Draper City Building Dept.
APPROVED
Matt Symes 02/24/2021

LANDFORMS DESIGN
landforms.com

KARTCHNER RESIDENCE

LOT #5 CINNAMON RIDGE SUBDIVISION
1137 EAST LEAMBRA LANE DRAPER, UTAH

CONSULTANT SCHEDULE

CONSULTANT	PHONE NUMBER	CONTACT INFO.
LANDFORMS DESIGN DESIGNER/ DRAFTER	BLAIR/ ROB	(801) 298-2240 blair@ -or- rob.a@landforms.com
YORK ENGINEERING STRUCTURAL ENGINEER	LYNN	(801) 296-2784 lynn@carlsonengineering.net
YORK ENGINEERING SURVEYOR	BOB	(801) 876-3501 bob@yorkengr.com
YORK ENGINEERING CIVIL ENGINEER	KELBY	(801) 876-3501 kelby@yorkengr.com

DEFERRED SUBMITTAL

ALL DEFERRED SUBMITTALS AND CHANGES TO PLANS MUST BE-

A. FIRST APPROVED BY THE DESIGNER OF RECORD PRIOR TO SUBMITTING TO BUILDING OFFICIAL

B. APPROVED BY THE STRUCTURAL ENGINEER OF RECORD FOR ANY STRUCTURAL ITEMS FOR DEFERRED SUBMITTALS

-ITEMS-

1. -FIRE SPRINKLER PLANS (MOD. NFPA 13D)
2. -RADIANT HEAT DESIGN (LAYOUT PLANS, CALCS, & SPECS.
3. -GAS PIPING SCHEMATIC-PROVIDED BY MECH. CONTRACTOR
4. -TRUSS PLANS & CALCS. (IF APPLICABLE)
5. -STUCCO SYSTEM (IF APPLICABLE)
6. -FIREPLACE PRODUCT INFO. (IF APPLICABLE)
7. -CONSTRUCTION MITIGATION PLAN.
8. -GEOTECH. SURVEY (IF APPLICABLE AS DETERMINED BY BUILDING OFFICIAL)
9. -LANDSCAPE PLAN (IF APPLICABLE)
10. -SPECIAL INSPECTIONS FOR WELDING ON THIS PROJECT (IF APPLICABLE)
11. -CONTRACTOR TO PROVIDE EXTERIOR LIGHTING SPECS. PRIOR TO FOUR-WAY INSPECTION
12. -POOL DESIGN BY OTHERS (IF APPLICABLE)

SQUARE FOOTAGE

-LOCATION-	-SQUARE FOOTAGE-
MAIN LEVEL	2105
UPPER LEVEL	886
SUB-TOTAL	2991
BASEMENT (UNFINISHED)	2000
-TOTAL LIVING-	4991
COLD STORAGE	181
COVERED MAIN FLOOR ENTRY	197
COVERED MAIN FLOOR DECK	440
GARAGES	977

CODE ANALYSIS

-UTAH STATE ADOPTED CODES AS OF JULY 1, 2013-

2018 IRC	2015 IPC	BUILDING OCCUPANCY: R-3 TYPE 5 B-CONSTRUCTION
2018 IBC	2015 IMC	
2017 NEC	2015 IFGC	2015 UTAH ENERGY CONSERVATION CODE

GENERAL NOTES

A. EXCAVATION, BACK FILL, GRADING & DAMP PROOFING

1. All excavations for footings shall be to natural undisturbed soil.
2. All back filling shall be done with granular free draining material. Existing site material may be used so long as existing soils are free from clay soils and any construction debris. Compact all back fill material in 10" lifts to 95% of maximum soil density.
3. Finish grading shall be done so as to provide positive drainage away from all building foundations. A minimum slope of 6" per 10'-0" and shall be maintained with a 2% slope thereafter to approved drainage areas.
4. All raingutter downspouts shall be piped away from the home to an approved drainage area. No raingutters shall drain in window wells, or rock light wells.
5. If any ground water is encountered during excavation, a qualified soils Engineer shall be retained to make an on-site assessment of the situation.
6. Footing drains shall be placed around all exterior footings and gravity fed to an approved drainage area.

B. WINDOWS

1. All windows in rooms used for sleeping shall have sills not more than 44" above the floor with an operable opening of not less than 5.7 square feet. The height of the window shall not be less than 24" with a net clear width of not less than 20". Exception: grade floor openings shall have a min. net clear opening of 5.0 sq. ft.
2. Habitable rooms require 8% of floor area to be glazing with 1/2 of that glazing to be operable
3. All windows to be double pane insulated glazing of 3/16" double strength "B" grade glass minimum.

C. VENTILATION

1. Natural ventilation shall be provided to every habitable room with equal to 4% of floor area with operable windows which will provide (.35) fresh air changes per hour.
2. No gas connections allowed in any rooms used for sleeping or in any corridors leading to or through any sleeping room.
3. Ventilation shall be provided into all crawl spaces by means of screened vents measuring not less than 7" x 14" spaced not more than 25' apart and placed so as to provided cross ventilation.
4. Provide (2) combustion air ducts to furnace rooms (1) placed at 18" above floor and (1) placed at 12" below the ceiling with an area of not less than (1) square inch per 1,000 BTUH input.
5. provide attic ventilation equal to 1/150 of the area of the space ventilated.
6. Mechanical ventilation may be provided in habitable rooms, where not required for emergency escape. System will be able to provide (.35) fresh air changes per hour.

D. FIRE PROTECTION & WARNING

1. Provide ⅝" type "X" gyp. bd. on all supporting walls and ceilings of the garage adjacent to living areas. Nail all 5/8" type "X" gyp. bd. at 6" o.c. (One hour fire rated)
2. Provide ½" type "X" gyp. bd. on walls and under side of stairs under any stairway area used for storage. Fire block walls at all stair stringers.
3. Doors leading from the garage into the house shall be solid core wood or honeycomb metal doors not less than 1⅜" thick.
4. Smoke detectors are required in all hallways leading to sleeping rooms, sleeping rooms, unfinished areas, with a minimum of (1) one each story. Wire all smoke detectors to sound simultaneously. Smoke detectors must have battery back-up.
5. A minimum of 30" shall be provided above all ranged, grills, or cook tops to combustibles.

E. HANDRAILS & GUARDRAILS

1. Handrails are required at all stairways having (2) or more risers.
2. Handrails shall be placed not less than 2'-10" above stair nosing and not more than
3. Handrail gap size shall have a circular cross section of 1¼" minimum - 2⅜" max. Edges shall have a minimum radius of ⅛". Handrails may project 4½" into the stairway on both sides. Continuous handrails shall be permitted to be interrupted by a newel post at a turn and the use of a volute turn or starting easing shall be allowed on lowest tread.
4. Guardrails are required at all landings or decks or floor levels more than 30" apart.
5. Balusters for guardrails shall be spaced such that a 4" diameter sphere shall not pass through.
6. When a guardrail is combined with a handrail on the open side of a stair, guardrail may be built to handrail height.
7. Guardrails are required at all landings or decks or floor levels more than 30" in height above grade.

DRAWING SCHEDULE

T1	COVER SHEET & DRAWING SCHEDULE
S1	SITE PLAN AND NOTES
S2	STORM WATER POLLUTION PREVENTION PLAN
S3	EXISTING SITE SURVEY/ TOPO
A1	LOWER LEVEL & FOOTING AND FOUNDATION PLAN
A2	GENERAL NOTES & DETAILS
A3	MAIN FLOOR PLAN
A4	UPPER FLOOR PLAN
A5	EXTERIOR ELEVATIONS
A6	EXTERIOR ELEVATIONS
A7	FRAMING PLANS AND BEAMS
A8	FRAMING SECTIONS
A9	FRAMING SECTIONS
A10	ELECTRICAL, MECHANICAL, & PLUMBING NOTES
A11	ELECTRICAL, MECHANICAL, & PLUMBING PLAN
A12	ELECTRICAL, MECHANICAL, & PLUMBING PLAN
A13	ELECTRICAL, MECHANICAL, & PLUMBING PLAN
ST1	STRUCTURAL DETAILS
ST2	STRUCTURAL DETAILS
ST3	STRUCTURAL DETAILS
ST4	STEEL AWNING SAMPLE

ATTENTION:
LOT 5 SUBDIVISION CINNAMON RIDGE DATE 11/12/20
CITY DRAPER, UTAH
PLEASE NOTIFY LANDFORMS DESIGN OF ANY UNLAWFUL USE.

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TITLE SHEET AND DRAWING SCHEDULE

KARTCHNER RESIDENCE

WINSLOW PLAN

REVISIONS date	Item

PROFESSIONAL STRUCTURAL ENGINEER
2-3-21
No. 167797-2203
R. LYNN CARLSON
STATE OF UTAH

ENGINEER OF RECORD	YORK
CAD TECH	R.D.A.
RELEASE DATE	11/12/20

T1

CONDITIONS MUST STAY WITH THE APPROVED SET OF PLANS

DRAPER CITY

Building Conditions

Deferred Submittals (field verified): 1. The truss specification sheets need to be reviewed by the engineer of record and approved in written form prior to the inspection of the roof. This may be done as a deferred submittal when the actual truss specification sheets are provided.

Cinnamon Ridge (IGES August 2004)
Roof Snow Load: 50 psf; WInd Exposure C; Soil Bearing Pressure: 3000 psf
Fire Sprinklers required

1) Provide a letter from the geotechnical engineer stating that the foundation excavation and subgrade was prepared in accordance with the geotechnical report for the project and that the subgrade for foundation and slab support is ready for the placement of concrete prior to placing concrete for footings and flatwork.
2) It is the responsibility of the builder to comply with all of the requirements of the geotechnical report.
3) All import materials to be approved by geotechnical engineer.
4) Permanent cut slopes should not be steeper than 1.5H:1V.
5) All organics, topsoil, existing fill and other deleterious material should be removed from below building and exterior flat work areas.
6) Footings supported by fine grain soil should be underlain by one foot of granular structural fill.
7) In areas where bedrock is encountered, footings should not be placed partially on bedrock and partially on fine grained soils or fill. In such cases, footings should be excavated to bear entirely on bedrock or the foundations should be established entirely on a minimum of 18" of structural fill or soil.
8) In areas of collapsible soils, floor slabs should be underlain by 18" of structural fill. In areas of highly plastic/expansive soils, 18" of native materials should be removed and replaced with structural fill.
9) All floor slabs should be underlain by 4" of free draining gravel.
10) At the time of the excavation observation, the geotechnical engineer will determine the need, or not, of a foundation drain based on the depth of the excavation and the presence of collapsible soils that extend up to 5' deep. Whether the foundation drain is needed or not shall be stated in the report.

*****A SWPPP inspection MUST be completed, and approved, before starting excavation, or grubbing. Please contact Lucas Fowler, Draper City Engineering, at 801-576-6331 for this inspection. *****

1.Approved plans, including an approved site plan, MUST be on site for every inspection, or the requested inspection will not be performed.
2.The following inspections are REQUIRED in addition to any other Draper City inspection:
a.Erosion Control (SWPPP) – Prior to scheduling this inspection, all SWPPP BMP's must be in place, portable toilets securely anchored, and the permit issued.
b.Foundation Drain & Waterproofing – must be completed before starting foundation backfilling.
c.Backwater Valve – MUST be installed at the time of the sub-rough inspection. Depending on site elevations, backwater valves MAY be required on first floor plumbing. PLEASE CHECK SITE Elevations BEFORE installing backwater valves.
d.Suspended Concrete Slabs at Garages and Porches – prior to placement of concrete, and after rebar is in place.
3.A wood or steel curb ramp shall be in place only at the time of deliveries, and then promptly removed. Ramps made of soil, gravel, or similar materials are NOT permitted.
4.Foundations that are within 6 feet of the property line shall have, at the time of the footing inspection, a string line strung tight along the property lines. Materials, grubbings, debris, and stockpiles shall NOT be placed along any property lines requiring verification.
5.All compaction for interior and exterior backfill adjacent to building shall be verified by the geotechnical engineer.
6.Trash Container must be on site prior to any framing.
7.Portable toilets and trash containers shall NOT be placed in the right-of-way. In addition to roadways, the right-of-way includes sidewalks and all park strip areas.
8.Appropriate grading of the property must be completed immediately after backfilling the foundations.
9. Provide the listing information for the stucco system that will be used.
10. Provide an insulation certificate for attic / ceiling areas to the inspector at, or before, the final inspection.
11.All slopes exceeding 10% must be landscaped prior to the final inspection approval.
12. Final grades, as shown on approved site plan, the must be in place. This includes all drainage swales, detention areas, and berms.
13. Between April 30 and Oct 31, temporary occupancies will NOT be granted. Passing of the final inspection is required prior to issuance of a Certificate of Occupancy.
14. The use of post-installed epoxy anchors, rebar, or mechanical fasteners (either included in the engineering specifications or in RETROFIT application) on this project requires third party special inspection by an APPROVED inspection firm or APPROVAL from the engineer of record. The approvals shall be given to the Building Inspector at the Shear or 4-Way inspection.

DRAPER CITY
Planning Division
APPROVED
By:

02/12/2021

Setbacks shown have been reviewed for compliance, but may not account for every encumbrance that may be on the property.

Any Changes or deviations to the approved site plan must receive prior Draper City approval.

Driveway slopes may not exceed 10%, unless within the Hillside Sensitive Overlay Zone, then driveway slopes may not exceed 12%.

If fill is added to a lot, a maximum rise of 2-feet is allowed within the front setback.

Draper City Building Dept.
APPROVED
Matt Symes 02/24/2021

LINE LEGEND

- LOT BOUNDARY
- BUILDING PAD
- PUBLIC UTILITY EASEMENT
- EXISTING GRADE
- PROPOSED GRADE

SITE PLAN GENERAL NOTES

- DUST, MUD AND EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES.
- BUILDER/ OWNER SHALL SECURE AN EXCAVATION PERMIT PRIOR TO DOING ANY WORK IN THE PUBLIC RIGHT-OF-WAY. TRAFFIC PLAN, BONDING AND INSURANCE WILL BE REQUIRED.
- PROVIDE FINISH GRADING AWAY FROM THE HOUSE ON ALL SIDES AT A MINIMUM OF 6" IN. FIRST 10'-0" HORIZONTAL SLOPE IN LANDSCAPED AREAS. THEN MAINTAIN 2% MIN. HORIZONTAL SLOPE IN GRADE THEREAFTER TO APPROVED DRAINAGE AREAS.
- IF RETAINING WALLS ARE REQUIRED, A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN UTAH, SHALL INSPECT AND APPROVE ANY RETAINING WALL THAT IS HIGHER THAN (4) FEET FROM BOTTOM FINISH GRADE TO TOP OF WALL, ONCE CONSTRUCTED.
- PROVIDE ON SITE RETENTION OF ALL STORM WATER RUN OFF, BY WHATEVER MEANS NECESSARY DURING CONSTRUCTION.
- SHOULD GROUND WATER BE INCURRED DURING EXCAVATION, A QUALIFIED SOILS ENGINEER SHALL BE RETAINED TO DESIGN AND APPROVE A CONTINUOUS FRENCH DRAIN AT FOUNDATION ON SITE.
- MAINTAIN NATURAL EXISTING GRADE AT REAR AND SIDES OF LOT WHERE POSSIBLE TO RETAIN STORM WATER. NO RUNOFF ONTO ADJACENT PROPERTIES.

YORK ENGINEERING IS TO APPROVE THE FINAL GRADING AND DRAINAGE PRIOR TO OCCUPANCY

PER THE GEOTECH ENGINEER, THE FOUNDATION DRAIN REQUIREMENT SHOULD BE DETERMINED AT THE EXCAVATION OBSERVATION BY THE GEOTECH ENGINEER.

Maximum driveway width is 30'
Modifications to driveways and curb cuts shall require encroachment permit from engineering

Show where the proposed discharge location of the foundation drain will be.

NOTES:
1. ALL CONSTRUCTION SHALL COMPLY WITH THE ASSOCIATION OF ROCKERY CONTRACTORS (ARC) GUIDELINES.
2. ROCKS SHALL BE PLACED SO THAT THERE ARE NO CONTINUOUS JOINT PLANES IN EITHER THE VERTICAL OR LATERAL DIRECTION.
3. WHENEVER POSSIBLE, EACH ROCK SHALL BEAR ON AT LEAST TWO ROCKS BELOW IT.
4. TOP SURFACE OF EACH ROCK IN EACH COURSE SHALL BE SLOPED BACK TOWARD THE SLOPE FACE.
5. BOTTOM ROCK IN EACH TIER SHALL BE KEYED INTO GROUND (BURIED) 1'-0" TO 1'-6" MINIMUM.
6. NOMINAL SIZE OF LOWEST ROCK IN EACH COURSE SHALL BE 3 MAN (28" TO 35")
7. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH ADJACENT ROCKS. POORLY FITTING, UNSTABLE, OR OTHERWISE MISPLACE STONES SHALL BE REMOVED, ADJUSTED, OR REPLACED AS DIRECTED BY ENGINEER.
8. CONSTRUCTION MAY REQUIRE "SPECIAL INSPECTION". ENGINEER WILL VISIT SITE TO ENSURE ADHERENCE TO CONSTRUCTION STANDARDS. WALLS ABOVE TEN FEET HIGH OR, THAT ARE TERRACED, WILL REQUIRE SUPERVISION BY ENGINEER. CONTRACTOR TO NOTIFY ENGINEER 48 HOURS MIN. PRIOR TO CONSTRUCTION.
9. CUT SLOPE EXCAVATION IN AREA OF ROCK FACED SLOPE SHALL HAVE A SLOPE OF 1 FOOT HORIZONTAL TO EVERY 2 FEET VERTICAL.
10. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS OR STRUCTURES SHALL BE MAINTAINED ABOVE OR BELOW THE ROCK FACED SLOPE.

1 / S1 **RIP RAP ROCK**
SCALE: NO SCALE

NOTE: 2% MINIMUM SLOPE ALONG DRAINAGE LINE

2 / S1 **DRAINAGE SWALE**
SCALE: 1" = 1'-0"

SCALE: 1" = 10'

LOT #5
CINNAMON RIDGE SUBDIVISION
1137 EAST LEAMBRA LANE
DRAPER, UTAH

SITE PLAN
SCALE: 1" = 10'-0"

LICENSED PROFESSIONAL ENGINEER
2/3/2021
KELBY MAX YORK
No. 7829413
STATE OF UTAH

LANDFORMS DESIGN
landforms.com

LOT 5 SUBDIVISION **CINNAMON RIDGE** DATE **11/12/20**
CITY **DRAPER, UTAH**
PLEASE NOTIFY LANDFORMS DESIGN OF ANY UNLAWFUL USE.

SITE PLAN AND NOTES
KARTCHNER RESIDENCE
WINSLOW PLAN

REVISIONS date	Item
2/3/21	CITY

ENGINEER OF RECORD	YORK
CAD TECH	R.D.A.
RELEASE DATE	11/12/20

S1

Draper City Building Dept.
APPROVED
Matt Symes 02/24/2021

LINE LEGEND

- LOT BOUNDARY
- BUILDING PAD
- PUBLIC UTILITY EASEMENT
- EXISTING GRADE
- PROPOSED GRADE

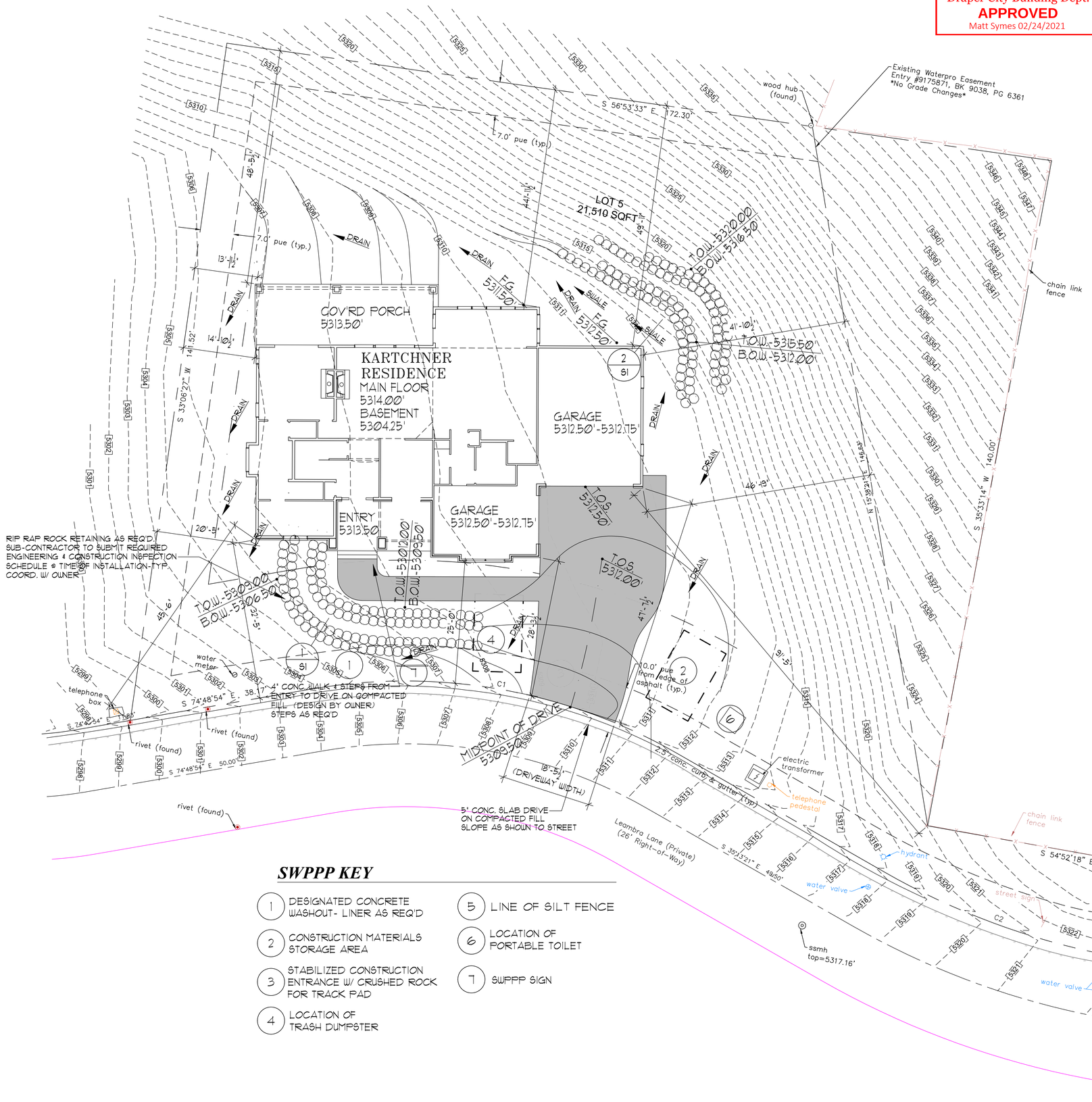
NOTE: PROVIDE STORM DRAIN PROTECTION AT NEAREST STORM DRAIN GRATE. GRAVEL BAGS SUGGESTED (BMP: IP-GB)

NOTE: ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE.

NOTE: PROVIDE STABILIZED CONSTRUCTION ENTRANCE AND CLEAN GUTTER OF DEBRIS AT THE END OF EVERY DAY.

NOTE: BERMS OR SWALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS.

NOTE: STREET CURB AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY.



SWPPP KEY

1. DESIGNATED CONCRETE WASHOUT- LINER AS REQ'D
2. CONSTRUCTION MATERIALS STORAGE AREA
3. STABILIZED CONSTRUCTION ENTRANCE W/ CRUSHED ROCK FOR TRACK PAD
4. LOCATION OF TRASH DUMPSTER
5. LINE OF SILT FENCE
6. LOCATION OF PORTABLE TOILET
7. SWPPP SIGN

10 5 0 10 20 30

SCALE: 1" = 10'

LOT #5
CINNAMON RIDGE SUBDIVISION
1137 EAST LEAMBRA LANE
DRAPER, UTAH

SWPPP STORM WATER POLLUTION PREVENTION PLAN

SCALE: 1" = 10'-0"

LOT: **5** SUBDIVISION: **CINNAMON RIDGE** DATE: **11/12/20**
CITY: **DRAPER, UTAH**
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LANDFORMS DESIGN
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STORM WATER POLLUTION PREVENTION PLAN
KARTCHNER RESIDENCE
WINSLOW PLAN

REVISIONS date	Item
2/3/21	CITY

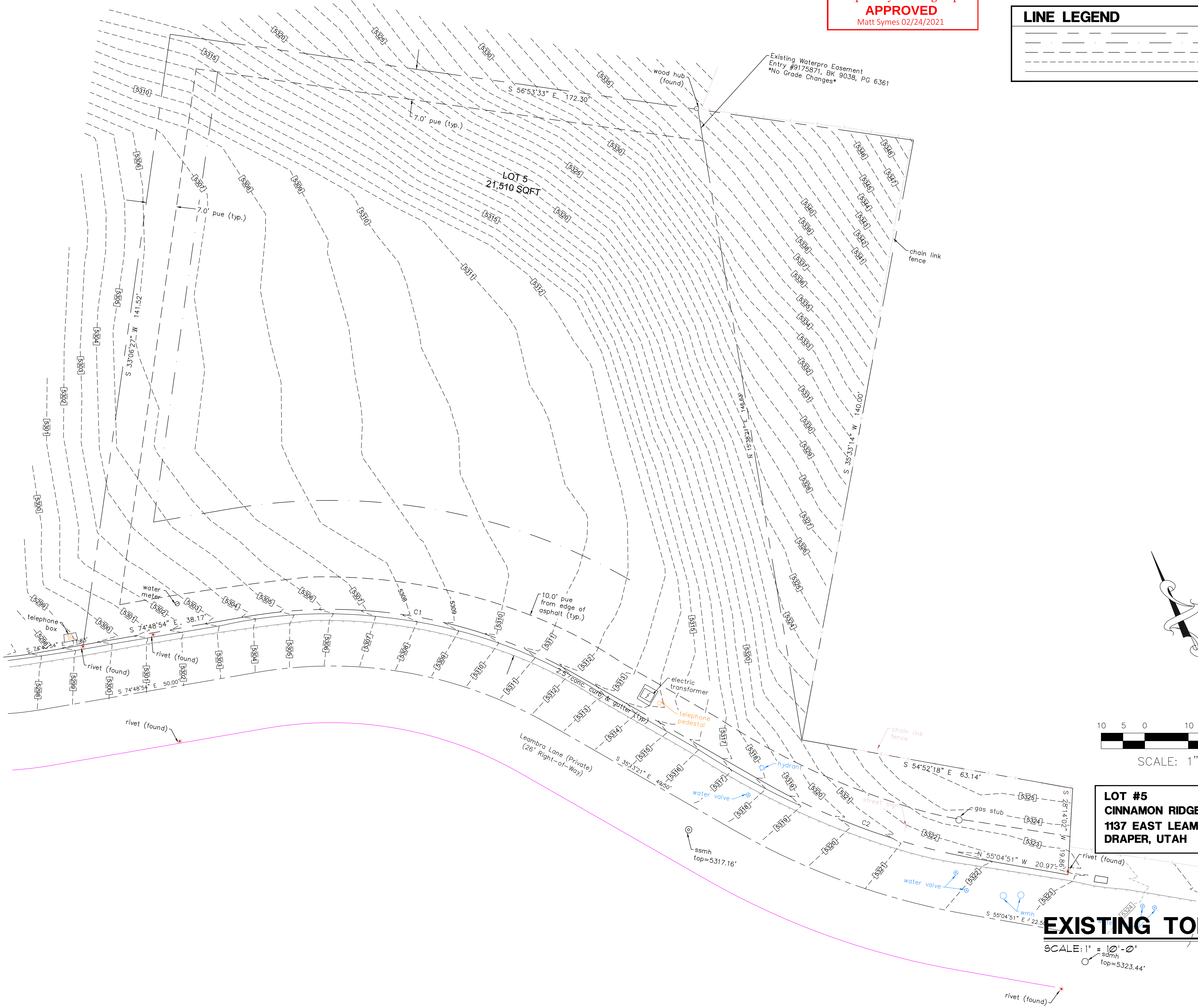
ENGINEER OF RECORD	YORK
CAD TECH	R.D.A.
RELEASE DATE	11/12/20

S2

Draper City Building Dept.
APPROVED
Matt Symes 02/24/2021

LINE LEGEND

——— —— ———	LOT BOUNDARY
— · — · —	BUILDING PAD
— — — — —	PUBLIC UTILITY EASEMENT
- - - - - - -	EXISTING GRADE
————————	PROPOSED GRADE



10 5 0 10 20 30

SCALE: 1" = 10'

LOT #5
CINNAMON RIDGE SUBDIVISION
1137 EAST LEAMBRA LANE
DRAPER, UTAH

EXISTING TOPOGRAPHY

SCALE: 1" = 10'-0"

LOT# **5** SUBDIVISION **CINNAMON RIDGE**
CITY **DRAPER, UTAH** DATE **11/12/20**

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landforms.com

EXISTING TOPOGRAPHY

KARTCHNER RESIDENCE
WINSLOW PLAN

REVISIONS date	item

ENGINEER OF RECORD	YORK
CAD TECH	R.D.A.
RELEASE DATE	11/12/20

S3

Draper City Building Dept.
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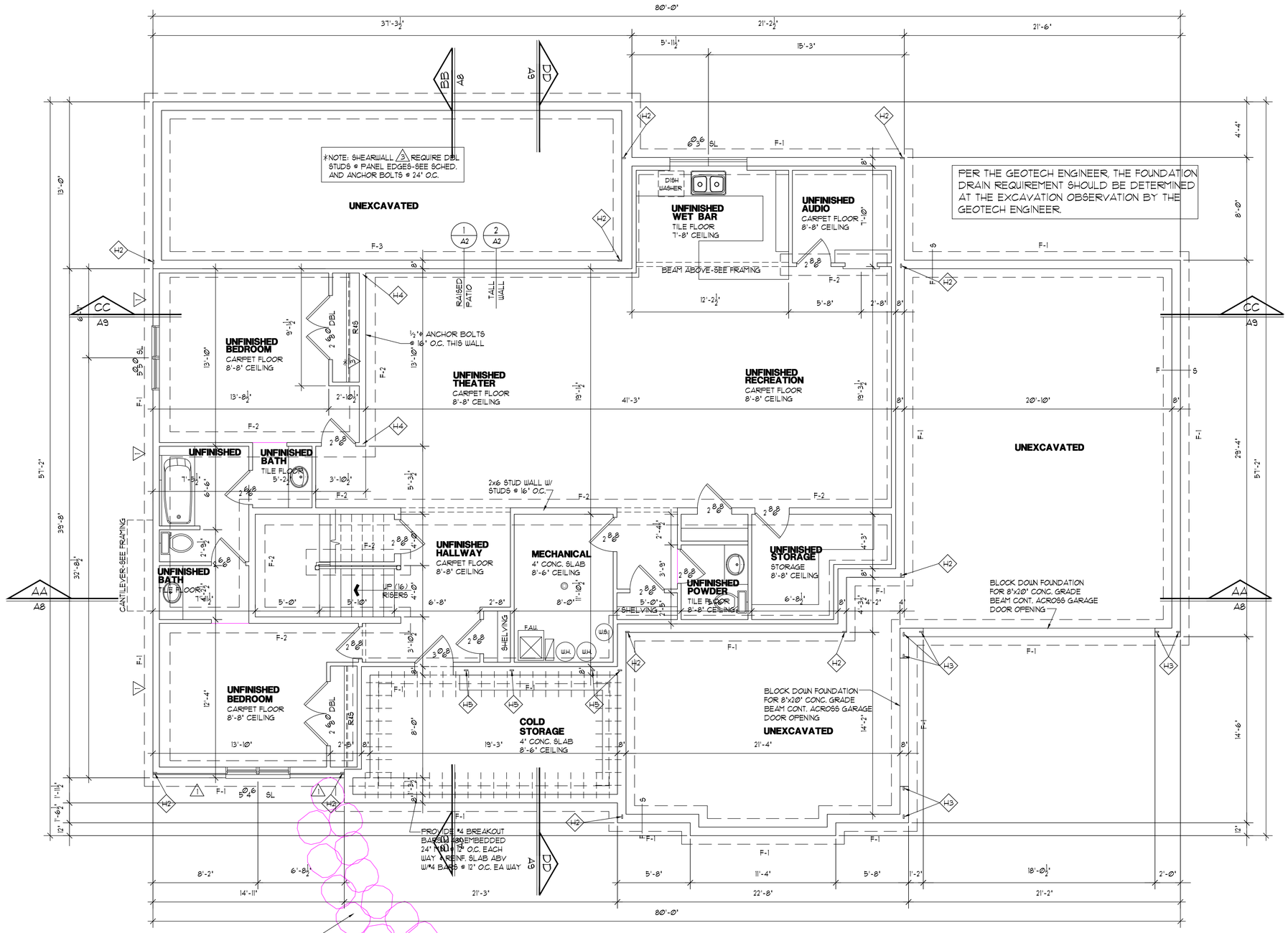

BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0" SQUARE FOOTAGE: 1893

H2 TYP HOLDOWN/TIE MARK SEE HOLDOWN/TIE SCHEDULE FOR SIMPSON MODEL AND ATTACHMENT

1 TYP SHEARWALL SEE HOLDOWN/TIE SCHEDULE FOR SIMPSON MODEL AND ATTACHMENT

NOTE: ALL FOOTING/ FOUNDATION STEPS TO BE FIELD VERIFIED FOR SPECIFIC SITE CONDITIONS

LOT# **5** SUBDIVISION **CINNAMON RIDGE** DATE **11/12/20**
CITY **DRAPER, UTAH**

LANDFORMS DESIGN
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FTG., FNDN. AND BASEMENT FLOOR PLAN

KARTCHNER RESIDENCE

WINSLOW PLAN

REVISIONS	
date	item
1/28/21	CITY

PROFESSIONAL STRUCTURAL ENGINEER
2-3-21
No. 167797-2203
R. LYNN CARLSON
STATE OF UTAH

ENGINEER OF RECORD	YORK
CAD TECH	R.D.A.
RELEASE DATE	11/12/20

A1

FOOTING AND FOUNDATION GENERAL NOTES

1. ALL EXTERIOR FLAT WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 3000 PSI WITHIN 28 DAYS AFTER PLACING. FOOTINGS AND FOUNDATION WALLS SHALL BE AT LEAST 3000 PSI.
2. ALL METAL REINFORCEMENT SHALL CONFORM TO A.S.T.M. A615-68 GRADE 60, WITH A MINIMUM YIELD STRENGTH OF 60000 PSI.
3. ALL REINFORCING BARS SHALL BE DETAILED, BOLSTERED AND SUPPORTED IN ACCORDANCE WITH ACI 315.
4. ALL REINFORCEMENT BARS SHALL BE SECURELY ANCHORED TO THE FORMS AND SPACED FROM THEM AS FOLLOWS:
   (a) FOR CONCRETE NOT EXPOSED DIRECTLY TO THE GROUND OR WEATHER, 3/4 IN. IN SLABS AND WALLS.
   (b) FOR CONCRETE EXPOSED TO THE GROUND OR WEATHER, 2 IN. IN WALLS, 3 IN. ABOVE BOTTOM OF FOOTINGS.
5. ALL SPLICES IN CONTINUOUS REINFORCING BARS SHALL LAP 36 BAR DIAMETERS. ALL SUCH SPLICES SHALL BE MADE IN A REGION OF COMPRESSION UNLESS SHOWN OTHERWISE.
6. UNLESS OTHERWISE SHOWN, MAKE ALL CONCRETE SLABS ON EARTH AT LEAST 4 IN. THICK
7. PROVIDE 2 IN. X 4 IN. X CONT. KEY IN ALL WALL FOOTINGS WHERE GROUND WATER IS PRESENT.
8. LARGE AREAS OF SLAB ON GRADE SHALL BE PLACED IN STRIPS SUBDIVIDED BY CONTRACTION OR CONSTRUCTION JOINTS INTO ROUGHLY SQUARES WHOSE SIDES SHALL NOT EXCEED 25 FT. IN EITHER DIRECTION.
9. FOOTINGS SHALL BE ON UNDISTURBED SOIL OR APPROVED FILL AND PROVIDE 30" MIN. FROST PROTECTION
10. CONCRETE FLOOR SLABS, EXCEPT THOSE IN UNHEATED ACCESSORY STRUCTURES, SHALL HAVE A VAPOR RETARDER CONSISTING OF A 6 MIL (.006 inch) POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUB-GRADE WHERE NON BASE COURSE EXISTS. -R506.2.3
11. PROVIDE A U-FER GROUND AS PER E3508.1.1 AND NEC 250.50

STEEL

1. ALL STRUCTURAL STEEL AND STRUCTURAL STEEL WORK SHALL COMPLY WITH "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS OF THE A.I.S.C."
2. ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL BE A.S.T.M. GRADE 50
3. ALL WELDS AND WELDING SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF "THE AMERICAN WELDING SOCIETY," USING E70XX ELECTRODES.

FOOTING SCHEDULE

ALL FOOTINGS ON THIS SCHEDULE MAY NOT BE USED FOR THIS PLAN

MARK	WIDTH	LENGTH	THICK	CROSSWISE REINF. NO.	SIZE	LENGTH	SPACE	LENGTHWISE REINF. NO.	SIZE	LENGTH	SPACE	REMARKS
F-1	1'-8"	CONT.	10"	NONE	—	—	—	(2)	#4	CONT.	14"	PERIMETER FTG.
F-2	1'-8"	CONT.	10"	NONE	—	—	—	(2)	#4	CONT.	14"	INTERIOR FOOTING UNDER SLAB
F-3	2'-0"	CONT.	12"	NONE	—	—	—	(3)	#4	CONT.	9"	PERIMETER FTG.
F-4	2'-6"	CONT.	12"	NONE	—	—	—	(4)	#4	CONT.	8"	PERIMETER FTG.
F-5	3'-0"	3'-0"	12"	(4)	#4	2'-6"	10"	(3)	#4	2'-6"	15"	SPOT FTG.
F-6	4'-0"	4'-0"	12"	(5)	#4	3'-6"	10½"	(5)	#4	3'-6"	10½"	SPOT FTG.
F-7	5'-0"	5'-0"	12"	(5)	#4	4'-6"	13½"	(5)	#4	4'-6"	13½"	SPOT FTG.
F-8	4'-0"	CONT.	12"	NONE	—	—	—	(5)	#4	CONT.	10½"	PERIMETER FTG.

FOUNDATION SCHEDULE

3,000 PSI CONCRETE — 60,000 PSI STEEL

MAXIMUM WALL HEIGHT FROM T.O. FOOTING	TOP EDGE SUPPORT	MIN. WALL WIDTH	VERTICAL WALL REINF. SIZE	SPACING	HORIZONTAL WALL REINF. SIZE	SPACING	ADDITIONAL REINF. FOR OPENINGS ABOVE NO.	SIZE	SIDES NO.	SIZE	BELOW NO.	SIZE	MAX. LINTEL LENGTH	MIN. LINTEL DEPTH	FOUNDATION BOLTS	NOTES
2'-0" TO 5'-0"	NONE	8"	#4	24" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	2'	6"	5/8" x 10" @ 32" O.C.	
5'-1" TO 6'-0"	NONE	8"	#4	18" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	3'	6"	5/8" x 10" @ 32" O.C.	
6'-1" TO 7'-0"	NONE	8"	#4	12" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	4'	8"	5/8" x 10" @ 32" O.C.	
7'-1" TO 8'-0"	FLOOR	8"	#4	24" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	5'	10"	5/8" x 10" @ 32" O.C.	
8'-1" TO 9'-0"	FLOOR	8"	#4	16" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	6'	12"	5/8" x 10" @ 32" O.C.	
9'-1" TO 10'-0"	FLOOR	8"	#4	12" O.C.	#4	12" O.C.	2	#4	1	#4	1	#4	6'	12"	5/8" x 10" @ 24" O.C.	
10'-1" TO 11'-0"	FLOOR	8"	#4	6" O.C.	#4	12" O.C.	2	#4	1	#4	1	#4	6'	12"	5/8" x 10" @ 24" O.C.	
11'-1" TO 12'-0"	FLOOR	8"	#4	4" O.C.	#4	12" O.C.	2	#4	1	#4	1	#4	6'	12"	5/8" x 10" @ 24" O.C.	
>12'-0"	REQ. ENG.	—	—	—	—	—	—	—	—	—	—	—	—	—	CONTACT YORK ENGINEERING	

NOTES:
1. REBAR TO BE PLACED IN THE CENTER OF THE WALL (U.N.O.) AND EXTEND FROM THE FOOTING TO WITHIN 3" OF THE TOP OF THE WALL.
2. #4 FOOTING DOWELS SHALL EXTEND 24" INTO THE FOUNDATION AND MATCH VERTICAL STEEL SIZE AND SPACING. DOWELS SHALL HAVE A 90° STANDARD HOOK AT BOTTOM AND SHALL BE PLACED PER DETAILS.
3. ONE BAR SHALL BE LOCATED IN THE TOP 3" AND ONE BAR IN THE BOTTOM 3" OF THE FOUNDATION WALL. (THE REMAINING EQUALLY SPACED BETWEEN)
4. BARS SHALL BE PLACED WITHIN 2" OF THE OPENING AND EXTEND 24" BEYOND THE EDGE OF THE OPENING.
5. THIS TABLE ASSUMES A MINIMUM OF 1500 PSF BEARING CAPACITY, 38 PSF EQUIVALENT FLUID PRESSURE AND A GLOBALLY STABLE SITE
6. ALL FOUNDATION STEPS SHALL BE 2'-0" MINIMUM.
7. USE 3" X 3" X 1/4" WASHERS ON J-BOLTS. IF SLOTTED WASHER IS USED, ADD CUT WASHER.
8. J-BOLTS MAY BE REPLACED WITH 5/8"ø EXPANSION BOLTS INTO SUSPENDED SLAB
9. TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE SUBSTITUTED FOR J-BOLTS OF SAME SIZE AND SPACING. USE 6" TITENS FOR SINGLE SILL PLATE, USE 8" TITENS FOR DOUBLE SILL PLATES.
10. ATTACH SILL PLATE TO FLOOR JOISTS/ BLOCKING WITH A34 CLIP AS PER DETAILS.
11. PERIODIC SPECIAL INSPECTIONS REQUIRED ON 11'-1" TO 12'-0" FOUNDATION WALLS.

2015 REScheck COMPLIANCE UTAH ENERGY CONSERVATION CODE

DESCRIPTION	INSULATION R-VALUE	DOOR/ WINDOW U-VALUE, SHGC VALUE
EXTERIOR OR FURRED BASEMENT WALLS 2x4 STUDS	R-11 W/ R-7 URETHANE	R-18 TOTAL
EXTERIOR STUD WALLS 2x6 STUDS	R-13 W/ R-7 URETHANE	R-20 TOTAL
BLOWN INSULATION OVER LIVING AREA	R-42	PROVIDE INSULATION DEPTH MARKERS EVERY 300 SQFT. OF ATTIC AREA
NON-VENTED ROOF INSULATION OVER LIVING AREA	R-19 BATT + 3" CLOSED CELL FOAM (R-21) = R-40 TOTAL	
INSULATED FLOOR OVER GARAGE AREA & CANTILEVERS	R-30	
WINDOWS		U-0.320 SHGC-0.240
EXTERIOR DOORS SOLID/GLASS		U-0.250 SHGC-0.240
CONC. STEM WALL	R-10 RIGID	3'-0" EA WAY (STEM WALL/ UNDER SLAB)
FURNACE EFFICIENCY	LOWER LEVEL AND MAIN FLOOR = 90%	

FRAMING GENERAL NOTES 2018 IRC

1. ALL BEARING HEADERS, JOISTS AND BEAMS SHALL BE DOUG FIR #2 OR BETTER. ALL BEARING COLUMNS SHALL BE DOUG FIR #2 OR BETTER. ALL BEARING STUDS & TRIMMERS SHALL BE DOUG FIR #2 OR BETTER FOR MAX. HEIGHTS ALLOWED SEE STUD WALL HEIGHT SCHEDULE. GLU-LAMINATED TIMBER MEMBERS SHALL HAVE A MINIMUM ALL ALLOWABLE BENDING STRESS OF 2,400 psi (24F-V4) LAMINATED VENEER LUMBER SHALL HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2,600 psi
2. PROVIDE SOLID BLOCKING AT LEAST 2 IN. THICK AND FULL DEPTH OF JOIST @ ENDS AND AT EACH SUPPORT OF JOIST. PROVIDE SOLID BLOCKING @ BEARING ENDS OF TRUSSES.
3. LAMINATED BUILT-UP BEAMS OF 2X MEMBERS SHALL BE SPIKED TOGETHER WITH NOT LESS THAN (2) ROWS 16d SPIKES AT SIXTEEN-INCH (16 IN.) CENTERS, STAGGERED. USE (2) ROWS 16d COMMON NAILS AT 3" OFF TOP AND BOTTOM OF BUILT UP BEAM. STAGGER TOP AND BOTTOM ROWS OF NAILS.
4. ALL STRUCTURAL SHEATHING SHALL BE A.P.A. RATED AND SHALL NOT EXCEED MAXIMUM SPAN RATING. ROOF SHEATHING SHALL BE 7/16" STRUC II WITH A SPAN RATING OF 24/16. ROOF SHEATHING SHALL BE FASTENED TO FRAMING WITH 8d @ 6" O.C. @ BOUNDARY AND EDGES, & W/ 8d @ 12" O.C. @ FIELD. FLOOR SHEATHING SHALL BE ¾" STRUCT II T&G WITH A SPAN RATING OF 40/20. FLOOR SHEATHING SHALL BE FASTENED TO FRAMING WITH 8d @ 6" O.C. @ BOUNDARY AND EDGES, & W/ 8d @ 12" O.C. @ FIELD.
5. TRUSSES TO BE DESIGNED & ENGINEERED BY MANUFACTURER AND GUARANTEED TO WITHSTAND LOADS AS SHOWN IN DESIGN BASIS BELOW. TRUSS MANUFACTURER TO DESIGN TRUSSES FOR ALL APPLICABLE SNOW LOADING CONDITIONS PER IRC 2018.
6. PROVIDE FIRE BLOCKING IN ANY STUD CAVITIES GREATER THAN 10'-0".
7. PROVIDE SIMPSON H1 ANCHORS @ EACH TRUSS ON BEARING ENDS OF ALL TRUSSES & RAFTERS.
8. PROVIDE JOIST HANGERS WHERE SHOWN, OR WHERE APPLICABLE.
9. PROVIDE TRIMMERS/STUDS UNDER BEARING ENDS OF GIRDER TRUSSES & BEAMS EQUIVALENT TO THE WIDTH OF THE MEMBER SUPPORTED, OR AS SPECIFIED ON FRAMING PLANS.
10. PROVIDE GABLE END TRUSSES AS REQUIRED.
11. ALL NONBEARING INTERIOR FRAMING @ 16" O.C.
12. FRAMING TO INCLUDE ALL FURR DOWNS, PLANT SHELVES & CEILING RAFTERS AS PER PLAN.
13. ALL WOOD BEAMS AND HEADERS SHALL BEAR ON MINIMUM OF (1) TRIMMER STUD AT EACH END UNLESS SHOWN OTHERWISE.
14. PROVIDE SOLID BLOCKING IN FLOORS TO TRANSFER COLUMN POINT LOADS THROUGH FLOOR (1¾" x 9½", 11⅞", AND 14" L.V.L.'s) TO MATCH FLOOR SYSTEM.
15. HOT TUBS OR OTHER OWNER INSTALLED ITEMS THAT IMPOSE HEAVY LOADS ON STRUCTURAL MEMBERS WILL REQUIRE ADDITIONAL ENGINEERING IF NOT SHOWN ON ORIGINAL PLANS USED FOR DESIGN. STRUCTURAL MEMBERS MAY NEED TO BE INCREASED FOR THE ADDITIONAL IMPOSED LOADING.
16. USE A35s AT EACH CANTILEVERED JOIST TO BEARING WALL PLATE.

DESIGN BASIS

GOVERNING BUILDING CODE ..... I.R.C., I.B.C. 2018
SEISMIC DESIGN SECTION ..... 1613.5.6.2 (ASCE 7) CAT. D
WIND DESIGN BASIC WIND SPEED ..... 115 M.P.H.
DESIGN SOIL BEARING PRESSURE ..... 1500 P.S.F.
ROOF LIVE LOAD ..... 40 P.S.F.
DEAD LOAD ..... 15 P.S.F.
SUSPENDED FLOOR LIVE LOAD ..... 40 P.S.F.
DEAD LOAD ..... 15 P.S.F.
EXTERIOR BALCONY/DECK LIVE LOAD ..... 60 P.S.F.
DEAD LOAD ..... 10 P.S.F.

HOLDOWN SCHEDULE: 2018 IRC

	MARK	SIMPSON MODEL #	MIN. POST SIZE (FULL HGT. KING POST)	STEM WALL	SLAB ON GRADE	NOTES/ COMMENTS:
SHEARWALL TO FOUNDATION HOLDOWNS	H1	LSDTHD8/8RJ[2]	4x4 OR (2) 2x4	N/A EMBED STRAP 8'	N/A EMBED STRAP 8'	
	H2	STHD10/10RJ[2]	4x4 OR (2) 2x4	N/A EMBED STRAP 10'	N/A EMBED STRAP 10'	
	H3	STHD14/14RJ[2]	4x4 OR (2) 2x4	N/A EMBED STRAP 14'	USE HTT5 OR HDU5 W/ PABS	
	H4	HTT5/ HDU5	4x4 OR (2) 2x4	SBS/8X24	PABS	
	H5	HDU8	4x4 OR (2) 2x4	SBT/8X24	SSTB28	
	H6	HDU11/ HDU14	6x6	SBTX30 OR PABB SEE PLAN	SBTX30 OR PABB SEE PLAN	
	MARK	SIMPSON MODEL #	MIN. POST SIZE (FULL HGT. KING POST)		NOTES/ COMMENTS:	
UPPER TO LOWER WALL TIE ANCHORS	H7	MST48			CENTER STRAP SO EQUAL LENGTHS ARE ON UPPER AND LOWER WALLS	
	H8	MST72			CENTER STRAP SO EQUAL LENGTHS ARE ON UPPER AND LOWER WALLS	
	H9	HDU8			7/8"ø THREADED ROD BETWEEN FLOORS INSTALL ON 4x (MIN) POST @ BOTH FLOORS	

1. THE REQUIREMENTS SHOWN IN THIS TABLE ARE A MINIMUM. SEE PLANS FOR SPECIFIC CALLS OUTS.
2. 'RJ' AFTER MODEL INDICATES STHD'S FOR RIM JOIST APPLICATIONS. USE RJ MODELS @ ALL RIM JOIST APPLICATIONS
3. USE STANDARD WASHERS WHEN BOLTING HD'S TO THE STUDS OPPOSITE THE "HOLDOWN". HD'S MUST BE LOCATED ON THE STUDS TO PROVIDE A MINIMUM OF 7 BOLT DIAMETERS BETWEEN THE HOLE AND THE END OF THE STUDS.
4. FOUNDATION CONCRETE STRENGTH SHALL BE 3,000 PSI. INSTALL A MINIMUM OF (1) #4 HORIZONTAL REBAR IN SHEAR CONE ON ALL FOUNDATION "HOLDOWNS".
5. 16d SINKERS MAY BE REPLACED W/ 10d COMMON NAILS W/ NO REDUCTIONS (16d SINKERS = Ø.148"ø x 3 1/4" LONG, 10d COMMON = Ø.148"ø x 3"). "GUN NAILS" MAY NOT BE USED UNLESS SPECIFICALLY NOTED.
6. REFER TO ATTACHED CONCRETE SECTIONS AND DETAILS SHEET OR TO SIMPSON CATALOG C-2018 FOR APPLICABLE DETAILS AND ADDITIONAL INSTALLATION INSTRUCTIONS.
7. ALL HOLDOWNS ON THIS SCHEDULE MAY NOT BE APPLICABLE TO THIS PLAN.

SHEARWALL SCHEDULE

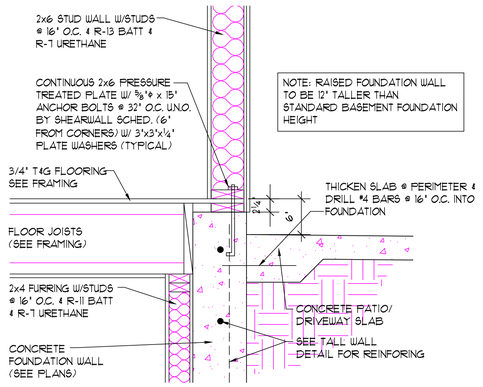
ALL SHEARWALLS NOTED MAY NOT BE USED IN THIS PLAN

TYPE	SHEATHING	NAIL SIZE	NAIL SPACING EDGE	NAIL SPACING FIELD	STAPLE EQ.	BOTT. PL TO RIM ATTACHMENT	RIM/BLOCK TO PL ATTACHMENT BELOW DOUBLE 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.
1 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.
2 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.
3 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.

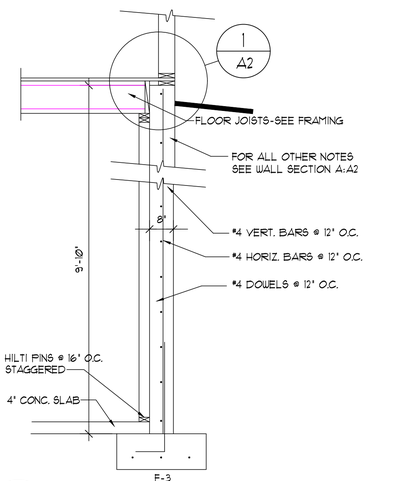
SHEAR WALL NOTES:
ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED PER TYPICAL SHEAR WALL REQUIREMENTS MIN. U.N.O., WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SHEATHING SHALL BE APA RATED 24/16 MIN., NAILS SHALL BE SPACED 1/2" MIN. FROM PANEL EDGE AND DRIVEN FLUSH BUT SHALL NOT FRACTURE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

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.

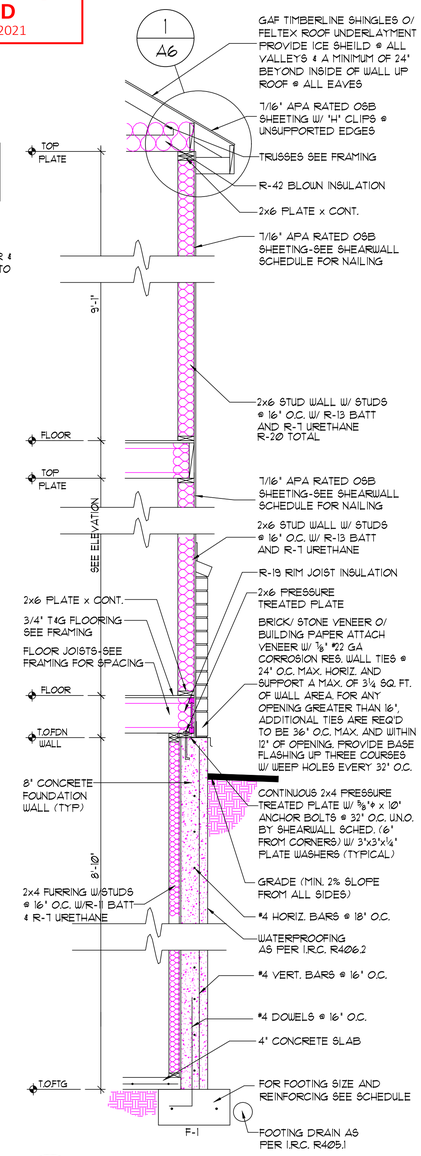
Draper City Building Dept.
APPROVED
Matt Symes 02/24/2021



1 A2 **RAISED PATIO**
SCALE: 1" = 1'-0"



2 A2 **TALL FOUNDATION**
SCALE: 1/2" = 1'-0"



A A2 **WALL SECTION**
SCALE: 1/2" = 1'-0"

PER THE GEOTECH ENGINEER, THE FOUNDATION DRAIN REQUIREMENT SHOULD BE DETERMINED AT THE EXCAVATION OBSERVATION BY THE GEOTECH ENGINEER.

LOT 5 SUBDIVISION CINNAMON RIDGE
CITY DRAPER, UTAH DATE 11/12/20

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(801) 298-2240

CONSTRUCTION NOTES AND DETAILS

KARTCHNER RESIDENCE
WINSLOW PLAN

REVISIONS

date	item
2/2/21	CITY

PROFESSIONAL STRUCTURAL ENGINEER
2-3-21
No. 167797-2203
R. LYNN CARLSON
STATE OF UTAH

ENGINEER OF RECORD	YORK
CAD TECH	R.D.A.
RELEASE DATE	11/12/20

A2

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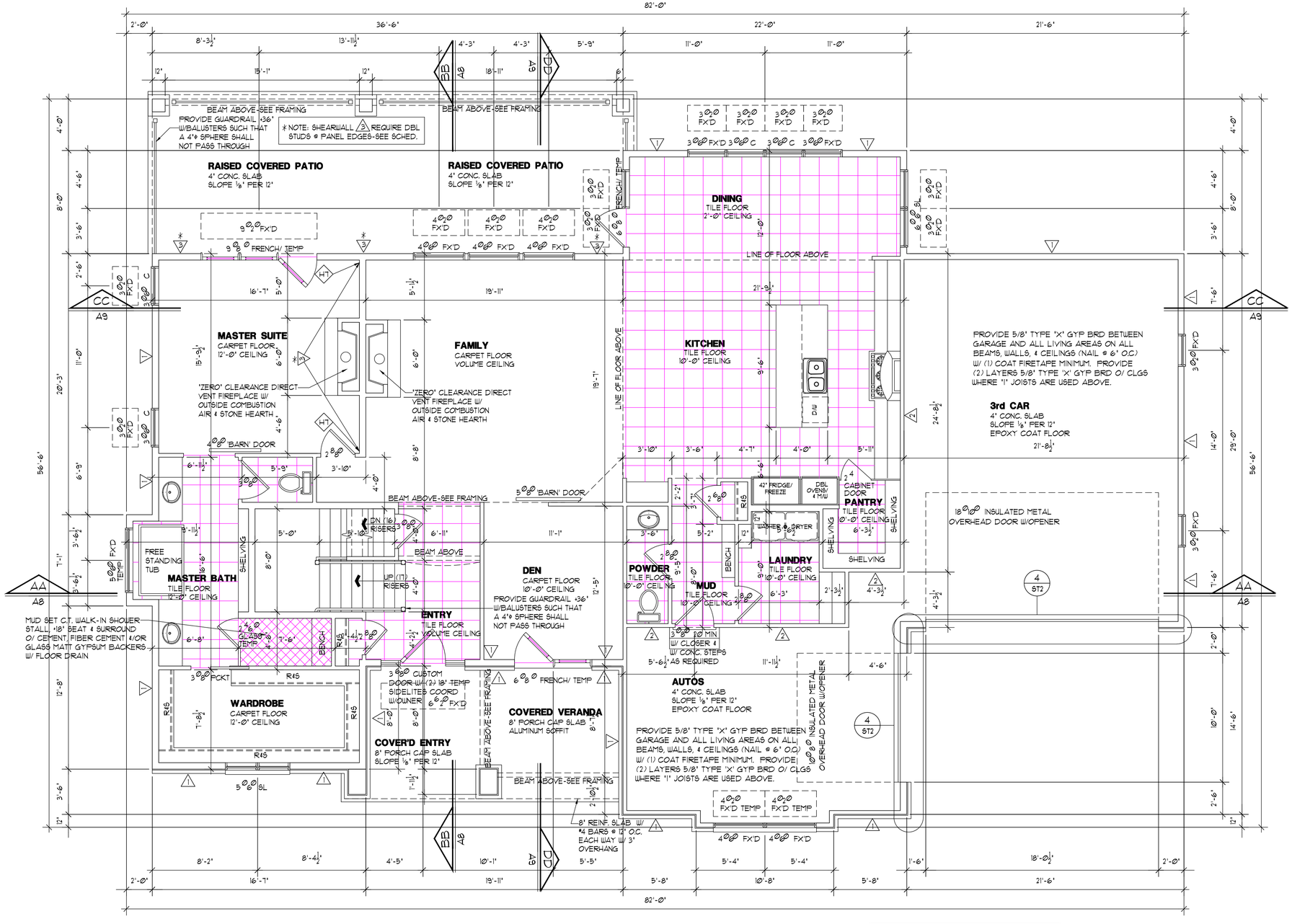
APPROVED
Matt Symes 02/24/2021



MAIN FLOOR PLAN

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

2105 SQ. FT.

H7 TYP HOLDOWN/TIE MARK SEE HOLDOWN/TIE SCHEDULE FOR SIMPSON MODEL AND ATTACHMENT

1 TYP SHEARWALL SEE HOLDOWN/TIE SCHEDULE FOR SIMPSON MODEL AND ATTACHMENT

LOT: **5** SUBDIVISION: **CINNAMON RIDGE** DATE: **11/12/20**
CITY: **DRAPER, UTAH**

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KARTCHNER RESIDENCE

WINSLOW PLAN

MAIN FLOOR PLAN

REVISIONS

date	item

PROFESSIONAL STRUCTURAL ENGINEER
No. 167797-2203
R. LYNN CARLSON
STATE OF UTAH
2-3-21

ENGINEER OF RECORD	YORK
CAD TECH	R.D.A.
RELEASE DATE	11/12/20

A3

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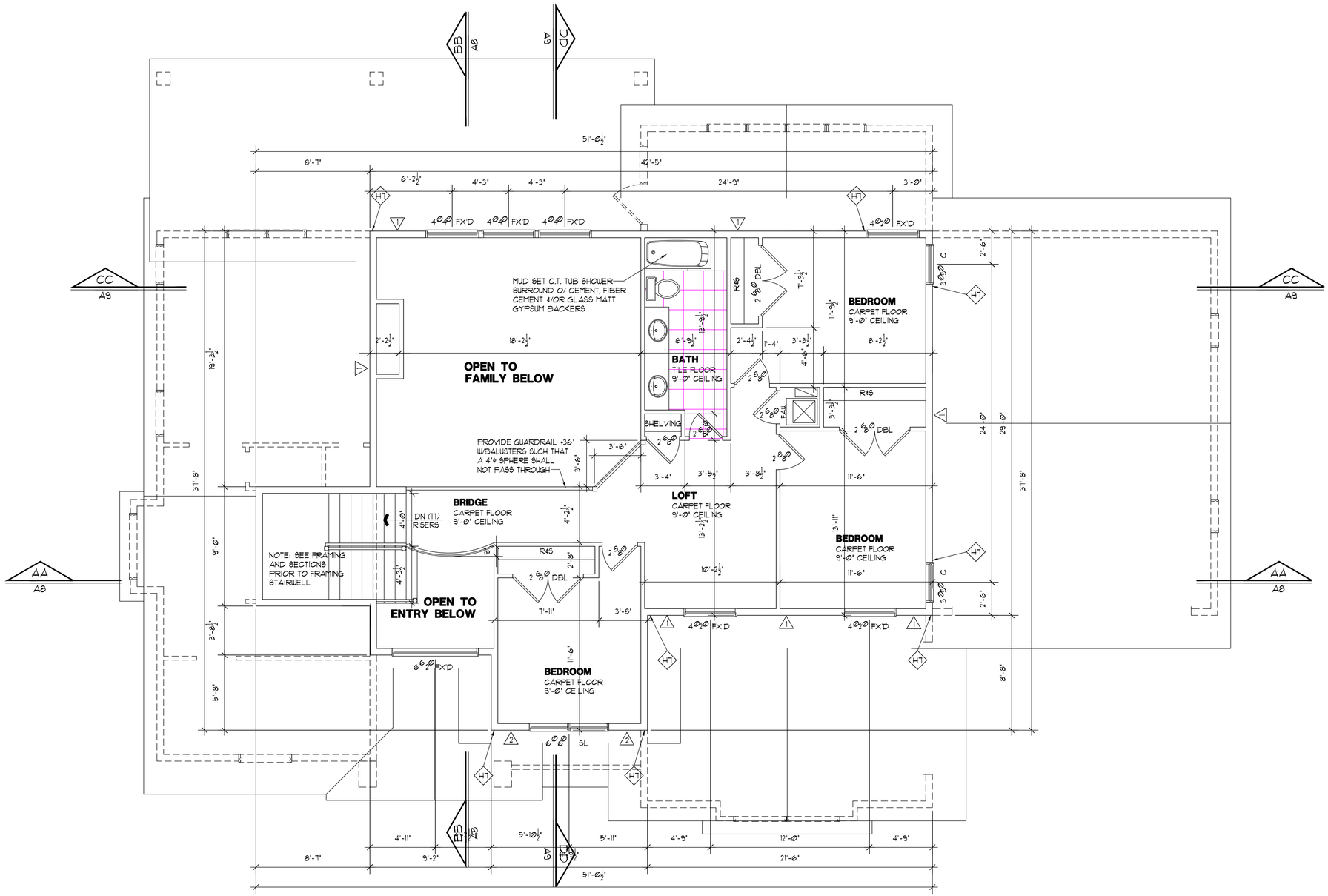
Matt Symes 02/24/2021



UPPER FLOOR PLAN

SCALE: 1/4" = 1'-Ø"

886 SQ. FT.

H7 TYP HOLDOWN/TIE MARK SEE HOLDOWN/TIE SCHEDULE FOR SIMPSON MODEL AND ATTACHMENT

1 TYP SHEARWALL SEE HOLDOWN/TIE SCHEDULE FOR SIMPSON MODEL AND ATTACHMENT

LOT: **5** SUBDIVISION **CINNAMON RIDGE** DATE **11/12/20**
CITY: **DRAPER, UTAH**
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KARTCHNER RESIDENCE
WINSLOW PLAN

UPPER FLOOR PLAN

REVISIONS
date | item

PROFESSIONAL STRUCTURAL ENGINEER
2-3-21
No. 167797-2203
R. LYNN CARLSON
STATE OF UTAH

ENGINEER OF RECORD	YORK
CAD TECH	R.D.A.
RELEASE DATE	11/12/20

A4

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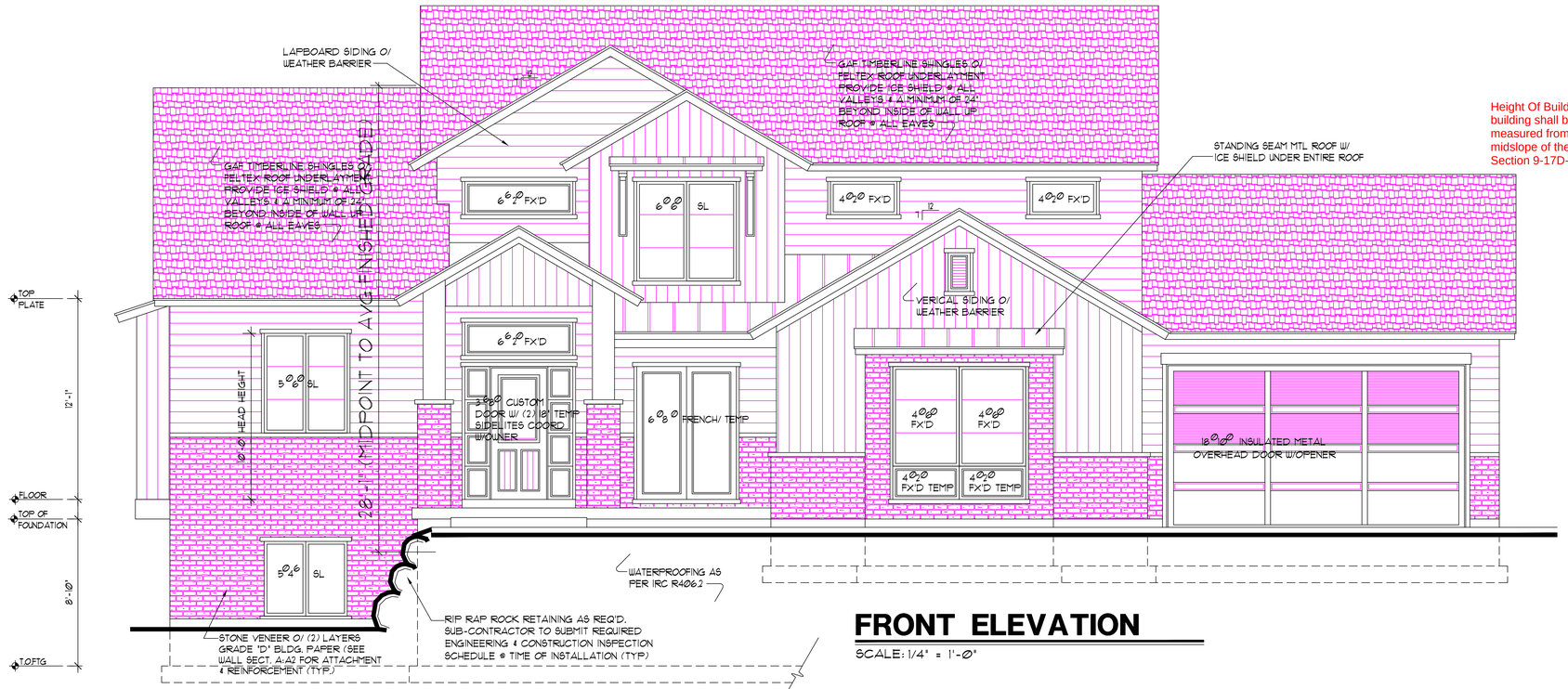
APPROVED
Matt Symes 02/24/2021

DRAPER CITY
Planning Division
APPROVED
By:

02/12/2021

Height Of Buildings: No residential dwelling or building shall be higher than thirty five feet (35') as measured from average finish grade to the midslope of the main structure's roofline. DCMC Section 9-17D-090.

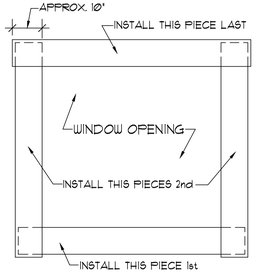


FRONT ELEVATION

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

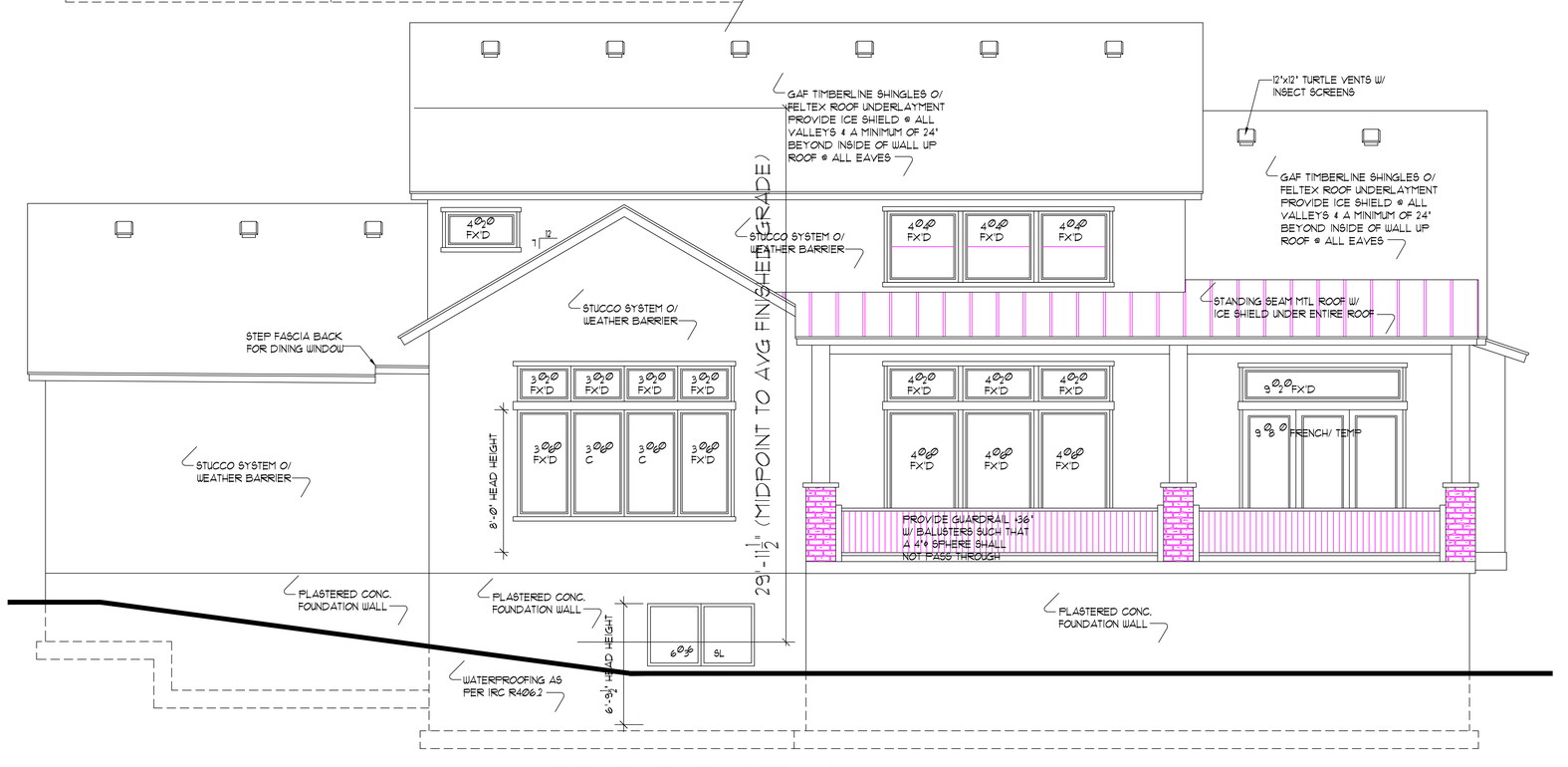
FLASHING GENERAL NOTES

FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING A WALL, ROOF OR FLOOR AND REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTED FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTED TRIM. A FLASHING SHALL BE INSTALLED AT THE INTERSECTION OF THE FOUNDATION TO STUCCO, MASONRY, SIDING OR BRICK VENEER. THE FLASHING SHALL BE AN APPROVED CORROSION-RESISTANT FLASHING AND RETURN PARTIALLY THROUGH THE DEPTH OF THE WALL. R703.7.5, R703.8, R903.2, R905



A / A5 **WINDOW FLASHING**

SCALE: 1" = 1'-0"



REAR ELEVATION

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

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LOT: **5** SUBDIVISION: **CINNAMON RIDGE** DATE: **11/12/20**
CITY: **DRAPER, UTAH**

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EXTERIOR ELEVATIONS

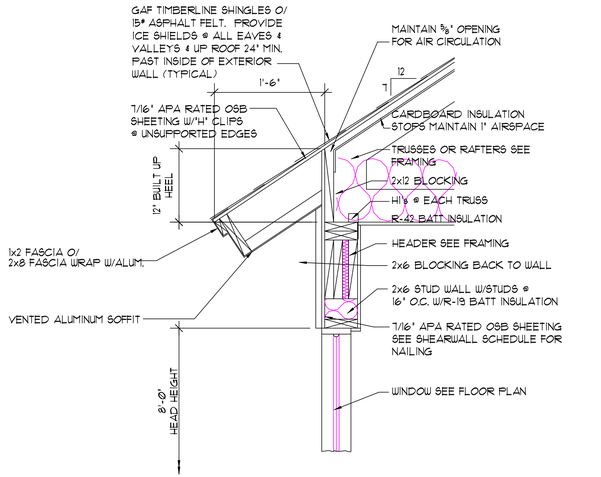
KARTCHNER RESIDENCE

WINSLOW PLAN

REVISIONS	
date	item
1/28/21	CITY

ENGINEER OF RECORD	YORK
CAD TECH	R.D.A.
RELEASE DATE	11/12/20

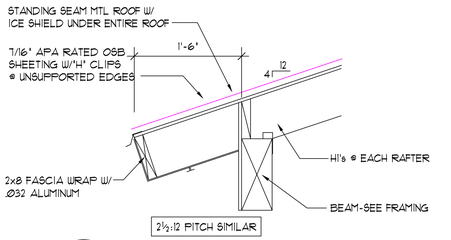
A5



1 / A6

EAVE DETAIL

SCALE: 1" = 1'-0"



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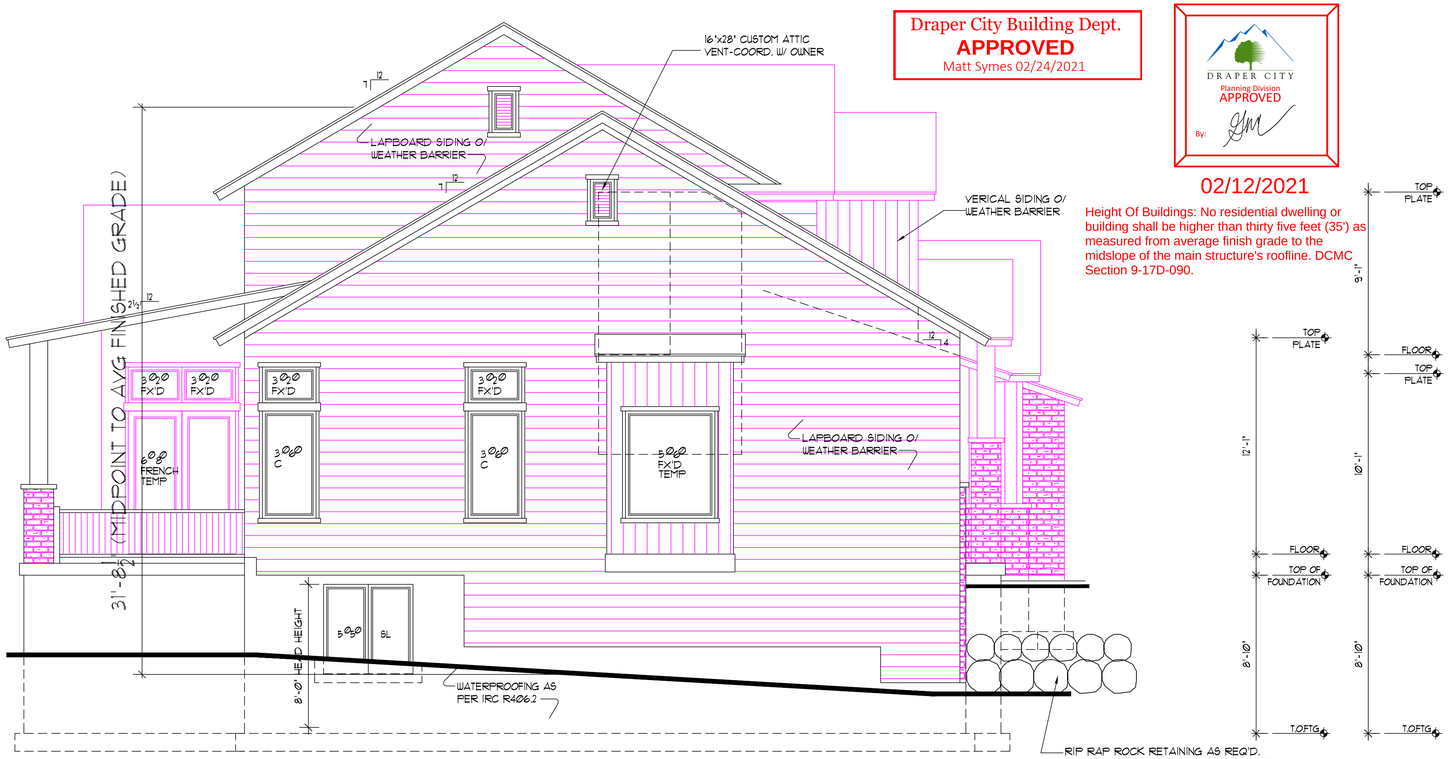
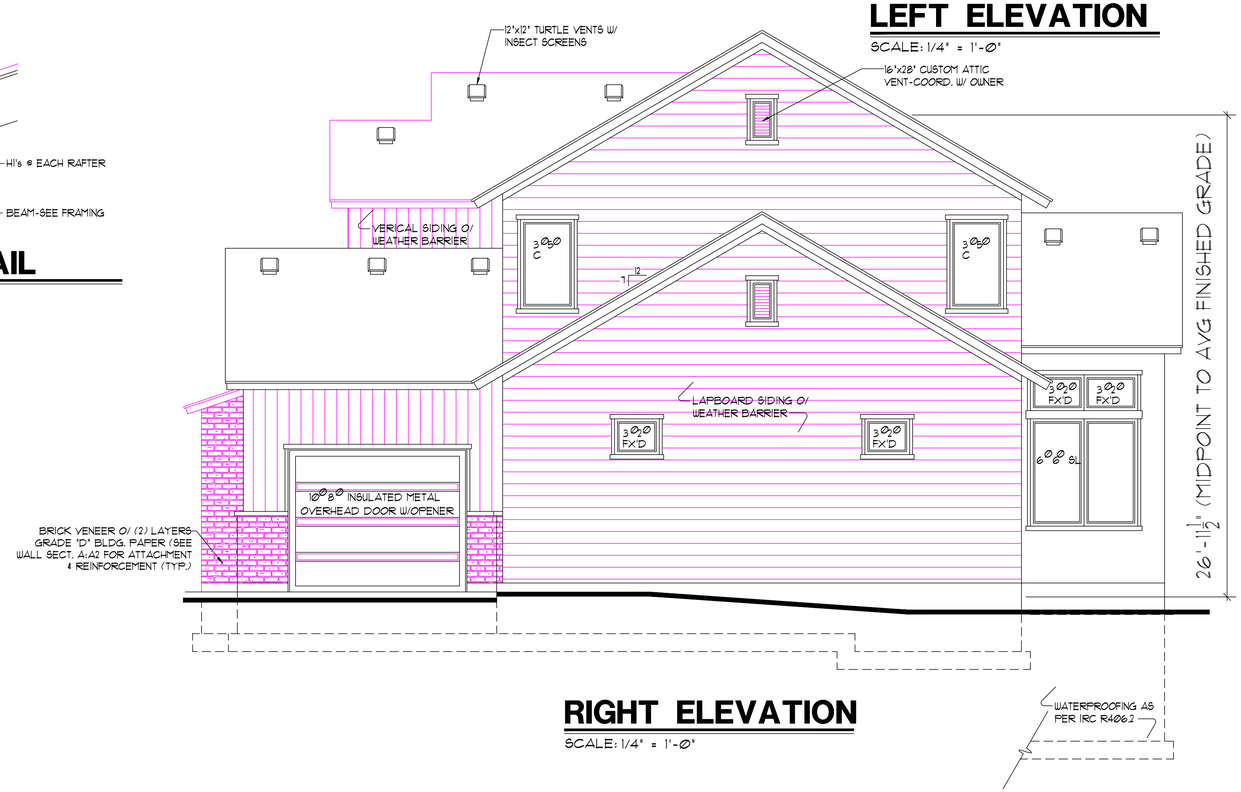
EAVE DETAIL

SCALE: 1" = 1'-0"



LEFT ELEVATION

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



RIGHT ELEVATION

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

Draper City Building Dept.
APPROVED
Matt Symes 02/24/2021

DRAPER CITY
Planning Division
APPROVED
By:

02/12/2021

Height Of Buildings: No residential dwelling or building shall be higher than thirty five feet (35') as measured from average finish grade to the midslope of the main structure's roofline. DCMC Section 9-17D-090.

ATTENTION:
LOT: **5** SUBDIVISION: **CINNAMON RIDGE**
CITY: **DRAPER, UTAH** DATE: **11/12/20**
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EXTERIOR ELEVATIONS

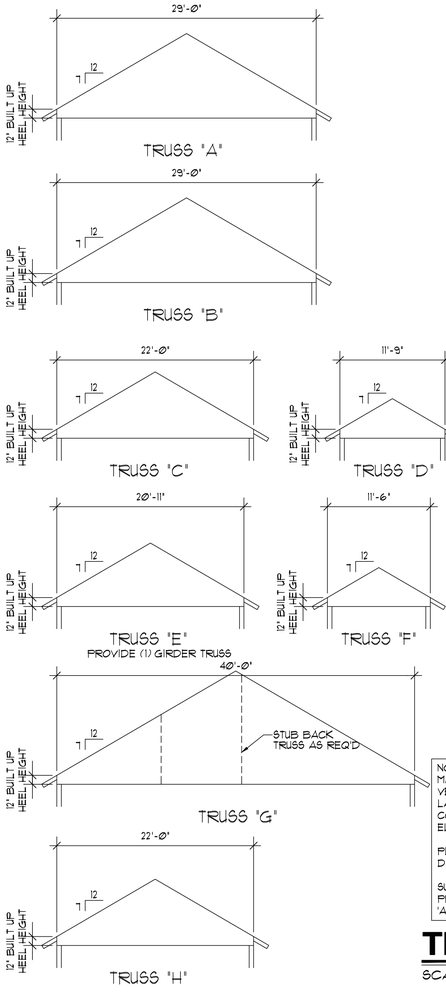
KARTCHNER RESIDENCE

WINSLOW PLAN

REVISIONS	
date	item
1/28/21	CITY

ENGINEER OF RECORD	YORK
CAD TECH	R.D.A.
RELEASE DATE	11/12/20

A6



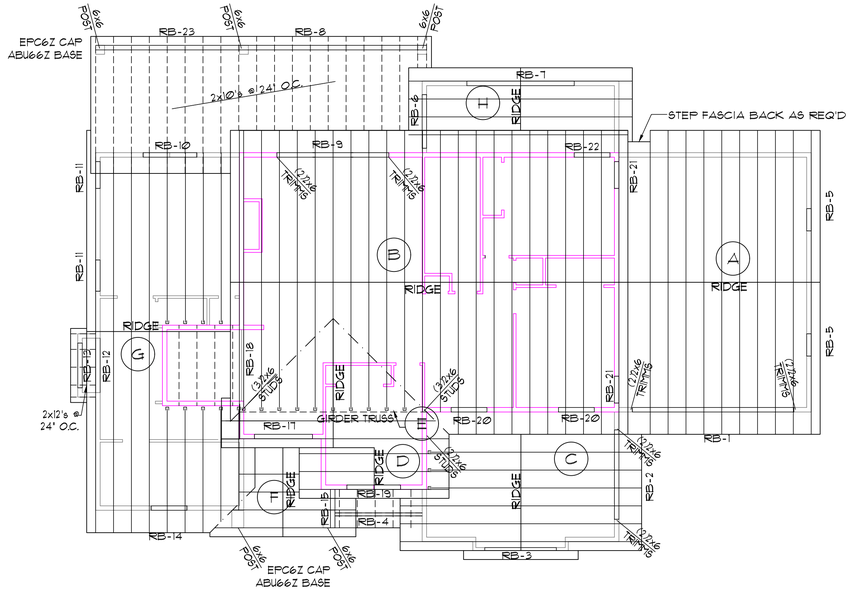
NOTE: IT IS THE CONTRACTOR'S -AND- TRUSS MANUFACTURER'S RESPONSIBILITY TO FIELD VERIFY ALL TRUSS TYPES, SHAPES, SIZES, LAYOUT, PITCH AND PLATE HEIGHTS AND TO COORDINATE EACH TRUSS WITH PLANS, ELEVATIONS & SECTIONS PRIOR TO ORDERING.

PLEASE, NOTIFY LANDFORMS DESIGN OF ANY DISCREPANCIES.

SUBMIT TRUSS DESIGN SHEETS TO LANDFORMS PRIOR TO FABRICATION. (REMEMBER WHAT 'ASSUMING' DOES TO YOU AND ME)

TRUSS TYPES

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



ROOF FRAMING PLAN 40lbs

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

ROOF DIAPHRAGM:	HEADER NOTE:
7/16" A.P.A. RATED O.S.B. SHEETING NAILED W/ 8d @ 4" O.C. @ DIAPHRAGM BOUNDARIES & SUPPORTED EDGES, & W/ 8d @ 8" O.C. @ FIELD. PROVIDE "H" CLIPS @ ALL UNSUPPORTED EDGES.	ALL EXTERIOR BEARING HEADERS TO BE (2) 2x10's UNLESS NOTED OTHERWISE. ALL INTERIOR BEARING HEADERS TO BE (2) 2x10's UNLESS NOTED OTHERWISE.

UPPER FLOOR BEAM SCHEDULE

LVL- LAMINATED VENEER LUMBER
GLB- GLULAM BEAM
DIM- DIMENSIONAL LUMBER

MARK	TYPE	SIZE	NOTES
UFB-1	L.V.L.	(1) 1¾" x 11⅞"	TOP OF BEAM = TOP OF JOISTS
UFB-2	DIM	(2) 2x10's	HEADER
UFB-3	L.V.L.	(1) 1¾" x 11⅞"	TOP OF BEAM = TOP OF JOISTS
UFB-4	L.V.L.	(2) 1¾" x 11⅞"	TOP OF BEAM = TOP OF JOISTS
UFB-5	L.V.L.	(2) 1¾" x 11⅞"	TOP OF BEAM = TOP OF JOISTS
UFB-6	L.V.L.	(2) 1¾" x 11⅞"	TOP OF BEAM = TOP OF JOISTS
UFB-7	L.V.L.	(2) 1¾" x 11⅞"	TOP OF BEAM = TOP OF JOISTS
UFB-8	L.V.L.	(1) 1¾" x 11⅞"	TOP OF BEAM = TOP OF JOISTS
UFB-9	L.V.L.	(2) 1¾" x 11⅞"	TOP OF BEAM = TOP OF JOISTS
UFB-10	STEEL	W10x68	TOP OF BEAM = 1½" BELOW TOP OF JOISTS
UFB-11	DIM	(2) 2x10's	HEADER
UFB-12	L.V.L.	(2) 1¾" x 11⅞"	TOP OF BEAM = TOP OF JOISTS
UFB-13	L.V.L.	(2) 1¾" x 11⅞"	TOP OF BEAM = TOP OF JOISTS
UFB-14	DIM	(2) 2x10's	HEADER
UFB-15	L.V.L.	(2) 1¾" x 11⅞"	TOP OF BEAM = TOP OF JOISTS
UFB-16	L.V.L.	(2) 1¾" x 11⅞"	TOP OF BEAM = TOP OF JOISTS
UFB-17	L.V.L.	(3) 1¾" x 9½"	HEADER
UFB-18	DIM	(2) 2x10's	HEADER
UFB-19			

MAIN FLOOR BEAM SCHEDULE

LVL- LAMINATED VENEER LUMBER
GLB- GLULAM BEAM
DIM- DIMENSIONAL LUMBER

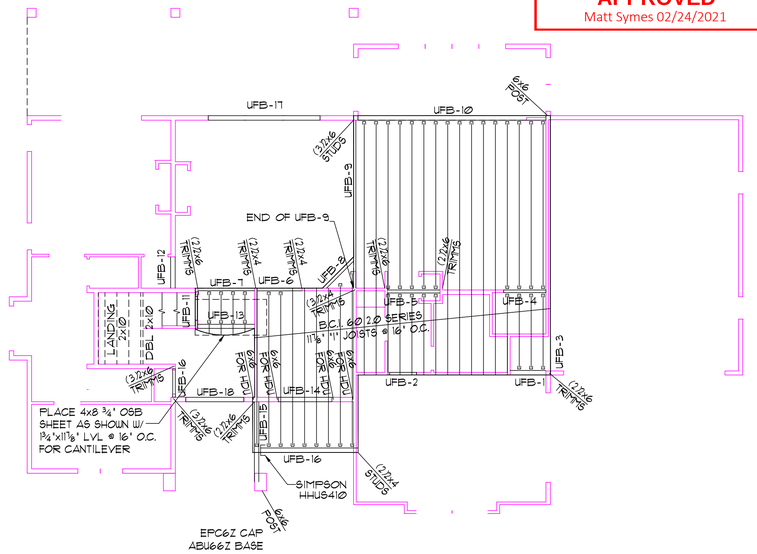
MARK	TYPE	SIZE	NOTES
MFB-1	DIM	(2) 2x10's	HEADER
MFB-2	L.V.L.	(2) 1¾" x 9½"	TOP OF BEAM = BOTTOM OF JOISTS
MFB-3	L.V.L.	(3) 1¾" x 9½"	TOP OF BEAM = BOTTOM OF JOISTS
MFB-4	DIM	(2) 2x10's	HEADER
MFB-5	L.V.L.	(1) 1¾" x 11⅞"	TOP OF BEAM = TOP OF JOISTS
MFB-6	L.V.L.	(3) 1¾" x 9½"	TOP OF BEAM = BOTTOM OF JOISTS OPTION (2) 1¾" x 11⅞"
MFB-7	L.V.L.	(1) 1¾" x 11⅞"	TOP OF BEAM = TOP OF JOISTS
MFB-8	L.V.L.	(1) 1¾" x 11⅞"	TOP OF BEAM = TOP OF JOISTS
MFB-9	DIM	(2) 2x10's	HEADER
MFB-10	DIM	(2) 2x10's	HEADER
MFB-11	L.V.L.	(2) 1¾" x 11⅞"	HEADER
MFB-12	DIM	(2) 2x10's	HEADER

ROOF BEAM SCHEDULE

LVL- LAMINATED VENEER LUMBER
GLB- GLULAM BEAM
DIM- DIMENSIONAL LUMBER

MARK	TYPE	SIZE	NOTES
RB-1	L.V.L.	(2) 1¾" x 18"	HEADER OPTION (3) 1¾" x 16" W/ 2x6 WALL
RB-2	L.V.L.	(2) 1¾" x 11⅞"	HEADER
RB-3	L.V.L.	(2) 1¾" x 9½"	HEADER OPTIONS (2) 2x10's
RB-4	DIM	(2) 2x10's	
RB-5	DIM	(2) 2x10's	HEADER
RB-6	DIM	(2) 2x10's	HEADER
RB-7	L.V.L.	(2) 1¾" x 9½"	HEADER
RB-8	L.V.L.	(3) 1¾" x 14"	TOP OF BEAM = BOTTOM OF RAFTERS
RB-9	L.V.L.	(3) 1¾" x 11⅞"	HEADER
RB-10	L.V.L.	(2) 1¾" x 9½"	HEADER
RB-11	DIM	(2) 2x10's	HEADER
RB-12	L.V.L.	(2) 1¾" x 9½"	BOTTOM OF BEAM @ 11'-1" PLATE OPTIONS (2) 2x10's
RB-13	DIM	(2) 2x10's	HEADER
RB-14	DIM	(2) 2x10's	HEADER
RB-15	DIM	(2) 2x10's	TOP OF BEAM = BOTTOM OF TRUSSES
RB-16			
RB-17	DIM	(2) 2x10's	HEADER
RB-18	L.V.L.	(2) 1¾" x 9½"	BOTTOM OF BEAM = BOTTOM OF TRUSSES
RB-19	DIM	(2) 2x10's	HEADER
RB-20	L.V.L.	(2) 1¾" x 9½"	HEADER OPTIONS (2) 2x10's
RB-21	L.V.L.	(2) 1¾" x 9½"	HEADER OPTIONS (3) 2x10's
RB-22	L.V.L.	(2) 1¾" x 9½"	HEADER
RB-23	L.V.L.	(2) 1¾" x 14"	TOP OF BEAM = BOTTOM OF RAFTERS

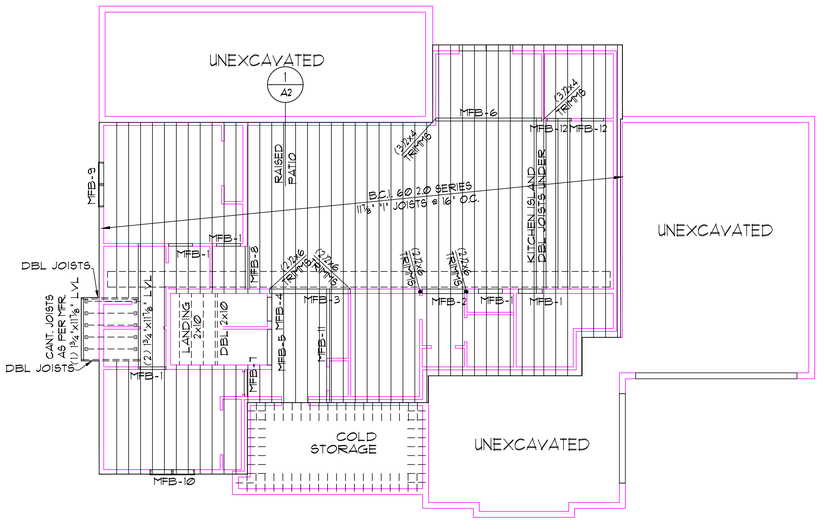
Draper City Building Dept.
APPROVED
Matt Symes 02/24/2021



UPPER FLOOR FRAMING PLAN

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

FLOOR DIAPHRAGM:	HEADER NOTE:
7/16" A.P.A. RATED T&G O.S.B. SHEETING GLUED & NAILED W/ 8d @ 6" O.C. @ DIAPHRAGM BOUNDARIES & SUPPORTED EDGES & W/ 8d @ 12" O.C. @ FIELD.	ALL EXTERIOR BEARING HEADERS TO BE (2) 2x10's UNLESS NOTED OTHERWISE. ALL INTERIOR BEARING HEADERS TO BE (2) 2x10's UNLESS NOTED OTHERWISE.



MAIN FLOOR FRAMING PLAN

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

FLOOR DIAPHRAGM:	HEADER NOTE:
3/4" A.P.A. RATED T&G O.S.B. SHEETING GLUED & NAILED W/ 8d @ 6" O.C. @ DIAPHRAGM BOUNDARIES & SUPPORTED EDGES & W/ 8d @ 12" O.C. @ FIELD.	ALL EXTERIOR BEARING HEADERS TO BE (2) 2x10's UNLESS NOTED OTHERWISE. ALL INTERIOR BEARING HEADERS TO BE (2) 2x10's UNLESS NOTED OTHERWISE.

LOT 5 SUBDIVISION **CINNAMON RIDGE** DATE **11/12/20**
CITY **DRAPER, UTAH**

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FRAMING PLANS, TRUSSES & BM. SCHED.

KARTCHNER RESIDENCE

WINSLOW PLAN

REVISIONS	
date	item
2/2/21	CITY/ ENG

PROFESSIONAL STRUCTURAL ENGINEER
2-3-21
No. 167797-2203
R. LYNN CARLSON
STATE OF UTAH

ENGINEER OF RECORD	YORK
CAD TECH	R.D.A.
RELEASE DATE	11/12/20

A7

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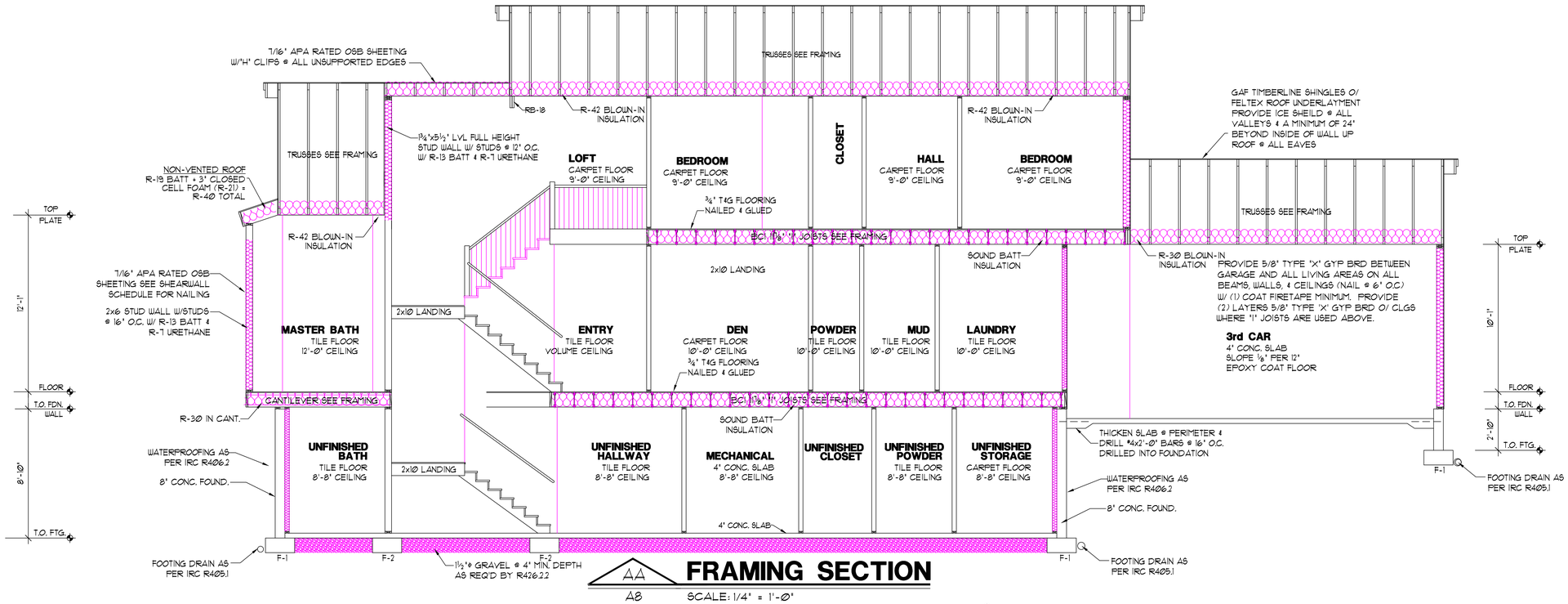
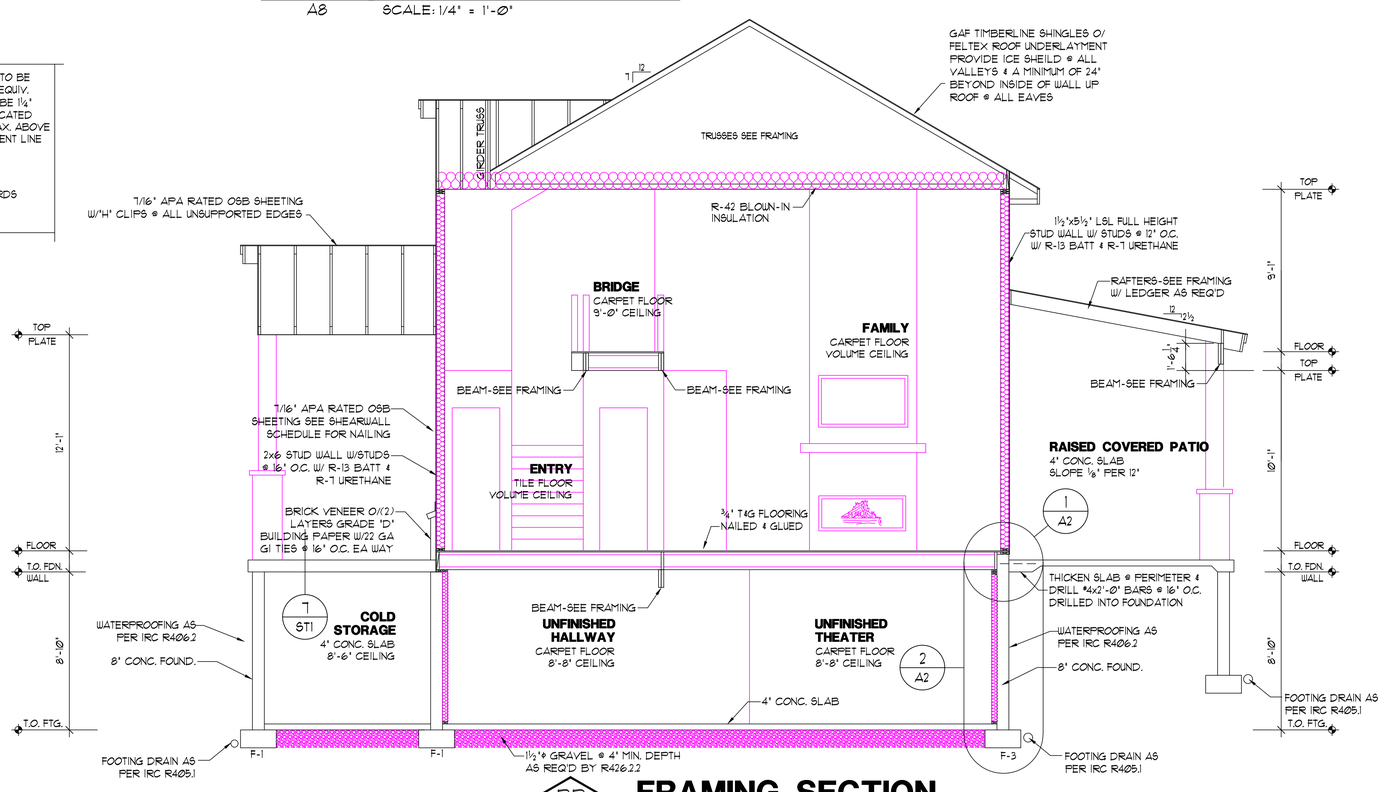


AA A8 **FRAMING SECTION**
SCALE: 1/4" = 1'-Ø"

STAIR GENERAL NOTES:

- (A) –IF AREA UNDER STAIRS IS TO BE USED AS STORAGE PROVIDE TYPE 'X' GYP BRD ON ALL WALLS & STRINGERS
- (B) –TREADS SHALL BE MIN. 1Ø" RISERS SHALL BE MAX. 7¾"
- (C) –MIN. HEADROOM HEIGHT TO BE 6'-8" MEASURED FROM STAIR TREAD TANGENT LINE
- (D) –STAIR STRINGER TO BE 1¾"x11⅞" TIMBERSTRAND LSL STAIR STRINGER
- (E) –STRINGER HANGER TO BE SIMPSON LS90 OR EQUIV.
- (F) –HANDRAIL SIZE TO BE 1¼" TO 2⅜" AND BE LOCATED 34" MIN. AND 38" MAX. ABOVE STAIR TREAD TANGENT LINE
- (G) –5/4 P.B. TREADS
- (H) –1/8 PINE KICK BOARDS



BB A8 **FRAMING SECTION**
SCALE: 1/4" = 1'-Ø"

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LOT **5** SUBDIVISION **CINNAMON RIDGE** DATE **11/12/20**
CITY **DRAPER, UTAH**

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FRAMING SECTIONS

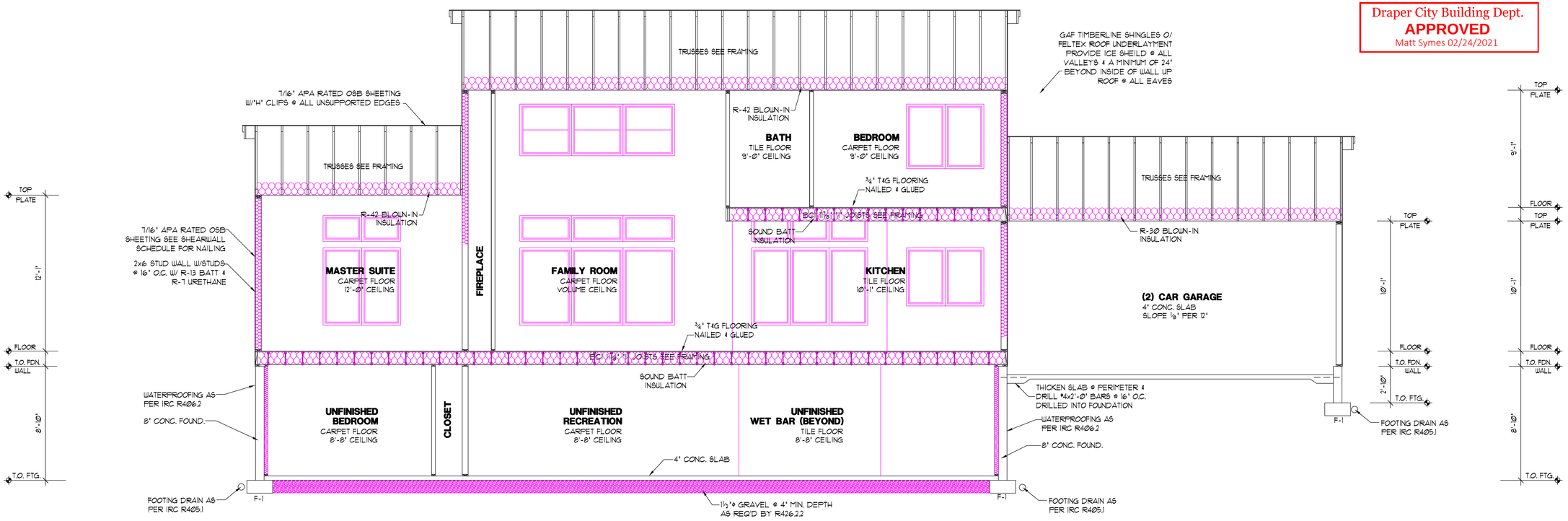
KARTCHNER RESIDENCE
WINSLOW PLAN

REVISIONS	
date	item

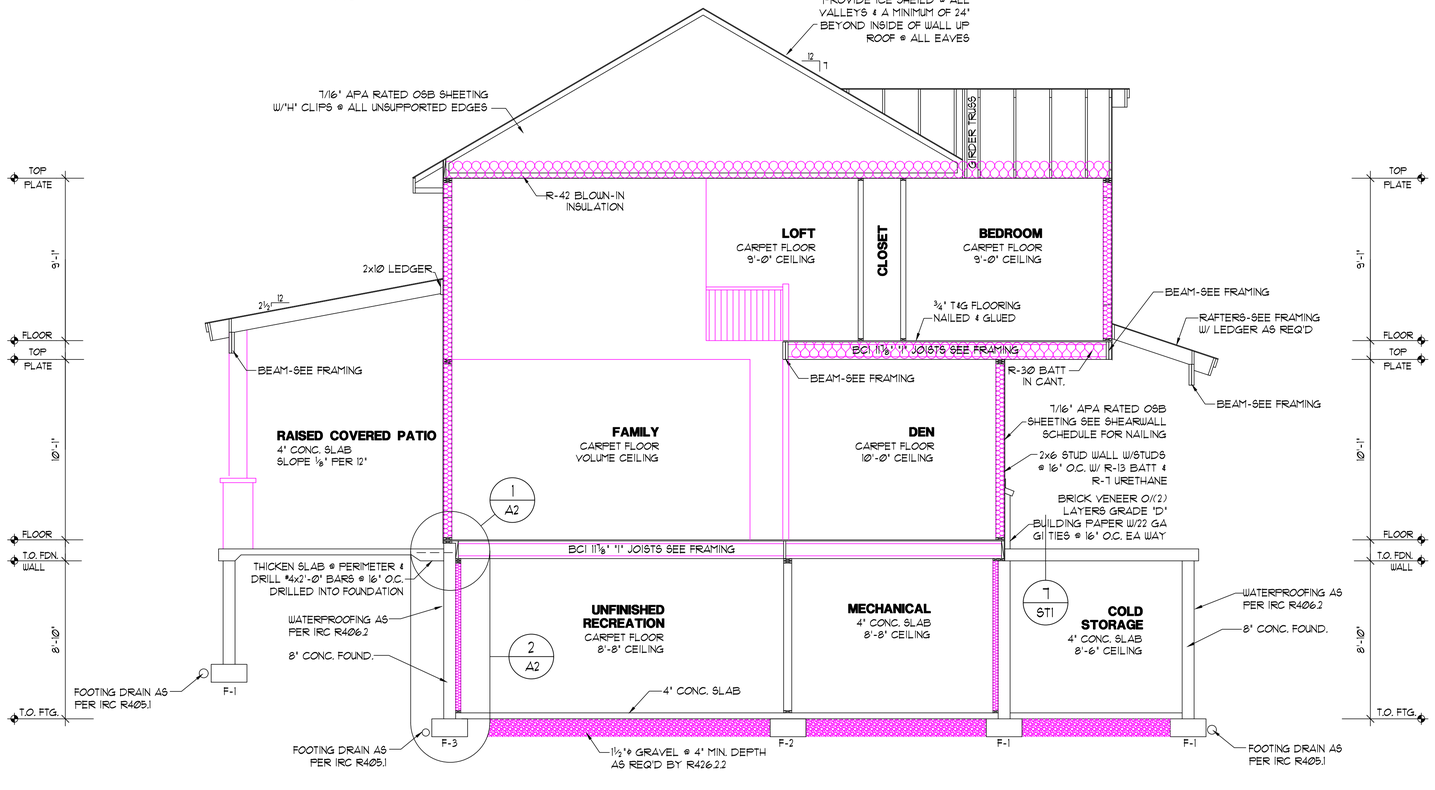
ENGINEER OF RECORD	YORK
CAD TECH	R.D.A.
RELEASE DATE	11/12/20

A8

Draper City Building Dept.
APPROVED
Matt Symes 02/24/2021



CC **FRAMING SECTION**
A9 SCALE: 1/4" = 1'-0"



DD **FRAMING SECTION**
A9 SCALE: 1/4" = 1'-0"

LOT **5** SUBDIVISION **CINNAMON RIDGE** DATE **11/12/20**
CITY **DRAPER, UTAH**
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FRAMING SECTIONS

KARTCHNER RESIDENCE

WINSLOW PLAN

REVISIONS	
date	item

ENGINEER OF RECORD	YORK
CAD TECH	R.D.A.
RELEASE DATE	11/12/20

A9

PLUMBING GENERAL NOTES

1. ALL WORK PERFORMED SHALL COMPLY WITH ALL CURRENT NATIONAL AND LOCAL BUILDING CODES
2. PLUMBING CONTRACTOR TO OBTAIN CITY/STATE BUSINESS LICENSE BEFORE STARTING WORK.
3. PLUMBING CONTRACTOR SHALL PROVIDE 1¼" COPPER SUPPLY LINE FROM WATER METER FURNACE ROOM. WATER LINE TO BE PLACED UNDER SLAB WHERE APPLICABLE.
4. PLUMBING CONTRACTOR SHALL VERIFY SIZE & LOCATIONS OF UNDERGROUND UTILITIES PLUMBING CONTRACTOR SHALL VERIFY SIZE & LOCATIONS OF UNDERGROUND UTILITIES. COORDINATE WITH ALL OTHER TRADES PRIOR TO MAKING FINAL CONNECTIONS.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF ALL FIXTURES.
6. INTERIOR WASTE AND VENT LINES TO BE A.B.S.
7. INTERIOR COPPER TO BE TYPE "M" INSTALLED WITH PLASTIC ISOLATORS.
8. NO SUBSTITUTIONS FROM FIXTURE SCHEDULE ARE ALLOWED, EXCEPT BY OWNERS APPROVAL.
9. PROVIDE C.P. ESCUTCHEONS AT PIPE SLEEVES FOR EXPOSED BARE PIPE. PACK ANNULUS AT (1) HOUR FIRE WALLS. PLUMBING LINES through GARAGE FIRE WALLS MUST BE METAL PIPING. THIS INCLUDES WASTE LINES, VACUUM LINES, AND SUPPLY LINES. AN APPROVED FIRE STOP MATERIAL MUST BE USED.
10. PROVIDE A PRESSURE REGULATOR AND SHUTOFF VALVE, FOR LOCATION SEE PLUMBING PLAN.
11. OFFSET ALL VENT STACKS IN ATTIC SPACE TO REAR OF ROOF WHERE POSSIBLE.
12. PROVIDE 1.6 GALLON PER FLUSH TOILETS & 2.5 GALLON PER MINUTE SHOWER HEADS.
13. PROVIDE EXPANSION TANKS FOR WATER HEATERS AS PER LOCAL JURISDICTION.
14. NO SLIP JOINT PLUMBING CONNECTIONS IN CONCEALED CONSTRUCTION AREAS (BATH TUBS).
15. INDIVIDUALLY INSULATE ALL PLUMBING, SUPPLY AND DRAIN LINES IN AREAS SUBJECT TO FREEZING (EXTERIOR WALLS, ATTICS, CRAWL SPACES, GARAGES AND EXTERIOR WALL.). PROVIDE SPRAY-IN URETHANE TO PREVENT FREEZING PROBLEMS.
16. PLUMBING PENETRATIONS THROUGH GARAGE FIRE WALLS MUST BE METAL PIPING OR HAVE AN APPROVED THROUGH PENETRATION FIRE STOP INSTALLED
17. PROVIDE ANTI-SCALD SHOWER VALVES ON ALL SHOWER AND TUB COMBINATION INSTALLATIONS.
18. PROVIDE 21" CLEARANCE IN FRONT OF SINKS, WATER CLOSETS, AND TUBS. PROVIDE 24" CLEARANCE IN FRONT OF SHOWER DOORS.
19. IF PLUMBING MANIFOLD SYSTEM IS BEING USED, SYSTEM MUST BE ACCESSIBLE
20. HOT WATER SUPPLIED TO BATHTUBS & WHIRLPOOL TUB VALVES SHALL NOT EXCEED THE MAXIMUM TEMPERATURE OF 120°F.
21. BACK WATER VALVES ARE REQUIRED UNLESS IT CAN BE ESTABLISHED THAT A FIXTURE IN THE BASEMENT OR LOWEST LEVEL OF HOME IS NOT BELOW THE ELEVATION OF THE UPSTREAM MANHOLE COVER THIS WILL REQUIRE THE BASEMENT FLOOR TO BE PLUMBED INDEPENDENT FROM THE UPPER FLOORS. PLUMBING LINE TO BE APPROPRIATELY CONFIGURED AND BACKWATER VALVES INSTALLED PER THE REQUIREMENTS OF IRC SECTION P3008 AT THE TIME OF THE SUB-ROUGH INSPECTION.
22. ALL PLUMBING VENTS THROUGHT THE ROOF TO BE MINIMUM 3" PIPE. IRC P3103.2

MECHANICAL GENERAL NOTES

1. ALL WORK PERFORMED SHALL COMPLY WITH ALL CURRENT NATIONAL AND LOCAL BUILDING CODES.
2. MECHANICAL CONTRACTOR TO OBTAIN CITY/STATE BUSINESS LICENSE BEFORE STARTING WORK.
3. MECHANICAL CONTRACTOR TO PROVIDE COMBUSTION AIR TO FURNACE AREA IN ACCORDANCE WITH CURRENT NATURAL GAS COMPANY SPECIFICATIONS. COMBUSTION AIR TO BE PLACED PER LOCATION SHOWN ON MECHANICAL PLAN. PROVIDE WHITE METAL EXTERIOR GRILLE.
4. ALL MECHANICAL SYSTEMS SHALL BE SIZED LARGE ENOUGH TO HEAT/COOL BASEMENTS WHEN FINISHED.
5. ALL SUPPLY AND RETURN AIR PLENUMS ARE SHOWN IN APPROXIMATE LOCATIONS. MECHANICAL CONTRACTOR TO PROVIDE EXPERTISE IN ACTUAL LOCATIONS OF PLENUMS TO MINIMIZE FURR-DOWNS IN FUTURE BASEMENT AREA.
6. MECHANICAL CONTRACTOR TO PROVIDE 4" METAL DUCTING FROM REST ROOM FANS TO EXTERIOR WITH WHITE METAL TERMINATION CAP. SEE MECHANICAL PLAN FOR LOCATION.
7. FOR CONDENSER LOCATIONS SEE MECHANICAL PLANS.
8. VERIFY "FIT" OF DUCTS AND PIPING PRIOR TO FABRICATION.
9. OFFSET FLU STACKS IN ATTIC SPACE TO REAR OF ROOF WHERE POSSIBLE. PAINT ALL FLU STACKS TO MATCH SHINGLE COLOR.
10. MECHANICAL CONTRACTOR TO PROVIDE 4" DIA. METAL DUCTING FROM DRYER LOCATION TO EXTERIOR WITH WHITE TERMINATION CAP. DUCTS TO BE METAL WITH SMOOTH INTERIOR SURFACES EQUIPPED W/BACK DRAFT DAMPERS, TERMINATE AT THE EXTERIOR OF THE BUILDING, AND NOT BE INSTALLED WITH SHEET METAL SCREWS. MAXIMUM DRYER DUCT LENGTH DETERMINED BY IRC M1502.4
11. ALL GAS LINES MUST BE PRESSURE TESTED AT ROUGH INSPECTION. QUESTAR GAS NO LONGER PROVIDES THIS SERVICE AND IS THEREFORE REQUIRED BY THE HVAC CONTRACTOR AT ROUGH INSPECTION
12. GAS LOG APPLIANCES WITHOUT A FLAME SAFEGUARD DEVICE (AUTO LIGHTING DEVICE OR PILOT) SHALL NOT BE PERMITTED. GAS LOGS AND GAS APPLIANCES SHALL HAVE A SHUT-OFF VALVE WITHIN 6 FEET OF THE APPLIANCE. -IRC G2420
13. FIREPLACE FLUES SHALL BE SEPARATED FROM ATTIC SPACES BY A SHAFT OF ⅝" SHEET ROCK OR ¾" STRAND BOARD OR PLYWOOD.
14. CSST STAINLESS STEEL GAS LINE MAY BE USED BUT MUST BE SIZED AND APPROVED BEFORE INSTALLATION. ANY CSST INSTALLED MUST BE VISUALLY INSPECTED AND PRESSURE TESTED BEFORE BEING CONCEALED WITHIN CONSTRUCTION.
15. NO CLOTH TYPE DUCT TAPE IS ALLOWED. METALLIC OR FOIL TAPE MUST BE USED.
16. ALL JOINTS, TRANSVERSE AND LONGITUDINAL SEAMS AND CONNECTIONS MUST BE PROPERLY SEALED WITH TAPE OR MASTIC.
17. GAS LINES SHALL NOT PASS THROUGH OR PENETRATE ANY DUCT OR PLENUM
18. GAS PIPING SHALL NOT PENETRATE A BUILDING FOUNDATION BELOW GRADE.
19. VENTS FOR FURNACES AND WATER HEATERS SHALL BE SIZED IN ACCORDANCE WITH THE GAMMA VENT TABLES 803 TO 804 AS LISTED IN THE IRC.
20. IF FORCED AIR UNIT IS LOCATED WHERE CONDENSATION MAY DAMAGE BUILDING COMPONENTS, A WATER DETECTION DEVICE MUST BE INSTALLED OR RUN SECONDARY LINE TO OBSERVABLE LOCATION
21. RANGE HOODS THAT ARE CAPABLE OF EXHAUSTING AIR TO THE OUTSIDE IN EXCESS OF 400 CFM REQUIRE MAKEUP AIR.
22. INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS, UNHEATED GARAGES, ETC. IRC N1103

ELECTRICAL GENERAL NOTES

1. ALL WORK PERFORMED SHALL COMPLY WITH ALL NATIONAL AND LOCAL BUILDING CODES.
2. ELECTRICAL CONTRACTOR TO OBTAIN CITY/STATE BUSINESS LICENSE BEFORE STARTING WORK.
3. ALL TELEVISION OUTLETS ARE TO BE INSTALLED WITH A SEPARATE COAXIAL CABLE TO MECHANICAL ROOM. PROVIDE ANTENNA IN ATTIC WITH SINGLE COAXIAL CABLE TO MECHANICAL ROOM. PROVIDE COAXIAL CABLE FROM MECHANICAL ROOM TO EXTERIOR FOR FUTURE CABLE TELEVISION HOOKUP. HOOK UP TELEVISION CABLES IN MECHANICAL ROOM TO DESIRED (ANTENNA, CABLE) CHOICE. PROVIDE T.V. CONNECTION PANEL ON WALL IN MECHANICAL ROOM.
4. ELECTRICAL CONTRACTOR TO PROVIDE A MINIMUM OF 400 AMP SERVICE TO HOME.
5. ALL EXHAUST FANS SHALL BE VENTED TO EXTERIOR WITH METAL DUCT W/ BACK DRAFT DAMPER. PROVIDE WHITE METAL EXTERIOR TERMINATION CAP. EXHAUST FANS NOT TO BE DISCHARGED INTO VENTED SOFFITS. MAXIMUM RUN NOT TO EXCEED 35 FEET.
6. ALL SMOKE DETECTORS SHALL BE WIRED TOGETHER FOR SIMULTANEOUS ALERT SOUNDING. DETECTORS SHALL ALSO BE WIRED TO BUILDING PRIMARY POWER WITH BATTERY BACKUP. ALL SLEEPING ROOMS AT ALL LEVELS TO HAVE SMOKE DETECTORS.
7. SIZE ELECTRICAL PANEL SUFFICIENTLY LARGE ENOUGH TO HANDLE FUTURE BREAKERS WHEN BASEMENT IS FINISHED.
8. PROVIDE (4) PAIR CABLE TO ALL TELEPHONE OUTLETS. HOME RUN ALL TELEPHONE LINES TO MECHANICAL ROOM. PROVIDE 66 STYLE PUNCH DOWN BLOCK WALL MOUNTED FOR FINAL CONNECTIONS.
9. ALL BATHROOM OUTLETS TO BE ON SEPARATE 20 AMP BREAKERS NOT TO EXCEED 2011 N.E.C. REQUIREMENTS
10. CEILING FANS REQUIRE SPECIAL APPROVED BOXES AND ADDITIONAL FRAMING SUPPORT.
11. GARAGE ELECTRICAL OUTLETS TO BE 18" ABOVE FLOOR.
12. PROVIDE A CONCRETE ENCASED ELECTRODE (UFER GROUND) AT FIRST POINT OF DISCONNECT (METER) FOR USE AS A GROUNDING ELECTRODE FOR THE HOUSE WHICH MEETS REQUIREMENTS OF 2011 N.E.C. SECTION 250-50 (C). USE #4 REBAR WIRE TIED TO FOOTING STEEL.
13. ALL 125-VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED INSIDE OR OUTSIDE OF A DWELLING SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. I.R.C. E4002.14
14. A MINIMUM OF 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS. -N1104.
15. ALL 15- AND 20- AMPERE RECEPTACLES IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUN ROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. -E4002.14 -E3901.1
16. ALL 125-VOLT, SINGLE PHASE, 15- OR 20- AMPERE RECEPTACLES INSTALLED IN GARAGES SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL. -E3902.2
17. IN KITCHEN, A MINIMUM OF (2) 20 AMP SMALL-APPLICANCE BRANCH CIRCUITS SHALL SERVE ALL WALL & FLOOR RECEPTACLE OUTLETS
18. RECESSED LIGHTS MAY BE INSTALLED IN THE CEILINGS (BUILDING ENVELOPE) OF ANY ATTIC TRUSS ONLY IF THE REQUIRED INSULATION DEPTH OR THICKNESS CAN BE INSTALLED OVER SUCH RECESSED LIGHTS. ALL SUCH RECESSED LIGHTS MUST BE IC RATED.
19. ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS, IN GARAGES, BATHS, UNFINISHED BASEMENTS AND OUTSIDE RECEPTACLES SHALL BE GFCI PROTECTED. -IRC E3902
20. PROVIDE AT LEAST TWO OUTSIDE GRADE LEVEL RECEPTACLES- ONE IN THE FRONT YARD AND ONE IN THE REAR YARD. -IRC E3901.7
21. ALL BRACH CIRCUITS THAT SUPPLY ELECTRICAL IN BEDROOMS NEED TO BE PROVIDED WITH ARC-FAULT PROTECTION. -IRC E3902.11
22. BRANCH CIRCUIT FOR GARAGE OUTLETS SHALL BE DEDICATED AND SHALL HAVE NOT LESS THAN ONE RECEPTACLE FOR EACH VEHICLE. THIS CIRCUIT SHALL NOT SUPPLY ANY OTHER THAN THE GARAGE AREA EXCEPT OUTSIDE RECEPTACLES LOCATED ON THE EXTERIOR OF THE GARAGE.

ELECTRICAL SYMBOLS

- FLOOR DUPLEX OUTLET
- CEILING 75 WATT INCANDESCENT RECESSED FIXTURE (DOES NOT INCLUDE TRIM KIT)
- 150U — CEILING 150 WATT INCANDESCENT RECESSED FIXTURE (DOES NOT INCLUDE TRIM KIT)
- 45U — CEILING 45 WATT INCANDESCENT RECESSED FIXTURE (DOES NOT INCLUDE TRIM KIT)
- INDIRECT LIGHTING (UPLIGHTS/ DOWNLIGHTS)
- CEILING FIXTURE (COORD W/OWNER)
- ST — PHOTOCELL STAIR TREAD LIGHT
- PC — PORCELAIN FIXTURE W/PULL CHAIN
- PENDANT LIGHT
- SCOUNCE
- HEAT LAMP — HEAT LAMP
- WALL MOUNTED INCANDESCENT FIXTURE
- LED PUCK DOWN LIGHT
- USB — DUPLEX OUTLET WITH USB PORTS
- DUPLEX OUTLET
- SWITCHED DUPLEX OUTLET
- RANGE/DRYER OUTLET
- GFCI — GROUND FAULT CIRCUIT INTERRUPT
- GFIWP — GROUND FAULT CIRCUIT INTERRUPT (WATERPROOF W/ BUBBLE COVER)
- 48" — DUPLEX OUTLET W/ INCHES A.F.F.
- $ — SWITCH
- $3 — 3-WAY SWITCH
- $VS — VARIABLE SPEED SWITCH
- $D — DIMMER SWITCH
- TV — TELEVISION OUTLET W/TELEPHONE OUTLET FOR SATELLITE DISH
- CH — CHIMES
- PUSH BUTTON
- SMOKE DETECTOR
- CM — CARBON MONOXIDE DETECTOR
- TELEPHONE OUTLET
- GAS HOOKUPS
- 4"ø MINIMUM EXHAUST FAN
- ELECTRICAL DISCONNECT
- I — INTERCOM STATION
- V — CENTRAL VACUUM OUTLET
- S — EXT. FLUSH MNT CLG SPEAKER
- SPEAKER WIRE (COORD. W/OWNER)
- MS — MOTION SENSOR
- F.P. — FUTURE PROOF OUTLET (2) CATEGORY 5 PHONE LINES, (2) COAXIAL CABLE LINES, (2) FIBER OPTIC LINES
- TV — TELEVISION OUTLET FOR CABLE
- J — JUNCTION BOX
- FLUORESCENT FIXTURE (X) TUBES
- LED PUCK LIGHT

NOTE: ALL OUTLETS TO BE TAMPER-PROOF TYPE RECEPTACLES.

NOTE: COORDINATE ANY AN ALL SPECIALITY ELECTRICAL FEATURES WITH OWNER.

NOTE: ALL NUMBER CALL-OUTS ARE IN INCHES I.E., ø24, ø48, ø72

SEALING OF BUILDING THERMAL ENVELOPE REQUIREMENT: (PICK ONE)

A)

BLOWER DOOR TEST FOR BUILDING ENVELOPE AT FINAL WITH A MAXIMUM AIR LEAKAGE OF 3.5 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL.

-OR-

B)

MEET ALL THE CRITIERIA REQUIREMENTS BELOW (THE BUILDER MAY CERTIFY COMPLIANCE TO THE CRITERIA WITH A 3rd PARTY CERTIFICATION FOR ITEMS NOT INSPECTED DURING REGULARLY SCHEDULED INSPECTIONS)

1- A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE.
2- EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER.
3- BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED.
4- AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
5- THE AIR BARRIER IN ANY DROPPED CEILING/ SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SEALED.
6- ACCESS OPENINGS, DROP DOWN STAIR OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.
7- CORNERS AND HEADERS SHALL BE INSULATED AND THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED.
8- THE JUNCTION OF THE TOP PLATE OF EXTERIOR WALLS SHALLE BE SEALED.
9- EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
10- KNEE WALLS SHALL BE SEALED.
11- THE SPACE BETWEEN WINDOW/ DOOR JAMBS AND FRAMING AND SKYLIGHTS AND FRAMING SHALL BE SEALED.
12- RIM JOISTS SHALL BE INSULATED AND INCLUDE THE AIR BARRIER.
13- INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE SUBFLOOR DECKING.
14- THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.
15- WHERE PROVIDED IN LIEU OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWLSPACE WALLS.
16- EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS I VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.
17- DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.
18- INSULATION BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
19- AIR SEALING SHALL BE PROVIDED BETWEEN GARAGE AND CONDITIONED SPACES.
20-RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT, IC RATED, AND SEALED TO THE DRYWALL
21- BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
22-EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED AND THE AIR BARRIER INSTALLED SEPARATING THEM FROM THE SHOWERS AND TUBS.
23-THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED.
24-HVAC REGISTER BOOTS THAT BENETRATE THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.
25-AN AIR BARRIER SHALL BE INSTALLED ON FIREPLACE WALLS.
26-FIREPLACES SHALL HAVE GASKETED DOORS.

DUCT WORK OUTSIDE BUILDING ENVELOPE REQUIREMENT: (PICK ONE)

A)

POST CONSTRUCTION TEST: TOTAL AIR LEAKAGE SHALL BE LESS THAN OR EQUAL TO 10 CFM PER 100 SQUARE FEET OF THE CONDITIONED FLOOR AREA.

-OR-

B)

ROUGH-IN TEST: TOTAL AIR LEAKAGE SHALL BE NOT LESS THAN OR EQUAL TO 10 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA. IF THE FURNACE OR AIR HANDLER IS NOT INSTALLED THE TOTAL LEAKAGE SHALL BE NOT LESS THAN OR EQUAL TO 7.5 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR

EXCEPTION: THE TOTAL LEAKAGE TEST IS NOT REQUIRED FOR DUCTS AND AIR HANDLERS AND AT LEAST 50% OF ALL DUCTS (MEASURED BY LENGTH) ARE LOCATED ENTIRELY WITHIN THE BUILDING ENVELOPE.

Draper City Building Dept.
APPROVED
Matt Symes 02/24/2021

LOT **5** SUBDIVISION **CINNAMON RIDGE** DATE **11/12/20**
CITY **DRAPER, UTAH**
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ELECTRICAL, MECHANICAL AND PLUMBING NOTES

KARTCHNER RESIDENCE
WINSLOW PLAN

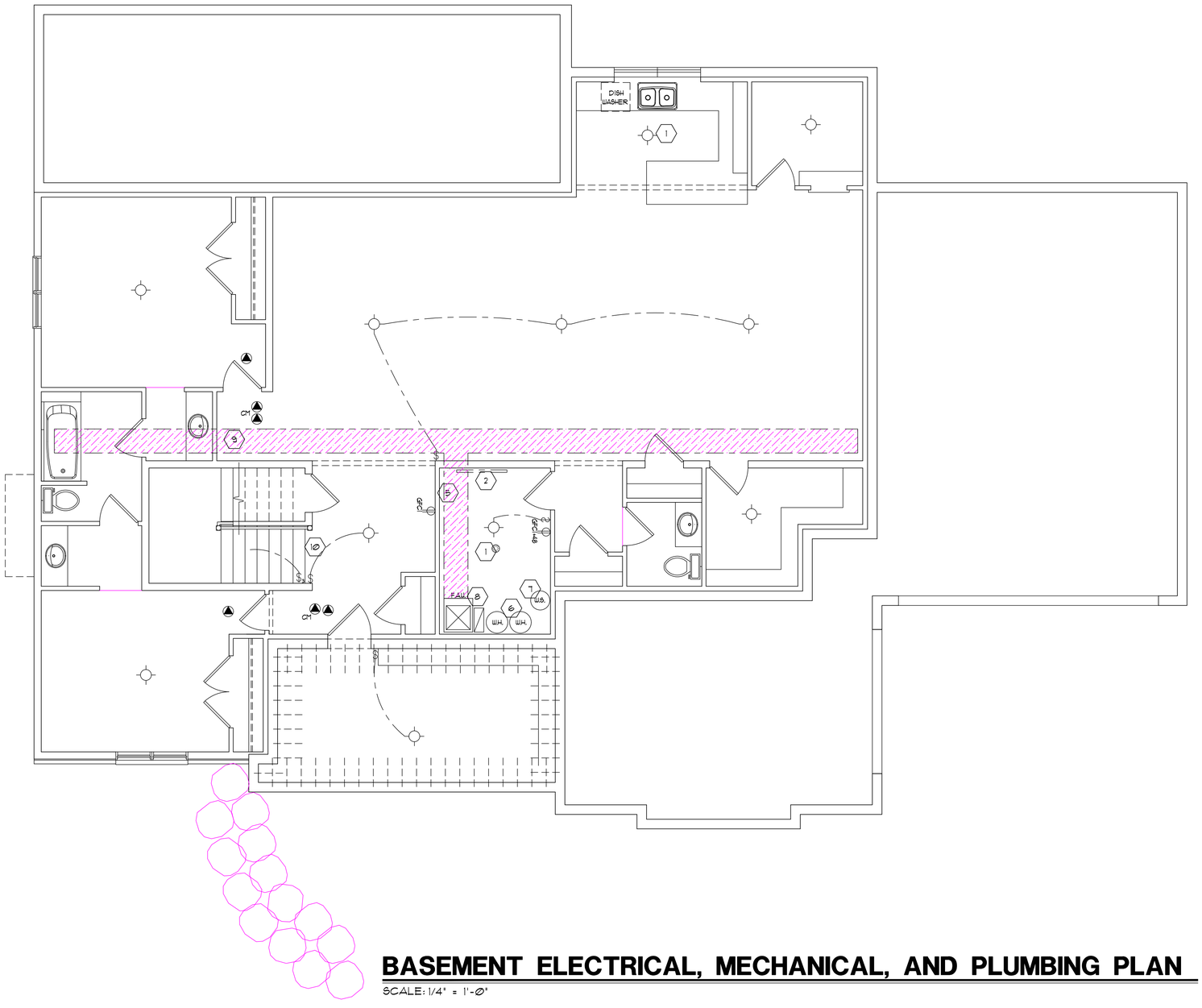
REVISIONS

date	item

ENGINEER OF RECORD	YORK
CAD TECH	R.D.A.
RELEASE DATE	11/12/20

A10

Draper City Building Dept.
APPROVED
Matt Symes 02/24/2021



BASEMENT ELECTRICAL, MECHANICAL, AND PLUMBING PLAN

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

NOTES

1. 4"ϕ FLOOR DRAIN
2. ELEC. PANEL IN ACCORDANCE W/ N.E.C. FOR ALL FLOORS. PROVIDE PERMANENT CERTIFICATE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL THAT LISTS 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 CONDITIONED SPACES. THE CERTIFICATE SHALL ALSO LIST THE TYPE AND EFFICIENCY OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT.
3. PROVIDE WATER PROOF TRIM KIT
4. PROVIDE ROUND OR RECTANGULAR METAL DUCTS FROM EXTERIOR FOR COMBUSTION AIR PLENUM AS REQUIRED. PROVIDE METAL GRILLE @ EXTERIOR W/ INSECT SCREENS (PAINTED)
5. RUN ALL ELECTRONICS (T.V., CABLE, PHONE, SECURITY) TO THIS LOCATION
6. (2) 50 GALLON 90% SPARK IGNITED WATER HEATERS W/ EXPANSION TANK AS REQ'D & PROVIDE SEISMIC STRAPS, ONE IN THE UPPER THIRD AND ONE IN THE LOWER THIRD PORTION OF THE UNIT. -P2801.7 (STATE AMENDMENT)
7. 60,000 GRAIN WATER SOFTENER (SALT STORAGE TANK LOCATED IN GARAGE ABOVE) CONNECT THRU AIR GAP
8. 90 PLUS GAS FORCED AIR UNIT W/ SPACE GUARD AIR CLEANER AND HUMIDIFIER & DAMPER SYSTEM. PROVIDE UNDERSLAB P.V.C. COATED DUCTWORK AS PER IRC M1601.1.2 FOR BASEMENT AND TRUNK FOR MAIN FLOOR (SIZED BY MECH CONTRACTOR-SEE MANUAL J, S & D)
9. LOCATION OF MAIN FLOOR SUPPLY AIR PLENUM. IF WIDER SPACE IS NEEDED, PLAN FRAMING MEMBERS ACCORDINGLY INCLUDING BEAMS THAT NEED TO MOVE UP IN THE FLOOR TO ACCOMMODATE MAIN FLOOR SUPPLY AIR PLENUM.
10. PROVIDE STAIR TREAD LIGHTS COORD. W/ OWNER
11. 4x10 S/A FLOOR REGISTER. PROVIDE P.V.C. COATED UNDER SLAB DUCTWORK AS PER IRC M1601.1.2 ▭ SA

TOEKICK REGISTER- ◩ S.A.

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CITY **DRAPER, UTAH** DATE **11/12/20**
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BASEMENT ELECTRICAL PLAN

KARTCHNER RESIDENCE

WINSLOW PLAN

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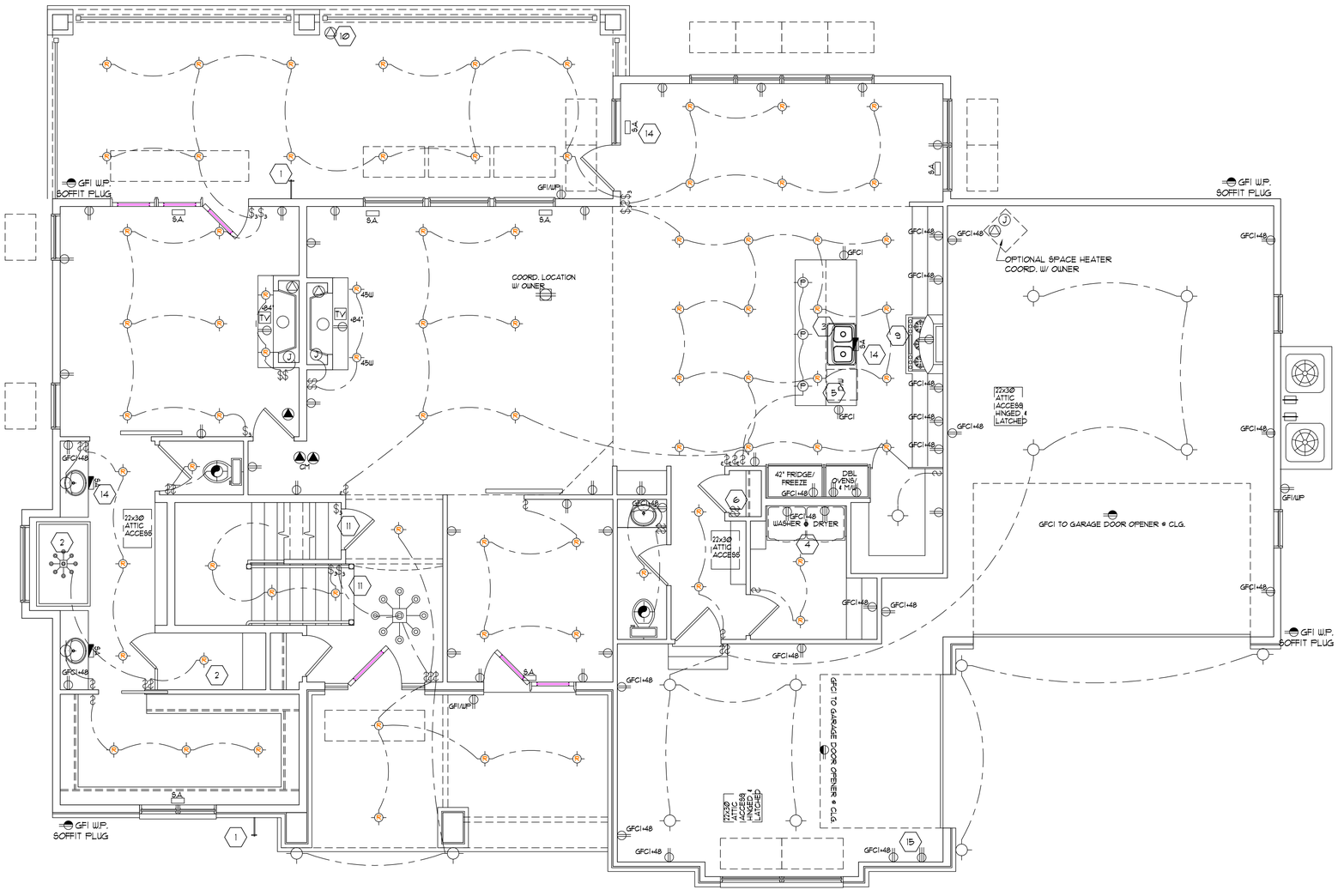
REVISIONS date	item

ENGINEER OF RECORD	YORK
CAD TECH	R.D.A.
RELEASE DATE	11/12/20

A11



NOTES

1. NON-FREEZE TYPE BACKFLOW PREVENTER ANTI SIPHON HOSE BIB
2. PROVIDE WATER PROOF TRIM KIT
3. PROVIDE SWITCH FOR GARBAGE DISPOSAL AND FIXTURE OVER SINK W/ SWITCH-COORD. W/ OWNER
4. PROVIDE C.T. PAN W/ 4"ø FLOOR DRAIN & VENT DRYER TO EXTERIOR W/ BACK DRAFT DAMPER (DUCT LENGTH DETERMINED BY IRC M1502.4.4.2)
5. PROVIDE GFCI OUTLET FOR DISHWASHER
6. TO ALL SOFFIT PLUGS- MAX (4) PER CIRCUIT
7. A.C. UNIT FOR BASEMENT (SIZED BY MECH CONTRACTOR-SEE MANUAL J, S & D)
8. A.C. UNIT FOR MAIN FLOOR (SIZED BY MECH CONTRACTOR-SEE MANUAL J, S & D)
9. GAS RANGE W/ POT FILLER-COORD. W/ OWNER
10. GAS LINE FOR BBQ-COORD. W/ OWNER
11. PROVIDE STAIR TREAD LIGHTS COORD. W/ OWNER
12. PROVIDE UNDER CABINET LIGHTING-COORD. W/ OWNER
13. PROVIDE UNDER BASE CABINET LIGHTING-COORD. W/ OWNER
14. 4x10 S/A FLOOR REGISTER- COLOR BY OWNER (S/A)
    TOEKICK REGISTER- (S/A)
15. 220 VOLT 50 AMP ELECTRIC CAR CHARGING STATION- PROVIDE NEMA 6-50 SOCKET COORD. W/ OWNER

MAIN FLOOR ELECTRICAL, MECHANICAL, AND PLUMBING PLAN

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

LOT# **5** SUBDIVISION **CINNAMON RIDGE** DATE **11/12/20**
CITY **DRAPER, UTAH**

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MAIN FLOOR ELECTRICAL PLAN

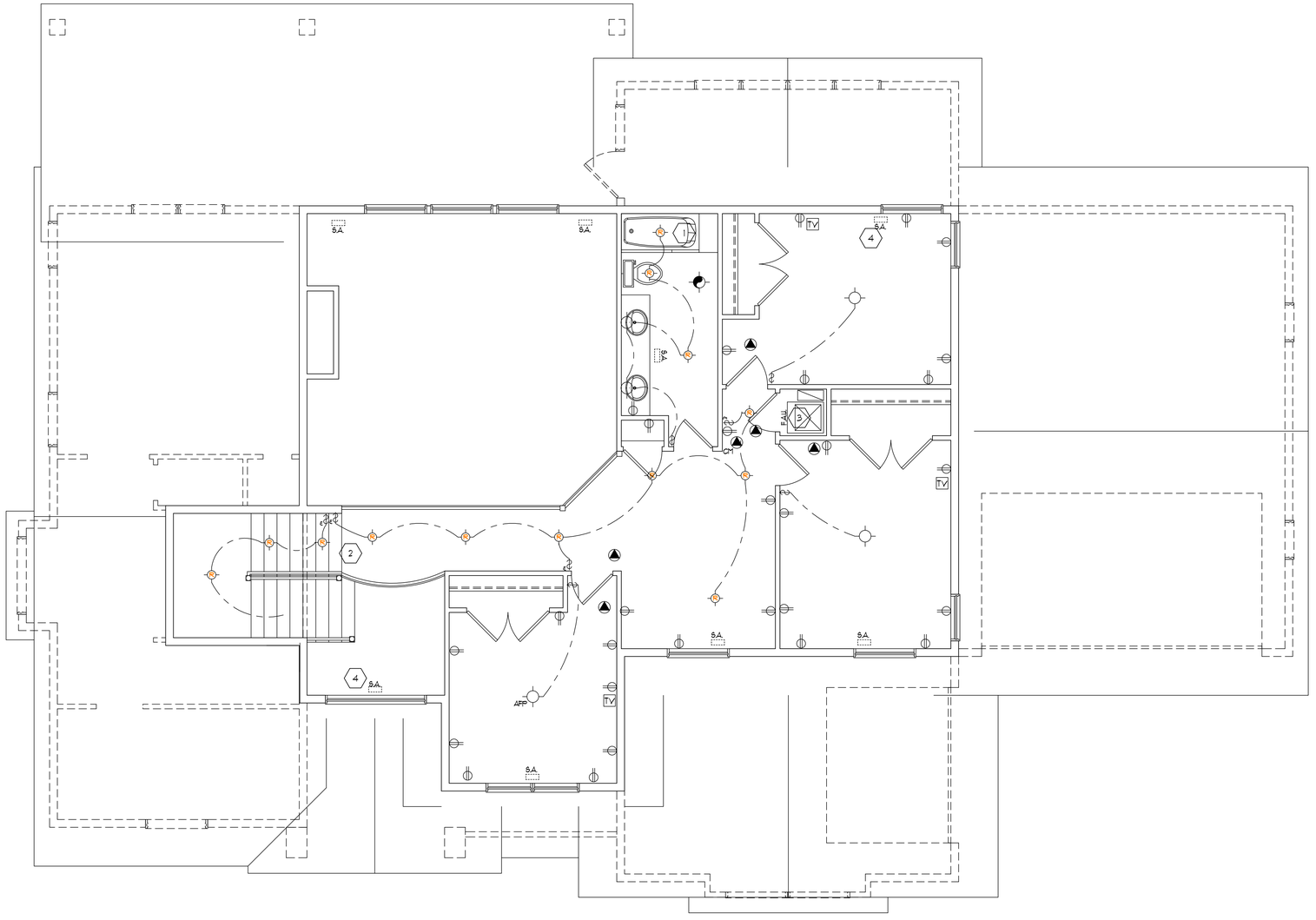
KARTCHNER RESIDENCE

WINSLOW PLAN

REVISIONS date	Item

ENGINEER OF RECORD	YORK
CAD TECH	R.D.A.
RELEASE DATE	11/12/20

A12



NOTES

1. PROVIDE WATER PROOF TRIM KIT
2. PROVIDE STAIR TREAD LIGHTS COORD. W/ OWNER
3. 90 PLUS GAS FORCED AIR UNIT W/ SPACE GUARD AIR CLEANER AND HUMIDIFIER FOR UPPER FLOOR W/ INSULATED DUCTWORK IN ATTIC. PROVIDE ELECTRICAL AND GAS SERVICE W/ A CONDENSATE DRAIN AS REQ'D. (SIZED BY MECH CONTRACTOR-SEE MANUAL J, S & D)
4. 4x10 S/A CEILING REGISTER. PROVIDE INSULATED DUCTWORK IN ATTIC AS PER IRC (5A)

UPPER FLOOR ELECTRICAL, MECHANICAL, AND PLUMBING PLAN

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

LOT: 5 SUBDIVISION: CINNAMON RIDGE DATE: 11/12/20
CITY: DRAPER, UTAH

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UPPER FLOOR ELECTRICAL PLAN

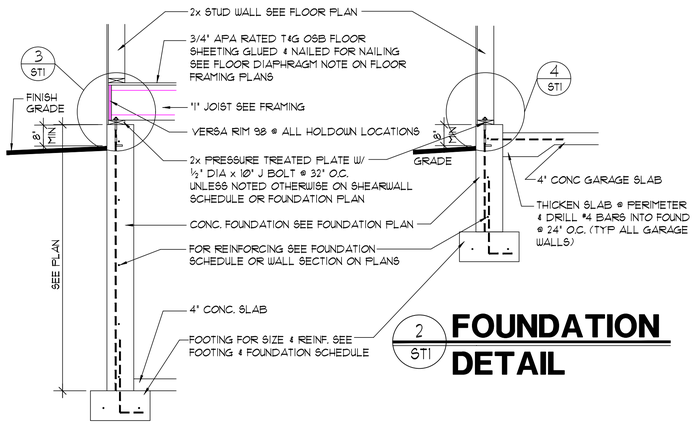
KARTCHNER RESIDENCE
WINSLOW PLAN

REVISIONS	
date	item

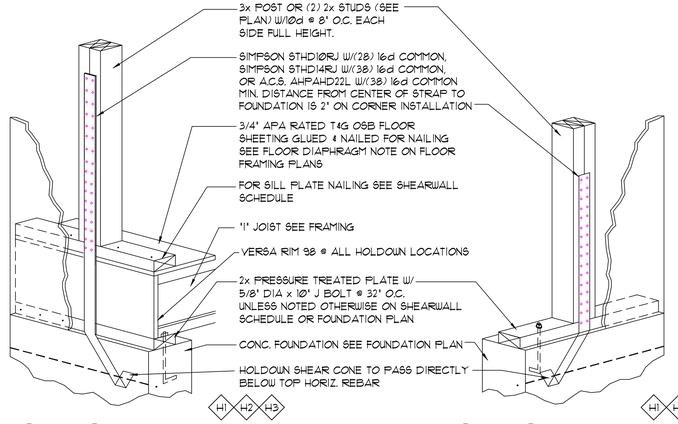
ENGINEER OF RECORD	YORK
CAD TECH	R.D.A.
RELEASE DATE	11/12/20

A13

Draper City Building Dept.
APPROVED
Matt Symes 02/24/2021

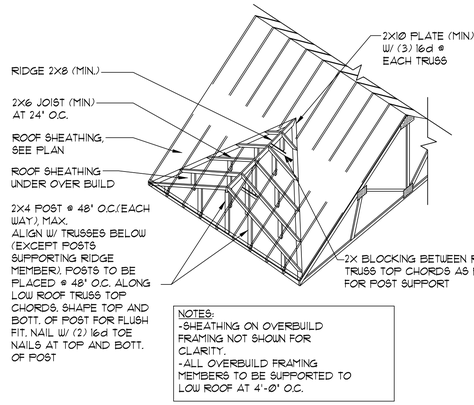


2 STI FOUNDATION DETAIL

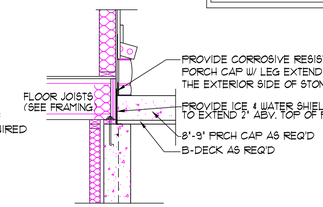


4 STI HOLDOWN DETAIL

SCALE: NOT TO SCALE STEM WALL



NOTES:
-SHEATHING ON OVERBUILD FRAMING NOT SHOWN FOR CLARITY.
-ALL OVERBUILD FRAMING MEMBERS TO BE SUPPORTED TO LOW ROOF AT 4'-0" O.C.



NOTE:
ONLY DETAILS REFERENCED SPECIFIC TO THIS SET OF DRAWINGS ARE APPLICABLE. SEE DRAWINGS FOR FLAGGED DETAIL LOCATIONS. ANY DETAILS NOT FLAGGED ON DRAWINGS ARE NOT APPLICABLE

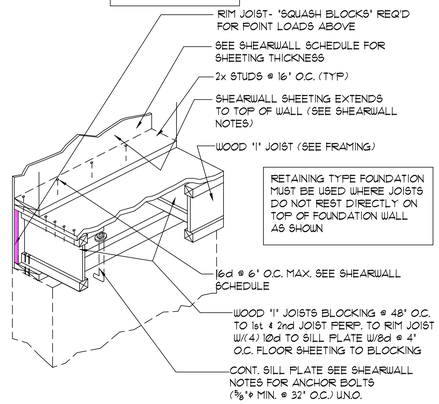
1 STI FOUNDATION DETAIL

SCALE: NOT TO SCALE

3 STI HOLDOWN DETAIL

SCALE: NOT TO SCALE SUB-FLOOR

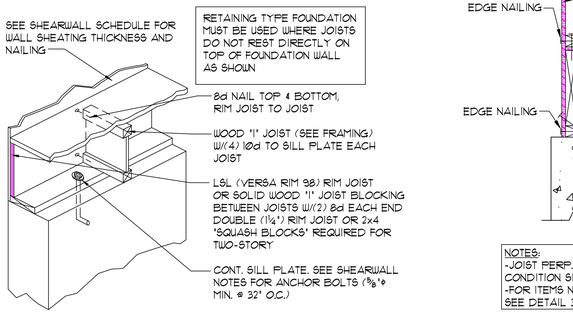
NOTE:
TIES MAY BE INSTALLED O/ EXTERIOR SHEAT'G



RETAINING TYPE FOUNDATION MUST BE USED WHERE JOISTS DO NOT REST DIRECTLY ON TOP OF FOUNDATION WALL AS SHOWN

4 STI HOLDOWN DETAIL

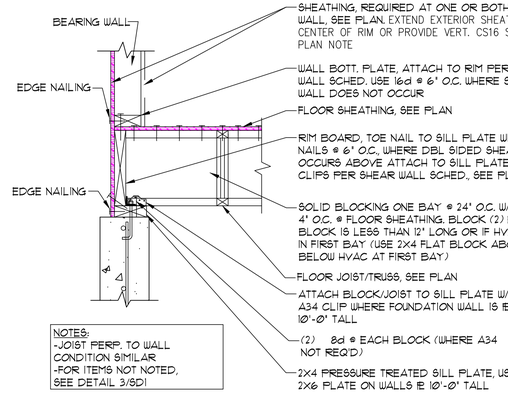
SCALE: NOT TO SCALE STEM WALL



RETAINING TYPE FOUNDATION MUST BE USED WHERE JOISTS DO NOT REST DIRECTLY ON TOP OF FOUNDATION WALL AS SHOWN

5 STI ROOF OVERBUILD

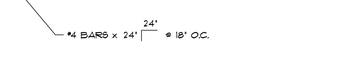
SCALE: NOT TO SCALE



NOTES:
-JOIST PERP. TO WALL CONDITION SIMILAR.
-FOR ITEMS NOT NOTED, SEE DETAIL 3/SD1

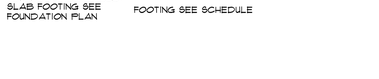
6 STI PORCH CAP FLASHING

SCALE: ½" = 1'-0"



7 STI PORCH CAP DETAIL

SCALE: NOT TO SCALE



8 STI INT. BEARING WALL

SCALE: NOT TO SCALE

9 STI WOOD I-JOIST FRAMING

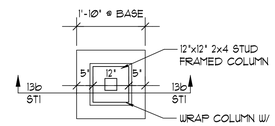
SCALE: ¾" = 1'-0" (PARALLEL TO RIM JOIST)

10 STI WOOD "I" JOIST FRAMING

SCALE: ¾" = 1'-0" (PERP. TO RIM JOIST)

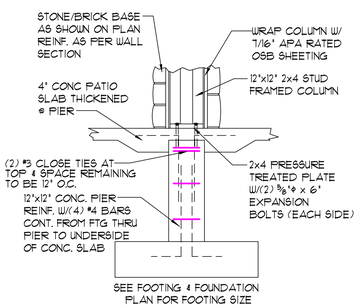
10a STI WOOD "I" JOIST FRAMING

SCALE: ¾" = 1'-0" (PERP. TO RIM JOIST)



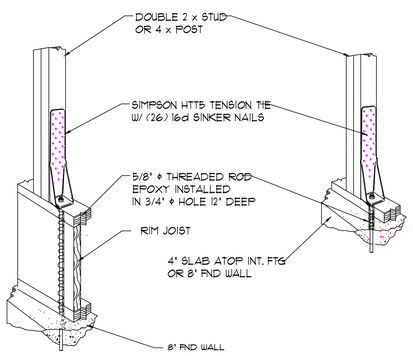
15a STI COLUMN DETAIL

SCALE: 1" = 1'-0" PLAN VIEW



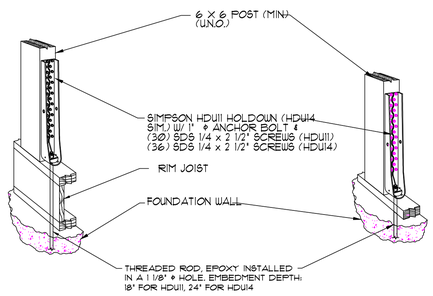
11 STI STRAP TIE DETAIL H4

SCALE: NOT TO SCALE



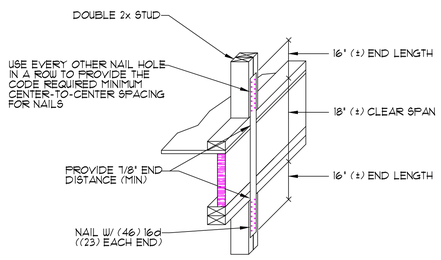
12 STI HOLDOWN DETAIL H5 H6

SCALE: NOT TO SCALE (NOT USED THESE DRAWINGS)



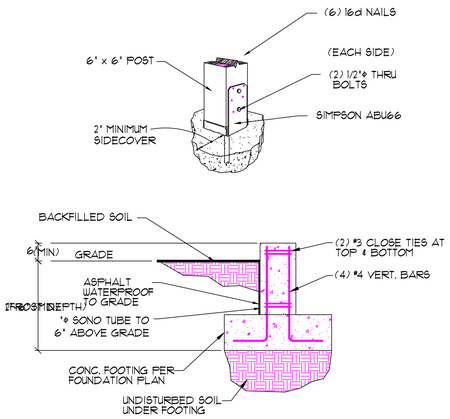
13 STI HOLDOWN DETAIL H7

SCALE: NOT TO SCALE



14 STI COLUMN DETAIL

SCALE: NOT TO SCALE



15 STI COLUMN DETAIL

SCALE: ½" = 1'-0" SECTION

LOT 5 SUBDIVISION **CINNAMON RIDGE** DATE **11/12/20**
CITY **DRAPER, UTAH**
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STRUCTURAL DETAILS

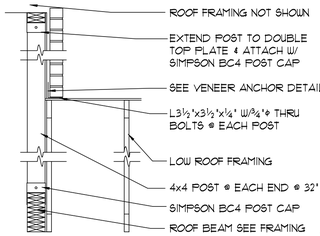
KARTCHNER RESIDENCE
WINSLOW PLAN

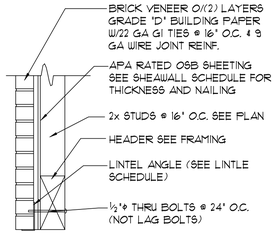
REVISIONS date	Item

PROFESSIONAL STRUCTURAL ENGINEER
2-3-21
No. 167797-2203
R. LYNN CARLSON
STATE OF UTAH

ENGINEER OF RECORD	YORK
CAD TECH	R.D.A.
RELEASE DATE	11/12/20

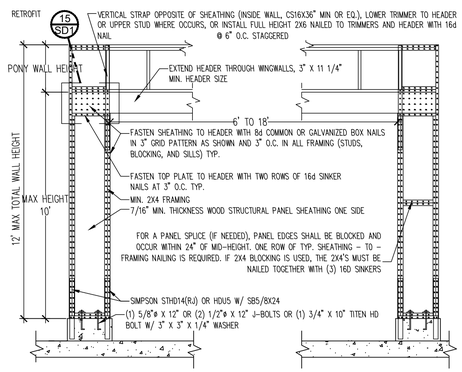
ST1





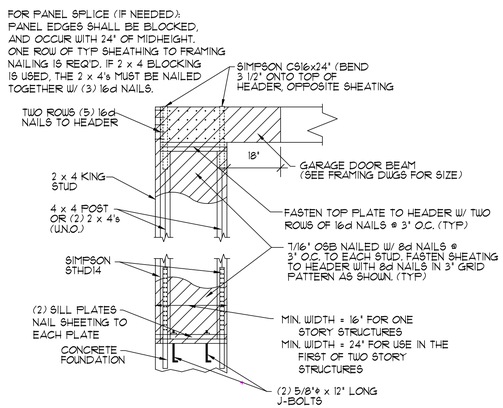
NOTE:
HEADER SUPPORTING VENEER DESIGNED TO LIMIT TOTAL LOAD DEFLECTION TO L/600 DEAD LOAD DEFLECTION TO L/800

1 ST2 VENEER OVER LOW ROOF
SCALE: NTS

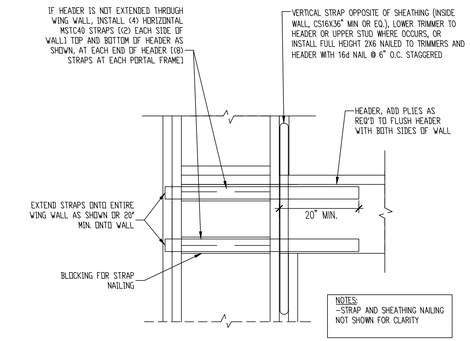


2 ST2 GARAGE DOOR HEADER DETAIL
SCALE: NTS

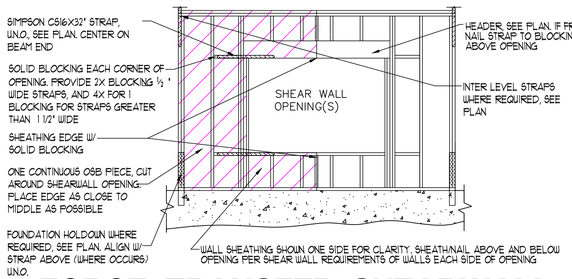
3 ST2 PORTAL FRAME STRONG TIE
SCALE: NTS



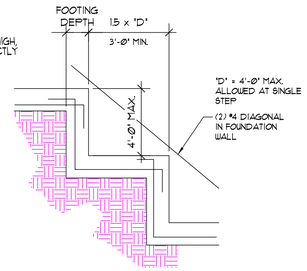
4 ST2 PORTAL FRAME DETAIL
SCALE: NTS



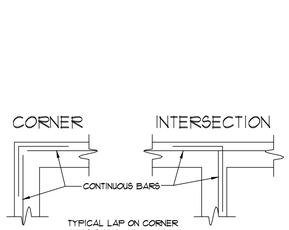
5 ST2 PORTAL FRAME RETROFIT
SCALE: NTS



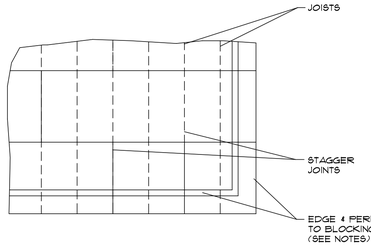
6 ST2 FORCE TRANSFER SHEARWALL
SCALE: ¾" = 1'-0"



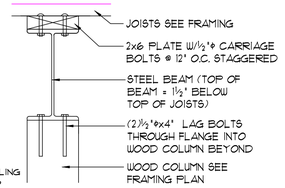
7 ST2 STEP FTG. DETAIL
SCALE: NOT TO SCALE



8 ST2 CORNERS OF CONC. WALL
SCALE: NOT TO SCALE

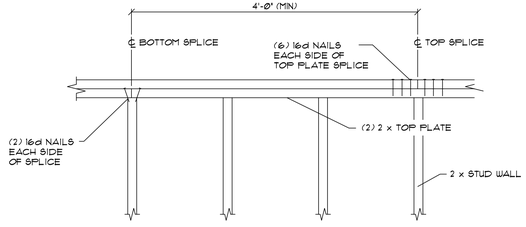


9 ST2 ROOF SHEATHING
SCALE: NTS

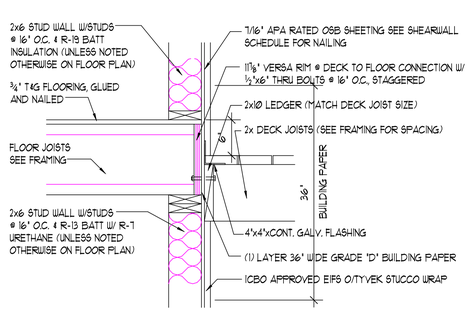


10 ST2 STEEL BEAM TO WOOD COL.
SCALE: NTS

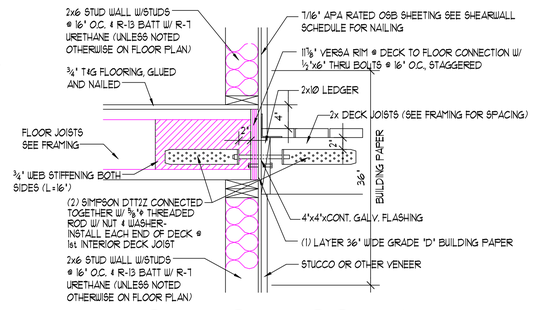
NOTE:
ONLY DETAILS REFERENCED SPECIFIC TO THIS SET OF DRAWINGS ARE APPLICABLE. SEE DRAWINGS FOR FLAGGED DETAIL LOCATIONS. ANY DETAILS NOT FLAGGED ON DRAWINGS ARE NOT APPLICABLE



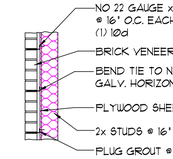
11 ST2 TOP PLATE SPLICE
SCALE: NTS



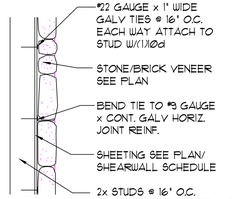
12 ST2 DECK TO FLOOR DETAIL
SCALE: 1" = 1'-0"



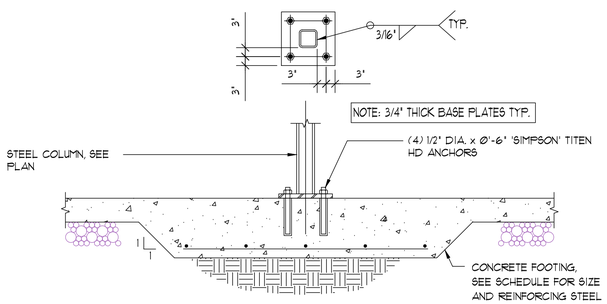
13 ST2 DECK TO FLOOR DETAIL
SCALE: 1" = 1'-0" (NOT USED)



14 ST2 BRICK VENEER VENEER DETAIL
SCALE: 1/2" = 1'-0"



15 ST2 STONE VENEER ANCHOR DETAIL
SCALE: NTS

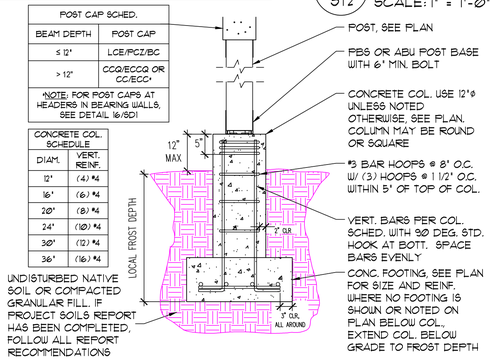


16 ST2 STEEL POST
SCALE: NTS

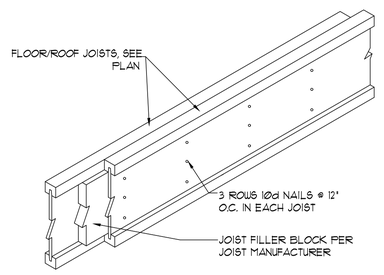
POST CAP SCHED.	
BEAM DEPTH	POST CAP
≤ 12"	LCE/PCZ/BC
> 12"	CCQ/ECCQ OR CC/ECC*

NOTE: FOR POST CAPS AT HEADERS IN BEARING WALLS, SEE DETAIL 16/SD1

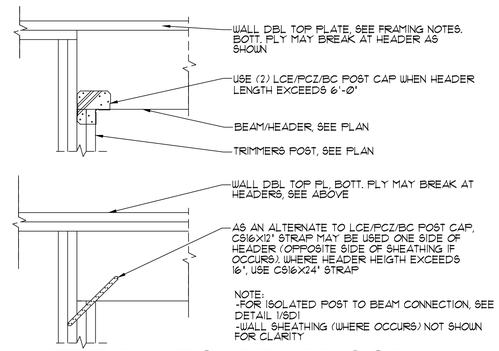
CONCRETE COL. SCHEDULE	
DIAM.	VERT. REINF.
12"	(4) #4
16"	(6) #4
20"	(8) #4
24"	(10) #4
30"	(12) #4
36"	(16) #4



17 ST2 ISOLATED WOOD POST
SCALE: NTS



18 ST2 DOUBLE JOIST
SCALE: NTS



19 ST2 TRIMM. TO BEAM CON.
SCALE: NTS

LOT **5** SUBDIVISION **CINNAMON RIDGE**
CITY **DRAPER, UTAH** DATE **11/12/20**
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STRUCTURAL DETAILS

KARTCHNER RESIDENCE
WINSLOW PLAN

REVISIONS	
date	item

PROFESSIONAL STRUCTURAL ENGINEER
2-3-21
No. 167797-2203
R. LYNN CARLSON
STATE OF UTAH

ENGINEER OF RECORD	YORK
CAD TECH	R.D.A.
RELEASE DATE	11/12/20

ST2

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 PLACE 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 5.94 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. OWNER½CONTRACTOR 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. 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.

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 ? ? 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 (STUDS UNLESS NOTED OR SHOWN OTHERWISE, SEE PLANS.
4. ALL 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. ¾"(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 (2) PLY HEADERS TOGETHER WITH (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.

NAILING SCHEDULE (TABLE 204.9.1 IBC)

	CONNECTION	NAILING
1.	JOIST TO SILL OR GIRDER, TOENAIL	3-8d
2.	BRIDGING TO JOIST, TOENAIL EACH END	2-8d
3.	1"x 6"(25mm x 152mm) SUBFLOOR OR LESS TO EACH JOIST FACE NAIL	2-8d
4.	WIDER THAN 1"x 6" (25mm x 152mm) SUBFLOOR TO EACH JOIST FACE NAIL	3-8d
5.	2" (51mm) SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
6.	SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	16d AT 16" (406mm) O.C. 3-16d PER 16" (406mm)
7.	TOP PLATE TO STUD, END NAIL	2-16d
8.	STUD TO SOLE PLATE	4-8d TOENAIL OR 2-16d, END NAIL
9.	DOUBLE STUDS, FACE NAIL	16d @ 24" (610mm) O.C.
10.	DOUBLED TOP PLATES, TYPICAL FACE NAIL DOUBLE TOP PLATES, LAP SPLICE	16d @ 16" (406mm) O.C. 8-16d
11.	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3-8d
12.	RIM JOIST TO TOP PLATE, TOENAIL	8d @ 6" (152mm) O.C.
13.	TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
14.	CONTINUOUS HEADER, TWO PIECES	16d @ 16" (406mm) O.C. ALONG EACH EDGE
15.	CEILING JOISTS TO PLATE, TOENAIL	3-8d
16.	CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
17.	CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
18.	CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
19.	RAFTER TO PLATE, TOENAIL	3-8d
20.	1"(25mm) BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
21.	1"x 8" (25mm x 203mm) SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d
22.	WIDER THAN 1"x 8" (25mm x 203mm) SHEATHING TO EACH BEARING, FACE NAIL	3-8d
23.	BUILT-UP CORNER STUDS	16d @ 24" (610mm) O.C.
24.	BUILT UP GIRDER AND BEAMS	20d @ 32" (813mm) O.C. @ TOP & BOTTOM & STAGGERED 2-20d @ ENDS AND @ EACH SPLICE
25.	2"(51mm) PLANKS	2-16d @ EACH BEARING
26.	WOOD STRUCTURAL PANELS AND PARTICLEBOARD[2]: SUBFLOOR, ROOF & WALL SHEATHING (TO FRAMING): 1/2" (12.7 mm) AND LESS 19/32" - 3/4" (15mm -19mm) 7/8" - 1" (22mm - 25mm) 1 1/8" - 1 1/4 (29mm - 32mm COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING): 3/4" (19mm) AND LESS 7/8" - 1" (22mm - 25mm) 1 1/8" - 1 1/4 (29mm - 32mm	 6d[3] 8d[4] OR 6d[5] 8d[3] 10d[4] OR 8d[5] 6d[5] 8d[5] 10d[4] OR 8d[5]
27.	PANEL SIDING (TO FRAMING)[2]: 1/2" (12.7mm) OR LESS 5/8" (16mm)	 6d[6] 8d[6]
28.	FIBERBOARD SHEATHING[7]: 1/2" (12.7mm) 25/32" (20mm)	 No. 11 Ga. [8] 6d[4] No. 16 Ga.[9] No. 11 Ga. [8] 8d[4] No. 16 Ga.[9]
29.	INTERIOR PANELING 1/4" (6.4mm) 3/8" (9.5mm)	 4d[10] 6d[11]

[1] COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED
[2] NAILS SPACED AT 6" INCHES (152mm) ON CENTER AT EDGES, 12" (305mm) AT INTERMEDIATE SUPPORTS EXCEPT 6" (152mm) AT ALL SUPPORTS WHERE SPANS ARE 48" (1219mm) OR MORE. for NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2315.3.3 AND 2315.4 NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING.
[3] COMMON OR DEFORMED SHANK
[4] COMMON
[5] DEFORMED SHANK
[6] CORROSION-RESISTANT SIDING OR CASING NAILS CONFORMING TO THE REQUIREMENTS OF SECTION 2304.3
[7] FASTENERS SPACED 3" (76mm) ON CENTER AT EXTERIOR EDGES AND 6" (152mm) ON CENTER AT INTERMEDIATE SUPPORTS
[8] CORROSION-RESISTANT ROOFING NAILS WITH 7/16" DIAMETER (11mm) HEAD AND 1 1/2" (38mm) LENGTH FOR 1/2" (12.7mm) SHEATHING AND 1 3/4" (44mm) LENGTH FOR 25/32" (20mm) SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2304.3
[9] CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16" (11mm) CROWN AND 1 1/8" (29mm) LENGTH FOR 1/2" (12.7mm) SHEATHING AND 1 1/2" (38mm) LENGTH FOR 25/32" (20mm) SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2304.3
[10] PANEL SUPPORTS AT 16" (406mm) (20" (508mm) IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED). CASING OR FINISH NAILS SPACED 6" (152mm) ON PANEL EDGES, 12" (305mm) AT INTERMEDIATE SUPPORTS.
[11] PANEL SUPPORTS AT 24" (610mm). CASING OR FINISH NAILS SPACED 6" (152mm) ON PANEL EDGES, 12" (305mm) AT INTERMEDIATE SUPPORTS.

HOLDOWN RETROFIT TABLE

HOLDOWN	RETROFIT OPTIONS
LSTHD8/LSTHD8RJ	HTT5 WITH 5/8" ? 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	HTT5 WITH 5/8" ? 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	HDU8 WITH 7/8" ? 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.)
HTT5 AND HDU5	HDU8 WITH 7/8" ? 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.

Draper City Building Dept.
APPROVED
Matt Symes 02/24/2021

LOT 5 SUBDIVISION **CINNAMON RIDGE** DATE **11/12/20**
CITY **DRAPER, UTAH**

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GENERAL NOTES AND DETAILS

KARTCHNER RESIDENCE
WINSLOW PLAN

REVISIONS

date	item

PROFESSIONAL STRUCTURAL ENGINEER
2-3-21
No. 167797-2203
R. LYNN CARLSON
STATE OF UTAH

ENGINEER OF RECORD	YORK
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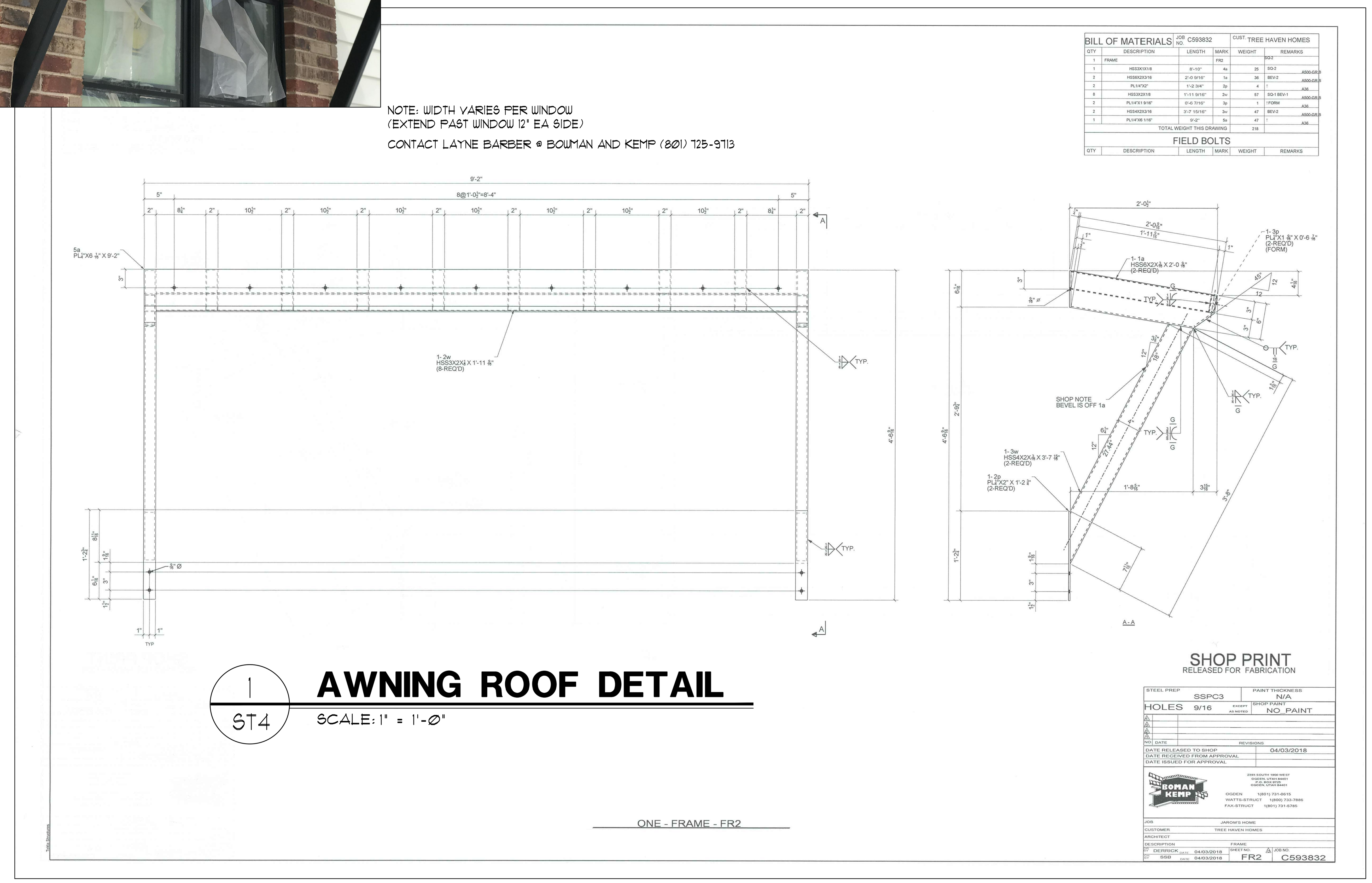
ST3

Draper City Building Dept.
APPROVED
Matt Symes 02/24/2021



1
ST4
AWNING ROOF DETAIL
SCALE: 1" = 1'-0"

LANDFORMS DESIGN
landforms.com

STEEL AWNING DETAIL

KARTCHNER RESIDENCE
WINSLOW PLAN

REVISIONS date	item

PROFESSIONAL STRUCTURAL ENGINEER
No. 167797-2203
R. LYNN CARLSON
STATE OF UTAH
2-3-21

ENGINEER OF RECORD	YORK
CAD TECH	RDA
RELEASE DATE	11/12/20

ST4