PROJECT:

SOLITUDE RETREAT HOME - LOT 1

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL BUILDING CODE REQUIREMENTS

One complete legible set of the plans, specs, and supplemental information with the county stamp, **PRINTED TO FULL SIZE** is required to be on site for all inspections.

Think Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

5151 South 900 East, Suite 200
Salt Lake City, Ut 84117
ph. 801.269.0055
fax 801.269.1425
www.thinkaec.com

STATE OF UTAH
COREY R. SOLUM
LICENSE NO. 312767
LICENSED ARCHITECT
[illegible]
Aug. 26, 2019

FIRE PROTECTION SYSTEM REQUIRED

- ☐ NFPA 13
- ☑ NFPA 13D
- ☐ NFPA 13R
- ☐ Other

PROJECT TEAM

ARCHITECT:

THINK ARCHITECTURE, INC.
5151 S. 900 E., SUITE 200
SALT LAKE CITY, UTAH 84117
PHONE: 801-269-0055

STRUCTURAL ENGINEER

5IVE ENGINEERING
834 WEST 75 NORTH
KAYSVILLE, UTAH 84037
PHONE (801) 915-4525

MECHANICAL, ELECTRICAL & PLUMBING:

DESIGN/BUILD BY CONTRACTOR

GENERAL CONTRACTOR

TRIUMPH CONSTRUCTION, LLC
5151 S. 900 E., SUITE 201
SALT LAKE CITY, UTAH 84117
PHONE: 801-269-1508

1) ALL CONSTRUCTION SHALL CONFORM TO:
A) 2015 INTERNATIONAL RESIDENTIAL CODE (I.R.C.) W/ UTAH STATE AMENDMENTS;
B) 2015 INTERNATIONAL PLUMBING CODE (I.P.C.);
C) 2015 INTERNATIONAL MECHANICAL CODE (I.M.C.);
D) 2015 INTERNATIONAL FUEL GAS CODE(I.F.G.C.);
E) 2017 NATIONAL ELECTRICAL CODE (N.E.C);
F) 2015 INTERNATIONAL ENERGY CONSERVATION CODE(IECC 2015) W. UTAH STATE AMENDMENTS;
G) 2015 INTERNATIONAL FIRE CODE (I.F.C.);
H) UTAH STATE AMMENDMENTS, LOCAL AND RELATED BUILDING CODES;
I) AND ALL STANDARD CONSTRUCTION PRACTICES IN EFFECT.
2) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL WORK BETWEEN TRADES AND THAT WORK IS COMPLETED IN ACCORDACE WITH ALL APPLICABLE BUILDING CODES.
3) THE GENERAL CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT AND ENGINEER PRIOR TO COMMENCING RELATED WORK.

PROJECT AREA SUMMARY

FINISHED BUILDING AREA

AREA	FINISHED
LEVEL 0 - FINISHED	1900 SF
LEVEL 0 - MECH/STOR	134 SF
GARAGE	797 SF
LEVEL 1 - FINISHED	1909 SF
COVERED DECK	458 SF
	5197 SF

DEFERRED SUBMITTALS

DEFERRED SUBMITTALS ARE THOSE PORTIONS OF DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF THE PERMIT APPLICATION AND HAVE RECEIVED PRIOR APPROVAL FROM THE BUILDING OFFICIAL TO BE DEFERRED.

THE DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT AND GENERAL CONTRACTOR WITHIN SIX WEEKS TO COMMMENCEMENT OF CONSTRUCTION TO THIS PORTION OF WORK.

DEFERRED SUBMITTAL PROCESS:
1. THE DEFERRED SUBMITTAL SHALL FIRST BE REVIEWED BY THE GENERAL CONTRACTOR FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. THE SUBMITTAL MUST BE REVIEWED, APPROVED, STAMPED AND SIGNED BY THE GENERAL CONTRACTOR BEFORE BEING SUBMITTED TO THE ARCHITECT.
2. THE GENERAL CONTRACTOR SHALL SUBMIT ONE HARDCODY AND ONE DIGITAL PDF SET OF THE DEFERRED SUBMITTAL TO THE ARCHITECT.
3. THE DEFERRED SUBMITTAL ITEMS WILL BE REVIEWED BY THE ENGINEER OR ARCHITECT IN RESPONSIBLE CHARGE. THE ENGINEER OR ARCHITECT WILL ATTACH A LETTER TO THE SUBMITTAL STATING THAT THE DEFERRED ITEM IS IN CONFORMANCE WITH THE DESIGN OF THE STRUCTURE.
4. THE APPROVED SUBMITTAL WILL BE RETURNED TO THE GENERAL CONTRACTOR IN PDF FORM. THE GENERAL CONTRACTOR SHALL THEN SUBMIT THE REQUIRED NUMBER OF SETS TO THE CITY BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.
5. THE GENERAL CONTRACTOR SHALL MAINTAIN ONE SET OF THE APPROVED SUBMITTAL ON SITE FOR REFERENCE BY THE CITY INSPECTOR.
6. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE CITY BUILDING OFFICIAL.
7. SEE STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS FOR STRUCTURAL DEFERRED SUBMITTALS.

A

DEFERRED SUBMITTAL ITEMS
1. PRE-FABRICATED FLOOR AND ROOF TRUSSES, LAYOUT, ENGINEERING, ETC.
2. FACTORY BUILT FIREPLANCES
3. FIRE SPRINKLERS AND FIRE ALARM SYSTEM AS PER CONTRACTOR

VICINITY MAP

PROJECT DESIGN DRAWING APPROVALS

PROJECT OWNER ____________ DATE ______

PLANNING AND ZONING DEPARTMENT ____________ DATE ______

BUILDING DEPARTMENT ____________ DATE ______

ABBREVIATIONS

#	NUMBER
@	AT
A.B.	ANCHOR BOLT
ABV.	ABOVE
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
BD.	BOARD
BLDG.	BUILDING
B.M.	BENCHMARK
B.O.	BOTTOM OF
BOT.	BOTTOM
B.P.	BASE PLATE
BRG.	BEARING
BTWN.	BETWEEN
C.J.	CONSTRUCTION JOINT
CLG.	CEILING
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CONST.	CONSTRUCTION
C.T.J.	CONTRACTION JOINT
DBL.	DOUBLE
DET./DTL.	DETAIL
DIA.	DIAMETER
DTL.	DETAIL
DWGS.	DRAWINGS
E.F.	EACH FACE
E.J.	EXPANSION JOINT
EL./ELEV.	ELEVATION
EQ.	EQUAL
E.S.	EACH SIDE
E.W.	EACH WAY
EXIST.	EXISTING
EXPAN.	EXPANSION
EXT.	EXTERIOR
E.W.C.	ELECTRIC WATER COOLER
F.D.	FLOOR DRAIN
FDN./FDTN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR
FIN.	FINISH
FLR.	FLOOR
FT.	FEET
FTG.	FOOTING
GA.	GAGE/GAUGE
GALV.	GALVANIZED
GPM	GALLONS PER MINUTE
GND.	GROUND
GOVT.	GOVERNMENT
GYP. BD.	GYPSUM WALL BOARD
HC.	HANDICAPPED
HDW.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HT.	HEIGHT
HVAC	HEATING/VENTILATION/ AIR CONDITIONING

HYD	HYDRANT
I.D.	INSIDE DIAMETER
INFO.	INFORMATION
INSUL.	INSULATION
LAV.	LAVATORY
LT.	LIGHT
LT. WT.	LIGHT WEIGHT
MAINT.	MAINTENANCE
MANUF.	MANUFACTURER
MAX.	MAXIMUM
MAT.	MATERIAL
M.C.J.	MASONRY CONTROL JOINT
MECH.	MECHANICAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTL.	METAL
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.	OUTSIDE FACE
PERP.	PERPENDICULAR
PL.	PLATE
PTD.	PAINTED
QTY.	QUANTITY
R.D.	ROOF DRAIN
RAD.	RADIUS
REINF.	REINFORCED
REQ'D	REQUIRED
RM.	ROOM
R.O.	ROUGH OPENING
SCHED.	SCHEDULE
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
STC	SOUND TRANSMISSION COEFFICIENT
STD.	STANDARD
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
T.O.	TOP OF
T.O.C.	TOP OF CURB
T.O.F.	TOP OF FOOTING
T.O.S.	TOP OF SLAB OR SIDEWALK
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
W/	WITH
WD.	WOOD
W.W.F.	WELDED WIRE FABRIC

GRAPHIC SYMBOLS/MATERIALS LEGEND

⌖	FLOOR OR POINT ELEVATION
?	KEY NOTE
?	SPECIFICATION KEY NOTE
B1	WALL TYPE
XXX	DOOR NUMBER
XX	WINDOW NUMBER
X-XX	FIXTURE TAG
X	REVISION TAG
1 A101 SIM	DETAIL
Ref A101 Ref	INTERIOR ELEVATION
Ref 1 A101 1 Ref	BUILDING ELEVATION
Room name 101	ROOM NAME & NUMBER
1 A101 SIM	BUILDING SECTION
1 A101 SIM	WALL SECTION
℄	CENTER LINE
A 1	MASTER GRID LINES
A 1	PARKING GRID LINES
A 1	BUILDING GRID LINES
▨	E.I.F.S.
▨	CONCRETE MASONRY UNIT
▨	BRICK VENEER
▨	STONE VENEER
▨	CONCRETE
▨	GYPSUM BOARD OR GROUT MORTAR
▨	BATT INSULATION
▨	RIGID INSULATION
▨	PLYWOOD
▨	ROUGH WOOD-CONTINUOUS
▨	ROUGH WOOD-BLOCKING
▨	WOOD TRIM
▨	STEEL
▨	GRAVEL
▨	EARTH

DRAWING INDEX

SOLITUDE RETREAT HOME - LOT 1

6857 SOUTH CHURCH ROAD
LOT 1 SILVER HILL LODGE SUBDIVISION
SALT LAKE CITY, UT 84121

REVIEWED FOR CODE COMPLIANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.
☒ BUILDING ☒ STRUCTURAL
☒ MECHANICAL ☒ PLUMBING
☒ ELECTRICAL ☒ ENERGY
☐ ACCESSIBILITY ☐ FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.
BY: [illegible] DATE: 09/03/19
WEST COAST CODE CONSULTANTS, INC.

PROJECT NO.15077R2

DATE: AUG. 26, 2019

REVISIONS:

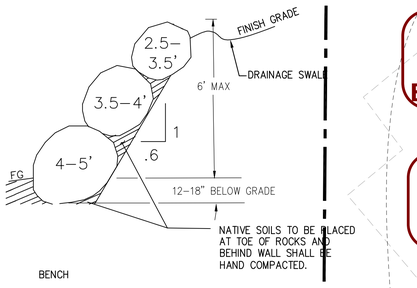
A 8-23-2019 Plan Check Comments

PERMIT SUBMITTAL SET- AUGUST 22, 2019

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
G000

Plot Date: 8/26/2019 11:10:27 AM



NON–TERRACED ROCK RETAINING WALL DETAIL

NOT TO SCALE

BUILDER IS RESPONSIBLE FOR COMPLIANCE WITH ALL BUILDING CODE REQUIREMENTS

CURRENT COUNTY REVIEWED PLANS MUST BE AT JOB SITE FOR ALL INSPECTIONS

LEGEND

- PROPERTY BOUNDARY
- STRAW WADDLE
- LIMITS OF DISTURBANCE
- FD — FRENCH DRAIN
- DRAINAGE SLOPE
- PROPOSED ROCK WALLS
- EXISTING ASPHALT ROAD /DRIVEWAY
- PROPOSED NEW CONCRETE

NOTE:
INSTALLATION OF LOD FENCE TO BE COMPLETED AND INSPECTED PRIOR TO BEGINNING CONSTRUCTION. LOD FENCE MAY BE ADJUSTED ON SITE TO FOLLOW ACTUAL LOCATIONS OF EXISTING TREES

CONTRACTOR IS REPONSIBLE TO SUBMIT SWPPP AND NOI DOCUMENTS TO COUNTY PRIOR TO RECEIVING BUILDING PARMIT.

NATURAL VEGETATION SHALL NOT BE REMOVED WITHOUT APPROVAL FROM SALT LAKE COUNTY TOWNSHIP SERVICES

FOOTING EXCAVATIONS SHALL BE INSPECTED AND APPROVED IN WRITING BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO CONCRETE PLACEMENT
Reviewed by Greg Baptist Date 05/07/2019

SALT LAKE COUNTY
Permit #191030 Date 05/07/2019
Reviewed by Greg Baptist
GRADING REVIEW APPROVED

RICHARDS

LIDDLE

CHEEL

EXISTING ROCK RETAINING WALL

EXISTING ROCK RETAINING WALL

FRENCH DRAIN (DRAIN TO DAYLIGHT) 4" RIPRAP AT OUTLET FOR ENERGY DISSAPATION)

FRENCH DRAIN (DRAIN TO DAYLIGHT) 4" RIPRAP AT OUTLET FOR ENERGY DISSAPATION)

LEVEL 0 – FF 8062.0
LEVEL 1 – FF 8073.0

NOTE: INSTALL FRENCH DRAIN ALONG SOUTH, EAST AND WEST FOOTINGS. DRAIN TO DAYLIGHT MINIMUM 15 FEET NORTH of WEST OF HOME

FRENCH DRAIN WILL NOT CAPTURE ANY OF THE POST-DEVELOPMENT STORM WATER CREATED ON SITE. USE A SERIES OF PONDS OR SWALES/BERMS TO DETAIN POST DEVELOPMENT STORM WATER CREATED ON SITE. PROVIDE CALCS FOR 10 YEAR STORM. ENSURE 100 YEAR FLOWS ARE CHANNELED AS SUCH AS TO NOT AFFECT NEIGHBORING PROPERTIES OR ROADWAYS. DUE TO THE TERRAIN, MAKE BEST EFFORT TO MINIMIZE POST DEVELOPMENT FLOWS RUNNING OFFSITE.

72.5 LANDING WITH 2.0% SLOPE

STEP

PORCH

DRAIN TO DAYLIGHT (6" RIPRAP AT OUTLET FOR ENERGY DISSAPATION)

INSTALL 8" DRAIN LINE UNDER DRIVEWAY MIN. SLOPE 1%

2X2 CATCH BASIN GRATE 71.5 FLOW 68.5

20' RADIUS

5' RADIUS

LOD

UGE

LOT 3

6867 CHURCH LLC

Concrete Washout REQUIRED at site. All other construction liquids and debris to be disposed of per the Utah State Clean Water Act.

NOTES:

EXISTING ELEVATIONS ARE BASED ON PRE CONSTRUCTED CONDITIONS. CONTRACTOR TO VERIFY ELEVATIONS OF EXISTING LOT FEATURES AND ENSURE PROPER GRADING AND DRAINAGE FOR THIS HOME. CONTACT ENGINEER PRIOR TO BEGINNING WORK IF EXISTING CONDITIONS VARY ADVERSELY FROM WHAT IS SHOWN ON PLAN.

BACKFILL SLOPE REQUIREMENTS: MINIMUM 8–INCHES EXPOSED FOUNDATION AND MINIMUM 6" SLOPE IN FIRST 10 FEET AWAY FROM HOME

GRAPHIC SCALE
0' 10' 20' 40'
Scale: 1"=10'

LICENSED PROFESSIONAL ENGINEER
187727
S. SCOTT CARLSON
STATE OF UTAH
Electronically signed by S Scott Carlson 4-23-2019

SILVER HILL LODGE SUBDIVISION LOT 1
GRADING AND DRAINAGE PLAN
SALT LAKE COUNTY, UTAH

TWIN PEAKS
Engineering & Land Surveying
2264 NORTH 1450 EAST LEHI, UTAH 84043
(801) 450–3511

DWG DATE: AUGUST 2016
PLOT DATE: 22 April 2019

SHEET 4 OF 5

PROJECT GENERAL NOTES AND CODE REQUIREMENTS - RESIDENTIAL R-3 (FOR SINGLE DWELLINGS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE (I.R.C.). THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL SUB CONTRACTORS TO MEET THESE REQUIREMENTS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS, UTILITIES, MEASUREMENTS, CONNECTIONS, ETC.

3. THE CONTRACTOR SHALL COMPLY WITH ALL NATIONAL, STATE, LOCAL, AND RELATED CODES AND STANDARD CONSTRUCTION PRACTICES.

4. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH GENERAL ENERGY NOTES AND/OR MODEL ENERGY CODE.

5. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT PRIOR TO COMMENCING RELATED WORK.

6. AN APPROVED NUMBER OR ADDRESS SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SEE I.R.C. SECTION R319.

7. PROTECT WOOD AGAINST DECAY AS NOTED AND REQUIRED BY CODE. WHERE PROTECTION IS REQUIRED, WOOD MUST BE APPROVED TREATED OR DECAY RESISTANT (I.R.C. R317.1). SEE I.R.C. SECTION R317 & LOCAL JURISDICTION'S REGULATIONS AS REQUIRED BY IRC. ADDITIONAL REQUIREMENTS AS FOLLOWS:

   A) WHEN WOOD JOISTS OR THE BOTTOM OF WOOD STRUCTURAL FLOORS ARE LOCATED CLOSER THAN 18 INCHES OR WOOD GIRDERS ARE LOCATED CLOSER THAN 12 INCHES TO EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION, PROTECTION IS REQUIRED. (I.R.C. R317.1 (1)) THE FLOOR ASSEMBLY, INCLUDING POSTS, GIRDERS, JOISTS AND SUBFLOOR, SHALL BE APPROVED WOOD OF NATURAL RESISTANCE TO DECAY (AS LISTED IN I.R.C.) OR TREATED WOOD. UNDER FLOOR AREAS SHALL BE PROVIDED WITH AN ACCESS AS PER I.R.C. SECTION R408.2.

   B) FOUNDATION PLATES OR SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB, WHICH IS IN DIRECT CONTACT WITH EARTH, AND SILLS WHICH REST ON CONCRETE OR MASONRY FOUNDATIONS, SHALL BE TREATED WOOD OR FOUNDATION REDWOOD, ALL MARKED OR BRANDED BY AN APPROVED AGENCY. (I.R.C. R317.2). WHERE NOT SUBJECT TO WATER SPLASH OR TO EXTERIOR MOISTURE AND LOCATED ON CONCRETE HAVING A MINIMUM THICKNESS OF 3 INCHES WITH AN IMPERVIOUS MEMBRANE INSTALLED BETWEEN CONCRETE AND EARTH, THE WOOD MAY BE UNTREATED AND OF ANY SPECIES.

   C) COLUMNS AND POSTS LOCATED ON CONCRETE OR MASONRY FLOORS OR DECKS EXPOSED TO THE WEATHER OR TO WATER SPLASH OR IN BASEMENTS AND WHICH SUPPORT PERMANENT STRUCTURES SHALL BE SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING ABOVE FLOORS UNLESS APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD IS USED. (I.R.C. R317.4 (1)). THE PEDESTALS SHALL PROJECT AT LEAST 6 INCHES ABOVE EXPOSED EARTH AND AT LEAST 1 INCH ABOVE SUCH FLOORS. INDIVIDUAL CONCRETE OR MASONRY PIERS SHALL PROJECT AT LEAST 8 INCHES ABOVE EXPOSED GROUND UNLESS THE COLUMNS OR POSTS WHICH THEY SUPPORT ARE OF APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD IS USED.

   D) WOOD USED IN CONSTRUCTION OF PERMANENT STRUCTURES AND LOCATED NEARER THAN 8 INCHES TO EARTH SHALL BE TREATED WOOD OR WOOD OF NATURAL RESISTANCE TO DECAY, AS DEFINED IN I.R.C. WHERE LOCATED ON CONCRETE SLABS PLACED ON EARTH, WOOD SHALL BE TREATED WOOD OR WOOD OF NATURAL RESISTANCE TO DECAY. (I.R.C. R317.1 (3)).

   E) WOOD FURRING OR FRAMING ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED BARRIER IS INSTALLED BETWEEN THE WALL AND THE WOOD, SHALL BE TREATED OR RESISTANT TO DECAY. (I.R.C. R317.1 (7)).

8. JOISTS UNDER AND PARALLEL TO BEARING PARTITIONS SHALL BE SIZED PER ENGINEER, OR AT MINIMUM DOUBLE JOISTS. WHEN USING FLOOR TRUSSES USES 2 X 4 BLOCKING AT 24" O/C. MEET REQUIREMENTS PER IRC 502.4.

9. BRACE ALL EXTERIOR WALLS AND CROSS STUD PARTITIONS AT EACH END OF THE BUILDING AND AT LEAST EVERY 25'-0" OF LENGTH BY ONE OF THE FOLLOWING.

   A) APPROVED STRUCTURAL SHEATHING OF A MINIMUM THICKNESS OF 7/16". COORDINATE WITH SHEAR WALL SCHEDULE.

   B) FOR ADDITIONAL BRACED WALL PANEL CONSTRUCTION OPTIONS, EXCEPTIONS AND RESTRICTIONS SEE I.R.C SECTION R602.10. COORDINATE W/ STRUCTURAL FOR SEISMIC AND ANY SPECIAL REQUIREMENTS.

10. ALL STEEL COLUMNS IN WALLS SHALL RECEIVE 1/2" DIAMETER THREADED BOLTS WELDED TO THE COLUMN AT 2'-0" O/C VERTICAL. STUD WALLS SHALL START AND STOP AT COLUMN AND BOLT TO COLUMN. BOLTS SHALL EXTEND THROUGH TWO STUDS MINIMUM AT ALL LOCATIONS EXCEPT AT WINDOWS AT EXTERIOR WALL, BOLTS MAY EXTEND THROUGH ONE STUD.

11. FIRE BLOCKING SHALL BE CONSTRUCTED OF 2" NOMINAL LUMBER OR (2) THICKNESS OF 1" NOMINAL LUMBER WITH BROKEN LAP JOINTS OR OTHER MATERIALS APPROVED OR TESTED, INSTALLED PER I.R.C.. FIRE BLOCKING SHALL BE PROVIDED AT LOCATIONS AS FOLLOWS. SEE I.R.C. SECTION R302.11 AND R302.11.1

   A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL. (I.R.C. R302.11 (1))

   B) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. (I.R.C. R302.11 (2))

   C) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED. (I.R.C. R302.7). SEE I.R.C. R302.7 FOR ENCLOSURES UNDER STAIRS.

   D) IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON COMBUSTIBLE MATERIALS. (I.R.C. R302.11 (4))

   E) AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS. (I.R.C. R1003.19)

   F) WHERE WOOD SLEEPERS ARE USED FOR LAYING WOOD FLOORING ON MASONRY OR CONCRETE FIRE-RESISTIVE FLOORS, THE SPACE BETWEEN THE FLOOR SLAB AND THE UNDERSIDE OF THE WOOD FLOORING SHALL BE FILLED WITH NON COMBUSTIBLE MATERIAL OR FIRE BLOCKED IN SUCH A MANNER THAT THERE WILL BE NO OPEN SPACES UNDER THE FLOORING WHICH WILL EXCEED 100 SQUARE FEET IN AREA AND SUCH SPACE SHALL BE FILLED SOLIDLY UNDER ALL PERMANENT PARTITIONS SO THAT THERE IS NO COMMUNICATION UNDER THE FLOORING BETWEEN ADJOINING ROOMS.

   G) WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND TRANSMISSION CONTROL SHALL HAVE FIRE BLOCKS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIAL. (I.R.C. R302.11.1.1)

12. CRAWL SPACE ACCESS AND ATTIC ACCESS TO MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R408 AND SECTION R807.

   A) CRAWL SPACE ACCESS SHALL BE MINIMUM 18 INCH BY 24 INCH OPENING UNOBSTRUCTED BY PIPES, DUCTS AND SIMILAR CONSTRUCTION. ALL UNDER-FLOOR ACCESS OPENINGS SHALL BE EFFECTIVELY SCREENED OR COVERED. PIPES, DUCTS AND OTHER CONSTRUCTION SHALL NOT INTERFERE WITH THE ACCESSIBILITY TO OR WITHIN UNDER-FLOOR AREAS. WHERE MECHANICAL EQUIPMENT IS LOCATED UNDER FLOORS SEE I.R.C. SECTION M1305.1.4 FOR ACCESS REQUIREMENTS. SEE I.R.C. SECTION R408.4.

   B) ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTICS OF BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER. THE OPENING SHALL BE LOCATED IN A CORRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. THE ROUGH FRAME OPENING SHALL NOT BE LESS THAN 22 INCHES X 30 INCHES. A 30 INCH MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED ABOVE THE OPENING. SEE I.R.C. SECTION R807. FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS SEE I.R.C. SECTION M1305.1.3

13. ROOF AND UNDER FLOOR VENTILATION SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R408 AND SECTION R806.

   A) UNDER FLOOR AREAS SHALL BE VENTILATED BY OPENINGS INTO THE UNDER FLOOR AREA WALLS. SUCH OPENINGS SHALL HAVE A NET AREA OF NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER FLOOR AREA. ONE SUCH VENTILATION OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING. THE OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/8 INCH IN DIMENSION OR OTHER APPROVED MATERIALS AS PER I.R.C. TWO REFERENCE OF EXCEPTIONS ARE AS FOLLOWS.

      1) THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/1,500 OF UNDER FLOOR AREA WHERE GROUND SURFACE IS TREATED WITH AN APPROVED VAPOR BARRIER AND THE REQUIRED OPENINGS ARE PLACED SO AS TO CREATE A CROSS VENTILATION OF THE SPACE. SEE I.R.C. SECTION 408.2.

      2) UNDER FLOOR AREAS VENTILATED BY AN APPROVED MECHANICAL MEANS AT A RATE OF 1.0 CFM FOR EACH 50 SQUARE FEET OF UNDER FLOOR SPACE, CONTINUOUSLY OPERATED, AND THE GROUND SURFACE IS COVERED WITH AN APPROVED BARRIER. SEE I.R.C. R408.3 (2).

   B) ROOF VENTILATION: 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 AND SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH SHALL BE PROVIDED WITH CORROSION RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7

   C) 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 CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.

14. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R310.

   A) BASEMENTS WITH HABITABLE SPACES SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR DOOR OR ACCESS TO AN ADJOINING BEDROOM WITH AN EMERGENCY ESCAPE AND RESCUE WINDOW. BASEMENTS WITH SLEEPING ROOMS SHALL EACH HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR DOOR.

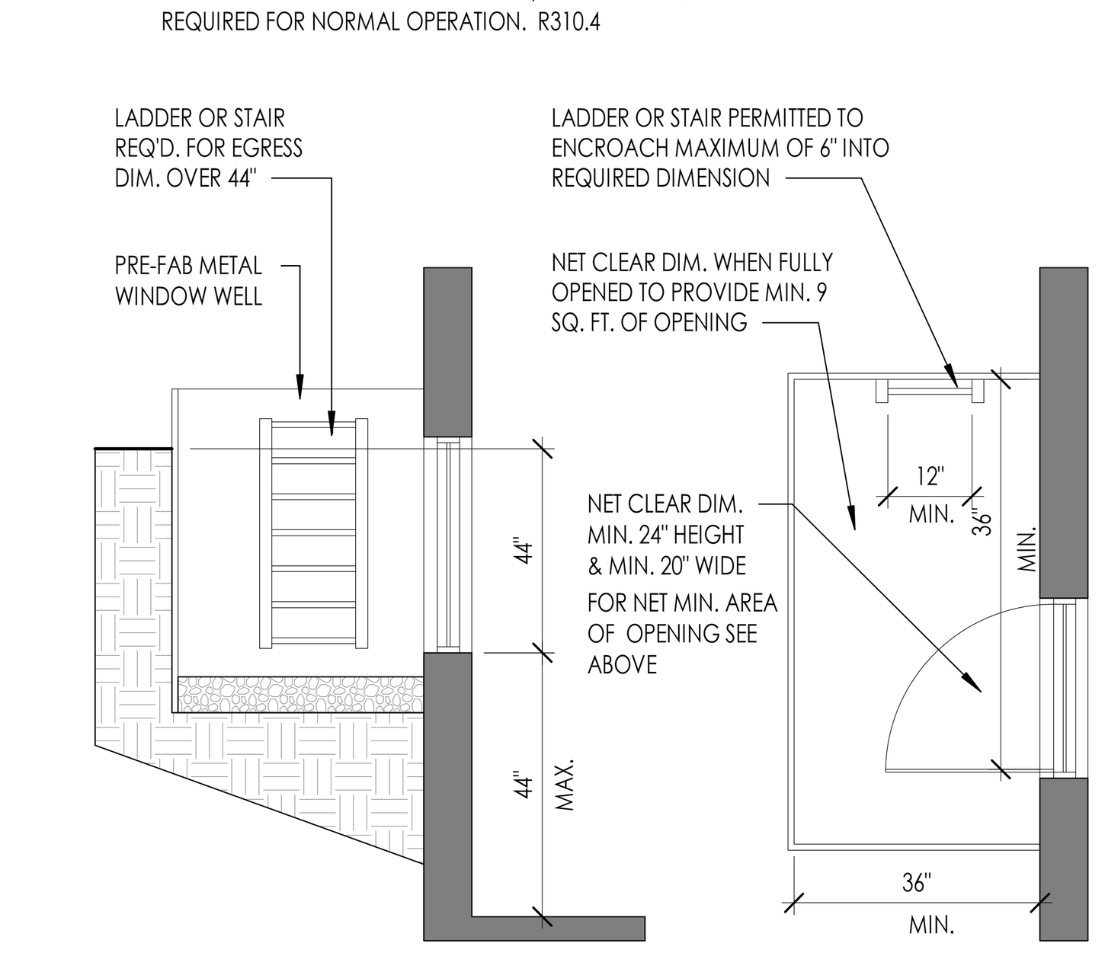
   B) ALL EMERGENCY OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES. EMERGENCY OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS. EXCEPT GROUND FLOOR, NET CLEAR OPENING AREA OF 5.0 SQUARE FEET. R310.1.1 TO R310.1.4

   C) WINDOW SHALL A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL. R310.1

   D) WINDOW WELLS REQUIRED FOR ESCAPE OR RESCUE SHALL HAVE HORIZONTAL DIMENSIONS THAT ALLOW THE DOOR OR WINDOW TO BE FULLY OPENED. THE HORIZONTAL DIMENSION FOR THE WINDOW WELL SHALL PROVIDE A MINIMUM NET CLEAR AREA OF 9 SQUARE FEET WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES. R310.2

   E) WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES BELOW THE ADJACENT GROUND LEVEL SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USEABLE WITH THE WINDOW IN THE FULLY OPENED POSITION. 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. R310.2.1

   F) BARS, GRILLS, COVERS, SCREENS, ETC. SHALL BE PERMITTED TO BE PLACED OVER THE EMERGENCY EGRESS OPENING WINDOW WELL PROVIDED THE NET CLEAR OPENING SIZE IS NOT COMPROMISED AND THAT SUCH DEVICES SHALL BE RELEASED OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION. R310.4



TYPICAL EMERGENCY EGRESS DETAIL

N.T.S.

1 / A002

15. MASONRY VENEERS INSTALLATION AND CONSTRUCTION SHALL COORDINATE WITH STANDARD CONSTRUCTION DETAILS, STRUCTURAL SEISMIC PROVISIONS AND SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R703, R1001 AND R1003.

   A) MASONRY VENEERS SHALL BE SUPPORTED ON FOUNDATIONS, STEEL LINTELS, OR OTHER APPROVED MATERIALS AS PER INTERNATIONAL RESIDENTIAL CODE. (I.R.C. R703.7.2)

   B) MASONRY VENEERS SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION RESISTANT METAL TIES. WHERE VENEER IS ANCHORED TO WOOD BACKINGS THROUGH THE USE OF CORRUGATED SHEET METAL TIES THE DISTANCE SEPARATING THE VENEER FROM THE SHEATHING SHALL BE A MAXIMUM OF 1 INCH. (R703.7.4) WHERE STRAND WIRE IS USED FOR ANCHORAGE THE DISTANCE SEPARATING THE VENEER FROM THE SHEATHING SHALL BE A MAXIMUM OF 4 1/2 INCHES. (I.R.C. R703.7.4)

   C) THE VENEER SHALL BE SEPARATED FROM THE SHEATHING BY AN AIR SPACE OF A MINIMUM OF 1 INCH BUT NOT MORE THAN 4.5 INCHES. A WEATHER MEMBRANE IS NOT REQUIRED OVER WATER-REPELLENT SHEATHING. (I.R.C. R703.1.1), OTHERWISE PROVIDE APPROVED MEMBRANE PER IRC TABLE R703.4. THE AIR SPACE BETWEEN THE VENEER AND THE SHEATHING MAY BE FILLED WITH GROUT OR MORTAR AS LONG AS THE SHEATHING IS COVERED WITH AN APPROVED WEATHER RESISTANT MEMBRANE. (I.R.C. R703.7.4.2)

   D) ANCHORAGE SIZE & SPACING, IF STRAND WIRE, SHALL NOT BE LESS IN THICKNESS THAN NO. 9 U.S. GAGE WIRE & SHALL HAVE A HOOD EMBEDDED IN THE MORTAR JOINT, OR IF SHEET METAL, SHALL BE NOT LESS THAN NO. 22 U.S. GAGE X 7/8 INCH CORRUGATED. EACH TIE SHALL BE SPACED NOT MORE THAN 24 INCHES ON CENTER HORIZONTALLY AND SHALL SUPPORT NOT MORE THAN 2.67 SQUARE FEET OF WALL AREA. (I.R.C. R703.7.4.1)

   EXCEPTIONS : IN SEISMIC DESIGN CATEGORY D1 OR D2 & IN WIND AREAS OF MORE THAN 30 POUNDS PER SQUARE FOOT, EACH TIE SHALL SUPPORT NOT MORE THAN 2 SQUARE FEET OF WALL AREA. IRC 703.7.4.1 EXCEPTION

   ADDITIONAL METAL TIES SHALL BE PROVIDED AROUND ALL WALL OPENINGS GREATER THAN 16 INCHES IN EITHER DIMENSION. METAL TIES AROUND THE PERIMETER OF OPENINGS SHALL BE SPACED NOT MORE THAN 3 FEET ON CENTER & PLACED WITHIN 12 INCHES OF THE WALL OPENING. (SEE I.R.C. SECTION R703.7.4.1.1)

   E) MASONRY VENEERS ABOVE OPENINGS SHALL BE SUPPORTED ON LINTELS OF NON-COMBUSTIBLE MATERIALS. THE SPAN SHALL NOT EXCEED THE VALUES AS SET FORTH IN TABLE R703.7.3.1 OF THE I.R.C. THE LINTELS SHALL HAVE A LENGTH OF BEARING OF NOT LESS THAN 4 INCHES. (I.R.C. R703.7.3)

   F) FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISHED GROUND LEVEL ABOVE THE FOUNDATION WALL OR SLAB AND ALL OTHER POINTS OF SUPPORT (IRC 703.7.5). FLASHING SHALL BE PROVIDED AT LOCATIONS IN THE EXTERIOR WALL ENVELOPE AS REQUIRED TO PREVENT ENTRY OF WATER INTO THE BUILDING AS PER IRC 703.8. FOR ADDITIONAL REQUIREMENTS THAT MAY APPLY SEE NOTE #26 BELOW.

   G) WEEPHOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS AT A MAXIMUM SPACING OF 33 INCHES ON CENTER. WEEPHOLE SHALL BE NOT LESS THAN 3/16 INCH IN DIAMETER. WEEPHOLES SHALL BE LOCATED IMMEDIATELY ABOVE THE FLASHING. (I.R.C. R703.7.6)

   H) IN SEISMIC CATEGORY OTHER THAN A,B, OR C ALL STONE AND MASONRY VENEERS INSTALLED OVER A BACKING OF WOOD OR COLD-FORMED STEEL SHALL NOT EXCEED 5 INCHES IN THICKNESS. SEE STRUCTURAL FOR SEISMIC CATEGORY. (I.R.C. R703.7). MASONRY HEIGHT SHALL BE LIMITED PER 703 EXCEPTIONS. IN CATEGORY D1, MASONRY VENEER HALL NOT EXCEED 20' ABOVE THE FOUNDATION WITH AN ADDITIONAL 8' PERMITTED FOR GABLED ENDS AND WHERE THE LOWER 10' MAX. HAS A BACKING OF CONCRETE OR MASONRY, AN ADDITIONAL 10' IN HEIGHT IS PERMITTED. PROVIDE BRACED WALLS AND HOLD DOWN CONNECTORS AS REQUIRED. HEIGHT MAY BE EXCEEDED IF ENGINEERED PER I.R.C. R301.1.3.

   I) PROVIDE WEATHER RESISTANT SHEATHING PAPER AS REQUIRED AS PER I.R.C. TABLE R703.4 UNDER ALL STONE OR BRICK VENEER ON STUDS OR SHEATHING.

16. STAIR CONSTRUCTION SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R311.7.

   A) THE MINIMUM STAIRWAY WIDTH SHALL NOT BE LESS THAT 36 INCHES CLEAR WIDTH. HANDRAILS MAY PROJECT INTO THE REQUIRED WIDTH A DISTANCE OF 4 1/2 INCHES FROM EACH SIDE OF A STAIRWAY. IRC 311.7.1 FOR ADDITION WIDTH REQUIREMENTS OR FOR SPIRAL, CIRCULAR, WINDING STAIRS, ETC. REQUIREMENTS SEE I.R.C. SECTION R311.7.10.

   B) THE MAXIMUM STAIR RISER HEIGHT SHALL NOT EXCEED 7-3/4 INCHES AND THE MINIMUM STAIR TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS. THE GREATEST RISER HEIGHT OR TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. (UTAH STATE AMENDMENT (REPLACES R311.7.5.1 & R311.7.5.2. AND ALLOWS FOR 8" RISERS AND 9" TREADS)

   C) LANDINGS: EVERY LANDING SHALL HAVE A WIDTH DIMENSION OF NOT LESS THAN THE STAIRWAY SERVED. EVERY LANDING SHALL HAVE A MINIMUM DEPTH DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OR TRAVEL. FOR LANDINGS WITH ADJOINING DOORS SEE I.R.C. SECTION R311.7.6 FOR SOME EXCEPTIONS/OPTIONS.

   D) ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH MINIMUM 1/2 INCH GYPSUM BOARD. (I.R.C. R302.7)

   E) HEADROOM: EVERY STAIRWAY SHALL HAVE A MINIMUM HEADROOM CLEARANCE IN ALL PARTS OF THE STAIR OF NOT LESS THAN 6 FEET 8 INCHES. SUCH CLEARANCES SHALL BE MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING. (I.R.C. R311.7.2)

17. HANDRAILS SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R311.7.8.

   A) HANDRAILS SHALL BE MOUNTED A MINIMUM OF 34 INCHES AND A MAXIMUM OF 38INCHES ABOVE THE NOSING OF THE TREAD AND SHALL BE PROVIDED ON A LEAST ONE SIDE OF STAIRWAYS. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS WITH FOUR OR MORE RISERS FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS. VOLUTES, TURNOUT OR STARTING EASING SHALL BE ALLOWED OVER THE LOWEST TREAD.

   B) THE HAND GRIP PORTION OF HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION OF 1 1/4 INCHES MINIMUM TO 2 5/8 INCHES MAXIMUM. OTHER HANDRAIL SHAPES THAT HAVE AN EQUIVALENT GRASPING SURFACE ARE PERMISSIBLE, SEE BUILDING CODE. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH. R311.7.8.3.

   C) HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.

18. GUARD RAILS SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R312.

   A) GUARDRAILS ARE REQUIRED AT ALL PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AND SHALL BE NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREAD.

   B) REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES, ETC. SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

   C) THE TRIANGLE OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6 INCHES IN DIAMETER CANNOT PASS THROUGH.

   D) THE GUARDS AT SIDES OF STAIRS SHALL HAVE GUARD SUCH THAT A 4-3/8" SPHERE CANNOT PASS THOUGH IT.

19. THE CONTRACTOR SHALL COORDINATE AND INSTALL SOLID BLOCKING FOR THE INSTALLATION OF
ALL FIXTURES, CABINETS, EQUIPMENT, FINISH HARDWARE, ETC. THAT REQUIRE SUCH.

20. SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS AND SHALL MEET THE FOLLOWING
REQUIREMENTS. SEE I.R.C. SECTION R308. FOR EXCEPTIONS SEE I.R.C. R308.4.

   A) EACH PANE OF GLASS INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PERMANENTLY IDENTIFIED BY MANUFACTURER, DESIGNATING THE TYPE, THICKNESS, AND SAFETY GLAZING STANDARD. THE LABEL SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC FIRED OR EMBOSSED ON GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED. FOR EXCEPTIONS SEE I.R.C. R308.1.

   B) PROVIDE SAFETY GLAZING IN ALL DOORS INCLUDING SIDE HINGED DOORS, SLIDING DOORS, SLIDING PANELS, BIFOLD DOORS, STORM DOORS, FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE. (I.R.C. R308.4-1,2,3,4,5,6,7)

   C) PROVIDE SAFETY GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 60 INCHES OF THE TOP OR BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 36 INCHES ABOVE THE WALKING SURFACE. (I.R.C. R308.4.7)

   D) PROVIDE SAFETY GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING OR WALKING SURFACE. (I.R.C. R308.4.5)

   E) PROVIDE SAFETY GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT. (I.R.C. R308.4.4)

   F) PROVIDE SAFETY GLAZING IN FIXED OR OPERABLE PANELS THAT MEETS ALL OF THE FOLLOWING CONDITIONS: AREAS GREATER THAN 9 SQUARE FEET, BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR, TOP EDGE GREATER THAN 36 INCHES ABOVE FLOOR, AND WITHIN 36 INCHES OF WALKING SURFACE. (I.R.C. R308.4 (3))

21. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOOR NOT LESS THAN 1 3/8 INCH IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20 MINUTE FIRE RATED DOORS. SEE I.R.C. SECTION R302.5.1.

22. 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, 5/8 INCH TYPE X GYPSUM BOARD REQUIRED ON GARAGE CEILING WHEN LIVING SPACE OCCURS ABOVE THE GARAGE. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN (1)LAYER OF 1/2 INCH GYPSUM BOARD OR EQUIVALENT. SEE I.R.C. SECTION R302.6 & TABLE R302.6).

23. COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ALL EQUIPMENT AND FIXTURE LOCATIONS. COORDINATE WITH MECHANICAL AND PLUMBING FIXTURE SCHEDULES. COORDINATE WITH MECHANICAL AND PLUMBING KEY NOTES, INTERNATIONAL BUILDING CODE AND RELATED CODES FOR INSTALLATION REQUIREMENTS.

24. COORDINATE WITH ELECTRICAL PLANS FOR ALL ELECTRICAL SWITCHES, SCHEMATIC WIRING, EQUIPMENT AND FIXTURE LOCATIONS. COORDINATE WITH ELECTRICAL FIXTURE SCHEDULES. COORDINATE WITH ELECTRICAL KEY NOTES, INTERNATIONAL BUILDING CODE AND RELATED CODES FOR INSTALLATION REQUIREMENTS.

25. PROVIDE CAULKING AT INTERIOR AND EXTERIOR AT ALL JOINTS BETWEEN DISSIMILAR MATERIALS WITH A CONTINUOUS BEAD OF SILICON BASE CAULK.

26. APPROVED CORROSION RESISTANT FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. APPROVED FLASHING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS. SEE I.R.C. SECTION R703.8.

   A) AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAK PROOF. AN EXCEPTION FOR SELF-FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1 1/8 INCH OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING, INCLUDING CORNERS.

   B) AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.

   C) UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.

   D) CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIMS.

   E) WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.

   F) AT WALL AND ROOF INTERSECTIONS AND AT BUILT-IN GUTTERS.

27. EACH WATER CLOSET SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30" IN WIDTH (15" MINIMUM FROM CENTER TO ANY OBSTRUCTION) AND HAVE A CLEAR SPACE IN FRONT OF NOT LESS THAN 21" CLEAR. (I.R.C. R307)

28. PROVIDE CLEARANCE FROM APPLIANCES TO COMBUSTIBLE MATERIALS AS PER MANUFACTURERS INSTALLATION REQUIREMENTS. PROVIDE MINIMUM CLEARANCE OF 30" ABOVE COOKING TOP TO COMBUSTIBLE MATERIALS. (I.R.C. M1306 & M1901)

29. THE CONTRACTOR SHALL COORDINATE AND VERIFY WITH OWNER, ARCHITECT, INTERIOR DESIGNER, ETC. ON FINAL SELECTION, STYLE, FINISHES, ETC. FOR ALL CABINET WORK, COUNTER TOPS, MILL WORK, DOORS, APPLIANCES, PLUMBING FIXTURES, LIGHT FIXTURES, ETC. PRIOR TO ORDERING AND INSTALLATION.

30. MULTIPLE UNITS (WHERE APPLICABLE) TO MEET REQUIREMENTS AS PER I.B.C.

   A) UNITS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH INTERNATIONAL BUILDING CODE CHAPTER 11. (IRC 320.1)

   B) UNIT SEPARATION SHALL BE PROVIDED PER I.R.C. R302.

      1) TWO FAMILY 1 HOUR SEPARATION.

      2) TOWNHOUSE (MULTIPLE SINGLE DWELLINGS) AS PER I.R.C. R302.2, WITH SEPARATE 1 HOUR COMMON WALLS (OR PER EXCEPTION) A SINGLE 1 HOUR COMMON WALL.

   C) SOUND TRANSMISSION RATINGS REQUIRED, UNLESS OTHERWISE NOTED, PROVIDE MINIMUM AS PER I.R.C. AK101 SOUND INSULATION FOR WALLS AND FLOOR CEILING ASSEMBLIES, AIRBORNE STC 45, & IMPACT IIC 45.

31. WHERE PROVIDED, SPARK ARRESTORS MEET IRC R1003.9.2, WITH NET FREE AREA 4X CHIMNEY FLUE OUTLET, ARRESTOR SCREEN TO BE HEAT AND CORROSION RESISTANT, THE SCREEN SHALL PERMIT SPHERES LESS THAN 3/8" BUT NOT GREATER THAN 1/2", AND THE ARRESTOR SHALL BE ACCESSIBLE FOR CLEANING AND THE SCREEN OR CHIMNEY CAP SHALL BE REMOVABLE.

32. WHERE ACCESSIBILITY GRAB BARS ARE PROVIDED, INSTALL SOLID BLOCKING IN WALLS FOR ATTACHMENT. COORDINATE WITH PLANS FOR LOCATIONS.

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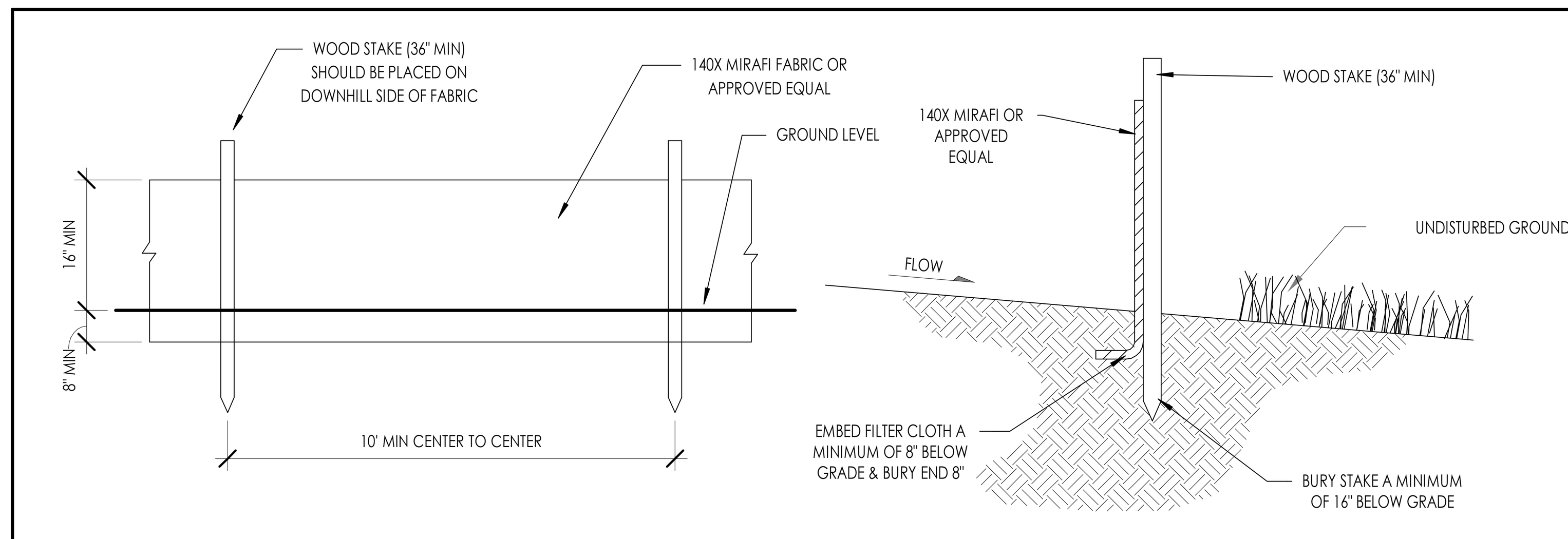
EROSION CONTROL NOTES AND DETAILS



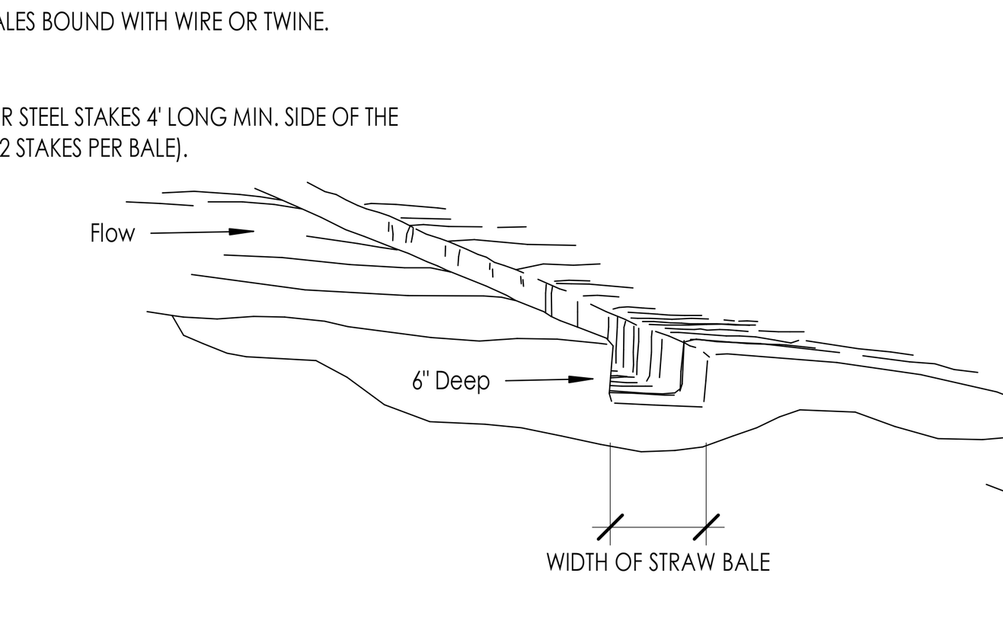
FRONT VIEW

SIDE VIEW

SILT FENCE DETAIL

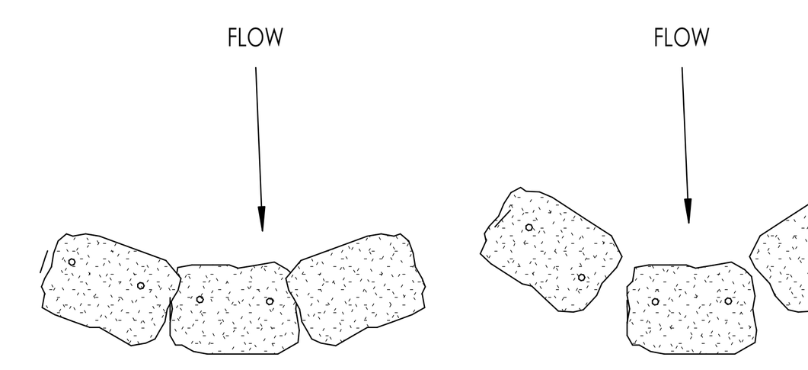
MATERIALS

- STRAW BALES BOUND WITH WIRE OR TWINE.
- WOOD OR STEEL STAKES 4' LONG MIN. SIDE OF THE BARRIER. 2 STAKES PER BALE).



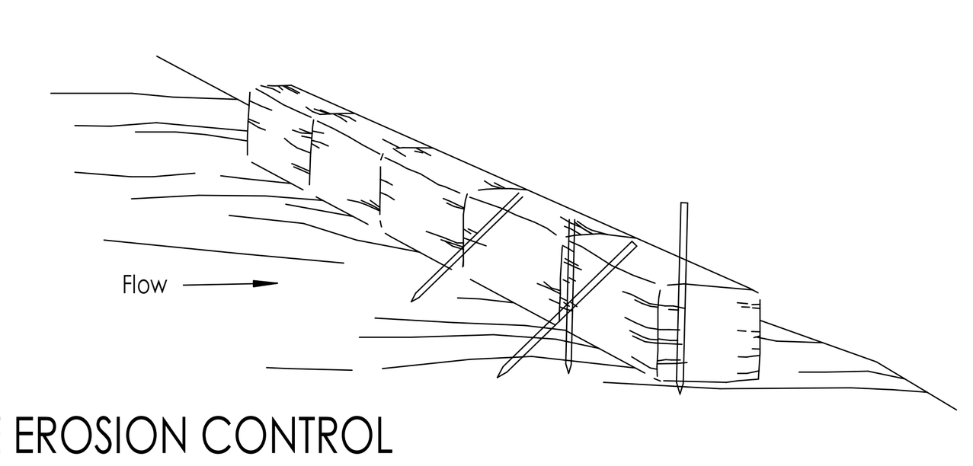
1. DIG A 6"X 2' TRENCH. ALIGN TRENCH ALONG CONTOUR BUT CURVED SLIGHTLY UPHILL SO RUNOFF CANNOT ESCAPE AROUND THE END BALES. (SEE (2.) BELOW)

2. PLACE BALES IN TRENCH WITH ENDS TIGHTLY ABUTTED.

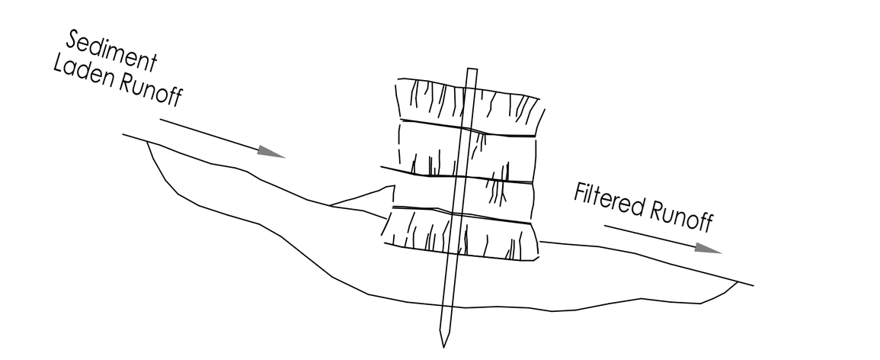


3. ANCHOR EACH BALE WITH 2 STAKES HAMMERED 1 1/2' TO 2' INTO GROUND.

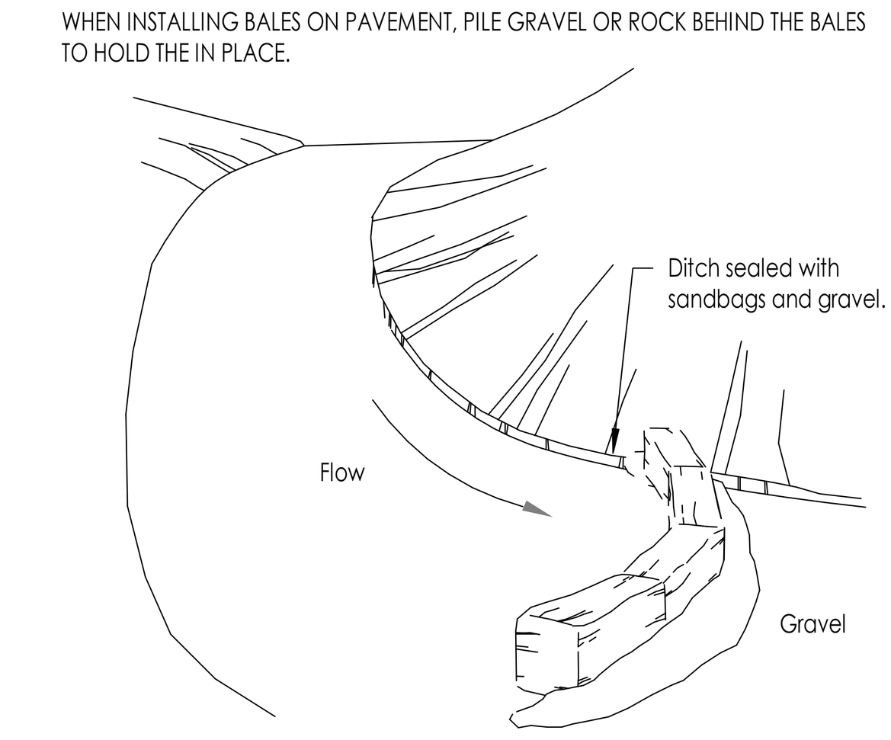
   ANGLE THE FIRST STAKE IN EACH BALE TOWARDS THE END BALES. (SEE (2.) BELOW)



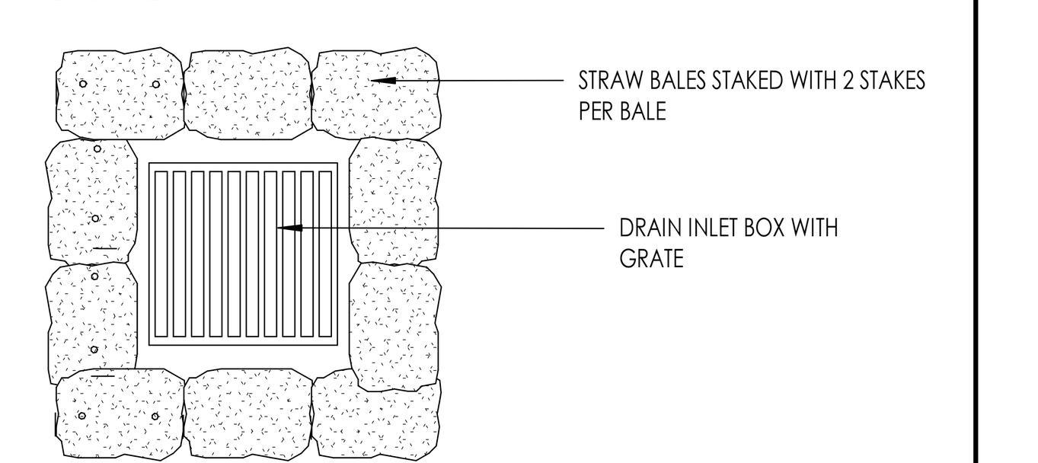
4. WEDGE LOOSE STRAW BETWEEN BALES. BACK FILL AND COMPACT THE EXCAVATED SOIL AGAINST THE UPHILL SIDE OF THE BARRIER.



WHEN INSTALLING BALES ON PAVEMENT, PILE GRAVEL OR ROCK BEHIND THE BALES TO HOLD THE IN PLACE.



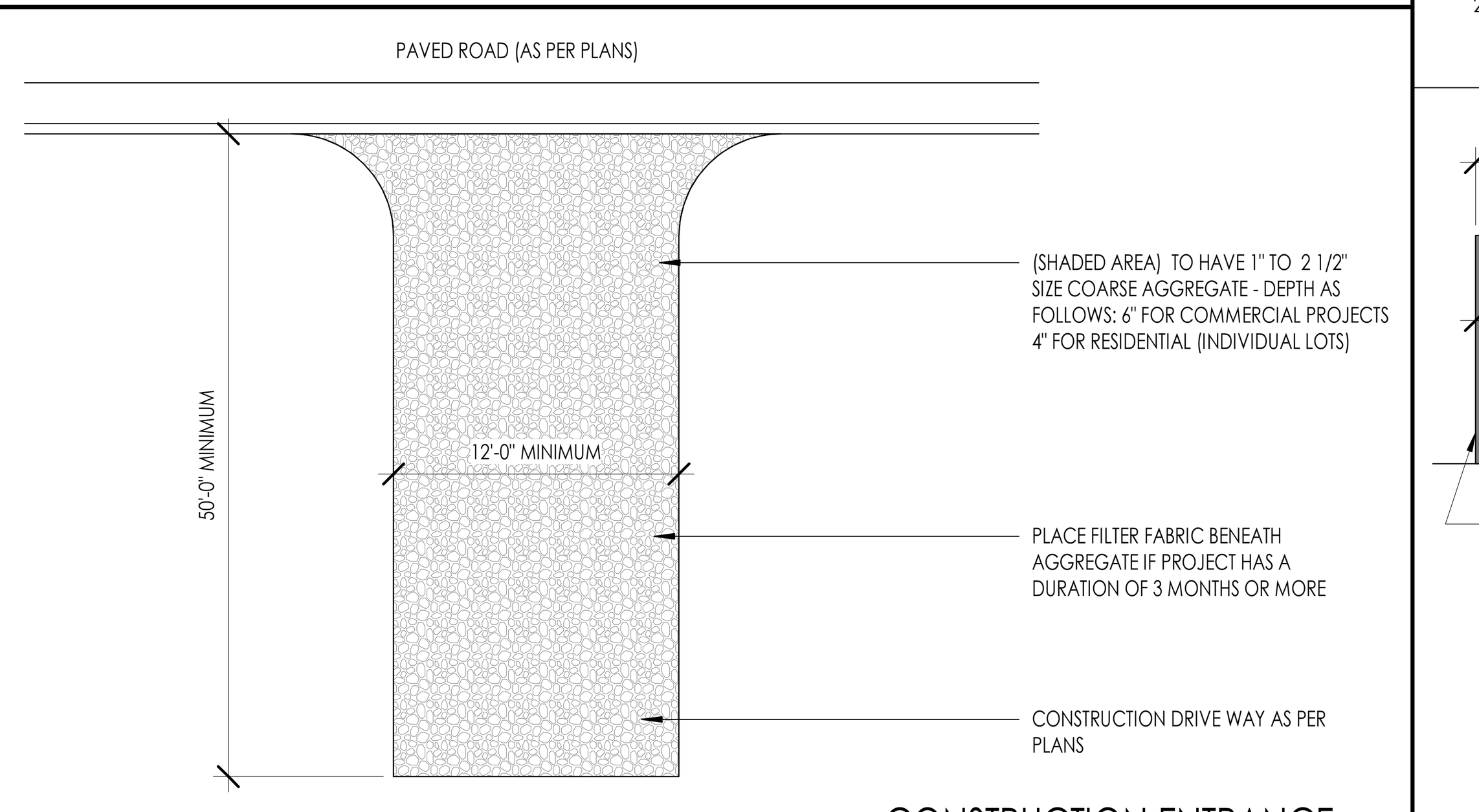
- INSPECT PERIODICALLY AND AFTER EACH STORM. REPLACE DAMAGED BALES; RE-ANCHOR DISPLACED ONES.
- CLEAN OUT SEDIMENT BEFORE IT REACHES THE TOP OF THE BALES.
- DEPOSIT THE REMOVED SEDIMENT WHERE IT WILL NOT ENTER A DRAINAGE WAY.



STRAW BALE EROSION CONTROL

INSTALLATION:
1. INSTALL AT ANY POINT FOR INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED.
2. CLEAR AND GRUB AREA AND GRADE TO PROVIDE SLOPE SHOWN FOR DRIVEWAY, OR ACCESS / INTERSECTION. IF ADJACENT TO WATERWAY, USE A MAXIMUM SLOPE OF 2%.
3. COMPACT SUB GRADE AND PLACE FILTER FABRIC IF REQUIRED.
4.. PLACE COARSE AGGREGATE, 1" TO 2 1/2" SIZE, TO A MINIMUM DEPTH OF 6" FOR COMMERCIAL PROJECTS AND 4" FOR RESIDENTIAL PROJECTS.

MAINTENANCE:
1. INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
2. INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
3. REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITIONS.
4. EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC, AND OFF SITE STREET PARKING AND PREVENT EROSION AT DRIVEWAY.



CONSTRUCTION ENTRANCE

EROSION CONTROL NOTES

1 EROSION CONTROL - SPDES PLAN SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR TO THE STATE OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES.

2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCUR, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY.

3 ALL COSTS ASSOCIATED WITH THE PREPARATION, MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

4 CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES WHICH COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED THROUGH THE SCHEDULED COMPLETION OF WORK.

5 PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS WHICH RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.

6 EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION, SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPE.

7 CUT AND FILL SLOPES SHALL BE 2:1 MAXIMUM UNLESS ROCK IS ENCOUNTERED. CUT SLOPES IN ROCK MAYBE STEEPENED, DEPENDING UPON GEOTECHNICAL CONSIDERATIONS. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN.

8 THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH THE EXISTING NATURAL CONTOURS, SCALE, AND VEGETATION OF NATURAL TERRAIN.

9 DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO ALL UNSURFACED AREAS WITHIN THE FLAGGED LIMITS OF DISTURBANCE STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES. ROCK CUTS STEEPER THAN 1:1 WILL NOT BE REVEGETATED.

10 CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW BALES.

11 SEED SHALL BE APPLIED AT A RATE SO THAT GERMINATION AND SUBSEQUENT COVERAGE REACHES 80 PERCENT IN A REPRESENTATIVE 10'X10' AREA. IF COVERAGE DOES NOT REACH 80 PERCENT, RESEEDING MUST OCCUR, BEFORE REVEGETATION.

12 ALL DITCHES AND SWALES BETWEEN 5PERCENT AND 8PERCENT SHALL BE ARMORED WITH A STRAW TYPE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTED REVEGETATION.

13 RIP RAP OF APPROPRIATE SIZE WILL BE CONSTRUCTED INTO ROADSIDE RUNOFF SWALES EXCEEDING 8 PERCENT.
14 RIP RAP SHALL BE LOCATED FOR WATER DISPERSAL AT CULVERT OUTLETS.

15 THE TIMING FOR STABILIZATION PRACTICES MUST READ PER SECTION 3B(4) OF APPENDIX A OF ORDINANCE 381, (DEALS WITH TEMPORARY SEEDING, MULCHING, PERMANENT SEEDING, ETC. WITHIN 5 DAYS OF OPERATIONS TEMPORARILY OR PERMANENTLY CEASING OPERATIONS ON ANY AREA OF THE PROJECT.)

16 SLOPES OVER 3:1 REQUIRE THE PLACEMENT OF EROSION CONTROL/REVEGITATION MATTING. SLOPES LESS THAN 3:1 MAY BE SPRAYED WITH TACKIFIER.

17 PROVIDE PERMANENT RE-SEEDING OF NON-IRRIGATED AREAS ON OR AFTER OCTOBER 15, BUT BEFORE SNOW ACCUMULATES WHEN THE PROBABILITY OF PREMATURE GERMINATION IS MINIMAL.

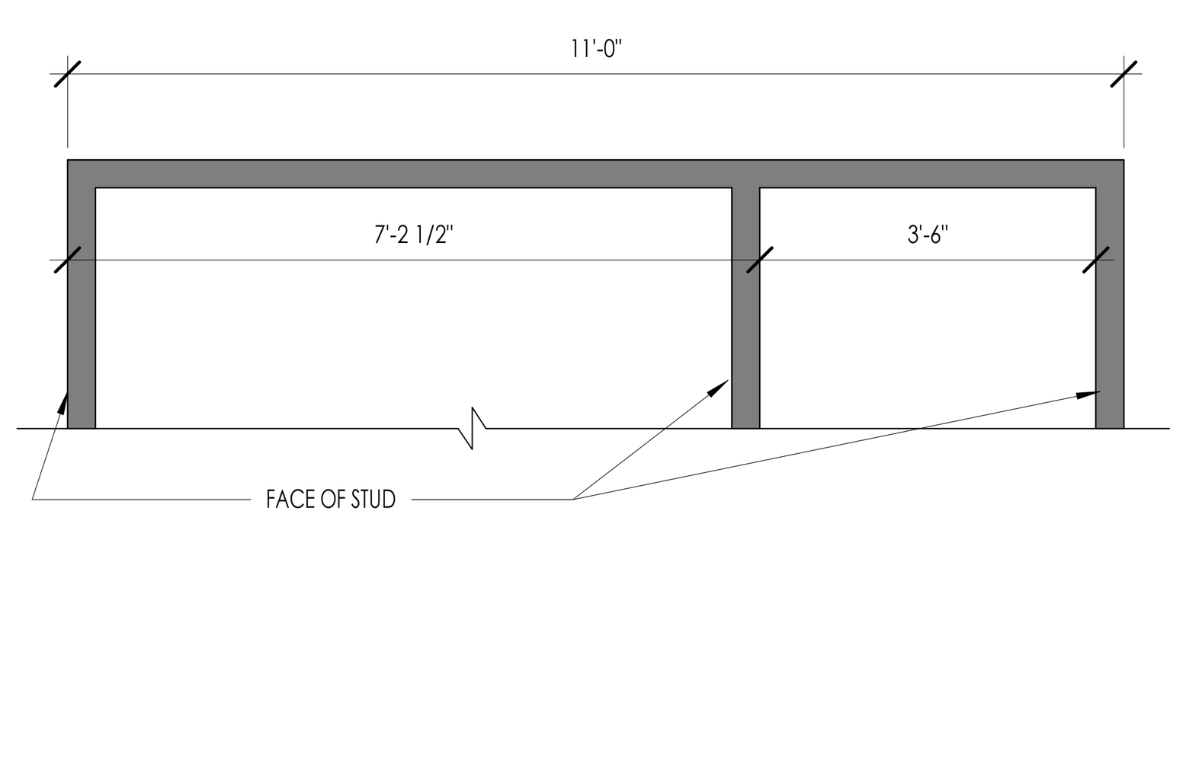
18 STABILIZED CONSTRUCTION ENTRANCES MUST BE UTILIZED IF THE EXISTING PAVEMENT IS REMOVED DURING THE SITE GRADING WHERE CONSTRUCTION TRAFFIC ACCESSES PUBLIC AND PRIVATE ROADWAYS.

19 PROTECT ALL EXISTING STORM DRAIN BOX INLETS.

20 SEED MIX AND RATE OF APPLICATION SHALL BE AS FOLLOWS:

SEED TYPES	PERCENT OF MIX
PERENNIAL RYEGRASS (LOLIUM PERENNE)	25 PERCENT
SLENDER WHEATGRASS (AGROPYRON TRACHYCAULUM)	15 PERCENT
20 PERCENT BLUEBUNCH WHEATGRASS (AGROPYRON SPICATUM)	15 PERCENT
WESTERN WHEATGRASS (AGROPYRON SMITHII)	10 PERCENT
SHEEP FESCUE (FESTUCA OVINA)	8 PERCENT
BLUE FLAX (LINUM LEWISSI)	7 PERCENT
CALIFORNIA POPPY (ESCHSCHOLTZIA CALIFORNICA)	100 PERCENT

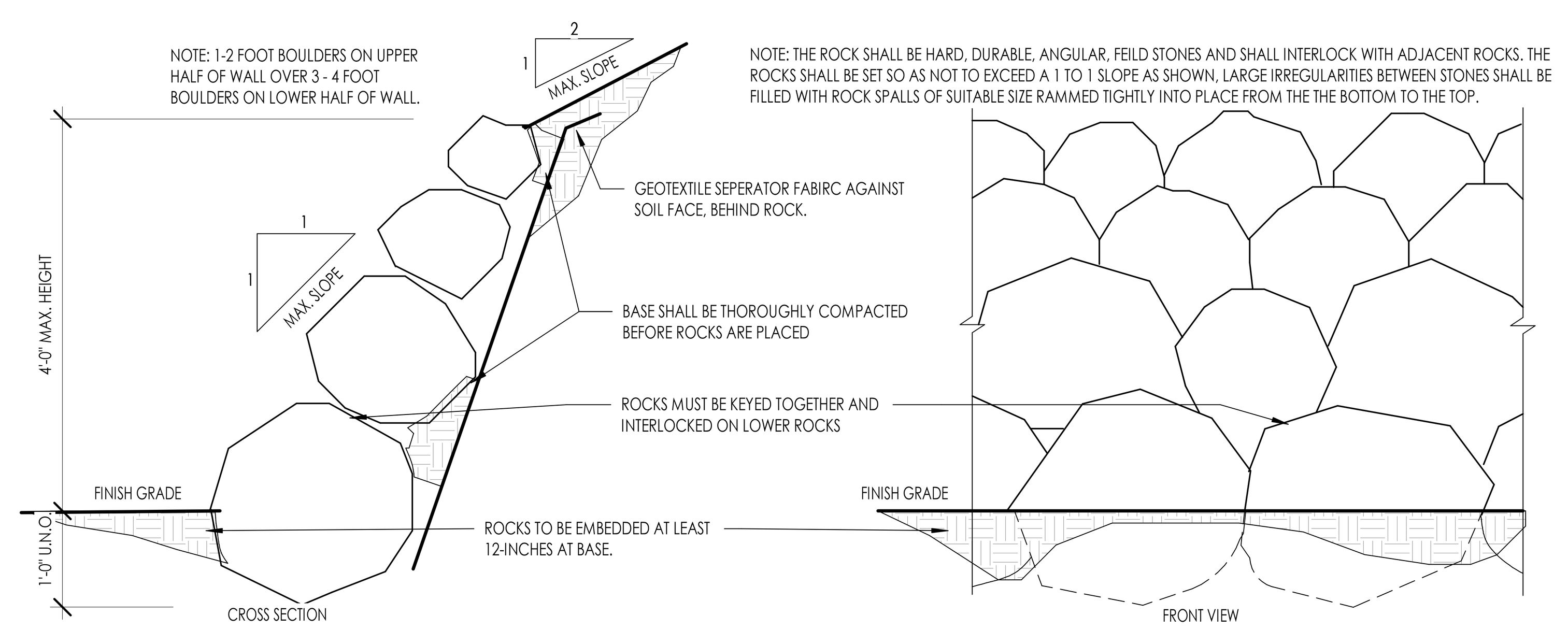
21 SEEDING RATE TO BE 35 POUNDS PER ACRE OF THE ABOVE LISTED SEED MIX.



TYPICAL DIMENSION METHOD

1/2" = 1'-0"

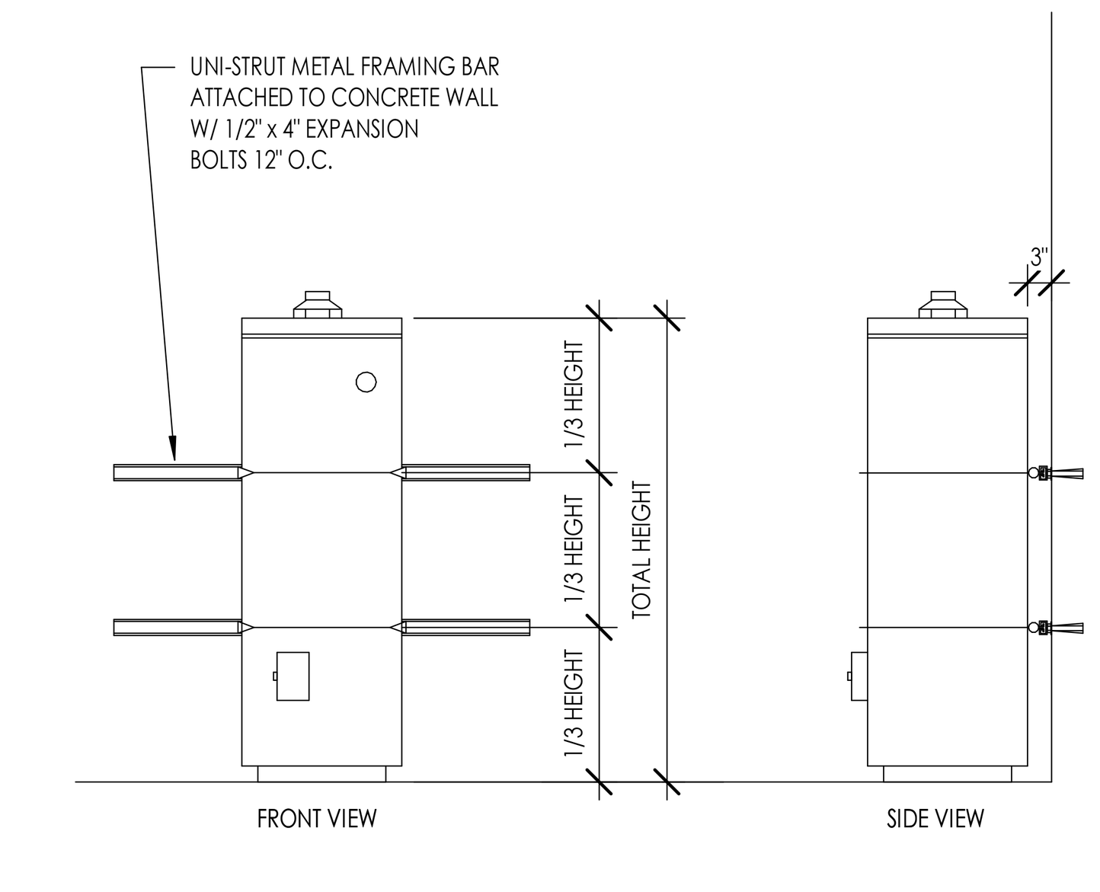
4 / G001



SITE - ROCK RETAINING WALL DETAIL

3/4" = 1'-0"

6 / G001



WATER HEATER SIESMIC STRAPPING

1/2" = 1'-0"

3 / G001

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COREY R. SOLUM
LICENSE NO. 312767
LICENSED ARCHITECT
Aug. 26, 2019

SOLITUDE RETREAT HOME - LOT 1

6857 SOUTH CHURCH ROAD
LOT 1 SILVER HILL LODGE SUBDIVISION
SALT LAKE CITY, UT 84121

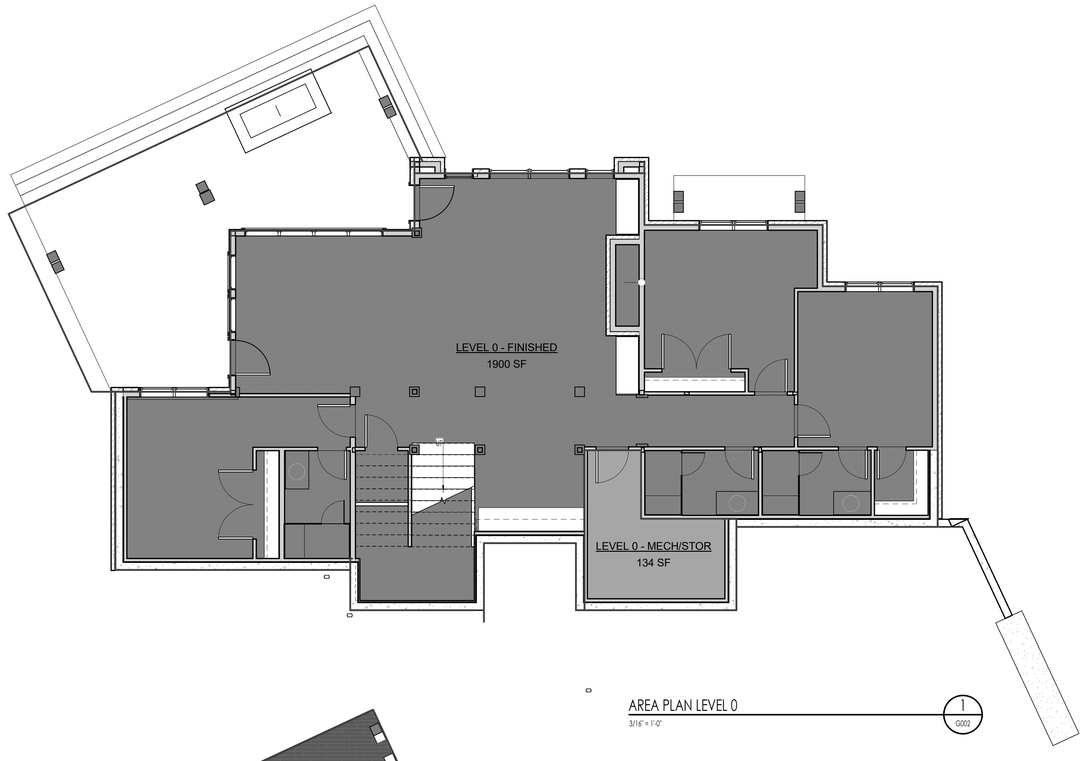
REVIEWED FOR CODE COMPLIANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.
[X] BUILDING [X] STRUCTURAL
[X] MECHANICAL [X] PLUMBING
[X] ELECTRICAL [X] ENERGY
[ ] ACCESSIBILITY [ ] FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.
BY: DATE: 09/03/19
WEST COAST CODE CONSULTANTS, INC.

PROJECT NO.15077R2
DATE: AUG. 26, 2019
REVISIONS:

PERMIT SUBMITTAL SET- AUGUST 22, 2019

SHEET TITLE:
GENERAL NOTES AND EROSION CONTROL

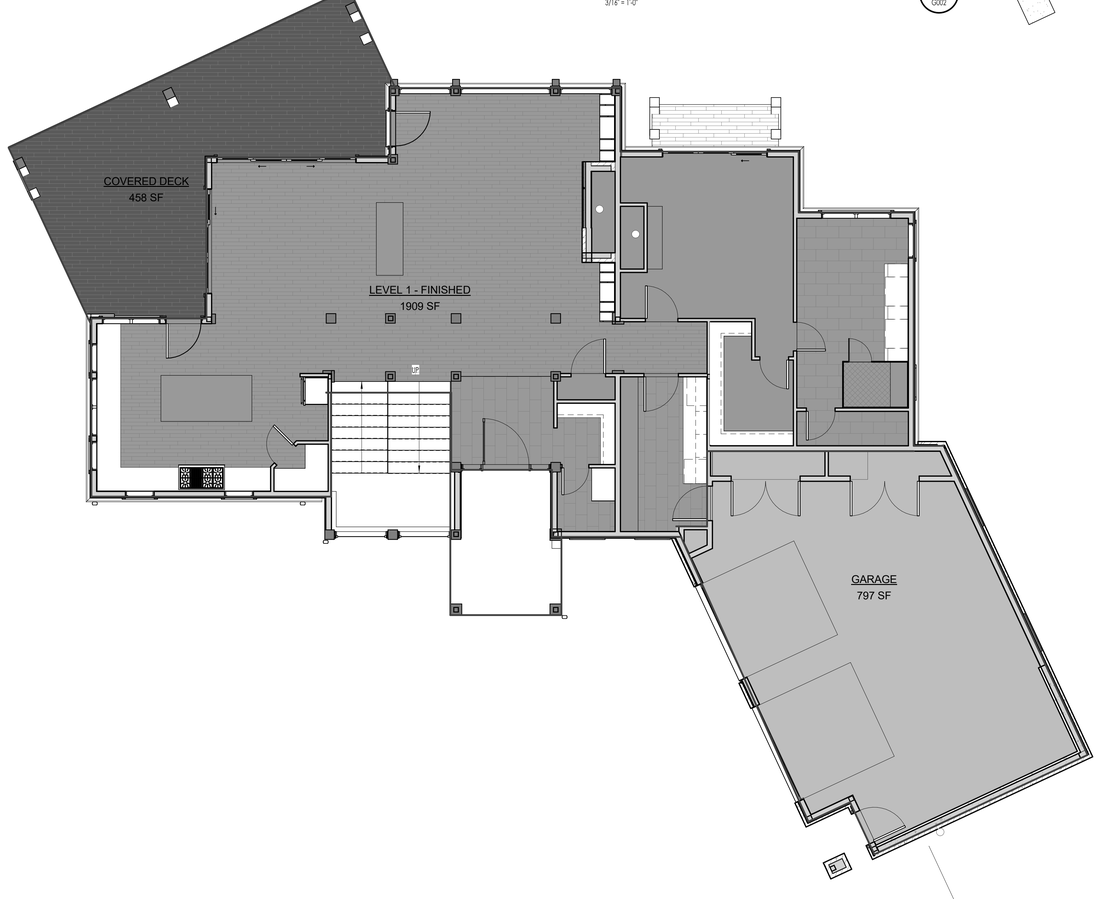
SHEET NUMBER:
G001



AREA PLAN LEVEL 0

3/16" = 1'-0"

1
G002



AREA PLAN LEVEL 1

3/16" = 1'-0"

2
G002

AREA - FINISHED	
NAME	AREA
LEVEL 0 - FINISHED	1900 SF
LEVEL 1 - FINISHED	1909 SF
Grand total: 2	3808 SF

AREA - UNFINISHED	
NAME	AREA
GARAGE	797 SF
LEVEL 0 - MECH/STOR	134 SF
Grand total: 2	931 SF

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Aug. 26, 2019

REVIEWED FOR CODE COMPLIANCE
NOW COMPLY WITH THE APPLICABLE CODES LISTED BELOW:
BUILDING / STRUCTURAL
MECHANICAL / PLUMBING
ELECTRICAL / ENERGY
ACCESSIBILITY / IRC
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE VIOLATION OF ANY ADOPTED ORDINANCE AND FEDERAL, STATE, OR LOCAL REGULATIONS
BY: Date: 10/23/19
WEST COAST CODE CONSULTANTS, INC

SOLITUDE RETREAT HOME - LOT 1

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LOT 1 SILVER HILL LODGE SUBDIVISION
SALT LAKE CITY, UT 84121

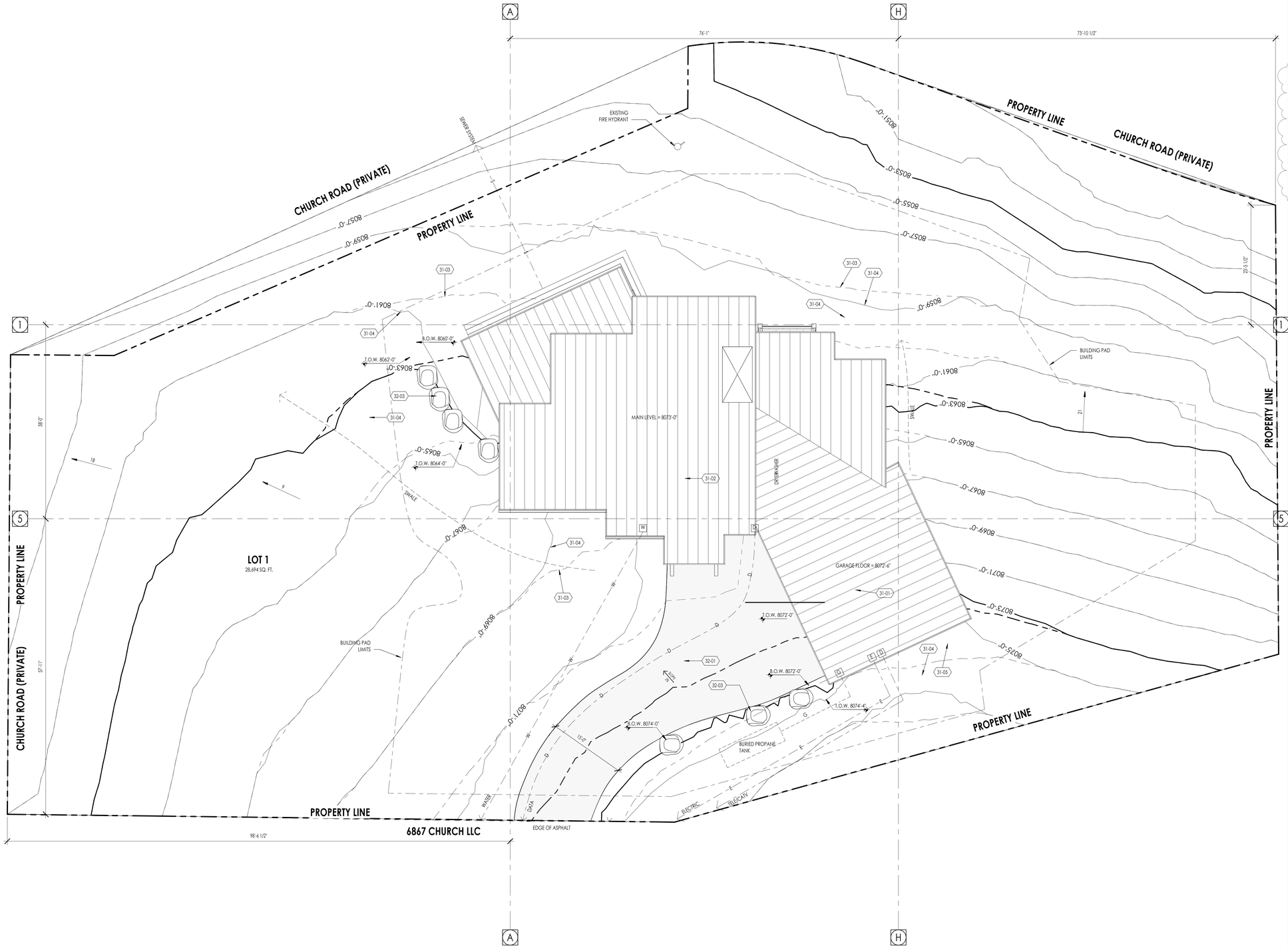
PROJECT NO.15077R2
DATE: AUG. 26, 2019
REVISIONS:

PERMIT SUBMITTAL SET- AUGUST 22, 2019

SHEET TITLE:
BUILDING AREA ANALYSIS

SHEET NUMBER:
G002

Plot Date: 8/26/2019 11:05:11 AM



NORTH

SITE PLAN
1/8" = 1'-0"

1
A101

OVERALL SITE PLAN GENERAL NOTES

1. SEE SHEET G-003 FOR WRITTEN CODE ANALYSIS. ALL DIMENSIONED REFERENCED WITHIN WRITTEN CODE ANALYSIS IS DEPICTED ON SITE PLAN.
2. PROPERTY LINES HAVE BEEN ADDED TO SITE FOR DEFINITION BETWEEN EACH BUILDING FOR BUILDING CODE PURPOSES. SEE SITE PLAN FOR LOCATION OF PROPERTY LINES.
3. SEE OVERALL BUILDING AND UNIT SUMMARY FOR QUANTITY OF ALL UNITS.
4. SEE SITE PLAN A101 FOR ALL LOCATIONS. COORDINATE WITH ARCHITECTURAL AND CIVIL SITE PLANS FOR DATUM AND ELEVATIONS.
5. HATCHED UNITS INDICATE 'TYPE A' DWELLING UNITS ON SHEET G003. ALL OTHER UNITS ARE TYPE B DWELLING UNITS PER ACCESSIBILITY REQUIREMENTS.

PROJECT KEYNOTES

31-01	SITE CLEARING. REMOVE EXISTING TREES, SHRUBS, GROUNDCOVERS, PLANTS, AND GRASS AS SHOWN OR INDICATED BY OWNER. SEE DRAWINGS.
31-02	EARTHWORK. SEE DRAWINGS.
31-03	EXISTING GRADE AS PER SURVEY OF RECORD. SEE DRAWINGS.
31-04	FINISH GRADE. UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES: LAWN OR UNPAVED AREAS: PLUS OR MINUS 1 INCH; WALKS: PLUS OR MINUS 1 INCH; PAVEMENTS: PLUS OR MINUS 1/2 INCH. FINISH GRADING TO PROVIDE FOR DRAINAGE AWAY FROM BUILDING AND CONTAINMENT OF DRAINAGE WITHIN PROPERTY.
31-05	DEWATERING AS REQUIRED. SEE DRAWINGS.
32-01	CONCRETE DRIVEWAY, CURBS AND GUTTERS, WALKS, ECT. AS PER LANDSCAPE DRAWINGS, DETAILS.
32-03	RETAINING WALL AS SELECTED AS PER OWNER AND ANDSCAPE DRAWINGS, DETAILS.

BUILDING ELEVATIONS

MAIN LEVEL 100'-0" = 8073'-0"
LOWER LEVEL 89'-0" = 8062'-0"

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Aug. 26, 2019

SOLITUDE RETREAT HOME - LOT 1

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LOT 1 SILVER HILL LODGE SUBDIVISION
SALT LAKE CITY, UT 84121

REVIEWED FOR CODE COMPLIANCE
SEE CONDITIONS OR CORRECTIONS LISTED
ON THE PLAN CHECK CORRECTION LIST
BUILDING STRUCTURAL
MECHANICAL PLUMBING
ELECTRICAL ENERGY
ACCESSIBILITY FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE OR LOCAL LAWS.
BY: Stuart Lee DATE: 9/23/19
WEST COAST CODE CONSULTANTS, INC

PROJECT NO.15077R2
DATE: AUG. 26, 2019

REVISIONS:

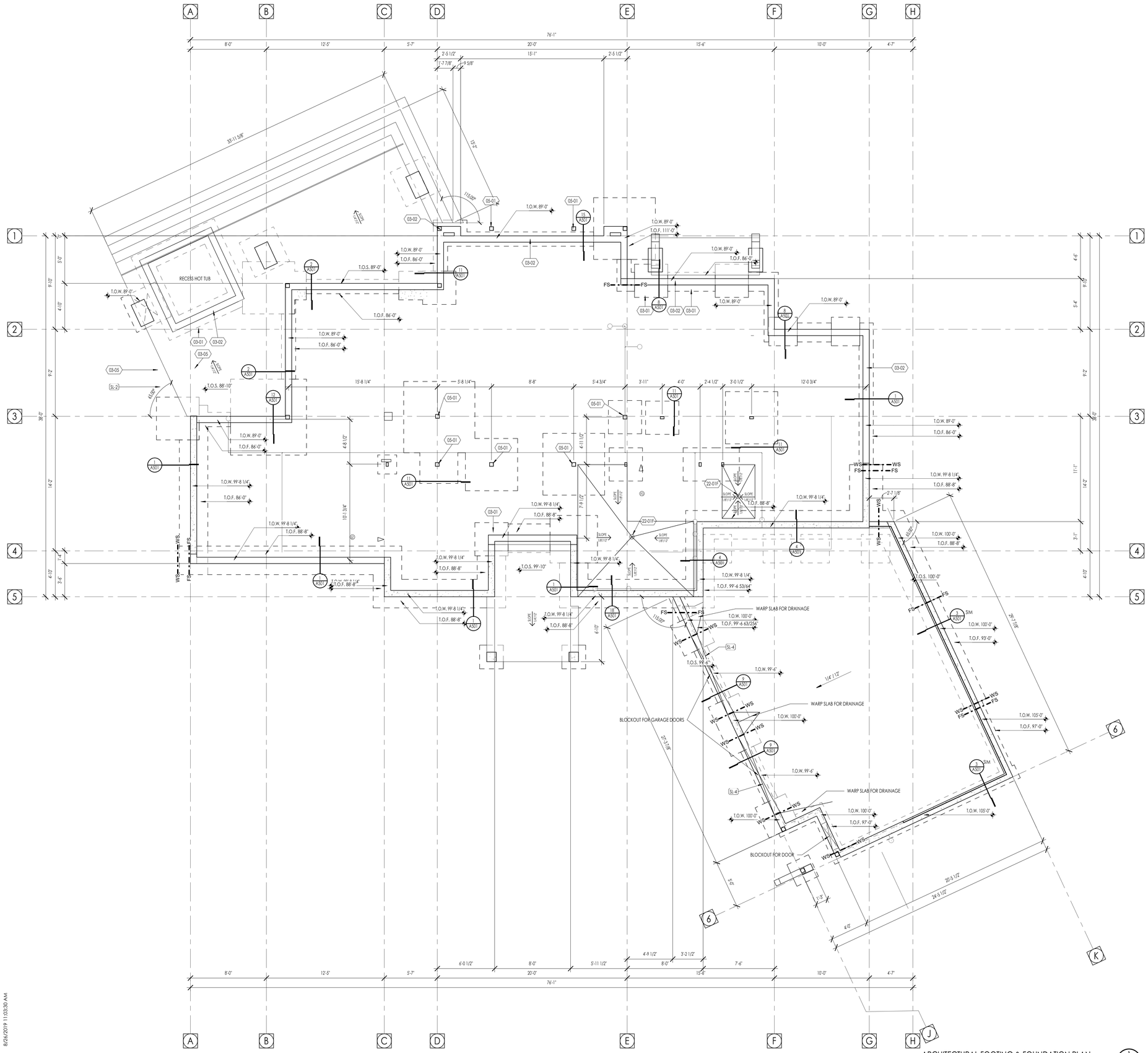
A 8-23-2019 Plan Check Comments

PERMIT SUBMITTAL SET - AUGUST 22, 2019

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A101

Plot Date: 8/26/2019 11:03:27 AM



ARCHITECTURAL FOOTING & FOUNDATION PLAN

1/4" = 1'-0"

1 / A102

Plot Date: 8/26/2019 11:03:30 AM

FOUNDATION PLAN GENERAL NOTES

1 - COORDINATE ARCHITECTURAL FOUNDATION PLAN WITH STRUCTURAL FOUNDATION PLAN

2 - COORDINATE MECHANICAL, ELECTRICAL, AND PLUMBING SUB-CONTRACTORS PRIOR TO CONSTRUCTION OF FOOTINGS AND FOUNDATIONS

3- PROVIDE SOILS OBSERVATION REPORT, FROM A GEOTECHNICAL ENGINEER, TO THE CITY PRIOR TO REQUESTING A FOOTING INSPECTION. PROVIDE A COPY TO THE INSPECTOR AT THE TIME OF OF INSPECTION.

FOUNDATION PLAN KEY NOTES

PROJECT KEYNOTES	
03-01	CAST IN PLACE FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENG. COMPACTED FILL. SEE STURCTURAL.
03-02	CAST IN PLACE FOUNDATION WALLS TO BE 8" THICK AS PER PLANS W/ WATER PROOFING AS NOTED. SEE STURCTURAL.
03-05	EXTERIOR CAST IN PLACE CONCRETE SLABS TO BE 5" CONC. SLAB OVER 4" GRAVEL BASE WITH 6 X 6 WELDED WIRE FABRIC REINF. SEE STURCTURAL.
05-01	STRUCTURAL STEEL COLUMNS, SEE STRUCTURAL DRAWINGS AND DETAILS & FINISH AS SELECTED.
22-01F	4" SS FLOOR DRAIN.
SL-2	SLOPE SLAB AS SHOWN. SLOPE TO BE MINIMUM OF 1/8" PER FOOT.
SL-4	PROVIDE BLOCKOUT AT FOUNDATION WALL AT GARAGE DOOR OPENING AND POUR SLAB OVER TOP OF WALL. SEE DETAILS.

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STATE OF UTAH — LICENSED ARCHITECT — COREY R. LAUM — CERTIFICATE NO. 317767

Aug. 26, 2019

SOLITUDE RETREAT HOME - LOT 1

6857 SOUTH CHURCH ROAD
LOT 1 SILVER HILL LODGE SUBDIVISION
SALT LAKE CITY, UT 84121

REVIEWED FOR CODE COMPLIANCE
SEE CONDITIONS OR CORRECTIONS LISTED ON THE BUILDING CODE REVIEW LETTER.
ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, ENERGY, ACCESSIBILITY, FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE OR LOCAL LAWS.
Signature: Date: 9/6/2019
WEST COAST CODE CONSULTANTS, INC

PROJECT NO.15077R2

DATE: AUG. 26, 2019

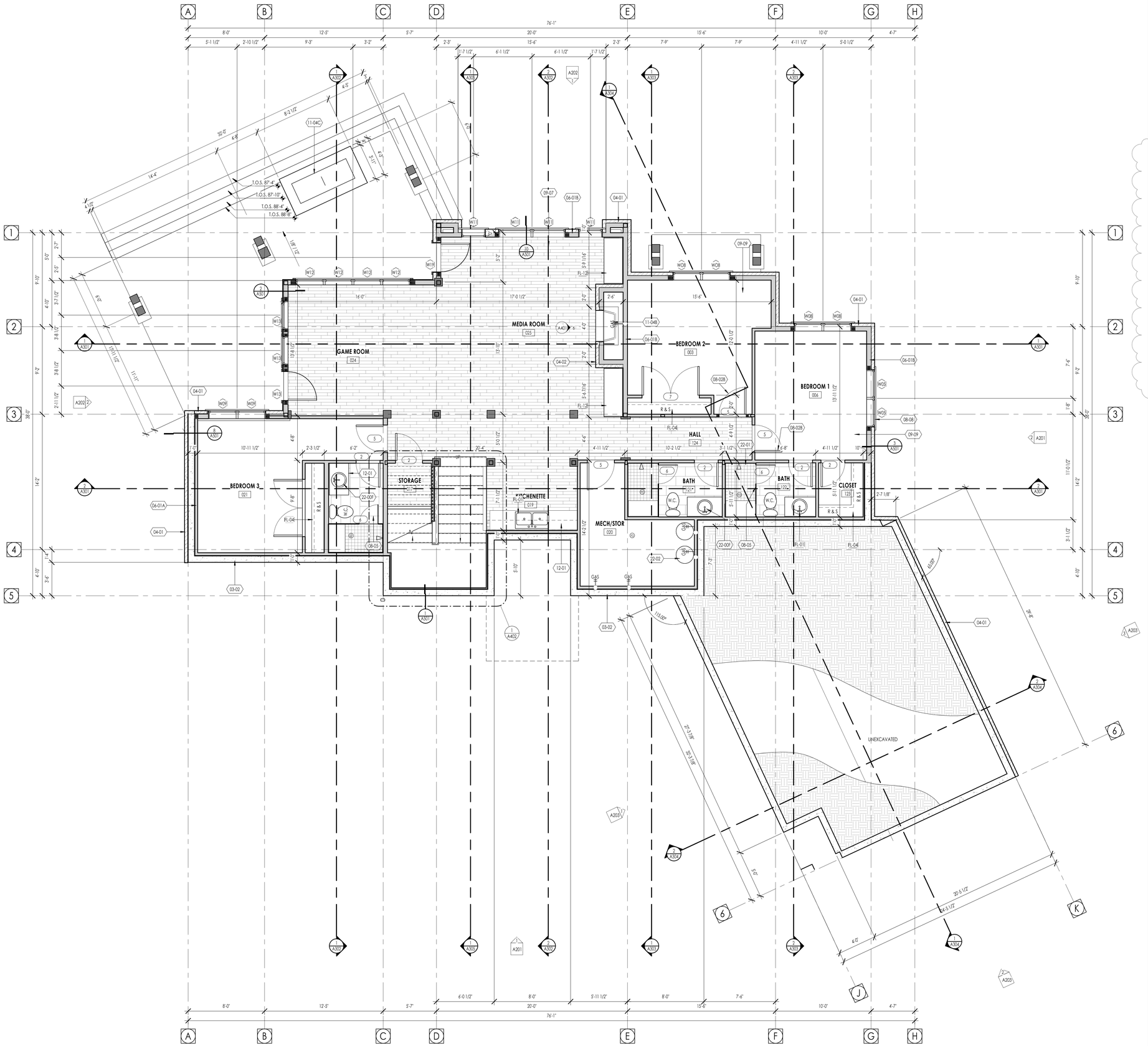
REVISIONS:

A 8-23-2019 Plan Check Comments

PERMIT SUBMITTAL SET - AUGUST 22, 2019

SHEET TITLE:
ARCHITECTURAL FOOTING & FOUNDATION PLAN

SHEET NUMBER:
A102



FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE
	WOOD STUD WALL
	STONE VENEER
	CARPET FINISH
	TILE FINISH
	EXTERIOR CONCRETE SLAB
	WOOD FLOORING

FLOOR PLAN KEY NOTES

PROJECT KEYNOTES	
03-02	CAST IN PLACE FOUNDATION WALLS TO BE 8" THICK AS PER PLANS W/ WATER PROOFING AS NOTED. SEE STURCTURAL.
04-01	4" EXTERIOR STONE VENEER STONE VENEER AS SELECTED BY OWNER / ARCHITECT. SEE DETAILS.
04-02	4" INTERIOR STONE VENEER AS SELECTED BY OWNER / ARCHITECT. SEE DETAILS.
06-01A	2X4 STUD WALL ROUGH FRAMING. SEE STRUCTURAL DRAWINGS & DETAILS.
06-01B	2X6 STUD WALL ROUGH FRAMING. SEE STRUCTURAL DRAWINGS & DETAILS.
08-02B	INTERIOR WOOD STILE AND RAIL WOOD DOOR. 1 3/4" THICK, AS SELECTED BY OWNER/INT. DESIGNER. SEE DOOR SCHEDULE, DETAILS.
08-05	HINGED SHOWER DOOR, 1/2" TEMPERED EUROPEAN STYLE SHWR. DOOR WITH HARDWARE AS SELECTED BY OWNER.
08-08	ALUMINUM CLAD WOOD WINDOWS W/ DBL. INSUL LOW E GLAZING.SEE DOOR SCHEDULE, DETAILS.
09-07	WOOD FLOORING AS SELECTED BY OWNER/INT. DESIGNER. SEE SCHEDULE, DETAILS.
09-09	CARPET FLOORING AS SELECTED BY OWNER/INT. DESIGNER. SEE SCHEDULE, DETAILS.
11-04B	SEALED COMBUSION FIREPLACES AS SELECTED OWNER. FIREPLACE TO BE U.L. RATED AND MEET ALL CODE REQUIREMENTS.
11-04C	EXTERIOR FIREPIT AS SELECTED BY OWNER. PROVIDE GAS SHUTOFF AS REQUIRED BY CODE. COORD. WITH SUPPLIER FOR ALL VENTING REQUIREMENTS.
12-01	CABINETRY, BUILT IN AS PER INTERIOR ELEVATIONS, DETAILS, AND INTERIOR DESIGNER SELECTIONS.
22-00F	INSTALL ALL PLUMBING FIXTURES IN STRICT ACCORDANCE WITH THE MANUFACTURES ROUGHED IN INSTRUCTIONS.
22-01	PLUMBING FIXTURES, PROVIDE ANTI-SCALD SHOWER VALVE ON ALL TUBS, SHOWERS, ETC.AND PROTECT ALL FIXTURES DURING CONSTRUCTION. TYPICAL.
22-02	TANK TYPE WATER HEATER. GAS FIRED HIGH EFFICIENCY WATER HEATER.
FL-01	CONTRACTOR TO COORDINATE FLOOR PENETRATIONS WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
FL-04	CLOSET SHELVING & ROD AS SELECTED BY OWNER.
FL-12	BUILT-IN SHELVING AS SELECTED BY OWNER

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS
3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
4. REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.
5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
6. SEE SHEET G002 FOR PROJECT GENERAL NOTES AND SHEET A003 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
7. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
8. COORDINATE WITH INTERIOR DESIGNER AND OWNER FOR ALL INTERIOR FINISHES
9. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
10. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
11. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH BUILDING RESCHECK).

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LICENSE NO. 317267
Aug. 26, 2019

SOLITUDE RETREAT HOME - LOT 1

6857 SOUTH CHURCH ROAD
LOT 1 SILVER HILL LODGE SUBDIVISION
SALT LAKE CITY, UT 84121

REVIEWED FOR CODE COMPLIANCE
THIS CONFORMS WITH THE APPLICABLE CODES AS ADOPTED BY THE LOCAL JURISDICTION
☒ BUILDING ☒ STRUCTURAL
☒ MECHANICAL ☒ PLUMBING
☒ ELECTRICAL ☐ ENERGY
☐ ACCESSIBILITY ☐ FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO COMMENCE UNTIL PERMIT IS ISSUED.
BY: [signature] DATE: 10/07/19
WEST COAST CODE CONSULTANTS, INC.

PROJECT NO.15077R2
DATE: AUG. 26, 2019

REVISIONS:

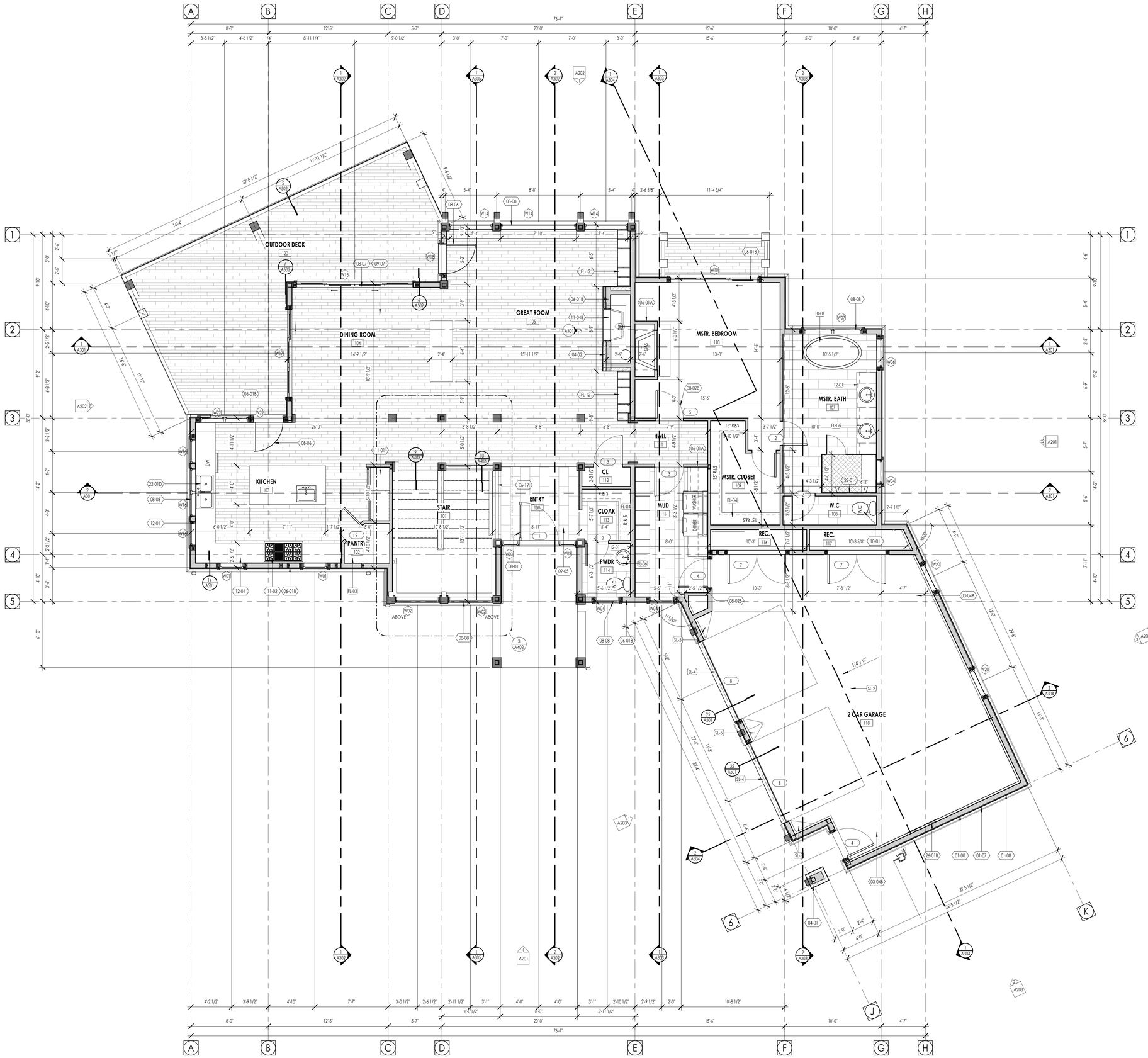
A 8-23-2019 Plan Check Comments

PERMIT SUBMITTAL SET- AUGUST 22, 2019

SHEET TITLE:
LOWER LEVEL FLOOR PLAN

SHEET NUMBER:
A103

Plot Date: 8/26/2019 11:03:33 AM



LEVEL 1 - FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE
	WOOD STUD WALL
	STONE VENEER
	CARPET FINISH
	TILE FINISH
	EXTERIOR CONCRETE SLAB
	WOOD FLOORING

FLOOR PLAN KEY NOTES

PROJECT KEYNOTES

01-00	ALL CONSTRUCTION SHALL CONFORM TO ALL 2015 INTERNATIONAL RESIDENTIAL CODE (I.R.C.), UTAH AMMENDMENTS, LOCAL, AND RELATED BUILDING CODES AND STD. CONST. PRACTICES IN EFFECT.
01-07	THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL WORK BETWEEN TRADES AND THAT WORK IS COMPLETED IN ACCORDACE WITH ALL APPLICABLE BUILDING CODES.
01-08	CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT AND ENGINEER PRIOR TO COMMENCING RELATED WORK.
03-04A	CAST IN PLACE GARAGE CONCRETE SLABS TO BE 5" CONC. SLAB OVER 4" GRAVEL BASE WITH 6 X 6 WELDED WIRE FABRIC REINF, AND FINISH AS NOTED, SEE STRUCTURAL.
03-04B	WARP GARAGE SLAB AT DOOR EDGE TO DRAIN TO OPENING.
04-01	4" EXTERIOR STONE VENEER STONE VENEER AS SELECTED BY OWNER / ARCHITECT, SEE DETAILS.
04-02	4" INTERIOR STONE VENEER AS SELECTED BY OWNER / ARCHITECT. SEE DETAILS.
06-01A	2X4 STUD WALL ROUGH FRAMING, SEE STRUCTURAL DRAWINGS & DETAILS.
06-01B	2X6 STUD WALL ROUGH FRAMING, SEE STRUCTURAL DRAWINGS & DETAILS.
06-19	INTERIOR STAIR RAILING MIN 34" AFF, SEE ARCHITECURAL AND INT. DESIGN DETAILS.
08-01	CUSTOM EXTERIOR WOOD ENTRY DOOR, 2" THICK, AS SELECTED BY OWNER. SEE DOOR SCHEDULE, DETAILS.
08-02B	INTERIOR WOOD STILE AND RAIL WOOD DOOR, 1 3/4" THICK, AS SELECTED BY OWNER/INT. DESIGNER. SEE DOOR SCHEDULE, DETAILS.
08-06	ALUMINUM CLAD WOOD PATIO DOOR W/ DBL. INSUL LOW E GLAZING.SEE DOOR SCHEDULE. DETAILS.
08-07	OPERABLE DOOR AND WINDOW WALL W/ DBL. INSUL LOW E GLAZING.SEE DOOR SCHEDULE. DETAILS.
08-08	ALUMINUM CLAD WOOD WINDOWS W/ DBL. INSUL LOW E GLAZING.SEE DOOR SCHEDULE. DETAILS.
09-05	STONE TILE AS SELECTED BY OWNER/INT. DESIGNER. SEE SCHEDULE, DETAILS.
09-07	WOOD FLOORING AS SELECTED BY OWNER/INT. DESIGNER. SEE SCHEDULE, DETAILS.
10-01	BATH HARDWARE AS SELECTED BY OWNER/INT. DESIGNER. SEE SCHEDULE, DETAILS.
11-01	RESIDENTIAL APPLIANCES, COORD. WITH OWNER FOR FINAL SELECTIONS. COORDINATE WITH ALL TRADES AS REQUIRED.
11-02	CUSTOM METAL RANGE HOODS, COORD. WITH OWNER FOR FINAL SELECTIONS. COORDINATE WITH ALL TRADES AS REQUIRED.
11-048	SEALED COMBUSION FIREPLACES AS SELECTED OWNER, FIREPLACE TO BE U.L. RATED AND MEET ALL CODE REQUIREMENTS.
12-01	CABINETRY, BUILT IN AS PER INTERIOR ELEVATIONS, DETAILS, AND INTERIOR DESIGNER SELECTIONS.
22-01	PLUMBING FIXTURES, PROVIDE ANTI-SCALD SHOWER VALVE ON ALL TUBS, SHOWERS, ETC.,AND PROTECT ALL FIXTURES DURING CONSTRUCTION, TYPICAL.
22-01D	KITCHEN SINK & DISP., AS SELECTED BY OWNER.
26-01B	ELECT. PANEL INSTALLED PER REQUIRED CLEARANCES.
FL-03	PANTRY SHELVING AS SELECTED BY OWNER.
FL-04	CLOSET SHELVING & ROD AS SELECTED BY OWNER.
FL-06	BATH HARDWARE AS SELECTED BY OWNER. CONTRACTOR TO PROVIDE 2 X 6 BLOCKING AS REQUIRED FOR INSTALLATION OF BATH HARDWARE.
FL-12	BUILT-IN SHELVING AS SELECTED BY OWNER
SL-2	SLOPE SLAB AS SHOWN. SLOPE TO BE MINIMUM OF 1/8" PER FOOT.
SL-4	PROVIDE BLOCKOUT AT FOUNDATION WALL AT GARAGE DOOR OPENING AND POUR SLAB OVER TOP OF WALL, SEE DETAILS.
SL-5	WARP SLAB AT DOORS AT 1/4" PER 1'-0" MIN TO PROVIDE DRAINAGE.

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.

2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS

3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.

4. REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.

5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.

6. SEE SHEET G002 FOR PROJECT GENERAL NOTES AND SHEET A003 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.

7. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.

8. COORDINATE WITH INTERIOR DESIGNER AND OWNER FOR ALL INTERIOR FINISHES

9. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.

10. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

11. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH BUILDING RESCHECK).

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317767
LICENSED ARCHITECT
Aug. 26, 2019

SOLITUDE RETREAT HOME - LOT 1

6857 SOUTH CHURCH ROAD
LOT 1 SILVER HILL LODGE SUBDIVISION
SALT LAKE CITY, UT 84121

REVIEWED FOR CODE COMPLIANCE
(CODE COMPLIANCE REVIEW DOES NOT INCLUDE CONSTRUCTION CODES IDENTIFIED BELOW)
☐ STRUCTURAL ☐ ENERGY ☐ MECHANICAL ☐ PLUMBING ☐ ELECTRICAL ☐ ENERGY ☐ ACCESSIBILITY ☐ FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL LAWS.
BY _____ DATE 09/03/19
WEST COAST CODE CONSULTANTS, INC.

PROJECT NO.15077R2
DATE: AUG. 26, 2019

REVISIONS:

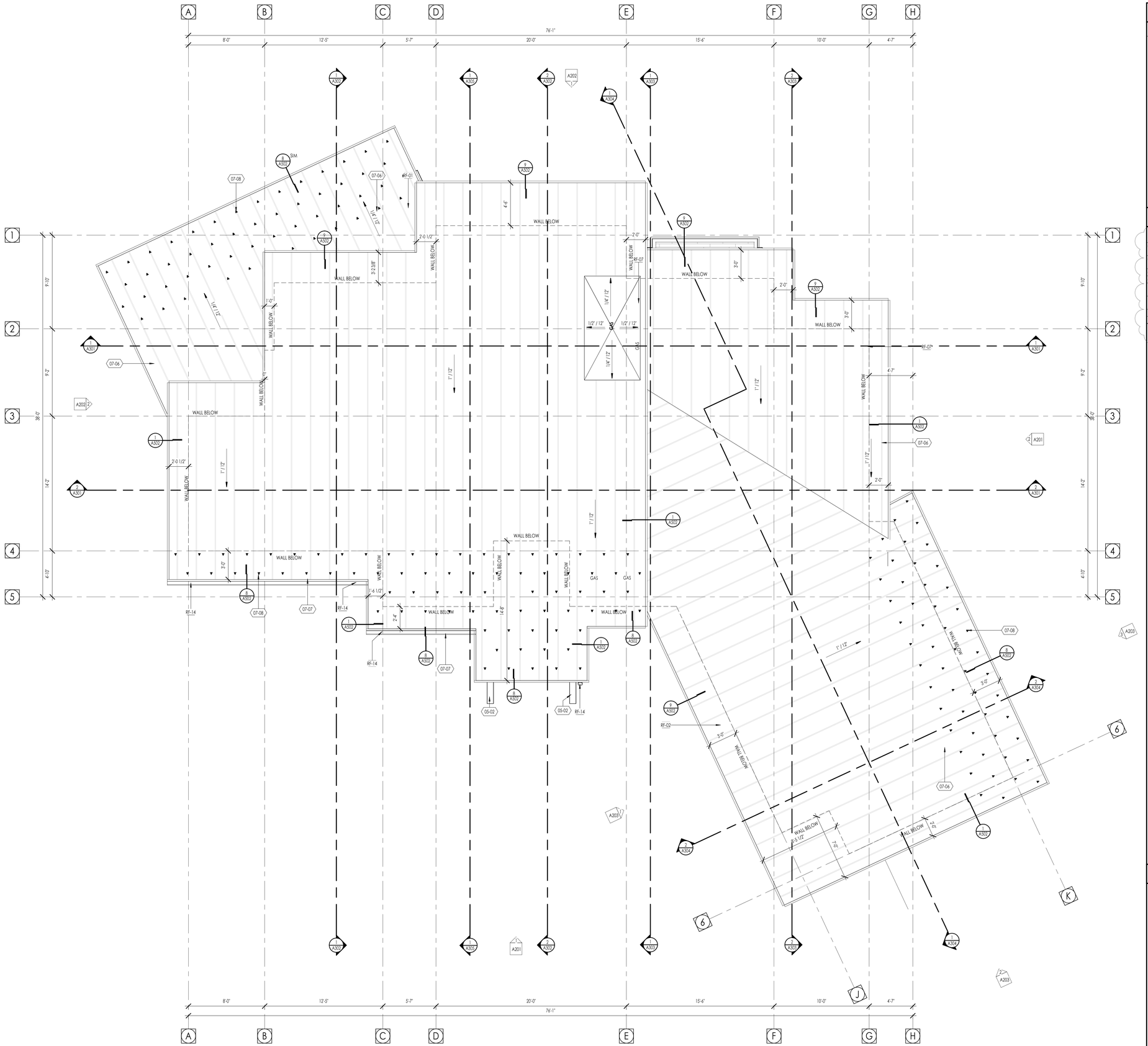
A 8-23-2019 Plan Check Comments

PERMIT SUBMITTAL SET - AUGUST 22, 2019

SHEET TITLE:
MAIN LEVEL FLOOR PLAN

SHEET NUMBER:
A104

Plot Date: 8/26/2019 11:03:37 AM



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

1 / A107

ROOF PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	STANDING SEAM METAL ROOFING SYSTEM AS SELECTED BY OWNER/ ARCHITECT.
	ASPHALT ROOFING SYSTEM AS SELECTED BY OWNER/ ARCHITECT.

ROOF PLAN KEYNOTES

PROJECT KEYNOTES	
05-02	STRUCTURAL STEEL BEAMS, SEE STRUCTURAL DRAWINGS AND DETAILS & FINISH AS SELECTED.
07-06	METAL SHEET ROOFING, FLAT SEAM AS SELECTED BY OWNER/ARCHITECT. INSTALL AS PER DETAILS.
07-07	SQUARE RAIN GUTTER SYSTEM W/ SQUARE DOWNSPOUTS PER DETAILS.
07-08	OPTIONAL SNOW CLEATS/GUARDS. SEE DETAILS.
RF-01	ROOFING SHALL BE INSTALLED OVER CONTINUOUS BITUTHENE UNDERLAYMENT AND 30# SLIP SHEET AT METAL ROOF.
RF-02	ROOFING ON SLOPES LESS THAN 4 AND 12 PITCH SHALL HAVE 2 CONTINUOUS LAYERS OF BITUTHENE UNDERLAYMENT PRIOR TO FINISH ROOFING.
RF-07	LINE OF WALL BELOW ROOF, SEE OVERALL AND ENLARGED PLANS.
RF-14	ROOF DOWNSPOUT, SEE DETAILS.

ROOF PLAN GENERAL NOTES

1. FLASHING ALL PENETRATIONS WETHER SHOWN OR NOT
2. COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR PENETRATIONS.
3. SEE SHEETS G003- G004 FOR PROJECT SPECIFICATIONS.
4. PROVIDE HEAT TAPE IN ALL RAMS, GUTTERS, AND DOWNSPOUTS.
5. ROOFING CONTRACTOR SHALL REVIEW ALL SUBSTRATES PRIOR TO BEGINNING WORK.
6. ALL ROOFING SHALL BE REVIEWED PRIOR TP INSTALLATION.
7. CONTRACTOR IS RESPONSIBLE TO ASSUME THAT NO ROOF SLOPES CREATE DEAD SPOTS OR LOW SPOTS THAT MAY PREVENT DRAINAGE.
8. CONTRACTOR SHALL REVIEW AND MAKE SURE ALL SLOPES FOR LOW ROOFS ARE MAINTAINED.

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312767
Aug. 26, 2019

SOLITUDE RETREAT HOME - LOT 1

6857 SOUTH CHURCH ROAD
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SALT LAKE CITY, UT 84121

REVIEWED FOR CODE COMPLIANCE
THIS CONSTRUCTION DOCUMENT COMPLIES WITH THE CONSTRUCTION CODES CHECKED BELOW:
BUILDING, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, ENERGY, ACCESSIBILITY, FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT RELIEVE APPLICANT OF THE RESPONSIBILITY TO COMPLY WITH ALL FEDERAL, STATE, OR LOCAL REGULATIONS.
Signature: Date: 10/23/19
JEFFREY EDASEY COOK CONSULTANTS, INC.

PROJECT NO.15077R2
DATE: AUG. 26, 2019

REVISIONS:

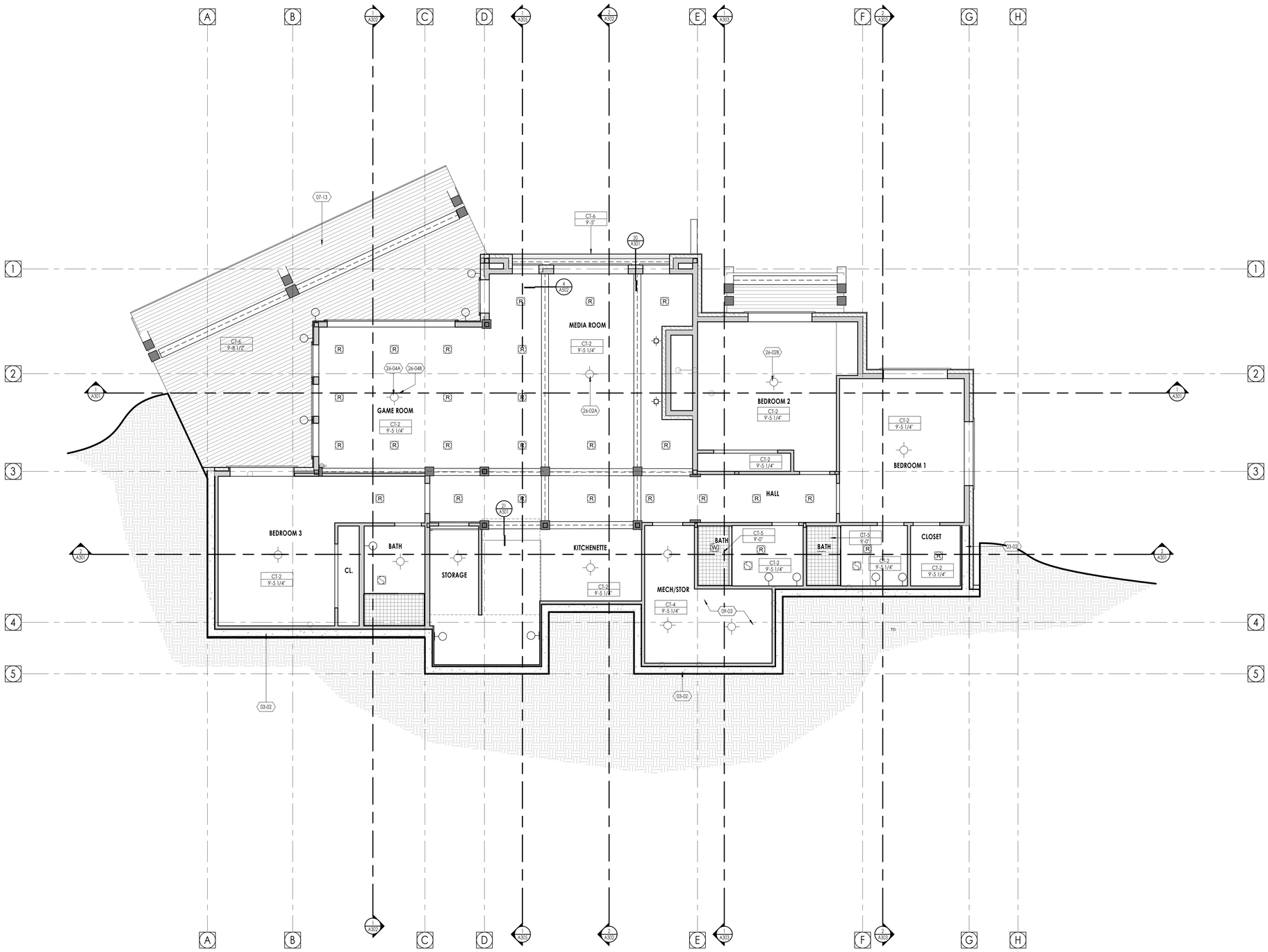
A	8-23-2019	Plan Check Comments

PERMIT SUBMITTAL SET- AUGUST 22, 2019

SHEET TITLE:
ROOF PLAN

SHEET NUMBER:
A107

Plot Date: 8/26/2019 11:03:40 AM



LEVEL 0 - REFLECTED CEILING PLAN

1/4" = 1'-0"

CEILING PLAN LEGEND

HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	CT-1 1 LAYER - 5/8" WATER PROOFED GYPSUM BOARD, FINISH AS SELECTED		
	CT-2 1 LAYER 5/8" GYPSUM BOARD, FINISH AS SELECTED.		
	CT-3 1 LAYER SUSPENDED 5/8" GYPSUM BOARD ATTACHED TO STUDS @ 16" O.C., FINISH AS SELECTED		
	CT-4 1 LAYER SUSPENDED 5/8" GYPSUM BOARD FIRE RATED (TYPE 'X')		
	CT-5 TILE FINISH OVER TILE BACKER BOARD, COORD. W/ INT. DESIGNER		
	CT-6 VENTED ROOF SOFFIT, SEE DETAILS		

CEILING TYPE → C1
HEIGHT → 1' - 0"

CEILING TYPE → C1
REFER TO SECTION → SLOPE

NOTE:
ALL INTERIOR FINISHES ARE NOTED FOR CONCEPT ONLY. SEE INTERIOR DESIGN DRAWINGS FOR MATERIAL SPECIFICATIONS, COLORS, PATTERNS, AND OTHER REQUIREMENTS PRIOR TO INSTALLATION.

PROJECT KEYNOTES

03-02	CAST IN PLACE FOUNDATION WALLS TO BE 8" THICK AS PER PLANS W/ WATER PROOFING AS NOTED. SEE STUCTURAL.
07-13	METAL SOFFIT. SEE ARCHITECTURAL DETAILS.
09-03	5/8" FIRE RATED (TYPE 'X') GYPSUM BOARD. FINISH AS SELECTED. SEE DETAILS.
26-02A	ALL FIXTURES SHALL HAVE A U.L. LABEL LISTING.
26-02B	ALL LAMPS PERMANENTLY INSTALLED SHALL BE LED LAMPS AT K TEMP. AS SEL. BY OWNER.
26-04A	ALL CUSTOM FIXTURES SHALL HAVE A U.L. LABEL LISTING.
26-04B	ALL CUSTOM FIXTURE LAMPS PERMANENTLY INSTALLED SHALL BE LED LAMPS AT K TEMP. AS SEL. BY OWNER.

REFLECTED CEILING PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
2. CEILING HEIGHTS MEASURED FROM TOP OF PLYWOOD OR CONCRETE - SEE SECTIONS
3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
4. REFER TO ENLARGED PLANS FOR ALL DECKS.
5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
7. SEE SHEET G002 FOR PROJECT SPECIFICATION LIST. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
8. COORDINATE WITH ELECTRCIAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.

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SOLITUDE RETREAT HOME - LOT 1

6857 SOUTH CHURCH ROAD
LOT 1 SILVER HILL LODGE SUBDIVISION
SALT LAKE CITY, UT 84121

REVIEWED FOR CODE COMPLIANCE
JURISDICTION HAS ADOPTED THE FOLLOWING CONSTRUCTION CODES IDENTIFIED BELOW:
☑ BUILDING ☑ RESIDENTIAL
☑ MECHANICAL ☑ PLUMBING
☑ ELECTRICAL ☑ ENERGY
☐ ACCESSIBILITY ☐ IRC
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE OR LOCAL LAWS.
BY: _____ DATE: 09/03/19
WEST COAST CODE CONSULTANTS, INC.

PROJECT NO.15077R2
DATE: AUG. 26, 2019

REVISIONS:

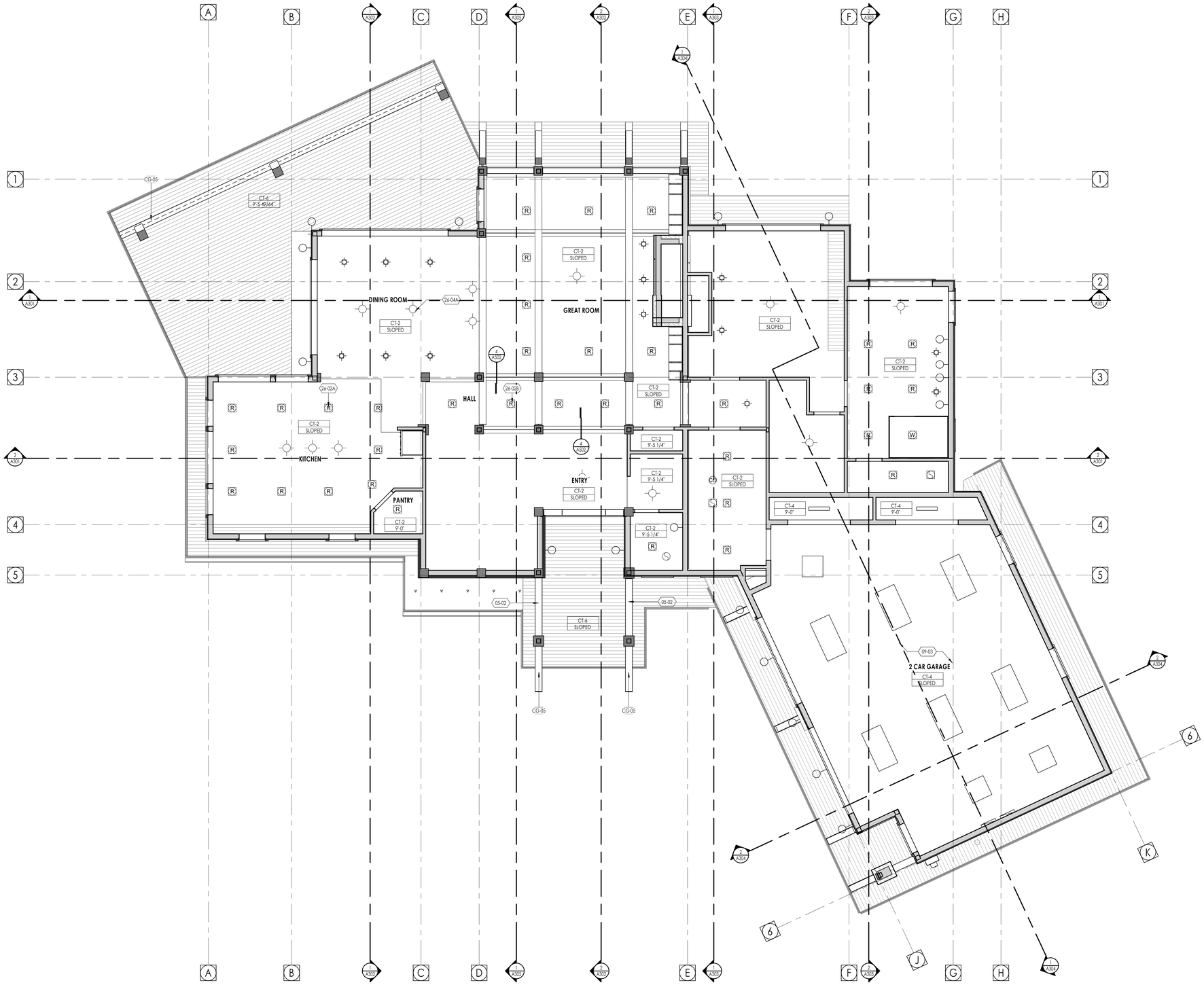
A 8-23-2019 Plan Check Comments

PERMIT SUBMITTAL SET- AUGUST 22, 2019

SHEET TITLE:
LOWER LEVEL CEILING PLAN

SHEET NUMBER:
A108

Plot Date: 8/26/2019 11:03:43 AM



CEILING PLAN LEGEND

HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	CT-1 1 LAYER - 5/8" WATER PROOFED GYPSUM BOARD, FINISH AS SELECTED		
	CT-2 1 LAYER 5/8" GYPSUM BOARD, FINISH AS SELECTED.		
	CT-3 1 LAYER SUSPENDED 5/8" GYPSUM BOARD ATTACHED TO STUDS @ 16" O.C., FINISH AS SELECTED		
	CT-4 1 LAYER SUSPENDED 5/8" GYPSUM BOARD FIRE RATED (TYPE 'X')		
	CT-5 TILE FINISH OVER TILE BACKER BOARD, COORD. W/ INT. DESIGNER		
	CT-6 VENTED ROOF SOFFIT, SEE DETAILS		

CEILING TYPE → C1
HEIGHT → 1' - 0"

CEILING TYPE → C1
REFER TO SECTION → SLOPE

NOTE:
ALL INTERIOR FINISHES ARE NOTED FOR CONCEPT ONLY. SEE INTERIOR DESIGN DRAWINGS FOR MATERIAL SPECIFICATIONS, COLORS, PATTERNS, AND OTHER REQUIREMENTS PRIOR TO INSTALLATION.

PROJECT KEYNOTES

05-02	STRUCTURAL STEEL BEAMS, SEE STRUCTURAL DRAWINGS AND DETAILS & FINISH AS SELECTED.
09-03	5/8" FIRE RATED (TYPE 'X') GYPSUM BOARD, FINISH AS SELECTED, SEE DETAILS.
26-02A	ALL FIXTURES SHALL HAVE A U.L. LABEL LISTING.
26-02B	ALL LAMPS PERMANENTLY INSTALLED SHALL BE LED LAMPS AT K TEMP. AS SEL. BY OWNER.
26-04A	ALL CUSTOM FIXTURES SHALL HAVE A U.L. LABEL LISTING.
CG-05	EXPOSED STRUCTURAL BEAM, SEE STRUCTURAL DRAWINGS.

REFLECTED CEILING PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
2. CEILING HEIGHTS MEASURED FROM TOP OF PLYWOOD OR CONCRETE - SEE SECTIONS
3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
4. REFER TO ENLARGED PLANS FOR ALL DECKS.
5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
7. SEE SHEET G002 FOR PROJECT SPECIFICATION LIST. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
8. COORDINATE WITH ELECTRCIAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.

LEVEL 1 - REFLECTED CEILING PLAN
1/4" = 1'-0"
1 / A109

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5139741-0301
3/27/07
Aug. 26, 2019

SOLITUDE RETREAT HOME - LOT 1

6857 SOUTH CHURCH ROAD
LOT 1 SILVER HILL LODGE SUBDIVISION
SALT LAKE CITY, UT 84121

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FOR LIMITED SCOPE REVIEW ONLY
NOT A COMPLETE REVIEW OF ALL CODES
☒ BUILDING ☒ STRUCTURAL
☒ MECHANICAL ☒ PLUMBING
☐ ELECTRICAL ☒ ENERGY
☐ ACCESSIBILITY ☒ FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY LOCAL, STATE, OR FEDERAL REGULATIONS
BY: [signature] DATE: 09/03/19
WEST COAST CODE CONSULTANTS, INC.

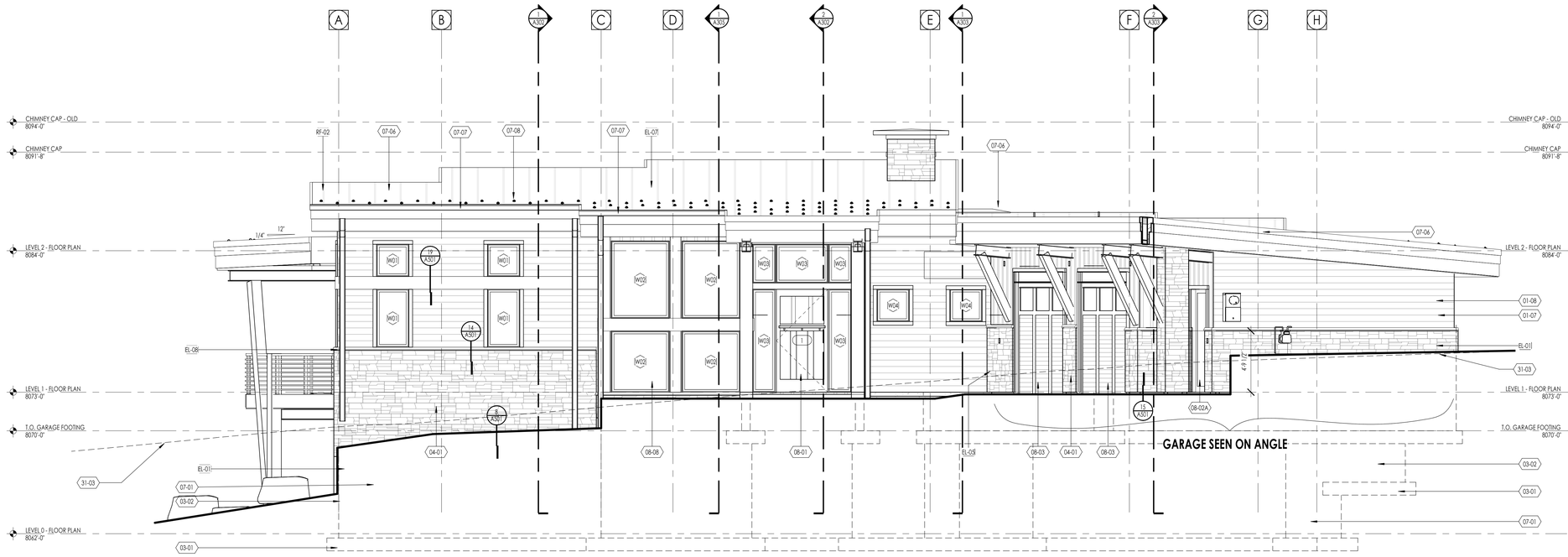
PROJECT NO.15077R2
DATE: AUG. 26, 2019
REVISIONS:

PERMIT SUBMITTAL SET - AUGUST 22, 2019

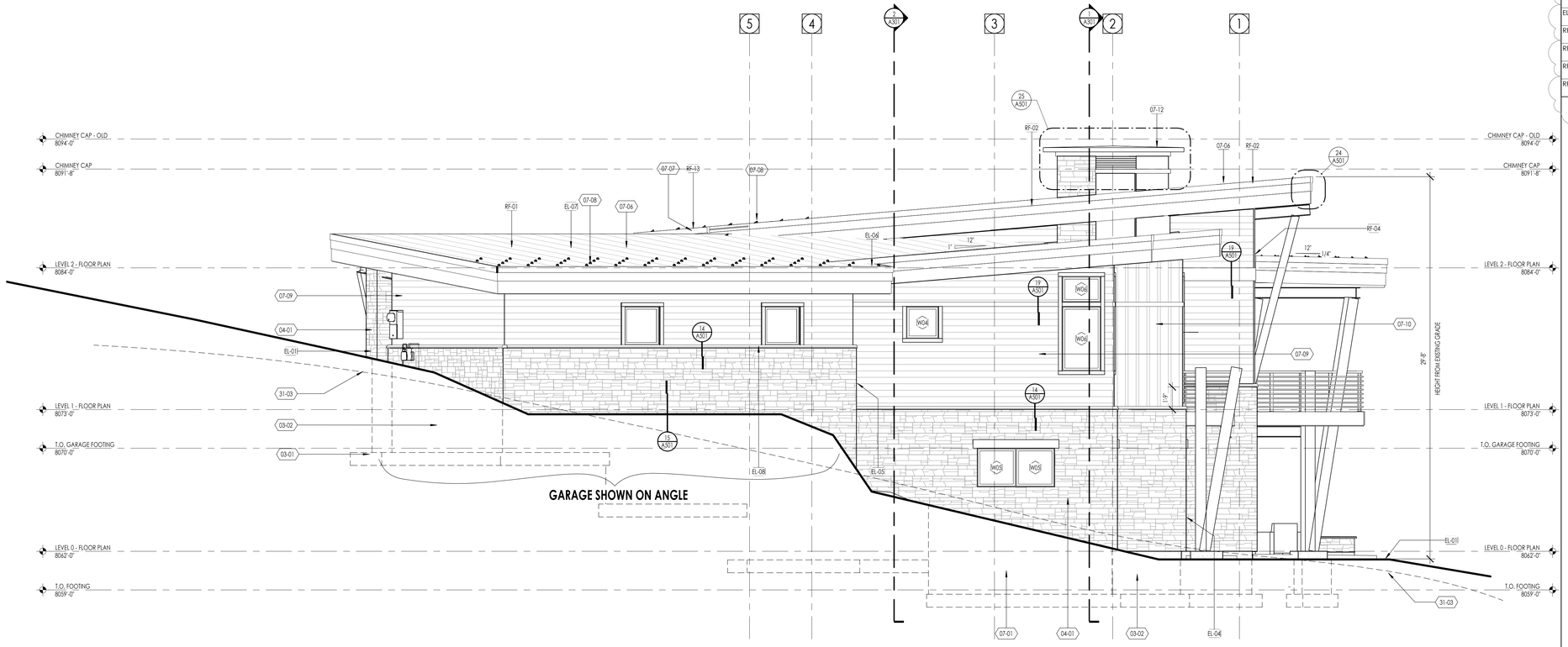
SHEET TITLE:
MAIN LEVEL CEILING PLAN

SHEET NUMBER:
A109

Plot Date: 8/26/2019 11:03:46 AM



SOUTH ELEVATION
1/4" = 1'-0"
1 / A201



EAST ELEVATION
1/4" = 1'-0"
2 / A201

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	DIRECT APPLIED SYNTHETIC STUCCO SYSTEM SEE SPECIFICATIONS FOR TYPE AND FINISH
	STONE VENEER SEE SPECIFICATIONS FOR TYPE, LAY AND FINISH
	ROOF ASPHALT SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR.
	ROOF STANDING SEAM SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR
	FIRE TREATED - HORIZONTAL CEDAR SIDING SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR
	NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL

ELEVATION / SECTION PLAN KEYNOTES

PROJECT KEYNOTES

01-07	THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL WORK BETWEEN TRADES AND THAT WORK IS COMPLETED IN ACCORDACE WITH ALL APPLICABLE BUILDING CODES.
01-08	CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT AND ENGINEER PRIOR TO COMMENCING RELATED WORK.
03-01	CAST IN PLACE FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENG. COMPACTED FILL. SEE STURCTURAL.
03-02	CAST IN PLACE FOUNDATION WALLS TO BE 8" THICK AS PER PLANS W/ WATER PROOFING AS NOTED. SEE STURCTURAL.
04-01	4" EXTERIOR STONE VENEER STONE VENEER AS SELECTED BY OWNER / ARCHITECT. SEE DETAILS.
07-01	SPRAY APPLIED FOUNDATION WATERPROOFING. SEE ARCHITECTURAL DETAILS.
07-06	METAL SHEET ROOFING, FLAT SEAM AS SELECTED BY OWNER/ARCHITECT. INSTALL AS PER DETAILS.
07-07	SQUARE RAIN GUTTER SYSTEM W/ SQUARE DOWNSPOUTS PER DETAILS.
07-08	OPTIONAL SNOW CLEATS/GUARDS. SEE DETAILS.
07-09	CEDAR HORIZONTAL LAP SIDING AS SELECTED BY OWNER. FIRE-RETARDANT-TREATED AS PER IBC 2303.2. INSTALL AS PER MFGR. AND FINISH WITH 2 COATS AS SELECTED.
07-10	CEDAR VERTICAL BOARD AND BATT SIDING AS SELECTED BY OWNER. FIRE-RETARDANT-TREATED AS PER IBC 2303.2. INSTALL AS PER MFGR. AND FINISH WITH 2 COATS AS SELECTED.
07-12	CUSTOM FABRICATED CHIMNEY CAP AS PER DETAILS.
08-01	CUSTOM EXTERIOR WOOD ENTRY DOOR, 2" THICK. AS SELECTED BY OWNER. SEE DOOR SCHEDULE. DETAILS.
08-02A	EXTERIOR WOOD STILE AND RAIL WOOD DOOR, 2" THICK. AS SELECTED BY OWNER/INT. DESIGNER. SEE DOOR SCHEDULE. DETAILS.
08-03	WOOD OVERHEAD SECTIONAL DOOR. INSULATED WITH 3/4 HP. OPERATOR AND KEYPADS AS SELECTED BY OWNER. sEE DOOR SCHEDULE. DETAILS.
08-08	ALUMINUM CLAD WOOD WINDOWS W/ DBL. INSUL LOW E GLAZING.SEE DOOR SCHEDULE. DETAILS.
31-03	EXISTING GRADE AS PER SURVEY OF RECORD. SEE DRAWINGS.
EL-01	CONTRACTOR SHALL VERIFY THAT ALL GRADE SLOPES AWAY FROM BUILDNG. SLOPE SHALL BE 6" SLOPE IN FIRST 10'-0".
EL-04	PROVIDE EXPANSION JOINT IN MASONRY AT INSIDE CORNER AS SHOWN AND NOTED.
EL-05	PROVIDE TRANSISITION OF SIDING MATERIALS AT INSIDE CORNER AS SHOWN ON DRAWINGS.
EL-06	PROVIDE FLASHING DIVERTER AT ALL LOCATION WHERE ROOF TERMINATES INTO SIDE OF WALL. DIVERTOR SHALL BE INSTALLED TO DIRECT WATER AWAY FROM WALL.
EL-07	CONTRACTOR TO COORDINATE WITH ROOF PLAN FOR ALL VENTING REQUIREMENTS.
EL-08	CONTRACTOR SHALL PROVIDE FLASHING AT ALL SIDING / MATERIAL TRANSISITIONS WHETHER SHOWN OR NOT.
RF-01	ROOFING SHALL BE INSTALLED OVER CONTINUOUS BITUTHENE UNDERLAYMENT AND 30# SLIP SHEET AT METAL ROOF.
RF-02	ROOFING ON SLOPES LESS THAN 4 AND 12 PITCH SHALL HAVE 2 CONTINUOUS LAYERS OF BITUTHENE UNDERLAYMENT PRIOR TO FINISH ROOFING.
RF-04	CONTRACTOR SHALL EXTEND UNDERLAYMENT AND BITUTHENE WATERPROOFING UP VERTICAL WALLS ADJACENT TO ROOF A MINIMUM OF 24" U.N.O ON DETAILS.
RF-13	CONTINUOUS METAL GUTTER TO SLOPE TO DOWNSPOUTS. CONTRACTOR TO COORDINATE.

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COREY R. ROUM
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317267
LICENSED ARCHITECT
Aug. 26, 2019

SOLITUDE RETREAT HOME - LOT 1

6857 SOUTH CHURCH ROAD
LOT 1 SILVER HILL LODGE SUBDIVISION
SALT LAKE CITY, UT 84121

REVIEWED FOR CODE COMPLIANCE
CODE COMPLIANCE REVIEW DOES NOT INCLUDE CONSTRUCTION CONTRACTOR'S RESPONSIBILITIES
☒ BUILDING ☒ STRUCTURAL
☒ MECHANICAL ☒ PLUMBING
☒ ELECTRICAL ☒ ENERGY
☒ ACCESSIBILITY ☐ FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS
By: David Hall Date: 10/21/19
WEST COAST CODE CONSULTANTS, INC

PROJECT NO.15077R2
DATE: AUG. 26, 2019

REVISIONS:

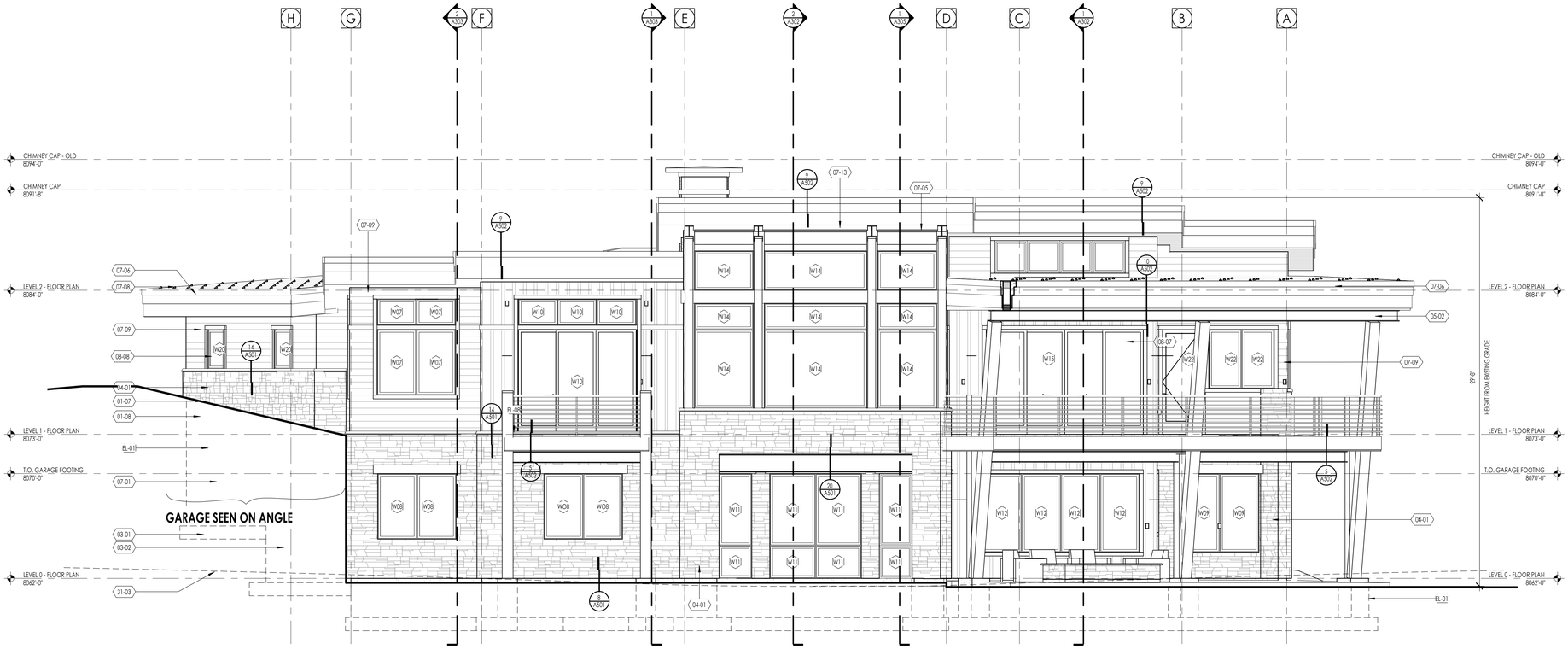
A 8-23-2019 Plan Check Comments

PERMIT SUBMITTAL SET- AUGUST 22, 2019

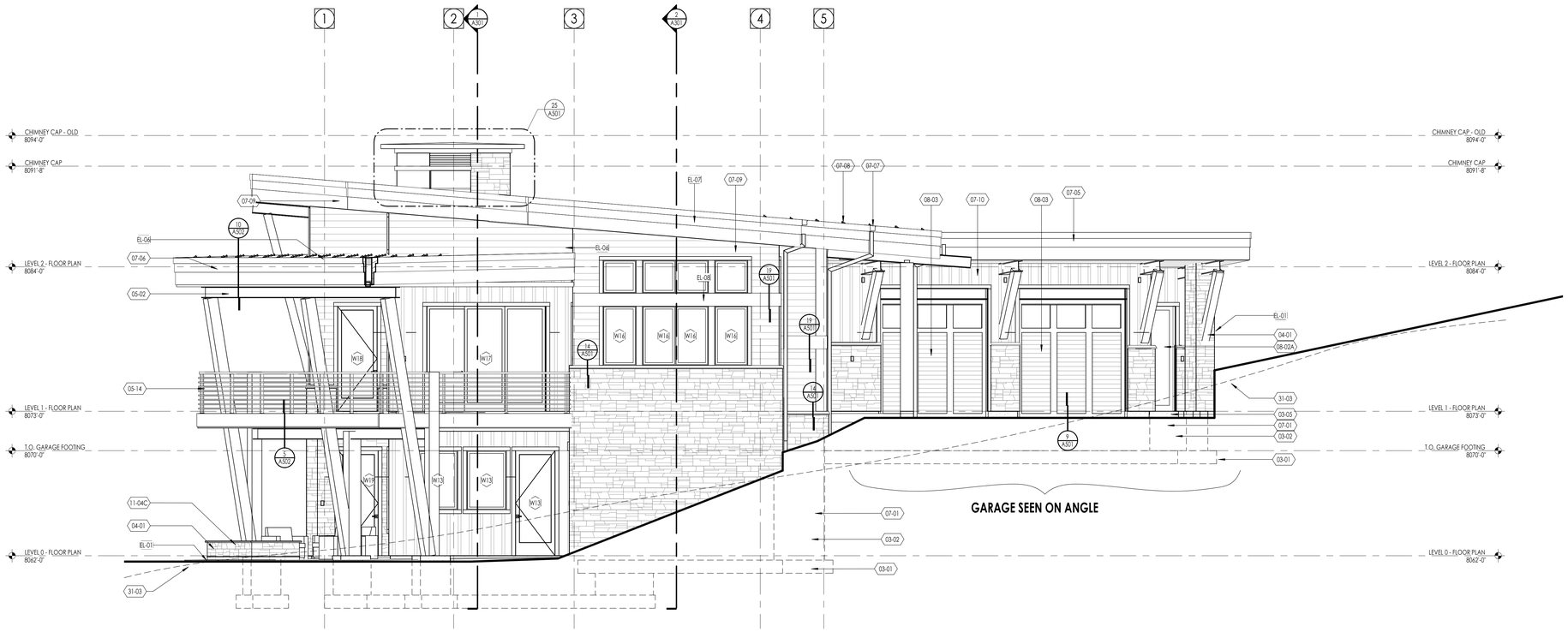
SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A201

Plot Date: 8/26/2019 11:03:51 AM



NORTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	DIRECT APPLIED SYNTHETIC STUCCO SYSTEM SEE SPECIFICATIONS FOR TYPE AND FINISH
	STONE VENEER SEE SPECIFICATIONS FOR TYPE, LAY AND FINISH
	ROOF ASPHALT SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR.
	ROOF STANDING SEAM SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR
	FIRE TREATED - HORIZONTAL CEDAR SIDING SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR
	NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL

ELEVATION / SECTION PLAN KEYNOTES

PROJECT KEYNOTES

01-07	THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL WORK BETWEEN TRADES AND THAT WORK IS COMPLETED IN ACCORDACE WITH ALL APPLICABLE BUILDING CODES.
01-08	CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT AND ENGINEER PRIOR TO COMMENCING RELATED WORK.
03-01	CAST IN PLACE FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENG. COMPACTED FILL. SEE STURCTURAL.
03-02	CAST IN PLACE FOUNDATION WALLS TO BE 8" THICK AS PER PLANS W/ WATER PROOFING AS NOTED. SEE STURCTURAL.
03-05	EXTERIOR CAST IN PLACE CONCRETE SLABS TO BE 5" CONC. SLAB OVER 4" GRAVEL BASE WITH 6 X 6 WELDED WIRE FABRIC REINF. SEE STURCTURAL.
04-01	4" EXTERIOR STONE VENEER STONE VENEER AS SELECTED BY OWNER / ARCHITECT. SEE DETAILS.
05-02	STRUCTURAL STEEL BEAMS. SEE STRUCTURAL DRAWINGS AND DETAILS & FINISH AS SELECTED.
05-14	ORNAMENTAL STEEL HAND RAILINGS, SEE ARCHITECTURAL DRAWINGS AND DETAILS & FINISH AS SELECTED.
07-01	SPRAY APPLIED FOUNDATION WATERPROOFING. SEE ARCHITECTURAL DETAILS.
07-05	ROOF/FLOOR VENTILATION AS PER BUILDING CODE. SEE DETAILS.
07-06	METAL SHEET ROOFING, FLAT SEAM AS SELECTED BY OWNER/ARCHITECT. INSTALL AS PER DETAILS.
07-07	SQUARE RAIN GUTTER SYSTEM W/ SQUARE DOWNSPOUTS PER DETAILS.
07-08	OPTIONAL SNOW CLEATS/GUARDS. SEE DETAILS.
07-09	CEDAR HORIZONTAL LAP SIDING AS SELECTED BY OWNER. FIRE-RETARDANT-TREATED AS PER IBC 2303.2. INSTALL AS PER MFGR. AND FINISH WITH 2 COATS AS SELECTED.
07-10	CEDAR VERTICAL BOARD AND BATT SIDING AS SELECTED BY OWNER. FIRE-RETARDANT-TREATED AS PER IBC 2303.2. INSTALL AS PER MFGR. AND FINISH WITH 2 COATS AS SELECTED.
07-13	METAL SOFFIT, SEE ARCHITECTURAL DETAILS.
08-02A	EXTERIOR WOOD STILE AND RAIL WOOD DOOR. 2" THICK. AS SELECTED BY OWNER/INT. DESIGNER. SEE DOOR SCHEDULE. DETAILS.
08-03	WOOD OVERHEAD SECTIONAL DOOR. INSULATED WITH 3/4 HP. OPERATOR AND KEYPADS AS SELECTED BY OWNER. SEE DOOR SCHEDULE. DETAILS.
08-07	OPERABLE DOOR AND WINDOW WALL W/ DBL. INSUL LOW E GLAZING.SEE DOOR SCHEDULE. DETAILS.
08-08	ALUMINUM CLAD WOOD WINDOWS W/ DBL. INSUL LOW E GLAZING.SEE DOOR SCHEDULE. DETAILS.
11-04C	EXTERIOR FIREPIT AS SELECTED BY OWNER. PROVIDE GAS SHUTOFF AS REQUIRED BY CODE. COORD. WITH SUPPLIER FOR ALL VENTING REQUIREMENTS.
31-03	EXISTING GRADE AS PER SURVEY OF RECORD. SEE DRAWINGS.
EL-01	CONTRACTOR SHALL VERIFY THAT ALL GRADE SLOPES AWAY FROM BUILDNG. SLOPE SHALL BE 6" SLOPE IN FIRST 10'-0".
EL-06	PROVIDE FLASHING DIVERTER AT ALL LOCATION WHERE ROOF TERMINATES INTO SIDE OF WALL. DIVERTOR SHALL BE INSTALLED TO DIRECT WATER AWAY FROM WALL.
EL-07	CONTRACTOR TO COORDINATE WITH ROOF PLAN FOR ALL VENTING REQUIREMENTS.
EL-08	CONTRACTOR SHALL PROVIDE FLASHING AT ALL SIDING / MATERIAL TRANSISTIONS WHETHER SHOWN OR NOT.

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STATE OF UTAH
CORBY R. ALLEN
LICENSED
317267
LICENSED ARCHITECT
Aug. 26, 2019

SOLITUDE RETREAT HOME - LOT 1

6857 SOUTH CHURCH ROAD
LOT 1 SILVER HILL LODGE SUBDIVISION
SALT LAKE CITY, UT 84121

REVIEWED FOR CODE COMPLIANCE
ONLY DISCIPLINES MARKED BELOW HAVE BEEN REVIEWED FOR CODE COMPLIANCE
☑ BUILDING ☑ STRUCTURAL
☑ MECHANICAL ☑ PLUMBING
☑ ELECTRICAL ☑ ENERGY
☐ ACCESSIBILITY ☐ FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE VIOLATION OF ANY CODES, INCLUDING PROVISIONS NOT LISTED.
By: _____ date: 09/03/19
WEST COAST CODE CONSULTANTS, INC.

PROJECT NO.15077R2
DATE: AUG. 26, 2019

REVISIONS:

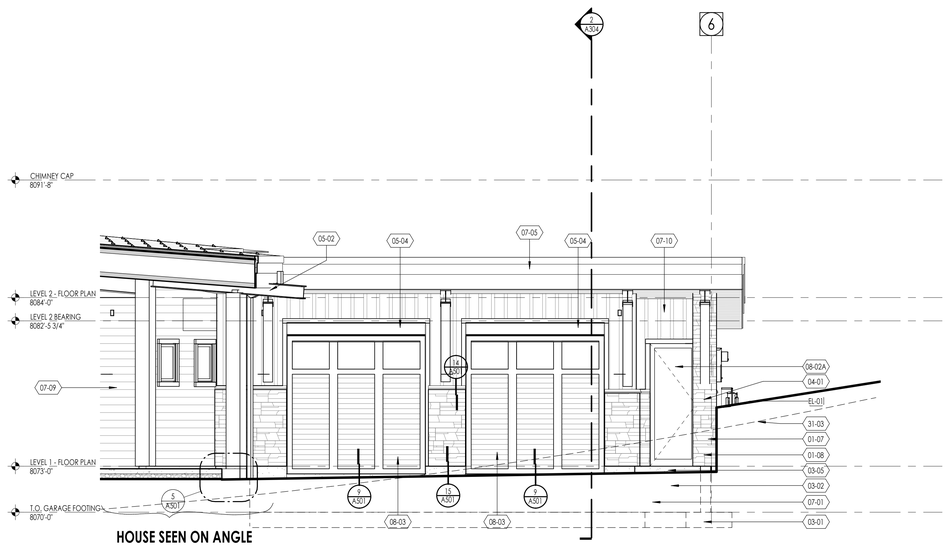
A 8-23-2019 Plan Check Comments

PERMIT SUBMITTAL SET - AUGUST 22, 2019

SHEET TITLE:
EXTERIOR ELEVATIONS

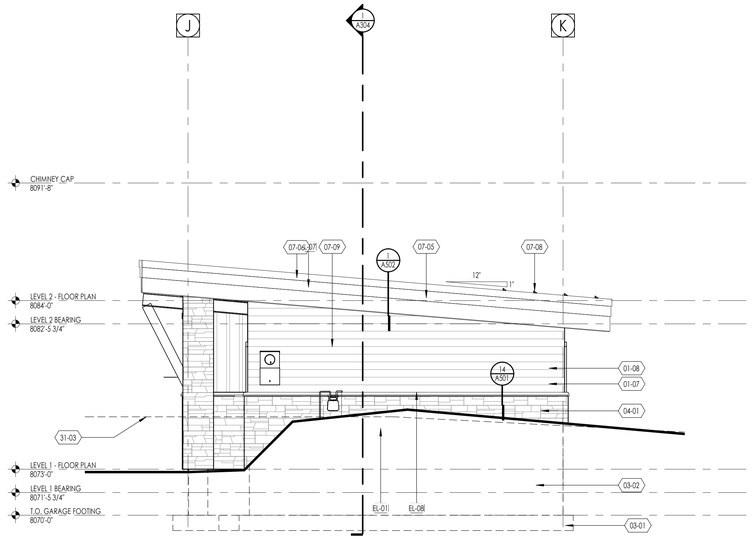
SHEET NUMBER:
A202

Plot Date: 8/26/2019 11:03:52 AM

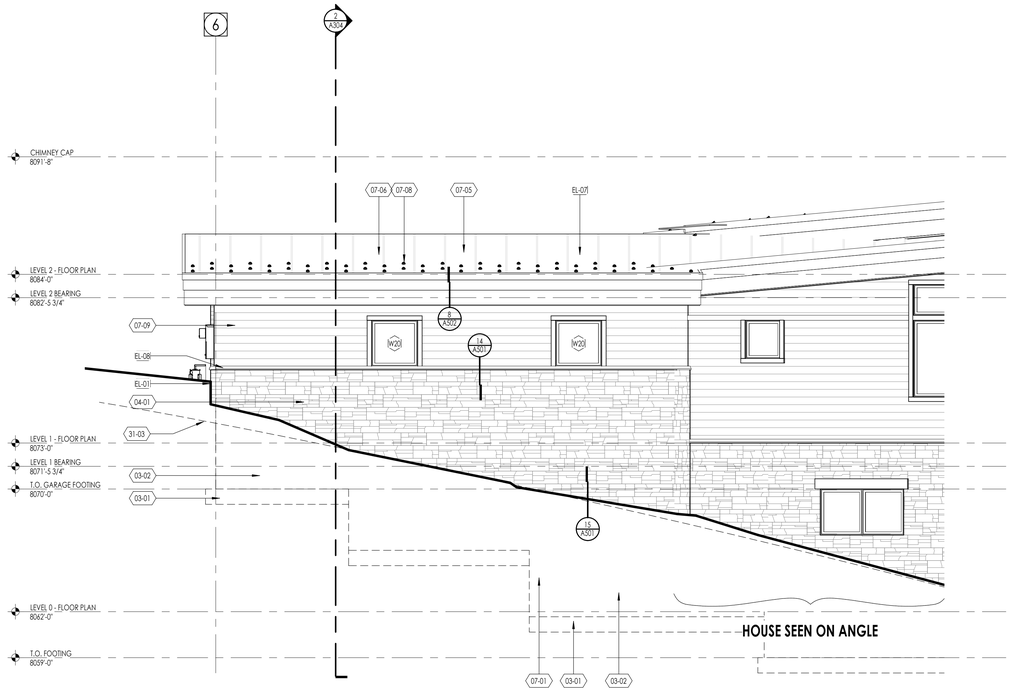


HOUSE SEEN ON ANGLE

GARAGE WEST ELEVATION
1/4" = 1'-0"
1 A203



GARAGE SOUTH ELEVATION
1/4" = 1'-0"
2 A203



HOUSE SEEN ON ANGLE

GARAGE EAST ELEVATION
1/4" = 1'-0"
3 A203

Plot Date: 8/26/2019 11:03:56 AM

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	DIRECT APPLIED SYNTHETIC STUCCO SYSTEM SEE SPECIFICATIONS FOR TYPE AND FINISH
	STONE VENEER SEE SPECIFICATIONS FOR TYPE, LAY AND FINISH
	ROOF ASPHALT SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR.
	ROOF STANDING SEAM SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR
	FIRE TREATED - HORIZONTAL CEDAR SIDING SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL

ELEVATION / SECTION PLAN KEYNOTES

PROJECT KEYNOTES

01-07	THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL WORK BETWEEN TRADES AND THAT WORK IS COMPLETED IN ACCORDACE WITH ALL APPLICABLE BUILDING CODES.
01-08	CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT AND ENGINEER PRIOR TO COMMENCING RELATED WORK.
03-01	CAST IN PLACE FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENG. COMPACTED FILL. SEE STURCTURAL.
03-02	CAST IN PLACE FOUNDATION WALLS TO BE 8" THICK AS PER PLANS W/ WATER PROOFING AS NOTED. SEE STURCTURAL.
03-05	EXTERIOR CAST IN PLACE CONCRETE SLABS TO BE 5" CONC. SLAB OVER 4" GRAVEL BASE WITH 6 X 6 WELDED WIRE FABRIC REINF. SEE STURCTURAL.
04-01	4" EXTERIOR STONE VENEER STONE VENEER AS SELECTED BY OWNER / ARCHITECT. SEE DETAILS.
05-02	STRUCTURAL STEEL BEAMS. SEE STRUCTURAL DRAWINGS AND DETAILS & FINISH AS SELECTED.
05-04	STRUCTURAL STEEL LINTELS. SEE STRUCTURAL DRAWINGS AND DETAILS & FINISH AS SELECTED.
07-01	SPRAY APPLIED FOUNDATION WATERPROOFING. SEE ARCHITECTURAL DETAILS.
07-05	ROOF/FLOOR VENTILATION AS PER BUILDING CODE. SEE DETAILS.
07-06	METAL SHEET ROOFING, FLAT SEAM AS SELECTED BY OWNER/ARCHITECT. INSTALL AS PER DETAILS.
07-08	OPTIONAL SNOW CLEATS/GUARDS. SEE DETAILS.
07-09	CEDAR HORIZONTAL LAP SIDING AS SELECTED BY OWNER. FIRE-RETARDANT-TREATED AS PER IBC 2303.2. INSTALL AS PER MFGR. AND FINISH WITH 2 COATS AS SELECTED.
07-10	CEDAR VERTICAL BOARD AND BATT SIDING AS SELECTED BY OWNER. FIRE-RETARDANT-TREATED AS PER IBC 2303.2. INSTALL AS PER MFGR. AND FINISH WITH 2 COATS AS SELECTED.
08-02A	EXTERIOR WOOD STILE AND RAIL WOOD DOOR. 2" THICK, AS SELECTED BY OWNER/INT. DESIGNER. SEE DOOR SCHEDULE. DETAILS.
08-03	WOOD OVERHEAD SECTIONAL DOOR. INSULATED WITH 3/4 HP. OPERATOR AND KEYPADS AS SELECTED BY OWNER. SEE DOOR SCHEDULE. DETAILS.
31-03	EXISTING GRADE AS PER SURVEY OF RECORD. SEE DRAWINGS.
EL-01	CONTRACTOR SHALL VERIFY THAT ALL GRADE SLOPES AWAY FROM BUILDNG. SLOPE SHALL BE 6" SLOPE IN FIRST 10'-0".
EL-07	CONTRACTOR TO COORDINATE WITH ROOF PLAN FOR ALL VENTING REQUIREMENTS.
EL-08	CONTRACTOR SHALL PROVIDE FLASHING AT ALL SIDING / MATERIAL TRANSISTIONS WHETHER SHOWN OR NOT.

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STATE OF UTAH
COREY R. SOLUM
LICENSED ARCHITECT
5312767
Aug. 26, 2019

SOLITUDE RETREAT HOME - LOT 1

6857 SOUTH CHURCH ROAD
LOT 1 SILVER HILL LODGE SUBDIVISION
SALT LAKE CITY, UT 84121

REVIEWED FOR CODE COMPLIANCE
JOB CONFORMS TO THE CODES AND LAWS IN EFFECT FOR THE CLASSIFICATIONS BELOW:
BUILDING ☒ STRUCTURAL ☒
MECHANICAL ☒ PLUMBING ☒
ELECTRICAL ☒ ENERGY ☒
ACCESSIBILITY ☐ FIRE ☐
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION IN VIOLATION OF ANY LOCAL, STATE, OR LEGAL REGULATIONS
Reviewed By: [signature] Date: 9/9/2019
WEST COAST CODE CONSULTANTS, INC.

PROJECT NO.15077R2
DATE: AUG. 26, 2019

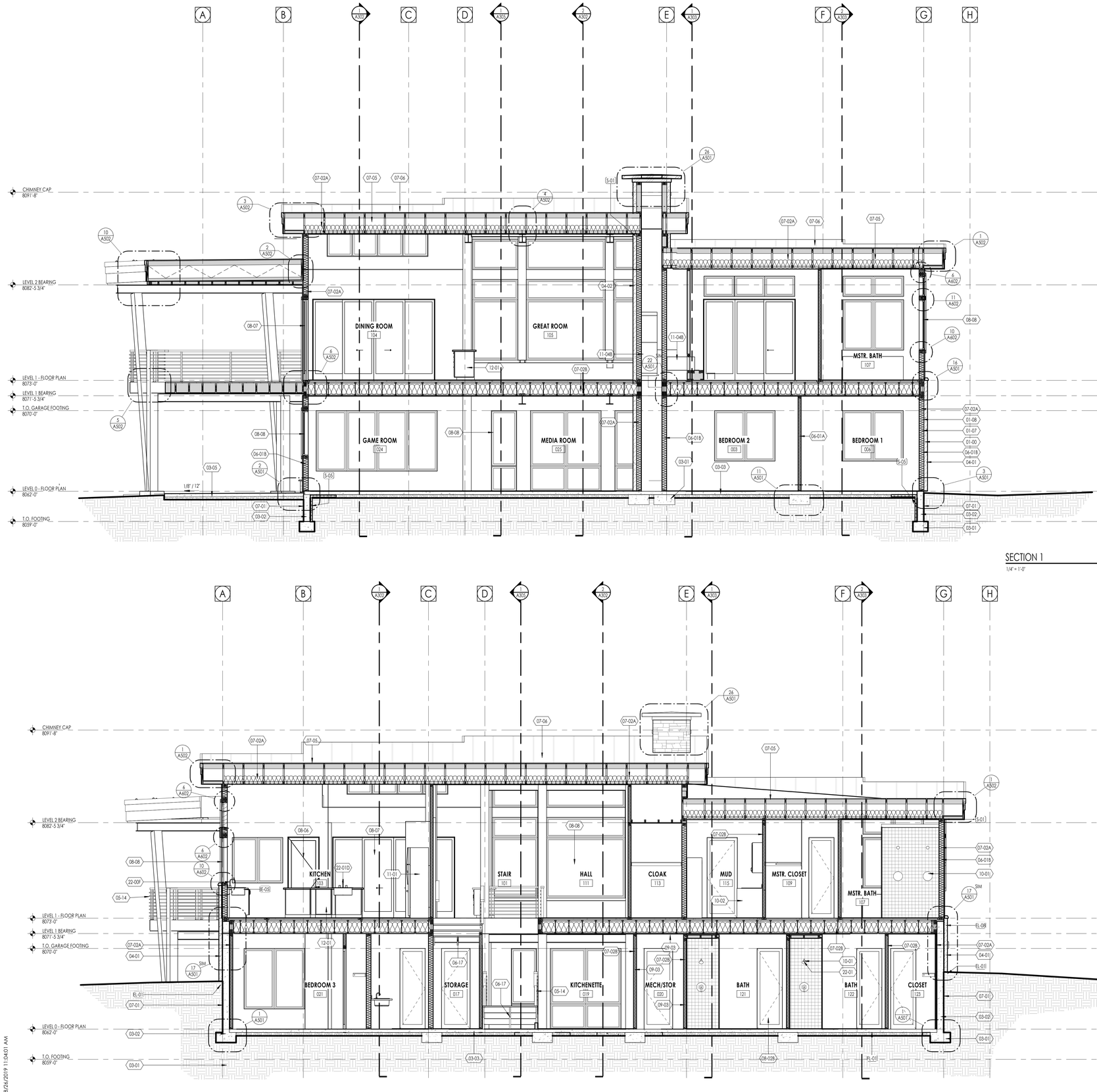
REVISIONS:

A 8-23-2019 Plan Check Comments

PERMIT SUBMITTAL SET- AUGUST 22, 2019

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A203



SECTION 1

1/4" = 1'-0"

SECTION 2

1/4" = 1'-0"

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	DIRECT APPLIED SYNTHETIC STUCCO SYSTEM SEE SPECIFICATIONS FOR TYPE AND FINISH
	STONE VENEER SEE SPECIFICATIONS FOR TYPE, LAY AND FINISH
	ROOF ASPHALT SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR.
	ROOF STANDING SEAM SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR
	FIRE TREATED - HORIZONTAL CEDAR SIDING SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR
	NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL

ELEVATION / SECTION PLAN KEYNOTES

PROJECT KEYNOTES

01-00	ALL CONSTRUCTION SHALL CONFORM TO ALL 2015 INTERNATIONAL RESIDENTIAL CODE (I.R.C.), UTAH AMMENDMENTS, LOCAL, AND RELATED BUILDING CODES AND STD. CONST. PRACTICES IN EFFECT.
01-07	THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL WORK BETWEEN TRADES AND THAT WORK IS COMPLETED IN ACCORDACE WITH ALL APPLICABLE BUILDING CODES.
01-08	CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT AND ENGINEER PRIOR TO COMMENCING RELATED WORK.
03-01	CAST IN PLACE FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENG. COMPACTED FILL. SEE STURCTURAL.
03-02	CAST IN PLACE FOUNDATION WALLS TO BE 8" THICK AS PER PLANS W/ WATER PROOFING AS NOTED. SEE STURCTURAL.
03-03	CAST IN PLACE INTERIOR CONCRETE SLABS TO BE 4" CONCRETE SLAB REINFORCED WITH FIBER MESH OVER 4" GRAVEL BASE. SEE STURCTURAL.
03-05	EXTERIOR CAST IN PLACE CONCRETE SLABS TO BE 5" CONC. SLAB OVER 4" GRAVEL BASE WITH 6 X 6 WELDED WIRE FABRIC REINF. SEE STURCTURAL.
04-01	4" EXTERIOR STONE VENEER STONE VENEER AS SELECTED BY OWNER / ARCHITECT. SEE DETAILS.
04-02	4" INTERIOR STONE VENEER AS SELECTED BY OWNER / ARCHITECT. SEE DETAILS.
05-14	ORNAMENTAL STEEL HAND RAILINGS, SEE ARCHITECTURAL DRAWINGS AND DETAILS & FINISH AS SELECTED.
06-01A	2X4 STUD WALL ROUGH FRAMING. SEE STRUCTURAL DRAWINGS & DETAILS.
06-01B	2X6 STUD WALL ROUGH FRAMING. SEE STRUCTURAL DRAWINGS & DETAILS.
06-17	INTERIOR STAIR FRAMING. SEE ARCHITECTURAL, STRUCTURAL DETAILS.
07-01	SPRAY APPLIED FOUNDATION WATERPROOFING. SEE ARCHITECTURAL DETAILS.
07-02A	THERMAL INSULATION SYSTEM. SEE INSULATION SCHEDULE. ARCHITECTURAL DETAILS.
07-028	ACOUSTIC INSULATION SYSTEM. SEE INSULATION SCHEDULE. ARCHITECTURAL DETAILS.
07-05	ROOF/FLOOR VENTILATION AS PER BUILDING CODE. SEE DETAILS.
07-06	METAL SHEET ROOFING, FLAT SEAM AS SELECTED BY OWNER/ARCHITECT. INSTALL AS PER DETAILS.
08-02B	INTERIOR WOOD STILE AND RAIL WOOD DOOR. 1 3/4" THICK, AS SELECTED BY OWNER/INT. DESIGNER. SEE DOOR SCHEDULE, DETAILS.
08-06	ALUMINUM CLAD WOOD PATIO DOOR W/ DBL. INSUL LOW E GLAZING.SEE DOOR SCHEDULE, DETAILS.
08-07	OPERABLE DOOR AND WINDOW WALL W/ DBL. INSUL LOW E GLAZING.SEE DOOR SCHEDULE, DETAILS.
08-08	ALUMINUM CLAD WOOD WINDOWS W/ DBL. INSUL LOW E GLAZING.SEE DOOR SCHEDULE, DETAILS.
09-03	5/8" FIRE RATED (TYPE 'X') GYPSUM BOARD, FINISH AS SELECTED. SEE DETAILS.
10-01	BATH HARDWARE AS SELECTED BY OWNER/INT. DESIGNER. SEE SCHEDULE, DETAILS.
10-02	LAUNDRY EQUIPEMENT CONNECTION BOX. SEE DETAILS.
11-01	RESIDENTIAL APPLIANCES, COORD. WITH OWNER FOR FINAL SELECTIONS. COORDINATE WITH ALL TRADES AS REQUIRED.
11-048	SEALED COMBUSION FIREPLACES AS SELECTED OWNER. FIREPLACE TO BE U.L. RATED AND MEET ALL CODE REQUIREMENTS.
12-01	CABINETRY, BUILT IN AS PER INTERIOR ELEVATIONS, DETAILS, AND INTERIOR DESIGNER SELECTIONS.
22-00F	INSTALL ALL PLUMBING FIXTURES IN STRICT ACCORDANCE WITH THE MANUFACTURES ROUGHED IN INSTRUCTIONS.
22-01	PLUMBING FIXTURES, PROVIDE ANTI-SCALD SHOWER VALVE ON ALL TUBS, SHOWERS, ETC.AND PROTECT ALL FIXTURES DURING CONSTRUCTION, TYPICAL.
22-01D	KITCHEN SINK & DISP. AS SELECTED BY OWNER.
EL-01	CONTRACTOR SHALL VERIFY THAT ALL GRADE SLOPES AWAY FROM BUILDNG. SLOPE SHALL BE 6' SLOPE IN FIRST 10'-0".
EL-08	CONTRACTOR SHALL PROVIDE FLASHING AT ALL SIDING / MATERIAL TRANSISTIONS WHETHER SHOWN OR NOT.
FL-01	CONTRACTOR TO COORDINATE FLOOR PENETRATIONS WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
IE-05	COUNTERTOP/BACKSPLASH AS SELECTED BY OWNER.
S-01	CONTRACTOR SHALL EXTEND WALL FRAMING, GYPSUM BOARD AND INSULATION TO UNDERSIDE OF ROOF DECK.
S-05	EXTEND RIGID INSULATION AT INTERIOR FACE OF CONCRETE FROM UNDERSIDE OF SLAB TO TOP OF FOOTING.

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COREY R. CULUM LICENSE NO. 317267 STATE OF UTAH LICENSED ARCHITECT

Aug. 26, 2019

SOLITUDE RETREAT HOME - LOT 1

6857 SOUTH CHURCH ROAD
LOT 1 SILVER HILL LODGE SUBDIVISION
SALT LAKE CITY, UT 84121

REVIEWED FOR CODE COMPLIANCE
FOR COMPONENTS WITHIN THE FOLLOWING DISCIPLINES AS INDICATED BELOW:
☒ BUILDING ☒ STRUCTURAL
☒ MECHANICAL ☒ PLUMBING
☒ ELECTRICAL ☒ ENERGY
☐ ACCESSIBILITY ☐ FIRE

PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO COMMENCE UNTIL ALL APPLICABLE STATE / BUILDING REGULATIONS
By: [signature] Date: 08/22/19
WEST COAST CODE CONSULTANTS, INC.

PROJECT NO.15077R2
DATE: AUG. 26, 2019

REVISIONS:

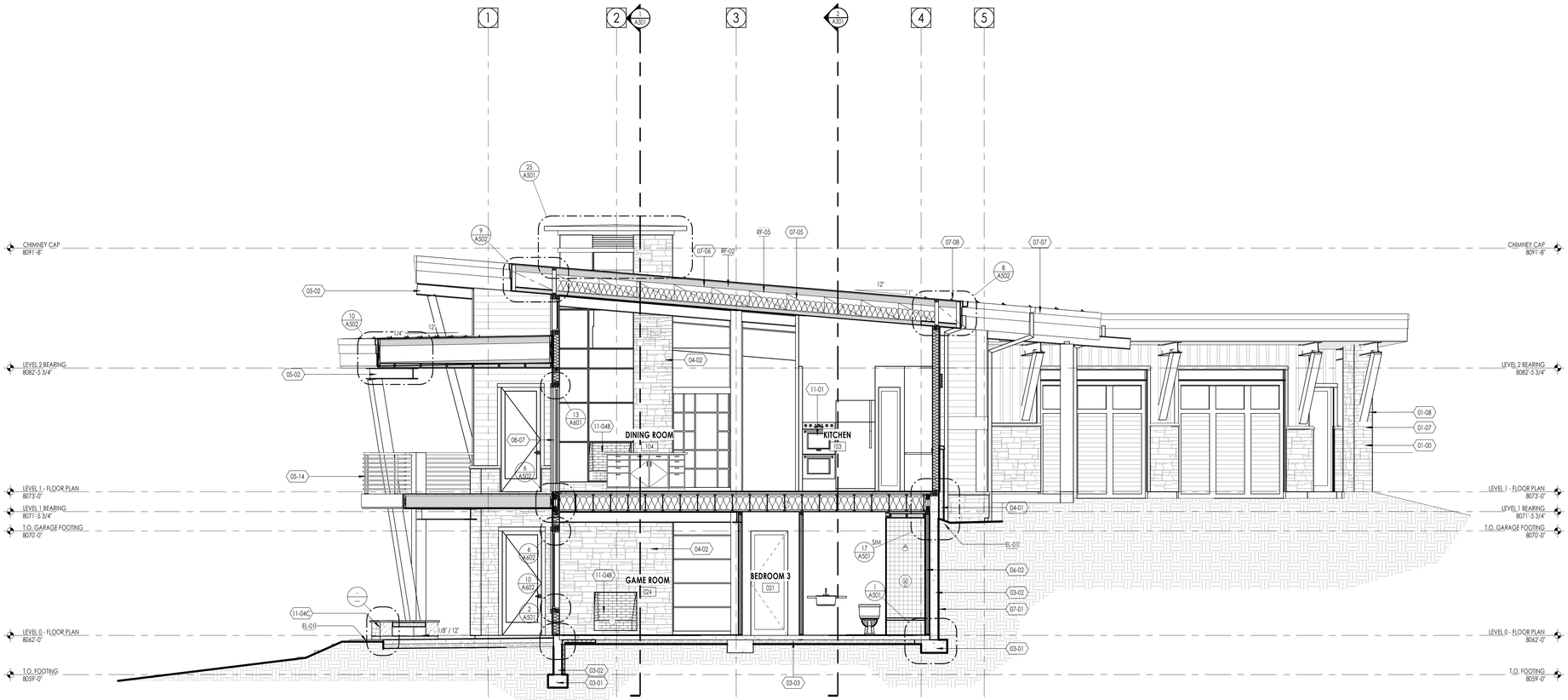
A 8-23-2019 Plan Check Comments

PERMIT SUBMITTAL SET- AUGUST 22, 2019

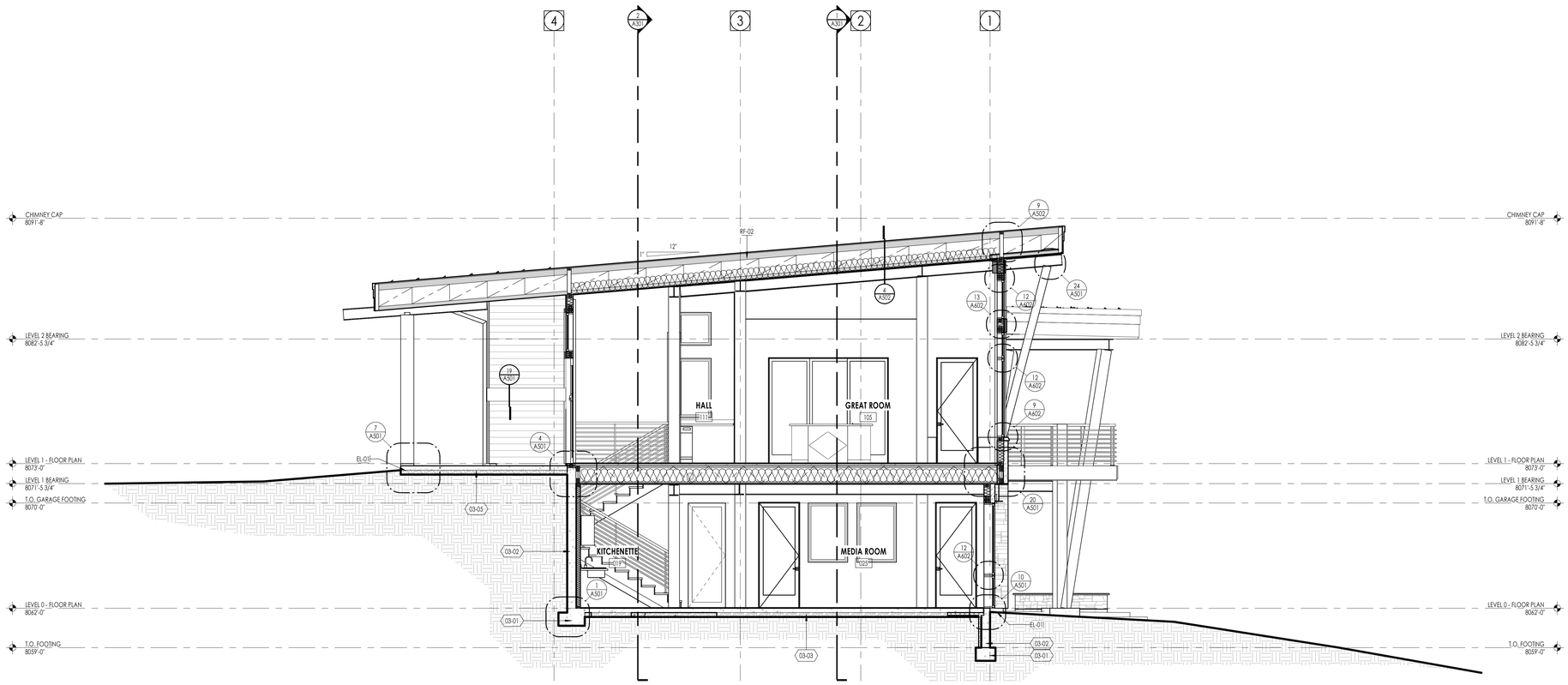
SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A301

Plot Date: 8/26/2019 11:04:01 AM



Section 3
1/4" = 1'-0"
1 A302



Section 4
1/4" = 1'-0"
2 A302

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	DIRECT APPLIED SYNTHETIC STUCCO SYSTEM SEE SPECIFICATIONS FOR TYPE AND FINISH
	STONE VENEER SEE SPECIFICATIONS FOR TYPE, LAY AND FINISH
	ROOF ASPHALT SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR.
	ROOF STANDING SEAM SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR
	FIRE TREATED - HORIZONTAL CEDAR SIDING SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL

ELEVATION / SECTION PLAN KEYNOTES

PROJECT KEYNOTES

01-00	ALL CONSTRUCTION SHALL CONFORM TO ALL 2015 INTERNATIONAL RESIDENTIAL CODE (I.R.C.), UTAH AMMENDMENTS, LOCAL, AND RELATED BUILDING CODES AND STD. CONST. PRACTICES IN EFFECT.
01-07	THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL WORK BETWEEN TRADES AND THAT WORK IS COMPLETED IN ACCORDACE WITH ALL APPLICABLE BUILDING CODES.
01-08	CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT AND ENGINEER PRIOR TO COMMENCING RELATED WORK.
03-01	CAST IN PLACE FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENG. COMPACTED FILL. SEE STURCTURAL.
03-02	CAST IN PLACE FOUNDATION WALLS TO BE 8" THICK AS PER PLANS W/ WATER PROOFING AS NOTED. SEE STURCTURAL.
03-03	CAST IN PLACE INTERIOR CONCRETE SLABS TO BE 4" CONCRETE SLAB REINFORCED WITH FIBER MESH OVER 4" GRAVEL BASE. SEE STURCTURAL.
03-05	EXTERIOR CAST IN PLACE CONCRETE SLABS TO BE 5" CONC. SLAB OVER 4" GRAVEL BASE WITH 6 X 6 WELDED WIRE FABRIC REINF. SEE STURCTURAL.
04-01	4" EXTERIOR STONE VENEER STONE VENEER AS SELECTED BY OWNER / ARCHITECT. SEE DETAILS.
04-02	4" INTERIOR STONE VENEER AS SELECTED BY OWNER / ARCHITECT. SEE DETAILS.
05-02	STRUCTURAL STEEL BEAMS. SEE STRUCTURAL DRAWINGS AND DETAILS & FINISH AS SELECTED.
05-14	ORNAMENTAL STEEL HAND RAILINGS. SEE ARCHITECTURAL DRAWINGS AND DETAILS & FINISH AS SELECTED.
06-02	2 X 4 WOOD FURRING. SEE ARCHITECTURAL & STRUCTURAL DRAWINGS & DETAILS.
07-01	SPRAY APPLIED FOUNDATION WATERPROOFING. SEE ARCHITECTURAL DETAILS.
07-05	ROOF/FLOOR VENTILATION AS PER BUILDING CODE. SEE DETAILS.
07-06	METAL SHEET ROOFING, FLAT SEAM AS SELECTED BY OWNER/ARCHITECT. INSTALL AS PER DETAILS.
07-07	SQUARE RAIN GUTTER SYSTEM W/ SQUARE DOWNSPOUTS PER DETAILS.
07-08	OPTIONAL SNOW CLEATS/GUARDS. SEE DETAILS.
08-07	OPERABLE DOOR AND WINDOW WALL W/ DBL. INSUL LOW E GLAZING.SEE DOOR SCHEDULE. DETAILS.
11-01	RESIDENTIAL APPLIANCES. COORD. WITH OWNER FOR FINAL SELECTIONS. COORDINATE WITH ALL TRADES AS REQUIRED.
11-048	SEALED COMBUSION FIREPLACES AS SELECTED OWNER. FIREPLACE TO BE U.L. RATED AND MEET ALL CODE REQUIREMENTS.
11-04C	EXTERIOR FIREPIT AS SELECTED BY OWNER. PROVIDE GAS SHUTOFF AS REQUIRED BY CODE. COORD. WITH SUPPLIER FOR ALL VENTING REQUIREMENTS.
EL-01	CONTRACTOR SHALL VERIFY THAT ALL GRADE SLOPES AWAY FROM BUILDNG. SLOPE SHALL BE 6" SLOPE IN FIRST 10'-0".
RF-02	ROOFING ON SLOPES LESS THAN 4 AND 12 PITCH SHALL HAVE 2 CONTINUOUS LAYERS OF BITUTHENE UNDERLAYMENT PRIOR TO FINISH ROOFING.
RF-05	ALL PENETRATRATION BY MECHANICAL DUCTWORK OR VENTING SHALL BE FLASHED AS PER MANUFACTURER. CONTRACTOR TO COORDINATE.

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STATE OF UTAH
COREY R. SOLUM
LICENSED ARCHITECT
312767
Aug. 26, 2019

SOLITUDE RETREAT HOME - LOT 1

6857 SOUTH CHURCH ROAD
LOT 1 SILVER HILL LODGE SUBDIVISION
SALT LAKE CITY, UT 84121

REVIEWED FOR CODE COMPLIANCE
CODE CONSULTANT REVIEW SCOPE
☒ BUILDING ☒ ENERGY CONSERVATION
☒ MECHANICAL ☒ PLUMBING
☒ ELECTRICAL ☒ ENERGY
☐ ACCESSIBILITY ☐ FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY PERTINENT CODE OR ORDINANCE
Signature Date 8/23/19
WEST COAST CODE CONSULTANTS, INC

PROJECT NO.15077R2
DATE: AUG. 26, 2019

REVISIONS:

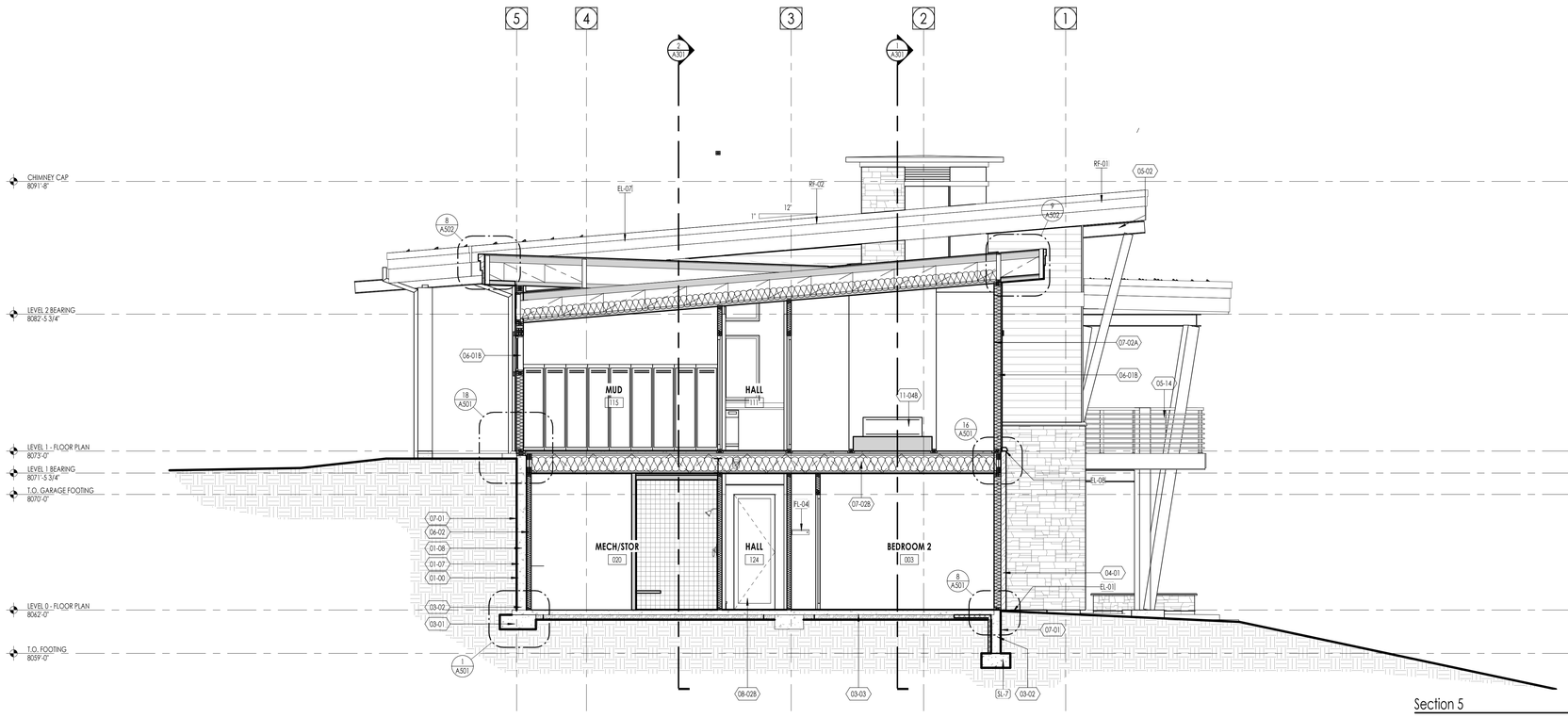
A 8-23-2019 Plan Check Comments

PERMIT SUBMITTAL SET - AUGUST 22, 2019

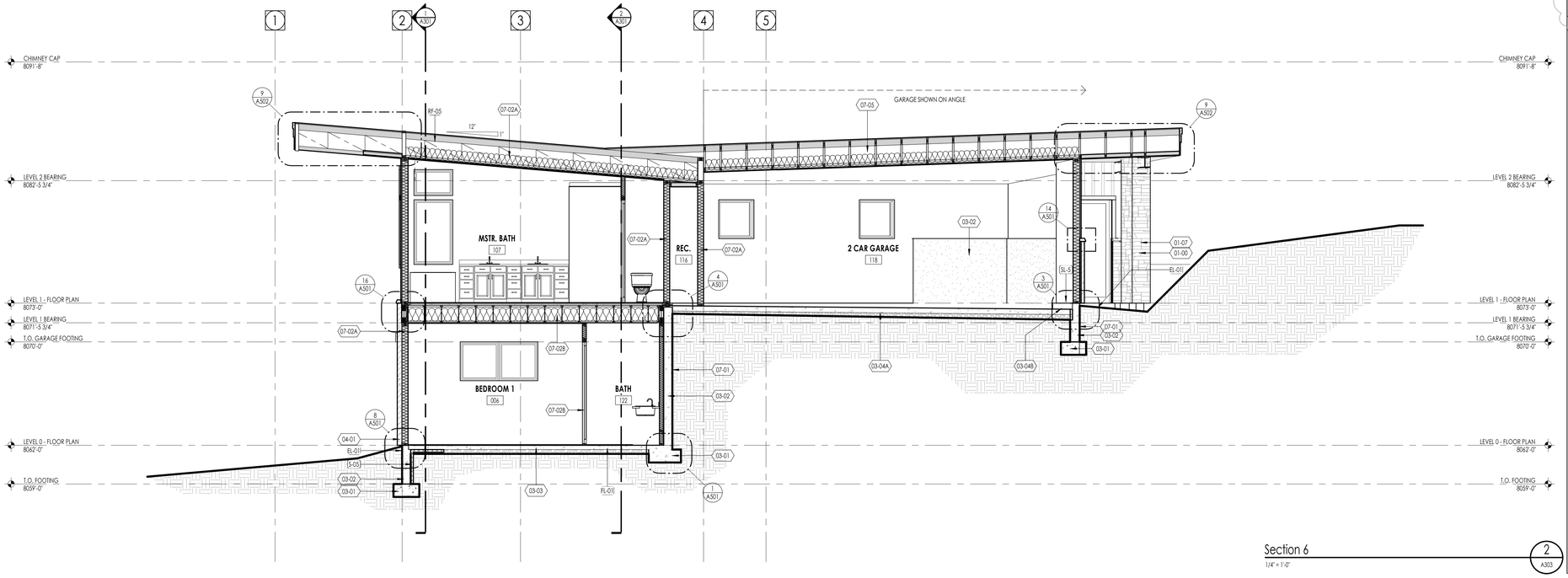
SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A302

Plot Date: 8/26/2019 11:04:05 AM



Section 5
1/4" = 1'-0"
1 A303



Section 6
1/4" = 1'-0"
2 A303

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	DIRECT APPLIED SYNTHETIC STUCCO SYSTEM SEE SPECIFICATIONS FOR TYPE AND FINISH
	STONE VENEER SEE SPECIFICATIONS FOR TYPE, LAY AND FINISH
	ROOF ASPHALT SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR.
	ROOF STANDING SEAM SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR
	FIRE TREATED - HORIZONTAL CEDAR SIDING SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR
	NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL

ELEVATION / SECTION PLAN KEYNOTES

PROJECT KEYNOTES

01-00	ALL CONSTRUCTION SHALL COINFORM TO ALL 2015 INTERNATIONAL RESIDENTIAL CODE (I.R.C.), UTAH AMMENDMENTS, LOCAL, AND RELATED BUILDING CODES AND STD. CONST. PRACTICES IN EFFECT.
01-07	THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL WORK BETWEEN TRADES AND THAT WORK IS COMPLETED IN ACCORDACE WITH ALL APPLICABLE BUILDING CODES.
01-08	CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT AND ENGINEER PRIOR TO COMMENCING RELATED WORK.
03-01	CAST IN PLACE FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENG. COMPACTED FILL, SEE STURCTURAL.
03-02	CAST IN PLACE FOUNDATION WALLS TO BE 8" THICK AS PER PLANS W/ WATER PROOFING AS NOTED, SEE STURCTURAL.
03-03	CAST IN PLACE INTERIOR CONCRETE SLABS TO BE 4" CONCRETE SLAB REINFORCED WITH FIBER MESH OVER 4" GRAVEL BASE. SEE STURCTURAL.
03-04A	CAST IN PLACE GARAGE CONCRETE SLABS TO BE 5" CONC. SLAB OVER 4" GRAVEL BASE WITH 6 X 6 WELDED WIRE FABRIC REINF. AND FINISH AS NOTED, SEE STURCTURAL.
03-048	WARP GARAGE SLAB AT DOOR EDGE TO DRAIN TO OPENING.
04-01	4" EXTERIOR STONE VENEER STONE VENEER AS SELECTED BY OWNER / ARCHITECT, SEE DETAILS.
05-02	STRUCTURAL STEEL BEAMS, SEE STRUCTURAL DRAWINGS AND DETAILS & FINISH AS SELECTED.
05-14	ORNAMENTAL STEEL HAND RAILINGS, SEE ARCHITECTURAL DRAWINGS AND DETAILS & FINISH AS SELECTED.
06-01B	2X6 STUD WALL ROUGH FRAMING, SEE STRUCTURAL DRAWINGS & DETAILS.
06-02	2 X 4 WOOD FURRING, SEE ARCHITECTURAL & STRUCTURAL DRAWINGS & DETAILS.
07-01	SPRAY APPLIED FOUNDATION WATERPROOFING, SEE ARCHITECTURAL DETAILS.
07-02A	THERMAL INSULATION SYSTEM, SEE INSULATION SCHEDULE, ARCHITECTURAL DETAILS.
07-028	ACOUSTIC INSULATION SYSTEM, SEE INSULATION SCHEDULE, ARCHITECTURAL DETAILS.
07-05	ROOF/FLOOR VENTILATION AS PER BUILDING CODE. SEE DETAILS.
08-02B	INTERIOR WOOD STILE AND RAIL WOOD DOOR, 1 3/4" THICK, AS SELECTED BY OWNER/INT. DESIGNER, SEE DOOR SCHEDULE, DETAILS.
11-048	SEALED COMBUSION FIREPLACES AS SELECTED OWNER, FIREPLACE TO BE U.L. RATED AND MEET ALL CODE REQUIREMENTS.
EL-01	CONTRACTOR SHALL VERIFY THAT ALL GRADE SLOPES AWAY FROM BUILDNG, SLOPE SHALL BE 6" SLOPE IN FIRST 10'-0".
EL-07	CONTRACTOR TO COORDINATE WITH ROOF PLAN FOR ALL VENTING REQUIREMENTS.
EL-08	CONTRACTOR SHALL PROVIDE FLASHING AT ALL SIDING / MATERIAL TRANSISTIONS WHETHER SHOWN OR NOT.
FL-01	CONTRACTOR TO COORDINATE FLOOR PENETRATIONS WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
FL-04	CLOSET SHELVING & ROD AS SELECTED BY OWNER.
RF-01	ROOFING SHALL BE INSTALLED OVER CONTINUOUS BITUTHENE UNDERLAYMENT AND 30# SLIP SHEET AT METAL ROOF.
RF-02	ROOFING ON SLOPES LESS THAN 4 AND 12 PITCH SHALL HAVE 2 CONTINUOUS LAYERS OF BITUTHENE UNDERLAYMENT PRIOR TO FINISH ROOFING.
RF-05	ALL PENETRATRATION BY MECHANICAL DUCTWORK OR VENTING SHALL BE FLASHED AS PER MANUFACTURER, CONTRACTOR TO COORDINATE.
S-05	EXTEND RIGID INSULATION AT INTERIOR FACE OF CONCRETE FROM UNDERSIDE OF SLAB TO TOP OF FOOTING.
SL-5	WARP SLAB AT DOORS AT 1/4" PER 1'-0" MIN TO PROVIDE DRAINAGE.
SL-7	CONTRACTOR TO COORDIANTE FOOTING STEPS TO ASSURE REQUIRED FROST PROTECTION AT EACH FOOTING.

A

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STATE OF UTAH
COREY R. SOLUM
LICENSED ARCHITECT
312767
Aug. 26, 2019

SOLITUDE RETREAT HOME - LOT 1

6857 SOUTH CHURCH ROAD
LOT 1 SILVER HILL LODGE SUBDIVISION
SALT LAKE CITY, UT 84121

REVIEWED FOR CODE COMPLIANCE
THIS CONSTRUCTION COMPLIES WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:
☑ RESIDENTIAL ☑ COMMERCIAL
☑ MECHANICAL ☑ PLUMBING
☑ ELECTRICAL ☑ ENERGY
☐ ACCESSIBILITY ☐ IRC
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE OR LOCAL LAWS.
BY: _____ DATE: 09/03/19
WEST COAST CODE CONSULTANTS, INC

PROJECT NO.15077R2
DATE: AUG. 26, 2019

REVISIONS:

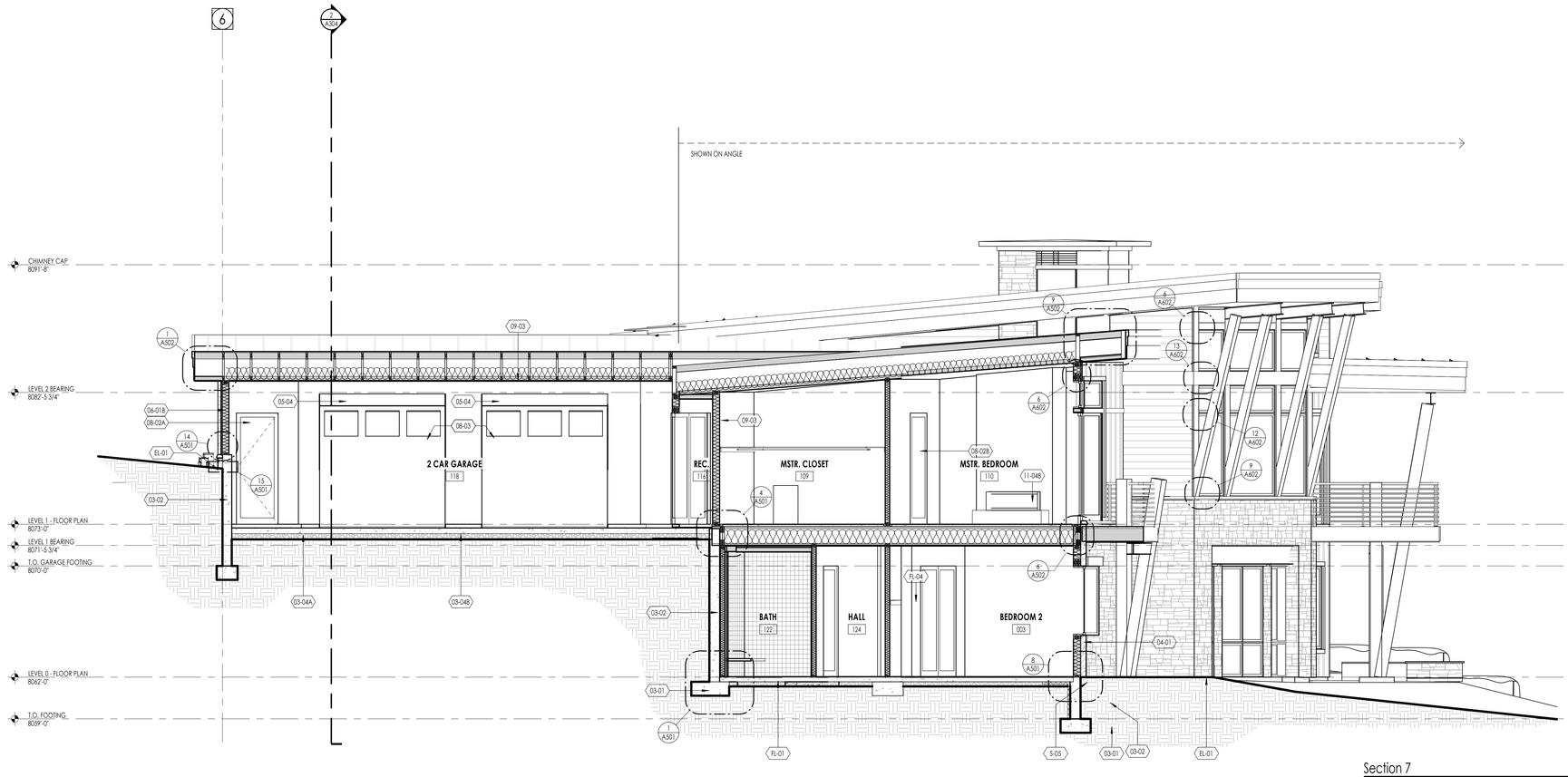
A 8-23-2019 Plan Check Comments

PERMIT SUBMITTAL SET - AUGUST 22, 2019

SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A303

Plot Date: 8/26/2019 11:04:08 AM



Section 7

1/4" = 1'-0"

1 A304

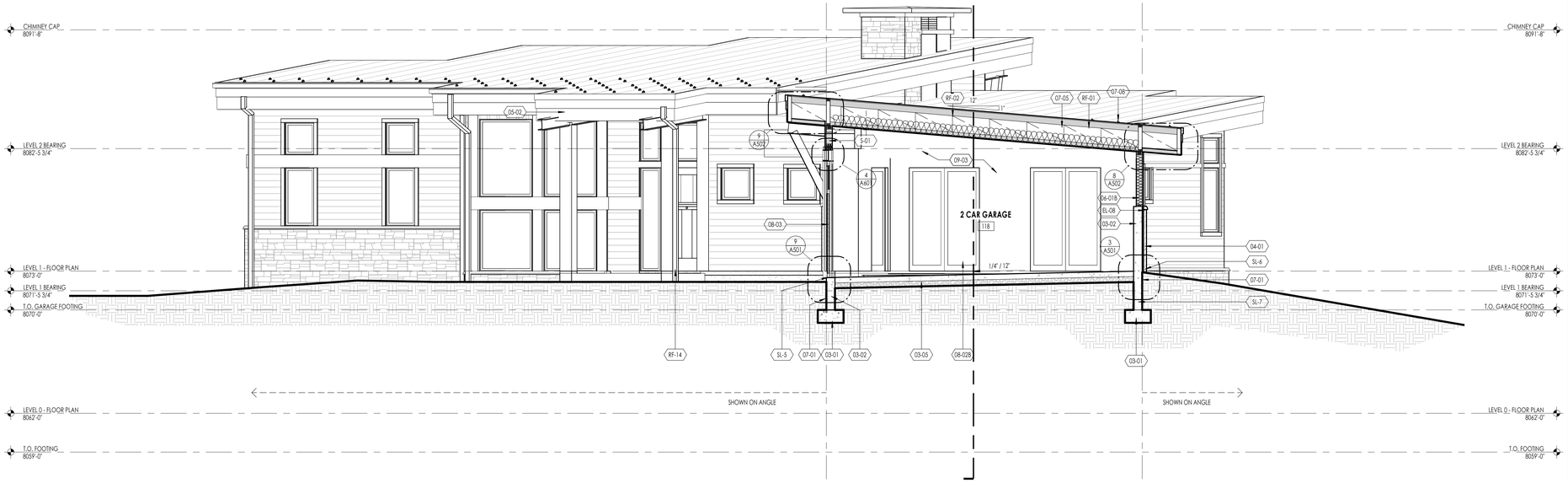
ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	DIRECT APPLIED SYNTHETIC STUCCO SYSTEM SEE SPECIFICATIONS FOR TYPE AND FINISH
	STONE VENEER SEE SPECIFICATIONS FOR TYPE, LAY AND FINISH
	ROOF ASPHALT SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR.
	ROOF STANDING SEAM SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR
	FIRE TREATED - HORIZONTAL CEDAR SIDING SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR
	NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL

ELEVATION / SECTION PLAN KEYNOTES

PROJECT KEYNOTES

03-01	CAST IN PLACE FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENG. COMPACTED FILL. SEE STURCTURAL.
03-02	CAST IN PLACE FOUNDATION WALLS TO BE 8" THICK AS PER PLANS W/ WATER PROOFING AS NOTED. SEE STURCTURAL.
03-04A	CAST IN PLACE GARAGE CONCRETE SLABS TO BE 5" CONC., SLAB OVER 4" GRAVEL BASE WITH 6 X 6 WELDED WIRE FABRIC REINF. AND FINISH AS NOTED. SEE STURCTURAL.
03-04B	WARP GARAGE SLAB AT DOOR EDGE TO DRAIN TO OPENING.
03-05	EXTERIOR CAST IN PLACE CONCRETE SLABS TO BE 5" CONC., SLAB OVER 4" GRAVEL BASE WITH 6 X 6 WELDED WIRE FABRIC REINF. SEE STURCTURAL.
04-01	4" EXTERIOR STONE VENEER STONE VENEER AS SELECTED BY OWNER / ARCHITECT. SEE DETAILS.
05-02	STRUCTURAL STEEL BEAMS, SEE STRUCTURAL DRAWINGS AND DETAILS & FINISH AS SELECTED.
05-04	STRUCTURAL STEEL LINTELS, SEE STRUCTURAL DRAWINGS AND DETAILS & FINISH AS SELECTED.
06-01B	2X6 STUD WALL ROUGH FRAMING, SEE STRUCTURAL DRAWINGS & DETAILS.
07-01	SPRAY APPLIED FOUNDATION WATERPROOFING, SEE ARCHITECTURAL DETAILS.
07-05	ROOF/FLOOR VENTILATION AS PER BUILDING CODE. SEE DETAILS.
07-08	OPTIONAL SNOW CLEATS/GUARDS. SEE DETAILS.
08-02A	EXTERIOR WOOD STILE AND RAIL WOOD DOOR, 2" THICK, AS SELECTED BY OWNER/INT. DESIGNER. SEE DOOR SCHEDULE, DETAILS.
08-02B	INTERIOR WOOD STILE AND RAIL WOOD DOOR, 1 3/4" THICK, AS SELECTED BY OWNER/INT. DESIGNER. SEE DOOR SCHEDULE, DETAILS.
08-03	WOOD OVERHEAD SECTIONAL DOOR, INSULATED WITH 3/4 HP, OPERATOR AND KEYPADS AS SELECTED BY OWNER. SEE DOOR SCHEDULE, DETAILS.
09-03	5/8" FIRE RATED (TYPE 'X') GYPSUM BOARD, FINISH AS SELECTED. SEE DETAILS.
11-04B	SEALED COMBUSION FIREPLACES AS SELECTED OWNER. FIREPLACE TO BE U.L. RATED AND MEET ALL CODE REQUIREMENTS.
EL-01	CONTRACTOR SHALL VERIFY THAT ALL GRADE SLOPES AWAY FROM BUILDNG. SLOPE SHALL BE 6" SLOPE IN FIRST 10'-0".
EL-08	CONTRACTOR SHALL PROVIDE FLASHING AT ALL SIDING / MATERIAL TRANSISITIONS WHETHER SHOWN OR NOT.
FL-01	CONTRACTOR TO COORDINATE FLOOR PENETRATIONS WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
FL-04	CLOSET SHELVING & ROD AS SELECTED BY OWNER.
RF-01	ROOFING SHALL BE INSTALLED OVER CONTINUOUS BITUTHENE UNDERLAYMENT AND 30# SLIP SHEET AT METAL ROOF.
RF-02	ROOFING ON SLOPES LESS THAN 4 AND 12 PITCH SHALL HAVE 2 CONTINUOUS LAYERS OF BITUTHENE UNDERLAYMENT PRIOR TO FINISH ROOFING.
RF-14	ROOF DOWNSPOUT. SEE DETAILS.
S-01	CONTRACTOR SHALL EXTEND WALL FRAMING, GYPSUM BOARD AND INSULATION TO UNDERSIDE OF ROOF DECK.
S-05	EXTEND RIGID INSULATION AT INTERIOR FACE OF CONCRETE FROM UNDERSIDE OF SLAB TO TOP OF FOOTING.
SL-5	WARP SLAB AT DOORS AT 1/4" PER 1'-0" MIN TO PROVIDE DRAINAGE.
SL-6	CONTRACTOR TO COORDINATE LOCATION OF STONE MASONARY. SEE ELEVATIONS. WALL SILL PLATE SHALL BE OFFSET TO PROVIDE LOCATION FOR STONE AS NOTED. OTHER STOME LOCATIONS TO BEAR ON STEEL ANGLE IRON.
SL-7	CONTRACTOR TO COORDINATE FOOTING STEPS TO ASSURE REQUIRED FROST PROTECTION AT EACH FOOTING.



Section 8

1/4" = 1'-0"

2 A304

ELEVATION / SECTION LEGEND

1/4" = 1'-0"

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312767
Aug. 26, 2019

SOLITUDE RETREAT HOME - LOT 1

6857 SOUTH CHURCH ROAD
LOT 1 SILVER HILL LODGE SUBDIVISION
SALT LAKE CITY, UT 84121

REVIEWED FOR CODE COMPLIANCE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT RELIEVE THE APPLICANT OF THE DUTY TO COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES.
BUILDING ☑ STRUCTURAL ☑ MECHANICAL ☑ PLUMBING ☑ ELECTRICAL ☑ ENERGY ☐ ACCESSIBILITY ☐ FIRE
By: [signature] Date: 09/03/19
WEST COAST CODE CONSULTANTS, INC.

PROJECT NO.15077R2
DATE: AUG. 26, 2019

REVISIONS:

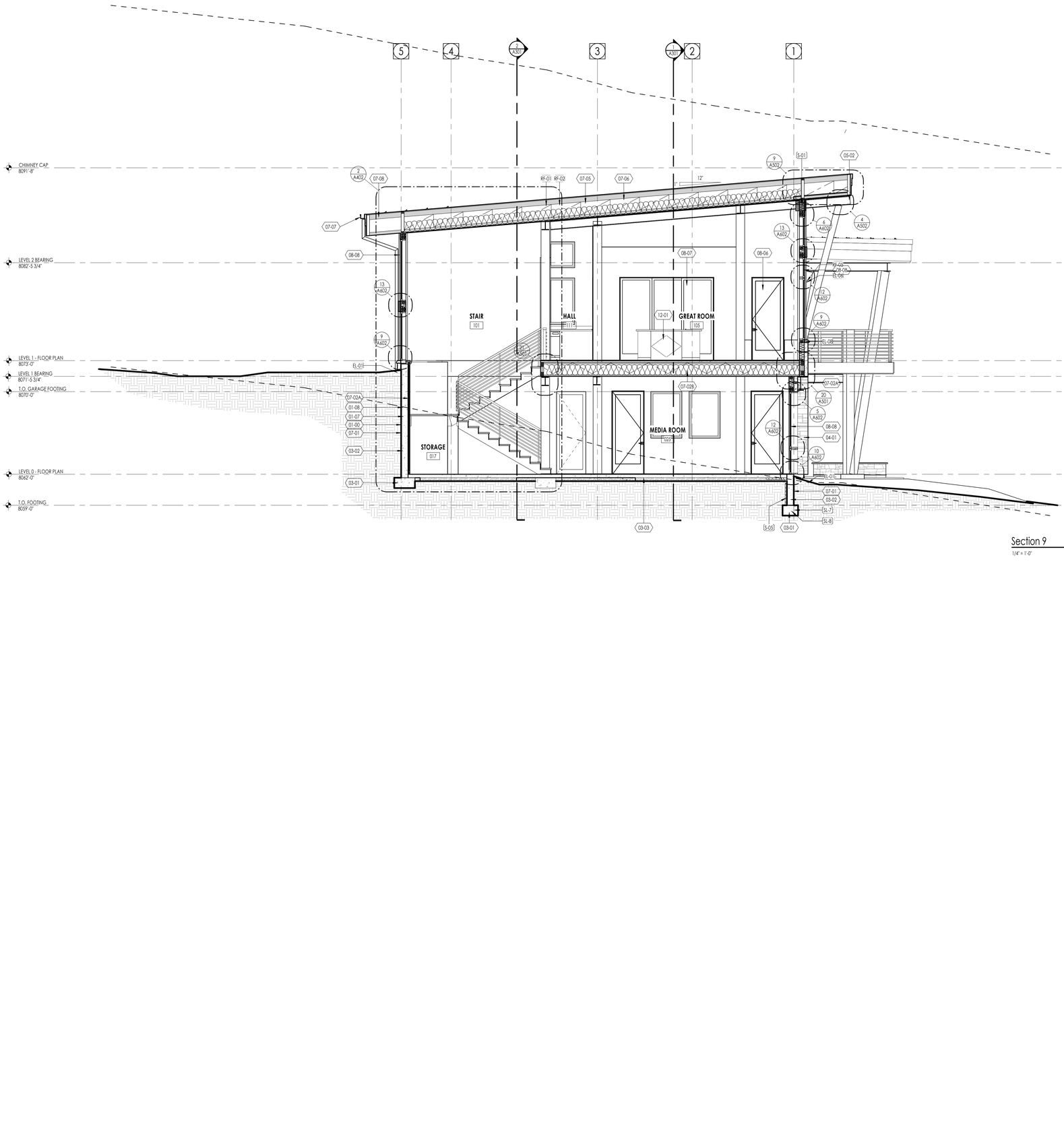
A 8-23-2019 Plan Check Comments

PERMIT SUBMITTAL SET - AUGUST 22, 2019

SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A304

Plot Date: 8/26/2019 11:04:14 AM



Section 9

1/4" = 1'-0"

1 A305

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	DIRECT APPLIED SYNTHETIC STUCCO SYSTEM SEE SPECIFICATIONS FOR TYPE AND FINISH
	STONE VENEER SEE SPECIFICATIONS FOR TYPE, LAY AND FINISH
	ROOF ASPHALT SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR.
	ROOF STANDING SEAM SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR
	FIRE TREATED - HORIZONTAL CEDAR SIDING SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR
	NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL

ELEVATION / SECTION PLAN KEYNOTES

PROJECT KEYNOTES	
01-00	ALL CONSTRUCTION SHALL CONFORM TO ALL 2015 INTERNATIONAL RESIDENTIAL CODE (I.R.C.), UTAH AMMENDMENTS, LOCAL, AND RELATED BUILDING CODES AND STD. CONST. PRACTICES IN EFFECT.
01-07	THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL WORK BETWEEN TRADES AND THAT WORK IS COMPLETED IN ACCORDACE WITH ALL APPLICABLE BUILDING CODES.
01-08	CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT AND ENGINEER PRIOR TO COMMENCING RELATED WORK.
03-01	CAST IN PLACE FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENG. COMPACTED FILL. SEE STURCTURAL.
03-02	CAST IN PLACE FOUNDATION WALLS TO BE 8" THICK AS PER PLANS W/ WATER PROOFING AS NOTED. SEE STURCTURAL.
03-03	CAST IN PLACE INTERIOR CONCRETE SLABS TO BE 4" CONCRETE SLAB REINFORCED WITH FIBER MESH OVER 4" GRAVEL BASE. SEE STURCTURAL.
04-01	4" EXTERIOR STONE VENEER STONE VENEER AS SELECTED BY OWNER / ARCHITECT. SEE DETAILS.
05-02	STRUCTURAL STEEL BEAMS, SEE STRUCTURAL DRAWINGS AND DETAILS & FINISH AS SELECTED.
07-01	SPRAY APPLIED FOUNDATION WATERPROOFING. SEE ARCHITECTURAL DETAILS.
07-02A	THERMAL INSULATION SYSTEM. SEE INSULATION SCHEDULE. ARCHITECTURAL DETAILS.
07-028	ACOUSTIC INSULATION SYSTEM. SEE INSULATION SCHEDULE. ARCHITECTURAL DETAILS.
07-05	ROOF/FLOOR VENTILATION AS PER BUILDING CODE. SEE DETAILS.
07-06	METAL SHEET ROOFING, FLAT SEAM AS SELECTED BY OWNER/ARCHITECT. INSTALL AS PER DETAILS.
07-07	SQUARE RAIN GUTTER SYSTEM W/ SQUARE DOWNSPOUTS PER DETAILS.
07-08	OPTIONAL SNOW CLEATS/GUARDS. SEE DETAILS.
08-06	ALUMINUM CLAD WOOD PATIO DOOR W/ DBL. INSUL LOW E GLAZING.SEE DOOR SCHEDULE. DETAILS.
08-07	OPERABLE DOOR AND WINDOW WALL W/ DBL. INSUL LOW E GLAZING.SEE DOOR SCHEDULE. DETAILS.
08-08	ALUMINUM CLAD WOOD WINDOWS W/ DBL. INSUL LOW E GLAZING.SEE DOOR SCHEDULE. DETAILS.
12-01	CABINETRY, BUILT IN AS PER INTERIOR ELEVATIONS, DETAILS, AND INTERIOR DESIGNER SELECTIONS.
EL-01	CONTRACTOR SHALL VERIFY THAT ALL GRADE SLOPES AWAY FROM BUILDNG. SLOPE SHALL BE 6" SLOPE IN FIRST 10'-0".
EL-06	PROVIDE FLASHING DIVERTER AT ALL LOCATION WHERE ROOF TERMINATES INTO SIDE OF WALL. DIVERTOR SHALL BE INSTALLED TO DIRECT WATER AWAY FROM WALL.
EL-08	CONTRACTOR SHALL PROVIDE FLASHING AT ALL SIDING / MATERIAL TRANSISTIONS WHETHER SHOWN OR NOT.
RF-01	ROOFING SHALL BE INSTALLED OVER CONTINUOUS BITUTHENE UNDERLAYMENT AND 30# SLIP SHEET AT METAL ROOF.
RF-02	ROOFING ON SLOPES LESS THAN 4 AND 12 PITCH SHALL HAVE 2 CONTINUOUS LAYERS OF BITUTHENE UNDERLAYMENT PRIOR TO FINISH ROOFING.
RF-05	ALL PENETRATRATION BY MECHANICAL DUCTWORK OR VENTING SHALL BE FLASHED AS PER MANUFACTURER, CONTRACTOR TO COORDINATE.
S-01	CONTRACTOR SHALL EXTEND WALL FRAMING, GYPSUM BOARD AND INSULATION TO UNDERSIDE OF ROOF DECK.
S-05	EXTEND RIGID INSULATION AT INTERIOR FACE OF CONCRETE FROM UNDERSIDE OF SLAB TO TOP OF FOOTING.
SL-7	CONTRACTOR TO COORDIANTE FOOTING STEPS TO ASSURE REQUIRED FROST PROTECTION AT EACH FOOTING.
SL-8	CONTRACTOR TO COORDINATE FOUNDATION WALL STEPS WITH FINAL GRADING SPECIFIED.

ELEVATION / SECTION LEGEND

1/4" = 1'-0"

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COREY R. ROLFE
LICENSED ARCHITECT
LICENSE NO. 312767
Aug. 26, 2019

SOLITUDE RETREAT HOME - LOT 1

6857 SOUTH CHURCH ROAD
LOT 1 SILVER HILL LODGE SUBDIVISION
SALT LAKE CITY, UT 84121

REVIEWED FOR CODE COMPLIANCE
JURISDICTION: SALT LAKE COUNTY
CONSTRUCTION CODES ENFORCED BELOW
[X] RESIDENTIAL [ ] COMMERCIAL
[X] MECHANICAL [X] PLUMBING
[X] ELECTRICAL [X] ENERGY
[ ] ACCESSIBILITY [ ] FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE OR LOCAL LAWS.
BY: _____ DATE: 09/03/19
WEST COAST CODE CONSULTANTS, INC.

PROJECT NO.15077R2

DATE: AUG. 26, 2019

REVISIONS:

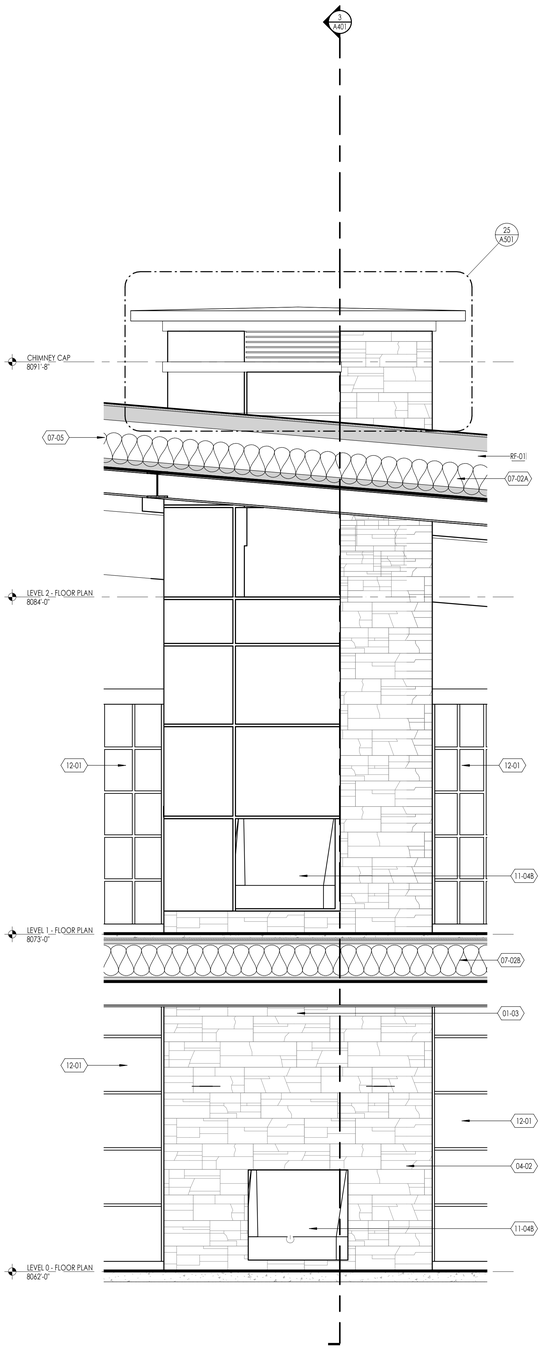
A 8-23-2019 Plan Check Comments

PERMIT SUBMITTAL SET- AUGUST 22, 2019

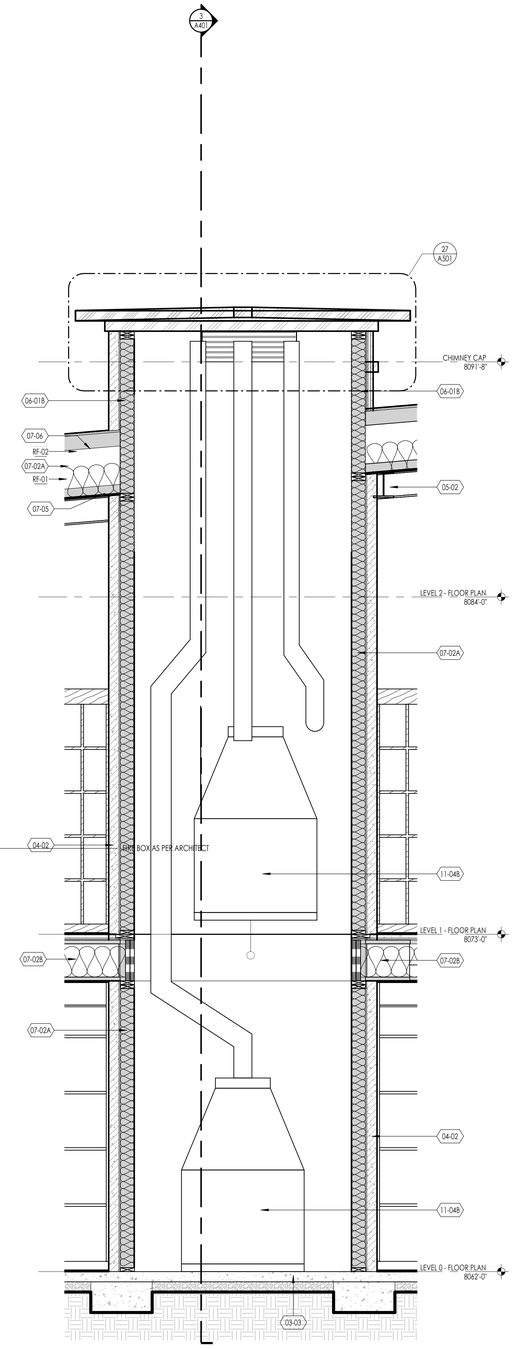
SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A305

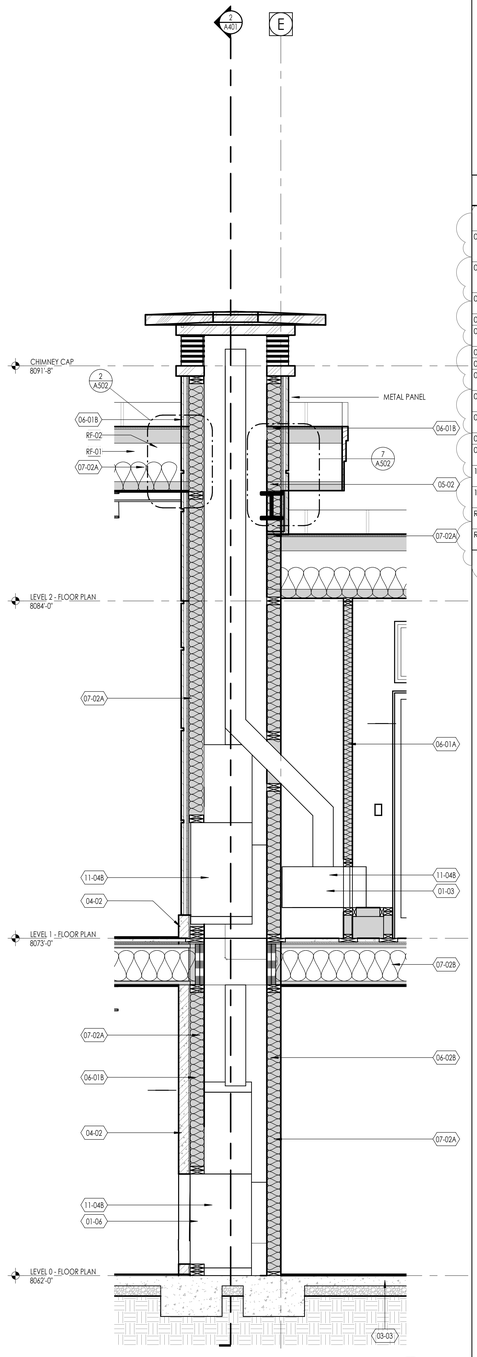
Plot Date: 8/26/2019 11:04:16 AM



GREAT ROOM ELEVATION 6 A401
1/2" = 1'-0"



MAIN FIREPLACE - SECTION 1 2 A401
1/2" = 1'-0"



MAIN FIREPLACE - SECTION 2 3 A401
1/2" = 1'-0"

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	DIRECT APPLIED SYNTHETIC STUCCO SYSTEM SEE SPECIFICATIONS FOR TYPE AND FINISH
	STONE VENEER SEE SPECIFICATIONS FOR TYPE, LAY AND FINISH
	ROOF ASPHALT SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR.
	ROOF STANDING SEAM SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR
	FIRE TREATED - HORIZONTAL CEDAR SIDING SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR
	NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL

ELEVATION / SECTION PLAN KEYNOTES

PROJECT KEYNOTES	
01-03	ALL CONSTRUCTION SHALL CONFORM TO ALL 2015 INTERNATIONAL FUEL GAS CODE(I.F.G.C.), UTAH AMMENDMENTS, LOCAL, AND RELATED BUILDING CODES AND STD. CONST. PRACTICES IN EFFECT.
01-06	ALL CONSTRUCTION SHALL CONFORM TO ALL 2015 INTERNATIONAL FIRE CODE (I.F.C.), UTAH AMMENDMENTS, LOCAL, AND RELATED BUILDING CODES AND STD. CONST. PRACTICES IN EFFECT.
03-03	CAST IN PLACE INTERIOR CONCRETE SLABS TO BE 4" CONCRETE SLAB REINFORCED WITH FIBER MESH OVER 4" GRAVEL BASE. SEE STURCTURAL.
04-02	4" INTERIOR STONE VENEER AS SELECTED BY OWNER / ARCHITECT. SEE DETAILS.
05-02	STRUCTURAL STEEL BEAMS. SEE STRUCTURAL DRAWINGS AND DETAILS & FINISH AS SELECTED.
06-01A	2X4 STUD WALL ROUGH FRAMING. SEE STRUCTURAL DRAWINGS & DETAILS.
06-01B	2X6 STUD WALL ROUGH FRAMING. SEE STRUCTURAL DRAWINGS & DETAILS.
06-02B	CEILING FURR DOWN TO BE 2 X 6 FRAMING AT 16" O.C.PER IBC CODE TABLES R802.4 (2).
07-02A	THERMAL INSULATION SYSTEM. SEE INSULATION SCHEDULE, ARCHITECTURAL DETAILS.
07-02B	ACOUSTIC INSULATION SYSTEM. SEE INSULATION SCHEDULE, ARCHITECTURAL DETAILS.
07-05	ROOF/FLOOR VENTILATION AS PER BUILDING CODE. SEE DETAILS.
07-06	METAL SHEET ROOFING, FLAT SEAM AS SELECTED BY OWNER/ARCHITECT. INSTALL AS PER DETAILS.
11-048	SEALED COMBUSION FIREPLACES AS SELECTED OWNER. FIREPLACE TO BE U.L. RATED AND MEET ALL CODE REQUIREMENTS.
12-01	CABINETRY, BUILT IN AS PER INTERIOR ELEVATIONS, DETAILS, AND INTERIOR DESIGNER SELECTIONS.
RF-01	ROOFING SHALL BE INSTALLED OVER CONTINUOUS BITUTHENE UNDERLAYMENT AND 30# SLIP SHEET AT METAL ROOF.
RF-02	ROOFING ON SLOPES LESS THAN 4 AND 12 PITCH SHALL HAVE 2 CONTINUOUS LAYERS OF BITUTHENE UNDERLAYMENT PRIOR TO FINISH ROOFING.

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STATE OF UTAH
COREY R. SOLUM
LICENSED ARCHITECT
317267
Aug. 26, 2019

SOLITUDE RETREAT HOME - LOT 1

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LOT 1 SILVER HILL LODGE SUBDIVISION
SALT LAKE CITY, UT 84121

REVIEWED FOR CODE COMPLIANCE
USE CONSTRUCTION DOCUMENTS ONLY FOR NON-COMPLIANCE ITEMS
☑ BUILDING ☑ STRUCTURAL
☑ MECHANICAL ☑ PLUMBING
☑ ELECTRICAL ☑ ENERGY
☐ ACCESSIBILITY ☐ FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE OR LOCAL LAWS.
Signature Date 9/03/2019
WEST COAST CODE CONSULTANTS, INC

PROJECT NO.15077R2
DATE: AUG. 26, 2019

REVISIONS:

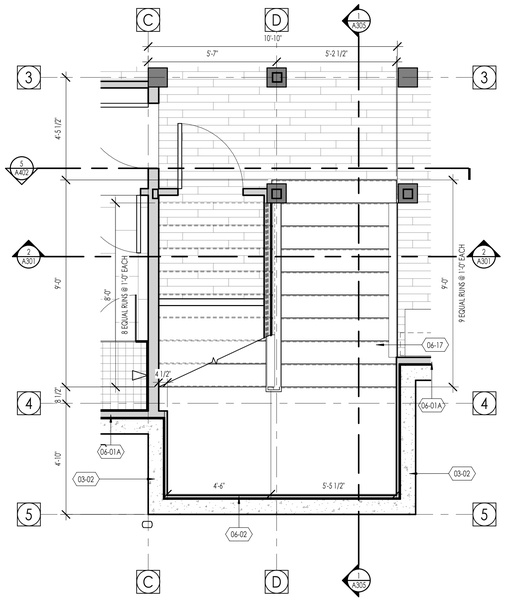
A 8-23-2019 Plan Check Comments

PERMIT SUBMITTAL SET - AUGUST 22, 2019

SHEET TITLE:
FIREPLACE ELEVATIONS & SECTIONS

SHEET NUMBER:
A401

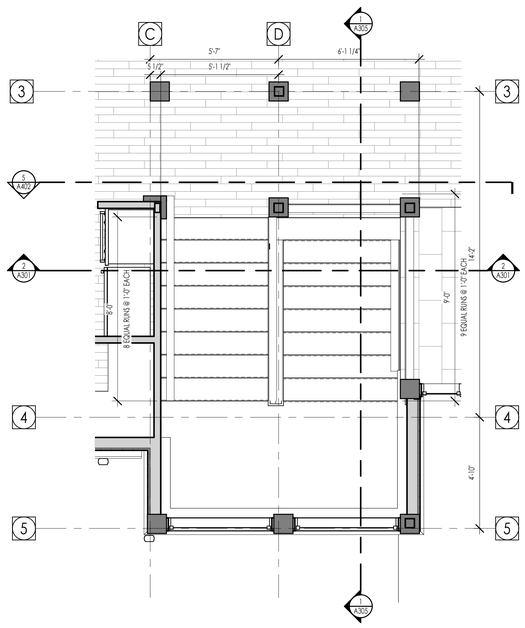
Plot Date: 8/26/2019 11:04:20 AM



ENLARGED STAIR LEVEL 0

3/8" = 1'-0"

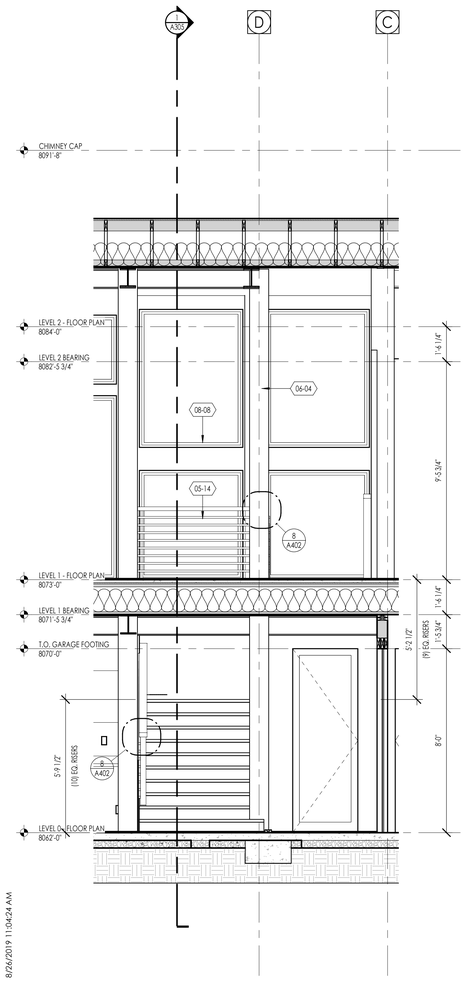
1 A402



ENLARGED STAIR LEVEL 1

3/8" = 1'-0"

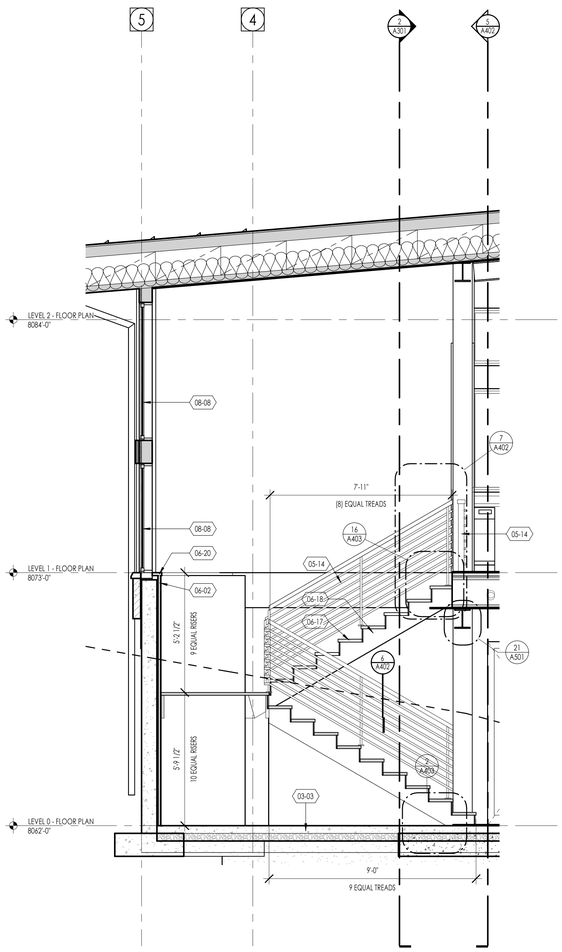
3 A402



STAIR - FRONT ELEVATION

3/8" = 1'-0"

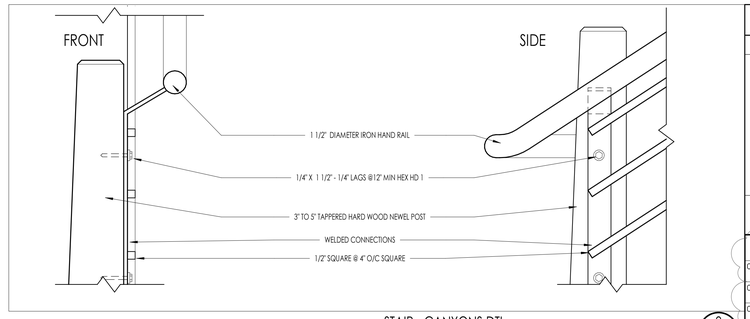
5 A402



STAIR - SECTION 1

3/8" = 1'-0"

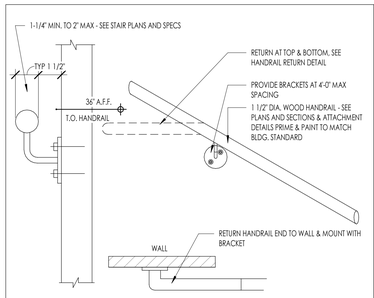
2 A402



STAIR - CANYONS DTL

3" = 1'-0"

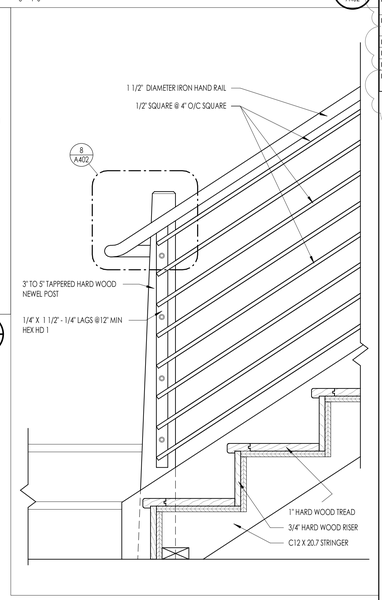
8 A402



STAIR - HAND RAIL ATTACHEMENT DETAIL

1 1/2" = 1'-0"

6 A402



STAIR - CANYONS STRINGER WOOD

1 1/2" = 1'-0"

7 A402

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE
	WOOD STUD WALL
	STONE VENEER
	CARPET FINISH
	TILE FINISH
	EXTERIOR CONCRETE SLAB
	WOOD FLOORING

FLOOR PLAN KEY NOTES

PROJECT KEYNOTES	
03-02	CAST IN PLACE FOUNDATION WALLS TO BE 8" THICK AS PER PLANS W/ WATER PROOFING AS NOTED. SEE STURCTURAL.
03-03	CAST IN PLACE INTERIOR CONCRETE SLABS TO BE 4" CONCRETE SLAB REINFORCED WITH FIBER MESH OVER 4" GRAVEL BASE. SEE STURCTURAL.
05-14	ORNAMENTAL STEEL HAND RAILINGS, SEE ARCHITECTURAL DRAWINGS AND DETAILS & FINISH AS SELECTED.
06-01A	2X4 STUD WALL ROUGH FRAMING, SEE STRUCTURAL DRAWINGS & DETAILS.
06-02	2 X 4 WOOD FURRING, SEE ARCHITECTURAL & STRUCTURAL DRAWINGS & DETAILS.
06-04	HEAVY TIMBER FRAMING, DOUG FIR #1 S4S KILN DRIED, STAIN FINISH AS SELECTED.
06-17	INTERIOR STAIR FRAMING, SEE ARCHITECTURAL, STRUCTURAL DETAILS.
06-18	INTERIOR STAIR FINISH TRIM, SEE ARCHITECTURAL AND INT. DESIGN DETAILS.
06-20	INTERIOR FINISH TRIM, AS SELECTED BY OWNER.
08-08	ALUMINUM CLAD WOOD WINDOWS W/ DBL. INSUL LOW E GLAZING.SEE DOOR SCHEDULE, DETAILS.

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.

2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS

3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.

4. REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.

5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.

6. SEE SHEET G002 FOR PROJECT GENERAL NOTES AND SHEET A003 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.

7. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.

8. COORDINATE WITH INTERIOR DESIGNER AND OWNER FOR ALL INTERIOR FINISHES

9. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.

10. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

11. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH BUILDING RESCHECK).

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STATE OF UTAH LICENSED ARCHITECT
COREY R. PALMER
CERTIFICATE NO. 312767
Aug. 26, 2019

SOLITUDE RETREAT HOME - LOT 1

6857 SOUTH CHURCH ROAD
LOT 1 SILVER HILL LODGE SUBDIVISION
SALT LAKE CITY, UT 84121

REVIEWED FOR CODE COMPLIANCE
FOR COMPLIANCE WITH THE 2018 IECC AND THE FOLLOWING CODES AS ADOPTED BY SLC:
BUILDING ☒ STRUCTURAL
MECHANICAL ☒ PLUMBING
ELECTRICAL ☒ ENERGY
ACCESSIBILITY ☐ FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS
BY: [signature] DATE: 09/03/19
WEST COAST CODE CONSULTANTS, INC.

PROJECT NO.15077R2
DATE: AUG. 26, 2019

REVISIONS:

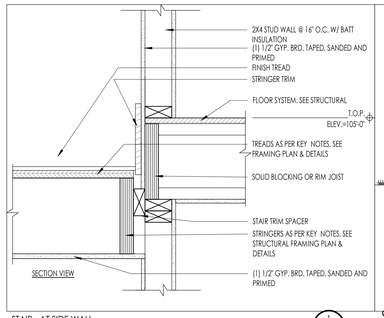
A 8-23-2019 Plan Check Comments

PERMIT SUBMITTAL SET - AUGUST 22, 2019

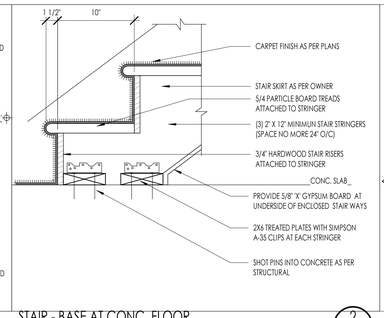
SHEET TITLE:
ENLARGED STAIRS

SHEET NUMBER:
A402

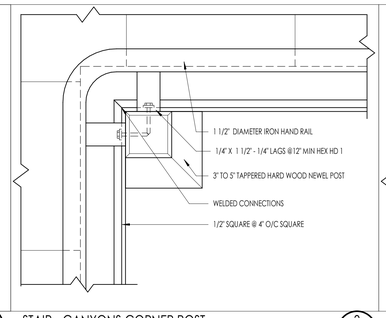
Plot Date: 8/26/2019 11:04:24 AM



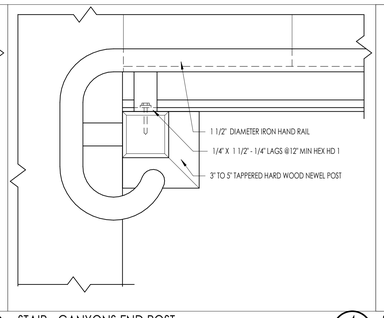
STAIR - AT SIDE WALL
1 1/2" = 1'-0"
1 A403



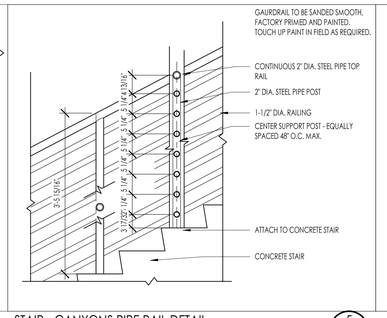
STAIR - BASE AT CONC. FLOOR
1 1/2" = 1'-0"
2 A403



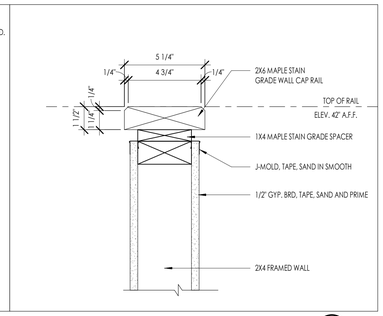
STAIR - CANYONS CORNER POST
3" = 1'-0"
3 A403



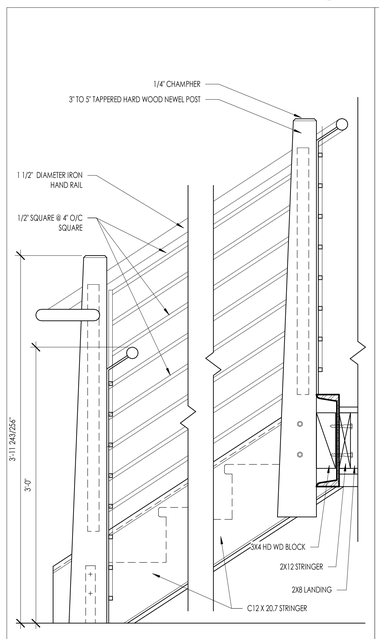
STAIR - CANYONS END POST
3" = 1'-0"
4 A403



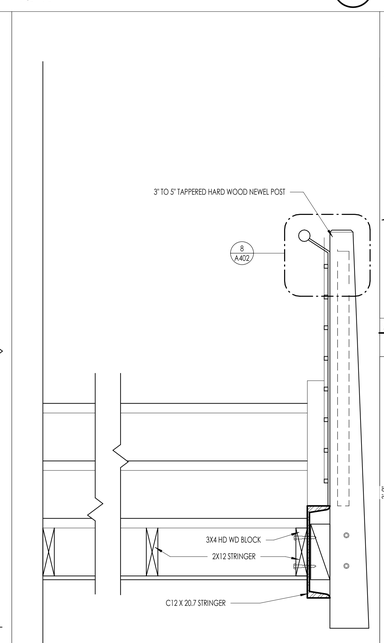
STAIR - CANYONS PIPE RAIL DETAIL
3/4" = 1'-0"
5 A403



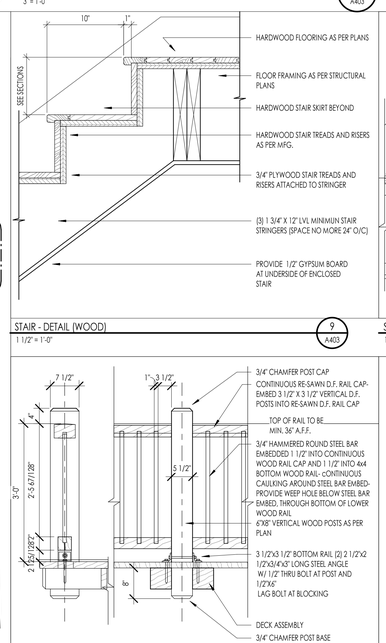
STAIR - WALL AS RAIL
3" = 1'-0"
6 A403



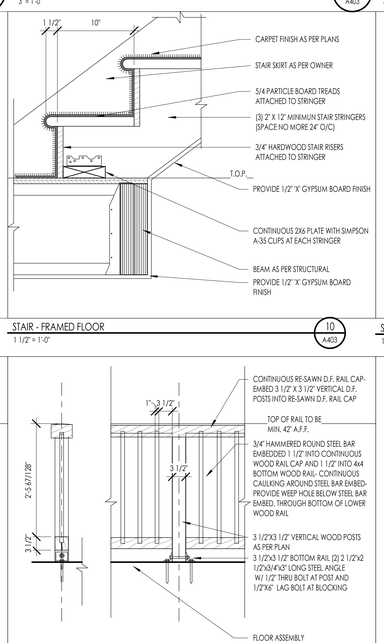
STAIR - CANYONS STRINGER STEEL
1 1/2" = 1'-0"
7 A403



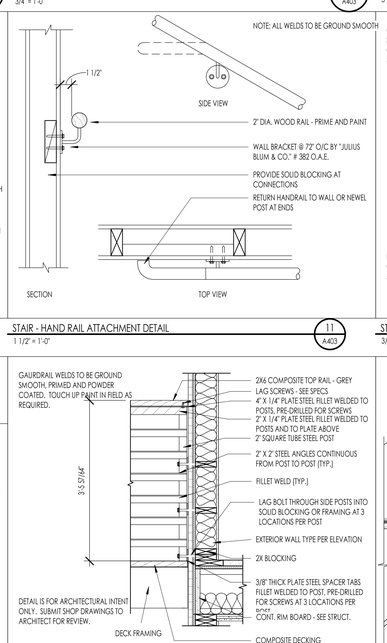
STAIR - CANYONS RAILING SECTION
1 1/2" = 1'-0"
8 A403



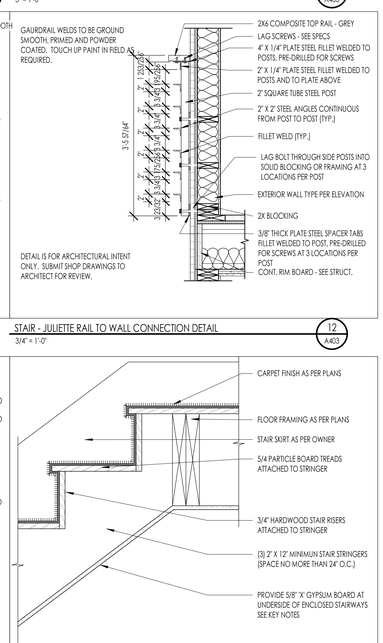
STAIR - DETAIL (WOOD)
1 1/2" = 1'-0"
9 A403



STAIR - FRAMED FLOOR
1 1/2" = 1'-0"
10 A403



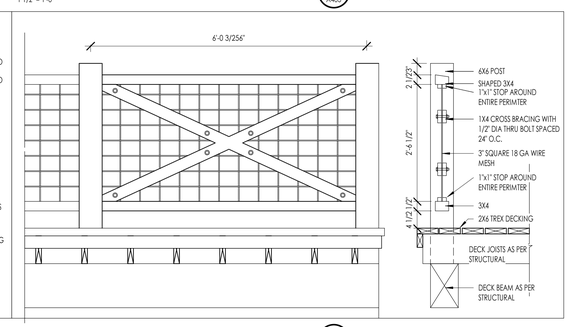
STAIR - HAND RAIL ATTACHMENT DETAIL
1 1/2" = 1'-0"
11 A403



STAIR - PERPENDICULAR TO WALL CONNECTION DETAIL
3/4" = 1'-0"
15 A403

STAIR - TOP LANDING (CARPET)
1 1/2" = 1'-0"
16 A403

STAIR - TYPICAL GUARD RAIL AT DECK DETAIL
3/4" = 1'-0"
17 A403



STAIR - WIRE AND BRACING
3/4" = 1'-0"
18 A403

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www.thinkaec.com

STATE OF UTAH
COREY R. PALMER
6127767
LICENSED ARCHITECT
Aug. 26, 2019

SOLITUDE RETREAT HOME - LOT 1

6857 SOUTH CHURCH ROAD
LOT 1 SILVER HILL LODGE SUBDIVISION
SALT LAKE CITY, UT 84121

REVIEWED FOR CODE COMPLIANCE
USE CONFIGURATION AND APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:
RESIDENTIAL COMMERCIAL
MECHANICAL PLUMBING
ELECTRICAL ENERGY
ACCESSIBILITY FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE OR LOCAL LAW.
BY: _____ DATE: _____
WEST COAST CODE CONSULTANTS, INC

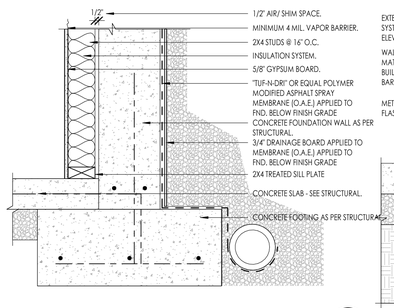
PROJECT NO.15077R2
DATE: AUG. 26, 2019
REVISIONS:

PERMIT SUBMITTAL SET - AUGUST 22, 2019

SHEET TITLE:
STAIR & RAILING DETAILS

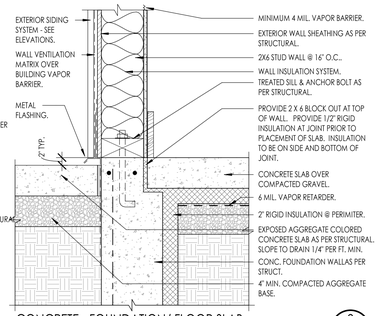
SHEET NUMBER:
A403

Plot Date: 8/26/2019 11:04:28 AM



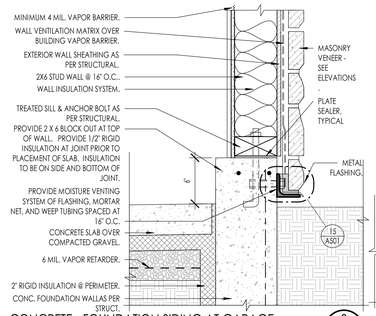
CONCRETE - FOUNDATION DRAINAGE DETAIL 1 A501

1 1/2" = 1'-0"



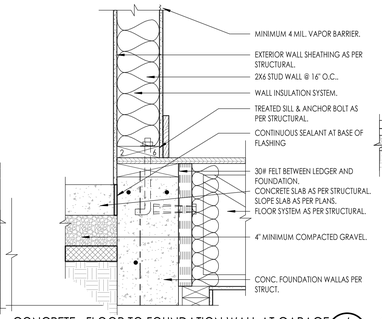
CONCRETE - FOUNDATION/ FLOOR SLAB 2 A501

1 1/2" = 1'-0"



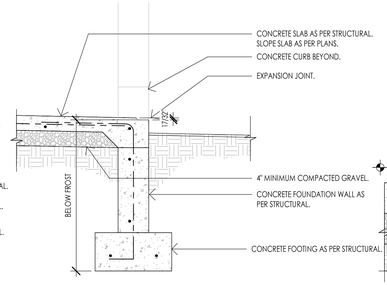
CONCRETE - FOUNDATION SIDING AT GARAGE 3 A501

1 1/2" = 1'-0"



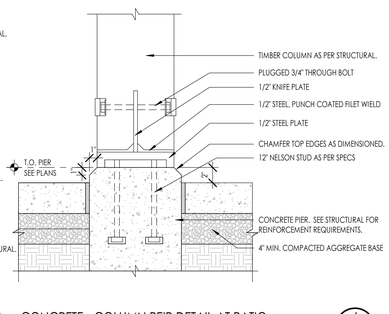
CONCRETE - FLOOR TO FOUNDATION WALL AT GARAGE 4 A501

1 1/2" = 1'-0"



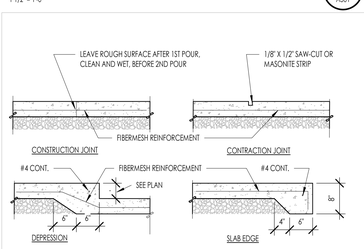
CONCRETE SLAB AT REAR DECK 5 A501

3/4" = 1'-0"



CONCRETE - COLUMN PEIR DETAIL AT PATIO 6 A501

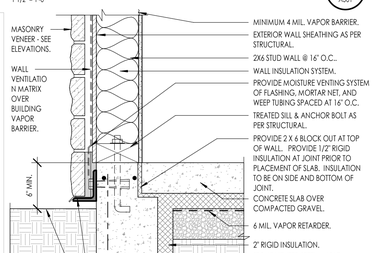
1 1/2" = 1'-0"



NOTE: GRADE SLAB SHALL HAVE CONTROL JOINT (CONSTRUCTION JOINT OR CONTRACTION JOINT) AT APPROX. 26 FEET APART IN EACH DIRECTION. CONTRACTOR TO VERIFY

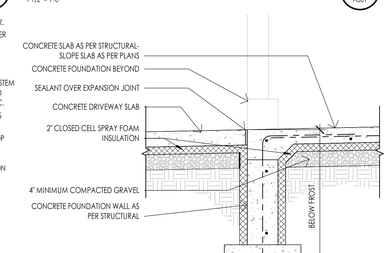
CONCRETE - SLAB DETAILS 7 A501

3/4" = 1'-0"



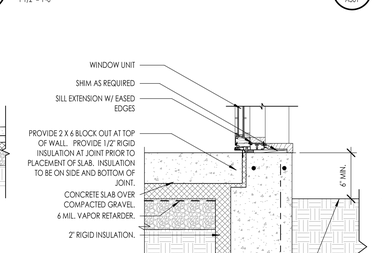
CONCRETE - STONE VENEER AT FOUNDATION 8 A501

1 1/2" = 1'-0"



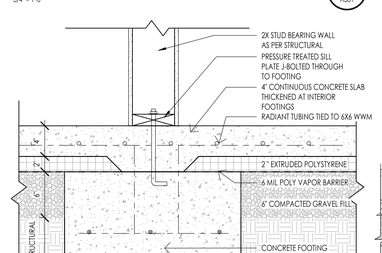
CONCRETE WALL AT GARAGE DOOR 9 A501

3/4" = 1'-0"



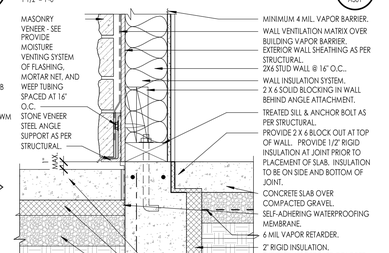
CONCRETE - WINDOW UNIT AT FOUNDATION 10 A501

1 1/2" = 1'-0"



INTERIOR FOOTING DETAIL 11 A501

1 1/2" = 1'-0"



CONCRETE - STONE VENEER AT PATIO / FLOOR SLAB 12 A501

1 1/2" = 1'-0"

MASONRY ATTACHMENT DETAIL 13 A501

3" = 1'-0"

SIDING TO STONE DETAIL 14 A501

3" = 1'-0"

MASONRY WEEP SCREEN 15 A501

6" = 1'-0"

FLOOR AT STONE VENEER DETAIL 16 A501

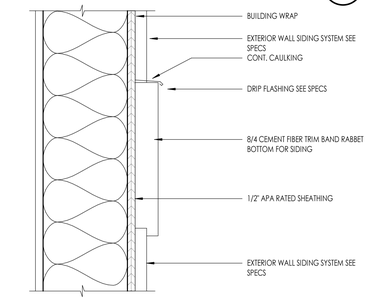
1 1/2" = 1'-0"

FLOOR - ON HANGERS AT STONE VENEER 17 A501

3/4" = 1'-0"

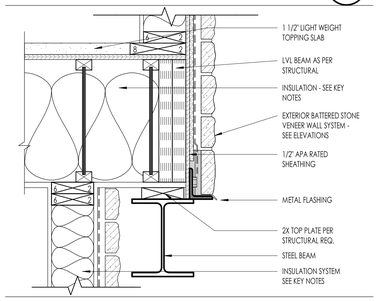
FLOOR - DETAIL ON MUD FLOOR CORNER 18 A501

3/4" = 1'-0"



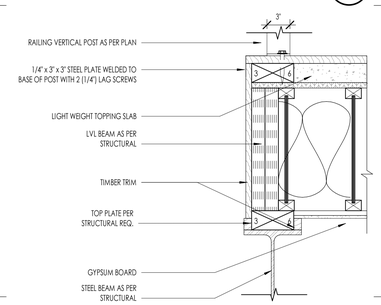
SIDING - TRIM BAND 19 A501

3" = 1'-0"



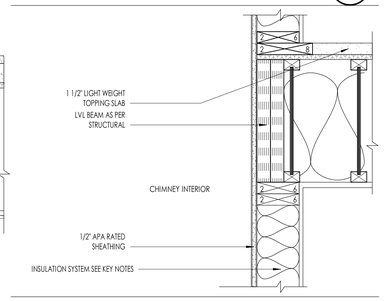
FLOOR AT STONE VENEER & STEEL BEAM DETAIL 20 A501

1 1/2" = 1'-0"



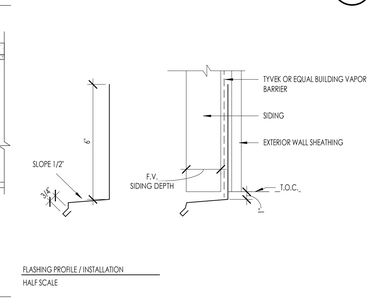
FLOOR - DETAIL AT STAIRS 21 A501

1 1/2" = 1'-0"



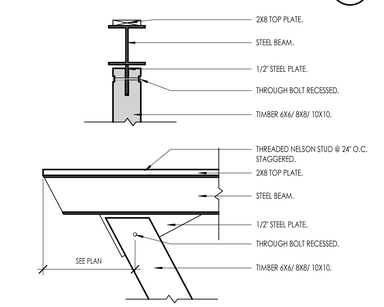
FLOOR AT CHIMNEY WALL DETAIL 22 A501

1 1/2" = 1'-0"



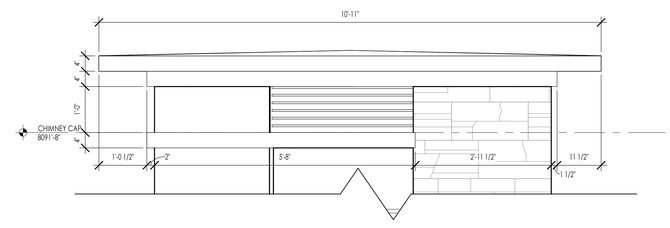
WALL BASE FLASHING DETAIL 23 A501

1 1/2" = 1'-0"



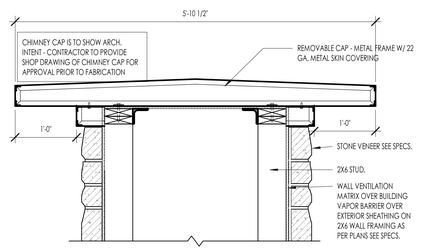
STEEL BEAM @ ROOF 24 A501

3/4" = 1'-0"



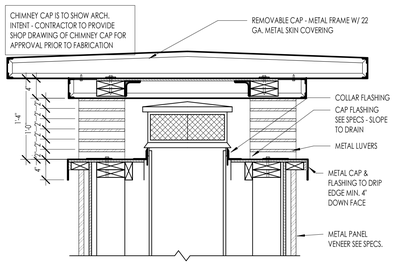
CHIMNEY ELEVATION 25 A501

3/4" = 1'-0"



CHIMNEY CAP DETAIL SECTION IN STONE 26 A501

1" = 1'-0"



CHIMNEY CAP DETAIL SECTION METAL LUVERS 27 A501

1" = 1'-0"

Plot Date: 8/26/2019 11:04:34 AM

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STATE OF UTAH
COREY R. WILLIAMS
LICENSED
317267
LICENSED ARCHITECT
Aug. 26, 2019

SOLITUDE RETREAT HOME - LOT 1

6857 SOUTH CHURCH ROAD
LOT 1 SILVER HILL LODGE SUBDIVISION
SALT LAKE CITY, UT 84121

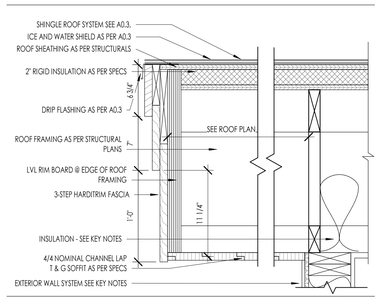
REVIEWED FOR CODE COMPLIANCE
THIS CONSTRUCTION SHALL COMPLY WITH THE CODES AND REGULATIONS CHECKED BELOW:
BUILDING, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, ENERGY, ACCESSIBILITY, FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.
BY: _____ DATE: 10/23/19
WEST COAST CODE CONSULTANTS, INC.

PROJECT NO.15077R2
DATE: AUG. 26, 2019
REVISIONS:

PERMIT SUBMITTAL SET- AUGUST 22, 2019

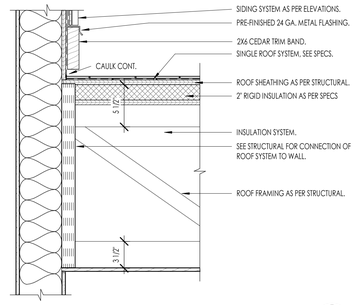
SHEET TITLE:
BUILDING DETAILS

SHEET NUMBER:
A501



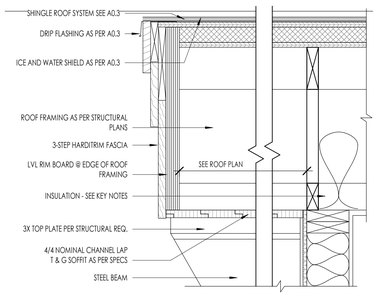
ROOF - 1/12 TJI RAKE DETAIL — 1 — A502

1 1/2" = 1'-0"



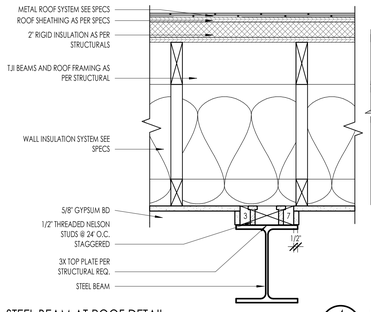
ROOF - 1/4 PITCH TO WALL DETAIL — 2 — A502

1 1/2" = 1'-0"



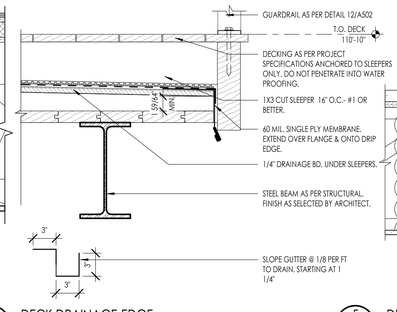
ROOF - 1/12 TJI RAKE DETAIL WITH STEEL BEAM — 3 — A502

1 1/2" = 1'-0"



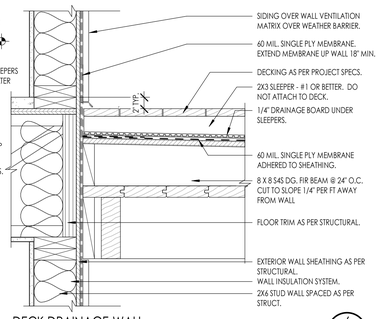
STEEL BEAM AT ROOF DETAIL — 4 — A502

1 1/2" = 1'-0"



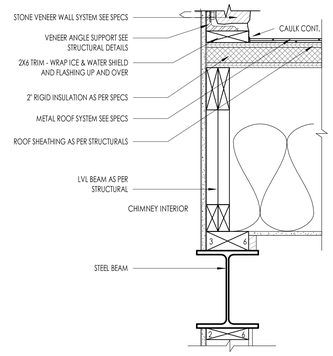
DECK DRAINAGE-EDGE — 5 — A502

1 1/2" = 1'-0"



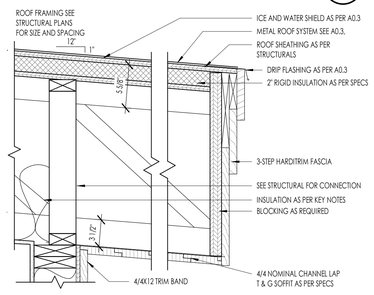
DECK DRAINAGE-WALL — 6 — A502

1 1/2" = 1'-0"



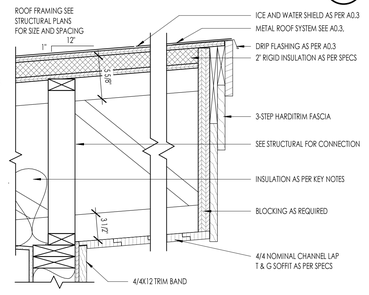
ROOF AT CHIMNEY WALL DETAIL — 7 — A502

1 1/2" = 1'-0"



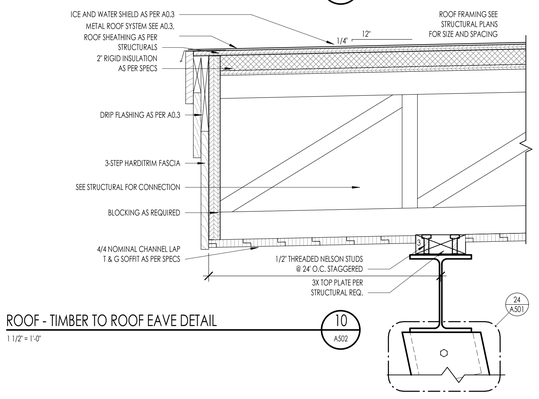
ROOF - 1/12 TJI EAVE DETAIL, LOW SIDE — 8 — A502

1 1/2" = 1'-0"



ROOF - 1/12 TJI EAVE DETAIL, HIGH SIDE — 9 — A502

1 1/2" = 1'-0"



ROOF - TIMBER TO ROOF EAVE DETAIL — 10 — A502

1 1/2" = 1'-0"

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STATE OF UTAH
COREY R. SOLUM
LICENSED ARCHITECT
312767
Aug. 26, 2019

SOLITUDE RETREAT HOME - LOT 1

6857 SOUTH CHURCH ROAD
LOT 1 SILVER HILL LODGE SUBDIVISION
SALT LAKE CITY, UT 84121

REVIEWED FOR CODE COMPLIANCE
CONDITIONS NOTED BELOW MUST BE ADDRESSED IN CONSTRUCTION DOCUMENTS BEFORE ISSUANCE OF PERMIT
CONDITIONS:
BUILDING
MECHANICAL
ELECTRICAL
ACCESSIBILITY
STRUCTURAL
PLUMBING
FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY CITY, STATE, OR LOCAL REGULATIONS.
BY: DATE:
WEST COAST CODE CONSULTANTS, INC.

PROJECT NO.15077R2
DATE: AUG. 26, 2019
REVISIONS:

PERMIT SUBMITTAL SET- AUGUST 22, 2019

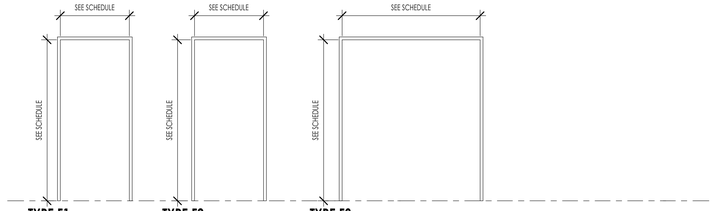
SHEET TITLE:
BUILDING DETAILS

SHEET NUMBER:
A502

Plot Date: 8/26/2019 11:04:37 AM

DOOR SCHEDULE

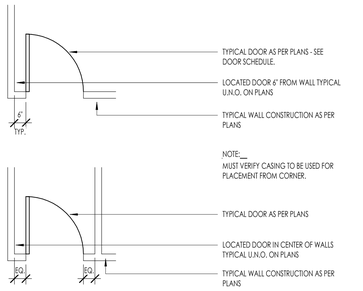
NUMBER	TYPE	COUNT	WIDTH	HEIGHT	FRAME TYPE	FIRE RATING	DETAIL HEAD	DETAIL JAMB	DETAIL SILL	FINISH DOOR	FINISH FRAME	HARDWARE	COMMENTS
1	D1	1	4'-0"	8'-0"	F1		6/A602	9/A602	11/A602				
2	D2	1	2'-4"	8'-0"	F1		5/A602	14/A602					
2	D2	7	2'-6"	8'-0"	F1		5/A602	14/A602					
2	D2	1	2'-10"	8'-0"	F1		5/A602	14/A602					
3	D2	2	3'-0"	8'-0"	F1		5/A602	14/A602					
4	D3	2	3'-0"	8'-0"	F2	2 HR	VARIES	VARIES	VARIES				2 HR FIRE-RATED
5	D2	5	2'-10"	8'-0"	F1		5/A602	14/A602					
6	D4	4	2'-0"	7'-0"	-		-	-	-				TEMPERED GLASS, SHOWER DOOR
7	D5	4	6'-0"	8'-0"	F1		5/A602	14/A602					
8	D6	2	9'-0"	9'-0"	F3	NON-RATED	4/A602	7/A602					
9	D2	1	2'-4"	8'-0"	F1		5/A602	14/A602					



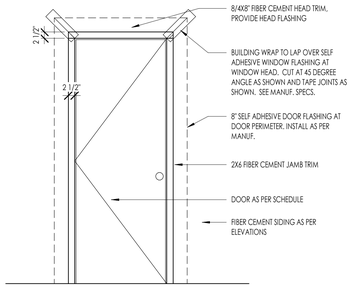
TYPE F1
WOOD
FINISH AS SELECTED
DOUBLE OR SINGLE DOOR

TYPE F2
WOOD
FINISH AS SELECTED
2 HR FIRE RATED

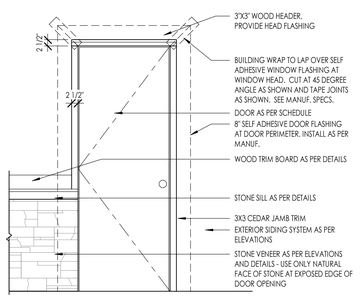
TYPE F3
STEEL
TIMELY - HOLLOW METAL
FINISH AS SELECTED



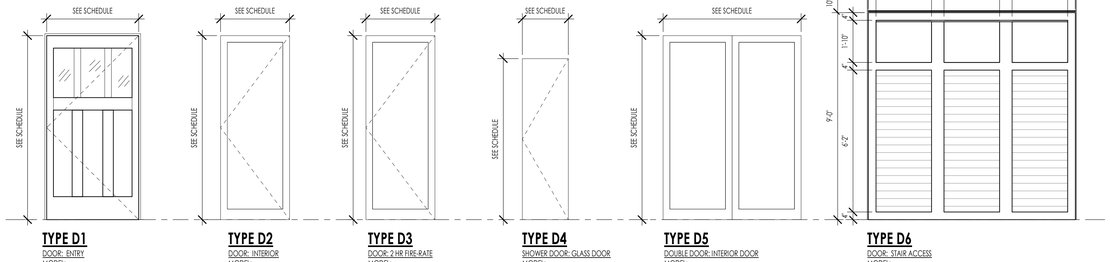
DOOR - TYPICAL PLACEMENT DETAIL — 1 / A601
3/8" = 1'-0"



DOOR - TYPICAL EXTERIOR DOOR TRIM — 2 / A601
1/2" = 1'-0"



DOOR - TYPICAL EXTERIOR DOOR TRIM — 3 / A601
1/2" = 1'-0"



TYPE D1
DOOR: ENTRY
MODEL:
SOLID WOOD
1 3/4" THICK

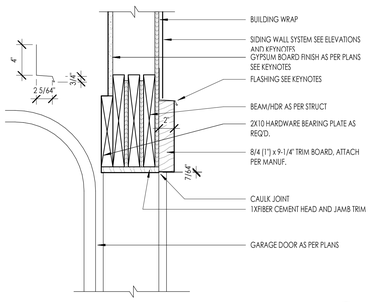
TYPE D2
DOOR: INTERIOR
MODEL:
SOLID WOOD
1 3/4" THICK

TYPE D3
DOOR: 2 HR FIRE-RATE
MODEL:
SOLID WOOD
1 3/4" THICK

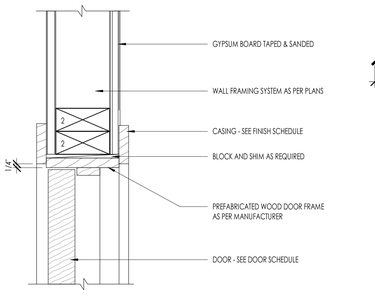
TYPE D4
SHOWER DOOR: GLASS DOOR
MODEL:
GLASS
1/2" THICK

TYPE D5
DOUBLE DOOR: INTERIOR DOOR
MODEL:
SOLID WOOD
1 3/4" THICK

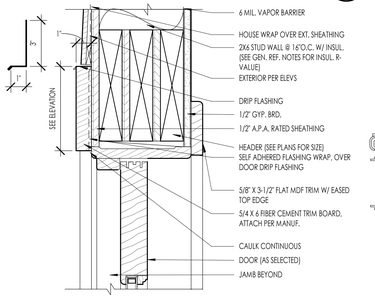
TYPE D6
DOOR: STAIR ACCESS
MODEL:
HOLLOW METAL - F3 FRAME
1 3/4" THICK



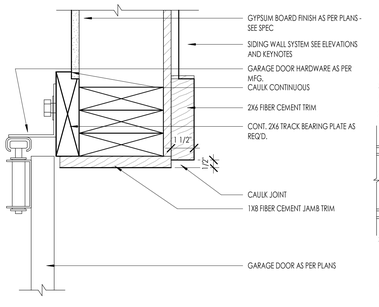
DOOR - GARAGE HEAD AT SIDING — 4 / A601
1 1/2" = 1'-0"



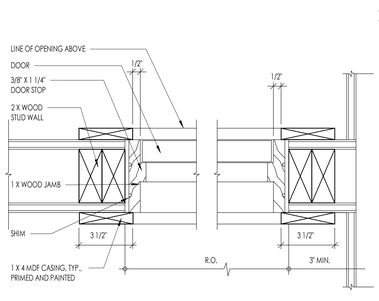
DOOR - TYPICAL INTERIOR HEADER — 5 / A601
3" = 1'-0"



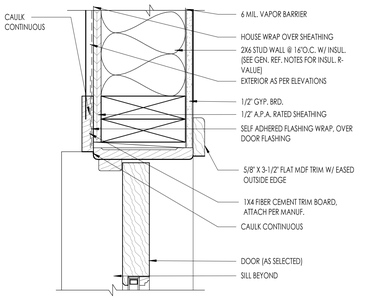
DOOR - TYPICAL EXTERIOR HEADER — 6 / A601
3" = 1'-0"



DOOR - GARAGE JAMB AT SIDING — 7 / A601
3" = 1'-0"



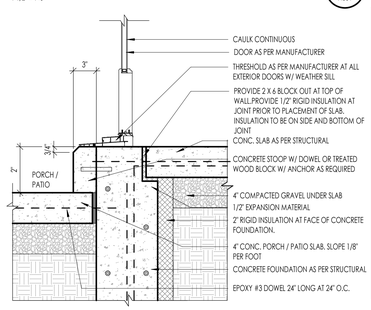
DOOR -TYPICAL INTERIOR JAMB DETAIL — 8 / A601
3" = 1'-0"



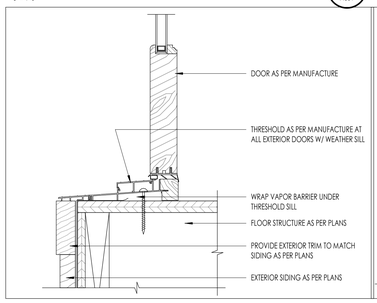
DOOR - TYPICAL EXTERIOR JAMB — 9 / A601
3" = 1'-0"

DOOR SCHEDULE GENERAL NOTES

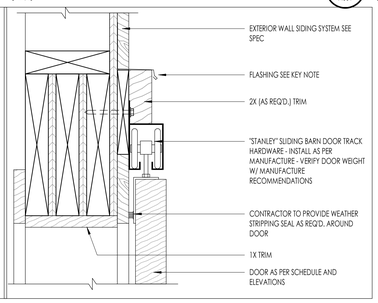
1. SEE SHEET A601 FOR DOOR TYPES AND FRAME TYPES.
2. CONTRACTOR SHALL FIELD VERIFY ALL DOOR OPENINGS PRIOR TO ORDERING ALL DOORS.
3. CONTRACTOR SHALL SUBMIT COMPLETE DOOR AND HARDWARE SHOP DRAWINGS AND SUBMITTALS FOR APPROVAL FOR EACH BUILDING PRIOR TO ORDERING AND TAKING RECEIPT OF DOOR ORDER. ARCHITECT SHALL REVIEW ALL DOORS FOR COMPLIANCE SPECIFICATIONS AND BUILDING CODE.
4. 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.
5. ALL DOORS SHALL BE INSTALLED SO AS NOT TO HAVE MORE THAN 1/2" THRESHOLD AT EACH DOOR.
6. SEE SPECS FOR HARDWARE SCHEDULE.



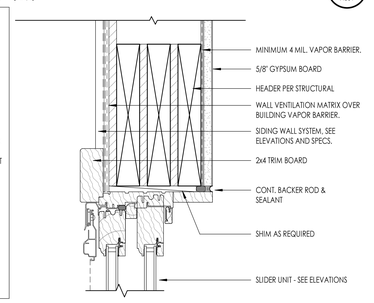
DOOR - SILL CONN. DETAIL W/ PORCH OR PATIO — 10 / A601
1 1/2" = 1'-0"



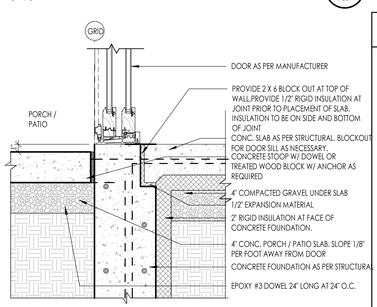
DOOR - TYP THRESHOLD DETAIL — 11 / A601
3" = 1'-0"



DOOR - BARN TYPICAL HEADER — 12 / A601
3" = 1'-0"



DOOR - SLIDER HEADER AT SIDING — 13 / A601
3" = 1'-0"



SLIDING DOOR SILL CONN. DETAIL AT PORCH OR PATIO — 14 / A601
1 1/2" = 1'-0"

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fax 801.269.1405
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STATE OF UTAH — COREY R. SOLUM — LICENSED — 312767 — LICENSED ARCHITECT
Aug. 26, 2019

SOLITUDE RETREAT HOME - LOT 1

6857 SOUTH CHURCH ROAD
LOT 1 SILVER HILL LODGE SUBDIVISION
SALT LAKE CITY, UT 84121

REVIEWED FOR CODE COMPLIANCE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT PREVENT THE CORRECTION OF ERRORS IN VIOLATION OF ANY FEDERAL, STATE OR LOCAL REGULATIONS.
BY: Stuart Lam DATE: 09/03/19
WEST COAST CODE CONSULTANTS, INC.

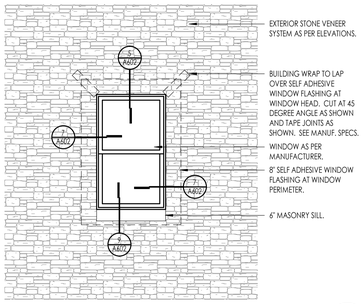
PROJECT NO.15077R2
DATE: AUG. 26, 2019
REVISIONS:

PERMIT SUBMITTAL SET- AUGUST 22, 2019

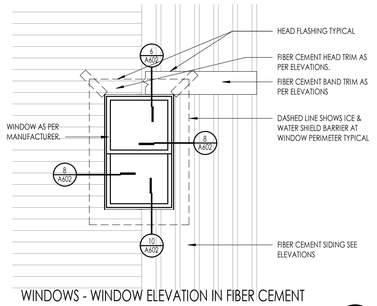
SHEET TITLE:
DOOR SCHEDULE, ELEVATIONS & DETAILS

SHEET NUMBER:
A601

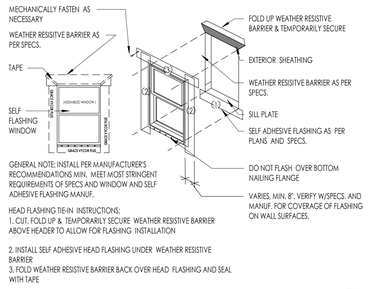
Plot Date: 8/26/2019 11:04:41 AM



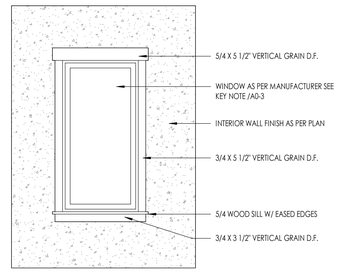
WINDOWS - WINDOW ELEVATION IN STONE 1 A602
3/8" = 1'-0"



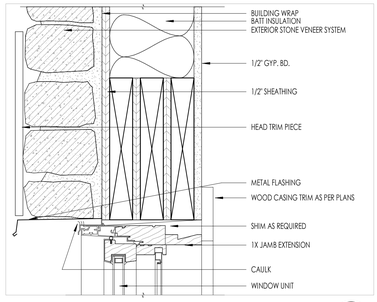
WINDOWS - WINDOW ELEVATION IN FIBER CEMENT SIDING 2 A602
3/8" = 1'-0"



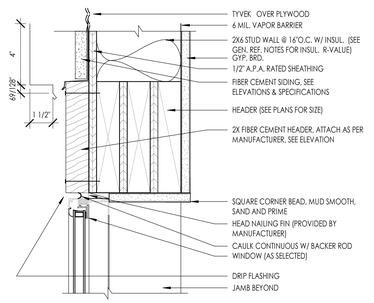
WINDOWS - WINDOW FLASHING DETAIL 3 A602
1 1/2" = 1'-0"



WINDOWS - INTERIOR ELEVATION 4 A602
3" = 1'-0"



WINDOW HEAD DETAIL AT STONE 5 A602
3" = 1'-0"



WINDOWS - HEAD DETAIL AT FIBER CEMENT SIDING 6 A602
3" = 1'-0"

WINDOW JAMB DETAIL AT STONE 7 A602
3" = 1'-0"

WINDOWS - JAMB DETAIL AT SIDING 8 A602
3" = 1'-0"

WINDOW SILL DETAIL AT STONE 9 A602
3" = 1'-0"

WINDOWS - SILL DETAIL AT FIBER CEMENT SIDING 10 A602
3" = 1'-0"

WINDOW - HEAD DETAIL AT 3" TIMBER TRIM 11 A602
3" = 1'-0"

WINDOW - FACTORY-MULLED JAMB/SILL DETAIL 12 A602
1 1/2" = 1'-0"

WINDOW - HORIZONTAL TIMBER BAND DETAIL 13 A602
3" = 1'-0"

WINDOW - HORIZONTAL MULLION DETAIL 14 A602
3" = 1'-0"

Plot Date: 8/26/2019 11:04:45 AM

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STATE OF UTAH LICENSED ARCHITECT
COREY R. ALLEN
CERTIFICATE NO. 317767
Aug. 26, 2019

SOLITUDE RETREAT HOME - LOT 1

6857 SOUTH CHURCH ROAD
LOT 1 SILVER HILL LODGE SUBDIVISION
SALT LAKE CITY, UT 84121

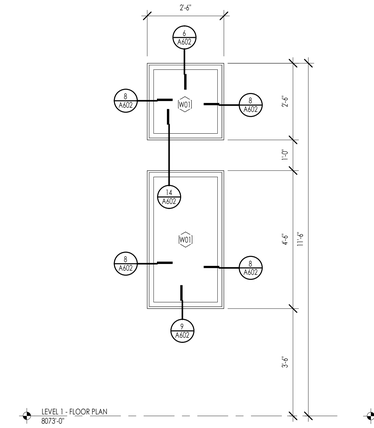
REVIEWED FOR CODE COMPLIANCE
HOA COMMENTS MUST BE ADDRESSED PRIOR TO PUBLIC CONSTRUCTION CODES EVALUATED BELOW:
BUILDING / STRUCTURAL
MECHANICAL / PLUMBING
ELECTRICAL / ENERGY
ACCESSIBILITY / FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE VIOLATION OF ANY PROVISIONS OF APPLICABLE ANY FEDERAL, STATE, OR LOCAL REGULATIONS
Signature: Date: 10/23/19
WEST COAST CODE CONSULTANTS, INC

PROJECT NO.15077R2
DATE: AUG. 26, 2019
REVISIONS:

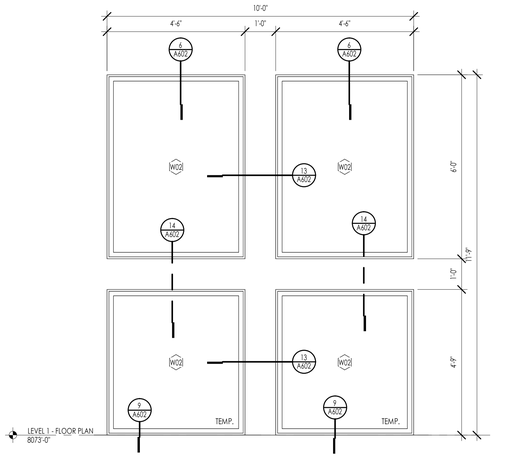
PERMIT SUBMITTAL SET- AUGUST 22, 2019

SHEET TITLE:
WINDOW DETAILS

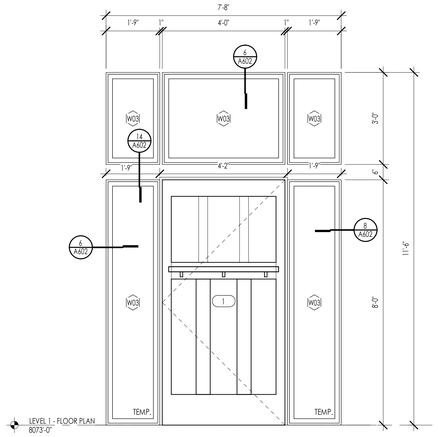
SHEET NUMBER:
A602



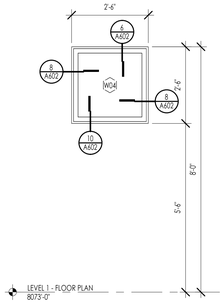
WINDOW W01
1/2" = 1'-0"
1 A603



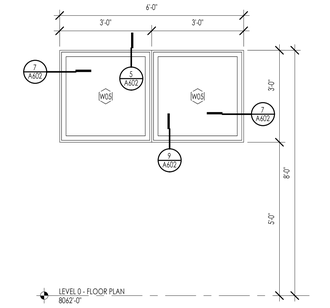
WINDOW W02
1/2" = 1'-0"
2 A603



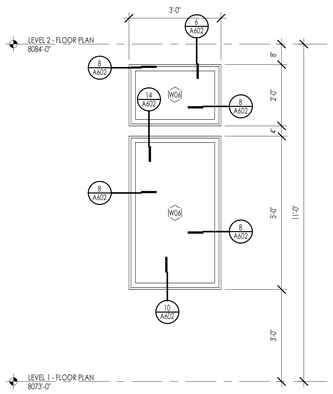
WINDOW W03
1/2" = 1'-0"
3 A603



WINDOW W04
1/2" = 1'-0"
4 A603



WINDOW W05
1/2" = 1'-0"
5 A603



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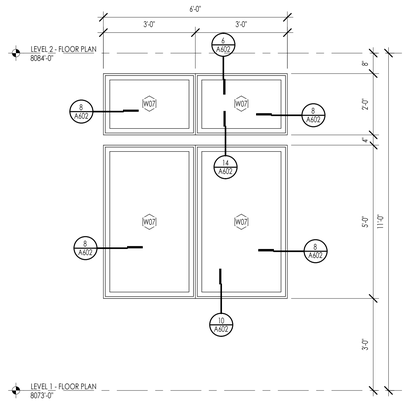

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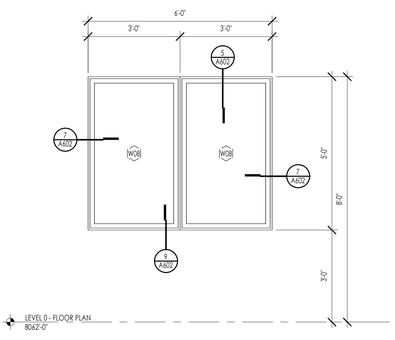

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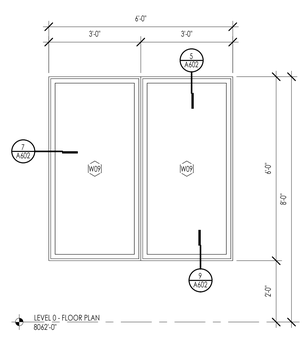

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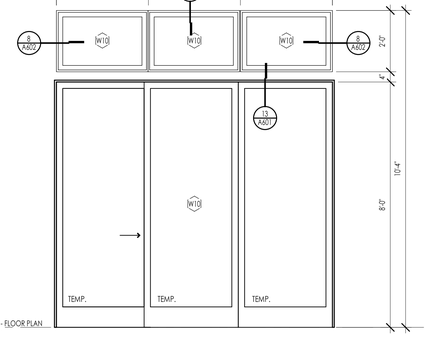

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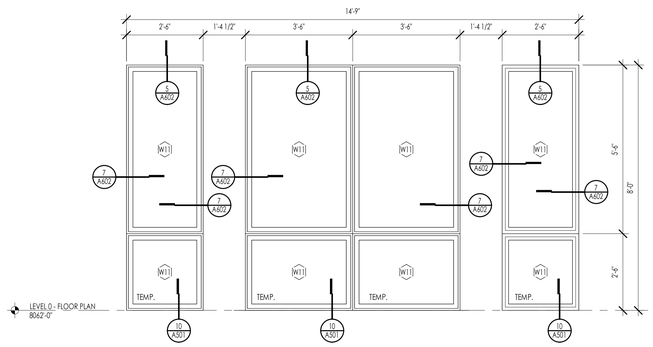

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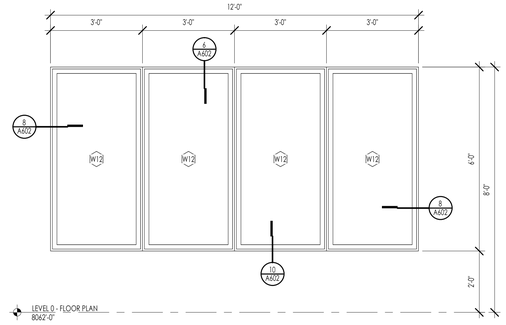

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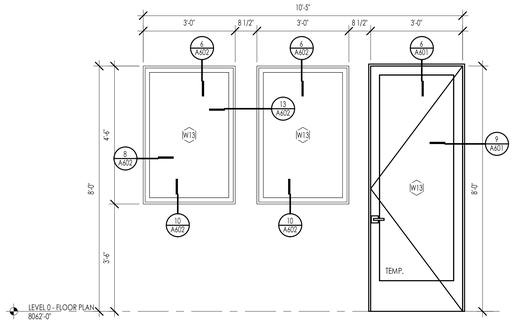

WINDOW W13
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13 A603

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STATE OF UTAH
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312767
Aug. 26, 2019

SOLITUDE RETREAT HOME - LOT 1

6857 SOUTH CHURCH ROAD
LOT 1 SILVER HILL LODGE SUBDIVISION
SALT LAKE CITY, UT 84121

REVIEWED FOR CODE COMPLIANCE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT PREVENT THE CORRECTION OF ERRORS PROVIDED IN VIOLATION OF ANY FEDERAL, STATE OR LOCAL REGULATIONS
BY: Lloyd E. Jones DATE: 09/03/19
WEST COAST CODE CONSULTANTS, INC.

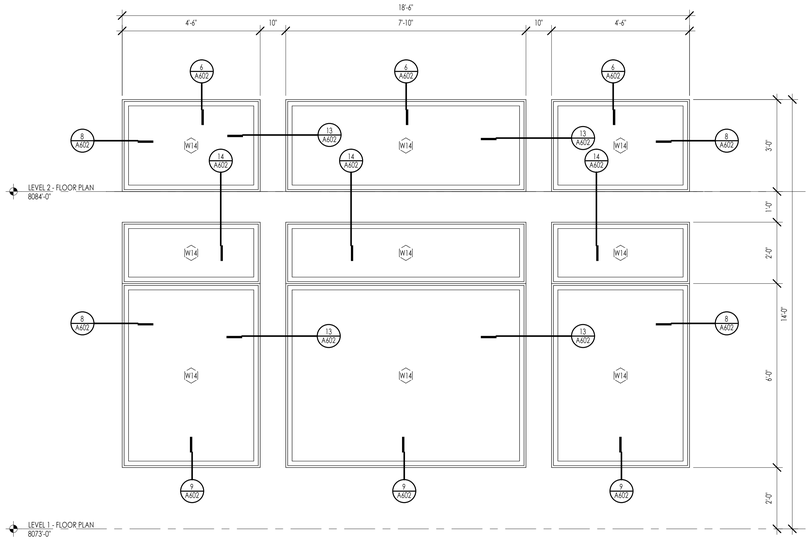
PROJECT NO.15077R2
DATE: AUG. 26, 2019
REVISIONS:

PERMIT SUBMITTAL SET- AUGUST 22, 2019

SHEET TITLE:
WINDOW ELEVATIONS

SHEET NUMBER:
A603

Plot Date: 8/26/2019 11:04:48 AM



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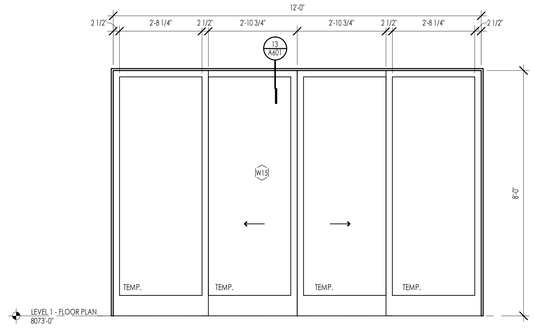

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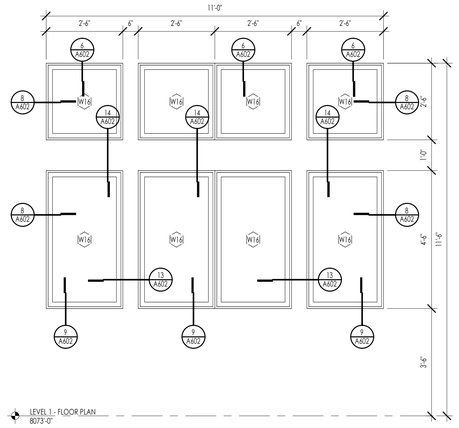

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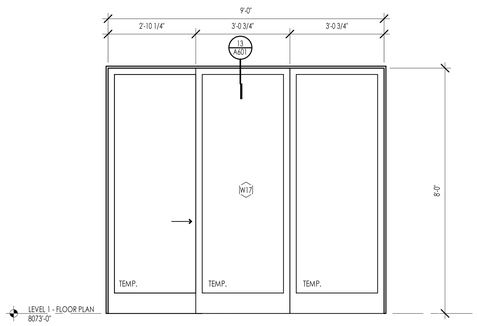

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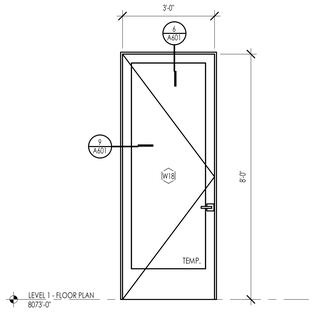

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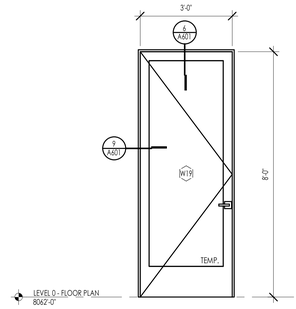

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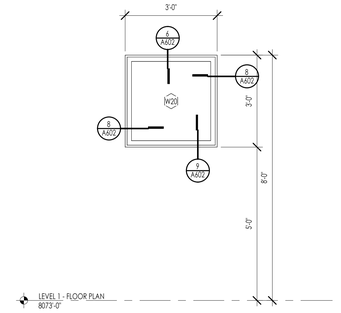

WINDOW W20
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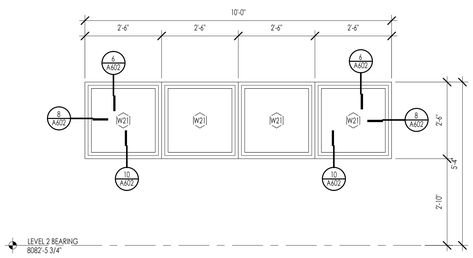

WINDOW W21
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Plot Date: 8/26/2019 11:04:51 AM

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BY: date 09/03/19
WEST COAST CODE CONSULTANTS, INC

PROJECT NO.15077R2
DATE: AUG. 26, 2019
REVISIONS:

PERMIT SUBMITTAL SET - AUGUST 22, 2019

SHEET TITLE:
WINDOW ELEVATIONS

SHEET NUMBER:
A604

GSN - General Structural Notes

GSN - General

1 These drawings have been prepared by the Engineer of Record primarily to safeguard against major structural damage and loss of life, not to limit damage or maintain use of the structure. See the requirements of the current accepted building code, and as listed in the Basis for Design.

2 Professional standards of care have been used in the preparation of these drawings, normally exercised under similar circumstances by reputable engineers in this, or similar localities.

3 Design of non-structural elements (i.e. stairs, railings, non-load bearing walls, veneers, curtain walls, etc.) and their attachment is not included, and must be provided by others, unless specifically noted on these drawings.

4 Design of pre-engineered structural products (i.e. wood trusses, steel joists, or pre-cast concrete elements, etc.) is not included and must be provided by others, unless specifically noted on these drawings.

5 Specification references (i.e. ASTM, ACI, AWS, etc.) shall be the latest accepted version, where noted on these drawings.

6 An experienced, licensed contractor, with a working knowledge of applicable codes and industry accepted standard practices, shall perform the work depicted in these drawings.

7 All work shall conform to the minimum standards of the current accepted building code found in the Basis for Design, other codes, industry specific specifications, and standards listed herein. The contractor shall comply with requirements of all regulatory agencies with authority over any portion of the work. Work not specifically shown on these drawings shall conform to all applicable codes and accepted standard practices.

8 The contractor shall verify all dimensions, elevations, and conditions on these drawings with the architectural drawings, and all other discipline drawings, prior to start of construction. Notify the Engineer of Record in writing before the start of construction regarding discrepancies, omissions, or variations, or they will become the sole responsibility of the contractor. Notes and the specific details on these drawings take precedence over the Structural General Notes, and General Details.

9 Construction methods are not indicated on these drawings. The contractor shall be solely responsible for all methods, sequences, and procedures of construction. The contractor shall provide adequate shoring, bracing, form work, etc. as required for the protection of life and property during construction.

10 Excavation procedures, including shoring and protection of adjacent property, structures, streets and utilities, shall be performed in compliance with local building codes, regulations and safety requirement, and shall be the contractor's responsibility.

11 Construction materials shall be spread out uniformly on structural systems, such that design live loads are not exceeded.

12 Structural members shall not have openings, pockets, etc. larger than 6" placed in them, unless specifically noted on these drawings. When drawings by others show items in structural members not shown in the structural drawings, the Engineer of Record shall be notified in writing to determine the appropriate solution.

13 Visits to the construction site by the Engineer of Record are a resource for the contractor and shall not be considered as special inspection.

GSN - Basis for Design

1 Governing Building Code:			2015 International Building Code
2 Roof Loads	Pitched Roof		
		Dead Load	= 25 psf
		Live Load	= 20 psf (reducible)
3 Floor Loads			
		Dead Load	= 40 psf
		Live Load	= 40 psf (Residential)
4 Snow Loads	Snow Loads		
		Ground	= 235 psf (elevation)
		Flat Roof	= 165(psf)
5 Wind Design			
	Basic Wind Speed		= 115 mph
	Wind Exposure		= C
	Importance Factor		= 1.0
	Mean Roof Height		= 25 ft.
6 Seismic Design			
	Design Catgegory		= D
	Use Group		= 1
	Sds		= 0.587
	Sd1		= 0.310
	Site Class		= D
	Lateral Force Reisting System		= Wood Shear Walls
	R		= 6.5
	Analysis Procedure		= Equivalent Method
	Base Shear Coefficient		= 0.065 x W

GSN - Foundations

1 Foundations were designed according to the minimum requirements of the current accepted building code as listed in the Basis for Design. A Geotechnical Engineer should be commission to provide a soils report prior to the completion of the structural design for this project. 5ive Engineering will not assume any liability beyond the minimum code requirements in the event that a Geotechnical Report is not provided.

2 Footings & Foundations:
. Allowable Soils Pressure (eq. fluid weight) = 1500 psf

3 Cantilevered Retaining Walls:
. Active Soil Pressure (eq. fluid pressure) = 35 psf
. Passive Soil Pressure (eq. fluid pressure) = 250 psf
. Sliding Resistance (friction coefficient): = 0.35

4 Restrained Retaining Walls:
. Active Soil Pressure (eq. fluid pressure) = 50 psf

5 Do not backfill against foundation walls more than 3'-0" in height until after the top of the concrete wall is braced by the completed interior floor systems and all elements have reached their design strength.

6 All forms shall be properly braced to withstand the placement of fresh concrete.

7 Footing excavations shall be clean and free from loose debris, standing water, or un-compacted material at the time of concrete placement.

8 Trenches and excavations under or adjacent to foundations or slabs shall be properly backfilled and compacted. Utility trenching parallel to the foundation shall be located a minimum distance equal to the depth of the trench from the foundation. The trench may approach the foundation at 90 degrees to the structure and may not exceed two and one half feet wide. The trench approach to the foundation may not be located closer than 8 feet from a corner of the structure.

GSN - Concrete

1 Compressive strength, f'c, shall be 4500 psi and a maximum water/cement ratio of 0.45 for concrete in contact with soil. All other structural concrete f'c shall be 3000 psi. Foundation design uses 2500 psi, therefore, special inspection is not required.

2 Concrete mixes shall be designed by a certified concrete testing laboratory and approved by the engineer of record.

3 All concrete shall be normal weight 145 pcf with hard-rock aggregates.

4 Maximum slump shall be 5 inches, and the water shall be clean and potable.

5 Portland cement shall be ASTM C 150 type V for concrete in contact with soil. Type II cement may be used elsewhere. All cement in contact with soil shall comply to the table above regarding sulfate exposure.

6 Fly ash shall comply with ASTM C 618, class F, and shall be approved by the architect in writing prior to being used on the job. When used, fly ash content shall be 15%-25%. Water-cement ratio shall be based on total cementitious material.

7 Aggregates shall comply with ASTM C 33. Use 3/4 inch maximum aggregate in structural concrete. 1-1/2 inch maximum in slabs on grade and 3/8 inch pea gravel in grouts, unless specifically noted otherwise on the plans, or by written approval of the engineer of record.

8 No more than 90 minutes shall elapse between concrete batching and placement of concrete unless approved in writing by the engineer of record.

9 Concrete mixing, placement and quality shall be per the current accepted code (listed in the basis for design). Mechanically vibrate all concrete. Vibrate slabs on grade around and under floor ducts or similar elements.

10 Control joints in slabs on grade shall be as noted in the general details. Saw-cut joints shall be cut to a minimum depth of t/4. Doweled joints shall be used where noted on plans. Do not joint post-tensioned concrete slabs on grade unless noted otherwise on plans. Space control joints as listed below:

Slab Thickness (t)	Joint spacing (each way)
4"	10'-0"
5"	12'-6"
6"	15'-0"

11 Remove all debris from forms before placing concrete. Concrete shall be carefully placed in reinforced elements to avoid segregation of aggregates. Unconfined fall of concrete shall not exceed five feet, unless approved in writing by the engineer of record.

12 Reinforcing, dowels, bolts, anchors, sleeves, embeds, etc. shall be securely positioned in the forms prior to placement of concrete.

13 High early strength concrete may be used when requested by the contractor. Mix design data using field cured specimens shall be submitted for review and approval.

14 Protect concrete from damage or reduced strength due to cold or hot weather in accordance with ACI 305 and 306. Contractor shall take special curing precautions to minimize shrinkage cracking of concrete slabs.

GSN - Reinforcing Steel

1 Reinforcing steel shall meet ASTM A615 and shall be grade 60 deformed bars for all bars #5 and larger. Reinforcing may be grade 40 deformed bars for all bars #4 and smaller. All reinforcing to be welded shall be ASTM A706, grade 60 low alloy weld-able steel.

2 Welded wire fabric shall meet ASTM A185. Lap all welded wire fabric at least one row of wires plus 2 inches.

3 All reinforcing steel dimensions are center to center of the steel unless noted as clear (CLR) cover. Minimum cover for reinforcing shall be as follows (unless noted otherwise on the plans):

Exposure	Min. Cover	Tolerance
Cast against and permanently exposed to earth	3"	+/- 3/8"
Exposed to earth or weather		
#5 bar and smaller	1 1/2"	+/-3/8"
#6 bar and larger	2"	+/-3/8"
Not exposed to earth or weather		
Slabs, walls and joists		
#11 and smaller	3/4"	+/- 3/8"
#14-#18	1 1/2"	+/- 3/8"
Beams and columns		
Primary reinforcing, ties Stirrups, and spirals	1 1/2"	+/- 3/8"
Slabs on grade	1 1/2"	+/- 3/8"

4 Lap splices in beams, slabs and footings shall be per current governing code or lap schedule where present. Stagger splices a minimum of one lap length. The tack welding of reinforcing bars shall not be allowed. Provide bent corner bars to match and lap with horizontal bars at all corners and intersections per general details. Vertical wall bars shall be spliced at or near floor lines. Splice top bars at center line of span and bottom bars at the support in spandrels, beams, grade beam, etc. unless noted otherwise on the plans.

5 Mechanical splice couplers shall have current testing report accepted by local building official and shall be capable of developing 125% of the strength of the bar.

6 All reinforcing shall be bent cold, one time only. Field bending of rebar shall not be allowed unless specifically noted on the plans.

7 Welding of reinforcing bars, metal inserts, and connections shall conform to AWS D1.4, and shall be made only at locations shown on plans or details.

8 All welds involving reinforcing bars shall be an E90 low hydrogen electrode.

9 Reinforcing bar spacing shown on the plans represents the maximum on center spacing. All bars shall be detailed and placed per the current governing code as indicated in the basis of design.

10 Dowel all vertical reinforcing to foundation, as specified on plans or details. Securely tie all bars in location prior to placement of the concrete.

11 Minimum clear spacing between parallel reinforcement shall be 1 1/2 times bar diameter, 1 1/2 times the max aggregate size, or 1 ½" (whichever is larger).

GSN - Lap Splice Schedule

Bar Size	f'c=3000 psi Regular Class A	B	Top Class A	B	f'c=4000 psi Regular Class A	B	Top Class A	B	f'c=5000 psi Regular Class A	B	Top Class A	B	f'c=6000 psi Regular Class A	B	Top Class A	B
#3	13"	17"	17"	21"	12"	16"	16"	21"	12"	16"	16"	21"	12"	16"	16"	21"
#4	17"	22"	22"	28"	15"	19"	19"	25"	13"	17"	17"	22"	12"	16"	16"	21"
#5	21"	27"	27"	35"	18"	24"	24"	31"	16"	21"	21"	27"	15"	19"	19"	25"
#6	27"	36"	36"	46"	24"	31"	31"	40"	21"	28"	28"	36"	20"	25"	25"	33"
#7	37"	48"	48"	63"	32"	42"	42"	54"	29"	38"	38"	49"	27"	34"	34"	44"
#8	49"	64"	64"	82"	42"	55"	55"	71"	38"	49"	49"	64"	35"	45"	45"	58"
#9	62"	80"	80"	104"	54"	70"	70"	90"	48"	62"	62"	81"	44"	57"	57"	74"
#10	78"	102"	102"	132"	68"	88"	88"	115"	61"	79"	79"	102"	56"	72"	72"	94"
#11	96"	125"	125"	162"	83"	108"	108"	141"	76"	97"	97"	126"	68"	88"	88"	115"

GSN - Lap Splice Schedule Notes

1 These notes shall be used for all splices, unless noted otherwise on plan

2 Class "A" splices may be used only in cases where 50% or less of the bars are spliced within the lap splice length

3 Class "B" splices may be used for all splices unless the requirements of note 2 are met

4 Ties & stirrups shall not be spliced

5 a. For bundles bars or three or less, lap splice length shall be multiplies by 12
b. For bundled bars of four or more, lap splice lengths shall be multiplied by 133
c. Indiviualn bar splices within a bundle shall not overlap
d. Entire bundles shall not be lap spliced

6 For all lightweight concrete, lap lengths shall be multiplied by 13

7 for all epoxy coated bars, lap lengths shall be multiplied by 13 for top bars and 15 for bottom bars

8 Top bars are classified as horizontal bars where 12", or more, of fresh concrete is cast below the reinforcing bar

GSN - Anchor Bolts

1 Sill plate anchorage at concrete or masonry shall be 1/2" diameter embedded anchor bolts @ 36" o.c. (U.N.O.). All anchor bolts (excluding bolts for holdowns) shall be embedded 7" minimum into the concrete. Anchor bolts for holdowns shall not be considered as part of the required sill plate anchor bolts, as specified in the shearwall schedule or Structural General Notes. Interior walls may be anchored to the concrete with the following (unless noted otherwise on plans):
. Embedded anchor bolts
. Concrete screw anchors
. Expansion anchors
. Powder driven fasteners (as specified below)

2 At all sill plates there shall be a minimum of two bolts per piece of plate with one bolt located not more than 12" or less than seven bolt diameters from each end of the piece of plate. A properly sized nut and washer shall be tightened on each bolt to the plate. For seismic design categories D-F, washers shall be a minimum or 0.229" thick by 3" square plate washer (refer to "Basis for Design" on this sheet for seismic design category) at exterior walls, shearwalls, and interior bearing walls where 2x sill plates are specified. Foundation plates and sills shall be the kind of wood specified in the current approved code as listed in the Basis for Design.

3 All shearwalls shall be anchored to the concrete per the shearwall schedule.

4 Where exterior wall embedded anchor bolts have been missed, damaged, or improperly located, one of the following retro-fit options may be used at the contractors discretion:
4.1 Provide (1) 1/2" diameter Simpson Titen Screw Anchors (ESR-1056 & ESR-2713) concrete screw anchor. Concrete screw anchors shall be embedded a minimum of 4 1/2".
4.2 Epoxy bolts of the same diameter and spacing may be used in lieu of the embedded bolts. A 7" minimum embedment shall be provided for epoxy grouted bolts.

5 Where interior wall embedded anchor bolts have been missed, damaged, or improperly located, one of the following retro-fit options may be used at the contractors discretion. Interior anchor bolts shall be defined as anchor bolts that are located a minimum of 6" from slab edges, steps, turn-downs, openings, or similar discontinuities:
5.1 Provide (1) 1/2" diameter Simpson Titen Screw Anchors (ESR-1056) or 1/2" diameter ITW Ramset/RedHead LDT (ER 5890) concrete screw anchor. Concrete screw anchors shall be embedded a minimum of 4 1/2".
5.2 Epoxy bolts of the same diameter and spacing may be used in lieu of the embedded bolts. A 7" minimum embedment shall be provided for epoxy grouted bolts.
5.3 Shot pins may be used (either Ramset 3500 series (ESR-1799) or Hilti (ESR-1663)) or any other ICC-ES approved powder driven fastener with at least 200# allowable shear resistance in 2000 psi concrete per the schedule below. Install all fasteneres per ICC-ES Evaluation Report and manufacturer's recommendations. Embedment shall be 1 1/4" minimum and the shot pins shall be installed such that the sill plate wood does not split. If splitting occurs, equivalent expansion bolts shall be installed per the requirements above.

Required anchor bolt spacing	Shot Pins 0.170 dia.	Shot Pins 0.140 dia.
1/2" dia. bolts @ 72" o.c.	13"	10"
1/2" dia. bolts @ 60" o.c.	11"	8"
1/2" dia. bolts @ 48" o.c.	9"	6"
1/2" dia. bolts @ 40" o.c.	7"	---
1/2" dia. bolts @ 36" o.c.	6"	---
5/8" dia. bolts @ 72" o.c.	8 1/2"	6"
5/8" dia. bolts @ 60" o.c.	7"	---
5/8" dia. bolts @ 48" o.c.	5 1/2"	---
3/4" dia. bolts @ 72" o.c.	6"	---

6 Interior non-load bearing partition walls may be anchored to the slab with a minimum 0.140" diameter shot pins at 32" o.c. maximum spacing.

GSN - Wood

1 Structural sawn lumber design values shall comply with the latest edition of the grading rules of the Western Wood Products Association (WWPA) or the West Coast Lumber Inspection Bureau (WCLIB). All sawn lumber shall be stamped with the grade match of an approved lumber grading agency. Structural sawn lumber components shall have the following minimum grade (unless noted otherwise on plans):

Use	Material
2x sill plates	Treated Douglas-Fir
2x top plates	Douglas Fir Stud Grade
2x4 studs/blocking	Douglas Fir Stud Grade
2x6 studs (up to 10'-0" in height)	Douglas Fir Stud Grade
2x6 studs (over 10'-0" in height)	Douglal Fir No. 2
Joists and all other sawn lumber	Douglas Fir No. 2
6x beams and 6x post	Douglas fir No. 1

2 Glue-Laminated beams (GLB)shall be Douglas Fir 24F-V4 unless noted otherwise on the plans. All cantilevered GLB beams shall be Douglas Fir 24F-V8. The GLB beams shall have the following minimum properties:
. E=1,800,000 psi
. Fb=2400 psi
. Fv=165 psi

Fabrication and handling shall conform to the latest AITC and ASTM standards. Beams shall bear an appropriate grade stamp clearly noting its design properties. Beams shall be manufactured with industry standard minimum camber (2000' radius) unless camber is specifically noted on the plans. Fabrication and handling shall conform to the latest AITC and ASTM standards. Beams shall bear an appropriate grade stamp clearly noting its design properties. Beams shall be manufactured with industry standard minimum camber (2000' radius) unless camber is specifically noted on the plans.

3 Laminated Veneer Lumber (LVL) shall be Douglas fir and manufactured in accordance with TrusJoist Macmillan Corporation manufacturing standards as referenced in NER-481, or approved equal. All LVL members shall have the follwing minimum properties:
. E=1,800,000 psi
. Fb=2600 psi
. Fv-285 psi
. Fc(parallel)=2510 psi
. Fc(perpendicular)=750 psi

When multiple LVL pieces are grouped together, they shall be fastened with (2) rows of 16d nails at 12" o.c. for member depths up to 14" in depth. LVL members greater than 14" in depth shall be used in built up sections only, and shall be fastened together with (3) rows of 16d nails at 12" o.c.

4 All sills or plates resting on concrete or masonry shall be pressure treated Douglas Fir or other locally approved chemically treated lumber.

5 All beams shall be considered flush bottom unless noted otherwise on the plans. Girder trusses and beams shall have full bearing (for example a (3) ply girder truss shall have a minimum of (3) 2x studs carried to the foundation or carrying beam per plans) at each bearing point with (2)2x studs minimum. Nail studs together per typical nailing schedule. Beams and girder trusses ((2)ply or larger) bearing on the top plate shall be attached to the top plate with an A34 framing anchor or (2) 16d toenails each side of the structural member (unless noted otherwise on the plans).

6 Openings in a single level or top level of the structure shall be framed as follows
- Widths less than 6'-0" wide shall be framed with (1)2x king stud and (1) 2x trimmer stud each side of the opening (unless noted otherwise on the plans).
- Widths greater than 6'-0" but less than 16'-0" shall have (2) 2x king studs and (1) 2x trimmer stud each side of the opening (unless noted otherwise on the plans).

7 In exterior walls, interior bearing partitions and shear walls, any wood stud may be cut or notched to a depth not exceeding 25% of its width. Cutting or notching of the studs to a depth greater than 40% of the width of the stud is permitted in non-bearing partitions supporting no loads other than the weight of the partition. The cut or notched stud shall be mechanically reinforced per the general detail.

8 A hole not greater in diameter than 40% of the stud width may be bored in any wood stud. Bored holes not greater than 60% of the width of the stud is permitted in non-bearing partitions or in any wall where each bored stud is doubled, provided not more than two such successive doubled studs are bored. In no case shall the edge of the bored hole be nearer than 5/8" to the edge of the stud. Bored holes shall not be located at the same section of stud as a cut or notch. Do not notch joists, rafters or beams, unless noted othewise on the plans. Approval for any holes or notches not indicated on the plans shall be provided by the engineer of record, in writing, prior to the work being done on the site.

9 All bolt shall be installed in holes bored with a bit 1/16" larger than the diameter of the bolt. Bolts and nuts seating on wood shall have cut steel washers under heads and nuts. Ding threads to prevent loosening. Lag bolts shall be installed in pre-drilled holes by hand turning with a wrench (not with an electric or pneumatic impact tool).

10 All nails (except 16d nails) shall be common nails unless specifically noted otherwise on the plans. 16d nails may be 16d sinker, 16d box, pneumatic (P-nail), or 12d common, unless noted otherwise on the plans. Nails shall be driven so that heads are flush with wood surface. Over or under driven nails will not be acceptable. Miscellaneous nailing shall be per the current approved code nailing schedule, or as listed below:

Nail Size	Shank Diameter	Length
16d common	.162"	3 1/2"
16d sinker	.148"	3 1/4"
16d box	.135"	3 1/2"
12d common	.148"	3 1/4"
10d	.148"	3"
8d	.131"	2 1/2"

11 A.P.A. performance rated sheathing (O.S.B.) may be used as an alternate to plywood with prior approval of owner and/or architect. Rated sheathing shall comply with ICC-ES Evaluation Report No. ESR-2586, exposure 1, and shall have a span rating equivalent to or better than the plywood it replaces. Install per manufacturer's recommendations.

12 Shear panel blocking noted on plans or details shall be constructed of 2x solid framing with 3/8" minimum plywood with 8d nails at 6" o.c. (unless noted otherwise on plans) and shall be nailed to adjacent trusses/joists with minimum (2) 16d at the top and bottom of truss or framing.

13 All plywood laid with face grain perpendicular to supports shall be C-D or C-C sheathing conforming to current adopted code as listed in the Basis for Design and shall coform to the following nominal thickness, span rating, and nailing pattern below (unless noted otherwise on the plans):

Thickness	Span Rating	Nailing Pattern Edge Nailing	Field Nailing
3/8"	24/0	8d@6" o.c.	8d@12" o.c.
7/16"	24/16	8d@6" o.c.	8d@12" o.c.
15/32"	32/16	8d@6" o.c.	8d@12" o.c.
3/4"	48/24	10d@6" o.c.	10d@12" o.c.
1"	60/48	10d@6" o.c.	10d@12" o.c.
1 1/8"	48" o.c.	10d@6" o.c.	10d@12" o.c.

GSN - Equivalent Spacing of Approved Fasteners

Nail Size	Spacing	Staples & Nails Gauge 16	15	14
6d	4"	3 1/2"	4"	5"
6d	6"	5"	6"	7"
6d	8"	6 1/2"	8"	9 1/2"
6d	10"	8 1/2"	10"	12"
6d	12"	10"	12"	14 1/2"
8d	4"	2 1/2"	3 1/2"	4"
8d	6"	4"	5"	6"
8d	8"	5 1/2"	6 1/2"	8"
8d	10"	6 1/2"	8"	10"
8d	12"	8"	10"	12"
10d	4"	2"	2 1/2"	3"
10d	6"	3 1/2"	4"	5"
10d	8"	4 1/2"	5 1/2"	6 1/2"
10d	10"	5 1/2"	7"	8"
10d	12"	6 1/2"	8"	9 1/2"

GSN - Nailing Schedule

Types of Connections	Minimum Nailing
Joists or truss top plate, sill, etc.	(3)16d, toenail
Bridging to joist	(2)8d, toenail each end
Sole plate to joist or blocking	16d @ 16" o.c.
Top plate to stud	(2) 16d, end nail
Stud to sole plate	(2)16d end nail or Simpson A34
Double or muliple built-up studs	16d @ 16" o.c. staggered, each piece
Double or multiple top plates	16d @ 16" o.c. staggered, each piece
Blocking between joists or rafters to top plate	(3)16d, toenail
Rim joist to top plate	16d @ 16" o.c., toenail
Top plates, laps and intersections	(2)16d
Continuous header, two or more laminations	16d @ 16" o.c. along each edge, each piece
Ceiling joists to top plate	(3)16d, toenail
Continuous header to stud	(3)16d, toenail
Ceiling joists, laps over partitions	(3)16d
Ceiling joists to parallel rafters	(3)16d
Rafter to truss to plate	(3)16d, toenail
Built-up corner studs	16d @ 16" o.c. staggered, each piece
Built-up channel blocking @ wall intersecting shear wall	16d @ 6" o.c., each piece, up to SW4
Built-up channel blocking @ wall intersecting shear wall	16d @ 3" o.c., each piece, up to SW8
King stud to beam (end)	(2)16d @ 3" o.c. (4 min.)

GSN - Nailing Schedule Notes

A Minimum nailing per this schedule unless noted otherwise on the plans or details

B All nailing is face nailing unless noted otherwise on plans or details

C See general details for top plate splice connection

D See IBC table 2304.9.1 for conditions not listed

GSN - Wood Connection Hardware

1 Manufactured hardware shall be Simpson Strong-tie products as noted on the drawings. Alternatives may be used at the discretion of the Engineer of Record. One manufacturer shall be used exclusively for each project. Only approved connectors listed below shall be used:

a) Simpson Strong-Tie Company Inc, Brea California, (ICC-ES ESR report No.1866, 2203, 1622, 2105, 2236, 2330, 2549, 2551, 2552, 2553, 2554, 2604, 2605, 2606, 2607, 2608, 2613, 1614, 2615, 2616, 2877, 2555, 2611, 3046, 2920).

b) USP Lumber Connectors, 2150 Kitty Hawk Road, Livermore, California 94550, (ICC-ES ESR report No. 1178, 1280, 1702, 1781, 1881, 1970, 2104, 2685, 1831, 1465, 2761, 2787) .

2 Tension hold down anchors and straps shall be installed as specified on the foundation and the roof framing plans. The following equivalent hold down anchors and straps substitutions may be used at the contractors discretion:

Strap Tie Hold Down	Bolt Type Hold Down
LSTHD8	HDU2
STHD8	HDU2
STHD10	HDU2
LSTHD8	HDU2

3 Hold down anchors may be anchored to concrete slab with epoxy-grouted all-thread bar in drilled hole. Alternate epoxy systems may be used provided ICC-ES reports are submitted and the alternate system have been approved by the EOR. Install per ICC-ES report and manufacturer's specifications. Special inspection is required during all epoxy anchored bolt installations.

4 Adhesives used to attach floor sheathing to the framing shall conform to the AFG-01 specification of the American Plywood Association (adhesives for field-gluing plywood to wood framing). The adhesive shall be certified as conforming to AFG-01 by a testing agency approved by the building official or accepted by the federal housing administration. Alternates may be used only with specific approval of the EOR and only upon submittal of a listing of adhesives to be substituted.

5 Where the truss manufacturer requires additional bearing an appropriately sized Truss Bearing Enhancer (TBE) connection shall be installed per the hardware manufacturer specifications.

6 Fasteners for preservative-treated and fire-retardant-treated wood shall be of hot dipped zinc-coated galvanized steel.

GSN - Anchor Bolt Retro-Fit

Simpson Hold Down	Minimum Bolt Diameter	Mimimum Embedment	All-Thread Diameter	Minimum Epoxy Grout Embedment	Simpson SSTB Mono-pour	Simpson SSTB Two-pour
HDU2	5/8"	7"	5/8"	8"	SSTB24	
HDU4	5/8"	7"	5/8"	10"		
HDU5	5/8"	9"	5/8"	10"		
HDU8	7/8"	10"	7/8"	12"		
HDU11	1"	12"	1"	14"		
HDU14	1"	12"	1"	16"		
HDQ8	7/8"	12"	7/8"	14"		
HHDQ11	1"	12"	1"	14"		
HHDQ14	1"	12"	1"	16"		
HDC10	7/8"	12"	7/8"	14"		

GSN - Wood Trusses

1 Prefabricated wood trusses shall be designed to support their self-weight, plus live load and superimposed dead loads including, but not limited to all mechanical and other equipment, and shall be designed to resist all drag forces, shear wall uplift and downward loads, and other special loads noted on the drawings or calculations.

2 The truss manufacturer shall design for span/240 total load deflection and span/360 live load deflection. The truss manufacturer shall account for differences between deflections of adjacent trusses at transitions in the framing system, with trusses designed to minimize differential deflection.

3 Bridging size and spacing shall be as designated by the truss manufacturer unless noted otherwise on the plans.

4 The contractor shall submit shop drawings, erection drawings and design calculations sealed by an appropriately registered engineer. Shop drawings shall show any special details required at bearing points. All connectors shall have current ICC-ES approval. A minimum of (4) sets of truss submittals shall be provided for review, with one set to be retained by the EOR. All information submitted is to be clear and legible. Shop drawings or truss layout drawings shall show all loads included in the truss designs.

5 Trusses may be over spanned to accommodate 30"x30" attic access provided that the roof sheathing panel edges are blocked and edge nailed at over span.

6 The truss manufacturer shall be responsible for specifying all hangers or other connection hardware required for truss installation.

7 Any proposed changes to the truss layout, connections, or design loads depicted on the EOR drawings must be approved in writing by the EOR prior to the submittal of truss construction documents for review.

GSN - Hardware for Truss Uplift Forces

Lateral Ties @ Top Plate	Douglas Fir-Larch / Southern Pine Vertical Loads	Douglas Fir-Larch / Southern Pine Horizontal Loads	Spruce Pine Fir Vertical Loads	Spruce Pine Fir Horizontal Loads
H1	165#	455#	140#	400#
H2.5	110#	480#	110#	520#
LTS12		720#		620#
MTS12		1000#		860#
HTS16		1260#		1085#
HTS20		1450#		1245#
LGT2		2050#		1785#

GSN - Structural Steel

1 Structural steel members shall conform to the following standards and material properties unless noted otherwise:

Shape	Standard	Yield (fy)
Standard steel shapes	ASTM A36	36 ksi
Rolled wide flange sections	ASTM A572	50 ksi
Bars and Plates	ASTM A36	36 ksi
Pipes	ASTM A53	36 ksi
Tubes	ASTM A500 Grade b	46 ksi
High strength bolts	ASTM A325	---

2 Structural steel shall be fabricated and erected in accordance with AISC specifications for the design fabrication and erection of structural steel buildings.

3 Where a steel beam is used in connection to wood framing, a 3x-DF-L stud grade plate will be bolted to the top flange with a 1/2" diameter bolts at 24" o.c. staggered. Where a steel column is located adjacent to wood framing the steel column shall be connected to the wood framing with 1/2" diameter threaded studs at 24" O.c. All threaded rod, threaded studs, foundation anchor bolts, and all bolted connections involving wood members shall be ASTM A-307 unless noted otherwise.

4 Welders shall be AWS certified. All welding shall use E70 series low hydrogen electrodes. All welding shall conform to the latest American Welding Society standards; welds on drawings are shown as shop welds. Contractor may shop weld or field weld at his discretion. All full penetration welds shall be tested and certified by an independent testing laboratory.

5 All bolts shall be installed as bearing-type connections with threads excluded from shear plane (type "x" connection), UNO. High-strength bolts shall be snug tightened using any AISC approved method and do not require special inspections unless noted otherwise. All bolts in slotted or oversize holes and all high strength bolts shall be installed with washers.

6 All expansion or epoxy bolts shall have current ICC-ES/ICC rating for material into which installation occurs. Headed studs shall conform to all requirements of the latest edition of the "recommended practices for stud welding" and the "structural welding code" published by AWS. All bolts, anchor bolts, expansion bolts, etc. shall be installed with steel washers at face of wood.

7 Grout beneath column bases or bearing plates shall be 5000 PSI minimum non-shrink flow-able grout or dry-pack. Install grout under bearing plates before framing member is installed. At columns, install grout under base plates after column has been plumbed but prior to floor or roof installation. Grout depth shall be sufficient to allow grout or dry pack to be placed beneath plate without voids.

GSN - Deferred Submittals

1 Prefabricated components, specialty items and design-build elements noted on the drawings, but which require the manufacturer or supplier to provide the design,shall be submitted to the Architect and/or the EOR for review as deferred submittals. Deferred submittals required by the EOR shall include, but not be limited to, the following:
- Wood trusses Engineered wood joists and beams

2 Deferred submittals shall include calculations and drawings prepared and stamped by an appropriately licensed engineer(specialty engineer) showing the location and magnitude of loads,configuration and size of members and compatibility of submittal items with the primary structural system.

3 The purpose of the EOR's review shall be limited to determining that the drawings and calculations have been properly sealed, that the load criteria are in general conformance with the structural drawings and with the current accepted building code as listed in the basis for design, that connections to the primary structure are compatible with the primary design, and that the primary structure is capable of supporting the imposed loads.

4 The EOR will rely upon the specialty engineer's seal as certification that the deferred submittal items designed by the specialty engineer comply with the criteria set forth in the structural drawings and applicable codes and standards. The EOR will not be responsible for the adequacy of designs provided by others.

5 Allow five (5) working days for the EOR's review. One copy of each submittal will be retained for the EOR's records.

GSN - Special Inspections (Concrete) 2015

	Type	Continuous Special Inspection	Periodic Special Inspection
1.	Inspect reinforcement, including prestressing tendons, and verify placement	-	x
2.	Reinforcing bar welding:		
	a. Verify weldability of reinorcing bars other than ASTM 706;	-	x
	b. Inspect single-pass fillet welds, maximum 5/16"; and	-	x
	c. Inspect all other welds	x	-
3.	Inspect anchors cast in concrete.	-	x
4.	Inspect anchors post-installed in hardened concrete members.		
	a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustaned tension loads.	x	-
	b. Mechanical anchors and adhesive anchors not defined in 4.a.	-	x
5.	Verify use of required deisgn mix.	-	x
6.	Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	x	-
7.	Inspect concrete and shotcrete placement for proper application techniques.	x	-
12.	Inspect formwork for shape, location and dimensions of the concrete member being formed.	-	x

GSN - General Abbreviations

ACI	American Concrete Institute	Min	Minimum
AISC	American Institute of Steel Construction	Misc	Miscellaneous
AISI	American Iron & Steel Institute	NTS	Not to Scale
Alt	Alternate	oc	On Center
ASTM	Amerian Society for Testing & Materials	plf	Pounds per Linear Foot
Cont	Continuous	psf	Pounds per Square Foot
Dia	Diameter	psi	Pounds per Square Inch
Eq	Equal	GSN	General Structural Notes
EW	Each Way	Sim	Similar
FF	Finished Floor	Spec	Specification
ft	Foot	Std	Standard
Ga	Gauge	T&G	Tongue & Groove
GLB	Glu-lam Beam	TO	Top of
Horiz	Horizontal	TOD	Top of Deck
HSS	Hollow Steel Section	TOF	Top of Footing
IBC	International Building Code	TOJ	Top of Joist
k	Kips (1000 lbs)	TOL	Top of Ledger
ksi	Kips per Square Inch	TOM	Top of Masonry
lbs	Pounds	TOS	Top of Steel
Mfr	Manufacturer	TOW	Top of Wall
Max	Maximum	Typ	Typical
Min	Minimum	UBC	Uniform Building Code
		UNO	Unless Noted Otherwise
		Vert	Vertical

GSN - Sheet Index

5ive ENGINEERING
834 West 75 North
Kaysville, UT 84037
(phone) 801.915.4525
www.5iveengineering.com

No.	Description	Date

Burton Solitude Spec Home

Think Architecture
5151 South 900 East, Suite #200
Salt Lake City, UT 84117

Date of
8/27/2019 10:12:17 AM

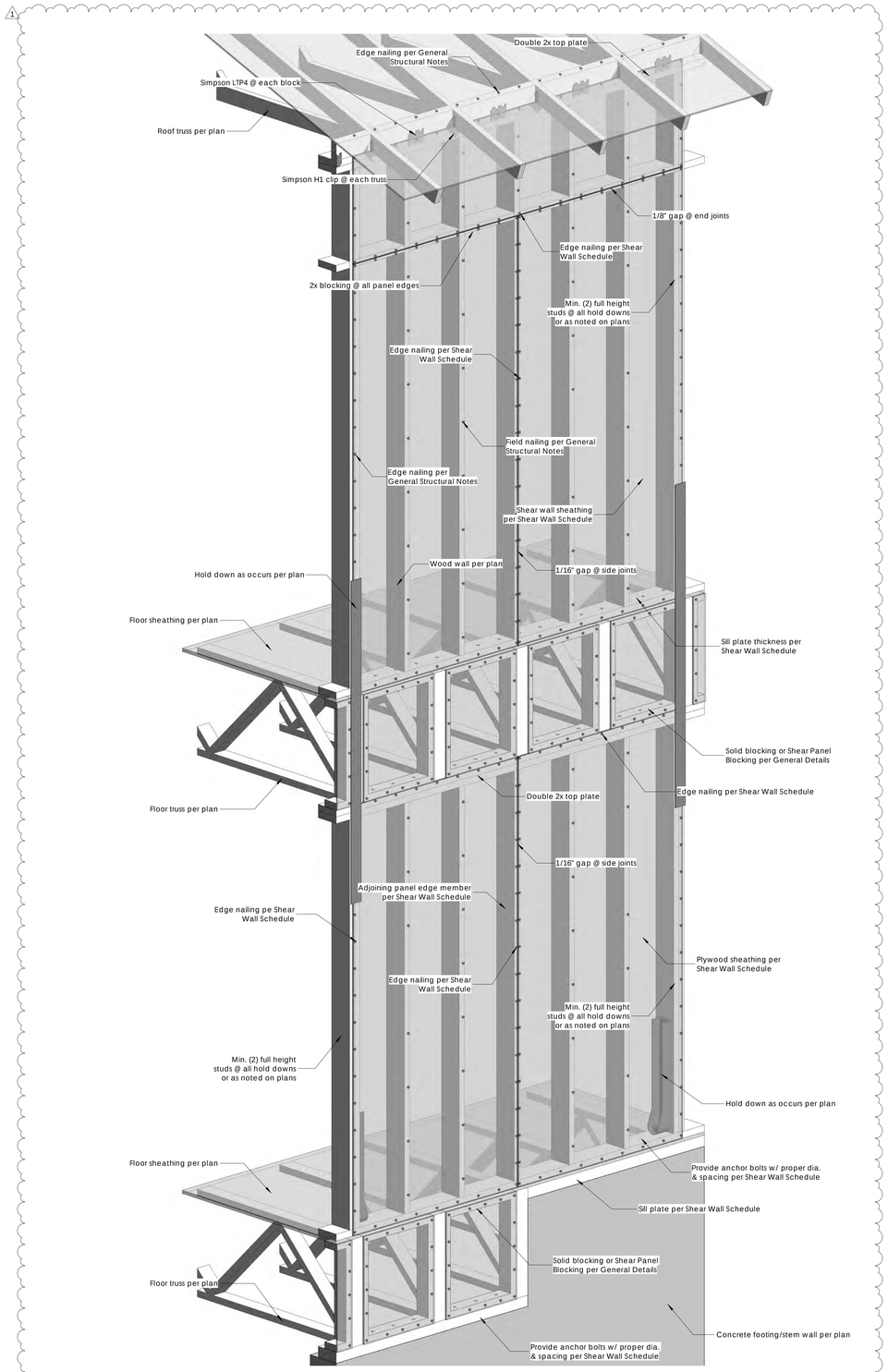
General Structural Notes

Date	9/4/18
Drawn By	BPT
Checked By	BPT

S101

Scale

GSN - General Structural Notes



1 00 - GSN - Typical Shear Wall 1.01
1" = 1'-0"

GSN - Special Inspections (Soils) 2015

	Type	Continuous Special Inspection	Periodic Special Inspection
1.	Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	-	x
2.	Verify excavations are extended to proper depth and have reached proper material.	-	x
3.	Perform classification and testing of compacted fill materials.	-	x
4.	Verify use of proper materials, densities and lift thicknesses during placement and compcation of compacted fill.	x	-
5.	Prior to placement of compcted fill, inspect subgrade and verify that site has been prepared properly.	-	x

GSN - Inspection of Tasks Prior to Welding - 2015

Inspection Tasks Prior to Welding (AISC 360-10 Table N5.4-1)

Inspection	Quality Control	Quality Assurance
Welding procedure specifications (WPSs) available	P	P
Manufacturer certifications for welding consumables available	P	P
Material identification (type/grade)	O	O
Welder identification system (The fabricator or erector, as applicable, shall maintain a system by which a welder who has welded a joint or member can be identified. Stamps, if used, shall be the low-stress type.)	O	O
Fit-up of groove welds (including joint geometery		
- Joint preparation	O	O
- Dimensions (alignment, root opening, root face, bevel)	O	O
- Cleanliness (condition of steel surfaces)	O	O
- Tacking (tack weld quality and location)	O	O
- Backing type and fit (if applicable)	O	O
Configuration and finish of access holes	O	O
Fit-up of fillet welds		
- Dimensions (alignment, gaps at root)	O	O
- Cleanliness (condition of steel surfaces)	O	O
- Tacking (tack weld quality and location)	O	O
Check welding equipment	O	-

GSN - Inspection of Tasks During Welding - 2015

Inspection Tasks During Welding (AISC360-10 Table N5.4-2)

Inspection of Tasks During Welding	Quality Control	Quality Assurance
Use of qualified welders	O	O
Control and handling of welding consumables		
- Packaging	O	O
- Exposure control	O	O
No welding over cracked tack welds	O	O
Environmental conditions		
- Wind speed within limits	O	O
- Precipitation and temperature	O	O
WPS followed		
- Settings on welding equipment	O	O
- Travel speed	O	O
- Selected welding materials	O	O
- Shielding gas type/flow rate	O	O
-Preheat applied	O	O
- Interpass temperature maintained (min./max.)	O	O
- Proper position (F, V, H, OH)	O	O
Welding techniques		
- Interpass and final cleaning	O	O
- Each pass within profile limitations	O	O
- Each pass meets quality requirements	O	O

GSN - Inspection Tasks After Welding - 2015

Inspection Tasks After Welding (Table N5.4-3)

Inspection Tasks After Welding	Quality Control	Quality Assurance
Welds cleaned	O	O
Size, length and location of welds	P	P
Welds meet visual acceptance criteria		
- Crack prohibition	P	P
- Weld/base-metal fusion	P	P
- Crater cross section	P	P
- Weld profiles	P	P
- Weld size	P	P
- Undercut	P	P
- Porosity	P	P
Arc strikes	P	P
k-area (When welding of doubler plates, continuity plates or stiffeners has been performed in the k-area, visually inspect the web k-area for cracks within 3 in. (75 mm) of the weld.)	P	P
Backing removed and weld tabs removed (if required)	P	P
Repair activities	P	P
Document acceptance or rejection of welded joint or member	P	P

GSN - Inspection Tasks Prior to Bolting - 2015

Inspection Tasks Prior to Bolting (AISC360-10 Table N5.6-1)

Inspection Tasks Prior to Bolting	Quality Control	Quality Assurance
Manufacturer's certifications available for fastener materials	O	P
Fasteners marked in accordance with ASTM requirements	O	O
Proper fasteners selected for the joint detail (grade, type, bolt length if threads are to be excluded from shear plane)	O	O
Proper bolting procedure selected for joint detail	O	O
Connecting elements, including the appropriate faying surface condition and hole preparation, if specified, meet applicable requirements	O	O
Pre-installation verification testing by installation personnel observed and documented for fastener assemblies and methods used	P	O
Proper storage provided for bolts, nuts, washers and other fastener components	O	O

GSN - Inspection Tasks During Bolting - 2015

Inspection Tasks During Bolting (Table N5.6-2)

Inspection Tasks During Bolting	Quality Control	Quality Assurance
Fastener assemblies, of suitable condition, placed in all holes and washers (if required) are positioned as required	O	O
Joint brought to the snug-tight condition prior to the pretensioning operation	O	O
Fastener component not turned by the wrench prevented from rotating	O	O
Fasteners are pretensioned in accordance with the RCSC Specification, progressing systematically from the most rigid point toward the free edges	O	O

GSN - Inspection Tasks After Bolting - 2015

Inspection Tasks After Bolting (AISC360-10 Table N5.6-3)

Inspection Tasks After Bolting	Quality Control	Quality Assurance
Document acceptance or rejection of bolted connections	P	P

GSN - Inspection Notes for Welding & Bolting - 2015

O – Observe these items on a random basis. Operations need not be delayed pending these inspections.

P – Perform these tasks for each welded joint or member.

5ive ENGINEERING
834 West 75 North
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No.	Description	Date
1	Correction Letter	8/27/19

Burton Solitude Spec Home

Think Architecture
5151 South 900 East, Suite #200
Salt Lake City, UT 84117

REVIEWED FOR CODE COMPLIANCE
FOR CODE REVIEW REQUIREMENTS APPLICABLE TO THIS PROJECT, SEE REVIEW LETTER DATED 09/03/19
[X] STRUCTURAL [X] MECHANICAL [X] ELECTRICAL [ ] ACCESSIBILITY [X] PLUMBING [X] ENERGY [ ] FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE VIOLATION OF ANY CODES, REGULATION OR ORDINANCE
BY: date: 09/03/19
WEST COAST CODE CONSULTANTS, INC

Date of
8/27/2019 10:12:17 AM

General Structural Notes (cont.)

Date 9/4/18
Drawn By BPT
Checked By BPT

S102

Scale 1" = 1'-0"

Nailed Built-up Columns

- adjacent nails are driven from opposite sides of the column
- all nails penetrate at least 3/4 of the thickness of the last lamination
- 15D ≤ end distance ≤ 18D
- 20D ≤ spacing between adjacent nails in a row ≤ $6l_{min}$
- 10D ≤ spacing between rows of nails ≤ 20D
- 5D ≤ edge distance ≤ 20D
- 2 or more longintudinal rows of nails are provided when $d \geq 3l_{min}$

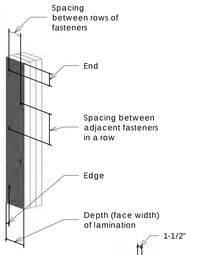
Where:

D = nail diameter

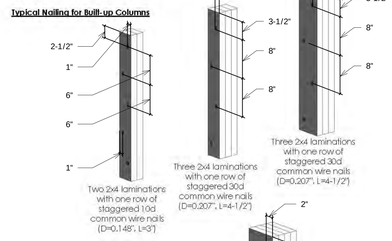
d = depth (face width) of individual lamination

l_{min} = thickness of thinnest lamination

When only one longitudinal row of nails is required, adjacent nails shall be staggered. When three or more longitudinal rows of nails are used, nails in adjacent rows shall be staggered.



Typical Nailing for Built-up Columns



Bolted Built-up Columns

- provide a metal plate or washer between the wood and the bolt head, and between the wood and the nut
- nuts are tightened to insure that faces of adjacent laminations are in contact.
- for soft woods: 7D ≤ end distance ≤ 8.4D
  for hard woods: 5D ≤ end distance ≤ 6D
- 4D ≤ spacing between adjacent bolts in a row ≤ 6l
- 1.5D ≤ spacing bewteen rows of bolts ≤ 10D
- 1.5D ≤ edge distance ≤ 10D
- 2 or more longintudinal rows of bolts are provided when $d \geq 3l$

Where:

D = bolt diameter

d = depth (face width) of individual lamination

l = thickness of thinnest lamination

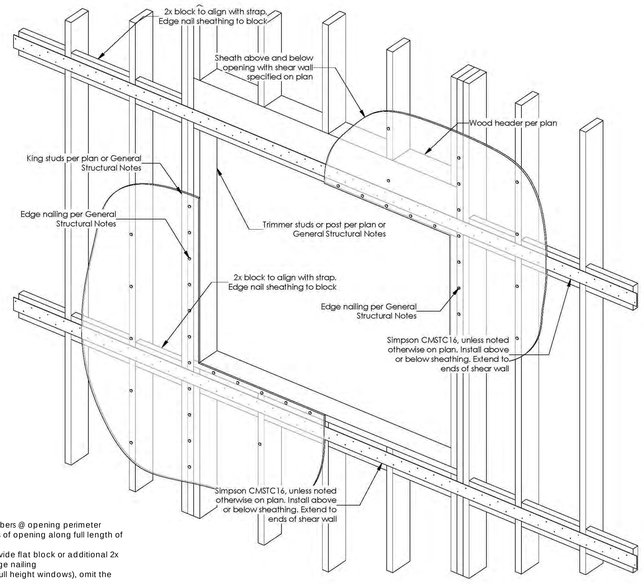
When only one longitudinal row of nails is required, adjacent nails shall be staggered. When three or more longitudinal rows of nails are used, nails in adjacent rows shall be staggered.

Notes:

Provisions apply to nailed or bolted built-up columns with 2 to 5 laminations in which:

- each lamination has a rectangular cross section and is at least 1 1/2" thick.
- all laminations have the same depth (face width), d.
- faces of adjacent laminations are in contact.
- all laminations are full column length.
- requirements indicated above are met.

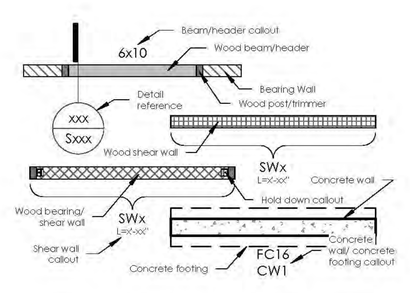
005 **00 - GSN - Built-up Columns**
1" = 1'-0"



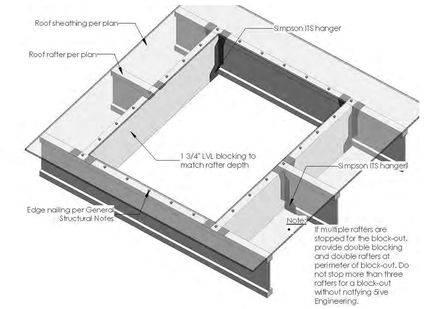
Notes:

a. Edge nail sheathing to all members @ opening perimeter
b. Edge nail to king studs @ edges of opening along full length of member
c. For straps larger than CS16, provide flat block or additional 2x blocks to receive strap and edge nailing
d. At full height openings (doors, full height windows), omit the strap below opening

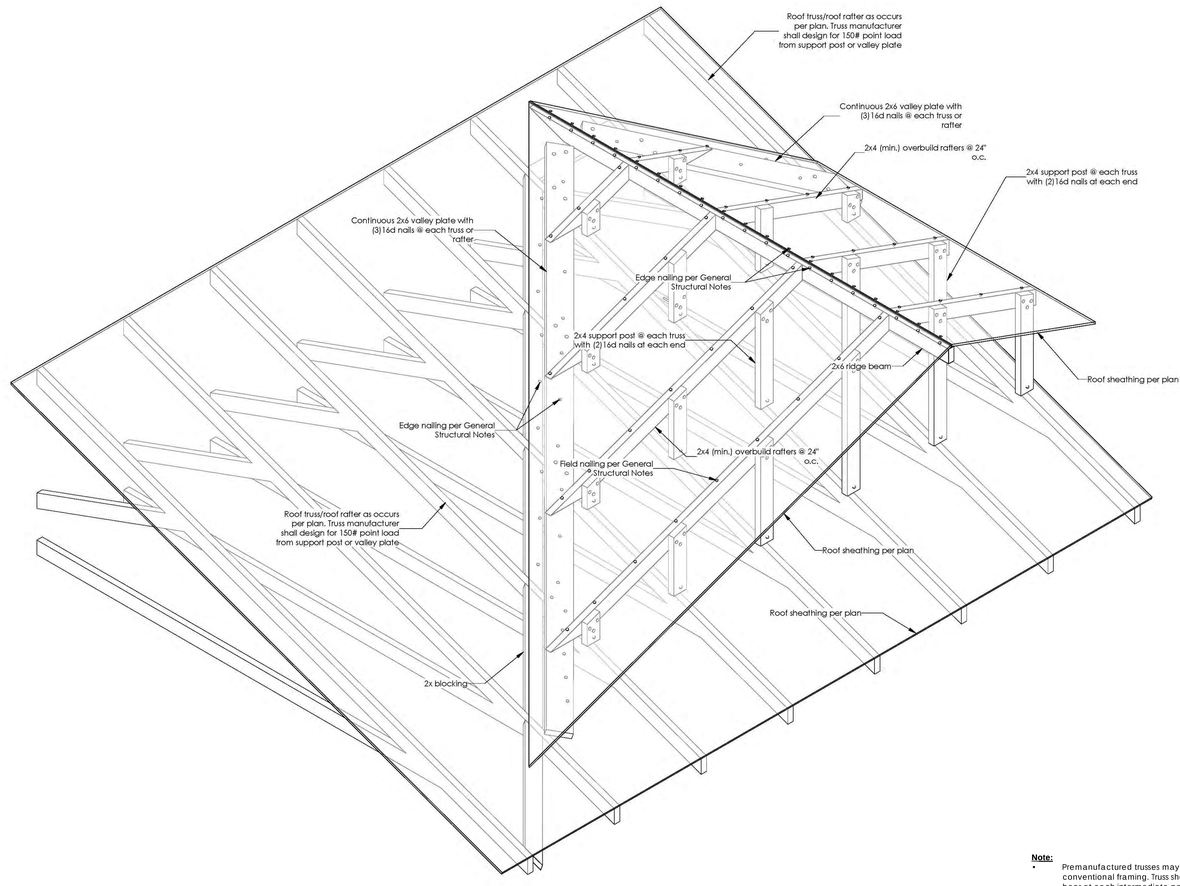
003 **00 - GSN - Blocking & Strapping Around Large Opening**
1" = 1'-0"



001 **00 - GSN - Legend of Symbols**
1" = 1'-0"



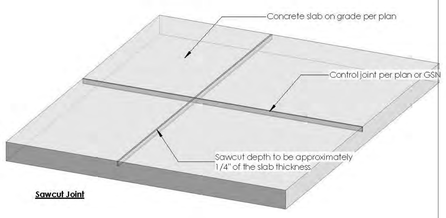
002 **00 - GSN - Block-Out for Roof Drains (etc)**
1" = 1'-0"



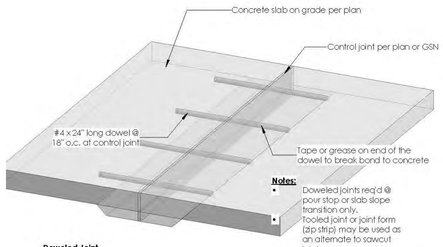
Note:

- Premanufactured trusses may be used in lieu of conventional framing. Truss should be designed to bear at each intermediate perpendicular truss.

004 **00 - GSN - Overbuild Framing**
1" = 1'-0"



Sawcut Joint

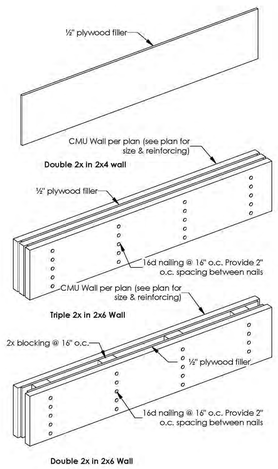


Notes:

- Doweled joints req'd @ pour stop or slab slope transition only. Tooled joint or joint form (zip strip) may be used as an alternate to sawcut joint.

Doweled Joint

007 **00 - GSN - Control Joint in Concrete Slab on Grade**
1" = 1'-0"



006 **00 - GSN - Built-up Header**
1" = 1'-0"

5ive ENGINEERING
834 West 75 North
Kaysville, UT 84037
(phone) 801.915.4525
www.5iveengineering.com

No.	Description	Date

Burton Solitude Spec Home

Think Architecture
5151 South 900 East, Suite #200
Salt Lake City, UT 84117

REVIEWED FOR CODE COMPLIANCE
COMMENTS: ALL APPLICABLE BUILDING CONSTRUCTION CODES CONSTRUCTED BELOW
☐ PLUMBING ☐ MECHANICAL ☐ ELECTRICAL ☐ ACCESSIBILITY ☐ STRUCTURAL ☐ ENERGY ☐ FIRE
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BY: _____ DATE: 08/27/19
WEST COAST CODE CONSULTANTS, INC.

PROFESSIONAL STRUCTURAL ENGINEER
No. 8013702-2203
BENJAMIN R THOMAS
STATE OF UTAH

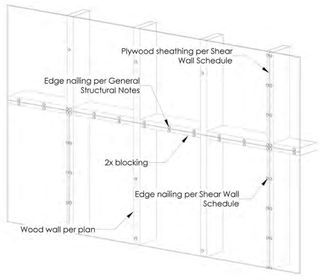
Date of
8/27/2019 10:12:20 AM

General Details

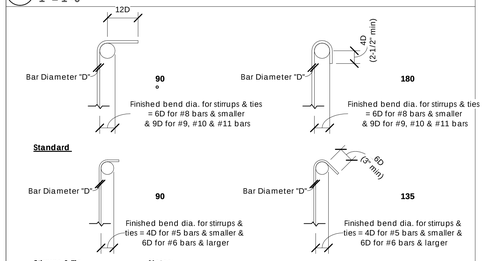
Date	9/4/18
Drawn By	BPT
Checked By	BPT

S103

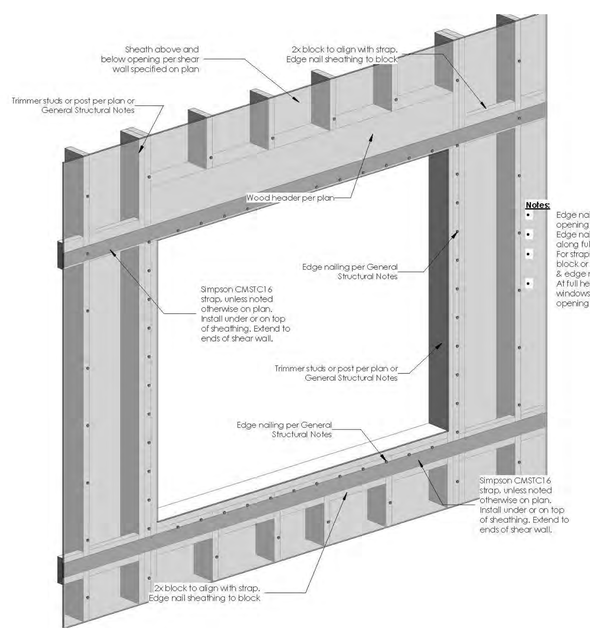
Scale 1" = 1'-0"



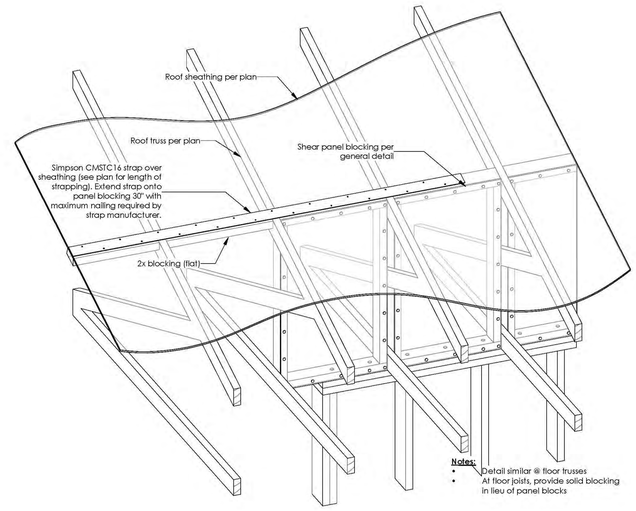
017 **00 - GSN - Shear Wall Panel Joint**
1" = 1'-0"



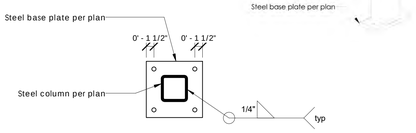
018 **00 - GSN - Standard Bar Bends**
1" = 1'-0"



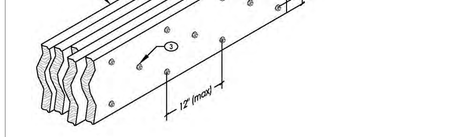
012 **00 - GSN - Large Opening in Plywood Shear Wall**
1" = 1'-0"



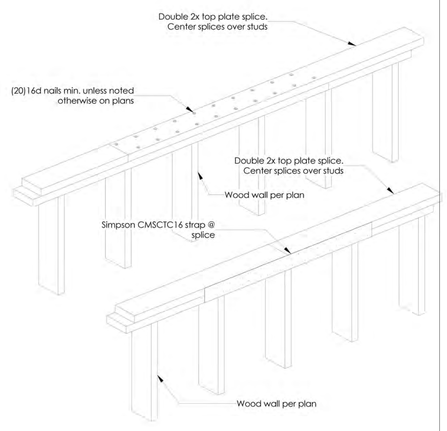
008 **00 - GSN - Drag Strut @ Wood Wall**
1" = 1'-0"



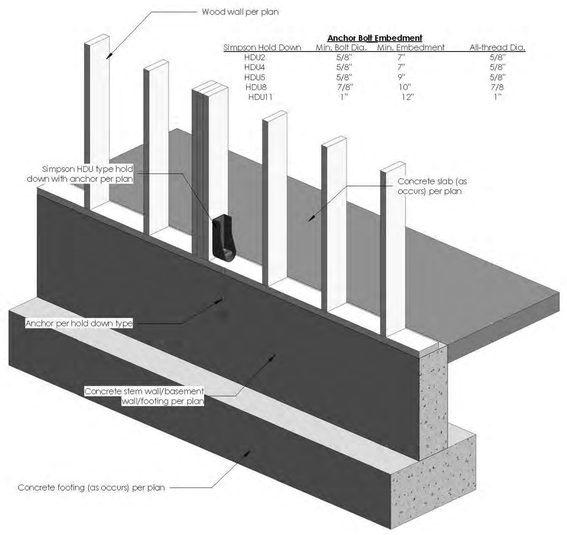
019 **00 - GSN - Steel Column @ Steel Base Plate**
1" = 1'-0"



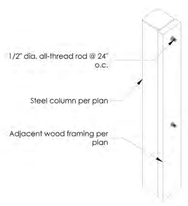
015 **GSN Built-up Beam Connection**
3/8" = 1'-0"



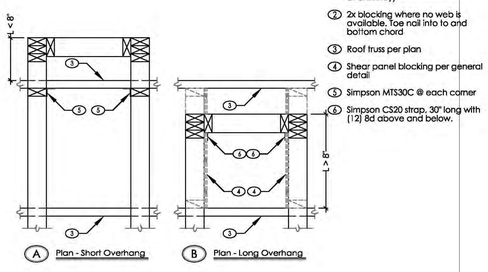
013 **00 - GSN - Top Plate Splice**
1" = 1'-0"

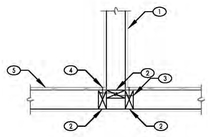


009 **00 - GSN - Embedment @ Hold Down Anchor**
1" = 1'-0"

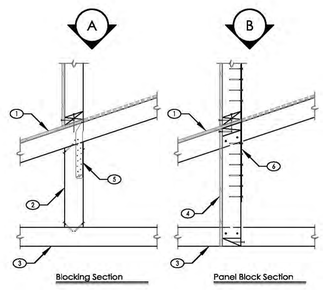


020 **00 - GSN - Steel Column Adjacent to Wood Framing**
1" = 1'-0"

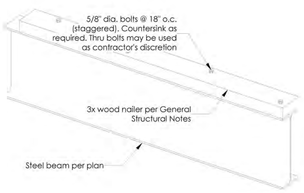




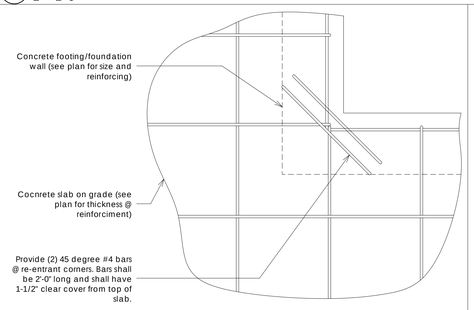
021 **GSN Continuity Channel**
3/8" = 1'-0"



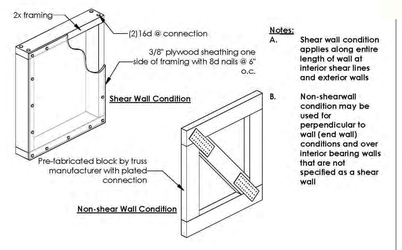
016 **GSN Chimney Framing 01**
3/8" = 1'-0"



014 **00 - GSN - Wood Nailer @ Steel Beam**
1" = 1'-0"



011 **00 - GSN - Reinforcing @ Re-entrant Corners**
1" = 1'-0"



010 **00 - GSN - Panel Blocking**
1" = 1'-0"

5ive ENGINEERING
834 West 75 North
Kaysville, UT 84037
(phone) 801.915.4525
www.5iveengineering.com

No.	Description	Date

Burton Solitude Spec Home

Think Architecture
5151 South 900 East, Suite #200
Salt Lake City, UT 84117

REVIEWED FOR CODE COMPLIANCE
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Date of
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General Details (cont.)

Date	9/4/18
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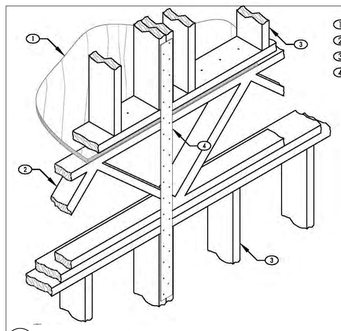
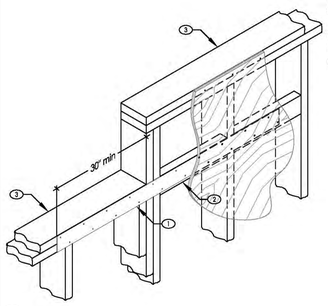
S104

Scale As indicated



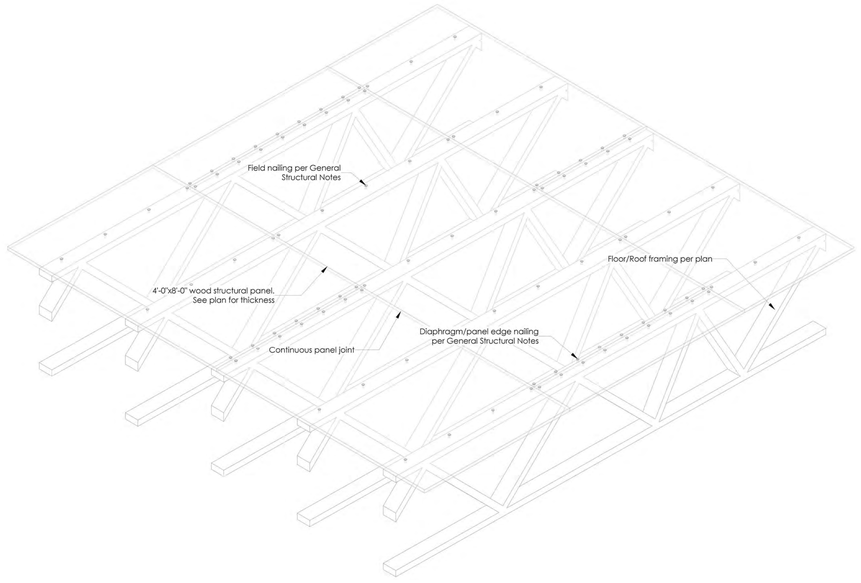
1. Floor sheathing per plan
2. Floor truss per plan
3. Wood wall per plan
4. Simpson holddown strap per plan

030 GSN Hold Down Strap @ Wood Wall
3/8" = 1'-0"

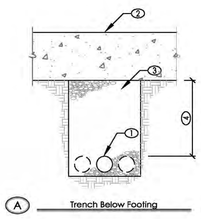


1. Simpson CMSTC16 top plate to blocking
2. 2x6 flat blocking (extend 3 bays minimum)
3. Double 2x top plate

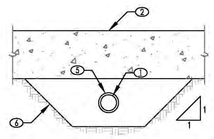
031 GSN Step @ Top Plate
3/8" = 1'-0"



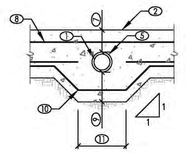
025 00 - GSN - Unblocked Diaphragm
1" = 1'-0"



A Trench Below Footing



B Pipe Directly Below Footing



C Pipe Sleeve in Footing

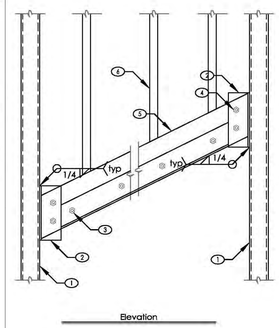
1. Utility pipe as occurs
2. Concrete footing per plan
3. Backfill & recompact trench per soils report
4. 18" min. unless noted otherwise in soils report. For pipes located less than 18" below footing see details B & C
5. Pipe sleve with inside dia. to allow 1/2" clearance between pipe and sleeve on all sides
6. Concrete fill to match footing width. See Structural General Notes for concrete mix specifications
7. 6" min. to allow top reinforcing and embedded items to maintain min. concrete coverage per Structural General Notes
8. Top footing reinforcing per plan or (2) #4 x 48" min. centered over pipe
9. Thicken footing @ sleeve (6" min.) such that dimension above (per (7)) plus thickened dimesion equals or exceeds min. footing thickness per plan
10. Provide bent bars as necessary for bottom footing reinforcement to be continuous below pipe sleeve. Lap per Structural General Notes
11. Dimension to equal or exceed 2 times outside diameter of sleeve (12" min.)

NOTES:

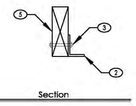
A. All backfill operations per detail A to be completed and approved by geotechnical engineer prior to placing concrete footings.

B. Notify engineer 48 hours min. prior to placing concrete where detail C is req'd.

032 GSN Utility Pipe @ Concrete Footing
3/8" = 1'-0"



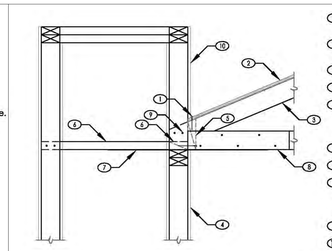
Elevation



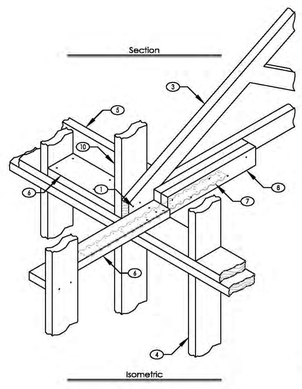
Section

1. Steel column per plan
2. Steel angle - L3x4x5/16 steel angle.
3. 1/2" dia thru bolts @ 12" o.c.
4. (2)1/2" dia thru bolts (min)
5. (2)2x10
6. Wood trimmer studs

028 GSN Chimney Framing-Veneer Ledge
3/8" = 1'-0"



1. Edge nailing per Structural General Notes
2. Roof sheathing per plan (not shown on isometric view for clarity)
3. Roof truss per plan
4. Wood wall per plan
5. 2x blocking with (3) 16d nails at each block (where depth exceeds 11-1/4", use panel blocking per GSN.)
6. 2x blocking
7. Simpson MSTC40
8. 2x nailer added to truss. Length of block shall be 1/2 strap length +4". Attach to bottom chord of truss with 16d nails @ 4" o.c. (staggered)
9. (2)16d nails (truss to stud)
10. Pony wall (studs to match truss spacing



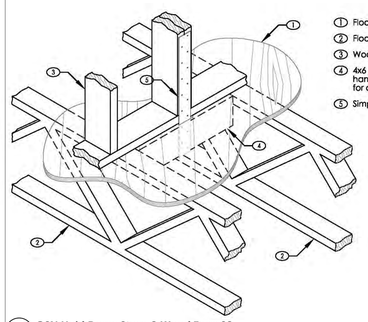
Section

Isometric

NOTES:

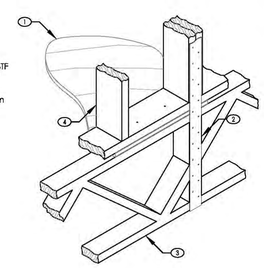
Sheath entire perimeter of chimney box with SW1 minimum (unless noted otherwise)

026 GSN Chimney Framing 02
3/8" = 1'-0"



1. Floor sheathing per plan
2. Floor truss per plan
3. Wood wall per plan
4. 4x6 blocking with Simpson HUS46TF hanger @ each end (not shown for clarity)
5. Simpson holddown strap per plan

029 GSN Hold Down Strap @ Wood Truss 02
3/8" = 1'-0"

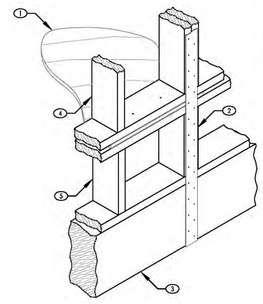


1. Floor sheathing per plan
2. Simpson holddown strap per plan
3. Wood truss per plan
4. Wood wall per plan

NOTES:

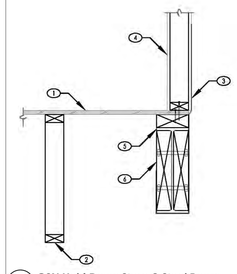
Truss designer shall provide panel joint, and vertical web member at strap to receive nailing.

027 GSN Hold Down Strap @ Wood Truss 01
3/8" = 1'-0"



1. Floor sheathing per plan
2. Simpson holddown strap per plan
3. Wood beam per plan
4. Wood wall per plan
5. Wood cripple wall per plan

024 GSN Hold Down Strap @ Wood Beam
3/8" = 1'-0"



1. Floor sheathing per plan
2. Floor truss per plan (as occurs)
3. Simpson holddown strap per plan
4. Wood wall per plan
5. Steel beam per plan
6. Wood filler with (2) 3/4" dia thru bolts

023 GSN Hold Down Strap @ Steel Beam
3/8" = 1'-0"

Sive ENGINEERING
834 West 75 North
Kaysville, UT 84037
(phone) 801.915.4525
www.Siveengineering.com

No.	Description	Date

Burton Solitude Spec Home

Think Architecture
5151 South 900 East, Suite #200
Salt Lake City, UT 84117

REVIEWED FOR CODE COMPLIANCE
THIS CONSTRUCTION IS IN COMPLIANCE WITH THE 2018 CODES
BUILDING ☒ STRUCTURAL
MECHANICAL ☒ PLUMBING
ELECTRICAL ☒ ENERGY
ACCESSIBILITY ☐ FIRE
THIS REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.
BY: _____ DATE: 09/03/19
WEST COAST CODE CONSULTANTS, INC.

INTERNATIONAL STRUCTURAL ENGINEER
No. 9013702-2203
BENJAMIN P. THOMAS
STATE OF UTAH

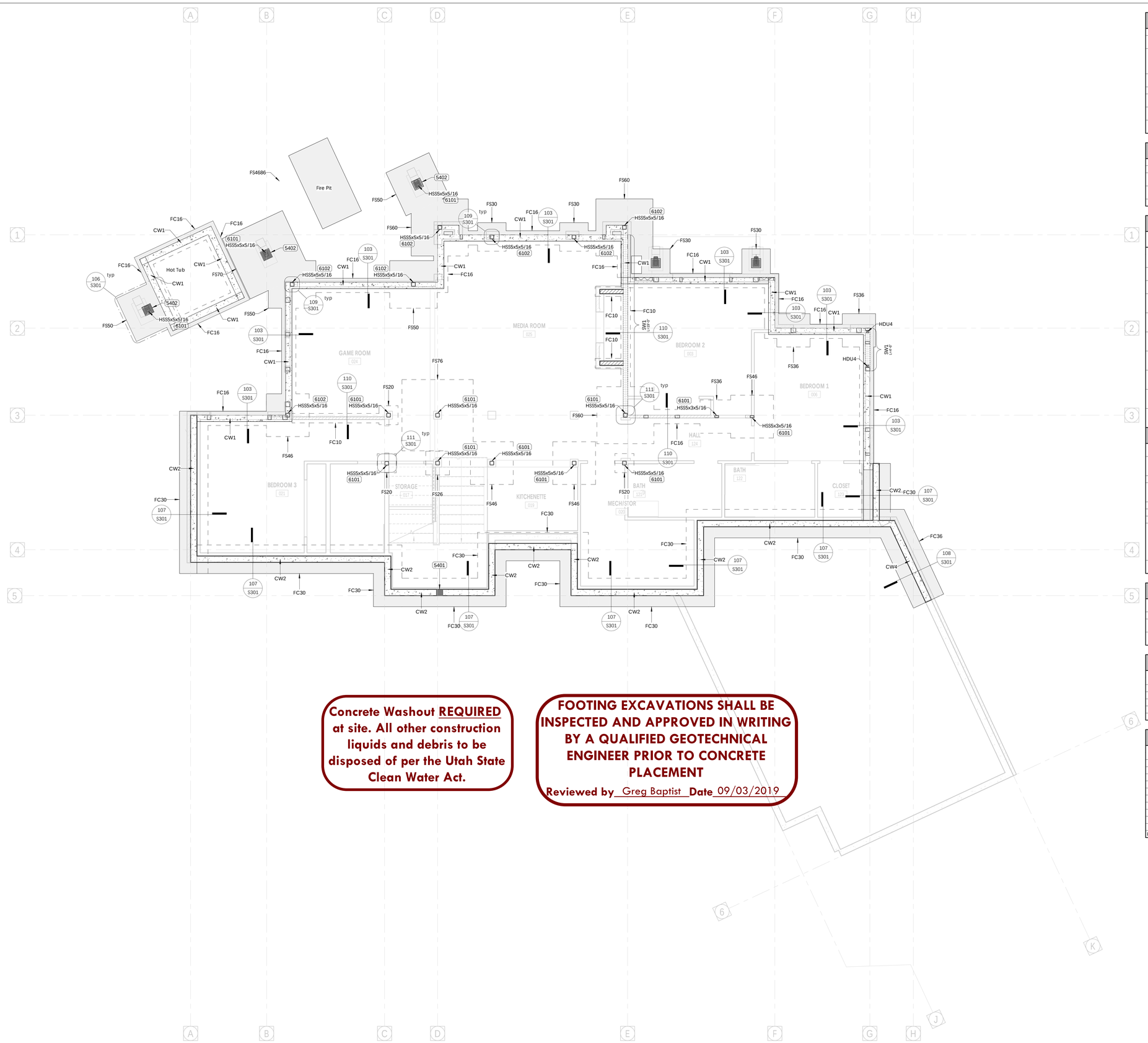
Date of
8/27/2019 10:12:27 AM

General Details (cont.)

Date	9/4/18
Drawn By	BPT
Checked By	BPT

S105

Scale As indicated



Concrete Washout REQUIRED at site. All other construction liquids and debris to be disposed of per the Utah State Clean Water Act.

FOOTING EXCAVATIONS SHALL BE INSPECTED AND APPROVED IN WRITING BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO CONCRETE PLACEMENT

Reviewed by Greg Baptist **Date** 09/03/2019

1 S201 - Basement Footing & Foundation Plan
1/4" = 1'-0"

Footing & Foundation Plan Notes

1	Verify all dimensions with architect prior to start of construction.
2	Verify locations of all inserts in slab with the architectural, mechanical, plumbing, and electrical plans prior to the placement of concrete slab.
3	Concrete slab on grade shall be 4" thick over 2" sand over 10 mil. visqueen (vapor barrier) over 4" type II aggregate base material. Recommended reinforcement of the concrete slab should be #3 bars at 18" o.c. each way (for best crack control results, every other bar should be cut at control joints). As an alternate, 6 x 6 - W2.1 x W2.1 welded wire fabric (in sheets), centered in slab thickness.
4	Anchor bolts and holddowns shall be secured in place prior to the placement of concrete, and shall be installed per the manufacturers specifications and the General Notes.
5	All site walls, sidewalks, or other architectural features shall be by others (unless noted otherwise).
6	The finished surface of the slab on grade shall be noted as 100'-0" (elevation) unless noted otherwise on the footing and foundation plan.
7	Size and reinforcement of isolated and continuous footings shall be per the footing schedule below.
8	All exterior footings shall bear below frost depth (42") according to the soils report or applicable building codes.

Keynotes

Key Note	Keynote Text
5401	Concrete pilaster - provide (4) #4 bars vertically full wall height with #3 ties @ 6" o.c.
5402	Concrete pier - provide 12"x12" with (1) #4 vertical bar at each corner of the pier (4 total). Provide #3 ties @ 4" o.c. full height of pier.
6101	Provide 11"x11"x3/4" base plate with (4) 3/4" diameter anchor bolts into concrete footing/pier
6102	Provide 5½"x11"x3/4" base plate with (2) 3/4" diameter anchor bolts into concrete stem wall

Plywood Shear Wall Schedule

** Where 1-1/8" plywood is used for floor sheathing, use 1/4"x4" screws in lieu of 16d nails.*

Mark	Sheathing Thickness	Edge Nailing	Bottom Plate Attachment		Minimum Sill Plate Thickness
			A.B. Spacing @ Foundation	Bottom Plate Nails @ Floor *	
SW1	3/8" plywood, blocked, one side of wall	8d @ 6" o.c.	1/2" dia. anchor bolts @ 32" o.c.	16d @ 6" o.c.	2x
SW2	3/8" plywood, blocked, one side of wall	8d @ 4" o.c.	1/2" dia. anchor bolts @ 32" o.c.	16d @ 6" o.c.	2x
SW3	3/8" plywood, blocked, one side of wall, 3" nominal framing @ panel edges	8d @ 3" o.c.	1/2" dia. anchor bolts @ 10" o.c.	16d @ 3" o.c.	2x
SW3 (alt)	3/8" plywood, blocked, one side of wall, 3" nominal framing @ panel edges	8d @ 3" o.c.	1/2" dia. anchor bolts @ 20" o.c.	16d @ 3" o.c.	3x
SW4	3/8" plywood, blocked, one side of wall, 3" nominal framing @ panel edges	8d @ 2" o.c.	1/2" dia. anchor bolts @ 8" o.c.	---	2x
SW4 (alt)	3/8" plywood, blocked, one side of wall, 3" nominal framing @ panel edges	8d @ 2" o.c.	---	1/4" dia. x 5" long screws @ 6" o.c.	3x
SW5	3/8" plywood, blocked, both side of wall, 3" nominal framing @ panel edges	8d @ 4" o.c. (staggered)	5/8" dia. anchor bolts @ 16" o.c.	1/4" dia. x 5" long screws @ 4" o.c.	3x
SW6	3/8" plywood, blocked, both side of wall, 3" nominal framing @ panel edges	8d @ 3" o.c. (staggered)	5/8" dia. anchor bolts @ 16" o.c.	1/4" dia. x 5" long screws @ 4" o.c.	3x
SW7	3/8" plywood, blocked, both side of wall, 3" nominal framing @ panel edges	8d @ 2" o.c. (staggered)	5/8" dia. anchor bolts @ 16" o.c.	1/4" dia. x 5" long screws @ 4" o.c.	3x

Plywood Shear Wall Notes

A.	Shear wall studs shall be placed at 16" o.c. maximum. Framing and blocking at panel edges (where noted above) shall be 2x minimum, unless noted otherwise.
B.	Provide (2) full height studs (min.) at ends of shear walls, unless noted otherwise on plans, details, or hold down requirements. Shear walls without hold downs require (1) stud at each end of shear wall (min.) Trimmer stud may be counted as an end stud at non-bearing walls.
C.	Plywood may be installed either horizontally or vertically, unless noted otherwise.
D.	Use A.B. (Anchor Bolts) noted per G.S.N., details, and this schedule for bottom sill plate attachment at foundation. Use staggered nails as noted in this schedule for bottom plate attachment at elevated shear walls. See G.S.N. for optional shot-pins and epoxy bolts where allowed by G.S.N.
E.	Where sheathing is interrupted by intersecting wall, provide continuity channel per General Details.
F.	Multiple 2x studs at holddowns shall be stitch-nailed together with 16d sinkers at 6" o.c. (staggered).
G.	All field nailing shall be at 12" o.c. with the same size nail specified for egde nailing.
H.	Anchor bolts for shear walls shall include steel plate washers, .229"x3"x3", in size between the sill plate and the nut. The hole in the plate washer is permitted to be diagonally slotted with a width of up to 3/16" larger than the bolt diameter and a slot length not to exceed 1-3/4", provided a standrd cut washer is placed between the plate washer and the nut. Where a single 3" nominal sill plate is used, (2)20d box nails shall be substituted for (2)16d commend nails for the end nail connection of the stud to the sole plate.
J.	(2)2x framing may be used in lieu of the 3x nominal framing is called out on the schedule. (2)2x framing shall be stitch-nailed together with 16d sinkers @ 6" o.c. (staggered).

Concrete Wall Schedule

Mark	Wall Thickness	Vertical Reinforcing	Horizontal Reinforcing	Top & Bottom Bars	Notes
CW1	8"	#4@12" o.c.	#4 @ 12" o.c.	(2)#4 bars	Center bars in wall
CW2	8"	#5 @ 12" o.c.	#5 @ 12" o.c.	(2)#5 bars	Provide 6' clear from soil side of wall
CW4	8"	#5 @ 8" o.c.	#5 @ 12" o.c.	(2)#5 bars	Provide 6' clear from soil side of wall

Continuous Footing Schedule

Mark	Width	Thickness	Longitudinal Reinforcing			
			No.	Size	Length	Spacing
FC10	1' - 0"	1' - 0"	2	#4	Continuous	Equal
FC16	1' - 6"	1' - 0"	3	#4	Continuous	Equal
FC26	2' - 6"	1' - 0"	4	#4	Continuous	Equal
FC30	3' - 0"	1' - 0"	5	#4	Continuous	Equal
FC36	3' - 6"	1' - 0"	6	#4	Continuous	Equal

Isolated Footing Schedule

Mark	Width	Length	Thick-ness	Crosswise Reinforcing				Longitudinal Reinforcing			
				No.	Size	Length	Spacing	No.	Size	Length	Spacing
FS20	2' - 0"	2' - 0"	12"	3	#4	1'-6"	Equal	3	#4	1'-6"	Equal
FS26	2' - 6"	2' - 6"	12"	4	#4	2'-0"	Equal	4	#4	2'-0"	Equal
FS30	3' - 0"	3' - 0"	12"	5	#4	2'-6"	Equal		#4	2'-6"	Equal
FS36	3' - 6"	3' - 6"	12"	6	#4	3'-0"	Equal	6	#4	3'-0"	Equal
FS40	4' - 0"	4' - 0"	12"	6	#4	3'-6"	Equal	6	#4	3'-6"	Equal
FS46	4' - 6"	4' - 6"	12"	7	#4	4'-0"	Equal	7	#4	4'-0"	Equal
FS50	5' - 0"	5' - 0"	12"	8	#4	4'-6"	Equal	8	#4	4'-6"	Equal
FS60	6' - 0"	6' - 0"	12"	9	#4	5'-6"	Equal	9	#4	5'-6"	Equal
FS70	7' - 0"	7' - 0"	12"	11	#4	6'-6"	Equal	11	#4	6'-6"	Equal
FS76	7' - 6"	7' - 6"	12"	12	#4	7'-0"	Equal	12	#4	7'-0"	Equal
FS4686	4' - 6"	8' - 6"	12"	7	#4	8'-0"	Equal	15	#4	4'-0"	Equal

5ive ENGINEERING
834 West 75 North
Kaysville, UT 84037
(phone) 801.915.4525
www.5iveengineering.com

No.	Description	Date

Burton Solitude Spec Home

Think Architecture
5151 South 900 East, Suite #200
Salt Lake City, UT 84117

REVIEWED FOR CODE COMPLIANCE
CODE COMPLIANCE REVIEW BASED ON THE FOLLOWING CODES:
☒ BUILDING ☒ STRUCTURAL
☒ MECHANICAL ☒ PLUMBING
☒ ELECTRICAL ☒ ENERGY
☒ ACCESSIBILITY ☐ FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO COMMENCE UNTIL ALL REQUIRED STATE / BUILDING REGULATIONS
Mark Keller Date 09/03/19
WEST COAST CODE CONSULTANTS, INC

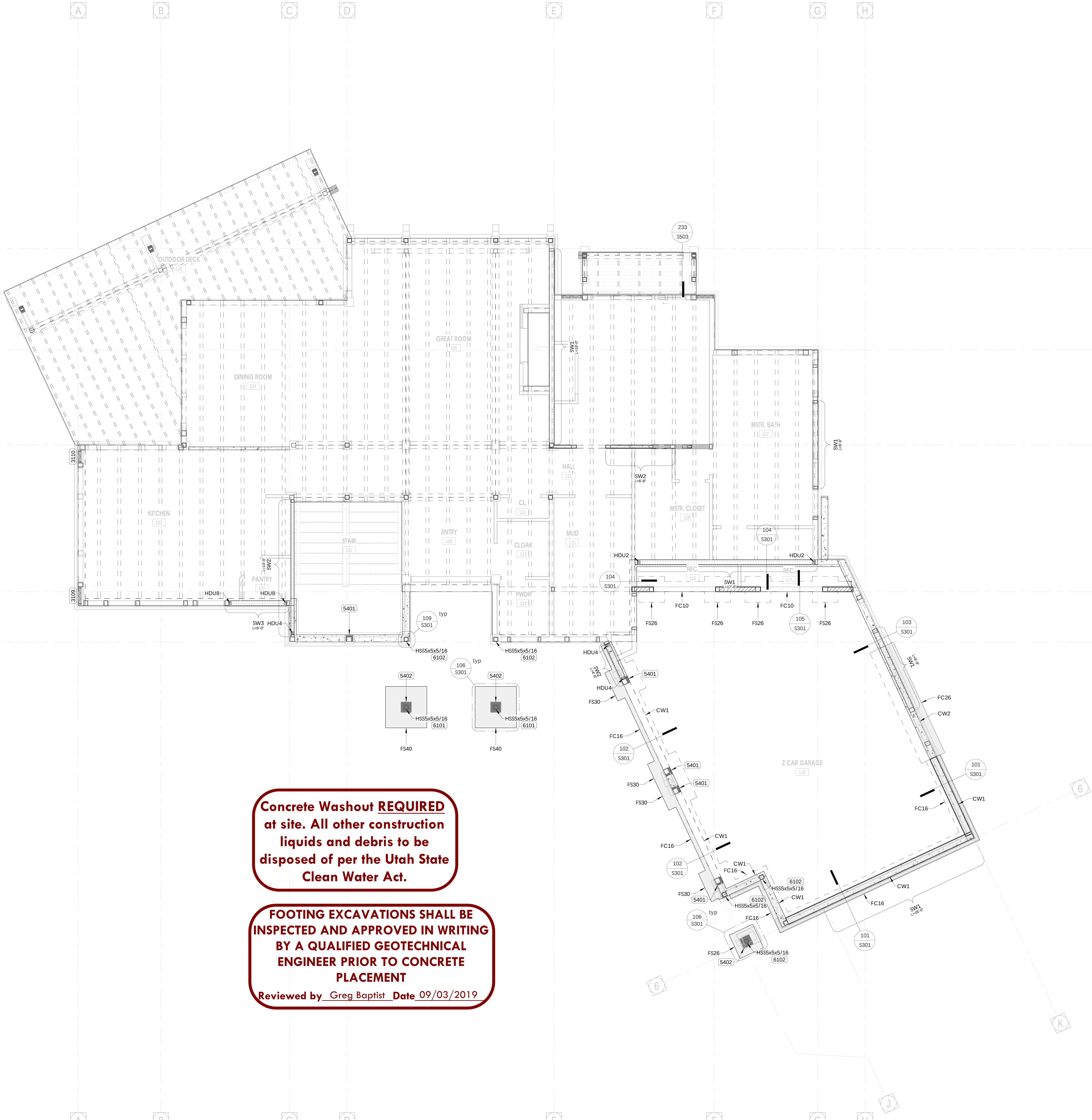
Date of
8/27/2019 10:12:29 AM

Basement Footing & Foundation Plan

Date	9/4/18
Drawn By	BPT
Checked By	BPT

S201

Scale 1/4" = 1'-0"



Concrete Washout REQUIRED at site. All other construction liquids and debris to be disposed of per the Utah State Clean Water Act.

FOOTING EXCAVATIONS SHALL BE INSPECTED AND APPROVED IN WRITING BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO CONCRETE PLACEMENT

Reviewed by Greg Baptist **Date** 09/03/2019

1 S202 - Main Level Footing & Foundation Plan
1/4" = 1'-0"

Footing & Foundation Plan Notes

1	Verify all dimensions with architect prior to start of construction.
2	Verify locations of all inserts in slab with the architectural, mechanical, plumbing, and electrical plans prior to the placement of concrete slab.
3	Concrete slab on grade shall be 4" thick over 2" sand over 10 mil. visqueen (vapor barrier) over 4" type II aggregate base material. Recommended reinforcement of the concrete slab should be #3 bars at 18" o.c. each way (for best crack control results, every other bar should be cut at control joints). As an alternate, 6 x 6 - W2.1 x W2.1 welded wire fabric (in sheets), centered in slab thickness.
4	Anchor bolts and holddowns shall be secured in place prior to the placement of concrete, and shall be installed per the manufacturers specifications and the General Notes.
5	All site walls, sidewalks, or other architectural features shall be by others (unless noted otherwise).
6	The finished surface of the slab on grade shall be noted as 100'-0" (elevation) unless noted otherwise on the footing and foundation plan.
7	Size and reinforcement of isolated and continuous footings shall be per the footing schedule below.
8	All exterior footings shall bear below frost depth (42") according to the soils report or applicable building codes.

Keynotes

Key Note	Keynote Text
3109	Simpson Strong-Wall - provide Simpson SSW21x12 steel Strong-Wall. See foundation plan for anchorage to concrete. Install per manufacturer's specifications.
3110	Simpson Strong-Wall - provide Simpson SSW15x12 steel Strong-Wall. See foundation plan for anchorage to concrete. Install per manufacturer's specifications.
5401	Concrete pilaster - provide (4) #4 bars vertically full wall height with #3 ties @ 6" o.c.
5402	Concrete pier - provide 12"x12" with (1) #4 vertical bar at each corner of the pier (4 total). Provide #3 ties @ 4" o.c. full height of pier.
6101	Provide 11"x11"x3/4" base plate with (4) 3/4" diameter anchor bolts into concrete footing/pier
6102	Provide 5½"x11"x3/4" base plate with (2) 3/4" diameter anchor bolts into concrete stem wall

Plywood Shear Wall Schedule

** Where 1-1/8" plywood is used for floor sheathing, use 1/4"x4" screws in lieu of 16d nails.*

Mark	Sheathing Thickness	Edge Nailing	Bottom Plate Attachment: A.B. Spacing @ Foundation	Bottom Plate Attachment: Bottom Plate Nails @ Floor *	Minimum Sill Plate Thickness
SW1	3/8" plywood, blocked, one side of wall	8d @ 6" o.c.	1/2" dia. anchor bolts @ 32" o.c.	16d @ 6" o.c.	2x
SW2	3/8" plywood, blocked, one side of wall	8d @ 4" o.c.	1/2" dia. anchor bolts @ 32" o.c.	16d @ 6" o.c.	2x
SW3	3/8" plywood, blocked, one side of wall, 3" nominal framing @ panel edges	8d @ 3" o.c.	1/2" dia. anchor bolts @ 10" o.c.	16d @ 3" o.c.	2x
SW3 (alt)	3/8" plywood, blocked, one side of wall, 3" nominal framing @ panel edges	8d @ 3" o.c.	1/2" dia. anchor bolts @ 20" o.c.	16d @ 3" o.c.	3x
SW4	3/8" plywood, blocked, one side of wall, 3" nominal framing @ panel edges	8d @ 2" o.c.	1/2" dia. anchor bolts @ 8" o.c.	---	2x
SW4 (alt)	3/8" plywood, blocked, one side of wall, 3" nominal framing @ panel edges	8d @ 2" o.c.	---	1/4" dia. x 5" long screws @ 6" o.c.	3x
SW5	3/8" plywood, blocked, both side of wall, 3" nominal framing @ panel edges	8d @ 4" o.c. (staggered)	5/8" dia. anchor bolts @ 16" o.c.	1/4" dia. x 5" long screws @ 4" o.c.	3x
SW6	3/8" plywood, blocked, both side of wall, 3" nominal framing @ panel edges	8d @ 3" o.c. (staggered)	5/8" dia. anchor bolts @ 16" o.c.	1/4" dia. x 5" long screws @ 4" o.c.	3x
SW7	3/8" plywood, blocked, both side of wall, 3" nominal framing @ panel edges	8d @ 2" o.c. (staggered)	5/8" dia. anchor bolts @ 16" o.c.	1/4" dia. x 5" long screws @ 4" o.c.	3x

Plywood Shear Wall Notes

A.	Shear wall studs shall be placed at 16" o.c. maximum. Framing and blocking at panel edges (where noted above) shall be 2x minimum, unless noted otherwise.
B.	Provide (2) full height studs (min.) at ends of shear walls, unless noted otherwise on plans, details, or hold down requirements. Shear walls without hold downs require (1) stud at each end of shear wall (min.) Trimmer stud may be counted as an end stud at non-bearing walls.
C.	Plywood may be installed either horizontally or vertically, unless noted otherwise.
D.	Use A.B. (Anchor Bolts) noted per G.S.N., details, and this schedule for bottom sill plate attachment at foundation. Use staggered nails as noted in this schedule for bottom plate attachment at elevated shear walls. See G.S.N. for optional shot-pins and epoxy bolts where allowed by G.S.N.
E.	Where sheathing is interrupted by intersecting wall, provide continuity channel per General Details.
F.	Multiple 2x studs at holddowns shall be stitch-nailed together with 16d sinkers at 6" o.c. (staggered).
G.	All field nailing shall be at 12" o.c. with the same size nail specified for egde nailing.
H.	Anchor bolts for shear walls shall include steel plate washers, .229"x3"x3", in size between the sill plate and the nut. The hole in the plate washer is permitted to be diagonally slotted with a width of up to 3/16" larger than the bolt diameter and a slot length not to exceed 1-3/4", provided a standrd cut washer is placed between the plate washer and the nut. Where a single 3" nominal sill plate is used, (2)20d box nails shall be substituted for (2)16d commend nails for the end nail connection of the stud to the sole plate.
J.	(2)2x framing may be used in lieu of the 3x nominal framing is called out on the schedule. (2)2x framing shall be stitch-nailed together with 16d sinkers @ 6" o.c. (staggered).

Concrete Wall Schedule

Mark	Wall Thickness	Vertical Reinforcing	Horizontal Reinforcing	Top & Bottom Bars	Notes
CW1	8"	#4@12" o.c.	#4 @ 12" o.c.	(2)#4 bars	Center bars in wall
CW2	8"	#5 @ 12" o.c.	#5 @ 12" o.c.	(2)#5 bars	Provide 6" clear from soil side of wall
CW4	8"	#5 @ 8" o.c.	#5 @ 12" o.c.	(2)#5 bars	Provide 6" clear from soil side of wall

Continuous Footing Schedule

Mark	Width	Thickness	Longitudinal Reinforcing: No.	Size	Length	Spacing
FC10	1' - 0"	1' - 0"	2	#4	Continuous	Equal
FC16	1' - 6"	1' - 0"	3	#4	Continuous	Equal
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Isolated Footing Schedule

Mark	Width	Length	Thick-ness	Crosswise Reinforcing: No.	Size	Length	Spacing	Longitudinal Reinforcing: No.	Size	Length	Spacing
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FS30	3' - 0"	3' - 0"	12"	5	#4	2'-6"	Equal		#4	2'-6"	Equal
FS36	3' - 6"	3' - 6"	12"	6	#4	3'-0"	Equal	6	#4	3'-0"	Equal
FS40	4' - 0"	4' - 0"	12"	6	#4	3'-6"	Equal	6	#4	3'-6"	Equal
FS46	4' - 6"	4' - 6"	12"	7	#4	4'-0"	Equal	7	#4	4'-0"	Equal
FS50	5' - 0"	5' - 0"	12"	8	#4	4'-6"	Equal	8	#4	4'-6"	Equal
FS60	6' - 0"	6' - 0"	12"	9	#4	5'-6"	Equal	9	#4	5'-6"	Equal
FS70	7' - 0"	7' - 0"	12"	11	#4	6'-6"	Equal	11	#4	6'-6"	Equal
FS76	7' - 6"	7' - 6"	12"	12	#4	7'-0"	Equal	12	#4	7'-0"	Equal
FS4686	4' - 6"	8' - 6"	12"	7	#4	8'-0"	Equal	15	#4	4'-0"	Equal

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No.	Description	Date

Burton Solitude Spec Home

Think Architecture
5151 South 900 East, Suite #200
Salt Lake City, UT 84117

REVIEWED FOR CODE COMPLIANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.
☒ BUILDING ☒ STRUCTURAL
☒ MECHANICAL ☒ PLUMBING
☒ ELECTRICAL ☒ ENERGY
☐ ACCESSIBILITY ☐ FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.
DATE: 09/03/19
WEST COAST CODE CONSULTANTS, INC.

PROFESSIONAL STRUCTURAL ENGINEER
No. 501370-2203
BENJAMIN P. THOMAS
STATE OF UTAH

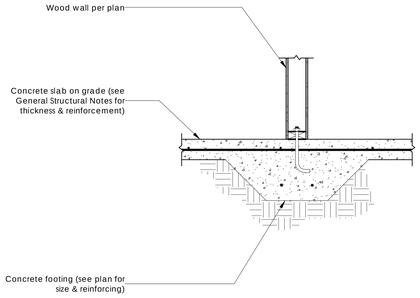
Date of
8/27/2019 10:12:32 AM

Main Level Footing & Foundation Plan

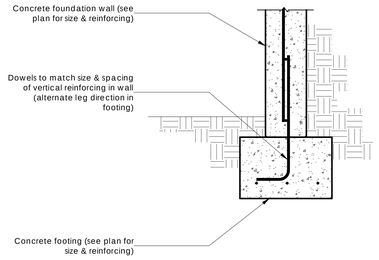
Date	9/4/18
Drawn By	BPT
Checked By	BPT

S202

Scale 1/4" = 1'-0"



110 **Wood Wall @ Concrete Footing 1.01**
1" = 1'-0"



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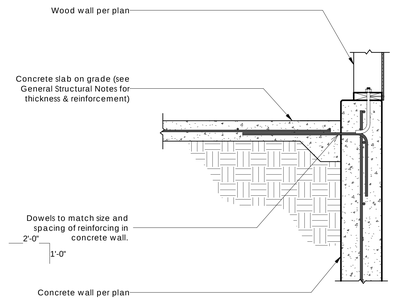

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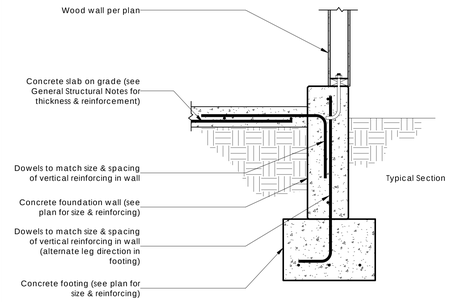

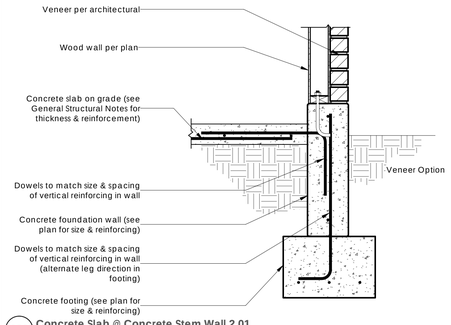

101 **Concrete Slab @ Concrete Stem Wall 2.01**
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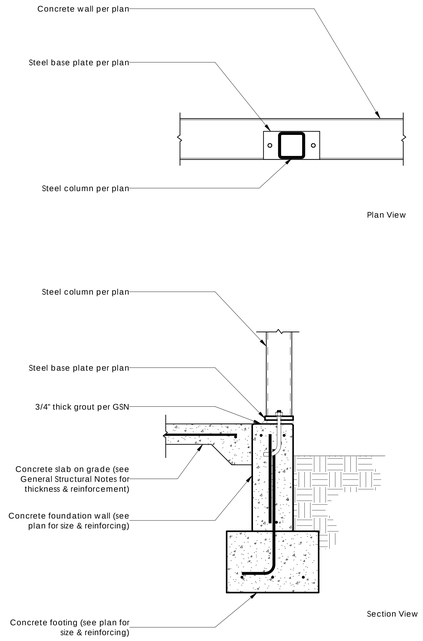

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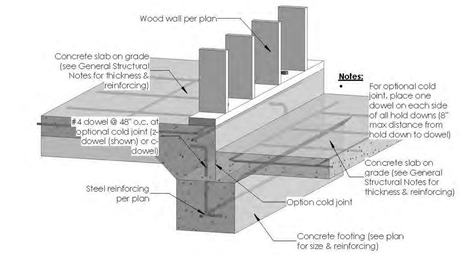

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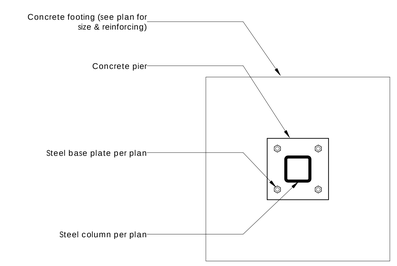

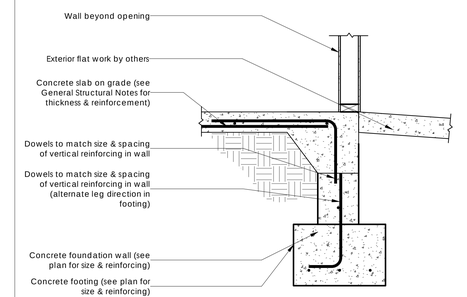

102 **Concrete Slab @ Concrete Stem Wall 3.01**
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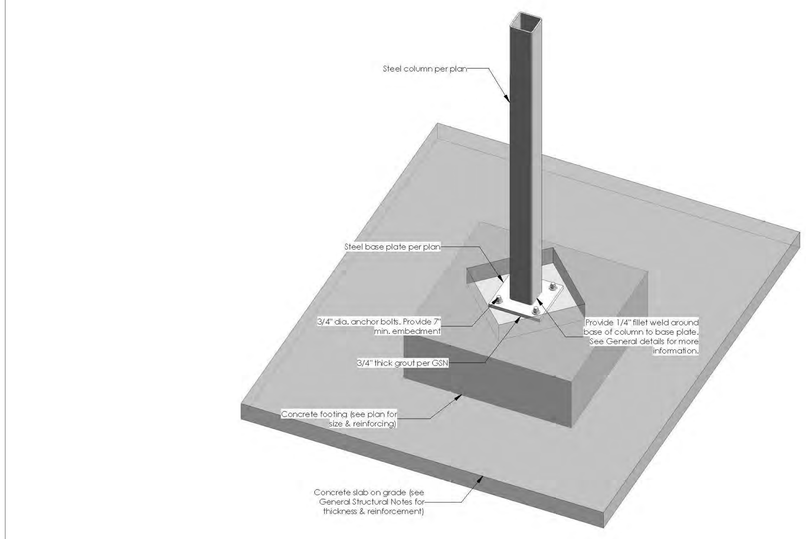

111 **Steel Column @ Concrete Footing 2.01**
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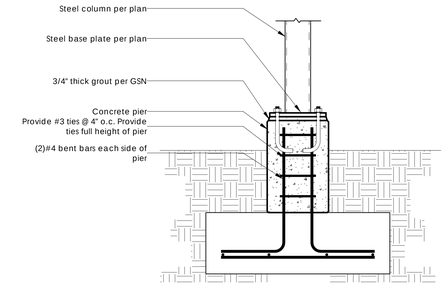

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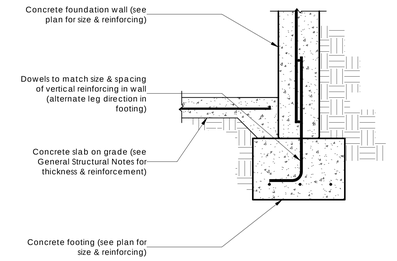

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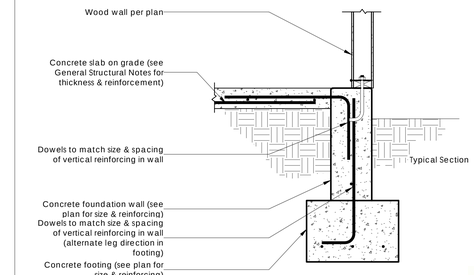
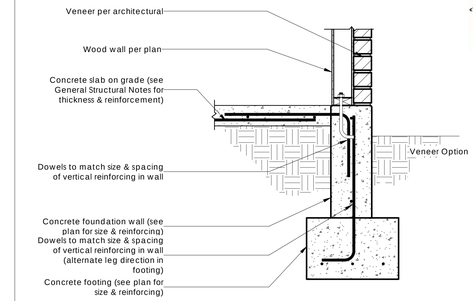




103 **Concrete Slab @ Concrete Stem Wall 1.01**
1" = 1'-0"

5ive ENGINEERING
834 West 75 North
Kaysville, UT 84037
(phone) 801.915.4525
www.5iveengineering.com

No.	Description	Date

Burton Solitude Spec Home

Think Architecture
5151 South 900 East, Suite #200
Salt Lake City, UT 84117

REVIEWED FOR CODE COMPLIANCE
FOR COMPLIANCE WITH THE FOLLOWING CODES AND ORDINANCES:
☑ BUILDING ☑ STRUCTURAL
☑ MECHANICAL ☑ PLUMBING
☑ ENERGY ☑ ENERGY
☑ ACCESSIBILITY ☑ FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY CITY, COUNTY, OR STATE LAWS, RULES, REGULATIONS
BY: _____ DATE: 09/03/19
WEST COAST CODE CONSULTANTS, INC.

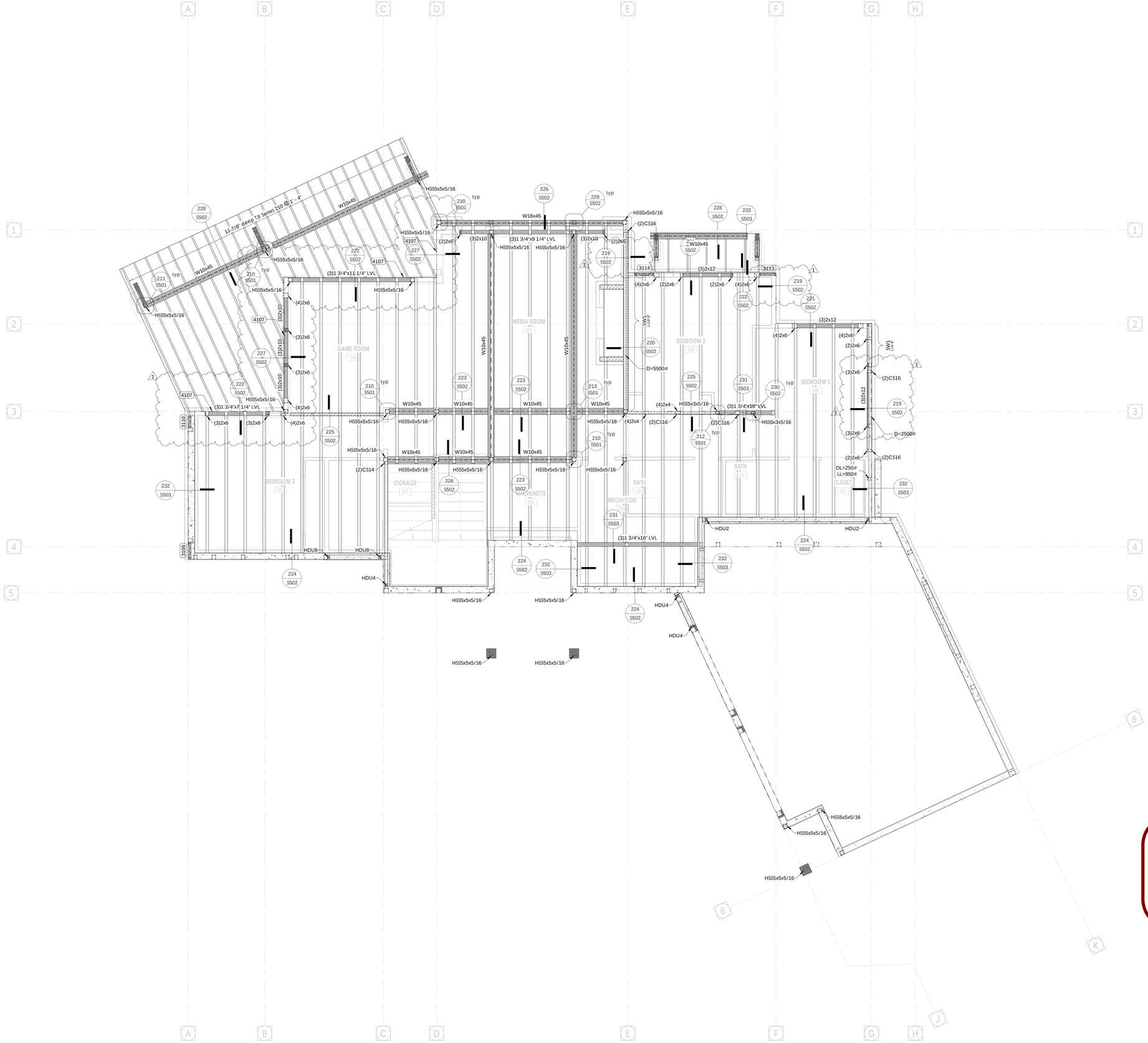
Date of
8/27/2019 10:12:34 AM

Footing & Foundation Details

Date	9/4/18
Drawn By	BPT
Checked By	BPT

S301

Scale 1" = 1'-0"



1 S401 - Basement Floor Framing Plan
1/4" = 1'-0"

Floor & Low Roof Framing Plan Notes

1	Roof sheathing shall be 3/4" A.P.A. rated sheathing. See General Details for diaphragm attachment.
2	Floor sheathing shall be 3/4" or 1 1/8" A.P.A. rated sheathing. See General Details for diaphragm attachment.
3	Floor framing members shown on plan indicate manufactured floor trusses spaced per the manufacturer (24" o.c. typical).
4	Typical joint splice of the perimeter (2) 2x top plate shall have a minimum of 4'-0" overlap with (20) 16d each side of the joint. Nails shall be staggered and evenly spaced (see General Details). Top plate splice shall be located away from marked shearwalls. Where it is not feasible to overlap the top plate as indicated, a Simpson MST37 strap shall be installed, centered on the splice, and fully nailed.
5	All exterior walls, and interior bearing walls, shall be framed with 2x6 studs at 16" o.c. unless noted otherwise on the plans. Provide (1) trimmer stud and (1) king stud at all openings in wood framed wall.
6	"D=xxx#" indicates drag load to be included in the appropriate load combinations by the truss manufacturer.

Keynotes

Key Note	Keynote Text
3109	Simpson Strong-Wall - provide Simpson SSW21x12 steel Strong-Wall. See foundation plan for anchorage to concrete. Install per manufacturer's specifications.
3110	Simpson Strong-Wall - provide Simpson SSW15x12 steel Strong-Wall. See foundation plan for anchorage to concrete. Install per manufacturer's specifications.
3113	Simpson Strong-Wall - provide Simpson SSW21x10 steel Strong-Wall. See foundation plan for anchorage to concrete. Install per manufacturer's specifications.
3114	Simpson Strong-Wall - provide Simpson SSW24x10 steel Strong-Wall. See foundation plan for anchorage to concrete. Install per manufacturer's specifications.
4107	Wood ledger - provide 1-3/4"x11-7/8" LVL ledger with (8)#10 wood screws @ 16" o.c.

Plywood Shear Wall Schedule

** Where 1-1/8" plywood is used for floor sheathing, use 1/4"x4" screws in lieu of 16d nails.*

Mark	Sheathing Thickness	Edge Nailing	Bottom Plate Attachment		Minimum Sill Plate Thickness
			A.B. Spacing @ Foundation	Bottom Plate Nails @ Floor *	
SW1	3/8" plywood, blocked, one side of wall	8d @ 6" o.c.	1/2" dia. anchor bolts @ 32" o.c.	16d @ 6" o.c.	2x
SW2	3/8" plywood, blocked, one side of wall	8d @ 4" o.c.	1/2" dia. anchor bolts @ 32" o.c.	16d @ 6" o.c.	2x
SW3	3/8" plywood, blocked, one side of wall, 3" nominal framing @ panel edges	8d @ 3" o.c.	1/2" dia. anchor bolts @ 10" o.c.	16d @ 3" o.c.	2x
SW3 (alt)	3/8" plywood, blocked, one side of wall, 3" nominal framing @ panel edges	8d @ 3" o.c.	1/2" dia. anchor bolts @ 20" o.c.	16d @ 3" o.c.	3x
SW4	3/8" plywood, blocked, one side of wall, 3" nominal framing @ panel edges	8d @ 2" o.c.	1/2" dia. anchor bolts @ 8" o.c.	---	2x
SW4 (alt)	3/8" plywood, blocked, one side of wall, 3" nominal framing @ panel edges	8d @ 2" o.c.	---	1/4" dia. x 5" long screws @ 6" o.c.	3x
SW5	3/8" plywood, blocked, both side of wall, 3" nominal framing @ panel edges	8d @ 4" o.c. (staggered)	5/8" dia. anchor bolts @ 16" o.c.	1/4" dia. x 5" long screws @ 4" o.c.	3x
SW6	3/8" plywood, blocked, both side of wall, 3" nominal framing @ panel edges	8d @ 3" o.c. (staggered)	5/8" dia. anchor bolts @ 16" o.c.	1/4" dia. x 5" long screws @ 4" o.c.	3x
SW7	3/8" plywood, blocked, both side of wall, 3" nominal framing @ panel edges	8d @ 2" o.c. (staggered)	5/8" dia. anchor bolts @ 16" o.c.	1/4" dia. x 5" long screws @ 4" o.c.	3x

Plywood Shear Wall Notes

A.	Shear wall studs shall be placed at 16" o.c. maximum. Framing and blocking at panel edges (where noted above) shall be 2x minimum, unless noted otherwise.
B.	Provide (2) full height studs (min.) at ends of shear walls, unless noted otherwise on plans, details, or hold down requirements. Shear walls without hold downs require (1) stud at each end of shear wall (min.) Trimmer stud may be counted as an end stud at non-bearing walls.
C.	Plywood may be installed either horizontally or vertically, unless noted otherwise.
D.	Use A.B. (Anchor Bolts) noted per G.S.N., details, and this schedule for bottom sill plate attachment at foundation. Use staggered nails as noted in this schedule for bottom plate attachment at elevated shear walls. See G.S.N. for optional shot-pins and epoxy bolts where allowed by G.S.N.
E.	Where sheathing is interrupted by intersecting wall, provide continuity channel per General Details.
F.	Multiple 2x studs at holddowns shall be stitch-nailed together with 16d sinkers at 6" o.c. (staggered).
G.	All field nailing shall be at 12" o.c. with the same size nail specified for egde nailing.
H.	Anchor bolts for shear walls shall include steel plate washers, 2.29"x3"x3", in size between the sill plate and the nut. The hole in the plate washer is permitted to be diagonally slotted with a width of up to 3/16" larger than the bolt diameter and a slot length not to exceed 1-3/4", provided a standrd cut washer is placed between the plate washer and the nut. Where a single 3" nominal sill plate is used, (2)20d box nails shall be substituted for (2)16d commend nails for the end nail connection of the stud to the sole plate.
J.	(2)2x framing may be used in lieu of the 3x nominal framing is called out on the schedule. (2)2x framing shall be stitch-nailed together with 16d sinkers @ 6" o.c. (staggered).

FIRE PROTECTION SYSTEM REQUIRED

- ☐ NFPA 13
- ☑ NFPA 13D
- ☐ NFPA 13R
- ☐ Other

Five ENGINEERING
834 West 75 North
Kaysville, UT 84037
(phone) 801.915.4525
www.5iveengineering.com

No.	Description	Date
1	Correction Letter	8/27/19

Burton Solitude Spec Home

Think Architecture
5151 South 900 East, Suite #200
Salt Lake City, UT 84117

REVIEWED FOR CODE COMPLIANCE
FOR COMPLIANCE WITH THE 2015 IRC/IBC
☐ BUILDING ☐ STRUCTURAL
☐ MECHANICAL ☐ PLUMBING
☐ ELECTRICAL ☐ ENERGY
☐ ACCESSIBILITY ☐ FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY CODE, STATE, OR LOCAL REGULATIONS.
By _____ Date _____
WEST COAST CODE CONSULTANTS, INC.

Date of
8/27/2019 10:12:37 AM

Basement Floor Framing

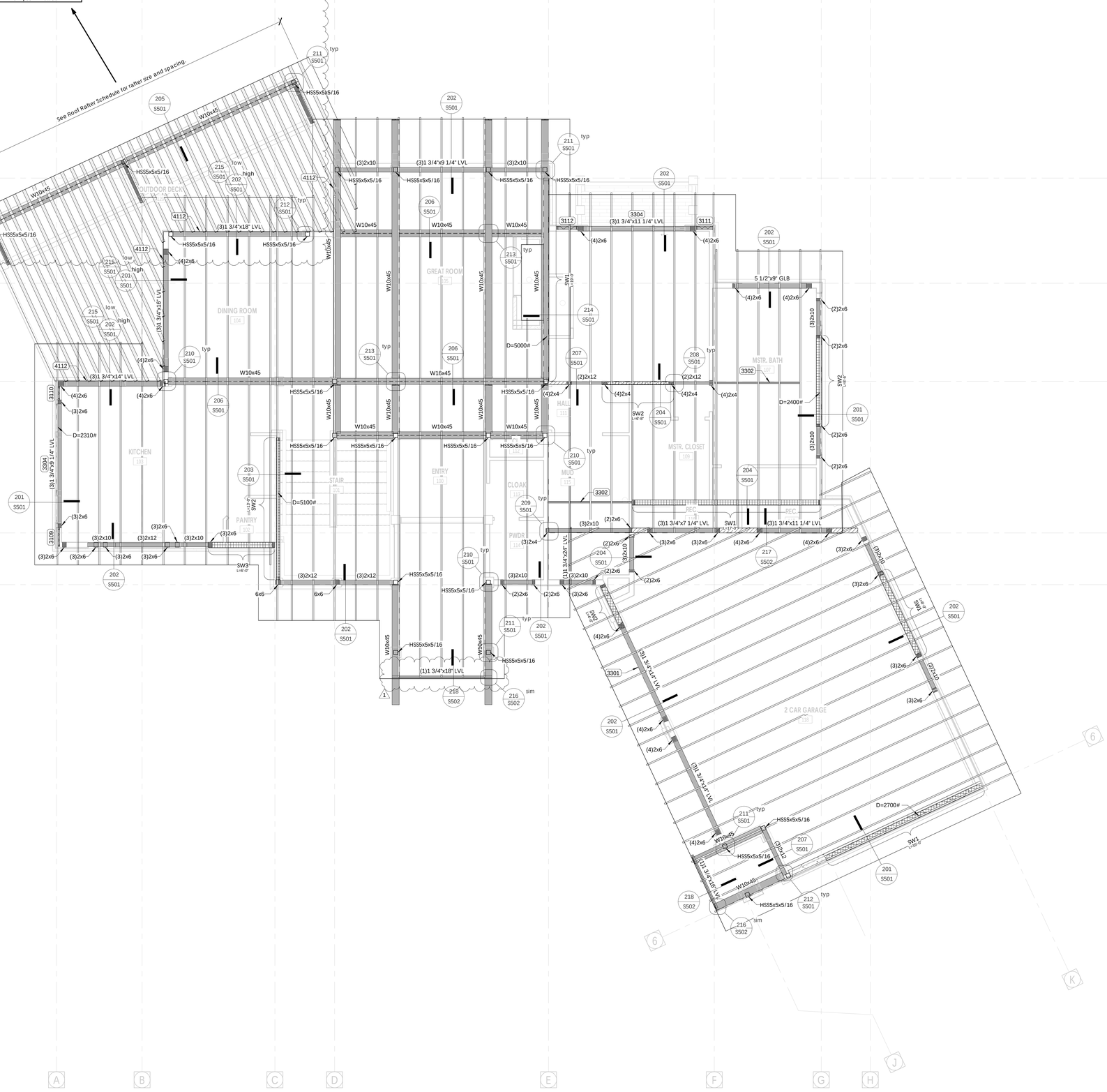
Date	9/4/18
Drawn By	BPT
Checked By	BPT

S401

Scale 1/4" = 1'-0"

Roof Rafter Schedule

Rafter Span	Rafter Size	Rafter Spacing	Notes
L < 7'-0"	16" Deep TJI 210	24" o.c.	Simpson IUS2.06
7'-0" < L < 11'-0"	16" Deep TJI 210	16" o.c.	Simpson IUS2.06
11'-0" < L < 13'-0"	16" Deep TJI 210	12" o.c.	Simpson IUS2.06
13'-0" < L < 15'-6"	16" Deep TJI 360	12" o.c.	Simpson IUS2.37
15'-6" < L < 18'-6"	16" Deep TJI 560	12" o.c.	Simpson IUS3.56
18'-6" < 20'-9"	1-3/4"x16" LVL	12" o.c.	Simpson MIU1.81



S402 - Roof Framing Plan
1/4" = 1'-0"

Roof Framing Plan Notes

1	Roof sheathing shall be 3/4" A.P.A. rated sheathing. See General Details for diaphragm attachment.
2	Roof framing members shown on plan indicate manufactured roof trusses spaced per the manufacturer (24" o.c. typical).
3	Typical joint splice of the perimeter (2) 2x top plate shall have a minimum of 4'-0" overlap with (20) 16d each side of the joint. Nails shall be staggered and evenly spaced (see General Details). Top plate splice shall be located away from marked shearwalls. Where it is not feasible to overlap the top plate as indicated, a Simpson MST37 strap shall be installed, centered on the splice, and fully nailed.
4	All exterior walls, and interior bearing walls, shall be framed with 2x6 studs at 16" o.c. unless noted otherwise on the plans. Provide (1) trimmer stud and (1) king stud at all openings in wood framed wall.
5	"D=xxx#" indicates drag load to be included in the appropriate load combinations by the truss manufacturer.

Keynotes

Key Note	Keynote Text
3109	Simpson Strong-Wall - provide Simpson SSW21x12 steel Strong-Wall. See foundation plan for anchorage to concrete. Install per manufacturer's specifications.
3110	Simpson Strong-Wall - provide Simpson SSW15x12 steel Strong-Wall. See foundation plan for anchorage to concrete. Install per manufacturer's specifications.
3111	Simpson Strong-Wall - provide Simpson SSW21x11 steel Strong-Wall. See foundation plan for anchorage to concrete. Install per manufacturer's specifications.
3112	Simpson Strong-Wall - provide Simpson SSW24x11 steel Strong-Wall. See foundation plan for anchorage to concrete. Install per manufacturer's specifications.
3301	Sheath wall above and below window with shear wall indicated on plan. Provide edgne nailing at all bondary egdes. Strap with Simpson CMSTC16 strap above and below window opening per Large Opening in Shear Wall detail (See General Details).
3302	Drag strut - 2x blocking at top chord of truss with Simpson CMSTC16 strap over sheathing. Extend strap beyond end of blocking onto panel blocking / truss / beam / etc. 30" with maximum nailing required by strap manufacturer. See general details.
3304	Sheath wall above window/door with SW1 per plan. Extend header past opening over the top of the Simpson Strong-walls. Attach header to top of Simpson Strong-walls.
4112	Wood ledger - provide 1-3/4"x16" LVL ledger with (11) 1/4" dia. Simpson SDS25600 wood screws @ 16" o.c.

Plywood Shear Wall Schedule

** Where 1-1/8" plywood is used for floor sheathing, use 1/4"x4" screws in lieu of 16d nails.*

Mark	Sheathing Thickness	Edge Nailing	Bottom Plate Attachment		Minimum Sill Plate Thickness
			A.B. Spacing @ Foundation	Bottom Plate Nails @ Floor *	
SW1	3/8" plywood, blocked, one side of wall	8d @ 6" o.c.	1/2" dia. anchor bolts @ 32" o.c.	16d @ 6" o.c.	2x
SW2	3/8" plywood, blocked, one side of wall	8d @ 4" o.c.	1/2" dia. anchor bolts @ 32" o.c.	16d @ 6" o.c.	2x
SW3	3/8" plywood, blocked, one side of wall, 3" nominal framing @ panel edges	8d @ 3" o.c.	1/2" dia. anchor bolts @ 10" o.c.	16d @ 3" o.c.	2x
SW3 (alt)	3/8" plywood, blocked, one side of wall, 3" nominal framing @ panel edges	8d @ 3" o.c.	1/2" dia. anchor bolts @ 20" o.c.	16d @ 3" o.c.	3x
SW4	3/8" plywood, blocked, one side of wall, 3" nominal framing @ panel edges	8d @ 2" o.c.	1/2" dia. anchor bolts @ 8" o.c.	---	2x
SW4 (alt)	3/8" plywood, blocked, one side of wall, 3" nominal framing @ panel edges	8d @ 2" o.c.	---	1/4" dia. x 5" long screws @ 6" o.c.	3x
SW5	3/8" plywood, blocked, both side of wall, 3" nominal framing @ panel edges	8d @ 4" o.c. (staggered)	5/8" dia. anchor bolts @ 16" o.c.	1/4" dia. x 5" long screws @ 4" o.c.	3x
SW6	3/8" plywood, blocked, both side of wall, 3" nominal framing @ panel edges	8d @ 3" o.c. (staggered)	5/8" dia. anchor bolts @ 16" o.c.	1/4" dia. x 5" long screws @ 4" o.c.	3x
SW7	3/8" plywood, blocked, both side of wall, 3" nominal framing @ panel edges	8d @ 2" o.c. (staggered)	5/8" dia. anchor bolts @ 16" o.c.	1/4" dia. x 5" long screws @ 4" o.c.	3x

Plywood Shear Wall Notes

A.	Shear wall studs shall be placed at 16" o.c. maximum. Framing and blocking at panel edges (where noted above) shall be 2x minimum, unless noted otherwise.
B.	Provide (2) full height studs (min.) at ends of shear walls, unless noted otherwise on plans, details, or hold down requirements. Shear walls without hold downs require (1) stud at each end of shear wall (min.) Trimmer stud may be counted as an end stud at non-bearing walls.
C.	Plywood may be installed either horizontally or vertically, unless noted otherwise.
D.	Use A.B. (Anchor Bolts) noted per G.S.N., details, and this schedule for bottom sill plate attachment at foundation. Use staggered nails as noted in this schedule for bottom plate attachment at elevated shear walls. See G.S.N. for optional shot-pins and epoxy bolts where allowed by G.S.N.
E.	Where sheathing is interrupted by intersecting wall, provide continuity channel per General Details.
F.	Multiple 2x studs at holddowns shall be stitch-nailed together with 16d sinkers at 6" o.c. (staggered).
G.	All field nailing shall be at 12" o.c. with the same size nail specified for egde nailing.
H.	Anchor bolts for shear walls shall include steel plate washers, .229"x3"x3", in size between the sill plate and the nut. The hole in the plate washer is permitted to be diagonally slotted with a width of up to 3/16" larger than the bolt diameter and a slot length not to exceed 1-3/4", provided a standrd cut washer is placed between the plate washer and the nut. Where a single 3" nominal sill plate is used, (2)20d box nails shall be substituted for (2)16d commend nails for the end nail connection of the stud to the sole plate.
J.	(2)2x framing may be used in lieu of the 3x nominal framing is called out on the schedule. (2)2x framing shall be stitch-nailed together with 16d sinkers @ 6" o.c. (staggered).

FIRE PROTECTION SYSTEM REQUIRED

- ☐ NFPA 13
- ☑ NFPA 13D
- ☐ NFPA 13R
- ☐ Other

5ive ENGINEERING
834 West 75 North
Kaysville, UT 84037
(phone) 801.915.4525
www.5iveengineering.com

No.	Description	Date
1	Correction Letter	8/27/19

Burton Solitude Spec Home

Think Architecture
5151 South 900 East, Suite #200
Salt Lake City, UT 84117

REVIEWED FOR CODE COMPLIANCE
THIS REVIEW CONCERNS ITSELF ONLY WITH CONFORMANCE WITH APPLICABLE PORTIONS OF THE FOLLOWING CODES:
☑ BUILDING ☑ STRUCTURAL
☑ MECHANICAL ☑ PLUMBING
☑ ELECTRICAL ☑ FIRE
☐ ACCESSIBILITY ☐ ☐
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY STATE, FEDERAL REGULATIONS.
BY: [signature] DATE: 09/03/19
WEST COAST CODE CONSULTANTS, INC.

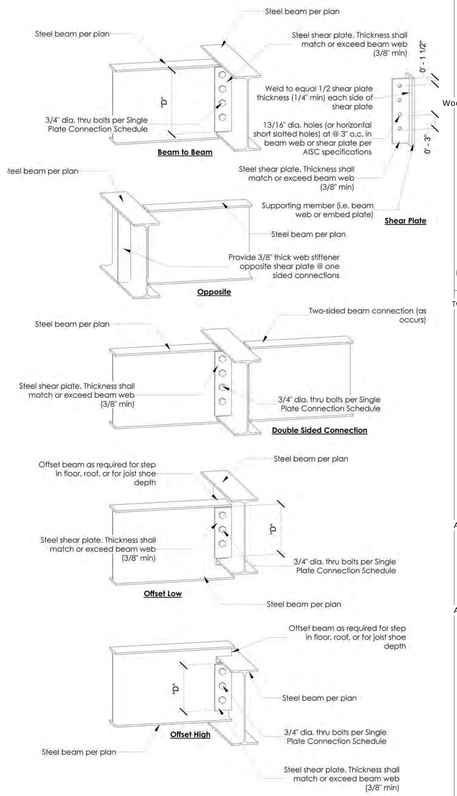
Date of
8/27/2019 10:12:45 AM

Roof Framing Plan

Date	9/4/18
Drawn By	BPT
Checked By	BPT

S402

Scale 1/4" = 1'-0"

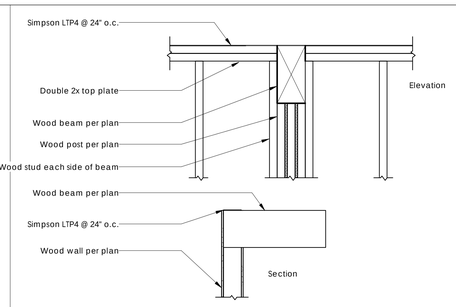


Single Plate Connection Schedule

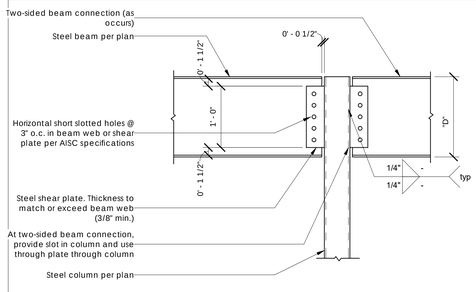
Beam Depth "D"	Number of Bolts
8" to 10"	2
12" to 14"	3
16" to 18"	4
21"	5
24"	6
27"	7
30"	8

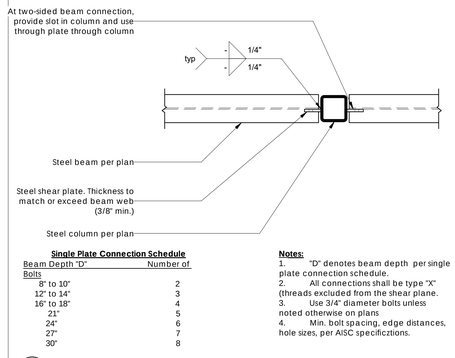
Notes:
1. "D" denotes beam depth per single plate connection schedule.
2. All connections shall be type "X" (threads excluded from the shear plane.
3. Use 3/4" diameter bolts unless noted otherwise on plans
4. Min. bolt spacing, edge distances, hole sizes, per AISC specificiztions.

213 **Steel Beam @ Steel Beam 1.01**
1" = 1'-0"



209 **Wood Beam @ Wood Wall 2.01**
1" = 1'-0"





Single Plate Connection Schedule

Beam Depth "D"	Number of Bolts
8" to 10"	2
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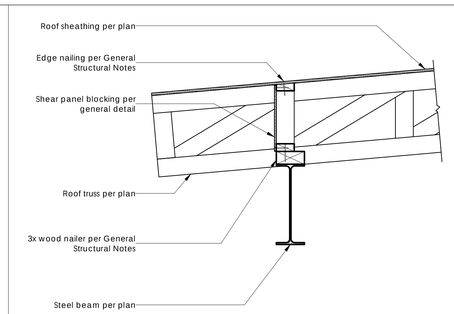
27"	7
30"	8

Notes:
1. "D" denotes beam depth per single plate connection schedule.
2. All connections shall be type "X" (threads excluded from the shear plane.
3. Use 3/4" diameter bolts unless noted otherwise on plans
4. Min. bolt spacing, edge distances, hole sizes, per AISC specificztions.

210 **Steel Beam @ Steel Column 1.01**
1" = 1'-0"



205 **Roof Truss @ Steel Beam 1.01**
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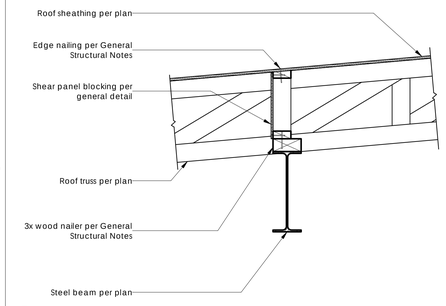

206 **Roof Truss @ Steel Beam 1.02**
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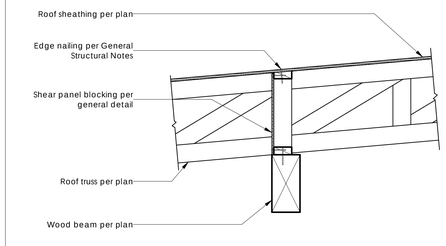
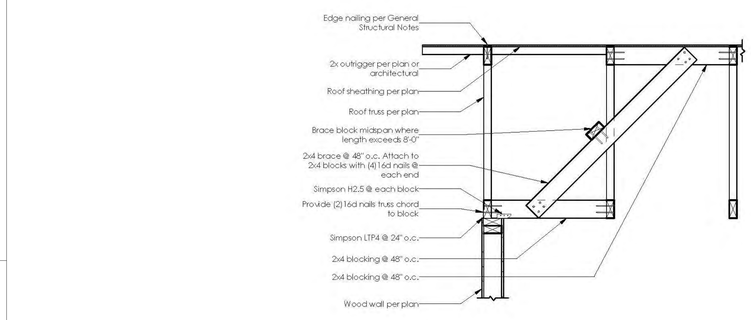
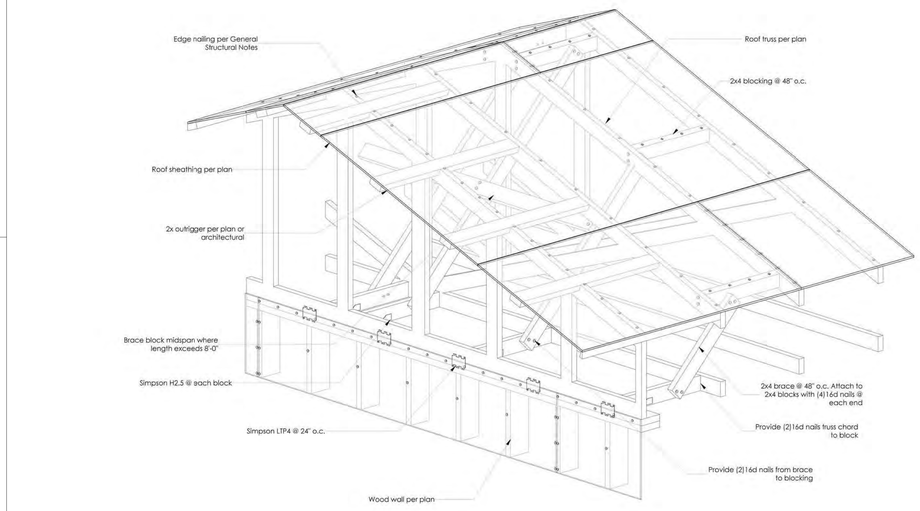
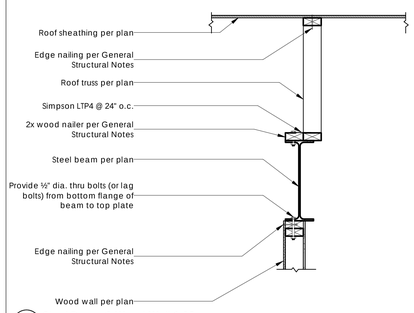


207 **Roof Truss @ Wood Beam 2.01**
1" = 1'-0"





201 **Roof Truss @ Wood Wall 1.01**
1" = 1'-0"



214 **Steel Beam @ Wood Wall 1.02**
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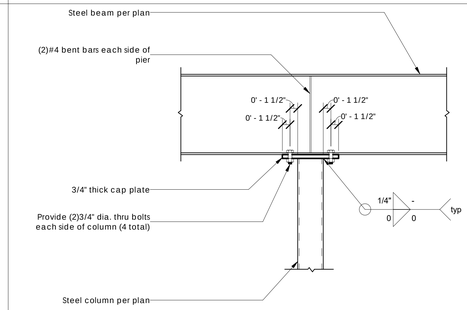

211 **Steel Beam @ Steel Column 2.01**
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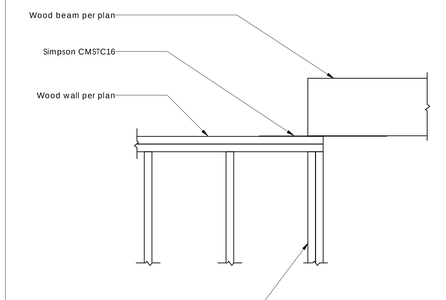

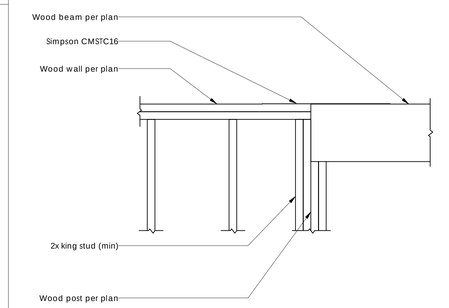

208 **Wood Beam @ Wood Wall 1.01**
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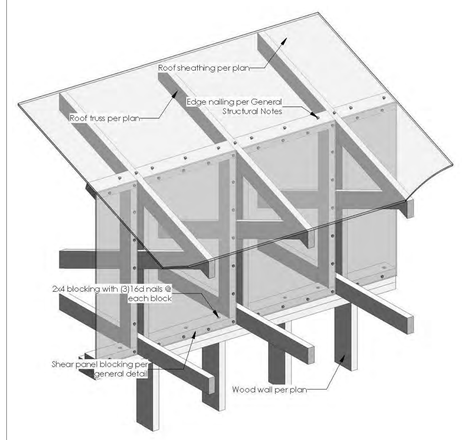
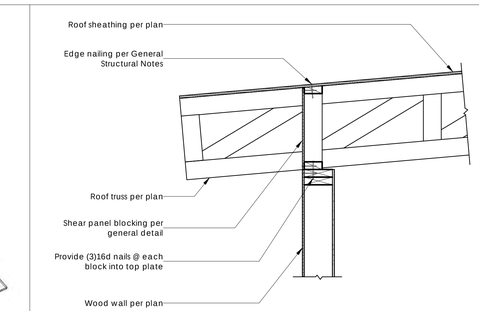


Note: Provide 1/2" gap between roof trusses & top plate at non-bearing shear walls.

204 **Roof Truss @ Wood Wall 7.01**
1" = 1'-0"



202 **Roof Truss @ Wood Wall 3.01**
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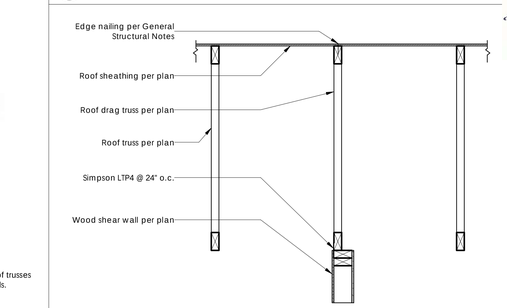

203 **Roof Truss @ Wood Wall 2.01**
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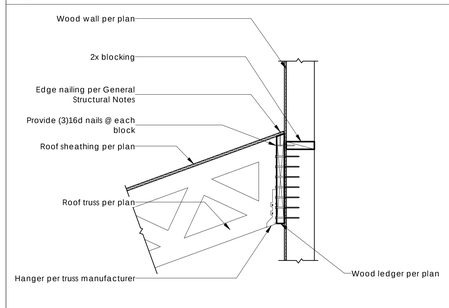
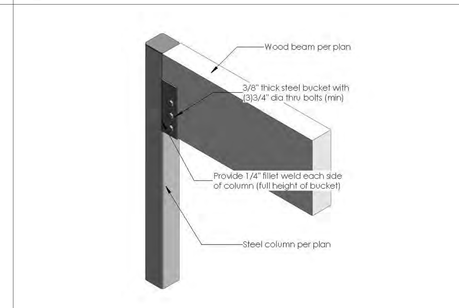


215 **Roof Truss @ Wood Wall 8.01**
1" = 1'-0"



212 **Wood Beam @ Steel Column 1.01**
1" = 1'-0"

834 West 75 North
Kaysville, UT 84037
(phone) 801.915.4525
www.5iveengineering.com

No.	Description	Date

Burton Solitude Spec Home

Think Architecture
5151 South 900 East, Suite #200
Salt Lake City, UT 84117

REVIEWED FOR CODE COMPLIANCE
FOR CODES AND STANDARDS APPLICABLE
CONSTRUCTION CODES ADOPTED BELOW:
BUILDING, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, ENERGY, ACCESSIBILITY, FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT RELIEVE APPLICANT OF RESPONSIBILITY FOR COMPLIANCE WITH ADDITIONAL STATE OR LOCAL REGULATIONS
Signature: Jared Lam Date: 09/07/18
WEST COAST CODE CONSULTANTS, INC.

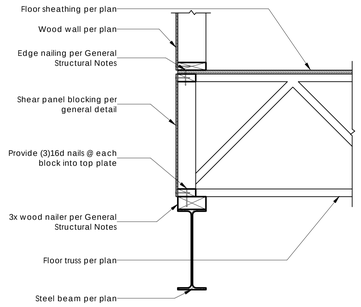
Date of
8/27/2019 10:12:50 AM

Framing Details

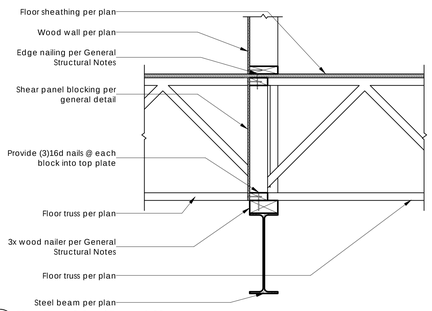
Date	9/4/18
Drawn By	BPT
Checked By	BPT

S501

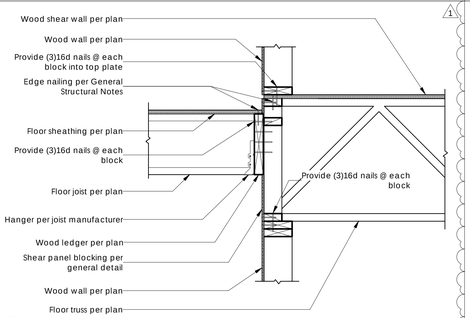
Scale 1" = 1'-0"



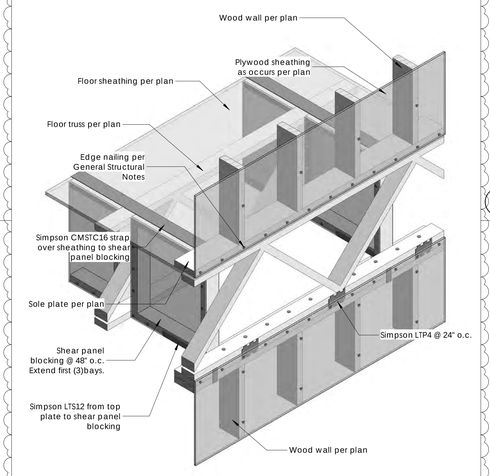
226 **Floor Truss @ Steel Beam 1.01**
1" = 1'-0"



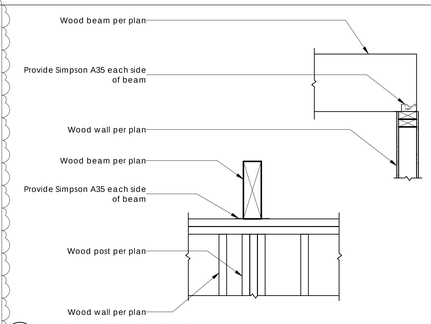
223 **Floor Truss @ Steel Beam 1.02**
1" = 1'-0"



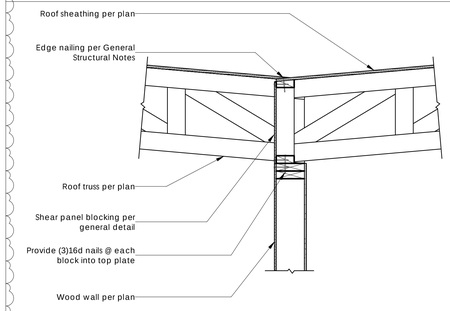
222 **Floor Truss/I-Joists @ Wood Wall 1.01**
1" = 1'-0"



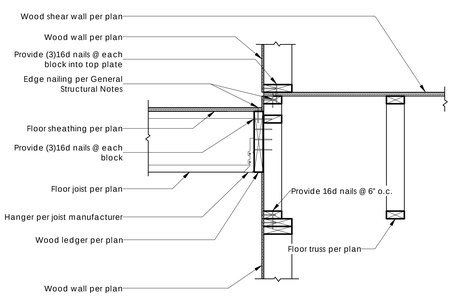
219 **Floor Truss @ Wood Wall 1.02**
1" = 1'-0"



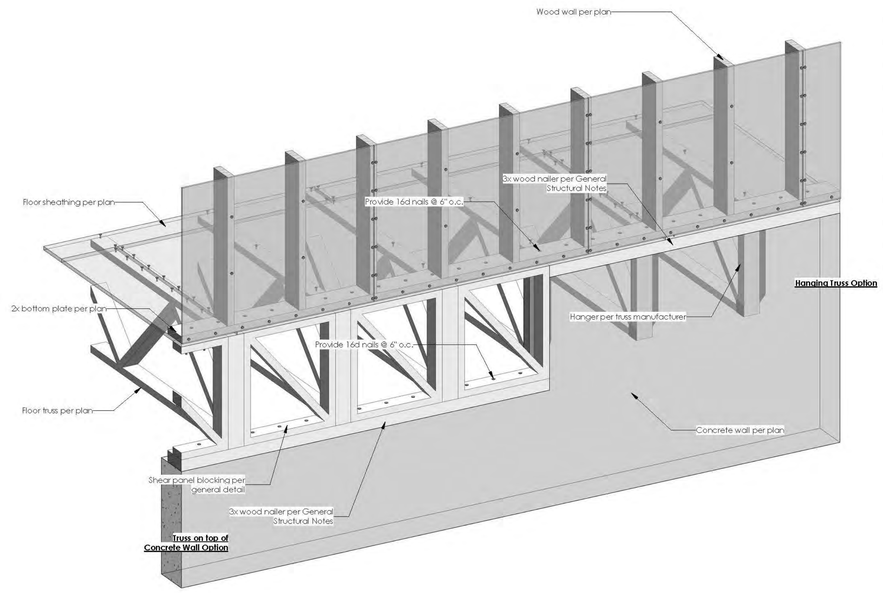
216 **Wood Beam @ Wood Wall 4.01**
1" = 1'-0"



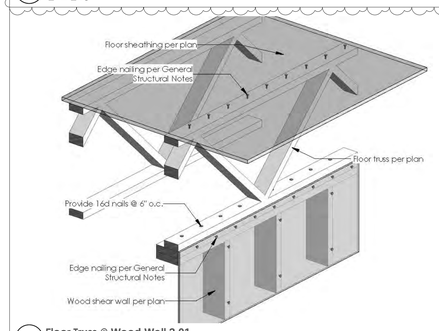
217 **Roof Truss @ Wood Wall 3.1**
1" = 1'-0"



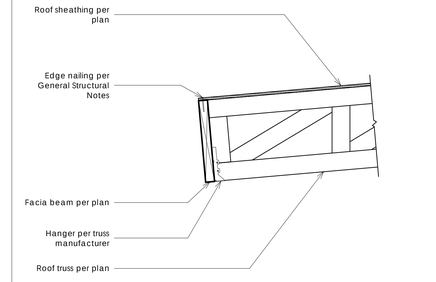
227 **Floor Truss/I-Joists @ Wood Wall 1.02**
1" = 1'-0"



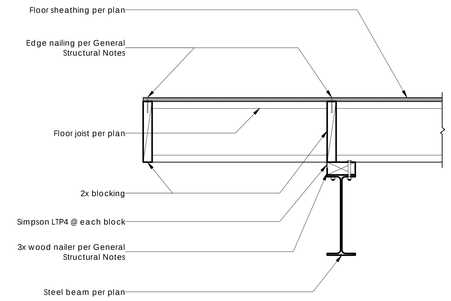
224 **Floor Truss @ Concrete Wall 1.01**
1" = 1'-0"



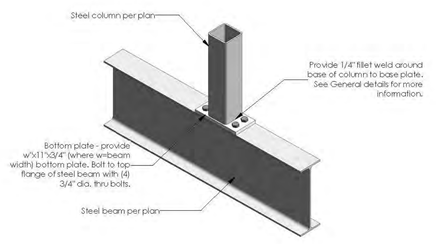
220 **Floor Truss @ Wood Wall 3.01**
1" = 1'-0"



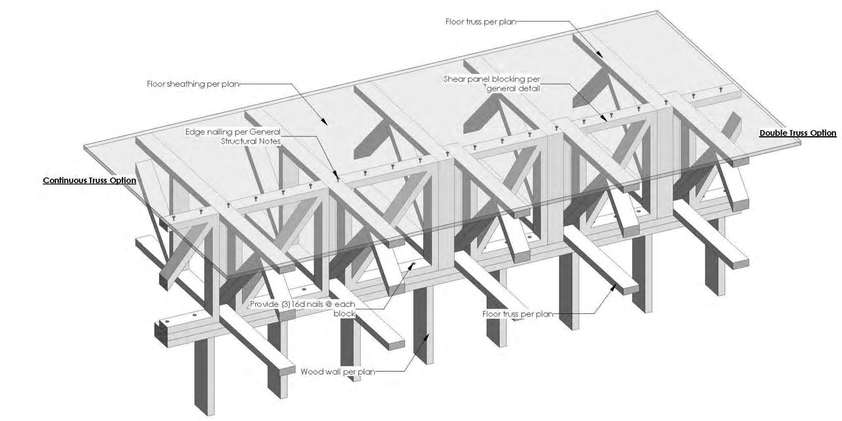
218 **Roof Truss @ Wood Beam 2.02**
1" = 1'-0"



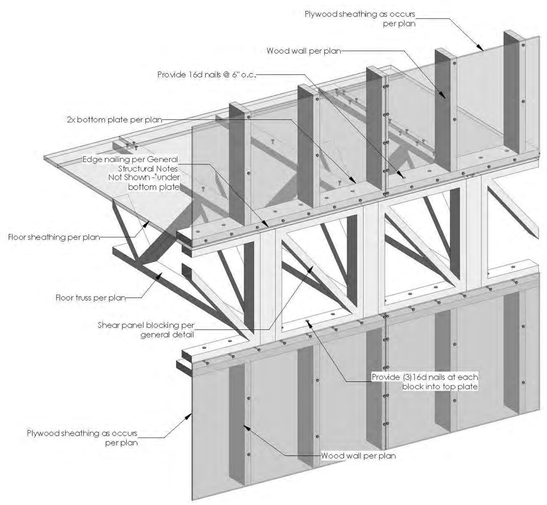
228 **Floor I-joists @ Steel Beam 1.01**
1" = 1'-0"



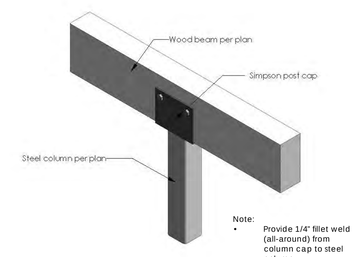
229 **Steel Column @ Steel Beam 1.01**
1" = 1'-0"



225 **Floor Truss @ Wood Wall 2.01**
1" = 1'-0"



221 **Floor Truss @ Wood Wall 1.01**
1" = 1'-0"



Note:
- Provide 1/4" fillet weld (all-around) from column cap to steel column

230 **Wood Beam @ Steel Column 1.02**
1" = 1'-0"

5ive ENGINEERING
834 West 75 North
Kaysville, UT 84037
(phone) 801.915.4525
www.5iveengineering.com

No.	Description	Date
1	Correction Letter	8/27/19

Burton Solitude Spec Home

Think Architecture
5151 South 900 East, Suite #200
Salt Lake City, UT 84117

REVIEWED FOR CODE COMPLIANCE
CODE COMPLIANCE REVIEW OF CONSTRUCTION CONTRACT DOCUMENTS FOR DESIGN
- [x] BUILDING
- [x] MECHANICAL
- [x] ELECTRICAL
- [x] ACCESSIBILITY
- [x] STRUCTURAL
- [x] PLUMBING
- [x] ENERGY
- [ ] FIRE

PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT RELIEVE APPLICANT OF THE RESPONSIBILITY OF COMPLYING WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF THE STATE, OR LOCAL JURISDICTION.
By: Lloyd Lahr Date: 09/03/19
FIRST COAST CODE CONSULTANTS, INC.

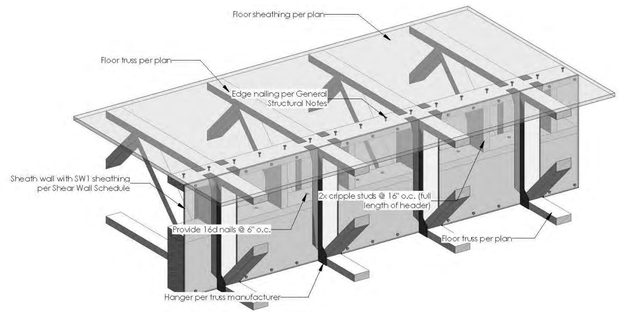
Date of
8/27/2019 10:12:53 AM

Framing Details

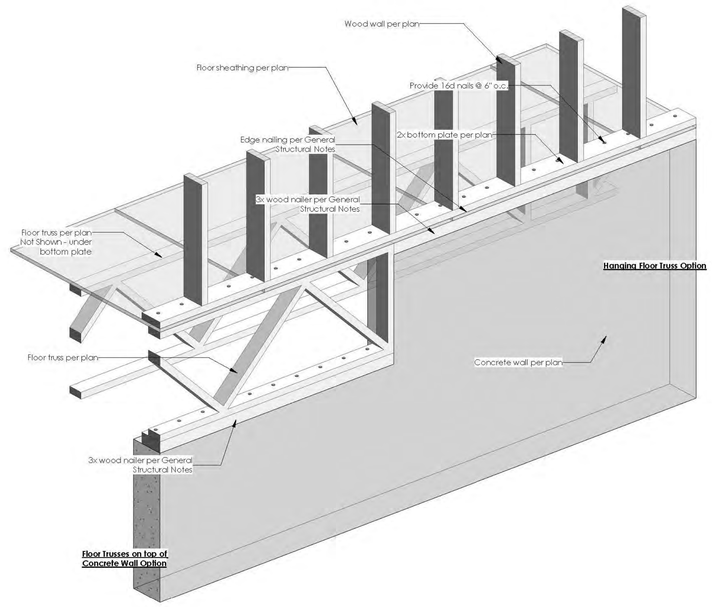
Date	9/4/18
Drawn By	BPT
Checked By	BPT

S502

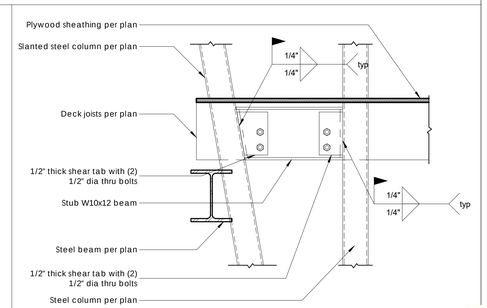
Scale 1" = 1'-0"



231 **Floor Truss @ Wood Beam 1.01**
1" = 1'-0"



232 **Floor Truss @ Concrete Wall 2.01**
1" = 1'-0"



233 **Steel Beam @ Slanted Column**
1" = 1'-0"

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834 West 75 North
Kaysville, UT 84037
(phone) 801.915.4525
www.5iveengineering.com

No.	Description	Date

Burton Solitude Spec Home

Think Architecture
5151 South 900 East, Suite #200
Salt Lake City, UT 84117

REVIEWED FOR CODE COMPLIANCE
FOR COMPLIANCE WITH THE APPLICABLE CODES AS INDICATED BELOW:
BUILDING STRUCTURAL
MECHANICAL PLUMBING
ELECTRICAL ENERGY
ACCESSIBILITY FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY CODE, STATE, OR LOCAL REGULATIONS.
BY: date: 09/03/19
WEST COAST CODE CONSULTANTS, INC.

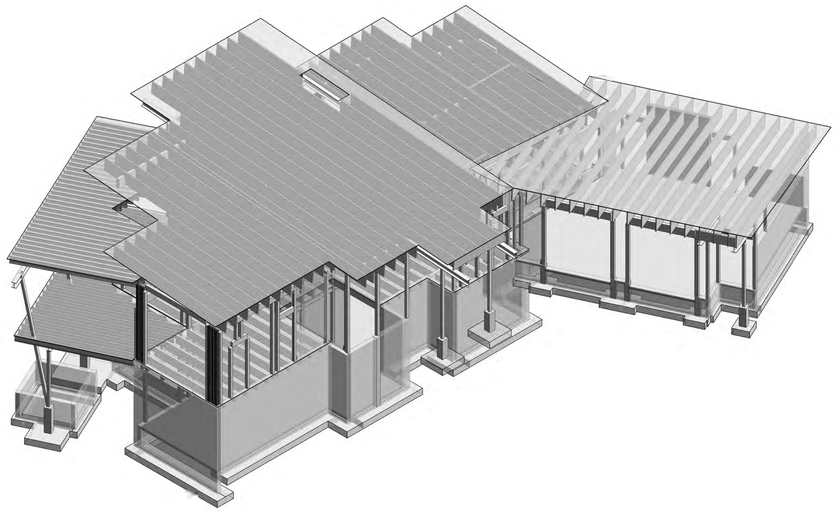
Date of
8/27/2019 10:12:53 AM

Framing Details

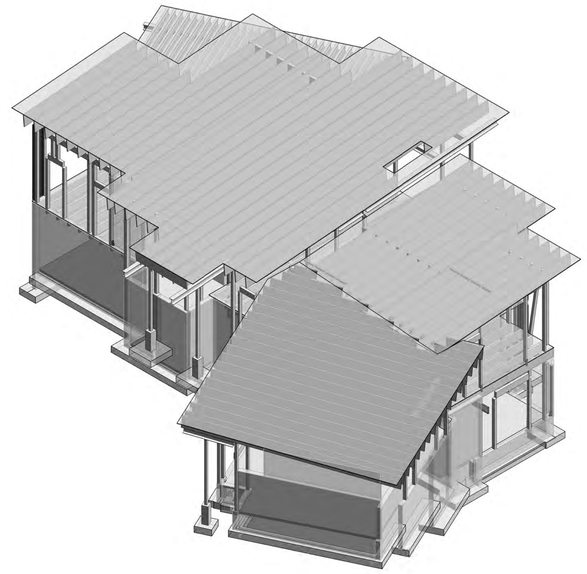
Date	9/4/18
Drawn By	BPT
Checked By	BPT

S503

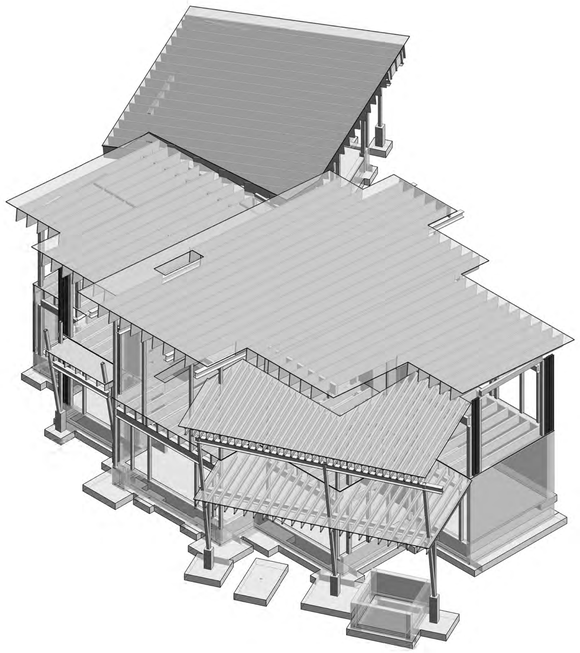
Scale 1" = 1'-0"



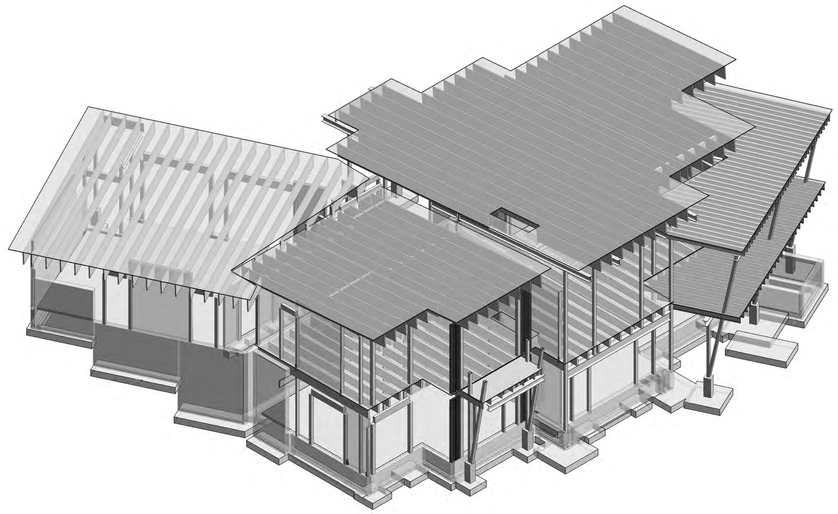
1 Front Left



2 Front Right



3 Back Left



4 Back Right

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Kaysville, UT 84037
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No.	Description	Date

Burton Solitude Spec Home

Think Architecture
5151 South 900 East, Suite #200
Salt Lake City, UT 84117

REVIEWED FOR CODE COMPLIANCE
THIS ITEM COMPLIES WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW
☒ BUILDING ☒ RESIDENTIAL
☐ MECHANICAL ☒ PLUMBING
☐ ELECTRICAL ☒ ENERGY
☐ ACCESSIBILITY ☐ FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE OR LOCAL LAWS.
BY: _____ DATE: 09/27/19
WEST COAST CODE CONSULTANTS, INC

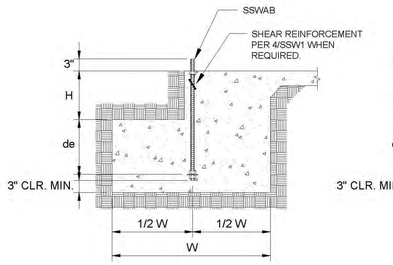
Date of
8/27/2019 10:12:58 AM

Perspective Views

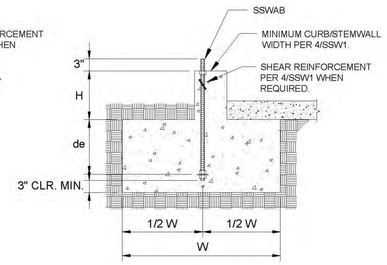
Date	9/4/18
Drawn By	BPT
Checked By	BPT

S601

Scale

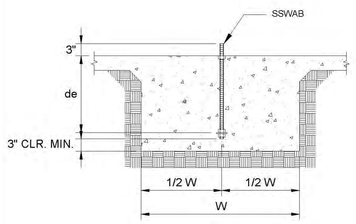


SLAB ON GRADE FOUNDATION

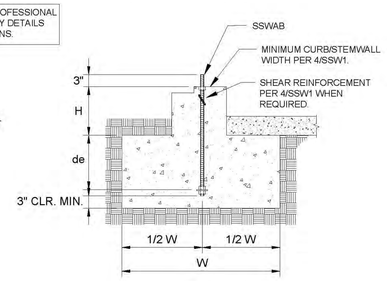


CURB OR STEMWALL FOUNDATION

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



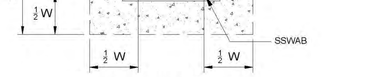
INTERIOR FOUNDATION



BRICK LEDGE FOUNDATION

NOTES:
1. SEE 2/SSW1 AND 3/SSW1 FOR DIMENSIONS AND ADDITIONAL NOTES.
2. SEE 4/SSW1 FOR SHEAR REINFORCEMENT WHEN REQUIRED.
3. MAXIMUM H = le - de. SEE 5/SSW1 AND 6/SSW1 FOR le.

STEEL STRONG-WALL ANCHORAGE - TYPICAL SECTIONS 1



SEE TABLES BELOW FOR DIMENSIONS

FOUNDATION PLAN VIEW

STEEL STRONG-WALL ANCHORAGE SOLUTIONS FOR 2500 PSI CONCRETE

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	SSWAB 3/4" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)	SSWAB 1" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)
SEISMIC	CRACKED	STANDARD	8,800	22	8	16,100	33	11
			9,600	24	8	17,100	35	12
		HIGH STRENGTH	18,500	36	12	33,000	51	17
			19,900	38	13	35,300	54	18
	UNCRACKED	STANDARD	8,800	19	7	15,700	28	10
			9,600	21	7	17,100	30	10
		HIGH STRENGTH	18,300	31	11	32,300	44	15
			19,900	33	11	35,300	47	16
WIND	CRACKED	STANDARD	5,100	14	6	6,200	16	6
			7,400	18	6	11,400	24	8
		HIGH STRENGTH	9,600	22	8	17,100	32	11
			11,400	24	8	21,100	36	12
			13,600	27	9	27,300	42	14
			15,900	30	10	31,800	46	16
			19,900	35	12	35,300	50	17
	UNCRACKED	STANDARD	5,000	12	6	6,400	14	6
			7,800	16	6	12,500	22	8
		HIGH STRENGTH	9,600	19	7	17,100	28	10
			12,500	22	8	21,900	32	11
			14,300	24	8	26,400	36	12
			17,000	27	9	31,500	40	14
			19,900	30	10	35,300	43	15

NOTES:
1. ANCHORAGE DESIGNS CONFORM TO ACI 318-14 AND ACI 318-11 APPENDIX D WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF SSWAB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A449).
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318-14 SECTION 17.2.3.4.3 AND ACI 318-11 SECTION D.3.3.4.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.
5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE REGISTERED DESIGN PROFESSIONAL MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
6. REFER TO 1/SSW1 FOR de.

SSWAB TENSION ANCHORAGE SCHEDULE 2500 PSI 2

STEEL STRONG-WALL ANCHORAGE SOLUTIONS FOR 3500 PSI CONCRETE

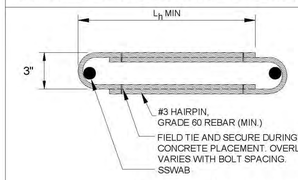
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	SSWAB 3/4" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)	SSWAB 1" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)
SEISMIC	CRACKED	STANDARD	9,000	20	7	15,700	29	10
			9,600	21	7	17,100	31	11
		HIGH STRENGTH	18,200	32	11	33,000	46	16
			19,900	34	12	35,300	48	16
	UNCRACKED	STANDARD	8,800	17	6	15,700	25	9
			9,600	19	7	17,100	27	9
		HIGH STRENGTH	18,600	28	10	32,600	40	14
			19,900	30	10	35,300	42	14
WIND	CRACKED	STANDARD	6,000	14	6	7,300	16	6
			7,300	16	6	13,500	24	8
		HIGH STRENGTH	9,600	20	7	17,100	29	10
			11,800	22	8	22,700	34	12
			13,500	24	8	27,400	38	13
			17,000	28	10	32,300	42	14
			19,900	32	11	35,300	45	15
	UNCRACKED	STANDARD	6,000	12	6	7,500	14	6
			7,500	14	6	12,800	20	7
		HIGH STRENGTH	9,600	17	6	17,100	25	9
			12,800	20	7	21,300	28	10
			14,800	22	8	26,000	32	11
			16,900	24	8	31,300	36	12
			19,900	27	9	35,300	39	13

STEEL STRONG-WALL ANCHORAGE SOLUTIONS FOR4500 PSI CONCRETE

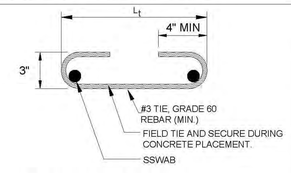
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	SSWAB 3/4" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)	SSWAB 1" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)
SEISMIC	CRACKED	STANDARD	8,700	18	6	16,000	27	9
			9,600	20	7	17,100	29	10
		HIGH STRENGTH	17,800	29	10	32,100	42	14
			19,900	32	11	35,300	45	15
	UNCRACKED	STANDARD	9,100	16	6	15,700	23	8
			9,600	17	6	17,100	25	9
		HIGH STRENGTH	17,800	25	9	32,500	37	13
			19,900	27	9	35,300	39	13
WIND	CRACKED	STANDARD	5,400	12	6	6,800	14	6
			8,300	16	6	11,600	20	7
		HIGH STRENGTH	9,600	18	6	17,100	26	9
			11,600	20	7	21,400	30	10
			13,400	22	8	25,800	34	12
			15,400	24	9	31,000	38	13
			19,900	29	10	35,300	42	14
	UNCRACKED	STANDARD	6,800	12	6	6,800	12	6
			8,500	14	6	12,400	18	6
		HIGH STRENGTH	9,600	16	6	17,100	23	8
			12,400	18	6	21,600	28	9
			14,500	20	7	26,700	30	10
			16,800	22	8	32,200	34	12
			19,900	25	9	35,300	36	12

NOTES:
1. ANCHORAGE DESIGNS CONFORM TO ACI 318-14 AND ACI 318-11 APPENDIX D WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF SSWAB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A449).
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318-14 SECTION 17.2.3.4.3 AND ACI 318-11 SECTION D.3.3.4.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.
5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE REGISTERED DESIGN PROFESSIONAL MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
6. SEE 1/SSW1 AND 2/SSW1 FOR W AND de.

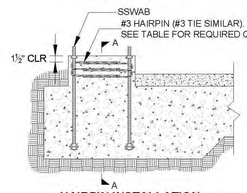
SSWAB TENSION ANCHORAGE SCHEDULE 3500/4500 PSI 3



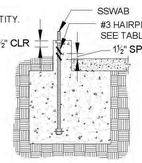
HAIRPIN SHEAR REINFORCEMENT



TIE SHEAR REINFORCEMENT



HAIRPIN INSTALLATION
(GARAGE CURB SHOWN. OTHER FOOTING TYPES SIMILAR.)



SECTION A-A

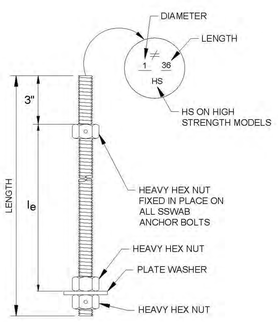
REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

STEEL STRONG-WALL SHEAR ANCHORAGE

MODEL	SEISMIC[3] L_c OR L_t (in.)	SEISMIC[3] SHEAR REINFORCEMENT	SEISMIC[3] MIN. CURB / STEMWALL WIDTH (in.)	WIND[4] SHEAR REINFORCEMENT	WIND[4] MIN. CURB / STEMWALL WIDTH (in.)	WIND[4] ASD ALLOWABLE SHEAR LOAD V (lbs.)[5] 6" MIN CURB / STEMWALL UNCRACKED	6" MIN CURB / STEMWALL CRACKED	8" MIN CURB / STEMWALL UNCRACKED	8" MIN CURB / STEMWALL CRACKED
SSW12	9	(1) #3 TIE	6	NONE REQUIRED	-	1230	880	1440	1030
SSW15	12	(2) #3 TIES	6	NONE REQUIRED	-	1590	1135	1810	1295
SSW18	14	(1) #3 HAIRPIN	8[6]	(1) #3 HAIRPIN	6	HAIRPIN REINFORCEMENT ACHIEVES MAXIMUM ALLOWABLE SHEAR LOAD OF THE STEEL STRONG-WALL PANEL			
SSW21	15	(2) #3 HAIRPIN	8[6]	(1) #3 HAIRPIN	6				
SSW24	17	(2) #3 HAIRPIN	8[6]	(1) #3 HAIRPIN	6				

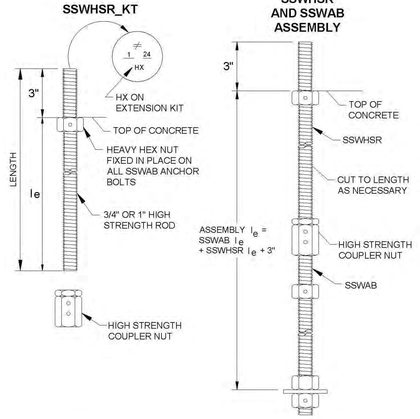
NOTES:
1. SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318-14 AND ACI 318-11 AND ASSUME MINIMUM f'c=2,500 PSI CONCRETE. SEE DETAILS 1/SSW1 TO 3/SSW1 FOR TENSION ANCHORAGE.
2. SHEAR REINFORCEMENT IS NOT REQUIRED FOR PANELS INSTALLED ON A WOOD FLOOR, INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR BRACED WALL PANEL APPLICATIONS.
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.
5. MINIMUM CURB/STEMWALL WIDTH IS 6" WHEN STANDARD STRENGTH SSWAB IS USED.
6. USE (1) #3 TIE FOR SSW12 AND SSW15 WHEN THE STEEL STRONG-WALL PANEL DESIGN SHEAR FORCE EXCEEDS THE TABULATED ANCHORAGE ALLOWABLE SHEAR LOAD.
7. CONCRETE EDGE DISTANCE FOR ANCHORS MUST COMPLY WITH ACI 318-14 SECTION 17.7.2 AND ACI 318-11 D.8.2.

STEEL STRONG-WALL ANCHOR BOLT SHEAR ANCHORAGE 4



STEEL STRONG-WALL WIDTH	MODEL NO.	DIAMETER	LENGTH	l_e
12" MODEL	SSWAB3/4x24	3/4"	24"	19"
	SSWAB3/4x24HS	3/4"	24"	19"
	SSWAB3/4x30	3/4"	30"	25"
	SSWAB3/4x30HS	3/4"	30"	25"
	SSWAB3/4x36HS	3/4"	36"	31"
15", 18", 21 AND 24" MODELS	SSWAB1x24	1"	24"	19"
	SSWAB1x24HS	1"	24"	19"
	SSWAB1x30	1"	30"	25"
	SSWAB1x30HS	1"	30"	25"
	SSWAB1x36HS	1"	36"	31"

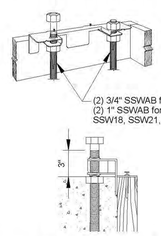
SSW ANCHOR BOLTS 5



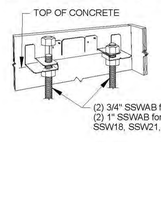
SSW WIDTH	MODEL NO.	DIAMETER	TOTAL LENGTH	l_e
12" MODEL	SSWHSR3/4-2KT	3/4"	24"	21"
	SSWHSR3/4-3KT	3/4"	36"	33"
15", 18", 21 AND 24" MODELS	SSWHSR1-2KT	1"	24"	21"
	SSWHSR1-3KT	1"	36"	33"

SSW ANCHOR BOLT EXTENSION 6

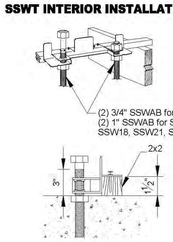
SSWT EXTERIOR INSTALLATION



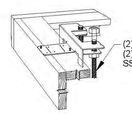
SSWTPF PANEL FORM INSTALLATION



SSWT INTERIOR INSTALLATION



SSWTBL BRICK LEDGE INSTALLATION



SSW ANCHOR BOLT TEMPLATES 7

NO.	DATE	REVISIONS
1	9/21/2009	2006 IBC REVISIONS
2	4/16/2014	2012 IBC REVISIONS
3	8/08/2016	2015 IBC REVISIONS

No.	Description	Date

SIMPSON STRONG-TIE COMPANY, INC.
HOME OFFICE:
5956 W. LAS POSITAS BLVD.
PLEASANTON, CA 94588
TEL: (800) 999-5099

SIMPSON Strong-Tie® THERE IS NO EQUAL

STEEL STRONG-WALL ANCHORAGE DETAILS ENGINEERED DESIGNS

SIMPSON Strong-Tie® THERE IS NO EQUAL

NAME	
DATE	8-8-2016
SCALE	N.T.S.
CHECKED	
SHEET	SSW1
OF	SHEETS
JOB NO.	

5ive ENGINEERING

834 West 75 North
Kaysville, UT 84037
(phone) 801.915.4525
www.5iveengineering.com

Burton Solitude Spec Home

Think Architecture
5151 South 900 East, Suite #200
Salt Lake City, UT 84117

REVIEWED FOR CODE COMPLIANCE
FOR CONFORMANCE WITH THE FOLLOWING CODES AND ORDINANCES AS INDICATED:
BUILDING STRUCTURAL
MECHANICAL PLUMBING
ELECTRICAL ENERGY
ACCESSIBILITY FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY CODE, STATE, OR LOCAL REGULATIONS.
Wayne Bee 09/03/18
WEST COAST CODE CONSULTANTS, INC.

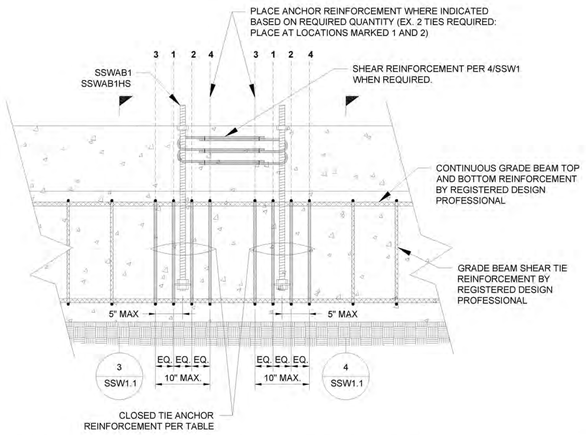
Date of
8/27/2019 10:13:01 AM

Simpson Strong-Wall Details

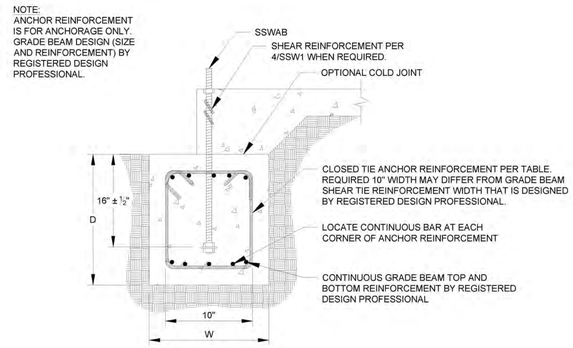
Date	9/4/18
Drawn By	BPT
Checked By	BPT

S701

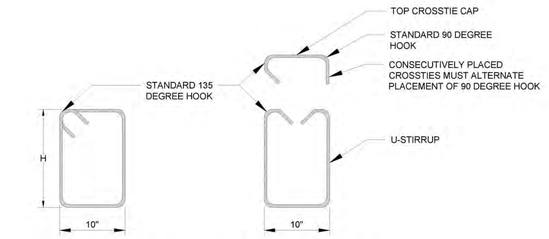
Scale



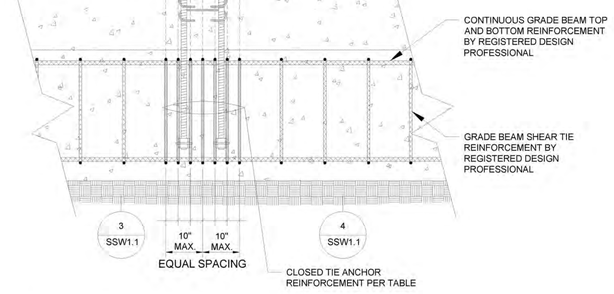
GRADE BEAM ELEVATION AT 18", 21" AND 24" WALL MODELS | 1



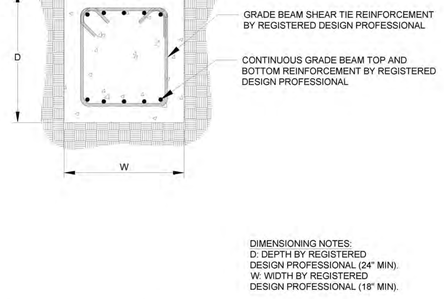
GRADE BEAM SECTION AT ANCHOR REINFORCEMENT | 3



CLOSED TIE ANCHOR REINFORCEMENT | 6



GRADE BEAM ELEVATION AT 12" AND 15" WALL MODELS | 2



GRADE BEAM SECTION AWAY FROM ANCHOR REINFORCEMENT | 4

SSW GRADE BEAM ANCHOR REINFORCEMENT

STEEL STRONG-WALL WIDTH (in.)	ANCHOR MODEL NO.	ANCHOR DIAMETER (in.)	ANCHOR REINFORCEMENT FOR WIND AND SEISMIC [3,8,9]		LRFD APPLIED DESIGN SEISMIC MOMENT (ft.-lbs.) [4,5,6,7]	
			STANDARD STRENGTH SSWAB	HIGH STRENGTH (HS) SSWAB	STANDARD STRENGTH SSWAB	HIGH STRENGTH (HS) SSWAB
12" MODEL	SSWAB3/4 SSWAB3/4HS	3/4	2- #4 CLOSED TIES PER 2/SSW1.1	5- #4 CLOSED TIES PER 2/SSW1.1	16,700	23,000
15" MODEL	SSWAB1 SSWAB1HS	1	4- #4 CLOSED TIES PER 2/SSW1.1	7- #4 CLOSED TIES PER 2/SSW1.1	37,000	44,000
18" MODEL			2- #4 CLOSED TIES PER 1/SSW1.1	4- #4 CLOSED TIES PER 1/SSW1.1	48,700	61,000
21" MODEL					60,300	77,000
24" MODEL					72,000	87,000

NOTES:
1. ANCHOR REINFORCEMENT CONFORMS TO ACI 318-14 SECTION 17.4.2.9 AND ACI 318-11 SECTION D.5.2.9 AND PERFORMANCE WAS VALIDATED THROUGH FULL SCALE TESTING.
2. MINIMUM CONCRETE COMPRESSIVE STRENGTH, f'c = 2500 psi.
3. CLOSED TIE ANCHOR REINFORCEMENT TO BE ASTM A615 GRADE 60 (MIN) #4 REBAR.
4. GRADE BEAM LONGITUDINAL AND TIE REINFORCEMENT SHALL BE SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL FOR FLEXURE AND SHEAR LOADING. DESIGN SHOULD CONSIDER PROJECT SPECIFIC DESIGN LOADS AND ALLOWABLE SOIL PRESSURE.
5. SIMPSON STRONG-TIE RECOMMENDS USING THE TABULATED MINIMUM LRFD APPLIED SEISMIC DESIGN MOMENT TO ENSURE GRADE BEAM DESIGN FLEXURE AND SHEAR STRENGTH IS ADEQUATE TO PREVENT PLASTIC HINGE FORMATION UNDER DEMANDS ASSOCIATED WITH ANCHORAGE FORCES CORRESPONDING TO ACI 318-14 SECTION 17.2.3.4.3 AND ACI 318-11 SECTION D.3.3.4.3.
6. DESIGNER MAY USE REDUCED MOMENT DUE TO APPLIED SSW LATERAL LOAD. MINIMUM MOMENT SHALL BE THE LESSER OF THE TABULATED MOMENT OR THE AMPLIFIED LRFD DESIGN MOMENT FOR SEISMIC: (ASD SHEAR/0.7) x Ωo x SSW HEIGHT FOR GRADE BEAM DESIGN.
7. MINIMUM GRADE BEAM DESIGN MOMENT FOR WIND AND SEISMIC IN SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C: (ASD SHEAR/0.6) x SSW HEIGHT.
8. CLOSED TIE MAY BE SINGLE PIECE HOOP OR TWO PIECE ASSEMBLY WITH A U-STIRRUP WITH STANDARD 135 DEGREE HOOKS AND A TOP CROSS TIE CAP. SEE DETAIL 6/SSW1.1.
9. SEE DETAILS FOR GRADE BEAM ANCHOR REINFORCEMENT PLACEMENT, INSTALLATION AND SPACING REQUIREMENTS. CLOSED TIE ANCHOR REINFORCEMENT QUANTITY IS PER WALL FOR THE 12" AND 15" WALL MODELS, AND PER ANCHOR FOR THE 18", 21" AND 24" MODELS.

SSWAB ANCHOR GRADE BEAM REINFORCEMENT AND DESIGN MOMENTS | 5

5ive ENGINEERING
834 West 75 North
Kaysville, UT 84037
(phone) 801.915.4525
www.5iveengineering.com

NO.	DATE	REVISIONS
0	10/27/2014	FIRST RELEASE
1	08/08/2016	2015 IBC REVISIONS

No.	Description	Date

SIMPSON STRONG-TIE COMPANY, INC.
HOME OFFICE:
5956 W. LAS POSITAS BLVD.
PLEASANTON, CA 94588
TEL: (800) 999-5099

SIMPSON Strong-Tie THERE IS NO EQUAL

STEEL STRONG-WALL
ALTERNATE ANCHORAGE DETAILS
ENGINEERED DESIGNS

SIMPSON Strong-Tie THERE IS NO EQUAL

NAME
DATE 8-8-2016
SCALE N.T.S.
CHECKED
SHEET **SSW1.1**
OF SHEETS
JOB NO.

Burton Solitude Spec Home

Think Architecture
5151 South 900 East, Suite #200
Salt Lake City, UT 84117

REVIEWED FOR CODE COMPLIANCE
CONSTRUCTION DOCUMENTS SHALL COMPLY WITH THE CODES ADOPTED BY THE JURISDICTION. REVIEW SHALL INCLUDE THE FOLLOWING:
☐ PLUMBING ☐ STRUCTURAL
☐ MECHANICAL ☐ ENERGY
☐ ELECTRICAL ☐ FIRE
☐ ACCESSIBILITY
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR VIOLATIONS OF ANY FEDERAL, STATE OR LOCAL CODES.
BY: _____ DATE: 09/03/18
WEST COAST CODE CONSULTANTS, INC

Date of
8/27/2019 10:13:15 AM

Simpson Strong-Wall Details (cont.)

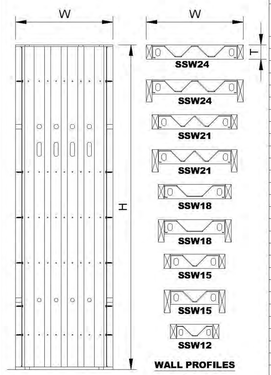
Date	9/4/18
Drawn By	BPT
Checked By	BPT

S702

Scale

STEEL STRONG-WALL MODELS

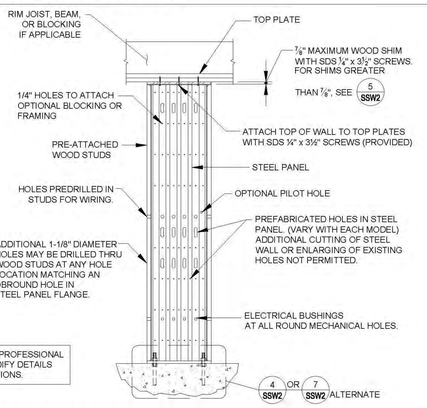
STD. WALL MODEL NO.	-STK WALL MODEL NO.	H (in)	T (in)	HOLDOWN ANCHOR BOLTS	QTY. OF TOP OF WALL SCREWS
SSW12x7	- -	80	3 1/2	(2) 3/4"	4
SSW15x7	- -	80	3 1/2	(2) 1"	6
SSW18x7	- -	80	3 1/2	(2) 1"	9
SSW21x7	- -	80	3 1/2	(2) 1"	12
SSW24x7	- -	80	3 1/2	(2) 1"	14
SSW12x7.4	- -	85 1/2	3 1/2	(2) 3/4"	4
SSW15x7.4	- -	85 1/2	3 1/2	(2) 1"	6
SSW18x7.4	- -	85 1/2	3 1/2	(2) 1"	9
SSW21x7.4	- -	85 1/2	3 1/2	(2) 1"	12
SSW24x7.4	- -	85 1/2	3 1/2	(2) 1"	14
SSW12x8	- -	93 1/4	3 1/2	(2) 3/4"	4
SSW15x8	SSW15x8-STK	93 1/4	3 1/2	(2) 1"	6
SSW18x8	SSW18x8-STK	93 1/4	3 1/2	(2) 1"	9
SSW21x8	SSW21x8-STK	93 1/4	3 1/2	(2) 1"	12
SSW24x8	SSW24x8-STK	93 1/4	3 1/2	(2) 1"	14
SSW12x9	- -	105 1/4	3 1/2	(2) 3/4"	4
SSW15x9	SSW15x9-STK	105 1/4	3 1/2	(2) 1"	6
SSW18x9	SSW18x9-STK	105 1/4	3 1/2	(2) 1"	9
SSW21x9	SSW21x9-STK	105 1/4	3 1/2	(2) 1"	12
SSW24x9	SSW24x9-STK	105 1/4	3 1/2	(2) 1"	14
SSW12x10	- -	117 1/4	3 1/2	(2) 3/4"	4
SSW15x10	SSW15x10-STK	117 1/4	3 1/2	(2) 1"	6
SSW18x10	SSW18x10-STK	117 1/4	3 1/2	(2) 1"	9
SSW21x10	SSW21x10-STK	117 1/4	3 1/2	(2) 1"	12
SSW24x10	SSW24x10-STK	117 1/4	3 1/2	(2) 1"	14
SSW15x11	SSW15x11-STK	129 1/4	5 1/2	(2) 1"	6
SSW18x11	SSW18x11-STK	129 1/4	5 1/2	(2) 1"	9
SSW21x11	SSW21x11-STK	129 1/4	5 1/2	(2) 1"	12
SSW24x11	SSW24x11-STK	129 1/4	5 1/2	(2) 1"	14
SSW15x12	SSW15x12-STK	141 1/4	5 1/2	(2) 1"	6
SSW18x12	SSW18x12-STK	141 1/4	5 1/2	(2) 1"	9
SSW21x12	SSW21x12-STK	141 1/4	5 1/2	(2) 1"	12
SSW24x12	SSW24x12-STK	141 1/4	5 1/2	(2) 1"	14
SSW18x13	SSW18x13-STK	153 1/4	5 1/2	(2) 1"	9
SSW21x13	SSW21x13-STK	153 1/4	5 1/2	(2) 1"	12
SSW24x13	SSW24x13-STK	153 1/4	5 1/2	(2) 1"	14



WALL PROFILES

TABLE NOTES:
1. SDS¼" x 3½" SCREWS PROVIDED WITH WALL.
2. SEE SHEET SSW1 FOR ANCHORAGE SOLUTIONS.

STEEL STRONG-WALL MODELS 1



REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

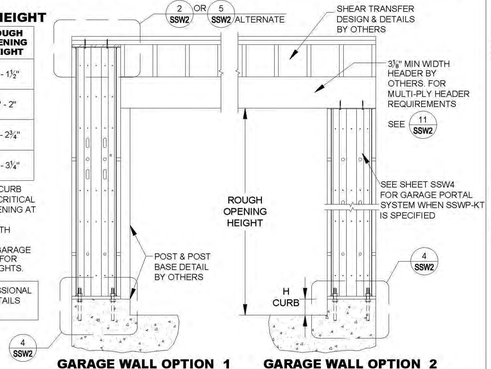
SINGLE-STORY SSW ON CONCRETE 2

GARAGE HEADER ROUGH OPENING HEIGHT

MODEL No.	H CURB	ROUGH OPENING HEIGHT
SSW12x7 SSW15x7	5½"	7' - 1½"
SSW18x7 SSW21x7 SSW24x7	6"	7' - 2"
SSW12x8 SSW15x8 SSW18x8	5½"	8' - 2¾"
SSW21x8 SSW24x8	6"	8' - 3¼"

1. THE HEIGHT OF THE GARAGE CURB ABOVE THE GARAGE SLAB IS CRITICAL FOR THE ROUGH HEADER OPENING AT GARAGE RETURN WALLS.
2. SHIMS ARE NOT PROVIDED WITH STEEL STRONG-WALL.
3. FURRING ON UNDERSIDE OF GARAGE HEADER MAY BE NECESSARY FOR LESSER ROUGH OPENING HEIGHTS.

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

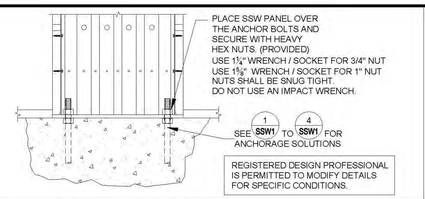


GARAGE WALL OPTION 1 — GARAGE WALL OPTION 2 FOR GARAGE WALL OPTION 2

NOTE:
7-FT. HIGH STEEL STRONG-WALL MODELS ARE 80", 2" TALLER THAN 7-FT. HIGH WOOD STRONG-WALL SHEARWALLS

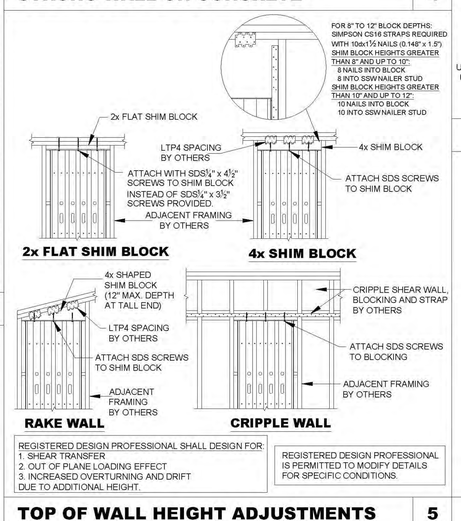
REGISTERED DESIGN PROFESSIONAL SHALL DESIGN FOR:
1. SHEAR TRANSFER
2. OUT OF PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT.

ALTERNATE GARAGE WALL OPTIONS 3



REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

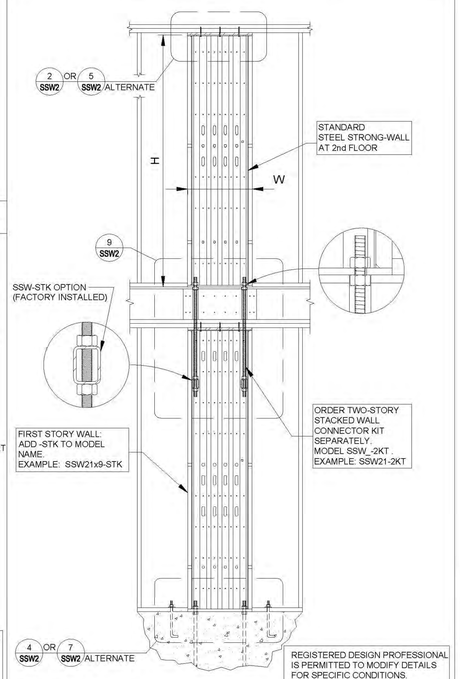
STRONG-WALL ON CONCRETE 4



REGISTERED DESIGN PROFESSIONAL SHALL DESIGN FOR:
1. SHEAR TRANSFER
2. OUT OF PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT.

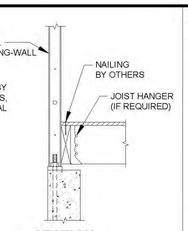
REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

TOP OF WALL HEIGHT ADJUSTMENTS 5



REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

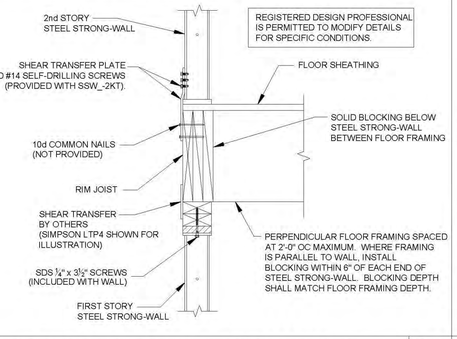
TWO-STORY STACKED 6



SECTION

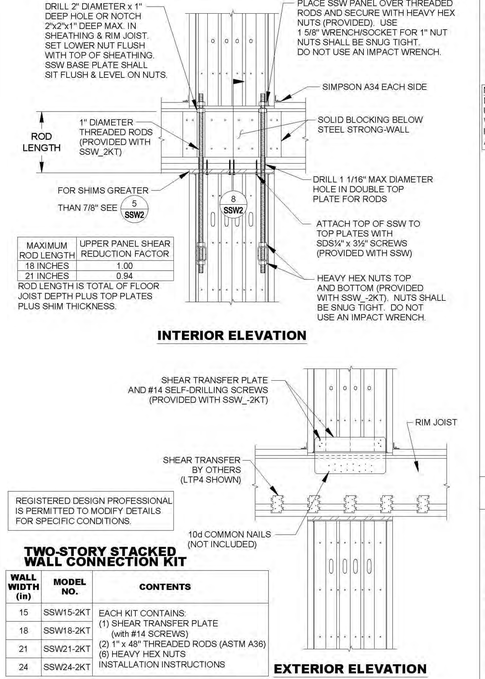
REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

ALTERNATE 1ST FLOOR WOOD FRAMING 7



REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

TWO-STORY STACKED FLOOR SECTION 8

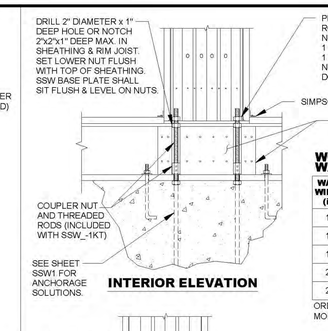


REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

TWO-STORY STACKED WALL CONNECTION KIT

WALL WIDTH (in)	MODEL NO.	CONTENTS
15	SSW15-2KT	EACH KIT CONTAINS: (1) SHEAR TRANSFER PLATE (with #14 SCREWS) (2) 1" x 48" THREADED RODS (ASTM A36) (6) HEAVY HEX NUTS INSTALLATION INSTRUCTIONS
18	SSW18-2KT	
21	SSW21-2KT	
24	SSW24-2KT	

TWO-STORY STACKED FLOOR FRAMING 9



WOOD FIRST-FLOOR WALL CONNECTION KIT

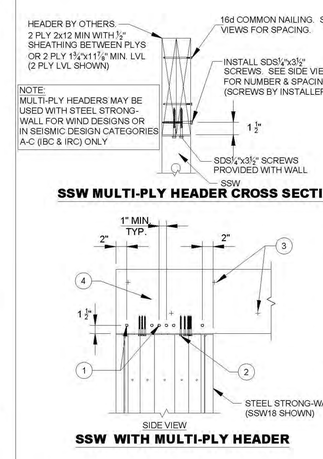
WALL WIDTH (in)	MODEL NO.	CONTENTS
12	SSW12-1KT	EACH KIT CONTAINS: (1) SHEAR TRANSFER PLATE (with #14 SCREWS) (2) 3/4"x18" or 1" x 18" THREADED RODS (ASTM A36) (2) COUPLER NUTS (2) HEAVY HEX NUTS INSTALLATION INSTRUCTIONS
15	SSW15-1KT	
18	SSW18-1KT	
21	SSW21-1KT	
24	SSW24-1KT	

ORDER FIRST FLOOR CONNECTOR KIT SEPARATELY. MODEL SSW_-1KT . EXAMPLE: SSW21-1KT

FIRST FLOOR AT WOOD FRAMING NOTES:
1. USE WOOD FIRST-FLOOR ALLOWABLE LOAD TABLES FROM THE STRONG-WALL CATALOG FOR THIS INSTALLATION.
2. USE ALTERNATE DETAIL 7 SSW2 TO ACHIEVE MAXIMUM ON-CONCRETE ALLOWABLE LOADS.
3. FOR TWO-STORY STACKED STEEL STRONG-WALLS WITH WOOD FIRST FLOOR, USE ALTERNATE DETAIL 7 SSW2.
4. REGISTERED DESIGN PROFESSIONAL SHALL DESIGN FOR SHEAR TRANSFER FROM RIM JOIST TO SILL PLATE AND SILL PLATE TO FOUNDATION.

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

FIRST FLOOR AT WOOD FRAMING 10



MULTI-PLY HEADERS 11

NOTES 12

1. STEEL STRONG-WALL SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY, INC." HOME OFFICE: 5956 W. LAS POSITAS BLVD. , PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY, INC." IS AN ISO 9001 REGISTERED COMPANY.
2. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
3. THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE SPECIFIER.
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6. INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE SPECIFIER.
7. SIMPSON STRONG-TIE COMPANY, INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
8. ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.

5ive ENGINEERING
834 West 75 North
Kaysville, UT 84037
(phone) 801.915.4525
www.5iveengineering.com

NO.	DATE	REVISIONS
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PLEASANTON, CA 94588
TEL: (800) 999-5099

STEEL STRONG-WALL
FRAMING DETAILS
ENGINEERED DESIGNS

SIMPSON Strong-Tie
THERE IS NO EQUAL

NAME	
DATE	8-8-2016
SCALE	N.T.S.
CHECKED	
SHEET	SSW2
OF	SHEETS
JOB NO.	

Burton Solitude Spec Home
Think Architecture
5151 South 900 East, Suite #200
Salt Lake City, UT 84117

REVIEWED FOR CODE COMPLIANCE
FOR CONFORMANCE TO APPLICABLE CODES
BUILDING — STRUCTURAL
MECHANICAL — PLUMBING
ELECTRICAL — ENERGY
ACCESSIBILITY — FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION PROCESS IN VIOLATION OF ANY CODE OR ORDINANCE
BY: Matt Lake DATE: 08/27/19
WEST COAST CODE CONSULTANTS, INC.

BENJAMIN R. THOMAS No. 801370-2203 STATE OF UTAH — LICENSED PROFESSIONAL STRUCTURAL ENGINEER

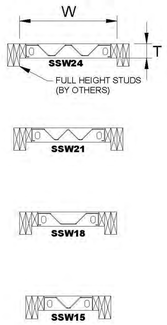
Date of
8/27/2019 10:13:18 AM

Simpson Strong-Wall Details (cont.)

Date	9/4/18
Drawn By	BPT
Checked By	BPT

S703

Scale

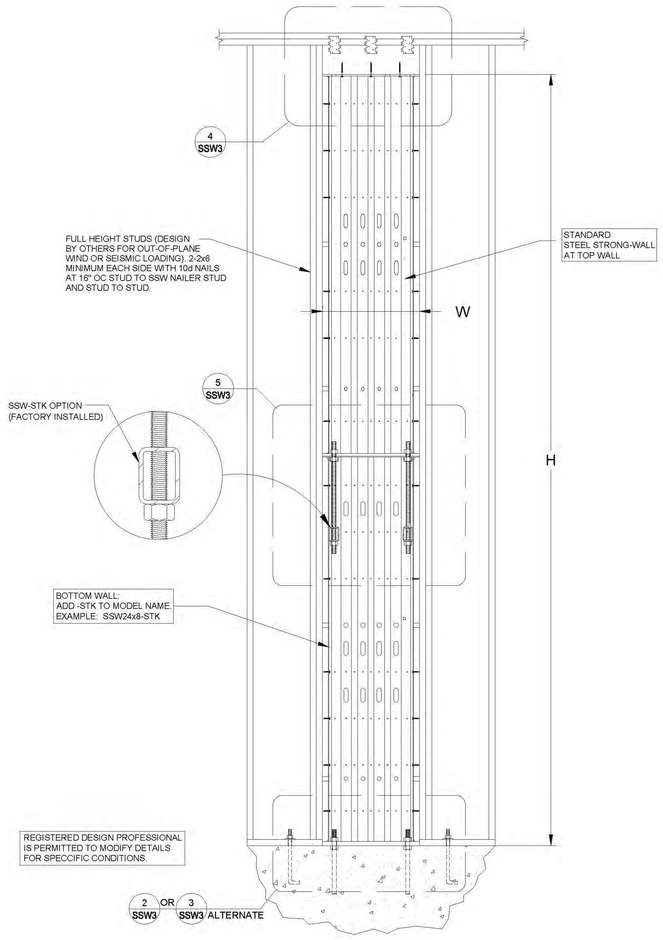


BALLOON FRAME STEEL STRONG-WALL
SHOWN WITH FULL HEIGHT STUDS BY OTHERS

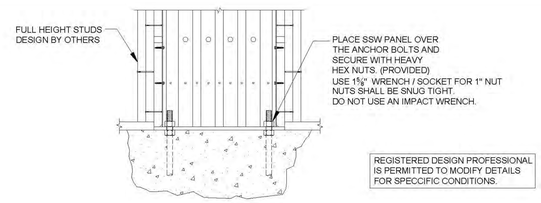
STEEL STRONG-WALL BALLOON FRAMING MODELS

NOMINAL WALL HEIGHT (FT)	LOWER WALL MODEL NO.	UPPER WALL MODEL NO.	H (in)	T (in)	HOLDOWN ANCHOR BOLTS[3]	QTY. OF TOP OF WALL SCREWS[1]
15" WALL MODELS						
15	SSW15X8-STK	SSW15x7	173 1/4	3 1/2	(2) 1"	6
16	SSW15X8-STK	SSW15x8	186 1/2	3 1/2	(2) 1"	6
17	SSW15X10-STK	SSW15x7	197 1/4	3 1/2	(2) 1"	6
18	SSW15X10-STK	SSW15x8	210 1/2	3 1/2	(2) 1"	6
19	SSW15X10-STK	SSW15x9	222 1/2	3 1/2	(2) 1"	6
20	SSW15X10-STK	SSW15x10	234 1/2	3 1/2	(2) 1"	6
18" WALL MODELS						
15	SSW18X8-STK	SSW18x7	173 1/4	3 1/2	(2) 1"	9
16	SSW18X8-STK	SSW18x8	186 1/2	3 1/2	(2) 1"	9
17	SSW18X10-STK	SSW18x7	197 1/4	3 1/2	(2) 1"	9
18	SSW18X10-STK	SSW18x8	210 1/2	3 1/2	(2) 1"	9
19	SSW18X10-STK	SSW18x9	222 1/2	3 1/2	(2) 1"	9
20	SSW18X10-STK	SSW18x10	234 1/2	3 1/2	(2) 1"	9
21" WALL MODELS						
15	SSW21X8-STK	SSW21x7	173 1/4	3 1/2	(2) 1"	12
16	SSW21X8-STK	SSW21x8	186 1/2	3 1/2	(2) 1"	12
17	SSW21X10-STK	SSW21x7	197 1/4	3 1/2	(2) 1"	12
18	SSW21X10-STK	SSW21x8	210 1/2	3 1/2	(2) 1"	12
19	SSW21X10-STK	SSW21x9	222 1/2	3 1/2	(2) 1"	12
20	SSW21X10-STK	SSW21x10	234 1/2	3 1/2	(2) 1"	12
24" WALL MODELS						
15	SSW24X8-STK	SSW24x7	173 1/4	3 1/2	(2) 1"	14
16	SSW24X8-STK	SSW24x8	186 1/2	3 1/2	(2) 1"	14
17	SSW24X10-STK	SSW24x7	197 1/4	3 1/2	(2) 1"	14
18	SSW24X10-STK	SSW24x8	210 1/2	3 1/2	(2) 1"	14
19	SSW24X10-STK	SSW24x9	222 1/2	3 1/2	(2) 1"	14
20	SSW24X10-STK	SSW24x10	234 1/2	3 1/2	(2) 1"	14

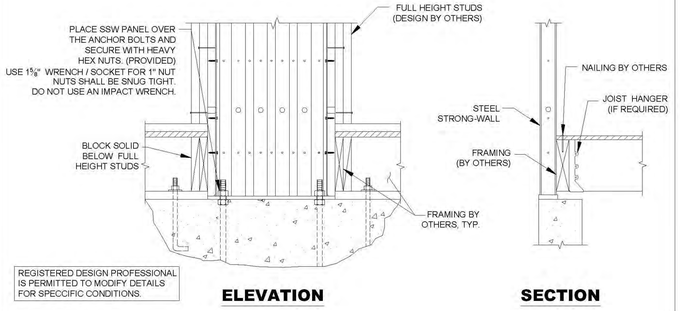
1. SDS¼" x 3½" SCREWS PROVIDED WITH WALL.
2. SEE SSW1 FOR ANCHORAGE SOLUTIONS.
3. STACKED INSTALLATION REQUIRES MINIMUM DOUBLE 2x6 STUDS EACH SIDE OF STEEL STONG-WALL (PROVIDED BY INSTALLER). SEE DETAILS 4 & 5.



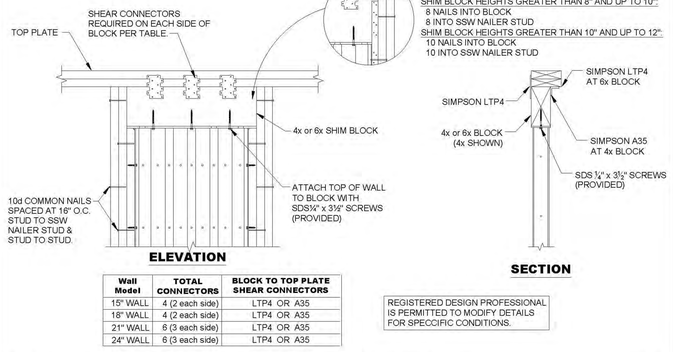
BALLOON FRAMING 1



BALLOON FRAMING BASE PLATE CONNECTION 2



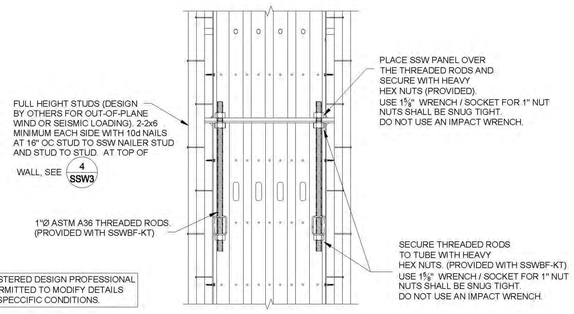
BALLOON FRAMING AT WOOD FLOOR 3



Wall Model	TOTAL CONNECTORS	BLOCK TO TOP PLATE SHEAR CONNECTORS
15" WALL	4 (2 each side)	LTP4 OR A35
18" WALL	4 (2 each side)	LTP4 OR A35
21" WALL	6 (3 each side)	LTP4 OR A35
24" WALL	6 (3 each side)	LTP4 OR A35

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECCIFIC CONDITIONS.

BALLOON FRAMING TOP OF WALL CONNECTION 4



BALLOON FRAMING WALL TO WALL CONNECTION 5

NOTES 7

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PLEASANTON, CA 94588
TEL: (800) 999-5099

SIMPSON Strong-Tie
THERE IS NO EQUAL.

STEEL STRONG-WALL
BALLOON FRAMING DETAILS
ENGINEERED DESIGNS

SIMPSON Strong-Tie
THERE IS NO EQUAL.

NAME
DATE 8-8-2016
SCALE N.T.S.
CHECKED
SHEET **SSW3**
OF SHEETS
JOB NO.

5ive ENGINEERING
834 West 75 North
Kaysville, UT 84037
(phone) 801.915.4525
www.5iveengineering.com

No.	Description	Date

Burton Solitude Spec Home
Think Architecture
5151 South 900 East, Suite #200
Salt Lake City, UT 84117

REVIEWED FOR CODE COMPLIANCE
THIS REVIEW IS ONLY FOR GENERAL CONFORMANCE TO CODES AS INDICATED BELOW. IT DOES NOT INCLUDE A DETAILED REVIEW OF ALL ASPECTS OF THE PROJECT.
☑ BUILDING ☑ STRUCTURAL
☐ MECHANICAL ☐ ENERGY
☐ ELECTRICAL ☑ FIRE
☐ ACCESSIBILITY
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE THE VIOLATION OF ANY CODE OR ORDINANCE OR ANY OMISSION OF ANY ADDITIONAL REQUIREMENTS.
BY: _____ DATE: 09/03/19
WEST COAST CODE CONSULTANTS, INC

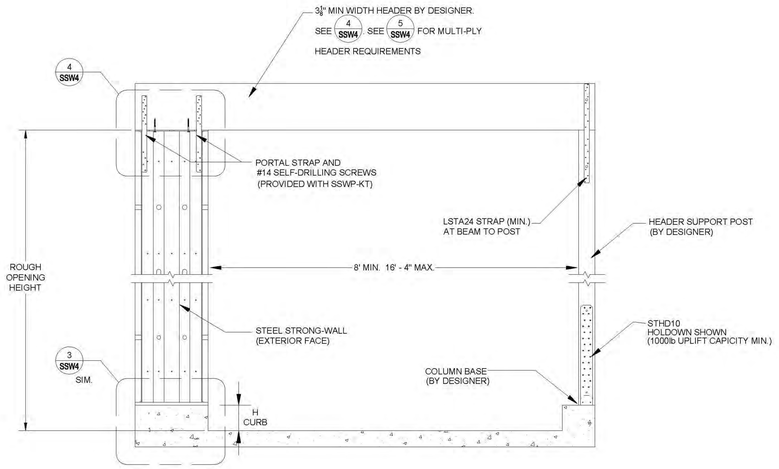
Date of
8/27/2019 10:13:21 AM

Simpson Strong-Wall Details (cont.)

Date 9/4/18
Drawn By BPT
Checked By BPT

S704

Scale



GARAGE HEADER ROUGH OPENING HEIGHT

MODEL No.	H CURB	ROUGH OPENING HEIGHT
SSW12x7 SSW15x7 SSW18x7	5½"	7' - 1½"
	6"	7' - 2"
SSW12x7.4 SSW15x7.4 SSW18x7.4	0"	7' - 1 ½"
SSW12x8 SSW15x8 SSW18x8	5½"	8' - 2 ¾"
	6"	8' - 3¼"

1. THE HEIGHT OF THE GARAGE CURB ABOVE THE GARAGE SLAB IS CRITICAL FOR THE ROUGH HEADER OPENING AT GARAGE RETURN WALLS.
2. SHIMS ARE NOT PROVIDED WITH STEEL STRONG-WALL.
3. FURRING DOWN GARAGE HEADER MAY BE NECESSARY FOR CORRECT ROUGH OPENING HEIGHT.

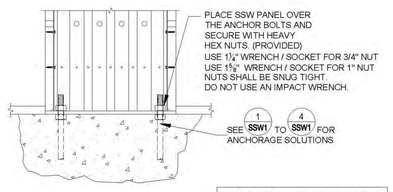
STEEL STRONG-WALL SINGLE WALL PORTAL | 1

GARAGE HEADER ROUGH OPENING HEIGHT

MODEL No.	H CURB	ROUGH OPENING HEIGHT
SSW12x7 SSW15x7 SSW18x7	5½"	7' - 1½"
	6"	7' - 2"
SSW12x7.4 SSW15x7.4 SSW18x7.4	0"	7' - 1 ½"
SSW12x8 SSW15x8 SSW18x8	5½"	8' - 2 ¾"
	6"	8' - 3¼"

1. THE HEIGHT OF THE GARAGE CURB ABOVE THE GARAGE SLAB IS CRITICAL FOR THE ROUGH HEADER OPENING AT GARAGE RETURN WALLS.
2. SHIMS ARE NOT PROVIDED WITH STEEL STRONG-WALL.
3. FURRING DOWN GARAGE HEADER MAY BE NECESSARY FOR CORRECT ROUGH OPENING HEIGHT.

STEEL STRONG-WALL DOUBLE WALL PORTAL | 2



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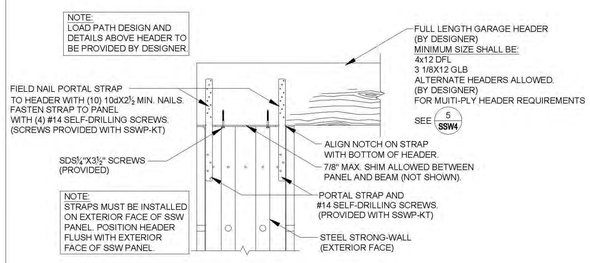
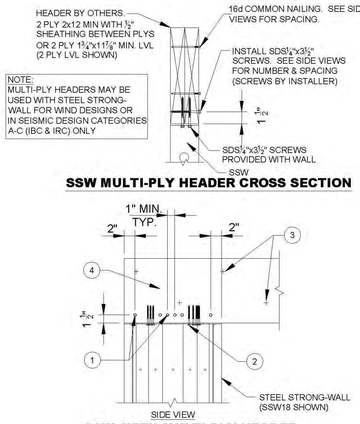
BASE PLATE CONNECTION | 3



TOP OF WALL CONNECTION | 4



SSW MULTI-PLY HEADER CROSS SECTION

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

SSW WITH MULTI-PLY HEADER

NOTE:
PORTAL STRAP NOT SHOWN FOR CLARITY. REFER TO DETAIL 4/SSW4 FOR PORTAL STRAP INSTALLATION.

1. INSTALL SDS 1/4"x3 1/2" SCREWS HORIZONTALLY THROUGH LVL OR 2 x LUMBER HEADER PLYS. 4 SCREWS TOTAL FOR SSW12.6 SCREWS TOTAL FOR SSW15, SSW18, SSW21 AND SSW24.
2. SDS 1/4"x3 1/2" SCREWS PROVIDED WITH WALL
3. FASTEN PLYS TOGETHER WITH 16d COMMON NAILS AT 16" O.C. ALONG EACH EDGE OF BEAM.
4. 15/32" SHEATHING BETWEEN 2x HEADER PLYS SHALL MATCH HEADER DEPTH AND EXTEND FULL WIDTH OF SSW, MINIMUM.

MULTI-PLY HEADERS | 5

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NOTES | 6

NO.	DATE	REVISIONS
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SIMPSON STRONG-TIE COMPANY, INC.
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SIMPSON Strong-Tie
THERE IS NO EQUAL

STEEL STRONG-WALL
PORTAL SYSTEM FRAMING DETAILS
ENGINEERED DESIGNS

SIMPSON Strong-Tie
THERE IS NO EQUAL

NAME
DATE 8-8-2016
SCALE N.T.S.
CHECKED
SHEET **SSW4**
OF SHEETS
JOB NO.

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834 West 75 North
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(phone) 801.915.4525
www.5iveengineering.com

No.	Description	Date

Burton Solitude Spec Home
Think Architecture
5151 South 900 East, Suite #200
Salt Lake City, UT 84117

REVIEWED FOR CODE COMPLIANCE
THE COMPLIANCE WITH THE APPLICABLE CODES IS THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL
BUILDING ☒ STRUCTURAL
MECHANICAL ☒ PLUMBING
ELECTRICAL ☒ ENERGY
ACCESSIBILITY ☐ FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION IN VIOLATION OF ANY LOCAL, STATE, OR FEDERAL REGULATIONS
BY: [illegible] DATE:
WEST COAST CODE CONSULTANTS, INC.

PROFESSIONAL STRUCTURAL ENGINEER
No. 9013702-2203
SIMPSON R THOMAS
STATE OF UTAH

Date of
8/27/2019 10:13:23 AM

Simpson Strong-Wall Details (cont.)

Date 9/4/18
Drawn By BPT
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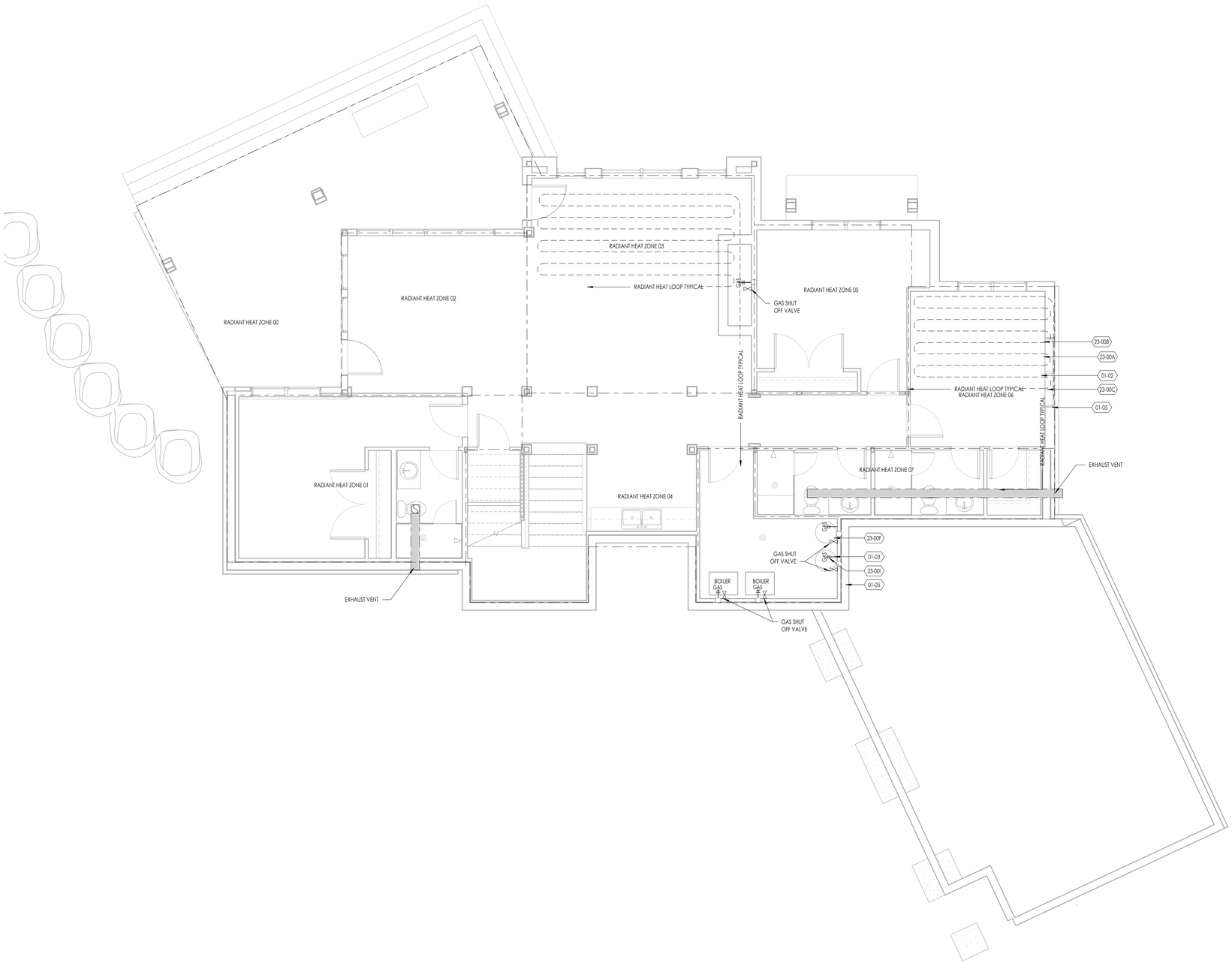
S705

Scale



LEVEL 0 - MECHANICAL PLAN

1/4" = 1'-0"

1 M101

MECHANICAL LEGEND

SYMBOL	TYPE
⏚	HOSE/NAT. GAS BIBB
⋈	GAS SHUT OFF VALVE
- - - - -	RADIANT LOOPS
— - —	AREA BOUNDARIES

MECHANICAL GENERAL NOTES

1. MECHANICAL AND PLUMBING LAYOUTS ARE SHOWN IN SCHEMATIC. THE PLUMBING AND MECHANICAL CONTRACTORS ARE RESPONSIBLE TO DESIGN AND SIZE EQUIPMENT CAPACITY, PIPE AND DUCT LINES, PLUMBING LINES AND ALL OTHER EQUIPMENT AS PER NATIONAL, STATE AND LOCAL CODES AND AS PER THE GENERAL NOTE REQUIREMENTS.

2. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LAYOUT AND INSTALLATION OF ALL RELATED ITEMS WITH EXISTING CONDITIONS AND ALL OTHER TRADES.

3. COORDINATE WITH OWNER, INTERIOR DESIGNER AND/OR PLANS FOR FIXTURE SCHEDULES, STYLES, FINISHES, ETC.

4. ALL REGISTERS AT LOWER LEVEL TO BE CEILING MOUNT UNLESS OTHERWISE NOTED.

5. COORDINATE BETWEEN MECH. SUB AND ELECTRICAL SUB AT PRECONSTRUCTION MEETING FOR DUCT LOCATIONS AND RECESSED CAN LOCATIONS.

6. ALL PLUMBING FIXTURE/MECHANICAL EQUIPMENT SELECTIONS TO BE APPROVED BY OWNER/DEVELOPER.

7. PROVIDE REQUIRED COMBUSTION AIR VENT DUCTS AT CEILING FOR WATER HEATER AND FURNACE AS REQUIRED BY BLDG. CODES AND MANUFACTURER.

8. MECHANICAL DESIGN SHOULD BE IN ACCORDANCE WITH 2015 INTERNATIONAL RESIDENTIAL CODE.

9. DUCT PENETRATIONS IN GARAGES SHALL BE 26 GAUGE SHEET METAL MIN. AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

10. FLUES SHALL NOT PENETRATE THE ROOF WITHIN 4'-0" OF PARTY WALLS.

MECHANICAL PLAN KEYNOTES

Key Note Info

PROJECT KEYNOTES	
01-02	ALL CONSTRUCTION SHALL CONFORM TO ALL 2015 INTERNATIONAL MECHANICAL CODE(I.M.C.), UTAH AMMENDMENTS, LOCAL, AND RELATED BUILDING CODES AND STD. CONST. PRACTICES IN EFFECT.
01-03	ALL CONSTRUCTION SHALL CONFORM TO ALL 2015 INTERNATIONAL FUEL GAS CODE(I.F.G.C.), UTAH AMMENDMENTS, LOCAL, AND RELATED BUILDING CODES AND STD. CONST. PRACTICES IN EFFECT.
01-05	ALL CONSTRUCTION, SHALL CONFORM TO ALL 2015 INTERNATIONAL ENERGY CONSERVATION CODE(I.E.C.C.), UTAH AMMENDMENTS, LOCAL, AND RELATED BUILDING CODES AND STD. CONST. PRACTICES IN EFFECT.
23-00A	THE MECH. SYSTEM SHALL COMPLY WITH 2015 I.R.C. AND 2015 I.M.C AND BE INSTALLED IN STRICT ACCORDANCE WITH ALL LOCAL, STATE, & NATIONAL CODES.
23-00B	THE MECH. CONTRACTOR TO BE RESPONSIBLE FOR THE COMPLETE MECHANICAL SYSTEM.
23-00C	VISIT THE JOB SITE PRIOR TO BIDDING THE PROJECT TO BECOME FAMILIAR WITH CONSTRUCTION CONDITIONS AND REQUIRED COORDINATION.
23-00F	SUBMIT SPEC SHEETS ON ALL EQUIPMENT TO BE REVIEWED BY OWNER/ARCH.
23-001	ALL GAS LINE MATERIALS, WORKMANSHIP, AND INSTALLATION AS PER INDUSTRY STANDARDS. NATURAL GAS SERVICE LINES SHALL BE NO LESS THAN 1 INCH IN DIA. ALL NATURAL GAS LINES TO BE SCHEDULE 40 BLACK STEEL OR FLEX PLASTIC PIPE AS APPROVED BY GAS COMPANY. (I.R.C. CHAPTER 24, R156-56-709 (3) AND STATE AMENDMENT TO IFGC)

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STATE OF UTAH LICENSED ARCHITECT
COREY R. PAGUM
LICENSE NO. 317267
Aug. 26, 2019

SOLITUDE RETREAT HOME - LOT 1

6857 SOUTH CHURCH ROAD
LOT 1 SILVER HILL LODGE SUBDIVISION
SALT LAKE CITY, UT 84121

REVIEWED FOR CODE COMPLIANCE
JOB CONFORMS TO APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:
☑ BUILDING ☑ RESIDENTIAL
☑ MECHANICAL ☑ PLUMBING
☑ ELECTRICAL ☑ ENERGY
☐ ACCESSIBILITY ☐ IWE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE OR LOCAL LAWS.
BY: _____ DATE: 09/03/19
WEST COAST CODE CONSULTANTS, INC

PROJECT NO.15077R2
DATE: AUG. 26, 2019

REVISIONS:

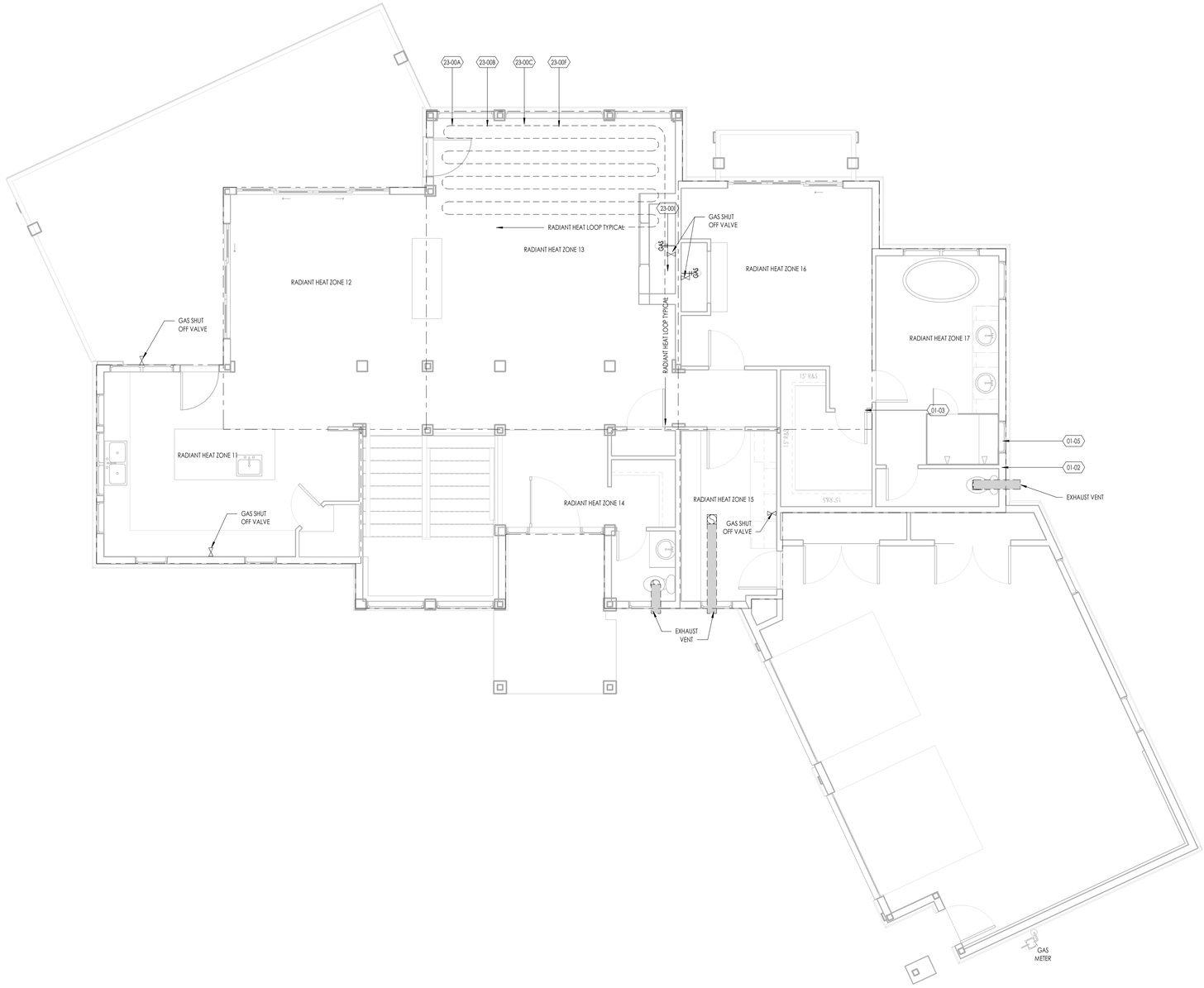
A 8-23-2019 Plan Check Comments

PERMIT SUBMITTAL SET - AUGUST 22, 2019

SHEET TITLE:
LEVEL 0 - MECHANICAL PLAN

SHEET NUMBER:
M101

Plot Date: 8/26/2019 11:05:13 AM



MECHANICAL LEGEND

SYMBOL	TYPE
⏚	HOSE/NAT. GAS BIBB
⋈	GAS SHUT OFF VALVE
- - - - -	RADIANT LOOPS
— - —	AREA BOUNDARIES

MECHANICAL GENERAL NOTES

1. MECHANICAL AND PLUMBING LAYOUTS ARE SHOWN IN SCHEMATIC. THE PLUMBING AND MECHANICAL CONTRACTORS ARE RESPONSIBLE TO DESIGN AND SIZE EQUIPMENT CAPACITY, PIPE AND DUCT LINES, PLUMBING LINES AND ALL OTHER EQUIPMENT AS PER NATIONAL, STATE AND LOCAL CODES AND AS PER THE GENERAL NOTE REQUIREMENTS.

2. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LAYOUT AND INSTALLATION OF ALL RELATED ITEMS WITH EXISTING CONDITIONS AND ALL OTHER TRADES.

3. COORDINATE WITH OWNER, INTERIOR DESIGNER AND/OR PLANS FOR FIXTURE SCHEDULES, STYLES, FINISHES, ETC.

4. ALL REGISTERS AT LOWER LEVEL TO BE CEILING MOUNT UNLESS OTHERWISE NOTED.

5. COORDINATE BETWEEN MECH. SUB AND ELECTRICAL SUB AT PRECONSTRUCTION MEETING FOR DUCT LOCATIONS AND RECESSED CAN LOCATIONS.

6. ALL PLUMBING FIXTURE/MECHANICAL EQUIPMENT SELECTIONS TO BE APPROVED BY OWNER/DEVELOPER.

7. PROVIDE REQUIRED COMBUSTION AIR VENT DUCTS AT CEILING FOR WATER HEATER AND FURNACE AS REQUIRED BY BLDG. CODES AND MANUFACTURER.

8. MECHANICAL DESIGN SHOULD BE IN ACCORDANCE WITH 2015 INTERNATIONAL RESIDENTIAL CODE.

9. DUCT PENETRATIONS IN GARAGES SHALL BE 26 GAUGE SHEET METAL MIN. AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

10. FLUES SHALL NOT PENETRATE THE ROOF WITHIN 4'-0" OF PARTY WALLS.

MECHANICAL PLAN KEYNOTES

Key Note Info

PROJECT KEYNOTES	
01-02	ALL CONSTRUCTION SHALL CONFORM TO ALL 2015 INTERNATIONAL MECHANICAL CODE(I.M.C.), UTAH AMMENDMENTS, LOCAL, AND RELATED BUILDING CODES AND STD. CONST. PRACTICES IN EFFECT.
01-03	ALL CONSTRUCTION SHALL CONFORM TO ALL 2015 INTERNATIONAL FUEL GAS CODE(I.F.G.C.), UTAH AMMENDMENTS, LOCAL, AND RELATED BUILDING CODES AND STD. CONST. PRACTICES IN EFFECT.
01-05	ALL CONSTRUCTION, SHALL CONFORM TO ALL 2015 INTERNATIONAL ENERGY CONSERVATION CODE(I.E.C.C.), UTAH AMMENDMENTS, LOCAL, AND RELATED BUILDING CODES AND STD. CONST. PRACTICES IN EFFECT.
23-00A	THE MECH. SYSTEM SHALL COMPLY WITH 2015 I.R.C. AND 2015 I.M.C AND BE INSTALLED IN STRICT ACCORDANCE WITH ALL LOCAL, STATE, & NATIONAL CODES.
23-00B	THE MECH. CONTRACTOR TO BE RESPONSIBLE FOR THE COMPLETE MECHANICAL SYSTEM.
23-00C	VISIT THE JOB SITE PRIOR TO BIDDING THE PROJECT TO BECOME FAMILIAR WITH CONSTRUCTION CONDITIONS AND REQUIRED COORDINATION.
23-00F	SUBMIT SPEC SHEETS ON ALL EQUIPMENT TO BE REVIEWED BY OWNER/ARCH.
23-00I	ALL GAS LINE MATERIALS, WORKMANSHIP, AND INSTALLATION AS PER INDUSTRY STANDARDS. NATURAL GAS SERVICE LINES SHALL BE NO LESS THAN 1 INCH IN DIA. ALL NATURAL GAS LINES TO BE SCHEDULE 40 BLACK STEEL OR FLEX PLASTIC PIPE AS APPROVED BY GAS COMPANY. (I.R.C. CHAPTER 24, R156-56-709 (3) AND STATE AMENDMENT TO IFGC)

LEVEL 1 - MECHANICAL PLAN 1/4" = 1'-0" — 1 / M102

GAS PIPING ISOMETRIC SCHEMATIC — 2 / M102

NOTE:
CONTRACTOR TO COORDINATE GAS REQUIREMENT FOR EACH APPLIANCE AND SIZE SERVICE LINES FOR APPROVAL BY QUESTAR AND BUILDING DEPARTMENT. COORDINATE METER REQUIREMENTS AND LOCATION WITH QUESTAR.

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STATE OF UTAH — COREY R. ROLFE — LICENSED ARCHITECT — 312767
Aug. 26, 2019

SOLITUDE RETREAT HOME - LOT 1

6857 SOUTH CHURCH ROAD
LOT 1 SILVER HILL LODGE SUBDIVISION
SALT LAKE CITY, UT 84121

REVIEWED FOR CODE COMPLIANCE
ITEMS LISTED BELOW ARE NOT APPLICABLE
☑ BUILDING ☑ STRUCTURAL
☑ MECHANICAL ☑ PLUMBING
☑ ELECTRICAL ☑ ENERGY
☑ ACCESSIBILITY ☑ FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE VIOLATION OF ANY FEDERAL, STATE OR LOCAL LAWS.
BY: _____ DATE: 09/03/19
WEST COAST CODE CONSULTANTS, INC.

PROJECT NO.15077R2
DATE: AUG. 26, 2019

REVISIONS:

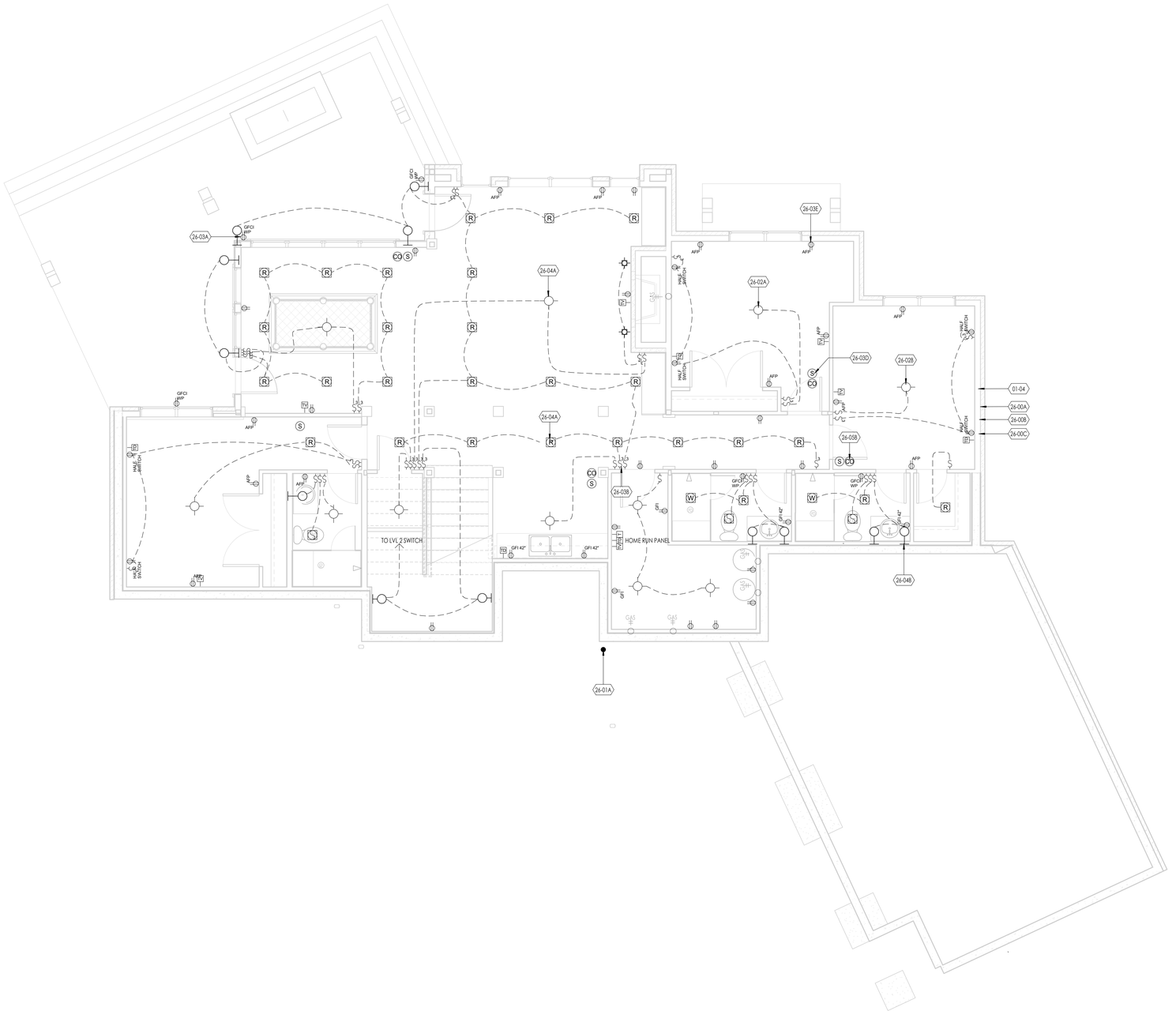
A 8-23-2019 Plan Check Comments

PERMIT SUBMITTAL SET - AUGUST 22, 2019

SHEET TITLE:
LEVEL 1 - MECHANICAL PLAN

SHEET NUMBER:
M102

Plot Date: 8/26/2019 11:14:49 AM



LEVEL 0 - ELECTRICAL PLAN

1/4" = 1'-0"

1 / E101

ELECTRICAL LEGEND

SYMBOL	TYPE
S	SINGLE POLE TOGGLE SWITCH
S3	THREE WAY TOGGLE SWITCH
S4	FOUR WAY TOGGLE SWITCH
SG	GARAGE DOOR OPENER
SD	DIMMER TOGGLE SWITCH
	110 V DUPLEX OUTLET ON AN (AFP) ARC FAULT PROTECTED CIRCUIT
	110 V GROUND FAULT INTERRUPTER
GFI WP	110 V WATERPROOF GFI OUTLET
	110 V FLOOR DUPLEX OUTLET
220	220 V OUTLET
S	110 V SMOKE DETECTOR W/BATT BACK-UP
CO	CARBON MONOXIDE DETECTOR
R	4" LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
C	4" LED RECESSED CAN (CLOSET-FIXTURE & TRIM PER SCHEDULE)
W	RECESSED CAN (WET LOCATION-FIXTURE & TRIM PER SCHEDULE)
	CEILING MOUNT FIXTURE
	WALL MOUNT FIXTURE
	TRACK LIGHTING
	EXHAUST FAN
	EXHAUST FAN WITH LIGHT FIXTURE
	2X2 OR 2X4 FLUORESCENT CEILING FIXTURE
	FLUORESCENT STRIP LIGHT
	LED UNDERCOUNTER LIGHTING
G	GARAGE DOOR OPENER
K	KEYLESS GARAGE DOOR OPENER
B	DOORBELL
T	TELEPHONE (CAT 5E WIRING) SINGLE LINE UNLESS NOTED (NUMBER) DESIGNATES PORT OUTLETS REQUIRED
M	MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRE) W/(4) PORT OUTLET
M	STRUCTURED WIRING (FUTURE SMART WIRING) 1E (2) RG6 QUAD SHIELD, (2) CAT 5E WIRE - FOR CABLE TV, VIDEO, SATELITE, ETC. (6) PORT OUTLET
	GARBAGE DISPOSAL
	LED PUCK LIGHT

ELECTRICAL PLAN KEYNOTES

— Key Note Info

PROJECT KEYNOTES	
01-04	ALL CONSTRUCTION SHALL CONFORM TO ALL 2017 NATIONAL ELECTRICAL CODE (N.E.C.), UTAH AMMENDMENTS, LOCAL, AND RELATED BUILDING CODES AND STD. CONST. PRACTICES IN EFFECT.
26-00A	THE ELECT. SYSTEM SHALL COMPLY WITH 2015 I.R.C. AND 2017 N.E.C. AND BE INSTALLED IN STRICT ACCORDANCE WITH ALL CODES.
26-00B	THE ELECT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE ELECTRICAL SYSTEM.
26-00C	ALL ELECT. DWGS. ARE DIAGRAMMATIC. LOCATIONS SHALL BE PER CODES AND OWNER.
26-01A	ELECT. U-FER GROUND AS REQUIRED.
26-02A	ALL FIXTURES SHALL HAVE A U.L. LABEL LISTING.
26-02B	ALL LAMPS PERMANENTLY INSTALLED SHALL BE LED LAMPS AT K TEMP. AS SEL. BY OWNER.
26-03A	GFI & GFCI RECEPTACLES. SEE KEYNOTE E6/G002.
26-03B	SWITCHES, RECEPTACLES, TELEPHONE JACKS & CATV JACKS.
26-03D	HARD WIRED SMOKE DETECTORS TO BUILDING CIRCUIT AND INTERCONNECTED WITH BATTERY BACK UP.
26-03E	ARC-FAULT PROTECTED BRANCH CIRCUITS AND/OR OUTLETS PER CODE. SEE KEYNOTE E11/G001.
26-04A	ALL CUSTOM FIXTURES SHALL HAVE A U.L. LABEL LISTING.
26-04B	ALL CUSTOM FIXTURE LAMPS PERMANENTLY INSTALLED SHALL BE LED LAMPS AT K TEMP. AS SEL. BY OWNER.
26-05B	HARD WIRED CARBON MONOXIDE DETECTOR.

ELECTRICAL GENERAL NOTES

1. SEE PROJECT KEYNOTES SPECS FOR ELECTRICAL INFORMATION.

2. ELECTRICAL LAYOUTS ARE SHOWN IN SCHEMATIC. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LAYOUT AND INSTALLATION OF ALL RELATED ITEMS WITH EXISTING CONDITIONS AND RELATED TRADES.

3. COORDINATE WITH OWNER, INTERIOR DESIGNER AND/OR PLANS FOR FIXTURE SCHEDULES, STYLES, FINISHES, ETC.

4. ALL WORK TO COMPLY WITH CURRENT N.E.C. CODES AND 2012 INTERNATIONAL RESIDENTIAL CODES.

5. CENTER OF ALL OUTLETS TO BE 18" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE. CENTER OF OUTLETS OVER CABINETS, VANITIES, ETC. TO BE 12" ABOVE FINISH COUNTER HEIGHT UNLESS NOTED OTHERWISE.

6. CONTRACTOR TO FIELD VERIFY LOCATION OF ALL ELECTRICAL FIXTURES, SWITCHES, ETC. WITH OWNER AND DESIGNER PRIOR TO WIRING.

7. PROVIDE SLOPED RECESSED CANS FOR SLOPED CEILING APPLICATIONS & THERMAL PROTECTION CANS WHERE IN CONTACT WITH INSULATION AS REQUIRED.

8. CONTRACTOR TO PROVIDE ELECTRICAL SERVICE TO MECHANICAL EQUIPMENT AS REQUIRED.

9. ALL BRANCH CIRCUITS BE PROTECTED BY AN ARCH-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

10. PROVIDE A U-FER GROUND. AN ELECTRODE ENCASED BY A LEAST 2' OF CONCRETE SHALL BE LOCATED NEAR THE BOTTOM OF THE CONCRETE FOUNDATION SYSTEM AND SHALL BE IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET OF BARE ELECTRICALLY CONDUCTIVE ROD AT LEAST 1/2 INCH IN DIAMETER OR BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG. (I.R.C. E3608.1.2 AND N.E.C. 250.50)

11. THE CONTRACTOR SHALL VERIFY OUTLET LOCATIONS AND VOLTAGE REQUIREMENTS AS PER APPLIANCE SPECIFICATIONS.

12. STRUCTURED WIRE MEDIA PANEL TO BE "LEVITON" (O.A.E.) AND INCLUDE:
A/C POWER MODULE. CAT 5 VOICE AND DATA MODULES. 10/100 MPS SATA HUB. CATV BOOSTER AND AUDIO / VIDEO CONTROL MODULES.

13. SMOKE AND/OR CARBON MONOXIDE DETECTORS ARE TO BE HARD WIRED TOGETHER IN SERIES WITH BATTERY BACKUP AS PER CODE REQUIRMENTS. COMBINATION UNITS ARE PERMITTED AS APPROVED.

14. ALL EXTERIOR ELECTRICAL OUTLETS TO HAVE WEATHERPROOF COVERS.

15. ALL 125V 15 AND 20 AMP RECEPTACLES WITHIN DWELLING UNITS MUST BE TAMPER PROOF.

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COREY R. ROLFE
LICENSE NO. 312767
Aug. 26, 2019

SOLITUDE RETREAT HOME - LOT 1

6857 SOUTH CHURCH ROAD
LOT 1 SILVER HILL LODGE SUBDIVISION
SALT LAKE CITY, UT 84121

REVIEWED FOR CODE COMPLIANCE
CODE COMPLIANCE REVIEW BASED ON THE CONSTRUCTION CODES IDENTIFIED BELOW:
RESIDENTIAL / COMMERCIAL
MECHANICAL / ELECTRICAL
ACCESSIBILITY
PLUMBING
ENERGY
FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE OR LOCAL LAWS.
BY: _____ DATE: _____
WEST COAST CODE CONSULTANTS, INC.

PROJECT NO.15077R2
DATE: AUG. 26, 2019

REVISIONS:

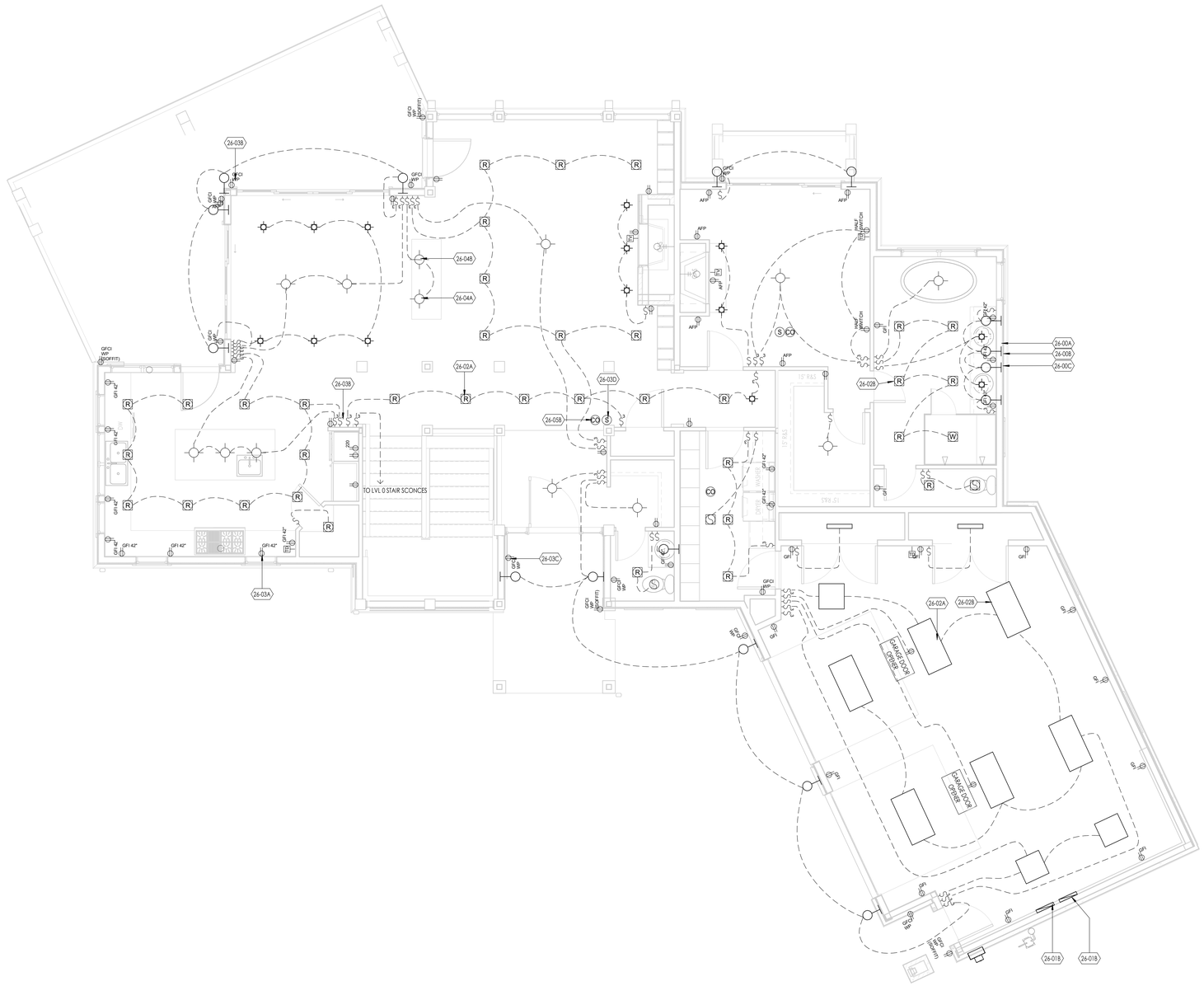
A 8-23-2019 Plan Check Comments

PERMIT SUBMITTAL SET- AUGUST 22, 2019

SHEET TITLE:
LEVEL 0 - ELECTRICAL PLAN

SHEET NUMBER:
E101

Plot Date: 8/26/2019 11:17:03 AM



LEVEL 1 - ELECTRICAL PLAN

1/4" = 1'-0"

1 / E102

ELECTRICAL LEGEND

SYMBOL	TYPE
S	SINGLE POLE TOGGLE SWITCH
S3	THREE WAY TOGGLE SWITCH
S4	FOUR WAY TOGGLE SWITCH
SGDO	GARAGE DOOR OPENER
SD	DIMMER TOGGLE SWITCH
	110 V DUPLEX OUTLET ON AN (AFP) ARC FAULT PROTECTED CIRCUIT
GFI	110 V GROUND FAULT INTERRUPTER
GFI WP	110 V WATERPROOF GFI OUTLET
	110 V FLOOR DUPLEX OUTLET
220	220 V OUTLET
S	110 V SMOKE DETECTOR W/BATT BACK-UP
CO	CARBON MONOXIDE DETECTOR
R	4" LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
C	4" LED RECESSED CAN (CLOSET-FIXTURE & TRIM PER SCHEDULE)
W	RECESSED CAN (WET LOCATION-FIXTURE & TRIM PER SCHEDULE)
	CEILING MOUNT FIXTURE
	WALL MOUNT FIXTURE
	TRACK LIGHTING
	EXHAUST FAN
	EXHAUST FAN WITH LIGHT FIXTURE
	2X2 OR 2X4 FLUORESCENT CEILING FIXTURE
	FLUORESCENT STRIP LIGHT
	LED UNDERCOUNTER LIGHTING
G	GARAGE DOOR OPENER
K	KEYLESS GARAGE DOOR OPENER
B	DOORBELL
T	TELEPHONE (CAT 5E WIRING) SINGLE LINE UNLESS NOTED (NUMBER) DESIGNATES PORT OUTLETS REQUIRED
M	MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRE) W/(4) PORT OUTLET
TV	STRUCTURED WIRING (FUTURE SMART WIRING) 1E (2) RG6 QUAD SHIELD, (2) CAT 5E WIRE - FOR CABLE TV, VIDEO, SATELITTE, ETC. (6) PORT OUTLET
	GARBAGE DISPOSAL
	LED PUCK LIGHT

ELECTRICAL PLAN KEYNOTES

#— Key Note Info

PROJECT KEYNOTES	
26-00A	THE ELECT. SYSTEM SHALL COMPLY WITH 2015 I.R.C. AND 2017 N.E.C. AND BE INSTALLED IN STRICT ACCORDANCE WITH ALL CODES.
26-00B	THE ELECT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE ELECTRICAL SYSTEM.
26-00C	ALL ELECT. DWGS. ARE DIAGRAMMATIC. LOCATIONS SHALL BE PER CODES AND OWNER.
26-01B	ELECT. PANEL INSTALLED PER REQUIRED CLEARANCES.
26-02A	ALL FIXTURES SHALL HAVE A U.L. LABEL LISTING.
26-02B	ALL LAMPS PERMANENTLY INSTALLED SHALL BE LED LAMPS AT K TEMP. AS SEL. BY OWNER.
26-03A	GFI & GFCI RECEPTACLES, SEE KEYNOTE E6/G002.
26-03B	SWITCHES, RECEPTACLES, TELEPHONE JACKS & CATV JACKS.
26-03C	INSTALL ONE GFCI WEATHER PROTECTED RECEPTACLE AT GRADE LEVEL AND OUTSIDE AT SOFFIT AT EACH EXT. DOOR.
26-03D	HARD WIRED SMOKE DETECTORS TO BUILDING CIRCUIT AND INTERCONNECTED WITH BATTERY BACK UP.
26-04A	ALL CUSTOM FIXTURES SHALL HAVE A U.L. LABEL LISTING.
26-04B	ALL CUSTOM FIXTURE LAMPS PERMANENTLY INSTALLED SHALL BE LED LAMPS AT K TEMP. AS SEL. BY OWNER.
26-05B	HARD WIRED CARBON MONOXIDE DETECTOR.

ELECTRICAL GENERAL NOTES

1. SEE PROJECT KEYNOTES SPECS FOR ELECTRICAL INFORMATION.

2. ELECTRICAL LAYOUTS ARE SHOWN IN SCHEMATIC. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LAYOUT AND INSTALLATION OF ALL RELATED ITEMS WITH EXISTING CONDITIONS AND RELATED TRADES.

3. COORDINATE WITH OWNER, INTERIOR DESIGNER AND/OR PLANS FOR FIXTURE SCHEDULES, STYLES, FINISHES, ETC.

4. ALL WORK TO COMPLY WITH CURRENT N.E.C. CODES AND 2012 INTERNATIONAL RESIDENTIAL CODES.

5. CENTER OF ALL OUTLETS TO BE 18" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE. CENTER OF OUTLETS OVER CABINETS, VANITIES, ETC. TO BE 12" ABOVE FINISH COUNTER HEIGHT UNLESS NOTED OTHERWISE.

6. CONTRACTOR TO FIELD VERIFY LOCATION OF ALL ELECTRICAL FIXTURES, SWITCHES, ETC. WITH OWNER AND DESIGNER PRIOR TO WIRING.

7. PROVIDE SLOPED RECESSED CANS FOR SLOPED CEILING APPLICATIONS & THERMAL PROTECTION CANS WHERE IN CONTACT WITH INSULATION AS REQUIRED.

8. CONTRACTOR TO PROVIDE ELECTRICAL SERVICE TO MECHANICAL EQUIPMENT AS REQUIRED.

9. ALL BRANCH CIRCUITS BE PROTECTED BY AN ARCH-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

10. PROVIDE A U-FER GROUND. AN ELECTRODE ENCASED BY A LEAST 2" OF CONCRETE SHALL BE LOCATED NEAR THE BOTTOM OF THE CONCRETE FOUNDATION SYSTEM AND SHALL BE IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT-LEAST 20 FEET OF BARE ELECTRICALLY CONDUCTIVE ROD AT LEAST 1/2 INCH IN DIAMETER OR BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG. (I.R.C. E3608.1.2 AND N.E.C. 250.50)

11. THE CONTRACTOR SHALL VERIFY OUTLET LOCATIONS AND VOLTAGE REQUIREMENTS AS PER APPLIANCE SPECIFICATIONS.

12. STRUCTURED WIRE MEDIA PANEL TO BE "LEVITON" (Q.A.E.) AND INCLUDE:
A/C POWER MODULE, CAT 5 VOICE AND DATA MODULES, 10/100 MPS SATA HUB, CATV BOOSTER AND AUDIO / VIDEO CONTROL MODULES.

13. SMOKE AND/OR CARBON MONOXIDE DETECTORS ARE TO BE HARD WIRED TOGETHER IN SERIES WITH BATTERY BACKUP AS PER CODE REQUIRMENTS. COMBINATION UNITS ARE PERMITTED AS APPROVED.

14. ALL EXTERIOR ELECTRICAL OUTLETS TO HAVE WEATHERPROOF COVERS.

15. ALL 125V 15 AND 20 AMP RECEPTACLES WITHIN DWELLING UNITS MUST BE TAMPER PROOF.

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STATE OF UTAH
CORBY R. ALLEN
LICENSED
317267
LICENSED ARCHITECT
Aug. 26, 2019

SOLITUDE RETREAT HOME - LOT 1

6857 SOUTH CHURCH ROAD
LOT 1 SILVER HILL LODGE SUBDIVISION
SALT LAKE CITY, UT 84121

REVIEWED FOR CODE COMPLIANCE
THIS PLAN REVIEW COVERS ONLY CONSTRUCTION DOCUMENTS PREPARED BY:
☒ BUILDING ☒ STRUCTURAL
☒ MECHANICAL ☒ PLUMBING
☒ ELECTRICAL ☐ FIRE
☐ ACCESSIBILITY
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT RELIEVE CONTRACTOR OF RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.
BY: Steve Ellis DATE: 09/09/19
WEST COAST CODE CONSULTANTS, INC.

PROJECT NO.15077R2
DATE: AUG. 26, 2019

REVISIONS:

A 8-23-2019 Plan Check Comments

PERMIT SUBMITTAL SET- AUGUST 22, 2019

SHEET TITLE:
LEVEL 1 - ELECTRICAL PLAN

SHEET NUMBER:
E102

Plot Date: 8/26/2019 11:17:05 AM