

CODE SUMMARY

APPLICABLE CODE:
2015 INTERNATIONAL RESIDENTIAL CODE (I.R.C.)
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL PLUMBING CODE
2017 NATIONAL ELECTRICAL CODE

BUILDING AREAS:
BASEMENT AREA 1713 SQ.FT.
MAIN FLOOR AREA 1705 SQ.FT.
UPPER FLOOR AREA 0 SQ.FT.
GARAGE AREA 909 SQ.FT.
FRONT PORCH AREA 65 SQ.FT.
REAR PATIO AREA 183 SQ.FT.

SEE STRUCTURAL CALCULATIONS FOR
STRUCTURAL DESIGN CRITERIA.
OCCUPANCY: RESIDENTIAL

PROJECT LOCATION:
LOT: #170-D
SUBDIVISION: Toquerville
ADDRESS: 305 W. Shangri-La
CITY: Toquerville, UT 84774

SHEET INDEX

GENERAL DRAWINGS

A0.1 - COVER SHEET
SITE PLAN

ARCHITECTURAL DRAWINGS

A1.1 - FTG & FOUNDATION PLAN
A1.2 - BASEMENT FLOOR PLAN
A1.3 - MAIN FLOOR PLAN
A1.4 - ROOF PLAN
A2.1 - ELEVATIONS
A3.1 - BUILDING SECTIONS

ELECTRICAL DRAWINGS

E1.1 - ELECTRICAL PLANS

PROJECT INFORMATION

THESE DRAWINGS ARE PART OF A SET OF CONSTRUCTION DOCUMENTS.
THE CONSTRUCTION DOCUMENTS CONSIST OF ONE OR MORE OF
THE FOLLOWING ELEMENTS:

- CONSTRUCTION DRAWINGS
- SPECIFICATIONS
- STRUCTURAL CALCULATIONS
- CONTRACT FORMS & CONDITIONS
- MODIFICATIONS & REVISIONS

CONTRACTORS, SUBCONTRACTORS, AND OTHERS WHO PROVIDE LABOR
AND/OR MATERIALS REFERENCING THESE DRAWINGS ARE RESPONSIBLE
FOR OBTAINING AND REVIEWING ALL CURRENT CONSTRUCTION
DOCUMENTS.

CONTRACTORS, SUBCONTRACTORS, AND OTHERS ARE TO REPORT ANY
DISCREPANCIES OR ERRORS TO J. LONNIE FOX DRAFTING AND DESIGN
IMMEDIATELY. ANY CHANGES TO THE PROJECT WILL BE VERIFIED WITH
THE OWNER AND/OR BUILDER AND REVISIONS MADE. CONTRACTORS ARE
NOT TO MAKE ALTERATIONS OF ANY KIND WITHOUT PRIOR WRITTEN
CONSENT. DISCREPANCIES NOT REPORTED IMMEDIATELY ARE
RESPONSIBILITY OF CONTRACTOR.

CONTRACTORS SHALL NOT SCALE FROM DRAWINGS. DIMENSIONS ARE
PROVIDED TO ALLOW FOR ACCURATE CONSTRUCTION OF BUILDING.
QUESTIONS ARISING FROM DIMENSIONS SHOULD BE RESOLVED BY
CONTACTING ARCHITECT/DRAFTSMAN.

CONSULTANTS

STRUCTURAL ENGINEER

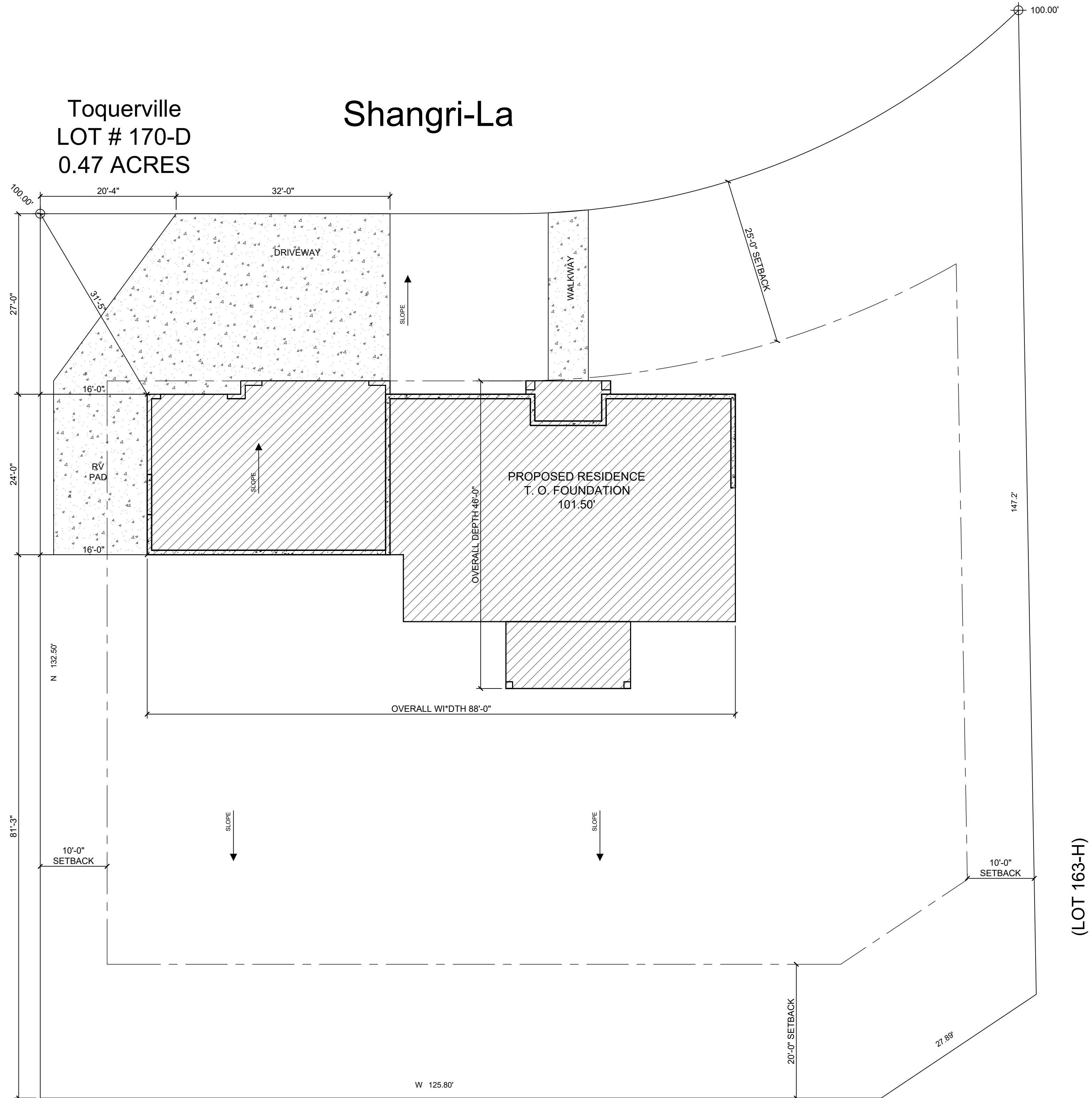
ACUTE ENGINEERING
344 SUNLAND DR., #2B
ST. GEORGE, UT 84790
TEL (801) 229 - 9020 FAX (801) 224-0050

GENERAL CONTRACTOR

TEL ---

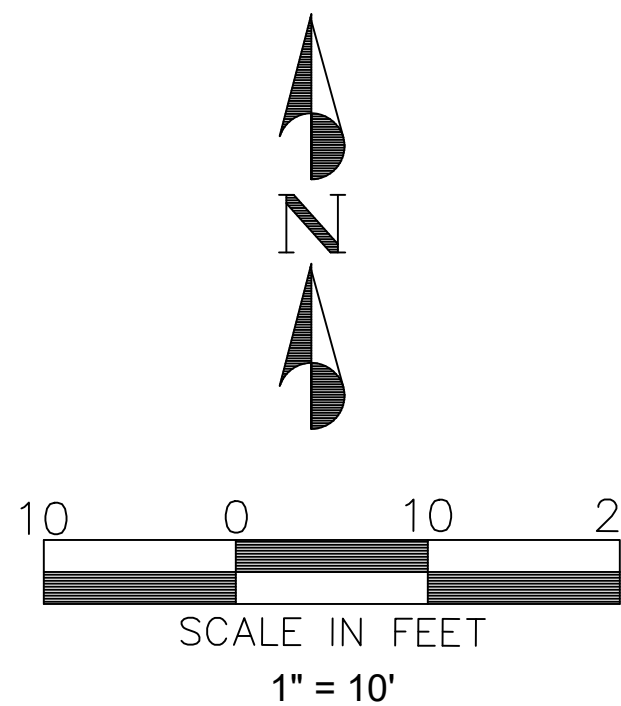
Toquerville
LOT # 170-D
0.47 ACRES

Shangri-La



SITE PLAN

P.U.E. ---
BUILDING SETBACKS ---
LOT BOUNDARIES ---



| | |
|------------|-----------|
| DRAWN BY | JLF |
| PROJECT # | 20-142 |
| REV.1 | - |
| REV.2 | - |
| FINAL REV. | 1/11/2021 |

COOPER RESIDENCE
305 W. Shangri-La
Toquerville, UT 84774

COVER SHEET
SITE PLAN

J. LONNIE FOX
DRAFTING AND DESIGN
phone (801) 787-1447 • jlonniefox@gmail.com • www.jlfdraftingdesign.com

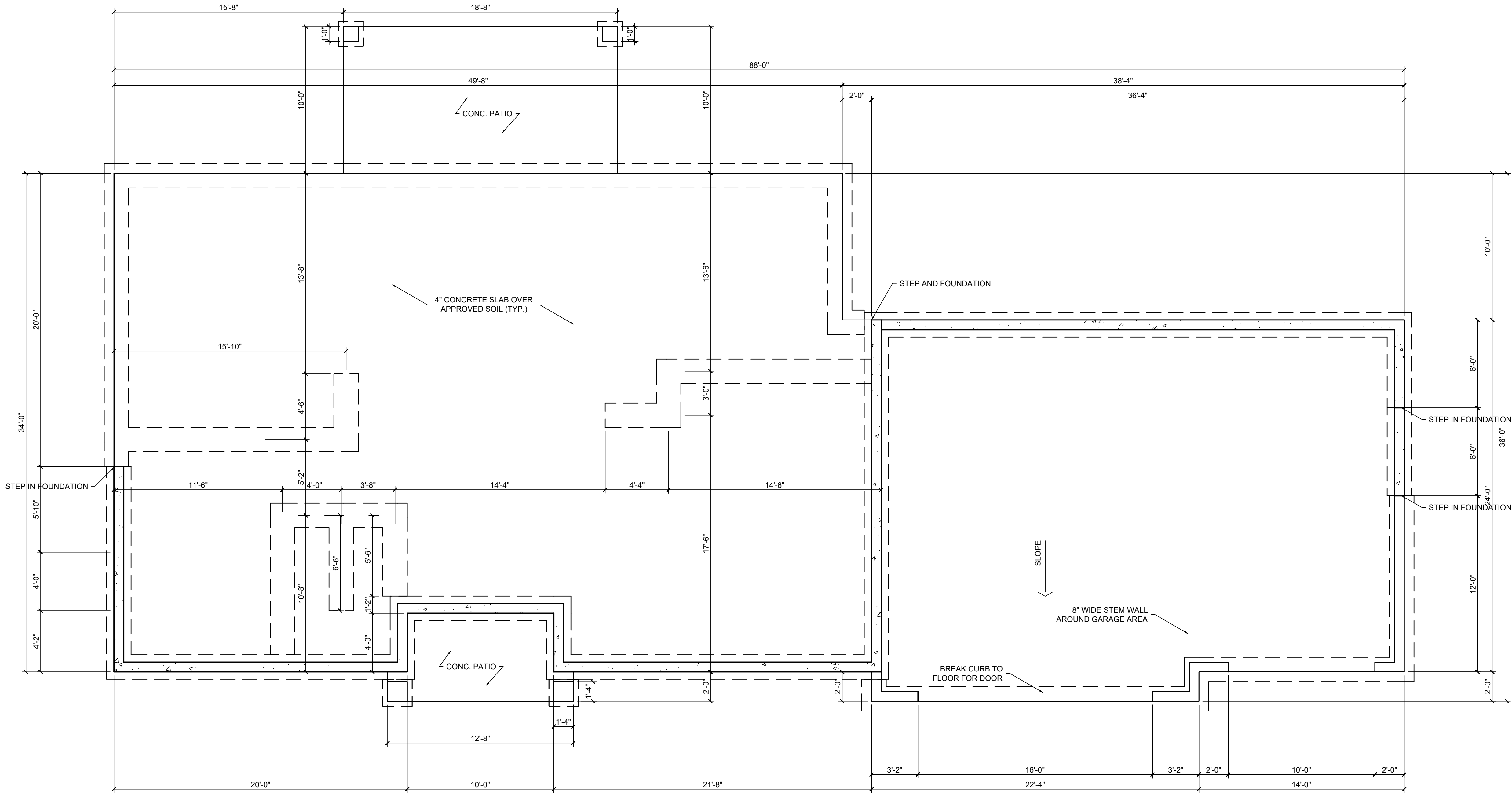
| | |
|-----------------|------|
| BASMENT SQFT | 1713 |
| MAIN FLOOR SQFT | 1705 |
| 2ND FLOOR SQFT | 0 |
| GARAGE SQFT | 909 |
| TOTAL FIN SQFT | 3418 |
| TOTAL SQFT | 3418 |

SHEET #
A0.1

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GENERAL BASEMENT NOTES:

1. 1" WATER LINE REQUIRED TO ALL WATER HEATERS.
2. WATER HEATERS TO HAVE ENGINEERED SEISMIC CONNECTION STRAPS.
3. COMBUSTION AIR MUST ENTER FROM EXTERIOR OF MECHANICAL ROOM.
4. ALL CONCRETE BELOW FINAL GRADE MUST HAVE DAMP PROOFING.
5. 1 EGRESS LANDER REQUIRED IF NO OTHER EXIT.



FTG & FOUNDATION PLAN

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

| | |
|------------|-----------|
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FTG & FOUNDATION PLAN

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MECHANICAL:

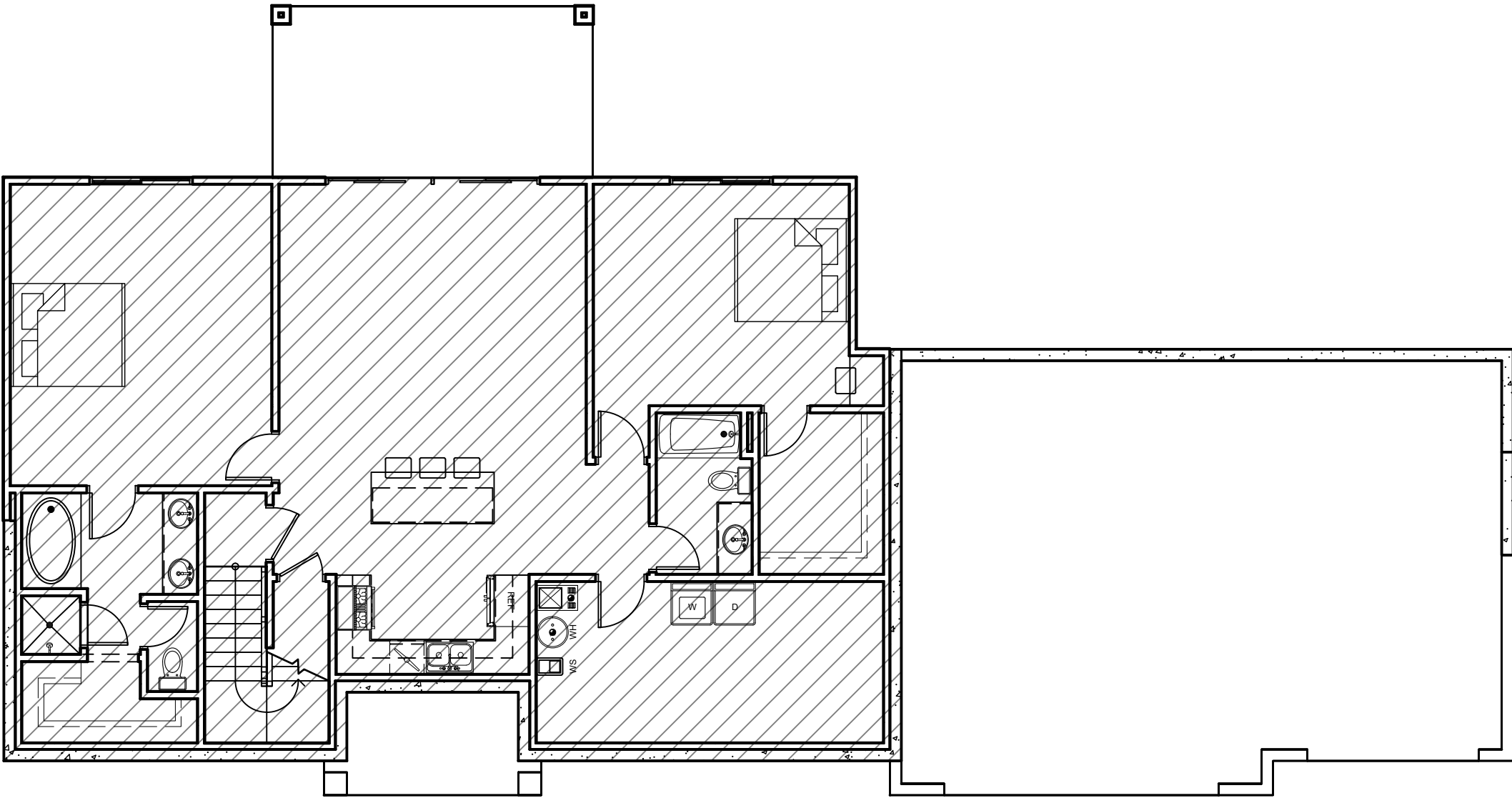
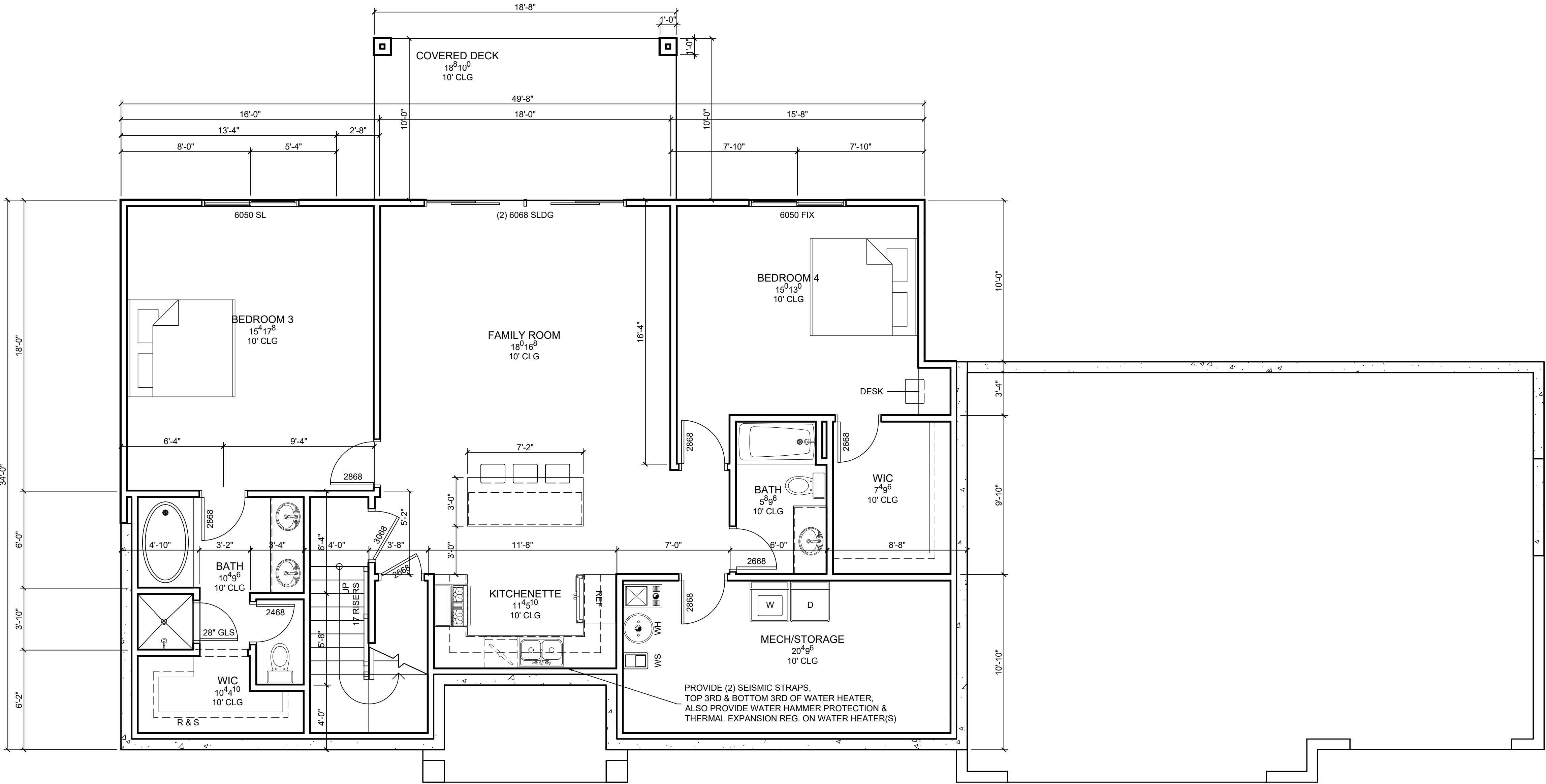
1. COMBUSTION AIR TO BE TAKEN FROM OUTSIDE
2. COMBUSTION AIR DUCTS TO BE LOCATED WITHIN THE UPPER 12" OF CEILING AND WITHIN 12" OF THE FLOOR.
3. DUCTS USED FOR COMBUSTION TO REMAIN SEPARATE FROM THE ENCLOSURE TO THE OUTSIDE AIR SOURCE.
4. FURNACE IN A CLOSET SHALL HAVE A MIN. 3" CLEAR WORKING SURFACE ON SIDES & BACK.
5. THENCE SHALL TERMINATE 4' BELOW OR 4' HORIZONTALLY & AT LEAST ONE' ABOVE A DOOR, OPERABLE WINDOW OR GRAVITY AIR INLET INTO A BUILDING.
6. FLUE & EXHAUST FAN VENTS SHALL BE AT LEAST 3' ABOVE & OUTSIDE AIR INLET LOCATED WITHIN 10' & AT LEAST 4' FROM PROPERTY LINE.
7. VENT CLOSE DRYER TO OUTSIDE. DUCTS TO BE METAL WITH SMOOTH INTERIOR SURFACES, EQUIPPED WITH BACK DRAFT DAMPERS TERMINATE AT THE EXTERIOR OF THE BUILDING AND NOT TO BE INSTALLED WITH SHEET METAL SCREWS. MINIMUM DUCT DIA. 4"
8. MIN. 30" CLEARANCE REQ'D ABOVE RANGE TOP TO COMBUSTIBLES.
9. COOKTOPS & MICROWAVES INSTALLED ABOVE COOKTOPS SHALL CONFORM TO THE CONDITIONS OF THEIR LISTINGS.
10. BATHROOMS & LAUNDRY ROOMS WITHOUT AN OPENABLE WINDOW ARE REQ'D TO HAVE EXHAUST FANS PROVIDING 5 AIR CHANGES PER HOUR.
11. PROVIDE COMBUSTION AIR TO LAUNDRY AREA.

THERMAL ENVELOPE:

1. BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED. (2012 IRC SECTION N1102.4.1 AND TABLE N1102.4.1.1)
2. ALL AIR LEAKAGE REQUIREMENTS OF TABLE 402.4.1.1 MUST BE MET AND TESTING OF DUCTS & BLOWER WILL BE REQUIRED.
3. BLOWER DOOR OR DUCT TESTING WILL REQUIRE AN INSPECTION TO WITNESS TESTING.
4. SEE SECTIONS & DETAILS FOR INSULATION R-VALUES
5. ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. (2012 IRC SECTION N1103.2.2).

GENERAL BASEMENT NOTES:

1. 1" WATER LINE REQUIRED TO ALL WATER HEATERS.
2. WATER HEATERS TO HAVE ENGINEERED SEISMIC CONNECTION STRAPS.
3. COMBUSTION AIR MUST ENTER FROM EXTERIOR OF MECHANICAL ROOM.
4. ALL CONCRETE BELOW FINAL GRADE MUST HAVE DAMP PROOFING.
5. 1 EGRESS LANDER REQUIRED IF NO OTHER EXIT.



BASEMENT CONDITIONED:14,157 FT.³

SCALE: NTS

BASEMENT FLOOR PLAN

SCALE: ¼" = 1'-0"

| | |
|------------|-----------|
| DRAWN BY | JLF |
| PROJECT # | 20-142 |
| REV.1 | - |
| REV.2 | - |
| FINAL REV. | 1/11/2021 |

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BASEMENT FLOOR PLAN

JLF

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| | |
|-----------------|------|
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SHEET #
A1.2

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MECHANICAL:

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- 4. FURNACE IN A CLOSET SHALL HAVE A MIN. 3" CLEAR WORKING SURFACE ON SIDES & BACK.
- 5. VENTS SHALL TERMINATE 4' BELOW OR 4' HORIZONTALLY & AT LEAST ONE' ABOVE A DOOR, OPERABLE WINDOW OR GRAVITY AIR INLET INTO A BUILDING.
- 6. FLUE & EXHAUST FAN VENTS SHALL BE AT LEAST 3' ABOVE & OUTSIDE AIR INLET LOCATED WITHIN 10' & AT LEAST 4' FROM PROPERTY LINE.
- 7. VENT CLOSE DRYER TO OUTSIDE. DUCTS TO BE METAL WITH SMOOTH INTERIOR SURFACES, EQUIPPED WITH BACK DRAFT DAMPERS TERMINATE AT THE EXTERIOR OF THE BUILDING AND NOT TO BE INSTALLED WITH SHEET METAL SCREWS. MINIMUM DUCT DIA. 4"
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THERMAL ENVELOPE:

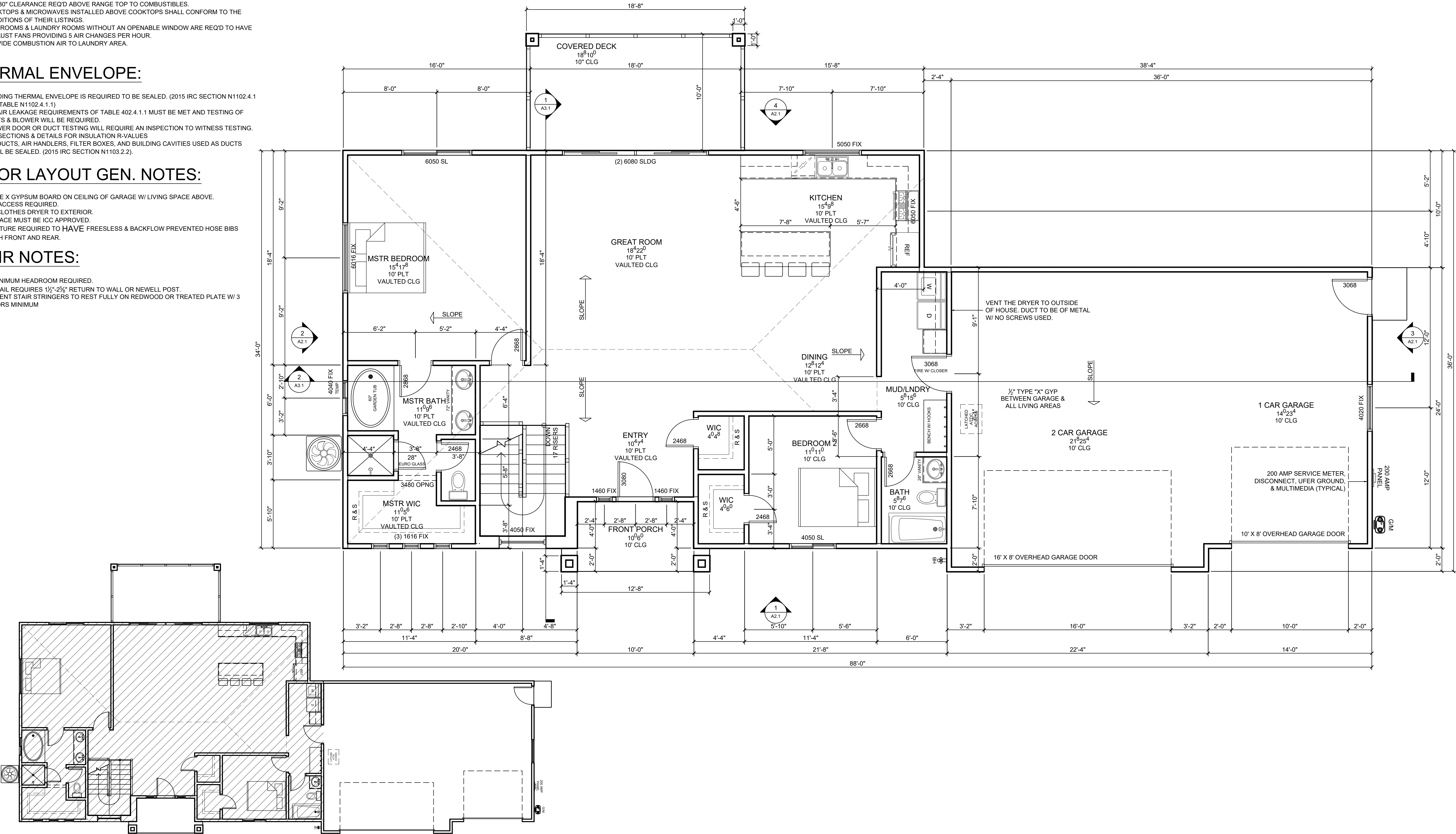
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FLOOR LAYOUT GEN. NOTES:

- 1. 5/8" TYPE X GYPSUM BOARD ON CEILING OF GARAGE W/ LIVING SPACE ABOVE.
- 2. ATTIC ACCESS REQUIRED
- 3. VENT CLOTHES DRYER TO EXTERIOR.
- 4. FIREPLACE MUST BE ICC APPROVED.
- 5. STRUCTURE REQUIRED TO HAVE FREESLESS & BACKFLOW PREVENTED HOSE BIBS IN BOTH FRONT AND REAR.

STAIR NOTES:

- 1. 6'-8" MINIMUM HEADROOM REQUIRED.
- 2. HANDRAIL REQUIRES 1 1/2"-2 1/2" RETURN TO WALL OR NEWELL POST.
- 3. BASEMENT STAIR STRINGERS TO REST FULLY ON REDWOOD OR TREATED PLATE W/ 3 ANCHORS MINIMUM



MAIN FLOOR CONDITIONED:14,085 FT.³

SCALE: NTS

MAIN FLOOR PLAN

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

2X6 EXTERIOR WALLS U.N.O.
2X4 INTERIOR WALLS U.N.O.

| | |
|------------|-----------|
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| REV.1 | - |
| REV.2 | - |
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Touquerville, UT 84774

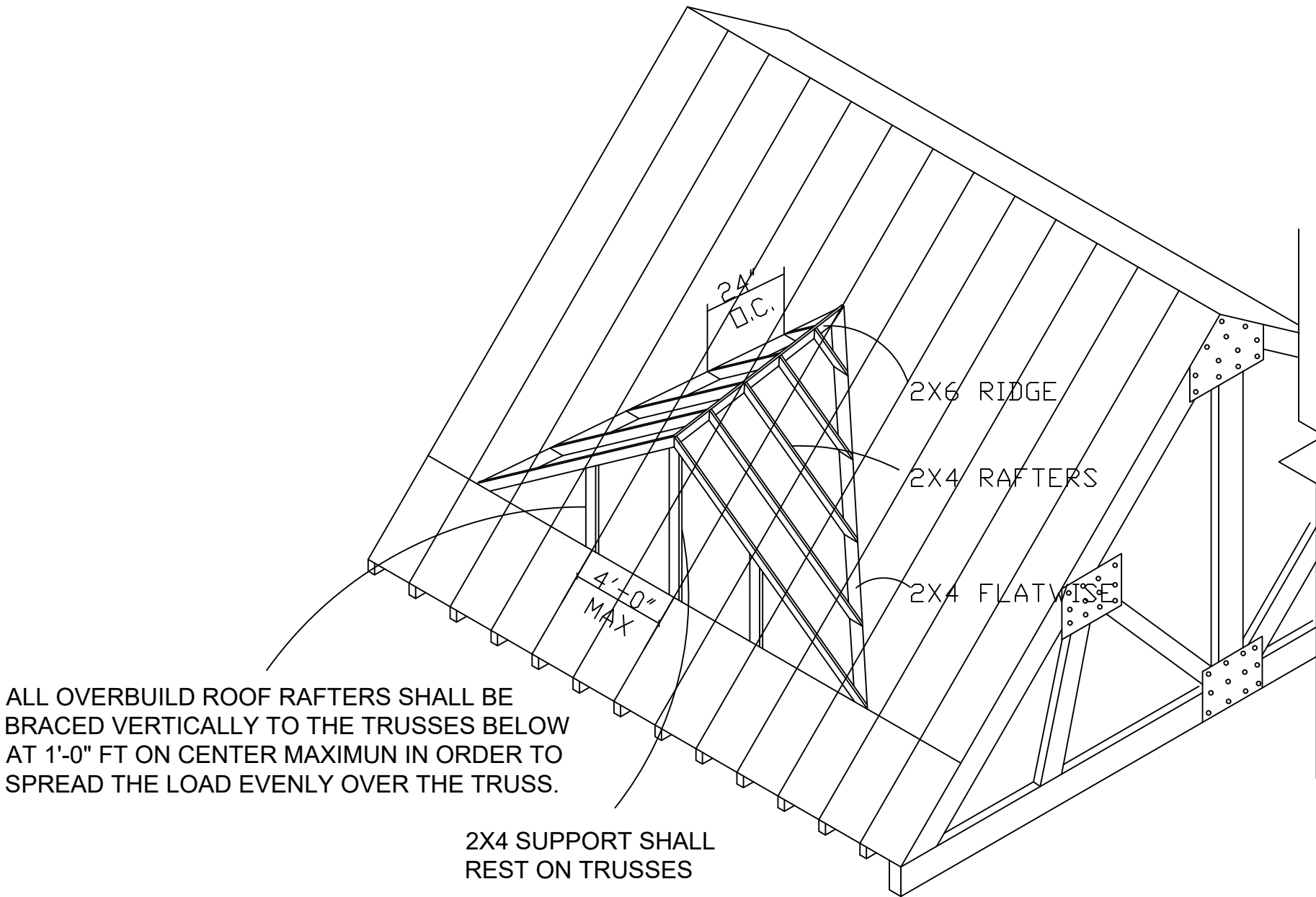
MAIN FLOOR PLAN

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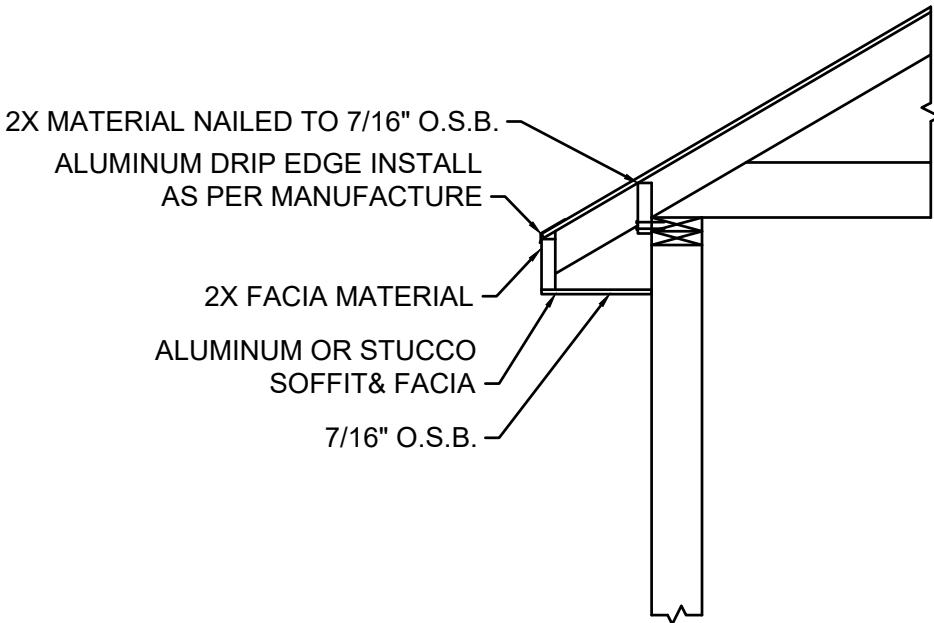
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SHEET #
A1.3

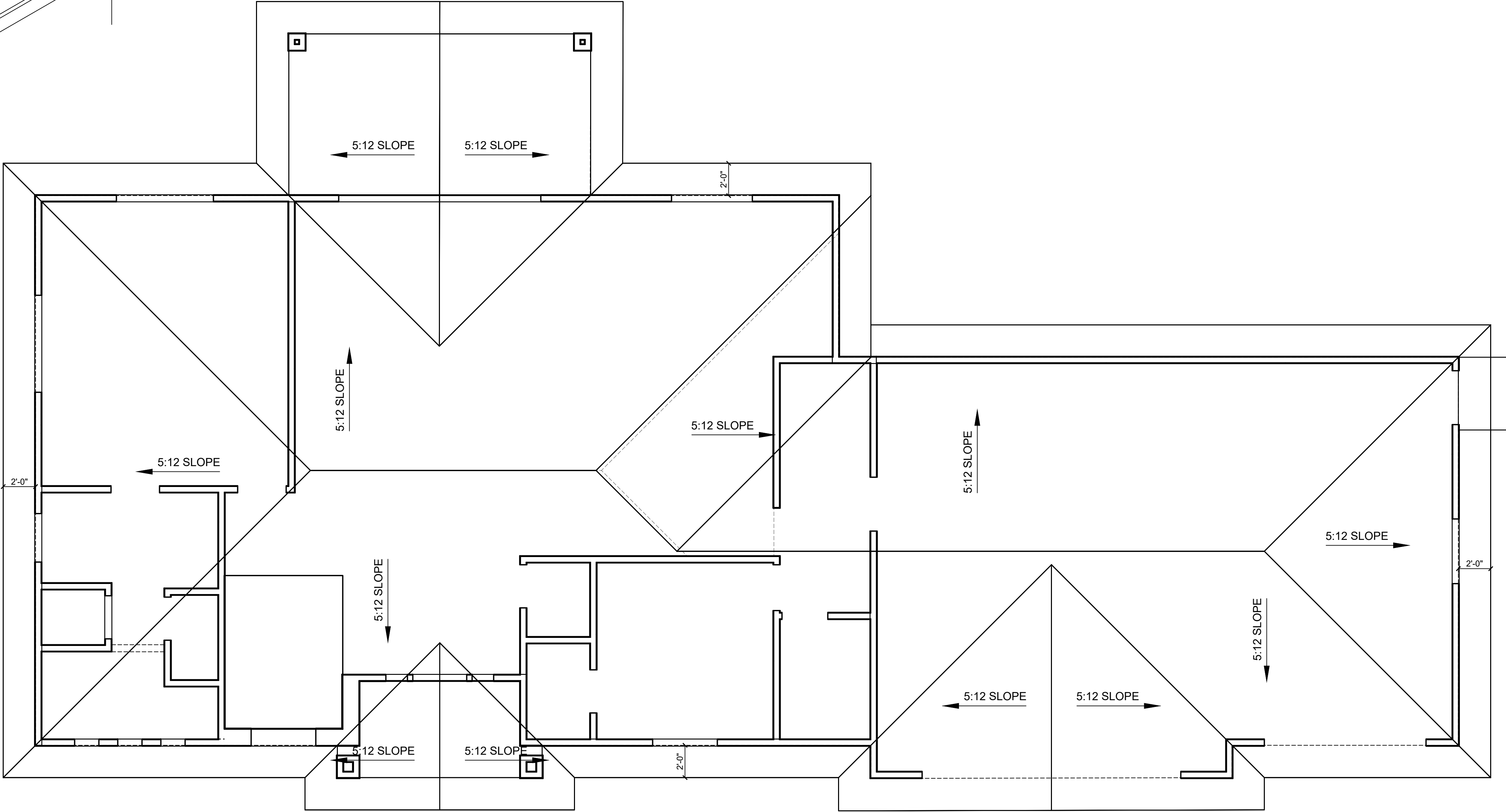
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TYPICAL OVERBUILD
SCALE: NO SCALE



TYPICAL SOFFIT/FASCIA
SCALE: NO SCALE



ATTIC VENTILATION:

2,723 SQ. FT. ATTIC AREA
2,723 / 300 = 9.08 SQ. FT. VENTABLE AREA
9.08 SQ. FT. CONVERTS TO 1,307.52 SQ. IN.
ROOF SHALL BE VENTED WITH THE USE OF RIDGE VENTS,
TURTLE VENTS, OR O'HAGIN VENTS IN CONJUNCTION WITH
UNDER SOFFIT VENTS TO MEET OR EXCEED MINIMUM VENTABLE AREA.

ROOF NOTE:

1. FORM M.E.C. REQ. & SPECS SEE ATTACHED 8 1/2" X 11" SHEETS ALL RECOMENDATIONS CONTAINED THERIN BECOME PART OF THESE PLANS
2. FRAMING DETAILS ARE TO BE USED ONLY WHEN REFERED TO DISREGARD OTHERS
3. SEE OWNER FOR LOCATION OF HOSE BIBS
4. SEE OWNER FOR LOCATION OF MEDICINE CABINETS
5. CAULK & COUNTER FLASH ALL EXTERIOR OPENINGS WINDOWS AND DOORS, DRYER VENTS, ETC.
6. ATTIC VENTILATION TO BE 1/150TH OF ATTIC AREA OR 1/300TH OF ATTIC SPACE FOR ROOF AND EVE VENT COMBINATION.
7. GAP ALL WAFER BOARD AS PER MANF. SPEC. INSTALL H-CLIPS ON 7/16" ROOF SHEATHING
8. PROVIDE APPROVED WEATHER BARRIER BEHIND SIDING & BRICK VENEER . 2-LAYERS BEHIND STUCCO SYSTEM PROVIDE WEATHER BARRIER ABV. SOFFIT & FASCIA TO TOP PLT. & PROVIDE EQUAL FLASHING @ FDN. & BRICK VENEER OR STONE 1/2 WALLS WHERE WATER FROM WEATHER BAR. COULD ENTER DWELLING.
9. NEED ICE AND WATER SHIELD CONSISTING OF ONE LAYER OF NO. 40 COATED ROOFING OR COATED GLASS BASE 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING OR USE APPROVED ICE AND WATER SHIELD. (THIS IS NOT RQD. IN ALL CITIES CONF. W/ BUILDING OFFICIAL)
10. MIN. OF FOUR(4) MIL. POLYETHELYNE TO BE INSTALLED OVER INSULATION ON COLD WALL APPLICATIONS AND UNVENTED CEILINGS.
11. WHERE LOCAL WATER PRESSURE IS IN EXCESS OF EIGHTY(80) LBS. PER. SQ. IN. AN APPROVED TYPE PRESSURE REGULATOR PRECEDED BY AN ADEQUATE STRAINER SHALL BE INSTALLED.

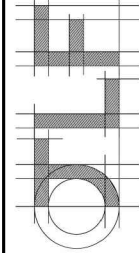
ROOF FRAMING PLAN

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

| | |
|------------|-----------|
| DRAWN BY | JLF |
| PROJECT # | 20-142 |
| REV.1 | - |
| REV.2 | - |
| FINAL REV. | 1/11/2021 |

COOPER RESIDENCE
305 W. Stanght-La
Toquerville, UT 84774

ROOF PLAN



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| | |
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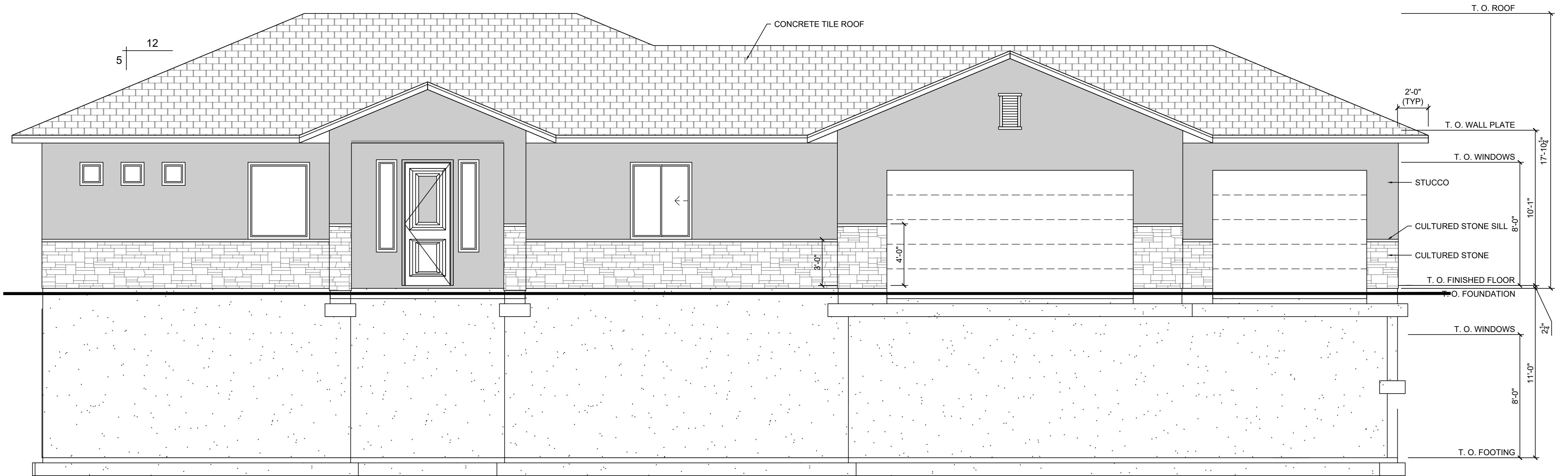
SHEET #

A1.4

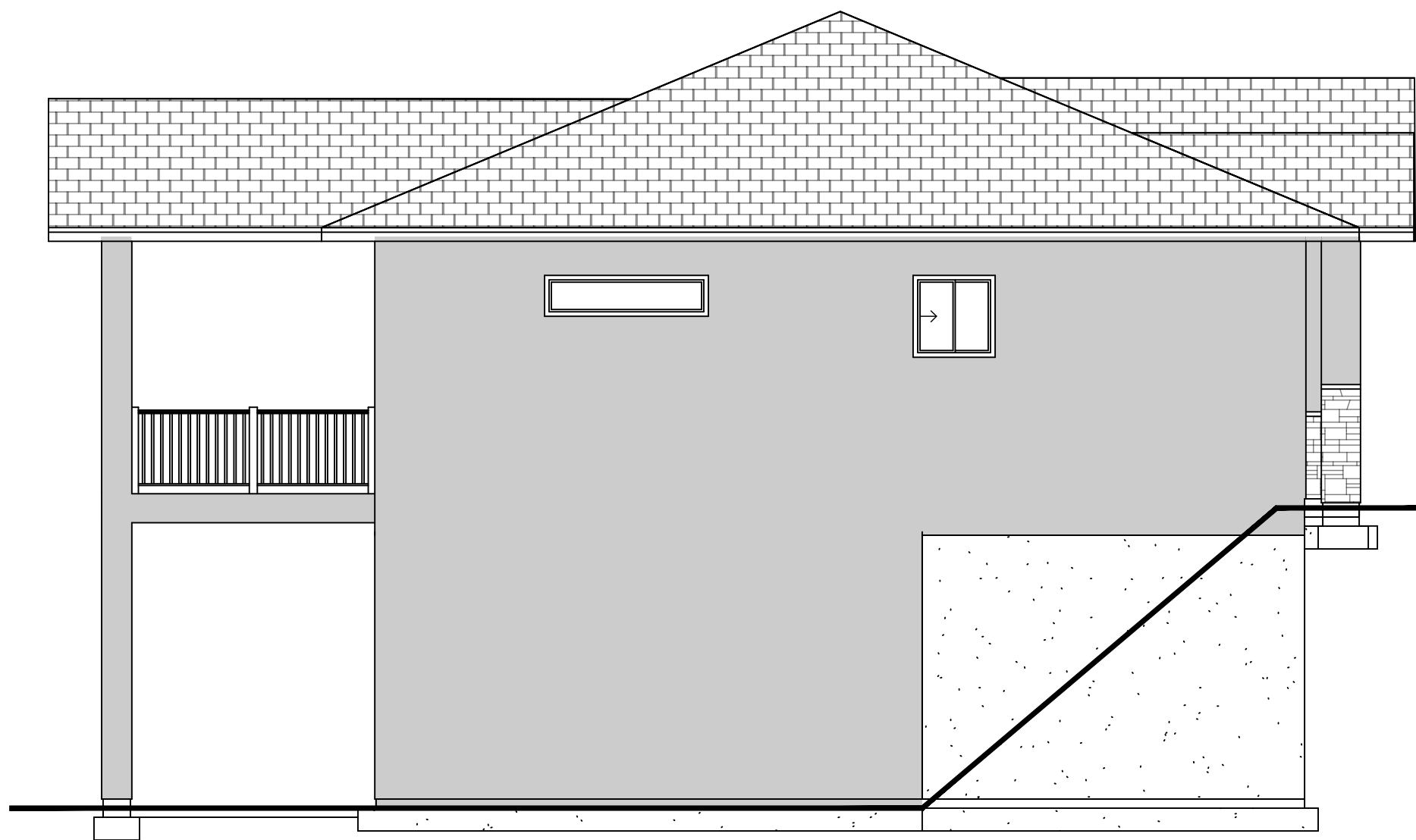
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GENERAL NOTES:

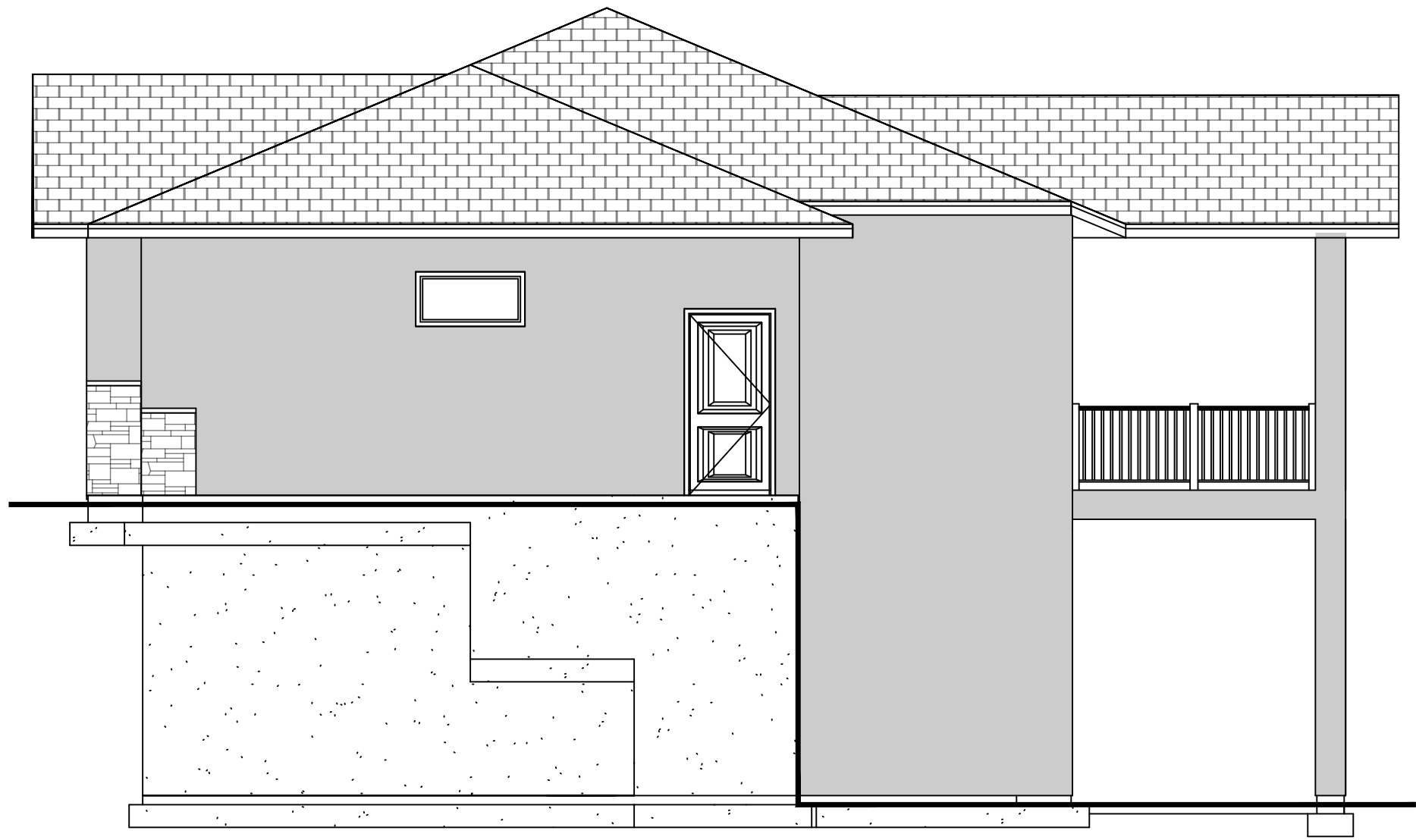
1. COMPACTION REQUIRED ON ALL BACKFILLED AREAS.
2. COMPACTION CERTIFICATION REQUIRED AT FINAL INSPECTION.
3. 6" SLOPE IN THE FIRST 10' & 2% THEREAFTER.
4. ROOF VENTING THE REQUIRED AS PER IRC STANDARDS.
5. ALL STUCCO MUST BE ICC APPROVED.
6. ALUMINUM FLASHING REQUIRED BETWEEN ALL TRANSITIONS OF BRICK, STONE, STUCCO, SIDING, & CONCRETE.



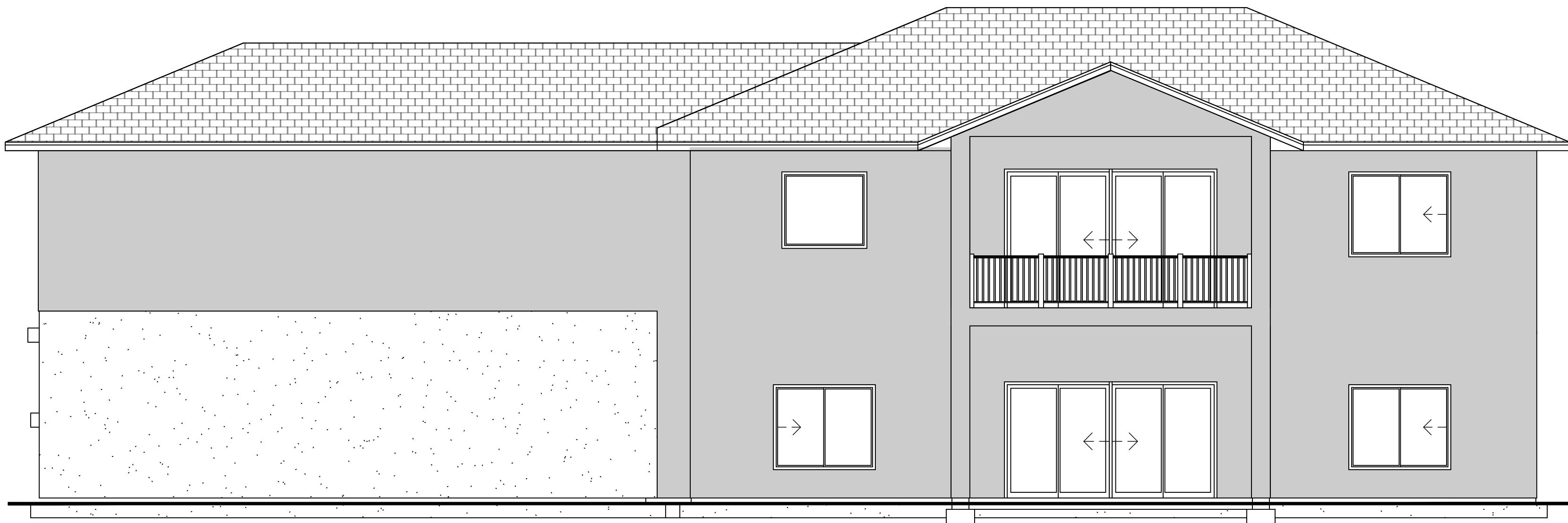
1 (NORTH) FRONT ELEVATION
SCALE: 3/4" = 1'-0"



2 (EAST) LEFT ELEVATION
SCALE: 3/16" = 1'-0"



3 (WEST) RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



4 (SOUTH) REAR ELEVATION
SCALE: 3/16" = 1'-0"

| | |
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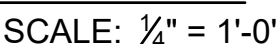
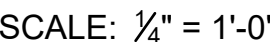
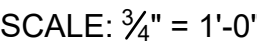
ELEVATIONS

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SHEET #
A2.1








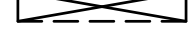













































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SHEET #
A3.1

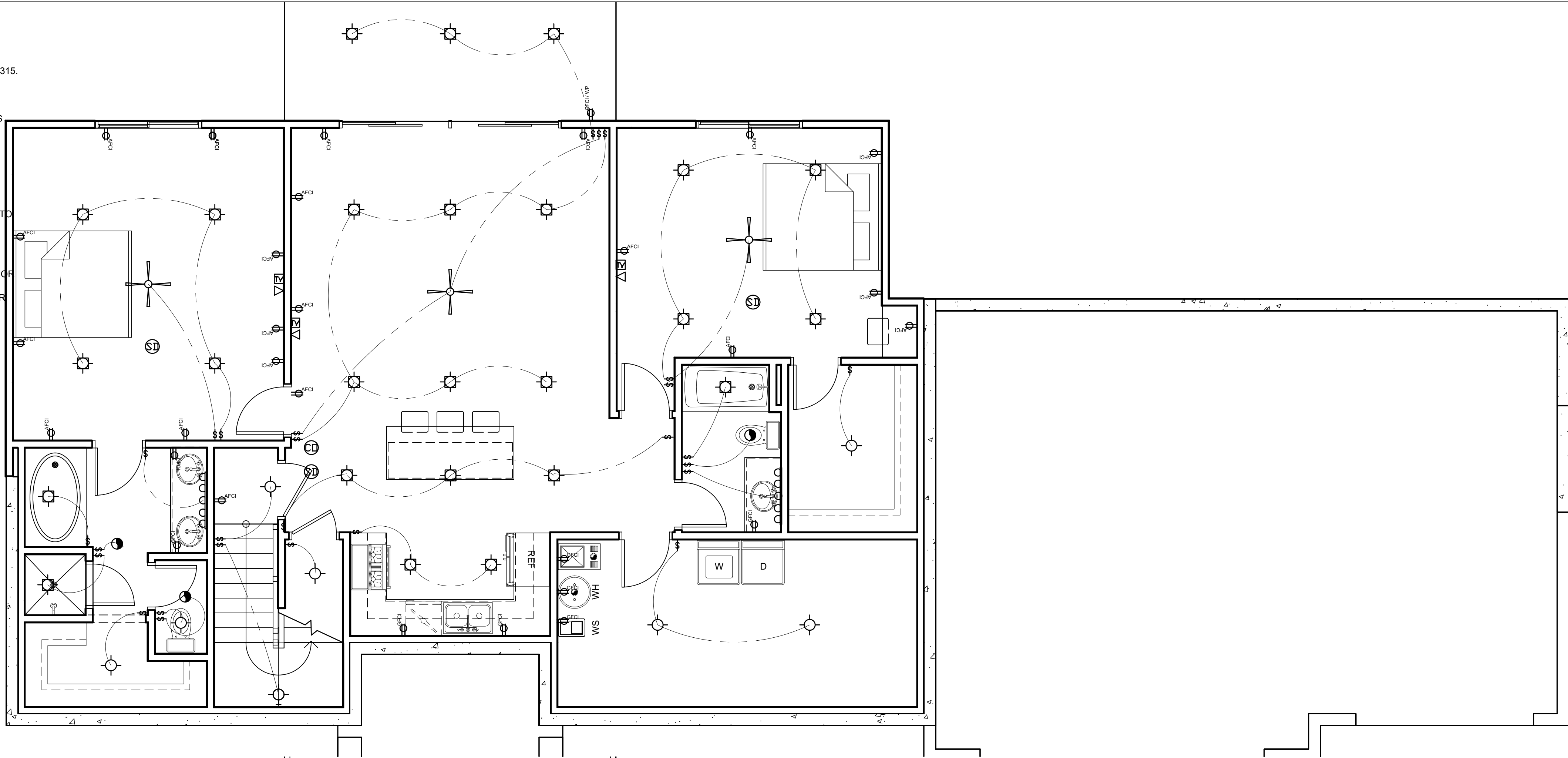
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ELECTRICAL LEGEND

-  CEILING MOUNTED LIGHT
-  RECESSED LIGHT
-  WALL MOUNTED LIGHT
-  PENDANT LIGHT
-  CHANDELIER
-  CEILING FAN
-  CEILING FAN W/ LIGHT KIT
-  FLORESCENT LIGHT BOX
-  EXHAUST FAN
-  MOTION SPOTLIGHT
-  SMOKE DETECTOR
-  CARBON MONOXIDE DETECTOR
-  OUTLET
-  FLOOR OUTLET
-  220 V OUTLET
-  SWITCH
-  CABLE TELEVISION OUTLET
-  CAT 5
-  AFCI
-  GFCI
-  GFCI/MP WEATHERPROOF
-  HOSE BIB
-  NATURAL GAS
-  AFCI
-  GFCI
-  GFCI/MP WEATHERPROOF
-  HOSE BIB
-  NATURAL GAS
-  AFCI
-  GFCI
-  GFCI/MP WEATHERPROOF
-  HOSE BIB
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-  HOSE BIB
-  NATURAL GAS
-  AFCI
-  GFCI
-  GFCI/MP WEATHERPROOF
-  HOSE BIB
-  NATURAL GAS

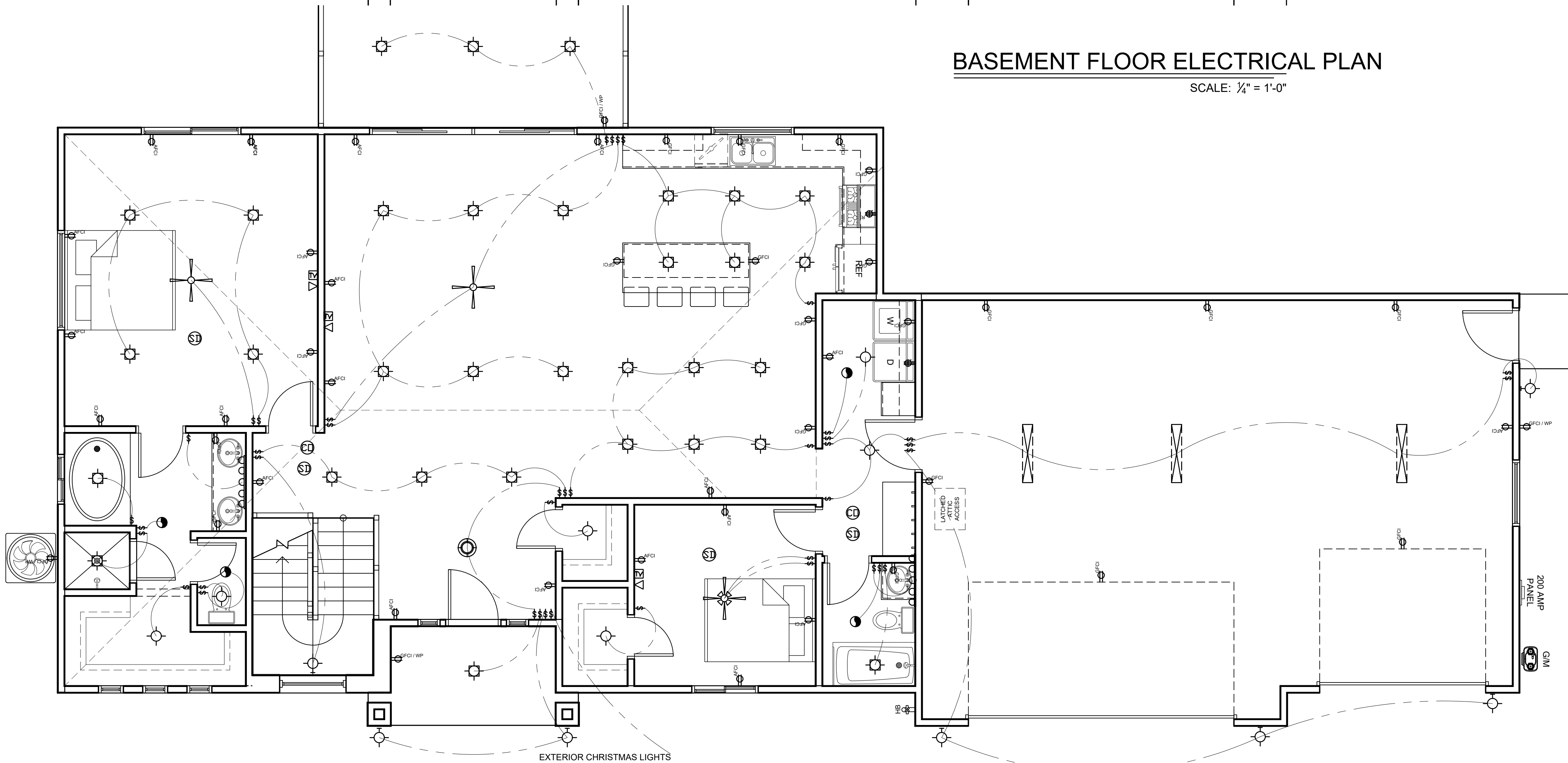
ELECTRICAL:

1. SINGLE AND MULTIPLE STATION SMOKE DETECTORS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS AND BE CONNECTED TO ONE BEDROOM CIRCUIT WITH IRC R314-R315.
- IN EACH BEDROOM
- OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VACINITY OF THE BEDROOMS
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND CELLARS BUT
- NOT CRAWL SPACES AND UNINHABITED ATTICS.
2. WIRE FOR DISHWASHER AND HOOD.
3. GFCI PROTECTION OF OUTLETS RQD. IN BATHROOMS AND GARAGES. (UP MIN. 18" OFF FLOOR) OUTDOORS INCLUDED.
4. HALLWAYS 10' OR MORE IN LENGTH SHALL HAVE A RECEPTACLE OUTLET.
5. SPACING FOR ELECTRICAL OUTLETS AT KITCHEN COUNTER, BAR, ISLAND IS 4' O.C. MAX.
6. PROVIDE INDIVIDUAL BRANCH CIRCUITS FOR FURNACE, REFRIGERATOR 7 (WHIRL POOL TO HAVE GFCI BREAKER #10 WIRE)
7. LIGHT IN CLOST SHALL CONFORM TO CLEARANCES SPECIFIED IN NEC 410-8
8. PROVIDE LIGHT IN ATTIC & CRAWL SPACE W/ SWITCH 7 ACCESS.
9. ALL TEMPORARY WIRING SHALL CONFORM TO NEC ARTICLE 305
10. PROVIDE #4 AWG OR LARGER BARE COPPER CONDUCTOR OR STEEL REINFORCING BAR OF ROD NOT LESS THAN 1/2" DIA. GROUNDING ELECTRODES 20' MIN. LENGTH.
11. ARC FAULT PROTECTED CIRCUIT INTERRUPTER IN ALL SLEEPING BEDROOMS AT BREAKER PANEL.



BASEMENT FLOOR ELECTRICAL PLAN

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



MAIN FLOOR ELECTRICAL PLAN

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

| | |
|------------|-----------|
| DRAWN BY | JLF |
| PROJECT # | 20-142 |
| REV.1 | - |
| REV.2 | - |
| FINAL REV. | 1/11/2021 |

COOPER RESIDENCE
305 W. Stangri-La
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ELECTRICAL PLANS

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| | |
|-----------------|------|
| BASEMENT SQFT | 1713 |
| MAIN FLOOR SQFT | 1705 |
| 2ND FLOOR SQFT | 0 |
| GARAGE SQFT | 909 |
| TOTAL FIN SQFT | 3418 |
| TOTAL SQFT | 3418 |

SHEET #
E1.1

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