDITION

GRID KEY

Scale: 3/4" = 1'-0" 4B



AXO VIEW - FOOTING & FOUNDATION 4A



FOOTING & FOUNDATION PLAN

0 4' 8' 12'

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

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CONSULTANT INFO:

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JASON M. GUDMUNDSON
7914241
10/18/2022
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 SPRINGVILLE 4-PLEX

PROJECT ID #:

T-7632A-22

ISSUE DATE:

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INITIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:

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SHEET TITLE:

[BUILDING 25]

FOOTING & FOUNDATION PLAN

SCALE:

As Noted

SHEET NUMBER:

SE 101

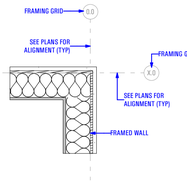
STRUCTURAL FLOOR FRAMING LEGEND:	
	BEAMS
	FLOOR JOISTS
	STEEL W-COLUMNS
	HOLLOW STRUCTURAL STEEL (HSS)
	WOOD POST

- SEE PLAN FOR SPECIFIED ELEMENT SIZES

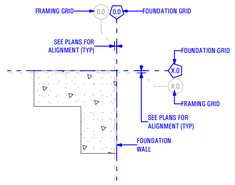
Main Level Floor Framing Plan

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.



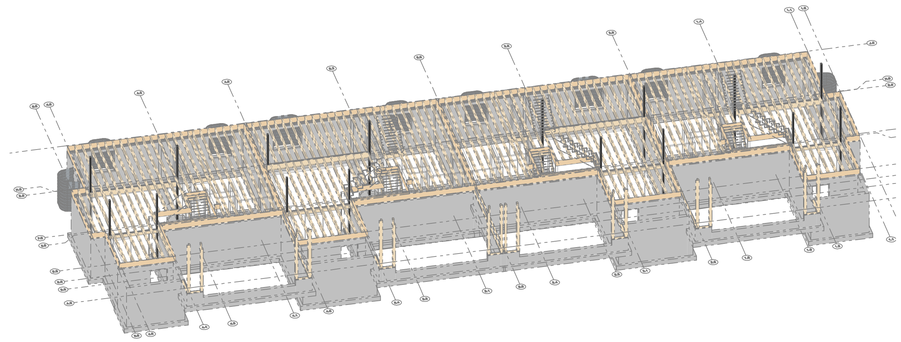
FRAMING CONDITION



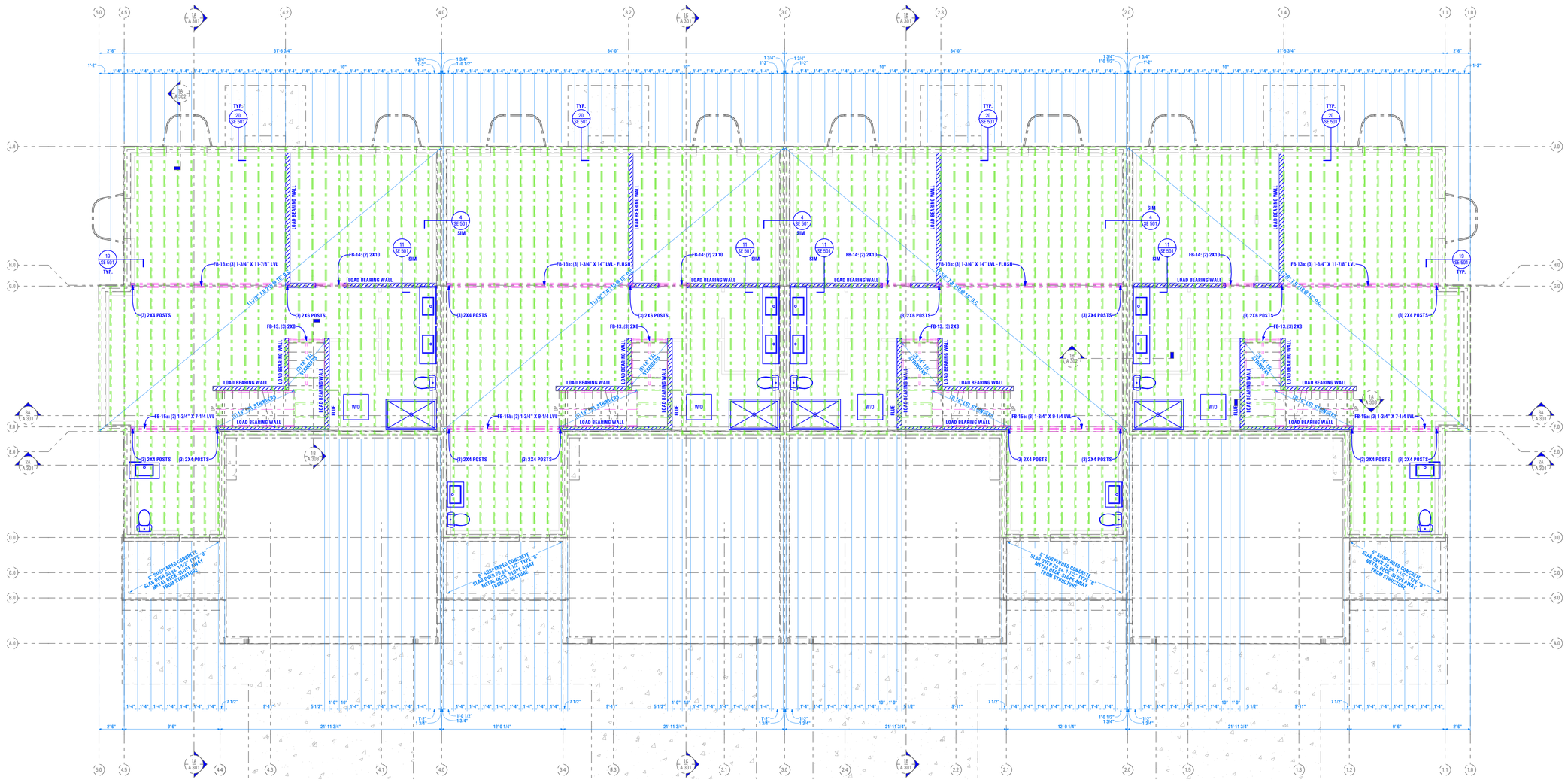
FOUNDATION CONDITION

GRID KEY

Scale: 3/4" = 1'-0" 4B



AXO VIEW - FLOOR FRAMING PLAN - LEVEL 1 4A



FLOOR FRAMING PLAN - LEVEL 1

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

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MARK	DATE	DESCRIPTION

PHASE:

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SHEET TITLE:

[BUILDING 25]

LEVEL 1 FLOOR FRAMING PLAN

SCALE:

As Noted

SHEET NUMBER:

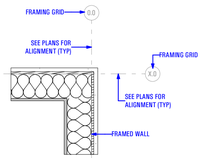
SE 102

STRUCTURAL SHEARWALL LEGEND:	
	COMMON STUDS
	KING STUDS
	STEEL W-COLUMNS
	HOLLOW STRUCTURAL STEEL (HSS)
	WOOD POST

- SEE PLAN FOR SPECIFIED ELEMENT SIZES

Shearwall Plan
General Notes:

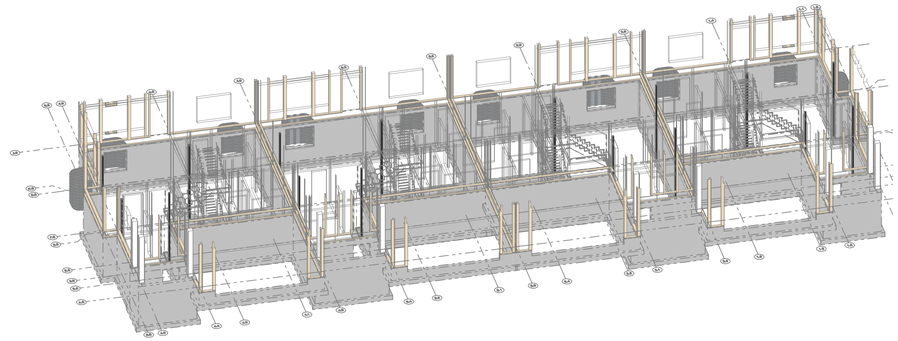
1. ALL HOLDOWN LOCATIONS, SIZES AND DIMENSIONS TO BE VERIFIED IN FIELD WITH SHEARWALL DESIGN (SEE STRUCTURAL ENGINEERING)



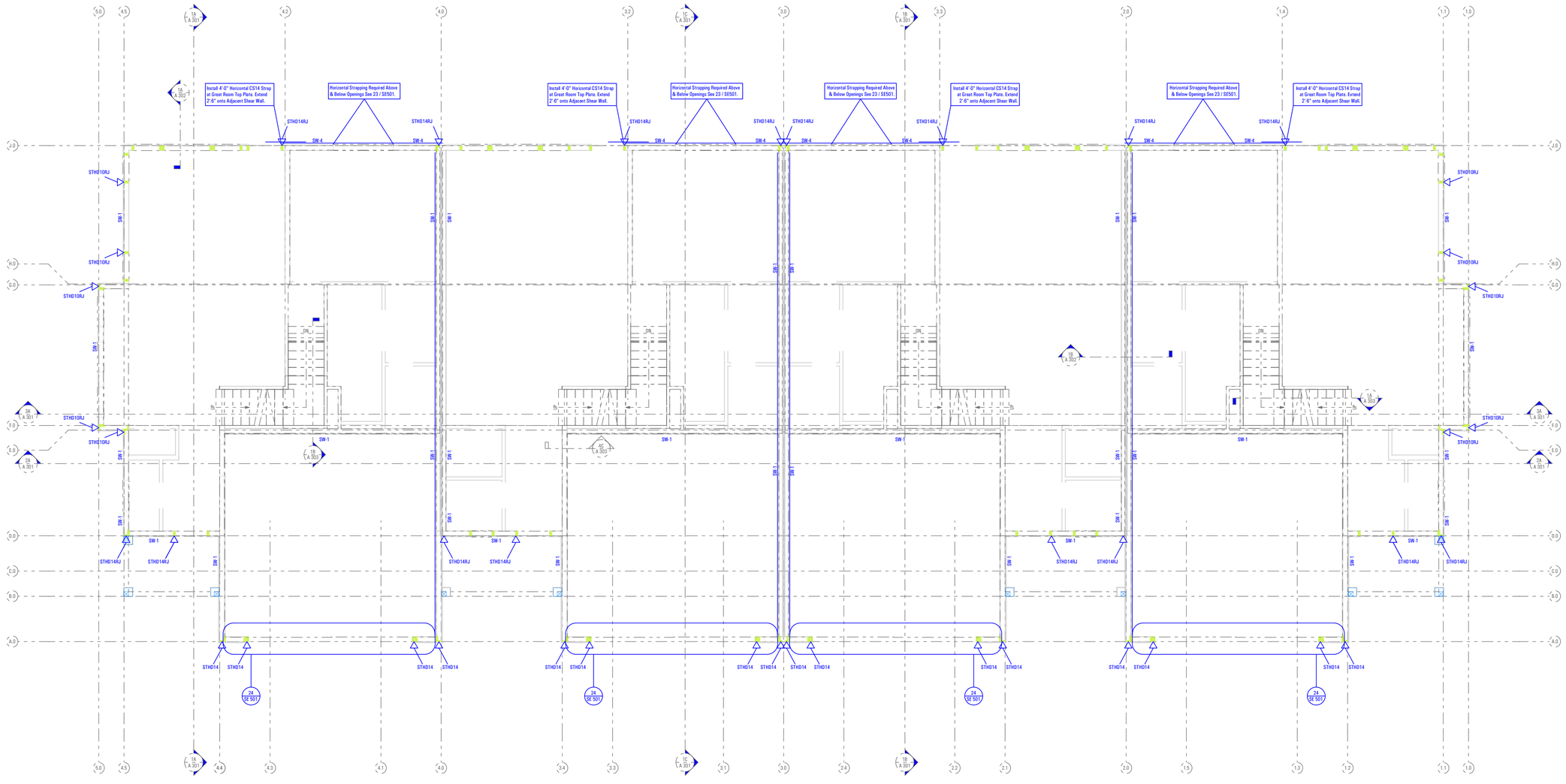
FRAMING CONDITION

GRID KEY

Scale: 3/4" = 1'-0" (4B)



AXO VIEW - SHEARWALL PLAN (4A)



SHEARWALL PLAN - LEVEL 1

0 4' 8' 12'

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

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PRE-PERMIT

SHEET TITLE:

[BUILDING 25]

LEVEL 1 SHEARWALL PLAN

SCALE:

As Noted

SHEET NUMBER:

SE 103

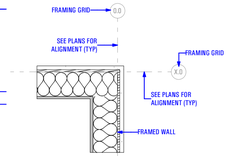
STRUCTURAL FLOOR FRAMING LEGEND:	
	BEAMS
	FLOOR JOISTS
	STEEL W-COLUMNS
	HOLLOW STRUCTURAL STEEL (HSS)
	WOOD POST

- SEE PLAN FOR SPECIFIED ELEMENT SIZES

Level 2 Floor Framing Plan

General Notes:

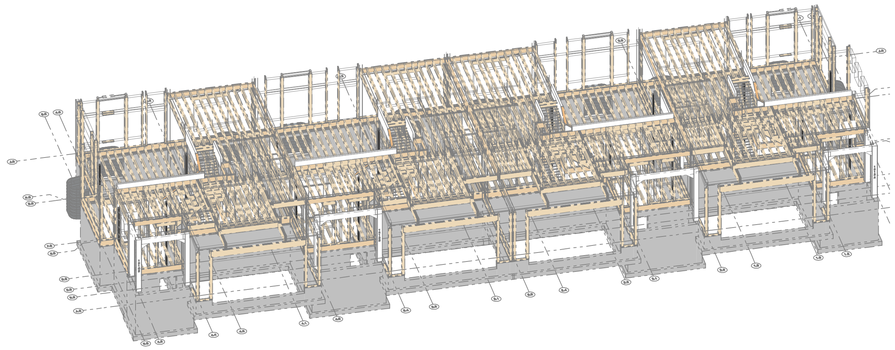
1. General Contractor to Verify In Field Roof Framing Does Not Load Onto Floor Framing. If Roof Framing Does Load Onto Floor Framing, Contact Structural Engineer Immediately.
2. Contractor to Provide Temporary Shoring for Existing Floor Joists on Both Sides During Center Beam Installation.



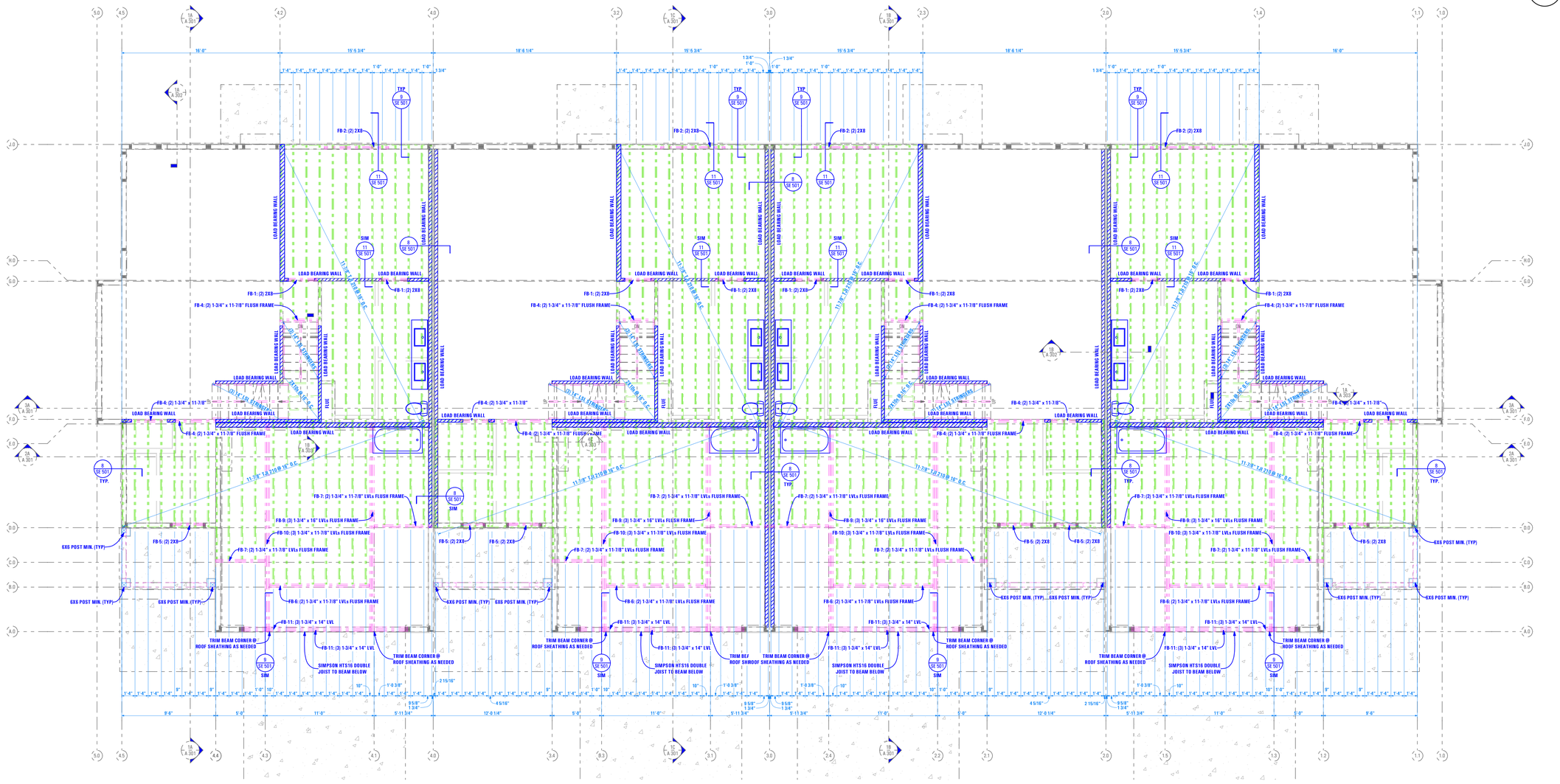
FRAMING CONDITION

GRID KEY

Scale: 3/4" = 1'-0" (4B)



AXO VIEW - FLOOR FRAMING PLAN - LEVEL 2 (4A)



FLOOR FRAMING PLAN - LEVEL 2

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

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SHEET TITLE:

[BUILDING 25]

LEVEL 2 FLOOR FRAMING PLAN

SCALE:

As Noted

SHEET NUMBER:

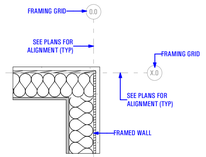
SE 104

STRUCTURAL SHEARWALL LEGEND:	
	COMMON STUDS
	KING STUDS
	STEEL W-COLUMNS
	HOLLOW STRUCTURAL STEEL (HSS)
	WOOD POST

- SEE PLAN FOR SPECIFIED ELEMENT SIZES

Shearwall Plan
General Notes:

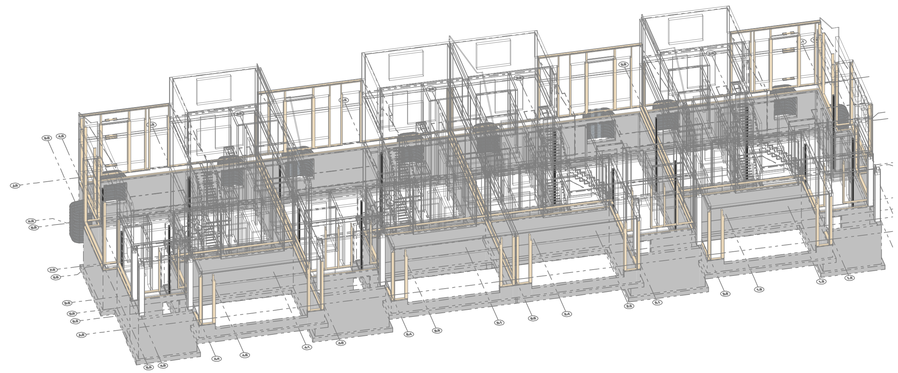
1. ALL HOLDOWN LOCATIONS, SIZES AND DIMENSIONS TO BE VERIFIED IN FIELD WITH SHEARWALL DESIGN (SEE STRUCTURAL ENGINEERING)



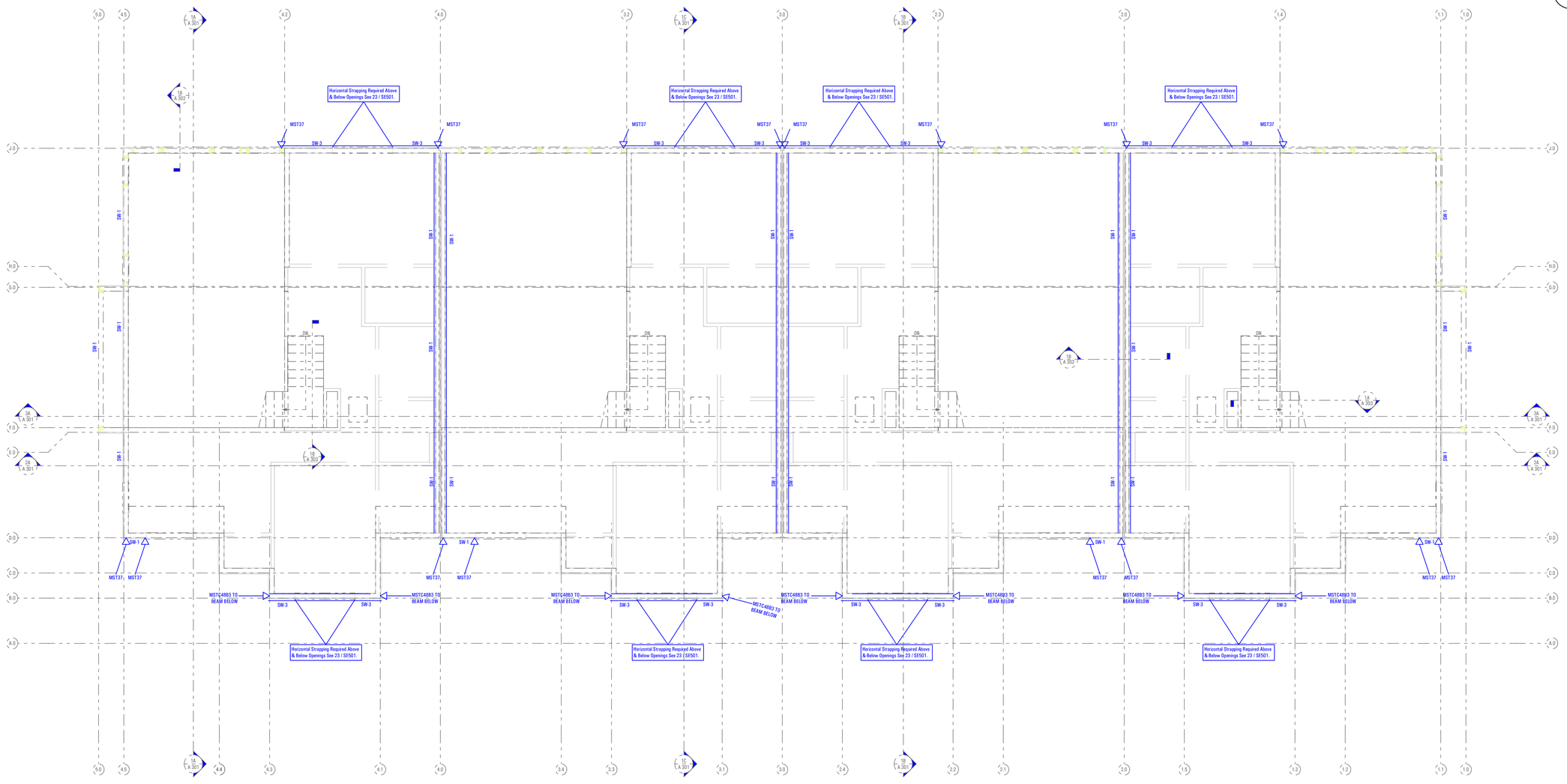
FRAMING CONDITION

GRID KEY

Scale: 3/4" = 1'-0" 4B



AXO VIEW - SHEARWALL PLAN - LEVEL 2 4A



SHEARWALL PLAN - LEVEL 2

0 4' 8' 12'

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

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PHASE:

PRE-PERMIT

SHEET TITLE:

[BUILDING 25]

LEVEL 2 WALL SHEARWALL PLAN

SCALE:

As Noted

SHEET NUMBER:

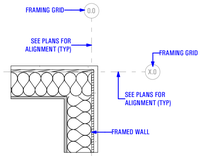
SE 105

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
General Notes:

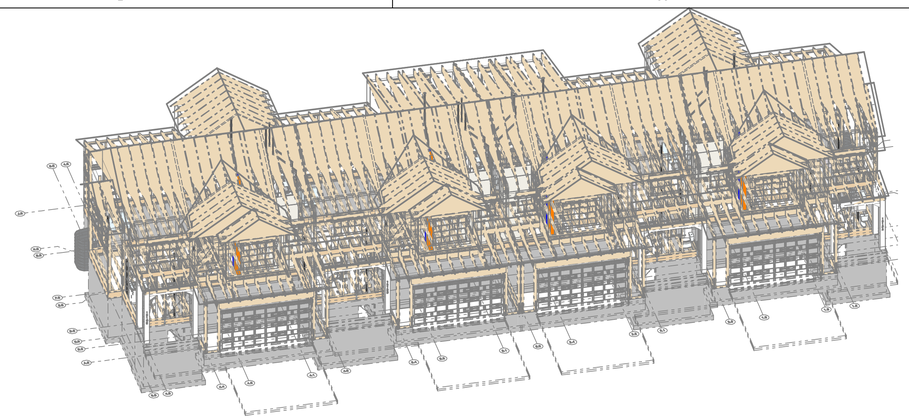
1. FOR SUBMITTAL REVIEW PURPOSES: Prefabricated Truss Designer / Manufacturer Shall Provide an *.IFC file format of the 3D Truss Assembly to Architect for Review. All other file formats submitted for Review will be Rejected.



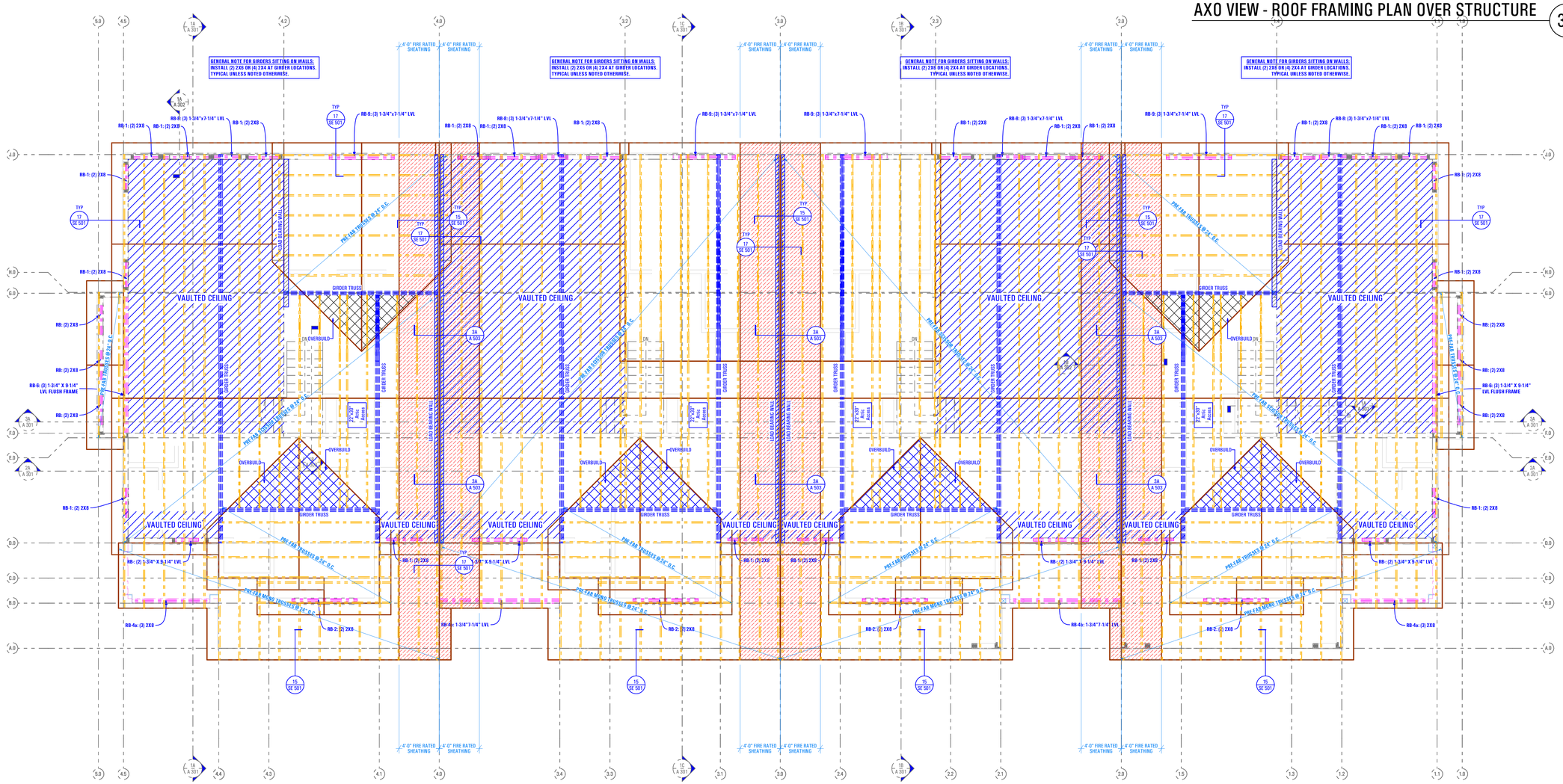
FRAMING CONDITION

GRID KEY

Scale: 3/4" = 1'-0" 4B



AXO VIEW - ROOF FRAMING PLAN OVER STRUCTURE 3A



ROOF FRAMING PLAN

0 4' 8' 12'

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

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SHEET TITLE:

[BUILDING 25]

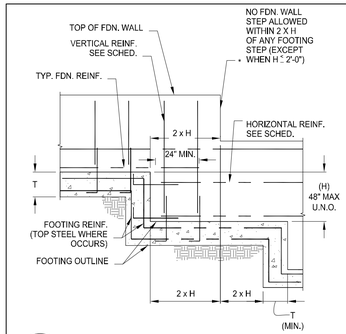
ROOF FRAMING PLAN

SCALE:

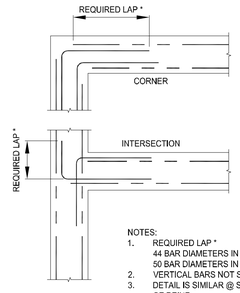
As Noted

SHEET NUMBER:

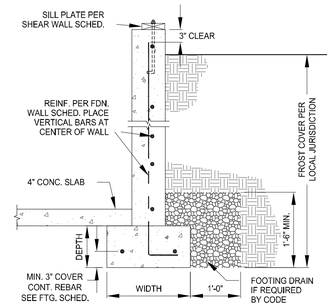
SE 106



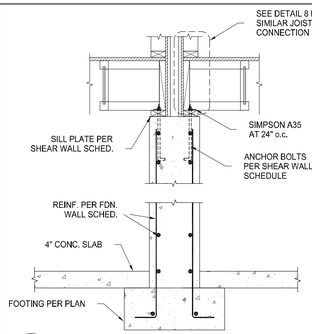
1 STEP FOOTING (TYP.)
SCALE: NONE (SEE PLAN FOR LOCATION)



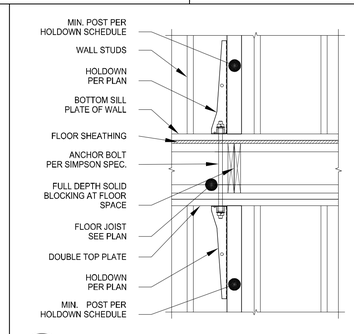
2 HORIZONTAL REINFORCEMENT (TYP.)
SCALE: NONE



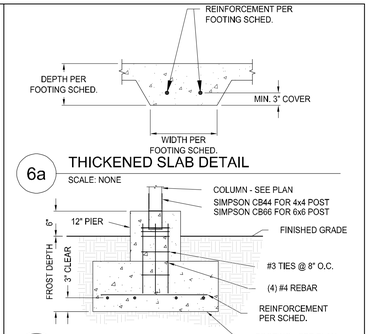
3 FOOTING & FDN. WALL DETAIL
SCALE: NONE



4 INTERIOR FOUNDATION WALL
SCALE: NONE

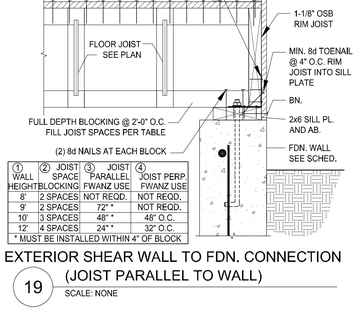


5 HOLDOWN IN WALL DETAIL
SCALE: NONE

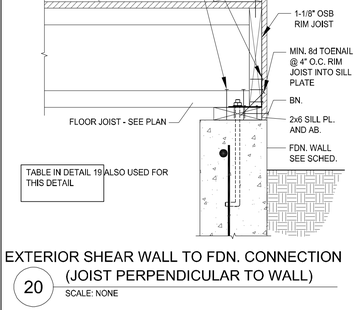


6a THICKENED SLAB DETAIL
SCALE: NONE

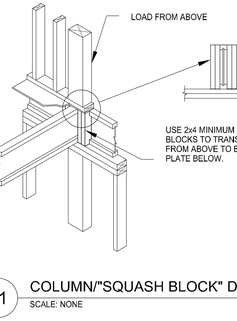
6b PIER DETAIL
SCALE: NONE



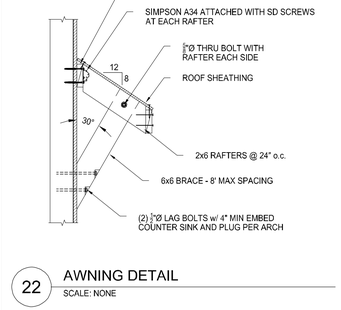
7 SHEAR WALL DETAIL (TYP.)
SCALE: NONE



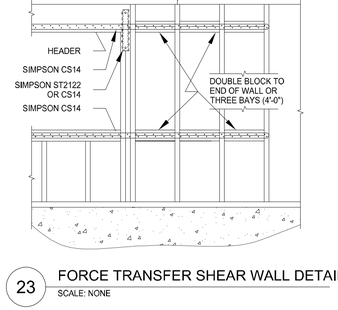
8 EXTERIOR SHEAR WALL CONNECTION DETAIL (JOIST PARALLEL TO WALL)
SCALE: NONE



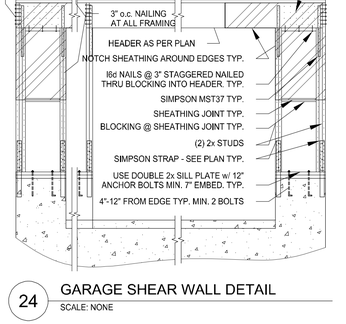
9 EXTERIOR SHEAR WALL CONNECTION DETAIL (JOIST PERPENDICULAR TO WALL)
SCALE: NONE



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



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



LOWER LEVEL - FLOOR AND ROOF LOAD		
OPENING SIZE	KING STUDS	TRIMMER STUDS
UP TO 4'-0"	(2) 2x4 or (1) 2x6	(2) 2x4 or (1) 2x6
4'-1" TO 8'-0"	(3) 2x4 or (2) 2x6	(3) 2x4 or (2) 2x6
8'-1" TO 12'-0"	(4) 2x4 or (3) 2x6	(4) 2x4 or (3) 2x6
OVER 12'-0"	SEE PLAN OR CONTACT ENGINEER	

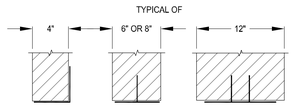
UPPER LEVEL - ROOF LOAD ONLY		
OPENING SIZE	KING STUDS	TRIMMER STUDS
UP TO 4'-0"	(2) 2x4 or (1) 2x6	(1) 2x4 or (1) 2x6
4'-1" TO 8'-0"	(3) 2x4 or (2) 2x6	(2) 2x4 or (2) 2x6
8'-1" TO 12'-0"	(4) 2x4 or (3) 2x6	(3) 2x4 or (3) 2x6
OVER 12'-0"	SEE PLAN OR CONTACT ENGINEER	

12 HEADER CONNECTION DETAIL
SCALE: NONE

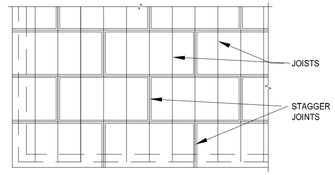
STEEL LINTEL SCHED.		
CLEAR OPENING	SIZE ANGLE	MIN. BEARING
UP TO 5'-0"	3 1/2" x 3" x 1/4"	6"
5'-1" TO 7'-0"	3 1/2" x 3 1/2" x 1/4"	7"
7'-1" TO 9'-0"	5" x 3 1/2" x 1/4"	9"
9'-1" TO 10'-0"	5" x 3 1/2" x 5/16"	10"
10'-1" TO 14'-0"	6" x 3 1/2" x 3/8"	14"
14'-1" TO 18'-0"	8" x 4" x 7/16"	18"
18'-1" AND OVER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

LINTEL NOTES:

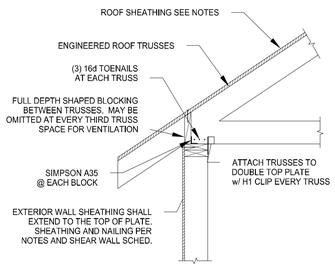
LINTELS CARRY MASONRY ONLY. WHERE FLOORS, ROOFS, OR CONCENTRATED LOADS OCCUR, FURTHER ANALYSIS IS NECESSARY, USE THIS SCHED. UNLESS NOTED OTHERWISE.



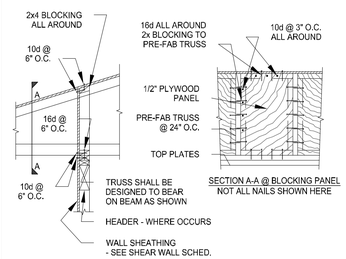
13 BRICK VENEER LINTEL
SCALE: NONE



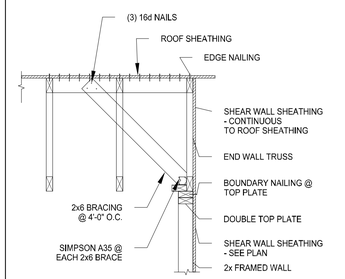
14 HORIZONTAL SHEATHING LAYOUT (TYP.)
SCALE: NONE



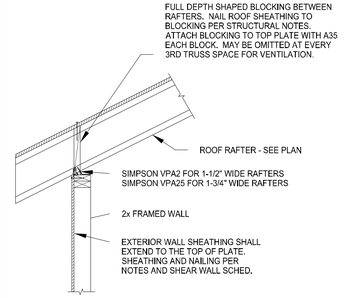
15 TRUSS @ EXTERIOR WALL (TYP.)
SCALE: NONE



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

① WALL HEIGHT	② JOIST SPACE	③ JOIST PARALLEL FWANZ USE	④ JOIST PERP. FWANZ USE
8'	2 SPACES	NOT REQD.	NOT REQD.
9'	2 SPACES	72" *	NOT REQD.
10'	3 SPACES	48" *	48" O.C.
12'	4 SPACES	24" *	32" O.C.

* MUST BE INSTALLED WITHIN 4" OF BLOCK

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

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7914241
10/18/2022
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 SPRINGVILLE 4-PLEX

PROJECT ID #:

T-7632A-22

ISSUE DATE:

3/20/2023

REVIEWED BY:

INITIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:

PRE-PERMIT

SHEET TITLE:

[BUILDING 25]

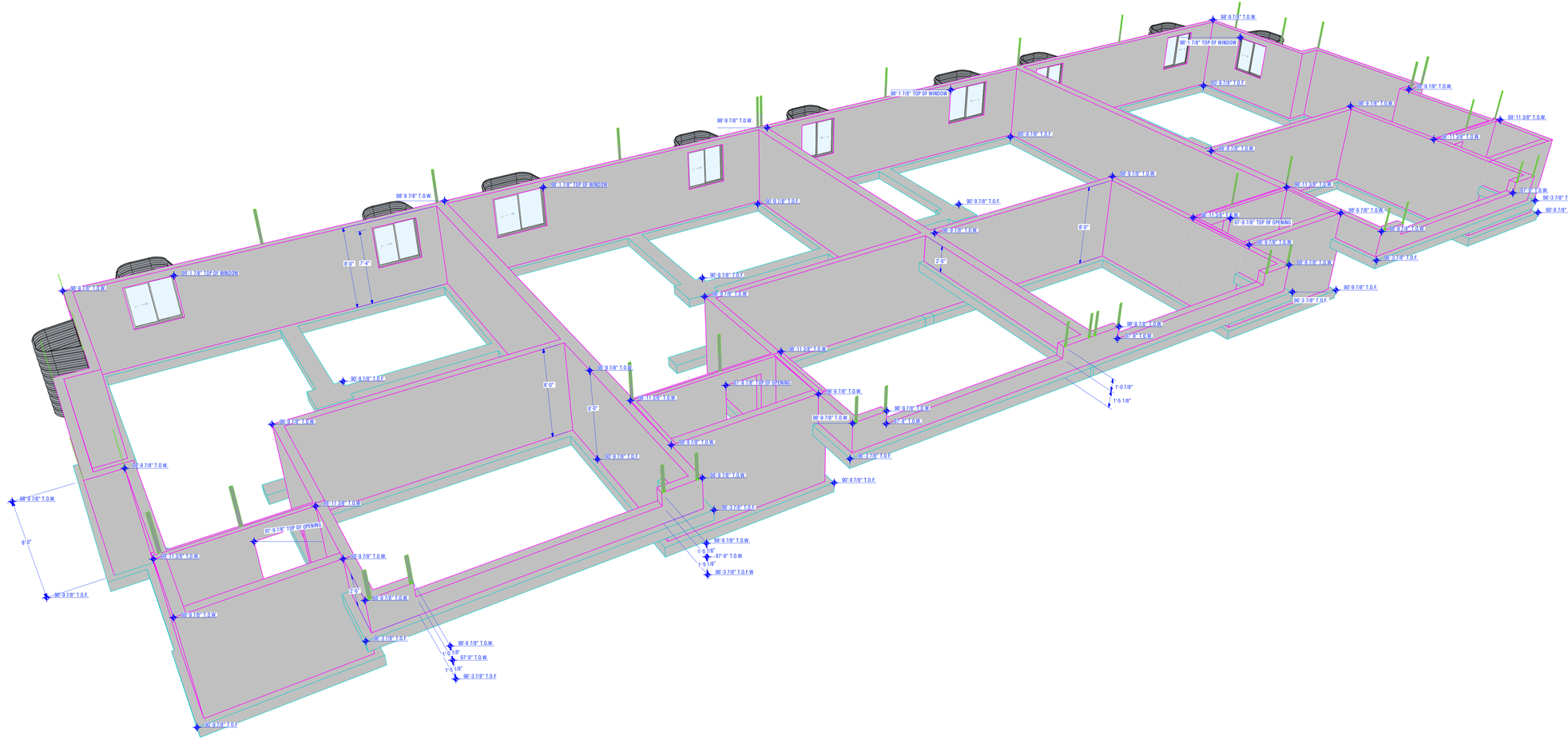
STRUCTURAL DETAILS

SCALE:

As Noted

SHEET NUMBER:

SE 501



VISUAL AID: FOOTING & FOUNDATION HOLDOWN - FRONT 1A

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REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:

PRE-PERMIT

SHEET TITLE:

[BUILDING 25]

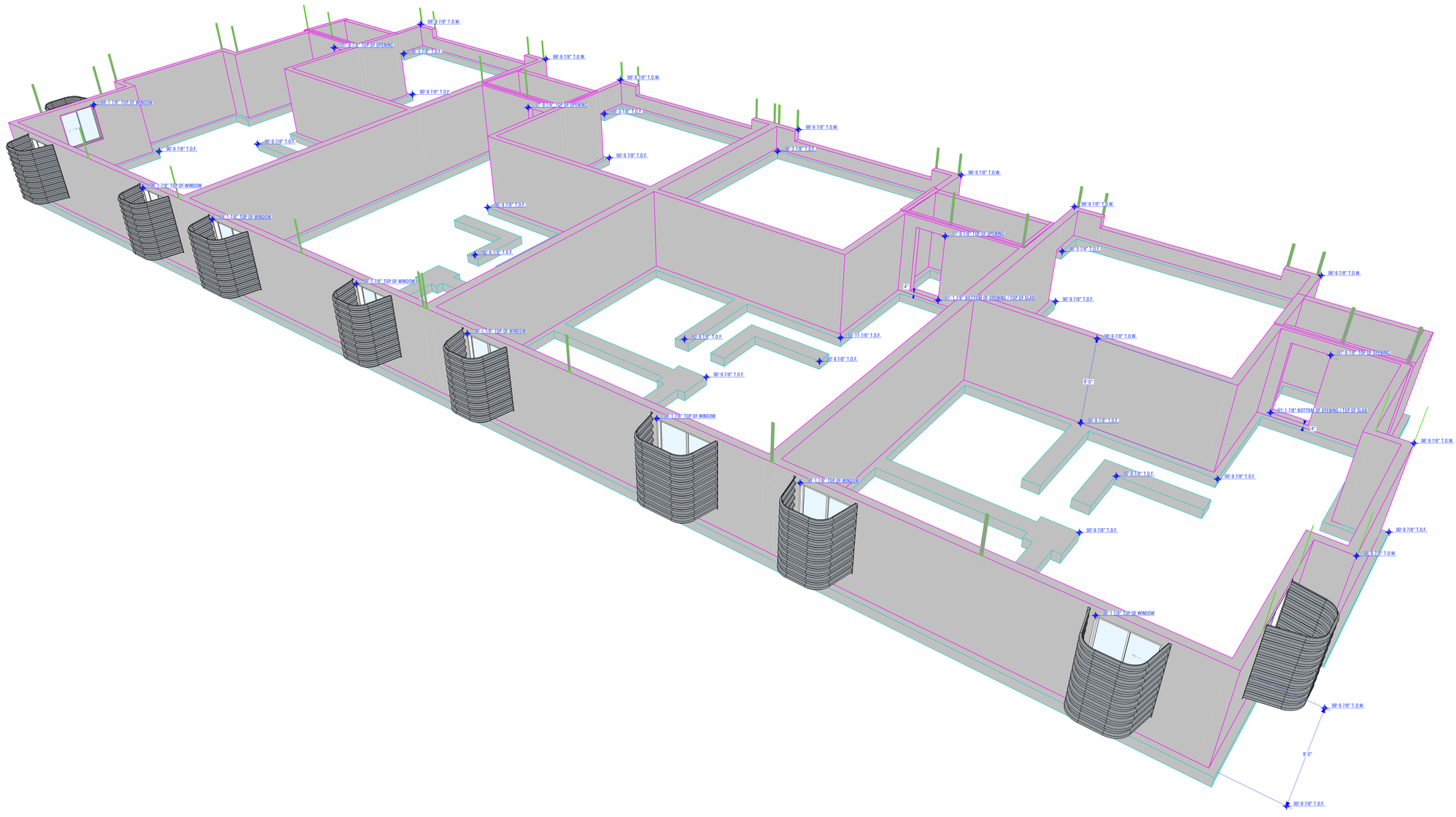
VISUAL AID: FOOTING & FOUNDATION HOLDOWN - FRONT

SCALE:

As Noted

SHEET NUMBER:

SE 502



4

3

2

1

T.O.W.	Top of Wall
T.O.F.	Top of Footing
T.O.P	Top of Pier
B.O.P	Bottom of Pier

VISUAL AID: FOOTING & FOUNDATION HOLDOWN - REAR

1A

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3/20/2023

REVIEWED BY:

INTIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

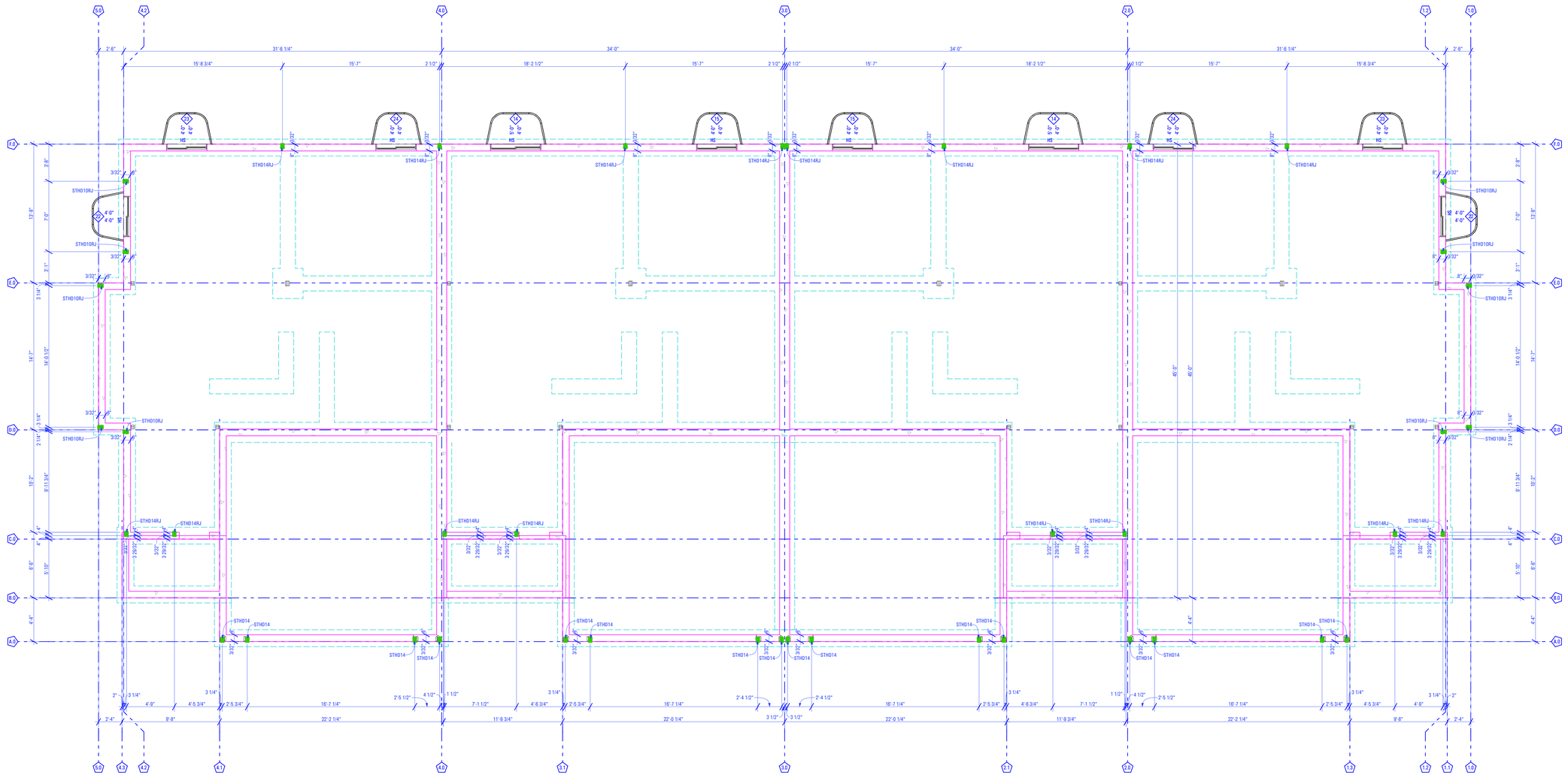
PHASE:
PRE-PERMIT

SHEET TITLE:
[BUILDING 25]

VISUAL AID: FOOTING & FOUNDATION HOLDOWN - REAR

SCALE:
As Noted

SHEET NUMBER:
SE 503



FOOTING & FOUNDATION HOLDOWN DIMENSION PLAN

0 4' 8' 12'

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

1A

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INITIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:

PRE-PERMIT

SHEET TITLE:

[BUILDING 25]

FOOTING & FOUNDATION HOLDOWN DIMENSION PLAN

SCALE:

As Noted

SHEET NUMBER:

SE 504

SYMBOL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	PLUMBING		ROOF DRAIN		FLOOR REGISTER
	TOILET	REF.	REFRIGERATOR		CEILING REGISTER
	BATH LAV.	W	WASHER		ROUND DUCT RISE
	KITCHEN SINK		MECHANICAL		ROUND DUCT DROP
	UTILITY SINK		RANGE		UNDER FLOOR DUCT / CEILING DUCT
	TUB	D	DRYER		SUSPENDED SUPPLY DUCT
	CORNER TUB		BBQ GAS CONNECTION		SUSPENDED COLD AIR RETURN
	SHOWER STALL	AC	AIR CONDITIONING CONDENSER		POSITIVE PRESSURE DUCT - RISE
DW	DISH WASHER		WOOD BURNING STOVE		POSITIVE PRESSURE DUCT - DROP
FD	FLOOR DRAIN		FIREPLACE		NEGATIVE PRESSURE DUCT - RISE
WS	WATER SOFTENER		DOUBLE SIDED FIREPLACE		NEGATIVE PRESSURE DUCT - DROP
			EXHAUST FAN		FLEX DUCT
					FURNACE
					RANGE
				D	DRYER
				WH	WATER HEATER

MECHANICAL NOTES:

1. Outdoor air. Where the space in which fuel-burning appliances are located does not meet the criterion for indoor air specified in section M1702, outside combustion air shall be supplied in section M1703.2.

2. Two openings or ducts. Outside combustion air shall be supplied through openings or ducts. One opening shall be within 12 inches of the top of the enclosure. and one within 12 inches of the bottom of the enclosure. Openings are permitted to connect to spaces directly communicating with the outdoors, such as ventilated crawl spaces or ventilated attic spaces. The same duct or opening shall not serve both combustion air openings. The duct serving the upper opening shall be level or extend upward from the appliance space.

3. Size of Openings. Where directly communicating with the outdoors, or where communicating with the outdoors by means of vertical ducts, each opening shall have a free area of at least 1 square inch per 4,000 BTU/Per hour of total input rating of all appliances in the space. Where horizontal ducts are used, each opening shall have a free area of at least 1 square inch per 2,000 BTU/Per hour of total input of all appliances in the space. Ducts shall be of the same minimum cross-sectional area as the required free area of the openings to which they connect. The minimum cross-sectional dimension of rectangular air ducts shall be 3 inches.

4. The attic ventilation shall be sufficient to provide the required volume of combustion air.

5. The combustion air opening in the attic shall be provided with a metal sleeve extending from the appliance enclosure to at least 6 inches above the top of the ceiling joists and ceiling insulation.

6. An inlet air duct within an outlet air duct shall be an acceptable means of supplying attic combustion air to an appliance room provided that the inlet duct extends at least 12 inches above the top of the outlet duct in the attic space.

7. The end of ducts that terminate in an attic shall not be screened.

8. Under-floor combustion air. Combustion air obtained from under-floor areas, shall have free opening areas to the outside equivalent to not less than twice the required combustion air opening.

9. Opening requirements. Outside combustion air openings shall be covered with corrosion-resistant screen or equivalent protection having not less than 1/4-inch openings.

10. Duct penetration. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gauge sheet steel or other approved material and shall have no openings into the garage.

11. Other penetrations. NO Penetrations or Openings through the specified 2-HR Fire Separation Wall, Shaftliners, OR Party Walls Shall be Allowed.

12. In buildings of unusually tight construction, combustion air shall be obtained from outside the sealed thermal envelope. In buildings of ordinary tightness, insofar as infiltration is concerned, all or a portion of the combustion air for fuel-burning appliances may be obtained from infiltration when the room or space has a volume of 50 cubic feet per 1,000 btu/h (4.83 l/w) input.

13. Where the space is of adequate volume in accordance with section m1702.1 or section m1702.2, but is within a building sealed so tightly that infiltration air is not adequate for combustion, combustion air shall be obtained from outdoors or from spaces freely communicating with the outdoors in accordance with section m1703.

14. Dryer exhaust systems shall be independent of all other systems, and shall convey the moisture to the outdoors. Exception: this section shall not apply to listed and labeled condensing (ductless) clothes dryers.

15. Exhaust ducts shall terminate on the outside of the building. Exhaust duct terminations shall be in accordance with the dryer manufacturer's installation instructions. exhaust ducts shall terminate not less than 3 feet (914 mm) in any direction from openings into buildings. Exhaust duct terminations shall be equipped with a backdraft damper. Screens shall not be installed at the duct termination.

16. The diameter of the exhaust duct shall be as required by the clothes dryer's listing and the manufacturer's installation instructions.

17. Transition ducts shall not be concealed within construction. flexible transition ducts used to connect the dryer to the exhaust duct system shall be limited to single lengths, not to exceed 8 feet (2438 mm) and shall be listed and labeled in accordance with ul 2158a.

18. Exhaust ducts shall be constructed of minimum 0.016-inch-
thick (0.4 mm) rigid metal ducts, having smooth interior surfaces with joints running in the direction of air flow. Exhaust ducts shall not be connected with sheet-metal screws or fastening means which extend into the duct.

19. The maximum length of a clothes dryer exhaust duct shall not exceed 25 feet (7620 mm) from the dryer location to the wall or roof termination. the maximum length of the duct shall be reduced 2.5 feet (762 mm) for each 45-degree (0.8 rad) bend and 5 feet (1524 mm) for each 90-degree (1.6 rad) bend. the maximum length of the exhaust duct does not include the transition duct.

20. Underground duct systems shall be constructed of approved concrete, clay, metal or plastic. The maximum duct temperature for plastic ducts shall not be greater than 150°f (66°c). metal ducts shall be protected from corrosion in an approved manner or shall be completely encased in concrete not less than 2 inches (51 mm) thick. nonmetallic ducts shall be installed in accordance with the manufacturer's installation instructions. Plastic pipe and fitting materials shall conform to cell classification 12454-b of astm d 1248 or astm d 1784 and external loading properties of astm d 2412. All ducts shall slope to an accessible point for drainage. where encased in concrete, ducts shall be sealed and secured prior to any concrete being poured. metallic ducts having an approved protective coating and nonmetallic ducts shall be installed in accordance with the manufacturer's installation instructions.

21. 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 ¼ inch (6 mm) maximum openings.

22. 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 1/300 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 eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1/300 when a vapor barrier having a transmission rate not exceeding 1 perm (5.7 ´ 10-11 kg/s × m2 × pa) is installed on the warm-in-winter side of the ceiling.

23. Fireplace stoves shall be listed, labeled and installed in accordance with the terms of the listing. Fireplace stoves shall be tested in accordance with ul 737.

24. Hearth extensions for fireplace stoves shall be installed in accordance with the listing of the fireplace stove. The supporting structure for a hearth extension for a fireplace stove shall be at the same level as the supporting structure for the fireplace unit. The hearth extension shall be readily distinguishable from the surrounding floor area.

25. Where toilet rooms and bathrooms are mechanically ventilated, the ventilation equipment shall be installed in accordance with this section.

26. Exhaust air from bathrooms and toilet rooms shall not be recirculated within a residence or to another dwelling unit and shall be exhausted directly to the outdoors. Exhaust air from bathrooms and toilet rooms shall not discharge into an attic, crawl space or other areas inside the building.

27. Ventilation systems shall be designed to have the capacity to exhaust the minimum air flow rate determined in accordance with table m1507.3.

Table M1507.3
Minimum Required Exhaust Rates
For One-& Two-Family Dwellings

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

28. Heating loads are based on load calculations from most up to date information on project at time of mechanical design. Load calculations & duct sizing are to be verified by heating & air conditioning contractor.

29. All attic access hatches and doors, as well as crawl space access hatches must be weather stripped and insulated to the same value as the wall or ceiling assembly.

30. The furnace in the garage is required to be protected from impact. The ignition source shall be elevated at least 18 inches above the floor. (M1307.3.1)

PLUMBING NOTES:

1. A means of protection against backflow shall be provided.

2. Air gaps shall comply with ASME A112.1.2 and air gap fittings shall comply with ASME A112.1.3.

3. The minimum air gap shall be measured vertically from the lowest end of a water supply outlet to the flood level rim of the fixture or receptor into which such potable water outlets discharge. The minimum required air gap shall be twice the diameter of the effective opening of the outlet. But in no case less than the valves specified in table P2902.3.1.

4. An air gap is required at the discharge point of a relief valve or piping.

5. Air gap devices shall be incorporated in dishwashing and clothes washing appliances.

6. Pipe- applied atmospheric-type vacuum breakers shall conform to ASSE 1001 or CSA B64.1.1. Hose-connection vacuum breakers shall conform to ASSE 1011, ASSE 1019, ASSE 1035, ASSE 1052 CSA B64.2, CSA B64.2.1, CSA B642.1.1, CSA B64.2.2 or CSA B64.7. These devices shall operate under normal atmospheric pressure when the critical level is installed at the required height.

7. Backflow preventers with intermediate atmospheric vents shall conform to ASSE 1012 or CSA CAN/CSA B64.3. These devices shall be permitted to be installed where subject to continuous pressure conditions. The relief opening shall discharge by air gap and shall be prevented from being submerged.

8. Pressure- type vacuum breakers shall conform to ASSE 1020 or CSA B64.1.2 and spillproof vacuum breakers shall comply with ASSE 1056. These devices are designed for installation under continuous pressure conditions when the critical level is installed at the required height. Pressure- type vacuum breakers shall not be installed in locations where spillage could cause damage to the structure.

9. Reduced pressure principle backflow preventers shall conform to ASSE 1013, AWWA C511, CSA B64.4 or CSA B64.4.1. Reduced pressure detector assembly backflow preventers shall conform to ASSE 1047. These devices shall be permitted to be installed where subject to continuous pressure conditions. The relief opening shall discharge by air gap and shall be prevented from being submerged.

10. Double- check valve assemblies shall conform to ASSE 1015, CSA B64.5, CSA B64.5.1 or AWWA C510. Double- detector check- valve assemblies shall conform to ASSE 1048. These devices shall be capable of operating under continuous pressure conditions.

11. Fixture traps shall have a liquid seal no less than 2 inches and not more than 4 inches. Traps for floor drains shall be fitted with a trap primer.

12. Fixture traps shall be set level with respect to their water seals and shall be protected from freezing. Trap seals shall be protected from siphonage, aspiration or back pressure by an approved system of venting.

13. Building traps shall not be installed, except in special cases where sewer gases are extremely corrosive or noxious, as directed by the building official.

14. Floor drains shall have waste outlets not less than 2 inches in diameter and shall be provided with a removable strainer. The floor drain shall be constructed so that the drain is capable of being cleaned.

15. Access shall be provided to the drain inlet.

16. The flow velocity of the water distribution system shall be controlled to reduce the possibility of water hammer. A water-hammer arrestor shall be installed where quick-closing valves are used.

17. Water-hammer arrestors shall be installed in accordance with manufacturer's specifications.

18. Bathtub and shower floors and walls above bathtubs with installed showerheads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor.

Table P2903.1
Required Capacities At
Point Of Outlet Discharge

Fixture At Point Of Outlet	Flow Rate (gpm)	Flow Pressure (psi)
Bathtub	4	8
Bidet	2	4
Dishwasher	2.75	8
Laundry Tub	4	8
Lavatory	2	8
Shower	3	8
Shower, temperature controlled	3	20
Sillcock, hose bib	5	8
Sink	2.5	8
Water Closet, Flushometer Tank	1.6	15
Water Closet,Tank,Close Coupled	3	8
Water Closet, Tank, One Piece	6	20

ELECTRICAL NOTES:

1. A luminaire controlled by a switch located at the required passage-way opening and a receptacle outlet shall be installed at or near the appliance location in accordance with Chapter 38.

2. Smoke alarms shall be installed in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms, and on each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.

3. All smoke alarms shall be listed in accordance with ul 217 and installed in accordance with the provisions of this code and the household fire warning equipment provisions of nfpa 72.

4. Household fire alarm systems installed in accordance with nfpa 72 that include smoke alarms, or a combination of smoke detector and audible notification device installed as required by this section for smoke alarms, shall be permitted. The household fire alarm system shall provide the same level of smoke detection and alarm as required by this section for smoke alarms in the event the fire alarm panel is removed or the system is not connected to a central station.

5. In new construction, the required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for over current protection. Smoke alarms shall be permitted to be battery operated when installed in buildings without commercial power or in buildings that undergo alterations, repairs or additions.

6. Alterations, repairs and additions. When alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings; the smoke alarms shall be interconnected and hard wired.

7. Bathroom receptacles. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in bathrooms shall have ground-fault circuit-interrupter protection for personnel.

8. Garage and accessory building receptacles. All 125-volt, single-phase, 15- or 20-ampere receptacles installed in garages and grade-level portions of unfinished accessory buildings used for storage or work areas shall have ground-fault circuit-interrupter protection for personnel (see section e3802.11).

9. Outdoor receptacles. All 125-volt, single-phase, 15- and 20-ampere receptacles installed outdoors shall have ground-fault circuit-interrupter protection for personnel.

10. Crawl space receptacles. Where a crawl space is at or below grade level, all 125-volt, single-phase, 15- and 20-ampere receptacles installed in such spaces shall have ground-fault circuit-interrupter protection for personnel.

11. Unfinished basement receptacles. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in unfinished basements shall have ground-fault circuit-interrupter protection for personnel. For purposes of this section, unfinished basements are defined as portions or areas of the basement not intended as habitable rooms and limited to storage areas, work areas, and the like (see section e3802.11).

12. Kitchen receptacles. All 125-volt, single-phase, 15- and 20-ampere receptacles that serve countertop surfaces shall have ground-fault circuit-interrupter protection for personnel.

13. Laundry, utility, and bar sink receptacles. All 125-volt, single-phase, 15- and 20-ampere receptacles that are located within 6 feet (1829 mm) of the outside edge of a laundry, utility or wet bar sink shall have ground-fault circuit-interrupter protection for personnel. Receptacle outlets shall not be installed in a face-up position in the work surfaces or countertops.

14. Electrically heated floors. Ground-fault circuit-interrupter protection for personnel shall be provided for electrically heated floors in bathrooms, and in hydromassage bathtub, spa and hot tub locations.

15. Arc-fault protection of bedroom outlets. All branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in bedrooms shall be protected by a combination type or branch / feeder type arc-fault circuit interrupter installed to provide protection of the entire branch circuit. Effective January 1, 2008, such arc-fault circuit interrupter devices shall be combination type.

16. All habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The minimum openable area to the outdoors shall be 4 percent of the floor area being ventilated.

17. For the purpose of determining light and ventilation requirements, any room shall be considered as a portion of an adjoining room when at least one-half of the area of the common wall is open and unobstructed and provides an opening of not less than one-tenth of the floor area of the interior room but not less than 25 square feet (2.3 m2).

18. Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet (0.3 m2), one-half of which must be openable.

19. Outdoor intake and exhaust openings shall be located in accordance with sections r303.4.1 and r303.4.2.

20. Mechanical and gravity outdoor air intake openings shall be located a minimum of 10 feet (3048 mm) from any hazardous or noxious contaminant, such as vents, chimneys, plumbing vents, streets, alleys, parking lots and loading docks, except as otherwise specified in this code. Where a source of contaminant is located within 10 feet (3048 mm) of an intake opening, such opening shall be located a minimum of 2 feet (610 mm) below the contaminant source.

21. Damp Locations. A receptacle installed outdoors in a location protected from the weather or in other damp locations shall have an enclosure for the receptacle that is weatherproof when the receptacle cover(s) is closed and an attachment plug cap is not inserted. An installation suitable for wet locations shall also be considered suitable for damp locations. A receptacle shall be considered to be in a location protected from the weather where located under roofed open porches, canopies and similar structures and not subject to rain or water runoff.

22. Other receptacles in wet locations. Where a receptacle other than a 15- or 20-amp, 125- or 250-volt receptacle is installed in a wet location and where the product intended to be plugged into it is not attended while in use, the receptacle shall have an enclosure that is weatherproof both when the attachment plug cap is inserted and when it is removed. Where such receptacle is installed in a wet location and where the product intended to be plugged into it will be attended while in use, the receptacle shall have an enclosure that is weatherproof when the attachment plug cap is removed.

23. Tamper resistant receptacles are required for ALL 15 and 20 amp receptacles. (NEC 406.11)

24. Recessed lighting in direct contact with insulation shall be IC rated per IRC Section E4004.9 and sealed per IECC Section R402.4.5.

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PROJECT LOCATION:
AUTUMN SKY SUBDIVISION

STREET LOCATION:
AUTUMN DAY LANE

AUTHORITY HAVING JURISDICTION:
HERRIMAN

ZIP CODE:
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PROJECT TITLE:
THE SPRINGVILLE 4-PLEX

PROJECT ID #:
T-7632A-22

ISSUE DATE:
3/20/2023

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INTIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:
PRE-PERMIT

SHEET TITLE:
[BUILDING 25]
MECHANICAL, ELECTRICAL & PLUMBING NOTES

SCALE:
No Scale

SHEET NUMBER:
MEP 001

RANGE

4/19/2018 5.3 Cu. Ft. Freestanding Electric Range with Easy Wipe Ceramic Glass Cooktop | Whirlpool

5.3 Cu. Ft. Freestanding Electric Range with Easy Wipe Ceramic Glass Cooktop

4.5 (2305)
Write a review
Model #: WFE515S0EB

Features

Additional Features

Counter Depth Range

Unlike most ranges on the market, Whirlpool® counter depth ranges are all made to fit seamlessly into your kitchen. Designed to fit within 2" of a standard 25" 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

https://www.whirlpool.com/kitchen/cooking/ranges/single-oven-freestanding/p.5.3-cu.-ft.-freestanding-electric-range-with-easy-wipe-ceramic-glass-cooktop.wfe515s0e

4/19/2018 5.3 Cu. Ft. Freestanding Electric Range with Easy Wipe Ceramic Glass Cooktop | Whirlpool

Exposed bake elements have an irregular surface with hard-to-reach areas that are difficult to keep clean. Whirlpool 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
Maximum Height	47-7/8 in
Minimum Height	46-7/8 in
Width	29-7/8 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

https://www.whirlpool.com/kitchen/cooking/ranges/single-oven-freestanding/p.5.3-cu.-ft.-freestanding-electric-range-with-easy-wipe-ceramic-glass-cooktop.wfe515s0e

REFRIGERATOR

4/25/2018 21 cu. ft. Counter Depth Side-by-Side Refrigerator with In-Door-Ice® Plus System | Whirlpool

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

4.2 (1328)
Write a review
Color:
Monochromatic Stainless Steel - WRS571CIDM

Features

Additional Features

Adaptive Defrost

Counter Depth Styling

https://www.whirlpool.com/kitchen/refrigeration/refrigerators/side-by-side/p.21-cu.-ft.-counter-depth-side-by-side-refrigerator-with-in-door-ice-plus-system.wrs571cidm.

4/25/2018 21 cu. ft. Counter Depth Side-by-Side Refrigerator with In-Door-Ice® Plus System | Whirlpool

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

Adjustable Gallon Door Bins

Build your door storage to fit your needs. Adjustable gallon door bins easily move when and where you need to. The gallon-size 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 cold air through the air filter to help reduce odor.

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.[2] 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	68-7/8 in
Height To Top Of Cabinet	68-5/8 in
Height To Top Of Door Hinge	68-7/8 in
Refrigerator Volume	13.62 cu. ft.
Width	36.0 in

Configuration and Overview

https://www.whirlpool.com/kitchen/refrigeration/refrigerators/side-by-side/p.21-cu.-ft.-counter-depth-side-by-side-refrigerator-with-in-door-ice-plus-system.wrs571cidm.

MICROWAVE

4/19/2018 1.7 cu. ft. Microwave Hood Combination with Electronic Touch Controls | Whirlpool

1.7 cu. ft. Microwave Hood Combination with Electronic Touch Controls

4.5 (200)
Write a review
Model #: WMH31017HB

Features

Additional Features

2-Speed, 300 CFM Motor Class[1]

Match the right amount of ventilation to the dish being prepared and quickly get rid of cooking odors with two different fan speed settings.
1 Performance varies based on installation.

Add 30 Seconds Option

Quickly set the microwave timer to 30 seconds or add it to already in-progress cooking time with the touch of a button.

Adjustable Cooktop Lighting

https://www.whirlpool.com/kitchen/cooking/microwaves/over-the-range/p.1.7-cu.-ft.-microwave-hood-combination-with-electronic-touch-controls.wmh31017hb.html

4/19/2018 1.7 cu. ft. Microwave Hood Combination with Electronic Touch Controls | Whirlpool

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	26
Number of Quick Touch/One-Touch Selections	6

Details

Clock	Yes
Night Light	Yes
Number of Power Levels	10

https://www.whirlpool.com/kitchen/cooking/microwaves/over-the-range/p.1.7-cu.-ft.-microwave-hood-combination-with-electronic-touch-controls.wmh31017hb.html

DISHWASHER

4/24/2018 ENERGY STAR® Certified Dishwasher with Sensor Cycle | Whirlpool

ENERGY STAR® Certified Dishwasher with Sensor Cycle

4.5 (1931)
Write a review
Model #: WDF540PADB

Features

Additional Features

Cycle Memory

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

Soil Sensor

Determines how dirty dishes are and adjusts the Normal cycle as needed to make sure dishes come out clean.

In-Door Silverware Basket

Frees up rack space by easily fitting on the front of the lower rack or in the door to make room for more dishes.

https://www.whirlpool.com/kitchen/dishwasher-and-cleaning/dishwashers/built-in-visible-front-console/p.energy-star-certified-dishwasher-with-sensor-cycle.wdf540pad

4/24/2018 ENERGY STAR® Certified Dishwasher with Sensor Cycle | Whirlpool

Sani 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 thanks to added heat for drying. For optimal drying results, use this option with rinse aid.

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

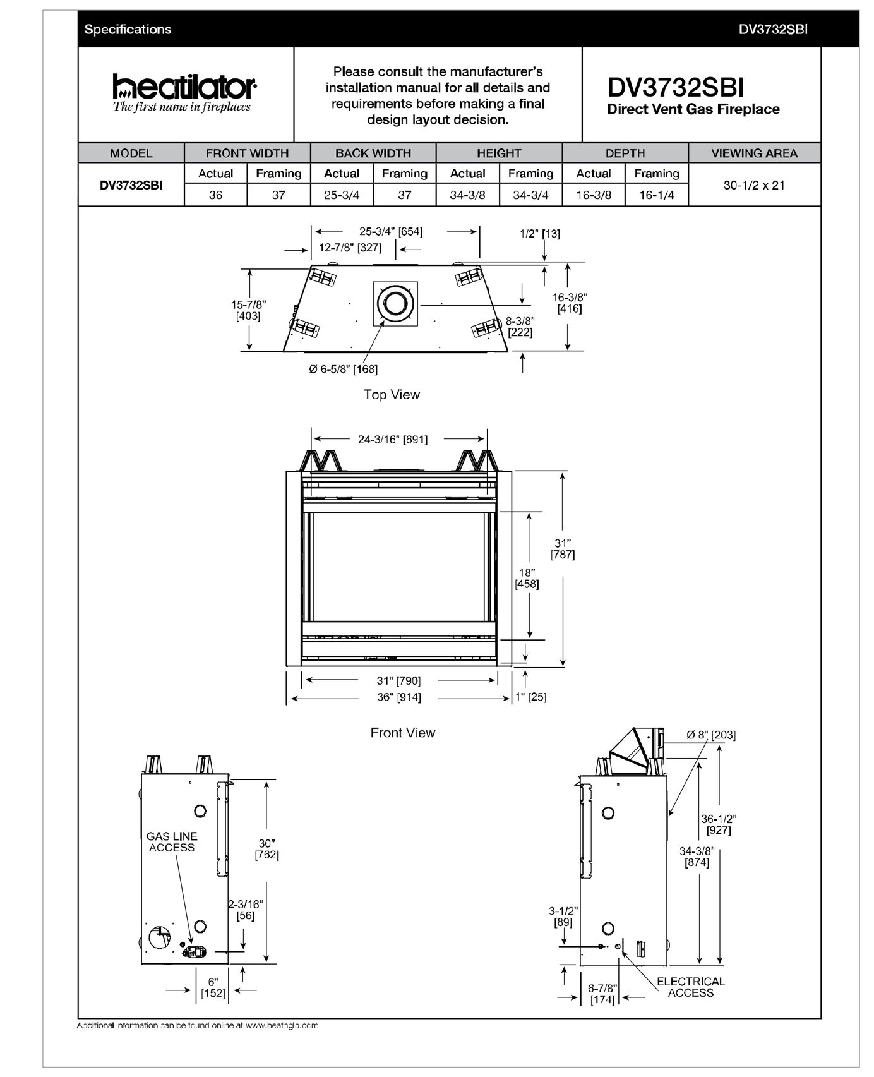
Depth	24-1/2 in
Depth With Door Open 90 Degree	49-1/2 in
Height	34-1/2 in
Maximum Height	34-1/2 in
Minimum Height	33-1/2 in
Number of Place Settings	15
Width	23-7/8 in

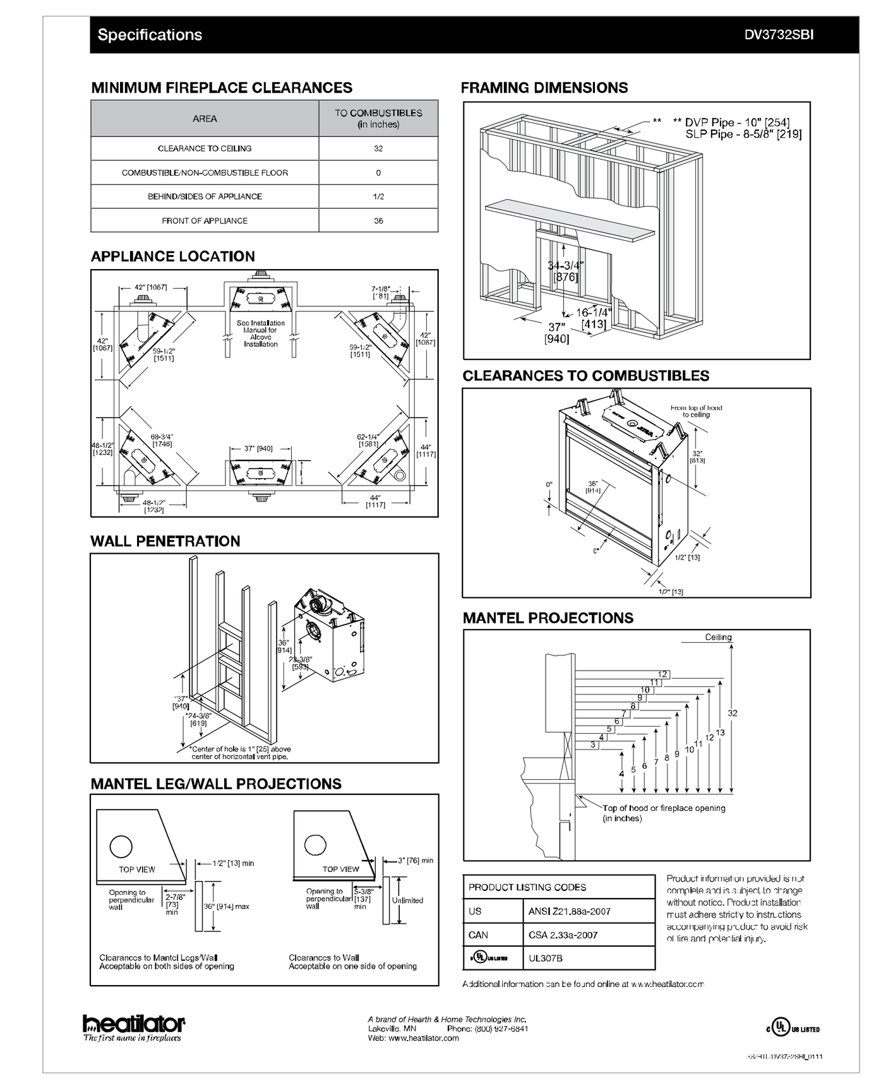
Configuration and Overview

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

https://www.whirlpool.com/kitchen/dishwasher-and-cleaning/dishwashers/built-in-visible-front-console/p.energy-star-certified-dishwasher-with-sensor-cycle.wdf540pad

GAS FIREPLACE : OPTION - #1





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PROJECT LOCATION: AUTUMN SKY SUBDIVISION

STREET LOCATION: AUTUMN DAY LANE

AUTHORITY HAVING JURISDICTION: HERRIMAN

ZIP CODE: 84096

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PROJECT ID #: T-7632A-22

ISSUE DATE: 3/20/2023

REVIEWED BY:

INTIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE: PRE-PERMIT

SHEET TITLE: [BUILDING 25] APPLIANCE SCHEDULE

SCALE: As Noted

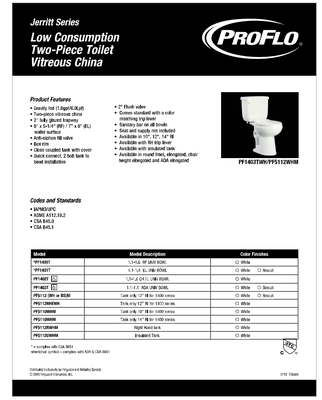
SHEET NUMBER: AP 001

TUB - SHOWER

TUB - SHOWER [ALTERNATE OPTION]

SHOWER [ALTERNATE OPTION]

TOILET



SINK

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MARK	DATE	DESCRIPTION

PHASE:

PRE-PERMIT

SHEET TITLE:

[BUILDING 25]

PLUMBING SCHEDULE

SCALE:

As Noted

SHEET NUMBER:

P 001

D | C | B | A

ELECTRICAL SYMBOL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	WIRING: SWITCH TO LIGHT CONNECTIONS		RECEPTACLE, QUAD
	CAN LIGHT	SD	SMOKE DETECTOR
	INCANDESCENT LIGHT	CD	CARBON MONOXIDE DETECTOR
	WALL / SCONCE LIGHT	T	THERMOSTAT
$	SINGLE GANG SWITCH		LIGHT / EXHAUST FAN
$3	3 WAY SWITCH		EXHAUST FAN
	RECEPTACLE, DUPLEX		TRACK LIGHTING
GFI	RECEPTACLE, DUPLEX WITH GROUND FAULT CIRCUIT INTERRUPTER	D	GARBAGE DISPOSAL
			PHONE JACK
WP	RECEPTACLE, DUPLEX WITH GROUND FAULT CIRCUIT INTERRUPTER: WATER PROOF	TV	COAXIAL LINE
220V	RECEPTACLE, DUPLEX: 220 VOLTAGE		CEILING FAN
C	RECEPTACLE, DUPLEX: CEILING		
F	RECEPTACLE, DUPLEX: FLOOR	PANEL	ELECTRICAL PANEL

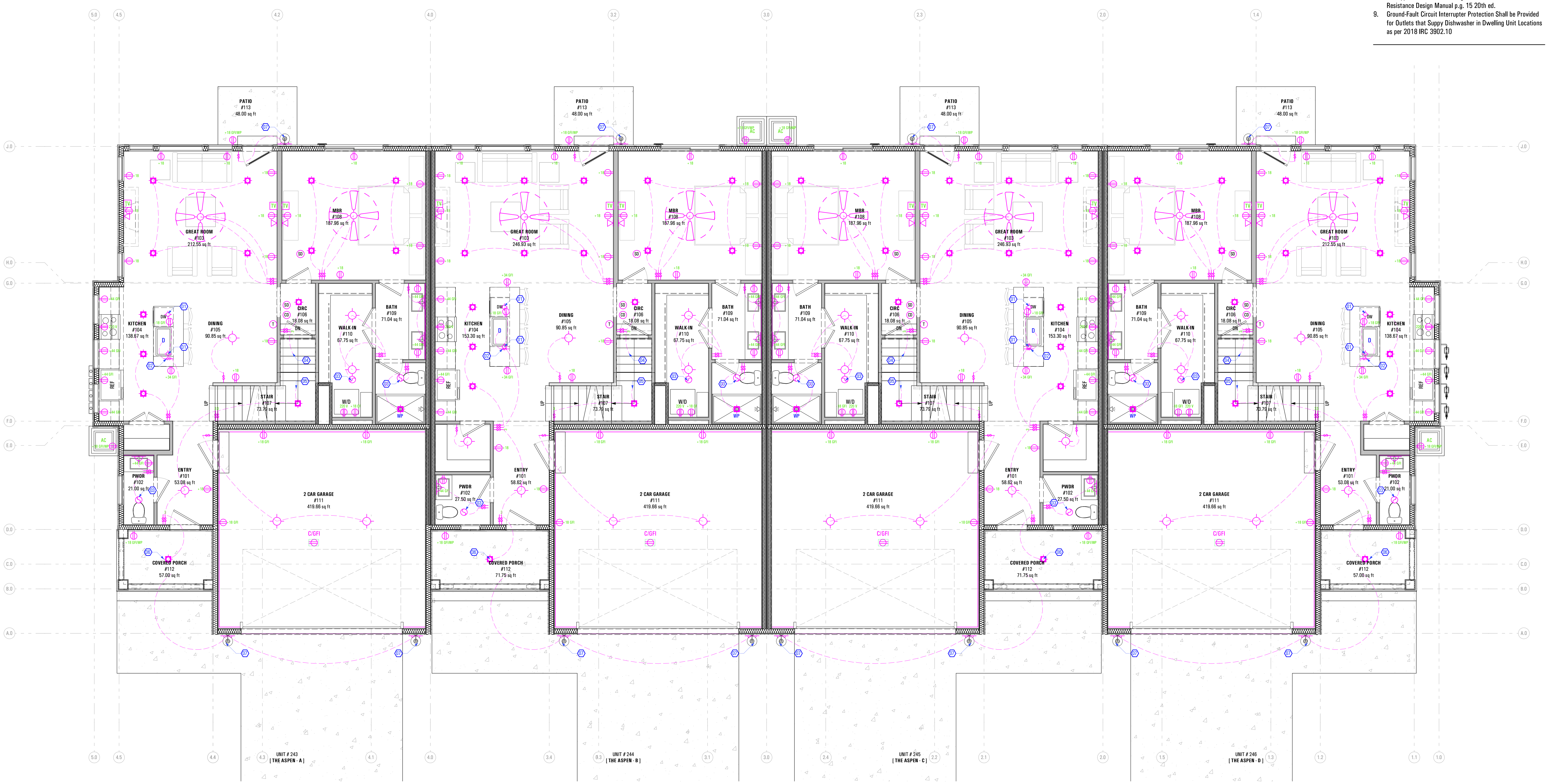
Level 1 Lighting Plan

Keynotes:

1. Pendant Light
   -As Selected by Owner
2. New Insinkerator CounterTop Air-Operated Switch or Equivalent. Finish Trim & Location to be Selected by Owner
3. 50cfm Exhaust Fan w/ 4"Ø Exhaust Duct
   - As Selected by Owner
4. Switch to Connect w/ Switch Below
5. Switch to Connect w/ Switch Above
6. Waterproof Recessed Can Light
   -As Selected by Owner
7. Waterproof Wall Sconce
   -As Selected by Owner

Note:

1. Recessed Light Fixtures in Direct Contact with Insulation shall be IC rated as Required (Typ.)
2. Waterproof All Listed Recessed Cans & Trims Located Above Tubs or in Showers
3. Electrical Contractor Shall Coordinate w/ Owner For Location & Service Provider of Data & Communications
4. Panel Arrangement & Specification to be provided by Electrical Subcontractor
5. Mechanical Ventilation System To Be Installed by Mechanical Contractor - as per Manufacturer's Specifications
6. All Smoke Detectors in Individual Units to be Inseries
7. Waterproof All Listed Porch Lights, Exterior Wall Sconces & Trims Located Above Covered Patios
8. 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.
9. Ground-Fault Circuit Interrupter Protection Shall be Provided for Outlets that Suppy Dishwasher in Dwelling Unit Locations as per 2018 IRC 3902.10



DATA & LIGHTING PLAN - LEVEL 1 (1A)

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

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MARK	DATE	DESCRIPTION

PHASE: PRE-PERMIT

SHEET TITLE: [BUILDING 25]

POWER / DATA & LIGHTING PLAN - LEVEL 1

SCALE: As Noted

SHEET NUMBER: E 101

BIMcloud: ARCFLO-Server - BIMcloud Basic for ARCHICAD 22/TRIUMPH - TOWNHOMES/T-7632A-22E_TRIUMPH_AUTUMN SKY - SPRINGVILLE 4-PLEX (BLDG 25)_DD_2023-03-14
3/20/2023 9:12 AM
T-7632A-22E_TRIUMPH_AUTUMN SKY - SPRINGVILLE 4-PLEX (BLDG 25)_DD_2023-03-14

ELECTRICAL SYMBOL LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	WIRING: SWITCH TO LIGHT CONNECTIONS		RECEPTACLE, QUAD
	CAN LIGHT	SD	SMOKE DETECTOR
	INCANDESCENT LIGHT	CD	CARBON MONOXIDE DETECTOR
	WALL / SCONCE LIGHT	T	THERMOSTAT
S	SINGLE GANG SWITCH		LIGHT / EXHAUST FAN
3	3 WAY SWITCH		EXHAUST FAN
	RECEPTACLE, DUPLEX		TRACK LIGHTING
GFI	RECEPTACLE, DUPLEX WITH GROUND FAULT CIRCUIT INTERRUPTER	D	GARBAGE DISPOSAL
WP	RECEPTACLE, DUPLEX WITH GROUND FAULT CIRCUIT INTERRUPTER WATER PROOF	TP	PHONE JACK
220	RECEPTACLE, DUPLEX 220 VOLTAGE	TV	COAXIAL LINE
C	RECEPTACLE, DUPLEX CEILING		CEILING FAN
F	RECEPTACLE, DUPLEX FLOOR	PANEL	ELECTRICAL PANEL

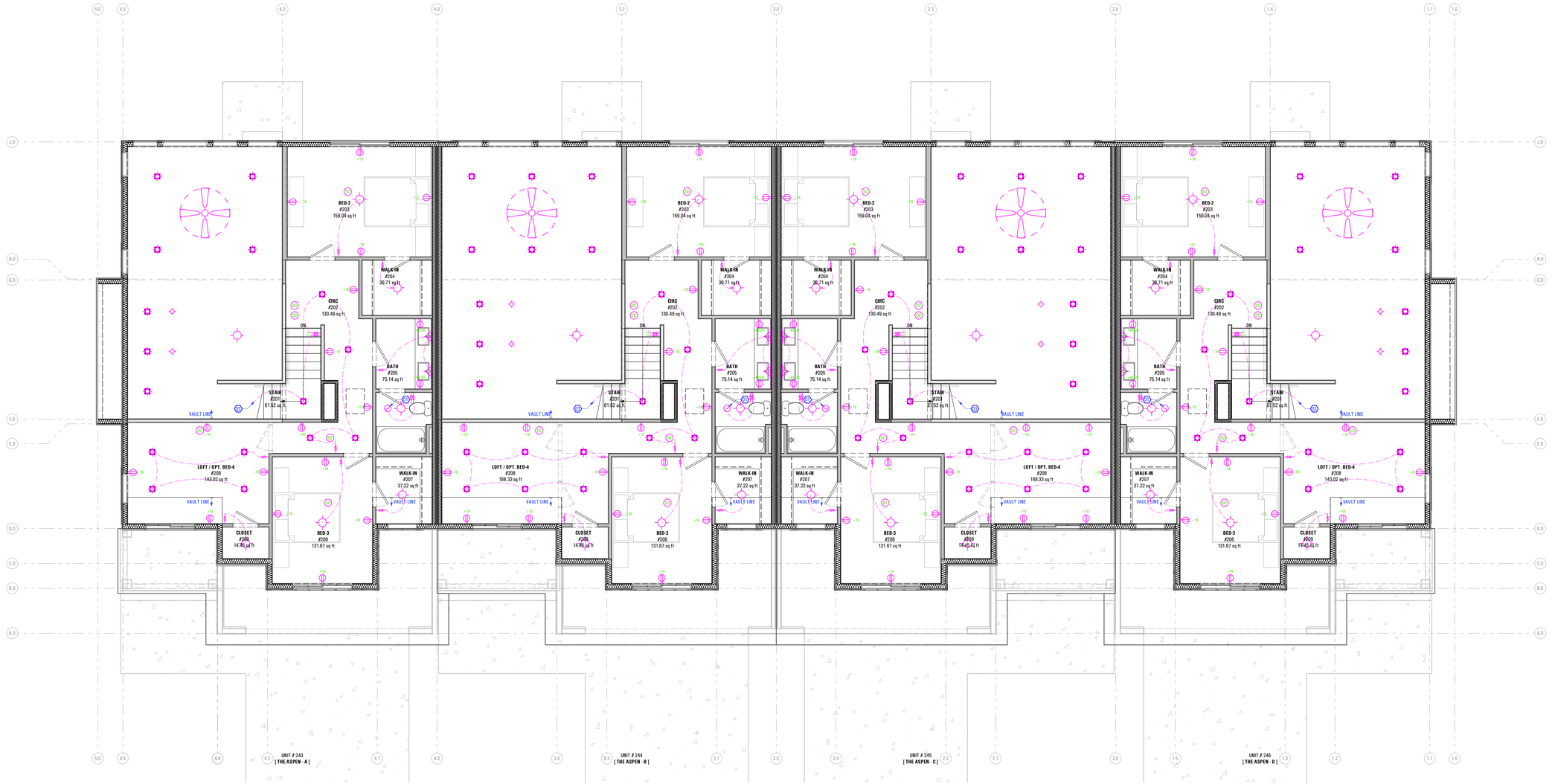
Level 2 Lighting Plan

Keynotes:

1. 50cfm Exhaust Fan w/ 4"Ø Exhaust Duct
   - As Selected by Owner
2. Waterproof Recessed Can Light
   -As Selected by Owner
3. Switch to Connect w/ Switch Below

Note:

1. Recessed Light Fixtures in Direct Contact with Insulation shall be IC rated as Required (Typ.)
2. Waterproof All Listed Recessed Cans & Trims Located Above Tubs or in Showers
3. Electrical Contractor Shall Coordinate w/ Owner For Location & Service Provider of Data & Communications
4. Panel Arrangement & Specification to be provided by Electrical Subcontractor
5. Mechanical Ventilation System To Be Installed by Mechanical Contractor - as per Manufacturer's Specifications
6. All Smoke Detectors in Individual Units to be Inseries
7. Waterproof All Listed Porch Lights, Exterior Wall Sconces & Trims Located Above Covered Patios
8. 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

0 4' 8' 12'

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

1A

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INITIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:

PRE-PERMIT

SHEET TITLE:

[BUILDING 25]

POWER / DATA & LIGHTING PLAN - LEVEL 2

SCALE:

As Noted

SHEET NUMBER:

E 102

ELECTRICAL SYMBOL LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	WIRING: SWITCH TO LIGHT CONNECTIONS		RECEPTACLE, QUAD
	CAN LIGHT	SD	SMOKE DETECTOR
	INCANDESCENT LIGHT	CM	CARBON MONOXIDE DETECTOR
	WALL / SCONCE LIGHT	T	THERMOSTAT
S	SINGLE GANG SWITCH		LIGHT / EXHAUST FAN
3	3 WAY SWITCH		EXHAUST FAN
	RECEPTACLE, DUPLEX		TRACK LIGHTING
GFI	RECEPTACLE, DUPLEX WITH GROUND FAULT CIRCUIT INTERRUPTER	G	GARBAGE DISPOSAL
		P	PHONE JACK
WP	RECEPTACLE, DUPLEX WITH GROUND FAULT CIRCUIT INTERRUPTER WATER PROOF	TV	COAXIAL LINE
220	RECEPTACLE, DUPLEX 220 VOLTAGE		CEILING FAN
C	RECEPTACLE, DUPLEX CEILING		
F	RECEPTACLE, DUPLEX FLOOR	PANEL	ELECTRICAL PANEL

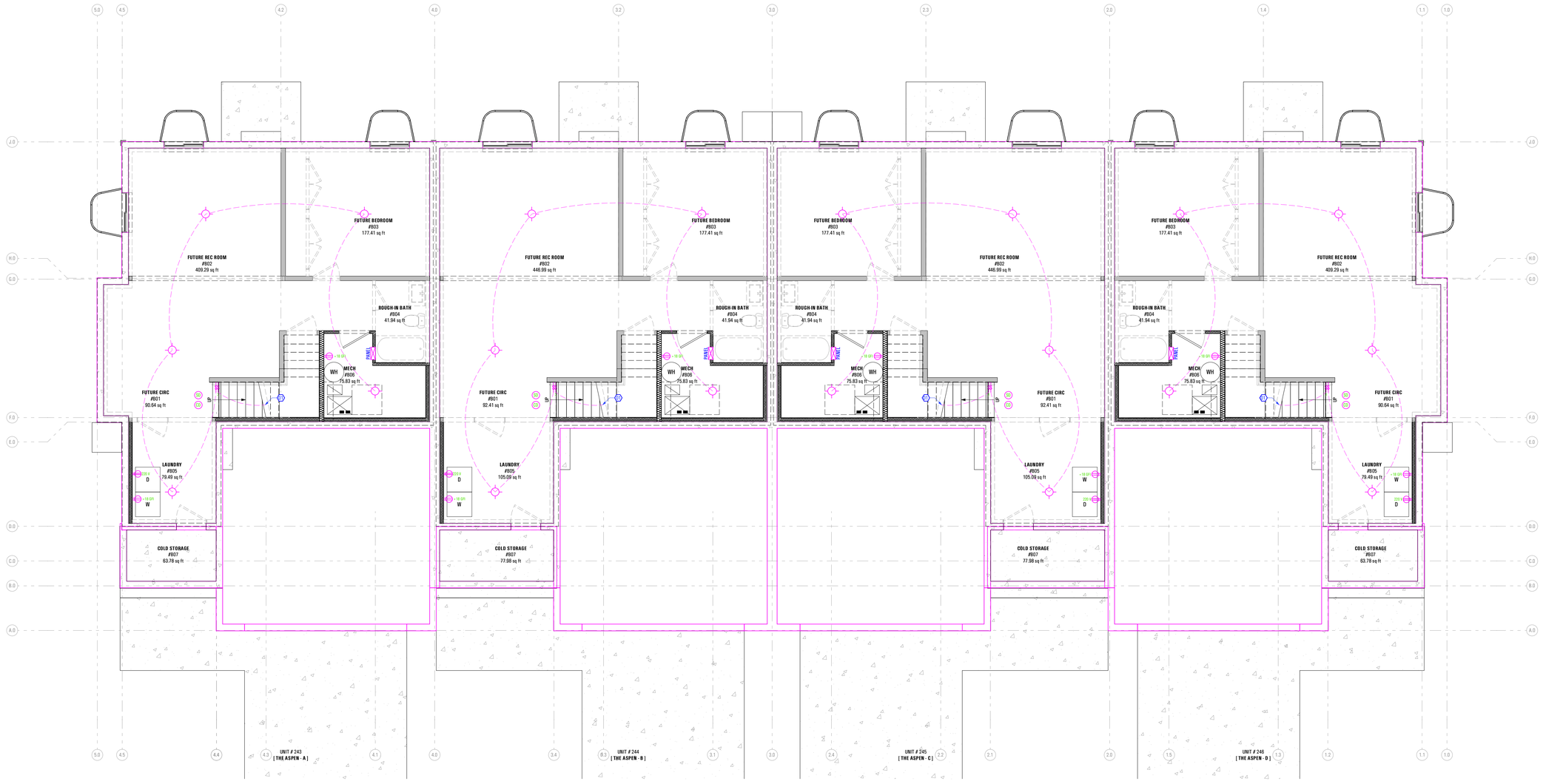
Basement Lighting Plan

Keynotes:

1. Switch to Connect w/ Switch Above

Note:

1. Recessed Light Fixtures in Direct Contact with Insulation shall be IC rated as Required (Typ.)
2. Waterproof All Listed Recessed Cans & Trims Located Above Tubs or in Showers
3. Electrical Contractor Shall Coordinate w/ Owner For Location & Service Provider of Data & Communications
4. Panel Arrangement & Specification to be provided by Electrical Subcontractor
5. Mechanical Ventilation System To Be Installed by Mechanical Contractor - as per Manufacturer's Specifications
6. All Smoke Detectors in Individual Units to be Inseries
7. Waterproof All Listed Porch Lights, Exterior Wall Sconces & Trims Located Above Covered Patios
8. 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 - BASEMENT

0 4' 8' 12'

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

1A

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PHASE:

PRE-PERMIT

SHEET TITLE:

[BUILDING 25]

POWER / DATA & LIGHTING PLAN - BASEMENT

SCALE:

As Noted

SHEET NUMBER:

E 103