NOT FOR CONSTRUCTION





PROJECT TEAM

OWNER:	HOUSING AUTHORITY OF SOUTHEASTERN UTAH (HASU)
ARCHITECT:	ARCHITECTURAL SQUARED COURTNEY KIZER 301 S 400 E #207 MOAB, UTAH 84532 www.architecturalsquared.com EMAIL: info@arch-squared.com
CONTRACTOR:	HOUSING AUTHORITY OF SOUTHEASTERN UTAH (HASU) BENJAMIN RILEY 321 E CENTER ST MOAB, UTAH 84532 www.hasuhomes.org EMAIL: briley@hasuhomes.org
STRUCTURAL ENGINEER:	RESOURCE ENGINEERING GROUP DODSON HARPER PO BOX 3725 COLORADO 81224 www.reginc.com EMAIL: dodson@reginc.com
MECHANICAL CONTRACTOR:	N/A
CIVIL ENGINEER:	SET ENGINEERING JEFF PILUS & BRETT SCHLANGER 301 FOURTH E ST #207 MOAB, UAH 84532 www.setengineering.com Jeffp@setengineering.com bretts@setengineering.com
LANDSCAPE ARCHITECT:	N/A
SUBCONTRACTORS:	TBD

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COVER		
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SITE INFORMATION

POWER:	ROCKY MOUNTAIN POWER
WATER:	CITY OF MOAB PUBLIC WORKS
SEWER:	CITY OF MOAB PUBLIC WORKS
GAS:	SOURCE GAS: 123-456-7891
CABLE:	TBD
TELEPHONE SERVICE:	TBD
UNDERGROUND UTILITY LOCATE:	CITY OF MOAB PUBLIC WORKS
FIRE DEPT:	MOAB VALLEY FIRE PROTECTION DISTRICT
FIRE DEPT PHONE:	(435) 259-5557
DEFENSIBLE SPACE:	N/A
GEOTECHNICAL REPORT:	AVAILABLE UPON REQUEST

DESIGN CRITERIA

BASIC WIND SPEED:	115 MPH, EXPOSURE C (VERIFY W/ STRUCTURAL ENGINEER)
SEISMIC DESIGN CATEGORY:	"B" (VERIFY W/ STRUCTURAL ENGINEER)
FROST DEPTH:	<5,000' = 20" / >5,000' = 30"
SNOW LOADS:	<5,000' = 25 LBS / >5,000' = 45 LBS (VERIFY W/ STRUCTURAL ENGINEER)
FOUNDATION STANDARD:	<5,000' = 36 LBS / >5,000' = 65 LBS (VERIFY W/ STRUCTURAL ENGINEER)

AREA ANALYSIS

PER DWELLING UNIT

	MAIN LEVEL	UPPER LEVEL	TOTAL
CONDITIONED	771 SF	895 SF	1,666 SF
PATIO/COVERED	273 SF	61 SF	334 SF
GARAGE	286 SF	N/A	286 SF
TOTAL INTERIOR			1,952 GSF
TOTAL INT + EXTERIOR LIVING			2,286 SF

APPROX PER SIXPLEX BUILDING - 6X DWELLINGS

	MAIN LEVEL	UPPER LEVEL	TOTAL
CONDITIONED	4,626 SF	5,370 SF	9,996 SF
PATIO/COVERED	1,638 SF	366 SF	2,004 SF
GARAGE	1,716 SF	N/A	1,716 SF
TOTAL INTERIOR			11,712 GSF
TOTAL INT + EXTERIOR LIVING			13,716 SF

DEFINITIONS:

SQUARE FOOT: As defined by ANSI Z765-2003: Livable floor area as measured from exterior dimensions including thickness of all walls, interior and exterior, excluding fireplace bump-outs, mechanical spaces, garage spaces, and unfinished basement and/or attic space.

GROSS SQUARE FOOT: Total building area as measured from exterior dimensions including thickness of all walls, interior and exterior, mechanical spaces, garage spaces, and accessible un-finished space; does NOT include crawl spaces, patios and decks.

AREA SCHEDULE

Sort Order	Level Simple	Name	Area
INT-CONDITIONED	L1	LIVING	286 SF
INT-CONDITIONED	L1	KITCHEN / DINE	273 SF
INT-CONDITIONED	L1	STAIR + STORAGE	81 SF
INT-CONDITIONED	L1	W/C	36 SF
INT-CONDITIONED	L1	ENTRY	95 SF
INT-UNCONDITIONED	L1	GARAGE	286 SF
INT-CONDITIONED	L2	BEDROOM 2	170 SF
INT-CONDITIONED	L2	BEDROOM 3	146 SF
INT-CONDITIONED	L2	HALLWAY	80 SF
INT-CONDITIONED	L2	MASTER BED	216 SF
INT-CONDITIONED	L2	LAUNDRY	48 SF
INT-CONDITIONED	L2	BATH	57 SF
INT-CONDITIONED	L2	MSTR BATH	86 SF
INT-CONDITIONED	L2	OFFICE	37 SF
INT-CONDITIONED	L2	MSTR CLST	56 SF
Building Common Area: 15			1952 SF
EXT-IMPERVIOUS	L1	PARKING / DRIVE	185 SF
EXT-LIVING	L1	FRONT PATIO	86 SF
EXT-LIVING	L1	BACK PATIO	187 SF
EXT-XERISCAPE	L1	FRONT XERISCAPE	122 SF
EXT-XERISCAPE	L1	BUFFER	19 SF
EXT-YARD	L1	BACK YARD	373 SF
EXT-LIVING	L2	DECK	61 SF
Exterior Area: 7			1032 SF
Grand total			2985 SF

INSULATION SPECIFICATIONS

PROJECT TO COMPLY WITH 2015 IECC REQUIREMENTS, NO RESCHECK PROVIDED

CAVITY		R-VALUE MINIMUM	R-VALUE PROJECT SPECIFIC	CLIMATE ZONE: 5B
ROOFS OVER HEATED SPACES		R-49	R-49	R-49 16" LOOSE BLOW IN CELLULOSE INSULATION -OR- R-49 MIN 7" CLOSED CELL SPRAY FOAM INSULATION
EXTERIOR WALLS		R-20/13+5	R-21+3	R-21 WET BLOWN CELLULOSE + 1" THIN FOAM
INTERIOR WALLS		-	R-12 2X4 R-19 2X6	R-12 3.5" WET BLOWN CELLULOSE R-19 5.5" WET BLOWN CELLULOSE
FLOORS OVER UNHEATED SPACES		R-30	N/A	
FLOORS OVER HEATED SPACES		-	R-30	R-30 9.5" MIN BLOW IN CELLULOSE INSULATION
BASEMENT WALL		R-15/19	N/A	
CRAWLSPACE	LID	R-20	N/A	
	WALL	R-15/19	N/A	
CONCRETE SLAB		R-10, Depth of 2'	R-10, Depth of 2'	2" XPS RIGID FOAM INSULATION, MIN 24" EXTENTS
FENESTRATION	U-VALUE	.32	.32	
	SHGC	NR	N/A	

NOTES:

1. ARCHTIECT'S RECOMMENDATION FOR ALL EXTERIOR EAVES AND RAKES TO RECIEVE MIN. 3" OF BLOWN IN POLYURETHANE INSULATION UNLESS NOTED OTHERWISE.
2. GENERAL CONTRACTOR TO PROVIDE COST COMPARISON FOR BLOWN-IN WET CELLULOSE PRODUCT TO REPLACE BATT OR SPRAY FOAM INSULATION IN EXTERIOR WALLS AND FLOORS.
3. AT A MINIMUM, ALL INTERIOR WALLS SEPERATING BEDROOMS AND/OR BATHROOMS SHALL BE INSULATED AS SPECIFIED ABOVE. IT IS STRONGLY RECOMMENDED THAT ALL INTERIOR WALLS BE INSULATED.
4. FOAM INSULATING SEALANT AT ALL WINDOWS AND DOORS.

FIRE RESISTANCE REQUIREMENTS

CONSTRUCTION TYPE: VB
TABLE 601, UNLESS NOTED OTHERWISE

STRUCTURAL FRAMING	0 HOUR
BEARING WALLS - EXTERIOR	0 HOUR
BEARING WALLS - INTERIOR	0 HOUR
NON-BEARING WALLS - EXTERIOR	0 HOUR
NON-BEARING WALLS - INTERIOR	0 HOUR
FLOOR CONSTRUCTION	0 HOUR
ROOF CONSTRUCTION	0 HOUR
DEMISING	1 HOUR

R302.2 TOWNHOUSES:

302.2.1 DOUBLE WALLS SEPARATING TOWNHOUSES:
(2)x 1 HOUR

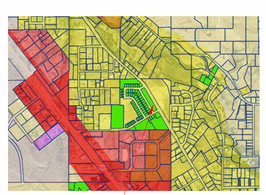
ZONING SUMMARY

GRAND COUNTY ZONING:	**PUD**
PARCEL ID:	**02-0ARR-0204**
PARCEL ACRES:	1.60 ACRES
LOT ID:	**FOURPLEX UNITS #18 - #23**

AREA SQFT:
2090 SF LOT PER TOWNHOME UNIT
12540 SF FOR COMBINED FOURPLEX

MIN BLDG FOOTPRINT:	500 SF.
FRONT SETBACK:	10 FT.
REAR SETBACK:	20 FT.
SIDE SETBACK:	10 FT.
SIDE SETBACK CORNER:	10 FT.
MAX HEIGHT:	25 FT.

*INFO FROM 2022 AROYO CROSSING PUD AMMENDMENT & GRAND COUNTY ZONING MAP



PROJECT LOCATION



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SIGNATURES

TRACT E SIXPLEX

AROYO CROSSING
TRACT E TOWNHOMES
MOAB, UT, 84532

REVISIONS:
25 08 15 SIXPLEX PERMIT

NOT FOR CONSTRUCTION

SHEET NAME	SHEET NUMBER
COVER	CVR

15/08/2025 11:41:57 ©cmk

ABBREVIATIONS

ABV above
ADJ adjacent
AFF above finished floor
AL alum aluminum
ALT alternate
ARCH architect (ural)
ASPH asphalt
A/C air conditioning
AVG average
BD board
BLDG building
BLK block
BLKG blocking
BO bottom of
BR bedroom
BSMT basement
C channel
CAB cabinet
CTR center
CJ control joint
CLG ceiling
CLST closet
CLR clear (ance)
CMU concrete msnry unit
CO clean out
COL column
CONC concrete
CONST construction
CONT continuous
CORR corridor
CPT carpet (ed)
CSMT casement
CT ceramic tile
DBL double
DH double hung
DIAG diagonal
DIAM diameter
DIM dimension (s)
DN down
DR door
DS downspout
DTL detail
DW dish washer
DWG drawing
DWR drawer
E east, egress
EA each
EJ expansion joint
EL elevation
ELEC electric (al)
EPDM elastomeric mmbrne
EQ equal
EQPT equipment
EXIST existing
EXT exterior
FC faucet
FD floor drain
FDTN foundation
FE fire extinguisher
FFE finished floor elevation
FIN finish
FLG flashing
FLR floor (ing)
FOC face of concrete
FOF face of finish
FOS face of stud
FRMG framing
FT foot
FTG footing
GA gage, gauge
GAL gallon
GB grab bar
GC general contract
GL glass, glazing
GWB gypsum wall board
GV galvanized
GYP gypsum
HB hose bibb
HBD hardboard
HC hollow core
HCP handicap (ped)
HDR header
HDW hardware
HM hollow metal
HOR horizontal
HT height
HTG heating
HWD hardwood
HVAC heat/ventilate/A/C
ID inside diameter
INCL include (d) (ing)
INSUL insulate (d) (ion)
INT interior
IRC intl. residential code
INV invert
JST joist
JT joint
KIT kitchen
L length, angle
LAB laboratory
LAM laminate (d)
LAV lavatory
LB pound
LBL label
LF lineal feet
LL live load
LT light
MAS masonry
MATL material (s)
MAX maximum
MECH mechanic (al)
MTL metal
MFR manufacture (r)
MH manhole
MIN minimum
MISC miscellaneous
MLD molding, moulding
MOV movable
MT mount (ed) (ing)
MW microwave oven
N north
NAT natural
NIC not in contract
NOM nominal
NTS not to scale
OC on center (s)
OD outside diameter
OH overhead
OPG opening
OPP opposite
PERF perforate
PERIM perimeter
PL plaster
PLAM plastic laminate
PLAS plastic
PLF pounds per lineal feet
PLT plate
PNL panel
PNT paint (ed)
PR pair
PSF pounds / square foot
PSI pounds / square inch
PTN partition
PVC polyvinyl chloride
PVMT pavement
PWD plywood
R riser, radius
RB rubber base
RCP reflected ceiling plan
RD roof drain
REF reference
RF refrigerator
RG range
REG register
REINF reinforce (d) (ing)
REQD required
REV revision (s), revised
RFG roofing
RM room
RO rough opening
ROW right of way
RS rough sawn
RUB rubber
S south
SA smoke alarm
SC solid core
SCH schedule
SD storm drain
SECT section
SHT sheet
SHTG sheathing
SIM similar
SN sink
SPD soap dispenser
SPEC specification
SQ square
SSK service sink
SS sanitary sewer
ST steel
STD standard
STN stone
STO storage
STR structural
SUSP suspended
T tread
TB towel bar
TEL telephone
THK thick (ness)
TO top of
TPH toilet paper holder
TS tube steel
TV television
TYP typical
T&G tongue and groove
UE underground electric
UL underwriters laboratory
UNO unless ntd otherwise
VCT vinyl composition tile
VERT vertical
VR vapor retarder
W west, wide, width
W/ with
WC watercloset
WD wood
WDW window
WF wide flange
W/O without
WP waterproof (ing)
WS water supply

NOT FOR CONSTRUCTION

SITE MANAGEMENT NOTES

GENERAL:
- BUILDING FOOTPRINT SHALL BE LOCATED BY A CERTIFIED SURVEYOR & BE REVIEWED AND APPROVED BY ARCHITECT BEFORE COMMENCING WORK
- CONTRACTOR SHALL REMOVE ALL VEGETATION, TREES, STUMPS, DEBRIS AND EXISTING STRUCTURES, INCLUDING PAVEMENT, SIDEWALK, BUILDING FOUNDATION, ABANDONED UTILITIES AND EXISTING TOPSOIL IN ALL AREAS OF DEVELOPMENT.
- DO NOT DISTURB SITE BEYOND LIMITS OF CONSTRUCTION AS SET FORTH WITHIN THIS DRAWING SET.
- ALL SURFACES DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED AND OR RE-LANDSCAPED AS SET FORTH IN THE LANDSCAPING PLAN OR TO MATCH EXISTING WHERE NOT NOTED, SUCH THAT THEY BECOME INDISTINGUISHABLE FROM ADJACENT UNDISTURBED NATURAL AREAS.
- NOTICE TO ALL CONTRACTORS AND SUBCONTRACTORS: PROTECT NATURAL VEGETATION , TERRAIN, ROCKS, ETC. KEEP MATERIALS AND WORKMEN WITHIN CONSTRUCTION FENCE TO PREVENT DAMAGE TO NATURAL TERRAIN AND VEGETATION. THE COST OF RECLAIMING OR REPAIRING ANY DAMAGE DUE TO NEGLIGENCE WILL BE AT THE CONTRACTOR'S / SUBCONTRACTOR'S EXPENSE.
- ANY AREAS EXTENDING BEYOND THE IMMEDIATE BUILDING SITE THAT ARE DISTURBED DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO, DRAINAGE FACILITIES AND UTILITY (SEWER, WATER, ELECTRIC, ETC.) TRENCHES SHALL BE RESTORED TO THEIR NATURAL STATE.
- ALL TRADES SHALL BE RESPONSIBLE FOR COMPLETING SITE INVESTIGATION TO IDENTIFY SCOPE OF MATERIALS TO BE REMOVED AND NEW MATERIALS REQUIRED TO MATCH EXISTING CONSTRUCTION.
- ALL PROPERTY AND BUILDING LINES AS WELL AS ALL SPOT ELEVATIONS SUCH AS TOP OF PWD IN RELATION TO EXISTING GRADE, SHALL BE FIELD VERIFIED AND APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
- HOUSE ADDRESS MARKING: A HOUSE NUMBER SHALL BE DISPLAYED IN A PROMINENT MANNER THROUGHOUT CONSTRUCTION, SO THAT IT IS REASONABLY VISIBLE TO ENABLE EMERGENCY VEHICLES TO LOCATE THE RESIDENCE.
- ALL RETAINING WALLS TO HAVE DRAIN TILE SURROUNDED BY 3/4" CRUSHED GRAVEL WRAPPED IN GEOTEXTILE BEHIND WALL AND WEEPS @ 4'-0" OC. (TYP). REFER TO SOILS REPORT FOR FURTHER INFORMATION.
- 3'-0" NON COMBUSTIBLE SPACE AROUND HOUSE PERIMETER IS REQUIRED 30'-0" DEFENSIBLE SPACE AROUND HOUSE PERIMETER IS STRONGLY RECOMMENDED

UTILITIES:
- CONTRACTOR SHALL CONFIRM WITH EACH APPLICABLE AGENCY THAT ALL UTILITIES (SEWER, POWER, WATER, ETC.) ARE LOCATED AS SHOWN AND THAT SEWER TAP IS LOW ENOUGH TO SERVE ALL PLUMBING DRAINS.
- ALL UTILITIES ARE TO BE BURIED, AND SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL ORDINANCES.
- UTILITY ROUTING AND CONDUIT TRENCH LOCATIONS SHALL CONFORM TO ALL APPLICABLE BUILDING CODES WITH REFERENCE TO HORIZONTAL AND VERTICAL SEPARATION.
- ELECTRICAL METER SHALL HAVE THE ABILITY TO BE READ REMOTELY BY POWER COMPANY.
- WATER SUPPLY LINE SHALL BE 11/2" OD POLYETHYLENE AND 8'-0" BELOW GRADE, UNLESS REQUIRED OTHERWISE BY THE LOCAL JURISDICTION OR CODE.

EXCAVATION
- ANY EXCAVATION SHALL BE CONDUCTED IN ACCORDANCE WITH RECOMMENDATIONS SET FORTH IN GEOTECHNICAL REPORT.
- FINISH GRADE SHALL BE A MINIMUM OF 8 INCHES BELOW WOOD FRAMING AT BUILDING EXTERIOR.
- FINISH GRADE TO SLOPE AWAY FROM STRUCTURE FOR A MINIMUM DISTANCE OF 10'-0" AND AT A MINIMUM SLOPE OF 1:10 AND A MAXIMUM SLOPE OF 1:2 UNLESS NOTED OTHER WISE. - GEOTECHNICAL REPORT TO SUPERCEDE ANY FURTHER CONFLICTS.
- THERE SHALL BE AN EVEN SLOPE BETWEEN NEW GRADES. UNLESS NOTED OTHERWISE , MEET EXISTING GRADES AT A MAXIMUM SLOPE OF 1'-0" VERTICAL TO 2'-0" HORIZONTAL AND A RECOMMENDED SLOPE OF 1'-0" VERTICAL TO 10'-0" HORIZONTAL. ALL FINISHED EARTH GRADES TO BE 1" BELOW ADJACENT WALKS AND DRIVES UNLESS OTHERWISE NOTED. DITCHES TO HAVE SMOOTH CONTOURS TO FACILITATE USE OF LAWN MOWERS WHERE APPLICABLE.
- THE UNDER FLOOR GRADE SHALL BE CLEANED OF ALL VEGETATION AND ORGANIC MATERIAL. ALL WOOD FORMS USED FOR PLACING CONCRETE SHALL BE REMOVED, AND ALL CRAWL SPACES SHALL BE CLEANED OF ALL CONSTRUCTION DEBRIS BEFORE STRUCTURE IS OCCUPIED.

FIRE SUPPRESSION
- WHEN FIRE SUPPRESSION SYSTEM IS REQUIRED, SPRINKLER SYSTEM DESIGN AND LAYOUT SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO COMMENCING INSTALLATION.
- FIRE SUPPRESSION ENGINEER OF RECORD SHALL BE CONTACTED BY GENERAL CONTRACTOR TO PERFORM ON-SITE OBSERVATION VERIFYING THE INSTALLATION IS IN ACCORDANCE WITH PLANS PROVIDED

STAGING NOTES
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING FINAL APPROVAL FROM ANY APPLICABLE ARCHITECTURAL REVIEW COMMITTEE FOR ALL CONSTRUCTION STAGING IN THE FIELD PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL CLEARING AND EXCAVATION WITHIN EXISTING PROPERTY LINE BOUNDARIES AND GENERAL EASEMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY REVISIONS OR ALTERATIONS TO THE CONSTRUCTION STAGING PLAN PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS TO INSTALL STRAW BALES IN ADDITION TO SILT FENCE AT LOCATIONS OF POTENTIAL RUN-OFF INTO WETLAND AREAS AS INDICATED ON SITE PLAN.
- ANY DAMAGE TO THE EXISTING ROADWAY, INCLUDING THE ASPHALT SURFACE, SHOULDER GRAVEL, ROADSIDE DITCH, EXISTING CULVERTS, AND EXISTING VEGETATION AND EROSION CONTROL MEASURES SHALL BE REPAIRED BY THE GENERAL CONTRACTOR TO THE SATISFACTION OF THE DEVELOPMENT OR OVERSEEING JURISDICATION.
- GRAVEL CONSTRUCTION ENTRANCE IS TO BE CONSTRUCTED WITH A MIN. OF 2" OF 3/4"SCREENED ROCK TO COVER ALL DRIVEWAYS PARKING, AND LAY DOWN AREAS TO BE PLACED AT START OF CONSTRUCTION, AND A RECOMMENDATION OF A MIN. OF (8)" MINUS 3" PITRUN OVER A GEOTECHNICAL SEPARATION FABRIC.
- ANY USE OF ANY FIRE HYDRANT IS PROHIBITED FOR USE BY ANY OTHER THAN THE GOVERNING FIRE DEPARTMENT.
- ALL WASTE SHALL BE CONTAINED ON SITE AND PROPERLY DISPOSED OF AT PROJECT COMPLETION. FURTHER, CONCRETE WASHOUT WITHIN ROADSIDE DITCHES IS STRICTLY PROHIBITED.

MOISTURE CONTROL

- SLOPE PATIO SLABS, WALKS AND DRIVEWAYS A MINIMUM OF 1/8" PER FT AWAY FROM U.N.N., TAMP BACK FILL IN 6" LAYERS TO PREVENT SETTLING, AND SLOPE THE FINAL GRADE AWAY FROM THE FOUNDATION AT A RATE AS PERSCRIBED BY THE GEOTECHNICAL ENGINEER.
- INSTALL PROTECTED DRAIN TILE AT FOOTINGS PER SITE SPECIFIC GEOTECHNICAL REPORT. DISCHARGE TO OUTSIDE GRADE (DAYLIGHT) OR TO A SUMP PUMP. NO SURFACE OR ROOF DRAINAGE SHALL BE ROUTED TO ANY PART OF THE FOOTING DRAIN TILE SYSTEM.
- DRAINS OR SUMP PUMPS IN BASEMENT AND CRAWL SPACE FLOORS TO DISCHARGE A MIN. OF 10 FT. OUTSIDE THE FOUNDATION OR INTO AN APPROVED SEWER SYSTEM. PROVIDE SEALED (GASKET) SUMP PUMP COVER IN AREAS WHERE RADON IS OF CONCERN.
- PROVIDE CAPILLARY BREAKS BENEATH CONCRETE SLABS, INCLUDING BASEMENT FLOORS.
- DAMP-PROOF OR WATERPROOF ALL EXTERIOR SURFACES OF BELOW-GRADE FOUNDATION WALLS.
- DIRECT ROOF WATER AWAY FROM THE STRUCTURE USING GUTTERS AND DOWNSPOUTS THAT EMPTY INTO LATERAL PIPING THAT DEPOSITS WATER ON A SLOPING FINISHED GRADE A MINIMUM OF 10 FT. FROM THE FOUNDATION. ROOFS DESIGNED WITHOUT GUTTERS ARE ACCEPTABLE IF THEY ARE DESIGNED TO DEPOSIT RAINWATER TO A GRADE-LEVEL ROCK BED WITH WATERPROOF LINER DRAIN PIPE THAT DEPOSITS WATER ON A SLOPING FINISHED GRADE, AS SPECIFIED ABOVE. WHEN LOT SPACE LIMITS OR PREVENTS REQUIRED GRADING, DIRECT ROOF WATER TO AN UNDERGROUND CATCHMENT SYSTEM (NOT CONNECTED TO THE FOUNDATION DRAIN TILE SYSTEM) THAT DEPOSITS WATER A MINIMUM OF 10 FT. FROM THE FOUNDATION. RAINWATER-HARVESTING SYSTEMS MAY BE USED TO MEET THIS REQUIREMENT WHEN THEY ARE DESIGNED TO PROPERLY DRAIN OVERFLOW, MEETING DISCHARGE DISTANCE REQUIREMENTS ABOVE.
- INSTALL MOISTURE-RESISTANT MATERIAL AND MOISTURE-PROTECTIVE SYSTEMS IN VUNERABLE AREAS TO PREVENT THE GROWTH OF MOLD. INSTALL WATER-RESISTANT HARD-SURFACE FLOORING IN KITCHENS, BATHROOMS, ENTRYWAYS, LAUNDRY AREA & UTILITY ROOMS. DO NOT INSTALL WALL-TO-WALL CARPET ADJACENT TO TOILETS AND BATHING FIXTURES.
- INSTALL MOISTURE-RESISTANT BACKING MATERIAL (I.E., CEMENT BOARD OR THE EQUIVALENT, BUT NOT PAPER-FACED WALL BOARD) BEHIND TUB AND SHOWER ENCLOSURES.
- INSTALL ALL CONDENSATE DISCHARGE ACCORDING TO IRC SECTION M1411.3.
- INSULATE PIPING INSTALLED IN EXTERIOR WALLS.
- DO NOT INSTALL CONTINUOUS VAPOR BARRIERS ON THE INTERIOR SIDE OF EXTERIOR WALLS THAT HAVE HIGH CONDENSATION POTENTIAL (E.G., BELOW-GRADE EXTERIOR WALLS IN MOST CLIMATES AND ABOVE GRADE EXTERIOR WALL IN WARM-HUMID CLIMATES). EXAMPLE: AN INTERIOR STUD WALL ERECTED NEXT TO A BELOW-GRADE BASEMENT WALL AND INSULATED WITH MINERAL WOOL FIBERGLASS OR CELLULOSE INSULATION SHOULD NOT HAVE FOIL-FACED PAPER, POLYETHYLENE FILM OR VINYL WALLPAPER ON ITS INTERIOR SURFACE. WATER VAPOR PASSING FROM THE DAMP EARTH THROUGH THE BELOW-GRADE CONCRETE OR CMU WALL WILL PASS EASILY THROUGH THE INSULATION MATERIALS, BUT ACCUMULATE ON MICROCLIMATE. USING MATERIALS OF 2 PERMS OR MORE ON THE INTERIOR OF THE WALLS ALLOWS IT TO DRY INTO THE BASEMENT.
- DO NOT INSTALL BUILDING MATERIALS THAT HAVE VISIBLE SIGNS OF WATER DAMAGE OR MOLD. IN ADDITION, INTERIOR WALLS SHALL NOT BE ENCLOSED (E.G., WITH DRYWALL) IF EITHER THE FRAMING MEMBERS OR INSULATION HAS A HIGH MOISTURE CONTENT. FOR WET-APPLIED INSULATION, FOLLOW THE MANUFACTURER'S DRYING RECOMMENDATIONS. LUMBER SHOULD NOT EXCEED 18% MOISTURE CONTENT.
- GARAGE FLOOR DRAINS ARE TO MEET DISCHARGE DISTANCE REQUIREMENTS ABOVE AND TO DRAIN IN TO LANDSCAPED/LINED HOLDING PONDS TO ALLOW WASTE WATER TO NATURALLY EVAPORATE. SEE SWPPP % EPA REQUIREMENTS.

AIR CONTROL

- PROVIDE A CONTINUOUS AIR BARRIER BEHIND TUB AND SHOWER LOCATIONS AT ALL EXTERIOR WALLS. INSULATION TO BE INSTALLED BEFORE TUB OR SHOWER ENCLOSURE IS INSTALLED.
- SEAMS BETWEEN SUBFLOOR AND BOTTOM PLATE TO BE SEALED WITH CAULK.
- SEAMS BETWEEN TOP PLATE, FLOOR JOISTS, AND ROOF JOISTS TO BE SEALED WITH CAULK.
- SEAMS BETWEEN KING AND TRIMMER STUDS AT WINDOWS AND DOORS TO BE SEALED WITH CAULK.
- SEAL HOLES IN ELECTRICAL BOXES LOCATED ON EXTERIOR WALLS WITH EITHER LOW EXPANSION FOAM OR USE AN AIR TIGHT BOX.
- SILL SEAL PROVIDED BETWEEN TREATED WOOD SILL PLATES AND CONCRETE STEMS OR SLABS.

SYMBOL LEGEND

Room name
101
150 SF
ROOM DESIGNATION

MATERIAL FINISH
X
X
ASSEMBLY TYPE
WALL TYPE INDIC (EXTERIOR)

X
MATERIAL INDICATOR

X
HORIZONTAL ASSEMBLY INDIC.

101
DOOR INDICATOR

1i
WINDOW INDICATOR

1i
ACCESSORY INDICATOR

MATERIAL FINISH
X
X
ASSEMBLY TYPE
WALL FINISH INDIC. (INTERIOR)

MATERIAL FINISH
X
X
ASSEMBLY TYPE
FLOOR FINISH INDIC.

VCT
CPT
FLOOR MATERIAL TRANSITION INDIC.

DETAIL LOCATION ON SHEET
DRAWING TITLE
4
A2.0
Plan
1 1/2" = 1'-0"
DRAWING SCALE
SHEET WHERE REFERENCED
DRAWING TITLE

XXXX
XXXX
ELEVATION INDICATOR

RECESSED FLOOR SLAB

N
W
AX
AXXX
E
S
INTERIOR ELEVATION REFERENCE

LOCATION ON SHEET WHERE DRAWN
Ref
Ref
A101
Ref
Ref
SHEET WHERE DRAWN
EXTERIOR ELEVATION REFERENCE

4
A2.0
LOCATION ON SHEET WHERE DRAWN
SHEET WHERE DRAWN
DETAIL REFERENCE

LEVEL CHANGE INDICATOR

LOCATION ON SHEET WHERE DRAWN
4
A2.0
SHEET WHERE DRAWN
SECTION REFERENCE

1
REVISION INDICATOR

GENERAL NOTES

A. THE AIA DOCUMENT 201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", LATEST EDITION, ARE HEREBY MADE A PART OF THESE CONTRACT DOCUMENTS. COPIES ARE ON FILE AND ARE AVAILABLE FOR INSPECTION AT THE OFFICES OF THE ARCHITECT.
B. THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, THE GENERAL NOTES, THE SPECIFICATION AND THE DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE THE DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCY BETWEEN THE DIFFERENT PARTS SHOULD BE REPORTED THE THE ARCHITECT IMMEDIATELY.
C. ALL WORK, MATERIALS AND ASSEMBLIES SHALL COMPLY WITH ALL STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS. THE CONTRACTOR, SUBCONTRACTORS AND JOURNEYMEN OF THE APPROPRIATE TRADES SHALL PERFORM WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP AND IN ACCORDANCE WITH AIA DOCUMENT A201-SECTION 3.
D. THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE ALL WORK DESCRIBED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND / OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT IS ALTERED BY EXISTING CONDITIONS OR WHERE NEGLECTED IN THE DOCUMENTS.
E. ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR THE CALLED OUT BY TRADE NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT AND SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED. WORK MUST CONFORM TO THE REVIEWED SAMPLES. ANY WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACED WITH WORK WHICH CONFORMS AT THE CONTRACTOR'S EXPENSE. SUBCONTRACTORS SHALL SUBMIT REQUESTS AND SAMPLES FOR REVIEW THROUGH THE GENERAL CONTRACTOR WHEN WORK IS LET THROUGH HIM OR HER. REQUIRED VERIFICATION AND SUBMITTALS TO BE MADE IN ADEQUATE TIME AS NOT TO DELAY WORK IN PROGRESS.
F. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS OR HER REVIEW WHERE CALLED FOR ANYWHERE IN THESE DOCUMENTS. REVIEW SHALL BE MADE BY THE ARCHITECT BEFORE WORK IS BEGUN, AND WORK SHALL CONFORM TO THE REVIEWED SHOP DRAWINGS, SUBJECT TO REPLACEMENT AS REQUIRED IN PARAGRAPH "E" ABOVE.
G. THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE CONTRACTOR WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE UNIFORM BUILDING CODE OR ANY LOCAL CODE OR ORDINANCE.
H. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION FOR COMPLIANCE WITH FEDERAL AND STATE O.S.H.A. REGULATIONS, AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER.
I. ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS NOTED WITH "N.T.S." DENOTES NOT TO SCALE. DIMENSIONAL ERRORS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.
J. CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS, AND WALLS WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.
K. CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.
L. CONTRACTOR WILL ASSUME RESPONSIBILITY FOR STONE MASONRY SUBCONTRACTOR AND TAKE-OFFS.
M. SEE SPECIFICATIONS FOR EXTERIOR FINISH MATERIALS AND COLORS.
N. ALL DIMENSIONS ON STRUCTURAL DRAWINGS TO BE CHECKED AGAINST ARCHITECTURAL DRAWINGS. NOTIFY ENGINEER AND ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
O. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION, FREE OF DEBRIS AND LITTER, AND ASHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF WORK SHALL REMOVE HIS OR HER TRASH AND DEBRIS.
P. ALL WELDING AND METAL WORK TO BE REVIEWED BY THE ARCHITECT. ANY INFERIOR WELDS OR METAL WORK THAT IS NOT ACCEPTED WILL BE RE-WORKED ACCORDING TO THE ARCHITECTS DIRECTION. CALL THE ARCHITECT TO INSPECT ALL STRUCTURAL EXPOSED STEEL, BRIDGES, STAIRS, GUARDRAILS, OR SPECIALTY DESIGN FEATURES LOCATED ANYWHERE WITHIN THE SCOPE OF THE WORK.

SHOP DRAWING NOTES

- SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL ELEMENTS REQUIRING CUSTOM FABRICATION IN ADDITION TO ANY STRUCTURAL ITEMS REQUIRED BY THE STRUCTURAL ENGINEER. CONSTRUCTION DOCUMENTS SHALL NOT BE REPRODUCED FOR USE AS SHOP DRAWINGS.
- THE GENERAL CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS AND PRODUCT DATA FOR CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS PRIOR TO SUBMITTAL. ANY SHOP DRAWINGS OR PRODUCT DATE NOT REVIEWED AND STAMPED BY THE GENERAL CONTRACTOR WILL BE RETURNED WITHOUT REVIEW. ALL DIMENSIONS SHALL BE VERIFIED BY GENERAL CONTRACTOR ON SITE.
- ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM THE ORIGINAL CONTRACT DRAWINGS SHALL BE CLOUDED BY THE MANUFACTURER OR FABRICATOR. ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS WHICH ARE NOT CLOUDED OR FLAGGED BY SUBMITTING PARTIES SHALL NOT BE CONSIDERED ALLOWED AFTER THE ARCHITECT'S REVIEW, UNLESS NOTED ACCORDINGLY BY THE
- ARCHITECT.
- THE ARCHITECT RESERVES THE RIGHT TO ALLOW OR NOT ALLOW ANY CHANGES TO THE ORIGINAL CONTRACT DRAWINGS AT ANY TIME BEFORE OR AFTER SHOP DRAWING REVIEW.
- THE SHOP DRAWINGS DO NOT REPLACE THE ORIGINAL CONTRACT DRAWINGS. ITEMS OMITTED OR SHOWN INCORRECTLY AND WHICH ARE NOT NOTED AS ALLOWED BY THE ARCHITECT OR STRUCTURAL ENGINEER ARE NOT TO BE CONSIDERED CHANGES TO THE ORIGINAL CONTRACT DRAWINGS. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ITEMS OMITTED OR SHOWN INCORRECTLY ARE CONSTRUCTED IN ACCORDANCE WITH THE ORIGINAL CONTRACT DRAWINGS.
- REVIEWING OF SHOP DRAWINGS IS INTENDED ONLY AS AN AID TO THE CONTRACTOR IN OBTAINING CORRECT SHOP DRAWINGS. RESPONSIBILITY FOR CORRECTNESS AND COMPLETENESS SHALL REST WITH THE CONTRACTOR.
- SHOP DRAWINGS WILL BE RETURNED FOR RE-SUBMITTAL IF MAJOR ERRORS ARE FOUND DURING REVIEW.
- ALLOW A MINIMUM OF FIVE WORKING DAYS FOR REVIEW OF SHOP DRAWINGS BY THE ARCHITECT.

REQ'D SUBMITTALS

GENERAL:
- CONSTRUCTION SCHEDULE
- CONSTRUCTION BUDGET
- RADON MITIGATION PLAN & DETAILS
- DOCUMENTATION OF SITE INSPECTIONS FROM STRUCTURAL ENGINEER & GEOTECHNICAL ENGINEER AS OUTLINED BY EACH ENTITY
- CONTRACT W/ RECYCLING COMPANY
- OPERATIONS & MAINTENANCE MANUAL
- UNDERGROUND UTILITIES RECORD DRAWINGS
- WEEKLY OR BI-WEEKLY CONSTRUCTION REPORTS AND PHOTOS DESCRIBING ALL WORK PERFORMED, ANY BUDGET ITEMS, & UP COMING SCHEDULE DEADLINES

FIRE SUPPRESSION:
- FIRE SUPPRESSION DESIGN & LAYOUT, IF REQUIRED
- DOCUMENTATION OF FIRE SUPPRESSION ENGINEERS SITE REVIEW

MECHANICAL:
- MECHANICAL ROOM EQUIPMENT LAYOUT
- ROOF PENETRATION PLAN
- MECHANICAL DESIGN & SHOP DRAWINGS WHERE MECHANICAL DESIGN IS NOT PROVIDED AS PART OF ARCHITECTS SCOPE
- BLOWER DOOR TEST RESULTS

ELECTRICAL:
- ELECTRICAL WALK THROUGH REQUIRED, COORD. W/ ARCH, ID, OWNER
- LIGHTING FIXTURES, BOTH INT& EXT

PLUMBING:
- PLUMBING FIXTURES

STRUCTURAL:
- STEEL SHOP DRAWINGS
- TIMBER SHOP DRAWINGS
- PRE-MANUFACTURED TRUSS SHOP DRAWINGS, AS APPLICABLE

THERMAL & MOISTURE PROTECTION:
- VAPOR BARRIER SPECS & SUBMITTAL SHEETS
- INSULATION SPECS & SUBMITTAL SHEETS
- BELOW SLAB INSULATION WALK THROUGH, REVIEW, & APPROVAL REQUIRED, COORD. W/ ARCH

OPENINGS:
- DOOR AND WINDOW MFR. SHOP DRAWINGS & SUBMITTAL SHEETS
- ROUGH OPENING WALK THROUGH REQUIRED, COORD. W/ ARCH

FINISHES:
- MATERIAL SAMPLES & MOCKUPS AS REQUIRED - SEE MATERIAL LEGEND
- SNOW GUARD AND GUTTER SHOP DRAWINGS & SUBMITTAL SHEETS
- CABINET SHOP DRAWINGS, SAMPLES & MOCKUPS AS REQUIRED

MATERIAL LEGEND

- EARTH/COMPACT FILL
- GRAVEL/POROUS FILL
- CONCRETE (PRECAST OR CAST IN PLACE)
- SAND/MORTAR/PLASTER/GROUT
- CONCRETE BLOCK(CMU)
- STEEL
- ALUMINUM
- CONTINUOUS WOOD BLOCKING
- NON-CONTINUOUS WOOD BLOCKING
- WOOD FINISH
- PLYWOOD
- PARTICLEBOARD
- GYPSUM BOARD
- GLASS (SECTION)
- NSULATION
- RIGID INSULATION
- WOOD GLULAM
- BRICK VENEER
- GLASS

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SHEET NAME
GENERAL NOTES AND LEGENDS

SHEET NUMBER
G100

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OCCUPANCY CLASSIFICATIONS

RESIDENTIAL: TOWNHOUSE
IRC 2021

A SINGLE-FAMILY DWELLING UNIT CONSTRUCTED IN A GROUP OF THREE OR MORE ATTACHED UNITS IN WHICH EACH UNIT EXTENDS FROM FOUNDATION TO ROOF WITH A YARD OR PUBLIC WAY ON NOT LESS THAN TWO SIDES

ACCESSIBILITY REQS.

ACCESSIBILITY REQUIREMENTS:

IBC: 1108.7.2 - MULTISTORY UNITS

A MULTISTORY DWELLING UNIT OR SLEEPING UNIT THAT IS NOT PROVIDED WITH ELEVATOR SERVICE IS NOT REQUIRED TO BE A 'TYPE B' UNIT.

--> NO ACCESSIBLE UNITS REQUIRED

CODES

CONTRACTOR TO COMPLY WITH ALL ADOPTED CONSTRUCTION CODES AND UTAH STATE AMENDMENTS:

- 2021 INTERNATIONAL RESIDENTIAL CODE WITH UTAH STATE AMENDMENTS (2021 IRC)
- 2021 INTERNATIONAL BUILDING CODE, INCLUDDING APPENDIX J WITH UTAH STATE AMENDMENTS (2021 IBC)
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE FOR RESIDENTIAL WITH UTAH STATE AMENDMENTS (2015 IECC)
- 2021 INTERNATIONAL PLUMBING CODE WITH UTAH STATE AMENDMENTS (2021 IPC)
- 2021 INTERNATIONAL MECHANICAL CODE WITH UTAH STATE AMENDMENTS (2021 IMC)
- 2020 NATIONAL ELECTRIC CODE WITH UTAH STATE AMENDMENTS (2020 NEC)
- 2021 INTERNATIONAL FUEL GAS CODE WITH UTAH STATE AMENDMENTS (2021 IFGC)
- UTAH FIRE CODE 2018 (IFC 2018)
- UTAH FIRE SPRINKLER CODE 2016 (NFPA 13, 2016)

EGRESS

R311 EGRESS

CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL & HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE.

MINIMUM 1X EGRESS DOOR P/ DWELLING UNIT
SIDE HINGED WITH A CLEAR WIDTH NOT LESS THAN 32"
CLEAR HEIGHT OF OPENING NOT LESS THAN 78"

LANDING / FLOOR REQUIRED EACH SIDE OF EACH EXTERIOR DOOR, WIDTH NOT TO BE LESS THAN THE DOOR SERVED. EVERY LANDING MIN 36" IN DIRECTION OF TRAVEL.

LANDINGS OR FINISHED FLOORS AT REQUIRED EGRESS DOORS SHALL BE NOT MORE THAN 1-1/2" LOWER THAN TOP OF THRESHOLD.

WIDTH OF HALLWAY SHALL BE NOT LESS THAN 36".

STAIRWAYS SHALL BE NOT LESS THAN 36" CLEAR WIDTH AT ALL POINTS ABOVE HANDRAIL HEIGHT & BELOW HEADROOM HEIGHT.
HANDRAILS SHALL NOT PROJECT MORE THAN 4-1/2" ON EITHER SIDE OF THE STAIRWAY. CLEAR WIDTH OF STAIRWAY AT HANDRAIL HEIGHT SHALL NOT BE LESS THAN 31-1/2".
HEADROOM AT STAIRWAYS SHALL NOT BE LESS THAN 6'-8"

WIDTH OF LANDING PERPENDICULAR TO DIRECTION OF TRAVEL SHALL BE NOT LESS THAN WIDTH OF FLIGHT OF STAIRS SERVED. WHERE THE STAIRWAY HAS A STRAIGHT RUN, DEPTH IN THE DIRECTION OF TRAVEL SHALL NOT BE LESS THAN 36".

FIRE PROTECTION SYSTEMS

IFC903.2.8 AUTOMATIC FIRE SPRINKLER SYSTEMS:

MULTIPLE SINGLE-FAMILY DWELLINGS (TOWNHOUSES) CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE ARE AN EXCEPTION FOR REQUIRING AN AUTOMATIC SPRINKLER SYSTEM.

BUILDINGS TO BE NOT-SPRINKLERED.

R314 SMOKE ALARMS:

SMOKE ALARMS SHALL COMPLY WITH NFPA 72. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217, COMBINATION SMOKE & CARBON MONOXIDE ALARMS SHALB E LISTED IN ACCORDANCE WITH UL 217 & UL 2034.

SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SLEEPING AREA, ON EACH STORY OF THE DWELLING, NOT LESS THAN 3' FROM A BATHROOM DOOR, NOT LESS THAN 20' FROM A COOKING APPLIANCE

BUILDING DEPT. COMMENTS

FIRE RESISTANCE REQUIREMENTS & TOWNHOME STANDARDS

CONSTRUCTION TYPE: VB
TABLE 601, UNLESS NOTED OTHERWISE

STRUCTURAL FRAMING	0 HOUR
BEARING WALLS - EXTERIOR	0 HOUR
BEARING WALLS - INTERIOR	0 HOUR
NON-BEARING WALLS - EXTERIOR	0 HOUR
NON-BEARING WALLS - INTERIOR	0 HOUR
FLOOR CONSTRUCTION	0 HOUR
ROOF CONSTRUCTION	0 HOUR
DEMISING	1 HOUR

R302.2 TOWNHOUSES:

302.2.1 DOUBLE WALLS SEPARATING TOWNHOUSES:
(2)x 1 HOUR

EACH TOWNHOUSE UNIT SHALL BE SEPARATED FROM OTHER TOWNHOUSE UNITS BY TWO 1-HOUR FIRE-RESISTANCE-RATED WALL ASSEMBLIES, TESTED IN ACCORDANCE WITH ASTM E119, UL263 OR SECTION 703.2.2 OF THE IBC.

R302.2.3 CONTINUITY

THE FIRE RATED ASSEMBLY SEPARATING TOWNHOUSE UNITS SHALL BE CONTINUOUS FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING, DECK OR SLAB. FIRE RESISTANCE RATING SHALL EXTEND THE FULL LENGTH OF THE WALL OR ASSEMBLY.

R302.2.6 STRUCTURAL INDEPENDANCE

EACH TOWNHOUSE UNIT SHALL BE STRUCTURALLY INDEPENDENT.

R302.1(1), R302.1(2) - EXTERIOR CONSTRUCTION

MIN FIRE SEPARATION DISTANCE TO AVOID
ADDITIONAL FIRE RATED CONSTRUCTION: 5 FEET

FOR RESIDENTIAL SUBDIVISIONS WHERE ALL DWELLINGS ARE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION P2904, THE FIRE SEPARATION DISTANCE FOR NONRATED EXTERIOR WALLS AND RATED PROJECTIONS SHALL BE REDUCED TO 0 FEET WITH UNLIMITED UNPROTECTED OPENINGS & PENETRATIONS PERMITTED --> PROVIDED THE ADJOINING LOT PROVIDES AN OPEN SETBACK 6 FEET OR MORE IN WIDTH.

R302.5, R302.6 - GARAGE SEPARATION

OPENINGS BETWEEN GARAGE & RESIDENCE:
SOLID WOOD DOORS NOT LESS THAN 1-3/8" THICK -OR-
20 MINUTE FIRE RATED DOOR W/ SELF-CLOSING DEVICE

SEPARATION FROM RESIDENCE / ATTICS:
1/2 GWB ON GARAGE SIDE

SEPARATION FROM HABITABLE ROOMS ABOVE THE GARAGE:
5/8" TYPE X GWB OR EQUIVALENT

SOFFITS & PORCH ROOFS:
FIRE SEPARATION IS TO EXTEND THROUGH ALL PORCH ROOFS AND EAVES.

FIRE BLOCKING AS SHOWN ON SHEET 'A002' DETAIL 'T62' TO BE CONTINUOUS BETWEEN ROOF SHEATHING & SOFFITS FOR THE FULL LENGTH OF THE AWNING ROOF ASSEMBLY BETWEEN DWELLINGS, AND AT EAVES / OVERHANGS BETWEEN DWELLINGS.
BLOCKING COMPLIES WITH R302.11.1

SOFFITS ARE LOCATION DEPENDANT AND WILL EITHER BE:
NON-COMBUSTIBLE ALUMINIUM *OR*
1/2" NON-COMBUSTIBLE GWB LAYER UNDER 1X6 T&G FINISH

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SHEET NAME
CODE ANALYSIS

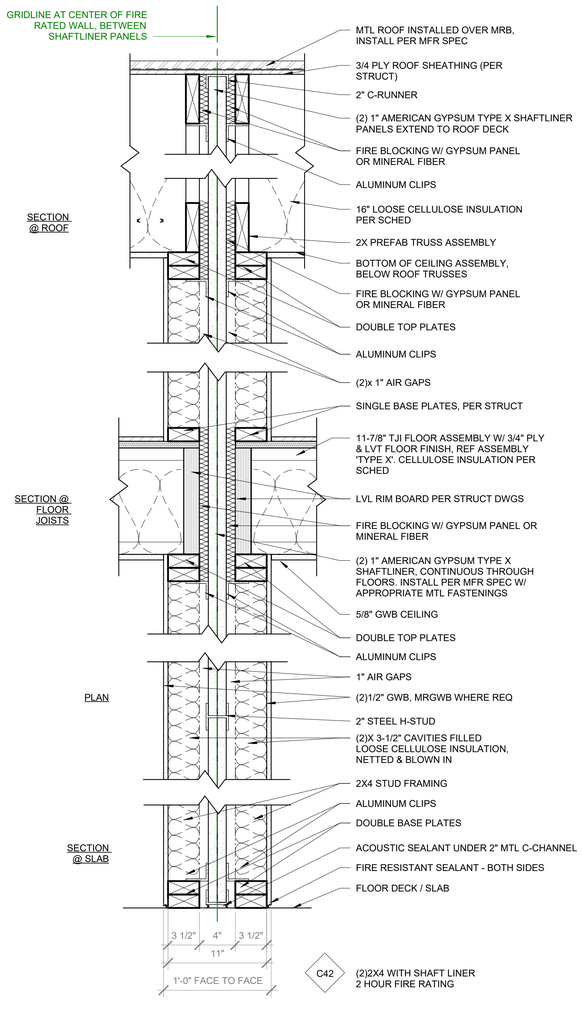
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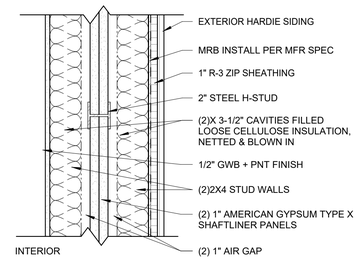
DOUBLE FIRE-RATED DEMISING WALLS

2 HOUR FIRE RATING SHAFT WALL SYSTEM, PER AMERICAN GYPSUM



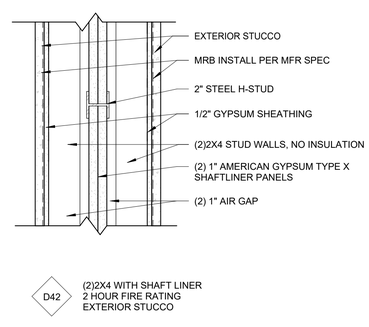
C42 Type C42 - FIRE PARTITION
1 1/2" = 1'-0"

(2) 4" STUD WITH HARDIE SIDING
2 HOUR FIRE RATED SHAFT SYSTEM - EXTERIOR SEPARAITON



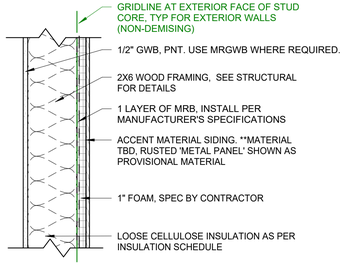
E42 Type E42
1 1/2" = 1'-0"

(2) 4" STUD WITH STUCCO
2 HOUR FIRE RATED SHAFT SYSTEM - EXTERIOR SEPARAITON



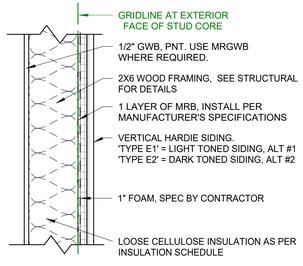
D42 Type D42
1 1/2" = 1'-0"

6" STUD WITH ACCENT SIDING



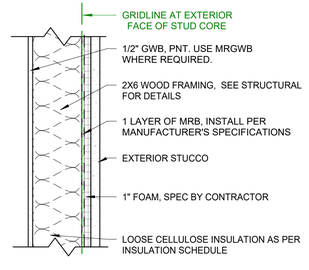
F Type F
1 1/2" = 1'-0"

6" STUD WITH VERTICAL HARDIE SIDING



E Type E1 & E2
1 1/2" = 1'-0"

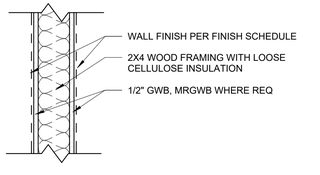
6" STUD WITH STUCCO



D Type D
1 1/2" = 1'-0"

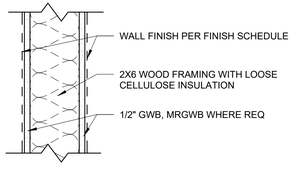
4" INTERIOR STUD WITH GYP FINISH

NOTE: ANY VARIATION THAT HAS "F" AFTER THE LETTER (EXAMPLE: DF, BF, ETC.), IS TO ASSUME WALL TYPE IS SIMILAR, WITHOUT FINISH ON ONE SIDE, TO ACT AS A 2X4 FURRING WALL FOR PLUMBING.



B Type B
1 1/2" = 1'-0"

6" INTERIOR STUD WITH GYP FINISH



A Type A
1 1/2" = 1'-0"

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SHEET NAME
VERTICAL ASSEMBLY TYPES

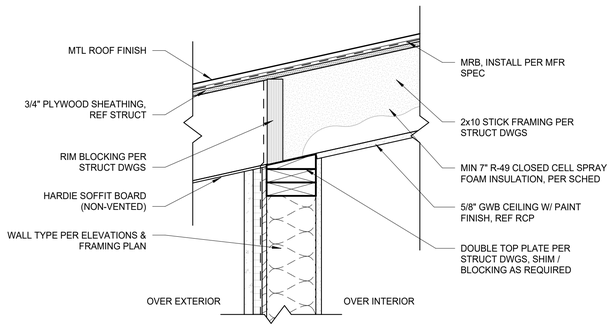
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A001

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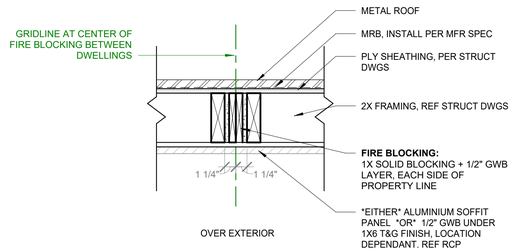
STICK FRAMING ROOF ALTERNATE

CLOSED CELL SPRAY INSULATION TO ALLOW FOR STICK FRAMING AS REQUIRED BY STRUCTURALS. VAULTED CEILING FINISH



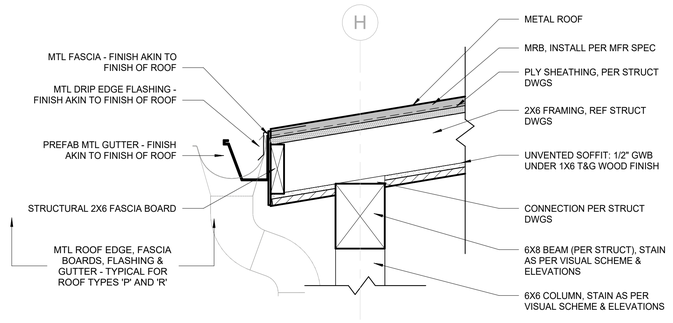
Q **Type Q**
1 1/2" = 1'-0"

FIRE BLOCKING IN PATIO ROOFS & EAVES
PERPENDICULAR TO HORIZONTAL ASSSEMBLY DETAIL



T62 **FIRE BLOCKING AT EAVES & AWNINGS**
1 1/2" = 1'-0" BLOCKING COMPLIES WITH R302.11.1

AWNING ROOF & TYPICAL FASCIA DETAIL



P **Type P - PORCH AWNING & TYPICAL FASCIA**
1 1/2" = 1'-0"

FIRE BLOCKING IN EXTERIOR DECK
PERPENDICULAR TO HORIZONTAL ASSSEMBLY DETAIL

J62 **FIRE BLOCKING AT DECK**
1 1/2" = 1'-0" BLOCKING COMPLIES WITH R302.11.1

EXTERIOR DECK WITH STRUCTURAL JOISTS

INSULATED SECTION WITH DROP CEILING BETWEEN GRID LINES 'D' & 'E' AS A "ROOF" TYPE ASSEMBLY OVER THE ENTRY HALL. UN-INSULATED SECTION WITH HARDIE SOFFIT WHEN EXTERIOR SPACE BELOW DECK.

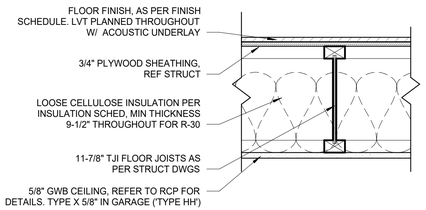
J **Type J**
1 1/2" = 1'-0"

VENTED RAISED HEEL TRUSS ROOF

R **Type R - ROOF**
1 1/2" = 1'-0"

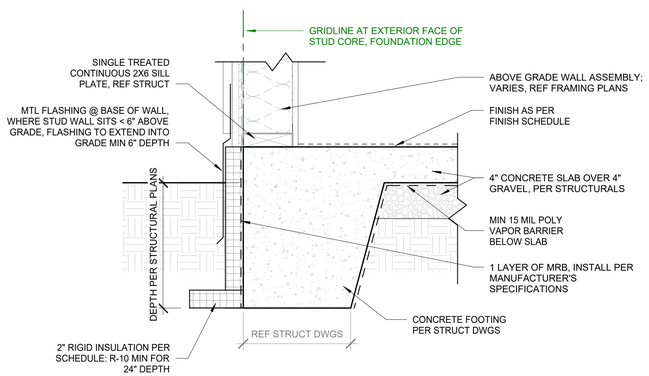
FLOOR WITH STRUCTURAL JOISTS

NOTE: HORIZONTAL TYPE 'HH' SHALL USE 5/8" 'TYPE X' GWB AS CEILING MEMBRANE, AS REQUIRED TO SEPARATE GARAGE PER IRC R302.6



H **Type H & Type HH**
1 1/2" = 1'-0"

CONCRETE FOUNDATION DETAIL & SLAB



S **Type S - FOUNDATION**
1 1/2" = 1'-0"

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TRACT E SIXPLEX

AROYO CROSSING
TRACT E TOWNHOMES
MOAB, UT, 84532

REVISIONS:
25 08 15 SIXPLEX PERMIT

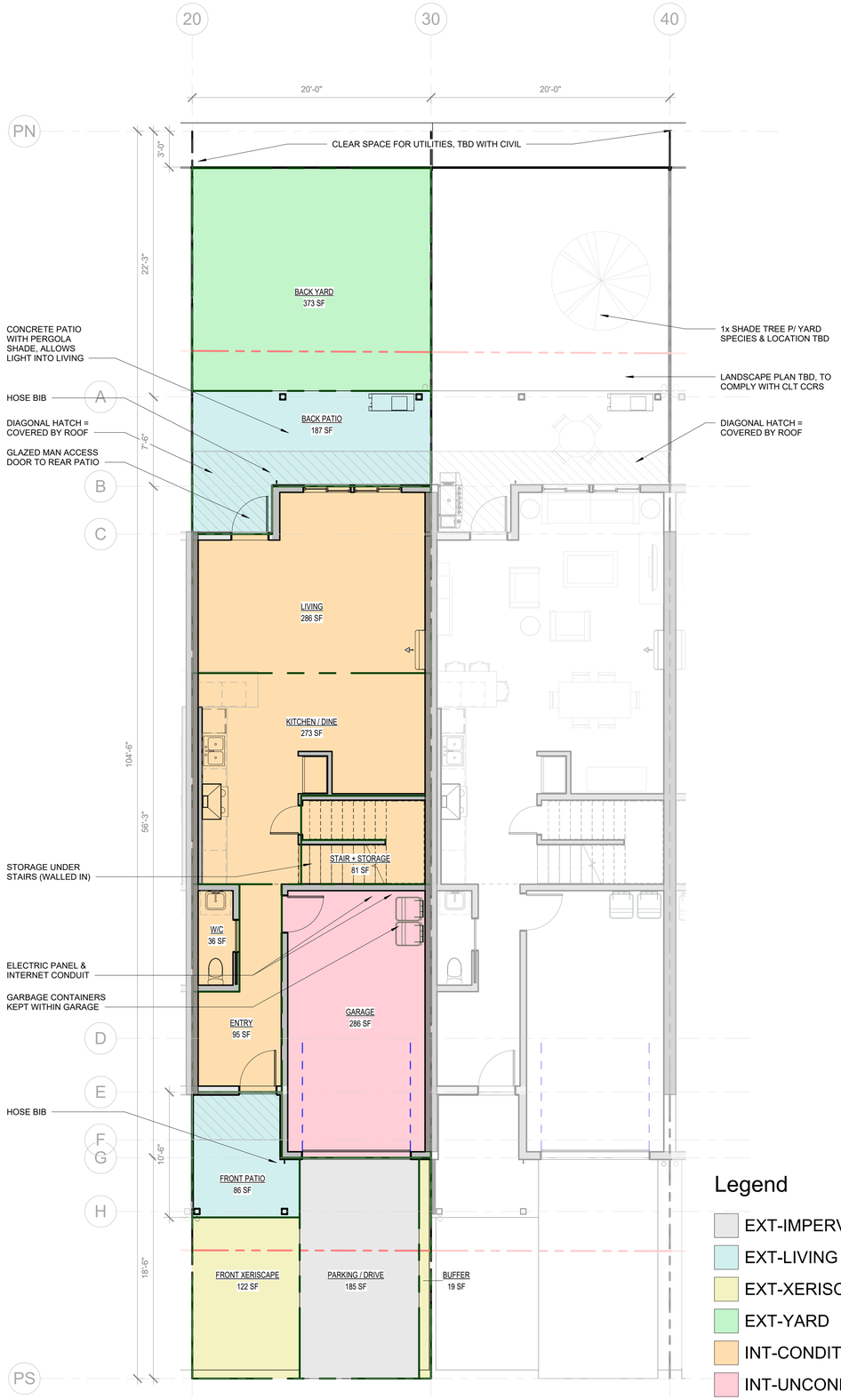
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SHEET NAME
HORIZONTAL ASSEMBLY TYPES

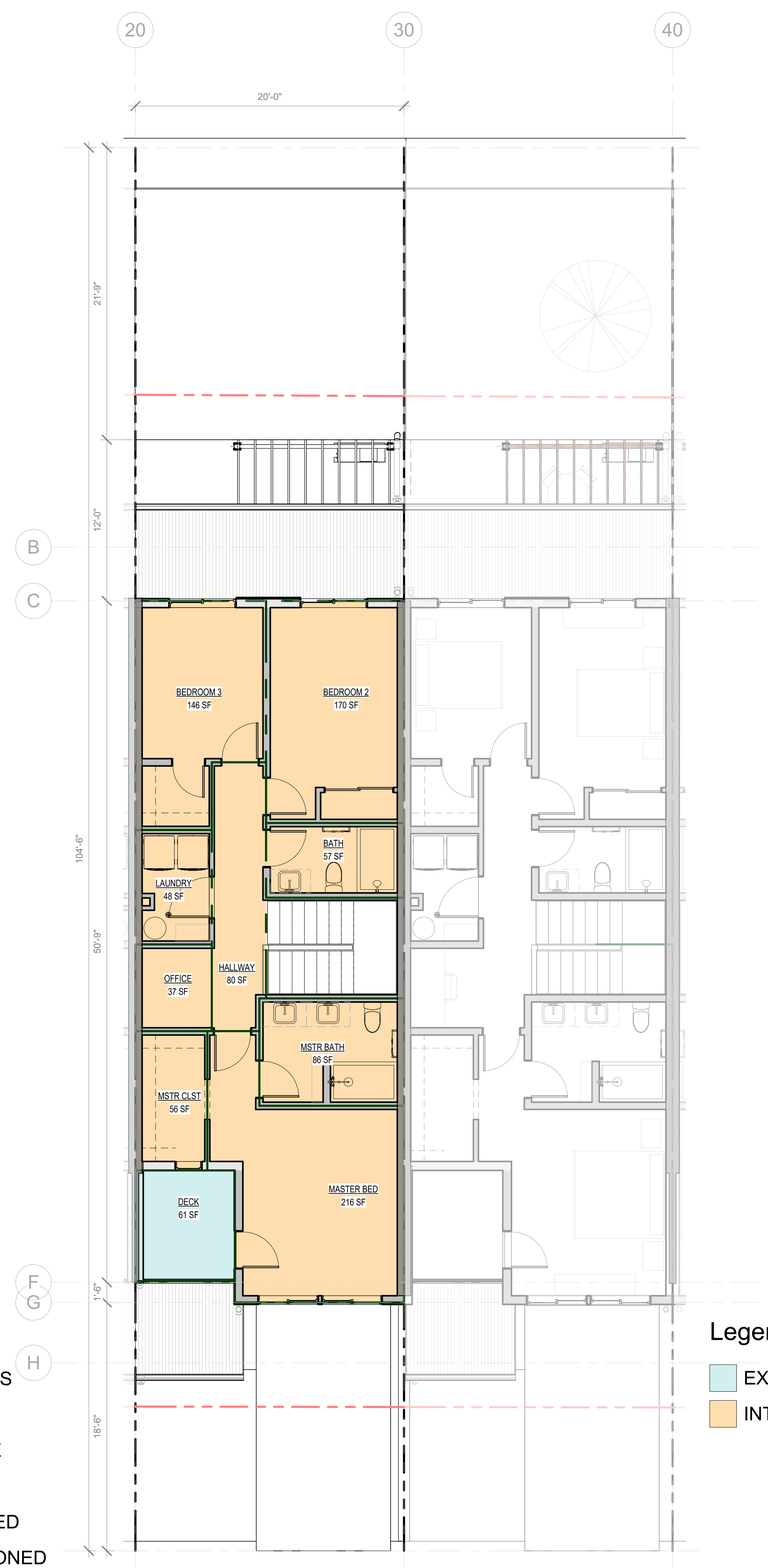
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A002

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1 LEVEL 1 AREA & FLOOR PLAN
3/16" = 1'-0"



2 LEVEL 2 AREA & FLOOR PLAN
3/16" = 1'-0"

Legend

- EXT-IMPERVIOUS
- EXT-LIVING
- EXT-XERISCAPE
- EXT-YARD
- INT-CONDITIONED
- INT-UNCONDITIONED

Legend

- EXT-LIVING
- INT-CONDITIONED

TRUE

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AREA SCHEDULE

Sort Order	Level Simple	Name	Area
INT-CONDITIONED	L1	LIVING	286 SF
INT-CONDITIONED	L1	KITCHEN / DINE	273 SF
INT-CONDITIONED	L1	STAIR + STORAGE	81 SF
INT-CONDITIONED	L1	W/C	36 SF
INT-CONDITIONED	L1	ENTRY	95 SF
INT-UNCONDITIONED	L1	GARAGE	286 SF
INT-CONDITIONED	L2	BEDROOM 2	170 SF
INT-CONDITIONED	L2	BEDROOM 3	146 SF
INT-CONDITIONED	L2	HALLWAY	80 SF
INT-CONDITIONED	L2	MASTER BED	216 SF
INT-CONDITIONED	L2	LAUNDRY	48 SF
INT-CONDITIONED	L2	BATH	57 SF
INT-CONDITIONED	L2	MSTR BATH	86 SF
INT-CONDITIONED	L2	OFFICE	37 SF
INT-CONDITIONED	L2	MSTR CLST	56 SF
Building Common Area: 15			1952 SF
EXT-IMPERVIOUS	L1	PARKING / DRIVE	185 SF
EXT-LIVING	L1	FRONT PATIO	86 SF
EXT-LIVING	L1	BACK PATIO	187 SF
EXT-XERISCAPE	L1	FRONT XERISCAPE	122 SF
EXT-XERISCAPE	L1	BUFFER	19 SF
EXT-YARD	L1	BACK YARD	373 SF
EXT-LIVING	L2	DECK	61 SF
Exterior Area: 7			1032 SF
Grand total			2985 SF

CONDITIONED INTERIOR SF:	**1,666 SF**
UNCONDITIONED INTERIOR SF:	**286 SF**
INTERIOR GSF TOTAL:	**1,952 GSF**
LEVEL 1 FOOTPRINT:	**1,056 SF**

2-STORY TOWNHOUSES:

TANDEM DRIVEWAY PARKING WITH
1x SPACE IN GARAGE

APPROX. 20' x 30'
REAR PATIO + YARD P/ UNIT

(27)x UNITS TOTAL
(1) x FOUR-UNIT
(1) x FIVE-UNIT
(3) x SIX -UNIT

3 BED, 2.5 BATH

1,056 SF FOOTPRINT P DWELLING
TYP COVERAGE PER LOT = 50%

TYPICAL LOT SIZE:	APPROX. 2,120 SF
1000 SF + 15% LOT =	1,318 SF MAX

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TRACT E TOWNHOMES
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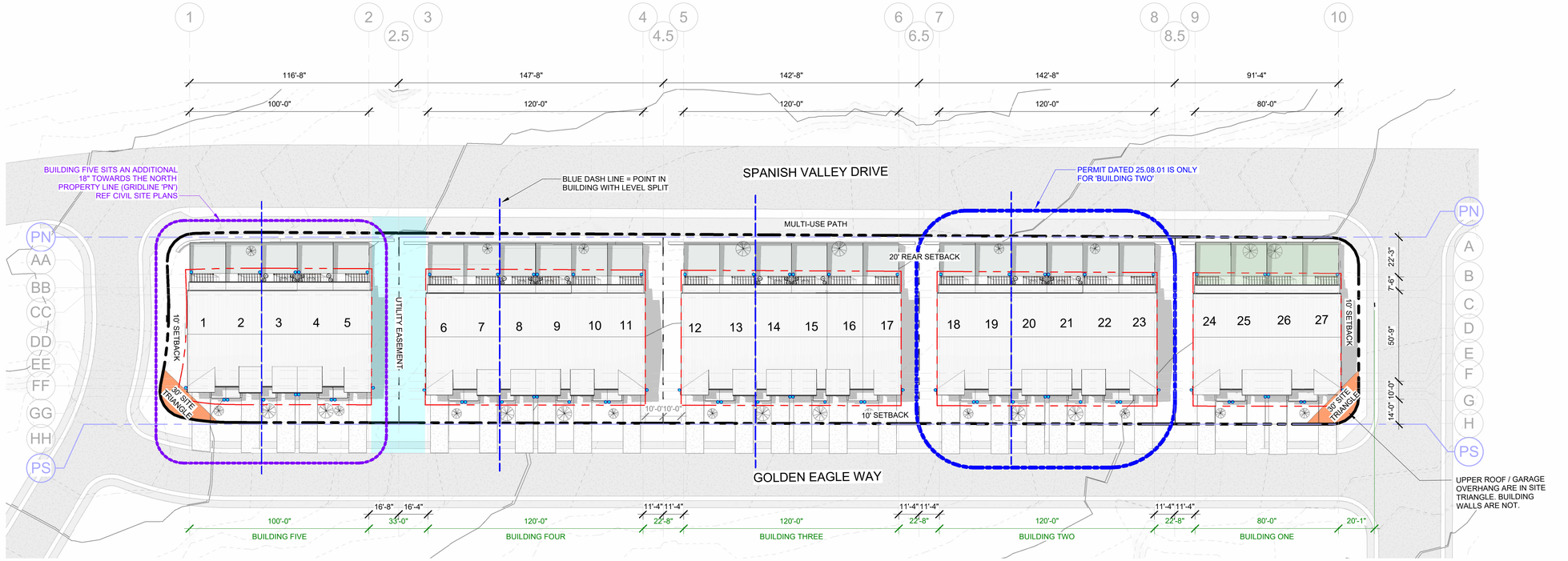
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SHEET NAME
UNIT AREA PLAN

SHEET NUMBER
A050

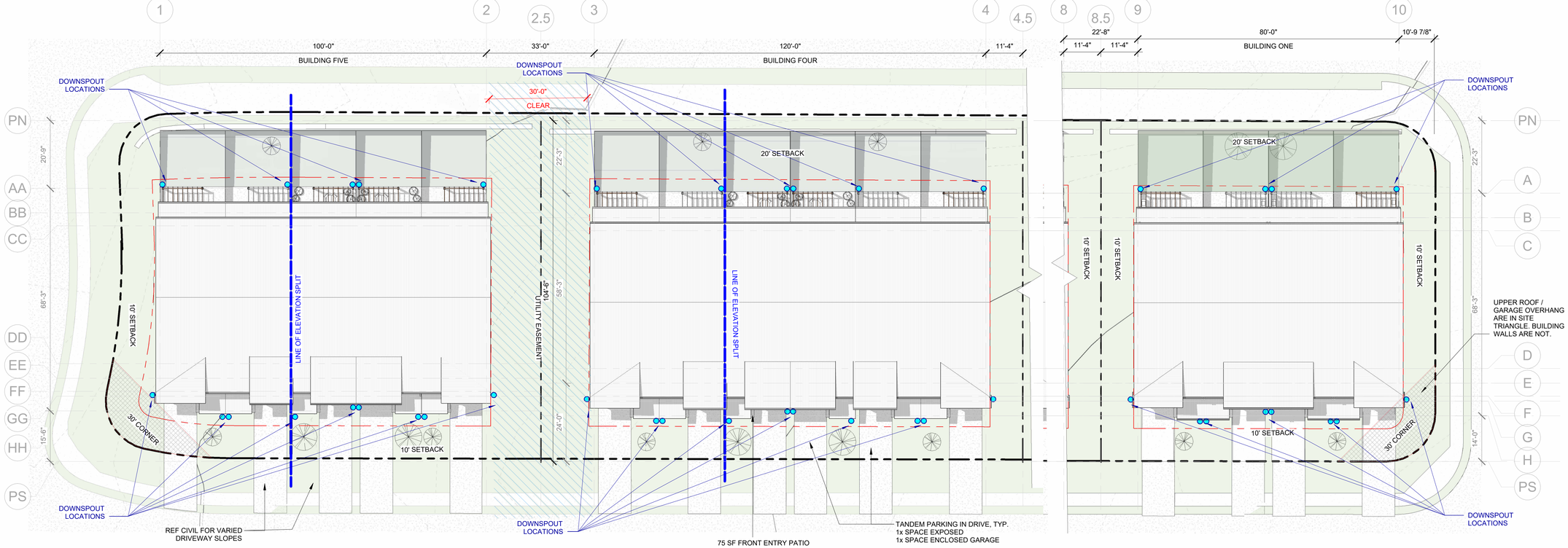
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1 SITE PLAN OVERALL
1/32" = 1'-0"

20 40 60 80 120 160



3 SITE PLAN - 5xUNITS & 6xUNITS, NW2 NW1
1/16" = 1'-0"

4 SITE PLAN - 4xUNITS - BUILDING ONE
1/16" = 1'-0"

10 20 30 40 60 80

TRUE

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2-STORY TOWNHOUSES:

TANDEM DRIVEWAY PARKING WITH
1x SPACE IN GARAGE

APPROX. 20' x 29'
REAR PATIO + YARD P/ UNIT

(27)x UNITS TOTAL
(1) x FOUR-UNIT
(1) x FIVE-UNIT
(3) x SIX -UNIT

3 BED, 2.5 BATH

1,060 SF FOOTPRINT P DWELLING
TYP COVERAGE PER LOT = 50%

PLEASE NOTE:

PERMIT SET PROPOSED IS FOR 'BUILDING TWO' SIXPLEX ONLY.

'BUILDING TWO' CONTAINS UNITS:
#18 #19 #20 #21 #22 #23

REFER TO CIVIL DRAWINGS FOR FINAL SITE PLANS, TOPOGRAPHY, DRAINAGE & UTILITIES.

AROYO CROSSING TRACT E

AROYO CROSSING
TRACT E TOWNHOMES
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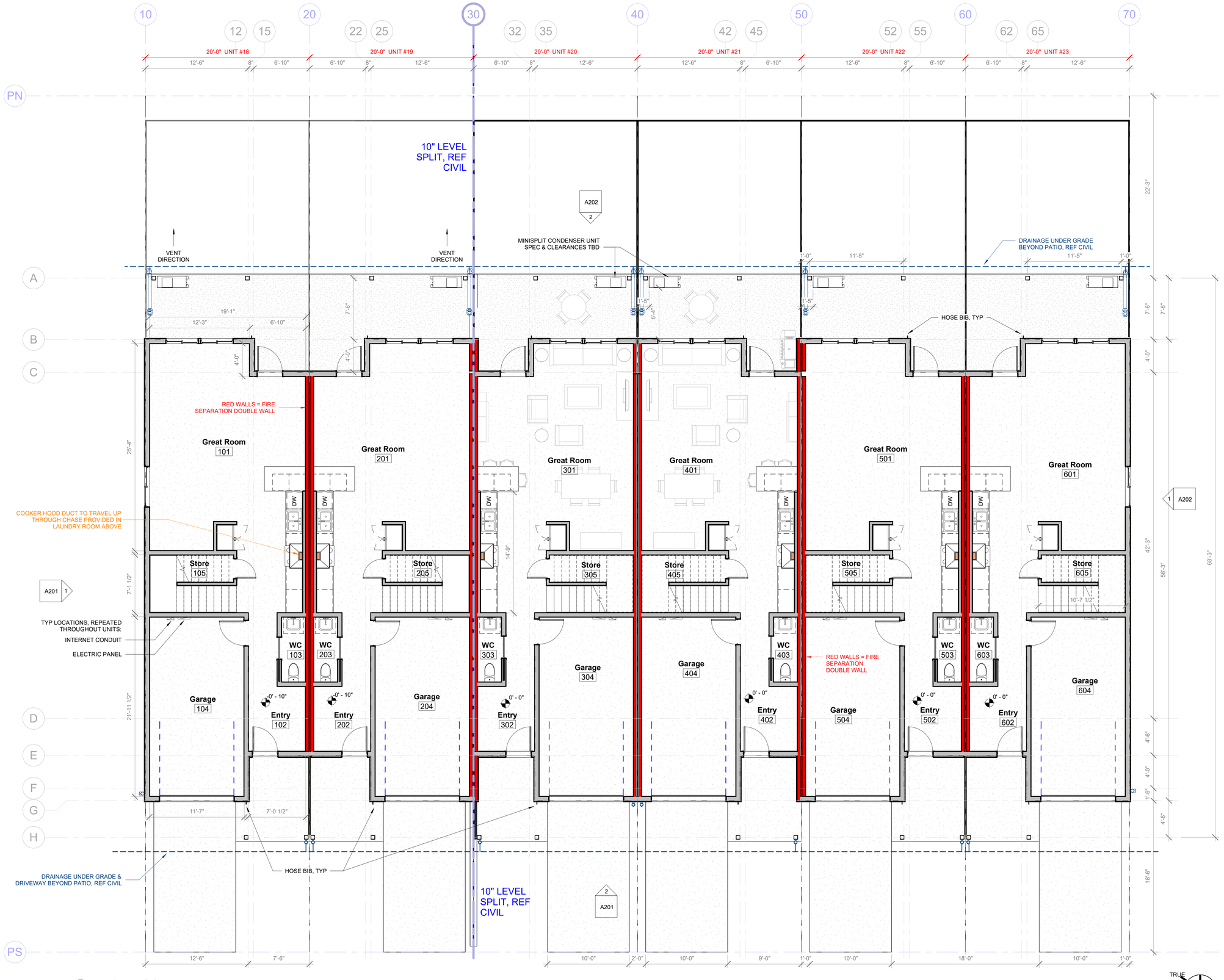
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SHEET NAME
SITE PLAN

SHEET NUMBER
A100

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1 MAIN FLOOR PLAN

3/16" = 1'-0"

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GENERAL NOTES:

A. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.

B. HOLD ALL "CLEAR" INTERIOR ROOM DIMENSIONS TO FACE OF FINISH.

C. SEE SHEET A001 & A002 FOR ASSEMBLY TYPES

D. SEE SHEET A601 & A602 FOR DOOR AND WINDOW SCHEDULES.

E. ALL AUDIBLE AND VISUAL ALARMS SHALL COMPLY WITH PROVISIONS OF THE NFPA 72.

F. WATER CLOSET WASTE LINES ARE TO BE LOCATED IN WALL CHASE, NOT IN EXTERIOR WALLS.

G. CENTER ALL DOORS ABOUT WALL SPACE U.N.O.

H. THE GENERAL CONTRACTOR AND/OR WINDOW MANUFACTURER/SUPPLIER SHALL BE RESPONSIBLE FOR ENSURING THAT SAFETY GLASS IS PROVIDED WHERE APPLICABLE IN ACCORDANCE WITH 2012 IRC SECTION R308.4.

I. LAUNDRY ROOM TO HAVE TILE FLOORING, SLOPED TO FLOOR DRAIN SERVICING BOTH WATER HEATER & ANY OVER-FLOW FROM LAUNDRY APPLIANCES. AN EXTERIOR-STYLE DOOR WITH A 3/4" THRESHOLD TO BE USED TO ACCESS ROOM. DOOR TO LAUNDRY ROOM TO HAVE LOUVRED PANELS TO PROVIDE VENTILATION FOR WATER HEATER.

J. THRU-WALL FAN TO BE PROVIDED IN WALL 2X4 WALL BETWEEN LAUNDRY AND HALLWAY FOR ADDITIONAL VENTILATION

K. GARAGE SLAB SLOPES MIN 1/8" / 12" TOWARDS DOOR, REF STRUCTURALS

L. REFER TO CIVIL & STRUCTURAL DRAWINGS: (2)X WESTERN MOST UNITS SIT AT A LEVEL 10" LOWER THAN (4)X EASTERN MOST UNITS

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TRACT E TOWNHOMES
MOAB, UT, 84532

REVISIONS:
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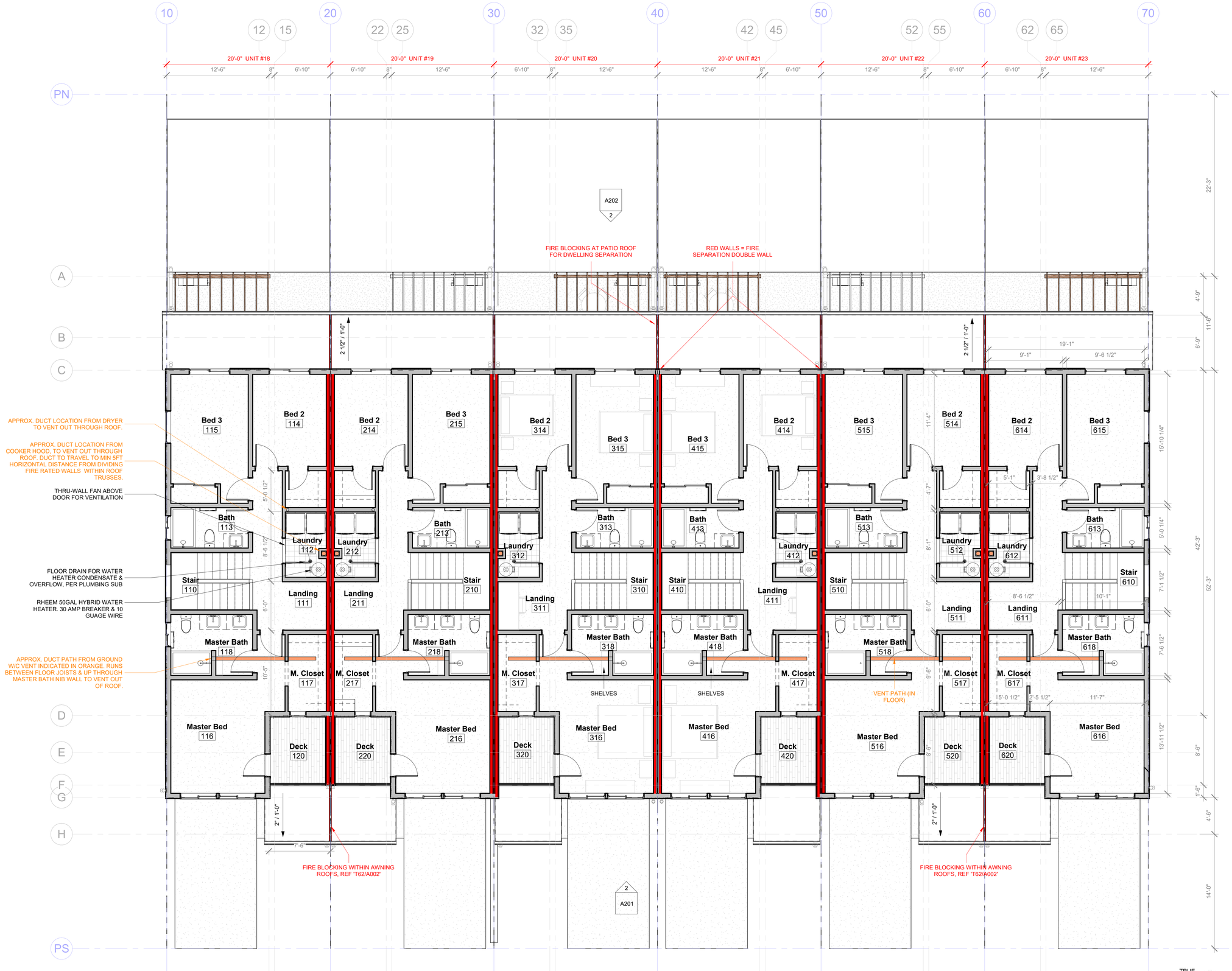
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SHEET NAME
MAIN FLOOR PLAN

SHEET NUMBER
A101

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1 UPPER FLOOR PLAN

3/16" = 1'-0"

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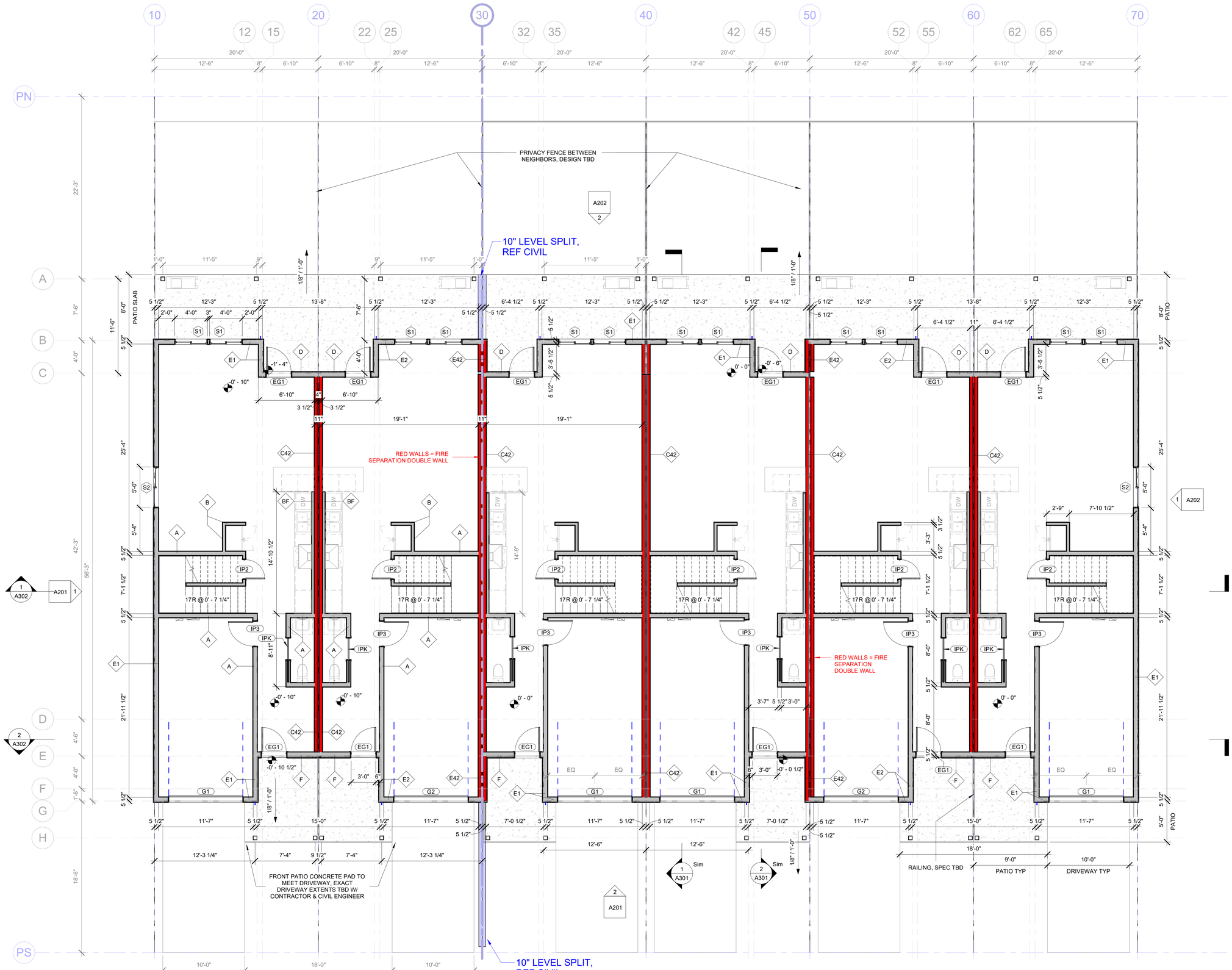
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SHEET NAME	SHEET NUMBER
UPPER FLOOR PLAN	A102

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1 **LEVEL 1 FRAMING PLAN**
3/16" = 1'-0"

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Room name
101
150 SF
ROOM DESIGNATION

X — WALL TYPE INDIC

101 — DOOR INDICATOR

1t — WINDOW INDICATOR

X / X — FLOOR FINISH INDIC.

1t — HORIZONTAL ASSEMBLY INDIC.

XXXX — ELEVATION INDICATOR

TRACT E SIXPLEX

AROYO CROSSING
TRACT E TOWNHOMES
MOAB, UT, 84532

REVISIONS:
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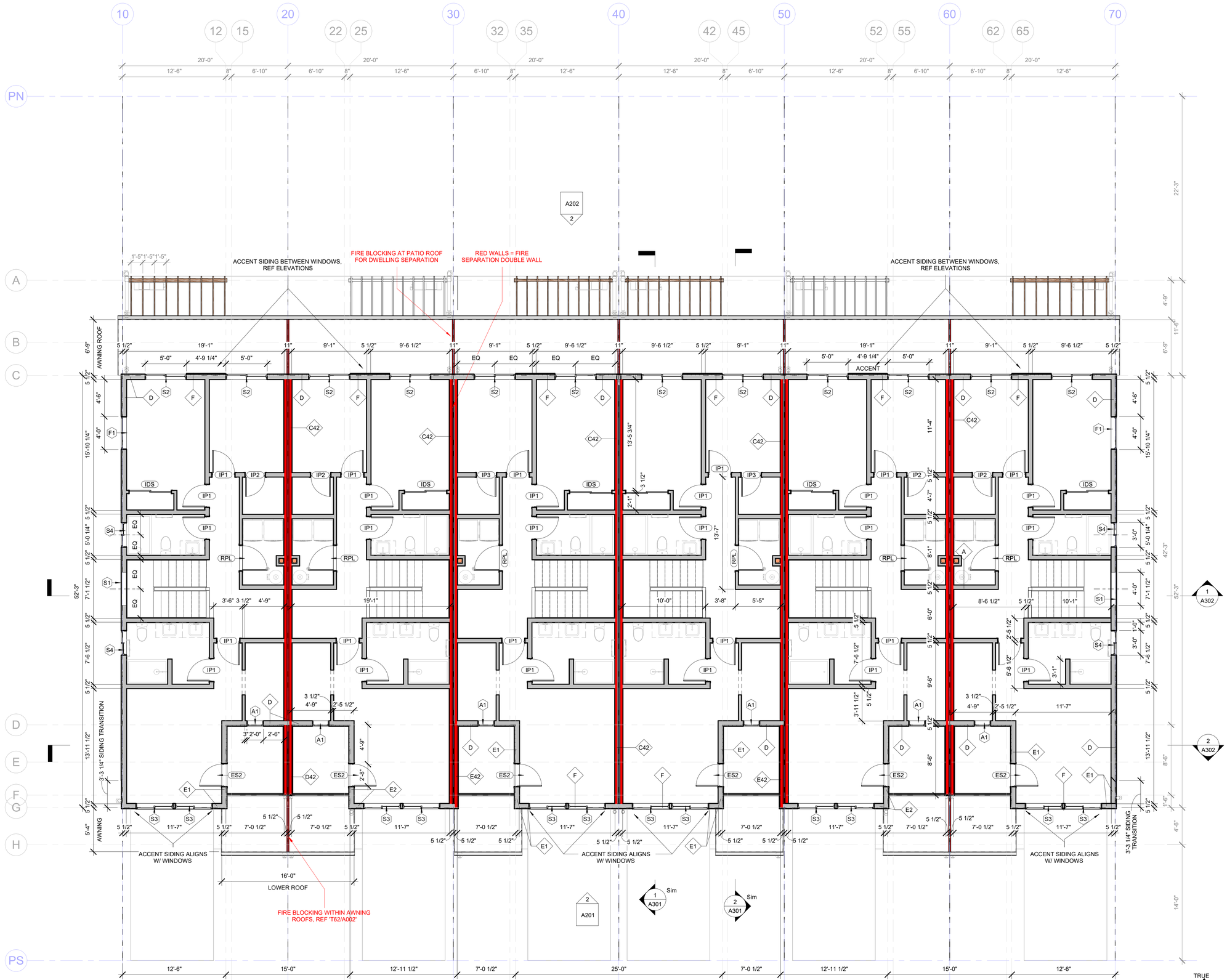
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SHEET NAME
LEVEL 1 FRAMING

SHEET NUMBER
A111

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1 LEVEL 2 FRAMING PLAN
3/16" = 1'-0"

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Room name
101
150 SF
ROOM DESIGNATION

X — WALL TYPE INDIC

101 — DOOR INDICATOR

1t — WINDOW INDICATOR

X / X — FLOOR FINISH INDIC.

1t — HORIZONTAL ASSEMBLY INDIC.

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TRACT E SIXPLEX

AROYO CROSSING
TRACT E TOWNHOMES
MOAB, UT, 84532

REVISIONS:
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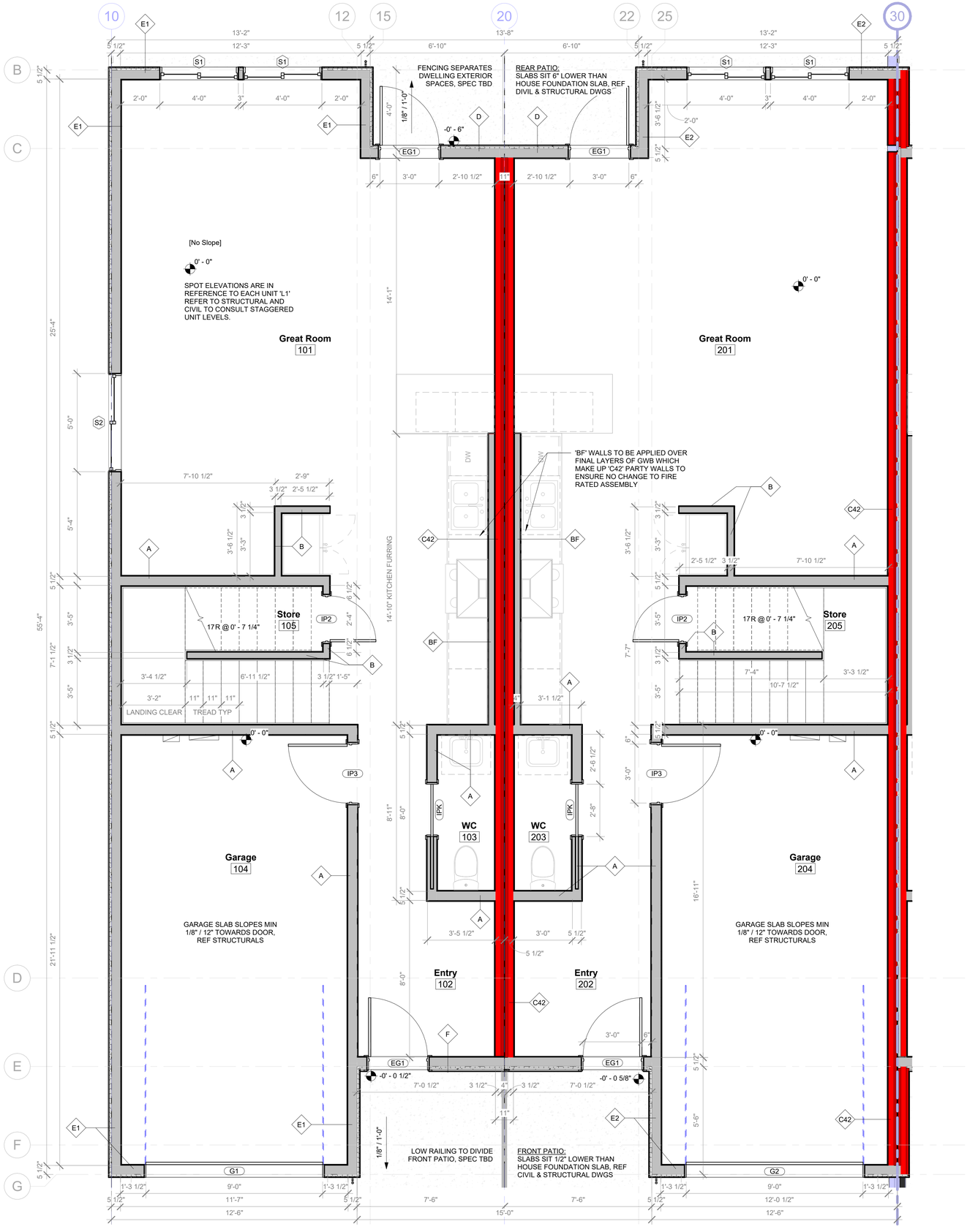
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SHEET NAME
LEVEL 2 FRAMING

SHEET NUMBER
A112

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1 **LEVEL 1 FRAMING PLAN**
3/8" = 1'-0"

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Room name
101
150 SF — ROOM DESIGNATION

X — WALL TYPE INDIC

101 — DOOR INDICATOR

1t — WINDOW INDICATOR

X / X — FLOOR FINISH INDIC.

1t — HORIZONTAL ASSEMBLY INDIC.

XXXX — ELEVATION INDICATOR

TRACT E SIXPLEX

AROYO CROSSING
TRACT E TOWNHOMES
MOAB, UT, 84532

REVISIONS:
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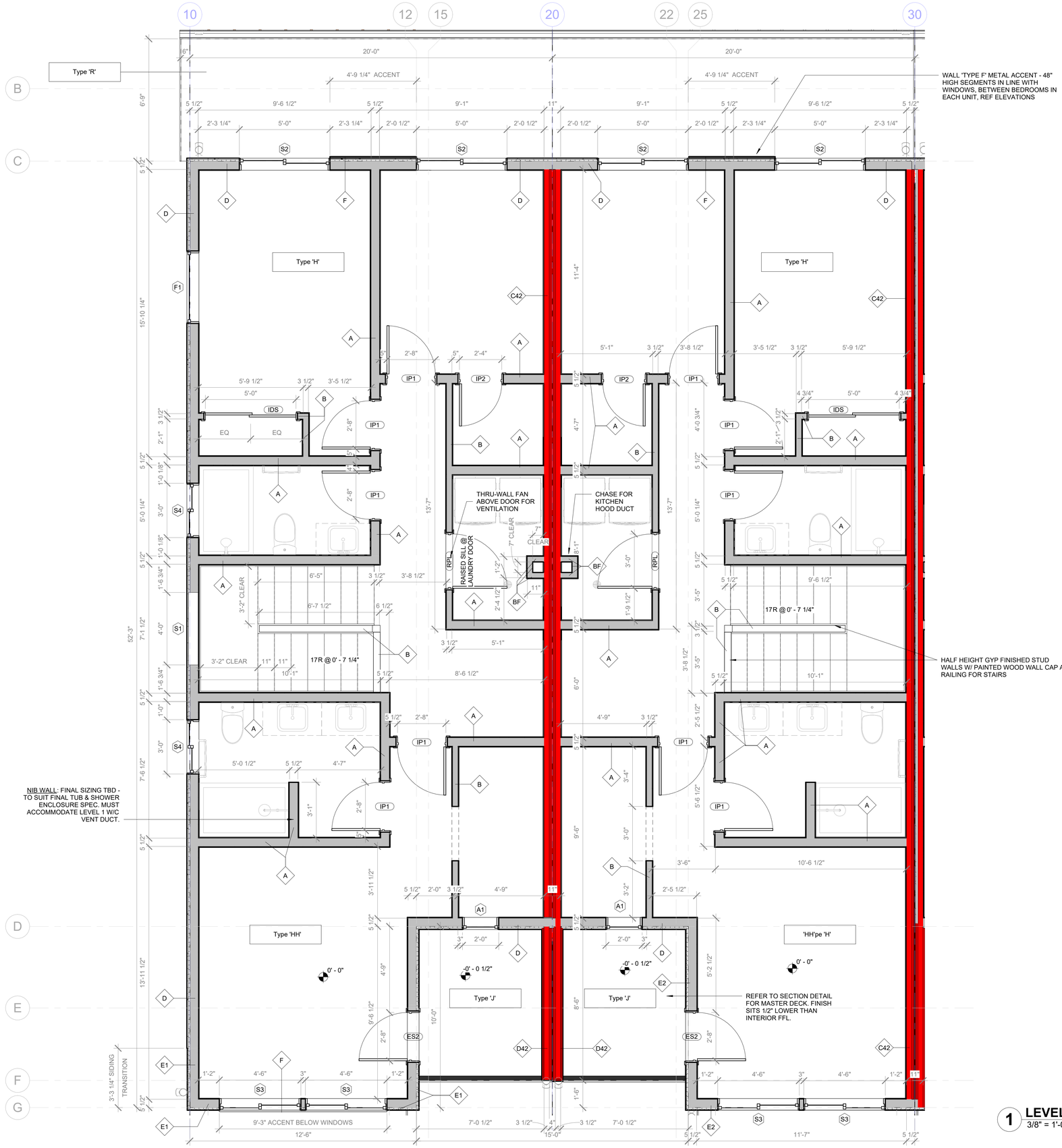
NOT FOR CONSTRUCTION

SHEET NAME
L1 UNIT INTERIOR FRAMING

SHEET NUMBER
A113

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1 LEVEL 2 FRAMING PLAN
3/8" = 1'-0"

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Room name
101
150 SF
ROOM DESIGNATION

X — WALL TYPE INDIC

101 — DOOR INDICATOR

1t — WINDOW INDICATOR

X / X — FLOOR FINISH INDIC.

1t — HORIZONTAL ASSEMBLY INDIC.

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MOAB, UT, 84532

REVISIONS:
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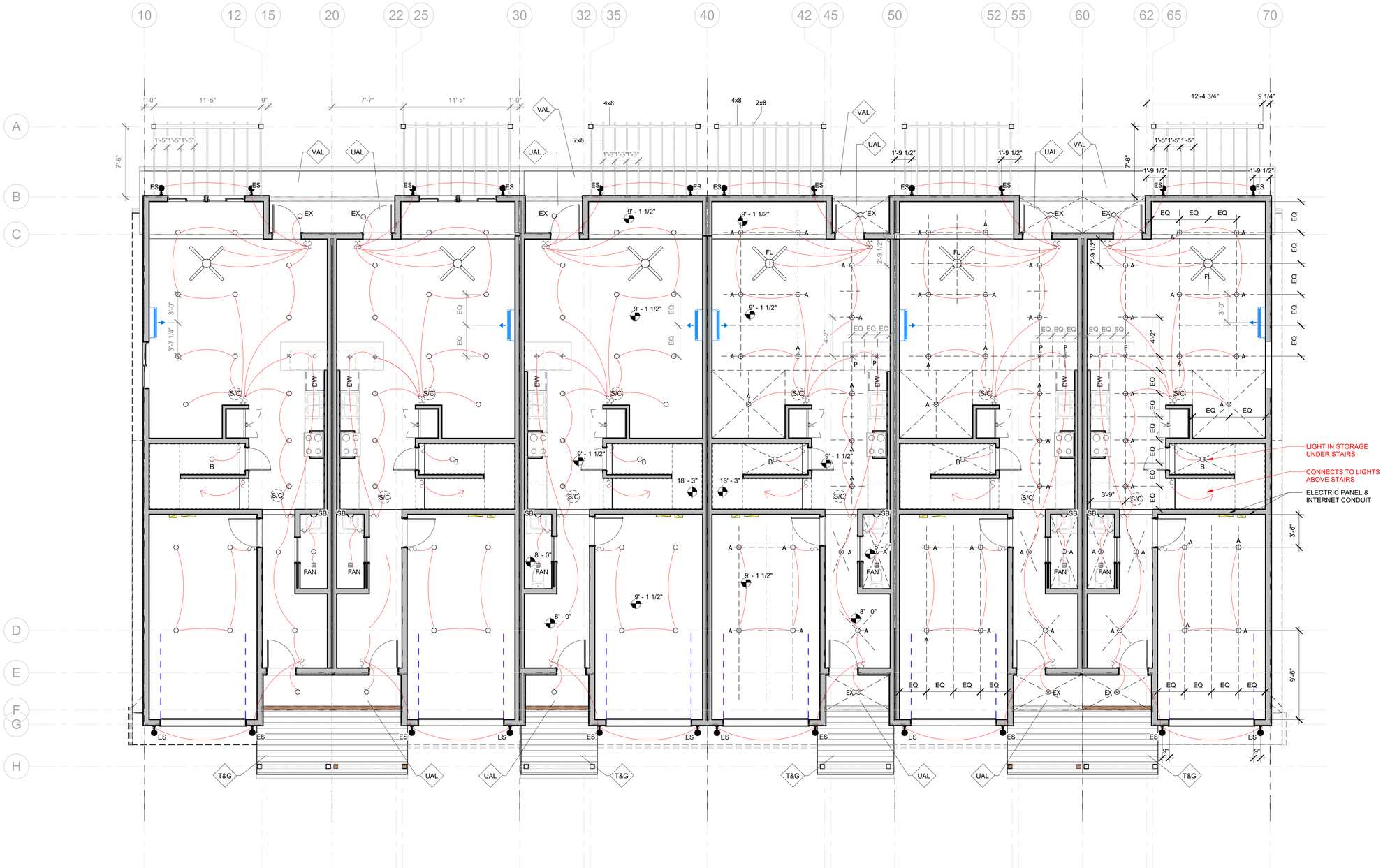
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SHEET NAME
L2 UNIT INTERIOR FRAMING

SHEET NUMBER
A114

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1 **Level 1 RCP**
3/16" = 1'-0"

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RCP / ELECTRICAL NOTES:

1. CONTRACTOR TO CONFIRM ALL SWITCH LOCATIONS DURING WALK THROUGH WITH ARCHITECT AND OWNER. LOCATIONS TO MEET ALL GFI AND DIMENSIONAL CODE REQUIREMENTS.
2. CONTRACTOR TO CONFIRM ALL FIRE DETECTION & CARBON MONOXIDE DETECTION DEVICES DURING WALK THROUGH WITH ARCHITECT AND OWNER. LOCATIONS TO MEET ALL GFI AND DIMENSIONAL CODE REQUIREMENTS.
3. CONTRACTOR TO PROVIDE TYPICAL SPECS FOR LED DISCS, GIMBLES, FLUORESCENT LIGHTS, AND ALL NON DECORATIVE LIGHT FIXTURES TO ARCHITECT FOR APPROVAL.
4. NUMBER OF WIRES MAY NOT BE INDICATED FOR ALL CIRCUITS, ONLY THOSE WHERE CLARIFICATION IS NECESSARY. PROVIDE ALL WIRE NECESSARY FOR THE PROPER FUNCTION OF THE SYSTEM WHETHER INDICATED ON PLAN OR NOT.
5. ALL RECEPTACLES TO BE TAMPER-RESISTANT.
6. ALL CIRCUITS SERVING SLEEPING ROOMS TO BE AFCI PROTECTED
7. ALL SMOKE AND CARBON DETECTORS TO BE HARDWIRED AND CONNECED TO THE AFCI PROTECTED CIRCUITS

EX	LED DISC LIGHT; WET RATED EXTERIOR LOCATION
A	LED DISC -OR- CAN LIGHT; TYPICAL
B	LED DISC -OR- CAN LIGHT; SLOPED LOCATION
C	LED DISC -OR- CAN LIGHT; DAMP LOCATION
D	CASEWORK RECESSED LED, STRIP OR DISC TBD BY SUB
FL	CEILING FAN / LIGHT FIXTURE
SB	WALL MOUNTED INTERIOR VANITY SCONCE, MOUNTED HIGH
P	DIMMABLE PENDANT, SPEC TBD
ES	WALL SCONCE (EXTERIOR); DARK SKY COMPLIANT
MS	WALL SCONCE (EXTERIOR); MOTION SENSOR ACTIVATE, DARK SKY COMPLIANT
S2	INTERIOR WALL SCONCE W/ ARM, SPEC TBD
S1	SMALL INTERIOR WALL SCONCE, SPEC TBD
FAN	EXHAUST FAN
	WALL MOUNTED MINISPLIT
S	SMOKE DETECTOR
S/C	SMOKE / CARBON MONOXIDE DETECTOR
	SWITCH
D	DIMMER SWITCH

SOFFIT FINISHES:

UAL	VAL	T&G
UNVENTED ALUMINIUM	**VENTED ALUMINIUM**	**1X6 T&G OVER 1/2" GWB**

TRACT E SIXPLEX

AROYO CROSSING
TRACT E TOWNHOMES
MOAB, UT, 84532

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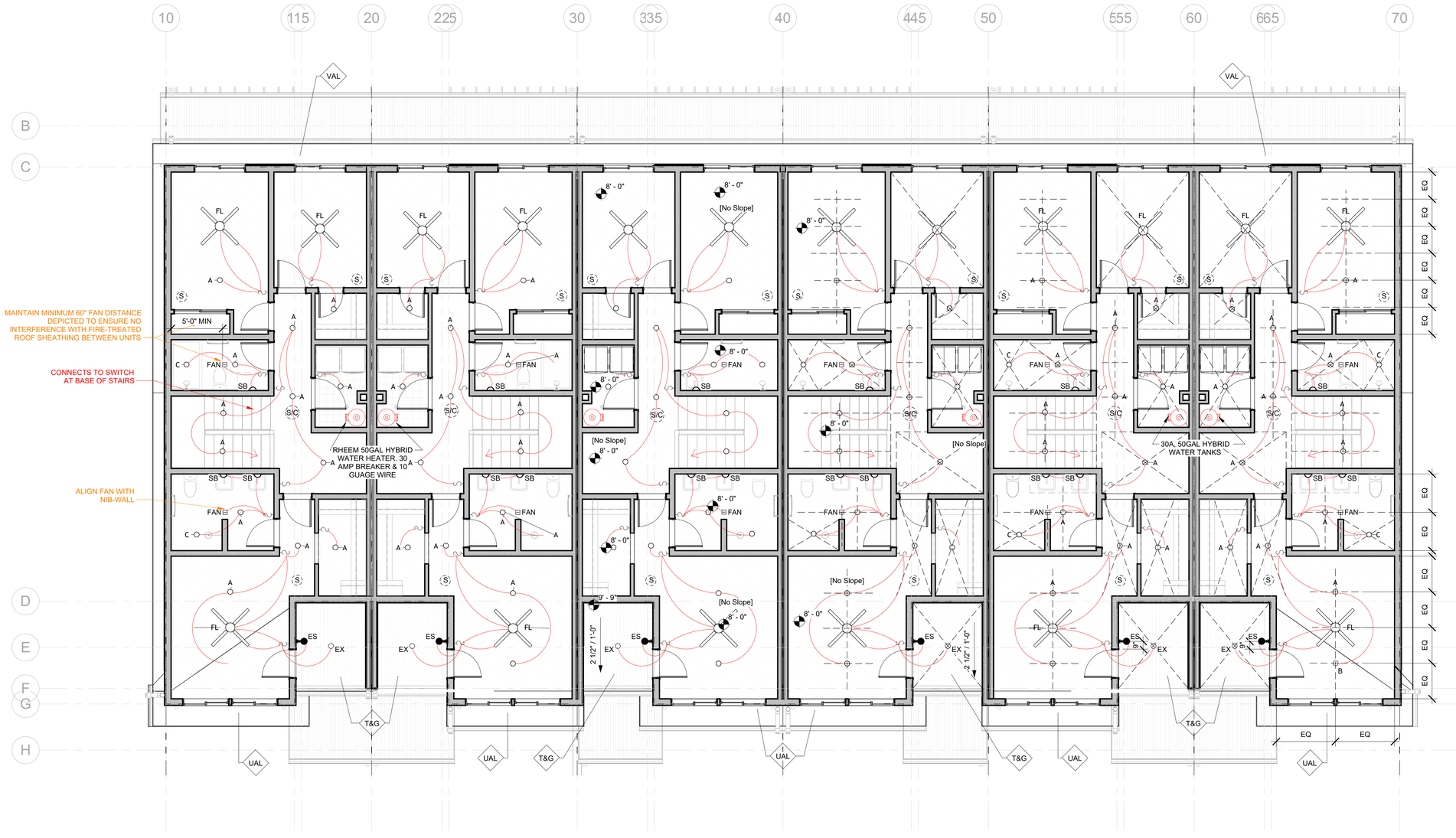
REVISIONS:
25 08 15 SIXPLEX PERMIT

SHEET NAME
MAIN FLOOR RCP

SHEET NUMBER
A120

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1 Level 2 RCP
3/16" = 1'-0"

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RCP / ELECTRICAL NOTES:

1. CONTRACTOR TO CONFIRM ALL SWITCH LOCATIONS DURING WALK THROUGH WITH ARCHITECT AND OWNER. LOCATIONS TO MEET ALL GFI AND DIMENSIONAL CODE REQUIREMENTS.
2. CONTRACTOR TO CONFIRM ALL FIRE DETECTION & CARBON MONOXIDE DETECTION DEVICES DURING WALK THROUGH WITH ARCHITECT AND OWNER. LOCATIONS TO MEET ALL GFI AND DIMENSIONAL CODE REQUIREMENTS.
3. CONTRACTOR TO PROVIDE TYPICAL SPECS FOR LED DISCS, GIMBLES, FLUORESCENT LIGHTS, AND ALL NON DECORATIVE LIGHT FIXTURES TO ARCHITECT FOR APPROVAL.
4. NUMBER OF WIRES MAY NOT BE INDICATED FOR ALL CIRCUITS, ONLY THOSE WHERE CLARIFICATION IS NECESSARY. PROVIDE ALL WIRE NECESSARY FOR THE PROPER FUNCTION OF THE SYSTEM WHETHER INDICATED ON PLAN OR NOT.
5. ALL RECEPTACLES TO BE TAMPER-RESISTANT.
6. ALL CIRCUITS SERVING SLEEPING ROOMS TO BE AFCI PROTECTED
7. ALL SMOKE AND CARBON DETECTORS TO BE HARDWIRED AND CONNECED TO THE AFCI PROTECTED CIRCUITS

EX	LED DISC LIGHT; WET RATED EXTERIOR LOCATION
A	LED DISC -OR- CAN LIGHT; TYPICAL
B	LED DISC -OR- CAN LIGHT; SLOPED LOCATION
C	LED DISC -OR- CAN LIGHT; DAMP LOCATION
D	CASEWORK RECESSED LED, STRIP OR DISC TBD BY SUB
FL	CEILING FAN / LIGHT FIXTURE
SB	WALL MOUNTED INTERIOR VANITY SCONCE, MOUNTED HIGH
P	DIMMABLE PENDANT, SPEC TBD
ES	WALL SCONCE (EXTERIOR); DARK SKY COMPLIANT
MS	WALL SCONCE (EXTERIOR); MOTION SENSOR ACTIVATE, DARK SKY COMPLIANT
S2	INTERIOR WALL SCONCE W/ ARM, SPEC TBD
S1	SMALL INTERIOR WALL SCONCE, SPEC TBD
FAN	EXHAUST FAN
	WALL MOUNTED MINISPLIT
S	SMOKE DETECTOR
S/C	SMOKE / CARBON MONOXIDE DETECTOR
	SWITCH
D	DIMMER SWITCH

SOFFIT FINISHES:

UAL	VAL	T&G
UNVENTED ALUMINIUM	**VENTED ALUMINIUM**	**1X6 T&G OVER 1/2" GWB**

TRACT E SIXPLEX

AROYO CROSSING
TRACT E TOWNHOMES
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SHEET NAME
UPPER FLOOR RCP

SHEET NUMBER
A121

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1 **L1 OUTLET PLAN**
3/8" = 1'-0"

5 10 15 20

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RECEPTACLE / ELECTRICAL NOTES:

1. CONTRACTOR TO CONFIRM ALL OUTLET LOCATIONS DURING WALK THROUGH WITH ARCHITECT AND OWNER. LOCATIONS TO MEET ALL GFI AND DIMENSIONAL CODE REQUIREMENTS.
2. CONTRACTOR TO CONFIRM ALL FIRE DETECTION & CARBON MONOXIDE DETECTION DEVICES DURING WALK THROUGH WITH ARCHITECT AND OWNER. LOCATIONS TO MEET ALL GFI AND DIMENSIONAL CODE REQUIREMENTS.
3. ALL GFCI RECEPTACLES LOCATED ON EXTERIOR OF BUILDING TO BE WEATHERPROOF.
4. ALL RECEPTACLES TO BE TAMPER-RESISTANT.
5. LAUNDRY AREA TO HAVE DEDICATED 20 AMP GFI PROTECTED RECEPTACLE CIRCUIT WITH THE RESET IN A READILY ACCESSIBLE LOCATION.
6. KITCHEN AREA TO HAVE TWO DEDICATED 20 AMP GFI PROTECTED RECEPTACLE CIRCUITS WITH THE RESET IN A READILY ACCESSIBLE LOCATION. RECEPTACLES IN THE KITCHEN ISLAND TO BE SERVED BY ONE OF THE TWO REQUIRED 20 AMP GFI PROTECTED SMALL APPLIANCE BRANCH CIRCUITS.
7. DEDICATED FRIDGE, MICROWAVE, RANGE, DISHWASHER OUTLETS CONCEALED BEHIND LOCATIONS SHOWN ON FLOOR PLAN.
8. RECEPTACLES IN BATHROOMS TO BE GFI PROTECTED.
9. RECEPTACLES IN GARAGE LID FOR DOOR OPENER ARE GFI PROTECTED WITH RESET IN A READILY ACCESSIBLE LOCATION.
10. ALL CIRCUITS SERVING SLEEPING ROOMS TO BE AFCI PROTECTED
11. ALL SMOKE AND CARBON DETECTORS TO BE HARDWIRED AND CONNECED TO THE AFCI PROTECTED CIRCUITS

FAN	EXHAUST FAN
M/B	MOTORIZED BLINDS / WINDOW COVERINGS
	WALL MOUNTED MINISPLIT
S	SMOKE DETECTOR
S/C	SMOKE / CARBON MONOXIDE DETECTOR
	WALL MOUNTED RECEPTACLE OUTLET
GFCI	GROUND-FAULT CIRCUT INTERRUPTER PROTECTED RECEPTACLE OUTLET
GFCI	GROUND-FAULT CIRCUT INTERRUPTER PROTECTED RECEPTACLE OUTLET - ABOVE COUNTER
	FLOOR OR CEILING MOUNTED RECEPTACLE OUTLET

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AROYO CROSSING
TRACT E TOWNHOMES
MOAB, UT, 84532

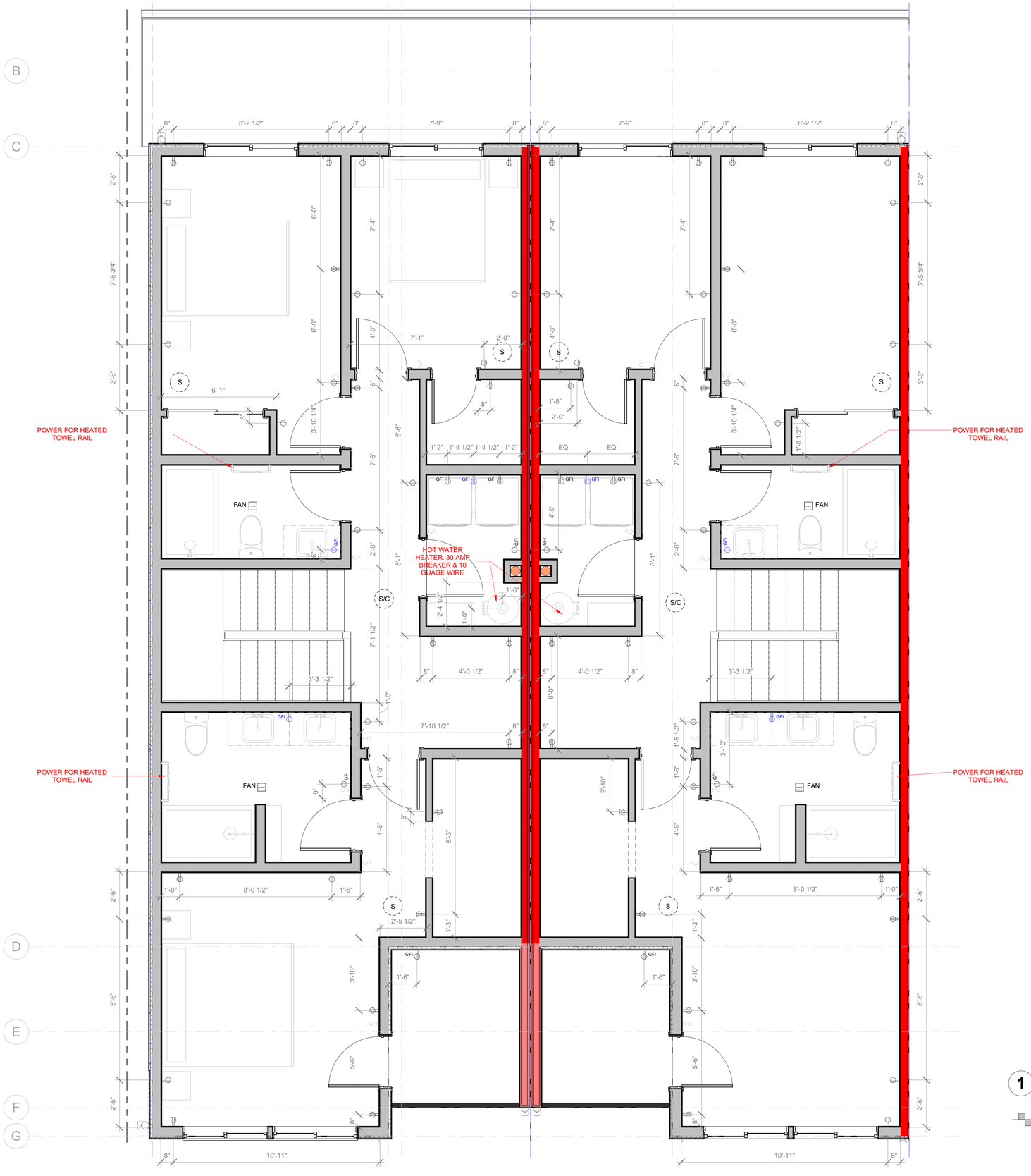
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SHEET NAME	SHEET NUMBER
L1 UNIT OUTLETS	A123

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1 **L2 OUTLET PLAN**
3/8" = 1'-0"

5 10 15 20

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RCP / ELECTRICAL NOTES:

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3. CONTRACTOR TO PROVIDE TYPICAL SPECS FOR LED DISCS, GIMBLES, FLUORESCENT LIGHTS, AND ALL NON DECORATIVE LIGHT FIXTURES TO ARCHITECT FOR APPROVAL.
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EX	LED DISC LIGHT; WET RATED EXTERIOR LOCATION
A	LED DISC -OR- CAN LIGHT; TYPICAL
B	LED DISC -OR- CAN LIGHT; SLOPED LOCATION
C	LED DISC -OR- CAN LIGHT; DAMP LOCATION
D	CASEWORK RECESSED LED, STRIP OR DISC TBD BY SUB
FL	CEILING FAN / LIGHT FIXTURE
SB	WALL MOUNTED INTERIOR VANITY SCONCE, MOUNTED HIGH
P	DIMMABLE PENDANT, SPEC TBD
ES	WALL SCONCE (EXTERIOR); DARK SKY COMPLIANT
MS	WALL SCONCE (EXTERIOR); MOTION SENSOR ACTIVATE, DARK SKY COMPLIANT
S2	INTERIOR WALL SCONCE W/ ARM, SPEC TBD
S1	SMALL INTERIOR WALL SCONCE, SPEC TBD
FAN	EXHAUST FAN
	WALL MOUNTED MINISPLIT
S	SMOKE DETECTOR
S/C	SMOKE / CARBON MONOXIDE DETECTOR
	SWITCH
D	DIMMER SWITCH

SOFFIT FINISHES:

UAL	VAL	T&G
UNVENTED ALUMINIUM	**VENTED ALUMINIUM**	**1X6 T&G OVER 1/2" GWB**

TRACT E SIXPLEX

AROYO CROSSING
TRACT E TOWNHOMES
MOAB, UT, 84532

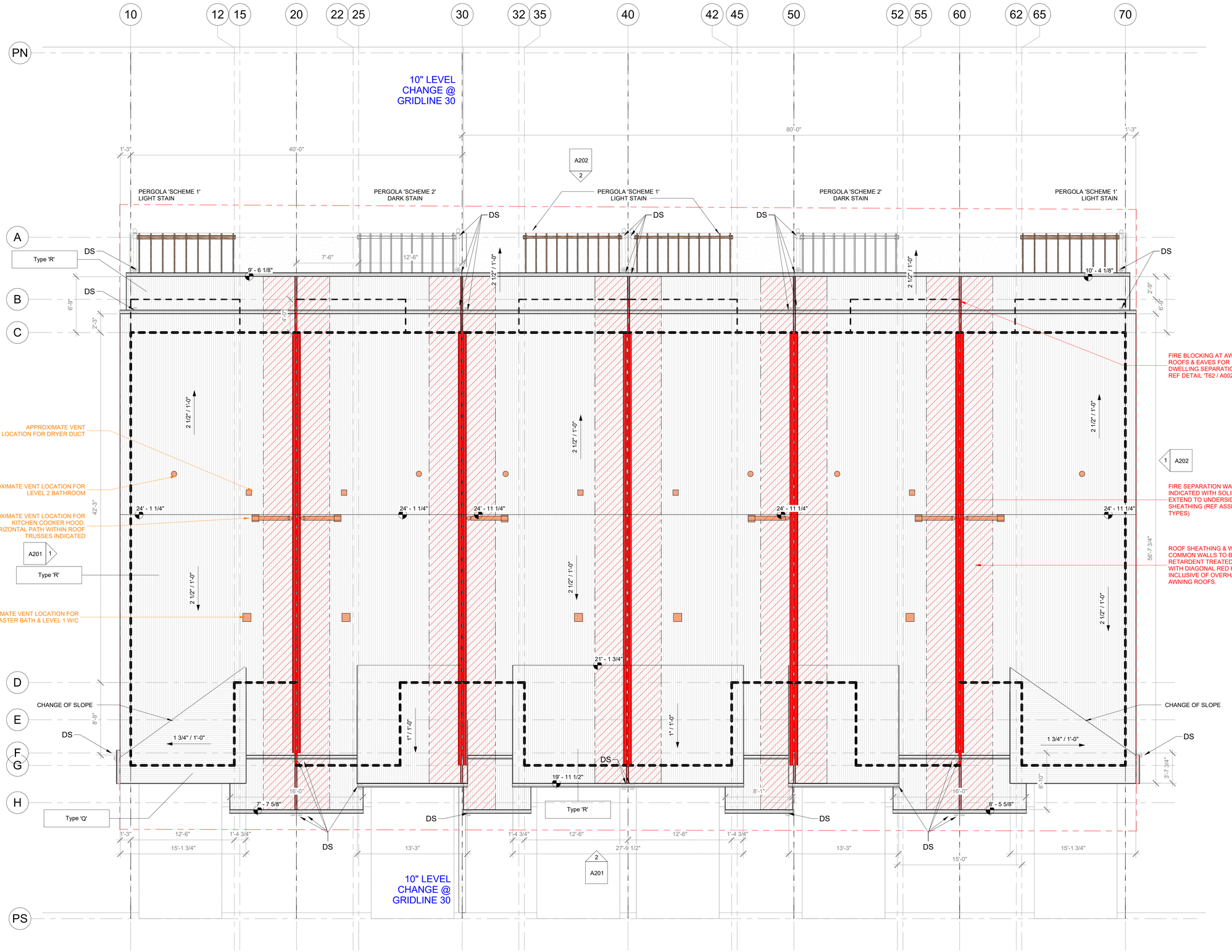
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SHEET NAME	SHEET NUMBER
L2 UNIT OUTLETS	A124

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1 Roof Plan
3/16" = 1'-0"

NOTE: SPOT ELEVATIONS ARE RELATED TO LEVEL ONE FOR 'SOUTH EAST'

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GENERAL NOTES:

A. ALL ROOFS TO ACHIEVE CLASS 'A" FIRE RATING BY INSTALLING REQUIRED ROOFING UNDERLAYMENT AT ALL LOCATIONS WHERE PRIMARY ROOF MATERIAL DOES NOT ACHIEVE CLASS 'A' RATING. GC TO VERIFY COMPLIANCE.

B. ALL RAKE AND EAVE DIMENSIONS TO BE HORIZONTAL DIMENSIONS, NOT ALONG PITCH.

C. COORDINATE LAYOUT OF ROOF FRAMING WITH EXPOSED RAFTERS WHERE APPLICABLE, SEE REFLECTED CEILING PLAN FOR LOCATIONS (TYP.)

D. VERIFY ALL GUTTER AND DOWNSPOUT LOCATIONS AND TYPES WITH ARCHITECT PRIOR TO INSTALLATION.

E. ALL ROOF PENETRATION LOCATIONS INCLUDING, BUT NOT LIMITED TO: FLUES, VENTILATION PIPES AND STACKS SHALL BE SUBMITTED TO ARCHITECT AND ROOFING MANUFACTURER FOR REVIEW. (NOTE: NOT ALL ROOF PENETRATIONS MAY BE SHOWN ON PLAN).

F. RIDGE VENTS TO BE USED FOR VENTED ATTIC ROOF SPACE, INSTALLED PER MFR SPEC

G. DIVERTER FLASHING SHALL BE INSTALLED WHERE A LOWER SLOPED ROOF TERMINATES AGAINST A VERTICAL WALL, CHIMNEY CHASE, OR FRAMED COLUMN.

H. FLASHING AT PLUMBING VENTS TO MATCH ROOF MATERIAL.

I. 'DS' INDICATES SUGGESTED LOCATION FOR DOWNSPOUT. TBD BETWEEN CONTRACTOR & ARCHITECT

J. PLEASE NOTE FIRE SEPARATION WALLS ARE REQUIRED TO EXTEND TO UNDERSIDE OF ROOF SHEATHING (REF ASSEMBLY TYPES)

K. SOLID FIRE BLOCKING REQUIRED BETWEEN DWELLING UNITS AT AWNING ROOFS & EAVES (REF ASSEMBLY TYPES)

XXXX ELEVATION INDICATOR

APPROXIMATE VENT DUCT LENGTHS
FINAL LENGTHS & SPECS TBD WITH SUBCONTRACTOR:

MASTER BATH VENT	-	5 FT
LEVEL 2 BATH VENT	-	5 FT 6 INCH
LEVEL 1 W.C	-	18 FT 6 INCH
LAUNDRY DRYER	-	**13 FT**
COOKER HOOD	-	24 FT 6 INCH

TRACT E SIXPLEX

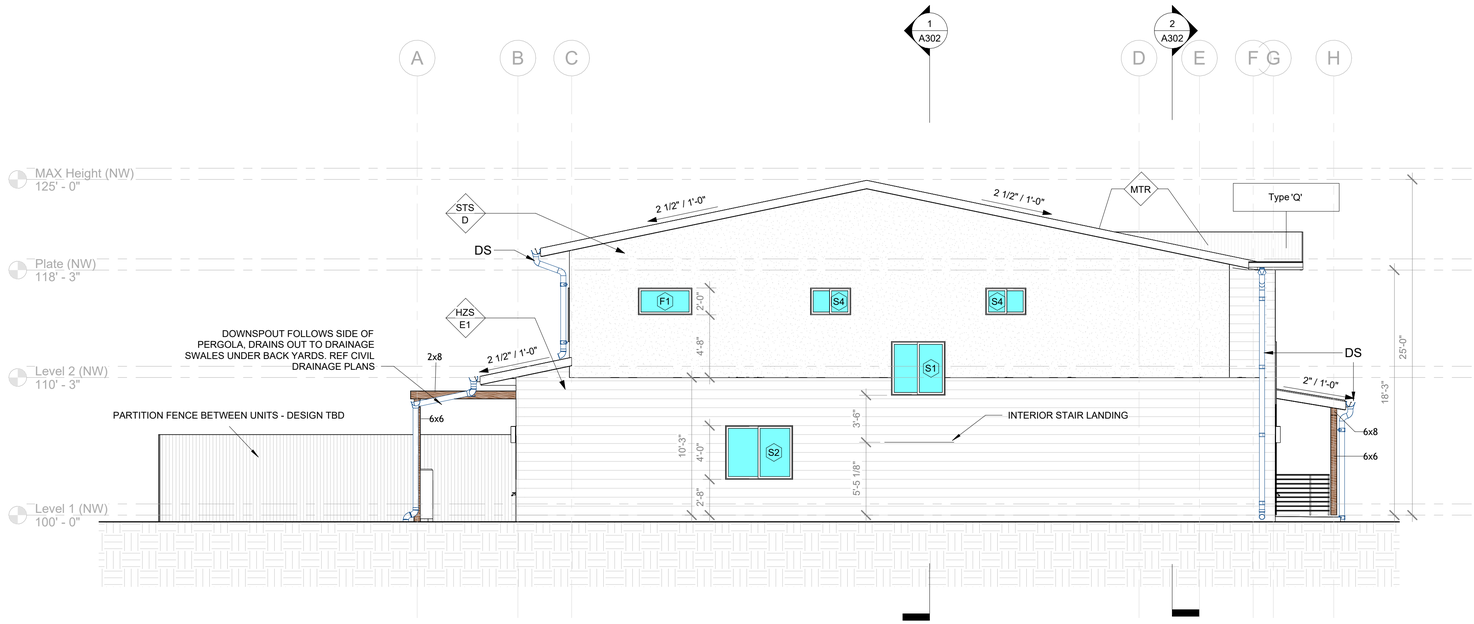
AROYO CROSSING
TRACT E TOWNHOMES
MOAB, UT, 84532

REVISIONS:
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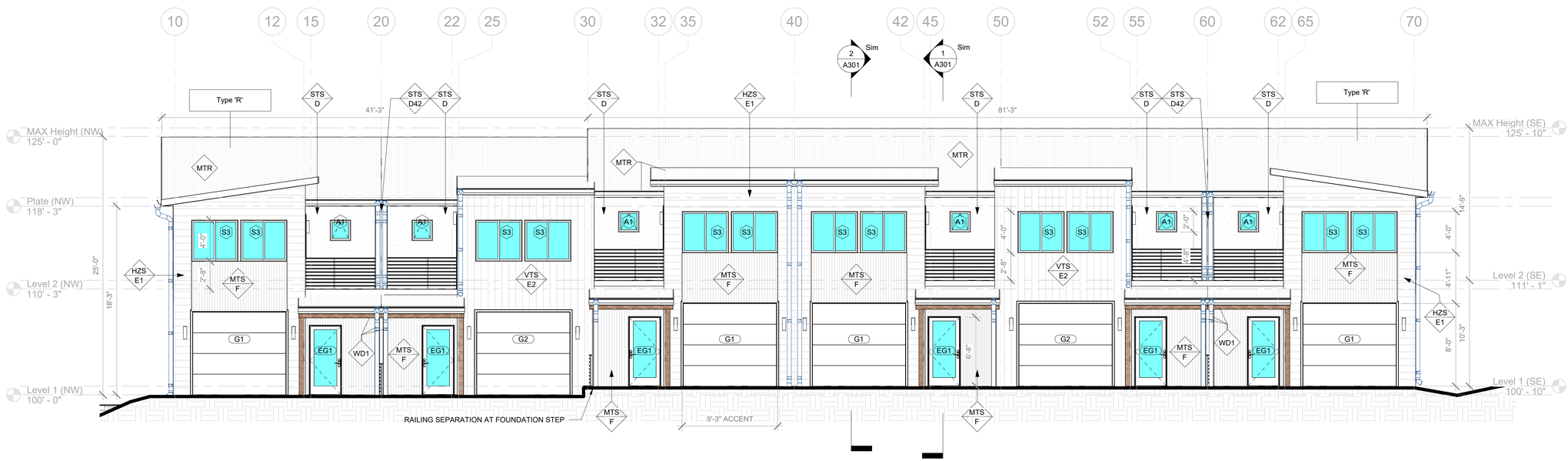
SHEET NAME	SHEET NUMBER
ROOF PLAN	A130

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1 END ELEVATION - NORTHWEST UNITS
3/16" = 1'-0"



2 GOLDEN EAGLE WAY ELEVATION
3/16" = 1'-0"

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MATERIALS

MTR — METAL ROOF:
STYLE: STANDING SEAM OR CORRUGATED, TBD
COLOR: RUST OR BRONZE TBD
MFR: TBD

**MTL FASCIA, FLASHING & GUTTER TO MATCH FINISH

STS D / STS D42 — STUCCO:
PRIMARY SIDING
COLOR: LIGHT SAND
MFR: TBD

HZS E1 — HORIZONTAL SIDING:
SECONDARY SIDING #1
COLOR: GREEN
STYLE: LAPSIDING
MFR: HARDIE

VTS E2 — VERTICAL SIDING:
SECONDARY SIDING #2
COLOR: GREIGE
STYLE: TBD
MFR: HARDIE

MTS F — METAL SIDING:
ACCENT SIDING
COLOR: RUST / CORTEN
STYLE: CORRUGATED TBD
MFR: TBD

WD1 — PERGOLA:
SCHEME #1
COLOR: LIGHT STAIN
CEDAR TBD

WD2 — PERGOLA:
SCHEME #2
COLOR: DARK STAIN
CEDAR TBD

WINDOWS AND DOORS
SPEC: TBD - WHITE FINISH, CLAD OR FIBERGLASS ASSEMBLY
MFR: TBD
NOTE: Operable windows to have tested air infiltration rate of less than 0.2 CFM/sq.ft. Infiltration rate to be tested prior to install

**GARAGE DOORS TO HAVE VARIED COLORS DEPENDANT ON SIDING SCHEME, REF ELEVATIONS

*** MATERIALS LISTED ABOVE ARE TO BE REFINED DURING THE BIDDING AND DESIGN DEVELOPMENT PHASE BEFORE EXACT SPECIFICATIONS ARE APPROVED BY OWNER & ARCHITECT

GENERAL NOTES:

A. SEE DOOR SCHEDULE AND DETAILS FOR FURTHER INFORMATION.

B. SEE WINDOW SCHEDULE AND DETAILS SHEET FOR FURTHER INFORMATION.

C. PROVIDE BACKER ROD & SEALANT AT PERIMETER OF ALL WALL PENETRATIONS.

D. PROVIDE BACKER ROD & SEALANT BETWEEN ALL DISSIMILAR MATERIALS.

E. SEE ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING INFORMATION.

F. 'DS' INDICATES SUGGESTED DOWNSPOUT LOCATION. DRAINAGE TO BE CONFIRMED WITH CIVIL & CONTRACTORS.

TRACT E SIXPLEX

AROYO CROSSING
TRACT E TOWNHOMES
MOAB, UT, 84532

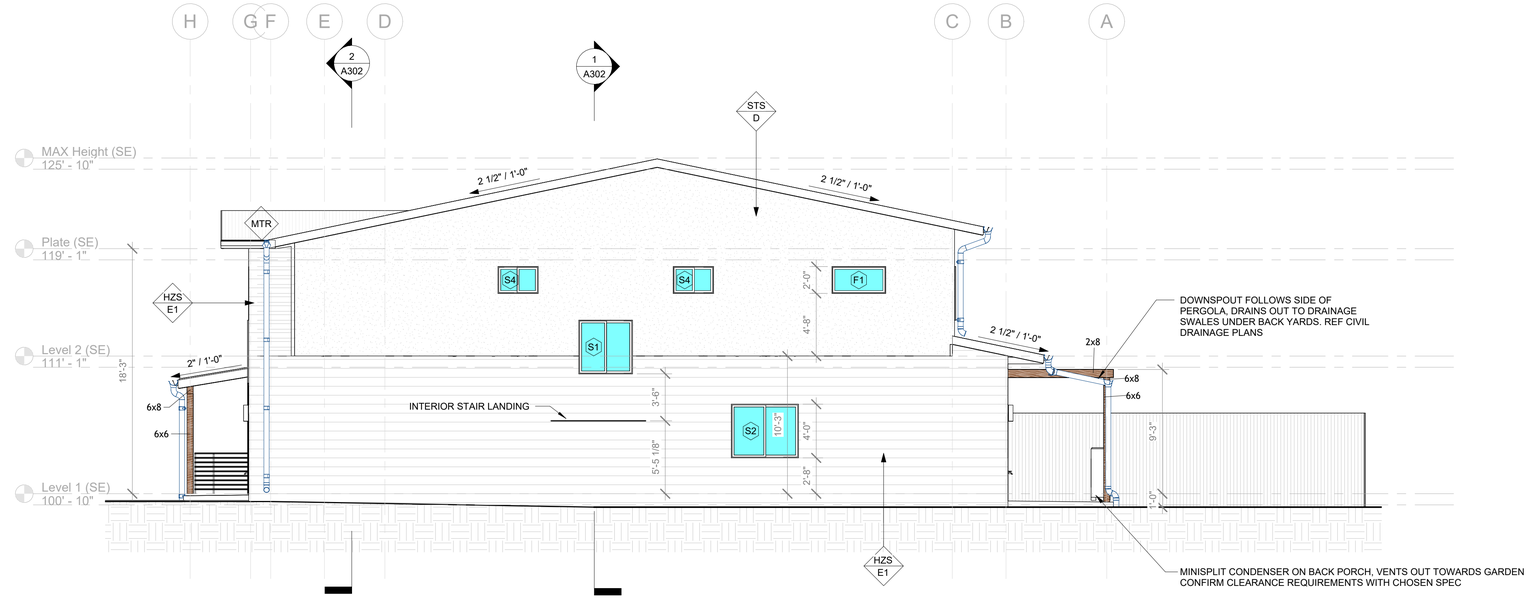
REVISIONS:
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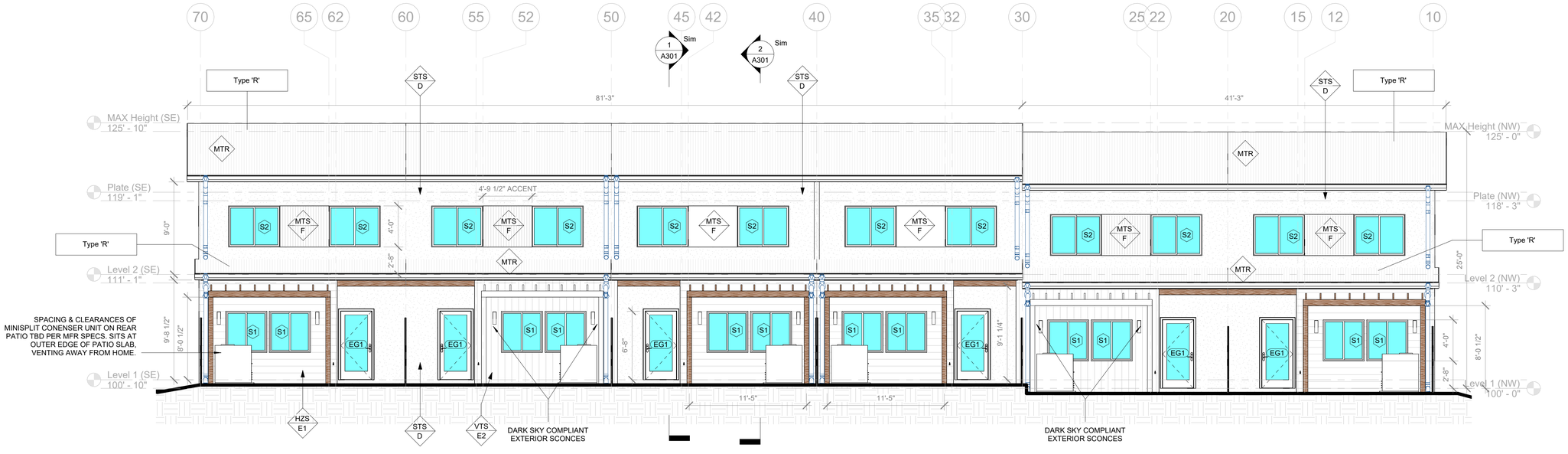
SHEET NAME	SHEET NUMBER
ELEVATIONS	A201

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1 END ELEVATION - SOUTHEAST UNITS
3/16" = 1'-0"



2 SPANISH VALLEY DRIVE ELEVATION
3/16" = 1'-0"

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MATERIALS

MTR — METAL ROOF:
STYLE: STANDING SEAM OR CORRUGATED, TBD
COLOR: RUST OR BRONZE TBD
MFR: TBD

**MTL FASCIA, FLASHING & GUTTER TO MATCH FINISH

STS D / STS D42 — STUCCO:
PRIMARY SIDING
COLOR: LIGHT SAND
MFR: TBD

HZS E1 — HORIZONTAL SIDING:
SECONDARY SIDING #1
COLOR: GREEN
STYLE: LAPSIDING
MFR: HARDIE

VTS E2 — VERTICAL SIDING:
SECONDARY SIDING #2
COLOR: GREIGE
STYLE: TBD
MFR: HARDIE

MTS F — METAL SIDING:
ACCENT SIDING
COLOR: RUST / CORTEN
STYLE: CORRUGATED TBD
MFR: TBD

WD1 — PERGOLA:
SCHEME #1
COLOR: LIGHT STAIN
CEDAR TBD

WD2 — PERGOLA:
SCHEME #2
COLOR: DARK STAIN
CEDAR TBD

WINDOWS AND DOORS
SPEC: TBD - WHITE FINISH, CLAD OR FIBERGLASS ASSEMBLY
MFR: TBD
NOTE: Operable windows to have tested air infiltration rate of less than 0.2 CFM/sq.ft. Infiltration rate to be tested prior to install

**GARAGE DOORS TO HAVE VARIED COLORS DEPENDANT ON SIDING SCHEME, REF ELEVATIONS

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A. SEE DOOR SCHEDULE AND DETAILS FOR FURTHER INFORMATION.

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TRACT E SIXPLEX

AROYO CROSSING
TRACT E TOWNHOMES
MOAB, UT, 84532

REVISIONS:
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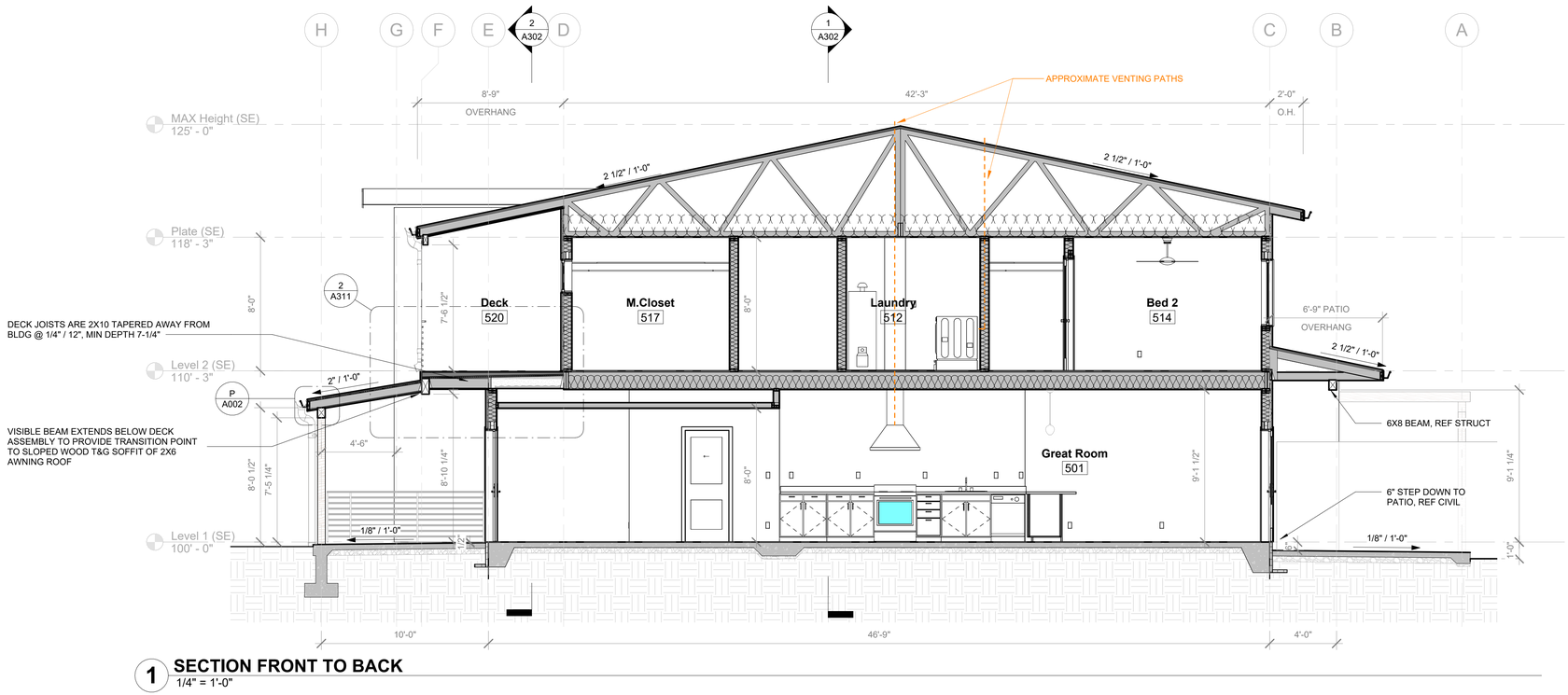
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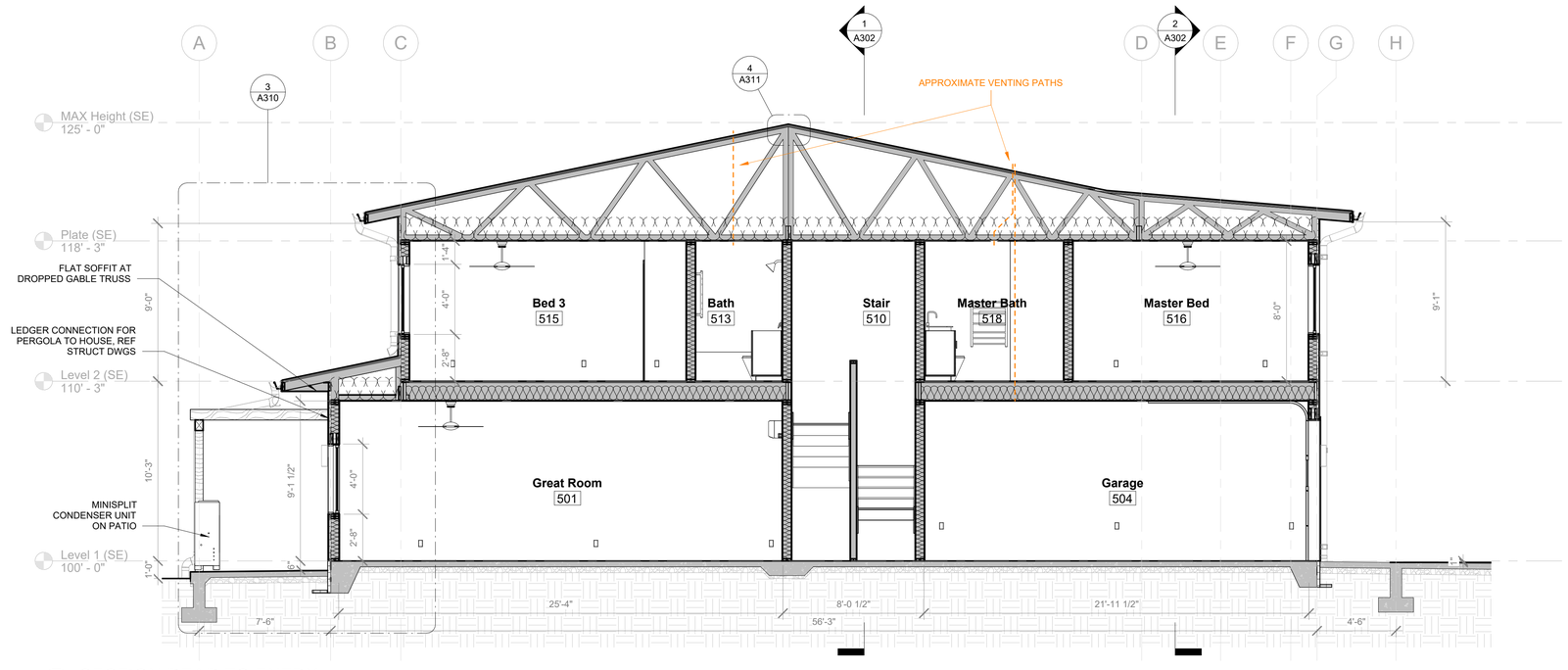
SHEET NUMBER: A202

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1 SECTION FRONT TO BACK
1/4" = 1'-0"



2 SECTION REAR TO ENTRY
1/4" = 1'-0"

5 10 15 20

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TRACT E SIXPLEX

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TRACT E TOWNHOMES
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REVISIONS:
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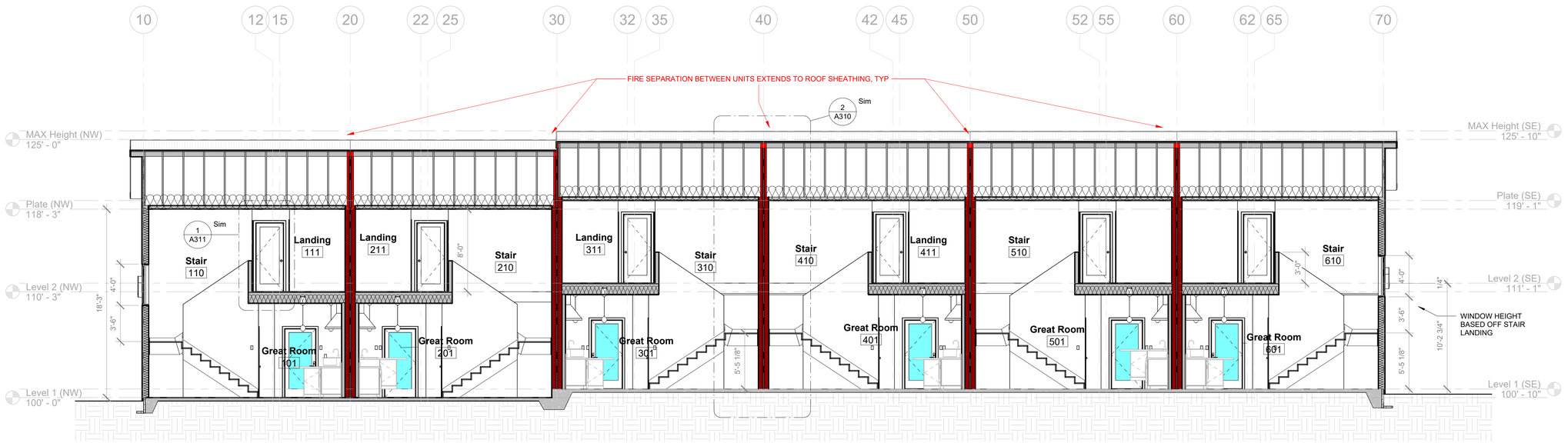
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SHEET NAME
BUILDING SECTIONS

SHEET NUMBER
A301

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1 LONG SECTION THROUGH UNITS - AT STAIR
3/16" = 1'-0"



2 LONG SECTION THROUGH UNITS - AT DECK
3/16" = 1'-0"

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TRACT E SIXPLEX

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TRACT E TOWNHOMES
MOAB, UT, 84532

REVISIONS:
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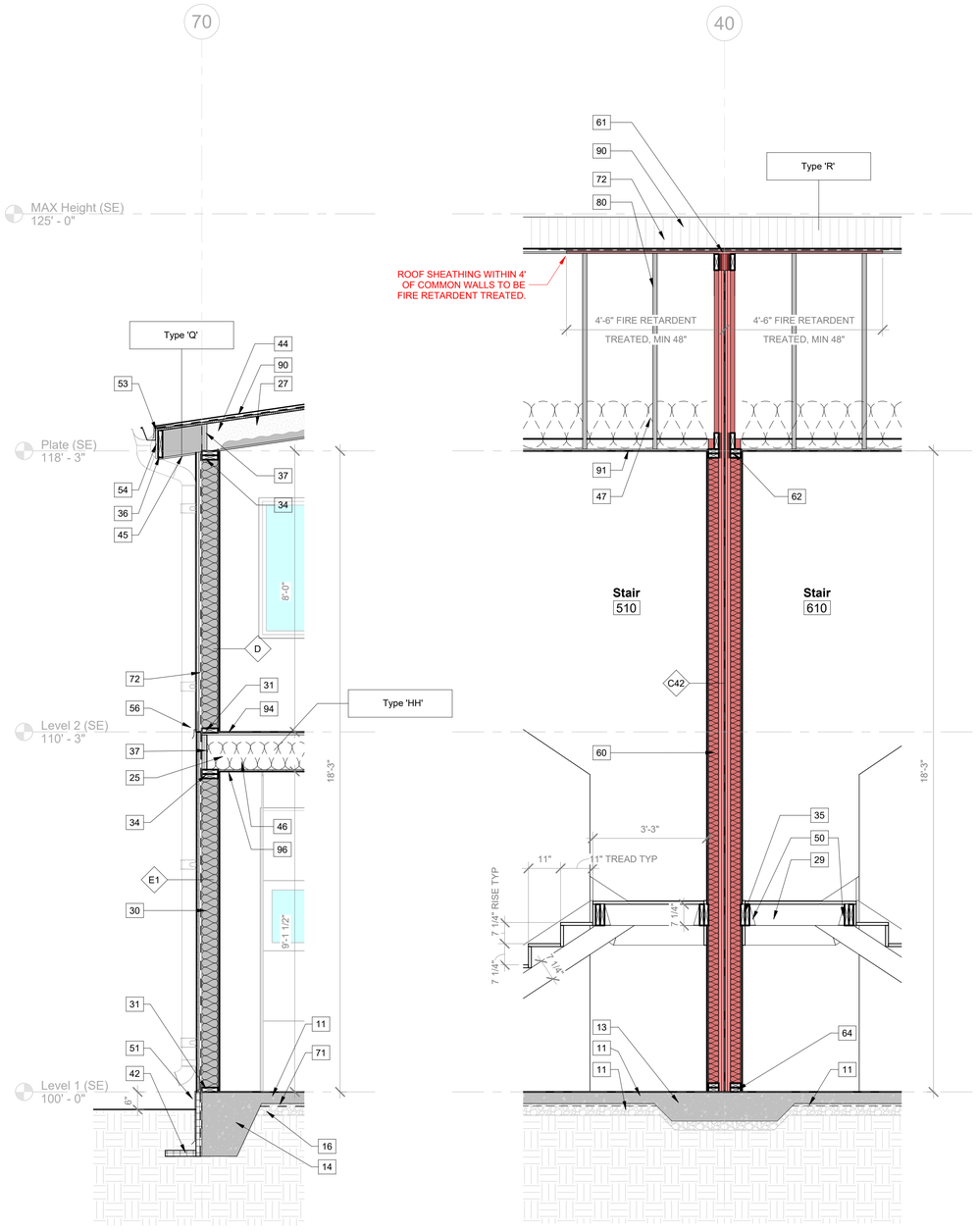
NOT FOR CONSTRUCTION

SHEET NAME
BUILDING SECTIONS

SHEET NUMBER
A302

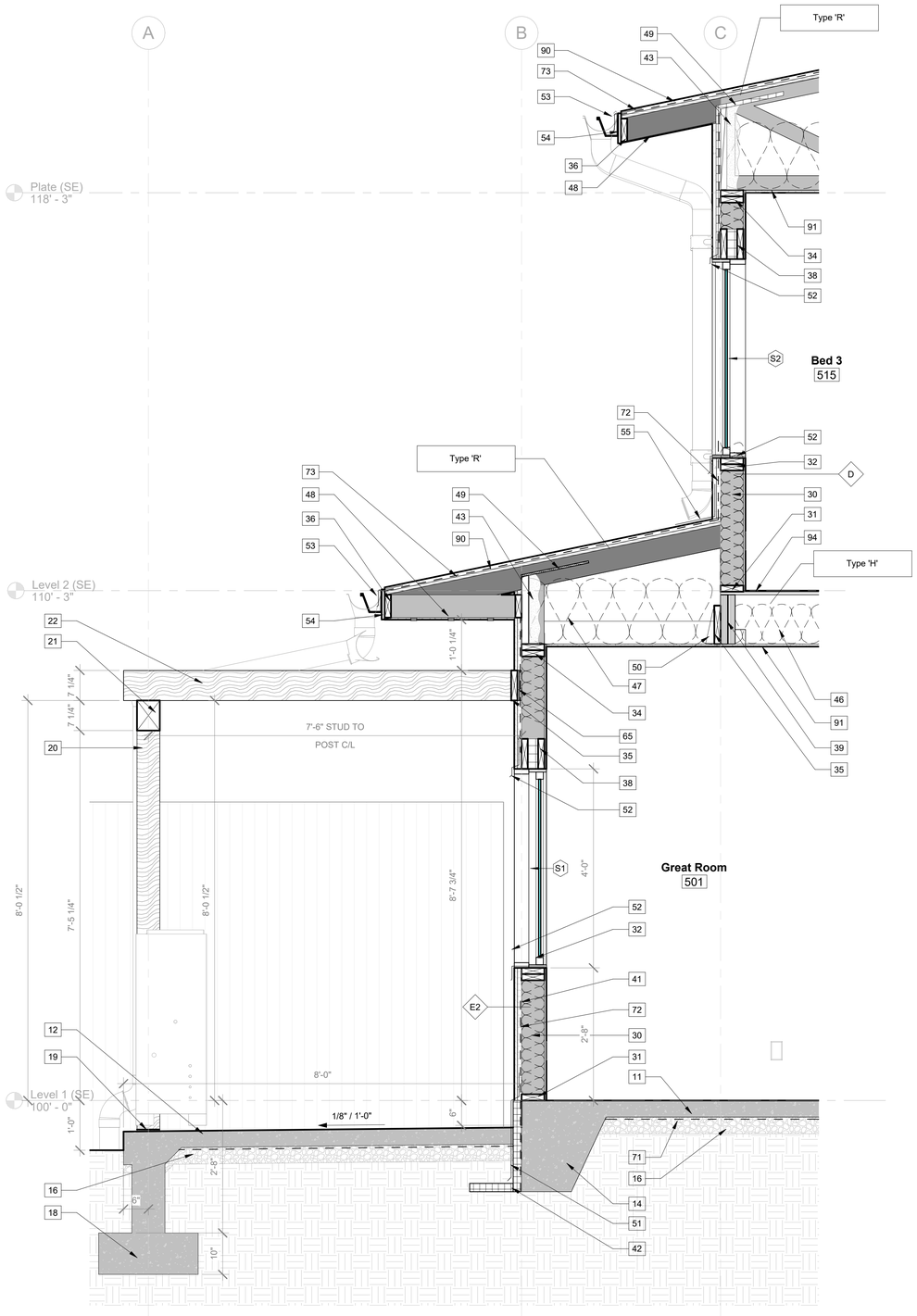
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1 **WALL SECTION MASTER BED**
1/2" = 1'-0"

2 **DIVISION AT STAIR, TYP**
1/2" = 1'-0"



3 **LIVING ROOM REAR + PERGOLA**
3/4" = 1'-0"

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KEY#	Description
11	CONCRETE SLAB FLOOR & FOUNDATION. FLOOR FINISH TBD. REF A002
12	POURED CONCRETE 4" PATIO, SLOPED MIN 1/8" AWAY FROM BUILDING
13	THICKENED SLAB UNDER DEMISING WALL, P. STRUCT DWGS
14	THICKENED SLAB EDGE FOUNDATION, REF STRUCT DWGS & S/A002
16	GRAVEL BELOW CONCRETE SLABS, PER STRUCTURAL & GEOTECH
18	CONCRETE PIER FOUNDATION, PER STRUCT DWGS
19	SIMPSON CONCEALED POST TIE, REF STRUCT
20	EXTERIOR STAINED 6X6 POST, ROUGH CUT DOUG-FIR
21	EXTERIOR STAINED 6X8, ROUGH CUT DOUG-FIR
22	2X8 @ 15" SPACING PERGOLA SYSTEM, ROUGH CUT DOUG-FIR
23	EXTERIOR STAINED 6X12 BEAM, PER STRUCT, ROUGH CUT DOUG-FIR
24	2X6 @ 24" SPACING PER STRUCT
25	11-7/8" TJI JOIST FLOOR, REF STRUCT DWGS & A002
26	2X10 TAPERED FLOOR JOISTS @16" O.C., HANGERED OFF BEAMS PER STRUCT DWGS. MIN TAPER SLOPE OF 1/4"/12" AWAY FROM BLDNG
27	2X10 STICK FRAMED ROOF AT VAULTED LOCATIONS, REF STRUCT DWGS & Q/A002
29	2X8 STAIR LANDING FRAMING PER STRUCT DWGS
30	2X6 STUD WALL, REF INSULATION SCHED & ASSEMBLY TYPES
31	SINGLE SILL PLATE PER STRUCT DWGS
32	DOUBLE SILL PLATE PER STRUCT
33	2X4 NIB WALL AS HANDRAIL, TOP PLATES WITH GWB FINISH. INSULATION NOT REQ.
34	DOUBLE TOP PLATE, TYP, REF STRUCTURAL
35	2X LEDGER, REF STRUCT. FOR SIZING & CONNECTION
36	2X STRUCT FASCIA
37	CONTINUOUS RIMBOARD
38	INSULATED (2)2X8 HEADER, -OR- INSULATED (2) 5-1/2" LVL HEADER, PER STRUCT
39	(2)LVL BEAM, PER STRUCTURAL DWGS
41	1" ZIP SHEATHING, PER INSULATION SCHED & ASSEMBLY TYPES
42	2" RIGID INSULATION, MIN 24" EXTENSION PER INSULATION SCHED
43	CLOSED CELL SPRAY INSULATION AT EAVES, REF INSULATION SCHED & ASSEMBLY TYPES
44	R-49 CLOSED CELL SPRAY INSULATION,REF INSULATION SCHED & ASSEMBLY TYPES
45	UNVENTED SOFFIT
46	R-30 CELLULOSE INSULATION, REF INSULATION SCHED & ASSEMBLY TYPES
47	R-49 CELLULOSE INSULATION, REF INSULATION SCHED & ASSEMBLY TYPES
48	VENTED ALUMINIUM SOFFIT BOARD
49	VENTILATION BAFFLE, SOLID BLOCKING TO SHEATHING IN LOCATIONS WITHOUT BAFFLE
50	MTL HANGER, REF STRUCTURAL SET
51	MTL FLASHING EXTENDS MIN 6" BELOW GRADE
52	MTL FLASHING AT ALL OPENINGS, TYPICAL. INSTALL PER MFR SPEC
53	MTL DRIP EDGE AT GUTTER, FINISH TO MATCH ROOF
54	METAL FASCIA BOARD, FINISH TO MATCH ROOF
55	MTL SIDE WALL FLASHING
56	MTL FLASHING WITH DRIP EDGE AT SIDING TRANSITION. FLASHING SITS UNDER UPPER SIDING, WRAPS OVER TOP OF LOWER SIDING. FINISH TO MATCH LOWER SIDING
57	MTL DRIP EDGE FLASHING
58	SIDE WALL FLASHING, FROM UNDER WALL SIDING TO UNDER DECK FINISH TO ALLOW MOISTURE RUN-OFF DOWN TPO DECK LAYER
60	DEMISING WALL WITH SHAFT LINER, REF C42/A001
61	FIRE SEPARATION EXTENDS TO TOP ROOF SHEATHING
62	DOUBLE TOP PLATE WITH FIRE BLOCKING, REF ASSEMBLY C62/A001
63	RIM BOARDS WITH FIRE BLOCKING, SHAFT LINER EXTENDS THROUGHOUT VERTICAL ASSEMBLY. REF A001
64	DOUBLE BASE PLATE WITH FIRE RESISTANT SEALANT, REF C62/A001
65	(2) LAYERS PLY REPLACE ZIP SHEATHING FOR LEDGER CONNECTION OF PERGOLA, REF STRUCT DWGS
71	VAPOR BARRIER BELOW SLAB
72	CONTINUOUS MRB, INSTALL PER MFR SPEC, REF ASSEMBLY TYPES
73	MRB OVER SHEATHING
80	PREFABRICATED TRUSS ROOF ASSEMBLY, SPACING @ 24" O.C. PER STRUCT
90	METAL FINISHED ROOF, OVER MRB & SHEATHING. REF ASSEMBLY TYPES & STRUCT DWGS
91	GWB CEILING FINISH
92	GWB WRAPS LANDING
93	2X4 DROPPED CEILING UNDER DECK, OVER ENTRY HALL
94	FLOOR FINISH OVER UNDERLAY & SHEATHING, REF ASSEMBLY TYPES
95	TREX OR SIMILAR DECK FINISH SET ON LEVEL SLEEPERS OVER TPO PROTECTED SLOPED ASSEMBLY, REF A002
96	TYPE X GWB CEILING IN GARAGE
97	UNVENTED 1X6 T&G SOFFIT OVER 1/2" GWB

TRACT E SIXPLEX

AROYO CROSSING
TRACT E TOWNHOMES
MOAB, UT, 84532

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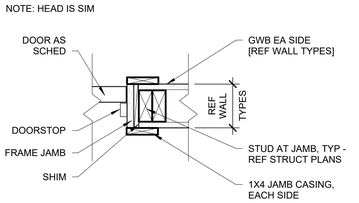
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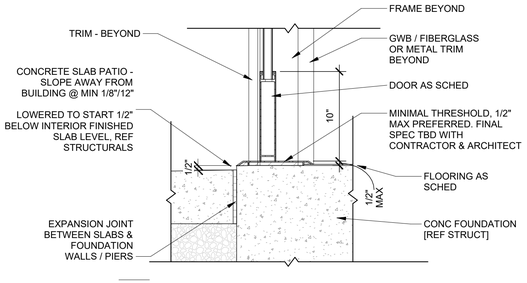
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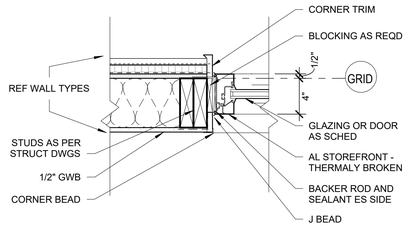
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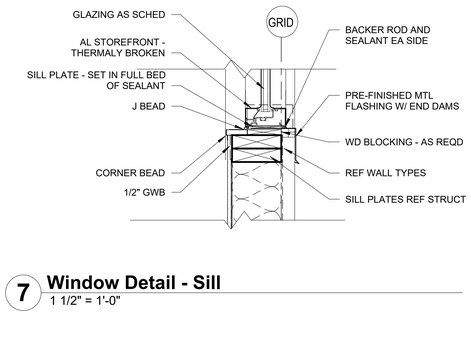
10 Interior Door Jamb - GWB
1 1/2" = 1'-0"



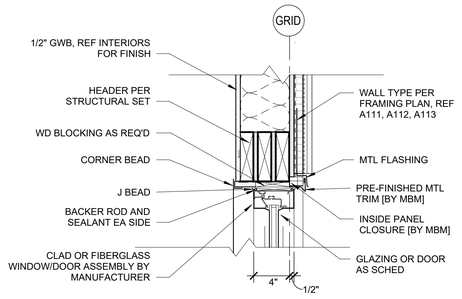
9 Door On Slab Threshold
1 1/2" = 1'-0"



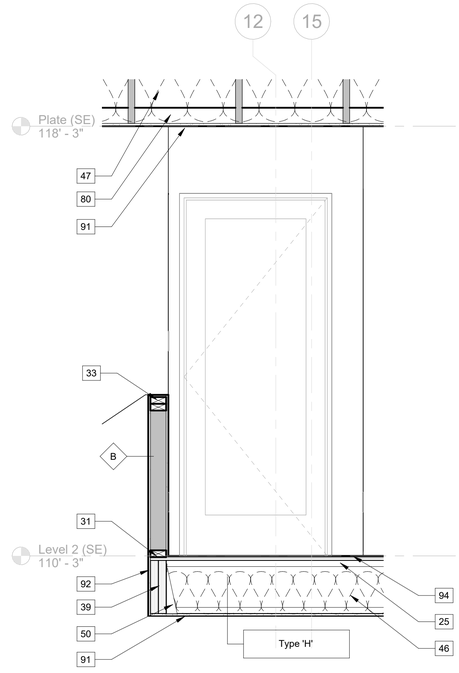
8 Exterior Window or Door Jamb
1 1/2" = 1'-0"



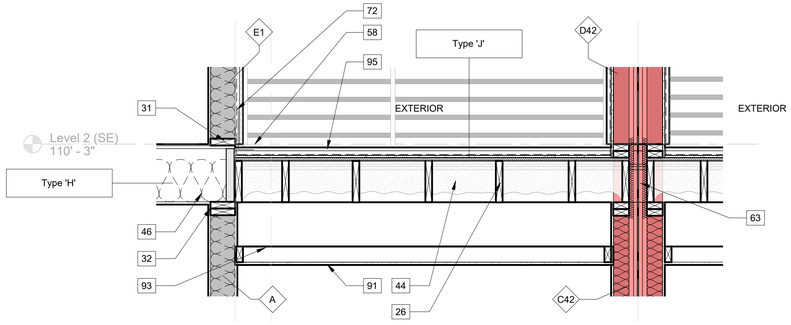
7 Window Detail - Sill
1 1/2" = 1'-0"



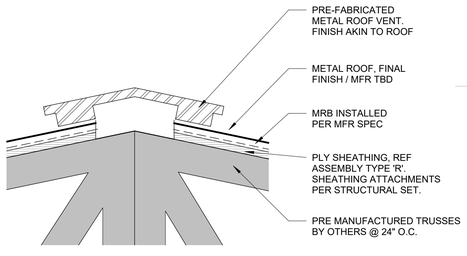
6 Exterior Window or Door Head
1 1/2" = 1'-0"



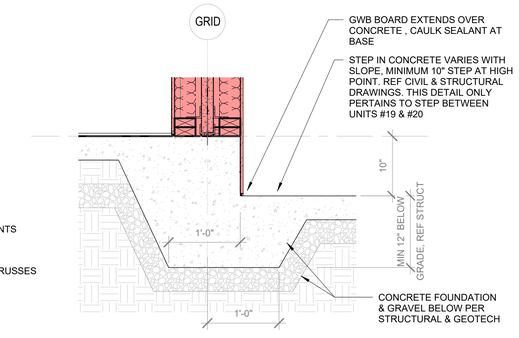
1 INTERIOR LANDING DEATIL
3/4" = 1'-0"



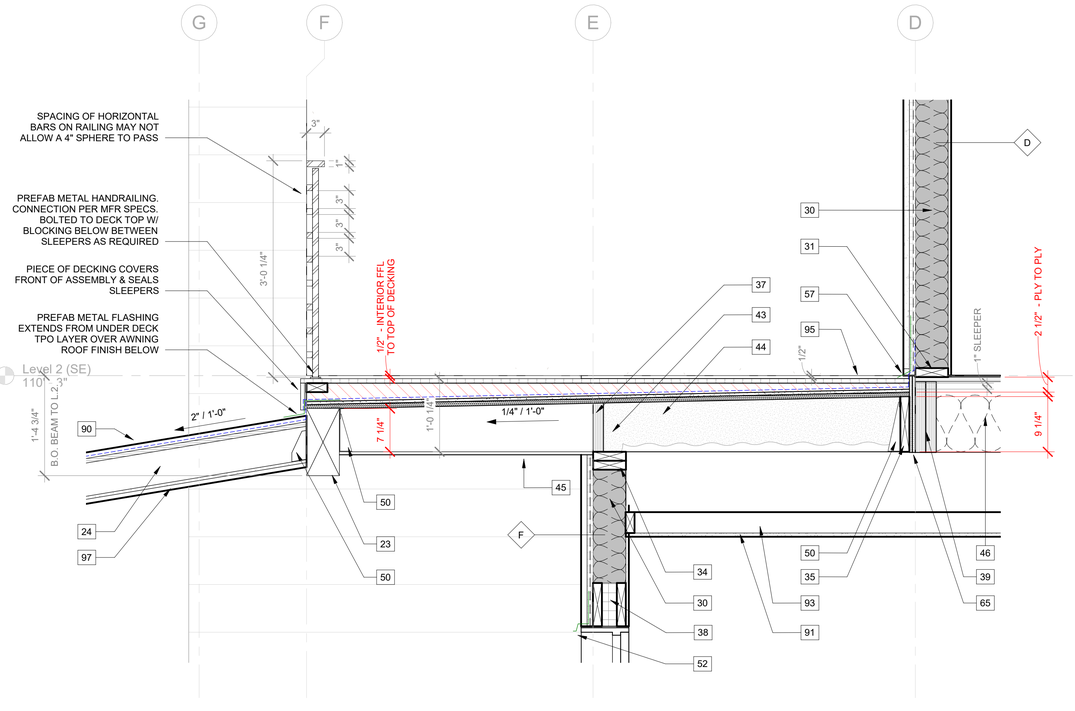
5 BED TO DECK
3/4" = 1'-0"



4 RIDGE VENT
1 1/2" = 1'-0"



3 STEP IN SLAB
1" = 1'-0"



2 MASTER DECK OVER ENTRY - ASSEMBLY TYPE J
1" = 1'-0"

ARCHITECTURAL SQUARED
Info@Arch-Squared.com
301 S 400 E #207, MOAB, UTAH 84532
512-656-1745

KEY#	Description
11	CONCRETE SLAB FLOOR & FOUNDATION. FLOOR FINISH TBD. REF A002
12	POURED CONCRETE 4" PATIO, SLOPED MIN 1/8" AWAY FROM BUILDING
13	THICKENED SLAB UNDER DEMISING WALL, P. STRUCT DWGS
14	THICKENED SLAB EDGE FOUNDATION, REF STRUCT DWGS & S/A002
16	GRAVEL BELOW CONCRETE SLABS, PER STRUCTURAL & GEOTECH
18	CONCRETE PIER FOUNDATION, PER STRUCT DWGS
19	SIMPSON CONCEALED POST TIE, REF STRUCT
20	EXTERIOR STAINED 6X6 POST, ROUGH CUT DOUG-FIR
21	EXTERIOR STAINED 6X8, ROUGH CUT DOUG-FIR
22	2X8 @ 15" SPACING PERGOLA SYSTEM, ROUGH CUT DOUG-FIR
23	EXTERIOR STAINED 6X12 BEAM, PER STRUCT, ROUGH CUT DOUG-FIR
24	2X6 @ 24" SPACING PER STRUCT
25	11-7/8" TJI JOIST FLOOR, REF STRUCT DWGS & A002
26	2X10 TAPERED FLOOR JOISTS @16" O.C., HANGERED OFF BEAMS PER STRUCT DWGS. MIN TAPER SLOPE OF 1/4"/12" AWAY FROM BLDING
27	2X10 STICK FRAMED ROOF AT VAULTED LOCATIONS, REF STRUCT DWGS & Q/A002
29	2X8 STAIR LANDING FRAMING PER STRUCT DWGS
30	2X6 STUD WALL, REF INSULATION SCHED & ASSEMBLY TYPES
31	SINGLE SILL PLATE PER STRUCT DWGS
32	DOUBLE SILL PLATE PER STRUCT
33	2X4 NIB WALL AS HANDRAIL, TOP PLATES WITH GWB FINISH. INSULATION NOT REQ
34	DOUBLE TOP PLATE, TYP, REF STRUCTURAL
35	2X LEDGER, REF STRUCT. FOR SIZING & CONNECTION
36	2X STRUCT FASCIA
37	CONTINUOUS RIMBOARD
38	INSULATED (2)2X8 HEADER, -OR- INSULATED (2) 5-1/2" LVL HEADER, PER STRUCT
39	(2)LVL BEAM, PER STRUCTURAL DWGS
41	1" ZIP SHEATHING, PER INSULATION SCHED & ASSEMBLY TYPES
42	2" RIGID INSULATION, MIN 24" EXTENSION PER INSULATION SCHED
43	CLOSED CELL SPRAY INSULATION AT EAVES, REF INSULATION SCHED & ASSEMBLY TYPES
44	R-49 CLOSED CELL SPRAY INSULATION,REF INSULATION SCHED & ASSEMBLY TYPES
45	UNVENTED SOFFIT
46	R-30 CELLULOSE INSULATION, REF INSULATION SCHED & ASSEMBLY TYPES
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54	METAL FASCIA BOARD, FINISH TO MATCH ROOF
55	MTL SIDE WALL FLASHING
56	MTL FLASHING WITH DRIP EDGE AT SIDING TRANSITION. FLASHING SITS UNDER UPPER SIDING, WRAPS OVER TOP OF LOWER SIDING. FINISH TO MATCH LOWER SIDING
57	MTL DRIP EDGE FLASHING
58	SIDE WALL FLASHING, FROM UNDER WALL SIDING TO UNDER DECK FINISH TO ALLOW MOISTURE RUN-OFF DOWN TPO DECK LAYER
60	DEMISING WALL WITH SHAFT LINER, REF C42/A001
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62	DOUBLE TOP PLATE WITH FIRE BLOCKING, REF ASSEMBLY C62/A001
63	RIM BOARDS WITH FIRE BLOCKING, SHAFT LINER EXTENDS THROUGHOUT VERTICAL ASSEMBLY. REF A001
64	DOUBLE BASE PLATE WITH FIRE RESISTANT SEALANT, REF C62/A001
65	(2) LAYERS PLY REPLACE ZIP SHEATHING FOR LEDGER CONNECTION OF PERGOLA, REF STRUCT DWGS
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91	GWB CEILING FINISH
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93	2X4 DROPPED CEILING UNDER DECK, OVER ENTRY HALL
94	FLOOR FINISH OVER UNDERLAY & SHEATHING, REF ASSEMBLY TYPES
95	TREX OR SIMILAR DECK FINISH SET ON LEVEL SLEEPERS OVER TPO PROTECTED SLOPED ASSEMBLY, REF A002
96	TYPE X GWB CEILING IN GARAGE
97	UNVENTED 1X6 T&G SOFFIT OVER 1/2" GWB

TRACT E SIXPLEX

AROYO CROSSING
TRACT E TOWNHOMES
MOAB, UT, 84532

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SHEET NAME
SECTION DETAILS

SHEET NUMBER
A311

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UNIT 18 — DOOR SCHEDULE

From Room: Number	Level	Room Name	Type Mark	Door			
				Family	Height	Width	Description
	Level 1 (SE)		EG1	Exterior Single-Full Glass	6' - 8"	3' - 0"	TEMPERED GLAZING, TYP
	Level 1 (SE)		G1	Door-Garage-Flush_Panel	8' - 0"	9' - 0"	FINISH SCHEME 1
	Level 1 (NW)		EG1	Exterior Single-Full Glass	6' - 8"	3' - 0"	TEMPERED GLAZING, TYP
	Level 2 (SE)		IDS	Interior Double Sliding-2 Panel	6' - 8"	5' - 0"	SLIDING CLOSET DOORS
	Level 1 (SE)		G1	Door-Garage-Flush_Panel	8' - 0"	9' - 0"	FINISH SCHEME 1
	Level 1 (SE)		EG1	Exterior Single-Full Glass	6' - 8"	3' - 0"	TEMPERED GLAZING, TYP
	Level 2 (SE)		IDS	Interior Double Sliding-2 Panel	6' - 8"	5' - 0"	SLIDING CLOSET DOORS
	Level 1 (NW)		EG1	Exterior Single-Full Glass	6' - 8"	3' - 0"	TEMPERED GLAZING, TYP
101	Level 1 (NW)	Great Room	EG1	Exterior Single-Full Glass	6' - 8"	3' - 0"	TEMPERED GLAZING, TYP
103	Level 1 (NW)	WC	IPK	Interior Single Pocket-2 Panel	6' - 8"	2' - 8"	
104	Level 1 (NW)	Garage	G1	Door-Garage-Flush_Panel	8' - 0"	9' - 0"	FINISH SCHEME 1
104	Level 1 (NW)	Garage	IP3	Interior Single-1 Panel	6' - 8"	3' - 0"	
105	Level 1 (NW)	Store	IP2	Interior Single-1 Panel	6' - 8"	2' - 4"	
112	Level 2 (NW)	Laundry	RPL	Door-RaisedSill-Single-Panel-Wood	6' - 8"	3' - 0"	RAISED SILL, 3/4" THRESHOLD // VENTED LOUVRE PANELS
113	Level 2 (NW)	Bath	IP1	Interior Single-1 Panel	6' - 8"	2' - 8"	
114	Level 2 (NW)	Bed 2	IP1	Interior Single-1 Panel	6' - 8"	2' - 8"	

UNIT 19 — DOOR SCHEDULE

From Room: Number	Level	Room Name	Type Mark	Door			
				Family	Height	Width	Description
114	Level 2 (NW)	Bed 2	IP2	Interior Single-1 Panel	6' - 8"	2' - 4"	
115	Level 2 (NW)	Bed 3	IP1	Interior Single-1 Panel	6' - 8"	2' - 8"	
115	Level 2 (NW)	Bed 3	IDS	Interior Double Sliding-2 Panel	6' - 8"	5' - 0"	SLIDING CLOSET DOORS
116	Level 2 (NW)	Master Bed	ES2	Exterior Single-Full Glass	7' - 0"	2' - 8"	
116	Level 2 (NW)	Master Bed	IP1	Interior Single-1 Panel	6' - 8"	2' - 8"	
117	Level 2 (NW)	M. Closet	Z	Door-Opening	0' - 0"	0' - 0"	CASED OPENING, REF PLANS
118	Level 2 (NW)	Master Bath	IP1	Interior Single-1 Panel	6' - 8"	2' - 8"	
201	Level 1 (NW)	Great Room	EG1	Exterior Single-Full Glass	6' - 8"	3' - 0"	TEMPERED GLAZING, TYP
201	Level 1 (NW)	Great Room	IP2	Interior Single-1 Panel	6' - 8"	2' - 4"	
202	Level 1 (NW)	Entry	IPK	Interior Single Pocket-2 Panel	6' - 8"	2' - 8"	
202	Level 1 (NW)	Entry	IP3	Interior Single-1 Panel	6' - 8"	3' - 0"	
204	Level 1 (NW)	Garage	G2	Door-Garage-Flush_Panel	8' - 0"	9' - 0"	FINISH SCHEME 2
211	Level 2 (NW)	Landing	IP1	Interior Single-1 Panel	6' - 8"	2' - 8"	
211	Level 2 (NW)	Landing	IP1	Interior Single-1 Panel	6' - 8"	2' - 8"	
211	Level 2 (NW)	Landing	IP1	Interior Single-1 Panel	6' - 8"	2' - 8"	
211	Level 2 (NW)	Landing	IP1	Interior Single-1 Panel	6' - 8"	2' - 8"	

UNIT 20 — DOOR SCHEDULE

From Room: Number	Level	Room Name	Type Mark	Door			
				Family	Height	Width	Description
211	Level 2 (NW)	Landing	RPL	Door-RaisedSill-Single-Panel-Wood	6' - 8"	3' - 0"	RAISED SILL, 3/4" THRESHOLD // VENTED LOUVRE PANELS
214	Level 2 (NW)	Bed 2	IP2	Interior Single-1 Panel	6' - 8"	2' - 4"	
215	Level 2 (NW)	Bed 3	IDS	Interior Double Sliding-2 Panel	6' - 8"	5' - 0"	SLIDING CLOSET DOORS
216	Level 2 (NW)	Master Bed	ES2	Exterior Single-Full Glass	7' - 0"	2' - 8"	
216	Level 2 (NW)	Master Bed	Z	Door-Opening	0' - 0"	0' - 0"	CASED OPENING, REF PLANS
216	Level 2 (NW)	Master Bed	IP1	Interior Single-1 Panel	6' - 8"	2' - 8"	
301	Level 1 (SE)	Great Room	EG1	Exterior Single-Full Glass	6' - 8"	3' - 0"	TEMPERED GLAZING, TYP
301	Level 1 (SE)	Great Room	IP2	Interior Single-1 Panel	6' - 8"	2' - 4"	
302	Level 1 (SE)	Entry	IPK	Interior Single Pocket-2 Panel	6' - 8"	2' - 8"	
302	Level 1 (SE)	Entry	IP3	Interior Single-1 Panel	6' - 8"	3' - 0"	
304	Level 1 (SE)	Garage	G1	Door-Garage-Flush_Panel	8' - 0"	9' - 0"	FINISH SCHEME 1
311	Level 2 (SE)	Landing	IP1	Interior Single-1 Panel	6' - 8"	2' - 8"	
311	Level 2 (SE)	Landing	IP1	Interior Single-1 Panel	6' - 8"	2' - 8"	
311	Level 2 (SE)	Landing	IP1	Interior Single-1 Panel	6' - 8"	2' - 8"	
311	Level 2 (SE)	Landing	IP1	Interior Single-1 Panel	6' - 8"	2' - 8"	
311	Level 2 (SE)	Landing	RPL	Door-RaisedSill-Single-Panel-Wood	6' - 8"	3' - 0"	RAISED SILL, 3/4" THRESHOLD // VENTED LOUVRE PANELS

UNIT 21 — DOOR SCHEDULE

From Room: Number	Level	Room Name	Type Mark	Door			
				Family	Height	Width	Description
314	Level 2 (SE)	Bed 2	IP3	Interior Single-1 Panel	6' - 8"	2' - 4"	
315	Level 2 (SE)	Bed 3	IDS	Interior Double Sliding-2 Panel	6' - 8"	5' - 0"	SLIDING CLOSET DOORS
316	Level 2 (SE)	Master Bed	Z	Door-Opening	0' - 0"	0' - 0"	CASED OPENING, REF PLANS
316	Level 2 (SE)	Master Bed	IP1	Interior Single-1 Panel	6' - 8"	2' - 8"	
316	Level 2 (SE)	Master Bed	ES2	Exterior Single-Full Glass	7' - 0"	2' - 8"	
401	Level 1 (SE)	Great Room	EG1	Exterior Single-Full Glass	6' - 8"	3' - 0"	TEMPERED GLAZING, TYP
401	Level 1 (SE)	Great Room	EG1	Exterior Single-Full Glass	6' - 8"	3' - 0"	TEMPERED GLAZING, TYP
401	Level 1 (SE)	Great Room	IP2	Interior Single-1 Panel	6' - 8"	2' - 4"	
403	Level 1 (SE)	WC	IPK	Interior Single Pocket-2 Panel	6' - 8"	2' - 8"	
404	Level 1 (SE)	Garage	IP3	Interior Single-1 Panel	6' - 8"	3' - 0"	
412	Level 2 (SE)	Laundry	RPL	Door-RaisedSill-Single-Panel-Wood	6' - 8"	3' - 0"	RAISED SILL, 3/4" THRESHOLD // VENTED LOUVRE PANELS
413	Level 2 (SE)	Bath	IP1	Interior Single-1 Panel	6' - 8"	2' - 8"	
414	Level 2 (SE)	Bed 2	IP1	Interior Single-1 Panel	6' - 8"	2' - 8"	
414	Level 2 (SE)	Bed 2	IP3	Interior Single-1 Panel	6' - 8"	2' - 4"	
415	Level 2 (SE)	Bed 3	IP1	Interior Single-1 Panel	6' - 8"	2' - 8"	
415	Level 2 (SE)	Bed 3	IDS	Interior Double Sliding-2 Panel	6' - 8"	5' - 0"	SLIDING CLOSET DOORS

UNIT 22 — DOOR SCHEDULE

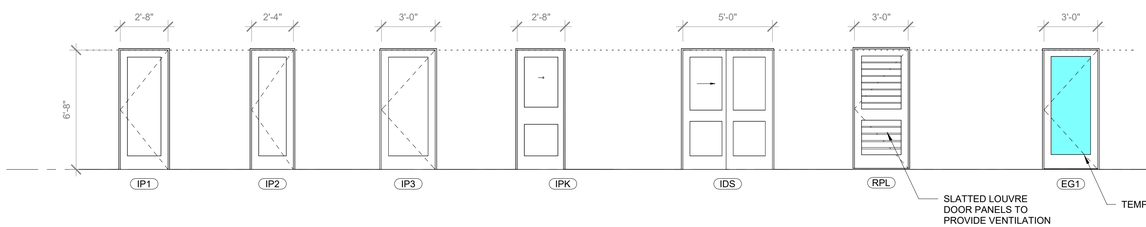
From Room: Number	Level	Room Name	Type Mark	Door			
				Family	Height	Width	Description
416	Level 2 (SE)	Master Bed	IP1	Interior Single-1 Panel	6' - 8"	2' - 8"	
416	Level 2 (SE)	Master Bed	ES2	Exterior Single-Full Glass	7' - 0"	2' - 8"	
417	Level 2 (SE)	M. Closet	Z	Door-Opening	0' - 0"	0' - 0"	CASED OPENING, REF PLANS
418	Level 2 (SE)	Master Bath	IP1	Interior Single-1 Panel	6' - 8"	2' - 8"	
501	Level 1 (SE)	Great Room	EG1	Exterior Single-Full Glass	6' - 8"	3' - 0"	TEMPERED GLAZING, TYP
502	Level 1 (SE)	Entry	EG1	Exterior Single-Full Glass	6' - 8"	3' - 0"	TEMPERED GLAZING, TYP
503	Level 1 (SE)	WC	IPK	Interior Single Pocket-2 Panel	6' - 8"	2' - 8"	
504	Level 1 (SE)	Garage	G2	Door-Garage-Flush_Panel	8' - 0"	9' - 0"	FINISH SCHEME 2
504	Level 1 (SE)	Garage	IP3	Interior Single-1 Panel	6' - 8"	3' - 0"	
505	Level 1 (SE)	Store	IP2	Interior Single-1 Panel	6' - 8"	2' - 4"	
512	Level 2 (SE)	Laundry	RPL	Door-RaisedSill-Single-Panel-Wood	6' - 8"	3' - 0"	RAISED SILL, 3/4" THRESHOLD // VENTED LOUVRE PANELS
513	Level 2 (SE)	Bath	IP1	Interior Single-1 Panel	6' - 8"	2' - 8"	
514	Level 2 (SE)	Bed 2	IP1	Interior Single-1 Panel	6' - 8"	2' - 8"	
514	Level 2 (SE)	Bed 2	IP2	Interior Single-1 Panel	6' - 8"	2' - 4"	
515	Level 2 (SE)	Bed 3	IP1	Interior Single-1 Panel	6' - 8"	2' - 8"	
516	Level 2 (SE)	Master Bed	ES2	Exterior Single-Full Glass	7' - 0"	2' - 8"	

UNIT 23 — DOOR SCHEDULE

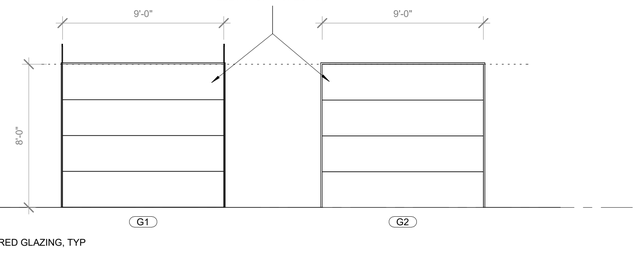
From Room: Number	Level	Room Name	Type Mark	Door			
				Family	Height	Width	Description
516	Level 2 (SE)	Master Bed	IP1	Interior Single-1 Panel	6' - 8"	2' - 8"	
517	Level 2 (SE)	M. Closet	Z	Door-Opening	0' - 0"	0' - 0"	CASED OPENING, REF PLANS
518	Level 2 (SE)	Master Bath	IP1	Interior Single-1 Panel	6' - 8"	2' - 8"	
601	Level 1 (SE)	Great Room	EG1	Exterior Single-Full Glass	6' - 8"	3' - 0"	TEMPERED GLAZING, TYP
601	Level 1 (SE)	Great Room	IPK	Interior Single Pocket-2 Panel	6' - 8"	2' - 8"	
601	Level 1 (SE)	Great Room	IP3	Interior Single-1 Panel	6' - 8"	3' - 0"	
601	Level 1 (SE)	Great Room	IP2	Interior Single-1 Panel	6' - 8"	2' - 4"	
610	Level 2 (SE)	Stair	IP1	Interior Single-1 Panel	6' - 8"	2' - 8"	
610	Level 2 (SE)	Stair	IP1	Interior Single-1 Panel	6' - 8"	2' - 8"	
610	Level 2 (SE)	Stair	IP1	Interior Single-1 Panel	6' - 8"	2' - 8"	
610	Level 2 (SE)	Stair	IP1	Interior Single-1 Panel	6' - 8"	2' - 8"	
610	Level 2 (SE)	Stair	RPL	Door-RaisedSill-Single-Panel-Wood	6' - 8"	3' - 0"	RAISED SILL, 3/4" THRESHOLD // VENTED LOUVRE PANELS
614	Level 2 (SE)	Bed 2	IP2	Interior Single-1 Panel	6' - 8"	2' - 4"	
616	Level 2 (SE)	Master Bed	ES2	Exterior Single-Full Glass	7' - 0"	2' - 8"	
616	Level 2 (SE)	Master Bed	Z	Door-Opening	0' - 0"	0' - 0"	CASED OPENING, REF PLANS
616	Level 2 (SE)	Master Bed	IP1	Interior Single-1 Panel	6' - 8"	2' - 8"	

DOOR DIMENSIONS DO NOT INCLUDE FRAME DIMENSIONS U.N.O.

INTERIOR DOOR TYPES



EXTERIOR DOOR TYPES



1 DOOR LEGEND
1/4" = 1'-0"

5 10 15 20

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DOOR NOTES:

A. DOORS TO HAVE A LEVEL LANDING ON EACH SIDE AT LEAST THE WIDTH OF THE DOOR OR STAIRWAY SERVED, WHICHEVER IS GREATER. DOORS IN THE FULLY OPEN POSITION SHALL NOT REDUCE A REQUIRED DIMENSION BY MORE THAN 7". WHERE A LANDING SERVES AN OCCUPANT LOAD OF 50 OR MORE, DOORS IN ANY POSITION SHALL NOT REDUCE THE LANDING DIMENSION TO LESS THAN ONE HALF ITS REQUIRED WIDTH. LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44".
B. VERIFY WALL THICKNESS FOR REQ'D JAMB EXTENSIONS.
C. PROVIDE TEMPERED SAFETY GLAZING AT ALL DOOR GLAZING, INCLUDING SIDELITE., ALL GLAZING AT EXTERIOR DOORS, INCLUDING SIDELITES, SHALL BE INSULATED UNITS.
D. ALL EXTERIOR DOORS TO BE INSULATED WITH THRESHOLDS AND DOOR SWEEPS.
E. FORCE REQ'D TO OPERATE INTERIOR AND EXTERIOR DOORS SHALL NOT EXCEED 5 LBS. FORCE TO OPERATE FIRE DOORS SHALL NOT EXCEED 15 LBS.
F. DOOR HARDWARE SHALL BE CENTERED BETWEEN 30" & 44" AFF.

FIRE RATED DOOR:

A. OPENINGS BETWEEN GARAGE & RESIDENCE: SOLID WOOD DOORS NOT LESS THAN 1-3/8" THICK -OR- 20 MINUTE FIRE RATED DOOR W/ SELF-CLOSING DEVICE

GENERAL NOTES:

A. WINDOW AND DOOR FINISH TO BE BLACK FIBERGLASS OR METAL CLAD, TBD - PER EXTERIOR ELEVATIONS.
B. ALL GLAZING TO BE LOW E COATED, ARGON FILLED DOUBLE PANE.
C. OPERABLE WINDOWS AND DOORS U VALUE = .32 OR BETTER.
D. FIXED WINDOWS U VALUE = .43 OR BETTER.
E. CONTRACTOR TO VERIFY SELECTED MANUFACTURER AND MODEL WITH ARCHITECT PRIOR TO ORDERING.
F. ARCHITECT TO VERIFY HEAD & SILL DETAILS UPON SELECTION OF MANUFACTURER AND MODEL.

FLASHING NOTES:

A. FLASHING PAPER & WEATHER BARRIER TO MEET UU-B FEDERAL SPECIFICATIONS.
B. ALL EXPOSED FLASHING TO BE METAL TO MATCH FINISH OF EXTERIOR WINDOW & DOOR CLADDING.

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SHEET NAME: DOOR SCHEDULE

SHEET NUMBER: A601

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WINDOW SCHEDULE

Room Number	Room Name	Level	Type Mark	Family	Width	Height	Sill Height	Head Height	Comments
		Level 1 (SE)	S1	Slider	4' - 0"	4' - 0"	2' - 8"	6' - 8"	
		Level 1 (SE)	S1	Slider	4' - 0"	4' - 0"	2' - 8"	6' - 8"	
		Level 2 (SE)	S3	Slider	4' - 6"	4' - 0"	2' - 8"	6' - 8"	
		Level 2 (SE)	S2	Slider	5' - 0"	4' - 0"	2' - 8"	6' - 8"	
		Level 2 (SE)	S2	Slider	5' - 0"	4' - 0"	2' - 8"	6' - 8"	TEMPERED GLAZING
		Level 1 (SE)	S1	Slider	4' - 0"	4' - 0"	2' - 8"	6' - 8"	
		Level 1 (SE)	S1	Slider	4' - 0"	4' - 0"	2' - 8"	6' - 8"	
		Level 2 (SE)	S2	Slider	5' - 0"	4' - 0"	2' - 8"	6' - 8"	
		Level 2 (SE)	S3	Slider	4' - 6"	4' - 0"	2' - 8"	6' - 8"	
		Level 2 (SE)	S2	Slider	5' - 0"	4' - 0"	2' - 8"	6' - 8"	
		Level 2 (NW)	A1	Awning	2' - 0"	2' - 0"	4' - 8"	6' - 8"	
		Level 2 (SE)	S4	Slider	3' - 0"	2' - 0"	4' - 8"	6' - 8"	

WINDOW SCHEDULE

Room Number	Room Name	Level	Type Mark	Family	Width	Height	Sill Height	Head Height	Comments
101	Great Room	Level 1 (NW)	S1	Slider	4' - 0"	4' - 0"	2' - 8"	6' - 8"	
101	Great Room	Level 1 (NW)	S1	Slider	4' - 0"	4' - 0"	2' - 8"	6' - 8"	
101	Great Room	Level 1 (NW)	S2	Slider	5' - 0"	4' - 0"	2' - 8"	6' - 8"	
110	Stair	Level 1 (NW)	S1	Slider	4' - 0"	4' - 0"	8' - 11 1/8"	12' - 11 1/8"	
113	Bath	Level 2 (NW)	S4	Slider	3' - 0"	2' - 0"	4' - 8"	6' - 8"	
114	Bed 2	Level 2 (NW)	S2	Slider	5' - 0"	4' - 0"	2' - 8"	6' - 8"	
115	Bed 3	Level 2 (NW)	S2	Slider	5' - 0"	4' - 0"	2' - 8"	6' - 8"	

WINDOW SCHEDULE

Room Number	Room Name	Level	Type Mark	Family	Width	Height	Sill Height	Head Height	Comments
115	Bed 3	Level 2 (NW)	F1	Fixed	4' - 0"	2' - 0"	4' - 8"	6' - 8"	
116	Master Bed	Level 2 (NW)	S3	Slider	4' - 6"	4' - 0"	2' - 8"	6' - 8"	
116	Master Bed	Level 2 (NW)	S3	Slider	4' - 6"	4' - 0"	2' - 8"	6' - 8"	
118	Master Bath	Level 2 (NW)	S4	Slider	3' - 0"	2' - 0"	4' - 8"	6' - 8"	
201	Great Room	Level 1 (NW)	S1	Slider	4' - 0"	4' - 0"	2' - 8"	6' - 8"	
201	Great Room	Level 1 (NW)	S1	Slider	4' - 0"	4' - 0"	2' - 8"	6' - 8"	
214	Bed 2	Level 2 (NW)	S2	Slider	5' - 0"	4' - 0"	2' - 8"	6' - 8"	

WINDOW SCHEDULE

Room Number	Room Name	Level	Type Mark	Family	Width	Height	Sill Height	Head Height	Comments
215	Bed 3	Level 2 (NW)	S2	Slider	5' - 0"	4' - 0"	2' - 8"	6' - 8"	
216	Master Bed	Level 2 (NW)	S3	Slider	4' - 6"	4' - 0"	2' - 8"	6' - 8"	
216	Master Bed	Level 2 (NW)	S3	Slider	4' - 6"	4' - 0"	2' - 8"	6' - 8"	
217	M. Closet	Level 2 (NW)	A1	Awning	2' - 0"	2' - 0"	4' - 8"	6' - 8"	
301	Great Room	Level 1 (SE)	S1	Slider	4' - 0"	4' - 0"	2' - 8"	6' - 8"	
301	Great Room	Level 1 (SE)	S1	Slider	4' - 0"	4' - 0"	2' - 8"	6' - 8"	
314	Bed 2	Level 2 (SE)	S2	Slider	5' - 0"	4' - 0"	2' - 8"	6' - 8"	

WINDOW SCHEDULE

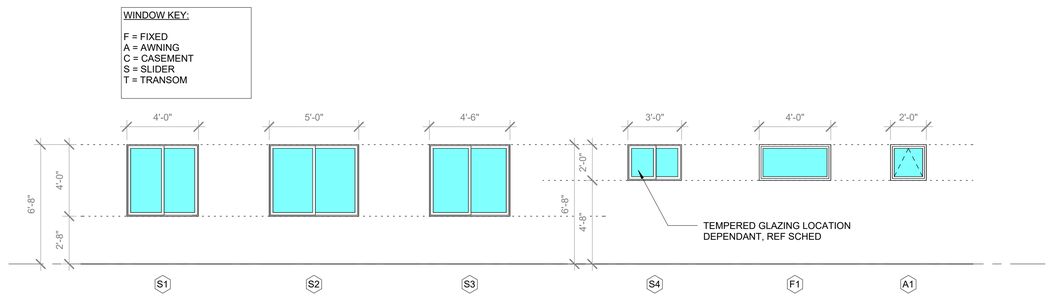
Room Number	Room Name	Level	Type Mark	Family	Width	Height	Sill Height	Head Height	Comments
315	Bed 3	Level 2 (SE)	S2	Slider	5' - 0"	4' - 0"	2' - 8"	6' - 8"	
316	Master Bed	Level 2 (SE)	S3	Slider	4' - 6"	4' - 0"	2' - 8"	6' - 8"	
316	Master Bed	Level 2 (SE)	S3	Slider	4' - 6"	4' - 0"	2' - 8"	6' - 8"	
317	M. Closet	Level 2 (SE)	A1	Awning	2' - 0"	2' - 0"	4' - 8"	6' - 8"	
416	Master Bed	Level 2 (SE)	S3	Slider	4' - 6"	4' - 0"	2' - 8"	6' - 8"	
417	M. Closet	Level 2 (SE)	A1	Awning	2' - 0"	2' - 0"	4' - 8"	6' - 8"	
514	Bed 2	Level 2 (SE)	S2	Slider	5' - 0"	4' - 0"	2' - 8"	6' - 8"	

WINDOW SCHEDULE

Room Number	Room Name	Level	Type Mark	Family	Width	Height	Sill Height	Head Height	Comments
516	Master Bed	Level 2 (SE)	S3	Slider	4' - 6"	4' - 0"	2' - 8"	6' - 8"	
516	Master Bed	Level 2 (SE)	S3	Slider	4' - 6"	4' - 0"	2' - 8"	6' - 8"	
517	M. Closet	Level 2 (SE)	A1	Awning	2' - 0"	2' - 0"	4' - 8"	6' - 8"	
601	Great Room	Level 1 (SE)	S1	Slider	4' - 0"	4' - 0"	2' - 8"	6' - 8"	
601	Great Room	Level 1 (SE)	S1	Slider	4' - 0"	4' - 0"	2' - 8"	6' - 8"	TEMPERED GLAZING
601	Great Room	Level 1 (SE)	S2	Slider	5' - 0"	4' - 0"	2' - 8"	6' - 8"	
610	Stair	Level 1 (SE)	S1	Slider	4' - 0"	4' - 0"	8' - 11 1/8"	12' - 11 1/8"	
614	Bed 2	Level 2 (SE)	S2	Slider	5' - 0"	4' - 0"	2' - 8"	6' - 8"	
615	Bed 3	Level 2 (SE)	F1	Fixed	4' - 0"	2' - 0"	4' - 8"	6' - 8"	
616	Master Bed	Level 2 (SE)	S3	Slider	4' - 6"	4' - 0"	2' - 8"	6' - 8"	
617	M. Closet	Level 2 (SE)	A1	Awning	2' - 0"	2' - 0"	4' - 8"	6' - 8"	
618	Master Bath	Level 2 (SE)	S4	Slider	3' - 0"	2' - 0"	4' - 8"	6' - 8"	

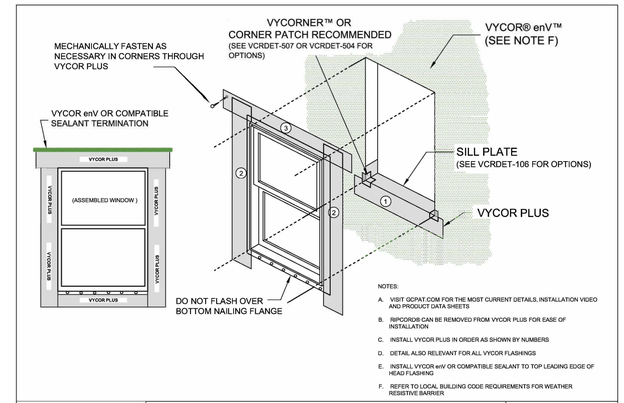
WINDOW KEY:

F = FIXED
A = AWNING
C = CASEMENT
S = SLIDER
T = TRANSOM



1 WINDOW LEGEND
1/4" = 1'-0"

TYPICAL FLASHING DETAIL SHOWN (NTS)



gcp applied technologies

FLANGED WINDOW
FLASHING INSTALLATION AFTER WEATHER RESISTIVE BARRIER
VYCOR® PLUS SELF-ADHERED FLASHING

Drawing:	VCRDET-100
Scale:	Not to scale
Effective Date:	04/01/09
Supersedes:	01/31/07

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GENERAL NOTES:

A. WINDOW AND DOOR FINISH TO BE BLACKFIBERGLASS OR METAL CLADDING PER EXTERIOR ELEVATIONS.
B. ALL GLAZING TO BE LOW E COATED, ARGON FILLED DOUBLE PANE.
C. OPERABLE WINDOWS AND DOORS U VALUE = 0.4 OR BETTER.
D. FIXED WINDOWS U VALUE = 0.4 OR BETTER.
E. CONTRACTOR TO VERIFY SELECTED MANUFACTURER AND MODEL WITH ARCHITECT PRIOR TO ORDERING.
F. ARCHITECT TO VERIFY HEAD & SILL DETAILS UPON SELECTION OF MANUFACTURER AND MODEL.

FLASHING NOTES:

A. FLASHING PAPER & WEATHER BARRIER TO MEET UU-B FEDERAL SPECIFICATIONS.
B. ALL EXPOSED FLASHING TO BE METAL TO MATCH FINISH OF EXTERIOR WINDOW & DOOR CLADDING.

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WINDOW SCHEDULE

SHEET NUMBER
A602

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1 STREETFRONT AXON



2 HIGHER UNITS REAR CORNER



3 LOWER UNITS FRONT CORNER

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SHEET NAME: PERSPECTIVES

SHEET NUMBER: A901

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Project Information

Building Jurisdiction *Grand County, UT*
Building Code *IRC 2021*

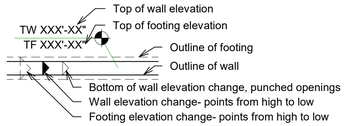
Drawing Index

S001	Structural General Notes and Legend
S002	Foundation Isometric
S101	Foundation Plan
S102	Level 2 Floor Framing Plan
S103	Roof Framing Plan
S201	Foundation Details
S301	Framing Details

Abbreviations

BGL	Balanced Glue Laminated Beam
Btr	Better
CFS	Custom Fabricated Saddle
CJ	Construction Joint (Cold Joint)
CTD	Centered
DFL	Douglas Fir Larch
EW	Each Way
HAS	Headed Anchor Stud
HF	Hem-Fir
HSS	Hollow Structural Steel (Tube Steel)
GL	Glue Laminated Beam
OC	On Center
PAF	Powder Actuated Fastener
PT	Pressure Treated
RS	Rough Sawn
Sim	Similar
SJI	Steel Joist Institute
SS	Select Structural
SSH	Short Slotted Holes
T&B	Top and Bottom
TBD	To Be Determined
TOD	Top of Decking
TOP	Top of Plywood
TOS	Top of Slab
TP	Top of Pier
TS	Timberscrew 1/4"ø UNO
Typ	Typical (use at all similar locations UNO)
UNO	Unless Noted Otherwise

Legend



Column below

Column above

Column above & below

Column below beam

#K — Micropile and load call out

(x) xxx — Column call out

(x) xT-xK — Column call out (xT indicates # of trimmers, xK indicates # of kingstuds.

(x) xxx — Generic call out

L1 — Load type (see General Notes A1)

Overframing

Bearing Wall

Interior Shear Wall

Steel beam, shown actual width
[xx'-xx"] [Top of Steel Beam]

Generic beam

Discontinuous beam at support

Repetitive member, joist or rafter

Steel beam to steel beam/concrete connection

Hangers (italic text) or flush framing condition

Floor step

Common framing plane

Beam pocket in concrete wall

Location
Elevation — Elevation call out

Structural Project Specifications

A. Design Information

1. Load Table:

Load Type	Dead Weight (psf)	Superimposed Loads			Description	Notes
		Dead Load (psf)	Live Load (psf)	Snow Load (psf)		
L1	15	5	20	15	Roof	PV Allowed
L2	15	-	40	-	Floor	-
L3	15	-	60	15	Deck	-
L4	15		40		Slab	

2. Snow Data
The flat roof snow load is calculated using ASCE 7-16 (7.3-1): $p_f = 0.7*C_e*C_t*I_s*p_g$
a) $C_e = 1.0$
b) $C_t = 1.0$
c) $I_s = 1.0$
d) $p_g = 21$
e) $p_f = 15$

3. Wind Data
a) $V_{ult} = 115$ mph
b) Risk Category II
c) Exposure Category C
d) $GC_{pi} = +/- 0.18$
e) Components and Cladding pressure per manuf., to be reviewed by REG.

4. Seismic Data
a) Risk Category II
b) Importance Factor = 1.00
c) $S_{ms} = .314$ $S_{m1} = .151$
d) Site Class D
e) $S_{ds} = .209$ $S_{d1} = .101$
f) Seismic Design Category B
g) R = 6.5 (Structural Wood Shear Panels)

5. This structure has been designed to support the loads indicated above as a complete unit with all members and connections installed. The contractor is responsible for the means, method, sequence of construction, and bracing to support any loads imposed on the structure prior to completion.

6. These plans do not show any details for building waterproofing or site drainage. Resource Engineering Group is not responsible for waterproofing (including but not limited to foundation and under slab drainage) or site drainage.

B. Foundation Design

1. Foundation design based on Soils Investigation Report No. 2023-003, dated 08/06/2023, and its supplements as prepared by: Moab Geotechnical Group, Moab, UT.

Design Information:

a). Allowable Bearing Pressure	1800 psf
b). Active Pressure	35 pcf
c). Passive Pressure	340 pcf
d). At Rest Pressure	55 pcf
e). Frost Depth (Traditional foundations)	20"
f). Frost Depth (Shallow frost protected foundations)	12"

2. Contractor shall follow all recommendations of the Soils Report.

3. If unusual soil conditions and types are revealed during excavation, contact Structural Engineer or retain a Soils Engineer.

4. Footings shall bear on natural undisturbed soil or adequately compacted structural fill (as specified by Soils Engineer), below the frost depth required by the applicable building code. Shallow frost protected foundations shall extend minimum 16" below grade and shall be insulated per the details on these plans horizontally and vertically at slab edge. Any discrepancies with the footing elevations shown on the plans shall be brought to the attention of the engineer.

C. Backfilling

1. Do not backfill against retaining walls until supporting elements, including slabs and floor framing systems, are in place and securely anchored, or adequately shored.

2. Verify type of fill with Soils Engineer or Structural Engineer prior to backfilling.

3. Where walls are backfilled on both sides, backfill equally on each side of walls in 12" lifts, or as required by soil report.

D. Reinforced Concrete

1. All concrete design is based on the ACI 318-19 "Building Code Requirements for Structural Concrete".

2. All structural concrete shall have a minimum 28-day compressive strength of 3,000 psi and shall be sulfate resistant.

3. Provide continuous shear keys at vertical cold joints and where shown on drawings per 3 / S201.

4. Reinforcement must be continuous through cold / construction joints and have a minimum of (1) splice length on both sides of joint per 3 / S201.

5. Rebar in slabs shall be supported by chairs at the height shown on the drawings.

6. Provide control joints in slabs at a maximum of 10' o.c., EW, cut at a depth equal to 1/4 of the slab depth, U.N.O.

7. Concrete slab on grade floors except where not required by code shall have a minimum 6-mil vapor barrier above a minimum 4" base course per the geotechnical report, see 5 / S201.

E. Grout & Anchor Bolts

1. All grout beneath column base plates or steel beams at bearing shall have a minimum thickness of 1 1/2" and have a 28 day compressive strength of at least 5000 psi.

2. Grout shall be maintained above manufacturer's published minimum curing temperature throughout the corresponding curing time.

3. Sill plate anchor bolts size and spacing per 8 / S301. Provide anchor bolt within 12" of wall ends and corners (U.N.O.). Anchor bolts located in sill plates on exterior walls and in shears walls shall be A307 wet set "J" bolts or post installed anchor bolts.

4. All anchor bolts thru ACQ treated material shall be double-dipped galvanized, stainless steel or other corrosion resistant metal designed for contact with ACQ.

5. Post installed anchor bolts shall be Simpson Titen HD, Hilti KWIK HUS-EZ or Dewalt Screw-Bolt+ mechanical anchors, epoxy anchors or Simpson Strong-Bolt 2, Hilti KWIK Bolt TZ or Dewalt Power-Stud expansion anchors U.N.O. installed in accordance with the manufacturer's requirements, substitutions must be approved by the Structural Engineer.

F. Reinforcing Steel

1. All detailing, fabrication, and placement of reinforcing steel shall be in accordance with the ACI "Manual of Concrete Practice 2017".

2. Except where otherwise noted on the drawings, reinforcing bars shall conform to ASTM A615-20 "Standard Specification for Deformed and Plain Carbon-Steel Bars for Concrete Reinforcement" and shall be minimum Grade 60.

3. Welded wire fabric shall conform to ASTM A1064-18 "Standard Specification for Carbon-Steel Wire and Welded-Wire Reinforcement, Plain and Deformed, for Concrete".

4. For splices in concrete see table below. At corners, make horizontal bars continuous or provide corner bars. Around openings and steps in walls provide (2) #5's extending 2'-0 beyond edge of opening or step. (Unless noted otherwise on the drawings horizontal bars at the top of grade beams shall be spliced only at mid-span between piers, and horizontal bottom bars shall be spliced only at pier centerlines).

Grade	Size	Splice Length (in)	Standard Hook (in)
60	#4	24	8
60	#5	28	10

5. Minimum concrete protection (clear cover) for reinforcement shall be:

Concrete cast against earth	3"
Concrete cast against forms	1 1/2"

G. Structural Steel

1. Structural steel shall be detailed, fabricated and erected in accordance with latest provisions of the AISC *Steel Construction Manual* and AISC *Code of Standard Practice for Steel Buildings and Bridges*. Welders shall meet the requirements of the AWS *Standard Qualification Procedure* and comply with AWS D1.1:2020 "Structural Welding Code-Steel".

2. All W shapes shall conform to ASTM A992(2020) "Standard Specification for Structural Steel Shapes", tube columns shall conform to ASTM A500-21 "Standard Specification for Cold-Formed Welded and Seamless Carbon Steel Structural Tubing in Rounds and Shapes" (Gr. B), pipe shapes shall conform to ASTM A53-20 "Standard Specification for Pipe, Steel., Black and Hot-Dipped, Zinc-Coated Welded and Seamless" (Gr. B) and all other sections and or plate material shall conform to ASTM A36-19 "Standard Specification for Carbon Structural Steel".

3. Bolts connecting structural steel shall conform to ASTM F3125-19 "Standard Specification for High Strength Structural Bolts, Steel, and Alloy Steel, Heat Treated, 120 ksi (830 MPa) and 105 ksi (1040 MPa) Minimum Tensile Strength, Inch and Metric Dimensions". Bolt size shall be 3/4"ø U.N.O. Installation shall be in accordance with RCSC *Specification for Structural Joints Using Height Strength Bolts, 2014*. Bolts connecting structural steel to wood shall be A307.

4. All welds shall be made with E70XX electrodes.

5. The minimum size of fillet welds of connected parts shall be:
a. Along edges of material less than 1/4" thick, the thickness of the material.
b. Along edges of material 1/4" or more in thickness, 3/16" minimum unless noted otherwise.

6. Provide shop applied paint in accordance with the Steel Structures Painting Council specifications as for all exterior members, architecturally exposed members, any members exposed to weather for an excessive period of time during construction, and where indicated on construction documents. Omit shop paint on surfaces to be welded, surfaces to receive welded stud, and contact surfaces of bolted connections. Provide field primer paint for painted members at welds, bolted connections, and areas of abraded shop paint.

7. All column base plates shall have 1 1/2" minimum grout to provide continuous bearing

H. Structural Wood Framing

1. All detailing, fabrication, and placement of structural wood framing shall be in accordance with the AWC 2018 National Design Specification.

2. Material Specifications (U.N.O. on plans, See additional notes below)

Member	Material
Studs	Hem-Fir, Stud Grade
Rafters, Joists, Ledgers, Beams	DFL #2
Plates	Hem-Fir, #2 or Btr
Plates attached to concrete or masonry	"Strandguard" or PT Hem-Fir #2 or Btr
Solid Timber (beams and posts, greater than 2x)	DFL #1 or Btr
Floor Sheathing	3/4" APA rated 24" O.C. Stud-I-Floor T&G
Roof Sheathing	5/8" APA rated 40/20 Exposure I
Wall Sheathing, Interior Shear Walls	1/2" APA rated 24/0 Exposure I
Exterior Wall Sheathing	1" Insulated ZIP sheathing

Engineered Lumber	
LVL	Laminated Veneer Lumber 1.9E min
PSL	Parallam 1.8E
TSL/LSL	Timberstrand LSL 1.3E studs/1.55E beams
TJI/LP/BCI	Engineered Floor I-Joist

2. All manufactured trusses shall be designed by a Utah registered engineer to support the full uniform dead and live loads and any other superimposed loads. The fabricator shall determine web arrangement and member forces. Stresses shall not exceed those allowed by the applicable building code.

3. Steel connectors such as those manufactured by Simpson Strong-Tie or USP Lumber Connectors shall be used to join rafters, trusses, joists, or beams to other members at flush-framed conditions, U.N.O. Hangers shown in schedule and called out on plans are Simpson hangers, if other hangers are substituted, they must have equal or greater load capacity than that published in the Simpson Catalog. The quantity, type, and size of fastener specified in the Simpson Catalog for each hanger must be installed in all round, obround, and triangle holes in order to achieve desired load capacity. Use hangers in below Hanger Schedule U.N.O. on plans.

Solid Sawn Hanger Schedule

Nominal Depth	Width	Face Mount	Top Flange
6" Depth	1 1/2"	LUS26	JB26
	3"	LUS26-2	HUS26-2TF
	4 1/2"	LUS26-3	-
8" Depth	1 1/2"	LUS26	JB28
	3"	LUS26-2	HUS28-2TF
	4 1/2"	LUS28-3	-
10" Depth	1 1/2"	LUS28	JB210A
	3"	LUS28-2	HUS210-2TF
	4 1/2"	LUS28-3	HU210-3TF
12" Depth	1 1/2"	LUS210	JB212A
	3"	LUS210-2	HUS212-2TF
	4 1/2"	LUS210-3	HU212-3TF

SCL & I-Joist Hanger Schedule

Nominal Depth	Width	Face Mount	Top Flange
6" Depth	1 3/4"	HU1.81/5	-
	3 1/2"	HHUS46	-
8" Depth	1 3/4"	HU7	BA1.81/7.25 (Max)
	3 1/2"	HUS48	-
	5 1/4"	HU68 / HUC68	-
10" Depth	1 3/4"	HU9	ITS1.81/9.5
	2 1/16"	IUS2.06/9.5	ITS2.06/9.5
	2 5/16"	IUS2.37/9.5	ITS2.37/9.5
	3 1/2"	MIU3.56/9.5	MIT49.5
	5 1/4"	HU610 / HUC610	HB5.50/9.5
12" Depth	1 3/4"	MIU1.81/11.88	ITS1.81/11.88
	2 1/16"	IUS2.06/11.88	ITS2.06/11.88
	2 5/16"	IUS2.37/11.88	ITS2.37/11.88
	2 9/16"	IUS2.56/11.88	ITS2.56/11.88
	3 1/2"	MIU3.56/11.88	MIT411.88
	5 1/4"	HU612 / HUC612	HB5.50/11.88
14" Depth	1 3/4"	MIU1.81/14	ITS1.81/14
	2 1/16"	IUS2.06/14	ITS2.06/14
	2 5/16"	IUS2.37/14	ITS2.37/14
	2 9/16"	IUS2.56/14	ITS2.56/14
	3 1/2"	MIU3.56/14	MIT414
	5 1/4"	HU614 / HUC614	HB5.50/14
16" Depth	1 3/4"	MIU1.81/16	ITS1.81/16
	2 1/16"	IUS2.06/16	ITS2.06/16
	2 5/16"	IUS2.37/16	ITS2.37/16
	2 9/16"	IUS2.56/16	ITS2.56/16
	3 1/2"	MIU3.56/16	MIT416
	5 1/4"	HU616 / HUC616	HB5.50/16

4. Floor sheathing shall be constructed with the 8'-0" dimension perpendicular to the joist span. End joints shall be staggered. Attach sheathing with APA glue and at edges nail with 8d nails at 6" O.C. and at intermediate supports with 8d nails at 12" O.C. Sheathing shall be T & G.

5. Roof sheathing shall be constructed with the 8'-0" dimension of panel perpendicular to the joist, rafter or truss span. End joints shall be staggered. Attach sheathing at edges with 8d nails at 6" O.C. and at intermediate supports with 8d nails at 12" O.C.

6. Insulated ZIP sheathing, exterior wall sheathing and interior shear walls shall be nailed per detail 8 / S301. Sheath all exterior walls full height. Block sheathing edges and nail as noted above. Follow all manufacturer's instructions for installation and refer to ZIP installation guide for more information.

7. Interior shear walls attach top plates of shear wall to 2x4 blocking @ 24" O.C. between joists, rafters and truss bottom chords where shear walls run parallel to joists, rafters and trusses.

8. Member sizes noted on plans are minimum sizes. Contractor may use larger sizes if desired or requested by architect.

9. Interior load-bearing walls shall be 2x4 or 2x6 studs at 16" O.C. as shown on the plans, U.N.O.

10. All exterior walls shall be 2x6 studs @ 24" O.C. to a maximum height of 12', 2x6 LSL studs to a maximum height of 18', U.N.O.

11. Provide (2) 2x8 or (2) 5 1/2" LVL over all door and window openings in bearing walls U.N.O. See Detail 2 / S301 for insulation details.

12. Where header/beam supports are not shown minimum of (1) 2x4 or (1) 2x6 is required, depending on wall thickness. Where supports are shown but not labeled, minimum of (1) 2x4 or (1) 2x6 is required.

13. Multiple ply beams shall be layed up / laminated per 7 / S301.

H. Structural Wood Framing Ctnd.

14. Provide solid blocking at supports for wood joists and rafters. Within floor joist spaces beneath solid or built-up columns noted on plans, provide an area of solid blocking equivalent to column above per 4 / S301.

15. Except as noted otherwise, minimum nailing shall be provided as specified in the applicable building code.

16. All wood attached to concrete or masonry shall be 2x Strandguard or pressure treated lumber, or protected with a suitable membrane. ("Membrane" refers to Grace Ice and Water Shield or equal). Attach sill plates per 8 / S301, attach ledgers as called out on plans.

17. Bolts connecting wood framing or wood to steel shall be ASTM A307.

18. All fasteners thru ACQ treated material shall be double-dipped galvanized, stainless steel, or other corrosion resistant metal designed for contact with ACQ.

19. Do not bevel beams or purlins unless approved by structural engineer.

20. Roof sections shown as overframed shall be framed with 2x6 rafters @ 24" oc (min). The rafters shall be supported vertically down to the structural roof below at 24" oc in both directions. All rafter ends and vertical supports shall rest on plates on top of roof sheathing below.

21. All floor systems that terminate at exterior walls shall have 1 1/4" Rimboard at the exterior of the wall.

22. Provide wind/seismic anchor at supports for all deck joists supported by dropped beams, trusses and rafters (including waterproof decks). Options include H2.5, (2) 3" long # 8 wood screws, or (2) timberscrews, U.N.O. on plans.

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Arroyo Crossing Tract 'E' 6-Plex

Spanish Valley Drive
Moab, Utah 84532

Project Number	3350
Engineered By	JT Ryan
Reviewed By	Dodson Harper, S.E.

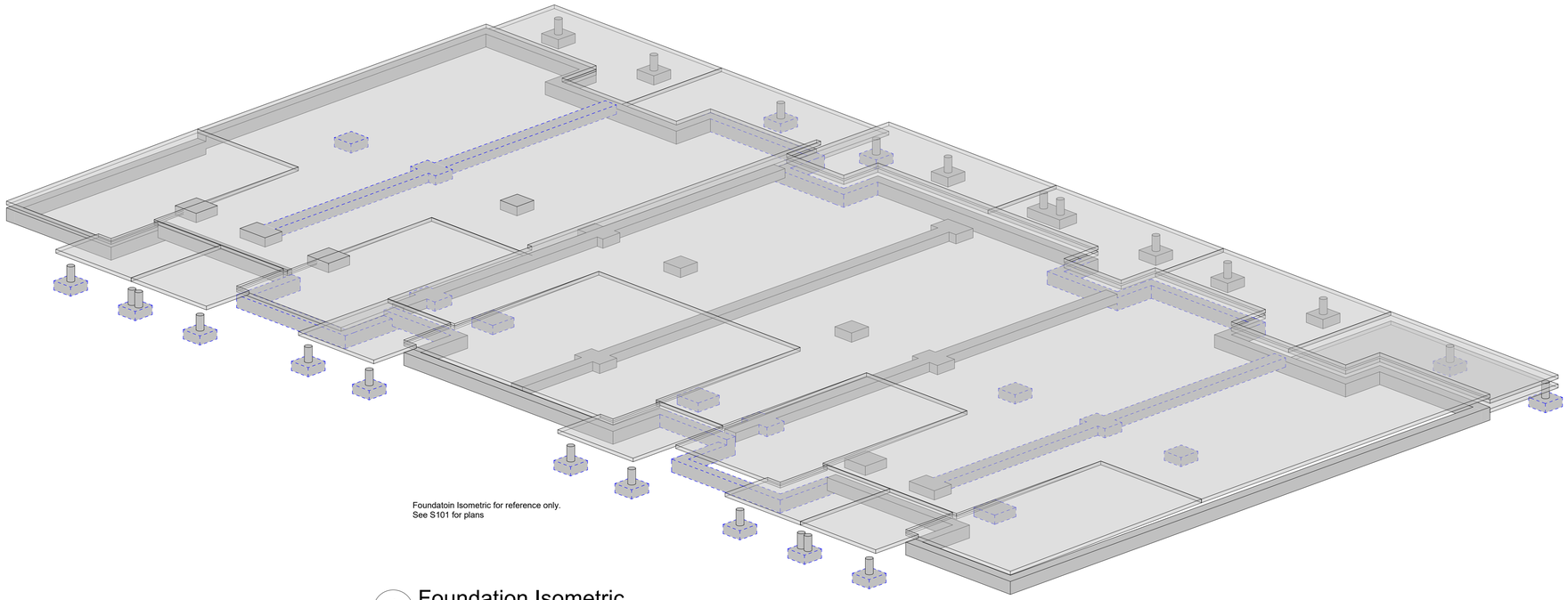
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No. 8431693-2203
GEORGE DODSON HARPER
STATE OF UTAH
8.15.25

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Permit Set	08-15-25

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Structural General Notes and Legend

S001



Foundatoin Isometric for reference only.
See S101 for plans

1 Foundation Isometric
N.T.S.

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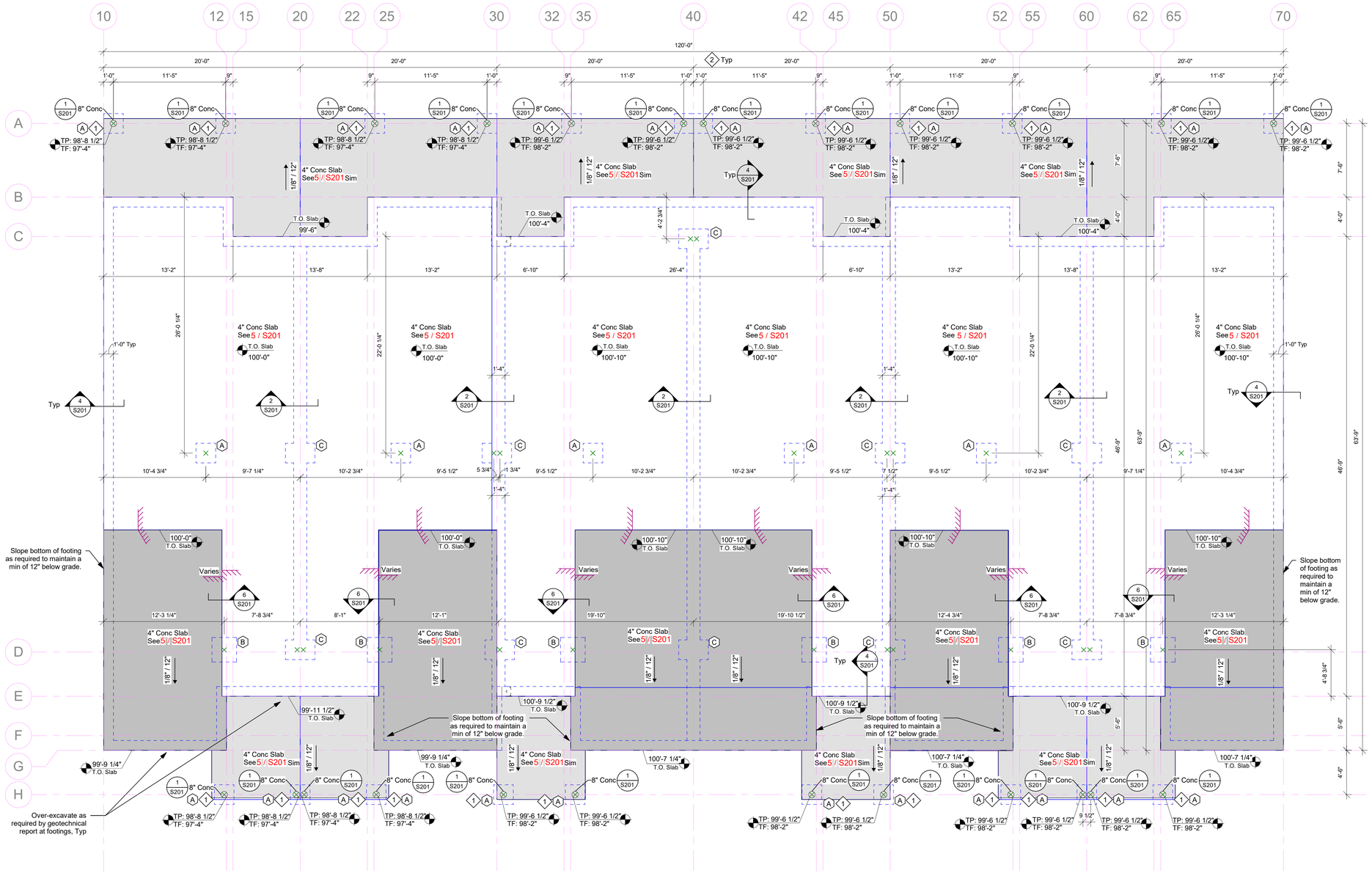
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Foundation Isometric

S002



1 Foundation Plan
3/16" = 1'-0"

ID	Size	Thickness	Reinforcement	Notes
A	2'-0"x2'-0"	10"	#4 @ 12" oc	
B	2'-6"x2'-6"	10"	#4 @ 12" oc	
C	3'-0"x2'-0"	10"	#4 @ 12" oc	

Notes:

1. Place bottom of all footings at a minimum of 20" below final grade.
2. Verify all dimensions with the Architect prior to construction.
3. Wall and footer step locations are approximate-verify in field and with Architectural plans.

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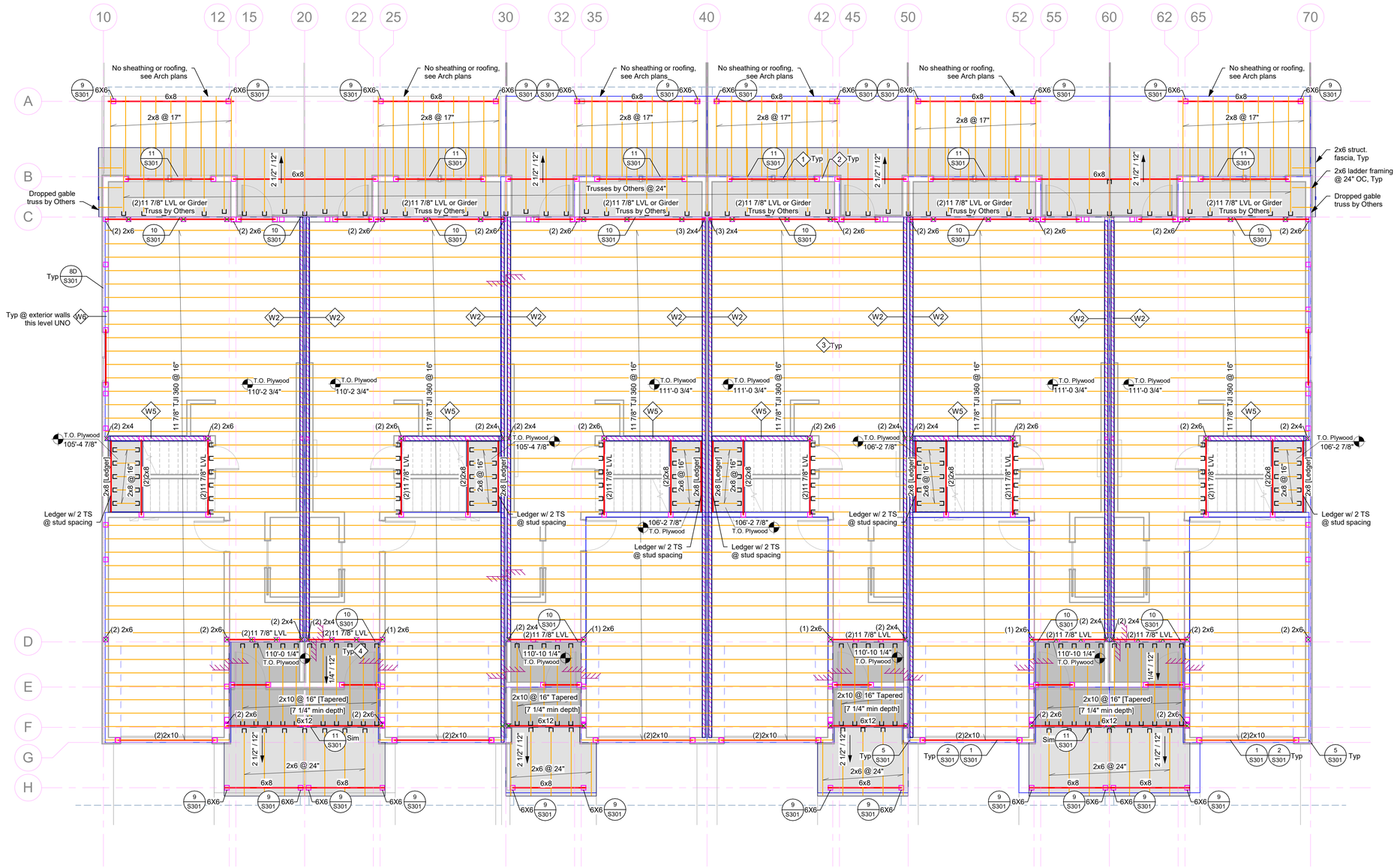
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Foundation Plan

S101



1 Level 2 Framing Plan
3/16" = 1'-0"

ID	Wall Type
W1	2x4 @ 12" oc
W2	2x4 @ 16" oc
W3	2x4 @ 24" oc
W4	2x6 @ 12" oc
W5	2x6 @ 16" oc
W6	2x6 @ 24" oc

Notes:

1. Headers not called out on plans are to be (2) 2x8 or (2) 5 1/2" LVL. Insulate headers in exterior walls per 2 / S301.
2. All columns not called out or shown on plans are to be (1) 2x6 or (1) 2x4, or 1T-1K if they are supporting a header, matching wall thickness.
3. Layout of repetitive members is conceptual only U.N.O.
4. Hangers for framing members per Hanger Schedules on S001 UNO on plans.
5. Beam elevations to be verified with Architectural Drawings. Any discrepancies to be brought to the attention or REG and / or Architect.
6. Plywood along party walls to be fire retardant. See arch plans for details.

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Spanish Valley Drive
Moab, Utah 84532

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Engineered By	JT Ryan
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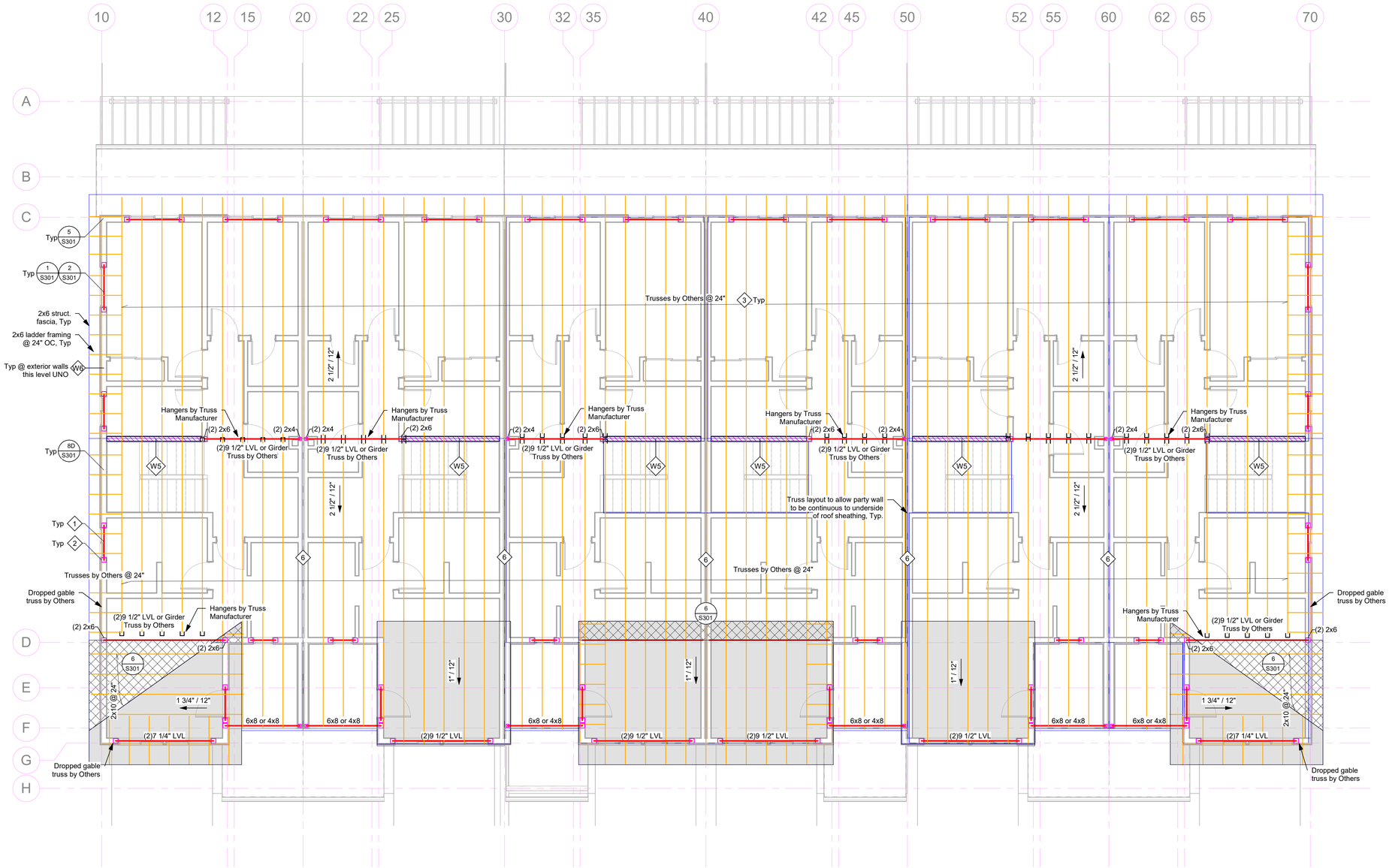
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Level 2 Floor Framing Plan

S102



1 Roof Framing Plan
3/16" = 1'-0"

ID	Wall Type
W1	2x4 @ 12" oc
W2	2x4 @ 16" oc
W3	2x4 @ 24" oc
W4	2x6 @ 12" oc
W5	2x6 @ 16" oc
W6	2x6 @ 24" oc

Notes:

1. Headers not called out on plans are to be (2) 2x8 or (2) 5 1/2" LVL. Insulate headers in exterior walls per 2 / S301.
2. All columns not called out or shown on plans are to be (1) 2x6 or (1) 2x4, or 1T-1K if they are supporting a header, matching wall thickness.
3. Layout of repetitive members is conceptual only U.N.O.
4. Hangers for framing members per Hanger Schedules on S001 UNO on plans.
5. Beam elevations to be verified with Architectural Drawings. Any discrepancies to be brought to the attention or REG and / or Architect.
6. Plywood along party walls to be fire retardant. See arch plans for details.

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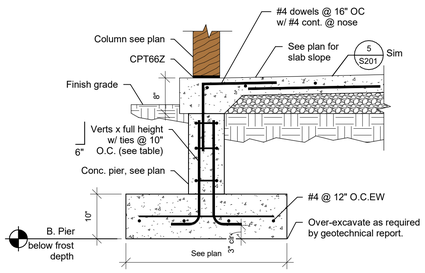
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Roof Framing Plan

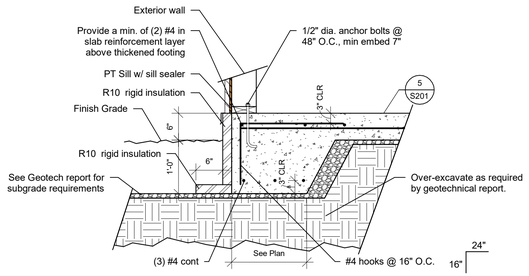
S103



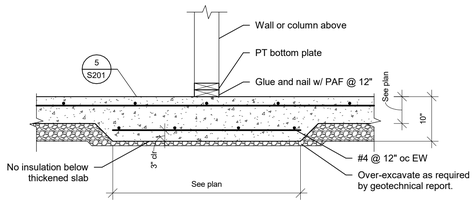
Pier Size	Verts
8" dia. or 8x8	(2) #5 or (3) #4
10" dia. or 10x10	(3) #5 or (4) #4
12" dia. or 12x12	(4) #5 or (6) #4

Ties options: #5, #4, #3, 9 ga. wire, pencilwire

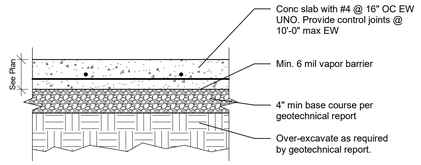
1 Concrete Pier at Patio Slab
3/4" = 1'-0"



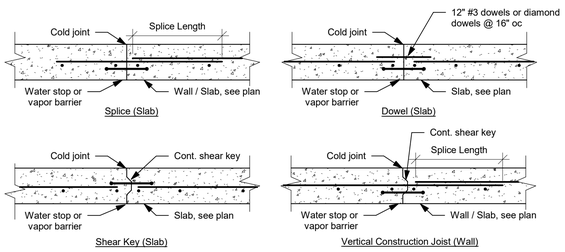
4 SFP Foundation
3/4" = 1'-0"



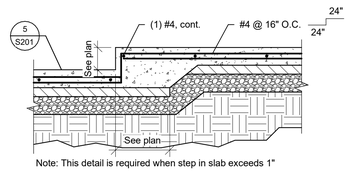
2 Thickened Slab w/ Wood Framing
3/4" = 1'-0"



5 Slab on Grade
1" = 1'-0"



3 Typical Construction Joints
3/4" = 1'-0"



Note: This detail is required when step in slab exceeds 1"

6 Slab Step
3/4" = 1'-0"

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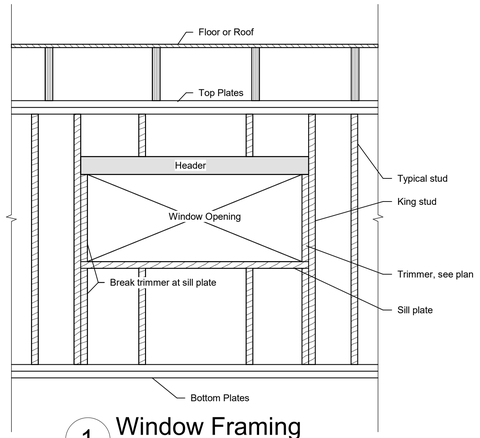
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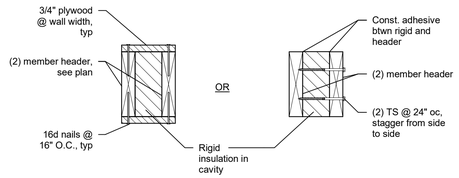
Foundation Details

S201

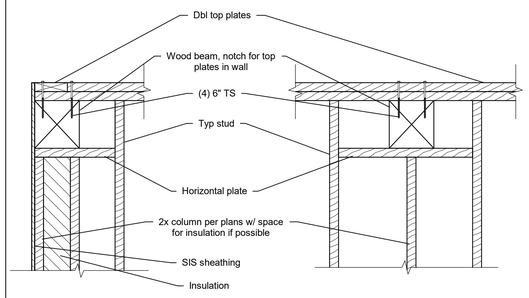
Energy Efficient Framing Techniques



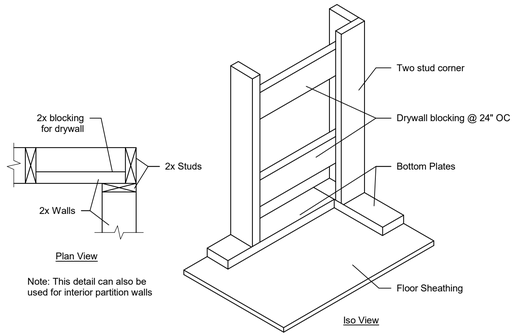
1 Window Framing
3/4" = 1'-0"



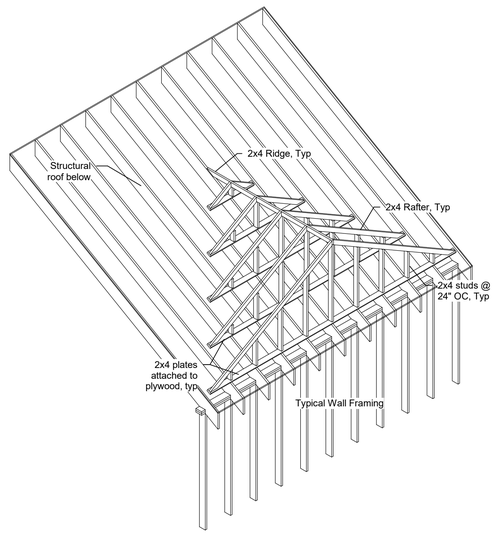
2 Insulated Header
1 1/2" = 1'-0"



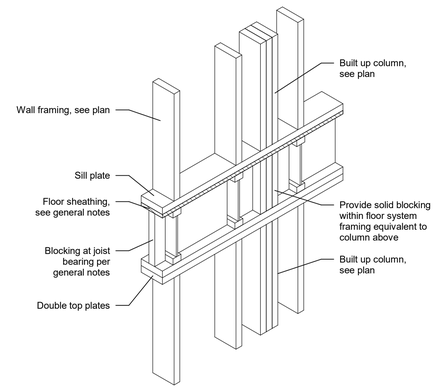
3 Beam Pocket
1" = 1'-0"



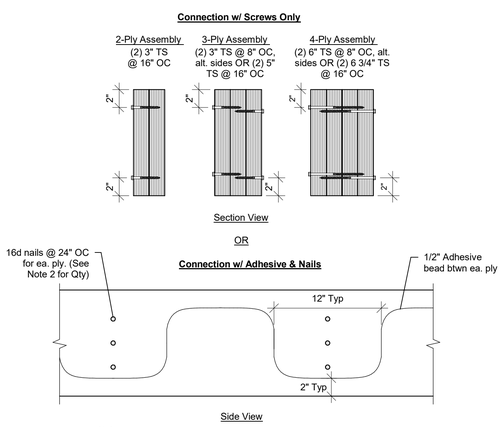
5 Corner Wall Framing
1" = 1'-0"



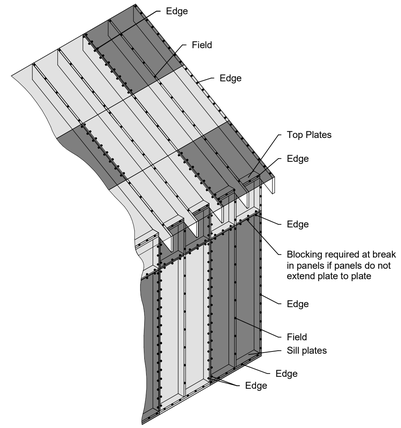
6 Overframe
N.T.S.



4 Squash Block Detail
3/4" = 1'-0"



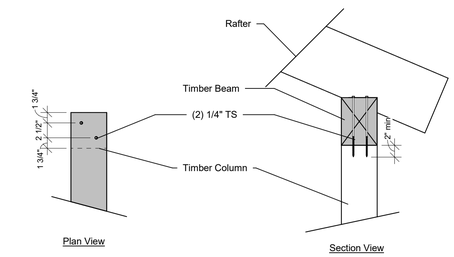
7 Beam Pack Lamination Detail
1 1/2" = 1'-0"



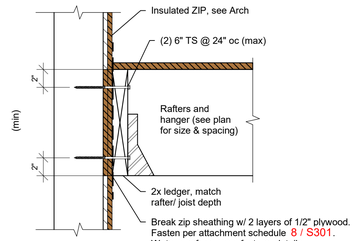
8 Typical Sheathing
1/4" = 1'-0"

Attachment Schedule

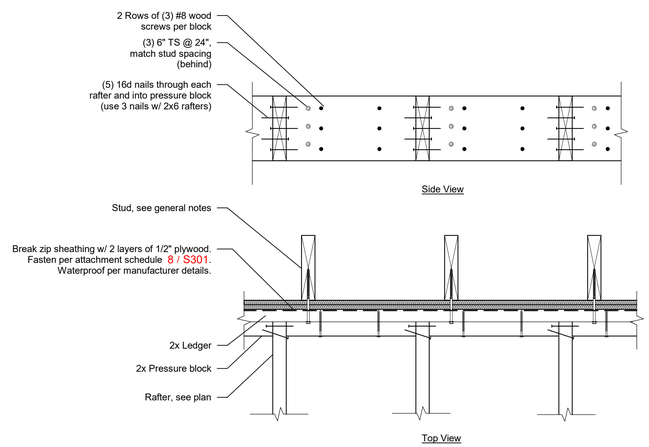
Type	Sheathing	Attachment Location	Attachment	Blocke / Unblocked	General Note #
A	Roof Sheathing (Typ)	Edge	8d nails @ 6" oc	Unblocked	H1, H5
		Field	8d nails @ 12" oc		
B	Floor Sheathing (Typ)	Edge	8d nails @ 6" oc	Unblocked	H1, H4
		Field	8d nails @ 12" oc		
C	Exterior Walls (Plywood)	Edge	8d nails @ 6" oc	Blocked	H1, H6
	(Typ all exterior walls)	Field	8d nails @ 12" oc		
		Sill @ Wood Subfloor	Subfloor adhesive w/ (2) 16d nails @ 24" oc		
		Sill @ Concrete Slab	1/2"ø anchor bolts @ 48" oc (7" embed)		H17
D	R-3 Zip Sheathing	Edge	0.131" shank nails @ 4" oc, 1.5" min penetration into framing.	Blocked	H1, H6
		Field	0.131" shank nails @ 12" oc, 1.5" min penetration into framing.		
		Sill @ Wood Subfloor	Subfloor adhesive w/ (2) 16d nails @ 24" oc		
		Sill @ Concrete Slab	1/2"ø anchor bolts @ 48" oc (7" embed)		E4, E5, H16
E	Interior Wood Shear Walls	Edge	8d nails @ 6" oc	Blocked	H1, H6, H7
	(See Plan)	Field	8d nails @ 12" oc		
		Sill @ Wood Subfloor	Subfloor adhesive w/ (2) 16d nails @ 24" oc		
		Sill @ Concrete Slab	1/2"ø anchor bolts @ 48" oc (7" embed)		E4, E5, H16
F	Interior Gypsum Shear Walls	Edge	#6 drywall screws @ 8" oc	Unblocked	H7
	(See plan)	Field	#6 drywall screws @ 12" oc		
		Sill @ Wood Subfloor	Subfloor adhesive w/ (2) 16d nails @ 24" oc		
		Sill @ Concrete Slab	1/2"ø anchor bolts @ 48" oc (7" embed)		E4, E5, H16



9 Beam to Column (timber)
1" = 1'-0"



10 Typical Ledger
1 1/2" = 1'-0"



11 2x Pressure Block @ Stud Wall (Nails)
1 1/2" = 1'-0"

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Framing Details

S301