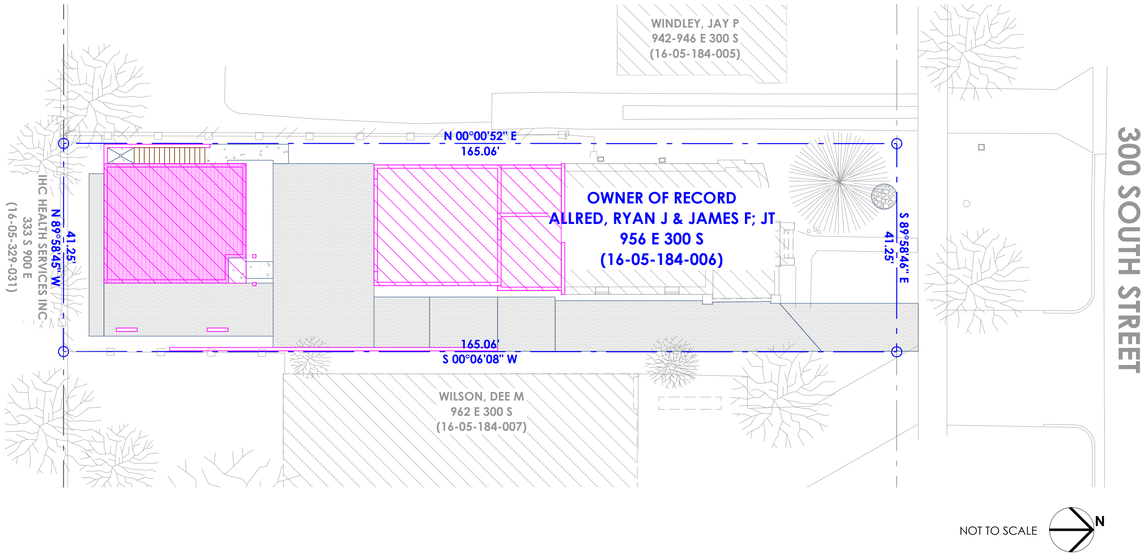
ALLRED RESIDENCE ADDITION & A.D.U.



VICINITY MAP

NOT TO SCALE

PROJECT LOCATION

NOT TO SCALE

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 jima@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 jima@triumphcmg.com

SITE BOUNDARIES

NOT TO SCALE

PROJECT SUMMARY

Situs:
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 an Accessory Dwelling Unit (ADU) at the existing residence.

AD 107

DISCIPLINE DESIGNATORS | SHEET TYPES | SEQUENCE NUMBERS

AD 107

DISCIPLINE DESIGNATORS

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

AD 107

SHEET TYPES

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

AD 107

SEQUENCE NUMBERS

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

SYMBOL LEGEND:

- SLIDING DOOR
- BI-FOLD DOOR
- DOOR (XX)
- POCKET DOOR (XX)
- WALL TYPE TAG (XX)
- SECTION MARKER (X / X)
- INTERIOR ELEVATION MARKER (X / X)
- KEYNOTE (XX)
- DETAIL MARKER (X / X)
- FRAMING GRID LINE (X.X)
- FOUNDATION GRID LINE (X.X)

ABBREVIATIONS:

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

AREA SUMMARY:

ACCESSORY DWELLING UNIT:

(N) Habitable Space:

- Level 1	589 square feet
- Level 2	380 square feet
Gross Area	969 square feet

Uninhabitable Space:

- Basement Storage	649 square feet
Gross Area	649 square feet

CONTRACTOR NOTES:

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

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

FIELD VERIFY ALL MEASUREMENTS

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DESIGN BUILD
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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:

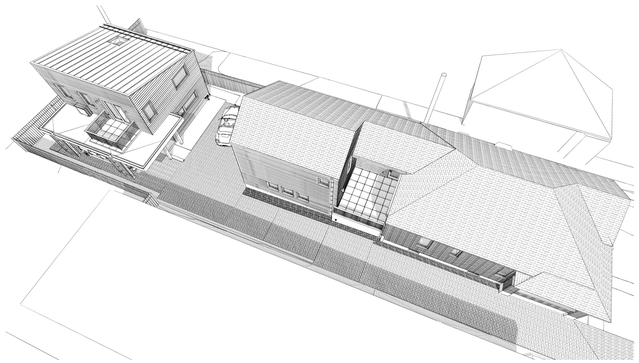
MARK	DATE	DESCRIPTION

PHASE:
PRE-PERMIT

SHEET TITLE:
COVER SHEET

SCALE:
As Noted

SHEET NUMBER:
ACCESSORY DWELLING UNIT
G 000



SHEET INDEX:

INDEX - GENERAL

INDEX - CIVIL

INDEX - ARCHITECTURAL

INDEX - STRUCTURAL

INDEX - ELECTRICAL

Total Index Sheet Count: 32

GENERAL NOTES:

1. Construction not specifically indicated shall be accomplished per minimum requirements of the of the "International Residential Code," of 2018 or the latest edition and all other codes as required for the systems constructed in this project. All work shall be completed in accordance with manufacturer recommendations and industry standards, unless more stringent requirements are indicated.

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

3. Actual site dimensions could vary, the contractor shall verify all dimensions before starting work, and notify the architect immediately of any discrepancies found. These drawings are not to be scaled for construction

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

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

6. CONTRACTOR assumes full liability for any problems that may arise due to potential errors, omissions, and/or conflicts on these plans. Use of these plans for building purposes constitutes compliance with the above terms.

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

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

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

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

11. Emergency escape and rescue required. Basements and every sleeping room shall have at least one operable emergency and rescue opening. Such opening shall open directly into a public street, public alley, yard or court. Emergency egress shall be required in each sleeping room of a basement, but not in adjoining areas of the basement. Emergency escape and rescue openings shall have a sill height of not more than 44 inches above the floor.

12. Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet shall not require an emergency escape and rescue opening.

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

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

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

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

17. Ceiling-suspended fans (paddle) shall be supported independently of an outlet box or by a listed outlet box or outlet box system identified for the use.

18. In damp or wet locations, cabinets and panel boards of the surface type shall be placed or equipped so as to prevent moisture or water from entering and accumulating within the cabinet, and shall be mounted to provide an airspace not less than 1/4 inch between the enclosure and the wall or other supporting surface.

19. Cabinets installed in wet locations shall be weatherproof. For enclosures in wet locations, raceways and cables entering above the level of uninsulated live parts shall be installed with fittings listed for wet locations.

20. Habitable rooms, hallways, corridors, bathrooms, toilet rooms, laundry rooms and basements shall have a ceiling height of not less than 7 feet. The required height shall be measured from the finished floor to the lowest projection from the ceiling.

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

22. Ceilings in basements without habitable spaces may project to within 6 feet, 8 inches of the finished floor; and beams girders, ducts or other obstructions may project to within 6 feet 4 inches of the finished floor.

23. For rooms with sloped ceilings, at least 50 percent of the required floor area of the room must have a ceiling height of 7 feet and no portion of the required floor area may have a ceiling height less than 5 feet.

24. Bathrooms shall have a minimum ceiling height of 6 feet 8 inches over the fixture and at the front clearance area for fixtures. A shower or tub equipped with a shower head shall have a minimum ceiling height of 6 feet 8 inches above a minimum area 30 inches by 30 inches at the shower head.

25. Flashing shall be located beneath the first course of masonry above finished ground level above the foundation wall or slab and at other points of support. Including structural floors, shelf angles and lintels when masonry veneers are designed.

26. Approved corrosion-resistant flashing shall be applied single-fashion in such a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. The flashing shall extend to the surface of the exterior wall finish.

27. Approved corrosion-resistant flashing shall be installed at exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage.

28. Approved corrosion-resistant flashing shall be installed at the intersection of chimneys or other masonry construction with frame or stucco walls with projecting lips on both sides under stucco copings.

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

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

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

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

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

34. Approved corrosion-resistant flashing shall be on an approved corrosion-resistant flashing with a 1/2 inch drip leg extending past the exterior side of the foundation.

35. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that exceed 30 square feet and have a vertical height of 30 inches or more. The rough framed opening shall not be less than 22 inches by 30 inches and shall be located in a hallway or other readily accessible location. A 30-inch minimum unobstructed headroom in the attic space shall be provided at some point above the access opening.

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

37. Openings between the garage and residence shall be equipped with solid wood doors not less than 1-3/8 inches in thickness, solid or honeycomb core steel doors not less that 1-3/8 inches or 20-minute fire-rated doors.

38. The garage shall be separated from the residence and its attic area by not less than 1/2-inch gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms by not less than 5/8-inch type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2-inch gypsum board or equivalent.

39. Garages located less than 3 feet from a dwelling unit on the same lot shall be protected with not less than 1/2-inch gypsum board applied to the interior side of exterior of exterior walls that are within this area. Openings in these walls shall be regulated by section R309.1. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.

40. Occupancy separations shall be vertical (walls from floor to underside of roof sheathing) or horizontal (ceiling or floor above) or both. Where horizontal, the structural members supporting the separation shall be protected by fire-resistive construction. Nailing shall be 6 inches o.c. for the ceiling and 7 inches o.c. for the walls.

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

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

43. Glazing in all storm doors shall be tempered.

44. Glazing in all swinging doors shall be tempered.

45. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers shall be tempered. Glazing in any part of the building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface shall be tempered.

46. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface shall be tempered.

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

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

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

50. Glazing of an individual fixed or operable panel which has one or more walking surfaces within 36 inches horizontally of the glazing shall be tempered.

51. All glazing in railings regardless of an area or height above a walking surface shall be tempered. Included are structural baluster panels and nonstructural infill panels.

52. Glazing in walls and fences enclosing indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches above a walking surface and within 60 inches horizontally of the water's edge shall be tempered. This shall apply to single glazing and all panes in multiple glazing.

53. Glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface when the exposed surface of the glass is less than 60 inches above the plane of the adjacent walking surface shall be tempered.

54. Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60 inches above the nose of the tread shall be tempered.

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

56. The minimum horizontal area of the window well shall be 9 square feet, with a minimum horizontal projection width of 36 inches. The area of the window well shall allow the emergency escape and rescue opening to be fully opened.
57. A ladder shall be allow to encroach a maximum of 6 inches into the required dimensions of the window well.

58. Window wells with a vertical depth greater than 44 inches shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position.

59. Window well ladders or rungs shall have an inside width of at least 12 inches, shall project at least 3 inches from the wall and shall be spaced not more than 18 inches on center vertically for the full height of the window well.

60. Bulkhead enclosures shall provide direct access to the basement. The bulkhead enclosure with the door panels in the fully open position shall provide the minimum net clear opening required by section R310.1.1.

61. Bars, grilles, covers and screens or similar devices permitted to be placed over emergency escape and rescue openings, bulkhead enclosures, or window wells that serve such openings, provided the minimum net clear opening size complies with section R310.1.1 to R310.1.3, and such devices shall be releasable or removable from the inside without the use of a key, tool or special knowledge or force greater than that which required for normal operation of the escape and rescue opening.

62. Emergency escape windows are allowed to be installed under decks and porches provided the location of the deck allows the emergency escape window to be fully opened and provides a path not less than 36 inches in height to a yard or
court.

63. In areas where there has been a history of ice forming along the eaves causing a backup of water, an ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the lowest edges of all roof surfaces to a point at least 24 inches (610mm) inside the exterior wall line of the building, or ice and water shield.

64. Fixtures that have flood level rims located below the elevation of the next upstream manhole cover of the public sewer serving such fixtures shall be protected from backflow of sewage by installing an approved backwater valve. Fixtures having flood level rims above the elevation of the next upstream manhole shall not discharge through the backwater valve. Backwater valves shall be provided with access.

65. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lots shall be graded to drain surface water away from foundation walls. the grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm). Exception: where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), the final grade shall slope away from the foundation at a minimum slope of 5 percent and the water shall be directed to drains or swales to ensure drainage away from the structure. Swales shall be sloped a minimum of 2 percent when located within 10 feet (3048 mm) of the building foundation. impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

66. Install ALL items per respective industry standards

67. Portions and parts of building assemblies are to be installed as per manufacturer specifications. Contractor shall inform Arcflo of any changes to the design prior to executing and changes in field.

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

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INITIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

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SHEET INDEX / GENERAL NOTES

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As Noted

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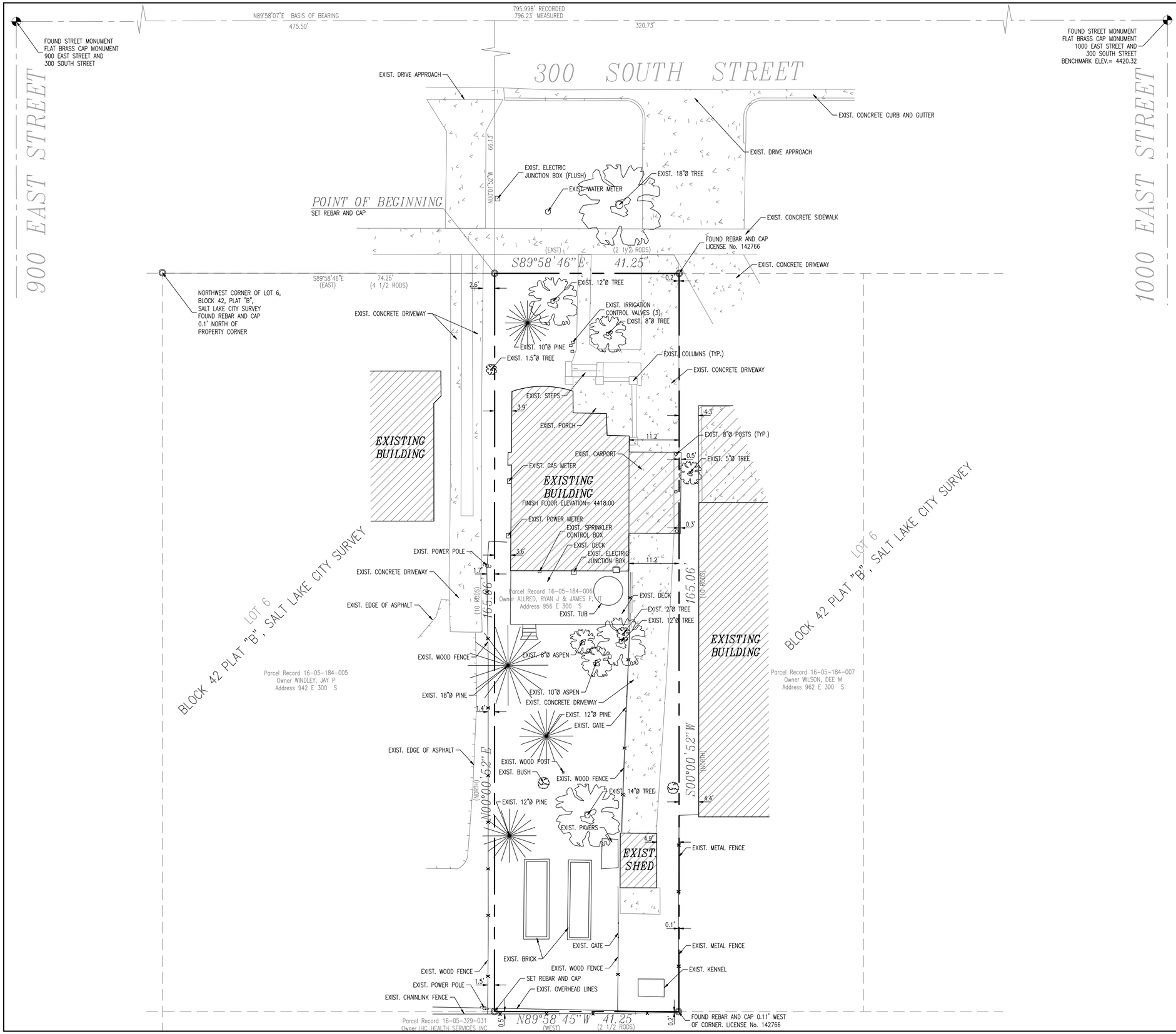


N

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LEGEND

- BOUNDARY LINE
- DEED AND ADJACENT SUBDIVISIONS
- FENCE LINES
- EDGE OF ASPHALT
- (XXX.XX) 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.

PROFESSIONAL LAND SURVEYOR
C. DAVID MCKINNEY
No. 5251295
9/28/16
STATE OF UTAH

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.

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

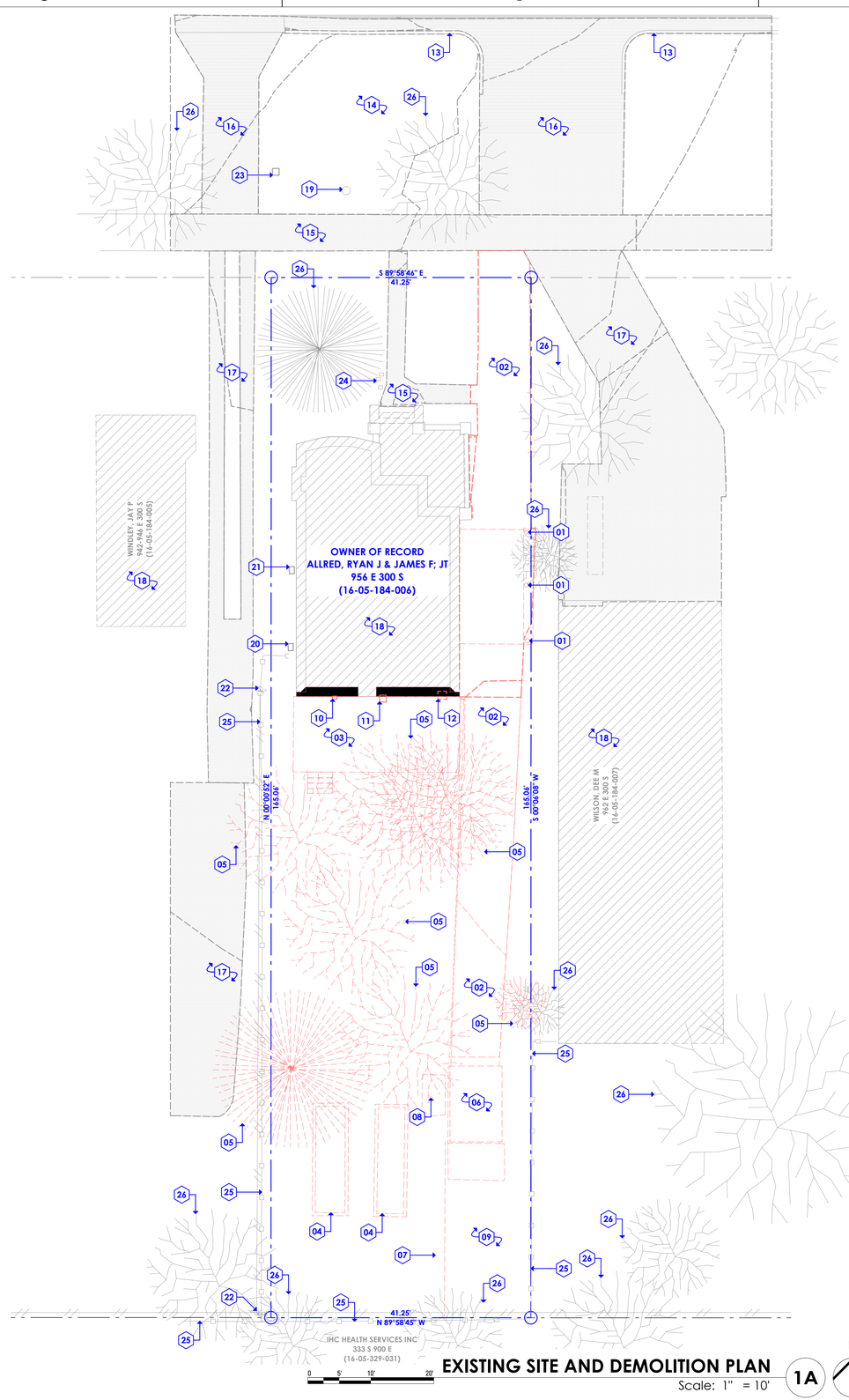
BROMAC
Land Surveying and Engineering
9229 South Redwood Road, Suite B
West Jordan, UT 84088
Phone (801) 859-2416 email BROMAC@LIVE.COM

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



EXISTING SITE AND DEMOLITION PLAN

Scale: 1" = 10'

1A

FIELD VERIFY ALL MEASUREMENTS

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) Tree - 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) Tree
- 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. 800-469-3981.

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MARK	DATE	DESCRIPTION

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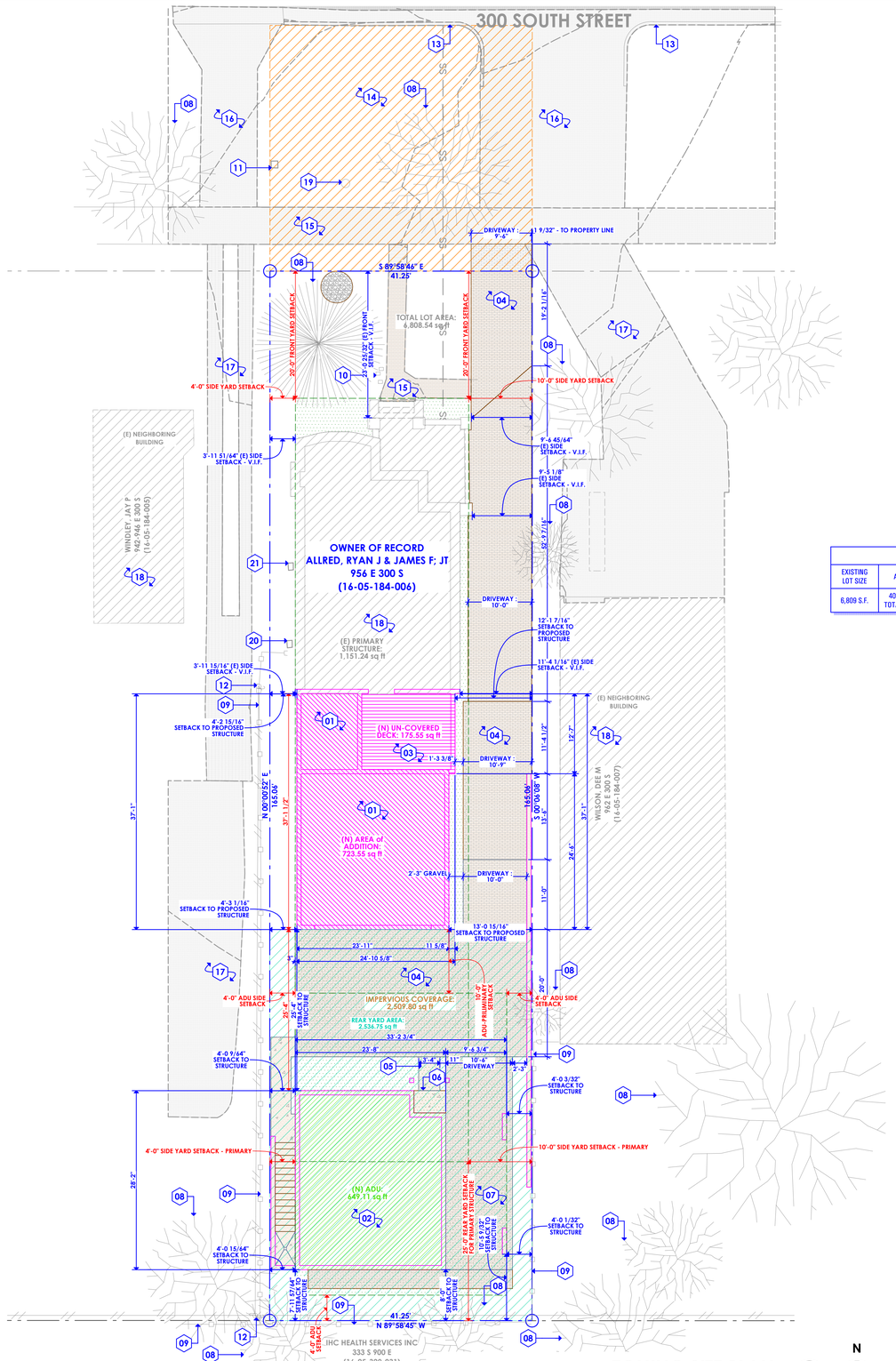
EXISTING SITE AND DEMOLITION PLAN

SCALE:
As Noted

SHEET NUMBER:
AS 101



ZONING SITE PLAN
Scale: 1" = 10'

1B

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
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    - 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, 800-469-3981.

SITE PLAN - BUILDING LOT COVERAGE ANALYSIS

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 BUILDING COVERAGE CALCULATION

REAR LOT SIZE BEHIND PRINCIPAL STRUCTURE	ALLOWABLE SIZE		ACCESSORY FOOTPRINT OF REAR LOT COVERAGE
2,536 S.F.	50% OF REAR FACADE	= 1,268 S.F.[a]	650 S.F. [25.6%]

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

PROPOSED ACCESSORY vs PRINCIPAL STRUCTURE CALCULATION

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

a. 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 84102

Legend:

- Property Line
- Corner of Property Line
- 0 sq ft — (E) Building Footprint
- Easement
- Building Envelope
- 0 sq ft — Proposed Building Footprint - Addition
- 0 sq ft — Proposed Building Footprint - Addition
- 0 sq ft — Rear Yard Area
- 0 sq ft — Proposed Impervious Coverage (See Arch. Site Plan)
- (E) Overhead Power Line
- (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 average 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 increases one foot for every one foot of building height above twelve feet (12').

Heights are measured from established grade to the heighest 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.

FIELD VERIFY ALL MEASUREMENTS

TRIUMPH DESIGN BUILD
5151 SOUTH 900 EAST, SUITE 250
SALT LAKE CITY, UTAH 84117
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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:

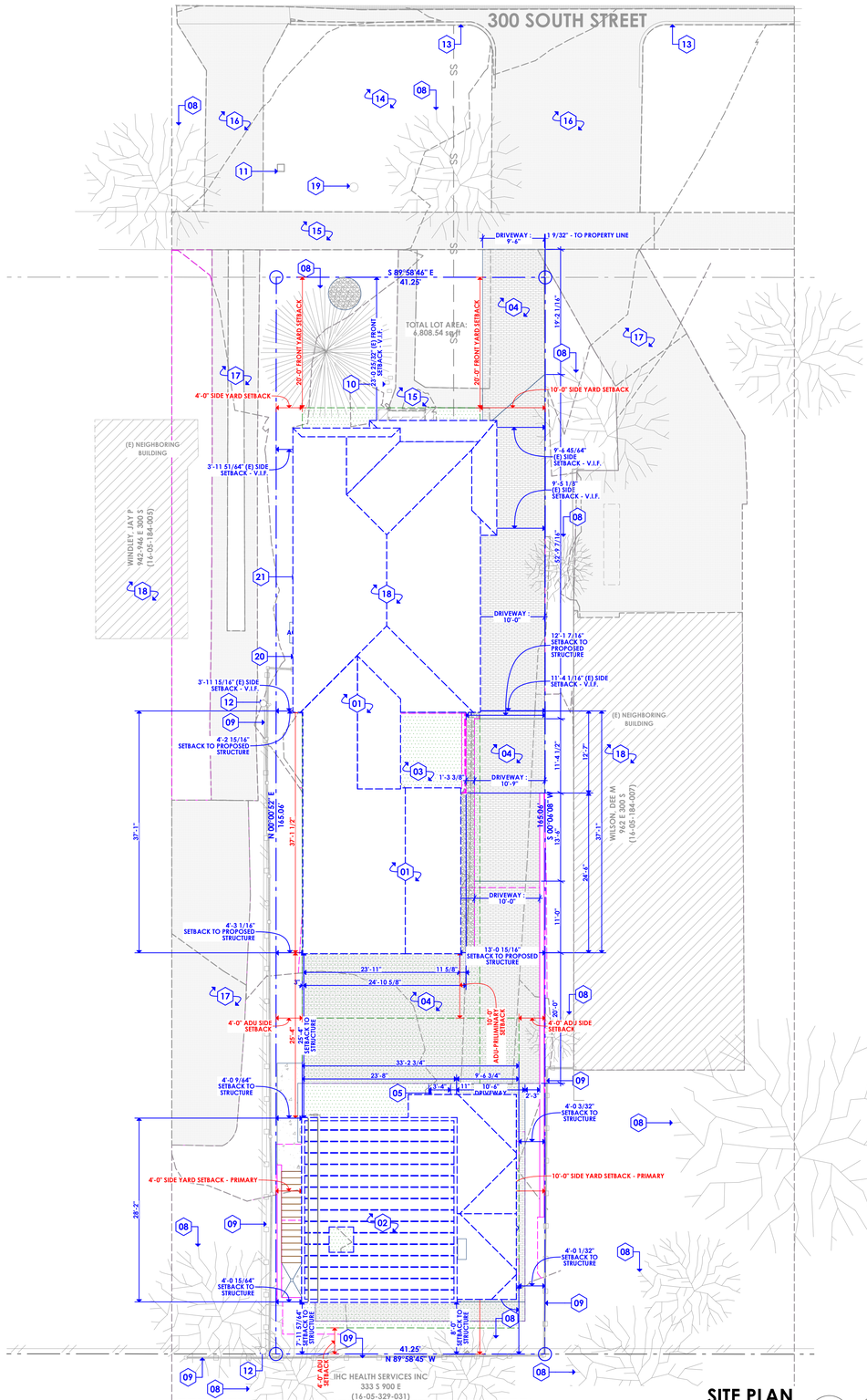
MARK	DATE	DESCRIPTION

PHASE:
PRE-PERMIT

SHEET TITLE:
ZONING SITE PLAN

SCALE:
As Noted

SHEET NUMBER:
AS 102



SITE PLAN

Scale: 1" = 10'

1A

N

FIELD VERIFY ALL MEASUREMENTS

Site Plan:
Location:

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

Architectural Site Legend:

- Property Line
- Corner of Property Line
- (E) Building Footprint
- Building Envelope
- (E) Overhead Power Line
- (E) Fence
- Roof Overhang
- Direction of Drainage
- Existing Grade
- Proposed Grade

(#) 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)

General Notes:

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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:

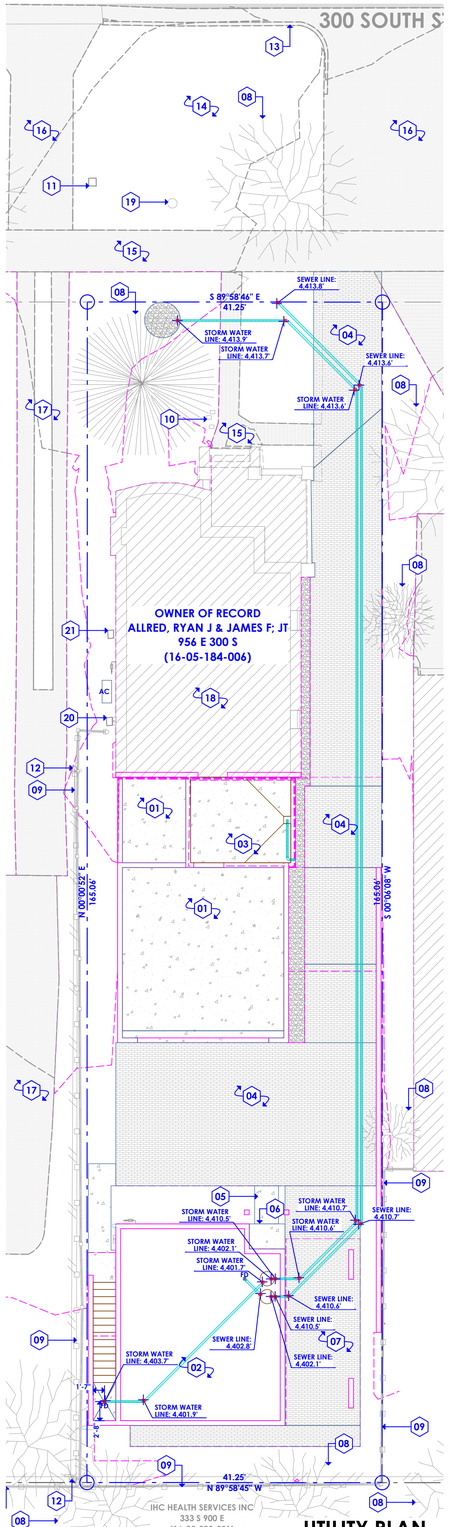
MARK	DATE	DESCRIPTION

PHASE:
PRE-PERMIT

SHEET TITLE:
ARCHITECTURAL SITE PLAN

SCALE:
As Noted

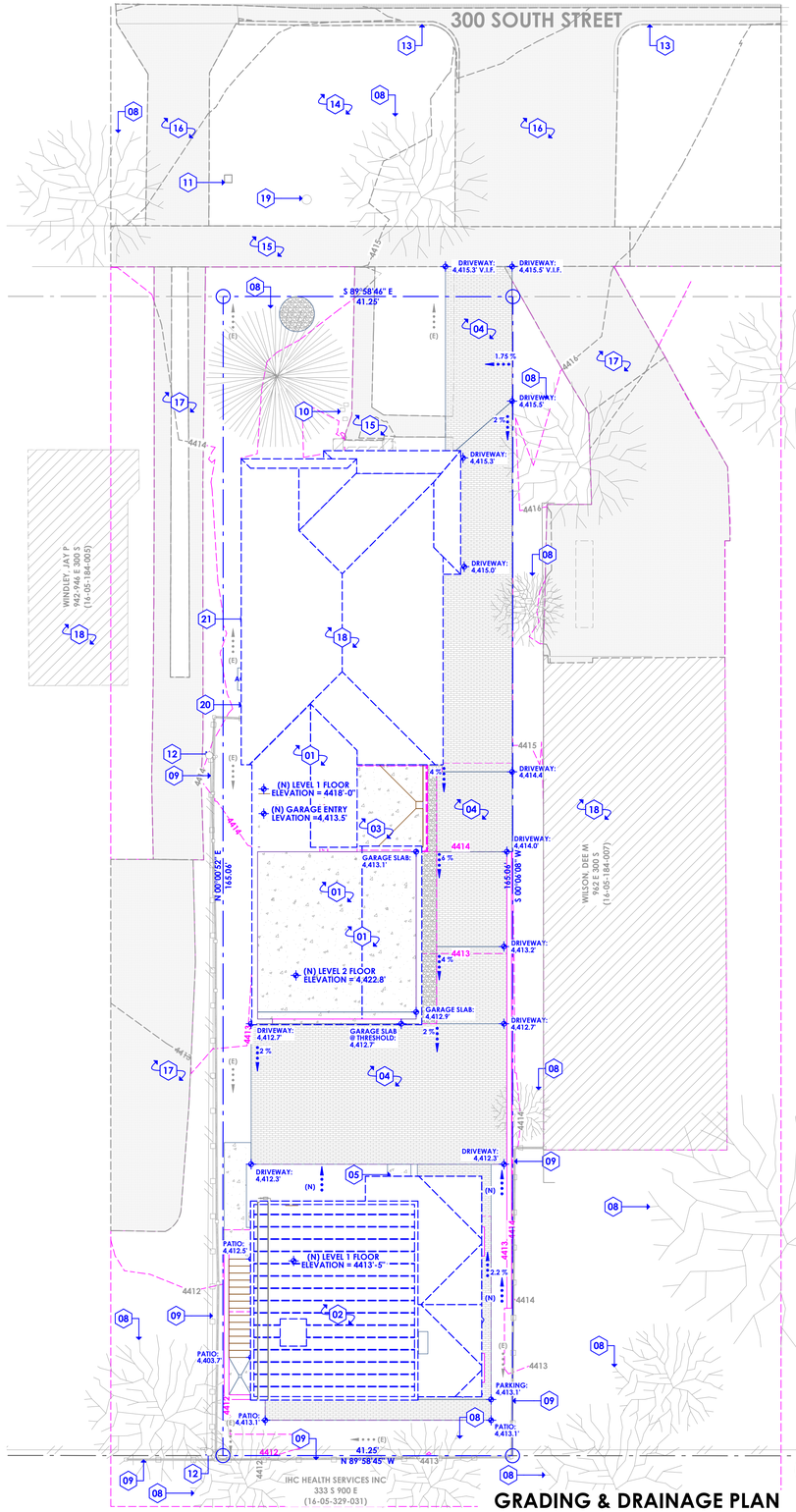
SHEET NUMBER:
AS 103



UTILITY PLAN

Scale: 1" = 10'

1C



GRADING & DRAINAGE PLAN

Scale: 1" = 10'

1A

FIELD VERIFY ALL MEASUREMENTS

Grading & Drainage Plan:
Location:

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

General Site Notes:

Grade Away From Foundation Walls Shall Fall a Minimum of 5% Within the First 10 Feet.

Grading & Drainage Legend:

- Property Line
- Corner of Property Line
- (E) Building Footprint
- (E) Overhead Power Line
- (E) Fence
- Roof Overhang
- Direction of Drainage
- Existing Grade
- Proposed Grade

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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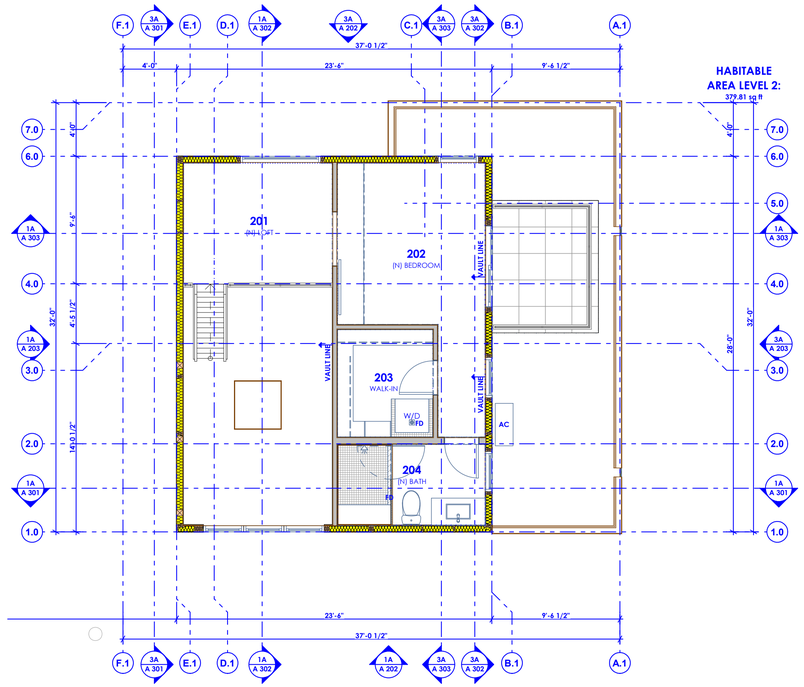
SHEET TITLE:
GRADING & DRAINAGE PLAN

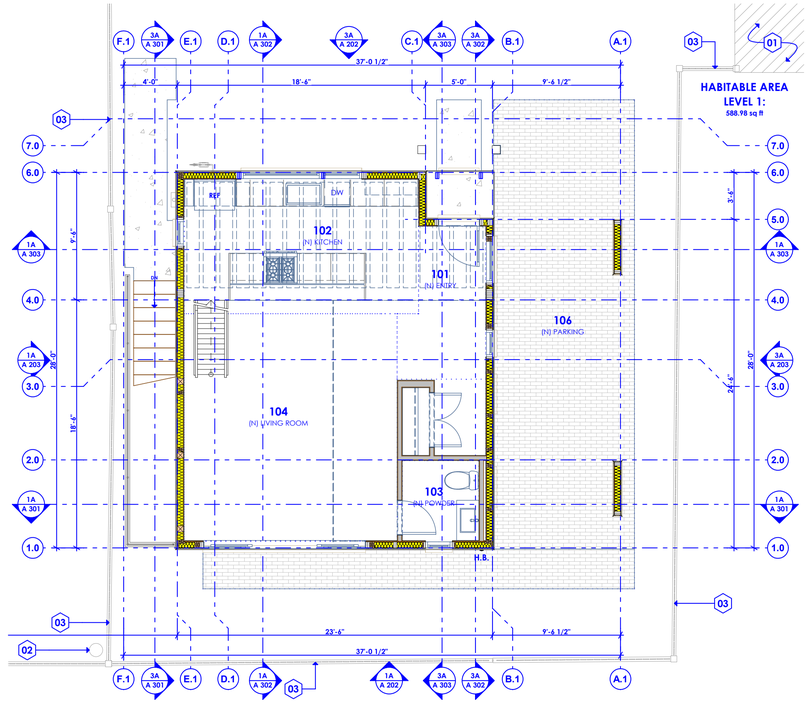
SCALE:
As Noted

SHEET NUMBER:
AS 104



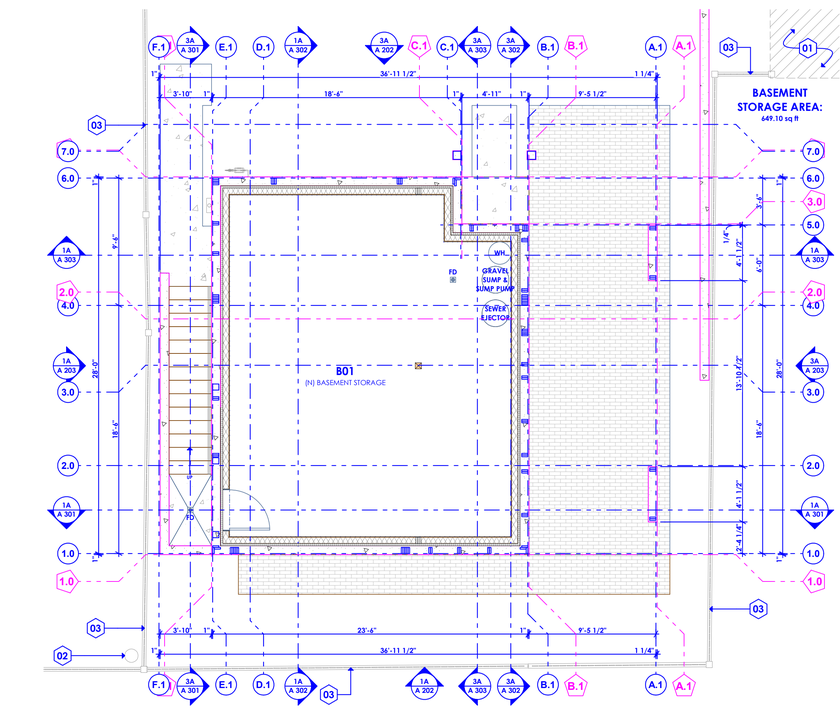
GRID LAYOUT PLAN - ADU: LOFT

Scale: 3/16" = 1'-0" — 3C



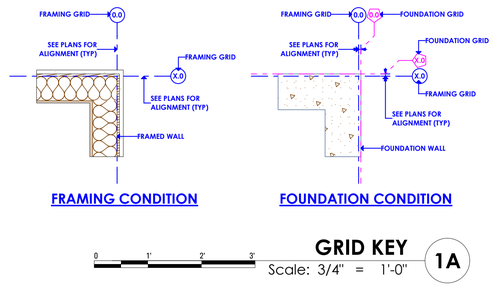
GRID LAYOUT PLAN - ADU: LEVEL 1

Scale: 3/16" = 1'-0" — 2A



GRID LAYOUT PLAN - ADU: BASEMENT STORAGE

Scale: 3/16" = 1'-0" — 1C



FRAMING CONDITION — FOUNDATION CONDITION

GRID KEY

Scale: 3/4" = 1'-0" — 1A

Grid Layout Plan - ADU

Keynotes:

01. (E) Neigboring Residence - Shown for Reference
02. (E) Utility Pole - Shown for Reference (Not in Scope)
03. (E) Fence - Shown for Reference (Not in Scope)

Floor Plan Legend:

- New Wall
- Existing Wall
- Area of Improvement

FIELD VERIFY ALL MEASUREMENTS

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SALT LAKE CITY, UTAH 84117

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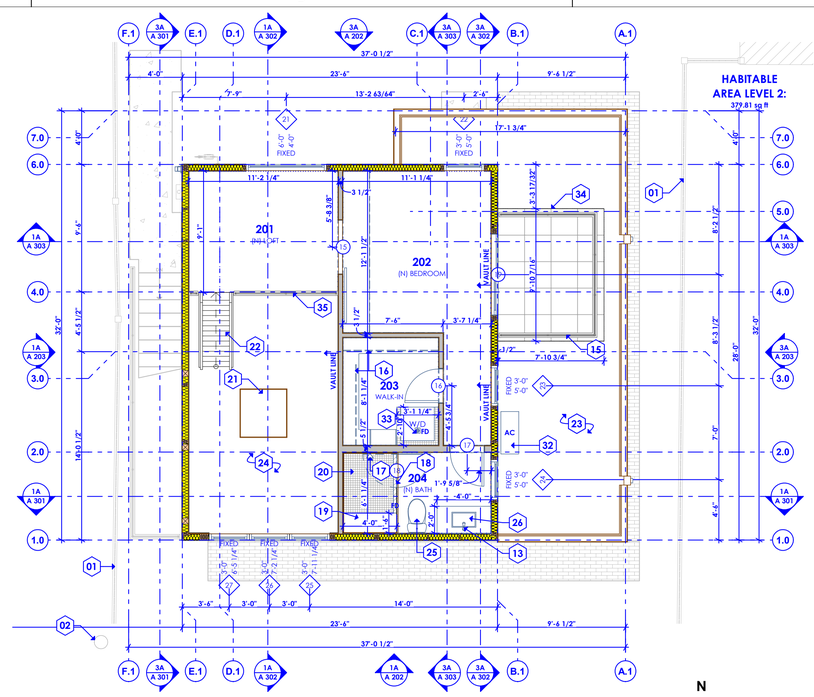
PHASE:
PRE-PERMIT

SHEET TITLE:
GRID LAYOUT PLAN - ADU

SCALE:
As Noted

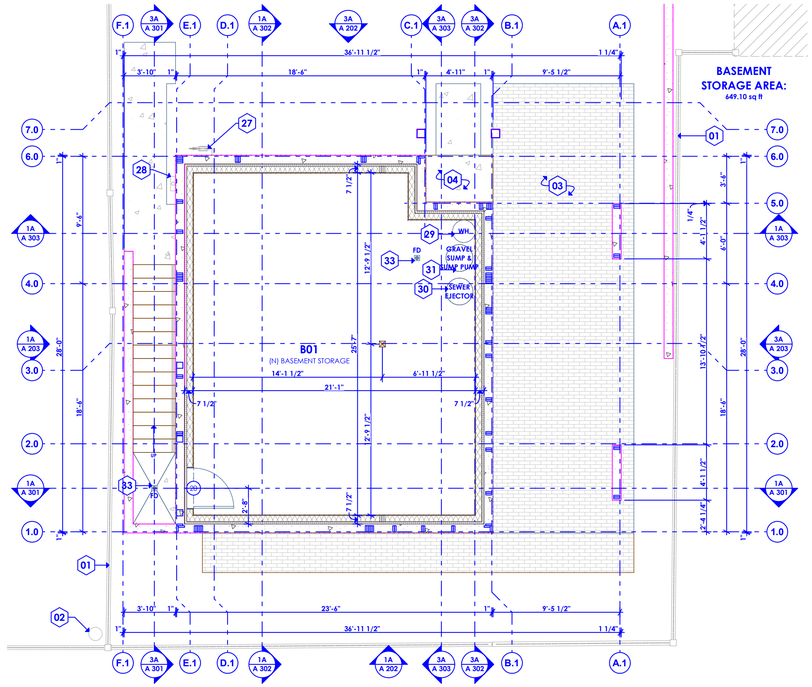
SHEET NUMBER:
A 101



DIMENSION PLAN - ADU - LOFT

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

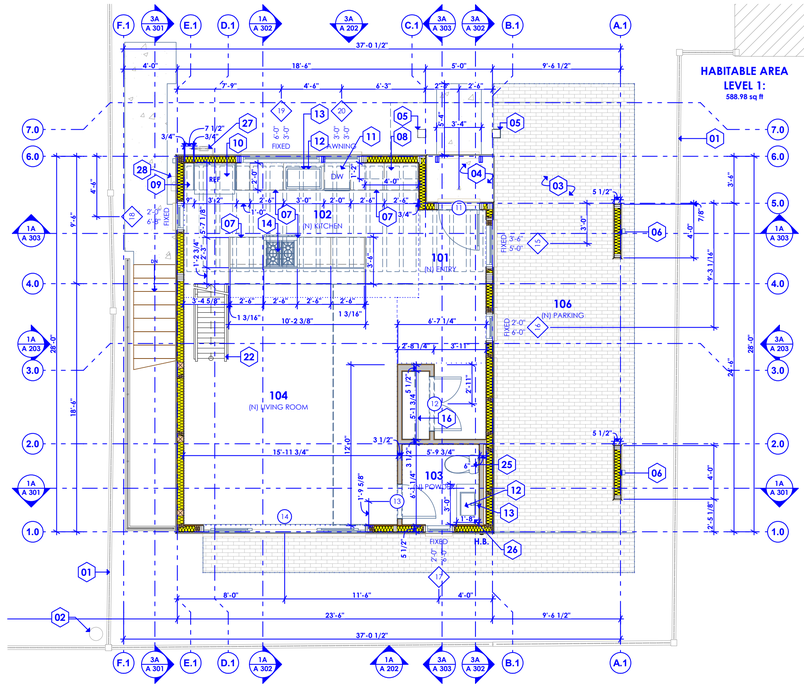
3A



DIMENSION PLAN - ADU - BASEMENT STORAGE

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

1C



DIMENSION PLAN - ADU - LEVEL 1

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

1A

Dimension Plan - ADU

Keynotes:

01. (E) Fence - Shown for Reference (Not In Scope)
02. (E) Utility Pole - Shown for Reference (Not In Scope)
03. (N) Flatwork - See Architectural Site Plan
04. (N) Patio Slab - See Footing & Foundation Plan and Structural Details
05. (N) Post
    - See Structural Drawings and Structural Details
06. (N) Framed Parking Awning Support & Cladding
    - See Roof Framing Plan and Structural Details
    - See Exterior Elevations
07. (N) Base Cabinet (TYP)
    - As Selected by Contractor
    - Provide Soft Close Hinges and Drawer Glides
08. (N) Upper Cabinet (TYP)
    - As Selected by Contractor
    - Provide Soft Close Hinges
    - Casework Contractor to Verify Finished Ceiling Height in Kitchen for Upper Cabinet Dimensions
09. (N) Full Height Pantry Casework
    - As Selected by Contractor
    - Provide Soft Close Hinges
    - Casework Contractor to Verify (E) Ceiling Height in Kitchen for Cabinet Dimensions
10. (N) Refrigerator - As Selected by Contractor
    - Provide Water Line Connection
11. (N) Dishwasher - As Selected by Contractor
    - Provide Utility Connections
12. (N) Sink - As Selected by Contractor
    - Provide Utility Connections
13. (N) Faucet - As Selected by Contractor
    - Provide Utility Connections
14. (N) Range - As Selected by Contractor
    - Provide Gas Connection
15. (N) Guard Rail - As Selected by Contractor
16. (N) Rod & Shelf
17. (N) Showerhead Fixture and Mixer Valve
    - As Selected by Contractor
18. (N) Linear Shower Drain
    - As Selected by Contractor
    - Provide Utility Connections
19. (N) Shower Bench
    - As Selected by Contractor
20. (N) Tile Shower Floor - As Selected by Contractor
    - Provide Drainage Buildup (Min. 2% Slope Towards Drain)
21. (N) Skylight - See Roof Plan / Elevation Drawings
22. (N) Loft Access - As Selected by Contractor
23. (N) Flat Roof Assembly
    - See Roof Framing Plan and Structural Details
    - See Roof and Drainage Plan
24. Open to Below
25. (N) Water Closet - As Selected by Contractor
    - Provide Utility Connections
26. (N) Vanity Cabinet - As Selected by Contractor
    - Provide Soft Close Hinges and Drawer Glides
27. (N) Gas Meter - Coordinate w/ Utility Company
28. (N) Exterior Breaker Panel to Connect to (E) Power Meter - V.I.F. - Coordinate w/ Utility Company
29. (N) Water Heater - Provide Utility Connections
30. (N) Sewer Ejector - Provide Utility Connections
31. (N) Gravel Sump & Sump Pump
    - Provide Utility Connections
32. (N) AC Unit - (See Manual J & D)
    - Provide Utility Connections
33. (N) Floor Drain - As Selected by Contractor
    - Provide Utility Connections
34. (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 Buildup
    - See Floor Framing Plan and Structural Details

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 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.

FIELD VERIFY ALL MEASUREMENTS

TRIUMPH DESIGN BUILD

5151 SOUTH 900 EAST, SUITE 250
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

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ALLRED RESIDENCE ADDITION & A.D.U.

PROJECT ID #:

RM-2,645A-22

ISSUE DATE:

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INITIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:

PRE-PERMIT

SHEET TITLE:

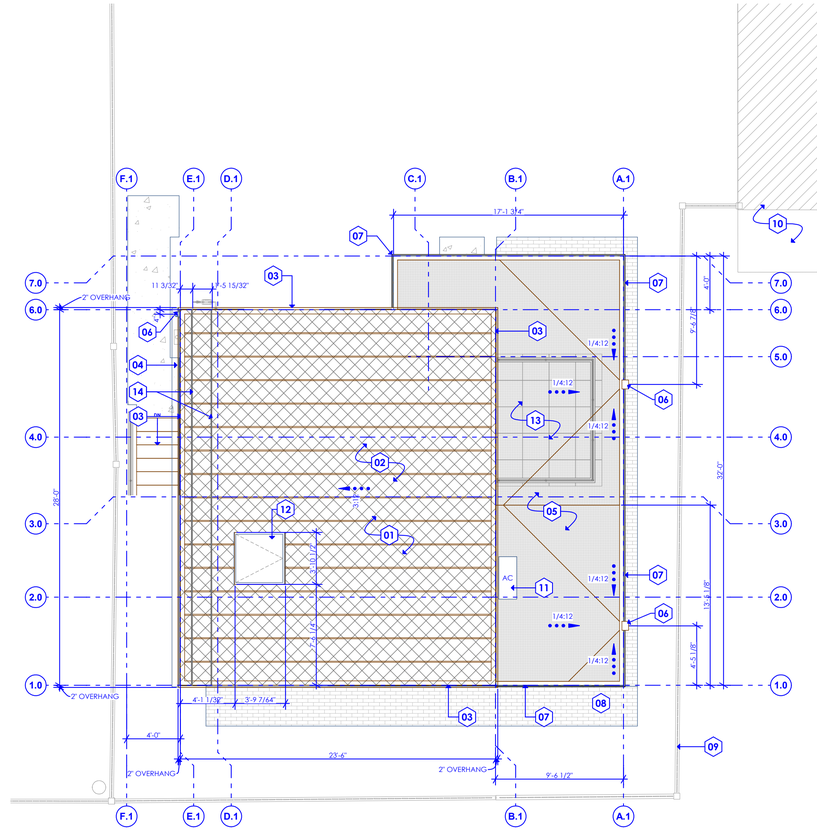
DIMENSION PLAN - ADU

SCALE:

As Noted

SHEET NUMBER:

A 102



ROOF & DRAINAGE PLAN - ADU

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

1A

N

0 4' 8' 12'

Roof Plan - ADU

Keynotes:

01. (N) Standing Seam Metal Roof
- As Selected by Contractor

02. (N) Ice and Water Shield Under Roofing (TYP
- Provide 4' Perimeter of Shield at All Roof Edges, Ridges & Penetrations
- 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) Hot Rubber Liquid Applied Roof Membrane
- [Drains as per Roofing Manufacturer]
- Minimum Slope as per MFG Specs
- Install as per MFG Specs

06. (N) Downspout
- Color: Black
- See Exterior Elevations
- As Selected by Contractor

07. (N) Break Metal Roof Coping
- Color: Black
- See Exterior Elevations
- As Selected by Contractor

08. Flatwork Below (Shown for Reference)

09. Fence (Shown for Reference)

10. Neighboring Residence (Not in Scope - Shown for Reference)

11. (N) AC Unit - (See Manual J & D)

12. (N) Velux Electric 'Fresh Air' Skylight
- Model: VCE 4646 - Curb Mounted or Equivalent
- As Selected by Contractor
- Install per MFG's Specs

13. (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 Buildup
- See Floor Framing Plan and Structural Details

14. (N) 3-Pipe Fence-Style Snow Guard
- As Selected by Contractor
- Install per MFG's Specs

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

FIELD VERIFY ALL MEASUREMENTS

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SHEET TITLE:
ROOF & DRAINAGE PLAN - ADU

SCALE:
As Noted

SHEET NUMBER:
A 103

NORTH WEST PERSPECTIVE

NORTH EAST PERSPECTIVE

SOUTH WEST PERSPECTIVE

SOUTH EAST PERSPECTIVE

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:

INITIALS	DATE

REVISIONS:

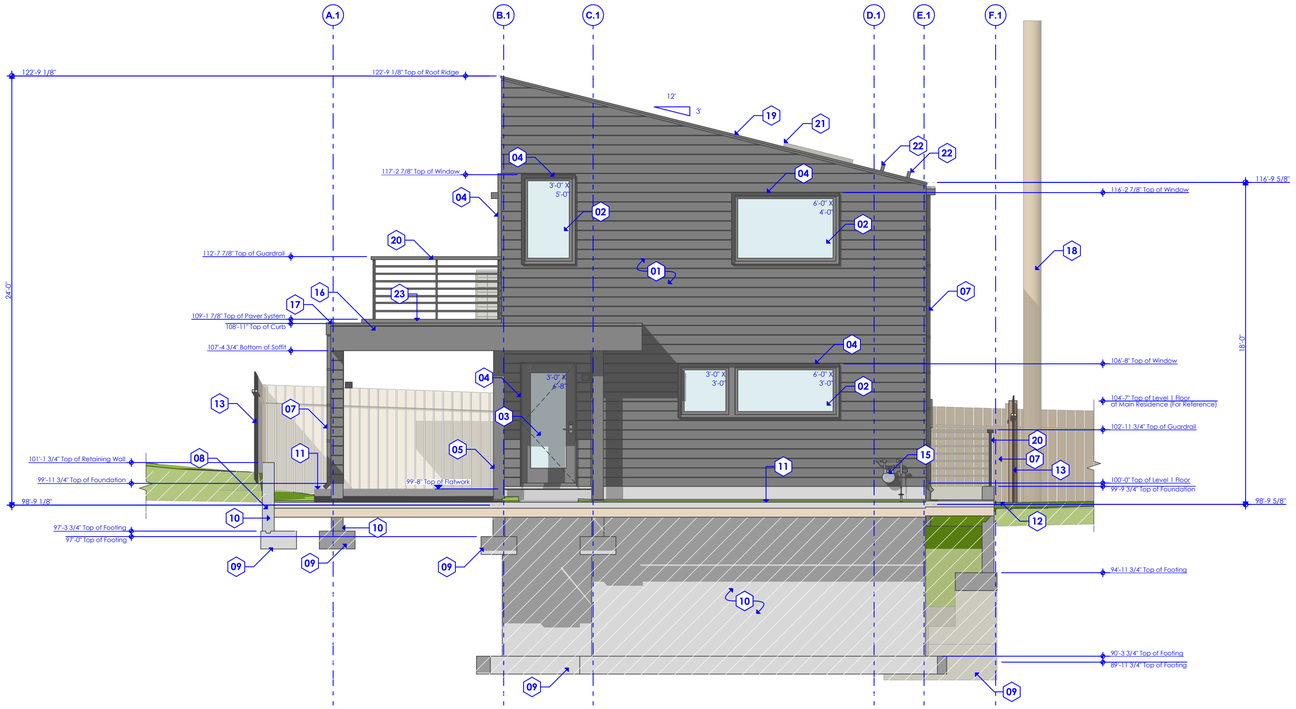
MARK	DATE	DESCRIPTION

PHASE:
PRE-PERMIT

SHEET TITLE:
EXTERIOR VISUAL PERSPECTIVES

SCALE:
As Noted

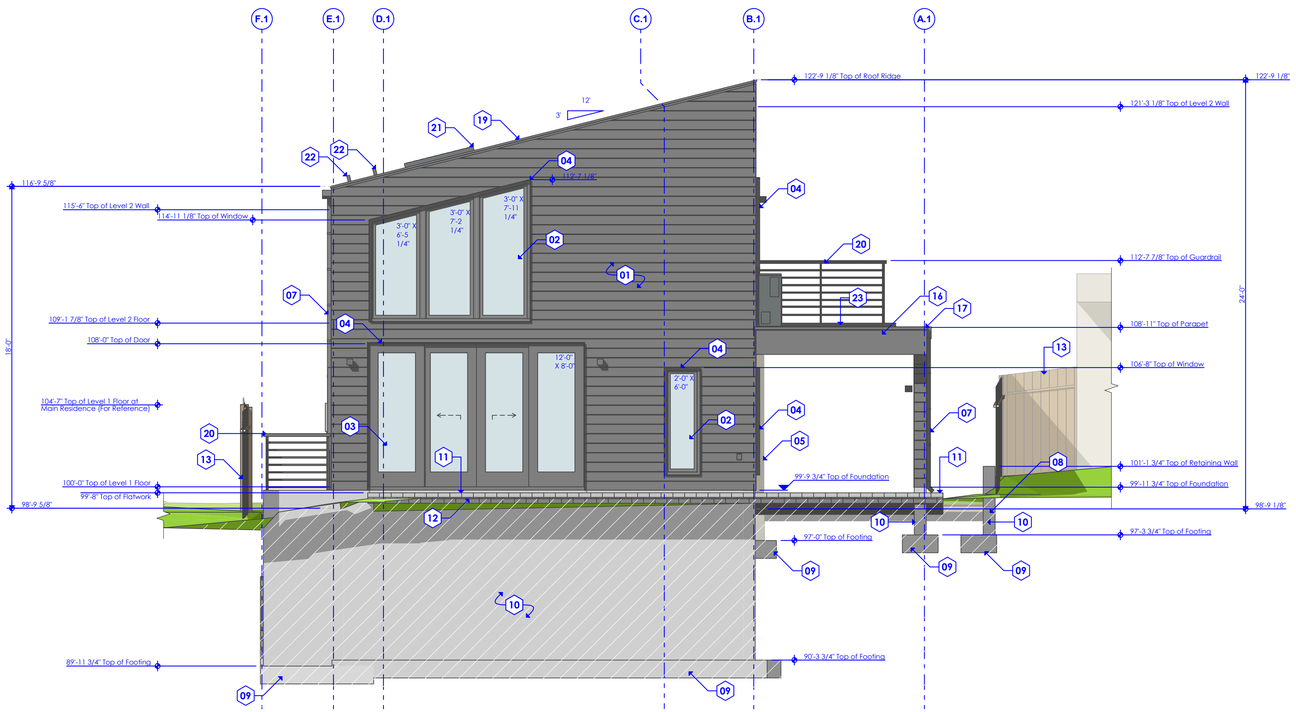
SHEET NUMBER:
A 201



NORTH ELEVATION - ADU

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

3A



SOUTH ELEVATION - ADU

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

1A

North & South Elevations

Keynotes:

01. (N) Exterior Wall Cladding
- See Wall Details & Install per MFG's Specs
- As Selected by Architect

02. (N) Glazing (TYP)
- See Window Schedule & Install per MFG's Specs

03. (N) Door
- See Door Schedule & Install per MFG's Specs

04. (N) Metal Trim
- Typ. at All Windows and Exterior Doors
- See Wall Detail & Install per MFG's Specs

05. (N) Column
- See Roof Framing Plan and Structural Details
- Color as Selected by Architect

06. (N) Cladded Awning Support
- See Roof Framing Plan and Structural Details
- Cladding to Match Structure
- Install per MFG's Specs

07. (N) Gutter & Associated Downspot
- Color: Black
- As Selected by Contractor
- Install per MFG's Specs

08. (N) Retaining Wall
- See Footing & Foundation Plan and Structural Details

09. (N) Footing (Typ.)
- See Footing & Foundation Plan and Structural Details

10. (N) Foundation Wall
- See Footing & Foundation Plan and Structural Details

11. (N) Flatwork
- See Architectural Site Plan

12. Proposed Grade
- See Grading and Drainage Plan

13. (E) Fence - Shown for Reference

14. (E) Utility Pole - Shown for Reference (Not in Scope)

15. (N) Gas Meter
- Coordinate with Utility Company

16. (N) Fascia at Flat Roof Parapet
- Color: Black
- As Selected by Contactor
- Install per MFG's Specs

17. (N) Break Metal Wall Coping
- Color: Black
- No Oil Canning Will be Accepted
- As Selected by Contactor
- Install per MFG's Specs

18. (N) Power Meter
- Coordinate with Utility Company

19. (N) Standing Seam Metal Roofing
- See Roof and Drainage Plan
- As Selected by Contractor
- Install per MFG's Specs

20. (N) Guardrail
- Color: Black
- As Selected by Contractor
- Install per MFG's Specs

21. (N) Velux Electric "Fresh Air" Skylight
- Model: VCE 4646 - Curb Mounted or Equivalent
- As Selected by Contractor
- Install per MFG's Specs

22. (N) 3-Pipe Fence-Style Snow Guard
- As Selected by Contractor
- Install per MFG's Specs

23. (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 Buildup
- See Floor Framing Plan and Structural Details
- Install per MFG's Specs

FIELD VERIFY ALL MEASUREMENTS

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SHEET TITLE:

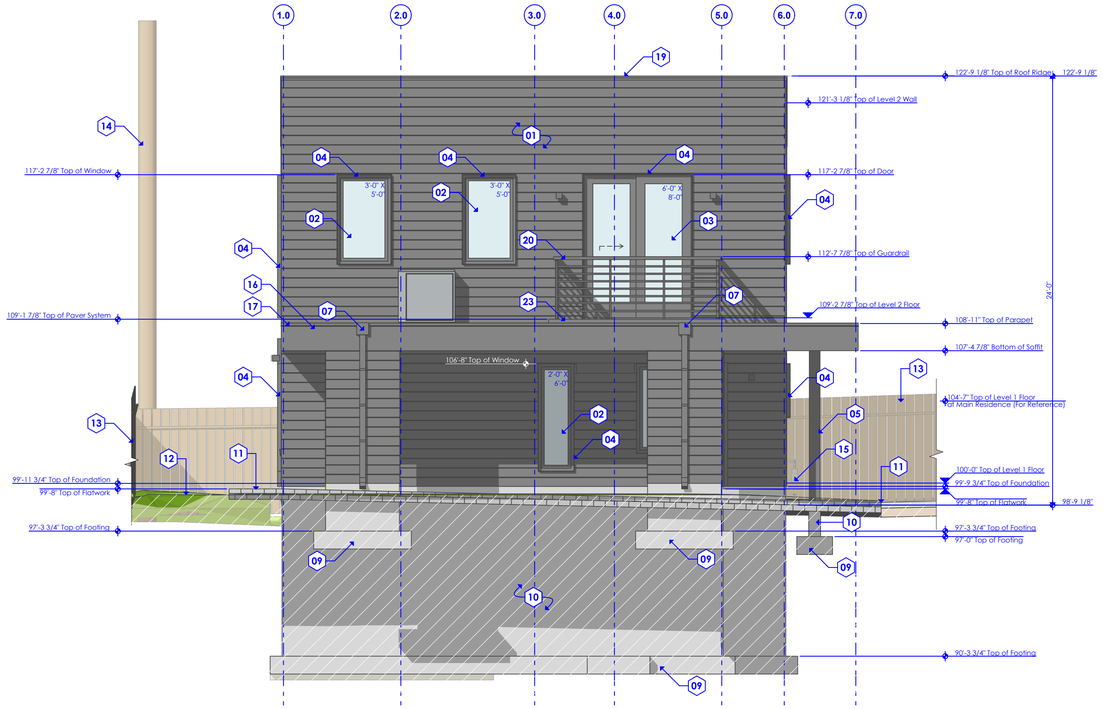
EXTERIOR ELEVATIONS

SCALE:

As Noted

SHEET NUMBER:

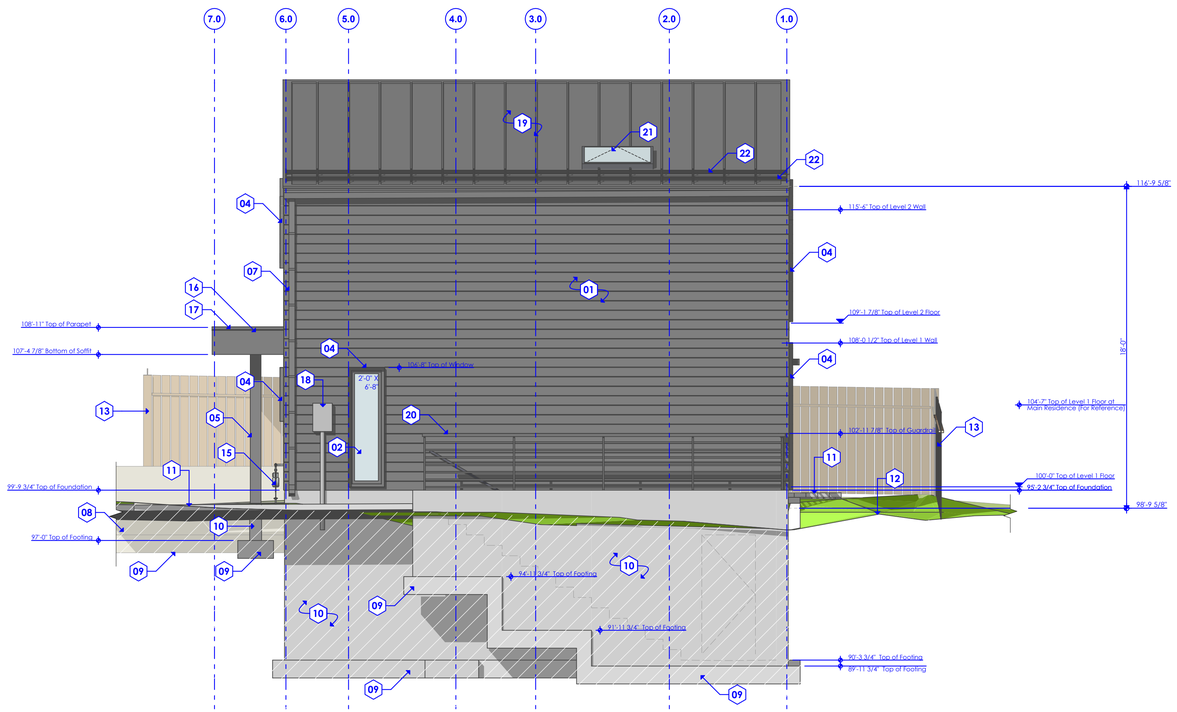
A 202



EAST ELEVATION - ADU

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

3A



WEST ELEVATION - ADU

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

1A

FIELD VERIFY ALL MEASUREMENTS

East & West Elevations

Keynotes:

01. (N) Exterior Wall Cladding
- See Wall Details & Install per MFG's Specs
- As Selected by Architect

02. (N) Glazing (TYP)
- See Window Schedule & Install per MFG's Specs

03. (N) Door
- See Door Schedule & Install per MFG's Specs

04. (N) Metal Trim
- Typ. at All Windows and Exterior Doors
- See Wall Detail & Install per MFG's Specs

05. (N) Column
- See Roof Framing Plan and Structural Details
- Color as Selected by Architect

06. (N) Cladded Awning Support
- See Roof Framing Plan and Structural Details
- Cladding to Match Structure
- Install per MFG's Specs

07. (N) Gutter & Associated Downspot
- Color: Black
- As Selected by Contractor
- Install per MFG's Specs

08. (N) Retaining Wall
- See Footing & Foundation Plan and Structural Details

09. (N) Footing (Typ.)
- See Footing & Foundation Plan and Structural Details

10. (N) Foundation Wall
- See Footing & Foundation Plan and Structural Details

11. (N) Flatwork
- See Architectural Site Plan

12. Proposed Grade
- See Grading and Drainage Plan

13. (E) Fence - Shown for Reference

14. (E) Utility Pole - Shown for Reference (Not in Scope)

15. (N) Gas Meter
- Coordinate with Utility Company

16. (N) Fascia at Flat Roof Parapet
- Color: Black
- As Selected by Contactor
- Install per MFG's Specs

17. (N) Break Metal Wall Coping
- Color: Black
- No Oil Canning Will be Accepted
- As Selected by Contactor
- Install per MFG's Specs

18. (N) Power Meter
- Coordinate with Utility Company

19. (N) Standing Seam Metal Roofing
- See Roof and Drainage Plan
- As Selected by Contractor
- Install per MFG's Specs

20. (N) Guardrail
- Color: Black
- As Selected by Contractor
- Install per MFG's Specs

21. (N) Velux Electric "Fresh Air" Skylight
- Model: VCE 4646 - Curb Mounted or Equivalent
- As Selected by Contractor
- Install per MFG's Specs

22. (N) 3-Pipe Fence-Style Snow Guard
- As Selected by Contractor
- Install per MFG's Specs

23. (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 Buildup
- See Floor Framing Plan and Structural Details
- Install per MFG's Specs

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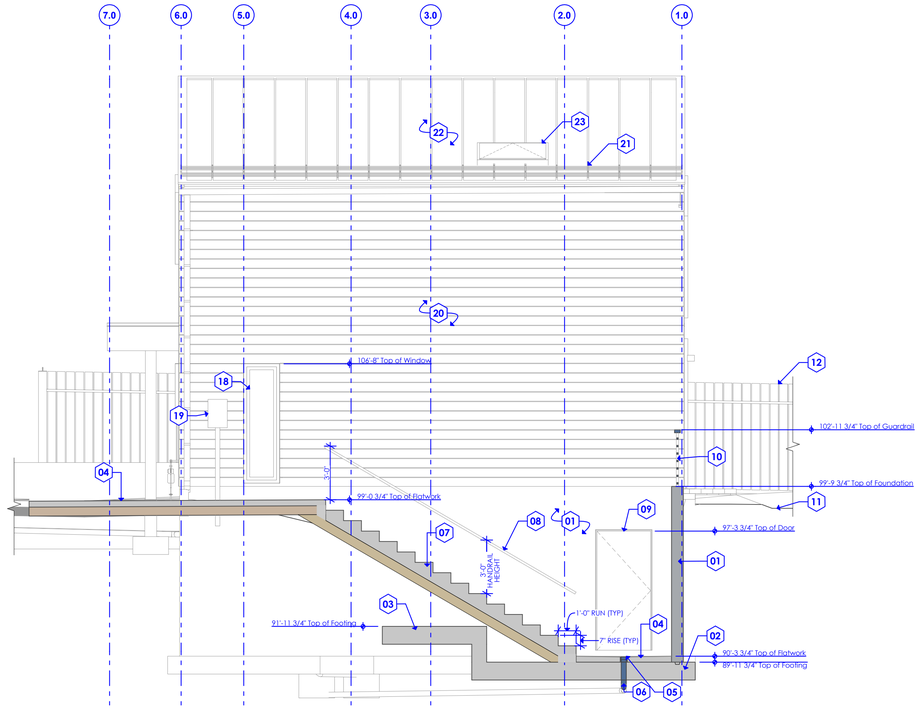
EXTERIOR ELEVATIONS

SCALE:
As Noted

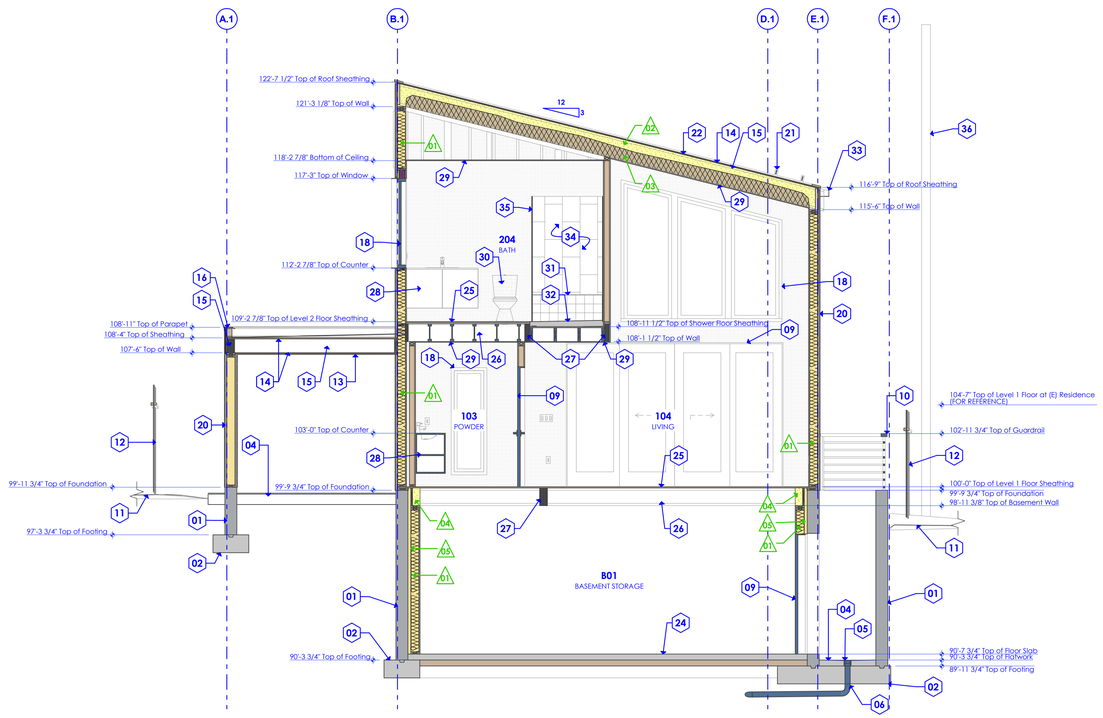
SHEET NUMBER:
A 203



EXTERIOR STAIR TO STORAGE BASEMENT

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

3A



LATERAL BUILDING SECTION AT LIVING / BATHROOM

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

1A

FIELD VERIFY ALL MEASUREMENTS

Building Sections - ADU

Keynotes:

01. (N) Foundation (TYP)
- See Footing & Foundation Plan and Structural Details

02. (N) Footing (TYP)
- See Footing & Foundation Plan and Structural Details

03. (N) Heel Footing
- Shown for Reference (See Footing & Foundation Plan)

04. (N) Flatwork
- See Architectural Site Plan

05. (N) Drain
- See Grading & Drainage Plan

06. (N) Drainage Pipe
- See Grading & Drainage Plan

07. (N) Concrete Stair
- See Architectural Site Plan

08. (N) Tubular Steel Handrail
- As Selected by Contractor

09. (N) Door
- See Door Schedule

10. (N) Guardrail
- As Selected by Contractor

11. Proposed Grade
- See Grading & Drainage Plan and Architectural Site Plan

12. (E) Fence
- Protect & Retain

13. (N) T&G Soffit
- As Selected by Contractor

14. (N) Roof Sheathing
- See Roof Framing Plan and Structural Details

15. (N) Roof Joist (TYP)
- See Roof Framing Plan and Structural Details

16. (N) Break Metal Coping
- See Exterior Elevations

17. (N) Waterproof Rubber Roof Surface
- As Selected by Contractor
- See Roof & Drainage Plan

18. (N) Window
- See Window Schedule

19. (N) Power Meter
- See Architectural Site Plan

20. (N) Exterior Cladding (TYP)
- See Exterior Elevations

21. (N) Snow Guard
- See Exterior Elevations and Roof & Drainage Plan

22. (N) Metal Roof
- See Exterior Elevations and Roof & Drainage Plan

23. (N) Skylight
- As Selected by Contractor

24. (N) Floor Slab
- See Footing & Foundation Plan and Structural Details

25. (N) Floor Sheathing
- See Floor Framing Plan and Structural Details

26. (N) Floor Joist (TYP)
- See Floor Framing Plan and Structural Details

27. (N) Floor Beam (TYP)
- See Floor Framing Plan and Structural Details

28. (N) Casework
- As Selected by Contractor

29. (N) Gypsum Board Ceiling
- Painted Finish as Selected by Contractor

30. (N) Water Closet
- As Selected by Contractor

31. (N) Shower Bench
- As Selected by Contractor

32. (N) Shower Pan
- As Selected by Contractor

33. (N) Gutter
- See Exterior Elevations

34. (N) Shower Tile
- As Selected by Contractor

35. (N) Shower Glass
- As Selected by Contractor

36. (E) Utility Pole
- Shown for Reference (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: Joist Perimeter Cavity
- R-21 Sprayed-In Closed Cell Polyurethane

05. Insulation: Foundation Wall
- R-10 (2') Rigid Poly-Iso Board

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SHEET TITLE:

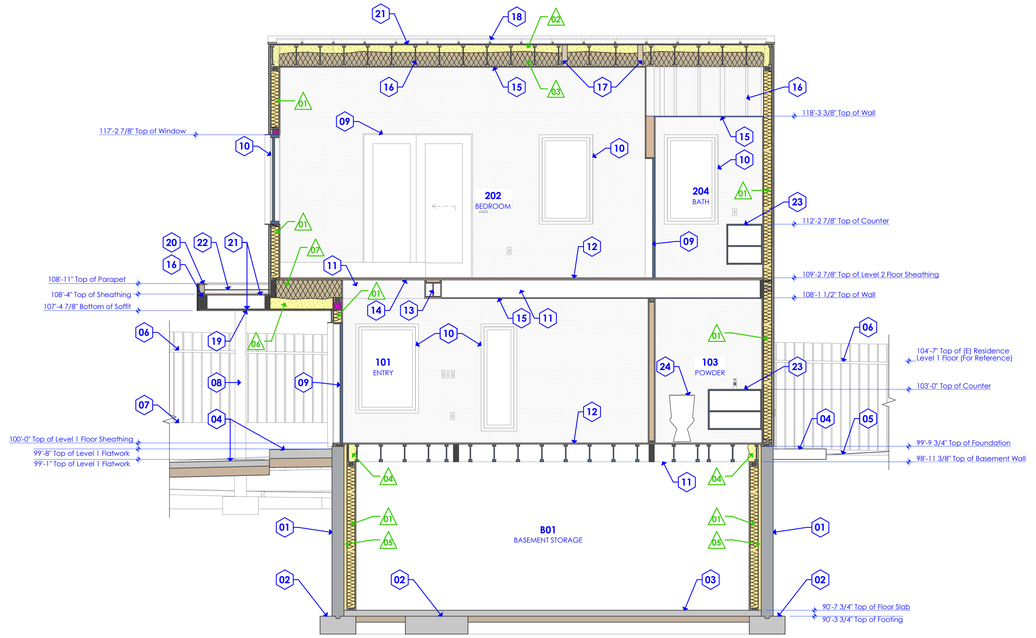
BUILDING SECTIONS

SCALE:

As Noted

SHEET NUMBER:

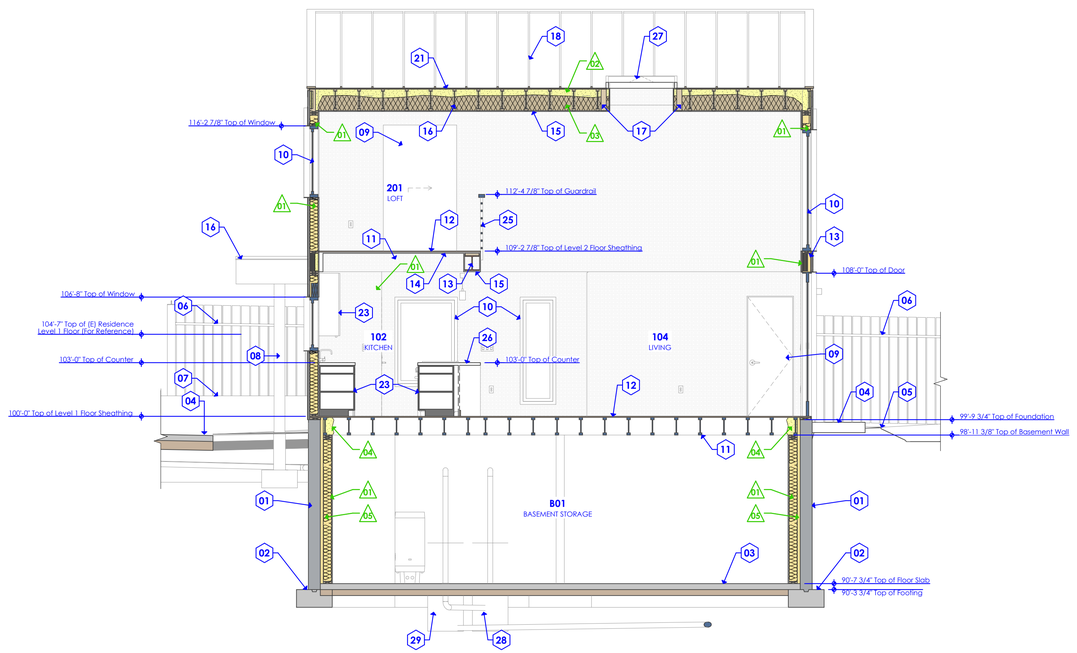
A 301



LONGITUDINAL BUILDING SECTION AT ENTRY / BATHROOM

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

3A



LONGITUDINAL BUILDING SECTION AT KITCHEN / LIVING

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

1A

FIELD VERIFY ALL MEASUREMENTS

Building Sections - ADU

Keynotes:

01. (N) Foundation (TYP)
- See Footing & Foundation Plan and Structural Details

02. (N) Footing (TYP)
- See Footing & Foundation Plan and Structural Details

03. (N) Heel Footing
- Shown for Reference (See Footing & Foundation Plan)

04. (N) Flatwork
- See Architectural Site Plan

05. (N) Drain
- See Grading & Drainage Plan

06. (N) Drainage Pipe
- See Grading & Drainage Plan

07. (N) Concrete Stair
- See Architectural Site Plan

08. (N) Tubular Steel Handrail
- As Selected by Contractor

09. (N) Door
- See Door Schedule

10. (N) Guardrail
- As Selected by Contractor

11. Proposed Grade
- See Grading & Drainage Plan and Architectural Site Plan

12. (E) Fence
- Protect & Retain

13. (N) T&G Soffit
- As Selected by Contractor

14. (N) Roof Sheathing
- See Roof Framing Plan and Structural Details

15. (N) Roof Joist (TYP)
- See Roof Framing Plan and Structural Details

16. (N) Break Metal Coping
- See Exterior Elevations

17. (N) Waterproof Rubber Roof Surface
- As Selected by Contractor
- See Roof & Drainage Plan

18. (N) Window
- See Window Schedule

19. (N) Power Meter
- See Architectural Site Plan

20. (N) Exterior Cladding (TYP)
- See Exterior Elevations

21. (N) Snow Guard
- See Exterior Elevations and Roof & Drainage Plan

22. (N) Metal Roof
- See Exterior Elevations and Roof & Drainage Plan

23. (N) Skylight
- As Selected by Contractor

24. (N) Floor Slab
- See Footing & Foundation Plan and Structural Details

25. (N) Floor Sheathing
- See Floor Framing Plan and Structural Details

26. (N) Floor Joist (TYP)
- See Floor Framing Plan and Structural Details

27. (N) Floor Beam (TYP)
- See Floor Framing Plan and Structural Details

28. (N) Casework
- As Selected by Contractor

29. (N) Gypsum Board Ceiling
- Painted Finish as Selected by Contractor

30. (N) Water Closet
- As Selected by Contractor

31. (N) Shower Bench
- As Selected by Contractor

32. (N) Shower Pan
- As Selected by Contractor

33. (N) Gutter
- See Exterior Elevations

34. (N) Shower Tile
- As Selected by Contractor

35. (N) Shower Glass
- As Selected by Contractor

36. (E) Utility Pole
- Shown for Reference (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: Joist Perimeter Cavity
- R-21 Sprayed-In Closed Cell Polyurethane

05. Insulation: Foundation Wall
- R-10 (2") Rigid Poly-Iso Board

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BUILDING SECTIONS

SCALE:

As Noted

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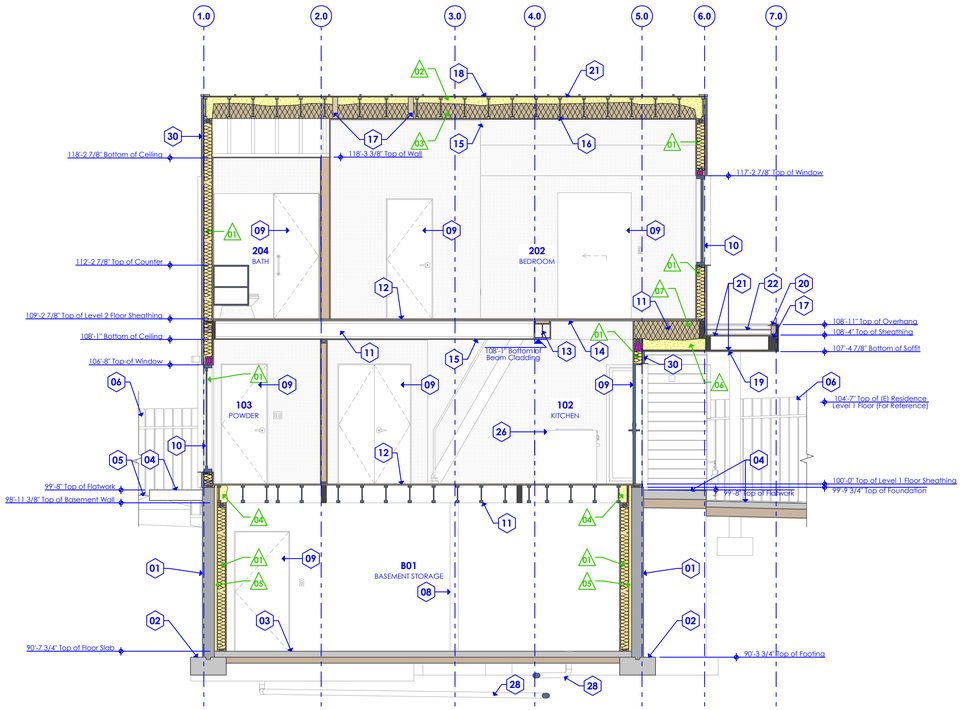
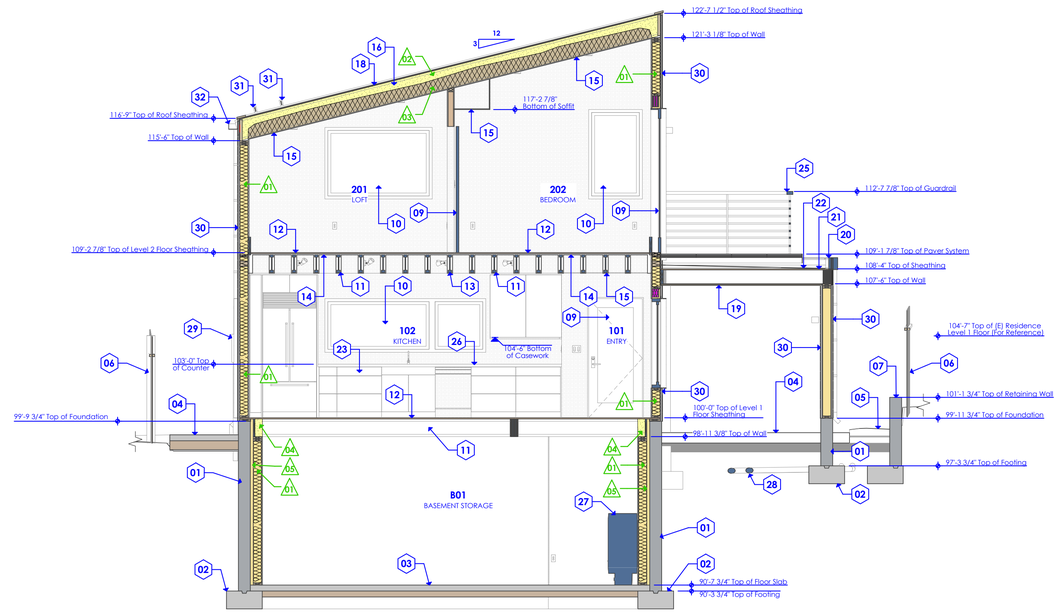
A 302



LONGITUDINAL BUILDING SECTION 3A

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



LATERAL BUILDING SECTION AT ENTRY / KITCHEN 1A

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

FIELD VERIFY ALL MEASUREMENTS

Building Sections - ADU

Keynotes:

01. (N) Foundation (TYP)
- See Footing & Foundation Plan and Structural Details

02. (N) Footing (TYP)
- See Footing & Foundation Plan and Structural Details

03. (N) Floor Slab
- See Footing & Foundation Plan and Structural Details

04. (N) Flatwork
- See Architectural Site Plan

05. Proposed Grade
- See Grading & Drainage Plan and Architectural Site Plan

06. (E) Fence
- Protect & Retain

07. (N) Retaining Wall
- See Footing & Foundation Plan and Structural Details
- See Architectural Site Plan

08. (N) Post
- See Roof Framing Plan & Structural Details

09. (N) Door
- See Door Schedule

10. (N) Window
- See Window Schedule

11. (N) Floor Joist (TYP)
- See Floor Framing Plan and Structural Details

12. (N) Floor Sheathing
- See Floor Framing Plan and Structural Details

13. (N) Floor Beam (TYP)
- See Floor Framing Plan and Structural Details

14. (N) T&G Ceiling
- As Selected by Contractor

15. (N) Gypsum Board Ceiling
- Painted Finish as Selected by Contractor

16. (N) Roof Joist (TYP)
- See Roof Framing Plan and Structural Details

17. (N) Roof Beam (TYP)
- See Roof Framing Plan and Structural Details

18. (N) Metal Roof
- See Exterior Elevations and Roof & Drainage Plan

19. (N) T&G Soffit
- As Selected by Contractor

20. (N) Break Metal Coping
- See Exterior Elevations

21. (N) Roof Sheathing
- See Roof Framing Plan and Structural Details

22. (N) Waterproof Rubber Roof Surface
- As Selected by Contractor
- See Roof & Drainage Plan

23. (N) Casework
- As Selected by Contractor

24. (N) Water Closet
- As Selected by Contractor

25. (N) Guardrail
- As Selected by Contractor

26. (N) Countertop
- As Selected by Contractor

27. (N) Water Heater
- As Selected by Contractor

28. (N) Drainage Pipe
- See Grading & Drainage Plan

29. (N) Power Meter
- See Architectural Site Plan

30. (N) Exterior Cladding (TYP)
- See Exterior Elevations

31. (N) Snow Guard
- See Exterior Elevations and Roof & Drainage Plan

32. (N) Gutter
- See Exterior Elevations

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: Joist Perimeter Cavity
- R-21 Sprayed-In Closed Cell Polyurethane

05. Insulation: Foundation Wall
- R-10 (2") Rigid Poly-Iso Board

06. Insulation: Floor Cavity
- R-21 Sprayed-In Closed Cell Polyurethane

07. Insulation: Floor Cavity
- Fill Remaining Cavity With R-20 Rockwool Batt

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SCALE:
As Noted

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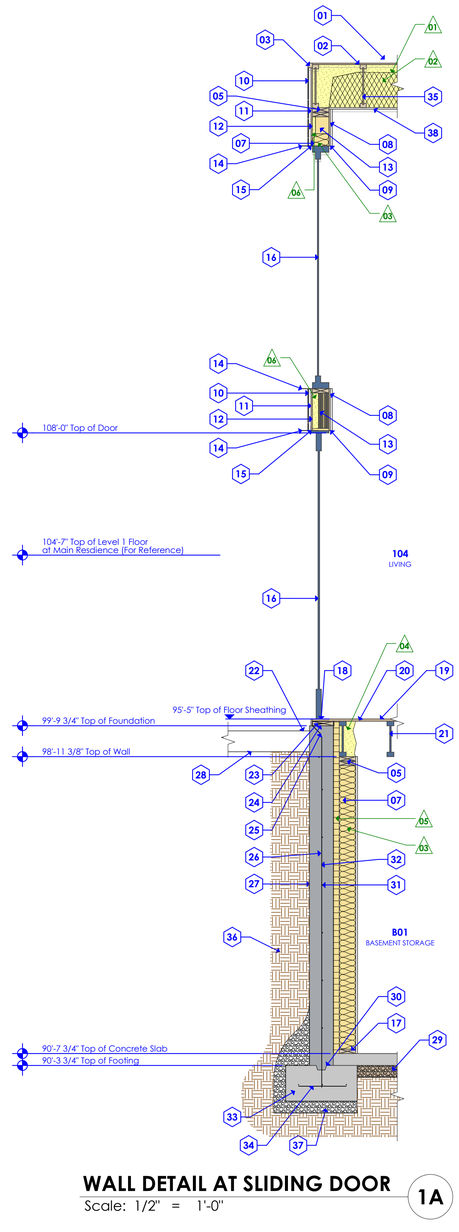
A 303



WALL DETAIL AT SLIDING DOOR

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

1A

Wall Detail At Sliding Door

Keynotes:

01. Standing Seam Metal Roof Over HT Ice & Water Shield
- 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. Interior Door Trim
- Finish as Selected by Contractor

10. Exterior Horizontal Cladding over 3/4" Vertical Furring Strips
- See Exterior Elevations

11. DELTA - DORKEN 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 Door (Typ).
- See Exterior Elevations

15. Counterflashing

16. Glazing Unit
- See Door / Window Schedule

17. 2x Base Plate

18. Threshold per Sliding Door MFG
- Verify Depth of Threshold to Align with Selected Finish Floor.
- Verify Sufficient Embedment Depth of Anchor Bolt at Sill Plate Below

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. Flatwork
- See Architectural Site Plan

23. 2x Sill Plate

24. Polyethelene Foam Sealer at Sill Plate & Foundation

25. Structural Anchor
- See Floor Framing Plan and Structural Details
- Verify Sufficient Embedment in Sill Plate for Door Threshold Above

26. Foundation Wall
- See Structural Details and Footing & Foundation Plan

27. Waterproofing at Foundation Wall
- As Selected by Architect

28. Proposed Grade
- See Grading & Drainage Plan

29. Compacted Earth at Crawl Space Floor
- See Footing & Foundation Plan and Structural Details

30. Capillary Break

31. Horizontal Reinforcement at Foundation Wall
- Shown for Reference Only
- See Structural Details

32. Vertical Reinforcement at Foundation Wall
- Shown for Reference Only
- See Structural Details

33. Footing
- See Structural Details and Footing & Foundation Plan

34. Reinforcement at Footing
- Shown for Representation Only
- See Structural Details

35. Roof Joist
- See Roof Framing Plan and Structural Details

36. Termite Protection

37. Footing and Slab Excavation as Directed by Structural Engineer

38. Gypsum Board Ceiling
- Finish as Selected by Contractor
- 1 Coat Primer, 2 Coats Paint

39. HVAC Duct (Shown for Reference - See Mechanical Plan)

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-19 Fiberglass Batt (Unfaced)

04. Insulation: Joist Perimeter Cavity
- R-21 Sprayed-In Closed Cell Polyurethane

05. Insulation: Foundation Wall
- R-10 (2") Rigid Poly-Iso Board

06. Insulation @ Header Beams
- Sprayed-in Closed Cell Polyurethane

FIELD VERIFY ALL MEASUREMENTS

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

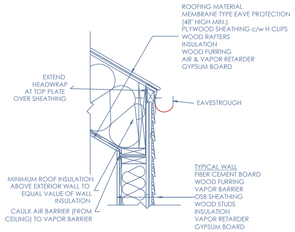
PHASE:
PRE-PERMIT

SHEET TITLE:
BUILDING SECTION & WALL DETAILS

SCALE:
As Noted

SHEET NUMBER:
A 304

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



ROOF/WALL INTERFACE DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ FIBER CEMENT [HEATING CLIMATE]

TYPICAL WALL CLADDING DETAIL 2D

NOT TO SCALE

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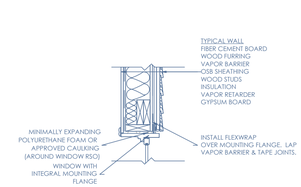

WINDOW HEAD DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ FIBER CEMENT [HEATING CLIMATE]

TYPICAL WALL CLADDING DETAIL 2C

NOT TO SCALE

GENERAL NOTES
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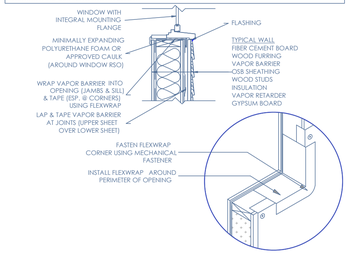

WINDOW SILL DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ FIBER CEMENT [HEATING CLIMATE]

TYPICAL WALL CLADDING DETAIL 2B

NOT TO SCALE

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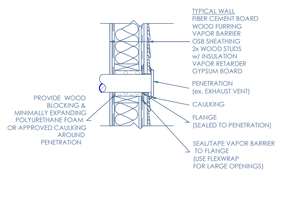

WALL PENETRATION DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ FIBER CEMENT [HEATING CLIMATE]

TYPICAL WALL CLADDING DETAIL 2A

NOT TO SCALE

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FLOOR/ WALL INTERFACE DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ FIBER CEMENT [HEATING CLIMATE]

TYPICAL WALL CLADDING DETAIL 1D

NOT TO SCALE

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CANTILEVERED FLOOR DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ FIBER CEMENT [HEATING CLIMATE]

TYPICAL WALL CLADDING DETAIL 1C

NOT TO SCALE

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BASE OF WALL DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ FIBER CEMENT [HEATING CLIMATE]

TYPICAL WALL CLADDING DETAIL 1B

NOT TO SCALE

TYPICAL WALL ISOMETRIC
RESIDENTIAL WOOD FRAME STRUCTURE w/ FIBER CEMENT [HEATING CLIMATE]

TYPICAL WALL CLADDING DETAIL 1A

NOT TO SCALE

FIELD VERIFY ALL MEASUREMENTS

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SALT LAKE CITY, UTAH 84117
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CONSULTANT INFO:

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JIM ALLRED

PROJECT LOCATION:
956 EAST 300 SOUTH

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84102

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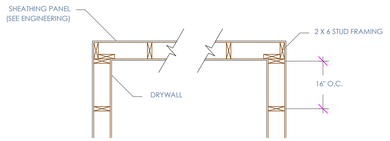
ARCHITECTURAL DETAILS - FLASHING DETAILS

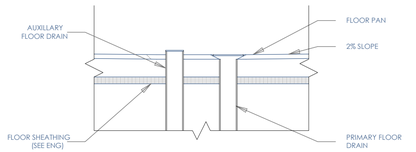
SCALE:
As Noted

SHEET NUMBER:
A 501



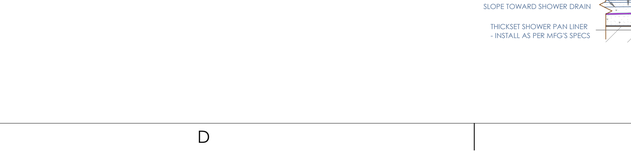
TYPICAL CORNER FRAMING DETAIL — 4D

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



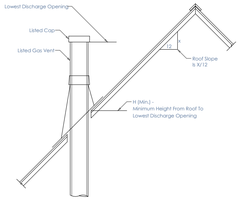
LAUNDRY AUXILARY DRAIN DETAIL — 3D

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



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

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



GAS VENT TERMINATION DETAIL — 2C

NOT TO SCALE

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

TYPE OF VENTING SYSTEM TO BE USED

TYPE OF VENTING SYSTEM DETAIL — 4B

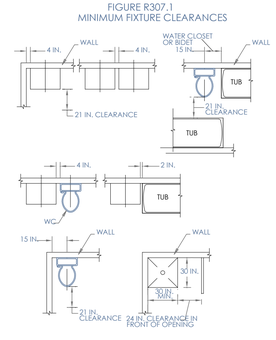
NOT TO SCALE

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

CLEARANCE FOR CONNECTORS DETAIL — 3B

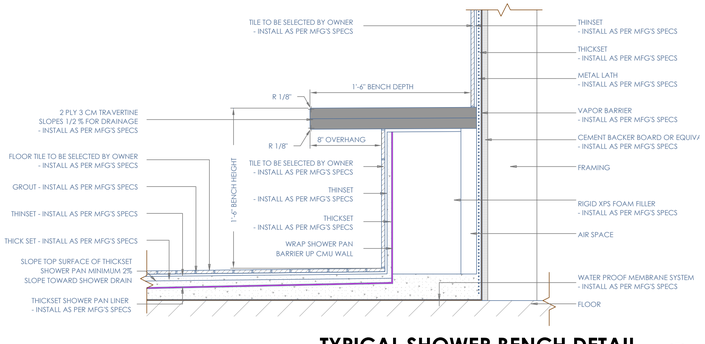
NOT TO SCALE

FIGURE R307.1
MINIMUM FIXTURE CLEARANCES



MIN FIXTURE CLEARANCE — 2B

NOT TO SCALE



TYPICAL SHOWER BENCH DETAIL — 1B

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

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

MIN. REQ EXHAUST RATES FOR ONE-AND TWO-FAMILY DWELLINGS — 4A

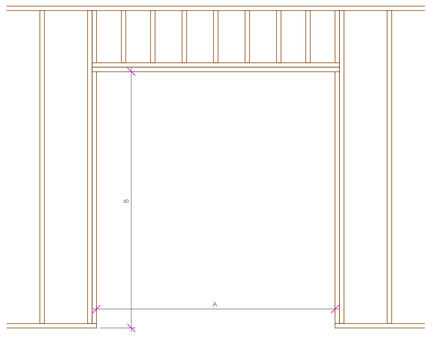
NOT TO SCALE

TYPE OF PROTECTION APPLIED TO AND COVERING ALL SURFACES OF COMBUSTIBLE MATERIAL WITHIN THE DISTANCE SPECIFIED AS THE REQUIRED CLEARANCE WITH NO PROTECTION	WHERE THE REQUIRED CLEARANCE WITH NO PROTECTION FROM APPLIANCE, VENT CONNECTOR, OR SINGLE WALL METAL PIPE IS:									
	36 inches		18 inches		12 inches		9 inches		6 inches	
	Allowable clearances with specified protection (inches). Use column 1 for clearances above an appliance or horizontal connector. Use column 2 for clearances from an appliance, vertical connector and single-wall metal pipe.									
	Above column 1	Sides and rear column 2	Above column 1	Sides and rear column 2	Above column 1	Sides and rear column 2	Above column 1	Sides and rear column 2	Above column 1	Sides and rear column 2
3 1/2 - inch masonry wall without ventilated air space	—	24	—	12	—	9	—	6	—	5
1/2 - inch insulation board over 1-inch glass fiber or mineral wood batts	24	18	12	9	9	6	6	5	4	3
24 gage sheet metal over 1-inch glass fiber or mineral wool batts reinforced with wire on rear face with ventilated air space	18	12	9	6	6	4	5	3	3	3
3 1/2 - inch thick masonry wall with ventilated airspace	—	12	—	6	—	6	—	6	—	6
24 gage sheet metal with ventilated air space	18	12	9	6	6	4	5	3	3	2
1/2-inch thick insulation board with ventilated air space	18	12	9	6	6	4	5	3	3	3
24 gage sheet metal with ventilated air space over 24 gage sheet metal with ventilated air space	18	12	9	6	6	4	5	3	3	3
1-inch glass fiber or mineral wool batts sandwiched between two sheets 24 gage sheet metal with ventilated air space	18	12	9	6	6	4	5	3	3	3

TYPE OF VENTING SYSTEM DETAIL — 3A

NOT TO SCALE

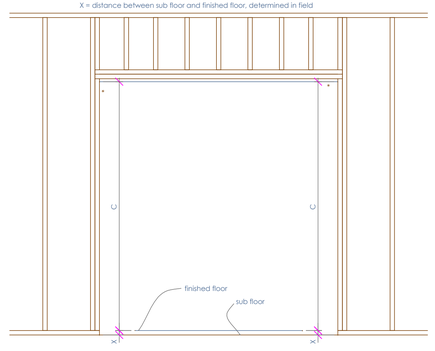
CONSTRUCTION OF ROUGH OPENING

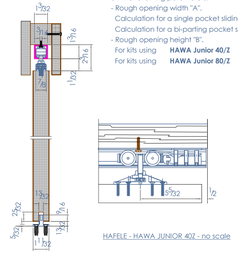


HEADER ASSEMBLY LOCATION

* Location of marks

X = distance between sub floor and finished floor, determined in field





HAFELE - HAWA JUNIOR 40Z - no scale

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 + 5-3/4"

2) Preparation of the header assembly:
Header assembly is pre-manufactured for either 36" or 48" wide doors:
- Other standard door sizes are marked on the 36" header assembly in the following increments (24", 28", 30", 32", 36").
- 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 deader 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 appropiate 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 — 1A

NOT TO SCALE

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
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CONSULTANT INFO:

PREPARED FOR:
JIM ALLRED

PROJECT LOCATION:
956 EAST 300 SOUTH

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MARK	DATE	DESCRIPTION

PHASE:
PRE-PERMIT

SHEET TITLE:
ARCHITECTURAL DETAILS - DETAILS

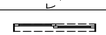
SCALE:
As Noted

SHEET NUMBER:
A 502

DOOR SCHEDULE: LEVEL 1 - ADU

ID#	DOOR SIZE		THICKNESS	HARDWARE				SWING STYLE	2D SYMBOL	3D VIEW	MANUFACTURER	STYLE	TEMPERED	MATERIAL	NOTES
	WIDTH	HEIGHT		LOCKSET	COUNT	FINISH	MANUFACTURER | MODEL								
11	3'-0"	6'-8"	1 3/4"	PRIVATE LOCK				LEFT					YES	WOOD / GLASS	
12	4'-0"	6'-8"	1 3/4"	PASSAGE				DOUBLE					NO	WOOD - SOLID CORE	
13	2'-6"	6'-8"	1 3/4"	PRIVATE LOCK				RIGHT					NO	WOOD - SOLID CORE	
14	12'-0"	8'-0"	OEM	PRIVATE LOCK				SLIDER					YES	WOOD / GLASS	

DOOR SCHEDULE: LOFT - ADU

ID#	DOOR SIZE		THICKNESS	HARDWARE				SWING STYLE	2D SYMBOL	3D VIEW	MANUFACTURER	STYLE	TEMPERED	MATERIAL	NOTES
	WIDTH	HEIGHT		LOCKSET	COUNT	FINISH	MANUFACTURER | MODEL								
15	4'-0"	7'-0"	1 3/4"	PRIVATE LOCK				EXTERNAL SLIDER					NO	WOOD - SOLID CORE	
16	2'-6"	6'-8"	1 3/4"	PASSAGE				LEFT					NO	WOOD - SOLID CORE	
17	2'-6"	6'-8"	1 3/4"	PRIVATE LOCK				LEFT					NO	WOOD - SOLID CORE	
18	2'-6"	7'-0"	1 3/4"	PASSAGE				DOUBLE ACTING					YES	GLASS	
19	6'-0"	8'-0"	1 3/4"	PRIVATE LOCK				SLIDER					YES	WOOD / GLASS	

DOOR SCHEDULE: CRAWL SPACE - ADU

ID#	DOOR SIZE		THICKNESS	HARDWARE				SWING STYLE	2D SYMBOL	3D VIEW	MANUFACTURER	STYLE	TEMPERED	MATERIAL	NOTES
	WIDTH	HEIGHT		LOCKSET	COUNT	FINISH	MANUFACTURER | MODEL								
20	3'-0"	6'-8"	1 3/4"	PRIVATE LOCK				RIGHT					NO	WOOD - SOLID CORE	

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.

FIELD VERIFY ALL MEASUREMENTS

TRIUMPH
DESIGN BUILD

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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:
DOOR SCHEDULES

SCALE:
As Noted

SHEET NUMBER:
A 601

WINDOW SCHEDULE: LEVEL 1 - ADU

ID#	WINDOW SIZE		OPERATION STYLE	HEADER HEIGHT (TO (E) LVL 1)	2D SYMBOL	3D VIEW	MANUFACTURER	MODEL SERIES	MATERIAL	EXTERIOR SASH COLOR	TEMPERED	NOTES
	WIDTH	HEIGHT										
15	3'-6"	5'-0"	FIXED	2'-1"					WOOD / ALUMINUM CLAD	FLAT BLACK	NO	
16	2'-0"	6'-0"	FIXED	2'-1"					WOOD / ALUMINUM CLAD	FLAT BLACK	YES	
17	2'-0"	6'-0"	FIXED	2'-1"					WOOD / ALUMINUM CLAD	FLAT BLACK	YES	
18	2'-0"	6'-8"	FIXED	2'-1"					WOOD / ALUMINUM CLAD	FLAT BLACK	YES	
19	6'-0"	3'-0"	FIXED	2'-1"					WOOD / ALUMINUM CLAD	FLAT BLACK	NO	COMBINES W/ WINDOW #20
20	3'-0"	3'-0"	AWNING	2'-1"					WOOD / ALUMINUM CLAD	FLAT BLACK	NO	COMBINES W/ WINDOW #19

WINDOW SCHEDULE: LOFT - ADU

ID#	WINDOW SIZE		OPERATION STYLE	HEADER HEIGHT (TO (E) LVL 1)	2D SYMBOL	3D VIEW	MANUFACTURER	MODEL SERIES	MATERIAL	EXTERIOR SASH COLOR	TEMPERED	NOTES
	WIDTH	HEIGHT										
21	6'-0"	4'-0"	FIXED	11'-7 7/8"					WOOD / ALUMINUM CLAD	FLAT BLACK	NO	
22	3'-0"	5'-0"	FIXED	12'-7 7/8"					WOOD / ALUMINUM CLAD	FLAT BLACK	NO	
23	3'-0"	5'-0"	FIXED	12'-7 7/8"					WOOD / ALUMINUM CLAD	FLAT BLACK	NO	
24	3'-0"	5'-0"	FIXED	12'-7 7/8"					WOOD / ALUMINUM CLAD	FLAT BLACK	NO	
25	3'-0"	7'-11 1/4"	FIXED	12'-7 1/8"					WOOD / ALUMINUM CLAD	FLAT BLACK	NO	COMBINES W/ WINDOW #26 & #27
26	3'-0"	7'-2 1/4"	FIXED	11'-10 1/8"					WOOD / ALUMINUM CLAD	FLAT BLACK	NO	COMBINES W/ WINDOW #25 & #27
27	3'-0"	6'-5 1/4"	FIXED	11'-1 1/8"					WOOD / ALUMINUM CLAD	FLAT BLACK	NO	COMBINES W/ WINDOW #25 & #26

Windows

General Notes:

01. 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.
02. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 sq. ft.
03. All emergency escape and rescue openings shall have a min. net clear opening height of 24 in.
04. All emergency escape and rescue openings shall have a minimum net clear opening width of 20 in.
05. Emergency escape and rescue openings shall be operational from inside of the room without the use of keys, tools or special knowledge.
06. 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.
07. 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.
08. 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.
09. 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.
10. 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.
11. A ladder shall be allow to encroach a maximum of 6 in. into the required dimensions of the window well.
12. Glazing in an exposed area of an individual pane larger than 9 square feet shall be tempered.
13. Glazing where the bottom edge of an individual fixed or operable panel is less than 18 inches above the floor shall be tempered.
14. Glazing where the top edge of an individual fixed or operable panel is more than 36 inches above the floor shall be tempered.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. Site built windows shall comply with section 2404 of the International Building Code.
21. Coordinate with Owner for All Door & Window Selections
22. FIELD VERIFY ALL DIMENSIONS, CLEARANCES, AND ELEVATIONS.
23. FIELD VERIFY DIMENSIONS COORDINATE HEAD HEIGHTS WITH ELEVATIONS

FIELD VERIFY ALL MEASUREMENTS

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PHASE:
PRE-PERMIT

SHEET TITLE:
WINDOW SCHEDULES

SCALE:
As Noted

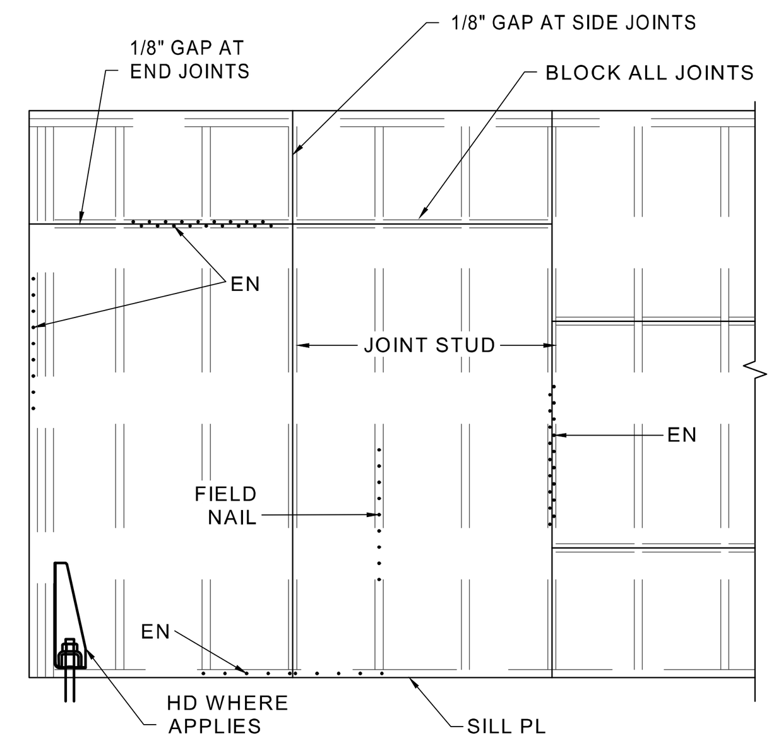
SHEET NUMBER:
A 602

SHEAR WALL SCHEDULE

SYM.	SHEATHING THICK.	SHEATHING TYPE[1]	NAILING[3] EDGE (E.N.) SIZE	EDGE (E.N.) SPACING	FIELD (F.N.) SIZE	FIELD (F.N.) SPACING	STUDS[4] EDGE SIZE	FIELD SIZE	FIELD SPACING	MIN.[10] SHEAR	ANCHOR[11] BOLT	ANCHOR BOLT SPACING	COMMENTS
SW-1	7/16"	OSB	8d	6" O.C.	8d	12" O.C.	2x	2x	16" O.C.	260 PLF	5/8"Øx10"	32" O.C.	-
SW-2	7/16"	OSB	8d	4" O.C.	8d	12" O.C.	3x	2x	16" O.C.	380 PLF	5/8"Øx10"	32" O.C.	-
SW-3	7/16"	OSB	8d	3" O.C.	8d	12" O.C.	3x[6]	2x	16" O.C.	490 PLF	5/8"Øx10"	16" O.C.	-
SW-4	7/16"	OSB	8d	2" O.C.	8d	12" O.C.	3x[6]	2x	16" O.C.	640 PLF	5/8"Øx10"	16" O.C.	-
SW-5	7/16"	OSB	8d	4" O.C.	8d	12" O.C.	3x[7]	2x	16" O.C.	760 PLF	3/4"Øx12"	16" O.C.	SHEATH BOTH SIDES. 3x SILL PL REQ.
SW-6	7/16"	OSB	8d	3" O.C.	8d	12" O.C.	3x[7]	2x	16" O.C.	900 PLF	3/4"Øx12"	16" O.C.	SHEATH BOTH SIDES. 3x SILL PL REQ.
SW-7	7/16"	OSB	8d	2" O.C.	8d	12" O.C.	3x[7]	2x	16" O.C.	1280 PLF	3/4"Øx12"	12" O.C.	SHEATH BOTH SIDES. 3x SILL PL REQ.

NOTES:

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



SHEAR WALL SHEATHING NOTES:

1. CENTER THE EDGE OF SHEATHING ON STUDS AND BLOCKS.
2. VERTICAL INSTALLATION OF SHEATHING IS TYPICAL.
3. SHEATHING MAY BE INSTALLED HORIZONTALLY.

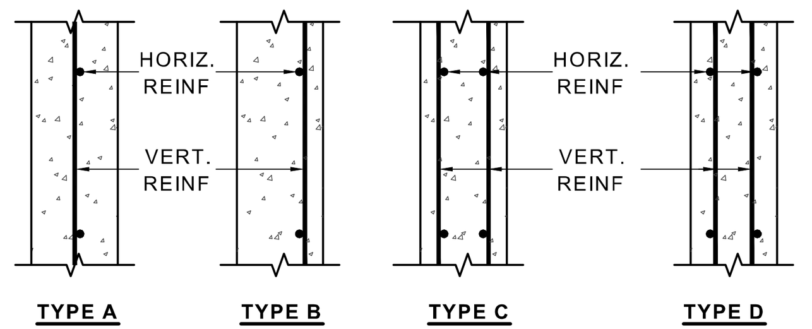
FOUNDATION WALL SCHEDULE

MARK	WALL THICKNESS	VERTICAL REINF. SIZE	VERTICAL REINF. SPACING	HORIZ REINF. SIZE	HORIZ REINF. SPACING	REINF. POSITION	TYPE
CW-1	8"	#5	18" O.C.	#5	18" O.C.	CENTER	TYPE A
CW-2	8"	#5	12" O.C.	#5	18" O.C.	CENTER	TYPE A
CW-3	14"	#4 #4	18" O.C. 18" O.C.	#4 #4	12" O.C. 12" O.C.	INSIDE OUTSIDE	TYPE C

NOTES:

1. HORIZONTAL WALL REINFORCING SHALL BE CONTINUOUS THRU CONSTRUCTION AND CONTROL JOINTS.
2. SPLICES IN HORIZONTAL WALL REINFORCING SHALL BE STAGGERED SUCH THAT SPLICES DO NOT OVERLAP. SPLICES IN TO CURTAINS SHALL NOT OCCUR IN THE SAME LOCATION.
3. HOOK HORIZONTAL SHEAR WALL REINFORCEMENT AROUND VERTICAL REINFORCEMENT WITH 90 DEGREE HOOK
4. CONCRETE SHEAR WALLS SHALL BE DOWELED TO FOOTING WITH DOWELS TO MATCH VERTICAL REINFORCEMENT.

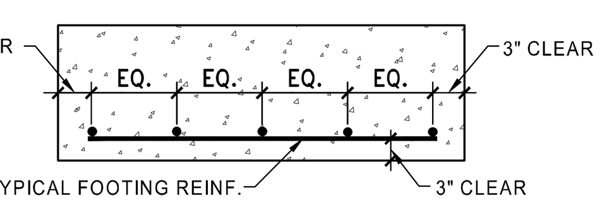
PLACEMENT TYPE



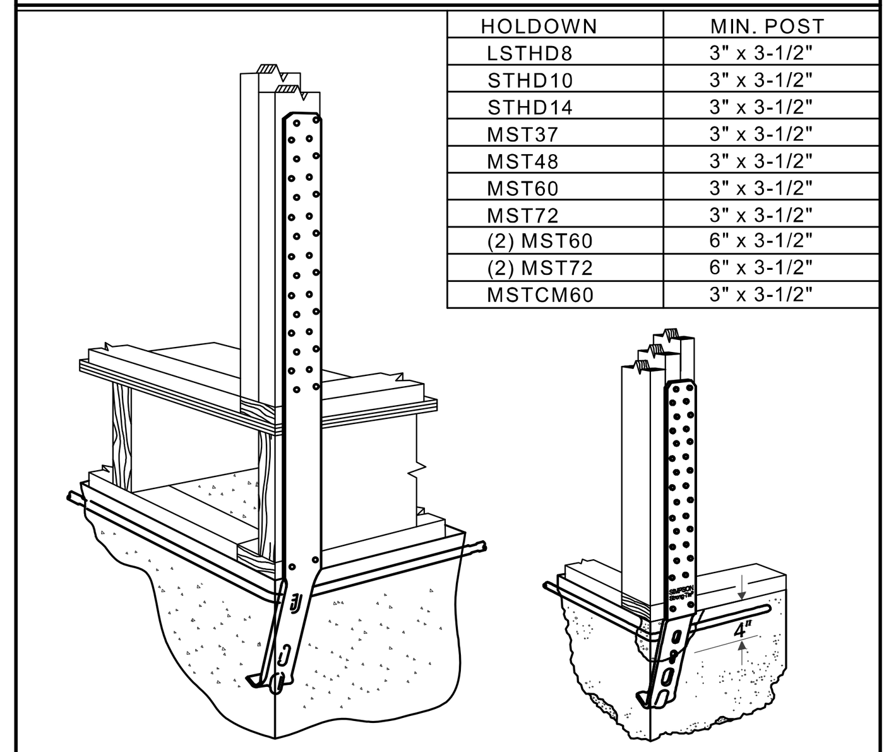
FOOTING SCHEDULE

MARK	WIDTH	LENGTH	DEPTH	REINFORCING CROSSWISE NO.	SIZE	LENGTH	SPACING	REINFORCING LENGTHWISE NO.	SIZE	LENGTH	SPACING	NOTES
FC-1.7	1'-8"	CONT.	10"	-	-	-	-	2	#4	CONT.	EQ.	-
FC-2.0	2'-0"	CONT.	12"	-	-	-	-	3	#4	CONT.	EQ.	-
FC-2.5	2'-6"	CONT.	12"	-	#5	2'-0"	14"	3	#5	CONT.	EQ.	-
FC-3.0	3'-0"	CONT.	12"	-	#5	2'-6"	14"	3	#5	CONT.	EQ.	-
FC-3.5	3'-6"	CONT.	12"	-	#5	3'-0"	14"	3	#5	CONT.	EQ.	-
FC-4.0	4'-0"	CONT.	12"	-	#5	3'-6"	14"	4	#5	CONT.	EQ.	-
FC-4.5	4'-6"	CONT.	12"	-	#5	4'-0"	14"	4	#5	CONT.	EQ.	-
FT-1.5	1'-6"	CONT.	10"	-	-	-	-	2	#4	CONT.	EQ.	THICKENED SLAB
FT-2.0	2'-0"	CONT.	10"	-	-	-	-	3	#4	CONT.	EQ.	THICKENED SLAB
FS-2.0	2'-0"	2'-0"	12"	3	#5	1'-6"	EQ.	3	#4	1'-6"	EQ.	-
FS-2.5	2'-6"	2'-6"	12"	3	#5	2'-0"	EQ.	3	#5	2'-0"	EQ.	-
FS-3.0	3'-0"	3'-0"	12"	3	#5	2'-6"	EQ.	3	#5	2'-6"	EQ.	-
FS-3.5	3'-6"	3'-6"	12"	3	#5	3'-0"	EQ.	3	#5	3'-0"	EQ.	-
FS-4.0	4'-0"	4'-0"	12"	4	#5	3'-6"	EQ.	4	#5	3'-6"	EQ.	-
FS-4.5	4'-6"	4'-6"	12"	4	#5	4'-0"	EQ.	4	#5	4'-0"	EQ.	-
FS-5.0	5'-0"	5'-0"	14"	5	#5	4'-6"	EQ.	5	#5	4'-6"	EQ.	-
FS-5.5	5'-6"	5'-6"	14"	6	#5	5'-0"	EQ.	6	#5	5'-0"	EQ.	-
FS-6.0	6'-0"	6'-0"	15"	7	#5	5'-6"	EQ.	7	#5	5'-6"	EQ.	-
FS-6.5	6'-6"	6'-6"	15"	7	#5	6'-0"	EQ.	7	#5	6'-0"	EQ.	-
FS-7.0	7'-0"	7'-0"	16"	7	#6	6'-6"	EQ.	7	#6	6'-6"	EQ.	-
FS-7.5	7'-6"	7'-6"	16"	7	#6	7'-0"	EQ.	7	#6	7'-0"	EQ.	-
FS-8.0	8'-0"	8'-0"	18"	8	#6	7'-6"	EQ.	8	#6	7'-6"	EQ.	-

TYPICAL FOOTING SECTION



HOLDOWN STRAP - TYP. SCHEDULE



HOLDOWN	MIN. POST
LSTHD8	3" x 3-1/2"
STHD10	3" x 3-1/2"
STHD14	3" x 3-1/2"
MST37	3" x 3-1/2"
MST48	3" x 3-1/2"
MST60	3" x 3-1/2"
MST72	3" x 3-1/2"
(2) MST60	6" x 3-1/2"
(2) MST72	6" x 3-1/2"
MSTCM60	3" x 3-1/2"

MINIMUM NAILING SCHEDULE

No.	CONNECTION	NAILING No.	NAILING SIZE	NAILING SPACING	STAPLES No.	STAPLES SIZE	STAPLES SPACING	LOCATION
1	BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	3	8d	--	3	3"-14 GA.	--	TOENAIL EA. END
1A	BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	2 2	8d 16d	-- --	2 2	3"-14 GA. 3"-14 GA.	-- --	TOENAIL EA. END END NAIL
1B	FLAT BLOCKING TO TRUSS & WEB FILLER	--	16d	6" O.C.	--	3"-14 GA.	6" O.C.	FACE NAIL
5	COLLAR TIE TO RAFTER	3	10d	--	4	3"-14 GA.	--	FACE NAIL
6	RAFTER OR TRUSS TO TOP PLATE	3	10d	--	4	3"-14 GA.	--	TOENAIL
7	ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS; OR ROOF RAFTER TO 2" RIDGE BEAM	2 3	16d 10d	-- --	-- --	3"-14 GA. 3"-14 GA.	12" O.C. 12" O.C.	END NAIL FACE NAIL
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	--	16d	24" O.C.	3	3"-14 GA.	16" O.C.-	FACE NAIL
9	STUD TO STUD & ABUTTING STUDS @ INTERSECTING WALL CORNERS (@ BRACED WALL PANELS)	--	16d	16" O.C.	3	3"-14 GA.	12" O.C.	FACE NAIL
10	BUILT-UP HEADER (2" TO 2" HEADER)	--	16d	16" O.C.	--	--	--	LOCATION NOTE 1.
11	CONTINUOUS HEADER TO STUD	4	8d	--	--	--	--	TOENAIL
12	TOP PLATE TO TOP PLATE	--	16d	16" O.C.	--	3"-14 GA.	12" O.C.	FACE NAIL
13	TOP PLATE TO TOP PLATE, AT END JOINTS	8	16d	--	12	3"-14 GA.	--	LOCATION NOTE 2.
14	BOTTOM PLATE TO JOIST, RIM JOIST, OR BLOCKING (NOT AT BRACED WALL PANELS)	--	16d	16" O.C.	--	3"-14 GA.	12" O.C.	FACE NAIL
15	BOTTOM PLATE TO JOIST, RIM JOIST, OR BLOCKING AT BRACED WALL PANELS	2	16d	16" O.C.	4	3"-14 GA.	16" O.C.	FACE NAIL
16	STUD TO TOP OR BOTTOM PLATE	4 2	8d 16d	-- --	4 3	3"-14 GA. 3"-14 GA.	-- --	TOENAIL END NAIL
17	TOP PLATES, LAPS AT CORNERS & INTERSECTIONS	2	16d	--	3	3"-14 GA.	--	FACE NAIL
21	JOIST TO SILL, TOP PLATE OR GIRDER	3	8d	--	3	3"-14 GA.	--	TOENAIL
22	RIM JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	--	8d	6" O.C.	4	3"-14 GA.	6" O.C.	FACE NAIL
26	BUILT-UP GIRDERS & BEAMS, 2" LUMBER LAYERS	-- -- 2	20d 10d 20d	32" O.C. 24" O.C. --	-- -- 3	-- 3"-14 GA. 3"-14 GA.	-- -- --	LOCATION NOTE 4. LOCATION NOTE 3. LOCATION NOTE 5.
27	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3	16d	--	4	3"-14 GA.	--	LOCATION NOTE 5.
28	JOIST TO RIM JOIST	3	16d	--	4	3"-14 GA.	--	END NAIL
29	BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	3	16d	--	2	3"-14 GA.	--	EACH END, TOENAIL

GENERAL NOTES:

1. 8d NAILS = 8d COMMON (2-1/2" x 0.131").
2. 10d NAILS = 10d COMMON (3" x 0.148").
3. 16d NAILS = 16d COMMON (3-1/2" x 0.162")
4. STAPLES SHALL HAVE A MIN. CROWN WIDTH OF 7/16".
5. SEE IBC TABLE 2304.10.1 FOR ADDITIONAL NAILING REQ.

LOCATION NOTES:

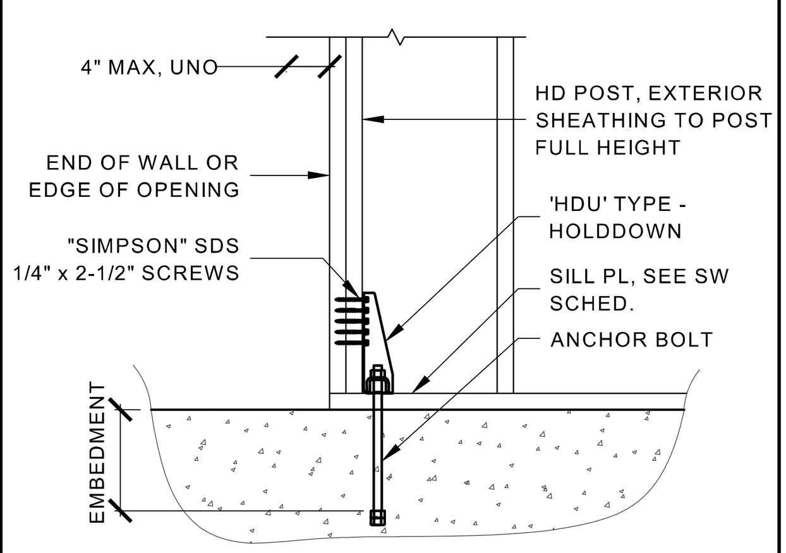
1. EACH EDGE, FACE NAIL
2. EACH SIDE OF END JOINT, FACE NAIL
3. 24" O.C. FACE NAIL @ TOP & BOTTOM STAGGERED ON OPP. SIDES.
4. 32" O.C. FACE NAIL @ TOP & BOTTOM STAGGERED ON OPP. SIDES.
5. ENDS AND AT EACH SPLICE, FACE NAIL

'HDU' TYPE HOLDDOWN SCHEDULE

MARK	HOLDDOWN POST	"SIMPSON" SDS 1/4" x 2.5"	ANCHOR BOLT DIA.	EMBEDMENT DEPTH
HDU2	3" x 3-1/2"	(6)	SB 5/8" Ø x 24"	1'-6"
HDU4	3" x 3-1/2"	(10)	SB 5/8" Ø x 24"	1'-6"
HDU5	3" x 3-1/2"	(14)	SB 5/8" Ø x 24"	1'-6"
HDU8	4-1/2" x 3-1/2"	(20)	SB 7/8" Ø x 24"	0'-6"
HDU11	4-1/2" x 3-1/2"	(30)	SB 1"Ø x30"	2'-0"
HDU14	5-1/2" x 5-1/2"	(36)	PAB 8 (1")	0'-11"

'HDU' TYPE HOLDOWN NOTES:

1. SB ANCHOR BOLTS EMBEDMENT DEPTH IS DEPTH INTO THE FOUNDATION WALL, PROVIDE FOUNDATION WALL DEPTH EQUAL TO ANCHOR BOLT EMBEDMENT PLUS 2".
2. PAB ANCHOR BOLT EMBEDMENT DEPTH IS DEPTH INTO THE FOOTING. INCREASE FOOTING DEPTH WHERE EMBEDMENT LENGTH PLUS 3" IS GREATER THAN FOOTING DEPTH SPECIFIED.
3. ALL HOLDDOWNS SPECIFIED ARE "SIMPSON - STRONG TIE", SEE GENERAL STRUCTURAL NOTES FOR SUBSTITUTIONS.
4. ANCHOR BOLTS INTO FOOTING FOR HDU2 - HDU5 MAY BE DRILLED AND EPOXIED WITH 8" MINIMUM EMBEDMENT.



GENERAL NOTES:

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

FOOTINGS, FOUNDATIONS AND SLAB ON GRADE NOTES:

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

CONCRETE NOTES

1. ALL COLUMNS, RETAINING WALLS AND ALL EXTERIOR FLATWORK, CURBS, GUTTERS, ETC., SHALL BE NORMAL WEIGHT CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 4,000 LBS. PER SQUARE INCH WITHIN 28 DAYS AFTER POURING.
2. ALL SUSPENDED SLABS AND BEAMS SHALL BE NORMAL WEIGHT CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 5,000 LBS. PER SQUARE INCH WITHIN 28 DAYS AFTER POURING.
3. ALL FOOTINGS, FOUNDATIONS, INTERIOR SLABS ON GRADE, AND SUSPENDED SLABS ON DECK SHALL BE NORMAL WEIGHT CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO A LEAST 3,000 LBS. PER SQUARE INCH WITHIN 28 DAYS AFTER POURING.
4. UNLESS OTHERWISE NOTED, ALL FOUNDATION WALL VERTICAL COLD JOINTS SHALL BE KEYED WITH A KEY 1-1/2" DEEP, A LENGTH 2" LESS THAN THE MEMBER, AND A WIDTH 1/2 OF THE MEMBER. REINFORCING SHALL BE CONTINUOUS THRU JOINT.
5. ALL OPENINGS IN CONCRETE WALLS SHALL BE REINFORCED WITH (2) #5 BARS EXTENDING 2'-0" MIN. BEYOND THE EDGE OF THE OPENING AT EACH FACE OF OPENING. OPENINGS SHALL HAVE 12" MIN. OF CONCRETE ABOVE.
6. ALL CONCRETE WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND ACI STANDARDS AND PRACTICES.
7. BEFORE CONCRETE IS POURED CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, ETC. RELATIVE TO WORK.
8. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND FORMWORK.
9. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENT, CLIPS OR GROUNDS, REQUIRED TO BE ENCASED IN CONCRETE AND FLOOR LOCATION OF FLOOR FINISHES AND SLAB DEPRESSIONS.
10. FOR STEPS IN FOUNDATION GREATER THAN 2 FEET, WRAP CORNER W/(2) #4 BARS EXTENDING 18" EACH DIRECTION.
11. STRUCTURAL CONCRETE HAS BEEN DESIGNED AT 2,500 LBS. PER SQUARE INCH AND SPECIFIED AT A HIGHER STRENGTH CONCRETE AS STATED ABOVE. NO SPECIAL INSPECTIONS ARE REQUIRED PER IBC SECTION 1705.3.

BRICK VENEER NOTE:

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

LUMBER NOTES:

1. MEMBER GRADES SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
   GLU-LAM BEAMS . . . . 24F-V4 DF/DF
   JOISTS . . . . DOUGLAS-FIR/LARCH #2
   HEADERS . . . . DOUGLAS-FIR/LARCH #2
   COLUMNS . . . . DOUGLAS-FIR/LARCH #2
   STUDS NONBEARING WALLS . . . . DOUGLAS-FIR/LARCH #2
   PRE-FAB JOISTS . . . . AS PER MANUFACTURER
   SILL PLATES IN CONTACT WITH CONCRETE . . . . DOUGLAS-FIR/LARCH #2
   TREATED FOR MOISTURE PROTECTION
2. WHERE NOT NOTED OTHERWISE, CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH SIMPSON STRONG-TIE OR EQUAL STRUCTURAL CONNECTORS. ANY OTHER SUBSTITUTION MUST BE APPROVED BY THE ENGINEER.
3. WHERE MULTIPLE SILL PLATES ARE USED, ANCHOR BOLTS SHALL EXTEND THROUGH ALL SILL PLATES.
4. BLOCK ALL HORIZONTAL EDGES OF PLYWOOD WALL SHEATHING WITH 2" NOMINAL BLOCKING. BLOCK EDGES OF PLYWOOD ON FLOORS AND ROOF AS DIRECTED ON DRAWINGS.
5. SOLID 2" NOMINAL BLOCKING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS. CROSS BRIDGING OF NOT LESS THAN 1"x3" MATERIAL SHALL BE PLACED IN ROWS BETWEEN SUPPORT POINTS NOT TO EXCEED 8'-0" APART, FOR SPANS OF 18'-0" AND GREATER.
6. ALL LEDGER BOLTS SHALL HAVE PLATE WASHERS WITH A MIN. DIA. EQUAL TO 3 TIMES THE BOLT DIA. UNLESS SHOWN OTHERWISE IN DETAILS.
7. MIN. NAILING SHALL BE AS PER SECTION 2304.10 OF THE INTERNATIONAL BUILDING CODE.
8. FASTENERS SUCH AS STAPLES, CAN ONLY BE SUBSTITUTED FOR NAILS AT A RATE EQUAL TO LOAD VALUES PROVIDED BY I.C.B.O. APPROVAL. SEE ATTACHED SCHEDULE.
9. JOISTS SHALL HAVE BRIDGING, BLOCKING AND NOTCHED BEARING PL AS RECOMMENDED BY THE MANUFACTURER WITH A MIN. OF ONE ROW OF BRACING AT MID SPAN MANUFACTURER SHALL SUPPLY AND CONTRACTOR SHALL INSTALL.
10. ALL PRE-MANUFACTURED WOOD PRODUCTS SHALL BE PROVIDED BY TRUSS JOIST, BOISE CASCADE CORP, OR LOUISIANA PACIFIC CORP. ANY OTHER SUBSTITUTION MUST BE APPROVED BY THE ENGINEER.
11. FASTENERS FOR PRESSURE PRESERVATIVE WOOD SHALL BE HOT-DIPPED, GALVANIZED STEEL OR STAINLESS STEEL.
12. BEAM SIZES ARE BASED ON A MIN. STRENGTH REQUIREMENTS. SIZES MAY BE INCREASED FOR ARCHITECTURAL OR CONSTRUCTION PURPOSES.
13. TYPICAL DOOR/WINDOW HEADERS TO BE (2) 2X8 UNLESS NOTED OTHERWISE.
14. 2-PLY AND 3-PLY PRE-ENGINEERED WOOD BEAMS SHALL BE NAILED TOGETHER AS PER MANUFACTURER'S SPECIFICATIONS. 4-PLY AND GREATER PRE-ENGINEERED WOOD BEAMS SHALL BE ATTACHED W/ (2) ROWS 1/2"Ø THRU-BOLTS @ 12" o.c., SPACED 2" FROM TOP AND BOTTOM OF BEAM. SEE MANUFACTURES SPECIFICATIONS FOR ALL OTHER CONNECTION CONDITIONS.
15. SOLID BLOCKING OR SQUASH BLOCKS REQUIRED IN JOIST SPACE AT ALL COLUMN LOCATIONS. CARRY ALL COLUMN LOADS DOWN TO FTG. OR FDN.
16. ROOF SHEATHING SHALL BE 15/32" APA RATED SHEATHING W/SPAN RATING OF 32/16. LAY SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH END JOINTS STAGGERED.
17. FLOOR SHEATHING SHALL BE 3/4" T&G WAFER BOARD GLUED & NAILED. GLUE SHALL CONFORM TO AFG-01 ACCORDING TO APA SPECIFICATIONS.
18. WALL SHEATHING SHALL BE 7/16" APA RATED SHEATHING. SEE SHEAR WALL SCHEDULE FOR MORE INFORMATION.
19. UNLESS NOTED OTHERWISE, 8d NAILS SHALL BE USED TO FASTEN ALL ROOF AND WALL SHEATHING, AND 10d NAILS SHALL BE USED TO FASTEN ALL FLOOR SHEATHING TO SUPPORTING FRAMING AS FOLLOWS.
   A. BOUNDARY NAILING "BN": 4" O.C. AT ALL ROOF AND FLOOR SHEATHING INTO BEARING AND/OR SHEAR WALLS, TOP AND BOTTOM OF WALLS.
   B. PANEL EDGE NAILING "EN": 6" O.C. AT ALL OTHER PLYWOOD PANEL EDGES.
   C. PANEL FIELD NAILING "FN": 12" O.C. AT INTERIOR SUPPORTS IN FIELD OF PANEL.
20. BLOCK JOISTS, RAFTERS AND/OR TRUSSES SOLID AT ALL BEARING POINTS.
21. PROVIDE (2) 2x STUD COLUMN AT ALL BEAMS, HEADERS, AND GIRDER TRUSS BEARING LOCATIONS TYPICAL UNLESS NOTED OTHERWISE.
22. ALL BOLTS THRU WOOD SHALL BE ASTM A307 AND SHALL HAVE HARDENED WASHERS UNDER ASTM A563 HEAVY HEX NUTS AND BOLT HEADS.
23. UNLESS NOTED OTHERWISE, ALL WALL BOTTOM PLATES TO BE ANCHORED TO FOUNDATIONS OR FOOTINGS WITH 5/8" DIAMETER ANCHOR BOLTS AT 32" O.C. WITH 8" MIN. EMBEDMENT. WALL BOTTOM PLATES AT SHEAR WALLS SHALL INCLUDE 3"x3"x1/4" STEEL PLATE WASHERS. PROVIDE A ROUND CUT WASHER BETWEEN THE NUT OF THE ANCHOR BOLT AND THE PLATE WASHER.
24. UNLESS OTHERWISE NOTED, ALL BEARING WALL STUDS SHALL BE 2X6 SPACED AT 16" O.C. BLOCK ALL NON-SHEATHED BEARING WALLS AT 4'-0" O.C.
25. EXTERIOR WALLS SHALL HAVE DOUBLE 2x TOP PLATES SPLICED WITH A MIN. OF 48" OF OVERLAP AND SHALL BE CONNECTED WITH A MIN. OF (12) 16d NAILS.

REINFORCING STEEL NOTES:

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

ROOF TRUSS NOTES:

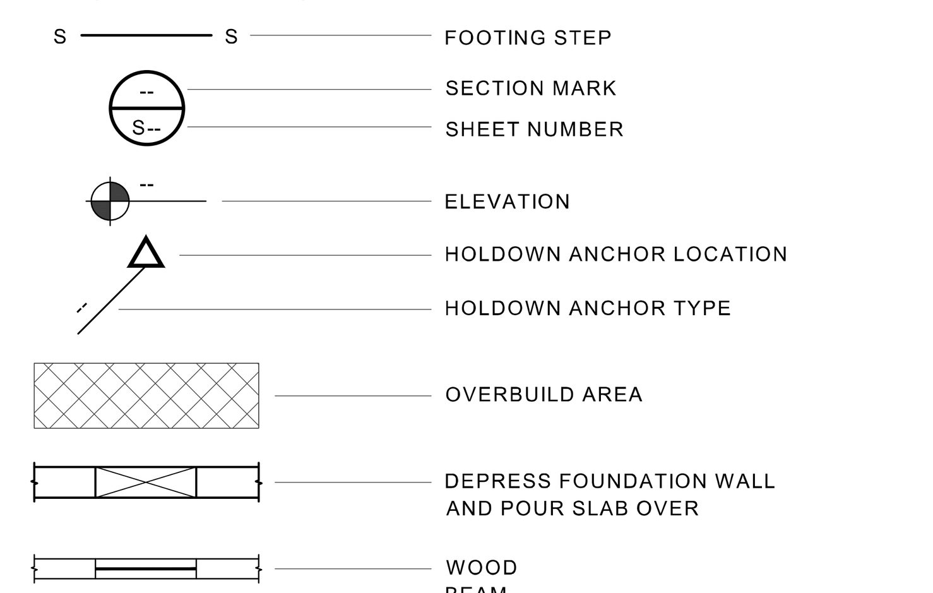
1. ROOF IS TO BE CONSTRUCTED OF A PRE-MANUFACTURED TRUSS SYSTEM DESIGNED BY TRUSS MANUFACTURER.
2. DESIGN TRUSSES TO LIMIT DEFLECTION TO SPAN (IN.) DIVIDED BY 240.
3. CHECK DIMENSIONS WITH ARCH. DRAWINGS. TRUSS MANUFACTURER IS RESPONSIBLE TO PROVIDE WEB AND CHORD MEMBERS TO SATISFY LOAD REQUIREMENTS.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

BASIS OF DESIGN

1. GOVERNING CODE ____ 2018 IBC
2. FLOOR LOADS
   2.A. LIVE ____ 40 PSF
   2.B. DEAD ____ 15 PSF
3. ROOF LOADS
   3.A. LIVE ____ 20 PSF
   3.B. DEAD ____ 15 PSF
4. ROOF SNOW LOAD DATA
   4.A. GROUND SNOW LOAD ____ P_g = 31 PSF
   4.B. SNOW EXPOSURE FACTOR ____ C_e = 1.0
   4.C. SNOW LOAD IMPORTANCE FACTOR ____ I_s = 1.0
   4.D. THERMAL FACTOR ____ C_t = 1.0
   4.E. SLOPE FACTOR ____ Cs = 1.0
   4.F. FLAT-ROOF SNOW LOAD ____ P_f = 21 PSF
5. WIND DESIGN DATA
   5.A. BASIC DESIGN WIND SPEED ____ V = 115 MPH
   5.B. ALLOWABLE STRESS DESIGN WIND SPEED ____ V_{asd} = 90 MPH
   5.C. DESIGN WIND PRESSURE ____ qh = 20.8 PSF
   5.D. RISK CATEGORY ____ II
   5.E. WIND EXPOSURE ____ C
   5.F. APPLICABLE INTERNAL PRESSURE COEFFICIENT ____ ± 0.18
6. EARTHQUAKE DESIGN DATA
   6.A. RISK CATEGORY ____ II
   6.B. SEISMIC IMPORTANCE FACTOR ____ I_e = 1.00
   6.C. MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS ____ S_S = 1.379g, S_1 = 0.515g
   6.D. SITE CLASS ____ D (ASSUMED)
   6.E. DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS ____ S_{DS} = 1.118g, S_{D1} = 0.613g
   6.F. SEISMIC DESIGN CATEGORY ____ D
   6.G. BASIC SEISMIC FORCE-RESISTING SYSTEM ____ WOOD SHEAR WALL
   6.H. DESIGN BASE SHEAR ____ V = C_SW
   6.I. SEISMIC RESPONSE COEFFICIENT ____ CS = 0.172
   6.J. RESPONSE MODIFICATION COEFFICIENT ____ R = 6.5
   6.K. ANALYSIS PROCEDURE USED ____ EQUIVALENT LATERAL FORCE PROCEDURE
7. GEOTECHNICAL INFORMATION
   7.A. SOIL REPORT BY:____N/A____
   REPORT #:____
   DATE:____
   7.A. FROST DEPTH ____ 30" MIN.
   7.B. SOIL BEARING PRESSURE ____ 1500 PSF (ASSUMED)

LEGEND OF SYMBOLS AND ABBREVIATIONS

AB.	=	ANCHOR BOLT
ABV.	=	ABOVE
ARCH.	=	ARCHITECT
BN.	=	BOUNDARY NAILING
BLW.	=	BELOW
CL.	=	CENTERLINE
CMU.	=	CONCRETE MASONRY UNIT
COL.	=	COLUMN
CONC.	=	CONCRETE
CONT.	=	CONTINUOUS
DBA.	=	DEFORMED BAR ANCHOR
EN.	=	EDGE NAILING
EQ.	=	EQUAL
ELEV.	=	ELEVATION
EW.	=	EACH WAY
FDN.	=	FOUNDATION
FN.	=	FIELD NAILING
FTG.	=	FOOTING
GLB.	=	GLUELAM BEAM
HORIZ.	=	HORIZONTAL
IBC.	=	INTERNATIONAL BUILDING CODE
HSA.	=	HEADED STUD ANCHOR
LLH.	=	LONG LEG HORIZONTAL
LLV.	=	LONG LEG VERTICAL
MAX.	=	MAXIMUM
MECH.	=	MECHANICAL
MIN.	=	MINIMUM
OAE.	=	OR APPROVED EQUAL
O.C.	=	ON CENTER
OPP.	=	OPPOSITE
PSW.	=	PERFORATED SHEAR WALL
PL.	=	PLATE
PLM.	=	PARALLAM
REINF.	=	REINFORCEMENT
REQD.	=	REQUIRED
SCHED.	=	SCHEDULE
STRUCT.	=	STRUCTURAL
SW.	=	SHEAR WALL
SIM.	=	SIMILAR
SQ.	=	SQUARE
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, "EPCON INJECTION SYSTEM" BY RAMSET/REDHEAD, "POWER-FAST, STANDARD SET" BY POWERS, OR APPROVED EQUAL.
2. ALL DRILLED HOLES SHALL BE SIZED PER THE MANUFACTURERS' RECOMMENDATIONS.
3. AFTER DRILLING THE PROPER SIZE HOLE, CLEAN THE WALLS AND BOTTOM OF THE HOLE OF ALL DUST AND DEBRIS USING A NYLON BRUSH IN CONJUNCTION WITH OIL FREE COMPRESSED AIR. THE HOLE SHALL BE FREE OF DUST, DEBRIS AND STANDING WATER.
4. FOLLOW ALL MANUFACTURERS' RECOMMENDATIONS FOR EPOXY INSTALLATION.

FIELD VERIFY ALL MEASUREMENTS

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TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

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:

INTIALS	DATE

REVISIONS:

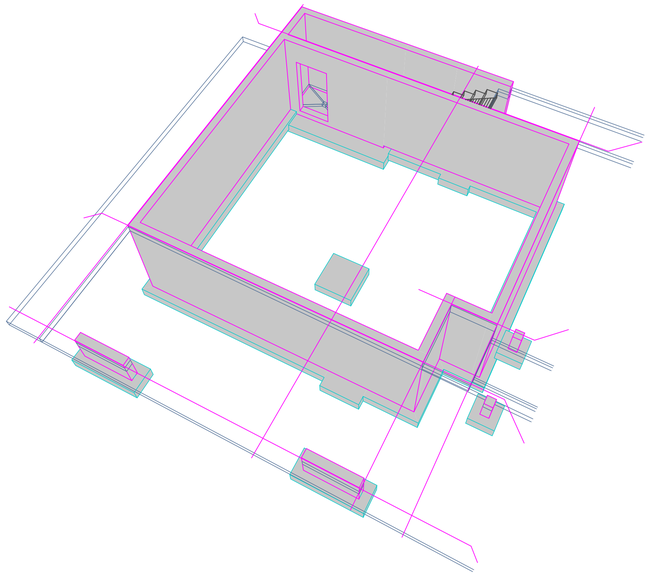
MARK	DATE	DESCRIPTION

PHASE:
PRE-PERMIT

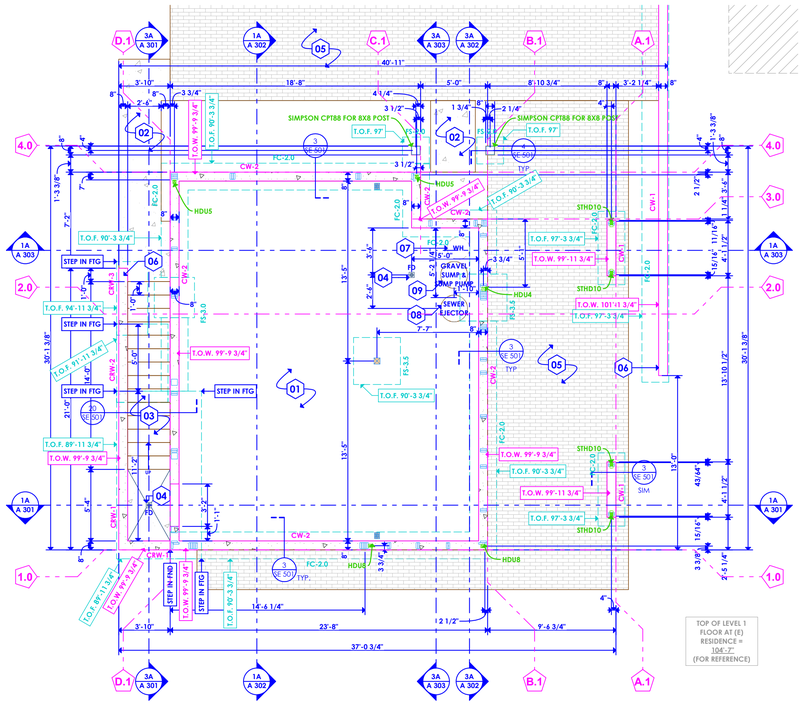
SHEET TITLE:
STRUCTURAL NOTES & SCHEDULES

SCALE:
As Noted

SHEET NUMBER:
SE 001



FOOTING & FOUNDATION - ADU



FOOTING & FOUNDATION PLAN - ADU

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

0 4" 8" 12"

1A

N

Footing & Foundation Plan - ADU

Keynotes:

01. (N) Concrete Floor Slab
- See Structural Details

02. (N) Concrete Flatwork
- See Architectural Site Plan

03. (N) Concrete Steps
- Maximum 7" Riser Height. Final Riser Height to be Verified in Field

04. (N) Floor Drain - As Selected by Contractor
- Provide Utility Connections
- See Plumbing Plan and Pump Specification

05. (N) Concrete Driveway
- See Architectural Site Plan and Exterior Elevations

06. (N) Concrete Retaining Wall & Footing
See Footing & Foundation Plan at Residence

07. (N) Water Heater - Provide Utility Connections
- See Plumbing Plan and Pump Specification

08. (N) Sewer Ejector - Provide Utility Connections
- See Plumbing Plan and Pump Specification

09. (N) Gravel Sump & Sump Pump
- Provide Utility Connections
- See Plumbing Plan and Pump Specification

General Notes:

1. ALL HOLDOWN LOCATIONS, SIZES & DIMENSIONS TO BE VERIFIED IN FIELD WITH SHEARWALL DESIGN (SEE STRUCTURAL ENGINEERING)
2. 6x6 Welded Wire Mesh Throughout New Concrete Floor Slab
3. Coordinate Concrete Column Tolerance w/ Architect (TYP)
4. 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

STRUCTURAL FOOTING & FOUNDATION LEGEND:

- CONCRETE FOUNDATION
- FOOTINGS
- THICKENED SLAB
- PIER / SPOT FOOTINGS
- PLUMBING BLOCK OUT

- SEE PLAN FOR SPECIFIED ELEMENT SIZES

FIELD VERIFY ALL MEASUREMENTS

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11/09/2021
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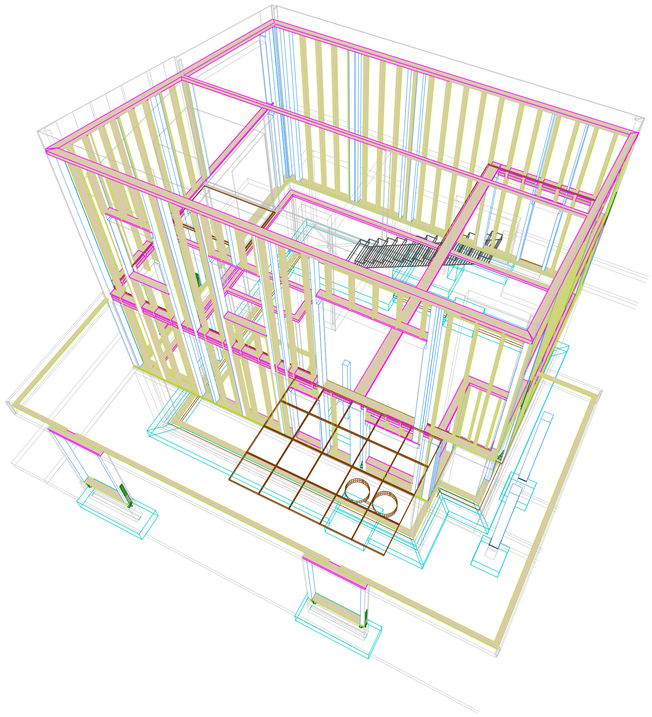
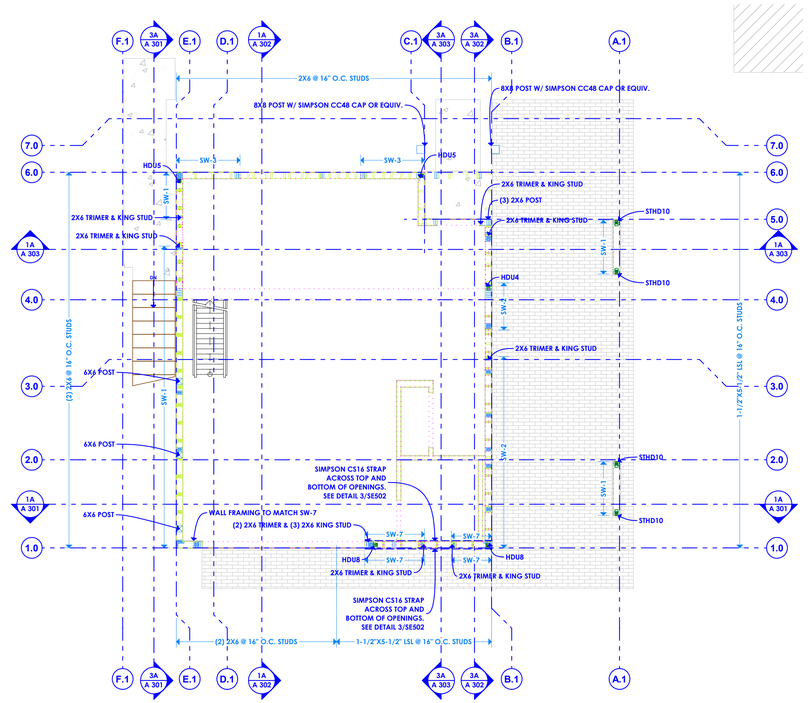
FOOTING & FOUNDATION PLAN - ADU

SCALE:
As Noted

SHEET NUMBER:
SE 101



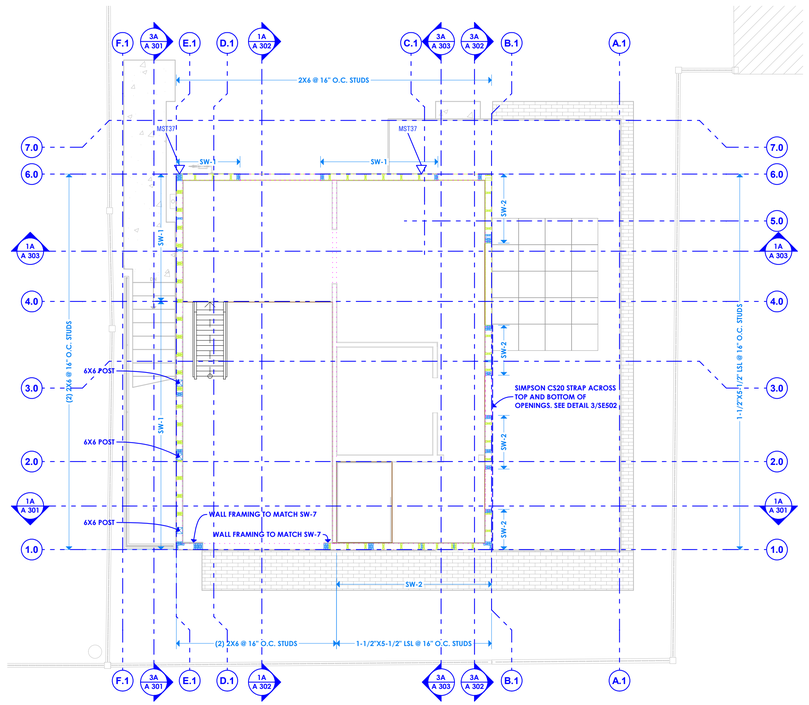
SHEARWALL - ADU



LEVEL 1 SHEARWALL PLAN - ADU

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

3A



LEVEL 2 SHEARWALL PLAN - ADU

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

1A

FIELD VERIFY ALL MEASUREMENTS

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

TRIUMPH DESIGN BUILD

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SALT LAKE CITY, UTAH 84117

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No. 9412168
JEFFERY MICHAEL TURVILLE
11/06/2021
STATE OF UTAH

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:

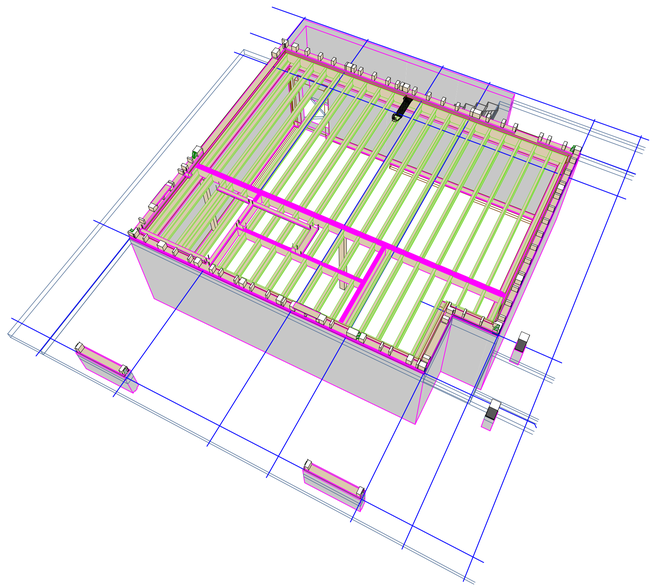
SHEARWALL PLAN - ADU

SCALE:

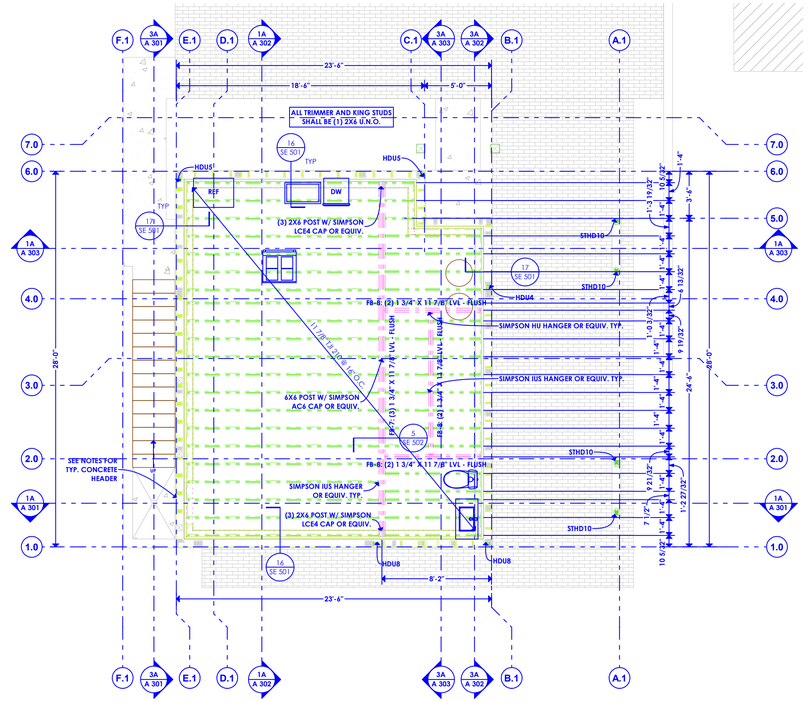
As Noted

SHEET NUMBER:

SE 102



ADU FLOOR FRAMING - LEVEL 1



FLOOR FRAMING PLAN - LEVEL 1

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

3A

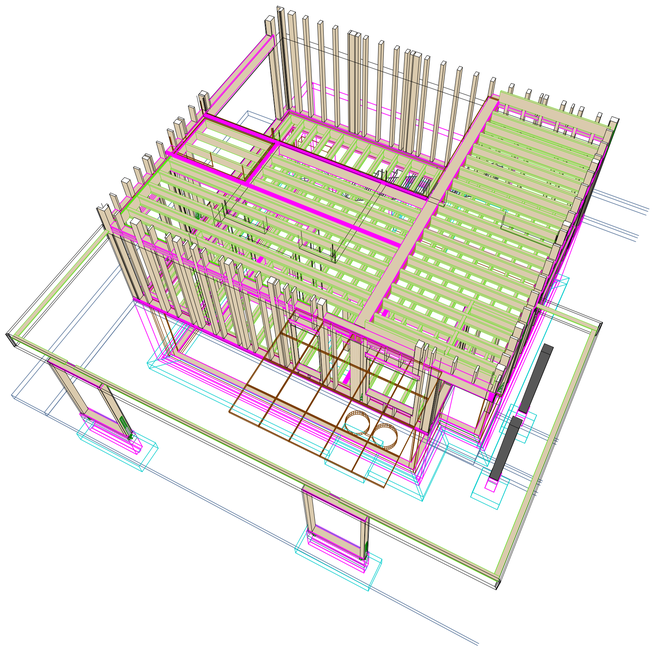
Floor Framing Plan
General Notes

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

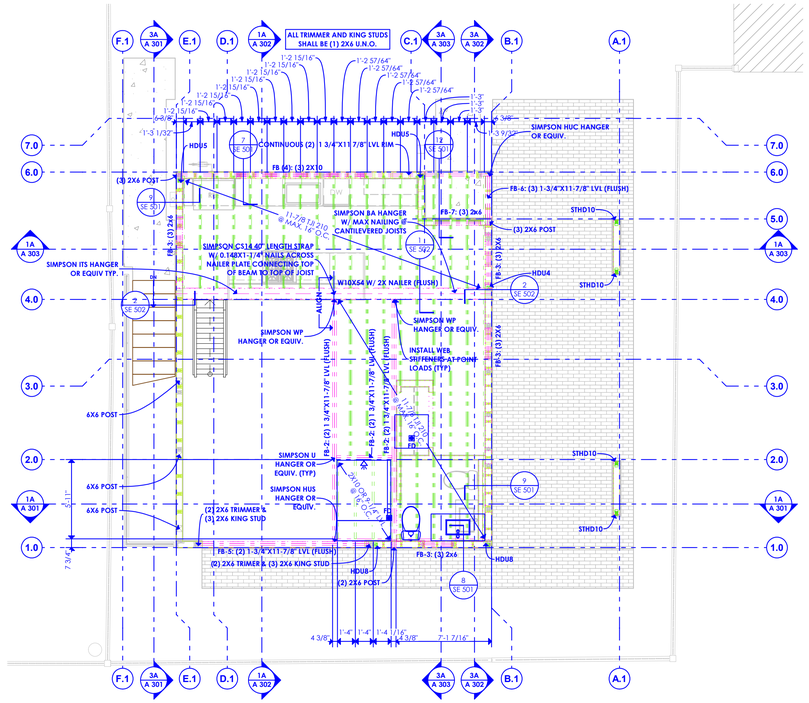
STRUCTURAL FLOOR FRAMING LEGEND:

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

- SEE PLAN FOR SPECIFIED ELEMENT SIZES



ADU FLOOR FRAMING - LEVEL 2



FLOOR FRAMING PLAN - LEVEL 2

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

1A

Ceiling Framing Plan
General Notes

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

STRUCTURAL FLOOR FRAMING LEGEND:

- BEAMS
- FLOOR JOISTS
- SUSUPENDED 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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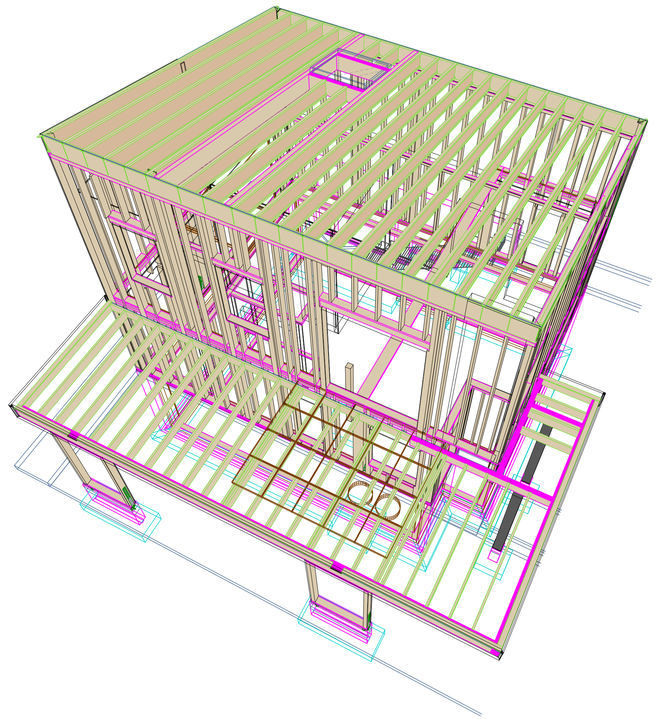
PRE-PERMIT

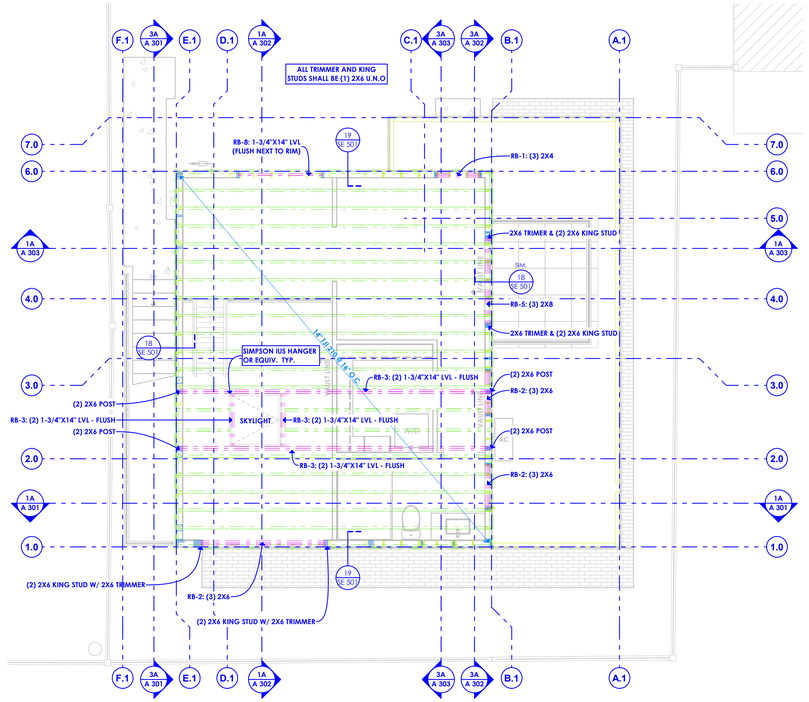
SHEET TITLE:
FLOOR FRAMING - ADU

SCALE:
As Noted

SHEET NUMBER:
SE 103



ROOF FRAMING - ADU

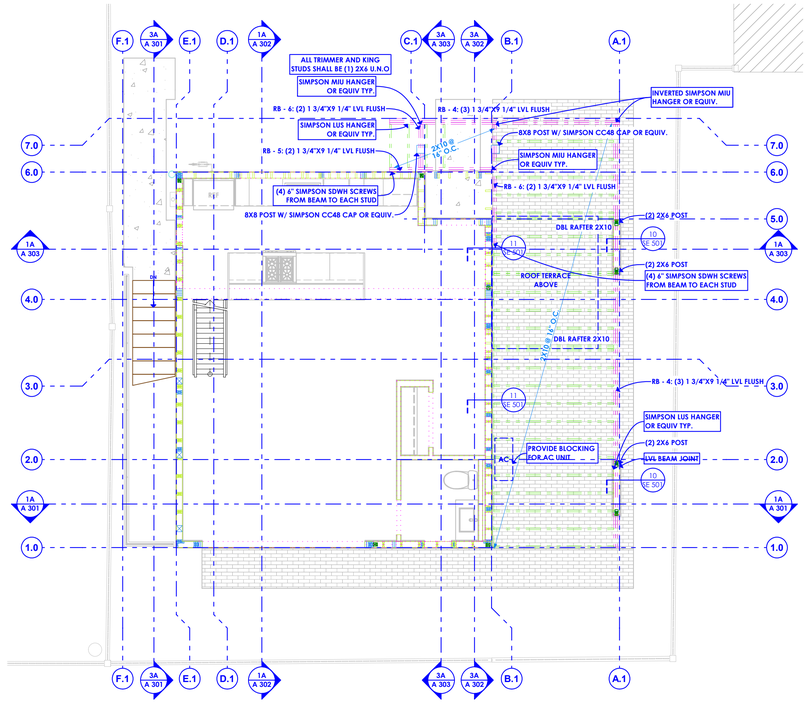


ROOF FRAMING PLAN - ADU

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

3A

N



LOWER ROOF FRAMING PLAN - ADU

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

1A

N

FIELD VERIFY ALL MEASUREMENTS

Roof Framing Plan - ADU
General Notes

ROOF VENTILATION NOTE

R806.1 Ventilation required.
Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilating openings shall be provided with corrosion-resistant wire mesh, with 1/8 inch (3.2 mm) minimum to ¼ inch (6 mm) maximum openings.

R806.2 Minimum area.
The total net free ventilating area shall not be less than 1/150 of the area of the space ventilated except that reduction of the total area to 1/300 is permitted, provided that at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet [914 mm] above the eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1/300 when a vapor barrier having a transmission rate not exceeding 1 perm (5.7 ˙ 10-11 kg/s × m2 × pa) is installed on the warm-in-winter side of the ceiling.

STRUCTURAL ROOF FRAMING LEGEND:

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

- SEE PLAN FOR SPECIFIED ELEMENT SIZES

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ROOF FRAMING PLAN - ADU

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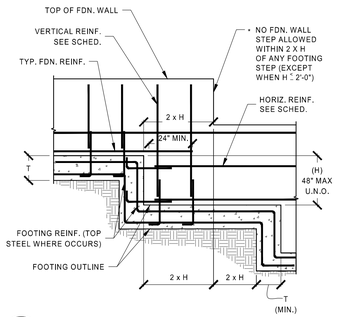
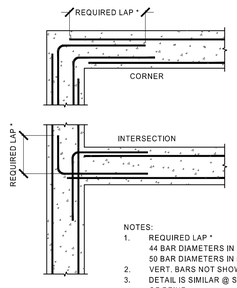
As Noted

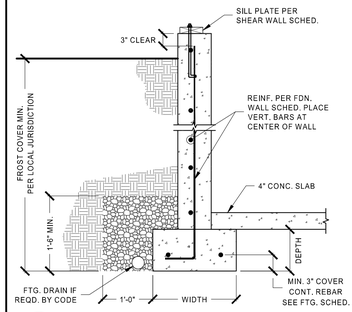
SHEET NUMBER:
SE 104



1 STEP FOOTING (TYP.)
NOT TO SCALE (SEE PLAN FOR LOCATION)



2 HORIZONTAL REINFORCEMENT (TYP.)
NOT TO SCALE



3 FOOTING AND FDN. WALL DETAIL
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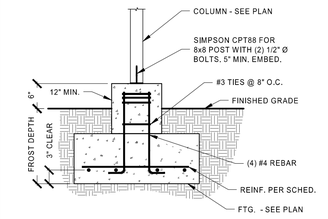
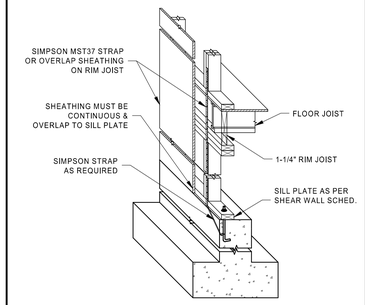


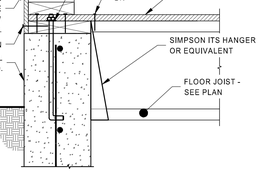
4 PIER DETAIL
NOT TO SCALE

NOT USED

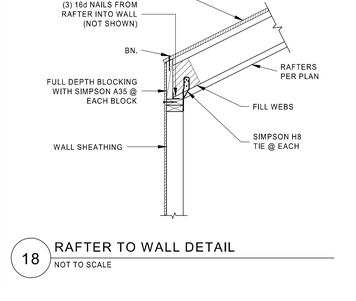
5 DETAIL
NOT TO SCALE



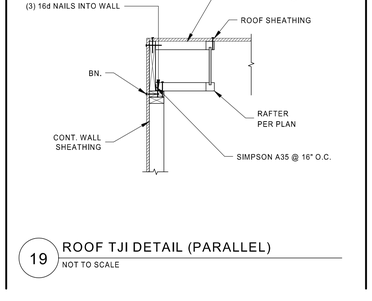
6 SHEAR WALL DETAIL (TYP.)
NOT TO SCALE



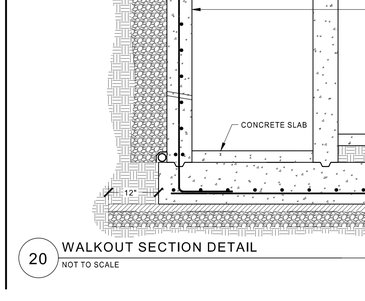
7 EXTERIOR SHEAR WALL CONNECTION DETAIL (JOIST PERPENDICULAR TO WALL)
NOT TO SCALE



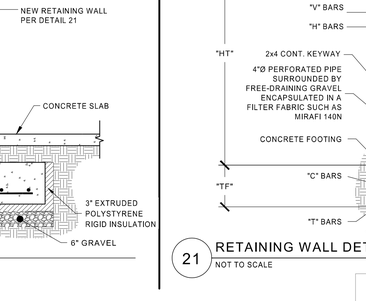
8 JOIST PERPENDICULAR TO WALL
NOT TO SCALE



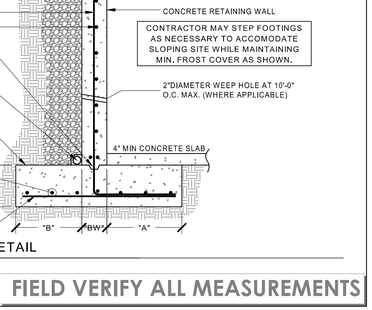
9 JOIST PARALLEL TO WALL
NOT TO SCALE



10 ROOF TO CARPORT WALL
NOT TO SCALE



11 ROOF RAFTERS PER PLAN
NOT TO SCALE



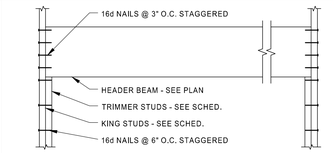
12 CANTILEVERED FLOOR JOIST DETAIL
NOT TO SCALE

17 EXTERIOR SHEAR WALL TO FDN. CONNECTION (JOIST PERPENDICULAR TO WALL)
NOT TO SCALE

18 RAFTER TO WALL DETAIL
NOT TO SCALE

19 ROOF TJI DETAIL (PARALLEL)
NOT TO SCALE

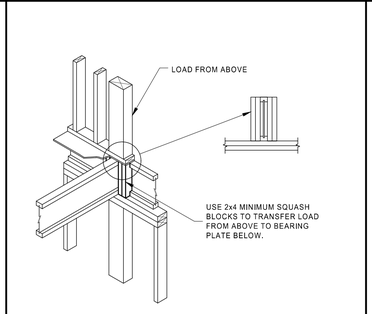
20 WALKOUT SECTION DETAIL
NOT TO SCALE



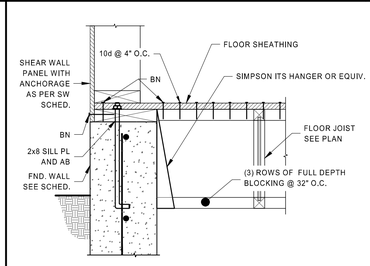
LOWER LEVEL - FLOOR AND ROOF LOAD		
OPENING SIZE	KING STUDS	TRIMMER STUDS
UP TO 4'-0"	(2) 2x4 or (1) 2x6	(2) 2x4 or (1) 2x6
4'-1" TO 8'-0"	(3) 2x4 or (2) 2x6	(3) 2x4 or (2) 2x6
8'-1" TO 12'-0"	(4) 2x4 or (3) 2x6	(4) 2x4 or (3) 2x6
OVER 12'-0"	SEE PLAN OR CONTACT ENGINEER	

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

14 HEADER CONNECTION DETAIL
NOT TO SCALE



15 COLUMN/"SQUASH BLOCK" DETAIL
NOT TO SCALE

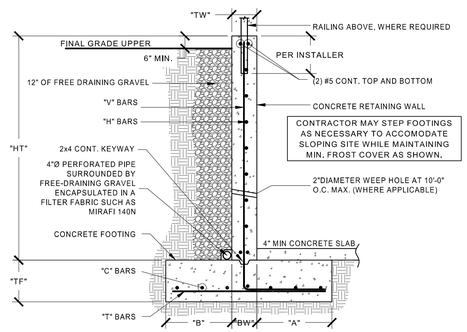


16 EXTERIOR SHEAR WALL TO FDN. CONNECTION (JOIST PARALLEL TO WALL)
NOT TO SCALE

1500 psf BEARING CAPACITY – WALKOUT BASEMENT CONCRETE RETAINING WALL SCHEDULE

MARK	"HT" (MAX)	"A"	"B"	"TW" / "BW"	"TF"	"V" BARS SIZE	"V" BARS SPACE	"H" BARS SIZE	"H" BARS SPACE	"T" BARS SIZE	"T" BARS SPACE	"C" BARS SIZE	"C" BARS SPACE	NOTES
CRW-1	10'-0"	6'-4"	0'-2"	8"/8"	12"	#5	6" O.C.	#5	18" O.C.	#5	10" O.C.	#5	12" O.C.	RAILING, AS REQUIRED
CRW-2	7'-6"	3'-10"	0'-2"	8"/8"	12"	#5	16" O.C.	#5	18" O.C.	#5	12" O.C.	#5	12" O.C.	RAILING, AS REQUIRED
CRW-3	5'-0"	2'-4"	0'-2"	8"/8"	12"	#5	18" O.C.	#5	18" O.C.	#5	12" O.C.	#5	12" O.C.	RAILING, AS REQUIRED

CONCRETE RETAINING WALL NOTES:
1. "V" BARS SHALL NOT BE SPLICED BELOW MID-HEIGHT OF WALL.
2. FOR WALLS WITH "HT" OF 9'-0" AND GREATER, ONE HALF OF THE "V" BARS CAN BE DISCONTINUED FROM MID-HEIGHT TO TOP OF WALL.



21 RETAINING WALL DETAIL
NOT TO SCALE

FIELD VERIFY ALL MEASUREMENTS

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As Noted

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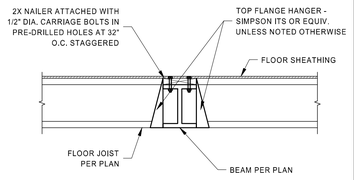
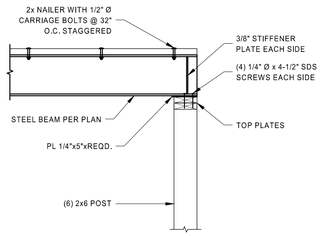
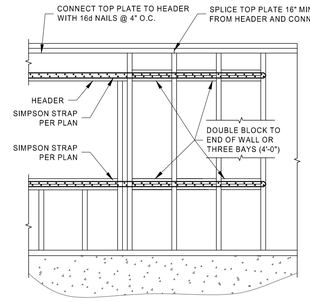
SE 501



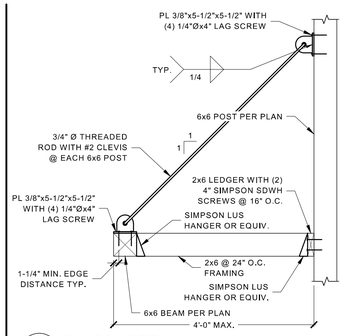
1 STEEL BEAM TO WOOD JOIST CONNECTION DETAIL
NOT TO SCALE



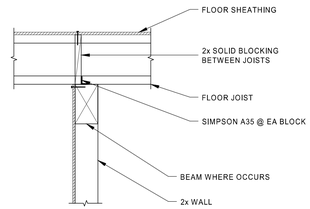
2 STEEL BEAM IN WOOD WALL
NOT TO SCALE



3 FORCE TRANSFER SHEAR WALL DETAIL
NOT TO SCALE



4 CANOPY DETAIL
NOT TO SCALE



INTERIOR WALL CONNECTION DETAIL (JOIST PERPENDICULAR TO WALL)
5 NOT TO SCALE

NOT USED

6 DETAIL
NOT TO SCALE

NOT USED

7 DETAIL
NOT TO SCALE

NOT USED

8 DETAIL
NOT TO SCALE

NOT USED

9 DETAIL
NOT TO SCALE

NOT USED

10 DETAIL
NOT TO SCALE

NOT USED

11 DETAIL
NOT TO SCALE

NOT USED

12 DETAIL
NOT TO SCALE

NOT USED

13 DETAIL
NOT TO SCALE

NOT USED

14 DETAIL
NOT TO SCALE

NOT USED

15 DETAIL
NOT TO SCALE

NOT USED

16 DETAIL
NOT TO SCALE

NOT USED

17 DETAIL
NOT TO SCALE

NOT USED

18 DETAIL
NOT TO SCALE

NOT USED

19 DETAIL
NOT TO SCALE

NOT USED

20 DETAIL
NOT TO SCALE

NOT USED

21 DETAIL
NOT TO SCALE

NOT USED

22 DETAIL
NOT TO SCALE

NOT USED

23 DETAIL
NOT TO SCALE

NOT USED

24 DETAIL
NOT TO SCALE

FIELD VERIFY ALL MEASUREMENTS

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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

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No. 9412168
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11/06/2021
STATE OF UTAH

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:
STRUCTURAL DETAILS

SCALE:
As Noted

SHEET NUMBER:
SE 502

SYMBOL LEGEND

SYMBOL	DESCRIPTION
	PLUMBING
	TOILET
	BATH LAV.
	KITCHEN SINK
	UTILITY SINK
	TUB
	CORNER TUB
	SHOWER STALL
DW	DISH WASHER
FD	FLOOR DRAIN
WS	WATER SOFTENER

SYMBOL	DESCRIPTION
	ROOF DRAIN
REF.	REFRIGERATOR
W	WASHER
	MECHANICAL
	RANGE
D	DRYER
	BBQ GAS CONNECTION
AC	AIR CONDITIONING CONDENSER
	WOOD BURNING STOVE
	FIREPLACE
	DOUBLE SIDED FIREPLACE
	EXHAUST FAN

SYMBOL	DESCRIPTION
	FLOOR REGISTER
	CEILING REGISTER
	ROUND DUCT RISE
	ROUND DUCT DROP
	UNDER FLOOR DUCT / CEILING DUCT
	SUSPENDED SUPPLY DUCT
	SUSPENDED COLD AIR RETURN
	POSITIVE PRESSURE DUCT - RISE
	POSITIVE PRESSURE DUCT - DROP
	NEGATIVE PRESSURE DUCT - RISE
	NEGATIVE PRESSURE DUCT - DROP
	FLEX DUCT
	FURNACE
	RANGE
D	DRYER
WH	WATER HEATER

MECHANICAL NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

21. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilating openings shall be provided with corrosion-resistant wire mesh, with 1/8 inch (3.2 mm) minimum to ¼ inch (6 mm) maximum openings.

22. The total net free ventilating area shall not be less than 1/150 of the area of the space ventilated except that reduction of the total area to 1/300 is permitted, provided that at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet (914 mm) above the eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1/300 when a vapor barrier having a transmission rate not exceeding 1 perm (5.7 ´ 10-11 kg/s × m2 × pa) is installed on the warm-in-winter side of the ceiling.

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

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

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

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

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

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

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

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

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

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

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

PLUMBING NOTES:

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

2. Air gaps shall comply with ASME A112.1.2 and air gap fittings shall comply w/ ASME 112.1.3.

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

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

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

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

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

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

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

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

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

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

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

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

15. Access shall be provided to the drain inlet.

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

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

Table P2903.1
Required Capacities At Point Of Outlet Discharge

Fixture At Point Of Outlet	Flow Rate (gpm)	Flow Pressure (psi)
Bathtub, 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
Sillcock, 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.

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

19. 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 (610 mm) inside the exterior wall line of the building, or ice and water shield.

20. 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.

21. 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 slopes 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.

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

ELECTRICAL NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FIELD VERIFY ALL MEASUREMENTS

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PROJECT LOCATION:
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AUTHORITY HAVING JURISDICTION:
SALT LAKE CITY

ZIP CODE:
84102

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MARK	DATE	DESCRIPTION

PHASE:
PRE-PERMIT

SHEET TITLE:
MECHANICAL, ELECTRICAL & PLUMBING NOTES

SCALE:
No Scale

SHEET NUMBER:
MEP 001

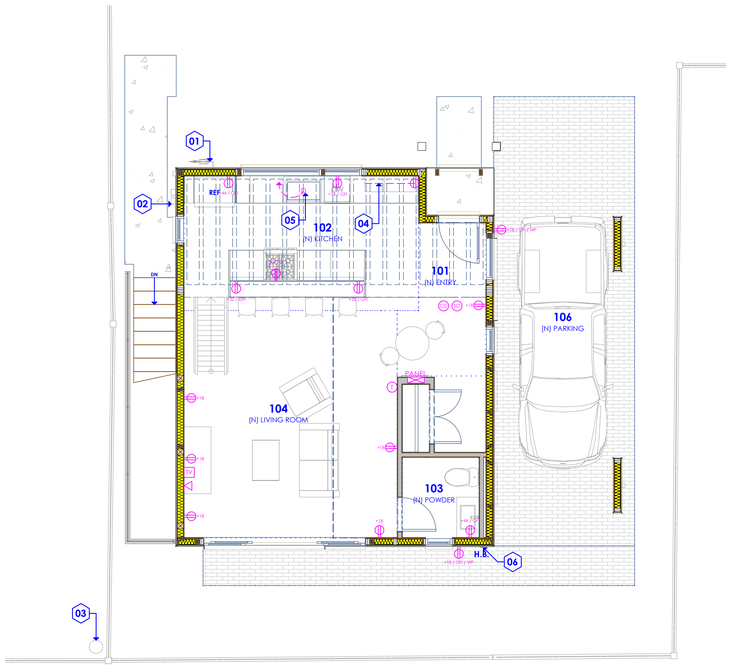
Power & Data Plan - Level 1

Keynotes:

01. (E) Gas Meter - V.I.F. - Shown for Reference (See Level 1 Dimension Plan)
02. (N) Power Panel to Tie into (E) Residence's Power Meter - Coordinate w/ Electrical Contractor
03. (E) Utility Pole - V.I.F. - Shown for Reference (See Level 1 Dimension Plan)
04. (N) Under Cabinet PLUG MOLD Outlets - Coordinate w/ Architect and Casework Carpenter
05. (N) Insinkerator Counter Top Air - Operated Switch or Equivalent. Finish Trim & Location Selected by Developer
06. Hose Bib - Acour House Hydrant 2v+ or Equivalent - Provide Utility Connections - As Selected by Owner & Install as per MFG's Specs

Note:

01. Electrical Contractor Shall Coordinate w/ Owner For Location & Service Provider of Data & Communications
02. Panel Arrangement & Specification to be provided by Electrical Subcontractor
03. Mechanical Ventilation System To Be Installed by Mechanical Contractor - as per Manufacturer's Specifications
04. All Smoke Detectors in Individual Units to be In series
05. Ground-Fault Circuit Interrupter Protection Shall be Provided for Outlets that Supply Dishwasher in Dwelling Unit Locations as per Current IRC 3902.10
06. 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.
07. Contractor to Provide Heat Trace System as Required & Provide UL Documentation of Heat Trace System for Rain Gutters w/ Downspouts.



0 4' 8' 12'

POWER & DATA PLAN - LEVEL 1

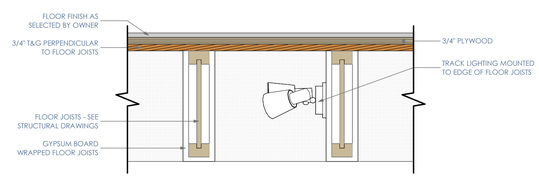
Scale: 3/16" = 1'-0"

1C

N

Power & Data Legend

- Receptacle Duplex
- GFI — Receptacle Duplex With Ground Fault Circuit Interrupter
- GFI/WP — Receptacle Duplex With Ground Fault Circuit Interrupter - Waterproof
- 220 V — Receptacle Duplex - 220 VOLTAGE
- F — Receptacle Duplex in Floor
- C — Receptacle Duplex With Ground Fault Circuit Interrupter - In Ceiling
- Under Casework LED Lighting - Coordinate w/ Electrical Contractor & Casework Installer
- CO — Carbon Monoxide Detector
- SD — Smoke Detector
- TV — Coaxial Line
- Phone Jack
- T — Thermostat
- SPK — Speaker System - As Selected by Owner
- D — Garbage Disposal - As Selected by Owner
- PANEL — Electrical Panel



FLOOR FRAMING ASSEMBLY DETAIL

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

4A

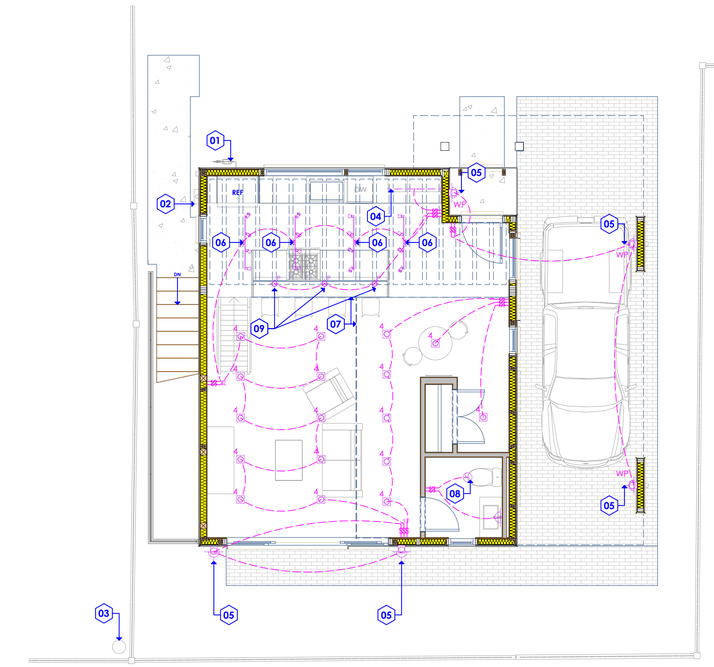
Lighting & Switching Plan - Level 1

Keynotes:

01. (N) Gas Meter - V.I.F. - Shown for Reference (See Level 1 Dimension Plan)
02. (N) Power Panel to Tie into (E) Residence's Power Meter - Coordinate w/ Electrical Contractor
03. (E) Utility Pole - V.I.F. - Shown for Reference (See Level 1 Dimension Plan)
04. (N) Under Cabinet LED Lighting at Upper Cabinets - As Selected by Owner - Coordinate w/ Casework Carpenter
05. (N) Waterproof Wall Sconce - Coordinate w/ Architect & Install as per MFG Specs
06. (N) Track Lighting - Coordinate with Architect
07. (N) Limit of Ceiling Soffit - See Building Sections and Reflected Ceiling Plan
08. (N) 50cfm Exhaust Fan w/ 4"Ø Exhaust Duct MODEL: Panasonic Whispertone Exhaust Fan FV-11VQ3 or Equivalent - Coordinate w/ Architect
09. (N) Pendant Light - Coordinate w/ Architect & Install as per MFG's Specs

Note:

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



0 4' 8' 12'

LIGHTING & SWITCHING PLAN - LEVEL 1

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

1A

N

Lighting & Switching Legend

- Wiring: Switch to Light Connections - See Architect's Specification
- 4 — 4" Recessed Light Fixture - See Architect's Specification
- 6 — 6" Recessed Light Fixture - See Architect's Specification
- WP — Recessed Light Fixture - Waterproofed - See Architect's Specification
- G — Recessed Light Fixture w/ Gimbal - See Architect's Specification
- Sconce / Wall Mounted Light Fixture - As Selected by Owner
- WP — Sconce / Wall Mounted Light Fixture - Waterproofed - As Selected by Owner
- P — 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
- D — Garbage Disposal - As Selected by Owner
- Standard Rocker Switch - Provide Dimmer for Light Fixtures
- 3 — 3-Way Rocker Switch - Provide Dimmer for Light Fixtures
- 4 — Multi-Way Rocker Switch - Provide Dimmer for Light Fixtures

FIELD VERIFY ALL MEASUREMENTS

TRIUMPH DESIGN BUILD
5151 SOUTH 900 EAST, SUITE 250
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:

INITIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:
PRE-PERMIT

SHEET TITLE:
POWER, DATA & LIGHTING PLAN - LEVEL 1

SCALE:
As Noted

SHEET NUMBER:
E 101

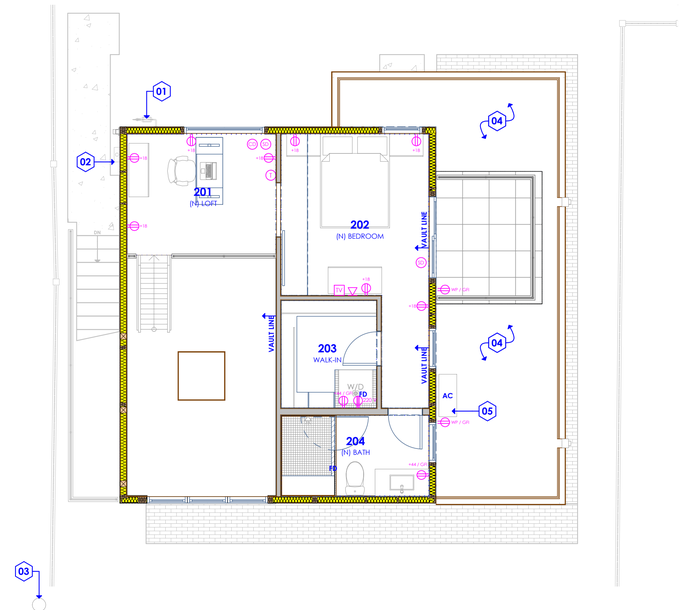
Power & Data Plan - Level 2

Keynotes:

01. (E) Gas Meter - V.I.F. - Shown for Reference (See Level 1 Dimension Plan)
02. (N) Power Panel to Tie into (E) Residence's Power Meter - Coordinate w/ Electrical Contractor
03. (E) Utility Pole - V.I.F. - Shown for Reference (See Level 1 Dimension Plan)
04. (N) Roof - Shown for Reference.
05. (N) AC Unit - (See Manual J & D) - Shown for Reference

Note:

01. Electrical Contractor Shall Coordinate w/ Owner For Location & Service Provider of Data & Communications
02. Panel Arrangement & Specification to be provided by Electrical Subcontractor
03. Mechanical Ventilation System To Be Installed by Mechanical Contractor - as per Manufacturer's Specifications
04. All Smoke Detectors in Individual Units to be In series
05. Ground-Fault Circuit Interrupter Protection Shall be Provided for Outlets that Supply Dishwasher in Dwelling Unit Locations as per Current IRC 3902.10
06. 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.
07. Contractor to Provide Heat Trace System as Required & Provide UL Documentation of Heat Trace System for Rain Gutters w/ Downspouts.



0 4' 8' 12'

POWER & DATA PLAN - LOFT 1C

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

N

Power & Data Legend

- Receptacle Duplex
- Receptacle Duplex With Ground Fault Circuit Interrupter (GFI)
- Receptacle Duplex With Ground Fault Circuit Interrupter - Waterproof (GFI/WP)
- Receptacle Duplex - 220 VOLTAGE (220 V)
- Receptacle Duplex in Floor (F)
- Receptacle Duplex With Ground Fault Circuit Interrupter - In Ceiling (C)
- Under Casework LED Lighting - Coordinate w/ Electrical Contractor & Casework Installer
- Carbon Monoxide Detector (CO)
- Smoke Detector (SD)
- Coaxial Line (TV)
- Phone Jack
- Thermostat (T)
- Speaker System - As Selected by Owner (SPK)
- Garbage Disposal - As Selected by Owner (D)
- Electrical Panel (PANEL)

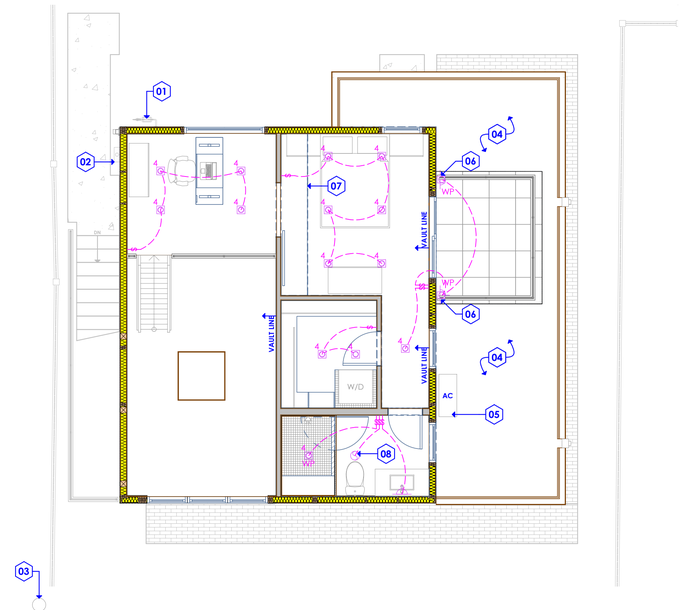
Lighting & Switching Plan - Level 2

Keynotes:

01. (E) Gas Meter - V.I.F. - Shown for Reference (See Level 1 Dimension Plan)
02. (N) Power Panel to Tie into (E) Residence's Power Meter - Coordinate w/ Electrical Contractor
03. (E) Utility Pole - V.I.F. - Shown for Reference (See Level 1 Dimension Plan)
04. (N) Roof - Shown for Reference.
05. (N) AC Unit - (See Manual J & D) - Shown for Reference
06. (N) Waterproof Wall Sconce - Coordinate w/ Architect & Install as per MFG Specs
07. (N) Limit of Ceiling Soffit - See Building Sections and Reflected Ceiling Plan
08. (N) 50cfm Exhaust Fan w/ 4"Ø Exhaust Duct MODEL: Panasonic Whispertone Exhaust Fan FV-11VQ3 or Equivalent - Coordinate w/ Architect

Note:

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



0 4' 8' 12'

LIGHTING & SWITCHING PLAN - LOFT 1A

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

N

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 - Waterproofed - See Architect's Specification (WP)
- Recessed Light Fixture w/ Gimbal - See Architect's Specification (G)
- Sconce / Wall Mounted Light Fixture - As Selected by Owner
- Sconce / Wall Mounted Light Fixture - Waterproofed - As Selected by Owner (WP)
- Pendant / Ceiling Mounted Light Fixture - As Selected by Owner (P)
- 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 (D)
- 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

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SHEET TITLE:

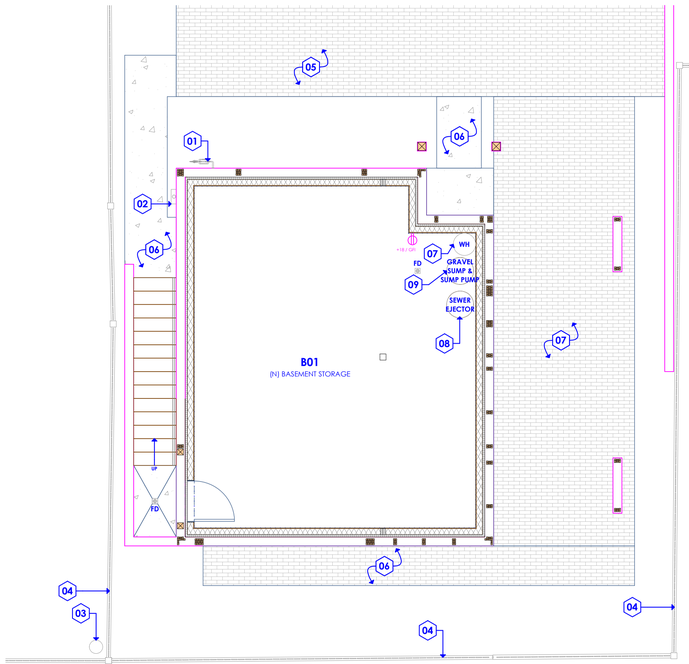
POWER, DATA & LIGHTING PLAN - LOFT

SCALE:

As Noted

SHEET NUMBER:

E 102



POWER & DATA PLAN - BASEMENT STORAGE

Scale: 3/16" = 1'-0" — 1C

0 4' 8' 12'

N

Power & Data Plan - Basement Storage

Keynotes:

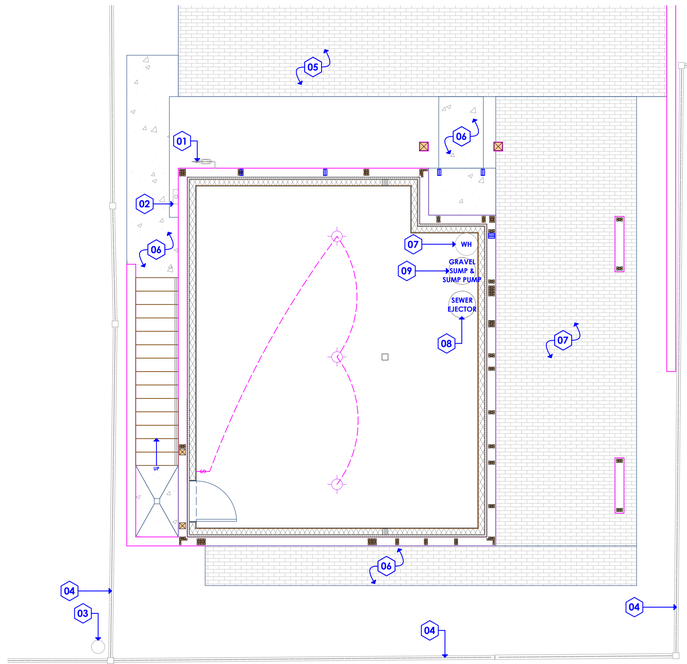
01. (E) Gas Meter - V.I.F. - Shown for Reference (See Level 1 Dimension Plan)
02. (N) Power Panel to Tie into (E) Residence's Power Meter - Coordinate w/ Electrical Contractor
03. (E) Utility Pole - V.I.F. - Shown for Reference (See Level 1 Dimension Plan)
04. (E) Fence - V.I.F. - Shown for Reference
05. (N) Driveway - Shown for Reference
06. (N) Flatwork - Shown for Reference
07. (N) Water Heater - Provide Utility Connections
08. (N) Sewer Ejector - Provide Utility Connections
09. (N) Gravel Sump & Sump Pump - Provide Utility Connections

Note:

01. Electrical Contractor Shall Coordinate w/ Owner For Location & Service Provider of Data & Communications
02. Panel Arrangement & Specification to be provided by Electrical Subcontractor
03. Mechanical Ventilation System To Be Installed by Mechanical Contractor - as per Manufacturer's Specifications
04. All Smoke Detectors in Individual Units to be In series
05. Ground-Fault Circuit Interrupter Protection Shall be Provided for Outlets that Supply Dishwasher in Dwelling Unit Locations as per Current IRC 3902.10
06. 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.
07. 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
- GFI — Receptacle Duplex With Ground Fault Circuit Interrupter
- GFI/WP — Receptacle Duplex With Ground Fault Circuit Interrupter - Waterproof
- 220 V — Receptacle Duplex - 220 VOLTAGE
- F — Receptacle Duplex in Floor
- C — Receptacle Duplex With Ground Fault Circuit Interrupter - In Ceiling
- UC — Under Casework LED Lighting - Coordinate w/ Electrical Contractor & Casework Installer
- CO — Carbon Monoxide Detector
- SD — Smoke Detector
- TV — Coaxial Line
- Phone Jack
- T — Thermostat
- SPK — Speaker System - As Selected by Owner
- D — Garbage Disposal - As Selected by Owner
- PANEL — Electrical Panel



LIGHTING & SWITCHING PLAN - BASEMENT STORAGE

Scale: 3/16" = 1'-0" — 1A

0 4' 8' 12'

N

Lighting Plan - Basement Storage

Keynotes:

01. (E) Gas Meter - V.I.F. - Shown for Reference (See Level 1 Dimension Plan)
02. (N) Power Panel to Tie into (E) Residence's Power Meter - Coordinate w/ Electrical Contractor
03. (E) Utility Pole - V.I.F. - Shown for Reference (See Level 1 Dimension Plan)
04. (E) Fence - V.I.F. - Shown for Reference
05. (N) Driveway - Shown for Reference
06. (N) Flatwork - Shown for Reference
07. (N) Water Heater - Provide Utility Connections
08. (N) Sewer Ejector - Provide Utility Connections
09. (N) Gravel Sump & Sump Pump - Provide Utility Connections

Note:

01. Recessed Light Fixtures in Direct Contact with Insulation shall be IC rated as Required (Typ.)
02. Waterproof All Listed Recessed Cans & Trims Located Above Tubs or in Showers
03. Panel Arrangement & Specification to be provided by Electrical Subcontractor
04. Waterproof All Listed Porch Lights, Exterior Wall Sconces & Trims Located Above Covered Patios
05. Contractor to Provide Physical Samples to Any & All Proposed Light Fixtures & Light Switches
06. Furniture Shown in Plan is For Reference Only and is NOT Included in Contract (N.I.C.)
07. 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 — 4" Recessed Light Fixture - See Architect's Specification
- 6 — 6" Recessed Light Fixture - See Architect's Specification
- WP — Recessed Light Fixture - Waterproofed - See Architect's Specification
- G — Recessed Light Fixture w/ Gimbal - See Architect's Specification
- Sconce / Wall Mounted Light Fixture - As Selected by Owner
- WP — Sconce / Wall Mounted Light Fixture - Waterproofed - As Selected by Owner
- P — Pendant / Ceiling Mounted Light Fixture - As Selected by Owner
- Ceiling Mounted Light Fixture - As Selected by Owner
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- Light / Exhaust Fan - See Electrical Drawings
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SHEET TITLE:
POWER, DATA & LIGHTING PLAN - BASEMENT STORAGE

SCALE:
As Noted

SHEET NUMBER:
E 103