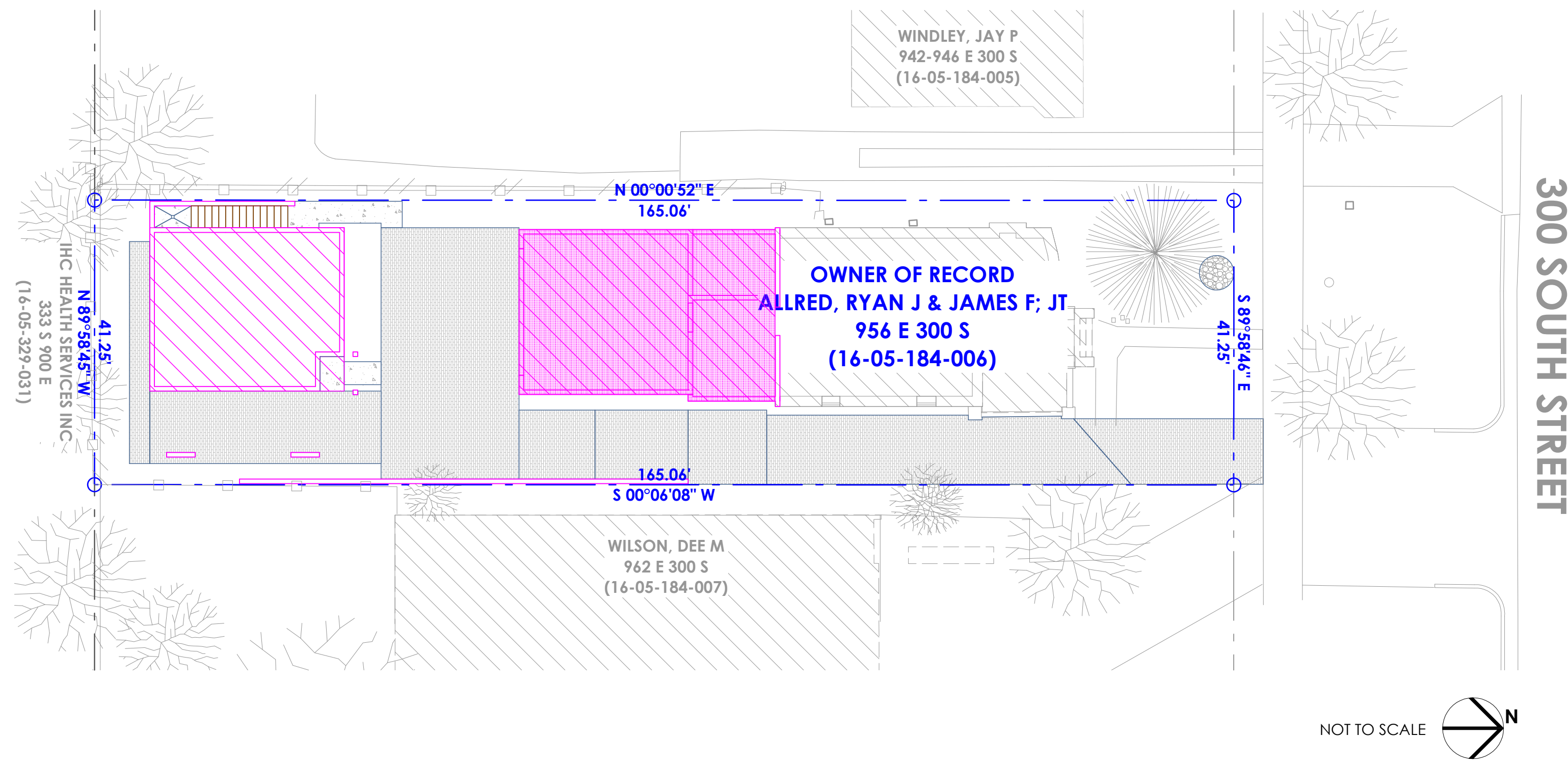
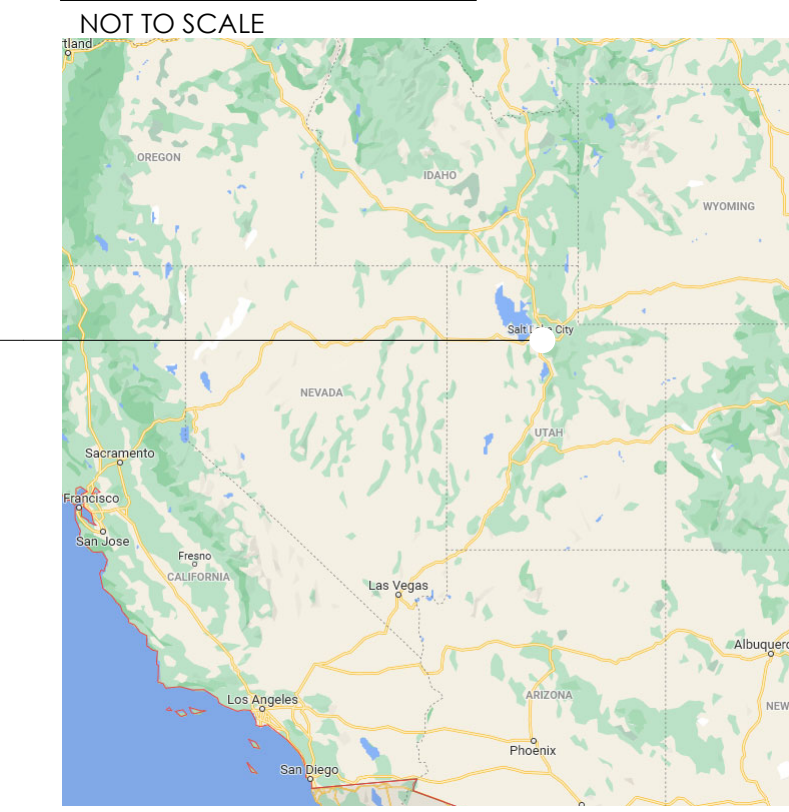


# ALLRED RESIDENCE ADDITION & A.D.U.

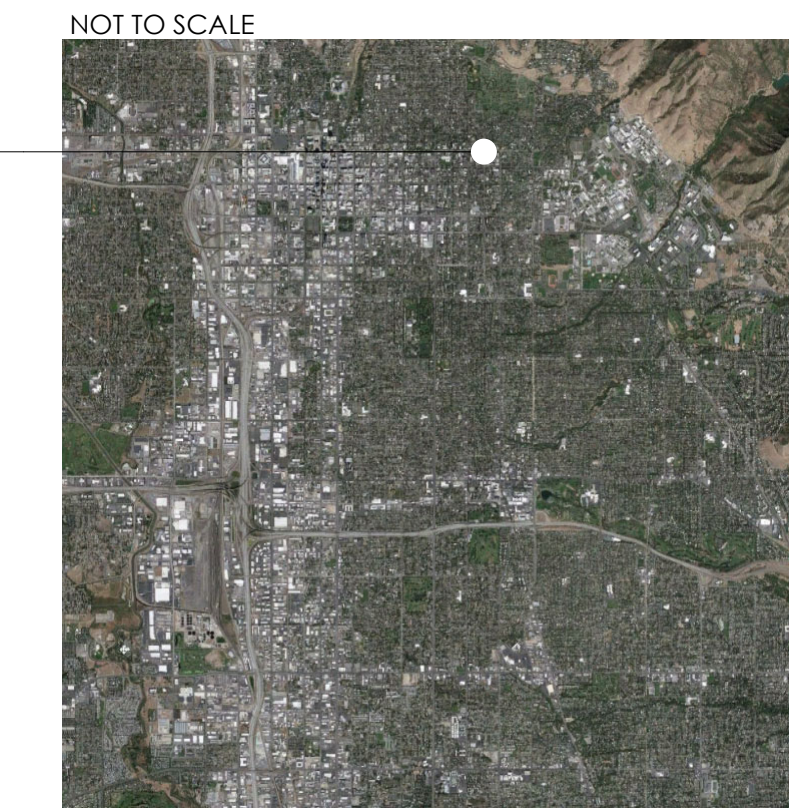


## VICINITY MAP



SALT LAKE CITY, UTAH

## PROJECT LOCATION



PROJECT LOCATION

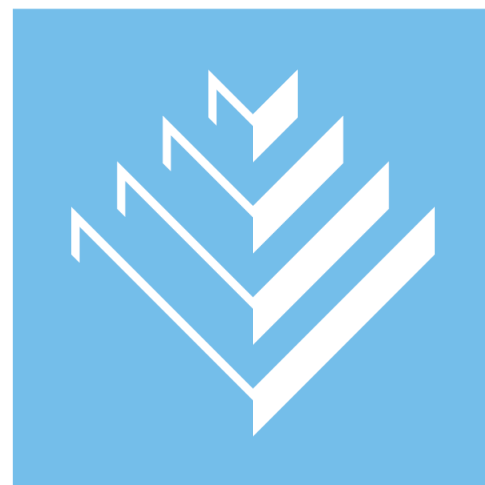


## PROJECT DIRECTORY

**OWNER**  
**JIM ALLRED**  
 956 E 300 S  
 SALT LAKE CITY, UT 84102

**ARCHITECT**  
**TRIUMPH CONSTRUCTION** License No.: 5042045-5501  
 JIM ALLRED  
 5151 SOUTH 900 EAST, SUITE 250  
 SALT LAKE CITY, UTAH 84117  
 801 269 1508 jim@triumphcmg.com

**GENERAL CONTRACTOR**  
**TRIUMPH CONSTRUCTION** License No.: 5042045-5501  
 JIM ALLRED  
 5151 SOUTH 900 EAST, SUITE 250  
 SALT LAKE CITY, UTAH 84117  
 801 269 1508 jim@triumphcmg.com



**TRIUMPH**  
 DESIGN BUILD

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

T 801 269 1508  
 F 801 269 1425  
[www.triumphcmg.com](http://www.triumphcmg.com)

CONSULTANT INFO:

PREPARED FOR:

JIM ALLRED

PROJECT LOCATION:

956 EAST 300 SOUTH

AUTHORITY HAVING JURISDICTION:

SALT LAKE CITY

ZIP CODE:

84102

PROJECT TITLE:

ALLRED  
 RESIDENCE  
 ADDITION &  
 A.D.U.

PROJECT ID #:

RM-2,645A-22

ISSUE DATE:

6/12/2023

REVIEWED BY:

INITIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:

PRE-PERMIT

SHEET TITLE:

COVER SHEET

SCALE:

As Noted

SHEET NUMBER:

ADDITION TO SINGLE FAMILY  
**G 000**

**FIELD VERIFY ALL MEASUREMENTS**

B:\cloud\ARCFIO\Server\24 - BIM\cloud Basic for ARCHICAD 24\TRUMPH CONSTRUCTION\RM-XXXB-22-ALLRED ADU & GARAGE - 03.DD\_PERMIT SET\_2023-04-24

10/29 AM

6/12/2023

RM-XXXB-22-ALLRED ADU & GARAGE - 03.DD\_PERMIT SET\_2023-04-24

## AD 107

DISCIPLINE DESIGNATORS	SHEET TYPES	SEQUENCE NUMBERS

### AD 107

DISCIPLINE DESIGNATORS	SURVEY / MAPPING
AG ARCHITECTURAL GENERAL	V
H HAZARDOUS MATERIALS	B
AS ARCHITECTURAL SITE	C
A ARCHITECTURAL	L
M MECHANICAL	P
MQ MECHANICAL EQUIPMENT	F
E ELECTRICAL	X
EP ELECTRICAL POWER	O
EQ ELECTRICAL EQUIPMENT	D
T TELECOMMUNICATIONS	I
W DISTRIBUTED ENERGY	S
Z CONTRACTOR / SHOP DRAWINGS	P
RA RESOURCE / REFERENCE ARCHITECTURAL	

### AD 107

SHEET TYPES	GENERAL: SYMBOL LEGEND, ABBREVIATIONS, GENERAL NOTES
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	ARCHITECTURAL DEMOLITION FLOOR PLAN, SEVENTH SHEET
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

## SYMBOL LEGEND:

	SLIDING DOOR
	BI-FOLD DOOR
	DOOR
	POCKET DOOR
	WALL TYPE TAG
	SECTION MARKER
	INTERIOR ELEVATION MARKER
	KEYNOTE
	DETAIL MARKER
	FRAMING GRID LINE
	FOUNDATION GRID LINE

## ABBREVIATIONS:

ABBREVIATION	MEANING
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

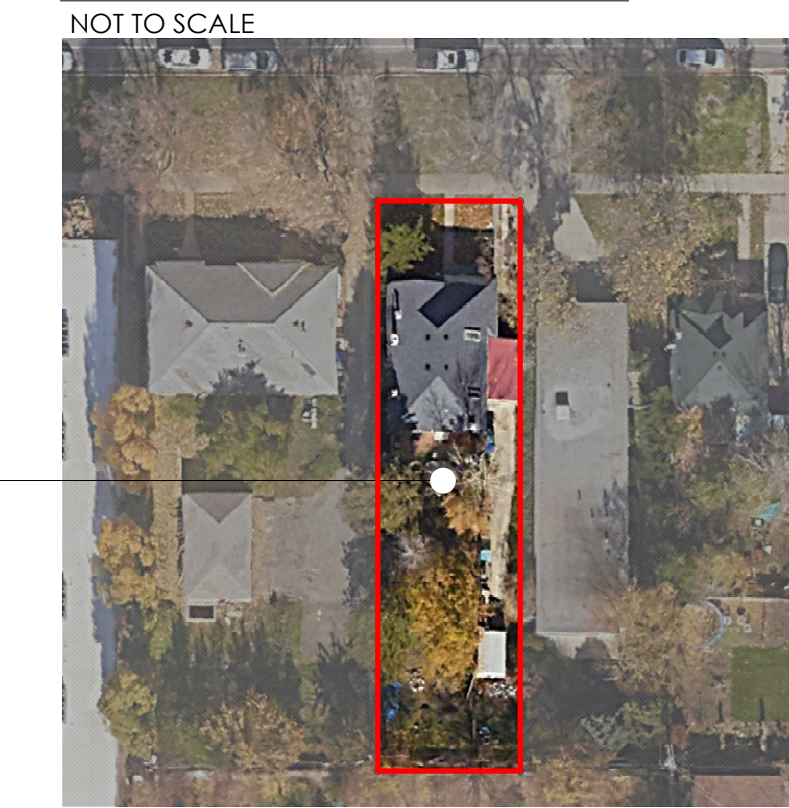
## AREA SUMMARY:

EXISTING RESIDENCE:	
(E) Habitable Space:	Level - 1 956 square feet
(E) Uninhabitable Space:	Crawl Space 949 square feet
	Deck 316 square feet
	Porch 185 square feet
	Gross Area 1,450 square feet
ADDITION:	
(N) Habitable Space:	Level - 1 126 square feet
	Level - 2 594 square feet
	Gross Area 720 square feet
Uninhabitable Space Area:	Deck 176 square feet
	Garage 589 square feet
	Crawl Space 316 square feet
	Gross Area 1,081 square feet

## CONTRACTOR NOTES:

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

## SITE BOUNDARIES



956 EAST 300 SOUTH



## APPLICABLE CODES:

INTERNATIONAL RESIDENTIAL CODE	2015 IRC, 2018 IRC (APPENDIX Q)
INTERNATIONAL MECHANICAL CODE	2018 IMC
INTERNATIONAL PLUMBING CODE	2018 IPC
NATIONAL ELECTRICAL CODE	2020 NEC
INTERNATIONAL FIRE CODE	2018 IFC

## PROJECT SUMMARY

**Site:**  
 956 EAST 300 SOUTH,  
 SALT LAKE CITY, UTAH 84102

**Authority Having Jurisdiction:**  
 SALT LAKE CITY

**Parcel Number:**  
 PARCEL 16051840060000

**Legal Description:**  
 COM 4.5 RDS E FR NW COR OF LOT 6 BLK 42 PLAT  
 B SLC SUR E 2.5RDS S 10 RDS W 2.5 RDS N 10 RDS  
 TO BEG 6063-0565 6745-1156 6804-2538 7421-0057  
 7995-0288 9032-3898 9599-0012

**Zone:**  
 R-2 Single and Two Family Residential

**Project Description:**  
 This project is the new construction of a new  
 Additions & Attached Garage at the existing  
 residence.



D

C

B

A

SHEET INDEX:

INDEX - GENERAL

Table with 2 columns: Code (G 000, G 001) and Description (COVER SHEET, SHEET INDEX / GENERAL NOTES)

INDEX - CIVIL

Table with 2 columns: Code (1 OF 1, AS 101, AS 102, AS 103, AS 104) and Description (SITE SURVEY, EXISTING SITE AND DEMOLITION PLAN, ZONING SITE PLAN, ARCHITECTURAL SITE PLAN, GRADING & DRAINAGE PLAN)

INDEX - ARCHITECTURAL

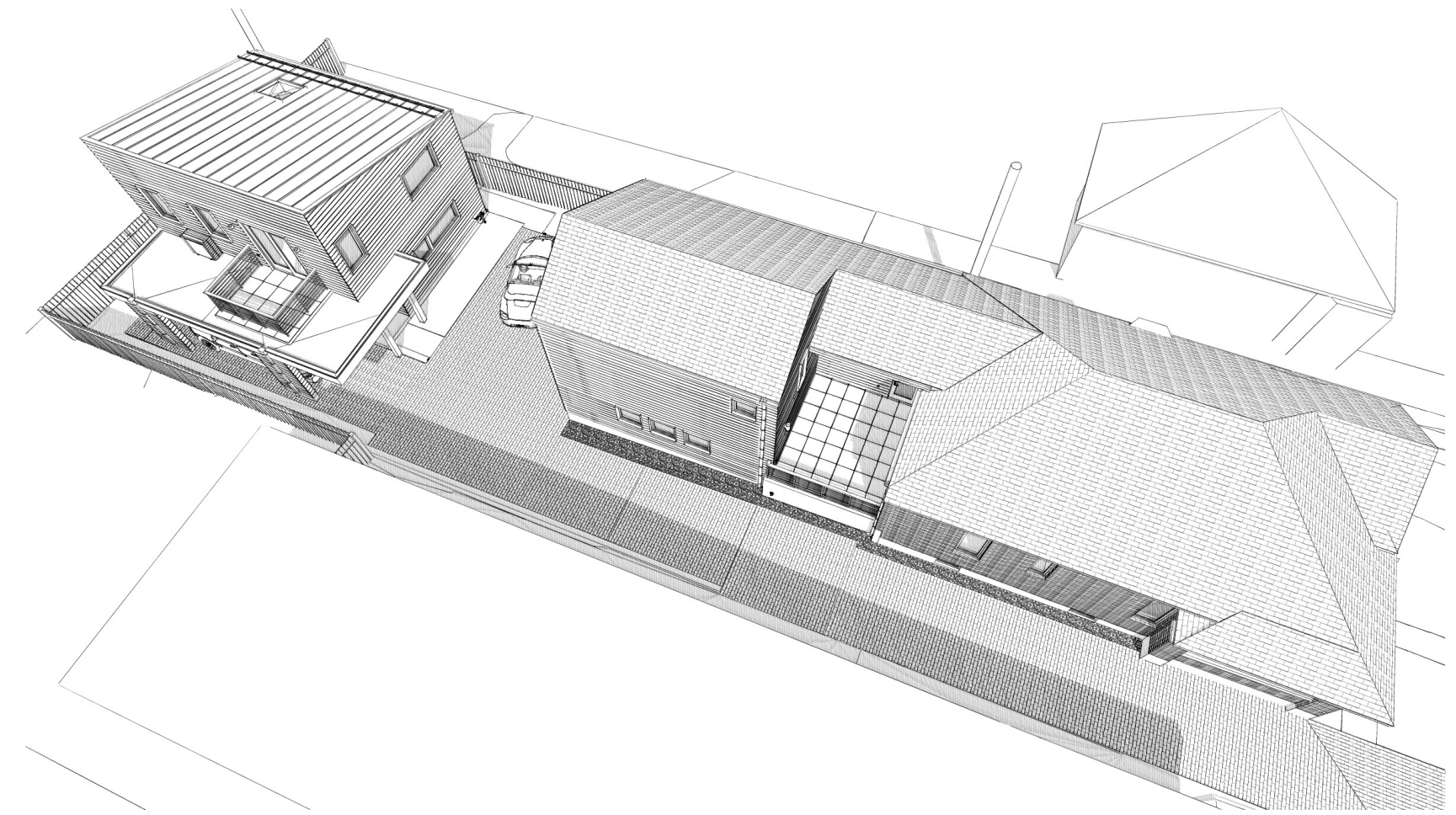
Table with 2 columns: Code (A 101 to A 602) and Description (EXISTING CONDITIONS, DEMOLITION PLAN, GRID LAYOUT PLANS - LEVEL 1, etc.)

INDEX - STRUCTURAL

Table with 2 columns: Code (SE 001 to SE 502) and Description (STRUCTURAL NOTES & SCHEDULES, FOOTING & FOUNDATION VISUAL AID, etc.)

INDEX - ELECTRICAL

Table with 2 columns: Code (MEP 001, E 101, E 102, E 103) and Description (MECHANICAL, ELECTRICAL & PLUMBING NOTES, POWER, DATA & LIGHTING PLAN - LEVEL 1, etc.)

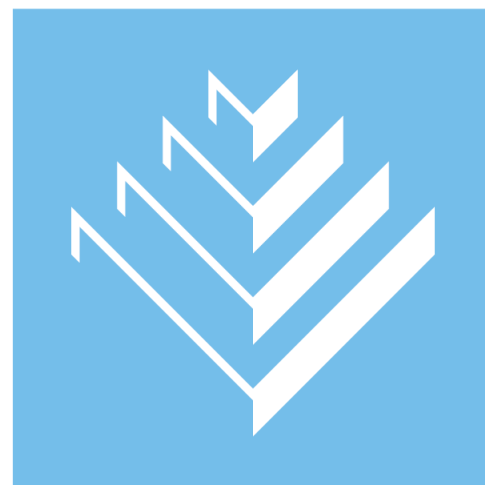


Total Index Sheet Count: 47

GENERAL NOTES:

- 1. Construction not specifically indicated shall be accomplished per minimum requirements of the International Residential Code...
2. CONTRACTOR is to visit site prior to bidding in order to field determine actual site conditions and notify the architect immediately of any discrepancies found.
3. Actual site dimensions could vary, the contractor shall verify all dimensions before starting work...
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.
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.
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 (paddles) 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 than 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 allowed 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 Arclco of any changes to the design prior to executing and changes in field.

FIELD VERIFY ALL MEASUREMENTS



TRIUMPH DESIGN BUILD

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

T 801 269 1508 F 801 269 1425

www.triumphcmg.com

CONSULTANT INFO:

PREPARED FOR:

JIM ALLRED

PROJECT LOCATION:

956 EAST 300 SOUTH

AUTHORITY HAVING JURISDICTION:

SALT LAKE CITY

ZIP CODE:

84102

PROJECT TITLE:

ALLRED RESIDENCE ADDITION & A.D.U.

PROJECT ID #:

RM-2,645A-22

ISSUE DATE:

6/12/2023

REVIEWED BY:

Table with 2 columns: INITIALS, DATE

REVISIONS:

Table with 3 columns: MARK, DATE, DESCRIPTION

PHASE:

PRE-PERMIT

SHEET TITLE:

SHEET INDEX / GENERAL NOTES

SCALE:

As Noted

SHEET NUMBER:

G 001

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6/12/2023

RM-XXXX-22-ALRED ADU & GARAGE - 03\_DD\_PERMIT SET\_2023-04-24

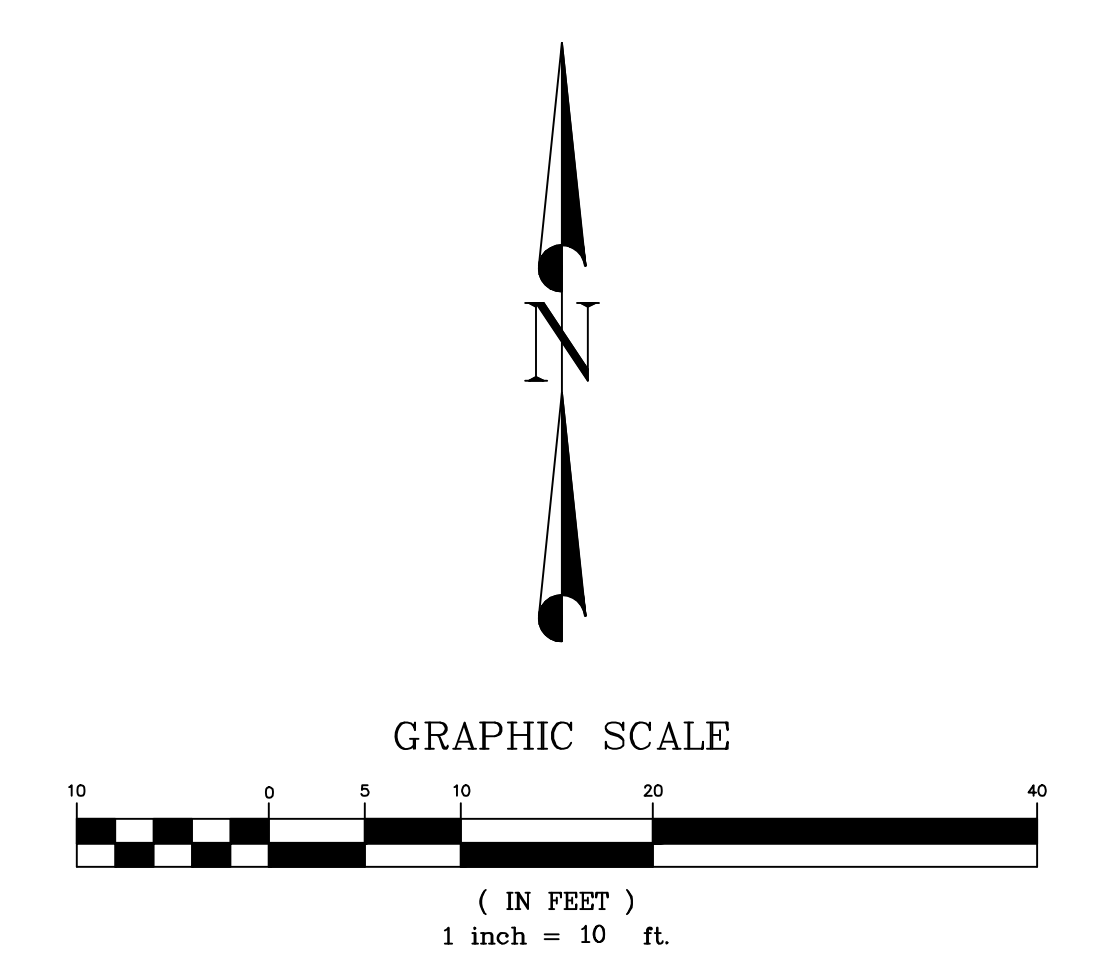
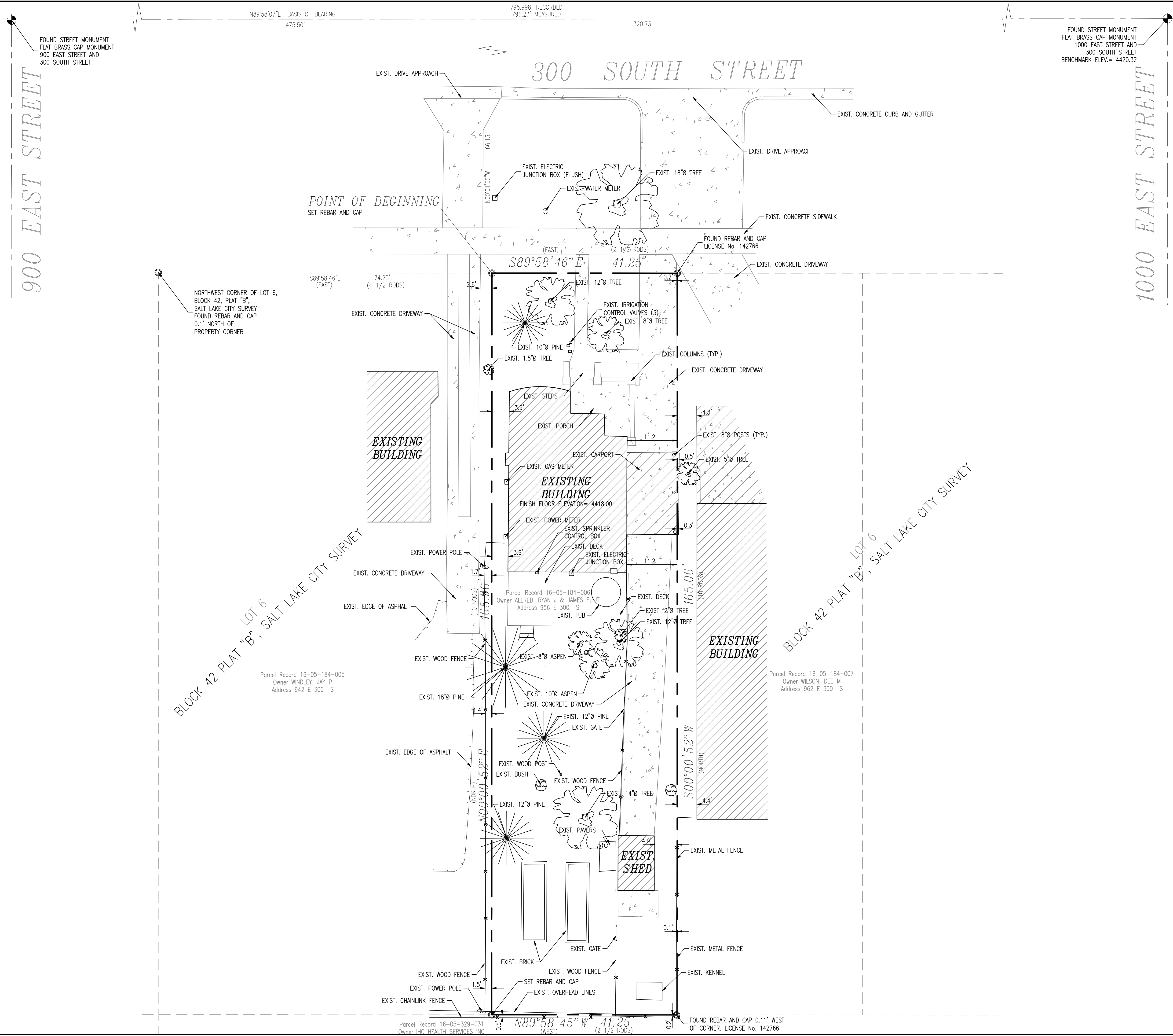
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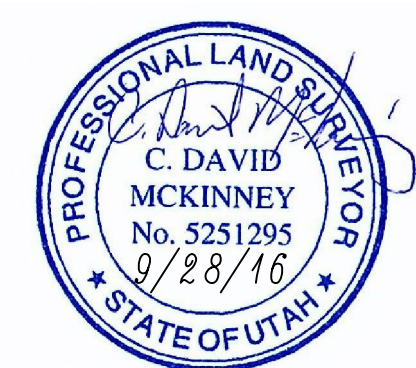


**LEGEND**

	BOUNDARY LINE
	DEED AND ADJACENT SUBDIVISIONS
	FENCE LINES
	EDGE OF ASPHALT
	DEED INFORMATION
	BUILDING
	CONCRETE
	SECTION CORNER
	STREET MONUMENT
	REBAR AND CAP
	MAGNAIL

**SURVEYORS CERTIFICATE**

I, C. DAVID MCKINNEY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH AND THAT I HOLD LICENSE No. 5251295. I FURTHER CERTIFY THAT A BOUNDARY SURVEY WAS MADE OF THE PROPERTY DESCRIBED BELOW, AND THE FINDINGS OF THAT SURVEY ARE AS SHOWN HEREON.



**DEED DESCRIPTION**

Parcel Record 16-05-184-006  
 Owner ALLRED, RYAN J & JAMES F, JT  
 Address 956 EAST 300 SOUTH STREET

BEGINNING 4.5 RODS EAST OF THE NORTHWEST CORNER OF LOT 6, BLOCK 42 PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 2.5 RODS; THENCE SOUTH 10 RODS; THENCE WEST 2.5 RODS; THENCE NORTH 10 RODS TO THE PLACE OF BEGINNING.

**S2016-12-0893**  
**Reid J. Demman, P.L.S.**  
 SALT LAKE COUNTY SURVEYOR

**NARRATIVE**

THE BASIS OF BEARING IS NORTH 89°58'07" EAST BETWEEN THE FOUND CITY MONUMENTS AT THE INTERSECTIONS OF 900 EAST STREET AND 1000 EAST STREET WITH 300 SOUTH STREET.

THE PURPOSE OF THIS SURVEY IS TO IDENTIFY THE PROPERTY LINES FOR FUTURE IMPROVEMENTS.

**BROMAC**  
 Land Surveying and Engineering  
 9226 South Redwood Road, Suite B  
 West Jordan, UT 84088  
 Phone (801) 859-2415 email BROMAC@LIVE.COM

**BOUNDARY AND TOPOGRAPHIC SURVEY**  
**RYAN J. ALLRED PROPERTY**  
**956 EAST 300 SOUTH STREET**  
**SALT LAKE CITY, UTAH**

REVISIONS:

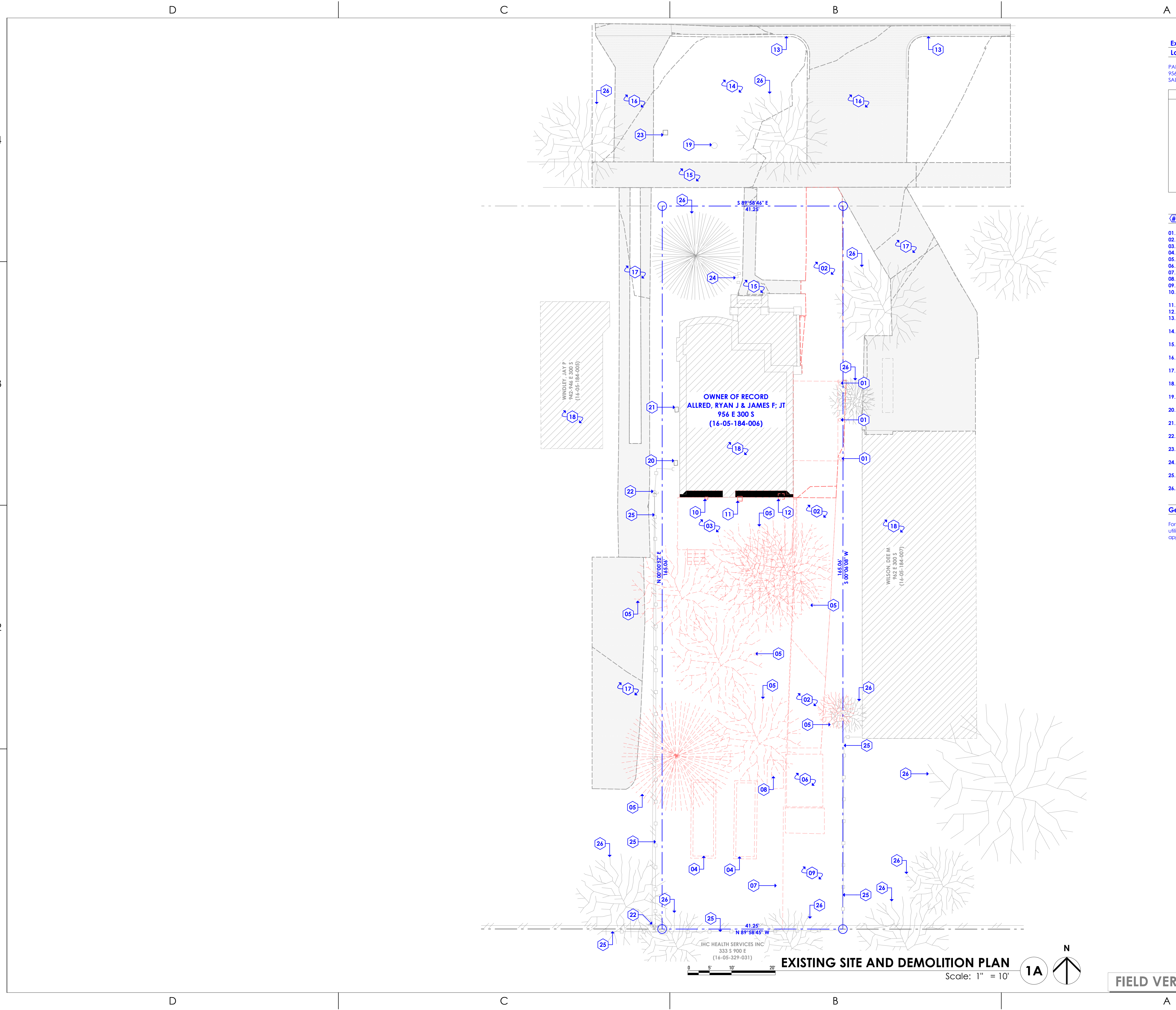

**BOUNDARY AND TOPOGRAPHIC SURVEY**

DSNR: **CDM** DRFT: **PMM**  
 JOB# **B-2016-080**  
 DATE: SEPT. 28, 2016  
 SHEET NO.  
**1 OF 1**

**LOCATED IN NORTHWEST QUARTER OF SECTION 5**  
**TOWNSHIP 1 SOUTH, RANGE 1 EAST,**  
**SALT LAKE BASE AND MERIDIAN**



RM-XXXB-22-ALLRED ADU & GARAGE - 03\_DD\_PERMIT SET\_2023-04-24  
 6/12/2023  
 10:29 AM  
 BIMcloud: ARCFLO-Server04 - BIMcloud Basic for ARCHICAD 24/TRIUMPH CONSTRUCTION/RM-XXXB-22-ALLRED ADU & GARAGE - 03\_DD\_PERMIT SET\_2023-04-24



**Existing Site and Demolition Plan:**  
**Location:**  
 PARCEL # 16-05-184-006  
 956 EAST 300 SOUTH  
 SALT LAKE CITY, UTAH 84102

**Legend:**

- Property Line
- Corner of Property Line
- [E] Building Footprint
- [E] Overhead Power Line
- [E] Fence

- Keynotes:**
- 01. [E] Carport - To be Removed
  - 02. [E] Driveway - To be Removed
  - 03. [E] Deck - To be Removed
  - 04. [E] Brick - To be Removed
  - 05. [E] Trees - To be Removed
  - 06. [E] Shed Structure - To be Removed
  - 07. [E] Fence - To be Removed
  - 08. [E] Pavers - To be Removed
  - 09. [E] Dog Run - To be Removed
  - 10. [E] Sprinkler Control Box - To be Removed & Relocated
  - 11. [E] Junction Box - To be Removed & Relocated
  - 12. [E] Utility - To be Removed & Relocated
  - 13. [E] Curb & Gutter - Shown for Reference (Not in Scope)
  - 14. [E] Park Strip - Shown for Reference (Not in Scope)
  - 15. [E] Sidewalk - Shown for Reference (Not in Scope)
  - 16. [E] Drive Approach - Shown for Reference (Not in Scope)
  - 17. [E] Driveway - Shown for Reference (Not in Scope)
  - 18. [E] Single Family Residence - Shown for Reference (Not in Scope)
  - 19. [E] Water Meter - Shown for Reference (Not in Scope)
  - 20. [E] Power Meter - Shown for Reference (Not in Scope)
  - 21. [E] Gas Meter - Shown for Reference (Not in Scope)
  - 22. [E] Power Pole - Shown for Reference (Not in Scope)
  - 23. [E] Junction Box - Shown for Reference (Not in Scope)
  - 24. [E] Irrigation Boxes - Shown for Reference (Not in Scope)
  - 25. [E] Fence - Shown for Reference (Not in Scope)
  - 26. [E] Trees - Shown for Reference (Not in Scope)

**General Notes:**

For any work within 10' horizontally of an overhead utility power line, get Rocky Mountain Power approval. 1-888-221-7070, 800-469-3961.

**EXISTING SITE AND DEMOLITION PLAN**  
 Scale: 1" = 10'

**FIELD VERIFY ALL MEASUREMENTS**



**TRIUMPH  
DESIGN BUILD**

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

T 801 269 1508  
 F 801 269 1425  
[www.triumphcmg.com](http://www.triumphcmg.com)

**CONSULTANT INFO:**

---

**PREPARED FOR:**  
 JIM ALLRED

**PROJECT LOCATION:**  
 956 EAST 300 SOUTH

**AUTHORITY HAVING JURISDICTION:**  
 SALT LAKE CITY

**ZIP CODE:**  
 84102

**PROJECT TITLE:**  
 ALLRED  
 RESIDENCE  
 ADDITION &  
 A.D.U.

**PROJECT ID #:**  
 RM-2,645A-22

**ISSUE DATE:**  
 6/12/2023

**REVIEWED BY:**

INITIALS	DATE

**REVISIONS:**

MARK	DATE	DESCRIPTION

**PHASE:**  
 PRE-PERMIT

**SHEET TITLE:**

**EXISTING SITE AND  
DEMOLITION  
PLAN**

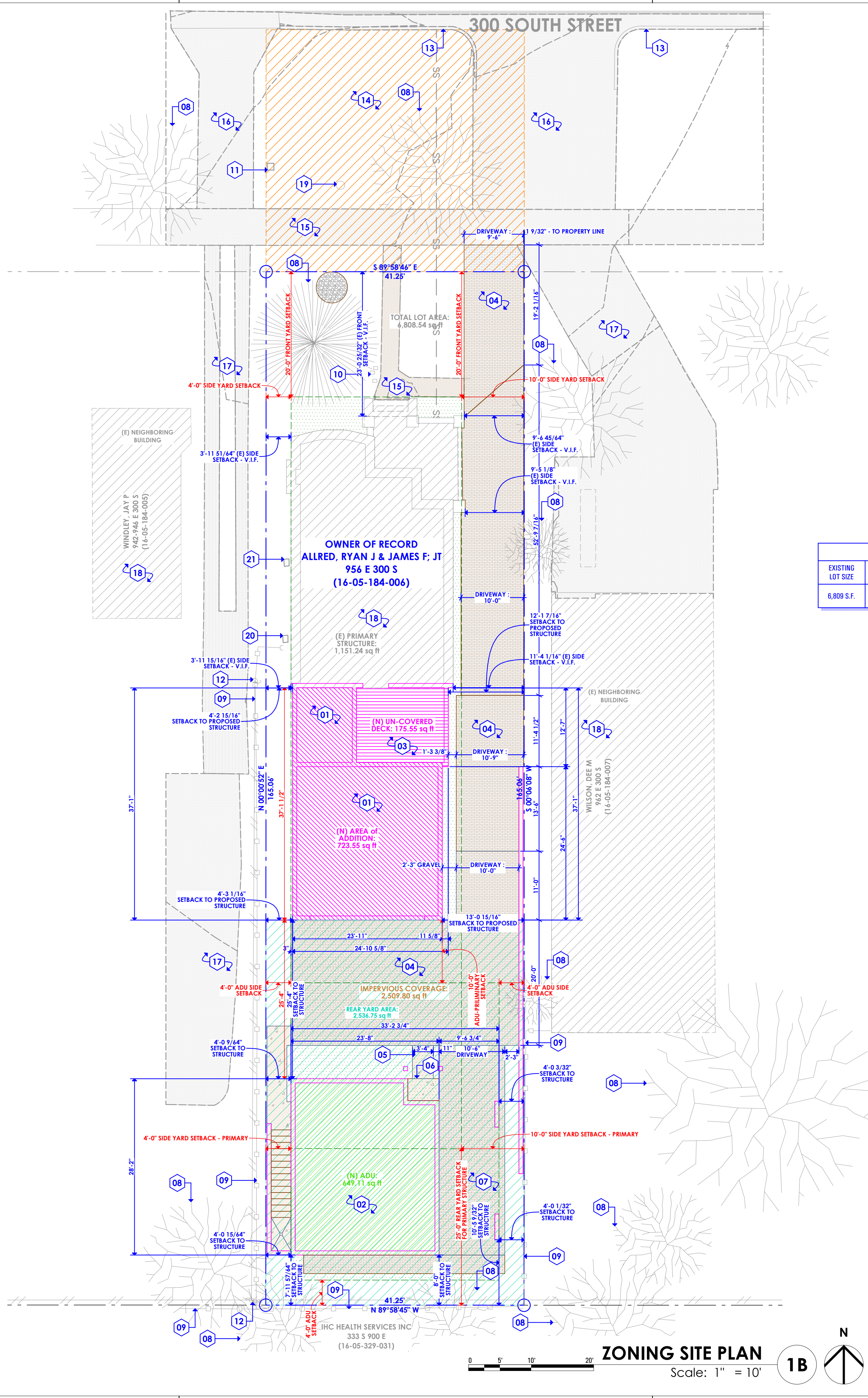
**SCALE:**  
 As Noted

**SHEET NUMBER:**

**AS 101**



RM-XXXB-22-ALLRED ADU & GARAGE - 03\_DD\_PERMIT SET\_2023-04-24  
 6/12/2023  
 10:29 AM  
 BIMcloud: ARCFIO-Server24 - BIMcloud Basic for ARCHICAD 24/TRIUMPH CONSTRUCTION/RM-XXXB-22-ALLRED ADU & GARAGE - 03\_DD\_PERMIT SET\_2023-04-24



- Keynotes:**
- 01. (N) Addition to Single Family Residence
  - 02. (N) Accessory Dwelling Unit in Rear Yard
  - 03. (N) Un-Covered Deck
  - 04. (N) Driveway
  - 05. (N) Walkway
  - 06. (N) Porch to ADU
  - 07. (N) Patio to ADU
  - 08. (E) Tree
    - Shown for Reference (Not in Scope)
  - 09. (E) Fence
    - Shown for Reference (Not in Scope)
  - 10. (E) Irrigation Boxes
    - Shown for Reference (Not in Scope)
  - 11. (E) Junction Box
    - Shown for Reference (Not in Scope)
  - 12. (E) Power Pole
    - Shown for Reference (Not in Scope)
  - 13. (E) Curb & Gutter
    - Shown for Reference (Not in Scope)
  - 14. (E) Park Strip
    - Shown for Reference (Not in Scope)
  - 15. (E) Sidewalk
    - Shown for Reference (Not in Scope)
  - 16. (E) Drive Approach
    - Shown for Reference (Not in Scope)
  - 17. (E) Driveway
    - Shown for Reference (Not in Scope)
  - 18. (E) Single Family Residence
    - Shown for Reference (Not in Scope)
  - 19. (E) Water Meter
    - Shown for Reference (Not in Scope)
  - 20. (E) Power Meter
    - Shown for Reference (Not in Scope)
  - 21. (E) Gas Meter
    - Shown for Reference (Not in Scope)

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EXISTING LOT SIZE	ALLOWABLE COVERAGE	PRINCIPAL STRUCTURE LOT COVERAGE	BUILDING ADDITION LOT COVERAGE	A.D.U. LOT COVERAGE	TOTAL PRINCIPAL & ACCESSORY FOOTPRINT OF LOT COVERAGE
6,809 S.F.	40% OF TOTAL LOT = 2,723 S.F.	1,152 S.F. [17%]	724 S.F. [11%]	650 S.F. [10%]	2,526 S.F. [37.1%]

REAR LOT SIZE BEHIND PRINCIPAL STRUCTURE	ALLOWABLE SIZE	ACCESSORY FOOTPRINT OF REAR LOT COVERAGE
2,538 S.F.	50% OF REAR FACADE = 1,269 S.F.*	650 S.F. [25.6%]

\* The accessory dwelling unit footprint shall not exceed up to a maximum six hundred - fifty feet (650') square feet for a single-family dwelling

PRINCIPAL STRUCTURE SIZE	ALLOWABLE SIZE	PROPOSED ACCESSORY FOOTPRINT
1,875 S.F.	50% OF PRINCIPAL STRUCTURE = 937 S.F.*	650 S.F. [34.7%]

\* The accessory dwelling unit footprint shall not exceed up to a maximum six hundred - fifty feet (650') square feet for a single-family dwelling

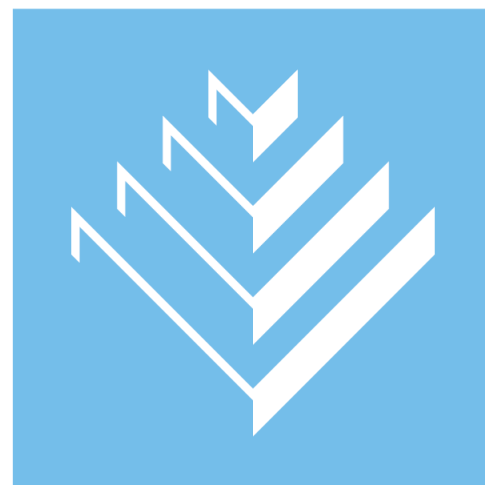
**Zoning Site Plan:**  
**Location:**  
 PARCEL # 16-05-184-006  
 956 EAST 300 SOUTH  
 SALT LAKE CITY, UTAH 84117

**Legend:**

- - - Property Line
- Corner of Property Line
- [Hatched] (E) Building Footprint
- [Hatched] Easement
- [Hatched] Building Envelope
- [Hatched] Proposed Building Footprint - Addition
- [Hatched] Proposed Building Footprint - Addition
- [Hatched] Rear Yard Area
- [Hatched] Proposed Impervious Coverage [See Arch. Site Plan]
- [Symbol] (E) Overhead Power Line
- [Symbol] (E) Fence

**Zoning Ordinance Constraint Summary:**

- Authority Having Jurisdiction:**  
SALT LAKE CITY
- 1- Zoning Classification:**  
R-2 SINGLE- AND TWO-FAMILY RESIDENTIAL DISTRICT
- 2- Building Height & Envelope:**  
 The maximum height of principal buildings with pitched roofs shall be: Twenty eight feet (28)  
 The maximum height of a flat roof principal building shall be: Twenty feet (20)  
 - Maximum exterior wall height adjacent to interior side yards shall be twenty feet (20) for exterior walls placed at the building setback established by the minimum required yard. Exterior wall height may increase one foot (1') in height for each foot of increased setback beyond the minimum required interior side yard.
- 3a- Set-back: Front Yard:**  
 The minimum depth of the front yard for all principal buildings shall be equal to the coverage of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20).
- 3b- Set-back: Rear Yard:**  
 Principal Building: Twenty five feet (25)
- 3c- Set-back: Side Yard:**  
 Principal Building: Four feet (4) on one side & Ten feet (10) on the other
- 4a- Accessory Structures:**  
 The height of accessory buildings with pitched roofs shall not exceed seventeen feet (17') measured to the midpoint of the roof.  
 The height of accessory buildings with flat roofs shall not exceed twelve feet (12). The height of flat roof structures may be increased up to fifteen feet (15) provided the setbacks increase one foot for every one foot of building height above twelve feet (12).  
 Heights are measured from established grade to the highest point of the accessory structure.
- 4b- Accessory Set-back: Front Yard:**  
 - The accessory structure shall be located wholly behind the primary structure on the property.  
 - Accessory buildings are prohibited in any required front yard and shall be set back at least as far as the principal building when the principal building exceeds the required front yard setback.  
 - No portion of an accessory building on either an accessory or principal lot may be built closer than ten feet (10') to any portion of a principal residential building on an adjacent lot when that adjacent lot is in a residential zoning district.  
 - No portion of the accessory building shall be built closer than four feet (4') to any portion of the principal building.
- 4c- Set-back: Rear Yard:**  
 In residential districts, no accessory building shall be closer than one foot (1') to a side or rear lot line.
- 4d- Set-back: Side Yard:**  
 Accessory buildings are prohibited in principal structure's interior side yard.
- 5a- Maximum Lot Coverage Allowed:**  
 - The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area.  
 - Any portion of an accessory building shall occupy not more than fifty percent (50%) of the total area located between the rear facade of the principal building and the rear lot line AND shall not exceed fifty percent (50%) of the principal building footprint up to a maximum six hundred-fifty (650') square feet for a single-family dwelling.



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CONSULTANT INFO:

PREPARED FOR:  
JIM ALLRED

PROJECT LOCATION:  
956 EAST 300 SOUTH

AUTHORITY HAVING JURISDICTION:  
SALT LAKE CITY

ZIP CODE:  
84102

PROJECT TITLE:  
ALLRED RESIDENCE ADDITION & A.D.U.

PROJECT ID #:  
RM-2,645A-22

ISSUE DATE:  
6/12/2023

REVIEWED BY:  
INITIALS DATE

REVISIONS:  
MARK DATE DESCRIPTION

PHASE:  
PRE-PERMIT

SHEET TITLE:

ZONING SITE PLAN

SCALE:  
As Noted

SHEET NUMBER:

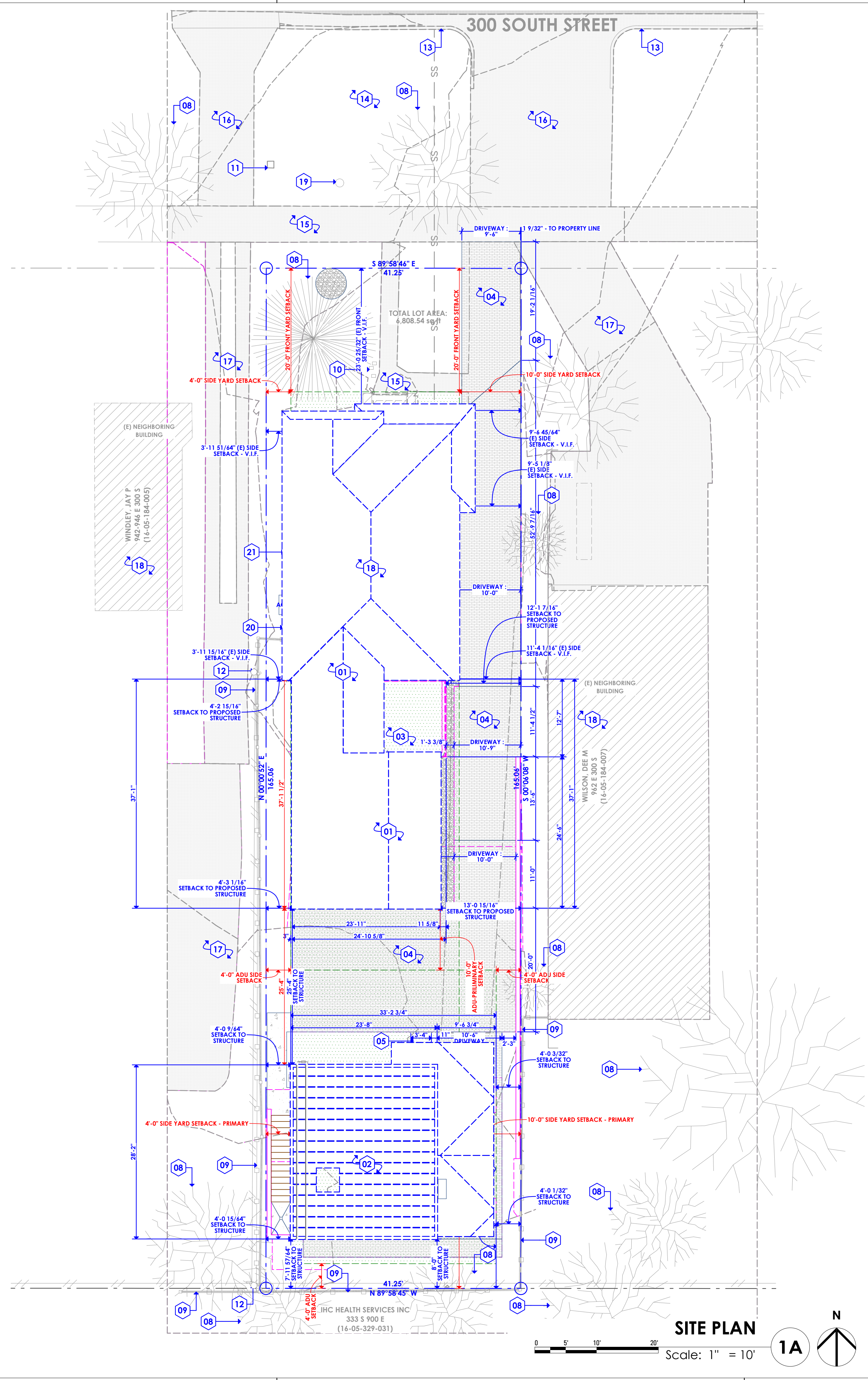
AS 102

FIELD VERIFY ALL MEASUREMENTS

**ZONING SITE PLAN**  
 Scale: 1" = 10'  
 1B

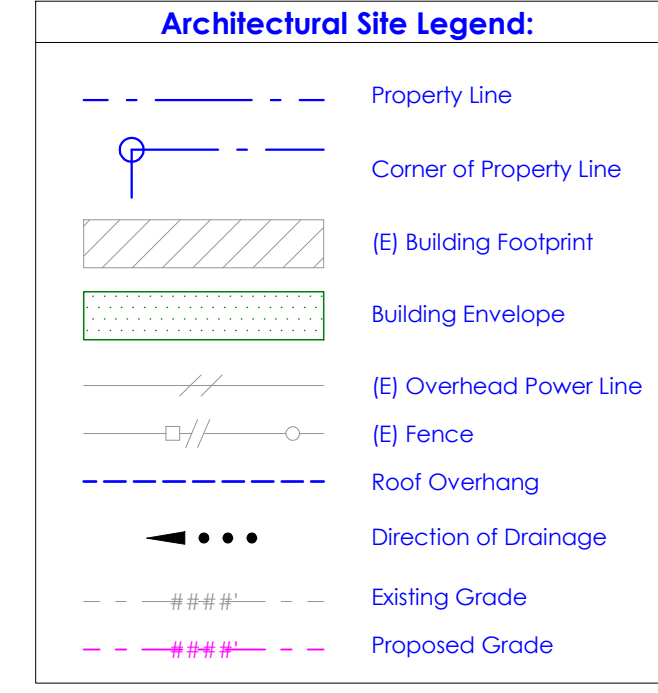


RM-XXXB-22-ALLRED ADU & GARAGE - 03\_DD\_PERMIT SET\_2023-04-24 6/12/2023 10:29 AM BIMcloud:ARCFIO-Server04 - BIMcloud Basic for ARCHICAD 24/TRIUMPH CONSTRUCTION/IRN-XXXB-22-ALLRED ADU & GARAGE - 03\_DD\_PERMIT SET\_2023-04-24



Site Plan:  
Location:

PARCEL # 16-05-184-006  
956 EAST 300 SOUTH  
SALT LAKE CITY, UTAH 84102

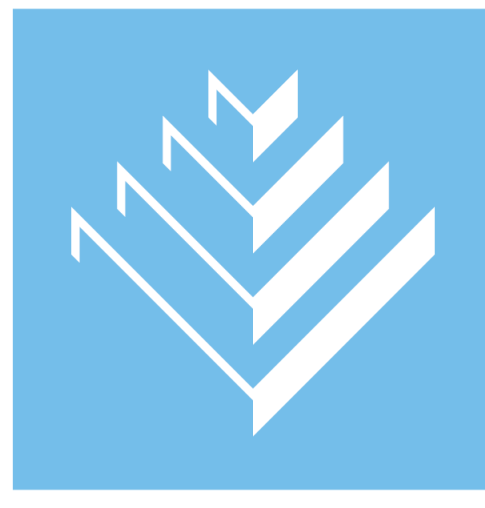


Keynotes:

- 01. (N) Addition to Single Family Residence
- 02. (N) Accessory Dwelling Unit in Rear Yard
- 03. (N) Un-Covered Deck
- 04. (N) Driveway
- 05. (N) Walkway
- 06. (N) Porch to ADU
- 07. (N) Patio to ADU
- 08. (E) Tree
  - Shown for Reference (Not in Scope)
- 09. (E) Fence
  - Shown for Reference (Not in Scope)
- 10. (E) Irrigation Boxes
  - Shown for Reference (Not in Scope)
- 11. (E) Junction Box
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AUTHORITY HAVING JURISDICTION:  
**SALT LAKE CITY**

ZIP CODE:  
**84102**

PROJECT TITLE:  
**ALLRED  
RESIDENCE  
ADDITION &  
A.D.U.**

PROJECT ID #:  
**RM-2,645A-22**

ISSUE DATE:  
**6/12/2023**

REVIEWED BY:	INITIALS	DATE

REVISIONS:	MARK	DATE	DESCRIPTION

PHASE:  
**PRE-PERMIT**

SHEET TITLE:

**ARCHITECTURAL  
SITE PLAN**

SCALE:  
**As Noted**

SHEET NUMBER:

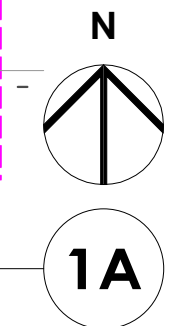
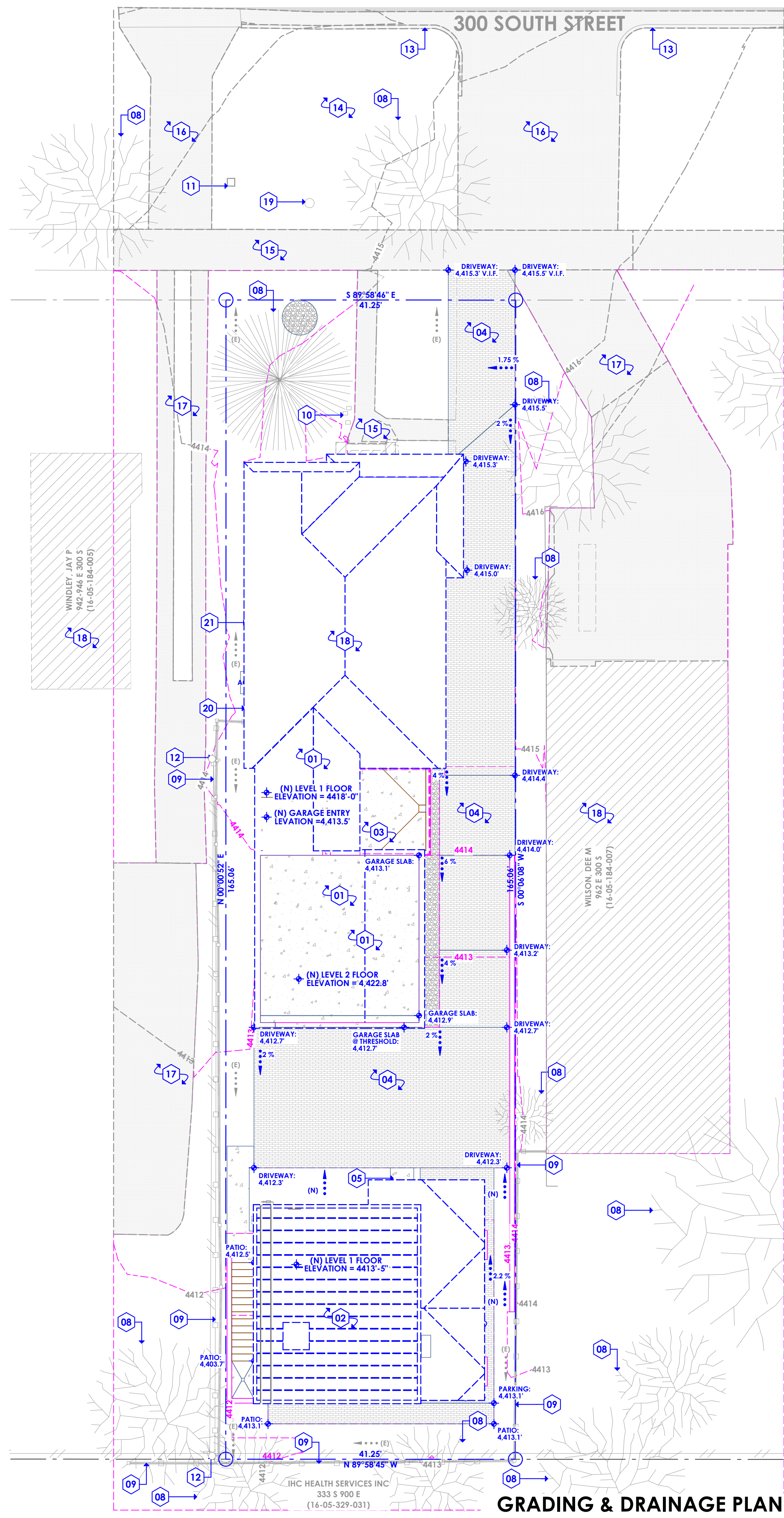
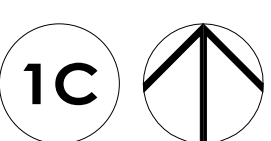
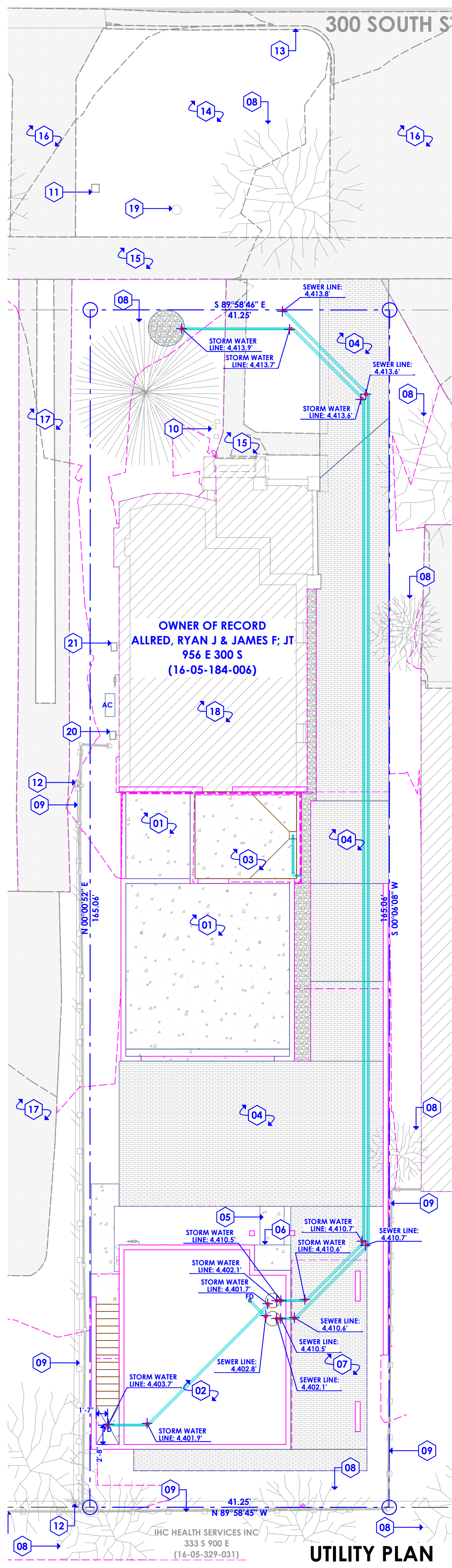
**AS 103**

**FIELD VERIFY ALL MEASUREMENTS**

**SITE PLAN**  
Scale: 1" = 10'  
**1A**

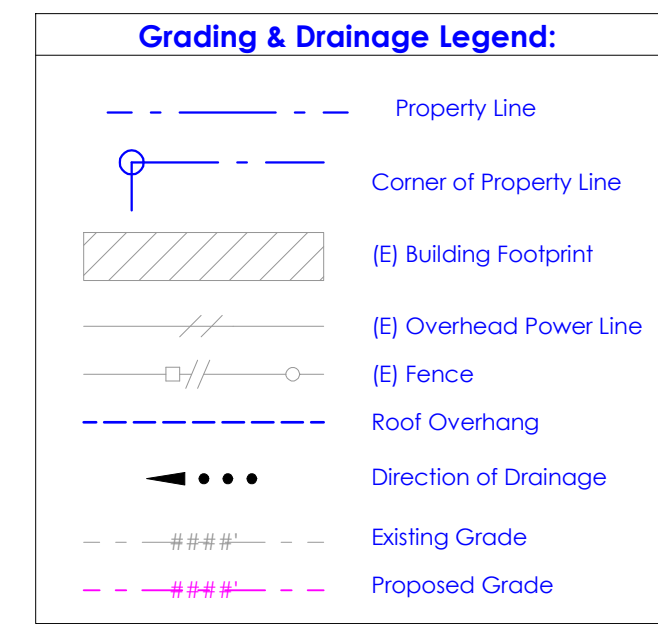


RM-XXXB-22-ALLRED ADU & GARAGE - 03\_DD\_PERMIT SET\_2023-04-24  
 6/12/2023  
 10:29 AM  
 BIMcloud: ARCFLO-Server04 - BIMcloud Basic for ARCHICAD 24/TRIUMPH CONSTRUCTION/RM-XXXB-22-ALLRED ADU & GARAGE - 03\_DD\_PERMIT SET\_2023-04-24



**Grading & Drainage Plan:**  
**Location:**  
 PARCEL # 16-05-184-006  
 956 EAST 300 SOUTH  
 SALT LAKE CITY, UTAH 84117

**General Site Notes:**  
 Grade Away From Foundation Walls Shall Fall a Minimum of 3% Within the First 10 Feet.



- Keynotes:**
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  03. (N) Un-Covered Deck
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CONSULTANT INFO:

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AUTHORITY HAVING JURISDICTION:  
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**84102**

PROJECT TITLE:  
**ALLRED  
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**RM-2,645A-22**

ISSUE DATE:  
**6/12/2023**

REVIEWED BY:	DATE
INITIALS	

REVISIONS:	MARK	DATE	DESCRIPTION

PHASE:  
**PRE-PERMIT**

SHEET TITLE:  
**GRADING &  
 DRAINAGE PLAN**

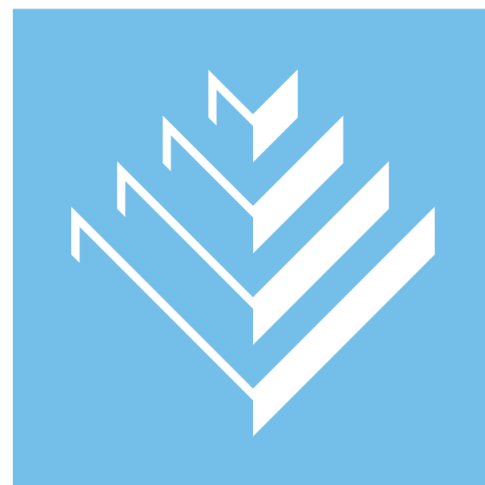
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**As Noted**

SHEET NUMBER:  
**AS 104**

**FIELD VERIFY ALL MEASUREMENTS**



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956 EAST 300 SOUTH

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RESIDENCE  
ADDITION &  
A.D.U.

PROJECT ID #:

RM-2,645A-22

ISSUE DATE:

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REVIEWED BY:

INITIALS DATE

REVISIONS:

MARK DATE DESCRIPTION

PHASE:

PRE-PERMIT

SHEET TITLE:

EXISTING  
CONDITIONS

SCALE:

As Noted

SHEET NUMBER:

**A 101**

D

C

B

A

4

3

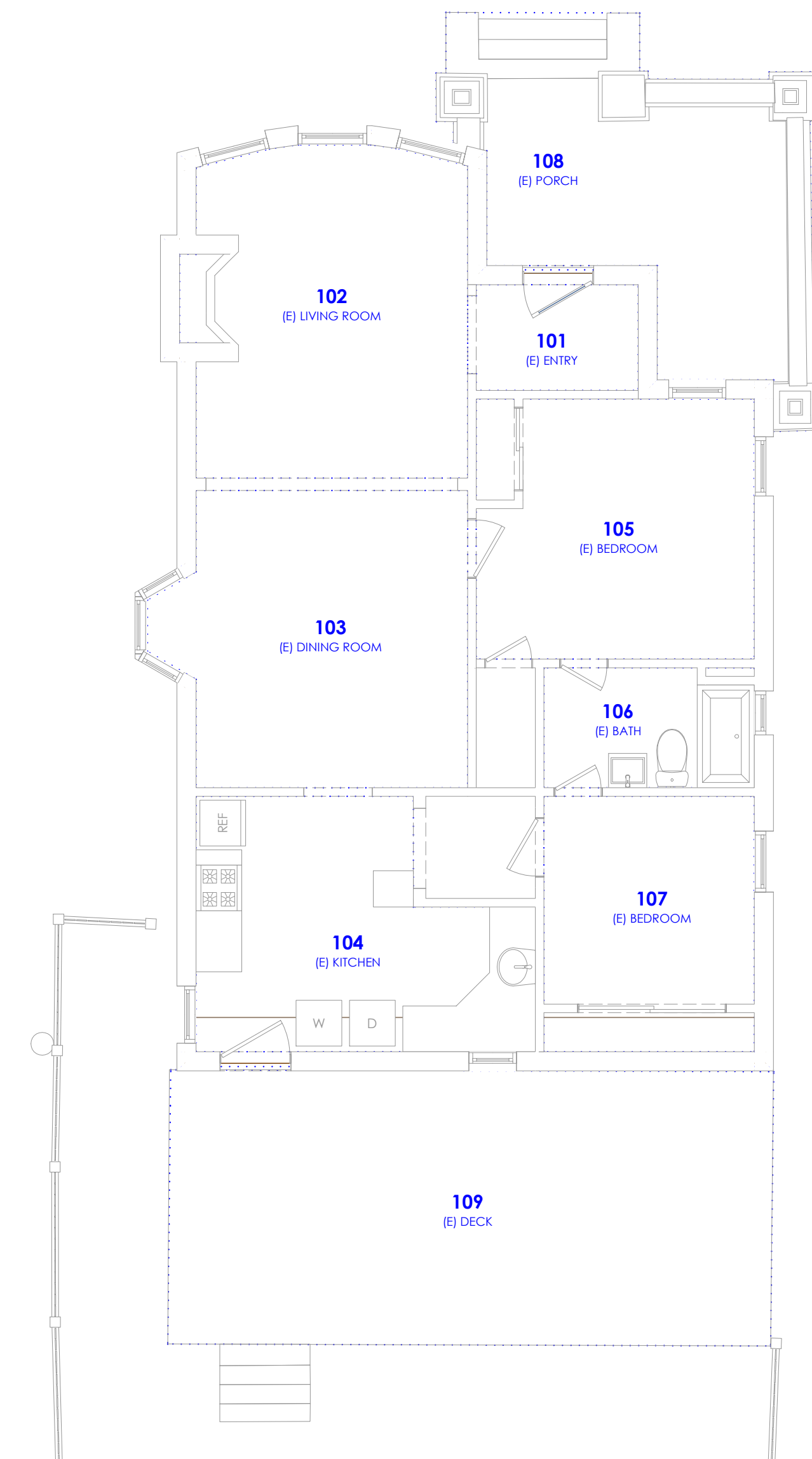
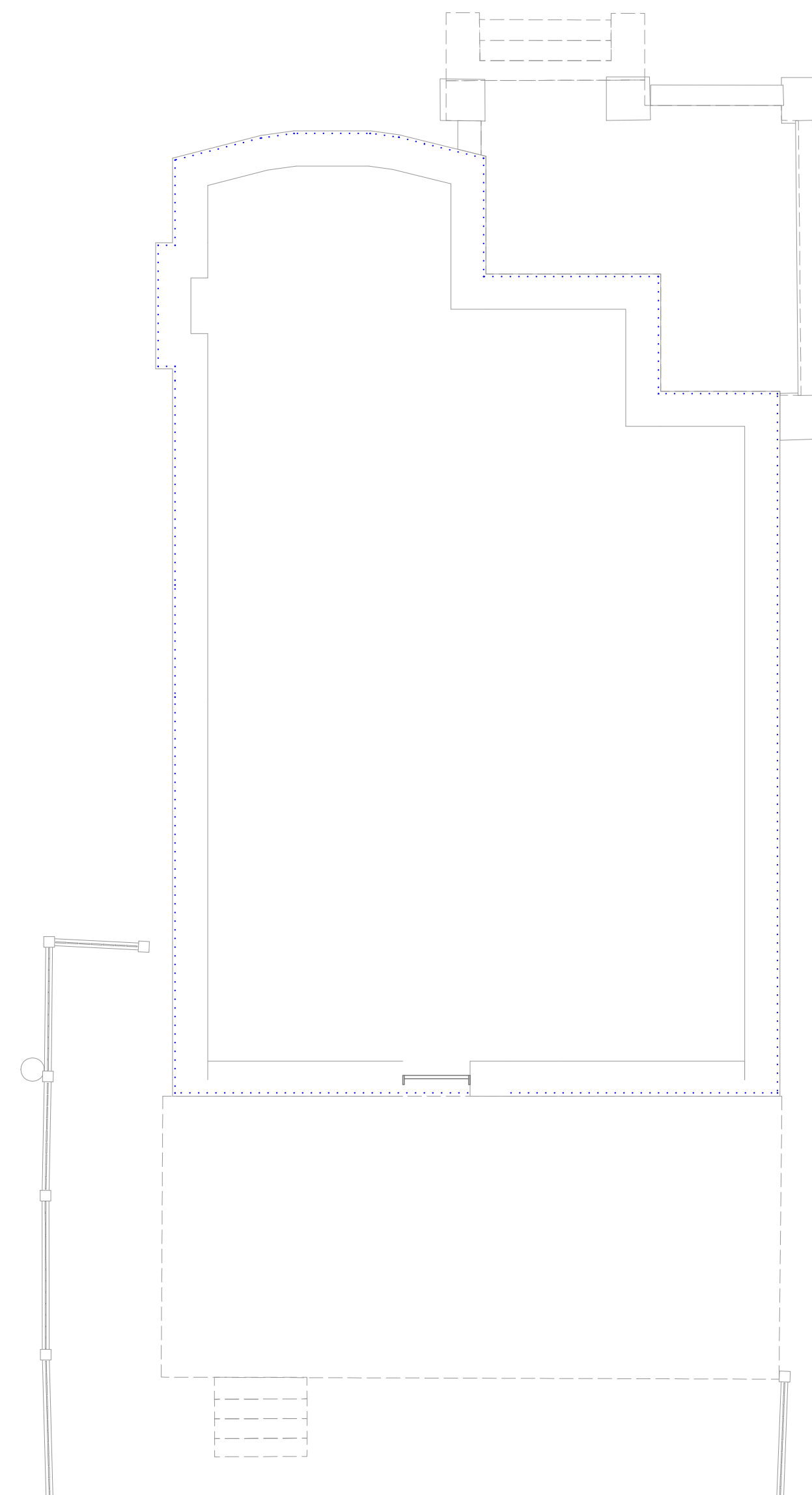
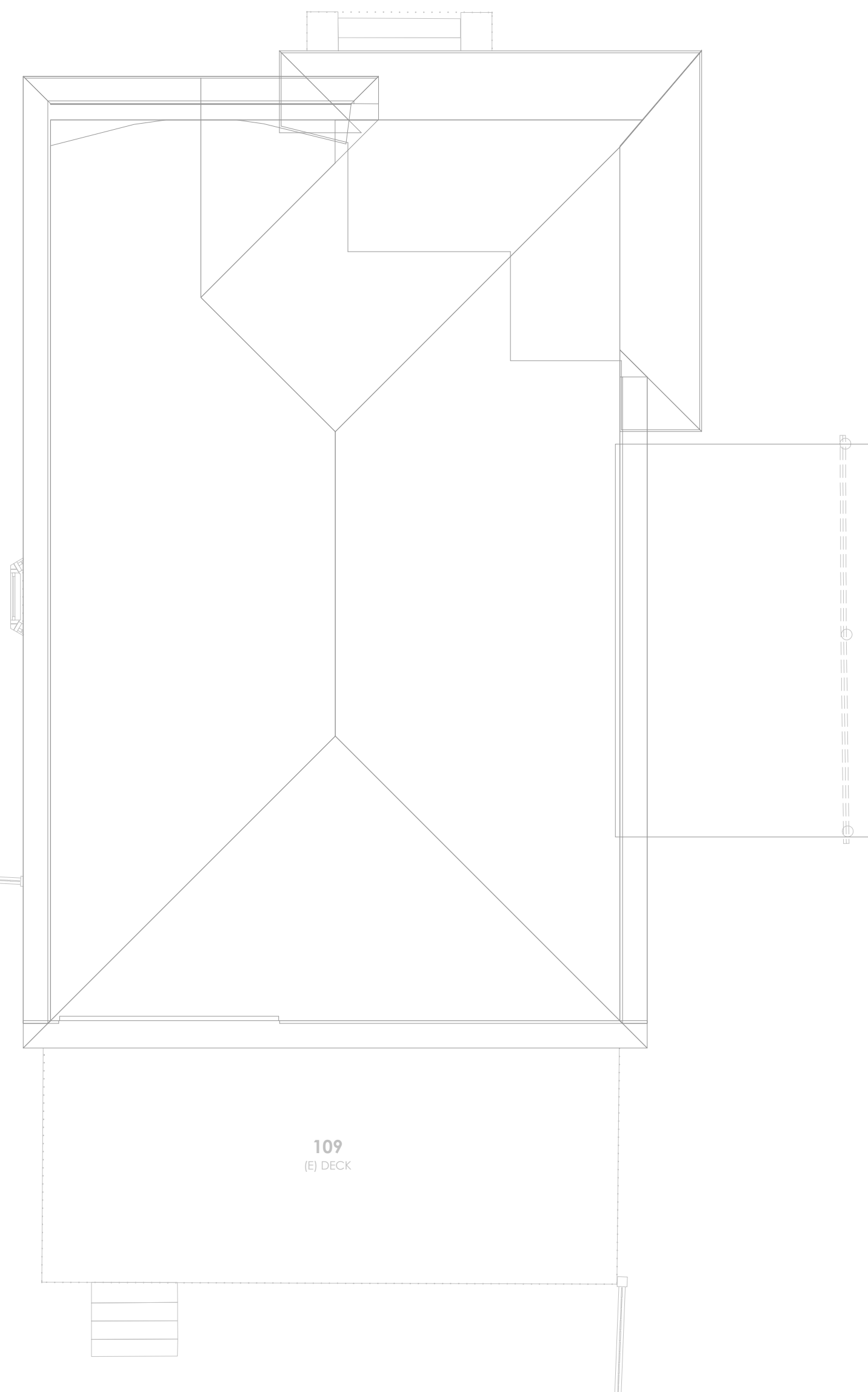
2

1

EXISTING LEVEL 1 AREA:  
954.20 sq ft

EXISTING CRAWL SPACE AREA:  
949.37 sq ft

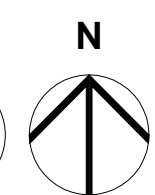
EXISTING LEVEL 1 AREA:  
954.20 sq ft



**EXISTING CONDITIONS - ROOF**

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

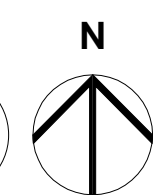
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**EXISTING CONDITIONS - CRAWL SPACE**

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

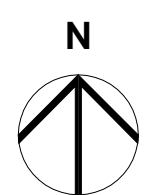
1B



**EXISTING CONDITIONS - LEVEL 1**

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

1A



**FIELD VERIFY ALL MEASUREMENTS**



RM-XXXB-22-ALLRED ADU & GARAGE - 03\_DD\_PERMIT SET\_2023-04-24 6/12/2023 10:30 AM BIMcloud:ARCFIO-Server04 - BIMcloud Basic for ARCHICAD 24/TRIUMPH CONSTRUCTION/IRM-XXXB-22-ALLRED ADU & GARAGE - 03\_DD\_PERMIT SET\_2023-04-24

**Demolition Plan - Roof**

**Keynotes:**

- Remove Existing Parking Awning - (V.I.F.)
- Remove Existing Overhang & Fascia - (V.I.F.)
- Remove Existing Roof Shingles/Surface at Location of (N) Roof Overbuild - (V.I.F.)

**Floor Plan Legend:**

- Element to be Removed
- Element to be Retained & Protected

**Demolition Plan - Crawl Space**

**Keynotes:**

- Remove Existing Parking Awning Structure - (V.I.F.)
- Remove Existing Foundation Wall - (V.I.F.)  
- Contractor to Verify in Field and Provide For Any and All New Structural Load & Shoring Requirements at Existing Structure as a Result of Demolition
- Remove Existing Crawl Space Access - (V.I.F.)
- Remove Existing Deck and Structure - (V.I.F.)
- Remove Existing Steps - (V.I.F.)

**Floor Plan Legend:**

- Element to be Removed
- Element to be Retained & Protected

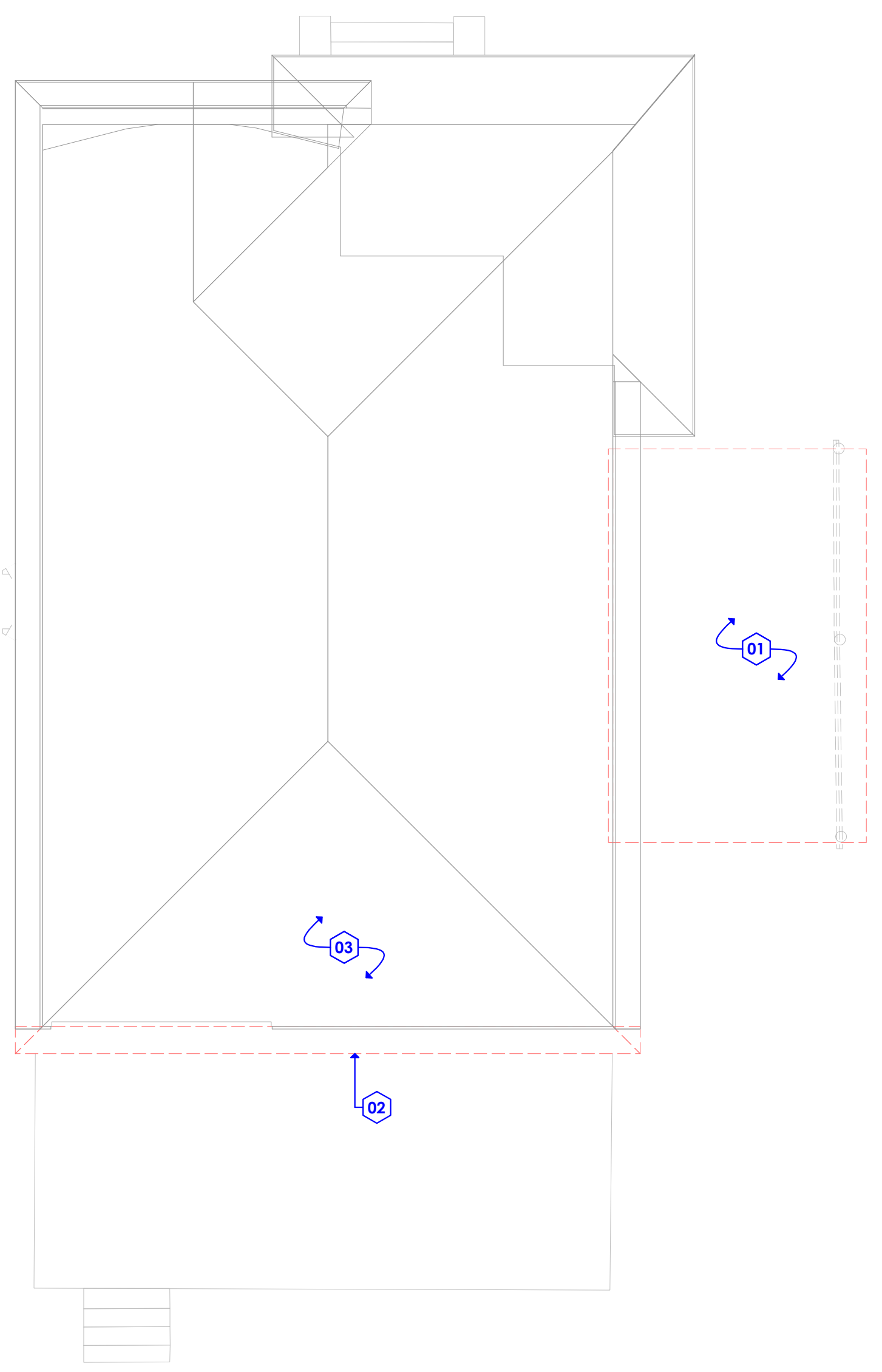
**Demolition Plan - Level 1**

**Keynotes:**

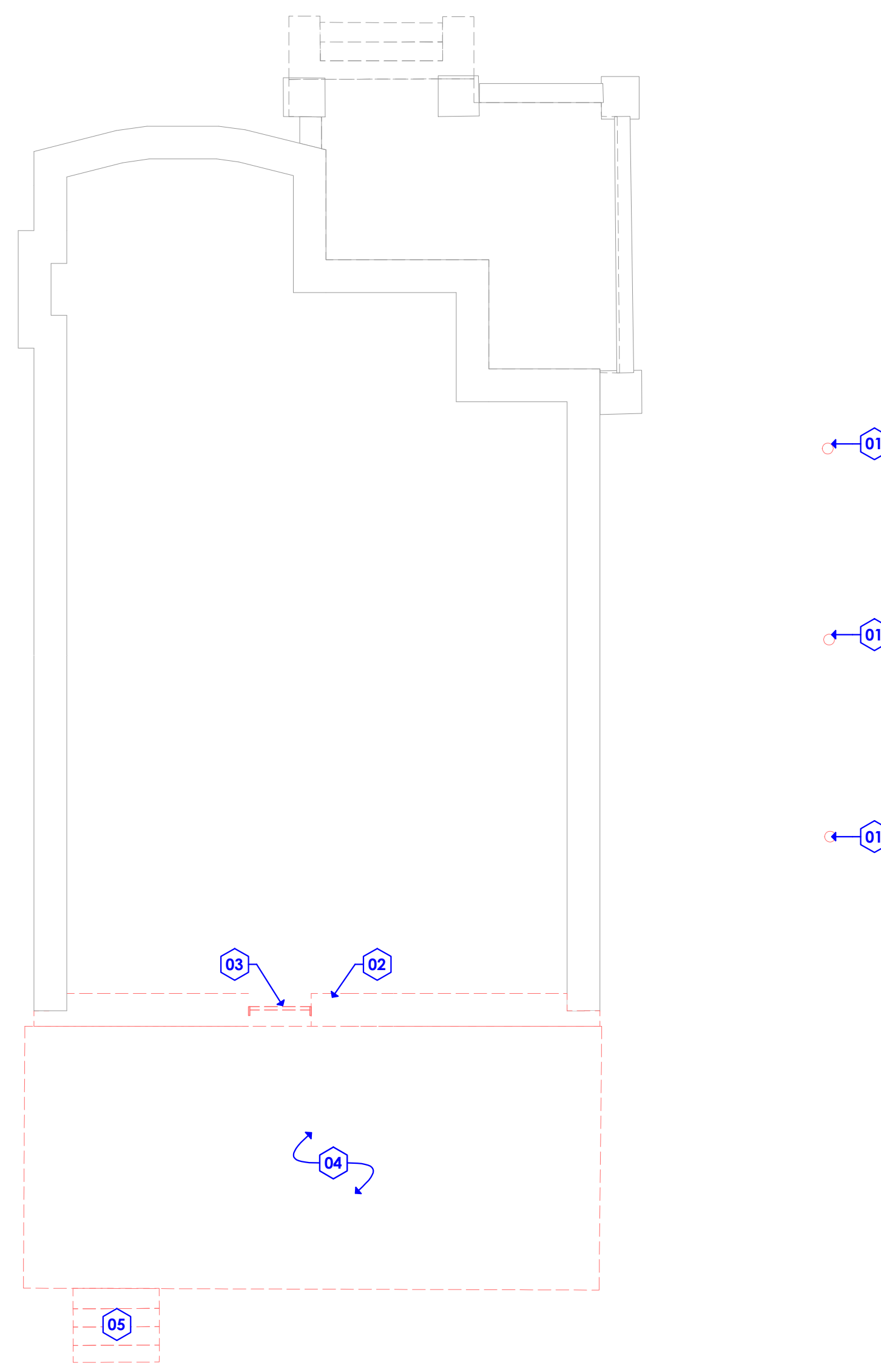
- Remove Existing Wall (TYP) - (V.I.F.)  
- All Existing Framing & Existing Drywall / Cladding to be Removed  
- Contractor to Verify in Field and Provide For Any and All New Structural Load Requirements at Existing Structure as a Result of Demolition
- Remove Existing Fireplace
- Remove Existing Beam - (V.I.F.)  
- Contractor to Verify in Field and Provide For Any and All New Structural Load Requirements at Existing Structure as a Result of Demolition
- Remove Existing Door - (V.I.F.)
- Remove Existing Deck and Framing - (V.I.F.)
- Remove Existing Range - (V.I.F.)
- Remove Existing Refrigerator - (V.I.F.)
- Remove Existing Steps - (V.I.F.)
- Remove Existing Sink - (V.I.F.)
- Remove Existing Casework - (V.I.F.)
- Remove Existing Dryer and Hookup Connections (V.I.F.)
- Remove Existing Washer & Hookup Connections (V.I.F.)
- Remove Existing Window - (V.I.F.)
- Remove Existing Parking Awning Structure - (V.I.F.)

**Floor Plan Legend:**

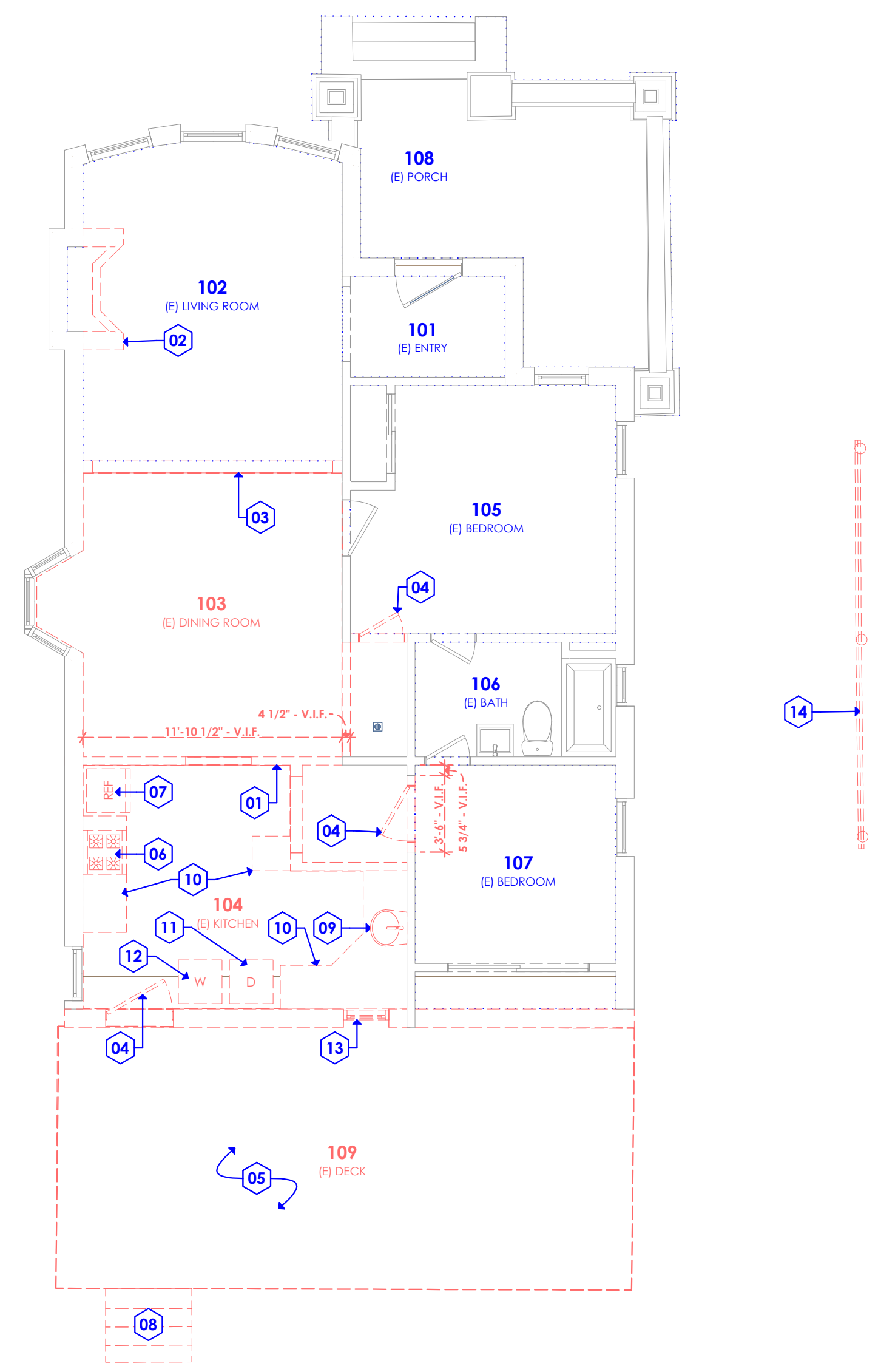
- Element to be Removed
- Element to be Retained & Protected



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

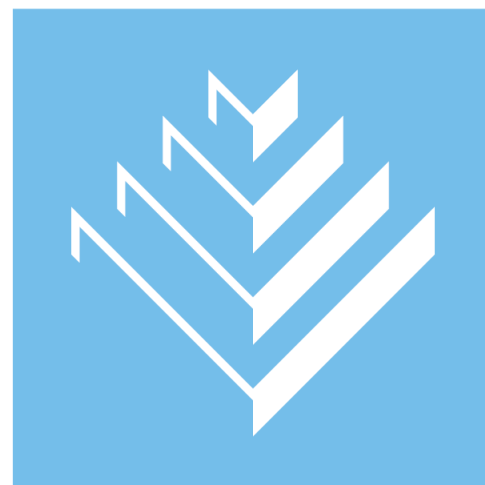


**DEMOLITION PLAN - CRAWL SPACE**  
Scale: 3/16" = 1'-0"  
1B



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

FIELD VERIFY ALL MEASUREMENTS



**TRIUMPH**  
DESIGN BUILD

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REVISIONS:

MARK DATE DESCRIPTION

PHASE:

PRE-PERMIT

SHEET TITLE:

DEMOLITION  
PLAN

SCALE:

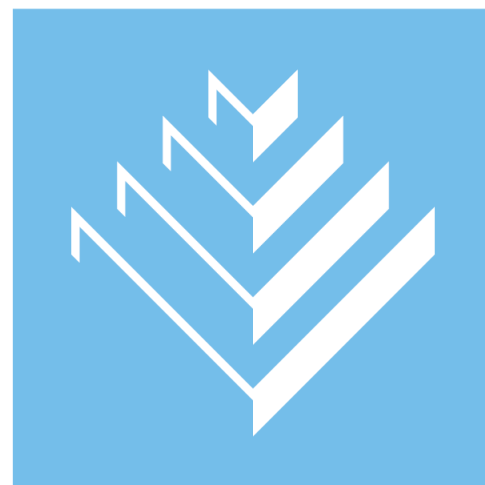
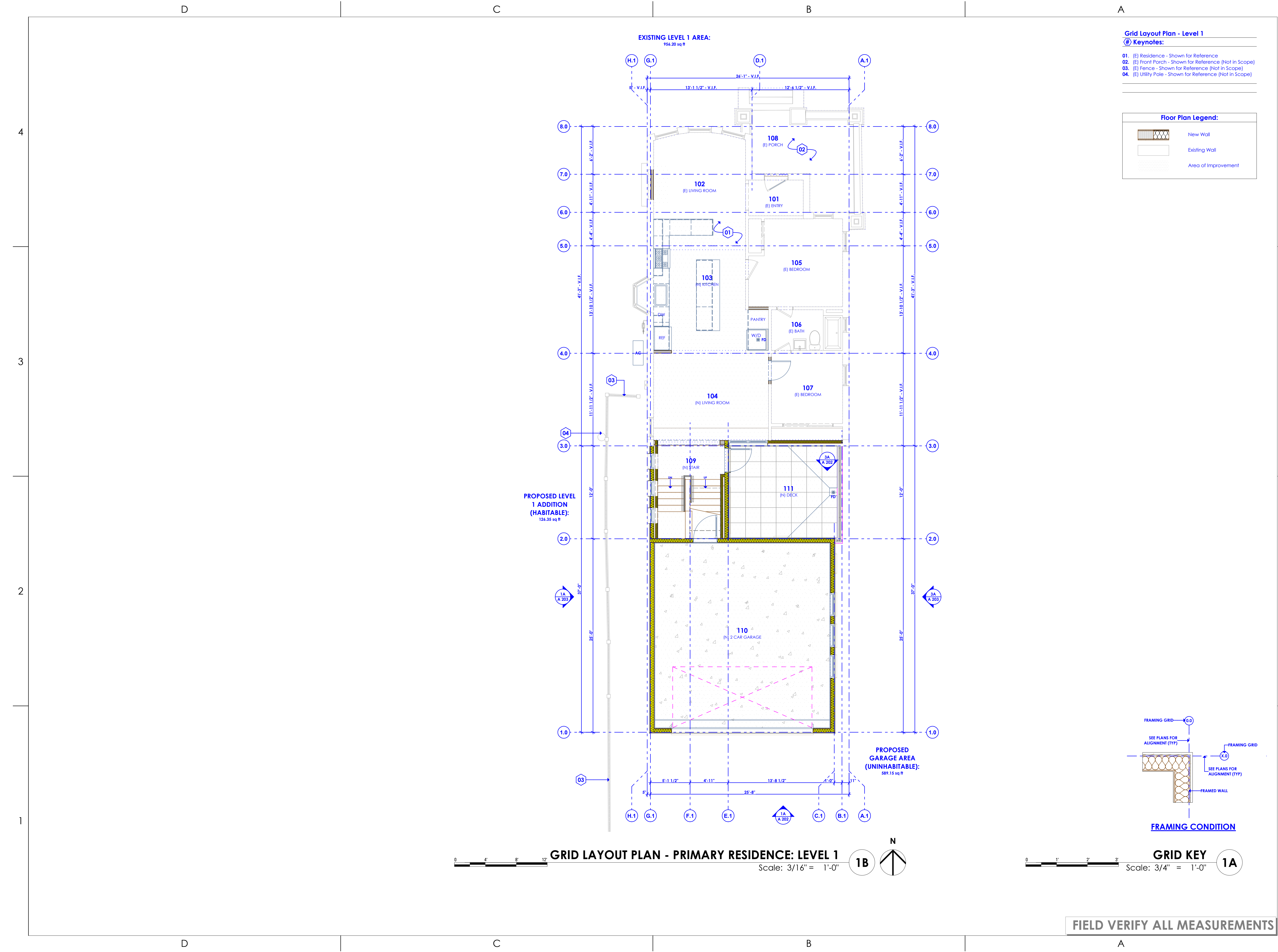
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SHEET NUMBER:

A 102



RM-XXXB-22-ALLRED ADU & GARAGE - 03\_DD\_PERMIT SET\_2023-04-24 6/12/2023 10:30 AM BIMcloud:ARCFLO-Server04 - BIMcloud Basic for ARCHICAD 24/TRIUMPH CONSTRUCTION/IRN-XXXB-22-ALLRED ADU & GARAGE - 03\_DD\_PERMIT SET\_2023-04-24



**TRIUMPH**  
DESIGN BUILD

5151 SOUTH 900 EAST, SUITE 250  
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CONSULTANT INFO:

PREPARED FOR:

JIM ALLRED

PROJECT LOCATION:

956 EAST 300 SOUTH

AUTHORITY HAVING JURISDICTION:

SALT LAKE CITY

ZIP CODE:

84102

PROJECT TITLE:

ALLRED  
RESIDENCE  
ADDITION &  
A.D.U.

PROJECT ID #:

RM-2,645A-22

ISSUE DATE:

6/12/2023

REVIEWED BY:

INITIALS DATE

REVISIONS:

MARK DATE DESCRIPTION

PHASE:

PRE-PERMIT

SHEET TITLE:

GRID LAYOUT  
PLANS - LEVEL 1

SCALE:

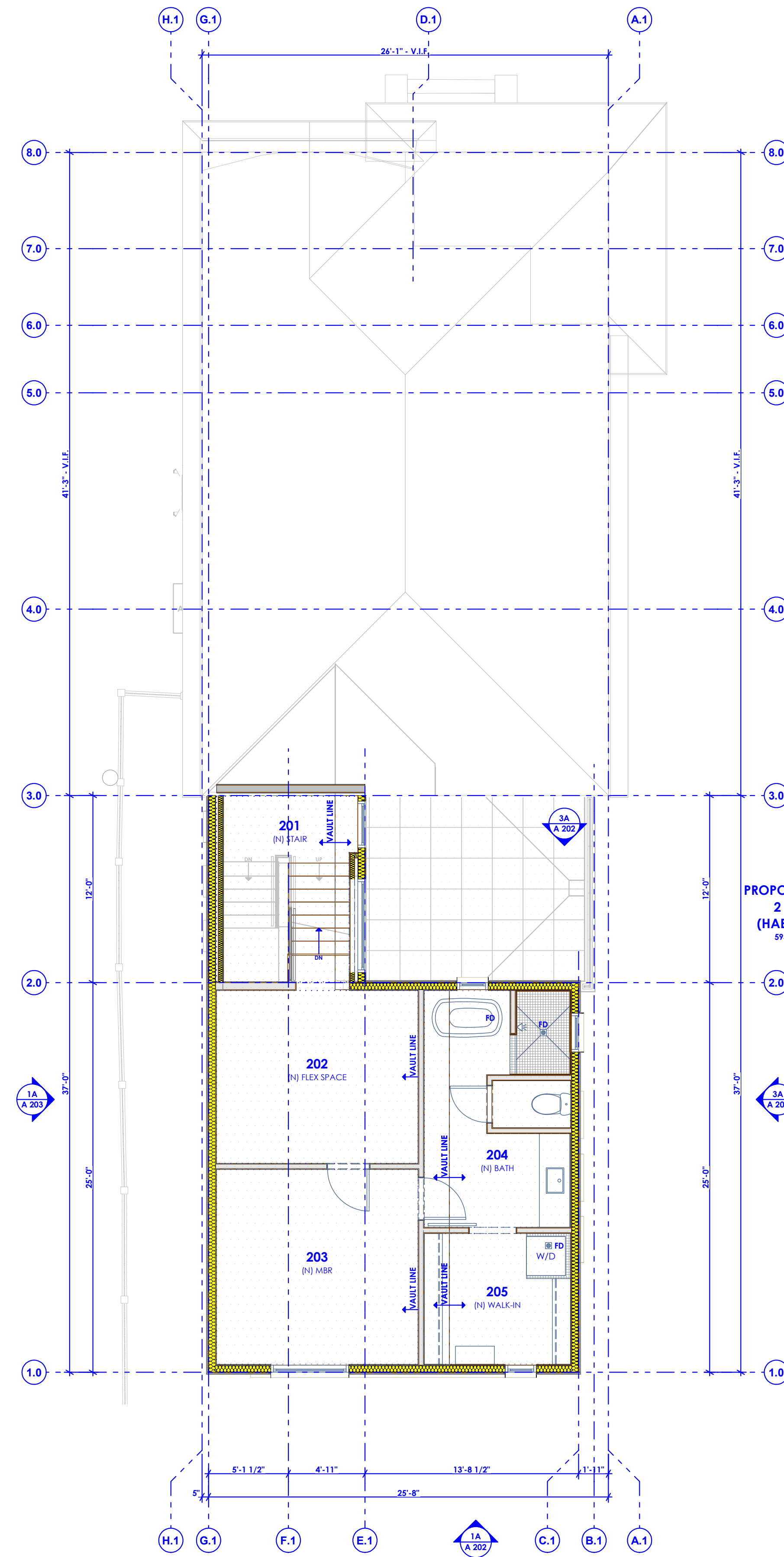
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SHEET NUMBER:

A 103



RM-XXXB-22-ALLRED ADU & GARAGE - 03\_DD\_PERMIT SET\_2023-04-24 6/12/2023 10:30 AM B:\cloud\ARCFLO-Server\24 - BIMcloud Basic for ARCHICAD 24\TRUMPH CONSTRUCTION\RM-XXXB-22-ALLRED ADU & GARAGE - 03\_DD\_PERMIT SET\_2023-04-24

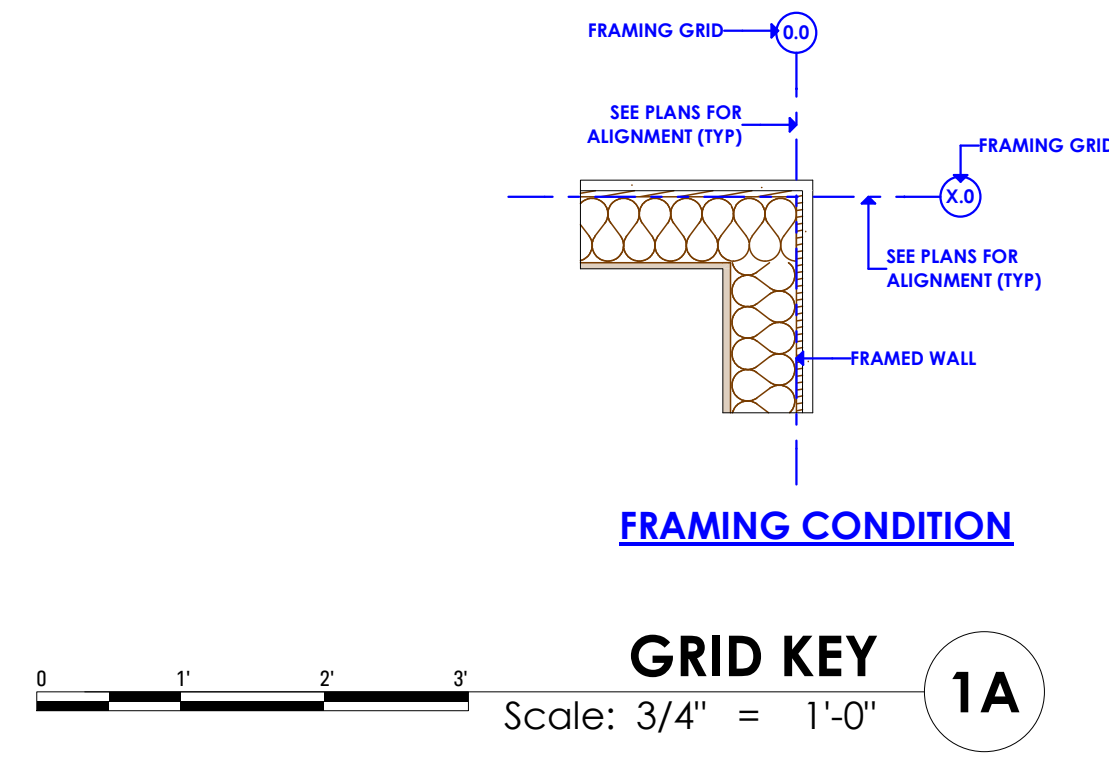


**Grid Layout Plan - Level 2**  
 Keynotes:  
 01. (E) Residence - Shown for Reference  
 02. (E) Fence - Shown for Reference (Not in Scope)  
 03. (E) Utility Pole - Shown for Reference (Not in Scope)

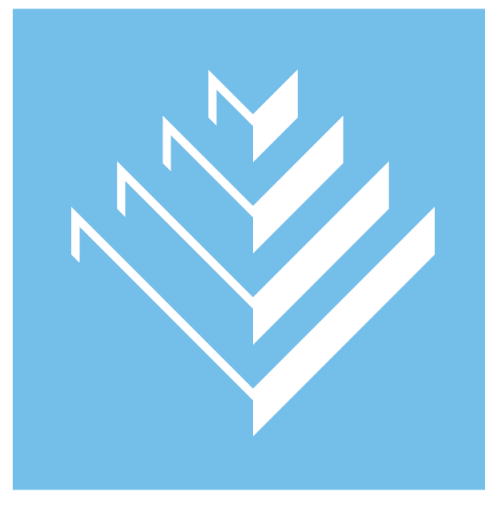
**Floor Plan Legend:**

- New Wall
- Existing Wall
- Area of Improvement

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



FIELD VERIFY ALL MEASUREMENTS



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**ALLRED RESIDENCE ADDITION & A.D.U.**

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**RM-2,645A-22**

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SHEET TITLE:

**GRID LAYOUT PLANS - LEVEL 2**

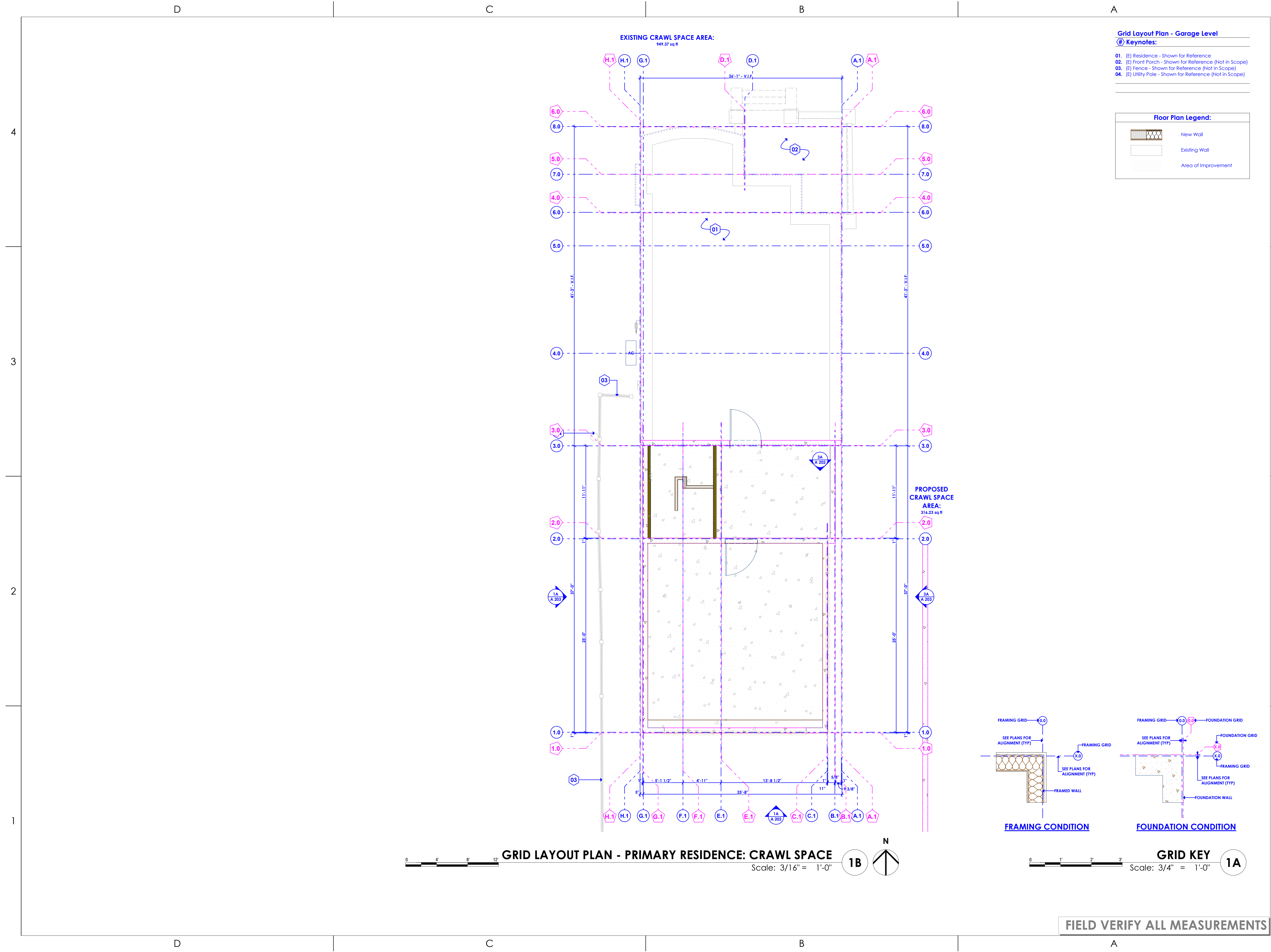
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SHEET NUMBER:

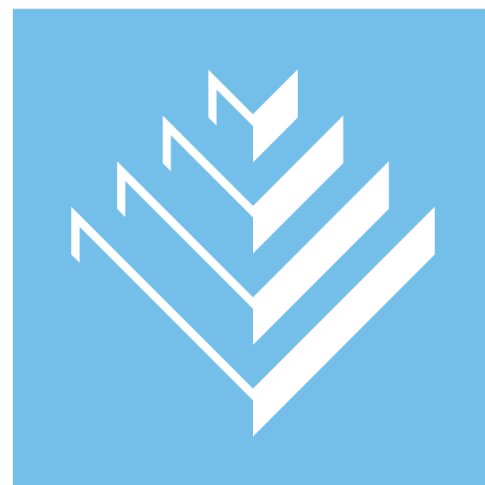
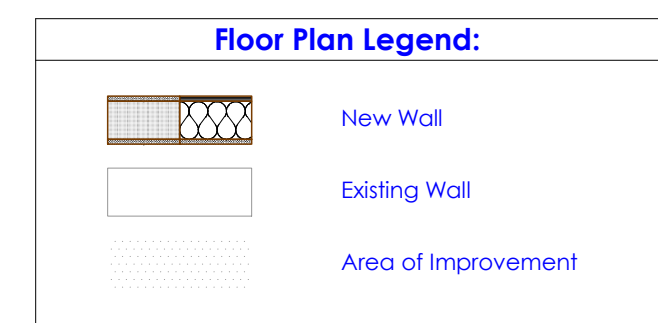
**A 104**



6/12/2023 10:31 AM B:\cloud\ARCFLO\Server\24 - BIM\cloud Basic for ARCHICAD 24\TRUMPH CONSTRUCTION\RM-XXXX-22\_ALLED ADU & GARAGE - 03\_DD\_PERMIT SET\_2023-04-24



**Grid Layout Plan - Garage Level**  
Keynotes:  
 01. (E) Residence - Shown for Reference  
 02. (E) Front Porch - Shown for Reference (Not in Scope)  
 03. (E) Fence - Shown for Reference (Not in Scope)  
 04. (E) Utility Pole - Shown for Reference (Not in Scope)



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PROJECT ID #:  
**RM-2,645A-22**

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REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:  
**PRE-PERMIT**

SHEET TITLE:  
**GRID LAYOUT PLANS - CRAWL SPACE**

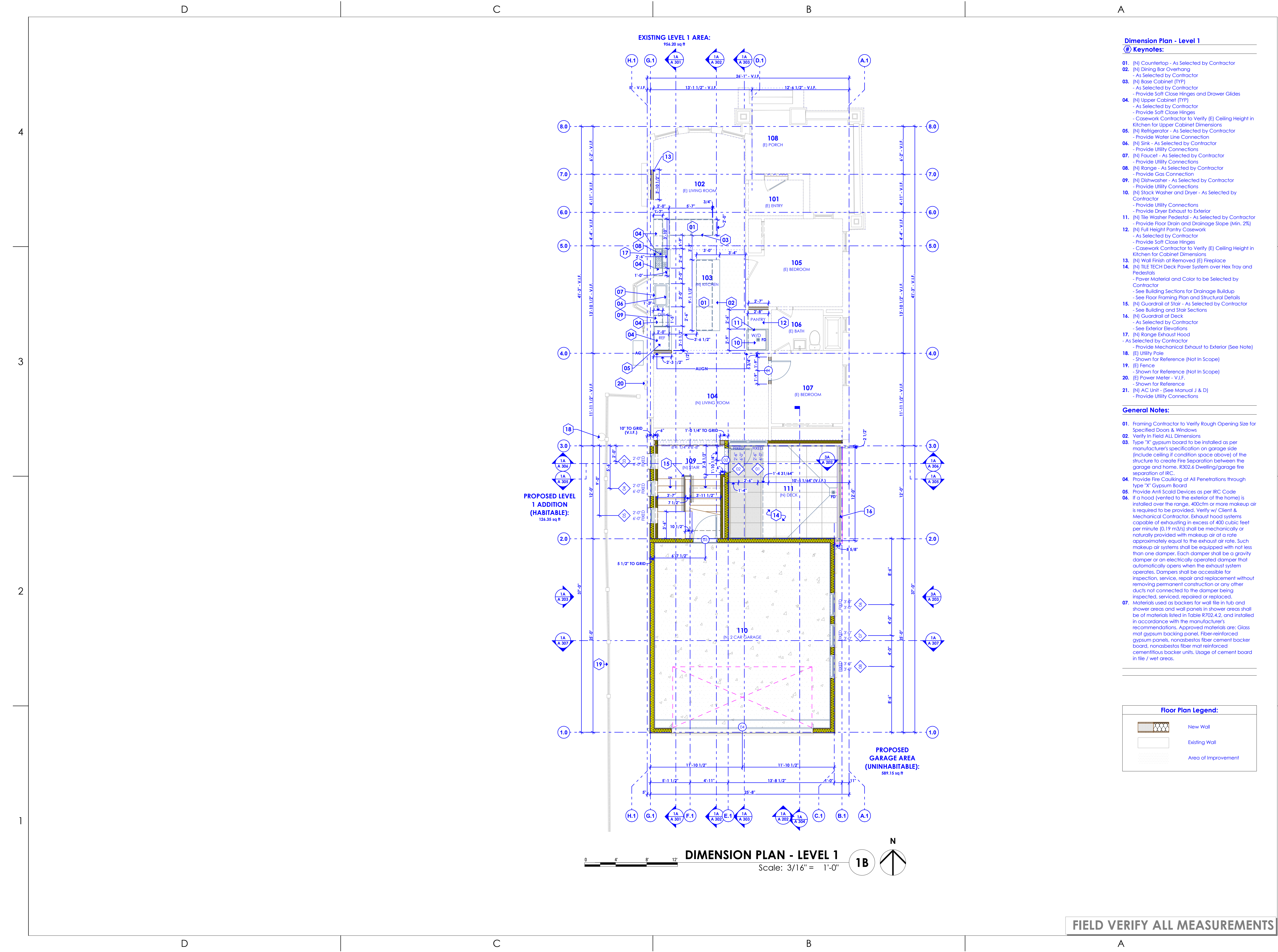
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**As Noted**

SHEET NUMBER:  
**A 105**

**FIELD VERIFY ALL MEASUREMENTS**



RM-XXXB-22-ALLRED ADU & GARAGE - 03\_DD\_PERMIT SET\_2023-04-24  
6/12/2023  
10:31 AM  
BIMcloud:ARCFIO-Server24 - BIMcloud Basic for ARCHICAD 24/TRIUMPH CONSTRUCTION/IRN-XXXB-22-ALLRED ADU & GARAGE - 03\_DD\_PERMIT SET\_2023-04-24



**Dimension Plan - Level 1**

- Keynotes:**
- 01. [N] Countertop - As Selected by Contractor
  - 02. [N] Dining Bar Overhang - As Selected by Contractor
  - 03. [N] Base Cabinet (TYP) - As Selected by Contractor
    - Provide Soft Close Hinges and Drawer Glides
  - 04. [N] Upper Cabinet (TYP) - As Selected by Contractor
    - Provide Soft Close Hinges
    - Casework Contractor to Verify (E) Ceiling Height in Kitchen for Upper Cabinet Dimensions
  - 05. [N] Refrigerator - As Selected by Contractor
    - Provide Water Line Connection
  - 06. [N] Sink - As Selected by Contractor
    - Provide Utility Connections
  - 07. [N] Faucet - As Selected by Contractor
    - Provide Utility Connections
  - 08. [N] Range - As Selected by Contractor
    - Provide Gas Connection
  - 09. [N] Dishwasher - As Selected by Contractor
    - Provide Utility Connections
  - 10. [N] Stack Washer and Dryer - As Selected by Contractor
    - Provide Utility Connections
    - Provide Dryer Exhaust to Exterior
  - 11. [N] Tile Washer Pedestal - As Selected by Contractor
    - Provide Floor Drain and Drainage Slope (Min. 2%)
  - 12. [N] Full Height Party Casework - As Selected by Contractor
    - Provide Soft Close Hinges
    - Casework Contractor to Verify (E) Ceiling Height in Kitchen for Cabinet Dimensions
  - 13. [N] Wall Finish at Removed (E) Fireplace
  - 14. [N] TILE TECH Deck Paver System over Hex Tray and Pedestals
    - Paver Material and Color to be Selected by Contractor
    - See Building Sections for Drainage Bulbup
    - See Floor Framing Plan and Structural Details
  - 15. [N] Guardrail at Stair - As Selected by Contractor
    - See Building and Stair Sections
  - 16. [N] Guardrail at Deck
    - As Selected by Contractor
    - See Exterior Elevations
  - 17. [N] Range Exhaust Hood - As Selected by Contractor
    - Provide Mechanical Exhaust to Exterior (See Note)
  - 18. [E] Utility Pole
    - Shown for Reference (Not In Scope)
  - 19. [E] Fence
    - Shown for Reference (Not In Scope)
  - 20. [E] Power Meter - V.I.F.
  - 21. [N] AC Unit - (See Manual J & D)
    - Provide Utility Connections

**General Notes:**

- 01. Framing Contractor to Verify Rough Opening Size for Specified Doors & Windows
- 02. Verify In Field ALL Dimensions
- 03. 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.
- 04. Provide Fire Caulking of All Penetrations through type "X" Gypsum Board
- 05. Provide Anti Scald Devices as per IRC Code
- 06. If a hood (vented to the exterior of the home) is installed over the range, 400cm 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.
- 07. Materials used as backers for wall tile in tub and shower areas and wall panels in shower areas shall be of materials listed in Table R702.4.2, and installed in accordance with the manufacturer's recommendations. Approved materials are: Glass mat gypsum backing panel, Fiber-reinforced gypsum panels, nonasbestos fiber cement backer board, nonasbestos fiber mat reinforced cementitious backer units. Usage of cement board in tile / wet areas.

**Floor Plan Legend:**

- New Wall
- Existing Wall
- Area of Improvement



**TRIUMPH**  
DESIGN BUILD

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CONSULTANT INFO:

PREPARED FOR:  
**JIM ALLRED**

PROJECT LOCATION:  
**956 EAST 300 SOUTH**

AUTHORITY HAVING JURISDICTION:  
**SALT LAKE CITY**

ZIP CODE:  
**84102**

PROJECT TITLE:  
**ALLRED  
RESIDENCE  
ADDITION &  
A.D.U.**

PROJECT ID #:  
**RM-2,645A-22**

ISSUE DATE:  
**6/12/2023**

REVIEWED BY:  
INITIALS      DATE

REVISIONS:  
MARK    DATE    DESCRIPTION

PHASE:  
**PRE-PERMIT**

SHEET TITLE:  
**DIMENSION PLAN  
- LEVEL 1**

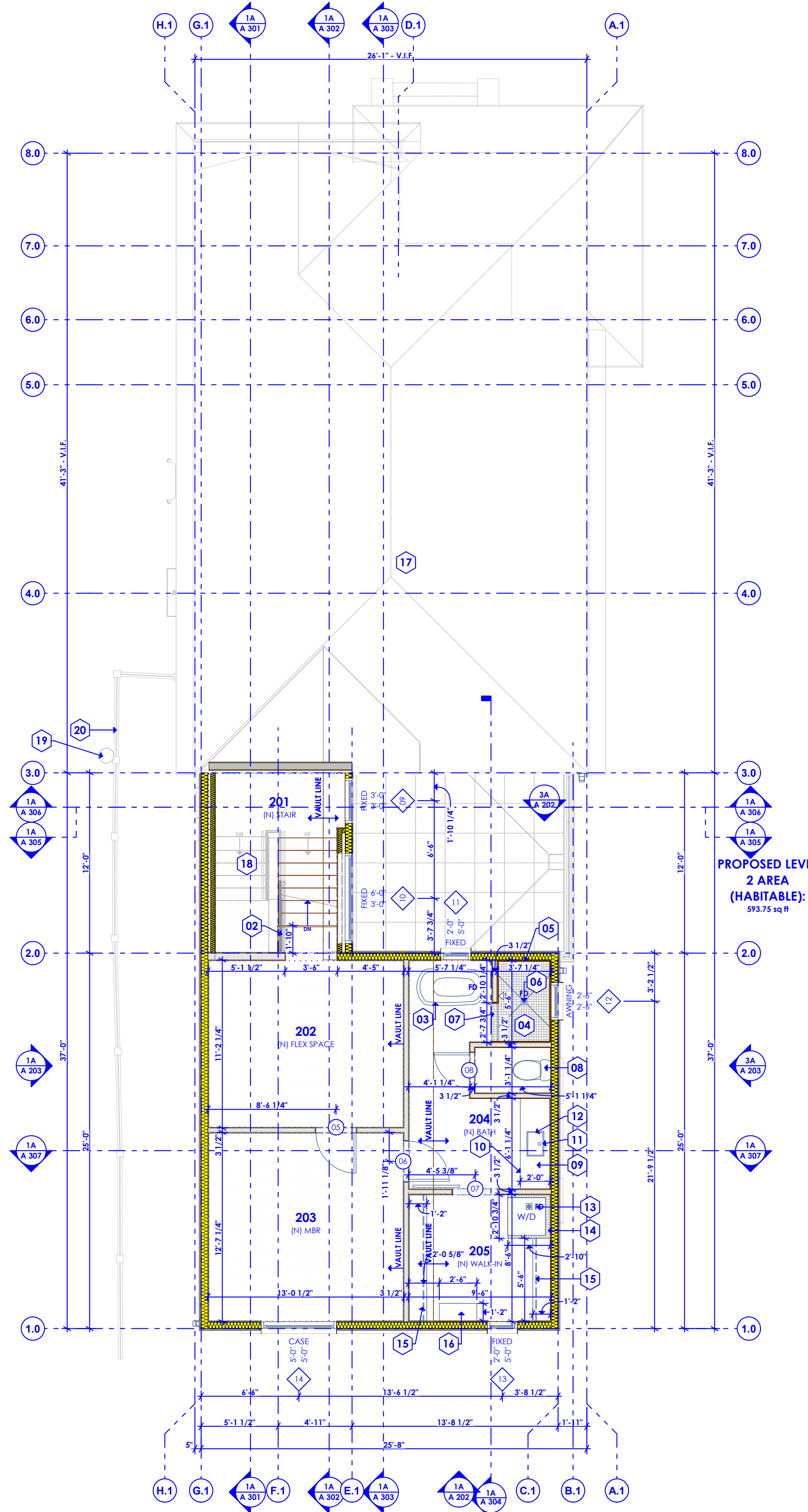
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**As Noted**

SHEET NUMBER:  
**A 106**

**FIELD VERIFY ALL MEASUREMENTS**



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

- Dimension Plan - Level 2**  
**Keynotes:**
- 01. (N) Deck Below (Shown for Reference)
  - 02. (N) Guardrail
    - As Selected by Contractor
    - See Building and Star Sections
  - 03. (N) Freestanding Bathtub
    - As Selected by Contractor
    - Provide Drain and Filler Connections
  - 04. (N) Walk-in Shower
    - As Selected by Contractor
    - Coordinate Tempered Glass Door Installation
  - 05. (N) Showerhead Fixture and Mixer Valve
    - As Selected by Contractor
  - 06. (N) Shower Drain
    - As Selected by Contractor
  - 07. (N) Tile Shower Threshold
    - As Selected by Contractor
  - 08. (N) Water Closet
    - As Selected by Contractor
  - 09. (N) Vanity Countertop
    - As Selected by Contractor
  - 10. (N) Vanity Casework
    - As Selected by Contractor
    - Provide Soft Close Hinges and Drawer Glides
  - 11. (N) Faucet
    - As Selected by Contractor
  - 12. (N) Sink
    - As Selected by Contractor
  - 13. (N) Stack Washer and Dryer
    - As Selected by Contractor
    - Provide Utility Connections
    - Provide Dryer Exhaust to Exterior
  - 14. (N) Tile Washer Pedestal
    - As Selected by Contractor
    - Provide Floor Drain and Drainage Slope (Min. 2%)
  - 15. Clothing Rod and Shelf
    - As Selected by Contractor
    - Provide Long and Short Hang
  - 16. Closet Organizer
    - As Selected by Contractor
  - 17. (E) Structure Below (Shown for Reference)
  - 18. Open to Below
  - 19. (E) Utility Pole (Shown for Reference)
  - 20. (E) Fence Below (Shown for Reference)

- General Notes:**
- 01. Framing Contractor to Verify Rough Opening Size for Specified Doors & Windows
  - 02. Verify in Field ALL Dimensions
  - 03. 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.
  - 04. Provide Fire Caulking at All Penetrations through type "X" Gypsum Board
  - 05. Provide Anti Scald Devices as per IRC Code
  - 06. 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 m<sup>3</sup>/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.
  - 07. Materials used as backers for wall tile in tub and shower areas and wall panels in shower areas shall be of materials listed in Table R702.4.2, and installed in accordance with the manufacturer's recommendations. Approved materials are: Glass mat gypsum backing panel, Fiber-reinforced gypsum panels, nonasbestos fiber cement backer board, nonasbestos fiber mat reinforced cementitious backer units. Usage of cement board in tile / wet areas.



**FIELD VERIFY ALL MEASUREMENTS**



PREPARED FOR:  
**JIM ALLRED**

PROJECT LOCATION:  
**956 EAST 300 SOUTH**

AUTHORITY HAVING JURISDICTION:  
**SALT LAKE CITY**

ZIP CODE:  
**84102**

PROJECT TITLE:  
**ALLRED RESIDENCE ADDITION & A.D.U.**

PROJECT ID #:  
**RM-2,645A-22**

ISSUE DATE:  
**6/12/2023**

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INITIALS      DATE

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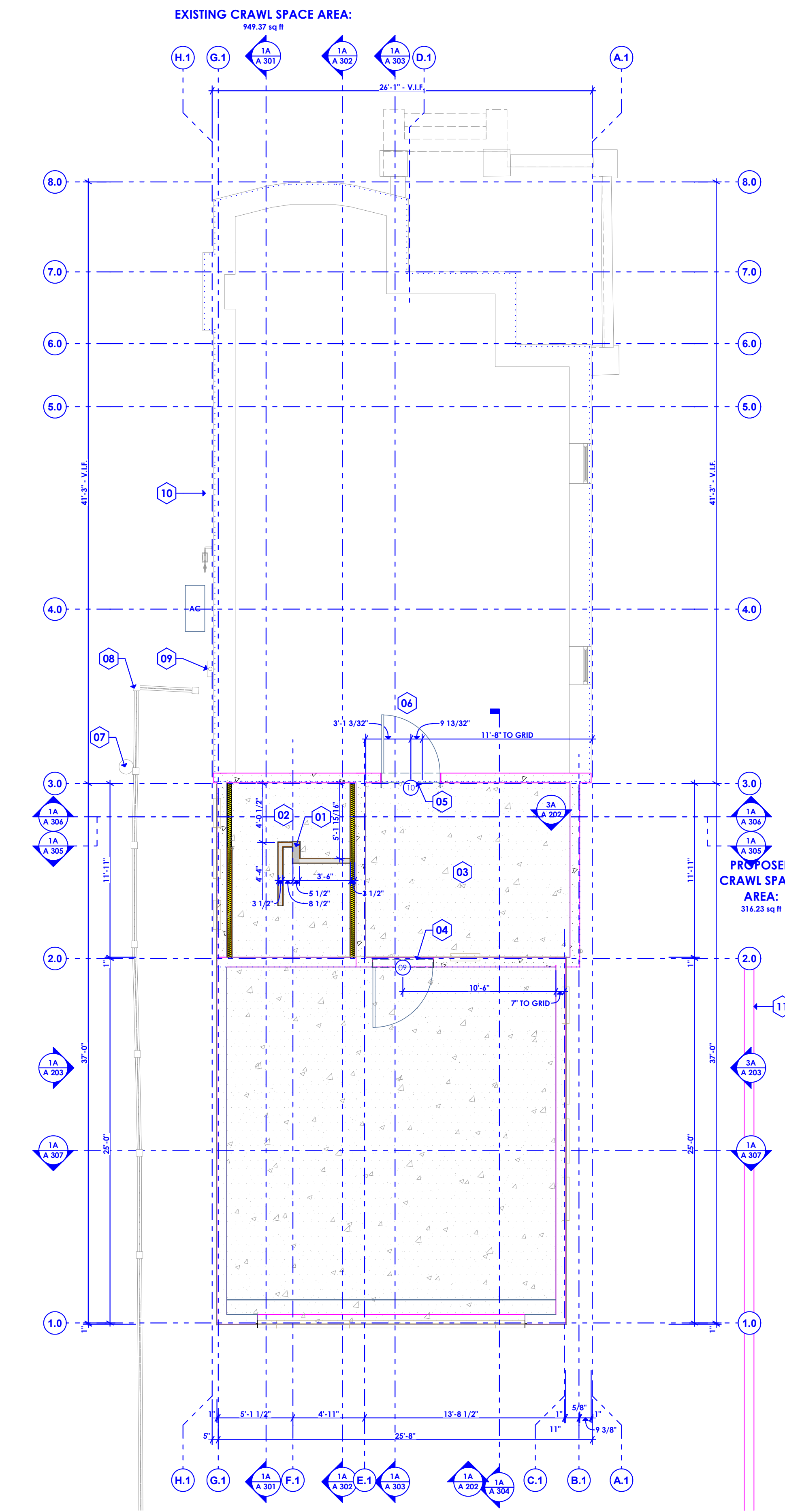
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**DIMENSION PLAN - LEVEL 2**

SCALE:  
**As Noted**

SHEET NUMBER:  
**A 107**

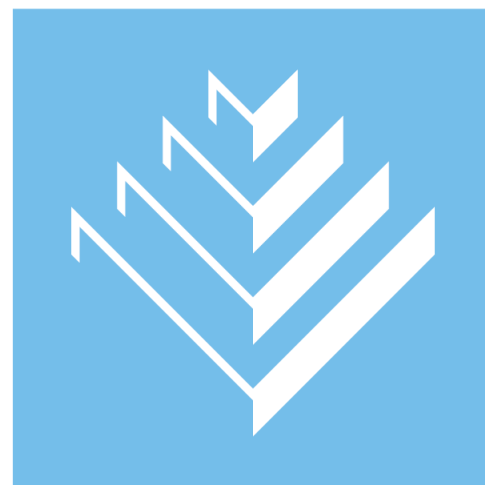
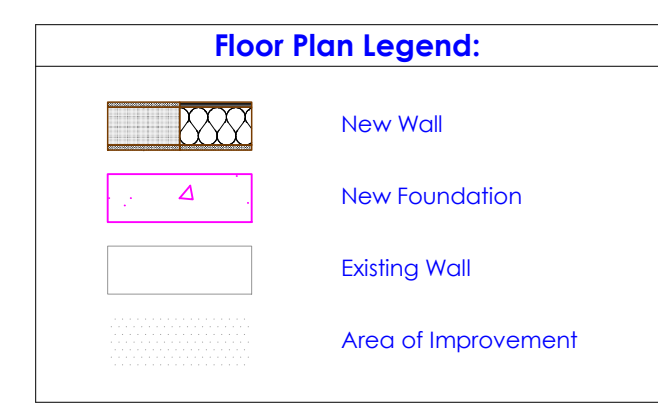


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**DIMENSION PLAN - CRAWL SPACE**  
Scale: 3/16" = 1'-0" **1B**

- Dimension Plan - Crawl Space**
- Keynotes:**
- 01. (N) Framed Wall Under Stair Landing - See Building Sections
  - 02. (N) Slab Under Stair Landing - See Building Sections
  - 03. (N) Crawl Space - See Building Sections
  - 04. (N) Garage Access - See Door Schedule
  - 05. (N) Crawl Space Access
  - 06. (E) Crawl Space
  - 07. (E) Utility Pole - Shown for Reference
  - 08. (E) Fence - Shown for Reference
  - 09. (E) Power Meter - Shown for Reference
  - 10. (E) Gas Meter - Shown for Reference
- General Notes:**
- 01. Framing Contractor to Verify Rough Opening Size for Specified Doors & Windows
  - 02. Verify in Field ALL Dimensions
  - 03. Provide Anti Scald Devices as per IRC Code
  - 04. Provide Fire Caulking at All Penetrations through type "X" Gypsum Board



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PHASE:  
**PRE-PERMIT**

SHEET TITLE:

**DIMENSION PLAN - CRAWL SPACE**

SCALE:  
**As Noted**

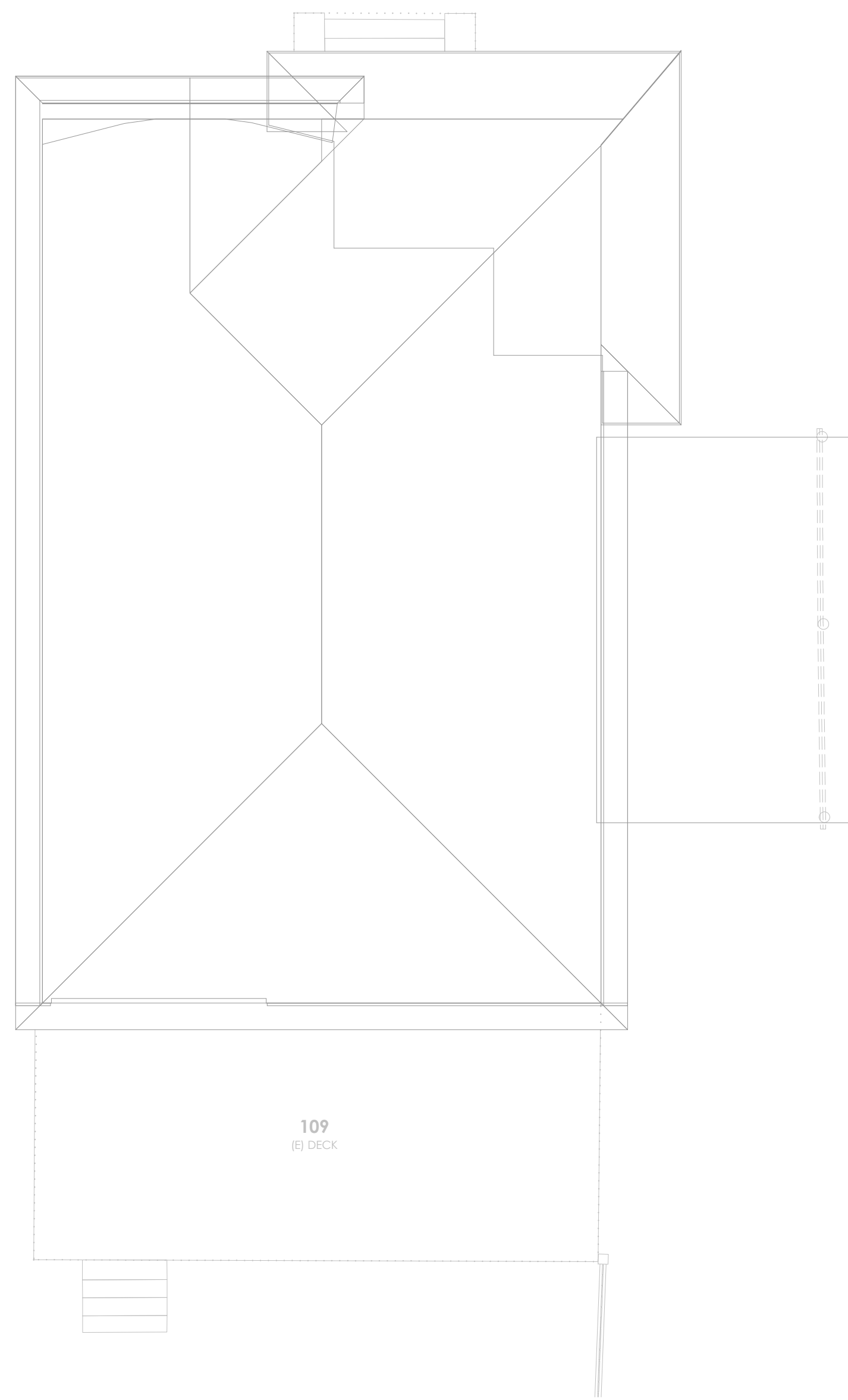
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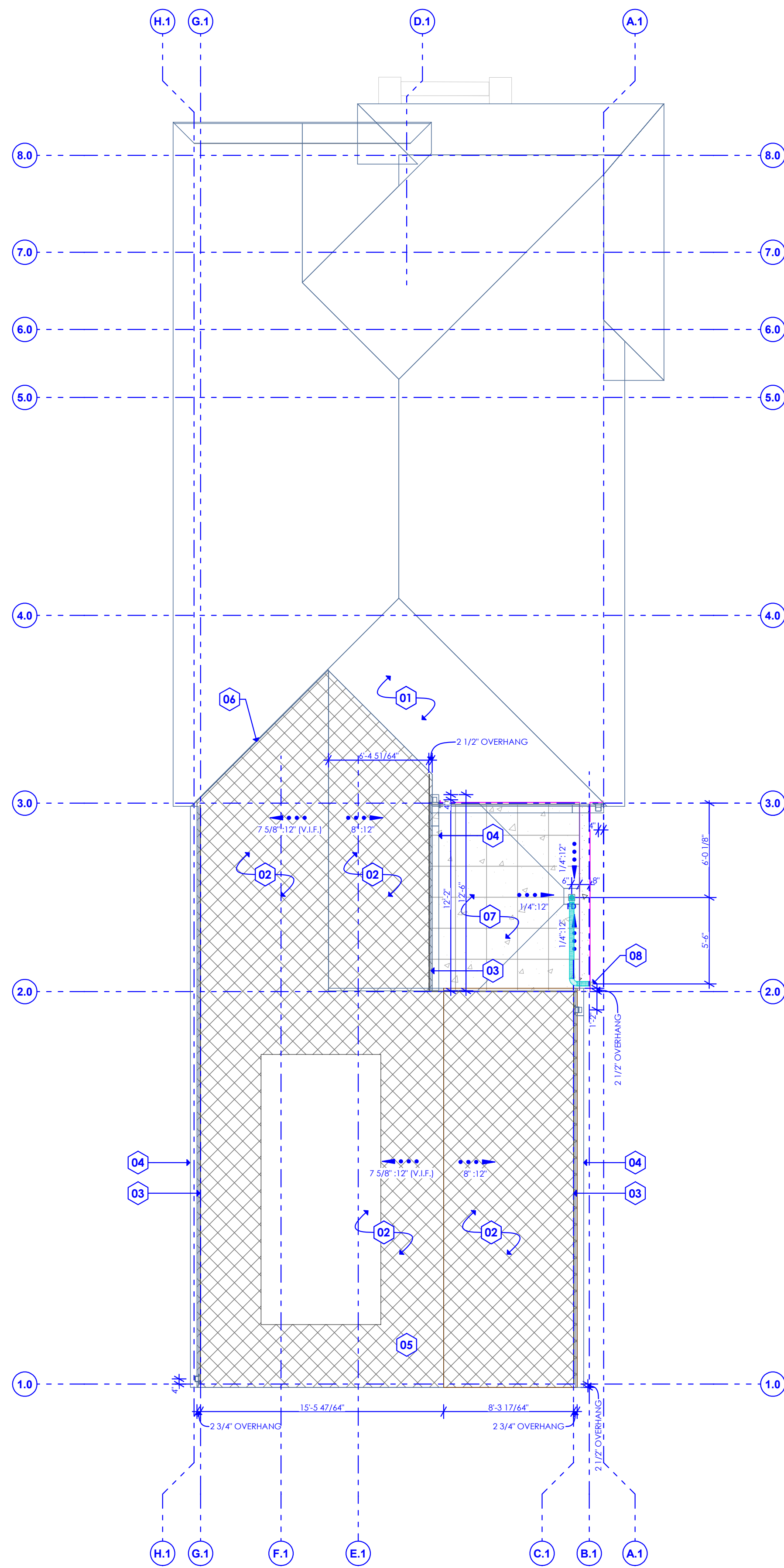
**FIELD VERIFY ALL MEASUREMENTS**



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**EXISTING CONDITIONS - ROOF**  
Scale: 3/16" = 1'-0"  
1C



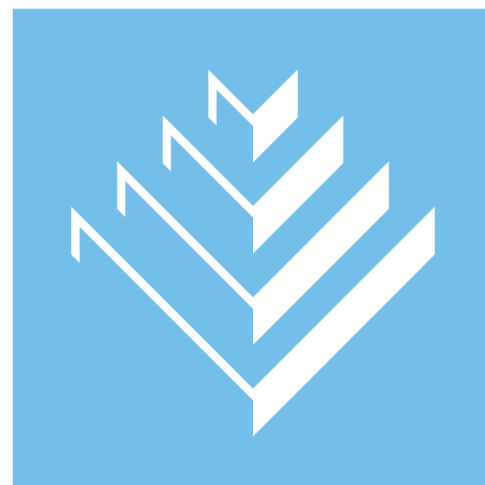
**ROOF & DRAINAGE PLAN**  
Scale: 3/16" = 1'-0"  
1A

- Roof Plan**
- Keynotes:**
- 01. (E) Roof - Protect & Retain
  - 02. (N) Asphalt Shingle Roof - As Selected by Contractor
  - 03. (N) Fascia - Color: Black - See Exterior Elevations - As Selected by Contractor
  - 04. (N) Gutter & Downspout System - Color: Black - See Exterior Elevations - As Selected by Contractor
  - 05. (N) Ice and Water Shield Under Roofing (IWP) - Provide 4' Perimeter of Shield at All Roof Edges, Ridges & Penetrations - As Selected by Contractor
  - 06. Match Pitch of (N) Roof at Addition to (E) Roof - See Structural for Overbuild Detail
  - 07. Deck Below - Shown for Reference
  - 08. Drain Pipe Through Floor Drain Access Under Paver System Inside Floor Cavity w/ Cow Tongue Outlet in Foundation to Gravel Planter

- General Notes:**
- 01. Minimum Class C Rating for All Roofing Materials
  - 02. 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
  - 03. Attic Ventilation as Selected by Contractor. Contractor & Roof System MFG to Install as per MFG Specs & Current IRC Code.
  - 04. Exhaust Vents: See Roof Plumbing Plan and Engineer's Specifications. To be Installed as per Mfg's Specifications. Requires a Minimum of 3 Feet From Any Opening into the Building as per Current IRC Code

**Legend:**

- Ice & Water Shield - Contractor to Verify Location of Roof Penetrations Per Mechanical & Plumbing Plans and Provide 4' Perimeter of Shield



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SHEET TITLE:

**ROOF & DRAINAGE PLAN**

SCALE:  
**As Noted**

SHEET NUMBER:

**A 109**

**FIELD VERIFY ALL MEASUREMENTS**

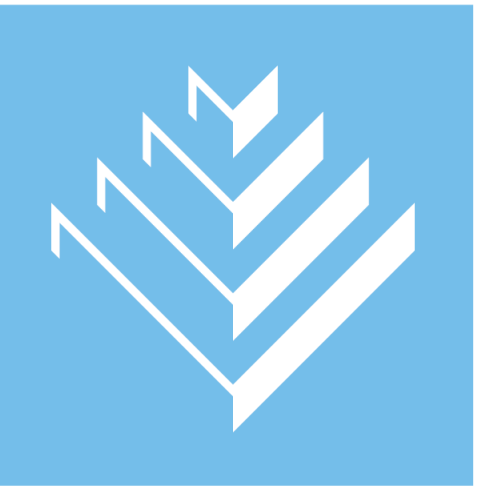


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SHEET TITLE:

EXTERIOR VISUAL  
PERSPECTIVES

SCALE:

As Noted

SHEET NUMBER:

**A 201**

4

3

2

1

4

3

2

1



**NORTH EAST PERSPECTIVE**



**NORTH WEST PERSPECTIVE**



**SOUTH WEST PERSPECTIVE**



**SOUTH EAST PERSPECTIVE**

D

C

B

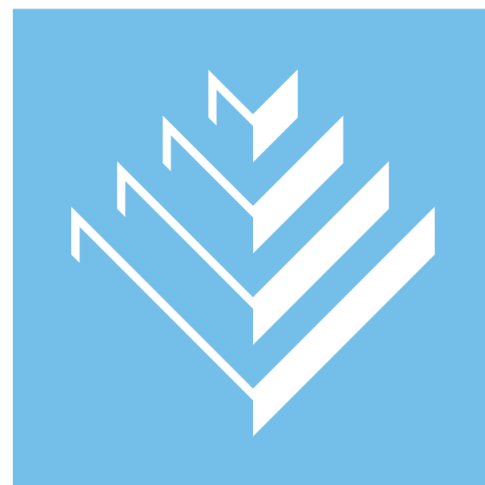
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**FIELD VERIFY ALL MEASUREMENTS**

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6/12/2023 10:52 AM  
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RM-XXXB-22\_ALURED ADU & GARAGE - 03\_DD\_PERMIT SET\_2023-04-24  
 6/12/2023 10:52 AM  
 BIMcloud: ARCFLO-ServerP4 - BIMcloud Basic for ARCHICAD 24/TRIUMPH CONSTRUCTION\RM-XXXB-22\_ALURED ADU & GARAGE - 03\_DD\_PERMIT SET\_2023-04-24



**TRIUMPH  
DESIGN BUILD**

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

T 801 269 1508  
F 801 269 1425  
[www.triumphcmg.com](http://www.triumphcmg.com)

CONSULTANT INFO:

PREPARED FOR:

JIM ALLRED

PROJECT LOCATION:

956 EAST 300 SOUTH

AUTHORITY HAVING JURISDICTION:

SALT LAKE CITY

ZIP CODE:

84102

PROJECT TITLE:

ALLRED  
RESIDENCE  
ADDITION &  
A.D.U.

PROJECT ID #:

RM-2,645A-22

ISSUE DATE:

6/12/2023

REVIEWED BY:

INITIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:

PRE-PERMIT

SHEET TITLE:

EXTERIOR  
ELEVATIONS

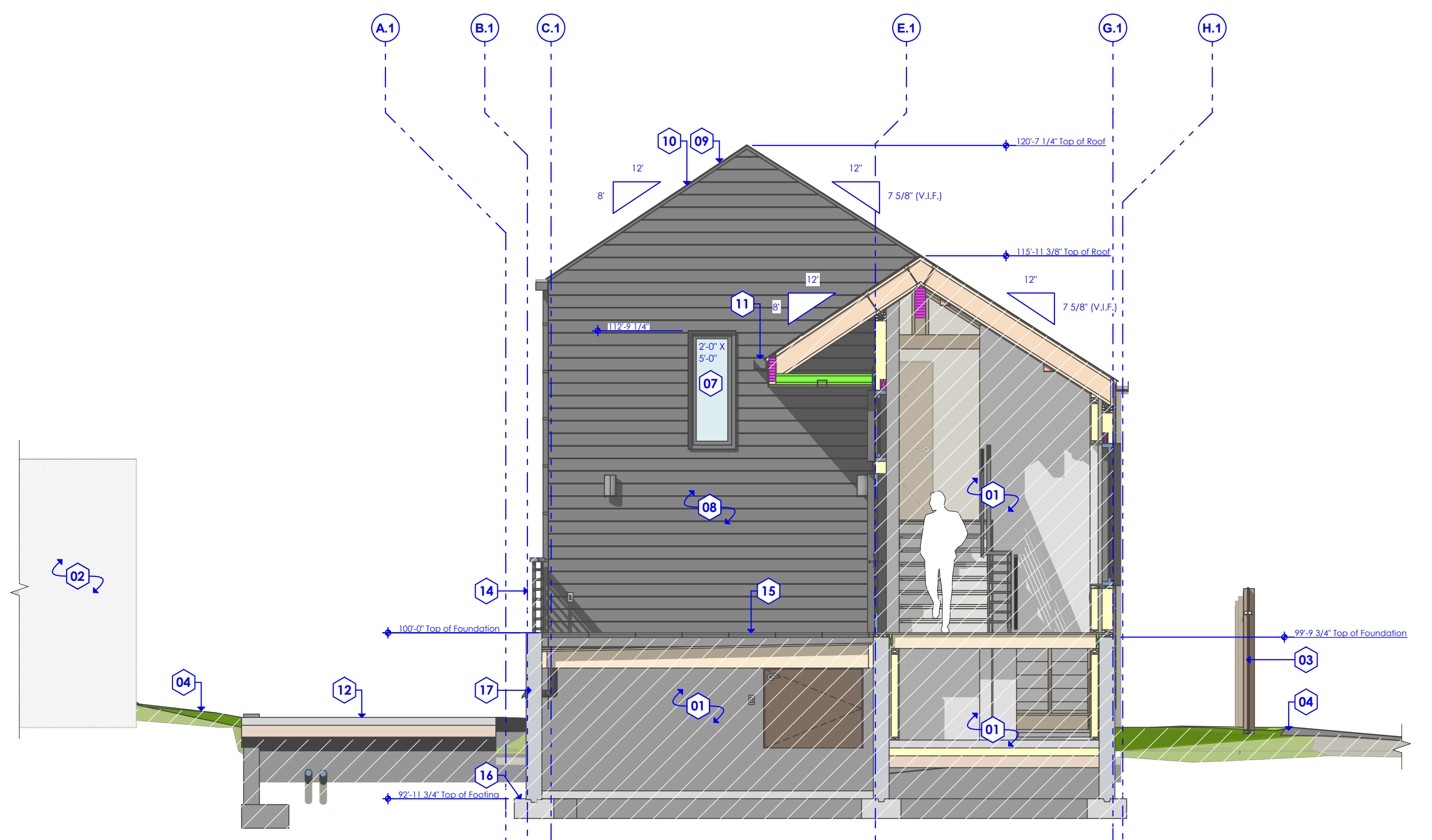
SCALE:

As Noted

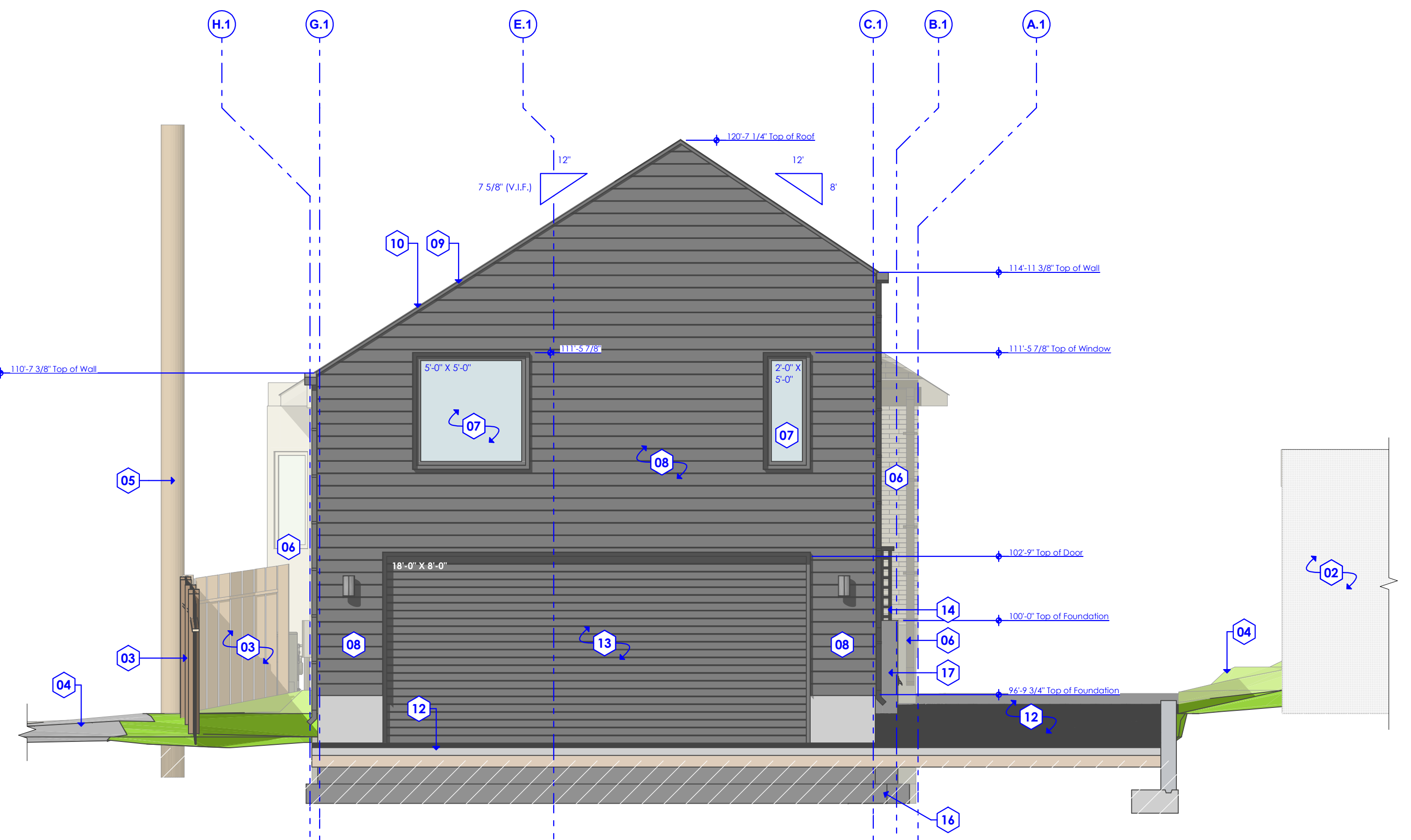
SHEET NUMBER:

A 202

- North & South Elevations**  
**Keynotes:**
- 01. Section at (N) Stairwell Shown for Reference  
- See Building Sections
  - 02. (E) Neighboring Residence - V.I.F.  
- Shown for Reference (Not in Scope)
  - 03. (E) Fence - V.I.F.  
- Protect & Retain
  - 04. (E) Grade - V.I.F.  
- See Architectural Site Plan and Grading Plan
  - 05. (E) Utility Pole - V.I.F.  
- Shown for Reference (Not in Scope)
  - 06. (E) Residence - V.I.F.  
- Protect & Retain
  - 07. (N) Glazing  
- See Window Schedule
  - 08. (N) Exterior Wall Cladding  
- See Wall Details  
- As Selected by Architect
  - 09. (N) Break Metal Fascia  
- No Oil Canning Will Be Accepted  
- Color to be Selected by Architect
  - 10. (N) Asphalt Shingle Roof  
- See Roof Drainage Plan
  - 11. (N) Gutter and Associated Downspout  
- As Selected by Contractor
  - 12. (N) Flatwork  
- See Architectural Site Plan
  - 13. (N) Door  
- See Door Schedule
  - 14. (N) Guardrail  
- As Selected by Contractor
  - 15. (N) Deck Pavers  
- See Dimension Plan
  - 16. (N) Footing (Typ.)  
- See Footing & Foundation Plan and Structural Details
  - 17. (N) Foundation Wall (Typ.)  
- See Footing & Foundation Plan and Structural Details  
- See Wall Details for Associated Waterproofing



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

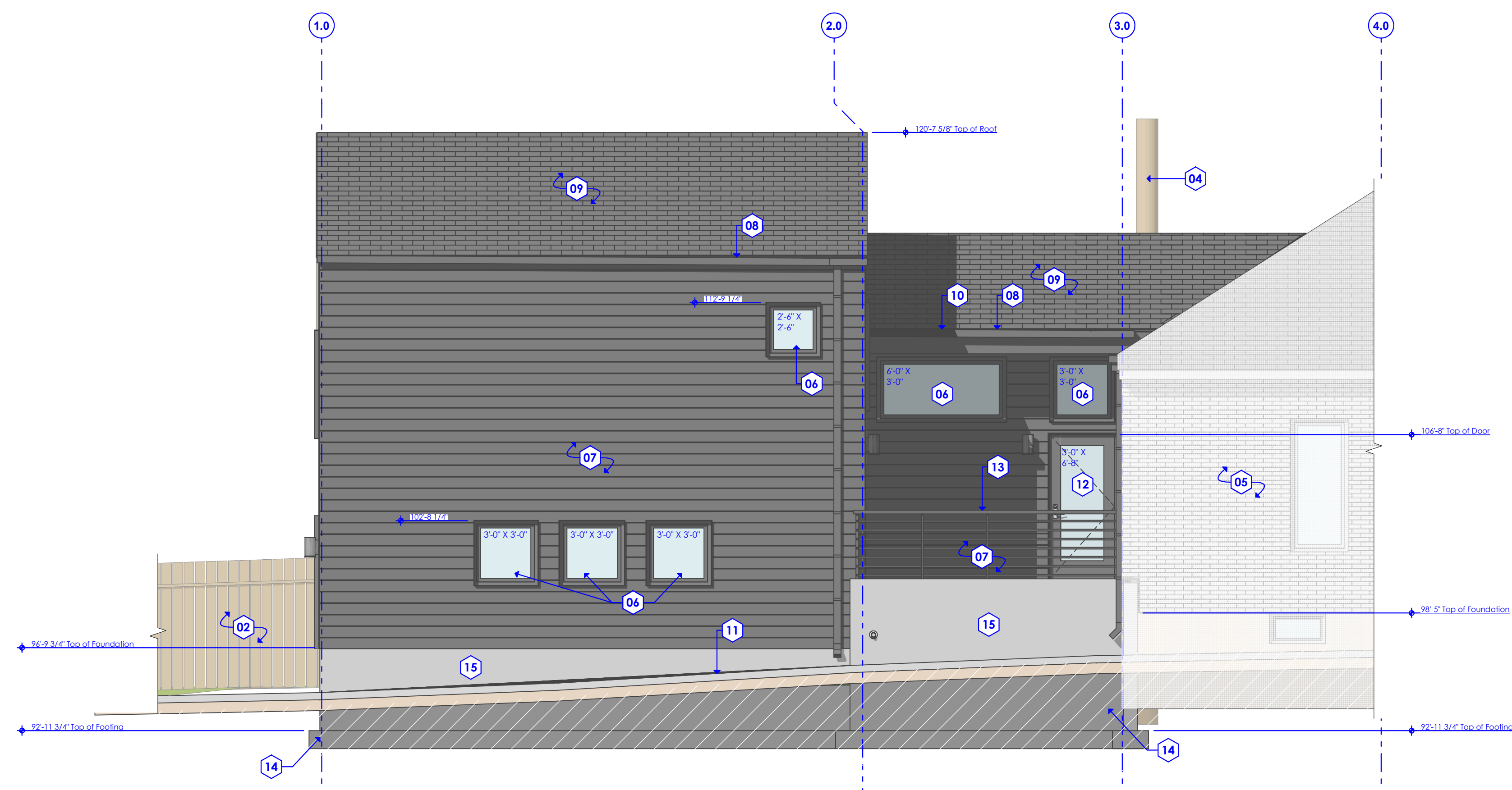


**SOUTH ELEVATION**  
 Scale: 1/4" = 1'-0" **1A**

**FIELD VERIFY ALL MEASUREMENTS**

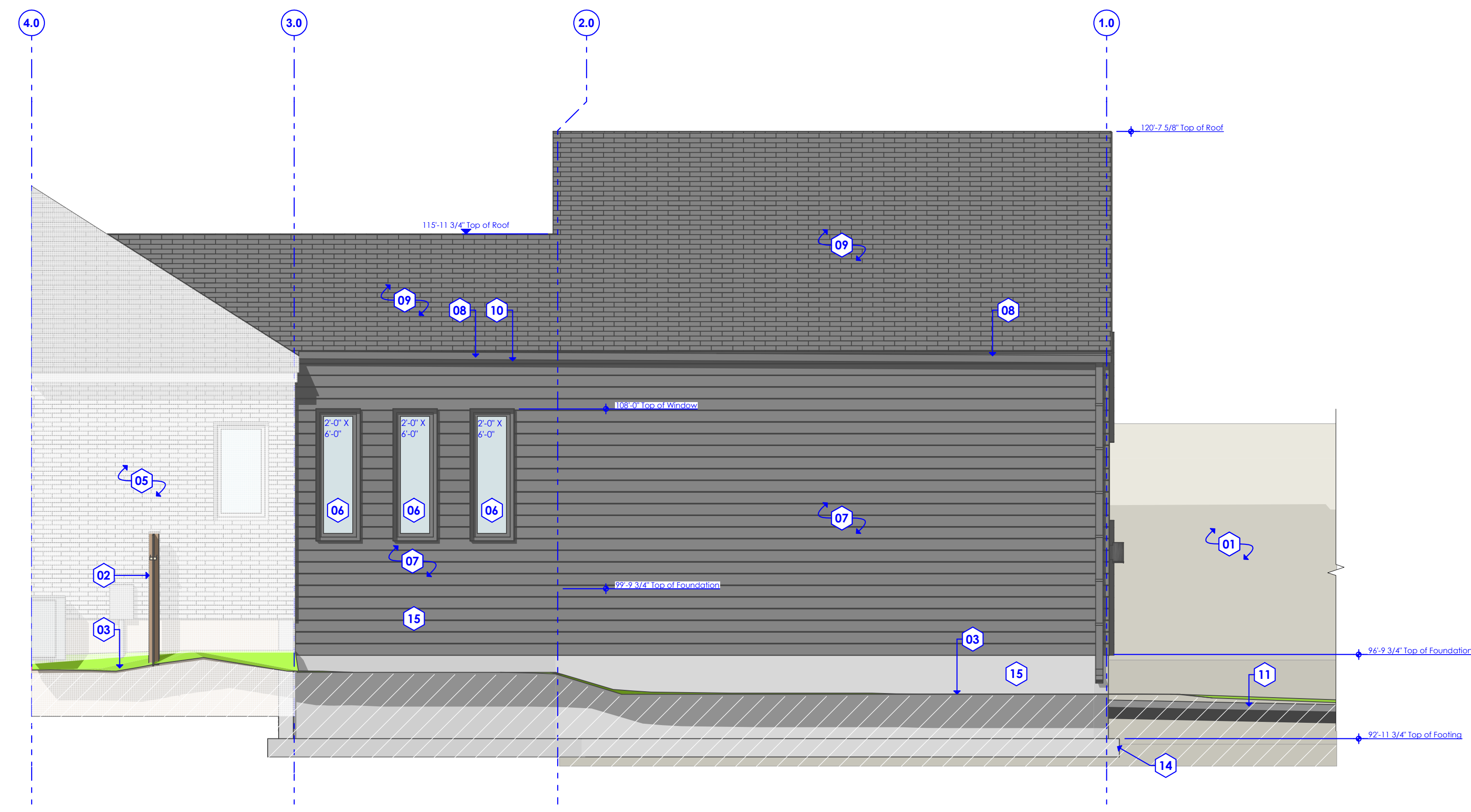


RM-XXXB-22-ALLRED ADU & GARAGE - 03\_DD\_PERMIT SET\_2023-04-24  
 6/12/2023 10:52 AM  
 BIMcloud:ARCFLO-Server04 - BIMcloud Basic for ARCHICAD 24/TRIUMPH CONSTRUCTION/RM-XXXB-22-ALLRED ADU & GARAGE - 03\_DD\_PERMIT SET\_2023-04-24



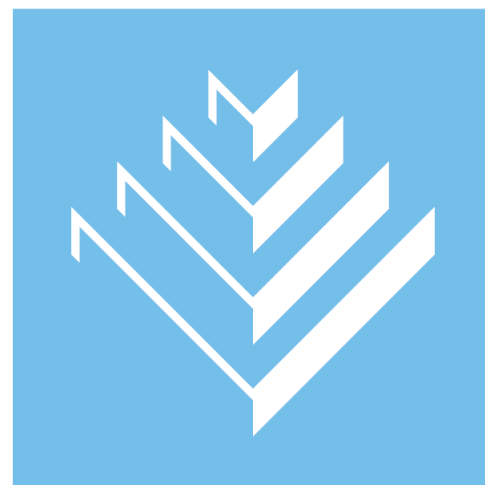
**EAST ELEVATION**  
Scale: 1/4" = 1'-0" **3A**

- East & West Elevations**  
**Keynotes:**
01. (E) Neighboring Residence - V.I.F.  
- Protect & Retain
  02. (E) Fence - V.I.F.  
- Protect & Retain
  03. (E) Grade - V.I.F.  
- See Architectural Site Plan and Grading Plan
  04. (E) Utility Pole - V.I.F.  
- Shown for Reference (Not in Scope)
  05. (E) Residence - V.I.F.  
- Protect & Retain
  06. (N) Glazing  
- See Window Schedule  
- See Wall Details
  07. (N) Exterior Wall Cladding  
- As Selected by Architect
  08. (N) Break Metal Fascia  
- No Oil Canning Will Be Accepted  
- Color to be Selected by Architect
  09. (N) Asphalt Shingle Roof  
- See Roof Drainage Plan
  10. (N) Gutter and Associated Downspout  
- As Selected by Architect
  11. (N) Flatwork  
- See Architectural Site Plan
  12. (N) Door  
- See Door Schedule
  13. (N) Guardrail  
- As Selected by Contractor
  14. (N) Footing (Typ.)  
- See Footing & Foundation Plan and Structural Details
  15. (N) Foundation Wall (Typ.)  
- See Footing & Foundation Plan and Structural Details  
- See Wall Details for Associated Waterproofing



**WEST ELEVATION**  
Scale: 1/4" = 1'-0" **1A**

**FIELD VERIFY ALL MEASUREMENTS**



**TRIUMPH  
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CONSULTANT INFO:

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JIM ALLRED

PROJECT LOCATION:

956 EAST 300 SOUTH

AUTHORITY HAVING JURISDICTION:

SALT LAKE CITY

ZIP CODE:

84102

PROJECT TITLE:

ALLRED  
RESIDENCE  
ADDITION &  
A.D.U.

PROJECT ID #:

RM-2,645A-22

ISSUE DATE:

6/12/2023

REVIEWED BY:

INITIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:

PRE-PERMIT

SHEET TITLE:

EXTERIOR  
ELEVATIONS

SCALE:

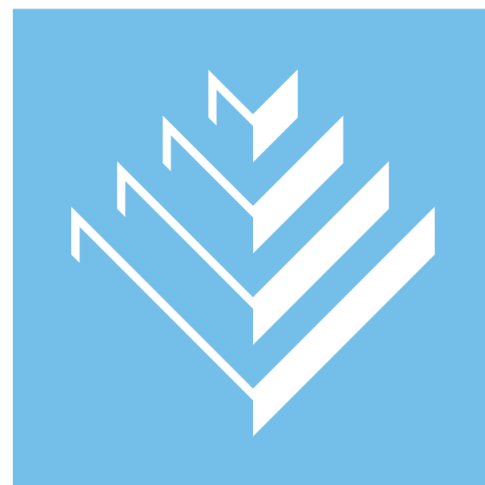
As Noted

SHEET NUMBER:

**A 203**



BM:000000-22-ALLRED ADU & GARAGE - 03\_DD\_PERMIT SET\_2023-04-24  
10:52 AM  
6/12/2023  
RM-000000-22-ALLRED ADU & GARAGE - 03\_DD\_PERMIT SET\_2023-04-24



**TRIUMPH**  
DESIGN BUILD

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ALLRED  
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ADDITION &  
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PROJECT ID #:

RM-2,645A-22

ISSUE DATE:

6/12/2023

REVIEWED BY:

INITIALS DATE

REVISIONS:

MARK DATE DESCRIPTION

PHASE:

PRE-PERMIT

SHEET TITLE:

BUILDING  
SECTIONS

SCALE:

As Noted

SHEET NUMBER:

A 301

**Longitudinal Building Section at Stair**

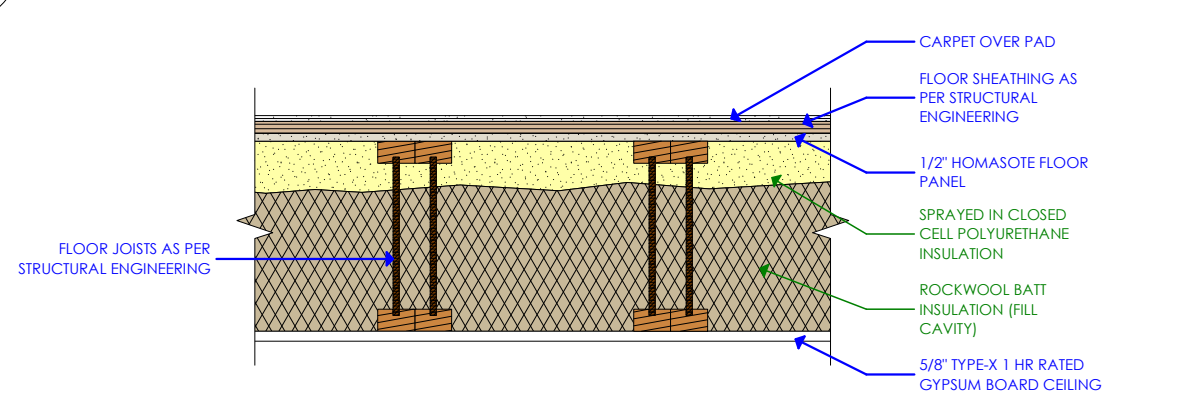
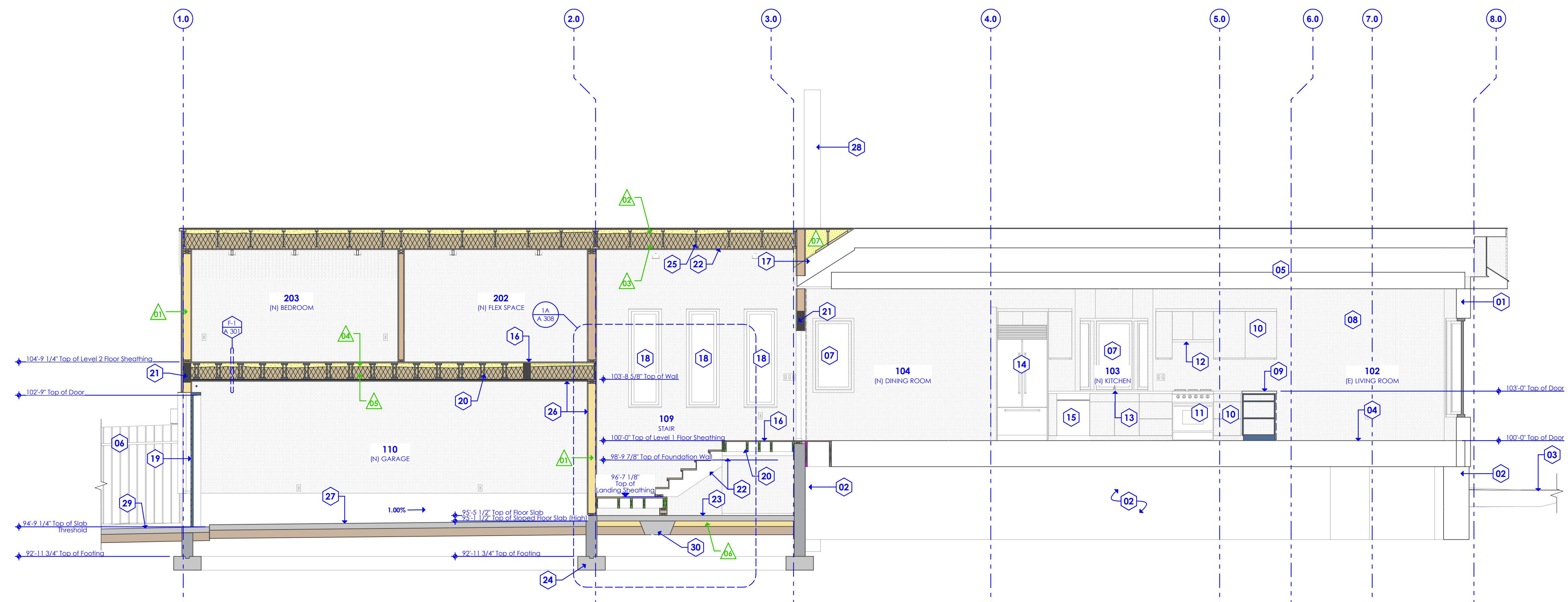
**Keynotes:**

- 01. (E) Wall (TYP) - Protect & Retain
- 02. (E) Foundation (TYP) - Protect & Retain
- 03. (E) Grade
- 04. (E) Floor (TYP) - Protect & Retain
- 05. (E) Roof (TYP) - Protect & Retain
- 06. (E) Fence - Protect & Retain
- 07. (E) Window - Protect & Retain
- 08. (N) Wall Finish at Removed (E) Fireplace
- 09. (N) Countertop
  - As Selected by Contractor
- 10. (N) Casework (TYP)
  - As Selected by Contractor
- 11. (N) Range
  - As Selected by Contractor
- 12. (N) Range Hood
  - As Selected by Contractor
- 13. (N) Sink
  - As Selected by Contractor
- 14. (N) Refrigerator
  - As Selected by Contractor
- 15. (N) Dishwasher
  - As Selected by Contractor
- 16. (N) Floor Sheathing
  - See Floor Framing Plan and Structural Details
- 17. See Structural Details for Connection to (E) Roof
- 18. (N) Window
  - See Window Schedule
- 19. (N) Door
  - See Door Schedule
- 20. (N) Floor Joist (TYP)
  - See Floor Framing Plan and Structural Details
- 21. (N) Beam (TYP)
  - See Roof and Floor Framing Plans and Structural Details
- 22. (N) Gypsum Board Ceiling (TYP)
  - Finish as Selected by Contractor
- 23. (N) Floor Slab
  - See Footing and Foundation Plan and Structural Details
- 24. (N) Footing (TYP)
  - See Footing & Foundation Plan and Structural Details
- 25. (N) Roof Joist (TYP)
  - See Roof Framing Plan and Structural Details
- 26. Provide Type X Gypsum Board at All Garage Walls and Ceilings Adjacent to Interior of Residence
- 27. (N) Garage Floor Slab
  - See Footing & Foundation Plan and Structural Details
- 28. (E) Utility Pole - Shown for Reference
- 29. (N) Flatwork
  - See Architectural Site Plan
- 30. (N) Thickened Slab
  - See Footing & Foundation Plan and Structural Details

**Insulation:**

- 01. Insulation: 2x Framed Wall Cavity
  - R-19 Fiberglass Batt (Unfaced)
- 02. Insulation: Roof Cavity
  - R-21 Sprayed-in Closed Cell Polyurethane
  - At Upper 3" of Roof Cavity
- 03. Insulation: Roof Cavity
  - R-20 Blown-in Fiberglass at Remainder of Cavity
- 04. Insulation: Floor Cavity
  - R-21 Sprayed-in Closed Cell Polyurethane
- 05. Insulation: Floor Cavity
  - Fill Remaining Cavity With R-20 Rockwool Batt
- 06. Insulation: Under Slab
  - R-20 (4") Rigid Poly-Iso Board
- 07. Insulation: Roof Cavity at Overbuild
  - Fill Cavity With Spray-in Open Cell Polyurethane

**LONGITUDINAL BUILDING SECTION AT STAIR 1A**  
Scale: 1/4" = 1'-0"

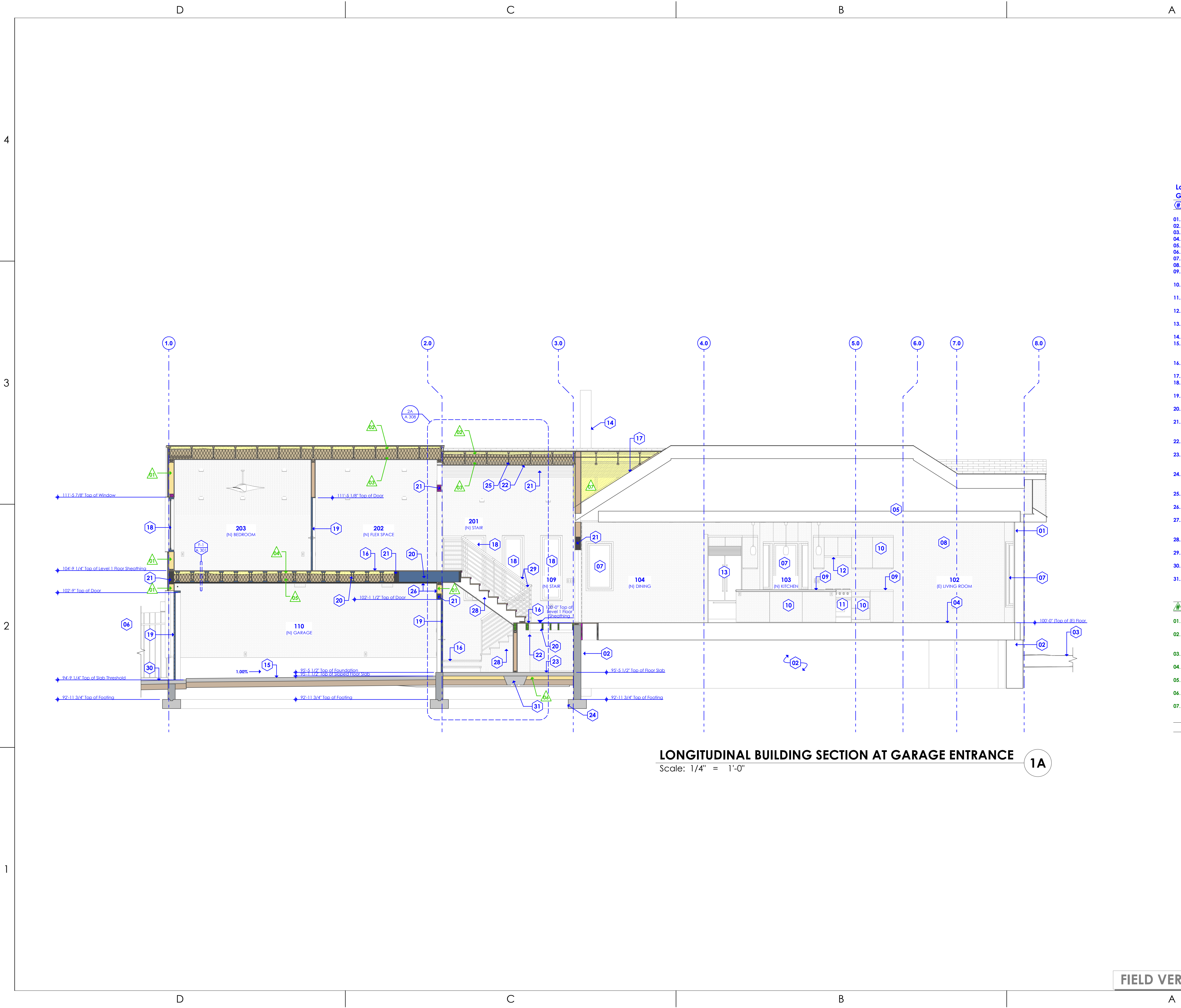


**F-1 FLOOR & CEILING TYPE - F-1**  
A300s SCALE: 1"=1'-0"

**FIELD VERIFY ALL MEASUREMENTS**



RM-XXXB-22-ALLRED ADU & GARAGE - 03\_DD\_PERMIT SET\_2023-04-24  
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**LONGITUDINAL BUILDING SECTION AT GARAGE ENTRANCE 1A**  
Scale: 1/4" = 1'-0"

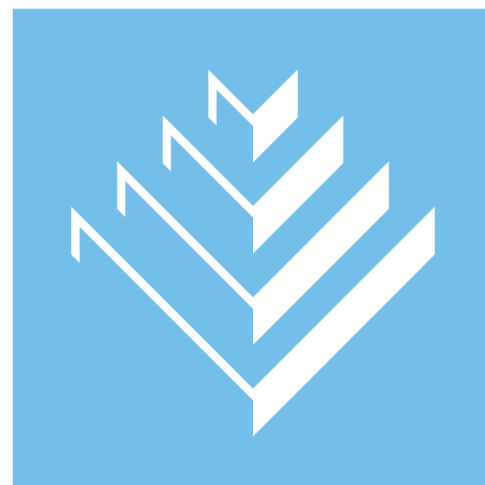
**Longitudinal Building Section at Garage Entrance**

**Keynotes:**

- 01. (E) Wall (TYP) - Protect & Retain
- 02. (E) Foundation (TYP) - Protect & Retain
- 03. (E) Grade
- 04. (E) Floor (TYP) - Protect & Retain
- 05. (E) Roof (TYP) - Protect & Retain
- 06. (E) Fence - Protect & Retain
- 07. (E) Window - Protect & Retain
- 08. (N) Wall Finish at Removed (E) Fireplace
- 09. (N) Countertop
  - As Selected by Contractor
- 10. (N) Casework (TYP)
  - As Selected by Contractor
- 11. (N) Range
  - As Selected by Contractor
- 12. (N) Range Hood
  - As Selected by Contractor
- 13. (N) Refrigerator
  - As Selected by Contractor
- 14. (E) Utility Pole - Shown for Reference
- 15. (N) Garage Floor Slab
  - See Footing & Foundation Plan and Structural Details
- 16. (N) Floor Sheathing
  - See Floor Framing Plan and Structural Details
- 17. See Structural Details for Connection to (E) Roof
- 18. (N) Window
  - See Window Schedule
- 19. (N) Door
  - See Door Schedule
- 20. (N) Floor Joist (TYP)
  - See Floor Framing Plan and Structural Details
- 21. (N) Beam (TYP)
  - See Roof and Floor Framing Plans and Structural Details
- 22. (N) Gypsum Board Ceiling (TYP)
  - Finish as Selected by Contractor
- 23. (N) Floor Slab
  - See Footing and Foundation Plan and Structural Details
- 24. (N) Footing (TYP)
  - See Footing & Foundation Plan and Structural Details
- 25. (N) Roof Joist (TYP)
  - See Roof Framing Plan and Structural Details
- 26. Provide Type X Gypsum Board at All Garage Walls and Ceilings Adjacent to Interior of Residence
- 27. (N) Garage Floor Slab
  - See Footing & Foundation Plan and Structural Details
- 28. (N) Stair
  - See Associated Stair Section and Details
- 29. (N) Casework
  - See Associated Stair Section and Details
- 30. (N) Flatwork
  - See Architectural Site Plan
- 31. (N) Thickened Slab
  - See Footing & Foundation Plan and Structural Details

**Insulation:**

- 01. Insulation: 2x Framed Wall Cavity
  - R-19 Fiberglass Batt (Unfaced)
- 02. Insulation: Roof Cavity
  - R-21 Sprayed-in Closed Cell Polyurethane
  - At Upper 3" of Roof Cavity
- 03. Insulation: Roof Cavity
  - R-20 Blow-in Fiberglass at Remainder of Cavity
- 04. Insulation: Floor Cavity
  - R-21 Sprayed-in Closed Cell Polyurethane
- 05. Insulation: Floor Cavity
  - Fill Remaining Cavity With R-20 Rockwool Batt
- 06. Insulation: Under Slab
  - R-20 (4") Rigid Poly-iso Board
- 07. Insulation: Roof Cavity at Overbuild
  - Fill Cavity With Spray-in Open Cell Polyurethane



**TRIUMPH DESIGN BUILD**

5151 SOUTH 900 EAST, SUITE 250  
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CONSULTANT INFO:

PREPARED FOR:

JIM ALLRED

PROJECT LOCATION:

956 EAST 300 SOUTH

AUTHORITY HAVING JURISDICTION:

SALT LAKE CITY

ZIP CODE:

84102

PROJECT TITLE:

ALLRED RESIDENCE ADDITION & A.D.U.

PROJECT ID #:

RM-2,645A-22

ISSUE DATE:

6/12/2023

REVIEWED BY:

INITIALS DATE

REVISIONS:

MARK DATE DESCRIPTION

PHASE:

PRE-PERMIT

SHEET TITLE:

BUILDING SECTIONS

SCALE:

As Noted

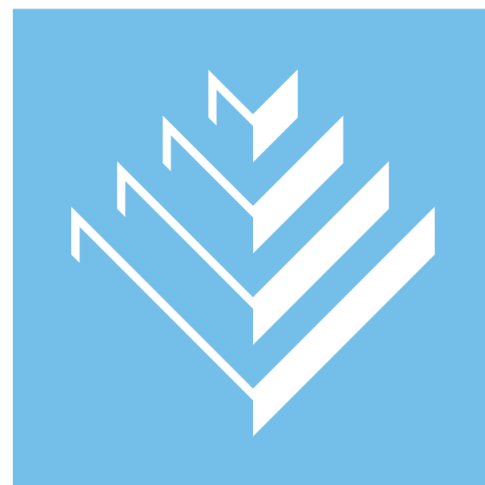
SHEET NUMBER:

A 302

FIELD VERIFY ALL MEASUREMENTS



BIMcloud: ARCFIO-Server24 - BIMcloud Basic for ARCHICAD 24/TRIUMPH CONSTRUCTION/IRN-XXXB-22-ALLRED ADU & GARAGE - 03\_DD\_PERMIT SET\_2023-04-24  
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**TRIUMPH**  
DESIGN BUILD

5151 SOUTH 900 EAST, SUITE 250  
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956 EAST 300 SOUTH

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SALT LAKE CITY

ZIP CODE:

84102

PROJECT TITLE:

ALLRED  
RESIDENCE  
ADDITION &  
A.D.U.

PROJECT ID #:

RM-2,645A-22

ISSUE DATE:

6/12/2023

REVIEWED BY:

INITIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:

PRE-PERMIT

SHEET TITLE:

BUILDING  
SECTIONS

SCALE:

As Noted

SHEET NUMBER:

A 303

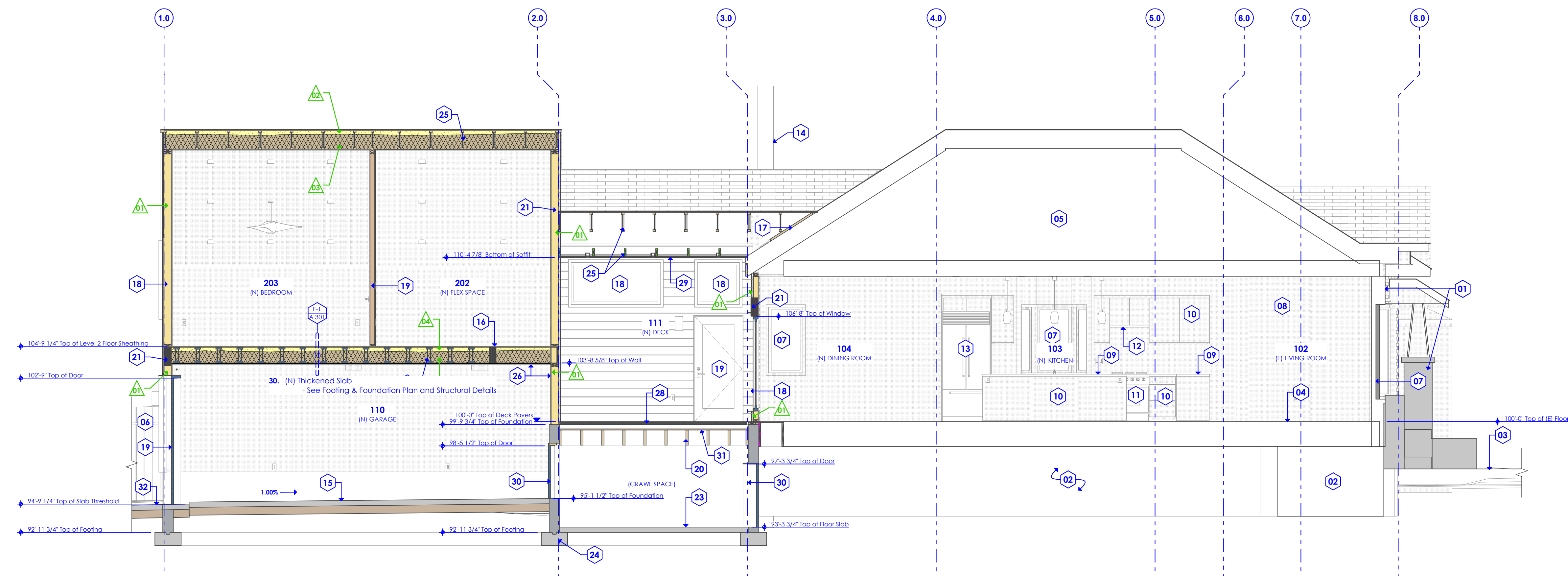
**Longitudinal Building Section at Crawl Space**

**Keynotes:**

- 01. (E) Wall (TYP) - Protect & Retain
- 02. (E) Foundation (TYP) - Protect & Retain
- 03. (E) Grade
- 04. (E) Floor (TYP) - Protect & Retain
- 05. (E) Roof (TYP) - Protect & Retain
- 06. (E) Fence - Protect & Retain
- 07. (E) Window - Protect & Retain
- 08. (N) Wall Finish at Removed (E) Fireplace
- 09. (N) Countertop  
- As Selected by Contractor
- 10. (N) Casework (TYP)  
- As Selected by Contractor
- 11. (N) Range  
- As Selected by Contractor
- 12. (N) Range Hood  
- As Selected by Contractor
- 13. (N) Refrigerator  
- As Selected by Contractor
- 14. (E) Utility Pole - Shown for Reference
- 15. (N) Garage Floor Slab  
- See Footing & Foundation Plan and Structural Details
- 16. (N) Floor Sheathing  
- See Floor Framing Plan and Structural Details
- 17. See Structural Details for Connection to (E) Roof
- 18. (N) Window  
- See Window Schedule
- 19. (N) Door  
- See Door Schedule
- 20. (N) Floor Joist (TYP)  
- See Floor Framing Plan and Structural Details
- 21. (N) Beam (TYP)  
- See Roof and Floor Framing Plans and Structural Details
- 22. (N) Gypsum Board Ceiling (TYP)  
- Finish as Selected by Contractor
- 23. (N) Floor Slab  
- See Footing and Foundation Plan and Structural Details
- 24. (N) Footing (TYP)  
- See Footing & Foundation Plan and Structural Details
- 25. (N) Roof Joist (TYP)  
- See Roof Framing Plan and Structural Details
- 26. Provide Type X Gypsum Board at All Garage Walls and Ceilings Adjacent to Interior of Residence
- 27. (N) Garage Floor Slab  
- See Footing & Foundation Plan and Structural Details
- 28. (N) TILE TECH Paver System  
- Paver Material and Color as Selected by Contractor
- 29. (N) Vented Soffit  
- As Selected by Contractor
- 30. (N) Crawl Space Access  
- See Door Schedule
- 31. (N) Sloped Plywood Substrate and Waterproof Rubber Membrane Under Deck Paver System  
- As Selected by Contractor  
- Provide Drainage to Exterior
- 32. (N) Flatwork  
- See Architectural Site Plan

**Insulation:**

- 01. Insulation: 2x Framed Wall Cavity  
- R-19 Fiberglass Batt (Unfaced)
- 02. Insulation: Roof Cavity  
- R-21 Sprayed-in Closed Cell Polyurethane  
- At Upper 3" of Roof Cavity
- 03. Insulation: Roof Cavity  
- R-20 Blown-in Fiberglass at Remainder of Cavity
- 04. Insulation: Floor Cavity  
- R-21 Sprayed-in Closed Cell Polyurethane
- 05. Insulation: Floor Cavity  
- Fill Remaining Cavity With R-20 Rockwool Batt

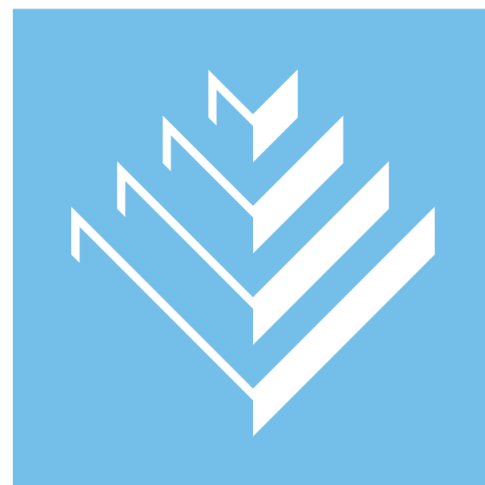


**LONGITUDINAL BUILDING SECTION AT CRAWL SPACE 1A**  
Scale: 1/4" = 1'-0"

**FIELD VERIFY ALL MEASUREMENTS**



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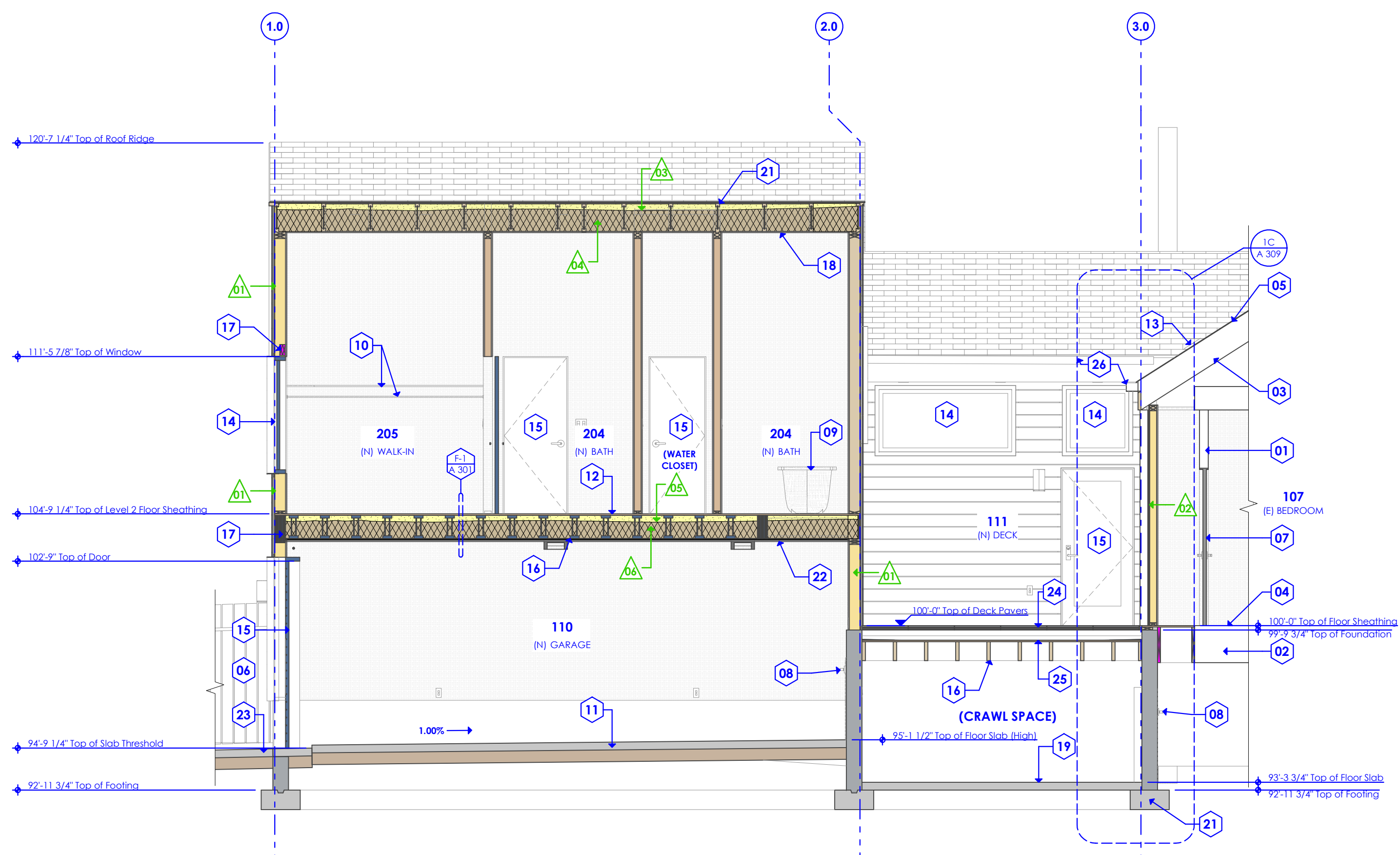
**Longitudinal Building Section  
at New Bathroom**

**Keynotes:**

- 01. (E) Wall (TYP) - Protect & Retain
- 02. (E) Floor Framing (TYP) - Protect & Retain
- 03. (E) Roof Framing (TYP) - Protect & Retain
- 04. (E) Floor (TYP) - Protect & Retain
- 05. (E) Roof (TYP) - Protect & Retain
- 06. (E) Fence - Protect & Retain
- 07. (E) Door - Protect & Retain
- 08. (N) Crawl Space Access  
- See Door Schedule
- 09. (N) Bathtub  
- As Selected by Contractor
- 10. (N) Casework (TYP)  
- As Selected by Contractor
- 11. (N) Garage Floor Slab  
- See Footing & Foundation Plan and Structural Details
- 12. (N) Floor Sheathing  
- See Floor Framing Plan and Structural Details
- 13. See Structural Details for Connection to (E) Roof
- 14. (N) Window  
- See Window Schedule
- 15. (N) Door  
- See Door Schedule
- 16. (N) Floor Joist (TYP)  
- See Floor Framing Plan and Structural Details
- 17. (N) Beam (TYP)  
- See Roof and Floor Framing Plans and Structural Details
- 18. (N) Gypsum Board Ceiling (TYP)  
- Finish as Selected by Contractor
- 19. (N) Floor Slab  
- See Footing and Foundation Plan and Structural Details
- 20. (N) Footing (TYP)  
- See Footing & Foundation Plan and Structural Details
- 21. (N) Roof Joist (TYP)  
- See Roof Framing Plan and Structural Details
- 22. Provide Type X Gypsum Board at All Garage Walls And Ceilings Adjacent to Interior of Residence
- 23. (N) Flatwork  
- See Architectural Site Plan
- 24. (N) TILE TECH Paver System  
- Paver Material and Color as Selected by Contractor
- 25. (N) Sloped Plywood Substrate and Waterproof PVC Membrane Under Deck Paver System  
- As Selected by Contractor  
- Provide Drainage to Exterior
- 26. (N) Gutter  
- As Selected by Contractor

**Insulation:**

- 01. Insulation: 2x Framed Wall Cavity  
- R-19 Fiberglass Batt (Unfaced)
- 02. Insulation: 2x Framed Wall Cavity  
- R-26 Sprayed-in Closed Cell
- 03. Insulation: Roof Cavity  
- R-21 Sprayed-in Closed Cell Polyurethane  
- At Upper 3" of Roof Cavity
- 04. Insulation: Roof Cavity  
- R-20 Blown-in Fiberglass at Remainder of Cavity
- 05. Insulation: Floor Cavity  
- R-21 Sprayed-in Closed Cell Polyurethane
- 06. Insulation: Floor Cavity  
- Fill Remaining Cavity With R-20 Rockwool Batt



**LONGITUDINAL BUILDING SECTION AT NEW BATHROOM**  
Scale: 1/4" = 1'-0" **1A**

**FIELD VERIFY ALL MEASUREMENTS**

PREPARED FOR:

JIM ALLRED

PROJECT LOCATION:

956 EAST 300 SOUTH

AUTHORITY HAVING JURISDICTION:

SALT LAKE CITY

ZIP CODE:

84102

PROJECT TITLE:

**ALLRED  
RESIDENCE  
ADDITION &  
A.D.U.**

PROJECT ID #:

RM-2,645A-22

ISSUE DATE:

6/12/2023

REVIEWED BY:

INITIALS DATE

REVISIONS:

MARK DATE DESCRIPTION

PHASE:

PRE-PERMIT

SHEET TITLE:

**BUILDING  
SECTIONS**

SCALE:

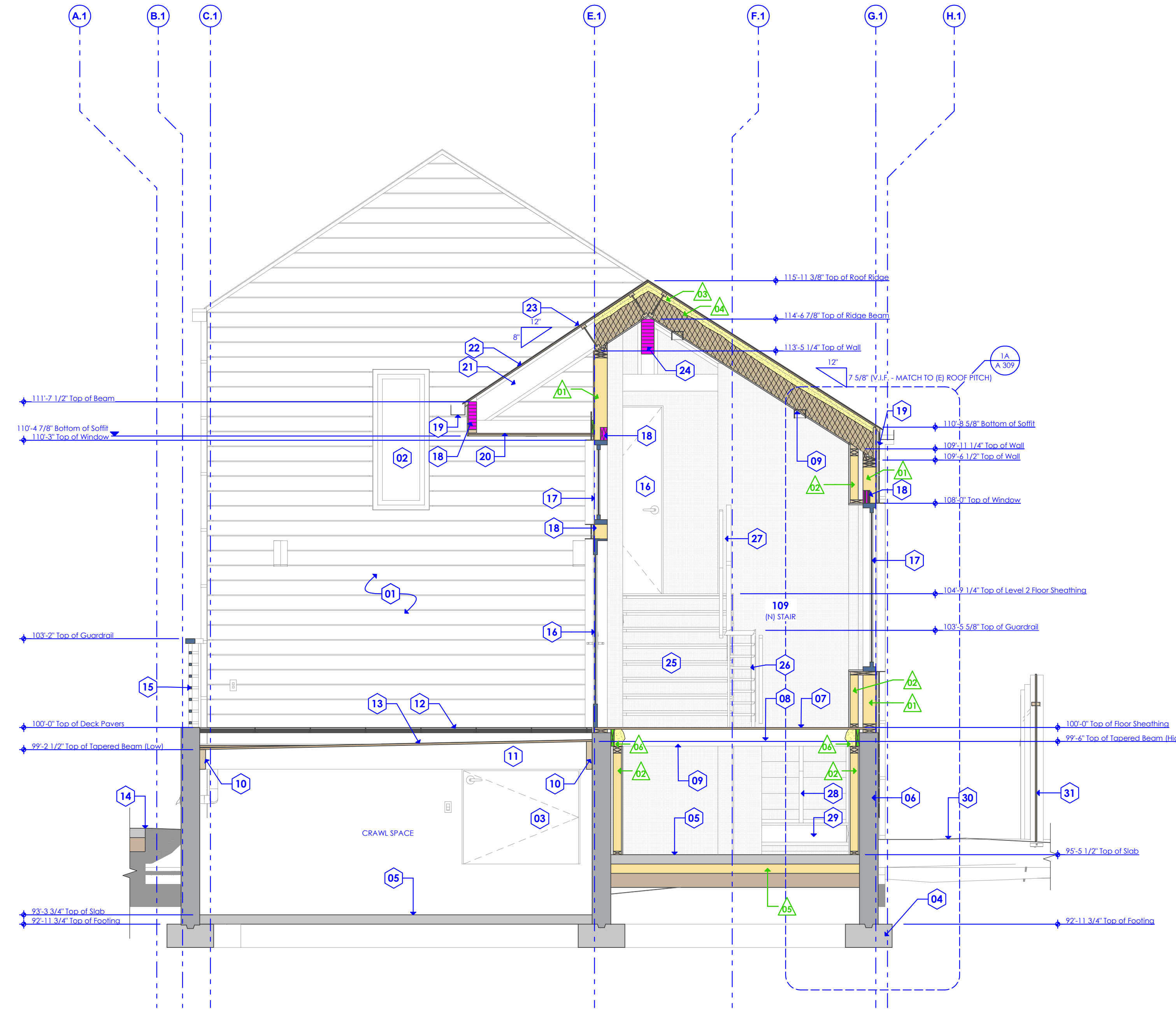
As Noted

SHEET NUMBER:

**A 304**



RM-XXXB-22-ALLRED ADU & GARAGE-03\_DD\_PERMIT SET\_2023-04-24  
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6/12/2023  
BIMcloud: ARCFIO-Server04 - BIMcloud Basic for ARCHICAD 24/TRIUMPH CONSTRUCTION/IRN-XXXB-22-ALLRED ADU & GARAGE-03\_DD\_PERMIT SET\_2023-04-24



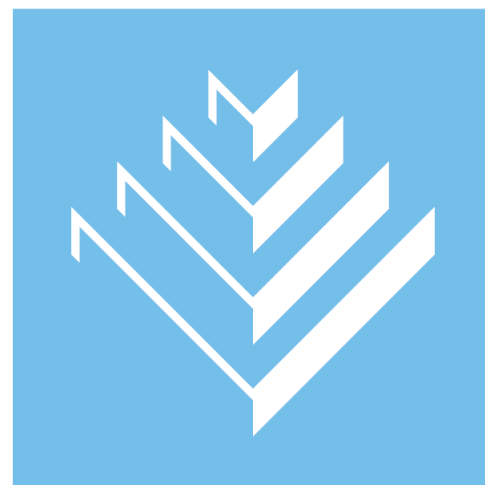
**LATERAL BUILDING SECTION AT DECK (SOUTH)** 1A  
Scale: 3/8" = 1'-0"

**Lateral Building Section at Deck (South)**  
# Keynotes:

- 01. (N) Exterior Cladding - See Exterior Elevations
- 02. (N) Window - See Exterior Elevations
- 03. (N) Crawl Space Access - See Door Schedule
- 04. (N) Footing (TYP) - See Footing & Foundation Plan and Structural Details
- 05. (N) Floor Slab - See Footing and Foundation Plan and Structural Details
- 06. (N) Foundation Wall (TYP) - See Footing and Foundation Plan and Structural Details
- 07. (N) Floor Sheathing - See Floor Framing Plan and Structural Details
- 08. (N) Floor Joist (TYP) - See Floor Framing Plan and Structural Details
- 09. (N) Gypsum Board Ceiling (TYP) - Finish as Selected by Contractor
- 10. (N) Floor Ledger - See Floor Framing Plan and Structural Details
- 11. (N) Floor Framing Under Deck Pavers - See Floor Framing Plan and Structural Details
- 12. (N) TILE TECH Paver System - Paver Material and Color as Selected by Contractor
- 13. (N) Sloped Plywood Substrate and Waterproof Rubber Membrane Under Deck Paver System - Provide Drainage to Exterior
- 14. (N) Flatwork - See Architectural Site Plan
- 15. (N) Exterior Guard Rail - As Selected by Contractor
- 16. (N) Door - See Door Schedule
- 17. (N) Window - See Window Schedule
- 18. (N) Beam (TYP) - See Roof and Floor Framing Plans and Structural Details
- 19. (N) Gutter - See Exterior Elevations - As Selected by Contractor
- 20. (N) Vented Soffit - As Selected by Contractor
- 21. (N) Roof Joist (TYP) - See Roof Framing Plan and Structural Details
- 22. (N) Roof Sheathing - See Roof Framing Plan and Structural Details
- 23. (N) Roof Surface - See Roof and Drainage Plan and Exterior Elevations
- 24. (N) Ridge Beam - See Roof and Floor Framing Plans and Structural Details
- 25. (N) Stair - See Associated Stair Section and Details
- 26. (N) Guardrail - As Selected by Contractor
- 27. (N) Handrail - As Selected by Contractor
- 28. (N) Stair Stringer Beam - See Floor Framing Plan and Structural Details
- 29. (N) Landing Framing - See Floor Framing Plan and Structural Details
- 30. Proposed Grade - See Architectural Site Plan
- 31. (E) Fence - Protect & Retain

**Insulation:**

- 01. Insulation: 2x Framed Wall Cavity - R-19 Fiberglass Batt (Unfaced)
- 02. Insulation: 2x Framed Wall Cavity - R-13 Fiberglass Batt (Unfaced)
- 03. Insulation: Roof Cavity - R-21 Sprayed-In Closed Cell Polyurethane - At Upper 3" of Roof Cavity
- 04. Insulation: Roof Cavity - R-20 Blown-In Fiberglass of Remainder of Cavity
- 05. Insulation: Under Slab - R-20 (4") Rigid Poly-Iso Board
- 06. Insulation: Joist Perimeter Cavity - R-21 Sprayed-In Closed Cell Polyurethane



**TRIUMPH**  
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PREPARED FOR:

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AUTHORITY HAVING JURISDICTION:

SALT LAKE CITY

ZIP CODE:

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BUILDING  
SECTIONS

SCALE:

As Noted

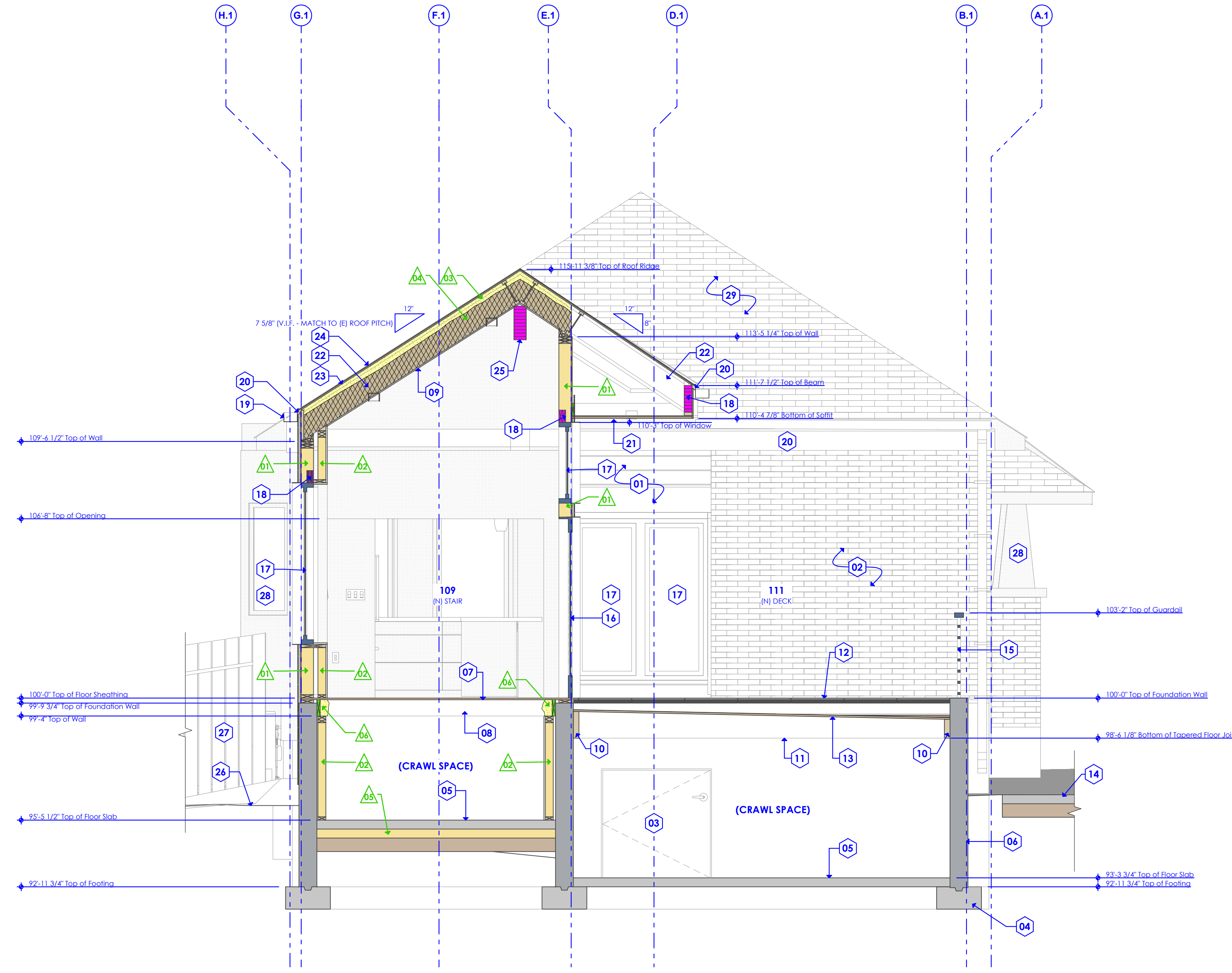
SHEET NUMBER:

A 305

FIELD VERIFY ALL MEASUREMENTS



RM-XXXB-22-ALLRED ADU & GARAGE-03\_DD\_PERMIT SET\_2023-04-24  
6/12/2023  
10:35 AM  
BIMcloud:ARCFIO-Server24 - BIMcloud Basic for ARCHICAD 24/TRIUMPH CONSTRUCTION/RM-XXXB-22-ALLRED ADU & GARAGE-03\_DD\_PERMIT SET\_2023-04-24



**LATERAL BUILDING SECTION AT DECK (NORTH)**

Scale: 3/8" = 1'-0"

1A

**Lateral Building Section at Deck (North)**

**Keynotes:**

- 01. (N) Exterior Cladding
  - See Exterior Elevations
- 02. (E) Brick
  - See Wall Details and Structural Engineering
- 03. (N) Crawl Space Access
  - See Door Schedule
- 04. (N) Footing (TYP)
  - See Footing & Foundation Plan and Structural Details
- 05. (N) Floor Slab
  - See Footing and Foundation Plan and Structural Details
- 06. (N) Foundation Wall (TYP)
  - See Footing and Foundation Plan and Structural Details
- 07. (N) Floor Sheathing
  - See Floor Framing Plan and Structural Details
- 08. (N) Floor Joist (TYP)
  - See Floor Framing Plan and Structural Details
- 09. (N) Gypsum Board Ceiling (TYP)
  - Finish as Selected by Contractor
- 10. (N) Floor Ledger
  - See Floor Framing Plan and Structural Details
- 11. (N) Floor Framing Under Deck Pavers
  - See Floor Framing Plan and Structural Details
- 12. (N) TILE TECH Paver System
  - Paver Material and Color as Selected by Contractor
- 13. (N) Sloped Plywood Substrate and Waterproof PVC Membrane Under Deck Paver System
  - As Selected by Contractor
  - Provide Drainage to Exterior
- 14. (N) Flatwork
  - See Architectural Site Plan
- 15. (N) Exterior Guard Rail
  - As Selected by Contractor
- 16. (N) Door
  - See Door Schedule
- 17. (N) Window
  - See Window Schedule
- 18. (N) Beam (TYP)
  - See Roof and Floor Framing Plans and Structural Details
- 19. (N) Gutter
  - See Exterior Elevations
  - As Selected by Contractor
- 20. (N) Fascia
  - See Exterior Elevations
  - As Selected by Contractor
- 21. (N) Vented Soffit
  - As Selected by Contractor
- 22. (N) Roof Joist (TYP)
  - See Roof Framing Plan and Structural Details
- 23. (N) Roof Sheathing
  - See Roof Framing Plan and Structural Details
- 24. (N) Roof Surface
  - See Roof and Drainage Plan and Exterior Elevations
- 25. (N) Ridge Beam
  - See Roof and Floor Framing Plans and Structural Details
- 26. Proposed Grade
  - See Architectural Site Plan
- 27. (E) Fence
  - Protect & Retain
- 28. (E) Residence Beyond
  - Protect & Retain
- 29. (E) Roof
  - Protect & Retain

**Insulation:**

- 01. Insulation: 2x Framed Wall Cavity
  - R-19 Fiberglass Batt (Unfaced)
- 02. Insulation: 2x Framed Wall Cavity
  - R-13 Fiberglass Batt (Unfaced)
- 03. Insulation: Roof Cavity
  - R-21 Sprayed-in Closed Cell Polyurethane
  - At Upper 3" of Roof Cavity
- 04. Insulation: Roof Cavity
  - R-20 Blown-In Fiberglass at Remainder of Cavity
- 05. Insulation: Under Slab
  - R-20 (4") Rigid Poly-Iso Board
- 06. Insulation: Joist Perimeter Cavity
  - R-21 Sprayed-in Closed Cell Polyurethane



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BUILDING  
SECTIONS

SCALE:

As Noted

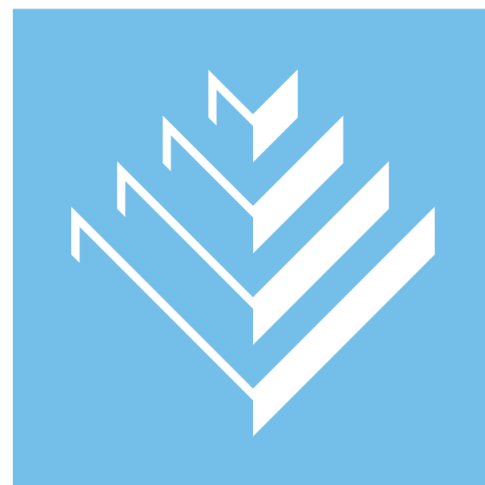
SHEET NUMBER:

A 306

FIELD VERIFY ALL MEASUREMENTS



RM-XXXB-22-ALLRED ADU & GARAGE - 03\_DD\_PERMIT SET\_2023-04-24  
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SHEET TITLE:

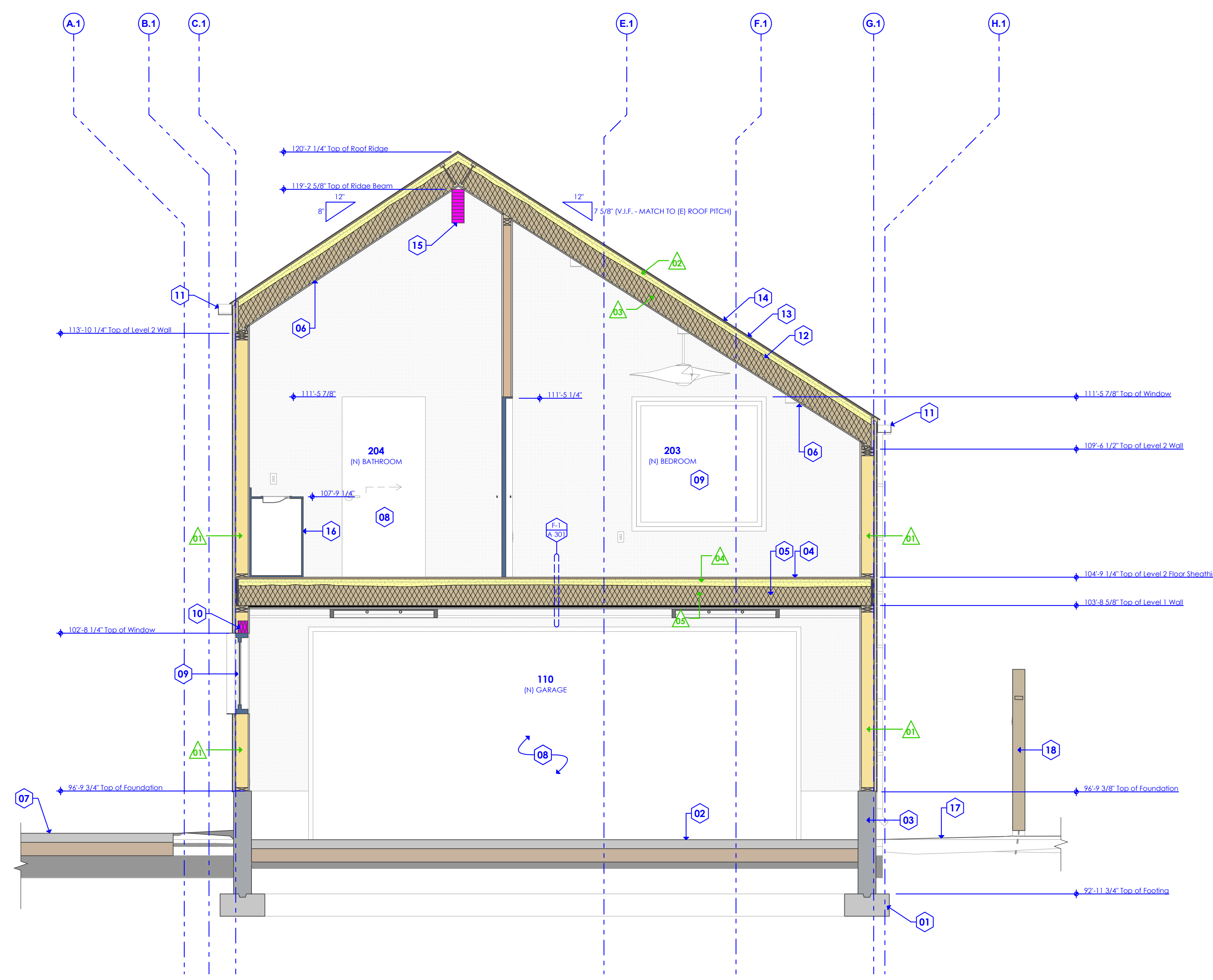
BUILDING  
SECTIONS

SCALE:

As Noted

SHEET NUMBER:

A 307



**LATERAL BUILDING SECTION AT GARAGE** 1A  
Scale: 3/8" = 1'-0"

**Lateral Building Section at Garage**

**Keynotes:**

- 01. (N) Footing (TYP)  
- See Footing & Foundation Plan and Structural Details
- 02. (N) Floor Slab  
- See Footing and Foundation Plan and Structural Details
- 03. (N) Foundation Wall (TYP)  
- See Footing and Foundation Plan and Structural Details
- 04. (N) Floor Sheathing  
- See Floor Framing Plan and Structural Details
- 05. (N) Floor Joist (TYP)  
- See Floor Framing Plan and Structural Details
- 06. (N) Gypsum Board Ceiling (TYP)  
- Finish as Selected by Contractor
- 07. (N) Flatwork  
- See Architectural Site Plan
- 08. (N) Door  
- See Door Schedule
- 09. (N) Window  
- See Window Schedule
- 10. (N) Beam (TYP)  
- See Roof and Floor Framing Plans and Structural Details
- 11. (N) Gutter  
- See Exterior Elevations  
- As Selected by Contractor
- 12. (N) Roof Joist (TYP)  
- See Roof Framing Plan and Structural Details
- 13. (N) Roof Sheathing  
- See Roof Framing Plan and Structural Details
- 14. (N) Roof Surface  
- See Roof and Drainage Plan and Exterior Elevations
- 15. (N) Ridge Beam  
- See Roof and Floor Framing Plans and Structural Details
- 16. (N) Casework  
- As Selected by Contractor
- 17. Proposed Grade  
- See Architectural Site Plan
- 18. (E) Fence  
- Protect & Retain

**Insulation:**

- 01. Insulation: 2x Framed Wall Cavity  
- R-19 Fiberglass Batt (Unfaced)
- 02. Insulation: Roof Cavity  
- R-21 Sprayed-in Closed Cell Polyurethane  
- At Upper 3" of Roof Cavity
- 03. Insulation: Roof Cavity  
- R-20 Blown-in Fiberglass at Remainder of Cavity
- 04. Insulation: Floor Cavity  
- R-21 Sprayed-in Closed Cell Polyurethane
- 05. Insulation: Floor Cavity  
- Fill Remaining Cavity With R-20 Rockwool Batt

FIELD VERIFY ALL MEASUREMENTS



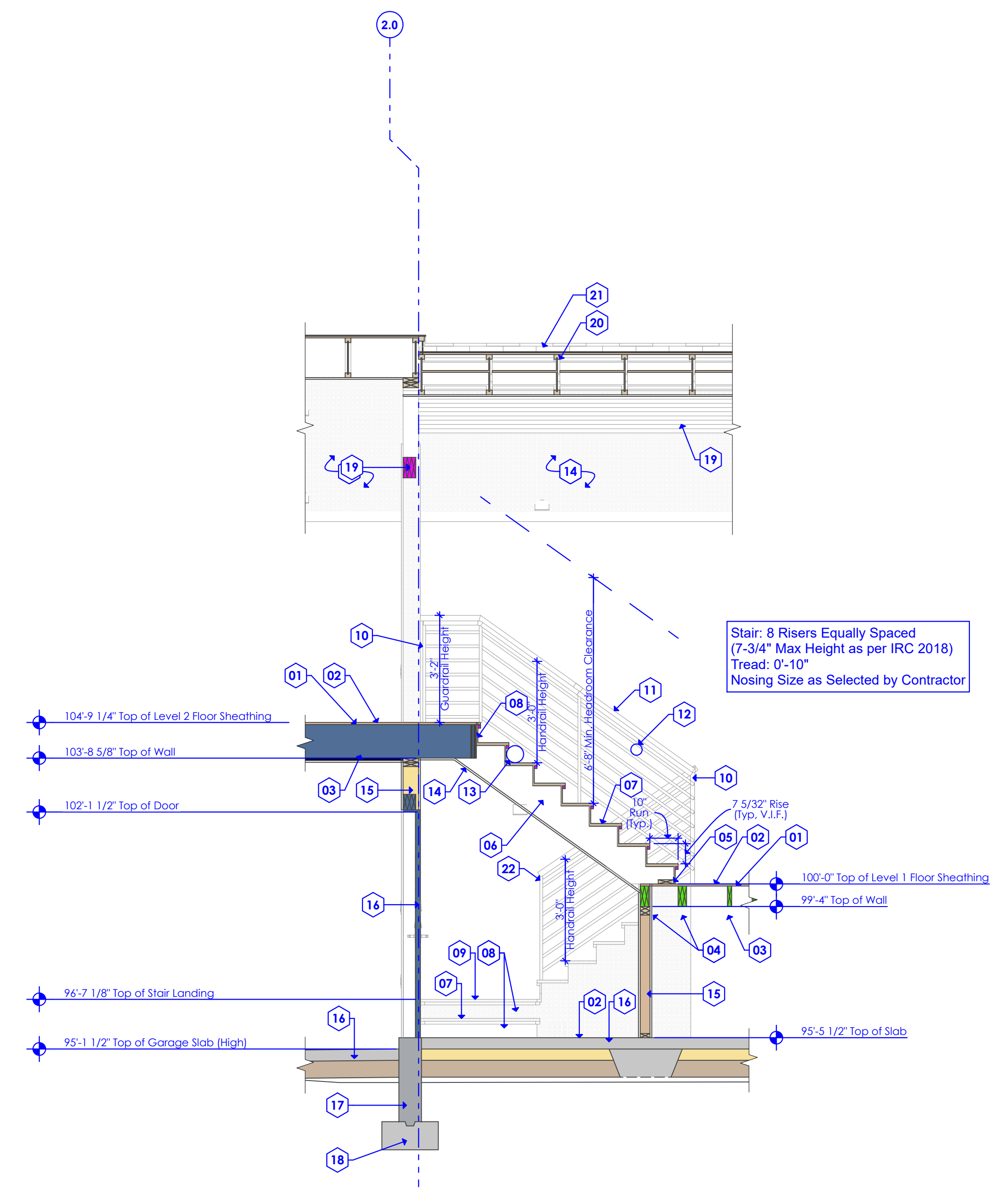
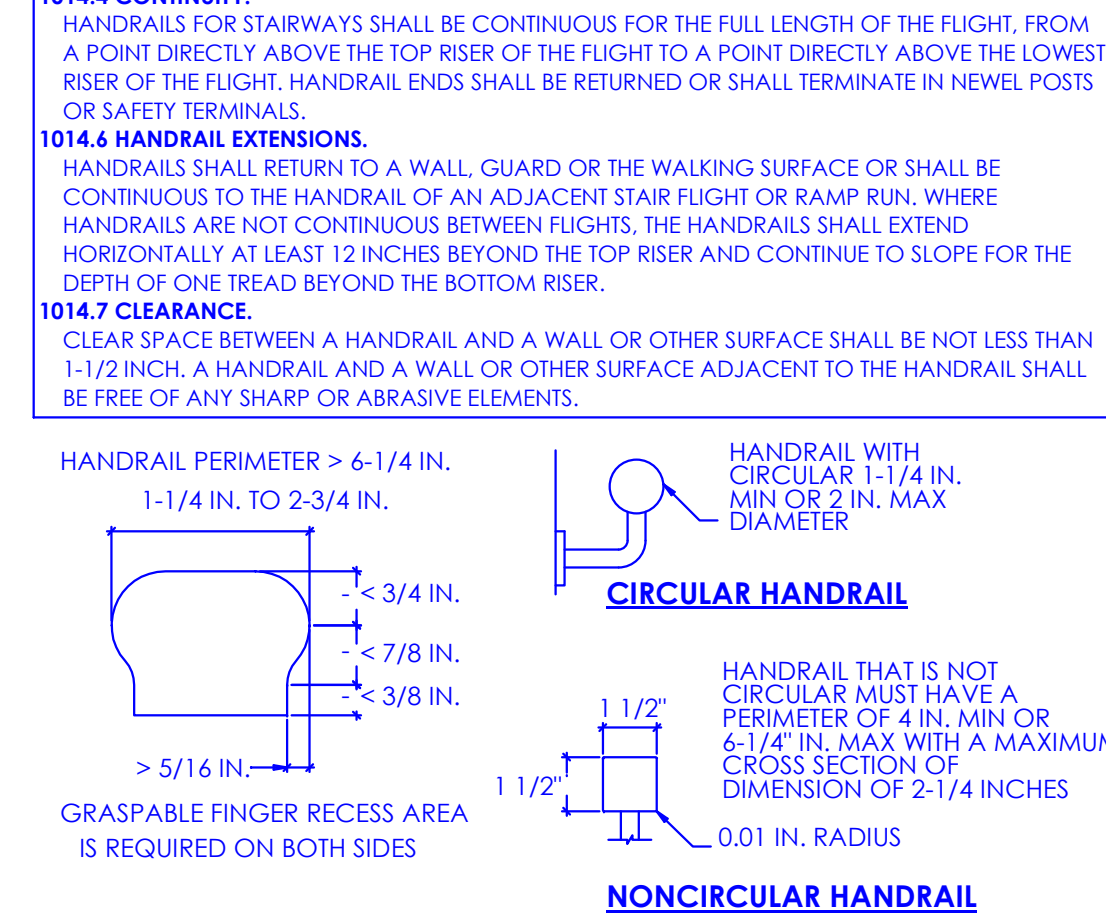
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**IBC 1009.3.2 STAIRWAY WIDTH.**  
- STAIRWAYS SHALL HAVE A CLEAR WIDTH OF 48 INCHES MINIMUM BETWEEN HANDRAILS.

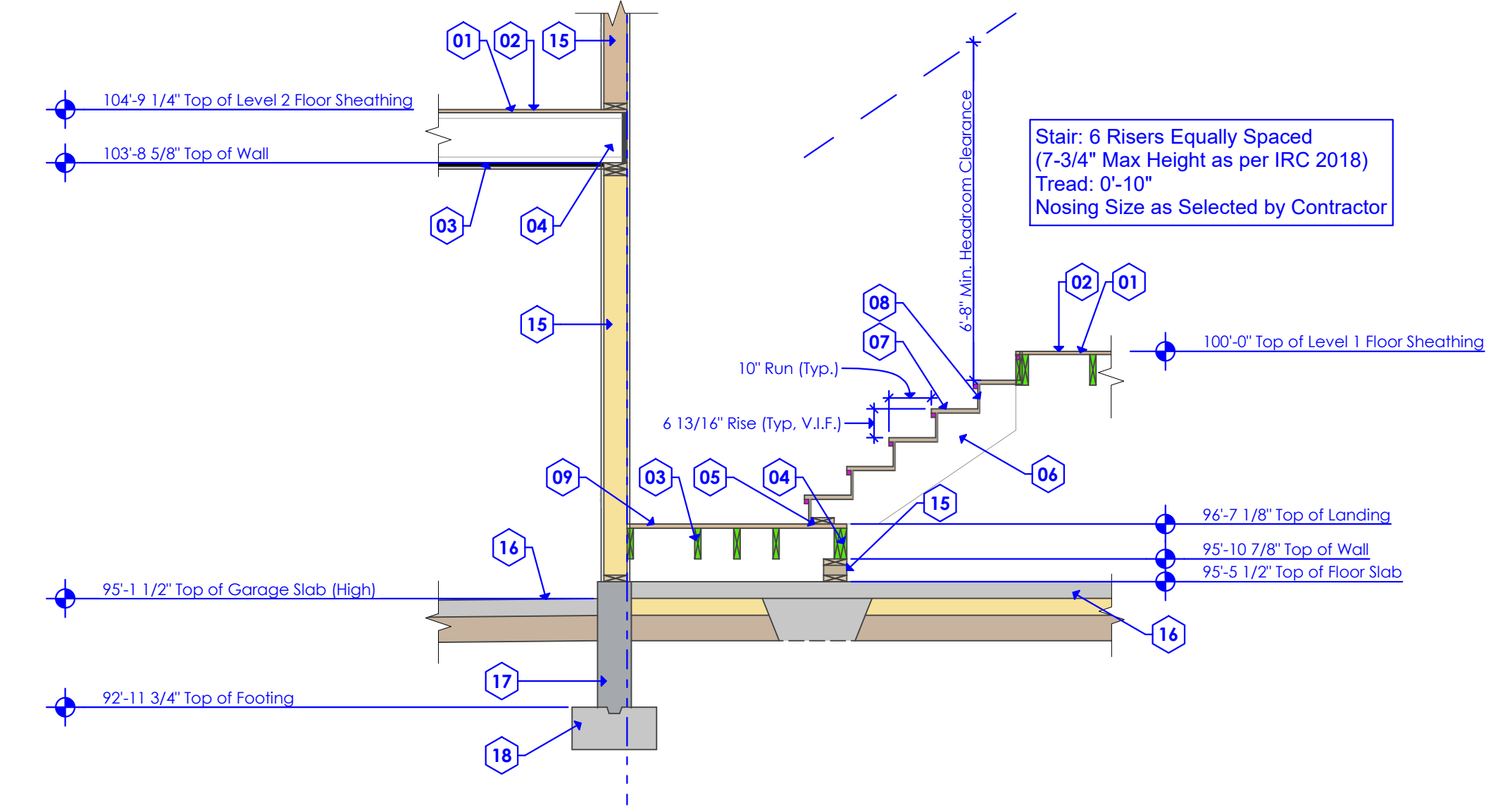
**IBC SECTION 1011 STAIRWAYS:**  
**1011.2 WIDTH AND CAPACITY.**  
THE MINIMUM WIDTH SHALL BE NOT LESS THAN 44 INCHES. SEE SECTION 1009.3 FOR ACCESSIBLE MEANS OF EGRESS STAIRWAYS.  
**1011.3 HEADROOM.**  
STAIRWAYS SHALL HAVE A HEADROOM CLEARANCE OF NOT LESS THAN 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSING. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW. ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING.  
**1011.5.2 RISER HEIGHT AND TREAD DEPTH.**  
STAIR RISER HEIGHTS SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE NOSING OF ADJACENT TREADS. RECTANGULAR TREAD DEPTHS SHALL BE 11 INCHES MINIMUM MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S NOSING.  
**1011.5.5 NOSING AND RISER PROFILE.**  
NOSING SHALL HAVE A CURVATURE OR BEVEL OF NOT LESS THAN 1/16 INCH BUT NOT MORE THAN 9/16 INCH FROM THE FOREMOST PROJECTION OF THE TREAD. RISERS SHALL BE SOLID AND VERTICAL OR SLOPED UNDER THE TREAD ABOVE FROM THE UNDERSIDE OF THE NOSING ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL.  
**NOSING PROJECTION SIZE:**  
THE LEADING EDGER (NOSING) OF TREADS SHALL PROJECT NOT MORE THAN 1-1/4 INCHES BEYOND THE TREAD BELOW.  
**1011.7.3 ENCLOSURES UNDER INTERIOR STAIRWAYS.**  
THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HOUR FIRE RESISTANCE-RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIRWAY ENCLOSURE.

**1011.11 HANDRAILS:**  
FLIGHTS OF STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE AND SHALL COMPLY WITH SECTION 1014 OF THE IBC. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

**IBC SECTION 1014 HANDRAILS:**  
**1014.2 HEIGHT.**  
HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.  
**1014.3.1 HANDRAIL GRASPABILITY - TYPE I**  
HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1-1/4 INCHES AND NOT GREATER THAN 2 INCHES. WHERE THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4 INCHES AND NOT GREATER THAN 6-1/4 INCHES WITH A MAXIMUM CROSS-SECTIONAL DIMENSION OF 2-1/4 INCHES AND MINIMUM CROSS SECTIONAL DIMENSION OF 1 INCH. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.  
**1014.4 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.  
**1014.6 HANDRAIL EXTENSIONS.**  
HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN. WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY AT LEAST 12 INCHES BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.  
**1014.7 CLEARANCE.**  
CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE NOT LESS THAN 1-1/2 INCH. A HANDRAIL AND A WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.

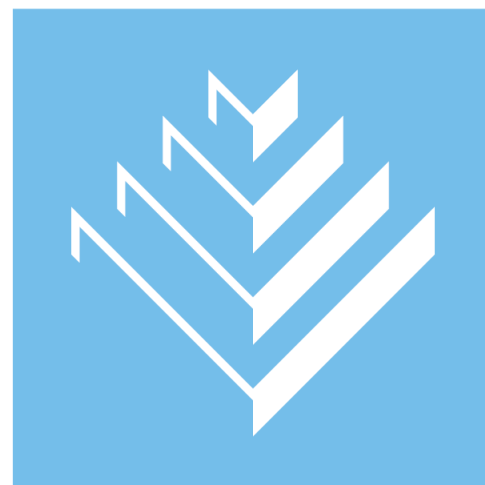


**ENLARGED STAIR SECTION - LEVEL 2 LANDING 2A**  
Scale: 3/8" = 1'-0"



**ENLARGED STAIR SECTION - GARAGE LANDING 1A**  
Scale: 3/8" = 1'-0"

- Stair Sections**  
**# Keynotes:**
- 01. Floor Sheathing - See Floor Framing Plan and Structural Details
  - 02. Finish Floor - As Selected by Contractor
  - 03. Floor Joist - See Floor Framing Plan and Structural Details
  - 04. Double Floor Joist of Stinger Connection as per Structural Engineering - See Floor Framing Plan and Structural Details
  - 05. 2x Sill Plate
  - 06. 12" LSI Stair Stringer (Typ.)
  - 07. Stair Tread - As Selected by Contractor - Finish as Selected by Contractor
  - 08. Stair Riser - As Selected by Contractor - Finish as Selected by Contractor
  - 09. Stair Landing - See Floor Framing Plan and Structural Details - Finish Floor as Selected by Contractor
  - 10. Guardrail - As Selected by Contractor
  - 11. Handrail - As Selected by Contractor
  - 12. 4" Sphere Shall Not Pass Through (Typ. at all Cable Rails and Balusters)
  - 13. 6" Sphere Shall Not Pass Through (Typ. at Gap Between Stair Tread and 1st Rail)
  - 14. Gypsum Board Ceiling - Finish as Selected by Contractor
  - 15. 2x Framed Wall
  - 16. Floor Slab - See Footing & Foundation Plan and Structural Details
  - 17. Foundation Wall (Shown for Reference) - See Footing & Foundation Plan and Structural Details
  - 18. Footing (Shown for Reference) - See Footing & Foundation Plan and Structural Details
  - 19. Beam (TYP) - See Roof Framing Plan and Structural Details
  - 20. Beam (TYP, Shown for Reference) - See Roof Framing Plan and Structural Details
  - 21. Roof (Shown for Reference) - See Roof & Drainage Plan
  - 22. Handrail to End in Safety Terminal



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**STAIR SECTIONS**

SCALE:  
**As Noted**

SHEET NUMBER:

**A 308**

**FIELD VERIFY ALL MEASUREMENTS**



10:35 AM 6/12/2023 RM-XXXB-22-ALLRED ADU & GARAGE-03\_DD\_PERMIT SET\_2023-04-24

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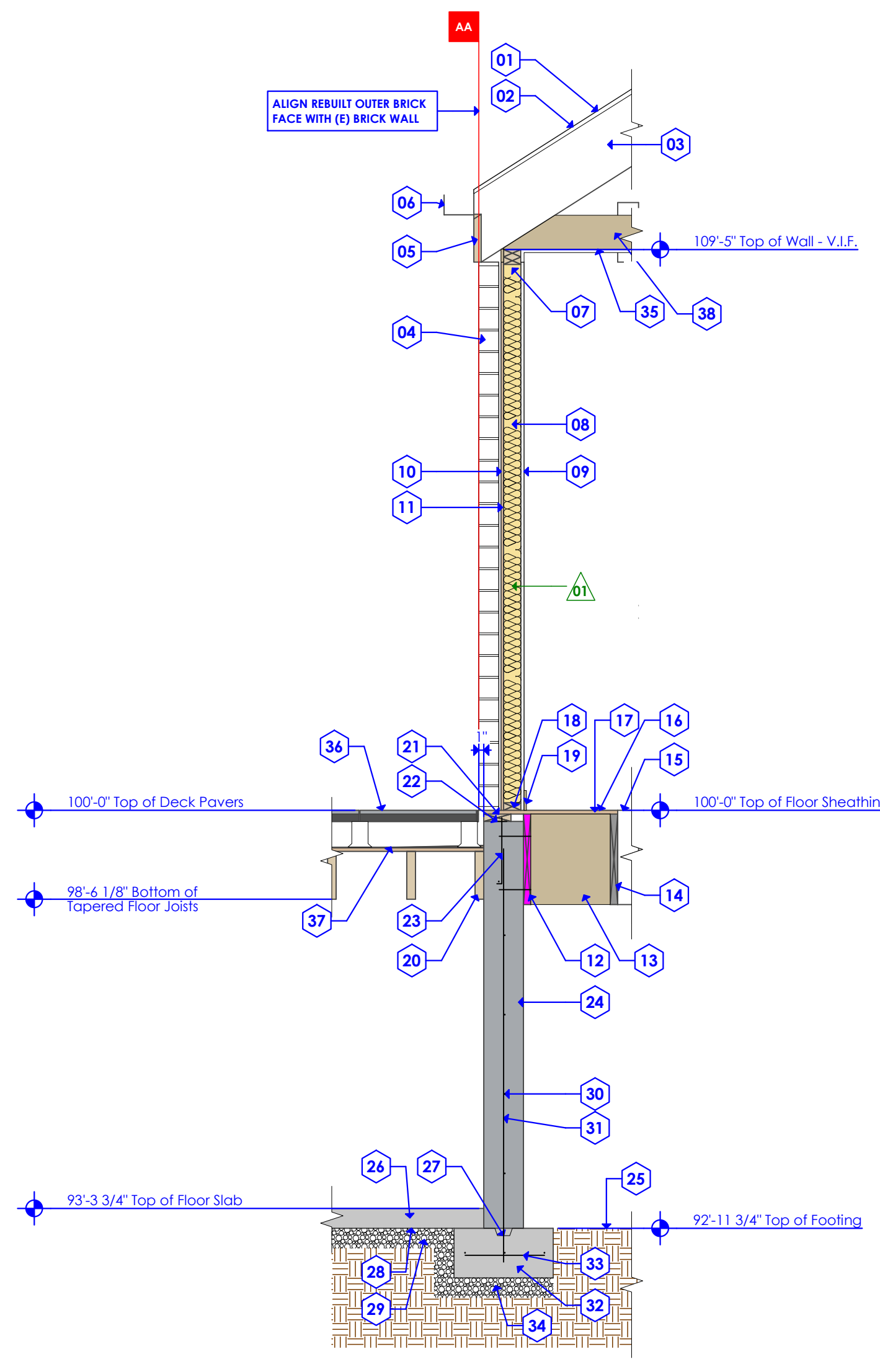
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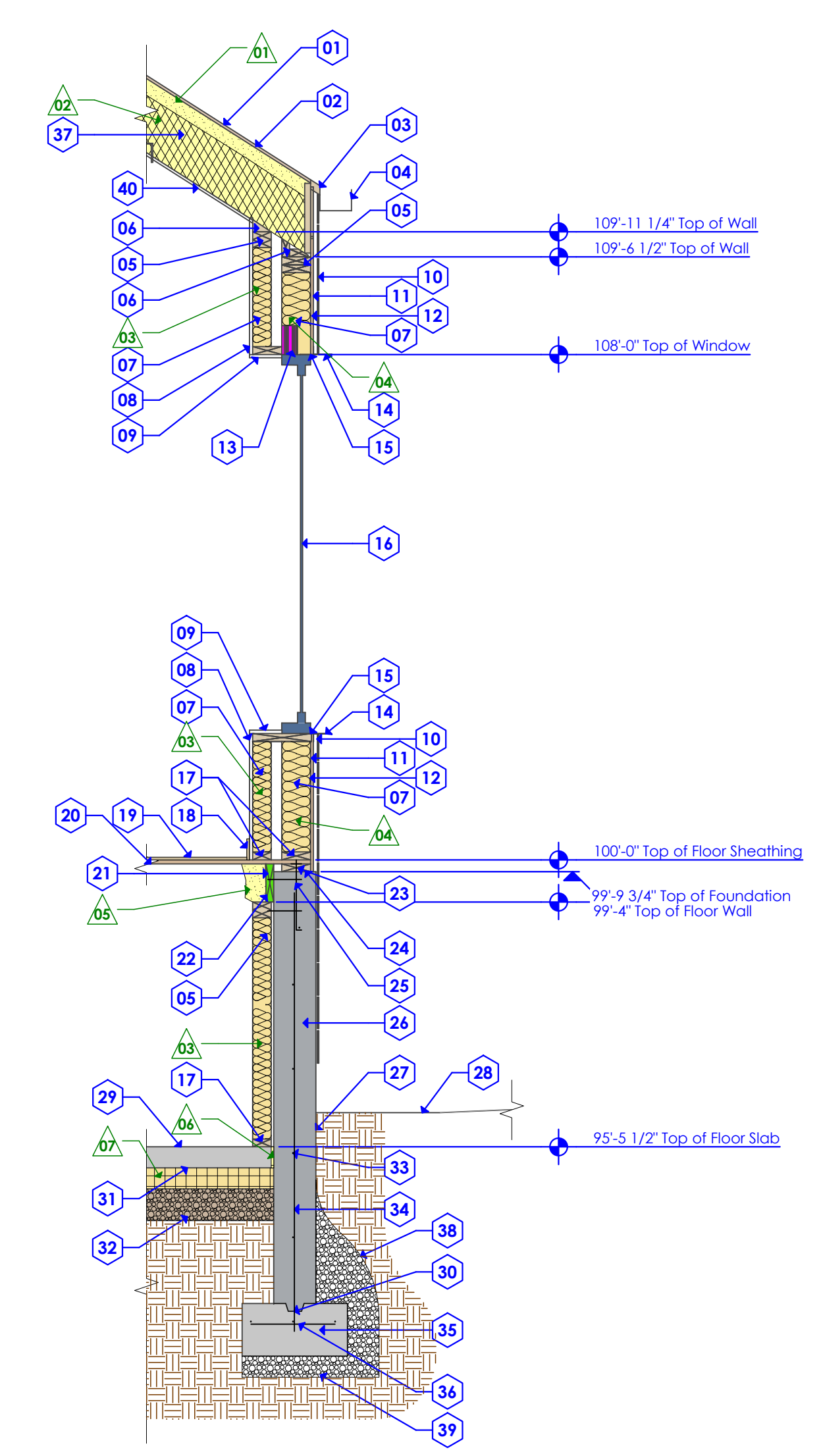


**WALL DETAIL AT REPLACED FOUNDATION** **1C**  
Scale: 1/2" = 1'-0"

**WALL DETAIL AT REPLACED FOUNDATION**  
**Keynotes:**

- 01. (E) Shingle Roof - V.I.F.  
- Protect & Retain
- 02. (E) Roof Sheathing - V.I.F.  
- Protect & Retain
- 03. (E) Roof Framing - V.I.F.  
- Protect & Retain  
- Provide Temporary Shoring per Structural Engineer's Direction
- 04. (E) Structural Brick (Typ)  
- To be Removed for Foundation Pour and Reinstalled Above (N) Foundation  
- See Structural Engineering
- 05. (N) Fascia  
- See Exterior Elevations
- 06. (N) Gutter  
- See Exterior Elevations and Roof & Drainage Plan
- 07. (N) Double 2x Top Plate
- 08. (N) 2x Framed Wall
- 09. (N) Gypsum Wall Board  
- Finish as Selected by Contractor  
- 1 Coat Primer, 2 Coats Paint
- 10. (N) DELTA - DORRKEN Exterior Vapor Barrier  
- As Selected by Architect
- 11. (N) Exterior Sheathing  
- See Shearwall Plan and Structural Details
- 12. (N) Ledger  
- See Floor Framing Plan & Structural Details
- 13. (N) Blocking  
- See Floor Framing Plan & Structural Details
- 14. (E) Floor Framing - V.I.F.  
- Protect & Retain  
- Provide Temporary Shoring per Structural Engineer's Direction
- 15. (E) Floor Sheathing - V.I.F.  
- Protect & Retain
- 16. (N) Finish Floor  
- As Selected by Contractor
- 17. (N) Floor Sheathing  
- See Floor Framing Plan and Structural Details
- 18. (N) 2x Base Plate
- 19. (N) Paint Grade Poplar Baseboard  
- As Selected by Contractor
- 20. (N) Floor Joist (Typ)  
- See Floor Framing Plan and Structural Details
- 21. (N) 2x Sill Plate
- 22. (N) Polyethylene Foam Sealer at Sill Plate & Foundation
- 23. (N) Anchor Bolt  
- See Floor Framing Plan and Structural Details
- 24. (N) Foundation Wall  
- See Structural Details and Footing & Foundation Plan
- 25. (E) Crawl Space Floor - V.I.F.
- 26. (N) Concrete Floor Slab  
- See Structural Details and Footing & Foundation Plan
- 27. (N) Capillary Break  
- See Floor Framing Plan and Structural Details
- 28. (N) Vapor Barrier Under Floor Slab  
- As Selected by Contractor
- 29. (N) Gravel Fill & Slab Preparation  
- See Structural Details and Footing & Foundation Plan
- 30. (N) Horizontal Reinforcement of Foundation Wall  
- Shown for Reference Only  
- See Structural Details
- 31. (N) Vertical Reinforcement of Foundation Wall  
- Shown for Reference Only  
- See Structural Details
- 32. (N) Footing  
- See Structural Details and Footing & Foundation Plan
- 33. (N) Reinforcement of Footing  
- Shown for Representation Only  
- See Structural Details
- 34. (N) Footing and Slab Excavation as Directed by Structural Engineer
- 35. (N) Gypsum Board Ceiling  
- Finish as Selected by Contractor  
- 1 Coat Primer, 2 Coats Paint
- 36. (N) Deck Pavers  
- See Dimension Plan and Building Sections
- 37. (N) Deck Paver Substrate  
- See Dimension Plan and Building Sections
- 38. (N) Roof Rafter  
- See Roof Framing Plan and Structural Details

- Insulation:**
- 01. Insulation: 2x Framed Wall Cavity  
- R-26 Sprayed-in Closed Cell

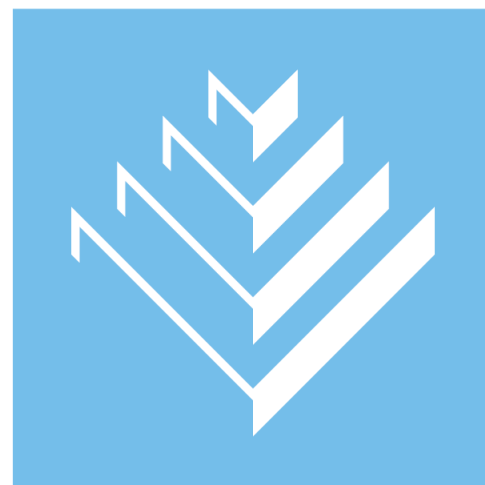


**WALL DETAIL AT LEVEL 1 WINDOW** **1A**  
Scale: 1/2" = 1'-0"

**WALL DETAIL AT LEVEL 1 WINDOW**  
**Keynotes:**

- 01. Asphalt Shingle Roof  
- See Roof and Drainage Plan
- 02. Roof Sheathing  
- See Roof Framing Plan and Structural Details
- 03. Fascia  
- See Exterior Elevations
- 04. Gutter  
- See Exterior Elevations and Roof & Drainage Plan
- 05. Double 2x Top Plate
- 06. Beveled Top Plate Under Roof Joist
- 07. 2x Framed Wall
- 08. Gypsum Wall Board  
- Finish as Selected by Contractor  
- 1 Coat Primer, 2 Coats Paint
- 09. Window Trim  
- Finish as Selected by Contractor
- 10. Exterior Horizontal Cladding over 3/4" Vertical Furring Strips  
- See Exterior Elevations
- 11. DELTA - DORRKEN Exterior Vapor Barrier  
- As Selected by Architect
- 12. Exterior Sheathing  
- See Shearwall Plan and Structural Details
- 13. Beam  
- See Roof Framing Plan and Structural Details
- 14. Break Metal Frame Trim at Glazing (Typ)  
- See Exterior Elevations
- 15. Counterflashing  
- See Window Schedule
- 16. Glazing  
- As Selected by Contractor
- 17. 2x Base Plate
- 18. Paint Grade Poplar Baseboard  
- As Selected by Contractor
- 19. Finish Floor  
- As Selected by Contractor
- 20. Floor Sheathing  
- See Floor Framing Plan and Structural Details
- 21. Floor Joist  
- See Floor Framing Plan and Structural Details
- 22. Rim Board  
- See Floor Framing Plan and Structural Details
- 23. 2x Sill Plate
- 24. Polyethylene Foam Sealer at Sill Plate & Foundation
- 25. Anchor Bolt  
- See Floor Framing Plan and Structural Details
- 26. Foundation Wall  
- See Structural Details and Footing & Foundation Plan
- 27. Waterproofing of Foundation Wall  
- As Selected by Architect
- 28. Proposed Grade  
- See Grading & Drainage Plan
- 29. Concrete Floor Slab  
- See Structural Details and Footing & Foundation Plan
- 30. Capillary Break  
- See Floor Framing Plan and Structural Details
- 31. Vapor Barrier Under Floor Slab  
- As Selected by Contractor
- 32. Gravel Fill & Slab Preparation  
- See Structural Details and Footing & Foundation Plan
- 33. Horizontal Reinforcement at Foundation Wall  
- Shown for Reference Only  
- See Structural Details
- 34. Vertical Reinforcement of Foundation Wall  
- Shown for Reference Only  
- See Structural Details
- 35. Footing  
- See Structural Details and Footing & Foundation Plan
- 36. Reinforcement of Footing  
- Shown for Representation Only  
- See Structural Details
- 37. Roof Joist  
- See Roof Framing Plan and Structural Details
- 38. Termite Protection
- 39. Footing and Slab Excavation as Directed by Structural Engineer
- 40. Gypsum Board Ceiling  
- Finish as Selected by Contractor  
- 1 Coat Primer, 2 Coats Paint

- Insulation:**
- 01. Insulation: Roof Cavity  
- R-21 Sprayed-in Closed Cell Polyurethane  
- At Upper 3" of Roof Cavity
  - 02. Insulation: Roof Cavity  
- R-20 Blown-In Fiberglass at Remainder of Cavity
  - 03. Insulation: 2x Framed Wall Cavity  
- R-13 Fiberglass Batt (Unfaced)
  - 04. Insulation: 2x Framed Wall Cavity  
- R-19 Fiberglass Batt (Unfaced)
  - 05. Insulation: Joist Perimeter Cavity  
- R-21 Sprayed-in Closed Cell Polyurethane  
- 1/2" Rigid
  - 06. Insulation: Floor Slab Baffle  
- 1/2" Rigid
  - 07. Insulation: Under Slab  
- R-20 (4") Rigid Poly-Iso Board



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AUTHORITY HAVING JURISDICTION:

SALT LAKE CITY

ZIP CODE:

84102

PROJECT TITLE:

ALLRED  
RESIDENCE  
ADDITION &  
A.D.U.

PROJECT ID #:

RM-2,645A-22

ISSUE DATE:

6/12/2023

REVIEWED BY:

INITIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:

PRE-PERMIT

SHEET TITLE:

WALL DETAILS

SCALE:

As Noted

SHEET NUMBER:

A 309

FIELD VERIFY ALL MEASUREMENTS



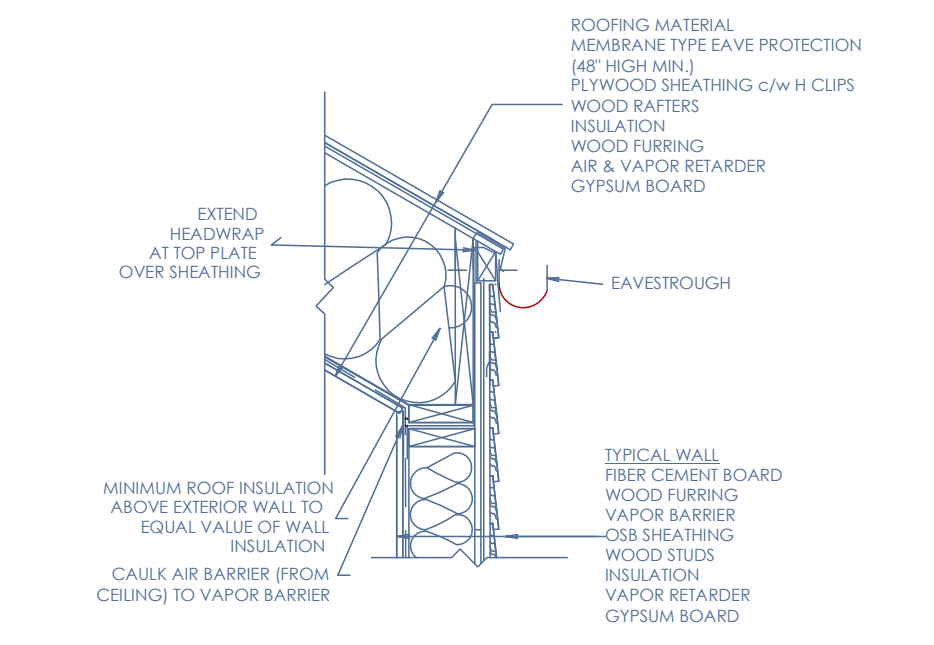
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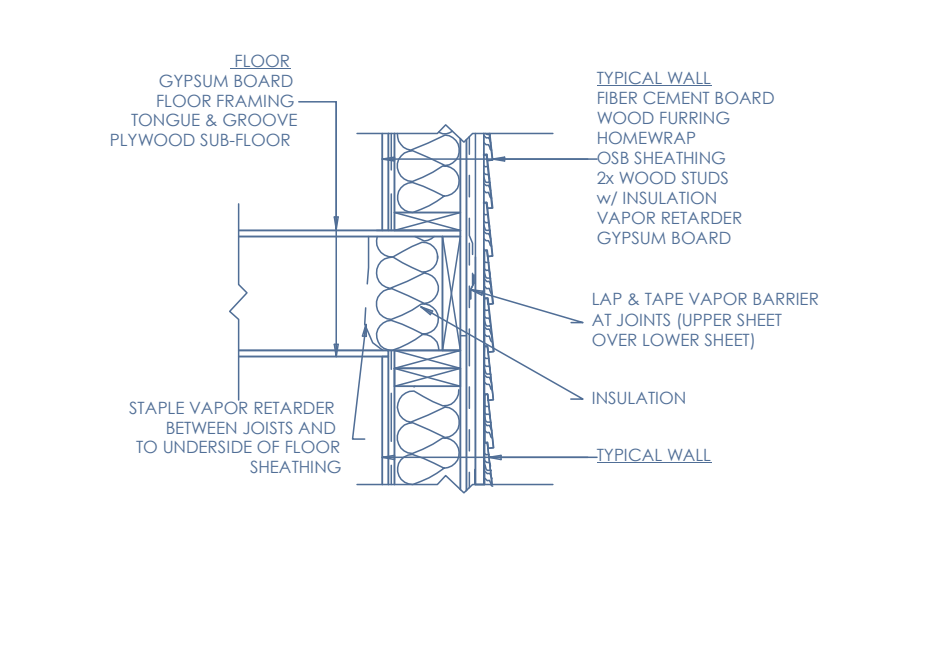
RM-XXXX-22\_ALLRED ADU & GARAGE - 03\_DD\_PERMIT SET\_2023-04-24

**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.



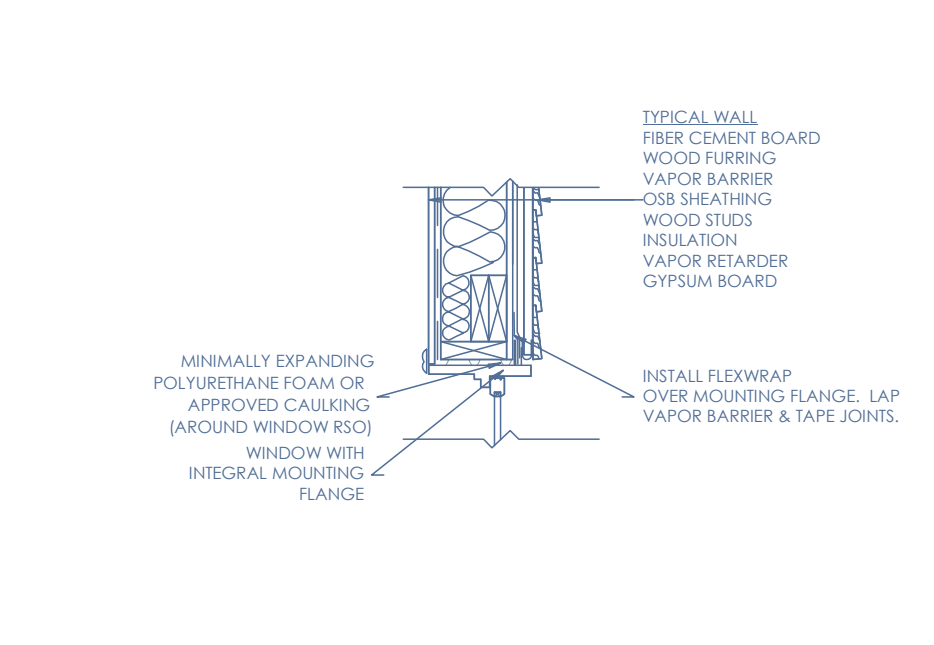
**TYPICAL WALL CLADDING DETAIL** 2D  
 NOT TO SCALE

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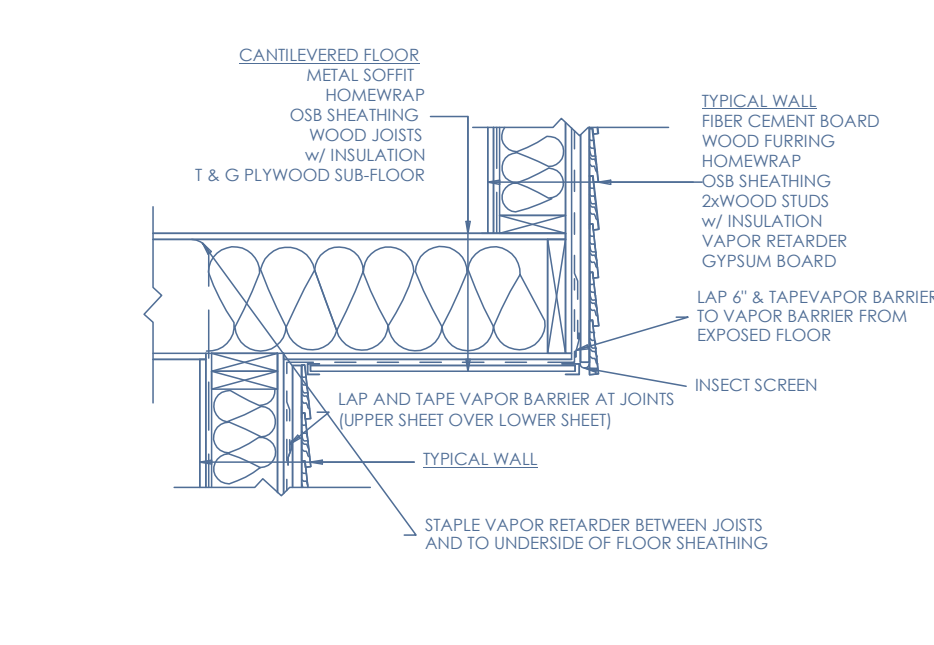
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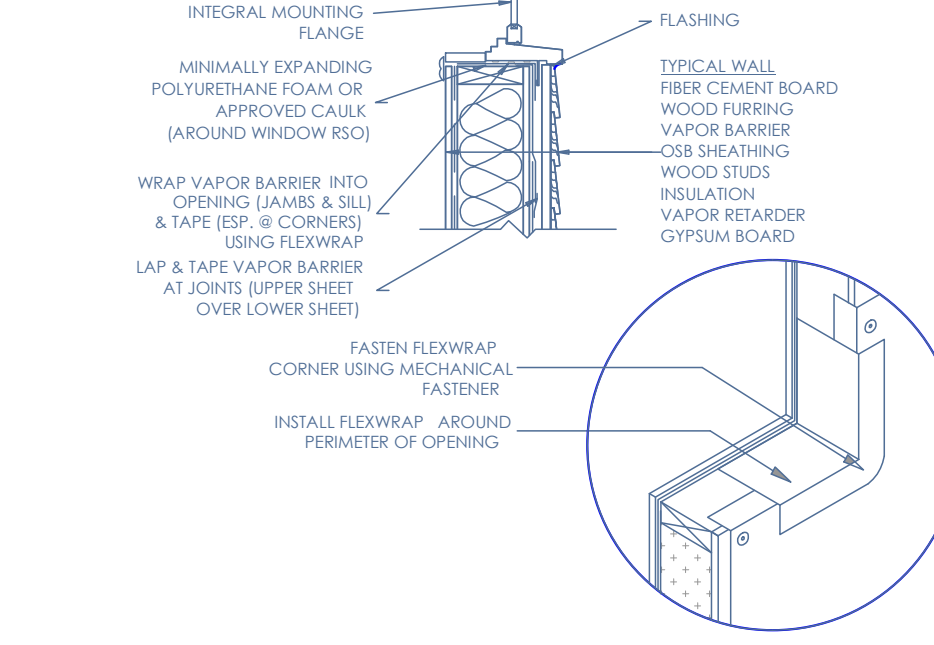
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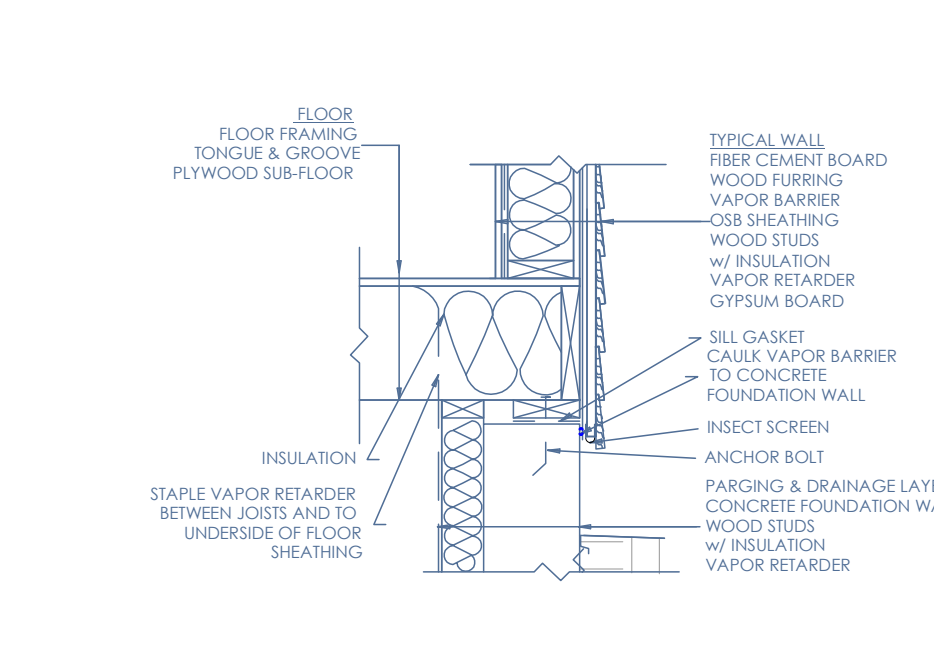
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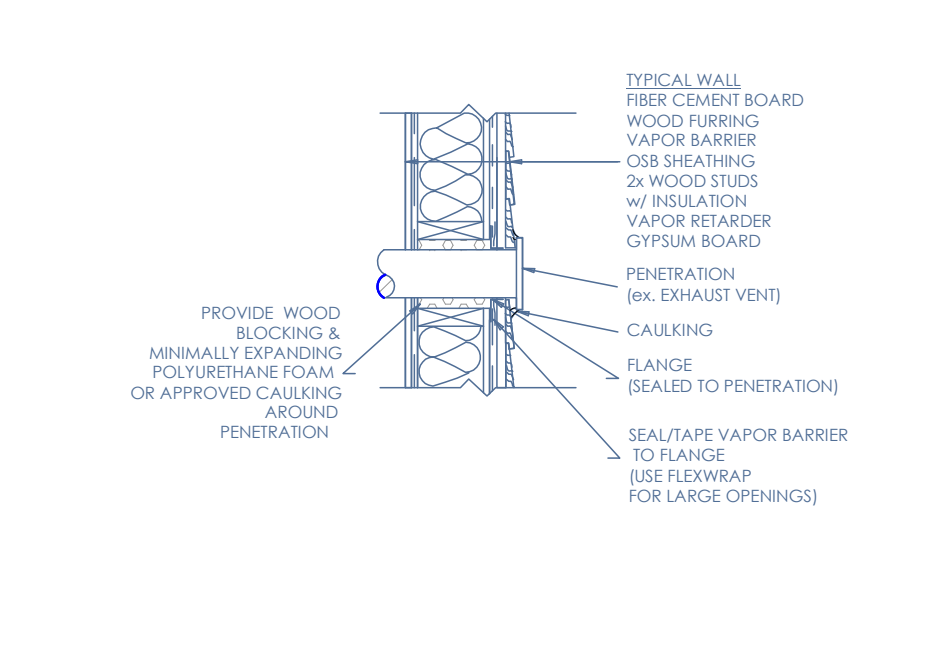
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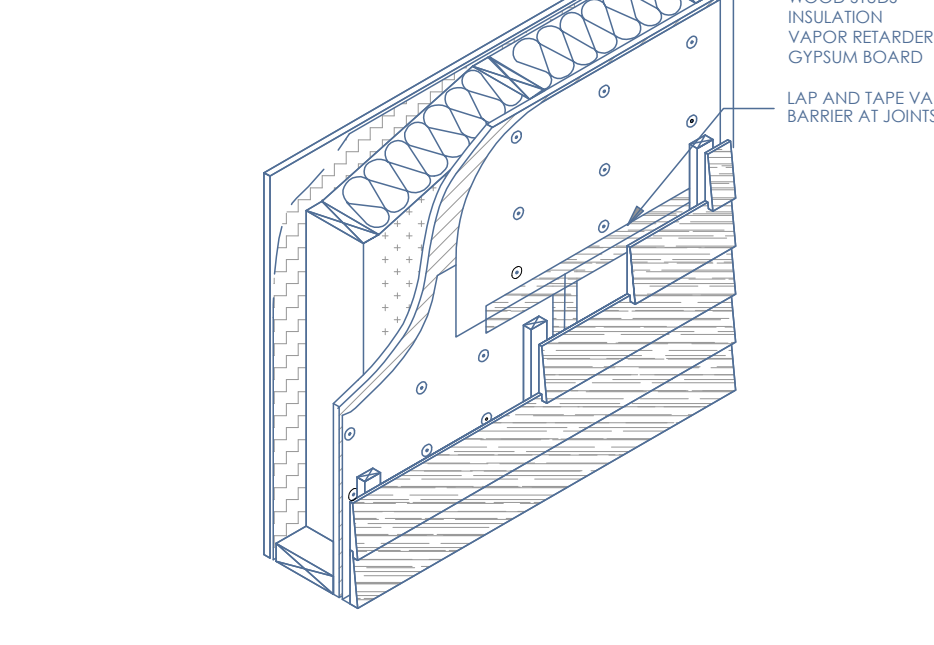
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**TYPICAL WALL CLADDING DETAIL** 1A  
 NOT TO SCALE

**FIELD VERIFY ALL MEASUREMENTS**



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AUTHORITY HAVING JURISDICTION:  
**SALT LAKE CITY**

ZIP CODE:  
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PROJECT TITLE:  
**ALLRED RESIDENCE ADDITION & A.D.U.**

PROJECT ID #:  
**RM-2,645A-22**

ISSUE DATE:  
**6/12/2023**

REVIEWED BY:	
INITIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:  
**PRE-PERMIT**

SHEET TITLE:

**ARCHITECTURAL  
 DETAILS -  
 FLASHING DETAILS**

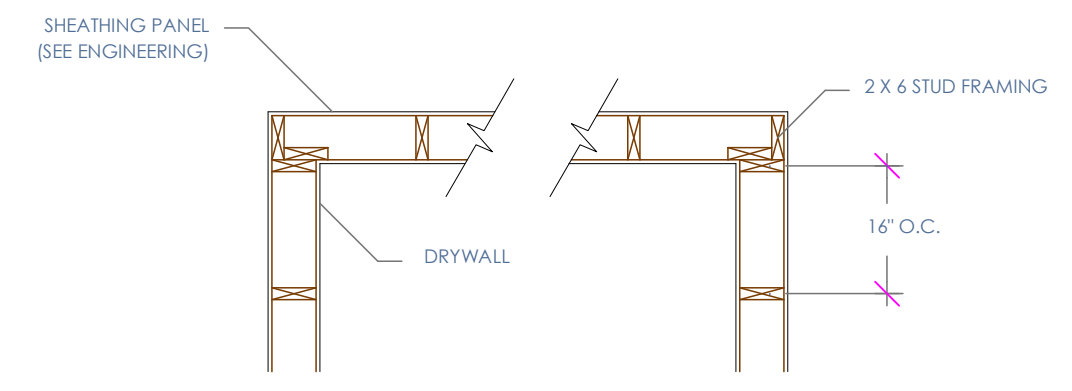
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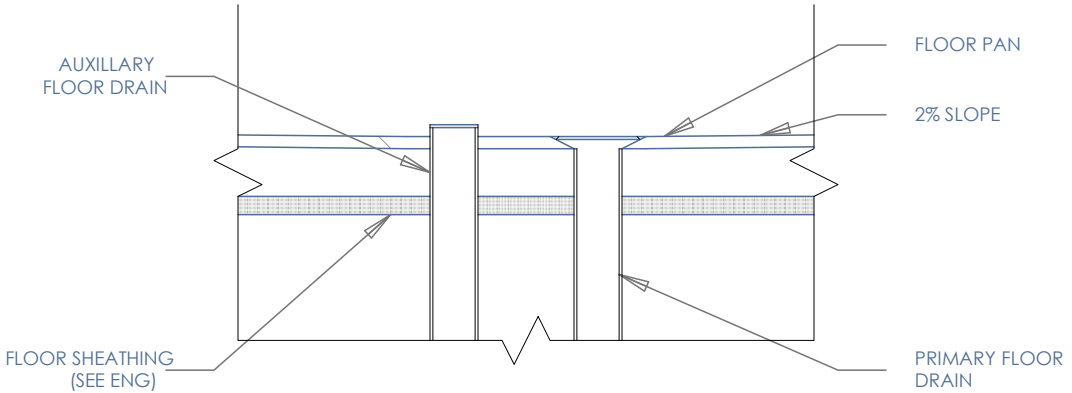
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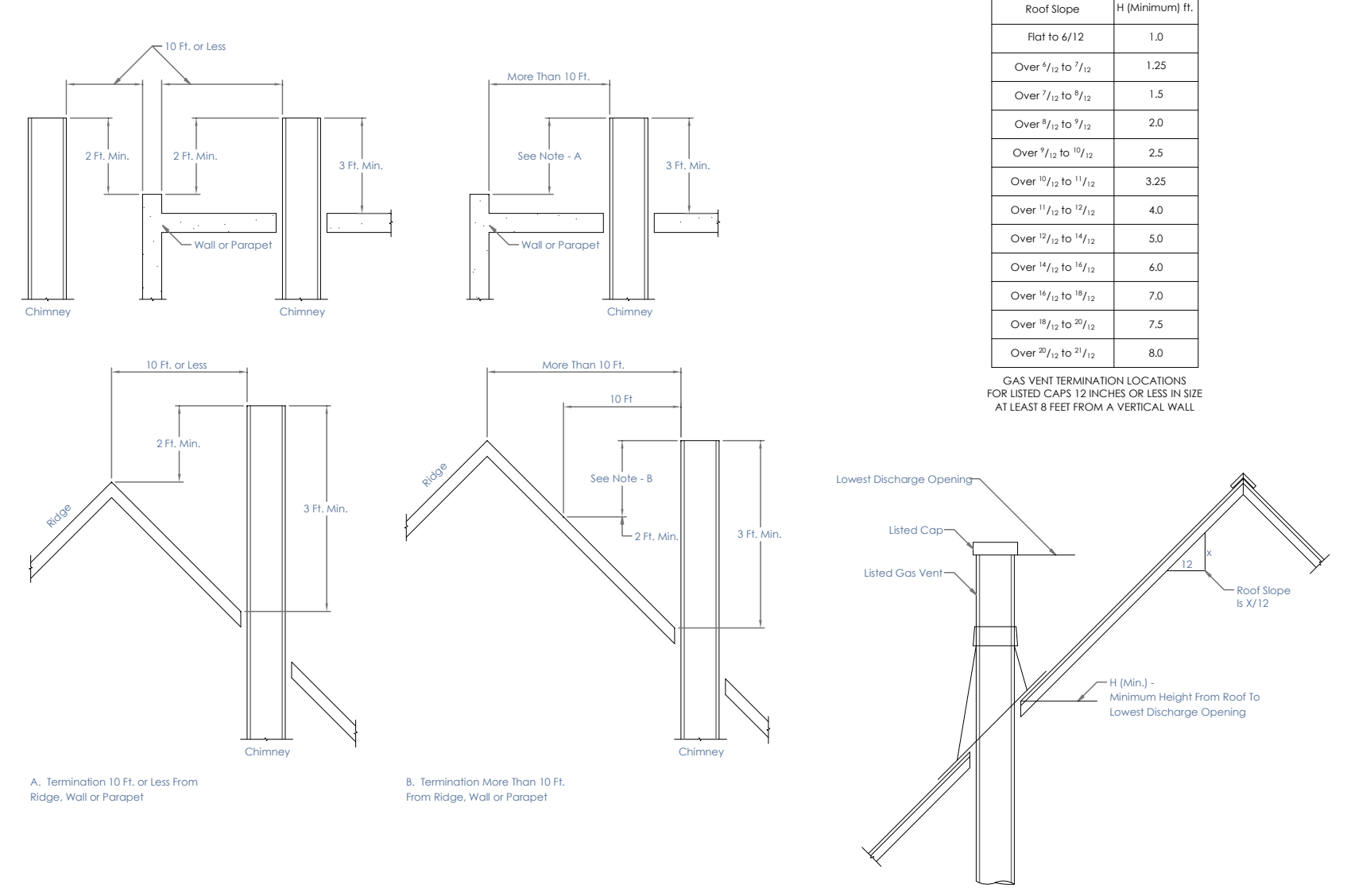
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 6/12/2023  
 10:35 AM



**TYPICAL CORNER FRAMING DETAIL**  
 Scale: 1/2" = 1'-0"  
**4D**



**LAUNDRY AUXILIARY DRAIN DETAIL**  
 Scale: 1 1/2" = 1'-0"  
**3D**



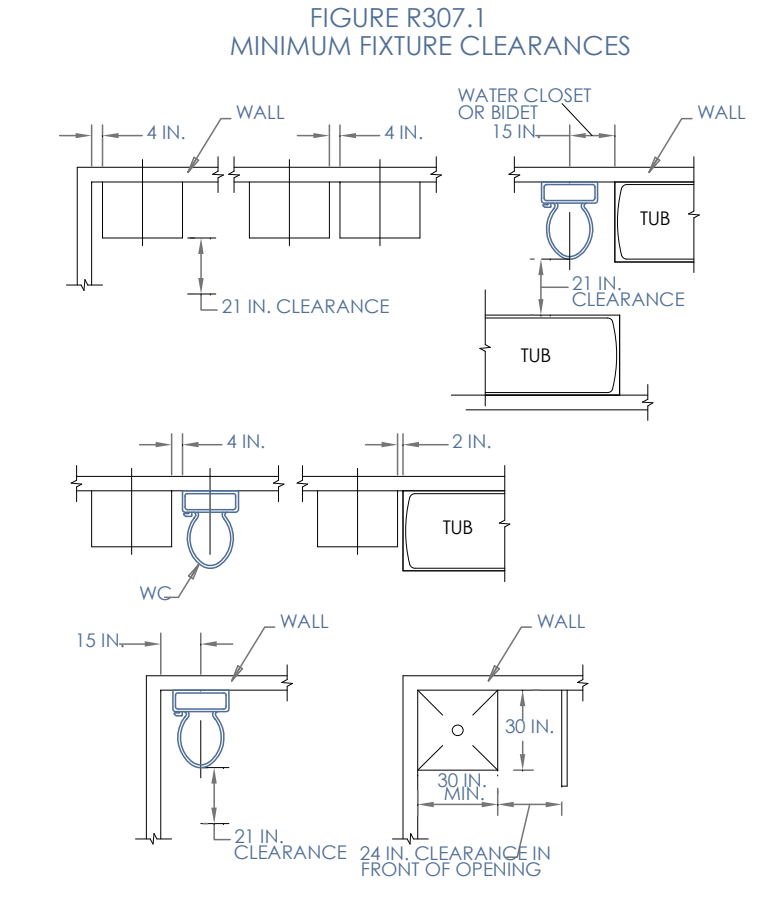
**GAS VENT TERMINATION DETAIL**  
 NOT TO SCALE  
**2C**

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 G2427.4) 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 G2427.4, 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

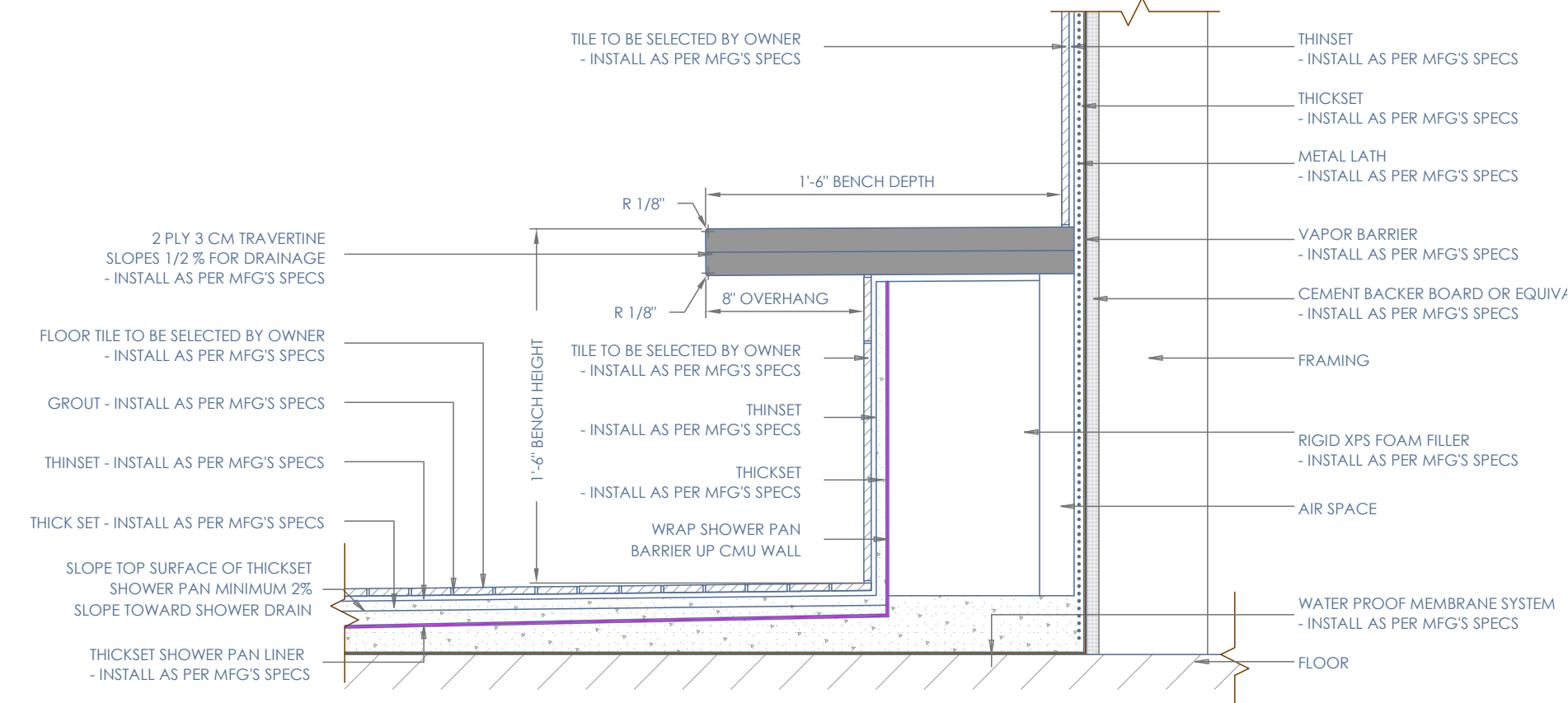
**TYPE OF VENTING SYSTEM DETAIL**  
 NOT TO SCALE  
**4B**

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 furnaces 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  
**3B**



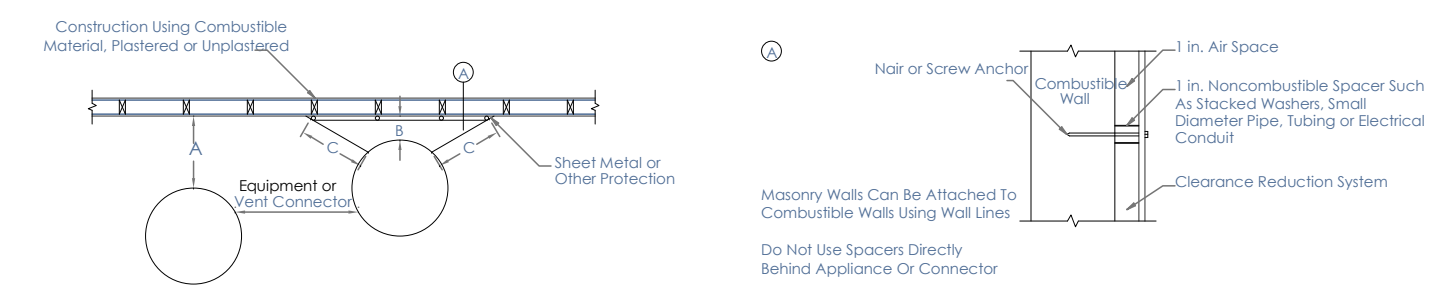
**MIN FIXTURE CLEARANCE**  
 NOT TO SCALE  
**2B**



**TYPICAL SHOWER BENCH DETAIL**  
 Scale: 1 1/2" = 1'-0"  
**1B**

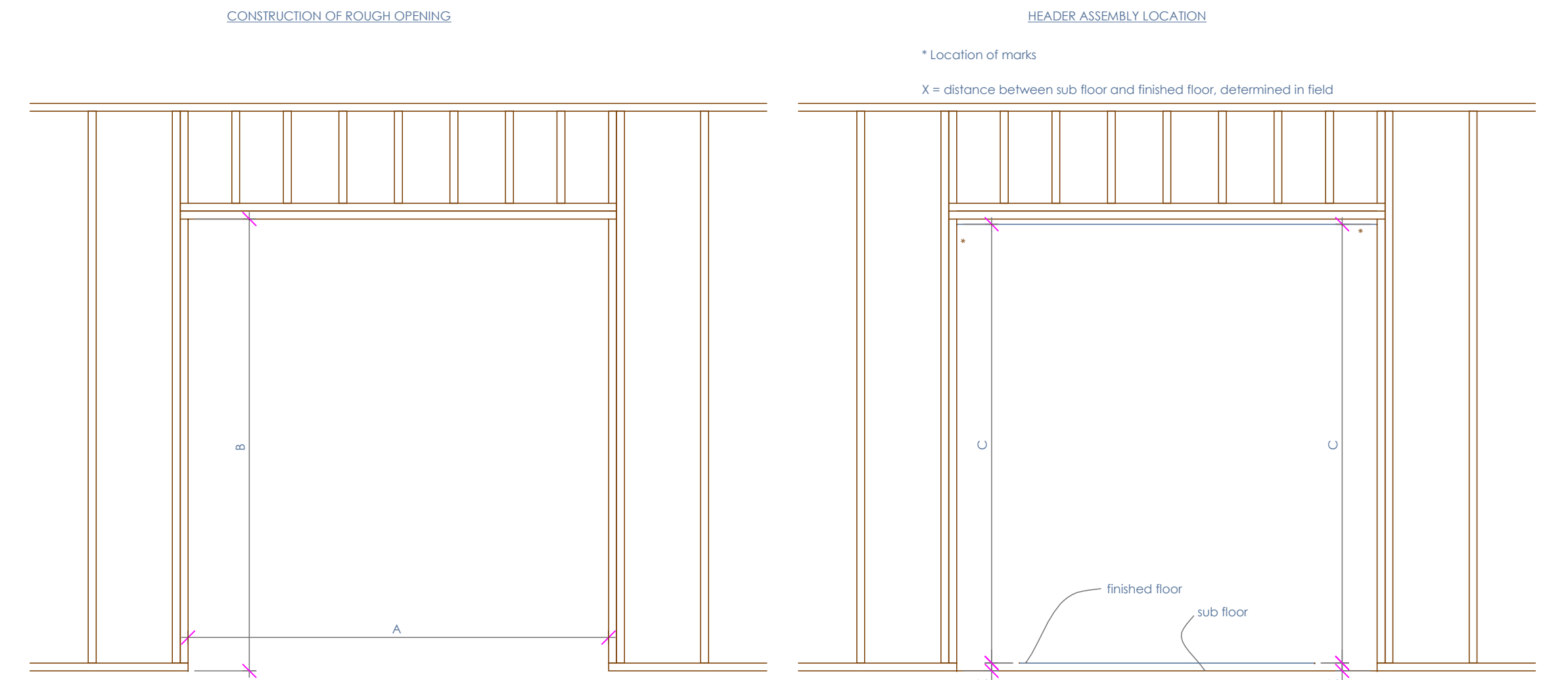
**MIN. REQ EXHAUST RATES FOR ONE-AND TWO-FAMILY DWELLINGS**  
 NOT TO SCALE  
**4A**

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



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	
	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
1/2 - inch insulation board over 1-inch glass fiber or mineral wool batts	24	18	12	9	9	6	6	5
24 gauge sheet metal over 1-inch glass fiber or mineral wool batts reinforced with wire on rear face with ventilated air space	18	12	9	6	6	4	5	3
3 1/2 - inch thick masonry wall with ventilated air space	—	12	—	6	—	6	—	6
24 gauge sheet metal with ventilated air space	18	12	9	6	6	4	5	3
1/2-inch thick insulation board with ventilated air space	18	12	9	6	6	4	5	3
24 gauge sheet metal with ventilated air space over 24 gauge sheet metal with ventilated air space	18	12	9	6	6	4	5	3
1-inch glass fiber or mineral wool batts sandwiched between two sheets 24 gauge sheet metal with ventilated air space	18	12	9	6	6	4	5	3

**TYPE OF VENTING SYSTEM DETAIL**  
 NOT TO SCALE  
**3A**



1) Preparation of the rough opening:  
 Make sure rough opening is level and square. Frame the rough opening based on the following parameters:  
 - Rough opening width "A":  
 - Calculation for a single pocket sliding door is: A = 2 x door width + min. 1".  
 - Calculation for a bi-parting pocket sliding door is: A = 4 x door width + min. 1/2".  
 - Rough opening height "B":  
 For kits using **HAWA Junior 40/Z** fittings: B = door height + 5-3/16"  
 For kits using **HAWA Junior 80/Z** fittings: B = door height + 5-3/16"

2) Preparation of the header assembly:  
 Header assembly is pre-manufactured for either 36" or 45" wide doors:  
 - Other standard door sizes are marked on the 36" header assembly in the following increments (24", 28", 30", 32", 34").  
 - Odd door widths have to be measured off.  
 - If necessary, cut header to the appropriate size on left and right.  
 Caution: Make sure that you cut the header assembly at the appropriate marks. The cutting points on the door side of the header assembly are different for a single pocket sliding door application in contrast to a bi-parting pocket sliding door application. On the pocket side of header assembly the cutting points are identical.  
 - Pre-drill deodar in 3 spots: front, center, back.  
 - Determine the height, dimension "C", which provides the location of the header based on the following chart.

DOOR HEIGHT	DIMENSION C - HAWA JUNIOR 40/Z	DIMENSION C - HAWA JUNIOR 80/Z
80" (6'-8")	83-9/16"	84-1/8"
84" (7'-0")	87-9/16"	88-1/8"
96" (8'-0")	99-9/16"	100-1/8"

- Mount the header assembly to the top structure of the rough frame at the pre-determined location using appropriate mounting screws (not supplied by Hafele). The mounting screws should be countersunk into the header assembly.  
 - Make sure the header assembly is mounted square to the studs and shim accordingly to make level across the opening.  
 - If using bi-parting doors, attach joining plate kit to both header assemblies.

**TYPICAL POCKET DOOR DETAIL**  
 NOT TO SCALE  
**1A**

**FIELD VERIFY ALL MEASUREMENTS**

**TRIUMPH**  
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**6/12/2023**

REVIEWED BY:  
 INITIALS DATE

REVISIONS:  
 MARK DATE DESCRIPTION

PHASE:  
**PRE-PERMIT**

SHEET TITLE:

**ARCHITECTURAL DETAILS - DETAILS**

SCALE:  
**As Noted**

SHEET NUMBER:  
**A 502**



RM-XXXB-22-ALRED ADU & GARAGE - 03\_DD\_PERMIT SET\_2023-04-24  
 BIMcloud: ARCFIO-Server04 - BIMcloud Basic for ARCHICAD 24/TRIUMPH CONSTRUCTION/RM-XXXB-22-ALRED ADU & GARAGE - 03\_DD\_PERMIT SET\_2023-04-24  
 10:35 AM  
 6/12/2023

**Doors**

**General Notes:**

01. Glazing in swinging doors except jalousies shall be tempered.
02. Glazing in all swinging doors shall be tempered.
03. Contractor shall verify all door openings prior to ordering all doors.
04. Contractor shall submit complete door and hardware shop drawings and submittals for approval for each building prior to ordering and taking receipt of door order. Architect shall review all doors for compliance specs and Building Code.
05. All doors required to be rated shall have appropriate U.L. rating as indicated in door schedule and specification. All doors shall have label on door and frame for inspection on site, and shall NOT be removed.
06. All doors shall be installed so as to not have more than 1/2" threshold at each door.
07. All fire door assemblies shall meet the requirements for smoke and draft control door assemblies as tested in accordance with UL 1784. The air leakage rate of the door assembly shall not exceed 3.0 cubic feet per minute per square foot of door opening at 0.10 inch of water for both the ambient temperature and the elevated temperature tests. Louvers shall be prohibited. Installation of smoke doors shall be in accordance with NFPA 105.
08. 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.
09. Glazing in all swinging doors shall be tempered.
10. 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.
11. 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.
12. Emergency escape and rescue openings shall be operational from inside of the room without the use of keys, tools or special knowledge.
13. Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies shall be tempered.
14. Glazing in all storm doors shall be tempered.
15. Glazing in an exposed area of an individual pane larger than 9 square feet shall be tempered.
16. Coordinate with Owner for All Door & Window Selections
17. FIELD VERIFY ALL DIMENSIONS, CLEARANCES, AND ELEVATIONS.
18. FIELD VERIFY DIMENSIONS COORDINATE HEAD HEIGHTS WITH ELEVATIONS.
19. CONTRACTOR WILL VERIFY DOORS AND HARDWARE COMPLY WITH THE REQUIREMENTS OF IBC 1010.1.9.
20. DOOR HARDWARE SHALL MEET THE REQUIREMENTS OF IBC 1010.1.9.1. HARDWARE SHALL NOT REQUIRE PINCHING, TIGHT GRASPING, OR TWISTING OF THE WRIST IN ORDER TO OPERATE.
21. MOUNTING HEIGHTS FOR THE DOOR HARDWARE IN ACCORDANCE WITH IBC 1010.1.9.2. ALL LOCKS, DOOR HANDLES, PULLS, LATCHES, OR OTHER OPERATING HARDWARE IS REQUIRED TO BE LOCATED BETWEEN 34 AND 48 INCHES ABOVE FINISHED FLOOR.

**DOOR SCHEDULE: LEVEL 1 - ADDITION**

ID#	DOOR SIZE		THICKNESS	HARDWARE				SWING STYLE	2D SYMBOL	3D VIEW	MANUFACTURER	STYLE	TEMPERED	MATERIAL	NOTES
	WIDTH	HEIGHT		LOCKSET	COUNT	FINISH	MANUFACTURER   MODEL								
01	2'-6"	6'-8"	1 3/4"	PRIVATE LOCK				RIGHT					NO	WOOD - SOLID CORE	
02	3'-0"	6'-8"	1 3/4"	PRIVATE LOCK				LEFT					YES	WOOD / GLASS	
03	3'-0"	6'-8"	1 3/4"	PRIVATE LOCK				RIGHT					YES	WOOD / GLASS	
04	18'-0"	8'-0"	OEM	PRIVATE LOCK				OVERHEAD					NO	OEM	- PROVIDE MINIMUM AVAILABE TRACK RADIUS PER MFG'S OPTIONS - PROVIDE CHAMBERLAIN WALL MOUNT GARAGE DOOR OPENER

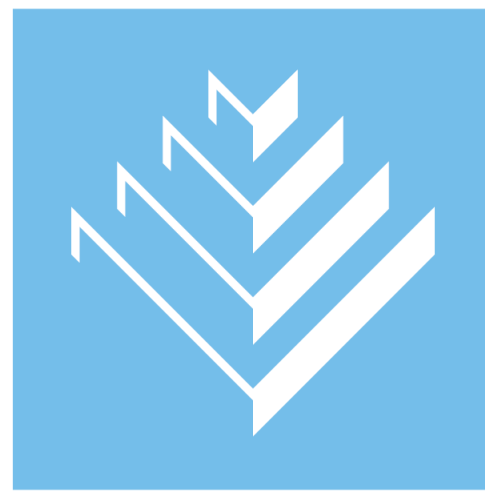
**DOOR SCHEDULE: LEVEL 2 - ADDITION**

ID#	DOOR SIZE		THICKNESS	HARDWARE				SWING STYLE	2D SYMBOL	3D VIEW	MANUFACTURER	STYLE	TEMPERED	MATERIAL	NOTES
	WIDTH	HEIGHT		LOCKSET	COUNT	FINISH	MANUFACTURER   MODEL								
05	2'-8"	6'-8"	1 3/4"	PRIVATE LOCK				LEFT					NO	WOOD - SOLID CORE	
06	2'-8"	6'-8"	1 3/4"	PRIVATE LOCK				RIGHT					NO	WOOD - SOLID CORE	
07	3'-0"	6'-8"	1 3/4"	PASSAGE				EXTERNAL SLIDER					NO	WOOD - SOLID CORE	
08	2'-4"	6'-8"	1 3/4"	PRIVATE LOCK				RIGHT					NO	WOOD - SOLID CORE	

**DOOR SCHEDULE: CRAWL SPACE - ADDITION**

ID#	DOOR SIZE		THICKNESS	HARDWARE				SWING STYLE	2D SYMBOL	3D VIEW	MANUFACTURER	STYLE	TEMPERED	MATERIAL	NOTES
	WIDTH	HEIGHT		LOCKSET	COUNT	FINISH	MANUFACTURER   MODEL								
09	4'-1 1/4"	3'-4"	1 3/4"	PRIVATE LOCK				RIGHT					NO	WOOD - SOLID CORE	
10	4'-0"	4'-0"	1 3/4"	PRIVATE LOCK				LEFT					NO	WOOD - SOLID CORE	

**FIELD VERIFY ALL MEASUREMENTS**



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A.D.U.

PROJECT ID #:

RM-2,645A-22

ISSUE DATE:

6/12/2023

REVIEWED BY:

INITIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:

PRE-PERMIT

SHEET TITLE:

DOOR SCHEDULES

SCALE:

As Noted

SHEET NUMBER:

**A 601**



RM-XXXB-22-ALRED ADU & GARAGE -03\_DD\_PERMIT SET\_2023-04-24  
 6/12/2023  
 10:35 AM  
 BIMcloud:ARCFIO-Server04 - BIMcloud Basic for ARCHICAD 24/TRIUMPH CONSTRUCTION/RM-XXXB-22-ALRED ADU & GARAGE -03\_DD\_PERMIT SET\_2023-04-24

**WINDOW SCHEDULE: LEVEL 1 - ADDITION**

ID#	WINDOW SIZE		OPERATION STYLE	HEADER HEIGHT (TO LVL 1)	2D SYMBOL	3D VIEW	MANUFACTURER	MODEL SERIES	MATERIAL	EXTERIOR SASH COLOR	TEMPERED	NOTES
	WIDTH	HEIGHT										
01	2'-6"	6'-0"	FIXED	6'-8"					WOOD / ALUMINUM CLAD	FLAT BLACK	YES	COMBINES W/ WINDOW #02
02	2'-6"	6'-0"	FIXED	6'-8"					WOOD / ALUMINUM CLAD	FLAT BLACK	YES	COMBINES W/ WINDOW #01
03	2'-0"	6'-0"	FIXED	8'-0"					WOOD / ALUMINUM CLAD	FLAT BLACK	YES	
04	2'-0"	6'-0"	FIXED	8'-0"					WOOD / ALUMINUM CLAD	FLAT BLACK	NO	
05	2'-0"	6'-0"	FIXED	8'-0"					WOOD / ALUMINUM CLAD	FLAT BLACK	NO	
06	3'-0"	3'-0"	FIXED	2'-8 1/4"					WOOD / ALUMINUM CLAD	FLAT BLACK	NO	
07	3'-0"	3'-0"	FIXED	2'-8 1/4"					WOOD / ALUMINUM CLAD	FLAT BLACK	NO	
08	3'-0"	3'-0"	FIXED	2'-8 1/4"					WOOD / ALUMINUM CLAD	FLAT BLACK	NO	

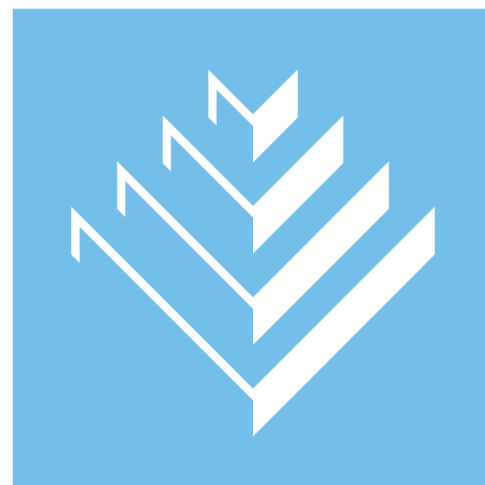
**WINDOW SCHEDULE: LEVEL 2 - ADDITION**

ID#	WINDOW SIZE		OPERATION STYLE	HEADER HEIGHT (TO LVL 1)	2D SYMBOL	3D VIEW	MANUFACTURER	MODEL SERIES	MATERIAL	EXTERIOR SASH COLOR	TEMPERED	NOTES
	WIDTH	HEIGHT										
09	3'-0"	3'-0"	FIXED	10'-3"					WOOD / ALUMINUM CLAD	FLAT BLACK	NO	
10	6'-0"	3'-0"	FIXED	10'-3"					WOOD / ALUMINUM CLAD	FLAT BLACK	NO	
11	2'-0"	5'-0"	FIXED	12'-9 1/4"					WOOD / ALUMINUM CLAD	FLAT BLACK	NO	
12	2'-6"	2'-6"	CASEMENT	12'-9 1/4"					WOOD / ALUMINUM CLAD	FLAT BLACK	NO	
13	2'-0"	5'-0"	FIXED	11'-5 7/8"					WOOD / ALUMINUM CLAD	FLAT BLACK	NO	
14	5'-0"	5'-0"	AWNING	11'-5 7/8"					WOOD / ALUMINUM CLAD	FLAT BLACK	NO	

**Windows**

**General Notes:**

- 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.
- All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 sq. ft.
- All emergency escape and rescue openings shall have a min. net clear opening height of 24 in.
- All emergency escape and rescue openings shall have a minimum net clear opening width of 20 in.
- Emergency escape and rescue openings shall be operational from inside of the room without the use of keys, tools or special knowledge.
- 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.
- 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.
- Bulkhead enclosures shall provide direct access to the basement. The bulkhead enclosure with the door panels in the fully open position shall provide the min. net clear opening required by section R310.1.1.
- 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.
- 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.
- A ladder shall be allowed to encroach a maximum of 6 in. into the required dimensions of the window well.
- Glazing in an exposed area of an individual pane larger than 9 square feet shall be tempered.
- Glazing where the bottom edge of an individual fixed or operable panel is less than 18 inches above the floor shall be tempered.
- Glazing of an individual fixed or operable panel which has one or more walking surfaces within 36 inches horizontally of the glazing shall be tempered.
- 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.
- Glazing in walls and fences enclosing indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches above a walking surface and within 60 inches horizontally of the water's edge shall be tempered. This shall apply to single glazing and all panes in multiple glazing.
- Glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface when the exposed surface of the glass is less than 60 inches above the plane of the adjacent walking surface shall be tempered.
- Glazing adjacent to stairways within 60 inches horizontally of the bottom head of a stairway in any direction when the exposed surface of the glass is less than 60 inches above the nose of the tread shall be tempered.
- Site built windows shall comply with section 2404 of the International Building Code.
- Coordinate with Owner for All Door & Window Selections
- FIELD VERIFY ALL DIMENSIONS, CLEARANCES, AND ELEVATIONS.
- FIELD VERIFY DIMENSIONS COORDINATE HEAD HEIGHTS WITH ELEVATIONS



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ADDITION &  
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INITIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:

PRE-PERMIT

SHEET TITLE:

WINDOW  
SCHEDULES

SCALE:

As Noted

SHEET NUMBER:

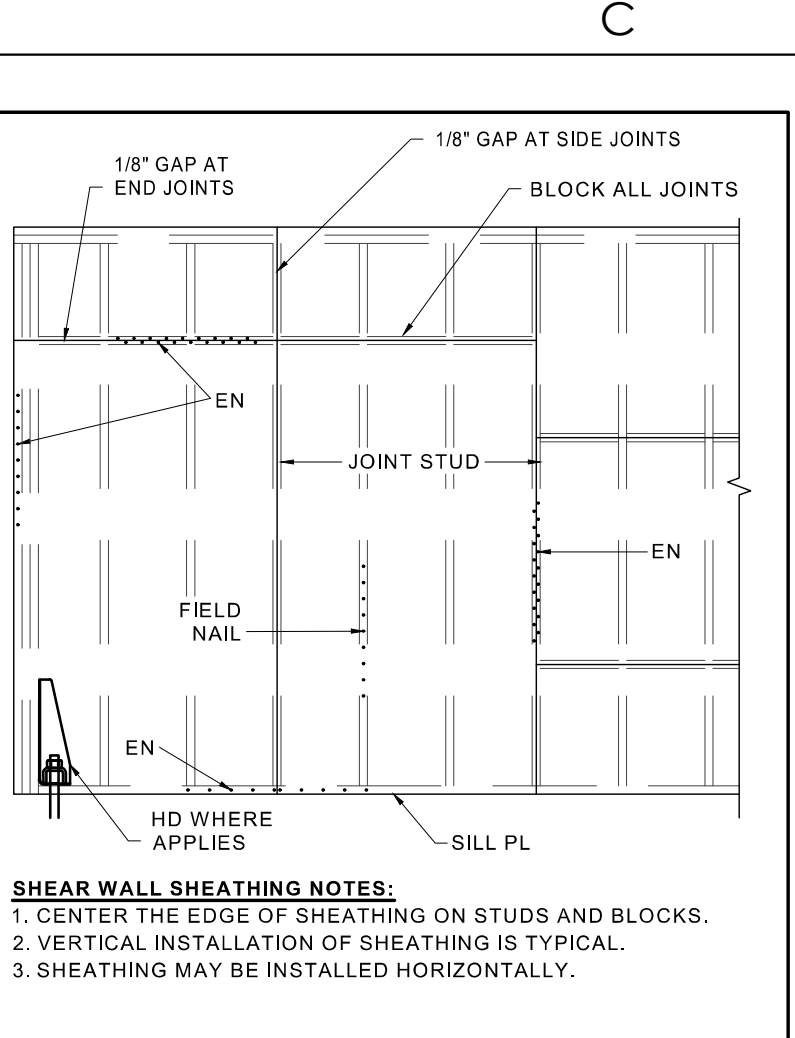
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**FIELD VERIFY ALL MEASUREMENTS**



10:35 AM 6/12/2023 RM-XXXX-22-ALLRED ADU & GARAGE -03\_DDO\_PERMIT SET\_2023-04-24

Table with columns: HEATHING, NAILING, STUDS, MIN. SHEAR, ANCHOR BOLT, ANCHOR BOLT SPACING, COMMENTS. Rows include OSB sheathing with various nail and stud specifications.



4 SHEATHING SHALL BE TYPE C-D, C-C STRUCTURAL GRADE. ALL OTHER GRADES SHALL BE COVERED IN IBC SECTION 3.15. NOTHING MAY BE INSTALLED ON EITHER SIDE OF WALL INDICATED. U.N.O. TABLE OF EQUIVALENT FASTENERS FOR APPROVED SUBSTITUTIONS. DS SHALL BE DOUGLAS FIR-LARCH OR SOUTHERN PINE. TENERS FOR PRESURE PRESERVATIVE WOOD SHALL BE HOT-DIPPED, GALVANIZED STEEL OR STAINLESS STEEL. X 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\"/>

Table with columns: WALL THICKNESS, VERTICAL REINFORCEMENT, HORIZ. REINFORCEMENT, REINFORCEMENT TYPE, POSITION. Rows include 8\"/>

3 HORIZONTAL WALL REINFORCING SHALL BE CONTINUOUS THRU STRUCTURE AND CONTROL JOINTS. REINFORCING SHALL BE STAGGERED THAT SPLICES DO NOT OVERLAP. SPLICES IN U CURTAINS SHALL NOT OCCUR IN THE SAME LOCATION. HORIZONTAL SHEAR WALL REINFORCEMENT AROUND VERTICAL CORNERS SHALL BE DOELED TO FOOTING WITH 1/2\"/>

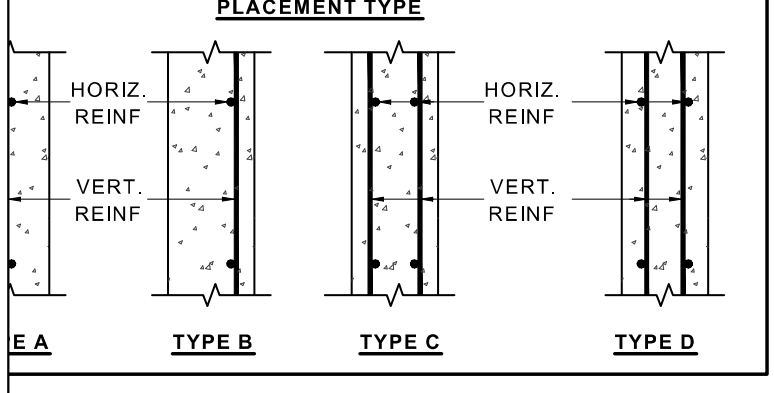


Table with columns: HOLDDOWN, MIN. POST. EMBEDMENT. Rows include STD10, STD14, MST137, MST48, MST60, MST72, MST160, MST172, MSTC60.

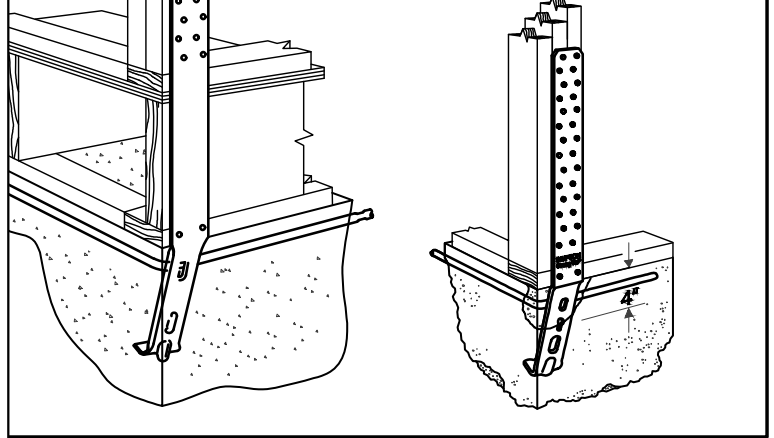


Table with columns: HOLDDOWN POST, SIMPSON\"/>

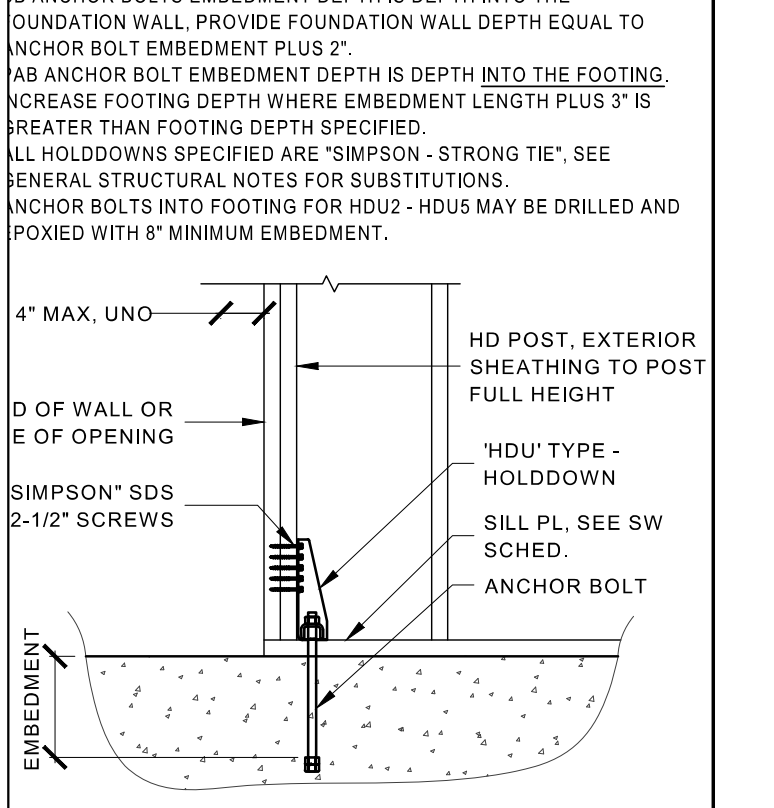


Table with columns: MARK, WIDTH, LENGTH, DEPTH, REINFORCING CROSSWISE, REINFORCING LENGTHWISE, NOTES. Rows include FC-1.7, FC-2.0, FC-2.5, FC-3.0, FC-3.5, FC-4.0, FC-4.5, FT-1.5, FT-2.0.

Table with columns: MARK, WIDTH, LENGTH, DEPTH, REINFORCING CROSSWISE, REINFORCING LENGTHWISE, NOTES. Rows include FS-2.0, FS-2.5, FS-3.0, FS-3.5, FS-4.0, FS-4.5, FS-5.0, FS-5.5, FS-6.0, FS-6.5, FS-7.0, FS-7.5, FS-8.0.

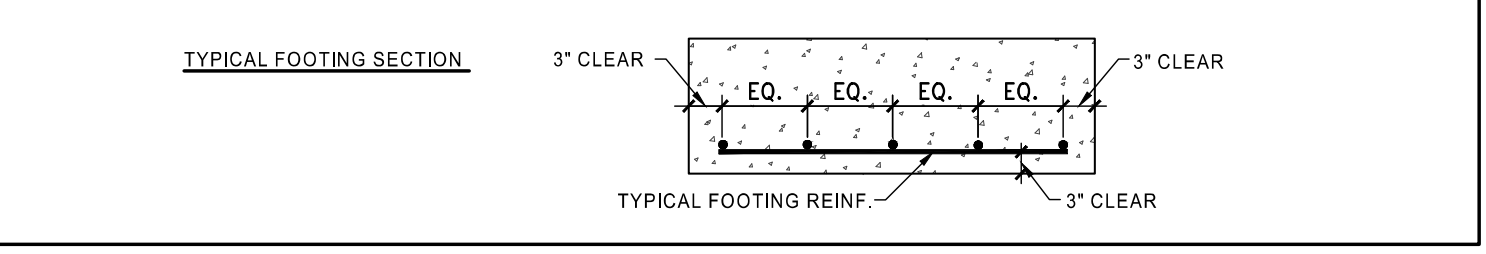


Table with columns: No., CONNECTION, NAILING, FASTENING, LOCATION. Rows include 1. BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW. 1A. BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS. 1B. FLAT BLOCKING TO TRUSS & WEB FILLER. 1C. COLLAR TIE TO RAFTER. 1D. RAFTER OR TRUSS TO TOP PLATE. 1E. ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS, OR ROOF RAFTER TO 2\"/>

GENERAL NOTES: 1. 8d NAILS = 8d COMMON (2\"/>

- 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. 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. 5. 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. 6. 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. 7. 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. 8. 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. 9. 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. 10. 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.

- FOOTINGS, FOUNDATIONS AND SLAB ON GRADE NOTES: 1. ALL FOOTING SIZES ARE BASED ON AN ALLOWABLE SOIL BEARING CAPACITY 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 CONTRACT OWNER IS TO VERIFY ADEQUATE SOIL CONDITIONS ARE PROVIDED. 3. ALL FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOIL OR ENGINEER 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 ACCOMPISHED 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 COLUMN. 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\"/>

- 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 KEPT WITH A KEY 1\"/>

- BRICK VENEER NOTE: 1. WALL TIES SHALL BE PLACED SO AS TO SUPPORT NOT MORE THAN 2 SQUARE FEET (19.19) OF WALL 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.)

- 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 STUDS NONBEARING WALLS ..... DOUGLAS-FIR/LARCH #2 STUDS NONBEARING WALLS ..... DOUGLAS-FIR/LARCH #2 SHAP-FAC JOISTS ..... AS PER MANUFACTURER SILL PLATES IN CONTACT WITH CONCRETE ..... DOUGLAS-FIR/LARCH #2 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. WHERE MULTIPLE SILL PLATES ARE USED, ANCHOR BOLTS SHALL EXTEND THROUGH ALL SILL PLATES. 3. BLOCK ALL HORIZONTAL EDGES OF PLYWOOD WALL SHEATHING WITH 2\"/>

- 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 318 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\"/>

- 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. TRUSS LAYOUT SHALL FOLLOW THE STRUCTURAL PLANS, OR TRUSS SHOP DRAWINGS NEED TO BE SUBMITTED TO REVEE AND ASSOCIATES FOR REVIEW.

Table with columns: BASIS OF DESIGN, 1. GOVERNING CODE, 2. FLOOR LOADS, 3. ROOF LOADS, 4. ROOF SNOW LOAD DATA, 5. WIND DESIGN DATA, 6. EARTHQUAKE DESIGN DATA, 6.A. RISK CATEGORY, 6.B. SEISMIC IMPORTANCE FACTOR, 6.C. MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS, 6.D. SITE CLASS, 6.E. DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS, 6.F. SEISMIC DESIGN CATEGORY, 6.G. BASIC SEISMIC FORCE-RESISTING SYSTEM, 6.H. DESIGN BASE SHEAR, 6.I. SEISMIC RESPONSE COEFFICIENT, 6.J. RESPONSE MODIFICATION COEFFICIENT, 6.K. ANALYSIS METHOD USED, 7. GEOTECHNICAL INFORMATION, 7.A. SOIL REPORT BY, 7.B. SOIL BEARING PRESSURE.

Table with columns: LEGEND OF SYMBOLS AND ABBREVIATIONS. Rows include 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. GLULAM BEAM, HORIZ. HORIZONTAL, IBC. INTERNATIONAL BUILDING CODE, HSA. HEADED STUD ANCHOR, LH. LONG LEG HORIZONTAL, LLV. LONG LEG VERTICAL, MAX. MAXIMUM, MECH. MECHANICAL, MIN. MINIMUM, OAB. OR APPROVED EQUAL, O.C. ON CENTER, OPP. OPPOSITE, PSW. PERFORATED SHEAR WALL, PL. PLATE, PLM. PARALLAM, REINF. REINFORCEMENT, REQD. REQUIRED, SCHED. SCHEDULED, STRUCT. STRUCTURAL, SW. SHEAR WALL, SIM. SIMILAR, SQ. SQUARE, TN. TOE NAIL, TYP. TYPICAL, UNO. UNLESS NOTED OTHERWISE, VERT. VERTICAL.



- EPOXY NOTES: 1. EPOXY IN CONCRETE SHALL BE \"HIT RE 500 SD\" BY HILTI CORPORATION. \"EPOCON INJECTION SYSTEM\" BY RAMSEY/REDHEAD, \"POWER-FAST\", STANDARD SET POWERS, OR APPROVED EQUAL. 2. ALL DRILLED HOLES SHALL BE SIZED PER THE MANUFACTURER'S 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 MANUFACTURER'S RECOMMENDATIONS FOR EPOXY INSTALLATION.



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AUTHORITY HAVING JURISDICTION: ZIP CODE: 84102

PROJECT TITLE: ALLRED RESIDENCE ADDITION & A.D.U.

PROJECT ID #: RM-2,645A-22

ISSUE DATE: 6/12/2023

REVISIONS: MARK DATE DESCRIPTION

PHASE: PRE-PERMIT

SHEET TITLE: STRUCTURAL NOTES & SCHEDULES

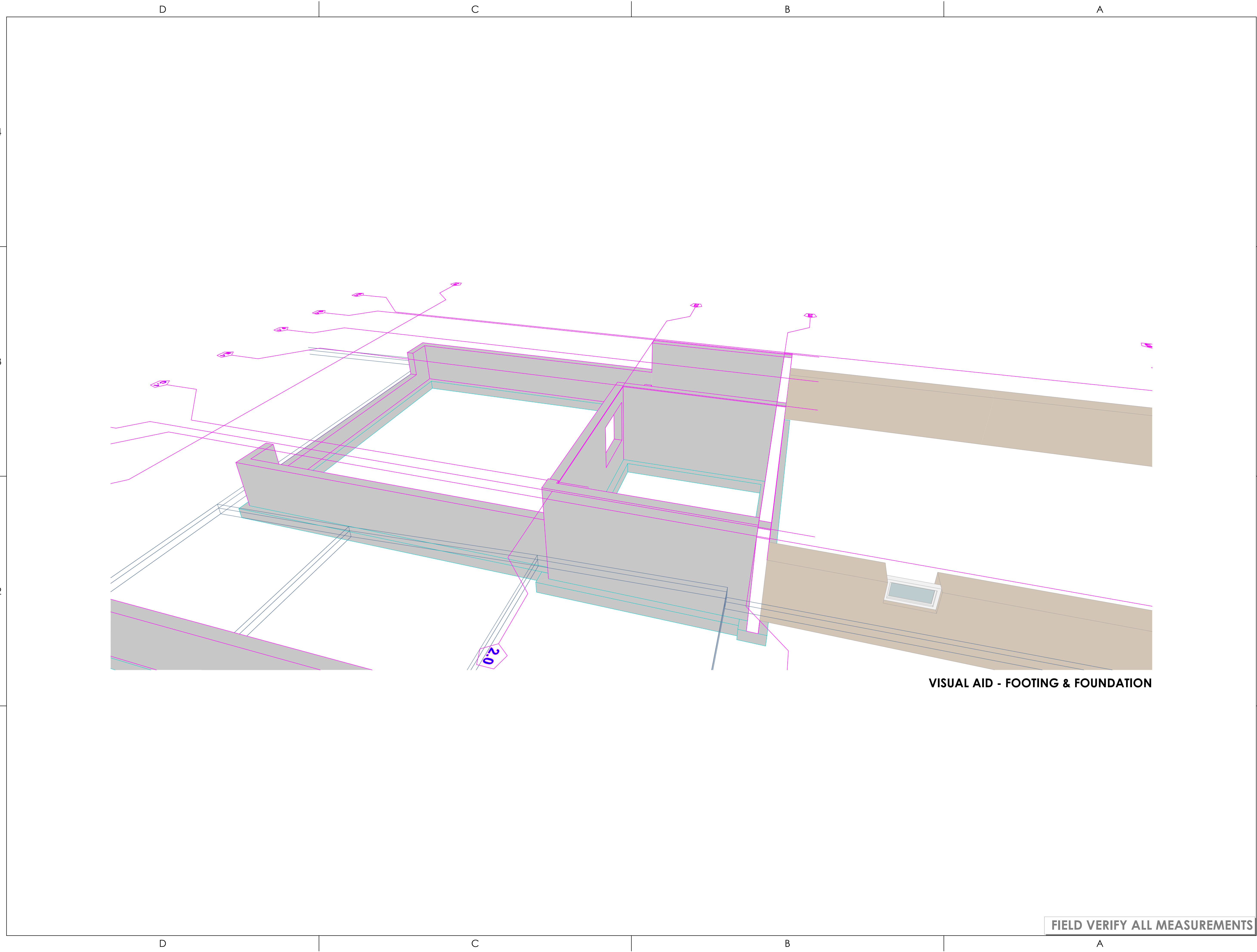
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FIELD VERIFY ALL MEASUREMENTS

SE 001

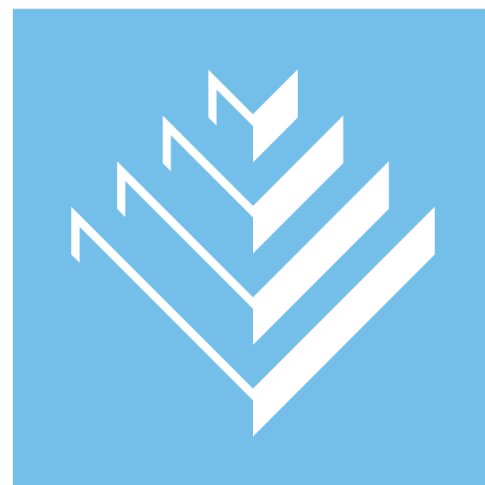


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**VISUAL AID - FOOTING & FOUNDATION**

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**TRIUMPH  
DESIGN BUILD**

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PREPARED FOR:  
**JIM ALLRED**

PROJECT LOCATION:  
**956 EAST 300 SOUTH**

AUTHORITY HAVING JURISDICTION:  
**SALT LAKE CITY**

ZIP CODE:  
**84102**

PROJECT TITLE:  
**ALLRED  
RESIDENCE  
ADDITION &  
A.D.U.**

PROJECT ID #:  
**RM-2,645A-22**

ISSUE DATE:  
**6/12/2023**

REVIEWED BY:	
INITIALS	DATE

REVISIONS:		
MARK	DATE	DESCRIPTION

PHASE:  
**PRE-PERMIT**

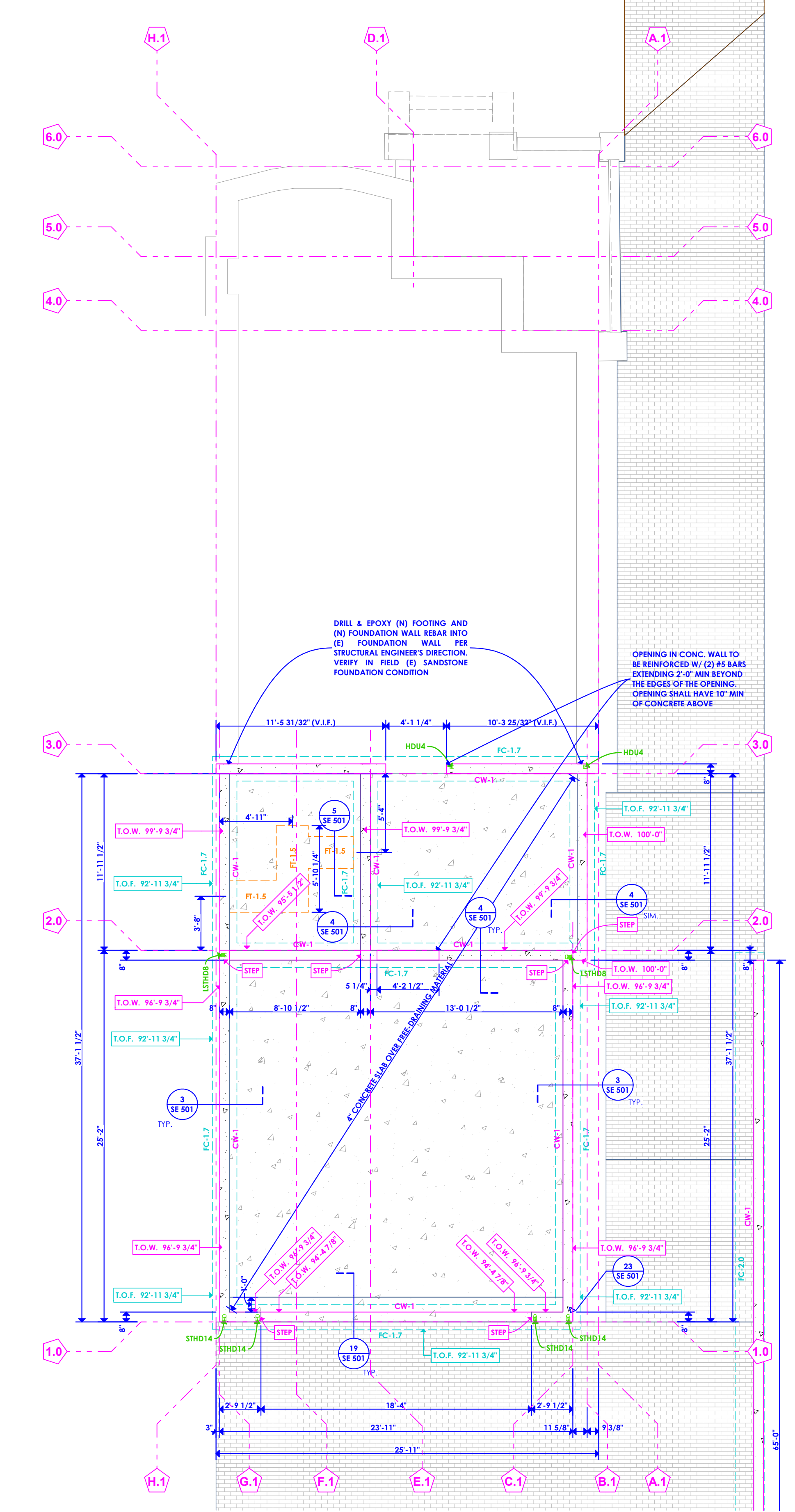
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**FOOTING &  
FOUNDATION  
VISUAL AID**

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SHEET NUMBER:  
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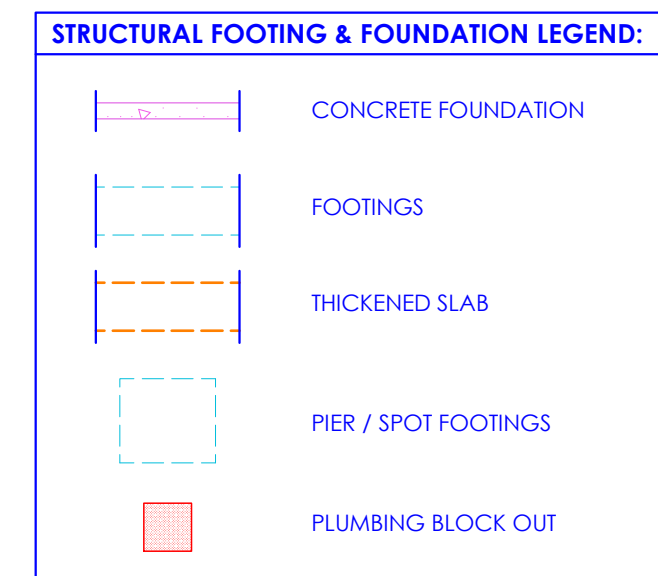


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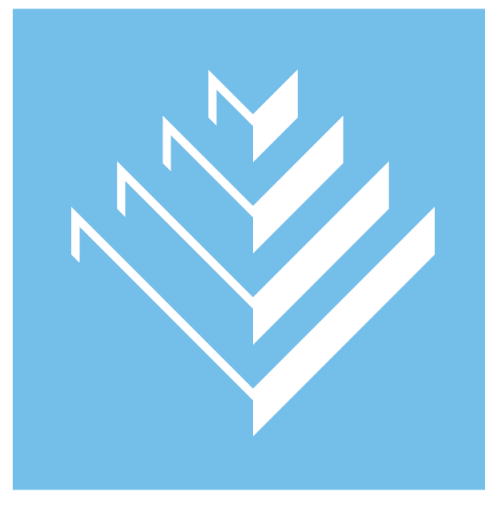


- Footing & Foundation Plan**
- Keynotes:**
- (E) Retaining Wall - V.I.F.
  - Concrete Driveway  
- See Architectural Site Plan and Exterior Elevations
  - Concrete Flatwork  
- See Architectural Site Plan
  - Concrete Patio  
- 4" Slab Over Gravel Fill  
- See Exterior Elevations
  - Concrete Planter  
- See Exterior Elevations
  - Concrete Steps  
- Maximum 7" Riser Height, Final Riser Height to be Verified in Field
  - Sump  
- See Plumbing Plan and Pump Specification
  - Concrete Wall to Continue Above Suspended Floor Slab System, See Floor Forming Plan and Exterior Elevations
  - Provide 1 1/2" Step From Garage Door Threshold to Garage Floor Slab
- General Notes:**
- ALL HOLDOWN LOCATIONS, SIZES & DIMENSIONS TO BE VERIFIED IN FIELD WITH SHEARWALL DESIGN (SEE STRUCTURAL ENGINEERING)
  - 6x6 Welded Wire Mesh Throughout New Concrete Floor Slab
  - Coordinate Concrete Column Tolerance w/ Architect (TYP)
  - Contractor to Verify Placement of Ledges in Foundation for ICF Floor Forms

- Abbreviations:**
- T.O.W. Top of Wall
  - B.O.W. Bottom of Wall
  - T.O.F. Top of Footing
  - B.O.F. Bottom of Footing
  - T.O.P. Top of Pier
  - B.O.P. Bottom of Pier



-SEE PLAN FOR SPECIFIED ELEMENT SIZES



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PROJECT ID #:  
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PHASE:  
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SHEET TITLE:  
**FOOTING & FOUNDATION PLAN**

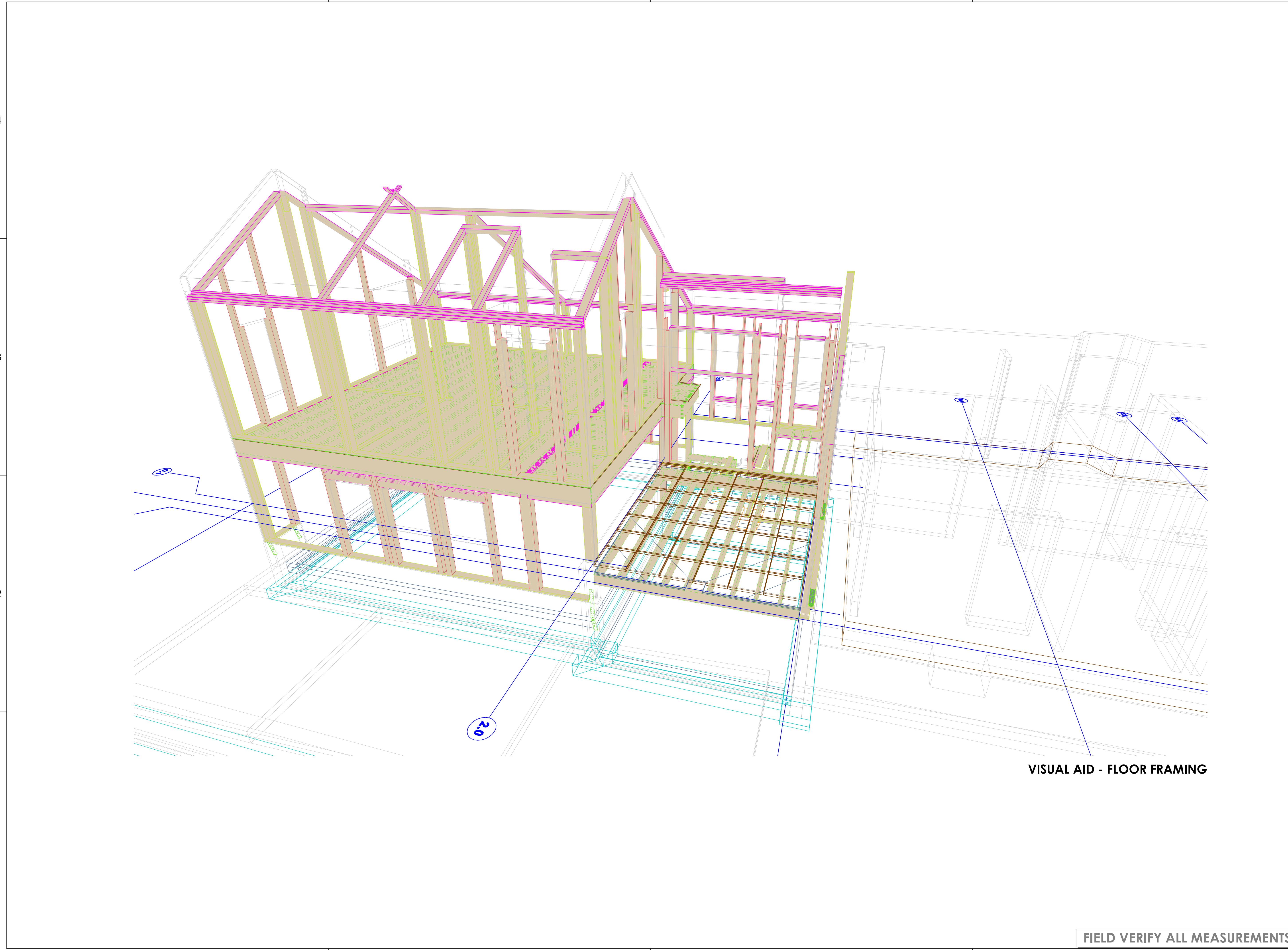
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**SE 102**

**FIELD VERIFY ALL MEASUREMENTS**

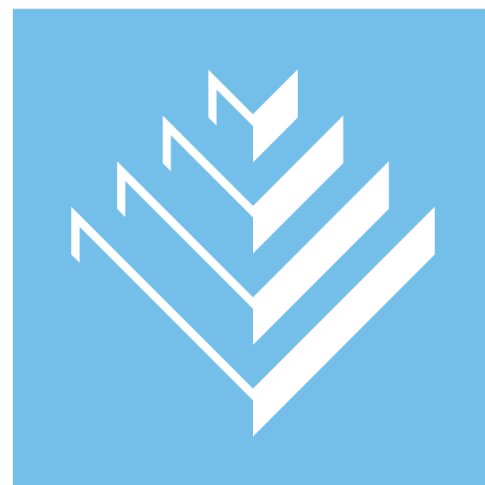


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VISUAL AID - FLOOR FRAMING

FIELD VERIFY ALL MEASUREMENTS



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CONSULTANT INFO:



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MARK    DATE    DESCRIPTION

PHASE:

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SHEET TITLE:

FLOOR FRAMING  
- VISUAL AID

SCALE:

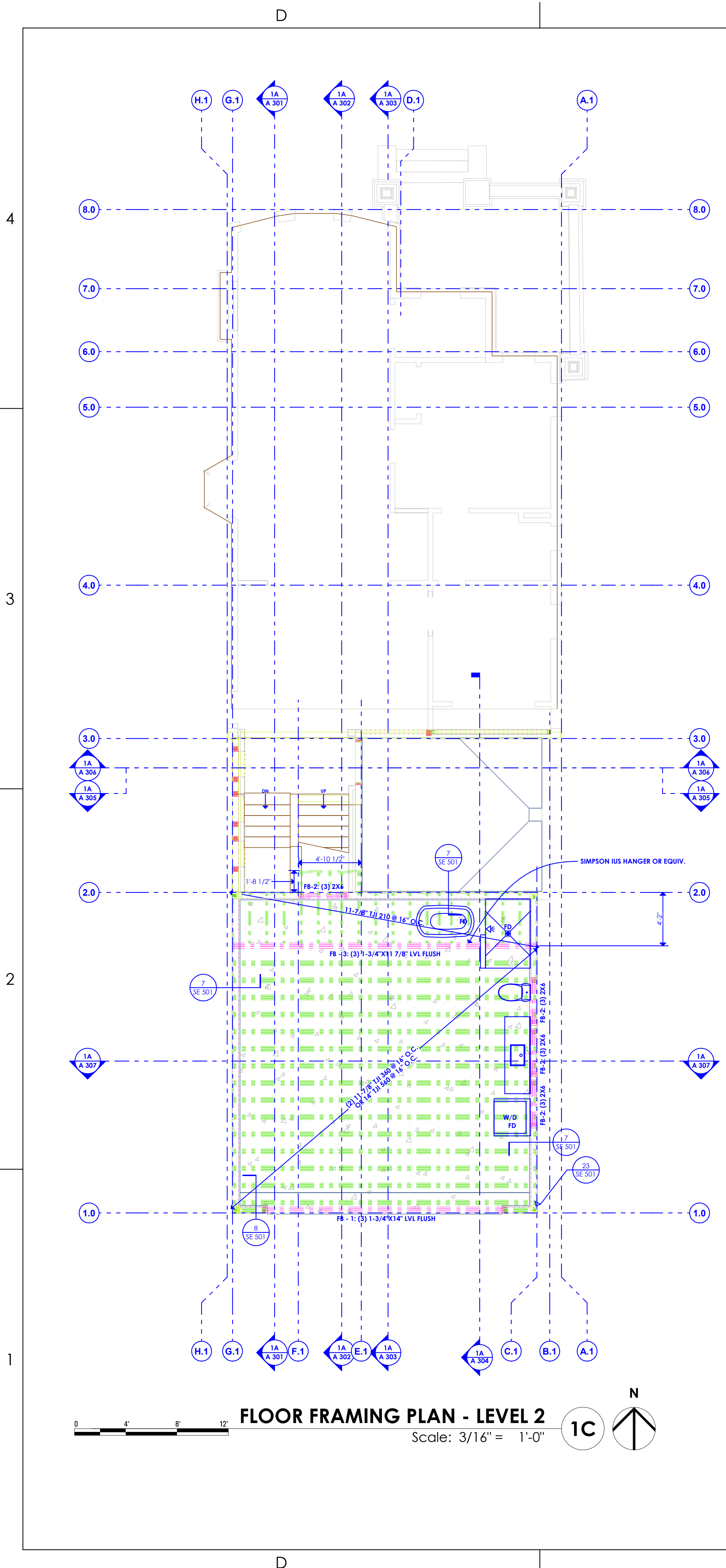
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SE 103



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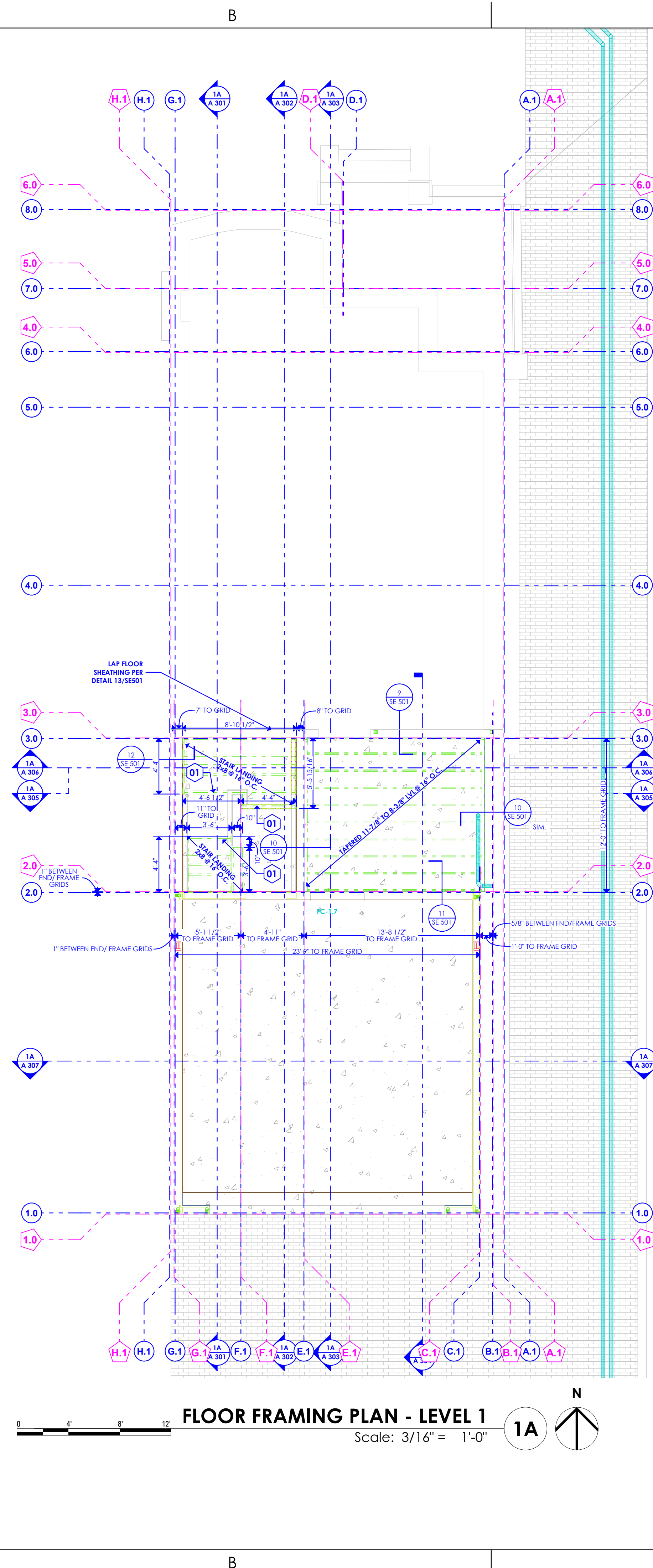
**Floor Framing Plan - Level 2**  
**General Notes**

- 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.
- Contractor to Provide Temporary Shoring for Existing Floor Joists on Both Sides During Center Beam Installation.
- All Trimmer and King Studs Shall be (1) 2x6 U.N.O.

**STRUCTURAL FLOOR FORMING LEGEND:**

- BEAMS
- FLOOR JOISTS
- SUSPENDED FLOOR
- COMMON STUDS
- KING / TRIMMER STUDS
- STEEL W - COLUMNS
- HOLLOW STRUCTURAL STEEL (HSS) COLUMNS
- WOOD POSTS

-SEE PLAN FOR SPECIFIED ELEMENT SIZES



**Floor Framing Plan - Level 1**  
**Keynotes:**

- Double Joist - Size per Plan

**General Notes**

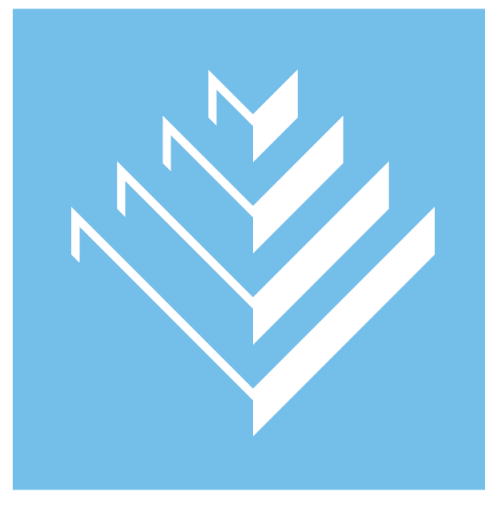
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- Contractor to Provide Temporary Shoring for Existing Floor Joists on Both Sides During Center Beam Installation.
- All Trimmer and King Studs Shall be (1) 2x6 U.N.O.

**STRUCTURAL FLOOR FORMING LEGEND:**

- BEAMS
- FLOOR JOISTS
- SUSPENDED FLOOR
- COMMON STUDS
- KING / TRIMMER STUDS
- STEEL W - COLUMNS
- HOLLOW STRUCTURAL STEEL (HSS) COLUMNS
- WOOD POSTS

-SEE PLAN FOR SPECIFIED ELEMENT SIZES

**FIELD VERIFY ALL MEASUREMENTS**



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**ALLRED RESIDENCE ADDITION & A.D.U.**

PROJECT ID #:  
**RM-2,645A-22**

ISSUE DATE:  
**6/12/2023**

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PHASE:  
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SHEET TITLE:

**FLOOR FRAMING PLANS**

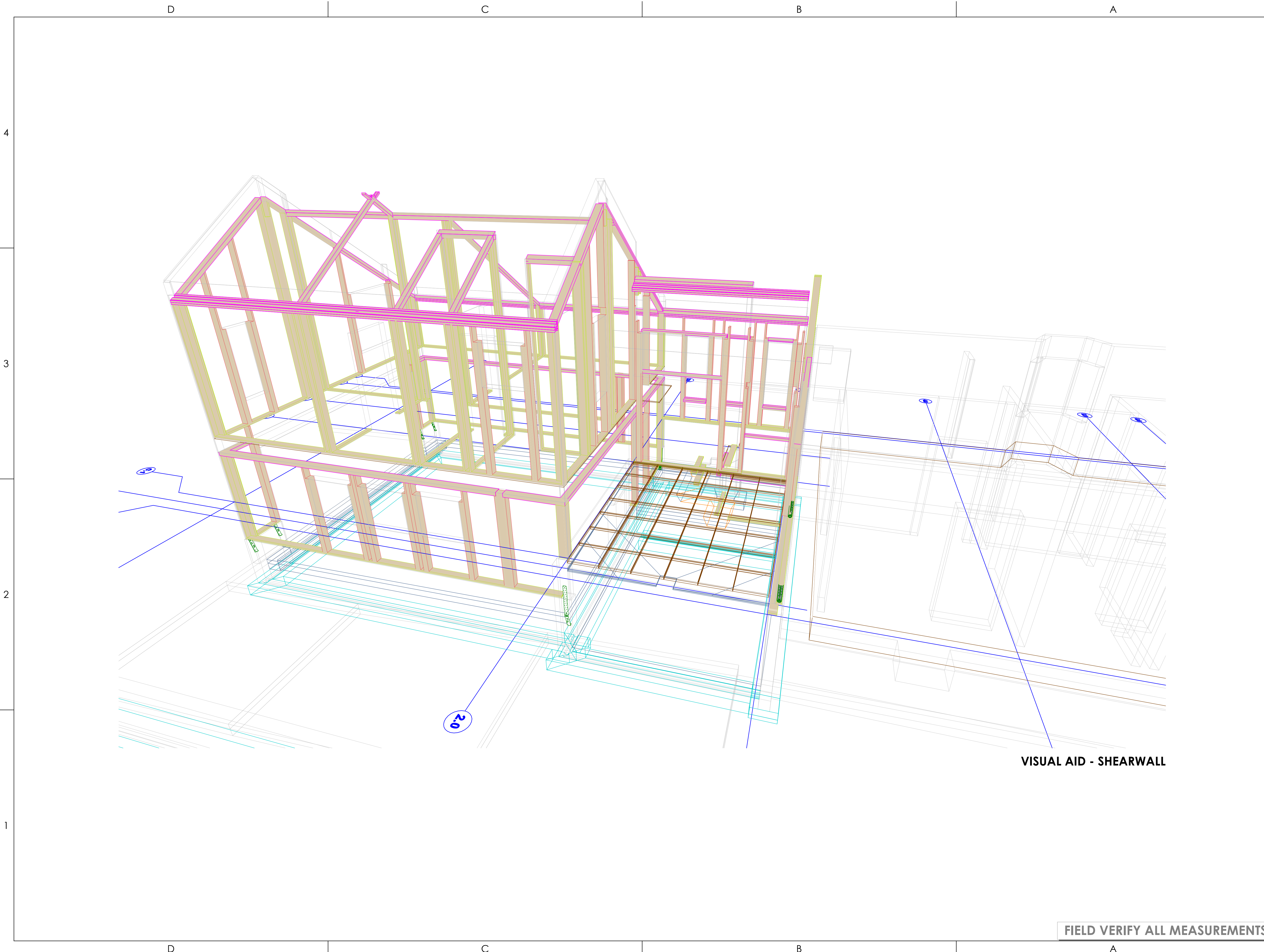
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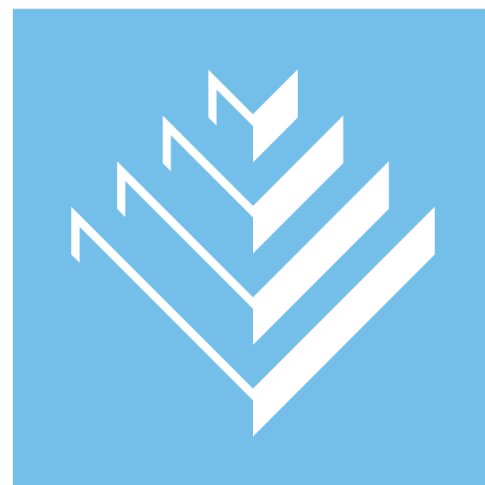


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VISUAL AID - SHEARWALL

FIELD VERIFY ALL MEASUREMENTS



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CONSULTANT INFO:



**Reeve & Associates, Inc.**  
Professional Engineer  
No. 9412168  
JEFFERY MICHAEL  
TURVILLE  
11/09/2022  
STATE OF UTAH



PREPARED FOR:  
**JIM ALLRED**

PROJECT LOCATION:  
**956 EAST 300 SOUTH**

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**PRE-PERMIT**

SHEET TITLE:

**SHEARWALL -  
VISUAL AID**

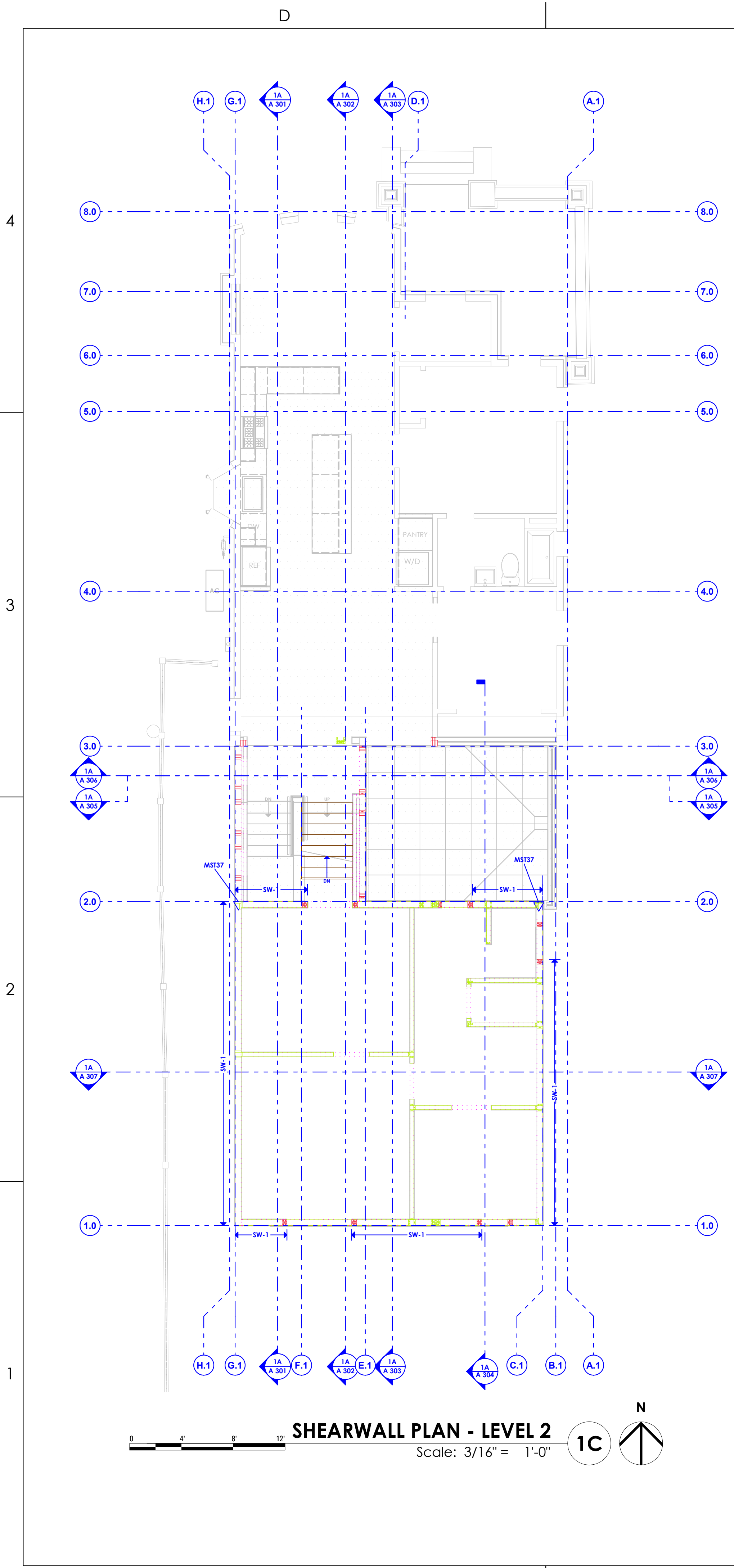
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SHEET NUMBER:

**SE 105**



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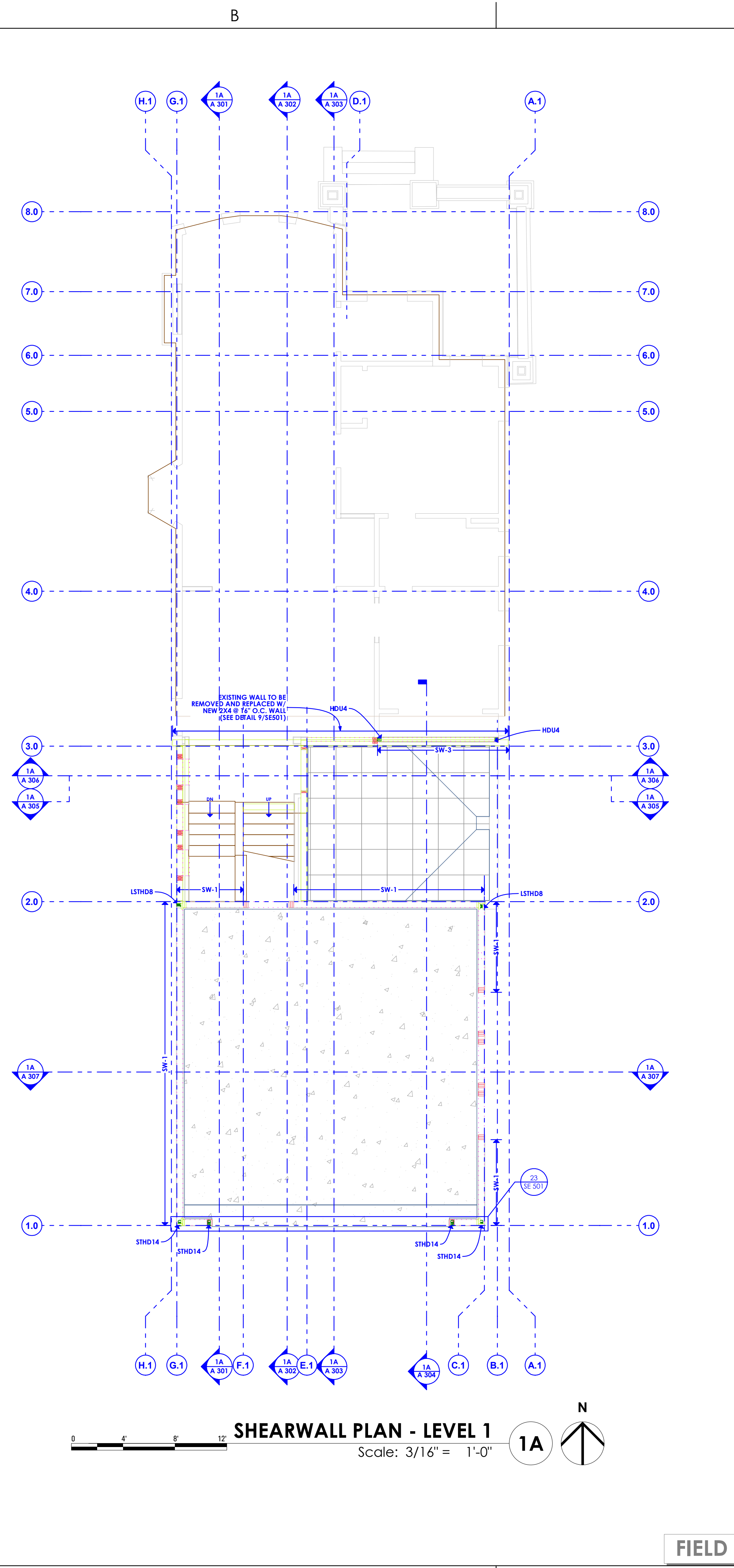


**SHEARWALL PLAN - LEVEL 2**  
Scale: 3/16" = 1'-0"  
1C

**STRUCTURAL SHEARWALL LEGEND:**

- BEAMS
- COMMON STUDS
- KING / TRIMMER STUDS
- STEEL W - COLUMNS
- HOLLOW STRUCTURAL STEEL (HSS) COLUMNS
- WOOD POSTS

- SEE PLAN FOR SPECIFIED ELEMENT SIZES



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

**STRUCTURAL SHEARWALL LEGEND:**

- BEAMS
- COMMON STUDS
- KING / TRIMMER STUDS
- STEEL W - COLUMNS
- HOLLOW STRUCTURAL STEEL (HSS) COLUMNS
- WOOD POSTS

- SEE PLAN FOR SPECIFIED ELEMENT SIZES

**FIELD VERIFY ALL MEASUREMENTS**



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CONSULTANT INFO:  
**RA** Reeve & Associates, Inc.  
No. 9412168  
JEFFERY MICHAEL  
TURVILLE  
11/09/2022  
STATE OF UTAH



PREPARED FOR:  
**JIM ALLRED**

PROJECT LOCATION:  
**956 EAST 300 SOUTH**

AUTHORITY HAVING JURISDICTION:  
**SALT LAKE CITY**

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**84102**

PROJECT TITLE:  
**ALLRED RESIDENCE ADDITION & A.D.U.**

PROJECT ID #:  
**RM-2,645A-22**

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**6/12/2023**

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PHASE:  
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SHEET TITLE:

**SHEARWALL PLANS**

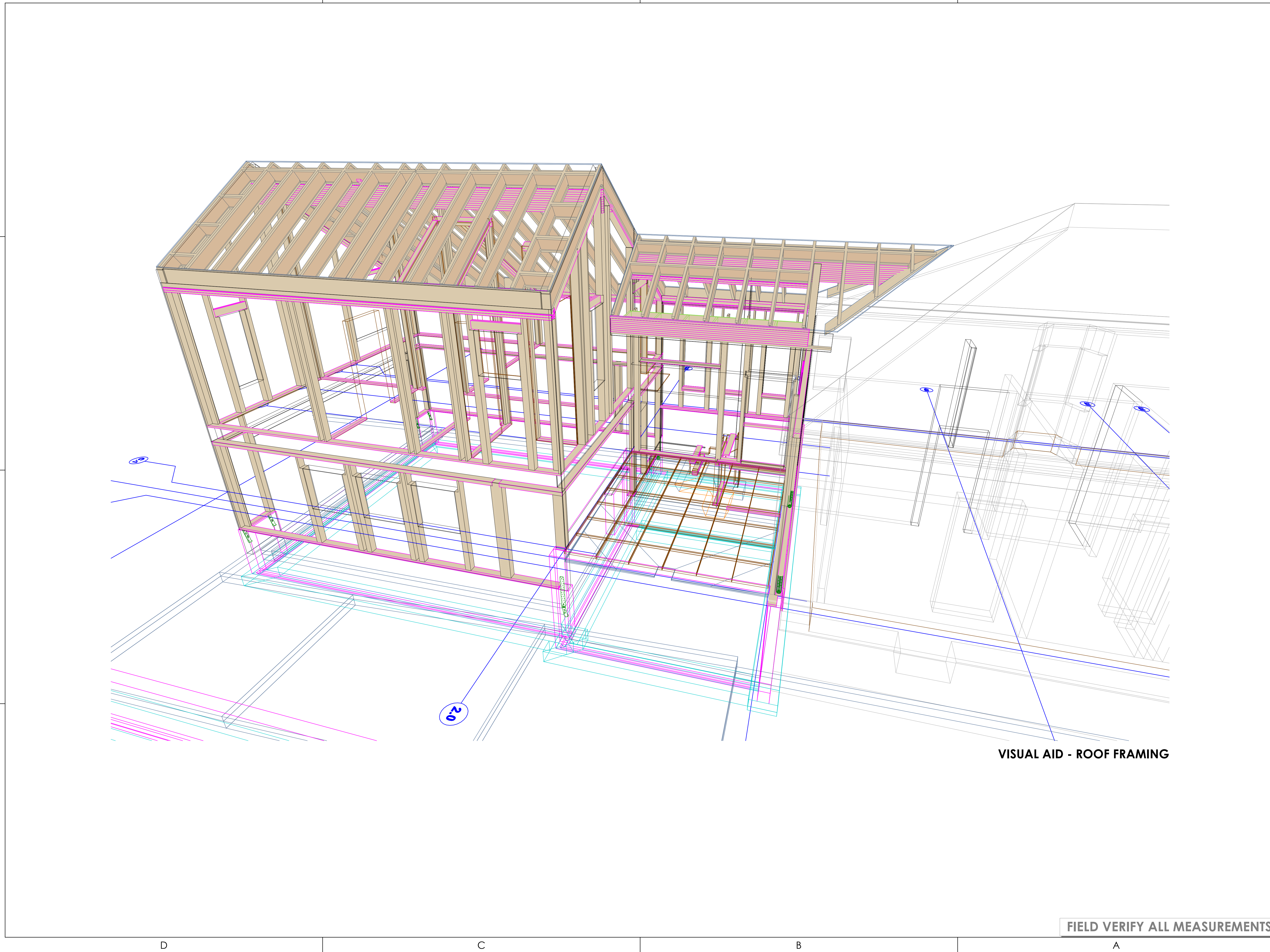
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VISUAL AID - ROOF FRAMING

FIELD VERIFY ALL MEASUREMENTS



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ZIP CODE:

84102

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A.D.U.

PROJECT ID #:

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REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:

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SHEET TITLE:

ROOF FRAMING  
VISUAL AID

SCALE:

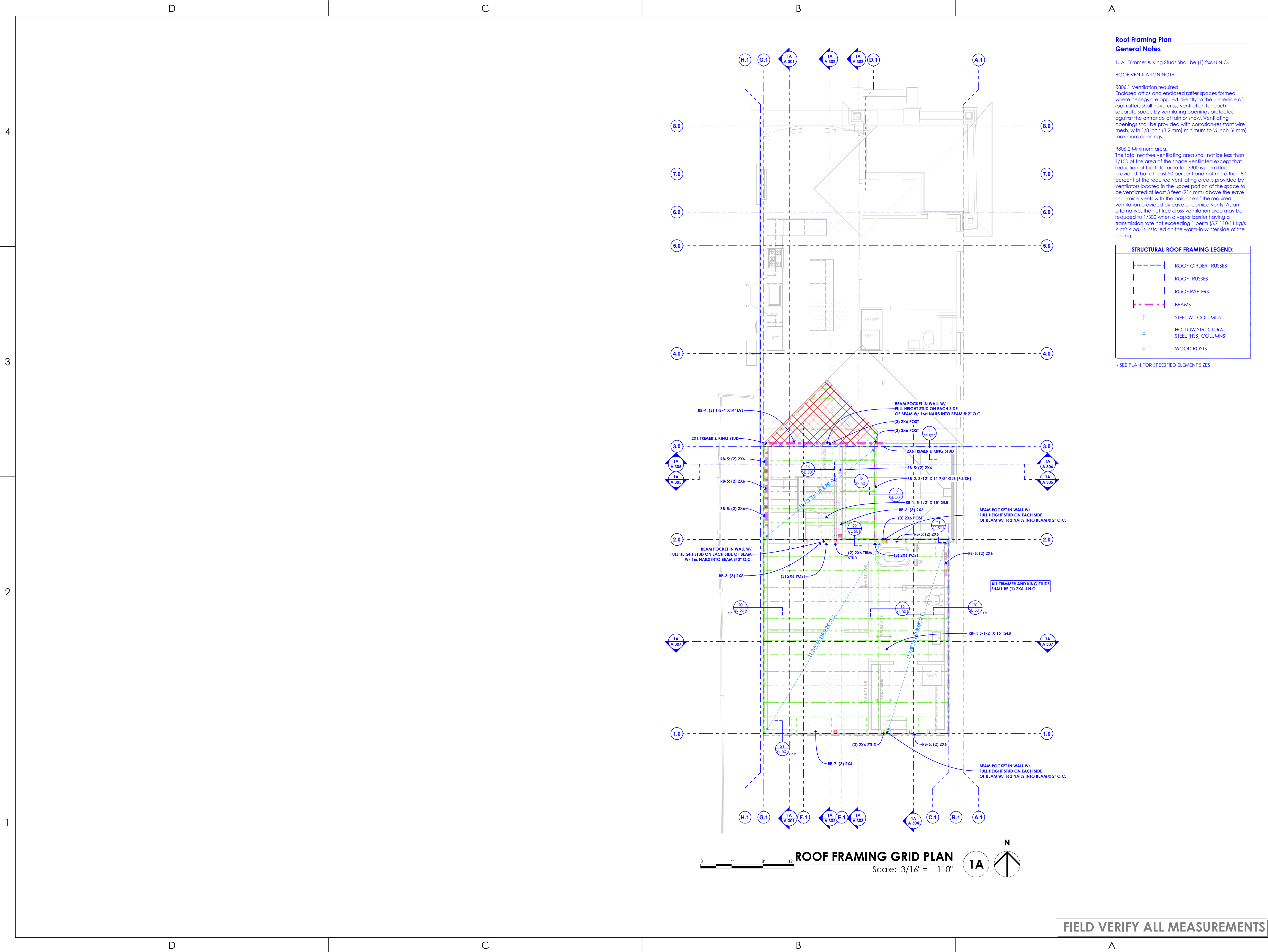
As Noted

SHEET NUMBER:

**SE 107**



RM-XXXB-22-ALLRED ADU & GARAGE - 03\_DD\_PERMIT SET\_2023-04-24  
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 6/12/2023  
 6/12/2023













RM-XXXB-ZZ-ALLRED ADU & GARAGE - 03\_DD\_PERMIT SET\_2023-04-24

10:34 AM

6/12/2023

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4

3

2

1

# SYMBOL LEGEND

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

### MECHANICAL NOTES:

- 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.
- 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.
- 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.
- The attic ventilation shall be sufficient to provide the required volume of combustion air.
- 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.
- 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.
- The end of ducts that terminate in an attic shall not be screened.
- 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.
- Opening requirements. Outside combustion air openings shall be covered with corrosion-resistant screen or equivalent protection having not less than 1/4-inch openings.
- 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.
- Other penetrations. NO Penetrations or Openings through the specified 2-HR Fire Separation Wall, Shaftlines, Or Party Walls shall be Allowed.
- 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.
- 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.
- 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.
- 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.
- The diameter of the exhaust duct shall be as required by the clothes dryer's listing and the manufacturer's installation instructions.
- 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.
- 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 fasteners means which extend into the duct.
- 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.

- 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.
- Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilating openings shall be provided with corrosion-resistant wire mesh, with 1/8 inch (3.2 mm) minimum to 1/4 inch (6 mm) maximum openings.
- 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 \* m^2 \* pa) is installed on the warm-in-winter side of the ceiling.
- 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.
- 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.
- Where toilet rooms and bathrooms are mechanically ventilated, the ventilation equipment shall be installed in accordance with this section.
- 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.
- 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

- 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.
- 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.
- 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)
- Makeup air is required for range exhaust vents in excess of 400cfm per IRC Section M1503.4.

### PLUMBING NOTES:

- A means of protection against backflow shall be provided.
- Air gaps shall comply with ASME A112.1.2 and air gap fittings shall comply w/ ASME 112.1.3.
- 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 values specified in table P2903.1.
- An air gap is required at the discharge point of a relief valve or piping.
- Air gap devices shall be incorporated in dishwashing and clothes washing appliances.
- 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 B64.2.1, 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.
- 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.
- 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.
- 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.
- Double-check valve assemblies shall conform to ASSE 1015, CSA B64.5, CSA B64.5.1 or AWWA C510. Double-check detector-check valve assemblies shall conform to ASSE 1048. These devices shall be capable of operating under continuous pressure conditions.
- 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.
- 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.
- Building traps shall not be installed, except in special cases where sewer gases are extremely corrosive or noxious, as directed by the building official.
- 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.
- Access shall be provided to the drain inlet.
- 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.
- Water-hammer arrestors shall be installed in accordance with manufacturer's specifications.

Table P2903.1  
Required Capacities At Point Of Outlet Discharge

Fixture At Point Of Outlet	Flow Rate (gpm)	Flow Pressure (psi)
Bathub, balanced-pressure, thermostatic or combination balanced-pressure/thermostatic mixing valve	4	20
Bidet, thermostatic mixing valve	2	20
Dishwasher	2.75	8
Laundry Tub	4	8
Lavatory	0.8	8
Shower, balanced-pressure, thermostatic or combination balanced-pressure/thermostatic mixing valve	2.5a	20
Silcock, hose bib	5	8
Sink	1.75	8
Water Closet, Flushometer Tank	1.6	20
Water Closet, Tank, Close Coupled	3	20
Water Closet, Tank, One Piece	6	20

a. Where the shower mixing valve mfg indicates a lower flow rating for the mixing valve, the lower value shall be applied.

- Bathub 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.
- 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 and 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 (610 mm) inside the exterior wall line of the building, or ice and water shield.
- Fixtures that have flood level rims located below the elevation of the next upstream manhole cover of the public sewer serving such fixtures shall be protected from back flow of sewage by installing an approved backwater valve. Fixtures having flood level rims above the elevation of the next upstream manhole shall not discharge through the backwater valve. Backwater valves shall be provided with access.
- Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lots shall be graded to drain surface water away from foundation walls, the grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm). Exception: where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), the final grade shall slope away from the foundation at a minimum slope of 5 percent and the water shall be directed to drains or swales to ensure drainage away from the structure. Swales shall be sloped a minimum of 2 percent when located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.
- All tubs and showers are required to be equipped with a water temperature limiting device that is set to 120°F maximum per IRC sections P2708.4 and P2713.3.

Table P2903.2  
Maximum Flow Rates and Consumption for Plumbing Fixtures and Fixture Fittings

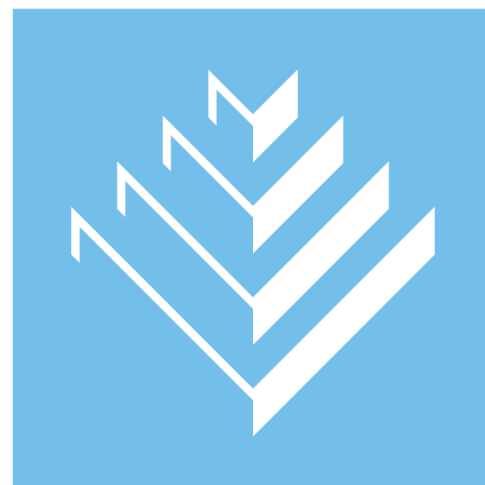
Plumbing Fixture or Fixture Fitting	Maximum Flow Rate or Quantity
Lavatory Faucet	2.2 gpm at 60 psi
Shower Head	2.5 gpm at 80 psi
Sink Faucet	2.2 gpm at 60 psi
Water Closet	1.6 gallons per flushing cycle

- A handheld shower spray shall be considered a shower head.
- Consumption tolerances shall be determined from referenced standards.

### ELECTRICAL NOTES:

- 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.
- 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.
- 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 nipa 72.
- Household fire alarm systems installed in accordance with nipa 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.
- 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.
- 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.

- Bathroom receptacles. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in bathrooms shall have ground-fault circuit-interrupter protection for personnel.
- 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).
- Outdoor receptacles. All 125-volt, single-phase, 15- and 20-ampere receptacles installed outdoors shall have ground-fault circuit-interrupter protection for personnel.
- Crawl space receptacles. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in such spaces shall have ground-fault circuit-interrupter protection for personnel.
- 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 porches or areas of the basement not intended as habitable rooms and limited to storage areas, work areas, and the like (see section e3802.11).
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 m<sup>2</sup>).
- 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 m<sup>2</sup>), one-half of which must be operable.
- Outdoor intake and exhaust openings shall be located in accordance with sections r303.4.1 and r303.4.2.
- 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.
- 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.
- 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.
- Temp resistant receptacles are required for ALL 15 and 20 amp receptacles. (NEC 406.11)
- Recessed lighting in direct contact with insulation shall be IC rated per IRC Section E400.9 and sealed per IECC Section R402.4.5.



# TRIUMPH DESIGN BUILD

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ZIP CODE:

84102

PROJECT TITLE:

ALLRED RESIDENCE ADDITION & A.D.U.

PROJECT ID #:

RM-2,645A-22

ISSUE DATE:

6/12/2023

REVIEWED BY:

INITIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:

PRE-PERMIT

SHEET TITLE:

# MECHANICAL, ELECTRICAL & PLUMBING NOTES

SCALE:

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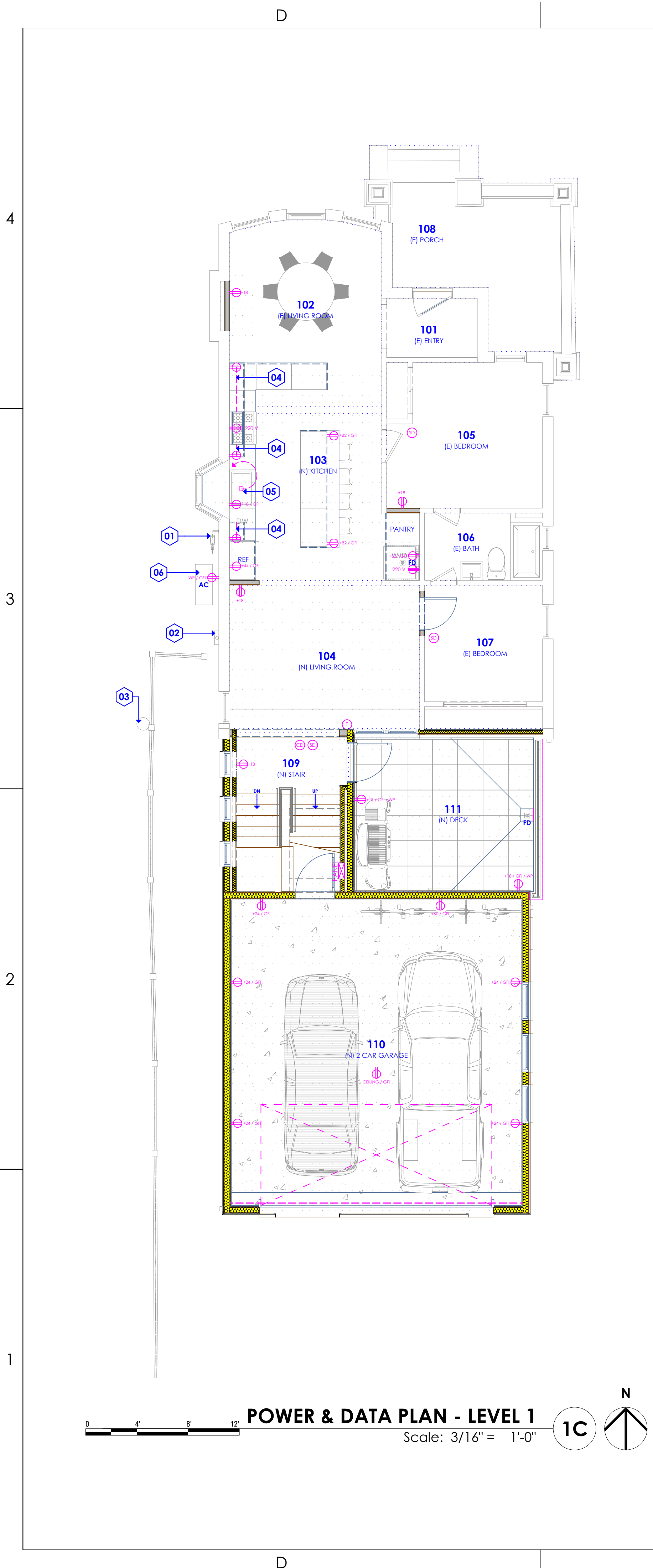
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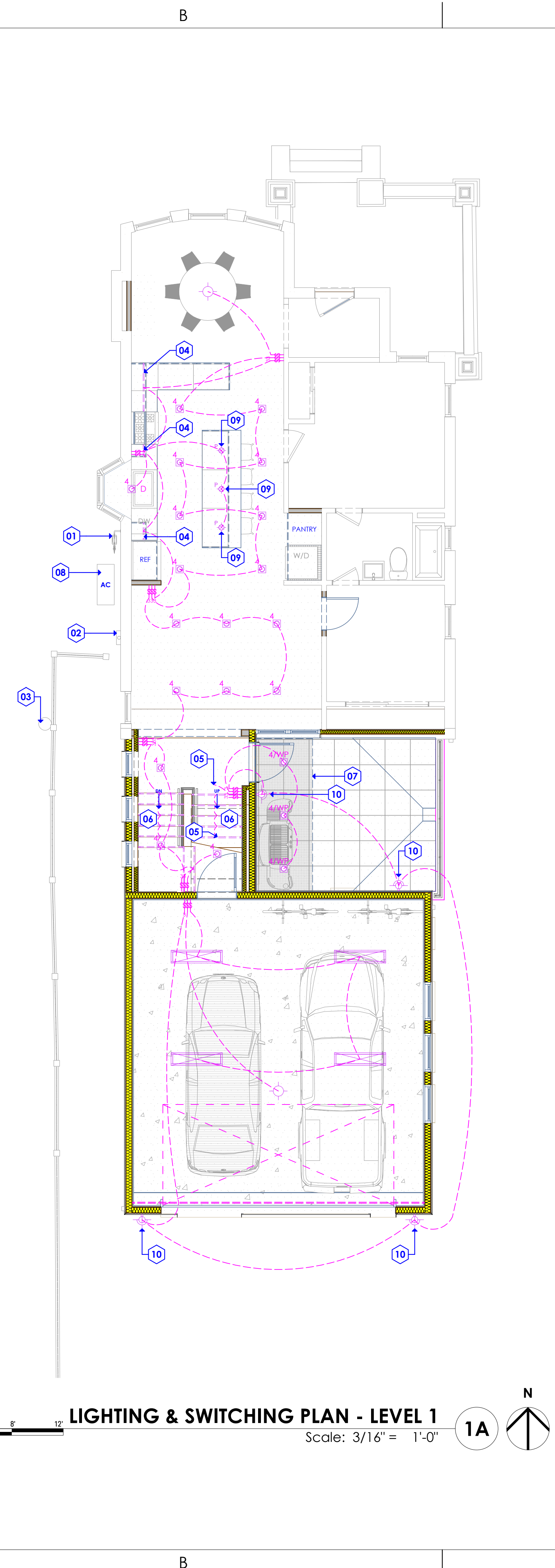
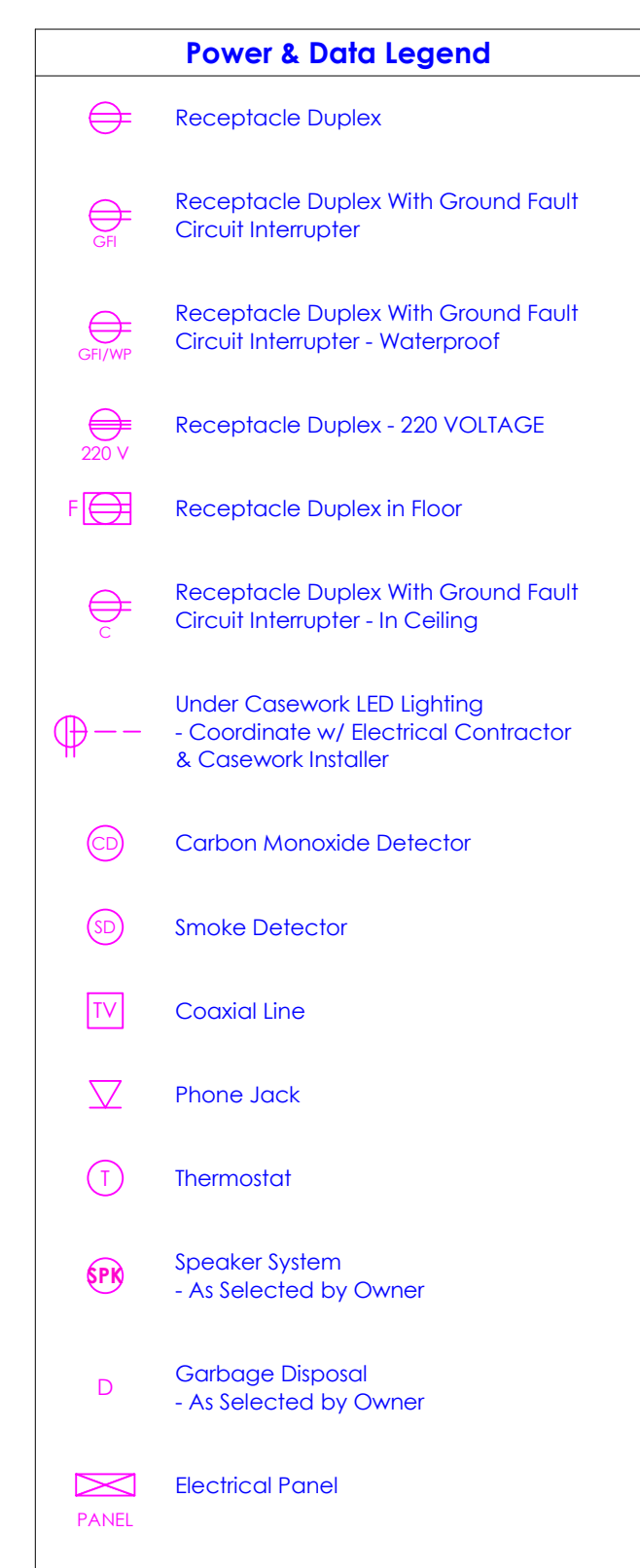
FIELD VERIFY ALL MEASUREMENTS



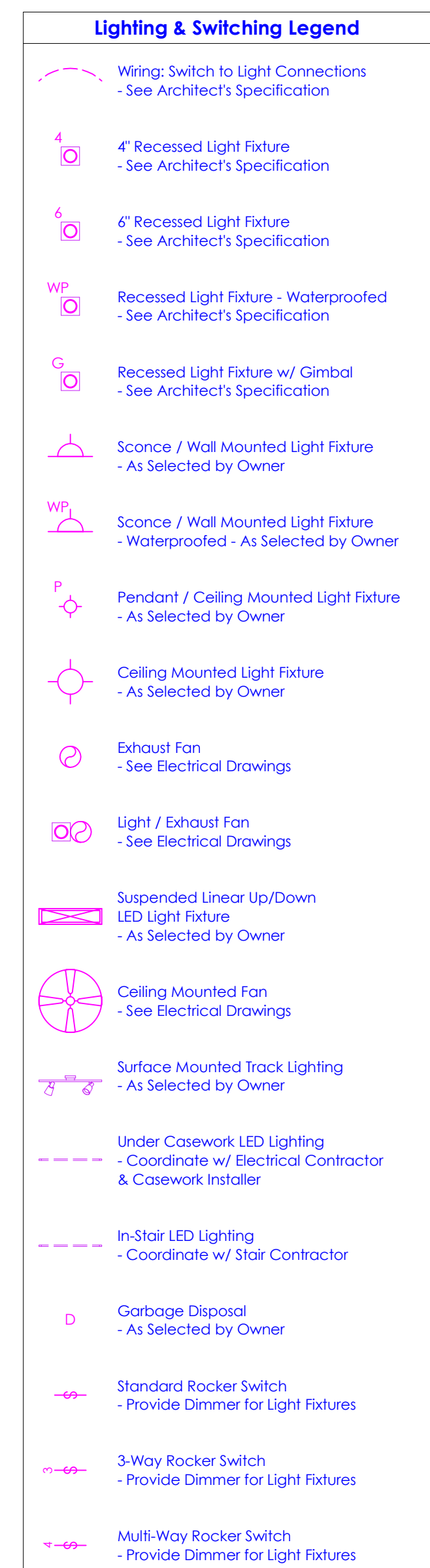
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- Power & Data Plan - Level 1**  
**Keynotes:**
- (E) Gas Meter - V.I.F. - Shown for Reference (See Level 1 Dimension Plan)
  - (E) Power Meter - V.I.F. - Shown for Reference (See Level 1 Dimension Plan)
  - (E) Utility Pole - V.I.F. - Shown for Reference (See Level 1 Dimension Plan)
  - (N) Under Cabinet PLUG MOLD Outlets - Coordinate w/ Architect and Casework Carpenter
  - (N) In-sinkrator Counter Top Air - Operated Switch or Equivalent. Finish Trim & Location Selected by Developer
  - (N) AC Unit - (See Manual J & D)
- Note:**
- Electrical Contractor Shall Coordinate w/ Owner For Location & Service Provider of Data & Communications
  - Panel Arrangement & Specification to be provided by Electrical Subcontractor
  - Mechanical Ventilation System To Be Installed by Mechanical Contractor - as per Manufacturer's Specifications
  - All Smoke Detectors in Individual Units to be In series
  - Ground-Fault Circuit Interrupter Protection Shall be Provided for Outlets that Supply Dishwasher in Dwelling Unit Locations
  - as per Current IRC 3902.10
  - Ground-Fault Circuit Interrupter Protection Shall be Provided for Outlets that Supply Washer in Dwelling Unit Locations. Contractor to Verify Washers do not block GFCI reset button.
  - Contractor to Provide Heat Trace System as Required & Provide UL Documentation of Heat Trace System for Rain Gutters w/ Downspouts.



- Lighting & Switching Plan - Level 1**  
**Keynotes:**
- (E) Gas Meter - V.I.F. - Shown for Reference (See Level 1 Dimension Plan)
  - (E) Power Meter - V.I.F. - Shown for Reference (See Level 1 Dimension Plan)
  - (E) Utility Pole - V.I.F. - Shown for Reference (See Level 1 Dimension Plan)
  - (N) Under Cabinet LED Lighting at Upper Cabinets - As Selected by Owner - Coordinate w/ Casework Carpenter
  - (N) Level 1 Switch Connects to Lighting at Level 2 - See Level 2 Lighting & Switching Plan
  - (N) Stair Tread LED Lighting for Illumination - Coordinate with Architect - See Level 2 Lighting & Switching Plan for Switch Connection at Level 2
  - (N) Limit of Ceiling Soffit - See Building Sections and Reflected Ceiling Plan
  - (N) AC Unit - (See Manual J & D) - Shown for Reference
  - (N) Pendant Light - Coordinate w/ Architect & Install as per MFG's Specs
  - (N) Waterproof Wall Sconce - Coordinate w/ Architect & Install as per MFG Specs
- Note:**
- Recessed Light Fixtures in Direct Contact with Insulation shall be IC rated as Required (Typ.)
  - Waterproof All Listed Recessed Cans & Trims Located Above Tubs or in Showers
  - Panel Arrangement & Specification to be provided by Electrical Subcontractor
  - Waterproof All Listed Recessed Lights, Exterior Wall Sconces & Trims Located Above Covered Patios
  - Contractor to Provide Physical Samples to Any & All Proposed Light Fixtures & Light Switches
  - Furniture Shown in Plan is For Reference Only and is NOT included in Contract (N.I.C.)
  - Mechanical Ventilation System To Be Installed by Mechanical Contractor - as per Manufacturer's Specifications



**FIELD VERIFY ALL MEASUREMENTS**

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**SALT LAKE CITY**

ZIP CODE:  
**84102**

PROJECT TITLE:  
**ALLRED RESIDENCE ADDITION & A.D.U.**

PROJECT ID #:  
**RM-2,645A-22**

ISSUE DATE:  
**6/12/2023**

REVIEWED BY:	DATE
INITIALS	

PHASE:  
**PRE-PERMIT**

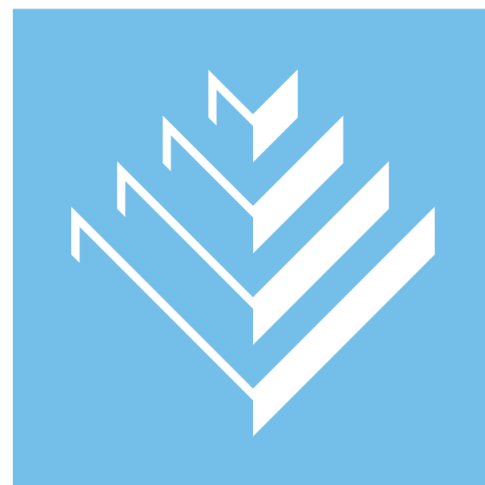
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**POWER, DATA & LIGHTING PLAN - LEVEL 1**

SCALE:  
**As Noted**

SHEET NUMBER:  
**E 101**



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PROJECT TITLE:

ALLRED  
RESIDENCE  
ADDITION &  
A.D.U.

PROJECT ID #:

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6/12/2023

REVIEWED BY:

INITIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:

PRE-PERMIT

SHEET TITLE:

POWER, DATA &  
LIGHTING PLAN -  
LEVEL 2

SCALE:

As Noted

SHEET NUMBER:

E 102

**Lighting & Switching Plan - Level 2**

**Keynotes:**

- (E) Gas Meter - V.I.F. - Shown for Reference (See Level 1 Dimension Plan)
- (E) Power Meter - V.I.F. - Shown for Reference (See Level 1 Dimension Plan)
- (E) Utility Pole - V.I.F. - Shown for Reference (See Level 1 Dimension Plan)
- (E) Roof - Shown for Reference.
- (N) Level 2 Switch Connects to Lighting at Level 1 - See Level 1 Lighting & Switching Plan
- (N) Stair Tread LED Lighting for Illumination - Coordinate with Architect - See Level 2 Lighting & Switching Plan for Switch Connection at Level 2
- (N) Ceiling Vault Line - See Building Sections and Reflected Ceiling Plan
- (N) AC Unit - (See Manual J & D) - Shown for Reference
- 50cm Exhaust Fan w/ 4" Exhaust Duct  
MODEL: Panasonic Whisperone Exhaust Fan  
FV-11VQ3 or Equivalent - Coordinate w/ Architect

**Note:**

- Recessed Light Fixtures in Direct Contact with Insulation shall be IC rated as Required (Typ.)
- Waterproof All Listed Recessed Cans & Trims Located Above Tubs or in Showers
- Panel Arrangement & Specification to be provided by Electrical Subcontractor
- Waterproof All Listed Porch Lights, Exterior Wall Scones & Trims Located Above Covered Patios
- Contractor to Provide Physical Samples to Any & All Proposed Light Fixtures & Light Switches
- Furniture Shown in Plan is for Reference Only and is NOT Included in Contract (N.I.C.)
- Mechanical Ventilation System to be Installed by Mechanical Contractor - as per Manufacturer's Specifications

**Lighting & Switching Legend**

- Wiring: Switch to Light Connections - See Architect's Specification
- 4" Recessed Light Fixture - See Architect's Specification
- 6" Recessed Light Fixture - See Architect's Specification
- Recessed Light Fixture - Waterproof - See Architect's Specification
- Recessed Light Fixture w/ Gimbal - See Architect's Specification
- Sconce / Wall Mounted Light Fixture - As Selected by Owner
- Sconce / Wall Mounted Light Fixture - Waterproof - As Selected by Owner
- Pendant / Ceiling Mounted Light Fixture - As Selected by Owner
- Ceiling Mounted Light Fixture - As Selected by Owner
- Exhaust Fan - See Electrical Drawings
- Light / Exhaust Fan - See Electrical Drawings
- Suspended Linear Up/Down LED Light Fixture - As Selected by Owner
- Ceiling Mounted Fan - See Electrical Drawings
- Surface Mounted Track Lighting - As Selected by Owner
- Under Casework LED Lighting - Coordinate w/ Electrical Contractor & Casework Installer
- In-Stair LED Lighting - Coordinate w/ Stair Contractor
- Garbage Disposal - As Selected by Owner
- Standard Rocker Switch - Provide Dimmer for Light Fixtures
- 3-Way Rocker Switch - Provide Dimmer for Light Fixtures
- Multi-Way Rocker Switch - Provide Dimmer for Light Fixtures

**Power & Data Plan - Level 2**

**Keynotes:**

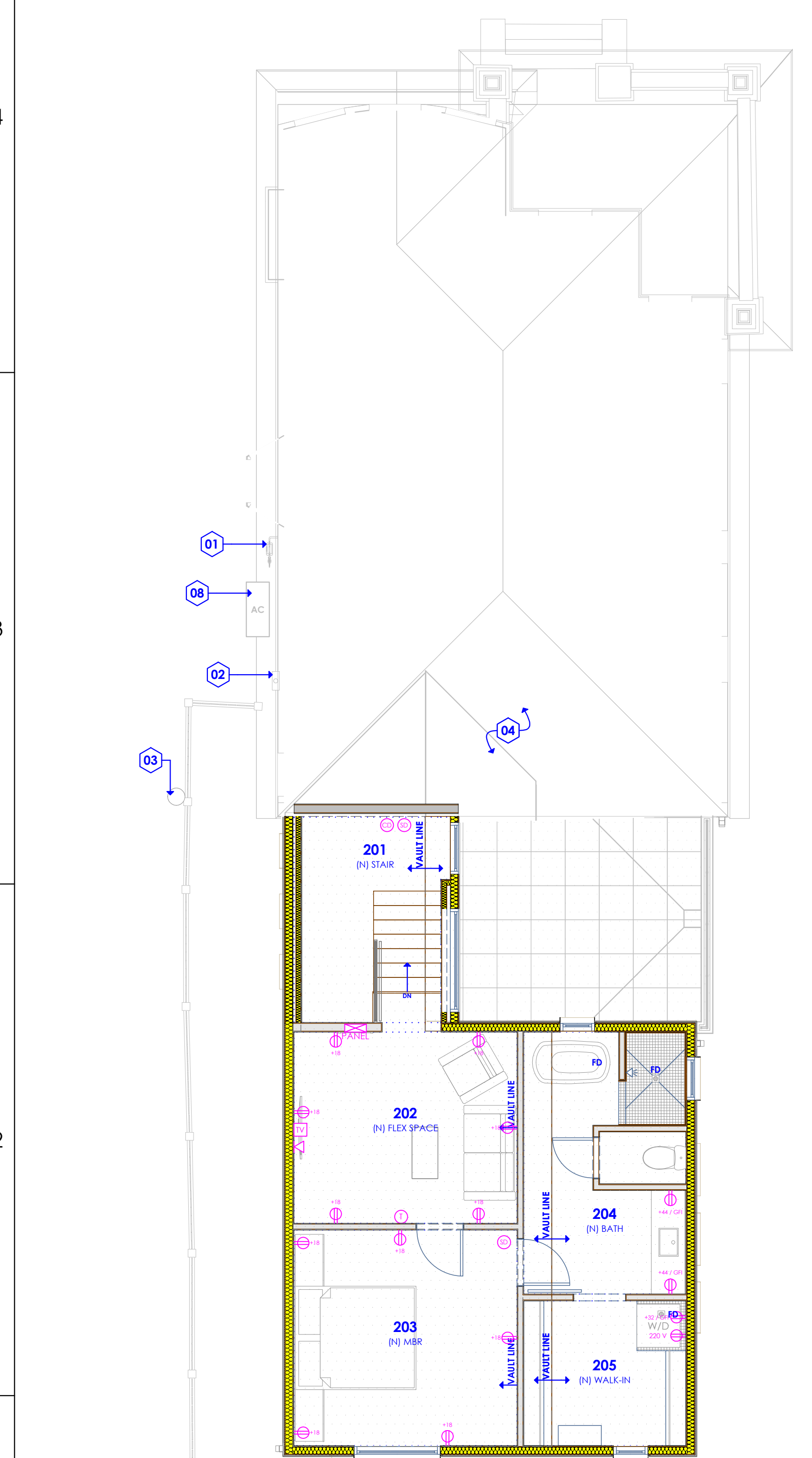
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- (E) Power Meter - V.I.F. - Shown for Reference (See Level 1 Dimension Plan)
- (E) Utility Pole - V.I.F. - Shown for Reference (See Level 1 Dimension Plan)
- (E) Roof - Shown for Reference.
- (N) AC Unit - (See Manual J & D) - Shown for Reference

**Note:**

- Electrical Contractor Shall Coordinate w/ Owner For Location & Service Provider of Data & Communications
- Panel Arrangement & Specification to be provided by Electrical Subcontractor
- Mechanical Ventilation System To be Installed by Mechanical Contractor - as per Manufacturer's Specifications
- All Smoke Detectors in Individual Units to be in series
- Ground-Fault Circuit Interrupter Protection Shall be Provided for Outlets that Supply Dishwasher in Dwelling Unit Locations as per Current IRC 3902.10
- Ground-Fault Circuit Interrupter Protection Shall be Provided for Outlets that Supply Washer in Dwelling Unit Locations. Contractor to Verify Washers do not block GFCI reset button.
- Contractor to Provide Heat Trace System as Required & Provide UL Documentation of Heat Trace System for Rain Gutters w/ Downspouts.

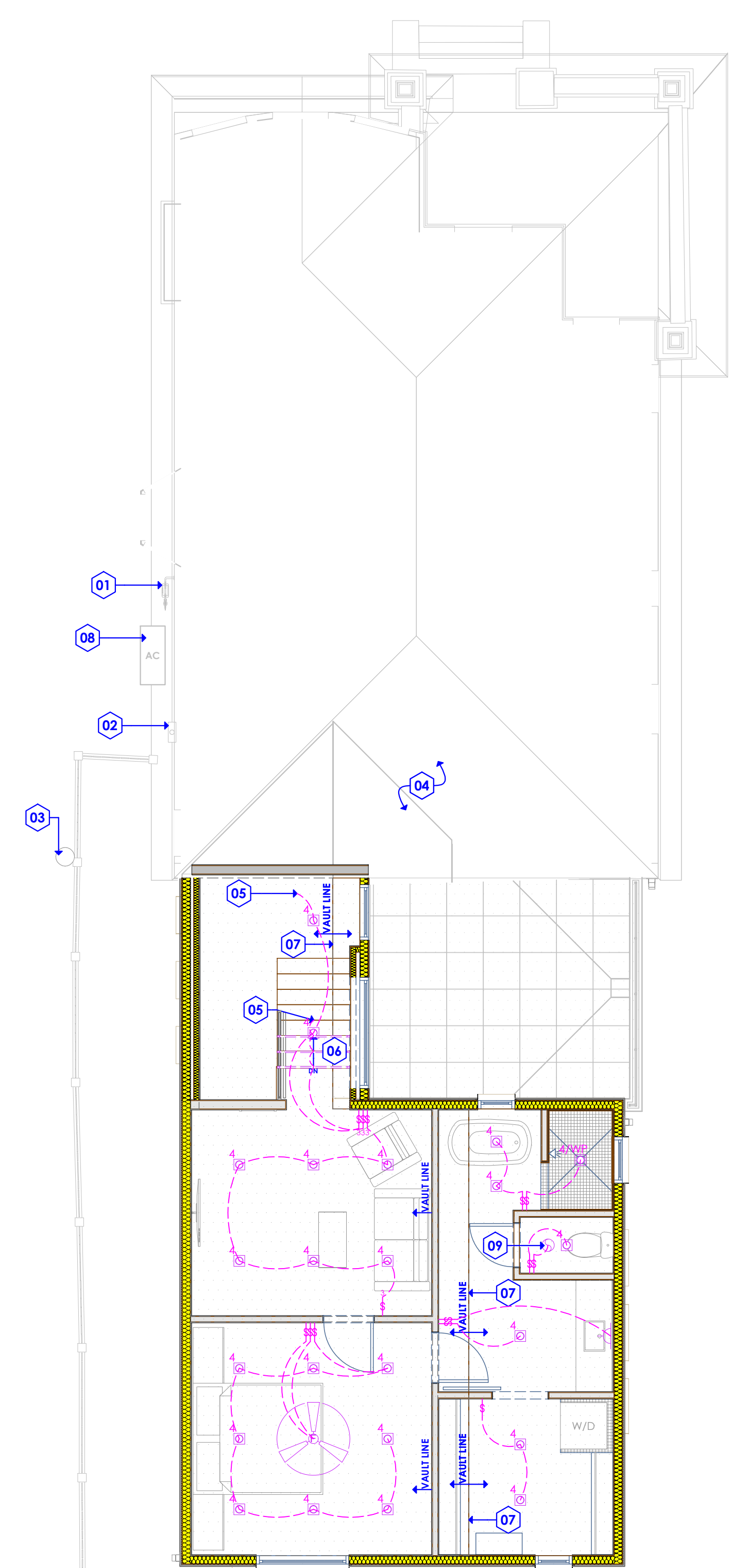
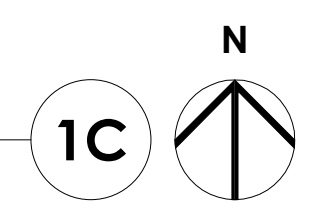
**Power & Data Legend**

- Receptacle Duplex
- Receptacle Duplex With Ground Fault Circuit Interrupter
- Receptacle Duplex With Ground Fault Circuit Interrupter - Waterproof
- Receptacle Duplex - 220 VOLTAGE
- Receptacle Duplex in Floor
- Receptacle Duplex With Ground Fault Circuit Interrupter - In Ceiling
- Under Casework LED Lighting - Coordinate w/ Electrical Contractor & Casework Installer
- Carbon Monoxide Detector
- Smoke Detector
- Coaxial Line
- Phone Jack
- Thermostat
- Speaker System - As Selected by Owner
- Garbage Disposal - As Selected by Owner
- Electrical Panel



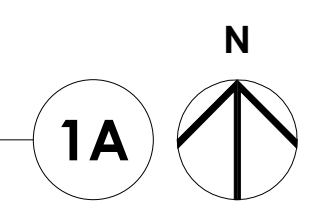
**POWER & DATA PLAN - LEVEL 2**

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



**LIGHTING & SWITCHING PLAN - LEVEL 2**

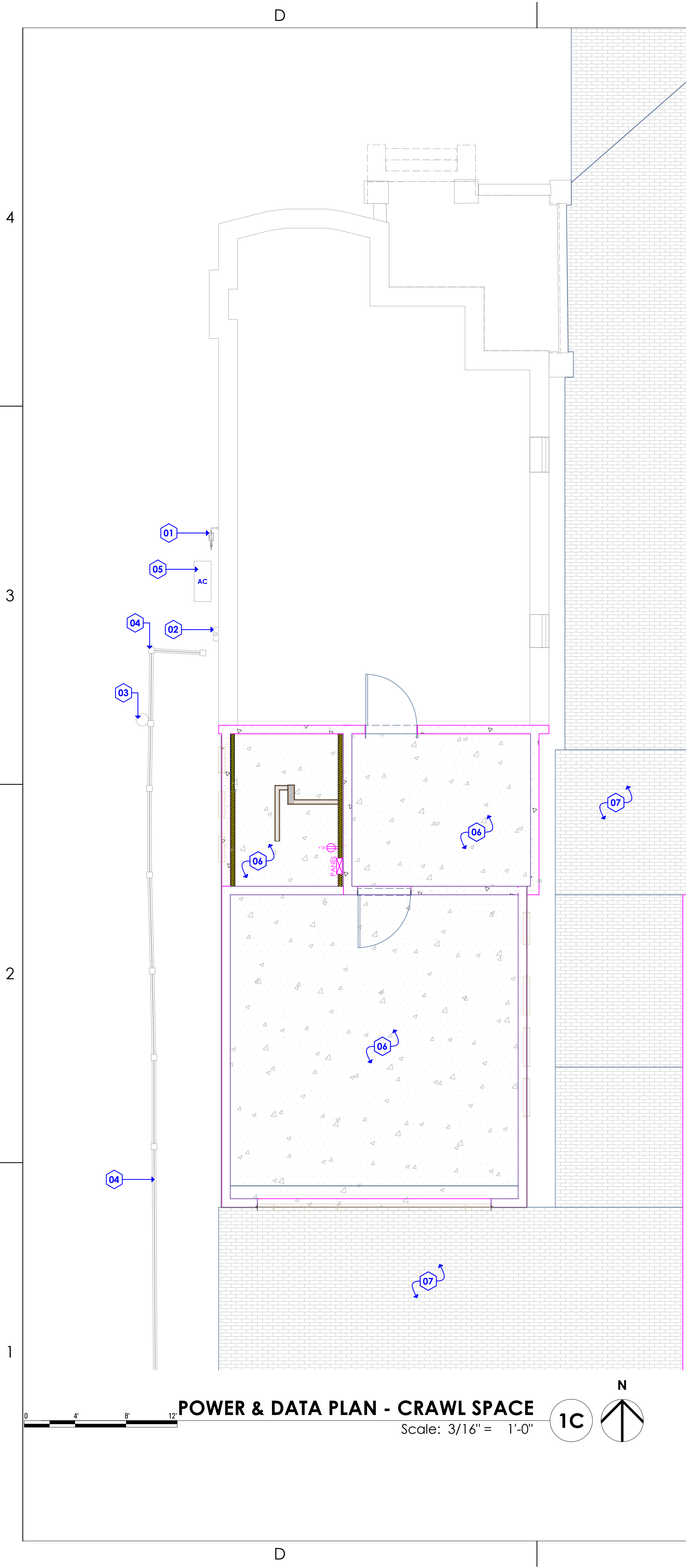
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**FIELD VERIFY ALL MEASUREMENTS**



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**POWER & DATA PLAN - CRAWL SPACE**  
 Scale: 3/16" = 1'-0"  
 1C

- Power & Data Plan - Crawl Space**  
**Keynotes:**
- (E) Gas Meter - V.I.F. - Shown for Reference (See Level 1 Dimension Plan)
  - (E) Power Meter - V.I.F. - Shown for Reference (See Level 1 Dimension Plan)
  - (E) Utility Pole - V.I.F. - Shown for Reference (See Level 1 Dimension Plan)
  - (E) Fence - V.I.F. - Shown for Reference
  - (N) AC Unit - (See Manual J & D) - Shown for Reference
  - (N) Concrete Slab - Shown for Reference
  - (N) Driveway - Shown for Reference
- Note:**
- Electrical Contractor Shall Coordinate w/ Owner For Location & Service Provider of Data & Communications
  - Panel Arrangement & Specification to be provided by Electrical Subcontractor
  - Mechanical Ventilation System To Be Installed by Mechanical Contractor - as per Manufacturer's Specifications
  - All Smoke Detectors in Individual Units to be in series
  - Ground-Fault Circuit Interrupter Protection Shall be Provided for Outlets that Supply Washer in Dwelling Unit Locations. Contractor to Verify Washers do not block GFCI reset button.
  - Contractor to Provide Heat Trace System as Required & Provide UL Documentation of Heat Trace System for Rain Gutters w/ Downspouts.

**Power & Data Legend**

	Receptacle Duplex
	Receptacle Duplex With Ground Fault Circuit Interrupter
	Receptacle Duplex With Ground Fault Circuit Interrupter - Waterproof
	Receptacle Duplex - 220 VOLTAGE
	Receptacle Duplex in Floor
	Receptacle Duplex With Ground Fault Circuit Interrupter - In Ceiling
	Under Casework LED Lighting - Coordinate w/ Electrical Contractor & Casework Installer
	Carbon Monoxide Detector
	Smoke Detector
	Coaxial Line
	Phone Jack
	Thermostat
	Speaker System - As Selected by Owner
	Garbage Disposal - As Selected by Owner
	Electrical Panel

**LIGHTING & SWITCHING PLAN - CRAWL SPACE**  
 Scale: 3/16" = 1'-0"  
 1A

- Lighting Plan - Crawl Space**  
**Keynotes:**
- (E) Gas Meter - V.I.F. - Shown for Reference (See Level 1 Dimension Plan)
  - (E) Power Meter - V.I.F. - Shown for Reference (See Level 1 Dimension Plan)
  - (E) Utility Pole - V.I.F. - Shown for Reference (See Level 1 Dimension Plan)
  - (E) Fence - V.I.F. - Shown for Reference
  - (N) AC Unit - (See Manual J & D) - Shown for Reference
  - (N) Concrete Slab - Shown for Reference
  - (N) Driveway - Shown for Reference
- Note:**
- Recessed Light Fixtures in Direct Contact with Insulation shall be IC rated as Required (Typ.)
  - Waterproof All Listed Recessed Cans & Trims Located Above Tubs or in Showers
  - Panel Arrangement & Specification to be provided by Electrical Subcontractor
  - Waterproof All Listed Porch Lights, Exterior Wall Sconces & Trims Located Above Covered Patios
  - Contractor to Provide Physical Samples to Any & All Proposed Light Fixtures & Light Switches
  - Furniture Shown in Plan is For Reference Only and is NOT Included in Contract (N.I.C.)
  - Mechanical Ventilation System To Be Installed by Mechanical Contractor - as per Manufacturer's Specifications

**Lighting & Switching Legend**

	Wiring: Switch to Light Connections - See Architect's Specification
	4\"/>
	6\"/>
	Recessed Light Fixture - Waterproof - See Architect's Specification
	Recessed Light Fixture w/ Gimbals - See Architect's Specification
	Sconce / Wall Mounted Light Fixture - As Selected by Owner
	Sconce / Wall Mounted Light Fixture - Waterproof - As Selected by Owner
	Pendant / Ceiling Mounted Light Fixture - As Selected by Owner
	Ceiling Mounted Light Fixture - As Selected by Owner
	Exhaust Fan - See Electrical Drawings
	Light / Exhaust Fan - See Electrical Drawings
	Suspended Linear Up/Down LED Light Fixture - As Selected by Owner
	Ceiling Mounted Fan - See Electrical Drawings
	Surface Mounted Track Lighting - As Selected by Owner
	Under Casework LED Lighting - Coordinate w/ Electrical Contractor & Casework Installer
	In-Stair LED Lighting - Coordinate w/ Stair Contractor
	Garbage Disposal - As Selected by Owner
	Standard Rocker Switch - Provide Dimmer for Light Fixtures
	3-Way Rocker Switch - Provide Dimmer for Light Fixtures
	Multi-Way Rocker Switch - Provide Dimmer for Light Fixtures

**FIELD VERIFY ALL MEASUREMENTS**

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 SALT LAKE CITY, UTAH 84117  
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 CONSULTANT INFO:

PREPARED FOR:

**JIM ALLRED**

PROJECT LOCATION:

**956 EAST 300 SOUTH**

AUTHORITY HAVING JURISDICTION:

**SALT LAKE CITY**

ZIP CODE:

**84102**

PROJECT TITLE:

**ALLRED RESIDENCE ADDITION & A.D.U.**

PROJECT ID #:

**RM-2,645A-22**

ISSUE DATE:

**6/12/2023**

REVIEWED BY:	DATE
INITIALS	

REVISIONS:	MARK	DATE	DESCRIPTION
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PHASE:

**PRE-PERMIT**

SHEET TITLE:

**POWER, DATA & LIGHTING PLAN - CRAWL SPACE**

SCALE:

**As Noted**

SHEET NUMBER:

**E 103**