



**NOTICE OF A REGULAR
PLANNING COMMISSION MEETING**

August 21, 2024, at 6:00 PM

PUBLIC NOTICE is hereby given that the Vineyard Planning Commission will hold a regularly scheduled Planning Commission meeting on Wednesday, August 21, 2024, at 6:00 PM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT. This meeting can also be viewed on our [live stream page](#).

1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

3. PUBLIC COMMENTS PC

Time dedicated for public comment. Comments will be limited to three (3) minutes. No actions may be taken by the Planning Commission due to the need for proper public noticing.

4. CONSENT ITEMS

4.1. Approval of the April 3rd, 2024 Planning Commission Meeting Minutes

4.2. Approval of the May 1st, 2024 Planning Commission Meeting Minutes

4.3. Approval of June 5th, 2024 Planning Commission Meeting Minutes

4.4. Approval of the July 17, 2024 Planning Commission Meeting Minutes

5. BUSINESS ITEMS

5.5. Public Hearing: Parks and Recreation Master Plan

Vineyard City has been working with CRSA to develop a Parks and Recreation Master Plan. Paul Kenney with CRSA will present the Master Plan for a recommendation.

5.6. Public Hearing: Zoning Text Amendment for Event Centers in the Flex Office Industrial Zone - Ordinance 2024-10

The applicant, Enigma 3, is an equipment rental company that provides studio expertise for media services. They are located on the north side 1600 North Street within the Flex Office & Industry (FOI) zone in north Vineyard. The applicant is seeking to apply for a zoning text amendment to allow for an event center use with the

FOI District. Currently, the Vineyard Zoning Ordinance classifies event centers under assembly use, which is a non-permitted use in this district. The applicant has hosted one-time events and would like to incorporate this use into their regular business offerings.

5.7. Utah City Block 4 (Bella's Market) Site Plan

Bronson Tatton with Flagborough is seeking approval of the Bella's Market Site Plan located in Block 4 of the Utah City Development.

5.8. Vineyard Fire Station #35 Site Plan and Conditional Use Permit

Vineyard City is proposing a site plan application of a new fire station at 226 W 80 S.

6. WORK SESSION

No work items were submitted.

7. STAFF, COMMISSION, AND COMMITTEE REPORTS

7.10. ULI Housing Summit

8. ADJOURNMENT

The next regularly scheduled meeting is September 4th, 2024.

The public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Madison Reed, Planning Technician, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at madisonr@vineyardutah.org.

The foregoing notice and agenda were posted on the Utah Public Notice Website and Vineyard Website, posted at Vineyard City Hall, and delivered electronically to city staff and each member of the Planning Commission.

AGENDA NOTICING COMPLETED ON:

CERTIFIED (NOTICED) BY:

/s/. Madison Reed

Madison Reed, Planning Technician



Minutes of a Regular Meeting of the Vineyard

Planning Commission Meeting

Vineyard City Council Chambers

125 South Main Street, Vineyard, Utah

April 3, 2024, at 6:00 PM

Attendance:

Planning Commissioners: Tay Gudmundson, Chair; Graden Ostler, Christopher Bramwell, Commissioners.

Staff: Cache Hancey, Anthony Fletcher, Planners; Morgan Brim; Community Development Director; Patrick James, Staff Engineer; Naseem Ghandour, Public Works Director.

Others Present: Daria Evans, Resident; Bronson Tatton, Flagborough; Kyle Spencer Northern Engineering; Jacob Wood, Resident.

1. Call to Order/Invocation/Inspirational Thought/Pledge of Allegiance

Chair Tay Gudmundson lead the meeting in the Pledge of Allegiance at 6:01pm.

2. Public Comments

 Daria Evans brought up concerns with sand volleyball courts and feral animals.

Community Development Director Morgan Brim referenced Brian, a connection, he could set her up with that and assured her that there would be maintenance.

3. Business Items

3.1 Vineyard Beach Park Improvement Site Plan

28  Planner Anthony Fletcher presented the site plan for the Vineyard Beach
29 Park. He recognized the previous introduction and presented the project on a
30 map. He provided visual aids to give insight to the project as well as the site plan
31 for the Vineyard Beach Park Improvement Site plan. Other related projects and
32 areas were discussed as well including the Green Loop. The amenities and
33 safety measures included in this project were introduced. Planner Fletcher
34 discussed the timeline of this project: Phase One A represented to removal and
35 site preparation hoped to start late this spring. Phase One B is intended to
36 demolition and preparation for construction. Phase Two was introduced to be for
37 installation of foundational components and site structures. He noted that the
38 lake road would hopefully be completed by Phase Three. And Phase Four and
39 Five are represented on the Wetland scope which is contingent on the first three
40 phases. These include the amenities for the beach and water. He presented a
41 video for the beach site. Planner Fletcher recommended a site plan approval.

42  Mr. Brim commented that this approves the update plan and is more
43 realistic than the plans previously informed. He shared that the army corps,
44 permitting, wetland analysis, and habitat restoration plan would be included in
45 this process. It will take longer. Mr. Brim noted that this approval would allow us
46 to degrade and get the trail in place. The planning department will be coming
47 back for a more detailed site plan, but this will allow the city to move forward with
48 the larger items.

49  Commissioner Christopher Bramwell asked if there are considerations for
50 separate traffic types of the trail users.

51  Mr. Brim responded in saying the public noted that they would appreciate a
52 wider path. He included that the path with be 15 ft and there would be dual-
53 direction bike lanes and a 5 ft running lane. There will be parallel trails to spread
54 out the traffic. Safety is considered in the design.

55  Commissioner Bramwell commented that he feels that this could be a very
56 unique experience for users and wanted to know about the landscaping.

57  Bronson Tatton, a developer with Flagborough noted that he is selecting the
58 trees that are desired in the city. He addressed that they do not have a current
59 selection but will narrow it down over time.

60  Mr. Brim added that the intention is for seasonal landscaping to help people
61 get out and have great views to draw people in.

62 Mr. Tatton also noted that there will be fire pits as well.

 Commissioner Graden Ostler asked when the water will be blue.

Mr. Brim responded in saying that part of the plan will include a sand saver wall or some kind of technology that will provide opportunity to dredge out and make it more user friendly. He mentioned that the planners may test a smaller portion before doing the whole capital project.

 Resident Jacob Wood asked about the rebuild of the lakefront road and if the planners except people to take that road.

Mr. Brim noted that this lake road will provide really good regional connection. He discusses some of these connections with existing roads.

 Chair Gudmundson commented that she felt it refreshing to see consistent progress on this process.

 MOTION: COMMISSIONER CHRISTOPHER BRAMWELL MOTIONED TO APPROVE THE SITE PLAN AT 6:26pm. COMMISSIONER GRADEN OSTLER SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR GUDMUNDSON AND COMMISSIONERS OSTLER AND BRAMWELL.

4. Staff, Commission, and Committee Reports

 Mr. Brim gave an update about the Mill Road Grant. He shared the motive is to make it safer. Traffic lanes will not be removed, just new infrastructure for other modes of transportation and slowing the roads down to make it safer. Concepts will be put together.

Resident Daria Evens asked about how much the grant was for. Planner Fletcher responded in saying \$120,000.

5. Adjournment

 The meeting was adjourned at 6:30pm.

Minutes Approved On:

Certified Correct By: /s/. Madison Reed

Madison Reed, Planner Technician



REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Vineyard City Council Chambers
125 South Main Street, Vineyard, Utah
Wednesday May 1, 2024 at 6pm

Attendance:

Commissioners Present: Vice-Chair Bryce Brady, Brad Fagg, Nathan Steele, Caden Rhoton, Graden Ostler, and Chris Bramwell

Staff Present: Cache Hancey, Anthony Fletcher, Planners; Morgan Brim, Community Development Director; Patrick James, Staff Engineer

Others present: Daria Evens, Eileen Erikson, Sonia McGrath, Residents; Darrin Perkes, McDonalds Representative; Michael Olsen, Orchards Representative; and E. Fairley, Wendy's Representative; Baren Parks, Andrew M., Dominion Engineering

1. CALL TO ORDER/ PLEDGE OF ALLEGIANCE

 Commissioner Nathan Steele started the meeting at 6:00pm with the pledge of allegiance and led a prayer.

2. PUBLIC COMMENTS

 Resident Daria Evans addressed concerns for the engineering behind the Orchard Development.

She was asked to hold her comment for when that project is presented.

3. BUSINESS ITEMS

 3.1. McDonald's Site Plan Amendment

Planner Cache Hancey introduced Baren Parks with Dominion Engineering representing McDonalds and discussed the site plan amendment. Planner Hancey noted the adjustments made on the site plan. This involved a replacement of a play place structure on the East side which includes an increase in the outdoor dining seats, removal of the structure, shift in the bike racks, and a straightened out a crosswalk. Planner Hancey reflected these changes in elevation views as well as the site plan within his presentation.

 Commissioner Steele asked if there were calculations for the decrease in building square footage.

 Mr. Parks had the original and new numbers and provided the change to be 1300 sqft.

 Planner Hancey deduced that this decreases their parking requirements.

 MOTION: COMMISSIONER STEELE MADE A MOTION TO APPROVE THE SITE PLAN AMENDMENT AS IT MAKES SENSE. COMMISSIONER BRAMWELL SECONDS THE MOTION AT 6:05PM. THOSE VOTING YES ARE: VICE-CHAIR BRADY AND COMMISSIONERS FAGG, RHOTON, AND OSTLER. THE MOTION PASSD UNANIMOUSLY.

3.2. Orchards 7 & 8 Live-work Unit Site Plan

 Planner Anthony Flecher presented a map that locates the site between the Center St bridge to the North and the new Vineyard Rd to the South for the Live Work units. Planner Fletcher discussed the units and the site amenities as well as in unit and street parking. He presented the site plan and located those amenities and parking as well as a few available elevations. Planner Fletcher spoke for the staff to recommend approval with the conditions provided.

 Commissioner Rhoton commented on the exclusion of elevations for the proposed site for an office building and asked if there were for future phases.

Planners Fletcher and Hancey replied in saying it is for future phases.

 Commissioner Brady also commented on the lack of landscaping plans for trees as a buffer because of the number of trees that are there currently.

 Mike Olson with Orchards discussed building for parking and discussed how an inclusion of trees is okay as long as they do not disrupt the sidewalk and that it equalizes the existing trees. This is proposed as a condition.

 Commissioner Rhoton asked if there are any more questions.

Mr. Perks discussed fencing and parking.

62  Commissioner Rhoton asks about access and gates.

63  Mr. Perks noted that the gates are hard because they are great for after construction.
64 He is happy to talk about gates after construction is completed.

65 Discussion ensued about how to monitor the gates and access.

66 Community Development Director Morgan Brim introduced things to consider in the
67 area in terms of land use.

68  Commissioner Graden Ostler asked for a reminder about offices at home.

69 Mr. Perks said these units would work well for entrepreneurial uses at home.

70 Discussion ensued about the office uses and spaces, as well as what is permitted.

71  Commissioner Steel expressed a concern for how parking is addressed.

72 Mr. Brim responded in saying that it is under a development agreement which includes
73 street parking.

74 Commissioner Brady asked about the number of parking allotted not-including the on-
75 street parking.

76 Discussion ensued about parking options.

77  Mr. Brim discussed the pedestrian access and safety for residents and employees.

78 Commissioner Brady asked if they are any other questions.

79  Resident Daria Evans asked for clarification of the table and expressed concern for
80 the city struggling to enforce parking.

81 Commissioner Bramwell noted that Utah City is working on parking study.

82  Staff Engineer Patrick James does not think this is something they can figure out
83 right now.

84 Planner Hancey acknowledged the city's role in the development agreement.

85 Discussion ensued about parking throughout Vineyard and parking enforcement. It
86 centered around parking and traffic studies. The trip generator was discussed as well.

87 The conditions included: the applicant paid any outstanding fees, the applicant made any
88 redline corrections prior to redecoration, all city and county requirements will need to be
89 met prior to redecoration, a public access easement is added to the east side of the plat,
90 the updated Development Agreement record prior to redecoration, the Quick Claim Deed
91 is recorded prior to redecoration, fix "Town of Vineyard" error under Lot Drainage

section as required by engineering, include internal road naming and diagram on the plat, show fire department access and determine hydrant locations per Orem Fire Department's requirements prior to site plan approval, parking parcels along New Vineyard Road are configured with the approval of the Community Development Director, and include ownership and maintenance information of parcels a, b, c on the plat.

 Adjustments of language were suggested to the reports by Commissioner Bramwell.

 Planner Hancey asked for clarification of the approval.

 COMMISSIONER STEELE RECOMMENDED AN APPROVAL WITH THE CONDITIONS PRESENTED AT 6:45PM. COMMISSIONER FAGG WAS THE SECOND. THOSE WHO SAID YES INCLUDED VICE-CHAIR BRADY AND COMMISSIONERS BRAMWELL, RHOTON, AND OSTLER. THE MOTION PASSED UNANIMOUSLY.

3.3. The Orchards Site Plan Amendment

 Planner Hancey introduced the site plan and noted that it was a work session previously. He briefed the elements of the site plan that were adjusted. Issues surrounding fencing and safety were acknowledged. Sidewalk additions were also acknowledged as a previous concern.

 Commissioner Fagg asked about the landscaping.

Planner Hancey responded in saying that it is mostly all hardscape.

 Michael Olsen, the representative for Orchards, discussed the site plan approval back from 2018, and how the buildings have not moved. The concrete pads aided in snow removal and grill issues. He noted that the plants were selected by what thrives in the climate and they increased the density of that. He also concluded that they maintain their HOA very well.

 Commissioner Bramwell asked about the gates.

 Mr. Olsen noted that there are struggles with the construction trucks but that he could add gates later on.

 Commissioner Bramwell asked how the residents get around inside of the development.

 Mr. Olson discussed a sidewalk that is underway, a crosswalk, and two entrances.

124  Planner Hancey presented a concern about the location of the one crosswalk.

125  Commissioner Steele noted that the crosswalk is not necessary there.

126 Commissioner Bramwell asked if there was going to be a sidewalk along the South side
127 of the development.

128 Planner Hancey responded in saying there is one there already.

129  Commissioner Steele mentioned concern for children safety for the desire for a gate.

130  COMMISSIONER FAGG MOTIONED TO APPROVE THE SITE PLAN
131 AMENDMENT AS APPROVED BY THE STAFF WITH RECOMMENDATIONS AT
132 6:57PM. COMMISSIONER STEELE SECONDED THE MOTION. THOSE IN FAVOR
133 VOTED YES: VICE-CHAIR BRADY AND COMMISSIONERS BRAMWELL,
134 RHOTON, AND OSTLER.

135 **3.4. Wendy's Site Plan & Conditional Use Permit**

136  Planner Hancey presented the proposal for the site plan for Wendy's.

137 Commissioner Brady asked for clarification on location.

138 Planner Hancey said it was just North of Muddy Boys, by Dairy Queen, off of Geneva
139 Rd.

140  Planner Hancey introduced the site plan. The access points were outlined. He also
141 recognized the ownership of the land. Planner Hancey discussed the landscaping needs
142 and connectivity.

143  Planner Hancey introduced the other condition for approval regarding bike racks.

144  Commissioner Rhoton asked for clarification on directional access.

145 Planner Hancey responded in saying that there may not be any signage.

146  Andrew M. with Dominion Engineering noted that there will be "Do Not Enter"
147 signage.

148 Planner Hancey discussed the Drive-thru. He asked about doors.

149  Planner Hancey asked the applicant if they had any guidelines on the timing of
150 development and landscaping.

151 Comments were made about how they did not want to hold the business hostage.

152 Planner Hancey asked if the revisions in landscaping could hold up the progress.

153  They agreed in saying no, that it's in the base agreement.

154 Commissioner Steele asked if this would be a condition.

155 Planner Hancey said this and the bike rack to make sure they meet the city's
156 requirements.

157  COMMISSIONER BRAMWELL MOVED TO APPROVE THE SITE PLAN AND
158 CONDITIONAL USE PERMIT AS PRESENTED WITH THE RECOMMENDED
159 CONDITIONS AT 7:06PM. COMMISSIONER FAGG SECONDED THE MOTION.
160 THOSE IN FAVOR VOTED YES: VICE-CHAIR BRADY AND COMMISSIONERS
161 STEELE, RHOTON, AND OSTLER.

162

163 **4. WORK SESSION**

164 No work items were submitted.

165

166 **5. STAFF, COMMISSION, AND COMMITTEE REPORTS**

167  Mr. Brim provided an update on the Master Plan presentation. He also briefed the meetings
168 from the week.

169  Planner Fletcher acknowledged his experience with the National APA conference. He
170 placed emphasis on short term rentals.

171  Commissioner Ostler clarified the idea behind this push for short term rentals and the
172 agreement.

173 Planner Fletcher discussed the agreement in more detail.

174  Planner Hancey added that the short term rental and its language will be reviewed.

175  Planner Hancey provided a reminder for Bike Month.

176 Engineer James provided information on the trail.

177  Commissioner Ostler introduced the Vineyard days and asked for an update.

178 Planner Hancey discussed the parade and informed the council that the next planning
179 commission meeting will most likely be cancelled.

180

181 **6. ADJOURNMENT**

182 The meeting was adjourned at 7:26 pm.

183

184 MINUTES CERTIFIED CORRECT ON:

185

186 CERTIFIED BY: /s/. Madison Reed

187 Madison Reed, Planning Technician

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MEETING MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
Vineyard City Council Chambers
125 South Main Street, Vineyard, Utah
June 5, 2024, at 6:00 PM

ATTENDANCE:

COMMISSIONERS PRESENT: Vice-Chair Bryce Brady, Graden Ostler, and Nathan Steele.

STAFF PRESENT: Morgan Brim, Community Development Director; Cache Hancey, Senior Planner; Anthony Fletcher, Planner; Patrick James, Staff Engineer.

OTHERS PRESENT: Colby Anderson with Auto Zone

1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

Vice-Chair Bryce Brady started the meeting at 6:03 pm and led a prayer.

2. PUBLIC COMMENTS

There were no public comments to be made.

3. BUSINESS ITEMS

3.1. Auto Zone - Site Plan Application

 Senior Planner Cache Hancey presented on the site plan application an Auto Zone by Colby Anderson ,with CIR Engineering. The Site is located at 243 N Geneva Road (Parcel ID:40:612:0201). The proposed site is located within the Geneva Road Mixed Use (GRMU) special purpose zoning district.

 Senior Planner Hancey presented the site plan and access in introduction to the project. He outlined the building and it parking, bicycle parking, trash, delivery, and sidewalks. He also included the landscaping. Planner Hancey noted that this meets the requirements for fencing and highlighted the access. He noted that these are revised elevations without color, but that it is laid out in the materials.

 Senior Planner Hancey noted that they have met all of the requirements but they are subject to the conditions: applicant pays any outstanding fees and makes redline corrections; applicant is subject to all federal, state, and local laws; applicant must observe all ADA requirements.

 Commissioner Graden Ostler asked about how the parking stalls were determined.

Senior Planner Hancey described the calculation that is used to determine the number of parking stalls. He then briefed the business logistics including employees and hours of operation.

 **Motion-** COMMISSIONER NATHAN STEELE MOVED TO APPROVE THE AUTO ZONE SITE PLAN APPLICATION AS REQUESTED BY THE APPLICANT WITH THE CONDITIONS AT 6:12 PM. COMMISSIONER OSTLER SECONDED. THOSE IN FAVOR VOTED YES: NATHAN STEELE, BRYCE BRADY, AND GRADEN OSTLER.

4. **WORK SESSION**

No work items were submitted.

5. **STAFF, COMMISSION, AND COMMITTEE REPORTS**

Commissioner Steele commended the staff of Vineyard for putting together a great Vineyard Days.

 Senior Planner Hancey noted his and Morgan's experience at the CNU Conference experience and how Vineyard could learn from Cincinnati.

He provided an update on the hiring process for the Planning Technician.

 Discussion about the trail and its updated information ensued.

 Vice-Chair Brady asked about the By-Laws changes.

Senior Planner Hancey noted that the By-Laws discussion has not happened yet.

Senior Planner Hancey announced that he passed his AICP test.

6. **ADJOURNMENT**

The meeting was adjourned at 6:19pm

CERTIFIED COMPLETE ON:

CERTIFIED (NOTICED) BY: /s/ Madison Reed
Madison Reed, Planning Technician



**NOTICE OF A REGULAR
PLANNING COMMISSION MEETING
Vineyard City Council Chambers
125 South Main Street, Vineyard, Utah
July 17, 2024, at 6:00 PM**

ATTENDANCE:

PLANNING COMMISSIONERS: Vice-Chair Bryce Brady, Graden Ostler, Chris Bramwell, and Brad Fagg.

STAFF PRESENT: Cache Hancey, Senior Planner; Anthony Fletcher, Planner; Morgan Brim, Community Development Director; Madison Reed, Planning Technician; Patrick James, Staff Engineer.

OTHERS PRESENT: Kerri Findlay and Jeremy Raymond with West 77 Partners.

1. CALL TO ORDER/INVOCATION

Vice-Chair Bryce Brady started the meeting at 6:02pm. Commissioner Chris Bramwell lead the pledge of allegiance.

4. CONSENT ITEMS

4.1. Approval of April 17, 2024 Planning Commission Meeting Minutes

4.2. Approval of March 6, 2024 Planning Commission Meeting Minutes

 MOTION: COMMISSIONER BRAD FAGG MOTIONED TO APPROVE THE MINUTES AT 6:04PM. COMMISSIONER GRADEN OSTLER SECONDED THE MOTION. THOSE WHO VOTED IN FAVOR: BRADY, OSTLER, BRAMWELL, AND FAGG. THE VOTE CARRIED UNANIMOUSLY.

5. BUSINESS ITEMS

5.1.  LivAway Suites - Hotel in GRMU

 Planner Anthony Fletcher provided the planning commission with a brief overview of the application and processes that have already taken place. He introduced the

44 applicant, Jeremy Raymond. He mentioned that the final plat amendment has some
45 conditions before it is able to be recorded.
46

47  Jeremy Raymond, general counsel with West 77 Partners, introduced the team he is
48 working with. He proceeded to provide the planning commission with an overview of
49 what the LivAway Suites brand is. It is intended to be an extended stay hotel with 126
50 amount of rooms. 60% of the rooms will have a king bed and 40% will have a double
51 queen bed. Each room will have a full kitchen. The product is tailored to work travel.
52 They are hoping to start construction in the next few months and hope to be open by
53 October or November of 2025.
54

55  Planner Fletcher reviewed the site plan and explained that the site meets minimum
56 requirements for traffic flow and parking. The current plan does not provide enough trees
57 to meet the code. They are currently at 19% landscaping and they need to provide at least
58 20% landscaping. He described the elevations of the building. The main entrance will be
59 on the west elevation.
60

61  Planner Fletcher listed the conditions as follows: all building design requirements
62 will be met, applicant will make provisions for a site plan amendments for landscaping
63 along Geneva Road once discussions with UDOT are finalized to expand Geneva Road,
64 the applicant will provide and updated landscaping plan, areas where pedestrian
65 walkways cross driveways shall be constructed of stamped or raised concrete, applicant
66 shall comply with all requirements provided by the fire marshal regarding fire access and
67 maximize the safety and convenience of pedestrian flow throughout the site, pays
68 outstanding fees, and subject to all federal, state, and local laws. He added that staff
69 recommends the approval with these conditions.
70

71  Commissioner Fagg asked why the crosswalk was designed by stamped concrete. It
72 was explained that it is a city requirement. Safety is a concern in the winter.
73

74 Discussion about the reviewing process for deciphering material and it was stated that
75 different material is a requirement. The applicant stated that they could use stamped
76 asphalt instead.
77

78  Commissioner Ostler asked how close the direct competitors are.
79

80  Kerri Findlay stated that extended stay in American Fork is the closest competitor.
81 The Hyatt House is also nearby. There is not a lot in this market for this type of use.
82

83 Commissioner Ostler asked about how long people may stay. Ms. Findlay explained that
84 their bread and butter is 7-14 days but people are able to stay one (1) night if needed. Six
85 (6) months to one (1) year is available.
86

87  Commissioner Ostler asked how the West Jordan building compares to this one.
88 The applicant said that it is the same prototype building. Commissioner Ostler asked

about parking numbers and the applicant said that they operate at 70%-80% occupancy which is why the parking is not 1:1.

 Vice-Chair Brady thanked the applicant for including the dog play area. He had no further questions.

Planner Fletcher provided a sample motion.

 **MOTION:** COMMISSIONER BRAMWELL MOTIONED TO APPROVE THE SITE PLAN AND CONDITIONAL USE PERMIT AS PROVIDED BY THE APPLICANT WITH THE CONDITIONS AS PRESENTSED AT 6:24PM. COMMISSIONER FAGG SECONDED THE MOTION. ALL VOTED YES: BRADY, OSTLER, BRAMWELL, AND FAGG. THE VOTE CARRIED UNANIMOUSLY.

6. WORK SESSION

No work items were submitted.

7. STAFF, COMMISSION, AND COMMITTEE REPORTS

 Planner Fletcher provided a staff update about the TAG grant for the redesign of Mill Road and a wayfinding plan for the city. He stated that an RFP is about to be published. The Planning Commission and Bicycle Advisory Committee will be engaged in the plan.

 Community Development Director Morgan Brim mentioned that a steering committee will take place with members of the Planning Commission. He also introduced Madison Reed as the new Planning Technician.

Planner Hancey explained new projects coming to the planning commission in the coming months.

 Vice-Chair Brady asked about the postal service box. Planner Fletcher provided an update that because the city has the community mail boxes, it is delaying the process. Planner Hancey noted that it has been difficult to find someone to talk to but that someone did come in to get Utah City mail into the discussion.

Commissioner Bramwell mentioned that John Curtis is doing a listening tour in Vineyard and stated that he is interested in hearing any residents needs for the community. It will be happening on either August 5th at America First Credit Union.

 Commissioner Bramwell asked about how the planning commission could work on how the city addresses golf carts on trails.

Mr. Brim acknowledged that it could be if it is something we want to have discussions about in the future. Discussion ensued about this.

134
135 **8. ADJOURNMENT**

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137 Vice-Chair Brady adjourned the meeting at 6:36pm.
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141 **MINUTES CERTIFIED CORRECT ON:**
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144 **CERTIFIED (NOTICED) BY:** /s/ Madison Reed
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146 Madison Reed, Planning Technician
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VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: August 21, 2024

Agenda Item: Public Hearing: Parks and Recreation Master Plan

Department: Parks and Recreation Department

Presenter: Brian Vawdrey

Background/Discussion:

Vineyard City is working with CRSA to create a Parks & Recreation Master Plan for the city. This Plan is to identify our current inventory of amenities and compare it to National Averages for cities of similar size to Vineyard. There will also be recommendations as far as which projects to prioritize for near-future budget purchases.

The Vineyard City Parks & Recreation Master Plan will guide staff in prioritizing budgets for future Parks & Recreation Facilities and spaces. The Plan will identify discrepancies in existing facilities within the city regarding deficiencies that may be necessary to plan for and implement as Vineyard City continues to grow.

Fiscal Impact:

Recommendation:

Staff recommends continuing the public hearing and recommendation to the city council as this item is not yet ready for approval.

Sample Motion:

Attachments:

None

VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: August 21, 2024

Agenda Item: Public Hearing: Zoning Text Amendment for Event Centers in the Flex Office
Industrial Zone - Ordinance 2024-10

Department: Community Development Department

Presenter: Morgan Brim

Background/Discussion:

The applicant is seeking a zoning text amendment to ensure the hosting of events on a regular basis is compliant with the city zoning ordinance. The [zoning district purpose](#) outlines the FOI district's intentions to provide flexible development standards to accommodate business expansion. The FOI district concentrates on uses that businesses like Enigma 3 could provide including, but not limited to, information technology and business development.

General Plan Compliance

This use is supported by Vineyard's vision as a source of [economic development](#) and a venue for gatherings. Enigma 3 calls for Vineyard to follow through with goal number two of economic development as a new business, and goal number two of technology to emphasize communication for and within the City. The following elements of the General Plan and zoning district purpose provide support for the applicant's request and show alignment with Vineyard's vision for economic development and business expansion:

[15.12.030 Zoning districts purpose](#)

Flex Office & Industry: The purpose of the FOI District is to provide an area in the city to foster economic development, establish employment centers, and provide flexible development standards to accommodate business expansion. Land uses in the FOI district will be concentrated in information technology, pharmaceuticals, light manufacturing, biotechnology, light industrial and business development and will primarily be contained within quality structures and limit external impacts to surrounding properties.

[1.02.040 Economic Development](#)

To support an economic program that attracts new businesses and target industries, increases municipal revenue streams, creates long-term fiscal health, and supports the economic vitality and wellbeing of residents and businesses.

2. Establish Criteria and methodology for reviewing, evaluating, and updating City incentives to attract new businesses.

[1.02.090 Technology](#)

To ensure the City's ability to evaluate, integrate, and support current and future technological innovations in all areas where appropriate."

2. Continue to utilize and adopt advances in technology to enhance City services and improve communication and public access to all services, planning, decision making and activities.

[2.02.060 A General Plan Will Help Vineyard](#)

Enhance Community- the places we live, work, and recreate.
Support existing businesses and attract new economic development.

2.03.020 Guiding Principles

We encourage and support innovation in all aspects of our development.

Conditional Use Permit

Adding this use as a conditional use will allow the Planning Commission to consider the impact of the proposed use on surrounding properties and to have the tools necessary to apply conditions to reduce potential adverse impacts. The Conditional Use Permit may be utilized for safety, vibrations, noise, odor, lighting and other impacts.

Fiscal Impact:

If approved, this text amendment would provide allowance for event centers to operate in the FOI District and provide a positive impact by bringing event attendees to Vineyard.

Recommendation:

Staff recommends approval of this proposed text amendment.

Sample Motion:

"I move to recommend approval of Ordinance #2024-10 allowing Event Centers in the FOI District through the provision of a Conditional Use Permit"

Attachments:

1. District Use Table - Event Center
2. Ordinance 2024-10

[15.12.050 District Use Table](#)

1 District Use Table: The district use table lists all use types and zoning districts where the use type is permitted (P), allowed through the provision of a conditional use permit (C), permitted as an accessory use (A) to a principal use or permitted for temporary timeframe (T).

2 Prohibited Uses: All uses marked with an "x" in the district use table or not specifically listed are prohibited, except where state or federal law otherwise preempts local land use regulation.

Additional Requirements: In addition to requirements listed at the bottom of the district use table, additional requirements for specific uses are listed in VZC 15.14 Special Purpose Districts, VZC 15.32 General Property Development Standards and VZC 15.34 Supplementary Development Standards of the zoning ordinance.

Accessory Use: An accessory use, unless otherwise permitted in the zoning ordinance, shall not commence and no accessory structure shall be constructed without a principal use first being lawfully established on the subject site.

P = Permitted Use; C = Conditional Use; T = Temporary Use; N = Non-Permitted Use; Xx = Indicates Additional Standards Below

ZONING DISTRICT USES		OS	A-1	R&A-5	RE-20	R-1-15	R-1-10	R-1-8	R-2-15	HDR-1	HDR-2	RM U	FM U	BP	RC	NC	FOI	M	PF
Commercial	Event Centers	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N

VINEYARD CITY

ORDINANCE 2024-10 EVENT CENTERS IN FLEX OFFICE INDUSTRIAL

**AN ORDINANCE OF THE CITY OF VINEYARD, UTAH, AMENDING THE
VINEYARD ZONING ORDINANCE SECTION 15.12 ESTABLISHMENT OF
DISTRICTS AND ZONING TABLES TO ADD EVENT CENTERS AS A
CONDITIONAL USE IN THE FLEX, OFFICE, AND INDUSTRIAL (FOI) DISTRICT;
PROVIDING A REPEALER CLAUSE, PROVIDING A SAVINGS AND
SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, Title 10, Chapter 9a Municipal Land Use, Development, and Management Act of the Utah Municipal Code, permits Vineyard to ensure the health, safety and welfare of the community through local land use planning and the adoption of land use ordinances; and

WHEREAS, Vineyard is authorized to amend the City's Zoning Ordinance pursuant to Utah Municipal Code 10-9a-102(2); and

WHEREAS, the Planning Commission held a public hearing on August 21, 2024 and after fully considering public comment and staff recommendations, recommended approval to the Vineyard City Council; and

WHEREAS, the Vineyard City Council, having reviewed the proposed text amendments, held a public hearing on August 28, 2024; and

WHEREAS, the Vineyard City Council having considered the recommendation of the Planning Commission and submitted comments and testimony from the public, having determined that it is in the best interest of the public and adopt the proposed text amendments to the Zoning Ordinance.

NOW THEREFORE, be it ordained by the Council of Vineyard, in the State of Utah, as follows:

Section 1:



VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: August 21, 2024

Agenda Item: Utah City Block 4 (Bella's Market) Site Plan

Department: Community Development

Presenter: Anthony Fletcher

Background/Discussion:

Utah City Block 4 is located between Bend Street (north boundary), Main Street (east boundary), Avery Street (south boundary) and Fourth Avenue (west boundary). It is located in the Downtown Mixed-Use district within the Downtown Vineyard special purpose zoning district. This block has been selected to house Vineyard's first grocery store due to its visibility and close proximity to the existing Vineyard population. The grocery store has been sited in the southwest corner of block 4. We are providing a surface parking lot out in front of the grocery store in sub-block 4c. Sub-blocks 4a and 4b will remain undeveloped for now. We are currently planning uses on those blocks that will complement the grocery store building with residential, commercial, and possibly recreational uses. This current phase one project is the grocery store which is approximately 44,717 square feet. The grocery store and retail corner will be a single level.

Phase 2 (applied for at a future date but important to the context of the grocery store) will bring in a residential wrap on the west and north sides of the grocery store. This means the west and north walls of the grocery store will be covered by another building. We plan on building these residential apartments continuously with the grocery store. In the interest of delivering the grocery store as quickly as possible, we will apply for them separately for both site plan and building permit applications. The residential wrap is planned to be approximately 183,865 square feet with 131 apartments and will vary in height, with the West building being 8 stories (5 stories of type 3 wood construction over a 3 story concrete podium) and the North section, facing the paseo, will be a 5 story type 3 wood building.

Permanent parking will be provided for the grocery store with a surface lot to the East, providing 216 stalls, including 7 ADA stalls, dedicated to the grocer and retail space. At a future date, we plan on building a parking structure above this parking lot with a residential liner wrapping the structure.

Dividing the surface lots and the block 4D project will be a paseo, which is a continuation of adjacent block paseos and plazas. The ground floor units of block 4D will have direct patio access to the paseo. The paseo will be lushly landscaped and will serve to invite the projects North of Block 4D to walk to the grocery store.

The grocery store is intended to be naturally lit and inviting with large walls of glass and a double height entry massing. The brick selection, design, and detailing are all done in such a way as to respect the vernacular architecture of Utah County and provide an elegant urban building that will tie into Utah City's grand vision.

The applicant anticipates construction beginning this year and ending in late 2025 or early 2026. The residential wrap will start a few months after the grocery store and will finish 18-24 months from the start of construction. We plan on opening the grocery store while the residential wrap is still under construction.

Fiscal Impact:

Recommendation:

Staff recommend approval of the Site Plan as presented with the following conditions:

The applicant shall:

1. Provide a detailed photometric plan.
2. The applicant shall provide an updated and detailed landscaping plan to meet the minimum required percentage of landscaping for the site.
3. Meet all building design requirements.
4. Areas where pedestrian walkways cross driveways shall be constructed of stamped and/or raised concrete or other material and designed to differentiate the area as a pedestrian/vehicle interface.
5. The applicant shall comply with all requirements provided by the Fire Marshal regarding fire access and maximize the safety and convenience of pedestrian flow throughout the site.
6. The applicant pays any outstanding fees and makes any redline corrections.
7. The applicant is subject to all federal, state, and local laws.

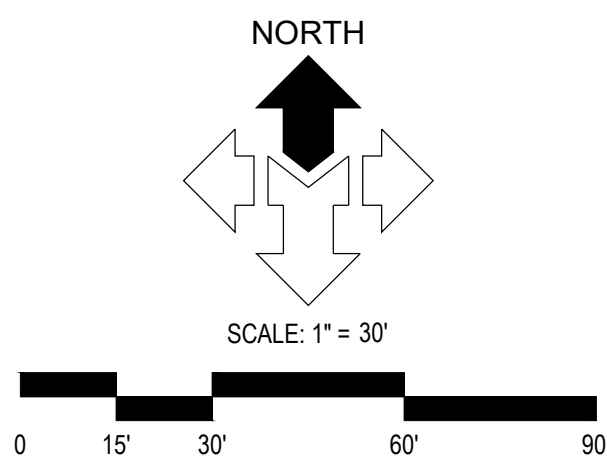
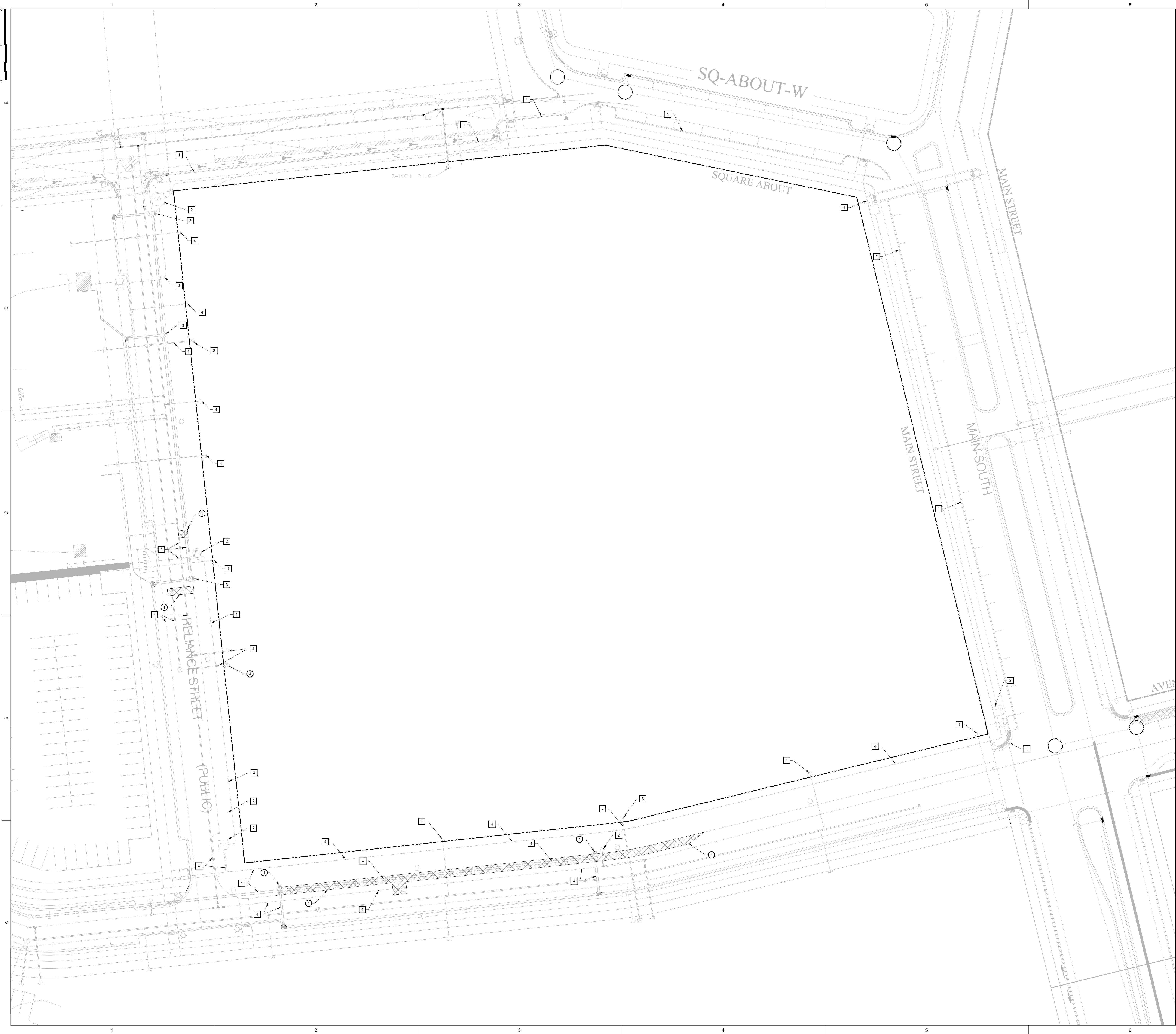
Sample Motion:

"I move to recommend approval of the site plan with the conditions as presented..."

Attachments:

1. Updated Site Plan.
2. Utah City Block 4 Planting Schedule
3. Scope of work/ Project Narrative

1 2 3 4 5 6 GENERAL NOTES 1.1 COMPLIANCE 1. ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS. 2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES. 3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL. 1.2 PERMITTING AND INSPECTIONS PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES. 2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION. 3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS. 1.3 COORDINATION & VERIFICATION 1. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORKING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. 2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. 3. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO LANDSCAPE PLANS, SITE ELECTRICAL, SITE LIGHTING, SERVICE TO THE BUILDINGS), MECHANICAL PLANS FOR LOCATION OF SERVICES TO THE BUILDINGS), INCLUDING FIRE PROTECTION, ARCHITECTURAL SITE PLAN FOR DIMENSIONS, ACCESSIBLE ROUTES, ETC., NOT SHOWN ON CIVIL PLANS. 4. CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROVED UTILITY COMPANY FOR TELEPHONE. CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED. 1.4 SAFETY AND PROTECTION 1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION. 2. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS. 3. CONTRACTOR IS RESPONSIBLE FOR PROTECTING LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS AND PUBLIC. 4. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS, DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIGHER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS. 5. CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. 6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNERS FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS. 7. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLAGMANS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADEING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" LATEST EDITION. 8. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS. 9. CONTRACTOR IS RESPONSIBLE FOR CONTROL, ACCORDING TO GOVERNING AGENCY STANDARDS. 10. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED. 11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC. 12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. 13. NATURAL VEGETATION AND SOIL SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY. 14. THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR. 1.5 MATERIALS SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 - OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. - SEE SPECIFICATION A. SLABS ON GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET. B. CONCRETE WATERWAYS, CURB/WALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED (1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 30 FEET. C. UNLESS OTHERWISE NOTED, ALL SLABS ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE. D. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) SUBGRADE. E. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN". F. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION). 2. ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 7" OVER 6" OF COMPACTED (90%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. - SEE SPECIFICATIONS, AND DETAIL DT-SHEET C6.01 A. ASPHALT COMPACTION SHALL BE A MINIMUM 95% (MINIMUM DESIGN). B. SURFACE COURSE SHALL BE 1/2" MINUS. MAX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE. C. AC PAVEMENT TO BE A 1/2" ABOVE UP OF ALL GUTTER AFTER COMPACTION. D. THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN. 1.6 GRADING / SOILS 1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. 3. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 90% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 90% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. 4. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. 5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC. 6. ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED. GENERAL NOTES: CONTINUED 1.7 UTILITIES 1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. 2. CONTRACTOR TO VERIFY BY POT-HOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. 3. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS. 4. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POT-HOLING A MINIMUM OF 30 FEET AHEAD. PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION. 5. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS. 6. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS. 7. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS. 8. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS. 9. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX. 10. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY. 11. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION. 1.8 SURVEY CONTROL 1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. 2. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES. 3. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE. 1.9 AMERICAN DISABILITIES ACT 1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS: "ROUTES SHALL HAVE A 2.0% (1:50) MAXIMUM SLOPE." "ROUTES SHALL HAVE A 5.0% (1:20) MAXIMUM RUNNING SLOPE." "RAMPS SHALL HAVE A 5.3% (1:20) MAXIMUM RUNNING SLOPE." 2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.0% MAXIMUM SURFACE SLOPE IN ANY DIRECTION. 3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION. LEGEND NEW EXISTING MONUMENT LINE CENTER LINE SUBJECT PROPERTY LINE ADJACENT PROPERTY LINE EASEMENT LINE DITCH FLOWLINE FENCE LINE ATMS ATMS CABLE CABLE TV LINE COMMUNICATIONS LINE FIBER-OPTIC CABLE FIRE LINE IRRIGATION LINE NATURAL GAS LINE OVERHEAD COMMUNICATIONS OVERHEAD POWER LINE OVERHEAD TELEPHONE LINE POWER LINE POWER/COMMUNICATIONS LINE POWER/TELEPHONE LINE POWER/TELECOMM LINE ROOF DRAIN LINE SECONDARY WATER LINE SANITARY SEWER LINE STEAM LINE STORM DRAIN LINE TELEPHONE LINE TELEPHONE/COMM LINE UNDERDRAIN UNDERGROUND COMMUNICATIONS UNDERGROUND POWER LINE UNDERGROUND TELEPHONE LINE UNDERGROUND TELEVISION WATER LINE CONTOUR LINE CURB & GUTTER (STD.) CURB & GUTTER (OUTFALL) CONCRETE PAVEMENT STD. DUTY ASPHALT HEAVY DUTY ASPHALT NEW EXISTING SECTION CORNER (FOUND) SECTION CORNER (NOT FOUND) STREET MONUMENT BRASS CAP MONUMENT POWER POLE UTILITY POLE GUY ANCHOR POWER TRANSFORMER TRAFFIC SIGNAL CABINET LIGHT POLE TELEPHONE RISER TELEPHONE MANHOLE WATER MANHOLE WATER VALVE WATER METER FIRE HYDRANT SANITARY SEWER MANHOLE SANITARY SEWER CLEANOUT STORM DRAIN MANHOLE STORM DRAIN CURB INLET STORM DRAIN CATCH BASIN STORM DRAIN CLEANOUT STORM DRAIN COMBO BOX MAILBOX SIGN FLOW DIRECTION SPOT ELEVATION CONIFEROUS TREE DECIDUOUS TREE ABBREVIATIONS AC ADA ATMS B&C BC BLUE BLUPD BLUG BLURR BLUSD BLUSS BLUT BLUW BM BOB BOL BOV BOW BU C CATV CCR CC COL COMM CONC CONCT CMP CTREE CUT CUTO DEL DA or Ø DP DREE DYL ACRE AMERICANS WITH DISABILITIES ACT ADVANCED TRAFFIC MGMT. SYSTEM BAR & CAP BUILDING CORNER BLUE STAKED ELECTRIC BLUE STAKED IRRIER OPTIC BLUE STAKED NATURAL GAS BLUE STAKED IRRIGATION BLUE STAKED STORM DRAIN BLUE STAKED SANITARY SEWER BLUE STAKED TELEPHONE BLUE STAKED WATER BENCHMARK BOTTOM OF BOX BOLLARD BLOW-OFF VALVE BACK OF WALK BOTTOM OF WALL C CENTERLINE CABLE TELEVISION CONCRETE BARRIER CURB CUT COLUMN COMMUNICATIONS CONCRETE CONSTRUCTION CORRUGATED METAL PIPE CONTROL POINT CONIFEROUS TREE CUBIC FOOT CUBIC YARD DELINEATOR DIAMETER DITCH/IRON PIPE DECIDUOUS TREE DOUBLE YELLOW LINE E EAST ELECTRIC BOX ENERGY GRADE LINE ELEVATION ELECTRIC METER ELECTRIC MANHOLE EDGE OF ASPHALT EDGE OF CONCRETE EDGE OF GRAVEL EDGE OF LAWN EXISTING EX or EXIST FOUNDATION CORNER FOUNDATION FIRE DEPT. CONNECTION FOUND MONUMENT FOUND SECTION CORNER FINISHED FLOOR ELEVATION FINISHED GRADE NORTH FLOW LINE FENCE CHAIN LINK FENCE IRON FENCE VINYL FENCE WOOD FENCE WIRE FENCE FIBER OPTIC FRONT OF WALK FEET NATURAL GAS GRADE GRADE BREAK GROUND LIGHT GAS METER GAS MANHOLE GUY WIRE GUY GV GAS VALVE HIGH DENSITY POLYETHYLENE HEADGATE HYDRAULIC GRADE LINE HIGH POINT HIGH POINT HIGH WATER HIGHWAY IRRIGATION CLEANOUT IRRIGATION CONTROL VALVE INVERT ELEVATION EXISTING LINEAR FEET LIP OF GUTTER LOW POINT or LIGHT POLE MAXIMUM MINIMUM MONUMENT METAL PIPE MONITORING WELL NORTH NATURAL GROUND NO AT RETAINING WALL NAIL & RIBBON NAIL & WASHER SQFT NOT TO SCALE ORIGINAL GROUND OVERLAPPING OVERHEAD COMMUNICATIONS OVERHEAD POWER OVERHEAD TELEPHONE OVERHEAD TELEVISION PROPERTY LINE POWER BOX POINT OF CURVATURE POINT OF COMPOUND CURVE POINT OF INTERSECTION PARKING METER PP POWER POLE POINT OR REVERSE CURVE PARKING STRIPE POINT OF CONNECTION POINT OF TANGENCY POWER POLY(VINYL CHLORIDE) PIPE RANGE REINFORCED CONCRETE PIPE ROOF DRAIN TRANS REVISION REVISION RAILROAD S SEE ARCHITECTURAL DRAWINGS SD STORM DRAIN STORM DRAIN CATCH BASIN STORM DRAIN CLEANOUT BOX STORM DRAIN MANHOLE U.N.O. SECTION SPECIFICATIONS SAIL LINE BASE & MERIDIAN SQUARE SQUARE FEET SQUARE YARD SANITARY SEWER SANITARY SEWER CLEANOUT SANITARY SEWER MANHOLE STATION STANDARD STORM SOLID YELLOW LINE SOLID WHITE LINE T TOWNSHIP TOP BACK OF CURB TELEPHONE TFC TOP FACE OF CURB TREE LINE TIN TELEPHONE MANHOLE TOA TOP OF ASPHALT TOC TOP OF CONCRETE TOE TOP OF SLOPE or TOP OF PIPE TOW TOP OF WALK TR TELEPHONE RISER TRANS TRANSFORMER TW TOP OF WALL TSP TRAFFIC SIGNAL POLE T38 TRAFFIC SIGNAL BOX UNDERDRAIN UNDERGROUND COMMUNICATIONS UGP UNDERGROUND POWER UGT UNDERGROUND TELEVISION UNLESS NOTED OTHERWISE UP UTILITY POLE VCP VITRIFIED CLAY PIPE W WEST of WATER WM WATER METER WMH WATER MANHOLE WS WATER SURFACE WTR WATER WW WATERWAY UTAH CITY BLOCK 4D - GROCERY STORE CORE & SHELL MARKET STREET, VINEYARD UT 84059 FLAGSHIP HOMES & WOODBURY CORPORATION PROJECT PHASE - ISSUE DATE 8/13/2024 No. 280090 THEODORE J. DIDAS STATE OF UTAH DATE REVISION PROJECT NUMBER 24054 NOTES AND LEGEND C0.01 FFKR ARCHITECTS 7300 Pacific Avenue • Salt Lake City, Utah 84104 © 2011-2024 FFKR ARCHITECTS Page 26 of 70
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- GENERAL NOTES:**
ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
COORDINATE WITH GOVERNING AGENCY PRIOR TO DEMOLITION OF ANY PUBLIC UTILITY.
- | | |
|----------------|----------------------|
| UTILITY TYPE | PROVIDER |
| WATER | WATER |
| STORM | STORM |
| COMMUNICATIONS | COMCAST |
| COMMUNICATIONS | CENTURY LINK |
| SANITARY SEWER | INTEGRA |
| SANITARY SEWER | SANITARY SEWER |
| NATURAL GAS | DOMINION ENERGY |
| POWER | ROCKY MOUNTAIN POWER |
- KEYED NOTES:**
DEMOLISH AND/OR REMOVE THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- EXISTING ASPHALT PAVEMENT TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
 - SAWCUT EXISTING ASPHALT.
 - SAWCUT EXISTING CONCRETE.
 - EXISTING SIGNAGE TO BE REMOVED AND PROPERLY DISPOSED OF (IF SIGNAGE IS IN GOOD CONDITION IT MAY BE RE-USED ON SITE AS NEEDED).
 - EXISTING UNDERGROUND STRUCTURE TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
 - EXISTING SANITARY SEWER LATERAL TO BE CAPPED AT PROPERTY LINE, PER GOVERNING BODY STANDARDS AND SPECIFICATIONS.
 - EXISTING WATER SERVICE TO BE KILLED AT MAIN, PER GOVERNING BODY STANDARDS AND SPECIFICATIONS.
 - EXISTING FIRE HYDRANT AND ASSOCIATED VALVE TO BE REMOVED AND PROPERLY DISPOSED OF.
 - EXISTING FIRE HYDRANT AND ASSOCIATED VALVE TO BE RELOCATED-SEE SHEET C4-91 FOR NEW LOCATION.
 - EXISTING ABOVE-GROUND UTILITY STRUCTURE (TRANSFORMER, SWITCHGEAR, PEDESTAL, PULL BOX, UTILITY PAD, JUNCTION BOX, ETC.) TO BE REMOVED AND PROPERLY DISPOSED OF.
 - EXISTING ABOVE-GROUND UTILITY STRUCTURE (TRANSFORMER, SWITCHGEAR, PEDESTAL, PULL BOX, UTILITY PAD, JUNCTION BOX, ETC.) TO BE RELOCATED-SEE SHEET C4-91 FOR NEW LOCATION-SEE ELECTRICAL PLANS FOR DETAILS.
 - EXISTING LIGHT POLE AND ASSOCIATED EQUIPMENT/HARDWARE TO BE REMOVED- CONTRACTOR AND OWNER TO COORDINATE ON LOCATION TO STORE FOR POSSIBLE RE-USE.
 - EXISTING LIGHT POLE AND ASSOCIATED EQUIPMENT/HARDWARE TO BE RELOCATED-SEE SHEET C4-91 FOR NEW LOCATION-SEE ELECTRICAL PLANS FOR DETAILS.
 - COORDINATE WITH ROCKY MOUNTAIN POWER FOR REMOVAL OF POWER POLE AND OVERHEAD POWER LINE.
 - PRESERVE AND PROTECT EXISTING CONCRETE FLATWORK. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING CONCRETE FLATWORK FROM DAMAGE DURING CONSTRUCTION.
 - PRESERVE AND PROTECT EXISTING ABOVE-GROUND UTILITY STRUCTURE. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FROM DAMAGE DURING CONSTRUCTION.
 - PRESERVE AND PROTECT EXISTING UNDERGROUND UTILITY STRUCTURE. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FROM DAMAGE DURING CONSTRUCTION.
 - PRESERVE AND PROTECT EXISTING UNDERGROUND UTILITY LINE. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FROM DAMAGE DURING CONSTRUCTION.

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

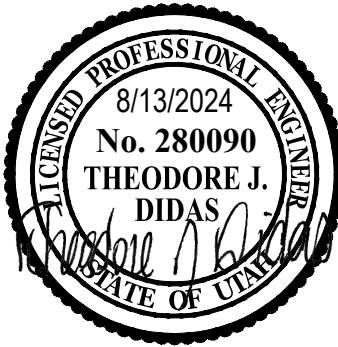
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NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

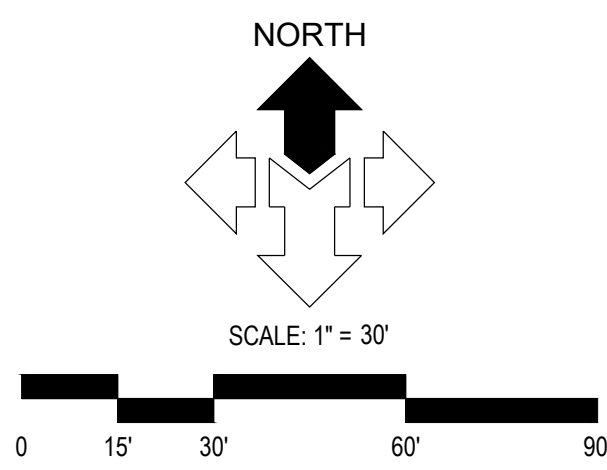
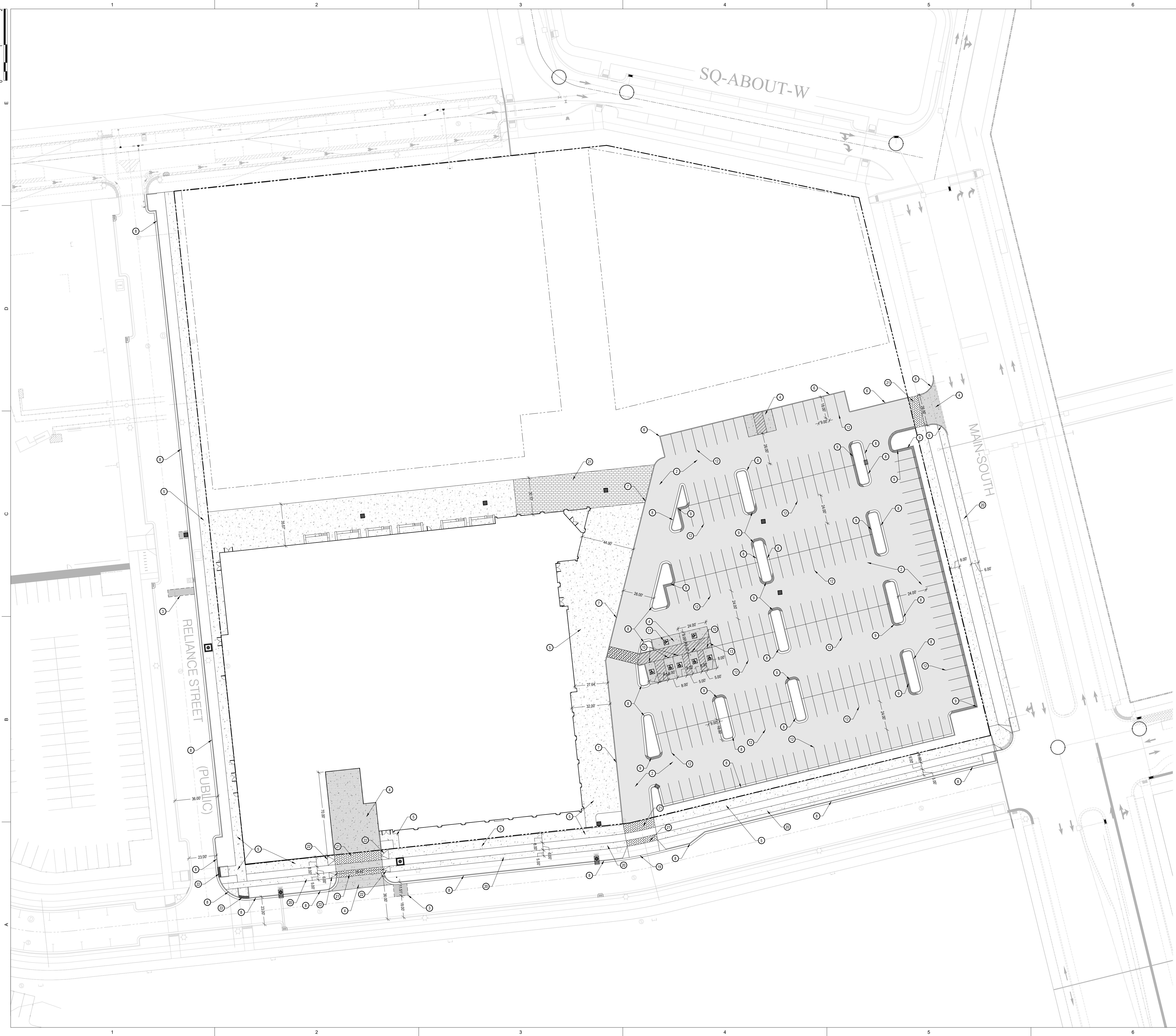
UTAH CITY BLOCK 4D - GROCERY STORE CORE & SHELL
MARKET STREET, VINEYARD UT 84059
FLAGSHIP HOMES & WOODBURY CORPORATION
PROJECT PHASE - ISSUE DATE



DATE	REVISION
PROJECT NUMBER	24054

SITE DEMO PLAN

C0.10



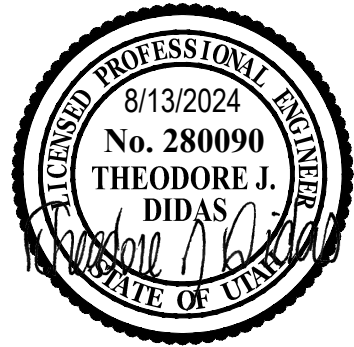
GENERAL NOTES:
ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED
SEE ARCHITECT'S SITE PLAN FOR ADDITIONAL INFORMATION
SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING
ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS
ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

- KEYED NOTES:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 HEAVY DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1' SHEET CS-01.
 - 2 STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1' SHEET CS-01.
 - 3 ASPHALT T-PATCH PER APWA PLAN NO. 255.
 - 4 CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1' SHEET CS-01.
 - 5 CONCRETE SIDEWALK PER VINEYARD CITY STANDARD DRAWING 4, SEE SHEET CS-02.
 - 6 CONCRETE CURB WALL SEE DETAIL 'C2' SHEET CS-01.
 - 7 FLUSH CONCRETE CURB WALL SEE DETAIL 'C2' SHEET CS-01.
 - 8 24" CONCRETE CURB AND GUTTER PER VINEYARD CITY STANDARD DRAWING 5, SEE SHEET CS-02.
 - 9 24" CONCRETE RELEASE CURB AND GUTTER PER VINEYARD CITY STANDARD DRAWING 5, SEE SHEET CS-02.
 - 10 ADA PARKING SIGN, SEE DETAIL 'D3' SHEET CS-01.
 - 11 PAINTED ADA SYMBOL, SEE DETAIL 'D2' SHEET CS-01.
 - 12 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
 - 13 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
 - 14 12" WIDE SOLID WHITE PEDESTRIAN CROSSWALK.
 - 15 PAINTED 12" WIDE SOLID WHITE STOP BAR AND WORD 'STOP'.
 - 16 NEW 24" STOP SIGN, SEE MUTED DETAIL R-1.
 - 17 BOLLARD, REFER TO ARCHITECTURAL PLANS.
 - 18 DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS.
 - 19 FLARED DRIVE APPROACH PER VINEYARD CITY STANDARD DRAWING 6, SEE SHEET CS-02.
 - 20 BIKE LANE, WIDTH VARIES, PER VINEYARD CITY STANDARD DRAWING 4, SEE SHEET CS-02.
 - 21 CONCRETE PAVERS WITH GRANULAR BASE PER DETAIL 'D1' SHEET CS-01.
 - 22 ADA SIDEWALK RAMP, PER VINEYARD CITY STANDARD DRAWING 7B, SEE SHEET CS-02.



NOTICE!
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UTAH CITY BLOCK 4D - GROCERY STORE CORE & SHELL
MARKET STREET, VINEYARD UT 84059
FLAGSHIP HOMES & WOODBURY CORPORATION
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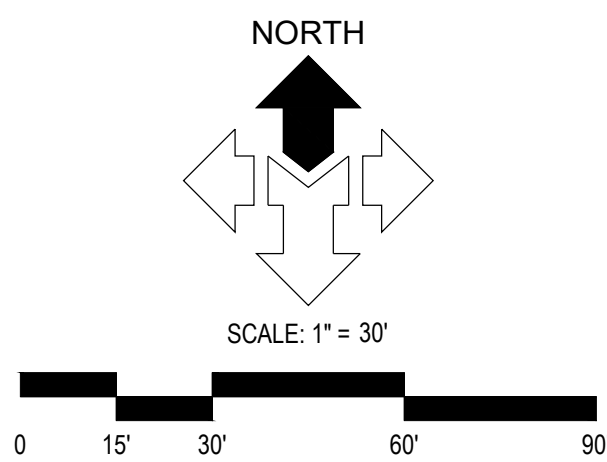
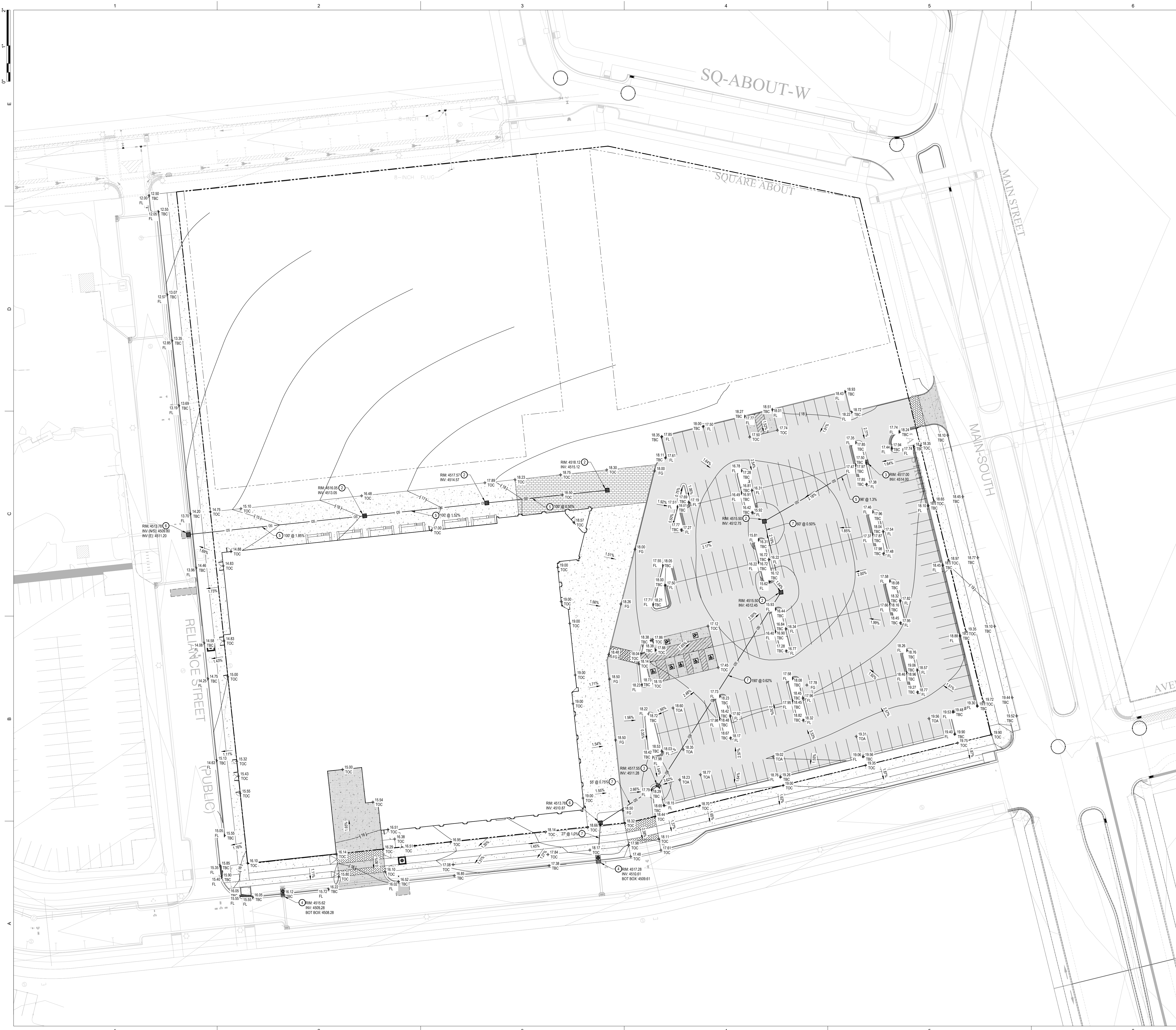


△ DATE REVISION

PROJECT NUMBER 24054

CIVIL
SITE
PLAN

C1.01



GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, LYING, OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER THE FOLLOWING CONDITIONS: (1) IF THE SOILS REPORT RECOMMENDS A LOWER DENSITY, THE DENSITY OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.02 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

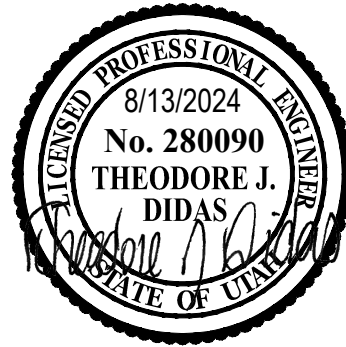
EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OF REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- ① GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
- ② STORM DRAIN CATCH BASIN WITH HEAVY DUTY BICYCLE SAFE GRATE. SEE DETAIL 'C3', SHEET CS.01.
- ③ STORM DRAIN GUTTER INLET BOX WITH HEAVY DUTY BICYCLE SAFE GRATE. PER VINEYARD CITY STANDARD DRAWING 8, SEE SHEET CS.02.
- ④ STORM DRAIN CUTTER INLET COMBINATION BOX PER VINEYARD CITY STANDARD DRAWING 9, SEE SHEET CS.02.
- ⑤ 12" DIAMETER HDPE STORM DRAIN LINE.
- ⑥ 12" DIAMETER HDPE STORM DRAIN LINE.
- ⑦ 15" DIAMETER HDPE STORM DRAIN LINE.

UTAH CITY BLOCK 4D - GROCERY STORE CORE & SHELL
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PROJECT NUMBER 24054

GRADING
AND
DRAINAGE
PLAN

C2.01

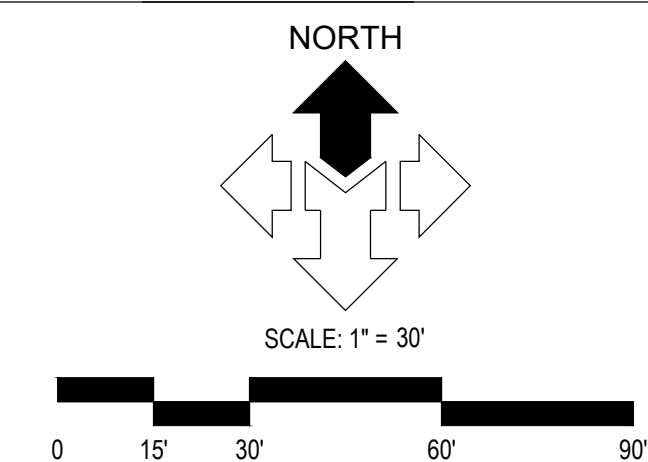
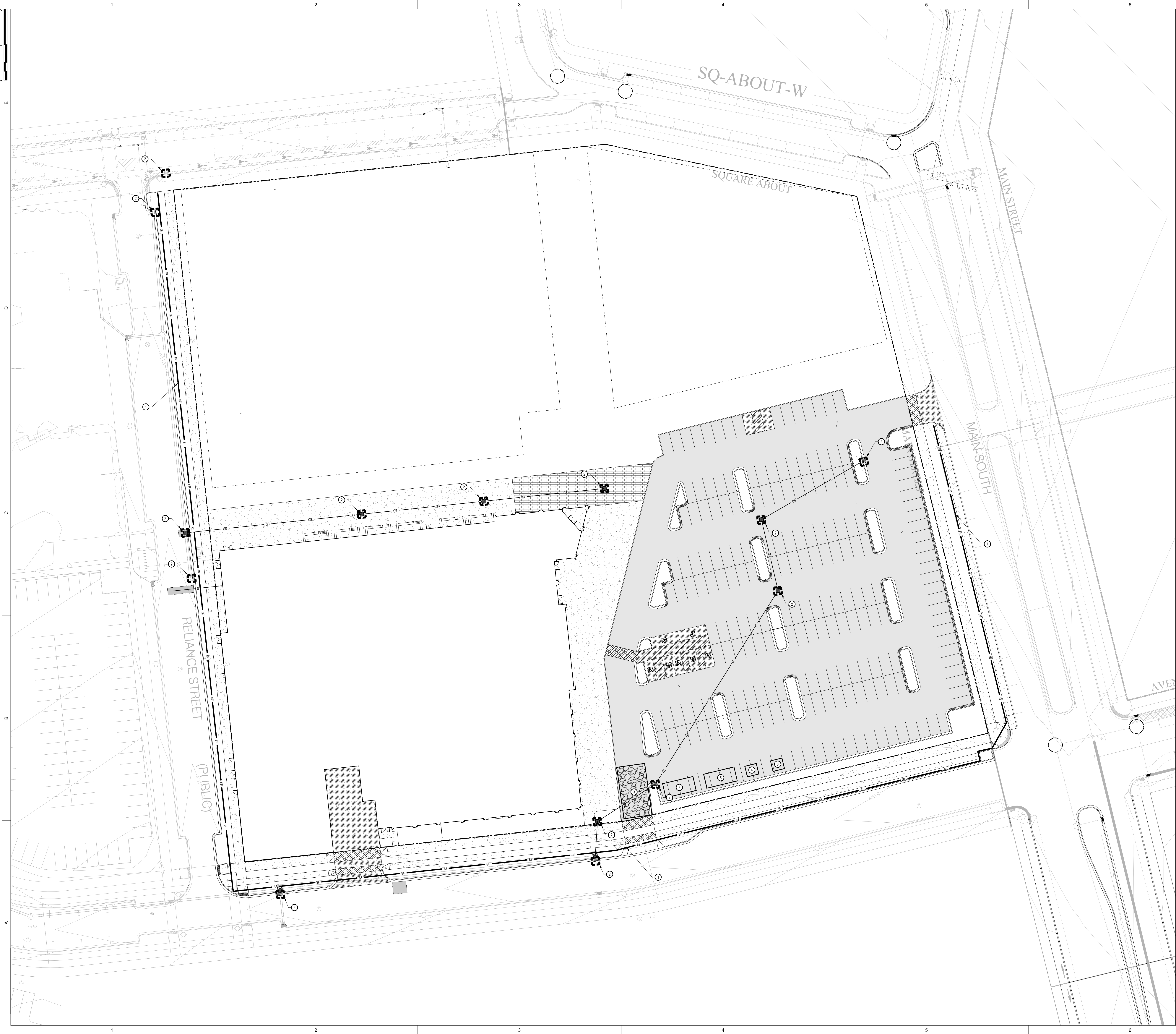
AVOID CUTTING UNDERGROUND
UTILITIES. IT'S COSTLY.

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NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



GENERAL NOTES:
THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS REFERRED TO ON THIS SHEET SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.
ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY'S EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY HAVING JURISDICTION. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.
WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT OPEN FOR 30 DAYS OR MORE THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS OF THE AREA.
THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

MAINTENANCE:
THE OWNER'S REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY. DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD, ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.
SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.
CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.
NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.
SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

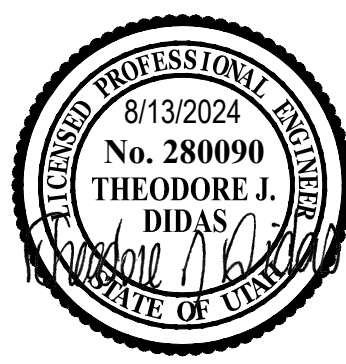
KEYED NOTES:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
1 SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'C3', SHEET C5.03.
2 INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL 'A7', SHEET C5.03.
3 TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL 'C1', SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
4 CONCRETE WASHOUT AREA. CREATE A MIN. 10'X10' AREA WITH A 1' HIGH BERM. LINE AREA WITH PLASTIC. DISCARD WASTE IN DUMPSTER WHEN FULL AND LEGALLY DISPOSE OF. SEE DETAIL 'A7', SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
5 CONSTRUCTION DUMPSTER. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
6 PORTABLE CONSTRUCTION TOILET. TOILET TO BE PROPERLY SECURED TO PREVENT TIPPING. BUILD 6" BERM AROUND TOILET TO CONTAIN ANY SPILLS OR LEAKAGE. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. SEE DETAIL 'C5', SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
7 MATERIAL STORAGE AND STOCK PILE AREA. SEE DETAIL 'A6', SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

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UTAH CITY BLOCK 4D - GROCERY STORE CORE & SHELL
MARKET STREET, VINEYARD UT 84059
FLAGSHIP HOMES & WOODBURY CORPORATION
PROJECT PHASE - ISSUE DATE

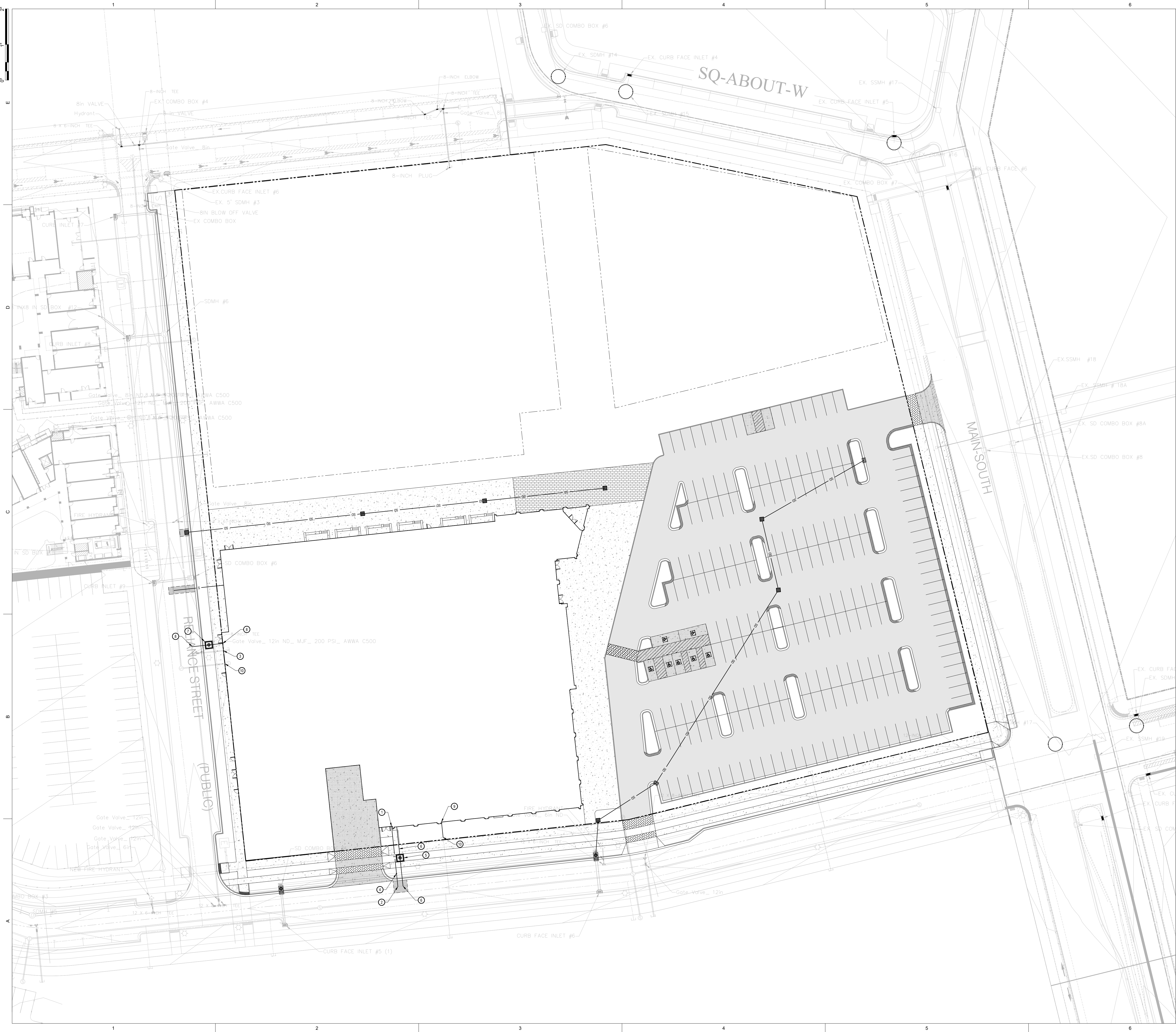


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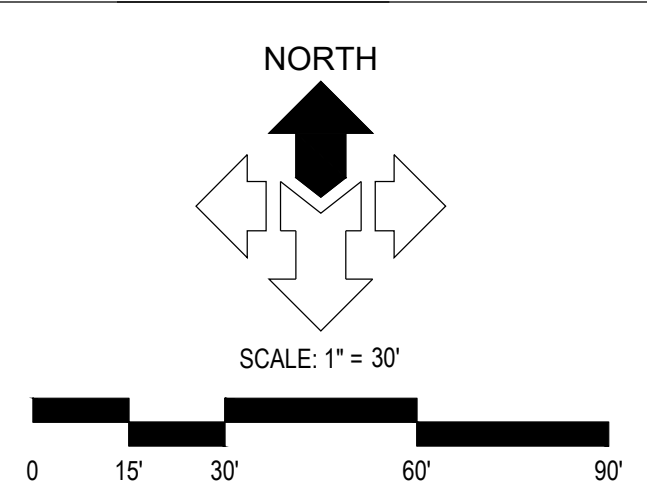
EROSION CONTROL PLAN

C2.02



GENERAL NOTES:
CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.
ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO BUILDING WITH CENTURY LINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH CENTURY LINK.
CONTRACTOR IS TO SUBMIT SITE PLAN TO QUESTAR GAS FOR DESIGN OF GAS LINE SERVICE TO BUILDING. CONTRACTOR TO COORDINATE WITH QUESTAR GAS FOR CONTRACTOR LIMITS OF WORK VERSUS QUESTAR GAS LIMITS.
LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.
UTILITY ALERT PHONE NUMBERS
WATER: WATER PROVIDER
SEWER: SEWER DISTRICT
NATURAL GAS: COMMON ENERGY
ELECTRICAL POWER: POWER PROVIDER
TELEPHONE: CENTURY LINK

KEYED NOTES:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
① 8" DIP CLASS 52 FIRE LINE WITH POLYWRAP INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE VINEYARD CITY STANDARD DRAWING 13, SHEET CS-02 FOR TRENCHING AND VINEYARD CITY STANDARD DRAWING 18, SHEET CS-02 FOR THRUST BLOCKING.
② CONNECT NEW 8" FIRE LINE TO EXISTING 12" WATER LINE.
③ CONNECT TO EXISTING 8" FIRE LINE STUB. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
④ 8" GATE VALVE WITH VALVE BOX.
⑤ 3" WATER SERVICE METER SET, PER VINEYARD CITY STANDARD DRAWING 18A, SEE SHEET CS-02.
⑥ 3" TYPE 'K' COPPER WATER SERVICE LINE. CONNECT TO 12" WATER MAIN.
⑦ 2" WATER SERVICE METER SET PER VINEYARD CITY STANDARD DRAWING 19, SEE SHEET CS-02.
⑧ 2" TYPE 'K' COPPER WATER SERVICE LINE. CONNECT TO 12" WATER MAIN.
⑨ 4" PVC SDR-35 SANITARY SEWER LATERAL, INCLUDING NEW CLEANOUTS AT 100-FOOT MAXIMUM SPACING. SEE VINEYARD CITY STANDARD DRAWING 20 FOR TRENCHING AND CLEANOUTS, SHEET CS-03.
⑩ CONNECT NEW SEWER TO EXISTING UTILITY STUB. CONTRACTOR TO FIELD VERIFY ELEVATION AND LOCATION PRIOR TO CONSTRUCTION.



AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

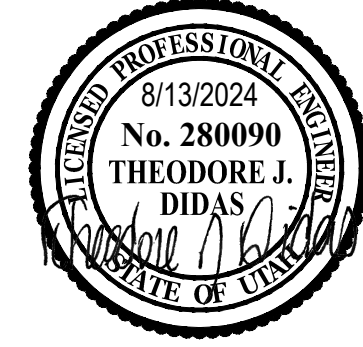
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NOTICE!

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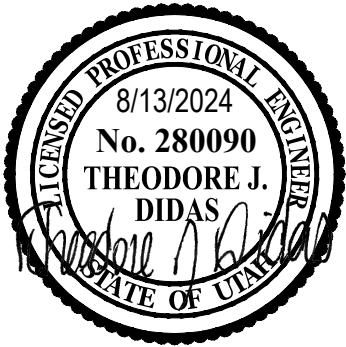
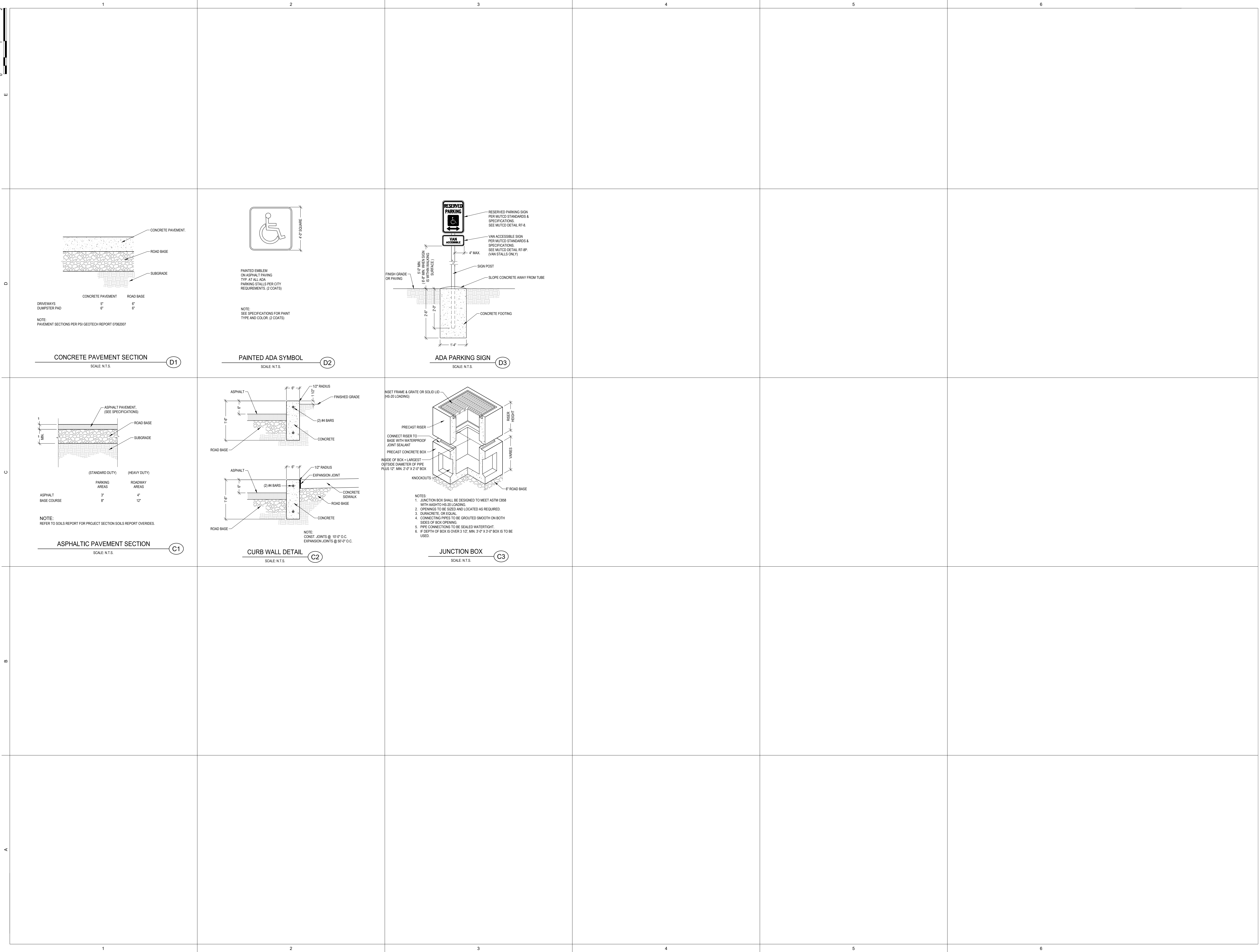


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PROJECT NUMBER 24054

UTILITY PLAN

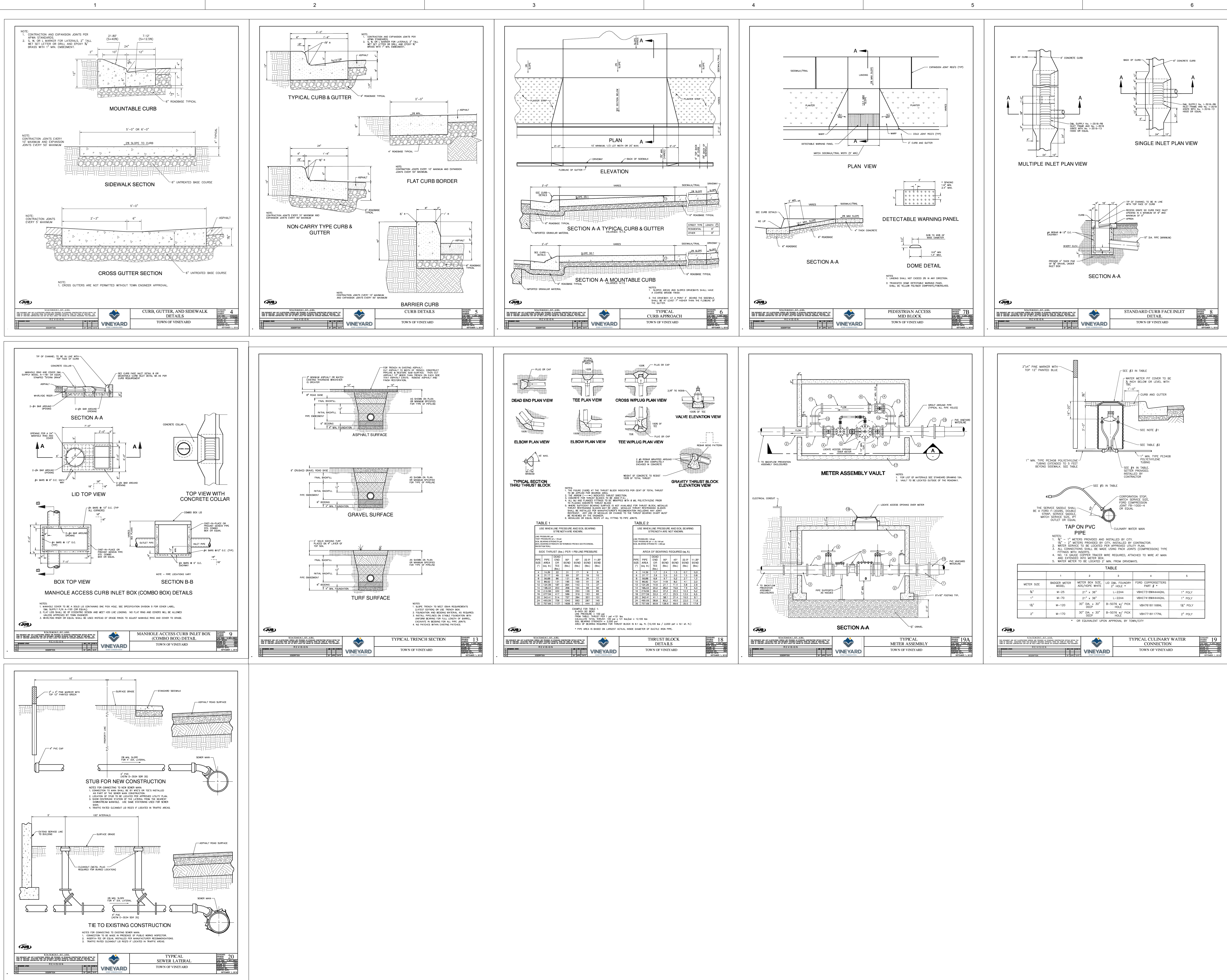
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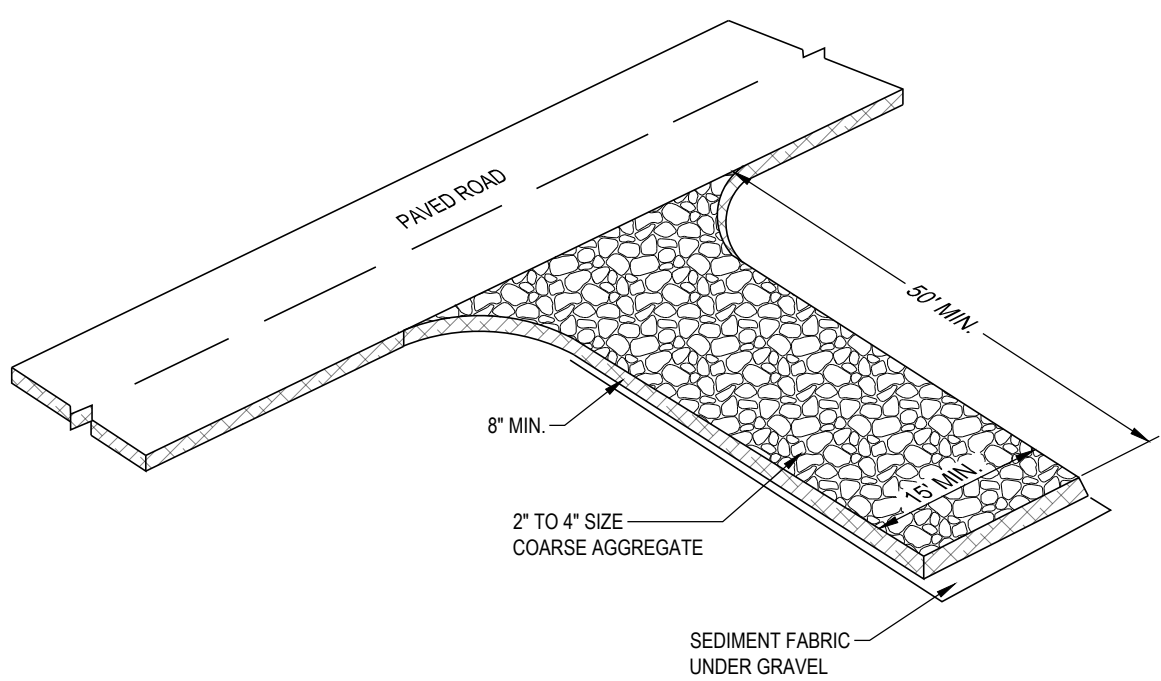
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PROJECT NUMBER 24054

CIVIL
DETAILS



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DESCRIPTION:
A STABILIZED PAD OF CRUSHED STONE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES THE SITE FROM OR TO PAVED SURFACE.

- APPLICATIONS:
AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED. GENERALLY APPLIES TO SITES OVER 2 ACRES UNLESS SPECIAL CONDITIONS EXIST.
- INSTALLATION/APPLICATION CRITERIA:
- CLEAR GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%.
 - COMPACT SUB GRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS).
 - PLACE COARSE AGGREGATE, 1 TO 2-1/2 INCHES IN SIZE, TO A MINIMUM DEPTH OF 8 INCHES.

- LIMITATIONS:
- REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
 - SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.

- MAINTENANCE:
- INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
 - INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
 - REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
 - EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.

STABILIZED CONSTRUCTION ENTRANCE

SCALE: N.T.S.

C1

- OBJECTIVES
- HOUSEKEEPING PRACTICES
 - CONTAIN WASTE
 - MINIMIZE DISTURBED AREA
 - STABILIZE DISTURBED AREA
 - PROTECT SLOPES/CHANNELS
 - CONTROL SITE PERIMETER
 - CONTROL INTERNAL EROSION

TARGETED POLLUTANTS

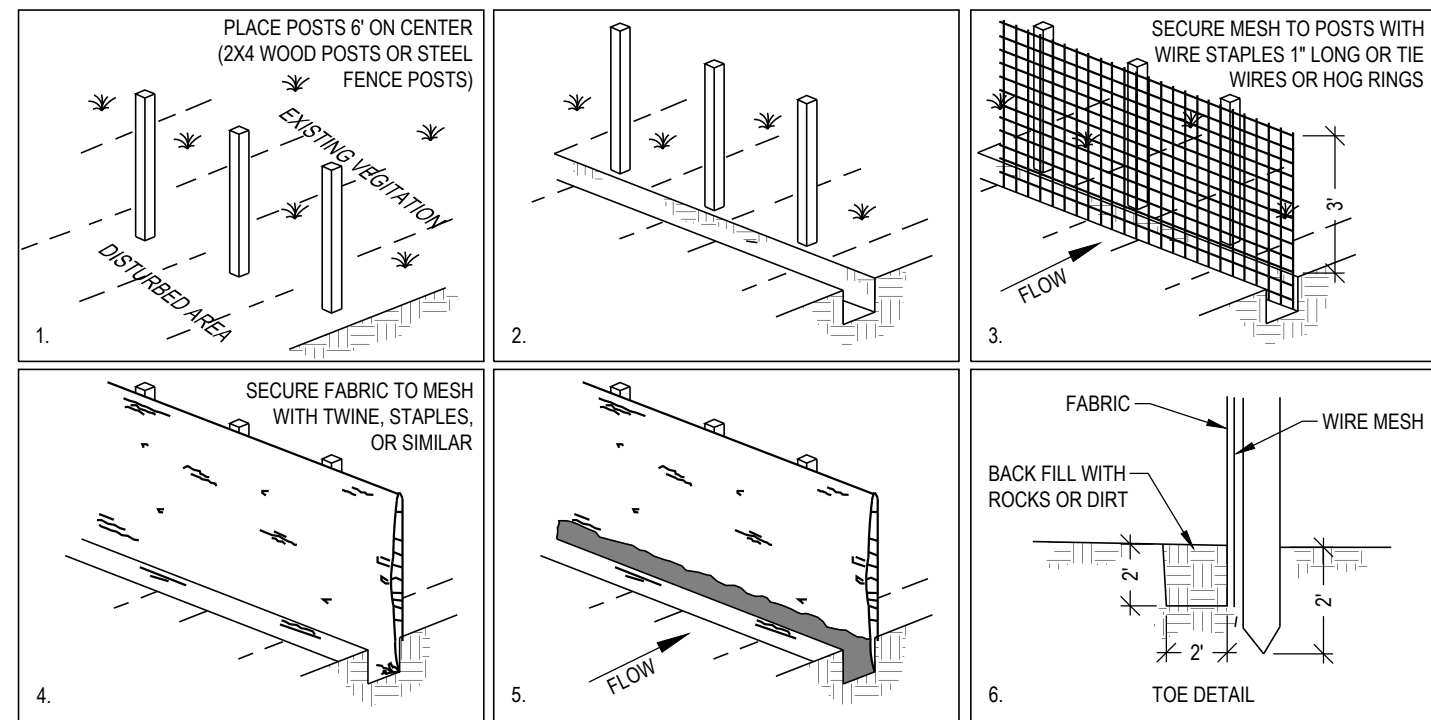
- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

- HIGH IMPACT
- MEDIUM IMPACT
- LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

- HIGH
- MEDIUM
- LOW



- OBJECTIVES
- HOUSEKEEPING PRACTICES
 - CONTAIN WASTE
 - MINIMIZE DISTURBED AREA
 - STABILIZE DISTURBED AREA
 - PROTECT SLOPES/CHANNELS
 - CONTROL SITE PERIMETER
 - CONTROL INTERNAL EROSION

TARGETED POLLUTANTS

- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

- HIGH IMPACT
- MEDIUM IMPACT
- LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

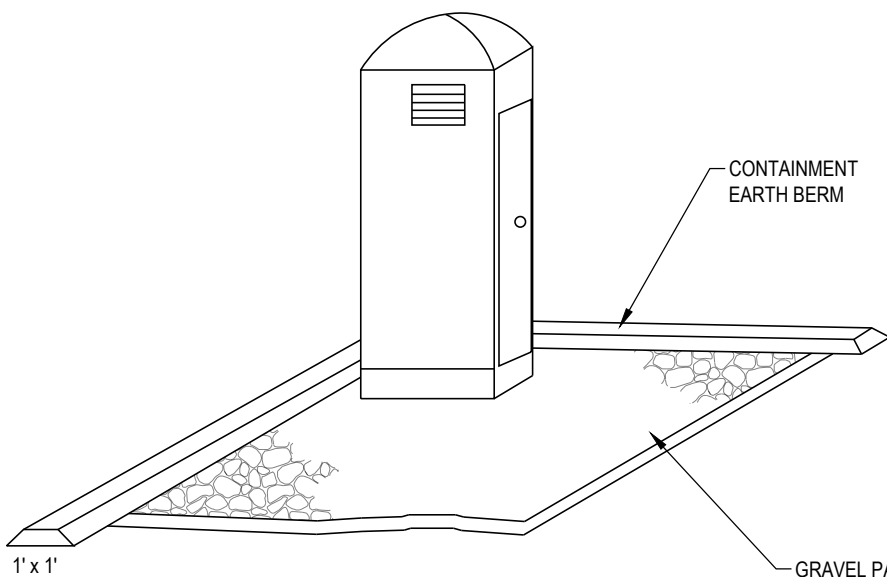
- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

- HIGH
- MEDIUM
- LOW

PORTABLE TOILETS

SCALE: N.T.S.

C5



DESCRIPTION:
TEMPORARY ON-SITE SANITARY FACILITIES FOR CONSTRUCTION PERSONNEL.

- APPLICATIONS:
- ALL SITES WITH NO PERMANENT SANITARY FACILITIES OR WHERE PERMANENT FACILITY IS TOO FAR FROM ACTIVITIES.
- INSTALLATION/APPLICATION CRITERIA:
- LOCATE PORTABLE TOILETS IN CONVENIENT LOCATIONS THROUGHOUT THE SITE.
 - PREPARE LEVEL GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVING AND FOR ON-SITE PERSONNEL.
 - CONSTRUCT EARTH BERM PERIMETER (SEE EARTH BERM BARRIER INFORMATION SHEET). CONTROL FOR SPILL/PROTECTION LEAK.

- LIMITATIONS:
- NO LIMITATIONS

- MAINTENANCE:
- PORTABLE TOILETS SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY LICENSED SERVICE WITH DAILY OBSERVATION FOR LEAK DETECTION.
 - REGULAR WASTE COLLECTION SHOULD BE ARRANGED WITH LICENSED SERVICE.
 - ALL WASTE SHOULD BE DEPOSITED IN SANITARY SEWER SYSTEM FOR TREATMENT WITH APPROPRIATE AGENCY APPROVAL.

OBJECTIVES

- HOUSEKEEPING PRACTICES
- CONTAIN WASTE
- MINIMIZE DISTURBED AREA
- STABILIZE DISTURBED AREA
- PROTECT SLOPES/CHANNELS
- CONTROL SITE PERIMETER
- CONTROL INTERNAL EROSION

TARGETED POLLUTANTS

- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

- HIGH IMPACT
- MEDIUM IMPACT
- LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

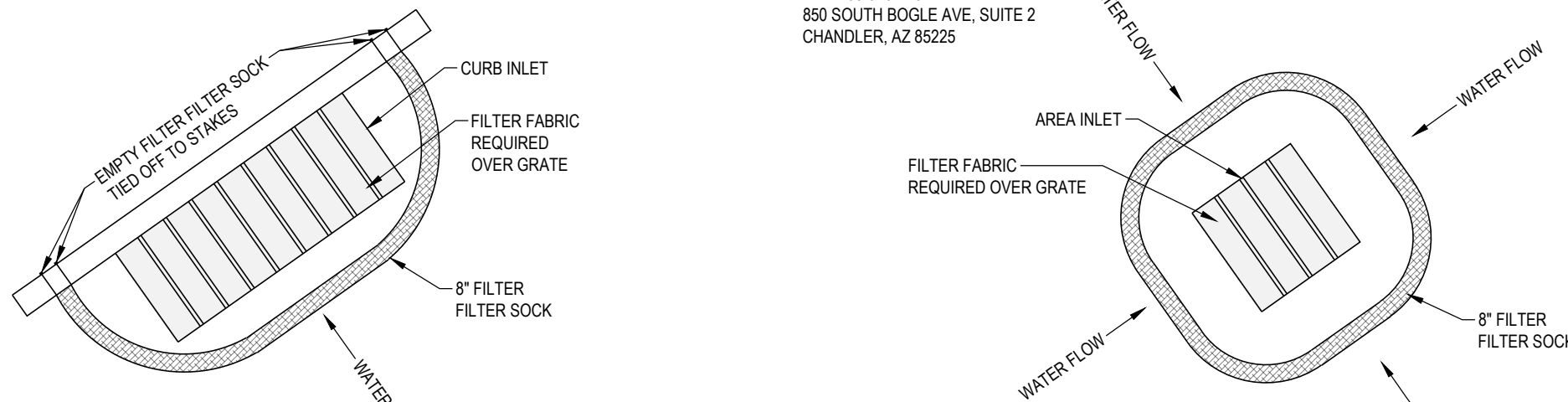
- HIGH
- MEDIUM
- LOW

FILTER SOCK SPECIFICATION:

FILTREXX FILTER SOCK INSTALLATION AND MAINTENANCE

- 1.0 DESCRIPTION:
THIS WORK SHALL CONSIST OF FURNISHING, INSTALLING, MAINTAINING AND DISPERSING (IF NEEDED) A WATER PERMEABLE COMPOST FILTER SOCK (FILTREXX FILTER SOCK) TO CONTAIN SOIL EROSION AND SEDIMENT BY REMOVING SOLID PARTICLES FROM WATER MOVING OFF-SITE INTO ADJACENT WATERWAYS OR STORM WATER DRAINAGE SYSTEMS. FILTER SOCKS WILL BE USED AS A FORM OF INLET PROTECTION FOR OPERATIONAL STORM DRAINAGE SYSTEMS.
- 2.0 COMPOST PRODUCTS USED TO FILL FILTREXX FILTER SOCKS
1. COMPOST: COMPOST USED FOR FILTREXX FILTER SOCKS SHALL BE WOOD PINE DERIVED FROM A WELL DECOMPOSED SOURCE OF ORGANIC MATTER. THE COMPOST SHALL BE PRODUCED USING AN AEROBIC COMPOSTING PROCESS MEETING OPR 603 REGULATIONS, INCLUDING TIME AND TEMPERATURE DATA INDICATING EFFECTIVE WEED SEED, PATHOGEN, AND INSECT LARVAE KILL. THE COMPOST SHALL BE FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. NON-COMPOSTED PRODUCTS WILL NOT BE ACCEPTED. TEST METHODS FOR THE ITEMS BELOW SHOULD FOLLOW USDC TMEC GUIDELINES FOR LABORATORY PROCEDURES:
- A. PH: 5.0-8.0 IN ACCORDANCE WITH TMEC 04-11-A, "ELECTROMETRIC PH DETERMINATIONS FOR COMPOST"
- B. PARTICLE SIZE: 99% PASSING A 1" SIEVE, 80% PASSING A 1/2" SIEVE AND A MINIMUM OF 70% GREATER THAN THE 3/8" SIEVE. A TOTAL OF 30% SHALL NOT EXCEED 3 INCHES IN LENGTH, IN ACCORDANCE WITH TMEC 02-02-6, "SAMPLE SIEVING FOR AGGREGATE SIZE CLASSIFICATION"
- C. MOISTURE CONTENT OF LESS THAN 60% IN ACCORDANCE WITH STANDARDIZED TEST METHODS FOR MOISTURE DETERMINATION.
- D. MATERIAL SHALL BE RELATIVELY FREE (<1% BY DRY WEIGHT) OF INERT OR FOREIGN MAN-MADE MATERIALS.
- E. A SAMPLE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO BEING USED AND MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

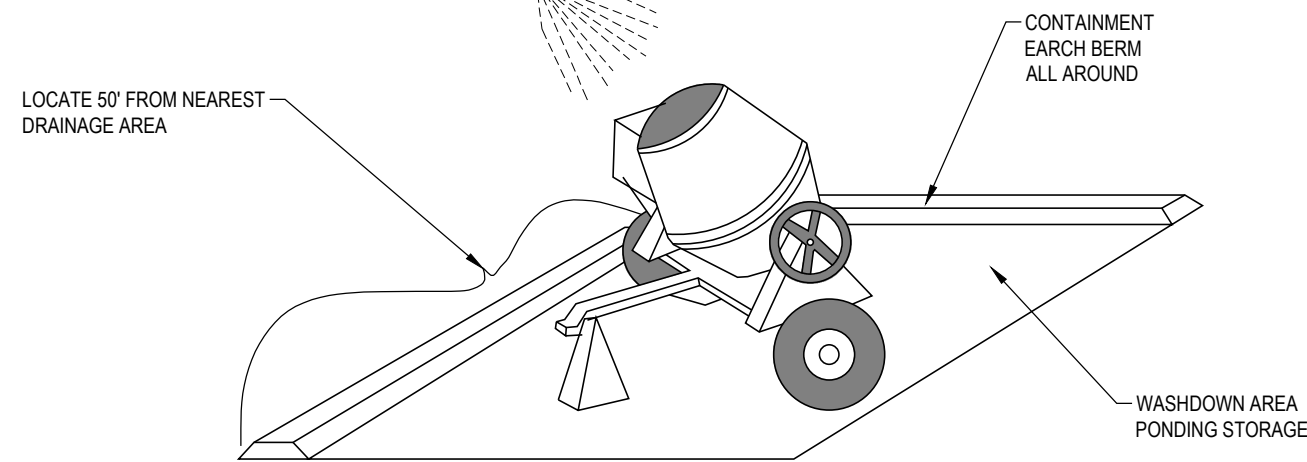
- 3.0 CONSTRUCTION AND INSTALLATION OF FILTREXX FILTER SOCKS:
1. FILTREXX FILTER SOCKS WILL BE USED AS A FORM OF INLET PROTECTION ON CONSTRUCTION SITES WHICH REQUIRE PROTECTION AGAINST SEDIMENT LOADED WATER AFTER STORM DRAINS BECOME OPERATIONAL.
2. FILTREXX FILTER SOCKS WILL BE PLACED AT LOCATIONS INDICATED ON PLANS AS DIRECTED BY THE ENGINEER. FILTER SOCKS SHOULD BE INSTALLED IN A PATTERN THAT ALLOWS COMPLETE PROTECTION OF THE INLET AREA.
3. INSTALLATION OF FILTREXX FILTER SOCKS WILL ENSURE A MINIMAL OVERLAP OF AT LEAST ONE FOOT ON EITHER SIDE OF THE OPENING BEING PROTECTED. THE FILTER SOCKS WILL BE ANCHORED TO THE SOIL BEHIND THE CURB USING STAPLES, STAKES OR OTHER DEVICES CAPABLE OF HOLDING THE FILTER SOCKS IN PLACE.
4. STANDARD SIZES OF FILTER SOCKS FOR INLET PROTECTION WILL BE 6" DIAMETER PRODUCTS. IN SEVERE FLOW SITUATIONS, LARGER FILTER SOCKS MAY BE RECOMMENDED BY THE ENGINEER.
5. FILTER SOCKS SHALL BE CONSTRUCTED OF A WOVEN MATERIAL AND FILLED WITH A COMPOST PRODUCT THAT PASSES THE CRITERIA LISTED IN SECTION 2.
6. IF THE FILTER SOCKS BECOME CLOGGED WITH DEBRIS AND SEDIMENT, THEY SHALL BE MAINTAINED SO AS TO ASSURE A PROPER DRAINAGE AND WATER FLOW INTO THE STORM DRAIN. IN SEVERE STORM EVENTS, OVERFLOW OF THE FILTER SOCK MAY BE ACCEPTABLE IN ORDER TO KEEP THE AREA FROM FLOODING.
7. THE FILTER SOCKS SHALL BE POSITIONED SO AS TO PROVIDE COMPLETE PHYSICAL BARRIER TO THE DRAIN/ITSELF, ALLOWING SEDIMENT TO COLLECT ON THE OUTSIDE OF THE



SEDIMENT BARRIER / FILTER SOCK PROTECTION

SCALE: N.T.S.

A1



- OBJECTIVES
- HOUSEKEEPING PRACTICES
 - CONTAIN WASTE
 - MINIMIZE DISTURBED AREA
 - STABILIZE DISTURBED AREA
 - PROTECT SLOPES/CHANNELS
 - CONTROL SITE PERIMETER
 - CONTROL INTERNAL EROSION

TARGETED POLLUTANTS

- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

- HIGH IMPACT
- MEDIUM IMPACT
- LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

- HIGH
- MEDIUM
- LOW

CONCRETE WASTE MANAGEMENT

SCALE: N.T.S.

A3

DESCRIPTION:
A TEMPORARY SEDIMENT BARRIER CONSISTING OF ENTRENCHED FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS.

- APPLICATIONS:
- PERIMETER CONTROL: PLACE BARRIER AT DOWNGRADE LIMITS OF DISTURBANCE.
 - SEDIMENT BARRIER: PLACE BARRIER AT TOE OF SLOPE OR SOIL STOCKPILE.
 - PROTECTION OF EXISTING WATERWAYS: PLACE BARRIERS AT TOP OF STREAM BANK.
 - INLET PROTECTION: PLACE FENCE SURROUNDING CATCH BASINS.

- INSTALLATION/APPLICATION CRITERIA:
- PLACE POSTS 8 FEET APART ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED UNIT) AND BURY 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS.
 - SECURE WIRE MESH (1/4 GAGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY 1 INCH LONG WIRE STAPLES, TE WIRES OR HOG RINGS.
 - CUT FABRIC TO REQUIRED WIDTH, UNROLL, ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
 - BACKFILL OVER FILTER FABRIC TO ANCHOR.

- LIMITATIONS:
- RECOMMENDED MAXIMUM DRAINAGE AREA OF 0.5 ACRE PER 100 FEET OF FENCE.
 - RECOMMENDED MAXIMUM UPGRADIENT SLOPE LENGTH OF 100 FEET.
 - RECOMMENDED MAXIMUM UPHILL GRADE OF 2:1 (50%).
 - RECOMMENDED MAXIMUM FLOW RATE OF 0.8 CFS.
 - PONDING SHOULD NOT BE ALLOWED BEHIND FENCE.

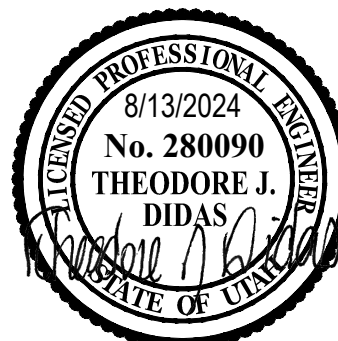
- MAINTENANCE:
- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
 - LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.
 - REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.
 - REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
 - REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.

SILT FENCE

SCALE: N.T.S.

C3

UTAH CITY BLOCK 4D - GROCERY STORE CORE & SHELL
MARKET STREET, VINEYARD UT 84059
FLAGSHIP HOMES & WOODBURY CORPORATION
PROJECT PHASE - ISSUE DATE



DATE REVISION

PROJECT NUMBER 24054

EROSION
DETAILS

C5.03

PLANT SCHEDULE

TREES

BOTANICAL NAME	COMMON NAME
<i>Acer grandidentatum</i> x <i>saccharum</i> 'Hispam'	Highland Park Maple
<i>Acer tataricum</i> x <i>plantanoides</i> 'Pacific Sunset'	Pacific Sunset Maple
<i>Betula nigra</i> 'BNMTF'	Dura Heat River Birch
<i>Cercis occidentalis</i>	Western Redbud Multi-Trunk
<i>Crateagus crus-galli inermis</i>	Thornless Cockspur Hawthorn
<i>Cupressus arizonica</i>	Arizona Cypress
<i>Ginkgo Biloba</i>	Maidenhair Tree
<i>Gleditsia triacanthos inermis</i> 'Suncole'	Sunburst Honey Locust
<i>Gleditsia triacanthos inermis</i> 'Skycole'	Skyline Honey Locust
<i>Picea pungens</i> 'Bakeri'	Redmond American Linden
<i>Tilia americana</i> 'Redmond'	Frontier Elm
<i>Ulmus</i> x 'Frontier'	Baker Colorado Spruce

SHRUBS

BOTANICAL NAME	COMMON NAME
<i>Amelanchier alnifolia</i> 'Obelisk'	Standing Ovation Serviceberry
<i>Caryopteris</i> x <i>clandonensis</i> 'Blue Mist'	Blue Mist Bluebeard
<i>Cornus sericea</i> 'Arctic Fire'	Arctic Fire Dogwood
<i>Dryopteris marginalis</i>	Marginal Shield Fern
<i>Ericameria nauseosa speciosa</i>	Blue Rabbitbrush
<i>Juniperus scopulorum</i> 'Moonglow'	Moonglow Juniper
<i>Krascheninnikovia lanata</i>	Winterfat
<i>Lavandula</i> x <i>intermedia</i> 'Gros Bleu'	Gros Bleu Lavandin
<i>Perovskia abrotanoides</i>	Russian Sage
<i>Physocarpus opulifolius</i>	Ninebark
<i>Physocarpus opulifolius</i> 'SMNPOTWG'	Tiny Wine Gold Ninebark
<i>Potentilla fruticosa</i> 'Kupinpa'	Happy Face Pink Paradise Bush Cinquefoil
<i>Prunus besseyi</i> 'P011S'	Pawnee Buttes Sand Cherry
<i>Rhus aromatica</i> 'Gro-Low'	Pro-Low Fragrant Sumac
<i>Rosa</i> spp.	Shrub Rose
<i>Salvia dorii</i>	Desert Sage
<i>Symphoricarpos occidentalis</i>	Western Snowberry
<i>Thuja occidentalis</i> 'Tom Thumb'	Tom Thumb American Arborvitae

ORNAMENTAL GRASSES

BOTANICAL NAME	COMMON NAME
<i>Bouteloua curtipendula</i>	Side Oats Grama Grass
<i>Bouteloua Gracilis</i>	Blue Grama Grass
<i>Calamagrostis</i> x <i>acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass
<i>Helictotrichon sempervirens</i>	Blue Oat Grass
<i>Panicum Virgatum</i>	Switch Grass
<i>Yucca filamentosa</i> 'Color Guard'	Color Guard Adam's Needle

PERENNIALS

BOTANICAL NAME	COMMON NAME
<i>Asclepias tuberosa</i>	Butterfly Milkweed
<i>Eschscholzia californica</i>	California Poppy
<i>Heuchera micrantha</i> 'Palace Purple'	Palace Purple Crevice Alumroot
<i>Hosta</i> x 'So Sweet'	So Sweet Hosta
<i>Monarda odoratissima</i>	Mountain Bee Balm
<i>Penstemon strictus</i>	Rocky Mountain Penstemon
<i>Penstemon utahensis</i>	Utah Penstemon
<i>Rudbeckia hirta</i>	Black-Eyed Susan
<i>Salvia clevelandii</i>	Cleveland Sage

GROUND COVERS

BOTANICAL NAME	COMMON NAME
<i>Poa pratensis</i>	Kentucky Bluegrass and Perennial Ryegrass Blend



A1 SITE LANDSCAPE PLAN
SCALE: 1" = 30'



Utah City Block 4 Site Plan Application Narrative

July 1st, 2024

Vineyard City Staff & Planning Commission,

Utah City Block 4 is located between Bend Street (north boundary), Main Street (east boundary), Avery Street (south boundary) and Fourth Avenue (west boundary). It is located in the Downtown Mixed-Use district within the Downtown Vineyard special purpose zoning district. This block has been selected to house Vineyard's first grocery store due to its visibility and close proximity to the existing Vineyard population. The grocery store has been sited in the southwest corner of block 4. We are providing a surface parking lot out in front of the grocery store in sub-block 4c. Sub-blocks 4a and 4b will remain undeveloped for now. We are currently planning uses on those blocks that will compliment the grocery store building with residential, commercial, and possibly recreational uses. This current phase one project is the grocery store which is approximately 44,717 square feet. The grocery store and retail corner will be a single level.

Phase 2 (applied for at a future date but important to the context of the grocery store) will bring in a residential wrap on the west and north sides of the grocery store. This means the west and north walls of the grocery store will be covered by another building. We plan on building these residential apartments continuously with the grocery store. In the interest of delivering the grocery store as quickly as possible, we will apply for them separately for both site plan and building permit applications. The residential wrap is planned to be approximately 183,865 square feet with 131 apartments and will vary in height, with the West building being 8 stories (5 stories of type 3 wood construction over a 3 story concrete podium) and the North section, facing the paseo, will be a 5 story type 3 wood building.

Permanent parking will be provided for the grocery store with a surface lot to the East, providing 216 stalls, including 7 ADA stalls, dedicated to the grocer and retail space. At a future date, we plan on building a parking structure above this parking lot with a residential liner wrapping the structure.

Dividing the surface lots and the block 4D project will be a paseo, which is a continuation of adjacent block paseos and plazas. The ground floor units of block 4D will have direct patio access to the paseo. The paseo will be lushly landscaped and will serve to invite the projects North of Block 4D to walk to the grocery store.

The grocery store is intended to be naturally lit and inviting with large walls of glass and a double height entry massing. The brick selection, design and detailing are all done in such a way as to respect the vernacular architecture of Utah County and provide an elegant urban building that will tie into Utah City's grand vision.

We anticipate construction beginning this year and ending late 2025 or early 2026. The residential wrap will start a few months after the grocery store and will finish 18-24 months from the start of construction. We plan on opening the grocery store while the residential wrap is still under construction. We are working closely with building officials and fire marshal to make sure all fire and safety considerations are being met in the design of the two buildings.

We are proposing a deferred submittal on the landscape plans and photometric plans. We will provide a preliminary plant list, a table showing landscape area, but final planting and irrigation plans are proposed to be submitted at the land disturbance or building permit stage of approval. Preliminary photometric plans will also be provided with the site plan approval, but final electrical and lighting design will be submitted with the building permit as well.

We are excited to be bringing these uses to Vineyard City and look forward to your comments and upcoming discussions.

Best,

A handwritten signature in black ink, appearing to read "Bronson Tatton", written over a light gray rectangular background.

Bronson Tatton

Utah City Director of Planning and Design



VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: August 21, 2024

Agenda Item: Vineyard Fire Station #35 Site Plan and Conditional Use Permit

Department: Community Development Department

Presenter: Morgan Brim

Background/Discussion:

The city of Vineyard is excited about the new project for establishing a fire department. Vineyard City has always wanted to bring this into our city boundaries, as the Orem Department of Public Facility is currently providing us this service. But as Vineyard's goals and strategies have outlined in the General Plan, there will be a developed public facilities plan including a strategy to evaluate and determine a fire station location just for Vineyard. New growth throughout Vineyard now and in the future has generated and increased demand for public services like a fire station that provides many benefits for the community and its residents. More goals include administering utilities that are essential to a safe and adequate environment, promote community integration, and to encourage a pattern of growth to reflect the city's ability to provide the necessary services. By instituting our own facility, the city would be able to identify and address local community needs for safety and improve public infrastructure as noted in the general plan.

A fire station brings numerous benefits to a community, including:

Enhanced Safety: Fire stations provide rapid response to emergencies, reducing the risk of injury, loss of life, and property damage.

Community Education: Firefighters often engage in public education about fire safety, which can save lives and prevent fires.

Emergency Medical Services: Many fire stations also offer emergency medical services, providing critical care before patients reach the hospital.

Community Hub: Fire stations can serve as a social hub, hosting community events and fostering stronger community ties.

Economic Benefits: The presence of a fire station can lower insurance premiums for homeowners and businesses due to reduced risk.

Protection: The fire station will provide extra protection to the community's residents and their assets, property, and reputation.

Vineyard city is committed to developing and maintaining public facilities and services that ensure the highest level of user satisfaction. These facilities are designed to be adaptable to Vineyard's growing population and prioritize reliability, accessibility, cost-effectiveness, and efficiency. We believe that the new fire station will strengthen the community and enhance the quality of life for all residents and visitors."

Vineyard has noted motivation to develop and maintain public facilities and services that deliver the highest level of user satisfaction, are flexible to grow with Vineyard's population and are focused on the reliability, accessibility, cost-effectiveness and efficiency of the programs. Vineyard will provide a plan for this fire station that will boost the community and enhance the quality of life for Vineyard residents.

After a few sites were examined for the construction of the new Vineyard fire station, the site located at 226 W 80 S, in the Cottonwoods Neighborhood, was determined to be the best fit. This site plan will allow for the construction of a house, built by Home Center Construction, in the Princeton floor plan. The future fire station will house 6+ employees to service Vineyard for emergency response. It is estimated that construction will take roughly one (1) year to complete.

The fire station will have three floors to provide adequate space for the employees. The exterior will be red brick on

all four sides. There is a detached garage in the northwest corner that is 24'4" that will house the fire apparatus. Due to the building height, staff is recommending a rezone to Public Facilities to avoid any setback issues. There is a proposed monument sign in the southeast corner of the lot that will be reviewed during the building permit process for zoning compliance.

The fire station will front 80 South as opposed to Kaeki Wood Drive to reduce the impact to the surrounding properties and to increase response time for emergency services. City staff will install flashing emergency beacons near the fire station to alert oncoming vehicles of an emergency response.

Fiscal Impact:

Vineyard City has budgeted \$1,708,000 for the development and construction of this fire station.

Recommendation:

Staff recommends approval of the Vineyard Fire Station #35 Site Plan and Conditional Use Permit Application with the following conditions:

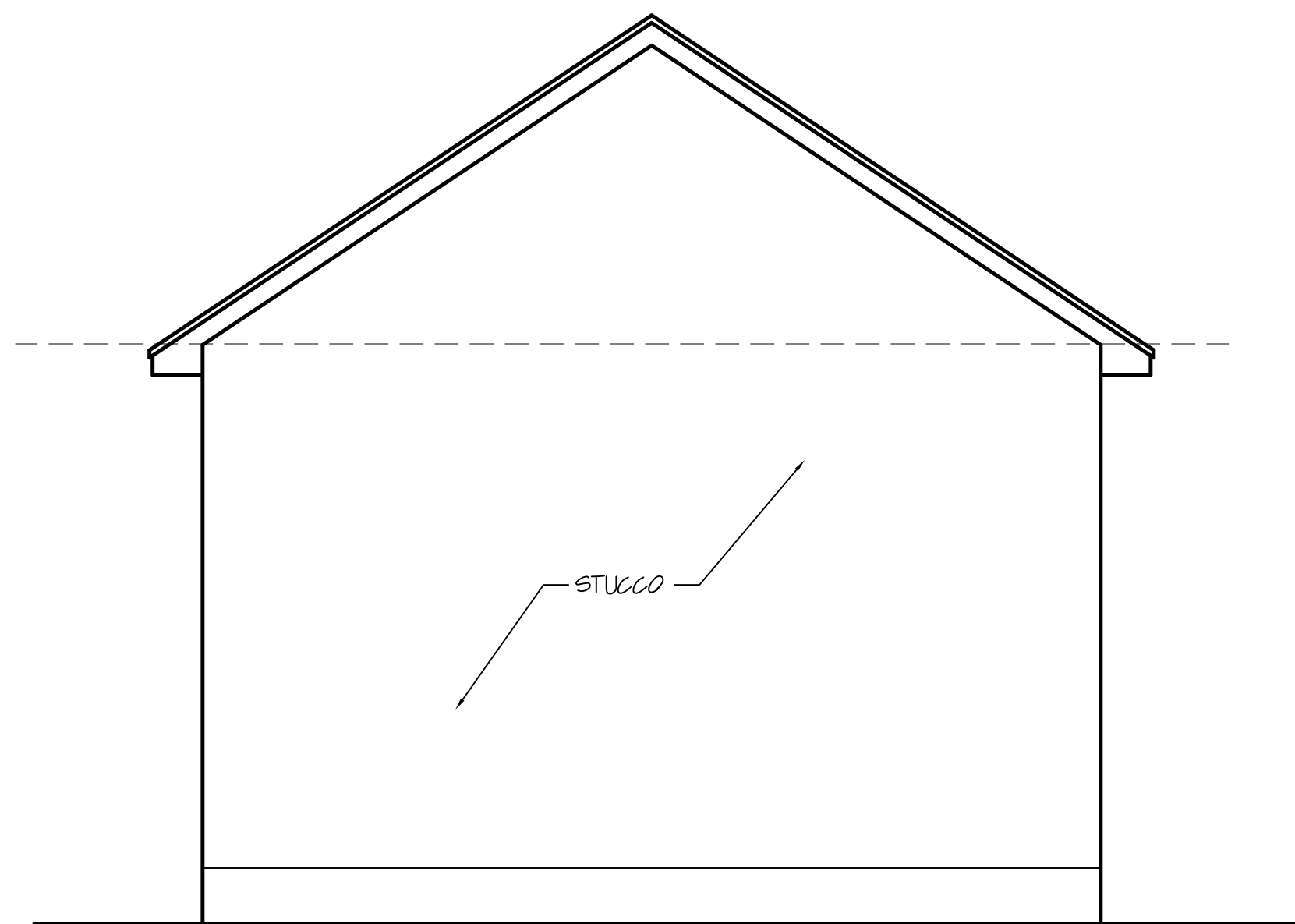
1. The property is rezoned to Public Facilities prior to the issuance of a certificate of occupancy

Sample Motion:

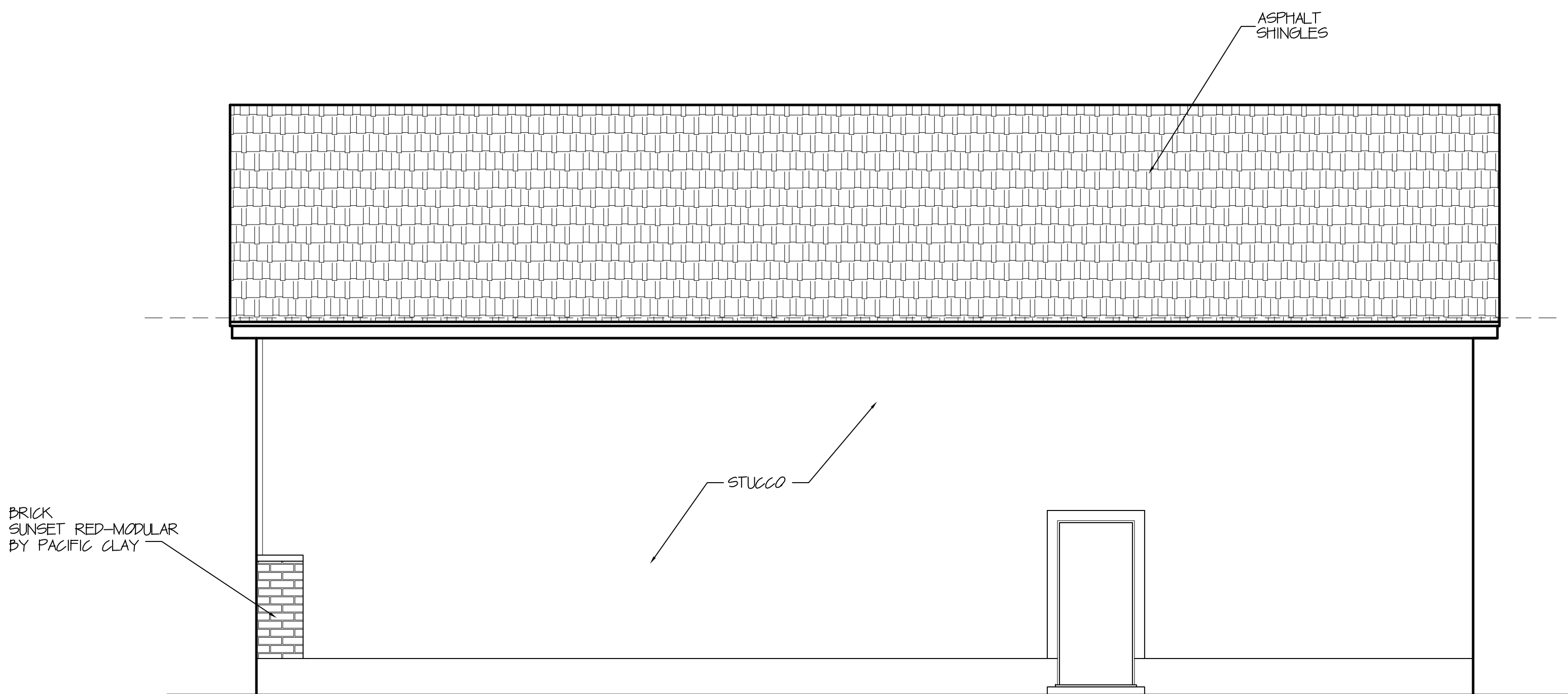
"I move to approve the Vineyard Fire Station Site Plan as presented with the following conditions..."

Attachments:

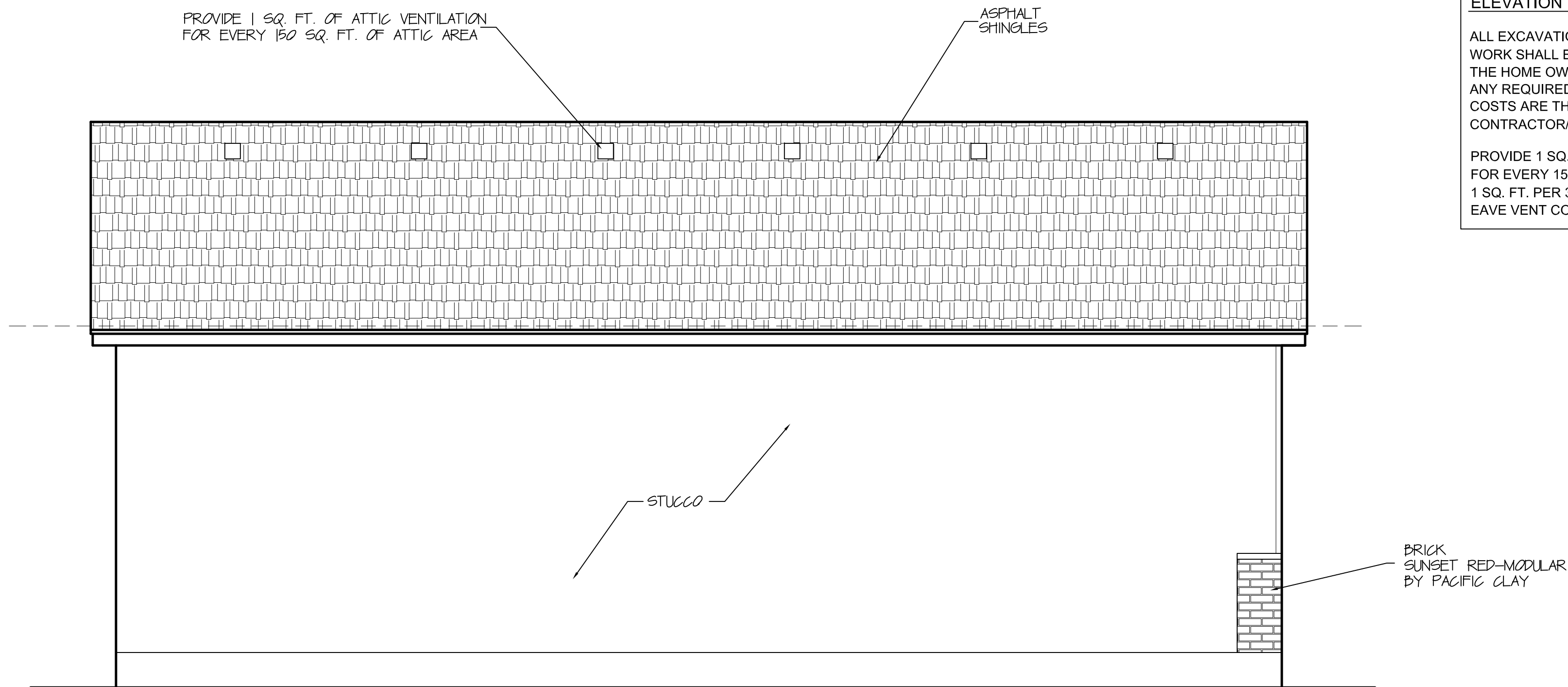
1. Vineyard Fire Station Garage Plan
2. Vineyard Fire Station
3. Landscape Plan
4. Fire Station Elevations



REAR ELEVATION SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION SCALE 1/4" = 1'-0"

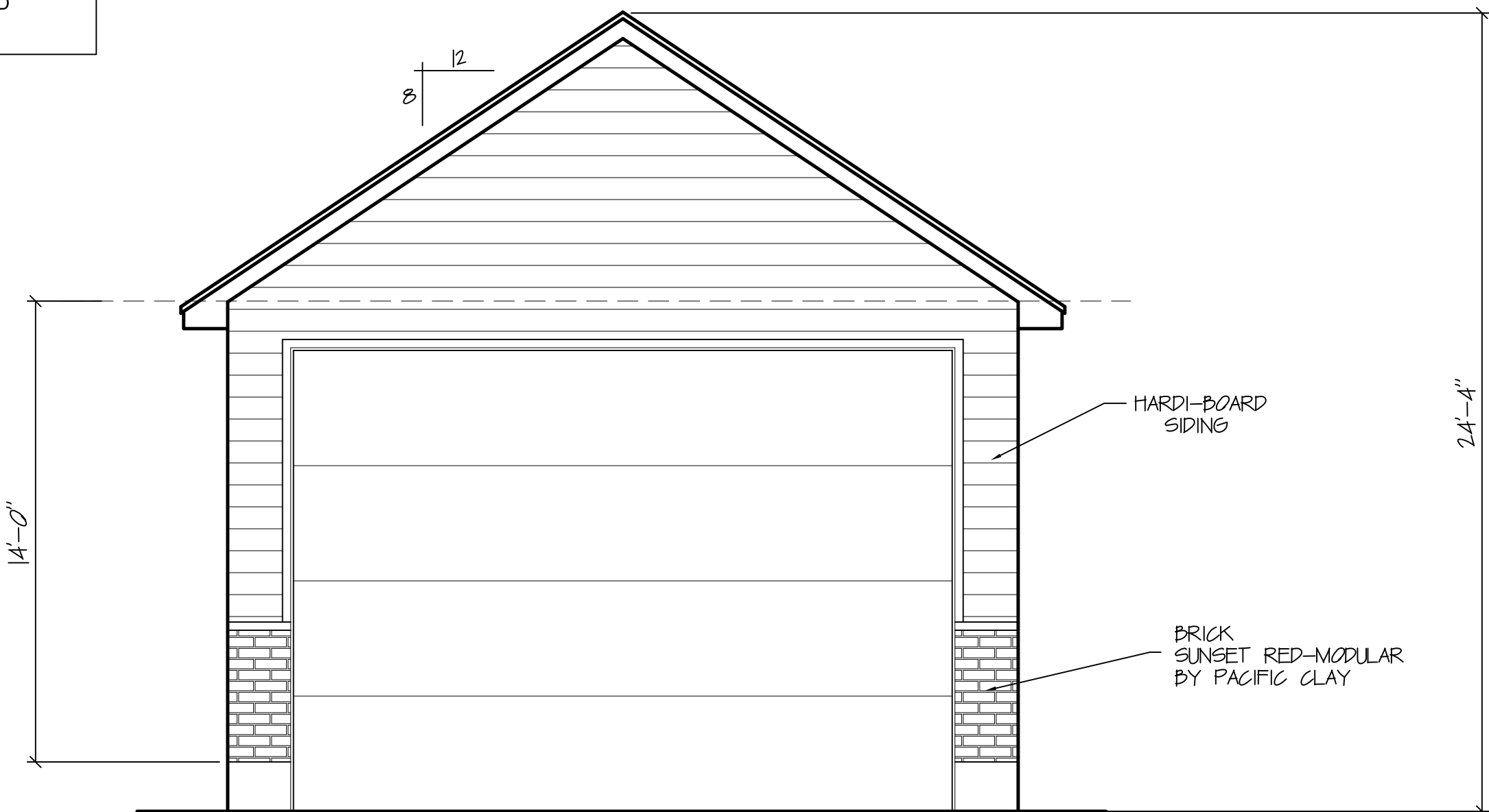


LEFT SIDE ELEVATION SCALE 1/4" = 1'-0"

ELEVATION NOTES

ALL EXCAVATION AND LANDSCAPE WORK SHALL BE COORDINATED THROUGH THE HOME OWNER AND CONTRACTOR. ANY REQUIRED ENGINEERING OR SURVEYING COSTS ARE THE RESPONSIBILITY OF THE CONTRACTOR/HOMEOWNER

PROVIDE 1 SQ. FT. OF ATTIC VENTILATION FOR EVERY 150 SQ. FT. OF ATTIC AREA OR 1 SQ. FT. PER 300 SQ. FT. IF ROOF AND EAVE VENT COMBINATION



FRONT ELEVATION SCALE 1/4" = 1'-0"

2020 UPDATED PLAN

IRON GATE HOMES
AND CONSTRUCTION

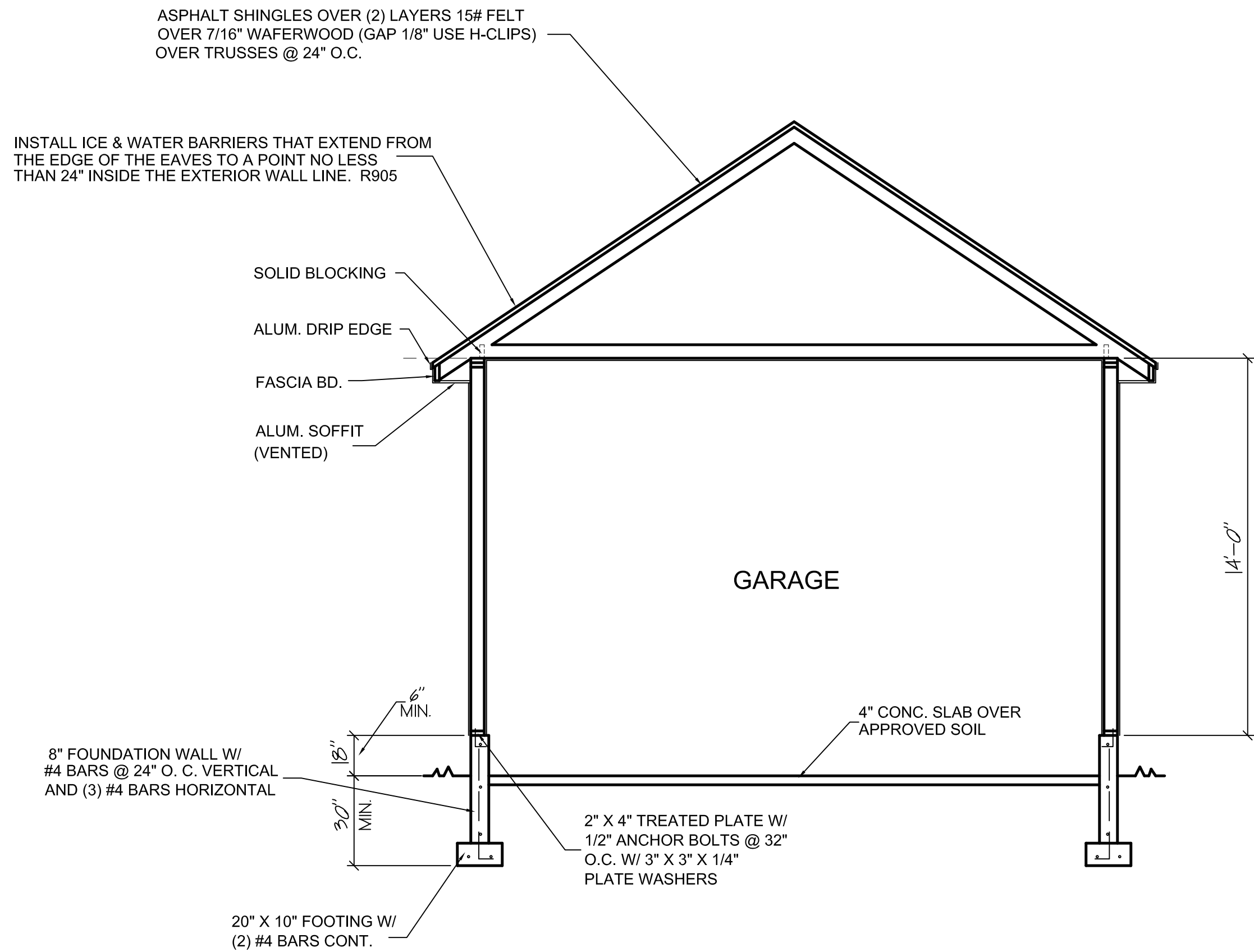
VINEYARD FIRE STATION GARAGE
LOT 6543 AND 6544 COMBINED THE COTTONWOODS
VINEYARD, UTAH



DATE
JULY 2024
SCALE
NOTED
JOB NO.
GARAGE PLAN
SHEET
1

FOOTING SCHEDULE:				
TYPE	WIDTH	LENGTH	THICK	REINFORCEMENT
F-16	16"	CONT.	10"	(2) # 4 BARS CONT.
F-18	18"	CONT.	10"	(2) # 4 BARS CONT.
F-20	20"	CONT.	10"	(2) # 4 BARS CONT.
F-24	24"	CONT.	10"	(3) # 4 BARS CONT.
F-30	30"	CONT.	10"	(3) # 4 BARS CONT.
F-36	36"	CONT.	10"	(4) # 4 BARS CONT.
S-24	24"	24"	10"	(3) # 4 BARS EACH WAY
S-30	30"	30"	10"	(3) # 4 BARS EACH WAY
S-36	36"	36"	10"	(4) # 4 BARS EACH WAY
S-42	42"	42"	12"	(5) # 4 BARS EACH WAY
S-48	48"	48"	12"	(6) # 4 BARS EACH WAY
S-60	60"	60"	12"	(7) # 4 BARS EACH WAY

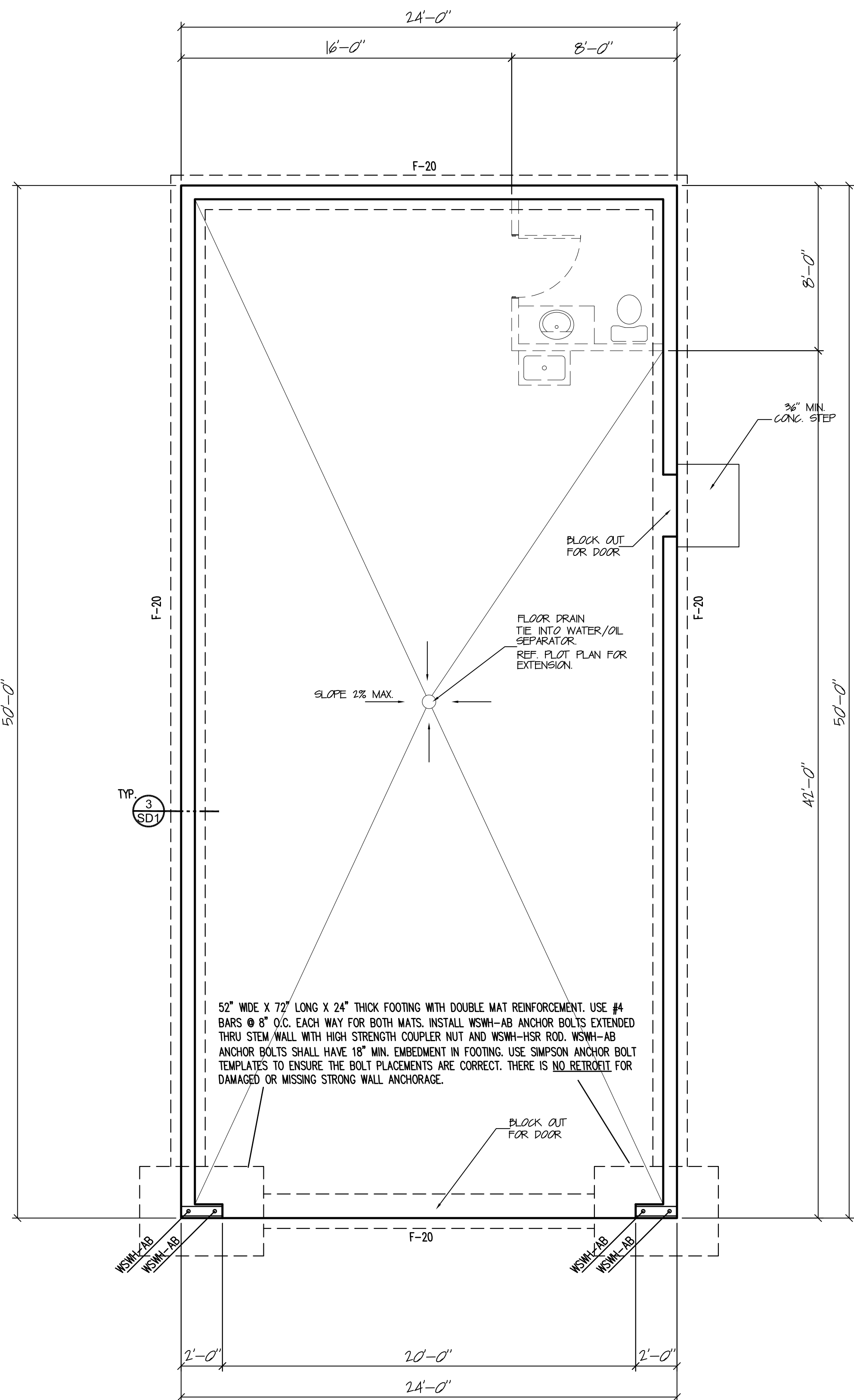
NOTE: FOOTING REINFORCEMENT IN THIS SCHEDULE AND NOTED ON PLANS IS BOTTOM REINFORCING U.N.O. AND SHALL BE PLACED IN BOTTOM 1/2 OF FOOTING THICKNESS, WITH 3" CONCRETE CLEAR COVER, MIN.



GARAGE SECTION SCALE 1/4" = 1'-0"

NOTE: THIS ENGINEERING ASSUMES THAT THE CLEARANCE & SETBACK REQUIREMENTS LISTED IN IRC SECTION R403.1.7 ARE MET. IF THESE PROVISIONS ARE NOT MET, CONTACT THE ENGINEER FOR FURTHER DESIGN.

NOTE: THIS ENGINEERING ASSUMES THAT THE SITE IS STABLE HAVING NO GLOBAL STABILITY CONCERNS OR HAZARDS. IF THIS IS NOT TRUE, CONTACT SOILS ENGINEER AND PROVIDE SOILS/SLOPE STABILITY REPORT TO YORK ENGINEERING FOR REVIEW AND FURTHER DESIGN.



FOUNDATION PLAN SCALE 1/4" = 1'-0"

3.000 PSI CONCRETE			FOUNDATION SCHEDULE				60,000 PSI STEEL	
MAXIMUM WALL HEIGHT FROM T.O. FOOTING	TOP EDGE SUPPORT	MIN. WALL THICK.	VERTICAL WALL REIN.	HORIZONTAL WALL REIN.	MIN. WALL FOOTING REIN. SIZE AND REIN.	NOTES	SILL PLATE w/ BOLTS, U.B.S. w/ PLAN ("MIN. 7" EMBEDMENT)	
			SIZE SPACING	SIZE SPACING	WIDTH REINFORC.			
2'-0" to 4'-0"	NONE	8"	#4 32" C.C.	#4 14" C.C.	SEE PLAN		8" X 10" @ 32" C.C.	
4'-1" to 5'-0"	NONE	8"	#4 14" C.C.	#4 12" C.C.	36"	(2) #4 X CONT	8" X 10" @ 32" C.C.	
5'-1" to 6'-0"	NONE	8"	#4 14" C.C.	#4 12" C.C.	42"	(4) #4 X CONT	8" X 10" @ 32" C.C.	
6'-1" to 7'-0"	NONE	8"	#4 12" C.C.	#4 12" C.C.	48"	(4) #4 X CONT, #11 @ 1" C.C. TRANSVERSE	8" X 10" @ 32" C.C.	
7'-1" to 8'-0"	FLOOR	8"	#4 24" C.C.	#4 18" C.C.	SEE PLAN		8" X 10" @ 32" C.C.	
8'-1" to 9'-0"	FLOOR	8"	#4 16" C.C.	#4 18" C.C.	SEE PLAN		8" X 10" @ 32" C.C.	
9'-1" to 10'-0"	FLOOR	8"	#4 12" C.C.	#4 12" C.C.	24"	(3) #4 X CONT	USE MIN F-24 FOOTING 8" X 10" @ 32" C.C.	
10'-1" to 11'-0"	FLOOR	8"	#4 6" C.C.	#4 12" C.C.	30"	(3) #4 X CONT	USE MIN F-30 FOOTING 8" X 10" @ 24" C.C.	
11'-1" to 12'-0"	FLOOR	8"	#4 4" C.C.	#4 12" C.C.	36"	(4) #4 X CONT	USE MIN F-36 FOOTING 8" X 10" @ 24" C.C.	
> 12'-0"	REQ. ENG.	-	-	-	-	CONTACT YORK ENGR.	REQUIRED, ENG.	

NOTES:

- REBAR TO BE PLACED IN THE CENTER OF THE WALL UNLESS, SEE PLAN.
- FOOTING DOWELS SHALL EXTEND 48 BAR DIAMETERS INTO THE FOUNDATION WALL AND MATCH WALL VERTICAL STEEL SIZE AND SPACING. DOWELS SHALL HAVE A 90° STANDARD HOOK AT BOTTOM AND SHALL BE PLACED PER DETAILS.
- USE 3" X 3" X 1/4" WASHERS ON w/BOLTS IF SLOTTED WASHER IS USED, AND OUT WASHES.
- LARGER FOOTINGS SPECIFIED ON 11'-1" TO 12'-0" WALLS OR IF TOP EDGE OF FOOTING MAY BE REDUCED TO SIZE SPECIFIED ON WALLS, AND VERTICAL REBAR SPACING OF 24" C.C. FOR FOUNDATION WALLS WILL BE USED PROVIDED ONE OF THE FOLLOWING CONDITIONS EXIST:
 - 4'-1" TO 7'-0" WALL LENGTH DOES NOT EXCEED 10'-0" AND HAS PERPENDICULAR CONCRETE RETURN WALL AT EACH END.
 - 3.000 PSI CONCRETE DOES NOT EXCEED 4'-0".
- ITEM NO BOLTS OR EPOXY THROUGH ROOFS MAY BE SUBSTITUTED FOR w/BOLTS OF SAME SIZE AND SPACING. USE 6" TIES FOR SINGLE SILL PL., USE 8" FOR DBL SILL PL.
- ATTACH SILL PLATE TO FLOOR JOISTS/BLOCKING W/ A36 CLIP PER DETAILS.
- PERIODIC SPECIAL INSPECTIONS REQUIRED ON 11'-1" TO 12'-0" FOUNDATION WALLS.

FOOTING, FOUNDATION AND CONCRETE.

1. FOOTING DESIGN IS BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF U.N.O., SEE PLAN. IF A PROJECT SOILS REPORT HAS BEEN COMPLETED, FOLLOW ALL REPORT RECOMMENDATIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR GRANULAR FILL COMPACTED TO 95% OF MAXIMUM DENSITY. NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND. ALL FOOTINGS TO BE PLACED AT MIN. BELOW LOCAL FROST DEPTH, AND BE CONTINUOUS AND MONOLITHIC POUR.
2. CHANGES IN ELEV. SHALL BE STEPPED WITH STEP HEIGHT NOT HIGHER THAN 1/2 THE STEP LENGTH AND NOT GREATER THAN 5". NOTIFY ENGINEER IF GRADE DROPS OVER 8' IN 24' (GREATER THAN 1/3 SLOPE) SO THAT APPROPRIATE DESIGN CHANGES MAY BE MADE TO FOUNDATION AND FOOTINGS.
3. ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE NORMAL WT. CONCRETE WITH A COMPRESSIVE STRENGTH OF 2500 PSI MIN. U.N.O. TO MEET STRENGTH REQUIREMENTS (SEE CALCS., NO MIN. STRENGTH SPECIFICATIONS REQUIRED U.N.O., SEE PLAN) HOWEVER, PER IRC 402.2 USE 3000 PSI CONCRETE FOR DURABILITY PURPOSES. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN .50 WITH A MINIMUM CEMENT CONTENT OF 504 LBS. PER CUBIC YARD.
4. ALL CONC. WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS REQUIRED BY ACI STANDARDS AND PRACTICES.
5. ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318. REINFORCEMENT SHALL BE FREE FROM MUD AND OIL AND OTHER NON-METALLIC COATINGS THAT HAMPER BONDING CAPACITY.
6. OWNER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS LISTED ON THE DRAWING. VERIFICATION OF ALL SITE CONDITIONS INCLUDING SITE STABILITY IS THE RESPONSIBILITY OF OTHERS.
7. ALLOW 14 DAYS FOR CONCRETE TO CURE PRIOR TO BACKFILL.
8. STRUCTURAL CONCRETE EXPOSED TO FREEZE THAW CYCLES SHALL HAVE 5% AIR ENTRAINMENT, MIN.
9. RUN FOOTINGS CONTINUOUS UNDER ALL DOOR OPENINGS, SEE PLAN.
10. SILL PLATE J-BOLTS SHALL BE A307 WITH 7" MIN. EMBEDMENT IN CONCRETE U.N.O., SEE PLAN.
11. TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE USED AS SUBSTITUTION FOR SILL PLATE J-BOLTS AT SAME SIZE AND SPACING AS J-BOLTS. USE 6" TITEN HD FOR SINGLE SILL PLATE AND 8" TITEN HD FOR DBL. PLATE.
12. ALL FOUNDATION HOLLOWDOW STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL ABOVE AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLLOWDOWN PER THE HOLLOWDOW SCHEDULE. DIMENSIONS TO HOLLOWDOWN LOCATIONS MUST BE FIELD VERIFIED.
13. FOOTINGS TO BE CENTERED ON WALLS AND COLUMNS/POSTS U.N.O., SEE PLAN.
14. USE SIMPSON SET-XP EPOXY FOR CONCRETE ANCHORS U.N.O., SEE PLAN. CONTINUOUS SPECIAL INSPECTIONS REQUIRED ON ALL EPOXY OPERATIONS UNLESS WAIVED BY ENGINEER AND THE BUILDING OFFICIAL.
15. LAP REBAR 48 BAR DIAMETERS U.N.O., SEE PLAN. REINFORCING IN SLABS ON GRADE MAY BE LAPPED 24". SPLICES IN BOTTOM STEEL IN CONCRETE BEAMS AND CAST IN PLACE SUSPENDED SLABS SHALL BE STAGGERED 48 BAR DIAMETERS.
16. LINTELS IN CONCRETE WALLS MAY BE AS FOLLOWS U.N.O., SEE PLAN; FOR 3'-0" MAX SPAN, 8" DEEP WITH (2) #4 BOTT. BARS, FOR 6'-0" MAX SPAN, 12" DEEP WITH (2) #4 BOTT. BARS.
17. PROVIDE (2) EDGE BARS ABOVE CONCRETE WALL OPENINGS AND (1) BAR EACH SIDE AND BELOW OPENINGS U.N.O. SEE PLAN. MATCH SIZE OF EDGE BARS WITH TYPICAL WALL REINFORCING AND PLACE WITHIN 4" OF OPENING EDGE. EXTEND BARS 48 BAR DIAMETERS PAST EDGE OF OPENING OR EXTEND AS FAR AS POSSIBLE AND PROVIDE 90° STANDARD HOOK AT END.
18. PROVIDE HORIZONTAL BAR WITHIN 3" OF TOP AND BOTT. OF WALL AND PROVIDE VERTICAL BAR AT ALL WALL CORNERS AND ENDS.

2020 UPDATED PLAN

IRON GATE HOMES
AND CONSTRUCTION

VINEYARD FIRE STATION GARAGE
LOT 6543 AND 6544 COMBINED THE COTTONWOODS
VINEYARD, UTAH

DATE

JULY 2024

SCALE

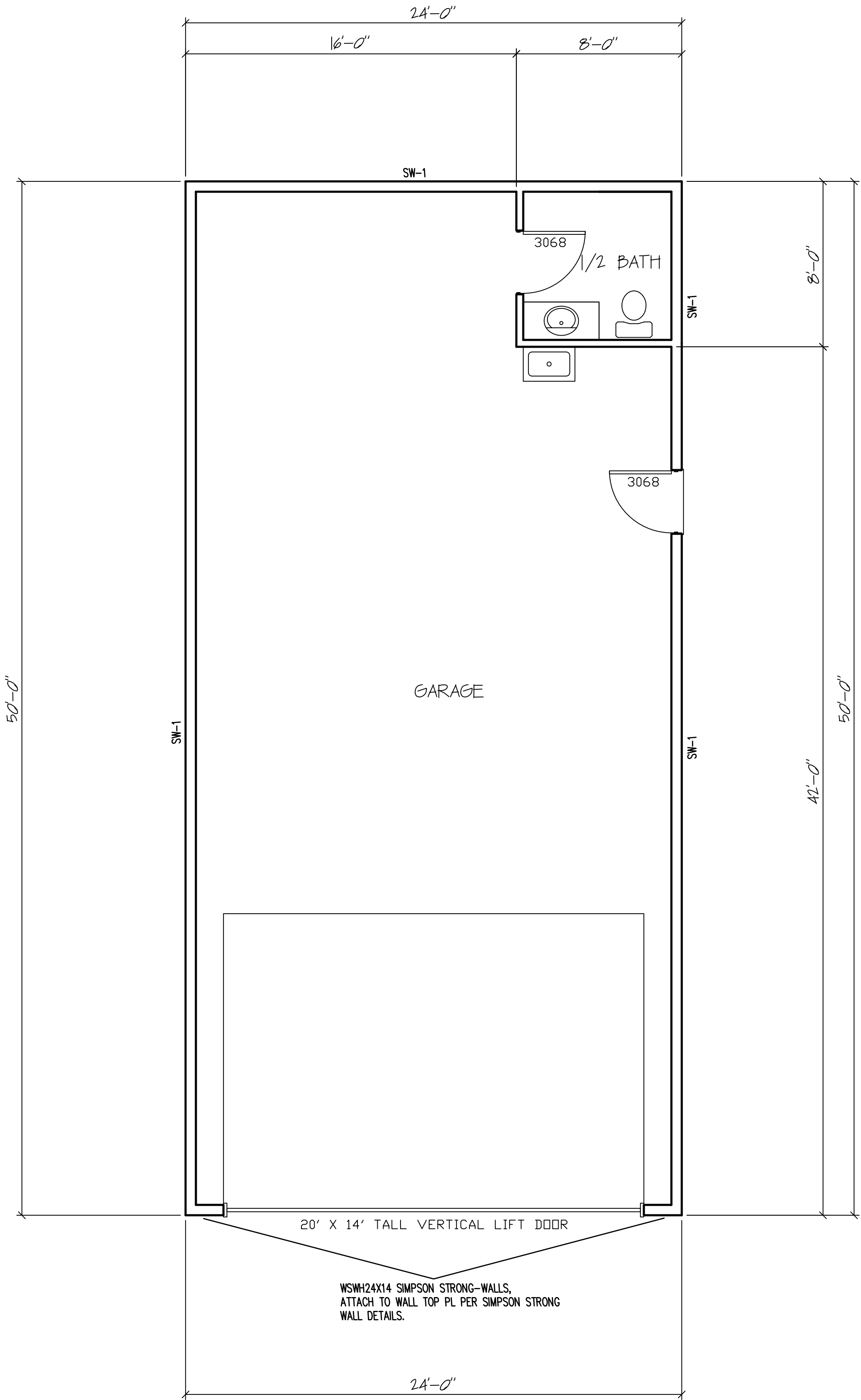
NOTED

JOB NO.

GARAGE PLAN

SHEET

2



FLOOR PLAN

SCALE 1/4" = 1'-0"

SHEAR WALL NOTES							
ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED PER TYPICAL SHEAR WALL REQUIREMENTS MIN. U.N.O., WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SHEATHING SHALL BE APA RATED 24/16 MIN., NAILS SHALL BE SPACED 1/2" MIN. FROM PANEL EDGE AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. BLOCK AND EDGE NAIL ALL HORIZONTAL SHEATHING JOINTS.							
SHEAR WALL SCHEDULE							
TYPE	SHEATHING	NAIL SIZE	NAIL SPACING		STAPLE EQ.	BOT. PL. TO RIM ATTACHMENT	RIM/BLOCK TO PL ATTACHMENT BELOW DBL SIDED SHEAR WALLS
			EDGE	FIELD			
TYPICAL ⁴	7/16" ONE SIDE ²	8d	6' O.C.	12" O.C.	16G @ 3' O.C.	16d @ 6' O.C.	LTP4 OR A35 @ 16' O.C.
SW-1 ⁴	7/16" ONE SIDE ²	8d	4' O.C. ²	12" O.C.	16G @ 2' O.C.	16d @ 6' O.C.	LTP4 OR A35 @ 16' O.C.
SW-2 ³	7/16" ONE SIDE ²	8d	3' O.C. ²	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8' O.C. ^{7,8}	LTP4 OR A35 @ 12' O.C.
SW-3 ³	7/16" ONE SIDE ²	8d	2' O.C. ²	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8' O.C. ^{7,8}	LTP4 OR A35 @ 9' O.C.
NOTES: 1. 16 GAGE X 1-1/2" STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2 SPACING ON TYPICAL AND SW-1 WALLS. 2. WHERE SHEAR WALLS ARE INDICATED ON PLANS AT BOTH SIDES OF WALL, PROVIDE SHEATHING BOTH SIDES OF WALL (DBL SIDED SHEAR WALL) AND STAGGER EDGE NAILS. 3. PROVIDE 3X OR DBL 2X MEMBERS AT ADJOINING PANEL EDGES AT SW-2 AND SW-3 AND LAP SHEATHING 1 1/4" MIN. ONTO FRAMING MEMBERS AT PANEL EDGES. 4. AT TYPICAL AND SW-1 WALLS, LAP SHEATHING 3/4" ONTO FRAMING MEMBERS AT PANEL EDGES. 5. LAP SHEATHING 1 1/4" MIN. ONTO SILL PLATES ON FOUNDATIONS. 6. NAILS TO BE COMMON OR GALVANIZED BOX. 7. AT SINGLE SIDED SHEAR WALLS WHERE SHEATHING IS LAPPED TO CENTER OF RIM, WALL TOP PL OR TO SILL PLATE BELOW, 16d @ 6" O.C. MAY BE USED FOR WALL BOTTOM PLATE TO RIM ATTACHMENT. 8. USE 5" SCREWS FOR WALL PLATE TO RIM ATTACHMENT IF FLOOR SHEATHING IS GREATER THAN 3/4" THICK. 9. EDGE NAIL SHEATHING TO POSTS AT HOLDOWNS WITH (2) ROWS EDGE NAILING.							

2020 UPDATED PLAN

IRON GATE HOMES
AND CONSTRUCTION

VINEYARD FIRE STATION GARAGE

LOT 6543 AND 6544 COMBINED THE COTTONWOODS
VINEYARD, UTAH

DATE
JULY 2024
SCALE
NOTED
JOB NO.
GARAGE PLAN
SHEET
3

DESIGN CRITERIA	
GOVERNING CODE	2021 IRC
SEISMIC	CATEGORY= D2
	I = 1.00
	R = 6.5
ULT. WIND SPEED (3-SECOND GUST)	SITE CLASS: D
	115 MPH
EXPOSURE C	
ROOF LOADS	DEAD 15 PSF
	SNOW 30 PSF
FLOOR LOADS	DEAD 12 PSF
	LIVE 40 PSF
	DEFLECTION LL=L/360 TL=L/240
DECK LOADS	DEAD 12 PSF
	LIVE 60 PSF
SOIL BEARING PRESSURE	1500 PSF
EQUIVALENT FLUID PRESSURE	38 PCF
NOTE: THIS ENGINEERING DESIGN ASSUMES THE LOADS AND CRITERIA LISTED ABOVE. CONTRACTOR SHALL REVIEW THE LOADS AND CONTACT YORK ENGINEERING PRIOR TO CONSTRUCTION IF ANY ADJUSTMENTS ARE REQUIRED. THE LOADS ABOVE ASSUME NO RADIANT HEAT FLOORING. SOIL REPORT, IF AVAILABLE, SHALL BE REVIEWED BY YORK ENGINEERING PRIOR TO CONSTRUCTION. IF NO SOILS REPORT IS AVAILABLE, THIS DESIGN ASSUMES THE SOIL PRESSURE ABOVE AND THAT NO LIQUEFACTION, EXPANSIVE, SLOPE STABILITY OR OTHER ADVERSE CONDITIONS EXIST.	

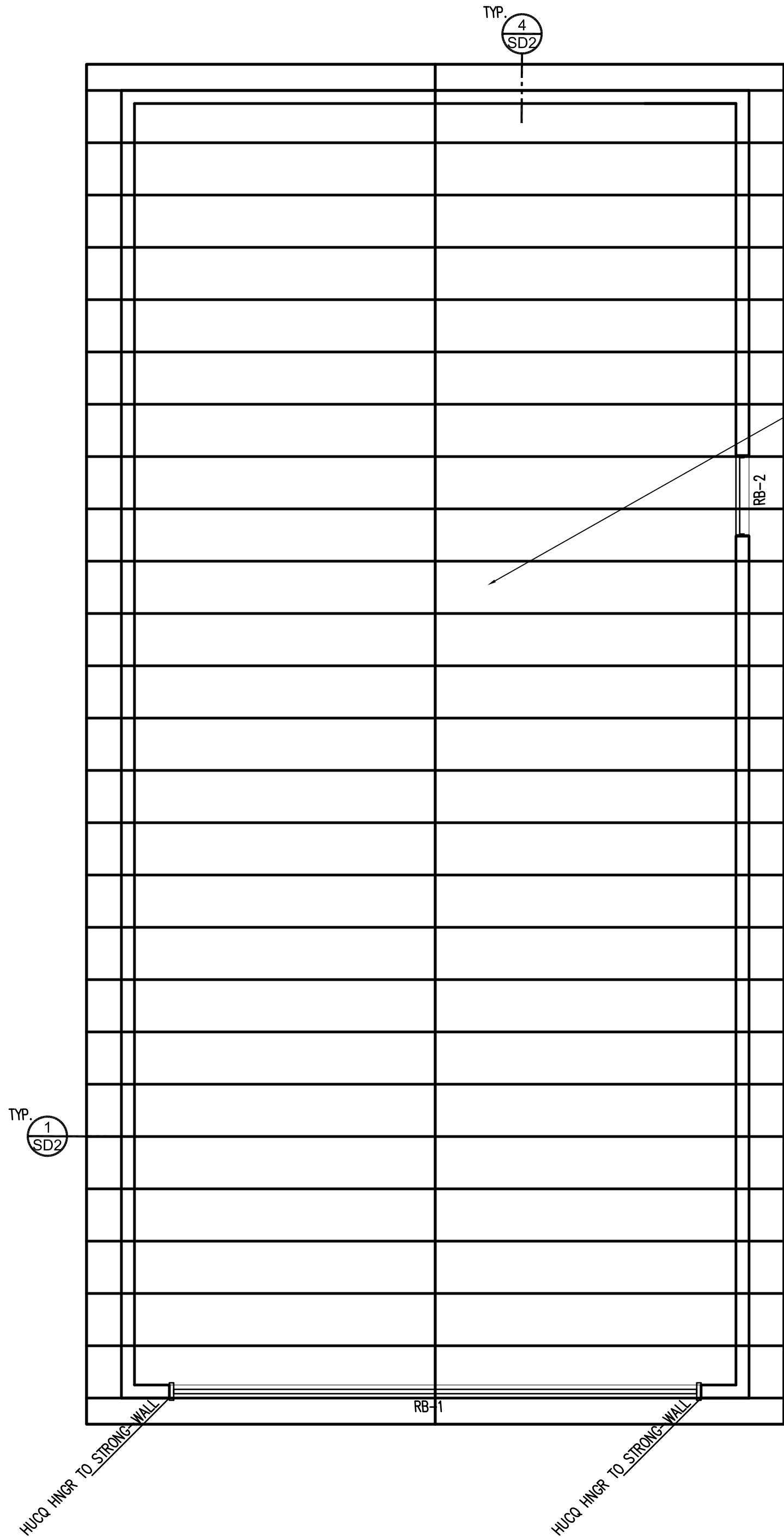
TRUSS/ GIRDER CONNECTION

USE SIMPSON H1 OR EQUIVELANT TIES EACH END OF EACH TRUSS/JOIST, SEE ROOF TRUSS AT WOOD WALL DETAIL. AT GIRDERS, INSTALL TIES EACH END AS FOLLOWS:

- FOR UPLIFT UP TO 1080 LBS., USE H10A-2
- FOR UPLIFT UP TO 1885 LBS., USE LGT2
- FOR UPLIFT UP TO 4940 LBS., USE VGT

HEADER TO TRIMMER/KING STUD CONNECTION

- NAIL HEADER TO KING STUDS WITH (6) 16d EACH END U.N.O. SEE PLAN.
- FOR HEADERS GREATER THAN 6' LONG, USE (2) LCE CLIPS OR PCZ OR BC POST CAP EACH END OF HEADER TO TRIMMER DOWN, OR USE CS16 STRAPS EACH SIDE OF HEADER TO TRIMMERS, SEE HEADER TO TRIMMER CONNECTION DETAIL.



FRAMING NOTES

- 1.SILL PLATE J-BOLTS SHALL HAVE A 3"X3"X1/4" WASHER AT EACH BOLT. IF SLOTTED WASHER IS USED, ADD CUT WASHER.
- 2.ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL AND/OR INTER LEVEL STRAP ABOVE (WHERE OCCURS) AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE.
- 3.STRAPS CALLED OUT ON FLOOR AND FLOOR FRAMING PLANS ARE VERTICAL INTER LEVEL STRAPS AND SHALL BE CENTERED ON RIM BOARD AND ALIGNED WITH END OF SHEAR WALL ABOVE AND ATTACHED TO FULL HEIGHT KING STUDS UNLESS NOTED OR SHOWN OTHERWISE, SEE PLANS.
- 4.WALL DBL TOP PLATES SHALL BE 2X MIN. AND SHALL LAP 36" AT ALL SPLICES WITH (12) 16d NAILS STAGGERED EACH SIDE OF SPLICE U.N.O. SEE PLAN. WHERE PLATES DO NOT LAP, PROVIDE CS16X32" STRAP TO SPLICE PLATES. ALIGN WALL STUD WITH PLATE JOINTS.
- 5.PROVIDE DBL CANTILEVER FLOOR JOISTS BELOW (2) PLY (OR MORE) TRIMMERS/POSTS AND WHERE SHEAR WALL HOLDOWN STRAPS ARE INDICATED.
- 6.ATTACH (2) PLY HEADERS TOGETHER WITH (3) 16d AT 12" O.C. [(2) 16d OK FOR 2X6 HEADERS]. USE (3) 16d AT 12" O.C. EACH SIDE FOR (3) PLY HEADERS, USE (4) 16d AT (2) AND (3) PLY HEADERS WHEN HEADER HEIGHT IS GREATER THAN 11". ATTACH (4) PLY HEADERS TOGETHER WITH (2) 1/2" THROUGH BOLTS AT 16" O.C. OR (2) SDS 1/4" X 6" SCREWS AT 16" O.C. EACH SIDE OF HEADER U.N.O., SEE PLAN.
- 7.SEE BEARING WALL CONSTRUCTION TABLE FOR WALL FRAMING REQUIREMENTS.
- 8.EDGE NAIL SHEATHING TO ALL DRAG MEMBERS.
- 9.WHEN CHIMNEY IS SUPPORTED BY ROOF/FLOOR FRAMING, TRUSS/JOIST MFR TO DESIGN TRUSSES/JOISTS TO SUPPORT CHIMNEY WEIGHT INCLUDING VENEER WHERE OCCURS. CHIMNEYS CANTILEVERING MORE THAN 4' ABOVE ROOF SHALL BE FRAMED WITH 2X6 @12" O.C., USE LSL 2X6 @ 12" O.C. FOR CHIMNEYS EXTENDING MORE THAN 8' ABOVE THE ROOF. CHIMNEYS EXTENDING MORE THAN 10' ABOVE THE ROOF SHALL BE Laterally Braced (WITHIN 4' OF CHIMNEY TOP) TO THE ROOF FRAMING WITH CABLES OR RODS ANCHORED TO RESIST SEISMIC AND WIND LOADS. CHIMNEYS THAT EXTEND MORE THAN 6' ABOVE THE ROOF AND ARE SUPPORTED BY ROOF FRAMING (FRAMING DOES NOT EXTEND CONTINUOUS THROUGH ROOF) SHALL HAVE A MSTC48B3 ANCHOR AT EACH CORNER (HOOKED UNDER ROOF JOIST OR TRUSS TOP CHORD).
- 10.ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.

SHEATHING NOTES

- 1.STAGGER ROOF AND FLOOR SHEATHING JOINTS, SEE ROOF SHEATHING LAYOUT DETAIL.
- 2.INSTALL ROOF AND FLOOR SHEATHING WITH LONG DIMENSION PERPENDICULAR TO TRUSSES/JOISTS U.N.O., SEE PLAN. SHEATHING INSTALLED WITH LONG DIMENSION PARALLEL TO JOISTS/TRUSSES SHALL BE 5 PLY PLYWOOD CONFORMING TO APA STANDARD PS-1.
- 3.NAILS SHALL BE 1/2" MIN FROM SHEATHING EDGE.
- 4.ALL FLOOR AND ROOF SHEATHING PIECES SHALL BE 48" X 48" MIN.
- 5.PROVIDE EDGE NAILING AT ALL SUPPORTED AND BLOCKED PANEL EDGES AND PER DETAILS.

WALL SHEATHING: 7/16" APA RATED 24/16 MIN. U.N.O., SEE PLAN. ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SEE PLANS AND SHEAR WALL SCHEDULE FOR NAILING REQUIREMENTS.

ROOF SHEATHING: 7/16" APA RATED 24/16 MIN. WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING FOR ROOF SNOW LOAD LESS THAN OR EQUAL TO 40 PSF. FOR ROOF SNOW LOAD GREATER THAN 40 PSF USE 5/8" APA RATED 40/20 MIN. WITH 10d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O. SEE PLAN.

FLOOR SHEATHING: 3/4" T&G APA RATED 40/20 MIN. (48/24 WHEN FLOOR TRUSSES/JOISTS ARE AT 24" O.C.) WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O., SEE PLAN. GLUE SHEATHING TO JOISTS/TRUSSES WITH ADHESIVE CONFORMING TO APA SPECIFICATIONS.

ROOF BEAM SCHEDULE

RB-1: (2) 1 3/4" X 14" LVL
RB-2: (2) 2X6's DF #2

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

2010 UPDATED PLAN

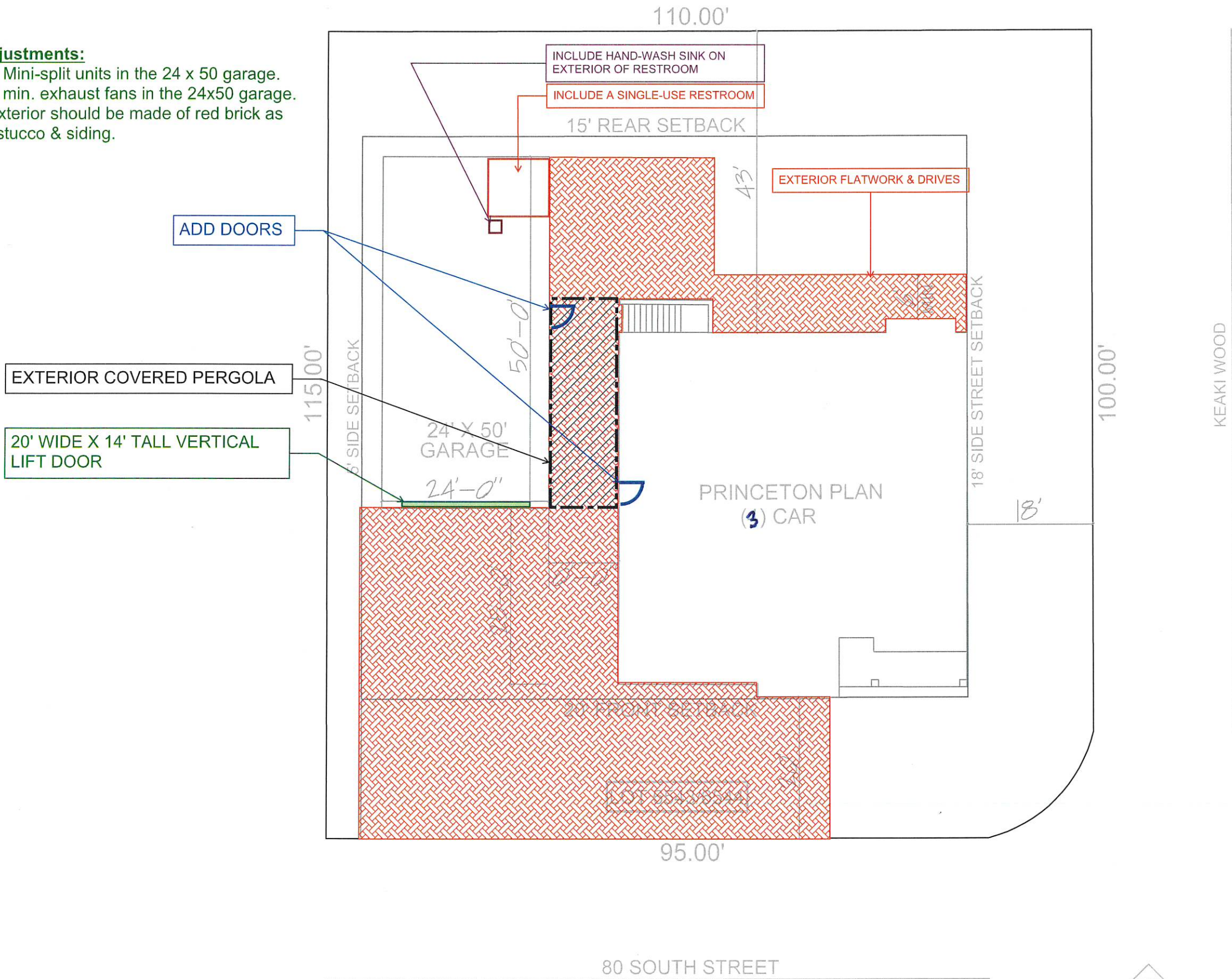
IRON GATE HOMES
AND CONSTRUCTION

VINEYARD FIRE STATION GARAGE
LOT 6543 AND 6544 COMBINED THE COTTONWOODS
VINEYARD, UTAH

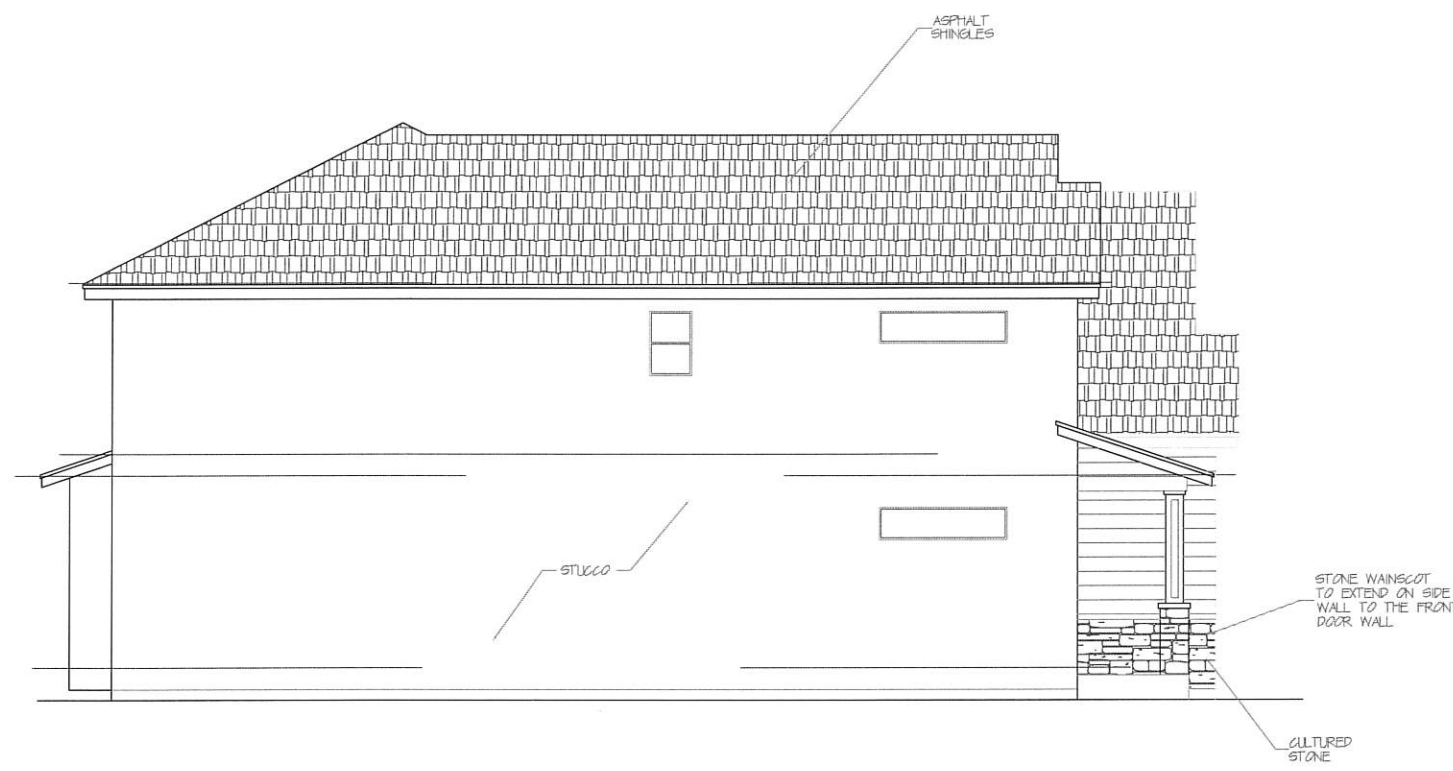
DATE
JULY 2024
SCALE
NOTED
JOB NO.
GARAGE PLAN
SHEET
4

General Adjustments:

- Include (2) Mini-split units in the 24 x 50 garage.
- Include (2) min. exhaust fans in the 24x50 garage.
- All of the exterior should be made of red brick as opposed to stucco & siding.



PLOT PLAN N.T.S.
LOT 6543 AND 6544 COMBINED THE COTTONWOODS
VINEYARD, UTAH



LEFT SIDE ELEVATION SCALE 1/4" = 1'-0"

NOTE:
PSI TEST SHOWING A BEARING CAPACITY OF 5000psi (MIN) TO BE PROVIDED PRIOR TO FOOTING INSPECTION. TEST TO BE SIGNED BY SOILS REPORT ENGINEER.

G:\1. CDA Home Design 2017\Juliana's Homecenter Construction\Petite Log\Home Center Const. Logo F.jpg

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DRAWING INDEX	
SHEET 1	FRONT AND LEFT SIDE ELEVATIONS
SHEET 2	REAR AND RIGHT SIDE ELEVATIONS
SHEET 3	FOUNDATION PLAN
SHEET 4	MAIN FLOOR PLAN
SHEET 5	UPPER FLOOR PLAN
SHEET 6	MAIN FLOOR FRAMING PLAN
SHEET 7	UPPER FLOOR FRAMING PLAN
SHEET 8	ROOF FRAMING PLAN
SHEET 9	ELECTRICAL PLANS
SHEET 10	FINISHED BASEMENT PLAN
SHEET N-1	STANDARD NOTES AND CROSS SECTION
SHEET SD1	ENGINEERING DETAILS
SHEET SD2	ENGINEERING DETAILS
SHEET SD3	ENGINEERING NOTES

2020 UPDATED PLAN

ELEVATION NOTES
ALL EXCAVATION AND LANDSCAPE WORK SHALL BE COORDINATED THROUGH THE HOME OWNER AND CONTRACTOR. ANY REQUIRED ENGINEERING OR SURVEYING COSTS ARE THE RESPONSIBILITY OF THE CONTRACTOR/HOMEOWNER.
ASPHALT SHINGLE, CLAY AND CONCRETE TILE, METAL SHINGLE, MINERAL SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLE, WOOD SHINGLE, AND WOOD SHAKE ROOF MATERIALS REQUIRE AN ICE BARRIER THAT EXTENDS FROM THE EDGE OF THE EAVES TO A POINT NOT LESS THAN 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. IRC R905
PROVIDE CROSS VENTILATION FOR ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS FOR EACH SEPARATE SPACE. VENTILATING OPENINGS SHALL BE PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED. THIS MAY BE REDUCED TO NOT LESS THAN 1 TO 300 IF: (1) OPENINGS ARE PROVIDED IN THE UPPER AND LOWER PORTIONS OF THE VENTILATED SPACE, OR, (2) A 1 PERM VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF THE CEILING. IRC R806
EXTERIOR SIDING SHALL COMPLY WITH R703.3
INSPECTIONS ARE REQUIRED FOR ALL STUCCO AND EIFS SYSTEMS. A PRODUCT SPECIFICATIONS AND ICBO EVALUATION REPORT (OR EQUAL) IS REQUIRED FOR ANY STUCCO OR EIFS SYSTEM USED. IRC R109.1.5

NOTE:
OVERALL ELEVATION OF STRUCTURE CANNOT EXCEED 35' MEASURED FROM THE TOP BACK OF CURB TO THE HIGHEST ROOF RIDGE.



FRONT ELEVATION SCALE 1/4" = 1'-0"

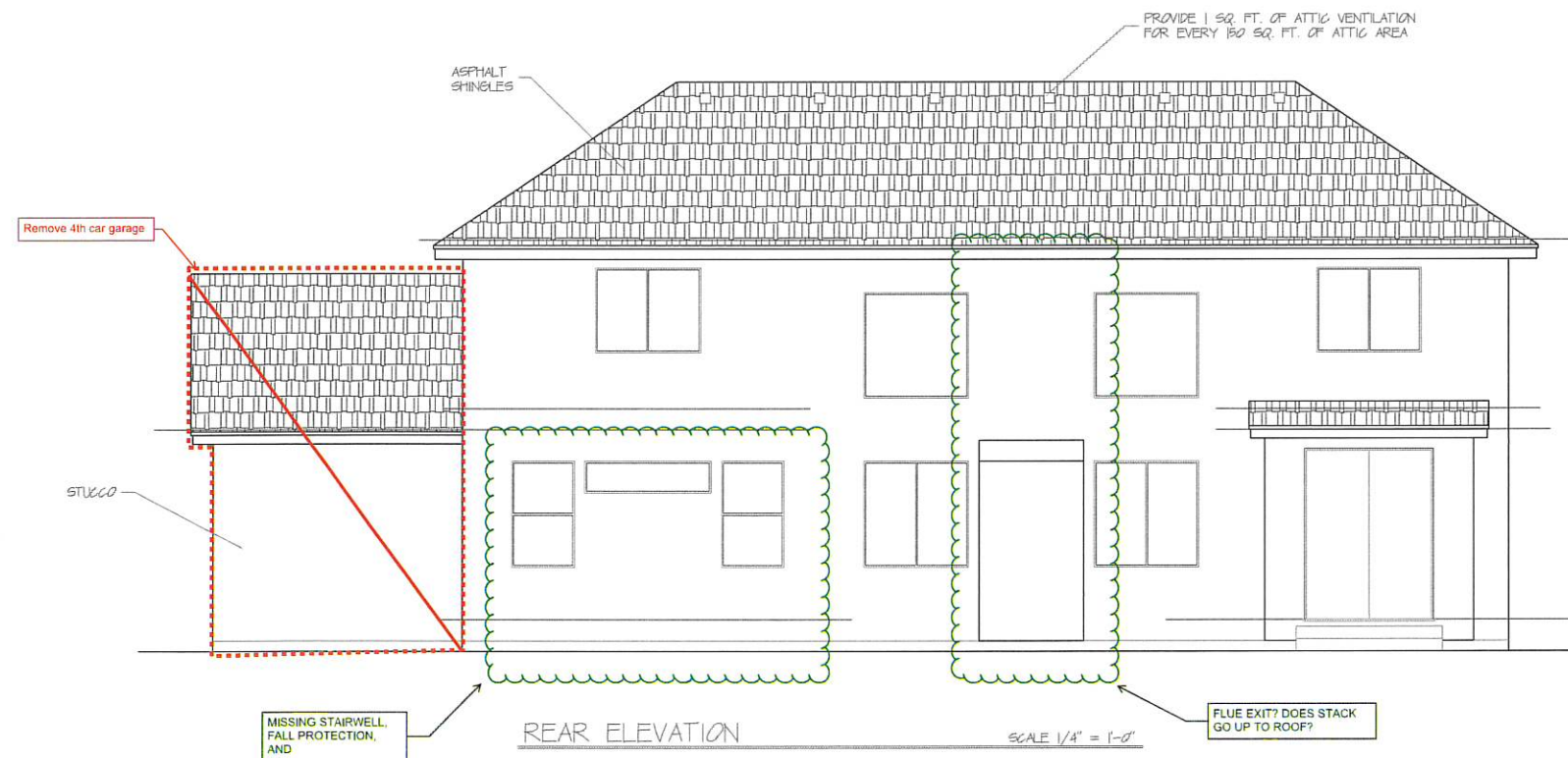
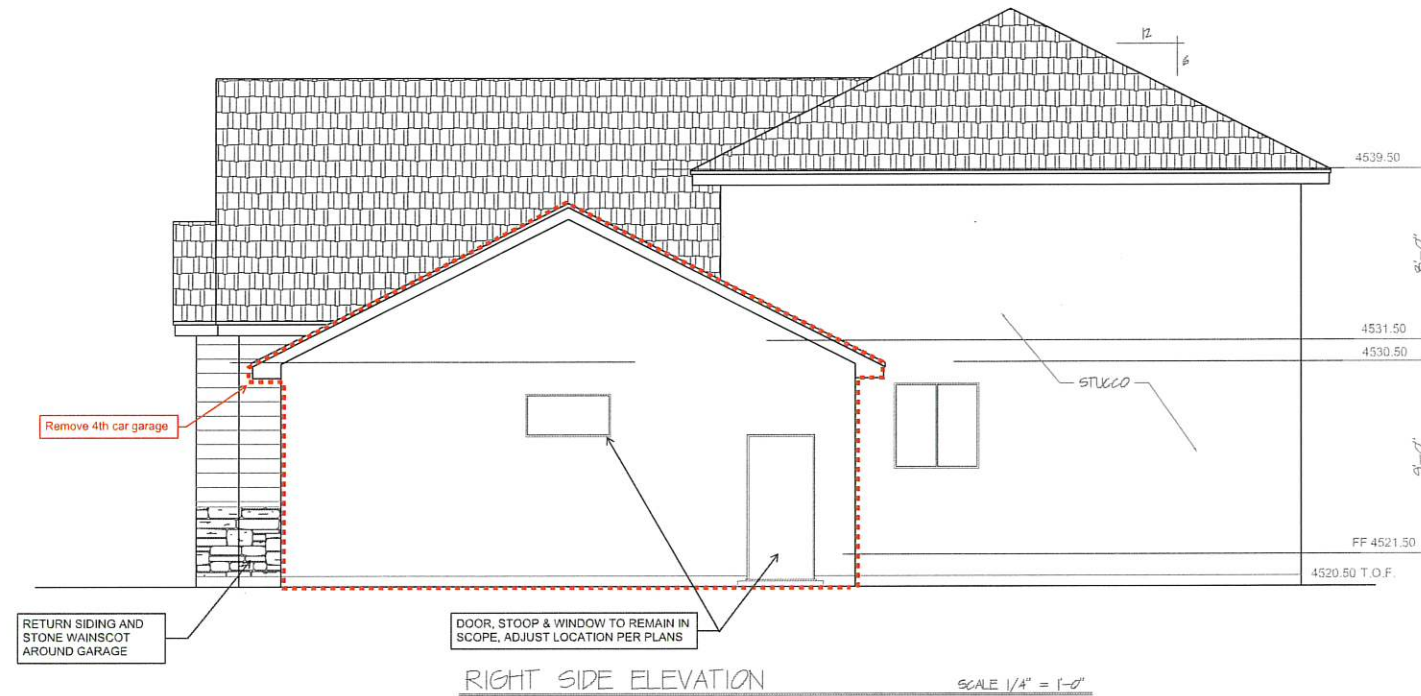
PRINCETON PLAN M-2960
LOT 7312 THE SYCAMORES
VINEYARD, UTAH

DATE	OCTOBER 2021
SCALE	NOTED
JOB NO.	M-2960 PLAN
SHEET	1

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2020 UPDATED PLAN

PRINCETON PLAN M-2960
LOT 7312 THE SYCAMORES
VINEYARD, UTAH



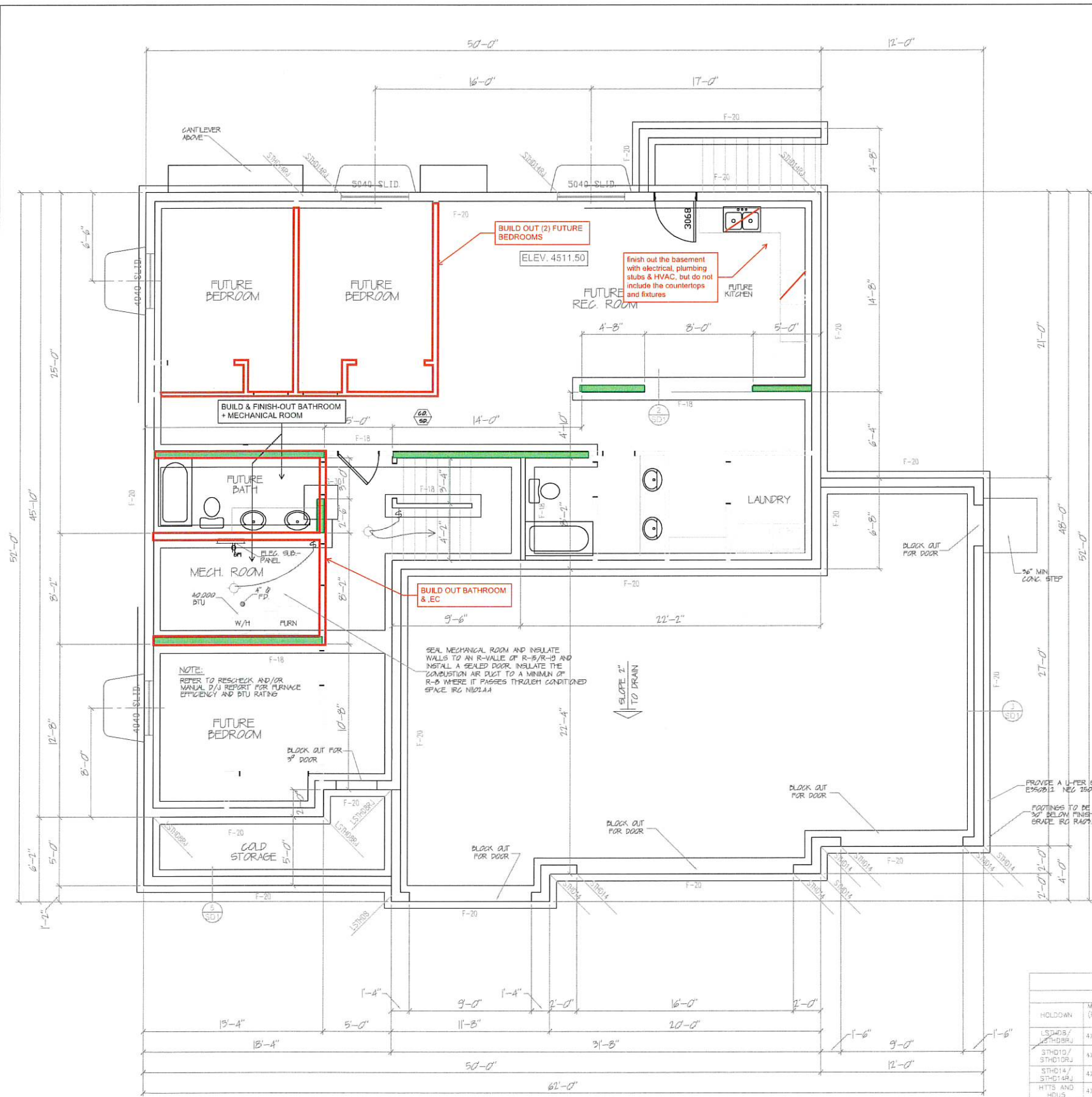
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PROVIDE CROSS VENTILATION FOR ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS FOR EACH SEPARATE SPACE. VENTILATING OPENINGS SHALL BE PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED. THIS MAY BE REDUCED TO NOT LESS THAN 1 TO 300 IF: (1) OPENINGS ARE PROVIDED IN THE UPPER AND LOWER PORTIONS OF THE VENTILATED SPACE, OR, (2) A 1 PERM VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF THE CEILING. IRC R806
EXTERIOR SIDING SHALL COMPLY WITH R703.3.
INSPECTIONS ARE REQUIRED FOR ALL STUCCO AND EIFS SYSTEMS. A PRODUCT SPECIFICATIONS AND ICBO EVALUATION REPORT (OR EQUAL) IS REQUIRED FOR ANY STUCCO OR EIFS SYSTEM USED. IRC R109.1.5

DATE
OCTOBER 2021

SCALE
NOTED

JOB NO.
M-2960 PLAN

SHEET
2



FOUNDATION PLAN
SCALE 1/4" = 1'-0"

FOUNDATION AND BASEMENT NOTES

PROVIDE (2) #4 BARS AT EACH SIDE OF EACH WINDOW AND DOOR OPENING OF FOUNDATION WALL. EXTEND 24" MIN. BEYOND CORNERS OF OPENING.

CONTRACTOR AND SUB-CONTRACTORS ARE RESPONSIBLE FOR FOLLOWING ALL ENGINEERING SPECIFICATIONS. ANCHOR BOLT SIZES AND SPACING MAY DIFFER PER SPECIFIC SHEARWALLS. SEE SHEARWALL SCHEDULE ON FLOOR PLAN.

AS PER SEISMIC DESIGN CATEGORIES C, D, AND D₁, WATER HEATERS SHALL BE ANCHORED OR STRAPPED IN THE UPPER THIRD AND LOWER ONE-THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE THIRD OF THE OPERATING WEIGHT. IRC P2801.7 (STATE AMENDMENT).

PROVIDE COMBUSTION AIR FOR ALL FUEL-BURNING APPLIANCES AT A MINIMUM RATE OF 1 SQ. INCH PER 3000 BTU/HOUR INPUT. THE ONE OPENING MUST BE IN THE TOP 12 INCHES OF THE ROOM. PROVIDE A MINIMUM OF 1 INCH CLEARANCE AROUND EQUIPMENT AT SIDES AND REAR OF THE APPLIANCE. PROVIDE MINIMUM 6 INCH CLEARANCE IN FRONT OF THE APPLIANCE. IRC M1701.

CONCRETE MIX TO HAVE MINIMUM COMPRESSIVE STRENGTH OF 3,000 psi. IRC R402.2.

FOUNDATION WALLS TO BE A MINIMUM 6 INCHES ABOVE ADJACENT FINISH GRADE. IRC R404.1.6.

FOOTINGS FOR DECKS SUPPORTED BY THE HOUSE MUST BE FROST PROTECTED. IRC R403.1.4.1.

SHOW 1/2" GYPSUM BOARD ON WALLS AND SOFFITS UNDER A STAIRWAY WITH ENCLOSED ACCESSIBLE SPACE. IRC R311.2.2.

A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING / ROOF, WALLS, FOUNDATION, (SLAB, BASEMENT WALL, CRAWLSPACE WALL AND / OR FLOOR) AND DUCTS OUTSIDE THE CONDITIONED SPACES. U-FACTORS OF WINDOWS, AND THE SOLAR HEAT GAIN COEFFICIENT OF WINDOWS, THE TYPE AND EFFICIENCY OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT SHALL ALSO BE LISTED. NOTE: THE LISTING WILL NOT ALLOW YOU TO DRILL OR MODIFY THE PANEL OR COVER IN ANY WAY TO ACCOMPLISH THIS. IRC N1101.14.

ROOMS CONTAINING FUEL-BURNING APPLIANCES SHALL BE LOCATED OUTSIDE THE BUILDING. THERMAL ENVELOPE OR ENCLOSED IN A ROOM. SUCH ROOMS SHALL BE SEALED AND INSULATED TO R-VALUE OF R-15/R-19. THE MECHANICAL ROOM REQUIRES A SEALED DOOR. THE COMBUSTION AIR DUCT SHALL BE INSULATED WHERE IT PASSES THROUGH CONDITIONED SPACE TO MINIMUM OF R-8. IRC N1102.4.4.

TOP OF FOUNDATION WALLS TO BE A MIN. OF 6 INCHES ABOVE ADJACENT FINISHED GRADE. IRC R404.1.6.

FOR FOUNDATIONS REBAR INSPECTIONS FOR FOUNDATION WALLS OVER 8 FEET HIGH, FORMS ARE NOT TO BE INSTALLED ON ONE SIDE UNTIL AFTER THE REBAR HAS BEEN INSPECTED AND APPROVED.

PROVIDE A PERIMETER FOUNDATION DRAIN, TO BE DRAINED TO AN APPROVED LOCATION. R405.1.

FOOTING, FOUNDATION AND CONCRETE

1. FOOTING DESIGN IS BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF U.N.O., SEE PLAN. IF A PROJECT SOILS REPORT HAS BEEN COMPLETED, FOLLOW ALL REPORT RECOMMENDATIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR GRANULAR FILL COMPACTED TO 95% OF MAXIMUM DENSITY. NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND. ALL FOOTINGS TO BE PLACED AT MIN. BELOW LOCAL FROST DEPTH, AND BE CONTINUOUS AND MONOLITHIC POUR.
2. CHANGES IN ELEV. SHALL BE STEPPED WITH STEP HEIGHT NOT HIGHER THAN 1/2 THE STEP LENGTH AND NOT GREATER THAN 5". NOTIFY ENGINEER IF GRADE DROPS OVER 8" IN 24' (GREATER THAN 1/3 SLOPE) SO THAT APPROPRIATE DESIGN CHANGES MAY BE MADE TO FOUNDATION AND FOOTINGS.
3. ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE NORMAL WT. CONCRETE WITH A COMPRESSIVE STRENGTH OF 2,500 PSI MIN. U.N.O. TO MEET STRENGTH REQUIREMENTS (SEE CALCUS, NO SPECIAL INSPECTIONS REQUIRED U.N.O., SEE PLAN). HOWEVER, PER IRC 402.2 USE 3000 PSI CONCRETE FOR DURABILITY PURPOSES. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN .50 WITH A MINIMUM CEMENT CONTENT OF 504 LBS. PER CUBIC YARD.
4. ALL CONC. WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS REQUIRED BY ACI STANDARDS AND PRACTICES.
5. ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318. REINFORCEMENT SHALL BE FREE FROM MUD AND OIL AND OTHER NON-METALLIC COATINGS THAT HAMPER BONDING CAPACITY.
6. OWNER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS LISTED ON THE DRAWING. VERIFICATION OF ALL SITE CONDITIONS INCLUDING SITE STABILITY IS THE RESPONSIBILITY OF OTHERS.
7. ALLOW 14 DAYS FOR CONCRETE TO CURE PRIOR TO BACKFILL.
8. STRUCTURAL CONCRETE EXPOSED TO FREEZE THAW CYCLES SHALL HAVE 5% AIR ENTRAINMENT, MIN.
9. RUN FOOTINGS CONTINUOUS UNDER ALL DOOR OPENINGS. SEE PLAN.
10. SILL PLATE J-BOLTS SHALL BE AS07 WITH 7" MIN. EMBEDMENT IN CONCRETE U.N.O., SEE PLAN.
11. TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE USED AS SUBSTITUTION FOR SILL PLATE J-BOLTS AT SAME SIZE AND SPACING AS J-BOLTS. USE 6" TITEN HD FOR SINGLE SILL PLATE AND 8" TITEN HD FOR DBL PLATE.
12. ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL ABOVE AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE. DIMENSIONS TO HOLDOWN LOCATIONS MUST BE FIELD VERIFIED.
13. FOOTINGS TO BE CENTERED ON WALLS AND COLUMNS/POSTS U.N.O., SEE PLAN.
14. USE SIMPSON SET-AP EPOXY FOR CONCRETE ANCHORS U.N.O., SEE PLAN. CONTINUOUS SPECIAL INSPECTIONS REQUIRED ON ALL EPOXY OPERATIONS UNLESS WAIVED BY ENGINEER AND THE BUILDING OFFICIAL.
15. LAP REBAR 48 BAR DIAMETERS U.N.O., SEE PLAN. REINFORCING IN SLABS ON GRADE MAY BE LAPPED 24". SPLICES IN BOTTOM STEEL IN CONCRETE BEAMS AND CAST IN PLACE SUSPENDED SLABS SHALL BE STAGGERED 48 BAR DIAMETERS.
16. UNITS IN CONCRETE WALLS MAY BE AS FOLLOWS U.N.O., SEE PLAN; FOR 3'-0" MAX SPAN, 8" DEEP WITH (2) #4 BOTT. BARS, FOR 6'-0" MAX SPAN, 12" DEEP WITH (2) #4 BOTT. BARS.
17. PROVIDE (2) EDGE BARS ABOVE CONCRETE WALL OPENINGS AND (1) BAR EACH SIDE AND BELOW SPINDINGS U.N.O., SEE PLAN. SIZE OF EDGE BARS WITH TYPICAL WALL REINFORCING AND PLACE WITHIN 4" OF OPENING EDGE. EXTEND BARS 48 BAR DIAMETERS PAST EDGE OF OPENING OR EXTEND AS FAR AS POSSIBLE AND PROVIDE 90° STANDARD HOOK AT END.
18. PROVIDE HORIZONTAL BAR WITHIN 3" OF TOP AND BOTT. OF WALL AND PROVIDE VERTICAL BAR AT ALL WALL CORNERS AND ENDS.

HOLDOWN SCHEDULE			
HOLDOWN	MIN. POST SIZE (FULL HT. KING POST)	MIN. BOLT SIZE	
		STEM WALL	SLAB ON GRADE
LSD408/STHD88R	4X4 OR (2) 2X4	NA (EMBED STRAP 8")	NA (EMBED STRAP 8")
STHD10/STHD10RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 10")	NA (EMBED STRAP 10")
STHD14/STHD14RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 14")	USE HTTS OR HDUS W/PABBS
HTTS AND HDUS	4X4 OR (2) 2X4	SB7/8X24	PABBS
HDUB	4X6 OR (2) 2X6	SB7/8X24	SS1B28
HDU11	6X6	SB1X30 OR PABBS (SEE PLAN)	SB1X30 OR PABBS (SEE PLAN)
HDU14	6X6	SB1X30 OR PABBS (SEE PLAN)	SB1X30 OR PABBS (SEE PLAN)

NOTES:
1. THE REQUIREMENTS SHOWN IN THIS TABLE ARE MIN. U.N.O., SEE PLAN.
2. AT INTERLEVEL HTT AND HDU HOLDOWNS, USE THREADED ROD OF SAME DIAMETER AS FOUNDATION BOLT.
3. ALIGN HOLDOWNS AT FOUNDATIONS WITH INTERLEVEL HOLDOWNS/STRAPS ABOVE U.N.O., SEE PLAN.
4. DIMENSIONS TO HOLDOWN LOCATIONS MUST BE FIELD VERIFIED.
5. EDGE NAIL SHEATHING TO POSTS AT HOLDOWNS WITH (2) ROWS EDGE NAILING.
6. USE "R2" HOLDOWNS WHERE RM JOIST OR SUSPENDED SLAB OCCURS ON WALL.

FOUNDATION SCHEDULE			
MAXIMUM WALL HEIGHT FROM F.O. FOOTING	TOP EDGE SUPPORT	3,000 PSI CONCRETE	
		MIN. WALL THICKNESS	MIN. WALL FOOTING SIZE AND REINFORCING
2'-0" TO 4'-0"	NONE	8"	SEE PLAN
4'-0" TO 6'-0"	NONE	8"	(1) #4 X CONT. SEE NOTE #4 BELOW
6'-0" TO 8'-0"	NONE	8"	(2) #4 X CONT. SEE NOTE #4 BELOW
8'-0" TO 10'-0"	NONE	8"	(3) #4 X CONT. SEE NOTE #4 BELOW
10'-0" TO 12'-0"	FLOOR	8"	(4) #4 X CONT. SEE NOTE #4 BELOW
12'-0" TO 14'-0"	FLOOR	8"	(5) #4 X CONT. SEE NOTE #4 BELOW
14'-0" TO 16'-0"	FLOOR	8"	(6) #4 X CONT. SEE NOTE #4 BELOW
16'-0" TO 18'-0"	FLOOR	8"	(7) #4 X CONT. SEE NOTE #4 BELOW
18'-0" TO 20'-0"	FLOOR	8"	(8) #4 X CONT. SEE NOTE #4 BELOW
20'-0" TO 22'-0"	FLOOR	8"	(9) #4 X CONT. SEE NOTE #4 BELOW
22'-0" TO 24'-0"	FLOOR	8"	(10) #4 X CONT. SEE NOTE #4 BELOW
24'-0" TO 26'-0"	FLOOR	8"	(11) #4 X CONT. SEE NOTE #4 BELOW
26'-0" TO 28'-0"	FLOOR	8"	(12) #4 X CONT. SEE NOTE #4 BELOW
28'-0" TO 30'-0"	FLOOR	8"	(13) #4 X CONT. SEE NOTE #4 BELOW
30'-0" TO 32'-0"	FLOOR	8"	(14) #4 X CONT. SEE NOTE #4 BELOW
32'-0" TO 34'-0"	FLOOR	8"	(15) #4 X CONT. SEE NOTE #4 BELOW
34'-0" TO 36'-0"	FLOOR	8"	(16) #4 X CONT. SEE NOTE #4 BELOW
36'-0" TO 38'-0"	FLOOR	8"	(17) #4 X CONT. SEE NOTE #4 BELOW
38'-0" TO 40'-0"	FLOOR	8"	(18) #4 X CONT. SEE NOTE #4 BELOW
40'-0" TO 42'-0"	FLOOR	8"	(19) #4 X CONT. SEE NOTE #4 BELOW
42'-0" TO 44'-0"	FLOOR	8"	(20) #4 X CONT. SEE NOTE #4 BELOW
44'-0" TO 46'-0"	FLOOR	8"	(21) #4 X CONT. SEE NOTE #4 BELOW
46'-0" TO 48'-0"	FLOOR	8"	(22) #4 X CONT. SEE NOTE #4 BELOW
48'-0" TO 50'-0"	FLOOR	8"	(23) #4 X CONT. SEE NOTE #4 BELOW
50'-0" TO 52'-0"	FLOOR	8"	(24) #4 X CONT. SEE NOTE #4 BELOW
52'-0" TO 54'-0"	FLOOR	8"	(25) #4 X CONT. SEE NOTE #4 BELOW
54'-0" TO 56'-0"	FLOOR	8"	(26) #4 X CONT. SEE NOTE #4 BELOW
56'-0" TO 58'-0"	FLOOR	8"	(27) #4 X CONT. SEE NOTE #4 BELOW
58'-0" TO 60'-0"	FLOOR	8"	(28) #4 X CONT. SEE NOTE #4 BELOW
60'-0" TO 62'-0"	FLOOR	8"	(29) #4 X CONT. SEE NOTE #4 BELOW
62'-0" TO 64'-0"	FLOOR	8"	(30) #4 X CONT. SEE NOTE #4 BELOW
64'-0" TO 66'-0"	FLOOR	8"	(31) #4 X CONT. SEE NOTE #4 BELOW
66'-0" TO 68'-0"	FLOOR	8"	(32) #4 X CONT. SEE NOTE #4 BELOW
68'-0" TO 70'-0"	FLOOR	8"	(33) #4 X CONT. SEE NOTE #4 BELOW
70'-0" TO 72'-0"	FLOOR	8"	(34) #4 X CONT. SEE NOTE #4 BELOW
72'-0" TO 74'-0"	FLOOR	8"	(35) #4 X CONT. SEE NOTE #4 BELOW
74'-0" TO 76'-0"	FLOOR	8"	(36) #4 X CONT. SEE NOTE #4 BELOW
76'-0" TO 78'-0"	FLOOR	8"	(37) #4 X CONT. SEE NOTE #4 BELOW
78'-0" TO 80'-0"	FLOOR	8"	(38) #4 X CONT. SEE NOTE #4 BELOW
80'-0" TO 82'-0"	FLOOR	8"	(39) #4 X CONT. SEE NOTE #4 BELOW
82'-0" TO 84'-0"	FLOOR	8"	(40) #4 X CONT. SEE NOTE #4 BELOW
84'-0" TO 86'-0"	FLOOR	8"	(41) #4 X CONT. SEE NOTE #4 BELOW
86'-0" TO 88'-0"	FLOOR	8"	(42) #4 X CONT. SEE NOTE #4 BELOW
88'-0" TO 90'-0"	FLOOR	8"	(43) #4 X CONT. SEE NOTE #4 BELOW
90'-0" TO 92'-0"	FLOOR	8"	(44) #4 X CONT. SEE NOTE #4 BELOW
92'-0" TO 94'-0"	FLOOR	8"	(45) #4 X CONT. SEE NOTE #4 BELOW
94'-0" TO 96'-0"	FLOOR	8"	(46) #4 X CONT. SEE NOTE #4 BELOW
96'-0" TO 98'-0"	FLOOR	8"	(47) #4 X CONT. SEE NOTE #4 BELOW
98'-0" TO 100'-0"	FLOOR	8"	(48) #4 X CONT. SEE NOTE #4 BELOW

NOTES:
1. REBAR TO BE PLACED IN THE CENTER OF THE WALL U.N.O., SEE PLAN.
2. FOOTING CORNERS SHALL EXTEND 48 BAR DIAMETERS INTO THE FOUNDATION WALL AND MATCH WALL VERTICAL STEEL SIZE AND SPACING. CORNERS SHALL HAVE A 90° STANDARD HOOK AT BOTTOM AND SHALL BE PLACED PER DETAILS.
3. USE 1" X 4" X 1/4" WASHERS ON J-BOLTS IF SLOTTED WASHER IS USED. ADD OUT WASHER.
4. LARGER FOOTINGS SPECIFIED ON 4'-0" TO 7'-0" WALLS WITH NO TOP EDGE SUPPORT MAY BE REDUCED TO SIZE SPECIFIED ON PLANS AND VERTICAL REBAR SPACING OF 24" O.C. FOR FOUNDATION WALLS MAY BE USED PROVIDED ONE OF THE FOLLOWING CONDITIONS EXIST:
A. 4'-0" TO 7'-0" WALL LENGTH DOES NOT EXCEED 10'-0" AND HAS PERPENDICULAR CONCRETE RETURN WALL AT EACH END.
B. UNBALANCED BACKFILL DOES NOT EXCEED 4'-0".
5. TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE SUBSTITUTED FOR J-BOLTS OF SAME SIZE AND SPACING. USE 5" TITEN FOR SINGLE SILL PL. USE 6" FOR DBL SILL PL.
6. ATTACH SILL PLATE TO FLOOR JOISTS/BLOCKING W/ 1/4" CLIP PER DETAILS.
7. PERIODIC SPECIAL INSPECTIONS REQUIRED ON 11'-0" TO 12'-0" FOUNDATION WALLS.

GVI ECA Home Design 2017/Builders/Venuecenter Construction/Pettit Loge/Hone Center Const. Logo F.jpg

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NOTE: THIS ENGINEERING ASSUMES THAT THE CLEARANCE & SETBACK REQUIREMENTS LISTED IN IRC SECTION R403.1.7 ARE MET. IF THESE PROVISIONS ARE NOT MET, CONTACT THE ENGINEER FOR FURTHER DESIGN.

NOTE: THIS ENGINEERING ASSUMES THAT THE SITE IS STABLE HAVING NO GLOBAL STABILITY CONCERNS OR HAZARDS. IF THIS IS NOT TRUE, CONTACT SOILS ENGINEER AND PROVIDE SOILS/SLOPE STABILITY REPORT TO WORK ENGINEERING FOR REVIEW AND FURTHER DESIGN.

2020 UPDATED PLAN

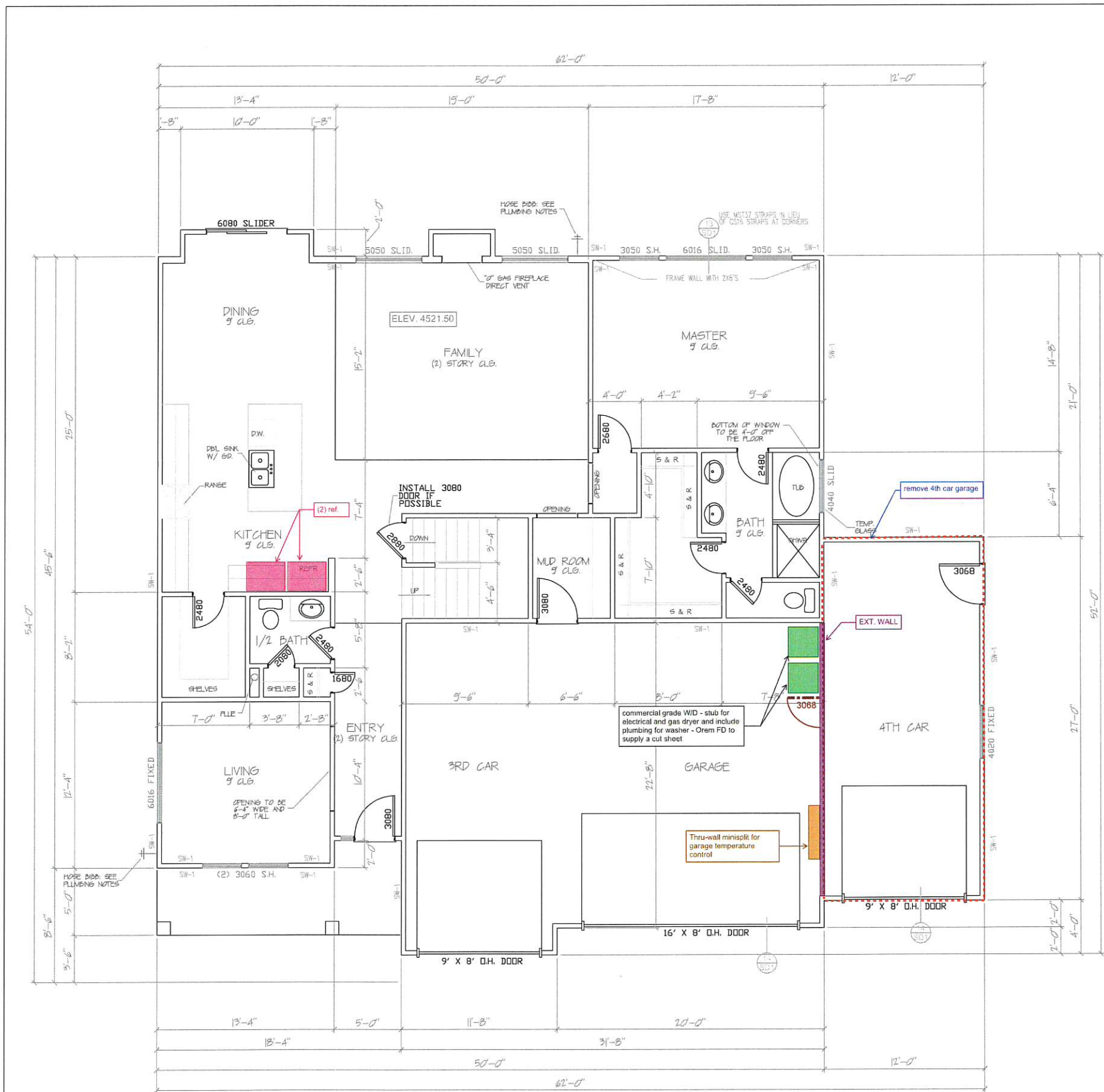
PRINCETON PLAN M-2960
LOT 7912 THE SYCAMORES VINEYARD, UTAH

DATE
OCTOBER 2021

SCALE
NOTED

JOB NO.
M-2960 PLAN

SHEET
3



MAIN FLOOR PLAN
1716 SQ. FT.
2560 TOTAL SQ. FT.
SCALE 1/4" = 1'-0"

FLOOR PLAN NOTES

CONTRACTOR AND SUB-CONTRACTORS ARE RESPONSIBLE FOR FOLLOWING ANY ENGINEERING SPECIFICATIONS. ERIC ANDREWS CUSTOM HOME DESIGN IS NOT RESPONSIBLE FOR ANY ADDITIONAL FEES FOR ENGINEERING CORRECTIONS, FIX LETTERS, ETC.

VENT DRYER TO OUTSIDE W/ MIN. 4" VENT
HOSE BIBBS: NON-FREEZE TYPE BACKFLOW PREVENTER, IRC P2902.3.3, P2603.6

DOOR FROM GARAGE TO HOUSE IS TO BE 20 MIN. FIRE-RATED SELF-CLOSING DOOR

PROVIDE A MINIMUM 22" X 30" ATTIC ACCESS IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION, IRC R807. SEE M1305.1.3 FOR ACCESS TO FURNACES AND OTHER MECH. EQUIPMENT IN ATTICS.

5/8" TYPE "X" GYP. ON GARAGE WALLS AND CEILING ADJACENT TO LIVING AREAS

GLAZING USED IN DOORS AND PANELS OF SHOWERS AND BATHTUB ENCLOSURES AND WALLS ENCLOSING THESE COMPARTMENTS SHALL BE TEMPERED, IRC TABLE R308.3

NOT LESS THAN 1/2 INCH GYPSUM BOARD SHALL BE USED ON THE GARAGE SIDE OF THE WALL AND CEILING SEPARATING A GARAGE AND A DWELLING. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY THE ASSEMBLY SHALL BE PROTECTED WITH NOT LESS THAN 5/8 TYPE "X" GYPSUM BOARD ON THE CEILING. NOT LESS THAN 1/2 INCH GYPSUM BOARD SHALL BE USED ON THE STRUCTURE SUPPORTING THE SEPARATION, IRC R302.5

DOORS LEADING FROM DWELLINGS TO THE GARAGE SHALL BE 1-3/8" THICK SOLID CORE OR 20 MINUTE RATED. DOORS SHALL NOT OPEN INTO A SLEEPING ROOM. DOORS SHALL BE EQUIPPED WITH SELF-LATCHING HARDWARE (INCLUDING A SELF-CLOSING DEVICE), IRC R302.5

LANDINGS SHALL HAVE A MINIMUM DIMENSION MEASURED IN THE DIRECTION OF TRAVEL OF 36 INCHES, IRC R311.7.6

SHOWERS SHALL HAVE DOORS SIZED TO PROVIDE A MINIMUM OF 22" INCH NET CLEAR OPENING, P2708.1.1

NATURAL VENTILATION EQUALING 4% OF THE FLOOR AREA SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOORS UNLESS AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 5 AIR CHANGES PER HOUR OR LESS WHERE TESTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES, w.c. IRC R303.4, N1102.4.1.2

BLOWER DOOR TEST IS REQUIRED AT FINAL

TEMPERED GLASS SHALL BE PROVIDED IN: FRAMELESS GLASS DOORS; GLASS IN DOORS, GLASS WITHIN A 24" ARCH OF DOORS; GLAZING LESS THAN 60" ABOVE A WALKING SURFACE THAT IS WITHIN 5 FT OF STAIRS; OR GLAZING WITHIN 5 FT OF SPAS OR POOLS. CERTAIN FIXED GLASS PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT, IRC R308

AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE TESTED IN ACCORDANCE WITH UL325, IRC R309.4

PROVIDE AIRSPACE AT TOPS, SIDES AND ENDS OF GIRDERS ENTERING EXTERIOR CONCRETE OR MASONRY WALLS UNLESS WOODS RESISTANT TO DECAY ARE USED, IRC R317.1.4

NO WOOD SHALL BE NEARER THAN 3" IN THICKNESS WITH AN IMPERVIOUS MEMBRANE INSTALLED BETWEEN THE EARTH AND THE CONCRETE. THIS INCLUDES DECKS AND SIDING, IRC R317.1.2

FIRE BLOCK STUD SPACES AT SOFFITS, FLOOR AND CEILING JOIST LINES, AT 10 FT. VERTICALLY AND HORIZONTALLY, AND AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY SPACES FOR FACTORY-BUILT CHIMNEYS, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES, IRC R302.1.1

SHEAR WALL NOTES

ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED PER TYPICAL SHEAR WALL REQUIREMENTS MIN. U.N.O., WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SHEATHING SHALL BE APA RATED 24/16 MIN. NAILS SHALL BE SPACED 1/2" MIN. FROM PANEL EDGE AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. BLOCK AND EDGE NAIL ALL HORIZONTAL SHEATHING JOINTS.

SHEAR WALL SCHEDULE

TYPE	SHEATHING	NAIL SIZE	NAIL SPACING		STAPLE EG	BOTT. PL. TO RIM ATTACHMENT	RIM/BLOCK TO PL ATTACHMENT BELOW DBL SIDED SHEAR WALLS
			EDGE	FIELD			
TYPICAL ¹	7/16" ONE SIDE ²	8d	6" O.C.	12" O.C.	16d @ 3" O.C.	16d @ 6" O.C.	LTP4 OR A35 @ 16" O.C.
SV-1 ³	7/16" ONE SIDE ²	8d	4" O.C. ²	12" O.C.	16d @ 2" O.C.	16d @ 6" O.C.	LTP4 OR A35 @ 16" O.C.
SV-2 ³	7/16" ONE SIDE ²	8d	3" O.C. ²	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8" O.C. ^{7,8}	LTP4 OR A35 @ 12" O.C.
SV-3 ³	7/16" ONE SIDE ²	8d	2" O.C. ²	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8" O.C. ^{7,8}	LTP4 OR A35 @ 9" O.C.

- NOTES:
1. 16 GAGE X 1-1/2" STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2" SPACING ON TYPICAL AND SV-1 WALLS.
 2. WHERE SHEAR WALLS ARE INDICATED ON PLANS AT BOTH SIDES OF WALL, PROVIDE SHEATHING BOTH SIDES OF WALL (DBL SIDED SHEAR WALL) AND STAGGER EDGE NAILS.
 3. PROVIDE 3X OR DBL 2X MEMBERS AT ADJOINING PANEL EDGES AT SV-2 AND SV-3 AND LAP SHEATHING 1 1/4" MIN. ONTO FRAMING MEMBERS AT PANEL EDGES.
 4. AT TYPICAL AND SV-1 WALLS, LAP SHEATHING 3/4" ONTO FRAMING MEMBERS AT PANEL EDGES.
 5. LAP SHEATHING 1 1/4" MIN. ONTO SILL PLATES ON FOUNDATIONS.
 6. NAILS TO BE COMMON OR GALVANIZED BOX.
 7. AT SINGLE SIDED SHEAR WALLS WHERE SHEATHING IS LAPPED TO CENTER OF RIM, WALL TOP PL OR TO SILL PLATE BELOW, 16d @ 6" O.C. MAY BE USED FOR WALL BOTTOM PLATE TO RIM ATTACHMENT.
 8. USE 4" SCREWS FOR WALL PLATE TO RIM ATTACHMENT IF FLOOR SHEATHING IS GREATER THAN 3/4" THICK.
 9. EDGE NAIL SHEATHING TO POSTS AT HOLDOWNS WITH (2) ROWS EDGE NAILING.

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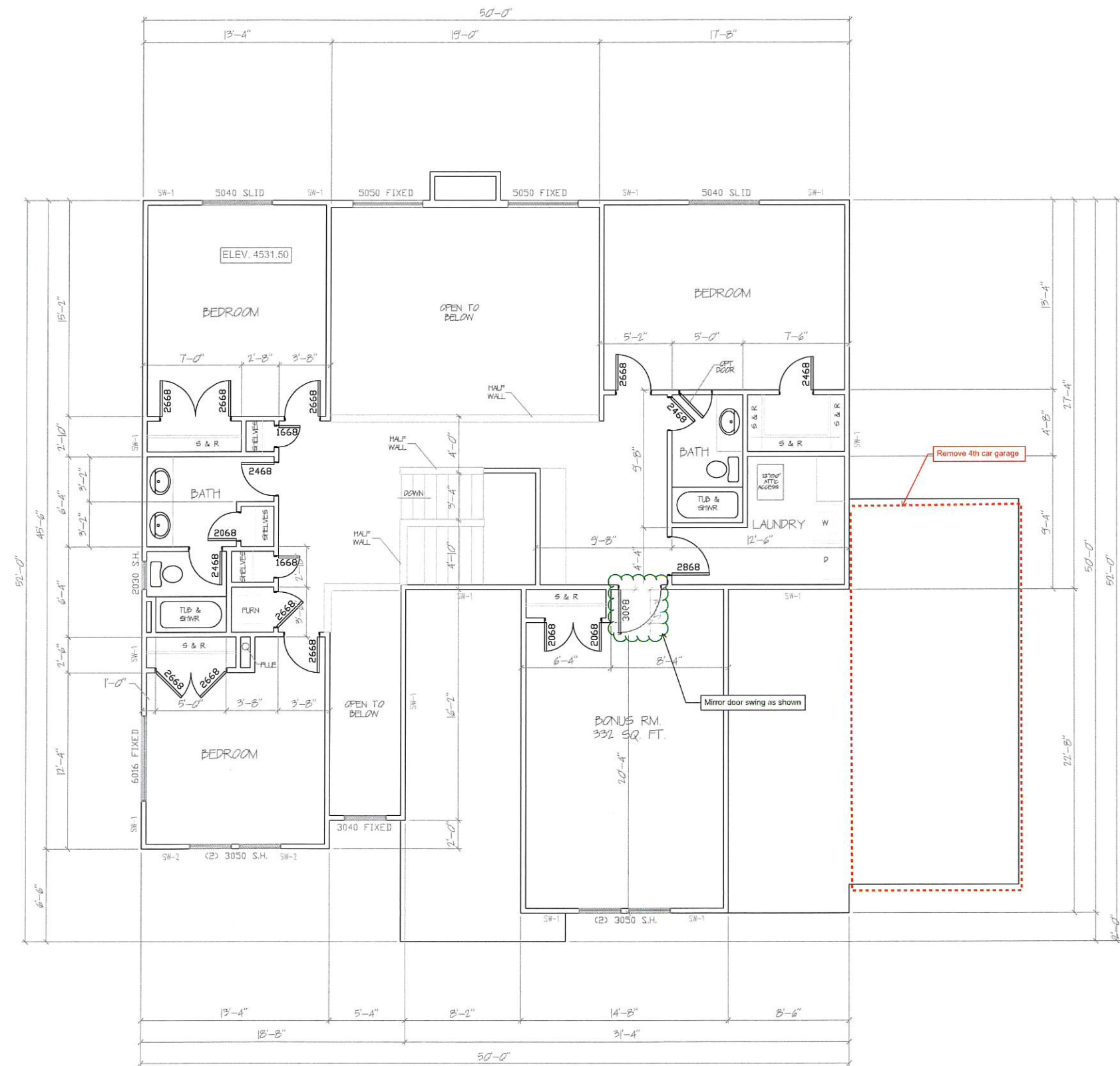
(801)569-2346

12/12 UPDATED PLAN

PRINCETON PLAN M-2960
LOT 7312 THE SYCAMORES
VINEYARD, UTAH

DATE:
OCTOBER 2021
SCALE:
NOTED
JOB NO.
M-2960 PLAN
SHEET

4



UPPER FLOOR PLAN
1244 SQ. FT.
2960 TOTAL SQ. FT.
(+332 SQ. FT. FOR BONUS ROOM)
SCALE 1/4" = 1'-0"

FLOOR PLAN NOTES

CONTRACTOR AND SUB-CONTRACTORS ARE RESPONSIBLE FOR FOLLOWING ANY ENGINEERING SPECIFICATIONS. ERIC ANDREWS CUSTOM HOME DESIGN IS NOT RESPONSIBLE FOR ANY ADDITIONAL FEES FOR ENGINEERING CORRECTIONS. FIX LETTERS, ETC.

VENT DRYER TO OUTSIDE W/ MIN. 4" VENT

PROVIDE A MINIMUM 22" X 30" ATTIC ACCESS IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. IRC R807 SEE M1305.1.3 FOR ACCESS TO FURNACES AND OTHER MECH. EQUIPMENT IN ATTICS.

GLAZING USED IN DOORS AND PANELS OF SHOWERS AND BATHTUB ENCLOSURES AND WALLS ENCLOSING THESE COMPARTMENTS SHALL BE TEMPERED. IRC TABLE R308.3

SHOWERS SHALL HAVE DOORS SIZED TO PROVIDE A MINIMUM OF 22" INCH NET CLEAR OPENING. P2708.1.1

SHEAR WALL NOTES

ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED PER TYPICAL SHEAR WALL REQUIREMENTS MIN. U.N.D., WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SHEATHING SHALL BE APA RATED 24/16 MIN., NAILS SHALL BE SPACED 12" MIN. FROM PANEL EDGE AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING, BLOCK AND EDGE NAIL ALL HORIZONTAL SHEATHING JOINTS.

SHEAR WALL SCHEDULE

TYPE	SHEATHING	NAIL SIZE	NAIL SPACING		STAPLE EQ.	BOT. PL. TO RIM ATTACHMENT	RIM/BLOCK TO PL ATTACHMENT
			EDGE	FIELD			
TYPICAL*	7/16" ONE SIDE ²	8d	6" O.C.	12" O.C.	16d @ 3' O.C.	16d @ 6' O.C.	LTP4 OR A35 @ 16' O.C.
SW-1*	7/16" ONE SIDE ²	8d	4" O.C. ²	12" O.C.	16d @ 2' O.C.	16d @ 6' O.C.	LTP4 OR A35 @ 16' O.C.
SW-2*	7/16" ONE SIDE ²	8d	3" O.C. ²	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8" O.C. ^{7,8}	LTP4 OR A35 @ 12' O.C.
SW-3*	7/16" ONE SIDE ²	8d	2" O.C. ²	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8" O.C. ^{7,8}	LTP4 OR A35 @ 9' O.C.

NOTES:

1. 16 GAGE X 1-1/2" STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2 SPACING ON TYPICAL AND SW-1 WALLS.
2. WHERE SHEAR WALLS ARE INDICATED ON PLANS AT BOTH SIDES OF WALL, PROVIDE SHEATHING BOTH SIDES OF WALL (DBL SIDED SHEAR WALL) AND STAGGER EDGE NAILS.
3. PROVIDE 3X OR DBL 2X MEMBERS AT ADJOINING PANEL EDGES AT SW-2 AND SW-3 AND LAP SHEATHING 1 1/4" MIN. ONTO FRAMING MEMBERS AT PANEL EDGES.
4. AT TYPICAL AND SW-1 WALLS, LAP SHEATHING 3/4" ONTO FRAMING MEMBERS AT PANEL EDGES.
5. LAP SHEATHING 1 1/4" MIN. ONTO SILL PLATES ON FOUNDATIONS.
6. NAILS TO BE COMMON OR GALVANIZED BOX.
7. AT SINGLE SIDED SHEAR WALLS WHERE SHEATHING IS LAPPED TO CENTER OF RIM, WALL TOP PL OR TO SILL PLATE BELOW, 16d @ 6" O.C. MAY BE USED FOR WALL BOTTOM PLATE TO RIM ATTACHMENT.
8. USE 5" SCREWS FOR WALL PLATE TO RIM ATTACHMENT IF FLOOR SHEATHING IS GREATER THAN 3/4" THICK.
9. EDGE NAIL SHEATHING TO POSTS AT HOLDOWNS WITH (2) ROWS EDGE NAILING.

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2022 UPDATED PLAN

PRINCETON PLAN M-2960
LOT 7912 THE SYCAMORES
VINEYARD, UTAH

DATE

OCTOBER 2021

SCALE

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JOB NO.

M-2960 PLAN

SHEET

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2022 UPDATED PLAN

PRINCETON PLAN M-2960
LOT 7912 THE SYCAMORES
VINEYARD, UTAH

DATE
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M-2960 PLAN

SHEET

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FRAMING NOTES

1. SILL PLATE J-BOLTS SHALL HAVE A 3 X3 X1/4" WASHER AT EACH BOLT. IF SLOTTED WASHER IS USED, ADD CUT WASHER.
2. ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL AND/OR INTER LEVEL STRAP ABOVE (WHERE OCCURS) AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE.
3. STRAPS CALLED OUT ON FLOOR AND FLOOR FRAMING PLANS ARE VERTICAL INTER LEVEL STRAPS AND SHALL BE CENTERED ON RIM BOARD AND ALIGNED WITH END OF SHEAR WALL ABOVE AND ATTACHED TO FULL HEIGHT KING STUDS UNLESS NOTED OR SHOWN OTHERWISE, SEE PLANS.
4. WALL DBL TOP PLATES SHALL BE 2X MIN. AND SHALL LAP 36" AT ALL SPLICES WITH (12) 16d NAILS STAGGERED EACH SIDE OF SPLICE U.N.O. SEE PLAN. WHERE PLATES DO NOT LAP, PROVIDE CS16X32" STRAP TO SPLICE PLATES. ALIGN WALL STUD WITH PLATE JOINTS.
5. PROVIDE DBL CANTILEVER FLOOR JOISTS BELOW (2) PLY (OR MORE) TRIMMERS/POSTS AND WHERE SHEAR WALL HOLDOWN STRAPS ARE INDICATED.
6. ATTACH (2) PLY HEADERS TOGETHER WITH (3) 16d AT 12" O.C. [(2) 16d OK FOR 2X6 HEADERS] USE (3) 16d AT 12" O.C. EACH SIDE FOR (3) PLY HEADERS, USE (4) 16d AT (2) AND (3) PLY HEADERS WHEN HEADER HEIGHT IS GREATER THAN 11'. ATTACH (4) PLY HEADERS TOGETHER WITH (2) 1/2" THROUGH BOLTS AT 16" O.C. OR (2) SDS 1/4" X 8" SCREWS AT 16" O.C. EACH SIDE OF HEADER U.N.O., SEE PLAN.
7. SEE BEARING WALL CONSTRUCTION TABLE FOR WALL FRAMING REQUIREMENTS.
8. EDGE NAIL SHEATHING TO ALL DRAG MEMBERS.
9. WHEN CHIMNEY IS SUPPORTED BY ROOF/FLOOR FRAMING, TRUSS/JOIST MFR TO DESIGN TRUSSES/JOISTS TO SUPPORT CHIMNEY WEIGHT INCLUDING VENER WHERE OCCURS. CHIMNEYS CANTILEVERING MORE THAN 4' ABOVE ROOF SHALL BE FRAMED WITH 2X6 @12" O.C. USE LSL 2X6 @ 12" O.C. FOR CHIMNEYS EXTENDING MORE THAN 8' ABOVE THE ROOF. CHIMNEYS EXTENDING MORE THAN 10' ABOVE THE ROOF SHALL BE LATERALLY BRACED (WITHIN 4' OF CHIMNEY TOP) TO THE ROOF FRAMING WITH CABLES OR RODS ANCHORED TO RESIST SEISMIC AND WIND LOADS. CHIMNEYS THAT EXTEND MORE THAN 8' ABOVE THE ROOF AND ARE SUPPORTED BY ROOF FRAMING (FRAMING DOES NOT EXTEND CONTINUOUS THROUGH ROOF) SHALL HAVE A WSTC48B3 ANCHOR AT EACH CORNER (HOOKED UNDER ROOF JOIST OR TRUSS TOP CHORD).
10. ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.

SHEATHING NOTES

1. STAGGER ROOF AND FLOOR SHEATHING JOINTS, SEE ROOF SHEATHING LAYOUT DETAIL.
2. INSTALL ROOF AND FLOOR SHEATHING WITH LONG DIMENSION PERPENDICULAR TO TRUSSES/JOISTS U.N.O., SEE PLAN. SHEATHING INSTALLED WITH LONG DIMENSION PARALLEL TO JOISTS/TRUSSES SHALL BE 5 PLY PLYWOOD CONFORMING TO APA STANDARD PS-1.
3. NAILS SHALL BE 1/2" MIN FROM SHEATHING EDGE.
4. ALL FLOOR AND ROOF SHEATHING PIECES SHALL BE 48" X 48" MIN.
5. PROVIDE EDGE NAILING AT ALL SUPPORTED AND BLOCKED PANEL EDGES AND PER DETAILS.

WALL SHEATHING, 7/16" APA RATED 24/16 MIN. U.N.O., SEE PLAN. ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SEE PLANS AND SHEAR WALL SCHEDULE FOR NAILING REQUIREMENTS.

ROOF SHEATHING, 7/16" APA RATED 24/16 MIN. WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING FOR ROOF SHOW LOAD LESS THAN OR EQUAL TO 40 PSF. FOR ROOF SHOW LOAD GREATER THAN 40 PSF USE 5/8" APA RATED 40/20 MIN. WITH 10d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O. SEE PLAN.

FLOOR SHEATHING, 3/4" TAG APA RATED 40/20 MIN. (48/24 WHEN FLOOR TRUSSES/JOISTS ARE AT 24" O.C.) WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O., SEE PLAN. GLUE SHEATHING TO JOISTS/TRUSSES WITH ADHESIVE CONFORMING TO APA SPECIFICATIONS.

CS16 FLOOR TIE STRAPS

LAP UPPER LEVEL WALL SHEATHING TO CENTER OF RIM OR WALL DBL TOP PL BELOW OR INSTALL VERTICAL CS16X36" STRAPS AT 32" O.C. (CENTERED ON RIM).

LAP LOWER AND MAIN LEVEL WALL SHEATHING TO CENTER OF RIM OR ONTO SILL PLATE BELOW OR INSTALL VERTICAL CS16X24" STRAPS AT 32" O.C. (CENTERED ON WALL BOTTL PLATE).

AT SW-1 WALLS, CS16 STRAPS NOT NEEDED IF SHEATHING IS BROKE AT CENTER OF WALL BOTTL PLATE.

AT DBL SIDED SHEAR WALLS, EXTERIOR SHEATHING MUST LAP TO LOWER RIM OR WALL/SILL PLATE AS DESCRIBED ABOVE (CS16 STRAP RETROFIT NOT ALLOWED).

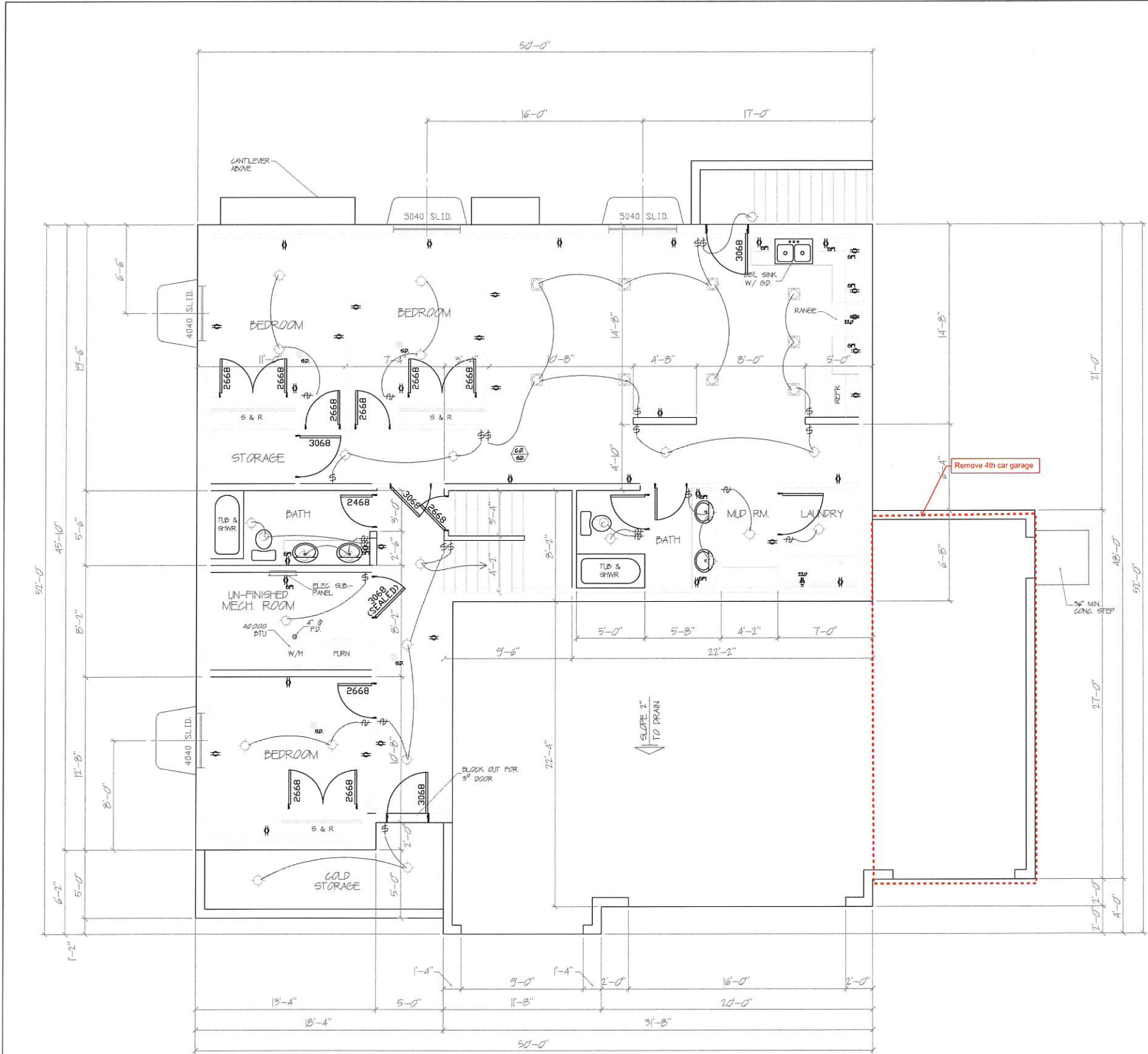
MAIN FLOOR BEAM SCHEDULE

MFB-1	(1) 1 1/2" x 11 3/4" LVL
MFB-2	NOT USED
MFB-3	(2) 2" x 3"
MFB-4	NOT USED
MFB-5	(2) 1 1/2" x 9 3/4" LVL

MAIN FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"

Remove 4th car garage



BASEMENT PLAN

140 FINISHED
50 SQ. FT. UN-FINISHED
110 SQ. FT. COLD STORAGE

SCALE 1/4" = 1'-0"

FOUNDATION AND BASEMENT NOTES

PROVIDE (2) #4 BARS AT EACH SIDE OF EACH WINDOW AND DOOR OPENING OF FOUNDATION WALL. EXTEND 24" MIN. BEYOND CORNERS OF OPENING.

CONTRACTOR AND SUB-CONTRACTORS ARE RESPONSIBLE FOR FOLLOWING ALL ENGINEERING SPECIFICATIONS. ANCHOR BOLT SIZES AND SPACING MAY DIFFER PER SPECIFIC SHEARWALLS. SEE SHEARWALL SCHEDULE ON FLOOR PLAN.

AS PER SEISMIC DESIGN CATEGORIES C, D₁, D₂, AND D₃, WATER HEATERS SHALL BE ANCHORED OR STRAPPED IN THE UPPER THIRD AND LOWER ONE-THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE THIRD OF THE OPERATING WEIGHT. IRC P2801.7 (STATE AMENDMENT)

PROVIDE COMBUSTION AIR FOR ALL FUEL-BURNING APPLIANCES AT A MINIMUM RATE OF 1 SQ. INCH PER 3000 BTU/HOUR INPUT. THE ONE OPENING MUST BE IN THE TOP 12 INCHES OF THE ROOM. PROVIDE A MINIMUM OF 1 INCH CLEARANCE AROUND EQUIPMENT AT SIDES AND REAR OF THE APPLIANCE. PROVIDE MINIMUM 6 INCH CLEARANCE IN FRONT OF THE APPLIANCE. IRC M1701

CONCRETE MIX TO HAVE MINIMUM COMPRESSIVE STRENGTH OF 3,000 psi. IRC R402.2

FOUNDATION WALLS TO BE A MINIMUM 6 INCHES ABOVE ADJACENT FINISH GRADE. IRC R404.1.6

FOOTINGS FOR DECKS SUPPORTED BY THE HOUSE MUST BE FROST PROTECTED. IRC R403.1.4.1

SHOW 1/2" GYPSUM BOARD ON WALLS AND SOFFITS UNDER A STAIRWAY WITH ENCLOSED ACCESSIBLE SPACE. IRC R311.2.2

A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING / ROOF, WALLS, FOUNDATION, (SLAB, BASEMENT WALL, CRAWLSPACE WALL AND / OR FLOOR) AND DUCTS OUTSIDE THE CONDITIONED SPACES; U-FACTORS OF WINDOWS, AND THE SOLAR HEAT GAIN COEFFICIENT OF WINDOWS. THE TYPE AND EFFICIENCY OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT SHALL ALSO BE LISTED. NOTE: THE LISTING WILL NOT ALLOW YOU TO DRILL OR MODIFY THE PANEL OR COVER IN ANY WAY TO ACCOMPLISH THIS. IRC N1101.14

ROOMS CONTAINING FUEL-BURNING APPLIANCES SHALL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE OR ENCLOSED IN A ROOM. SUCH ROOMS SHALL BE SEALED AND INSULATED TO R-VALUE OF R-15/R-19. THE MECHANICAL ROOM REQUIRES A SEALED DOOR. THE COMBUSTION AIR DUCT SHALL BE INSULATED WHERE IT PASSES THROUGH CONDITIONED SPACE TO MINIMUM OF R-3. IRC N1102.4.4

TOP OF FOUNDATION WALLS TO BE A MIN. OF 6 INCHES ABOVE ADJACENT FINISHED GRADE. IRC R404.1.6

FOR FOUNDATIONS REBAR INSPECTIONS FOR FOUNDATION WALLS OVER 8 FEET HIGH. FORMS ARE NOT TO BE INSTALLED ON ONE SIDE UNTIL AFTER THE REBAR HAS BEEN INSPECTED AND APPROVED.

PROVIDE A PERIMETER FOUNDATION DRAIN. TO BE DRAINED TO AN APPROVED LOCATION. R405.1

ELECTRICAL NOTES

ALL BEDROOM OUTLETS, SWITCHES, LIGHTS, AND SMOKE DETECTORS TO BE ARC FAULT PROTECTED.

ALL 120V SINGLE PHASE 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER COMBINATION TYPE.

GARAGE ELECTRICAL OUTLETS TO BE A MIN. OF 18" ABOVE THE GARAGE FLOOR.

PLASTIC ELECTRICAL BOXES IN GARAGE FIRE WALLS TO BE A MIN. 2 HOUR LISTING.

PROVIDE BUBBLE COVERS ON ALL EXTERIOR OUTLETS.

CEILING FANS TO HAVE FAN RATED BOX.

CARBON MONOXIDE DETECTORS REQUIRED ON ALL HABITABLE LEVELS.

LIGHTS IN CLOSETS SHALL CONFORM TO CLEARANCES SPECIFIED IN THE 2015 I.R.C.

SMOKE ALARMS ARE REQUIRED IN ALL BEDROOMS, HALLWAYS IN THE IMMEDIATE VICINITY OF BEDROOMS, ALL LEVELS OF DWELLING, INCLUDING BASEMENT.

PROVIDE A WATER PROOF, GFI PROTECTED 110V OUTLET WITHIN 25' OF A/C COMPRESSOR.

FLASH ALL AROUND THE METER BASE

PROVIDE (2) UNI-STRUTS MIN. FOR SERVICE RISER

PROVIDE A CORROSION RESISTANT TAPE ON RISER

PROVIDE A U-FER GROUND. E3508.1.2 NEC 250.50

ELECTRICAL LEGEND



(801)569-2346

2020 UPDATED PLAN

FINISHED BASEMENT PRINCETON PLAN

LOT 7312 THE SYCAMORES
VINEYARD, UTAH

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SITE LEGEND

SYMBOL	DESCRIPTION	QTY
	GRASS	817 SF
	PLANTER BED	4,496 SF
	DRAINAGE COBBLE	530 SF

SITE SUMMARY

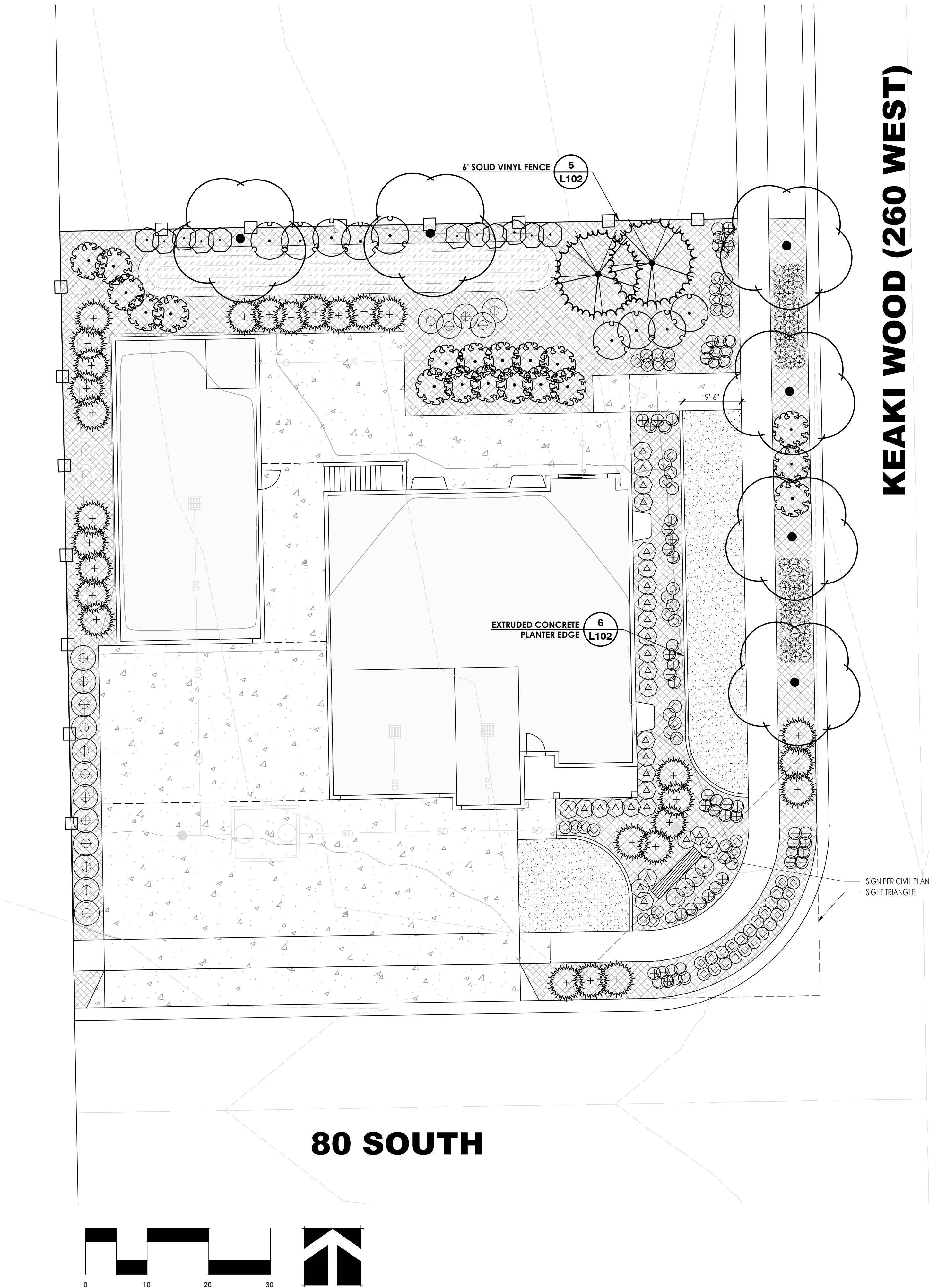
REQUIRED	PROVIDED
TOTAL PROJECT AREA LANDSCAPED AREA	12,597 SF 5,843 SF (46.4%)
TOTAL TURF	1,168 SF (20% MAX) 817 SF (14%)

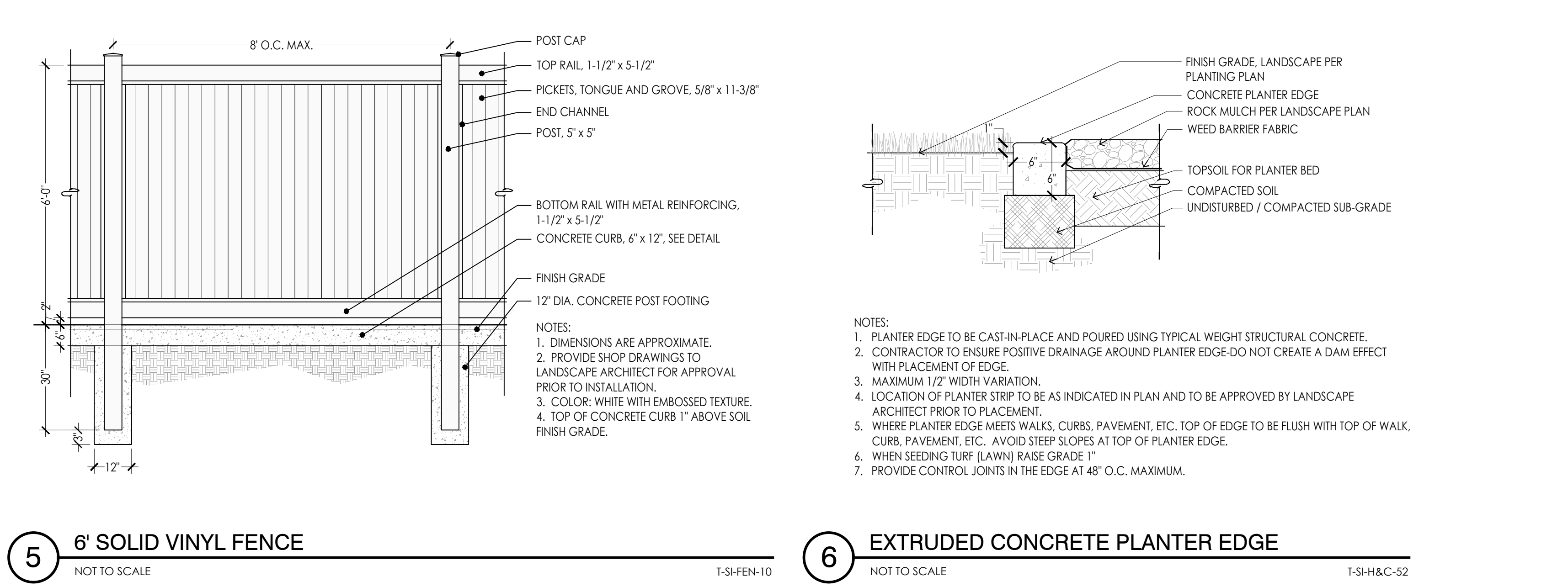
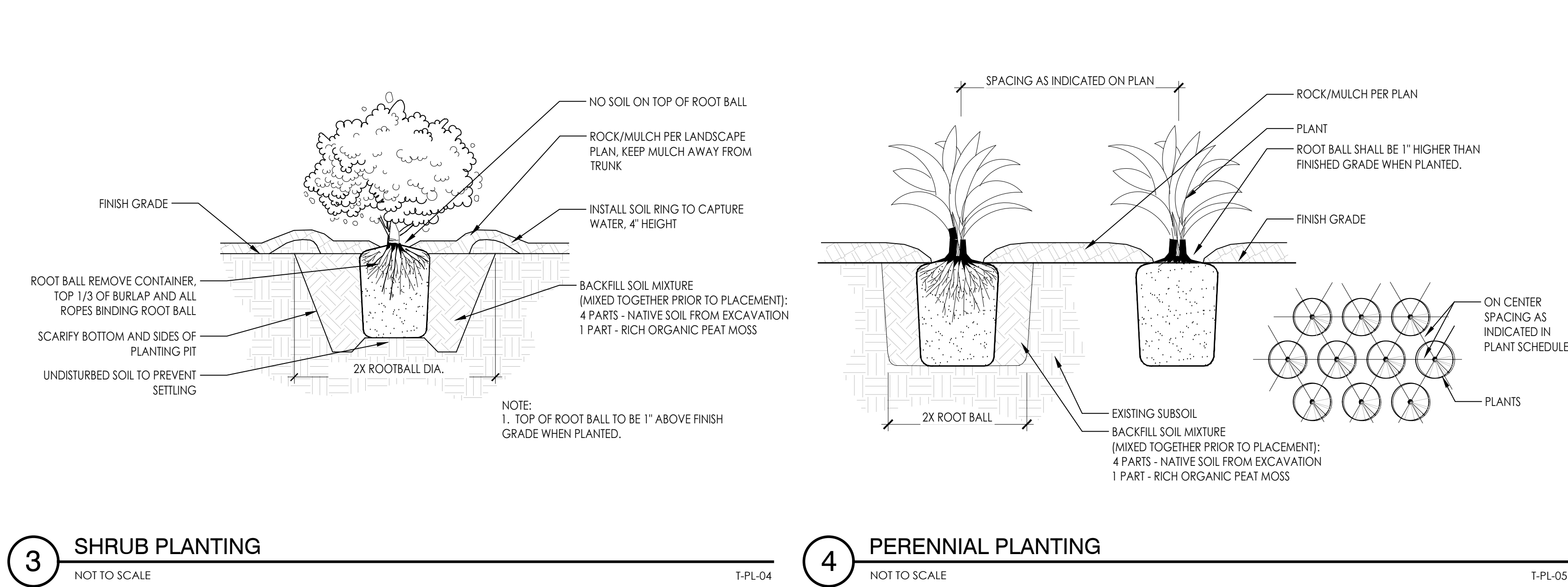
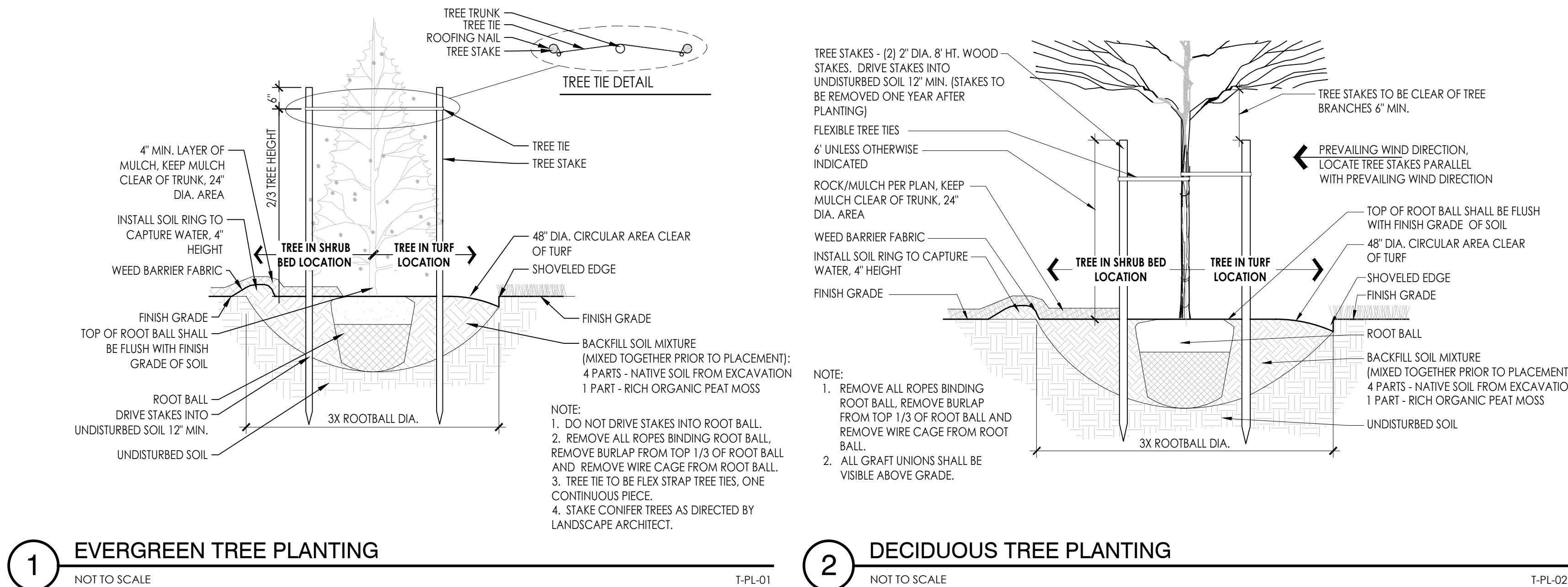
PLANT LEGEND

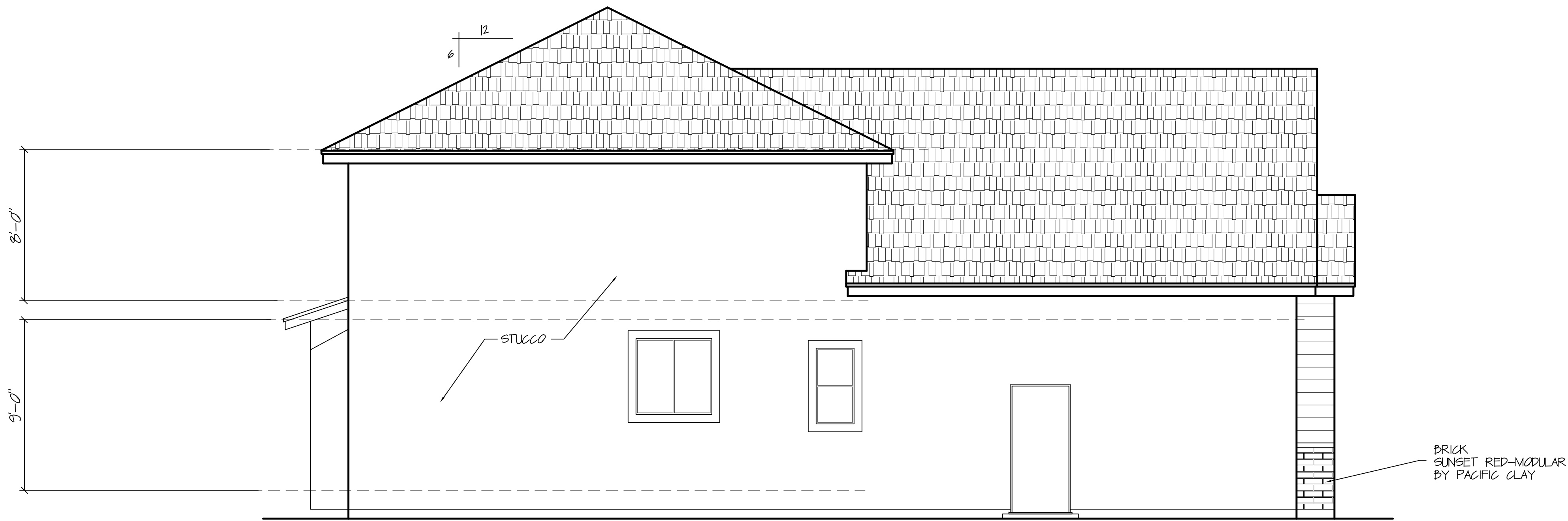
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
TREES					
	CC	6	CERCIS CANADENSIS EASTERN REDBUD	2" CAL.	B&B
EVERGREEN TREES					
	PP	2	PINUS STROBUS 'BLUE CLOVERS' BLUE CLOVERS WHITE PINE	6' HT.	B&B
SHRUBS					
	BC	29	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY JAPANESE BARBERRY	5 GAL.	
	EA	11	ELIONYMUS FORTUNEI 'SPARGOZAM' SPARKLE 'N GOLD WINTERCREEPER	5 GAL.	
	JS	28	JUNIPERUS CHINENSIS 'SPARTAN' SPARTAN JUNIPER	5 GAL.	
	PP2	9	PRUNUS BESSEYI 'P0111' PAWNEE BUTTES® SAND CHERRY	5 GAL.	
	RG	19	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL.	
	RS	4	ROSA X 'MEIZORLAND' WHITE DRIFT GROUND COVER ROSE	5 GAL.	
	RRS	17	ROSA X 'RADRAZZ' KNOCK OUT SHRUB ROSE	5 GAL.	
GRASSES					
	HS	54	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	1 GAL.	
PERENNIALS					
	HO	65	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	1 GAL.	
	SM	62	SALVIA NEMOROSA 'MAY NIGHT' MAY NIGHT SAGE	1 GAL.	

PLANTING NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL RELATED EXISTING CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES, INCLUDING DEPTHS, PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COST OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/STRUCTURES, ETC.
- IF CONFLICTS ARISE BETWEEN SIZE OF AREAS ENCOUNTERED ON SITE AND PLANS, CONTRACTOR IS REQUIRED TO CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH ALL PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES AND HAVE NATURAL FULL SHAPES. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO MAINTAIN AND WARRANTY ALL PLANT MATERIALS PER THE SPECIFICATIONS. ALL PLANTS SHALL BE SUBJECT TO OWNER'S APPROVAL PRIOR TO INSTALLATION.
- PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREES.
- CONTRACTOR TO REMOVE TREE STAKES AT END OF GUARANTEE PERIOD.
- CONTRACTOR TO PRUNE TREES AS DIRECTED BY LANDSCAPE ARCHITECT FOR PROPER SHAPING OF TREES.
- REMOVE ALL TAGS, TIES AND FLAGGING FROM ALL PLANT MATERIAL.
- MULCH: AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATED NON-GRASS AREAS SHALL BE COVERED WITH A MINIMUM LAYER OF FOUR (4) INCHES OF MULCH. NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH.
- LAWN/TURF: ALL LAWN/TURF SHALL BE TWCA QUALIFIED.
- SOIL: ALL AREAS TO RECEIVE TOPSOIL SHALL BE SCARIFIED PRIOR TO PLACEMENT OF TOPSOIL. ALL LAWN/TURF AREAS TO RECEIVE 4" OF TOPSOIL PRIOR TO LAYING SOIL OR SEED. ALL SHRUB/PERENNIAL PLANTING AREAS TO RECEIVE 12" OF TOPSOIL PRIOR TO PLANTING UNLESS OTHERWISE INDICATED.







LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

ELEVATION NOTES

ALL EXCAVATION AND LANDSCAPE WORK SHALL BE COORDINATED THROUGH THE HOME OWNER AND CONTRACTOR. ANY REQUIRED ENGINEERING OR SURVEYING COSTS ARE THE RESPONSIBILITY OF THE CONTRACTOR/HOMEOWNER

ASPHALT SHINGLE, CLAY AND CONCRETE TILE, METAL SHINGLE, MINERAL-SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLE, WOOD SHINGLE, AND WOOD SHAKE ROOF MATERIALS REQUIRE AN ICE BARRIER THAT EXTENDS FROM THE EDGE OF THE EAVES TO A POINT NOT LESS THAN 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. IRC R905

PROVIDE CROSS VENTILATION FOR ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS FOR EACH SEPARATE SPACE. VENTILATING OPENINGS SHALL BE PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAT 1 TO 150 OF THE AREA OF THE SPACE VENTILATED. THIS MAY BE REDUCED TO NOT LESS THAN 1 TO 300 IF: (1) OPENINGS ARE PROVIDED IN THE UPPER AND LOWER PORTIONS OF THE VENTILATED SPACE, OR, (2) A 1 PERM VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF THE CEILING. IRC R806

EXTERIOR SIDING SHALL COMPLY WITH R703.3.

INSPECTIONS ARE REQUIRED FOR ALL STUCCO AND EIFS SYSTEMS. A PRODUCT SPECIFICATIONS AND ICBO EVALUATION REPORT (OR EQUAL) IS REQUIRED FOR ANY STUCCO OR EIFS SYSTEM USED. IRC R109.1.5



FRONT ELEVATION

SCALE 1/4" = 1'-0"

NOTE:
PROVIDE 1 HOUR
FIRE RATED SOFFIT
CONSTRUCTION ON
ANY SOFFIT WITHIN
5' FIRE SEPERATION

NOTE:
ALL ROOF OVERHANGS
SHALL BE 12" OR GREATER.
(NOT LESS THAN 12")

NOTE:
OVERALL ELEVATION OF STRUCTURE
CANNOT EXCEED 35' MEASURED FROM
THE TOP BACK OF CURB TO THE HIGHEST
ROOF RIDGE.

2010 UPDATED PLAN

IRON GATE HOMES
AND CONSTRUCTION

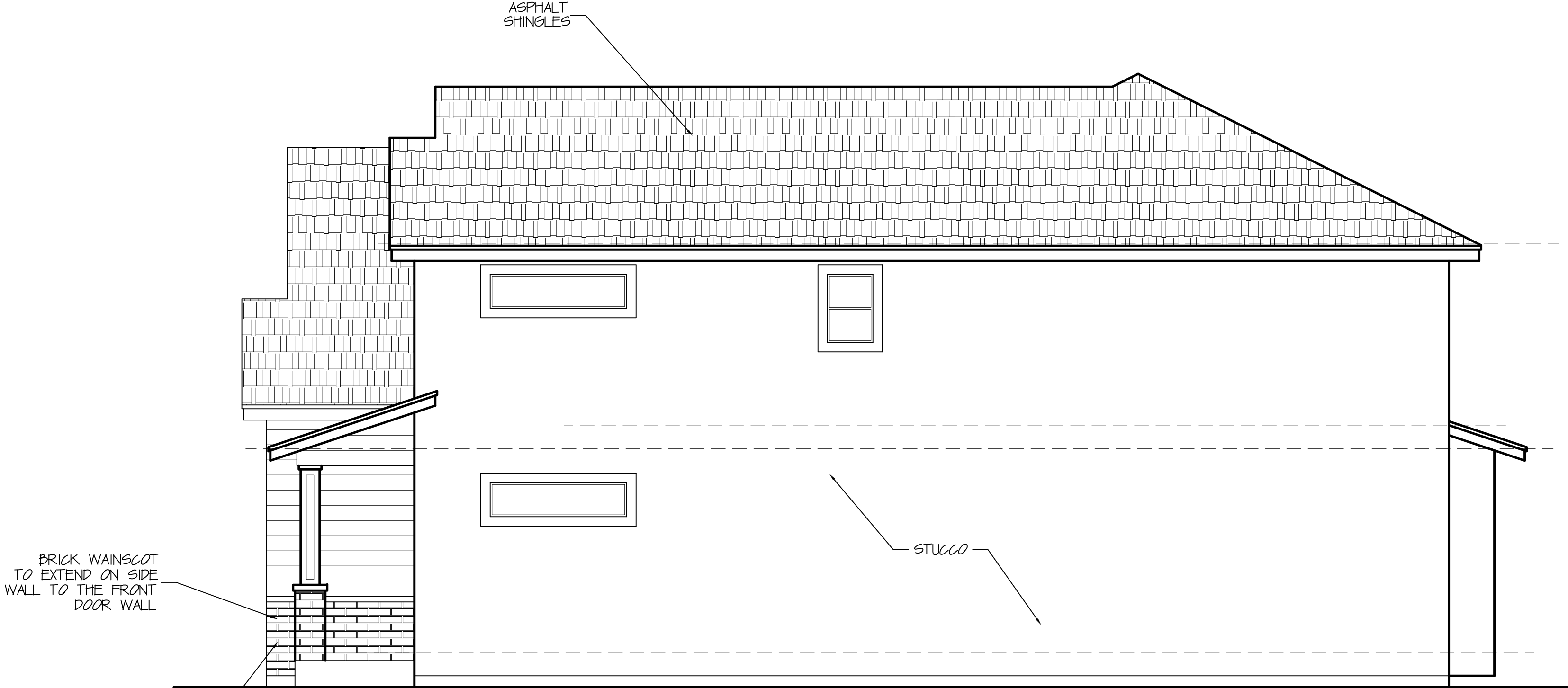
VINEYARD FIRE STATION
LOT 6543 AND 6544 COMBINED THE COTTONWOODS
VINEYARD, UTAH

DATE
MAY 2024
SCALE
NOTED
JOB NO.
PRINCETON PLAN
SHEET



REAR ELEVATION

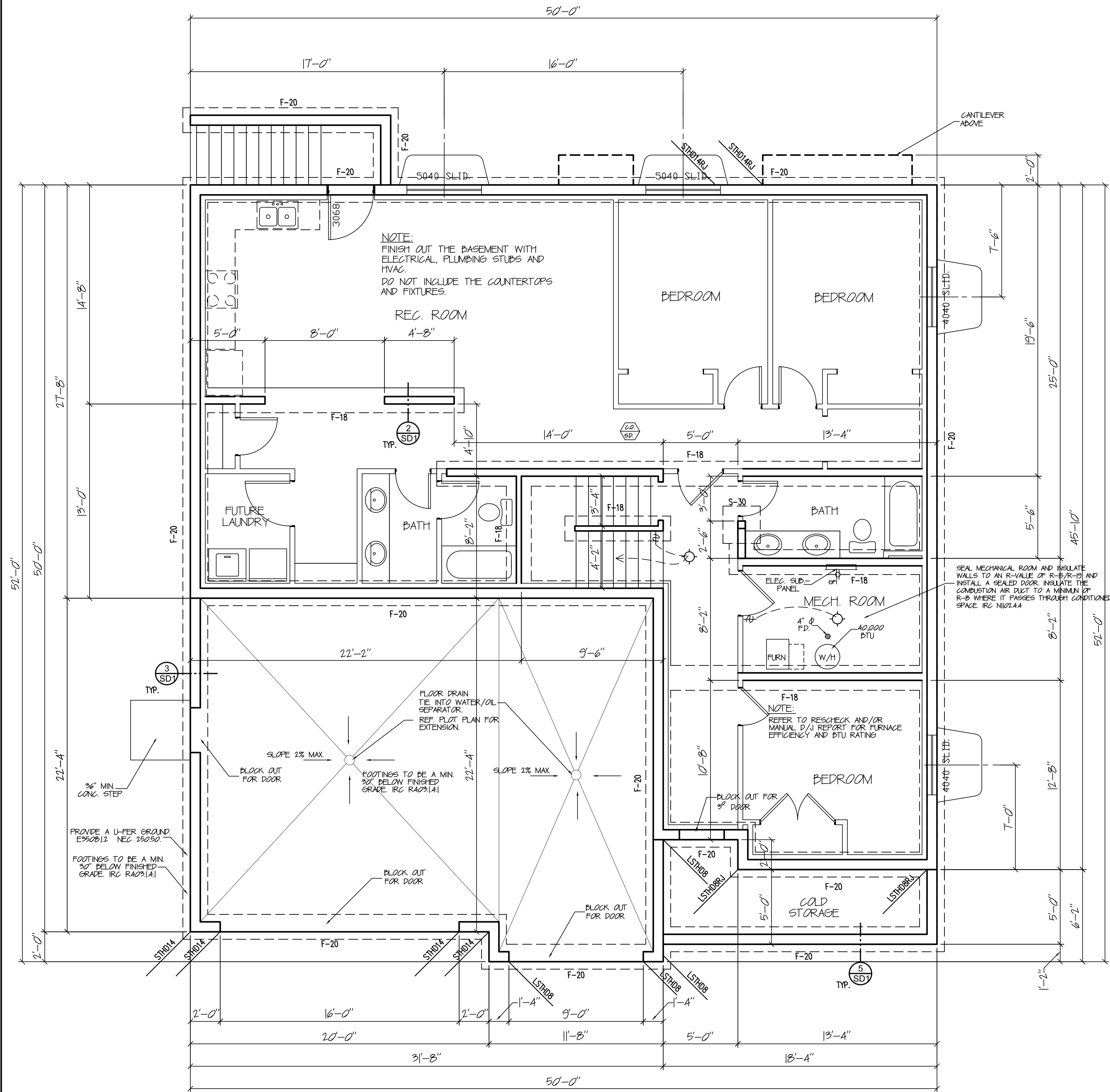
SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

ELEVATION NOTES
ALL EXCAVATION AND LANDSCAPE WORK SHALL BE COORDINATED THROUGH THE HOME OWNER AND CONTRACTOR. ANY REQUIRED ENGINEERING OR SURVEYING COSTS ARE THE RESPONSIBILITY OF THE CONTRACTOR/HOMEOWNER.
ASPHALT SHINGLE, CLAY AND CONCRETE TILE, METAL SHINGLE, MINERAL-SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLE, WOOD SHINGLE, AND WOOD SHAKE ROOF MATERIALS REQUIRE AN ICE BARRIER THAT EXTENDS FROM THE EDGE OF THE EAVES TO A POINT NOT LESS THAN 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. IRC R905
PROVIDE CROSS VENTILATION FOR ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS FOR EACH SEPARATE SPACE. VENTILATING OPENINGS SHALL BE PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED. THIS MAY BE REDUCED TO NOT LESS THAN 1 TO 300 IF: (1) OPENINGS ARE PROVIDED IN THE UPPER AND LOWER PORTIONS OF THE VENTILATED SPACE, OR, (2) A 1 PERM VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF THE CEILING. IRC R806
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FOUNDATION PLAN

1612 FINISHED
307 SQ. FT. UN-FINISHED
110 SQ. COLD STORAGE

SCALE 1/4" = 1'-0"

9'-0 BASEMENT

FOUNDATION AND BASEMENT NOTES

PROVIDE (2) # 4 BARS AT EACH SIDE OF EACH WINDOW AND DOOR OPENING OF FOUNDATION WALL. EXTEND 24" MIN. BEYOND CORNERS OF OPENING.

CONTRACTOR AND SUB-CONTRACTORS ARE RESPONSIBLE FOR FOLLOWING ALL ENGINEERING SPECIFICATIONS. ANCHOR BOLT SIZES AND SPACING MAY DIFFER PER SPECIFIC SHEARWALLS SEE SHEARWALL SCHEDULE ON FLOOR PLAN.

AS PER SEISMIC DESIGN CATEGORIES C, D₁, D₂, AND D₃, WATER HEATERS SHALL BE ANCHORED OR STRAPPED IN THE UPPER THIRD AND LOWER ONE-THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE-THIRD OF THE OPERATING WEIGHT. IRC P2801.7 (STATE AMENDMENT)

PROVIDE COMBUSTION AIR FOR ALL FUEL - BURNING APPLIANCES AT A MINIMUM RATE OF 1 SQ. INCH PER 3000 BTU/HOUR INPUT. THE ONE OPENING MUST BE IN THE TOP 12 INCHES OF THE ROOM. PROVIDE A MINIMUM OF 1 INCH CLEARANCE AROUND EQUIPMENT AT SIDES AND REAR OF THE APPLIANCE. PROVIDE MINIMUM 6 INCH CLEARANCE IN FRONT OF THE APPLIANCE. IRC M1701

CONCRETE MIX TO HAVE MINIMUM COMPRESSIVE STRENGTH OF 3,000 psi. IRC R402.2

FOUNDATION WALLS TO BE A MINIMUM 6 INCHES ABOVE ADJACENT FINISH GRADE. IRC R404.1.6

FOOTINGS FOR DECKS SUPPORTED BY THE HOUSE MUST BE FROST PROTECTED. IRC R403.1.4.1

SHOW 1/2" GYPSUM BOARD ON WALLS AND SOFFITS UNDER A STAIRWAY WITH ENCLOSED ACCESSIBLE SPACE. IRC R311.2.2

GENERAL FINISH NOTES

PROVIDE LVP IN ALL HALLWAYS AND COMMON AREAS.

PROVIDE LVT IN BATHROOMS IN LIEU OF TILES.

ALL STAIRS TO BE LVP, NO CARPET.

PROVIDE CARPET IN ALL BEDROOMS.

EXTERIOR BRICK TO BE SUNSET RED - MODULAR BY PACIFIC CLAY.

A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING / ROOF, WALLS, FOUNDATION, (SLAB, BASEMENT WALL, CRAWLSPACE WALL AND / OR FLOOR) AND DUCTS OUTSIDE THE CONDITIONED SPACES; U-FACTORS OF WINDOWS; AND THE SOLAR HEAT GAIN COEFFICIENT OF WINDOWS. THE TYPE AND EFFICIENCY OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT SHALL ALSO BE LISTED. NOTE: THE LISTING WILL NOT ALLOW YOU TO DRILL OR MODIFY THE PANEL OR COVER IN ANY WAY TO ACCOMPLISH THIS. IRC N1101.14

ROOMS CONTAINING FUEL-BURNING APPLIANCES SHALL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE OR ENCLOSED IN A ROOM. SUCH ROOMS SHALL BE SEALED AND INSULATED TO R-VALUE OF R-15/R-19. THE MECHANICAL ROOM REQUIRES A SEALED DOOR. THE COMBUSTION AIR DUCT SHALL BE INSULATED WHERE IT PASSES THROUGH CONDITIONED SPACE TO MINIMUM OF R-8. IRC N1102.4.4

TOP OF FOUNDATION WALLS TO BE A MIN. OF 6 INCHES ABOVE ADJACENT FINISHED GRADE. IRC R404.1.6

FOR FOUNDATIONS REBAR INSPECTIONS FOR FOUNDATION WALLS OVER 8 FEET HIGH, FORMS ARE NOT TO BE INSTALLED ON ONE SIDE UNTIL AFTER THE REBAR HAS BEEN INSPECTED AND APPROVED.

PROVIDE A PERIMETER FOUNDATION DRAIN, TO BE DRAINED TO AN APPROVED LOCATION. R405.1

NOTE: THIS ENGINEERING ASSUMES THAT THE CLEARANCE & SETBACK REQUIREMENTS LISTED IN IRC SECTION R403.1.7 ARE MET. IF THESE PROVISIONS ARE NOT MET, CONTACT THE ENGINEER FOR FURTHER DESIGN.

NOTE: THIS ENGINEERING ASSUMES THAT THE SITE IS STABLE HAVING NO GLOBAL STABILITY CONCERNS OR HAZARDS. IF THIS IS NOT TRUE, CONTACT SOILS ENGINEER AND PROVIDE SOILS/SLOPE STABILITY REPORT TO YORK ENGINEERING FOR REVIEW AND FURTHER DESIGN.

FOOTING, FOUNDATION AND CONCRETE

1. FOOTING DESIGN IS BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF U.N.O., SEE PLAN. IF A PROJECT SOILS REPORT HAS BEEN COMPLETED, FOLLOW ALL REPORT RECOMMENDATIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR GRANULAR FILL COMPACTED TO 95% OF MAXIMUM DENSITY. NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND. ALL FOOTINGS TO BE PLACED AT MIN. BELOW LOCAL FROST DEPTH, AND BE CONTINUOUS AND MONOLITHIC POUR.

2. CHANGES IN ELEV. SHALL BE STEPPED WITH STEP HEIGHT NOT HIGHER THAN 1/2 THE STEP LENGTH AND NOT GREATER THAN 5". NOTIFY ENGINEER IF GRADE DROPS OVER 8" IN 24' (GREATER THAN 1/3 SLOPE) SO THAT APPROPRIATE DESIGN CHANGES MAY BE MADE TO FOUNDATION AND FOOTINGS.

3. ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE NORMAL WT. CONCRETE WITH A COMPRESSIVE STRENGTH OF 2,500 PSI MIN. U.N.O. TO MEET STRENGTH REQUIREMENTS (SEE CALCS., NO SPECIAL INSPECTIONS REQUIRED U.N.O., SEE PLAN) HOWEVER, PER IRC 402.2 USE 3000 PSI CONCRETE FOR DURABILITY PURPOSES. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN .50 WITH A MINIMUM CEMENT CONTENT OF 504 LBS. PER CUBIC YARD.

4. ALL CONC. WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS REQUIRED BY ACI STANDARDS AND PRACTICES.

5. ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318. REINFORCEMENT SHALL BE FREE FROM MUD AND OIL AND OTHER NON-METALLIC COATINGS THAT HAMPER BONDING CAPACITY.

6. OWNER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS LISTED ON THE DRAWING. VERIFICATION OF ALL SITE CONDITIONS INCLUDING SITE STABILITY IS THE RESPONSIBILITY OF OTHERS

7. ALLOW 14 DAYS FOR CONCRETE TO CURE PRIOR TO BACKFILL.

8. STRUCTURAL CONCRETE EXPOSED TO FREEZE THAW CYCLES SHALL HAVE 5% AIR ENTRAINMENT, MIN.

9. RUN FOOTINGS CONTINUOUS UNDER ALL DOOR OPENINGS, SEE PLAN.

10. SILL PLATE J-BOLTS SHALL BE A307 WITH 7" MIN. EMBEDMENT IN CONCRETE U.N.O., SEE PLAN.

11. TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE USED AS SUBSTITUTION FOR SILL PLATE J-BOLTS AT SAME SIZE AND SPACING AS J-BOLTS. USE 6" TITEN HD FOR SINGLE SILL PLATE AND 8" TITEN HD FOR DBL PLATE.

12. ALL FOUNDATION HOLDDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL ABOVE AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE. DIMENSIONS TO HOLDOWN LOCATIONS MUST BE FIELD VERIFIED.

13. FOOTINGS TO BE CENTERED ON WALLS AND COLUMNS/POSTS U.N.O., SEE PLAN.

14. USE SIMPSON SET-XP EPOXY FOR CONCRETE ANCHORS U.N.O., SEE PLAN. CONTINUOUS SPECIAL INSPECTIONS REQUIRED ON ALL EPOXY OPERATIONS UNLESS WAIVED BY ENGINEER AND THE BUILDING OFFICIAL.

15. LAP REBAR 48 BAR DIAMETERS U.N.O., SEE PLAN. REINFORCING IN SLABS ON GRADE MAY BE LAPPED 24". SPLICES IN BOTTOM STEEL IN CONCRETE BEAMS AND CAST IN PLACE SUSPENDED SLABS SHALL BE STAGGERED 48 BAR DIAMETERS.

16. LINTELS IN CONCRETE WALLS MAY BE AS FOLLOWS U.N.O., SEE PLAN; FOR 3'-0" MAX SPAN, 8" DEEP WITH (2) #4 BOTT. BARS. FOR 6'-0" MAX SPAN, 12" DEEP WITH (2) #4 BOTT. BARS.

17. PROVIDE (2) EDGE BARS ABOVE CONCRETE WALL OPENINGS AND (1) BAR EACH SIDE AND BELOW OPENINGS U.N.O., SEE PLAN. MATCH SIZE OF EDGE BARS WITH TYPICAL WALL REINFORCING AND PLACE WITHIN 4" OF OPENING EDGE. EXTEND BARS 48 BAR DIAMETERS PAST EDGE OF OPENING OR EXTEND AS FAR AS POSSIBLE AND PROVIDE 90° STANDARD HOOK AT END.

18. PROVIDE HORIZONTAL BAR WITHIN 3" OF TOP AND BOTT. OF WALL AND PROVIDE VERTICAL BAR AT ALL WALL CORNERS AND ENDS.

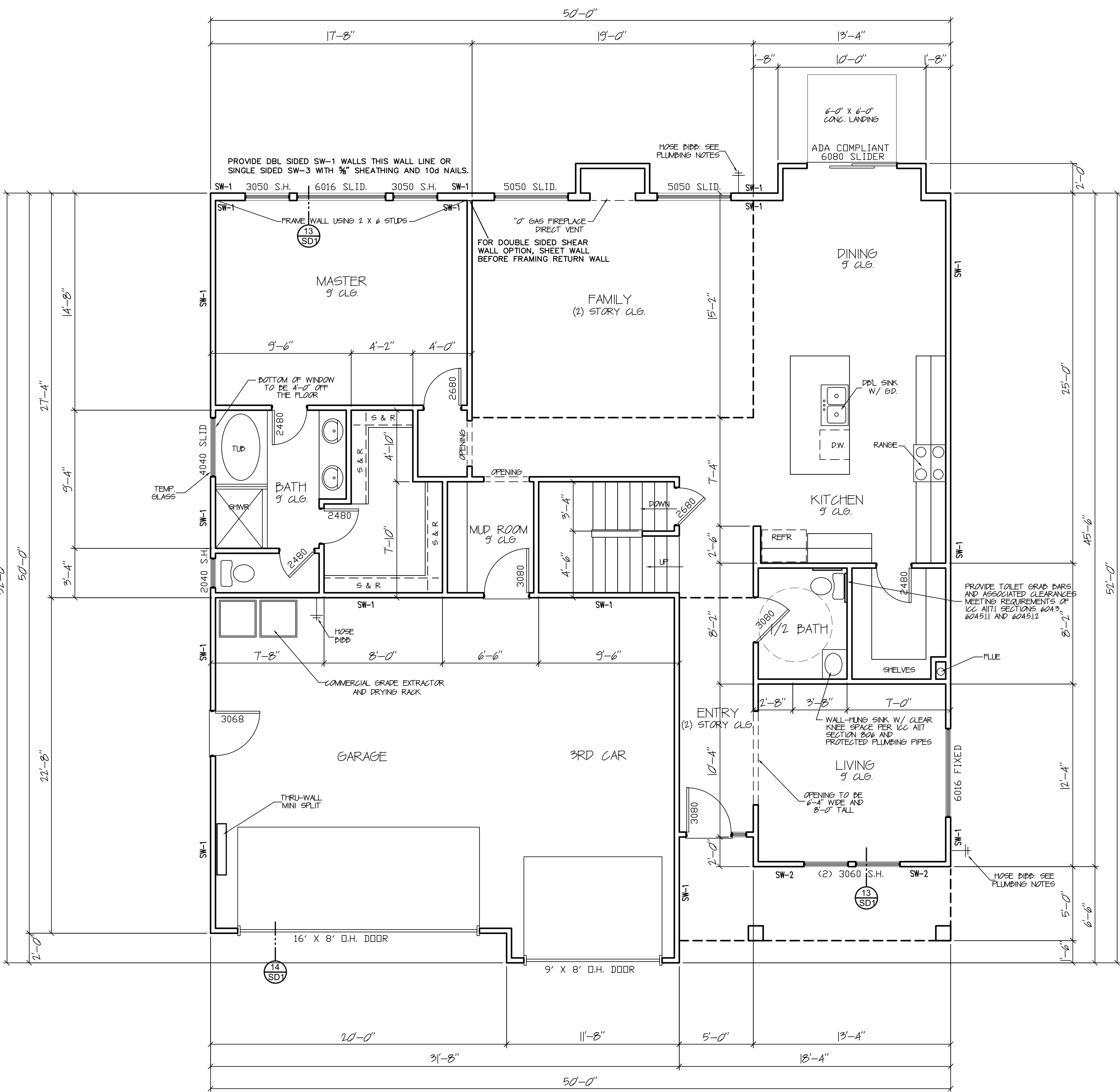
3,000 PSI CONCRETE			FOUNDATION SCHEDULE					60,000 PSI STEEL		
MAXIMUM WALL HEIGHT FROM T.O. FOOTING	TOP EDGE SUPPORT	MIN. WALL WIDTH	VERTICAL WALL REINF.		HORIZONTAL WALL REINF.		MIN. WALL FOOTING SIZE AND REINF.	NOTES	SILL PLATE J-BOLTS, U.N.O., SEE PLAN ⁸ (MIN. 7" EMBEDMENT)	
			SIZE	SPACING	SIZE	SPACING	WIDTH	REINFORCING		
2'-0" TO 4'-0"	NONE	8"	#4	32" O.C.	#4	14" O.C.		SEE PLAN		5/8" X 10" @ 32" O.C.
4'-1" TO 5'-0"	NONE	8"	#4	14" O.C.	#4	12" O.C.	36"	(4) #4 X CONT	SEE NOTE #4 BELOW	5/8" X 10" @ 32" O.C.
5'-1" TO 6'-0"	NONE	8"	#4	14" O.C.	#4	12" O.C.	42"	(5) #4 X CONT	SEE NOTE #4 BELOW	5/8" X 10" @ 32" O.C.
6'-1" TO 7'-0"	NONE	8"	#4	12" O.C.	#4	12" O.C.	48"	(6) #4 X CONT, #4 @ 11" O.C. TRANSVERSE	SEE NOTE #4 BELOW	5/8" X 10" @ 32" O.C.
7'-1" TO 8'-0"	FLOOR	8"	#4	24" O.C.	#4	18" O.C.		SEE PLAN		5/8" X 10" @ 32" O.C.
8'-1" TO 9'-0"	FLOOR	8"	#4	16" O.C.	#4	18" O.C.		SEE PLAN		5/8" X 10" @ 32" O.C.
9'-1" TO 10'-0"	FLOOR	8"	#4	12" O.C.	#4	12" O.C.	24"	(3) #4 X CONT	USE MIN F-24 FOOTING	5/8" X 10" @ 24" O.C.
10'-1" TO 11'-0"	FLOOR	8"	#4	8" O.C.	#4	12" O.C.	30"	(3) #4 X CONT	USE MIN F-30 FOOTING	5/8" X 10" @ 24" O.C.
11'-1" TO 12'-0"	FLOOR	8"	#4	4" O.C.	#4	12" O.C.	36"	(4) #4 X CONT	USE MIN F-36 FOOTING	5/8" X 10" @ 24" O.C.
> 12'-0"	REQ. ENGR.	-	-	-	-	-	-	-	CONTACT YORK ENGR.	REQUIRES ENGR.
NOTES: 1. REBAR TO BE PLACED IN THE CENTER OF THE WALL U.N.O., SEE PLAN. 2. FOOTING DOWELS SHALL EXTEND 48 BAR DIAMETERS INTO FOUNDATION WALL AND MATCH WALL VERTICAL STEEL SIZE AND SPACING. DOWELS SHALL HAVE A 90° STANDARD HOOK AT BOTTOM AND SHALL BE PLACED PER DETAILS. 3. USE 3" X 3" X 3/8" WASHERS ON J-BOLTS. IF SLOTTED WASHER IS USED, ADD CUT WASHER. 4. LARGER FOOTINGS SPECIFIED ON 4'-1" TO 7'-0" WALLS WITH NO TOP EDGE SUPPORT MAY BE REDUCED TO SIZE SPECIFIED ON PLANS, AND VERTICAL REBAR SPACING OF 24" O.C. FOR FOUNDATION WALLS MAY BE USED PROVIDED ONE OF THE FOLLOWING CONDITIONS EXIST: A. 4'-1" TO 7'-0" WALL LENGTH DOES NOT EXCEED 10'-0" AND HAS PERPENDICULAR CONCRETE RETURN WALL AT EACH END. B. UNBALANCED BACKFILL DOES NOT EXCEED 4'-0". 5. TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE SUBSTITUTED FOR J-BOLTS OF SAME SIZE AND SPACING. USE 6" TITENS FOR SINGLE SILL PL., USE 8" FOR DBL SILL PL. 6. ATTACH SILL PLATE TO FLOOR JOISTS/BLOCKING W/ A34 CLIP PER DETAILS. 7. PERIODIC SPECIAL INSPECTIONS REQUIRED ON 11'-1" TO 12'-0" FOUNDATION WALLS.										

2020 UPDATED PLAN

IRON GATE HOMES
AND CONSTRUCTION

VINEYARD FIRE STATION
LOT 6543 AND 6544 COMBINED THE COTTONWOODS
VINEYARD, UTAH

DATE
MAY 2014
SCALE
NOTED
JOB NO.
PRINCETON PLAN
SHEET
3



MAIN FLOOR PLAN
1716 SQ. FT.
2960 TOTAL SQ. FT.
SCALE 1/4" = 1'-0"

FLOOR PLAN NOTES

CONTRACTOR AND SUB-CONTRACTORS ARE RESPONSIBLE FOR FOLLOWING ANY ENGINEERING SPECIFICATIONS. ERIC ANDREWS CUSTOM HOME DESIGN IS NOT RESPONSIBLE FOR ANY ADDITIONAL FEES FOR ENGINEERING CORRECTIONS, FIX LETTERS, ETC.

VENT DRYER TO OUTSIDE W/ MIN. 4" VENT
HOSE BIBBS: NON-FREEZE TYPE BACKFLOW PREVENTER. IRC P2902.3.3, P2603.6

DOOR FROM GARAGE TO HOUSE IS TO BE 20 MIN. FIRE-RATED SELF-CLOSING DOOR

PROVIDE A MINIMUM 22" X 30" ATTIC ACCESS IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. IRC R807. SEE M1305.1.3 FOR ACCESS TO FURNACES AND OTHER MECH. EQUIPMENT IN ATTICS.

5/8" TYPE "X" GYP. ON GARAGE WALLS AND CEILING ADJACENT TO LIVING AREAS

GLAZING USED IN DOORS AND PANELS OF SHOWERS AND BATHTUB ENCLOSURES AND WALLS ENCLOSING THESE COMPARTMENTS SHALL BE TEMPERED. IRC TABLE R308.3

NOT LESS THAN 1/2 INCH GYPSUM BOARD SHALL BE USED ON THE GARAGE SIDE OF THE WALL AND CEILING SEPARATING A GARAGE AND A DWELLING. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY THE ASSEMBLY SHALL BE PROTECTED WITH NOT LESS THAN 5/8 TYPE "X" GYPSUM BOARD ON THE CEILING. NOT LESS THAN 1/2 INCH GYPSUM BOARD SHALL BE USED ON THE STRUCTURE SUPPORTING THE SEPARATION. IRC R302.5

DOORS LEADING FROM DWELLINGS TO THE GARAGE SHALL BE 1-3/8" THICK SOLID CORE OR 20 MINUTE RATED. DOORS SHALL NOT OPEN INTO A SLEEPING ROOM. DOORS SHALL BE EQUIPPED WITH SELF-LATCHING HARDWARE (INCLUDING A SELF-CLOSING DEVICE) IRC R302.5

LANDINGS SHALL HAVE A MINIMUM DIMENSION MEASURED IN THE DIRECTION OF TRAVEL OF 36 INCHES. IRC R311.7.6

SHOWERS SHALL HAVE DOORS SIZED TO PROVIDE A MINIMUM OF 22" INCH NET CLEAR OPENING. P2708.1.1

NATURAL VENTILATION EQUALING 4% OF THE FLOOR AREA SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOORS UNLESS AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 5 AIR CHANGES PER HOUR OR LESS WHERE TESTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES. w.c. IRC R303.4, N1102.4.1.2

BLOWER DOOR TEST IS REQUIRED AT FINAL

TEMPERED GLASS SHALL BE PROVIDED IN: FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN A 24" ARCH OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE THAT IS WITHIN 5 FT OF STAIRS, OR GLAZING WITHIN 5 FT OF SPAS OR POOLS. CERTAIN FIXED GLASS PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT. IRC R308

AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE TESTED IN ACCORDANCE WITH UL325. IRC R309.4

PROVIDE AIRSPACE AT TOPS, SIDES AND ENDS OF GIRDERS ENTERING EXTERIOR CONCRETE OR MASONRY WALLS UNLESS WOODS RESISTANT TO DECAY ARE USED. IRC R317.1 #4

NO WOOD SHALL BE NEARER THAN 8" IN THICKNESS WITH AN IMPERVIOUS MEMBRANE INSTALLED BETWEEN THE EARTH AND THE CONCRETE. THIS INCLUDES DECKS AND SIDING. IRC R317.1 #2

FIRE BLOCK STUD SPACES AT SOFFITS, FLOOR AND CEILING JOIST LINES, AT 10 FT. VERTICALLY AND HORIZONTALLY, AND AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY SPACES FOR FACTORY-BUILT CHIMNEYS, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES. IRC R302.11

GENERAL FINISH NOTES

PROVIDE LVP IN ALL HALLWAYS AND COMMON AREAS.

PROVIDE LVT IN BATHROOMS IN LIEU OF TILES.

ALL STAIRS TO BE LVP, NO CARPET.

PROVIDE CARPET IN ALL BEDROOMS.

EXTERIOR BRICK TO BE SUNSET RED - MODULAR BY PACIFIC CLAY.

SHEAR WALL NOTES

ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED PER TYPICAL SHEAR WALL REQUIREMENTS MIN. U.N.O., WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SHEATHING SHALL BE APA RATED 24/16 MIN., NAILS SHALL BE SPACED 1/2" MIN. FROM PANEL EDGE AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. BLOCK AND EDGE NAIL ALL HORIZONTAL SHEATHING JOINTS.

SHEAR WALL SCHEDULE

TYPE	SHEATHING	NAIL SIZE	NAIL SPACING		STAPLE EQ.	BOTTL. PL TO RIM ATTACHMENT	RIM/BLCK TO PL ATTACHMENT BELOW DBL SIDED SHEAR WALLS
			EDGE	FIELD			
TYPICAL ¹	7/16" ONE SIDE ²	8d	6" O.C.	12" O.C.	16G @ 3" O.C.	16d @ 6" O.C.	LTP4 DR A35 @ 16" O.C.
SW-1 ⁴	7/16" ONE SIDE ²	8d	4" O.C. ²	12" O.C.	16G @ 2" O.C.	16d @ 6" O.C.	LTP4 DR A35 @ 16" O.C.
SW-2 ³	7/16" ONE SIDE ²	8d	3" O.C. ²	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8" O.C. ^{7,8}	LTP4 DR A35 @ 12" O.C.
SW-3 ³	7/16" ONE SIDE ²	8d	2" O.C. ²	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8" O.C. ^{7,8}	LTP4 DR A35 @ 9" O.C.

- NOTES:
1. 16 GAGE X 1-1/2" STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2 SPACING ON TYPICAL AND SW-1 WALLS.
2. WHERE SHEAR WALLS ARE INDICATED ON PLANS AT BOTH SIDES OF WALL, PROVIDE SHEATHING BOTH SIDES OF WALL (DBL SIDED SHEAR WALL) AND STAGGER EDGE NAILS.
3. PROVIDE 3X OR DBL 2X MEMBERS AT ADJOINING PANEL EDGES AT SW-2 AND SW-3 AND LAP SHEATHING 1 1/4" MIN. ONTO FRAMING MEMBERS AT PANEL EDGES.
4. AT TYPICAL AND SW-1 WALLS, LAP SHEATHING 3/4" ONTO FRAMING MEMBERS AT PANEL EDGES.
5. LAP SHEATHING 1 1/4" MIN. ONTO SILL PLATES ON FOUNDATIONS.
6. NAILS TO BE COMMON OR GALVANIZED BOX.
7. AT SINGLE SIDED SHEAR WALLS WHERE SHEATHING IS LAPPED TO CENTER OF RIM, WALL TOP PL OR TO SILL PLATE BELOW, 16d @ 6" O.C. MAY BE USED FOR WALL BOTTOM PLATE TO RIM ATTACHMENT.
8. USE 5" SCREWS FOR WALL PLATE TO RIM ATTACHMENT IF FLOOR SHEATHING IS GREATER THAN 3/4" THICK.
9. EDGE NAIL SHEATHING TO POSTS AT HOLDOWNS WITH (2) ROWS EDGE NAILING.

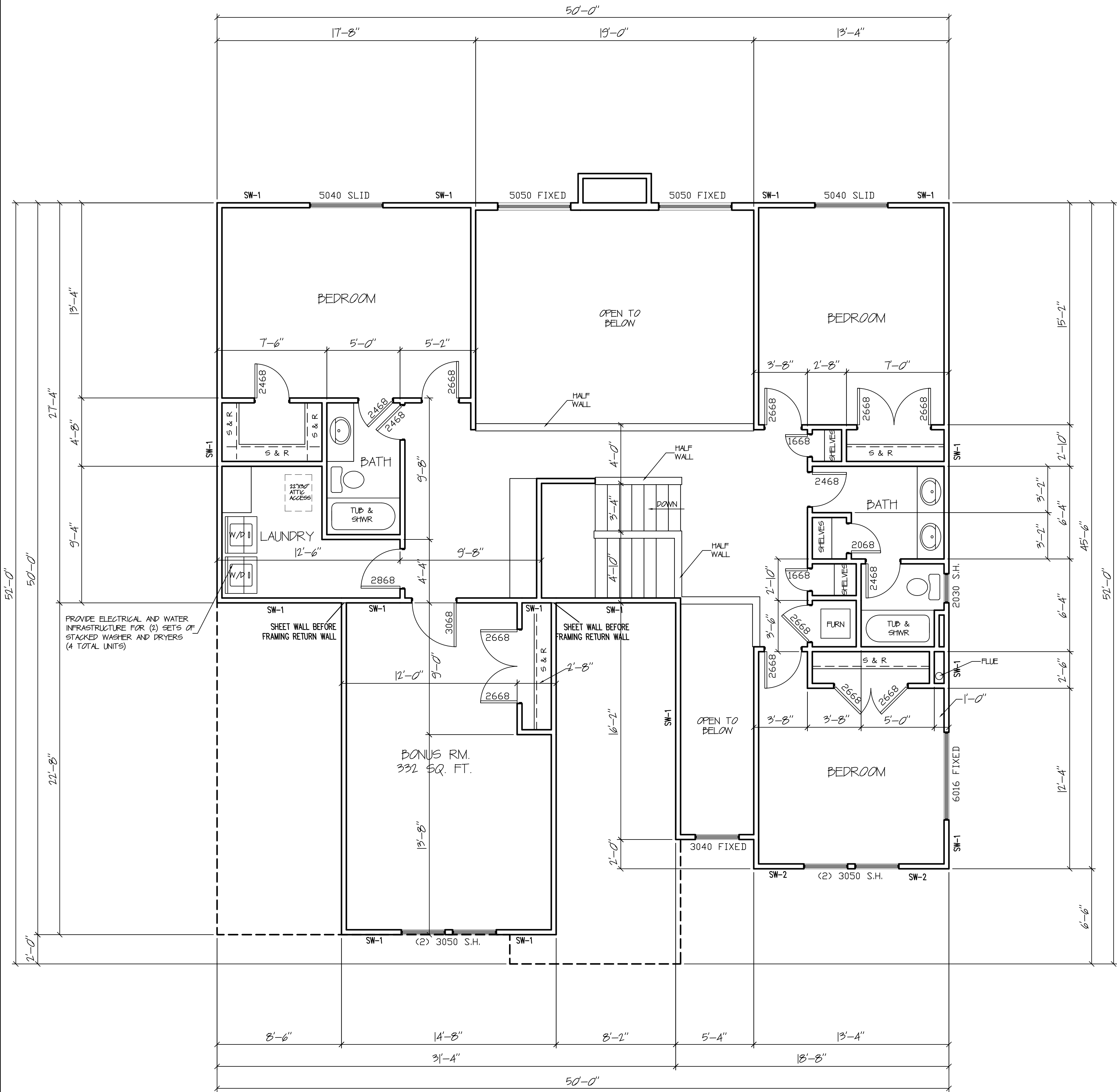
2020 UPDATED PLAN

IRON GATE HOMES
AND CONSTRUCTION

VINEYARD FIRE STATION
LOT 6543 AND 6544 COMBINED THE COTTONWOODS
VINEYARD, UTAH

DATE
MAY 2024
SCALE
NOTED
JOB NO.
PRINCETON PLAN
SHEET

4



UPPER FLOOR PLAN
1244 SQ. FT.
2960 TOTAL SQ. FT.
(+332 SQ. FT. FOR BONUS ROOM)
SCALE 1/4" = 1'-0"

FLOOR PLAN NOTES

CONTRACTOR AND SUB-CONTRACTORS ARE RESPONSIBLE FOR FOLLOWING ANY ENGINEERING SPECIFICATIONS. ERIC ANDREWS CUSTOM HOME DESIGN IS NOT RESPONSIBLE FOR ANY ADDITIONAL FEES FOR ENGINEERING CORRECTIONS, FIX LETTERS, ETC.

VENT DRYER TO OUTSIDE W/ MIN. 4" VENT

PROVIDE A MINIMUM 22" X 30" ATTIC ACCESS IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. IRC R807. SEE M1305.1.3 FOR ACCESS TO FURNACES AND OTHER MECH. EQUIPMENT IN ATTICS.

GLAZING USED IN DOORS AND PANELS OF SHOWERS AND BATHTUB ENCLOSURES AND WALLS ENCLOSING THESE COMPARTMENTS SHALL BE TEMPERED. IRC TABLE R308.3

SHOWERS SHALL HAVE DOORS SIZED TO PROVIDE A MINIMUM OF 22" INCH NET CLEAR OPENING. P2708.1.1

GENERAL FINISH NOTES

PROVIDE LVP IN ALL HALLWAYS AND COMMON AREAS.

PROVIDE LVT IN BATHROOMS IN LIEU OF TILES.

ALL STAIRS TO BE LVP, NO CARPET.

PROVIDE CARPET IN ALL BEDROOMS.

EXTERIOR BRICK TO BE SUNSET RED - MODULAR BY PACIFIC CLAY.

SHEAR WALL NOTES

ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED PER TYPICAL SHEAR WALL REQUIREMENTS MIN. U.N.O., WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SHEATHING SHALL BE APA RATED 24/16 MIN., NAILS SHALL BE SPACED 1/2" MIN. FROM PANEL EDGE AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. BLOCK AND EDGE NAIL ALL HORIZONTAL SHEATHING JOINTS.

SHEAR WALL SCHEDULE

TYPE	SHEATHING	NAIL SIZE	NAIL SPACING		STAPLE EQ.	BOT. PL TO RIM ATTACHMENT	RIM/BLOCK TO PL ATTACHMENT BELOW DBL SIDED SHEAR WALLS
			EDGE	FIELD			
TYPICAL ⁴	7/16" ONE SIDE ²	8d	6" O.C.	12" O.C.	16G @ 3' O.C.	16d @ 6' O.C.	LTP4 DR A35 @ 16' O.C.
SW-1 ⁴	7/16" ONE SIDE ²	8d	4" O.C. ²	12" O.C.	16G @ 2' O.C.	16d @ 6' O.C.	LTP4 DR A35 @ 16' O.C.
SW-2 ³	7/16" ONE SIDE ²	8d	3" O.C. ²	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8' O.C. ^{7,8}	LTP4 DR A35 @ 12' O.C.
SW-3 ³	7/16" ONE SIDE ²	8d	2" O.C. ²	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8' O.C. ^{7,8}	LTP4 DR A35 @ 9' O.C.

- NOTES:
- 16 GAGE X 1-1/2" STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2 SPACING ON TYPICAL AND SW-1 WALLS.
 - WHERE SHEAR WALLS ARE INDICATED ON PLANS AT BOTH SIDES OF WALL, PROVIDE SHEATHING BOTH SIDES OF WALL (DBL SIDED SHEAR WALL) AND STAGGER EDGE NAILS.
 - PROVIDE 3X OR DBL 2X MEMBERS AT ADJOINING PANEL EDGES AT SW-2 AND SW-3 AND LAP SHEATHING 1 1/4" MIN. ONTO FRAMING MEMBERS AT PANEL EDGES.
 - AT TYPICAL AND SW-1 WALLS, LAP SHEATHING 3/4" ONTO FRAMING MEMBERS AT PANEL EDGES.
 - LAP SHEATHING 1 1/4" MIN. ONTO SILL PLATES ON FOUNDATIONS.
 - NAILS TO BE COMMON OR GALVANIZED BOX.
 - AT SINGLE SIDED SHEAR WALLS WHERE SHEATHING IS LAPPED TO CENTER OF RIM, WALL TOP PL OR TO SILL PLATE BELOW, 16d @ 6" O.C. MAY BE USED FOR WALL BOTTOM PLATE TO RIM ATTACHMENT.
 - USE 5" SCREWS FOR WALL PLATE TO RIM ATTACHMENT IF FLOOR SHEATHING IS GREATER THAN 3/4" THICK.
 - EDGE NAIL SHEATHING TO POSTS AT HOLDOWNS WITH (2) ROWS EDGE NAILING.

2020 UPDATED PLAN

IRON GATE HOMES
AND CONSTRUCTION

VINEYARD FIRE STATION
LOT 6543 AND 6544 COMBINED THE COTTONWOODS
VINEYARD, UTAH

DATE
MAY 2024
SCALE
NOTED
JOB NO.
PRINCETON PLAN
SHEET
5

**IRON GATE HOMES
AND CONSTRUCTION**

VINEYARD FIRE STATION
LOT 6543 AND 6544 COMBINED THE COTTONWOODS
VINEYARD, UTAH

6

1. SILL PLATE J-BOLTS SHALL HAVE A 3"x3"x1/4" WASHER AT EACH BOLT. IF SLOTTED WASHER IS USED, ADD UOT WASHER.
2. ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL AND/OR INTER LEVEL STRAP ABOVE (WHERE OCCURS) AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PIER FOR THE HOLDOWN SCHEDULE.
3. STRAPS CALLED OUT ON FLOOR AND FLOOR FRAMING PLANS ARE VERTICAL INTER LEVEL STRAPS AND SHALL BE CENTERED ON RIM BOARD AND ALIGNED WITH END OF SHEAR WALL AND ATTACHED TO FULL HEIGHT KING STUDS UNLESS NOTED OR SHOWN OTHERWISE, SEE PLANS.
4. WALL DBL TOP PLATES SHALL BE 2X MIN. AND SHALL LAP 36" AT ALL SPLICES WITH (12) 16D NAILS STAGGERED EACH SIDE OF SPLICE U.N.O., SEE PLAN. WHERE PLATES DO NOT LAP, PROVIDE C516X32" STRAP TO SPLICE PLATES. ALIGN WALL STUD WITH PLATE JOINTS.
5. PROVIDE DBL CANTILEVER FLOOR JOISTS BELOW (2) 12" (OR MORE) TRIMMERS/POSTS AND WHERE SHEAR WALL HOLDOWN STRAPS ARE REQUIRED.
6. ATTACH (2) PLY HEADERS TOGETHER WITH (3) 16d AT 12" OR (2) 16d OK FOR 2X6 HEADERS), USE (3) 16d AT 12" O.C. EACH SIDE FOR (3) PLY HEADERS, (4) 16d AT (2) AND (3) PLY HEADERS WHEN HEADER HEIGHT IS GREATER THAN 11". ATTACH (4) PLY HEADERS TOGETHER WITH (2) 1/2" THROUGH BOLTS AT 16" O.C. OR (2) SDS 1/4" X 6" SCREWS AT 16" O.C. EACH SIDE OF HEADER U.N.O., SEE PLAN.
7. SEE BEARING WALL CONSTRUCTION TABLE FOR WALL FRAMING REQUIREMENTS.
8. EDGE NAIL SHEATHING TO ALL DRAG MEMBERS.
9. WHEN CHIMNEY IS SUPPORTED BY ROOF/FLOOR FRAMING, TRUSS/JOIST MFR TO DESIGN TRUSSES/JOISTS TO SUPPORT CHIMNEY. CHIMNEY SHALL EXTEND FROM ROOF TO FLOOR. IF CHIMNEY EXTENDS MORE THAN 4' ABOVE ROOF SHALL BE FRAMED WITH 2X6 @12" O.C., USE LSL 2X6 @12" O.C. FOR CHIMNEYS EXTENDING MORE THAN 8' ABOVE THE ROOF. CHIMNEYS EXTENDING MORE THAN 10' ABOVE THE ROOF SHALL BE LATERALLY BRACED (WITHIN 4' OF CHIMNEY TOP) TO THE ROOF FRAMING WITH CABLES OR RODS ANCHORED TO RESIST SEISMIC AND WIND LOADS. CHIMNEYS THAT EXTEND MORE THAN 6' ABOVE THE ROOF AND ARE SUPPORTED BY ROOF/FLOOR FRAMING (TRUSS) DO NOT EXTEND CONTINUOUS THROUGH ROOF SHALL HAVE A MISC48B3 ANCHOR AT EACH CORNER (HOOKED UNDER ROOF JOIST OR TRUSS TOP CHORD).
10. ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.

MFB-1 (2) 1 $\frac{3}{4}$ " X 11 $\frac{7}{8}$ " LVL
MFB-2 NOT USED
MFB-3 (2) 2 X 8
MFB-4 NOT USED
MFB-5 (2) 1 $\frac{3}{4}$ " X 11 $\frac{7}{8}$ " LVL

CS16 FLOOR TIE STRAPS

LAP UPPER LEVEL WALL SHEATHING TO CENTER OF RIM OR WALL DBL TOP PL BELOW OR INSTALL VERTICAL CS16X36" STRAPS AT 32" O.C. (CENTERED ON RIM).

LAP LOWER AND MAIN LEVEL WALL SHEATHING TO CENTER OF RIM OR ONTO SILL PLATE BELOW OR INSTALL VERTICAL CS16X24" STRAPS AT 32" O.C. (CENTERED ON WALL BOTTL. PLATE).

AT SW-1 WALLS, CS16 STRAPS NOT NEEDED IF SHEATHING IS BROKE AT CENTER OF WALL BOTTL. PLATE.

AT DBL SIDED SHEAR WALLS, EXTERIOR SHEATHING MUST LAP TO LOWER RIM OR WALL/SILL PLATE AS DESCRIBED ABOVE (CS16 STRAP RETROFIT NOT ALLOWED).

SHEATHING NOTES

- 1.STAGGER ROOF AND FLOOR SHEATHING JOINTS, SEE ROOF SHEATHING LAYOUT DETAIL.
- 2.INSTALL ROOF AND FLOOR SHEATHING WITH LONG DIMENSION PERPENDICULAR TO TRUSSES/JOISTS U.N.O., SEE PLAN. SHEATHING INSTALLED WITH LONG DIMENSION PARALLEL TO JOISTS/TRUSSES SHALL BE 5 PLY PLYWOOD CONFORMING TO APA STANDARD PS-1.
- 3.NAILS SHALL BE 1/2" MIN FROM SHEATHING EDGE.
- 4.ALL FLOOR AND ROOF SHEATHING PIECES SHALL BE 48" X 48" MIN.
- 5.PROVIDE EDGE NAILING AT ALL SUPPORTED AND BLOCKED PANEL EDGES AND PER DETAILS.

WALL SHEATHING: 7/16" APA RATED 24/16 MIN. U.N.O., SEE PLAN. ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SEE PLANS AND SHEAR WALL SCHEDULE FOR NAILING REQUIREMENTS.

ROOF SHEATHING: 7/16" APA RATED 24/16 MIN. WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING FOR ROOF SNOW LOAD LESS THAN OR EQUAL TO 40 PSF. FOR ROOF SNOW LOAD GREATER THAN 40 PSF USE 5/8" APA RATED 40/20 MIN. WITH 10d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O., SEE PLAN.

FLOOR SHEATHING: 3/4" T&G APA RATED 40/20 MIN. (48/24 WHEN FLOOR TRUSSES/JOISTS ARE AT 24" O.C.) WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O., SEE PLAN. GLUE SHEATHING TO JOISTS/TRUSSES WITH ADHESIVE CONFORMING TO APA SPECIFICATIONS.

FRAMING NOTES

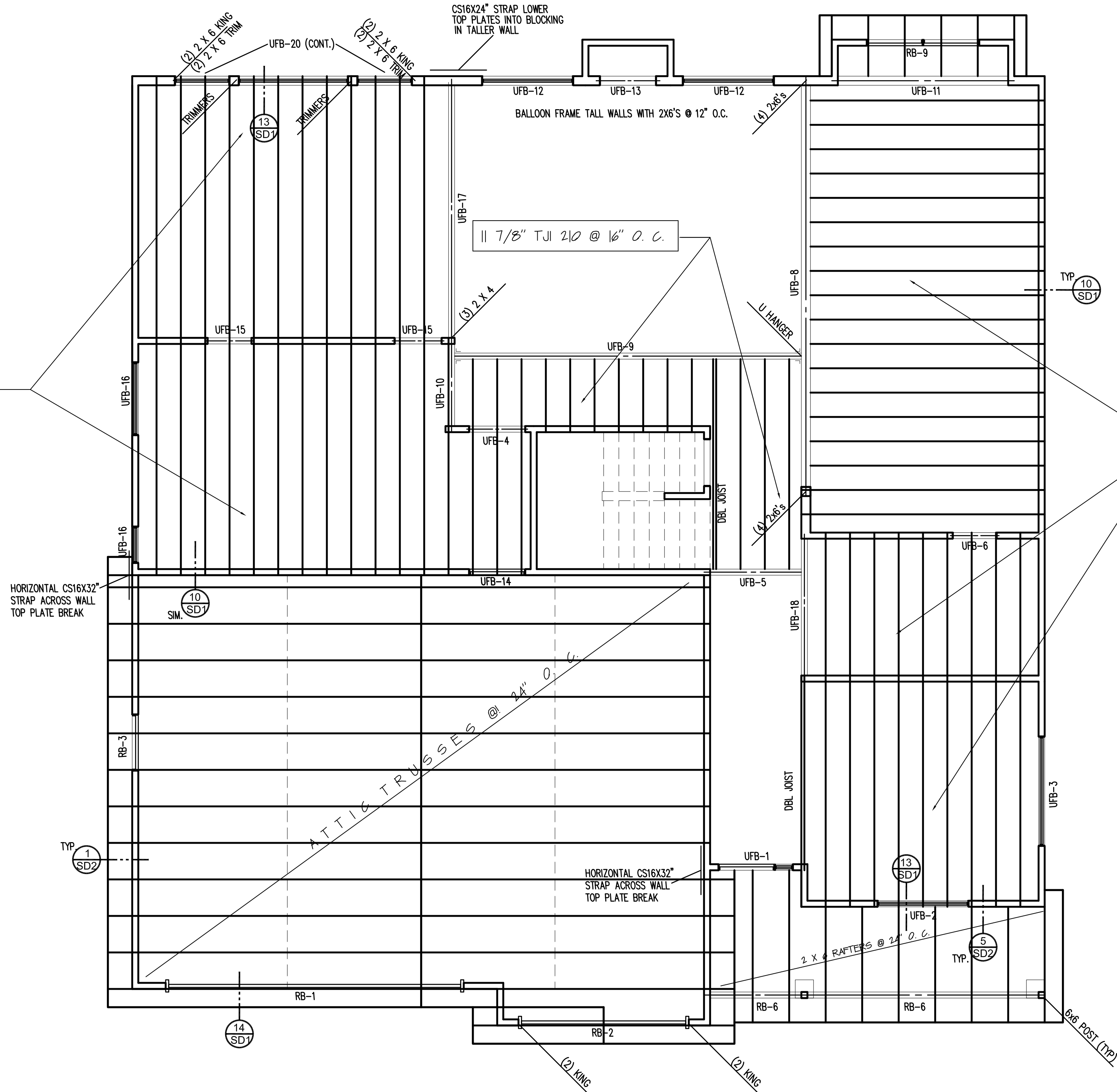
- 1.SILL PLATE J-BOLTS SHALL HAVE A 3"X3"X1/4" WASHER AT EACH BOLT. IF SLOTTED WASHER IS USED, ADD CUT WASHER.
- 2.ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL AND/OR INTER LEVEL STRAP ABOVE (WHERE OCCURS) AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE.
- 3.STRAPS CALLED OUT ON FLOOR AND FLOOR FRAMING PLANS ARE VERTICAL INTER LEVEL STRAPS AND SHALL BE CENTERED ON RIM BOARD AND ALIGNED WITH END OF SHEAR WALL ABOVE AND ATTACHED TO FULL HEIGHT KING STUDS UNLESS NOTED OR SHOWN OTHERWISE, SEE PLANS.
- 4.WALL DBL TOP PLATES SHALL BE 2X MIN. AND SHALL LAP 36" AT ALL SPLICES WITH (12) 16d NAILS STAGGERED EACH SIDE OF SPLICE U.N.O, SEE PLAN. WHERE PLATES DO NOT LAP, PROVIDE CS16X32" STRAP TO SPLICE PLATES. ALIGN WALL STUD WITH PLATE JOINTS.
- 5.PROVIDE DBL CANTILEVER FLOOR JOISTS BELOW (2) PLY (OR MORE) TRIMMERS/POSTS AND WHERE SHEAR WALL HOLDOWN STRAPS ARE INDICATED.
- 6.ATTACH (2) PLY HEADERS TOGETHER WITH (3) 16d AT 12" O.C. [(2) 16d OK FOR 2X6 HEADERS] USE (3) 16d AT 12" O.C. EACH SIDE FOR (3) PLY HEADERS, USE (4) 16d AT (2) AND (3) PLY HEADERS WHEN HEADER HEIGHT IS GREATER THAN 11". ATTACH (4) PLY HEADERS TOGETHER WITH (2) 1/2" THROUGH BOLTS AT 16" O.C. OR (2) SDS 1/4" X 6" SCREWS AT 16" O.C. EACH SIDE OF HEADER U.N.O., SEE PLAN.
- 7.SEE BEARING WALL CONSTRUCTION TABLE FOR WALL FRAMING REQUIREMENTS.
- 8.EDGE NAIL SHEATHING TO ALL DRAG MEMBERS.
- 9.WHEN CHIMNEY IS SUPPORTED BY ROOF/FLOOR FRAMING, TRUSS/JOIST MFR TO DESIGN TRUSSES/JOISTS TO SUPPORT CHIMNEY WEIGHT INCLUDING VENEER WHERE OCCURS. CHIMNEYS CANTILEVERING MORE THAN 4' ABOVE ROOF SHALL BE FRAMED WITH 2X6 @12" O.C.; USE LSL 2X6 @ 12" O.C. FOR CHIMNEYS EXTENDING MORE THAN 8' ABOVE THE ROOF. CHIMNEYS EXTENDING MORE THAN 10' ABOVE THE ROOF SHALL BE Laterally BRACED (WITHIN 4' OF CHIMNEY TOP) TO THE ROOF FRAMING WITH CABLES OR RODS ANCHORED TO RESIST SEISMIC AND WIND LOADS. CHIMNEYS THAT EXTEND MORE THAN 6' ABOVE THE ROOF AND ARE SUPPORTED BY ROOF FRAMING (FRAMING DOES NOT EXTEND CONTINUOUS THROUGH ROOF) SHALL HAVE A MSTC48B3 ANCHOR AT EACH CORNER (HOOKED UNDER ROOF JOIST OR TRUSS TOP CHORD).
10. ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.

UPPER FLOOR BEAM SCHEDULE:

UFB-1	(2) 2 X 6
UFB-2	(2) 2 X 6
UFB-3	(2) 2 X 6
UFB-4	(2) 2 X 8
UFB-5	(1) 1 1/2" X 11 1/8" LVL
UFB-6	(2) 2 X 6
UFB-7	NOT USED
UFB-8	(3) 1 1/2" X 18" LVL
UFB-9	(2) 1 1/2" X 11 1/8" LVL
UFB-10	(2) 2 X 10
UFB-11	(2) 1 1/2" X 9 1/2" LVL
UFB-12	(2) 2 X 6
UFB-13	(2) 2 X 6
UFB-14	(2) 2 X 6
UFB-15	(2) 2 X 6
UFB-16	(2) 2 X 6
UFB-17	(1) 1 1/2" X 11 1/8" LVL OR DOUBLE JOIST
UFB-18	(2) 2 X 10
UFB-19	NOT USED
UFB-20	(2) 1 1/2" X 11 1/8" LVL

ROOF BEAM SCHEDULE:

RB-1	(2) 1 1/2" X 11 1/8" LVL
RB-2	(2) 2 X 10
RB-3	(2) 2 X 6
RB-4	(2) 2 X 6
RB-5	(2) 2 X 6
RB-6	(2) 2 X 10
RB-7	(2) 2 X 10
RB-8	(2) 2 X 8
RB-9	(2) 2 X 6
RB-10	(2) 1 1/2" X 7 1/2" LVL
RB-11	(2) 2 X 10
RB-12	(2) 1 1/2" X 7 1/2" LVL



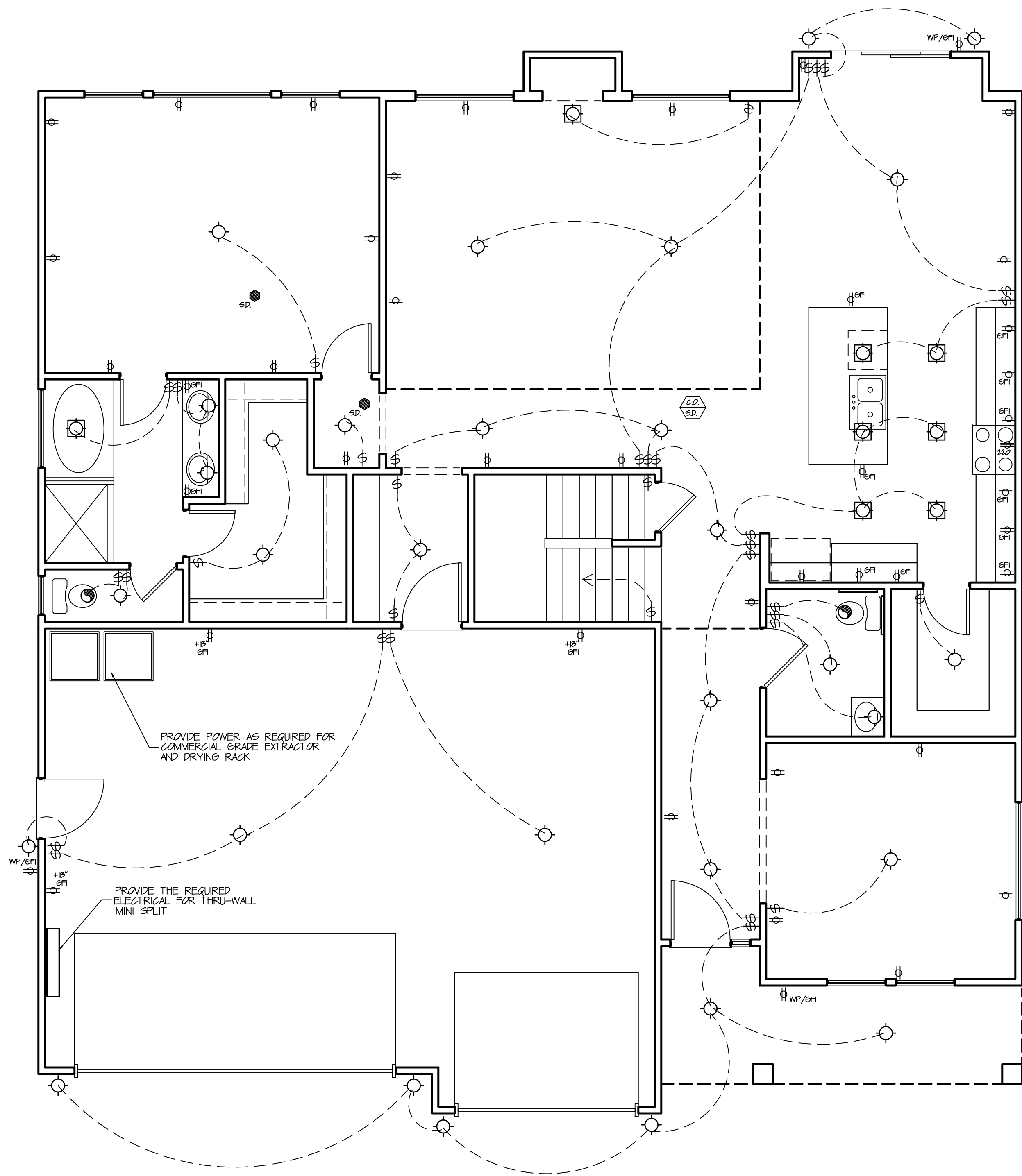
UPPER FLOOR FRAMING PLAN SCALE 1/4" = 1'-0"

SHOP MANUF. AND ENGINEERED
TRUSSES @ 24" O. C.

SHOP MANUF. AND ENGINEERED
TRUSSES @ 24" O. C.

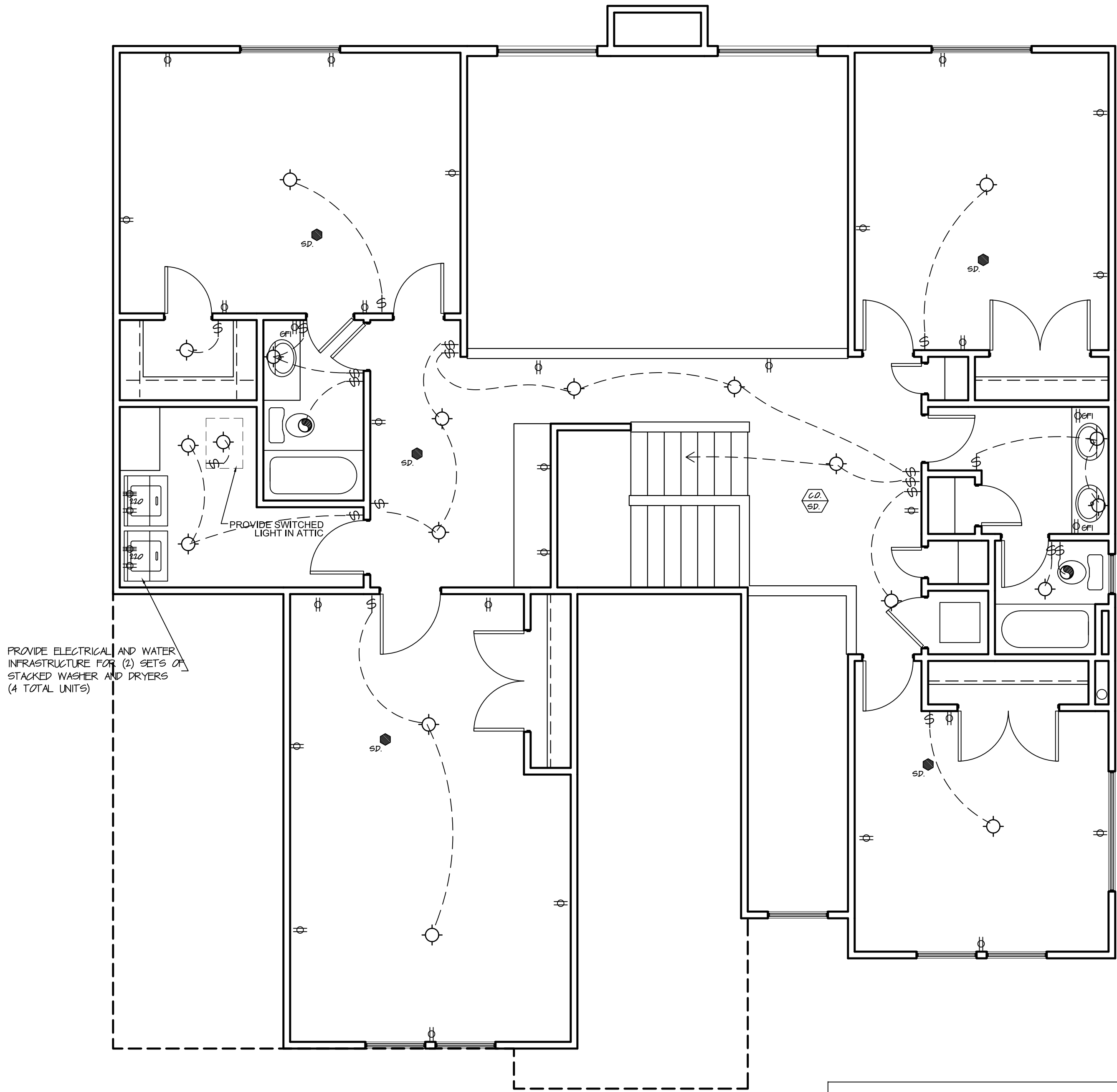
SCALE 1/4" = 1'-0"

RB-1	(2) 1 $\frac{1}{2}$ X 11 $\frac{1}{2}$ LVL
RB-2	(2) 2 X 10
RB-3	(2) 2 X 6
RB-4	(2) 2 X 6
RB-5	(2) 2 X 6
RB-6	(3) 2 X 10
RB-7	(2) 2 X 10
RB-8	(2) 2 X 8
RB-9	(2) 2 X 6
RB-10	(2) 1 $\frac{1}{2}$ X 7 $\frac{1}{2}$ LVL
RB-11	(2) 2 X 10
RB-12	(2) 1 $\frac{1}{2}$ X 7 $\frac{1}{2}$ LVL



ELECTRICAL PLAN
MAIN FLOOR

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



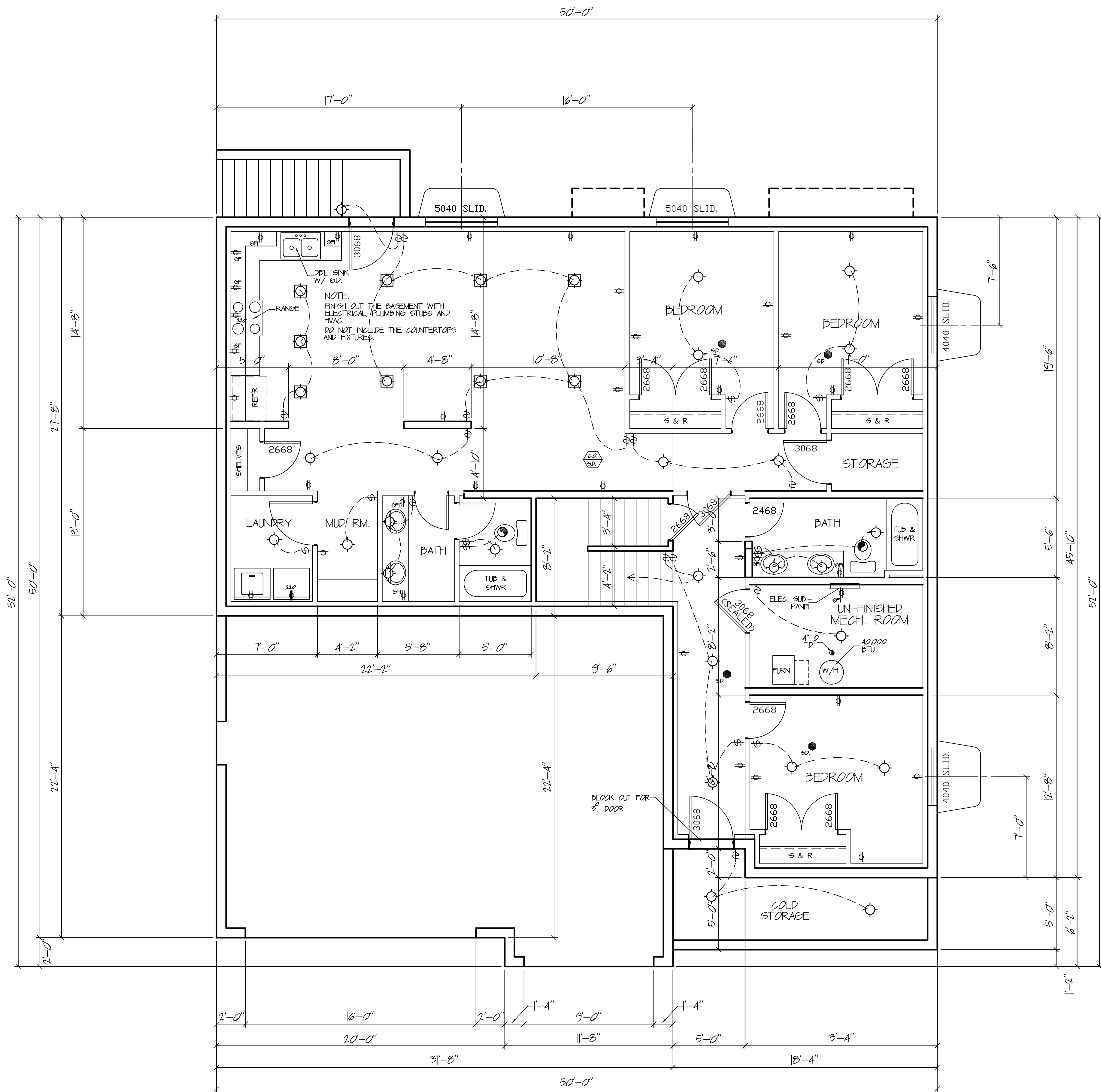
ELECTRICAL PLAN
UPPER FLOOR

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

ELECTRICAL LEGEND	
	LIGHT SWITCH (FIELD VERIFY SINGLE OR 3-WAY)
	DUPLEX RECEPTACLE OUTLET
	GROUND FAULT INTERCEPT DUPLEX RECEPTACLE OUTLET
	WATER PROOF GFI DUPLEX RECEPTACLE OUTLET
	220 V. OUTLET
	CEILING MOUNTED DUPLEX RECEPTACLE OUTLET
	SURFACE MOUNT LIGHT FIXTURE
	RECESSED CAN LIGHT
	EXHAUST FAN
	SMOKE DETECTOR WIRE IN SERIES W/ BATTERY BACK-UP
	SMOKE / CARBON MONOXIDE COMP. UNIT DETECTORS WIRED IN SERIES 120V W/ BATTERY BACKUP

ELECTRICAL NOTES

- ALL BEDROOM OUTLETS, SWITCHES, LIGHTS, AND SMOKE DETECTORS TO BE ARC FAULT PROTECTED.
- ALL 120V SINGLE PHASE 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER COMBINATION TYPE.
- GARAGE ELECTRICAL OUTLETS TO BE A MIN. OF 18" ABOVE THE GARAGE FLOOR.
- PLASTIC ELECTRICAL BOXES IN GARAGE FIRE WALLS TO BE A MIN. 2 HOUR LISTING.
- PROVIDE BUBBLE COVERS ON ALL EXTERIOR OUTLETS.
- CEILING FANS TO HAVE FAN RATED BOX.
- CARBON MONOXIDE DETECTORS REQUIRED ON ALL HABITABLE LEVELS.
- LIGHTS IN CLOSETS SHALL CONFORM TO CLEARANCES SPECIFIED IN THE I.R.C.
- SMOKE ALARMS ARE REQUIRED IN ALL BEDROOMS, HALLWAYS IN THE IMMEDIATE VICINITY OF BEDROOMS, ALL LEVELS OF DWELLING, INCLUDING BASEMENT.
- PROVIDE A WATER PROOF, GFI PROTECTED 110V OUTLET WITHIN 25' OF A/C COMPRESSOR.



FOUNDATION PLAN

1610 FINISHED
90 SQ. FT. UN-FINISHED
110 SQ. COLD STORAGE

SCALE 1/4" = 1'-0"

FOUNDATION AND
BASEMENT NOTES

PROVIDE (2) # 4 BARS AT EACH SIDE OF EACH WINDOW AND DOOR OPENING OF FOUNDATION WALL. EXTEND 24" MIN. BEYOND CORNERS OF OPENING.

CONTRACTOR AND SUB-CONTRACTORS ARE RESPONSIBLE FOR FOLLOWING ALL ENGINEERING SPECIFICATIONS. ANCHOR BOLT SIZES AND SPACING MAY DIFFER PER SPECIFIC SHEARWALLS SEE SHEARWALL SCHEDULE ON FLOOR PLAN.

AS PER SEISMIC DESIGN CATEGORIES C, D₁, D₂, AND D₃, WATER HEATERS SHALL BE ANCHORED OR STRAPPED IN THE UPPER THIRD AND LOWER ONE-THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE THIRD OF THE OPERATING WEIGHT. IRC P2801.7 (STATE AMENDMENT)

PROVIDE COMBUSTION AIR FOR ALL FUEL - BURNING APPLIANCES AT A MINIMUM RATE OF 1 SQ. INCH PER 3000 BTU/HOUR INPUT. THE ONE OPENING MUST BE IN THE TOP 12 INCHES OF THE ROOM. PROVIDE A MINIMUM OF 1 INCH CLEARANCE AROUND EQUIPMENT AT SIDES AND REAR OF THE APPLIANCE. PROVIDE MINIMUM 6 INCH CLEARANCE IN FRONT OF THE APPLIANCE. IRC M1701

CONCRETE MIX TO HAVE MINIMUM COMPRESSIVE STRENGTH OF 3,000 psi. IRC R402.2

FOUNDATION WALLS TO BE A MINIMUM 6 INCHES ABOVE ADJACENT FINISH GRADE. IRC R404.1.6

FOOTINGS FOR DECKS SUPPORTED BY THE HOUSE MUST BE FROST PROTECTED. IRC R403.1.4.1

SHOW 1/2" GYPSUM BOARD ON WALLS AND SOFFITS UNDER A STAIRWAY WITH ENCLOSED ACCESSIBLE SPACE. IRC R311.2.2

A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING / ROOF, WALLS, FOUNDATION, (SLAB, BASEMENT WALL, CRAWLSPACE WALL AND / OR FLOOR) AND DUCTS OUTSIDE THE CONDITIONED SPACES; U-FACTORS OF WINDOWS, AND THE SOLAR HEAT GAIN COEFFICIENT OF WINDOWS. THE TYPE AND EFFICIENCY OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT SHALL ALSO BE LISTED. NOTE: THE LISTING WILL NOT ALLOW YOU TO DRILL OR MODIFY THE PANEL OR COVER IN ANY WAY TO ACCOMPLISH THIS. IRC N1101.14

ROOMS CONTAINING FUEL-BURNING APPLIANCES SHALL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE OR ENCLOSED IN A ROOM. SUCH ROOMS SHALL BE SEALED AND INSULATED TO R-VALUE OF R-15/R-19. THE MECHANICAL ROOM REQUIRES A SEALED DOOR. THE COMBUSTION AIR DUCT SHALL BE INSULATED WHERE IT PASSES THROUGH CONDITIONED SPACE TO MINIMUM OF R-8. IRC N1102.4.4

TOP OF FOUNDATION WALLS TO BE A MIN. OF 6 INCHES ABOVE ADJACENT FINISHED GRADE. IRC R404.1.6

FOR FOUNDATIONS REBAR INSPECTIONS FOR FOUNDATION WALLS OVER 8 FEET HIGH, FORMS ARE NOT TO BE INSTALLED ON ONE SIDE UNTIL AFTER THE REBAR HAS BEEN INSPECTED AND APPROVED.

PROVIDE A PERIMETER FOUNDATION DRAIN. TO BE DRAINED TO AN APPROVED LOCATION. R405.1

ELECTRICAL NOTES

ALL BEDROOM OUTLETS, SWITCHES, LIGHTS, AND SMOKE DETECTORS TO BE ARC FAULT PROTECTED.

ALL 120V SINGLE PHASE 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER COMBINATION TYPE.

GARAGE ELECTRICAL OUTLETS TO BE A MIN. OF 18" ABOVE THE GARAGE FLOOR.

PLASTIC ELECTRICAL BOXES IN GARAGE FIRE WALLS TO BE A MIN. 2 HOUR LISTING.

PROVIDE BUBBLE COVERS ON ALL EXTERIOR OUTLETS.

CEILING FANS TO HAVE FAN RATED BOX.

CARBON MONOXIDE DETECTORS REQUIRED ON ALL HABITABLE LEVELS.

LIGHTS IN CLOSETS SHALL CONFORM TO CLEARANCES SPECIFIED IN THE 2015 I.R.C.

SMOKE ALARMS ARE REQUIRED IN ALL BEDROOMS, HALLWAYS IN THE IMMEDIATE VICINITY OF BEDROOMS, ALL LEVELS OF DWELLING, INCLUDING BASEMENT.

PROVIDE A WATER PROOF, GFI PROTECTED 110V OUTLET WITHIN 25' OF A/C COMPRESSOR.

FLASH ALL AROUND THE METER BASE

PROVIDE (2) UNI-STRUTS MIN. FOR SERVICE RISER

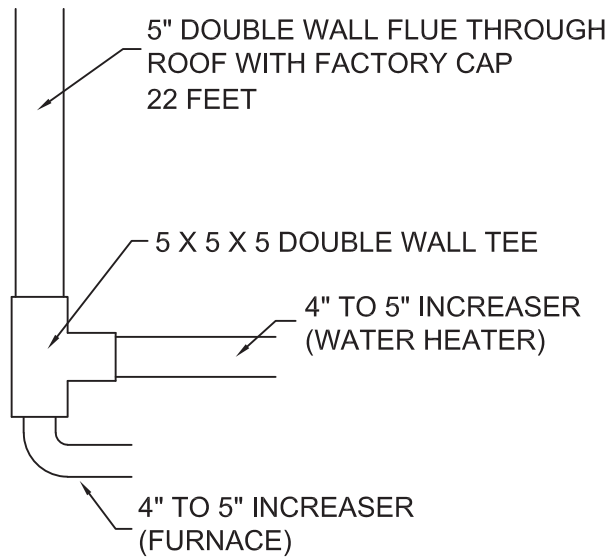
PROVIDE A CORROSION RESISTANT TAPE ON RISER

PROVIDE A U-FER GROUND. E3508.1.2 NEC 250.50.

ELECTRICAL LEGEND

- ⌘ LIGHT SWITCH (FIELD VERIFY SINGLE OR 3-WAY)
- ⌘ DUPLEX RECEPTACLE OUTLET
- ⌘ GROUND FAULT INTERCEPT DUPLEX RECEPTACLE OUTLET
- ⌘ WATER PROOF GFI DUPLEX RECEPTACLE OUTLET
- ⌘ 220 V. OUTLET
- ⌘ CEILING MOUNTED DUPLEX RECEPTACLE OUTLET
- ⌘ SURFACE MOUNT LIGHT FIXTURE
- ⌘ RECESSED CAN LIGHT
- ⌘ EXHAUST FAN
- ⌘ SMOKE DETECTOR WIRE IN SERIES W/ BATTERY BACK-UP
- ⌘ SMOKE / CARBON MONOXIDE COMP. UNIT DETECTORS WIRED IN SERIES 120V W/ BATTERY BACK-UP

MECHANICAL WORK IS TO BE DONE BY LICENSED PROFESSIONAL MECHANICAL CONTRACTORS. MECHANICAL CONTRACTORS ARE RESPONSIBLE FOR FOLLOWING ALL CODES AND REGULATIONS IN CONJUNCTION WITH ALL MECHANICAL WORK PERFORMED.



NOTE:
SEE MANUAL D/J SPECS
FOR BTU RATINGS FOR
FURNACE AND WATER HEATER

DIAGRAM FOR VENTING FURNACE AND WATER HEATER

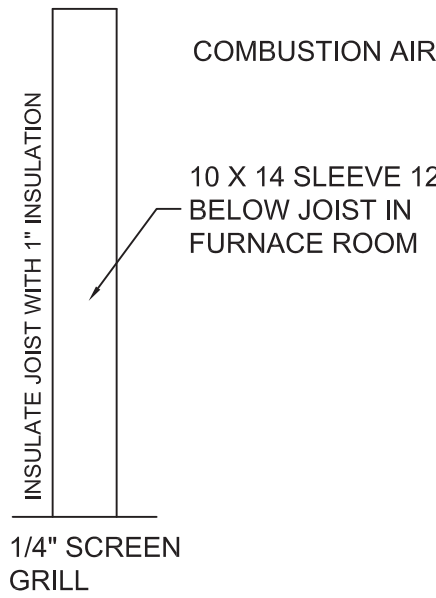
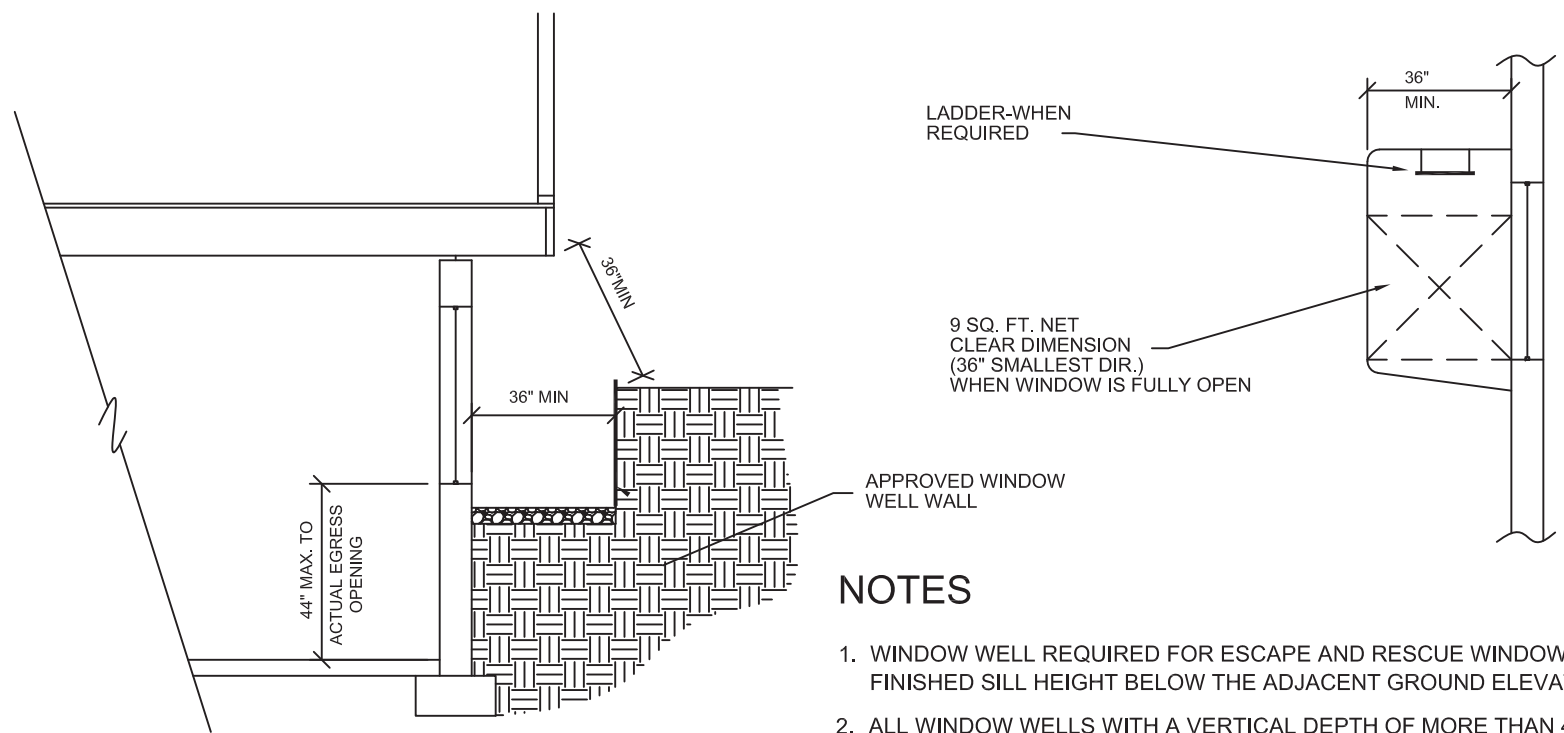


DIAGRAM FOR COMBUSTION AIR



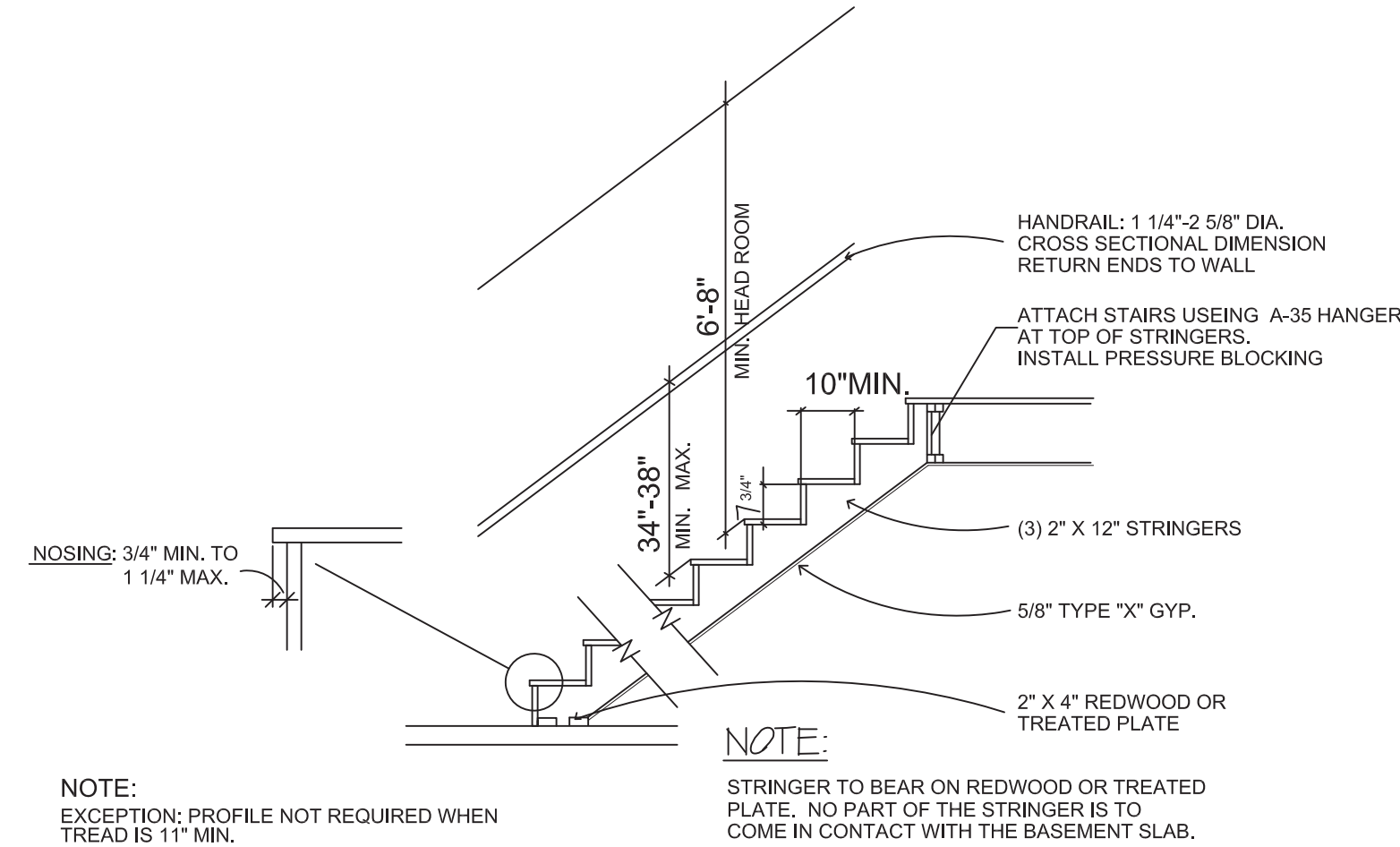
NOTES

1. WINDOW WELL REQUIRED FOR ESCAPE AND RESCUE WINDOWS WITH FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION.
2. ALL WINDOW WELLS WITH A VERTICAL DEPTH OF MORE THAN 44" SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER. ALL LADDERS MUST HAVE A 14" MIN. WIDTH, 14" MAX. SPACE BETWEEN RUNGS AND A 6" MIN. TOE SPACE.
3. ANY GRATES, BARS, GRILLS, DOMES OR SIMILAR DEVICES ON WINDOW WELLS REQUIRE AN APPROVED RELEASE MECHANISM.

WINDOW WELL REQUIREMENTS
NO SCALE

ADDITIONAL WINDOW NOTES

1. EGRESS/RESCUE WINDOWS ARE REQUIRED TO BE 5.7 SQ.FT. CLEAR OPEN WITH A MIN. NET CLEAR OPENING WIDTH OF 20" (FOR A TALL WINDOW), AND A MIN. NET CLEAR OPENING HEIGHT OF 24" (FOR A WIDE WINDOW) AND HAVE A FINISHED SILL HEIGHT WITHIN 44" OF THE FLOOR. GRADE FLOOR OPENINGS MAY HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ. FT. IRC R310
2. EGRESS/RESCUE WINDOWS ARE REQUIRED IN EVERY BEDROOM AND AT LEAST ONE IN A BASEMENT. VERIFY WINDOWS MEET EGRESS AS INDIVIDUAL MANUFACTURERS MAY VARY IN NET CLEAR OPENING.
3. FLASH AND CAULK ALL EXTERIOR WINDOWS AND DOORS AS PER INSTALLATION INSTRUCTIONS
4. PROVIDE 9" WINDOW FLASHING AND DOOR PAN SILL FLASHINGS AT ALL EXTERIOR DOORS AND WINDOWS



STAIR REQUIREMENTS (NO SCALE)

GUARDRAIL TO BE MINIMUM HEIGHT OF 36"
AND HAVE NO NET OPENINGS EXCEEDING 4"
NO HORIZONTAL BALUSTERS

GENERAL NOTES

CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL ADOPTED CODES AND REGULATIONS SET FORTH BY THE JURISDICTION IN WHICH CONSTRUCTION TAKES PLACE.

ALL ELECTRICAL WORK IS TO BE DONE BY A LICENSED ELECTRICIAN. ELECTRICIAN IS RESPONSIBLE FOR FOLLOWING ALL CODES AND REGULATIONS IN CONJUNCTION WITH ALL ELECTRICAL WORK PERFORMED.

ALL PLUMBING WORK IS TO BE DONE BY A LICENSED PLUMBING CONTRACTOR. PLUMBING CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL CODES AND REGULATIONS IN CONJUNCTION WITH ALL PLUMBING WORK PERFORMED.

ALL MECHANICAL WORK IS TO BE DONE BY A LICENSED MECHANICAL CONTRACTOR. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL CODES AND REGULATIONS IN CONJUNCTION WITH ALL MECHANICAL WORK PERFORMED.

ERIC ANDREWS CUSTOM HOME DESIGN, INC. ASSUMES NO LIABILITY FOR ANY BUILDING CONSTRUCTION FROM THESE PLANS. OWNER/CONTRACTOR IS TO REVIEW THESE PLANS IN THEIR ENTIRETY BEFORE CONSTRUCTION BEGINS. ANY ERRORS AND OMISSIONS WHICH MAY OCCUR IN THESE DRAWINGS DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH ALL CODES AND MINIMUM STANDARDS OR GIVE PERMISSION TO VIOLATE ANY CODES OR ORDINANCES. THERE IS NO GUARANTEE THAT THESE PLANS ARE WITHOUT ERROR. DESIGNER AND DRAFTSMEN ARE NOT RESPONSIBLE FOR ANY FINANCIAL LIABILITY RESULTING FROM ERRORS IN THESE PLANS.

THE ROOF DESIGN SHOWN IN THESE PLANS IS A SCHEMATIC ONLY. TRUSS MANUFACTURER IS RESPONSIBLE FOR TRUSS DESIGN

GLAZING ABOVE TUBS, IN SHOWER DOORS OR TUB ENCLOSURES MUST BE TEMPERED OR SAFETY GLASS.

WINDOWS, GLASS IN DOORS AND EXTERIOR DOORS SHALL BE TESTED AND LABELED SHOWING COMPLIANCE WITH NWWDA 101/I.S.2, WDMA 101/I.S.27NAFS OR ASTM E 330. WINDOWS, GLASS IN DOORS AND EXTERIOR DOORS SHALL BE ANCHORED AND INSTALLED IN ACCORDANCE WITH MANUFACTURES INSTALLATION INSTRUCTIONS. PROVIDE FLASHING, COUNTER FLASHING AND PROPER CAULKING AS PER INSTALLATION DETAILS TO INSURE PROPER WATERPROOFING.

PROVIDE METAL FLASHING OR 15lb FELT BETWEEN WOOD EXTERIOR WALL SHEATHING, FLOOR SHEATHING OR FLOOR LOISTS AND CONCRETE SLAB DECKS, PORCH CAPS. LANDINGS OR STAIRS.

GENERAL NOTES CONTINUED

APPROVED CORROSION-RESISTANT FLASHING SHALL BE PROVIDED IN THE WEATHER-RESISTIVE BARRIER OR EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT THE ENTRY OF WATER INTO THE WALL CAVITY. FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED AS TO PREVENT WATER FROM RE-ENTERING THE EXTERIOR WALL ENVELOPE.

FLASHING SHALL BE INSTALLED AT:

- A. TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS.
- B. INTERSECTIONS OF CHIMNEYS, BRICK VENEER, FRAME AND STUCCO CONSTRUCTION AND PROJECTION STUCCO COPING.
- C. WHERE EXTERIOR PORCHES, DECK OR STAIRS ATTACH TO A WOOD WALL OR FLOOR ASSEMBLY.
- D. WALL AND ROOF INTERSECTIONS AND AT BUILT IN GUTTERS.

PROVIDE EXTERIOR WINDOWS, DOORS AND OTHER OPENINGS WITH FLASHING AND COUNTER FLASHING. CAULKING WITH THE PROPER TYPE OF SEALANT, SEALING OF WINDOWS AND INSTALLATION OF WINDOWS IS REQUIRED IN ACCORDANCE WITH WINDOW MANUFACTURE INSTALLATION INSTRUCTIONS.

BRICK TIES MUST BE A MIN. 22 GAUGE AT 24" MAX. SPACING. PROVIDE ADDITIONAL BRICK TIES AT ALL WALL OPENINGS GREATER THAN 16" (3' ON CENTER AND WITHIN 2" OF OPENING). PROVIDE CONTINUOUS NO. 9 GAUGE WIRE IN BED JOINTS ATTACHED TO BRICK TIES.

MECHANICAL NOTES

PROVIDE COMBUSTION AIR SUPPLY TO FURNACE FROM OUTSIDE 1" PER 3000 BTU'S OF TOTAL INPUT OF APPLIANCES.

FURNACES IN CLOSETS SHALL HAVE A MIN. 3" CLEAR WORKING SPACE ON SIDES, BACK AND TOP. AND 30" IN FRONT

ALL BATHROOMS TO HAVE 50 CFM VENTILATION TO THE EXTERIOR UNLESS 3 SQ. FT. OF GLAZED OPENING IS PROVIDED

VENTS SHALL TERMINATE 4' BELOW, OR 4' HORIZONTALLY AND AT LEAST 12" ABOVE A DOOR, OPENABLE WINDOW, OR GRAVITY AIR INLET

MIN. 30" CLEARANCE REQ'D ABOVE RANGE TOP TO COMBUSTIBLES.

FUEL BURNING APPLIANCES IN A GARAGE MUST HAVE SOURCES OF IGNITION INSTALLED AT LEAST 18" ABOVE THE FLOOR

CLOTHES DRYER VENTING TO OUTSIDE DUCTS ARE TO BE METAL WITH SMOOTH INTERIOR SURFACES AND EQUIPPED WITH BACK-DRAFT DAMPERS. TERMINATE AT THE EXTERIOR OF THE BUILDING. NO SCREWS ALLOWED

FIREPLACE FLUES EXTENDING THROUGH ATTIC SPACES MUST BE FIRE BLOCKED. R 1003.19

MECHANICAL NOTES CONTINUED

EXHAUST AIR SHALL NOT BE DISCHARGED INTO SOFFIT. M 1501.1

ALL HEATING AND COOLING DUCT JOISTS, TRANSVERSE AND LONGITUDINAL SEAMS AND CONNECTIONS MUST BE PROPERLY SEALED WITH MASTIC

CLOTH TYPE DUCT TAPE IS NOT ALLOWED. MEATALLIC OR FOIL TYPE TAPES ARE APPROVED.

DRYER VENT MUST BE MERKED WITH THE LENGTH OF PIPE IN WALL M 1502.4

NAIL PLATES ARE REQUIRED 2" ABOVE BOTTOM PLATE AND 2" BELOW TOP PLATE. M 1502.5

PROVIDE COMBUSTION AIR FOR ALL FUEL-BURNING APPLIANCES AT A MINIMUM RATE OF 1 SQ. INCH PER 3000 BTU/HOUR INPUT. THE ONE OPENING MUST BE IN THE TOP 12 INCHES OF THE ROOM. SHOW MINIMUM 1 INCH CLEARANCE AROUND EQUIPMENT AT SIDES AND REAR OF THE APPLIANCE. SHOW MINIMUM 6 INCH CLEARANCE IN FRONT OF THE APPLIANCE. IRC M1701

INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS, UNHEATED GARAGES, ETC. IRC N1103

NATURAL GAS SERVICE LINES SHALL BE NO LESS THAN 1 INCH (25MM) IN DIAMETER. R156-56-709 (3) STATE AMENDMENT TO IFGC.

PLUMBING NOTES

ALL TOILETS TO BE LOW-FLUSH TYPE. MAX. 1.6 GAL. PER FLUSH.

MAX. FLOW RATE FOR SHOWER HEADS TO BE 2.5 GAL. PER MINUTE.

PROVIDE PRESSURE REGULATING VALVE ON MAIN WATER LINE

PROVIDE COMBUSTION AIR SUPPLY FOR WATER HEATER FROM OUTSIDE

PLUMBING VENTS SHALL BE AT LEAST 3' ABOVE OR 10' AWAY FROM ALL OUTSIDE AIR INTAKE OPENINGS

NO SLIP JOINT PLUMBING CONNECTIONS ALLOWED IN CONCEALED CONSTRUCTION AREAS. (BATH TUBS)

FLAGPOLING OF PLUMBING VENTS IS PROHIBITED EXCEPT WHERE ROOF IS OCCUPIED

INDIVIDUALLY INSULATE ALL PLUMBING, WATER, AND DRAIN LINES IN AREAS SUBJECT TO FREEZING: EXTERIOR WALLS, ATTICS, CRAWL SPACES, GARAGES, ETC.

HOSE BIBBS TO BE NON-FREEZE TYPE BACKFLOW PREVENTER. IRC P2902.3.3, P2603.6

PROVIDE ANTI-SCALD FAUCETS ON ALL SHOWERS AND TUB-SHOWER COMBINATIONS. P 2708.3 BATHTUBS AND WHIRLPOOL TUB VALVES SHALL LIMIT THE TEMPERATURE TO A MAX. OF 120 DEGREES F.

PLUMBING NOTES CONTINUED

CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKERS ARE REQUIRED AS A BACKER FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.

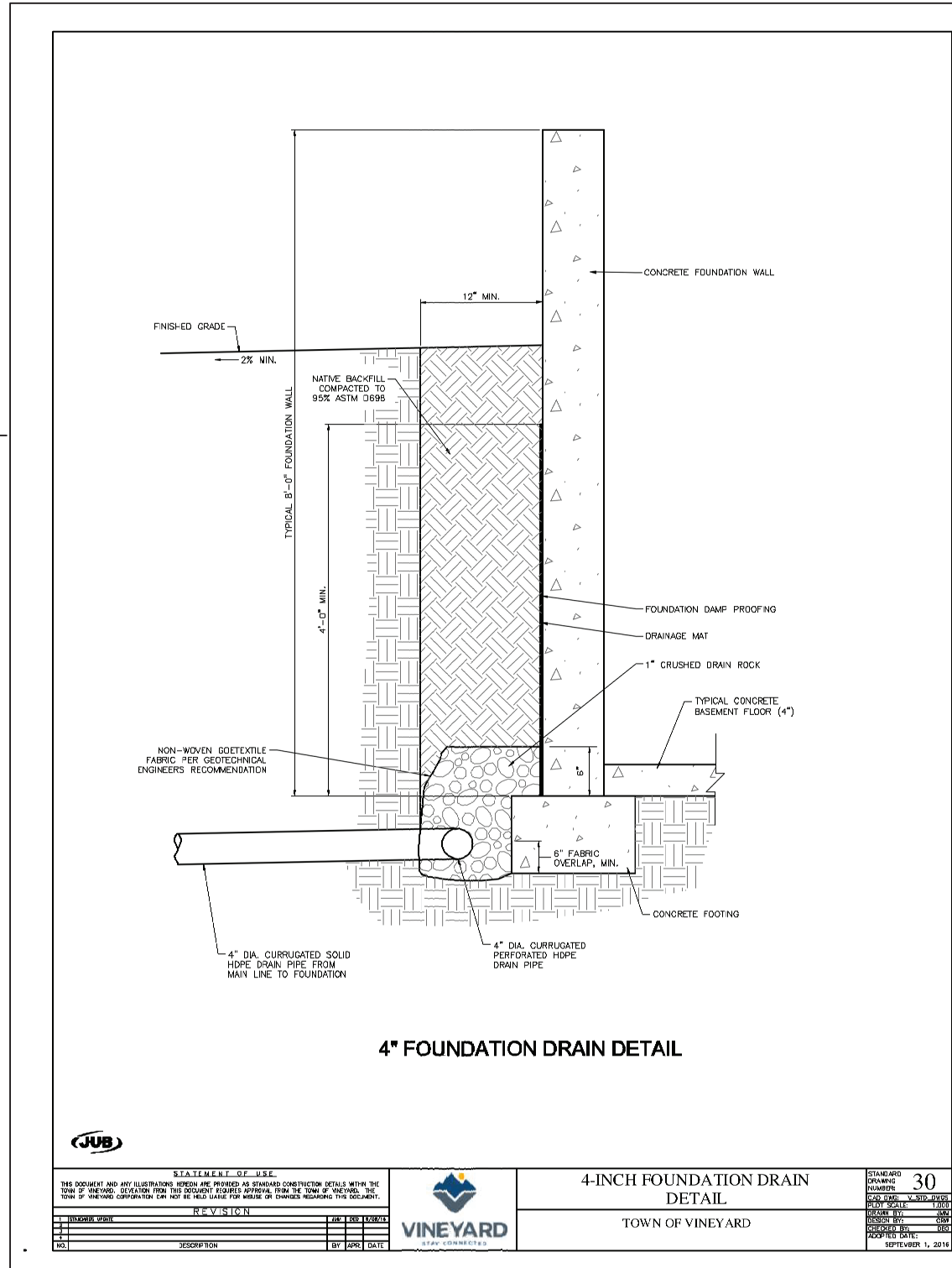
SHOW LOCATION OF JETTED TUB EQUIPMENT ACCESS DOOR. MOTOR MUST BE ACCESSIBLE. INSTALLATION OF JETTED TUB AND ACCESS DOOR SIZE SHALL BE PER MANUFACTURE'S INSTALLATION INSTRUCTIONS. P 2720.1

FIXTURES THAT HAVE FLOOD LEVEL RIMS LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER SHALL BE PROTECTED WITH AN APPROVED BACK WATER VALVE INSTALLED IN ACCORDANCE WITH P 3008.

BACK WATER VALVE AND INSPECTION IS REQUIRED ON ANY BASEMENT WITH PLUMBING FIXTURES. P 3008.

IN SEISMIC DESIGN CATEGORIES C, D₁, D₂, AND D₃, WATER HEATER SHALL BE ANCHORED OR STRAPPED IN THE UPPER THIRD AND LOWER ONE-THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE THIRD OF THE OPERATING WEIGHT. IRC P2801.7 (STATE AMENDMENT)

INSTALL EXPANSION TANK ON THE CULINARY WATER SYSTEM AT WATER HEATER. IRC P2903.2



NOTES:

INSULATION R-VALUES SHOWN ON RESCHECK SUPERSEDE THE R-VALUES NOTED ON THIS SHEET

SHOW A MINIMUM 4-MIL POLYETHYLENE VAPOR RETARDER OVER THE INSULATION ON THE INSIDE (WARM SIDE) OF ALL EXTERIOR WALLS AND ROOF CEILINGS. IRC R601.3

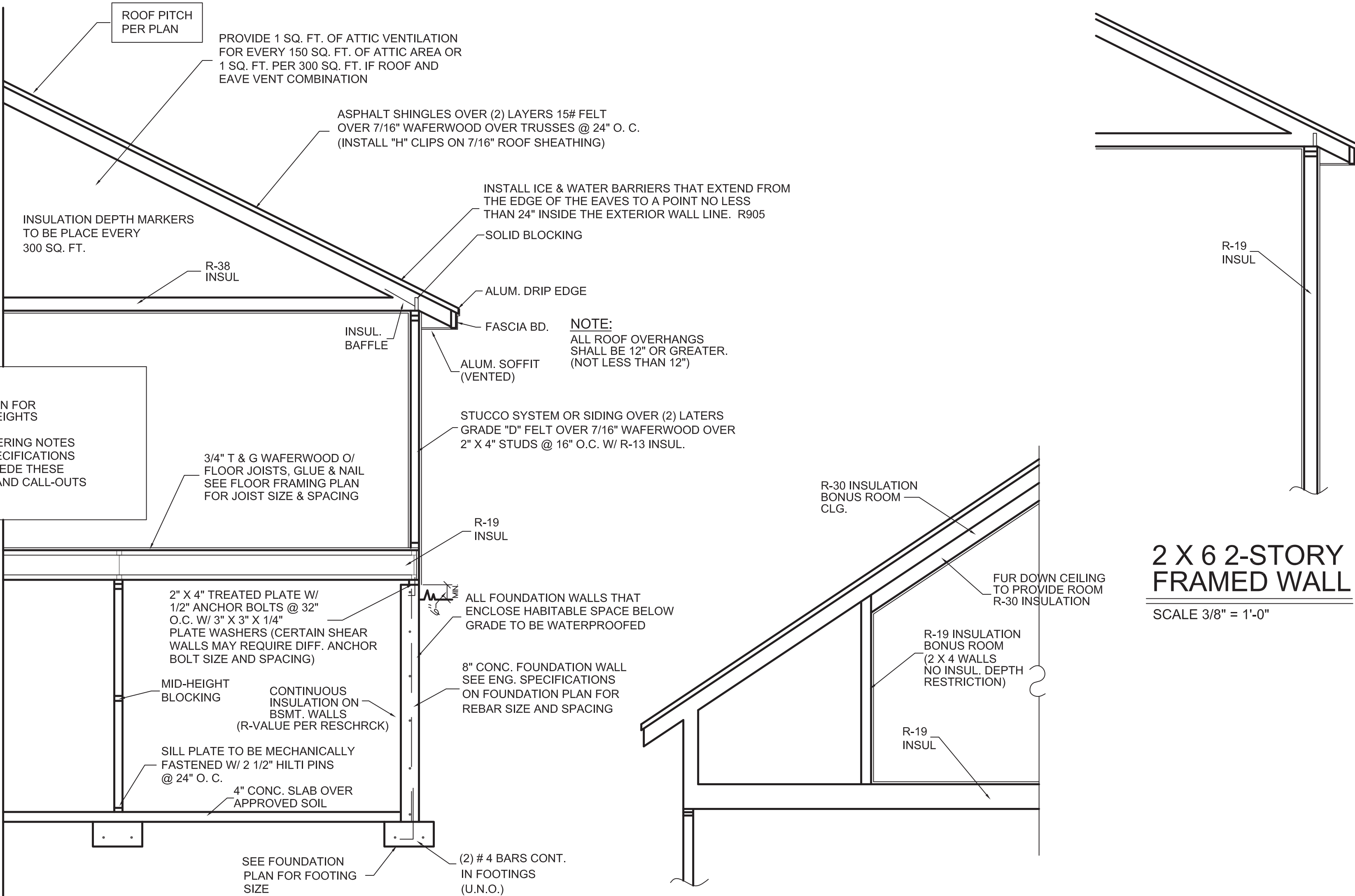
EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTIVE BARRIER FLASHING DETAILS FOR WINDOWS, DOOR AND OTHER OPENINGS IN THE BUILDING ENVELOPE. INCLUDE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ALSO PROVIDE FLASHING DETAILS FOR OVER DOORS, WINDOWS, SILLS AT FOUNDATION, COLUMNS, AND OTHER LOCATIONS REQUIRING FLASHINGS. R703.1

PROVIDE SQUASH BLOCKING FOR ALL BEARING POINTS

PROVIDE SOLID BLOCKING BETWEEN JOISTS, RAFTERS, AND TRUSSES OVER BEARING WALLS

FOR BRICK USE 1" 22 GA. BRICK TIES @ 16" O.C. EA. WAY

MASONRY VENEER SHALL HAVE CORROSION RESISTANT ANCHOR TIES OF NOT LESS THAN 22 GA. X 7/8" OR NO. 9 WIRE SPACED NOT MORE THAN 24" O.C. HORIZONTAL AND SUPPORT A MAX. OF 2 SQ. FT. OF WALL AREA. ADDITIONAL TIES ARE REQUIRED AROUND WALL OPENINGS THAT ARE GREATER THAN 16" AND TO BE SPACED A MAX. OF 36" O. C. AND BE WITHIN 12" OF THE OPENING. PROVIDE 26 GAUGE FLASHING FROM FOUNDATION UP FIRST THREE COURSES.



TYP. WALL SECTION

SCALE 3/8" = 1'-0"

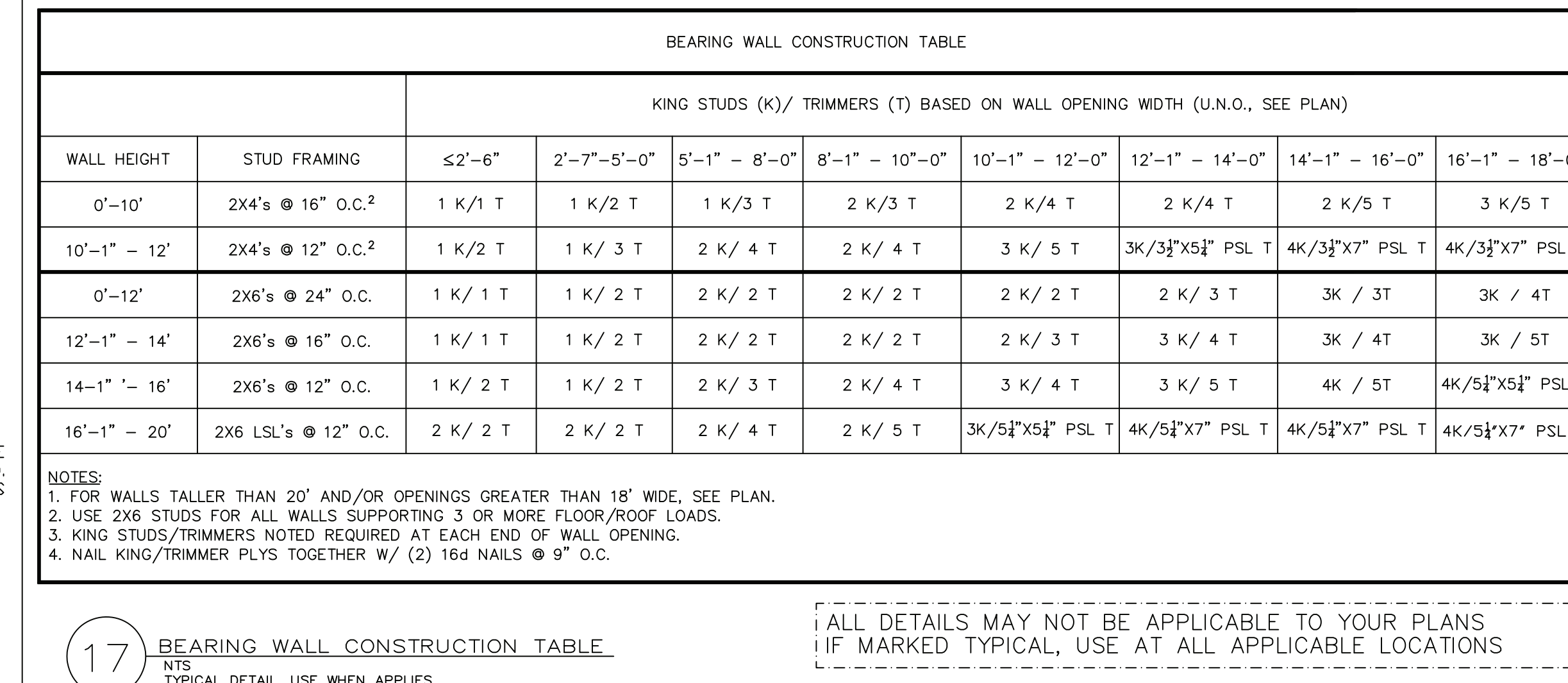
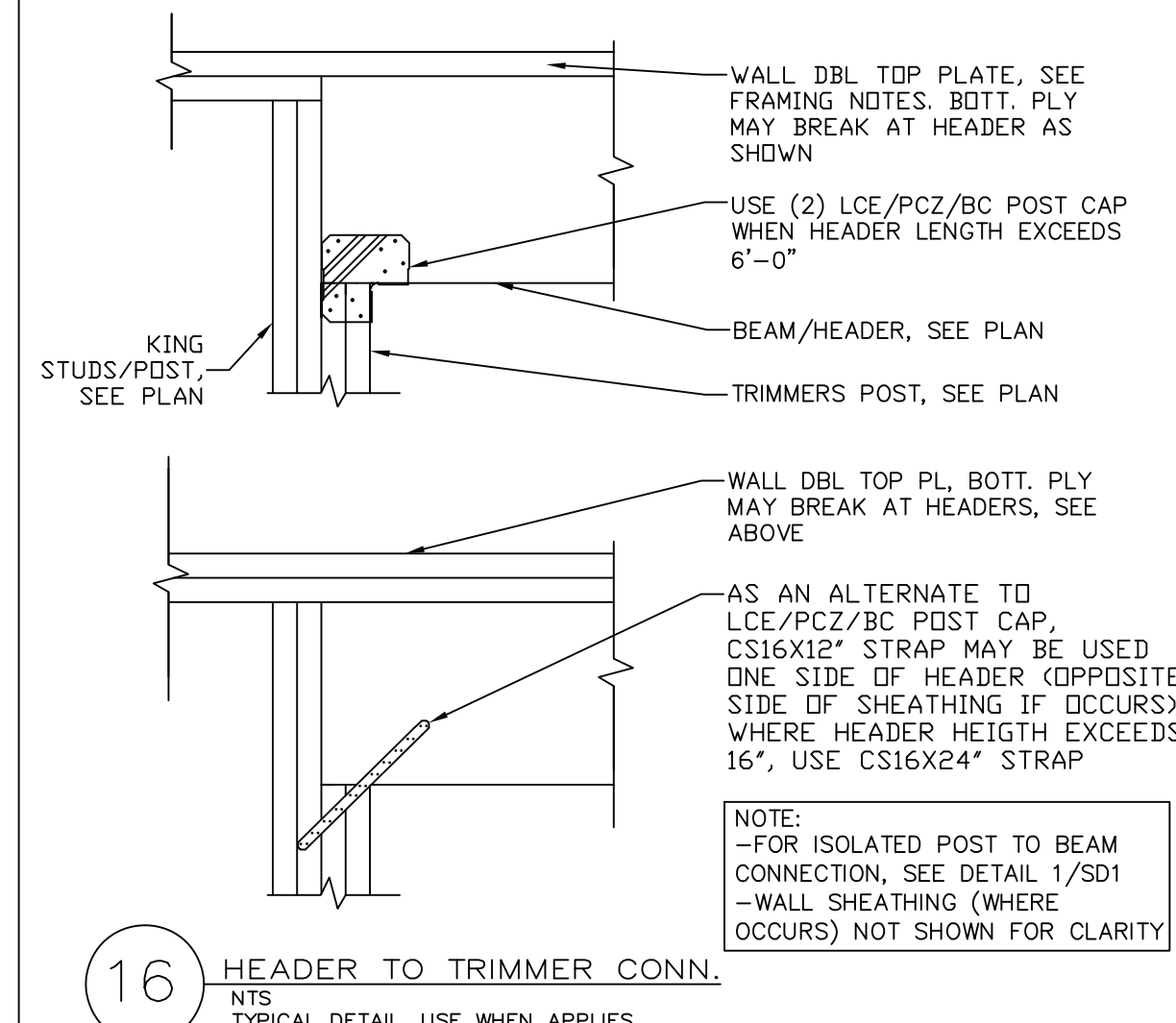
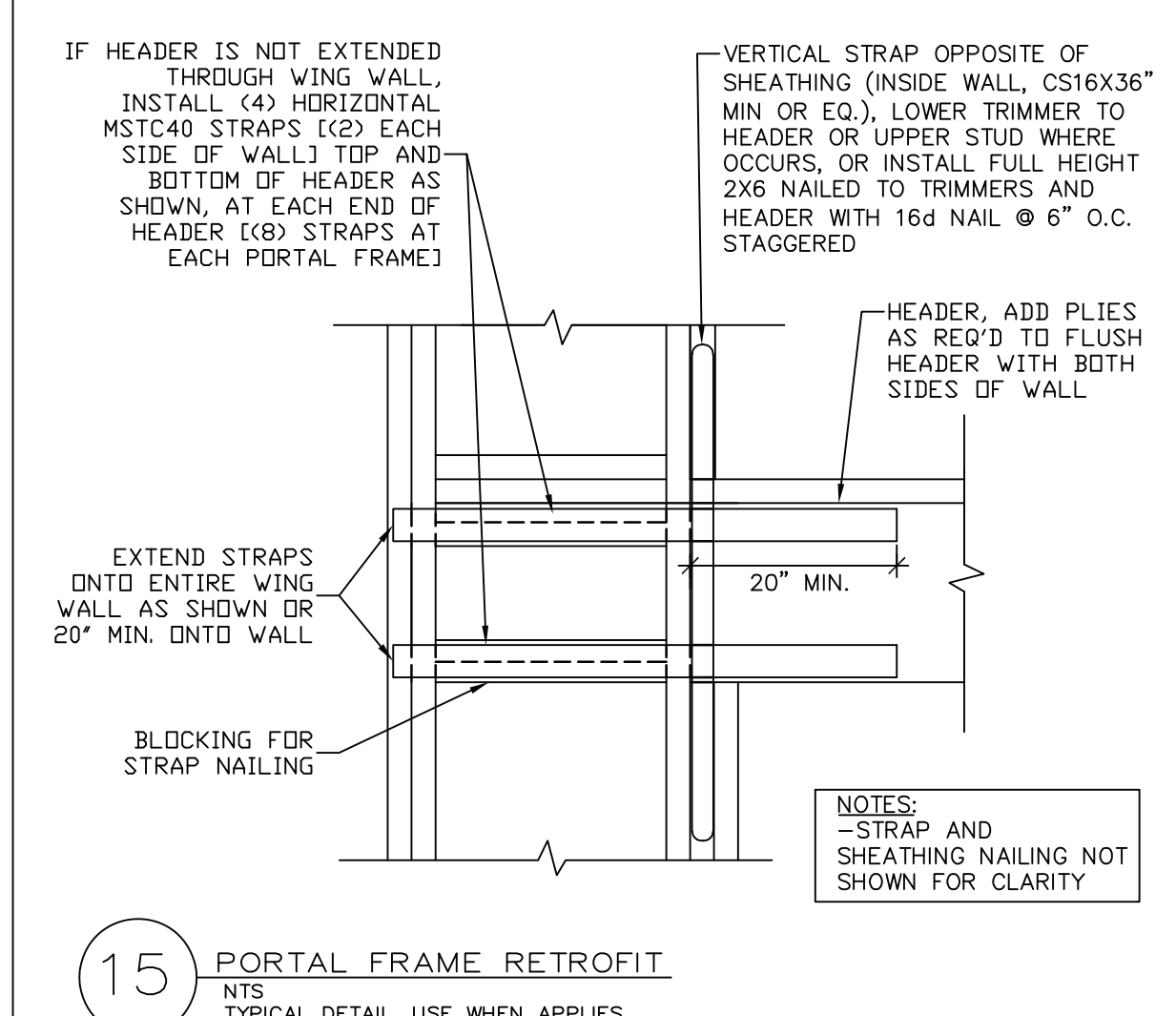
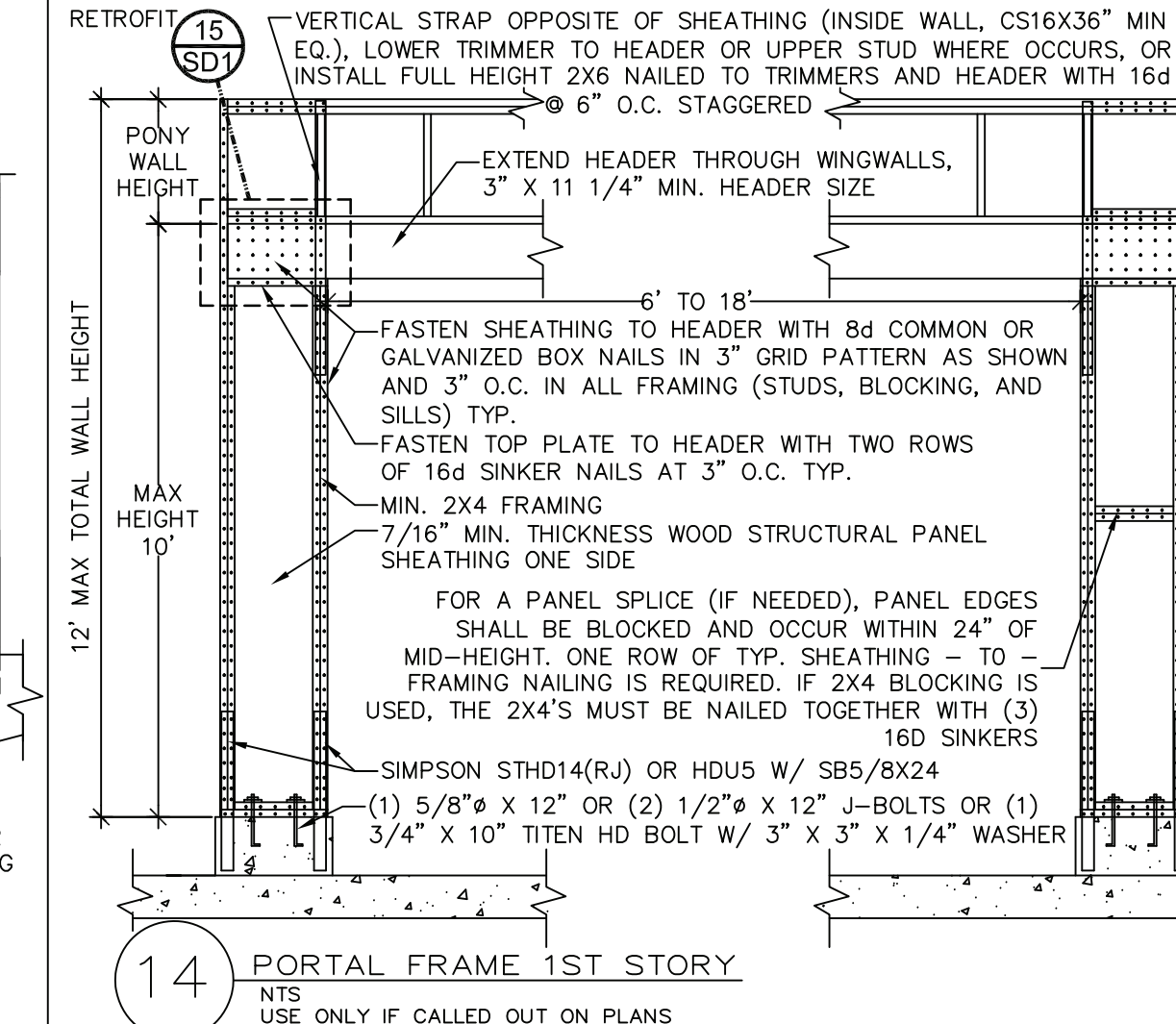
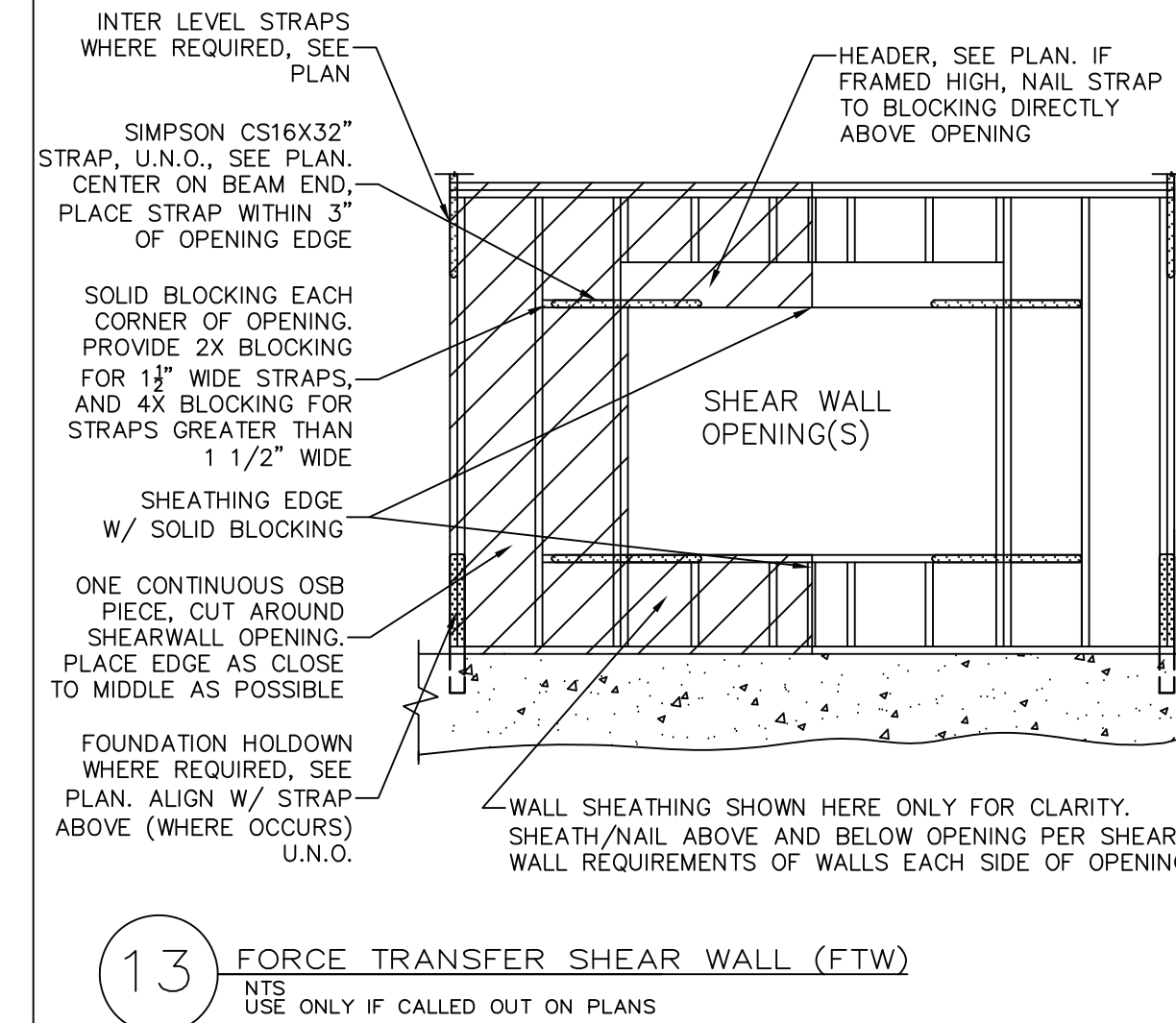
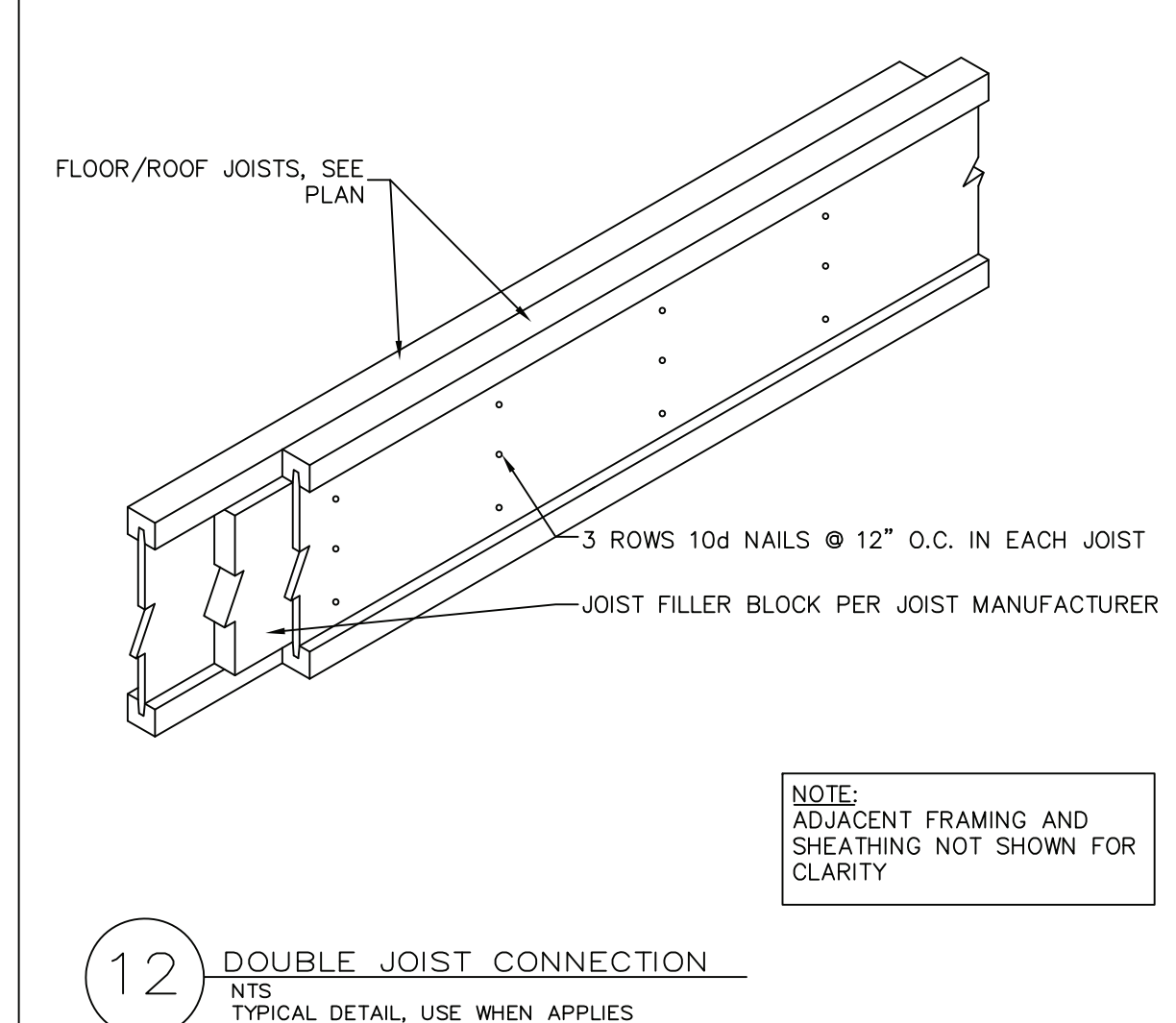
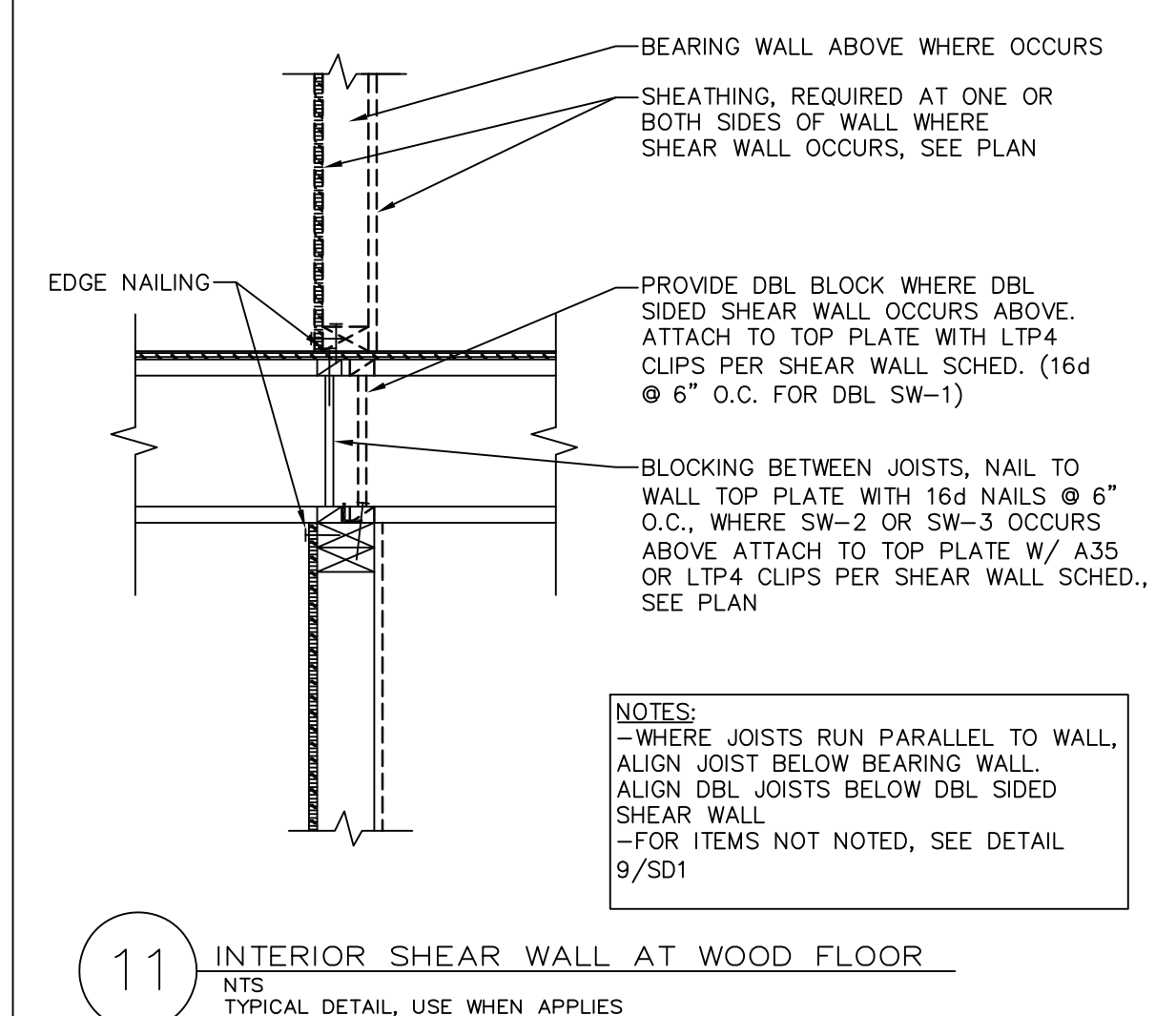
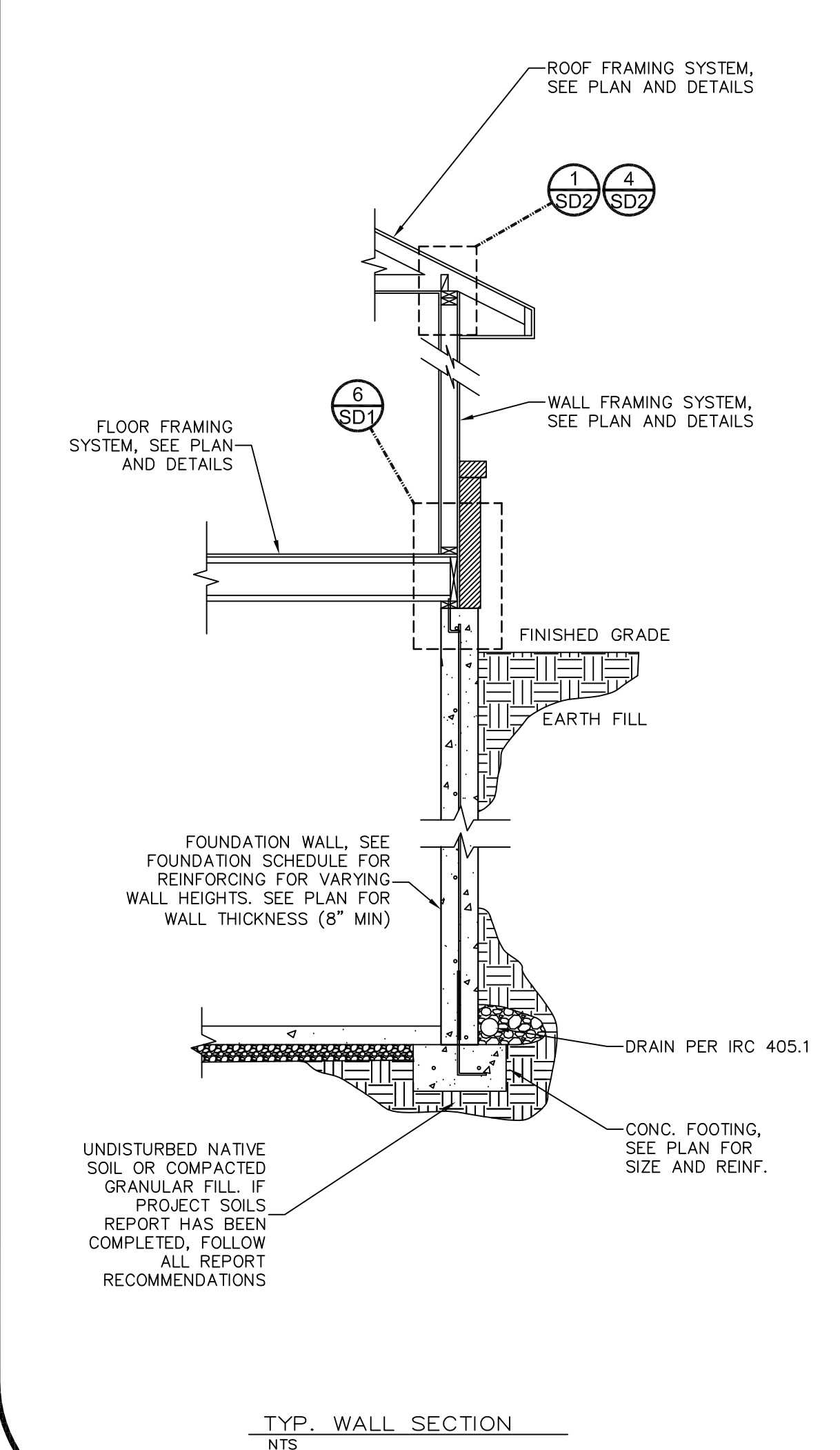
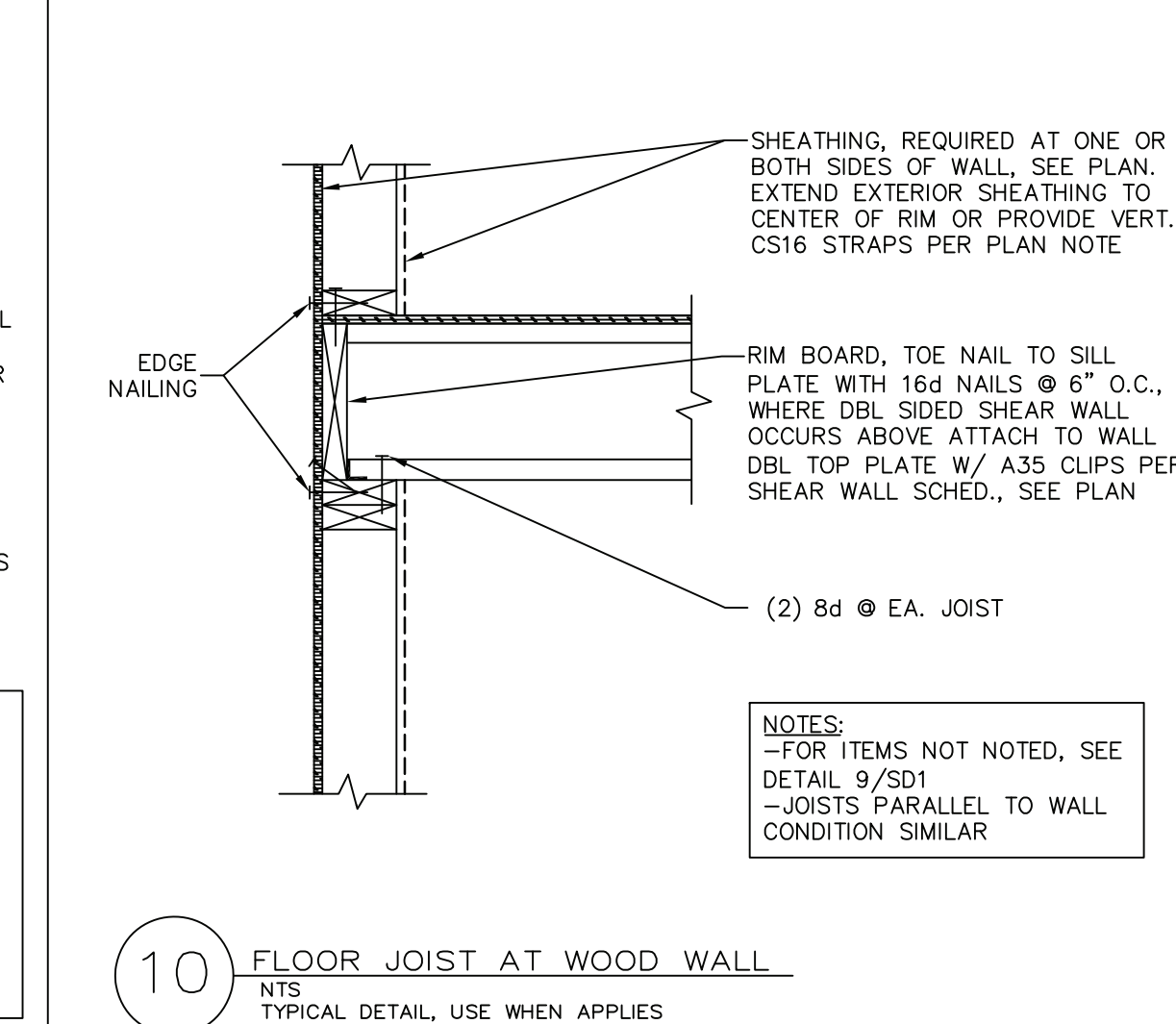
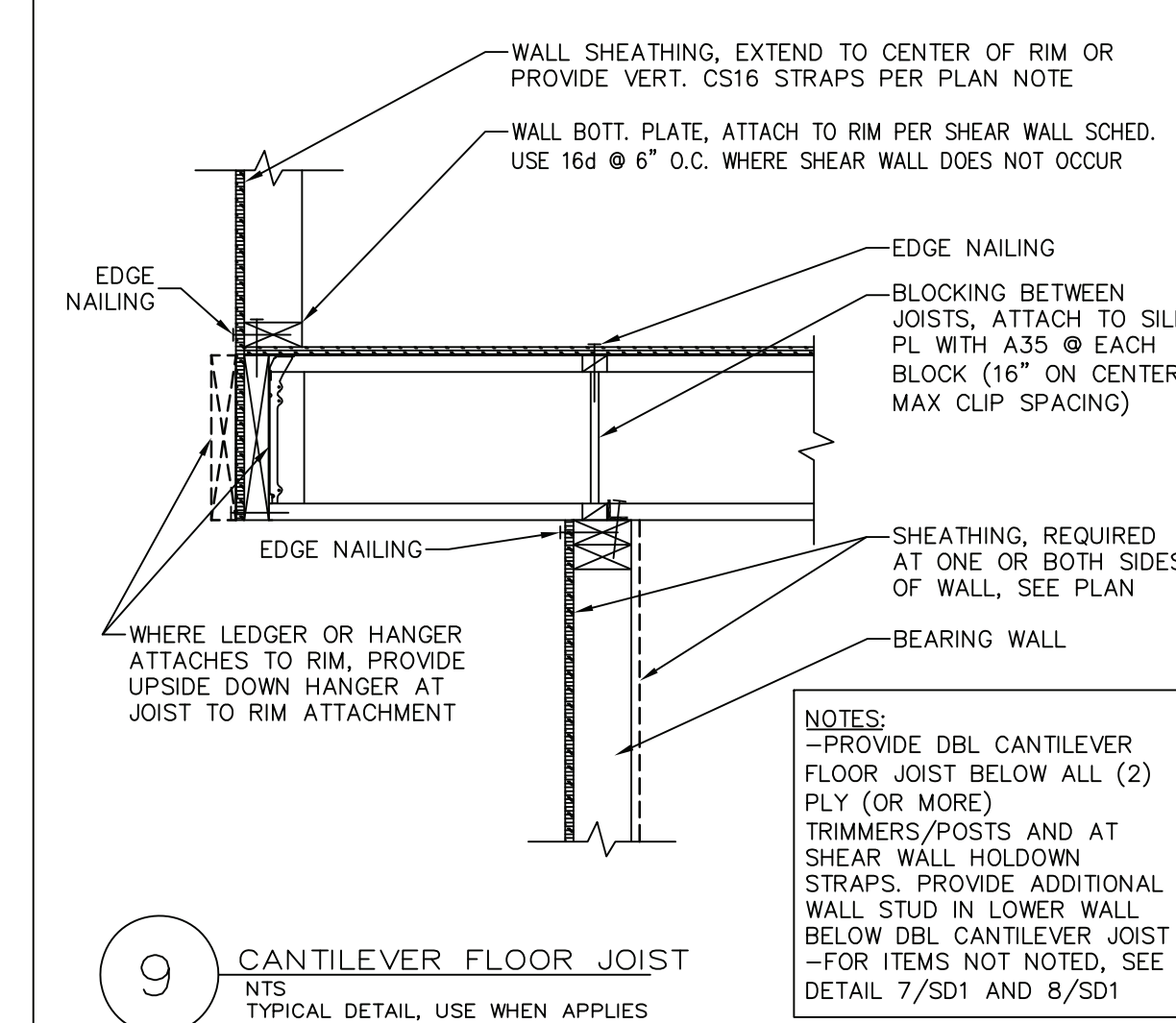
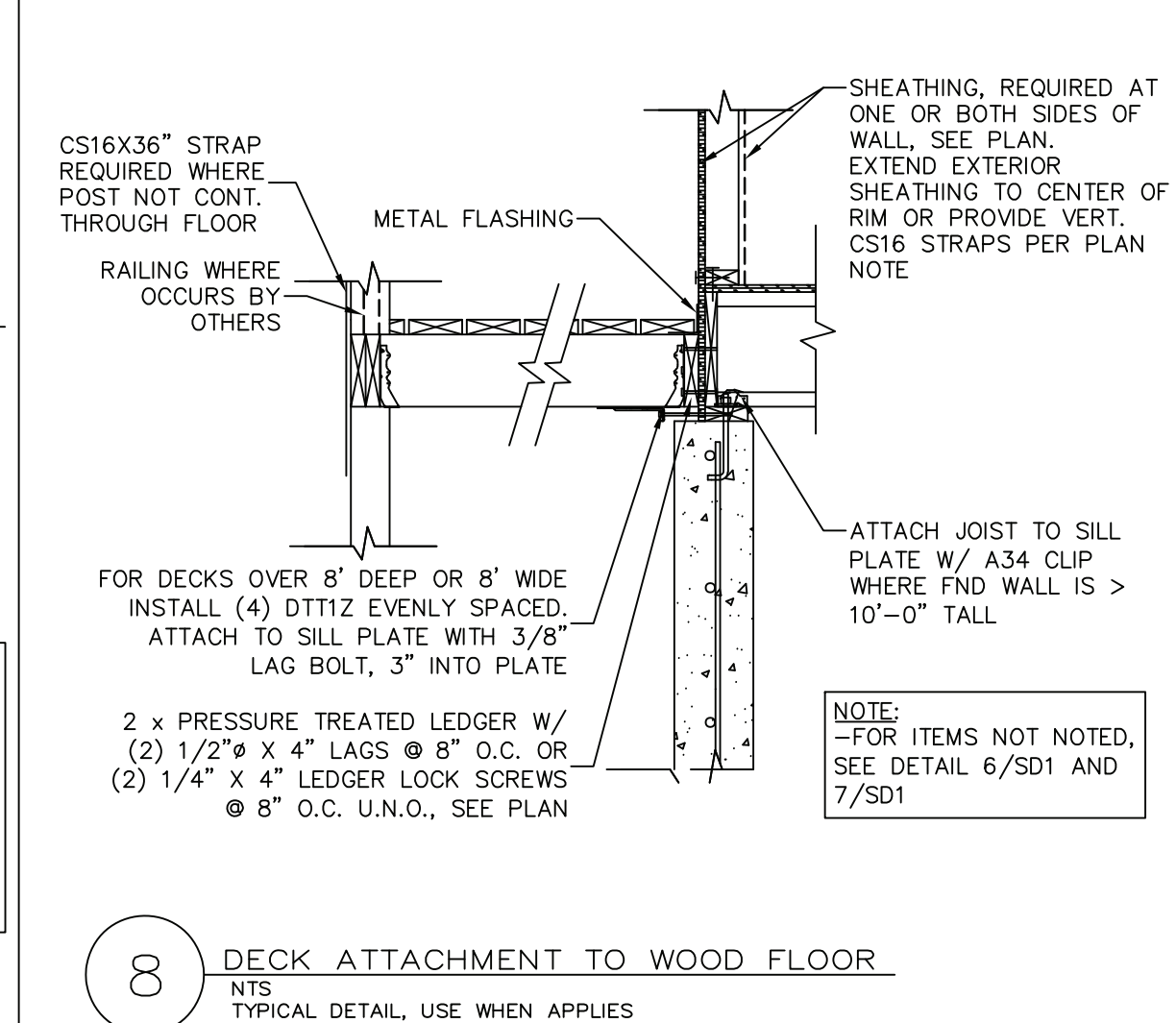
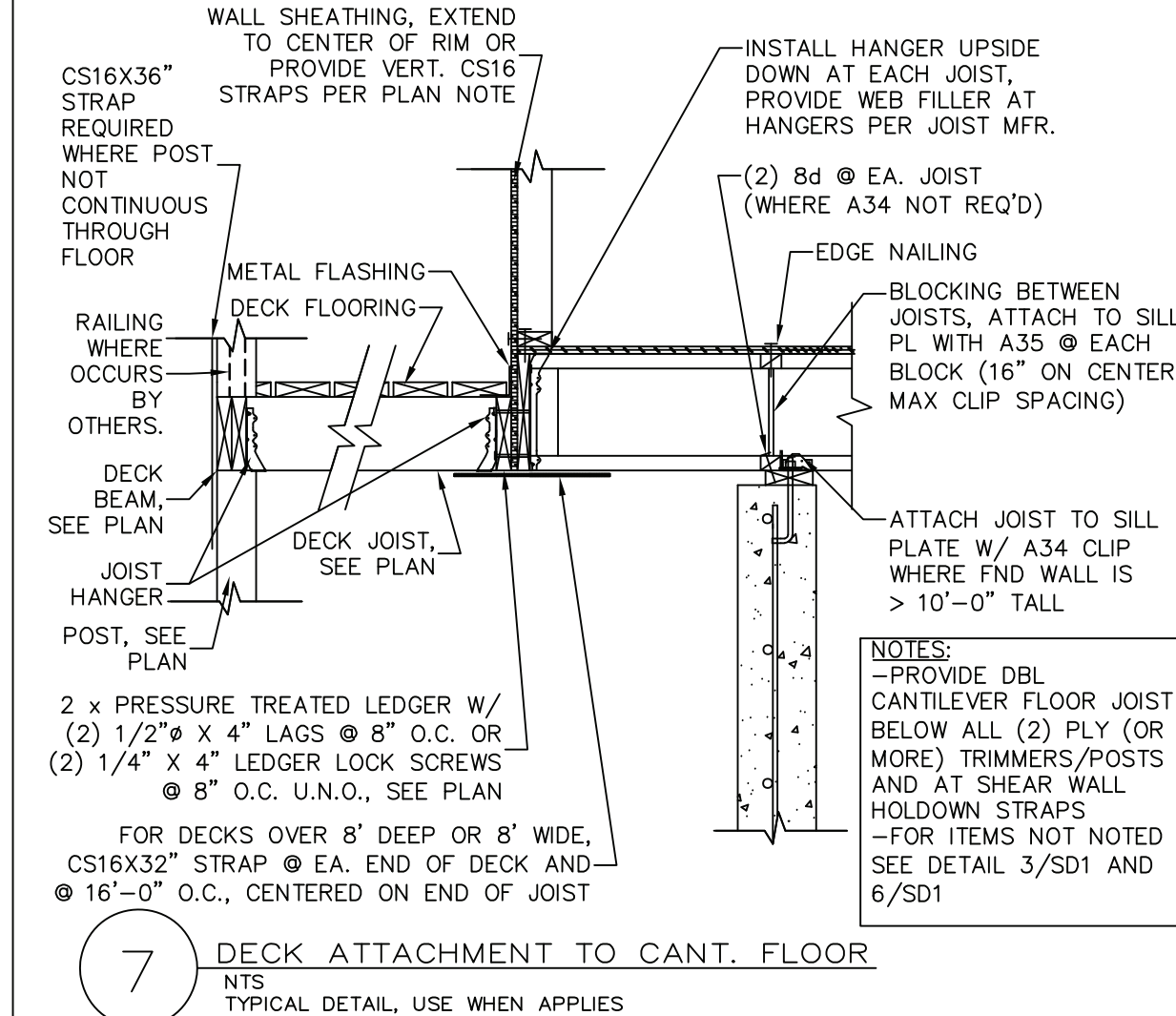
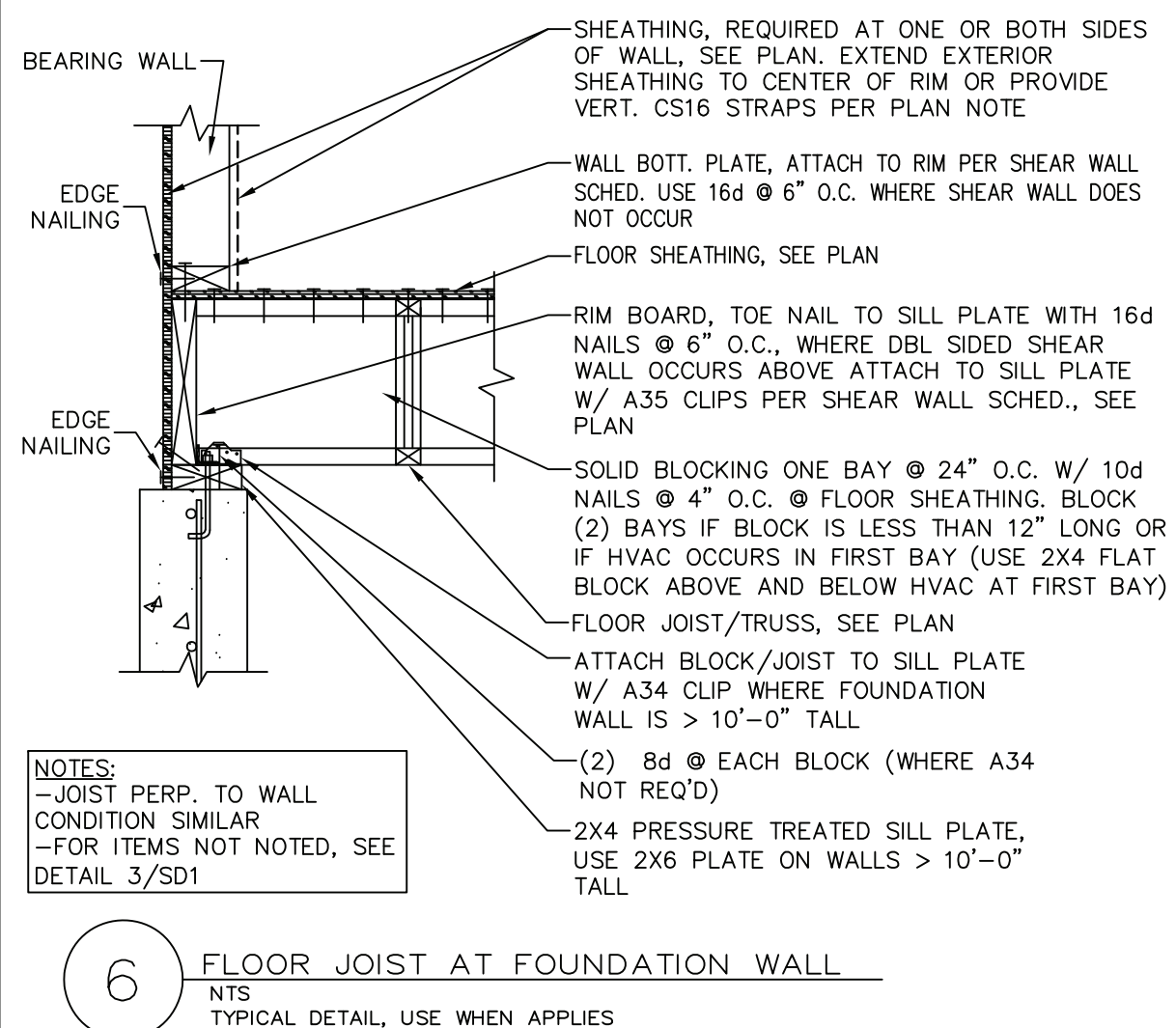
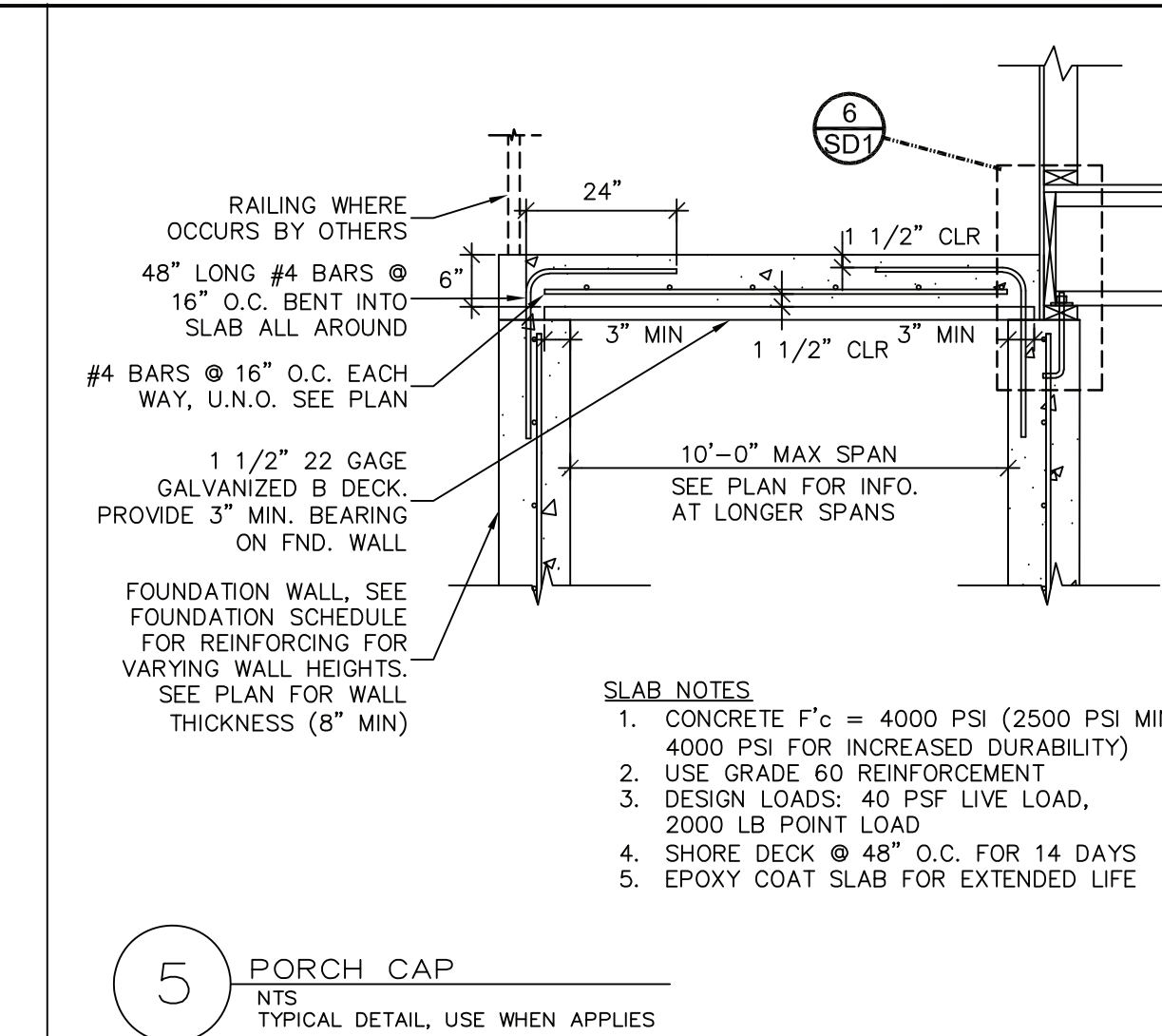
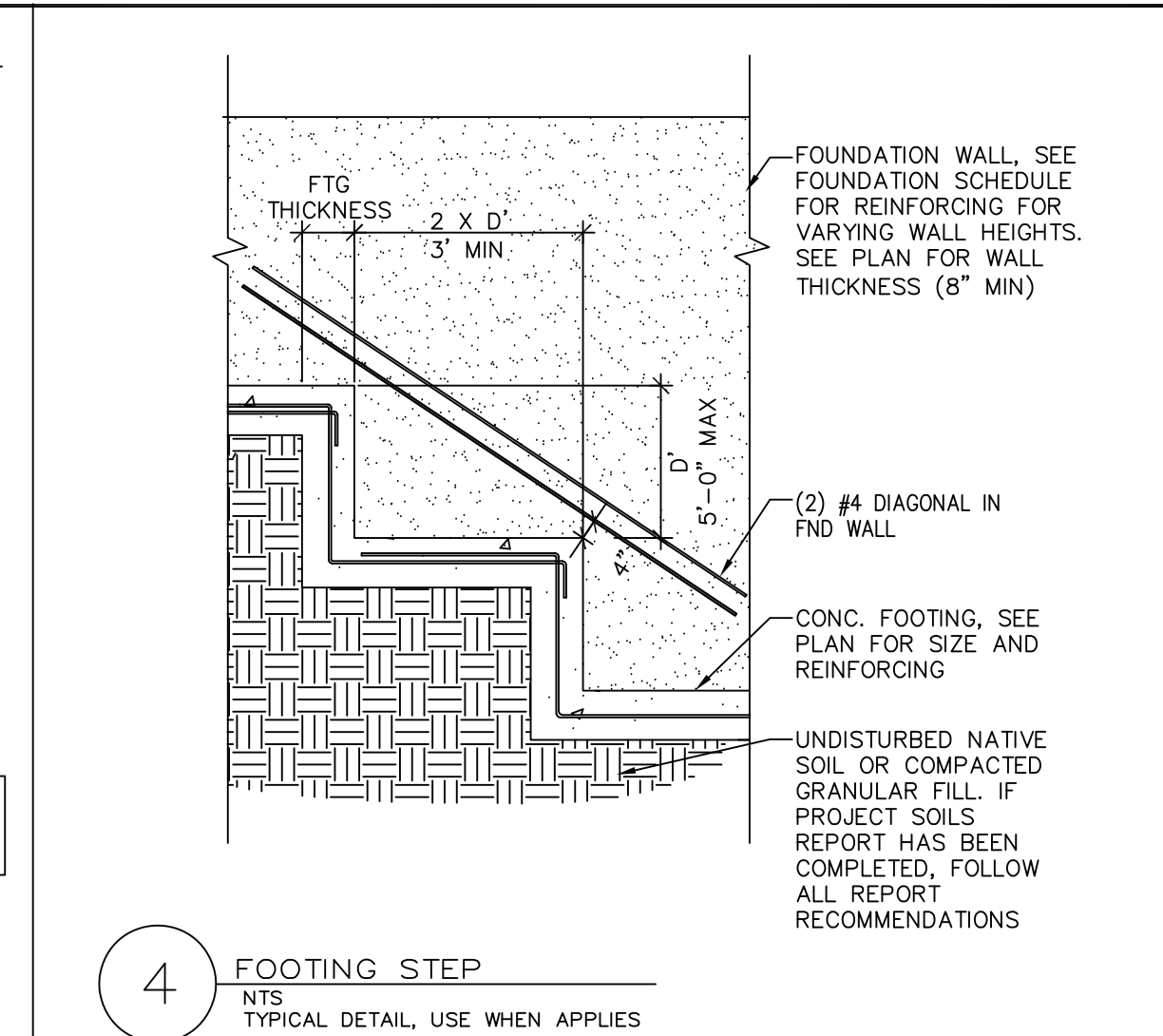
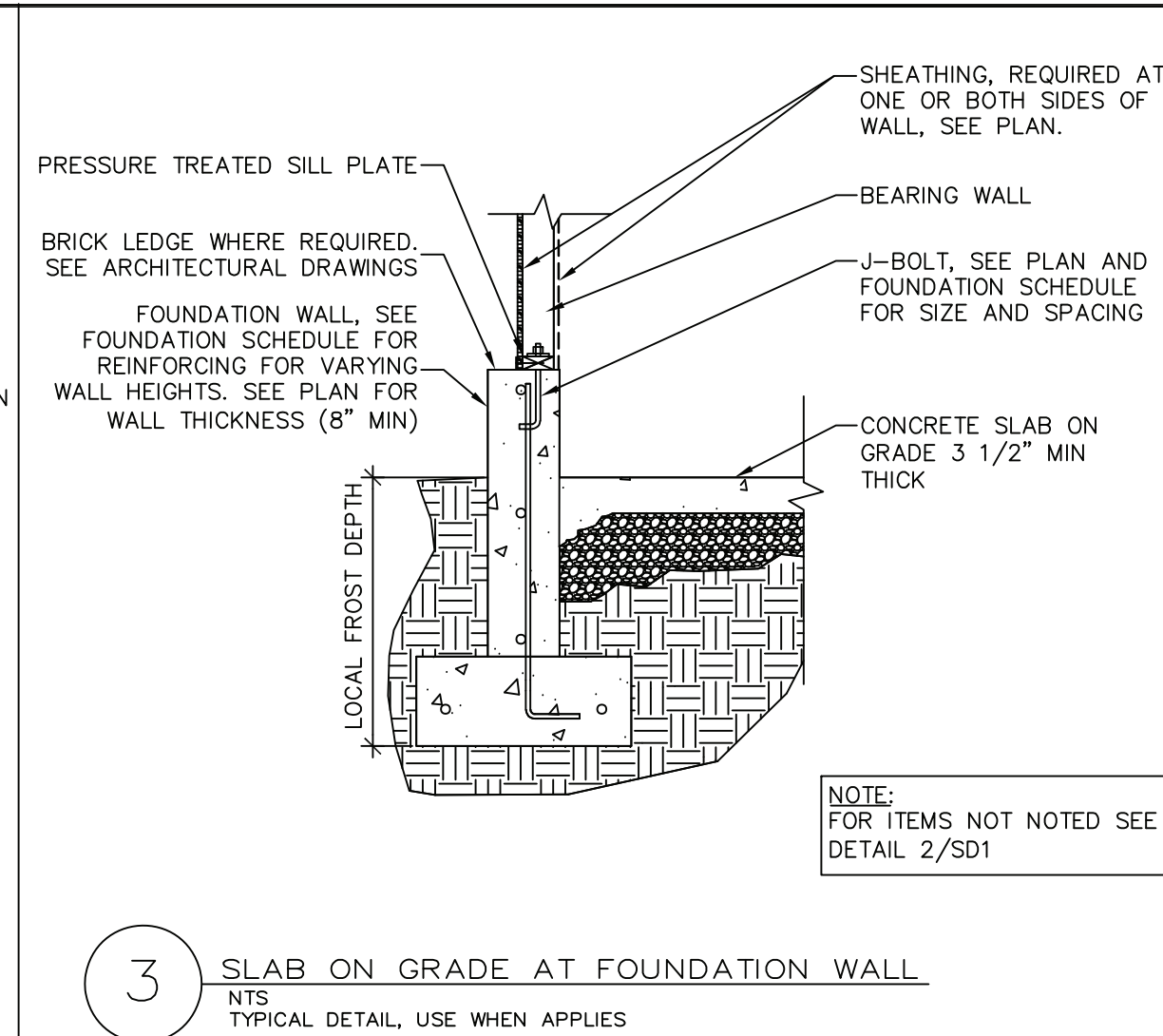
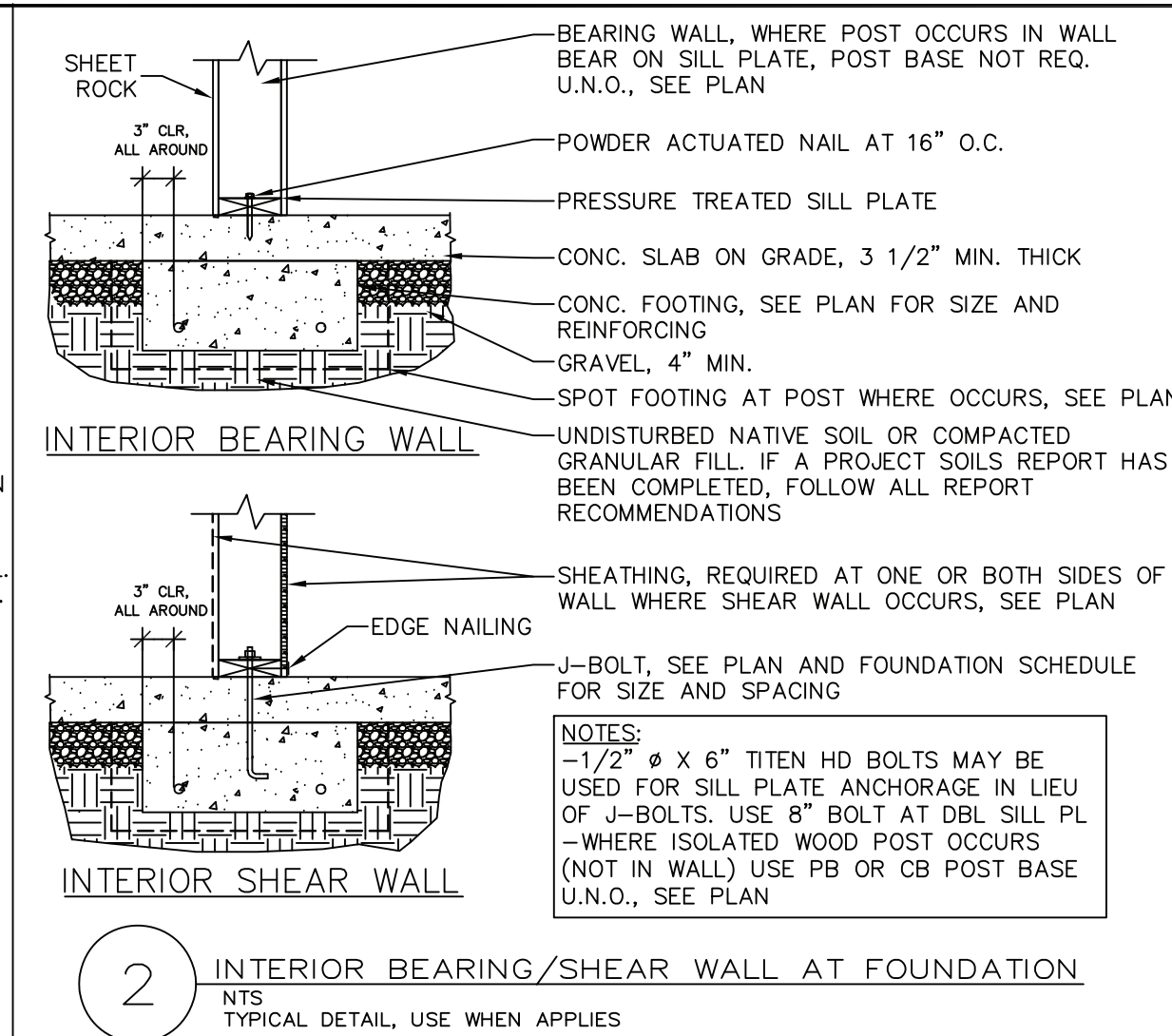
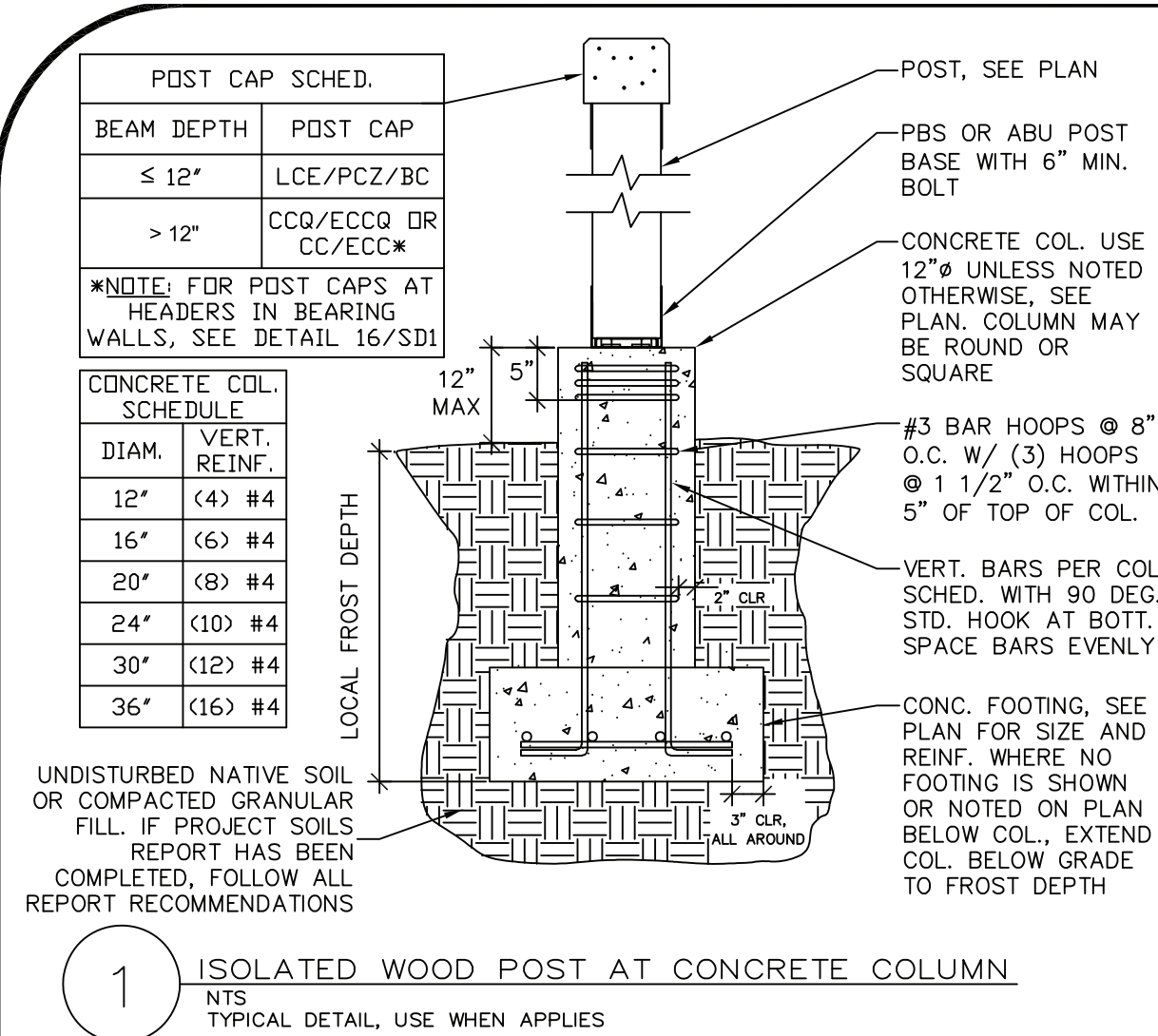
BONUS ROOM

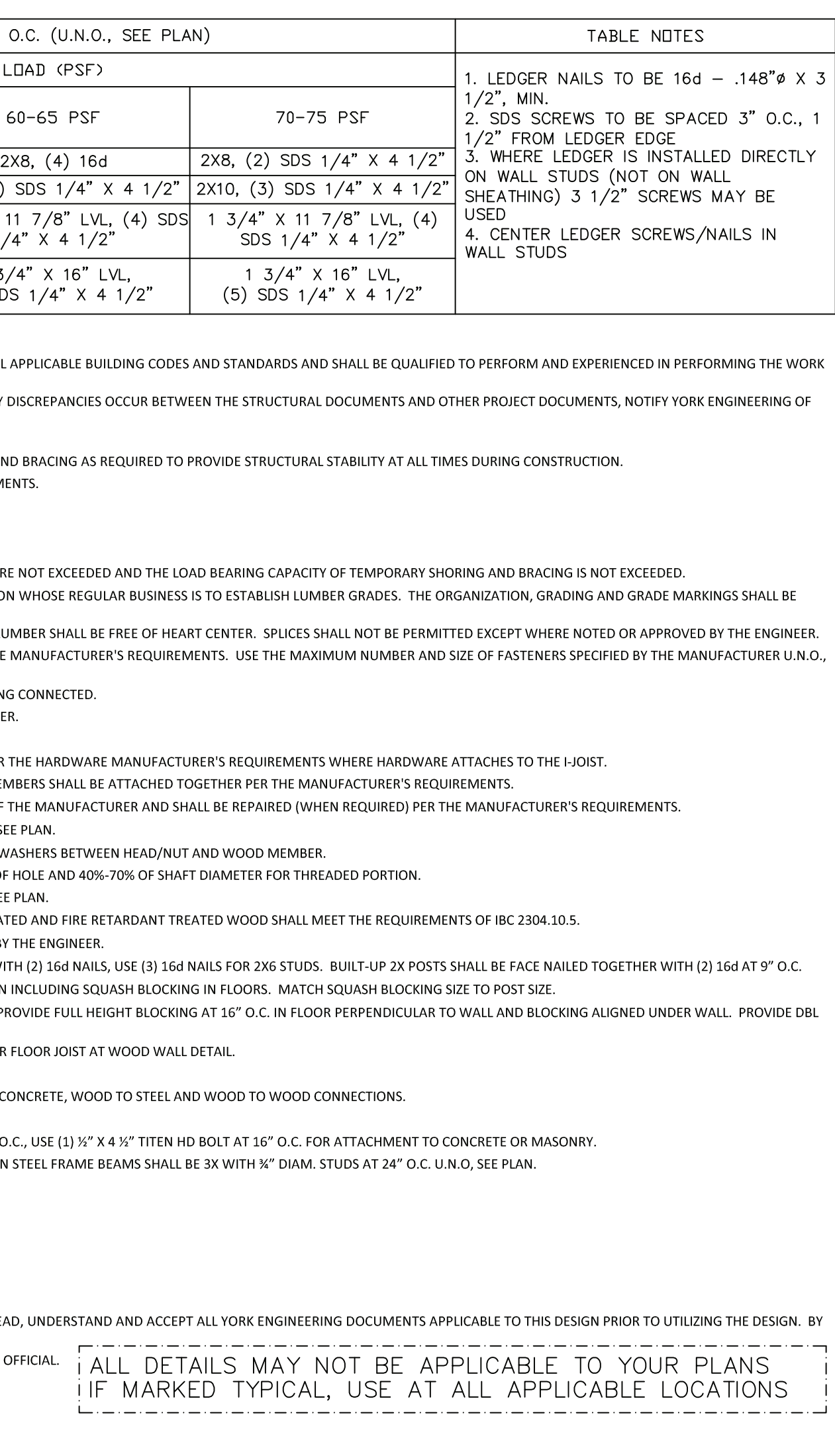
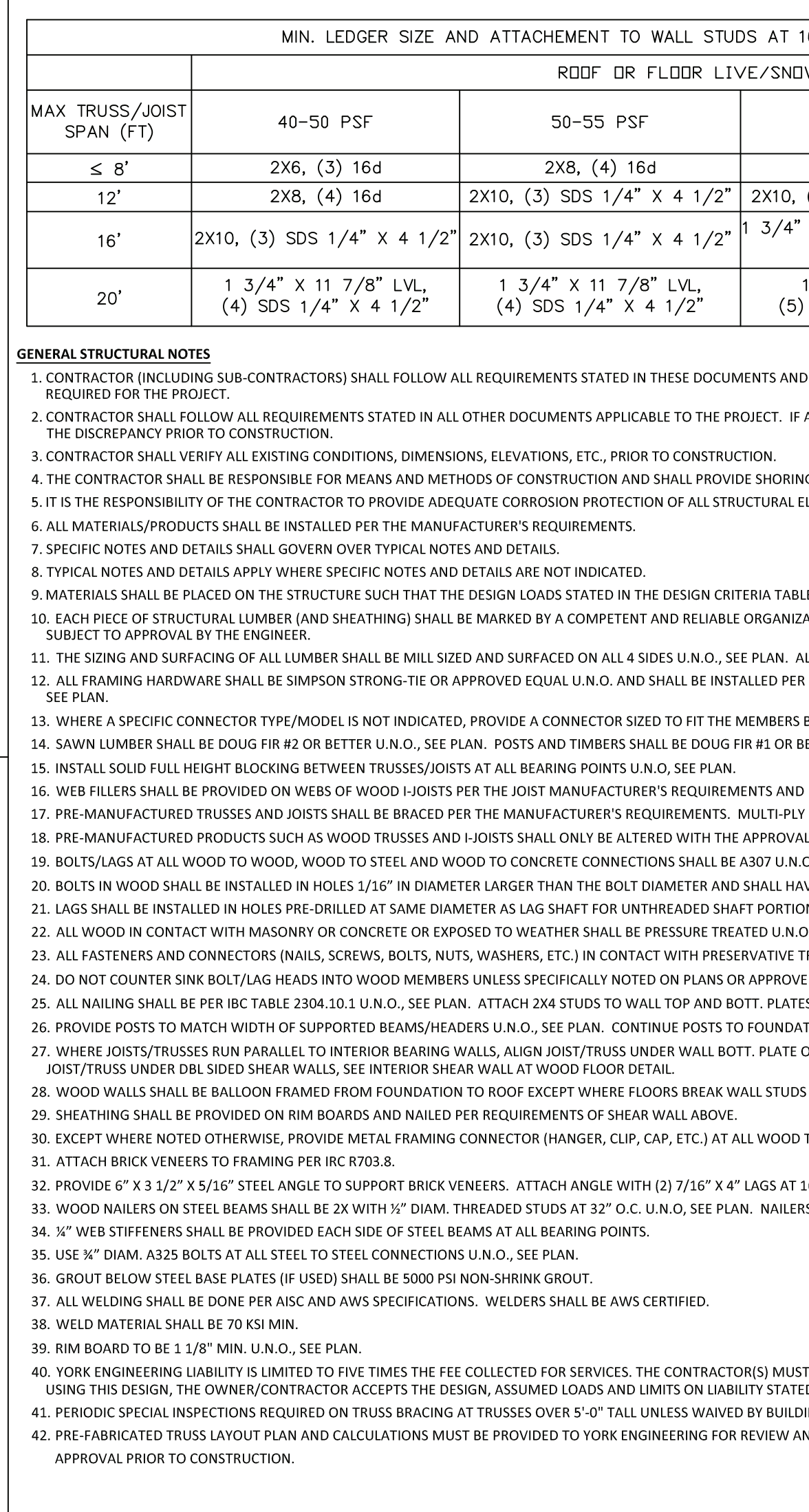
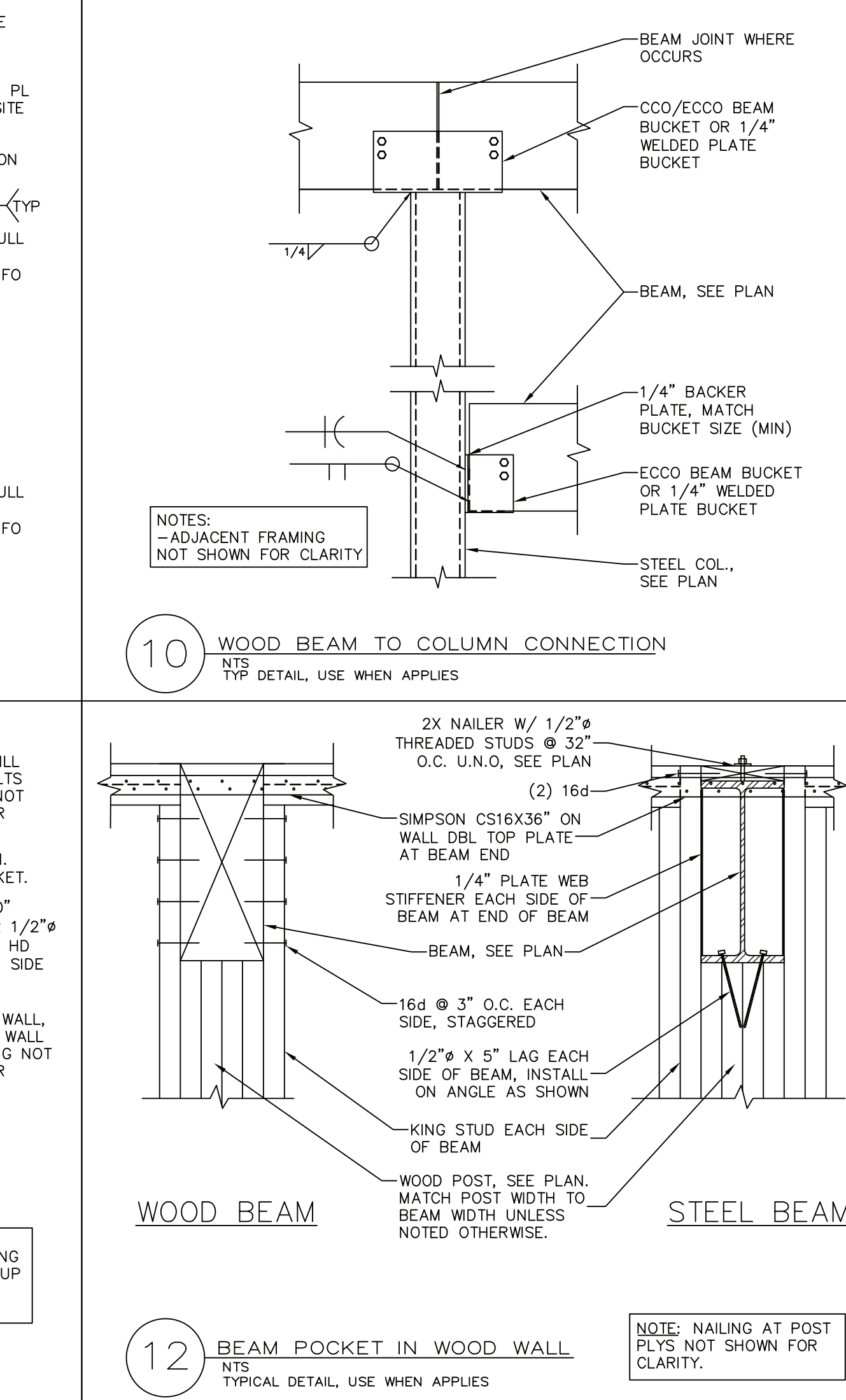
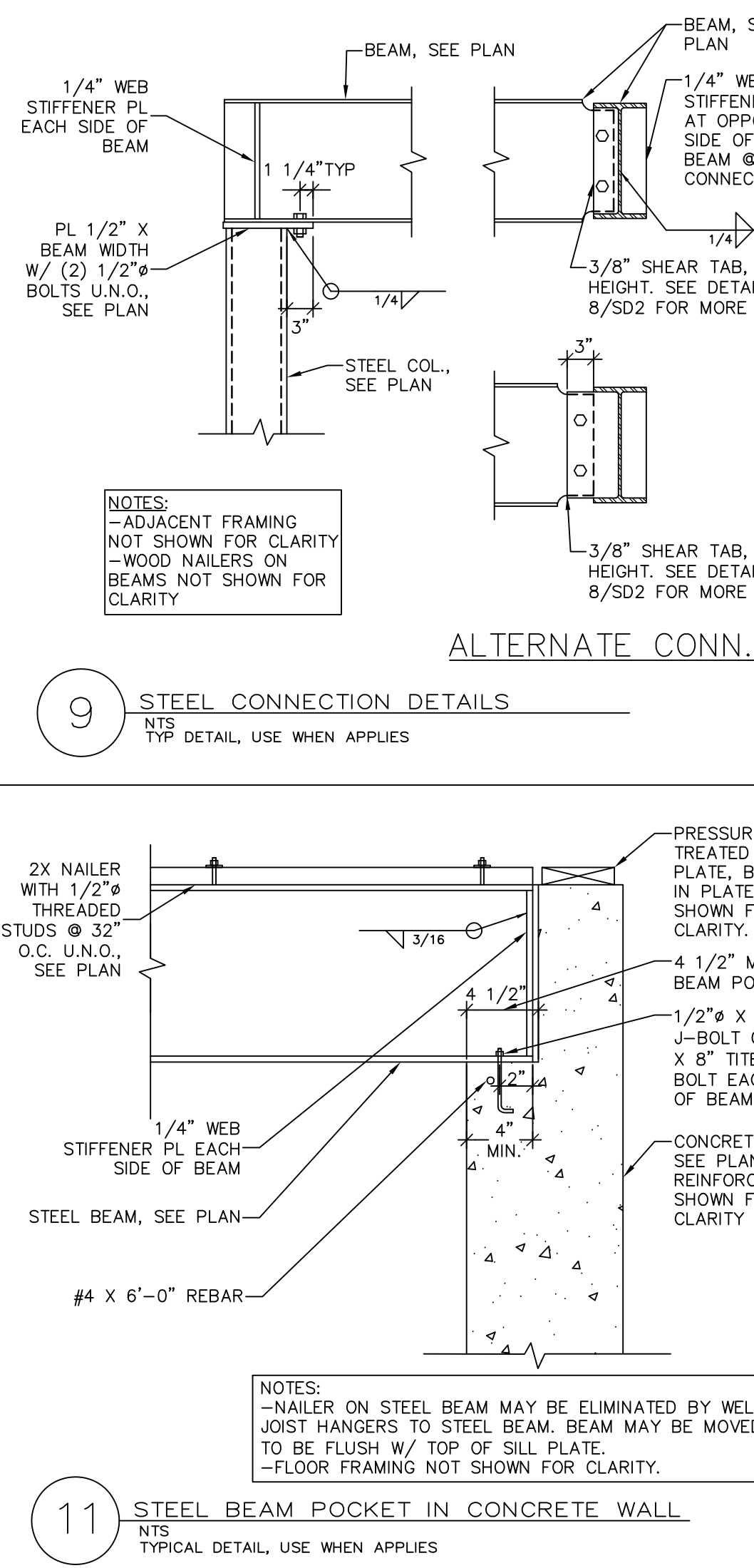
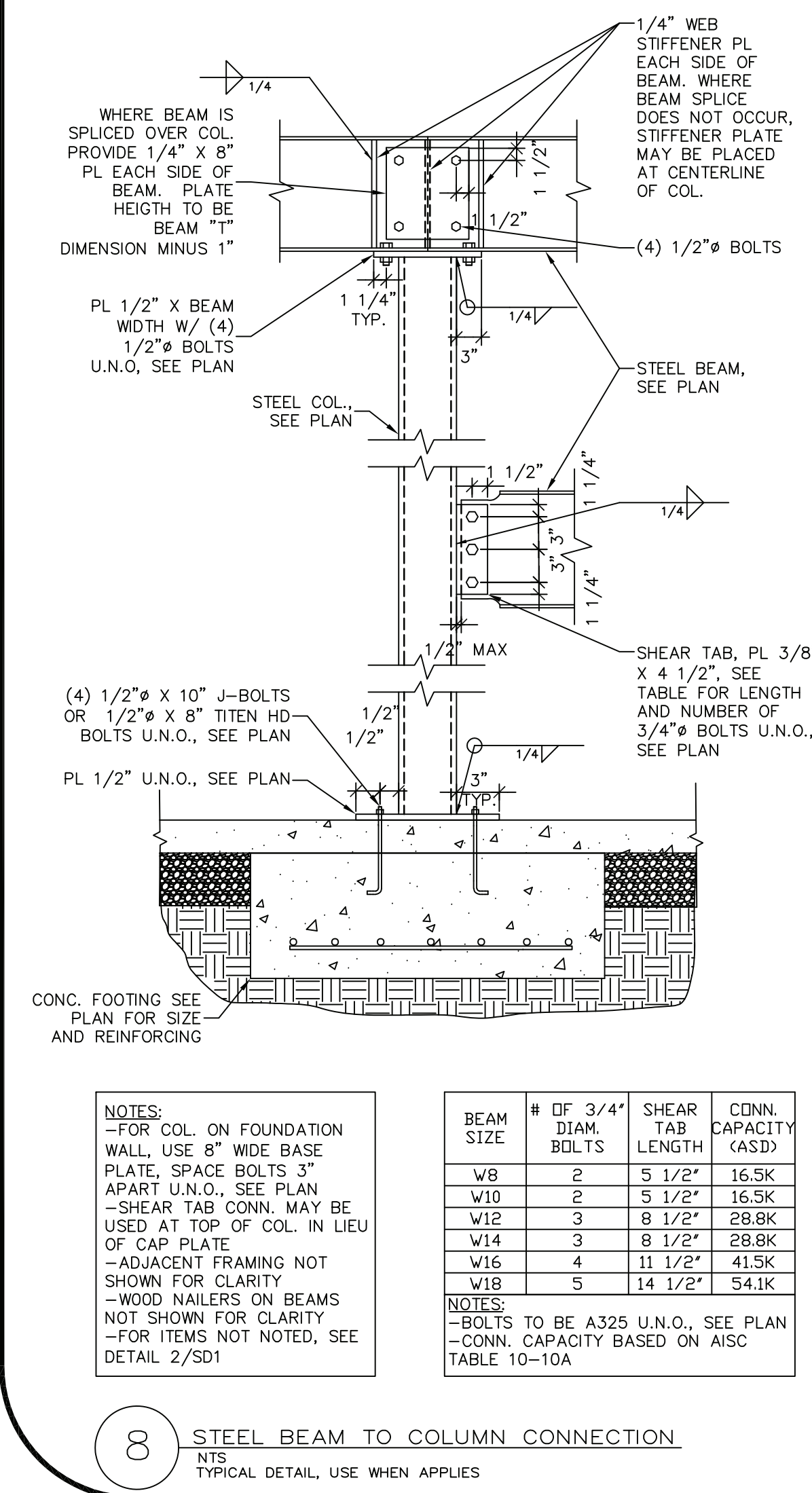
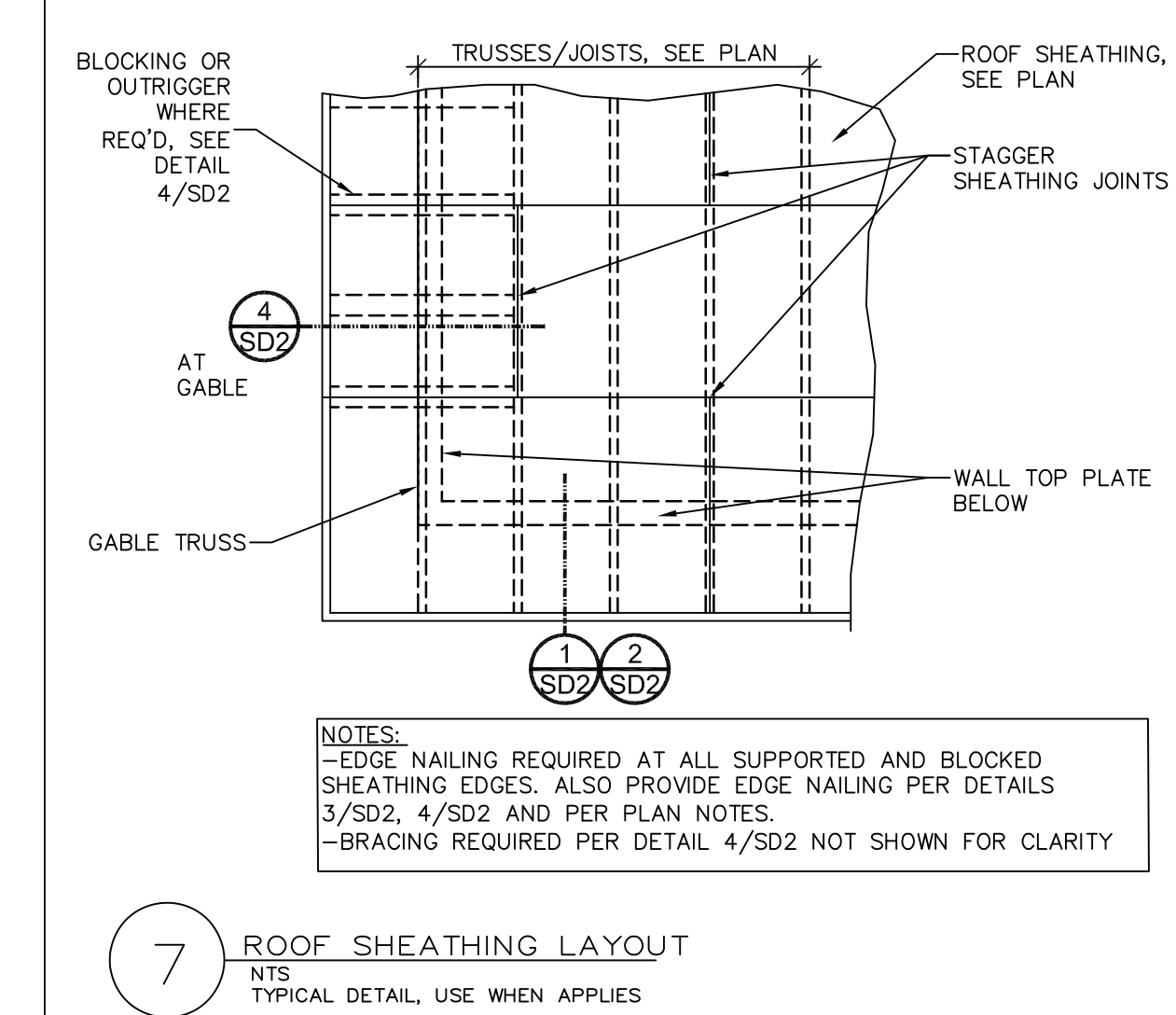
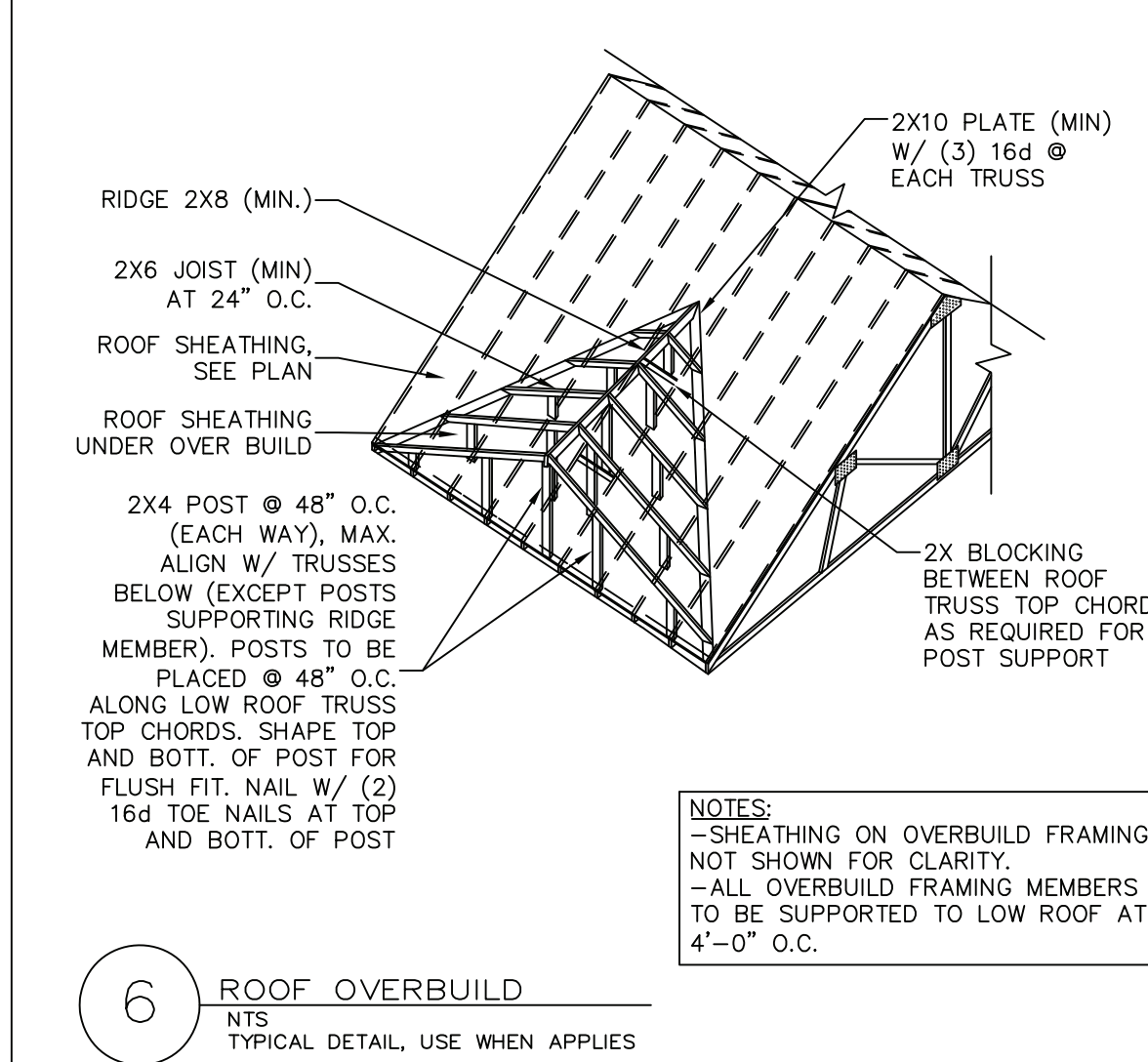
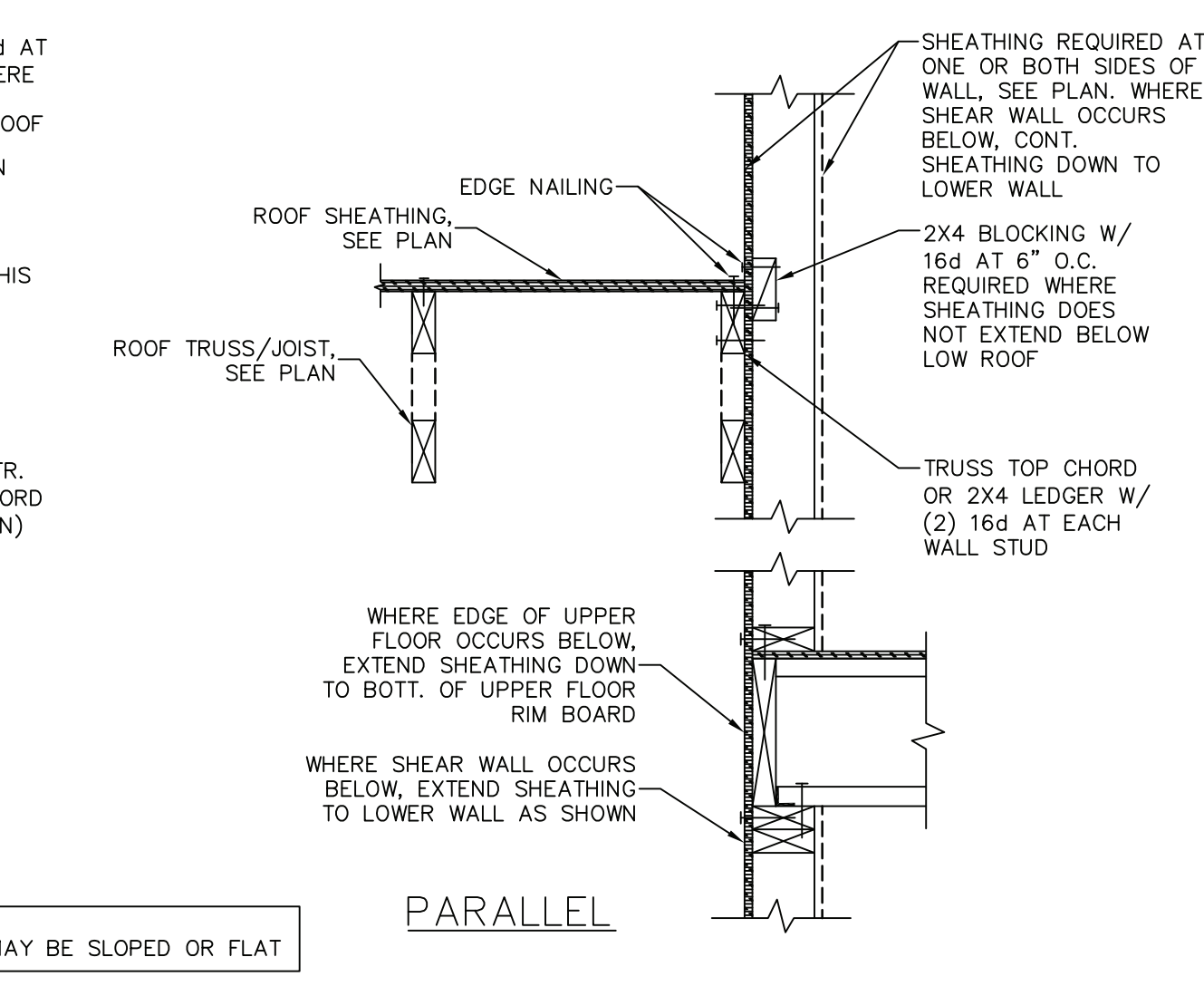
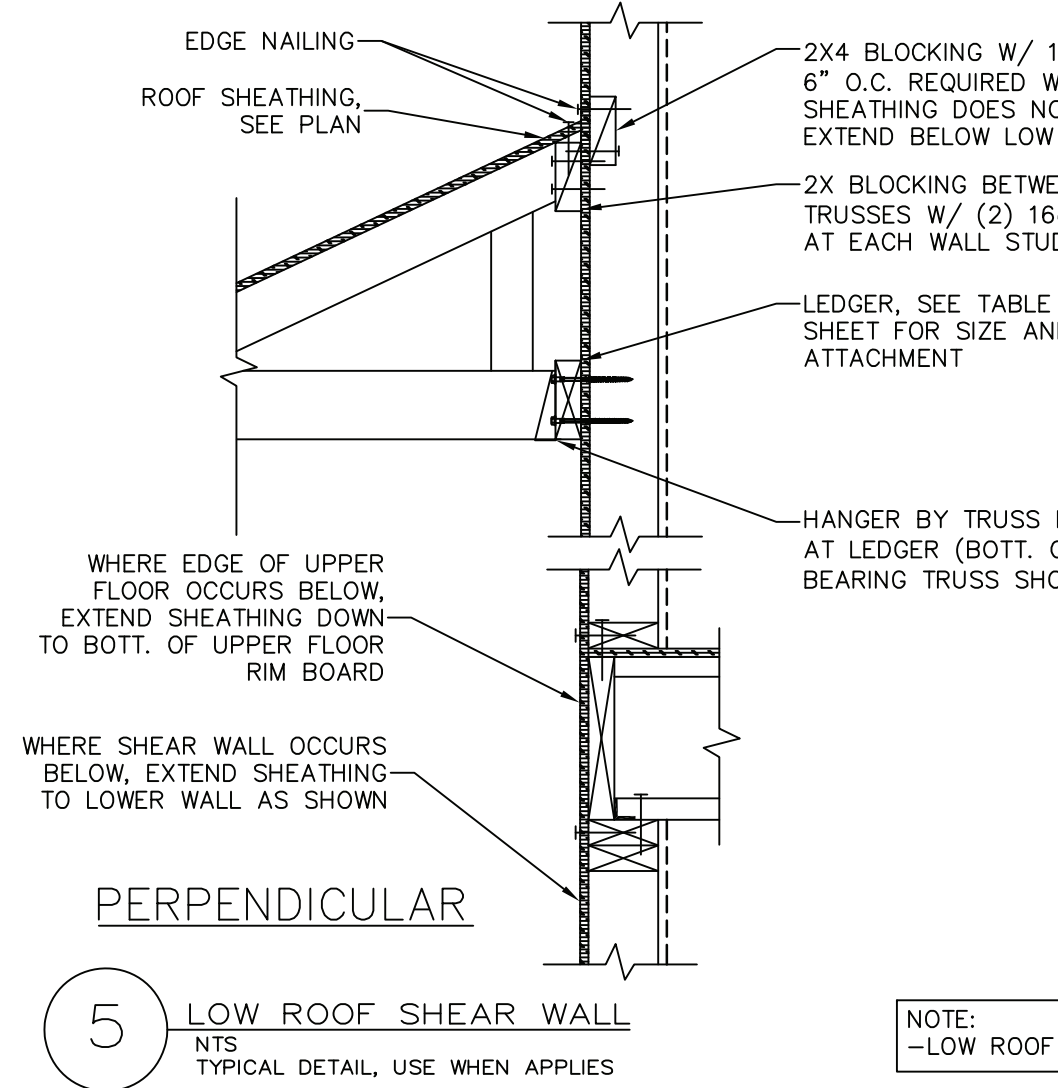
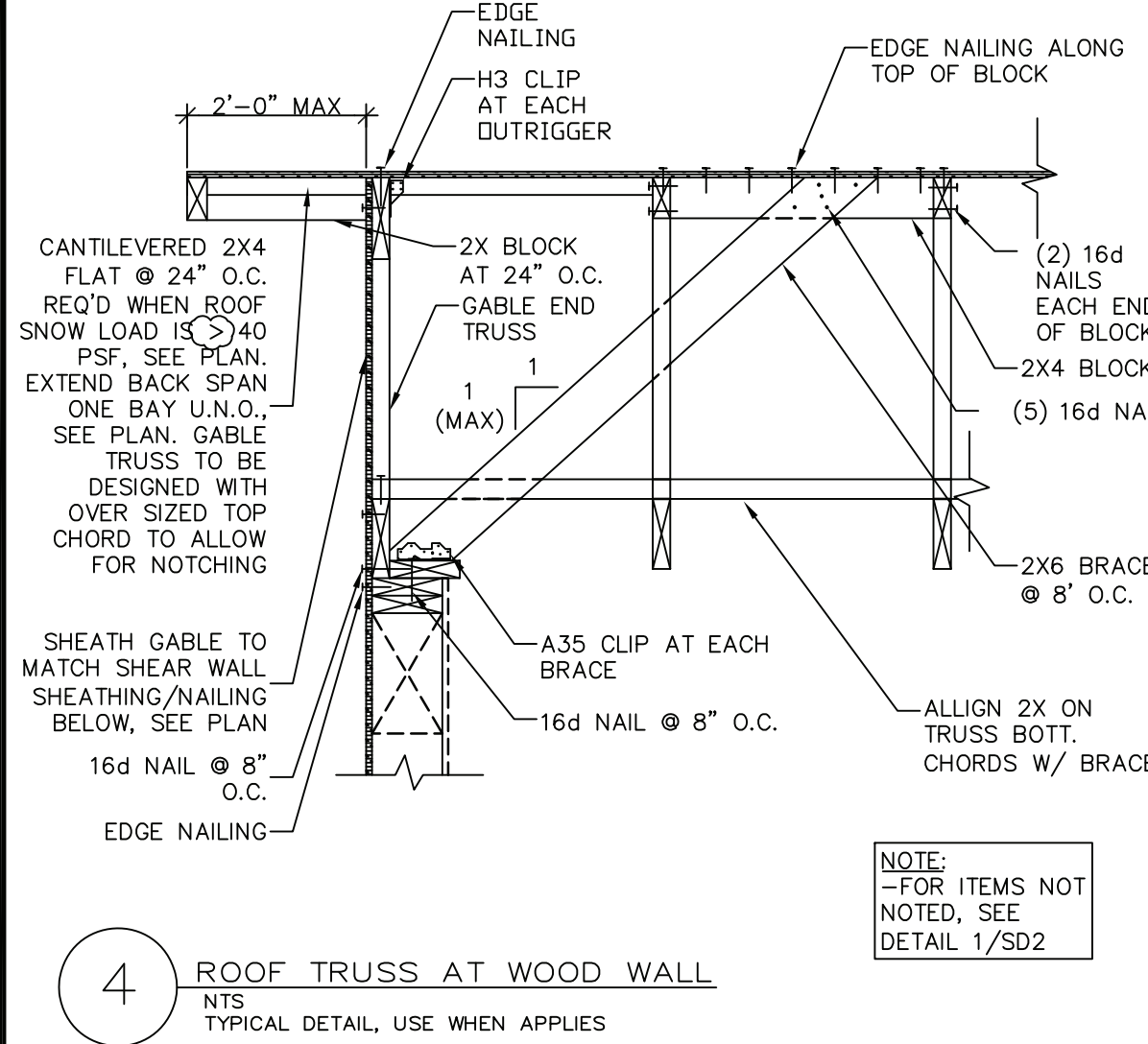
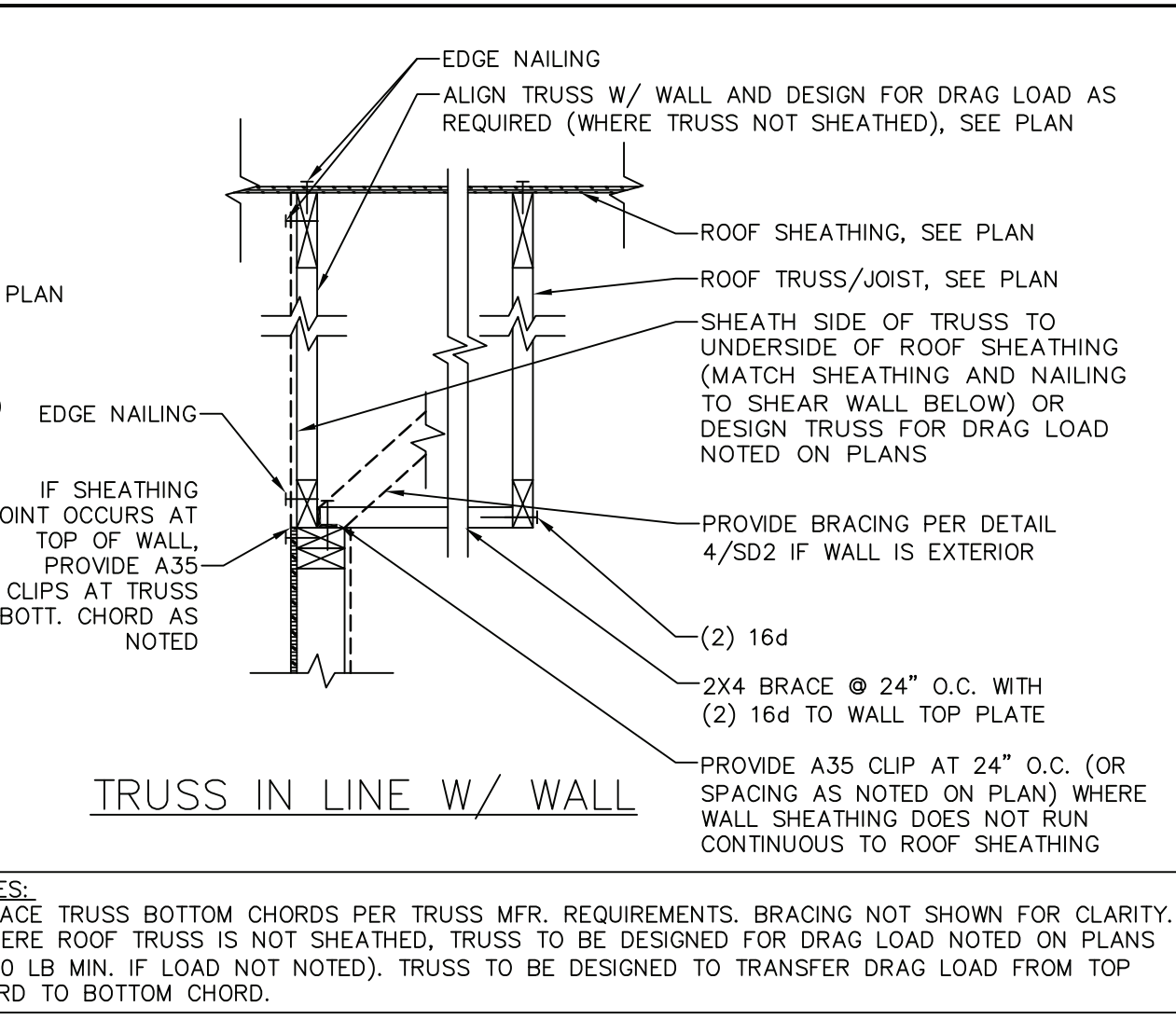
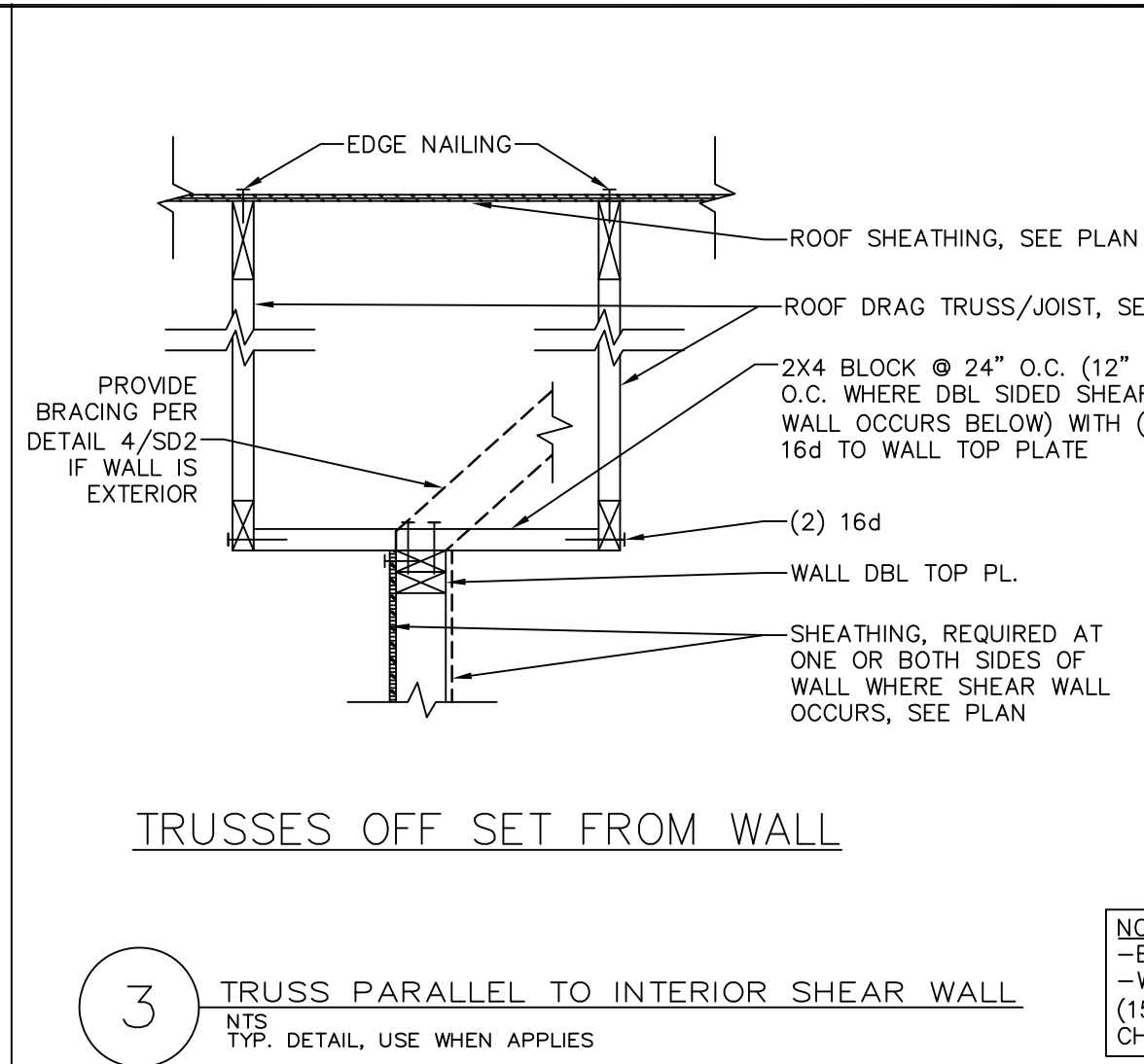
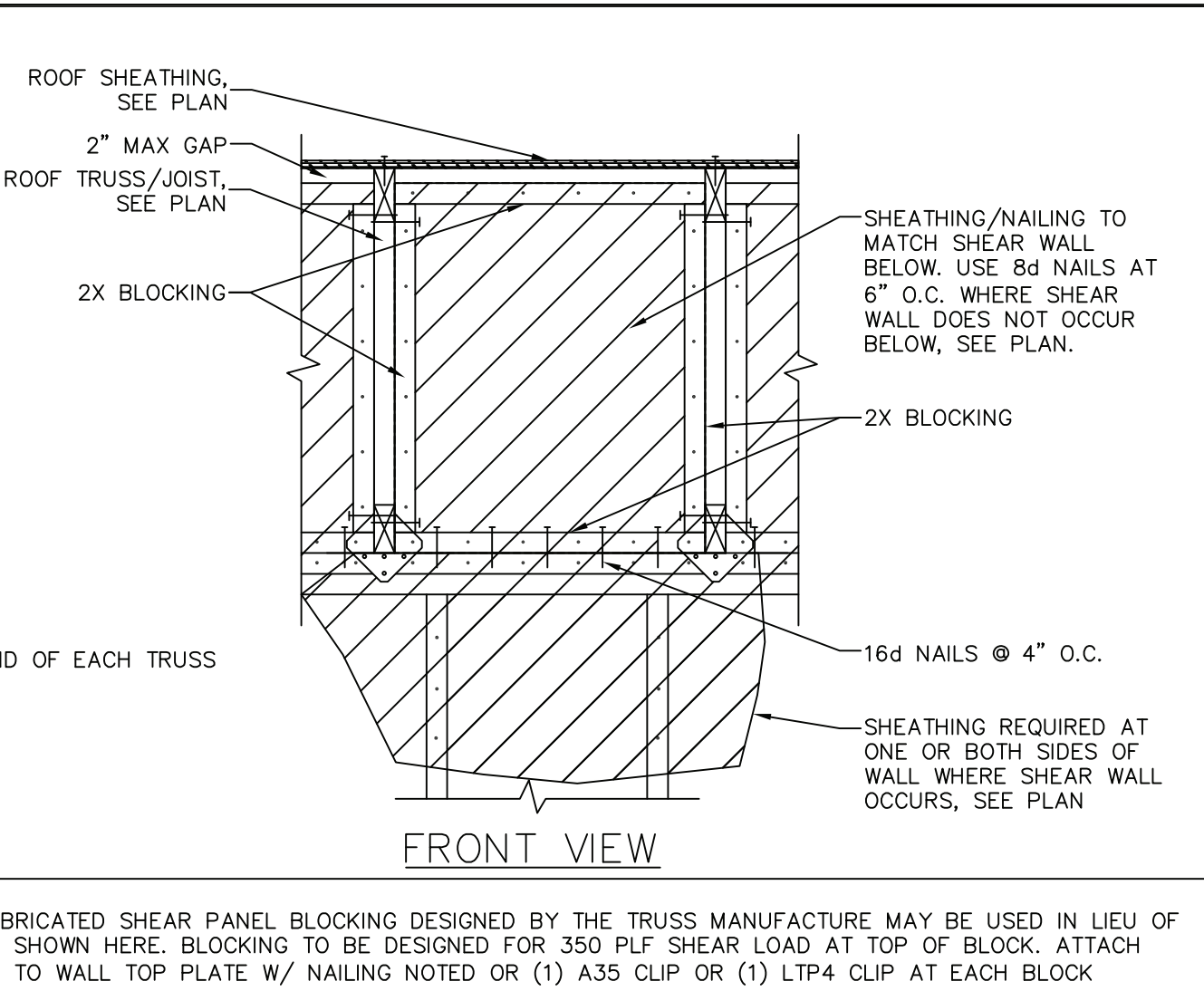
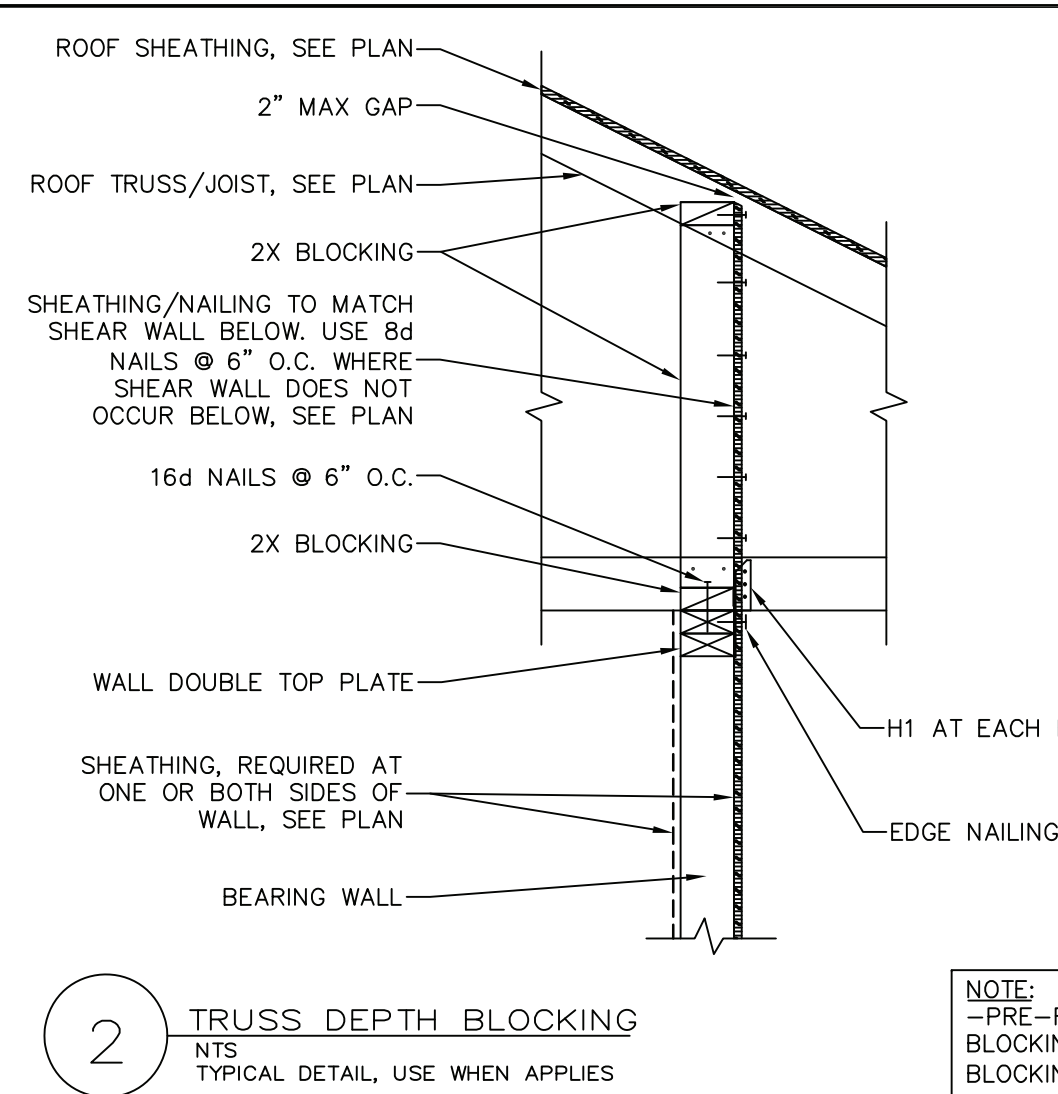
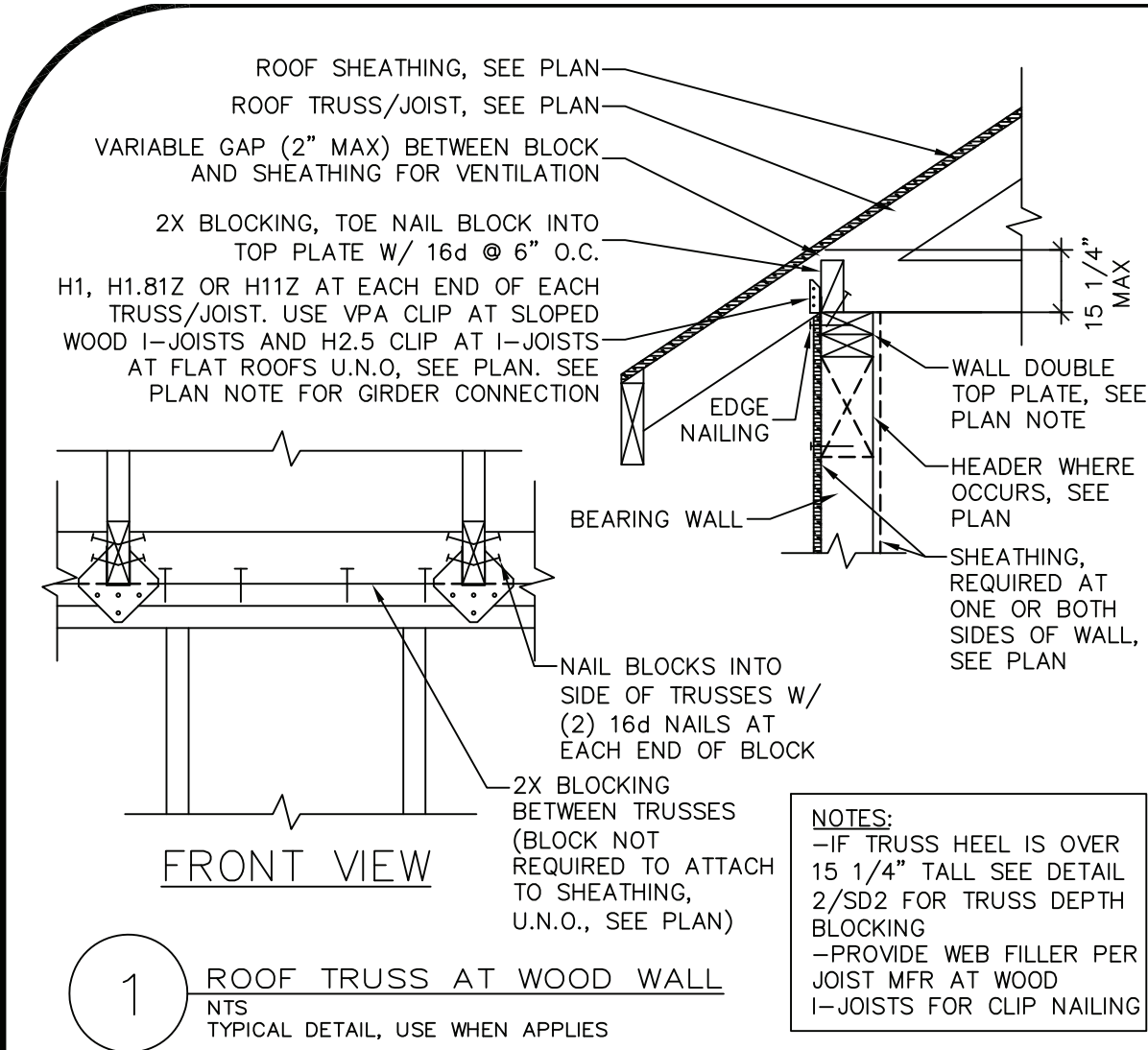
SCALE 3/8" = 1'-0"

STANDARD NOTES
AND DETAILS

DATE
2/2/2
SCALE
NOTED
JOB NO.
SHEET

NH





ALL DETAILS MAY NOT BE APPLICABLE TO YOUR PLANS
IF MARKED TYPICAL, USE AT ALL APPLICABLE LOCATIONS

Structural Design and Analysis
4883 Old Highway Rd Suite A
Morgan, Utah 84050
(801) 876-3501

York Engineering

SD2

3,000 PSI CONCRETE				FOUNDATION SCHEDULE				60,000 PSI STEEL			
MAXIMUM WALL HEIGHT FROM T.O. FOOTING	TOP EDGE SUPPORT	MIN. WALL WIDTH	VERTICAL WALL REIN.	SPACING	HORIZONTAL WALL REIN.	SPACING	WIDTH	MIN. WALL FOOTING SIZE AND REIN. ¹	REINFORCING	NOTES	SILL PLATE J-BOLTS, U.N.O., SEE PLAN ¹ (MIN. 7" EMBEDMENT)
2'-0" to 4'-0"	NONE	8"	#4	32" O.C.	#4	14" O.C.		14" O.C.	SEE PLAN		½" x 10" @ 32" O.C.
4'-1" to 5'-0"	NONE	8"	#4	14" O.C.	#4	12" O.C.	36"	(4) #4 X CONT	SEE NOTE #4 BELOW		½" x 10" @ 32" O.C.
5'-1" to 6'-0"	NONE	8"	#4	14" O.C.	#4	12" O.C.	42"	(5) #4 X CONT	SEE NOTE #4 BELOW		½" x 10" @ 32" O.C.
6'-1" to 7'-0"	NONE	8"	#4	12" O.C.	#4	12" O.C.	48"	(6) #4 X CONT, #4 @ 1" O.C. TRANSVERSE	SEE NOTE #4 BELOW		½" x 10" @ 32" O.C.
7'-1" to 8'-0"	FLOOR	8"	#4	24" O.C.	#4	18" O.C.		SEE PLAN			½" x 10" @ 32" O.C.
8'-1" to 9'-0"	FLOOR	8"	#4	16" O.C.	#4	18" O.C.		SEE PLAN			½" x 10" @ 32" O.C.
9'-1" to 10'-0"	FLOOR	8"	#4	12" O.C.	#4	12" O.C.	24"	(3) #4 X CONT	USE MIN F=24 FOOTING		½" x 10" @ 24" O.C.
10'-1" to 11'-0"	FLOOR	8"	#4	6" O.C.	#4	12" O.C.	30"	(3) #4 X CONT	USE MIN F=30 FOOTING		½" x 10" @ 24" O.C. ³
11'-1" to 12'-0"	FLOOR	8"	#4	4" O.C.	#4	12" O.C.	36"	(4) #4 X CONT	USE MIN F=36 FOOTING		½" x 10" @ 24" O.C. ³
> 12'-0"+	REQ. ENG.	-	-	-	-	-	-	-	CONTACT YORK ENGR.		REQUIRES ENG.
NOTES: 1. REBAR TO BE PLACED IN THE CENTER OF THE WALL U.N.O., SEE PLAN. 2. FOOTING DOWELS SHALL EXTEND 48 BAR DIAMETERS INTO THE FOUNDATION WALL AND MATCH WALL VERTICAL STEEL SIZE AND SPACING. DOWELS SHALL HAVE A 90° STANDARD HOOK AT BOTTOM AND SHALL BE PLACED PER DETAILS. 3. USE 3" x 3" x ½" WASHERS ON J-BOLTS, IF SLOTTED WASHER IS USED, ADD CUT WASHER. 4. LARGER FOOTINGS SPECIFIED ON 4'-1" TO 7'-0" WALLS WITH NO TOP EDGE SUPPORT MAY BE REDUCED TO SIZE SPECIFIED ON PLANS, AND VERTICAL REBAR SPACING OF 24" O.C. FOR FOUNDATION WALLS MAY BE USED PROVIDED ONE OF THE FOLLOWING CONDITIONS EXIST: A. 4'-1" TO 7'-0" WALL LENGTH DOES NOT EXCEED 10'-0" AND HAS PERPENDICULAR CONCRETE RETURN WALL AT EACH END. B. UNBALANCED BACKFILL DOES NOT EXCEED 4'-0". 5. TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE SUBSTITUTED FOR J-BOLTS OF SAME SIZE AND SPACING, USE 6" TITENS FOR SINGLE SILL PL., USE 8" FOR DBL SILL PL. 6. ATTACH SILL PLATE TO FLOOR JOISTS/BLOCKING W/ A34 CLIP PER DETAILS. 7. PERIODIC SPECIAL INSPECTIONS REQUIRED ON 11'-1" TO 12'-0" FOUNDATION WALLS.											

FOOTING SCHEDULE				
TYPE	WIDTH	LENGTH	THICK	REINFORCEMENT
F-16	16"	CDNT.	10"	(2) # 4 BARS CDNT.
F-18	18"	CDNT.	10"	(2) # 4 BARS CDNT.
F-20	20"	CDNT.	10"	(2) # 4 BARS CDNT.
F-24	24"	CDNT.	10"	(3) # 4 BARS CDNT.
F-30	30"	CDNT.	10"	(3) # 4 BARS CDNT.
F-36	36"	CDNT.	10"	(4) # 4 BARS CDNT.
S-24	24"	10"	10"	(3) # 4 BARS EACH WAY
S-30	30"	10"	10"	(3) # 4 BARS EACH WAY
S-36	36"	36"	10"	(4) # 4 BARS EACH WAY
S-42	42"	42"	12"	(5) # 4 BARS EACH WAY
S-48	48"	48"	12"	(6) # 4 BARS EACH WAY
S-60	60"	60"	12"	(7) # 4 BARS EACH WAY
NOTE: FOOTING REINFORCEMENT IN THIS SCHEDULE AND NOTED ON PLANS IS BOTTOM REINFORCING U.N.O. AND SHALL BE PLACED IN BOTTOM 1/2 OF FOOTING THICKNESS, WITH 3" CONCRETE CLEAR COVER, MIN.				

HOLDOWN SCHEDULE			
MIN. BOLT SIZE			
HOLDOWN	MIN. POST SIZE (FULL HT. KING POST)	STEM WALL	SLAB ON GRADE
LSTD8/LSTD8RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 8")	NA (EMBED STRAP 8")
STHD10/LSTD10RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 10")	NA (EMBED STRAP 10")
STHD14/LSTD14RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 14")	USE HTTS OR HDUS W/PABS
HTTS AND HDUS	4X4 OR (2) 2X4	SB5/8X24	PABS
HDU8	4X6 OR (2) 2X6	SB7/8X24	SSTB28
HDU11	6X6	SB1X30 OR PAB8 (SEE PLAN)	SB1X30 OR PAB8 (SEE PLAN)
HDU14	6X6	SB1X30 OR PAB8 (SEE PLAN)	SB1X30 OR PAB8 (SEE PLAN)
NOTES: 1. THE REQUIREMENTS SHOWN IN THIS TABLE ARE MIN. U.N.O., SEE PLAN. 2. AT INTERLEVEL HTT AND HDU HOLDOWNS, USE THREADED ROD OF SAME DIAMETER AS FOUNDATION BOLT. 3. ALIGN HOLDOWNS AT FOUNDATIONS WITH INTERLEVEL HOLDOWNS/STRAPS ABOVE U.N.O., SEE PLAN. 4. DIMENSIONS TO HOLDOWN LOCATIONS MUST BE FIELD VERIFIED. 5. EDGE NAIL SHEATHING TO POSTS AT HOLDOWNS WITH (2) ROWS EDGE NAILING. 6. USE "RJ" HOLDOWNS WHERE RIM JOIST OR SUSPENDED SLAB OCCURS ON WALL.			

HOLDOWN RETROFIT TABLE	
HOLDOWN	RETROFIT OPTIONS
LSTD8/LSTD8RJ	HTTS WITH 5/8" Ø THREADED ROD EMBEDDED 10" INTO CONCRETE WITH SIMPSON SET EPOXY OR MST48 WITH (3) 1/2" x 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
STHD10/STHD10RJ	HTTS WITH 5/8" Ø THREADED ROD EMBEDDED 10" INTO CONCRETE WITH SIMPSON SET EPOXY OR MST48 WITH (3) 1/2" x 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
STHD14/STHD14RJ	HDUS WITH 7/8" Ø THREADED ROD EMBEDDED 15" INTO CONCRETE WITH SIMPSON SET EPOXY (IN 8" THICK STEM WALL) OR MST60 WITH (4) 1/2" x 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
HTTS AND HDUS	HDUS WITH 7/8" Ø THREADED ROD EMBEDDED 15" INTO CONCRETE WITH SIMPSON SET EPOXY (IN 8" THICK STEM WALL) OR MST60 WITH (4) 1/2" x 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
HDU8	(2) MST48 STRAPS WITH (3) 1/2" x 4" TITEN HD BOLTS IN EACH STRAP, SPACE STRAPS 1' APART (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
HDU11	(2) MST60 STRAPS WITH (4) 1/2" x 4" TITEN HD BOLTS IN EACH STRAP, SPACE STRAPS 1' APART (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
HDU14	YORK ENGINEERING TO PROVIDE DETAIL.
NOTE: YORK ENGINEERING TO PROVIDE DETAIL WHERE STRAPS CANNOT BE INSTALLED WITH 1/2" MAX BEND.	

FOOTING, FOUNDATION AND CONCRETE

1. FOOTING DESIGN IS BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF U.N.O., SEE PLAN. IF A PROJECT SOILS REPORT HAS BEEN COMPLETED, FOLLOW ALL REPORT RECOMMENDATIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR GRANULAR FILL COMPACTED TO 95% OF MAXIMUM DENSITY. NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND. ALL FOOTINGS TO BE PLACED AT MIN. BELOW LOCAL FROST DEPTH, AND BE CONTINUOUS AND MONOLITHIC POUR.
2. CHANGES IN ELEV. SHALL BE STEPPED WITH STEP HEIGHT NOT HIGHER THAN 1/2 THE STEP LENGTH AND NOT GREATER THAN 5'. NOTIFY ENGINEER IF GRADE DROPS OVER 8" IN 24' (GREATER THAN 1/3 SLOPE) SO THAT APPROPRIATE DESIGN CHANGES MAY BE MADE TO FOUNDATION AND FOOTINGS.
3. ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE NORMAL WT. CONCRETE WITH A COMPRESSIVE STRENGTH OF 2,500 PSI MIN. U.N.O. TO MEET STRENGTH REQUIREMENTS (SEE CALCS., NO SPECIAL INSPECTIONS REQUIRED U.N.O., SEE PLAN) HOWEVER, PER IRC 402.2 USE 3000 PSI CONCRETE FOR DURABILITY PURPOSES. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN .50 WITH A MINIMUM CEMENT CONTENT OF 504 LBS. PER CUBIC YARD.
4. ALL CONC. WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS REQUIRED BY ACI STANDARDS AND PRACTICES.
5. ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318. REINFORCEMENT SHALL BE FREE FROM MUD AND OIL AND OTHER NON-METALLIC COATINGS THAT HAMPER BONDING CAPACITY.
6. OWNER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS LISTED ON THE DRAWING. VERIFICATION OF ALL SITE CONDITIONS INCLUDING SITE STABILITY IS THE RESPONSIBILITY OF OTHERS
7. ALLOW 14 DAYS FOR CONCRETE TO CURE PRIOR TO BACKFILL.
8. STRUCTURAL CONCRETE EXPOSED TO FREEZE THAW CYCLES SHALL HAVE 5% AIR ENTRAINMENT, MIN.
9. RUN FOOTINGS CONTINUOUS UNDER ALL DOOR OPENINGS, SEE PLAN.
10. SILL PLATE J-BOLTS SHALL BE A307 WITH 7" MIN. EMBEDMENT IN CONCRETE U.N.O., SEE PLAN.
11. TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE USED AS SUBSTITUTION FOR SILL PLATE J-BOLTS AT SAME SIZE AND SPACING AS J-BOLTS. USE 6" TITEN HD FOR SINGLE SILL PLATE AND 8" TITEN HD FOR DBL PLATE.
12. ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL ABOVE AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE. DIMENSIONS TO HOLDOWN LOCATIONS MUST BE FIELD VERIFIED.
13. FOOTINGS TO BE CENTERED ON WALLS AND COLUMNS/POSTS U.N.O., SEE PLAN.
14. USE SIMPSON SET-XP EPOXY FOR CONCRETE ANCHORS U.N.O., SEE PLAN. CONTINUOUS SPECIAL INSPECTIONS REQUIRED ON ALL EPOXY OPERATIONS UNLESS WAIVED BY ENGINEER AND THE BUILDING OFFICIAL.
15. LAP REBAR 48 BAR DIAMETERS U.N.O., SEE PLAN. REINFORCING IN SLABS ON GRADE MAY BE LAPPED 24". SPLICES IN BOTTOM STEEL IN CONCRETE BEAMS AND CAST IN PLACE SUSPENDED SLABS SHALL BE STAGGERED 48 BAR DIAMETERS.
16. LITELS IN CONCRETE WALLS MAY BE AS FOLLOWS U.N.O., SEE PLAN: FOR 3'-0" MAX SPAN, 8" DEEP WITH (2) #4 BOT. BARS, FOR 6'-0" MAX SPAN, 12" DEEP WITH (2) #4 BOT. BARS.
17. PROVIDE (2) EDGE BARS ABOVE CONCRETE WALL OPENINGS AND (1) BAR EACH SIDE AND BELOW OPENINGS U.N.O., SEE PLAN. MATCH SIZE OF EDGE BARS WITH TYPICAL WALL REINFORCING AND PLACE WITHIN 4" OF OPENING BARS 48 BAR DIAMETERS PAST EDGE OF OPENING OR EXTEND AS FAR AS POSSIBLE AND PROVIDE 90° STANDARD HOOK AT END.
18. PROVIDE HORIZONTAL BAR WITHIN 3" OF TOP AND BOT. OF WALL AND PROVIDE VERTICAL BAR AT ALL WALL CORNERS AND ENDS.
- NOTE: THIS ENGINEERING ASSUMES THAT THE CLEARANCE & SETBACK REQUIREMENTS LISTED IN IRC SECTION R403.1.7 ARE MET. IF THESE PROVISIONS ARE NOT MET, CONTACT THE ENGINEER FOR FURTHER DESIGN.
- NOTE: THIS ENGINEERING ASSUMES THAT THE SITE IS STABLE HAVING NO GLOBAL STABILITY CONCERNS OR HAZARDS. IF THIS IS NOT TRUE, CONTACT SOILS ENGINEER AND PROVIDE SOILS/SLOPE STABILITY REPORT TO YORK ENGINEERING FOR REVIEW AND FURTHER DESIGN.

SHEATHING NOTES

1. STAGGER ROOF AND FLOOR SHEATHING JOINTS, SEE ROOF SHEATHING LAYOUT DETAIL.
2. INSTALL ROOF AND FLOOR SHEATHING WITH LONG DIMENSION PERPENDICULAR TO TRUSSES/JOISTS U.N.O., SEE PLAN. SHEATHING INSTALLED WITH LONG DIMENSION PARALLEL TO JOISTS/TRUSSES SHALL BE 5 PLY PLYWOOD CONFORMING TO APA STANDARD PS-1.
3. NAILS SHALL BE ½" MIN FROM SHEATHING EDGE.
4. ALL FLOOR AND ROOF SHEATHING PIECES SHALL BE 48" X 48" MIN.
5. PROVIDE EDGE NAILING AT ALL SUPPORTED AND BLOCKED PANEL EDGES AND PER DETAILS.
- WALL SHEATHING: 7/16" APA RATED 24/16 MIN. U.N.O., SEE PLAN. ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SEE PLANS AND SHEAR WALL SCHEDULE FOR NAILING REQUIREMENTS.
- ROOF SHEATHING: 7/16" APA RATED 24/16 MIN. WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING FOR ROOF SNOW LOAD LESS THAN OR EQUAL TO 40 PSF. FOR ROOF SNOW LOAD GREATER THAN 40 PSF USE 5/8" APA RATED 40/20 MIN. WITH 10d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O., SEE PLAN.
- FLOOR SHEATHING: 3/4" T&G APA RATED 40/20 MIN. (48/24 WHEN FLOOR TRUSSES/JOISTS ARE AT 24" O.C.) WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O., SEE PLAN. GLUE SHEATHING TO JOISTS/TRUSSES WITH ADHESIVE CONFORMING TO APA SPECIFICATIONS.

FRAMING NOTES

1. SILL PLATE J-BOLTS SHALL HAVE A 3"x3"x1/4" WASHER AT EACH BOLT. IF SLOTTED WASHER IS USED, ADD CUT WASHER.
2. ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL AND/OR INTER LEVEL STRAP ABOVE (WHERE OCCURS) AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE.
3. STRAPS CALLED OUT ON FLOOR AND FLOOR FRAMING PLANS ARE VERTICAL INTER LEVEL STRAPS AND SHALL BE CENTERED ON RIM BOARD AND ALIGNED WITH END OF SHEAR WALL ABOVE AND ATTACHED TO FULL HEIGHT KING STUDS UNLESS NOTED OR SHOWN OTHERWISE, SEE PLANS.
4. WALL DBL TOP PLATES SHALL BE 2X MIN. AND SHALL LAP 36" AT ALL SPLICES WITH (12) 16d NAILS STAGGERED EACH SIDE OF SPLICE U.N.O., SEE PLAN. WHERE PLATES DO NOT LAP, PROVIDE CS16X32" STRAP TO SPLICE PLATES. ALIGN WALL STUD WITH PLATE JOINTS.
5. PROVIDE DBL CANTILEVER FLOOR JOISTS BELOW (2) PLY (OR MORE) TRIMMERS/POSTS AND WHERE SHEAR WALL HOLDOWN STRAPS ARE INDICATED.
6. ATTACH (2) PLY HEADERS TOGETHER WITH (3) 16d AT 12" O.C. [(2) 16d OK FOR 2X6 HEADERS], USE (3) 16d AT 12" O.C. EACH SIDE FOR (3) PLY HEADERS, USE (4) 16d AT (2) AND (3) PLY HEADERS WHEN HEADER HEIGHT IS GREATER THAN 11". ATTACH (4) PLY HEADERS TOGETHER WITH (2) ½" THROUGH BOLTS AT 16" O.C. OR (2) SDS 1/4" x 6" SCREWS AT 16" O.C. EACH SIDE OF HEADER U.N.O., SEE PLAN.
7. SEE BEARING WALL CONSTRUCTION TABLE FOR WALL FRAMING REQUIREMENTS.
8. EDGE NAIL SHEATHING TO ALL DRAG MEMBERS.
9. WHEN CHIMNEY IS SUPPORTED BY ROOF/FLOOR FRAMING, TRUSS/JOIST MFR TO DESIGN TRUSSES/JOISTS TO SUPPORT CHIMNEY WEIGHT INCLUDING VENEER WHERE OCCURS. CHIMNEYS CANTILEVERING MORE THAN 4' ABOVE ROOF SHALL BE FRAMED WITH 2X6 @12" O.C., USE LSL 2X6 @ 12" O.C. FOR CHIMNEYS EXTENDING MORE THAN 8' ABOVE THE ROOF. CHIMNEYS EXTENDING MORE THAN 10' ABOVE THE ROOF SHALL BE Laterally BRaced (WITHIN 4' OF CHIMNEY TOP) TO THE ROOF FRAMING WITH CABLES OR RODS ANCHORED TO RESIST SEISMIC AND WIND LOADS. CHIMNEYS THAT EXTEND MORE THAN 6' ABOVE THE ROOF AND ARE SUPPORTED BY ROOF FRAMING (FRAMING DOES NOT EXTEND CONTINUOUS THROUGH ROOF) SHALL HAVE A MSTC48B3 ANCHOR AT EACH CORNER (HOOKED UNDER ROOF JOIST OR TRUSS TOP CHORD).
10. ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.

SHEAR WALL NOTES							
ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED PER TYPICAL SHEAR WALL REQUIREMENTS MIN. U.N.O., WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SHEATHING SHALL BE APA RATED 24/16 MIN., NAILS SHALL BE SPACED 1/2" MIN. FROM PANEL EDGE AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. BLOCK AND EDGE NAIL ALL HORIZONTAL SHEATHING JOINTS.							
SHEAR WALL SCHEDULE							
			NAIL SPACING				
TYPE	SHEATHING	NAIL SIZE	EDGE	FIELD	STAPLE EQ.	BOTT. PL TO RIM ATTACHMENT	RIM/BLCK TO PL ATTACHMENT BELOW DBL SIDED SHEAR WALLS
TYPICAL ⁴	7/16" ONE SIDE ²	8d	6" O.C.	12" O.C.	16G @ 3' O.C.	16d @ 6' O.C.	LTP4 OR A35 @ 16' O.C.
SW-1 ⁴	7/16" ONE SIDE ²	8d	4" O.C. ²	12" O.C.	16G @ 2' O.C.	16d @ 6' O.C.	LTP4 OR A35 @ 16' O.C.
SW-2 ³	7/16" ONE SIDE ²	8d	3" O.C. ²	12" O.C.	NDT ALLOWED	4" SDS SCREWS @ 8' O.C. ^{7,8}	LTP4 OR A35 @ 12' O.C.
SW-3 ³	7/16" ONE SIDE ²	8d	2" O.C. ²	12" O.C.	NDT ALLOWED	4" SDS SCREWS @ 8' O.C. ^{7,8}	LTP4 OR A35 @ 9' O.C.
NOTES: 1. 16 GAGE X 1-1/2" STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2 SPACING ON TYPICAL AND SW-1 WALLS. 2. WHERE SHEAR WALLS ARE INDICATED ON PLANS AT BOTH SIDES OF WALL, PROVIDE SHEATHING BOTH SIDES OF WALL (DBL SIDED SHEAR WALL) AND STAGGER EDGE NAILS. 3. PROVIDE 3X OR DBL 2X MEMBERS AT ADJOINING PANEL EDGES AT SW-2 AND SW-3 AND LAP SHEATHING 1 1/4" MIN. ONTO FRAMING MEMBERS AT PANEL EDGES. 4. AT TYPICAL AND SW-1 WALLS, LAP SHEATHING 3/4" ONTO FRAMING MEMBERS AT PANEL EDGES. 5. LAP SHEATHING 1 1/4" MIN. ONTO SILL PLATES ON FOUNDATIONS. 6. NAILS TO BE COMMON OR GALVANIZED BOX. 7. AT SINGLE SIDED SHEAR WALLS WHERE SHEATHING IS LAPPED TO CENTER OF RIM, WALL TOP PL OR TO SILL PLATE BELOW, 16d @ 6" O.C. MAY BE USED FOR WALL BOTTOM PLATE TO RIM ATTACHMENT. 8. USE 5" SCREWS FOR WALL PLATE TO RIM ATTACHMENT IF FLOOR SHEATHING IS GREATER THAN 3/4" THICK. 9. EDGE NAIL SHEATHING TO POSTS AT HOLDOWNS WITH (2) ROWS EDGE NAILING.							

CS16 FLOOR TIE STRAPS

- LAP UPPER LEVEL WALL SHEATHING TO CENTER OF RIM OR WALL DBL TOP PL BELOW OR INSTALL VERTICAL CS16X36" STRAPS AT 32" O.C. (CENTERED ON RIM).
- LAP LOWER AND MAIN LEVEL WALL SHEATHING TO CENTER OF RIM OR ONTO SILL PLATE BELOW OR INSTALL VERTICAL CS16X24" STRAPS AT 32" O.C. (CENTERED ON WALL BOTT. PLATE).
- AT SW-1 WALLS, CS16 STRAPS NOT NEEDED IF SHEATHING IS BROKE AT CENTER OF WALL BOTT. PLATE.
- AT DBL SIDED SHEAR WALLS, EXTERIOR SHEATHING MUST LAP TO LOWER RIM OR WALL/SILL PLATE AS DESCRIBED ABOVE (CS16 STRAP RETROFIT NOT ALLOWED).

TRUSS/ GIRDER CONNECTION

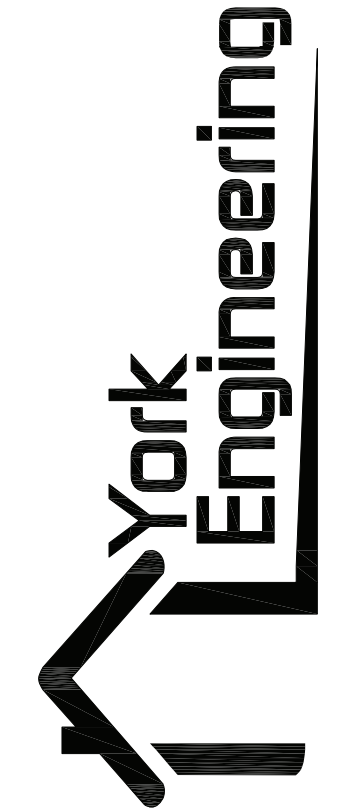
- USE SIMPSON H1 OR EQUIVELANT TIES EACH END OF EACH TRUSS/JOIST, SEE ROOF TRUSS AT WOOD WALL DETAIL. AT GIRDERS, INSTALL TIES EACH END AS FOLLOWS:
- FOR UPLIFT UP TO 1080 LBS., USE H10A-2
 - FOR UPLIFT UP TO 1885 LBS., USE LGT2
 - FOR UPLIFT UP TO 4940 LBS., USE VGT

HEADER TO TRIMMER/KING STUD CONNECTION

- NAIL HEADER TO KING STUDS WITH (6) 16d EACH END U.N.O, SEE PLAN.
- FOR HEADERS GREATER THAN 6' LONG, USE (2) LCE CLIPS OR PCZ OR BC POST CAP EACH END OF HEADER TO TRIMMER CONN., OR USE CS16 STRAPS EACH SIDE OF HEADER TO TRIMMERS, SEE HEADER TO TRIMMER CONNECTION DETAIL.



Structural Design and Analysis
4883 Old Highway Rd Suite A
Morgan, Utah 84050
(801) 876-3501



SD3